



---

## **Staff Report for Item 10a**

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

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

**Meeting Date:** January 27, 2015

**Applicant:** Kenmar General Contracting, Contractor

**Application Number:** H15-01-0002

**Address:** #112 Ann Street

---

### **Description of Work:**

Reconstruction of historic house to return to its pre-1931 form.

### **Site Facts:**

The structure at 112 Ann Street is currently a one and a half story frame vernacular house. It is considered a contributing resource and was constructed between 1889 and 1892. From Sanborn maps, records research, photo documentation, and physical evidence, 112 Ann Street was originally built as a two and a half story frame house with a one story addition on the rear. A 1931 fire partially destroyed the house, and its original second story was turned into an attic. In the attic is a charred old claw foot tub, charred flooring, the original stairs opening, and newer lumber for the roof structure. The 1948 Sanborn map does show the structure as a two-story dwelling. It is unknown if this was a mistake or if there was a second fire later on that caused the reduction to a one-story house. The 1962 Sanborn map depicts the building as one-story, and a 1958 photograph shows it as the current one and half story building. The applicant proposes to reconstruct the house to its pre-1931 form as a two and a half story structure.

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

Secretary of the Interior's Standards for Rehabilitation (pages 16-7).

Secretary of the Interior's Standards for Reconstruction (attached to this staff report), specifically Standards 1, 3, and 4.

Additions, Alterations, and New Construction (page 36-38a).

### **Staff Analysis**

The Certificate of Appropriateness proposes reconstructing a contributing resource to its pre-1931 form. It was noticed that the windows placement on the existing building seem out of proportion for historic Key West houses. Further research found that the house was originally a two and half story dwelling with a rear addition, as depicted on the 1892 Sanborn map. Two historic photographs, both taken sometime post/circa 1891, include the rear of 112 Ann Street, showing it as a two and half story building with a one story addition. An aerial photograph from 1920s also shows this same configuration. The Sanborn maps from 1899, 1912, and 1926 continue its depiction as a two story building with a one story rear addition.

In November 1931 a fire partially burned 112 Ann Street, as evidenced by a newspaper article from that time:

The home of Mrs. Mamie Moss, at 112 Ann, across the street from the factory was partially burned...The fire had reached the wiring, and the house was in darkness. The home was insured for \$2,000 which will probably cover the damage, it is said...Residences at 114 and 125 Ann street were damaged, but the damage is slight, fire and insurance officials say.

The 1948 Sanborn map shows 112 Ann Street still as a two story house, but the residence at 114 Ann Street was demolished. In the 1962 Sanborn map, the house is depicted as only a one story residence, and a 1958 photograph shows the house as it currently looks today – a one and half story building.

After learning of the fire, the applicants climbed into the attic to see if there was any remnants or evidence left, and they found plenty: a charred clawfoot bathtub, the original stair opening, charred flooring with original joists, more original lumber and old nails, and newer lumber that made up the roof structure. As the 1948 Sanborn map at the library was pretty blurry, the applicant interpreted it as a “one story dwelling.” Due to this misconception, the original hypothesis was that this charring and bathtub were from the 1931 fire, and the second story of the house was converted to an attic with a new roof structure. Physical evidence certainly suggests this, but the 1948 Sanborn map does still show it as a two story dwelling. It's possible that it was a mistake by the insurance company and somehow the change was never made, or maybe it was rebuilt as a two story structure, but another fire again caused damage, or maybe the owner delayed rebuilding the house until after 1948. It adds a bit of mystery to the project, but the physical evidence does not lie. It is also important to note that the footprint of the house on the Sanborn maps from 1926 to 1962 does not change.

The design as proposed is to remove the current historic roof structure and front porch, and reconstruct the original house, but with a second floor addition on the rear. The second floor addition will continue the symmetry of the original house, matching the window locations with the windows of the first floor rear addition. The reconstructed house will be 32 feet tall. The property is zoned for HRCC-1 and has a maximum height restriction of 35 feet. The reconstruction of the original house will utilize the original materials for a wood frame vernacular house, such as wood lap siding and true divided light wood windows. The second floor addition will use aluminum impact resistant windows to help differentiate between the original house and the new addition on the rear.

The house will be rebuilt to current Florida Building code for the railings, which will be 42 inches, rather than the standard 32 inches for historic houses in Key West. Also the roof will be metal shingles rather than the original wood shingles for obvious reasons.

There is one mistake on the plans. Azek decking will not be used on the front porch. Instead 5/4 PT tongue and groove will be used. There is a proposed deck, which will use Azek decking.

### **Consistency with Guidelines**

1. The reconstruction will match the original contributing house in terms of materials.
2. The original framing and structure of the house will be preserved and maintained as much as possible.
3. The reconstruction is based on photographic evidence and research. It will not use conjectural design or features from other historic properties.

There is no mention of reconstructions in the guidelines, as the guidelines are based on the Secretary of the Interior's Standards for Rehabilitation. There are four treatments of historic preservation recognized by the Secretary of the Interior: preservation, rehabilitation, restoration, and reconstruction. For this project, staff believes that the proposed design meets the Secretary of the Interior's Standards for Reconstruction.

For the second floor addition, the proposed design is consistent with the guidelines in regards to additions, alterations, and new construction. It will utilize more modern materials for the windows to separate it from the original structure.

# Technical Preservation Services

National Park Service  
U.S. Department of the Interior



[Home](#) > [The Standards](#) > [Four Approaches to the Treatment of Historic Properties](#) > Reconstruction

## Reconstruction

**Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

[Standards for Preservation](#)

[Standards for Rehabilitation](#)

[Standards for Restoration](#)

Standards for Reconstruction

[History of the Standards](#)

[Guidelines for the Treatment  
of Historic Properties](#)

[Guidelines for the Treatment  
of Cultural Landscapes](#)

[Guidelines for Rehabilitating  
Historic Buildings](#)

[Guidelines on Sustainability](#)


## Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

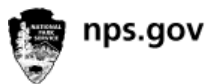
## Reconstruction

When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment.



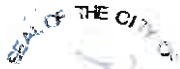
The [Guidelines for the Treatment of Historic Properties](#) illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in [PDF format](#) .

The [Guidelines for the Treatment of Cultural Landscapes](#) apply these treatment standards to historic cultural landscapes.



EXPERIENCE YOUR AMERICA™

# APPLICATION



KEY WEST, FLORIDA

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

APPLICATION #

15-01-0002

OWNER'S NAME:

Hughes Key West Holdings, LLC

DATE:

12/29/14

OWNER'S ADDRESS:

512 Front Street, Key West, FL 33040

PHONE #:

305-296-3124

APPLICANT'S NAME:

Kenmar General Contracting, LLC

PHONE #:

305-320-0407

APPLICANT'S ADDRESS:

923 White St., Key West, FL 33040

ADDRESS OF CONSTRUCTION:

112 Ann Street, KW, FL 33040

# OF  
UNITS

2

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

**DETAILED DESCRIPTION OF WORK:** Reconstruct the residence to reflect a two-story residence with a two-story front porch as shown in photographs (ca. 1892-1931) prior to the 1931 fire that destroyed the second story. The footprint of the original structure evidenced by the historic foundations shall remain the same. Fill in the area above the original one-story shed roof at the rear elevation (approx. 275 sq ft). Replace existing aluminum windows w/ true divided light 2/2 wood windows (except six windows at rear addition). Replace existing exterior door w/ 1/2 light wood door. Install metal shingles at new roof; install 100% wood siding on exterior walls per the attached plans.

Chapter 83.10 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

→ The construction of building including second floor and footings & deck.

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: 12/29/14

Applicant's Signature:

*[Signature]*

**Required Submittals**

<input 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

Date:	12/29/14	Staff Use Only
PT	015	* BUILDING PERMITS-NEW
CH VISA	APPROVED	Date:
Total	12/29/14	Staff Approval:
Total	12/29/14	Payment
Fee Due:	\$	Time: 14:55:14

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

---

---

---

---

HARC Comments:

Secretary of the Interior's Standards for  
Reconstruction and Rehabilitation  
Guidelines for Additions, Alterations, and New  
Construction

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

---

---

---

---

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

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

Historic Architectural  
Review Commission

### DETAILED DESCRIPTION OF WORK:

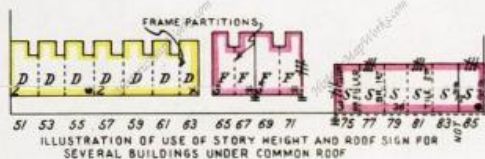
Reconstruct the residence to reflect a two-story residence with a two-story front porch as shown in photographs (ca. 1892 – 1931), prior to the 1931 fire that destroyed the second story. The footprint of the original structure evidenced by the historic foundations shall remain the same. Fill in the area above the original shed roof at the rear elevation (approx. 275 sq.ft.). Replace all existing aluminum windows with true divided light 2 over 2 wood windows (except 6 windows at rear addition); replace existing exterior doors with ½ light wood doors; install metal shingles at new roof; install 100% wood siding and wood exterior trims per the attached plans.

*ADD Splayed footers as required by designer of record.*

# SANBORN MAPS

## KEY

	FRAME BLDG. WITH SLATE CLAD SIDE		FRAME BLDG. WITH BRICK DIVISION WALL
	BRICK VENEERED 1ST FRAME 2ND		STONE BLDG. WITH BRICK DIVISION WALL
	BRICK FILLED BLDG. WITH ASBESTOS CLAD REAR WALL		BRICK & FRAME BLDG. ADJOINING WITH BRICK DIVISION WALL
	FRAME BLDG. WITH "BRICK SIDING"		STONE BUILDING
	FRAME BLDG. USED AS STABLE		CONCRETE BLDG. WITH MANSARD ROOF FRONT
	BRICK BLDG. USED AS PRIVATE AUTO. HD.		CONCRETE BLOCK BLDG. WITH BRICK FACED SIDE
	BRICK 1ST FRAME ABOVE		CINDER BLOCK BLDG.
	2 STORY BLDG. BRICK 1ST ONE SIDE, FRAME THE OTHER, BRICK WALLS FRONT & REAR		CEMENT, SAND LIME OR CINDER BRICK BLDG.
	BRICK LINED BLDG.		MIXED CONCRETE BLOCK AND BRICK BLDG.
	TILE BUILDING		FIRE PROOF CONSTRUCTED BUILDING
	TILE BLDG. ALL WALLS FACED WITH STONE		ADOB BUILDING
	BRICK VENEERED BUILDING		IRON BUILDING
			IRON CLAD ON FRAME STUDDING OR SHEATHING



X	WOODEN SHINGLE ROOF
* SLATE, TILE, ASBESTOS SHINGLE OR METAL ROOF (Non-Combustible)	
•	COMPOSITION ROOF
	BRICK CHIMNEY
	OIR CH-IRON CHIMNEY
	IRON CHIMNEY ON BRICK BASE
	FIRE PUMP
	GROUND ELEVATION
	FIRE ALARM TELEGRAPH BOX (omit the Number)
	FIRE ALARM BOX OF THE HIGH PRESSURE FIRE SERVICE
A.F.A.	AUTOMATIC FIRE ALARM
+	FIRE ENGINE HOUSE AS SHOWN ON KEY MAP
•	HYD. SINGLE HYDRANT
•	D.H. DOUBLE HYDRANT
•	T.H. TRIPLE HYDRANT
•	Q.H. QUADRUPLE HYDRANT OF THE "HIGH PRESSURE FIRE SERVICE"
•	V.P. VERTICAL OR STAND PIPE
•	SINGLE OUTSIDE FIRE DEPT. CONNECTION
•	SIAMESE OUTSIDE FIRE DEPT. CONNECTION
•	AUTOMATIC SPRINKLERS
•	DESIGNATION FOR AUTOMATIC SPRINKLERS IN PART OF BUILDING ONLY, FOR EXAMPLE 2ND ONLY 3RD ONLY 4TH ONLY OR 2ND ONLY
•	AUTOMATIC CHEMICAL SPRINKLERS
•	HOT SPRINKLER

C.I.S.T.	FIRE CISTERN
I.E.P.	INDEPENDENT ELECTRIC PLANT
6"	6" ABOVE ROOF
FRAME CORNICE	FRAME CORNICE
PARAPET 18" ABOVE ROOF	PARAPET 18" ABOVE ROOF
PARAPET 30" ABOVE ROOF	PARAPET 30" ABOVE ROOF
NOT - NO PARAPET	NOT - NO PARAPET
PARAPET 48" ABOVE ROOF	PARAPET 48" ABOVE ROOF
WINDOW 3RD	WINDOW 3RD
WINDOW 2ND	WINDOW 2ND
WINDOW 1ST	WINDOW 1ST
WINDOWS 1ST & 3RD	WINDOWS 1ST & 3RD
LOOKING TOWARD THE WALL FROM THE OUTSIDE AND COUNTING FROM LEFT TO RIGHT, THE STEMS REPRESENT THE STORIES AND THE DOTS THE OPENINGS	
IRON OR TIN CLAD SHUTTER 1ST	IRON OR TIN CLAD SHUTTER 1ST
IRON OR TIN CLAD SHUTTER 2ND	IRON OR TIN CLAD SHUTTER 2ND
IRON OR TIN CLAD SHUTTERS 1ST, 2ND & 3RD	IRON OR TIN CLAD SHUTTERS 1ST, 2ND & 3RD
IRON OR TIN CLAD SHUTTERS 1ST & 2ND	IRON OR TIN CLAD SHUTTERS 1ST & 2ND
WINDOW 3RD WITH WIRE GLASS	WINDOW 3RD WITH WIRE GLASS
WINDOWS 4TH & 5TH ONLY WITH WIRE GLASS	WINDOWS 4TH & 5TH ONLY WITH WIRE GLASS
FRAME SIDELIGHT 6" ABOVE ROOF	FRAME SIDELIGHT 6" ABOVE ROOF
METHOD OF NOTING HEIGHT TO APEX	

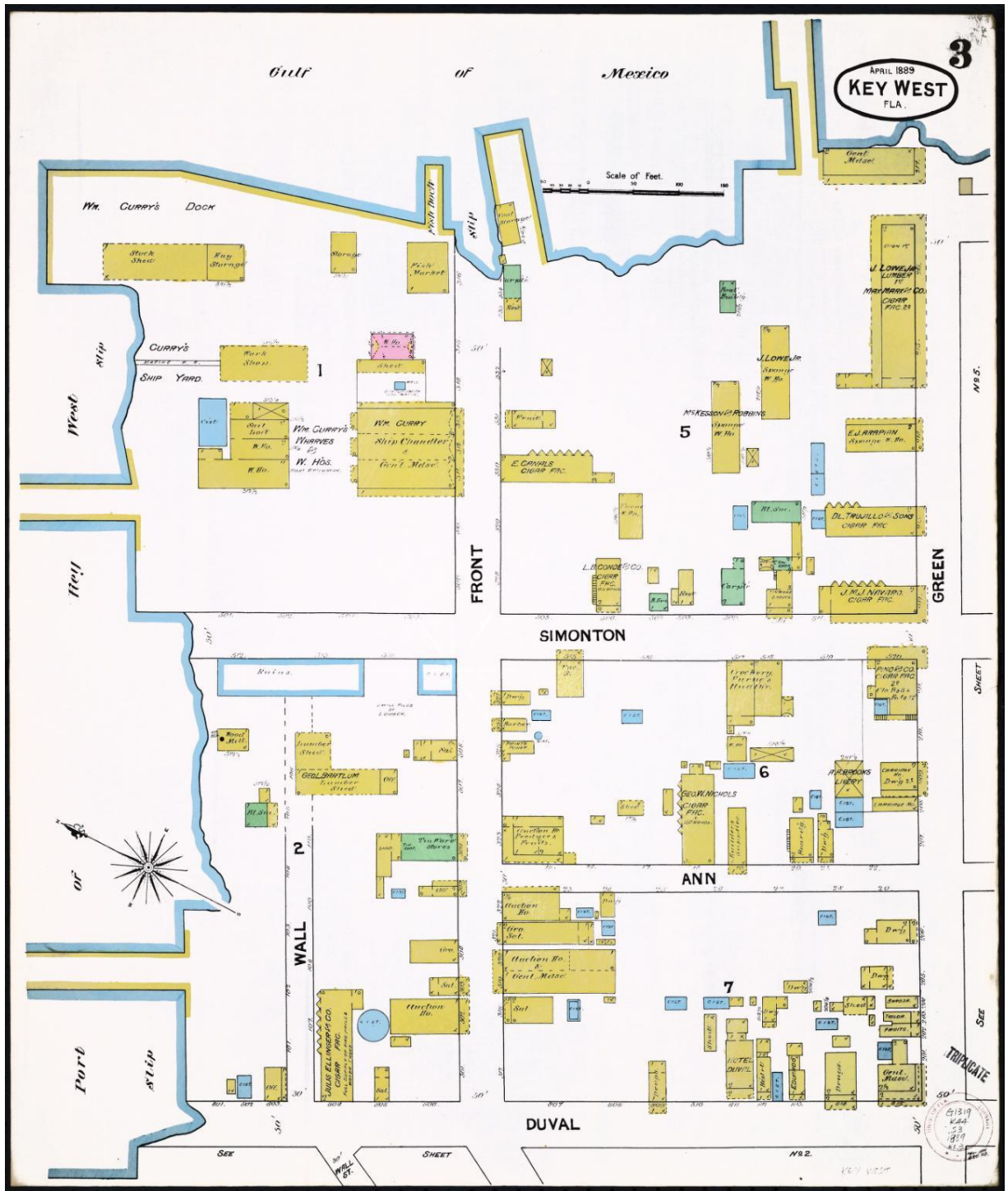
	OPEN ELEVATOR
	FRAME ENCLOSED ELEVATOR
	FRAME ELEVATOR WITH SELF CLOSING TRAPS
	BRICK ELEVATOR WITH SELF CLOSING TRAPS
	TILE ENCLOSED ELEVATOR WITH WIRE GLASS DOOR
	CONCRETE BLOCK ENCLOSED ELEVATOR WITH TRAPS AND IRON DOOR
	FRAME ENCLOSED ELEVATOR WITH TRAPS
	SKYLIGHT LIGHTING TOP STORY
	SKYLIGHT LIGHTING TWO STORIES
	SKYLIGHT LIGHTING THREE STORIES
	SKYLIGHT OF WIRE GLASS
	LARGE RAISED SKYLIGHT ON ROOF
	VENTILATOR IN ROOF
	ELEVATED WATER TANK
	GASOLINE TANK (BURIED)
	OUTSIDE VERTICAL PIPE & FIRE ESCAPE
	DRIVE OR PASSAGE WAY



Sanborn Map Key

112 Ann Street— Key West



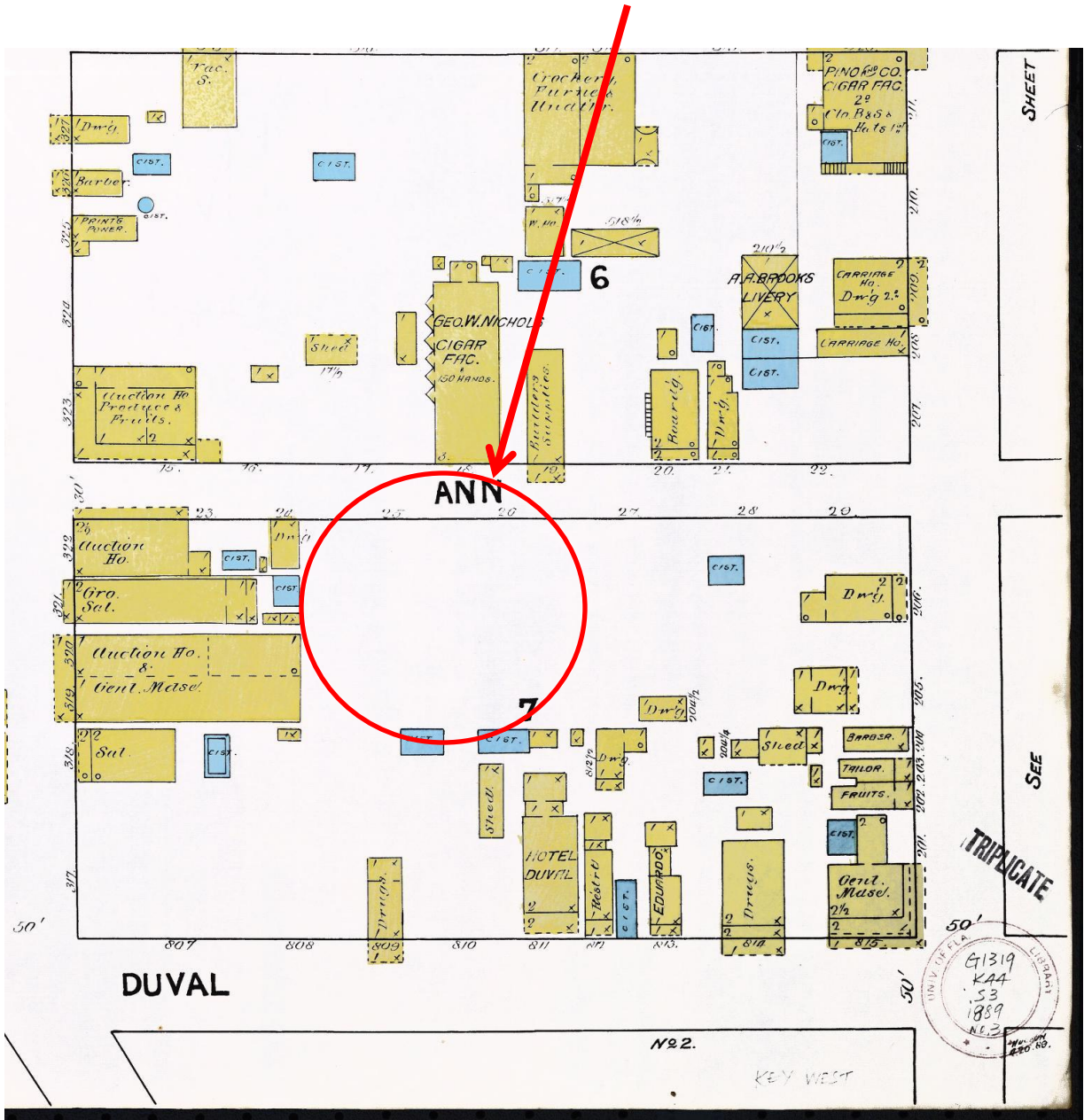


Sanborn Map April, 1889

112 Ann Street— Key West

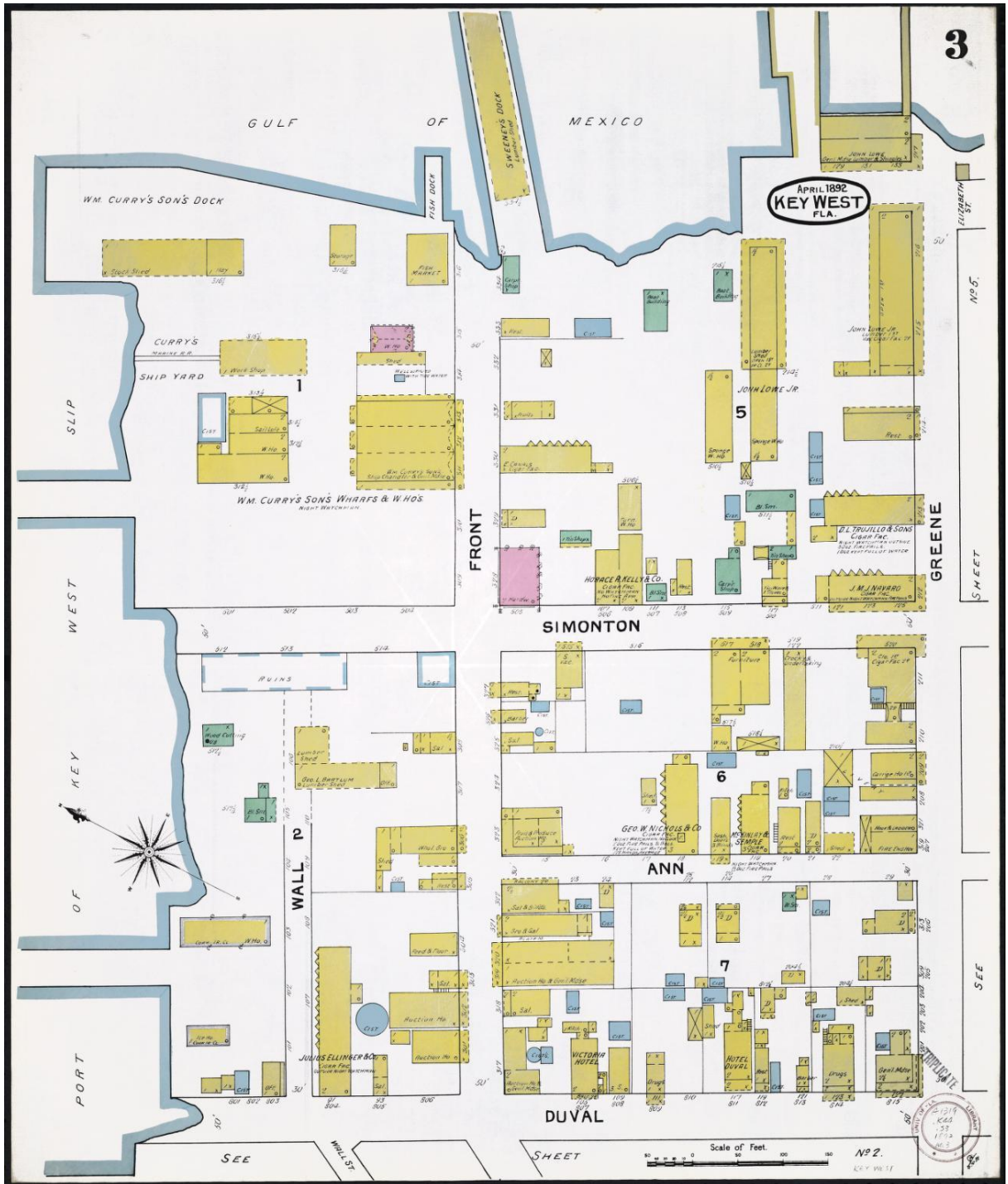


112 Ann : Not yet constructed



Sanborn Map April, 1889

## 112 Ann Street— Key West

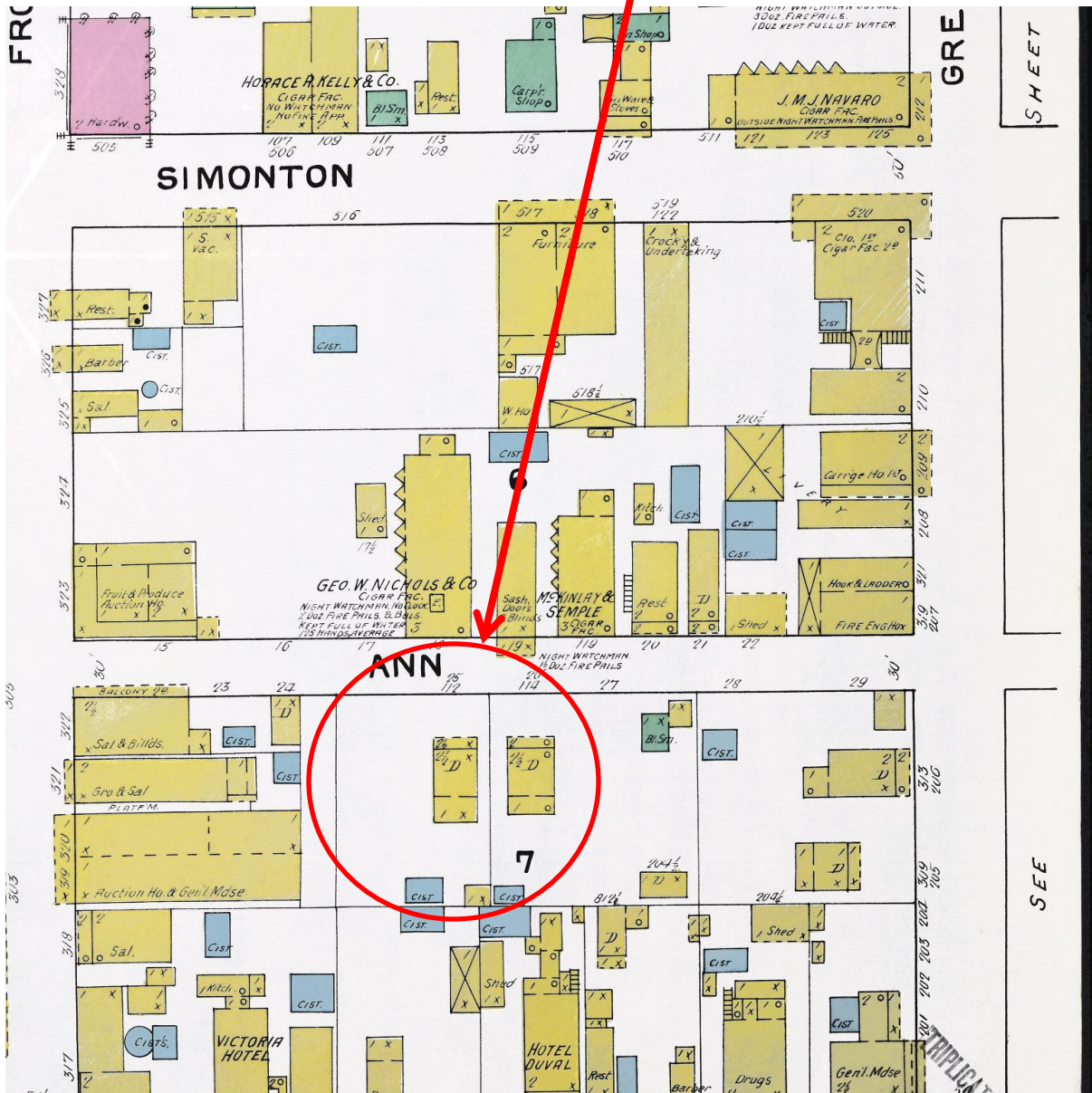


Sanborn Map April, 1892

112 Ann Street— Key West

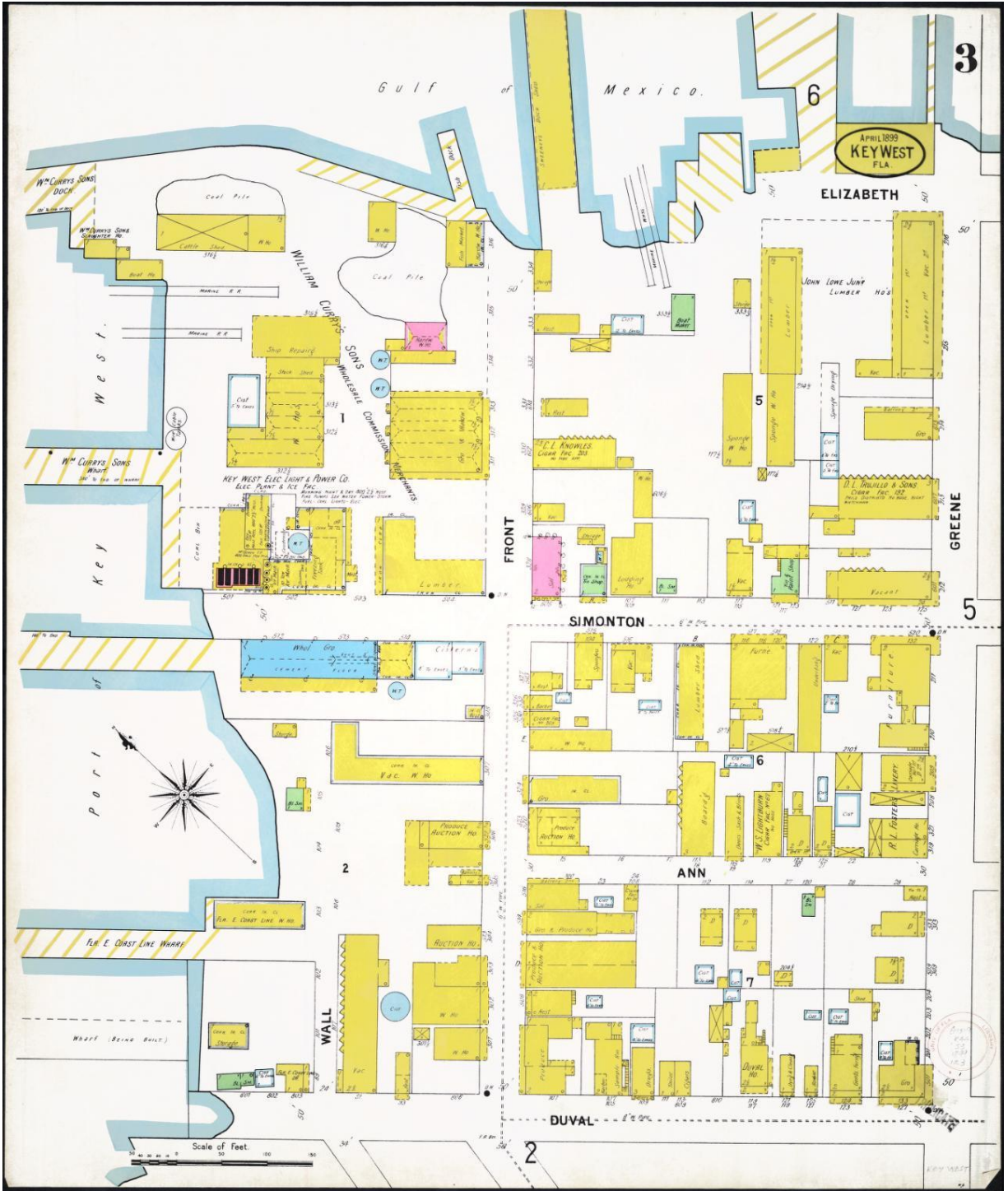


112 Ann : Noted as 2 ½ Story Dwelling



Sanborn Map April, 1892

112 Ann Street— Key West



Sanborn Map April, 1899

## 112 Ann Street— Key West

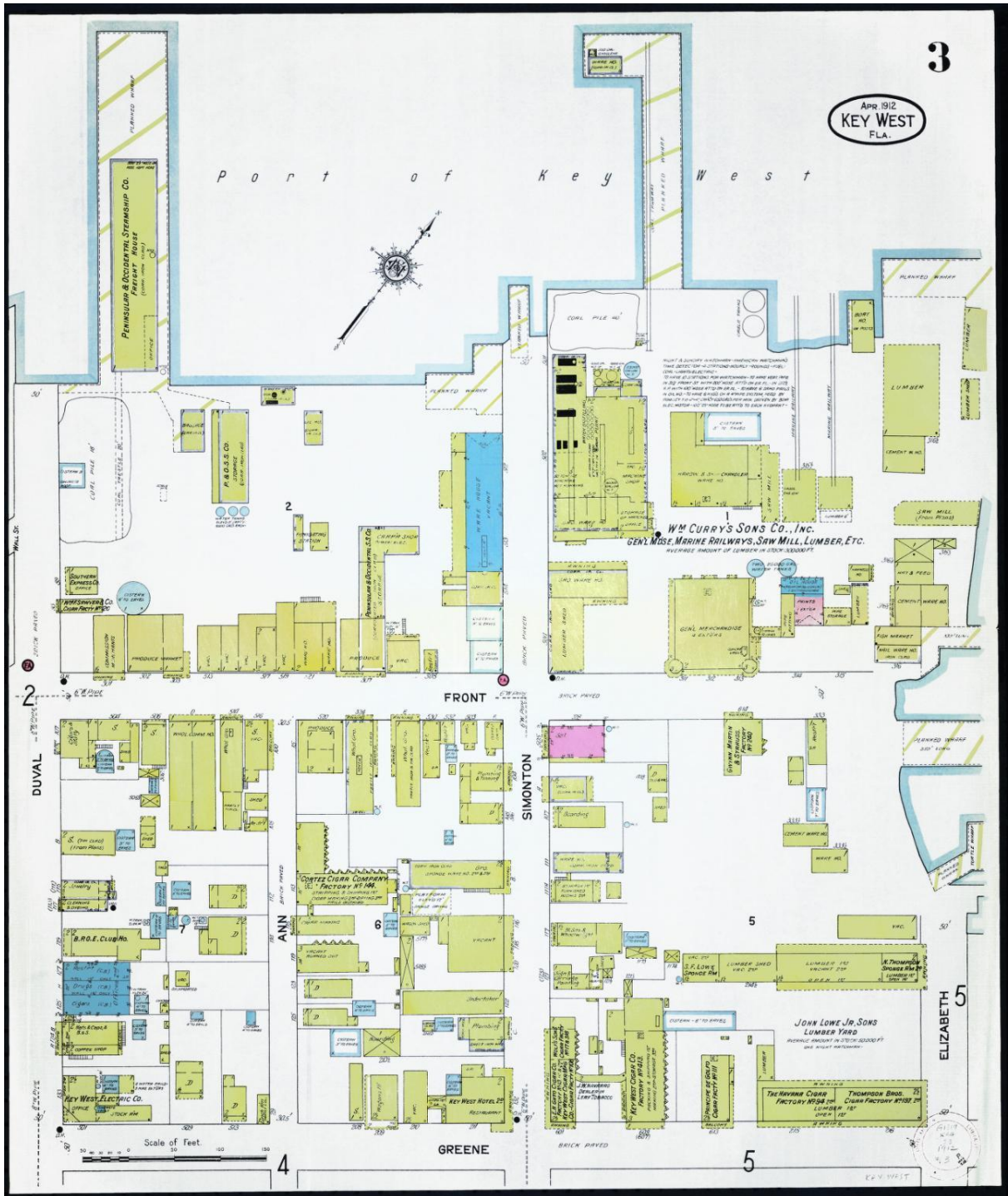


112 Ann : Noted as 2 Story Dwelling



Sanborn Map April, 1899

112 Ann Street— Key West



Sanborn Map April, 1912

112 Ann Street— Key West

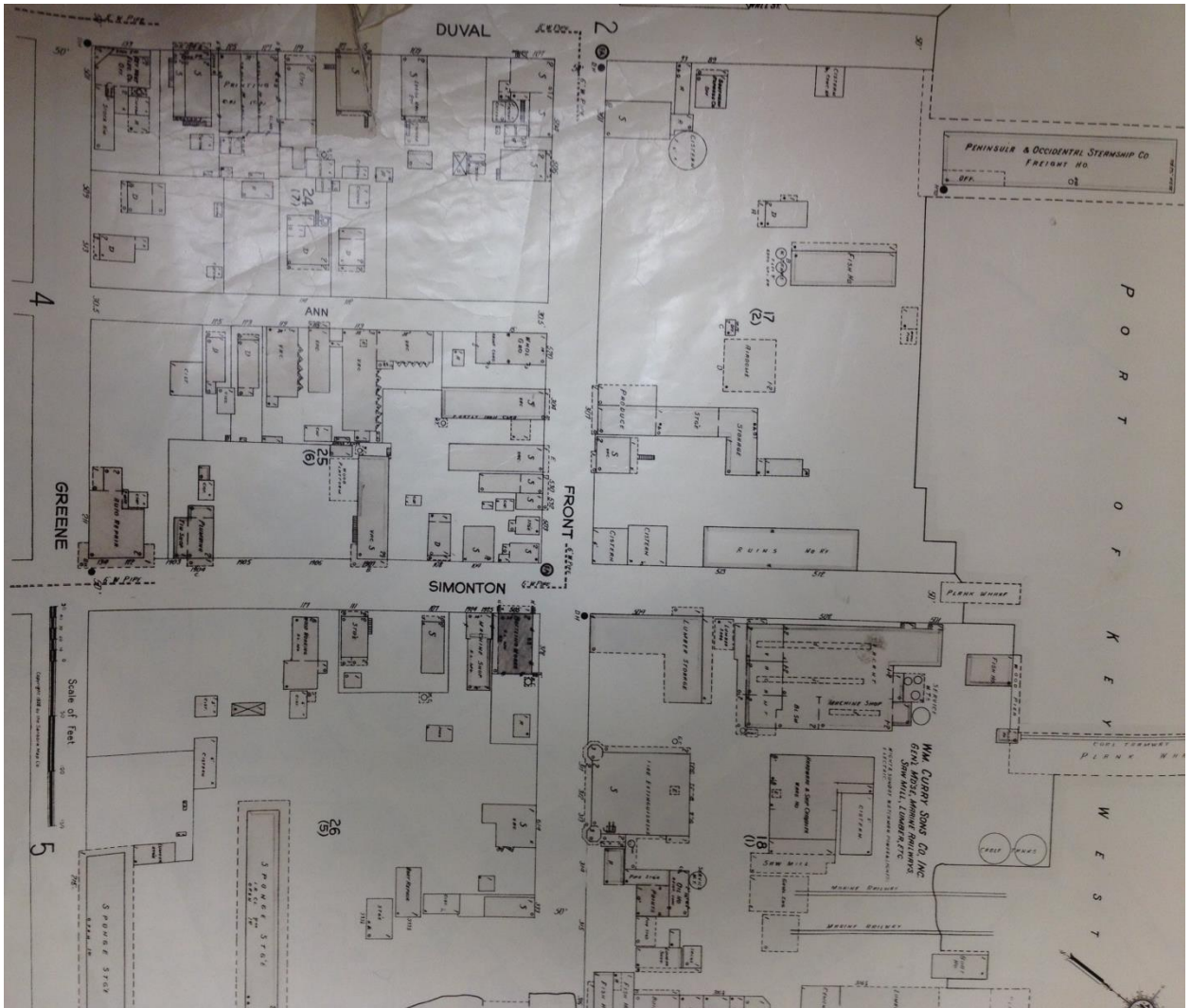


112 Ann : Noted as 2 Story Dwelling



Sanborn Map April, 1912

112 Ann Street— Key West

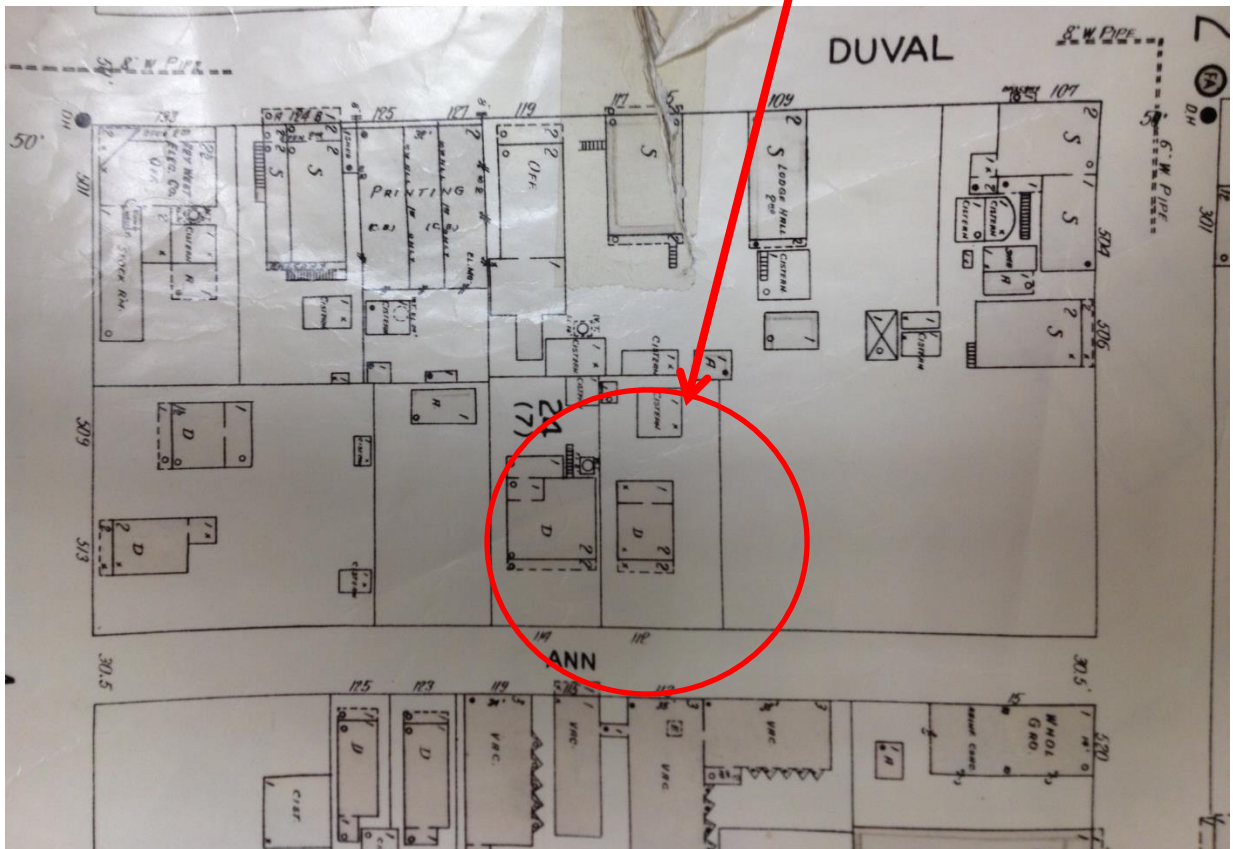


Sanborn Map April, 1926

112 Ann Street— Key West

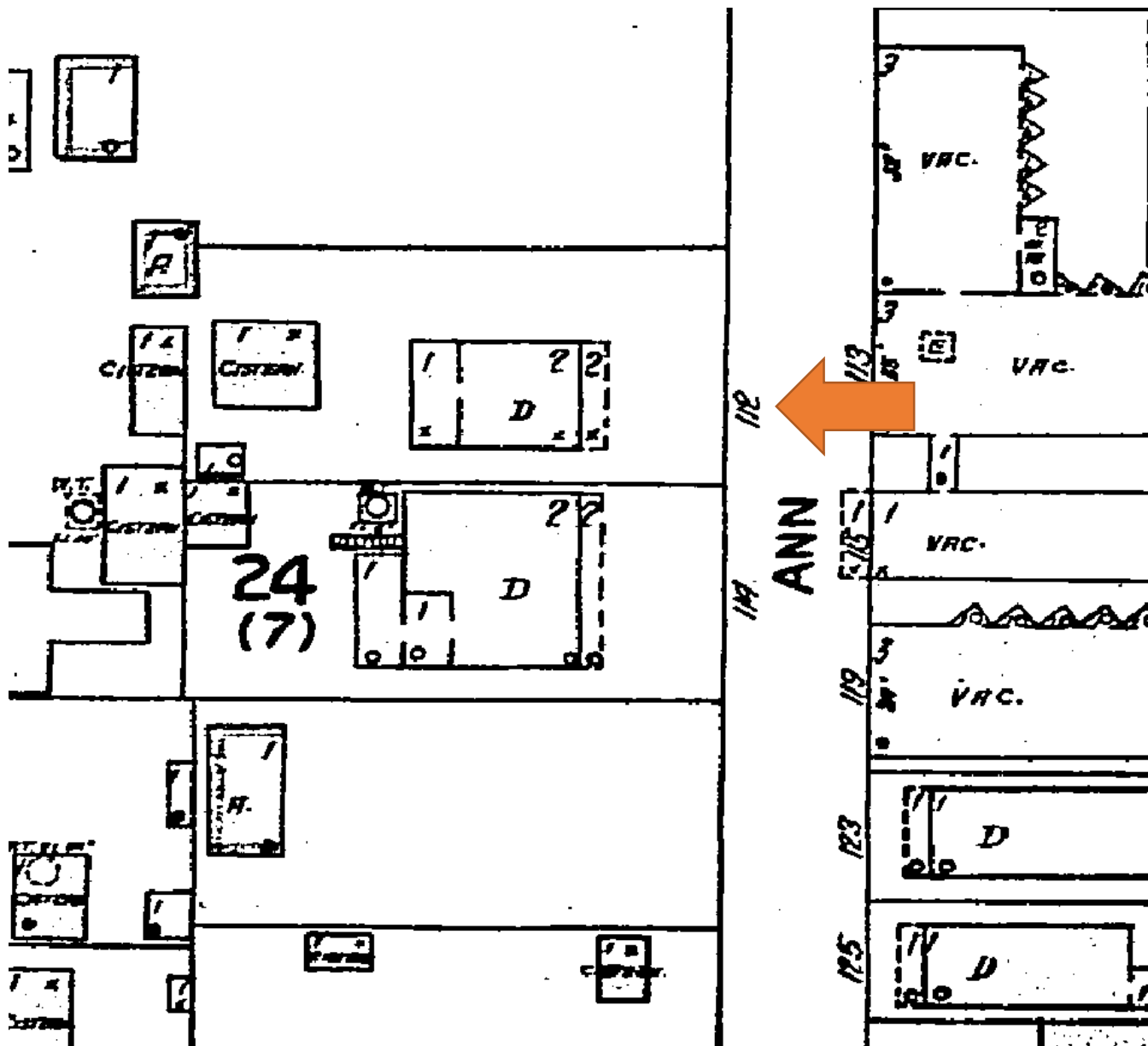


112 Ann : Noted as 2 Story Dwelling

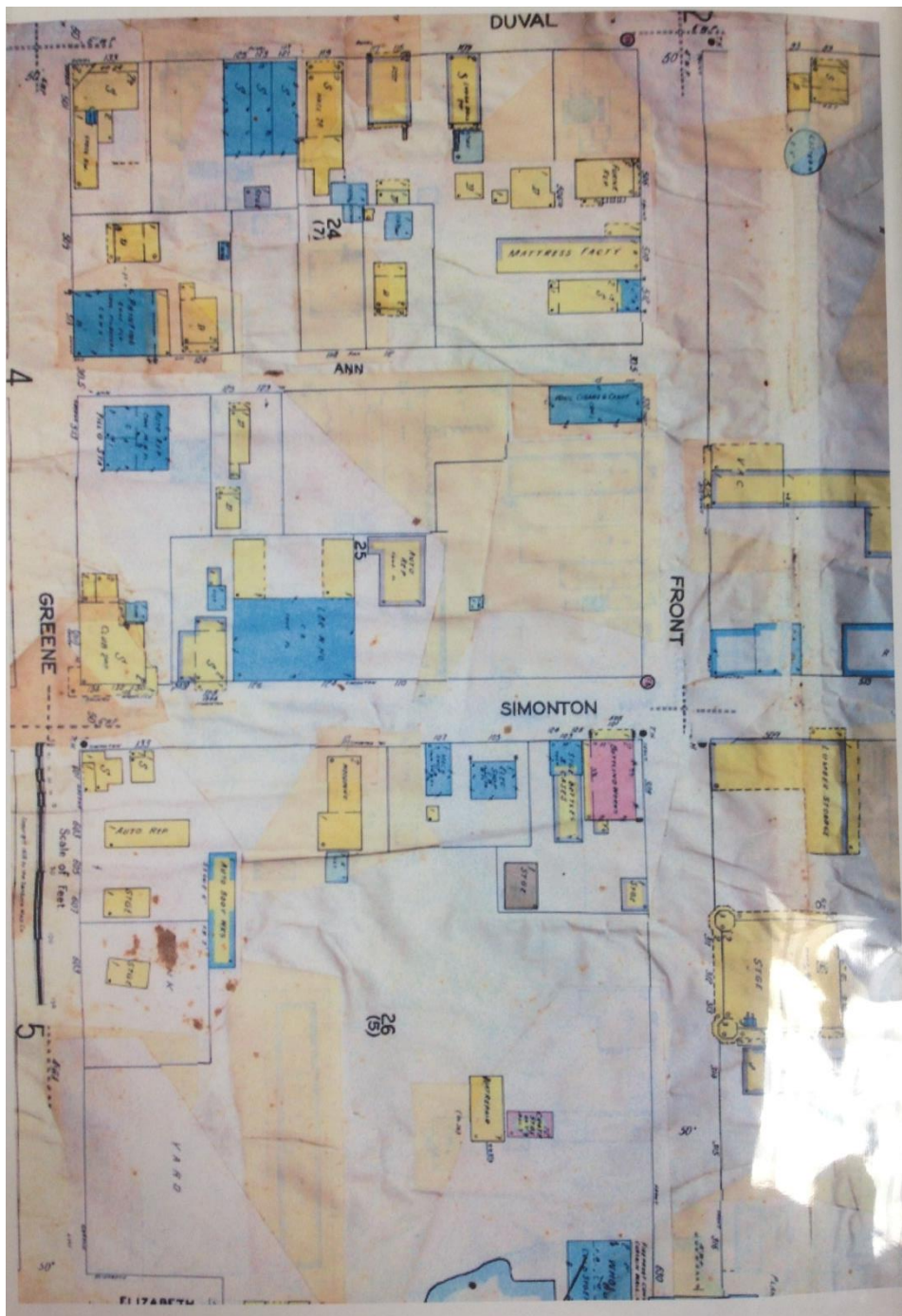


Sanborn Map April, 1926

112 Ann Street— Key West



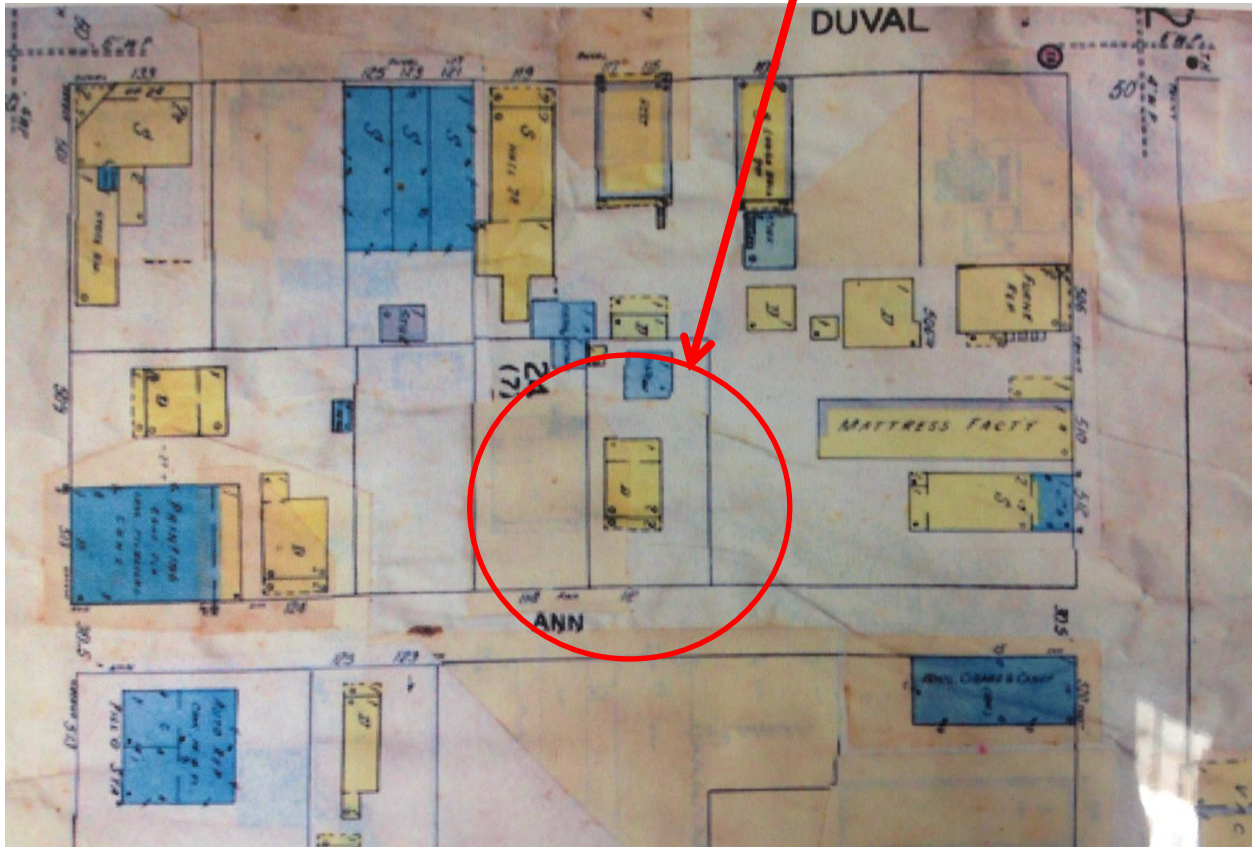
1926 Sanborn Map



Sanborn Map, 1926 Revision of 1948

112 Ann Street— Key West

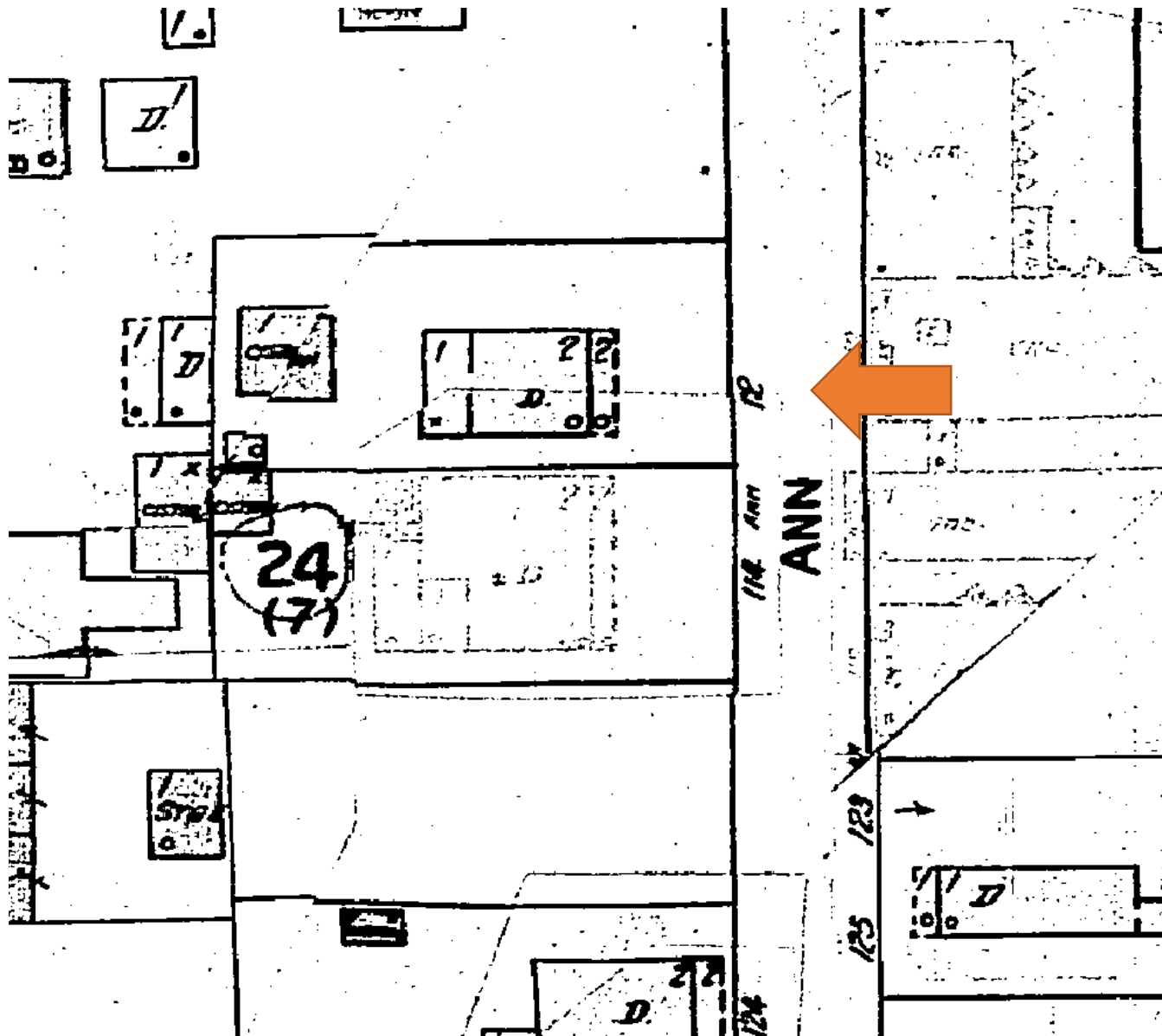
112 Ann : Noted as 1 Story Dwelling



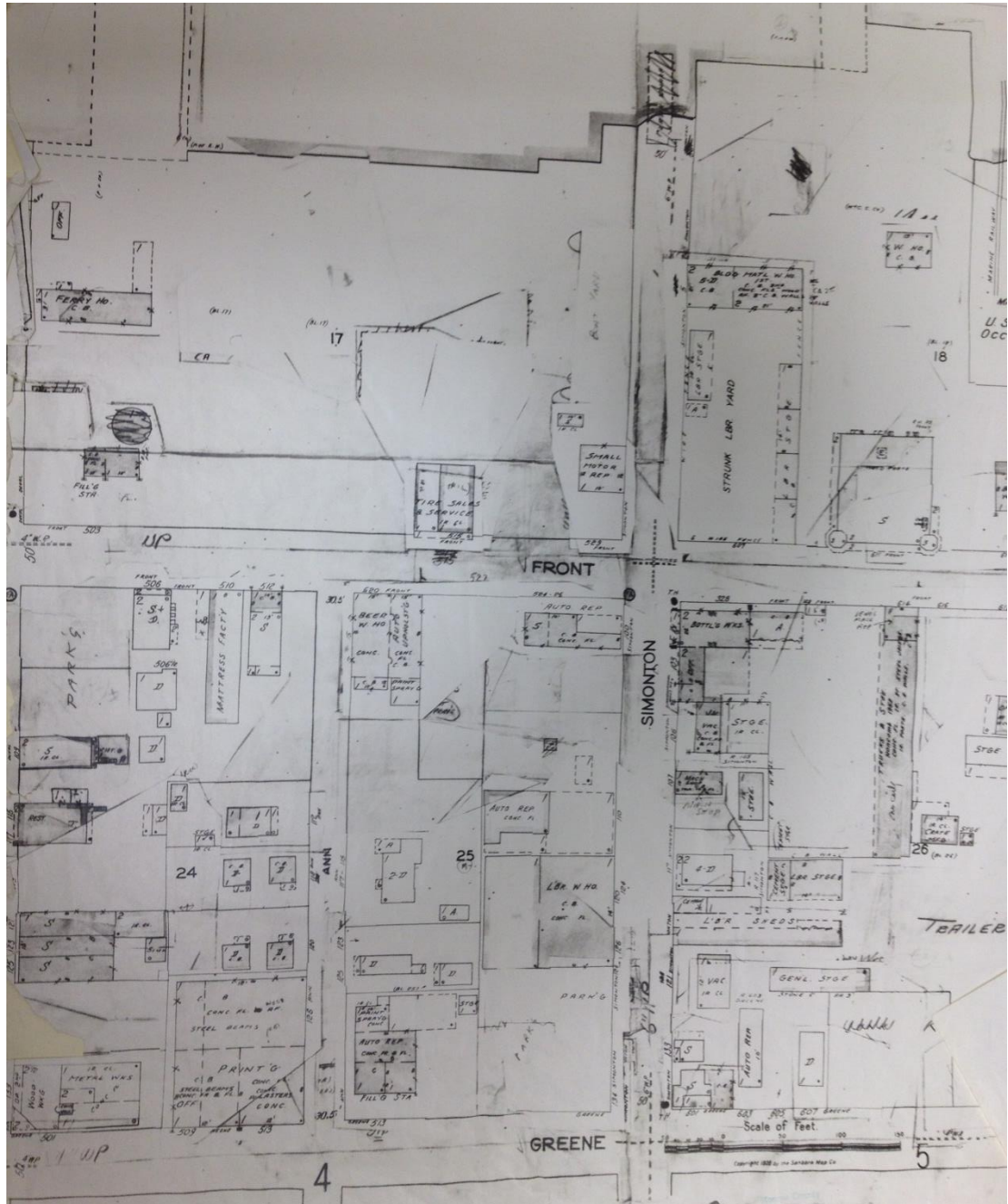
Sanborn Map 1926, Revision of 1948

112 Ann Street— Key West





1948 Sanborn Map



Sanborn Map 1962

112 Ann Street— Key West





# 1962 Sanborn Map



# PROJECT PHOTOS

112 Ann : 2 ½ Story Dwelling

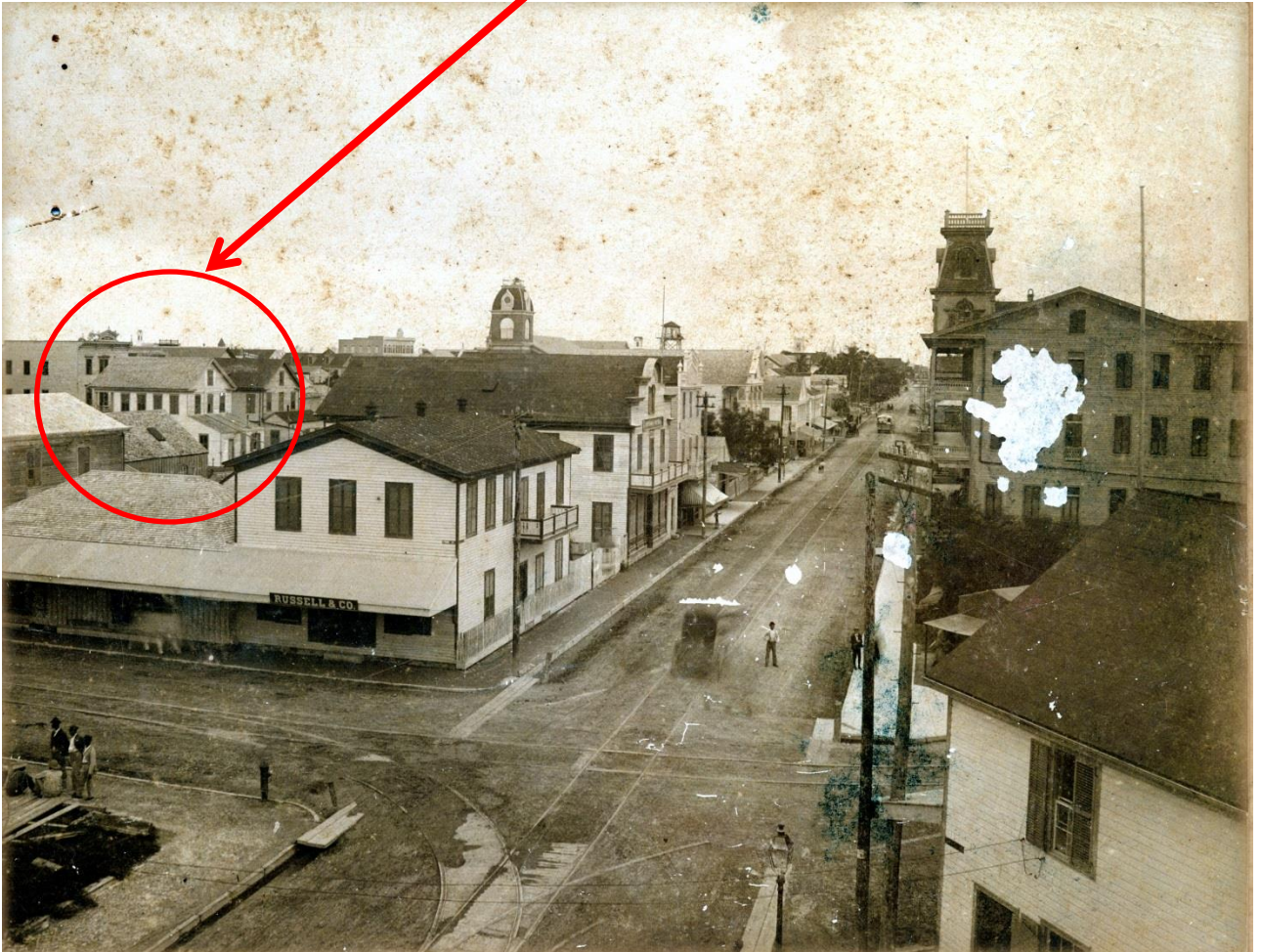


Photo: Corner of Duval and Front Street, ca. after 1891 (note: City Hall in Background)

112 Ann Street— Key West





C. 1891 photograph from the intersection of Duval and Front Street.  
Monroe County Public Library.





Close-up of previous photograph.

112 Ann : 2 ½ Story Dwelling

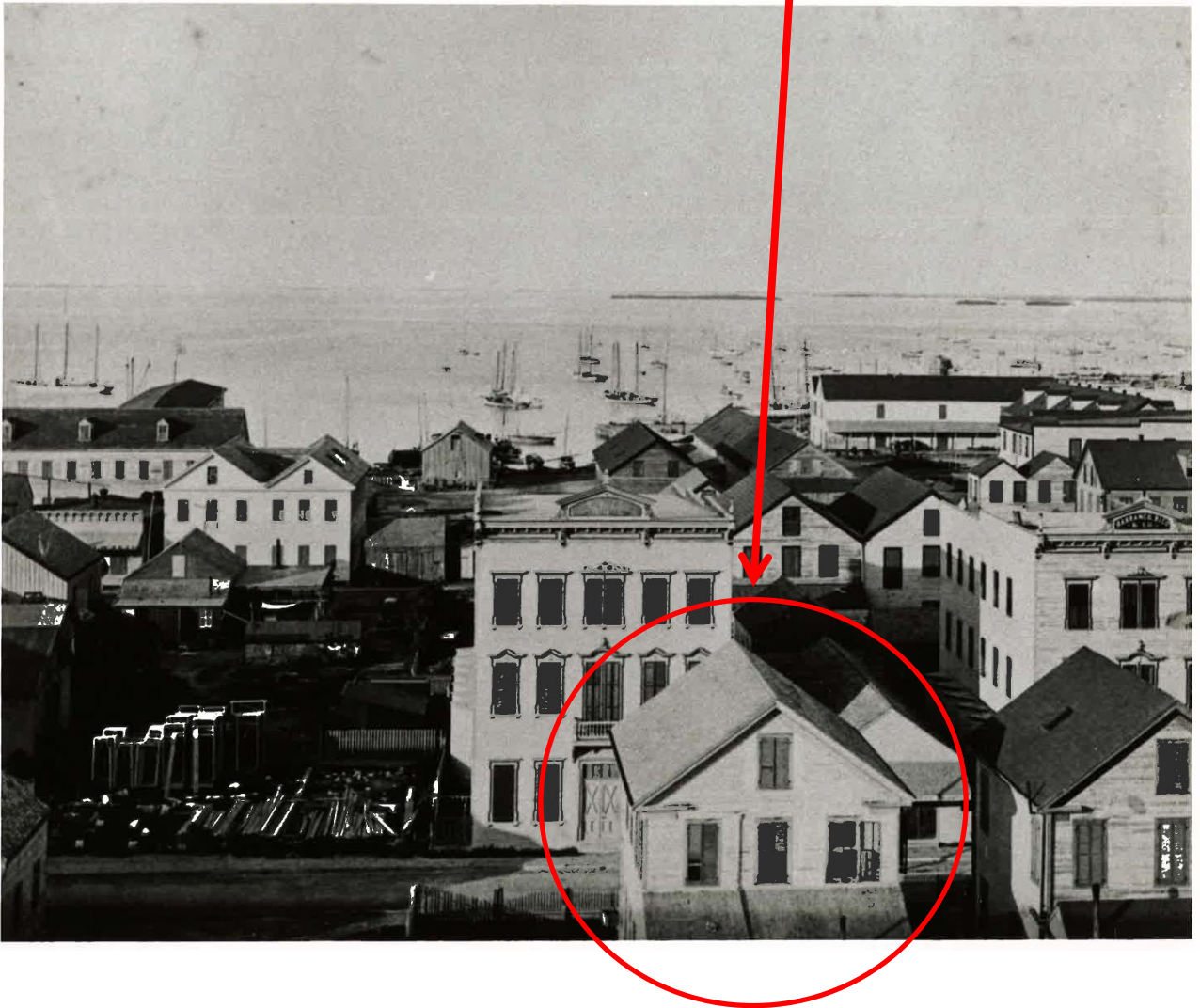


Photo: View of Ann Street, ca. after 1891

112 Ann Street— Key West





1920s aerial photograph. It's blurry, but the form of 112 Ann Street is evident. Monroe County Public Library.



1958 aerial photograph, showing the house as one and half story structure. Monroe County Public Library.





1970s Photograph from Old City Hall.  
Monroe County Public Library.





*Photo: Exterior of Home by the Monroe County Property Appraisers Office, ca. 1970's*

---

*112 Ann Street— Key West*



Photo: Current Site Conditions; Front of Home

---

112 Ann Street— Key West





Photo: Current Site Conditions; Rear of Home

---

112 Ann Street— Key West

112 Ann Street  
Google Earth Street View

Street View - Mar 2011







Photo: Existing Conditions; Attic Facing Bagatelle

---

112 Ann Street— Key West



Photo: Existing Conditions; Original Clawfoot Bathtub

---

112 Ann Street— Key West





Photo: Existing Conditions; Original 2" Lumber

---

112 Ann Street— Key West



Photo: Existing Conditions; Charred Attic Flooring with Original 2" Joists

---

112 Ann Street— Key West





Photo: Existing Conditions; New 1-1/2" Nominal Lumber

---

112 Ann Street— Key West



Photo: Existing Conditions; Original Stair Opening

---

112 Ann Street— Key West





Photo: Existing Conditions; Charred Attic Flooring

---

112 Ann Street— Key West

# MISCELLANEOUS INFORMATION

# Three Blocks Threatened By Early Morning Flames; Damage Is Put At \$75,000

which Stephen Lowe is representative. The building was destroyed along with the cigar factory buildings and a \$3,000 stock of sponges is a complete loss. The building was insured for \$4,500 and the stock for \$5,000.

The cigar factory buildings, long vacant, were not covered by insurance. They were considered a fire hazard. They are the last of the frame cigar-factory buildings of any size.

The home of Mrs. Mamie Moss, at 112 Ann, across the street from the factory was partially burned and Mrs. Kate Baldwin, Mrs. Moss' mother, over 80 years of age, was gotten from the building with little time to spare. She is feeble and was assisted from the house after it was burning freely.

She, Mrs. Moss and Mrs. Carrie Bernreuter, another occupant, say that but for the timely arrival of Police Officer Shanahan with a flash light, they would have been in a desperate plight. The fire had reached the wiring, and the house was in darkness. The home was insured for \$2,000 which will probably cover the damage, it is said.

A dwelling at 123 Ann street, owned and occupied by Mr. and Mrs. E. F. Cranch, was completely destroyed. It was insured for \$1,000 with a like sum on the furnishings.

Residences at 114 and 125 Ann street were damaged, but the damage is slight, fire and insurance officials say.

The building occupied by the Gatti barber shop at 109 Duval

## Last Frame Cigar Factory Building In City Burns Lives Endangered; Apparatus Out

Damage estimated at \$75,000 was done by fire in early this morning; several persons narrowly escaped with their lives from a burning home, and for a time looked as if at least a whole block would be swept.

The fire started at at 4 on Ann street. A 25-mph wind was blowing from burning buildings toward Duval street and only by efforts by the fire department, paid and volunteer assistance from

NOV 12, 1931

Newspaper Article November 12, 1931 : Ann Street Cigar Factory and Residential Fire

112 Ann Street— Key West



## Classical Revival, Double Gallery House

The Classical Revival style in Key West is derived from the Greek Revival style, which was the national architectural style of the United States from the mid 1830's until the Civil War. High-style Greek Revival Architecture soon gave way to the Key West "Temple Form" variants fashioned primarily in wood, which mimicked the proportions of classical idealism. A simple building could be formed into a facsimile of a Greek Temple by extending the gable to create a portico. Squared pillars topped with ornate moldings were a substitute for formal columns. The Classical Revival style tended to linger in the South long after it had ceased to be fashionable in the Northern states, and buildings with classical motifs continued to be built. Whitehead's drawings of Key West show temple front classical revival houses in the city in 1838. There are over 300 temple form houses in Key West, 200 of those are two-story homes. All are constructed of wood.

### Characteristics

Plan: rectangular

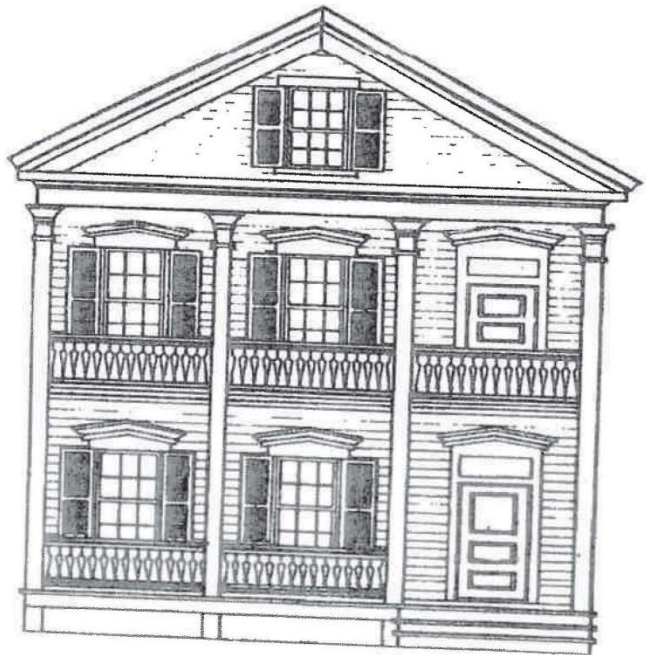
Foundation: raised on piers

Height: two & one-half stories

Exterior: wood cladding

Roof type: front gable

Detailing: Classical Revival



5/14/02

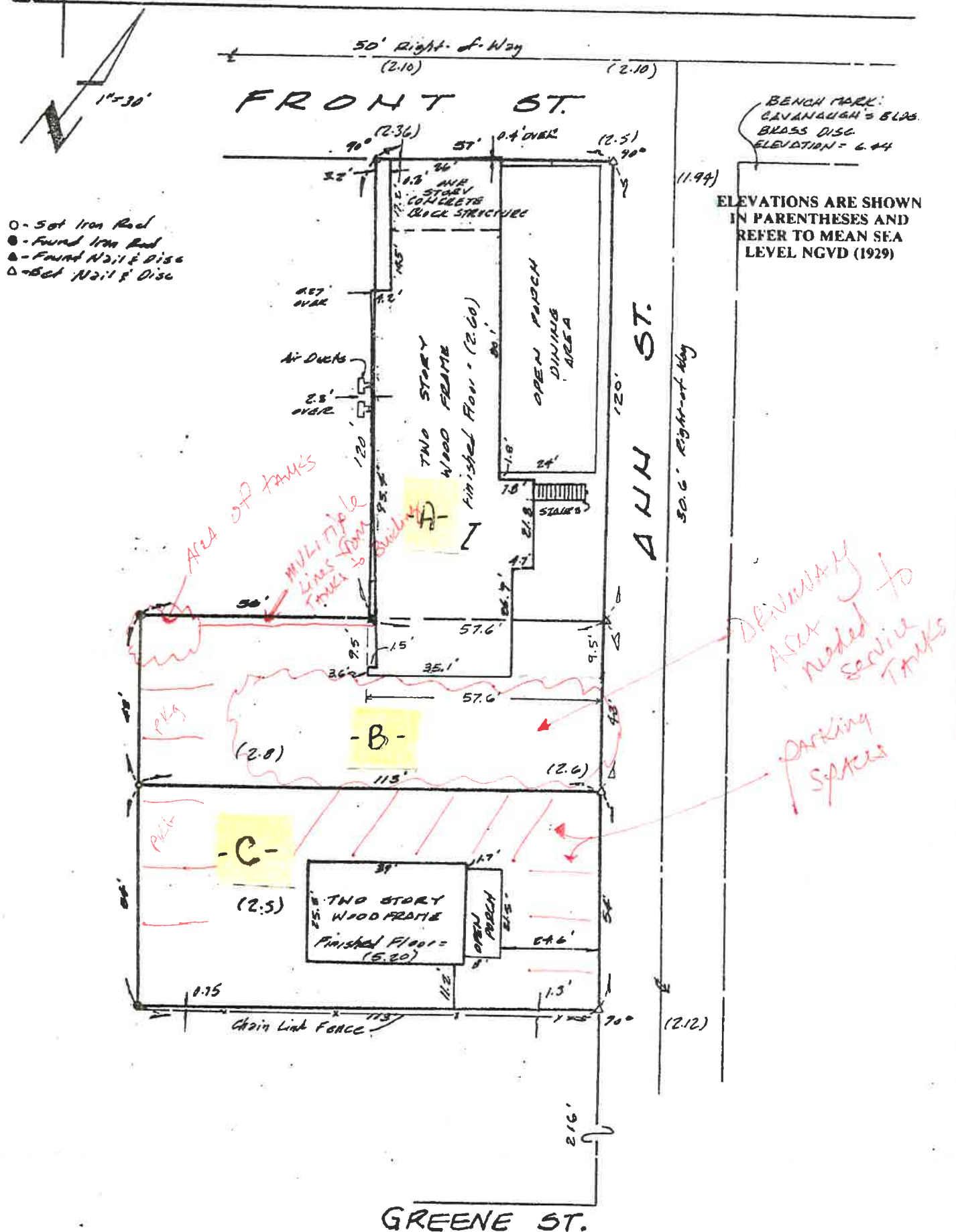
63

HARC Guidelines Section VIII. Architectural Styles of Key West

112 Ann Street— Key West



# SURVEY



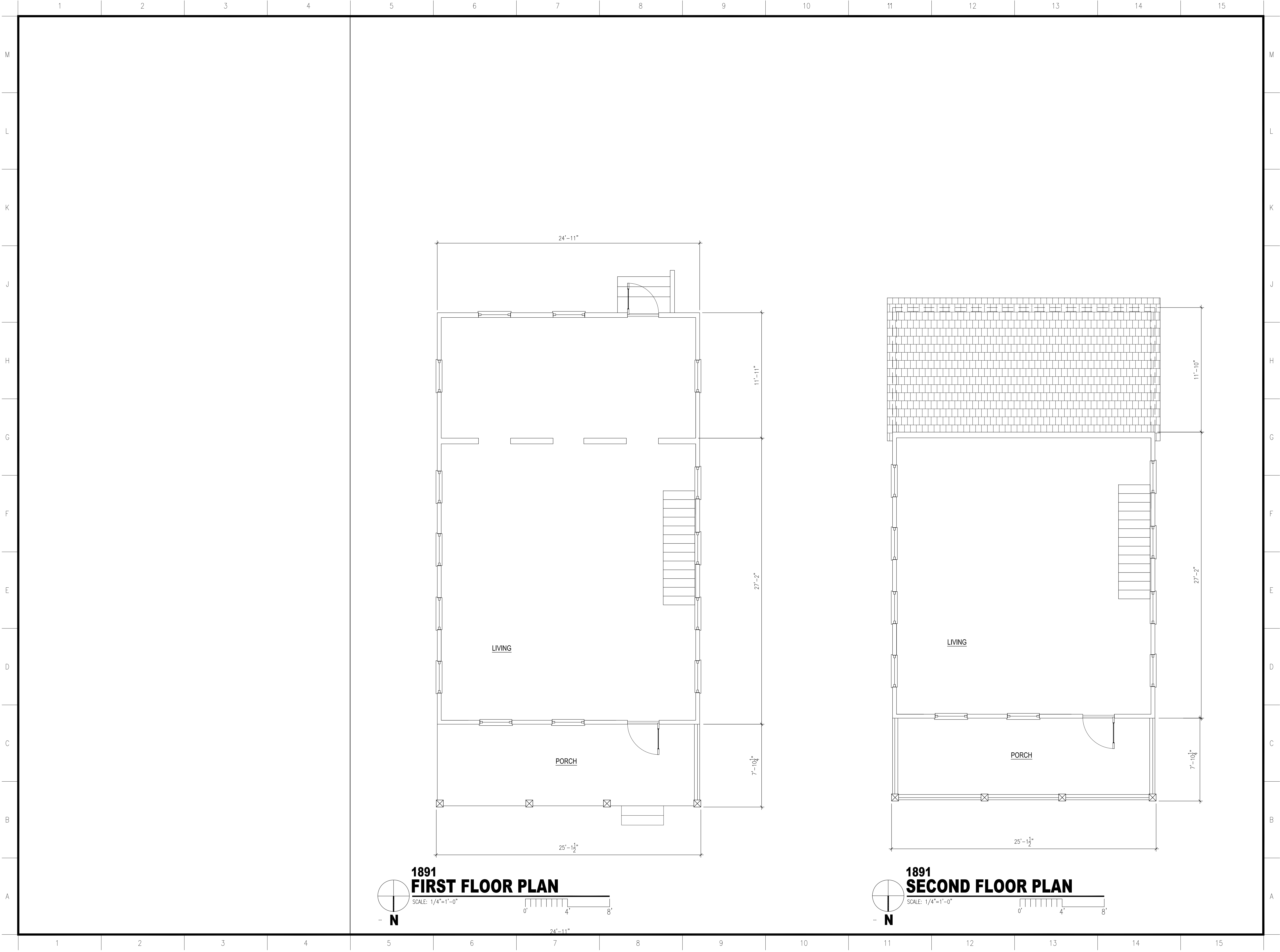
**NOTES:**

# PROPOSED DESIGN



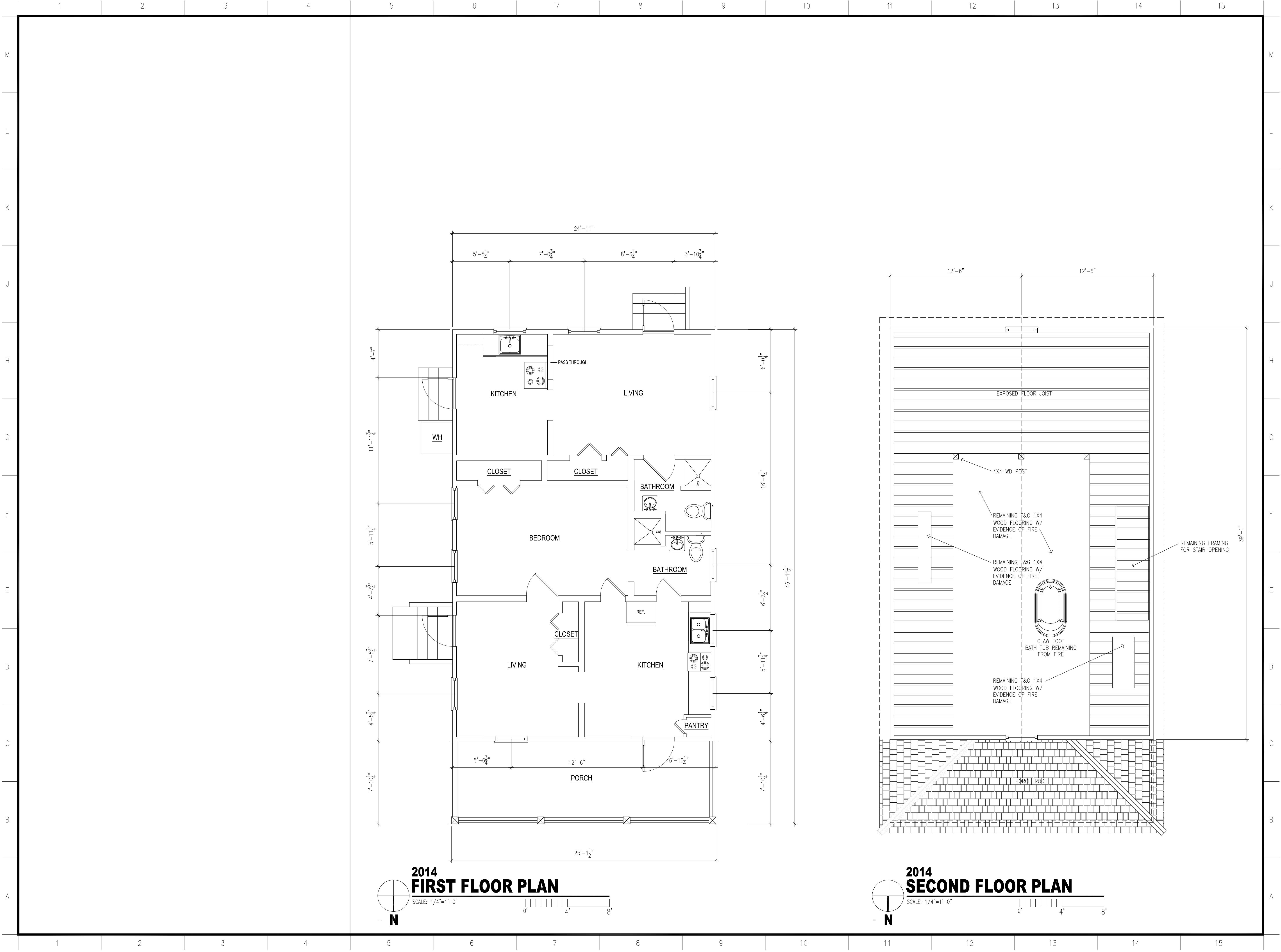






Mark	Date	Revisions
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
Lawrence Marek Architect Florida Registration No. AR96374		
923 White Street Key West, Florida 33040 & 37-18 Northern BLVD Suite 419 Long Island City, New York 11101 Email: <a href="mailto:lmarek@helios-arch.com">lmarek@helios-arch.com</a> Website: <a href="http://www.helios-arch.com">www.helios-arch.com</a> Telephone: 917-842-6220		
Project Name		
RESIDENCE RENOVATION		
122 ANN KEY WEST, FL 33040		
Sheet Title		
Project Phase		
....		
This drawing is the property of LAWRENCE MEREK ARCHITECT and is not to be reproduced or copied in whole or part. It is only to be used for the project and site specifically identified herein and is not to be used on any other building project or building site. It is to be returned on request. Drawing scales are stated hereon are valid on the original Drawing only. Contractor shall carefully review dimensions and conditions shown hereon and compare them with actual job site conditions prior to beginning any new work. Contractor shall report to the Architect at once any error, inconsistency, or omission he may discover in the dimensions and/or job site conditions shown hereon.		
Architect's Seal and Signature		
Scale: AS NOTED		
Sheet No. / Project No. No. .		
Drawn By: LM/MT		
Date: 1/2/15		

A201



Mark	Date	Revisions
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
<div>Lawrence Marek Architect Florida Registration No. AR96374</div> <div>923 White Street Key West, Florida 33040 &amp; 37-18 Northern BLVD Suite 419 Long Island City, New York 11101 Email: lmarek@helios-arch.com Website: www.helios-arch.com Telephone: 917-842-6220</div>		
Project Name		
RESIDENCE RENOVATION		
122 ANN KEY WEST, FL 33040		
Sheet Title		
Project Phase		
....		
<p>This drawing is the property of LAWRENCE MEREK ARCHITECT and is not to be reproduced or copied in whole or part. It is only to be used for the project and site specifically identified herein and is not to be used on any other building project or building site. It is to be returned on request.</p> <p>Drawing scales are stated hereon are valid on the original Drawing only. Contractor shall carefully review dimensions and conditions shown hereon and compare them with actual job site conditions prior to beginning any new work. Contractor shall report to the Architect at once any error, inconsistency, or omission he may discover in the dimensions and/or job site conditions shown hereon.</p>		
Architect's Seal and Signature		
Scale: AS NOTED	Sheet No. / Project No. No. .	
Drawn By: LM/MT	A202	
Date: 1/2/15		

COPYRIGHT © 2014. LAWRENCE MAREK ARCHITECT. COPYRIGHTS AND OTHER RIGHTS RESTRICTS THESE DOCUMENTS TO THE ORIGINAL SITE AND OR PURPOSE FOR WHICH THEY WERE INTENDED. REPRODUCTION, CHANGES, OR OTHER ASSIGNMENTS ARE PROHIBITED.





Mark	Date	Revisions
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
Lawrence Marek Architect Florida Registration No. AR96374		
923 White Street Key West, Florida 33040 & 37-18 Northern BLVD Suite 419 Long Island City, New York 11101 Email: lmarek@helios-arch.com Website: www.helios-arch.com Telephone: 917-842-6220		
Project Name		
RESIDENCE RENOVATION		
122 ANN KEY WEST, FL 33040		
Sheet Title		
Project Phase		
....		
This drawing is the property of LAWRENCE MEREK ARCHITECT and is not to be reproduced or copied in whole or part. It is only to be used for the project and site specifically identified herein and is not to be used on any other building project or building site. It is to be returned on request. Drawing scales are stated hereon are valid on the original Drawing only. Contractor shall carefully review dimensions and conditions shown hereon and compare them with actual job site conditions prior to beginning any new work. Contractor shall report to the Architect at once any error, inconsistency, or omission he may discover in the dimensions and/or job site conditions shown hereon.		
Architect's Seal and Signature		
Scale: AS NOTED	Sheet No. / Project No. No. .	
Drawn By: LM/MT	A203	
Date: 1/2/15		

COPYRIGHT © 2014 LAWRENCE MAREK ARCHITECT. COPYRIGHTS AND OTHER RIGHTS RESTRICTS THESE DOCUMENTS TO THE ORIGINAL SITE AND OR PURPOSE FOR WHICH THEY WERE INTENDED. REPRODUCTION, CHANGES, OR OTHER ASSIGNMENTS ARE PROHIBITED.



Mark	Date	Revisions
Δ	_____	_____
Δ	_____	_____
Δ	_____	_____
Δ	_____	_____
Δ	_____	_____
Δ	_____	_____

Lawrence Marek  
Architect

Florida Registration No. AR96374

923 White Street  
Key West, Florida  
33040  
&  
37-18 Northern BLVD  
Suite 419  
Long Island City, New York  
11101  
Email: [lmarek@helios-arch.com](mailto:lmarek@helios-arch.com)  
Website: [www.helios-arch.com](http://www.helios-arch.com)  
Telephone: 917-842-6220

Project Name

RESIDENCE  
RENOVATION

122 ANN  
KEY WEST, FL 33040

Sheet Title

Project Phase

....

This drawing is the property of LAWRENCE MEREK ARCHITECT and is not to be reproduced or copied in whole or part. It is only to be used for the project and site specifically identified herein and is not to be used on any other building project or building site. It is to be returned on request.  
Drawing scales are stated hereon and are valid on the original Drawing only. Contractor shall carefully review dimensions and conditions shown hereon and compare them with actual job site conditions prior to beginning any new work. Contractor shall report to the Architect at once any error, inconsistency, or omission he may discover in the dimensions and/or job site conditions shown hereon.

Architect's Seal and Signature

Scale:  
AS NOTED

Sheet No. / Project No.  
No. .

Drawn By:  
LM/MT

Date:  
1/2/15

A302

COPYRIGHT © 2014. LAWRENCE MAREK ARCHITECT. COPYRIGHTS AND OTHER RIGHTS RESTRICTS THESE DOCUMENTS TO THE ORIGINAL SITE AND OR PURPOSE FOR WHICH THEY WERE INTENDED. REPRODUCTION, CHANGES, OR OTHER ASSIGNMENTS ARE PROHIBITED.



Mark	Date	Revisions
Δ	_____	_____
Δ	_____	_____
Δ	_____	_____
Δ	_____	_____
Δ	_____	_____
Δ	_____	_____

Lawrence Marek  
Architect  
Florida Registration No. AR96374

923 White Street  
Key West, Florida  
33040  
&  
37-18 Northern BLVD  
Suite 419  
Long Island City, New York  
11101  
Email: [lmarek@helios-arch.com](mailto:lmarek@helios-arch.com)  
Website: [www.helios-arch.com](http://www.helios-arch.com)  
Telephone: 917-842-6220

Project Name

RESIDENCE  
RENOVATION

112 ANN  
KEY WEST, FL 33040

Sheet Title

Project Phase

....

This drawing is the property of LAWRENCE MEREK ARCHITECT and is not to be reproduced or copied in whole or part. It is only to be used for the project and site specifically identified herein and is not to be used on any other building project or building site. It is to be returned on request.  
Drawing scales are stated hereon are valid on the original Drawing only. Contractor shall carefully review dimensions and conditions shown hereon and compare them with actual job site conditions prior to beginning any new work. Contractor shall report to the Architect at once any error, inconsistency, or omission he may discover in the dimensions and/or job site conditions shown hereon.

Architect's Seal and Signature

Scale:  
AS NOTED

Sheet No. / Project No.  
No. .

Drawn By:  
LM/MT

Date:  
1/2/15

A302

Copyright © 2014. LAWRENCE MAREK ARCHITECT. COPYRIGHTS AND OTHER RIGHTS RESTRICTS THESE DOCUMENTS TO THE ORIGINAL SITE AND OR PURPOSE FOR WHICH THEY WERE INTENDED. REPRODUCTION, CHANGES, OR OTHER ASSIGNMENTS ARE PROHIBITED.





Mark	Date	Revisions
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____

Lawrence Marek  
Architect  
Florida Registration No. AR96374

923 White Street  
Key West, Florida  
33040  
&  
37-18 Northern BLVD  
Suite 419  
Long Island City, New York  
11101  
Email: [lmarek@helios-arch.com](mailto:lmarek@helios-arch.com)  
Website: [www.helios-arch.com](http://www.helios-arch.com)  
Telephone: 917-842-6220

Project Name

RESIDENCE  
RENOVATION

122 ANN  
KEY WEST, FL 33040

Sheet Title

Project Phase

....

This drawing is the property of LAWRENCE MEREK ARCHITECT and is not to be reproduced or copied in whole or part. It is only to be used for the project and site specifically identified herein and is not to be used on any other building project or building site. It is to be returned on request.  
Drawing scales are stated hereon are valid on the original Drawing only. Contractor shall carefully review dimensions and conditions shown hereon and compare them with actual job site conditions prior to beginning any new work. Contractor shall report to the Architect at once any error, inconsistency, or omission he may discover in the dimensions and/or job site conditions shown hereon.

Architect's Seal and Signature

Scale:  
AS NOTED

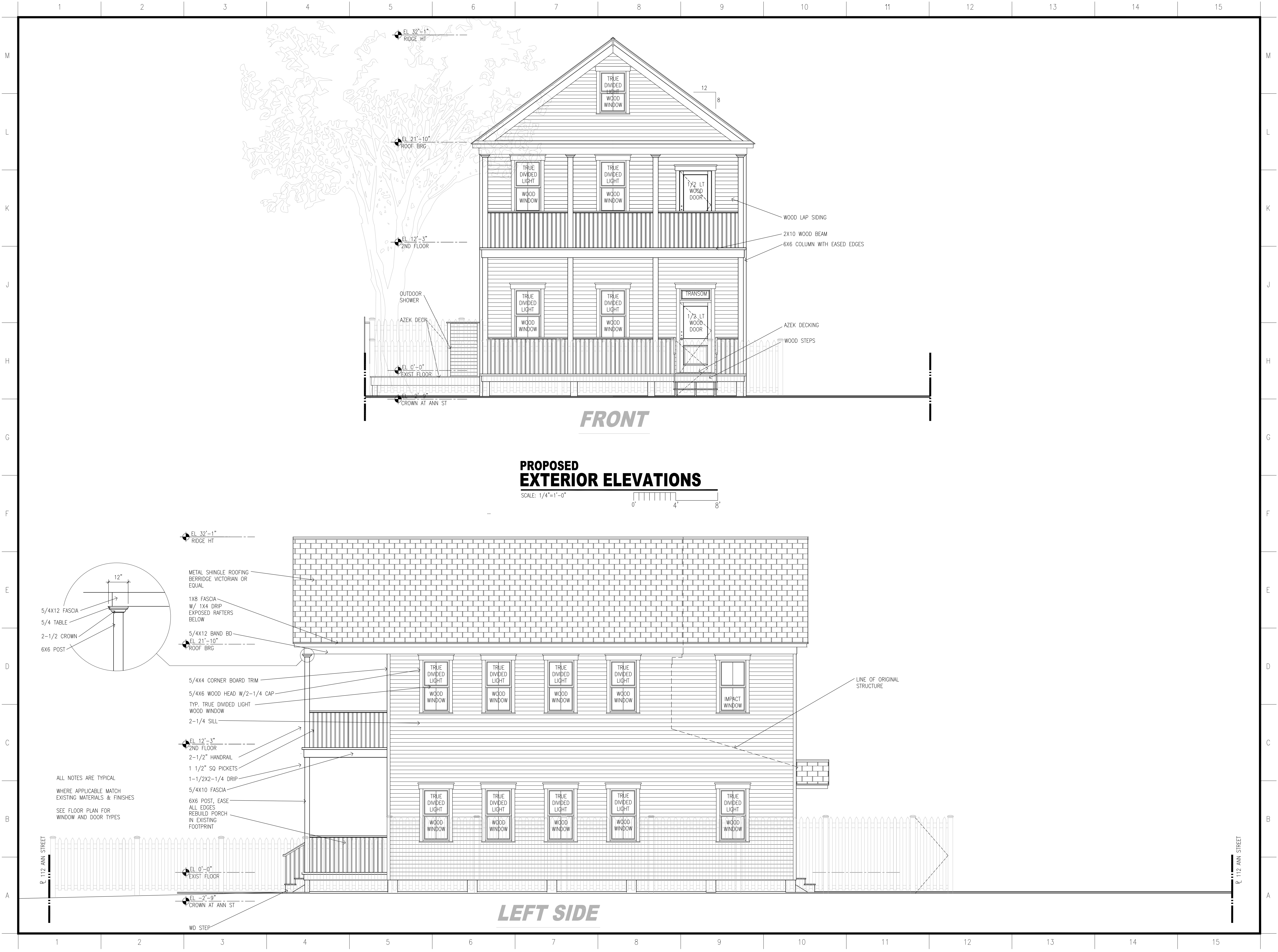
Sheet No. / Project No.  
No. .

Drawn By:  
LM/MT

Date:  
1/2/15

A301

COPYRIGHT © 2014. LAWRENCE MAREK ARCHITECT. COPYRIGHTS AND OTHER RIGHTS RESTRICTS THESE DOCUMENTS TO THE ORIGINAL SITE AND OR PURPOSE FOR WHICH THEY WERE INTENDED. REPRODUCTION, CHANGES, OR OTHER ASSIGNMENTS ARE PROHIBITED.



Mark	Date	Revisions
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____

Lawrence Marek  
Architect  
Florida Registration No. AR96374

923 White Street  
Key West, Florida  
33040  
&  
37-18 Northern BLVD  
Suite 419  
Long Island City, New York  
11101  
Email: [lmarek@helios-arch.com](mailto:lmarek@helios-arch.com)  
Website: [www.helios-arch.com](http://www.helios-arch.com)  
Telephone: 917-842-6220

Project Name

RESIDENCE  
RENOVATION

122 ANN  
KEY WEST, FL 33040

Sheet Title

Project Phase

....

This drawing is the property of LAWRENCE MEREK ARCHITECT and is not to be reproduced or copied in whole or part. It is only to be used for the project and site specifically identified herein and is not to be used on any other building project or building site. It is to be returned on request.  
Drawing scales are stated hereon are valid on the original Drawing only. Contractor shall carefully review dimensions and conditions shown hereon and compare them with actual job site conditions prior to beginning any new work. Contractor shall report to the Architect at once any error, inconsistency, or omission he may discover in the dimensions and/or job site conditions shown hereon.

Architect's Seal and Signature

Scale:  
AS NOTED

Sheet No. / Project No.  
No. .

Drawn By:  
LM/MT

Date:  
1/2/15

A303

COPYRIGHT © 2014. LAWRENCE MAREK ARCHITECT. COPYRIGHTS AND OTHER RIGHTS RESTRICTS THESE DOCUMENTS TO THE ORIGINAL SITE AND OR PURPOSE FOR WHICH THEY WERE INTENDED. REPRODUCTION, CHANGES, OR OTHER ASSIGNMENTS ARE PROHIBITED.



Mark	Date	Revisions
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		

Lawrence Marek  
Architect  
Florida Registration No. AR96374

923 White Street  
Key West, Florida  
33040  
&  
37-18 Northern BLVD  
Suite 419  
Long Island City, New York  
11101  
Email: [lmarek@helios-arch.com](mailto:lmarek@helios-arch.com)  
Website: [www.helios-arch.com](http://www.helios-arch.com)  
Telephone: 917-842-6220

Project Name

RESIDENCE  
RENOVATION

122 ANN  
KEY WEST, FL 33040

Sheet Title

Project Phase

....

This drawing is the property of LAWRENCE MEREK ARCHITECT and is not to be reproduced or copied in whole or part. It is only to be used for the project and site specifically identified herein and is not to be used on any other building project or building site. It is to be returned on request.

Drawing scales are stated hereon are valid on the original Drawing only. Contractor shall carefully review dimensions and conditions shown hereon and compare them with actual job site conditions prior to beginning any new work. Contractor shall report to the Architect at once any error, inconsistency, or omission he may discover in the dimensions and/or job site conditions shown hereon.

Architect's Seal and Signature

Scale:  
AS NOTED

Sheet No. / Project No.  
No. .

Drawn By:  
LM/MT

Date:  
1/2/15

A304

COPYRIGHT © 2014. LAWRENCE MAREK ARCHITECT

COPYRIGHTS AND OTHER RIGHTS RESTRICTS THESE DOCUMENTS TO THE ORIGINAL SITE AND OR PURPOSE FOR WHICH THEY WERE INTENDED. REPRODUCTION, CHANGES, OR OTHER ASSIGNMENTS ARE PROHIBITED.





## KEY WEST KEY LIME PIE COMPANY



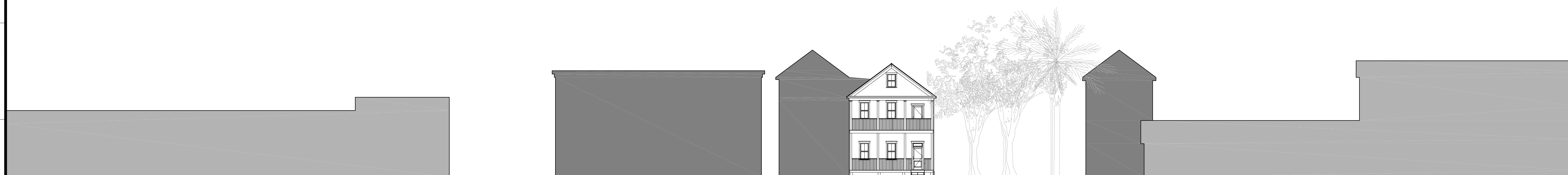
**PARKING LOT  
&  
IT'S SUGAR + JUNGLE PARADISE  
(BEYOND)**



**PARKING LOT  
&  
5 DOLLAR STORE  
(BEYOND)**



## TWO FRIENDS



## KEY WEST KEY LIME PIE COMPANY

**PARKING LOT  
IT'S SUGAR  
&  
JUNGLE PARADISE  
(BEYOND)**

**BAGATELLE**  
(BEYOND)  
SEE MAP BELOW  
FOR LOCATION

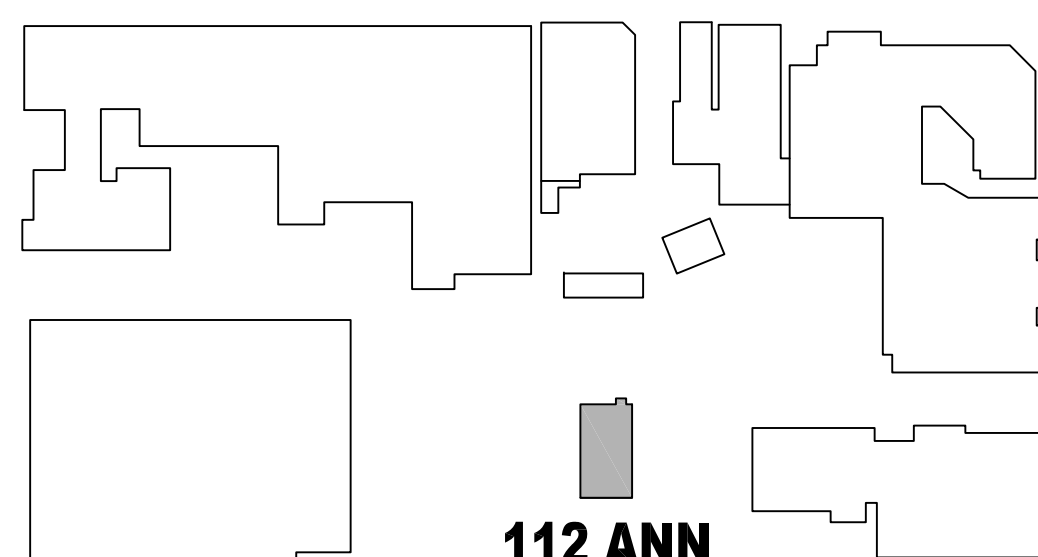
**PARKING  
LOT**

## 5 DOLLAR STORE (BEYOND)

## TWO FRIENDS



## LOOKING TOWARD GREENE STREET



## VICINITY MAP



**LOOKING TOWARD FRONT STREET**

[illegible]

Lawrence Marek  
Architect

Florida Registration No. AR96374

923 White Street  
Key West, Florida  
33040  
&  
37-18 Northern BLVD  
Suite 419  
Long Island City, New York  
11101  
Email: [Imarek@helios-arch.com](mailto:Imarek@helios-arch.com)  
Website: [www.helios-arch.com](http://www.helios-arch.com)  
Telephone: 917-842-6220

Project Name	
--------------	--

RESIDENCE  
RENOVATION

112 ANN  
KEY WEST, FL 33040

Sheet Title
-------------

TO	Project Phase
----	---------------

...

This drawing is the property of LAWRENCE MEREK ARCHITECT and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other building project or building site. It is to be returned on request.

Drawing scales are stated herein are valid on the original Drawing only. Contractor shall carefully review dimensions and conditions shown hereon and compare them with actual job site conditions prior to beginning any new work. Contractor shall report to the Architect at once any error, inconsistency, or omission he may discover in the dimensions and/or job site conditions shown hereon.

AND Architect's Seal and Signature

Scale:  
AS NOTED

Drawn By:

**Date:**  
1/2/15

Sheet No. / Project No.  
No. .

A401



# 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:

**RECONSTRUCTION OF HISTORIC HOUSE TO RETURN TO ITS  
PRE-1938 FORM. DEMOLITION OF HISTORIC ROOF.**

**FOR- #112 ANN STREET**

**Applicant – Kenmar General Contracting**

**Application # H15-01-0002**

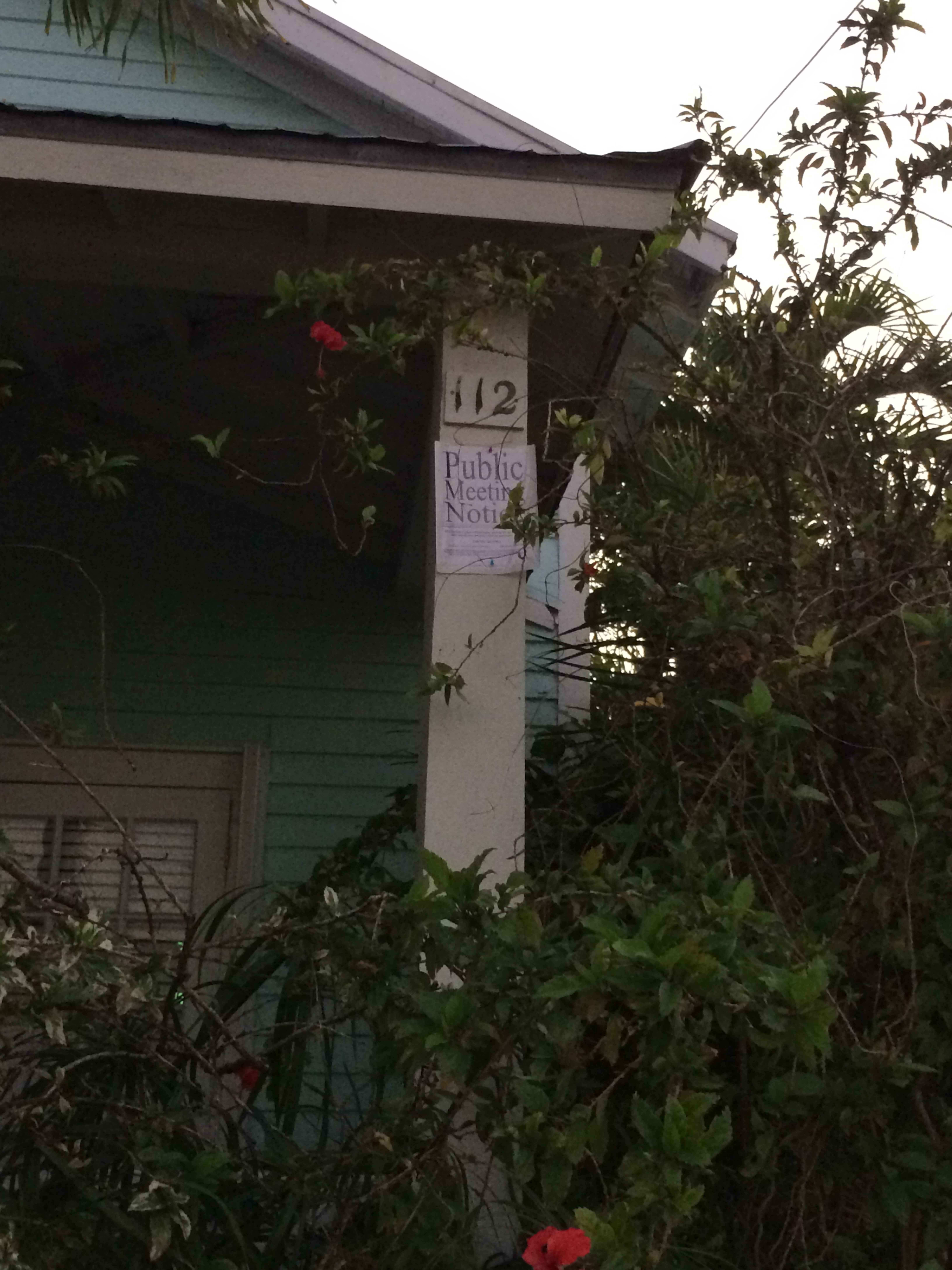
If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

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



112

Public  
Meeting  
Notice





Public  
Meeting  
Notice



# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Vicki Marino who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
#112 Ann Street, Key West, Florida on the 20<sup>th</sup> day of January, 2015.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on January 27, 2015.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H15-01-0002.

2. A photograph of that legal notice posted in the property is attached hereto.

**Signed Name of Affiant:**

*Vicki Marino*

**Date:** January 20, 2015

**Address:** 923 White Street

**City:** Key West, Florida

**State, Zip:** 33040

The forgoing instrument was acknowledged before me on this 20th day of January, 2015.

By (Print name of Affiant) Vicki Marino who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: *Pamela M. Edwards*

Print Name: Pamela M. Edwards

Notary Public - State of Florida (seal)

My Commission Expires: 05/13/2015



PAMELA M. EDWARDS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE082409  
Expires 5/13/2015



# 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

**Wednesday, December 17, Our Plantation Office will be closed, Marathon Office will be closed from 10 to 3 and Key West will be closed from 11:30 to 1:30 for training.**

Website tested on IE 9, Firefox,  
Requires Adobe Flash 10.0 or  
higher

## Property Record Card -

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

Alternate Key: 1000434 Parcel ID: 00000440-000000

### Ownership Details

**Mailing Address:**

HUGHES KEY WEST HOLDINGS LLC  
512 FRONT ST  
KEY WEST, FL 33040-6619

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS

**Millage Group:** 10KW

**Affordable  
Housing:** No

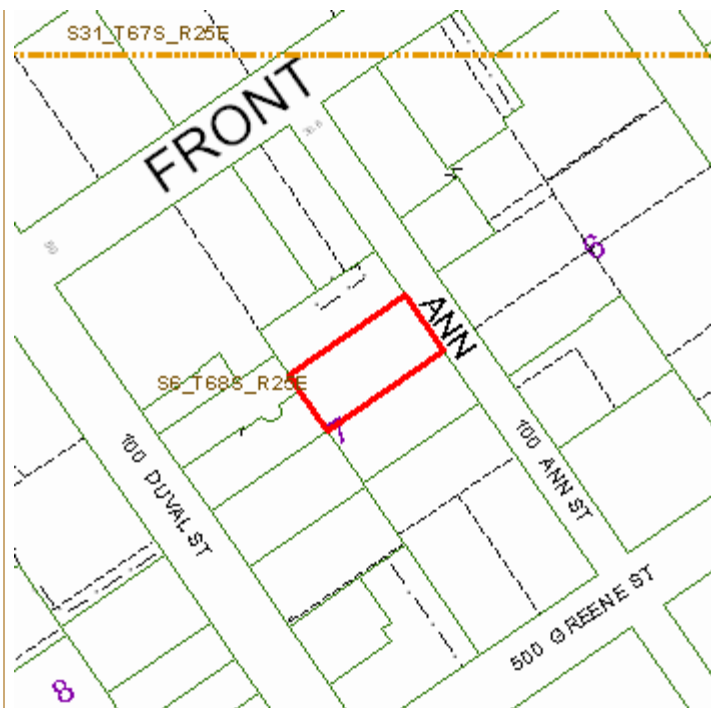
**Section-Township-  
Range:** 06-68-25

**Property Location:** 112 ANN ST KEY WEST

**Legal Description:** KW PT LOT 2 SQR 7 OR422-438/41 PARCEL NO 3 C2-249 G23-85 OR369-703/04 OR422-438/41 OR662-840/43  
OR666-125/27 OR589-291/94 OR758-637/38 OR1965-904/06 OR2704-1487/88

**Click Map Image to open interactive viewer**





## Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	6,102.00 SF

## Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 0  
Total Living Area: 975  
Year Built: 1928

## Building 1 Details

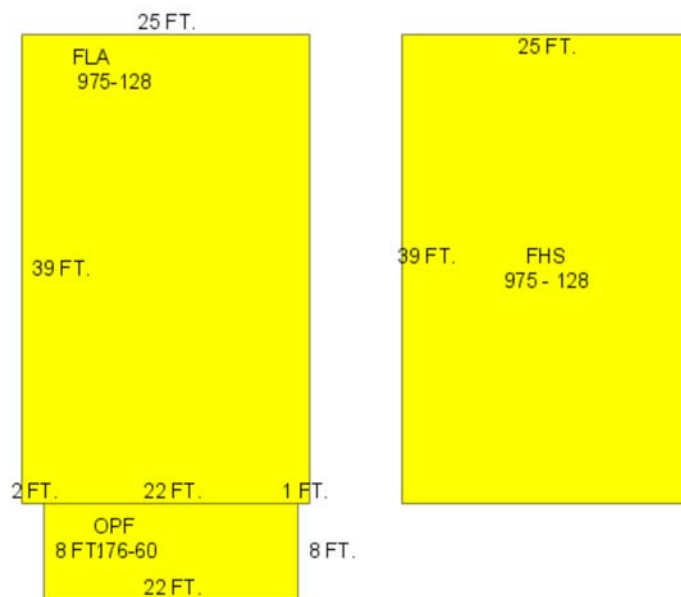
**Building Type** R2  
**Effective Age** 20  
**Year Built** 1928  
**Functional Obs** 0  
**Condition** A  
**Perimeter** 128  
**Special Arch** 0  
**Economic Obs** 0  
**Quality Grade** 500  
**Depreciation %** 27  
**Grnd Floor Area** 975

**Inclusions:** R2 includes 2 3-fixture baths and 2 kitchens.

**Roof Type** GABLE/HIP  
**Heat 1** NONE  
**Heat Src 1** NONE  
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE  
**Foundation** WD CONC PADS  
**Bedrooms** 4

**Extra Features:**

<b>2 Fix Bath</b>	0	<b>Vacuum</b>	0
<b>3 Fix Bath</b>	0	<b>Garbage Disposal</b>	0
<b>4 Fix Bath</b>	0	<b>Compactor</b>	0
<b>5 Fix Bath</b>	0	<b>Security</b>	0
<b>6 Fix Bath</b>	0	<b>Intercom</b>	0
<b>7 Fix Bath</b>	0	<b>Fireplaces</b>	0
<b>Extra Fix</b>	0	<b>Dishwasher</b>	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FHS	12:ABOVE AVERAGE WOOD	1	1992				975
1	FLA	12:ABOVE AVERAGE WOOD	1	1992	N N	0.00	0.00	975
2	OPF		1	1992	N N	0.00	0.00	176

## Appraiser Notes



UNIT IN REAR USED AS OFFICE TPP 8618816 - RENTAL

2010-04-22 AT THE REQUEST OF PROPERTY OWNER FIELD CHECK WAS MADE TO CONFIRM THAT REAR UNIT IS NOW AN AVAILABLE UNIT FOR RENTAL AS A STUDIO. FULL KITCHEN,FULL BATH. ALL STORAGE/OFFICE MATERIALS HAVE BEEN REMOVED.SEE PICS.DKRAUSE

TWO FRIENDS RESTAURANT/BAR

## 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	100,215	0	305,457	405,672	314,096	0	405,672
2013	102,924	0	284,146	387,070	285,542	0	387,070
2012	105,632	0	153,952	259,584	259,584	0	259,584
2011	109,695	0	213,137	322,832	290,363	0	322,832
2010	112,403	0	151,564	263,967	263,967	0	263,967
2009	125,008	0	429,355	554,363	554,363	0	554,363
2008	100,888	162	1,536,179	723,844	723,844	0	723,844
2007	105,816	162	1,617,030	551,233	551,233	0	551,233
2006	105,116	162	854,280	501,121	501,121	0	501,121
2005	105,116	162	671,220	501,121	501,121	0	501,121
2004	98,108	162	610,200	501,121	501,121	0	501,121
2003	98,108	162	378,324	501,121	501,121	0	501,121
2002	34,863	162	340,492	438,270	438,270	0	438,270
2001	41,370	162	378,324	490,185	490,185	0	490,185
2000	63,541	90	256,284	431,269	431,269	0	431,269
1999	144,527	90	256,284	400,901	400,901	0	400,901
1998	96,546	90	256,284	352,920	352,920	0	352,920
1997	96,546	90	244,080	340,716	340,716	0	340,716
1996	87,770	90	244,080	331,940	331,940	0	331,940
1995	87,770	90	244,080	331,940	331,940	0	331,940
1994	87,770	90	244,080	331,940	331,940	0	331,940
1993	87,770	90	244,080	331,940	331,940	0	331,940
1992	99,543	90	244,080	353,676	353,676	0	353,676
1991	97,913	143	244,080	351,942	351,942	0	351,942
1990	70,499	143	215,096	292,802	292,802	0	292,802
1989	70,499	143	213,570	284,212	284,212	0	284,212
1988	42,127	143	147,974	190,244	190,244	0	190,244
1987	41,803	143	93,437	135,383	135,383	0	135,383
1986	41,946	143	91,530	133,619	133,619	0	133,619
1985	41,134	143	91,530	132,807	132,807	0	132,807
1984	39,392	143	54,918	94,453	94,453	0	94,453

<b>1983</b>	39,392	143	31,242	70,777	70,777	0	70,777
<b>1982</b>	39,883	143	31,242	71,268	71,268	0	71,268

## 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.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>9/23/2014</b>	2704 / 1487	1,145,000	<u>WD</u>	<u>30</u>

This page has been visited 45,073 times.

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