

Historic Architectural Review Commission

Staff Report Item 6a

Meeting Date:	October 8, 2014
Applicant:	Peter Pike, Owner/ Architect
Application Number:	H14-01-1450
Address:	#1108 Pearl Street
Description of Work:	Additions and renovations to a contributing house. Raise the house 16" to meet future flood requirements. Demolition of back structure and partial demolition of side addition.
Building Facts:	The main structure in the site is a one story frame vernacular house listed as a contributing resource in the surveys. The house was built ca. 1906. The house sits on the north corner lot of Pearl and Eliza Streets. According to the Sanborn maps no additions were built to the house. But the circa 1965 photograph depicts a bump out shed towards Eliza Street. By comparing the ca. 1965 photo with the actual footprint of the house it is evident that the addition was expanded towards the east side of the house, leaving only two windows exposed, instead of the original three windows. The existing concrete porch is depicted in the ca. 1965 photo.
Guidelines Cited in Review:	Secretary of the Interior Standards (pages 16-23), specifically Standards 9 and 10. Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 1 through 8 of page 37 and guideline 2 of page 38.

Staff Analysis

The Certificate of Appropriateness in review proposes the removal of a back detached structure and back and side additions. New attached additions to the historic house are proposed on the back and side of the house. Additions will be

visible from Eliza Street. The side addition will replace a shed roofed structure that was built between 1962 and 1965 and has been altered. The design also proposes a small connector that will attach the main house with a new structure that is proposed on the back of the site. All proposed additions will be one story and will have gable roofs.

The proposed additions will have hardi board panel siding with metal z flashing. The plans also includes one over two aluminum windows and corrugated metal bahama shutters for all new additions window fenestrations. For the connector on the back portion of the house the plans depict a solid wood door with plate glass sides and transom on wood trim. The door will be facing Eliza Street.

Although the building is listed as a contributing resource and therefore substantial improvements will not trigger compliance with FEMA regulations, additions to a contributing house must meet FEMA flood requirements if they exceed 50% of the value of the existing building. The request includes to elevate the house to a future FEMA flooding zone, which will elevate the house approximately 1'-4". The plans also includes a driveway on the Eliza Street side.

Consistency with Guidelines

1. Although the proposed additions will be done on visible elevations they will be in keeping with the mass and scale of the historic building and surrounding structures.
2. The proposed design is based on traditional forms but the use of contemporary materials will make a distinction between historic and new.
3. The proposed additions will not obscure any character defining elements of the historic house.
4. The proposed raise of the building to future FEMA flood will change the proportions of the historic house, these will be particularly noticeable in the front porch columns.

It is staff's opinion that the proposed additions will not have an adverse effect on the historic house. Nevertheless it is staff opinion that the historic portion of the house should be raised the minimum, if needed, in order to preserve the proportions of its architectural elements.

Application



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

APPLICATION # 14-011450

OWNER'S NAME: PETER PIKE DATE: 8/28/2014

OWNER'S ADDRESS: 1108 PEARL ST. KEY WEST, FL PHONE #: 305-797-4230

APPLICANT'S NAME: PIKE ARCHITECTS PHONE #: 305-296-1692

APPLICANT'S ADDRESS: 471 US HWY #1 SUITE 101 KEY WEST, FL 33040

ADDRESS OF CONSTRUCTION: 1108 PEARL ST. KEY WEST, FL 33040 # OF UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

TWO BEDROOM ADDITION + KITCHEN RENOVATION TO AN EXISTING HOUSE.
- RAISE HOUSE + 16' TO MEET FEMA FLOOD ELEVATIONS -

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 8/28/2014
Applicant's 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 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

App: KEYNOTE Type: OC Drawn: 1
Date: 8/16/14 09 Reprint no: 40245
PT 2014 1001450
* **Staff Use Only**
Date: 1.00 \$100.00
Trans: 30204.00
MULTIPLE TENDER
Staff Approval:
Trans date: 9/11/14 Time: 15:48:00

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

House is listed as contributing. frame vernacular
built ca. 1900

- Guidelines for additions/alterations/new construction
- Ordinance for demolitions non historic/non contributing

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

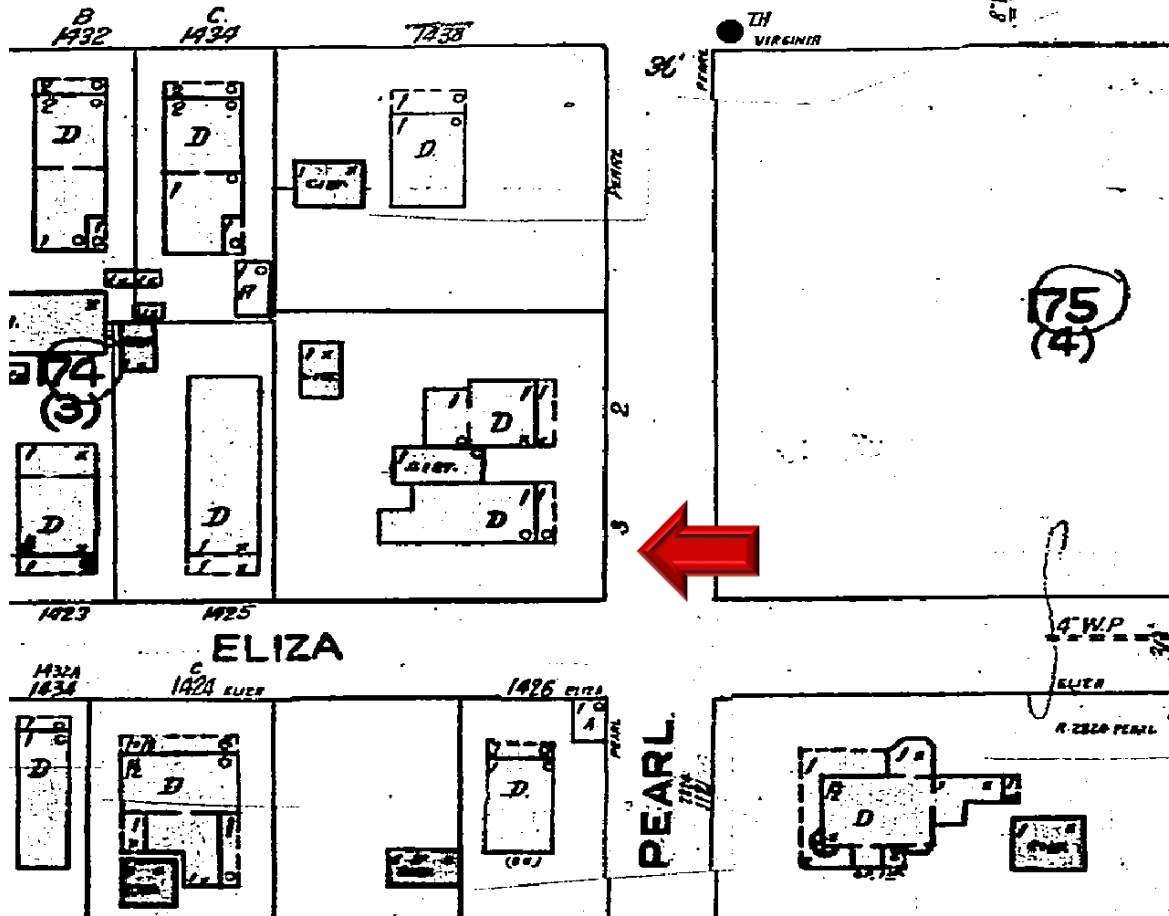
Date: _____

Signature: _____

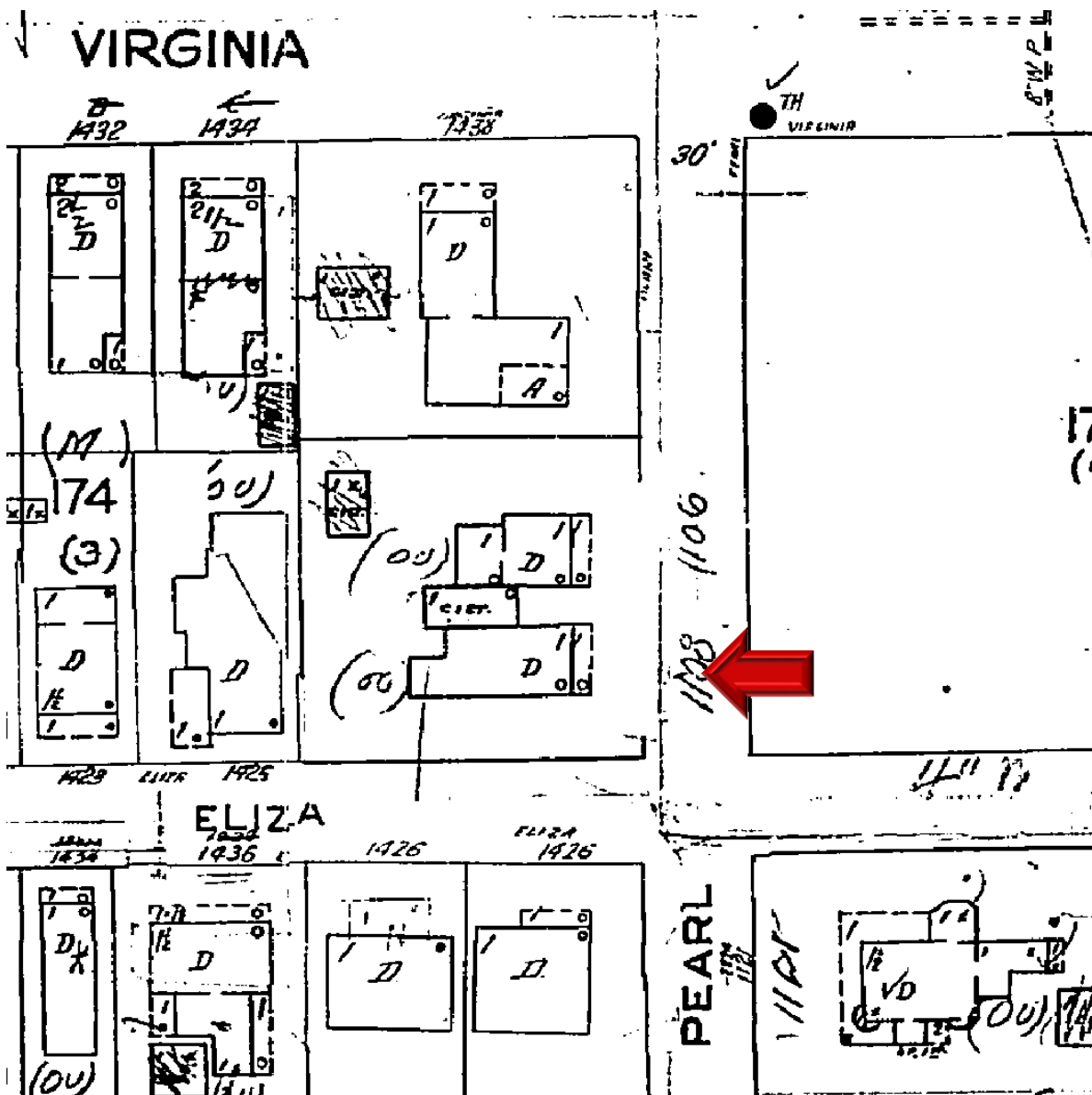
Historic Architectural
Review Commission

Sanborn Maps

VIRGINIA

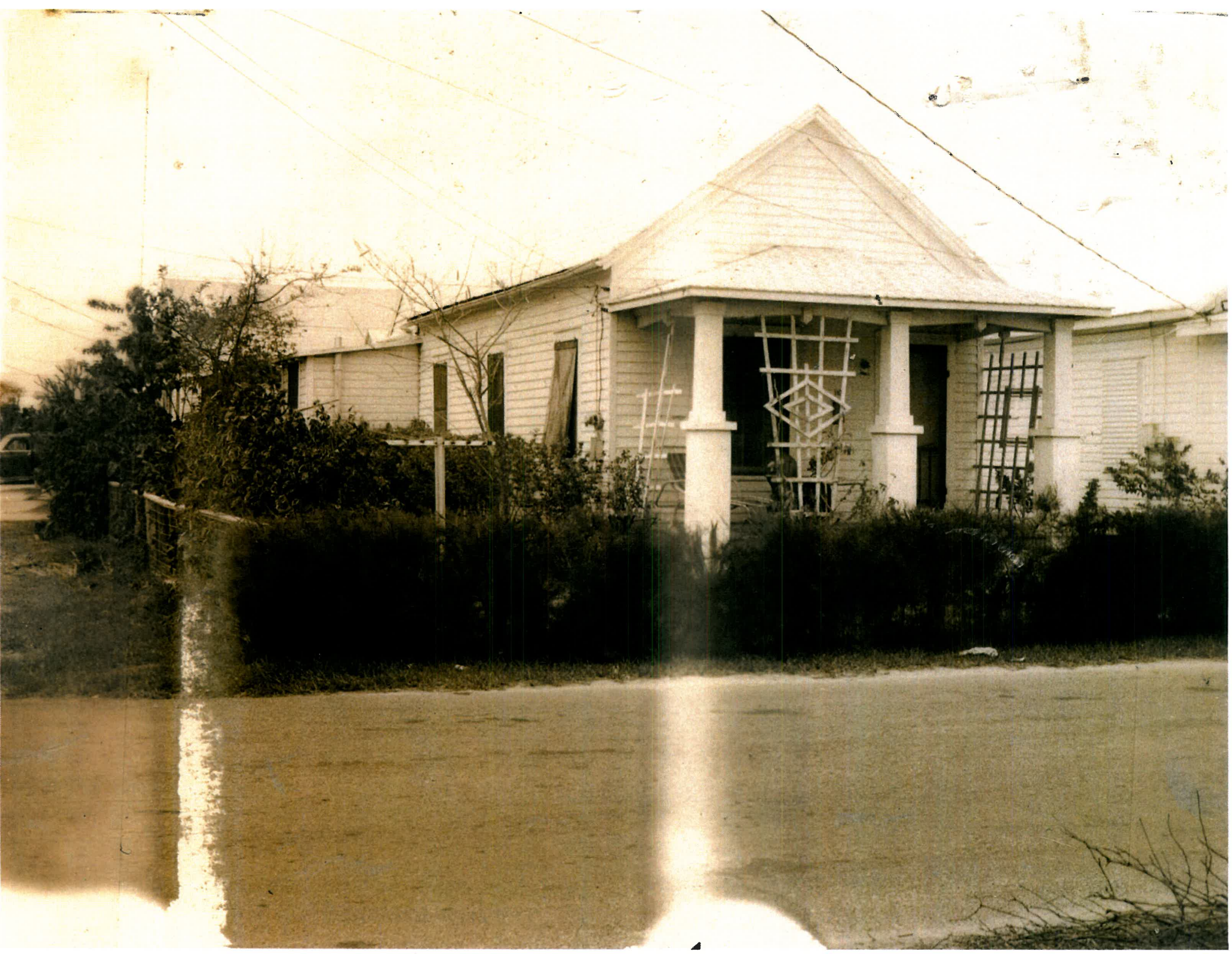


#1108 Pearl Street Sanborn map 1948



#1108 Pearl Street Sanborn map 1962

Project Photos



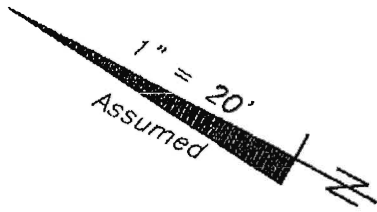






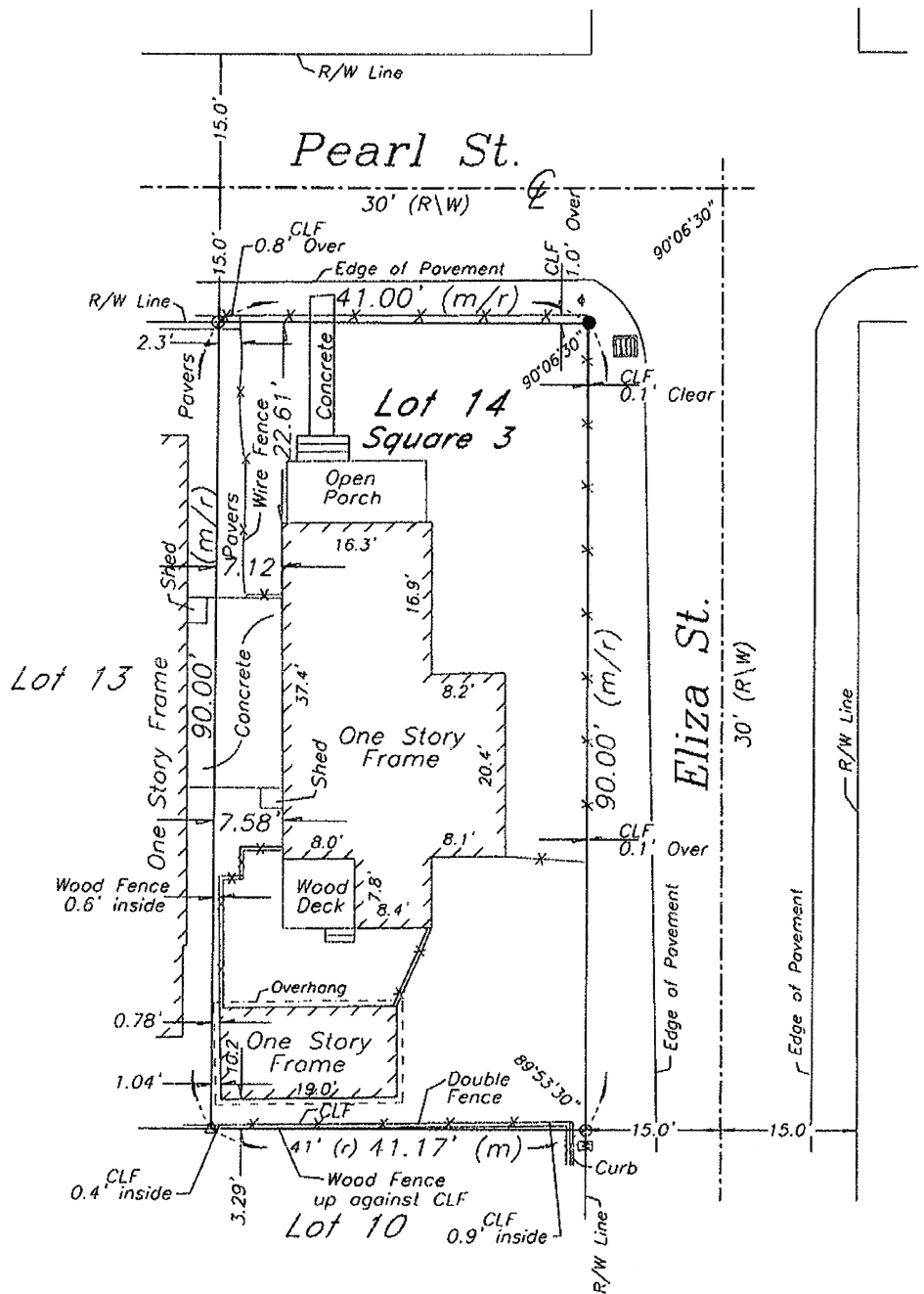
Survey

Boundary Survey Map of Lot 14, Square 3, Island City Land Co. of part of Tract 14



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- M) Measured
- R) Record
- /R) Measured & Record
- C.S. Concrete Block Structure
- \W Right of Way
- LF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant
- ⊗ Sewer Cleanout
- ⊗ Water Meter



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: 1108 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.

Planning Board Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-45**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM REAR AND STREET SIDE-YARD SETBACKS ON PROPERTY LOCATED AT 1108 PEARL STREET (RE # 00034380-000000; AK # 1035301) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-600 (6) C.&D. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to demolish the rear structure and construct a room addition maintaining the non-conforming rear setback and requesting a street-side yard setback variance on property located at 1108 Pearl Street (RE # 00034380-000000; AK # 1035301); and


WHEREAS, the existing single-family residence is a contributing structure and conforming to front, side, and rear yard setbacks, and to building coverage and impervious surface requirements as permitted in the HMDR zoning district; and

WHEREAS, the rear structure is located within the rear and side yard setbacks; and

WHEREAS, Section 122-600 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum rear yard setback is 15 feet and minimum street side yard setback is 7.5 feet; and

WHEREAS, the proposed rear yard setback is 3 feet and proposed street side yard setback is 5 feet; and

WHEREAS, the applicant requests variances to the minimum rear and street side setbacks;

 Vice-Chairman

 Planning Director

and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 24, 2014; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands,



Vice-Chairman



Planning Director

structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for variances to allow the interior renovation and construction of a room addition per the attached plans signed and sealed on April 29, 2014 by Peter Pike, Registered Architect, on property located at 1108 Pearl Street (RE # 00034380-000000; AK # 1035301) in the HMDR Zoning District pursuant to Sections 90-395 and 122-600(6)c&d of the City of Key West Land Development Regulations with the following conditions:

General Conditions:


1. The proposed development shall be consistent with the plans dated April 29, 2014.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Condition to be completed prior to the issuance of building permits:

4. A fire sprinkler system shall be installed and maintained throughout the entire structure as approved by the City Fire Marshall. If a reconfiguration of the



Vice-Chairman



Planning Director

development creates a five foot rear setback, a fire sprinkler system will not be required.

5. Roof gutter downspouts shall be directed back onto property.


Section 3. It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not



Vice-Chairman




Planning Director

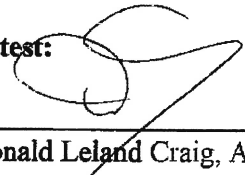
effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 24th day of July 2014.

Authenticated by the Vice-Chairman of the Planning Board and the Planning Director;



Sam Holland, Jr., Planning Board Vice-Chairman 8.15.14
Date



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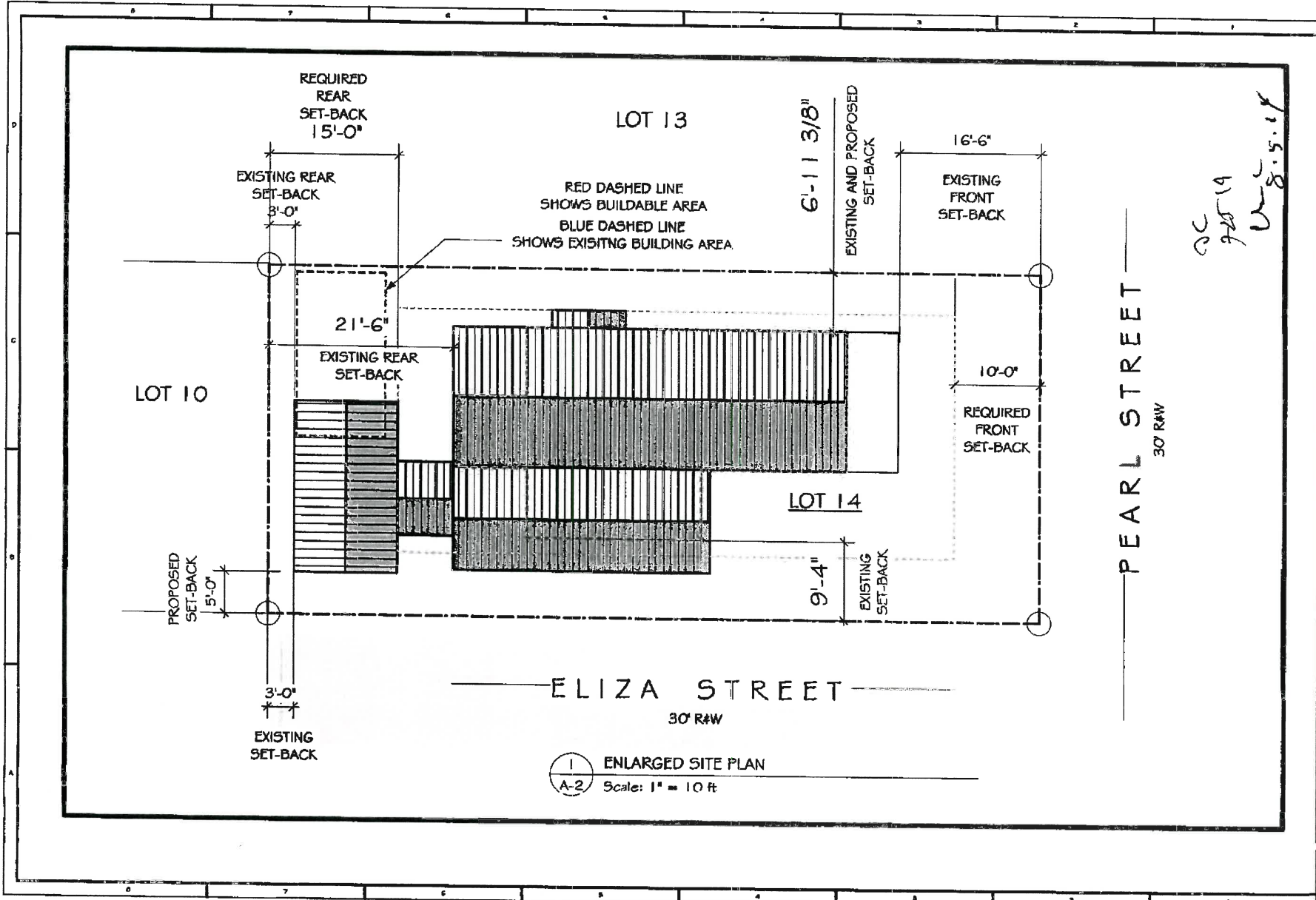
Donald Leland Craig, AICP, Planning Director 7/25/14
Date

Filed with the Clerk:



Cheryl Smith, City Clerk 8/15/14
Date

 Vice-Chairman
 Planning Director



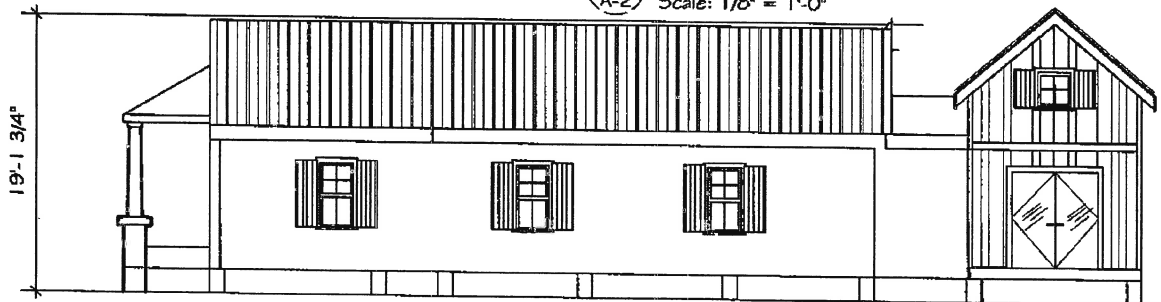
QC
7-25-14
8-5-14

PETER PIKE ARCHITECT 471 W. BAYVIEW I SUITE 101 MIAMI BEACH FL 33134	
PROJECT:	1108 PEARL STREET KEY WEST, FL 33042
DESIGNING TITLE:	FLOOR PLAN / EXISTING CONDITIONS
PROJECT NUMBER:	14-20
DRAWN:	PLP
CHECKED:	
DATE:	04-28-14
SHEET #	A-2

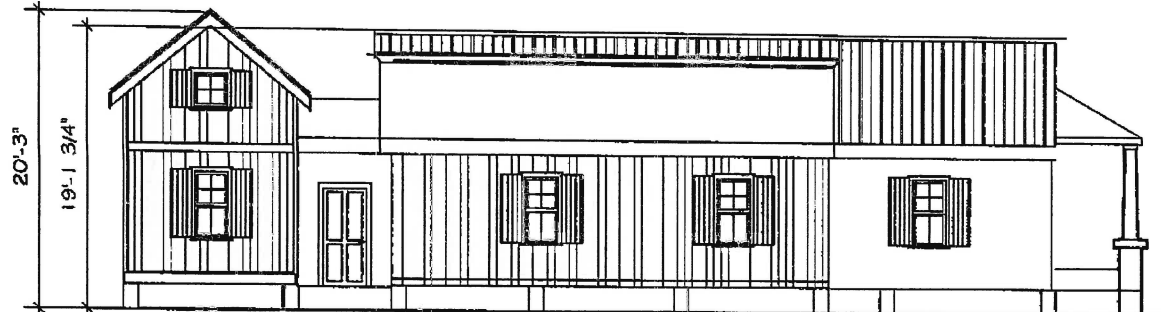
11-5-14
 DC
 72519



1 PEARL STREET ELEVATION
 A-2 Scale: 1/8" = 1'-0"



1 SIDE YARD ELEVATION
 A-2 Scale: 1/8" = 1'-0"



1 ELIZA STREET ELEVATION
 A-2 Scale: 1/8" = 1'-0"

EXIST FLOOR @ 5.4 M.S.L.
 FLOOD ZONE "AE 6"
 EXIST GRADE @ 3.9 M.S.L.
 --- 0.0 M.S.L.

EXIST FLOOR @ 5.4 M.S.L.
 FLOOD ZONE "AE 6"
 EXIST GRADE @ 3.4 M.S.L.
 --- 0.0 M.S.L.

DATE	REV

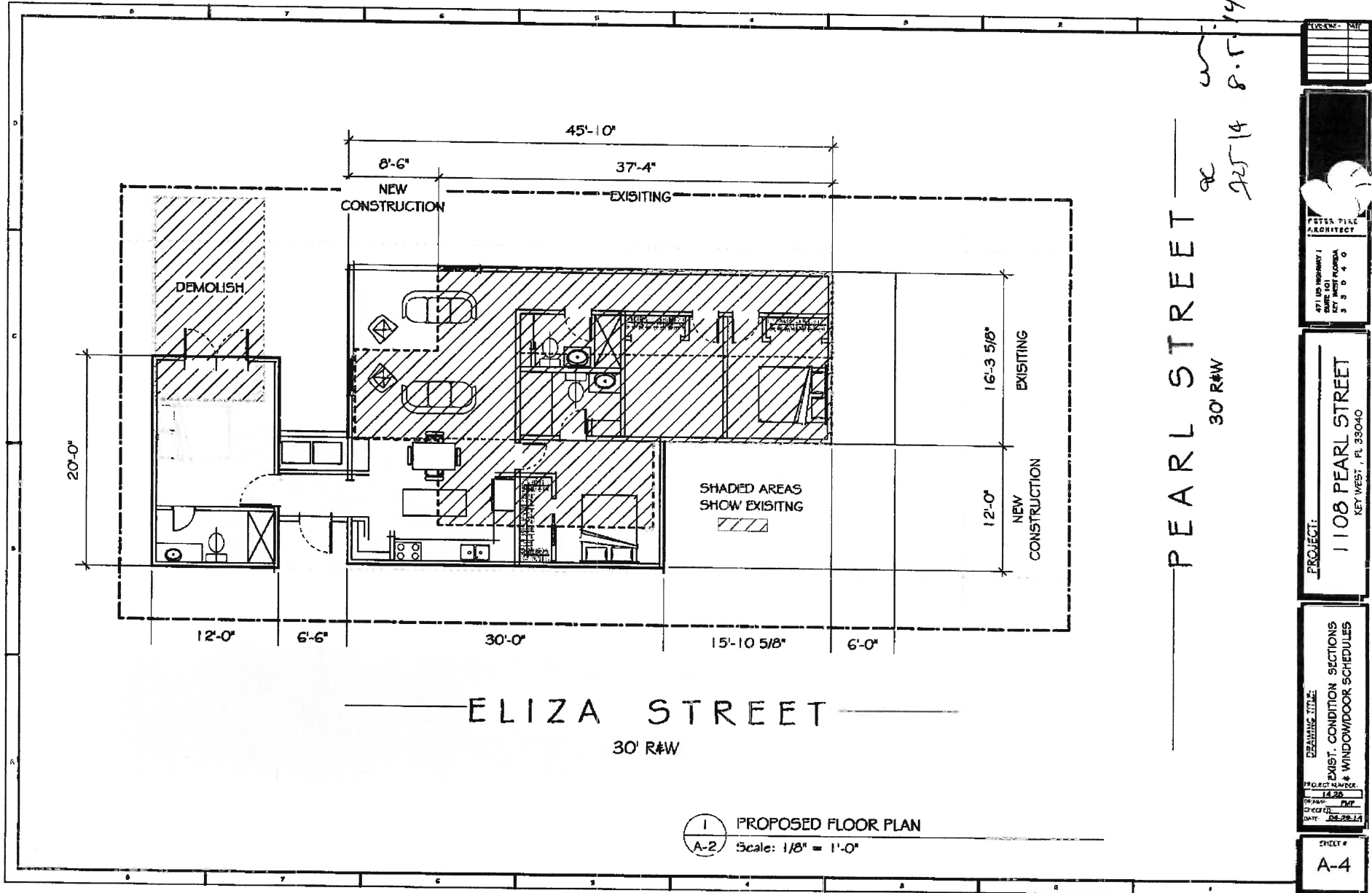
PETER PIKE ARCHITECT
 4718 HONORWAY
 SUITE 101
 WEST PALM BEACH
 FL 33411

PROJECT:
 1108 PEARL STREET
 SE-1/2 EST. - FL 39040

DRAWING TITLE:
 PARTIAL ELECTRICAL
 & HVAC PLAN

PROJECT NUMBER	1426
DRAWN BY	PLM
CHECKED BY	
DATE	04-28-14

SHEET #
 A-3



25/14
 8.1.14
 ac

PEARL STREET
 30' R#W
 ELIZA STREET
 30' R#W

PETER PIKE
 ARCHITECT

471 US HIGHWAY 1
 SUITE 101
 COR. WEST PALM BEACH
 33040

PROJECT:
 1108 PEARL STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 EXIST. CONDITION SECTIONS
 & WINDOW/DOOR SCHEDULES

PROJECT NUMBER:
 1426

DRAWN BY:
 PMP

CHECKED BY:
 PMP

DATE:
 04-28-14

1 PROPOSED FLOOR PLAN
 A-2 Scale: 1/8" = 1'-0"

SHEET #
 A-4

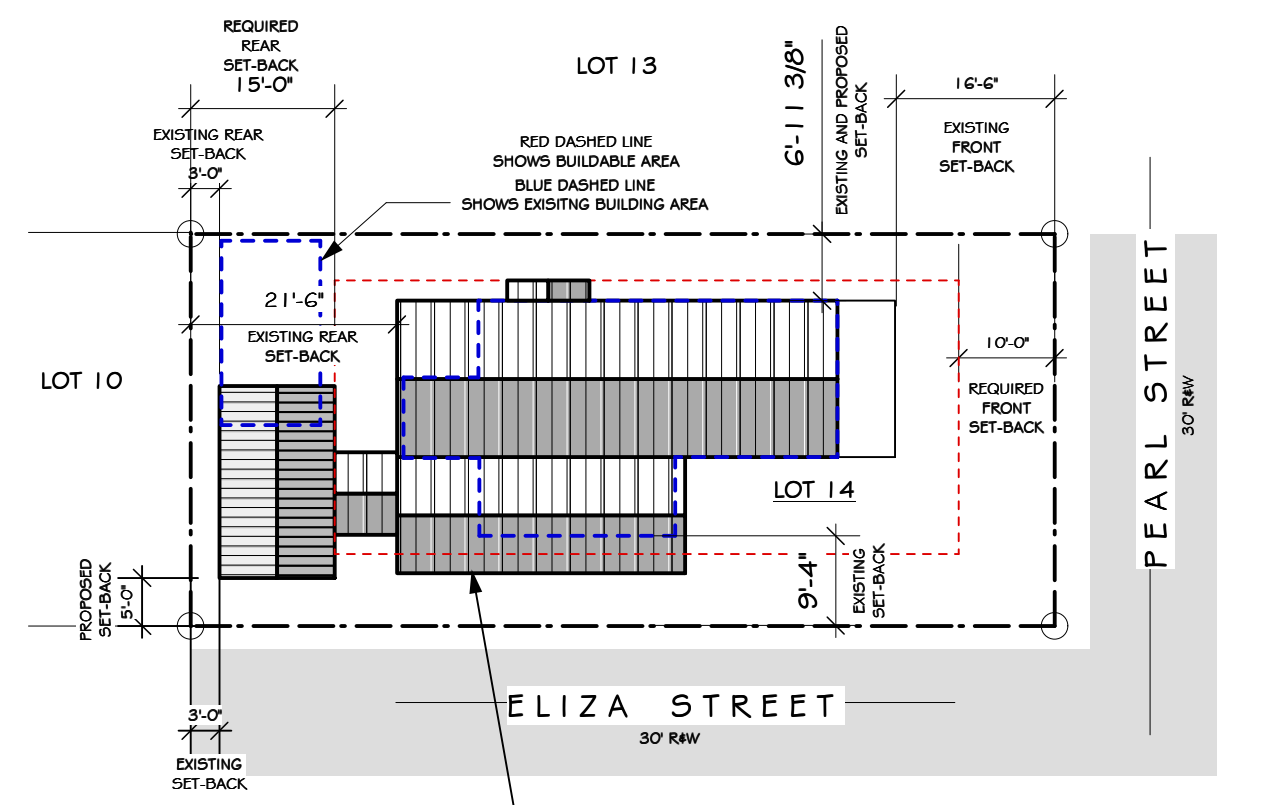
Proposed Design

SITE DATA

1108 Pearl Street
HMDR Historic Medium Density Residential

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR		HMDR	
SITE AREA	3690 SQ FT	6000 SQ FT	3690 SQ FT	UNCHANGED
BUILDING COV.	28.1% (1039)	40%	37.8% (1399)	CONFORMING
IMPERV. RATIO	30.4% (1123)	60%	40.3% (1489)	CONFORMING
F.A.R.	.28	1.0		CONFORMING
SETBACKS				
MAIN STRUCTURE				
SIDE	6.95'			CONFORMING
SIDE STREET	9.4'			VARIANCE REQUIRED
REAR	21.5'		3.0'	VARIANCE REQUIRED
FRONT	16.5'		16.5'	CONFORMING
REAR STRUCTURE				
SIDE	.78'	5.0'	NA	CONFORMING
SIDE STREET	9.4'	7.5'	5.0'	VARIANCE REQUIRED
REAR	3.0'	15'	3.0'	VARIANCE REQUIRED
BUILDING HT.				
	N/M	30'	UNCHANGED	CONFORMING
PARKING				
			UNCHANGED	N.A.

VARIANCE APPROVED
7-17-14



1
A-1 EXIST. / PROPOSED SITE PLAN
Scale: 1" = 20 ft

SCOPE OF WORK:
RENOVATE EXISTING HOME -
EXPAND EXISTING LIVING ROOM
AND CREATE NEW MASTER BEDROOM
SUITE

FLOOD ZONE
"X & AEG"

FLOOD INSURANCE RATE MAP ZONE: ZONE " AEG " MAP ZONE # - 120871716h

SEE SHEET A-2 FOR ENLARGED SITE PLAN

PROJECT INFORMATION	DRAWINGS FOR:	DESIGN NOTES:	DRAWING SCHEDULE:
<h2>PIKE RESIDENCE</h2> <p>1108 PEARL STREET, KEY WEST, FLORIDA</p>		THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: FBC 2010 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"	A-1 SITE PLAN A-2 ENLARGED SITE PLAN A-3 FLOOR PLANSCHEDULES A-4 ELEVATIONS
SURVEYOR:	LEGAL DESCRIPTION:		
SITE PLAN IS BASED ON SURVEY BY: ISLAND SURVEYING INC. DATED 4-7-14	SEE SURVEY	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	SEAL - ARCHITECT

REVISIONS: DATE

PETER PIKE ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING SITE PLAN
SITE DATA PLAN

PROJECT NUMBER:
14.28

DRAWN: PMP

CHECKED:

DATE: 9-2-14

SHEET #
A-1

REVISIONS:	DATE



471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

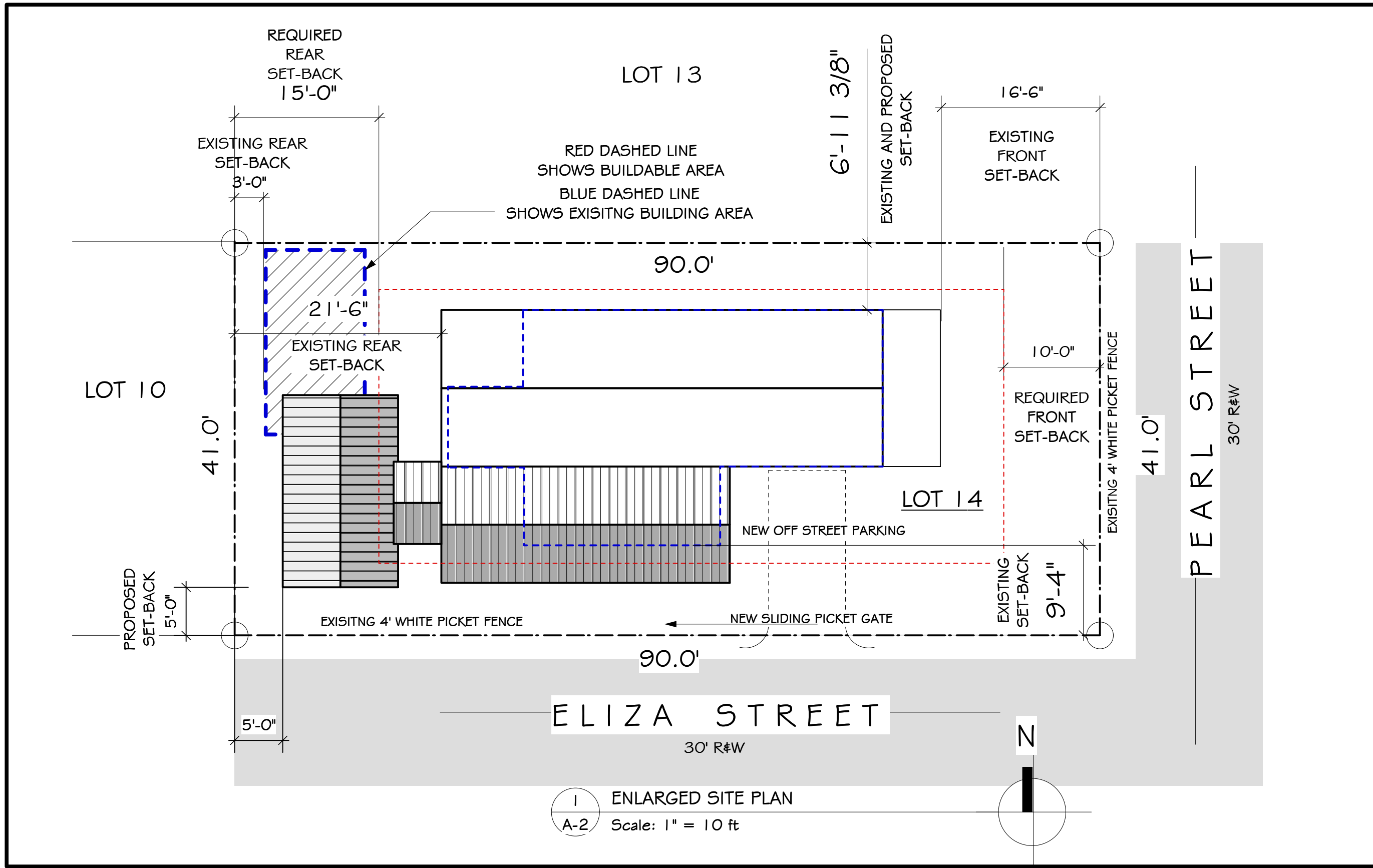
PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

DRAWING TITLE:
FLOOR PLAN / EXISTING CONDITIONS

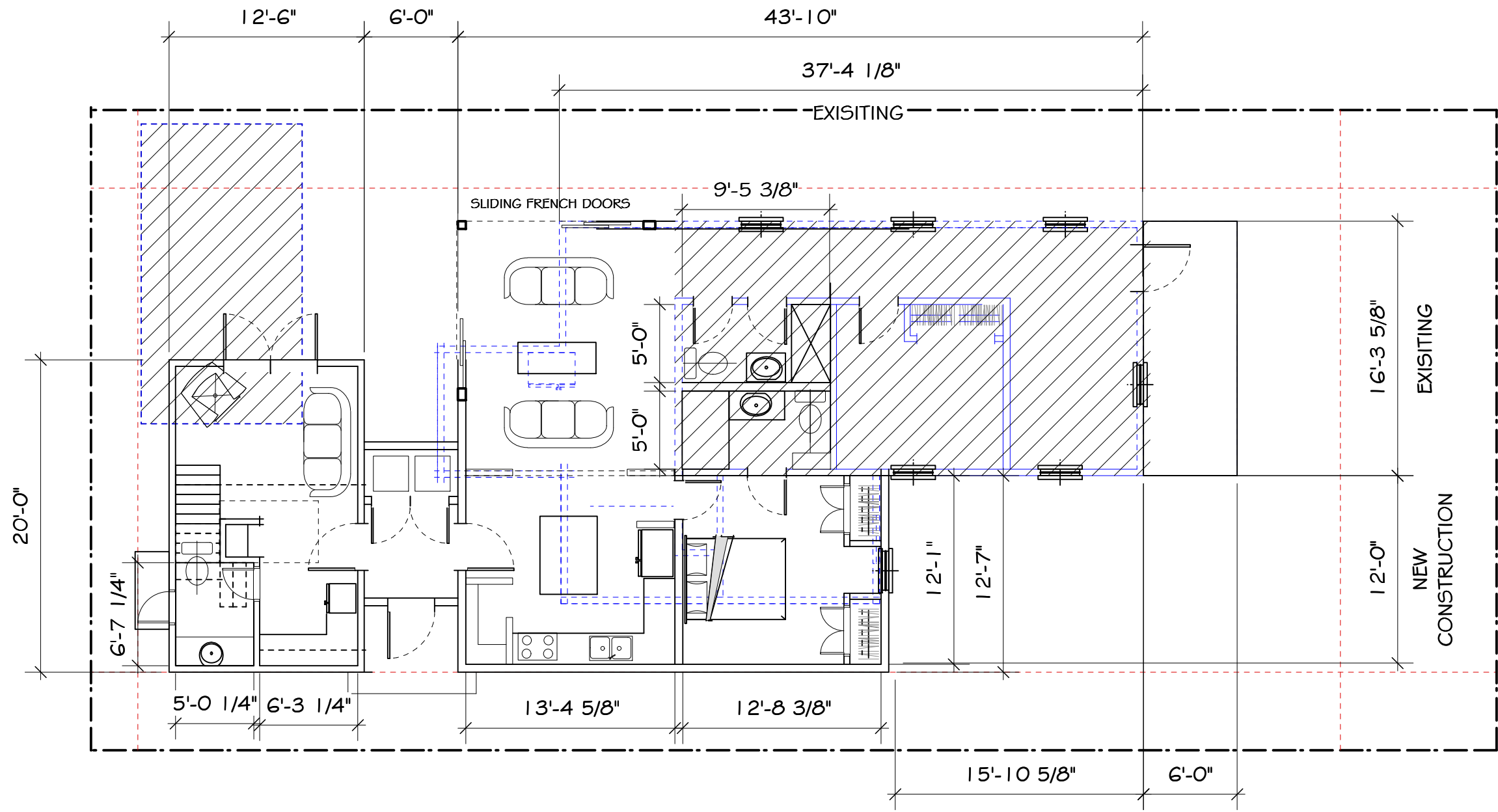
PROJECT NUMBER:
14.28

DRAWN: PMP
CHECKED:
DATE: 9-2-14

SHEET #
A-2



1 ENLARGED SITE PLAN
A-2 Scale: 1" = 10 ft



ELIZA STREET

PEARL STREET

30' R#W

1 PROPOSED FLOOR PLAN
A-2 Scale: 1/8" = 1'-0"

REVISIONS:	DATE



PETER PIKE
ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXIST. CONDITION SECTIONS
& WINDOW/DOOR SCHEDULES
PROJECT NUMBER:
14.28
DRAWN: PMP
CHECKED:
DATE: 9-2-14

SHEET #
A-4

REVISIONS:	DATE

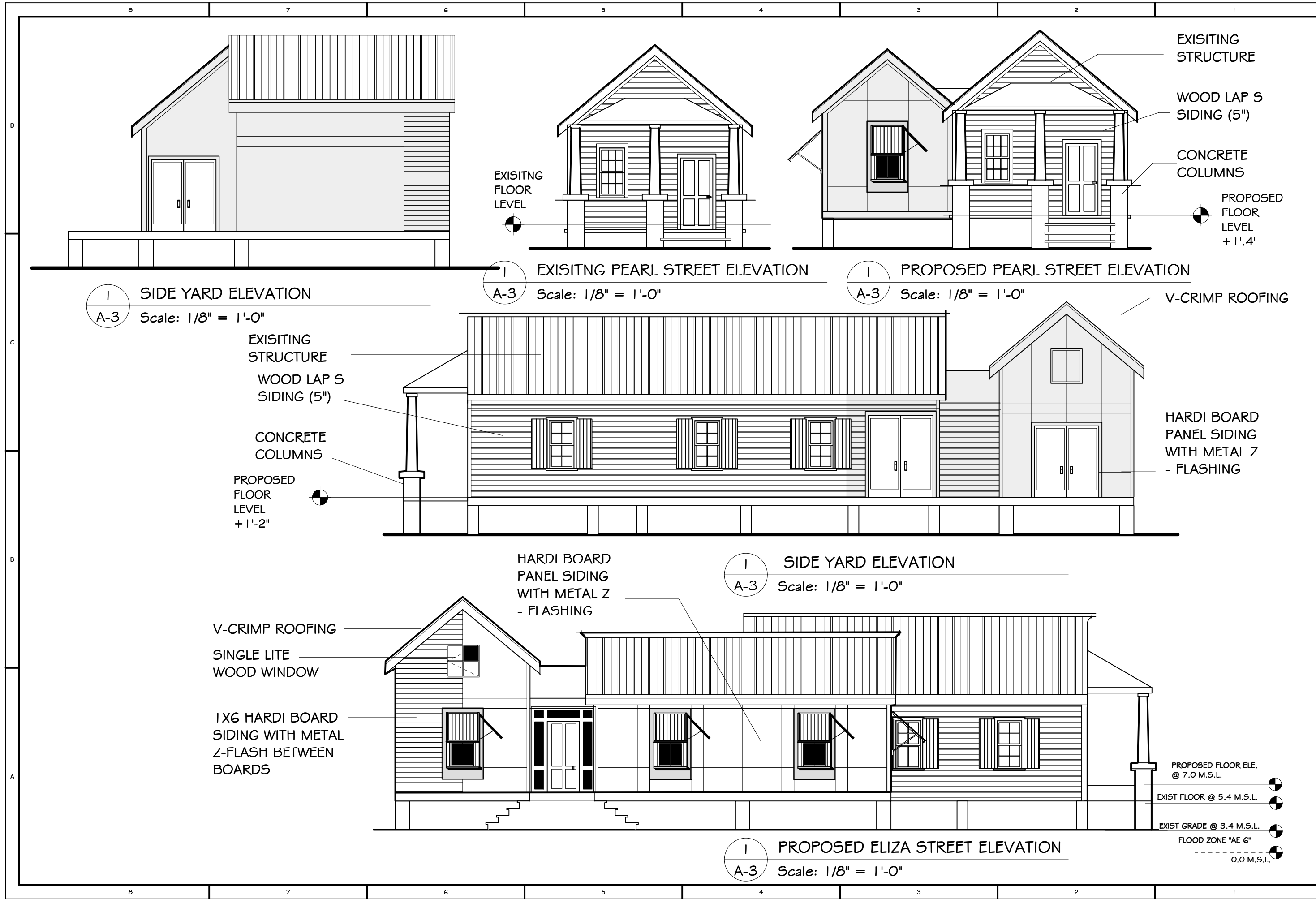
PETER PIKE ARCHITECT
 471 US HIGHWAY 1
 SUITE 101
 KEY WEST FLORIDA
 33040

PROJECT:
1108 PEARL STREET
 KEY WEST, FL 33040

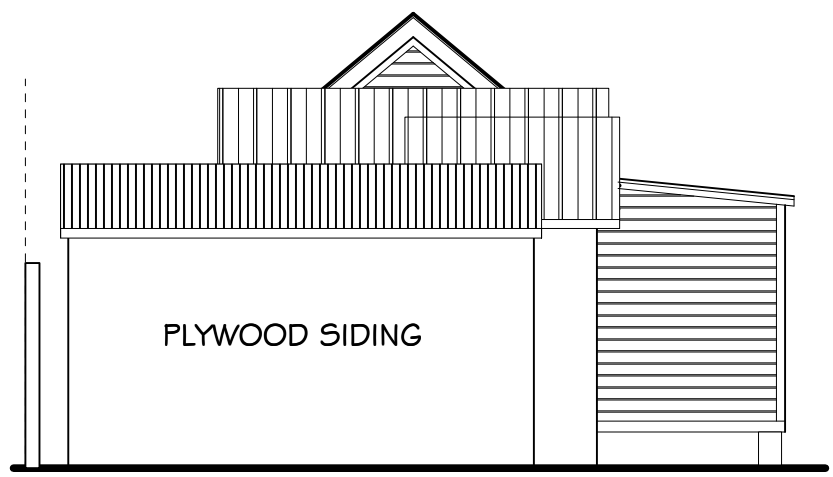
DRAWING TITLE:
**PARTIAL ELECTRICAL
 # HVAC PLAN**

PROJECT NUMBER:
 14.28
 DRAWN: PMP
 CHECKED:
 DATE: 9-2-14

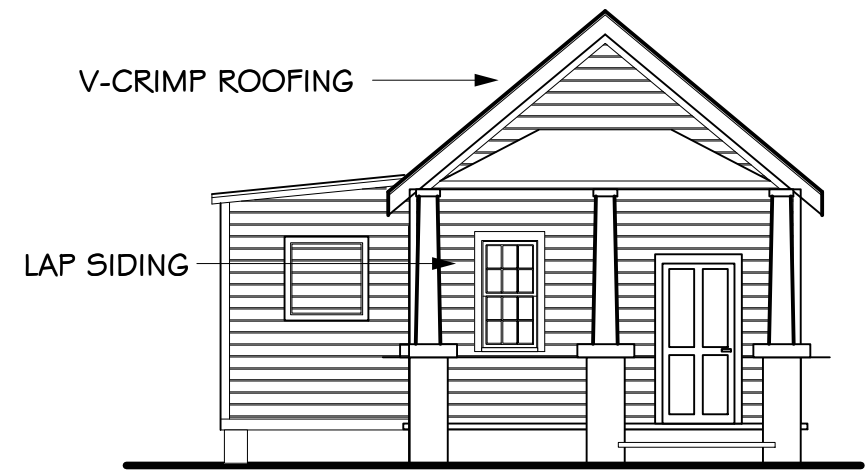
SHEET #
A-3



REVISIONS:	DATE



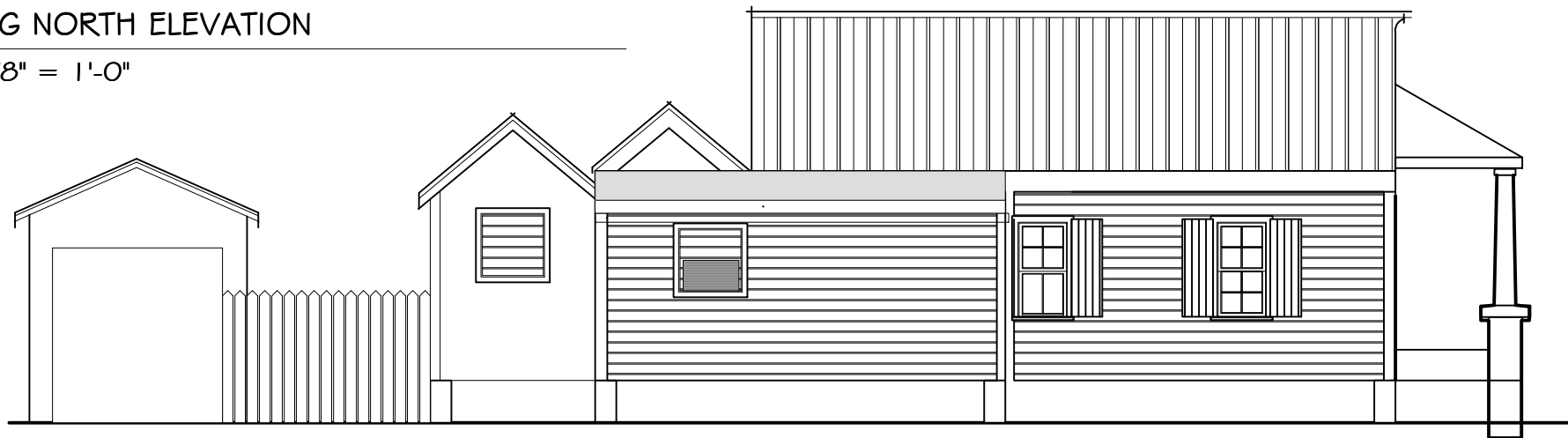
1 EXISTING WEST ELEVATION
A-3 Scale: 1/8" = 1'-0"



1 EXISTING FRONT ELEVATION
A-3 Scale: 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
A-3 Scale: 1/8" = 1'-0"



1 EXISTING STREET ELEVATION
A-3 Scale: 1/8" = 1'-0"



PETER PIKE
ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXIST. CONDITION SECTIONS
& WINDOW/DOOR SCHEDULES

PROJECT NUMBER:
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SHEET #
A-4

REVISIONS:	DATE



PETER PIKE
ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
1108 PEARL STREET
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DRAWING TITLE:
**PARTIAL ELECTRICAL
& HVAC PLAN**

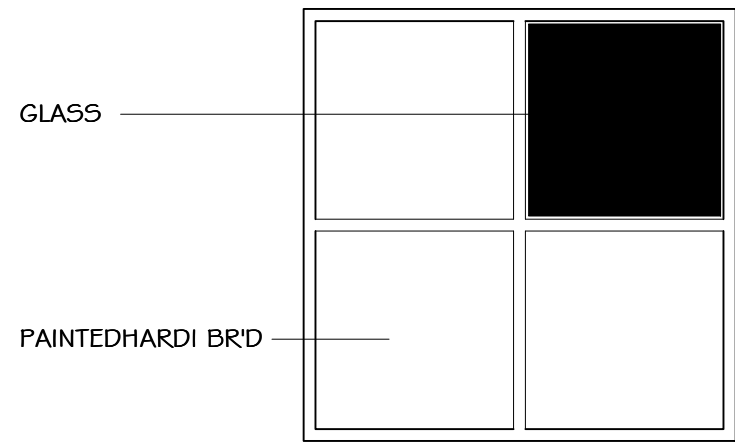
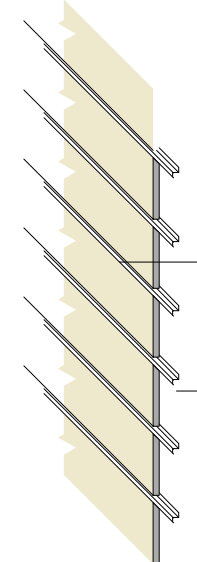
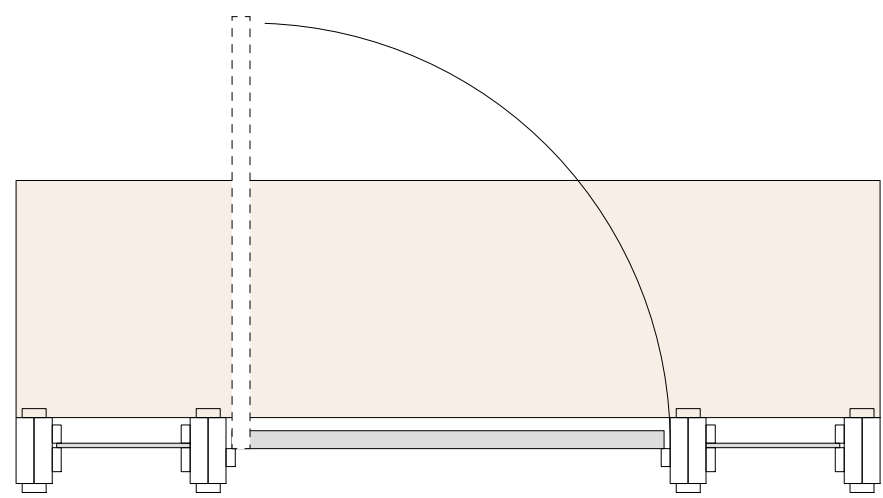
PROJECT NUMBER:
14.28

DRAWN: **PMP**

CHECKED: **PMP**

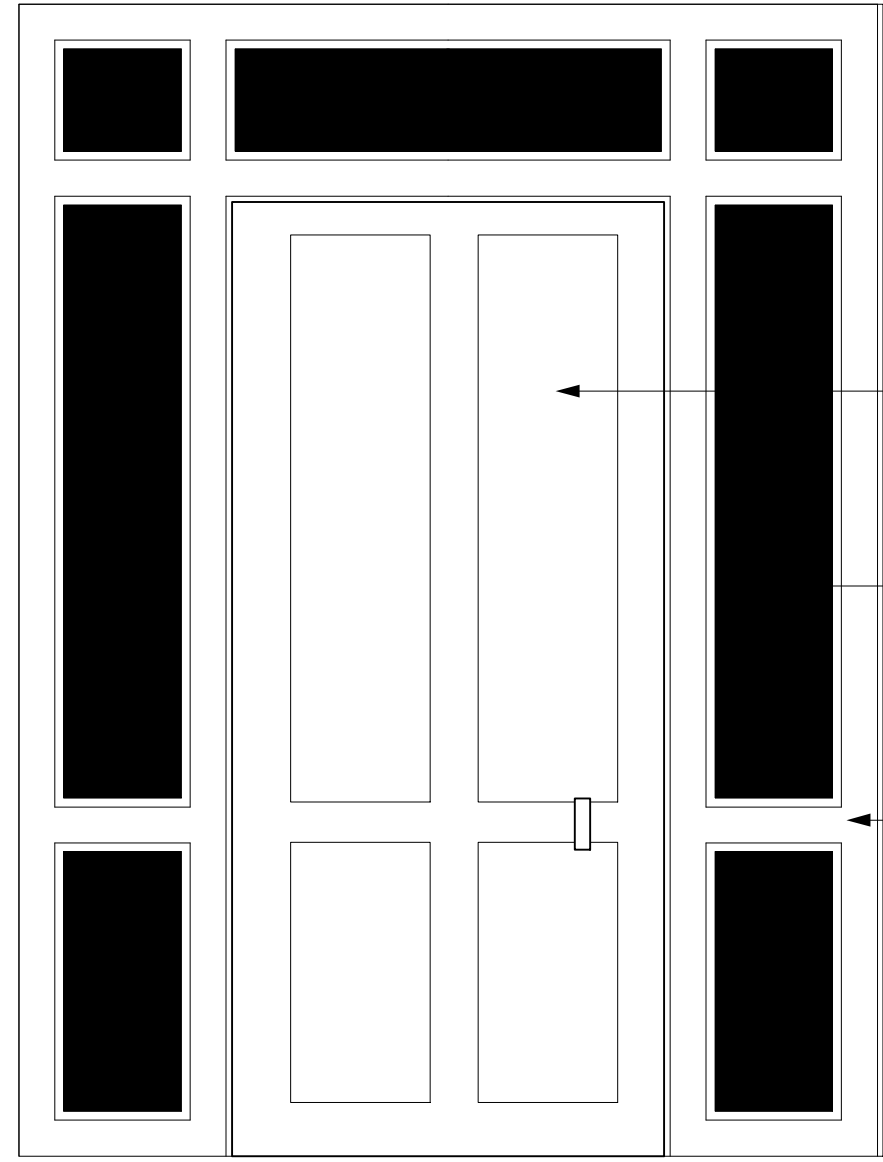
DATE: **9-2-14**

SHEET #
A-3

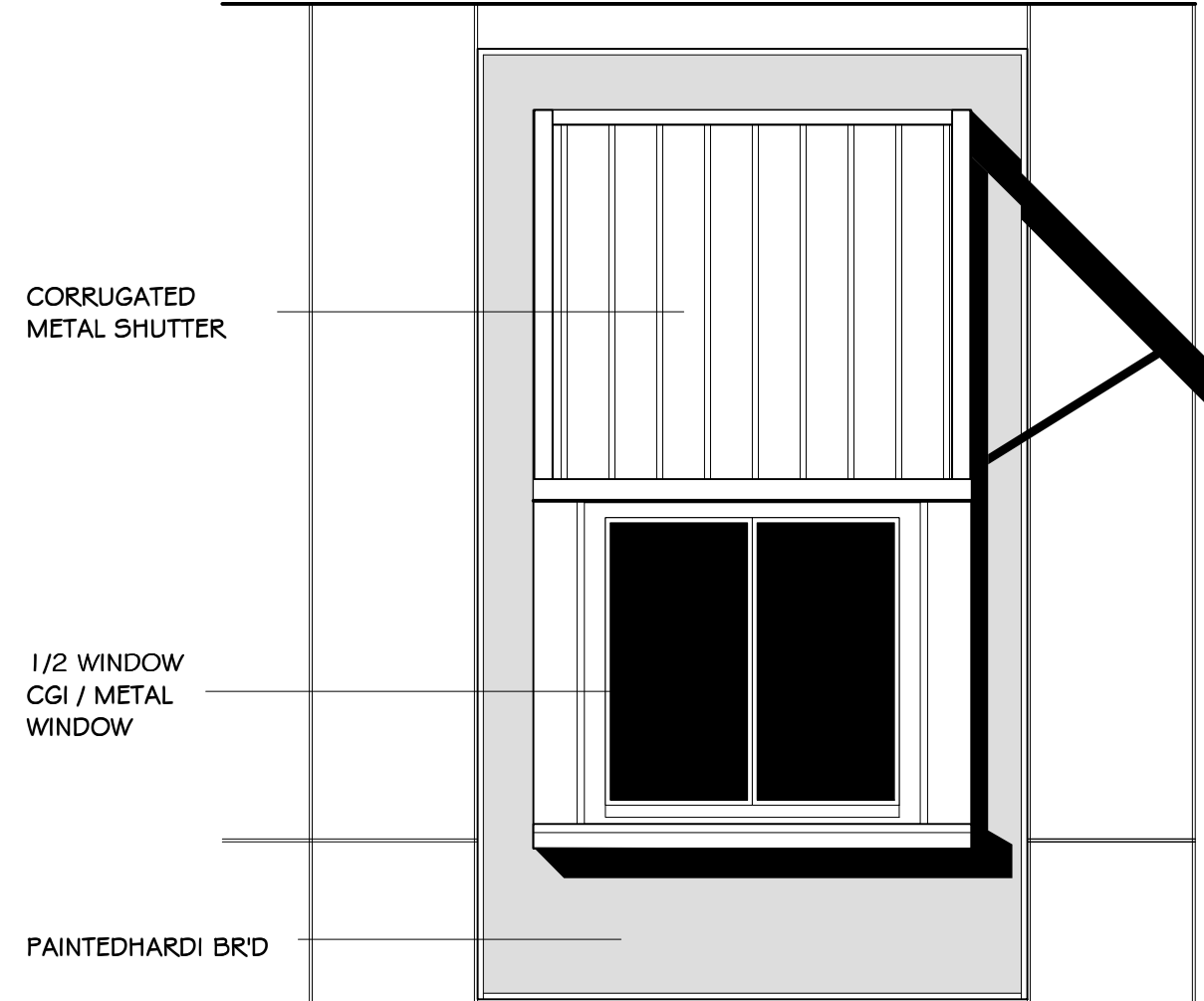


1 SIDING DETAIL
A-3 Scale: 3/4" = 1'-0"

1 WINDOW DETAIL
A-3 Scale: 3/4" = 1'-0"



1 DOOR ELEVATION DETAIL
A-3 Scale: 3/4" = 1'-0"



CORRUGATED METAL SHUTTER

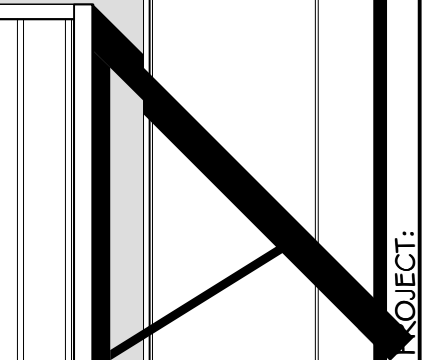
1/2 WINDOW CGI / METAL WINDOW

PAINTEDHARDI BR'D

SOLID WOOD DOOR

PLATE GLASS

WOOD TRIM



REVISIONS:	DATE



PETER PIKE
ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

DRAWING TITLE:

PROJECT NUMBER:
14.28

DRAWN:
FMP

CHECKED:
9-2-14

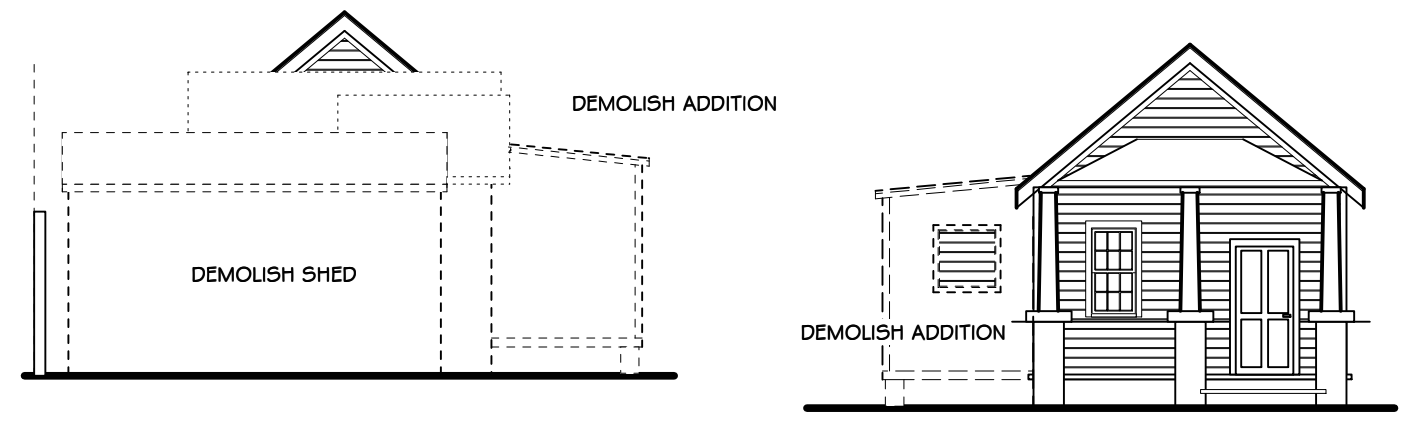
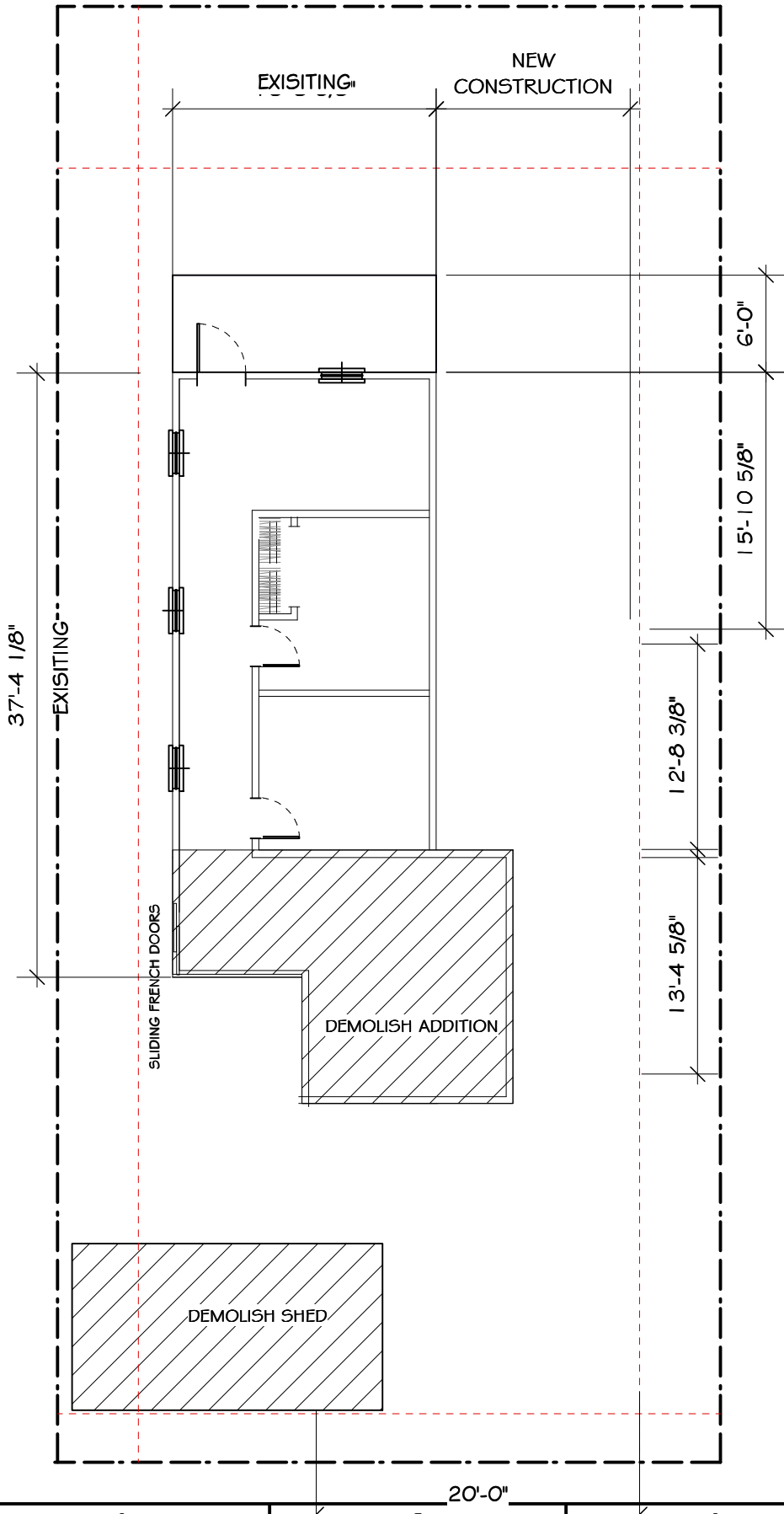
DATE:

SHEET #

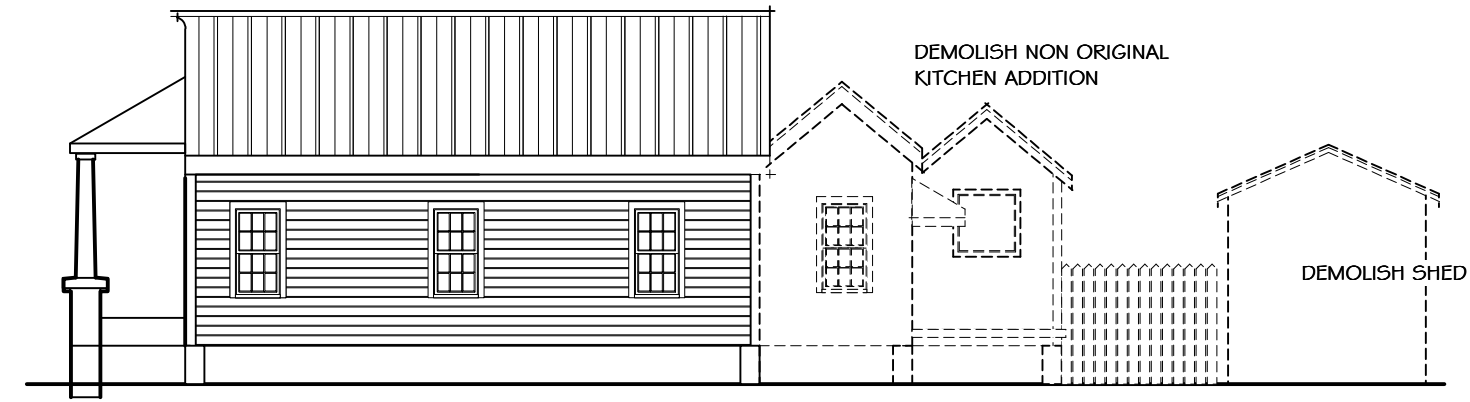
PEARL STREET

ELIZA STREET

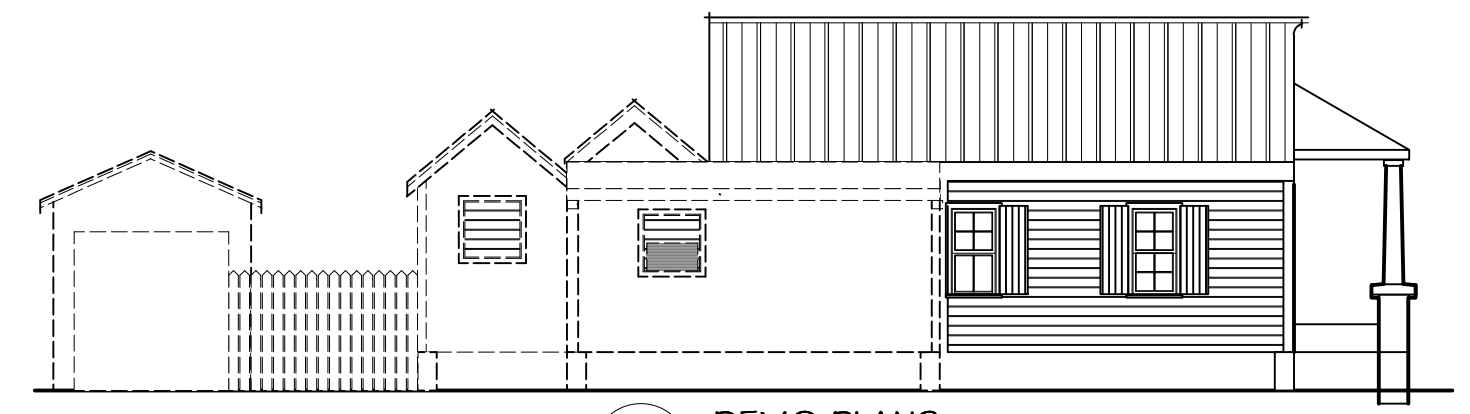
DEMOLITION PLANS



1 DEMO PLANS
Scale: 1" = 10 ft



1 DEMO PLANS
Scale: 1" = 10 ft





PETER PIKE ARCHITECT

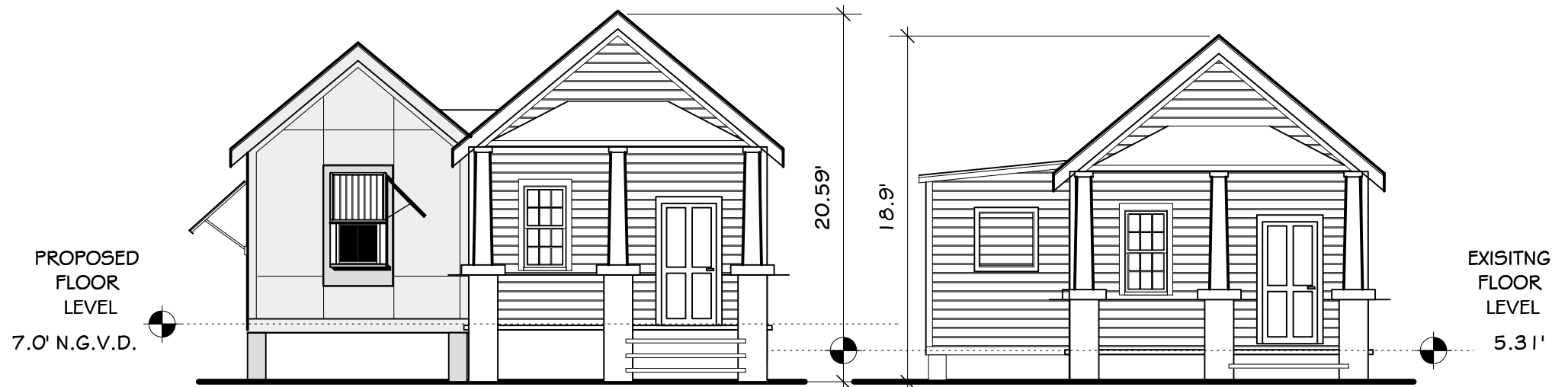
471 US HIGHWAY 1
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KEY WEST FLORIDA
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PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

DRAWING TITLE:

PROJECT NUMBER:
14.28
DRAWN: **FMP**
CHECKED:
DATE: **9-2-14**

SHEET #



PROPOSED FLOOR LEVEL
7.0' N.G.V.D.

EXISTING FLOOR LEVEL
5.31'

1 PROPOSED ELE. 7.0'
Scale: 1/8" = 1'-0"

1 EXISTING FLOOR ELE - 5.31'
Scale: 1/8" = 1'-0"
PROPOSE TO RAISE HOUSEW 1.69'



1 STREET ELEVATION PLANS
Scale: 1/8" = 1'-0"



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 8, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

ADDITION AND RENOVATION TO A CONTRIBUTING HOUSE. RAISE THE HOUSE 16" TO MEET FUTURE FLOOD REQUIREMENTS. DEMOLITION OF EXISTING BACK STRUCTURE AND PARTIAL DEMOLITION OF SIDE ADDITION.

FOR- #1108 PEARL STREET

Applicant- Pike Architects

Application # H14-01-1450

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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

Property Appraiser Information



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

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

The offices of the Property Appraiser will be closed Monday, October 13th in observance of Columbus Day. Our offices will re-open Tuesday at 8am.

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1035301 Parcel ID: 00034380-000000

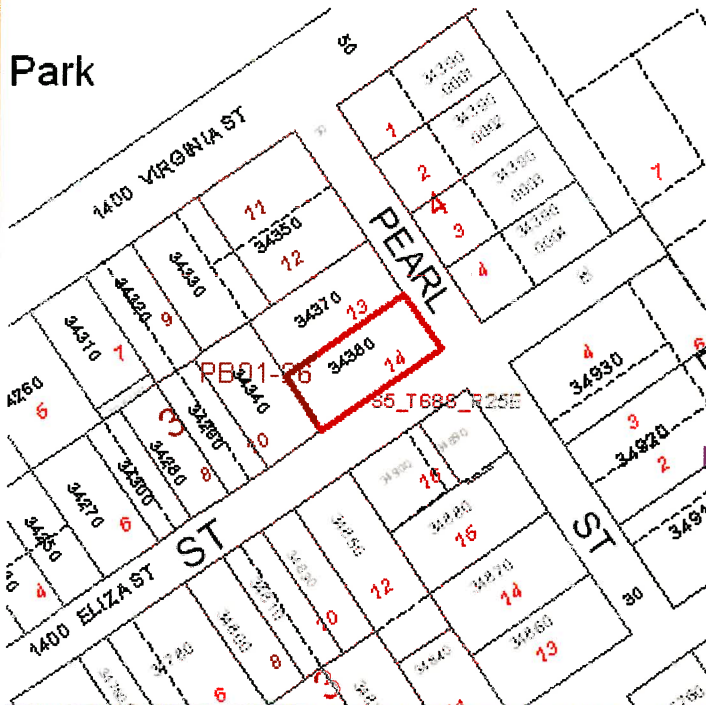
Ownership Details

Mailing Address:
PIKE PETER M
1108 PEARL ST
KEY WEST, FL 33040-3436

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1108 PEARL ST KEY WEST
Legal Description: KW ISLAND CITY SUB PB1-26 LOT 14 SQR 3 TR 14 G50-196/197 CO JUDGES PROG DOCKET 11-40A OR446-1003/04 OR826-564 OR1851-39/40 OR2405-1329/31 OR2680-1216/18

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	41	90	3,690.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 816
Year Built: 1923

Building 1 Details

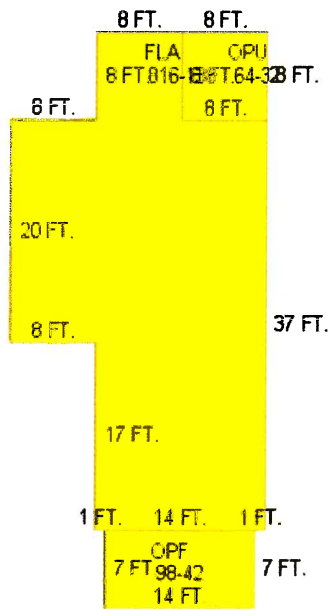
Building Type R1	Condition A	Quality Grade 450
Effective Age 32	Perimeter 138	Depreciation % 35
Year Built 1923	Special Arch 0	Grnd Floor Area 816
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 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
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	816
2	OPF		1	1993		0.00	0.00	98
3	OPU		1	1993		0.00	0.00	64

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	200 SF	20	10	1949	1950	1	50
2	FN2:FENCES	600 SF	150	4	2013	2014	2	30
3	PT3:PATIO	30 SF	10	3	1949	1950	1	50

Appraiser Notes

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Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13-01001742	12/13/2013	03/14/2014	2,000		WHITE PICKET FENCE. 4'x150'
	9602091	05/01/1996	10/01/1996	2,253		ROOF
	04-1515	05/07/2004	10/18/2004	600		NEW CIRCS FOR RANGE & WATER HEATER

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	73,204	2,772	220,148	296,124	296,124	0	296,124
2013	73,204	1,154	325,369	399,727	296,088	0	399,727
2012	73,204	1,154	295,790	370,148	269,171	0	370,148
2011	73,204	1,154	192,264	266,622	244,701	0	266,622
2010	74,331	1,154	146,971	222,456	222,456	0	222,456
2009	82,920	1,154	293,942	378,016	378,016	0	378,016
2008	78,802	1,154	398,520	478,476	478,476	0	478,476
2007	85,347	1,101	425,088	511,536	511,536	0	511,536
2006	155,751	1,101	350,550	476,252	476,252	0	476,252
2005	170,403	1,101	295,200	466,704	466,704	0	466,704
2004	130,830	1,101	202,950	334,881	334,881	0	334,881
2003	122,108	1,101	88,560	211,769	211,769	0	211,769
2002	89,460	1,101	83,025	173,586	173,586	0	173,586
2001	80,872	1,101	77,490	159,463	159,463	0	159,463
2000	80,872	1,374	51,660	133,906	133,906	0	133,906
1999	67,990	1,155	51,660	120,805	120,805	0	120,805
1998	69,779	1,186	51,660	122,624	122,624	0	122,624
1997	62,622	1,064	44,280	107,966	107,966	0	107,966
1996	44,014	716	44,280	89,010	89,010	0	89,010
1995	44,014	394	44,280	88,688	88,688	0	88,688

1994	39,507	0	44,280	83,787	83,787	0	83,787
1993	39,507	0	44,280	83,787	83,787	0	83,787
1992	39,507	0	44,280	83,787	83,787	0	83,787
1991	39,507	0	44,280	83,787	83,787	0	83,787
1990	50,193	0	34,133	84,326	84,326	0	84,326
1989	37,258	459	33,210	70,927	70,927	0	70,927
1988	23,337	464	26,753	50,554	50,554	0	50,554
1987	23,076	469	20,756	44,301	44,301	0	44,301
1986	23,204	474	19,926	43,604	43,604	0	43,604
1985	22,578	479	13,284	36,341	36,341	0	36,341
1984	21,090	484	13,284	34,858	34,858	0	34,858
1983	21,090	489	13,284	34,863	34,863	0	34,863
1982	21,505	494	10,443	32,442	32,442	0	32,442

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
4/17/2014	2680 / 1216	425,000	WD	01
3/19/2009	2405 / 1329	0	QC	11
2/1/1981	826 / 564	42,500	WD	Q

This page has been visited 4,838 times.

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