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### **Staff Report for Item 9b**

**To:** Chairman Michael Miller and Historic Architectural Review Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** January 27, 2015

**Applicant:** Thomas Kelly, Designer

**Application Number:** H14-01-2026

**Address:** #1118 Pearl Street

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### **Description of Work:**

New addition at rear of contributing house, including a new pool and deck.

### **Site Facts:**

The house at 1118 Pearl Street is a contributing resource to the historic district and first appears on the 1948 Sanborn map. The single-story frame vernacular house has been altered, as the original entranceway was through a covered recessed porch on the front. That porch has been enclosed, and the entrance is now on the south side of the house. There is currently an addition on the rear, but it is not historic as it does not appear in the Sanborn maps or in a historic photograph dated to 1965 or in a 1972 aerial photograph.

### **Guidelines Cited in Review:**

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, and Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

### **Staff Analysis**

The Certificate of Appropriateness in review proposes the demolition of a non-historic roof of a rear addition. The addition does not appear on the 1962 Sanborn map, or in the 1965 property appraiser's photograph, or in a 1972 aerial photograph, and therefore, is not

historic. As such, demolition can be considered by the Commission. If the demolition is approved this will be the only review for this request.

# APPLICATION



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

2-31-2114 012025

APPLICATION # \_\_\_\_\_

OWNER'S NAME:

Mark Warmouth

DATE:

12/27/14

OWNER'S ADDRESS:

1118 Pearl Street

PHONE #:

305-296-1119

APPLICANT'S NAME:

Thomas Kelly

PHONE #:

305-304-1195

APPLICANT'S ADDRESS:

19141 Rocky Road, Sugarloaf Key, Florida 33042

ADDRESS OF CONSTRUCTION:

1118 Pearl Street

# OF  
UNITS

1

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

1. New one-story framed addition.
2. Remove existing deck and construct new.
3. Pool at rear.
4. Install equipment for pool and A.C. at side.
5. Roof to be 5-V-Crimp, siding to be wood and doors and windows to be aluminum.

*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: 12/30/14

Applicant's Signature:

*Thomas Kelly*

**Required Submittals**

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

Project: 2-31-2114 Type: MC Branch: 1

Date: 12/31/14 22 Repeat: 001

PT 2014 \* Staff Use Only NEW

Trans date: 1.00 \$100.00

CK CHECK 2547 \$100.00

Staff Approval: 12/31/14 Time: 15:27:17

Trans date: 12/31/14 Time: 15:27:17

Fee Due: \$

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

*Guidelines for Additions, Alterations, and New Construction*

*LDR - Sec. 102-217, 218, 125*

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

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Date: \_\_\_\_\_

Signature: \_\_\_\_\_

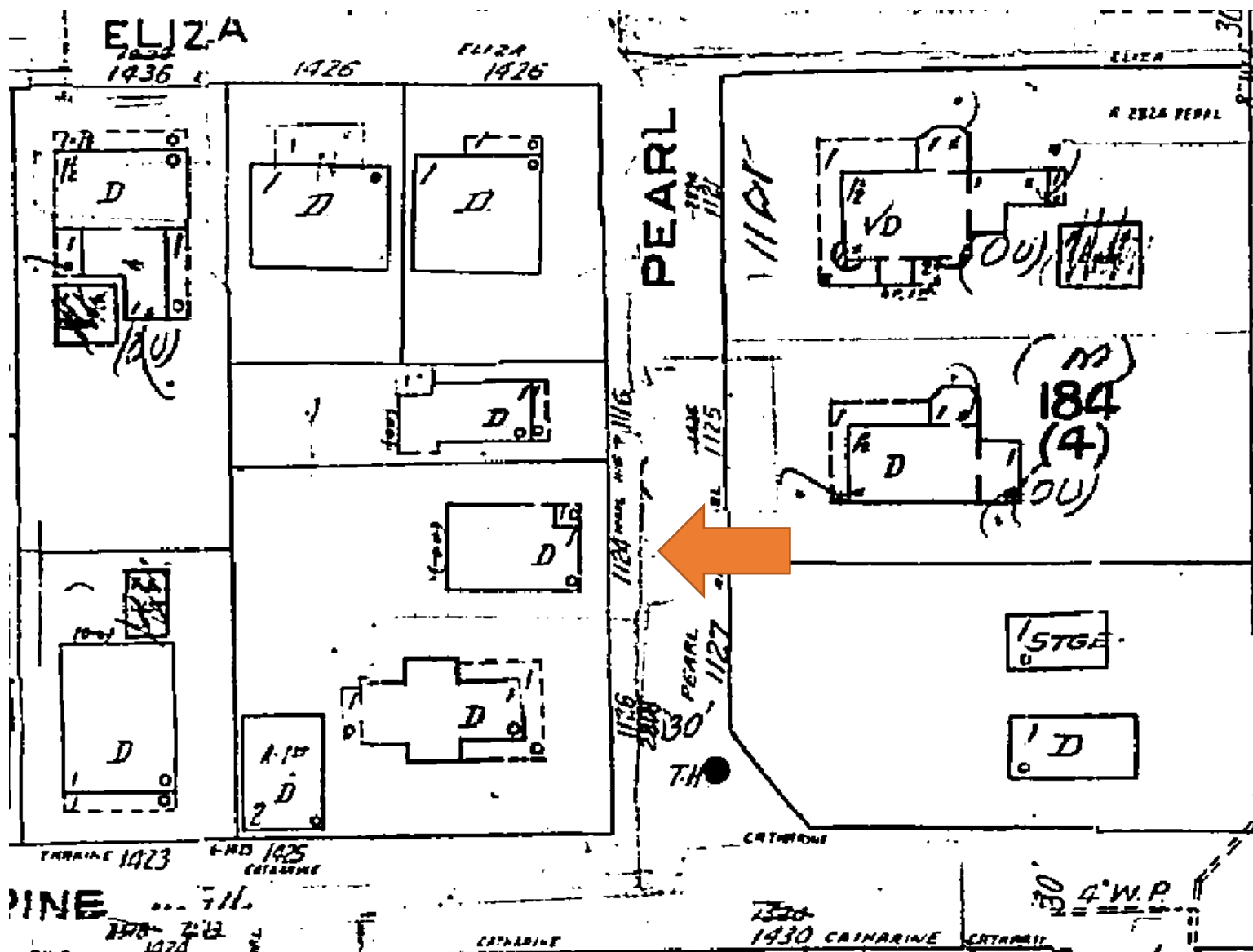
Historic Architectural  
Review Commission

# SANBORN MAPS









1962 Sanborn Map

# PROJECT PHOTOS



1972 Aerial Photograph



1998 Aerial Photograph



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.









New main entranceway on left side of building.





Rear of house

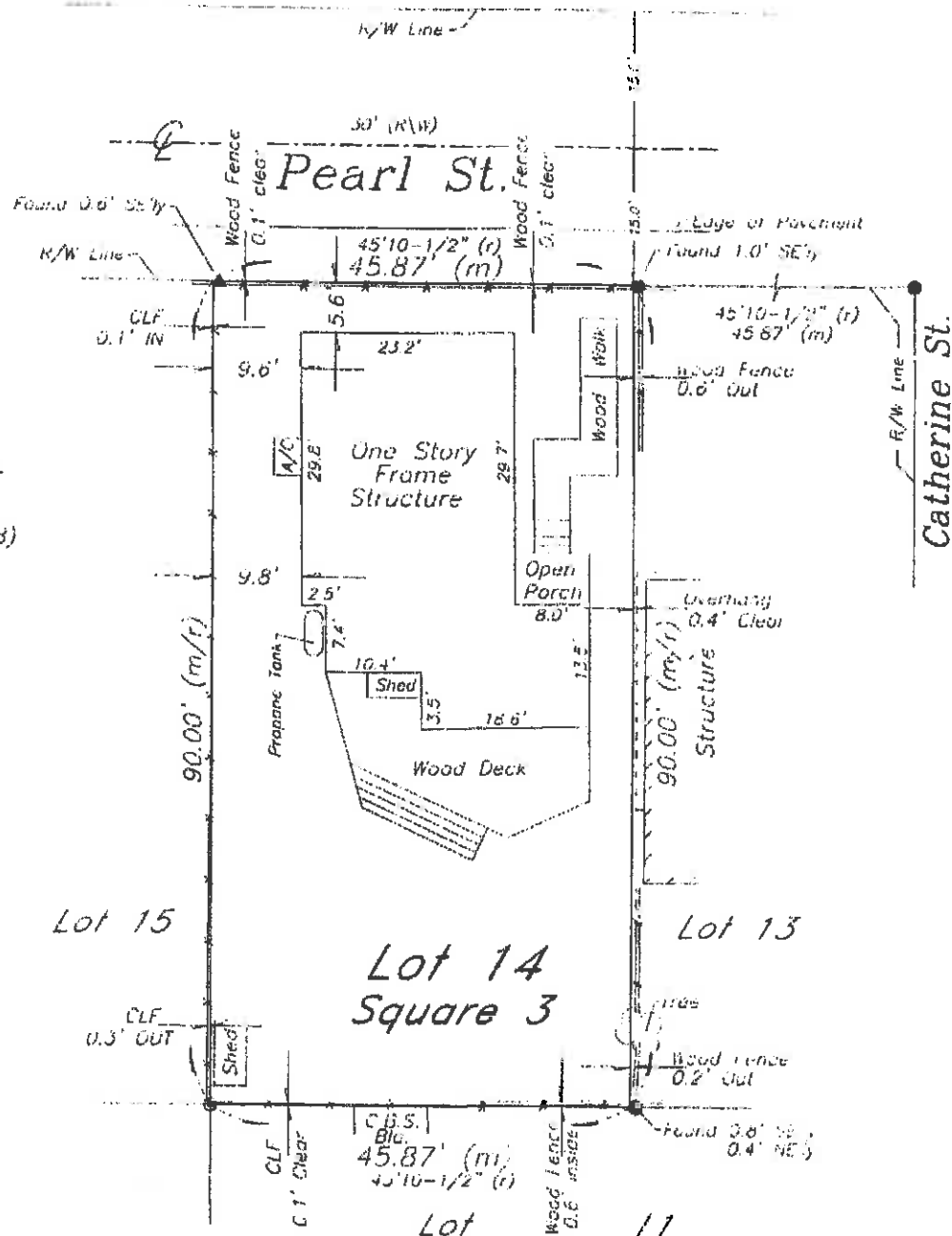
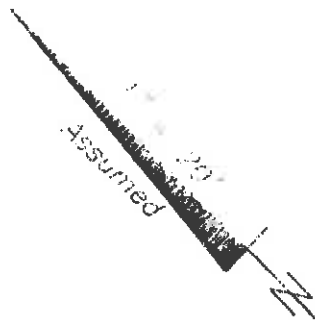




Close-up of side addition. The side wall and window will remain. A new gable roof will be constructed on top.

# SURVEY

# Boundary Survey Map of Lot 14, Square 3, Tract 14, Island of Key West, Florida



## LEGEND

- Found 1/2" Iron Pipe (No ID)
- Set 1/2" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- Y Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Power Lines

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1118 Pearl Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: August 13, 2010
9. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West and known on William A. Whitehead's Map delineated in February 1829 as a Part of Tract 14. Better described on Peter T. Knight's Subdivision and diagram of a Part of Tract 14, which diagram is recorded in Plat Book 1, Page 27, of Monroe County Records, as Lot 14 in Square 3 of Tract 14.

**BOUNDARY SURVEY FOR:** Mark D. Warmouth;  
Wells Fargo Home Mortgage;  
Spottswood, Spottswood & Spottswood;  
Chicago Title Insurance Co.;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

August 16, 2010

THIS SURVEY  
IS NOT  
ASSIGNABLE

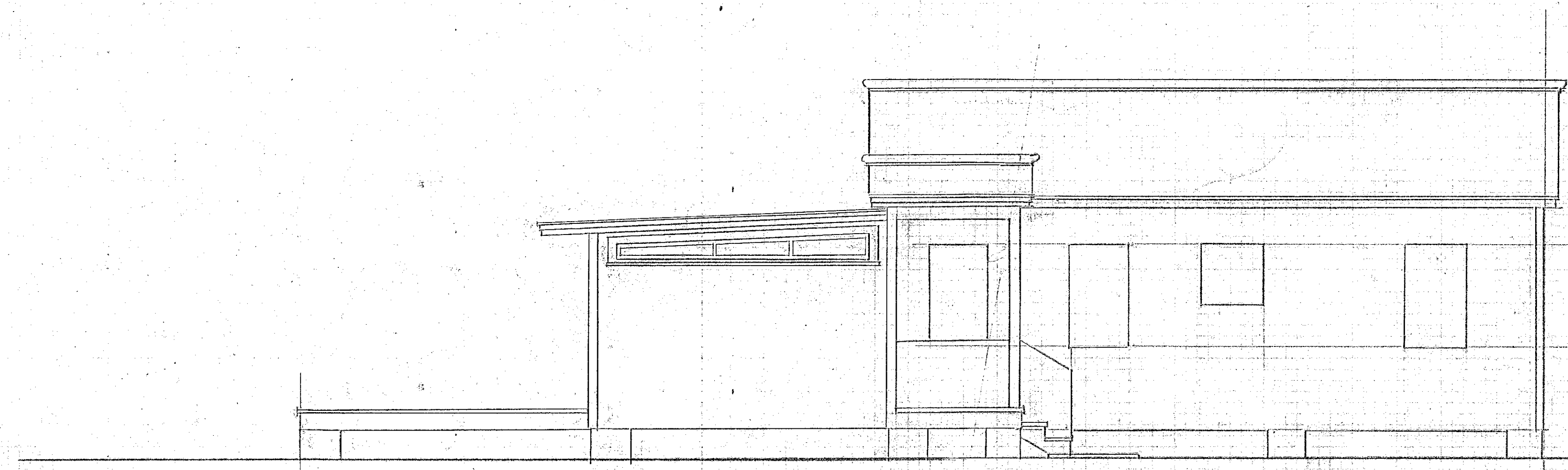
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

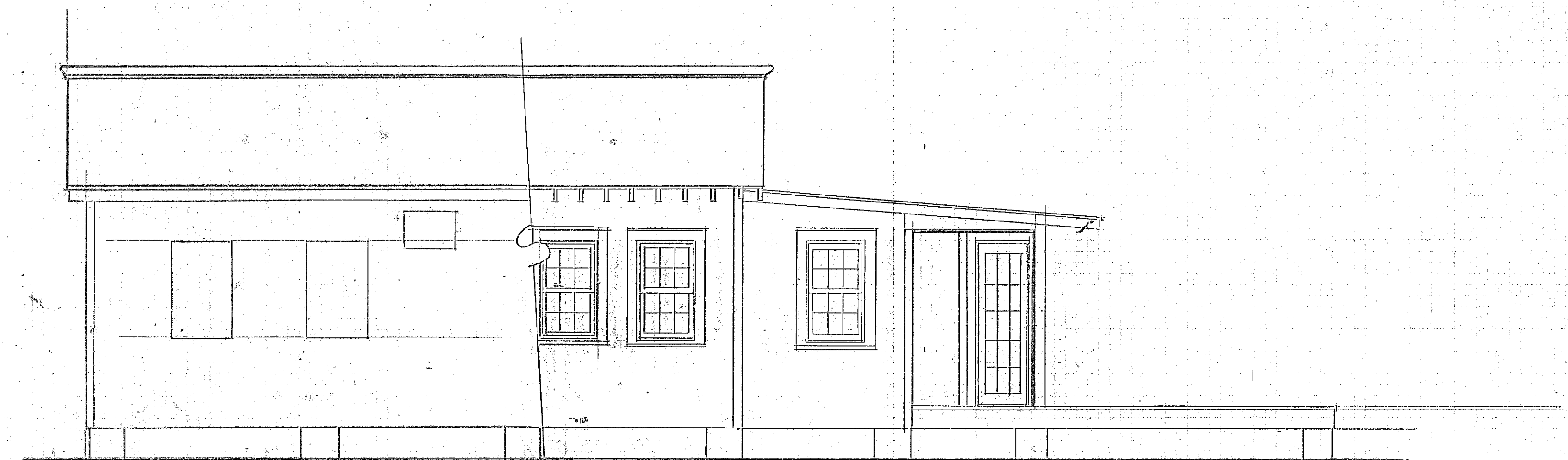
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN



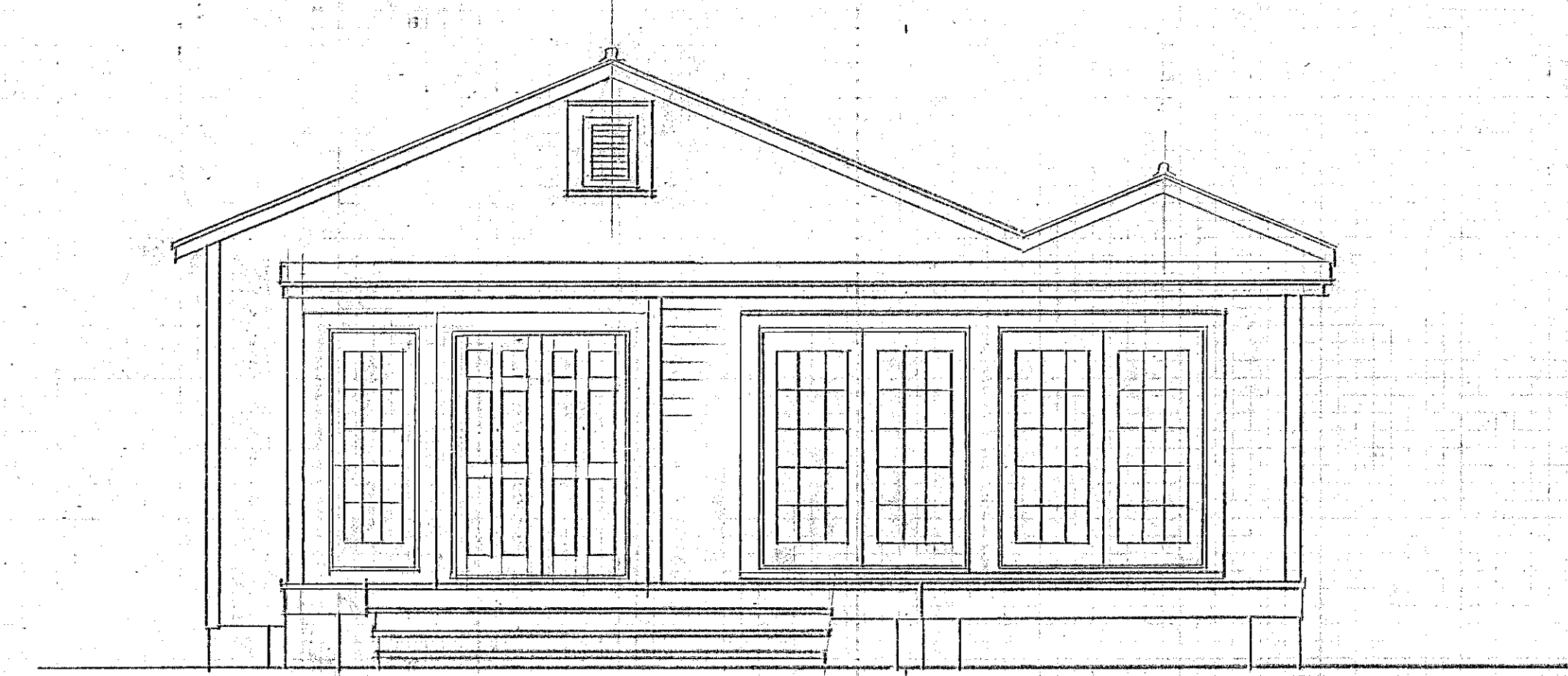
NORTHEAST ELEVATION

1/4"=1'-0"



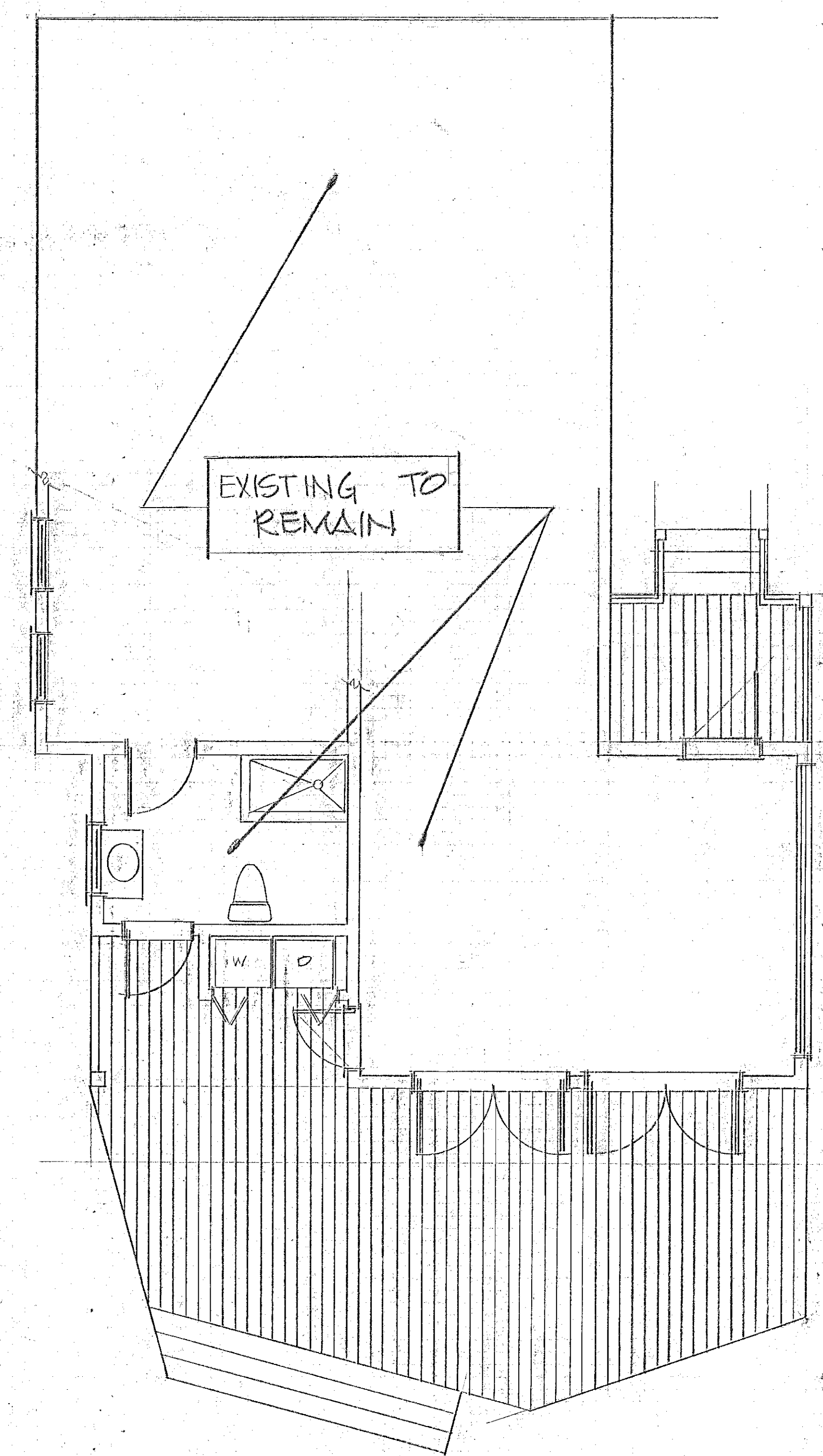
NORTHWEST ELEVATION

1/4"=1'-0"



SOUTHWEST ELEVATION

1/4"=1'-0"



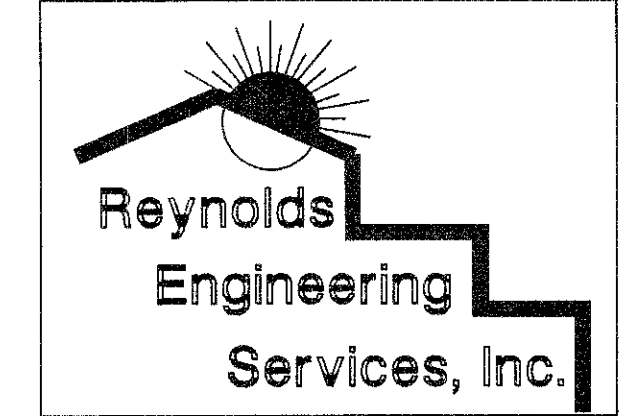
FLOOR PLAN

1/4"=1'-0"



# 1118 PEARL STREET

## KEY WEST - FLORIDA



THOMAS KELLY ENTERPRISES INC.  
1941 ROCKY ROAD - SUGARLOAF KEY  
\* DESIGN CONCEPTS  
\* CONSTRUCTION MANAGEMENT  
(305) 745-1100

STRUCTURAL DETAILS BY  
**JAMES C. REYNOLDS, PE**  
FLORIDA P.E.#46885  
22330 LAFITTE DRIVE CUDJOE KEY, FL 33042  
(305) 394-5987

SEAL  
JAMES C. REYNOLDS PE

KEY WEST

1118 PEARL STREET  
SITE PLAN - FLOOR PLAN - ELEVATIONS

DRAWN: TCK  
DATE: 12/10/14

SHEET NUMBER  
**D-1**

OF

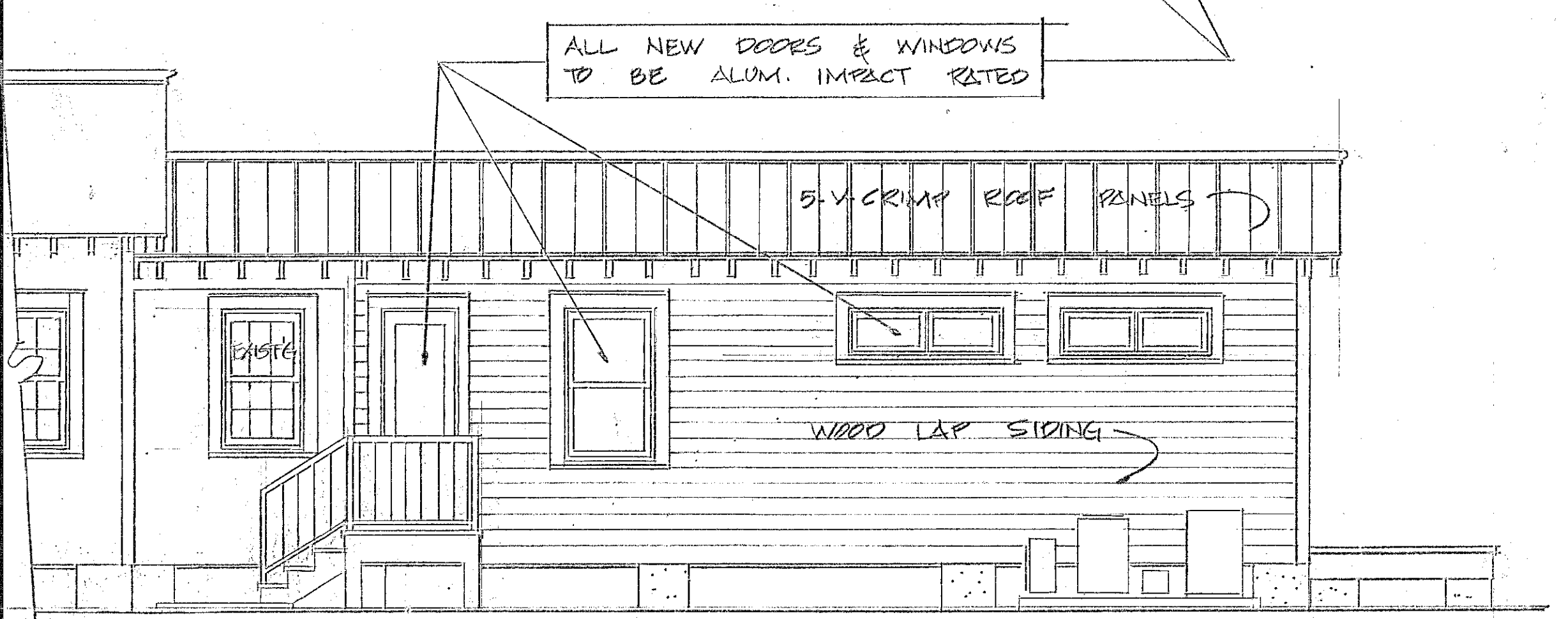
PROJECT NO.

### PROJECT DATA

ADDRESS	1118 PEARL STREET, KEY WEST		
LEGAL	LOT 14, SQUARE 3, TRACT 14 "Peter T. Knight's Subdivision" PB 1-27		
BUILD'G ZONE	HMDR		
FLOOD ZONE	AE-6 COMM. 12087C MAP 1516K 2/18/05		
LOT AREA	4128 SQ.FT.		
BUILD'G AREA	1623 SQ.FT.	39.3%	
IMPERVIOUS SURFACE	2415 SQ.FT.	58.5%	



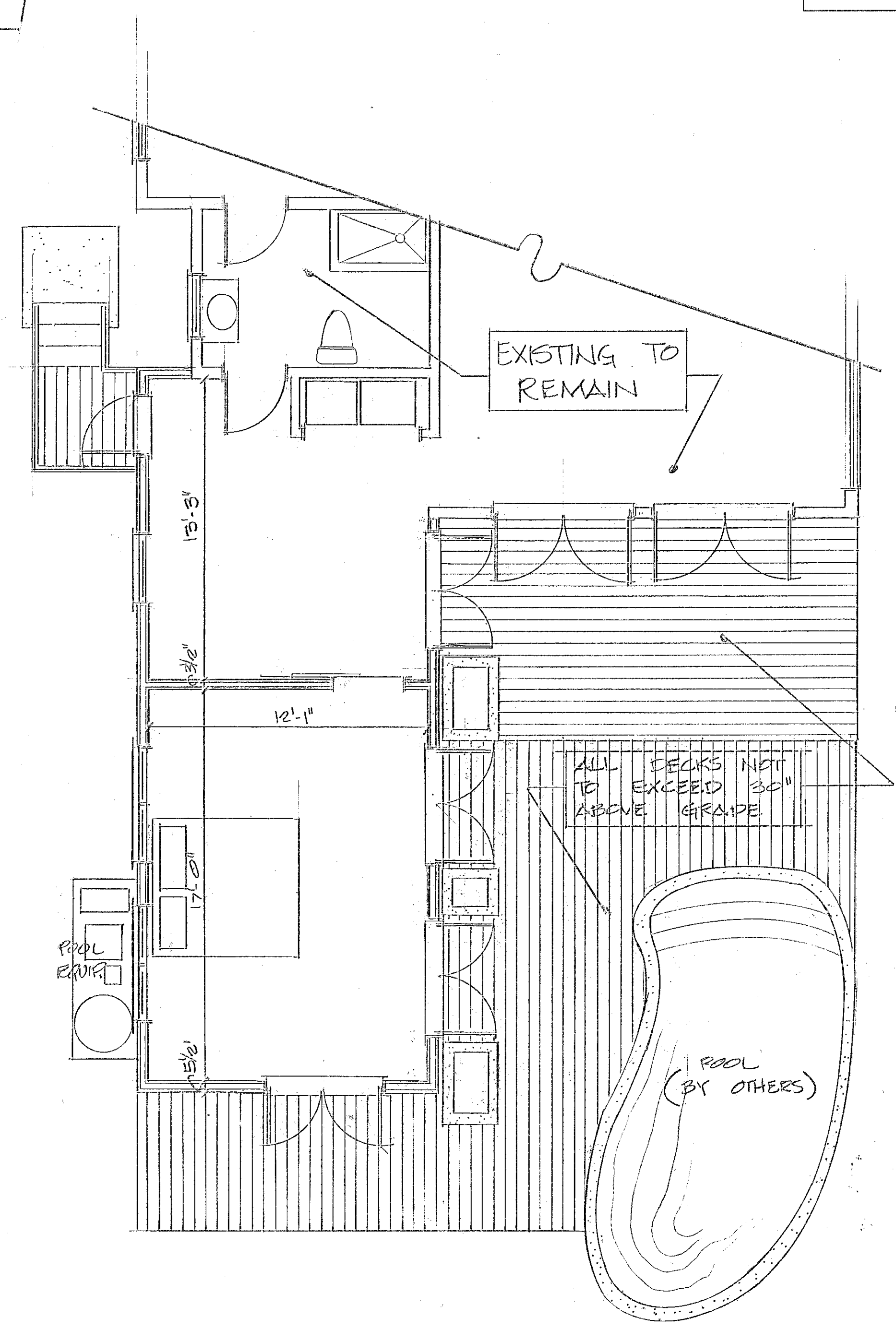
NORTHEAST ELEVATION 1/4"=1'-0"



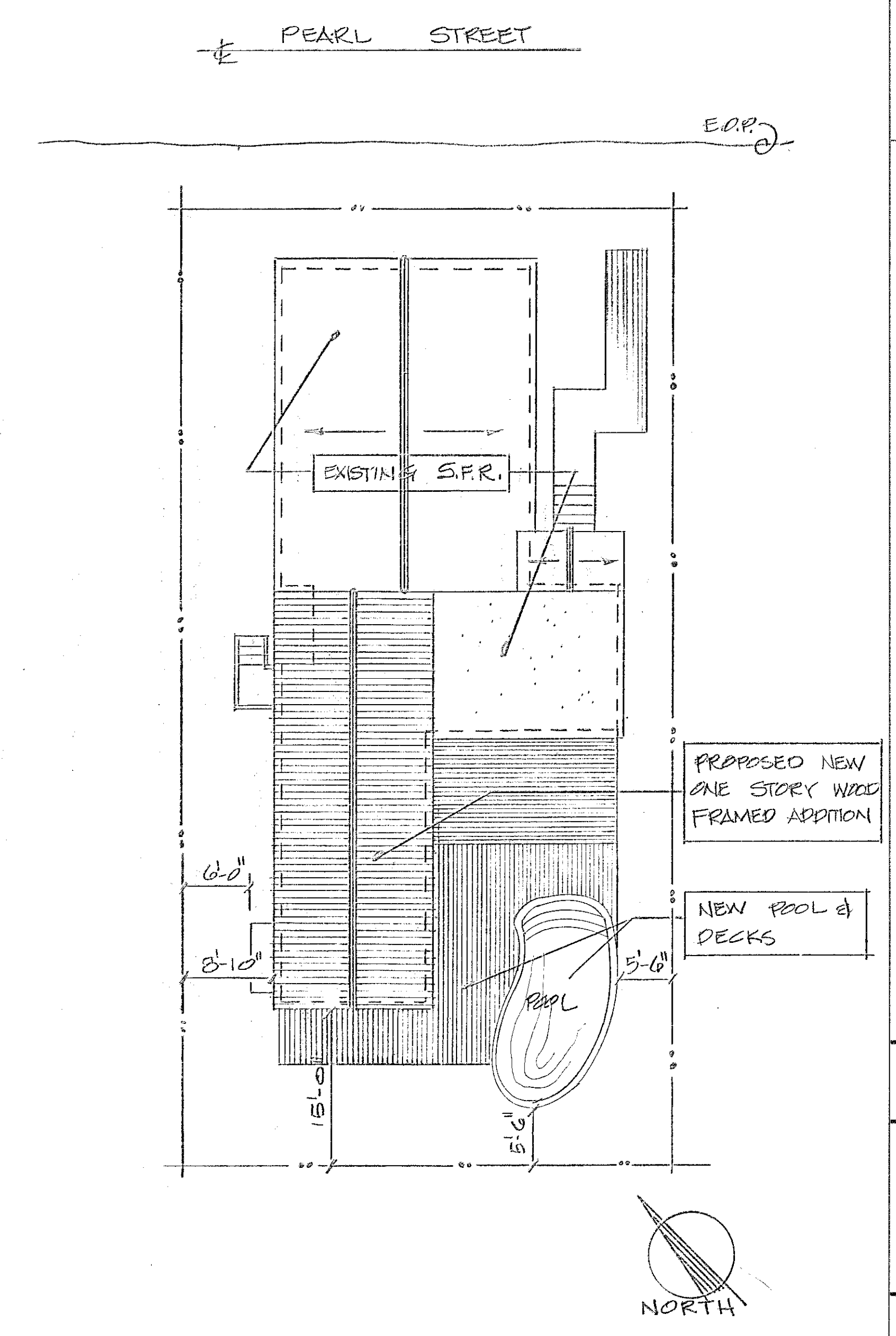
NORTHWEST ELEVATION 1/4"=1'-0"



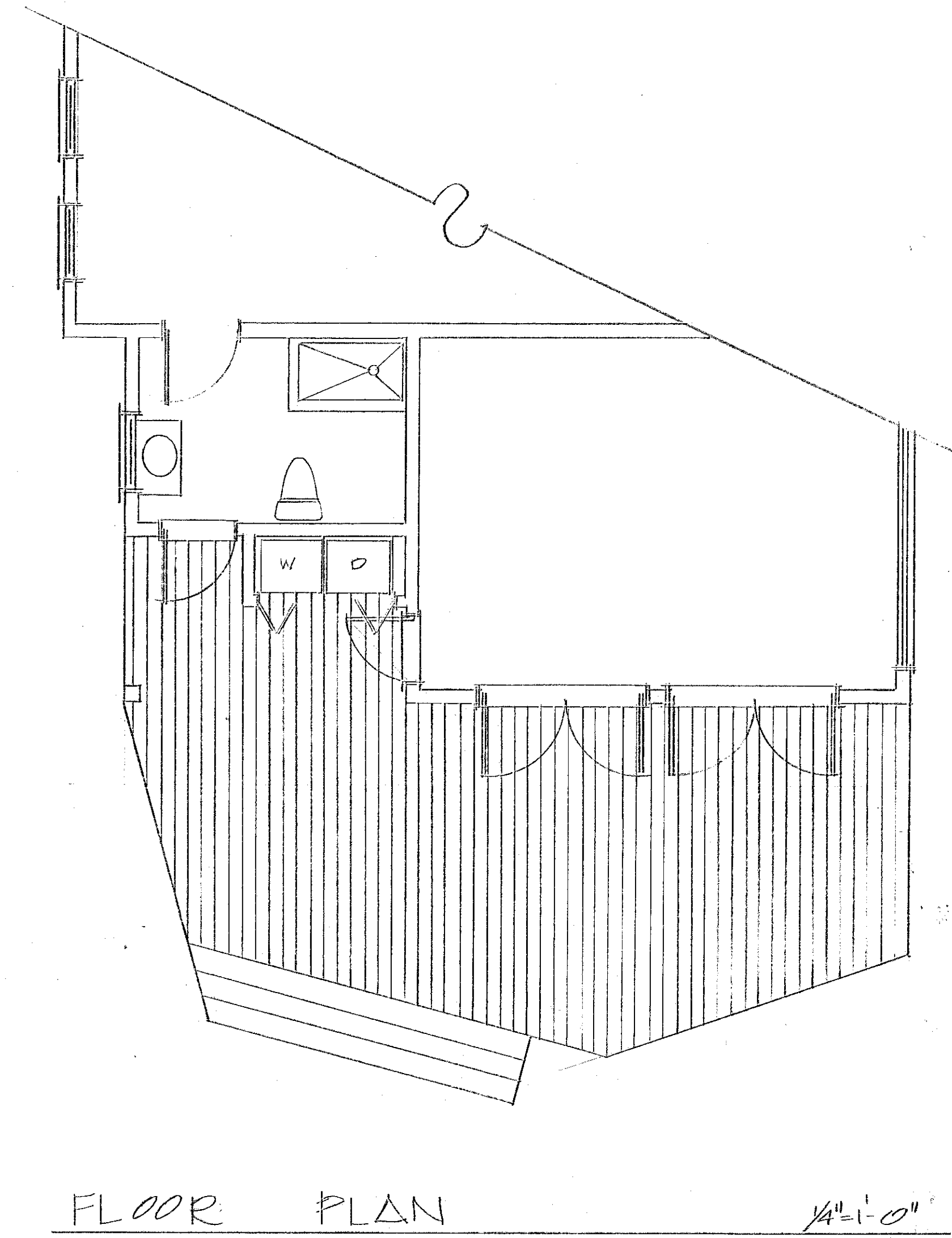
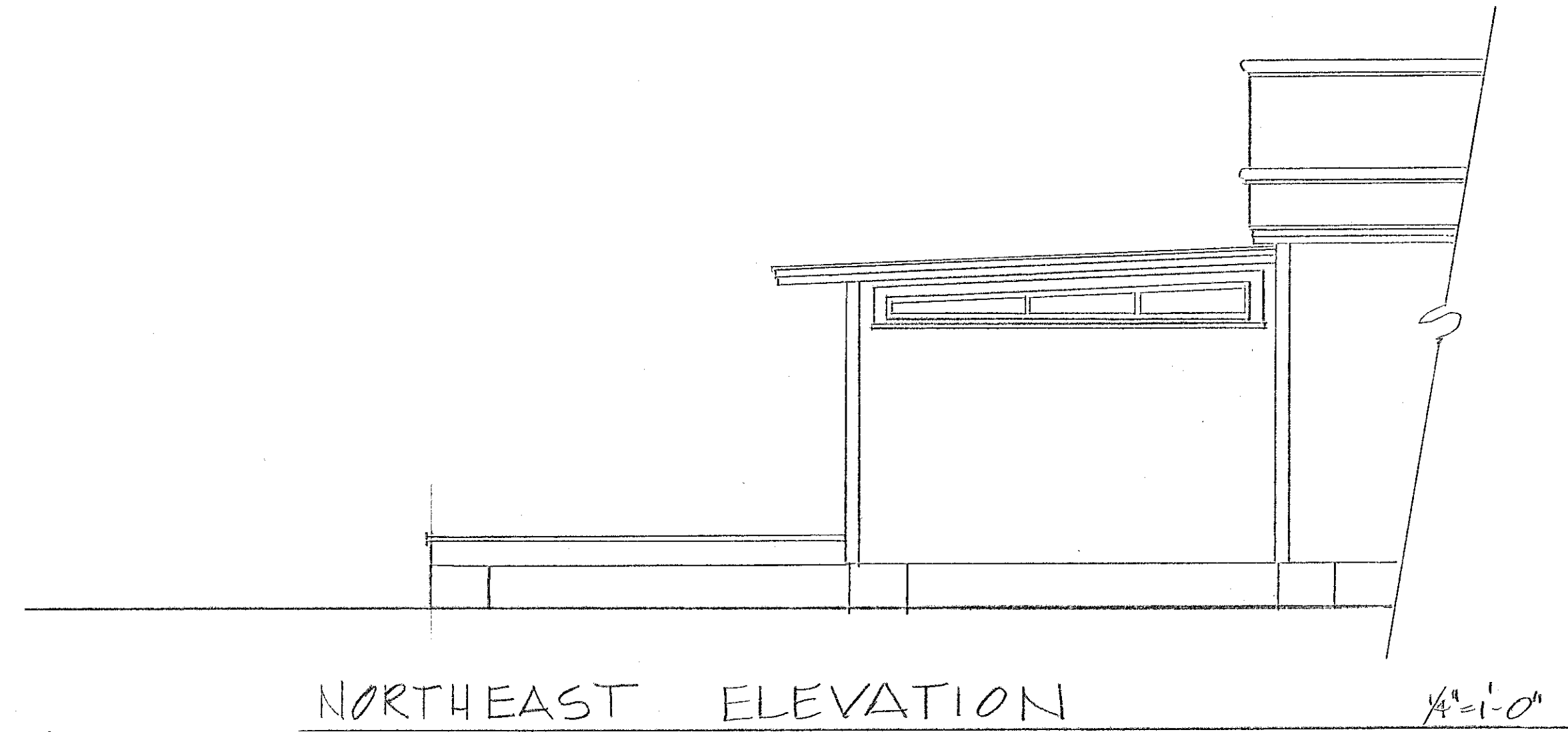
SOUTHWEST ELEVATION 1/4"=1'-0"



FLOOR ELEVATION 1/4"=1'-0"



SITE PLAN 1"=10'-0"



KEY WEST

1118 PEARL STREET  
EXISTING PLANS

DRAWN: TCK  
DATE: 01/06/15

SHEET NUMBER

E-1

OF 1

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 27, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ADDITION AT REAR OF CONTRIBUTING HOUSE.  
INCLUDES POOL AND DECK. DEMOLITION OF ROOF OF REAR  
ADDITION ON CONTRIBUTING HOUSE.**

**FOR- #1118 PEARL STREET**

**Applicant – Thomas Kelly**

**Application # H14-01-2025**

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](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

# PROPERTY APPRAISER INFORMATION



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

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1035751 Parcel ID: 00034870-000000**

### Ownership Details

**Mailing Address:**

WARMOUTH MARK D  
1118 PEARL ST  
KEY WEST, FL 33040-3463

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

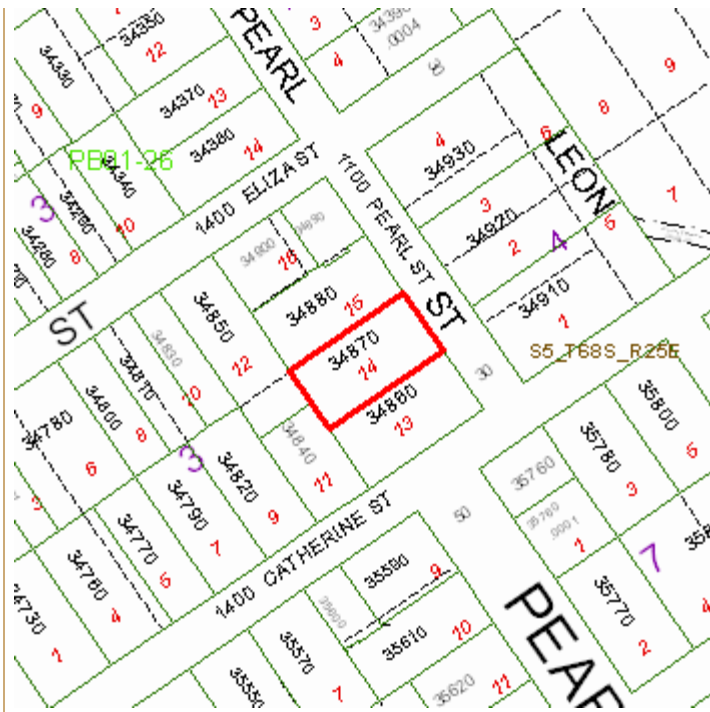
**Affordable  
Housing:** No

**Section-  
Township-Range:** 05-68-25

**Property  
Location:** 1118 PEARL ST KEY WEST

**Legal** KW KNIGHTS SUB PB 1-27 LOT 14 SQR 3 TR 14 D3-25 OR635-209/210 OR667-430/431 OR729-678 OR1013-565  
**Description:** OR1089-875 OR1463-207/209R/S OR1479-2311/2312 OR1566-1431/32 OR2084-402/03 OR2232-609/19F/J  
OR2480-642/44

**Click Map Image to open interactive viewer**



## Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

## Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	90	4,125.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1022  
 Year Built: 1938

## Building 1 Details

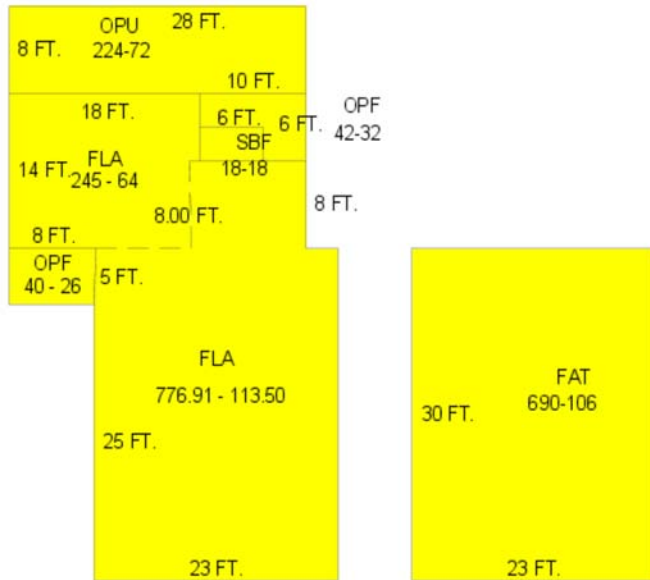
Building Type R1 Condition A Quality Grade 500  
 Effective Age 21 Perimeter 178 Depreciation % 28  
 Year Built 1938 Special Arch 0 Grnd Floor Area 1,022  
 Functional Obs 0 Economic Obs 0

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 2  
 Heat Src 1 NONE Heat Src 2 NONE

### Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	1938				40

0	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1998	Y			245
1	<u>OPU</u>		1	1990	N	N	0.00	224
3	<u>OPF</u>		1	1990	N	N	0.00	42
4	<u>SBF</u>	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	18
5	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1990	N	Y	0.00	777
7	<u>FAT</u>	12:ABOVE AVERAGE WOOD	1	1990	N	Y	0.00	690

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	124 SF	0	0	2012	2013	2	50
1	AC2:WALL AIR COND	1 UT	0	0	1996	1997	2	20
2	FN2:FENCES	384 SF	96	4	2012	2013	2	30
3	FN2:FENCES	90 SF	15	6	2012	2013	2	30

## Appraiser Notes

2007-08-31-SKI,THE PARCEL IS BEIN OFFERED FOR \$995,000. BY JEFF SEARCY 2/2 HAS DADE COUNTY PINE INSIDENAND A/C.

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10-2261	07/19/2010		102	Residential	EXTEND 05-422 FOR FINAL INSPECTION ONLY: UPGRADE EXISTING SERVICE UP TO 200AMP.
	11-0323	02/09/2011	05/18/2012	2,475	Residential	INSTALL 6 SOLID PICKET-SIDES AND REAR, INSTALL 4' OPEN PICKETS AS SHOWN ON SURVEY-FRONT AND SIDES. 3 GATES 1 DOUBLE DRIVE ADN 1-PEDESTRIAN ON EITHER SIDES OF HOME AS SHOWN ON SURVEY AND 1-19' TALL GATE FRONT
1	9704165	12/16/1997	11/17/1998	2,200	Residential	WOOD FENCE
1	9800488	03/18/1998	11/17/1998	24,500	Residential	BATHRM & PORCH ADDITION
1	02/0541	03/14/2002	09/16/2002	2,485	Residential	ROOFING
1	02/0541	04/30/2002	09/16/2002	2,485	Residential	ROOFING
1	05-0422	02/10/2005	11/17/2005	1,000	Residential	UPGRADE ELECTRIC UP TO 200 AMP
	05-0519	02/22/2005	11/17/2005	6,000		INSTALL CENTRAL A/C

## 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
2014	117,822	2,721	231,178	351,721	351,721	25,000	326,721

2013	119,436	1,859	340,930	462,225	462,225	25,000	437,225
2012	122,664	808	309,936	433,408	359,249	0	433,408
2011	124,278	854	201,458	326,590	326,590	0	326,590
2010	142,474	1,029	153,999	297,502	297,502	25,000	272,502
2009	160,431	1,063	307,999	469,493	469,492	25,000	444,493
2008	152,032	1,134	445,500	598,666	598,666	25,000	573,666
2007	181,341	1,179	660,000	842,520	766,980	25,000	741,980
2006	319,594	1,238	391,875	712,707	674,575	25,000	649,575
2005	323,618	1,309	330,000	654,927	654,927	25,000	629,927
2004	239,928	1,368	226,875	468,171	468,171	0	468,171
2003	223,933	1,428	99,000	324,361	324,361	0	324,361
2002	229,197	1,499	92,813	323,509	323,509	0	323,509
2001	201,651	1,558	86,625	289,834	289,834	0	289,834
2000	201,651	2,027	57,750	261,428	261,428	0	261,428
1999	94,156	1,906	57,750	153,812	142,888	25,000	117,888
1998	64,547	273	57,750	122,570	122,570	25,000	97,570
1997	57,927	245	49,500	107,672	107,672	0	107,672
1996	40,714	172	49,500	90,386	90,386	0	90,386
1995	40,714	0	49,500	90,214	90,214	0	90,214
1994	36,411	0	49,500	85,911	85,911	0	85,911
1993	48,799	0	49,500	98,299	98,299	0	98,299
1992	48,799	0	49,500	98,299	98,299	0	98,299
1991	48,799	0	49,500	98,299	98,299	0	98,299
1990	44,504	0	38,156	82,660	82,660	0	82,660
1989	32,715	374	37,125	70,214	70,214	0	70,214
1988	21,415	352	29,906	51,673	51,673	0	51,673
1987	15,907	0	23,203	39,110	39,110	0	39,110
1986	15,992	0	22,275	38,267	38,267	0	38,267
1985	15,516	0	14,904	30,420	30,420	0	30,420
1984	14,484	0	14,904	29,388	29,388	0	29,388
1983	14,484	0	14,904	29,388	29,388	0	29,388
1982	14,756	0	12,917	27,673	27,673	0	27,673

## 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
8/18/2010	2480 / 642	330,000	<u>WD</u>	<u>O2</u>
1/14/2005	2084 / 402	825,000	<u>WD</u>	<u>Q</u>
3/15/1999	1566 / 1431	312,000	<u>WD</u>	<u>Q</u>
10/1/1997	1479 / 2311	214,000	<u>WD</u>	<u>O</u>

<b>6/1/1997</b>	1463 / 0207	180,000	<u>WD</u>	<u>Q</u>
<b>4/1/1989</b>	1089 / 875	1	<u>WD</u>	<u>M</u>
<b>5/1/1987</b>	1013 / 565	50,000	<u>WD</u>	<u>M</u>

This page has been visited 403,759 times.

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