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**Historic Architectural Review Commission  
Staff Report for Item 14**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** December 14, 2016

**Applicant:** William Rowan, Architects

**Application Number:** H16-03-0091

**Address:** #415 Olivia Street

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**Description of Work**

Demolition of rear addition.

**Site Facts**

The main house is a non-contributing resource to the historic district. The one-story house, built before 1962, still possesses much of its character as depicted in a circa 1965 photograph. A site visit confirms that the rear bump out is not original to the house, but a similar footprint is depicted in the 1962 Sanborn map, therefore it has to be considered historic. The house sits on the north west corner of Olivia and Shaver's Lane and its front and side façades are still has same as the house was captured in a circa 1965 photograph. A frame vernacular structure sits on the site, but is not part of this application.

**Ordinance Cited on Review:**

- Section 102-217 (3), demolition for contributing and historic structures, of the Land Development Regulations for demolition of rear portion of existing cbs building.

**Staff Analysis**

The Certificate of Appropriateness proposes the demolition of a historic added-on rear structure. Although the existing footprint is similar that the one depicted in the 1962 Sanborn map, the way the addition was attached to the main house evidences that it was

not original to the fabric. This demolition will decrease building coverage and increase the rear setbacks.

It is staff's opinion that the request for this demolition should be reviewed based by the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

- (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 criteria of section 102-125(1) through (9).*

The proposed structure to be demolished is not irrevocable compromised by extreme deterioration.

The following is the criteria of section 102-125:

- 1 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;*

Staff opines that the rear portion of the building to be demolished do not possess distinctive characteristics of a type. The addition obscured and removed portions of the rear eave of the original house, which was a character-defining element of the structure.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff understanding that no significant events have ever happened in the site that has contributed to local, state, or national history.

- 3 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;*

The portion of the building in question has no significant value as part of a development, heritage, or cultural record of the city.

- 4 Is not the site of a historic event with a significant effect upon society;*

The site is not associated to any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The portion of the building in question is not an example of any social, cultural, or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The portion of the building in question is not an example of a distinctive architectural style.

- 7 *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;*

The portion of the building in question is not part of a park, square or distinctive area in the city.

- 8 *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; and*

The portion of the building in question does not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The portion of the building in question does not yield important information in history.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition as it complies with the criteria for demolition stated under the Land Development Regulations. If approved this will be the first of two required readings.

# APPLICATION

1:15pm

# 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

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER <u>H16-03-00091</u>		BUILDING PERMIT NUMBER <u>10-</u>	INITIAL & DATE <u>11/23/16</u>
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %

ADDRESS OF PROPOSED PROJECT:

415 OLIVIA ST.

# OF UNITS 1

RE # OR ALTERNATE KEY:

NAME ON DEED:

PATRICK & JONES

PHONE NUMBER

305.640.5325

OWNER'S MAILING ADDRESS:

EMAIL

CONTRACTOR COMPANY NAME:

NA

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

NA

EMAIL

ARCHITECT / ENGINEER'S NAME:

WILLIAM ROWAN

PHONE NUMBER

305.394.4773

ARCHITECT / ENGINEER'S ADDRESS:

321 PEACOCK LANE

EMAIL

wrowan@gmail.com

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

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

\$

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

DEMO: RECONFIGURE INTERIOR WALLS. REMOVE ALL WINDOWS AND DOORS AND REPLACE W/ IMPACT. REMOVE REAR ADDITION AND RECONFIGURE. ADD POOL AND NEW PICKET FENCING

Printed name of property owner or licensed contractor.

MATTHIAS PATRICK / KIM JONES

Signature

[Signature] ARCH.

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

11/23/16

Personally known or produced

as identification.

Official Use Only:

GERZALE R. GURRY HILL  
Commission # FF 027671  
Expires May 11, 2018

2068/19995 qL



## 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](mailto: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:
ENCLOSED GARAGE	NA.	WOOD / STUCCO TO MATCH
CONSTRUCT NEW ADDITION AT REAR	LOS	WOOD / STUCCO TO MATCH

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

Order: KEYWELD Type: OC Drawer: 1  
Date: 11/23/16 53 Receipt no: 416  
2016 300091  
PT \* BUILDING PERMITS-NEW  
1.00 \$100.00  
Trans Number: 3087327  
VISA/MASTERC \$100.00  
Trans date: 11/23/16 Time: 14:38:24

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>CBS house listed as non-contributing</i> <i>Guidelines for additions, alterations, pool, fences</i> <i>Ordinara for demolition of historic structure</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.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



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);

*Address 415 Olivia Street.*

- (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.

*No. Property built in 1958 and is in the historic district but is not itself a historic structure. Building is not being modified on the outside with the exception of a wall that is under the routine.*

**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.

*Standard 50's CBC House.*

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

*No.*



- (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.

No.

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

No.

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

No.

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

1910 = mid century modern.

- (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.

No.

- (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.

No.

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

No.

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



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

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

\_\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

☒ No Reason Pending 12/14/16 HARC Meeting.

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.

No.

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

No.

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.

No.

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

No.

*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.***

12/2/16 Matthew Patrick  
DATE AND PRINT NAME:

**BUILDING DESCRIPTION:**

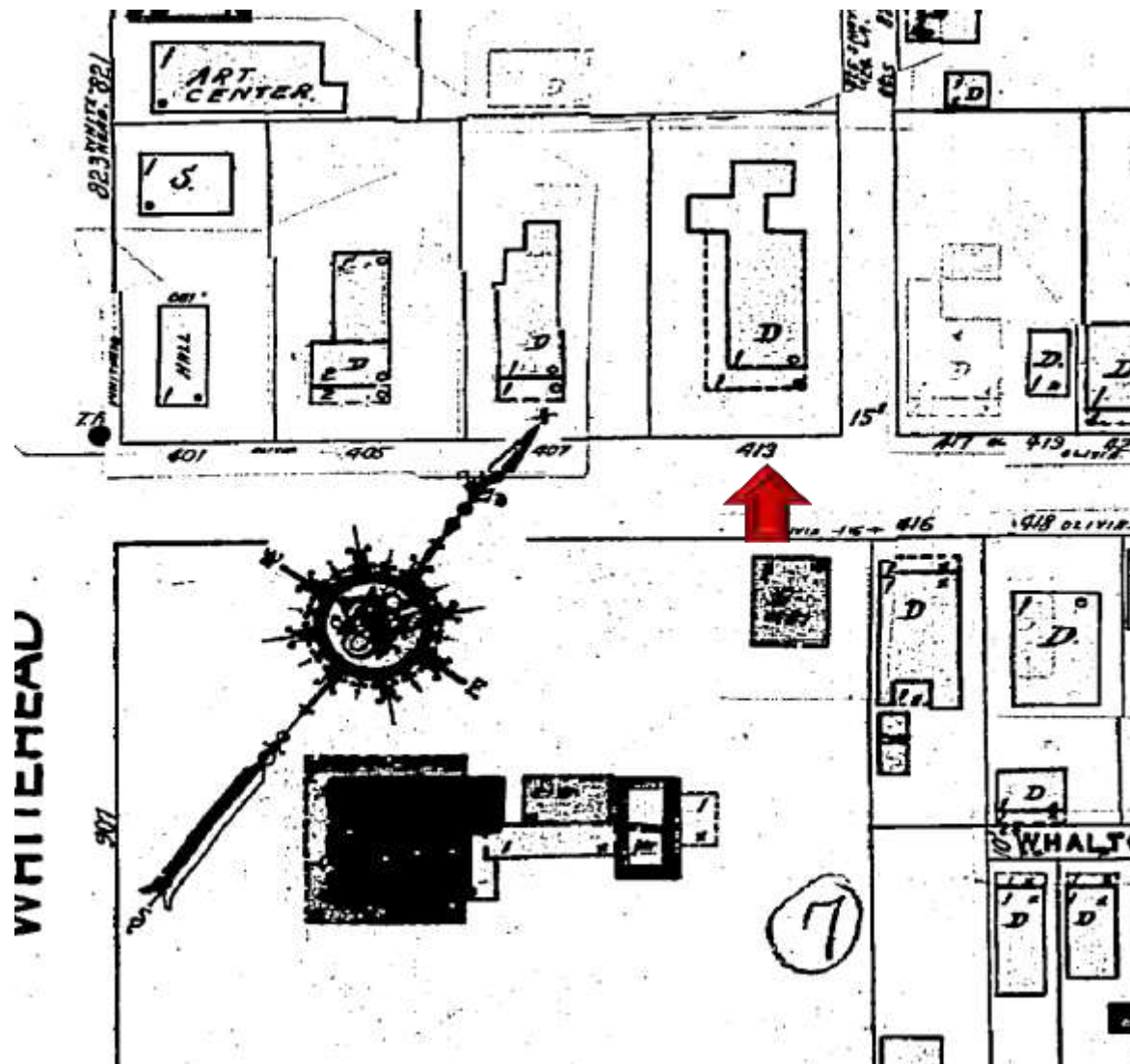
Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
Not listed	Year built _____	Comments _____		

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

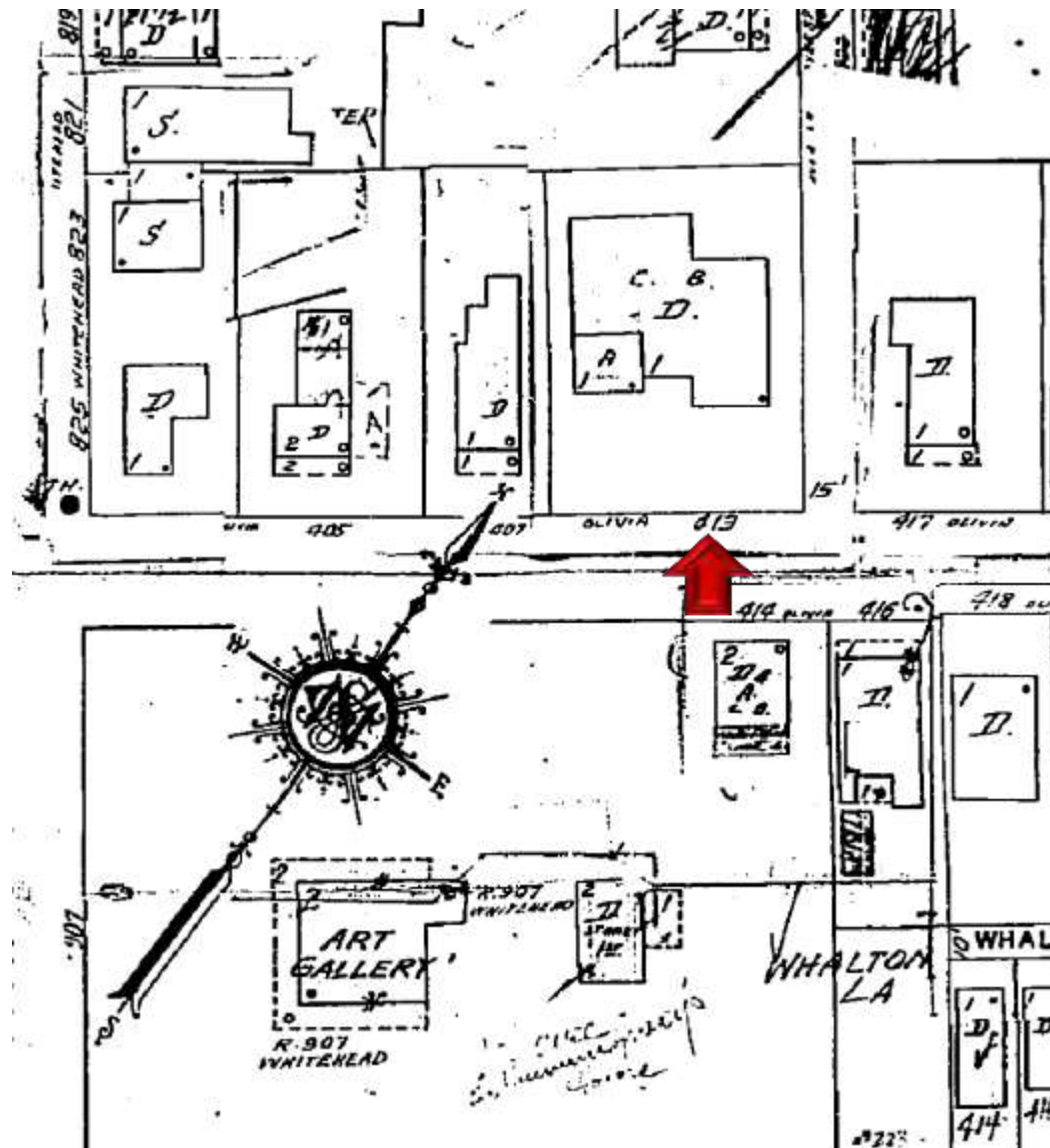
2

# SANBORN MAPS





1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**415 Olivia Street circa 1965. Monroe County Library.**

















# PROPOSED DESIGN

415 OLIVIA STREET KEY WEST, FLORIDA 33040

LOT SIZE 8,486 S.F.

CONCRETE 173 S.F.

STRUCTURE (1) AREA = 2,632 S.F.  
(COVERAGE)

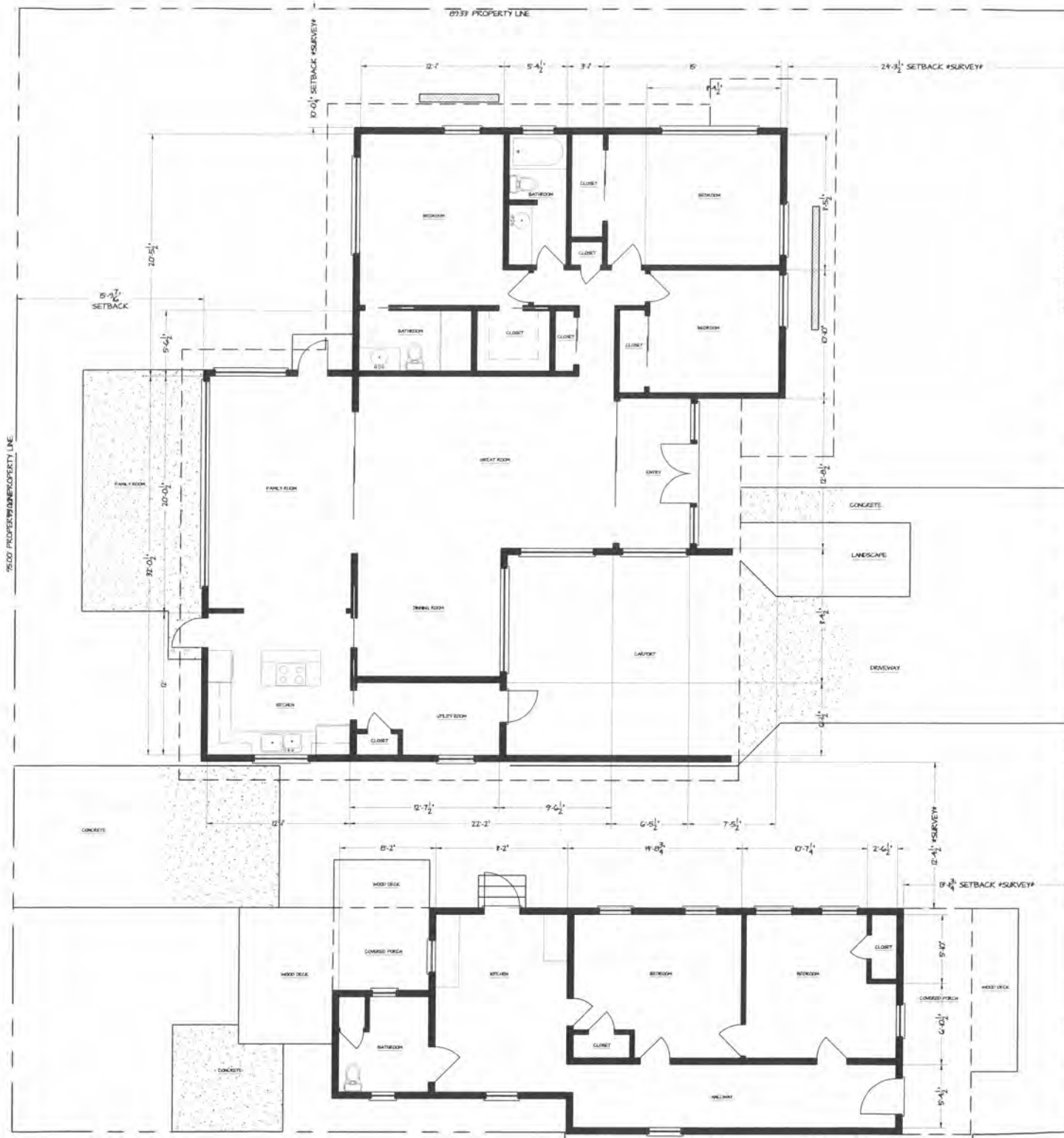
CONCRETE 487 S.F.

CONCRETE 275 S.F.

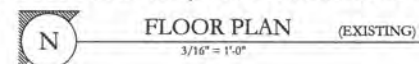
STRUCTURE (2) AREA = 990 S.F.  
(COVERAGE)

CONCRETE 64 S.F.

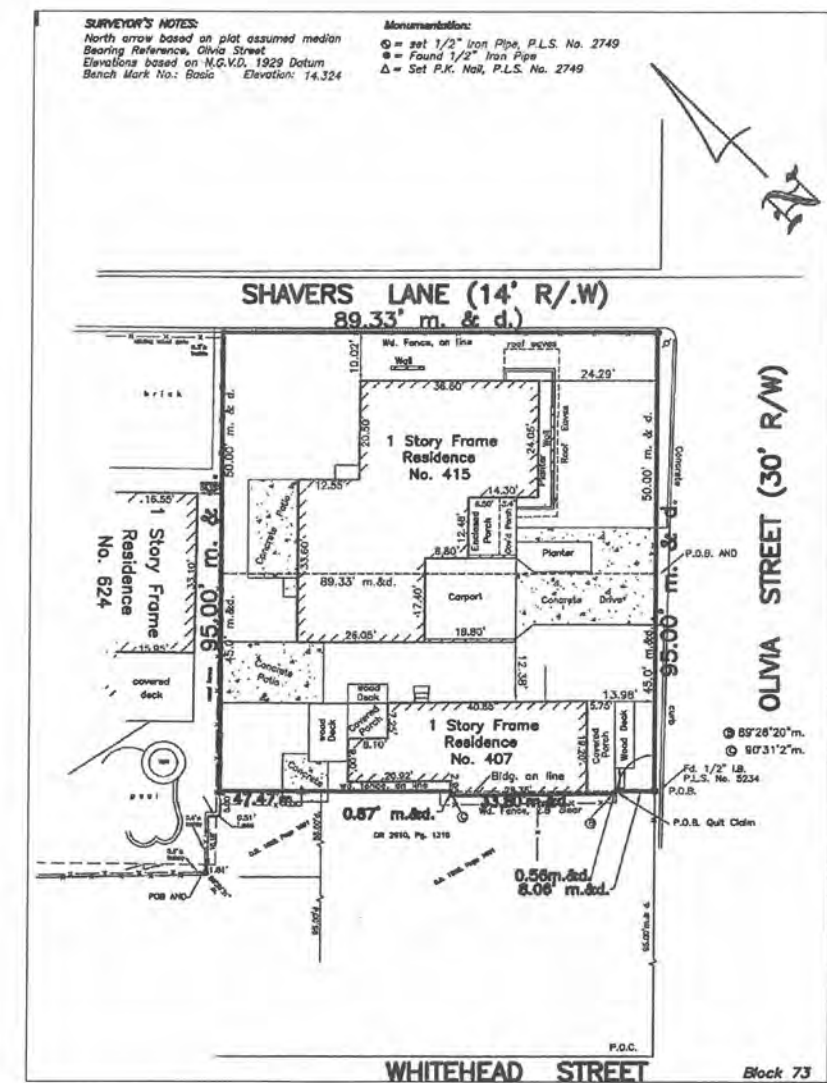
415 OLIVIA STREET UPGRADES  
AS-BUILT W/ SITE  
415 OLIVIA STREET KEY WEST, FLORIDA 33040



407 OLIVIA STREET (NOT INCLUDED IN PERMIT)



415 OLIVIA STREET  
FLOOR PLAN (EXISTING)  
3/16" = 1'-0"



**WILLIAM ROWAN**  
ARCHITECTURE

321 PEACOCK LANE  
305 296 7184

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-0017751

PROJECT NO. \_\_\_\_\_

DATE: 11/23/2016

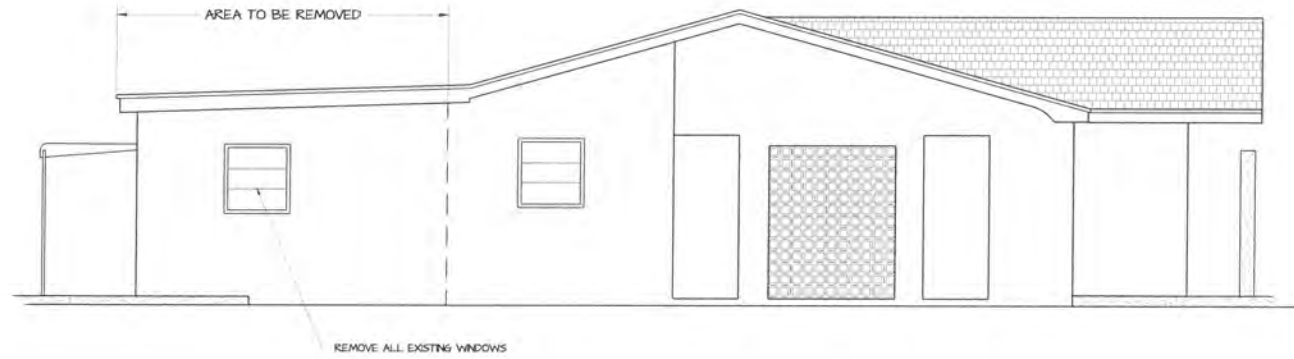
OF



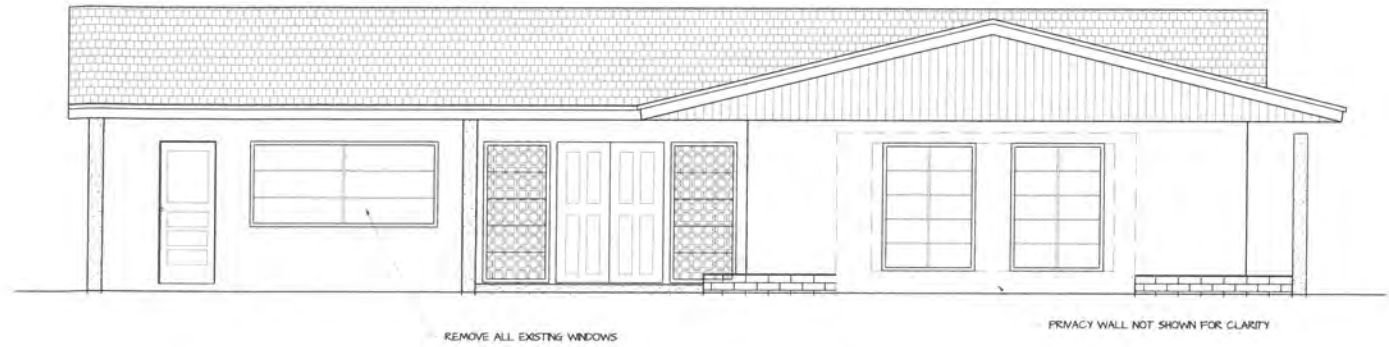
PROJECT NO.	
DATE: 11-23-2016	
2 OF	
WILLIAM ROWAN ARCHITECTURE 331 PEACOCK LANE KEY WEST, FLORIDA 309 296 3784 FLORIDA LICENSE AR-001751	
415 OLIVIA STREET AS-BUILT 415 OLIVIA STREET KEY WEST, FLORIDA 33040	



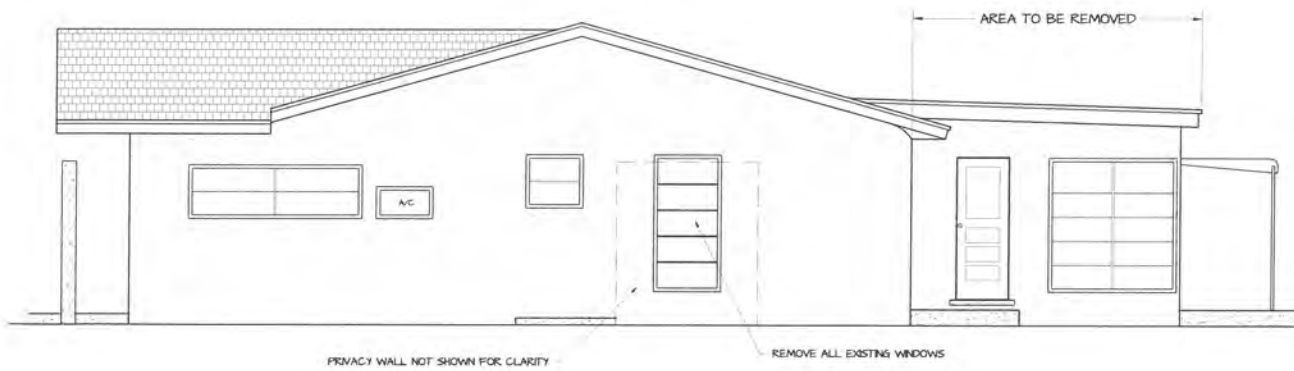




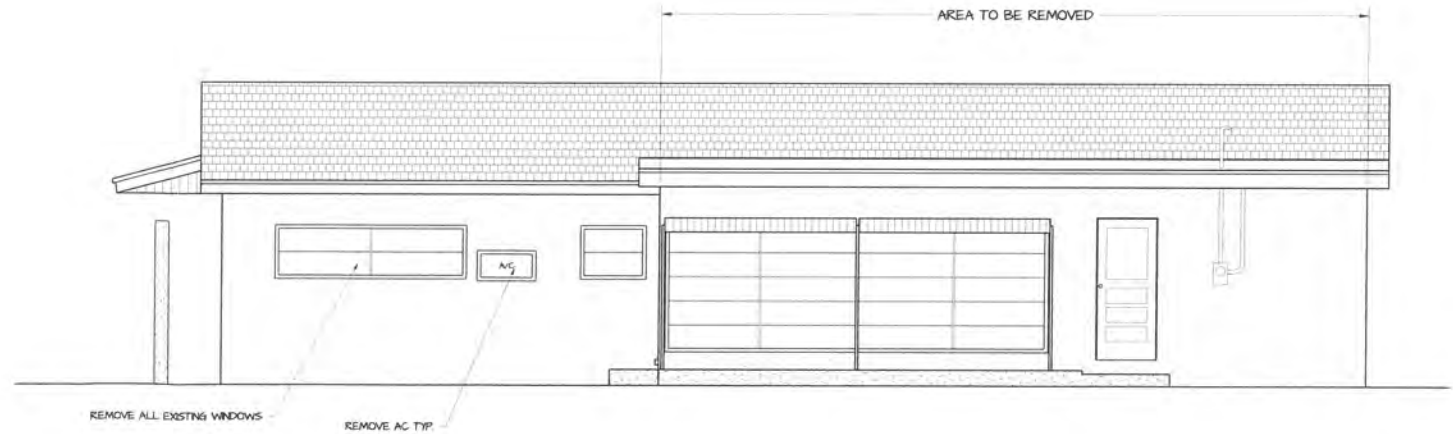
WEST ELEVATION (EXISTING)  
1/4" = 1'-0"



SOUTH ELEVATION (EXISTING)  
1/4" = 1'-0"



EAST ELEVATION (EXISTING)  
1/4" = 1'-0"



NORTH ELEVATION (EXISTING)  
1/4" = 1'-0"

415 OLIVIA STREET  
AS-BUILT

415 OLIVIA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-007751

PROJECT NO :

DATE : 11-23-2016

4

OF



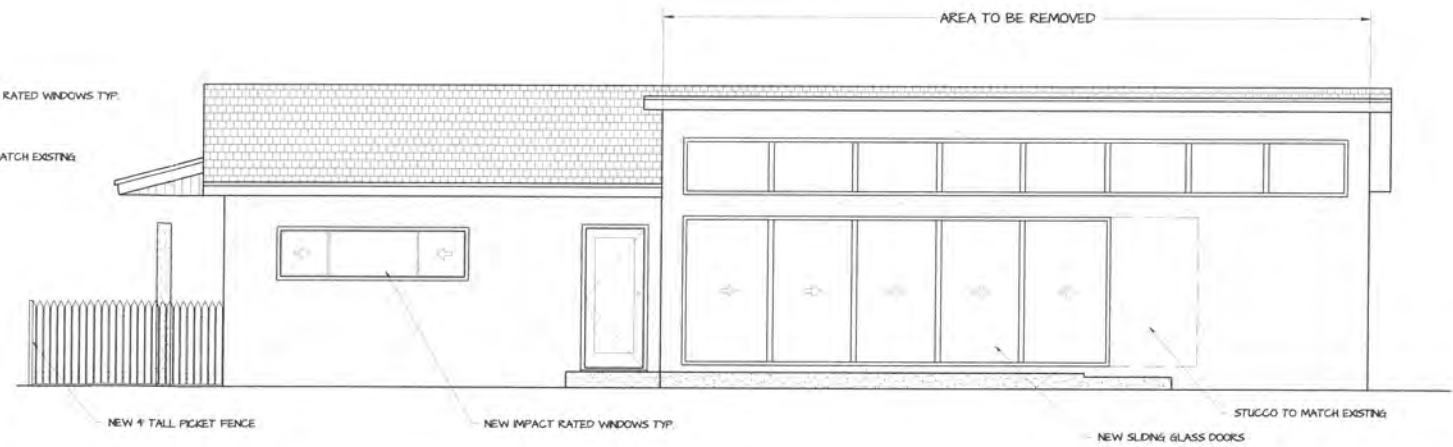
**WEST ELEVATION** (PROPOSED)  
1/4" = 1'-0"



**SOUTH ELEVATION** (PROPOSED)  
1/4" = 1'-0"



**EAST ELEVATION** (PROPOSED)  
1/4" = 1'-0"



**NORTH ELEVATION** (PROPOSED)  
1/4" = 1'-0"

415 OLIVIA STREET  
AS-BUILT

415 OLIVIA STREET KEY WEST, FLORIDA 33040

**WILLIAM ROWAN**  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-0017751

321 PEACOCK LANE  
305 296 3784

PROJECT NO :

DATE : 11-23-2016

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OF

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., December 14, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING CBS STRUCTURE INCLUDING REPLACEMENT OF ALL WINDOWS. NEW REAR ADDITION. NEW POOL AND PICKET FENCES. DEMOLITION OF REAR ADDITION.**

**415 OLIVIA STREET**

**Applicant – William Rowan**

**Application #H16-03-0091**

**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](http://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.



# 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 Locations

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: 1017639 Parcel ID: 00017200-000000** [Next Record](#)

**Ownership Details**

**Mailing Address:**  
PLA STEPHEN E ESTATE  
415 OLIVIA ST  
KEY WEST, FL 33040-7410

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 11KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 415 OLIVIA ST KEY WEST  
**Legal Description:** KW PT LOT 4 SQR 6 TR 4 OR119-415/17

**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)**

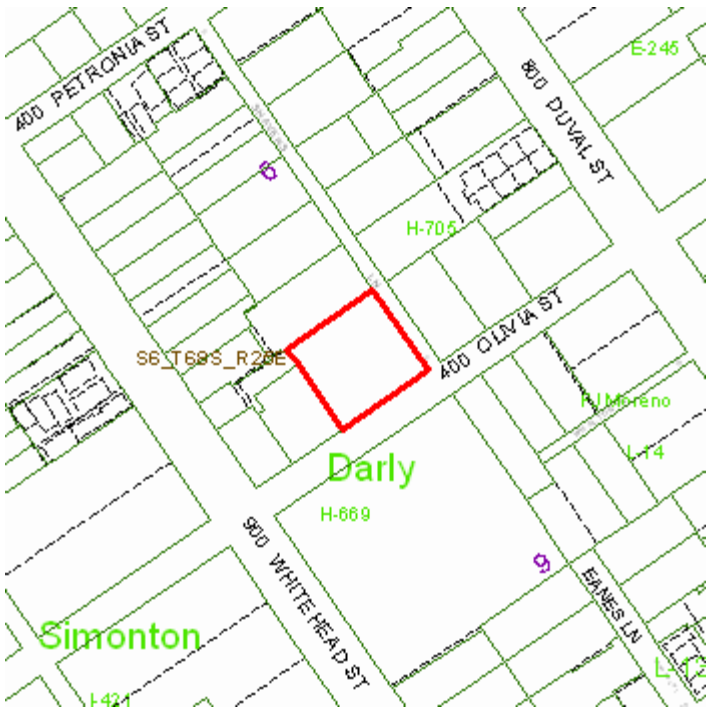
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

**IRS Links**

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

**Other Links**

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



Land Details

Land Use Code	Frontage	Depth	Land Area
080D - MULTI RES DRY	89	95	8,486.00 SF

Building Summary

Number of Buildings: 2  
Number of Commercial Buildings: 0  
Total Living Area: 2772  
Year Built: 1934

## Building 1 Details

Building Type R1  
Effective Age 25  
Year Built 1964  
Functional Obs 0

Condition G  
Perimeter 208  
Special Arch 0  
Economic Obs 0

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

Roof Type GABLE/HIP

Roof Cover ASPHALT SHINGL

Heat 1 NONE

Heat 2 NONE

Heat Src 1 NONE

Heat Src 2 NONE

### Extra Features:

2 Fix Bath 0

3 Fix Bath 1

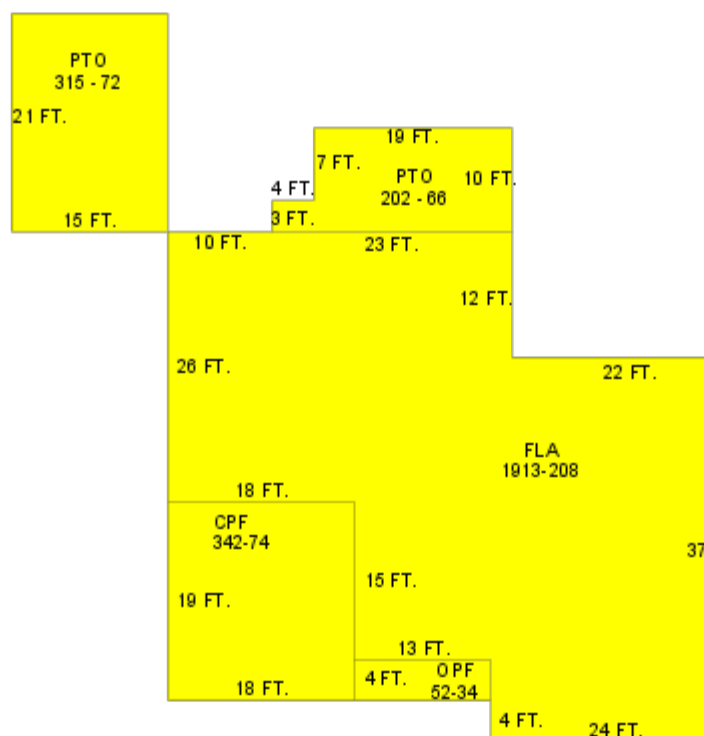
4 Fix Bath 0

5 Fix Bath 0

6 Fix Bath 0

7 Fix Bath 0

**Extra Fix**      0



BUILDING # 1

### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	PTO		1	1963			
0	PTO		1	1963			



1	FLA	5:C.B.S.	1	1963	N	N	0.00
2	OPF		1	1963	N	N	0.00
3	CPF		1	1963	N	N	0.00

Building 2 Details

Building Type R1

Effective Age 27

Year Built 1934

Functional Obs 0

Condition A

Perimeter 136

Special Arch 0

Economic Obs 0

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

Roof Type GABLE/HIP

Heat 1

Heat Src 1

Roof Cover METAL

Heat 2

Heat Src 2

Extra Features:

- 2 Fix Bath0
- 3 Fix Bath0
- 4 Fix Bath0
- 5 Fix Bath0
- 6 Fix Bath0
- 7 Fix Bath0
- Extra Fix0



BUILDING # 2

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement
0	OPF		1	1933			
0	FLA	12:ABOVE AVERAGE WOOD	1	1934			

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	AC2:WALL AIR COND	2 UT	0	0	1979	1980	1	20
2	FN2:FENCES	1,104 SF	184	6	2010	2011	5	30
3	PT3:PATIO	300 SF	0	0	2008	2009	2	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
8-3138	08/27/2008	11/13/2008	4,000		REMOVE APPROX 350SF CONCRET DRIVEWAY/WALKWAY

10-1724	06/02/2010	10/21/2010	5,600	PRE FAB PICKETT FENCE ACROSS BACK YARD & SIDE OF PROPERTY. 184lf X6'H
B950488	02/01/1995	08/01/1995	15,500	RENOVATIONS
E950814	03/01/1995	08/01/1995	1,380	ELECTRICAL
P950982	03/01/1995	08/01/1995	1,800	FIXTURES
04-0704	03/23/2004	10/13/2004	2,000	RE-ROOF FRNT PORCH

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	242,017	14,610	816,790	1,073,417	642,309	0	1,073,417
2015	251,661	13,240	562,677	827,578	583,918	0	827,578
2014	237,512	12,416	359,279	609,207	530,835	0	609,207
2013	238,658	12,795	334,213	585,666	482,578	0	585,666
2012	244,364	13,285	181,059	438,708	438,708	0	438,708
2011	244,364	13,664	250,698	508,726	508,726	0	508,726
2010	247,790	3,952	178,274	430,016	379,003	25,000	354,003
2009	278,568	4,000	530,668	813,236	479,506	25,000	454,506
2008	258,944	3,165	848,600	1,110,709	563,828	25,000	538,828
2007	248,177	3,203	1,400,190	1,651,570	725,101	25,000	700,101
2006	424,552	3,242	685,245	1,113,039	552,958	25,000	527,958
2005	423,868	3,280	540,983	968,131	501,981	25,000	476,981
2004	290,772	2,934	636,450	930,156	473,230	25,000	448,230
2003	301,956	2,973	203,664	508,593	339,098	25,000	314,098
2002	275,221	3,011	203,664	481,896	326,569	25,000	301,569
2001	266,343	3,050	203,664	473,057	321,039	25,000	296,039
2000	279,660	2,772	144,262	426,694	301,587	25,000	276,587
1999	191,767	1,927	129,836	323,530	265,155	25,000	240,155
1998	173,123	1,763	129,836	304,722	256,728	25,000	231,728
1997	159,806	1,649	114,561	276,016	245,117	25,000	220,117
1996	109,201	1,141	114,561	224,903	224,625	25,000	199,625
1995	109,201	1,156	114,561	224,918	220,852	25,000	195,852
1994	97,659	1,047	114,561	213,267	213,267	25,000	188,267
1993	97,331	0	114,561	211,892	211,892	25,000	186,892
1992	97,331	0	114,561	211,892	211,892	25,000	186,892
1991	97,331	0	114,561	211,892	211,892	25,000	186,892
1990	86,165	0	93,558	179,723	179,723	25,000	154,723
1989	72,426	0	91,649	164,075	164,075	25,000	139,075

1988	62,135	0	76,374	138,509	138,509	25,000	113,509
1987	61,363	0	63,645	125,008	125,008	25,000	100,008
1986	61,704	0	61,099	122,803	122,803	25,000	97,803
1985	59,327	0	56,014	115,341	115,341	25,000	90,341
1984	55,497	0	56,014	111,511	111,511	25,000	86,511
1983	55,497	0	29,170	84,667	84,667	25,000	59,667
1982	56,642	0	27,225	83,867	83,867	25,000	58,867

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.

This page has been visited 89,427 times.

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