



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



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

15-01
-0002

HISTORIC ARCHITECTURAL REVIEW 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 2/2 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 RECEIVED BY: [Signature]

PT 015

Staff Use Only

BUILDING PERMITS-NEW

Date: 1.1.14 \$12.00

CHARGE: APPROVAL \$12.00

Total: \$12.00

Total Payment: \$12.00

Fee Due: \$0 Time: 14:50:11

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

DETAILED DESCRIPTION OF WORK:

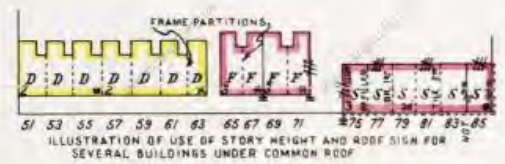
Reconstruct the residence to reflect a two-story residence with a two-story front porch as shown in photographs (ca. 1892 – 1931), prior to the 1931 fire that destroyed the second story. The footprint of the original structure evidenced by the historic foundations shall remain the same. Fill in the area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

ADD Splayed footers as required by designer of record.

SANBORN MAPS

KEY

	FRAME BLDG. WITH SLATE CLAD SIDE		FRAME BLDG. WITH BRICK DIVISION WALL
	BRICK VENEERED 1ST FRAME STY.		STONE BLDG. WITH BRICK DIVISION WALL
	BRICK FILLED BLDG. WITH ASBESTOS CLAD REAR WALL		BRICK & FRAME BLDG. ADJOINING WITH BRICK DIVISION WALL
	FRAME BLDG. WITH "BRICK SIDING"		STONE BUILDING
	FRAME BLDG. USED AS STABLE		CONCRETE BLDG. WITH MANSARD ROOF FRONT
	BRICK BLDG. USED AS PRIVATE AUTO HD.		CONCRETE BLOCK BLDG. WITH BRICK FACED SIDE
	BRICK 1ST FRAME ABOVE		CINDER BLOCK BLDG.
	2 STORY BLDG. BRICK 1ST ONE SIDE FRAME THE OTHER BRICK WALLS FRONT & REAR		CEMENT SAND LIME OR CINDER BRICK BLDG.
	BRICK LINED BLDG.		MIXED CONCRETE BLOCK AND BRICK BLDG.
	TILE BUILDING		FIRE PROOF CONSTRUCTED BUILDING
	TILE BLDG. ALL WALLS FACED WITH STONE		ADDOSE BUILDING
	BRICK VENEERED BUILDING		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 WOODER SHINGLE ROOF
 * SLATE, TILE, ASBESTOS SHINGLE OR METAL ROOF (Non-Combustible)
 • COMPOSITION ROOF

BRICK CHIMNEY
 CHIMNEY
 IRON CHIMNEY ON BRICK BASE
 FIRE PUMP
 GROUND ELEVATION
 FIRE ALARM TELEGRAPH BOX (Omit the Number)
 FIRE ALARM BOX OF THE "HIGH PRESSURE FIRE SERVICE"
A.F.A. AUTOMATIC FIRE ALARM.
 FIRE ENGINE HOUSE AS SHOWN ON KEY MAP
 HYD. SINGLE HYDRANT
 D.H. DOUBLE HYDRANT
 T.H. TRIPLE HYDRANT
 Q.H. QUADRUPLE HYDRANT OF THE "HIGH PRESSURE FIRE SERVICE"
 V.P. VERTICAL OR STAND PIPE
 SINGLE OUTSIDE FIRE DEPT. CONNECTION
 SIAMESE OUTSIDE FIRE DEPT. CONNECTION
 AUTOMATIC SPRINKLERS
 DESIGNATION FOR AUTOMATIC SPRINKLERS IN PART OF BUILDING ONLY, FOR EXAMPLE 2ND ONLY 3RD ONLY 4TH ONLY OR 2ND ONLY
 AUTOMATIC CHEMICAL SPRINKLERS
 HOT SPRINKLERED
 FIRE CISTERN
 INDEPENDENT ELECTRIC PLANT 6' ABOVE ROOF
 FRAME CORNICE
 PARAPET 18" ABOVE ROOF
 PARAPET 30" ABOVE ROOF
 NOT - NO PARAPET
 PARAPET 18" ABOVE ROOF
 WINDOW 1ST
 WINDOW 2ND
 WINDOWS 1ST & 2ND
 WINDOWS 2ND & 3RD
 WINDOWS 1ST & 3RD
 WINDOWS 1ST, 2ND, 3RD, 4TH & 5TH
 LOOKING TOWARD THE WALL FROM THE OUTSIDE AND COUNTING FROM LEFT TO RIGHT, THE STEMS REPRESENT THE STORIES AND THE DOTS THE OPENINGS
 IRON OR TIN CLAD SHUTTER 1ST
 IRON OR TIN CLAD SHUTTER 2ND
 IRON OR TIN CLAD SHUTTERS 1ST, 2ND, 3RD, 4TH & 5TH
 IRON OR TIN CLAD SHUTTERS 2ND & 4TH
 WINDOW 3RD WITH WIRED GLASS
 WINDOWS 1ST TO 10TH INCLUSIVE
 WINDOWS 4TH & 10TH ONLY WITH WIRED GLASS
 WINDOWS 4TH TO 10TH INCLUSIVE
 FRAME SKYLIGHT 6" ABOVE ROOF
 METHOD OF NOTING HEIGHT TO APEX

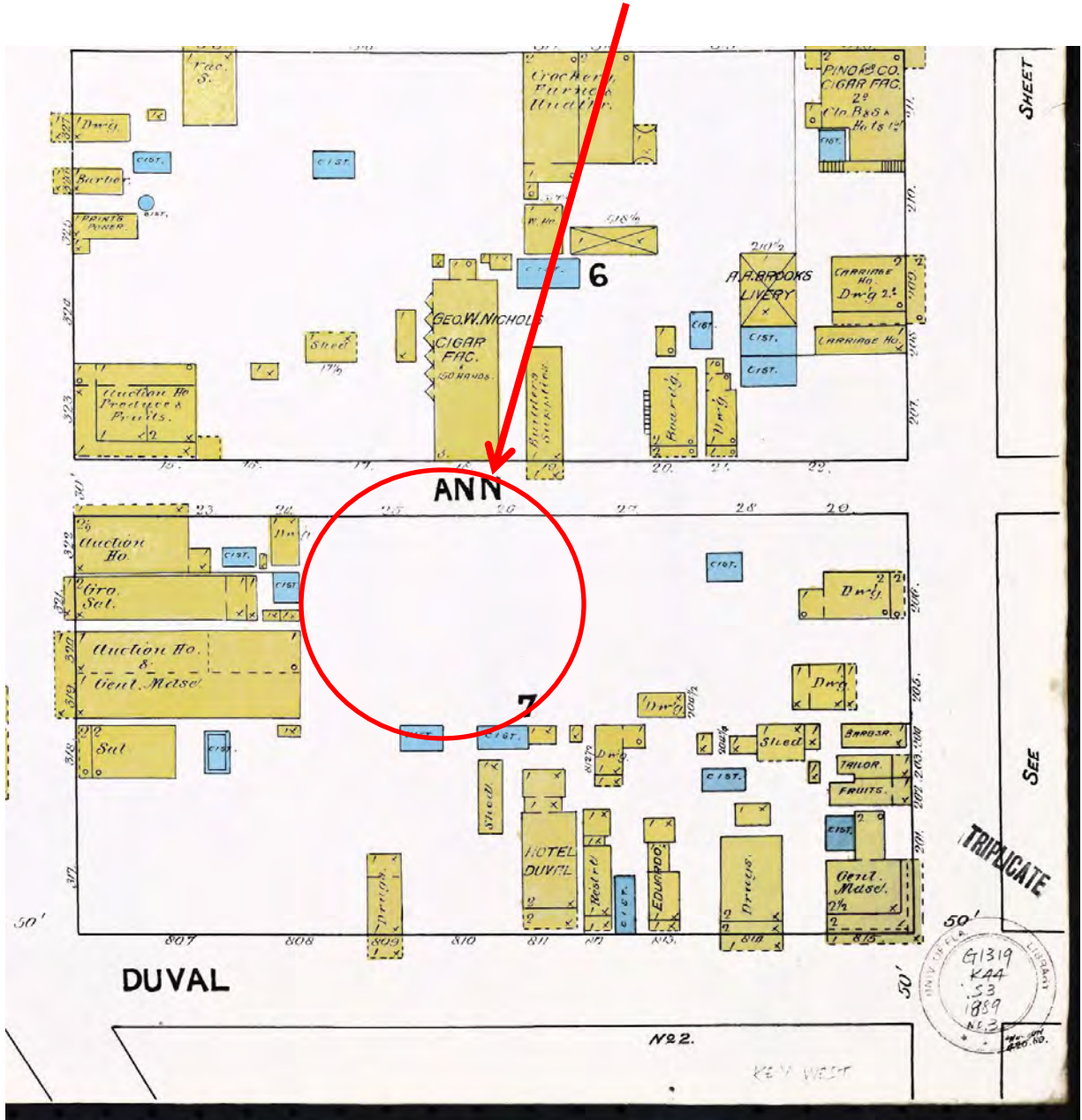
OPEN ELEVATOR
 FRAME ENCLOSED ELEVATOR
 FRAME ELEVATOR WITH SELF CLOSING TRAPS
 BRICK ELEVATOR WITH SELF CLOSING TRAPS
 TILE ENCLOSED ELEVATOR WITH WIRED GLASS DOOR
 CONCRETE BLOCK ENCLOSED ELEVATOR WITH TRAPS AND IRON DOOR
 FRAME ENCLOSED ELEVATOR WITH TRAPS
 SKYLIGHT LIGHTING TOP STORY
 SKYLIGHT LIGHTING 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

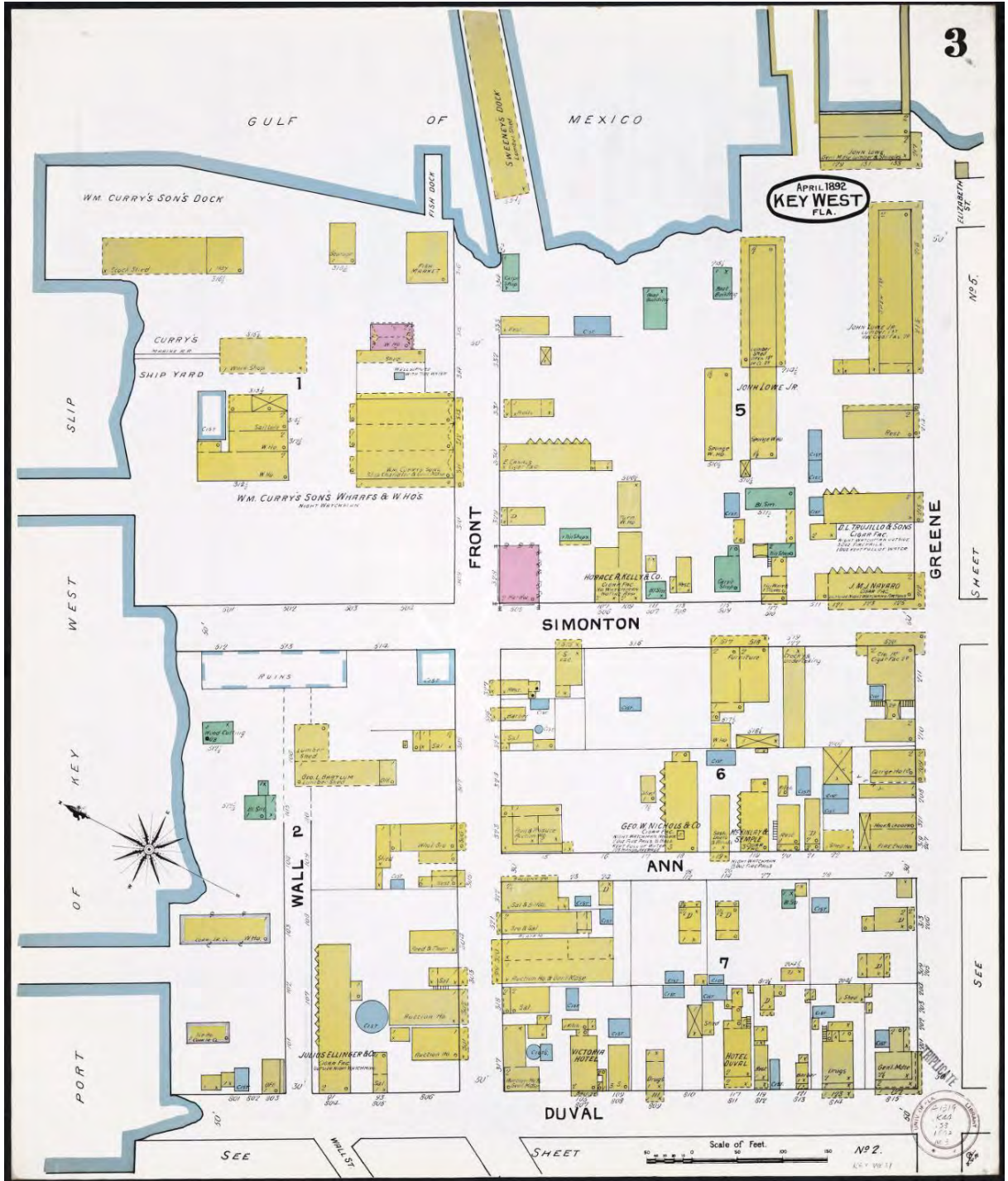
112 Ann Street— Key West

112 Ann : Not yet constructed



Sanborn Map April, 1889

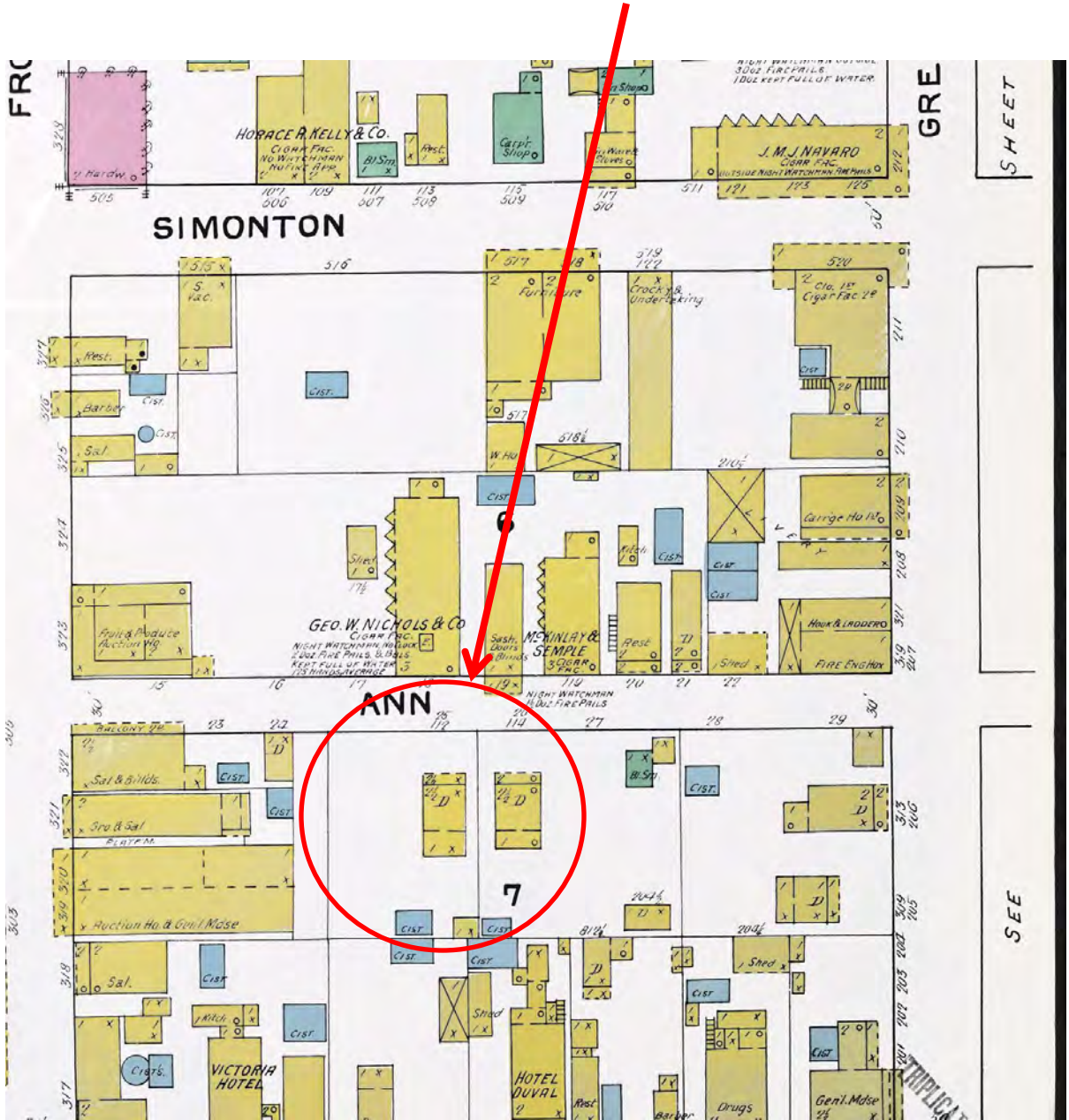
112 Ann Street— Key West



Sanborn Map April, 1892

112 Ann Street— Key West

112 Ann : Noted as 2 ½ Story Dwelling



Sanborn Map April, 1892

112 Ann Street— Key West

112 Ann : Noted as 2 Story Dwelling

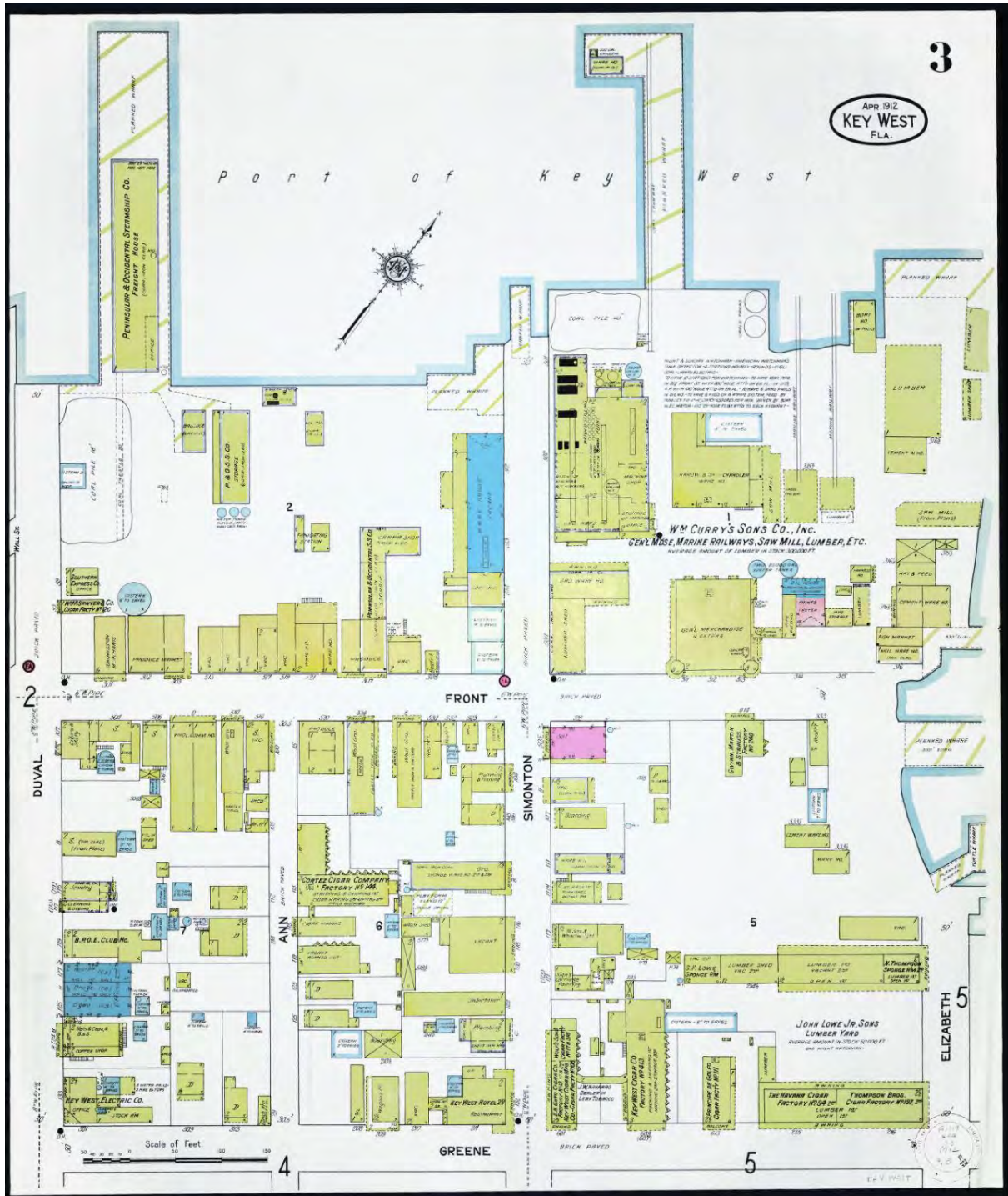


Sanborn Map April, 1899

112 Ann Street— Key West

APR 1912
 KEY WEST
 FLA.

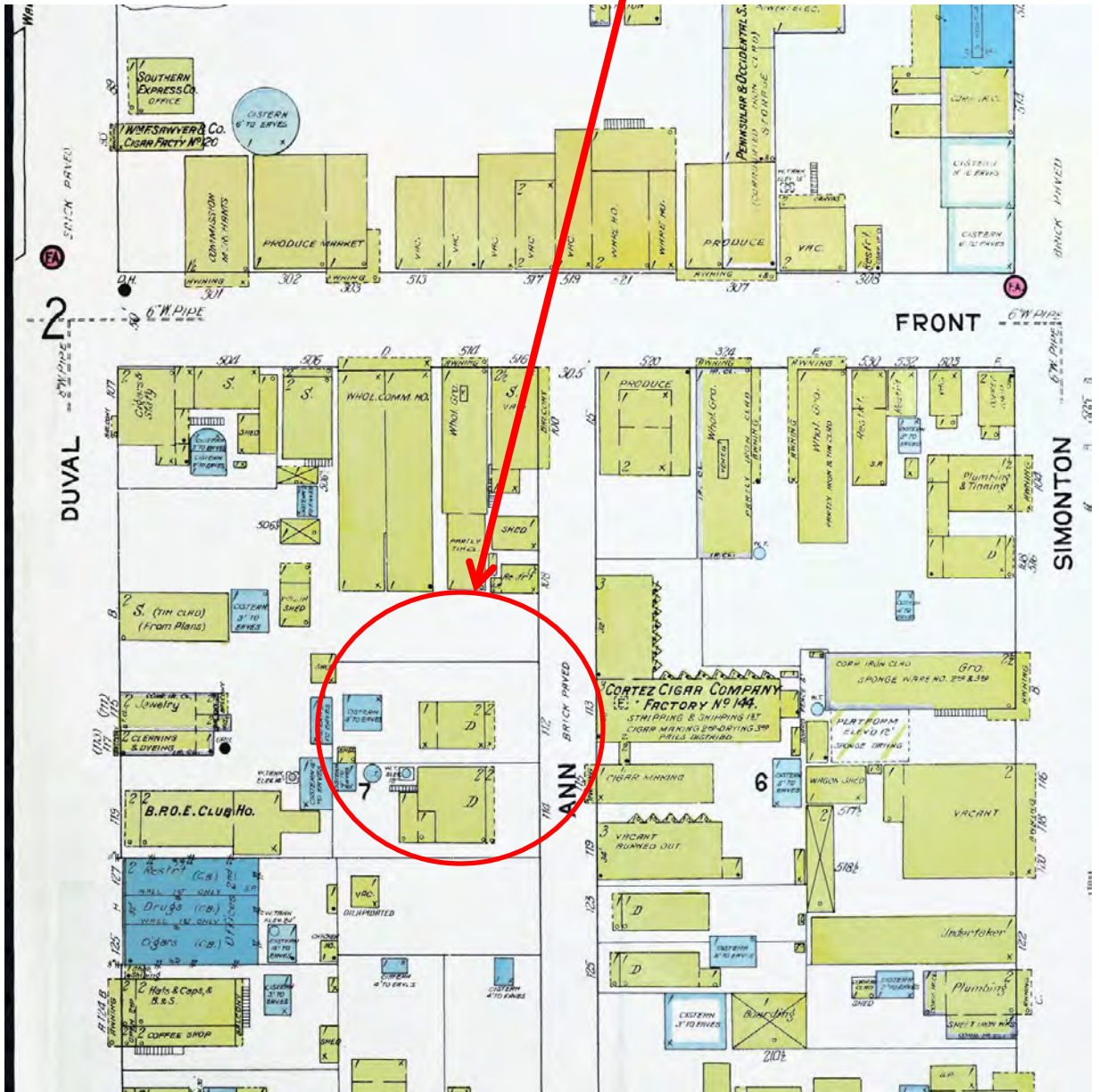
Port of Key West



Sanborn Map April, 1912

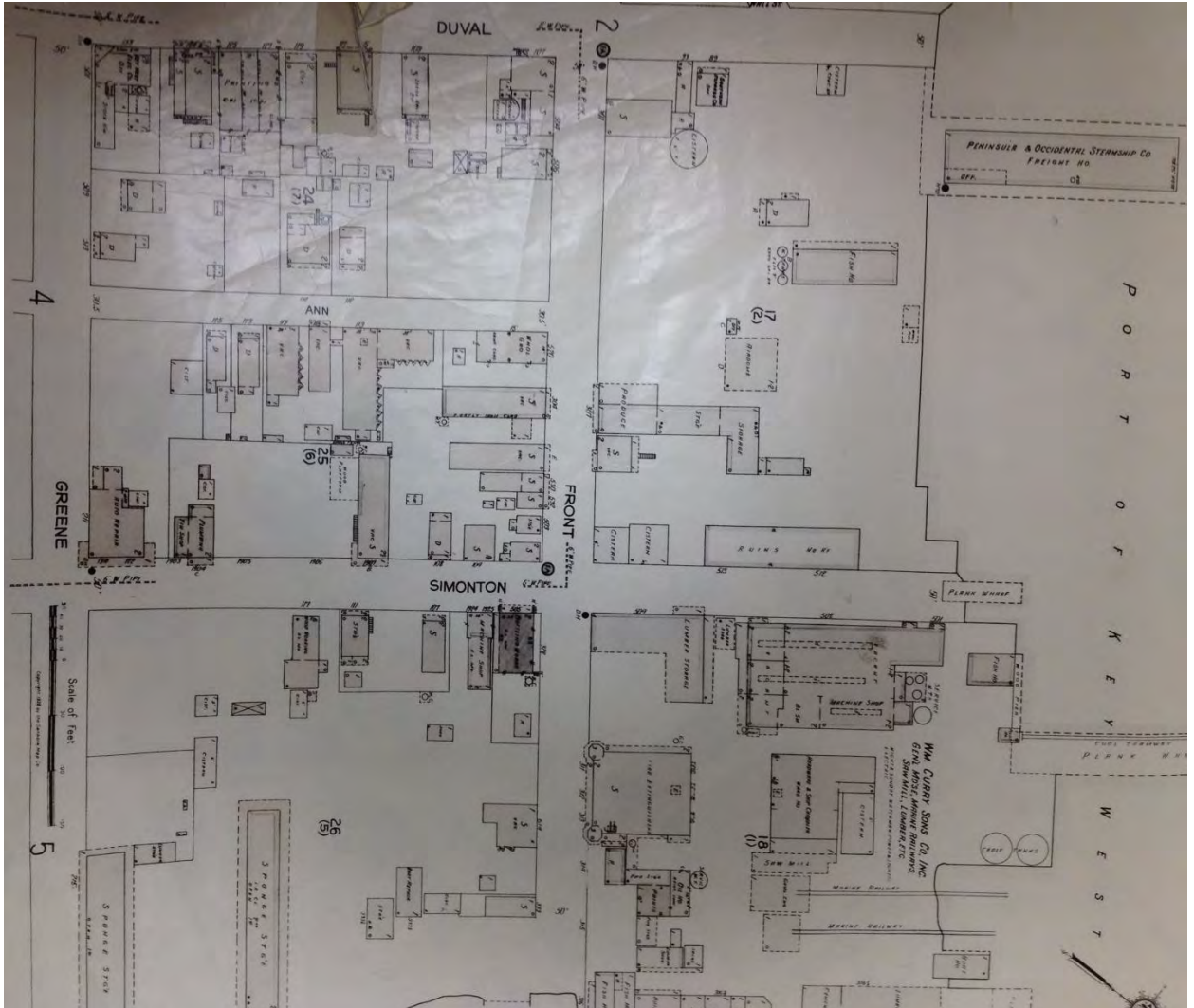
112 Ann Street— Key West

112 Ann : Noted as 2 Story Dwelling



Sanborn Map April, 1912

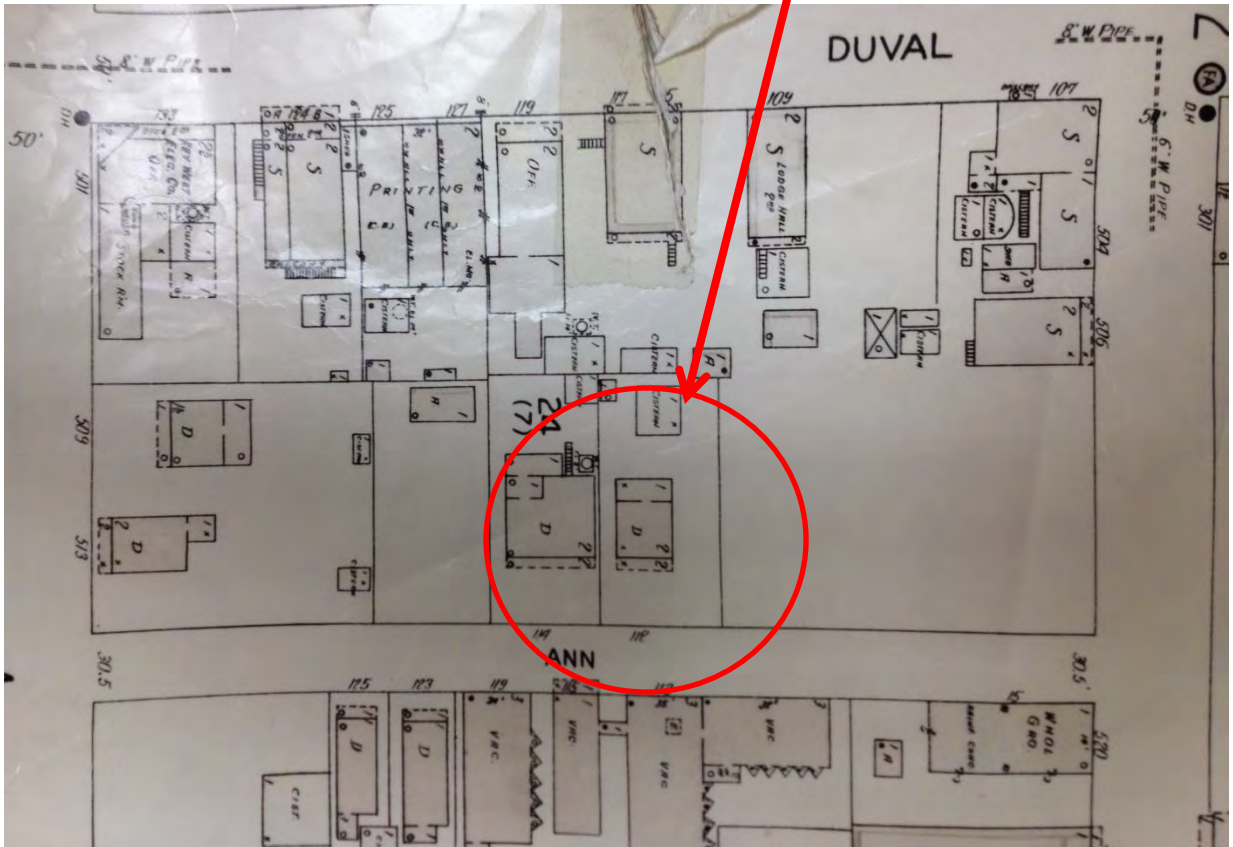
112 Ann Street— Key West



Sanborn Map April, 1926

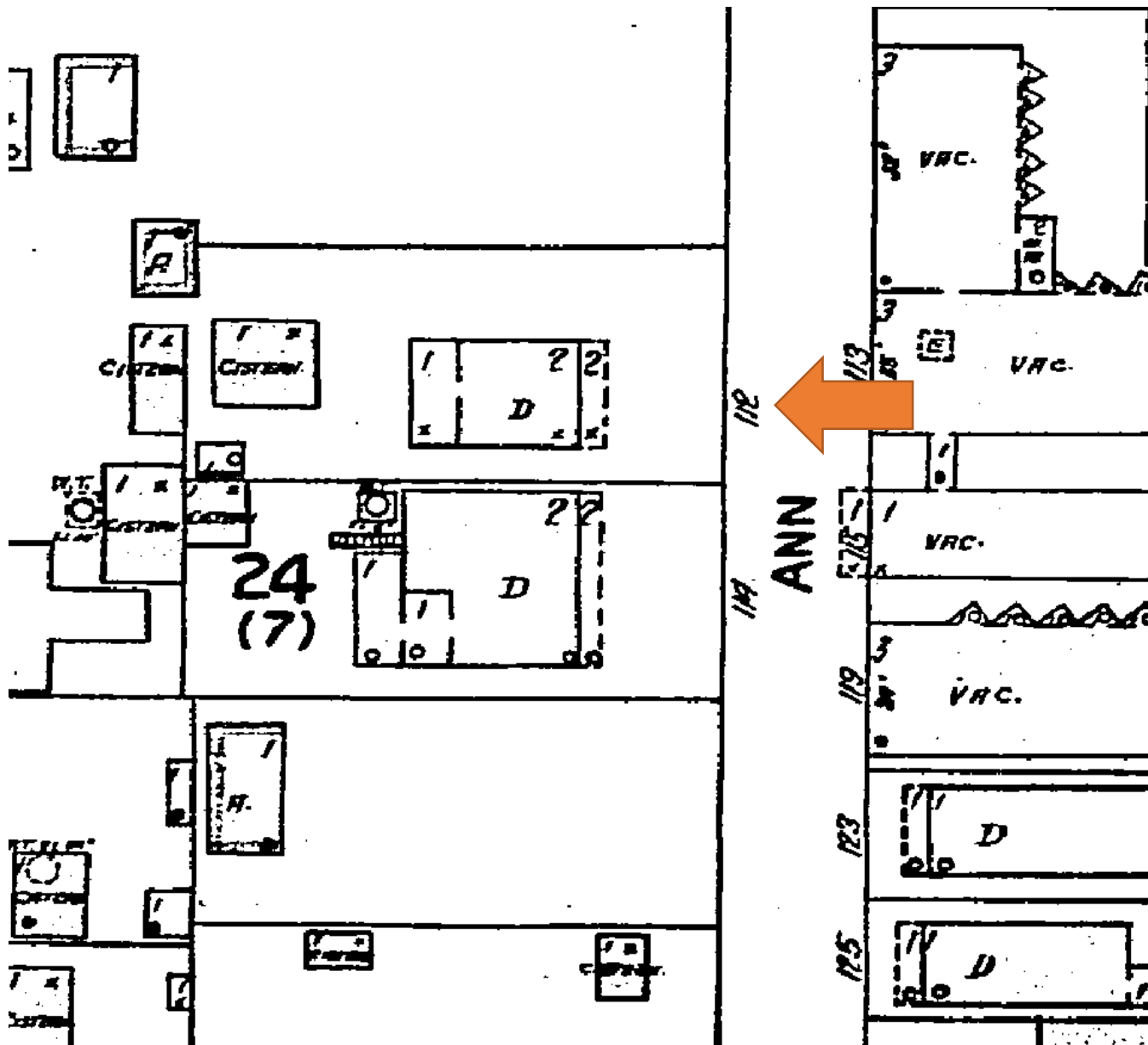
112 Ann Street— Key West

112 Ann : Noted as 2 Story Dwelling

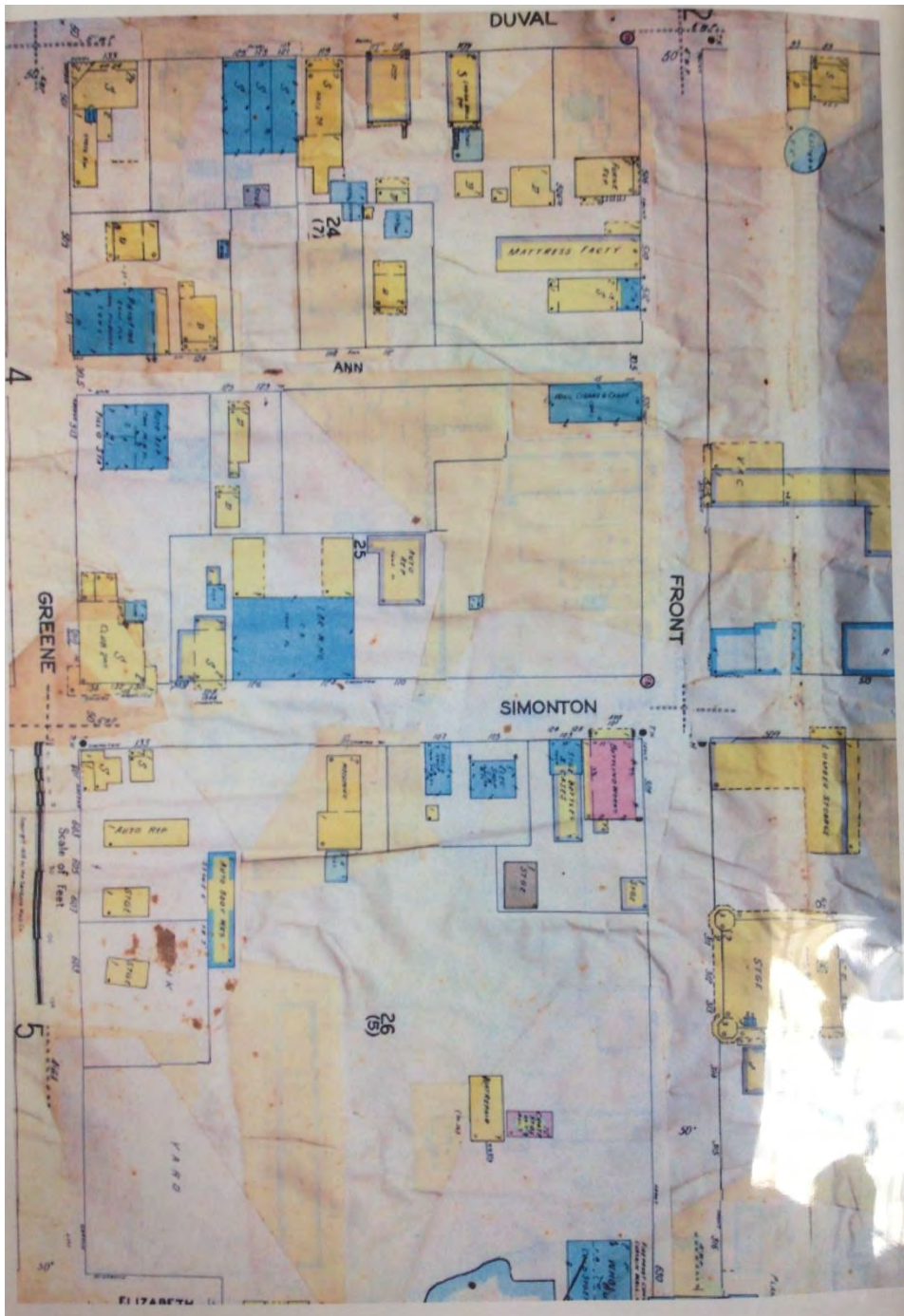


Sanborn Map April, 1926

112 Ann Street— Key West



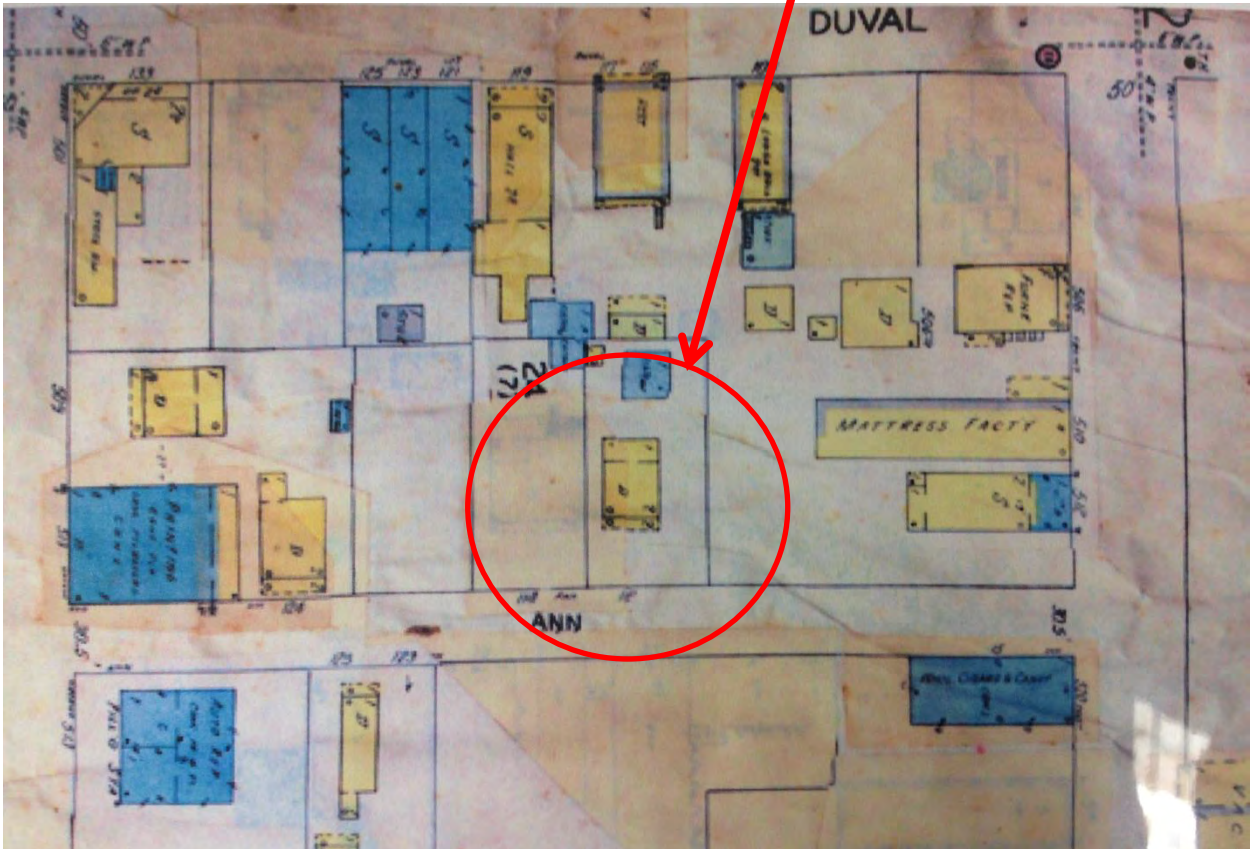
1926 Sanborn Map



Sanborn Map, 1926 Revision of 1948

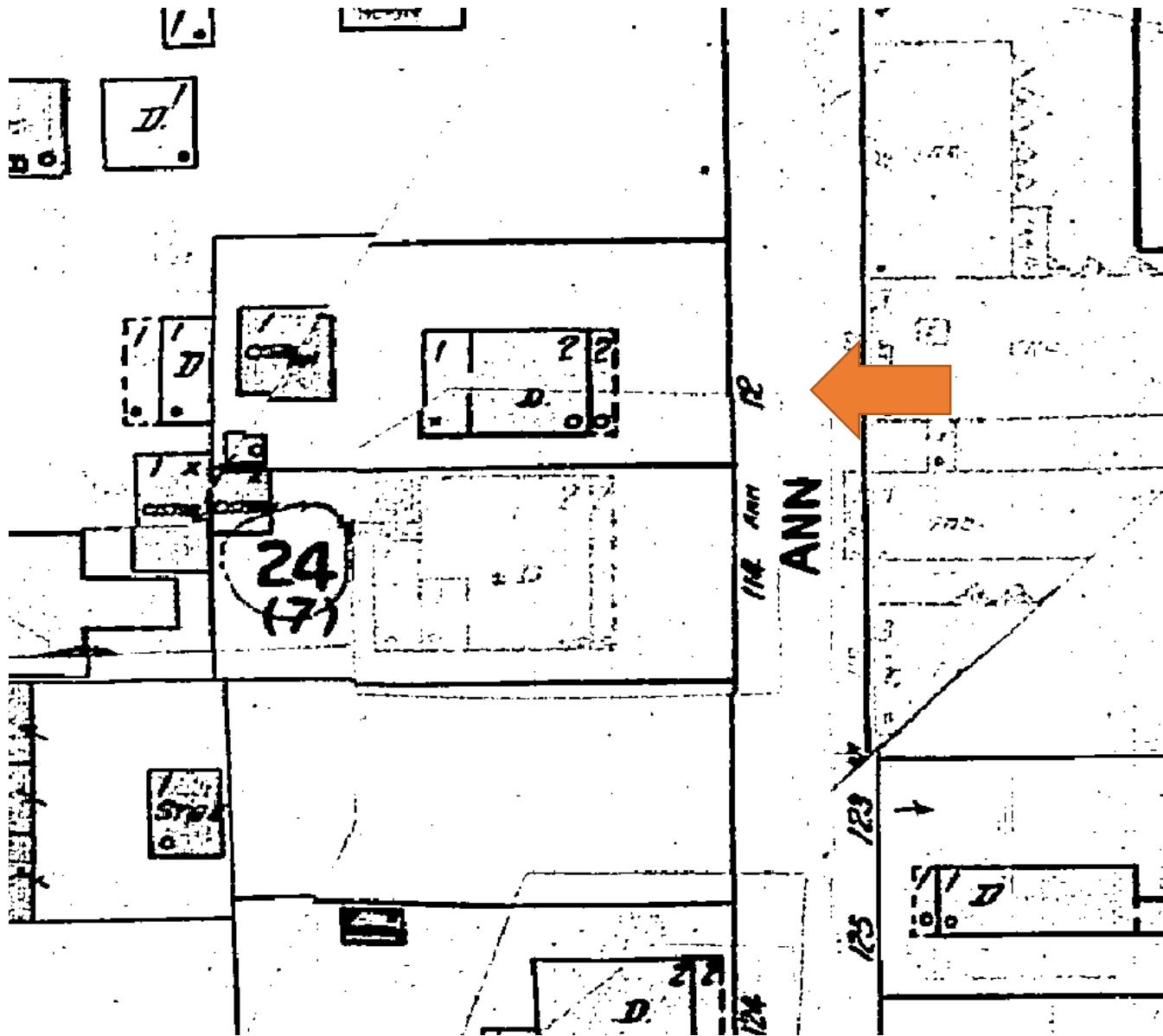
112 Ann Street— Key West

112 Ann : Noted as 1 Story Dwelling

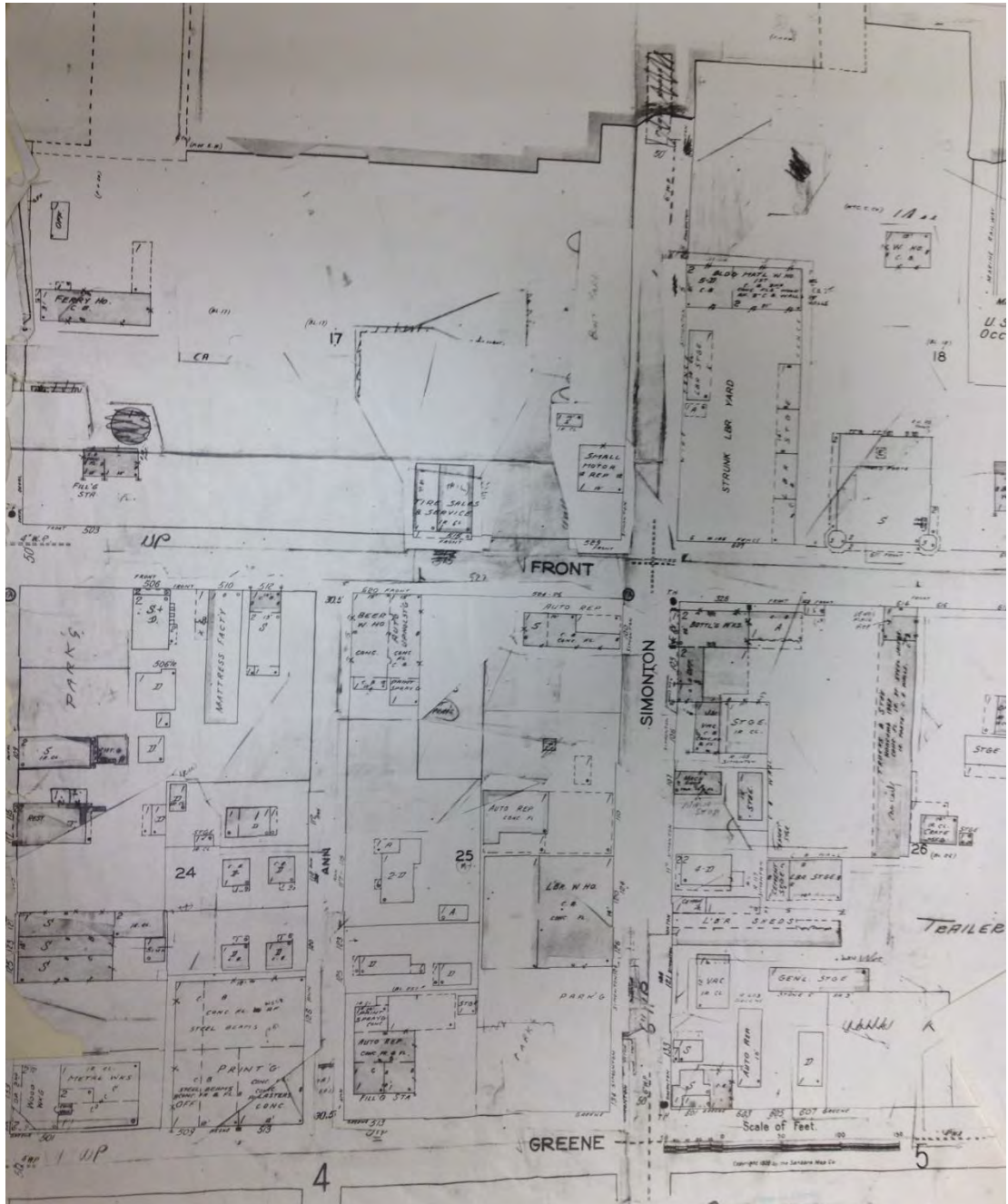


Sanborn Map 1926, Revision of 1948

112 Ann Street— Key West



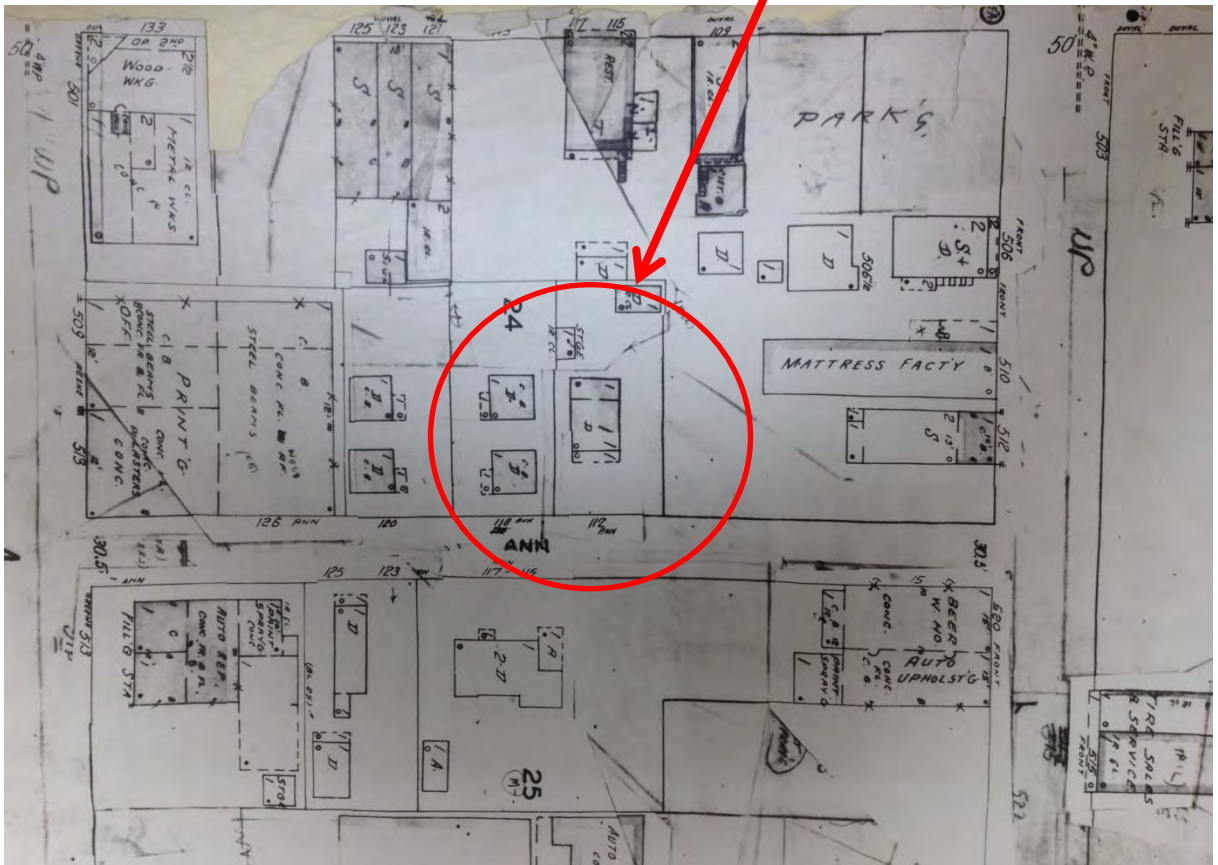
1948 Sanborn Map



Sanborn Map 1962

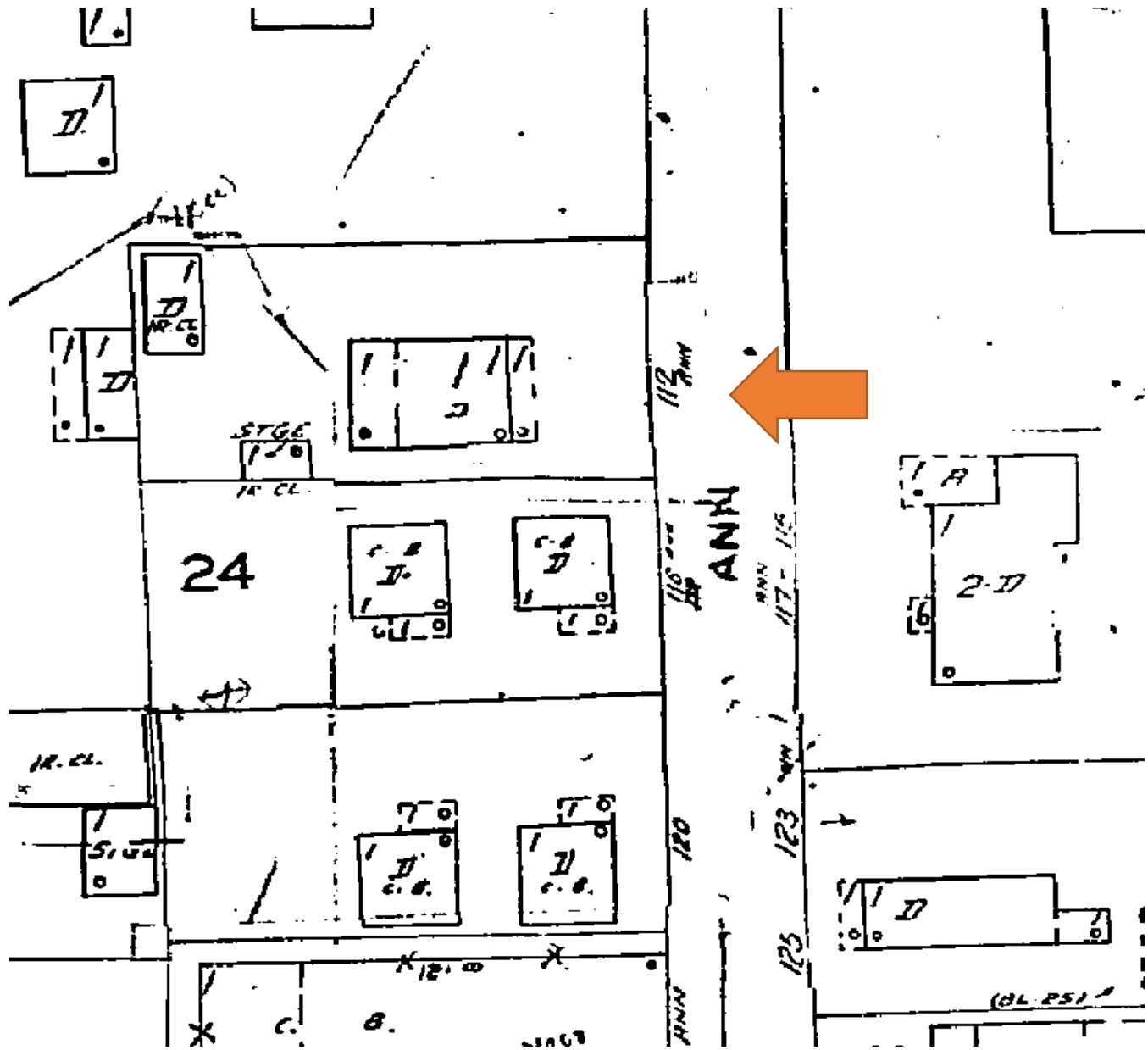
112 Ann Street— Key West

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

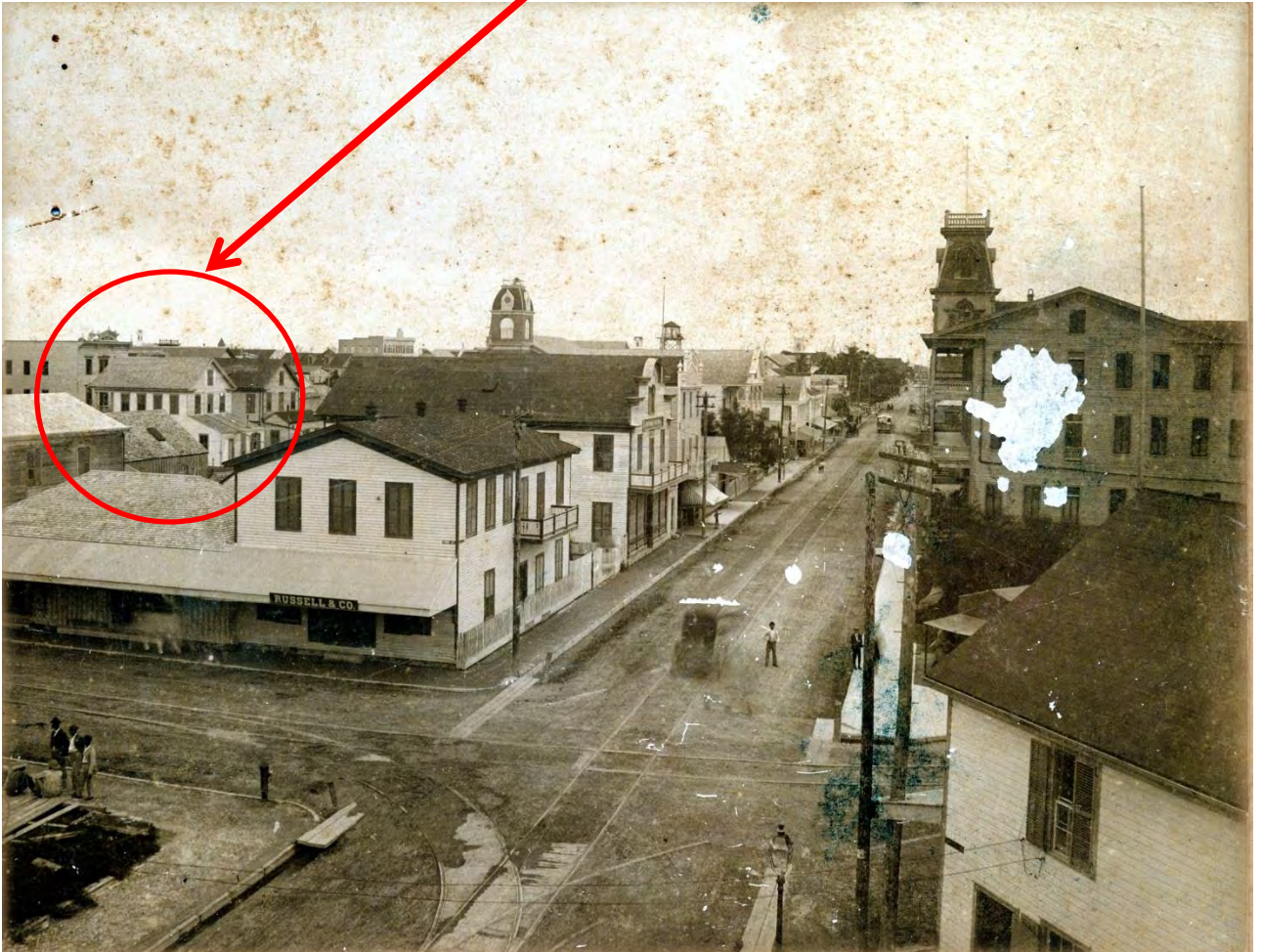


Photo: Corner of Duval and Front Street, ca. after 1891 (note: City Hall in Background)

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

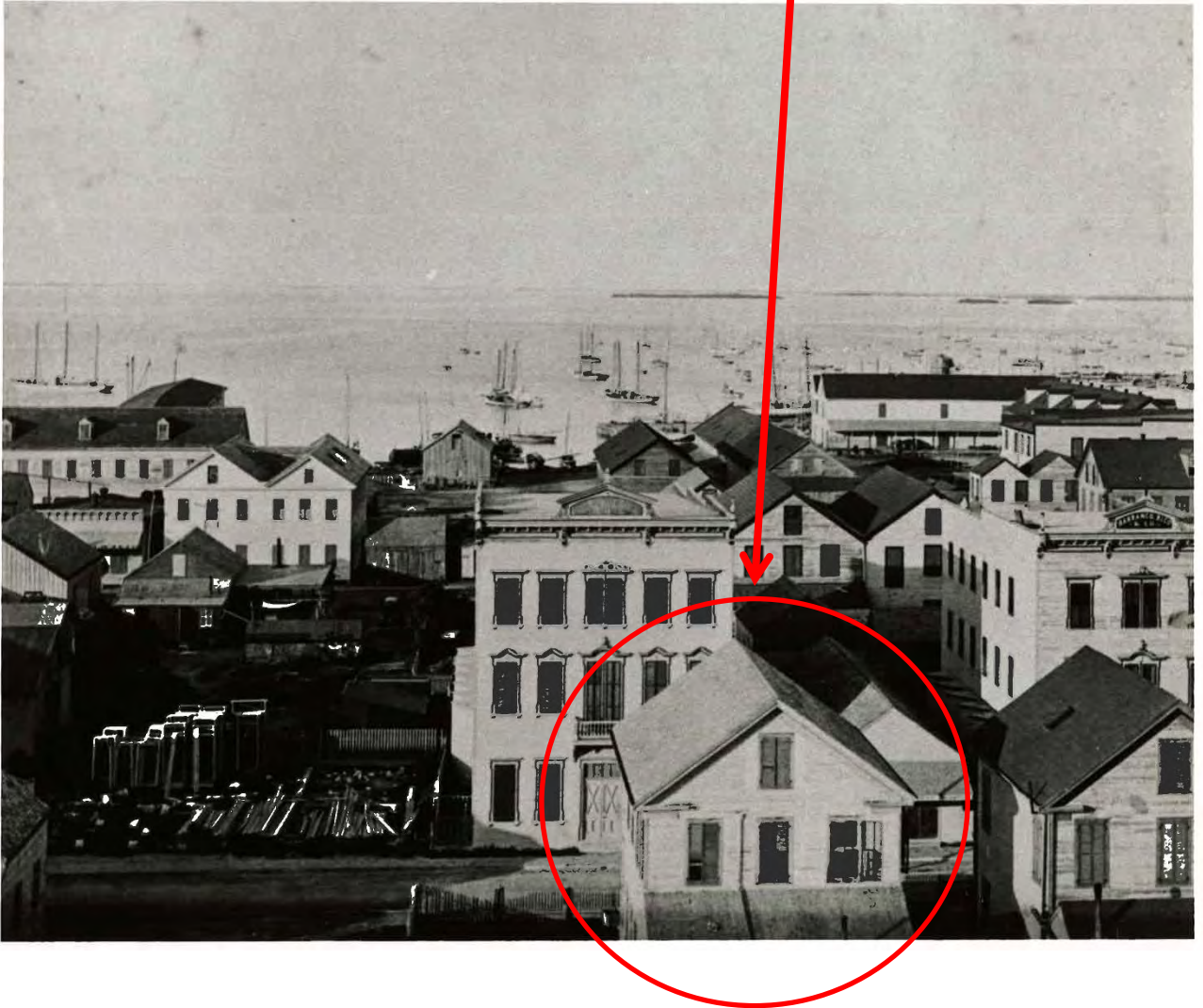


Photo: View of Ann Street, ca. after 1891

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 Citi 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 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

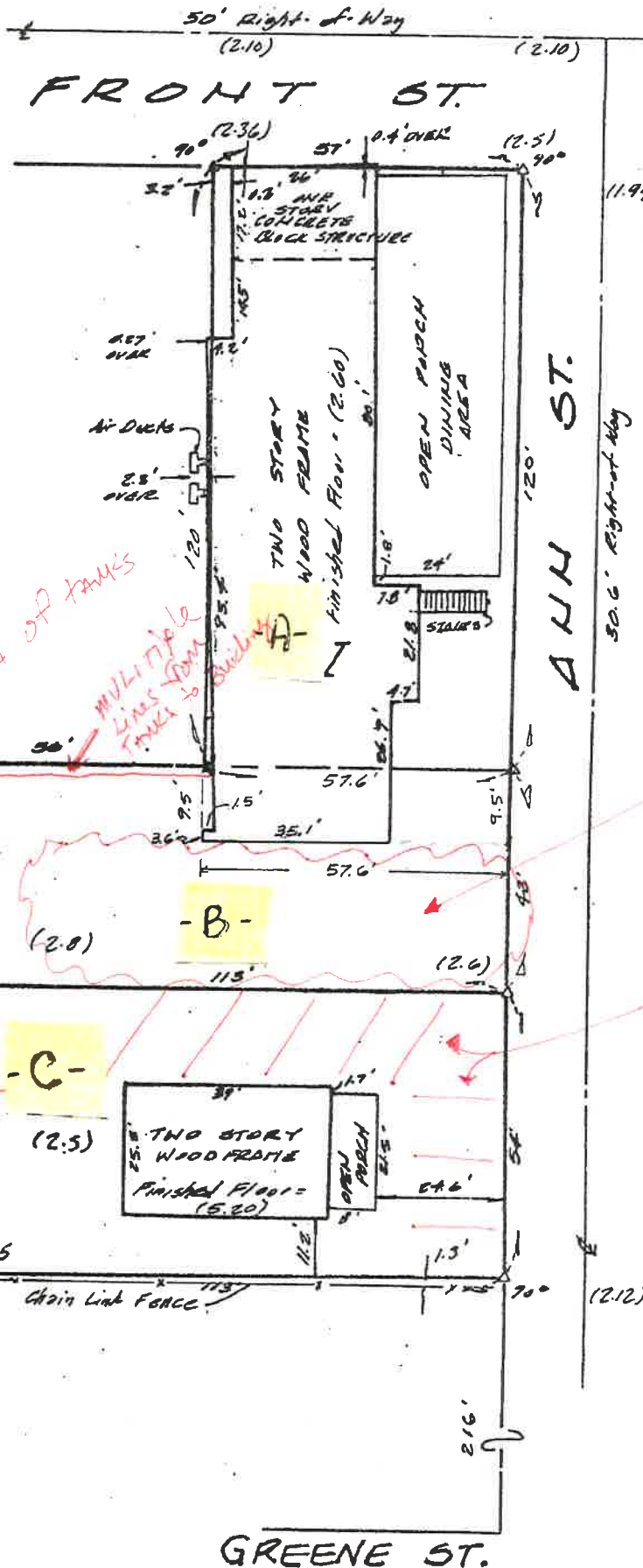
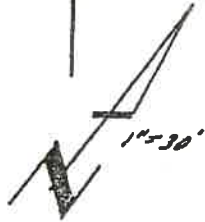
SURVEY



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



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

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

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

AREA OF TANKS

*MULTIPLE
 LINES FROM
 TANKS TO BUILDING*

*DRIVEWAY
 AREA
 NEEDED TO
 SERVICE
 TANKS*

*PARKING
 SPACES*

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

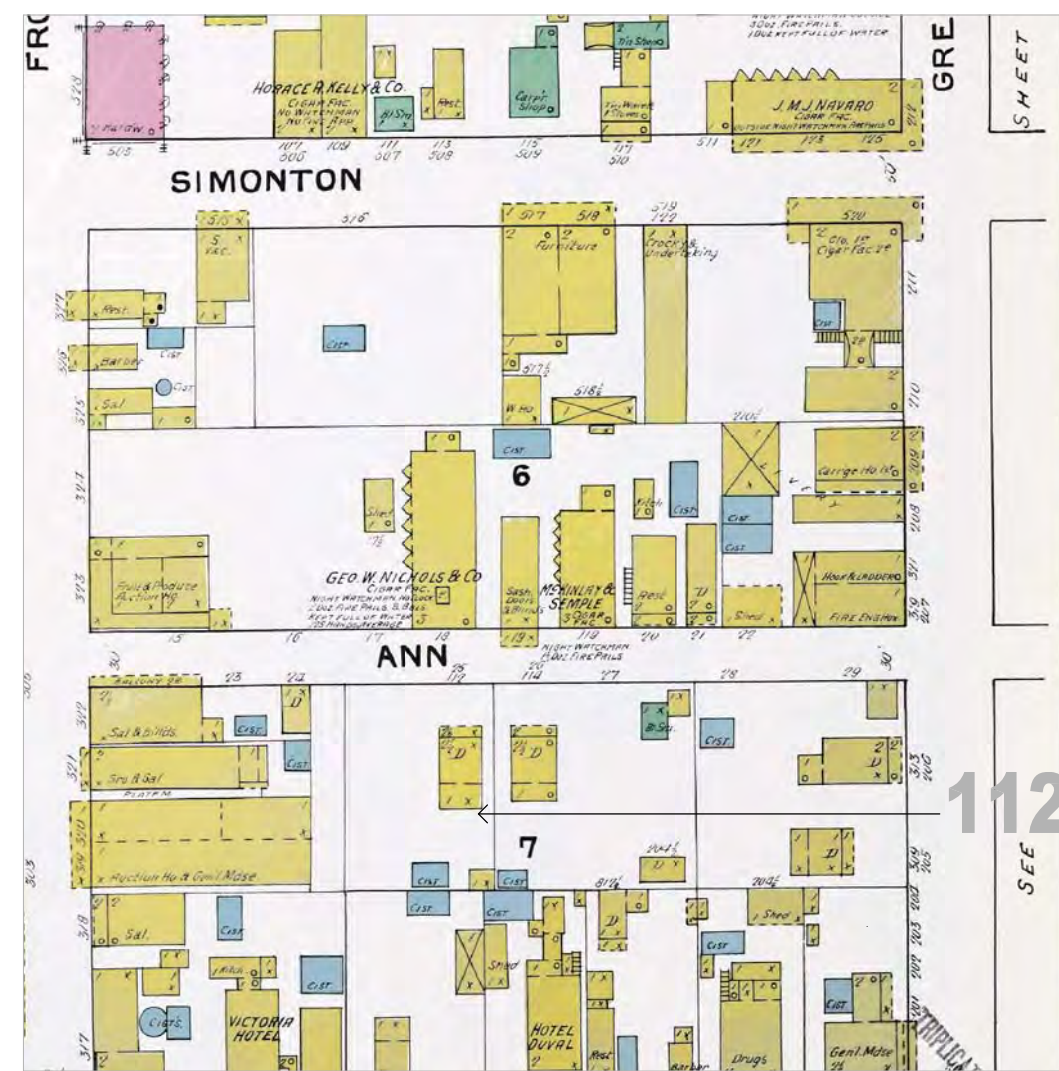
GENERAL NOTES

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



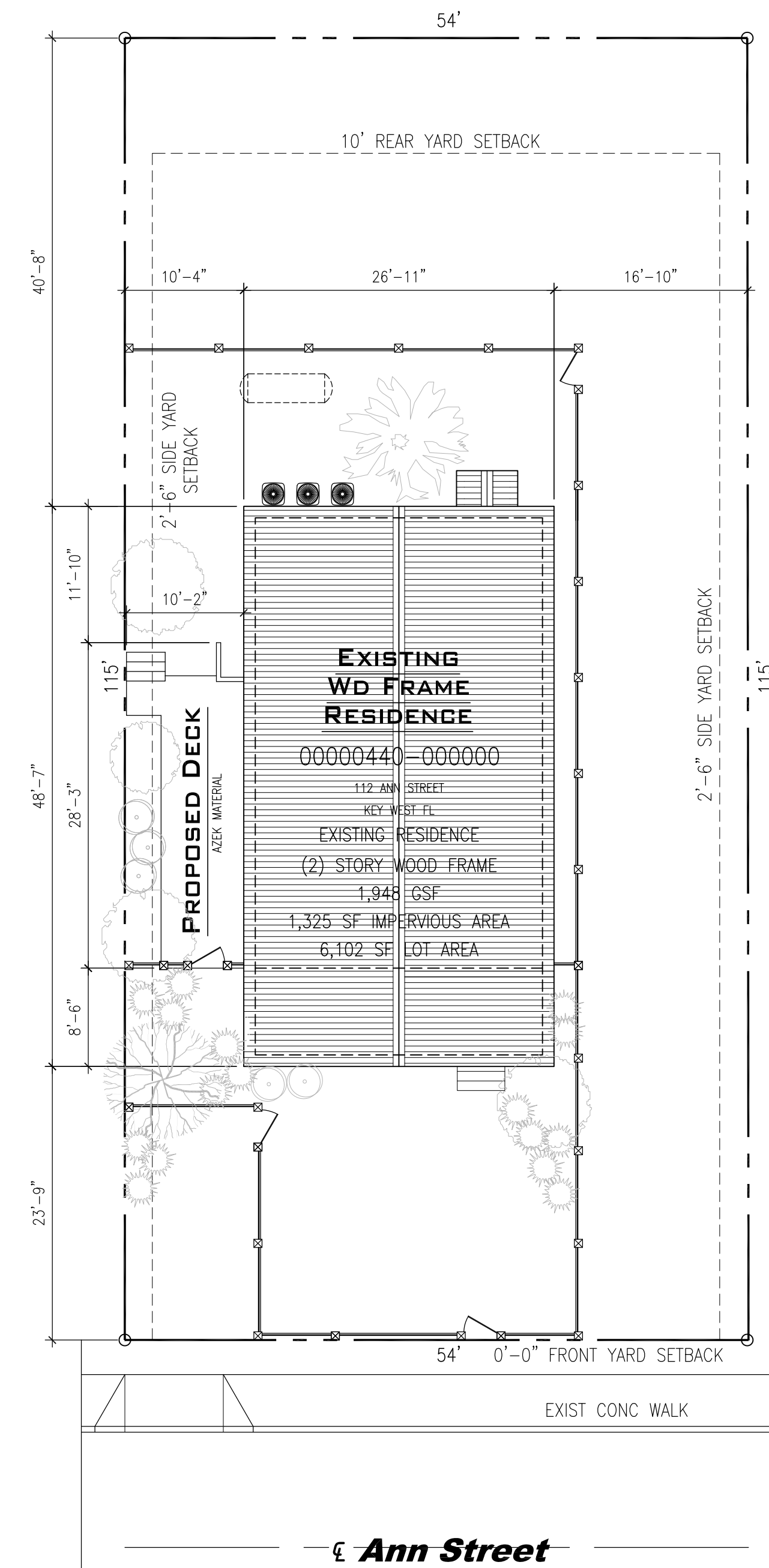
PHOTOGRAPHS PRIOR TO 1931 FIRE



60'S PROPERTY APPRAISER PHOTOGRAPH



2014 PHOTOGRAPH



Mark	Date	Revisions
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△		

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11101
Email: lmarek@helios-arch.com
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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

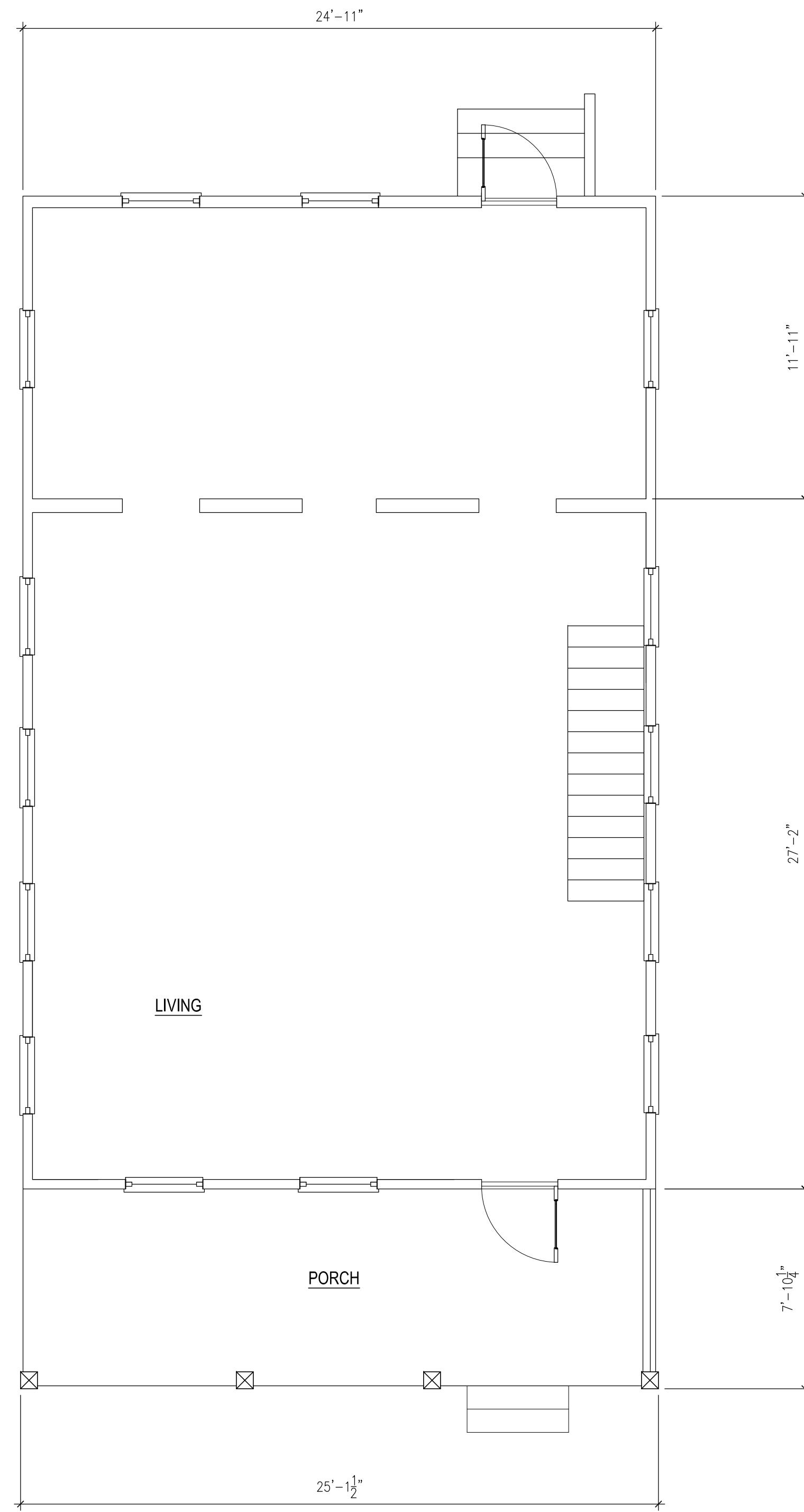
Date: 1/2/15

A100

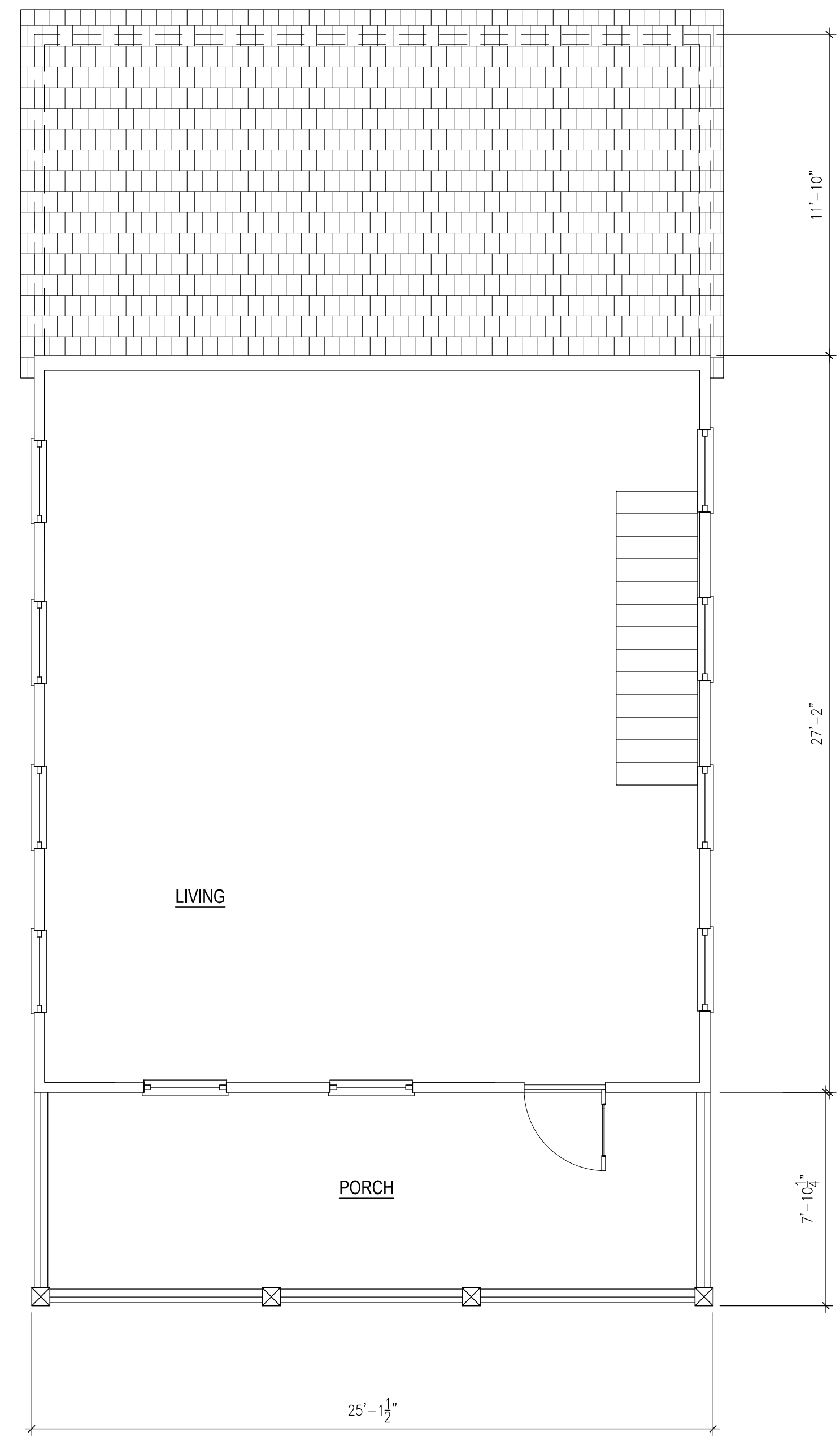
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**1891
FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"
0 4 8'



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

Mark	Date	Revisions
Δ		
Δ		
Δ		
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Δ		
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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

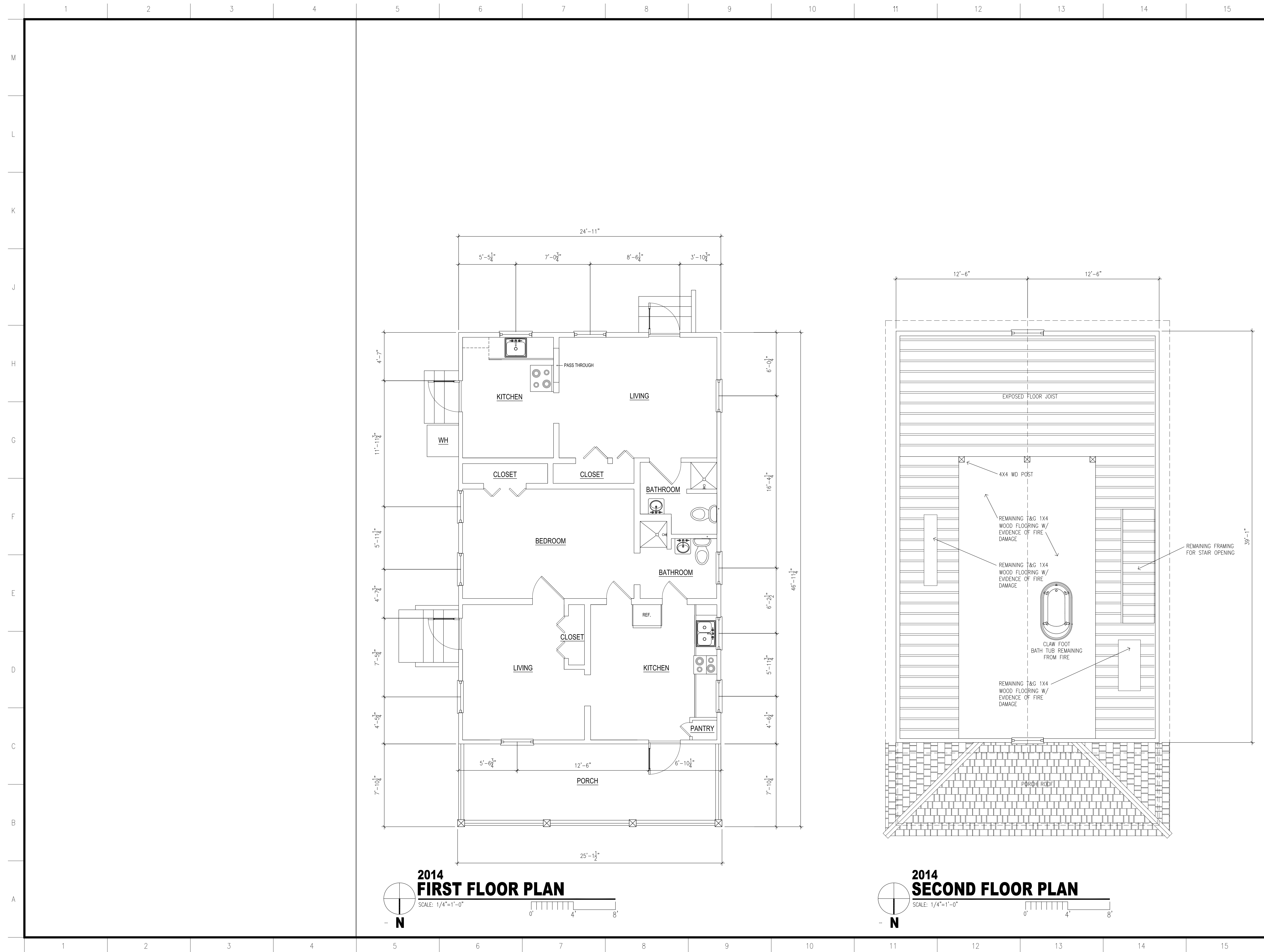
Scale: AS NOTED
Sheet No. / Project No. No. .

Drawn By: LM/MT

Date: 1/2/15

A201

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



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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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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Lawrence Marek Architect
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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:
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Sheet No. / Project No.
 No. .

Drawn By:
 LM/MT

Date:
 1/2/15

A203

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REAR



RIGHT SIDE



FRONT



LEFT SIDE

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

Mark	Date	Revisions
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Δ		
Δ		
Δ		

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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
 Drawn By: LM/MT
 Date: 1/2/15
 Sheet No. / Project No. No. .
A302

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

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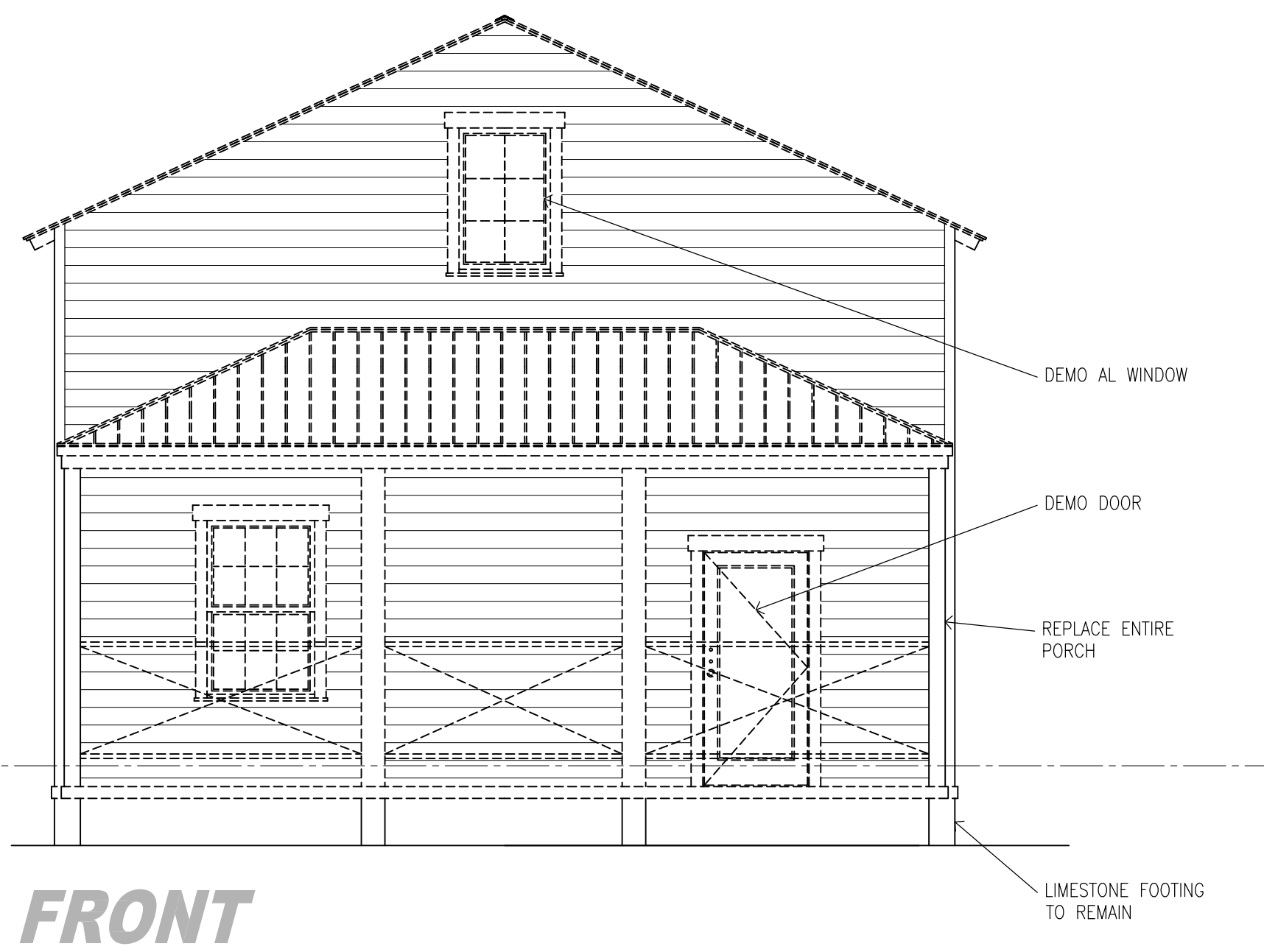
REAR



RIGHT SIDE

DEMOLITION EXTERIOR ELEVATIONS

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



FRONT



LEFT SIDE

Mark	Date	Revisions
Δ		
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Δ		
Δ		

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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.
No. .

A302

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

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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

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

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Date:
1/2/15

Sheet No. / Project No.
No. .

A301

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



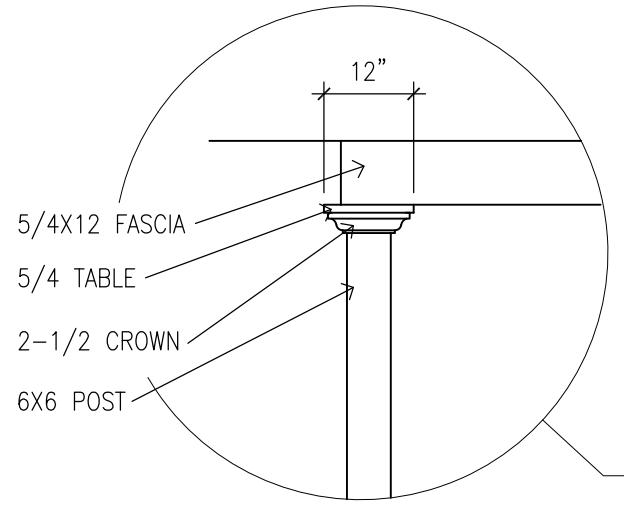
FRONT

PROPOSED EXTERIOR ELEVATIONS

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



LEFT SIDE



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

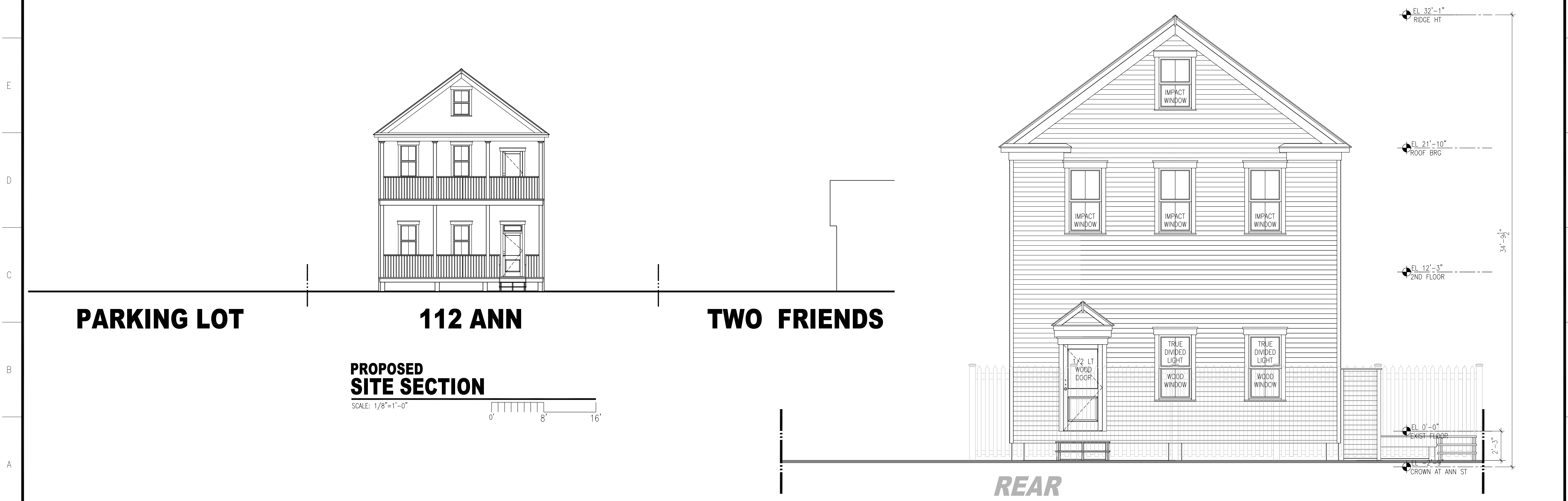
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Drawn By: LM/MT
Date: 1/2/15
A303

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LEFT SIDE

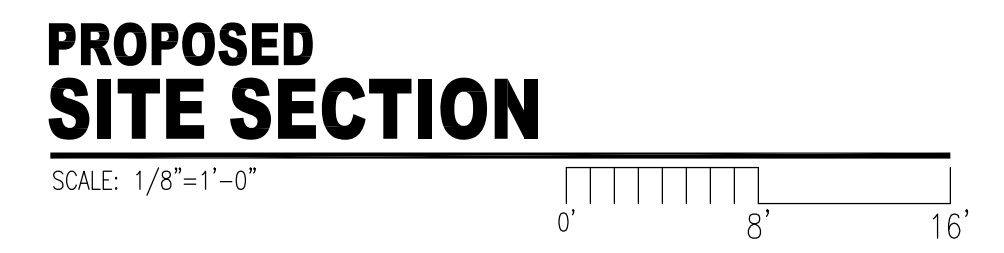


REAR

PARKING LOT

112 ANN

TWO FRIENDS



Mark	Date	Revisions
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Δ		

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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:
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Drawn By:
LM/MT

Date:
1/2/15

Sheet No. / Project No.
No. .

A304

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KEY WEST KEY LIME PIE COMPANY



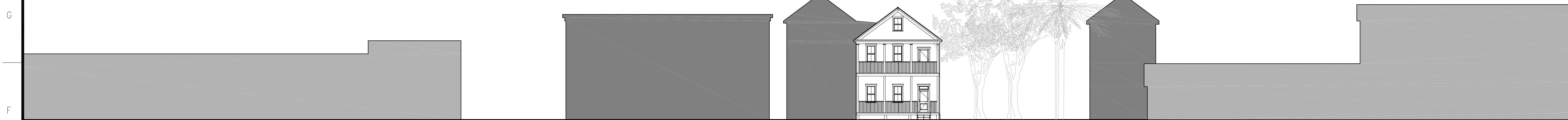
**PARKING LOT
&
IT'S SUGAR + JUNGLE PARADISE
(BEYOND)**



**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

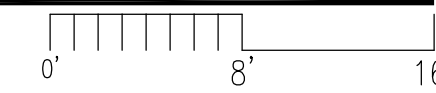
**PARKING
LOT**

**5 DOLLAR STORE
(BEYOND)**

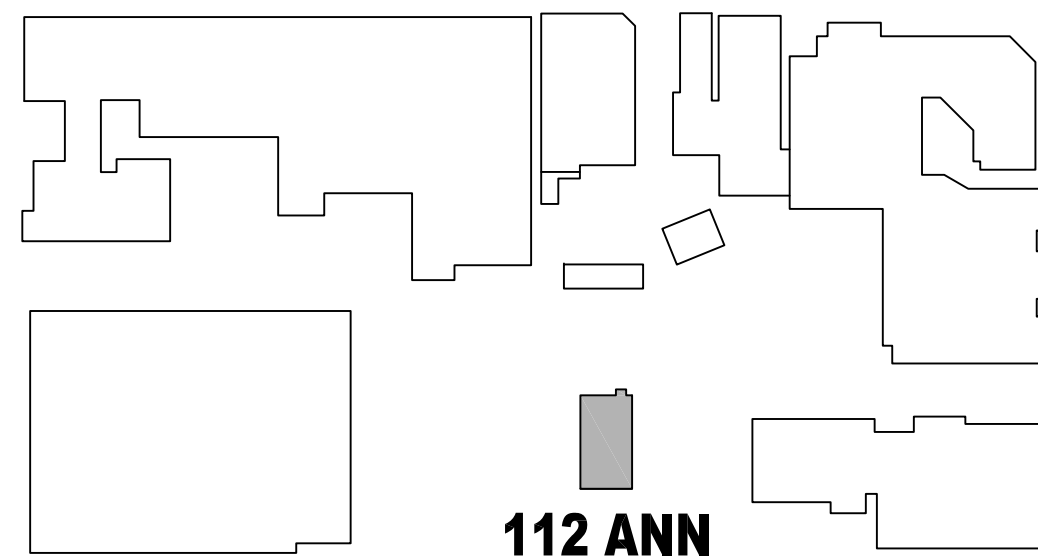
**TWO
FRIENDS**

**CONTEXTUAL
SITE ELEVATION**

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



LOOKING TOWARD GREENE STREET



VICINITY MAP



LOOKING TOWARD FRONT STREET

Mark	Date	Revisions
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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

Sheet No. / Project No.
No. .

Drawn By:
LM/MT

Date:
1/2/15

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 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

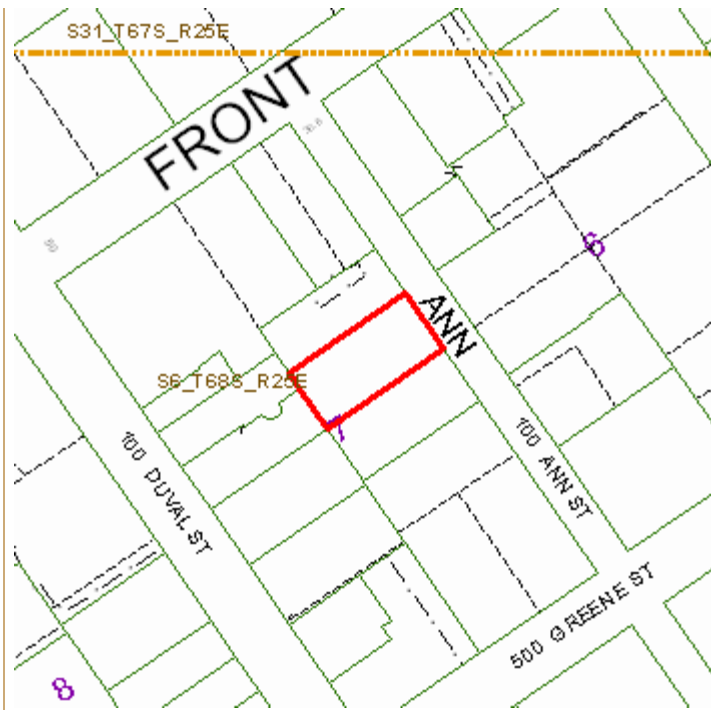
Affordable Housing: No

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

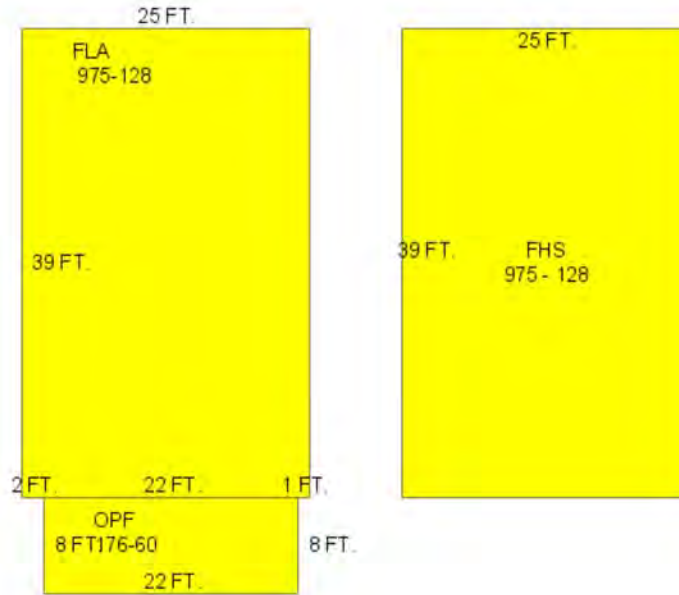
Building Type R2	Condition A	Quality Grade 500
Effective Age 20	Perimeter 128	Depreciation % 27
Year Built 1928	Special Arch 0	Grnd Floor Area 975
Functional Obs 0	Economic Obs 0	

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>

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