



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 23, 2018

Applicant: Bender and Associates, Architect

Application Number: H18-03-0018

Address: #911 Watson/ #1010-1012 Olivia Streets

Description of Work

Renovations to existing houses at 1010 and 1012 Olivia Street. ~~New exterior stairs to access both houses at rear~~. New addition at 911 Watson, new accessory structure, new Jacuzzi, new garden wall, and new side yard fence.

Site Facts

The buildings located at 1010 and 1012 Olivia Street are contributing resources to the historic district. The twin frame vernacular houses, built circa 1892, have been abandoned and neglected for years. The buildings face the south side of the cemetery and in the past years, they are part of the 911 Watson Street lot. After hurricane Irma, the buildings are in their worst condition ever. The houses have not been condemned by the Chief Building Officer.

The main building located at 911 Watson Street is not included in the survey. In 2012, the principal house was fully renovated. In that phase, new additions were built on the south side of the main house as well as a pool and garden walls. The original approved plans also included an addition towards the north side of the house and behind the Olivia Street houses. At the time of the renovations, the properties on Olivia Street were not part of the lot.

Guidelines Cited on Review

- Building exterior (page 24) guideline 1.
- Roofing (page 26) guideline 5.

- Windows (pages 29-30), specifically guideline 3.
- Shutters (pages 30-31), specifically guidelines 2 and 3.
- Entrances and porches (pages 32-33), specifically guidelines 3, 4, and 5.
- Foundations (page 35), specifically guideline 4.
- Additions (pages 37a-37k), specifically guidelines 1, 6, 11, 13, 18, 19 and 25.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4.
- Secretary of the Interior's Standards for Rehabilitation (pages 16-23), specifically Standards 1, 2, 5, 6, 9 and 10.

Staff Analysis

In April 24, 2018, the applicant requested to postpone the item after the Commissioners had concerns regarding the proposed design for the renovations of the Olivia Street houses. This report is for the submitted revised plans. The Certificate of Appropriateness in review proposes the rehabilitation of two existing historic houses, a new addition to an existing historic house, an accessory structure, Jacuzzi and site improvements. For the Olivia Street houses the plan includes the restoration/ replacement of board and batten siding, restoration of existing historic wood windows, where possible, and new wood windows where the existing windows have surpassed their life. The new revised plans do not include exterior stairs or second floor decks to access the upper floor of the historic houses, as the stairs will be inside of the buildings. The front porches for both houses will be restored. Roof on both houses are to be repaired, and two skylights, one on each house is proposed. At the time of this report, both houses are single family and no application has been submitted for allocation of new units.

For the Watson Street structure, a new addition is proposed; similar and lower in height of what was originally approved. The revisions proposed a lower addition from the previous submittal. The addition will contain a carport. This house historically used to have a carport on its south side. At the rear yard, an accessory structure and a Jacuzzi are proposed.

Consistency with Guidelines

The proposed rehabilitation and stabilization of the historic houses on Olivia Street are consistent with all cited guidelines, with the exception of the proposed skylights. The restoration of both houses is necessary, as it will stop the neglect state of these very historic structures. The proposed approach for windows and doors will also comply with specific guidelines for such elements. It is staff's opinion that the revised plans are consistent with the cited guidelines and with the Secretary of the Interior's Standards for Rehabilitation, still staff is concern with the proposed design for the two houses is the proposed skylights are contrary to the cited guidelines as they will be visible from Olivia Street.

The proposed revisions to the attached addition to Watson Street is a more sensitive design to the existing house, as it is lower than the previous submitted design. The addition is attached to the north side of the house, and will be visible from the street. As previously

mentioned, the house used to have a carport that was removed from its site as it was damaging a large tree. The proposed accessory structure and Jacuzzi will be located on the rear yard and not visible from any street and comply with the cited guidelines.



1012 Olivia Street to the left side of the picture. Proposed skylight will be visible from Olivia Street.



1010 Olivia Street right side of the photograph. Proposed skylight will be visible from Olivia Street.



1012 Olivia Street current condition.



1010 Olivia Street.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

REC'D by JO.



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 18-03000-18	BUILDING PERMIT NUMBER	INITIAL & DATE JS/18
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV L FL
SUBSTANTIAL IMPROVEMENT		YES NO %

ADDRESS OF PROPOSED PROJECT:

911 Watson Lane/1010&1012 Olivia Street

OF UNITS **3**

RE # OR ALTERNATE KEY:

ALT ID# 1021598

NAME ON DEED:

Joseph K. Kiely & Kellie P. Kiely

PHONE NUMBER (828)350-8681

OWNER'S MAILING ADDRESS:

911 Watson Lane

EMAIL jkiely@thekielygroup.com

Key West, FL 33040

CONTRACTOR COMPANY NAME:

T.B.D

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Bender & Associates Architects

PHONE NUMBER (305)296-1347

ARCHITECT / ENGINEER'S ADDRESS:

410 Angela Street

EMAIL bbender@benderarchitects.com

Key West, FL 33040

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

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083

PROJECT TYPE: ☒ ONE OR TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ NEW ☒ REMODEL
☐ CHANGE OF USE / OCCUPANCY ☒ ADDITION ☐ SIGNAGE ☐ WITHIN FLOOD ZONE
☐ DEMOLITION ☒ SITE WORK ☒ INTERIOR ☒ EXTERIOR ☐ AFTER-THE-FACT

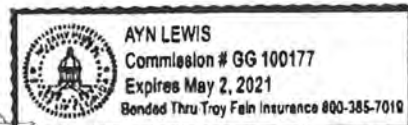
DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

The scope of the proposed project includes the restoration of two

houses on Olivia Street across from the Key West Cemetery with the combined built area of 1502 S.F. The second phase is the construction of a 254 S.F. outbuilding/office on the rear yard of the 911 Watson property.

This phase includes an extension of the existing stucco CMU garden wall and the addition of an outdoor jacuzzi. The 3rd phase of the project is a 1441 S.F. addition to the main house which includes a 307 S.F. garage.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: Jennifer Bauser for Joe Kiely
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner:	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____	STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 8th DAY OF March , 20 18
Personally known or produced _____ as identification	Personally known or produced _____ as identification



Date: 3/28/18 58 Receipt no: 10925
 2018 300018
 PT * BUILDING PERMITS-NEW
 Trans number: 1.00 \$400.00
 CK CHECK 14116 \$124753
 Trans date: 3/28/18 Time: 9:32:11

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:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

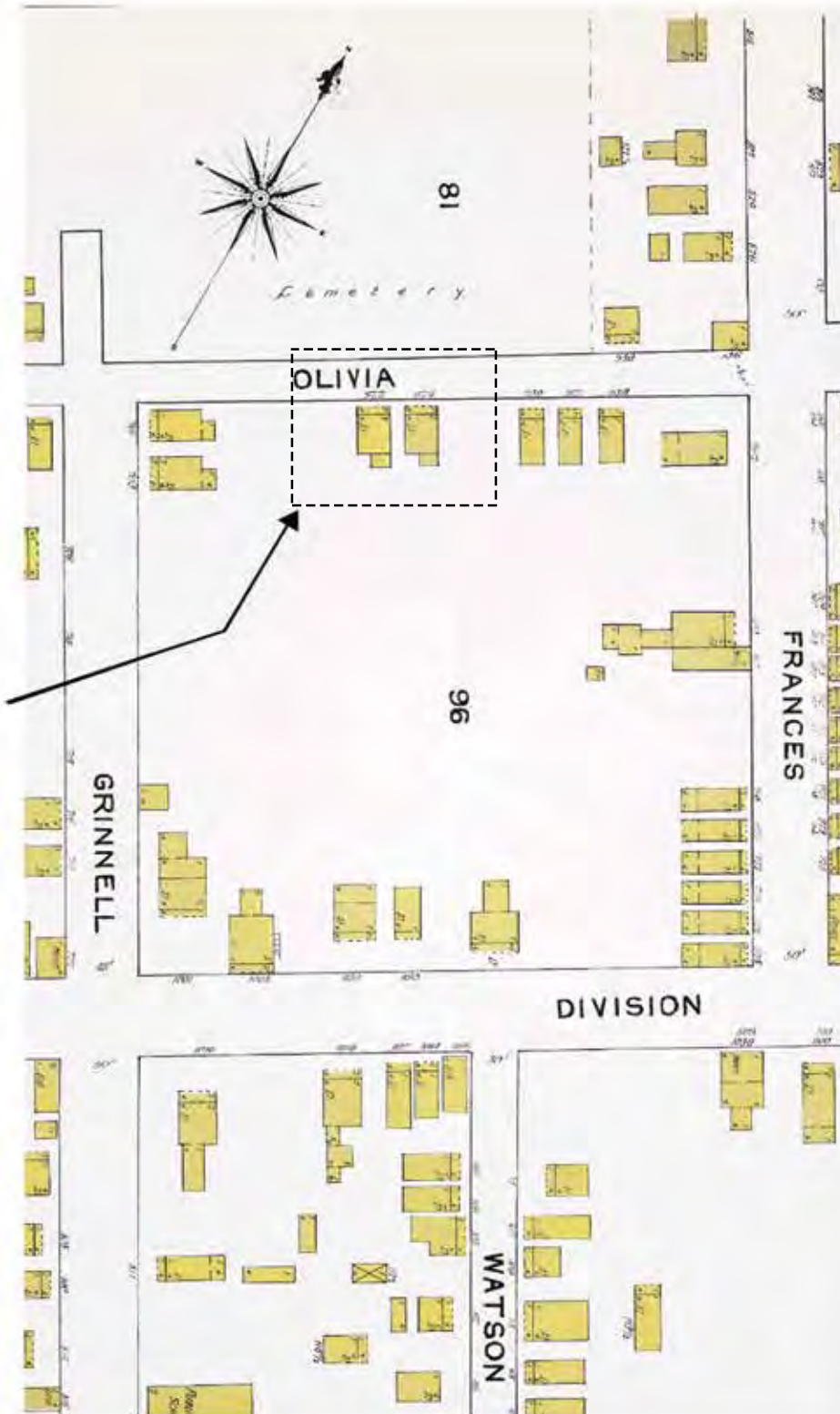
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

SANBORN MAPS

1892 SANBORN MAP

1012 & 1010 OLIVIA STREET

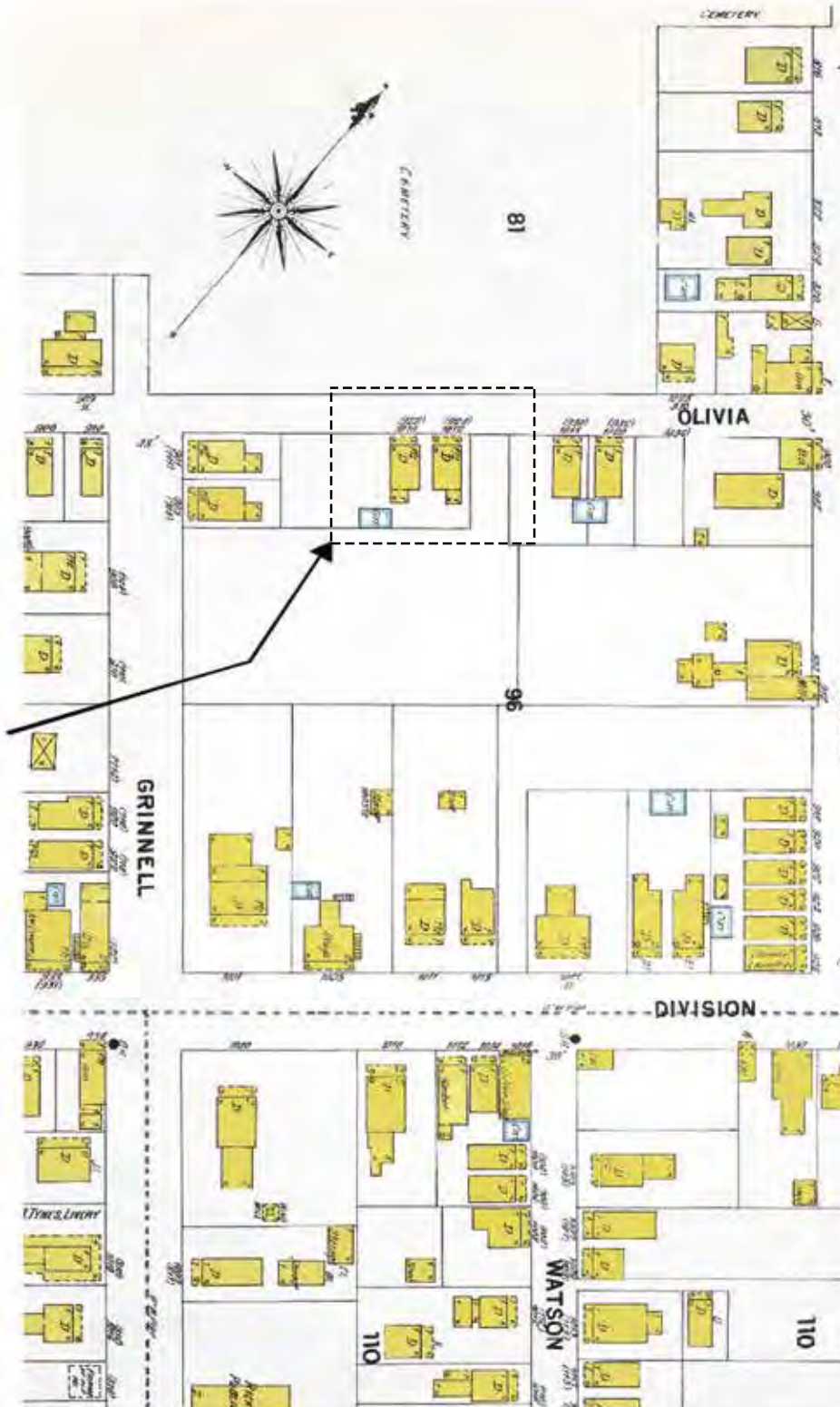
922 and 924 Olivia Street (later known as 1010 and 1012) first appear on the 1892 Sanborn Map. The two structures are noted to be Dwellings, both being 2 story houses with 2 story porches and having shingle roofs. The small structures located on the south side of each house are not marked but are more then likely the 1 story, shingle roof structures found on neighboring houses.



1899 SANBORN MAP

1012 & 1010 OLIVIA STREET

The 1899 Sanborn Map notes the altered street numbering system changing 922 to 1010 Olivia Street and 924 to 1012 Olivia Street. Other alterations to the map describe the houses as being 1 1/2 stories with a 1 story porch on the street side with a small 1 story structure on the back side of the buildings. The rear structure of 1010(922) has been moved from the east corner to the west corner. The addition of a cistern is also visible.



1912 SANBORN MAP

1012 & 1010 OLIVIA STREET

The 1912 Sanborn Map introduces a new street to the northeast side of 1012 Olivia Street. Peerless Court parallels Grinnell and Frances dividing the land between the two streets.

The additional notations to 1010 and 1012 Olivia Street indicate that the porches on the Olivia street side of the houses are open on the 1st floor. It is also noted that stove pipes are found in the small 1 story structures on the back of the houses.



1926 SANBORN MAP

1012 & 1010 OLIVIA STREET

The 1926 Sanborn map shows little change in 1010 and 1012 Olivia Street with the exception of a tin or slate roof replacing the shingle roof shown on the earlier Sanborn editions.



1948 SANBORN MAP

1012 & 1010 OLIVIA STREET

911 WATSON STREET

The 1948 Sanborn map indicates several changes to the neighborhood surrounding 1010 and 1012 Olivia though their descriptions remain consistent with the former 1926 map. Peerless Court has been renamed Watson Street. The construction of 3 new structures appear on the formerly vacant lot now referred to as 911 Watson Street. The new construction consists of 2 single family dwellings, both having 1 story and tin or slate roofs. The larger dwelling located on the middle of the lot is also indicated to have a 1 story porch. The third structure located on the southeastern corner of the lot is described to be a single story private garage with a shingle roof.



1962 SANBORN MAP

1012 & 1010 OLIVIA STREET

911 WATSON STREET

The 1962 Sanborn map shows the addition of a tin or slate roof to 1010 Olivia Street. The Watson Street location shows an addition to the structure located at the north side of the lot now being referred to as 905 Watson Street. The private garage on the southeastern corner of the lot appears to have been removed from the 1962 edition of the map, ie based on the pencil marks.



PROJECT PHOTOS

HISTORIC IMAGE
911 WATSON LANE



1965 Photo

EXISTING CONDITIONS

911 WATSON LANE



Front Façade

The restored front façade of 911 Watson will remain untouched.

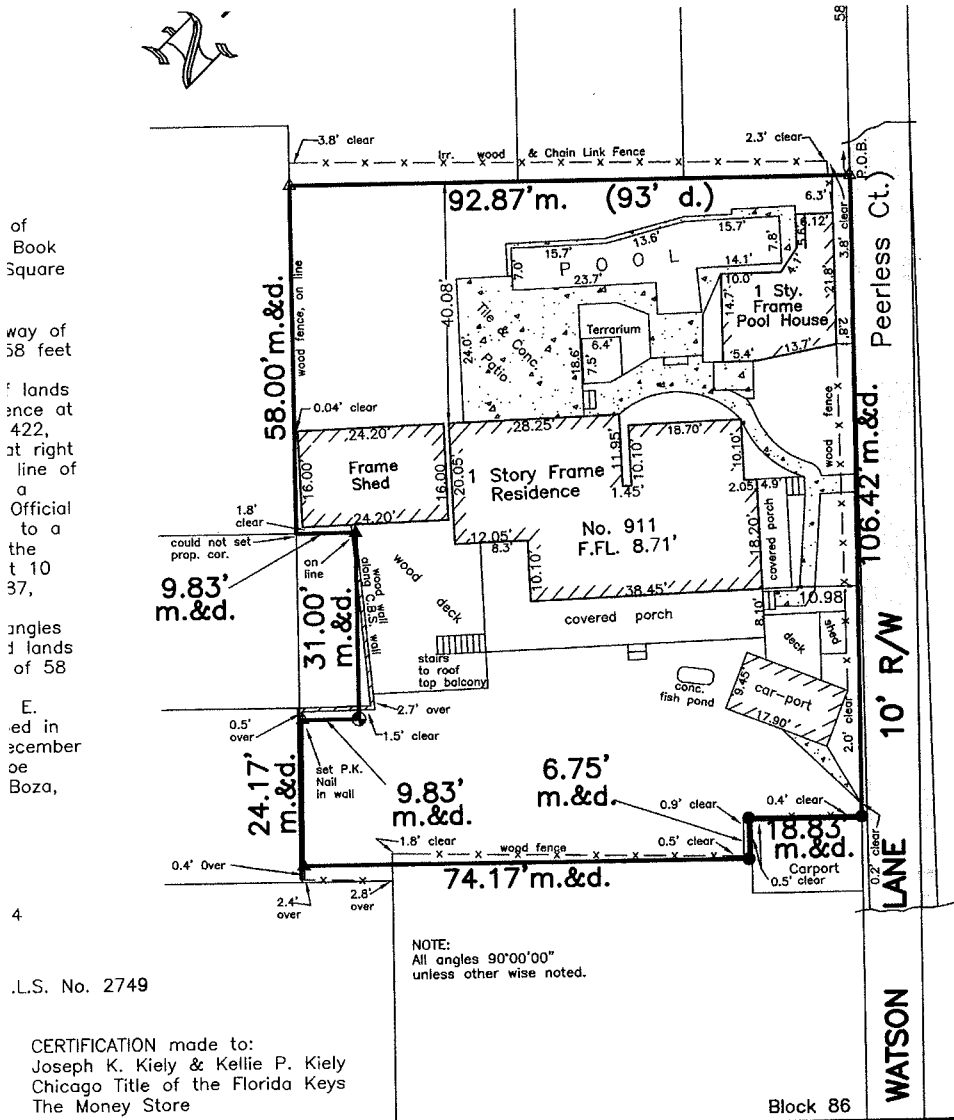
EXISTING CONDITIONS

911 WATSON LANE



It is the intention of the owners to replicate the existing façade of the main house on the proposed garage façade by utilizing the same color palette and distressed wood finish.

911 WATSON STREET



This 4/1/88 (revised 4/23/10 and 6/11/10) survey of 911 Wat-
son Street indicates a carport
located at the east corner of
the property and a poolhouse/
shed structure located on the
north corner.

Joseph K. Kiely & Kellie P. Kiely
911 Watson Lane, Key West, Fl. 33040

Joseph K. Kiely & Kellie P. Kiely 911 Watson Lane, Key West, Fl. 33040			
BOUNDARY SURVEY			Dwn No.: 10-193
Scale: 1"=20'	Ref. 50-1 file	Flood panel No. 1516K	Dwn. By: F.H.H.
Date: 4/1/88		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
4/23/10: updated, owner, cert. build. add., pool, reset corners			
6/11/10: Typo's			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fox. (305) 293-0237
fhildeb1@bellsouth.net

HISTORIC IMAGE

911 WATSON LANE



Carport structure visible in the 2010 (revised) survey by Island Surveying Inc. The carport was removed to accommodate the addition designed by Matthew Stratton Architecture.

HISTORIC IMAGE

911 WATSON LANE



Carport structure visible in the 2010 (revised) survey by Island Surveying Inc. The carport was removed to accommodate the addition designed by Matthew Stratton Architecture.

EXISTING CONDITIONS

911 WATSON STREET



The existing Sapodilla Tree will remain.

EXISTING CONDITIONS

911 WATSON STREET



The existing louvered fence will remain.

EXISTING CONDITIONS

911 WATSON STREET



View of existing house from rear yard. The smaller portion of the structure in the center of the image will be the starting point for the proposed addition.

EXISTING CONDITIONS

911 WATSON STREET



The existing board fence will be removed for construction phase. The plants to the left of the image will be replanted in the proposed garden wall extension corner planter.

EXISTING CONDITIONS

911 WATSON STREET



Existing plants along rear wall will remain. Palm in the corner of the yard will be moved to another location in the yard to replace a palm that was destroyed by Hurricane Irma. The Ficus in the corner will be replanted in the proposed garden wall extension corner planter.

EXISTING CONDITIONS

911 WATSON STREET



The existing plants in 8' planter will be temporarily removed for construction and replanted after completion.

EXISTING CONDITIONS
NEIGHBORHOOD CONTEXT
911 WATSON STREET



Adjacent Property:
913 WATSON STREET

The neighboring property is a one story bungalow with an existing carport.

EXISTING CONDITIONS

NEIGHBORHOOD CONTEXT

911 WATSON STREET



Adjacent Property:
913 WATSON STREET

This image shows the close proximity of the neighboring carport to the property line of 911 Watson.

HISTORIC IMAGE
1010 OLIVIA STREET



1965 Photo

EXISTING CONDITIONS

1010 OLIVIA STREET



Front Façade

The front façade and porch will be restored.

The existing door will be replaced with a new 4 panel wood door with wood screen door.

The existing windows will be removed and replaced with new 6/6 painted wood double hung windows, with new operable wood louvered shutters. The restored building will be painted white with white trim.

EXISTING CONDITIONS

1010 OLIVIA STREET



Side and Rear Façades

Board and batten siding will be restored with all windows and doors replaced. The space between 1010 and 1012 will be replanted with decorative native species to create privacy screening between the lower units.

EXISTING CONDITIONS

1010 OLIVIA STREET



Front porch will be replaced with a new front porch with painted wood tongue in groove decking and painted wood columns.

EXISTING CONDITIONS

1010 OLIVIA STREET



One story structure on the rear of the house will be restored and incorporated into the first floor unit.

The existing windows will be removed and replaced with new 6/6 painted wood double hung windows, with new operable wood louvered shutters. The existing door will be replaced with a new 4 panel wood door with wood screen door.

Existing concrete slab will be cleaned and refinished.

EXISTING CONDITIONS

1010 OLIVIA STREET



Existing stairs will be removed.
The existing first floor interior will
remain intact where possible.

EXISTING CONDITIONS

1010 OLIVIA STREET



Existing tongue and groove walls and ceiling will remain intact and be restored or be reused/repurposed where ever possible.

EXISTING CONDITIONS

1010 OLIVIA STREET



Existing tongue and groove walls and ceiling will remain intact and be restored or be reused/repurposed where ever possible.

EXISTING CONDITIONS

1010 OLIVIA STREET



Existing bathroom will be demolished and replaced.

EXISTING CONDITIONS

1010 OLIVIA STREET



Second floor interior will be restored and converted to 2 bedroom apartment.

EXISTING CONDITIONS

1010 OLIVIA STREET



Existing central interior wall will be removed.

EXISTING CONDITIONS

1010 OLIVIA STREET



Existing plywood ceiling and walls will be removed as part of proposed renovation.

EXISTING CONDITIONS

1012 OLIVIA STREET



Front Façade

The front façade and porch will be restored.

The existing door will be replaced with a new 4 panel wood door with wood screen door.

The existing windows will be removed and replaced with new 6/6 painted wood double hung windows, with new operable wood louvered shutters. The restored building will be painted white with white trim.

EXISTING CONDITIONS

1012 OLIVIA STREET



One story structure on the rear of the house will be restored and incorporated into the first floor unit.

The existing windows will be removed and replaced with new 6/6 painted wood double hung windows, with new operable wood louvered shutters. The existing wood board and batten siding will be restored or replaced with new wood board and batten siding and painted white.

HISTORIC IMAGE
1012 OLIVIA STREET



1965 Photo

EXISTING CONDITIONS

1012 OLIVIA STREET



Side and Rear Façades

Board and batten siding will be restored with all windows and doors replaced. The space between 1010 and 1012 will be replanted with decorative native species to create privacy screening between the lower units.

The existing windows will be removed and replaced with new 6/6 painted wood double hung windows, with new operable wood louvered shutters.

EXISTING CONDITIONS

1012 OLIVIA STREET



Side and Rear Façades

Board and batten siding will be restored with all windows and doors replaced. The space between 1010 and 1012 will be replanted with decorative native species to create privacy screening between the lower units.

The existing windows will be removed and replaced with new 6/6 painted wood double hung windows, with new operable wood louvered shutters.

EXISTING CONDITIONS

1012 OLIVIA STREET



Side and rear façades

1012 will be rebuilt to replicate its historic appearance. The board and batten siding will be restored and painted white with white trim.

The existing windows will be removed and replaced with new 6/6 painted wood double hung windows, with new operable wood louvered shutters.

EXISTING CONDITIONS

1012 OLIVIA STREET



The existing door will be replaced with a new 4 panel wood door with wood screen door.

EXISTING CONDITIONS

1012 OLIVIA STREET



The existing first floor interior will remain intact where possible. The existing floor plan will be used as the basis for the interior restoration and renovation.

EXISTING CONDITIONS

1012 OLIVIA STREET



The existing first floor interior will remain intact where possible. The existing floor plan will be used as the basis for the interior restoration and renovation.

EXISTING CONDITIONS

1012 OLIVIA STREET



The existing first floor interior will remain intact where possible. The existing floor plan will be used as the basis for the interior restoration and renovation.

EXISTING CONDITIONS

1012 OLIVIA STREET



Existing tongue and groove walls and ceiling will remain intact and be restored or be reused/repurposed where ever possible.

EXISTING CONDITIONS

1012 OLIVIA STREET



Existing tongue and groove walls and ceiling will remain intact and be restored or be reused/repurposed where ever possible.

EXISTING CONDITIONS

1012 OLIVIA STREET



Existing stairs will be removed.
The existing first floor interior
will remain intact where ever
possible.

EXISTING CONDITIONS

1012 OLIVIA STREET



Second floor interior will be restored and converted to 2 bedroom apartment.

EXISTING CONDITIONS NEIGHBORHOOD CONTEXT 1010 & 1012 OLIVIA STREET



View from across Olivia Street. The relationship of 1012 and 1010 Olivia Street to each other is visible regarding their close proximity and stylistic similarity.

EXISTING CONDITIONS NEIGHBORHOOD CONTEXT 1010 & 1012 OLIVIA STREET



1008 Olivia Street

One and two story wood frame house with second floor deck built on roof of one story structure.

EXISTING CONDITIONS

NEIGHBORHOOD CONTEXT

1010 & 1012 OLIVIA STREET



901 Grinnell Street

Two story wood frame house, also first appearing on the 1892 Sanborn Map. 901 Grinnell is structurally and stylistically very similar to 1010 and 1012 Olivia.

EXISTING CONDITIONS
NEIGHBORHOOD CONTEXT
1010 & 1012 OLIVIA STREET



901 Grinnell Street

Second floor deck built on top
of existing one story structure
on rear of house.

EXISTING CONDITIONS NEIGHBORHOOD CONTEXT 1010 & 1012 OLIVIA STREET



1018 Olivia Street

One story wood frame house.

EXISTING CONDITIONS
NEIGHBORHOOD CONTEXT
1010 & 1012 OLIVIA STREET



1020 Olivia Street

One story wood frame house.