

Historic Architectural Review Commission

Staff Report Item 14

Meeting Date:	September 23, 2014
Applicant:	Carlos O. Rojas, Architect
Application Number:	H14-01-1411
Address:	#1403 Albury Street
Description of Work:	New two story house on a vacant lot.
Building Facts:	The site is actually a vacant lot. The lot has a previous addressed of #901 Pearl Street. The previous existing house was a one story cbs structure build in 1953. The house was listed as a non-contributing resource. Several months ago and during work done to the interior and installation of new barrel tile roof the Chief Building Official made a determination that the structure was severely compromised and ordered its demolition. The lot is located on the south east corner of Pearl and Albury Streets.
Guidelines Cited in Review:	New Construction (pages 38-38a), specific mass, scale, proportion and site. Deck and pools (pages 39-40), specific guidelines 1, 3 and 5. Fences and walls (pages 41-42)

Staff Analysis

The Certificate of Appropriateness in review proposes a new frame house to be built with actual required setbacks and building coverage. The new design proposes a two story structure. The design is based on traditional forms found in Old Town. The proposed house is a rectangular in footprint. The house will have a gable roof covered with metal v-crimp. All windows will be PGT aluminum impact. Proposed bahama shutters will be wood painted light blue, siding will be hardi board 4/4 painted white, and exterior door have been specified as mahogany color.

A lap pool 8' by 16'-6" is proposed on the back with a wood deck. A driveway with pea rock and concrete stripes is proposed on Albury Street.

Consistency with Guidelines

The majority of the surrounding houses in the area are one and a half and two story houses. The maximum height of the proposed house will be 29'-4". It is staff's opinion that the proposed design is consistent with the guidelines. It is staff's opinion that the proposed design meets all guidelines for new construction, specifically mass, scale, proportions and design/materials compatibility. It is staff recommendation to the Commission that if the design is converted into a modular home that the engineering plans for the modular be presented to staff for review.

Application



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

APPLICATION # 14-011411

OWNER'S NAME: **Thomas & Monica Cullen** DATE: **9/2/14**

OWNER'S ADDRESS: **719 Eisenhower dr #5** PHONE #: **6093154087**

APPLICANT'S NAME: **Carlos Rojas AIA** PHONE #: **3059233567**

APPLICANT'S ADDRESS: **2012 Roosevelt Drive**

ADDRESS OF CONSTRUCTION: **1430 Albury Street** # OF UNITS: **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
New 2 storey house on empty lot complete with pool, fence, drive.

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

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: 9/2/14

Applicant's Signature:

Required Submittals	
<input checked="" 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 checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

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HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Vacant lot

Guidelines for New construction

Guidelines for deck and pools

Guidelines for fences

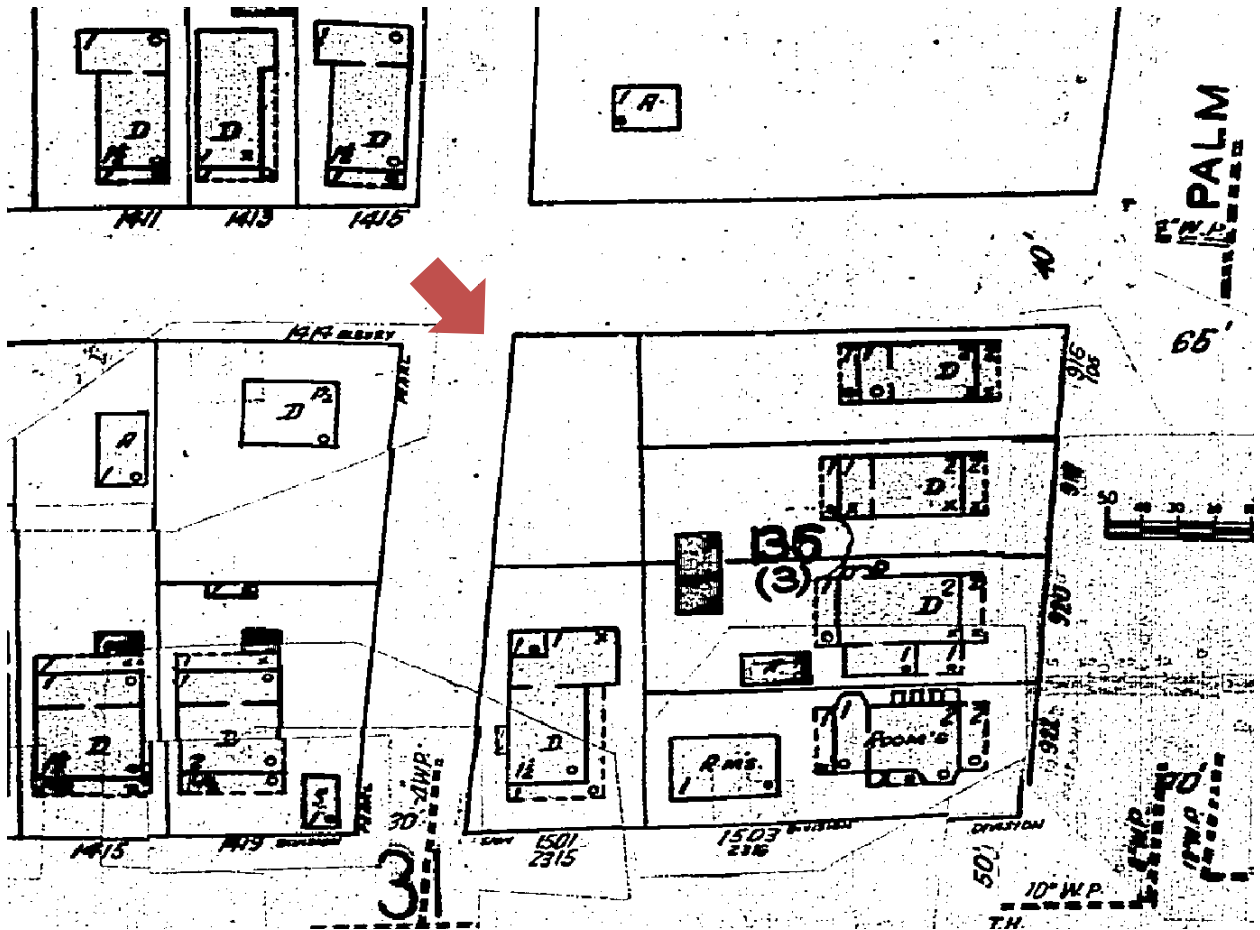
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

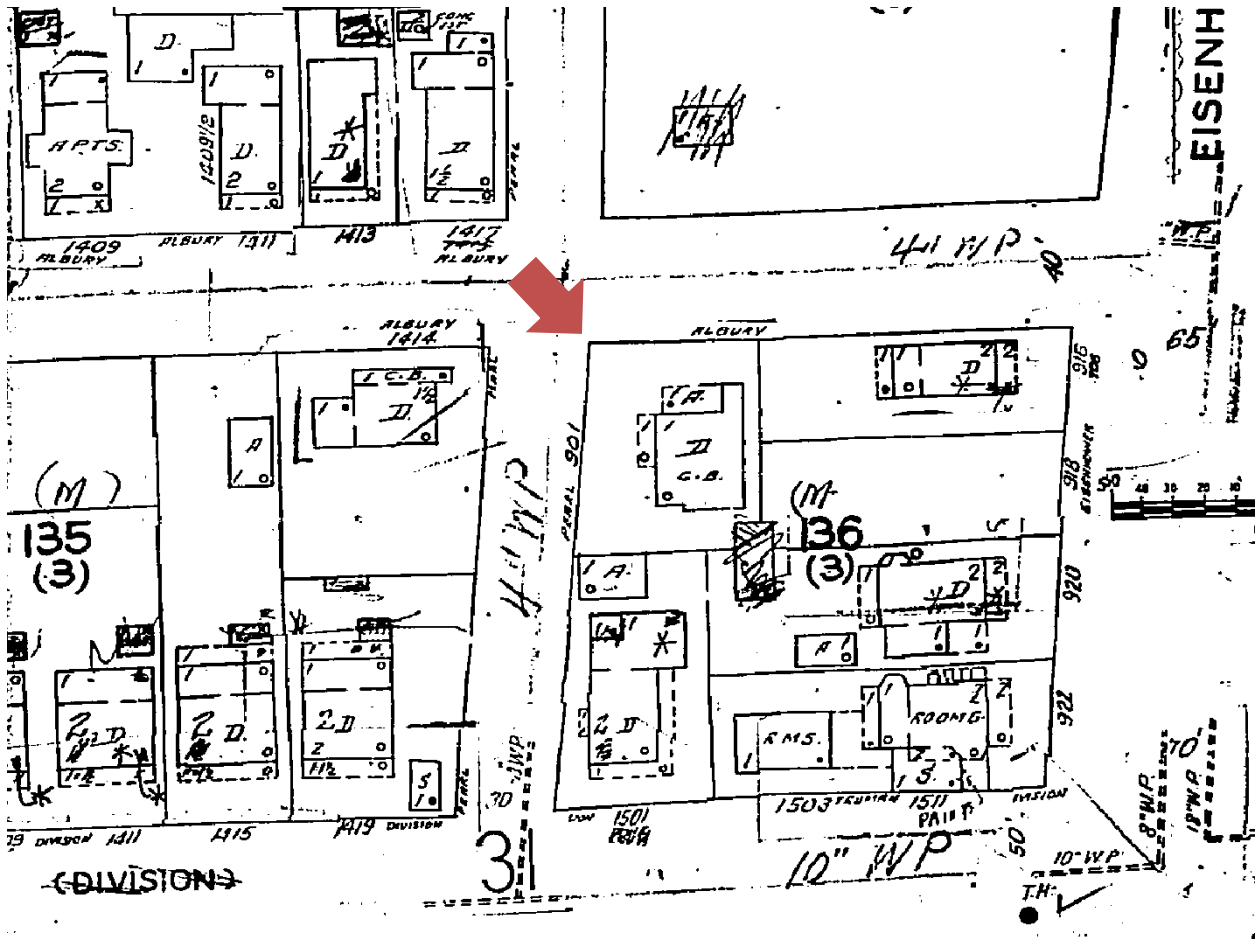
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#901 Pearl Street Sanborn map 1948



#901 Pearl Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 901 Pearl St.; Monroe County Library



Carlos



Delete Options

Share Photo





Carlos



Delete Options

Share Photo





Delete Options

Share Photo





Carlos



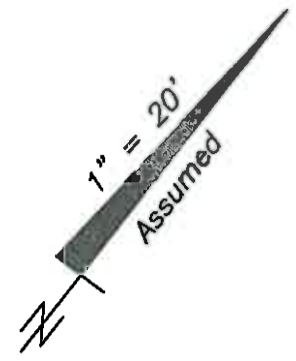
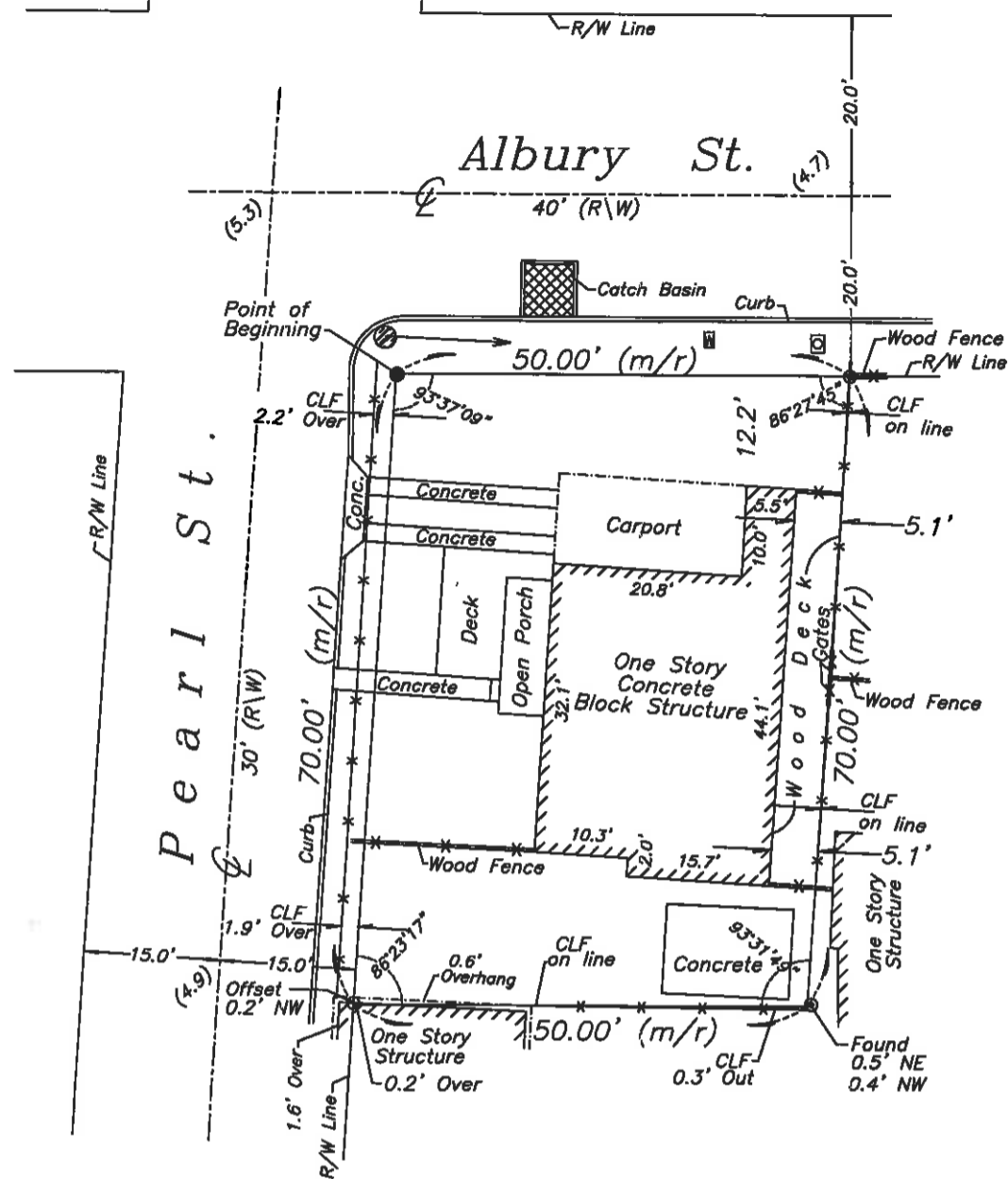
Delete Options

Share Photo



Survey

Boundary Survey Map of part of Lot 8, Square 3,
Tract 7, Island of Key West, FL



LEGEND

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (PTS)
- △ 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 Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant
- ⊠ Sewer Cleanout
- ⊠ Water Meter
- (A.5) Spot Elevation (Typical)

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: 901 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: December 19, 2013.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: D 121

BOUNDARY SURVEY OF: On the Island of Key West and known on the William A. Whitehead's Map, delineated in February, A.D. 1829, as part of Tract 7, but now better known, according to Benjamin Albury's Diagram of a part of Tract 7, as recorded in Deed Book "I", Page 389, of the Public Records of Monroe County, Florida, as a part of Lot 8 in Square 3 of said Tract 7: Commencing at the corner of Pearl and Albury Streets and running thence in a SE'y direction along the line of said Pearl Street 70 feet; thence at right angles in a NE'y direction 50 feet; thence at right angles in a NW'y direction 70 feet; thence at right angles in a SW'y direction, along the line of Albury Street 50 feet to the Place of Beginning.

BOUNDARY SURVEY FOR: Thomas Cullen and Monica Cullen;
HSBC Bank USA, N.A.;
Alexander P. Almazan, P.A.; LSI Title Agency, Inc.;
National Title Insurance of New York, Inc.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

December 22, 2013
Revised to add elevations May 14, 2014

THIS SURVEY
IS NOT
ASSIGNABLE

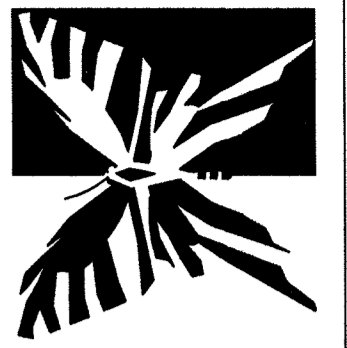
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Site Plans



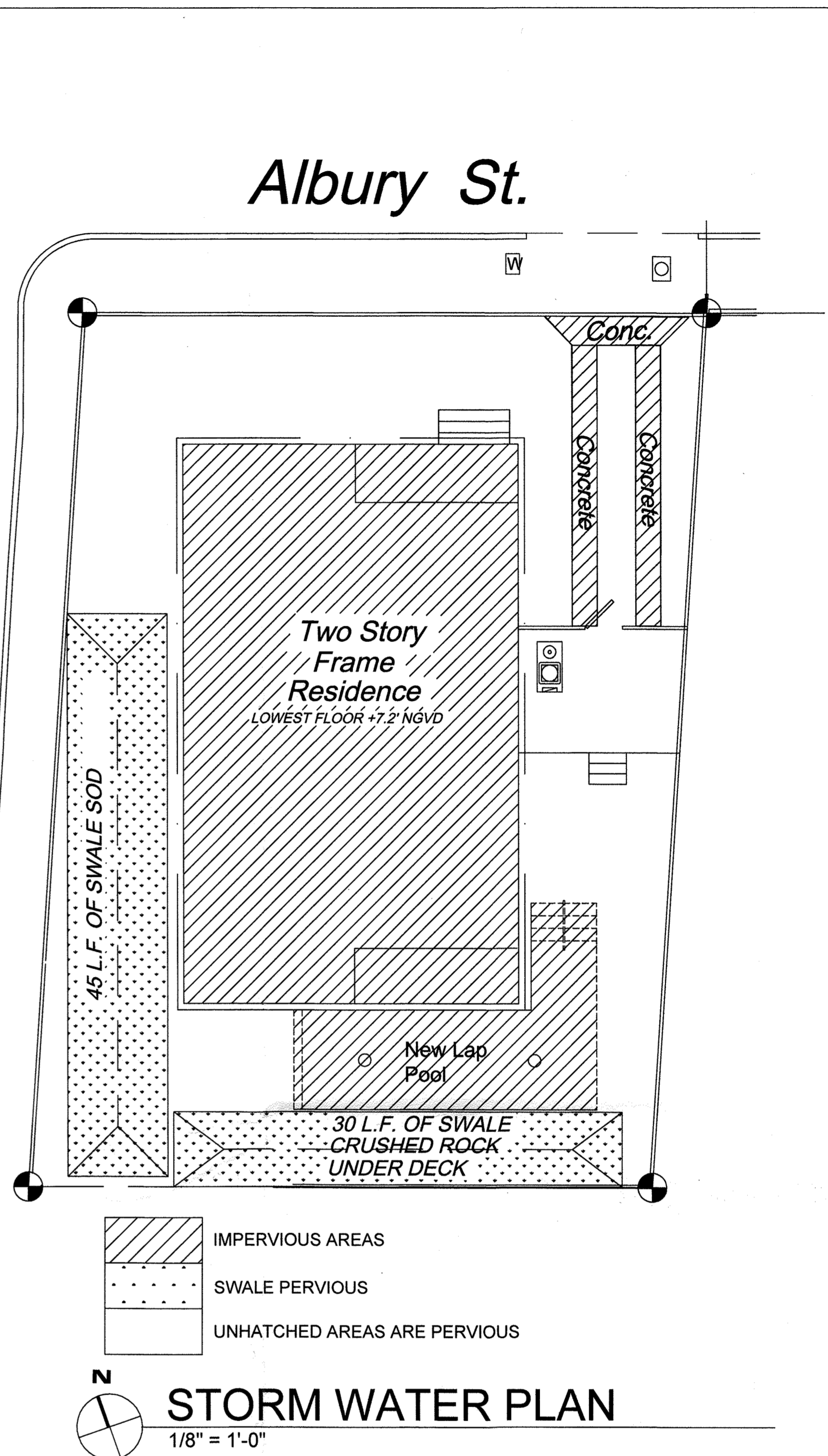
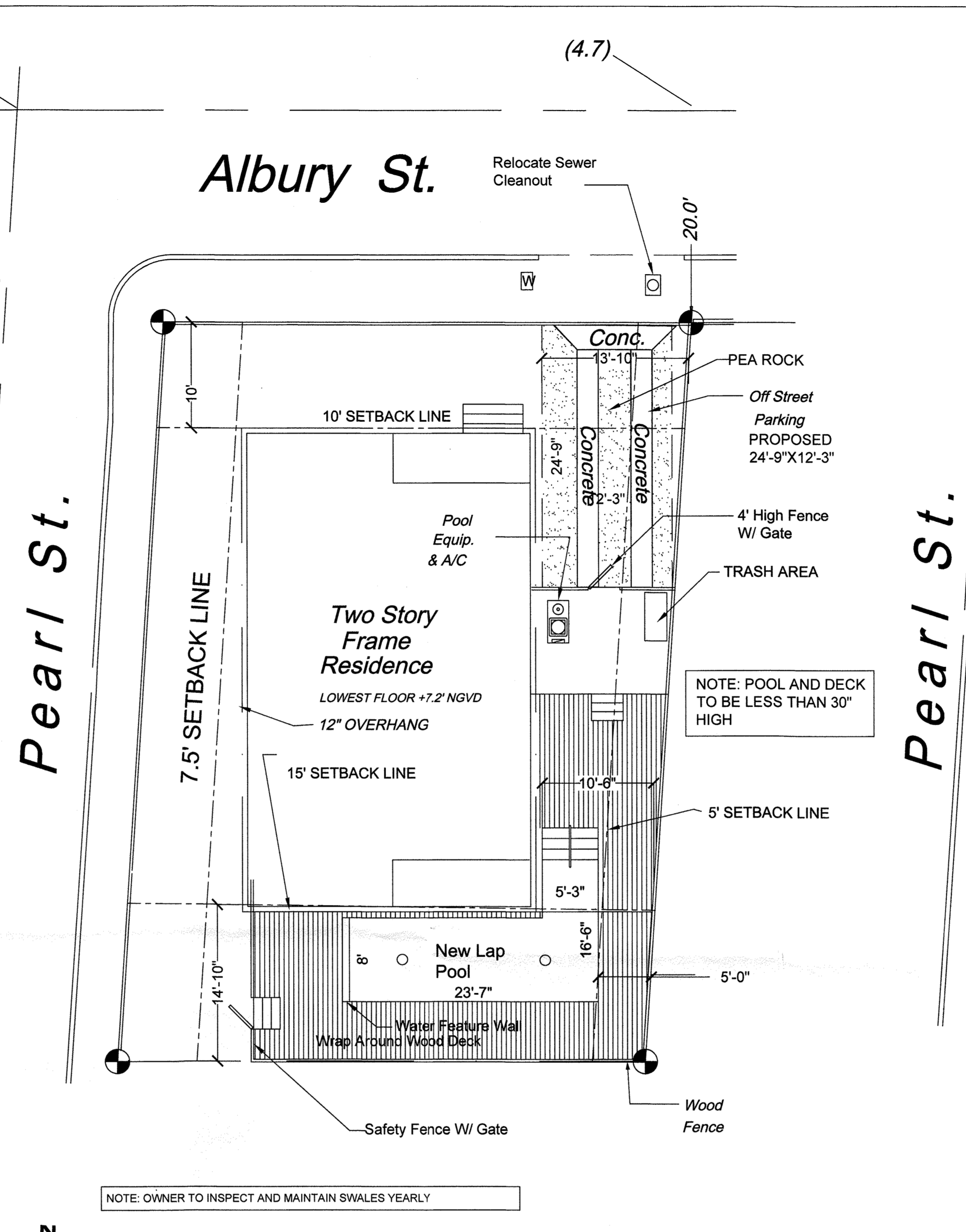
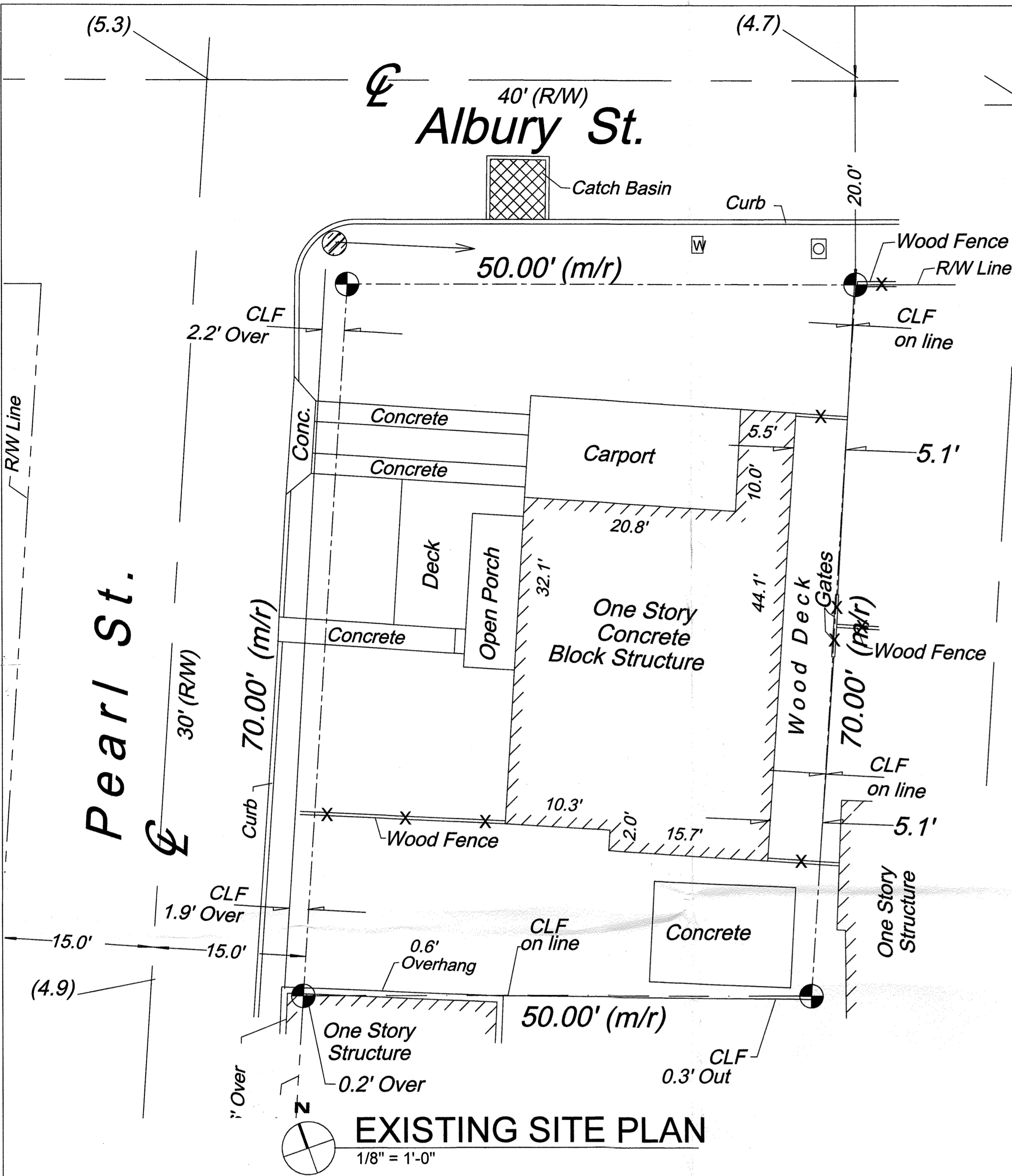
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Revisions

Carlos O. Rojas, AIA
 1430 Albury St
 Key West, Florida

Project Number
 2014409
 Date
 6/17/14
 Drawn By
 COR

C1



SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	3500 SF	4000 SF	3500 SF	IN COMPLIANCE
BUILDING AREA	931 SF	1400 SF	1198 SF	IN COMPLIANCE
BUILDING COVERAGE %	26.6%	40%	34%	IN COMPLIANCE
IMPERVIOUS COVERAGE	1844 SF	2100 SF	1553.6 SF	IN COMPLIANCE
IMPERVIOUS COVERAGE %	52.6%	60%	44%	IN COMPLIANCE
BUILDING HEIGHT	-30'-0"	30'-0"	-30'-0"	IN COMPLIANCE
FRONT SETBACK	13'-8"	10'-0"	10'-0"	VARIANCE REQUESTED
SIDE SETBACK	13'-4"	5'-0"	10'-9"	IN COMPLIANCE
STREET SIDE SETBACK	10'-11"	7'-6"	7'-6"	IN COMPLIANCE
REAR SETBACK	5'-0"	15'-0"	16'-10"	IN COMPLIANCE

WIND LOADS PER ASCE 7-10
 WIND VELOCITY = 180 MPH
 MPH EXPOSURE CATEGORY = C
 BUILDING CATEGORY = 2
 IMPORTANCE FACTOR = 1.00
 Kzt = 1.00

DESIGN LOADS
 ROOF DEAD LOAD = 30 PSF
 ROOF LIVE LOAD = 20 PSF
 LIVING AREA LIVE LOAD = 40 PSF
 DECK & BALCONY LIVE LOAD = 40 PSF
 1ST FLOOR DEAD LOAD = 30 PSF
 2ND FLOOR DEAD LOAD = 30 PSF
 SOIL BEARING (ASSUMED) = 2500 PSF

LEGAL DESCRIPTION
 PT LT 8, SQR 3 TR 7 KW BENJ ALBURYS SUB DIV
 DIAGRAM I-389

BASE FLOOD ELEVATION
 FLOOD ELEVATION = AE - 6

NOTE:
 CONTRACTOR TO FIELD VERIFY DIMENSIONS TO EXISTING STRUCTURES & ALL DIMENSIONS CONTAINED IN THESE PLANS.
 NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR.

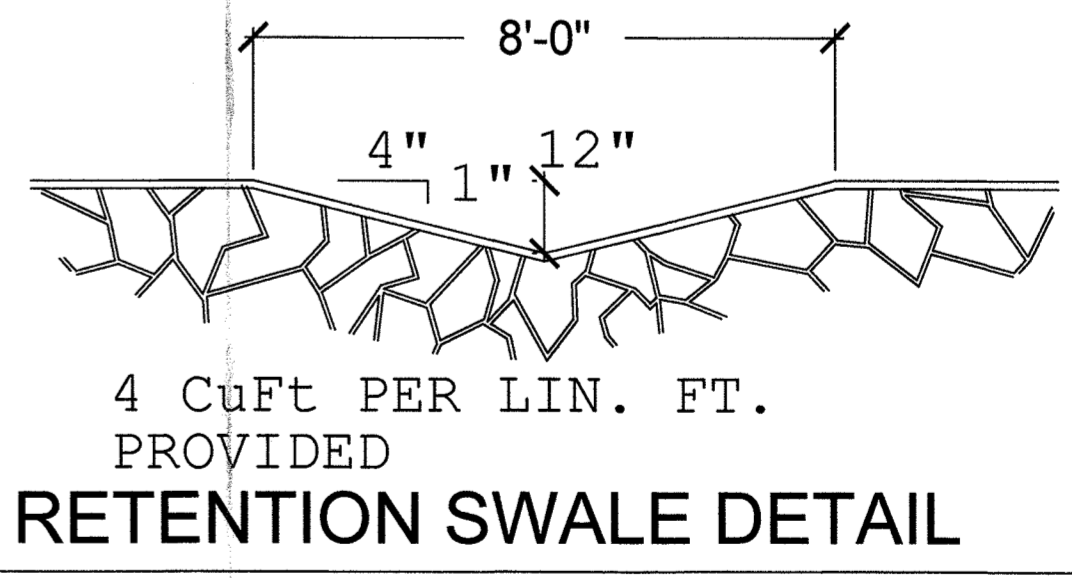
SPECIAL NOTES:
 1. PREVIOUSLY EXISTING FENCES: THE SURVEY WAS DONE PRIOR TO DEMOLITION. THE PREVIOUSLY EXISTING FENCES WHICH ENCRACHED ONTO THE CITY R.O.W. HAVE BEEN REMOVED. A NEW PERMITTED FENCE HAS BEEN INSTALLED.

STORM RETENTION WORKSHEET

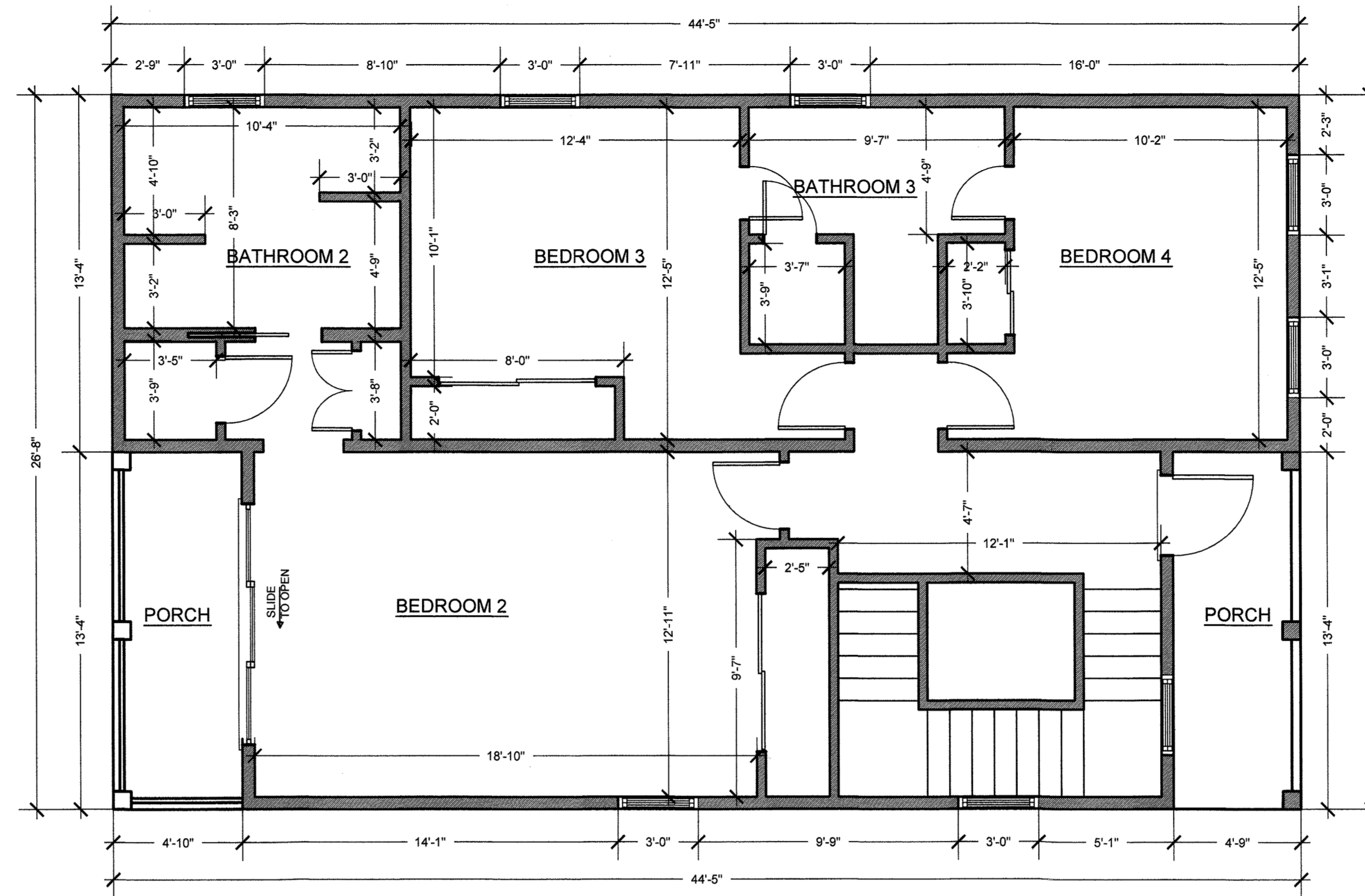
IMPERVIOUS AREAS:	
HOUSE	= 1198 SQ FT
DRIVE	= 109 SQ FT
POOL	= 238.6 SQ FT
A/C PAD	= 8 SQ FT
TOTAL	= 1553.6 SQ FT

PROPOSED IMPERVIOUS AREA 1553.6 SF = 44%
 PREVIOUS IMPERVIOUS AREA 1,844 SF = 52.6%
 NO NEW IMPERVIOUS AREA / EXISTING IMPERVIOUS REDUCED

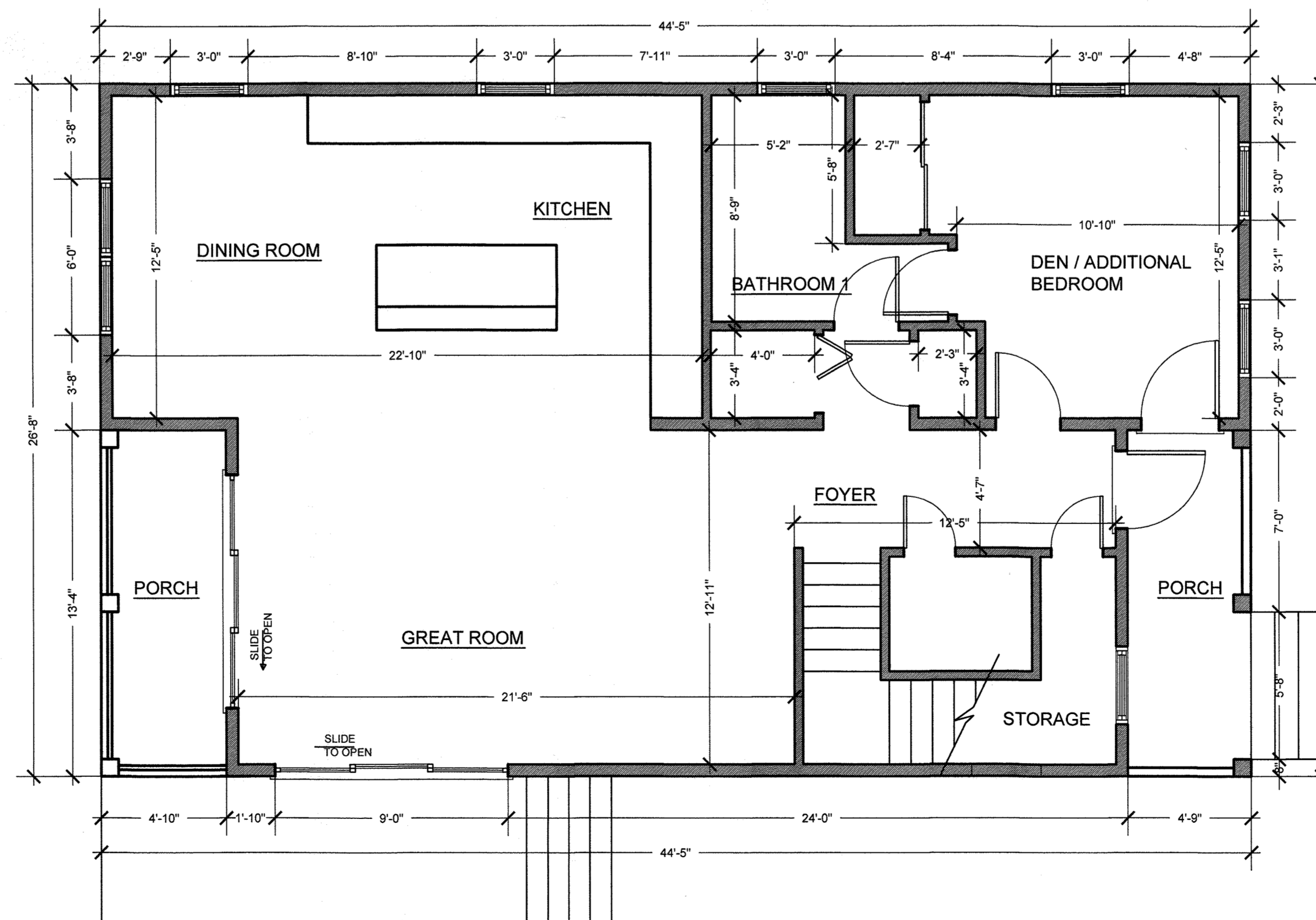
NOTE: OWNER TO INSPECT AND MAINTAIN SWALES YEARLY



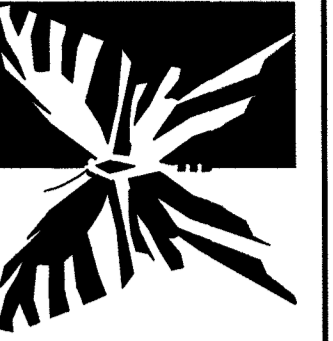
NOTE: OWNER TO INSPECT AND MAINTAIN SWALES YEARLY




2ND FLOOR PLAN
 3/8" = 1'-0"




1ST FLOOR PLAN
 3/8" = 1'-0"



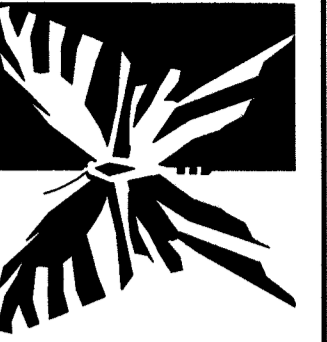
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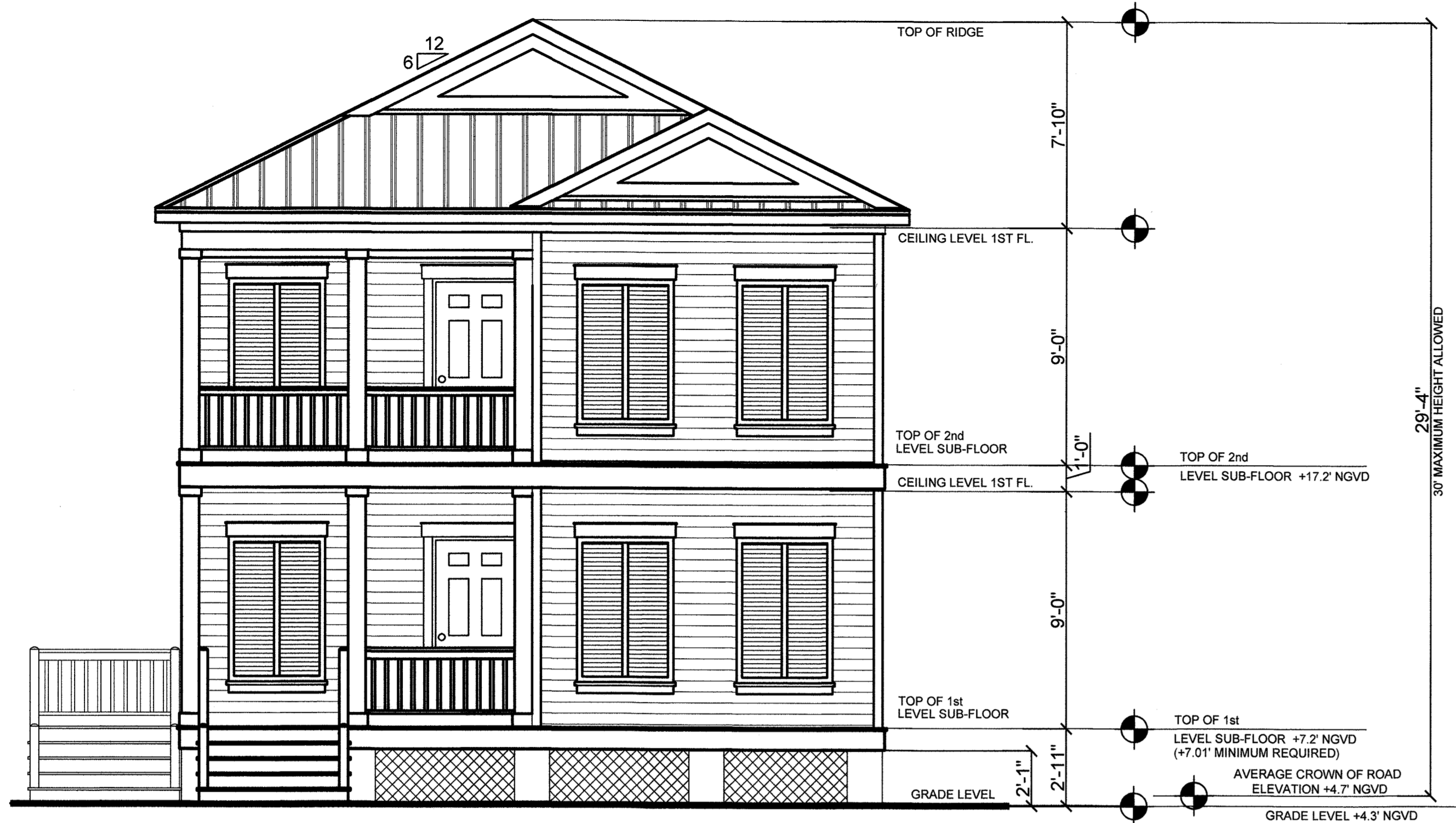
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A2



FRONT ELEVATION ALBURY ST
 1/4" = 1'-0"

NOTE:
 POOL DECK NOT TO EXCEED 29"
 ABOVE GRADE AT ANY POINT



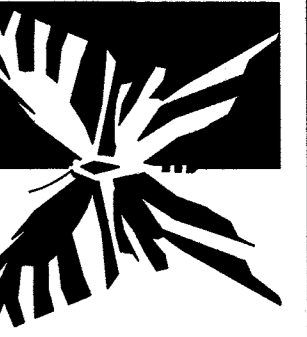
LEFT ELEVATION NEIGHBOR ON ALBURY
 1/4" = 1'-0"



REAR ELEVATION NEIGHBOR ON PEARL
 1/4" = 1'-0"

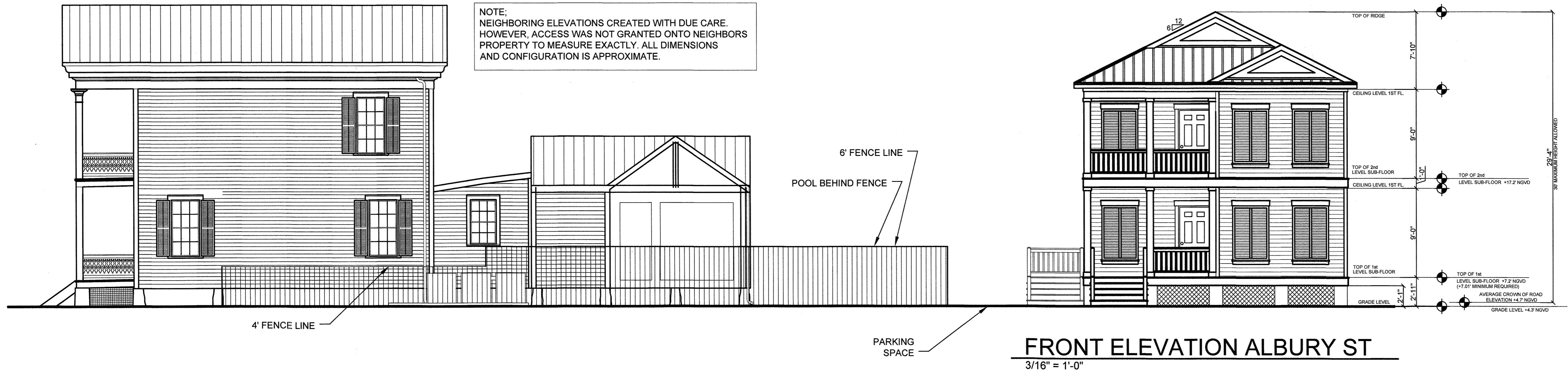


RIGHT ELEVATION PEARL ST
 1/4" = 1'-0"

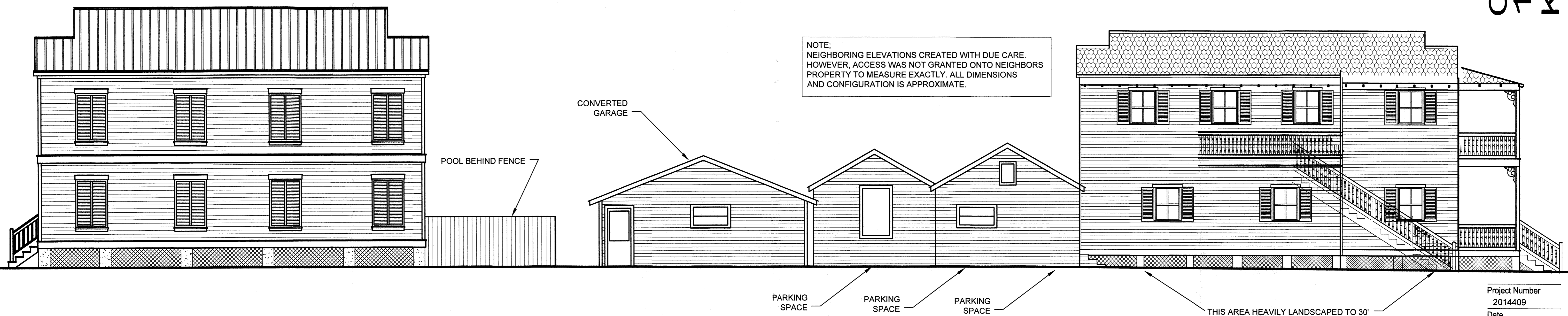


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FRONT ELEVATION ALBURY ST
 3/16" = 1'-0"



RIGHT ELEVATION PEARL ST
 3/16" = 1'-0"

Project Number
 2014409
 Date
 9/10/14
 Drawn By
 COR

A5

SAME AS 1514 PETRONIA STREET

SHUTTERS
SIDING
ROOF

M

↙



SAME AS 1514 PETRONIA ST.

RAILING



STAIRS



SHUTTERS

~~AW 167~~

SW 6758
Aqueduct

CP 04

SIDING,
TRIM & FENCE

PURE WHITE SW7005



Plum Mahogany

SW 3105-K

Plum Mahogany

SW 3105-K

Fiber-Classic® and Smooth-Star® Entry Doors

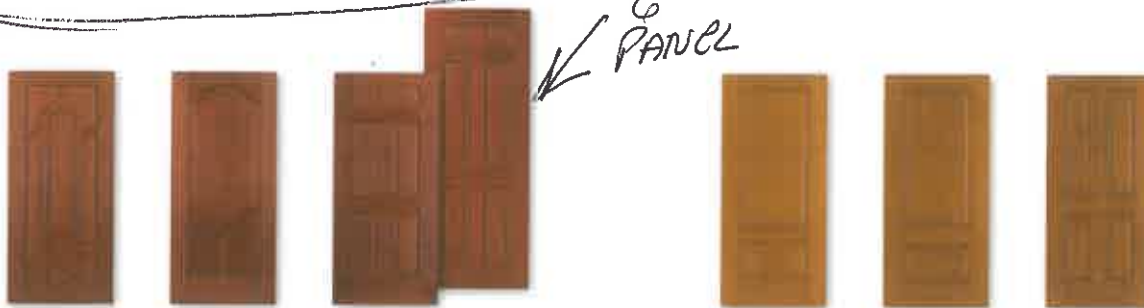
Fiber-Classic® doors are engineered with the look and feel of a real wood door. They may be stained or painted just like wood, yet they cost less than wood. Smooth-Star® doors feature smooth, ready-to-paint surface with high-definition panel embossments. Their tough fiberglass surface won't swell, crack or rot. Fiber-Classic and Smooth-Star fiberglass doors are part of a complete door system that's backed by a limited lifetime warranty.

Fiber-Classic® Mahogany Collection...

A rich Mahogany grain makes these doors a perfect complement to any home.

Fiber-Classic® Oak Collection...

Few doors stand the test of time like a beautiful Fiber-Classic® entryway.



FCM134-H
Also available in:
FC134-H Oak
S11-H Smooth
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

FCM755-H
Also available in:
FC755-H Oak
S755-H Smooth
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

FCM60-H
Also available in:
FC60-H Oak
S210-H Smooth
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

FCM860-H
Also available in:
FC860-H Oak
S810-H Smooth
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

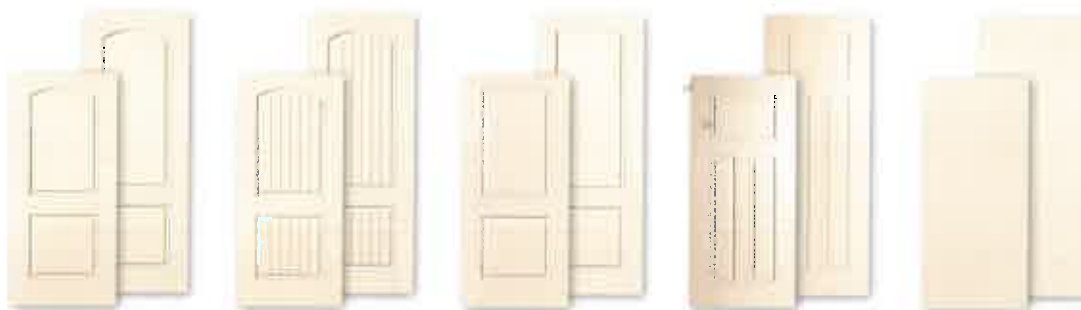
FC31-H
Also available in:
FCM31-H
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

FC809-H
Also available in:
S93-H Smooth
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

FC808-H
Also available in:
S960-H Smooth
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

Smooth-Star®

Smooth-Star® doors give you a smooth paintable surface.



S200-H
2'6" x 6'8"
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

S897-H
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"

S205-H
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

S8201-H
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"

S220-H
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

S8200-H
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"

S600-H
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

S9600-H
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"

S100-H
Also available in:
1000-H Oak
Not available in: 2'0"
2'0" x 6'8"
2'4" x 6'8"
2'6" x 6'8"
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

S81000-H
Also available in:
81000-H Oak
2'0" x 6'8"
2'4" x 6'8"
2'6" x 6'8"
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

Note: Please visit www.thermatru.com to view our entire lineup of Impact-rated products. Colors may vary from an actual application due to fluctuations in staining or the printing process of this catalog.

DETAILED CUSTOMER PROPOSAL

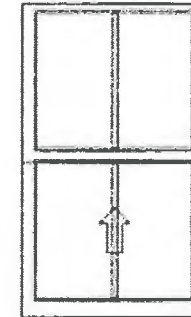
Quote Number: 166506
 Quote Name: 1430 albury
 Project Name: cullen
 Saved Date: 7/10/2014 4:47:50 PM
 Sales Person: Zack Nichols

Dealer Information:	Customer Information:	Job Address:
Manley deBoer Lumber Company 1109 Eaton Street Key West, FL 33040 P: 305-294-5900 F: 305-294-4577	Manley deBoer Lumber KW 1109 Eaton St Key West, Florida 33040 P: F:	

Line	Qty	Product	Size	Room Location	Design Pressure	Unit Price	Total Price
100-1	20	Series 110 Single Hung	37" X 63"		+75/-75	\$651.80	\$13,036.00

37" x 63"

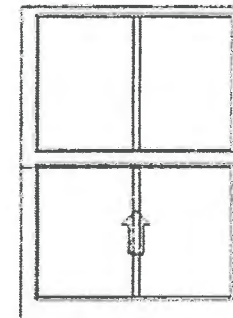
Glass Make-Up = 5/16" Lami (Ann/Ann)
 Glass Color = Energy Efficient Coatings, Energy Efficient Coatings = Clear LoE 366, Textured Glass = None
 Aluminum Finish = White ESP
 Screen Option = With Screen
 Hardware Finish = White, Sweep Locks? = No, Number of Locks = 2
 U-Factor = 1.05, SHGC = 0.29, VT = 0.46, CR = 14
 Frame Type = Flange Frame, Glazing Bead = Square Bead
 Double Applied, Colonial, Bar Width = 1", Profile Makeup (Exterior / Interior) = Semi-Contoured / Low Profile, 2W1H



Line	Qty	Product	Size	Room Location	Design Pressure	Unit Price	Total Price
200-1	2	Series 110 Single Hung	37" X 50.625"		+75/-75	\$552.57	\$1,105.14

37" x 50 5/8"

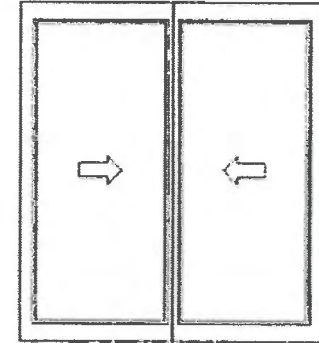
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 Double Applied, Colonial, Bar Width = 1", Profile Makeup (Exterior / Interior) = Semi-Contoured / Low Profile, 2W1H



Line	Qty	Product	Size	Room Location	Design Pressure	Unit Price	Total Price
300-1	2	Series 150 2 Panel Sliding Glass Door	72" X 80"		+60/-60	\$1,650.20	\$3,300.40

72" x 80"

Glass Make-Up = 7/16" Lami (Ann/HS)
 Glass Color = Energy Efficient Coatings, Energy Efficient Coatings = Clear LoE 366, Textured Glass = None
 Aluminum Finish = White ESP
 Screen Option = With Screen
 Hardware Finish = White, Exterior Keyed Cylinder Primary Panel = No, Roller Type = Stainless Steel Tandem
 Glazing Bead = Square Bead, Handing = XX, Sill Riser = Yes, Sill Type = Slanted Hi-Rise Sill
 U-Factor = 1.02, SHGC = 0.29, VT = 0.44, CR = 15



Disclaimer:

SPECIAL ORDERS MAY NOT BE RETURNED, EXCHANGED, OR CANCELLED. Special Orders REQUIRE a 50% deposit at the time the order is placed, the balance will be due at the time Manley deBoer receives the material. We cannot be responsible for delays in manufacturing and/or transportation. Our delivery time estimates are approximate and contingent upon the promises of others. UPON ARRIVAL, ALL SPECIAL ORDERS MUST BE PICKED UP OR DELIVERED WITHIN TWELVE (12) WORKING DAYS. I acknowledge and accept that Manley-deBoer is not responsible for any damages to materials left on their premises for more than three (3) working days. PLEASE NOTE: ALL DIMENSIONS OF WINDOWS, DOORS, AND OPENINGS ARE WIDTH X HEIGHT. FREIGHT OR CRATE CHARGES MAY BE APPLIED. WE CAN NOT DELIVER ANYTHING OVER 24' IN LENGTH. Not responsible for errors in addition or extensions. It is the customer's responsibility to determine suitability of all materials for their intended use. Compliance with building codes and building regulations for all materials and their applications is the sole responsibility of the customer. This quote is for the above list of materials only, and in no way constitutes a guarantee that these materials will complete a specific job or project. I HAVE READ THIS FORM IN ITS ENTIRETY AND UNDERSTAND AND AGREE TO ALL PROVISIONS IT CONTAINS. I CERTIFY THAT BY MY SIGNATURE BELOW I AM AUTHORIZING MANLEY-deBOER TO ORDER THESE MATERIALS, AND THAT THEY ARE CORRECT AS TO COLOR, STYLE, QUANTITY, AND SIZE.

CUSTOMER PRICE	
Extended :	\$17,441.54
Labor :	\$0.00
Freight :	\$0.00
Tax :	\$1,308.12
TOTAL :	\$18,749.66

PRINT NAME:

APPROVED BY: DATE:

157 Industrial Blvd, Big Pine Key, FL 33043
 305-872-3700
 1109 Eaton Street, Key West, FL 33040
 305-294-4577

Phone #: 305-872-0602 Fax #:
 Phone #: 305-294-5900 Fax #:



HARC Submission Package

1430 Albury Street

New Construction

By Tom and Monica Cullen 609-315-4087

Property owners

September 2, 2014

C O N T E N T S

2 Sets Construction plans (sealed)
2 Survey (with Crown of Road)
Elevation Certificate (with Grade)
Deck, swale and driveway material samples
Shutter specs and color swatch
Window/door/ specifications, from Manley

Pages 3-17

Neighborhood Photos

Page 18

Site Plan

AC equipment specifications and location
Fence location, heights, type and color
Pool and pool Equipment specs and location
Trash area, fenced

Page 19

Compliance Calculations

Page 20

Front color elevation

Page 21

Right side color elevation

Page 22

Left side, Color elevation

Page 23

Front elevation with dimensions

Page 24

Rear elevation with dimensions

Page 25

Left/East side elevation with dimensions

Page 25

Right/Pearl street elevation with dimensions

Page 27

1st Floor Plan

Page 28

2nd Floor plan

Page 29-31

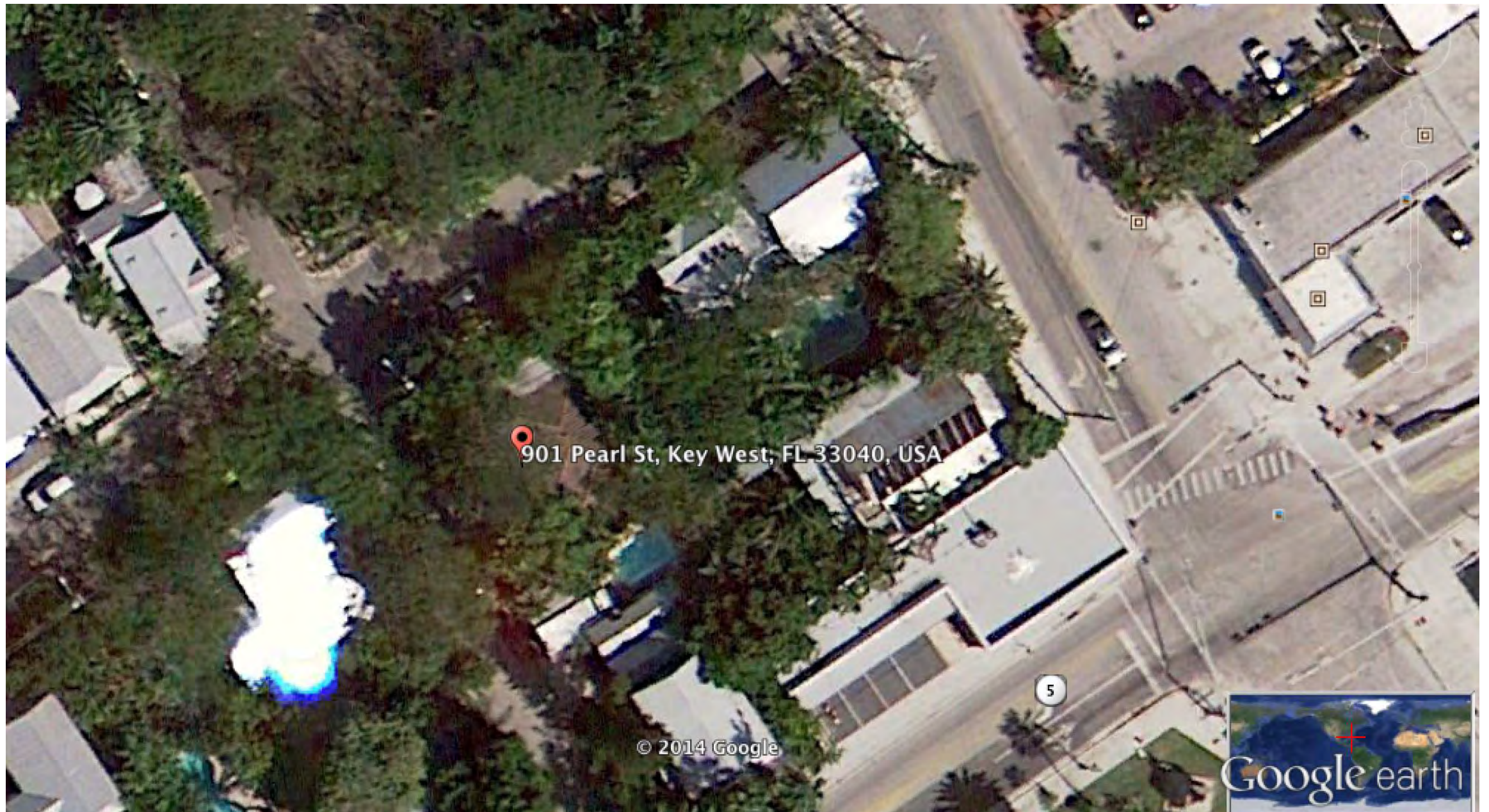
Railing location illustration

Paint Chips for all exterior surfaces/doors

Exterior structural specs/siding/trim

Roofing material NOA

Neighborhood Aerial View Pearl, Albury, Eisenhower, Truman



1430 Current Condition

Empty Lot with New Fence



View From Pearl to Eisenhower



Rear Yard Neighbor

2 story with out-building



Rear Yard Neighbor

Pool, 5' off their rear yard line

(Note: Old Fence was replaced by our new one)



Rear Neighbor fronts on Pearl

Out-building is on/over property lines



Rear Yard Neighbor, Close Up Viewed from Pearl



Rear Neighbor , Viewed from Truman



Rear Yard View of 2 story Eisenhower House from 1430 rear yard



Eisenhower View between Albury and Truman whose rear is visible from 1430 Albury



2 Story Side Neighbor on Albury toward Eisenhower



Side Neighbor toward Eisenhower Viewed from front of 1430



View Directly Across Albury from proposed re-building site



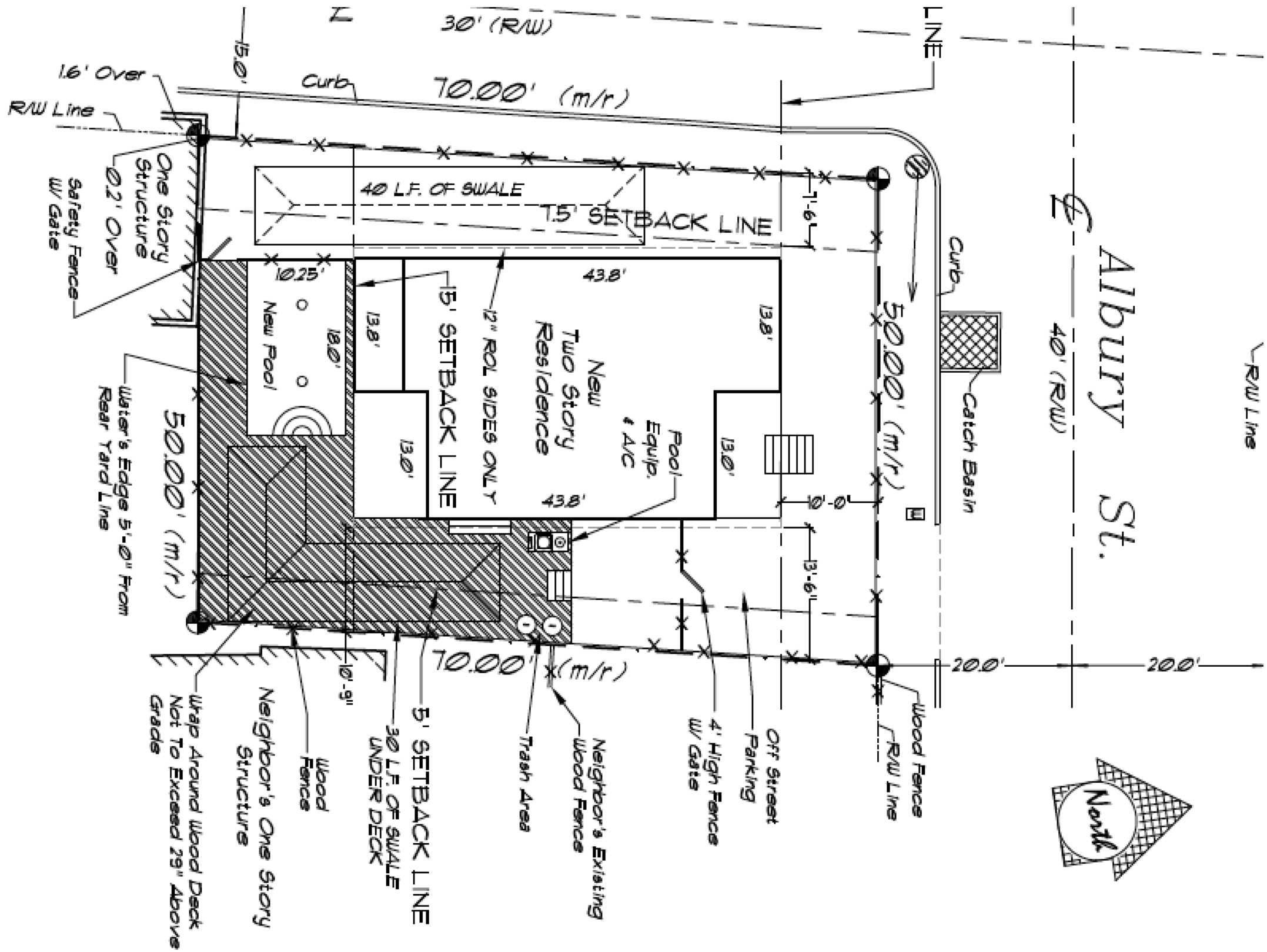
2 story on Opposite Corner at Pearl and Albury Intersection (viewed from 1430)



View of Pearl Street Neighbor



Proposed Site Plan



SITE DATA TABLE

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	3500 SF	4000 SF	3500 SF	NO CHANGE
BUILDING AREA	931 SF	931 SF	1174 SF	INCREASED
BUILDING COVERAGE %	26.6%	40%	33.5%	ALLOWED
IMPERVIOUS COVERAGE	1844 SF	2100 SF	1804 SF	ALLOWED
IMPERVIOUS COVERAGE %	52.6%	60%	54.4%	ALLOWED
BUILDING HEIGHT	-30'-0"	30'-0"	-30'-0"	ALLOWED
FRONT SETBACK	13'-8"	10'-0"	10'-0"	ALLOWED
SIDE SETBACK	13'-4"	5'-0"	10'-9"	ALLOWED
STREET SIDE SETBACK	10'-11"	7'-6"	7'-6"	ALLOWED
REAR SETBACK	5'-0"	15'-0"	15'-3"	ALLOWED

Proposed Design Front View



View From rear yard



Front View from Left



Proposed Front Elevation (Faces Albury Street)



FRONT ELEVATION ALBURY ST

Proposed Rear Elevation

(Faces rear yard of Truman Neighbor)



Proposed Left Side Elevation (Faces rear yard of Eisenhower Neighbor)



CHECK NOT TO EXCEED 29"
GRADE AT ANY POINT

LEFT ELEVATION NEIGHBOR ON ALBURY

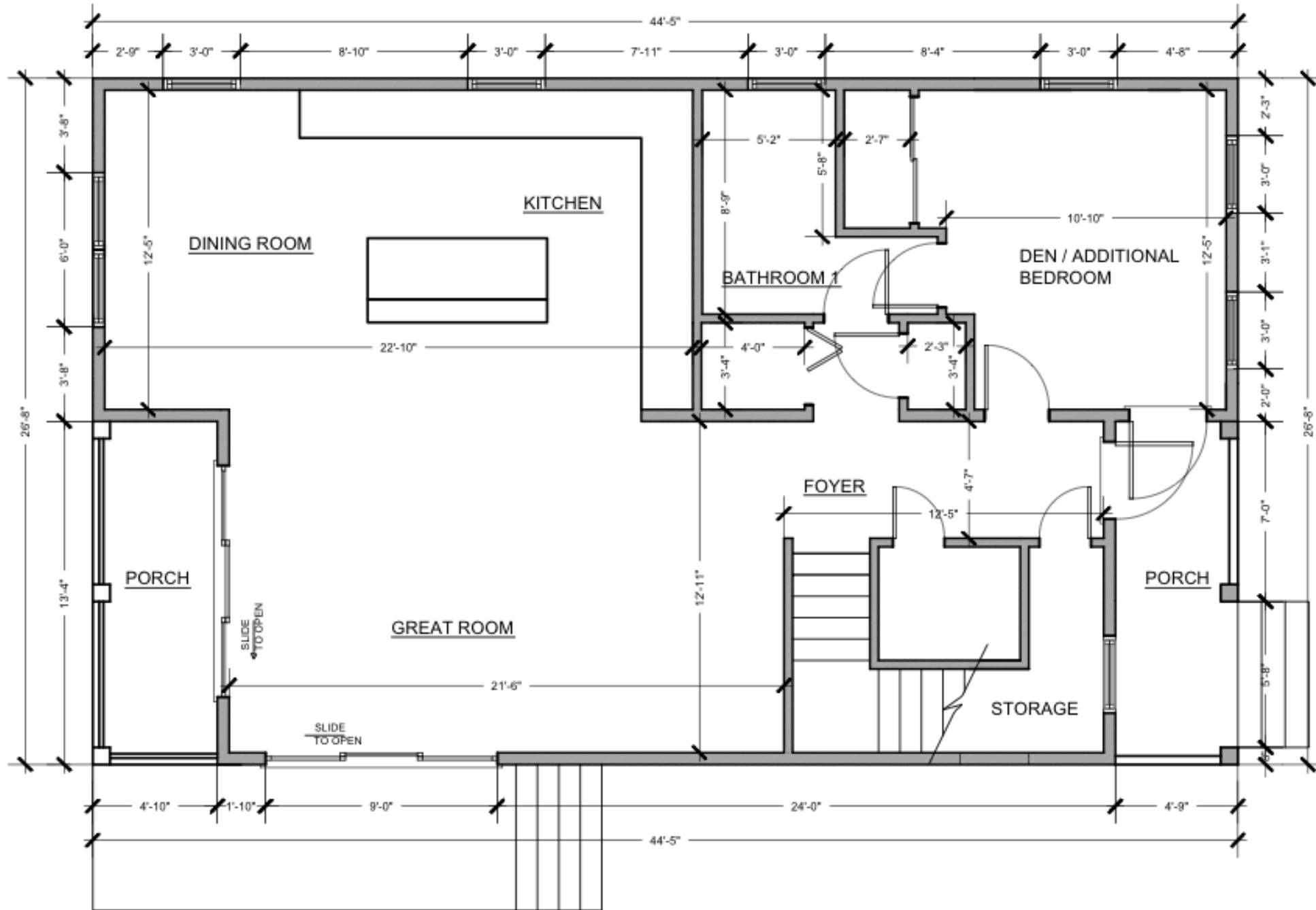
1/4" = 1'-0"

Proposed Rt. Side Elevation (Faces Pearl Street)



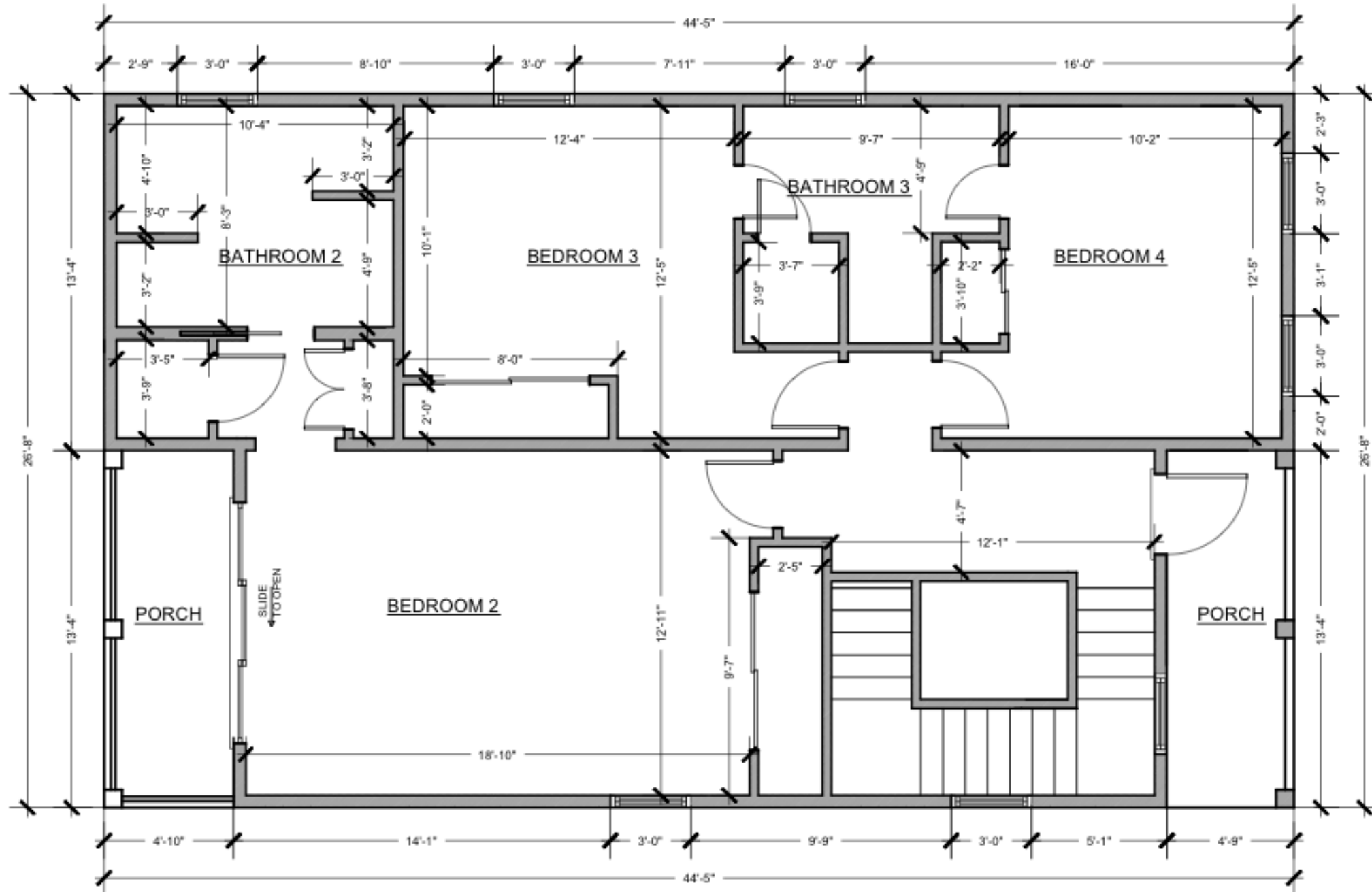
RIGHT ELEVATION PEARL ST

Proposed 1st Floor Plan



 **N 1ST FLOOR PLAN**

Proposed 2nd Floor Plan



2ND FLOOR PLAN

3/8" = 1'-0"

Proposed Colors

- Siding - White 4/4 Hardi Board – see samples
- Bahama Style wood Shutters - Lt Aqua, see swatch
- Exterior doors – Mahogany, see swatch
- Underside of decks & front porches - Lt Aqua
- Roof to - Galvanized V-Crimp Metal
- Driveway/Walk – Crushed white coral rock
- Fence, Trim, Rails and Balusters – White
- Rear Pool Deck – Natural wood

Proposed Siding and Trim Same as 1514 Petronia Street House



Proposed Rails and Balusters



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 23, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO STORY HOUSE ON A VACANT LOT.

FOR- #1403 ALBURY STREET

Applicant- Carlos Rojas, Architect

Application # H14-01-1411

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.cityofkeywest-fl.gov.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared CARLOS ROJAS, 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:
1430 Albury Street on the 18 day of September, 2014.

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 Sept 23, 2014.

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 H1A-01-1411

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

Signed Name of Affiant:

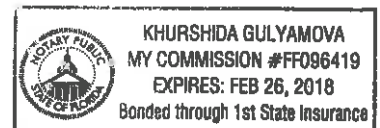
[Signature]
Date: 9-18-14
Address: 2012 Roosevelt Dr
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18th day of September, 2014.

By (Print name of Affiant) Carlos Octavio Rojas Jr who is personally known to me or has produced DL # R220 & 114-68-058-0 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Khurshida Gulyamova
Print Name: Khurshida Gulyamova
Notary Public - State of Florida (seal)
My Commission Expires: 02/26/2018



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Public Meeting Notice

DOOR

LOT | **JOB**

WARNING
 ALL WORKERS MUST WEAR SAFETY GEAR AT ALL TIMES. FAILURE TO DO SO WILL BE PENALIZED TO THE FULL EXTENT OF THE LAW.