



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.



[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

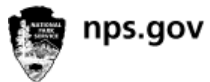
1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction 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



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

15-01
-0002

APPLICATION # _____

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 sqft). Replace existing aluminum windows w/ true divided light 2 1/2 wood windows (except six windows at rear addition); keep existing exterior door w/ 1/2 light wood doors; install metal shingles at rear roof; install 100% wood siding to good exterior finish per the attached plans.

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 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
 # BUILDING PERMITS-NEW: 015
Staff Use Only
 Date: 1.1.14
 Staff Approval: _____
 Fee Due: \$ _____
 Time: 14:50:14

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

| | | | |
|---|---|--------------------|--|
| SL CL | FRAME BLDG. WITH SLATE CLAD SIDE | BR DIVISION WALL | FRAME BLDG. WITH BRICK DIVISION WALL |
| (BR VENEER 1ST) | BRICK VENEERED 1ST. FRAME 2ND | (STONE) | STONE BLDG. WITH BRICK DIVISION WALL |
| (BR FILLED) | BRICK FILLED BLDG. WITH ASBESTOS CLAD REAR WALL | BR & FRAME BLDG. | ADJOINING WITH BRICK DIVISION WALL |
| (BR SIDING) | FRAME BLDG. WITH "BRICK SIDING" | (STONE) | STONE BUILDING |
| FRAME BLDG. USED AS STABLE | | (CONC.) | CONCRETE BLDG. WITH MANSARD ROOF FRONT |
| BR BLDG. USED AS PRIVATE AUTO. HD. | | BR FACED (C.B.) | CONCRETE BLOCK BLDG. WITH BRICK FACED SIDE |
| (BR 1ST) | BRICK 1ST FRAME ABOVE | (CIN BL) | CINDER BLOCK BLDG. |
| (BR 1 1/2) | 2 STORY BLDG. BRICK 1ST ONE SIDE, FRAME THE OTHER, BRICK WALLS FRONT & REAR | (C. BR) | CEMENT SAND LIME OR CINDER BRICK BLDG. |
| (BR LINED) | BRICK LINED BLDG. | (CB & BR CONSTR.) | MIXED CONCRETE BLOCK AND BRICK BLDG. |
| (TILE) | TILE BUILDING | FIRE PROOF CONSTN. | FIRE PROOF CONSTRUCTED BUILDING |
| TILE BLDG. ALL WALLS FACED WITH STONE | | (ADDOSE) | ADDOSE BUILDING |
| (VENEER) | BRICK VENEERED BUILDING | (IRON) | IRON BUILDING |
| BRICK BLDG. WITH MANSARD OR FRENCH ROOF | ALL SIDES STORY HEIGHT INCLUDES THE MANSARD, USE ROOF SIGN FOR COVERING OF MANSARD. | IRON CLAD ON FRAME | STUDDING OR SHEATHING |
| SHOW THICKNESS OF WALLS IN MASONRY & CONCRETE | MERCANTILE AND MFG. RISKS, SCHOOLS, CHURCHES & OTHER PUBLIC BUILDINGS IN INCHES, PLACING FIGURES AS INDICATED, STARTING WITH TOP STORY. | | |
| SHOW INTERIOR OPENINGS IN MASONRY OR CONCRETE WALLS | BY THE CHARACTER (N) WITH FIGURES FOR STORIES ON WHICH OPENINGS ARE LOCATED | | |
| INTERIOR OPENINGS PROTECTED BY IRON OR TIN CLAD DOORS | | | |
| INTERIOR OPENINGS PROTECTED BY DOUBLE IRON OR TIN CLAD DOORS | | | |
| INTERIOR OPENINGS PROTECTED BY WIRED GLASS DOORS | | | |
| INTERIOR OPENINGS PROTECTED BY DOUBLE STANDARD FIRE DOORS | | | |
| DESIGNATION FOR WALL WHICH RISES TO FLOOR OF SECOND STORY ONLY | | | |
| DESIGNATION FOR WALL WHICH IS IN SEVERAL STORIES, BUT WHICH DOES NOT RISE TO ROOF | | | |
| PIPE, BELT, OR SHAFT HOLE OPENING | | | |
| WALL WITH NO OPENINGS | | | |

KEY

X WOODEN SHINGLE ROOF
 * SLATE, TILE, ASBESTOS SHINGLE OR METAL ROOF (Non-Combustible)

● COMPOSITION ROOF

BRICK CHIMNEY
 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 (K.P.F.S.)
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 (K.P.F.S.)
 V.P. VERTICAL OR STAND PIPE
 SINGLE OUTSIDE FIRE DEPT. CONNECTION
 SIAMESE OUTSIDE FIRE DEPT. CONNECTION
 A.S. AUTOMATIC SPRINKLERS
 DESIGNATION FOR AUTOMATIC SPRINKLERS IN PART OF BUILDING ONLY, FOR EXAMPLE 2ND ONLY 3RD ONLY 5TH ONLY OR 2ND ONLY
 A.C.S. AUTOMATIC CHEMICAL SPRINKLERS
 HOT SPRINKLER
 FIRE CISTERN
I.E.P. INDEPENDENT ELECTRIC PLANT
 6" ABOVE ROOF
 FRAME CORNICE
 PARAPET 18" ABOVE ROOF
 PARAPET 30" ABOVE ROOF
 NOT = NO PARAPET
 PARAPET 48" ABOVE ROOF

WINDOW 3 1/2
 WINDOW 2 1/2
 WINDOW 1 1/2
 WINDOWS 1 1/2 & 3 1/2
 WINDOWS 1 1/2 & 2 1/2
 WINDOWS 2 1/2 & 4 1/2
 WINDOWS 1 1/2, 2 1/2, 3 1/2, 4 1/2 & 5 1/2
 LOOKING TOWARD THE WALL FROM THE OUTSIDE AND COUNTING FROM LEFT TO RIGHT, THE STEMS REPRESENT THE STORIES AND THE DOTS THE OPENINGS

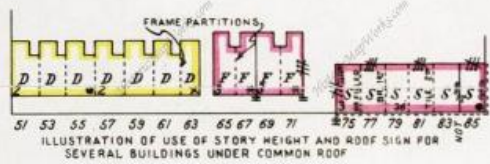
IRON OR TIN CLAD SHUTTER 1 1/2
 IRON OR TIN CLAD SHUTTER 2 1/2
 WINDOWS 1 1/2, 2 1/2 & 3 1/2
 IRON OR TIN CLAD SHUTTERS 1 1/2, 2 1/2, 3 1/2, 4 1/2 & 5 1/2
 WINDOWS 2 1/2 & 4 1/2
 IRON OR TIN CLAD SHUTTER 2 1/2

WINDOW 3 1/2 WITH WIRED GLASS
 WINDOWS 4 1/2 & 7 1/2 ONLY WITH WIRED GLASS
 WINDOW 3 1/2
 WINDOW 4 1/2
 WINDOW 5 1/2
 WINDOW 6 1/2
 WINDOW 7 1/2
 WINDOW 8 1/2
 WINDOW 9 1/2
 WINDOW 10 1/2
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 WINDOW 99 1/2
 WINDOW 100 1/2

FRAME SIDELIGHT 6" ABOVE ROOF

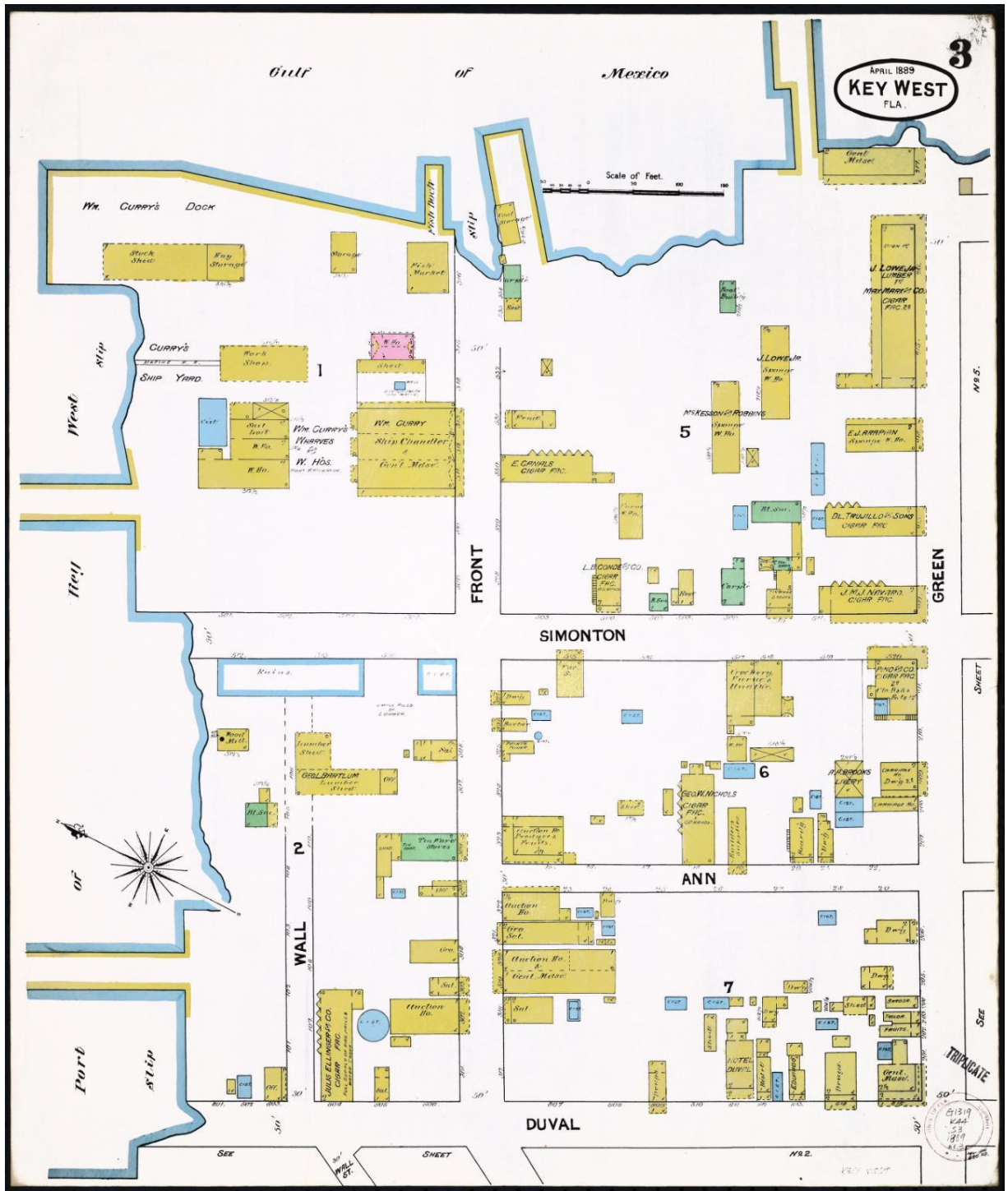
METHOD OF NOTING HEIGHT TO APEX

OPEN ELEVATOR
 FRAME ENCLOSED ELEVATOR
 FRAME ELEVATOR WITH SELF CLOSING TRAPS
 BRICK ELEVATOR WITH SELF CLOSING TRAPS
 TILE ENCLOSED ELEVATOR WITH WIRED 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 WIRED 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

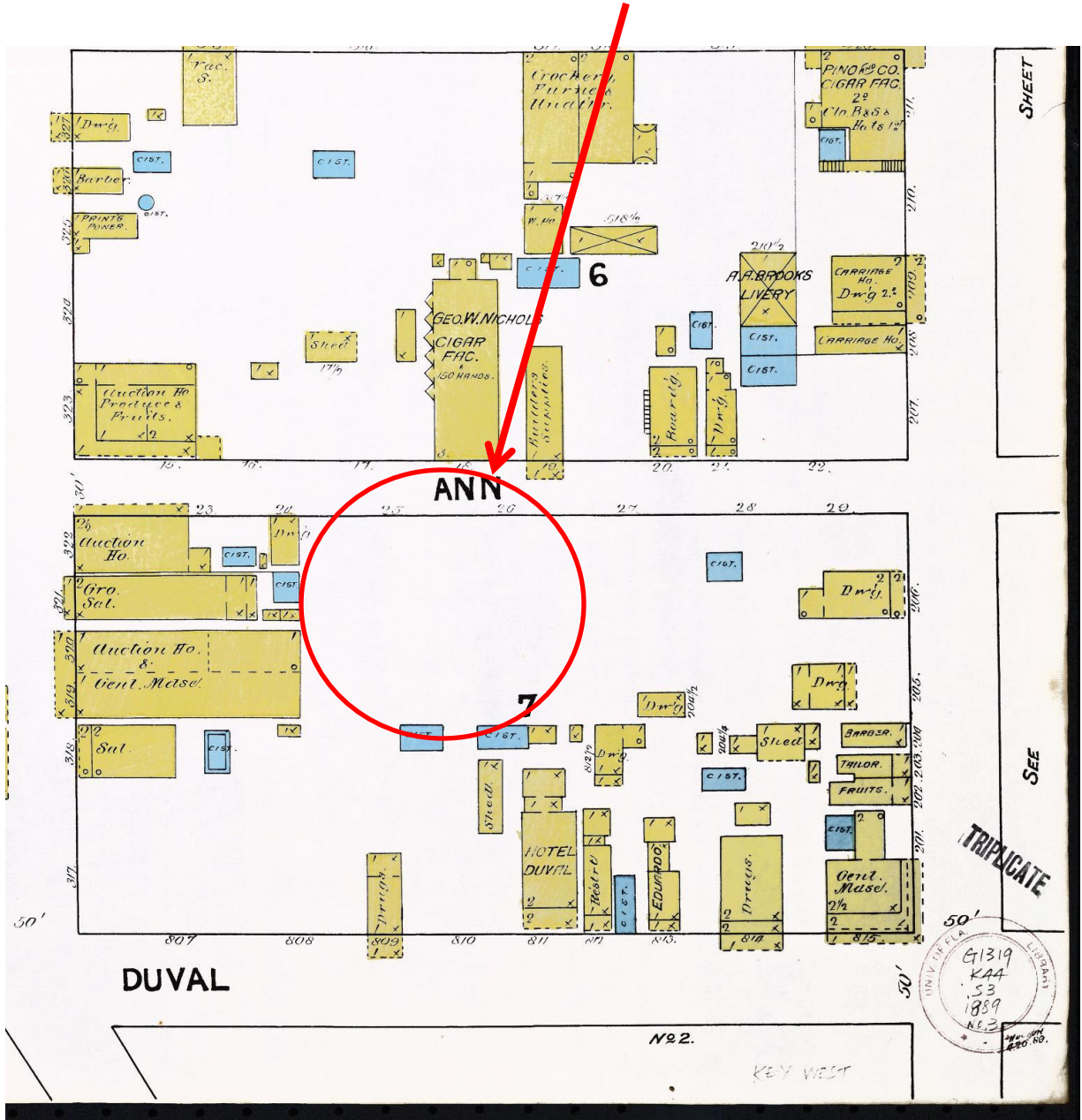
112 Ann Street— Key West



Sanborn Map April, 1889

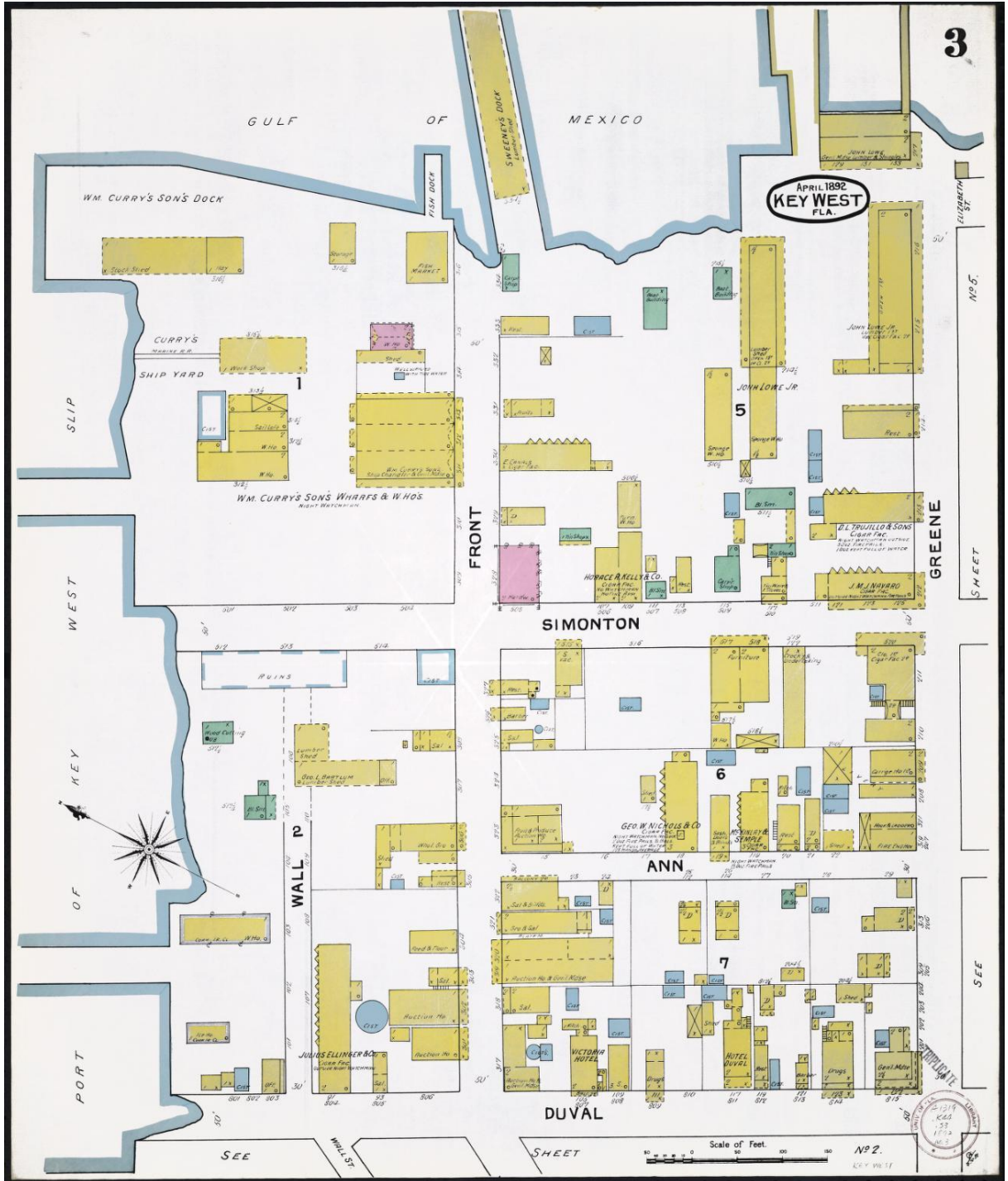
112 Ann Street— Key West

112 Ann : Not yet constructed



Sanborn Map April, 1889

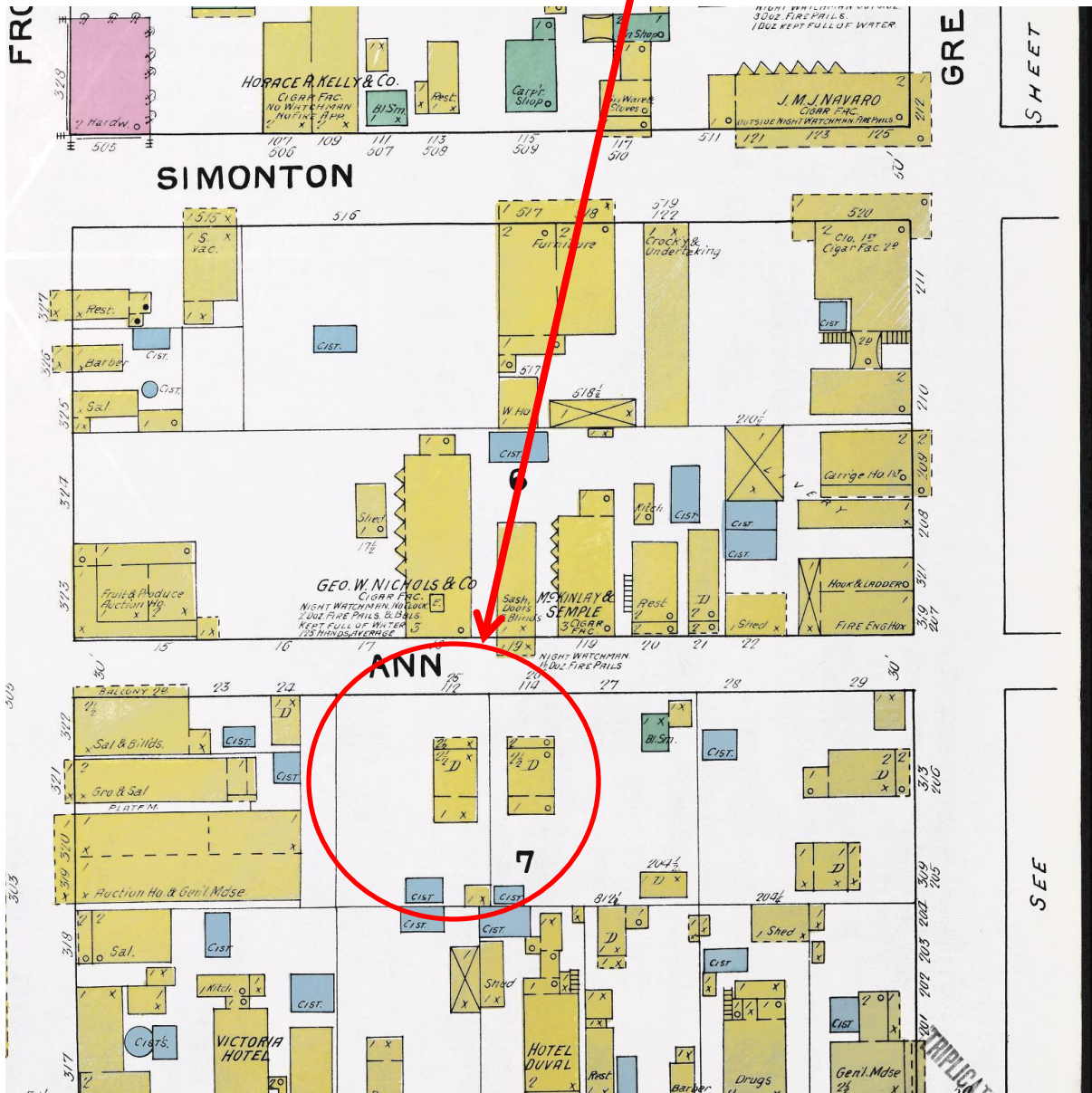
112 Ann Street— Key West



Sanborn Map April, 1892

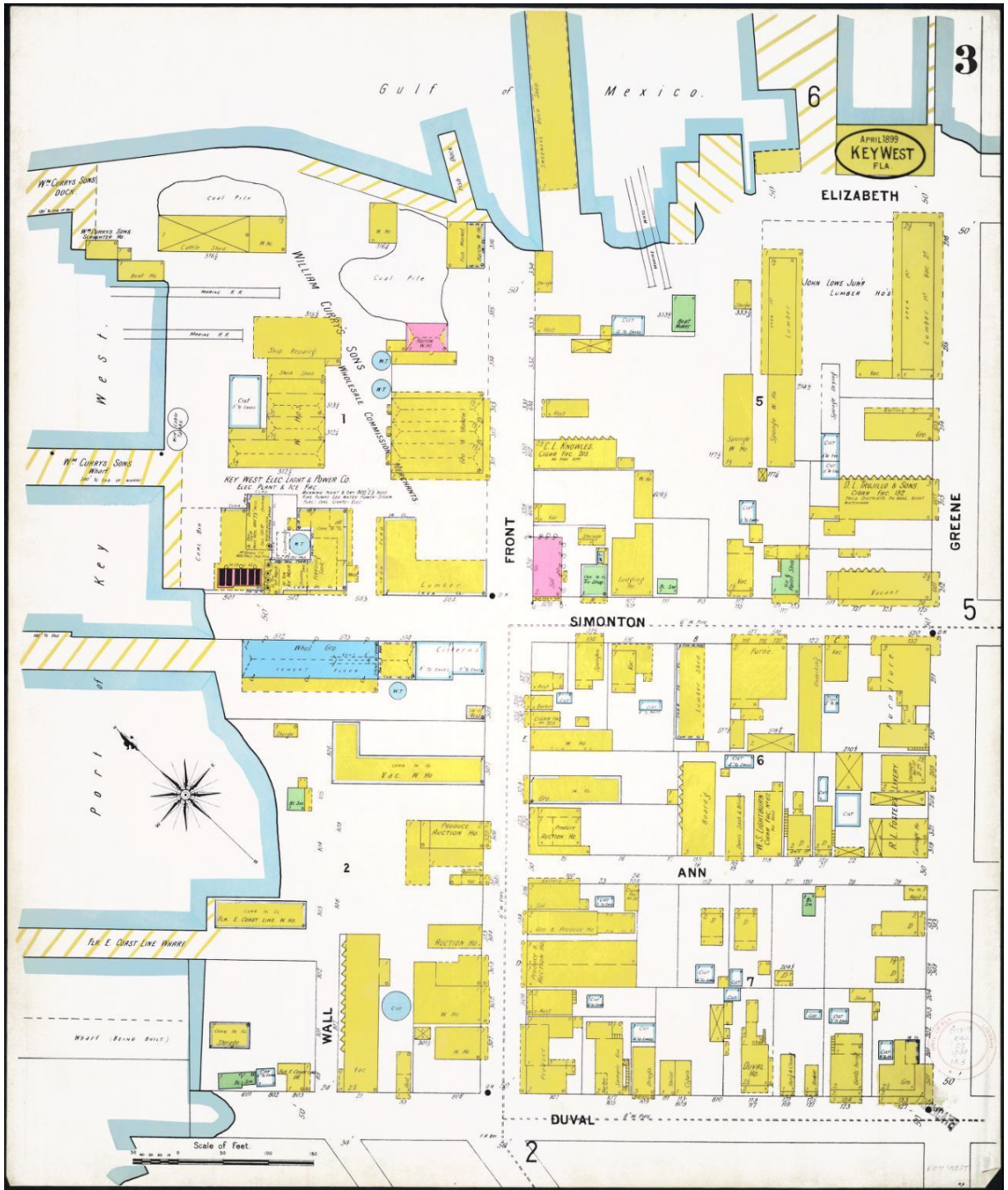
112 Ann Street— Key West

112 Ann : Noted as 2 1/2 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

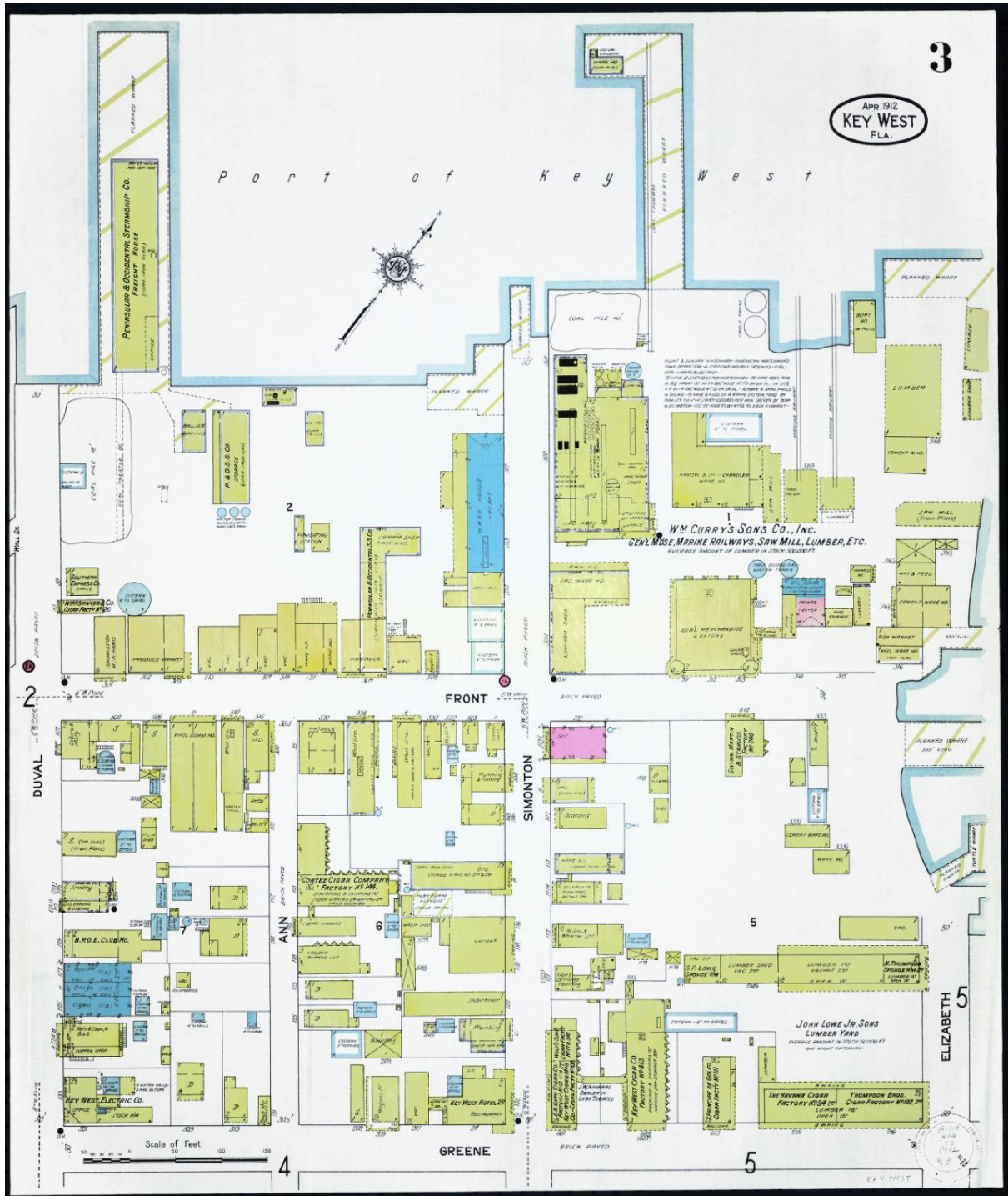


Sanborn Map April, 1899

112 Ann Street— Key West

APR 1912
 KEY WEST
 FLA.

Part of Key West



Sanborn Map April, 1912

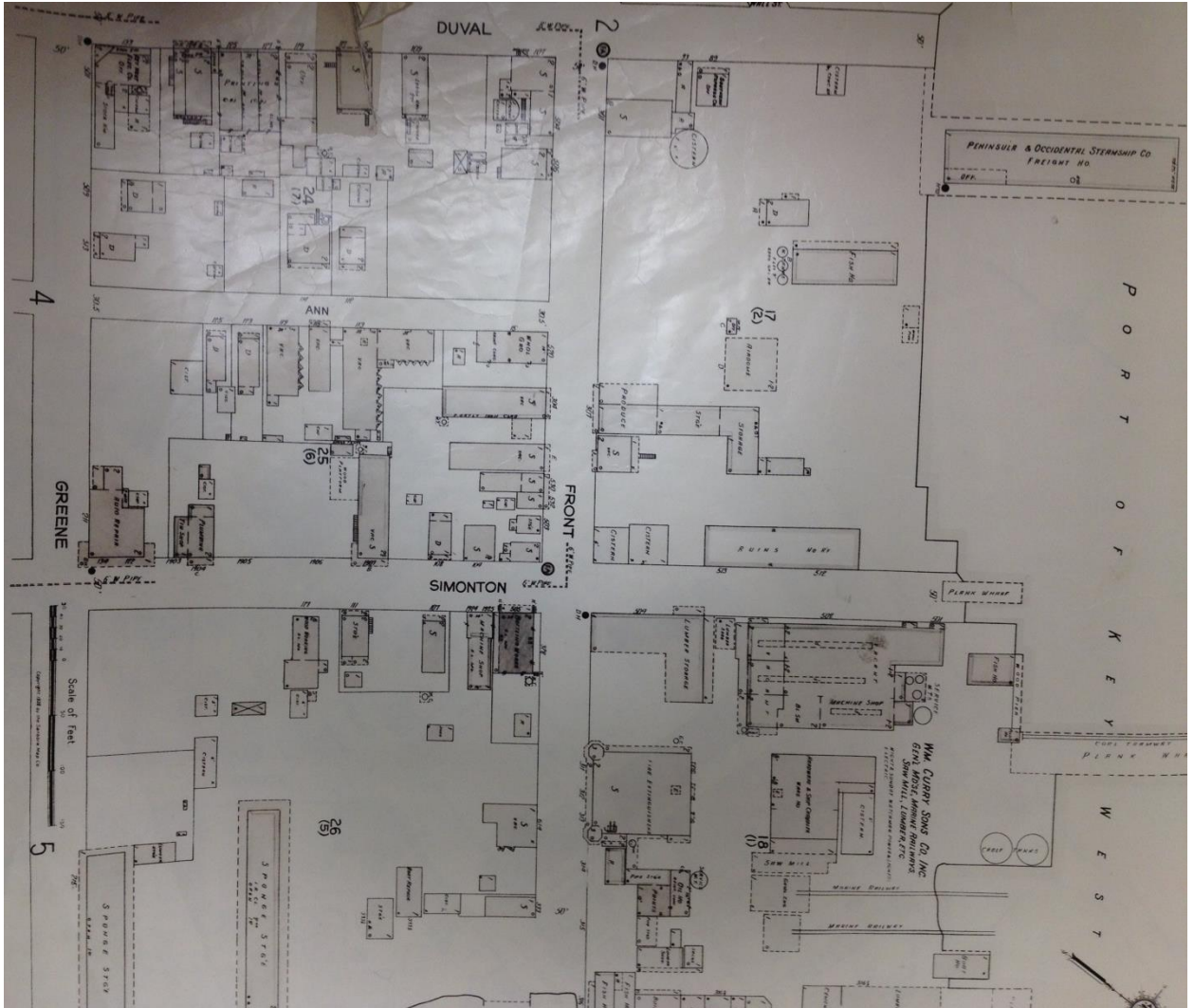
112 Ann Street— Key West

112 Ann : Noted as 2 Story Dwelling



Sanborn Map April, 1912

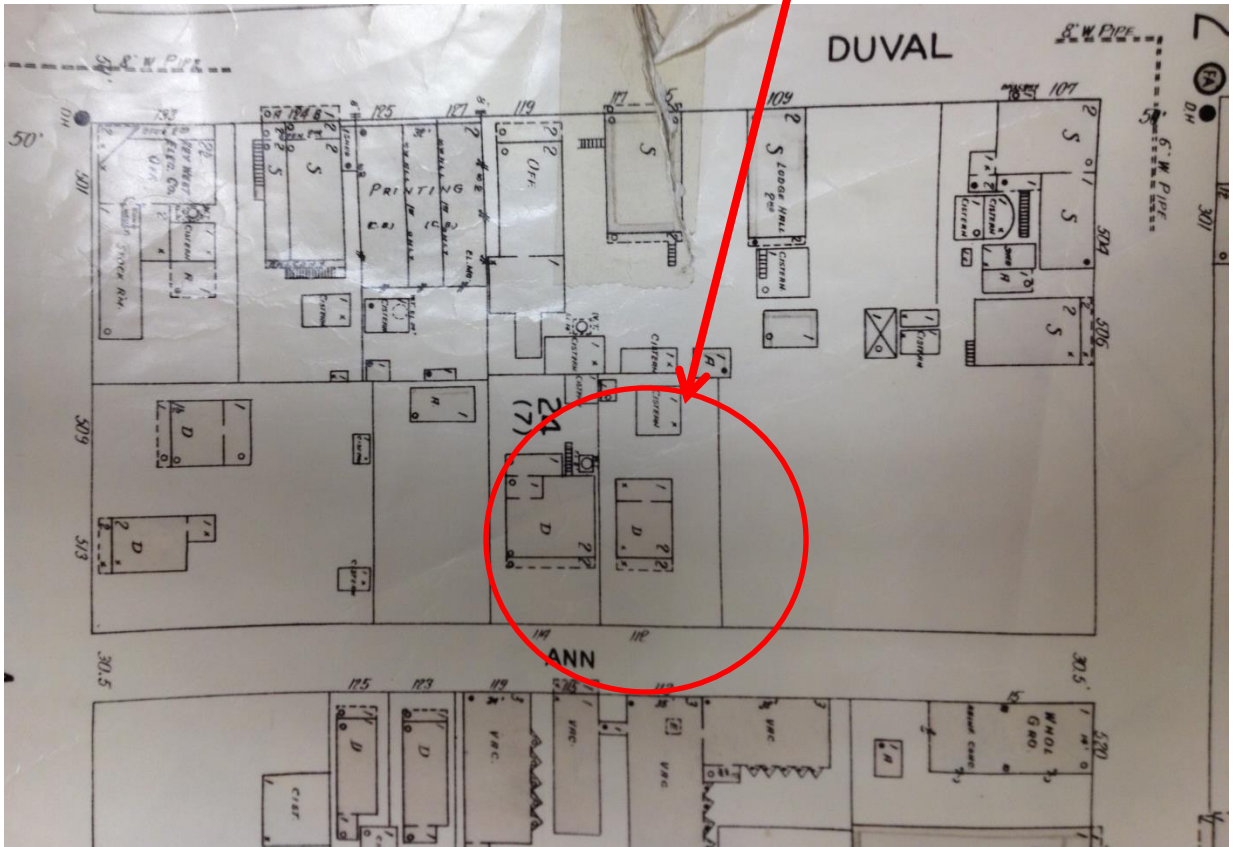
112 Ann Street— Key West



Sanborn Map April, 1926

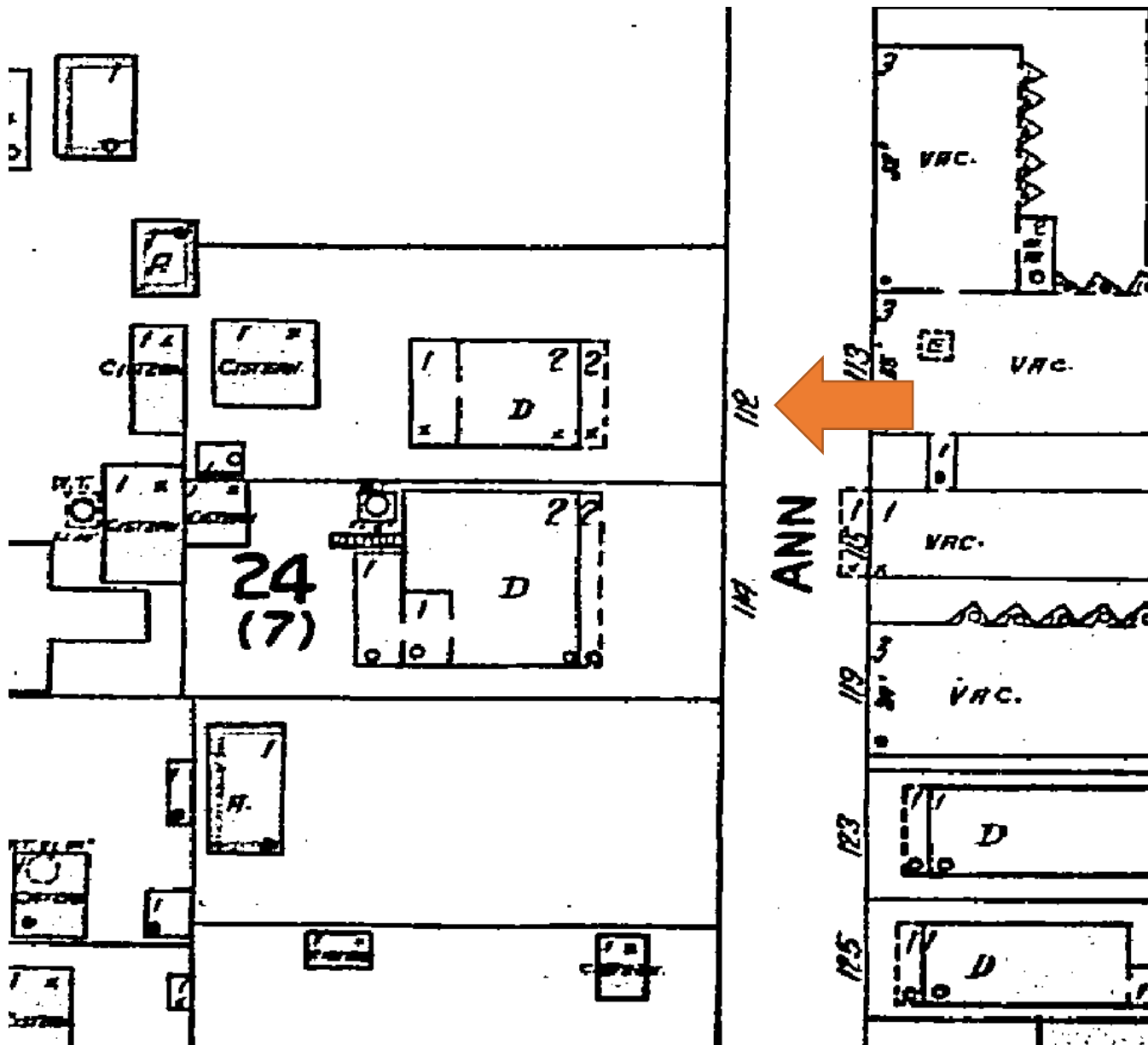
112 Ann Street— Key West

112 Ann : Noted as 2 Story Dwelling

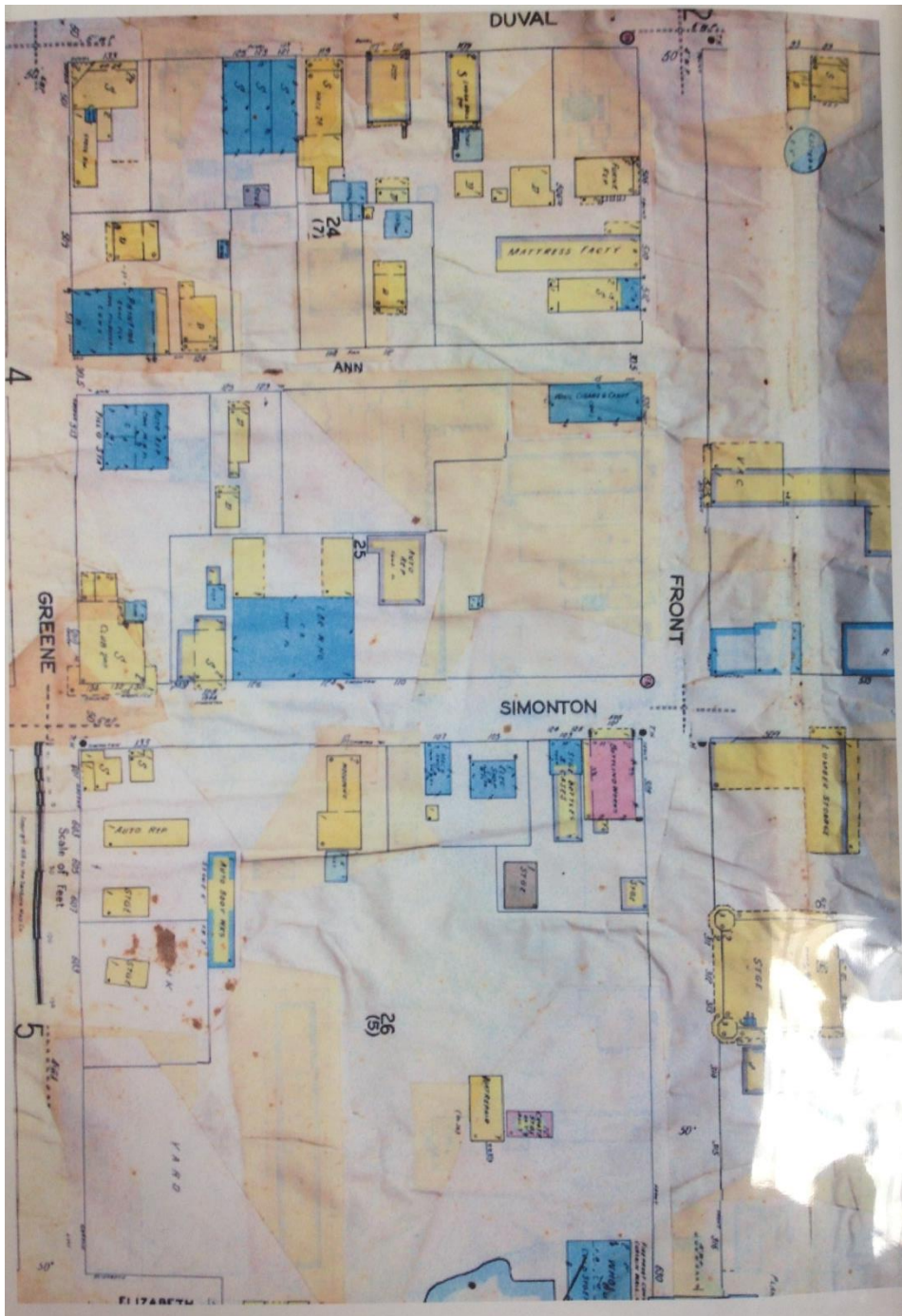


Sanborn Map April, 1926

112 Ann Street— Key West



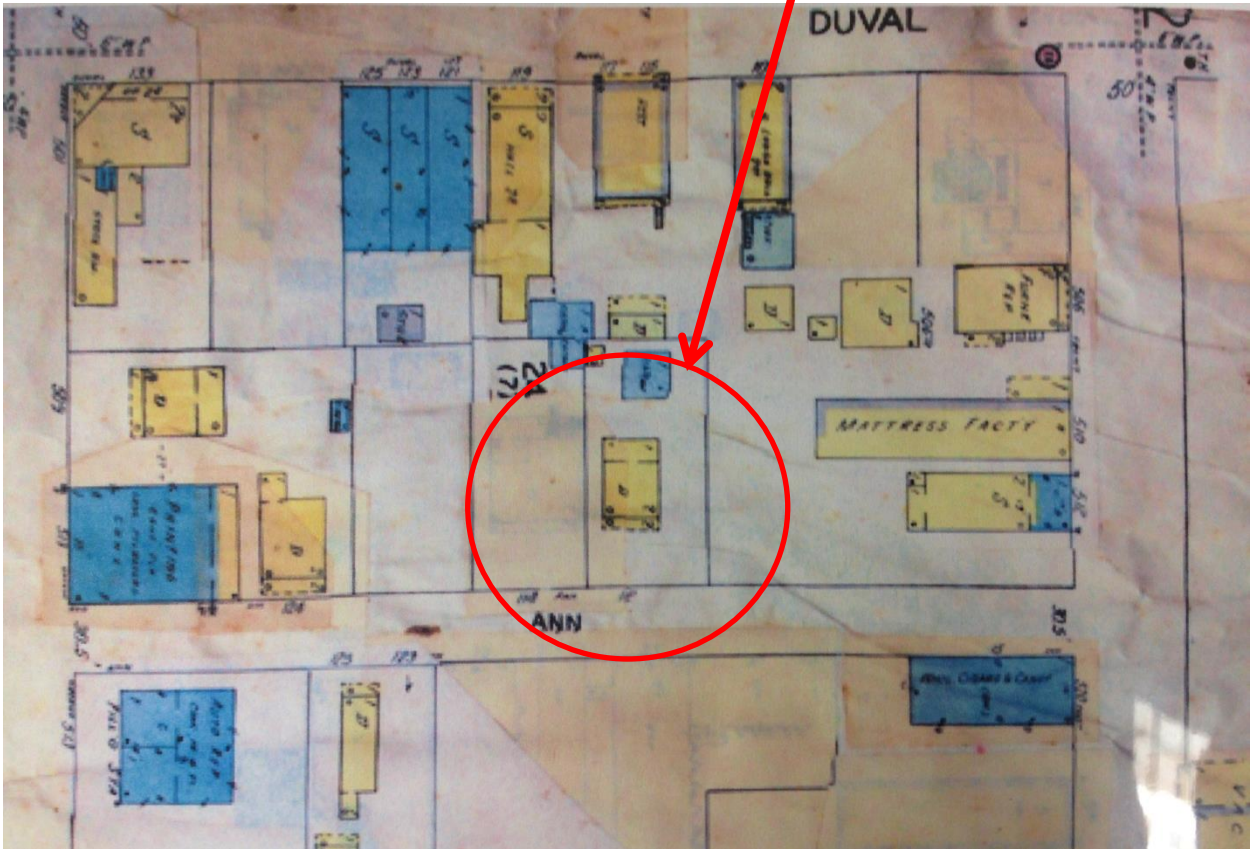
1926 Sanborn Map



Sanborn Map, 1926 Revision of 1948

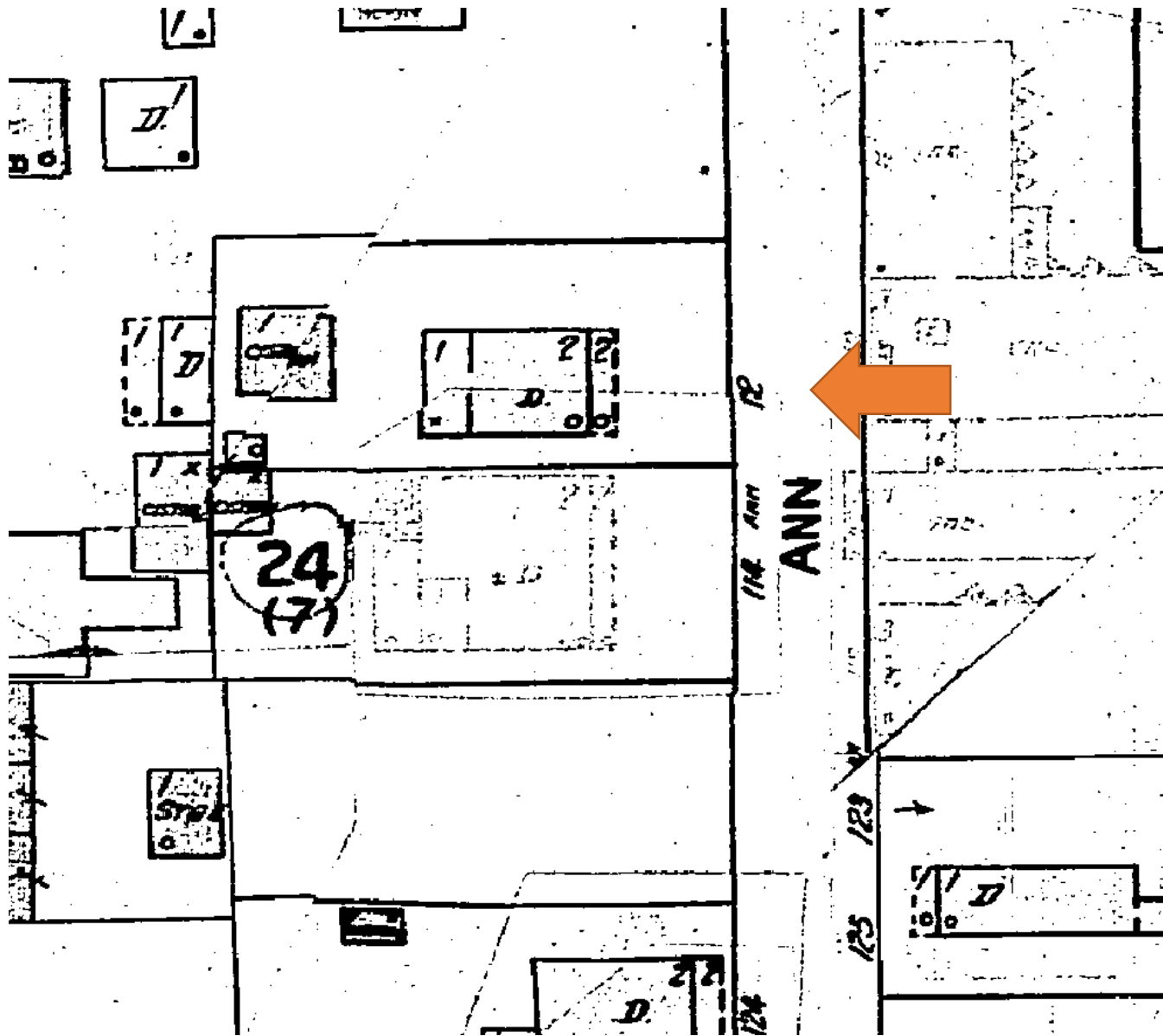
112 Ann Street— Key West

112 Ann : Noted as 1 Story Dwelling

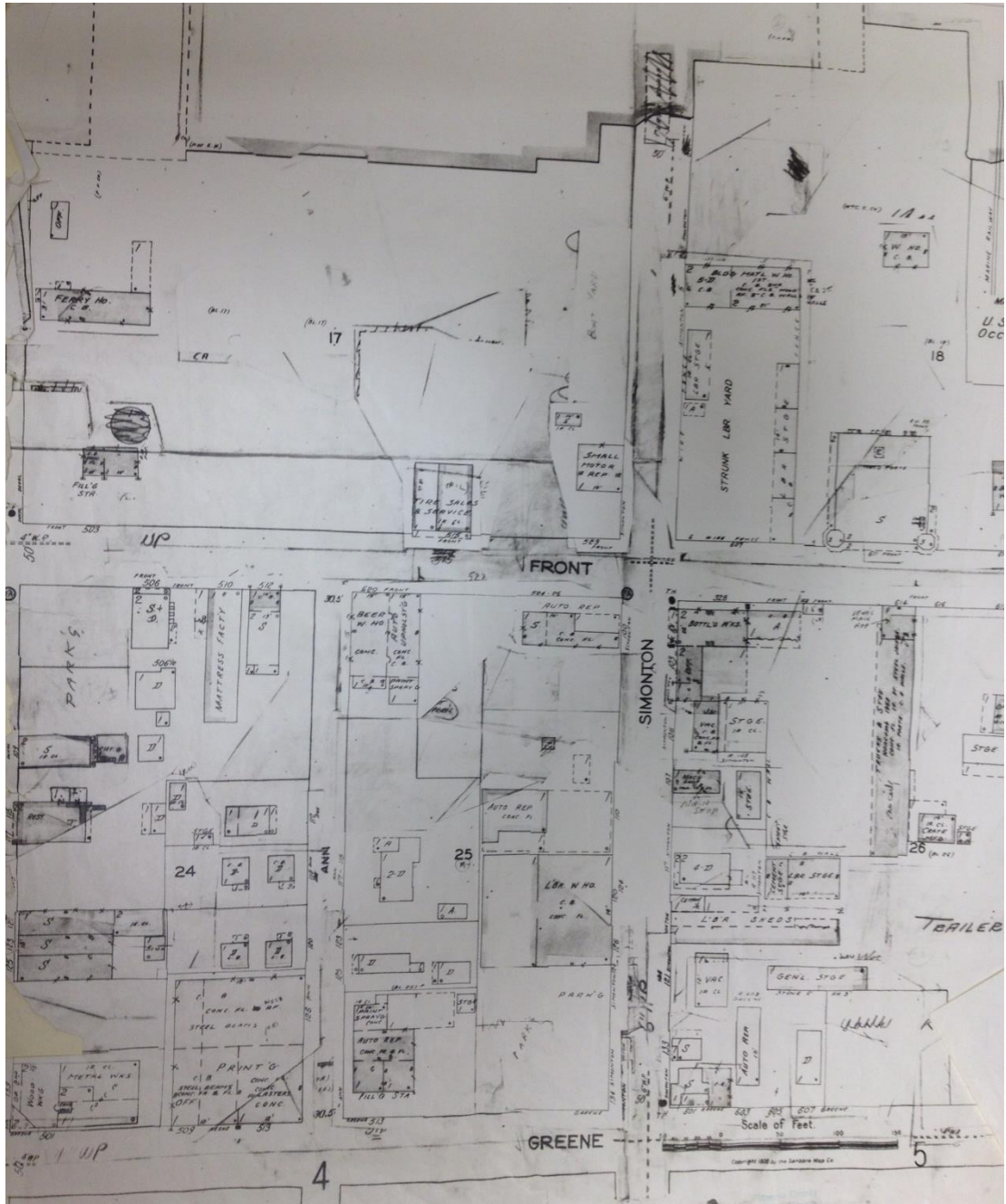


Sanborn Map 1926, Revision of 1948

112 Ann Street— Key West



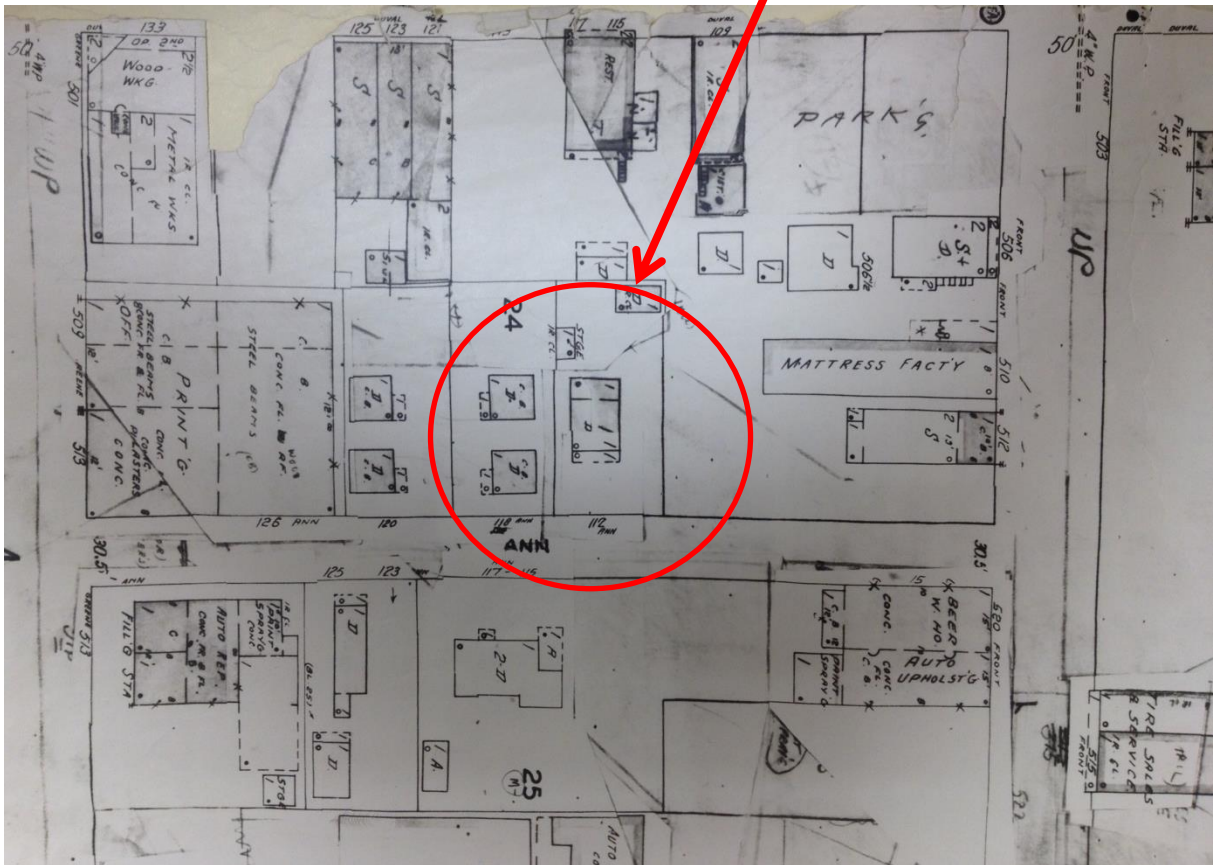
1948 Sanborn Map



Sanborn Map 1962

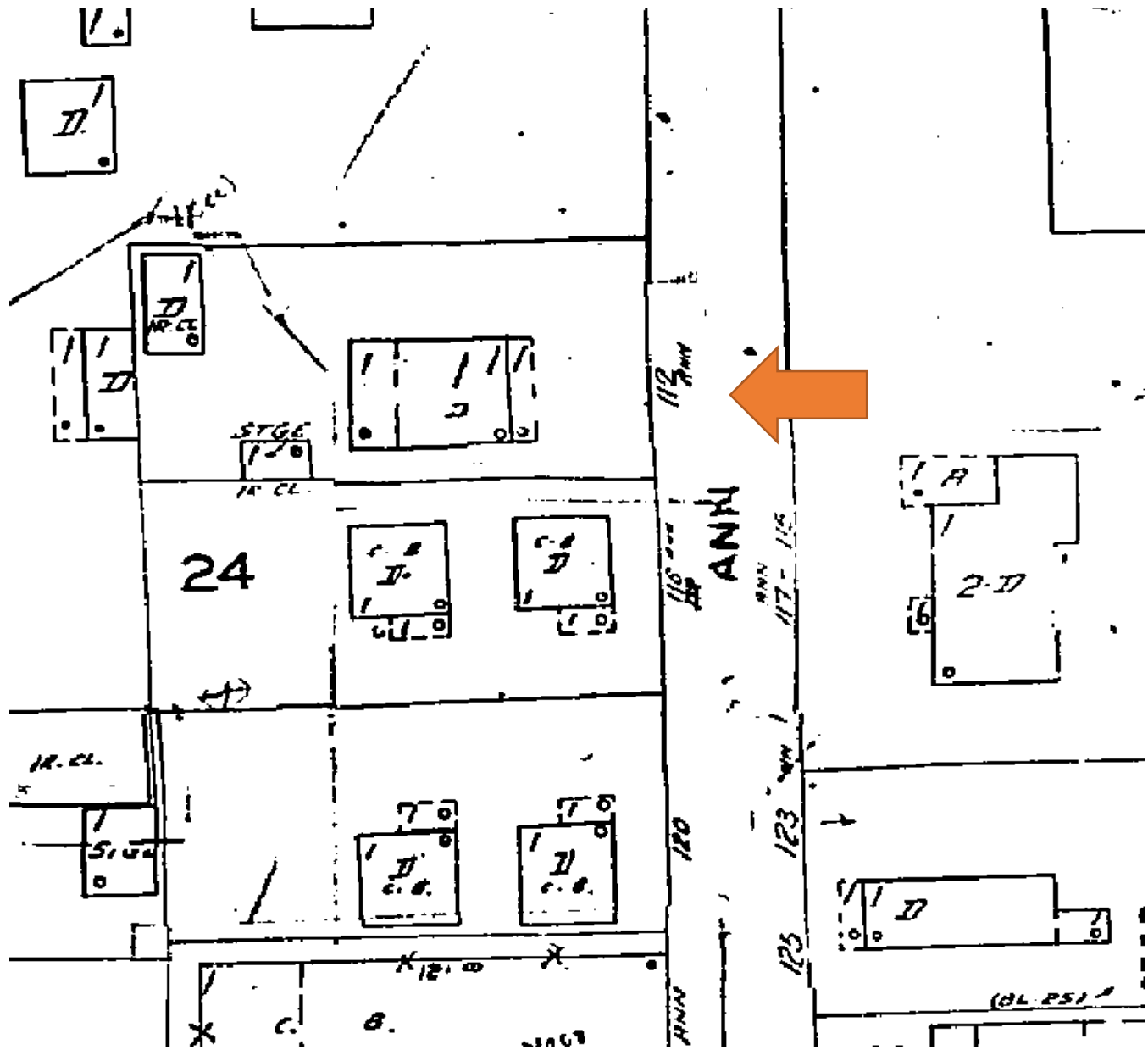
112 Ann Street— Key West

112 Ann : Noted as 1 Story Dwelling



Sanborn Map 1962

112 Ann Street— Key West



1962 Sanborn Map

PROJECT PHOTOS

112 Ann : 2 ½ Story Dwelling

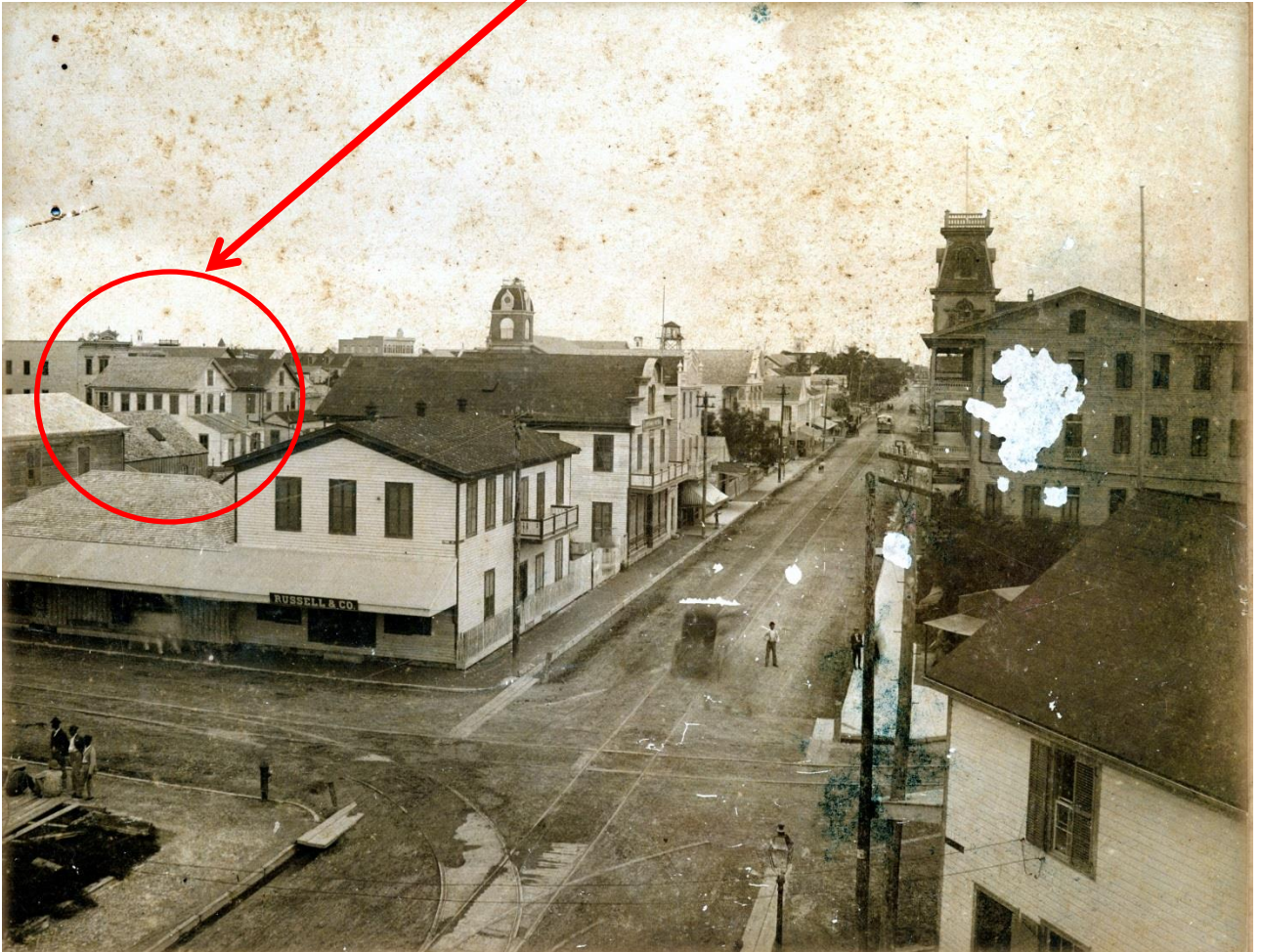


Photo: Corner of Duval and Front Street, ca. after 1891 (note: City Hall in Background)

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

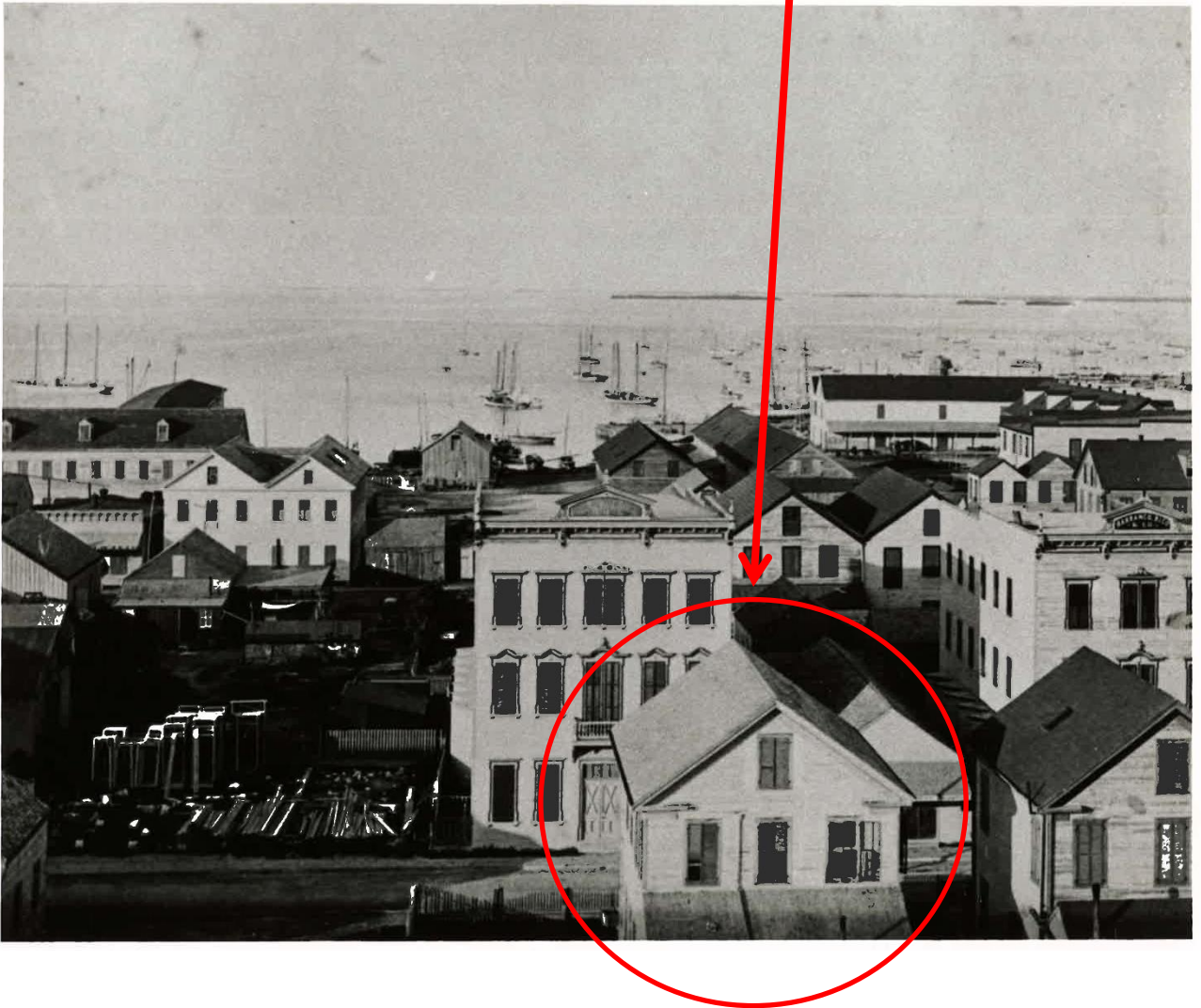


Photo: View of Ann Street, ca. after 1891

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 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 4 o'clock on Ann street. A 25-mph wind was blowing from the burning buildings toward Duval street and only by the efforts of 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

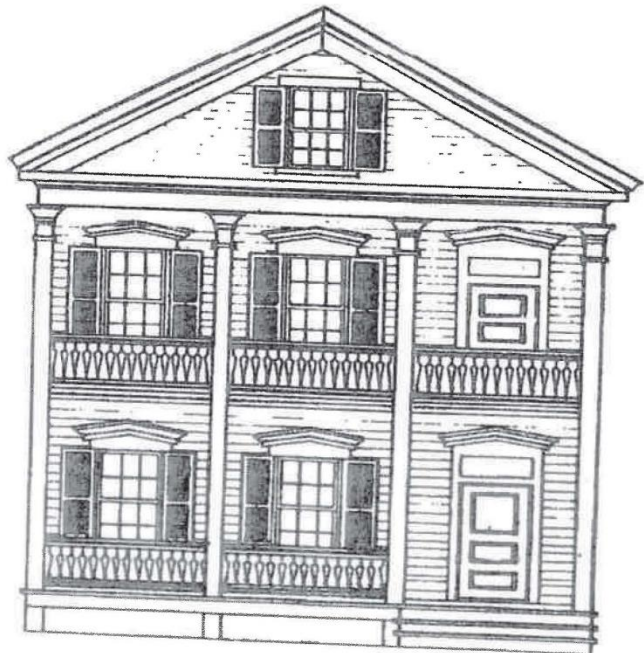
Foundation: raised on piers

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

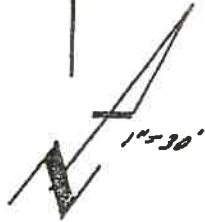
SURVEY



Professional Land Surveyors
 1204 Simonton Street
 Key West, Florida 33040
 (305) 294-4747

JACK M. PHILLIPS, P.L.S.
 FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.
 FLORIDA CERTIFICATE NO. 2110

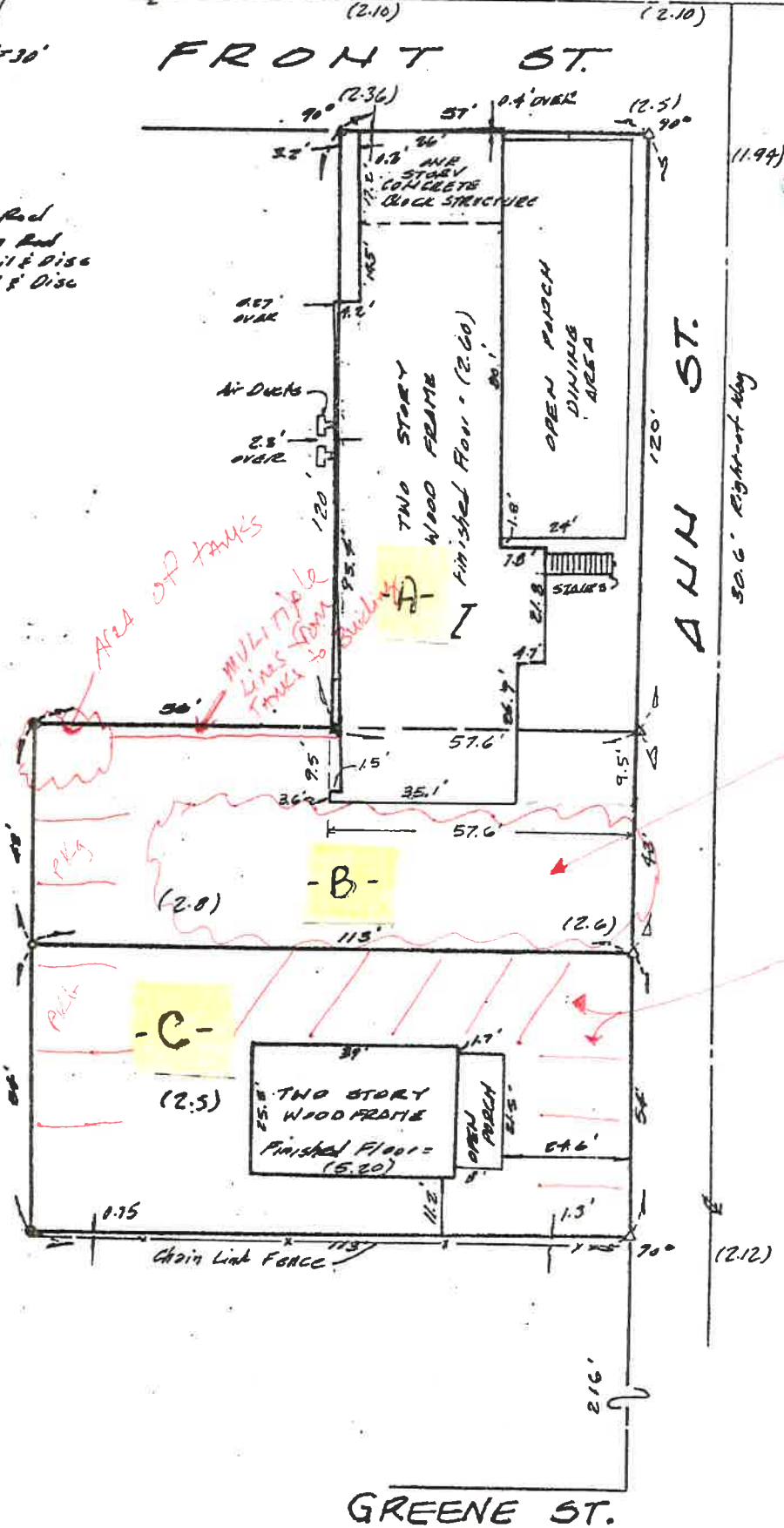


50' Right of Way (2.10) FRONT ST.

BENCH MARK:
 CAVANAUGH'S B.L.S.
 BRASS DISC
 ELEVATION = 6.44

- - Set Iron Rod
- - Found Iron Rod
- ⊙ - Found Nail & Disc
- △ - Set Nail & Disc

ELEVATIONS ARE SHOWN
 IN PARENTHESES AND
 REFER TO MEAN SEA
 LEVEL NGVD (1929)



NOTES:

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 5QR 7 OR422-438/41 PARCEL NO 3

FEMA INFORMATION:
FLOOD ZONE: ZONE AE, (EL 6)
F.I.R.M. MAP 12087C1516K 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

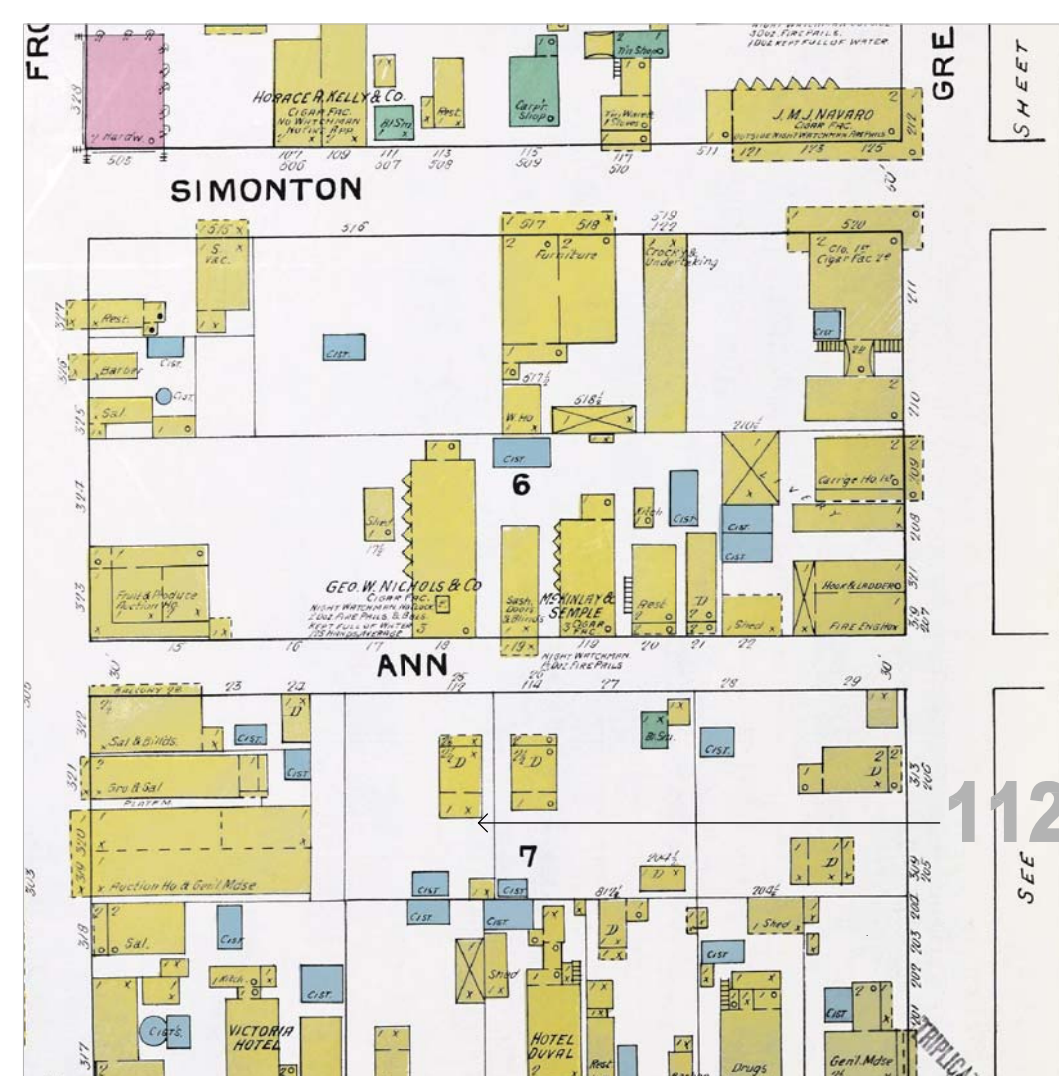
GENERAL NOTES

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 CONFORMANCE 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



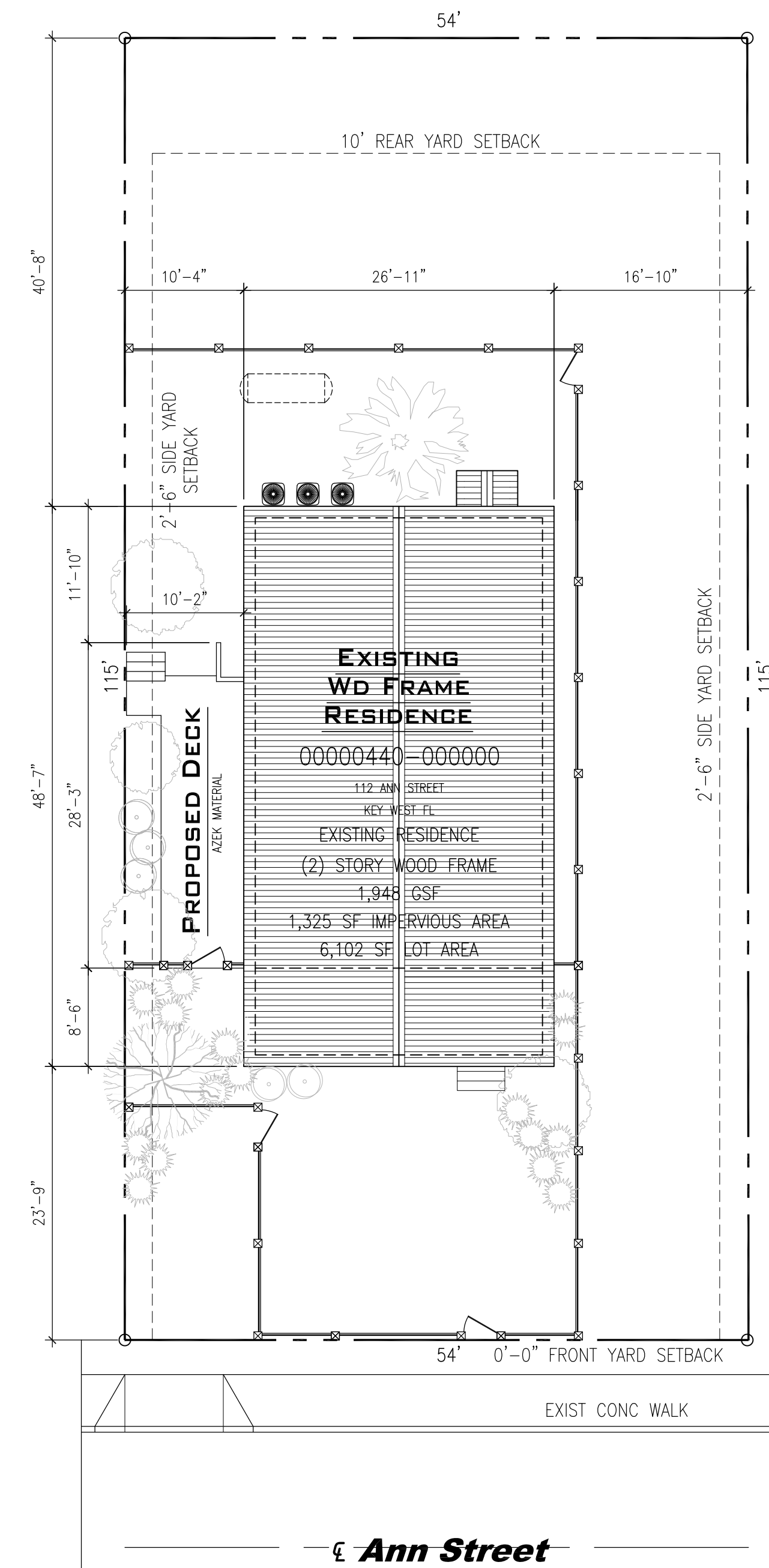
PHOTOGRAPHS PRIOR TO 1931 FIRE



60'S PROPERTY APPRAISER PHOTOGRAPH



2014 PHOTOGRAPH



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Project Name

RESIDENCE RENOVATION

122 ANN KEY WEST, FL 33040

Sheet Title

Project Phase

.....

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Architect's Seal and Signature

Scale: AS NOTED

Sheet No. / Project No. No. .

Drawn By: LM/MT

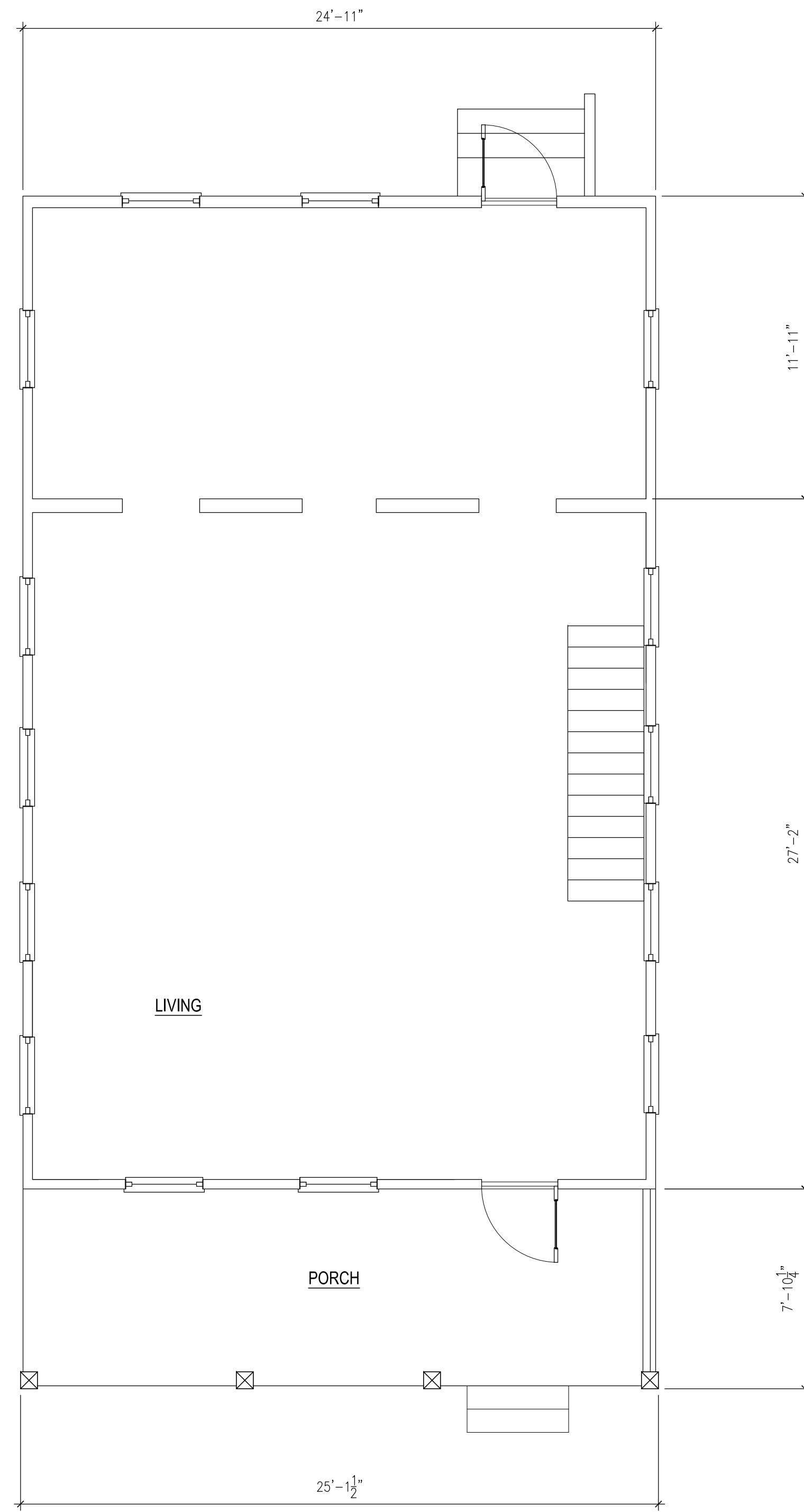
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A100

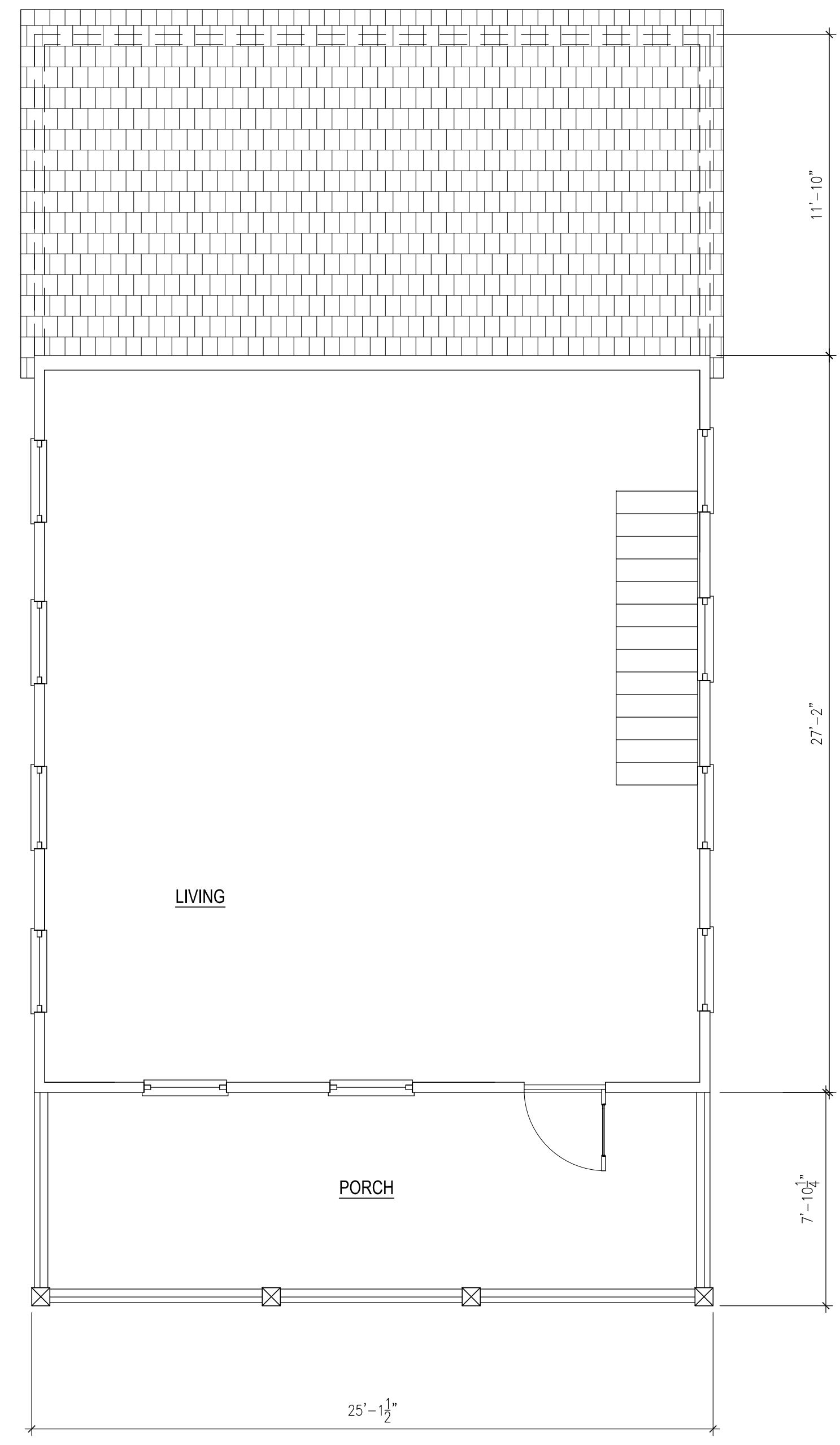
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**1891
FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"
0 4 8'



**1891
SECOND FLOOR PLAN**
SCALE: 1/4"=1'-0"
0 4 8'

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RENOVATION**

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KEY WEST, FL 33040**

Sheet Title

Project Phase

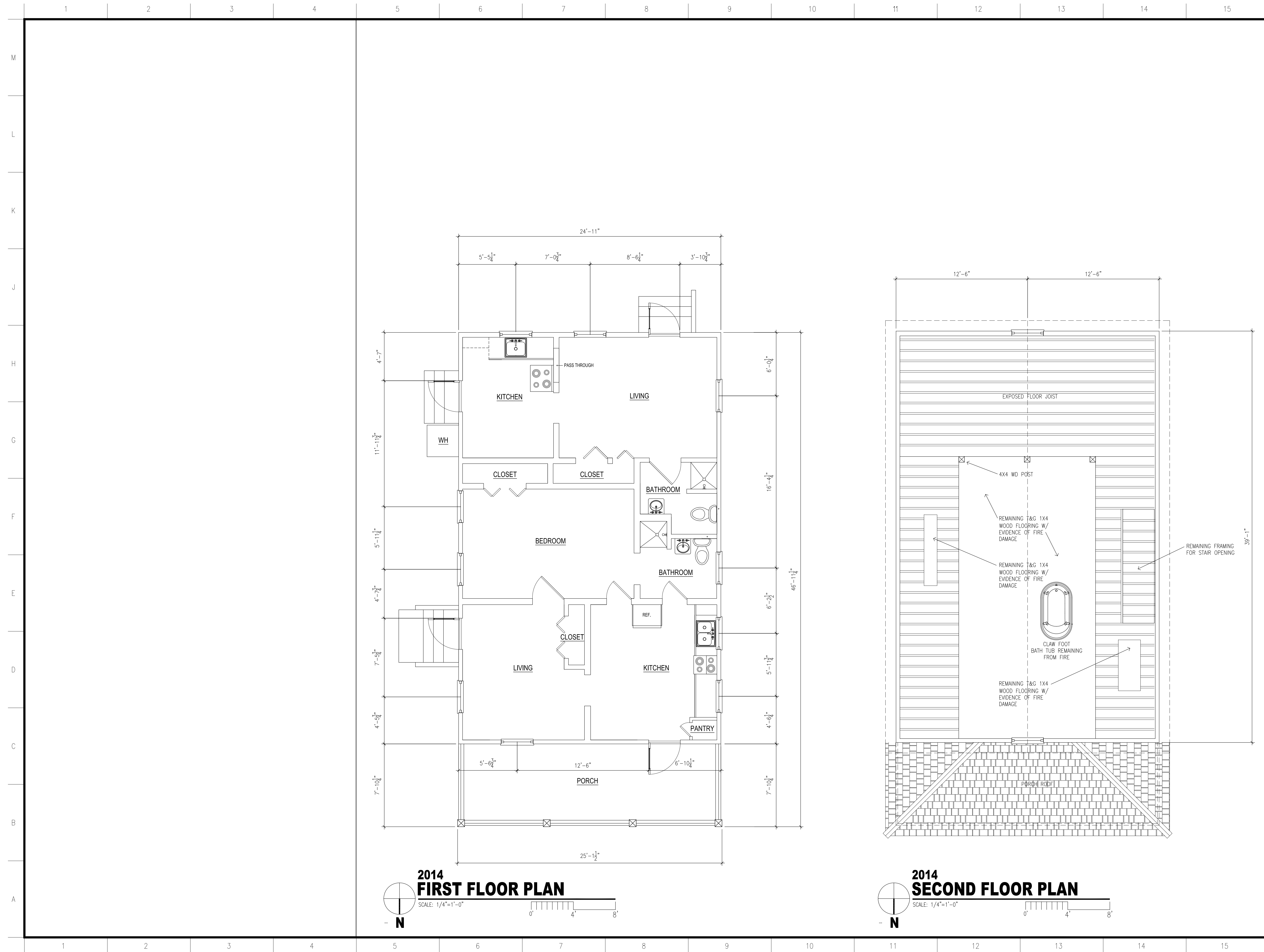
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A201

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A202

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**PROPOSED
FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"
0 4 8'

**PROPOSED
SECOND FLOOR PLAN**
SCALE: 1/4"=1'-0"
0 4 8'

| Mark | Date | Revisions |
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REAR



RIGHT SIDE



FRONT



LEFT SIDE

N 2014
EXTERIOR ELEVATIONS
 SCALE: 1/4"=1'-0"

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Project Name

**RESIDENCE
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**122 ANN
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Date:
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A302

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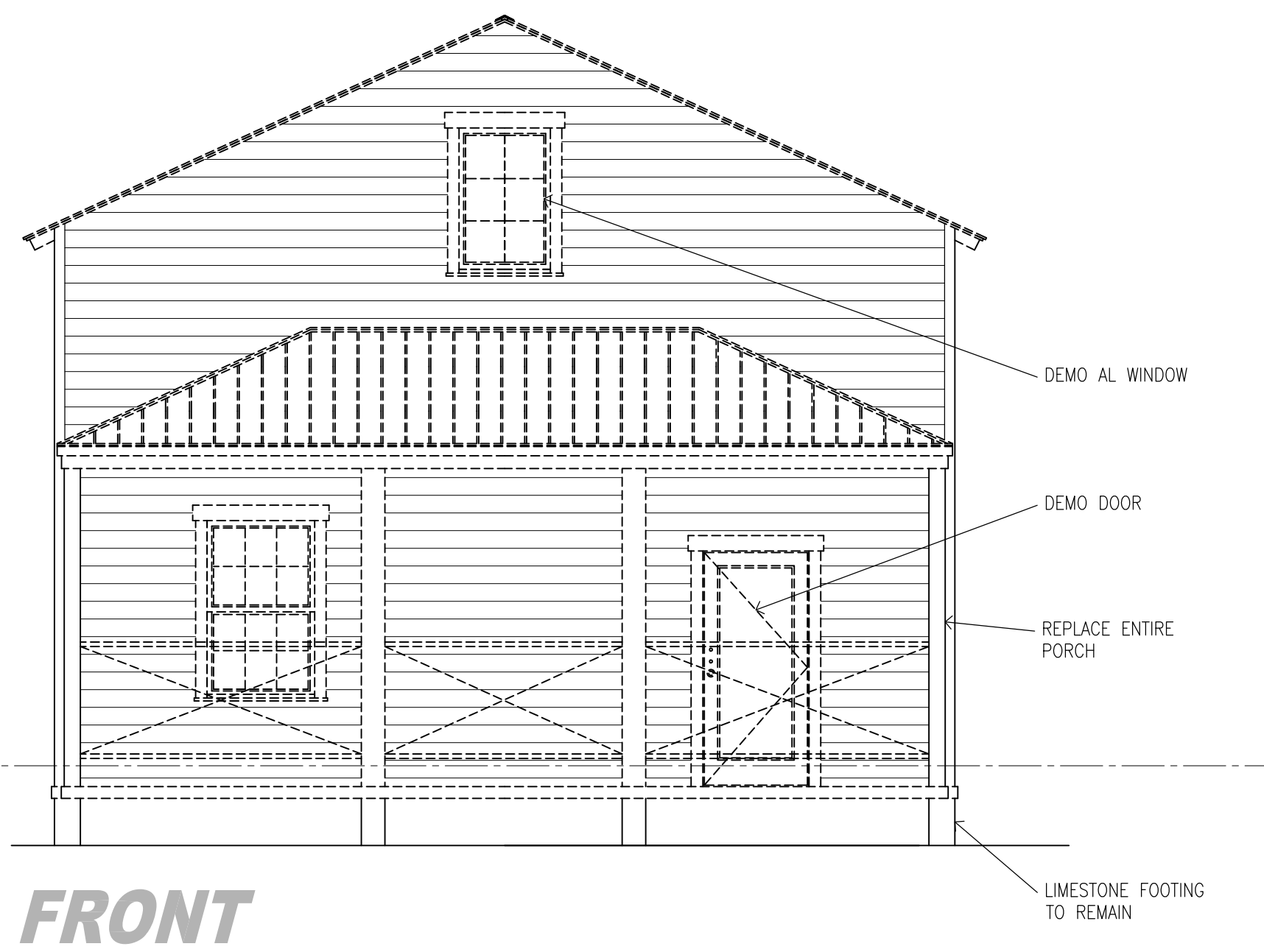
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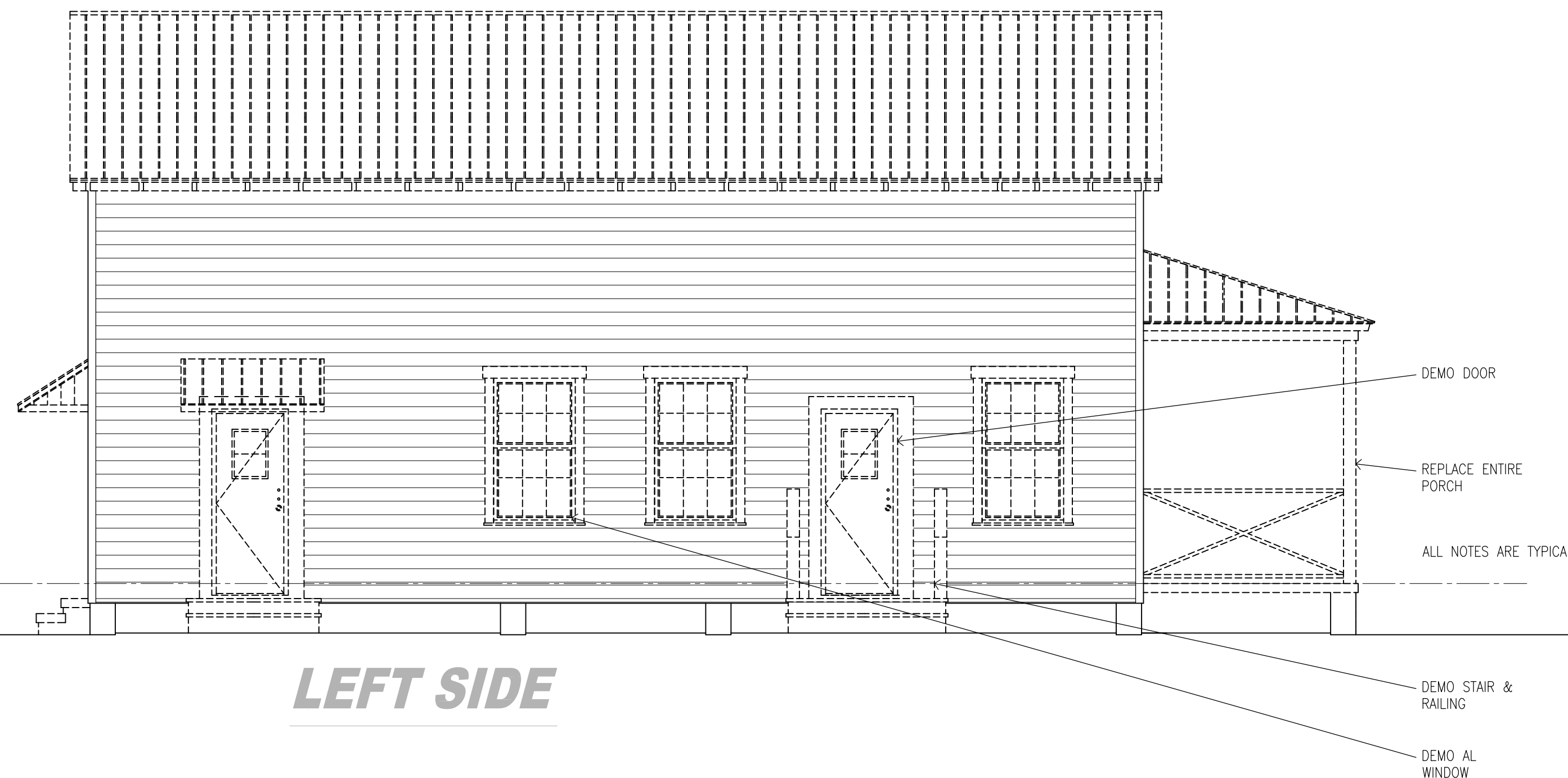
RIGHT SIDE

DEMOLITION EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"



FRONT



LEFT SIDE

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Project Name

RESIDENCE RENOVATION

112 ANN KEY WEST, FL 33040

Sheet Title

Project Phase

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Architect's Seal and Signature

Scale:
AS NOTED

Drawn By:
LM/MT

Date:
1/2/15

Sheet No. / Project No.
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REAR



RIGHT SIDE

**.1891
EXTERIOR ELEVATIONS**

SCALE: 1/4"=1'-0"
0' 4' 8'



FRONT



LEFT SIDE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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Project Name

**RESIDENCE
RENOVATION**

**122 ANN
KEY WEST, FL 33040**

Sheet Title

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Sheet No. / Project No.
No. .

Drawn By:
LM/MT

Date:
1/2/15

A301

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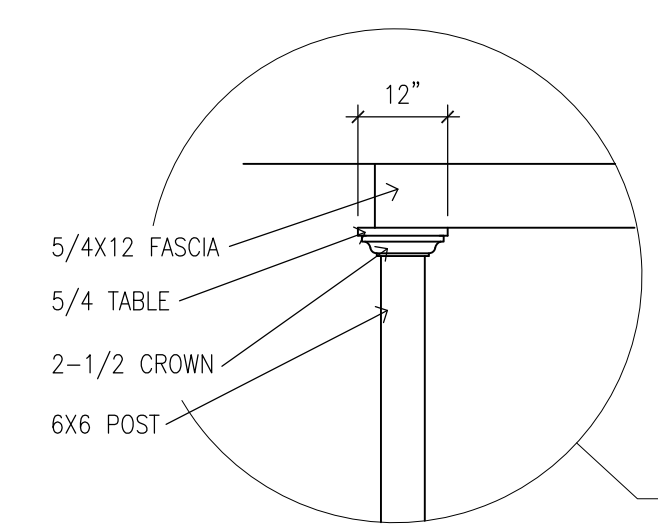
FRONT

PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"
0' 4' 8'



LEFT SIDE



- EL. 32'-1" RIDGE HT
- METAL SHINGLE ROOFING BERRIDGE VICTORIAN OR EQUAL
- 1X8 FASCIA W/ 1X4 DRIP EXPOSED RAFTERS BELOW
- 5/4X12 BAND BD
- EL. 21'-10" ROOF BRG
- 5/4X4 CORNER BOARD TRIM
- 5/4X6 WOOD HEAD W/2-1/4 CAP
- TYP. TRUE DIVIDED LIGHT WOOD WINDOW
- 2-1/4 SILL
- EL. 12'-3" 2ND FLOOR
- 2-1/2" HANDRAIL
- 1 1/2" SQ PICKETS
- 1-1/2X2-1/4 DRIP
- 5/4X10 FASCIA
- 6X6 POST, EASE ALL EDGES REBUILD PORCH IN EXISTING FOOTPRINT
- EL. 0'-0" EXIST FLOOR
- EL. -2'-9" CROWN AT ANN ST
- WD STEP

ALL NOTES ARE TYPICAL
WHERE APPLICABLE MATCH EXISTING MATERIALS & FINISHES
SEE FLOOR PLAN FOR WINDOW AND DOOR TYPES

| Mark | Date | Revisions |
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Project Name

RESIDENCE RENOVATION

122 ANN KEY WEST, FL 33040

Sheet Title

Project Phase

....
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Architect's Seal and Signature

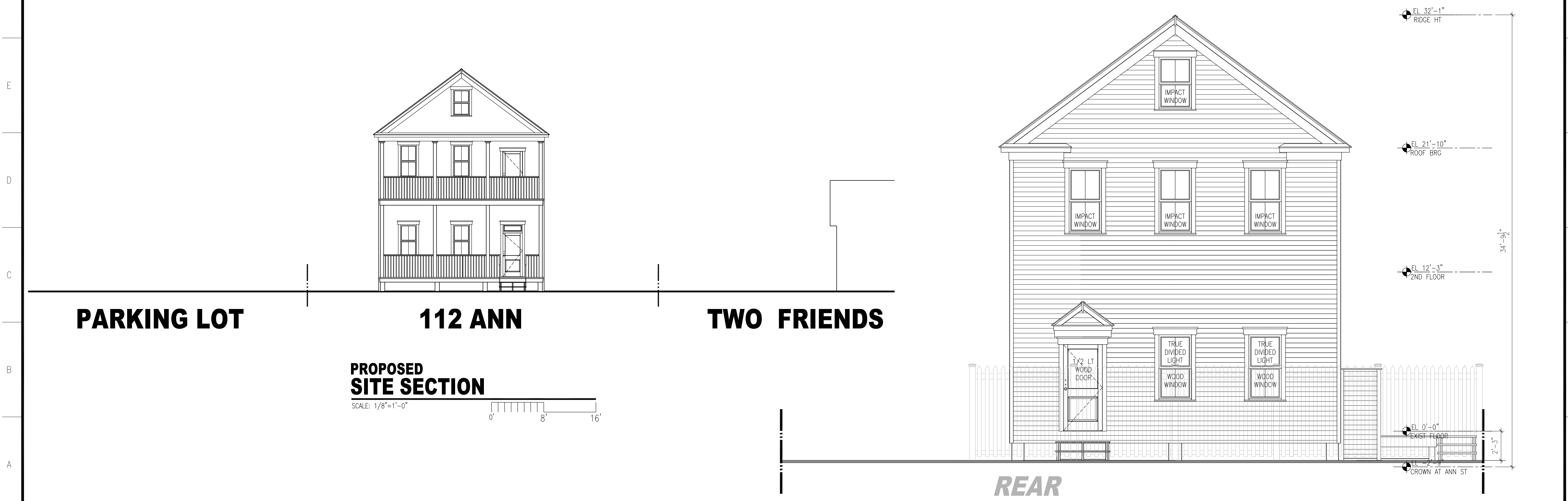
Scale: AS NOTED
Sheet No. / Project No. No. .
Drawn By: LM/MT
Date: 1/2/15
A303

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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LEFT SIDE

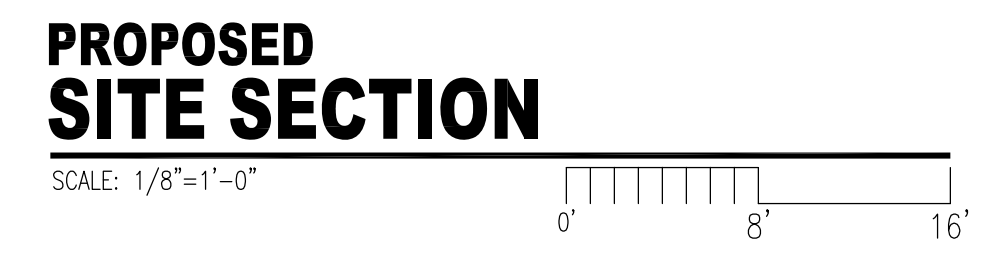


REAR

PARKING LOT

112 ANN

TWO FRIENDS



| Mark | Date | Revisions |
|------|------|-----------|
| Δ | | |
| Δ | | |
| Δ | | |
| Δ | | |
| Δ | | |

Lawrence Marek Architect
Florida Registration No. AR06374

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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Architect's Seal and Signature

Scale: AS NOTED
Sheet No. / Project No. No. .

Drawn By: LM/MT

Date: 1/2/15

A304

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KEY WEST KEY LIME PIE COMPANY



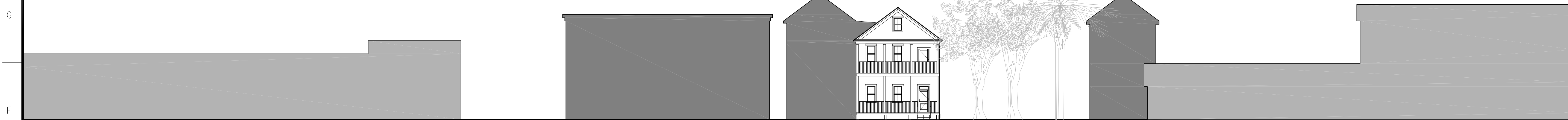
**PARKING LOT
&
IT'S SUGAR + JUNGLE PARADISE
(BEYOND)**



**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**

112 ANN

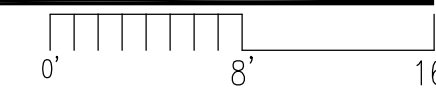
**PARKING
LOT**

**5 DOLLAR STORE
(BEYOND)**

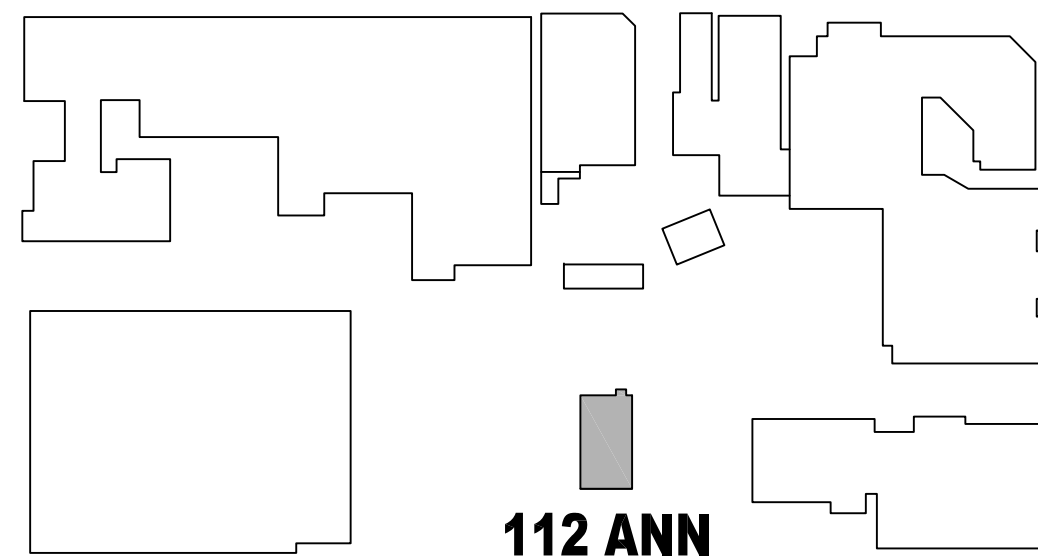
**TWO
FRIENDS**

**CONTEXTUAL
SITE ELEVATION**

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



LOOKING TOWARD GREENE STREET



VICINITY MAP



LOOKING TOWARD FRONT STREET

| Mark | Date | Revisions |
|------|------|-----------|
| Δ | | |
| Δ | | |
| Δ | | |
| Δ | | |
| Δ | | |

**Lawrence Marek
Architect**
Florida Registration No. AR06374

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

Project Name

**RESIDENCE
RENOVATION**

**112 ANN
KEY WEST, FL 33040**

Sheet Title

Project Phase

....

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Architect's Seal and Signature

Scale:
AS NOTED

Sheet No. / Project No.
No. .

Drawn By:
LM/MT

Date:
1/2/15

A401

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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

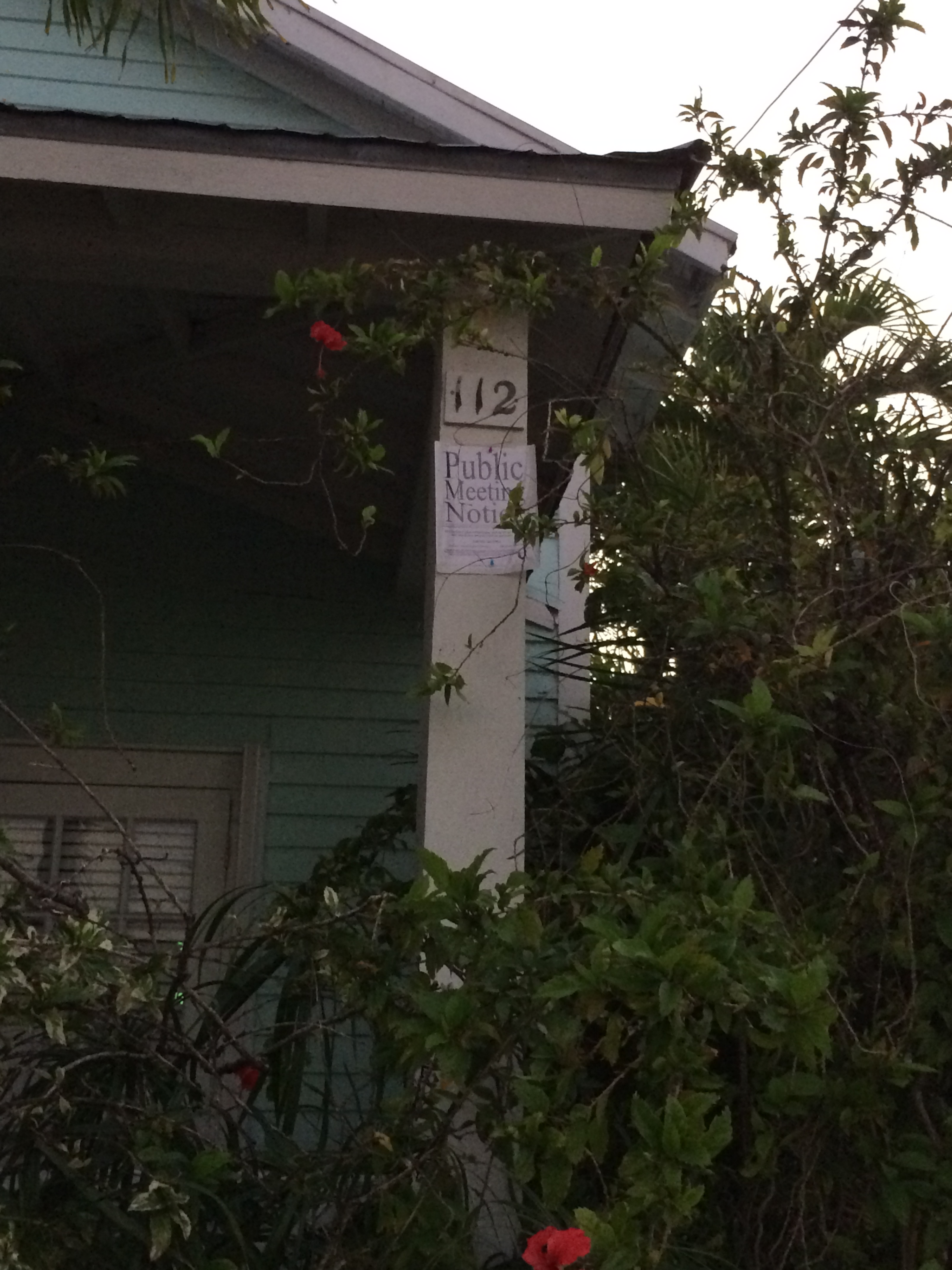
Application # H15-01-0002

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 20, 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

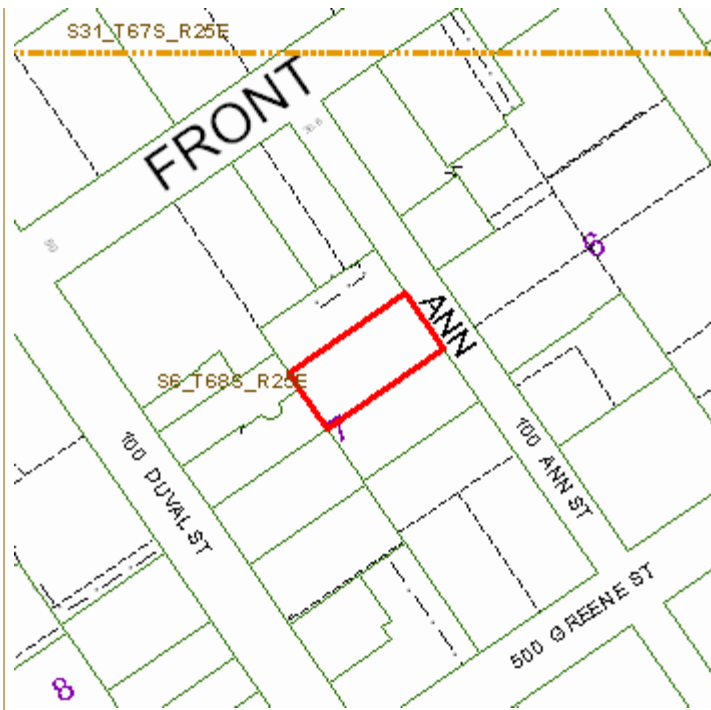
Affordable Housing: No

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

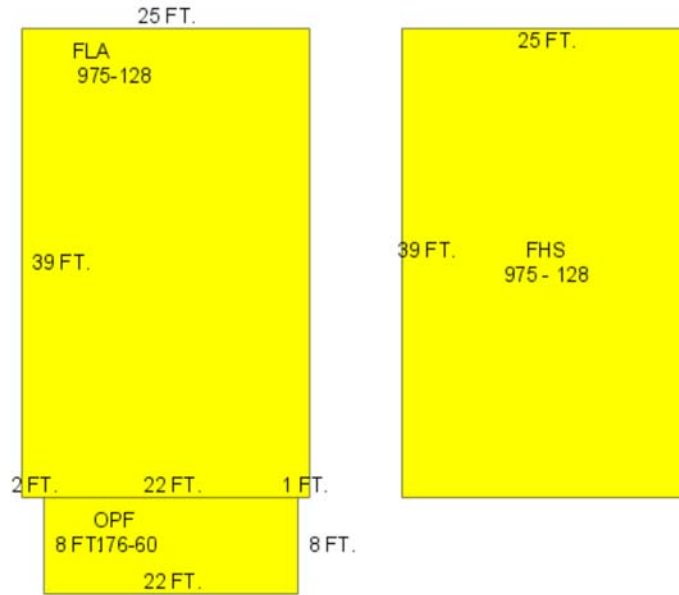
| | | |
|-------------------------|-----------------------|----------------------------|
| Building Type R2 | Condition A | Quality Grade 500 |
| Effective Age 20 | Perimeter 128 | Depreciation % 27 |
| Year Built 1928 | Special Arch 0 | Grnd Floor Area 975 |
| Functional Obs 0 | Economic Obs 0 | |

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

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

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