



**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: February 28, 2017

Applicant: Michael Ingram, Architect

Application Number: H17-03-0002

Address: #1315 Olivia Street

New design to be reviewed based on the new guidelines for New Construction.

Description of Work:

New two-story wood frame single-family structure on empty lot. New pool, wood picket fences, and site improvements.

Site Facts:

The site in question has been vacant since 2010 after a fire damaged a neglected historic and contributing house. The Chief Building Official declared the structure unsafe and ordered its demolition. The historic wood frame house used to be two-story on the front portion and one-story on its rear. Side adjacent houses are two-story and one and a half story on front with one story on back. The immediate rear house is one-story. The lot is located on an X Flood Zone.

The city recognized two units on the lot through a Beneficial Use Allocation granted in 2010 and the Department of Community Affairs did not appeal the city's decision.

In June 28, 2016, the Commission reviewed a design that included two two-story frame structures for the vacant lot and there was a motion to postpone the item. The applicant withdrew the application.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 8, 9, 11, 12, 14, 17, 18, 22, 23, 24 and 25.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4 of page 40, pools.

Staff Analysis

This staff report is for the review of a new proposal for a two- story single-family frame house to be located on a vacant lot. Differences from a previous submittal the new proposal only proposes one single-family house, one pool, and one driveway. The proposed design consists of an “L” shape floor plan structure with a full one-story front porch setback from the front property line 10 feet. The structure has two attached volumes, both covered with hip roofs, being the rear one lower in height than the front one. The design includes a one-story covered porch, attached to the rear façade, with a shed roof. The design creates a transition of both site setbacks and heights with adjacent houses. Adjacent historic houses on both sides of the lot have two different front yard patters, the front porch of the new house will be set back from the 1317 Olivia Street, and the front façade of the new house will have the same setback of the porch of 1311 Olivia Street. Furthermore, the new design proposes a building that will have a one-story full front porch, while the house at 1311 Olivia have a two-story full front porch, but 1317 Olivia has a one-story full front porch. The new design also creates a transition by lowering in height the roofs towards the rear of the property, ending with a one-story rear porch that is setback from the rear property line 19’- 2”, versus an almost 5’ rear yard setback that 1311 Olivia Street possesses.

The proposed design, based on traditional architecture, does not mimic any specific structure found in the district. The proportions, building form, rhythms of fenestrations, roof forms, textures, and materials are compatible with similar typology found in the surrounding urban context. Proposed finishes include hardi board for exterior walls, 2 over 2 impact resistant clear glass windows, operable solid wood shutters, and metal v-crimp panels for the roofing system.

The plan also calls for one pool in the rear yard and behind the house, a front yard 4’ tall wood picket fence and one car driveway on the east side of the site.

Consistency with Guidelines

It is staff’s opinion that the proposed design meets the cited guidelines. The new structure will not outsize the surrounding structures as it has been designed taking into account actual setbacks and heights of all surrounding houses on the urban block. The proposed building form, the transition of heights, which helps reducing the mass of the structure, and architectural vocabulary used, makes this new design one harmonious and sensible to its urban context.

The applicant has made an effort of meeting with neighbors, one suggestion that Commission made to him when reviewing the previous design. In addition, the applicant has met several times with staff to review several diagrams for consistency with new guidelines.

The applicant has met with the city's urban forester and she has reviewed the revised plans. The Planning Department has also reviewed the submitted plans and their conclusion was that they meet zoning and planning regulations.

\$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 H17-03-02		BUILDING PERMIT NUMBER		INITIAL & DATE Hill 11/30/17	
FLOODPLAIN PERMIT		ZONING		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L FL	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %		

ADDRESS OF PROPOSED PROJECT:

1315 OLIVIA STREET

OF UNITS
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RE # OR ALTERNATE KEY:

1025895

NAME ON DEED:

GAUNDER/GOLDSTEIN T/C

PHONE NUMBER

OWNER'S MAILING ADDRESS:

c/o INGRAM, MICHAEL

EMAIL

MBINERARCHITECT@GMAIL.COM

504 ANGELA STREET, KEY WEST, FL. 33040

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL	
-------	--

ARCHITECT / ENGINEER'S NAME:

INERAM, MICHAEL

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

509 ANGEL ST.

EMAIL

MDINGRAMARCHITECT@GMAIL.COM.

KW, 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:

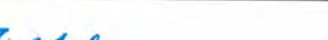
\$

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.) SINGLE FAMILY TWO STORY STRUCTURE ON EMP

WOOD FRAME W/ 1/2" 2300 SF. AC. SPACE, SINGLE LEVEL ENTRY PORCH & REAR PORCH
CEMENTITIOUS SIDING, ALUM. IMPACT WINDOWS, WOOD OPERABLE SHUTTERS,
'V' CRIMP ROOF; LANDSCAPE, FENCE (WHITE PICKET), BRICK PAVERS, ENCLOSED
A.C. UNITS W/ FENCING

Printed name of property owner or licensed contractor. MICHAEL B. IVERAM (REP.)	Signature. 
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me. 	
Personally known or produced FI DL	as identification.





Official Use Only:

BP (HARL Fee)

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:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
Vacant bt Guidelines for new construction and pools.			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

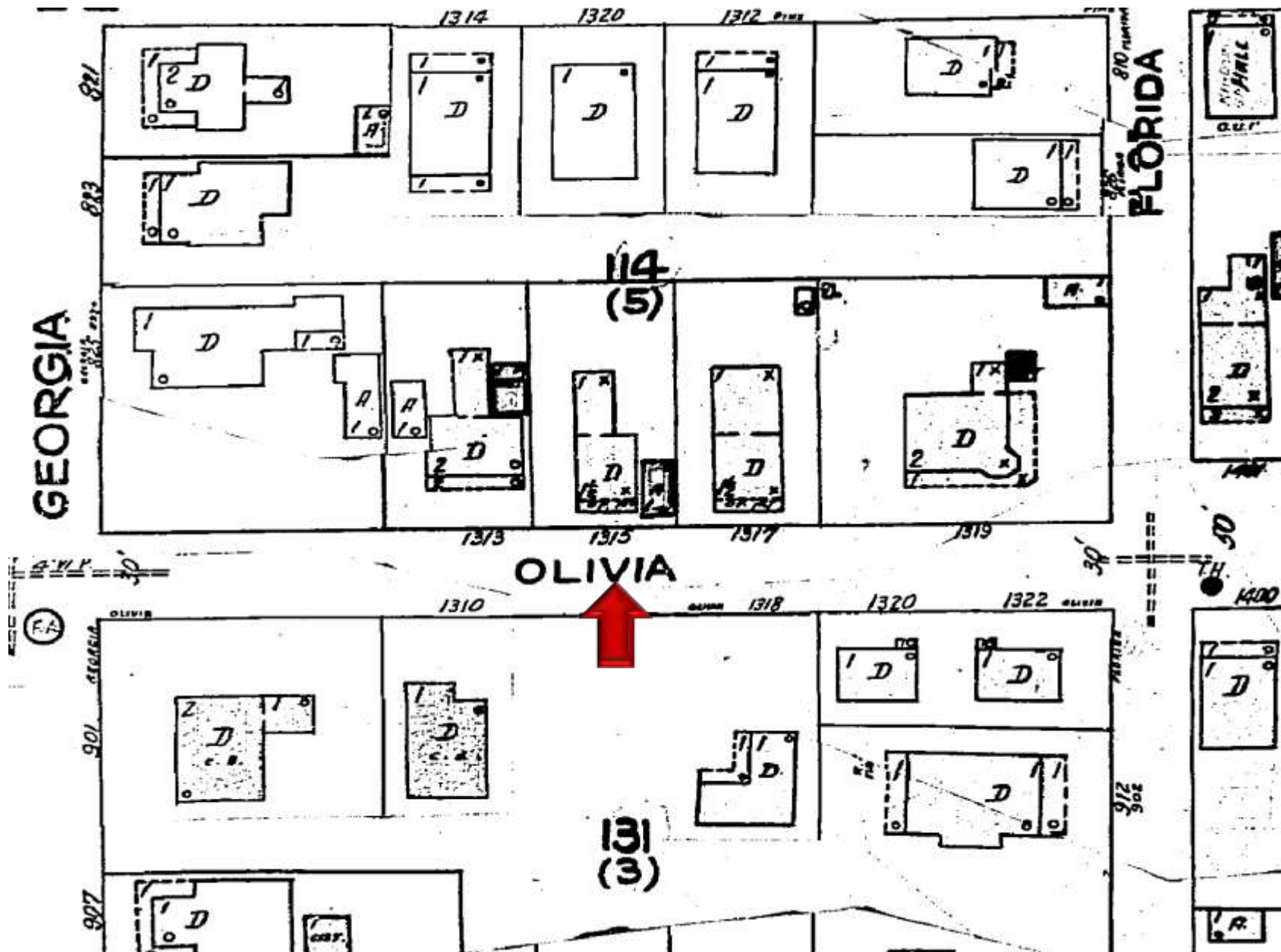
PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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.

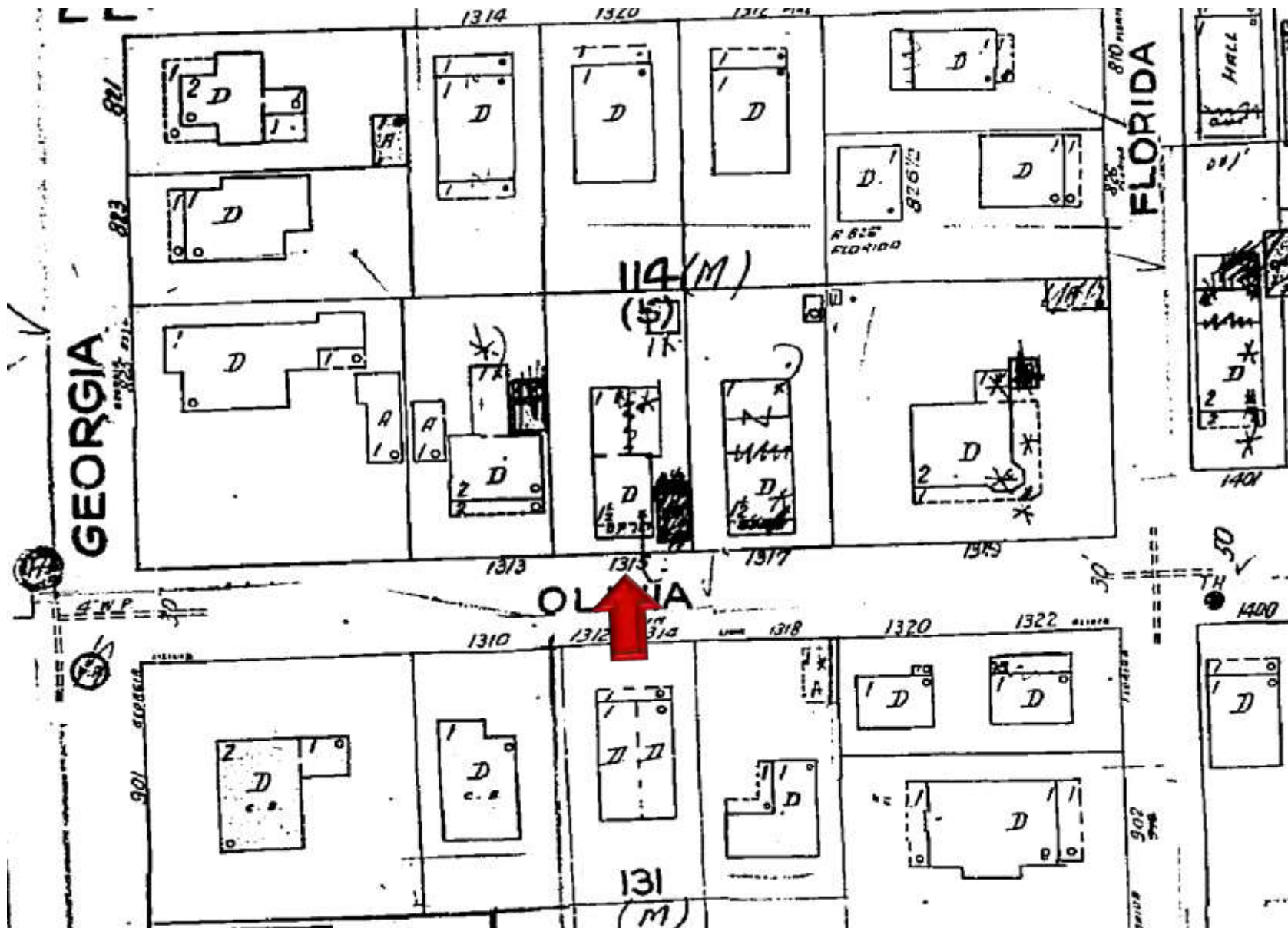
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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.

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



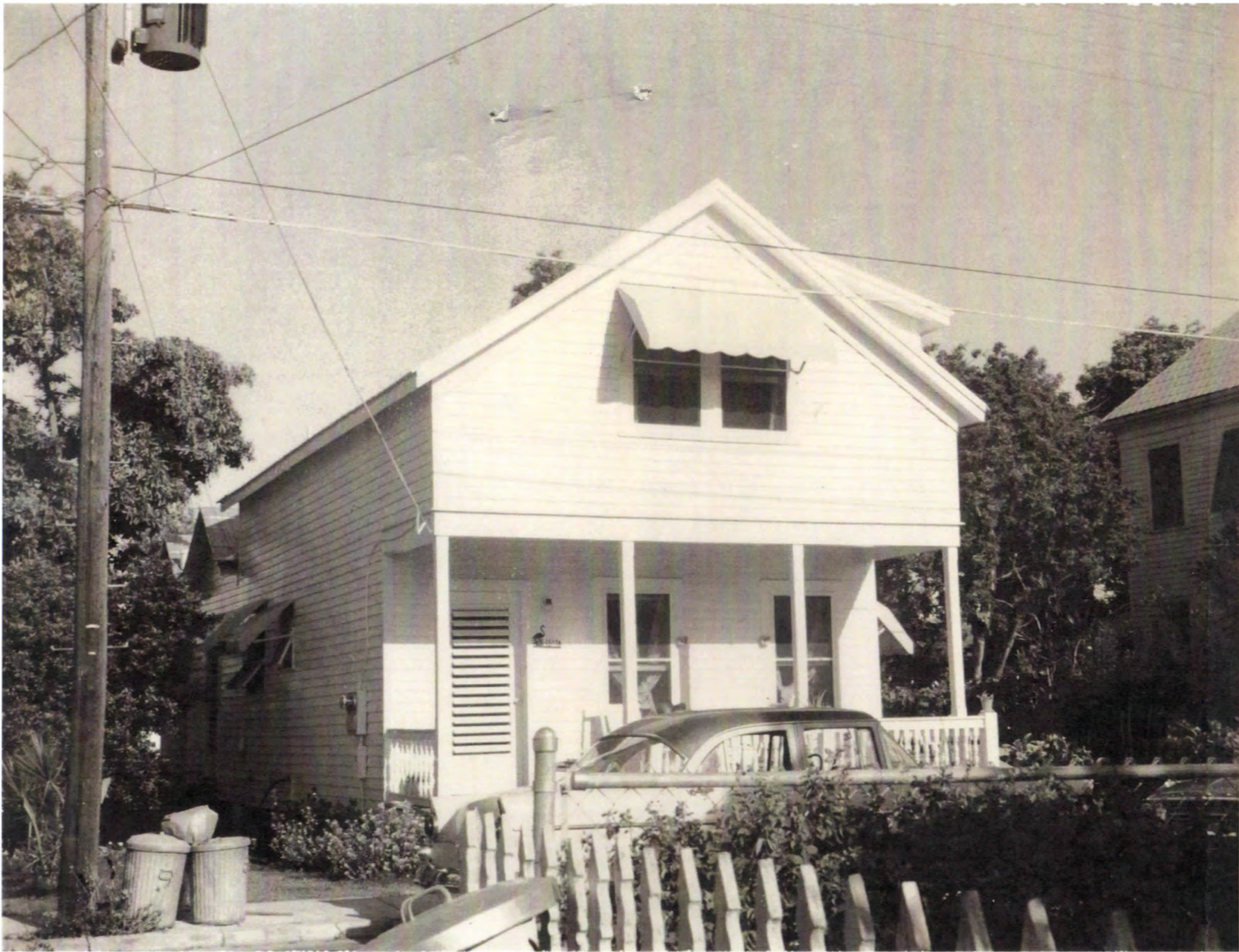
1948 Sanborn map



1962 Sanborn map



1315 Olivia Street circa 1965. Monroe County Library.



1317 OLIVIA



1315 Olivia Street (mid-block)



825 Georgia Street



1311 Olivia Street



1311 Olivia Street



1317 Olivia Street



1317 Olivia Street



1319 Olivia Street



1319 Olivia Street



1320-1322 Olivia Street



1320-1322 Olivia Street



1314-1318 Olivia Street



1312 Olivia Street



1310 Olivia Street



901 Georgia Street

Is Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) CARBONELL, J H & H S HOUSE Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name Key West Historic Resources Survey Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Address _____

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>1315</u>		<u>OLIVIA</u>	<u>Street</u>	

Cross Streets (nearest/ between) GEORGIA AND FLORIDA
 City / Town (within 3 miles) KEY WEST In Current City Limits? YES
 County Monroe Tax Parcel #(s) RE-25110.000000
 Subdivision Name _____ Block 5 Lot 8
 Ownership Private Individual
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) WEST SIDE OF OLIVIA BETWEEN GEORGIA AND FLORIDA

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> KEY WEST, 1971
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 67S ; 25E ; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone 0 Easting 0 Northing 0
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
 Exterior Plan Irregular Other Exterior Plan _____
 Number of Stories 1.5
 Structural System(s) _____ >> Wood frame
 Other Structural System(s) _____
 Foundation Type(s) _____ >> Piers
 Other Foundation Types _____
 Foundation Material(s) _____ >> Other
 Other Foundation Material(s) LIMESTONE
 Exterior Fabric(s) _____ >> Beaded weatherboard
 Other Exterior Fabric(s) _____
 Roof Type(s) _____ >> Gable
 Other Roof Type(s) _____
 Roof Material(s) _____ >> Composition shingles
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) _____ >> Other
 Other Roof Secondary Structure(s) SHED
 Number of Chimneys 0
 Chimney Material Not applicable
 Other Chimney Material(s) _____
 Chimney Location(s) NOT APPLICABLE

Supplementary Printout

- > **[Other name(s)]:**
- > **USGS map name/year of publication or revision:**
KEY WEST;1971
- > **Township/Range/Section/Qtr:**
67S ;25E ;;UNSP
- > **Foundation types:**
Piers
- > **Foundation materials:**
Other
- > **Exterior fabrics:**
Beaded weatherboard
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Other
- > **Change status/year changed/date noted/nature:**
Unspecified;;
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;;
Unspecified;;
Private residence;C1906;
- > **Research methods:**
Examine local tax records
- > **Area(s) of historical significance:**
Architecture
- > **Repositories: Collection/Housed/Accession#/Describe**
;;Photographs (Archived)
- > **Structural system(s):**
Wood frame

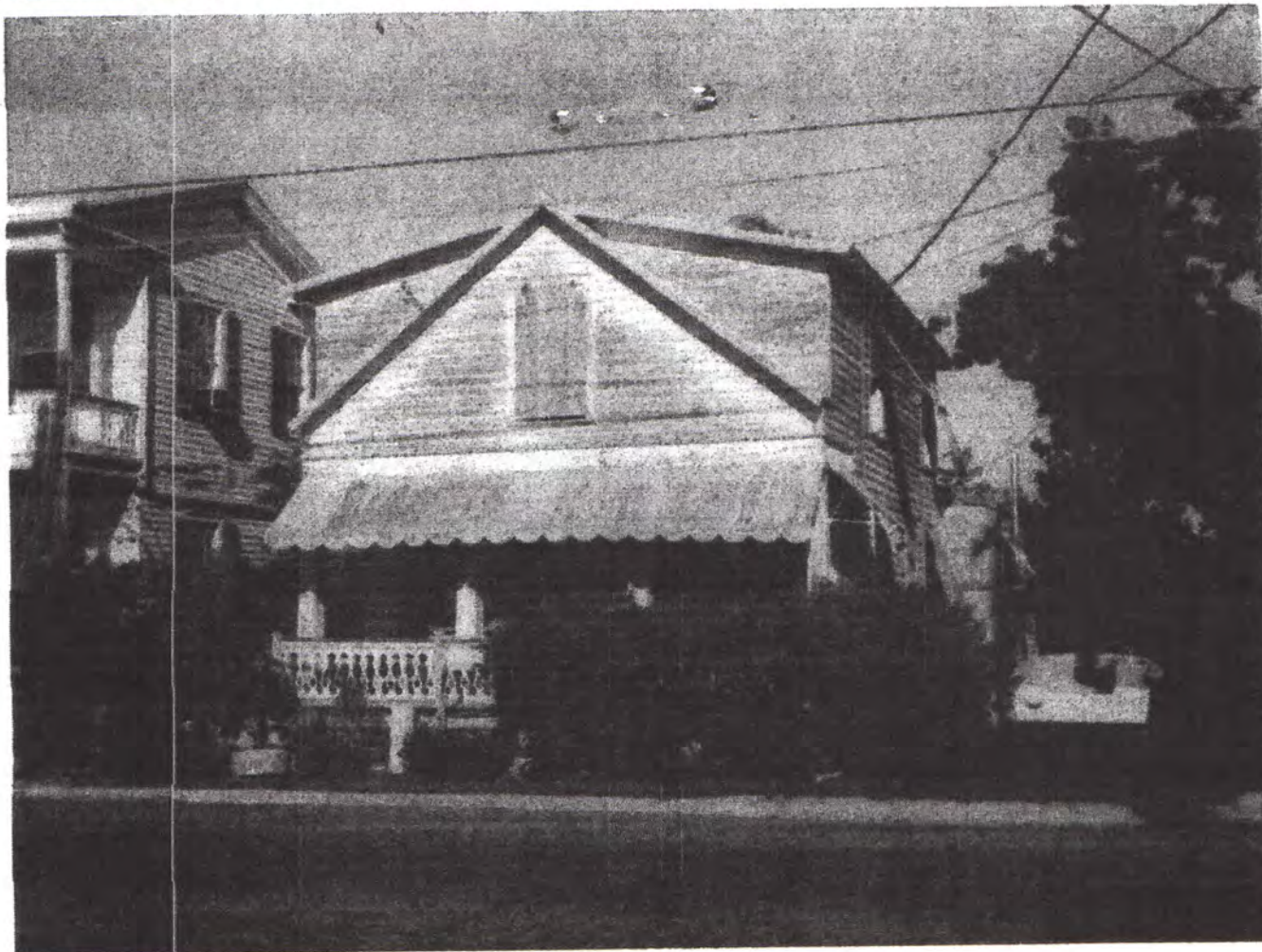
[Back to the Flickr photo page](#)

Uploaded on December 23, 2009
by [Florida Keys--Public Libraries](#)

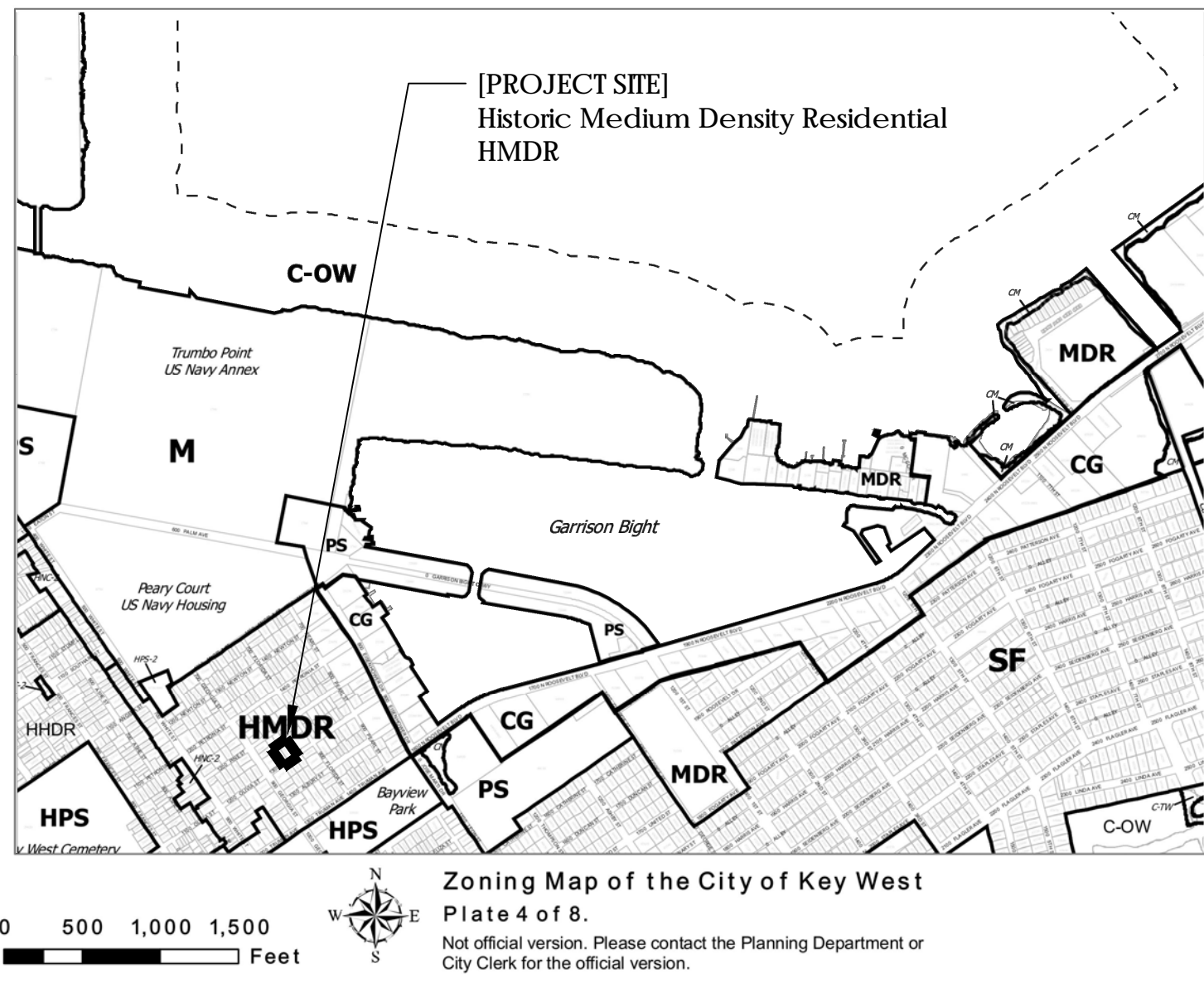
Available sizes:

Square	Thumbnail	Small	Medium	Large	Original
(75 x 75)	(100 x 75)	(240 x 180)	(500 x 375)	(1024 x 768)	(2305 x 1728)

[Download the Large size](#) - All sizes of this photo are available for download under a [Creative Commons license](#)

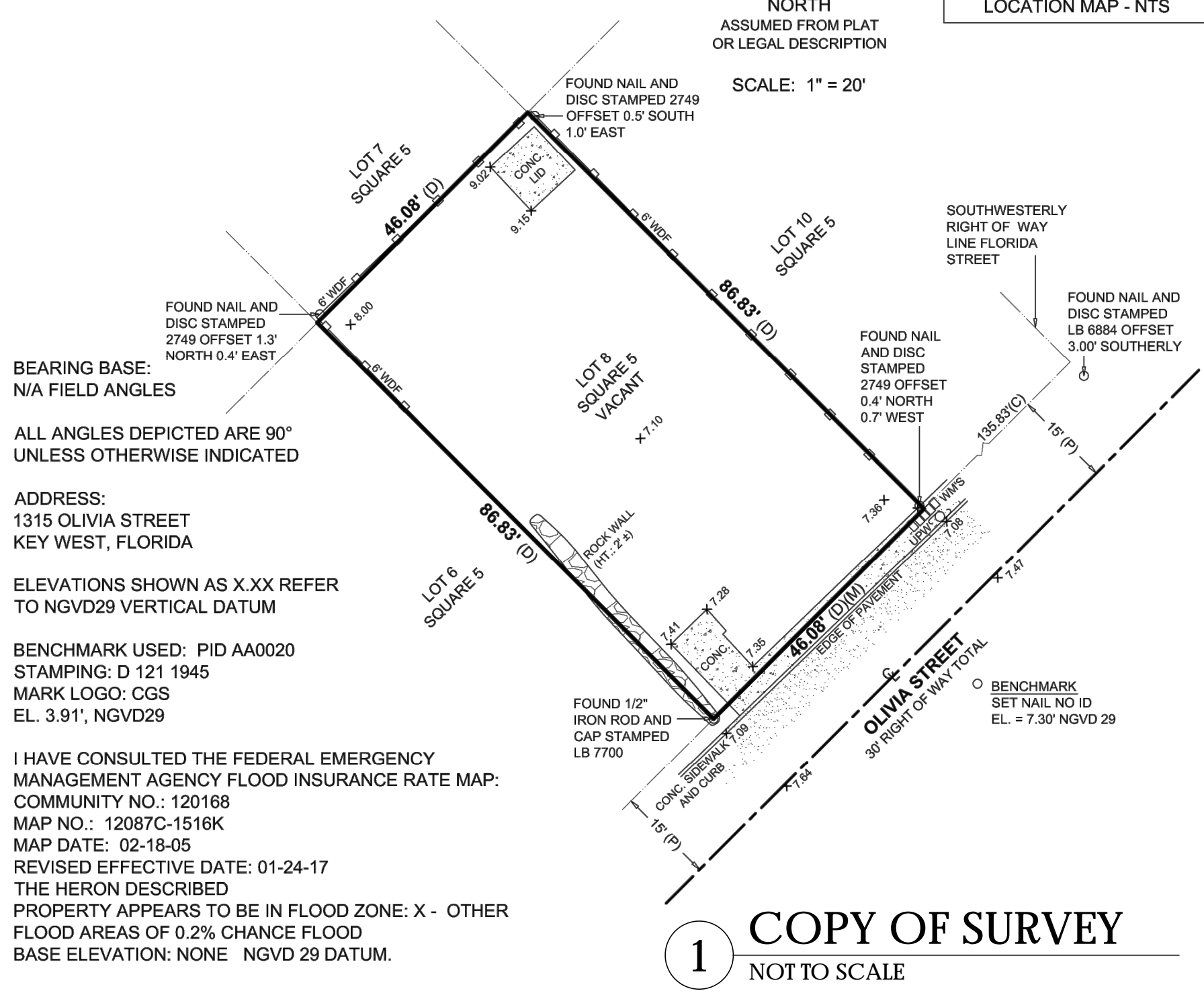
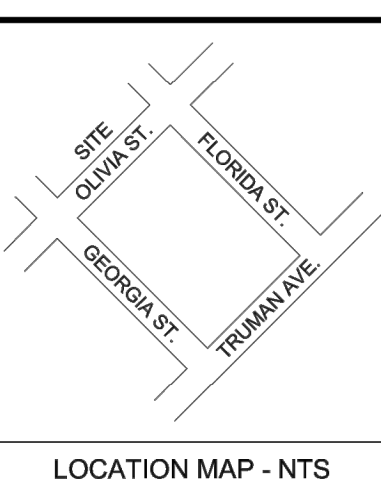


[Back to the Flickr photo page](#)



2 LOCATION MAP

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
LOT 8, SQUARE 5
A PART OF TRACT 7
W.C. MALONEY DIAGRAM
PLAT BOOK 1, PAGE 22
KEY WEST, FLORIDA



1 COPY OF SURVEY

NOT TO SCALE

LEGAL DESCRIPTION:
On the Island of Key West and known as Lot 8, Square 5, being a part of Tract 7, according to the W.C. Maloney Diagram recorded in Plat Book 1, Page 22, of the Public Records of Monroe County, Florida.

CERTIFIED TO:
MICHAEL INGRAM

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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 HATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SCALE:	1"=20'
FIELD WORK DATE:	01/03/17
REVISION DATE:	J-L
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	16122803

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BOUND

RECEIVED: 06/20/17 2:14 PM

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



1315 OLIVIA STREET KEY WEST, FL 33040 RESIDENTIAL CONSTRUCTION HARC SUBMISSION

SCOPE OF WORK

- SCOPE OF WORK INCLUDES THE FOLLOWING:
- NEW TWO-STORY RESIDENTIAL WOOD FRAME CONSTRUCTION
 - SITE WORK, FENCES AND (1) POOL

DRAWING INDEX

GENERAL	
G1.0	PROJECT COVER AND SURVEY COPY
ARCHITECTURAL	
A1.0	MASSING STUDY - SITE
A1.1	PROPOSED SITE PLAN AND DATA
A2.1	PROPOSED FLOOR PLANS
A3.0	MASSING STUDY - ELEVATIONS
A3.1	PROPOSED ELEVATIONS

CODE INFORMATION

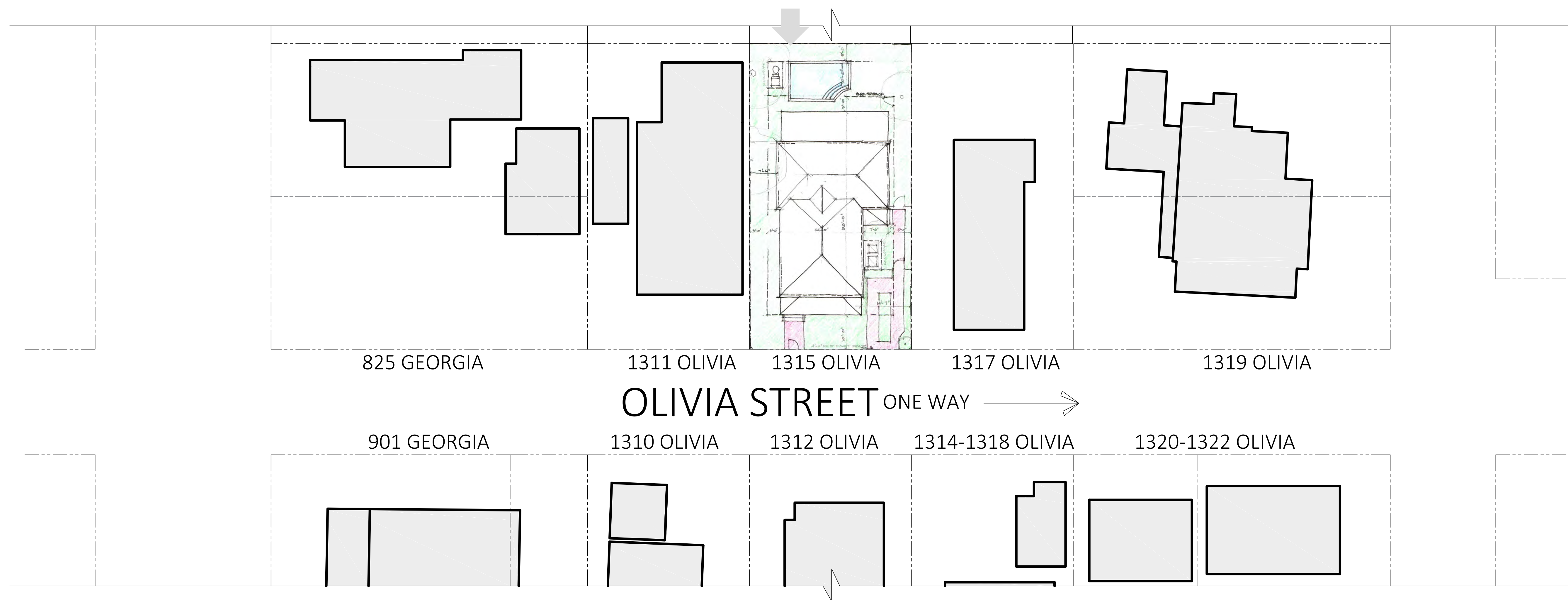
APPLICABLE CODES
2014 FLORIDA BUILDING CODES
FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
FLOOD ZONE X

1315 OLIVIA STREET

PROJECT COVER & SURVEY COPY

M.B. INGRAM
JAN. 27, 2017

G1.0

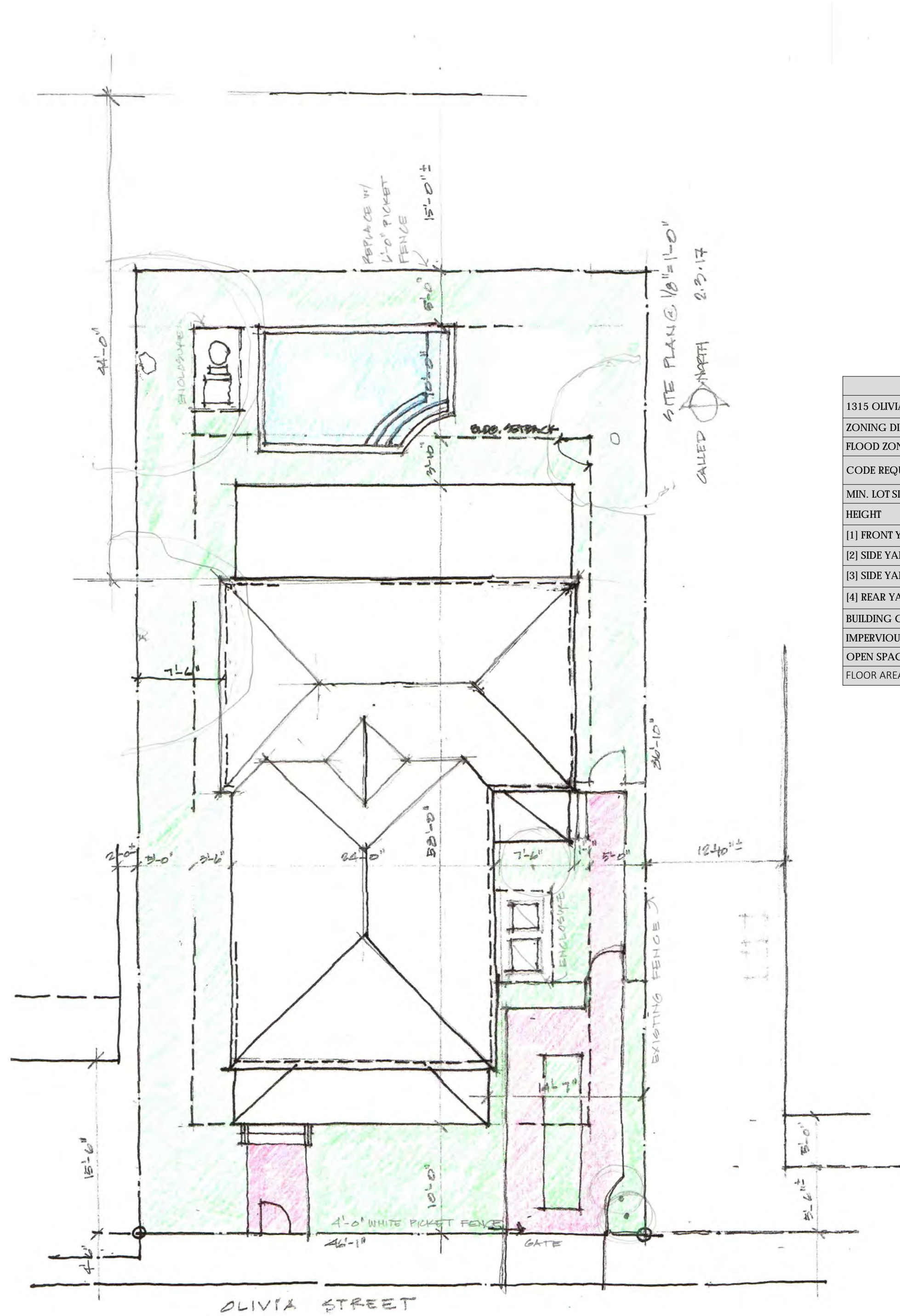


1 PROPOSED SITE MASSING
ROUGH SCALE: 1/32"=1'-0"

1315 OLIVIA
STREET
MASSING STUDY-
SITE

M.B. INGRAM
JAN. 27, 2017

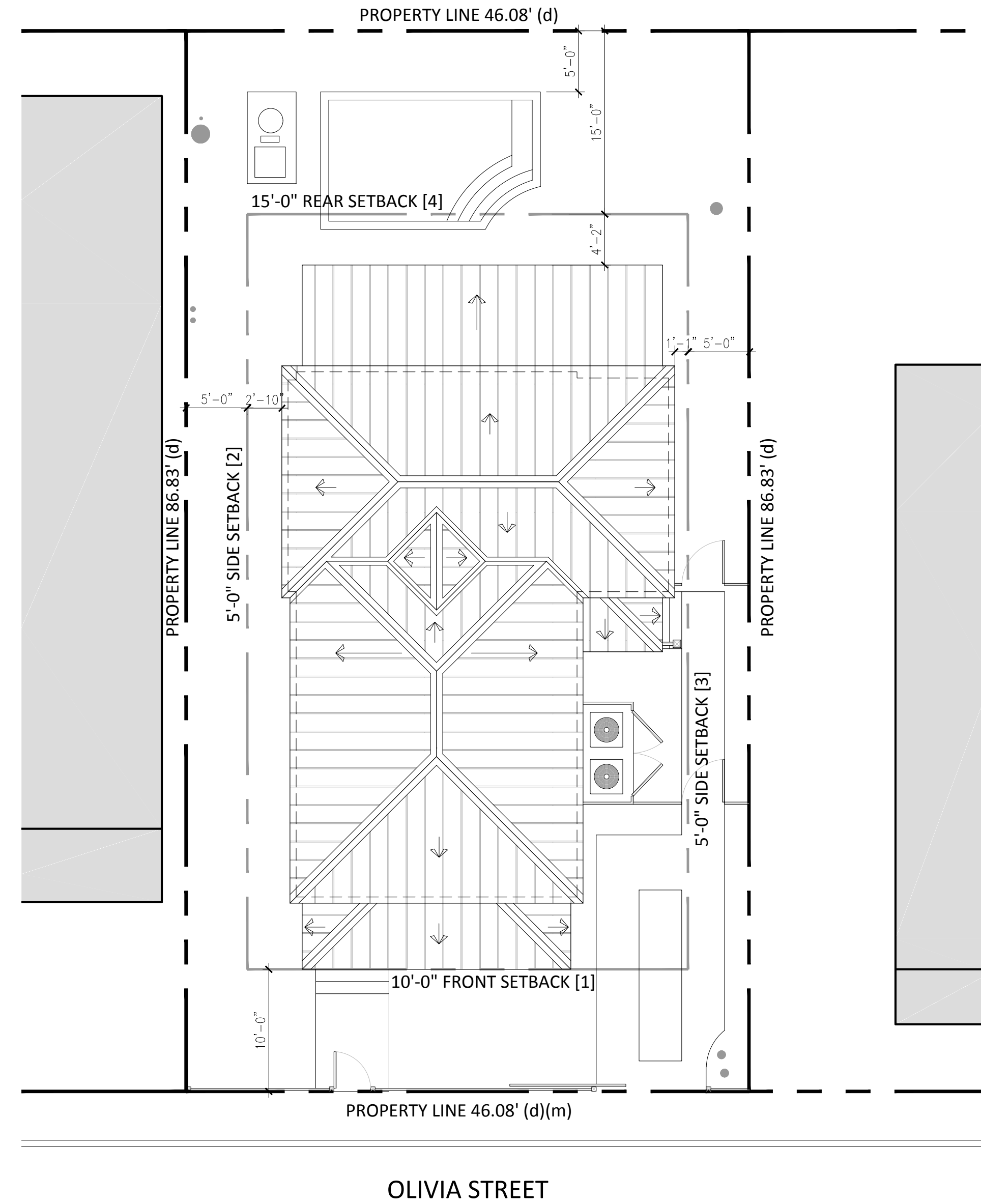
A1.0



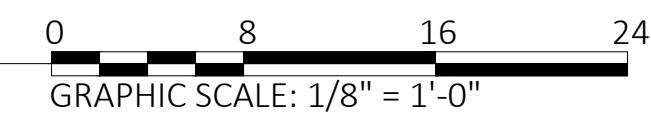
2 OPEN SPACE SITE PLAN
SCALE: 1/8"=1'-0"

SITE DATA				
1315 OLIVIA STREET, KEY WEST, FLORIDA 33040				
ZONING DISTRICT	HMDR			
FLOOD ZONE	X			
CODE REQUIREMENTS:	EXISTING	PROPOSED	VARIANCE REQUESTED	
MIN. LOT SIZE	4,000 SF	4,001.13 SF		
HEIGHT	30'-0" MAX	26'-6"		
[1] FRONT YARD	10'-0"	10'-0"		
[2] SIDE YARD	5'-0"	7'-10"		
[3] SIDE YARD	5'-0"	6'-1"		
[4] REAR YARD	15'-0"	19'-2"		
BUILDING COVERAGE	40% [1,600.5 SF]	1600 SF [40.0%]		
IMPERVIOUS COVERAGE	60% [2,400.7 SF]	2,141.3 SF [53.5%]		
OPEN SPACE RATIO	35% [1,400.4 SF]	1,841.0 SF [46.0%]		
FLOOR AREA RATIO [FAR]	1.0	2,293 SF [57.3]		

*NOTE: PROPOSED HEIGHT IS 25'-6" FROM CROWN OF ROAD



1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

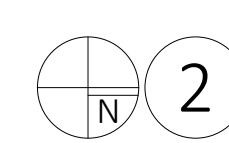
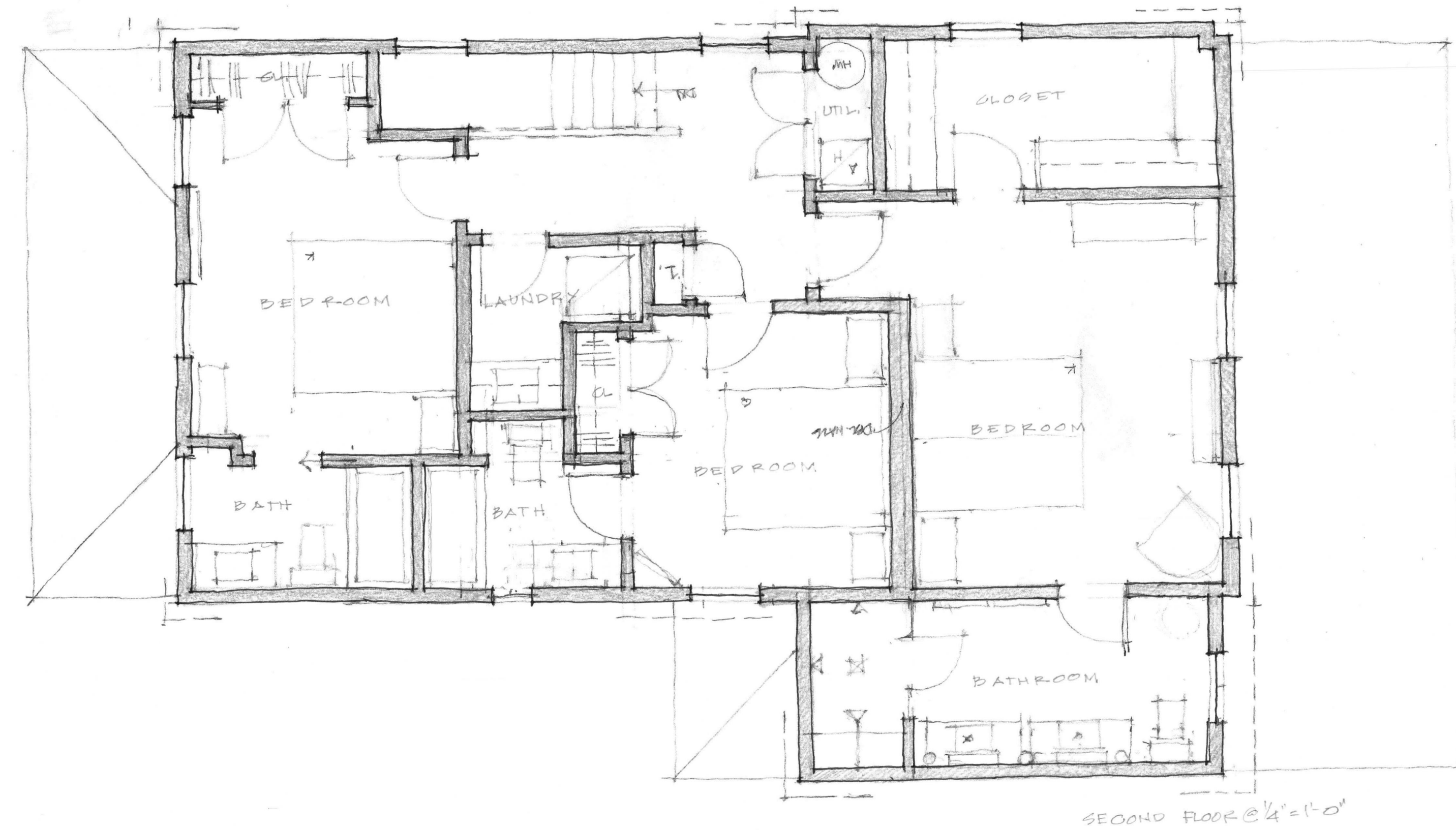


1315 OLIVIA STREET

SITE PLAN

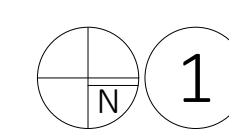
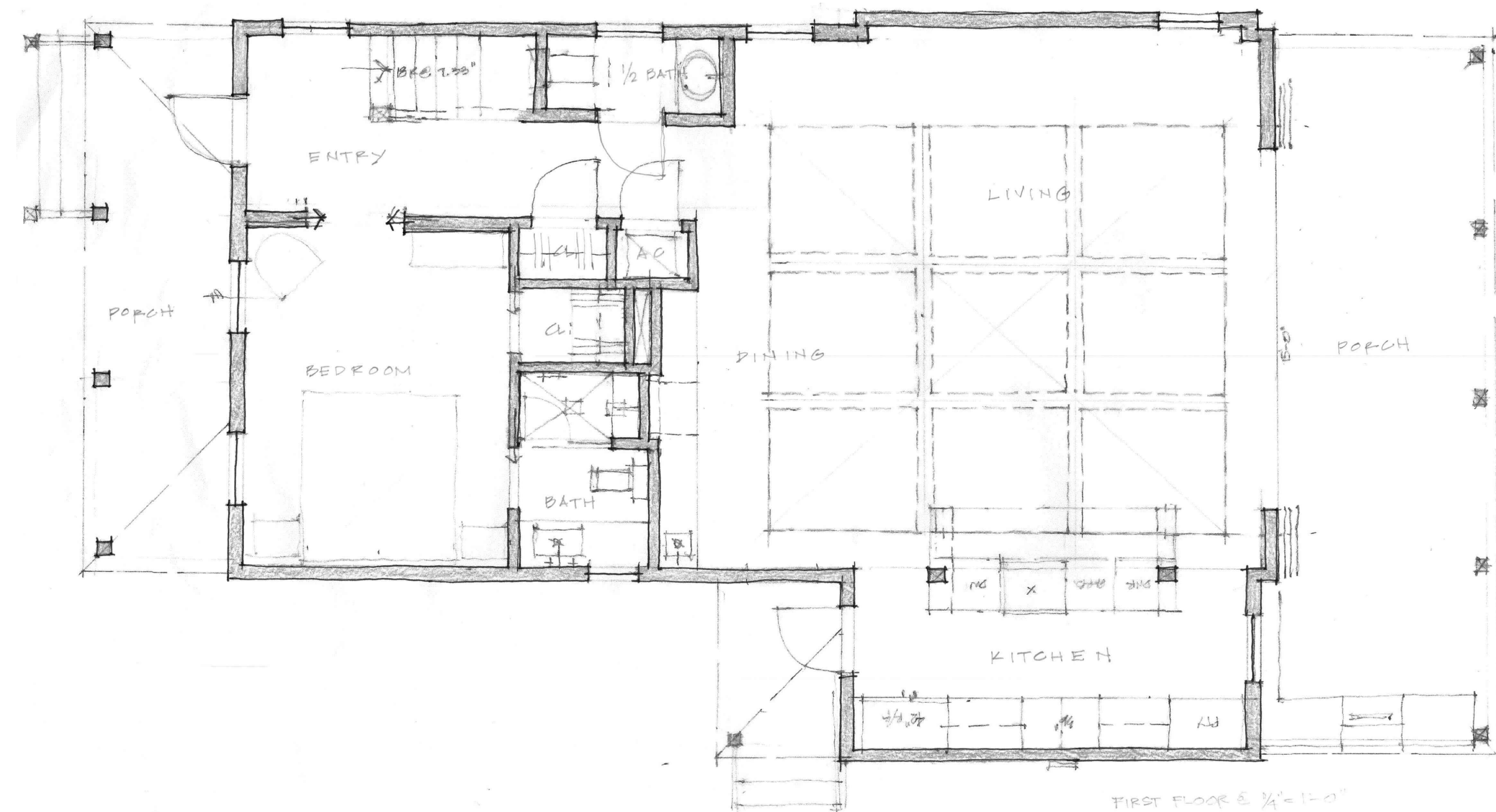
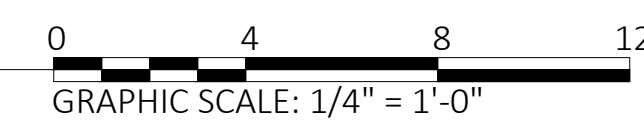
M.B. INGRAM
JAN. 27, 2017

A1.1



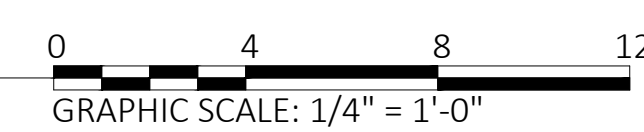
PROPOSED SECOND FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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

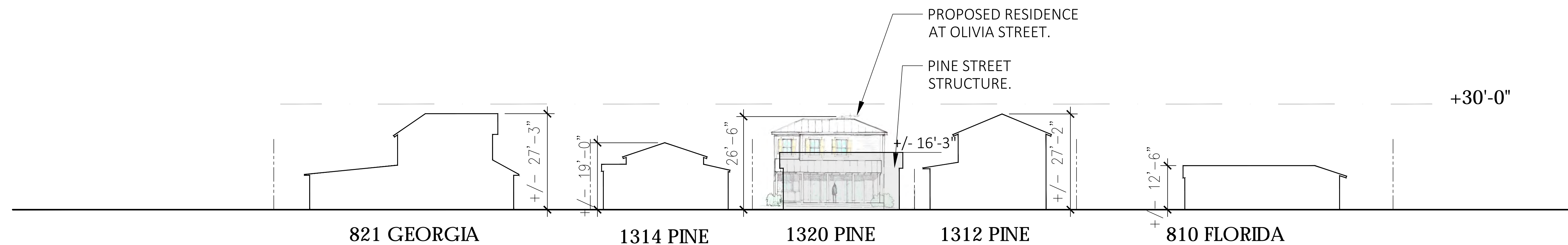
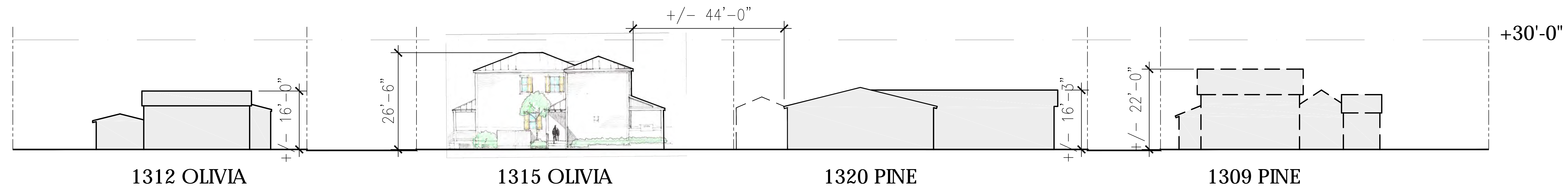


1315 OLIVIA
STREET

PROPOSED
FLOOR
PLANS

M.B. INGRAM
JAN. 27, 2017

A2.1

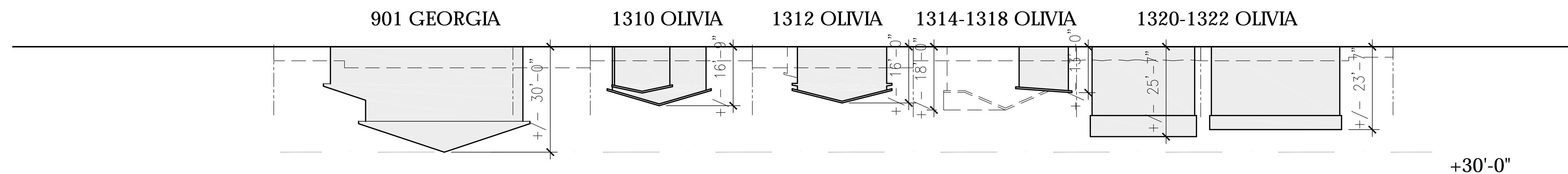


← ONE WAY

PINE STREET



OLIVIA STREET ONE WAY →



1315 OLIVIA STREET

MASSING STUDY-
ELEVATIONS

M.B. INGRAM
JAN. 27, 2017

A3.0



1 FRONT ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (WEST)
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



4 REAR ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

1315 OLIVIA
STREET

PROPOSED
ELEVATIONS

M.B. INGRAM
JAN. 27, 2017

A3.1

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., February 28, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY WOOD FRAME SINGLE FAMILY STRUCTURE ON EMPTY LOT. NEW POOL, WOOD PICKET FENCES, AND SITE IMPROVEMENTS.

1315 OLIVIA STREET

Applicant – Michael Ingram

Application #17-03-0002

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.

Public Meeting Notice

Public Hearing Notice: The City of Orlando will hold a public meeting to discuss the proposed development at 1315 Olivia Street. The public meeting will be held on Thursday, February 14, 2013, at 7:00 PM. The meeting will be held at the City of Orlando, 100 N. Orange Avenue, 3rd Floor, Orlando, FL 32801. The public meeting will be held in the 3rd floor meeting room. The public meeting will be held in the 3rd floor meeting room. The public meeting will be held in the 3rd floor meeting room.

1315 OLIVIA STREET

Michael Ingram Application #13-14-0001

For more information or to view the application, you may visit the Planning Department website at www.cityoforlando.net/planning or call 407-438-4371 or visit our website at www.cityoforlando.net/planning.

ALL ARE WELCOME TO ATTEND THE PUBLIC MEETING. NO RESERVATION IS REQUIRED.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MICHAEL B. INGRAM, 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: 1315 OLIVIA STREET on the 22 day of FEBRUARY, 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 28th february, 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 _____.

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

Signed Name of Affiant: Michael B. Ingram
Date: 22 February 2017
Address: 504 Angela Street
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21st day of February, 2017.

By (Print name of Affiant) Michael Ingram who is personally known to me or has produced Driver's License as identification and who did take an oath.

NOTARY PUBLIC
Sign Name: Natalie L Hill
Print Name: Natalie L. Hill
Notary Public - State of Florida (seal)
My Commission Expires: 11/29/2020





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

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

The offices of the Property Appraiser will be closed Monday, the 18th for Martin Luther King Day.

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

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

Alternate Key: 1025895 Parcel ID: 00025110-000000

Ownership Details

Mailing Address:
SAUNDERS RON
1207 11TH ST
KEY WEST, FL 33040-4097

All Owners:
GOLDSTEIN SUSAN T/C, SAUNDERS RON

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 05-68-25
Range:
Property Location: 1315 OLIVIA ST KEY WEST

Legal KW W C MALONEY DIAGRAM PB1-22 LOT 8 SQR 5 TR 7 H1-239 OR103-70/71 OR316-212/13 OR823-1806
Description: OR823-1808-1809L/E OR1139-2414/2417P/R OR2766-1120D/C OR2766-1121D/C

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	87	4,001.00 SF

Appraiser Notes

2010-10-26 IMPROVEMENT DEMOLISHED FOR 2011 ROLL. DKRAUSE

2010-03-02 IMPROVEMENT SUFFERED FIRE DAMAGE. FIELD CHECK CONFIRMED. FIRE CONTAINED TO MOSTLY 2ND FLOOR. IMPROVEMENT ALREADY IN POOR CONDITION. DKRAUSE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10-1679	05/26/2010	06/18/2010	5,000		DEMO OF SFR 1570 FT

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	0	404,101	404,101	173,072	0	404,101
2014	0	0	258,013	258,013	157,339	0	258,013
2013	0	0	240,012	240,012	143,036	0	240,012
2012	0	0	130,033	130,033	130,033	0	130,033
2011	0	0	180,045	180,045	180,045	0	180,045
2010	53,451	0	128,032	181,483	181,483	0	181,483
2009	58,737	0	340,085	398,822	398,822	0	398,822
2008	83,063	0	400,100	483,163	483,163	0	483,163
2007	42,422	0	660,165	702,587	702,587	0	702,587
2006	318,606	0	400,100	718,706	718,706	0	718,706
2005	335,269	0	280,070	615,339	615,339	0	615,339
2004	194,345	0	280,070	474,415	257,139	25,000	232,139
2003	194,345	0	124,031	318,376	203,770	25,000	178,770
2002	124,766	0	106,027	230,793	172,554	25,000	147,554
2001	120,986	0	106,027	227,013	169,788	25,000	144,788
2000	120,986	0	76,019	197,005	157,122	25,000	132,122
1999	106,808	0	76,019	182,827	150,022	25,000	125,022
1998	83,524	0	76,019	159,543	140,925	25,000	115,925
1997	76,155	0	68,017	144,172	134,378	25,000	109,378
1996	60,831	0	68,017	128,848	126,793	25,000	101,793
1995	57,555	0	68,017	125,572	123,657	25,000	98,657
1994	51,472	0	68,017	119,489	119,489	25,000	94,489
1993	51,472	0	68,017	119,489	119,489	25,000	94,489
1992	49,180	0	68,017	117,197	117,197	25,000	92,197
1991	49,180	0	68,017	117,197	117,197	25,000	92,197
1990	47,390	0	53,013	100,403	100,403	25,000	75,403
1989	32,476	0	52,013	84,489	84,489	25,000	59,489
1988	28,299	0	46,012	74,311	74,311	25,000	49,311
1987	27,951	0	27,407	55,358	55,358	25,000	30,358
1986	28,110	0	26,407	54,517	54,517	25,000	29,517
1985	27,240	0	16,288	43,528	43,528	25,000	18,528
1984	25,337	0	16,288	41,625	41,625	25,000	16,625

1983	25,337	0	16,288	41,625	41,625	25,000	16,625
1982	25,872	0	16,288	42,160	42,160	25,000	17,160

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 461,882 times.

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

[Home](#)[Department](#)[Exemptions](#)[Online Data Center](#)[Forms](#)

Jun 1, 2007 2:29PM

[Contact the MCPA office.](#)

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing, F.S. 668.6076

**ONLINE DATA CENTER****RECORDS SEARCH****PROPERTY INFORMATION FOR:**

Alternate Key: 1025895
RE Number: 00025110-000000

[Print](#) | [Search Again](#) | [Search Results](#)

[Ask Question about this Parcel](#)

Property Details**Show Property Map****OWNER OF RECORD**

CARBONELL HELEN S L/E
C/O SAUNDERS RON
1207 11TH ST
KEY WEST FL 33040

PHYSICAL LOCATION

1315 OLIVIA ST KEY WEST

LEGAL DESCRIPTION

KW W C MALONEY DIAGRAM PB1-22 LOT 8 SQR 5 TR 7 H1-239 OR103-70-71 OR316-212-213 OR823-1806QC OR823-1808-1809QC-LE OR1139-2414/2417P/R

SECTION, TOWNSHIP, RANGE

We do not have this information on file.

MILLAGE GROUP

10KW

Estimate Taxes**PC CODE**

0800 - MULTI FAMILY LESS THAN 10 UNITS

Land Details

LAND USE CODE	FRONTAGE	DEPTH	LAND AREA
010D - RESIDENTIAL DRY	46	86.8	4,001.00 SF

Summary of Buildings

NUMBER OF BUILDINGS	TOTAL LIVING AREA
1	1569
NUMBER OF COMMERCIAL BUILDINGS	YEAR BUILT
0	1943

Building Characteristics Building No 1

Monroe County Property Record Card (107)

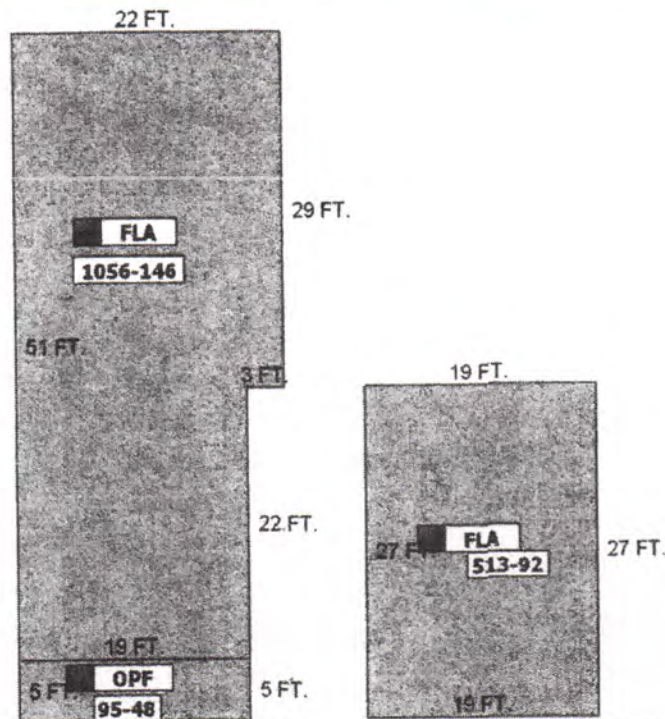
Alternate Key: 1025895

Roll Year 2008

Effective Date: 1/24/2008 1:27:20 PM

Run: 01/24/2008 01:28 PM

Building Sketch 1950



Building Characteristics

Building Nbr	1	Building Type	R2	Perimeter	238	Functional Obs	0.00
Effective Age	77 <i>TOTAL</i>	Condition	P	Depreciation %	0.60	Economic Obs	0.00
Gmd Floor Area	1,569	Quality Grade	250	Year Built	1943	Special Arch	0

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

Roof Type	2	Roof Cover	2	Heat 1	1	Heat 2	0	Heat Src 1	4	Heat Src 2	0	Foundation	2	Bedrooms	3
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0	
	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0	

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	1	12:ABOVE AVERAGE WOOD	1	1943	N	N	0.00	0.00	1,056	000	0.00
OPF	2	12:ABOVE AVERAGE WOOD	1	1943	N	N	0.00	0.00	95	001	0.00
FLA	3	12:ABOVE AVERAGE WOOD	1	1943	N	N	0.00	0.00	513	002	0.00