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**Historic Architectural Review Commission  
Staff Report for Item 9a**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** July 28, 2015

**Applicant:** David Knoll, Architect

**Application Number:** H15-01-0980

**Address:** #210 Olivia Street

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**Description of Work:**

Renovations to contributing house and new one story attached addition.

**Site Facts:**

The main house at #210 Olivia Street is a contributing resource to the historic district. The house is located on the southeast corner of Olivia Street and Hutchinson Lane. The one-story frame vernacular house, built in 1920, has one sawtooth attached on its back. The house sits next to a vacant lot that used to have a small one-story frame shed used as a shop. Located on the site, and behind the house, there is a one-story frame structure with an attached carport. According to the Sanborn map of 1948 the structure was originally build as a carport. The 1962 Sanborn map and a photograph from 1974 depict a similar structure as we see it today. The structure is in precarious state due to neglect. A second shed, also dilapidated, is located on the southeast portion of the lot. The main house still preserves it historic turned columns and balusters on its front porch.

**Guidelines Cited in Review:**

- Additions and alterations/ New construction (pages 36-38a); specifically guidelines for additions and alterations and guidelines 4, 5 and 6 of new construction (pages 38-38a)
- Windows (pages 29-30), specifically guideline 3.

- Decks and pools (pages 39-40), specifically guideline 6.

### **Staff Analysis**

The Certificate of Appropriateness in review proposes a new one-story frame addition attached with a small connector to the east side of the historic home. The new structure will be lower in height than the main house. The new design is based on traditional frame vernacular architecture, but reads as new architecture. The new addition will have an “L” shape plan and will be detached from the historic house by six feet; only the attached addition, 4’-2” wide touches the main house. The main façade of the addition will be setback further than the historic house. The plan also proposes a wooden pergola within the front façade of the addition; still the structure will be 20’ setback from the front property line. The proposed addition will have gable roofs, covered with metal v-crimp. Hardi board siding and vinyl impact resistant windows and doors are specified for the new addition.

The plan includes the restoration of the contributing house by the replacement of awning windows with two over two true divided lite wood windows. All wood siding will be repaired and replaced in kind. In addition, front porch elements, such as balusters and columns, will be repaired. The plan also includes a swimming pool behind the main house and a wooden deck that also extends behind the new addition with a pergola. A six feet tall fence is proposed facing Hutchinson Lane and behind the historic house.

### **Consistency with Cited Guidelines**

The current proposal includes the construction of an “L” shape one-story addition that has almost the same square footage of the historic house. The new addition will be visible from Olivia Street. The configuration of the footprint and the proportion and mass of the new design makes it a sensible solution for an addition to the historic house. The width of the lot and the proposed scale add to the appropriateness of the project.

It is staff’s opinion that the design, as presented complies with cited guidelines. The design will be an appropriate addition to the site and will be sensible to the historic house and its surrounding urban context.

Staff is concerned with the use of vinyl windows and doors for the new addition and recommends the use of aluminum units instead.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER <b>15-01-980</b>	BUILDING PERMIT NUMBER <b>N/A</b>	INITIAL & DATE <b>MAC 06/26/15</b>
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT: <b>210 OLIVA ST.</b>	# OF UNITS <b>1</b>
RE # OR ALTERNATE KEY: <b>00015210 - 000000</b>	
NAME ON DEED: <b>RICHARD + MARGARET HOLTZ</b>	PHONE NUMBER <b>103-473-8810</b>
OWNER'S MAILING ADDRESS: <b>207E. MASON AVE</b>	EMAIL <b>margcholtz@holtznet.com</b>
<b>ALEXANDRIA, VA. 22301-1711</b>	
CONTRACTOR COMPANY NAME: <b>N/A</b>	PHONE NUMBER <b>-</b>
CONTRACTOR'S CONTACT PERSON: <b>N/A</b>	EMAIL <b>-</b>
ARCHITECT / ENGINEER'S NAME: <b>DAVID KNOLL</b>	PHONE NUMBER <b>305.745.8611</b>
ARCHITECT / ENGINEER'S ADDRESS: <b>19381 MAYAN ST.</b>	EMAIL
<b>SUGARLOAF KEY, FL. 33042</b>	

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: N/A

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: <input checked="" type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input checked="" type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input type="checkbox"/> WITHIN FLOOD ZONE <b>AEC</b>
<input checked="" type="checkbox"/> DEMOLITION <input checked="" type="checkbox"/> SITE WORK <input checked="" type="checkbox"/> INTERIOR <input checked="" type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **RENOVATION OF HISTORIC HOUSE WITH NEW DOOR AND WINDOWS AND SIDING REPAIR. ADDITION OF NEW STRUCTURE. DEMOLITION OF NON-CONFORMING AND DILAPIDATED CARPORT AND ACCESSORY STRUCTURE**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT: OWNER PRINT NAME: <b>DAVID KNOLL</b>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <b>DAVID KNOLL</b>	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
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 _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

15-01-980-01-81

**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](mailto: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:
WINDOWS + DOORS	ALUM. + WOOD	WOOD
SIDING	WOOD	WOOD
FENCE	WOOD + CHAIN LINK	WOOD

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.

<b>OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW</b>		
<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:		
<i>Main house is listed as contributing.</i> <i>Guidelines for additions, alterations &amp; new construction.</i> <i>Guidelines for windows / swimming pools.</i>		
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.

<b>OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:</b>				<b>CBO OR PL. EXAM. APPROVAL:</b>
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	Type: BP    Drawer: 1 Receipt no: 26669 DATE: PERMITS-NEW 1.00    3054269 3119    \$100.00
			Oper: KEYWBLD Date: 6/29/15 50 2015 1000900 PT * BUI Trans number: CK CHECK	

Trans date: 6/28/15    Time: 19:02:42

AUTHORIZATION FORM

To be completed if someone other than the property owner is representing the property in this matter

I, RICHARD E. HOLTZ, JR & MARGARET B. HOLTZ, authorize  
print name(s) of Owner(s)

DAVID KNOLL to represent my (our) property in this matter  
name of Representative

and to act on my (our) behalf.

210 OLIVIA ST, KEY WEST, FL 33045  
property address

Subscribed and sworn (or affirmed) before me on May 22, 2015  
date

Richard E. Holtz, Jr Margaret B. Holtz  
signature of Property Owner(s)

He/she is personally known to me or has presented DRIVERS LICENSE  
as identification.

Melinda A. Walden  
Notary's signature and seal

name of Notary printed or stamped

Commission number



# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name Richard E. Holtz, Jr. & Margaret B. Holtz

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
 210 Olivia Street

Company NAIC Number

City Key West

State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
 (Tax Parcel #: 00015210-000000) (KW SUBS 3, 4 AND PT SUB 7 PT LOT 3 SQR 4 TR 3)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 24.5501 N Long. -81.8027 W Horizontal Datum:  NAD 1927  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 5

A8. For a building with a crawspace or enclosure(s):

- a) Square footage of crawspace or enclosure(s) NA sq ft
- b) Number of permanent flood openings in the crawspace or enclosure(s) within 1.0 foot above adjacent grade NA
- c) Total net area of flood openings in A8.b NA sq in
- d) Engineered flood openings?  Yes  No

A9. For a building with an attached garage:

- a) Square footage of attached garage NA sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
- c) Total net area of flood openings in A9.b NA sq in
- d) Engineered flood openings?  Yes  No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
 Monroe County 120168

B2. County Name  
 Monroe

B3. State  
 FL

B4. Map/Panel Number  
 12087C1516

B5. Suffix  
 K

B6. FIRM Index Date  
 2/18/05

B7. FIRM Panel Effective/Revised Date  
 2/18/05

B8. Flood Zone(s)  
 AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)  
 6

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date: \_\_\_\_\_  CBRS  OPA

## 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: U 267

Vertical Datum: 1929

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, crawspace, or enclosure floor) 8.6  feet  meters
- b) Top of the next higher floor NA  feet  meters
- c) Bottom of the lowest horizontal structural member (V Zones only) NA  feet  meters
- d) Attached garage (top of slab) NA  feet  meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 6.4  feet  meters
- f) Lowest adjacent (finished) grade next to building (LAG) 6.0  feet  meters
- g) Highest adjacent (finished) grade next to building (HAG) 6.6  feet  meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 6.0  feet  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.

- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No
- Check here if attachments.

Certifier's Name J. Lynn O'Flynn

License Number 6298

Title P.S.M.

Company Name J. Lynn O'Flynn, Inc

Address 3430 Duck Avenue

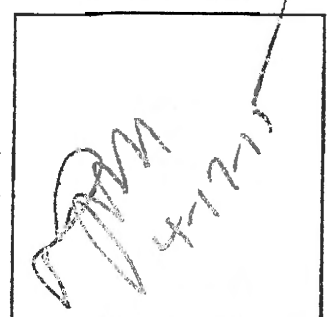
City Key West

State FL ZIP Code 33040

Signature 

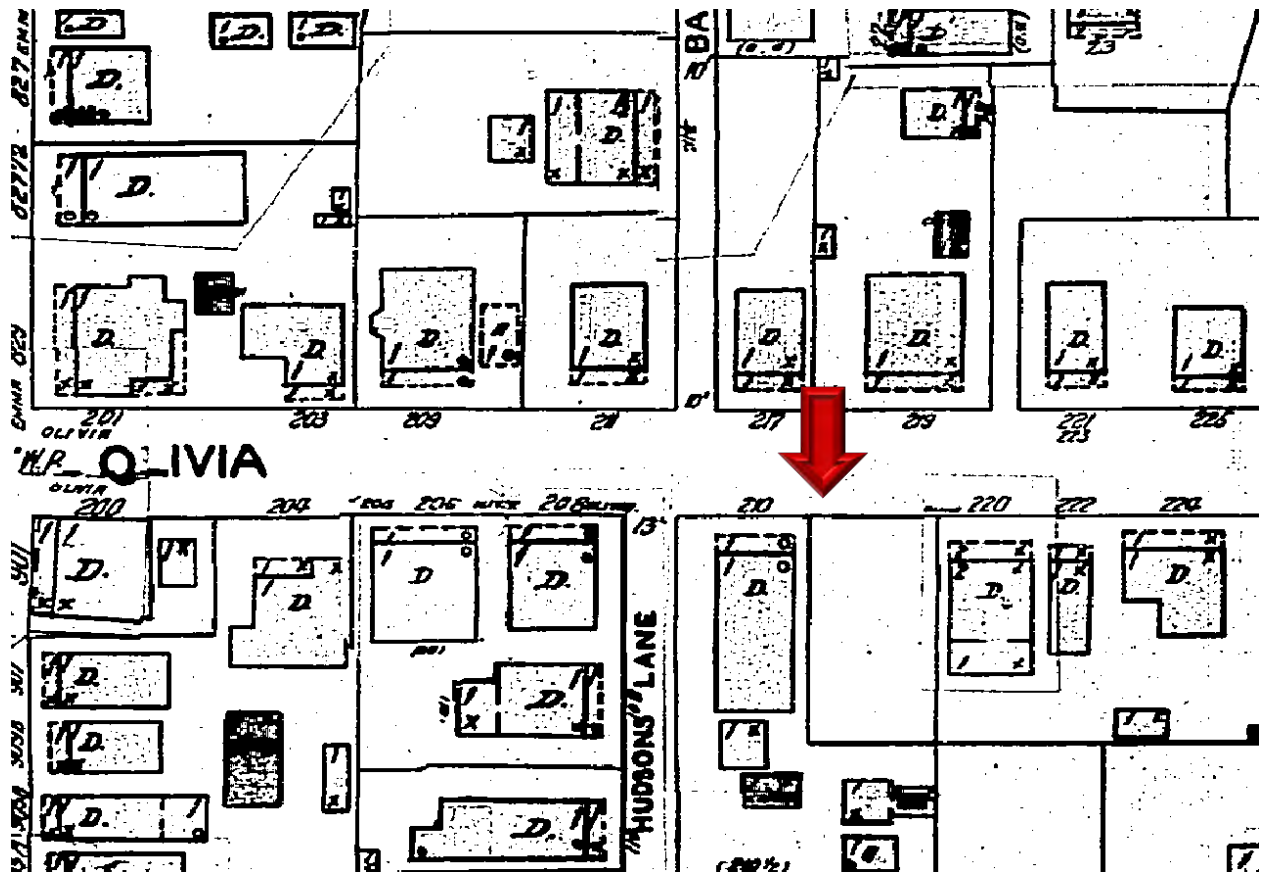
Date 4/17/15

Telephone (305) 296-7422

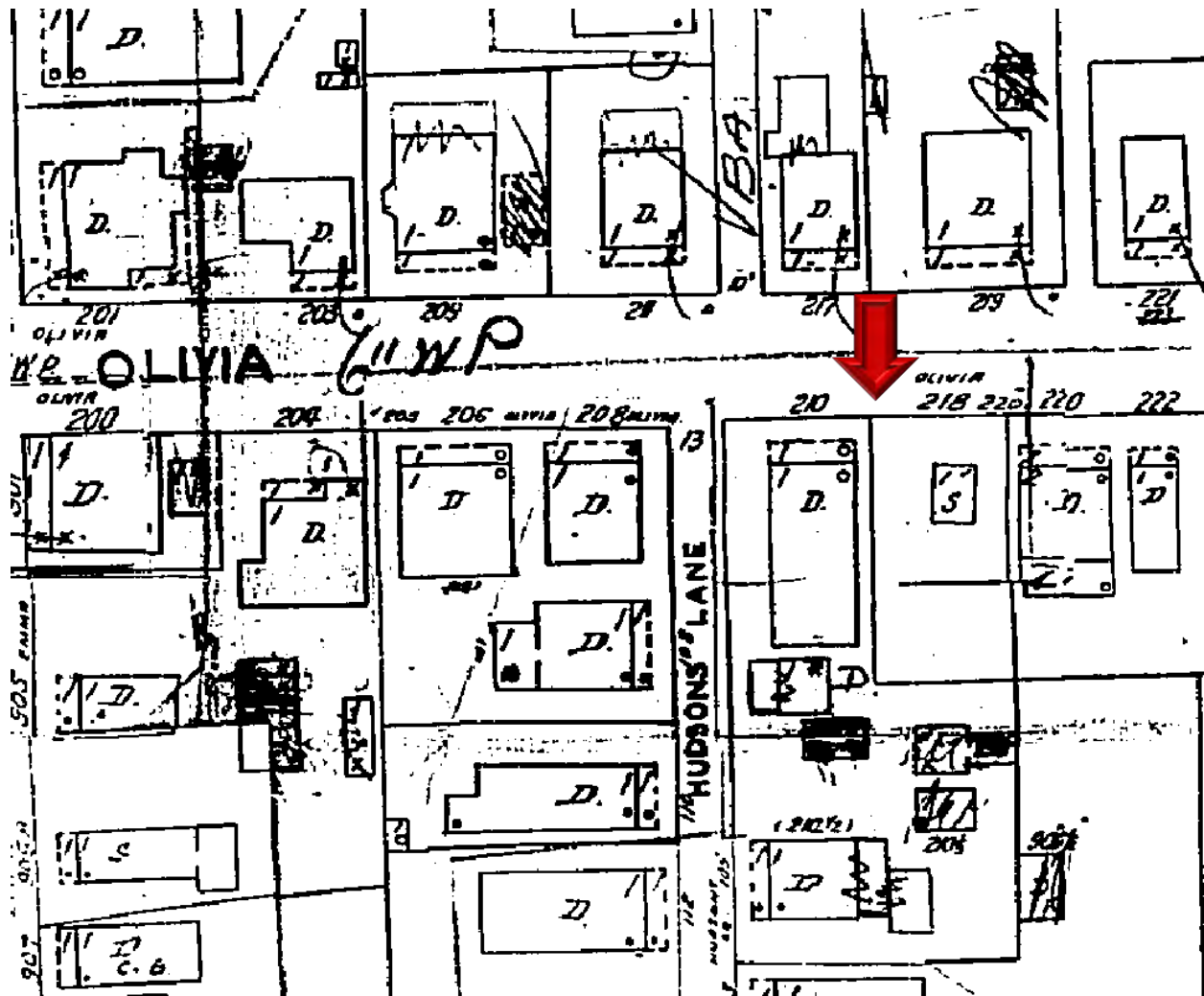




# SANBORN MAPS



#210 Olivia Street Sanborn map 1948



#210 Olivia Street Sanborn map 1962

# PROJECT PHOTOS



#218 Olivia Street ca. 1965. The shop was demolished and today the lot is vacant. Monroe County Library



**#210 Olivia Street ca. 1965. Monroe County Library**



**#210 Olivia Street rear circa 1974. Monroe County Library**















65R 005525







































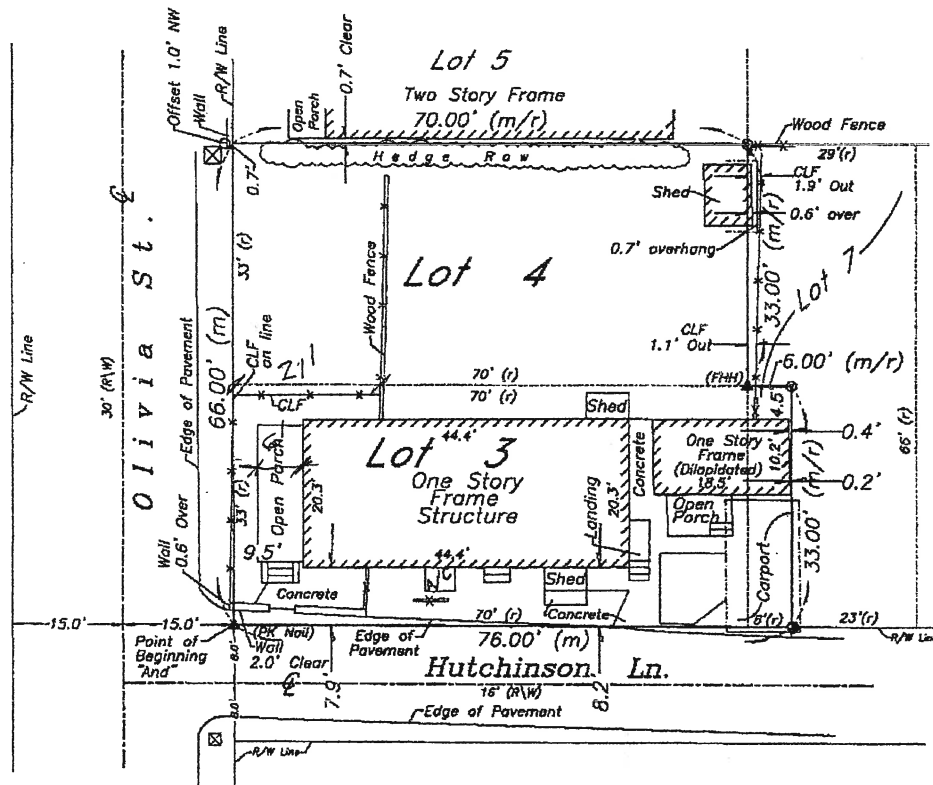


NO TRESPASSING  
BEWARE OF THE DOG

WM  
WASTE MANAGEMENT

# SURVEY





1" = 20'  
Assumed

**LEGEND**

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail (PK Nail) (FHH)
- △ 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
- P- Overhead Utility Lines

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 210 Olivia 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. Date of field work: May 1, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

**BOUNDARY SURVEY OF:** On the Island of Key West, Lot 4, Part of Square 4, Tract 3, as surveyed by W.A. Gwynn, Engineer, March 26, 1906, in Book 1, of Plats Page 45, Monroe County, Florida Records, which said lots are a part of Lot 3, according to L. Windsor Smith's diagram of a part of Tract 3, as recorded in Book E, Page 72, Monroe County, Florida records.

**AND**  
On the Island of Key West and is all of Lot 3 and a part of Lot 7, Gwynn's Diagram, according to the Plat thereof recorded in Plat Book 1, at Page 45 of the Public Records of Monroe County, Florida, all of the above more particularly described by metes and bounds as follows:  
Commence at the Northwest corner of said Lot 3 for the Point of Beginning; thence run Southeasterly, along the Westerly line of said Lot 3, distance of 70 feet to the Southwest corner of said Lot 3; thence continue Southeasterly, along the previous line, 6 feet to a point on the Westerly line of Lot 7; thence run Northeasterly and at right angles, 33 feet to a point; thence run Northwesterly and at right angles, 6 feet to the Southeast corner of said Lot 3; thence continue Northwesterly, along the Easterly line of Lot 3, a distance of 70 feet to the Northeast corner of the said Lot 3; thence run Southwesterly, along the Northerly line of Lot 3, a distance of 33 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Richard E. Holtz, Jr. and Margaret B. Holtz;  
IBERIA BANK Mortgage Company;  
First International Title, Inc.;  
First American Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.  
*[Signature]*  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.  
Professional Surveyor & Mapper  
PSM #6298

# PROPOSED DESIGN

# RENOVATION AND ADDITIONS FOR: 210 OLIVIA STREET KEY WEST, FLORIDA

REVISIONS	
NO.	DATE

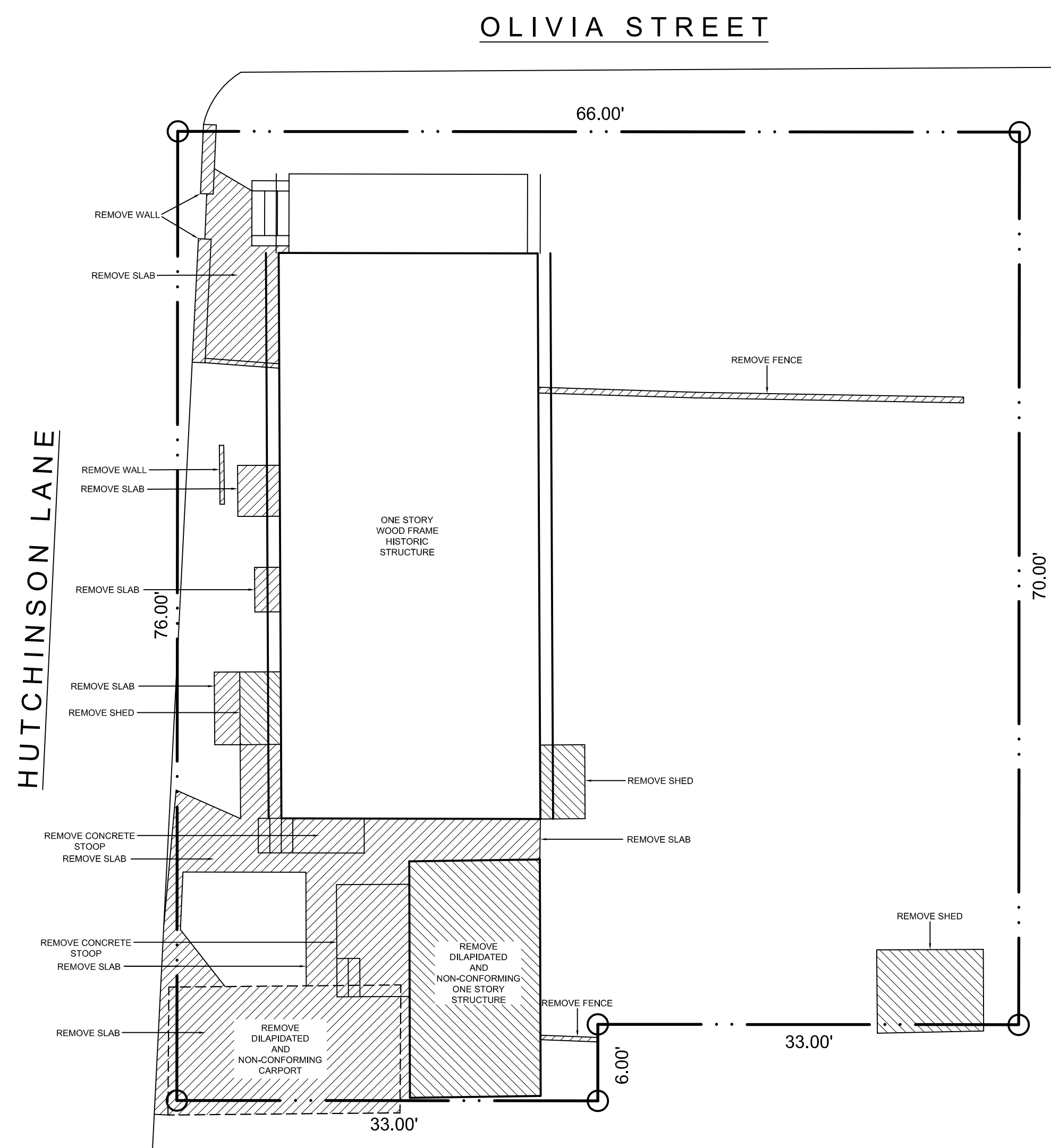
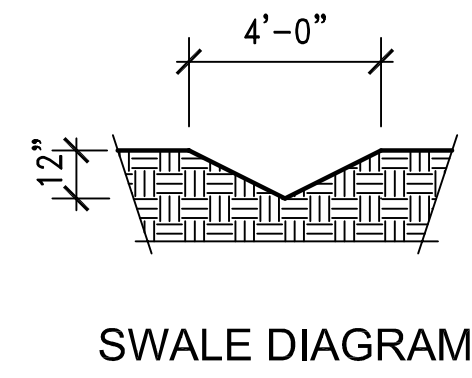
RENOVATION AND ADDITIONS FOR:  
**210 OLIVIA STREET**  
KEY WEST, FLORIDA

DAVID KNOLL  
ARCHITECT  
KEY WEST, FL. (305) 715-8617

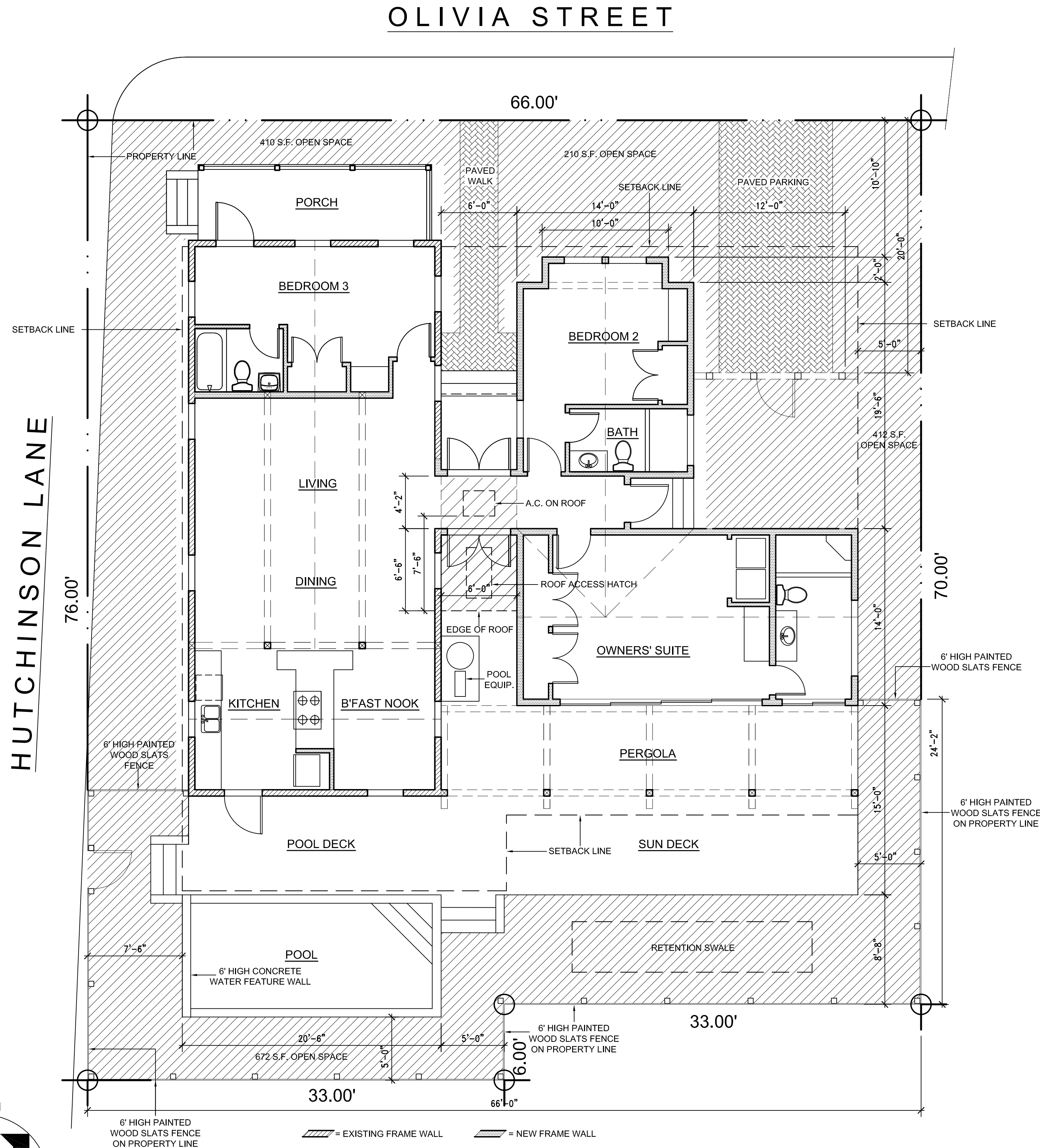
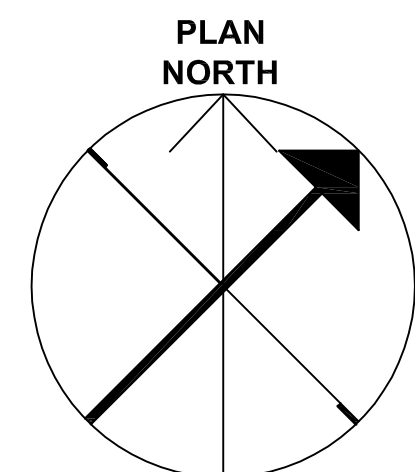
SHEET **1** OF 4 SHEETS

DATE OF ISSUE:  
**7 / 1 / 15**

SITE DATA			
1. LAND USE DISTRICT: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL			
2. FLOOD ZONE: AE8 NGVD / BUILDING FLOOR ELEVATION: 8.6' NGVD			
3. LOT AREA: 4,818 S.F.			
4. SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT	10.0'	3.5'	NO CHANGE
SIDE	5.0' + 7.5'	38.0' + 7.9'	5.0' + 7.9'
REAR	15.0'	0.2'	22.5'
5. LOT COVERAGE:	REQUIRED	EXISTING	PROPOSED
BUILDING	40% MAX.	1,429 S.F. (30%)	1,727 S.F. (36%)
IMP. SURFACE	60% MAX.	1,758 S.F. (36%)	2,236 S.F. (46%)
OPEN SPACE	35% MIN.	2,901 S.F. (60%)	1,704 S.F. (35%)
6. PROPOSED STORMWATER RETENTION:			
2,236 S.F. PROPOSED IMP. SURFACE - 1,758 S.F. IMP. SURFACE = 478 S.F. NEW IMP. SURFACE 478 S.F. X .08 = 38 C.F. SWALE 38 C.F. / 2' = 19' SWALE LENGTH SEE SITE PLAN AND SWALE DIAGRAM			



**EXISTING SITE / DEMO PLAN**  
1/8" = 1' - 0"



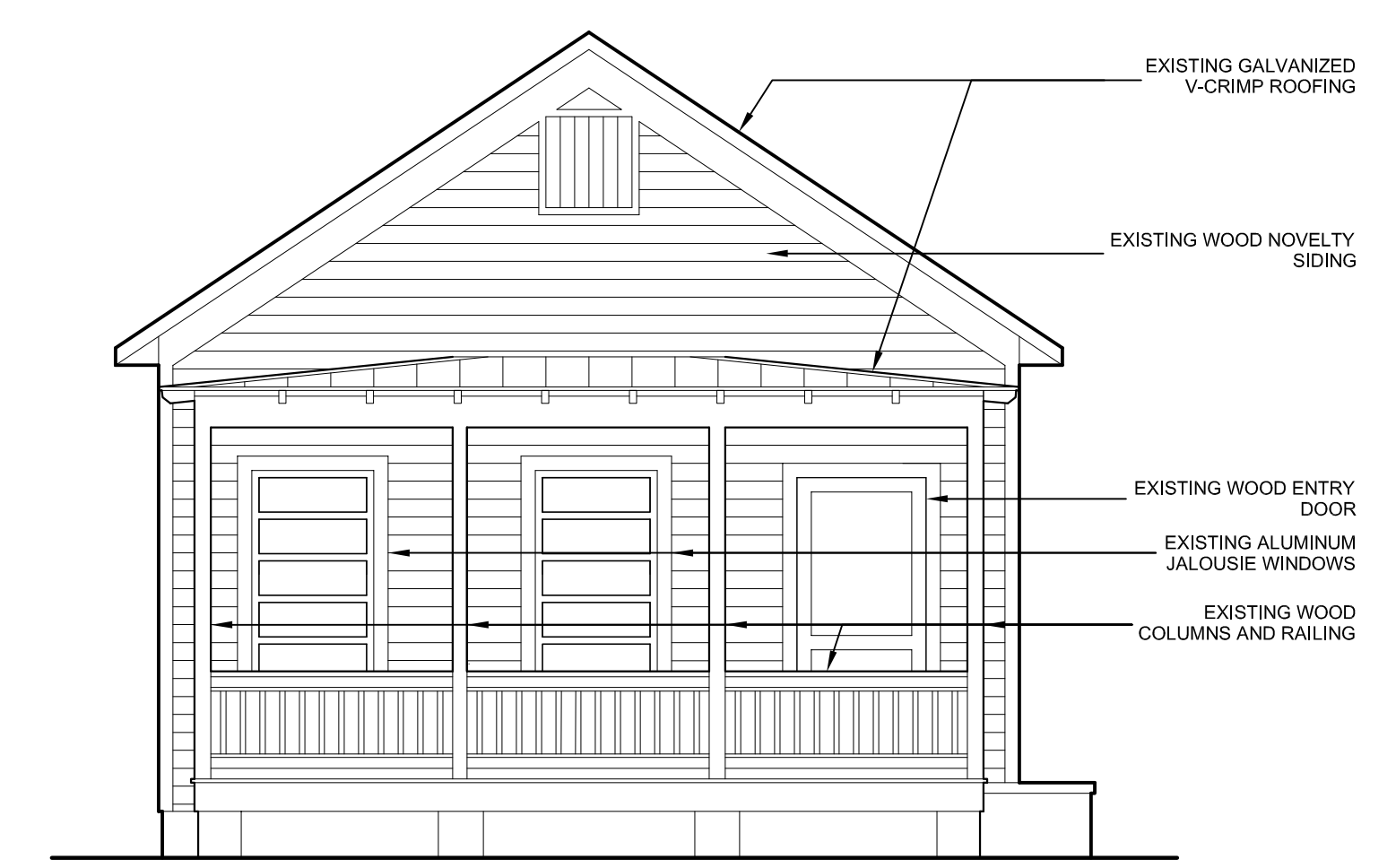
**BUILDING AREA: EXISTING = 990 S.F. ADDITION = 737 S.F. TOTAL AREA = 1727 S.F.**  
**PROPOSED SITE / FLOOR PLAN**  
3/16" = 1' - 0"

REVISIONS	
NO.	DATE

RENOVATION AND ADDITIONS FOR:

**210 OLIVIA STREET**

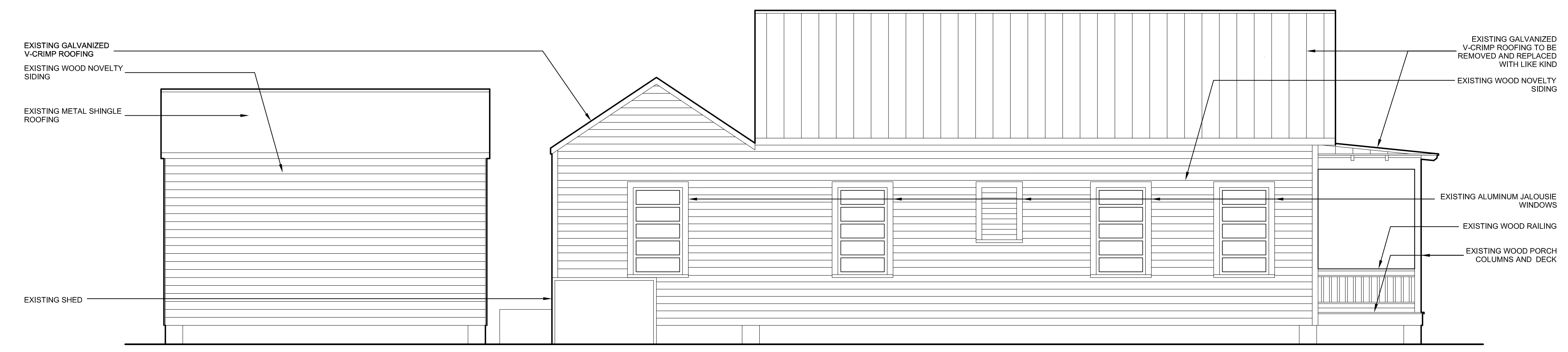
KEY WEST, FLORIDA



**NORTH (OLIVIA STREET SIDE)**



**SOUTH (REAR)**



**EAST**



**WEST (HUTCHINSON LANE SIDE)**

**EXISTING BUILDING ELEVATIONS**

1/4" = 1' - 0"

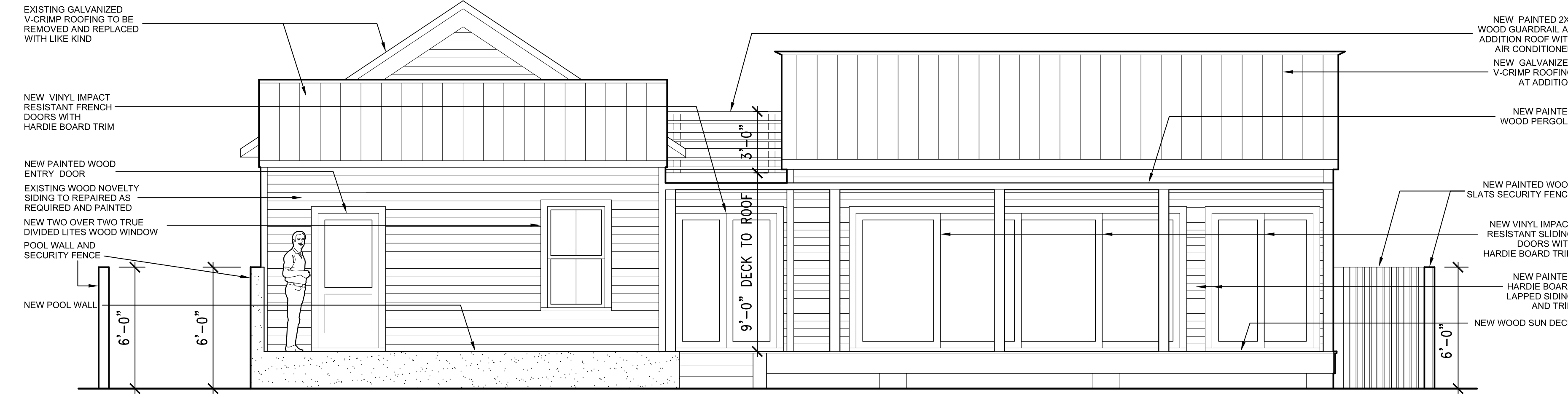
DATE OF ISSUE:  
7 / 1 / 15

DAVID KNOLL  
ARCHITECT  
KEY WEST, FL. (305) 715-8617

SHEET

2

OF 4 SHEETS

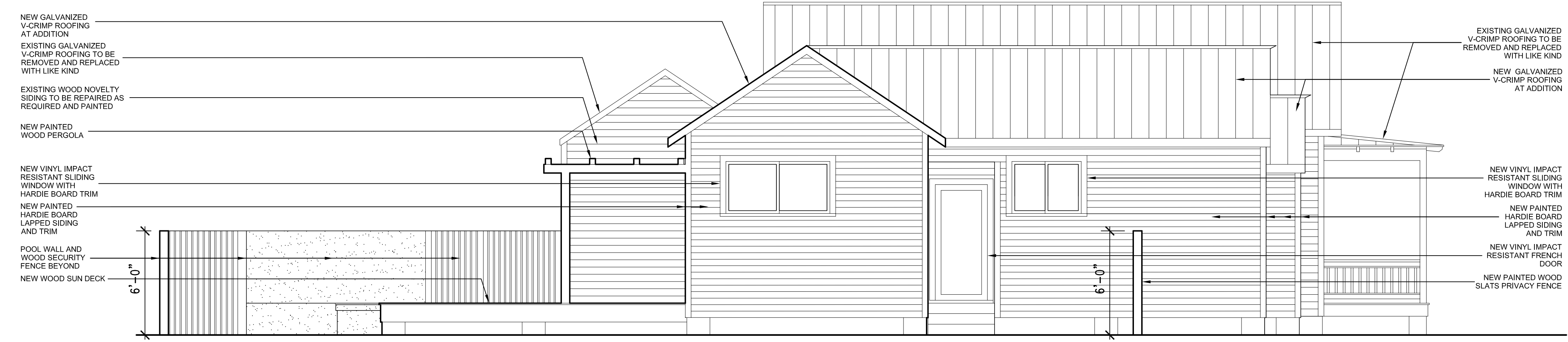


**SOUTH (REAR)**

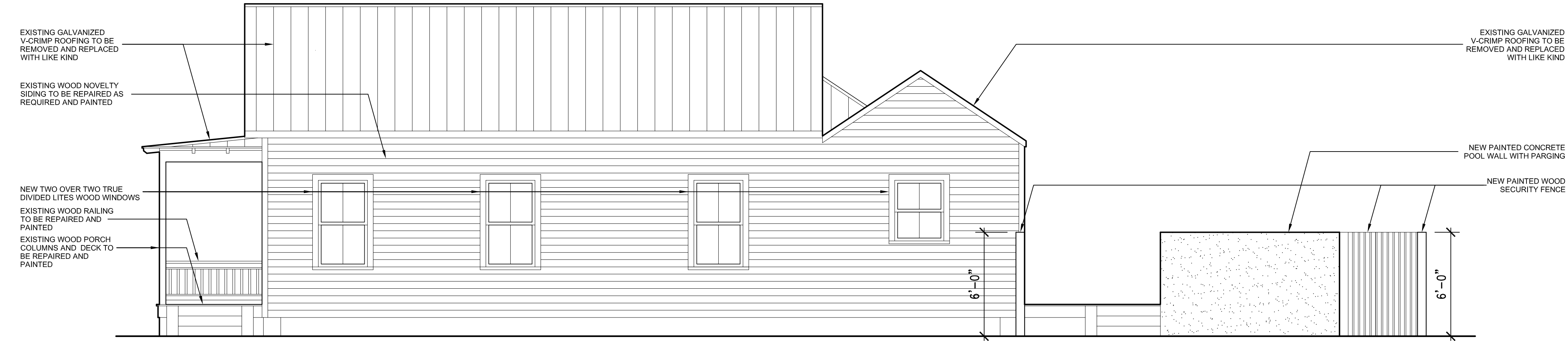


**NORTH (OLIVIA STREET FRONT)**

**NOTE**  
ALL NEW WINDOWS AND DOORS AT HISTORIC STRUCTURE ARE TO RECEIVE ASTRO GUARD FABRIC SHUTTERS



**EAST (SIDE)**



**WEST (HUTCHINSON LANE SIDE)**

**PROPOSED BUILDING ELEVATIONS**

1/4" = 1'-0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:  
7 / 1 / 15

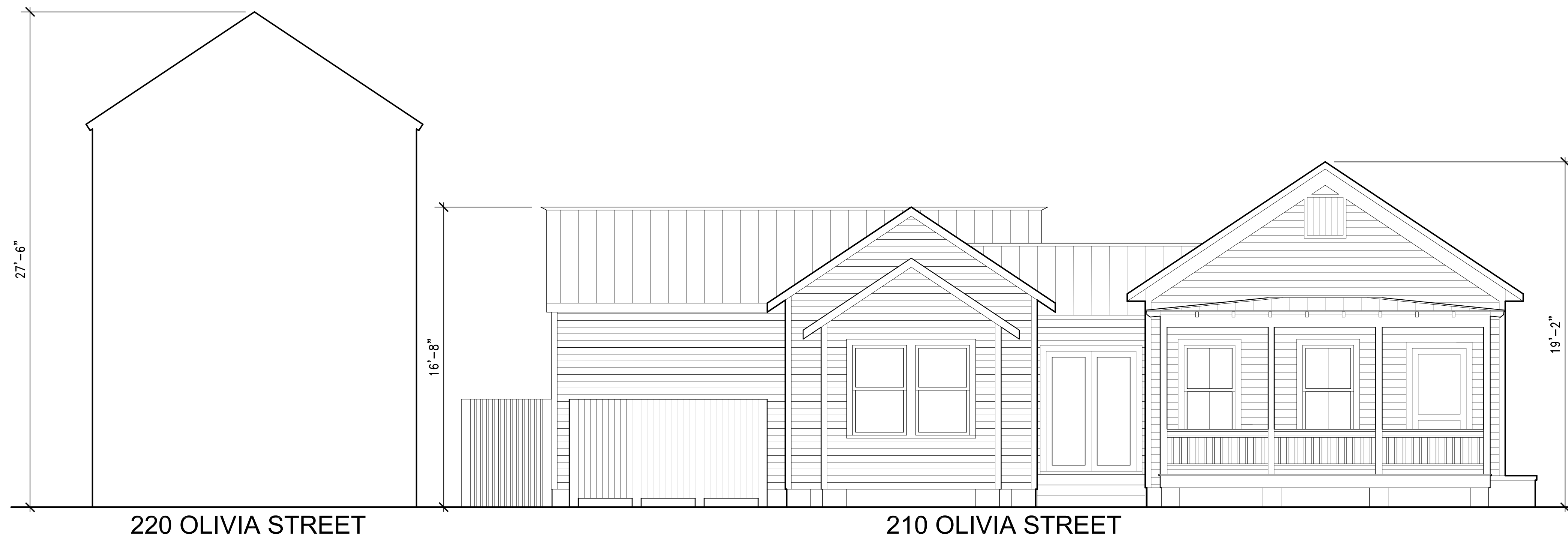
RENOVATION AND ADDITIONS FOR:

**210 OLIVIA STREET**

KEY WEST, FLORIDA

DAVID KNOLL  
ARCHITECT  
KEY WEST, FL. (305) 715-8617

SHEET  
**3**  
OF 4 SHEETS



**STREETSCAPE**

1/4" = 1' - 0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:  
7 / 7 / 15

RENOVATION AND ADDITIONS FOR:

**210 OLIVIA STREET**

KEY WEST, FLORIDA

DAVID KNOLL  
ARCHITECT

KEY WEST, FL. (305) 715-8617

SHEET

4

of 4 SHEETS



Quality Products  
On-time Delivery  
We See It Through.



### Windows

- WinGuard® Aluminum
- New WinGuard® Vinyl
- EnergyVue™
- PremierVue®
- WinGuard® Vinyl
- PGT Aluminum
- PGT Vinyl
- Architectural Systems
- Storefront

### Eze-Breeze®

- Learn about Eze-Breeze®
- Porch Enclosure
- Cabana Door
- Garage Door Screens

### Product Info

- Approvals & Certifications
- Building Codes
- Care and Maintenance Tips
- Condensation
- Warranty Registration

### Resources

- Brochures
- Design Studio
- Find a Dealer
- Photo Gallery
- Hurricane Protection
- Sea Turtle Lighting Ordinance
- Become a PGT Dealer

### Doors

- WinGuard® Aluminum
- New WinGuard® Vinyl
- EnergyVue™
- PremierVue®
- WinGuard® Vinyl
- PGT Aluminum
- PGT Vinyl
- Architectural Systems
- Storefront

### About Us

- Company Profile
- Management
- Community
- Newsroom
- Media Center
- Careers
- Core Values
- Value Proposition

### Professionals

- ProZone Login for Dealers & Architects

### Stay Connected



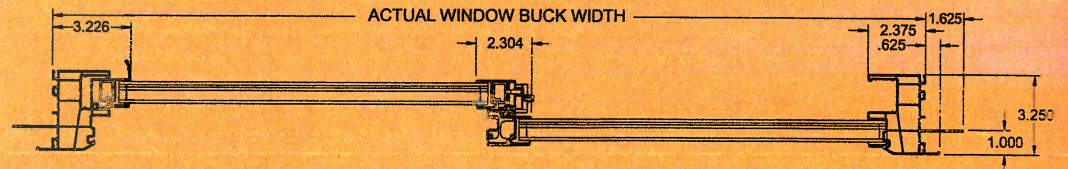
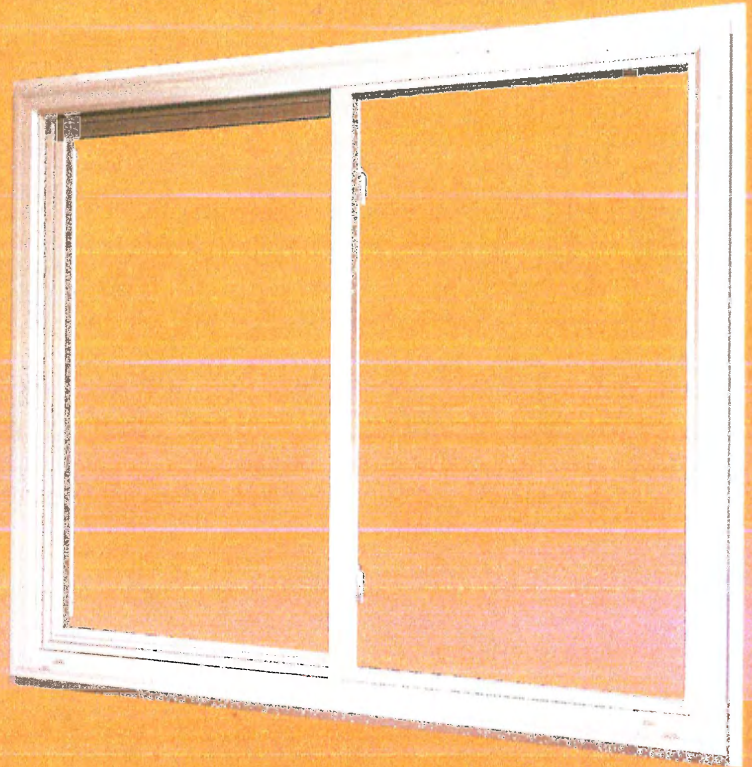
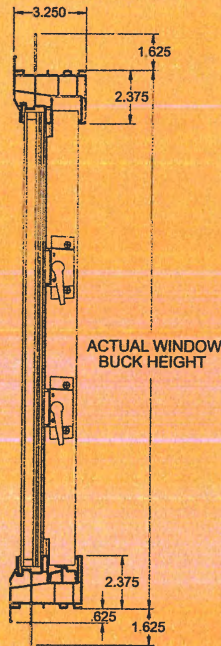
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# VINYL FRAMES

## HORIZONTAL ROLLER – SERIES HR510










- 3<sup>1</sup>/<sub>4</sub>" frame depth
- Frame Options:  
5/8" flange  
1<sup>5</sup>/<sub>8</sub>" integral nail fin  
J-channel  
Equal Leg
- Frame and sash corners are welded mitered joints
- XO or OX configurations
- Aluminum reinforced with removable sash design
- Locking hardware is deluxe swivel type
- Brass tandem rollers
- Removable half screen





*NOTE: WinGuard® brand refers only to those products that are glazed with PGT® laminated glass.*

### SIZE CHART & STANDARD COLONIAL CONFIGURATIONS

#### XO or OX

COMMODITY	ACTUAL WINDOW WIDTH	25 <sup>1</sup> / <sub>2</sub>	36	52 <sup>1</sup> / <sub>8</sub>
MASONRY OPENING*	27 <sup>1</sup> / <sub>4</sub>	37 <sup>3</sup> / <sub>4</sub>	53 <sup>7</sup> / <sub>8</sub>	
WOOD FRAME OPENING	25 <sup>3</sup> / <sub>4</sub>	36 <sup>1</sup> / <sub>4</sub>	52 <sup>3</sup> / <sub>8</sub>	
ACTUAL WINDOW HEIGHT	25	26	25 <sup>1</sup> / <sub>4</sub>	  
	37 <sup>3</sup> / <sub>8</sub>	38 <sup>3</sup> / <sub>8</sub>	37 <sup>5</sup> / <sub>8</sub>	  
	49 <sup>5</sup> / <sub>8</sub>	50 <sup>5</sup> / <sub>8</sub>	49 <sup>7</sup> / <sub>8</sub>	  
MASONRY OPENING*				
WOOD FRAME OPENING				

#### Egress availability

-  Egress opening is 5.7 square feet or greater
-  Egress opening is between 5.0 and 5.699 square feet

*\*Note: Openings calculated using 1/8" shim space (maximum 1/4" allowed), 1x bucks and pre-cast sills. If using poured sills add 3/4". Framing dimensions are calculated with drywall butted.*

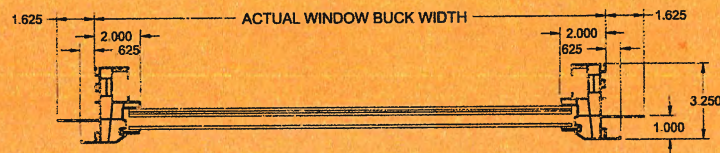
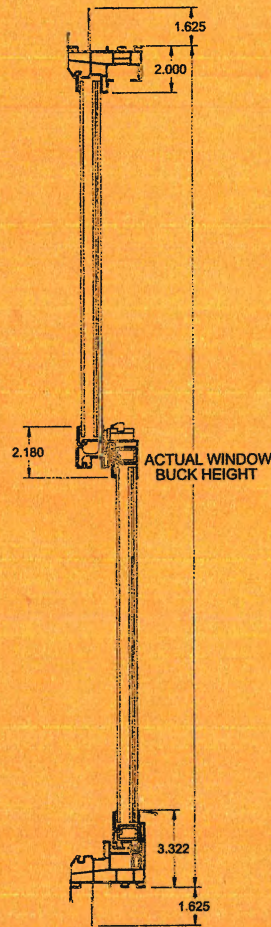
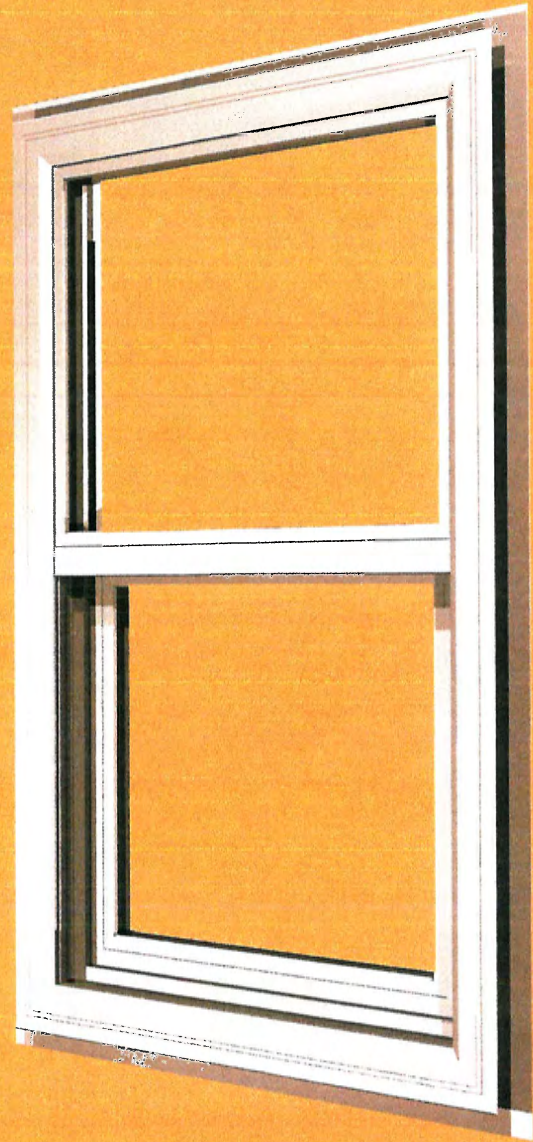


# VINYL FRAMES

## SINGLE HUNG – SERIES SH500

- 3 1/4" frame depth
- Frame Options:
  - 5/8" flange
  - 1 5/8" integral nail fin
  - J-channel
  - Equal leg
- Reinforced frame corner construction
- Frame and sash corners are welded mitered joints
- Fully-reinforced tilt-sash design with lockable tilt-sash latches
- Locking hardware is deluxe swivel type
- Removable half-screen
- Pro-View (Oriel style) option is available

*NOTE: WinGuard® brand refers only to those products that are glazed with PGT® laminated glass.*



### DESIGN PRESSURE GUIDE

STYLE	TESTED PRESSURE	WATER-TESTED PRESSURE	TESTED SIZE	TYPE OF TEST	RATING
Single Hung	+60/-70 psf	9.0 psf	52 1/8" x 75"	AAMA/NWWDA 101/I.S.2-97 and ASTM E1886/E1996	H-R60



ASTRO GUARD FABRIC SHUTTER

Masonite  
wood door  
collection



Door Specifications

Louver & Bifold Doors

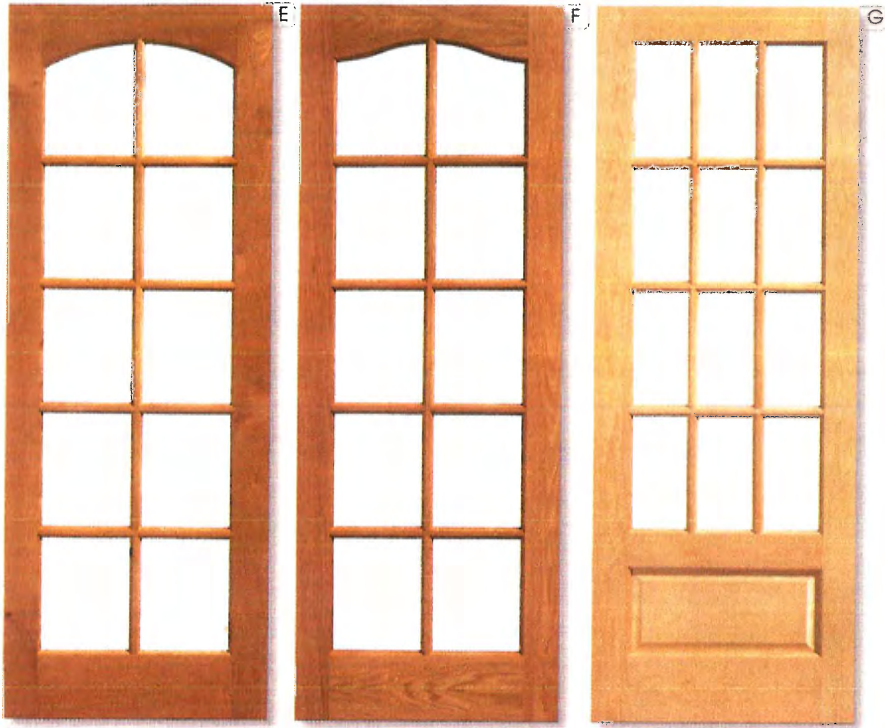
Wood Panel Doors

Glass & French Doors

About Masonite's Wood Door Collection



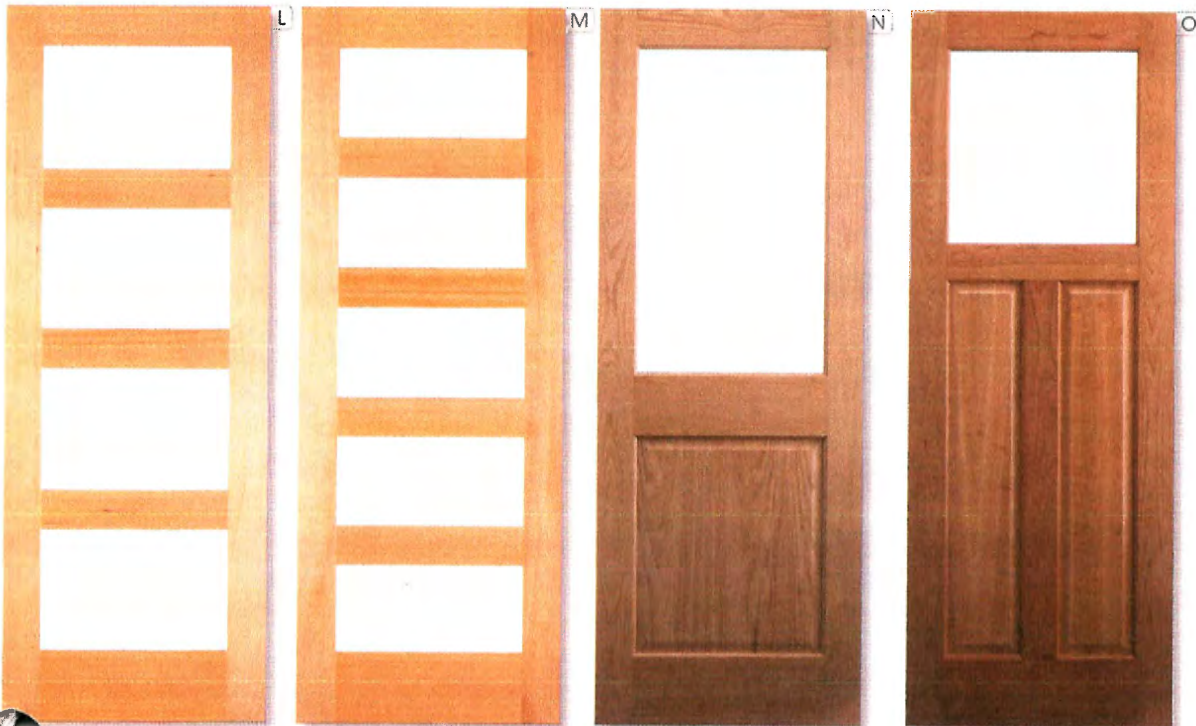
select your glass  choose your wood species  choose your style



door style / lite configurations

- A 1 Lite  
Shown in Clear Pine
- B 5 Lite  
Shown in Cherry
- C 9 Lite  
Shown in Cherry
- D 10 Lite  
Shown in Hemlock
- E 10 Lite Camber-Top  
Shown in Knotty Alder
- F 10 Lite Arch-Top  
Shown in Oak
- G 12 Lite 1 Panel  
Shown in Maple
- H 15 Lite  
Shown in Hemlock
- I 15 Lite Camber-Top  
Shown in Poplar
- J 15 Lite Arch-Top  
Shown in Knotty Pine
- K 3 Panel Lite  
Shown in Hemlock
- L 4 Panel Lite  
Shown in Hemlock
- M 5 Panel Lite  
Shown in Hemlock
- N 2 Panel  
Bottom Panel  
Shown in Oak
- O 3 Panel Mission  
Bottom Panel  
Shown in Cherry

3-30  
1-32  
2/0 wood inserts



**Bifold Options**  
Select door styles available  
in coordinating bifolds.



Primed  
Finger-Jointed  
Pine or MDF

Glass & French Doors

Wood Panel Doors

Lower & Bifold Doors

Door Specifications

## 210 Olivia color selections

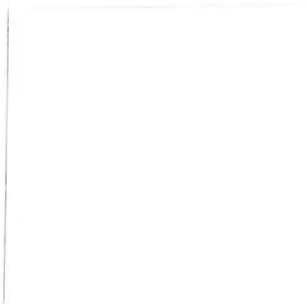
1. Body of historic structure and addition and pergolas frame: Tantalizing Teal SW 6937



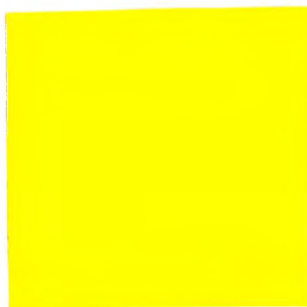
2. Historic front and rear doors and addition front and rear entry wall : African Violet 6982



3. Trim throughout and fencing: High Reflective White SW 7557



4. Porch ceiling at historic structure and addition: Daisy SW 6910



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 28, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING HOUSE AND NEW ONE-STORY ATTACHED ADDITION. DEMOLITION OF DILAPIDATED CARPORT AND ACCESSORY STRUCTURE.

FOR- #210 OLIVIA STREET

Applicant- David Knoll, Architect

Application # H15-01-0980

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 305- 809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

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

# PROPERTY APPRAISER INFORMATION



- [» Tax Collector](#)

## Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

## First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

## IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

## Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

## Property Record Card -

**Maps are now launching the new map application version.**

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1020656 Parcel ID: 00019960-000000** Next Record

## Ownership Details

Mailing Address:

SINCOCK MORGAN J  
411 E WILLOW GROVE AVE  
PHILADELPHIA, PA 19118-2915

All Owners:

MURPHY JUDITH H H/W, SINCOCK MORGAN J

## Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS  
 Millage Group: 10KW  
 Affordable Housing: No  
 Section-Township-Range: 06-68-25  
 Property Location: 810 OLIVIA ST KEY WEST  
 Legal Description: KW PT OF TR 5 G67-78 OR1300-1407/08D/C OR1300-1409AFF OR1303-2218/19 OR1328-1714/17 OR1473-2045/46 OR1536-717 OR1655-109

**Click Map Image to open interactive viewer**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	25	78	1,950.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1098  
 Year Built: 1923

**Building 1 Details**

Building Type	R2	Condition	G	Quality Grade	550
Effective Age	17	Perimeter	175	Depreciation %	22
Year Built	1923	Special Arch	0	Grnd Floor Area	1,098
Functional Obs	0	Economic Obs	0		

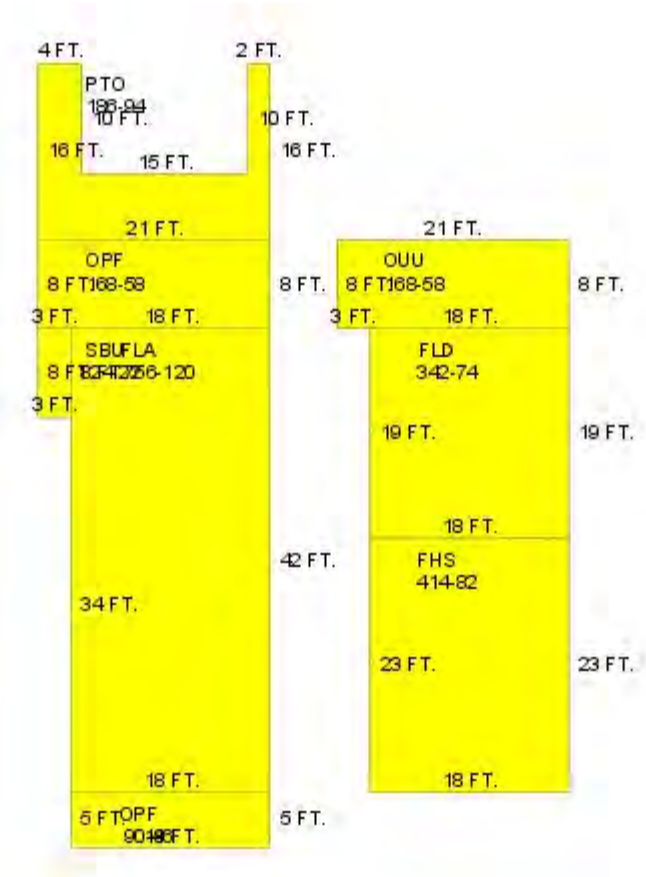
Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type	IRR/CUSTOM	Roof Cover	METAL	Foundation	WD CONC PADS
Heat 1	FCD/AIR DUCTED	Heat 2	NONE	Bedrooms	3
Heat Src 1	ELECTRIC	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0

7 Fix Bath 0 Fireplaces 0  
 Extra Fix 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	1993	N Y	0.00	0.00	756
2	OPF		1	1993	N Y	0.00	0.00	90
3	SBU		1	1993	N Y	0.00	0.00	24
4	OPF		1	1997	N Y	0.00	0.00	168
5	PTO		1	2001	N Y	0.00	0.00	186
6	FLD	12:ABOVE AVERAGE WOOD	1	1997	N Y	0.00	0.00	342
7	OUU		1	1997	N Y	0.00	0.00	168
8	FHS		1	1993	N Y	0.00	0.00	414

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	76 SF	19	4	1996	1997	5	30

2	FN2:FENCES	570 SF	95	6	1996	1997	2	30
3	PO4:RES POOL	150 SF	15	10	2001	2002	5	50

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-0949	03/14/2013	02/10/2014	1,600 Residential	REMOVE EXISTING 1 X 4 AND REPLACE W/NEW 1 X 4 T & G DECKING. DECK SIZE 8 X 15.
	14-1508	04/26/2014	12/05/2014	4,500	REPLACE EXISTING 6/6 LIGHTS, REPALCE 6 WINDOWS WOTH 6/6 LINCOLN WINDOWS
	15-1491	06/25/2015	7,500		(BACK DECK) REPLACE 1 X 6 X 5/4 WOOD DECKING WITH 1 X 6 X 5/4 TREX COMPOSITE DECKING. APPROX. 375 REFRAME WHERE NEEDED.
1	9403693	11/01/1994	08/01/1997	100	DEMOLITION FOR DECK
1	9500133	01/01/1995	08/01/1997	25,000	PORCH AT REAR
1	9500134	01/01/1995	08/01/1997	3,800	ELECTRICAL
1	9500135	01/01/1995	08/01/1997	4,000	EXTRA FIXTURES
1	9501008	03/01/1995	08/01/1997	10,000 Residential	ADD 2ND FLOOR ON REAR
1	9702968	09/01/1997	12/01/1997	1,050	INSTALL SECURITY ALARM

### 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
2014	168,983	12,728	145,622	327,333	317,102	0	327,333
2013	173,104	13,141	135,463	321,708	288,275	0	321,708
2012	175,165	13,528	73,376	262,069	262,069	0	262,069
2011	177,226	13,914	101,597	292,737	292,447	0	292,737
2010	179,286	14,328	72,247	265,861	265,861	0	265,861
2009	199,283	14,714	209,326	423,323	423,323	0	423,323
2008	183,225	15,101	195,000	393,326	393,326	0	393,326
2007	243,545	11,971	321,750	577,266	577,266	0	577,266
2006	407,088	12,279	185,250	604,617	604,617	0	604,617
2005	425,384	12,586	146,250	584,220	584,220	0	584,220
2004	241,878	12,921	136,500	391,299	391,299	0	391,299
2003	268,754	13,229	42,510	324,493	324,493	0	324,493
2002	286,605	13,537	42,510	342,652	342,652	0	342,652
2001	212,304	2,397	42,510	257,211	257,211	0	257,211
2000	212,304	2,363	33,150	247,817	247,817	0	247,817
1999	191,835	2,052	33,150	227,037	227,037	0	227,037
1998	185,130	405	33,150	218,685	218,685	0	218,685

<b>1997</b>	60,012	362	29,250	89,624	89,624	0	89,624
<b>1996</b>	40,508	244	29,250	70,002	70,002	0	70,002
<b>1995</b>	36,907	39	29,250	66,197	66,197	0	66,197
<b>1994</b>	33,007	35	29,250	62,292	62,292	0	62,292
<b>1993</b>	27,511	0	29,250	56,761	56,761	0	56,761
<b>1992</b>	27,511	0	29,250	56,761	56,761	0	56,761
<b>1991</b>	27,511	0	29,250	56,761	56,761	0	56,761
<b>1990</b>	21,088	0	20,963	42,051	42,051	0	42,051
<b>1989</b>	17,429	0	20,475	37,904	37,904	0	37,904
<b>1988</b>	15,252	0	16,088	31,340	31,340	0	31,340
<b>1987</b>	15,076	0	10,530	25,606	25,606	0	25,606
<b>1986</b>	15,158	0	10,530	25,688	25,688	0	25,688
<b>1985</b>	14,734	0	7,020	21,754	21,754	0	21,754
<b>1984</b>	13,754	0	7,020	20,774	20,774	0	20,774
<b>1983</b>	13,754	0	7,020	20,774	20,774	0	20,774
<b>1982</b>	14,030	0	6,279	20,309	20,309	0	20,309

### 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.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>9/25/2000</b>	1655 / 0109	320,000	WD	Q
<b>8/1/1997</b>	1473 / 2045	254,900	WD	Q
<b>10/1/1994</b>	1328 / 1714	94,000	WD	Q
<b>4/1/1994</b>	1303 / 2218	85,000	WD	Q

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