



Staff Report for Item 11a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: December 15, 2015

Applicant: Peter Pike Architects

Application Number: H15-01-1798

Address: #828 Elizabeth Street

Description of Work:

Renovations to historic house including reconstruction of full front wood porch over piers.

Site Facts:

Located at the corner of Elizabeth Street and Olivia Street, the house at 828 Elizabeth Street is listed as a contributing resource in the survey and was constructed some time before 1889, as it appears on the earliest Sanborn map drawn. The two-story building (previously listed as one and a half stories) has one-story addition in the rear. The house has been altered, with part of its wooden porch changed to concrete. The wooden porch that remained was enclosed and is currently used as storage. The existing footprint shows that there have been a roof added onto the north side of the house, changing the historic footprint of the building.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically standards 4, 9, and 10.

Additions and Alterations/New Construction (pages 36-38a), specifically guidelines 1 through 8 for additions and alterations.

Staff Analysis

This Certificate of Appropriateness proposes renovating the contributing house, returning it to a single-family residence. Major plans are to restore the front porch to a wood porch and removing the front enclosure. The plans will use the railing style that was present in a c.1965 photograph. The existing jalousie windows will be removed and new 2/2 wood, true-divided light windows will be installed. The roof will be redone with metal shingles, and the front door will be changed to a solid wood door.

The plan also includes adding a second floor addition over the rear one-story addition. The addition will follow in today's existing footprint, with the addition expanding over to the north side of the building, creating a covered deck on the first floor. The new addition will be 23 feet tall, two and a half feet shorter than the main house. Its roof will be laid over the existing main house's roof, leading to no demolition. The new addition will utilize wood board and batten siding, metal v-crimp roofing, and no shutters to distinguish it from the existing historic house.

The plan also provides a small deck in the rear.

Consistency with Guidelines

1. The proposed addition is attached to a secondary elevation, but will be publicly visible as the property is located on a corner. By design, the addition could be removed without any damage to the contributing structure.
2. As the house is surrounded by large 2/1.5 story structures, the new second story addition will not overwhelm the historic house and neighboring context. The addition is proposed to have a mass, scale, and proportion that is appropriate to the main building. The use of differing materials will also differentiate the addition from the original house.

It is staff's opinion that the proposed design is consistent with the guidelines for additions and alterations.

APPLICATION

Bldg

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 15-01-1798	BUILDING PERMIT NUMBER 15-4805	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE X	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:

828 ELIZABETH STREET

OF UNITS

1

RE # OR ALTERNATE KEY:

1018864

NAME ON DEED:

CHERYL J. COOPER

PHONE NUMBER

419/789-4556

OWNER'S MAILING ADDRESS:

11741 ROAD 191

EMAIL

chericooper@live.com

NOV 23 2015

CONTRACTOR COMPANY NAME:

McIntyre Construction LLC

PHONE NUMBER

305-849-9804

CONTRACTOR'S CONTACT PERSON:

Nate McIntyre

EMAIL

nathanielmcintyre@gmail.com

ARCHITECT / ENGINEER'S NAME:

Pike Architects, Inc

PHONE NUMBER

305-296-1692

ARCHITECT / ENGINEER'S ADDRESS:

471 US Highway 1, Suite 101
Key West, FL 33040

EMAIL

Laurie@pikearchitects.com
or
Seth@PikeArchitects.com

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES ___ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

[Empty box for contract price]

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL
 ___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE ___
 ___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Restoration and Renovation of wood framed 2 story lap siding and metal shingle roof Residence

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME: _____ QUALIFIER PRINT NAME: SETH NEAL

OWNER SIGNATURE: _____ QUALIFIER SIGNATURE: Seth Neal

Notary Signature as to owner: _____ Notary Signature as to qualifier: [Signature]

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____. STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 19 DAY OF November, 20 15.

Personally known or produced _____ as identification. Personally known or produced _____ as identification.

E. STENNING
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF012833
Expires 4/29/2017

Op: KEBLD
 Date: 11/24/15
 Time: 8:39:16
 Type: 0
 Receipt #: 480
 Building Permit: NEW
 Fee: \$100.00
 SA/STIPED: \$3072890
 \$100.00

APP Fee
Ø

14000-2407--OK

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
EXTERIOR WALL (MATCH)	PAINTED WOOD LAP SIDING	MATCH EXISTING, WOOD LAP SIDING
WINDOWS	WOOD LOUVERED	PT WOOD TRUED DIVIDED LITE W/ CLEAR GLASS
DOORS	WOOD LOUVERED	4 PANEL WOOD ENTRANCE, WOOD & GLASS SECONDARY.
PORCH	CONCRETE (NOT ORIGINAL)	PT WOOD
ROOF (MATCH)	METAL SHINGLES	MATCH EXISTING, METAL SHINGLE

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 LOW LANDSCAPE WALL CINDER BLOCK PT WHITE PICKET FENCE
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Oper: KEYWBLD Type: OC Drawer: 1
 Date: 11/24/15 53 Receipt no: 4460
 2015 1001798
 PT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3072890
 VIA VISA/MASTERC \$100.00
 Trans date: 11/24/15 Time: 8:39:16

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW					
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:			HARC MEETING DATE:			HARC MEETING DATE:		
REASONS OR CONDITIONS:								
STAFF REVIEW COMMENTS:								
HARC PLANNER SIGNATURE AND DATE:					HARC CHAIRPERSON SIGNATURE AND DATE:			

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____
828 Elizabeth Street



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West’s Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
 - (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

The front porch infill, metal columns, floor extension, and concrete stair appear based on style to have constructed after the original house and removing these elements we believe will be more in character with the original design. The new porch columns will be more in keeping with the character of the existing house. The demo of the back kitchen roof for the second floor appears to be original in plan but not necessarily in elevation based on differing eave styles. The rear side porch is not in character with the rest of the house and not visible from the street and will be rebuilt in a more appropriate design. Wood slat windows will be demo'd and replaced with true divided lite clear glass wood windows.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

[see response \(a\)](#)

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

- (d) Is not the site of a historic event with a significant effect upon society.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

[see response \(a\)](#)

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

[see response \(a\)](#)

- (i) Has not yielded, and is not likely to yield, information important in history.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 7 pages, 12/03/2015
 No Reason _____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The building is not being removed, only elements not in character with the original building are being demo'd or altered except wood slatted windows are being replaced with new true divided lite clear glass wood windows.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

*Laurie S. Sikorowski of Sika Architects
for the owner Cheri Cooper*
PROPERTY OWNER'S SIGNATURE:

12/10/2015 Laurie Sikorowski
DATE AND PRINT NAME:

OFFICE USE ONLY

BUILDING DESCRIPTION:

Contributing Year built _____ Style _____ Listed in the NRHP Year _____
 Not listed Year built _____ Comments _____

Reviewed by Staff on _____
 Notice of hearing posted _____
 First reading meeting date _____
 Second Reading meeting date _____
TWO YEAR EXPIRATION DATE _____

Staff Comments

Kelly Perkins

From: laurie@pikearchitects.com
Sent: Thursday, December 10, 2015 6:25 PM
To: Kelly Perkins
Cc: Seth Neal
Subject: [FWD: Re: Cooper Residence (Signed Demo Affidavit Attached)]
Attachments: 828 Elizabeth Street -Demolition Appendix Signed.pdf

Kelly,

Attached is the signed Demo Affidavit as well as the owner's permission email below allowing for us to sign the form for her.

Thanks.

Laurie Anne Smith Sikorowski
Pike Architects, Inc
471 US Highway 1, Suite 101
Key West, Florida 33040
(305) 296-1692

----- Original Message -----

Subject: Re: Cooper Residence (Demo Affidavit -Need Signature)
From: Cheri Cooper <chericooper@live.com>
Date: Thu, December 10, 2015 2:57 pm
To: "laurie@pikearchitects.com" <laurie@pikearchitects.com>
Cc: "nathanielmcintyre@gmail.com" <nathanielmcintyre@gmail.com>, Seth Neal <seth@pikearchitects.com>

I, Cheryl Cooper, aka Cheri Cooper,
give Pike Architects permission for demolition on my house at 828 Elizabeth Street.

Sent from my iPhone

On Dec 10, 2015, at 4:52 PM, laurie@pikearchitects.com wrote:

Cheri,
Can you send an email saying that you give me authorization? They just need owner consent for demo in some written fashion.

Laurie Anne Smith Sikorowski
Pike Architects, Inc
471 US Highway 1, Suite 101
Key West, Florida 33040
(305) 296-1692

----- Original Message -----

Subject: Re: Cooper Residence (Demo Affidavit -Need Signature)

From: Cheri Cooper <chericooper@live.com>

Date: Thu, December 10, 2015 1:53 pm

To: "laurie@pikearchitects.com" <laurie@pikearchitects.com>

Cc: "nathanielmcintyre@ymail.com" <nathanielmcintyre@ymail.com>, Seth Neal <seth@pikearchitects.com>

Laurie,

I don't have the capability to print and scan back.

I will seen if Nate can help me.

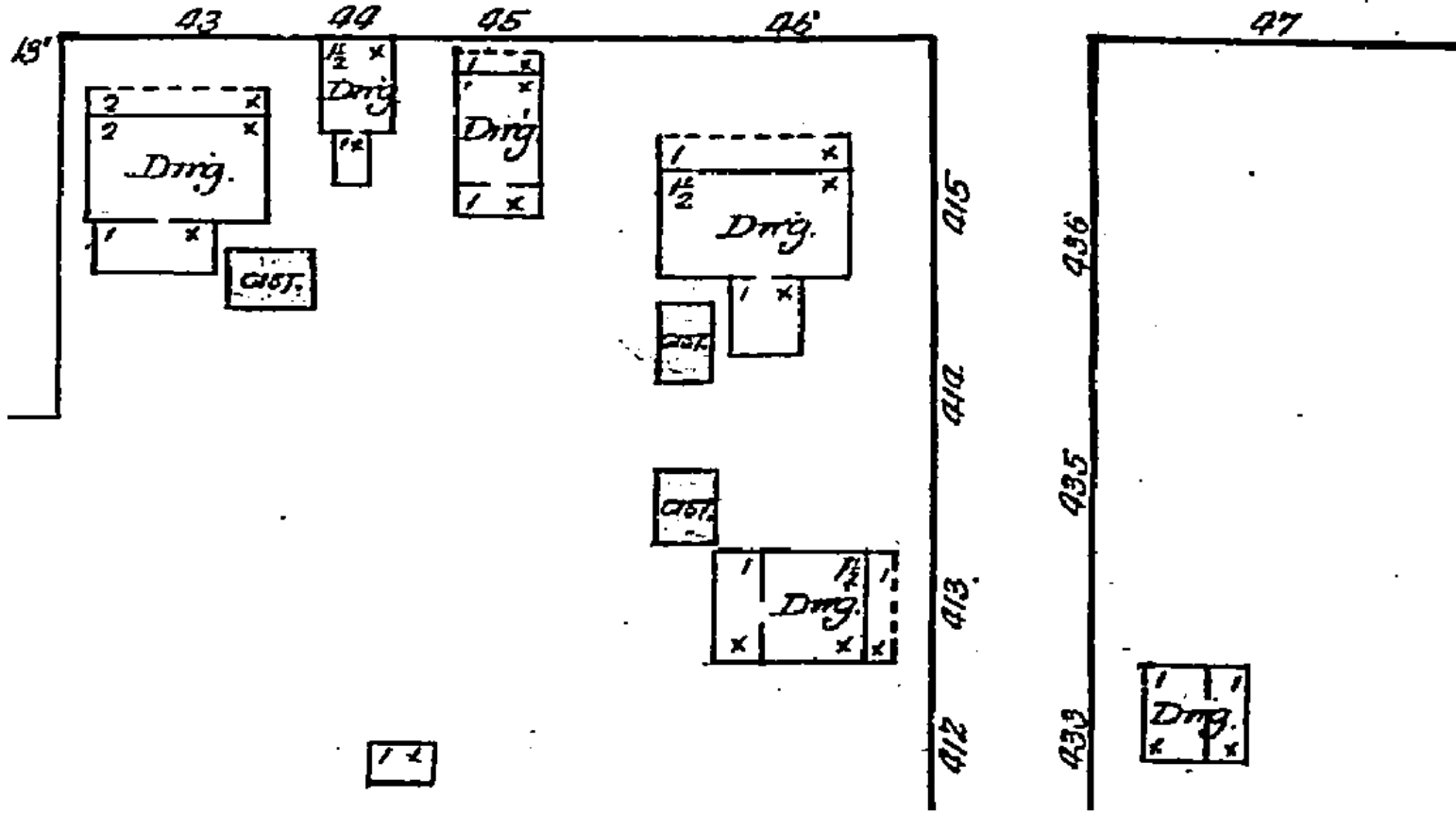
Cheri

Sent from my iPhone

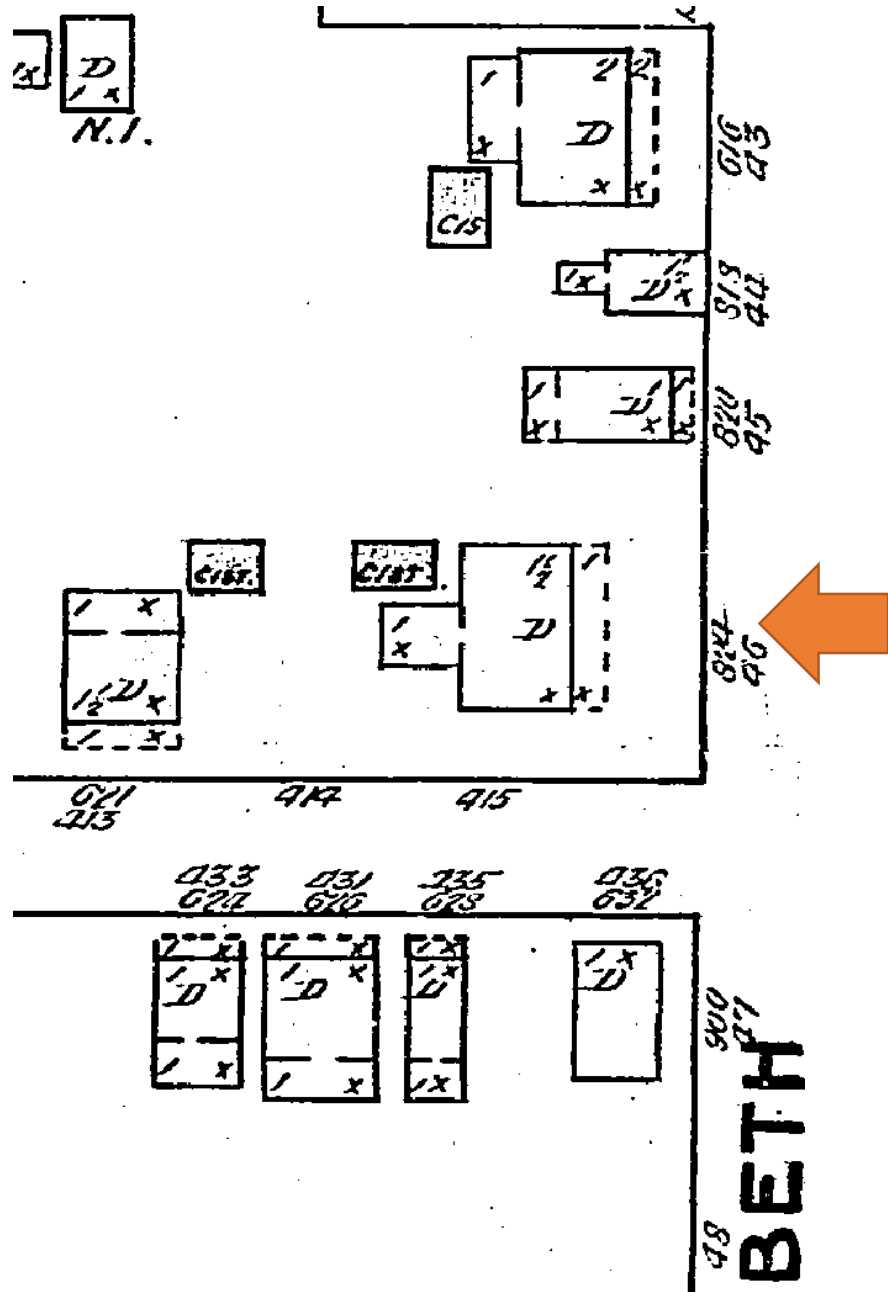
SANBORN MAPS



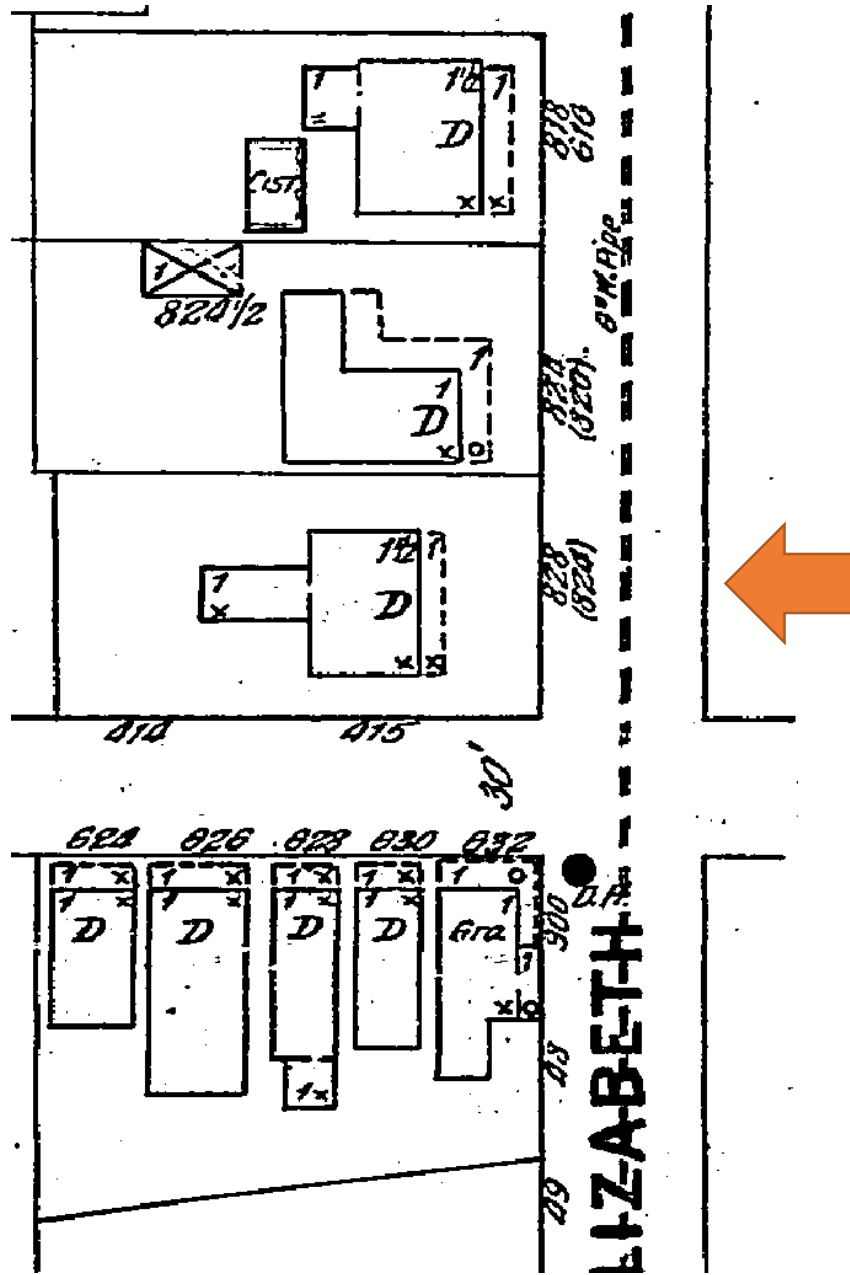
ELIZABETH



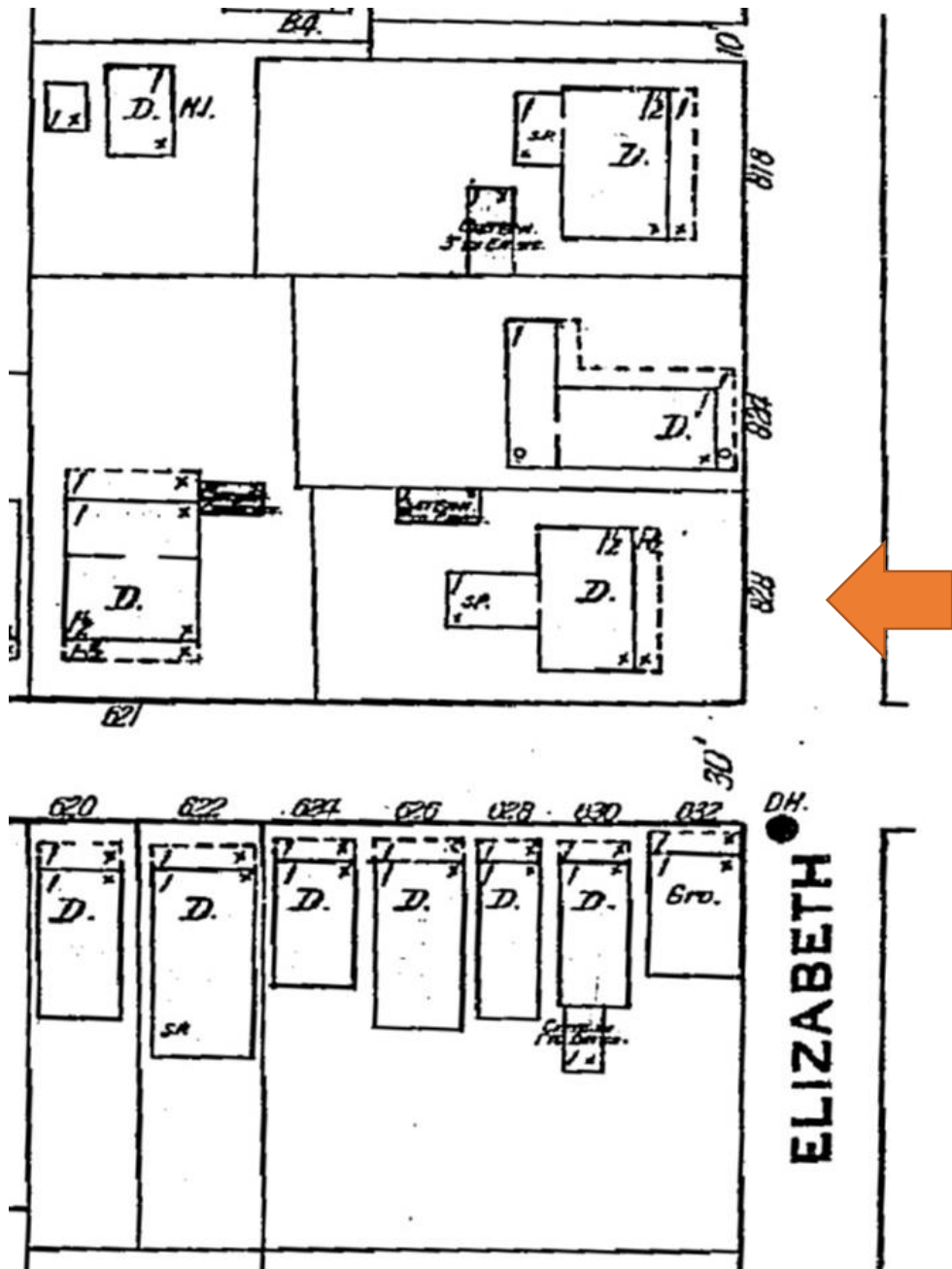
1889 Sanborn Map



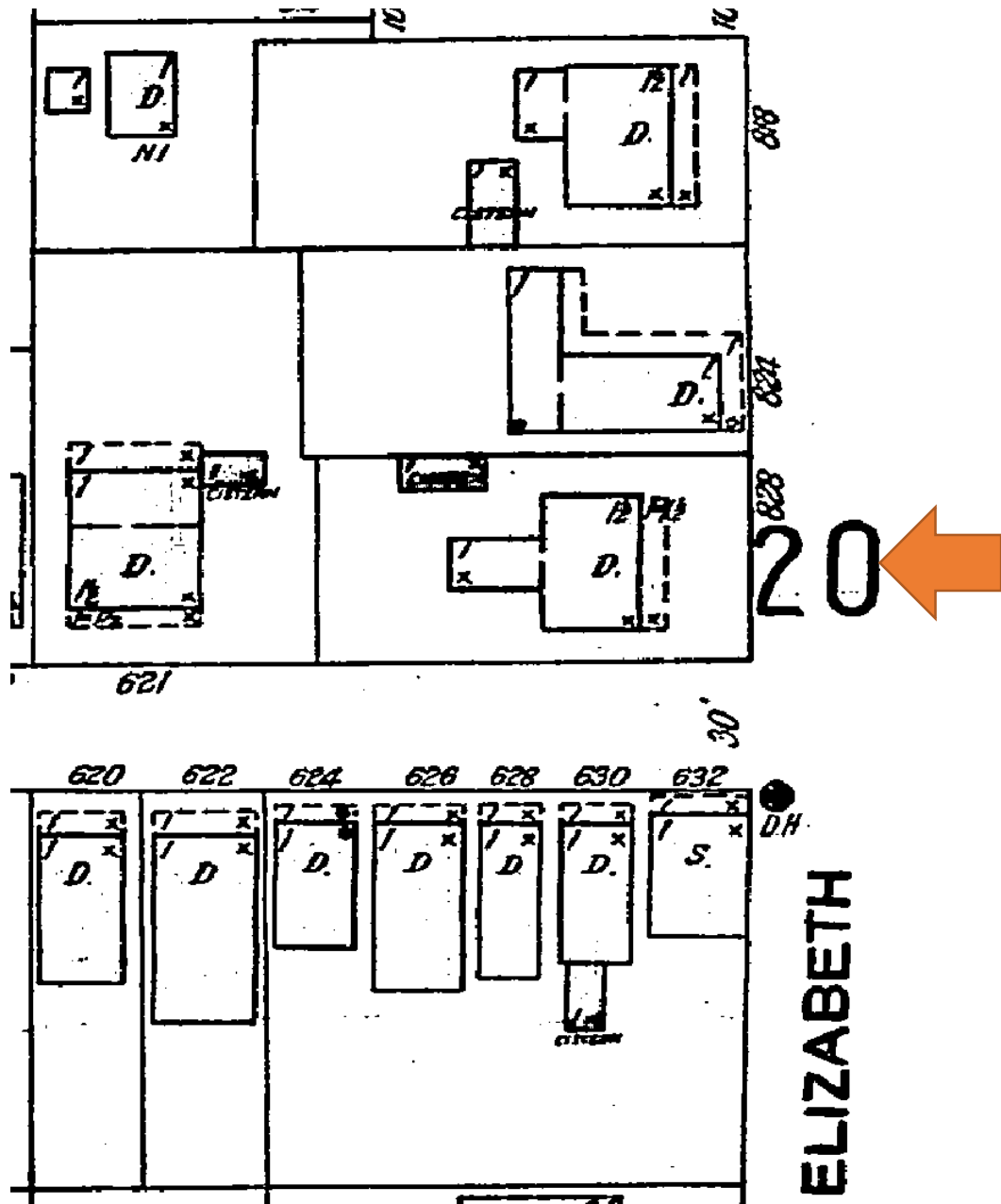
1892 Sanborn Map



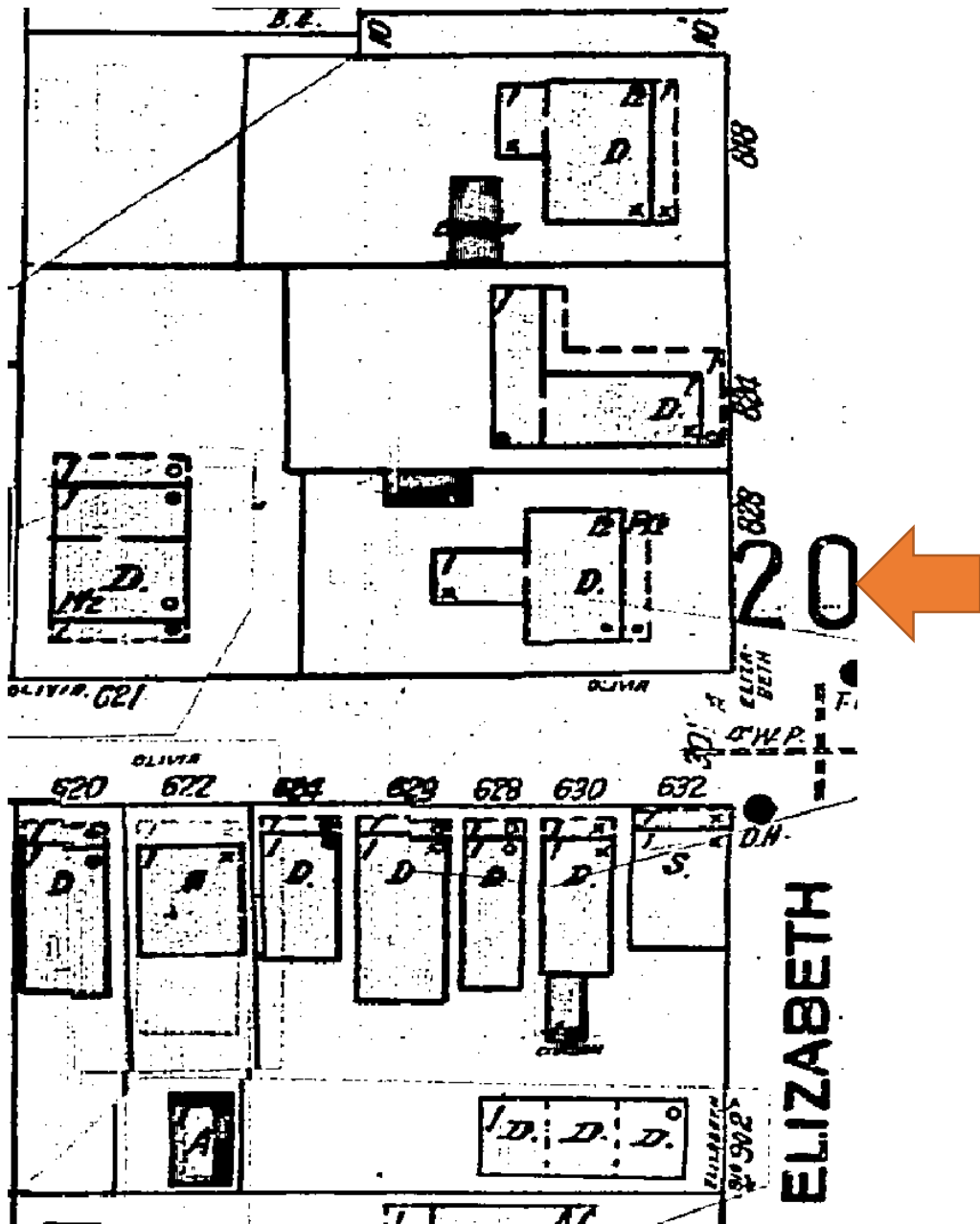
1889 Sanborn Map



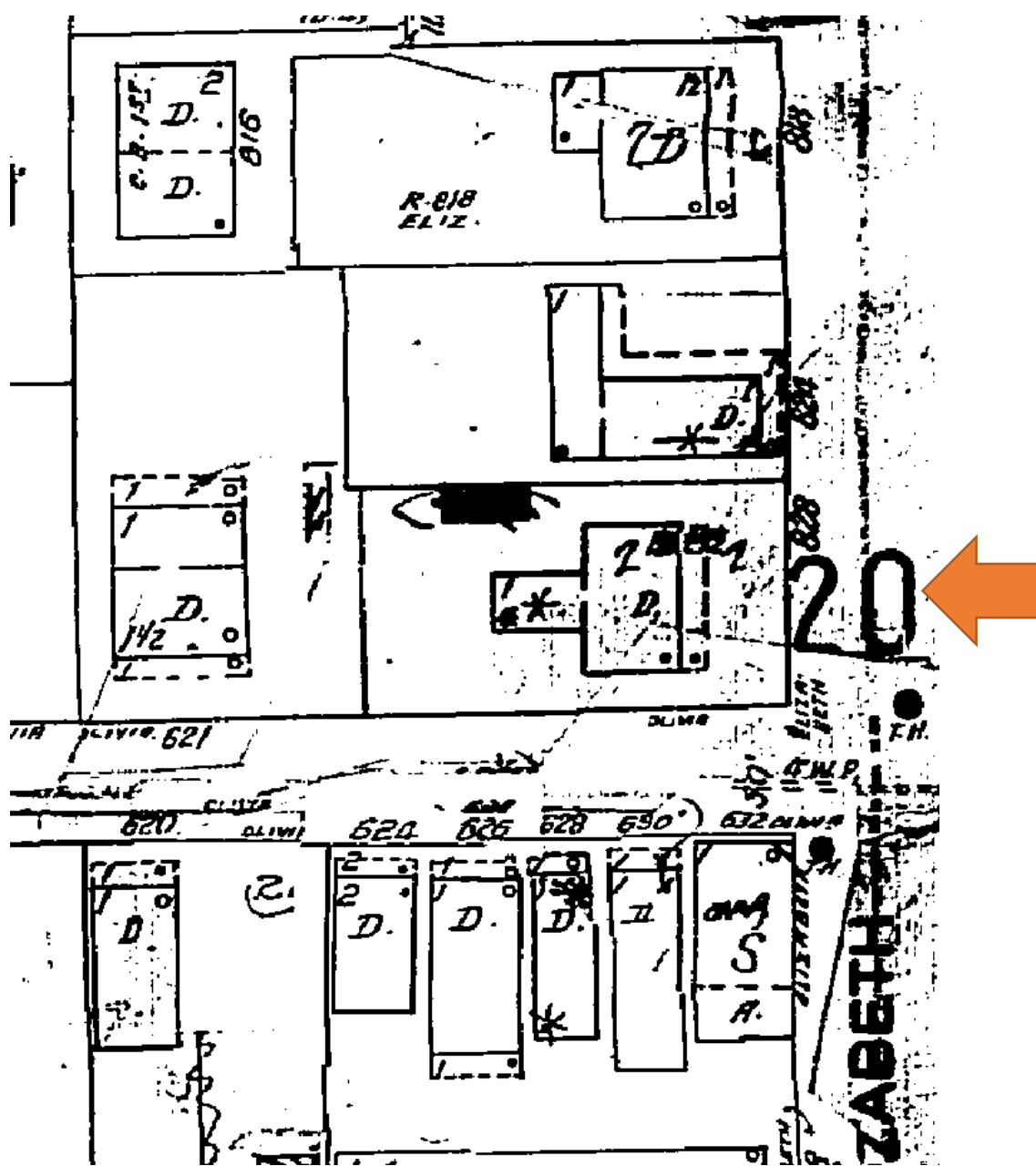
1912 Sanborn Map



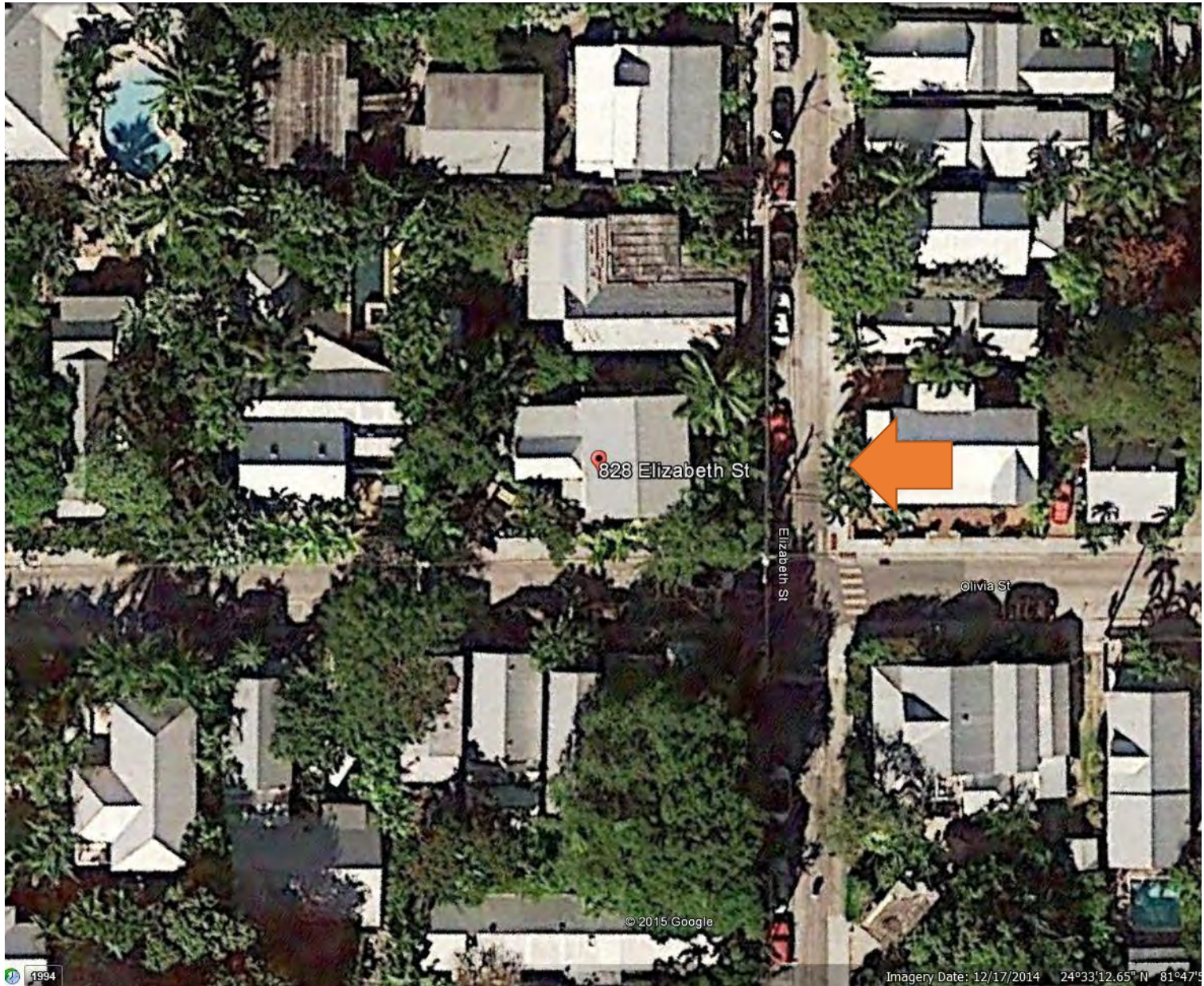
1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



2014 Google Earth Aerial

PROJECT PHOTOS



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









CFS
97
Budweiser







YARD WASTE

TRASH

TRASH

PLEASE KEEP WHEEL BLOCKED AT ALL TIMES

828

828

828

828

828

WMA

WMA

WMA

RECYCLE

WMA12-031676

WMA12-031680

WMA12-031684

WMA12-031688















PROPOSED DESIGN

S I T E D A T A

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	HISTORIC HIGH DENSITY RESIDENTIAL
SITE AREA	5087.4 SQ. FT.	4,000 SQ. FT.	5087.4 SQ. FT.	
IMPERV. RATIO	2,135 (42%)	3,052 (60%)		
OPEN SPACE	2,135 (42%)	1,780 (35%)		
BUILDING COV.	1,370 (27%)	2,035 (40%)		
MAXIMUM FLOOR AREA RATIO	.45	1		
MAXIMUM DENSITY SITE DENSITY	1 DU / ACRE	22 DU / ACRE	1 DU / ACRE	
SETBACKS				
SIDE SETBACK	5'-8"	5'		CONFORMING
SIDE SETBACK	8'-8"	5' OR 10% WIDTH		CONFORMING
REAR SETBACK	32'	20'		CONFORMING
FRONT SETBACK	16'	10'		CONFORMING
BUILDING HEIGHT	26'	30'		CONFORMING

PARKING MIN. 1 SPACE PER DWELLING UNIT

FLOOD INSURANCE MAP ZONE X

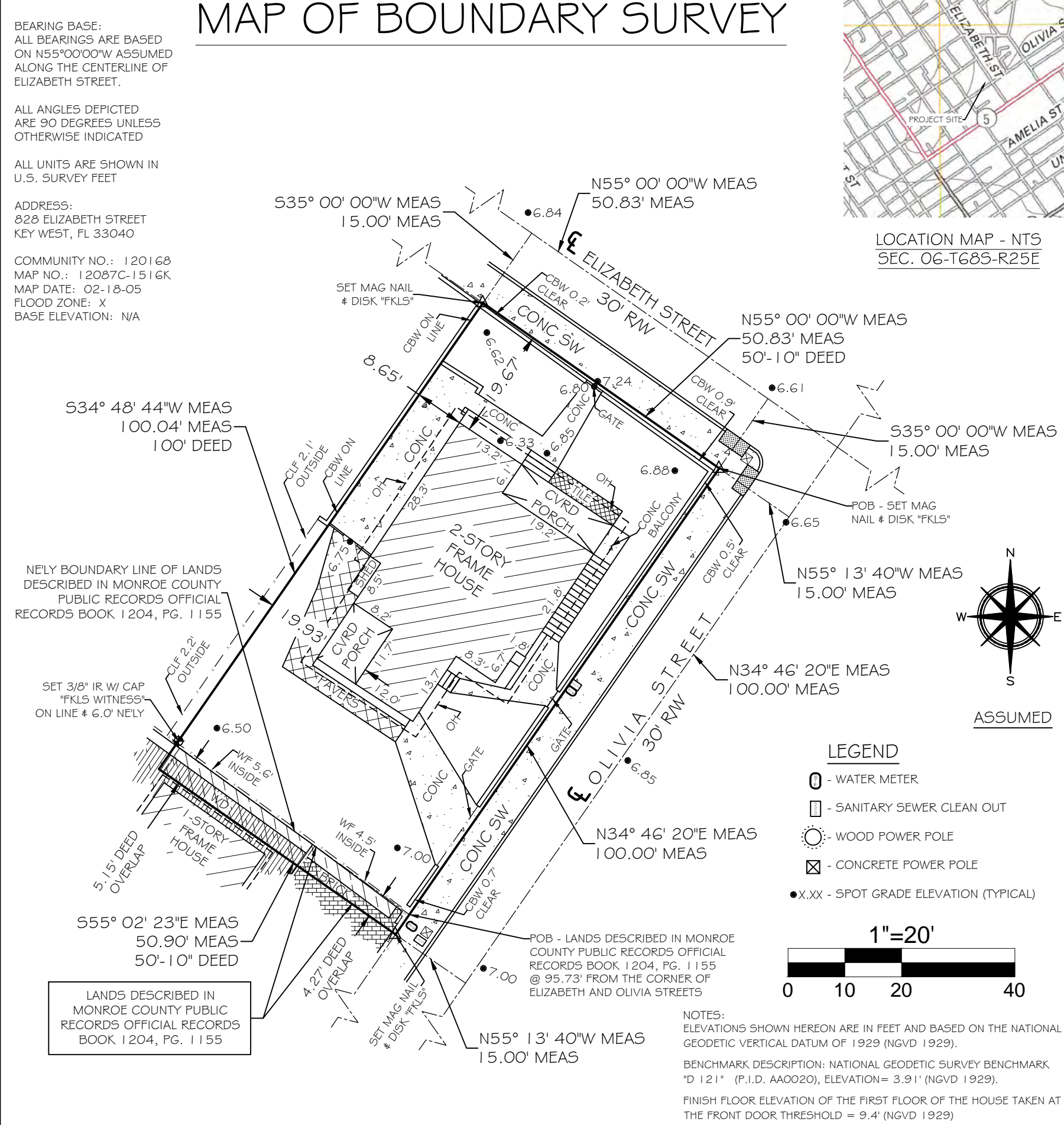
PROJECT INFORMATION

COOPER RESIDENCE

828 ELIZABETH STREET, KEY WEST, FLORIDA 33040

A

MAP OF BOUNDARY SURVEY



LEGAL DESCRIPTION -
On the Island of Key West and is part of Lot Sixteen (16) of Tract Five (5), Commencing at the corner of Elizabeth and Olivia Streets and running thence along Elizabeth Street in a Northwesterly direction Fifty (50) feet and Ten (10) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet and Ten (10) inches to Olivia Street; thence in a Northeasterly direction along the line of Olivia Street One Hundred (100) feet to the Point of Beginning.

CERTIFIED TO -
Cheryl Cooper;

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3630
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

SURVEY PROVIDED BY OWNER

SCOPE OF WORK:

RENOVATION & RESTORATION

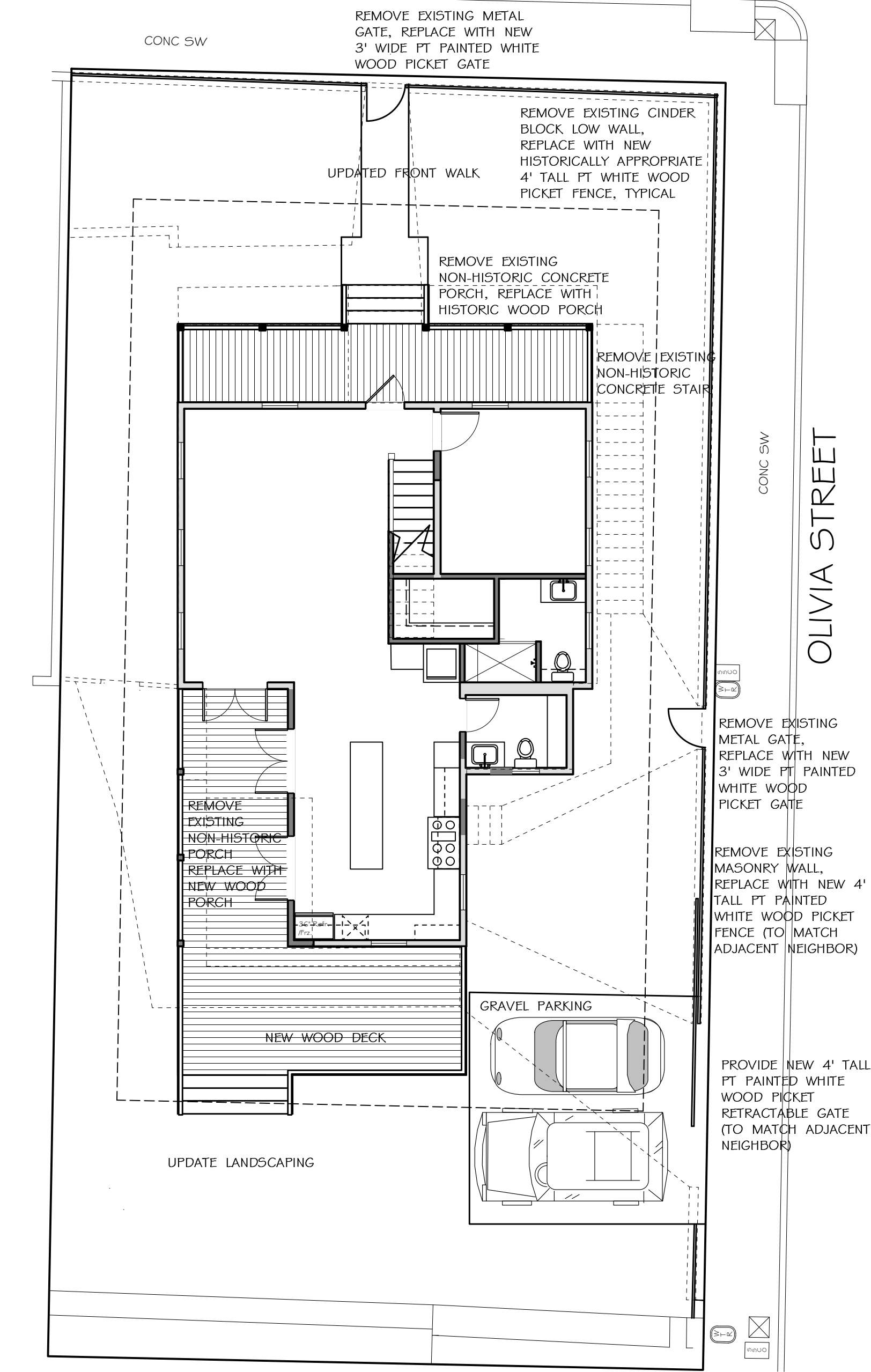
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S/ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER

DESIGN NOTES:

NEW COMPONENTS OF THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING:
FBC 2014, 5TH EDITION
A.S.C.E. 07-10 REGULATIONS
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H. *
*PER FBC 07/ASCE 07-10 EXPOSURE "D"

SEAL - ARCHITECT

ARCHITECTURAL SITE PLAN



DRAWING SCHEDULE:

- A-1 TITLE /PROJECT INFO
- A-2 EXISTING FLOOR PLANS
- A-3 EXISTING ELEVATIONS
- A-4 PROPOSED FLOOR PLANS (SHOWN WITH DEMO)
- A-4a PROPOSED FLOOR PLANS (SHOWN WITHOUT DEMO)
- A-5 PROPOSED ELEVATIONS
- A-6 STREETScape DRAWING & CONTEXT PHOTOGRAPHS

REVISIONS	DATE

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
COOPER RESIDENCE
KEY WEST, FL 33040

DRAWING TITLE:
TITLE & PROJECT INFORMATION

PROJECT NUMBER:
15-21

DRAWN: LS-TSM

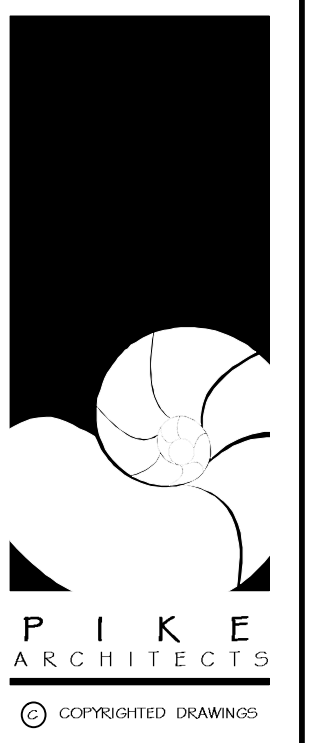
CHECKED: -

DATE: 12-03-15

SHEET #
A-1

8 7 6 5 4 3 2 1

REVISIONS	DATE



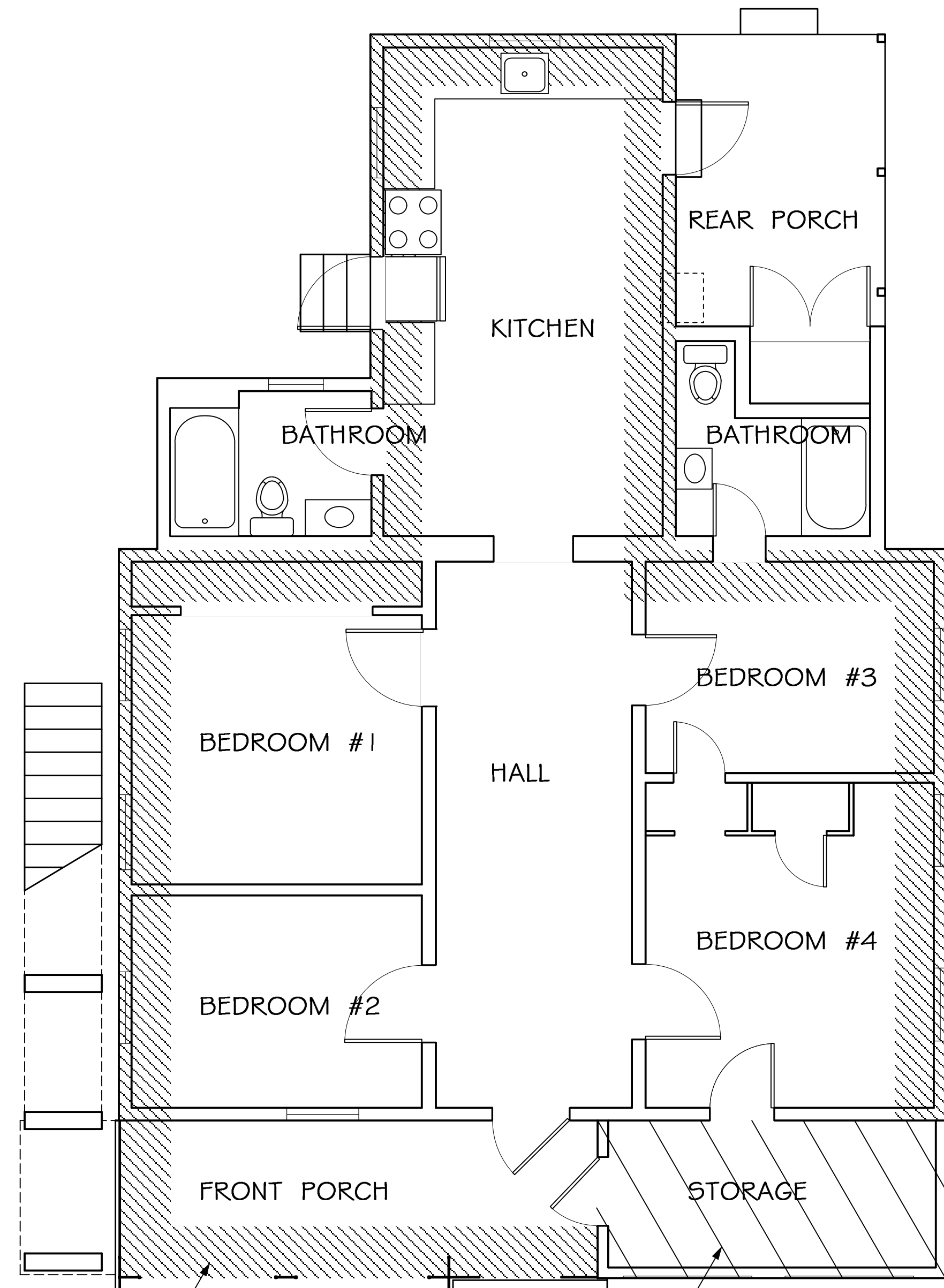
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
COOPER RESIDENCE
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING FLOOR PLANS

PROJECT NUMBER:
15-21
DRAWN: LS-TSN
CHECKED: -
DATE: 12-03-15

SHEET #
A-2

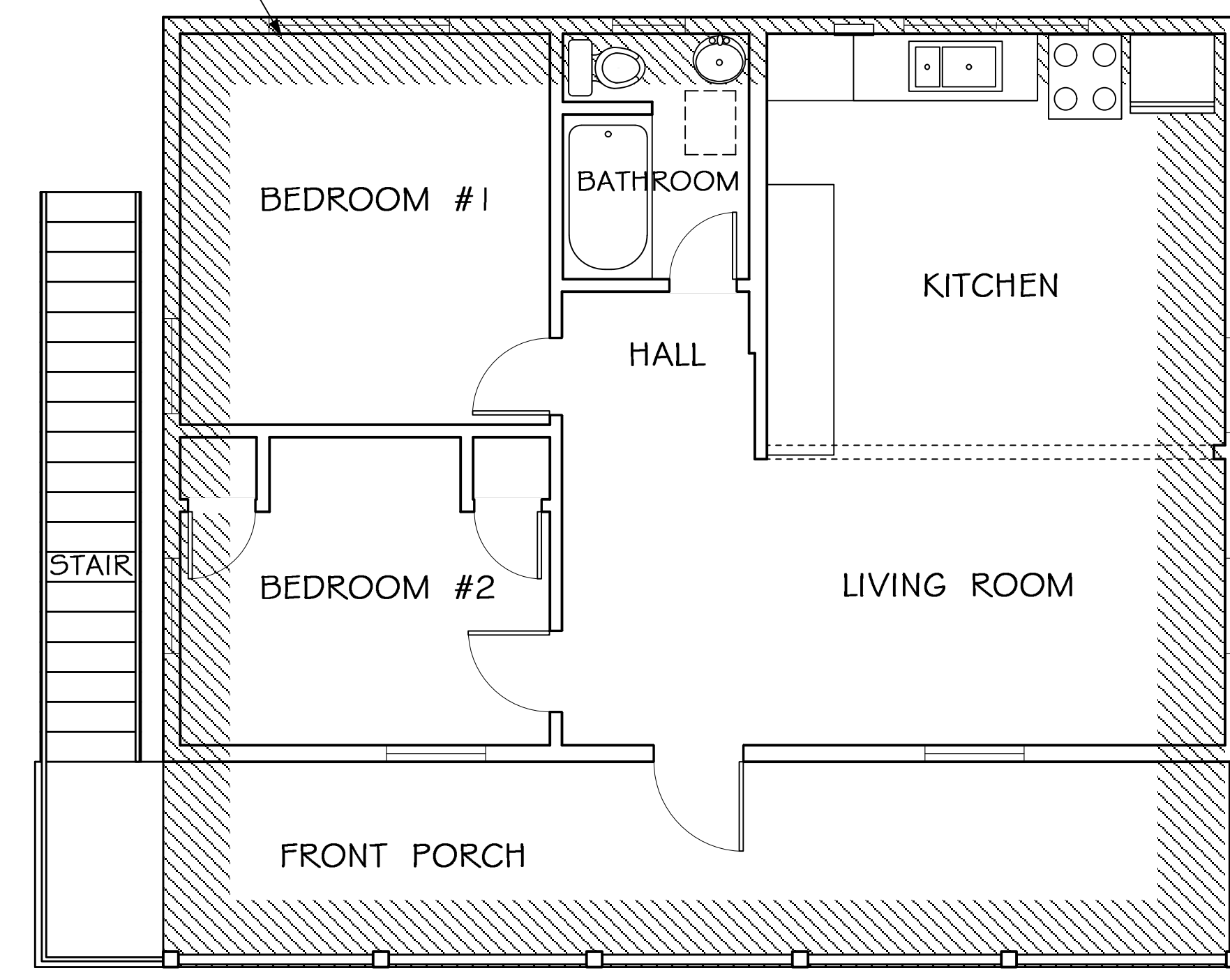


1889 & 1912
SANBORM MAPS

1965 STREET
PHOTO

1 EXISTING 1ST FLOOR
A-2 1/4"=1'-0"

1889 & 1912
SANBORM MAPS



2 EXISTING 2ND FLOOR
A-2 1/4"=1'-0"

8 7 6 5 4 3 2 1

8

7

6

5

4

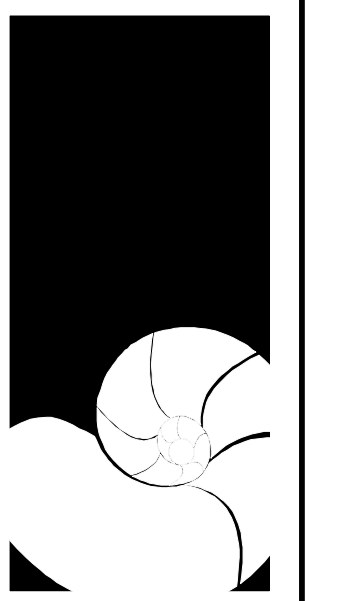
3

2

1

REVISIONS DATE

REVISIONS	DATE



PIKE
ARCHITECTS
© COPYRIGHTED DRAWINGS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

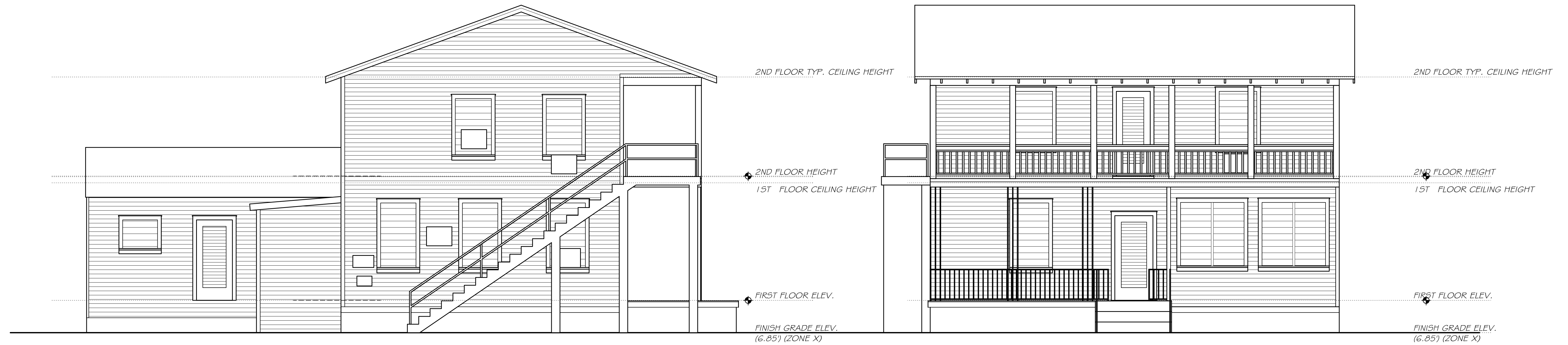
PROJECT:
COOPER RESIDENCE
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING ELEVATIONS

PROJECT NUMBER:
15-21
DRAWN: LS-TSN
CHECKED: -
DATE: 12-03-15

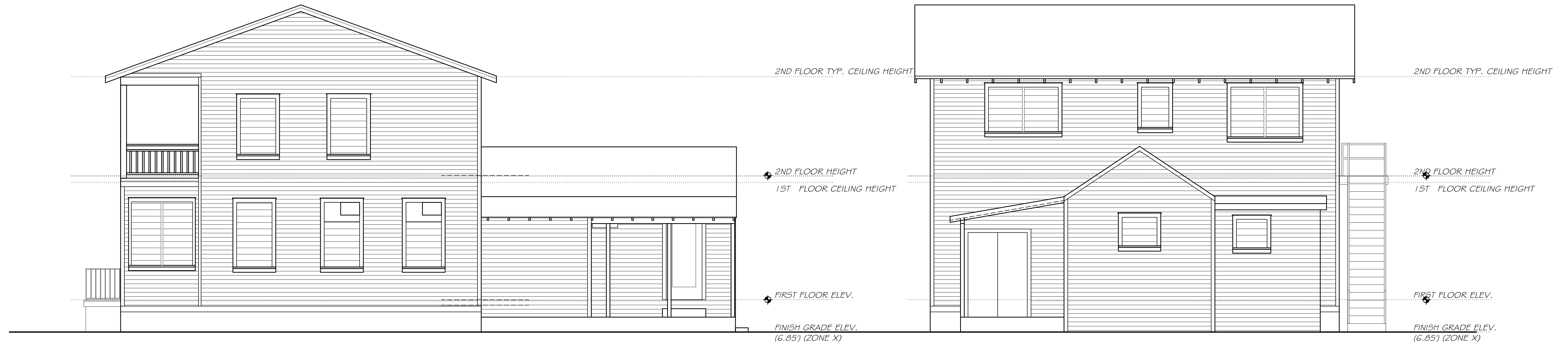
SHEET #
A-3

PETER M. PIKE FLA. REGISTRATION # ARO015198



1 Elevation
A-3 1/4" = 1'-0"

2 Elevation
A-3 1/4" = 1'-0"



3 Elevation
A-3 1/4" = 1'-0"

4 Elevation
A-3 1/4" = 1'-0"

8

7

6

5

4

3

2

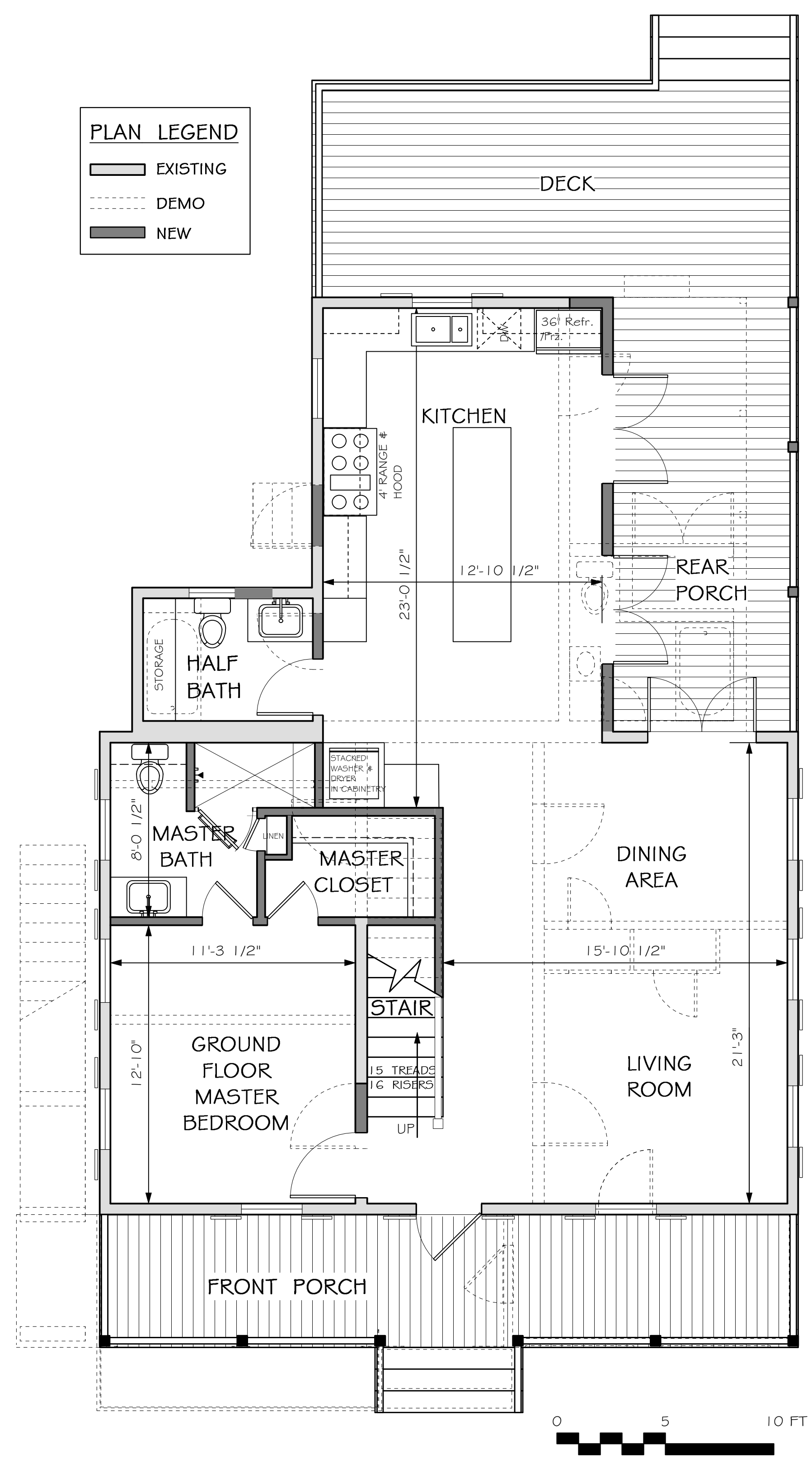
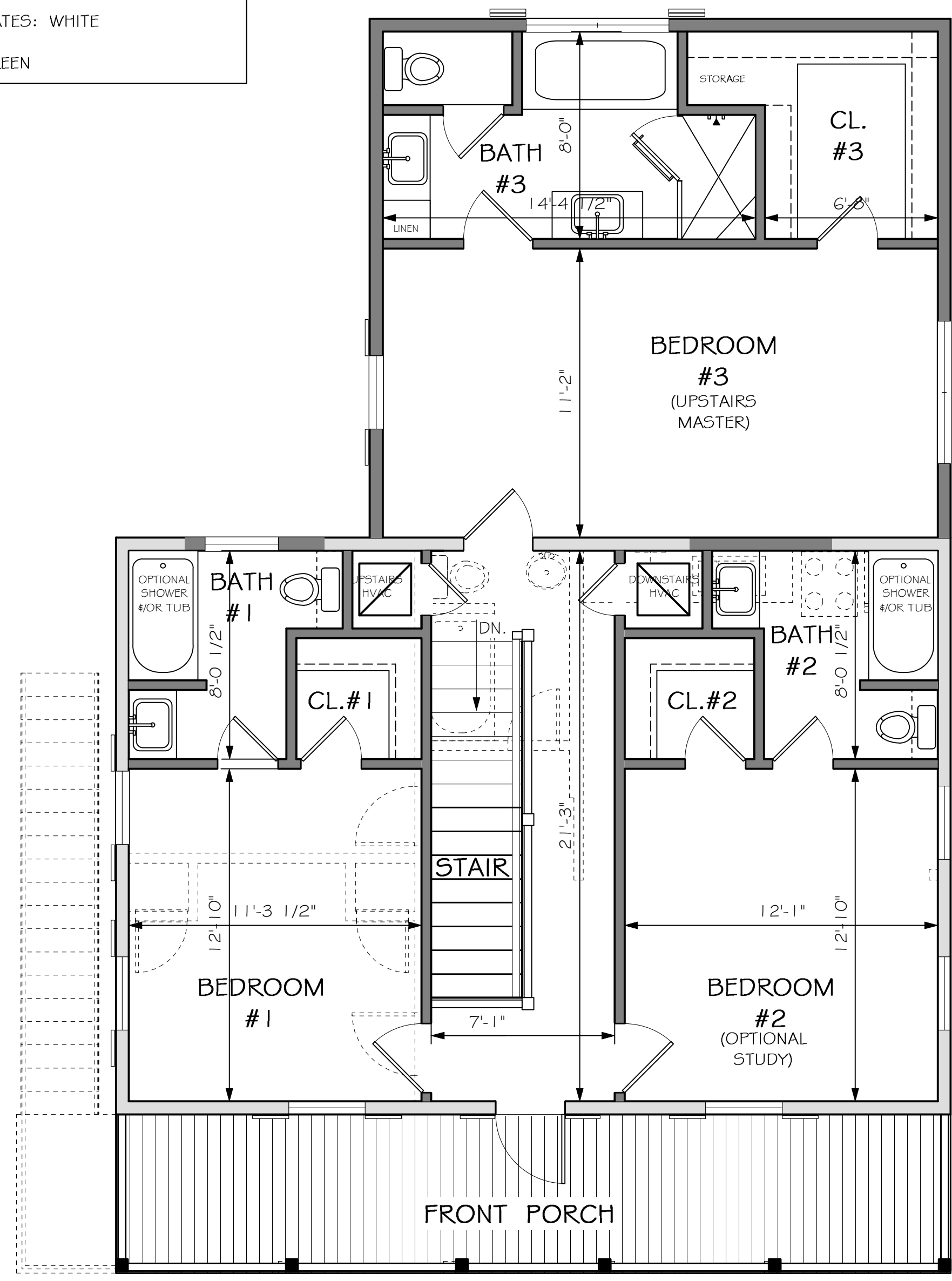
1

8 7 6 5 4 3 2 1

REVISIONS	DATE

PROPOSED EXTERIOR COLORS
 FRONT ENTRY DOOR: NATURAL FINISHED WOOD
 SECONDARY DOORS: WHITE
 EXTERIOR SIDING: WHITE
 EXTERIOR TRIM: WHITE
 PORCH CEILINGS: LIGHT AQUA
 PORCH DECKING AND STEPS: DARK GREEN
 FOUNDATION INFILL: WHITE
 FOUNDATION: GRAY
 WOOD FENCES & GATES: WHITE
 ROOFING: METAL
 SHUTTERS: DARK GREEN

PLAN LEGEND
 — EXISTING
 - - - DEMO
 ■ NEW



PIKE ARCHITECTS
 471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT:
 COOPER RESIDENCE
 KEY WEST, FL 33040

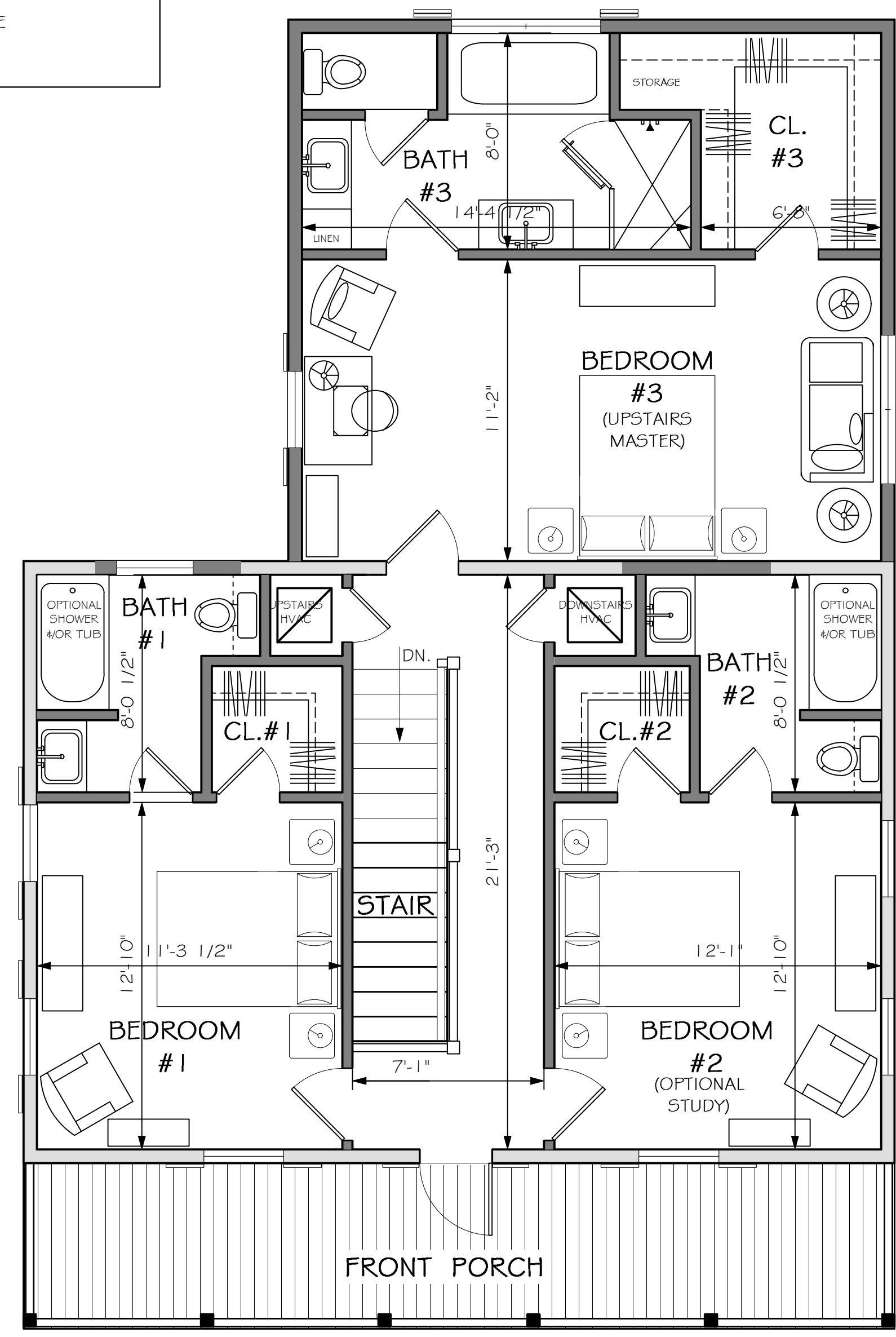
DRAWING TITLE:
 PROPOSED FLOOR PLANS

PROJECT NUMBER: 15-21
DRAWN: LS-TSN
CHECKED: -
DATE: 12-03-15

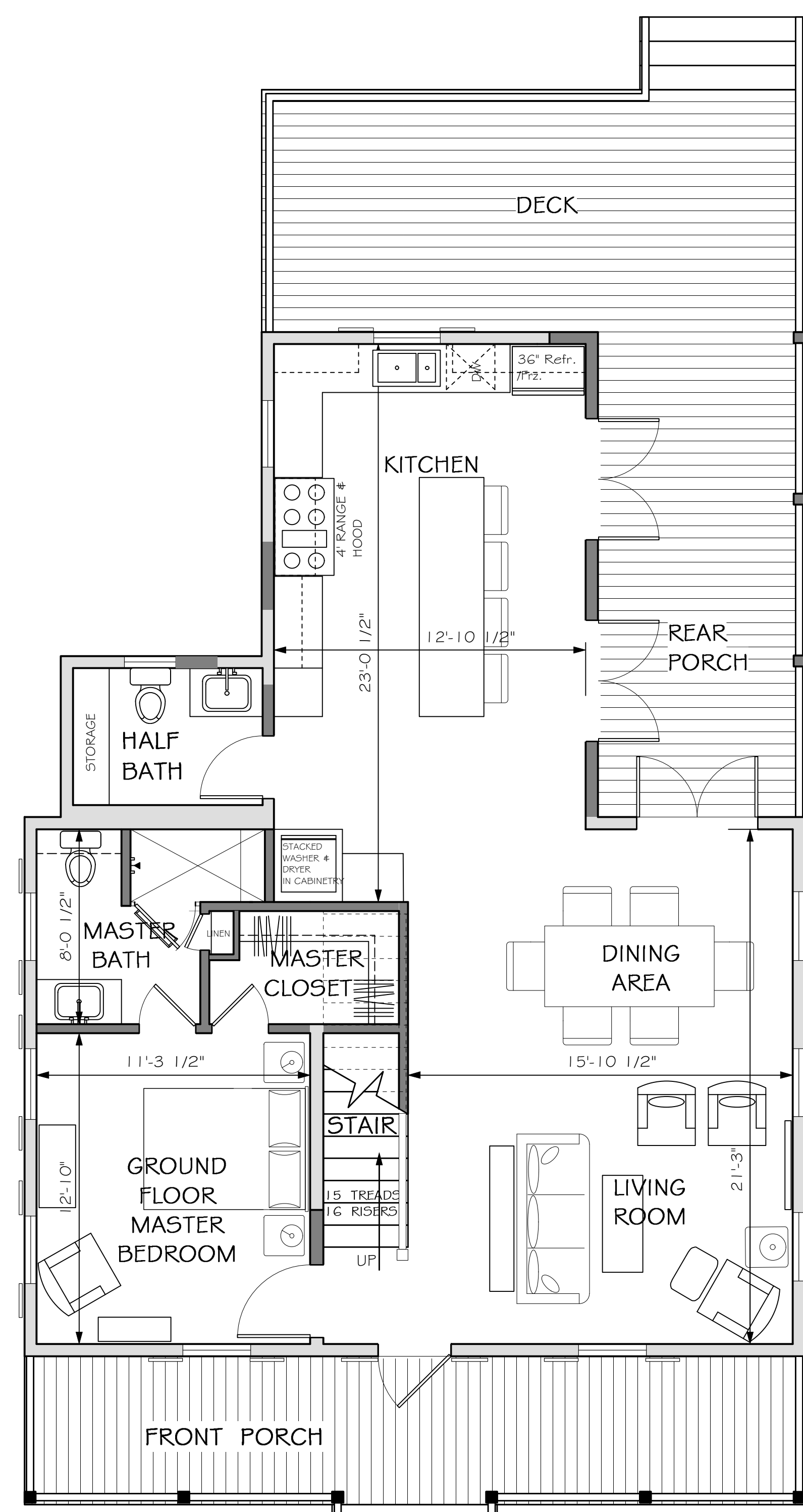
SHEET #
 A-4

8 7 6 5 4 3 2 1

PROPOSED EXTERIOR COLORS
 FRONT ENTRY DOOR: NATURAL FINISHED WOOD
 SECONDARY DOORS: WHITE
 EXTERIOR SIDING: WHITE
 EXTERIOR TRIM: WHITE
 PORCH CEILINGS: LIGHT AQUA
 PORCH DECKING AND STEPS: DARK GREEN
 FOUNDATION INFILL: WHITE
 FOUNDATION: GRAY
 WOOD FENCES & GATES: WHITE
 ROOFING: METAL
 SHUTTERS: DARK GREEN



2 PROPOSED 2ND FLOOR
 1/4" = 1'-0"



1 PROPOSED 1ST FLOOR
 1/4" = 1'-0"



REVISIONS	DATE

PIKE
ARCHITECTS

COPYRIGHTED DRAWINGS

471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT:
COOPER RESIDENCE
 KEY WEST, FL 33040

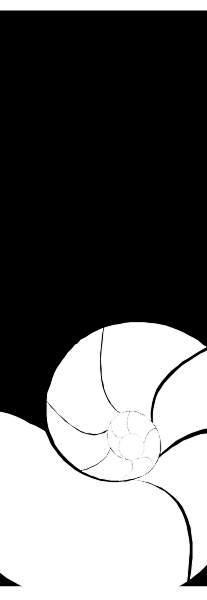
DRAWING TITLE:
PROPOSED FLOOR PLANS
 (DEMO NOT SHOWN)

PROJECT NUMBER:
 15-21

DRAWN: LS-TSN
 CHECKED: -
 DATE: 12-03-15

SHEET #
A-4a

REVISIONS	DATE


PIKE
 ARCHITECTS
© COPYRIGHTED DRAWINGS

471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FL. 33040
 305-296-1692

PROJECT: **COOPER RESIDENCE**
 KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ELEVATIONS

PROJECT NUMBER: 15-21
 DRAWN: LS-TSN
 CHECKED: -
 DATE: 11-23-15

SHEET #
A-5

REPAIR OR REPLACE EXISTING FINISHES TO MATCH ORIGINAL UNLESS NOTED OTHERWISE, TYPICAL REFER PROPOSED PLAN FOR EXTERIOR COLOR SELECTIONS.



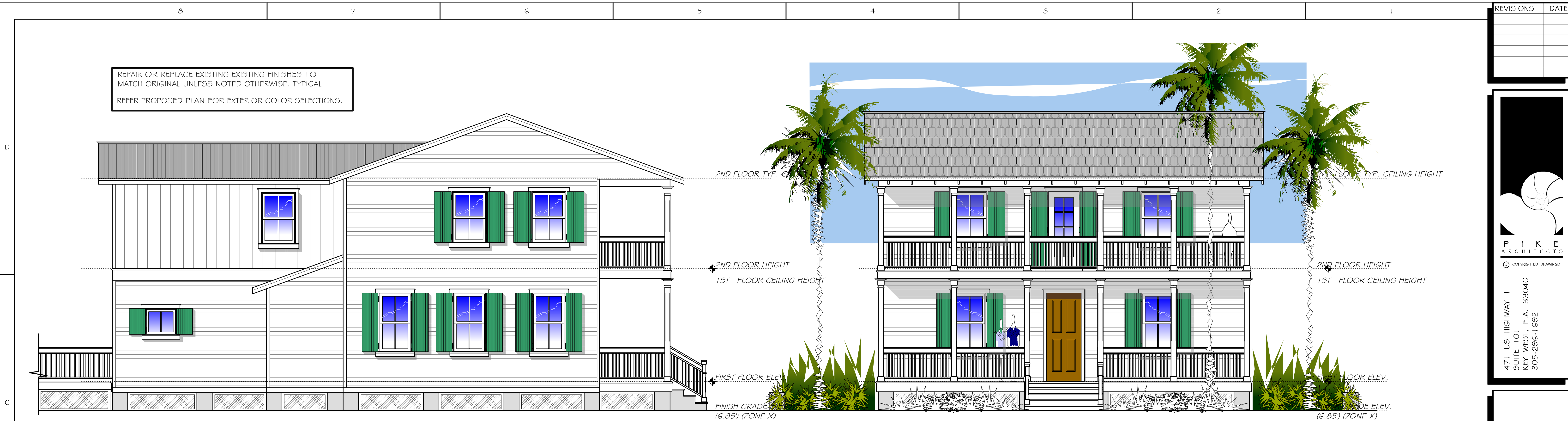
1 Proposed Elevation
 A-5 1/4"=1'-0"

2 Proposed Elevation
 A-5 1/4"=1'-0"

3 Proposed Elevation
 A-5 1/4"=1'-0"

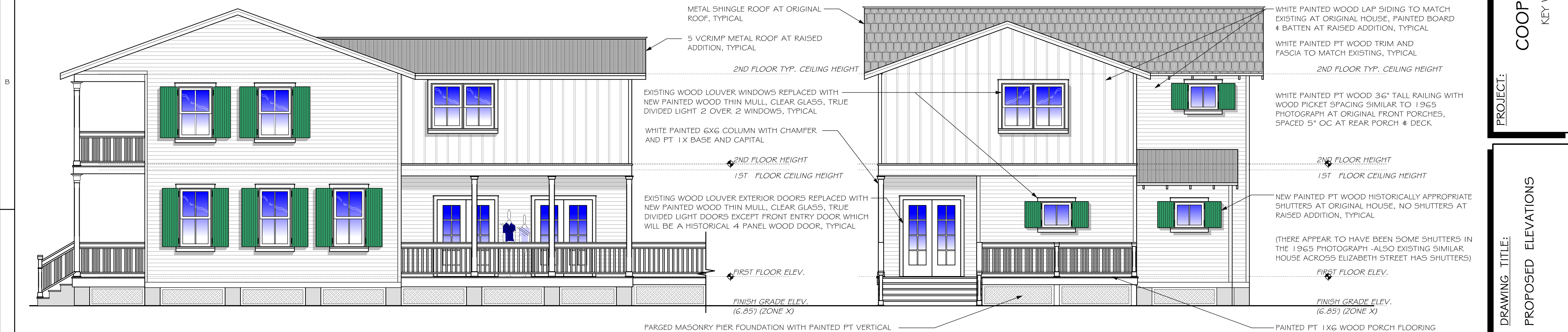
4 Proposed Elevation
 A-5 1/4"=1'-0"

REPAIR OR REPLACE EXISTING FINISHES TO MATCH ORIGINAL UNLESS NOTED OTHERWISE, TYPICAL. REFER PROPOSED PLAN FOR EXTERIOR COLOR SELECTIONS.



1 Proposed Elevation
A-5 1/4"=1'-0"

2 Proposed Elevation
A-5 1/4"=1'-0"



3 Proposed Elevation
A-5 1/4"=1'-0"

4 Proposed Elevation
A-5 1/4"=1'-0"

REVISIONS	DATE

PIKE ARCHITECTS
 471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT: COOPER RESIDENCE
 KEY WEST, FL 33040

DRAWING TITLE: PROPOSED ELEVATIONS

PROJECT NUMBER: 15-21
 DRAWN: LS-TSN
 CHECKED: -
 DATE: 12-03-15

SHEET #
A-5

REVISIONS	DATE



OLIVIA STREETSCAPE PROFILE DRAWING



OLIVIA STREETSCAPE PROFILE DRAWING

PIKE
ARCHITECTS

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471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT: **COOPER RESIDENCE**
KEY WEST, FL 33040



EXISTING OLIVIA STREETSCAPE PHOTOGRAPHS



ADDITIONAL EXISTING COOPER RESIDENCE PHOTOGRAPHS

DRAWING TITLE:
STREETSCAPE DRAWING & CONTEXT PHOTOGRAPHS

PROJECT NUMBER:
15-21

DRAWN: 15-TSN

CHECKED: -

DATE: 12-03-15

SHEET #
A-6

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 15, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE INCLUDING RECONSTRUCTION OF FULL WOOD FRONT PORCH OVER PIERS. REPLACEMENT OF NON-HISTORIC WINDOWS. NEW ADDITION ON REAR AND NEW REAR COVERED PORCH. PARTIAL DEMOLITION OF REAR PORTION OF HOUSE. DEMOLITION OF EXTERIOR CONCRETE STAIRCASE. DEMOLITION OF FRONT PORCH AND ENCLOSURE.

FOR- #828 ELIZABETH STREET

Applicant – Peter Pike

Application #H15-01-1798

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Public Meeting Notice

PLEASE KEEP GATE CLOSED AT ALL TIMES

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared PETER PIKE, 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:

828 Elizabeth on the 8 day of DEC., 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 DEC 15, 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 W501798.

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

Signed Name of Affiant:

Date: DEC 8 2015

Address: 471 US HIGHWAY 1

City: KEY WEST

State, Zip: FL 32040

The forgoing instrument was acknowledged before me on this 8th day of December, 2015.

By (Print name of Affiant) Peter Pike who is personally known to me or has produced identification and who did take an oath.

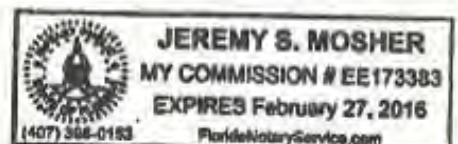
NOTARY PUBLIC

Sign Name: Jeremy Mosher

Print Name: Jeremy Mosher

Notary Public - State of Florida (seal)

My Commission Expires: 2/27/16



PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1018864 Parcel ID: 00018370-000000

Ownership Details

Mailing Address:

COOPER CHERYL J
11741 ROAD 191
OAKWOOD, OH 45873-9346

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 828 ELIZABETH ST KEY WEST

Legal Description: KW PT LOT 16 OF TR 5 H2-344 OR351-373/74 OR711-314/15 CO JUDGES DOCKET 77-127 OR775-750 OR776-997 OR1296-211D/C OR1296-212D/C OR1296-213D/C OR1360-1251/2R/S OR2102-478/479 OR2738-980/81

Click Map Image to open interactive viewer

Building 1 Details

Building Type R2
Effective Age 20
Year Built 1938
Functional Obs 0

Condition A
Perimeter 274
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 27
Grnd Floor Area 1,871

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 6

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	1,135
2	OPX	12:ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	156
3	OPF	12:ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	168
4	FLA	12:ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	736

5	<u>OUF</u>	12:ABOVE AVERAGE WOOD	1	1937	N	N	0.00	0.00	216
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Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	58 SF	0	0	1949	1950	1	50
2	FN2:FENCES	696 SF	0	0	1963	1964	3	30
3	PT3:PATIO	340 SF	0	0	1965	1966	2	50

Appraiser Notes

MARCH 2005 SALE \$135,900 REPRESENTS 1/2 OF MORTGAGE BALANCE PER DR-219 ATTACHED TO WD OR2102-478/479.

2015-03-16 MLS \$859,000 6/3 THIS UNIQUE HOME IS A TWO STORY CONCH STYLE HOUSE LOCATED IN THE KEY WEST HISTORIC DISTRICT ONLY TWO BLOCKS OFF OF DUVAL STREET. THE HOUSE IS SITUATED ON A DESIRABLE CORNER OF ELIZABETH AND OLIVIA STREETS. THE POTENTIAL FOR THIS TURN OF THE CENTURY HOME IS ENDLESS. THE HOUSE CONSISTS OF FOUR BEDROOMS AND TWO BATHS ON THE FIRST FLOOR AND TWO BEDROOMS ONE BATH ON THE SECOND FLOOR. THE HOME HAS BEEN A GREAT INCOME PRODUCING PROPERTY WITH AN EXCELLENT RENTAL HISTORY ALONG WITH LONG TERM TENANTS IN PLACE ON A MONTH-TO-MONTH LEASE. THE HOUSE IS LOCATED WITHIN WALKING DISTANCE OF SHOPPING AND SCORES OF POPULAR RESTAURANTS. THE LOT IS LARGE FOR OLD TOWN CONSISTING OF 50'X100' WHICH IS FULLY FENCED AND HAS OFF STREET PARKIN

2005-01-28 ASKING \$1,299,000. ON 01/01/05HAS A 2/1 UP,AND 2/2 DOWN-SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	A943998	12/01/1994	10/01/1995	3,484		12 SQS V-CRIMP ROOFING
	9801507	06/01/1998	06/01/2000	4,500		EXPIRED

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
2015	212,058	3,647	434,661	650,366	463,409	0	650,366
2014	196,547	3,315	277,518	477,380	421,281	0	477,380
2013	202,163	3,315	258,156	463,634	382,983	0	463,634
2012	204,970	3,315	139,882	348,167	348,167	0	348,167
2011	204,970	3,315	193,661	401,946	386,777	0	401,946
2010	210,586	3,315	137,715	351,616	351,616	0	351,616
2009	237,584	3,315	376,804	617,703	617,703	0	617,703
2008	227,206	3,315	486,500	717,021	717,021	0	717,021
2007	302,660	3,315	802,725	1,108,700	1,108,700	0	1,108,700
2006	551,750	3,315	462,175	934,478	934,478	0	934,478
2005	551,750	3,315	364,875	919,940	919,940	0	919,940

2004	313,733	3,315	340,550	657,598	657,598	0	657,598
2003	302,114	3,315	170,275	475,704	475,704	0	475,704
2002	330,014	3,315	114,328	447,657	447,657	0	447,657
2001	263,119	3,315	114,328	380,762	380,762	0	380,762
2000	262,795	2,590	82,705	348,090	348,090	0	348,090
1999	214,690	2,116	82,705	299,511	299,511	0	299,511
1998	185,224	1,756	82,705	269,685	269,685	0	269,685
1997	175,963	1,668	72,975	250,606	250,606	0	250,606
1996	108,487	1,080	72,975	182,542	182,542	0	182,542
1995	81,276	1,101	72,975	155,352	150,623	25,000	125,623
1994	72,686	1,003	72,975	146,664	146,664	25,000	121,664
1993	72,466	0	72,975	145,441	145,441	25,000	120,441
1992	72,466	0	72,975	145,441	145,441	25,000	120,441
1991	72,466	0	76,245	148,711	148,711	25,000	123,711
1990	55,624	0	59,725	115,349	115,349	25,000	90,349
1989	50,567	0	58,455	109,022	109,022	25,000	84,022
1988	41,230	0	50,830	92,060	92,060	25,000	67,060
1987	40,761	0	31,769	72,530	72,530	25,500	47,030
1986	40,972	0	30,498	71,470	71,470	25,500	45,970
1985	39,816	0	18,000	57,816	57,816	25,500	32,316
1984	37,177	0	18,000	55,177	55,177	25,500	29,677
1983	37,177	0	18,000	55,177	55,177	25,500	29,677
1982	37,909	0	16,100	54,009	54,009	25,500	28,509

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
4/28/2015	2738 / 980	814,000	<u>WD</u>	<u>02</u>
3/24/2005	2102 / 478	135,900	<u>WD</u>	<u>O</u>
7/1/1995	1360 / 1251	230,000	<u>WD</u>	<u>Q</u>

This page has been visited 131,288 times.

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