

Staff Report

- 2 Demolition of new top louvered fence to comply with front and side heights. Front fence will be 4' tall and side and back fences will be 6' tall- Code Compliance Case- **#1316 Eliza Street- Victor Olson(H12-01-552)**

This staff report is for the second reading for demolition of an unpermitted installation of a horizontal wood fence over an existing 4' high fence. The house located at #1316 Eliza Street is not listed in the surveys. The applicant removed the pointy ends of the existing picket fence and built over it a wood *lowered* fence. According to the owner the overall height of the fence is 70". The work extends to the entire perimeter existing fence, with the exception of the front gates. The new posts are attached to the existing fence and do not touch the ground. On January 11, 2012 the Commission denied the after the fact application of the louvers. The applicant went in front of the Special Magistrate for his Code violation case on March 28 and Judge Overby gave him one month to come into compliance.

According to the submitted documents the applicant will remove the wood louvers in the front and front sides of the fence, in order to make it 4' high. For the remaining side and back fences the applicant will be removing the necessary added louvers in order to comply with the 6' tall requirement. On April 11 the Commission approved the first reading for demolition and approved the design with the condition that the pointed ends be reconstructed for the 4' tall fence, that the posts be cut up to 4" height at the front and that paint or stain be applied in order to have a uniform color.

Staff understands that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district as stated in Section 102-218 of the Land Development Regulations. Portions of the fence that will be demolished were built last year.

Application

V0333@gmail.com

H 12-01-552



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # 12-01000552

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: Victor Olson DATE: 3.29.12

OWNER'S ADDRESS: 1316 Eliza St. PHONE #: 393-0608

APPLICANT'S NAME: Victor Olson PHONE #: "

APPLICANT'S ADDRESS: 1316 Eliza St.

ADDRESS OF CONSTRUCTION: 1316 Eliza St. # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DEMO to lowered top section of front section of house leaving previous existing picket fence. Removing now permitted louvers so that the front will be 4' and the rest will be 6' level from the front elevation.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 3.29.12
Applicant's Signature: *[Signature]*

Required Submittals

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____
Staff Approval: _____
Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

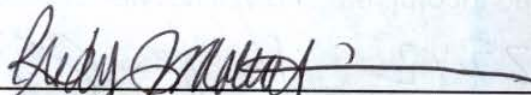
Approved 15 reading done approved Denied _____ Deferred _____

Reason for Deferral or Denial:
4/11/12 - 15 reading of demolition approved Photo
4/11/12 - design approved peacocks must be restored to
non - feat - see motion for specifics as to design Photo

HARC Comments:
Harc is not listed in the surveys.
Guidelines for fences and walls (pages 41-42)
Colors in the historic district.

Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: 4/11/12

Signature: 
Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

April 17, 2012

Mr. Victor Olson
#1316 Eliza Street
Key West, Florida 33041

RE: DEMOLITION OF NEW TOP LOUVERED FENCE TO COMPLY WITH FRONT AND SIDE HEIGHTS. FRONT FENCE WILL BE 4' TALL AND SIDE AND BACK FENCES WILL BE 6' TALL- CODE COMPLIANCE CASE
FOR: #1316 ELIZA STREET - HARC APPLICATION # H12-01-552
KEY WEST HISTORIC DISTRICT


Dear Mr. Olson:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the first reading for demolition and **approved with condition** the proposed design for the above mentioned project on the public hearing held on Wednesday April 11, 2012. The Commissioners motioned to approve the design with the conditions that the 4' feet picket fence pointed end be restitute, that the posts be cut up to 4' height at the front and that paint or stain be applied in order to have a uniform color.

Because this project includes a demolition request, a second reading will take place on Wednesday, April 25, 5:30 pm at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

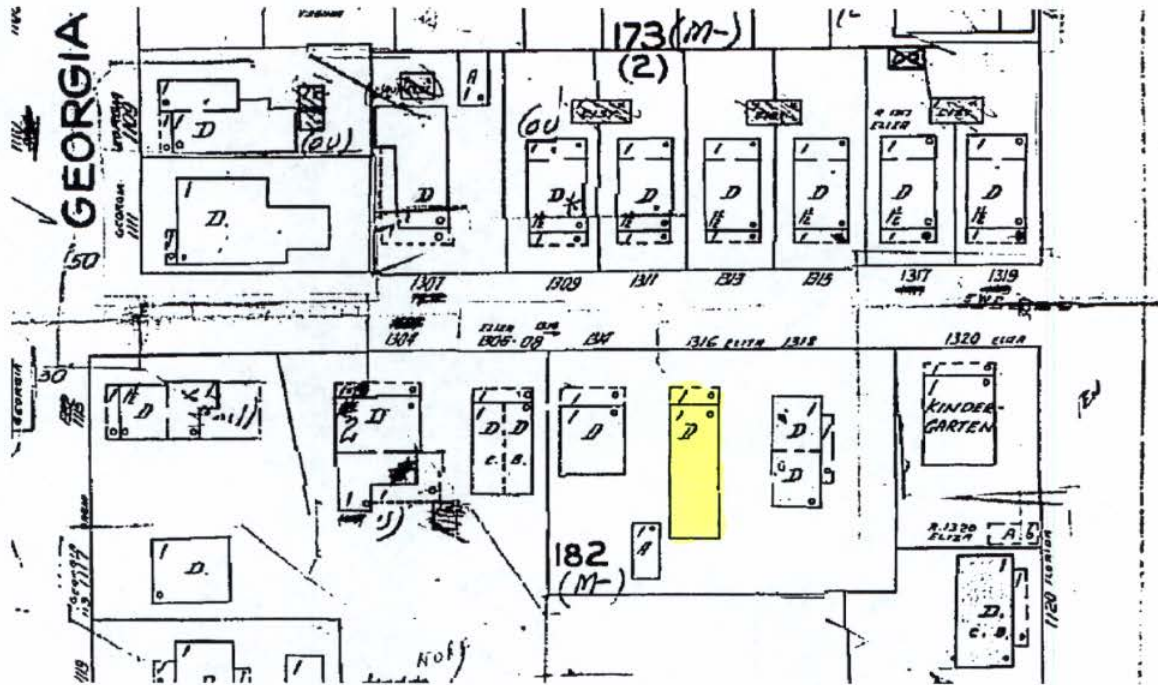
Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#1316 Eliza Street Sanborn map 1962 copy

Project Photos



Google earth



REMOVE

KEEP

44" KEEP



Front of Deck

REMOVE

44"

KEEP





Down section

4 ft. stays



INSIDE FRONT VIEW DEMO



outside left side

~~Remove~~

Keep



Open fence sides view



Right side view
Looking to back



Will reduce
to 6' height
Level from
the front towards
Back of house

Right side view
Looking to front

Will reduce to 6' height
from front level towards
the back.



Back Lot



Will continue
6' Level height from the
front towards the
REAR

Back view



Back Right side

← Neighbors shed →

~~Both sides 6'~~
~~from the~~

Will follow 6' level height
from front to back

7' ↑

Code Officer Photos With Stop Work Order
December 6, 2011 and December 9, 2011



STOP WORK ORDER

STOP WORK

12/06/20

WORK ORDER

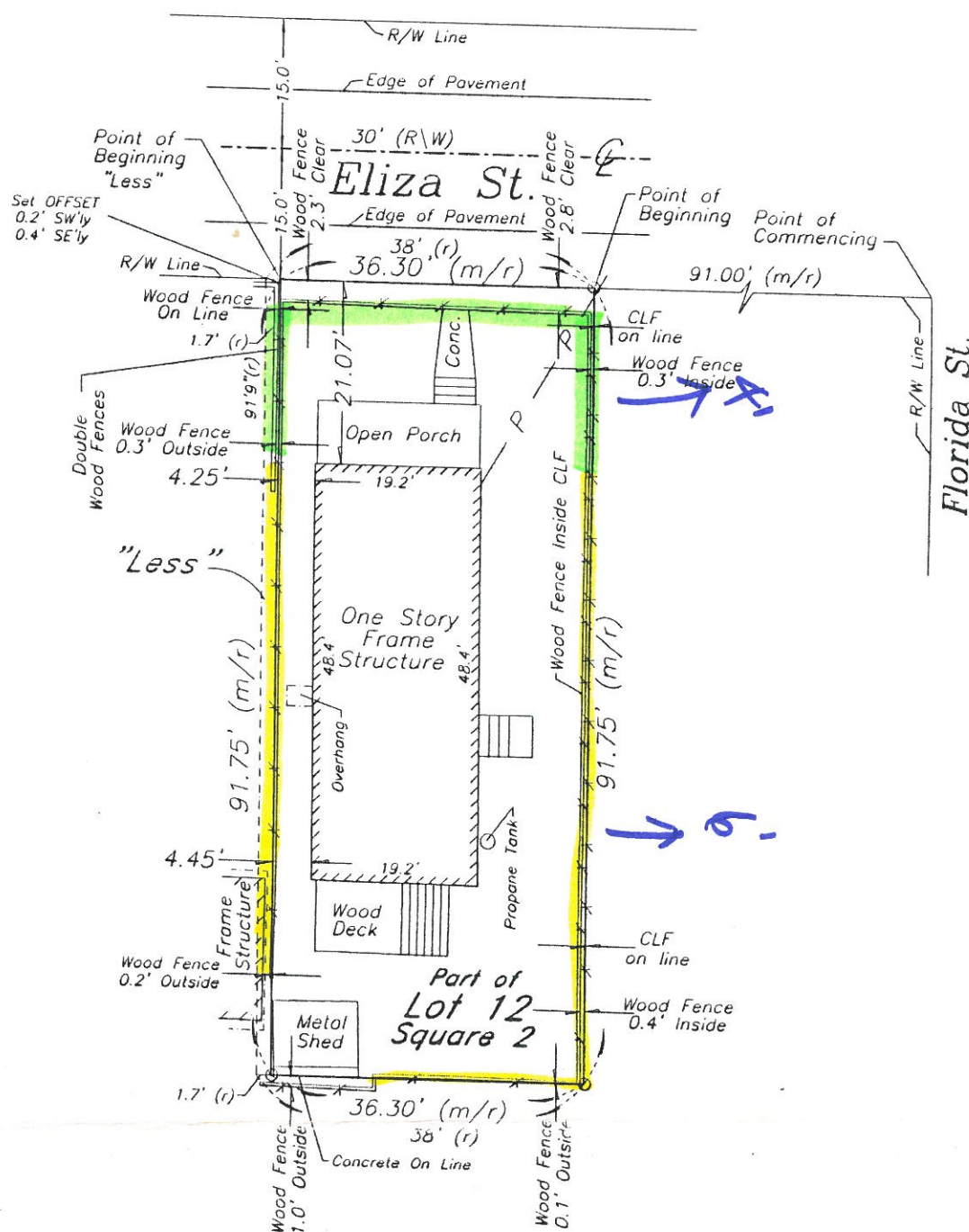
NOTICE

WORK

12/09/20

Survey

Boundary Survey Map of part of Lot 12, Square 2, Tract 14 Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- Found Nail & Disc (PTS)
- Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊕ Wood Utility Pole
- ⊕ Concrete Utility Pole

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1316 Eliza Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: November 20, 2008.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 14, but now better known as part of Lot 12, Square 2, of Tract 14, on Peter T. Knight's Diagram of a part of said Tract 14 as recorded in Plat Book 1 at page 27 of the public records of Monroe County, Florida: COMMENCING at a point on the Southeast side of Eliza Street 91 feet from the corner of Florida and Eliza Street and running thence along Eliza Street in a Southwesterly direction 38 feet; thence at right angles in a Southeasterly direction 91 feet and 9 inches; thence at right angles in a Northeasterly direction 38 feet; thence at right angles in a Northwesterly direction 91 feet and 9 inches to the point of beginning. a/k/a 1316 Eliza Street, Key West, Florida 33040

LESS AND EXCEPT:

A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 14, but now better known as part of Lot 12, Square 2, of Tract 14, on Peter T. Knight's Diagram of a part of said Tract 14 as recorded in Plat Book 1 at Page 27 of the Public Records of Monroe County, Florida: COMMENCING at the intersection of the SE'ly right of way line of Eliza Street with the SW'ly right of way line of Florida Street and run thence SW'ly along the SE'ly right of way line of the said Eliza Street for a distance of 127.3 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Eliza Street for a distance of 1.7 feet; thence SE'ly and at right angles for a distance of 91.75 feet; thence NE'ly and at right angles for a distance of 1.7 feet; thence NW'ly and at right angles for a distance of 91.75 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Victor Olsen;
Stones & Cardenas;
Attorney's Title Insurance Fund;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

November 20, 2008
Revised 11/24/08 (monumentation)

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

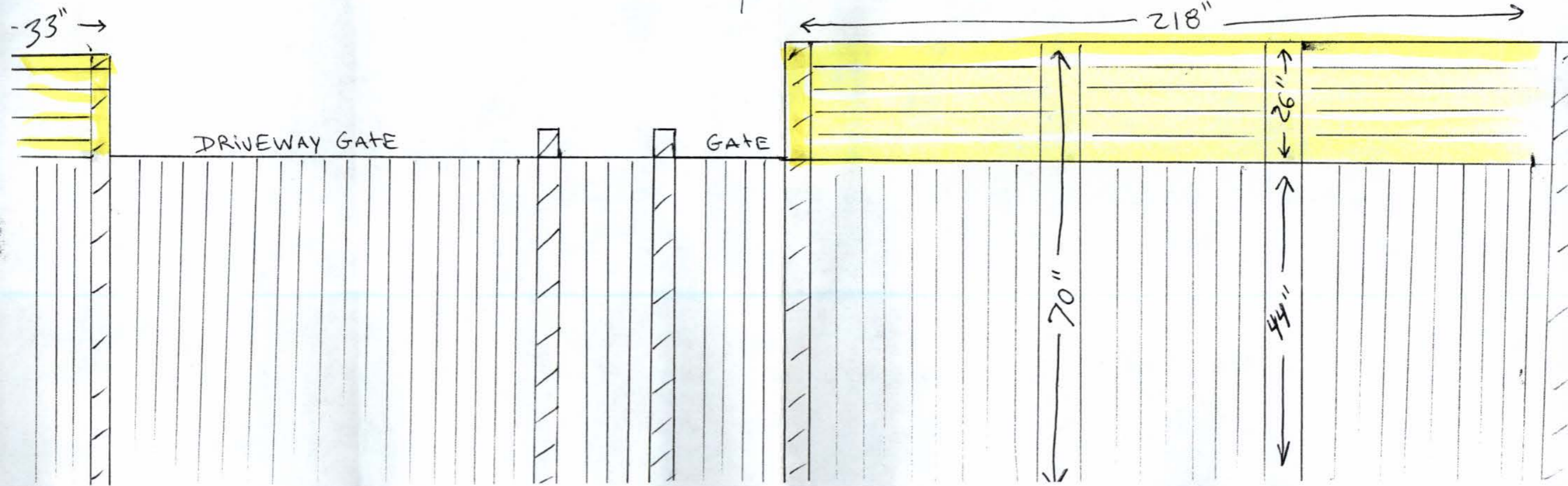
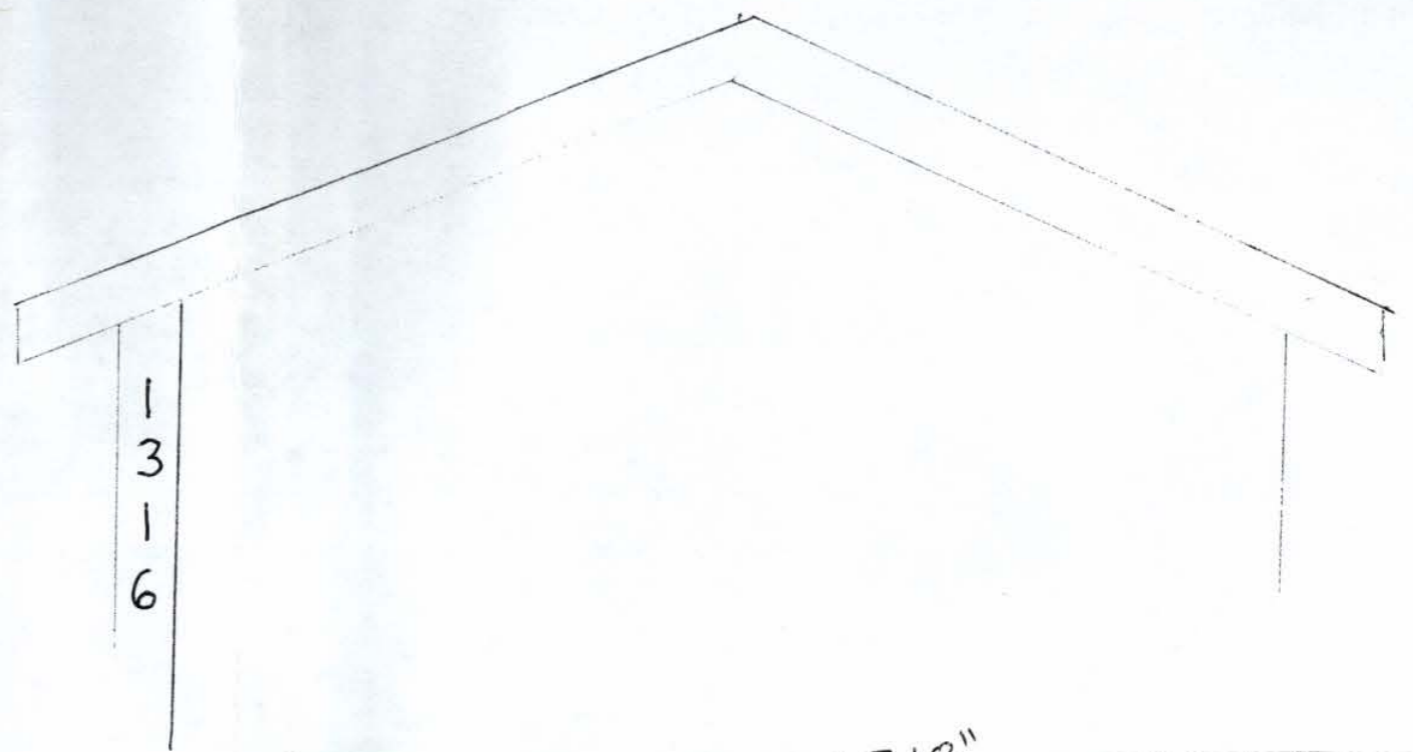
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Plans

Front View

1316 ELIZA ST

Highlighted Area Indicates Demo
~~my repairs~~



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 11, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

DEMOLITION OF NEW TOP LOUVERED FENCE TO COMPLY WITH FRONT AND SIDE HEIGHTS. FRONT FENCE WILL BE 4' TALL AND SIDE AND BACK FENCES WILL BE 6' TALL. CODE COMPLIANCE CASE.

#1316 ELIZA STREET

Applicant- Victor Olson-

Application Number H12-01-552

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 809-3973 or visit our website at www.keywestcity.com .

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1035556 Parcel ID: 00034670-000000

Ownership Details

Mailing Address:
OLSON VICTOR W
1316 ELIZA ST
KEY WEST, FL 33040-3424

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1316 ELIZA ST KEY WEST
Legal Description: KW KNIGHTS SUB PB 1-27 PT LOT 12 SQR 2 TR 14 OR101-271/72 OR552-220 OR918-796 OR2105-1526 OR2391-650/52 OR2493-139/46F/J OR2540-612

Parcel Map (Click to open dynamic parcel map)

Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	40	92	3,330.52 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 864
 Year Built: 1933

Building 1 Details

Building Type R1
 Effective Age 14
 Year Built 1933
 Functional Obs 0

Condition G
 Perimeter 132
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 15
 Grnd Floor Area 864

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

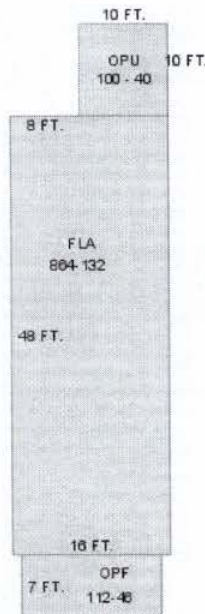
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

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

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1932	N N	0.00	0.00	864
2	OPF		1	1932	N N	0.00	0.00	112
3	OPU		1	2008				100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	288 SF	72	4	2006	2007	2	30
2	PT3:PATIO	33 SF	3	11	1932	1933	1	50
3	UB3:LC UTIL BLDG	144 SF	12	12	1996	1997	1	30
4	FN2:FENCES	1,140 SF	190	6	2006	2007	2	30

Appraiser Notes

--

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-1096	04/13/2010	12/31/2010	980	Residential	REMOVE AND REPLACE APPROX. 80LF OF SOFFIT AND TRIM.
10-0209	01/27/2010	12/31/2010	8,600	Residential	INSTALL 1400SF GRACE ICE WATER SHIELD 5 V-CRIMP 26 G METAL ROOF SYSTEM.
9701582	05/01/1997	08/01/1997	350	Residential	ELECTRICAL
0201946	07/31/2002	08/20/2002	3,299	Residential	STORM PANELS
9601902	05/01/1996	08/01/1997	15,000	Residential	RENOVATION
06-0731	03/02/2006	07/18/2006	2,000	Residential	REPLACE EXISTING CHAINLINK WITH 256 LF WOODEN FENCE

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
2011	102,295	4,770	176,374	283,439	246,904	25,000	221,904
2010	103,485	4,946	134,824	243,255	243,255	25,000	218,255
2009	115,026	5,116	269,648	389,790	389,790	25,000	364,790
2008	108,063	5,335	359,696	473,094	473,094	0	473,094
2007	133,166	5,511	532,883	671,560	671,560	0	671,560
2006	347,639	623	316,399	664,661	664,661	0	664,661

2005	229,583	642	266,442	496,667	111,133	25,000	86,133
2004	152,331	668	183,179	336,178	107,896	25,000	82,896
2003	142,176	687	79,932	222,795	105,885	25,000	80,885
2002	134,019	707	74,937	209,663	103,404	25,000	78,404
2001	120,170	733	74,937	195,840	101,776	25,000	76,776
2000	121,047	1,098	49,958	172,103	98,812	25,000	73,812
1999	118,347	1,102	49,958	169,407	96,215	25,000	71,215
1998	86,128	866	49,958	136,952	94,700	25,000	69,700
1997	63,508	96	43,297	106,901	92,431	25,000	67,431
1996	48,991	74	43,297	92,363	89,739	25,000	64,739
1995	44,637	0	45,331	89,968	87,551	25,000	62,551
1994	39,919	0	45,331	85,250	85,250	25,000	60,250
1993	39,930	0	45,331	85,261	85,261	25,000	60,261
1992	39,930	0	45,331	85,261	85,261	25,000	60,261
1991	39,930	0	45,331	85,261	85,261	25,000	60,261
1990	36,645	0	35,742	72,387	72,387	25,000	47,387
1989	33,314	0	34,870	68,184	68,184	25,000	43,184
1988	29,045	0	28,768	57,813	57,813	25,000	32,813
1987	28,682	0	21,794	50,476	50,476	25,000	25,476
1986	28,841	0	20,922	49,763	49,763	25,000	24,763
1985	27,956	0	12,586	40,542	40,542	25,000	15,542
1984	15,731	0	12,586	28,317	28,317	0	28,317
1983	15,731	0	12,586	28,317	28,317	0	28,317
1982	16,044	0	10,908	26,952	26,952	0	26,952

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.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/17/2011	2540 / 612	100	QC	11
11/21/2008	2391 / 650	375,000	WD	D
4/8/2005	2105 / 1526	780,000	WD	Q
8/1/1984	918 / 796	66,000	WD	U
2/1/1973	552 / 220	10,500	00	Q

This page has been visited 6,093 times.

Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176

