

# Getting what you want

BY BARBARA BOWERS  
Special to the Citizen

Roxanne Fleszar and Michel Appellis like to “keep a piece of history” around in their guest houses and in the various properties they own. Even the new house they built at 1414 Newton St. retains bits and pieces of its past.

“Our address plate is the tran-som from Newton Street Station, the men’s guesthouse we bought in 2000 and used five years as an annex to our Travelers Palm Inn,” Fleszar said of the stained glass window embedded with white numbers hanging next to the front door.

Eventually, all four Travelers Palm locations merged on Catherine Street, and in 2007 the Newton Street property was granted a change of use from commercial guesthouse to the couple’s single-family residence.

“Architect Tom Kelly designed the new house around the old front section, which we think was originally built as one of Flagler’s railroad community shacks,” said Appellis. “It’s the only part of the house that’s wood.”

Everything else behind the formal front porch, foyer and guest bedroom suite—almost 3,000 square feet—is poured concrete covered with stucco exterior.

A second front entry, which is set back 13 feet from the original porch, is the entrance to Fleszar’s and Appellis’ office suite. A courtyard between the two front doors offers another piece of house history: Its brick walkway is inlaid with a blue-and-gold tile that says “Newton Street Station.”

“During the demolition of all the guesthouse add-ons, the contractor said there was no way we’d be able to save that tile, but there it is,” said Appellis, who served many years on the board



Photos by MIKE HENTZ/The Citizen

The great room’s open floor plan gets wider when all the glass doors slide back for the ultimate indoor-outdoor living experience.

of the Old Island Restoration Foundation.

Salvaging the old tile was just one element of the exquisite attention to tile work throughout the couple’s Caribbean contemporary house. For instance, a multitiled compass rose inset on

rooms and two half-baths boast equally precise craftsmanship: Pearlescent Italian-glass tiles in the office suite; in the owner’s bedroom suite on the second floor the shower walls feature white tiles randomly inset with smaller squares cut from the same rust-flecked Italian glass flooring.

A sitting room upstairs doubles as Appellis art studio, where “I really wanted a utility sink in the bathroom” to casually wash up paint brushes and sculptural materials. But, he said, “my wife thought differently,” and a classy vessel sink was installed atop a blue-granite



The house before it was granted a change of use to single-family residence.

## Keeping bits and pieces of its past

the foyer’s Travertine-tile floor makes as much of a detailed statement upon entry as the diagonal tiles laid on the living room’s staircase landing make when going up or down.

Each of the house’s four bath-

rooms and two half-baths boast equally precise craftsmanship: Pearlescent Italian-glass tiles in the office suite; in the owner’s bedroom suite on the second floor the shower walls feature white tiles randomly inset with smaller squares cut from the same rust-flecked Italian glass flooring.

A sitting room upstairs doubles as Appellis art

vanity that is, today, no worse for the wear of cleanup from varying finishes Appellis has made and applied to pedestals he designs.

Back on the first floor, the media room’s walk-through-to-garden bathroom has opaque glass tiles covering the floor, while clear-glass tiles in this shower particularly challenged the detailing effort.

“Because you can see through the glass, the glue and grout application had to be perfect,”

said Fleszar of the distinct swirls that not only reflect delicate patterns, but also create a sense of depth. “Tile was important to us, but very time-consuming.”

Then again, Fleszar notes that everything related to building a new house takes a lot of time to find just the right parts, pieces and accessories. Getting exactly what you want is the payoff. And maybe because Appellis didn’t

See HOME, Page 2D



The infinity-edge Jacuzzi tub is 3-feet deep, 8-feet long and doubles as a water feature in the owners’ master bedroom suite.



The foyer’s compass-rose floor is just one example of the exquisite attention to tile work throughout the house.

### COMMENTARY

## Moving on, trading the sandy beaches for greener pastures

BY REGINA CORCORAN  
Citizen Columnist

GOOD NIGHT, GRACIE. That’s how the great comedian, George Burns used to end his weekly T.V. show.

In October, 1996, when I started writing this column,



the Internet and Ebay were in their infancy.

Here we are. Nearly a generation and approximately 720 articles later.

Some of you have loved them. Some have hated them. Some have used them to line

bird cages. It’s good to know they were useful.

It’s been a good run. I’ve enjoyed it. Each and every one of my editors has been supportive and tolerant.

Still, 18 years is enough. I’ve moved to a farm in Ocala. By the time I left Key West, I had four horses and it dawned on me

that I needed a barn more than a beach.

As I write this, I’m watching from my window as one of my stallions scrupulously seeks the perfect blade of grass in his pasture.

So, it’s no more sand in the sandals for me, but rather manure on the boot heels.

Another great forefather of late

night comedy, Red Skelton used to end his show like this: “Good night and God bless.”

What do you think?

Regina E. Corcoran, SRA, is a Florida real estate broker, state-certified residential appraiser and residential contractor. She is president of AmeriRealty Corp. and vice president of AmeriMortgage Corp.



KEYS HOMES & REAL ESTATE

Home

Continued from Page 1D

get the studio sink he wanted, “Roxanne said I could do anything I wanted in the kitchen,” he said with a straight face, followed by a sly smile.

So the kitchen, which makes up almost half of the great room's roughly 200 square feet, is backed by a butler's pantry. And declaring the overall cook space state-of-the-art is an understatement: Hansen & Bringle floor-to-ceiling cabinets, “the world's largest refrigerator,” a three-zone cooler to chill wines appropriately, two freezer drawers, a steamer and pasta-water filler next to a gas grill by the glass-top stove.

Then there are the two dishwashers.

“When I asked ‘why two?’ Michel said, ‘Trust me on this.’ I did and now I love them both,” laughed Fleszar.

The dishwashers come in handy when the eight-foot walls of glass peel back to bring the pool, waterfall, deck and outdoor bar (with stools salvaged from the late-great Atlantic Shores guesthouse) closer to the glass-top table indoors. It comfortably seats 10 for dinner, but first, a lower level of glass pulls out at each end and pops up to extend the tabletop: “Nothing like German engineering,” said Appellis.

*“Architect Tom Kelly designed the new house around the old front section, which we think was originally built as one of Flagler’s railroad community shacks.”*

Michel Appellis  
Co-owner

The couple found their perfect dining-room table in Miami's Design District, and the chairs are upholstered in black Italian leather to accent the rust-colored and lime-colored leather sofas nearby. Of course, the lime sofa favors Germany more than Italy, in that the armrests on both ends have mechanisms that allow them to lie flat, if need be.

Beauregard, the Chihuahua and Brussels Griffon mix, may be ambivalent to the up-and-down motion, although he seems to like this sofa. As he jumps up on it with a play toy, the household watch dog clearly demonstrates he can get what he wants — attention from Fleszar and Appellis. Then there's that sly smile.

Barbara Bowers is a Key West realtor and host of a radio talk show about owning and maintaining property in the Florida Keys. To suggest a home to be featured in the Keys Homes section, send an email to barbara@bbowers.com. Homes listed for sale may not be considered.

At Home: artistry and artifice in new tiles

BY KIM COOK  
The Associated Press

Tile has a rich and varied history in decor, from Roman floor mosaics to majolica to Delft ceramics to Mexican terracotta.

These styles and more continue to inspire artistry. Many of the newest collections of ceramic and porcelain tile were on display this fall at the five-day Cersaie international exhibition in Bologna, Italy.

Master impostors

Across the show, faux finishes ruled. What seemed to be barnwood or other timber planking was actually porcelain. Manufacturers can now produce tile that looks — and even feels — like wood, marble, granite or cement, but is thin and lightweight.

The application advantages are obvious: A 20-foot slab of slim porcelain printed to look like stone is a lot easier to make and install than the real thing. It can be wrapped up kitchen islands, walls and even ceilings, and is easily cut to accommodate plugs or faucets.

Advancements in digital printing have taken faux finishes a long way from earlier versions that looked unrealistic and one-dimensional. Now the detail is more precise, the image is embedded deep in the tile, and the surface texture is transformed.

In the U.S., the Reclamation collection from Crossville, based in Crossville, Tennessee, is comprised of an urban-industrial mix of cement and tiles that look like salvaged wood in colorways with names like Steel City, Cotton Exchange and Tobacco Road. (www.crossvilleinc.com)

Serenissima Cir, based in



The Associated Press

The remarkable improvements in digital printing are apparent in Flaviker's wood-look Dakota series of ceramic tiles. Evoking the weathered finish and pattern of wood planks, the style is a popular one.

Casalgrande, Italy, got hold of a palette of brick from Prohibition-era Chicago and used it to create a tile collection that looks and feels like time-worn brick, right down to the original maker's “Chicago” stamp. (www.cir.it)

Unusual sizes

Tile has typically come in standard sizes, squares and rectangles measuring between 4 inches and 12 inches. But larger versions up to 24 or even 36 inches are now available, and the faux-wood ones resemble planks.

Dwell Patterns has collaborated with Heath Ceramics, of Sausalito, California, on a hip-looking collection that incorporates a diamond shape and two different hexagonal ones, available in glossy or matte finishes in a broad color palette. (www.heathceramics.com)

At Cersaie, hexagons and triangles small and large were shown in earthy hues like cream, mocha, mud and charcoal. Unica by Target Studio's Origami collection added subtle textural patterns to tone-on-tone black, white or gray tile in shapes evoking

the artistry of Japanese paper folding. (www.targetstudio.net)

Ragno's booth offered an intriguing way to use both their Rewind hexagonal tile and Woodplace faux wood; the different tiles married in the middle with a seamlessness that would have been impossible with ordinary tile and real wood.

Another fresh idea was Mirage's XGone series of hexagonal tiles designed by Javier Deferrari and Lavinia Modesti. Several sizes of hexagonal tiles include some that are notched to connect to others; the resulting pattern, in an array of complementary tonal hues, had a modern-art vibe. (www.mirage.it)

Old world and vintage

Neoclassical and oriental tapestry and lace patterns turned tile into elegant wallpaper in the Onice and Wallpaper collections at the Marazzi booth. (www.marazziusa.com) The company also showed an oversize vintage floral in a new way, as a ceiling-to-floor accent on an otherwise solid-color wall, again evoking paper or fabric wall-covering.

807  
catherine st  
\$649,500

Appealing centrally located 2BR, 1BA conch style home with very high ceilings, beautiful new kitchen and bath, large rear porch, koi pond and outdoor half bath.




281  
trumbo rd #303  
\$1,650,000

Wow factor 2BR, 2.5BA penthouse at the luxurious Steamplant in Old Town. Harbor and Gulf views, private elevator, private roof terrace and pool, 2 car parking.

roger  
emmons

305.304.7446  
305.292.2244 ext.105  
rogeremmons.com

TRUMAN & CO. Real Estate Services  
1205 Truman Ave, Key West, FL 33040



393955



SEE MAP  
PAGE 5

OPEN HOUSE 1-3PM TODAY

3630 FLAGLER AVENUE

Brand new renovation from top to bottom, outstanding 3 bedroom/2 bath family home on a very large corner lot. As you enter the foyer, your eyes are drawn to the open living/dining area & new kitchen with marble countertops. Sliding glass doors reveal a 30' kidney-shaped pool with spacious deck and exceptional tropical landscaping. **REDUCED TO \$799,999!**



Jeffrey Grosky  
REALTOR



Cory Held  
REALTOR  
TRC, FSR

coryheldrealtor.com ▪ 305-304-6868 ▪ 305-240-0355

39417



The Associated Press

The Cosmati collection of marble and Murano glass tiles. The interplay of light between the rich dark finishes and the iridescent glass colors is appealing to designers who can use the tiles like art materials when designing a pattern for floors or walls.



1720 South Street  
\$1,525,000.

4BR/3.5BA with top of the line finishes and materials. There's a beautiful open kitchen/living/dining room that opens out to a pool and patio with ipe decking. The kitchen has all Miele appliances, granite counter tops, cherry cabinetry and a large walk in pantry. This is a comfortable home that includes a 2 car carport and loads of storage.

2211 Flagler Avenue  
\$499,000.

Nice family home with three bedrooms and two baths in mid-town. Open floor plan, stainless kitchen, tile and woods floors. Airport sound mitigation package... great windows and doors, shutters and central AC. The completely fenced sprawling yard has a storage shed/workshop, and there is plenty of off street parking in the front circular driveway.

LYNN KAUFELT

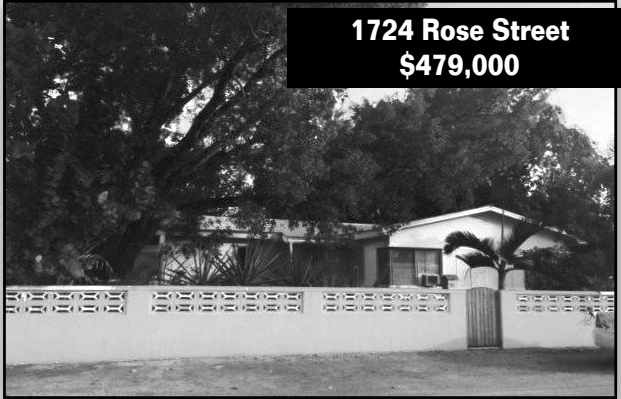
305.923.4276  
www.LynnKaufelt.com  
LynnKaufelt@gmail.com  
Truman & Co. Real Estate Services  
1205 Truman Ave., Key West, FL

393951



17159 Amberjack Lane  
\$750,000

Motivated Seller! 3 bed/2 bath located on a clean & deep swimming/boating canal. Chef's kitchen & a living/dining space with doors opening onto the deck; staircase leads to the canal. Contact Dominique Barrera (305) 923-1530 or Kirksten Ilick (305) 923-1744



1724 Rose Street  
\$479,000

Opportunity knocks! This 3 bed/2 bath open floor plan home needs work but will be well worth it. Sitting on a very large corner lot near the beaches and White Street Pier. Contact Angela McChesney (305) 395-2540



preferredpropertieskeywest.com

305-294-3040

305-745-8404

Key West

Summerland

39414



TERRI SPOTTSWOOD

305-587-3407  
terri@terrispottswood.com

TRUMAN & CO.  
REAL ESTATE SERVICES  
1205 Truman Avenue, Key West FL 33040

Old Town Townhouses  
starting @ \$759,000



Treat yourself to something special... a brand new home in Old Town Key West! 2-3 bedrooms, 1200-1500 sf, high end finishing, low insurances. A must see!

Sunset Harbor  
\$124,900 - \$134,900



Brand new, canal front manufactured homes, many w/seawall in the Sunset Harbor development, awesome pool/outdoor grill area. Come see us!

Beachside Unit #135  
\$1,250,000



2 TRANSIENTS! One of the best penthouse units in Beachside! Enjoy direct open water views from your living & master bedroom! 2BR/2.5BA.

19 Beechwood  
\$780,000



Immaculate 3 or 4BR/2BA Key Haven home with garage. Wonderful renovations. Lush tropical yard surrounds pool and entertaining area.

393965