



Historic Architectural Review Commission
Staff Report for Item 15

To: Acting Chairman Richard McChesney and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: August 23, 2016

Applicant: K2M Architects/ Habitat for Humanity

Application Number: H16-03-0060

Address: #209 Olivia Street

Description of Work:

Elevate and relocate existing house in same lot. New addition on rear-side of house. New foundations, ADA ramp, and new wood front porch.

Site Facts:

The building under review, build circa 1928, is a contributing resource to the historic district. The one-story frame vernacular structure has a rear addition and two side additions on both east and west side. Towards the west side the Sanborn maps depict a bay window that was re-build and its roof, the proportions and size were altered. The front porch has concrete floors and current columns and roof, although historic, are not original to the house. The house is in need of foundations. Historically the house used to have a carport on the east side of the lot. The house sits on an "X" flooding zone.

In July 21, 2016, the project received Planning Board approval for variance for front and rear setbacks and building coverage.

Guidelines and Ordinance Cited on Review:

- Secretary of The Interior's Standards and Guidelines for Rehabilitation (pages 16-23), specifically Standards 1, 2, 4, 9 and 10

- Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, specifically New Additions to Historic Buildings recommended placing, construction, and location, page 39.
- Windows (pages 29-30), specifically guidelines 3 and 4.
- Additions, alterations and new construction (pages 36-38a), specifically all guidelines on page 37, and guidelines 1, 2, 4, 5, and 6 of page 38a.
- Section 102-251 and 102-252 for building relocation.

Staff Analysis

The Certificate of Appropriateness in review is for a proposed replacement of the west side addition and form reconfiguration and the replacement of the east side addition. The plan also includes the replacement of the concrete floor of front porch with wood and the replacement of the front porch roof with a more traditional pitch. Wood railings are proposed for the front porch.

The plans also include the relocation of the house towards the east side, in order to create more space on the existing side and rear yards and the construction of new footings, which will elevate the house approximately one foot, as portions of the house sits over blocks. The plans also include the replacement of windows with impact resistant units and a ramp for access to the house.

The proposed east side addition will obscure 10 lineal feet of the existing side of the house where two window fenestrations will be lost. The proposed west side replacement will add interior space between the two existing bump-outs. The proposed additions will have shed roofs with metal v-crimp and the roofs will start over the main house eave line. New walls will be covered with hardie board siding and windows will be impact resistant. The plans also propose a wood ramp for ADA access.

Consistency with Guidelines

It is staff's opinion that moving the house towards the east side and building new footers will have no adverse effect on the immediate surrounding context, the fire department opines that this will improve emergency access to all sides of the house. Through time, the house has lost its symmetry and balance and the historic fabric has been altered by changing character-defining elements such as the front porch and bay window.

It is staff's opinion that the proposed additions will have a scale and massing appropriate to the main house. Still it will be more appropriate to start the shed roofs under the existing eave line of the house. The proposed east addition will be narrow than the existing one but will encroach 10 feet towards the front, which will fail guideline 5 on additions. Staff reviewed several alternatives for additions at the rear but they would have jeopardized safety code requirements.

The proposed ramp meet guidelines for additions, its removal in a future will not harm the historic building. Staff finds that the replacement of the existing concrete floor of the front porch with wood floor is an appropriate undertaking.

APPLICATION

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 <i>16-003-0000</i>	BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT		YES <input type="checkbox"/> NO <input type="checkbox"/> %

ADDRESS OF PROPOSED PROJECT:

209 OLIVIA ST.

OF UNITS
1

RE # OR ALTERNATE KEY:

1014982

NAME ON DEED:

JULIA CAMPBELL

PHONE NUMBER

305 294 1402

OWNER'S MAILING ADDRESS:

209 OLIVIA ST.

EMAIL

KEY WEST FL 33040

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

K2M DESIGN, INC.

PHONE NUMBER

305 292 7722

ARCHITECT / ENGINEER'S ADDRESS:

3000 OVERSEAS HIGHWAY

EMAIL

skapur@k2mdesign.com

MIAMI, FL 33130

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:

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: <input checked="" type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input checked="" type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input type="checkbox"/> WITHIN FLOOD ZONE
<input checked="" type="checkbox"/> DEMOLITION <input type="checkbox"/> SITE WORK <input checked="" type="checkbox"/> INTERIOR <input checked="" type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

DEMO NON HISTORIC SIDE

ADDITIONS, ELEVATE WITH NEW FOUNDATION, ADA RAMP, BUILD NEW

ADDITIONS, DEMO CONCRETE FRONT PORCH, NEW WOOD FRONT PORCH SEE ATTACHED

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <i>JULIA CAMPBELL</i>	QUALIFIER PRINT NAME: <i>D. MARK MOSS</i>
OWNER SIGNATURE: <i>Julia Campbell</i>	QUALIFIER SIGNATURE: <i>D. Mark Moss</i>
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND Scribed BEFORE ME THIS <i>15th</i> DAY OF <i>August</i> , 20 <i>16</i>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND Scribed BEFORE ME THIS <i>15th</i> DAY OF <i>August</i> , 20 <i>16</i>
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



Trans number: *14510* as identification
 Date: *8/15/16* Time: *16:45:24*
 Receipt no: *24581*
 * BUILDING PERMITS-NEW
 \$100.00
 Expires *8/19/2019*

872-8777-700

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:

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>House is listed as contributing.</i> <i>Guidelines for additions, relocation. Ordinance</i> <i>for demolition of non historic and historic structures.</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 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- H-16-03-60



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 addition which is proposed to be demolished is attached to the historic structure and is in very poor condition with issues of holes, mold, leakage and possible failure. The design proposes demolition of these non-contributing structures so that they can be rebuilt with proper detailing and to align with Key West architecture style.

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.

The proposed demolition is of a non contributing structure which seems to be tacked on to the contributing structure.

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX 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 _____

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 design will recreate the demolished structure and improve existing site conditions.

The historic character of the site and building will be restored to align with Key West architecture aesthetics.

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

The demolition and rebuilding of the structure will improve site conditions by moving the building within the side setbacks of 5'-0".

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.*

PROPERTY OWNER'S SIGNATURE _____

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

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, JULIA CAMPBELL, in my capacity as OWNER
(print name) (print position: president, managing member)

of 209 OLIVIA ST. KEY WEST, FL 33040
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

209 OLIVIA ST. KEY WEST, FL 33040
Street Address of subject property


All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

X Julia Campbell
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 3/22/16 by
date
JULIA CAMPBELL
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

Debra Lynn Rainer
Notary's Signature and Seal

 Debra Lynn Rainer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF238313
Expires 8/19/2019
Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Julia A Campbell authorize
Please Print Name(s) of Owner(s) as appears on the deed

K2M Design- Phillip Badalamenti
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Mrs Julia Campbell
Signature of Owner *Signature of Joint/Co-owner if applicable*

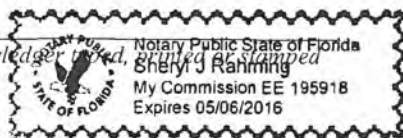
Subscribed and sworn to (or affirmed) before me on this 18th March 2016
Date

by Julia A Campbell
Name of Owner

He/She is personally known to me or has presented as identification.

Notary's Signature and Seal

Name of Acknowledger to be



Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Julia A Campbell authorize
Please Print Name(s) of Owner(s) as appears on the deed

Mark Moss
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Mrs Julia Campbell
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 18th March 2016
Date

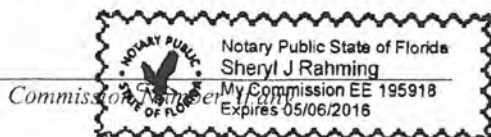
by Julia A Campbell
Name of Owner

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

Notary Public State of Florida

Name of Acknowledger typed, printed or stamped



HARC Combination Application for 209 Olivia Street – Campbell Family and Habitat for Humanity – July 28, 2016

Detailed Project Description:

This contributing one story wood frame structure of about 900 square feet has need of a new foundation, floor framing, and subflooring among other major needs such as a new roof, kitchen, upgraded electrical wiring and an inadequate bathroom. The poor condition of the foundation and floor frame dictated the design presented here which is the removal of the two non-historic side additions and their replacement with more historic additions that improve the fire safety with 5 foot side setbacks. The mature protected Spanish lime tree has heaved the concrete front porch's foundation and porch roof supports.

Habitat for Humanity is partnering with the owner and her family to accomplish this substantial improvement. A variety of funding sources for affordable housing, to eliminate blight and help seniors age safely in place will make it possible to give this contributing structure new life. As part of the Bahama Village CRA, this improved primary residence and homestead will contribute added property taxes to the Tax Increment Funding. The home will be elevated to build a new foundation and will be set a minimum of 12 inches above the 100 year flood elevation.

Previously the HARC staff has approved the siding replacement, exterior painting and the wood shutter construction work Habitat and its volunteers have performed for the Campbell family. The exterior will be painted the same white siding color and blue trim color as previously requested and approved when ready.

The primary requests are:

- Demolition of the two non-historic side additions and the concrete front porch.
- Rebuild new side additions, per the plans that allow the interior to meet the needs of the family, now and in the future.
- Rebuild the front porch with a cantilevered foundation (to avoid the tree roots), with wood flooring and railings. The porch roof is proposed to be modified with a hip frame rather than the present shed frame.
- The main roof will be rebuilt for radiant, ventilation and energy efficiencies with appropriate historic metal shingles.

- Convert the attic into living space with new window (egress) in each gable end. These egress windows are shown as a 9 light configuration.
- The roof over the new additions and the front porch are proposed to be 5V metal (as they are covered presently).
- The existing wood windows on the front elevation will be restored. All of the existing windows are poor or old metal windows. All of the other proposed new windows will replicate the 3 pane over one pane configuration of these windows. We propose to install new white metal impact windows. The window sizes and approximate locations in the historic fabric are unchanged, save for the rear elevation where the kitchen has a ganged window.
- An economic hardship exemption for the new windows will be filed if the existing metal windows are not allowed to be replaced with new metal impact windows.
- Restore the small stained glass fixed light in the front elevation as framed.
- The three entry doors are proposed to six panel wood doors. They will have a separate shutter system.
- Build a ADA ramp to the side entry door
- Remove the existing 6 ft. wood picket fence on the Olivia St. front and build a 4 ft. wood picket fence along the front and side yards.
- Completely rebuild the interior with new materials and floor plan to suit the needs of the family now and into the future.
- Remove the foundation of an older outhouse indicated on the survey.
- Propose to place the propane tank and the new HVAC condenser on the east side yard in front of the new addition.

We propose to demolish the side additions, front fence and front porch in preparation for the temporary elevation of the home for the foundation removal and rebuilding. The siding and trim will be wood.

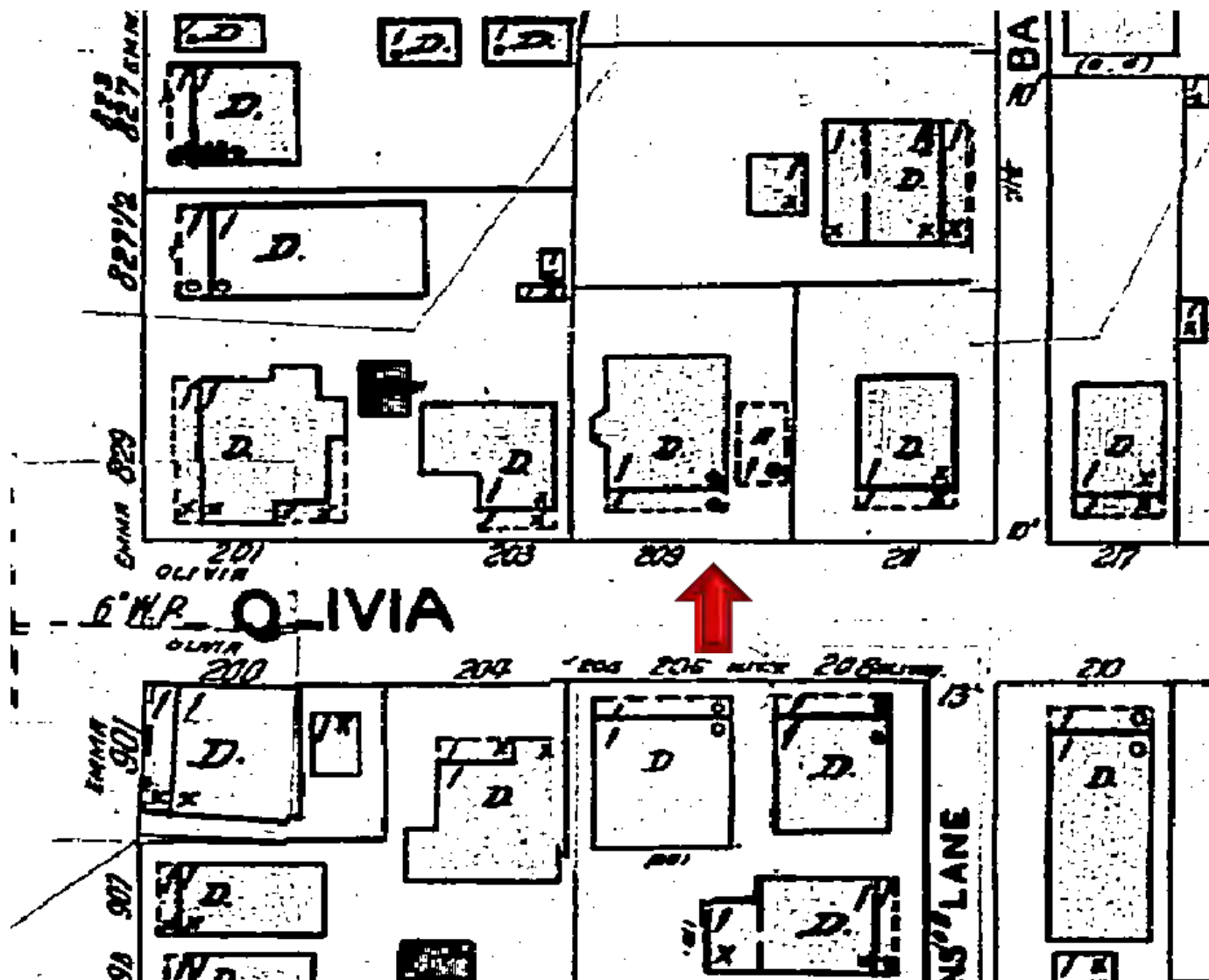
In summary, this proposal keeps the 3D envelope of the contributing structure the same except for adding one egress window in the front and rear gable ends. The proposed side additions were approved in the variance. The increased lot coverage comes from these two additions which will replace poorly built and worn out structures. The new additions will provide the 5 foot side yard setback. Their mass, scale and roof line will

blend much better with the contributing structure. The ADA ramp is below 30 inches above grade and thus does not affect building coverage. The doorway it connects to had been a door historically. The home will be raised a minimum of 3 inches to be FEMA compliant. All of the metal roofs will be redone. The contributing structure roof will be the same configuration and slope with historic metal shingles as existing. The side addition roofs will have a higher slope so that their connection to the contributing structure follows historic practice. They are v crimp metal roofs now and we propose that they are rebuilt with v crimp. The front porch roof is a simple shed style. We propose to rebuild it with a hip frame to resemble the historical vernacular. It is covered with v crimp and we propose to re-roof it with v crimp.

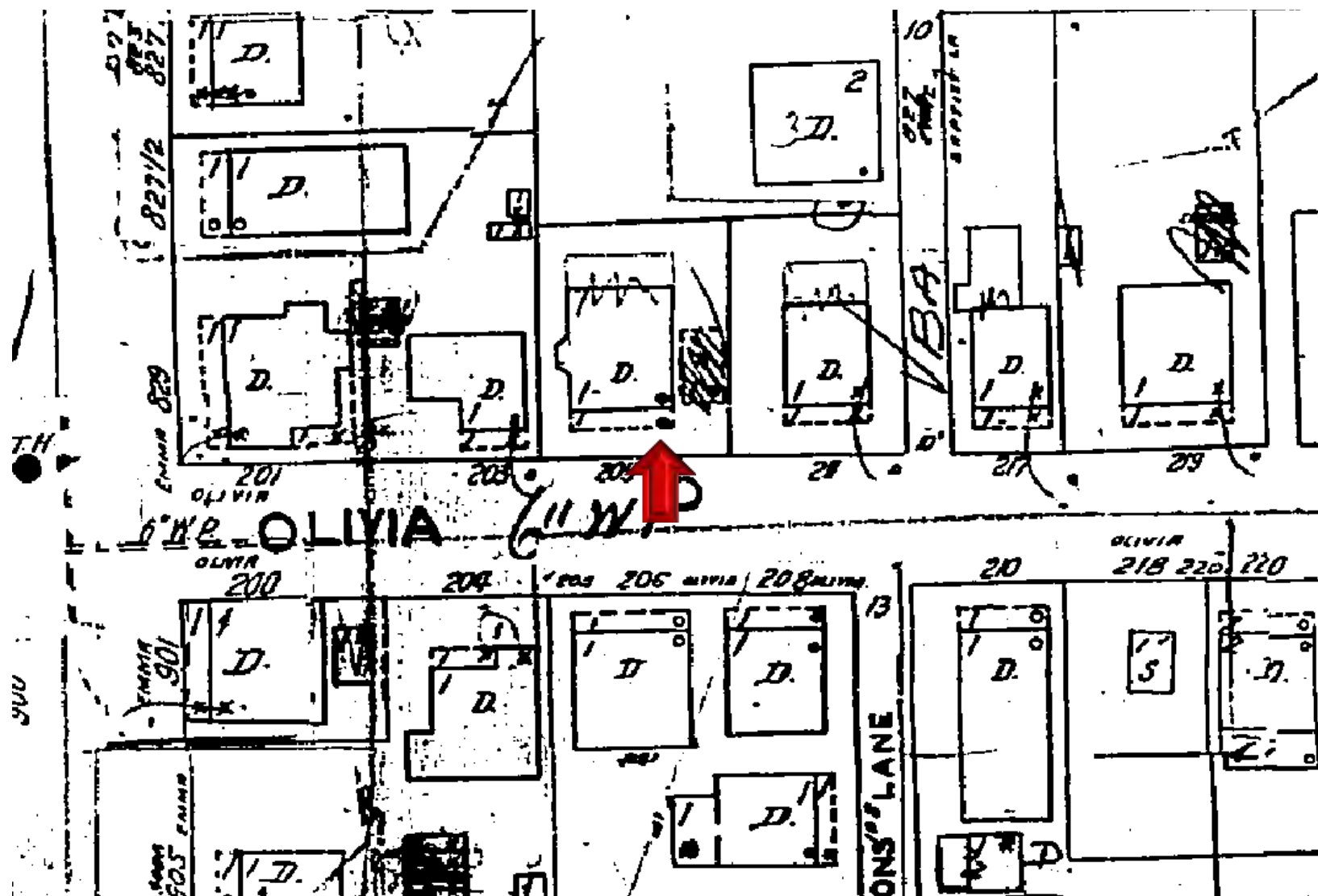
The exterior colors are proposed to continue what the prior HARC application received approval for; white siding, blue trim and wood shutters and the front porch underside ceiling the traditional sky blue.

The front fence will be a wood picket fence and gate painted white. A side (east) wood picket fence is also proposed.

SANBORN MAPS



Sanborn map 1948



Sanborn map 1962

PROJECT PHOTOS



#209 Olivia Street circa 1965. Monroe County Library.





1960's



East Side Elevation









Mrs. Julia Campbell and 4 of her 6 daughters

Mrs. Campbell and Wilhelmina Harvey



















Repaired East Elevation



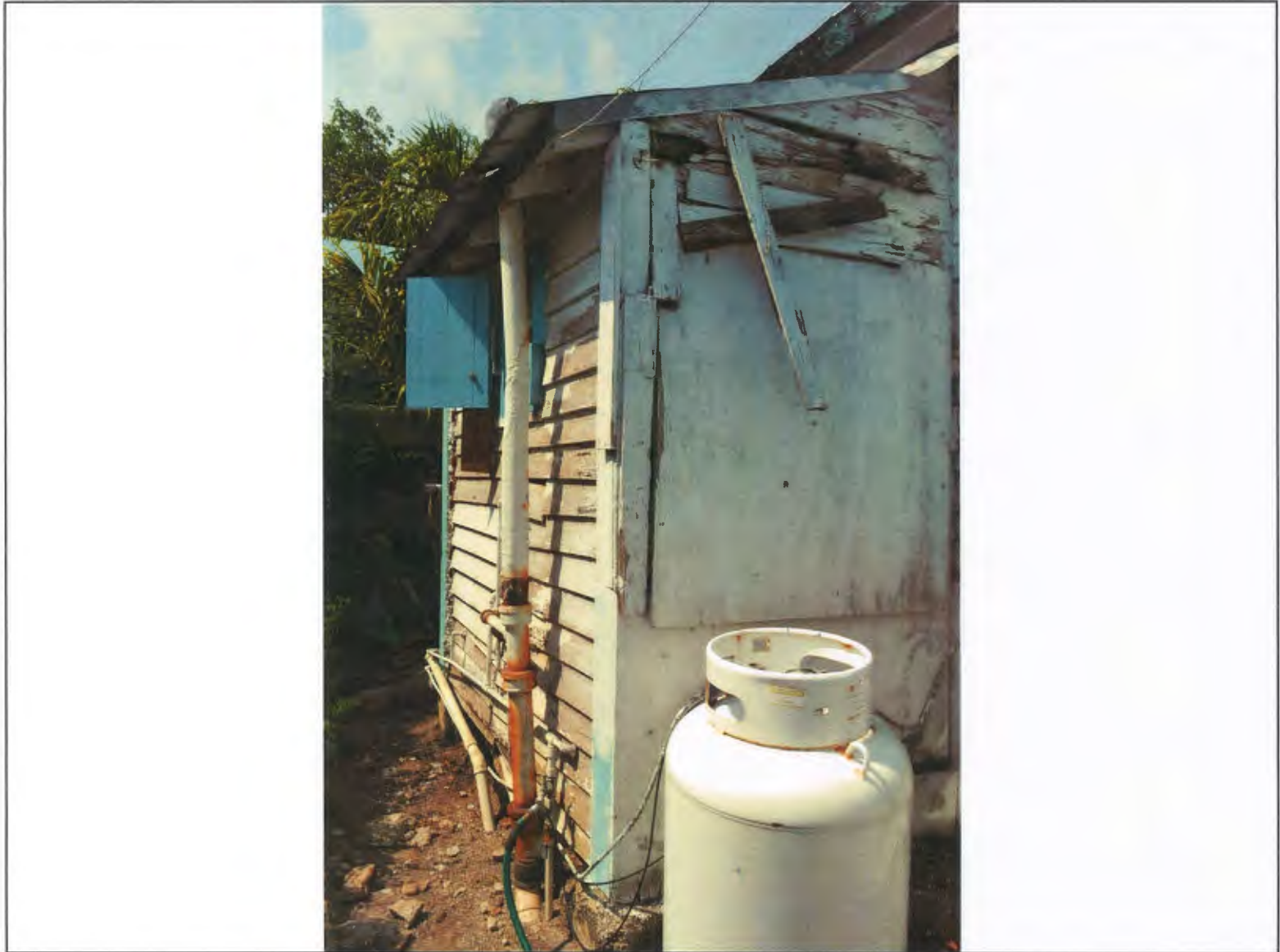








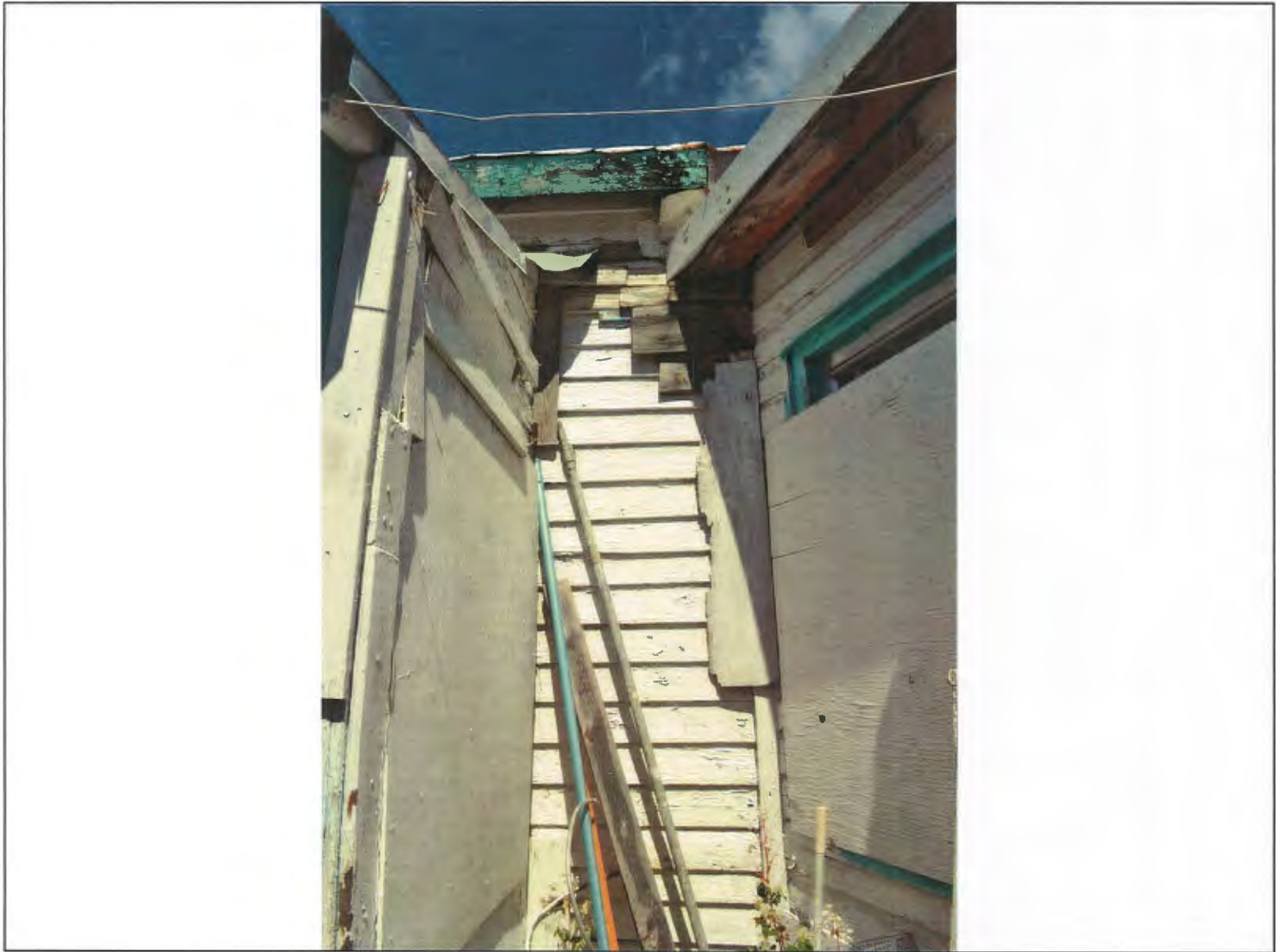


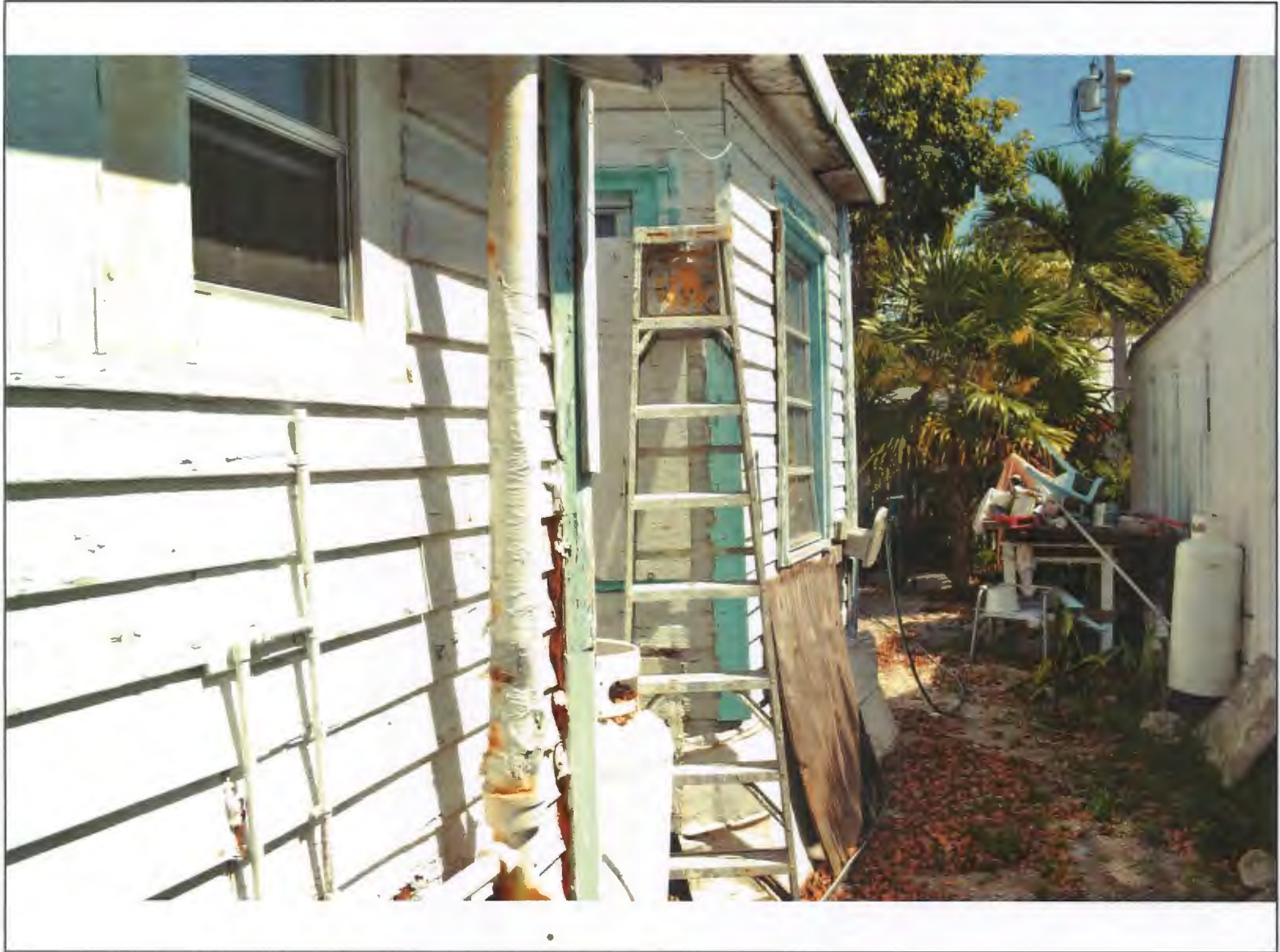




West elevation













West side addition





PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2016-41**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO MINIMUM REAR YARD SETBACK REQUIREMENTS, MINIMUM FRONT YARD SETBACK AND MAXIMUM BUILDING COVERAGE ON PROPERTY LOCATED AT 209 OLIVIA STREET (RE # 00014600-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-600(6)(a), 122-600(6)(c) AND 122-600(4)(a) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to rebuild a house on the property located at 209 Olivia Street (RE # 000014600-000000); 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 fifteen feet (15) feet, that the minimum front yard setback is ten (10) feet and the maximum building coverage permitted is forty (40) percent; and

WHEREAS, the proposed rear yard setback is 5'8" from the 15 feet minimum required, the proposed front yard setback is 7'11" from the 10 feet minimum required, and the proposed building coverage is fifty-one point one (51.1) percent over the required forty (40) percent; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 21, 2016; 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,

 Chairman
 Planning Director

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 variance 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 is 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 variance 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, 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 variance; 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.

 Chairman
 Planning Director

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

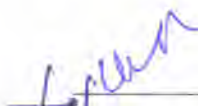

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for minimum rear yard setback, minimum front yard setback, and maximum building coverage in order to rebuild a house on property located within Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600 (6) (a), 122-600 (6) (c) and 122-600 (4) (a) and of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is 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 this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance does 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

 Chairman
 Planning Director

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 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.

 Chairman
 Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 21st
day of July 2016.

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



Sam Holland, Planning Board Chairman
7/22/16

Date

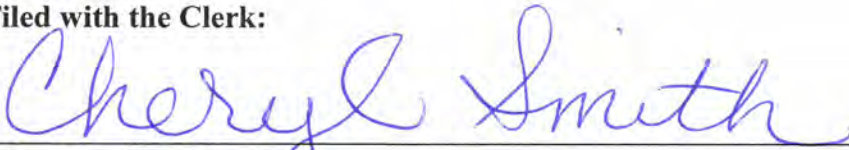
Attest:



Thaddeus Cohen, Planning Director
7/22/16

Date

Filed with the Clerk:



Cheryl Smith, City Clerk
7/22/16

Date

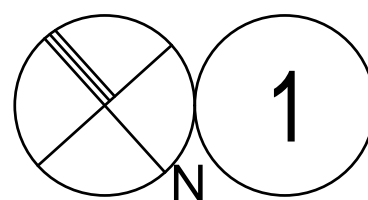
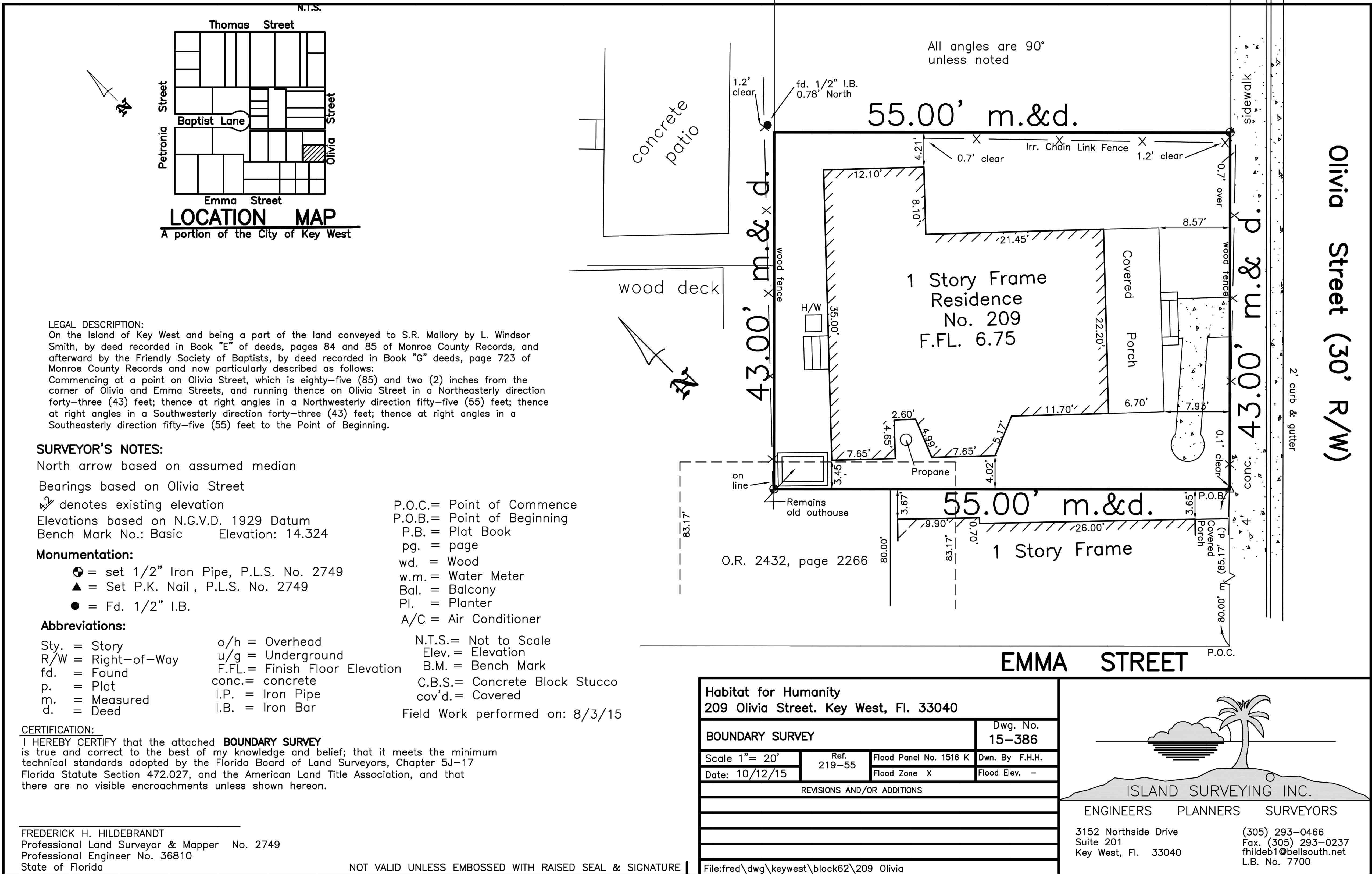


Chairman


Planning Director

SURVEY

Y:\data\2015\15030 - Habitat for Humanity - 209 Olivia St. - Campbell Residence\14-CD\Drawings\Arch\VE11.dwg, 6/8/2016 10:09 AM, User: f.hildebrandt, Plot: 1'-0" = 1'-0", Plotter: sds



1 SURVEY- EXISTING CONDITIONS

SCALE: N.T.S.

CONCEPT DESIGN

209 OLIVIA STREET, KEY WEST, FL 33040



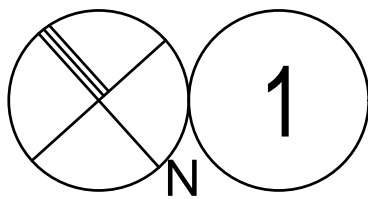
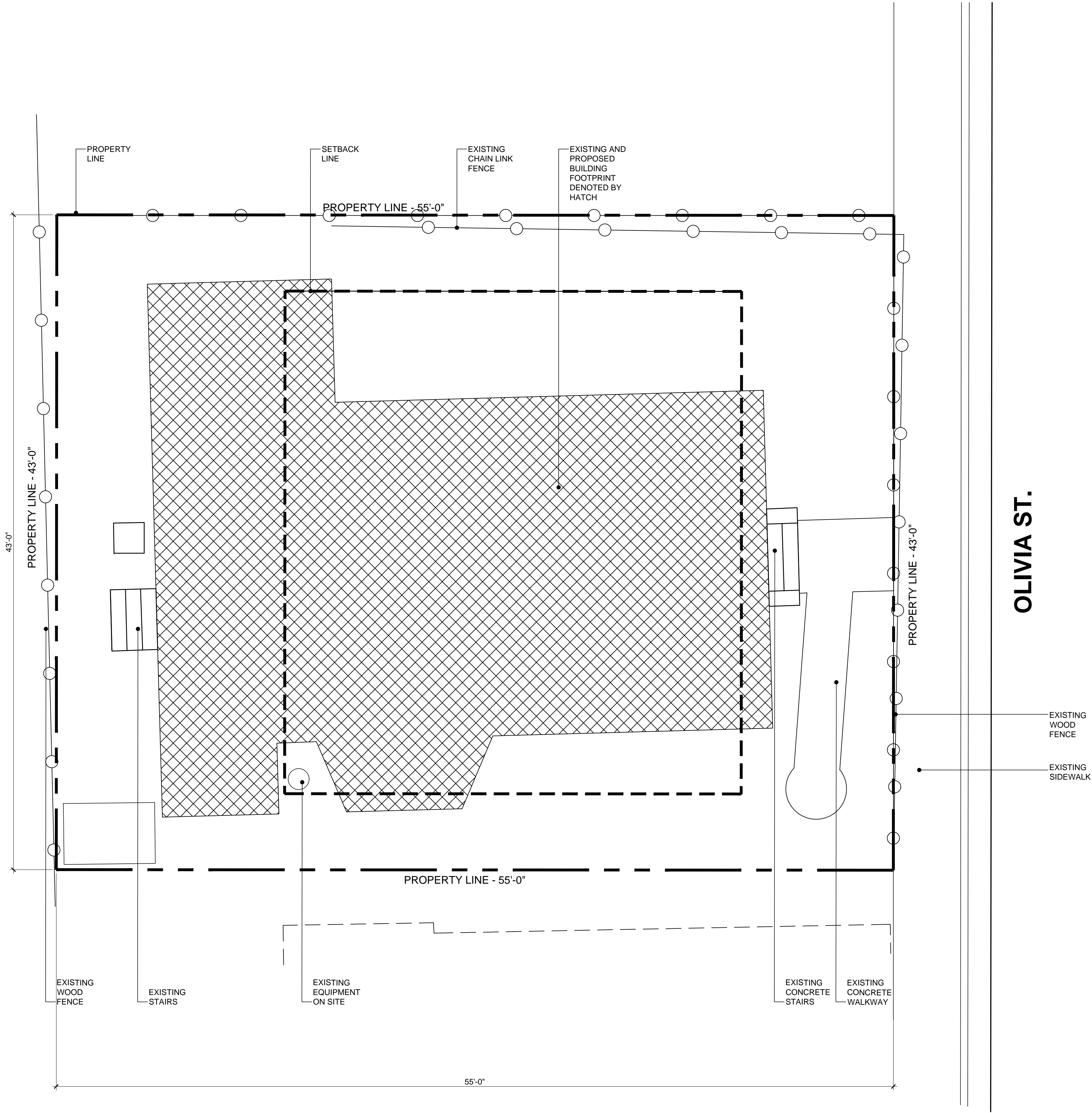
AE0.1.1 K2M

DATE: REVISED 6/8/2016

PROPOSED DESIGN

Y:\data\2015\2020 - Habitat for Humanity - 209 Olivia St - Campbell Residence\4-CD\Drawings\Arch\VE11.dwg, 6/8/2016 10:09 AM, sheet 1'-0" = 1'-0", shahar sapar

SITE DATA TABLE				
209 Olivia Street				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING	Historic Medium Density Residential (HMDR)			
FLOOD ZONE	ZONE AE 6			
SIZE OF SITE	4,000 SF MIN	2,365.00 SF		
MINIMUM LOT WIDTH	40'-0"	43'-0"		
MINIMUM LOT DEPTH	90'-0"	55'-0"		
HEIGHT	30'-0"	19'-10 1/2"		
SETBACK 1: FRONT	10'-0"	7'-11"		
SETBACK 2: SIDE	5'-0"	3'-4"		
SETBACK 3: STREET SIDE	7'-6"	NA		
SETBACK 4: REAR	15'-0"	4'-9" TO 5'-8"		
FLOOR AREA RATIO	1.0 MAX	0.39		
BUILDING COVERAGE	40% MAX	48.2% (1141.6 SF)		
IMPERVIOUS SURFACE	60% MAX	50.6% (1198.0 SF)		
OPEN SPACE LANDSCAPING	35% MIN	49.4% (1168.3 SF)		



EXISTING SITE PLAN
SCALE: 1/4"=1'-0"

CONCEPT DESIGN

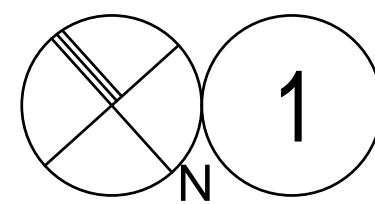
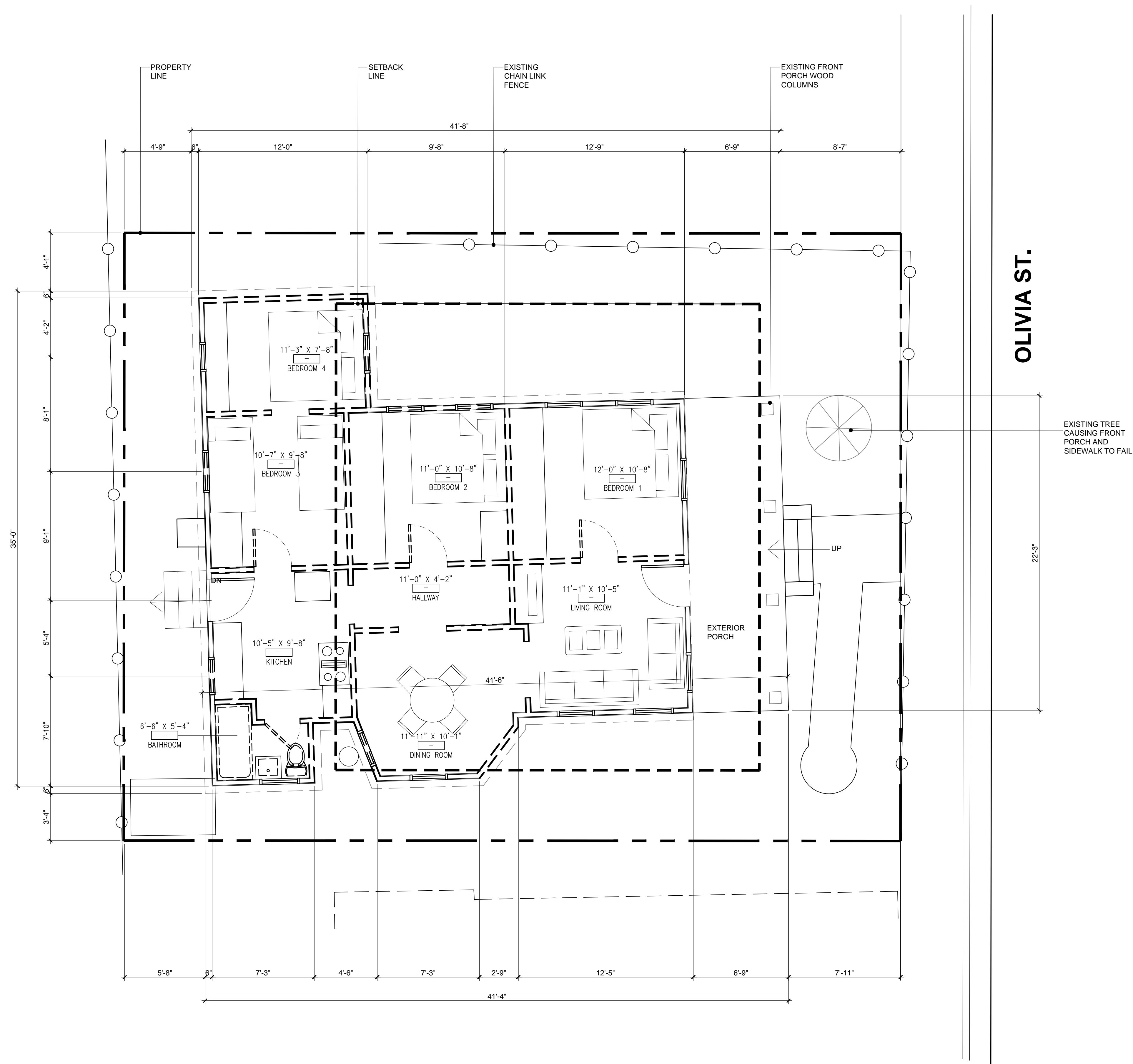
209 OLIVIA STREET, KEY WEST, FL 33040



AE1.1.1 K2M DESIGN

DATE: REVISED 6/8/2016

Y:\data\2015\2020 - Habitat for Humanity - 209 Olivia St - Campbell Residence\4-CD\Drawings\Arch\2016 6/8/2016 10:09 AM, note: 1'-0" = 1'-0", shahar sapar



EXISTING FIRST FLOOR PLAN

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

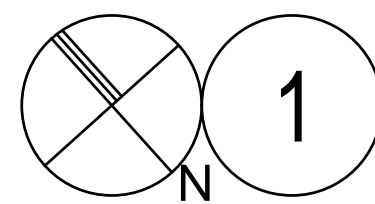
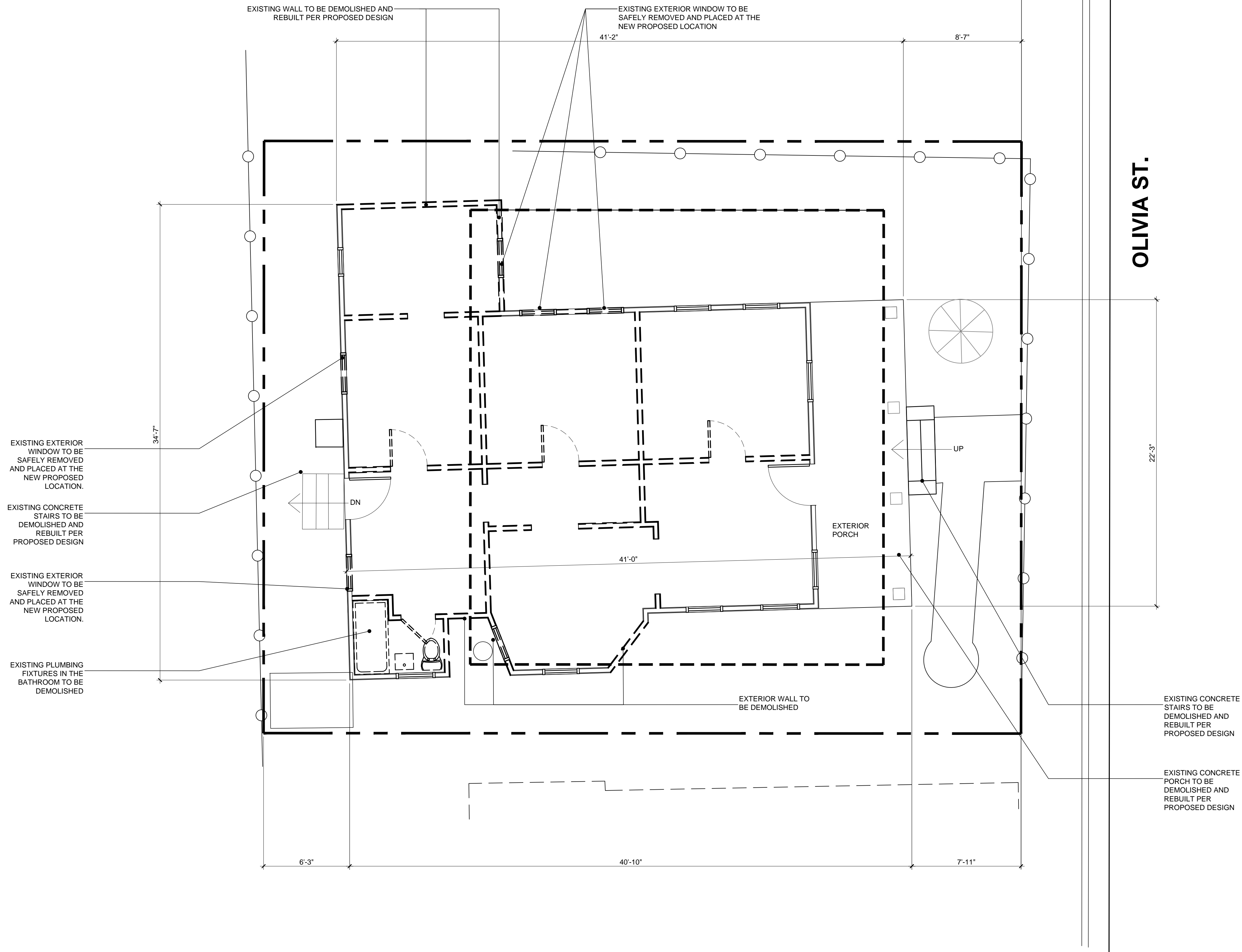
CONCEPT DESIGN

209 OLIVIA STREET, KEY WEST, FL 33040



AE2.1.1 K2M DESIGN

DATE: REVISED 6/8/2016



DEMOLITION PLAN- FIRST FLOOR

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

CONCEPT DESIGN

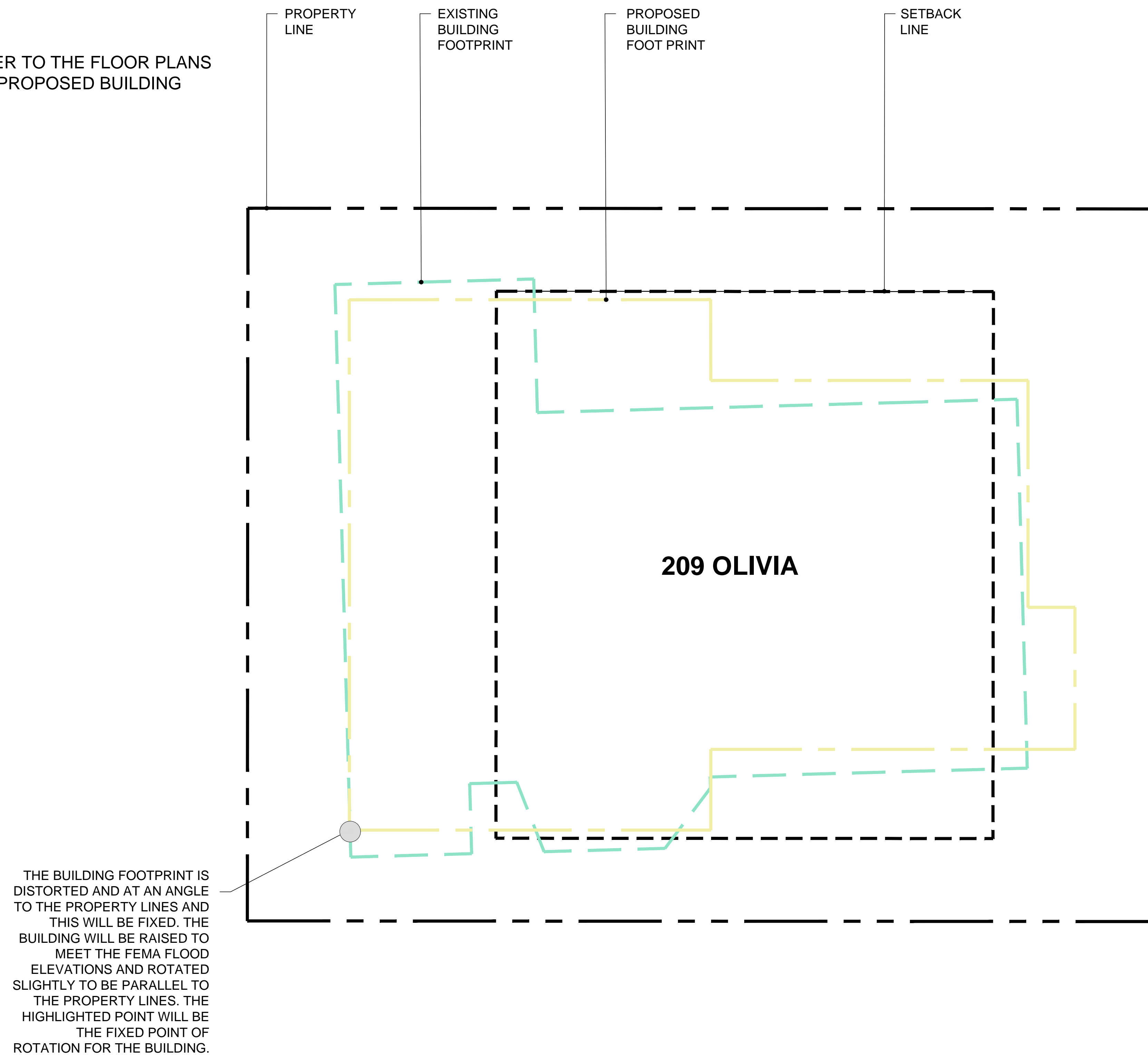
209 OLIVIA STREET, KEY WEST, FL 33040



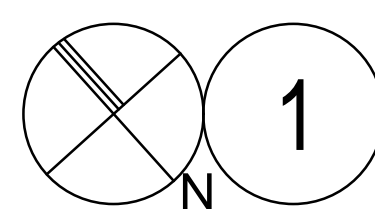
AD2.1.1K2M DESIGN

DATE: REVISED 6/8/2016

NOTE: PLEASE REFER TO THE FLOOR PLANS FOR EXISTING AND PROPOSED BUILDING DIMENSIONS



OLIVIA ST.



1

BUILDING RELOCATION PLAN

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

CONCEPT DESIGN

209 OLIVIA STREET, KEY WEST, FL 33040

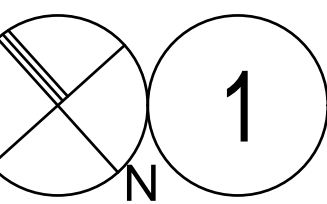


A2.1.0

K2M DESIGN

DATE: REVISED 8/8/2016

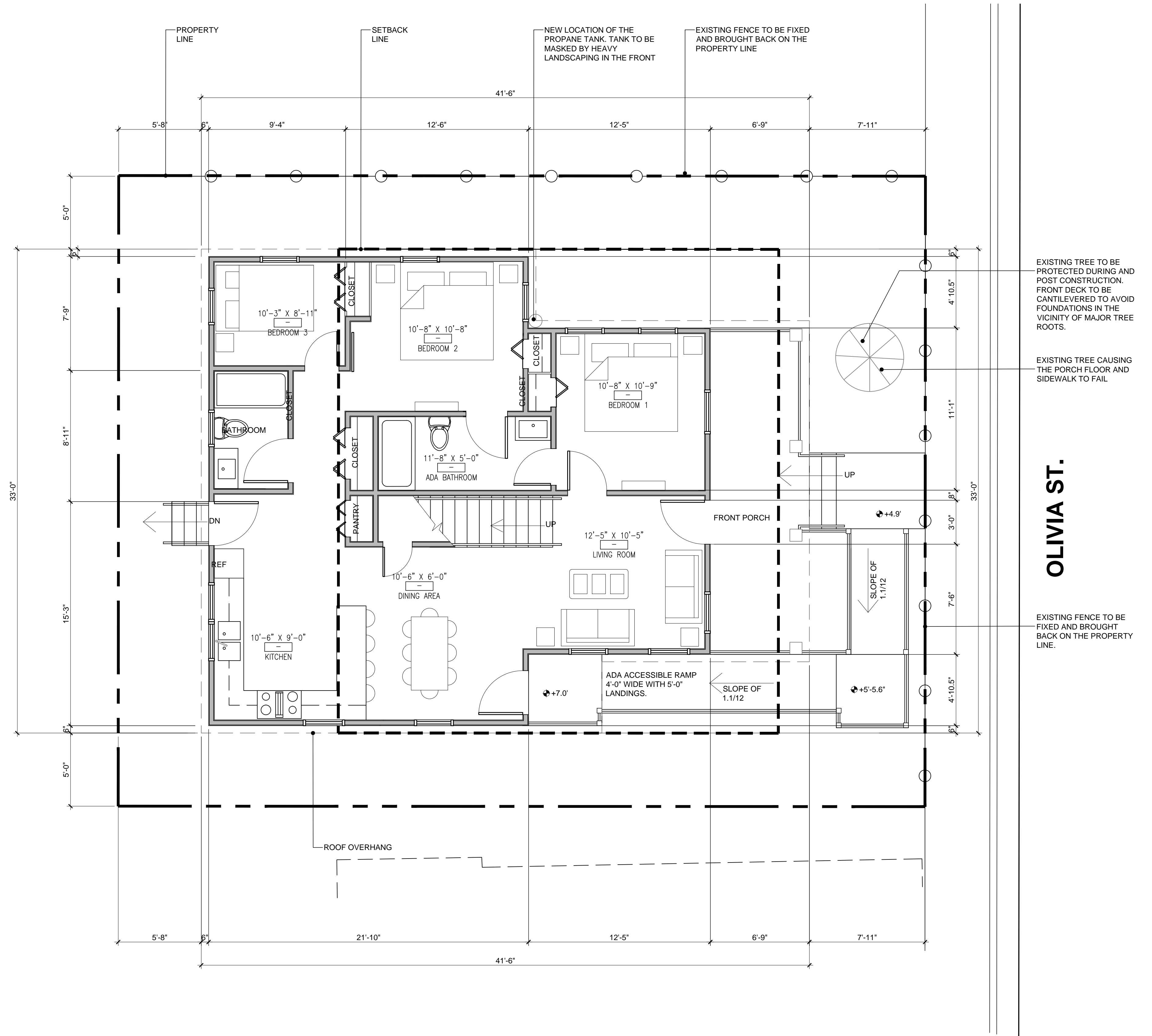
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1

PROPOSED FIRST FLOOR PLAN

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



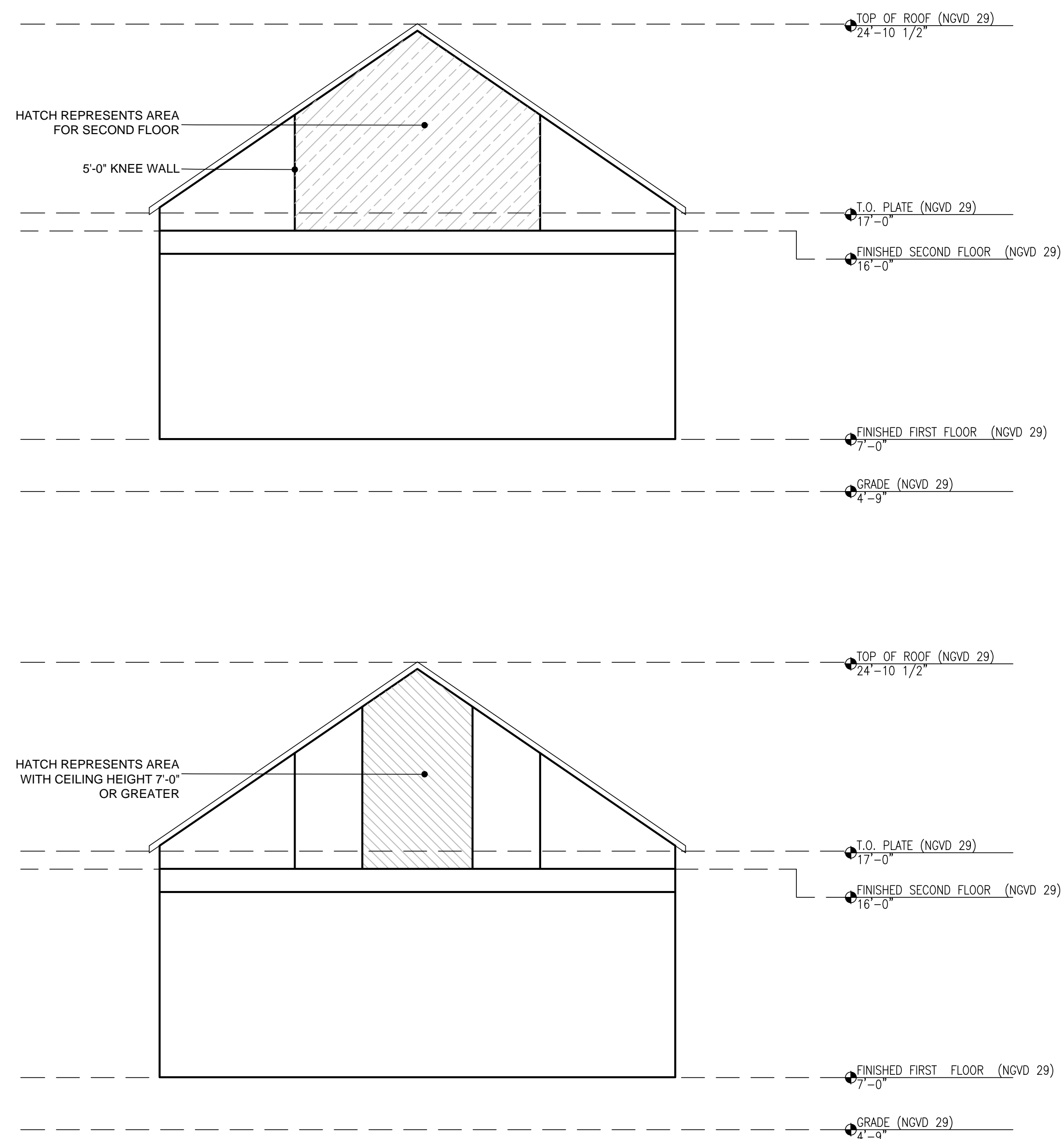
CONCEPT DESIGN

209 OLIVIA STREET, KEY WEST, FL 33040

A2.1.1

DATE: REVISED 6/8/2016

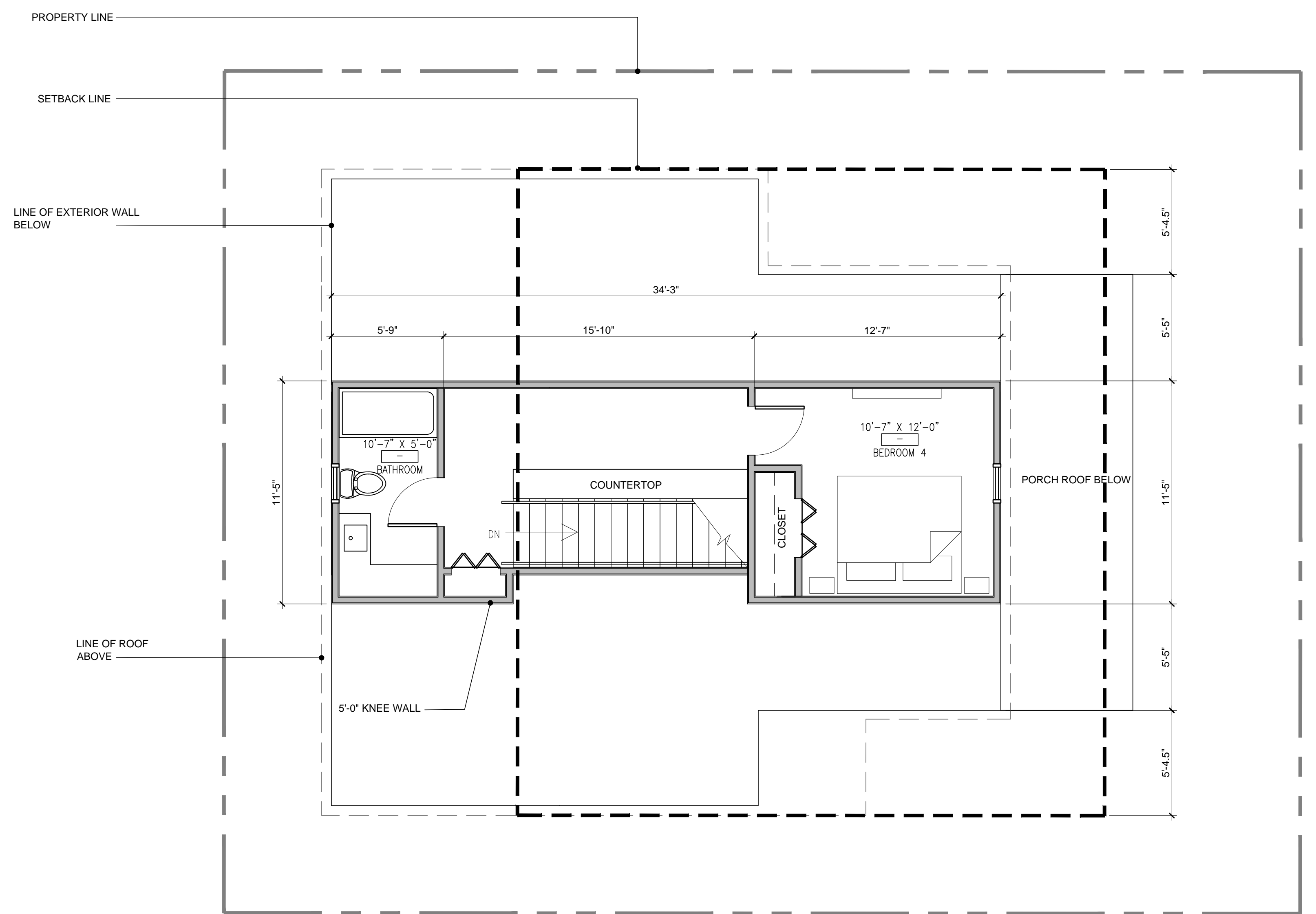
K2M DESIGN



2

CONCEPTUAL BUILDING SECTION

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



1

PROPOSED SECOND FLOOR PLAN

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

CONCEPT DESIGN

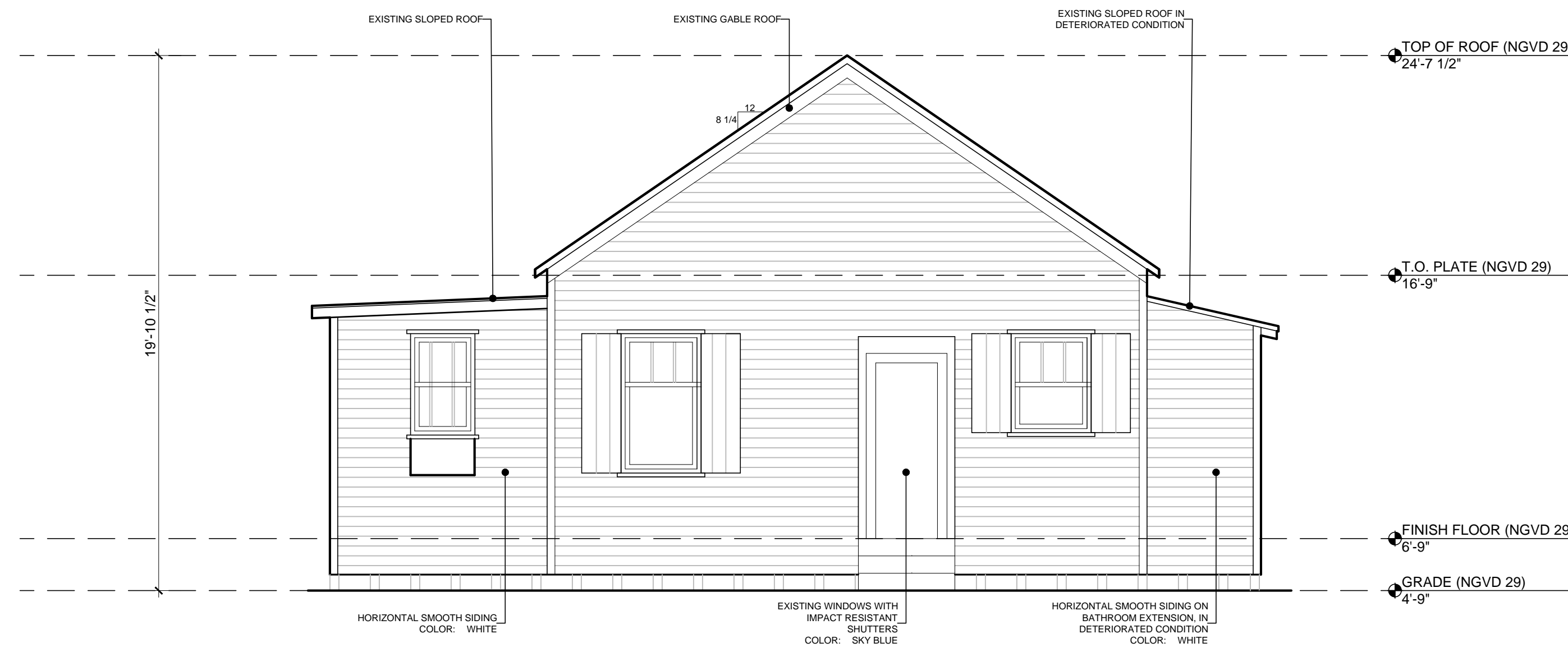
209 OLIVIA STREET, KEY WEST, FL 33040



A2.1.2

K2M DESIGN

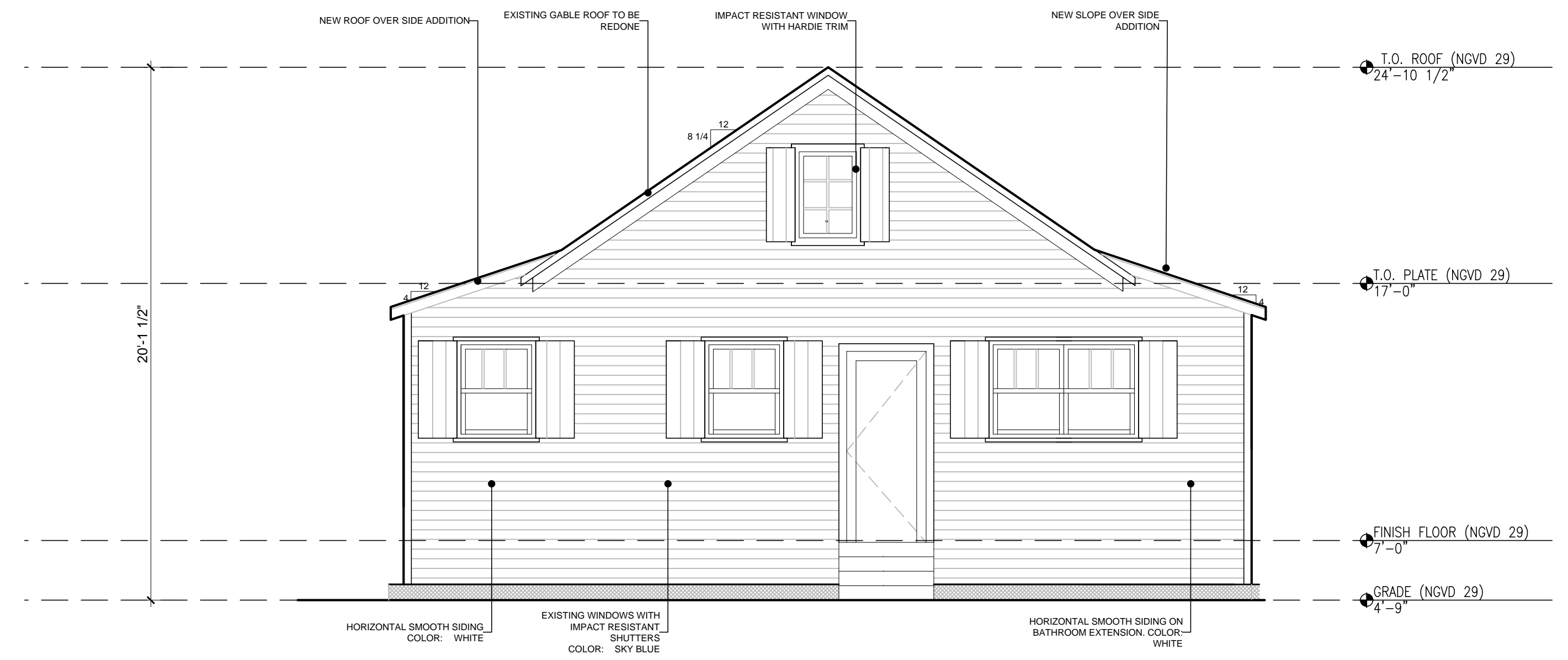
DATE: REVISED 6/8/2016



3

EXISTING REAR ELEVATION

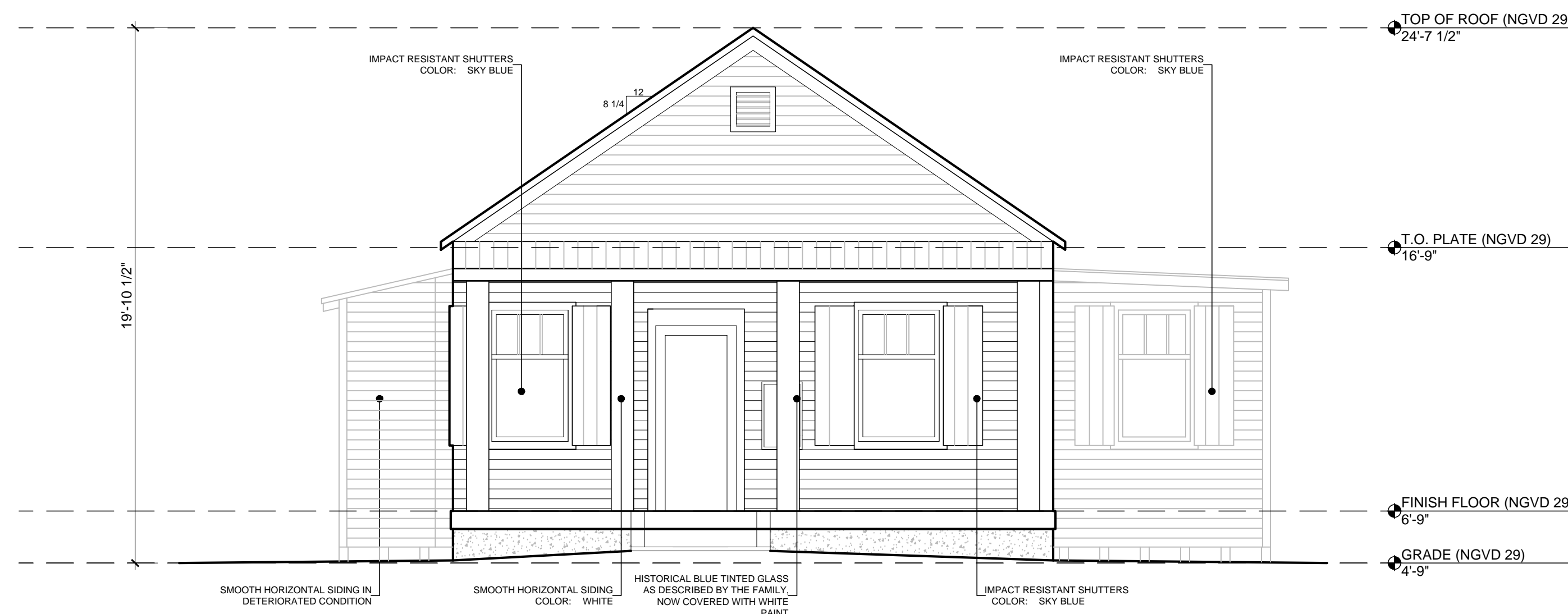
SCALE: 1/4"=1'-0"



4

PROPOSED REAR ELEVATION

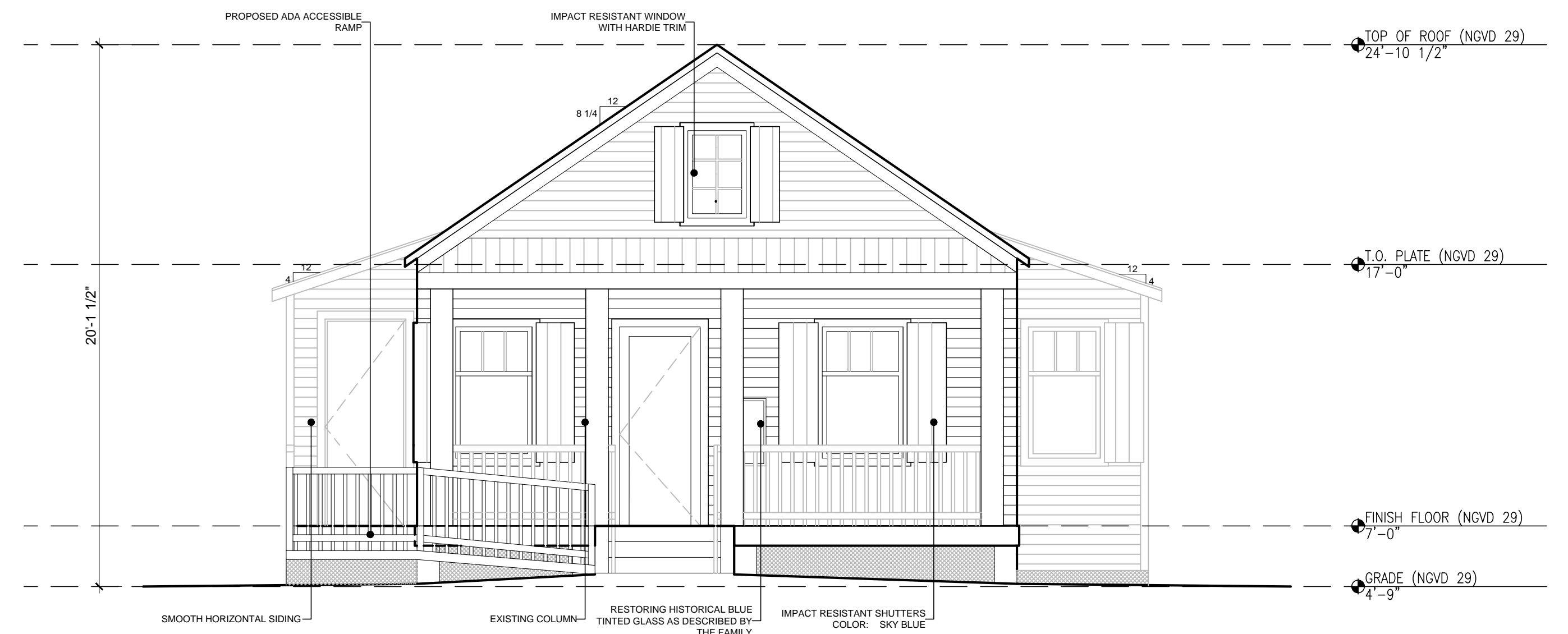
SCALE: 1/4"=1'-0"



1

EXISTING FRONT ELEVATION ON OLIVIA STREET

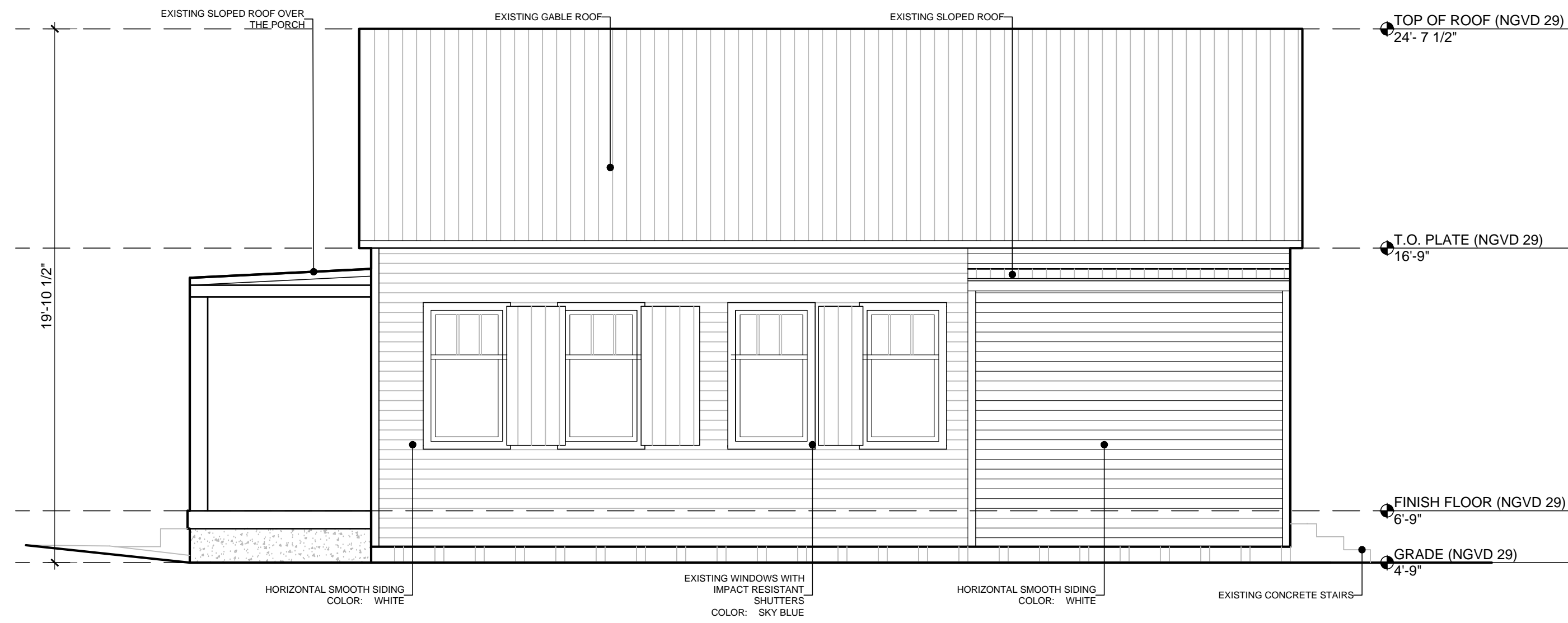
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2

PROPOSED ELEVATION ON OLIVIA STREET

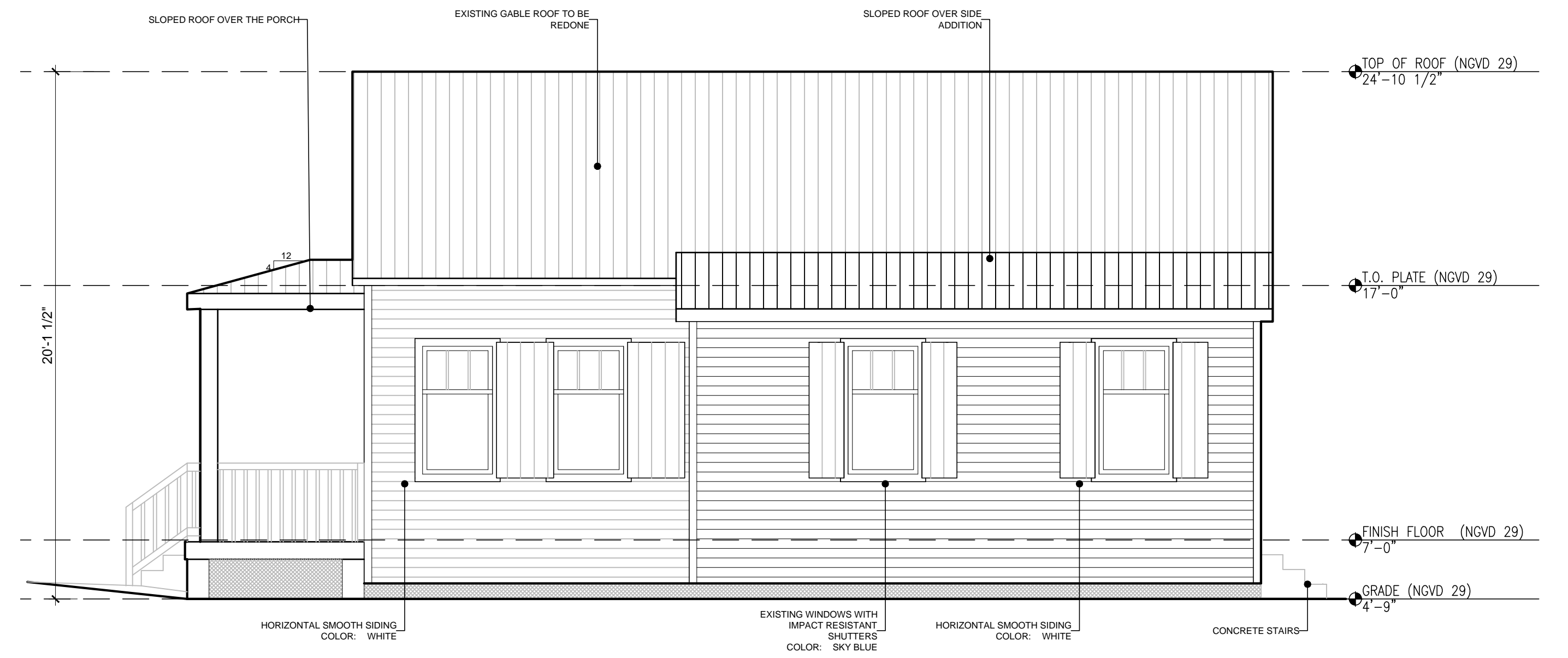
SCALE: 1/4"=1'-0"



3

EXISTING SIDE ELEVATION 2

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



4

PROPOSED SIDE ELEVATION 2

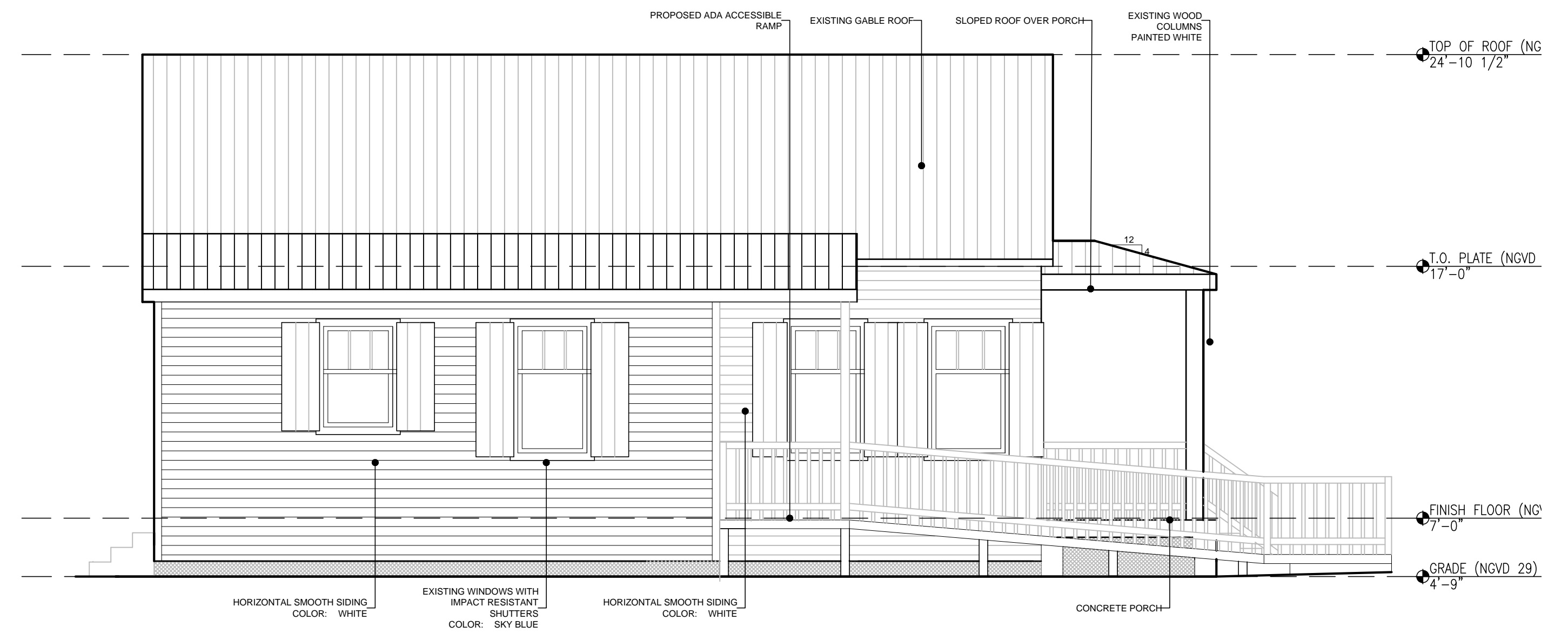
SCALE: 1/4"=1'-0"



1

EXISTING SIDE ELEVATION 1

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



2

PROPOSED SIDE ELEVATION 1

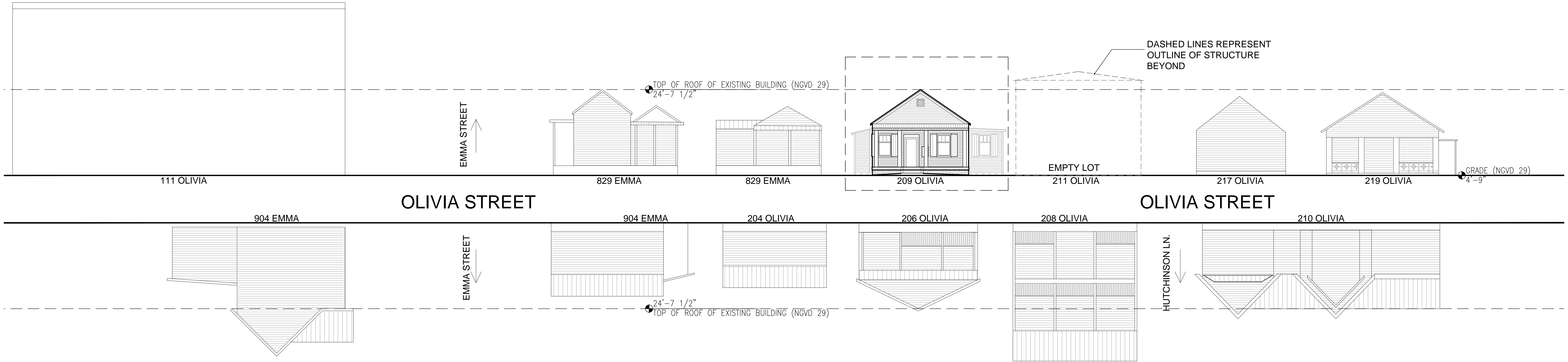
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CONCEPT DESIGN

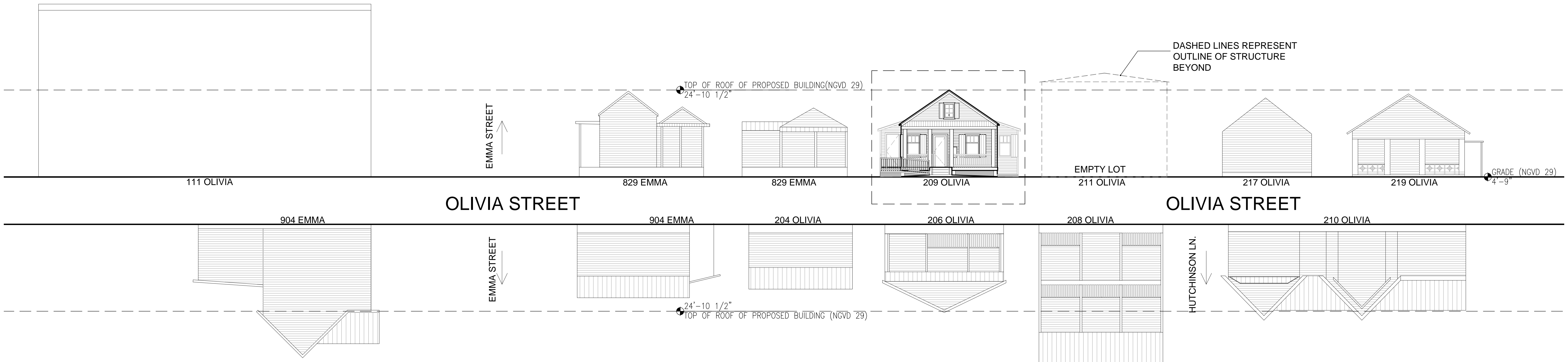
209 OLIVIA STREET, KEY WEST, FL 33040



A3.1.2 **K2M** DESIGN
DATE: REVISED 6/8/2016



1 EXISTING OLIVIA STREET STREETSCAPE ELEVATION
SCALE: N.T.S



2 PROPOSED OLIVIA STREET STREETSCAPE ELEVATION
SCALE: N.T.S

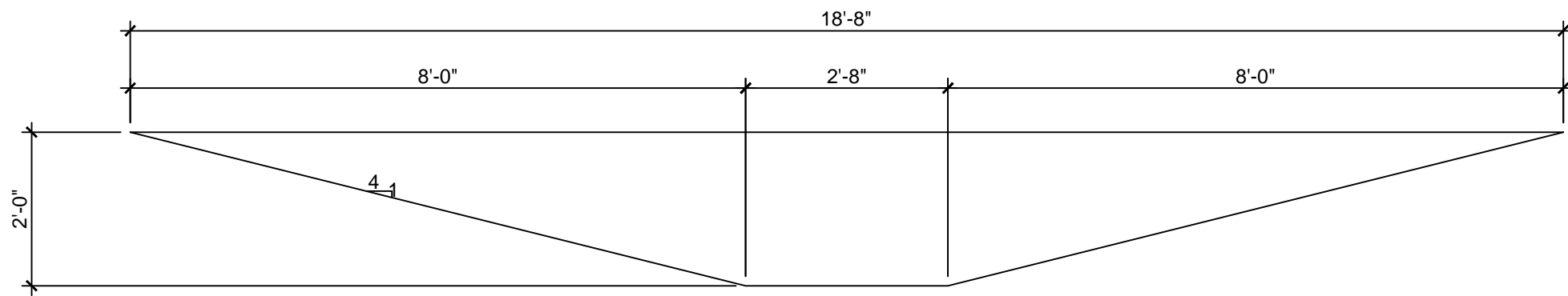
Stormwater Calculation

Existing Impervious Surface	1198.0 sf
Proposed Impervious Surface	1380.5 sf
Change in Impervious Area	182.5 sf
2.5" * Change in Impervious Area	38.0 cf

Required additional stormwater capacity

Proposed Swale Capacity

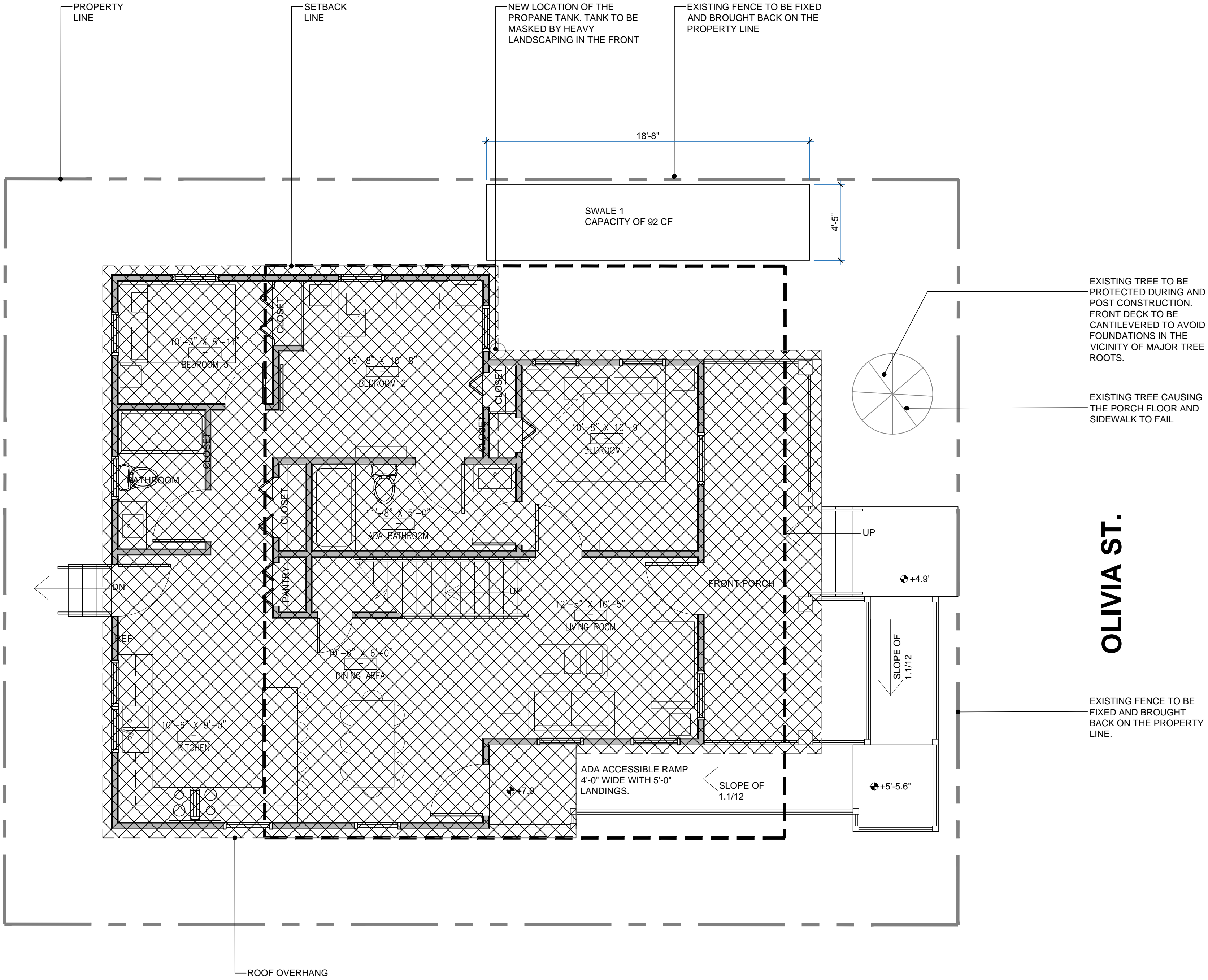
	Top Area (Average FT)	Bot Area (Average FT)	Depth (FT)	Volume (CF)
Swale 1	81.5	10.6	2	92
Total				92



2

TYP. SWALE CROSS SECTION

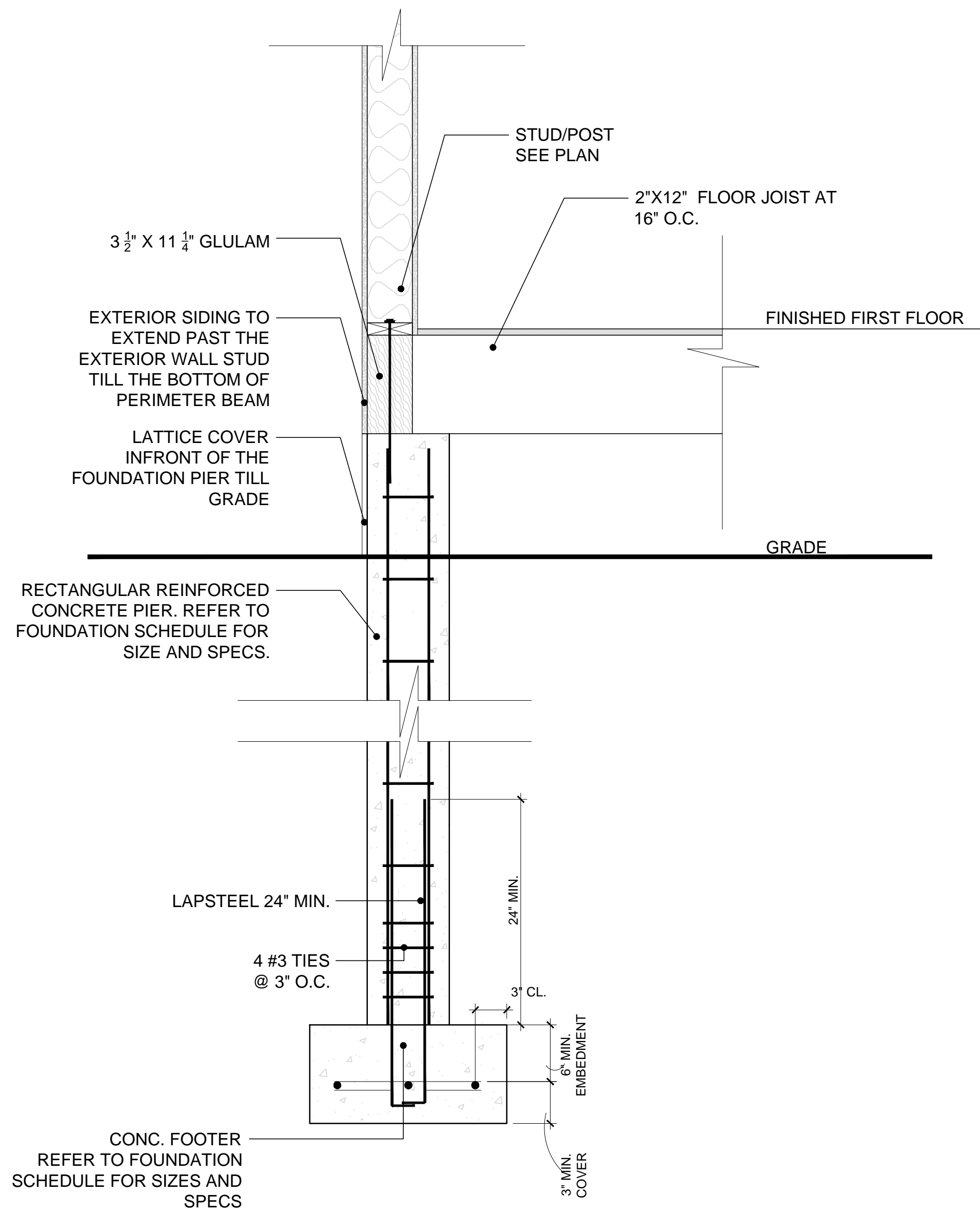
SCALE: 1/2"=1'-0"



1

STORMWATER PLAN

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

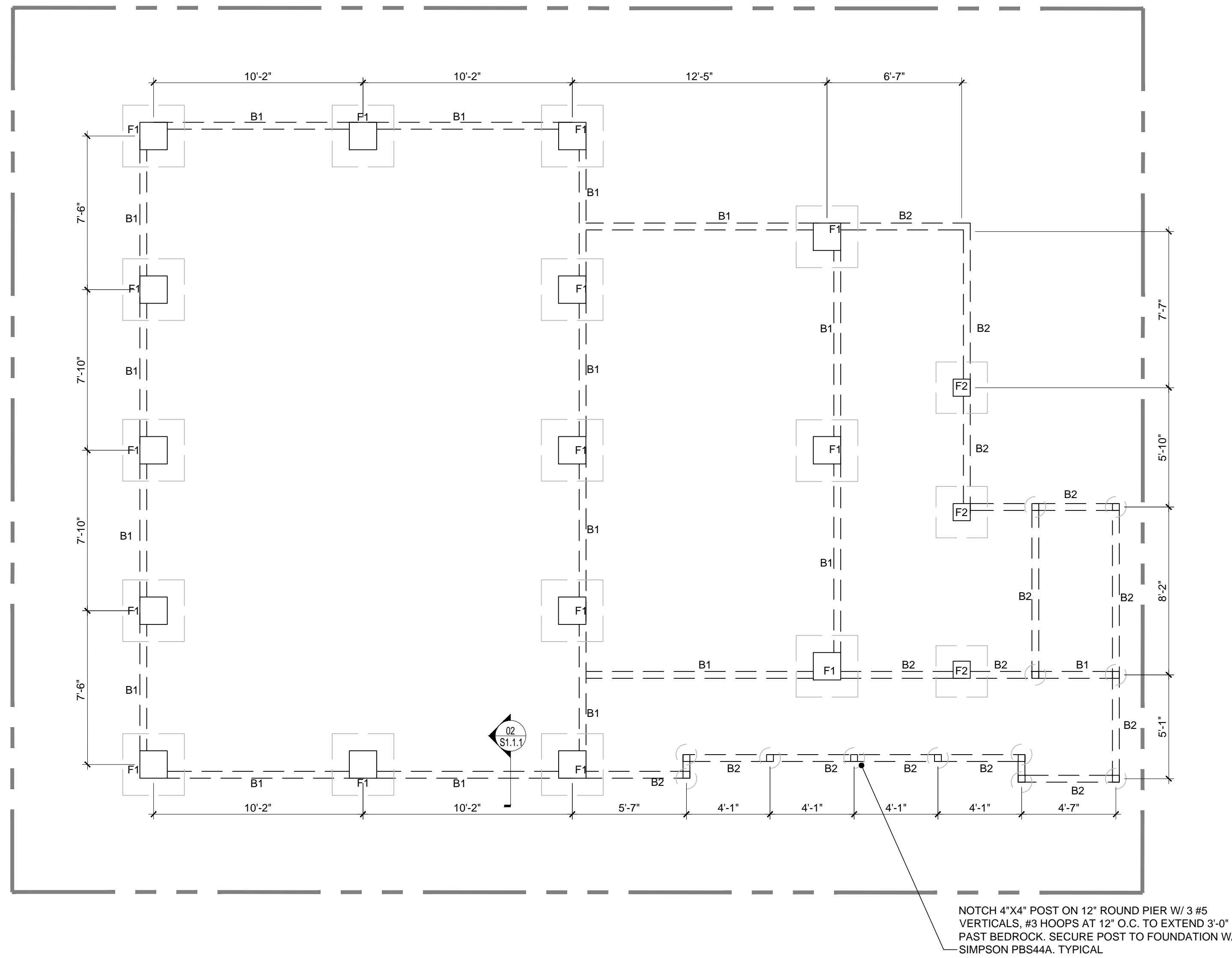


2

SECTION TYP.
SCALE: 1"=1'-0"

BEAM SCHEDULE	
B1	3 1/2" X 11 1/4" GLULAM TYP. U.N.O
B2	(2) 2X8 PERIMETER FRAMING TYPICAL

FOUNDATION SCHEDULE	
F1	16"X16" RECTANGULAR REINFORCED CONCRETE PIER W/ 4 #5V, #3 TIES @10" O.C. BEARING ON 3'-0" X 3'-0" CONCRETE FOOTER W/ 3 #5 CONT. & #3 CROSS @ 16" O.C.
F2	10"X10" RECTANGULAR REINFORCED CONCRETE PIER W/ 4#5V, #3 TIES @10" O.C. BEARING ON 3'-0" X 3'-0" CONCRETE FOOTER W/ 3 #5 CONT. & #3 CROSS @ 16" O.C.



1

CONCEPTUAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

OLIVIA ST.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

ELEVATE AND RELOCATE EXISTING HOUSE IN SAME LOT. NEW ADDITION ON REAR-SIDE OF HOUSE. NEW FOUNDATIONS, ADA RAMP AND NEW WOOD FRONT PORCH. DEMOLITION OF SIDE ADDITIONS AND CONCRETE FRONT PORCH.

FOR- #209 OLIVIA STREET

Applicant – K2M Architects/ Habitat for Humanity Application #H16-03-0060

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 305-809-3973 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 305-809-3731 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 **Shikhar Kapur** 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:
209 Olivia Street on the **8th day of August, 2016**.

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 **August 23, 2016**.

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 **H16-03-0060**.

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

Signed Name of Affiant:


Date: August 9, 2016
Address: 3000 Overseas Highway
City: Marathon
State, Zip: FL 33050

The forgoing instrument was acknowledged before me on this 9th day of August 2016.

By (Print name of Affiant) **Shikhar Kapur** who is personally known to me or has produced _____ as identification and who did take an oath.

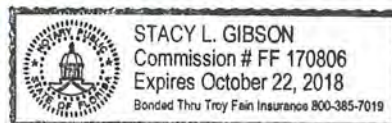
NOTARY PUBLIC

Sign Name:

Print Name: **Stacy L. Gibson**

Notary Public - State of Florida (seal)

My Commission Expires: **October 22, 2018**





Public Meeting Notice

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOSE, CALIFORNIA, HAS SET FOR THE PUBLIC HEARING AND VOTING ON THE PROPOSED AMENDMENT TO THE ZONING ORDINANCE, CHAPTER 17.02, OF THE COUNTY OF SAN JOSE, CALIFORNIA, ON THE 15TH DAY OF MAY, 2017, AT 7:00 PM, IN THE BOARD OF SUPERVISORS' CHAMBER, 400 MARKET STREET, SAN JOSE, CALIFORNIA 95113.

THE PROPOSED AMENDMENT IS TO ADD A NEW ZONING DISTRICT, THE "COMMUNITY DEVELOPMENT ZONING DISTRICT" (CDZ), TO THE ZONING ORDINANCE, CHAPTER 17.02, OF THE COUNTY OF SAN JOSE, CALIFORNIA.

THE PROPOSED AMENDMENT IS TO ADD A NEW ZONING DISTRICT, THE "COMMUNITY DEVELOPMENT ZONING DISTRICT" (CDZ), TO THE ZONING ORDINANCE, CHAPTER 17.02, OF THE COUNTY OF SAN JOSE, CALIFORNIA.

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2018 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for

ELEVATE AND RELOCATE EXISTING HOUSE IN SAME LOT, NEW ADDITION ON REAR-SIDE OF HOUSE, NEW FOUNDATIONS, ADA RAMP AND NEW WOOD FRONT PORCH, DEMOLITION OF SIDE ADDITIONS AND CONCRETE FRONT PORCH

FOR- #209 OLIVIA STREET

Applicant: K2M Architects/ Habitat for Humanity Application #H16-03-0060

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3149 Kingler Avenue, call 305-808-0973 or visit our website at www.keywestfla.gov

THE NOTICE CAN BE REQUESTED FROM THE CITY CLERK, HISTORICAL DEPARTMENT

ADA NOTICE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Persons who are physically unable to attend the hearing may request to have the hearing held in a location accessible to persons with disabilities. For more information, please contact the City Clerk at 3149 Kingler Avenue, Key West, FL 33440-2000.



Public Meeting Notice

FOR THE CITY OF HONOLULU
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE CITY ENGINEER
150 KALANIANAʻOHE AVENUE, 2ND FLOOR
HONOLULU, HI 96813
(808) 525-2200

Public Meeting Notice

FOR THE CITY OF HONOLULU
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE CITY ENGINEER
150 KALANIANAʻOHE AVENUE, 2ND FLOOR
HONOLULU, HI 96813
(808) 525-2200

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

Home	Departments	Exemptions	Save Our Homes	Portability	Homestead Fraud	Contact Us
Property Search	Tax Estimator	GIS/Maps	Millages/Taxroll Info	Appeals/VAB	Forms	Office Requirements

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.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1014982 Parcel ID: 00014600-000000** [Next Record](#)

Ownership Details

Mailing Address:
CAMPBELL JULIA A L/E
209 OLIVIA ST
KEY WEST, FL 33040-7319

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 209 OLIVIA ST KEY WEST
Legal Description: KW PT LOT 2 SQR 2 TR 3 F5-362 COUNTY JUDGES SERIES 3-D-3 COUNTY JUDGES DOCKET 9-26-A OR855-258/61 OR1471-276/ 78 OR1471-279/84 OR2069-66/68 OR2069-69/71 OR2069-72/74 OR2069-75/77 OR2069-78/80 OR2069-81/83 OR2075-1564/1566L/E

Click Map Image to open interactive viewer

Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

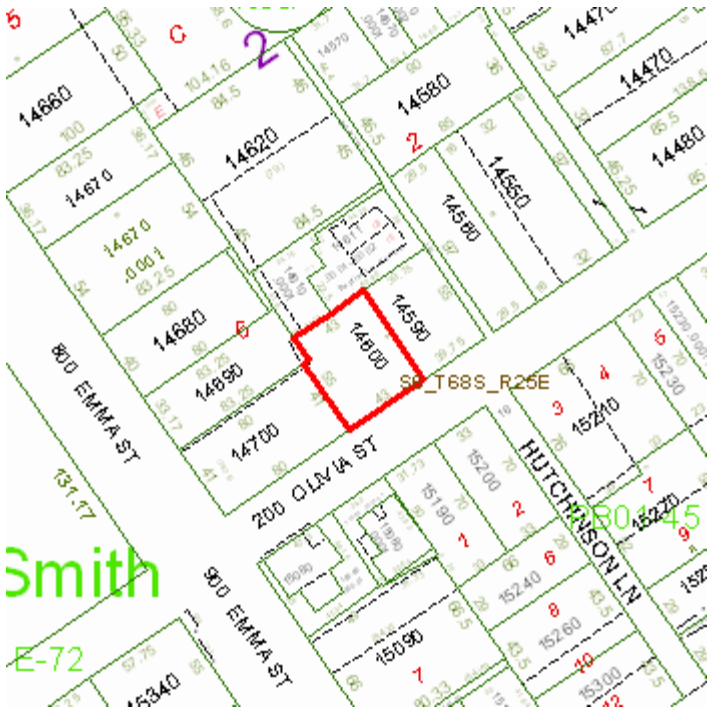
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	43	55	2,365.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 907
Year Built: 1928

Building 1 Details

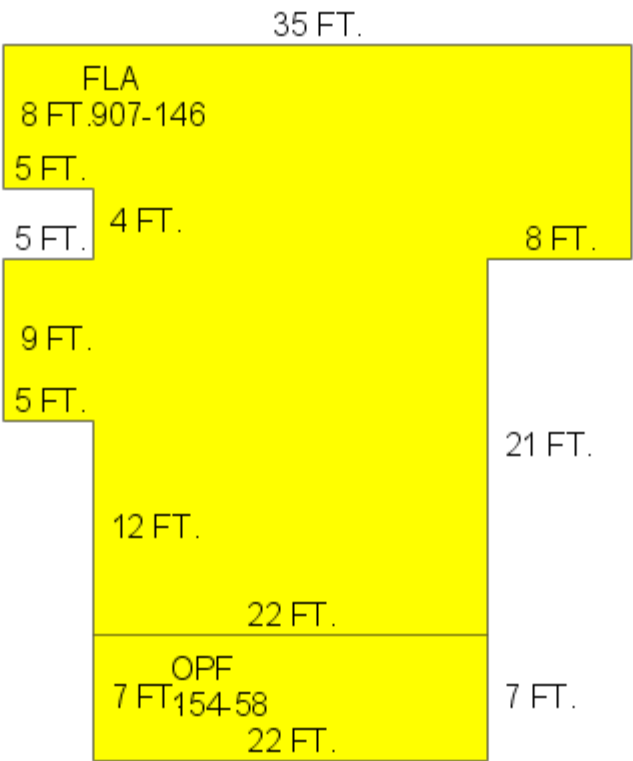
Building Type	R1	Condition	G	Quality	
Effective Age	38	Perimeter	146	Depth	
Year Built	1928	Special Arch	0	Grnd	
Functional Obs	0	Economic Obs	0		

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

Roof Type	GABLE/HIP	Roof Cover	METAL
Heat 1	NONE	Heat 2	NONE
Heat Src 1	NONE	Heat Src 2	NONE

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00
2	OPF		1	1990	N	N	0.00

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	172 SF	43	4	1999	2000	2	30
2	PT3:PATIO	18 SF	0	0	1954	1955	2	50

Appraiser Notes

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
12-2662	07/13/2012	11/28/2012	10,000		REPLACE ROTTEN/DAMAGED CLAPBOARD & NOVELTY SIDING, WOOD TRIM & FASCIA. FRONT PORCH COLUMN 1 PAINT REPAIR REAR DOOR THRESHOLD
9700823	03/01/1997	08/01/1997	550		ELECTRICAL

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
2016	76,678	430	292,922	370,030	95,465	25,000	70,465
2015	79,547	394	185,310	265,251	94,801	25,000	69,801
2014	76,461	377	151,662	228,500	94,049	25,000	69,049
2013	76,461	401	180,550	257,412	92,659	25,000	67,659
2012	77,675	419	112,532	190,626	91,110	25,000	66,110
2011	76,461	437	114,315	191,213	88,456	25,000	63,456
2010	76,461	461	126,286	203,208	87,149	25,000	62,149
2009	84,023	479	168,381	252,883	84,858	25,000	59,858
2008	98,209	497	248,850	347,556	84,773	25,000	59,773
2007	135,496	522	279,070	415,088	82,304	25,000	57,304
2006	387,603	540	201,025	589,168	76,316	25,000	51,316
2005	304,271	558	165,550	470,379	77,958	25,000	52,958
2004	206,955	582	160,820	368,357	301,863	25,000	276,863
2003	158,435	600	56,760	215,795	170,937	23,931	147,006
2002	92,609	618	41,388	134,615	101,465	14,205	87,260
2001	84,353	642	41,388	126,383	94,610	13,245	81,365
2000	70,857	0	28,380	99,237	71,674	10,034	61,640
1999	48,195	0	28,380	76,575	52,544	7,356	45,188
1998	38,049	0	28,380	66,429	51,717	9,300	42,417
1997	28,536	0	23,650	52,186	50,853	10,437	40,416
1996	26,000	0	23,650	49,650	49,372	9,930	39,442
1995	26,000	0	23,650	49,650	48,168	9,930	38,238
1994	23,252	0	23,650	46,902	46,902	9,380	37,522
1993	23,252	0	23,650	46,902	46,902	9,380	37,522
1992	23,252	0	23,650	46,902	46,902	9,380	37,522
1991	23,252	0	23,650	46,902	46,902	9,380	37,522
1990	21,848	0	18,920	40,768	40,768	8,153	32,615
1989	19,266	0	18,329	37,595	37,595	7,519	30,076
1988	15,837	0	13,599	29,436	29,436	5,887	23,549

1987	15,641	0	7,686	23,327	23,327	4,665	18,662
1986	15,728	0	7,095	22,823	22,823	4,565	18,258
1985	15,248	0	7,308	22,556	22,556	5,000	17,556
1984	14,229	0	7,308	21,537	21,537	5,000	16,537
1983	14,229	0	7,308	21,537	21,537	0	21,537
1982	14,513	0	5,700	20,213	20,213	0	20,213

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.

There are no sales to display for this parcel.

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