



Staff Report for Item 3

To: Chairman Michael Miller and Historic Architectural
Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: February 24, 2015

Applicant: Kenmar General Contracting, Contractor

Application Number: H15-01-0002

Address: #112 Ann Street

Description of Work:

Demolition of historic roof.

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 and Ordinances Cited in Review:

Demolition of historic and contributing structures, Sec. 102-217 (3) and Sec.102-218: Criteria for Demolitions of the Land Development Regulations.

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

Demolitions and Relocations (page 39).

Roofing (page 26), specifically guideline 4.

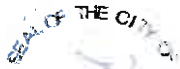
Staff Analysis

The Certificate of Appropriateness proposes demolishing a historic roof structure and porch in order to reconstruct a house to its original form as a two and a half story dwelling. Research shows that this roof was constructed sometime after 1931 or 1948 and before 1958. The porch was also built sometime after 1931 and before 1958.

Consistency with Guidelines

Although the roof structure and the porch are older than fifty years, they are not character defining features of the property. Staff believes they do not meet any of the criteria listed in Sec. 102-125 (1) through (9) and that none of the elements will be deemed contributing in the near future. Also, the guidelines state that the form and configurations of roofs must not be altered, unless the resulting change “would return the roof to a verifiable and appropriate historical form.” The applicant has proven the proposed design plans to return the house to a verified historical form. The Commission should consider the demolition request. If approved, this will be the final reading for demolition for this project.

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

PT: 015

CH VISA: 015

Total: \$12.00

Total Payment: \$12.00

Fee Due: \$

Time: 14:55:14

Staff Use Only

BUILDING PERMITS-NEW

Date: 1.1.00

Staff Approval:

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
Demolition - Ordinance Sec. 102-217, 218, 125^{Construction}

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

Date: _____

Signature: _____

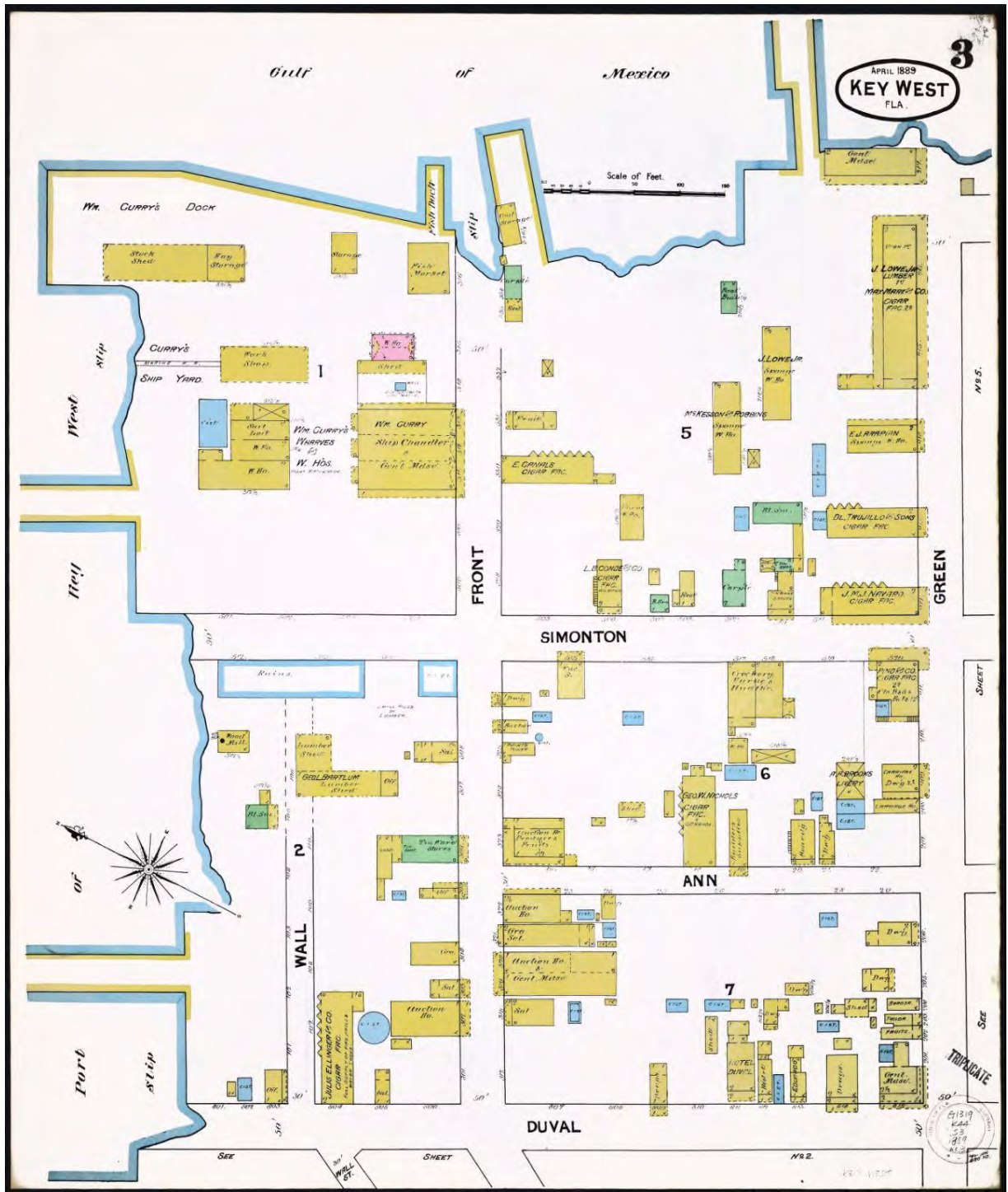
Historic Architectural
Review Commission

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ADD Splayed footers as required by designer of record.

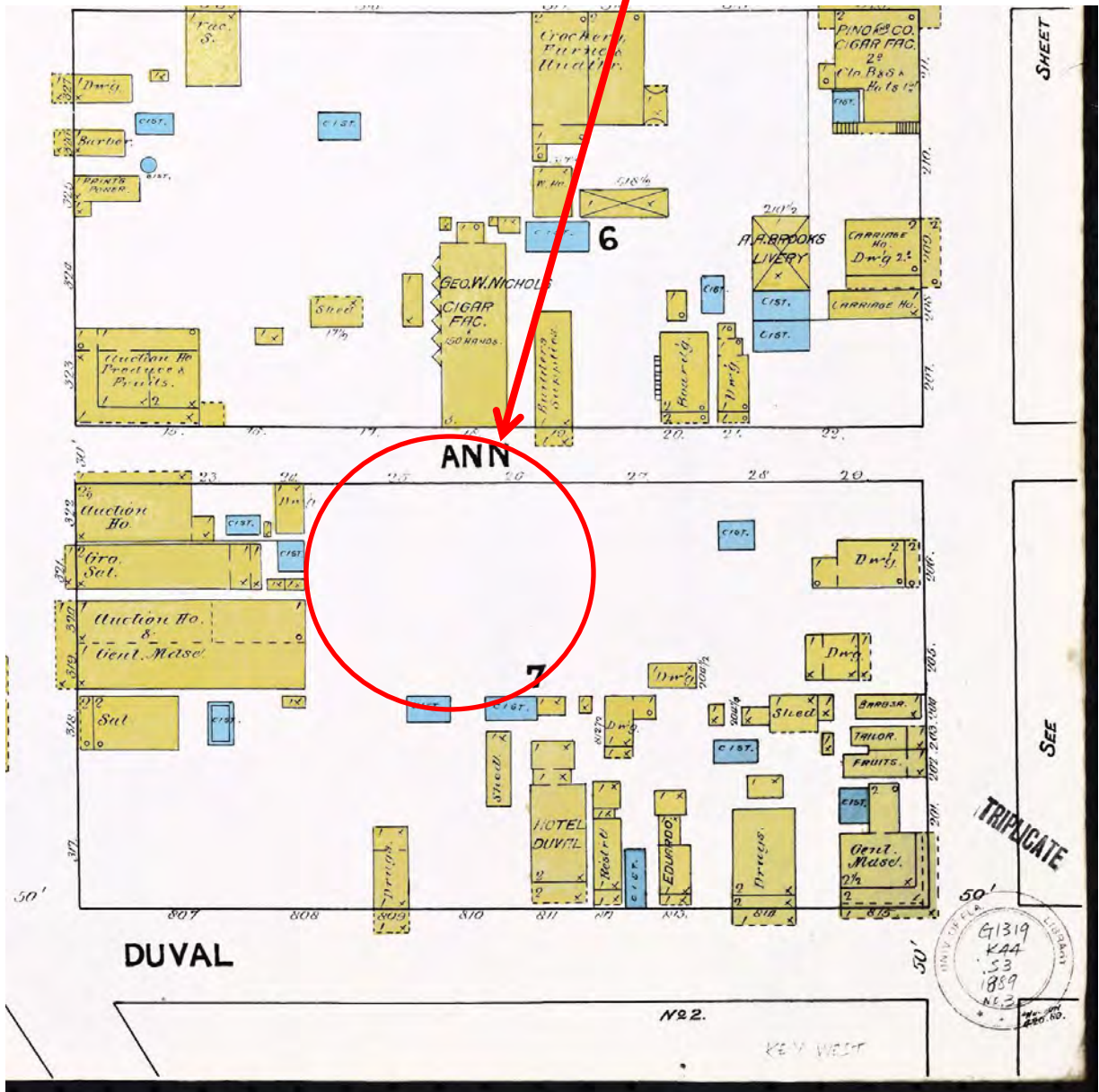
SANBORN MAPS



Sanborn Map April, 1889

112 Ann Street— Key West

112 Ann : Not yet constructed

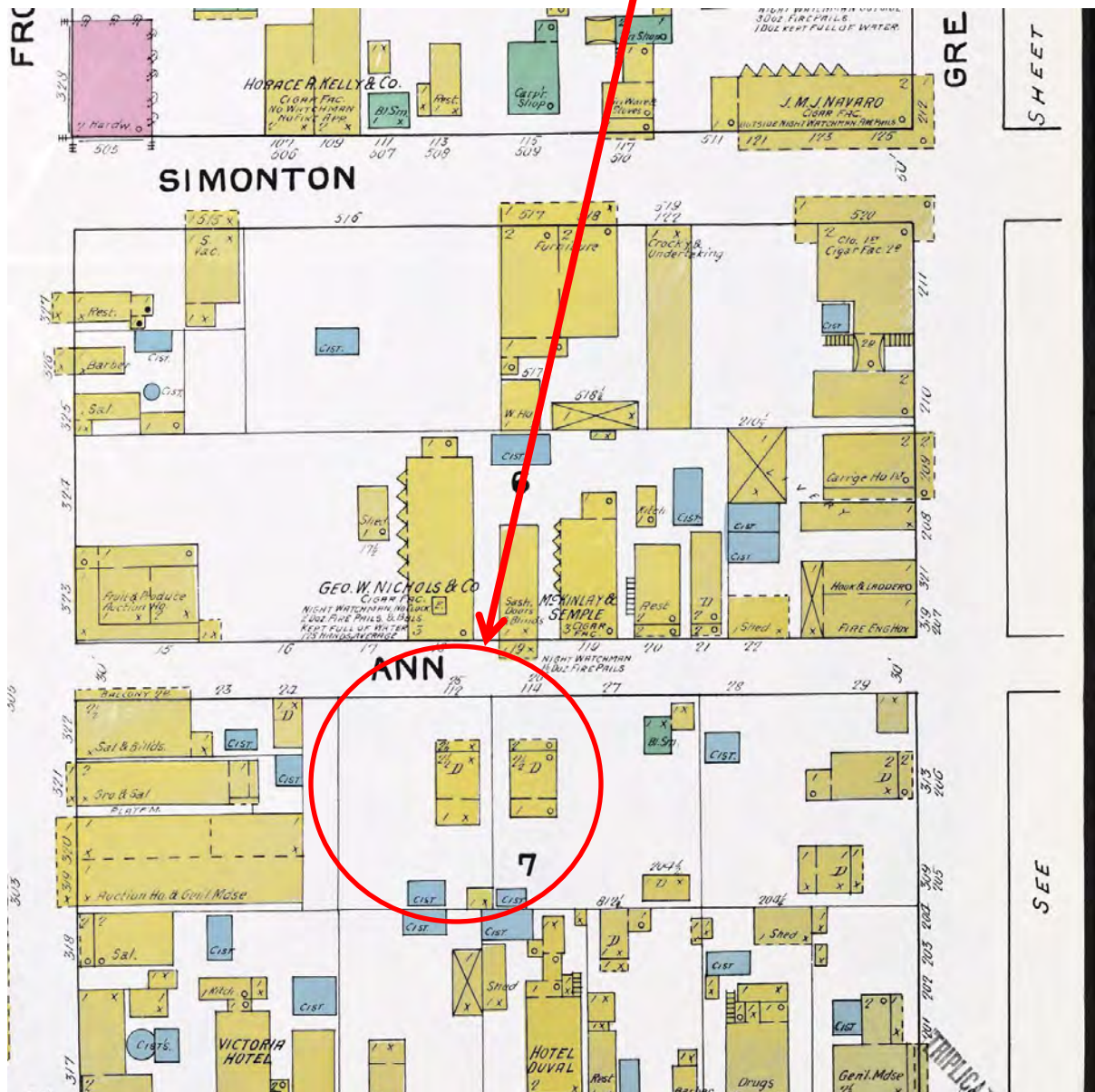


Sanborn Map April, 1889

112 Ann Street— Key West

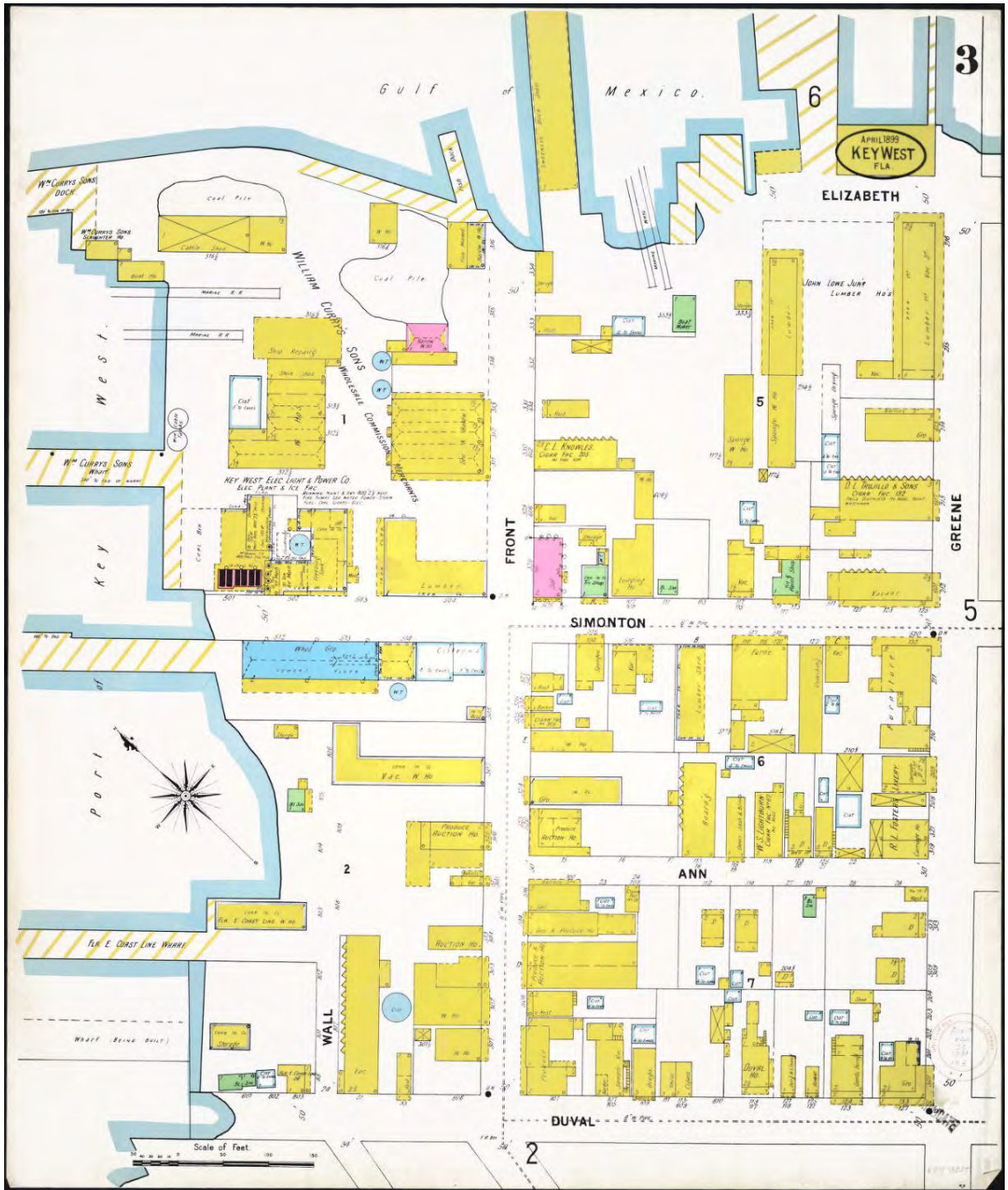
112 Ann Street— Key West

112 Ann : Noted as 2 ½ Story Dwelling



Sanborn Map April, 1892

112 Ann Street— Key West



Sanborn Map April, 1899

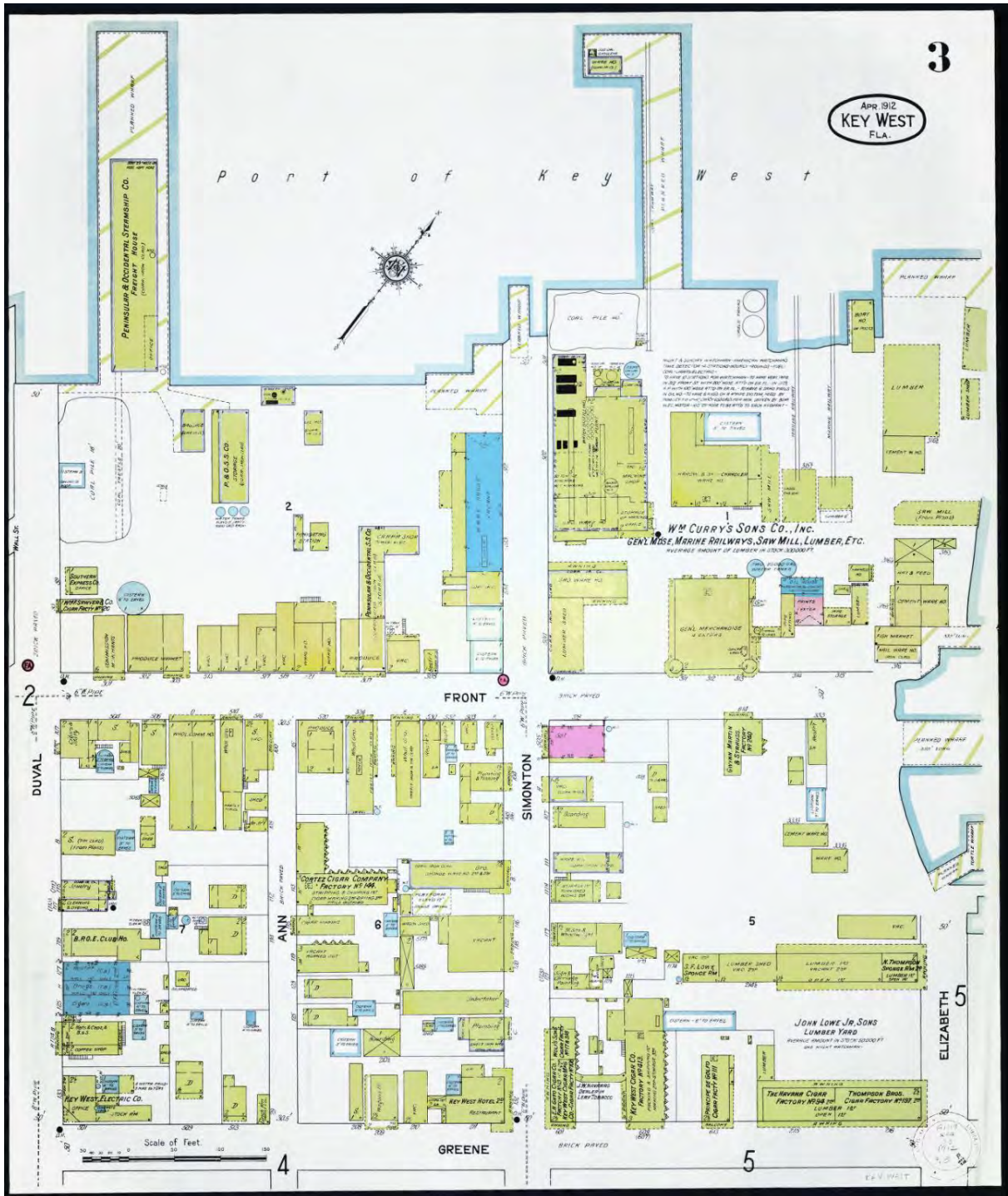
112 Ann Street— Key West

112 Ann : Noted as 2 Story Dwelling



Sanborn Map April, 1899

112 Ann Street— Key West

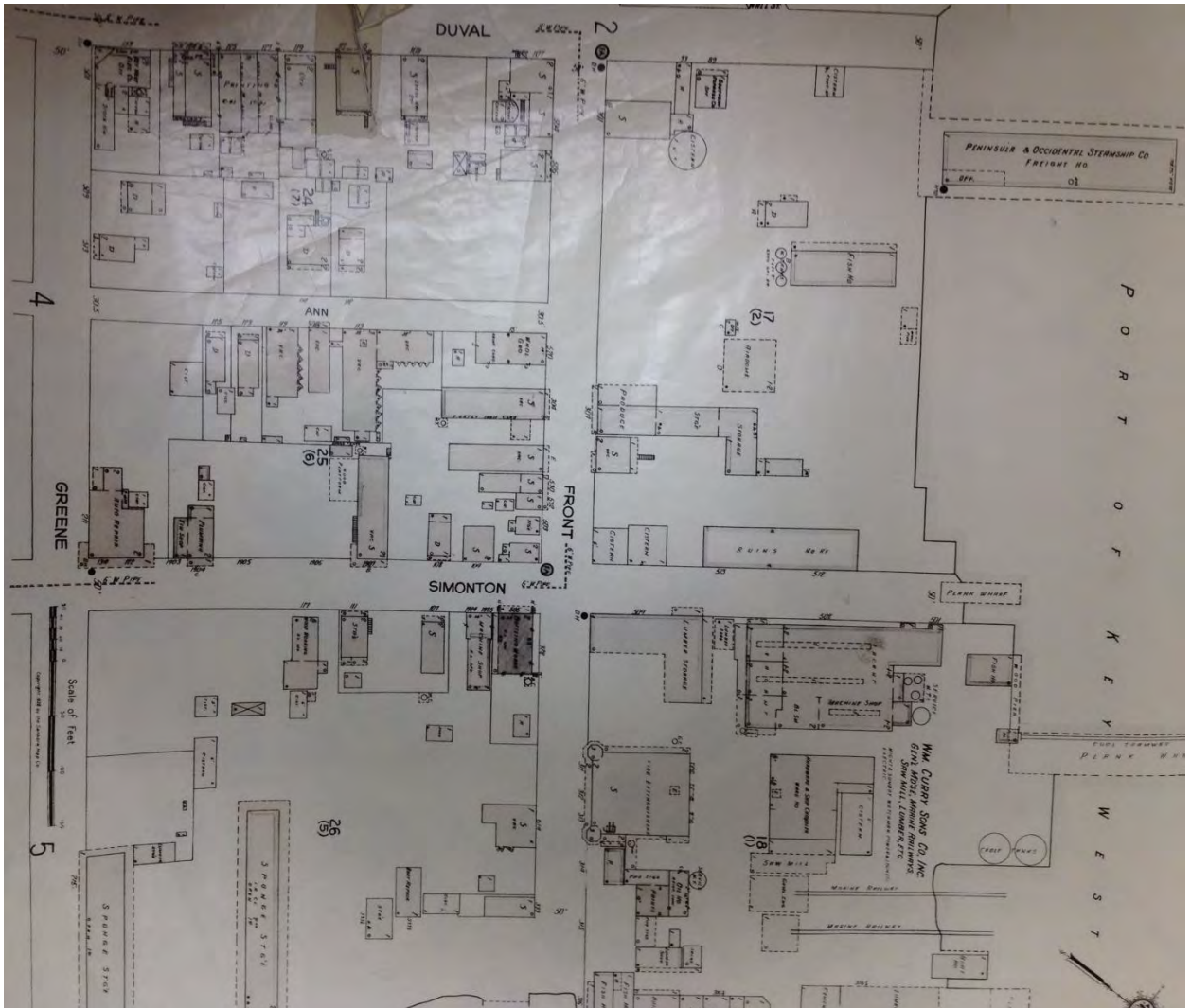


Sanborn Map April, 1912

112 Ann Street— Key West



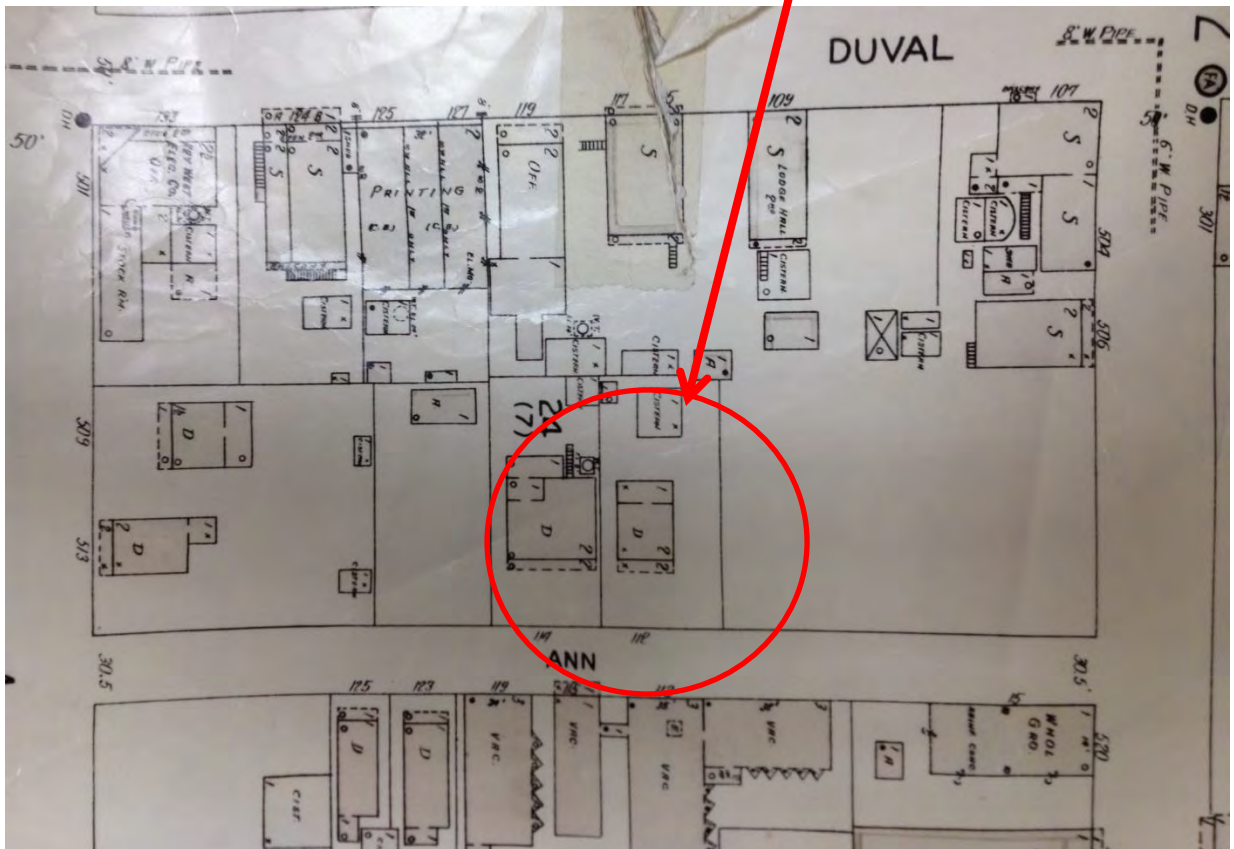
112 Ann Street— Key West



Sanborn Map April, 1926

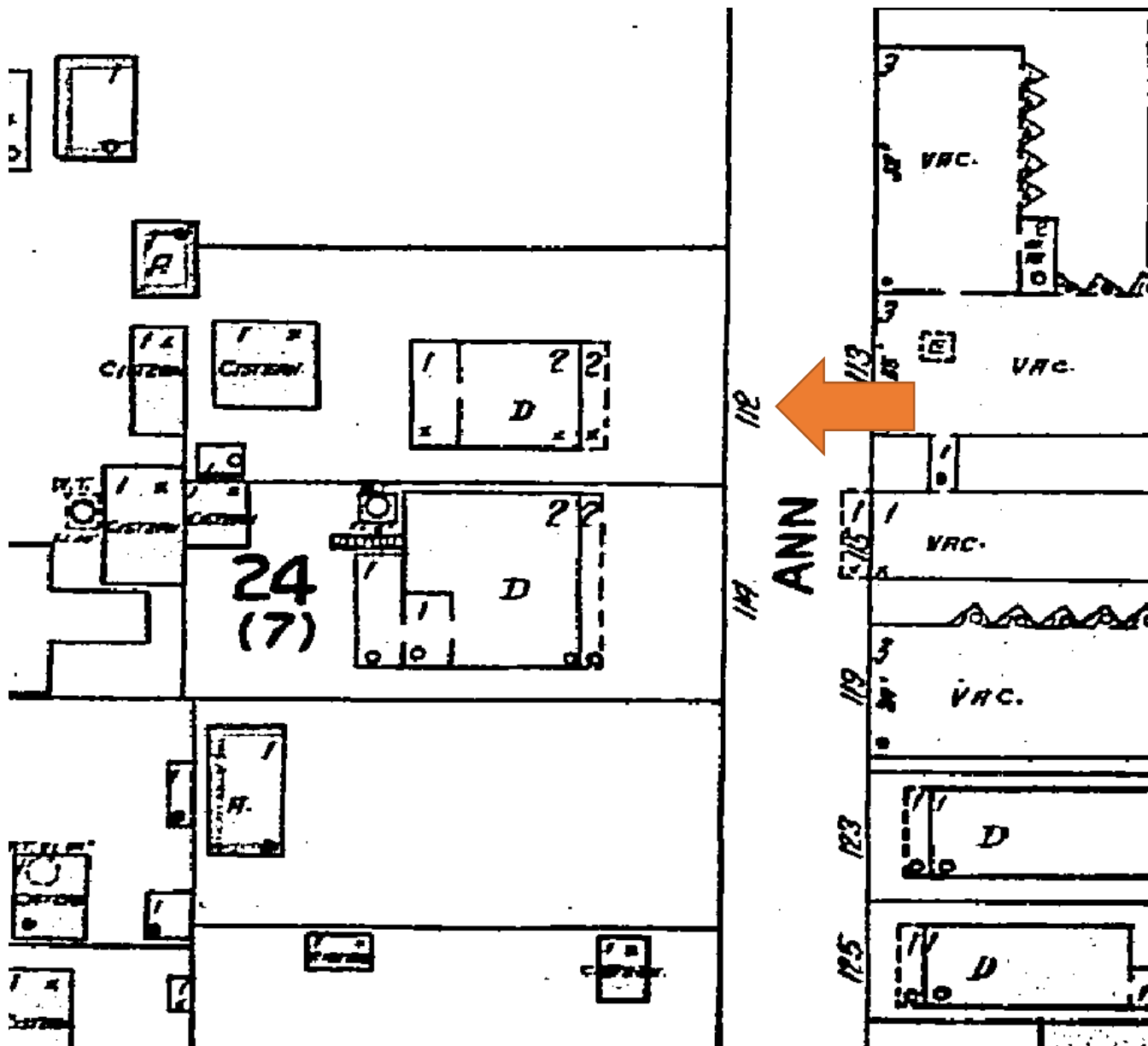
112 Ann Street— Key West

112 Ann : Noted as 2 Story Dwelling

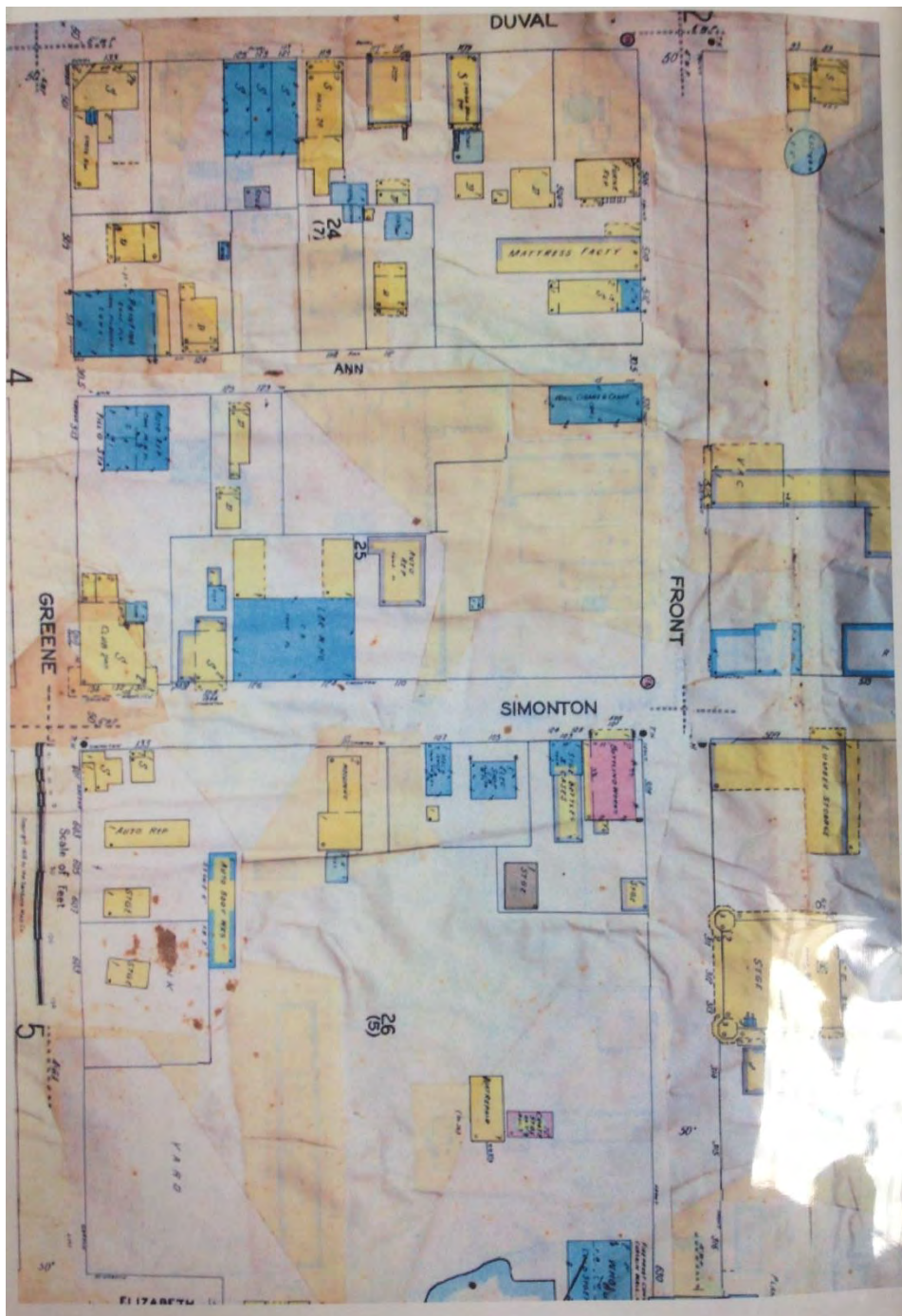


Sanborn Map April, 1926

112 Ann Street— Key West



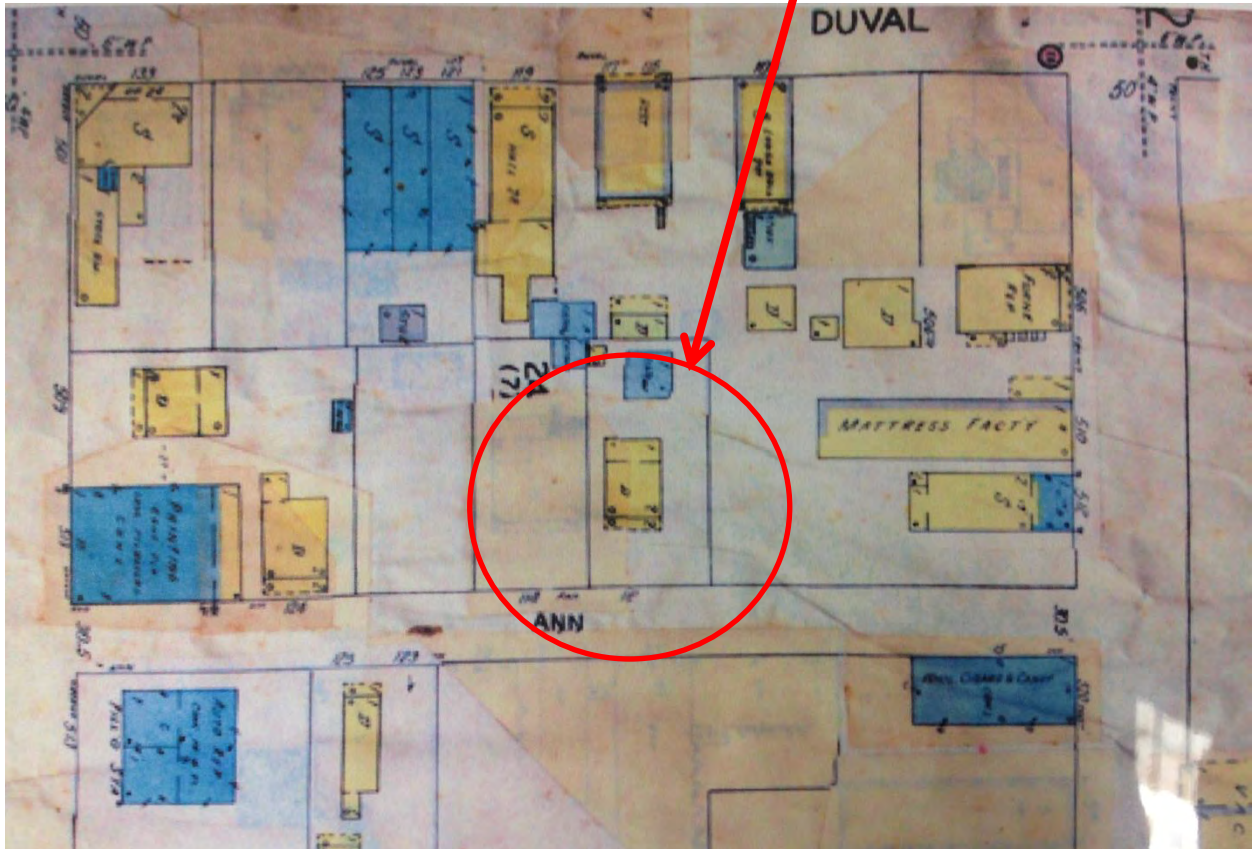
1926 Sanborn Map



Sanborn Map, 1926 Revision of 1948

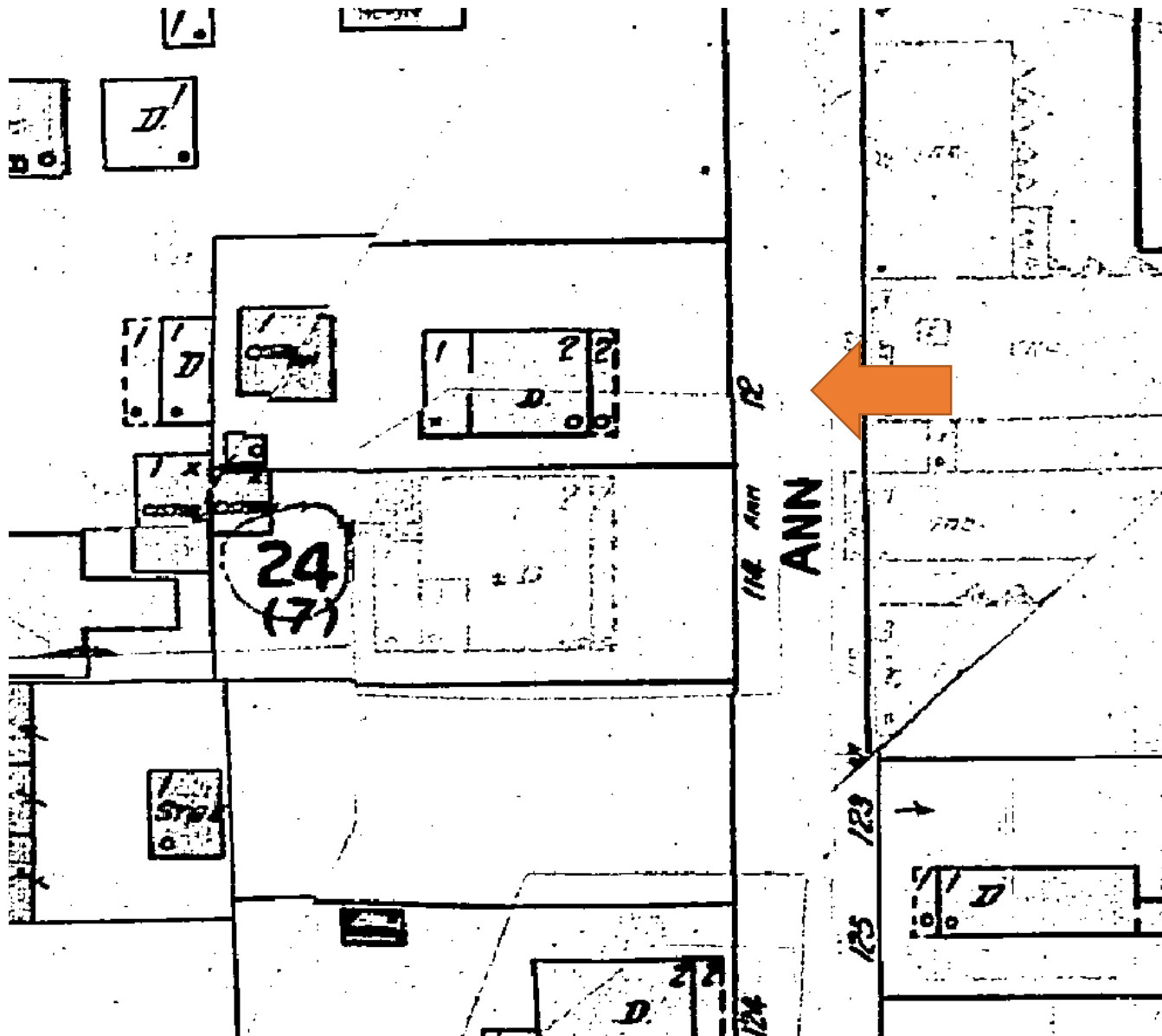
112 Ann Street— Key West

112 Ann : Noted as 1 Story Dwelling

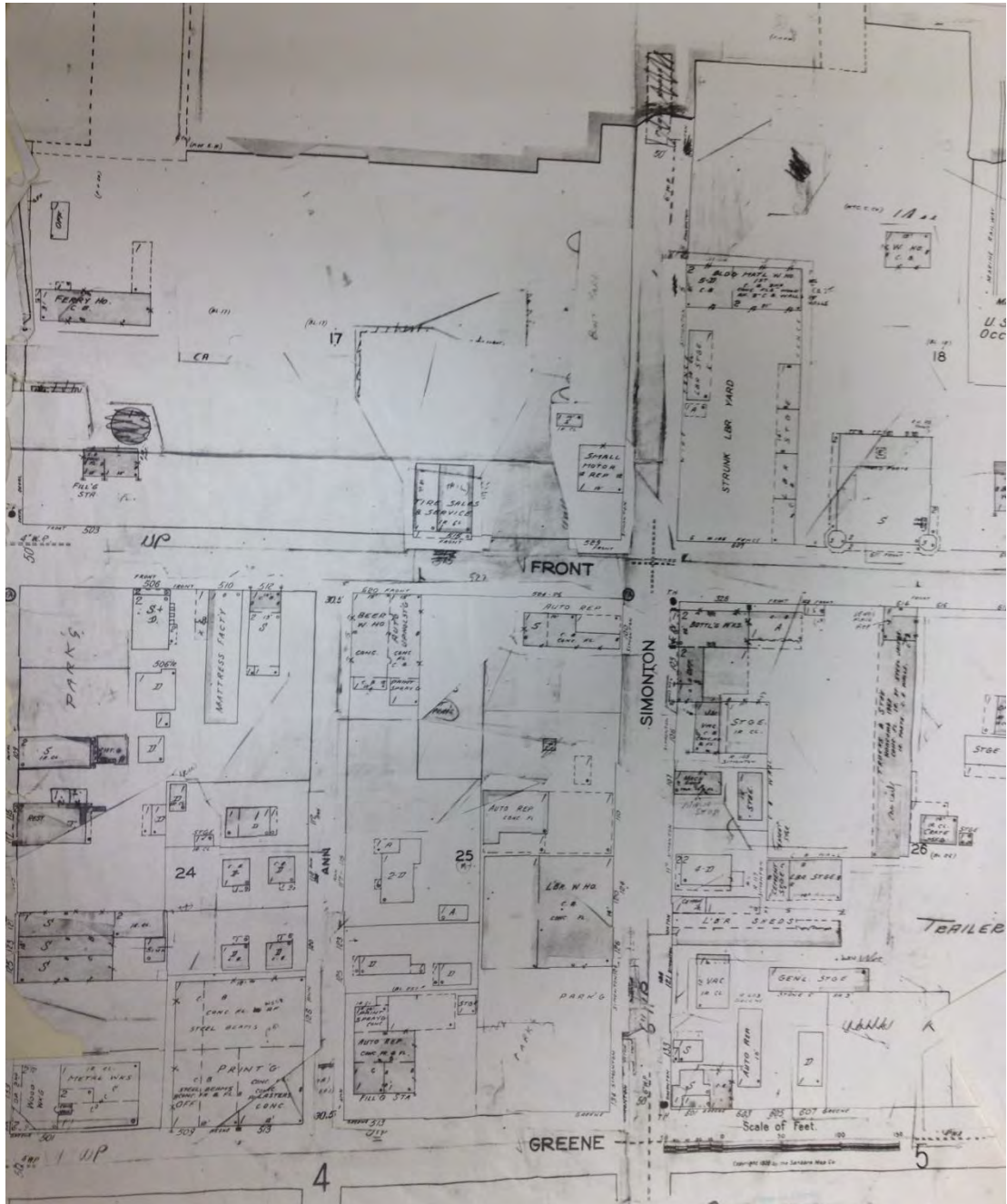


Sanborn Map 1926, Revision of 1948

112 Ann Street— Key West

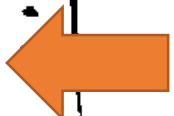


1948 Sanborn Map



Sanborn Map 1962

112 Ann Street— Key West



1962 Sanborn Map

PROJECT PHOTOS

112 Ann : 2 ½ Story Dwelling

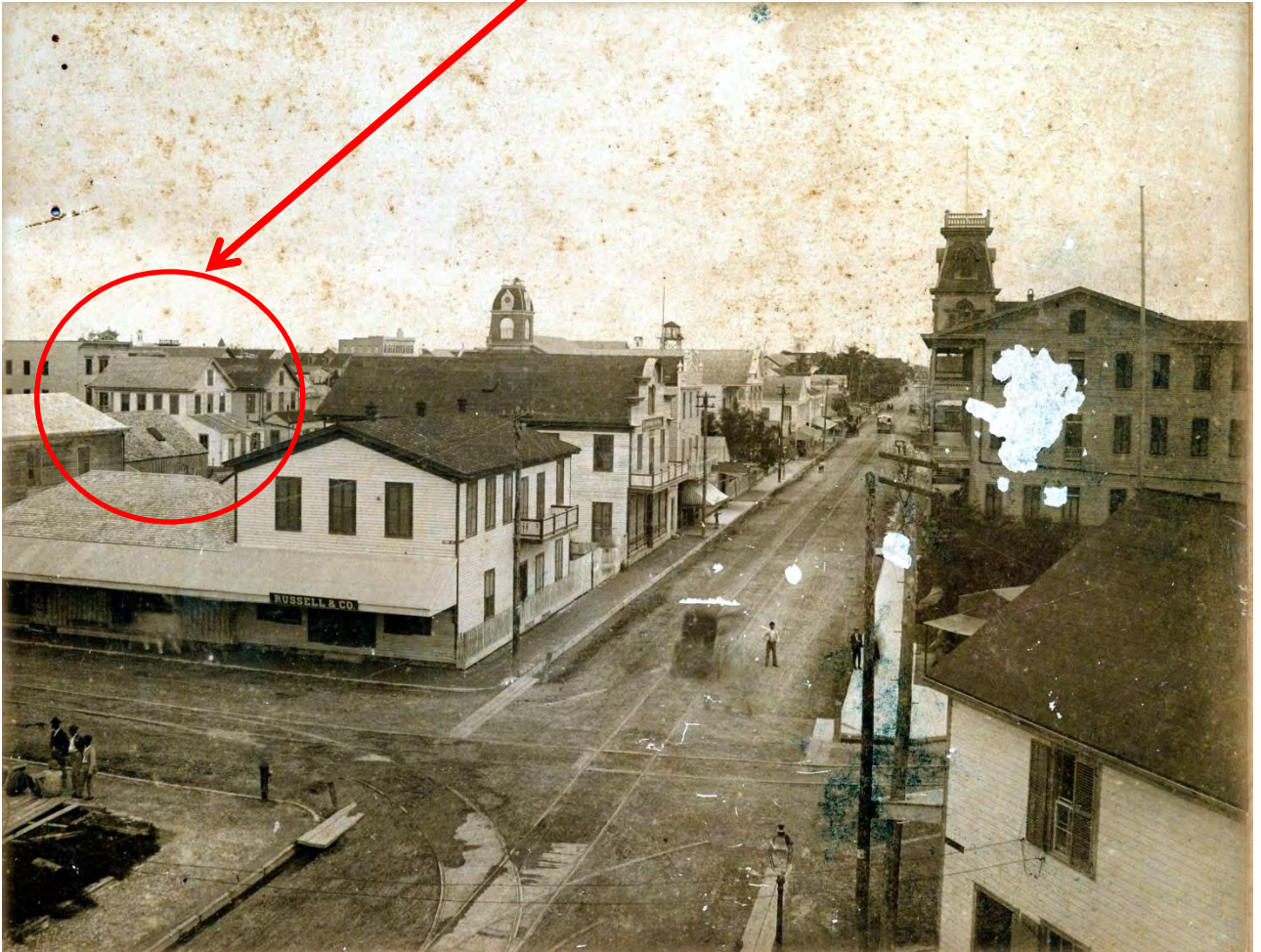


Photo: Corner of Duval and Front Street, ca. after 1891 (note: City Hall in Background)

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 Custom House at 109 Duval

Last Frame Cigar Factory Building In City Burned 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 it looked as if at least a whole block would be swept.

The fire started at about 4 on Ann street. A 25-mph wind was blowing from the 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

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HARC Guidelines Section VIII. Architectural Styles of Key West

112 Ann Street— Key West

SURVEY

PROPOSED DESIGN

PROJECT INFORMATION

JURISDICTION — CITY OF KEY WEST, MONROE COUNTY, FLORIDA

OWNER:

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

PROPERTY INFORMATION:

RE: 00000440-000000
SECTION/TOWNSHIP/RANGE: 06-68-25
LEGAL DESCRIPTION: KW PT LOT 2 SQR 7 OR422-438/41 PARCEL NO 3

FEMA INFORMATION:

FLOOD ZONE: ZONE AE, (EL 6)
F.I.R.M. MAP 12067C1516K 2-18-2005

PROJECT INFORMATION:

SITE AREA: 6,102 SF
ROOF AREA: 1,220 SF PROPOSED, 1,220 SF EXISTING, NET GAIN 0 SF
1st FLOOR AREA: 974 GSF PROPOSED, 974 GSF EXISTING, NET GAIN 0 SF
2nd FLOOR AREA: 974 GSF PROPOSED, 974 GSF EXISTING, NET GAIN 0 SF
PORCH AREA: 663 SF PROPOSED, 457 SF EXISTING, NET GAIN 206 SF

LAND USE CODE INFORMATION:

ZONING: HRCC-1
FLOOR AREA RATIO (FAR): 1,752/6,102= 0.287
IMPERVIOUS AREA: 1,220/6,102= 0.199
HEIGHT: 35' MAX HT ALLOWED, 23'-2" EXISTING HEIGHT
SETBACKS ALLOWED: 0'-0" FRONT, 2'-6" SIDE YARD, 10'-0" REAR YARD

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

WIND DESIGN: 180 MPH (3-SEC GUST) EXPOSURE D, ASCE 7-10 LOADS

DRAWING INDEX

A100, INFORMATION, SITE PLAN & FLOOR PLAN
A201, EXISTING FLOOR PLAN 2014
A202, EXISTING FLOOR PLAN 1890
A203, PROPOSED FLOOR PLAN AND ELEVATIONS
A301, EXISTING ELEVATIONS 2014
A302, EXISTING ELEVATIONS 1890
A303, PROPOSED ELEVATIONS

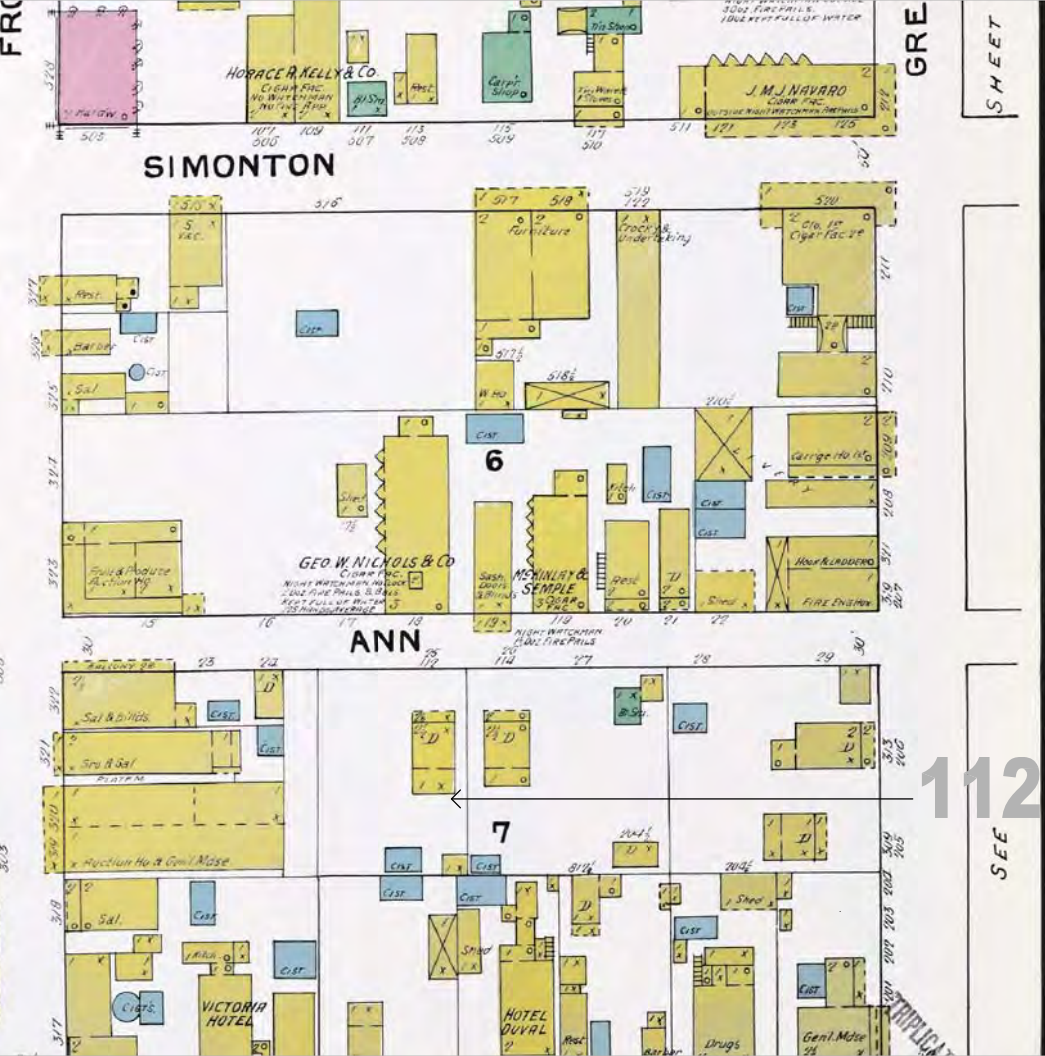
GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE DESIGNER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID, CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE DESIGNER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT COMPLIANCE WITH THE PLANS, 2010 FBC, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
11. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
12. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

1931 ARTICLE



1899 SANBORN MAP



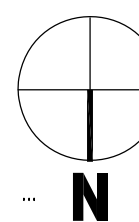
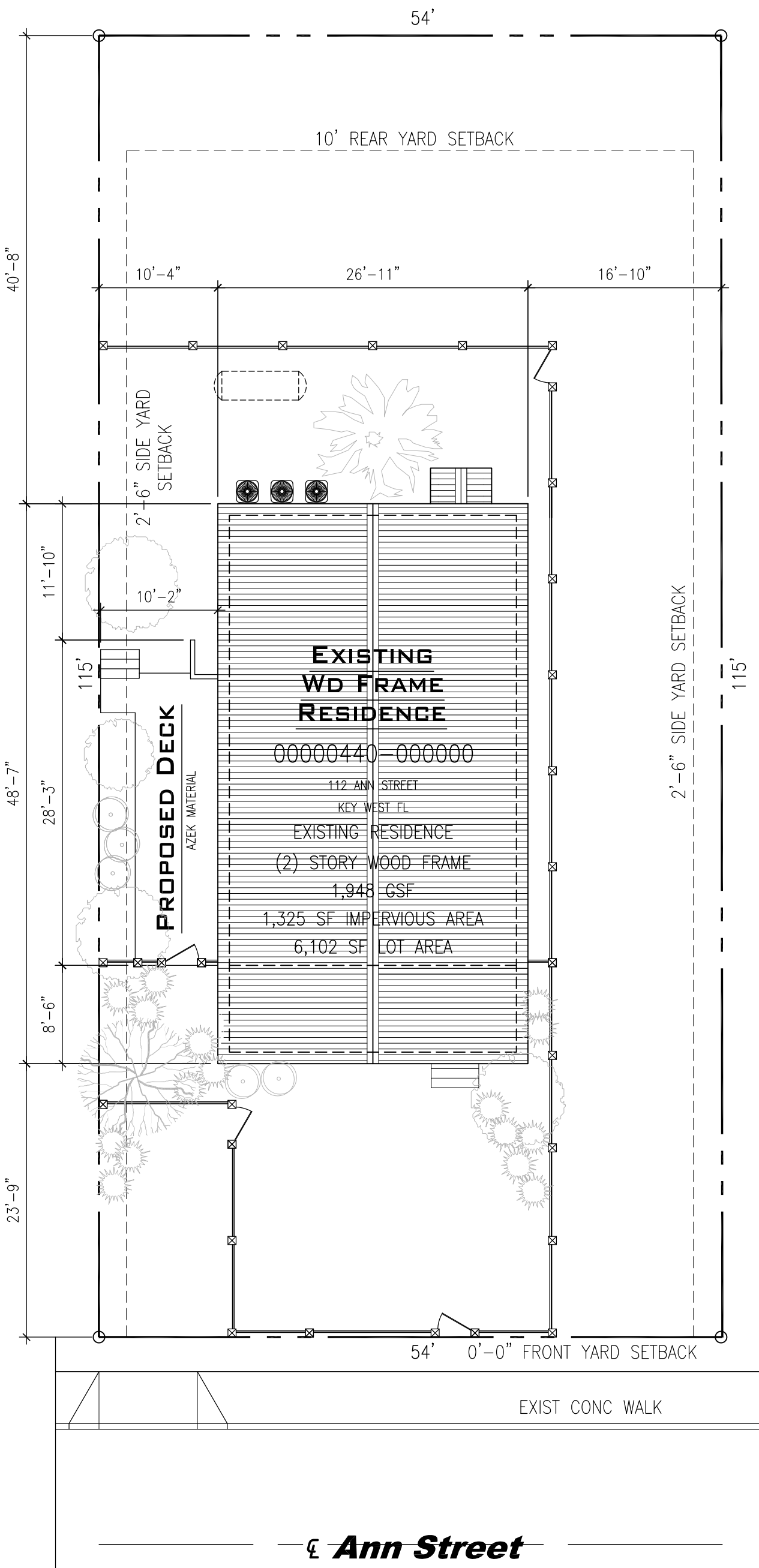
PHOTOGRAPHS PRIOR TO 1931 FIRE



60'S PROPERTY APPRAISER PHOTOGRAPH



2014 PHOTOGRAPH



SITE PLAN

SCALE: 1"=10.00'

0' 10' 20'

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
Website: www.helios-arch.com
Telephone: 917-842-6220

Project Name

RESIDENCE RENOVATION

122 ANN
KEY WEST, FL 33040

Sheet Title

Project Phase

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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

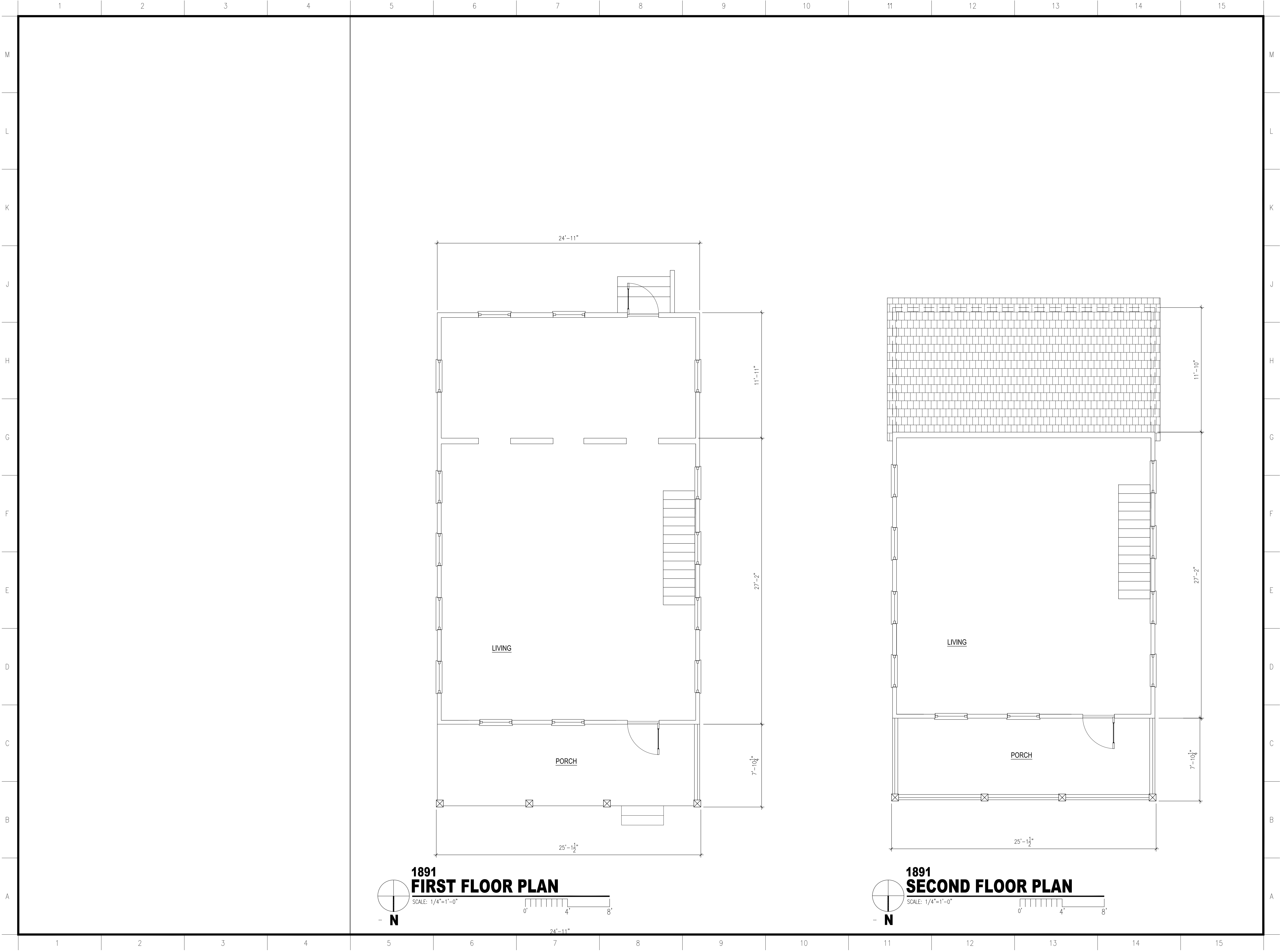
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LM/MT

Date:
1/2/15

Sheet No. / Project No.
No. .

A100

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

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

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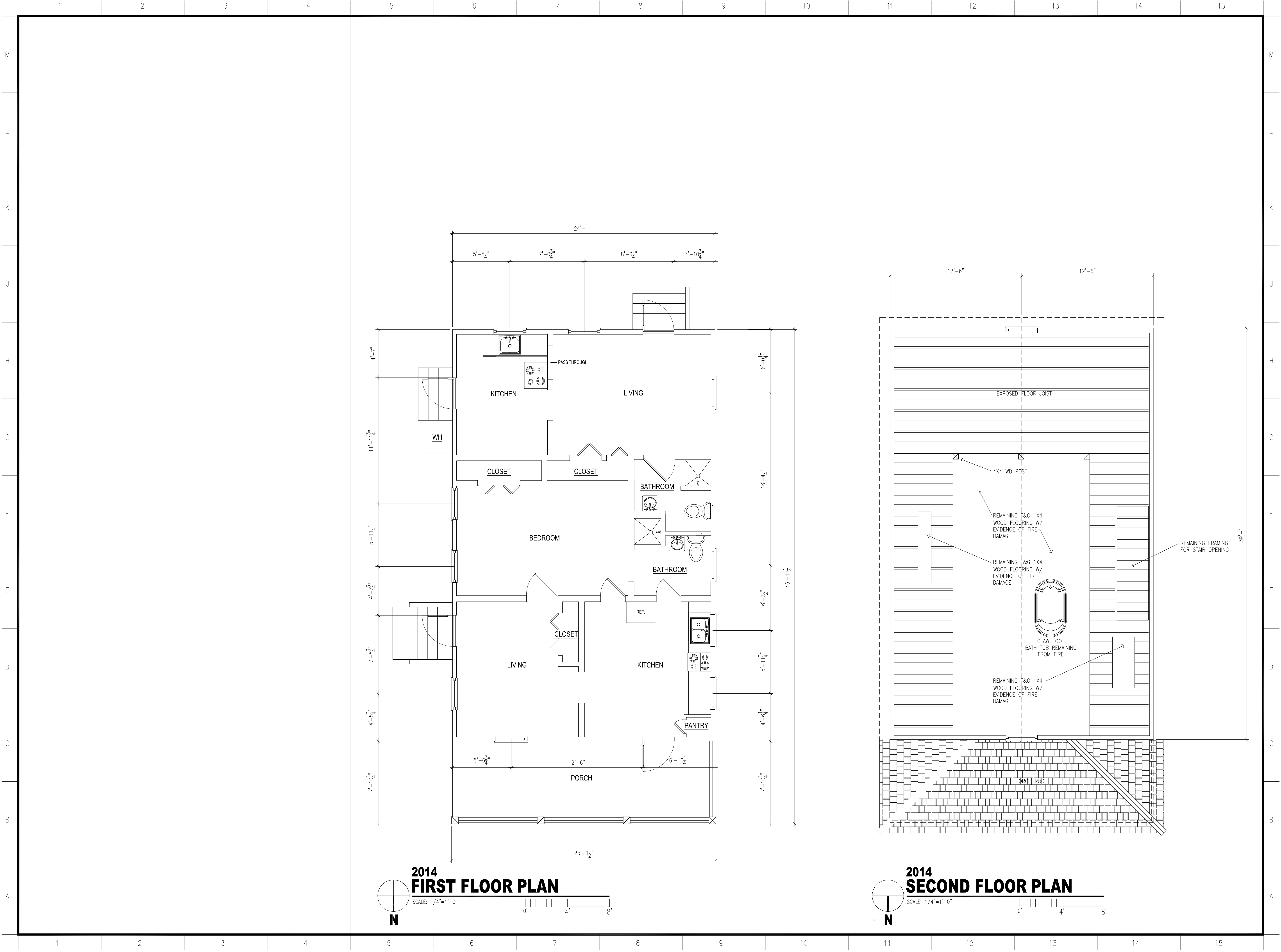
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1/2/15

A201

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△	_____	_____
△	_____	_____
△	_____	_____
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		
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Architect's Seal and Signature		
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Drawn By: LM/MT	A203	
Date: 1/2/15		

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

Lawrence Marek
Architect
Florida Registration No. AR96374

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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

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Architect's Seal and Signature

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1/2/15

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Lawrence Marek Architect
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Project Name

RESIDENCE RENOVATION

112 ANN
KEY WEST, FL 33040

Sheet Title

Project Phase

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Lawrence Marek
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Project Name

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Scale:
AS NOTED

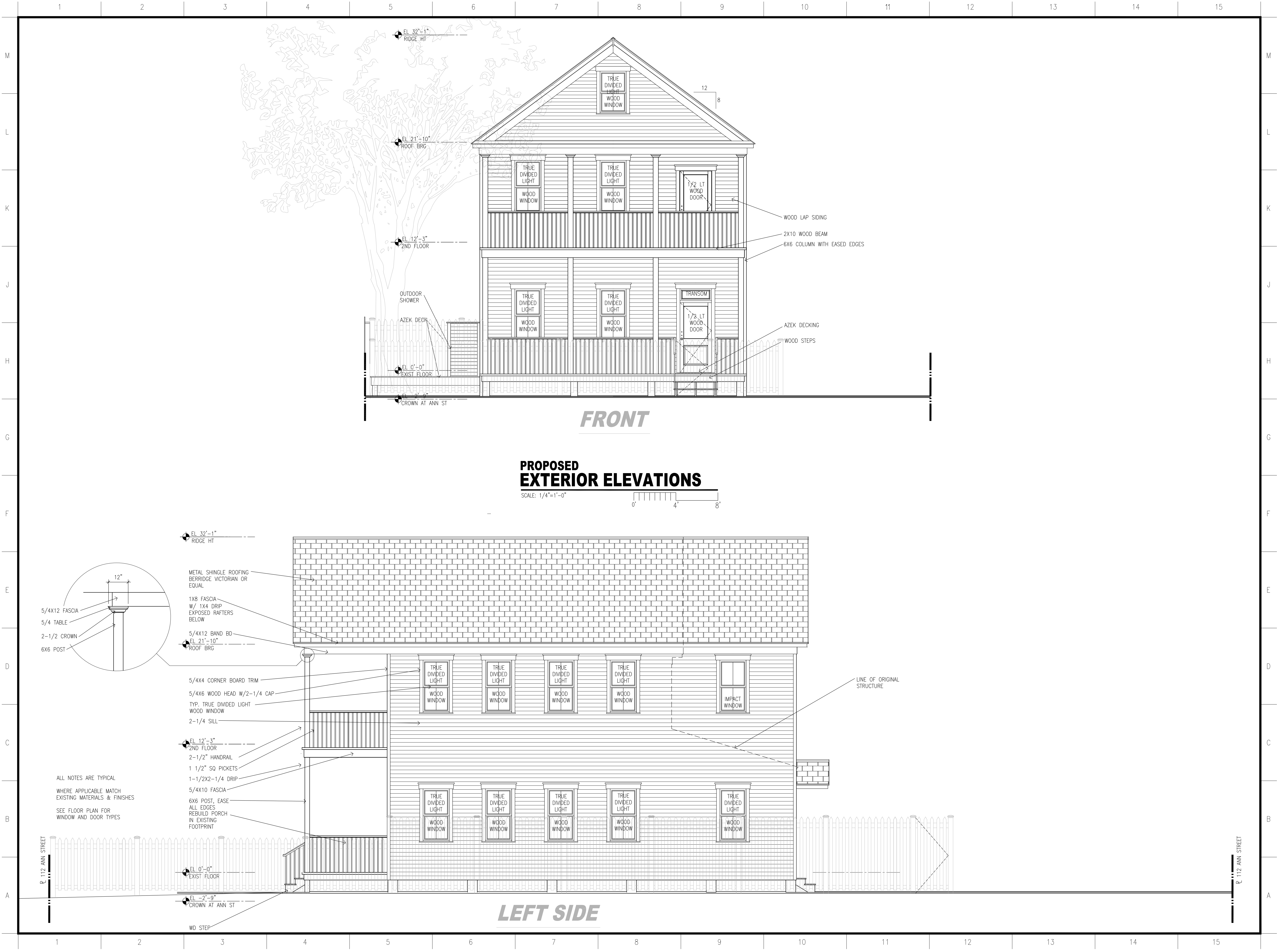
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Project Name

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RENOVATION

122 ANN
KEY WEST, FL 33040

Sheet Title

Project Phase

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Architect's Seal and Signature

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Sheet No. / Project No.
No. .

Drawn By:
LM/MT

Date:
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Project Name

RESIDENCE
RENOVATION

122 ANN
KEY WEST, FL 33040

Sheet Title

Project Phase

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Drawn By:
LM/MT

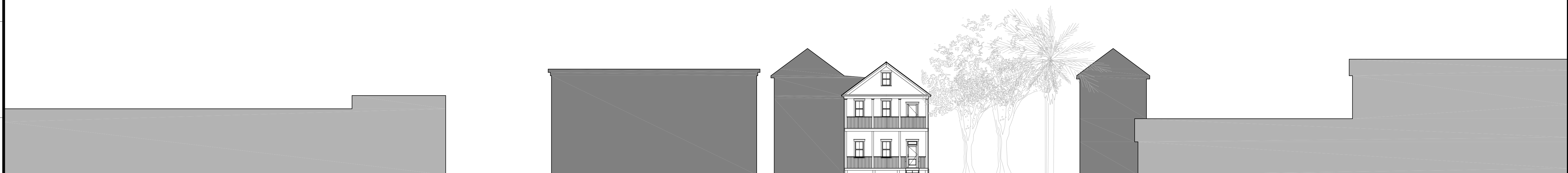
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1/2/15

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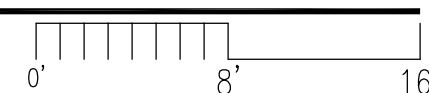


TWO FRIENDS



TWO FRIENDS

SCALE: 1/8"=1'-0"



LOOKING TOWARD FRONT STREET

[illegible]

Florida Registration No. AR96374

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Email: Imarek@helios-arch.com
Website: www.helios-arch.com
Telephone: 917-842-6220

Project Name	
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RESIDENCE RENOVATION

112 ANN
KEY WEST, FL 33040

SHEET A

TO	Project Phase
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Architect's Seal and Signature

Scale:
AS NOTED

Drawn By:

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.

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 20th 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

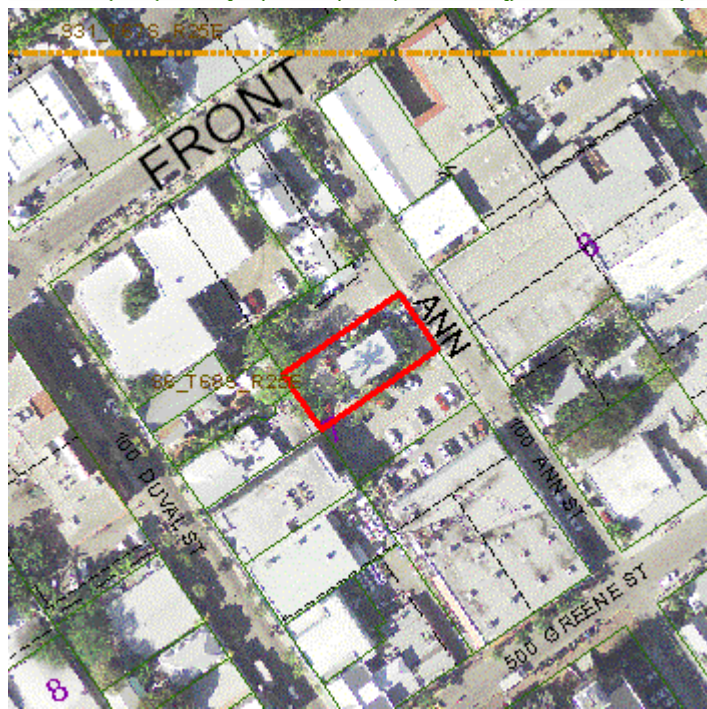
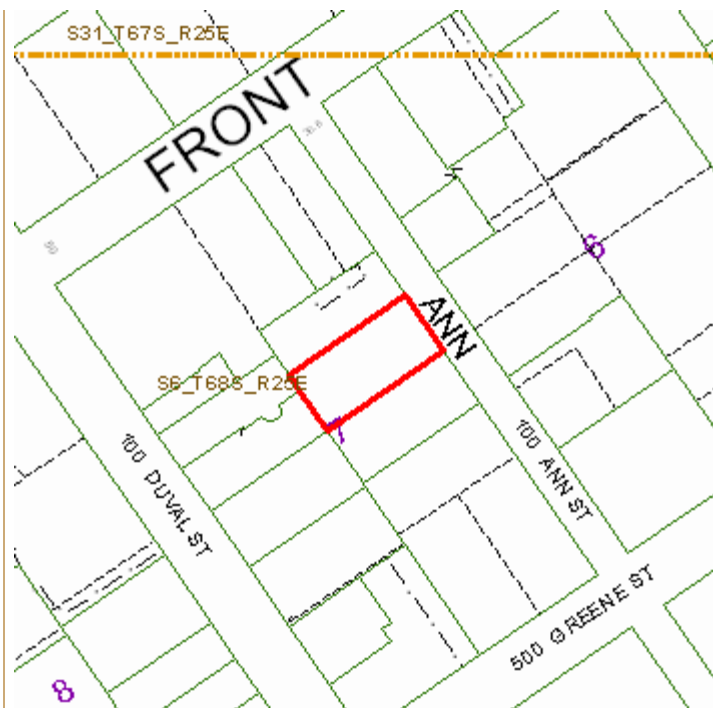
**Affordable
Housing:** No

**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:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
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	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

1983	39,392	143	31,242	70,777	70,777	0	70,777
1982	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.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/23/2014	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