



**Historic Architectural Review Commission
Staff Report for Item 9**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 25, 2017

Applicant: Pike Architects

Application Number: H17-03-0027

Address: #1119 Whitehead Street

Description of Work:

Partial roof demolition.

Site Facts:

The main structure in the site is a contributing resource to the historic district. The historic house, built circa 1923 is a one-story frame vernacular structure that has been altered on its rear and side elevations. The house sits second to the southeast corner of Whitehead and Angela streets and on an A/E 6 zone on the Flood Insurance Maps.

The house has an "L" shape floor plan configuration and the original portion of the house still preserves its roof form and its full wide front porch, however, the front porch does not preserve its original wooden materials. Several alterations have occurred to side and rear elevations and at this point different semi flat and shed roofs contrast with the original gable roof of the historic portion of the house. Although the Sanborn map from 1962 as well as a circa 1965 photograph depicts an addition done to the south side of the house, there is evidence that the actual volume located on the similar side has a different roofline as portrayed on the photograph. All historic window fenestrations on the north elevation have been border up.

In June 15, 2017, the Planning Board approved a variance for side and rear setbacks for changing roof forms on a non-conforming structure.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis:

The plan includes the removal of non-historic semi flat and shed roofs located to the rear and side of the historic house. Since the roofs in question are non-historic, this review shall be based on section 102-218 (b), which requires the following criteria for demolitions: The historic architectural review commission shall not issue permits that would result in:

- (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;*

It is staff's opinion that the removal of the roofs will not jeopardize the historic character of the neighborhood or the historic portion of the house.

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

The proposed roofs to be demolished are not historic.

- (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.*

The non-historic roofs are not significant or important in defining the historic character of the site.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the roofs proposed to be demolish will not qualify to be contributing to the historic house in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition proposed in the plans as it complies with the criteria for demolition stated under the Land Development Regulations.

If the Commission approves the request for demolition of the non-historic roofs, this will be the only required reading.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 17-00300027		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:	1119 WHITEHEAD STREET KEY WEST, FL 33040		# OF UNITS
RE # OR ALTERNATE KEY:	00028260-000000		
NAME ON DEED:	OBBAGY JOHN M AND DENISE L. JOINT TRUST 12/21/2015	PHONE NUMBER	1-340-244-4678
OWNER'S MAILING ADDRESS:	1309 WHITEHEAD ST. APT 1	EMAIL	islandjohn66@yahoo.com
	KEY WEST, FL 33040		
CONTRACTOR COMPANY NAME:	T.B.D.	PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:		EMAIL	
ARCHITECT / ENGINEER'S NAME:	PIKE ARCHITECTS / SETH NEAL	PHONE NUMBER	305-296-1692
ARCHITECT / ENGINEER'S ADDRESS:	471 US HWY 1 SUITE 101	EMAIL	seth@pikearchitects.com
	KEY WEST FL. 33040		

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: **T.B.D.**

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 **AE 6**
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **PARTIAL REMOVAL / DEMO**
OF ROOF. RAISING EXISTING RESIDENCE ABOVE AE6 FLOOD ZONE, TO ELEVATION 7'-0".
RENOVATION TO THE EXISTING 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: PIKE ARCHITECTS / T. SETH NEAL
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>T. Seth Neal</i>
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>21</u> DAY OF <u>JUN 20</u> , 20 <u>17</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Oper: KEYWVXC Date: 6/21/17 5:53 PM Type: BP
 Receipt no: 19743
 JUN 20 2017
 1.00
 19743

Oper: KEYWVXC Date: 6/21/17 5:53 PM Type: BP Drawer: 1
 Receipt no: 19743
 2017 733
 PT * BUILDING PERMITS NEW
 Trans number: 3105912
 VM VISA/MASTERCARD \$245.55
 Trans date: 6/21/17 Time: 8:48:49

45800-15489-01C

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:
Roof	TPO / FLAT ROOF	NEW SAWTOOTHED ROOF W. 5-V METAL
EXTERIOR WALLS	WOOD / REPAIR + MATCH	WOOD / REPAIR + MATCH
FRONT PORCH	CONCRETE SLAB	WOOD DECK

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

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 _____

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		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
<i>PK IN HOUSE IS LISTED AS CONTRIBUTING.</i>					
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 ATHORITY, 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- 1703-027



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.

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.

NA

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

NA

(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.

NA

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

NA

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

NA

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

NA

(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.

NA

(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.

NA

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

NA

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- 17-03-027



(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 6 PAGES / 6-19-2017
 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 OVERALL HISTORIC CHARACTER OF THE NEIGHBORHOOD WILL BE ENHANCED BY THE NEW ROOF PROPOSED TO THE RESIDENCE.

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

REMOVING A PORTION OF THE EXISTING & REPLACING WITH A SAWTOOTH ROOF WILL NOT DESTROY THE RELATIONSHIP BETWEEN THE BUILDING & OPEN SPACE

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.

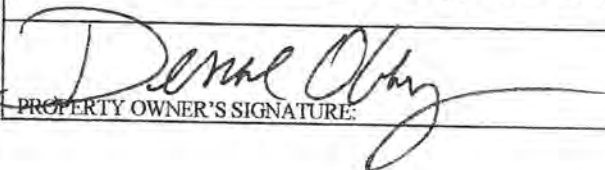
ONLY REMAINING A PORTION OF EX. ROOF & KEEPING BUILDING FOOTPRINT

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

NA

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.

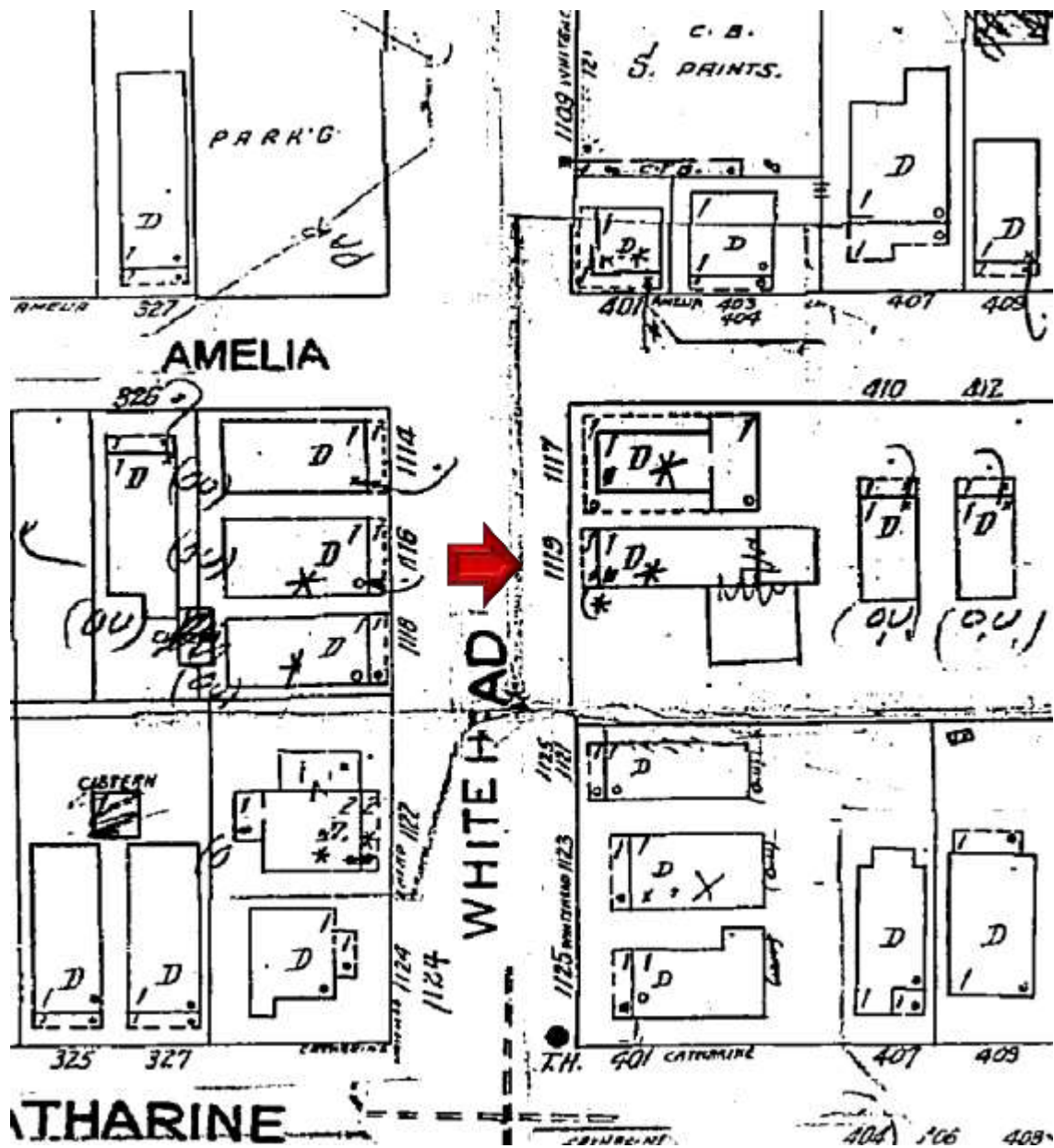
*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there 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.*

 PROPERTY OWNER'S SIGNATURE:	Denise Obbagy DATE AND PRINT NAME:
---	---------------------------------------

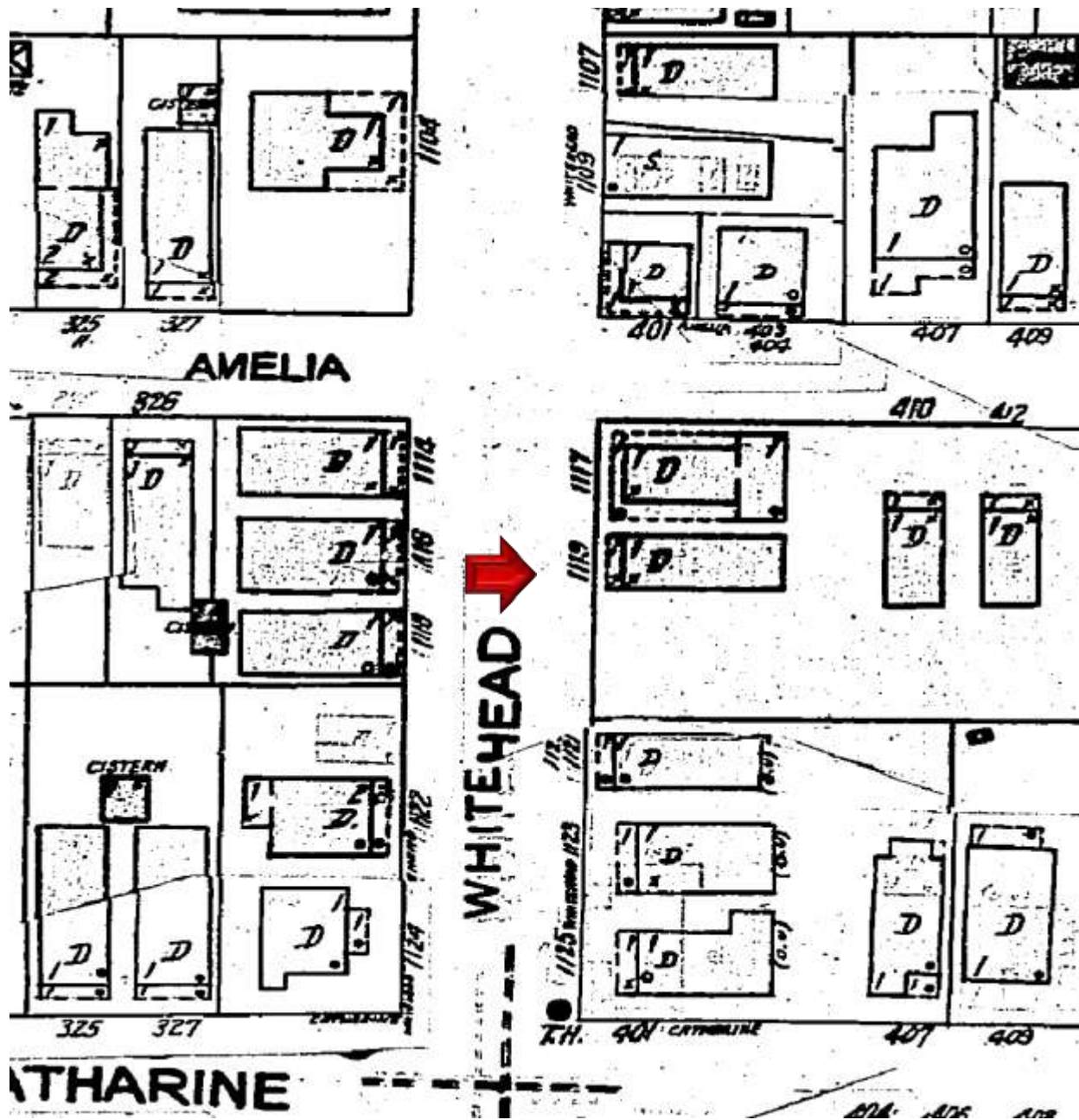
OFFICE USE ONLY

BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____	
<input type="checkbox"/> Not listed Year built _____ Comments _____	
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments

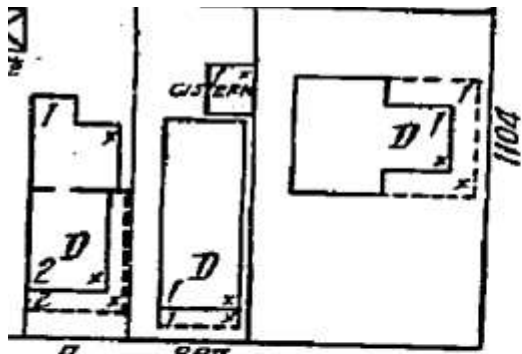
SANBORN MAPS



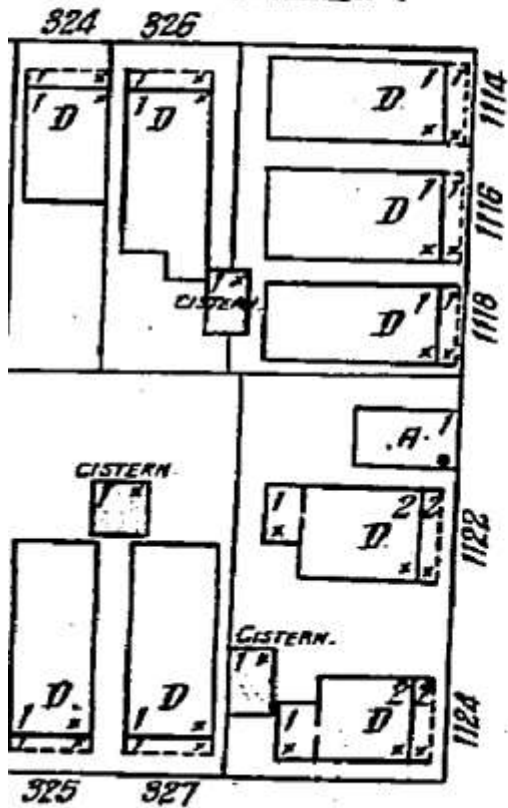
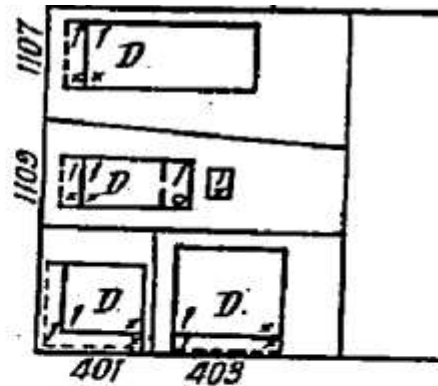
1962 Sanborn Map



1948 Sanborn Map

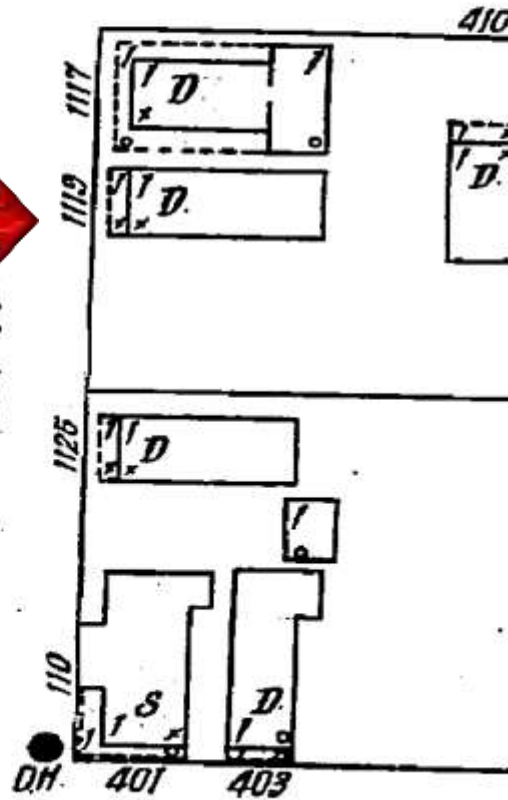


AMELIA



THARINE

WHITEHEAD



1926 Sanborn Map

PROJECT PHOTOS



1119 Whitehead Street circa 1965

































SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON THE DEED CALL OF
S20°00'00"E ALONG THE WEST
LINE OF LOT 29 (THE
EASTERLY R/W LINE OF
ELIZABETH STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

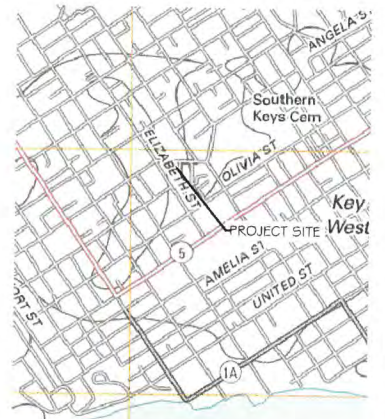
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
807 ELIZABETH STREET,
KEY WEST, FL 33040

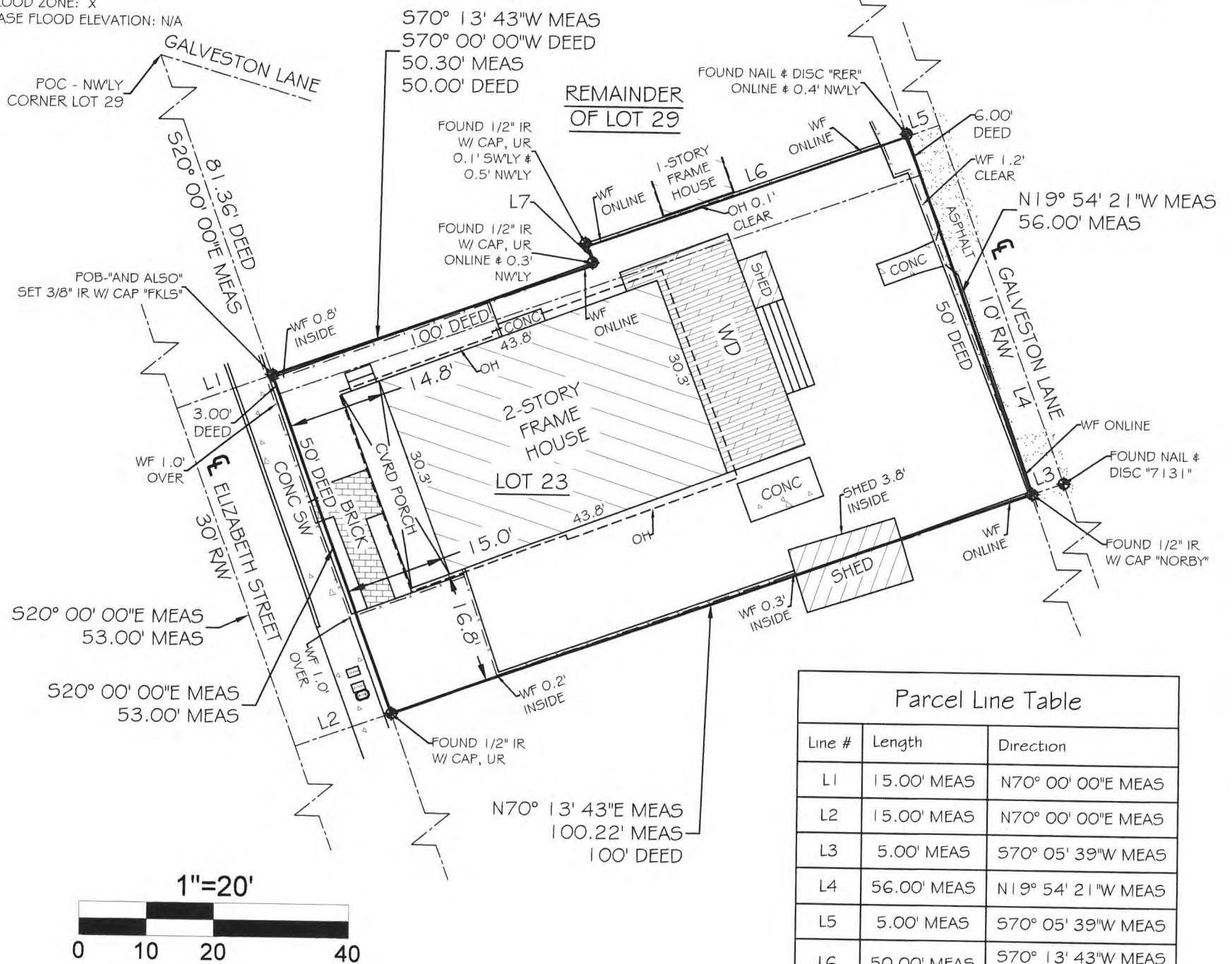
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



LOCATION MAP - NTS
SEC. 06-TG85-R25E



TOTAL AREA = 5,463.77 SQFT±

Line #	Length	Direction
L1	15.00' MEAS	N70° 00' 00"E MEAS
L2	15.00' MEAS	N70° 00' 00"E MEAS
L3	5.00' MEAS	S70° 05' 39"W MEAS
L4	56.00' MEAS	N19° 54' 21"W MEAS
L5	5.00' MEAS	S70° 05' 39"W MEAS
L6	50.00' MEAS	S70° 13' 43"W MEAS S70° 00' 00"W DEED
L7	3.00' MEAS	S19° 54' 21"E MEAS S20° 00' 00"E DEED

THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE
AND VALID WITHOUT THE ATTACHED SURVEY REPORT
(SHEET 2 OF 2)

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL
PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------------|-------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2' CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE |
| CB = CONCRETE BLOCK | IR = IRON ROD | MONUMENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | PT = POINT OF TANGENT |
| CL = CENTERLINE | LS = LANDSCAPING | R = RADIUS |
| CLF = CHAINLINK FENCE | MB = MAILBOX | RAW = RIGHT OF WAY LINE |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SSCO = SANITARY SEWER CLEAN-OUT |
| CONC = CONCRETE | MF = METAL FENCE | SW = SIDE WALK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TBM = TEMPORARY BENCHMARK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC | TOB = TOP OF BANK |
| DELTA = CENTRAL ANGLE | VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| EL = ELEVATION | OH = ROOF OVERHANG | TYP = TYPICAL |
| ENCL = ENCLOSURE | OHW = OVERHEAD WIRES | UR = UNREADABLE |
| EP = EDGE OF PAVEMENT | PC = POINT OF CURVE | UE = UTILITY EASEMENT |
| FF = FINISHED FLOOR ELEVATION | PM = PARKING METER | WD = WOOD DECK |
| FI = FIRE HYDRANT | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FI = FENCE INSIDE | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FND = FOUND | PK = PARKER KALON NAIL | WM = WATER METER |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| | | WV = WATER VALVE |

CERTIFIED TO -

807 Elizabeth Street Trust;
Stones & Cardenas;
Old Republic National Title Insurance Co.;

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	03/24/2017
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 2
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	17-164

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, FPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

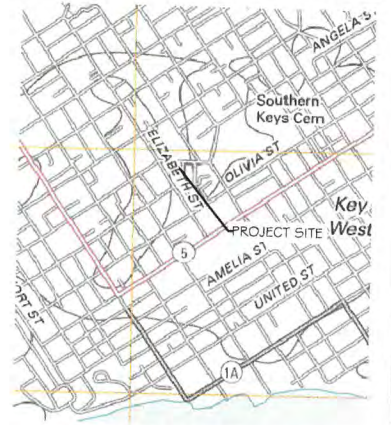
NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



**FLORIDA KEYS
LAND SURVEYING**

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@Gmail.com

REPORT OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E

LEGAL DESCRIPTION:

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Tract Five (5). But better known and described according to L. Windsor Smith's diagram of part of Tract Five (5), recorded in Deed Book "E", Page 733, of Monroe County, Florida, records as Lot number Twenty-three (23) of said Tract Five (5), and having a front on Elizabeth Street of Fifty (50) feet and running thence at right angles there with a depth of One Hundred (100) feet.

AND ALSO

Together with a portion of Lot 29 more fully described as follows: COMMENCING at the Northwestern corner of Lot 29 thence S20°00'00"E (bearing base assumed) along the West line of said Lot 29, a distance of 81.36 feet, to the POINT OF BEGINNING; thence S20°00'00"E, a distance of 3.00 feet; thence N70°00'00"E, a distance of 100.00 feet to the Northeastly corner of Lot 23; thence N20°00'00"W, a distance of 6.00 feet; thence S70°00'00"W, a distance of 50.00 feet; thence S20°00'00"E, a distance of 3.00 feet; thence S70°00'00"W, a distance of 50.00 feet to the POINT OF BEGINNING.

THE SURVEY REPORT (SHEET 2 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

CERTIFIED TO -

807 Elizabeth Street Trust;
Stones & Cardenas;
Old Republic National Title Insurance Co.;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C # G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHW = OVERHEAD WIRES	UR = UNREADABLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PCP = PERMANENT CONTROL POINT	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PK = PARKER KALON NAIL	WF = WOOD FENCE
FH = FIRE HYDRANT	POB = POINT OF BEGINNING	WL = WOOD LANDING
FI = FENCE INSIDE	PI = POINT OF INTERSECTION	WM = WATER METER
FND = FOUND		WPP = WOOD POWER POLE
FO = FENCE OUTSIDE		WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	03/24/2017
REVISION DATE	XX/XX/XXXX
SHEET	2 OF 2
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	17-164

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED


ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



**FLORIDA KEYS
LAND SURVEYING**

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@Gmail.com

PROPOSED DESIGN

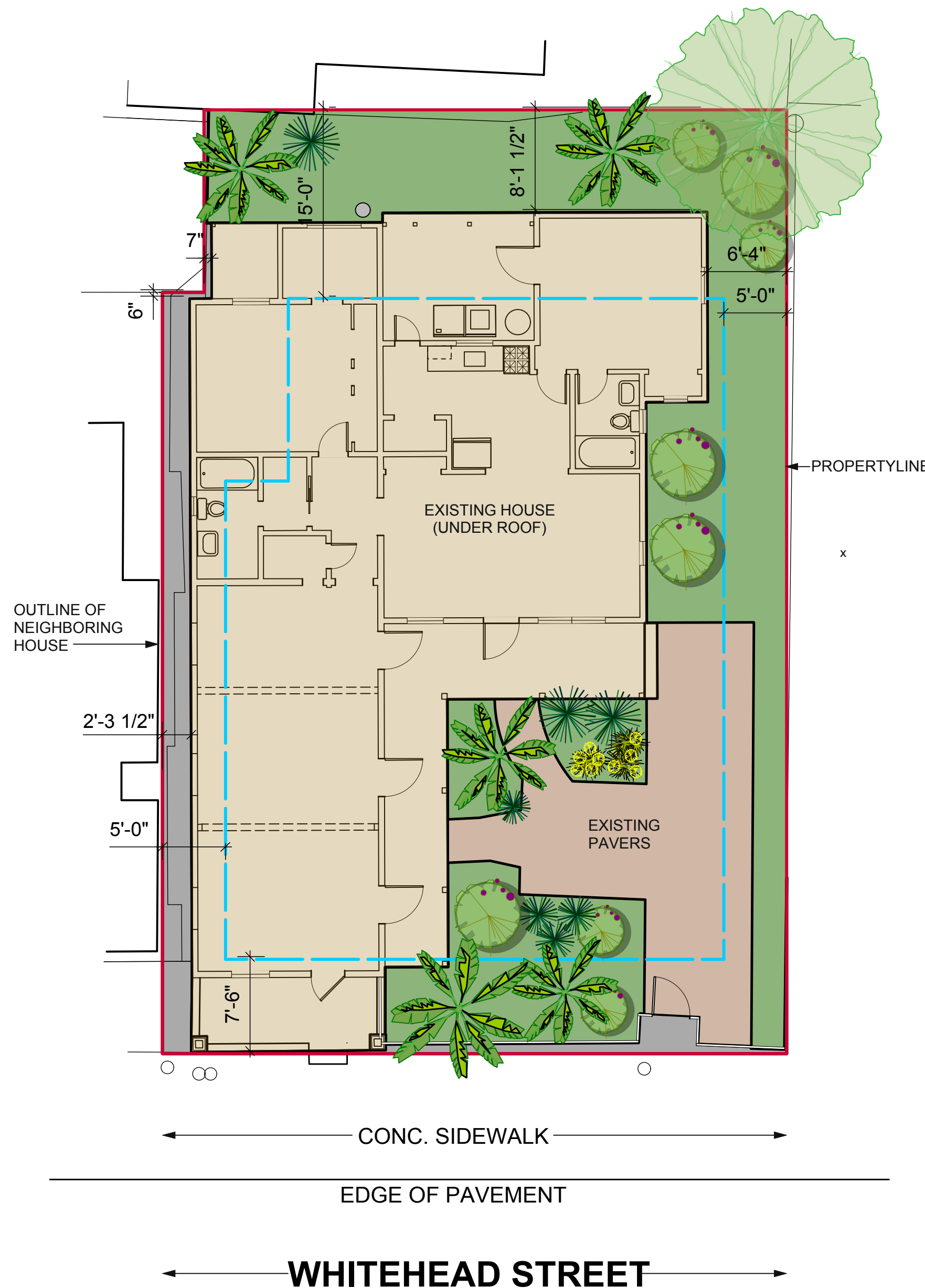
SITE DATA

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	3,670.65 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	49.58' X 75'	40' X 90' (MIN)	EXISTING	EXISTING
IMPERVIOUS	2,585 SQ. FT.	2,202.4 (60% MAX)	2,575 SQ. FT.	IMPROVING
OPEN SPACE	1,086 SQ. FT.	1,284.7 (35% MIN)	1,076 SQ. FT.	IMPROVING
BUILDING COV.	1,989 SQ. FT.	1,468.3 (40% MAX)	1,989 SQ. FT.	EXISTING

SETBACKS				
SIDE SETBACK	>5'	5'	>5'	CONFORMING
SIDE SETBACK	7"	5'	7"	EXISTING (VARIANCE REQUIRED FOR NEW ROOFLINE)
REAR SETBACK	8'-1 1/2"	15'	8'-1 1/2"	EXISTING (VARIANCE REQUIRED FOR NEW ROOFLINE)
FRONT SETBACK	0"	10'	0"	EXISTING
BUILDING HEIGHT	16'-4"	30'	16'-4"	CONFORMING

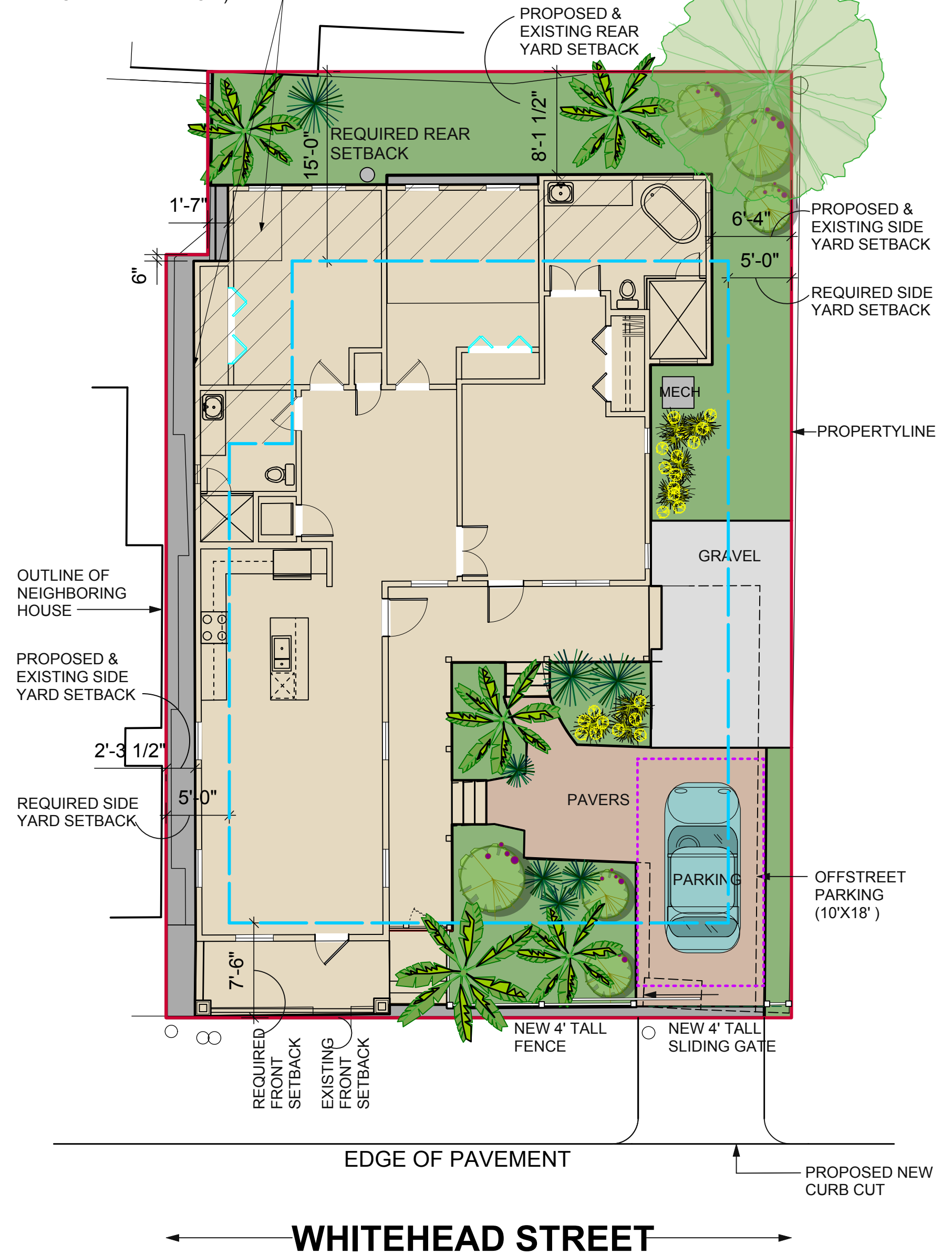
FLOOD INSURANCE MAP ZONE "AE 6"

LOCATION MAP



EXISTING
 1 ARCHITECTURAL SITE PLAN
 T1 1/8" = 1'-0"

VARIANCE APPROVED AT JUNE 15TH MEETING
 VARIANCE REQUESTED FOR REMOVAL OF EXISTING LOW FLAT WARPED ROOFING AND INSTALLATION OF NEW TRADITIONAL GABLE 5V CRIMP METAL ROOF AT AREA CURRENTLY WITHIN THE SIDE YARD AND REAR SETBACK. (REFER HATCHED AREA BELOW)



PROPOSED
 2 ARCHITECTURAL SITE PLAN
 T1 1/8" = 1'-0"

PROJECT:
1119 WHITEHEAD STREET
RENOVATION FOR
JOHN & DENISE OBBAGY
 KEY WEST , FL 33040

DRAWING INDEX

T1	PROJECT INFO & ARCHITECTURAL SITE PLAN
T2	SURVEY (PROVIDED BY OWNER)
A1	EXISTING & PROPOSED PLANS
A2	EXISTING ELEVATIONS
A3	PROPOSED ELEVATIONS
A4	STREETSCAPE ELEVATIONS
A5	STREETSCAPE PHOTOGRAPHS

SCOPE OF WORK:

RENOVATION & INTERIOR RECONFIGURATION OF A HISTORIC ONE STORY WOOD FRAME HOUSE WITH LAP SIDING AND METAL ROOF. REMOVAL OF A NON-HISTORIC REAR ROOF AND REPLACEMENT WITH NEW HISTORICALLY COMPATIBLE ROOF FORMS.

HARC APPROVAL #:

DESIGN NOTES:

THE NEW RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
 FBC 2014 - RESIDENTIAL (FBC-R)
 A.S.C.E. 24-05 REGULATIONS
 *PER FBC 07/ASCE 07-10
 EXPOSURE 'C'
 LIVE LOAD 40 PSF
 WIND LOAD 180 M.P.H.

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.

ARCHITECT'S SEAL

PIKE
 ARCHITECTS

4711 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

© COPYRIGHTED DRAWINGS

PROJECT:
RENOVATION FOR
JOHN & DENISE OBBAGY
 1119 WHITEHEAD STREET
 KEY WEST , FL 33040

DRAWING TITLE:
TITLE SHEET
PROJECT INFO &
SITE PLAN

PROJECT NUMBER:
 17.10

DRAWN: 15/17SW
 CHECKED:
 DATE: 07-14-17

SHEET #
T1

REVISION # DATE

PIKE
ARCHITECTS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305.296.1692

© COPYRIGHTED DRAWINGS

PROJECT:
RENOVATION FOR
JOHN & DENISE OBBAGY
1119 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
SURVEY

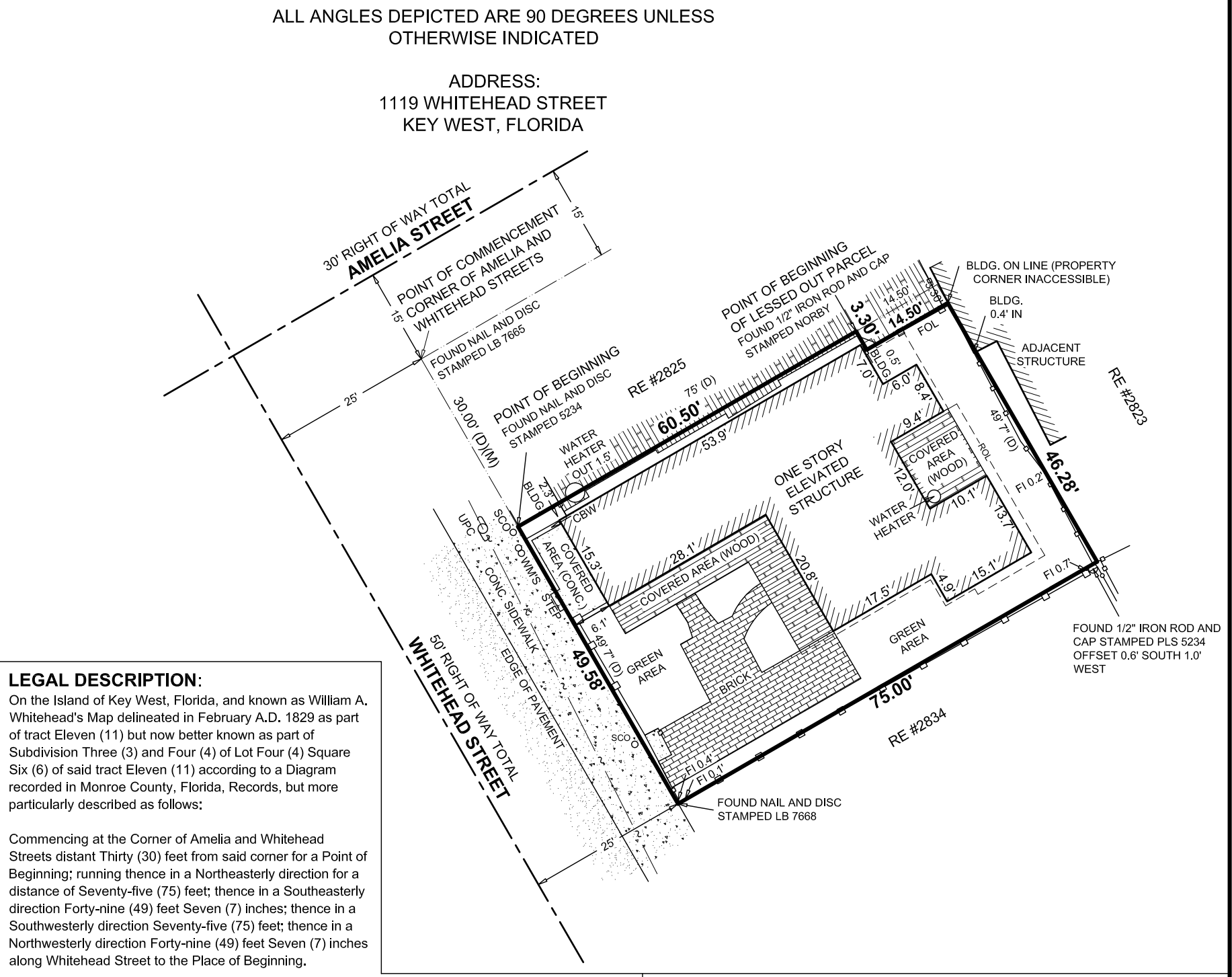
PROJECT NUMBER:
17.10

DRAWN: LS/TSN
CHECKED:
DATE: 07-14-17

MAP OF BOUNDARY SURVEY

PART OF TRACT ELEVEN (11)
WILLIAM A. WHITEHEAD'S MAP
A/K/A
PART OF SUBDIVISION THREE (3) AND FOUR (4)
LOT FOUR (4), SQUARE SIX (6) TRACT ELEVEN (11)
KEY WEST
MONROE COUNTY, FLORIDA
BEARING BASE:
N/A ANGLES PER FIELD LOCATION OF EXISTING
CONTROL
SCALE: 1" = 20'

NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
LOCATION MAP - NTS



LEGAL DESCRIPTION:
On the island of Key West, Florida, and known as William A. Whitehead's Map delineated in February A.D., 1929 as part of tract Eleven (11) but now better known as part of Subdivision Three (3) and Four (4) of Lot Four (4) Square Six (6) of said tract Eleven (11) according to a Diagram recorded in Monroe County, Florida, Records, but more particularly described as follows:

Commencing at the Corner of Amelia and Whitehead Streets distant Thirty (30) feet from said corner for a Point of Beginning; running thence in a Northeasterly direction for a distance of Seventy-five (75) feet; thence in a Southeasterly direction Forty-nine (49) feet Seven (7) inches; thence in a Southwesterly direction Seventy-five (75) feet; thence in a Northwesterly direction Forty-nine (49) feet Seven (7) inches along Whitehead Street to the Place of Beginning.

SURVEYOR'S NOTES:
1. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
2. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

BPP	BACKFLOW PREVENTER	GR	GRATE INLET	PVC	POINT OF REVERSE CURVE
BOT	BUILT-UP	IL	IRON LEVEL	PRM	PERMANENT REFERENCE MONUMENT
CAL	CALCULATED	IS	IRON STUD	PT	POINT OF TANGENT
CAS	2" CONCRETE CURB & GUTTER	IR	IRON PIPE	RA	RADIUS
CB	CONCRETE BLOCK WALL	IR	IRON ROD	ROL	ROOF OVERHANG LINE
CBW	CONCRETE BLOCK RETAINING WALL	IS	IRON SPLIT DISC	ROWL	RIGHT OF WAY LINE
CR	CURB	IS	IRON SPLIT DISC	ROW	RIGHT OF WAY
CL	CENTERLINE	IS	IRON SPLIT DISC	SAN	SANITARY CLEANOUT
CM	CONCRETE MONUMENT	IS	IRON SPLIT DISC	SAH	SANITARY MANHOLE
CON	CONCRETE	IS	IRON SPLIT DISC	SAV	SEWER VALVE
COS	CONCRETE SLAB	IS	IRON SPLIT DISC	SEW	SEWER
COV	COVERED	IS	IRON SPLIT DISC	SEWV	SEWER VALVE
D	DEED	IS	IRON SPLIT DISC	TE	TELEPHONE MARKER
DELTA	DELTA ANGLE	IS	IRON SPLIT DISC	TEL	TELEPHONE MANHOLE
DEB	DRAINAGE BASINMENT	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER
DIA	DRAINAGE MANHOLE	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER
DR	DRAIN	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER
EL	ELEVATION	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER
EM	ELECTRIC METER	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER
ENCL	ENCLOSURE	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER
FPE	FINISHED FLOOR ELEVATION	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER
FIN	FIRE FRONT	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER
FIN	FENCE BRIDE	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER
FIP	FENCE POST	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER
FOL	FENCE ON LINE	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER
FS	FENCE SPLIT	IS	IRON SPLIT DISC	TEL	TELEPHONE MARKER

SCALE: 1"=20'

FIELD WORK DATE: 03/01/17

REVISION DATE: --/--

SHEET 1 OF 1

DRAWN BY: GF

CHECKED BY: RER

INVOICE #: 17022707

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM'S SUPPLEMENTARY (1) TO (8) BACKS), (10) ENDORSEMENTS, & (1) ENDORSEMENTS, SCHEDULE "B" HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL HARD COPY OF A TRUE COPY OF THIS SURVEY AND MAPPER

SIGNED: *[Signature]*
ROBERT E. REECE, PSM 9622, PROFESSIONAL SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

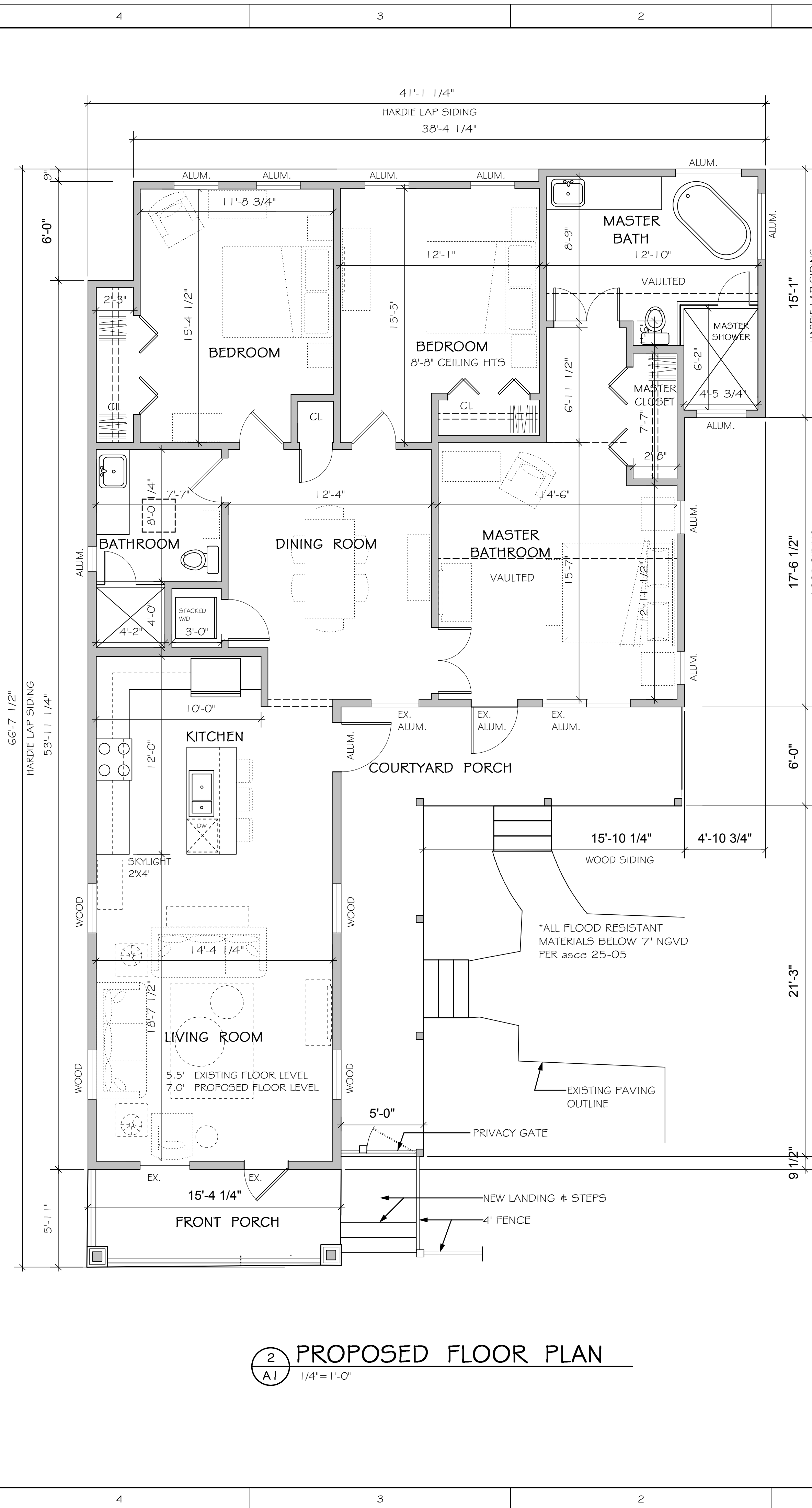
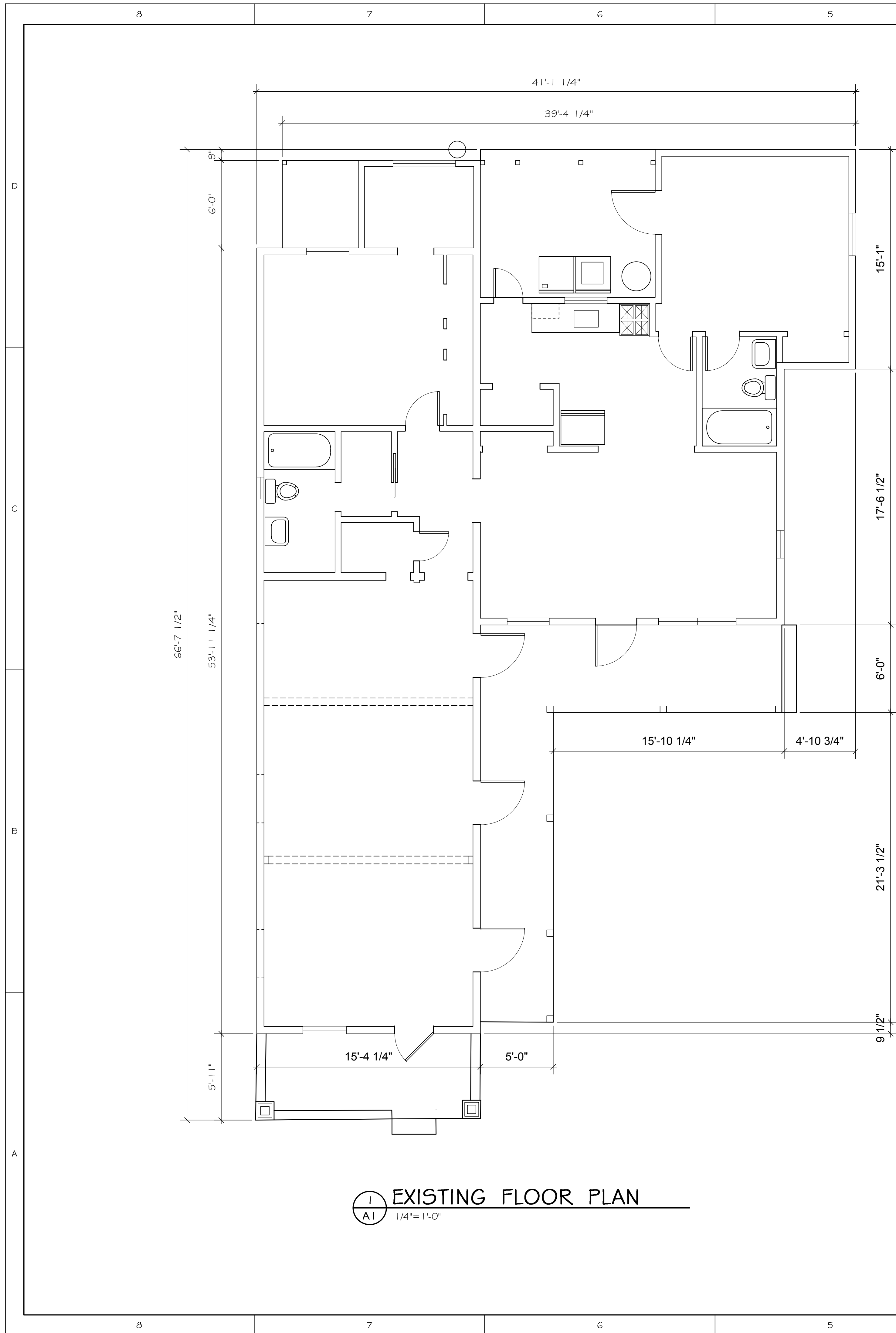
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
FAX (305) 872-5622

PROVIDED BY OWNER

A1 SURVEY 1" = 20'

SHEET #
T2

REVISION # DATE



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

PROJECT:
RENOVATION FOR
JOHN & DENISE OBBAGY
1119 WHITEHEAD STREET
KEY WEST, FL 33040

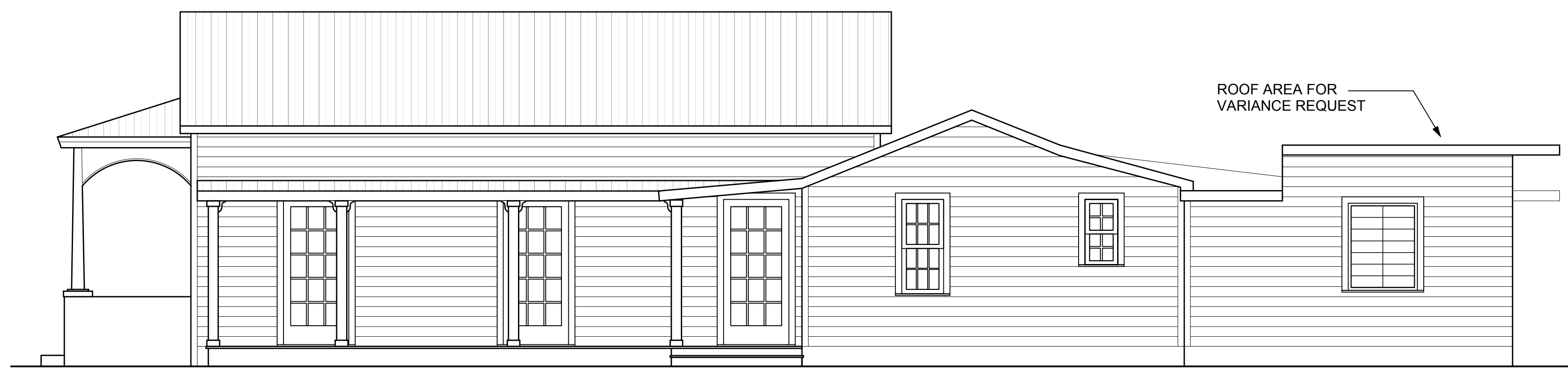
DRAWING TITLE:
EXISTING & PROPOSED
FLOOR PLANS

PROJECT NUMBER:
17.10

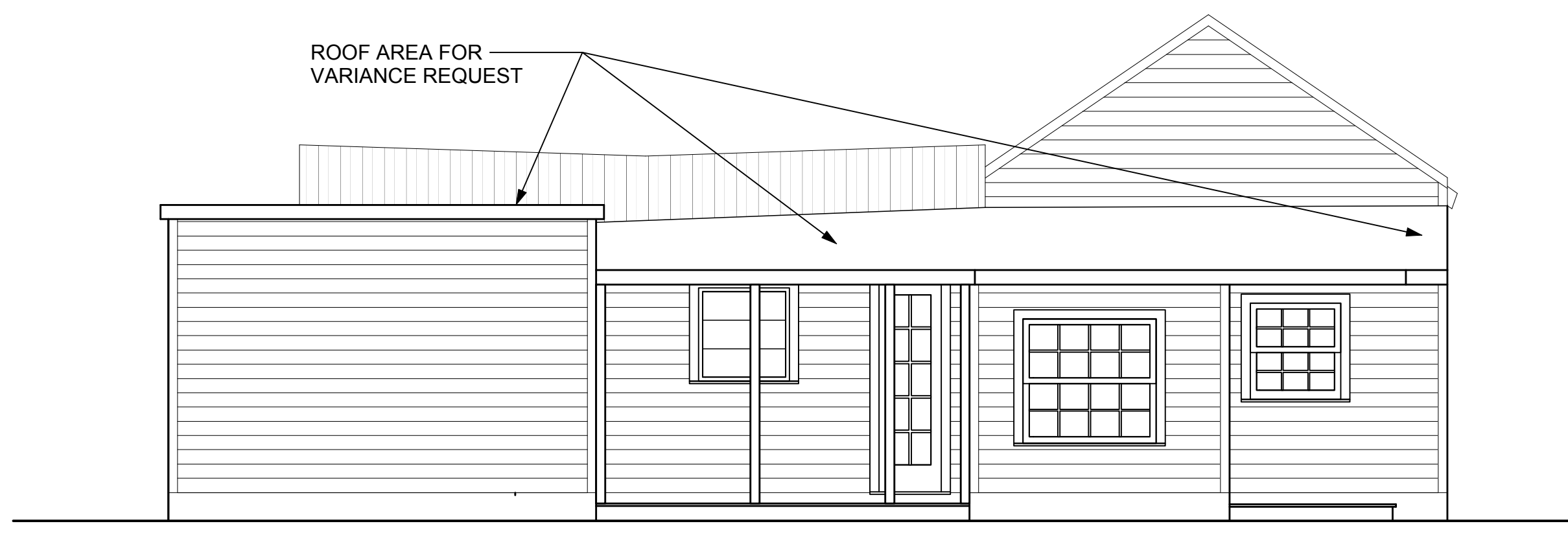
DRAWN: LS/TSN
CHECKED:
DATE: 07-14-17

SHEET #
A1

REVISION #	DATE



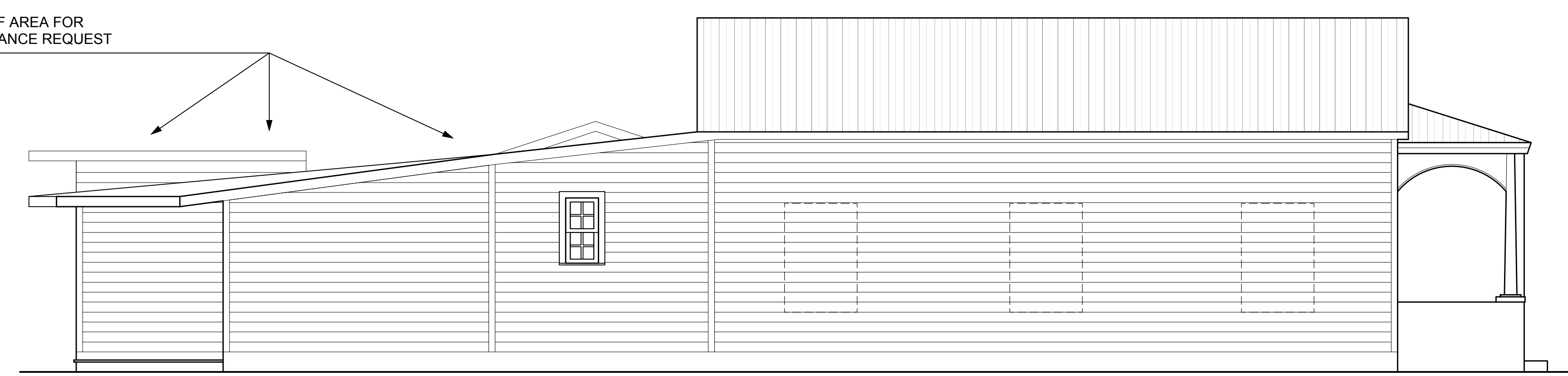
1 EXISTING SIDE ELEVATION
1/4" = 1'-0"



2 EXISTING REAR ELEVATION
1/4" = 1'-0"



3 EXISTING FRONT ELEVATION
1/4" = 1'-0"



4 EXISTING SIDE ELEVATION
1/4" = 1'-0"

PIKE
ARCHITECTS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305.296.1692

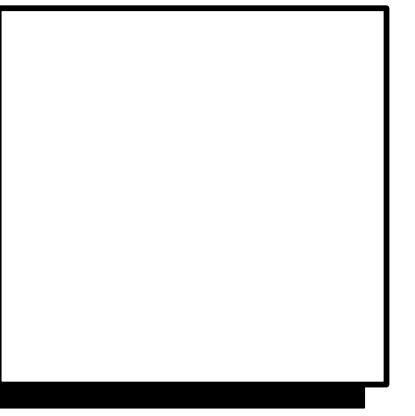
© COPYRIGHTED DRAWINGS

PROJECT:
RENOVATION FOR
JOHN & DENISE OBBAGY
1119 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING ELEVATIONS

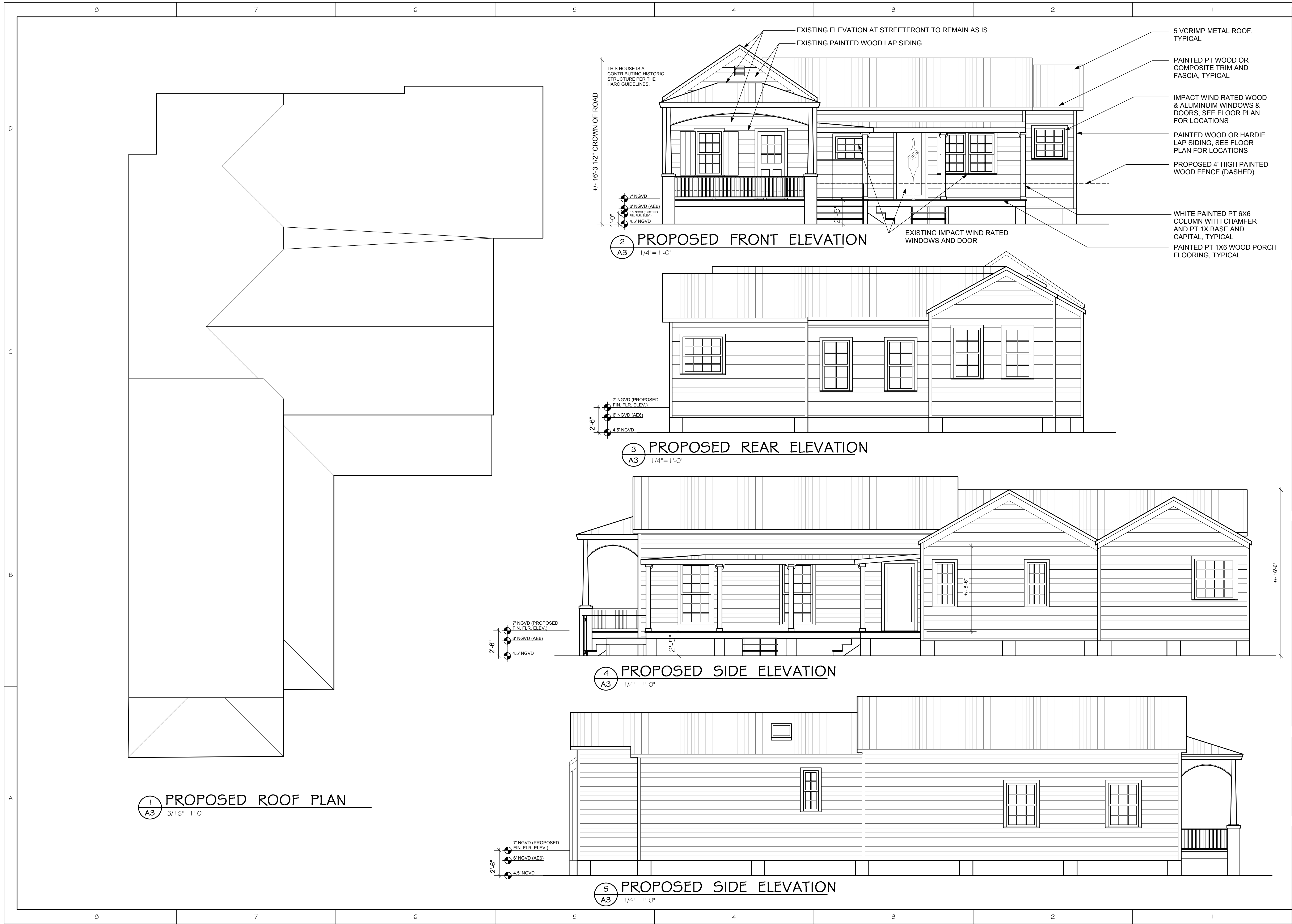
PROJECT NUMBER:
17.10

DRAWN: LS/TSN
CHECKED: -
DATE: 07-14-17



SHEET #
A2

REVISION #	DATE



EXISTING ELEVATION AT STREETFRONT TO REMAIN AS IS
 EXISTING PAINTED WOOD LAP SIDING

5 VCRIMP METAL ROOF, TYPICAL
 PAINTED PT WOOD OR COMPOSITE TRIM AND FASCIA, TYPICAL
 IMPACT WIND RATED WOOD & ALUMINUM WINDOWS & DOORS, SEE FLOOR PLAN FOR LOCATIONS
 PAINTED WOOD OR HARDIE LAP SIDING, SEE FLOOR PLAN FOR LOCATIONS
 PROPOSED 4' HIGH PAINTED WOOD FENCE (DASHED)
 WHITE PAINTED PT 6X6 COLUMN WITH CHAMFER AND PT 1X BASE AND CAPITAL, TYPICAL
 PAINTED PT 1X6 WOOD PORCH FLOORING, TYPICAL

THIS HOUSE IS A CONTRIBUTING HISTORIC STRUCTURE PER THE HARC GUIDELINES.

EXISTING IMPACT WIND RATED WINDOWS AND DOOR

7 NGVD
 6' NGVD (AE6)
 5.5' NGVD (EXISTING)
 4.5' NGVD

7 NGVD (PROPOSED FIN. FLR. ELEV.)
 6' NGVD (AE6)
 4.5' NGVD

7 NGVD (PROPOSED FIN. FLR. ELEV.)
 6' NGVD (AE6)
 4.5' NGVD

7 NGVD (PROPOSED FIN. FLR. ELEV.)
 6' NGVD (AE6)
 4.5' NGVD

7 NGVD (PROPOSED FIN. FLR. ELEV.)
 6' NGVD (AE6)
 4.5' NGVD

2 PROPOSED FRONT ELEVATION
 A3 1/4" = 1'-0"

3 PROPOSED REAR ELEVATION
 A3 1/4" = 1'-0"

4 PROPOSED SIDE ELEVATION
 A3 1/4" = 1'-0"

5 PROPOSED SIDE ELEVATION
 A3 1/4" = 1'-0"

1 PROPOSED ROOF PLAN
 A3 3/16" = 1'-0"

PIKE ARCHITECTS

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

© COPYRIGHTED DRAWINGS

PROJECT:
 RENOVATION FOR
 JOHN & DENISE OBBAGY
 1119 WHITEHEAD STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 PROPOSED ELEVATIONS
 & ROOF PLAN

PROJECT NUMBER:
 17.10

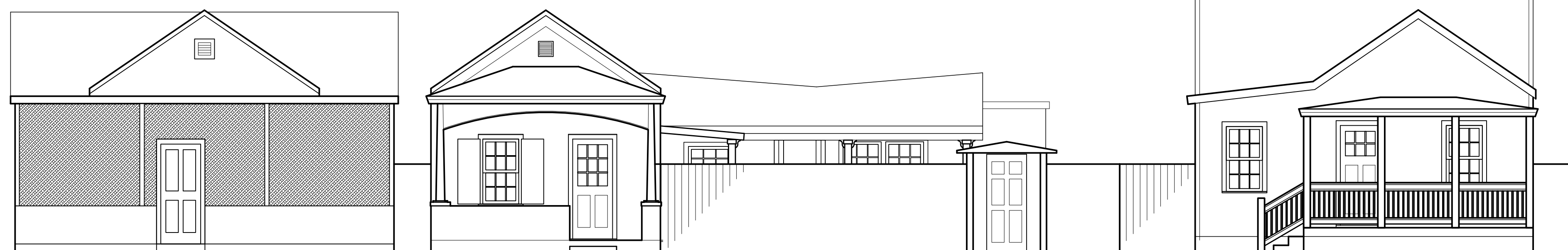
DRAWN: L5/TSN
 CHECKED: -
 DATE: 07-14-17

SHEET #
A3

REVISION #	DATE



1 EXISTING STREETScape ELEVATION, without fence
 A4 3/16" = 1'-0"



2 EXISTING STREETScape ELEVATION, with fence
 A4 3/16" = 1'-0"



3 PROPOSED STREETScape ELEVATION, without fence
 A4 3/16" = 1'-0"



4 PROPOSED STREETScape ELEVATION, with fence
 A4 3/16" = 1'-0"

P I K E
ARCHITECTS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-236-1692

© COPYRIGHTED DRAWINGS

PROJECT:

RENOVATION FOR
JOHN & DENISE OBBAGY
1119 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
STREETScape
& PHOTOS

PROJECT NUMBER:
17.10

DRAWN: LSPH

CHECKED: -

DATE: 07-14-17

SHEET #

A4

REVISION #	DATE

8

7

6

5

4

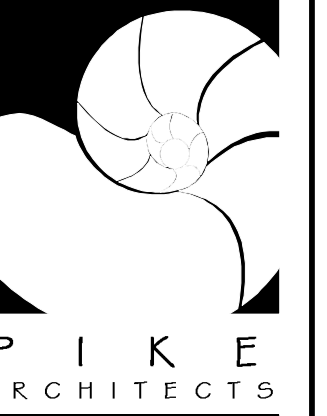
3

2

1



1 EXISTING STREETScape PHOTOS
A5 NT5



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

© COPYRIGHTED DRAWINGS

PROJECT:

RENOVATION FOR
JOHN & DENISE OBBAGY
1119 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:

STREETScape PHOTOS

PROJECT NUMBER:

17.10

DRAWN: LS/TSN

CHECKED: -

DATE: 07-14-17

SHEET #

A5

REVISION # DATE

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., July 25, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE INCLUDING NEW WOOD WINDOWS AND NEW SIDING ON SIDE. RAISING EXISTING HOUSE 18" IN ORDER TO MEET FEMA MINIMUM REQUIREMENTS. NEW ROOFLINES ON SIDE AND REAR EXISTING ADDITIONS AND RENOVATIONS TO ADDITIONS. NEW 4'TALL WOOD PICKET FENCE WITH GATES AT FRONT OF HOUSE AND NEW DRIVEWAY. PARTIAL ROOF DEMOLITION.

#1119 WHITEHEAD STREET

Applicant – Pike Architects Application #17-03-027

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared John Obbagan, 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:
1119 Whitehead ST on the 19 day of July, 2017.

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 July 25, 2017.

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 17-03-027

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

Signed Name of Affiant:

Date:

Address:

City:

State, Zip:

7/19/17

1309 S. Whitehead Unit A

Key West FL

33040

The forgoing instrument was acknowledged before me on this 19 day of July, 2017.

By (Print name of Affiant) John Obbagan who is personally known to me or has produced 0120-473-66323-0 as identification and who did take an oath.

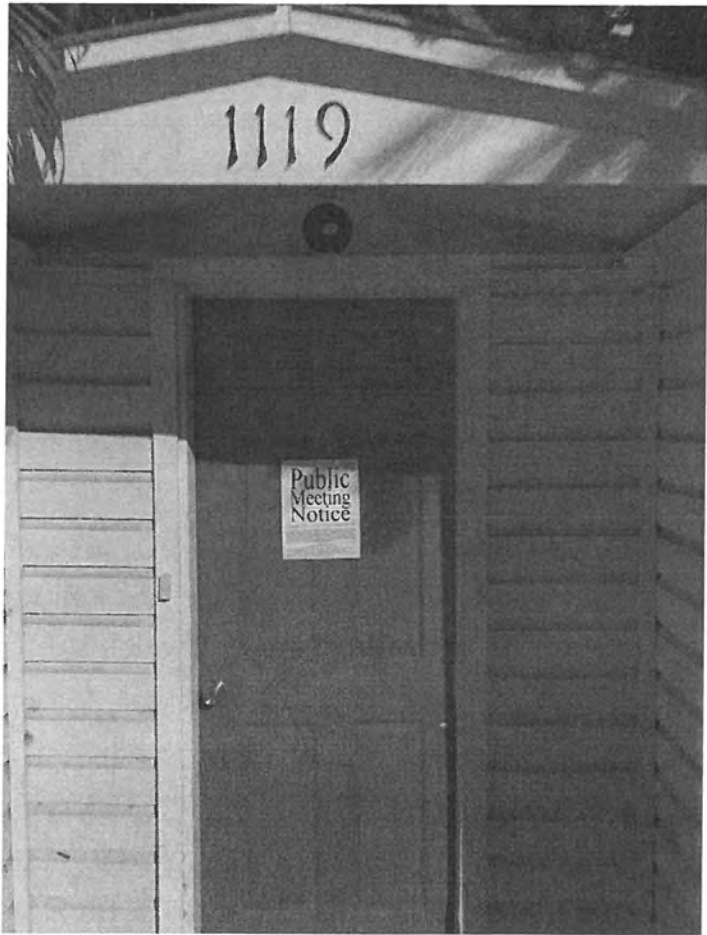
NOTARY PUBLIC

Sign Name:

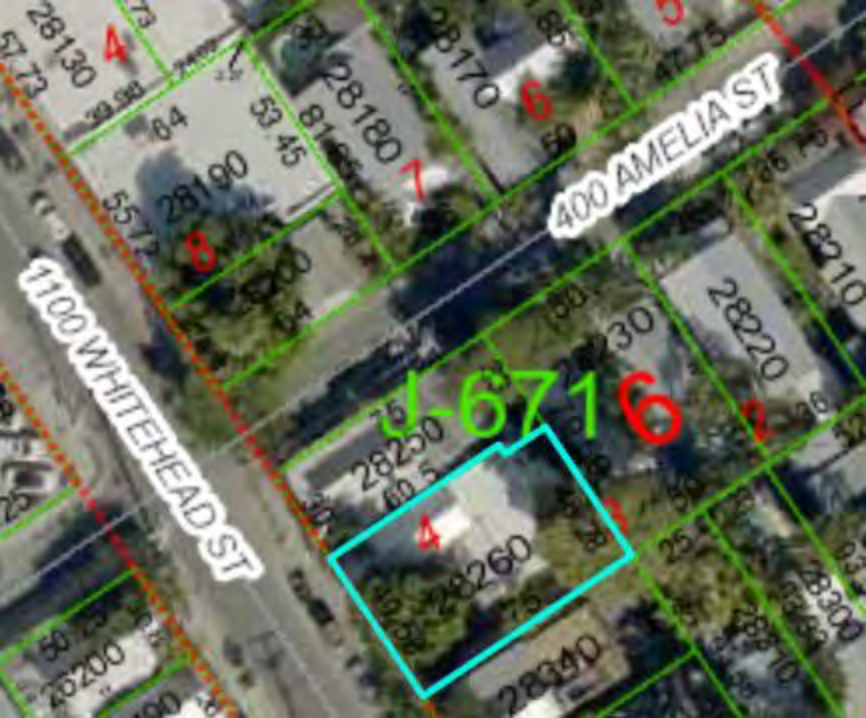
Print Name:

Gerrade R Curry Hill
Gerrade R Curry Hill





PROPERTY APPRAISER INFORMATION



1100 WHITEHEAD ST

400 AMELIA ST



6716

28250

28260

28340

28220

28210

28130

28180

28170

28190

28200

28300

84

53.45

81.45

59

55.72

50

30

76

60.5

25

28310

28320

28330

57.73

73

39.98

7

64

55.72

8

55.72

8

55.72

8

55.72

8

55.72

8

55.72

8

55.72

8

55.72

8

6

7

3

9

4

6

16

6

16

6

16

6

16

6

16



Summary

Parcel ID 00028260-000000
 Account # 1029033
 Millage Group 11KW
 Location 1119 WHITEHEAD ST, KEY WEST
 Address
 Legal KW PT SUBS 3-4 PT LT 4 SQR 6 TR 11 H1-472 OR991-765/71 OR998-444/447T/C OR1547-1481/83P/R OR2478-102/06R/S
 Description (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

DEGRAEF JOHAN P
 1119 Whitehead ST
 Key West FL 33040

PIPKIN JEFFREY R R/S
 1119 Whitehead ST
 Key West FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$171,188	\$178,841	\$171,118	\$159,451
+ Market Misc Value	\$5,901	\$5,279	\$4,945	\$2,773
+ Market Land Value	\$311,895	\$231,130	\$189,269	\$225,320
= Just Market Value	\$488,984	\$415,250	\$365,332	\$387,544
= Total Assessed Value	\$318,670	\$316,455	\$313,943	\$309,303
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$293,670	\$291,455	\$288,943	\$284,303

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,670.00	Square Foot	0	0

Buildings

Building ID	2191	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1923	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	1952	Roof Type	GABLE/HIP	
Finished Sq Ft	1521	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	AVERAGE	Heating Type	NONE with 0% NONE	
Perimeter	224	Bedrooms	2	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	18	Grade	450	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	120	0	0
FLA	FLOOR LIV AREA	1,521	1,521	0
OPF	OP PRCH FIN LL	311	0	0
TOTAL		1,952	1,521	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1988	1989	1	228 SF	2
FENCES	2012	2013	1	408 SF	2
BRICK PATIO	2012	2013	1	368 SF	2

Exemptions

Exemption ↕	Amount ↕
ADDL HOMESTEAD	\$25,000.00
HOMESTEAD R/S	\$25,000.00

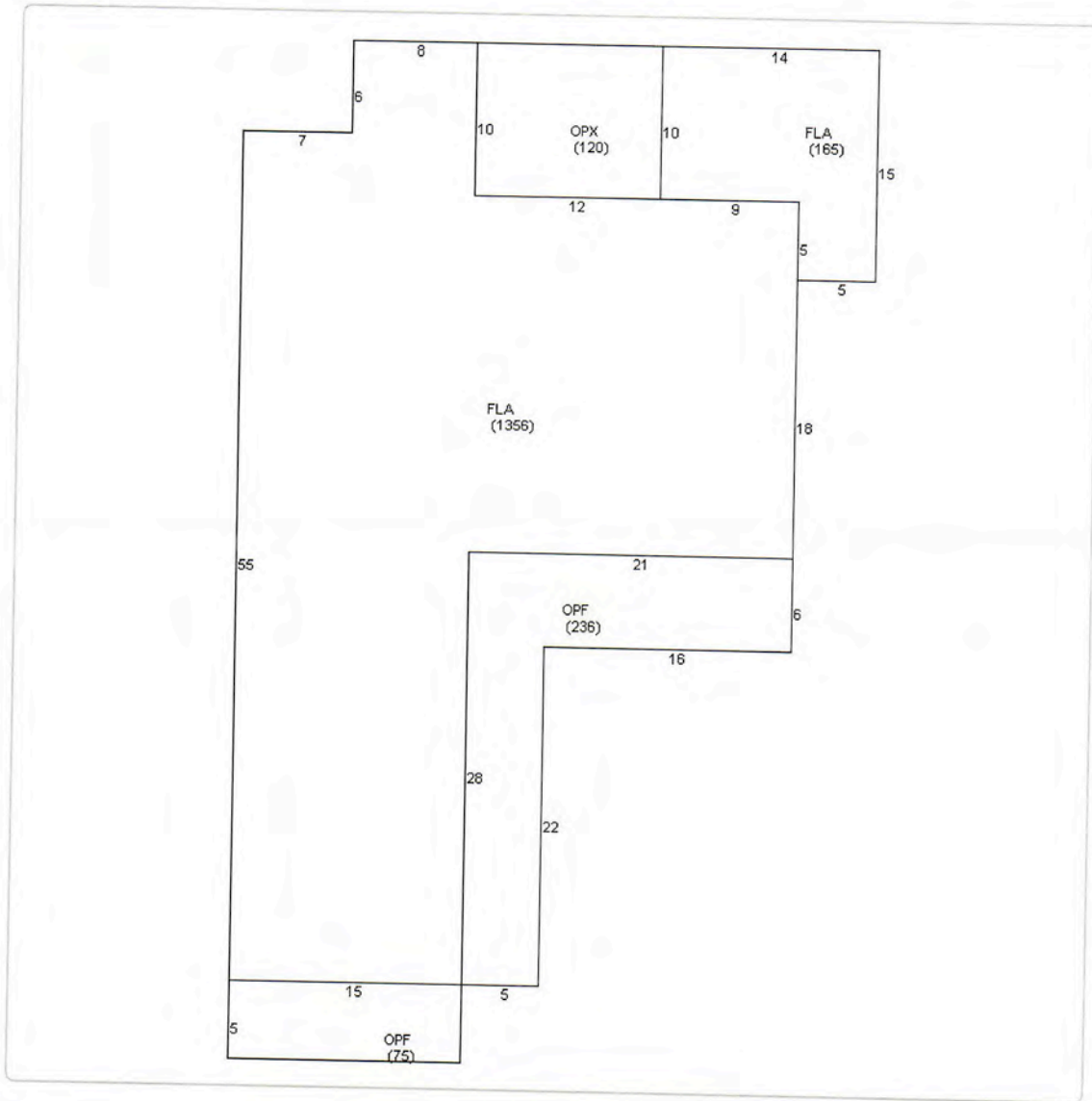
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/26/2010	\$350,000	Warranty Deed		2478	102	02 - Qualified	Improved
12/1/1986	\$75,000	Warranty Deed		998	444	Q - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
13-0008	1/8/2013	3/21/2013	\$7,662	Residential	REMOVE/REPLACE 3 COURTYARD WINDOWS, 1 SIDE YARD WINDOW & 1 ENTRY DOOR, REPLACE W/ FLORIDA BEST IMPACT WINDOW 6/6 LIGHT SINGLE HUNG & FLORIDA BEST SINGLE IMPACT DOO, SINGLE LIGHT
13-0010	1/7/2013	3/21/2013	\$6,000	Residential	REPAIR 14 LF OF EXISTING PICKET FENCE INSTALL 68 LF OF 6' HIGH SOLID PT PINE HEAVY DUTY STOCKADE FENCE ALONG S.E. PROPERT LINE
13-0023	1/4/2013	3/21/2013	\$1,800	Residential	ISNTALL 600 SQ FT OF 5/8" CDX PLYWOOD ROOF SHEATING
12-3983	11/8/2012	1/17/2013	\$6,569	Residential	INSTALL 200 SQ. FT. (2 SQS.) OF GALVALUME VICTORIAN METAL SHINGLES ON THE FRONT PORCH ROOF. INSTALL 600 SQ. FT. (6 SQS.) OF 26 GALVALUME V-CRIMP METAL ROOF (TO REPLACE OLD V-CRIMP) ON THE ORIGINAL MAIN ROOF.
12-3858	10/23/2012	10/23/2012	\$1,500	Residential	AFTER THE FACT* REMOVE WOOD DECKING & REPLACE W/BRICK PAVERS TO MATCH EXISTING BRICK PAVERS. APPROX. 250 SQ. FT.
10-1162	4/15/2010	9/30/2010	\$9,816		INSTALL 1200sf SINGLE PLY & 125sf VCRIMP METAL ROOF

Sketches (click to enlarge)



Photos



No data available for the following modules: Commercial Buildings, Mobile Home Buildings.