



Staff Report for Item 9a

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

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/left side of the house. There is currently an addition in 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:

Secretary of the Interior's Standards (pages 16-7), specifically Standards 5, 9, and 10.

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

Staff Analysis

The Certificate of Appropriateness proposes a new addition on the rear of a contributing structure. The addition is a one-story wood frame with a gable roof. It will approximately be 14 and a half feet tall, three feet shorter than the main house. The new addition will have

a v-crimp roof and wood lap siding. All windows and doors will be aluminum impact resistant. French doors on the rear of the existing house will be replaced with aluminum impact resistant doors.

The applicant was asked to provide full existing and proposed elevations, existing site plan, a floor plan of the entire house, and a project data table that included existing and proposed impervious surface, building coverage, and open space. Staff was never provided with everything that was requested. There are concerns that this project might trigger a variance regarding open space.

Consistency with Guidelines

1. The new addition will be compatible with the characteristics of the original structure and neighboring structures, and it will not alter the mass, scale, and height of the contributing resource.

It is staff's opinion that the proposed plans are consistent with the guidelines regarding additions, alterations, and new construction. The design will not destroy or alter any historic fabric, and the new addition will not have any adverse effect on the house and its surroundings. If the Commission moves to approve, staff asks to add the condition that the additional information requested be provided before moving the project forward to review for any planning issues.

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 slide.
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: [Handwritten Signature]

Required Submittals

Table with 2 columns: checkbox and description. Includes items like 'TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS', 'TREE REMOVAL PERMIT', 'PHOTOGRAPHS OF EXISTING BUILDING', etc.

Staff Use Only stamp containing fields for Date, Fee Due, Staff Approval, and Time.

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Guidelines for Additions, Alterations, and New Construction

LDR - Sec. 102-217, 218, 125

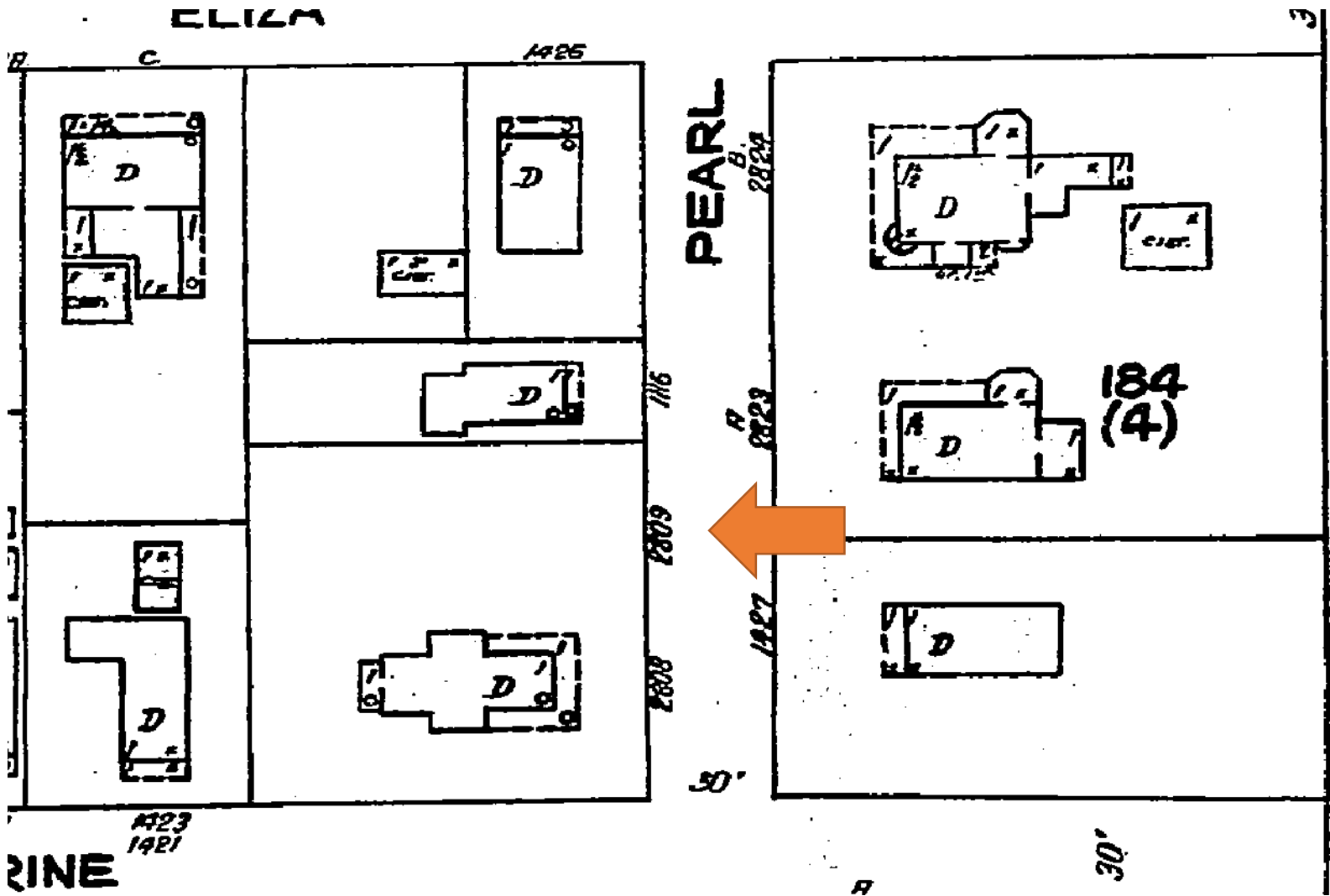
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

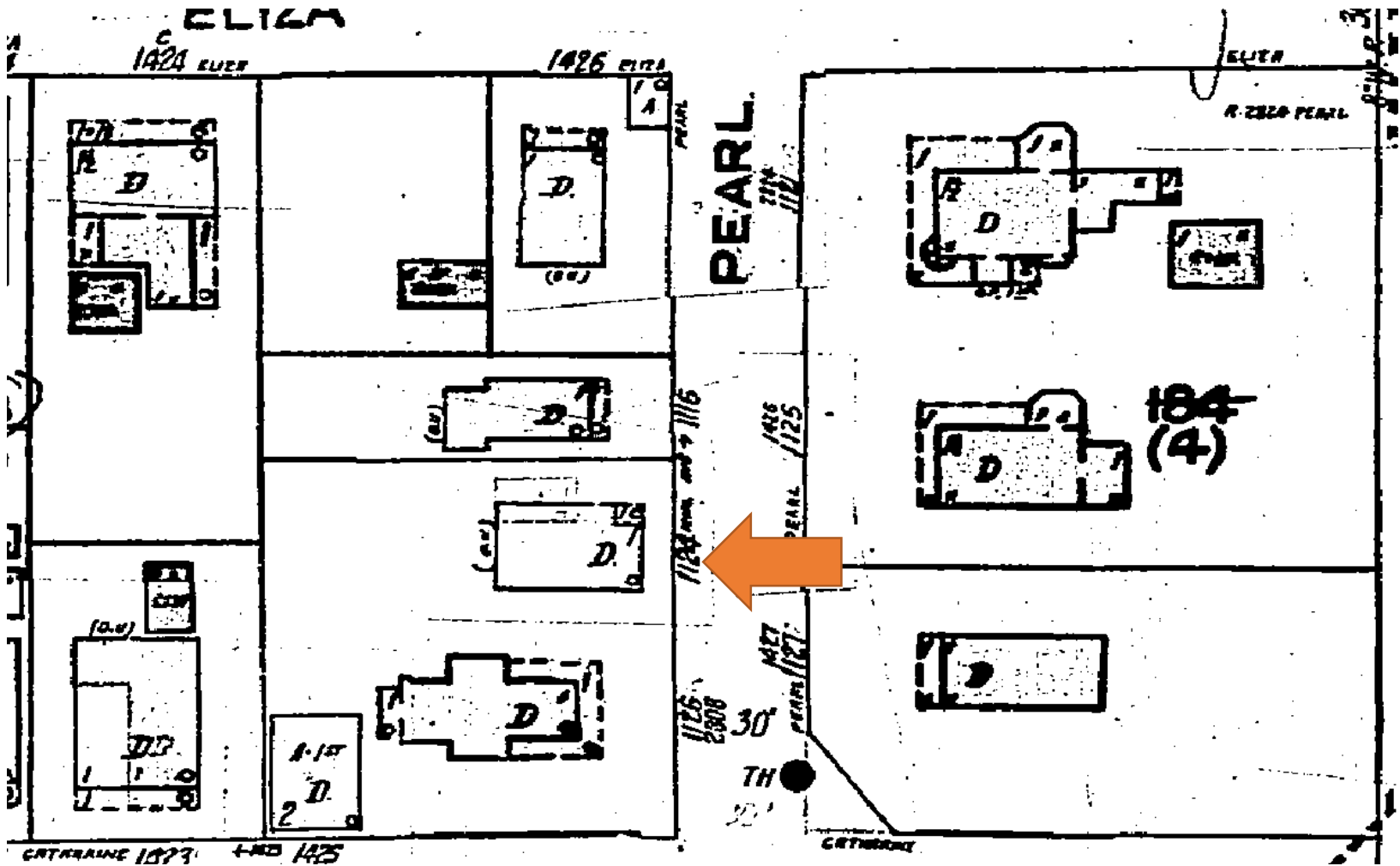
Signature: _____

Historic Architectural
Review Commission

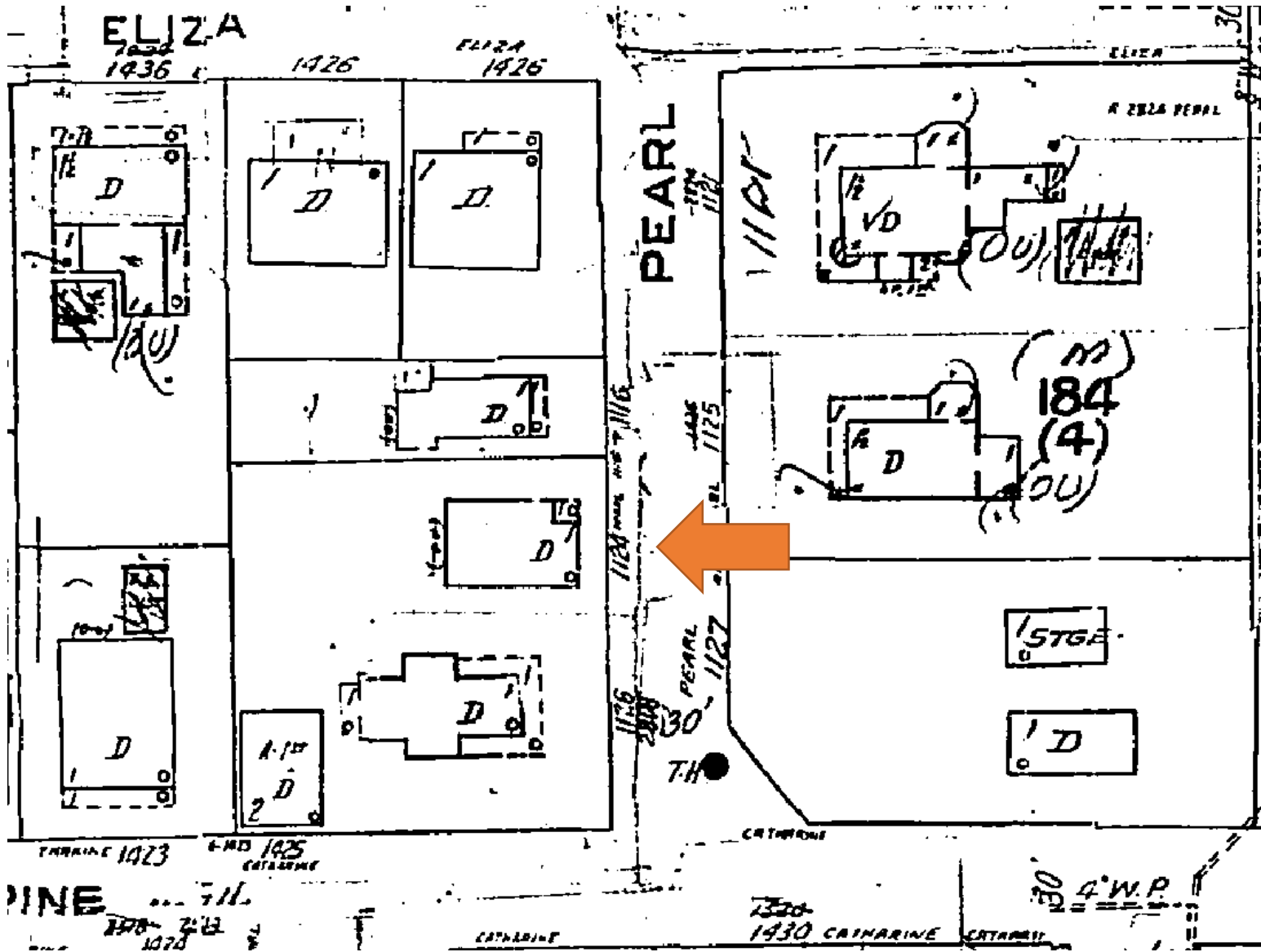
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1972 Aerial Photograph



1998 Aerial Photograph



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



1118

Flowers 305-731-4298
General Contracting High End

Handicapped parking sign



New main entranceway on left side of building.



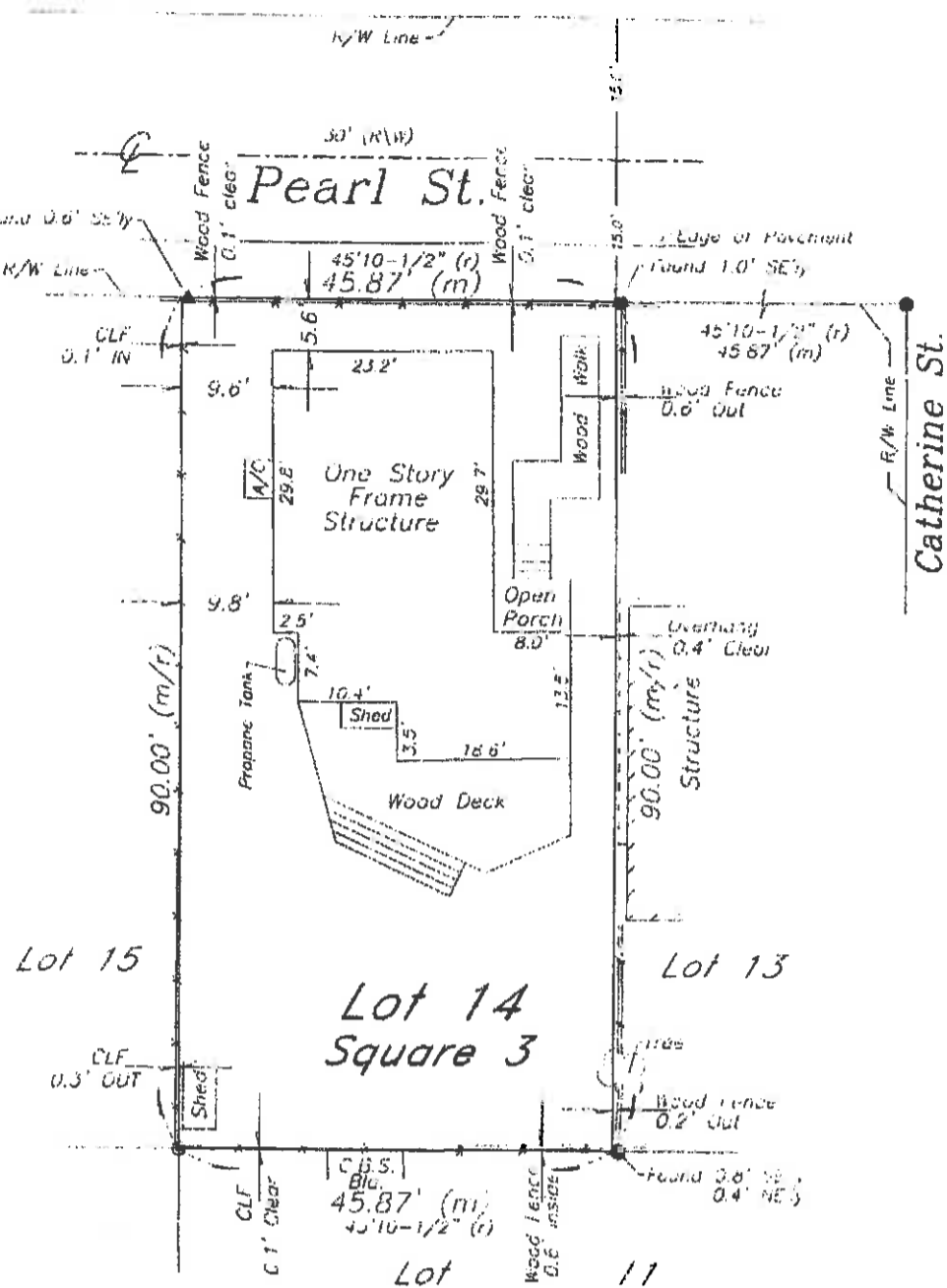
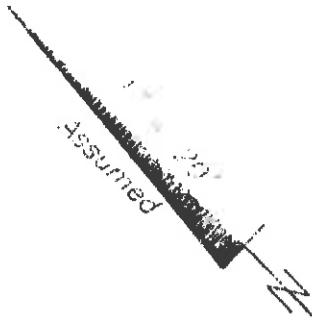
Rear of house



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
- ⋮ Centerline
- ⊗ Wood Utility Poles
- ⊠ Concrete Utility Poles
- 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
J. Lynn O'Flynn, PSM
Florida Reg. #6298

August 16, 2010

THIS SURVEY
IS NOT
ASSIGNABLE

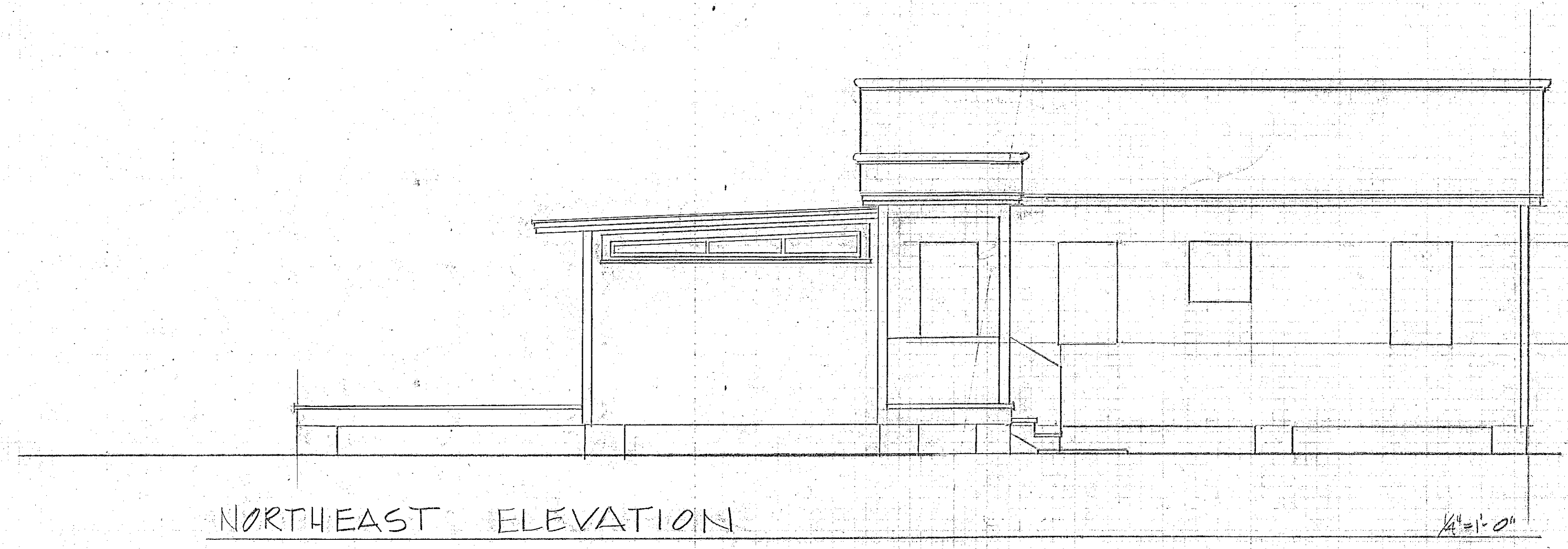
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

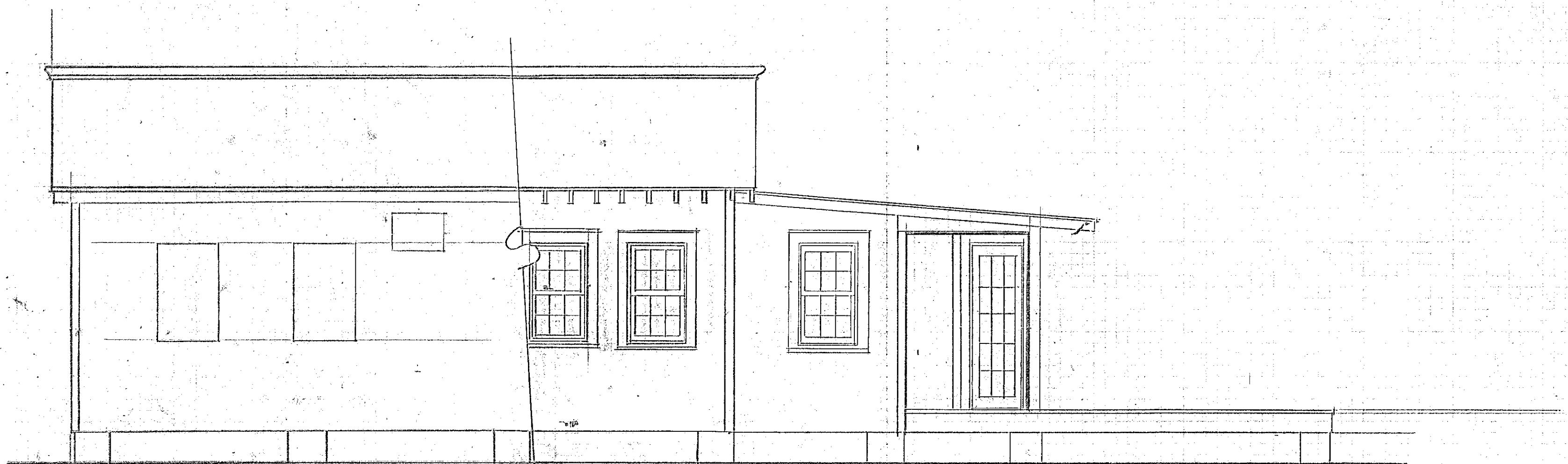
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN



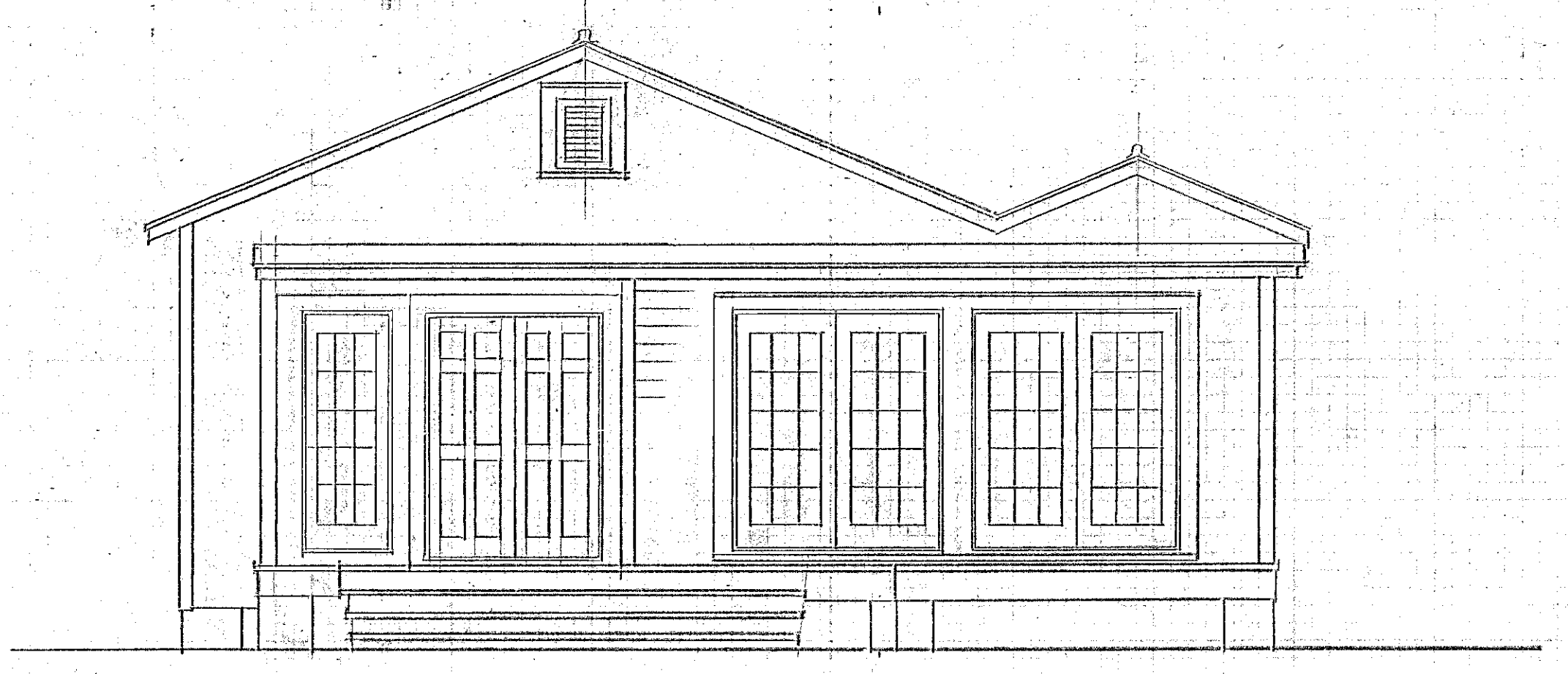
NORTHEAST ELEVATION

1/4"=1'-0"



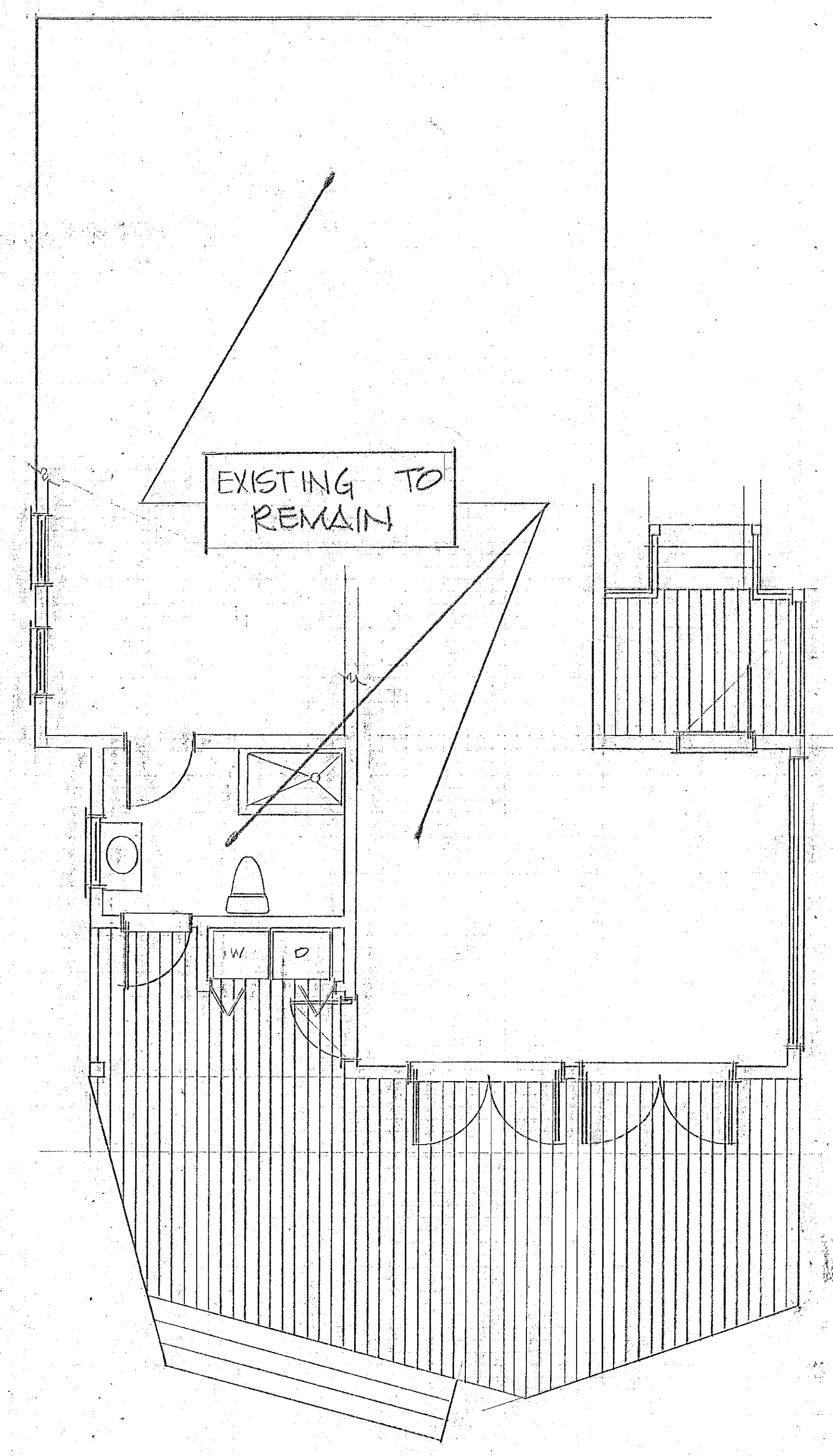
NORTHWEST ELEVATION

1/4"=1'-0"



SOUTHWEST ELEVATION

1/4"=1'-0"



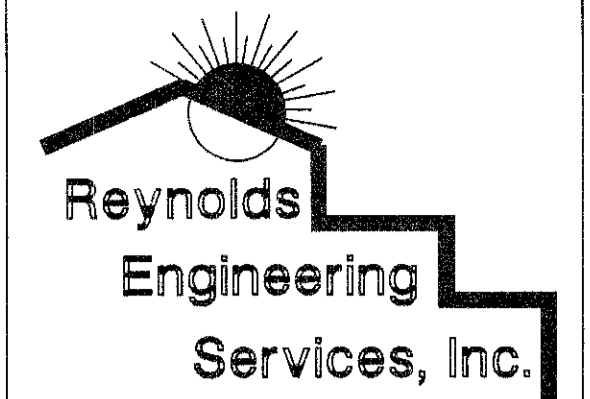
EXISTING TO REMAIN

FLOOR PLAN

1/4"=1'-0"

1118 PEARL STREET

KEY WEST - FLORIDA



THOMAS KELLY ENTERPRISES INC.
19141 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%



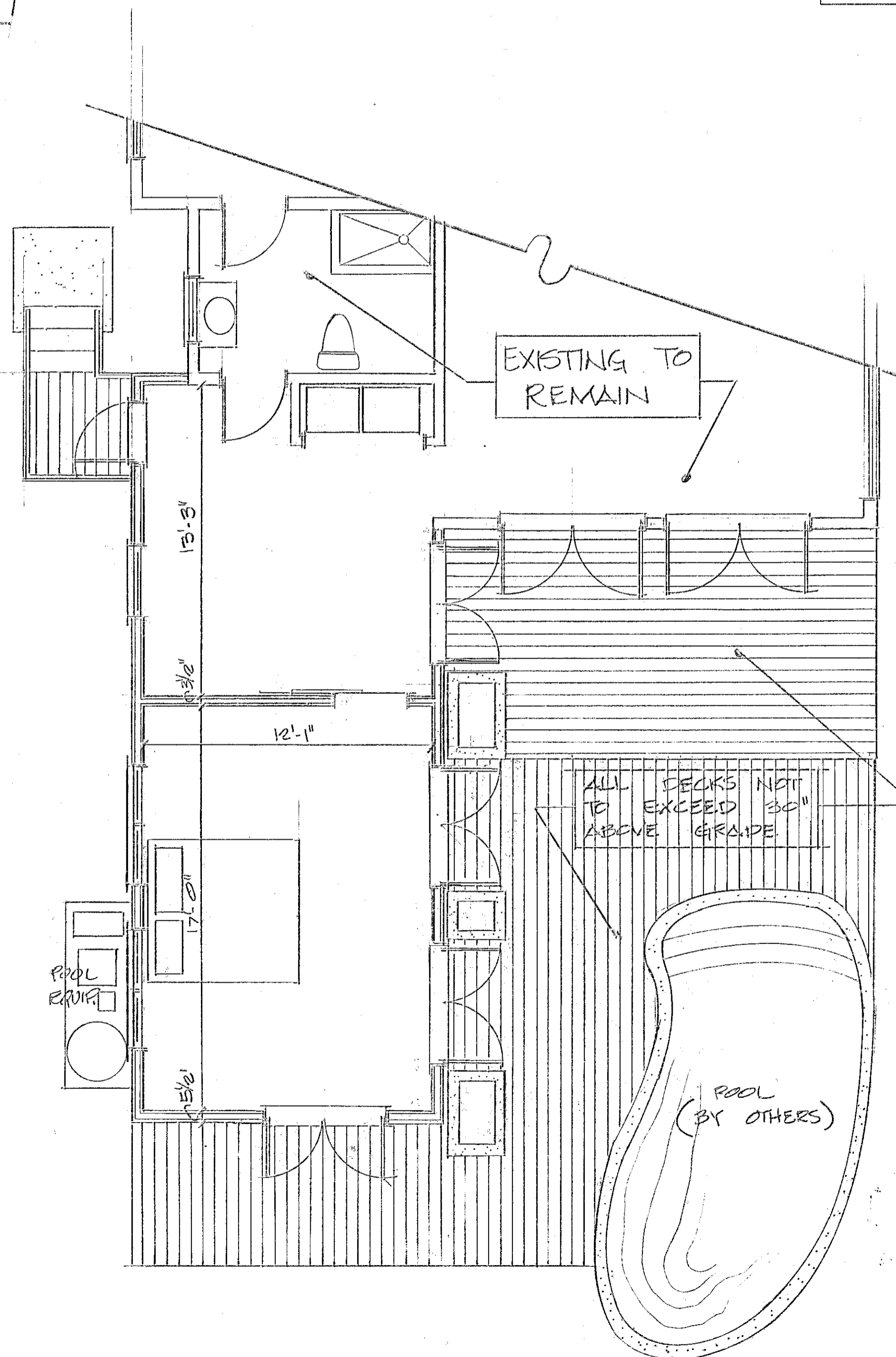
NORTHEAST ELEVATION 1/4"=1'-0"



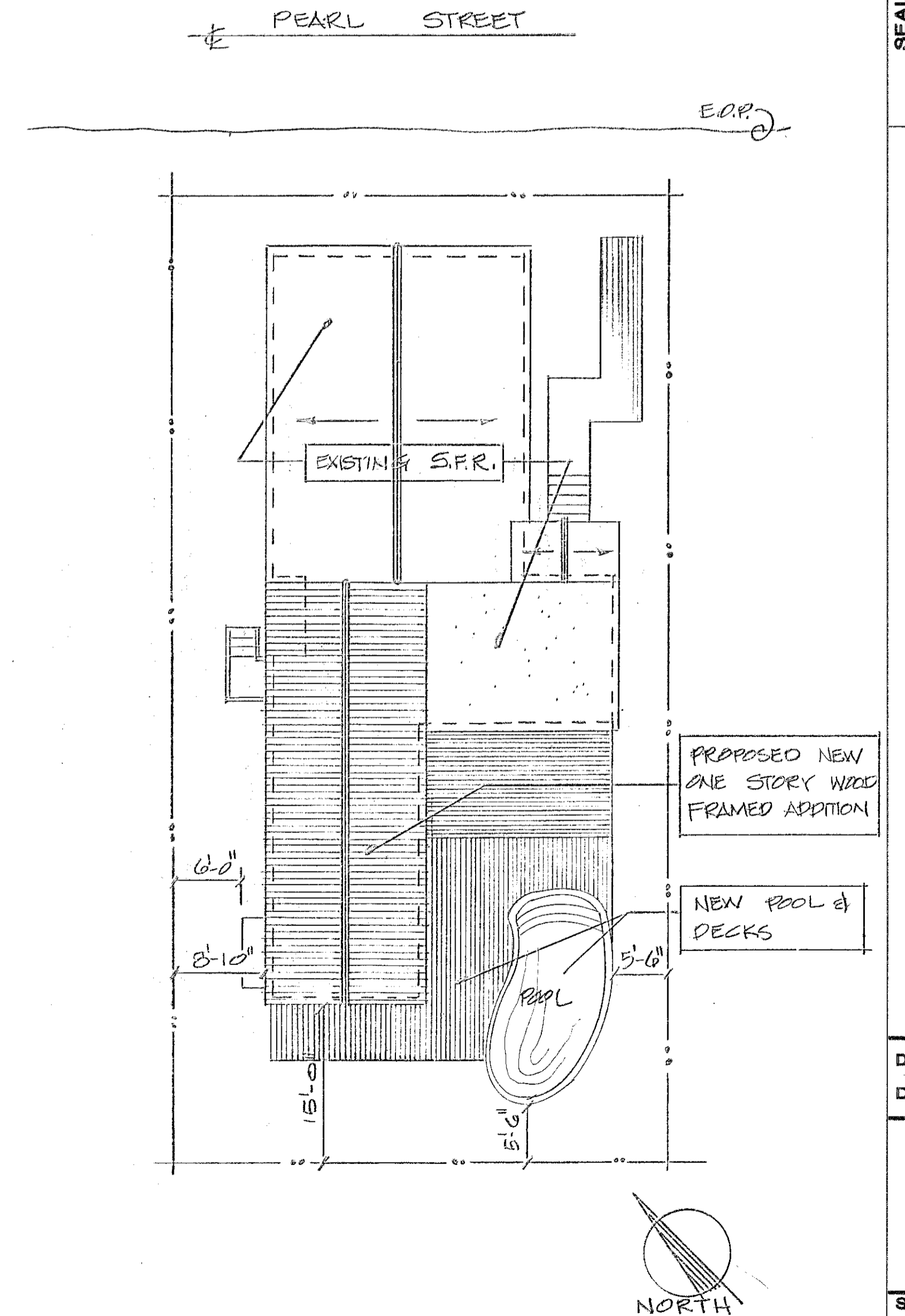
NORTHWEST ELEVATION 1/4"=1'-0"



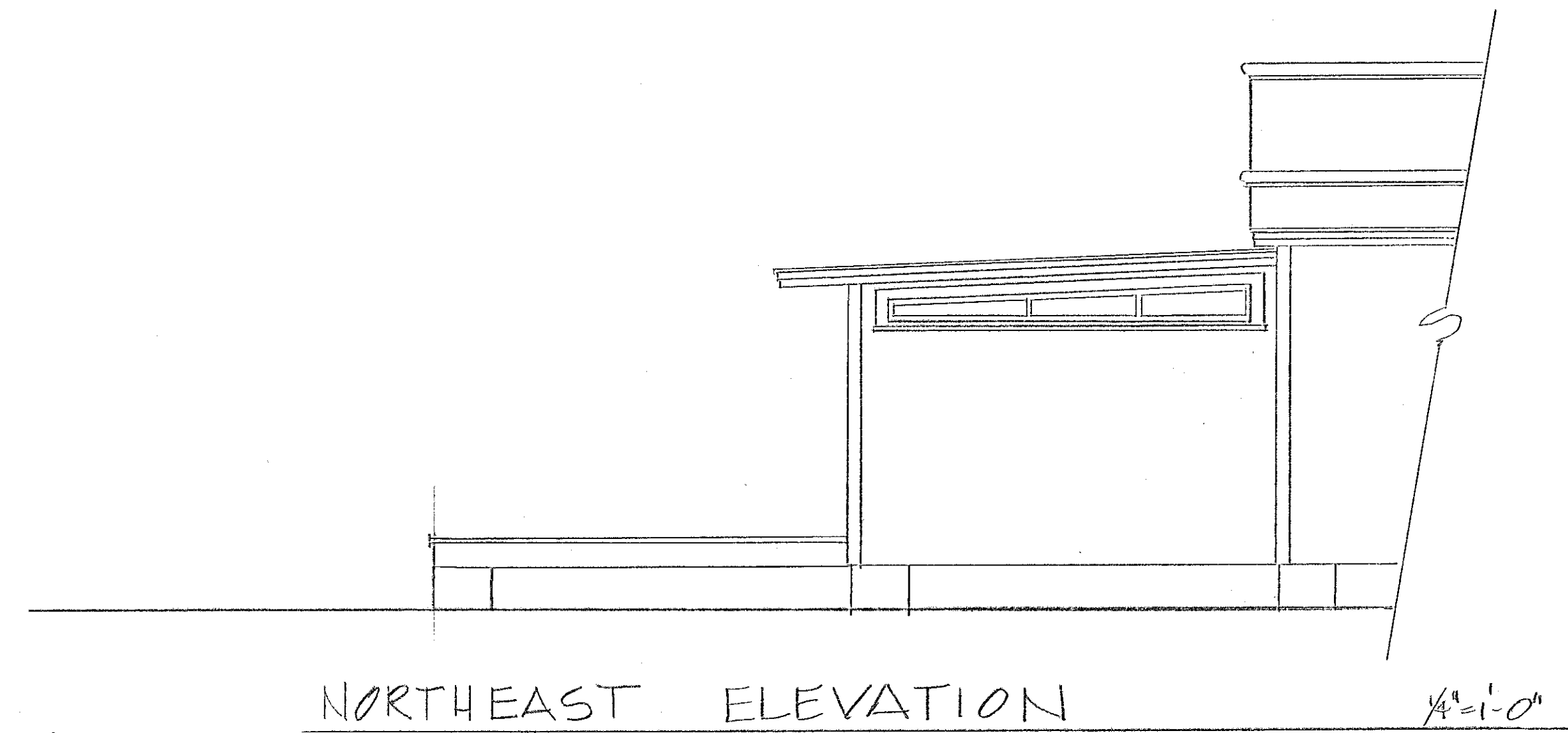
SOUTHWEST ELEVATION 1/4"=1'-0"



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



SITE PLAN 1"=10'-0"



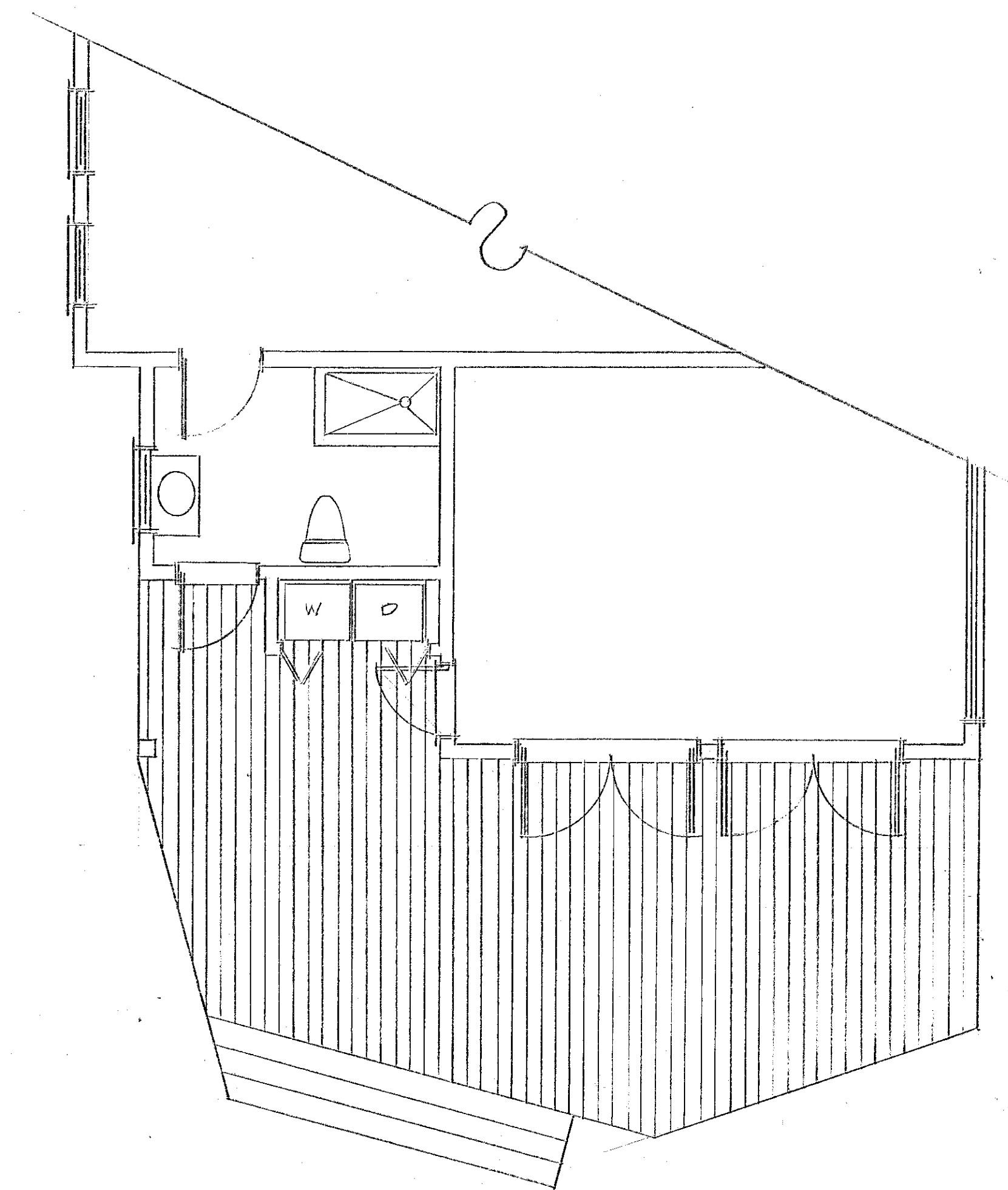
NORTHEAST ELEVATION $\frac{1}{4}''=1'-0''$



NORTHWEST ELEVATION $\frac{1}{4}''=1'-0''$



SOUTHWEST ELEVATION $\frac{1}{4}''=1'-0''$



FLOOR PLAN $\frac{1}{4}''=1'-0''$

THOMAS KELLY ENTERPRISES INC.
 19141 ROCKY ROAD - SUGARLOAF KEY
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (305) 304-1984

KEY WEST

1118 PEARL STREET
 EXISTING PLANS

DRAWN: TOK
 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.

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

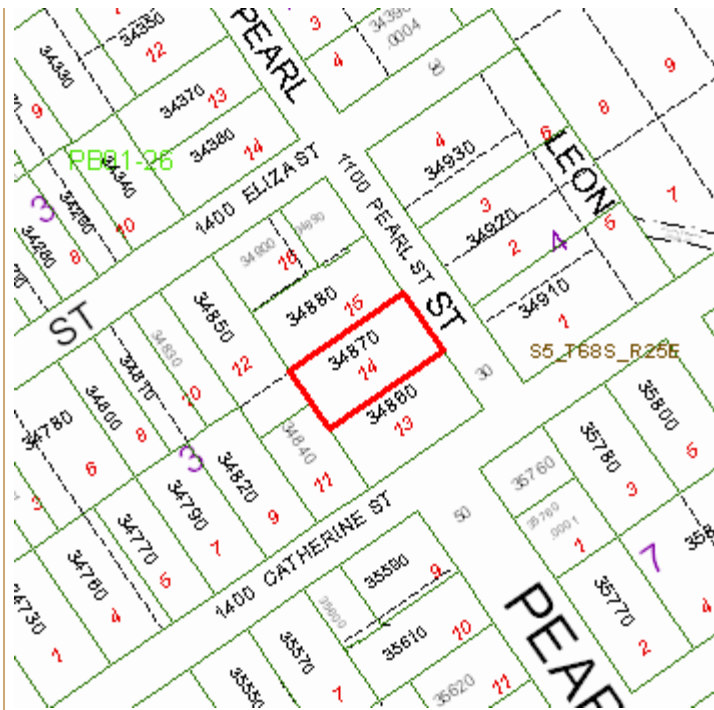
Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1118 PEARL ST KEY WEST

Legal Description: KW KNIGHTS SUB PB 1-27 LOT 14 SQR 3 TR 14 D3-25 OR635-209/210 OR667-430/431 OR729-678 OR1013-565 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

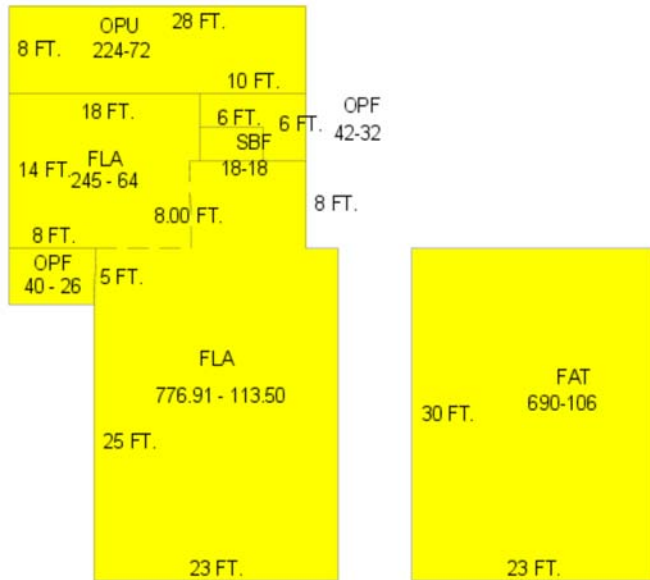
Building Type R1	Condition A	Quality Grade 500
Effective Age 21	Perimeter 178	Depreciation % 28
Year Built 1938	Special Arch 0	Grnd Floor Area 1,022
Functional Obs 0	Economic Obs 0	

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	0.00	224
3	<u>OPF</u>		1	1990	N N	0.00	0.00	42
4	<u>SBF</u>	12:ABOVE AVERAGE WOOD	1	1998	N N	0.00	0.00	18
5	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	777
7	<u>FAT</u>	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	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	WD	02
1/14/2005	2084 / 402	825,000	WD	Q
3/15/1999	1566 / 1431	312,000	WD	Q
10/1/1997	1479 / 2311	214,000	WD	O

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