



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 28, 2019

Applicant: A2O Architecture

Application Number: H2019-0012

Address: #818 Olivia Street

Description of Work

Relocation of existing house forward on site. Rebuild of rear non-historic additions and new rear addition. New footings 1 foot taller than existing ones and relocation of shed.

Site Facts

The building under review is a contributing resource to the historic district. Built circa 1890, the one-story frame vernacular house has an unusual large front yard. The original house consisted of two sawtooths with a transverse rear structure attached at the center of house. Towards the east side of the rear portion of the house there used to be an open porch. New additions on the rear portion of the house have altered the building's historic form. Almost all of the houses on the block have a small front porch.

The plan will require variances from front yard setbacks.

Guidelines and Ordinances Cited on Review

- Foundations (page 34), specifically guideline 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 6, 11, 12, 13, 14, 19, and 22.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 14, 17, 18, 22, and 23.
- Chapter 102- Section 252- Requirements precedent to relocation.

Staff Analysis

A Certificate of Appropriateness is under review for a new rear addition that will replace an existing non-historic one, and will extend further towards the rear yard. The plan also includes the relocation of the house towards the front yard and new foundations. In addition, an existing shed will be attached to the new rear addition, towards the west side.

In order to accommodate the new addition the design includes the salvage of portions of the historic rear transverse roof. The new addition will be rectangular in footprint, and will have the same height as the existing second sawtooth. New exterior walls are setback from the original ones, and will be finished with hardi board and batten. The new roof is finished with metal v-crimp and three skylights are proposed towards the north side; not visible from the street. New windows for the addition will be impact aluminum clad units.

The plan also includes the relocation of the house approximately 9'-1" towards the front yard and new concrete piers that will elevate the house one foot from its current height. Architects had consulted the Urban Forester Manager pertaining relocation of landscape at the front yard.

Consistency with Guidelines Cited Guidelines

It is staff's opinion that the proposed design meets the cited guidelines and ordinance. The relocation of the building will provide a cohesive urban façade on the block while allowing a small addition in the back of the house. The proposed design is appropriate in character, scale, and proportions. Moreover, the proposal will not overshadow the principal structure on the site nor the surrounding historic houses.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2019-0012	REVISION #	INITIAL & DATE mm 4/30/19
FLOOD ZONE X	ZONING DISTRICT HHDR	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

818 Olivia Street	
William Buntain	PHONE NUMBER 305-747-8563
818 Olivia Street	EMAIL billbuntain@mac.com
Key West, FL 33040	
A20 Architecture	PHONE NUMBER 305-360-8644
1107 Key Plaza #130	EMAIL a20architecture@gmail.com
Key West, FL 33040	
Jules Oshorn	DATE 4/29/19

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☒ ELEVATION OF A STRUCTURE ☒

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Relocate structure forward on-site, creating transition & presence at street. Rebuild rear non-historic additions. New rear addition. New foundations under whole house. Reconfigure landscape in front yard. Relocate water heater, AC & shed within setbacks.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

see attached.



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): Relocate on site (Reconfigure shed door)	
PAVERS: Reconfigure e front yard.	FENCES: N/A
DECKS: N/A	PAINTING: Repaint - white.
SITE (INCLUDING GRADING, FILL, TREES, ETC.): Relocate ⁽³⁾ palms. Remove ⁽²⁾ palms.	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): New water heater + A/C location.	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS: House is contributing.				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT HHDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

818 Olivia Street

PROPERTY OWNER'S NAME:

William Buntain

APPLICANT NAME:

A20 Architecture, LLC

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 a final inspection is 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

WILLIAM C. BUNTAIN

26 APRIL 2019

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Rebuild non-historic additions & roof @ rear. Move historic structure forward on site w/ new foundations. Demo foundations & cistern.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

(2) Or explain how the building or structure meets the criteria below:

(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 area of Demolition is a non-historic addition, enclosure & facade w/ non-original or historic windows & doors; also area is so greatly modified it does not resemble the original historic configuration.

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

no evidence has been found to suggest this.

(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.

As the house stands today, it has no significant character to the city, as it is hidden from view. Proposed demo is also non-historic.

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

No known historic event occurred at this location.

(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.

Area of work does not.

(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.

This structure has no presence in the neighborhood, nor is it the best remaining type in the area.

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

No.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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.

Area of Demo is not character defining to the whole structure, nor neighborhood. Proposed work enhances character & proportions.

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

Proposed work improves the historic relationship between buildings, and improves the setbacks between structures on adjacent properties.

(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.

Areas of Demo are not character defining; proposed work will improve the properties historic character, both within the site, & the neighborhood.

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

Area of Demo is non historic & not a significant addition to be considered contributing.

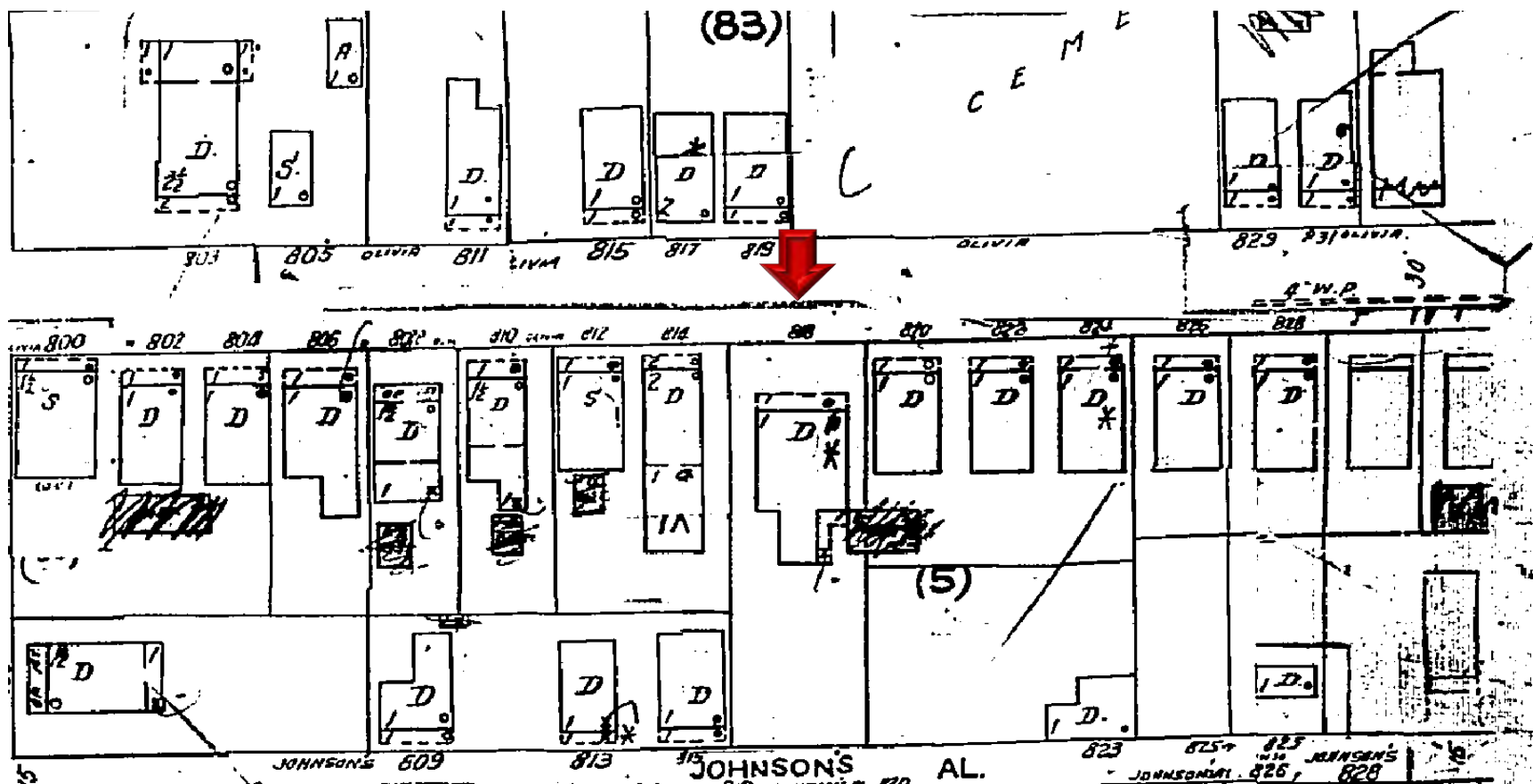
SANBORN MAPS



Sanborn map 1926



Sanborn map 1948



Sanborn map 1962

PROJECT PHOTOS



818 Olivia Street circa 1965. Monroe County Library.

818 OLIVIA STREET SITE PHOTOS















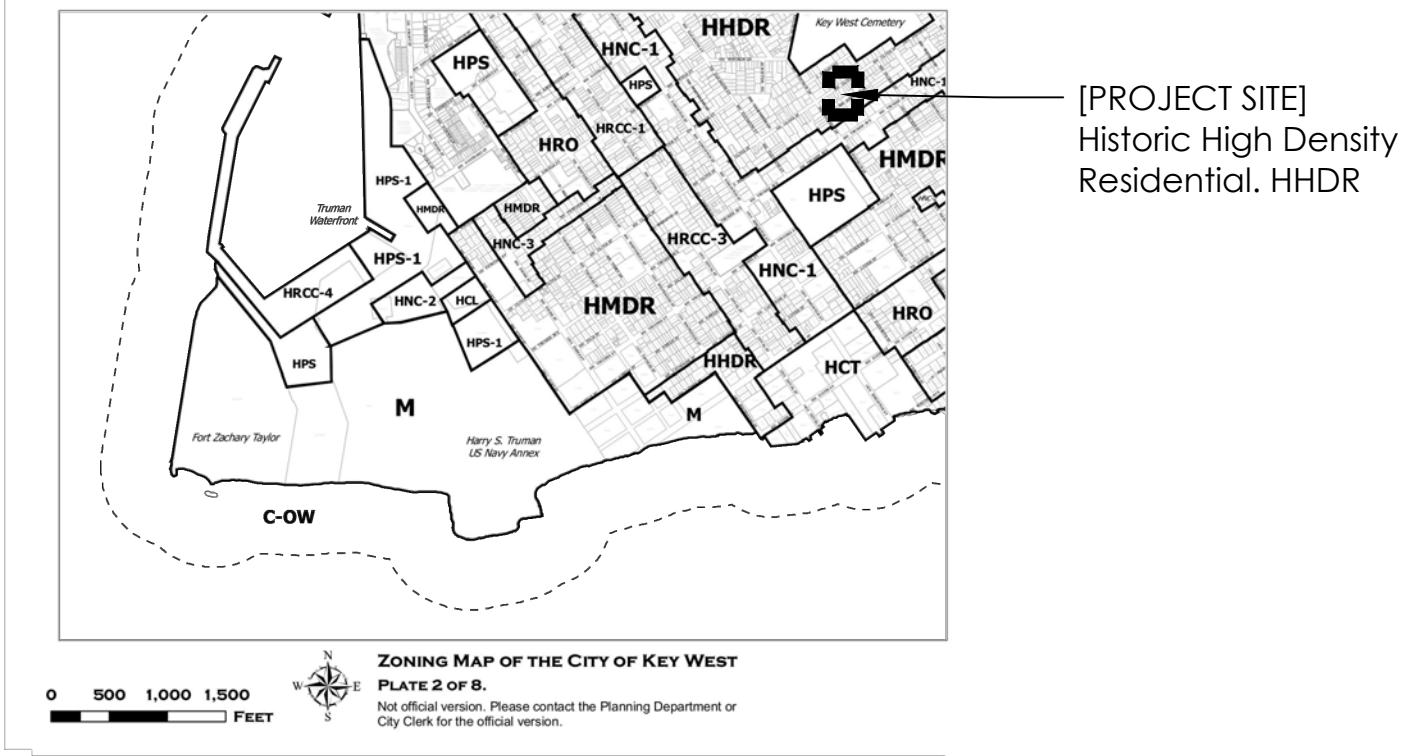








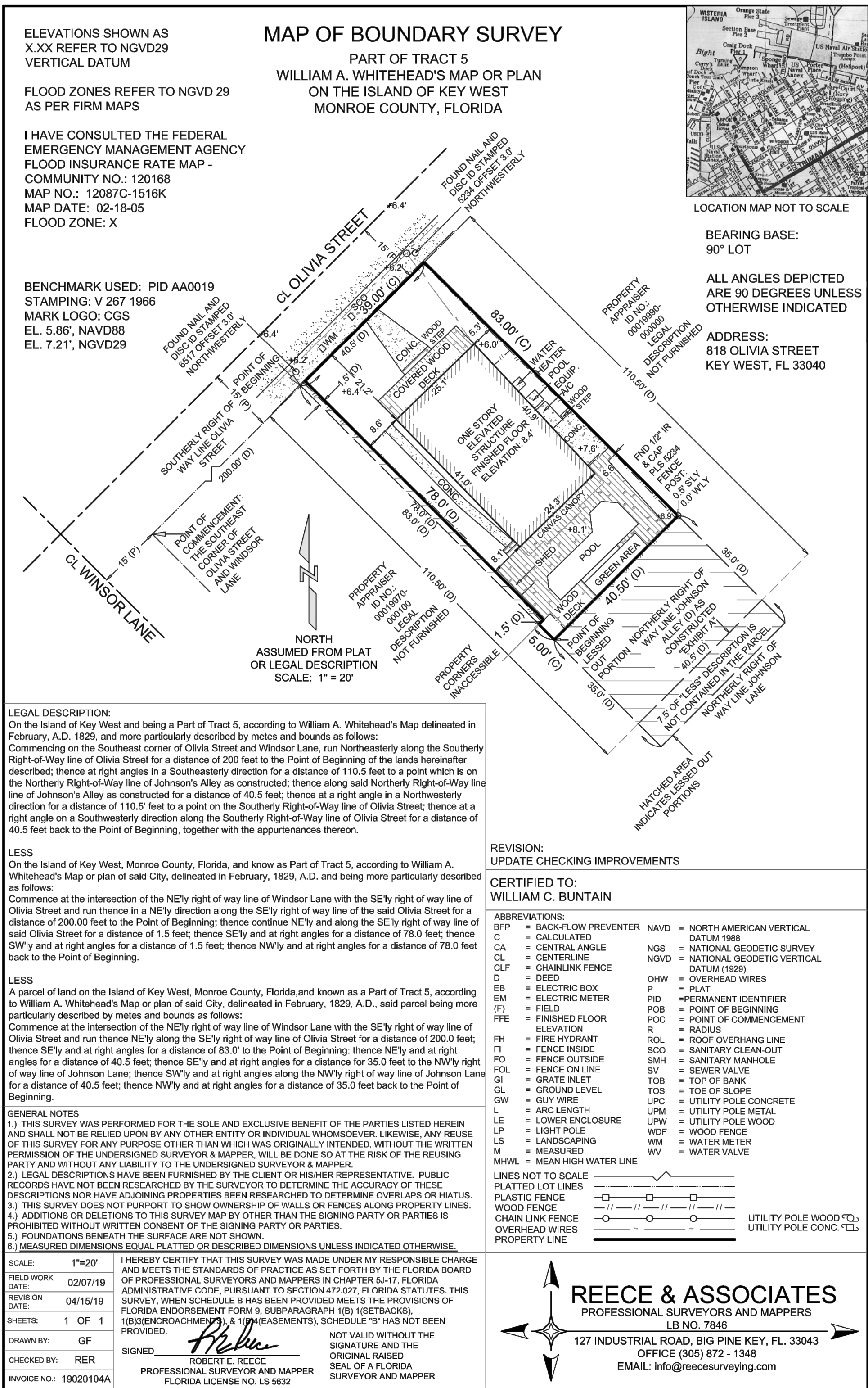
PROPOSED DESIGN



[PROJECT SITE]
Historic High Density
Residential. HHDR

2 LOCATION MAP

ZONING MAP OF THE CITY OF
KEY WEST, PLATE 2 OF 8.
NOT TO SCALE



1 COPY OF SURVEY

SCALE: AS SHOWN

RESIDENTIAL RENOVATION

HARC

818 OLIVIA STREET

KEY WEST, FL 33040

RE: 00019980-000000

SCOPE OF WORK

- RAISE AND MOVE FORWARD A WOOD FRAME STRUCTURE
- NEW REAR ADDITION
- HARDSCAPE AND LANDSCAPE MODIFICATIONS
- RELOCATE EXISTING SHED AND EQUIPMENT TO WITHIN
- REQUIRED SETBACKS
- IMPROVE BOTH SIDE YARDS AND REAR SETBACK CONDITIONS

DRAWING INDEX

A1.0	COVER, SCOPE OF WORK, SURVEY
A1.1	SITE PLANS AND DATA
A1.2	STREET MASSING PLAN
A2.1	FLOOR PLANS
A3.1	EXISTING EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS

CODE INFORMATION

APPLICABLE CODES
FLORIDA BUILDING CODE 6TH EDITION 2017; WITH ALL AMENDMENTS.
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA:
HISTORIC HIGH DENSITY RESIDENTIAL DISTRICT

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
ZONE - X

A2O

ARCHITECTURE

1307 KEY PAVAN ROAD, WEST T. 33040
PH: 305-211-8870
URL: WWW.A2OARCHITECTURE.COM
POST: 305-211-8870

ARCHITECT:

CONSULTANTS:

WILLIAM BUNTAIN RESIDENCE

RESIDENTIAL RENOVATION

818 OLIVIA STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:
2019.02.25 - VARIANCE APPLICATION
2019.02.29 - HARC SUBMISSION

TITLE: COVER,
SCOPE OF
WORK,
SURVEY

PROJECT #: 1846

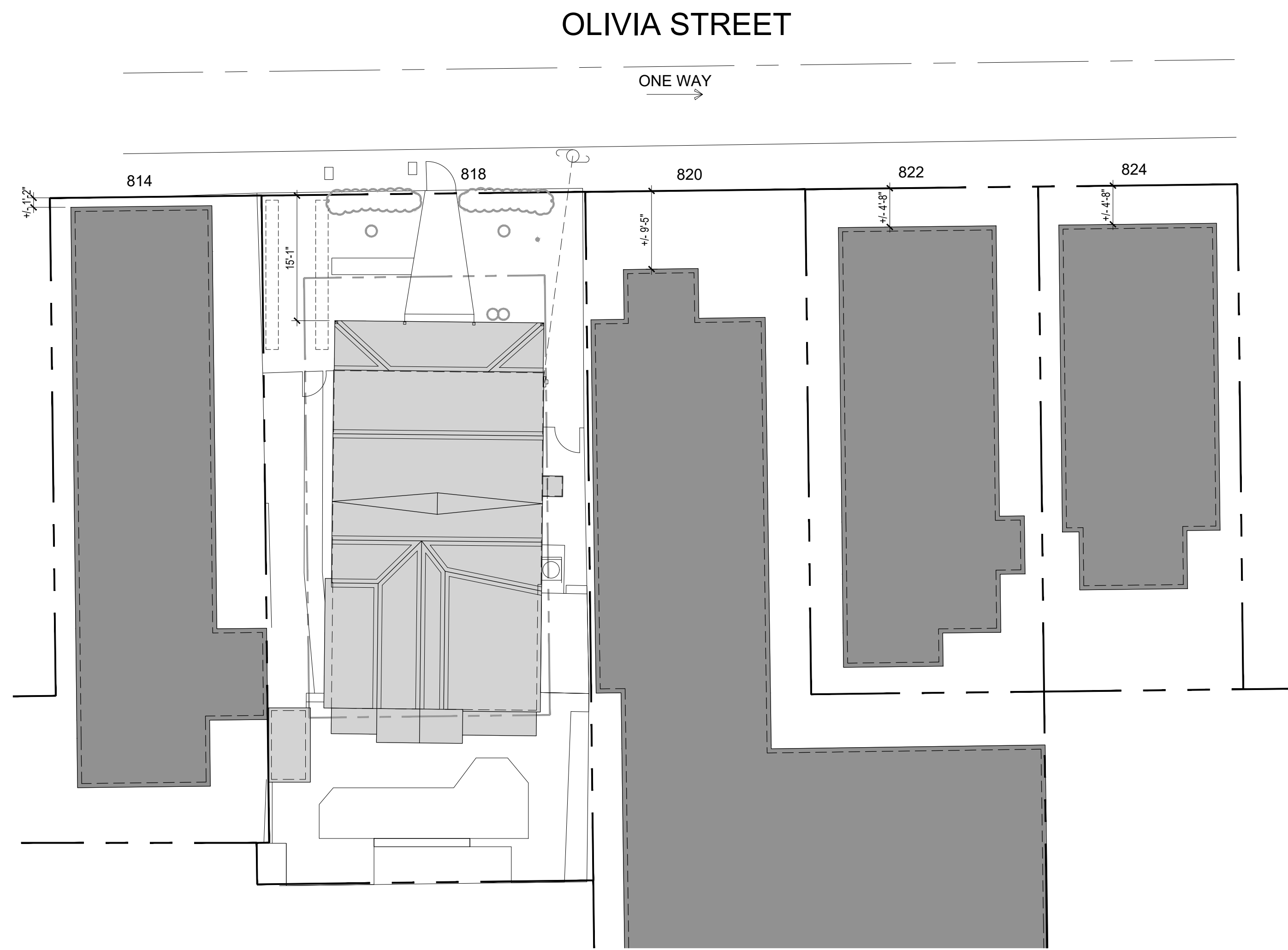
SHEET:

A1.0

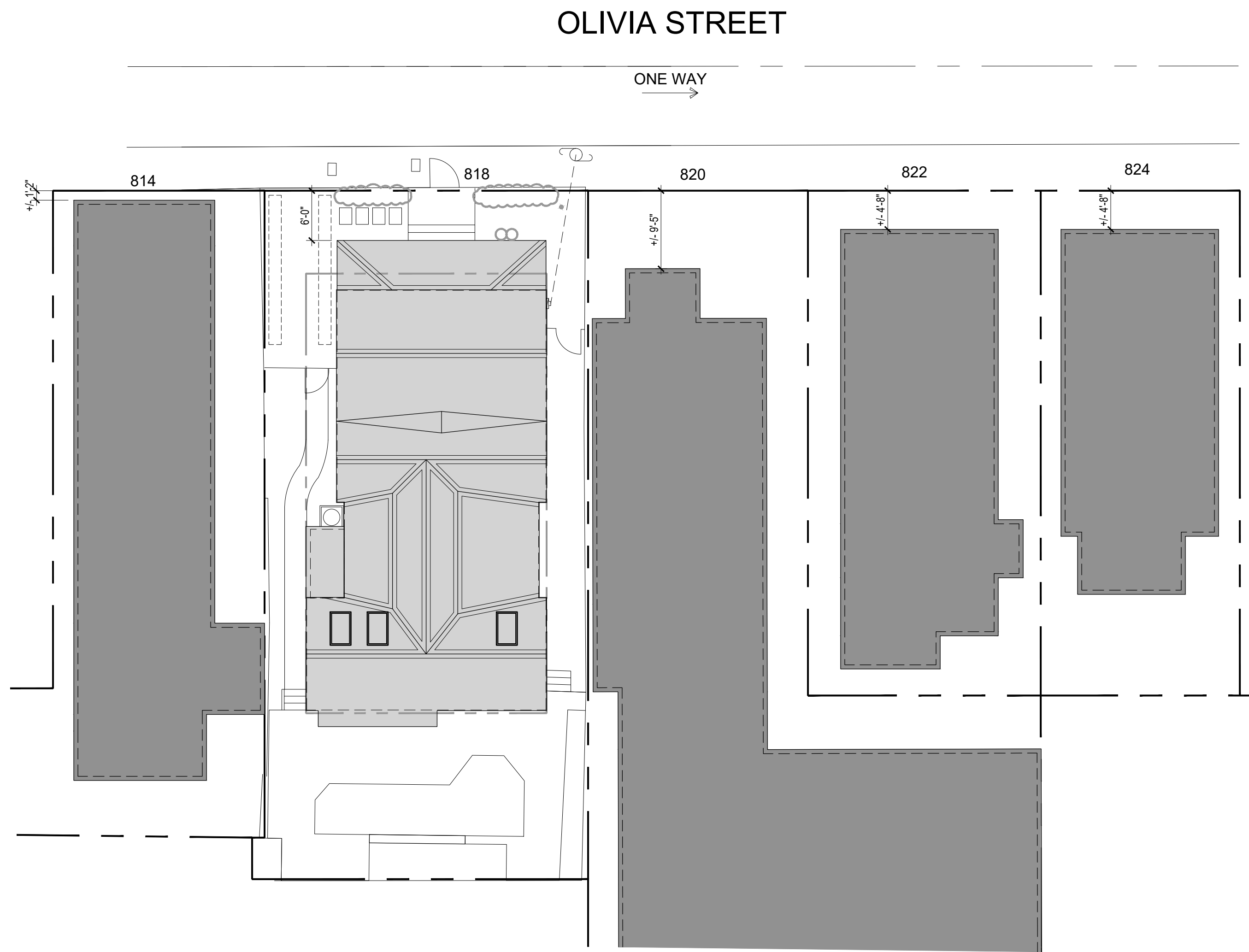
APRIL 29, 2019

DRAWING SIZE: 24X36 | 1" = 20' SCALE DRAWINGS | PLOTTER: 24X36/36X48

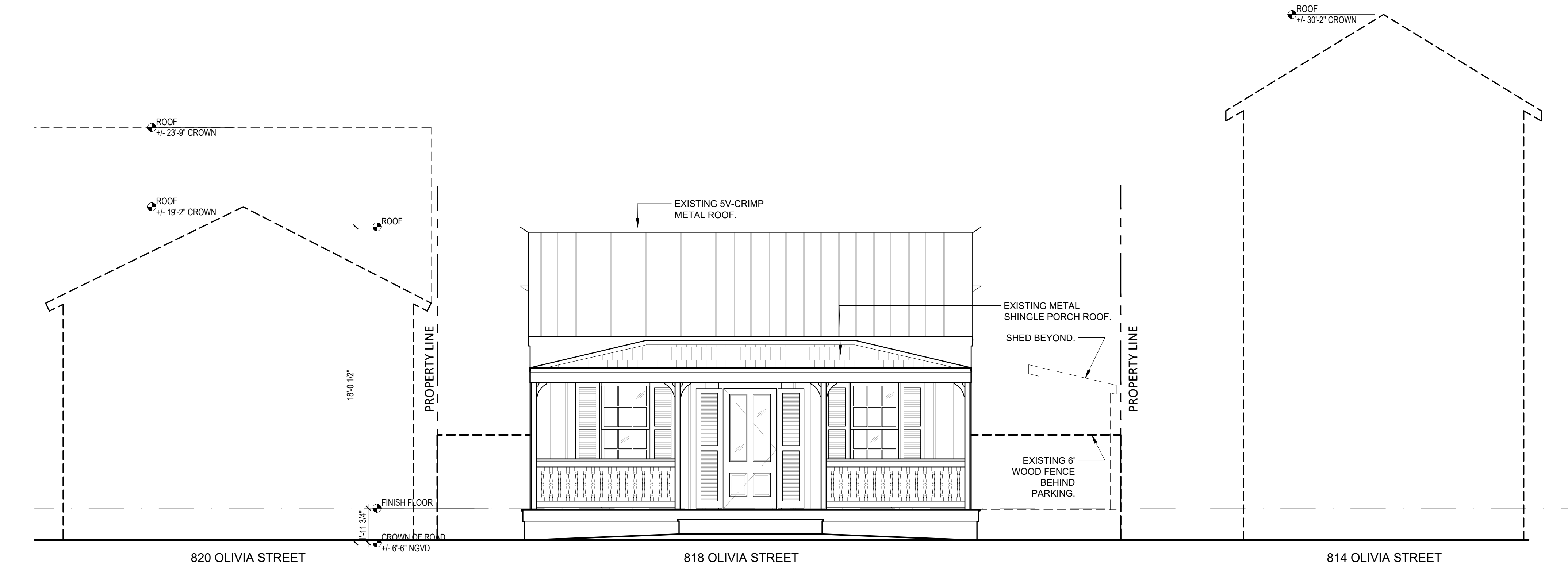
© 2019 BY A2O ARCHITECTURE, LLC



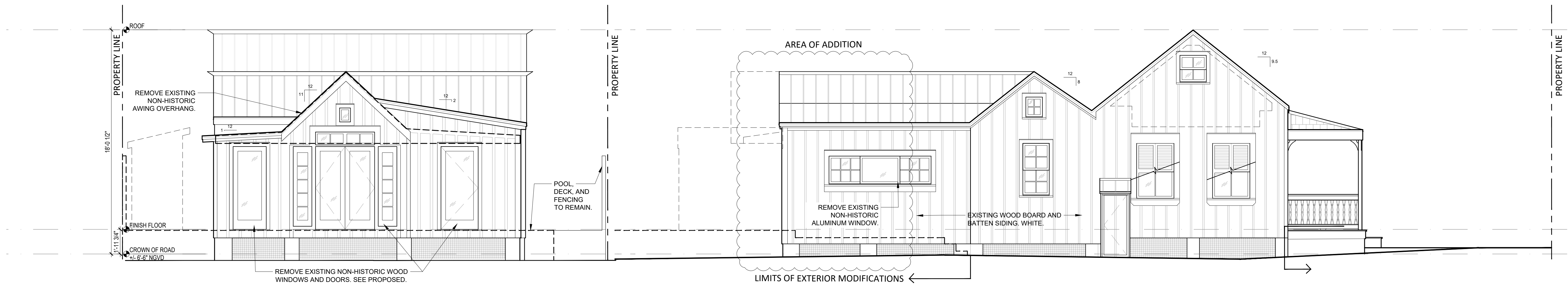
1 EXISTING SITE MASSING PLAN
SCALE: 3/32"=1'-0"
GRAPHIC SCALE: 3/32" = 1'-0"



2 PROPOSED SITE MASSING PLAN
SCALE: 3/32"=1'-0"
GRAPHIC SCALE: 3/32" = 1'-0"



1 EXISTING FRONT ELEVATION (NORTH)
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

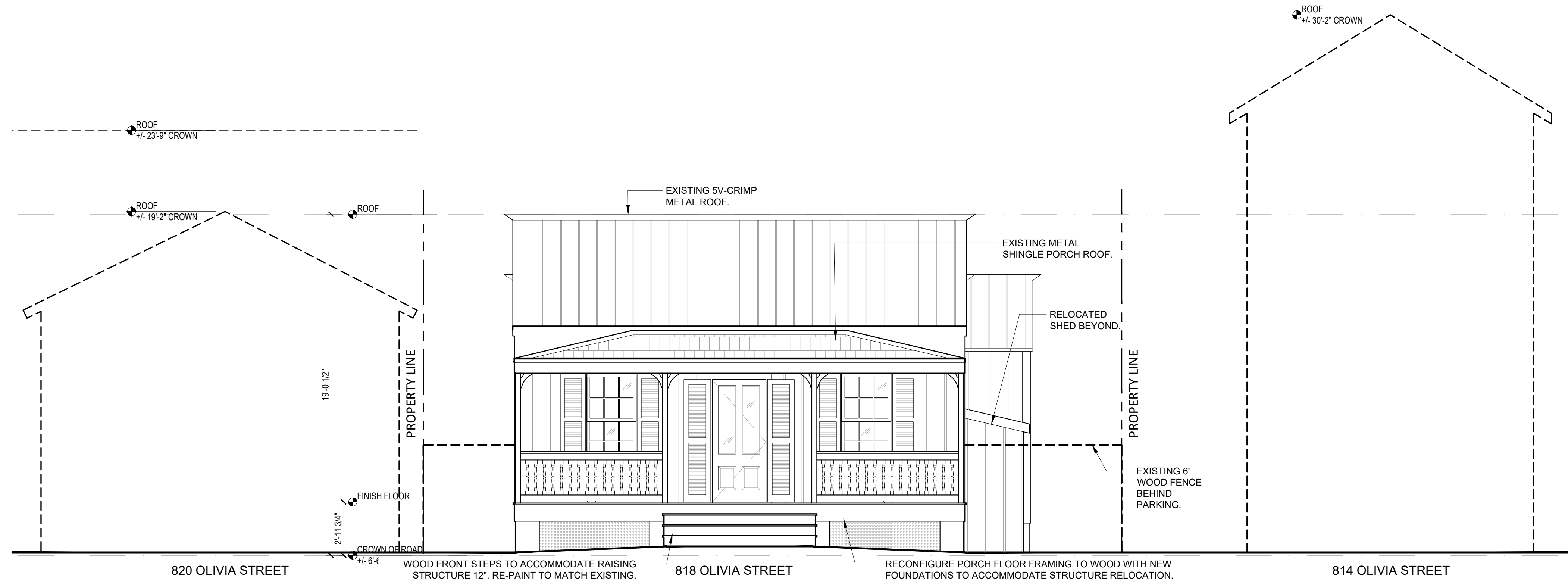


2 EXISTING REAR ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

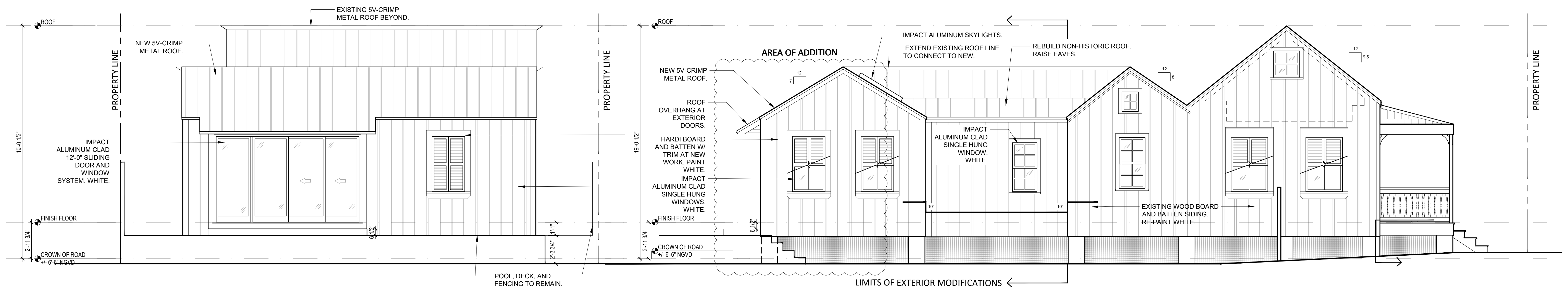
3 EXISTING SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



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

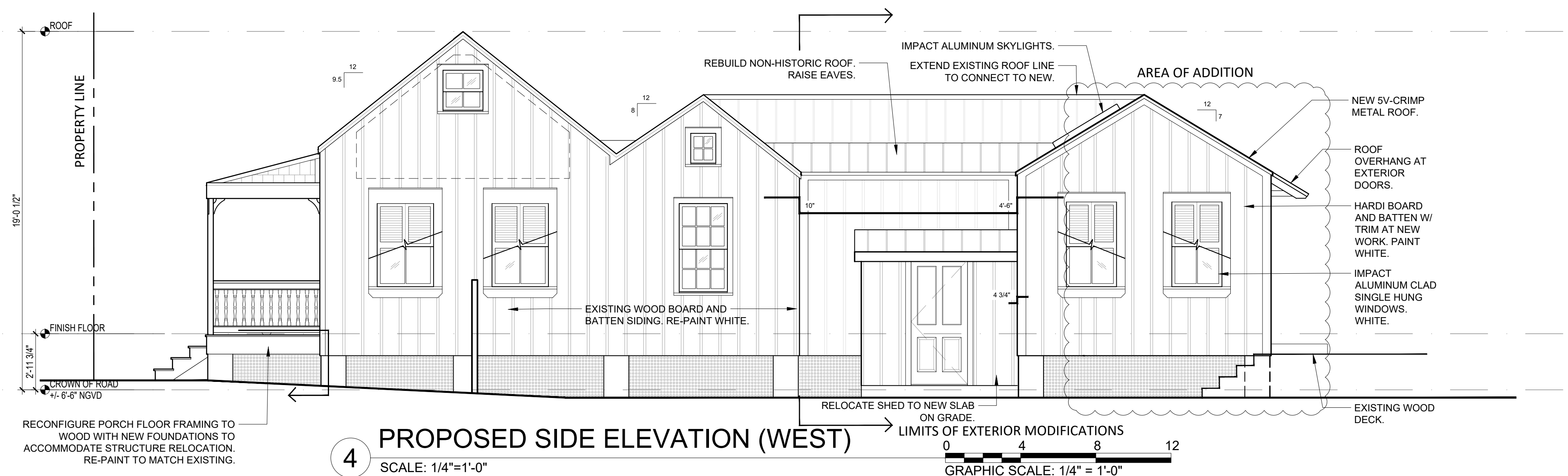


1 PROPOSED FRONT ELEVATION (NORTH)
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

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



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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., May 28, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RELOCATION OF EXISTING HOUSE FORWARD ON SITE. REBUILD OF REAR NON-HISTORIC ADDITIONS AND NEW REAR ADDITION. NEW FOOTINGS AND RELOCATION OF SHED. PARTIAL DEMOLITION AT REAR OF HOUSE.

#818 OLIVIA STREET

Applicant – A2O Architecture Application #H2019-0012

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.

PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00019980-000000
Account# 1020672
Property ID 1020672
Millage Group 10KW
Location Address 818 OLIVIA St, KEY WEST
Legal Description KW PT OF TR 5 G5-379 G25-1/2 OR89-12/13 CO JUDGE'S SERIES 3-R8 OR678-679 OR1689-625/27 OR1689-631/33 OR2032-2458/59 OR2668-362/63
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

BUNTAIN WILLIAM C
 818 Olivia St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$283,382	\$286,397	\$281,127	\$215,191
+ Market Misc Value	\$23,638	\$24,169	\$25,677	\$22,195
+ Market Land Value	\$585,632	\$585,632	\$517,800	\$414,968
= Just Market Value	\$892,652	\$896,198	\$824,604	\$652,354
= Total Assessed Value	\$684,800	\$670,715	\$656,920	\$652,354
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$659,800	\$645,715	\$631,920	\$627,354

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,244.50	Square Foot	39	83

Buildings

Building ID	1518	Exterior Walls	B & B with 5% WD FRAME
Style		Year Built	1928
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Gross Sq Ft	1916	Foundation	WD CONC PADS
Finished Sq Ft	1175	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	144	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	7	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	150	0	0
DUF	FIN DET UTILIT	60	0	0
FAT	FINISHED ATTIC	300	0	0
FLA	FLOOR LIV AREA	1,175	1,175	0
PTO	PATIO	227	0	0
SBF	UTIL FIN BLK	4	0	0
TOTAL		1,916	1,175	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1959	1960	1	60 SF	2
FENCES	1979	1980	1	1098 SF	2
WATER FEATURE	2005	2006	1	1 UT	1
RES POOL	2005	2006	1	199 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/22/2014	\$855,000	Warranty Deed		2668	362	02 - Qualified	Improved
8/3/2004	\$820,000	Warranty Deed		2032	2458	Q - Qualified	Improved
4/16/2001	\$292,000	Warranty Deed		1689	0625	M - Unqualified	Improved
2/1/1977	\$15,000	Conversion Code		678	679	Q - Qualified	Improved

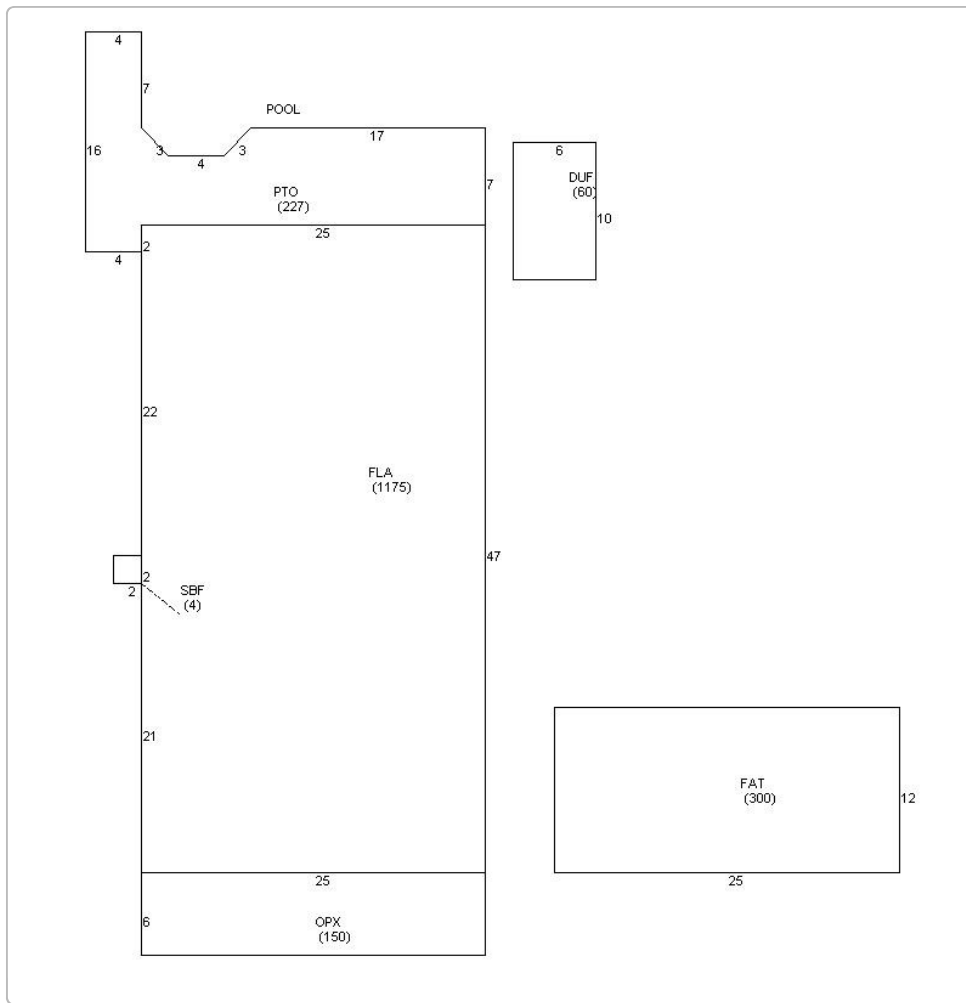
Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
14-5171	11/17/2014		\$2,000		R & R T & G FLOORING ON FRONT PORCH. STAIN RED PILGRIM REFINISH DOOR TO MATCH REPAIR HANDRAILS REPAINT WHITE TO MATCH EXISTING
04-3716	12/6/2004	11/16/2005	\$2,000		DECKING, BALLUSTRADE
04-3711	12/3/2004	11/16/2005	\$400		LP TANK & TUBING
04-3581	11/23/2004	11/16/2005	\$400		CLEARING
04-3509	11/9/2004	11/16/2005	\$2,400		FENCE
04-2906	9/8/2004	11/16/2005	\$28,800		POOL 6'X25', ELEC
04-2925	9/1/2004	11/16/2005	\$2,400		FIXTURES/TOILET
04-2716	8/18/2004	11/16/2005	\$17,000		FLOORING, ELEC
02-0579	4/12/2002	12/18/2003	\$8,400		NEW ROOF
02-0579	3/27/2002	12/18/2003	\$1		INSTALL CEN.,A/C
02-0579	3/20/2002	12/18/2003	\$1,200		REPAIR WINDOWS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Trim Notice

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

Last Data Upload: 5/15/2019 5:29:38 AM



Version 2.2.18