



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 26, 2022

Applicant: Matthew Stratton, Architect

Application Number: H2022-0040

Address: 522 Olivia Street

Description of Work:

Demolition of existing one-story structure and accessory structure.

Site Facts:

The site under review is located on the southeast corner of Olivia and Center Streets. The site comprises of a one-story non-contributing structure and a dilapidated accessory building, both historic due to their more than 50 years of age. Making a comparison between the 1962 Sanborn Map and the circa 1965 with current conditions a one-story frame building to the east side of the lot no longer exists. In the 1960's a one story cmu structure was built in the corner, and portions of that building are still standing today. The current main structure is a cmu building that had several additions through time, including a low-pitched gable roof. Historically this corner lot used to have a two-story frame structure with a porch and an exterior staircase existed between the corner lot and the one-story structure no longer in existence. The existing accessory structure facing Center Street is in disrepair. The house opposite to the site is an eyebrow.

On October 17, 2022, the Commission motioned to approve submitted plans for a new house and first reading for demolition of the existing structures in the site.

Ordinance Cited on Review:

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

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a one -story cmu non-contributing structure with some historic walls and the demolition of a dilapidated accessory structure that used to be a garage. A first reading for demolition was approved on October 17, 2022.



Portions of the corner cmu building are still standing. The one-story structure with two sawtooths was demolished. Photograph circa 1965 from the Monroe County Library.

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

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

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's opinion that the existing frame accessory structure is in disrepair but that the main house historic structural walls are not compromised by extreme deterioration.

The following is the criteria of section 102-125 and should apply only to the main building:

- 1 Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction;*

Staff opines that the historic structure in question has lost any distinctive characteristic, if there was once one, as additions and alterations have compromised the original structure.

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

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

- 3 Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;*

The structure under review has no significant character, interest, or architectural value. By the contrary due to the appearance of the structure it looks foreign to the surrounding urban context.

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

The site is not associated to any significant event.

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

The main building on the site does not exemplify any social, cultural, or historic heritage of the city.

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

It is staff's opinion that the principal structure in the site cannot be consider a fine example of a distinctive architectural style.

- 7 If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The structure under review does not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual nor architectural features.

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

The structure under review do not yield important information in history.

In conclusion, it is staff's opinion that the request for the demolition of both structures on the site wall can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved this will be the last of two required readings.

APPLICATION

(HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # HARC-0040	REVISION #	INITIAL & DATE TK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT: 522 OLIVIA ST.

NAME ON DEED: ERIC TEVES & SCOTT BURAU PHONE NUMBER (305) 432-6740

OWNER'S MAILING ADDRESS: 522 OLIVIA ST. EMAIL ERICTEVES70@GMAIL.COM
KEY WEST, FL 33040

APPLICANT NAME: M. STRATTON ARCHITECTURE PHONE NUMBER (305) 923-9670

APPLICANT'S ADDRESS: 3801 FLAGLER AVE EMAIL MSTRATTONARCHITECT@GMAIL.COM
KEY WEST, FL 33040

APPLICANT'S SIGNATURE: [Signature] DATE 8/25/22

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:
CONSTRUCT NEW 1,723 SF WOOD FRAME SINGLE FAMILY RESIDENCE WITH SWIMMING POOL AND PICKET FENCING
HARDIE SIDING, WOOD IMPACT WINDOWS & DOORS, ALUMINUM
MAIN BUILDING: SLIDING DOORS AT REAR, GALVALUME V-CRIMP ROOF

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
DEMOLISH 1-STORY CBS AND WOOD FRAME SHED STRUCTURES

RECEIVED
AUG 26 2022
BY: TK

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

ACCESSORY STRUCTURE(S):	
N/A	
PAVERS:	FENCES:
WHEEL STRIPS @ DRIVEWAY 72 SF SIDEWALK @ ENTRY 48 SF	4' WOOD PICKET 108 LF 6' WOOD PICKET 144 LF
DECKS:	PAINTING:
124 SF AZEK DECKING @ POOL	100% EXTERIOR
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
LANDSCAPING	200 SF TOTAL 9'X13' POOL W/WATERFALL
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
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 # <i>2022- HARC 0040</i>	INITIAL & DATE <i>[Signature]</i>
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 522 OLIVIA ST.

PROPERTY OWNER'S NAME: ERIC TEVES AND SCOTT BURAU

APPLICANT NAME: MATTHEW STRATTON

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.

<i>Eric C Teves</i>	<i>[Signature]</i>	August 25, 2022
PROPERTY OWNER'S SIGNATURE Eric Christian Teves	Michael Scott Burau	DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE 1-STORY CBS STRUCTURE

REMOVE WOOD FRAME SHED STRUCTURE

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.

N/A

(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 PRIMARY STRUCTURE IS NOT LISTED AS A CONTRIBUTING STRUCTURE, BUT IS CONSIDERED HISTORIC BECAUSE OF ITS AGE. THE PRIMARY STRUCTURE IS A PLAIN, ONE-STORY CBS WITH A LOW-PITCH WOOD FRAMED ROOF. THE STRUCTURES HAVE NO DISTINCTIVE ARCHITECTURAL STYLE OR SIGNIFICANCE.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

NO SIGNIFICANT EVENTS ASSOCIATED WITH THIS PROPERTY ARE KNOWN

(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.

NONE ARE KNOWN

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

NONE ARE KNOWN

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

IT DOES NOT

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

IT 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.

N/A

(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.

IT DOES NOT

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

IT HAS NOT AND IS NOT LIKELY TO

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THIS IS THE ONLY CBS RESIDENTIAL STRUCTURE IN A NEIGHBORHOOD OF WOOD FRAME HISTORIC STRUCTURES

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

REMOVING THESE STRUCTURES WILL IMPROVE THE RELATIONSHIP BETWEEN BUILDINGS AND OPEN SPACE BY ELIMINATING THE ENCROACHMENTS THAT EXIST INTO STREET SIDE YARD AND CITY RIGHT-OF-WAY

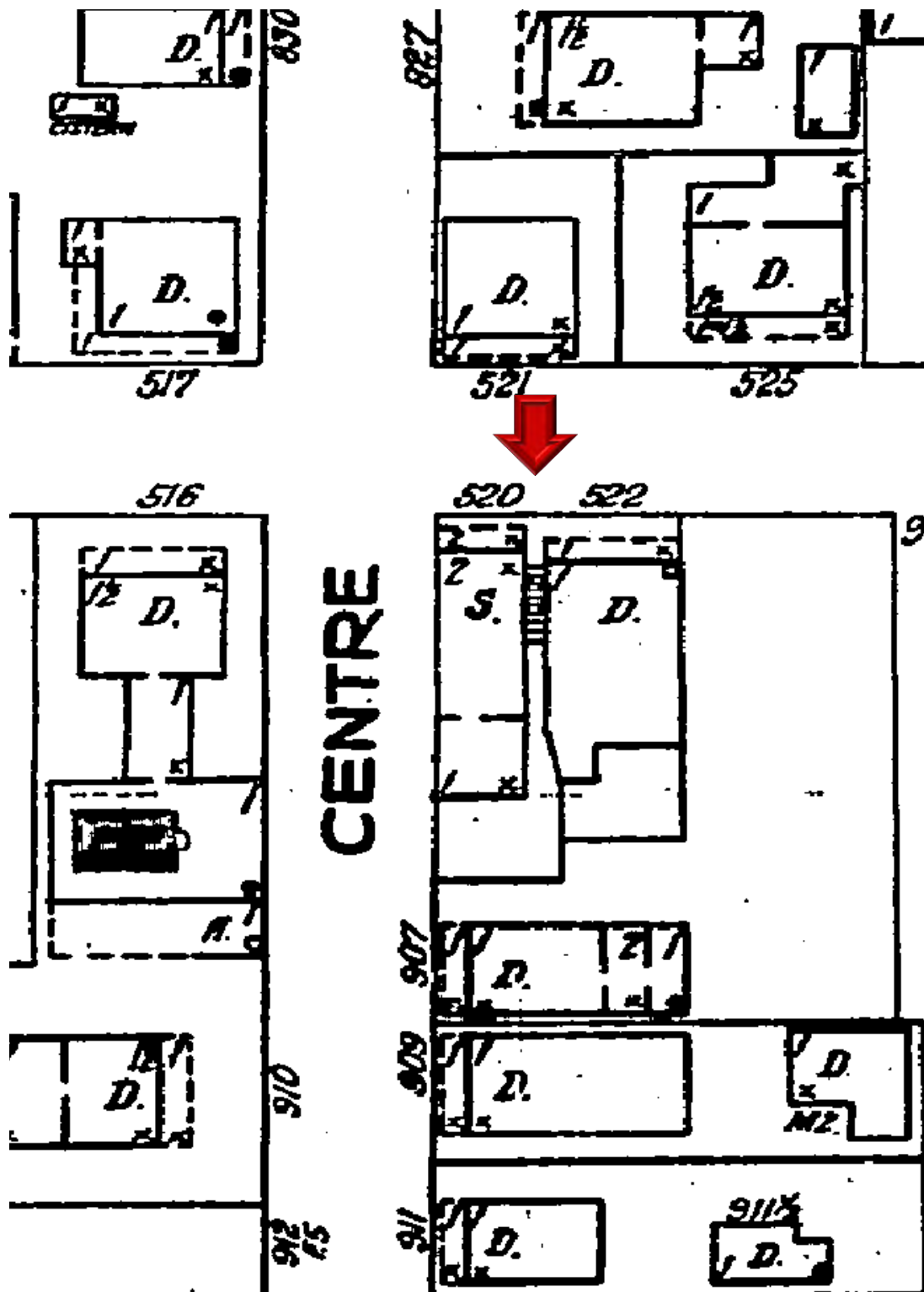
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

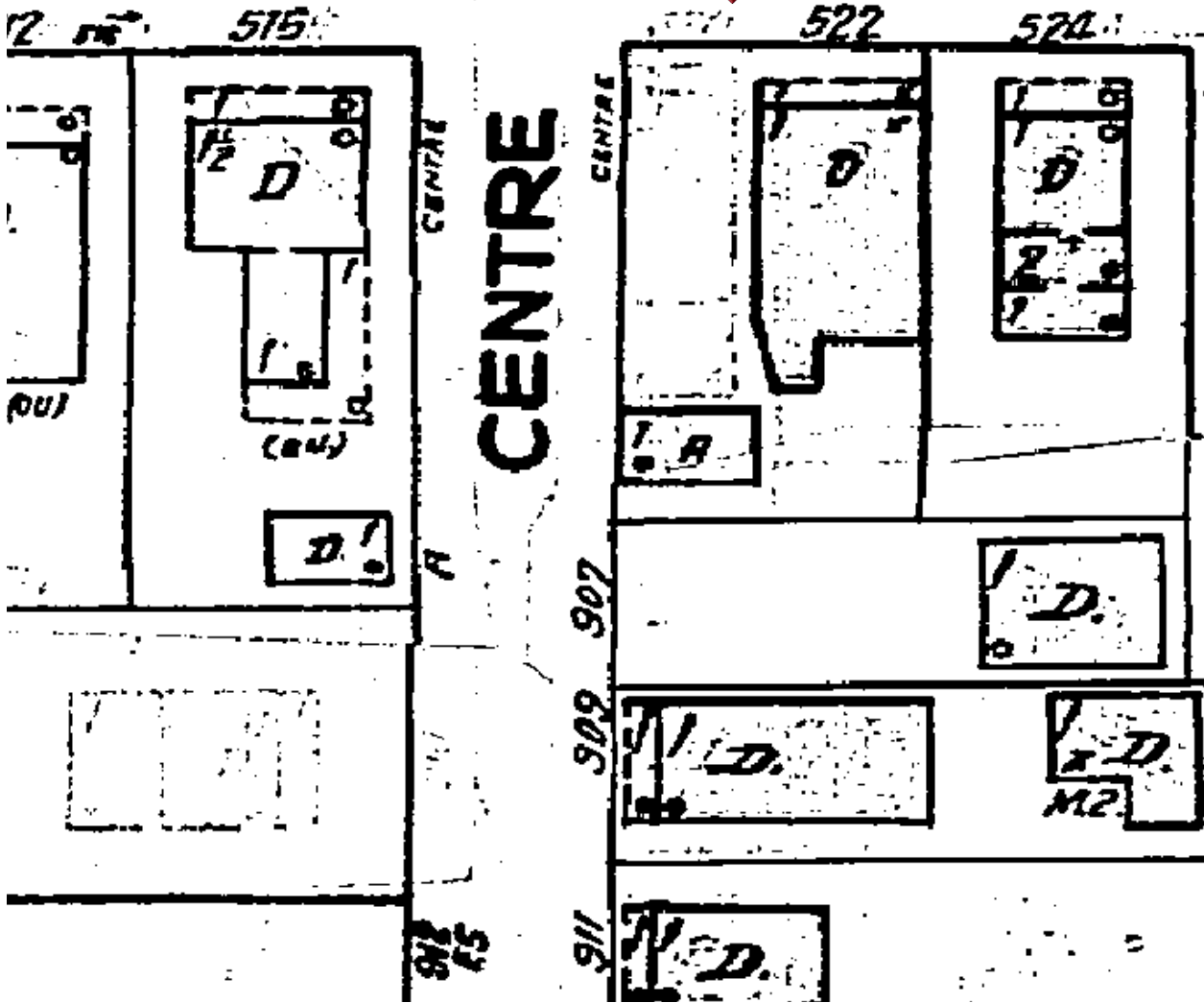
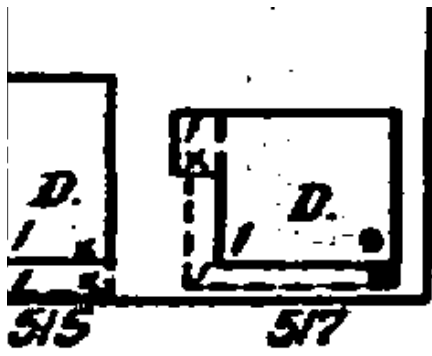
(4) Removing buildings or structures that would otherwise qualify as contributing.

THERE ARE NO ARCHITECTURAL QUALITIES OR HISTORICAL ATTRIBUTES THAT WOULD QUALIFY THESE STRUCTURES AS SIGNIFICANT CONTRIBUTIONS TO THE HISTORIC DISTRICT

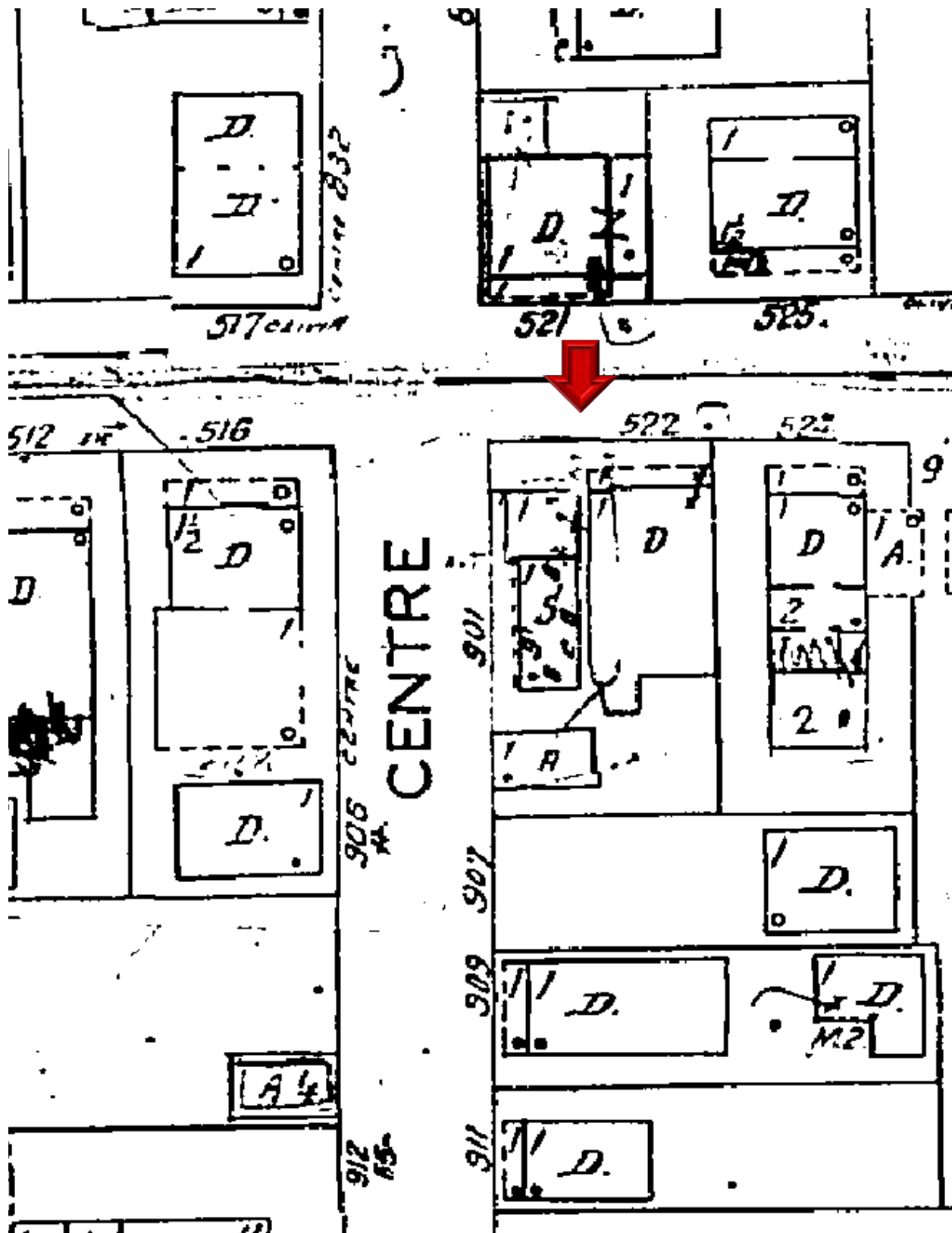
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



522 Olivia - Historic Photo

Wood residence no longer exists

Block structure has since been modified with CBS additions and pitched wood frame roof



522 Olivia

Front Elevation



Front and East Side



Street Side Elevation (west)



Rear (south)



West Side and Rear

2-story neighbor behind (524 Olivia)



**Shed Accessory Structure at rear
and Rear Neighbor (907 Center Street)**



522 Olivia and Eyebrow next door (516 Olivia)



Rear of house, Shed, and Neighbor behind (907 Center Street)



Rear and side of Eyebrow House across street (516 Olivia)



Eyebrow across street (525 Olivia)



Olivia Streetscape looking East – Eyebrow house 4 doors down



Intersection of Olivia and Center Street looking west



Interior of house



Interior of house



Interior of Shed

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S55°57'21"W ASSUMED
ALONG THE CENTERLINE OF
OLIVIA STREET.

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

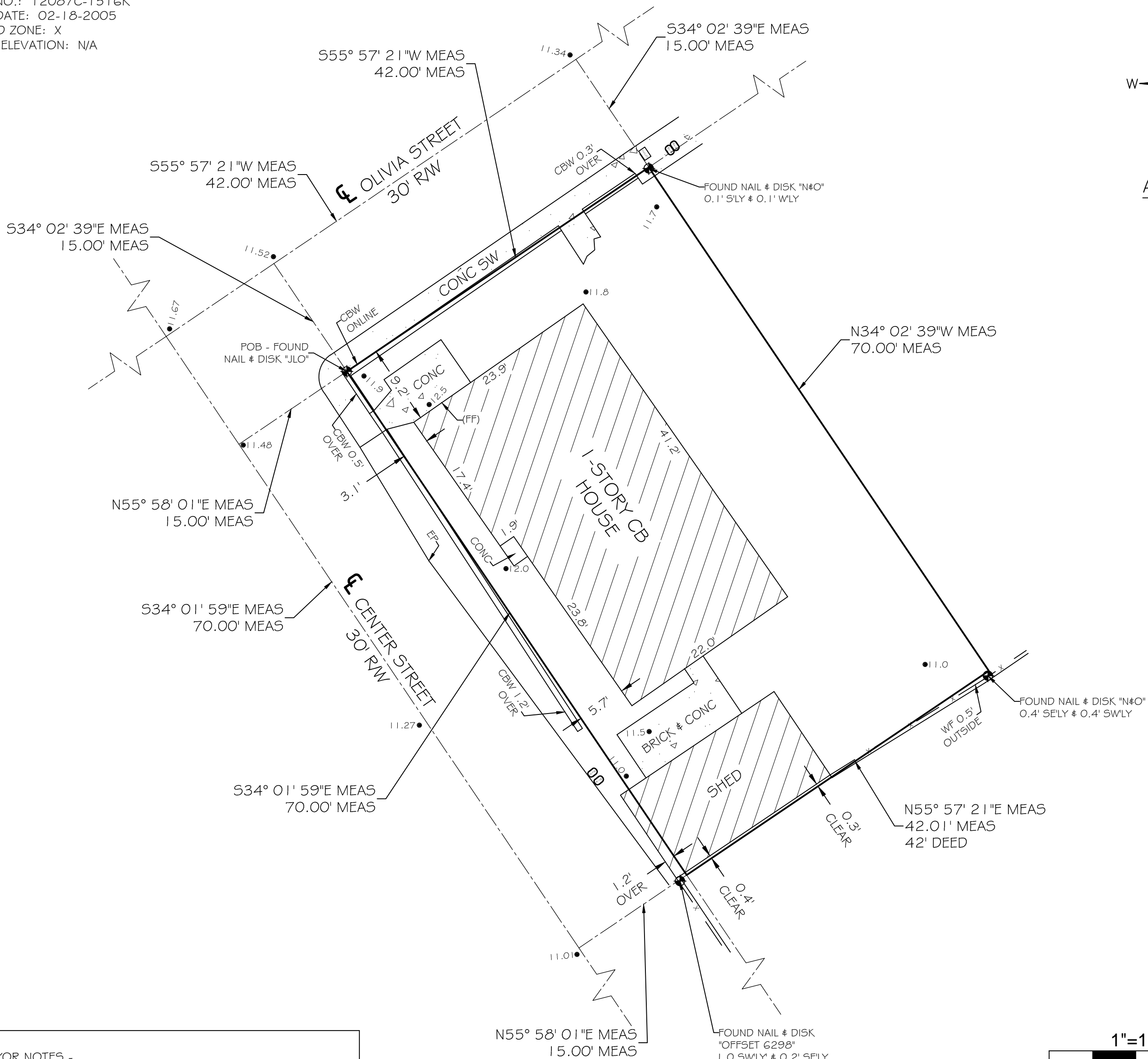
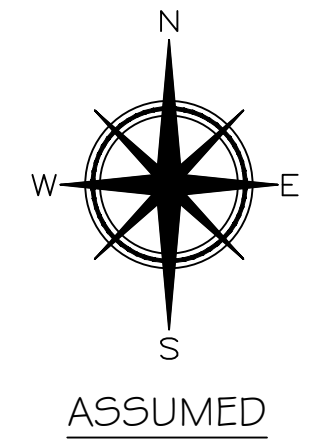
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
522 OLIVIA STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- - SPOT ELEVATION (TYPICAL)



SURVEYOR NOTES -

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND ARE CERTIFIED TO AN ACCURACY OF 0.1' +/-.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAO020), ELEVATION = 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) = 12.9' (NGVD 1929) AND WAS TAKEN AT THE DOOR THRESHOLD SHOWN ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.

CERTIFIED TO -

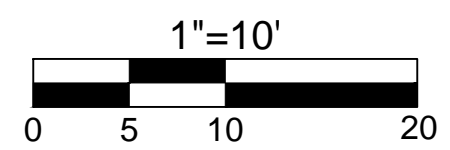
Enca Christian Teves and Michael Scott Burau;
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Fidelity National Title Insurance Company;
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GLY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW-OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C 4 G = 4" CONCRETE CURB & GUTTER | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | LS = LANDSCAPING | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | MB = MAILBOX | R = RADIUS |
| CL = CENTERLINE | MEAS = MEASURED | RFW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MF = METAL FENCE | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MHWL = MEAN HIGH WATER LINE | SW = SIDE WALK |
| CONC = CONCRETE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TBM = TEMPORARY BENCHMARK |
| CPF = CONCRETE POWER POLE | NTS = NOT TO SCALE | TOB = TOP OF BANK |
| CVRD = COVERED | OH = OVERHEAD WIRE | TOS = TOP OF SLOPE |
| DELTA = CENTRAL ANGLE | PM = PARKING METER | TYP = TYPICAL |
| DEISE = DRAINAGE EASEMENT | PCC = POINT OF COMPOUND CURVE | UE = UTILITY EASEMENT |
| EL = ELEVATION | PCP = PERMANENT CONTROL POINT | WD = WOOD DECK |
| ENCL = ENCLOSURE | PK = PARKER KALON NAIL | WF = WOOD FENCE |
| EP = EDGE OF PAVEMENT | POB = POINT OF BEGINNING | WL = WOOD LANDING |
| FF = FINISHED FLOOR ELEVATION | POI = POINT OF INTERSECTION | WM = WATER METER |
| FH = FIRE HYDRANT | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FI = FENCE INSIDE | | WV = WATER VALVE |
| FO = FENCE OUTSIDE | | |
| FOL = FENCE ON LINE | | |

LEGAL DESCRIPTION -

On the Island of Key West, known on Wm. A. Whitehead's Map, delineated in February A. D. 1829, as all of that piece or parcel of land on the Island of Key West, in Simonton and Wall's Addition in Lot One (1), of Square Eight (8), of said Addition; but better known as part of Subdivision No. Ten (10) on a diagram of Baldwin of said Lot Nos. One (1) and Three (3) of said Square. Commencing at the corner of Center and Olivia Streets and running on the former Street Seventy (70) feet; thence at right angles in a Northeasterly direction Forty-Two (42) feet; thence at right angles in a Northwesterly direction Seventy (70) feet; thence at right angles on the Southeast line of Olivia Street Forty-Two (42) feet to the Place of Beginning.




TOTAL AREA = 2,940.48 SQFT±

SCALE: 1" = 10'
FIELD WORK DATE: 03/01/2022
MAP DATE: 03/21/2022
REVISION DATE: XXXXXXXX
SHEET: 1 OF 1
DRAWN BY: IDG
JOB NO.: 22-076

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: 
ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@gmail.com

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name ERICA CHRISTIAN TEVES AND MICHAEL SCOTT BURAU				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 522 OLIVIA STREET				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) MONROE COUNTY PROPERTY APPRAISER ALTERNATE KEY #1017973					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)				RESIDENTIAL	
A5. Latitude/Longitude: Lat. <u>N24°33'08.4"</u> Long. <u>W081°47'56.8"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number KEY WEST, CITY OF 120168			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 522 OLIVIA STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: AA0020 Vertical Datum: NGVD29

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | | |
|---|-------|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | _____ | 12.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | _____ | 12.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | _____ | 12.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | _____ | 11.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | _____ | 12.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | _____ | 11.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name ERIC ISAACS	License Number PSM 6783		
Title SURVEYOR & MAPPER			
Company Name FLORIDA KEYS LAND SURVEYING			
Address 21460 OVERSEAS HIGHWAY SUITE 4			
City CUDJOE KEY	State Florida		ZIP Code 33042
Signature 	Date 03-03-2022	Telephone (305) 394-3690	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
THE BUILDING=A ONE STORY HOUSE W/ MULTIPLE FLOOR LEVELS ON A RAISED CONCRETE SLAB FOUNDATION. C2e=THE ELEVATION OF THE BOTTOM OF THE WATER HEATER. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 522 OLIVIA STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 522 OLIVIA STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 522 OLIVIA STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW - 03/01/2022

Clear Photo One



Photo Two

Photo Two Caption SIDE VIEW - 03/01/2022

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 522 OLIVIA STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption REAR VIEW - 03/01/2022

Clear Photo Three

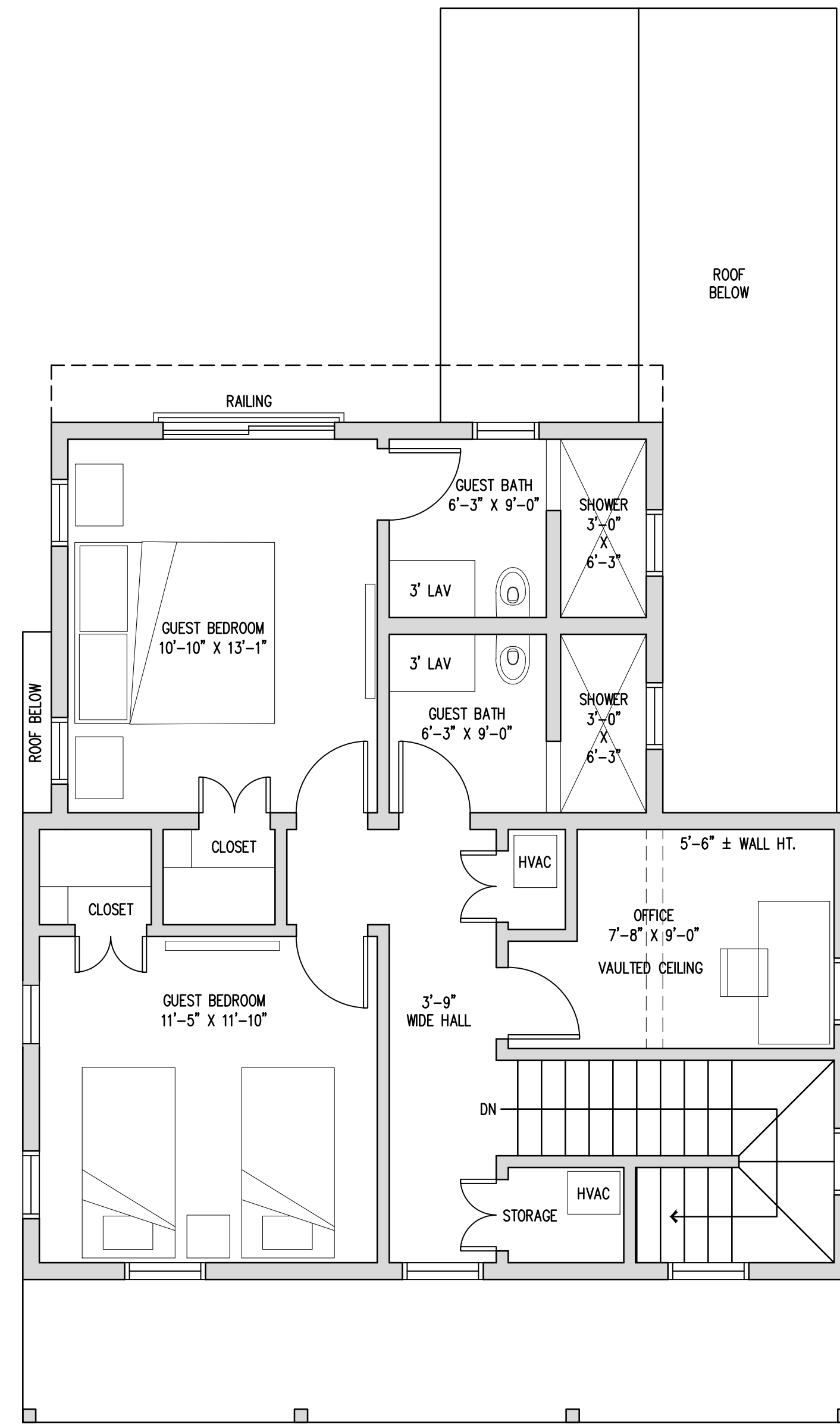


Photo Four

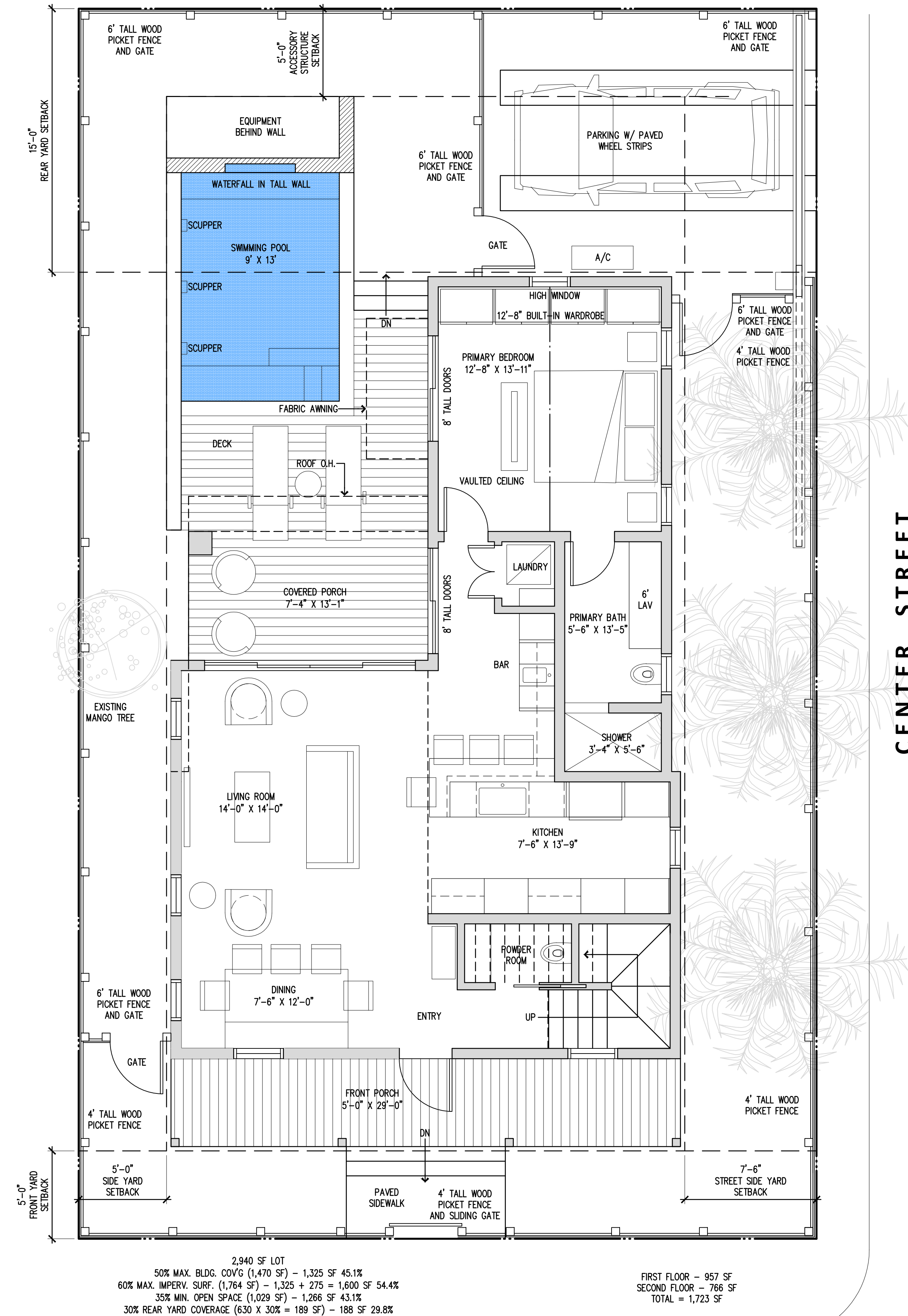
Photo Four Caption SIDE VIEW - 03/01/2022

Clear Photo Four

PROPOSED DESIGN



SECOND FLOOR PLAN
1/4"=1'-0"



SITE PLAN / FIRST FLOOR PLAN
1/4"=1'-0"



HARC APPLICATION

New Residence
522 Olivia Street
Key West, Florida 33040

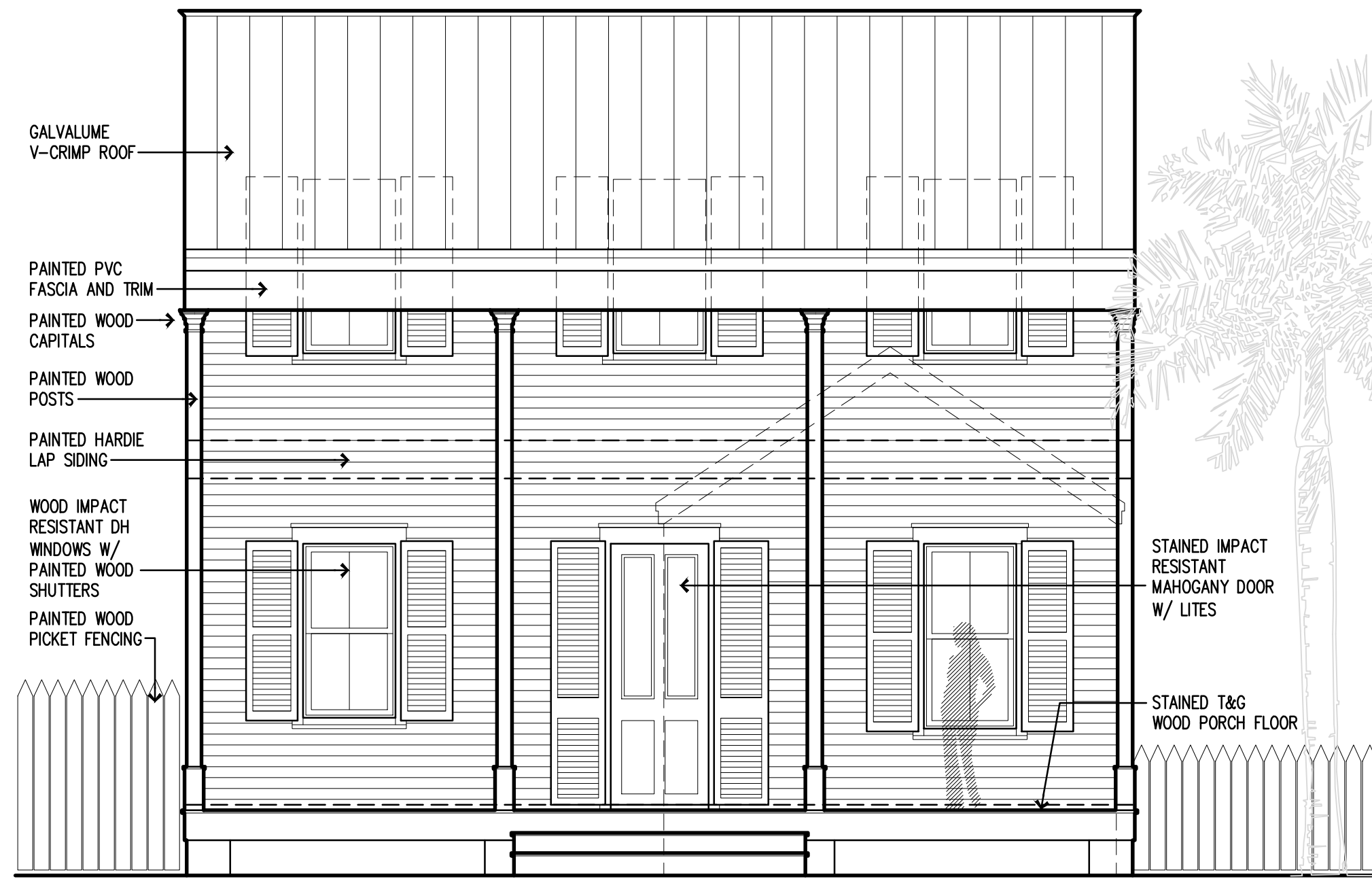
M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



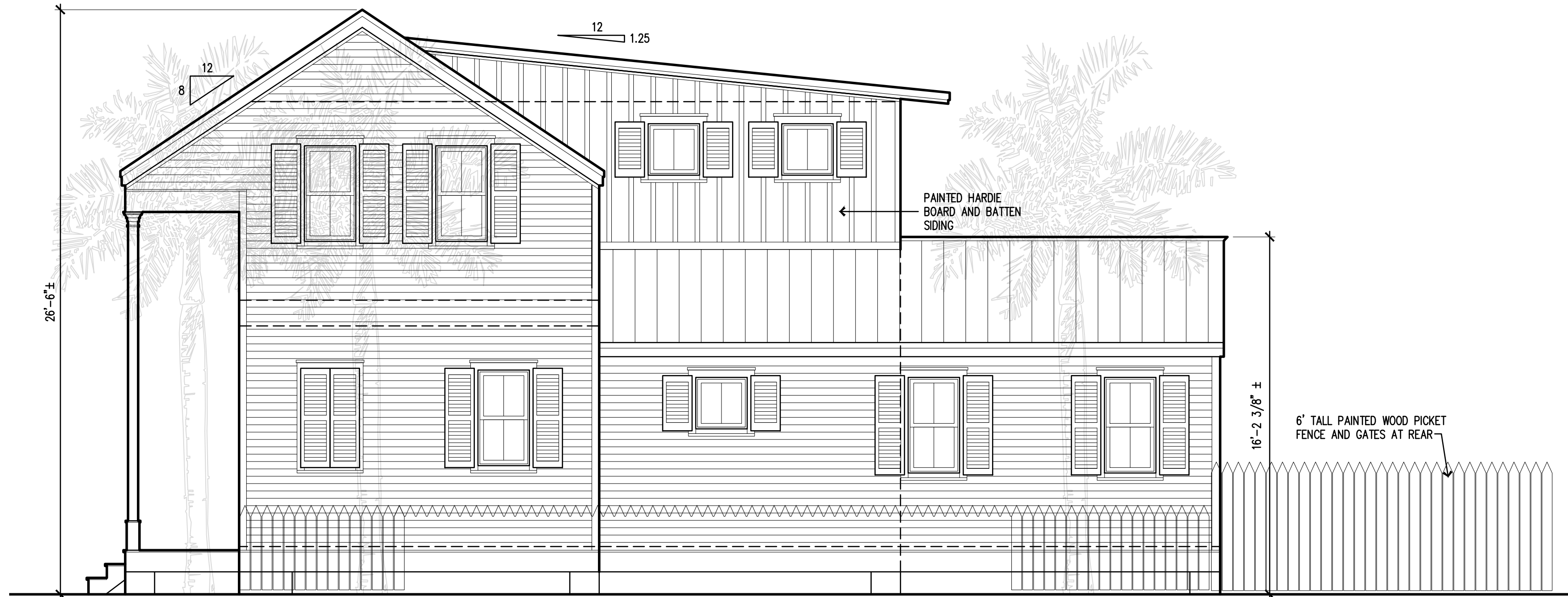
Date 8.25.22

Project #

A-1



FRONT ELEVATION
1/4"=1'-0"



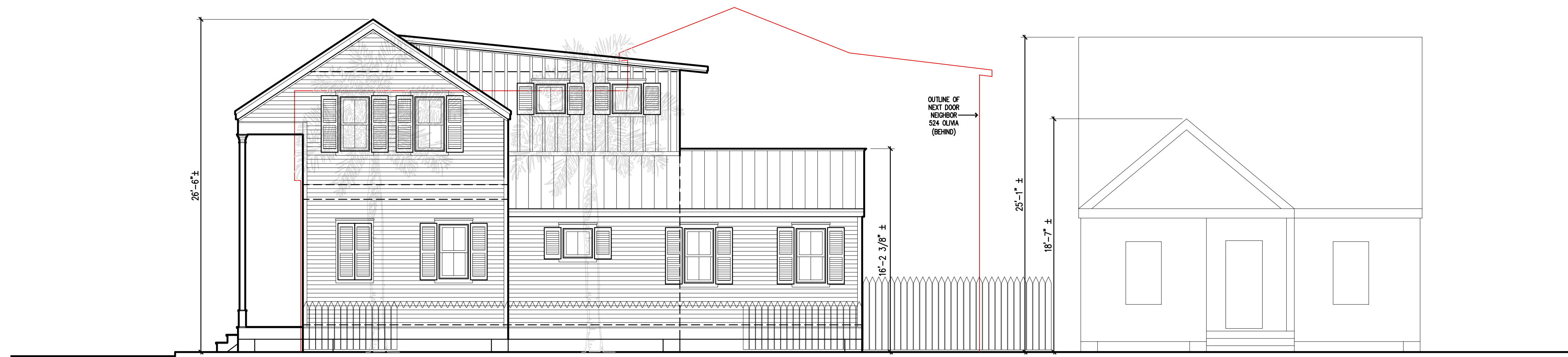
SIDE ELEVATION (WEST)
1/4"=1'-0"



524 OLIVIA

OLIVIA STREETSCAPE
3/16"=1'-0"

516 OLIVIA



CENTER STREETSCAPE
3/16"=1'-0"

907 CENTER

HARC APPLICATION

New Residence
522 Olivia Street
Key West, Florida 33040

M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

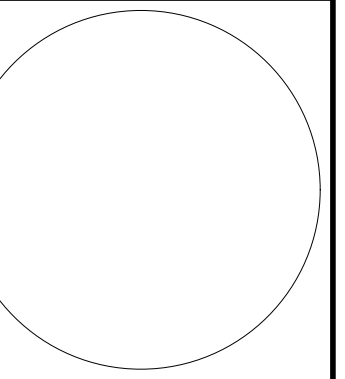
M. Stratton
ARCHITECTURE

Date 8.25.22

Project #

A-2

New Residence
522 Olivia Street
Key West, Florida 33040



M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

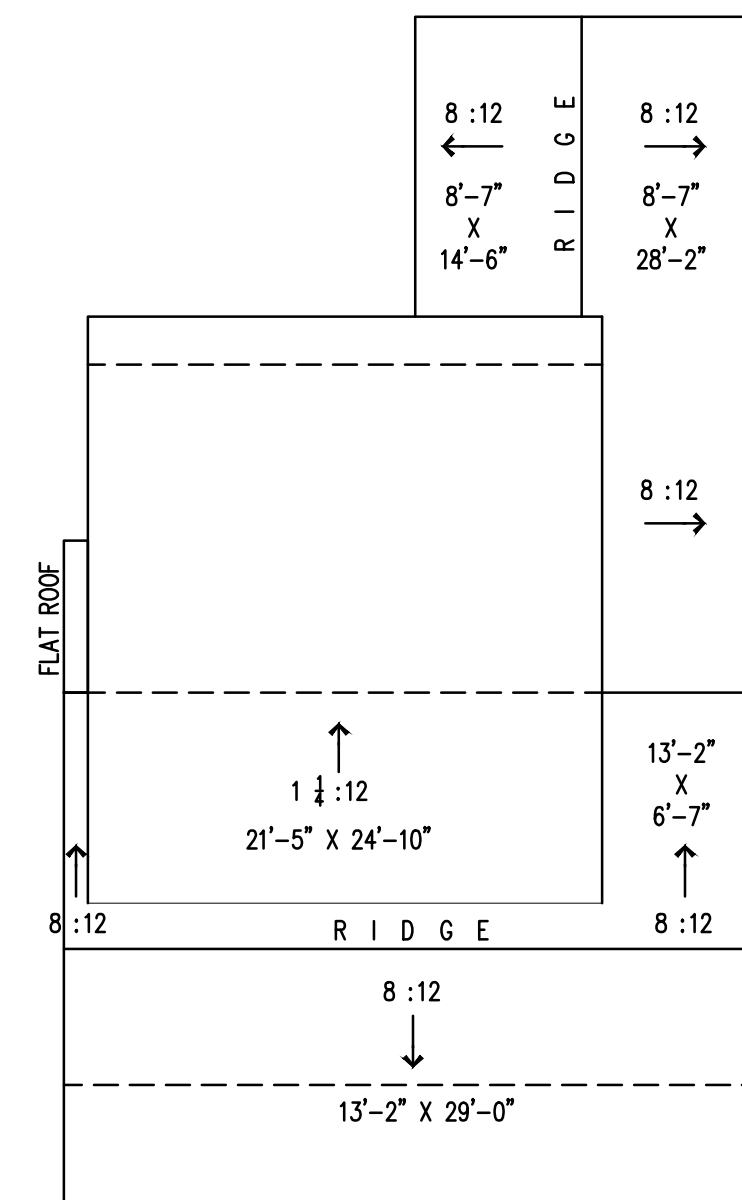


Date 8.25.22

Project #



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

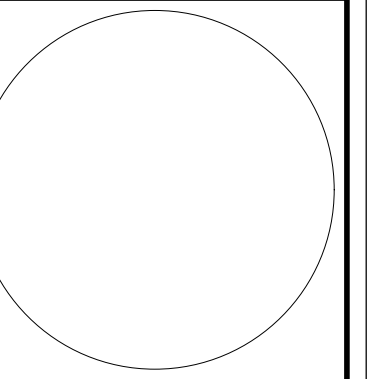


ROOF PLAN
1/8"=1'-0"



REAR ELEVATION
1/4"=1'-0"

New Residence
522 Olivia Street
Key West, Florida 33040



M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

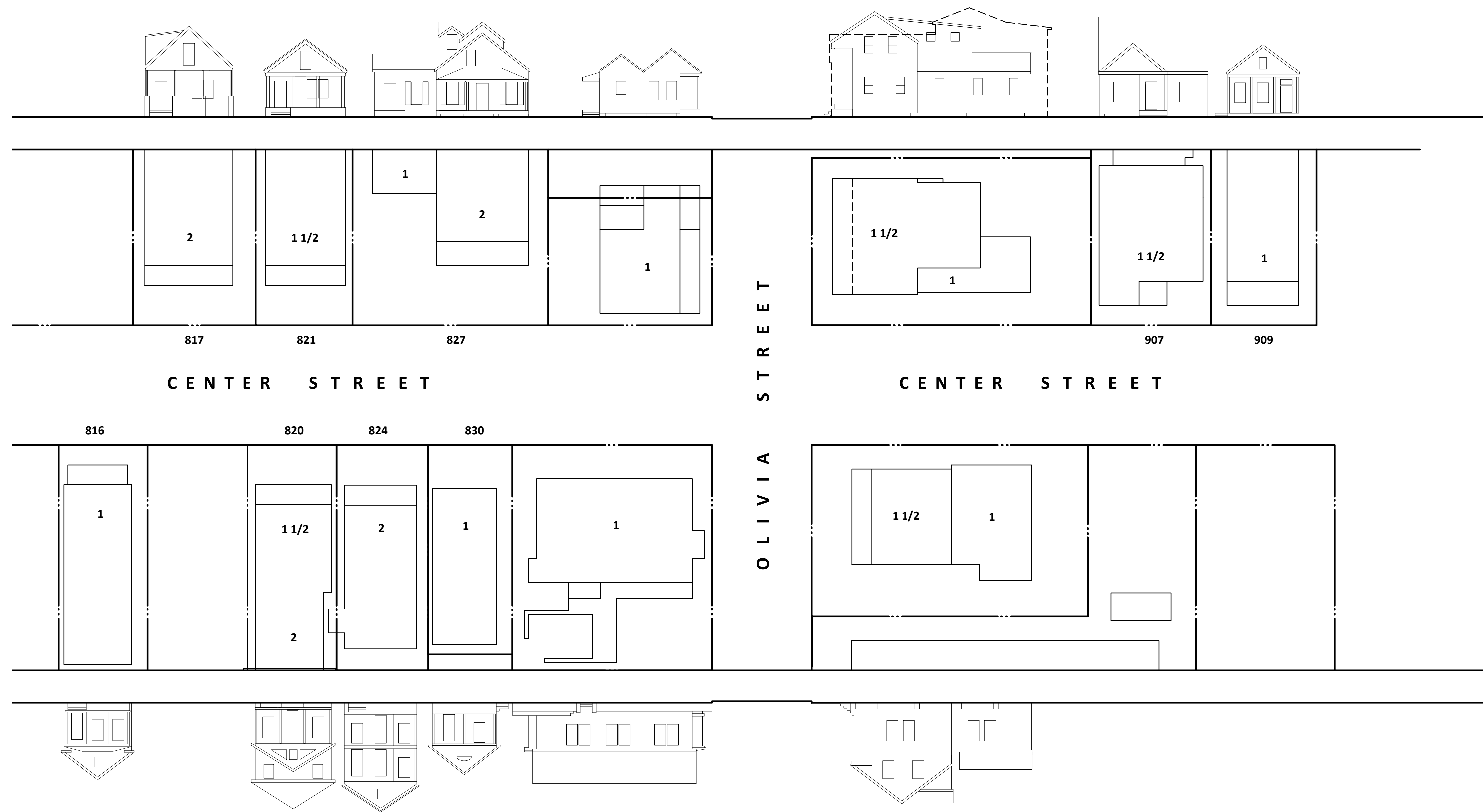
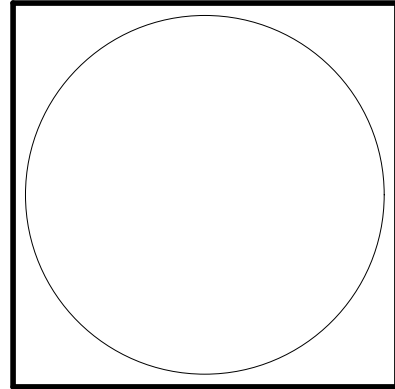


Date 8.25.22

Project #



STREETSCAPE – OLIVIA STREET
1/16"=1'-0"



STREETSCAPE – CENTER STREET
1/16"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 27, 2022, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

NEW WOOD FRAME SINGLE FAMILY RESIDENCE. NEW POOL, PICKET FENCES AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING ONE-STORY STRUCTURE AND ACCESSORY STRUCTURES.

#522 OLIVIA STREET

Applicant – Matthew Stratton, Architect Application #H2022-0040

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 305-809-3975 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MATTHEW STRATTON, 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: 522 OLIVIA ST on the 21ST day of SEPT., 2022.

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 9/27, 2022.

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: Matthew Stratton

Date: 9/22/22

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

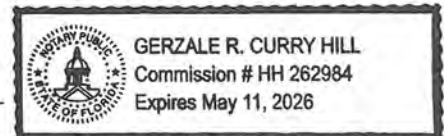


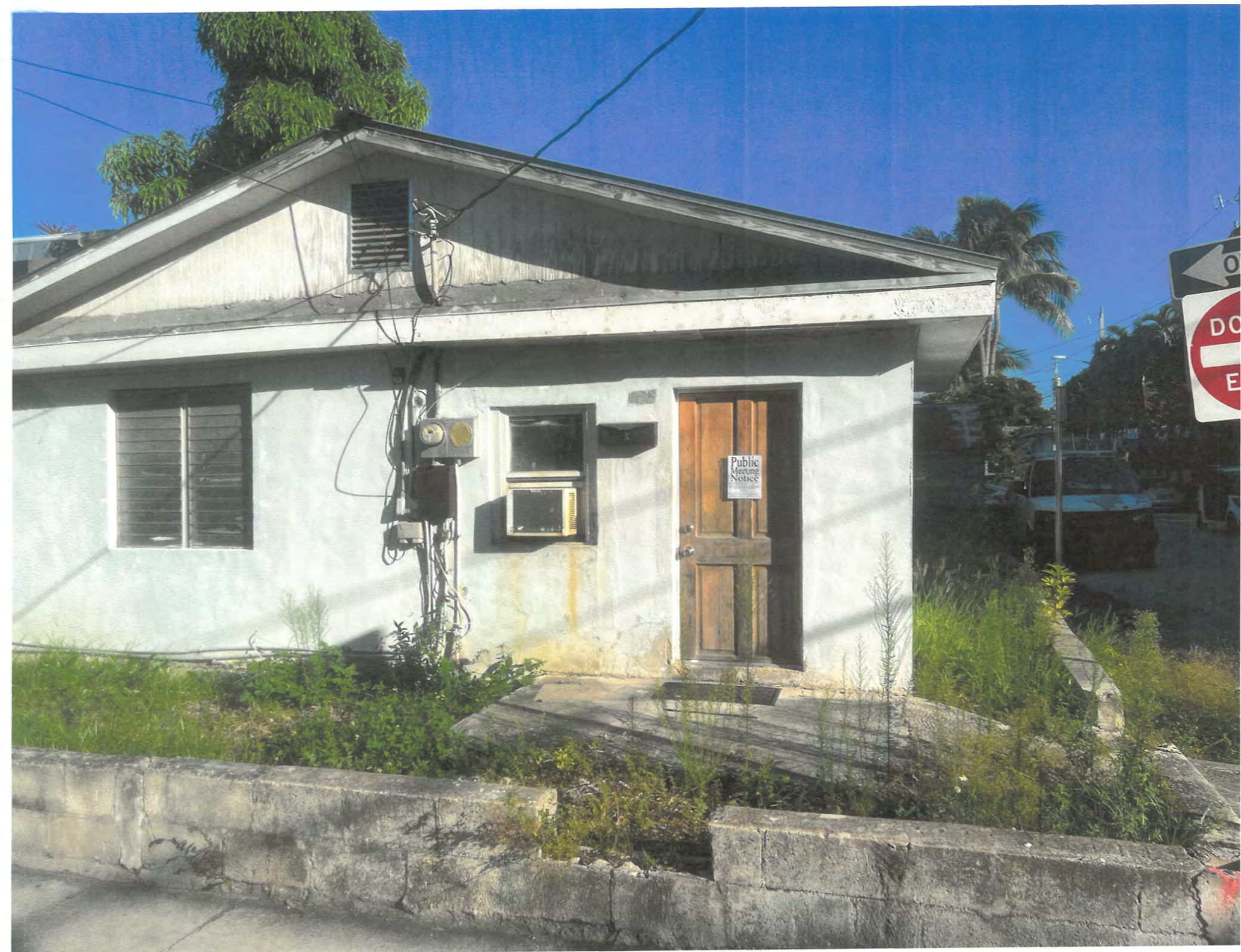
The forgoing instrument was acknowledged before me on this 22 day of September, 2022.

By (Print name of Affiant) Matthew Stratton who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill
Print Name: Gerzale R. Curry Hill
Notary Public - State of Florida (seal)
My Commission Expires: 5/11/2026





Public Meeting Notice

← DO E

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 00017500-000000
 Account# 1017973
 Property ID 1017973
 Millage Group 10KW
 Location Address 522 OLIVIA St, KEY WEST
 Legal Description KW PT LOT 1 SQR 8 TR 4 OR96-277/78 OR669-293 OR2774-545 OR3168-2436
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

TEVES ERIC CHRISTIAN
 522 Olivia St
 Key West FL 33040

BURAU MICHAEL SCOTT
 522 Olivia St
 Key West FL 33040

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$73,547	\$42,602	\$42,602	\$42,602
+ Market Misc Value	\$3,748	\$3,748	\$3,971	\$3,971
+ Market Land Value	\$786,891	\$582,002	\$577,548	\$608,727
= Just Market Value	\$864,186	\$628,352	\$624,121	\$655,300
= Total Assessed Value	\$680,190	\$628,352	\$624,121	\$655,300
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$784,939	\$603,352	\$599,121	\$655,300

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,940.00	Square Foot	42	70

Buildings

Building ID	1284	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1963
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1981
Gross Sq Ft	992	Foundation	CONCRETE SLAB
Finished Sq Ft	936	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	MIN/PAINT CONC
Condition	POOR	Flooring Type	CONC S/B GRND
Perimeter	130	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	40	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLC	2 SIDED SECT	176	176	0
FLA	FLOOR LIV AREA	760	760	0
OPU	OP PR UNFIN LL	56	0	0
TOTAL		992	936	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	200 SF	1
GARAGE	1964	1965	1	240 SF	2
RW2	1964	1965	1	42 SF	2

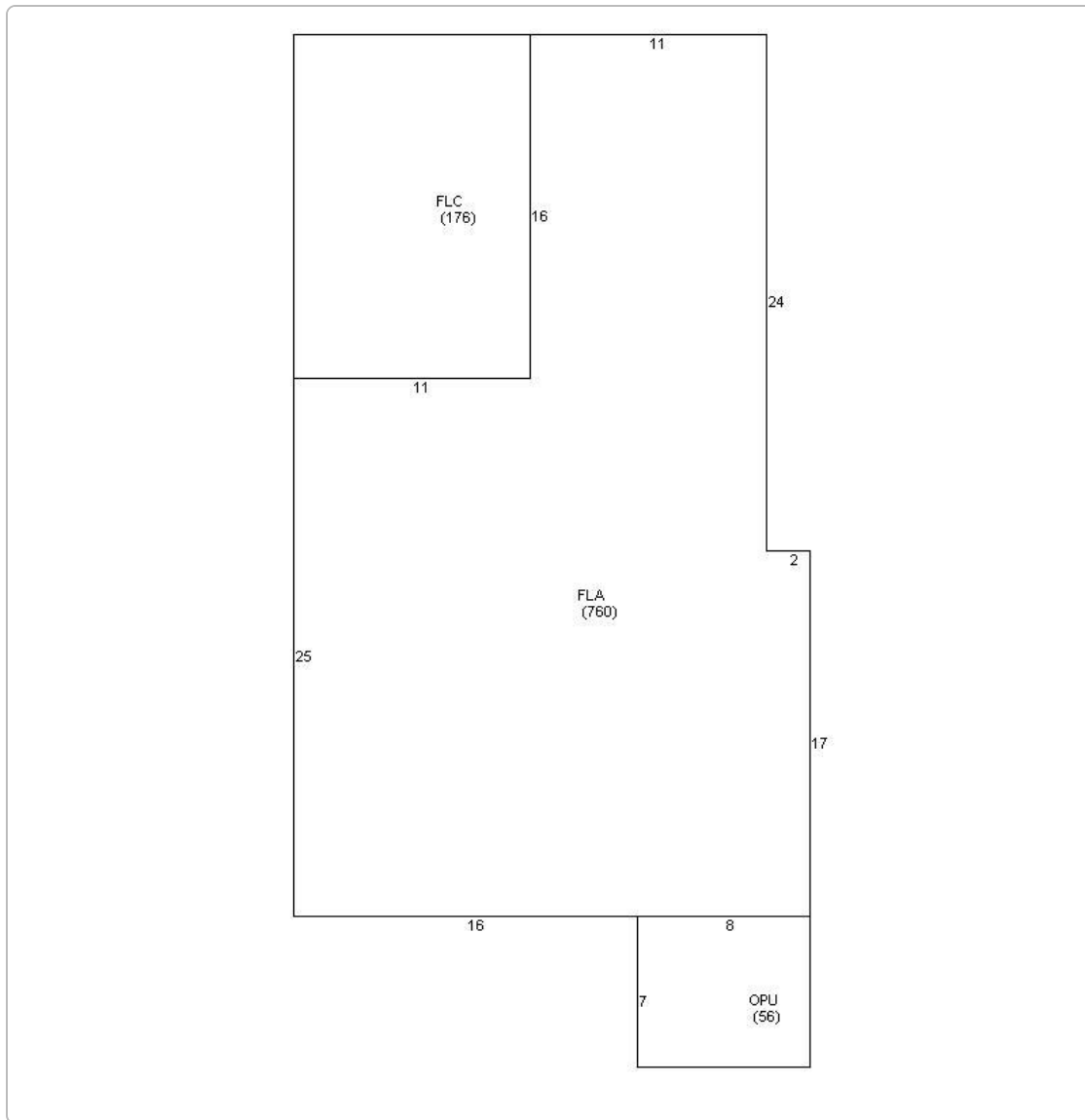
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/15/2022	\$825,000	Warranty Deed	2371888	3168	2436	01 - Qualified	Improved
9/12/2012	\$0	Order (to be used for Order Det. Heirs, Probate in		2774	545	11 - Unqualified	Improved
2/1/1976	\$8,000	Conversion Code		669	293	Q - Qualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

[2022 Notices Only](#)

No data available for the following modules: Permits.

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

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[Last Data Upload: 9/22/2022, 4:12:19 AM](#)



Version 2.3.222