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**Historic Architectural Review Commission**  
**Staff Report for Item 12a**

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

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

**Meeting Date:** January 26, 2016

**Applicant:** Michael B. Ingram, Architect

**Application Number:** H16-03-0001

**Address:** #820 Olivia Street

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**Description of Work:**

New addition to rear of contributing house and site improvements.

**Site Facts:**

The building under review, build in 1943, is a contributing resource to the historic district. The one story frame vernacular house is located on a large "L" shape lot. The historic house main façade faces Olivia Street and its rear elevation faces Johnson's Lane. The back portion of the house is a non-historic frame addition. The actual doors and windows are not original to the building. A non-historic metal shed located on the back of the site collapsed while it was emptied. A plastic shed, also on the back of the lot still stands. This project received Planning Board approval for impervious surface, building coverage and open space.

**Guidelines Cited on Review:**

- Secretary of the Interior's Standards (pages 16- 23), specifically Standards 1, 9 and 10.
- Windows (pages 29-30), specifically guidelines 3.
- Entrances and porches (pages 32-33), specifically guidelines 3.
- Additions, alterations and new construction (pages 36-38a), specifically guidelines 1, and 3 through 8 of page 37. Guidelines for new construction.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4.

## **Staff Analysis**

The Certificate of Appropriateness in review is for the renovation of an existing historic house. The house sits on the front portion of a deep “L” shape lot which the design proposes to develop for a one-story rear attached addition. The plan includes the rehabilitation of the main house, including new one over one wood windows, wood shutters, wood front door, repairs, and in-kind replacement to deteriorated novelty wood siding.

The design also includes the re-construction of a non-historic rear addition and attached to its back, a new one-story frame addition. The new addition will have a small connector that will serve as a transitional piece between the additions. Towards the south side of the lot, the design includes a carport and towards the south-west side, a swimming pool with a deck is depicted on the site plan.

The new rear addition is rectangular in footprint and has a side gable roof. A small structure will connect the addition with the proposed carport. The carport will have a side gable roof with hardi board and batten siding at both gable ends. The new additions will have v-crimp as its roofing material, hardi-board siding, northwest façade, and aluminum impact resistant windows and doors. The plan also includes a new 6’ tall picket fence on the rear of the property with a 4’ tall picket slide gate in front of the carport.

## **Consistency with Guidelines**

The proposed renovations of the historic house are consistent with all cited guidelines. The removal of non-original glass jalousie windows and their replacement with wood windows is an appropriate design solution. Staff also finds the new attached rear addition reconstruction to be harmonious to the historic house.

The proposed rear attached addition design is sensible to both, the historic house and site, as well as to the surrounding urban context. The addition proposes minimal alteration to the historic house. Character defining elements of the house will not be destroyed or compromised. Although the new addition is taller than the main house its location and orientation makes it a sensible one and a harmonious addition to the surrounding urban context. The new addition design is based on traditional forms and textures found within the historic district, the plan layout and the façade treatments are contemporary in nature. The proposed rear addition does not mimic any specific building nor it outsizes any structure within the surrounding area. In conclusion, the proposed design complies with all cited guidelines and Secretary of the Interior’s Standards.

# 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

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT		
			___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:

820 OLIVIA STREET

# OF UNITS

1

RE # OR ALTERNATE KEY:

ALT. KEY 1020699

NAME ON DEED:

GERALD L. & LAURA A. HARRIS

PHONE NUMBER

OWNER'S MAILING ADDRESS:

(SEE ARCHITECT)

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

MICHAEL B. INGRAM

PHONE NUMBER

305.320.0211

ARCHITECT / ENGINEER'S ADDRESS:

1001 WHITEHEAD ST. #101

EMAIL

MBINGRAMARCHITECT@

KEY WEST, FL. 33040

GMAIL.COM

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:

\$150,000

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 checked="" 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	<input type="checkbox"/>
	<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., ± 2000 S.F. RENOVATION &

ADDITION (ONE STORY) w/ CARPORT, POOL & LANDSCAPE, REMOVAL OF ± 20 L.F. NON-HISTORIC ADDITION, CHANGE JALOUSIE WINDOWS TO SINGLE HUNG WOOD NON-IMPACT, OR (NEW ADDITION) <sup>ALUMINUM</sup> IMPACT SLIDING WINDOWS & DOORS, 'V'-CRIMP ROOF.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: MICHAEL B. INGRAM
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>Michael B. Ingram</i>
Notary Signature as to owner:	Notary Signature as to qualifier: <i>Stacy L. Gibson</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>5<sup>th</sup></u> DAY OF <u>January</u> , 20 <u>16</u> .
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



**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: N.A. # 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 200 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 + 50 = 150

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:
NOVELTY SIDING	WOOD/PINE	REPLACE IN-KIND AS REQ'D.
JALOUSIE WINDOWS	ALUMINUM	WR SINGLE HUNG - CLEAR
REMOVE 20'-0" NON-CONTRIBUTING	T-III	N.A.

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 <i>N.A.</i>		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

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

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

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

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

**CITY OF KEY WEST  
 CERTIFICATE OF APPROPRIATENESS  
 APENDIX FOR DEMOLITIONS  
 APPLICATION NUMBER H- \_\_\_\_\_**



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

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.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**OR THAT THE BUILDING OR STRUCTURE;**

- (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.

DETERIORATED NOVELTY SIDING TO BE REPLACED IN  
KIND \_\_\_\_\_ TO MAINTAIN FLUSH/HORIZONTAL  
AESTHETIC

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

REMOVE ± 18-20' REAR ADDITION W/ FLAT ROOF & PORCH.  
CONSTRUCTION IS OF T-III & IS NOT RELATED TO HISTORIC/  
CONTRIBUTING STRUCTURE.

- (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.

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

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

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

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- (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.

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- (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.

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

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**CITY OF KEY WEST  
 CERTIFICATE OF APPROPRIATENESS  
 APENDIX FOR DEMOLITIONS  
 APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_**



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 3 PAGES.  
 No Reason \_\_\_\_\_

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N.A.  
THE REAR ADDITION TO THE EXISTING HOUSE IS FLAT ROOF & SIDED W/ T-111, EXHIBITS NO RELATIONSHIP TO HOUSE OR NEIGHBORING STRUCTURES IN MASS OR DETAIL, DOES NOT CONTRIBUTE TO ITS IMMEDIATE SURROUNDINGS, FABRIC OR CHARACTER OF THE DISTRICT AS A WHOLE.

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

ADDITION HAS NO HISTORIC RELATIONSHIP BETWEEN BUILDINGS, STRUCTURES OR OPEN SPACE, REMOVAL REESTABLISHES THE ESSENTIAL CHARACTER OF THE ORIGINAL HOUSE

AND

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

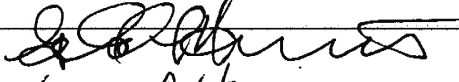
ADDITION BEARS NO RELATIONSHIP TO EXISTING OR SURROUNDING STRUCTURES, IS NOT ORIGINAL TO HOUSE AND QUALIFIES FOR A 'CERTIFICATE OF NO CONTRIBUTING VALUE'

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

NOT APPLICABLE - ADDITION IS NOT NOR WOULD QUALIFY AS BEING CONTRIBUTING.

**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 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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

 Laura A Harris PROPERTY OWNER'S SIGNATURE:	1/8/2016 GERALD L. HARRIS 1/8/2016 Laura A Harris DATE AND PRINT NAME:
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**OFFICE USE ONLY**

BUILDING DESCRIPTION:				
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
___ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
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# Authorization Form

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Laura Harris GERALD C. HARRIS authorize  
Please Print Name(s) of Owner(s)

MICHAEL B. INGRAM  
Please Print Name of Representative

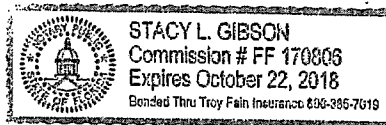
to be the representative for this application and act on my/our behalf before the City.

Laura Harris Signature of Owner  
[Signature] Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 8/23/2015 (date) by  
LAURA A. HARRIS GERALD C. HARRIS  
Please Print Name of Affiant

He/She is personally known to me or has  
presented LAURA: TX DL #14756775 as identification.  
GERALD: TX DL #39947714

[Signature]  
Notary's Signature and Seal



STACY L. GIBSON Name of Acknowledger printed or stamped

EXECUTIVE ASSISTANT Title or Rank

# FF 170806 Commission Number (if any)

# Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, MICHAEL B. INGRAM, being duly sworn, depose and say  
Name(s) of Applicant(s)

that: I am (check one) the \_\_\_\_\_ Owner  Owner's Legal Representative  
for the property identified as the subject matter of this application:

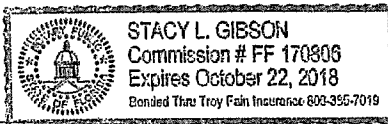
\_\_\_\_\_  
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Michael B. Ingram \_\_\_\_\_  
Signature of Owner/Legal Representative      Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on August 25 2015 (date) by  
MICHAEL B. INGRAM (name). He/She is personally known to me or has  
presented \_\_\_\_\_ as identification.

Stacy L. Gibson  
Notary's Signature and Seal



STACY L. GIBSON Name of Acknowledger typed, printed or stamped  
EXEC. ASST. Title or Rank #FF 170806 Commission Number (if any)

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 850,000.00

This Instrument Prepared by and Return to:  
Jennifer G. Sanchez, Esq.  
Sanchez & Ashby, P.A.  
1223 White Street, Unit 104  
Key West, FL 33040  
(305) 293-0084

Parcel ID Number: 00019990-000000

# Warranty Deed

This Indenture, Made this 23rd day of June, 2015 A.D., Between Kristina DeLisa Hicks, a married woman, individually and as personal representative of the Estate of Mattie Pearl Whyms, and Alvin Whyms, a married man and Julia Ann Whyms, a single woman, and Lee Whyms, Jr., a married man of the County of Monroe, State of Florida, grantors, and Gerald L. Harris and Laura A. Harris, his wife, as tenants by the entirety

whose address is: 23 Player Oaks Pl., Spring, TX 77382

of the County of Montgomery, State of Texas, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

~~TEN DOLLARS (\$10)~~ DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO

\*\*Subject to current taxes, easements and restrictions of record.

\*\*The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors.

EXHIBIT "A"

Lot 1

On the Island of Key West and being part of Tract five (5) according to William A. Whitehead's map delineated in February A.D., 1829, and more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of Windsor Land and Olivia Street, run along the Southerly right-of-way line of Olivia Street in a Northeasterly direction for a distance of 240.5 feet to the Point of Beginning; thence continue along Olivia Street in a NE'y direction 26.50 feet; thence at right angles in a SE'y direction 72.00 feet; thence at right angles in a SW'y direction 26.50 feet; thence at right angles in a NW'y direction 72.00 feet out to Olivia Street back to the Point of Beginning.

Lot 2

On the Island of key West and being part of Tract Five (5) according to William A. Whitehead's map delineated in February, A.D., 1829 and more particularly described by metes and bounds as follows;

Commencing at the Southeast corner of Windsor Land and Olivia Street, run along the Southerly right-of-way line of Olivia Street in a Northeasterly direction for a distance of 240.5 feet; thence at right angles in a Southeasterly direction for a distance of 72.00 feet to the Point of Beginning of the property hereinafter described; thence continue in a southeasterly direction for a distance of 46.00 feet to a point on the Northerly Right-of-Way line of Johnson's Alley as constructed; thence at right angles in a Northeasterly direction along said right-of-way line of Johnson's Alley as constructed for a distance of 64.92 feet; thence at right angle in Northwesterly direction for a distance of 57.0 feet; thence at a right angle in a Southwesterly direction for a distance of 38.42 feet; thence at right angle in a Southeasterly direction for a distance of 11.00 feet; thence at right angle in a Southwesterly direction for a distance of 26.50 feet back to the Point of Beginning.

Less and Except

A triangular parcel of land on the Island of Key West and known as William A. Whitehead's map delineated in February, A.D. 1829, as part of Tract 5, said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection on the NE'y right of way line of Windsor Land with the NW'y right of way line of the Johnson Lane and run thence NE'y along the NW'y right of way line of the said Johnson Lane for a distance of 305.42 feet; thence NW'y and at right angles for a distance of 5.50 feet to the SW'y face of an existing frame structure, said point also being the Point of Beginning; thence continue NW'y along the previously mentioned course for a distance of 47.51 feet to the NW'y face of said structure; thence SW'y with a deflection angle on 88 degrees 35 minutes 02 seconds to the left and along the NW'y face of said structure for a distance of 0.46 feet; thence SE'y and at right angles along the said SW'y face of said structure for a distance of 47.53 feet back to the Point of Beginning.

Warranty Deed - Page 2

Parcel ID Number: 00019990-000000

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Kristina DeLisa Hicks, individually and as personal representative of the Estate of Mattie Pearl Whyms

By: [Signature] (Seal) Kristina DeLisa Hicks

P.O. Address: 820 Oliva St., Key West, FL 33040

[Signature] (Seal) Julia Ann Whyms

P.O. Address:

[Signature] (Seal) Alvin Whyms

P.O. Address:

[Signature] (Seal) Lee Whyms

P.O. Address:

[Signature]  
Printed Name: J. Jon Ashby  
Witness to Kristina and Julia

[Signature]  
Printed Name: Brenda Donnelly  
Witness to Kristina and Julia

[Signature]  
Printed Name: Leyda Whyms  
Witness to Alvin

[Signature]  
Printed Name: Alicia Melendez  
Witness to Alvin

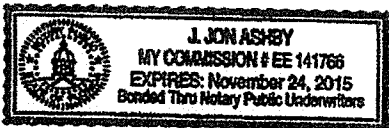
[Signature]  
Printed Name: Leyda Whyms  
Witness to Lee

[Signature]  
Printed Name: Alicia Melendez  
Witness to Lee

STATE OF Florida  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of June, 2015 by Kristina DeLisa Hicks and Julia Ann Whyms

who is personally known to me or who has produced her Florida driver's license as identification.



[Signature]  
Printed Name: J. Jon Ashby  
Notary Public  
My Commission Expires:

STATE OF: FLORIDA  
COUNTY OF: MONROE

The foregoing instrument was acknowledged before this 16 day of June, 2015, by ALVIN WHYMS who is/are personally known to me or who has produced FLDL W520 000 67 372 0 as identification.

My commission Expires: 9.22.17



A. Meendez  
Print: A. Meendez  
Notary Public

STATE OF: FLORIDA  
COUNTY OF: MONROE

The foregoing instrument was acknowledged before this 16 day of June, 2015, by LEE WHYMS who is/are personally known to me or who has produced FLDL W520 520 64 111 0 as identification.

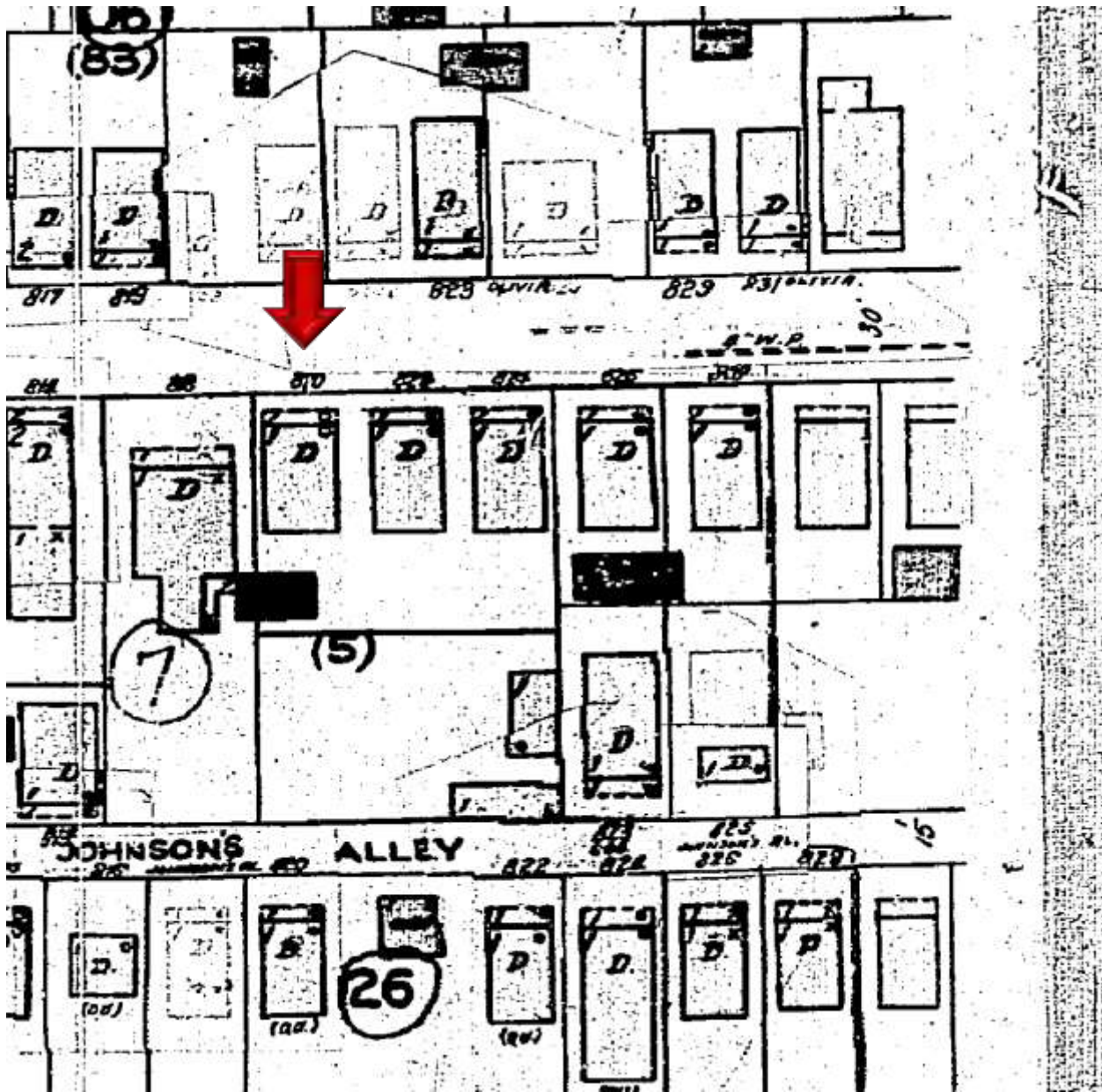
My commission Expires: 9.22.17



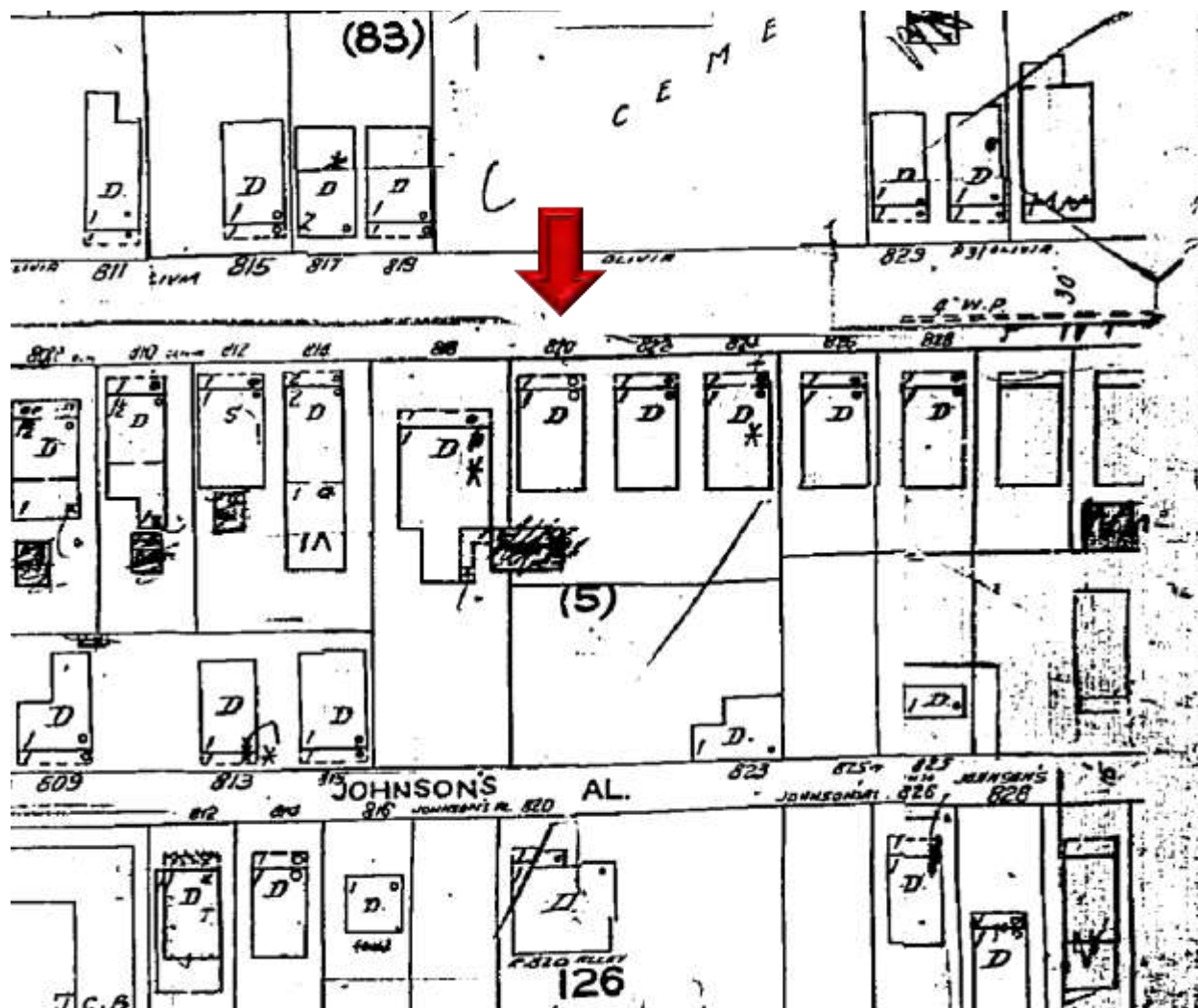
A. Meendez  
Print: A. Meendez  
Notary Public



# SANBORN MAPS



#820 Olivia Street Sanborn Map 1948



#820 Olivia Street Sanborn Map 1962

# PROJECT PHOTOS



**#820 Olivia Street circa 1965. Monroe County Library.**

# Building Photographs

See Instructions for Item A6.

**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.  
820 Olivia Street

Policy Number:

City Key West

State FL 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.

Front View



Right Side View from Rear

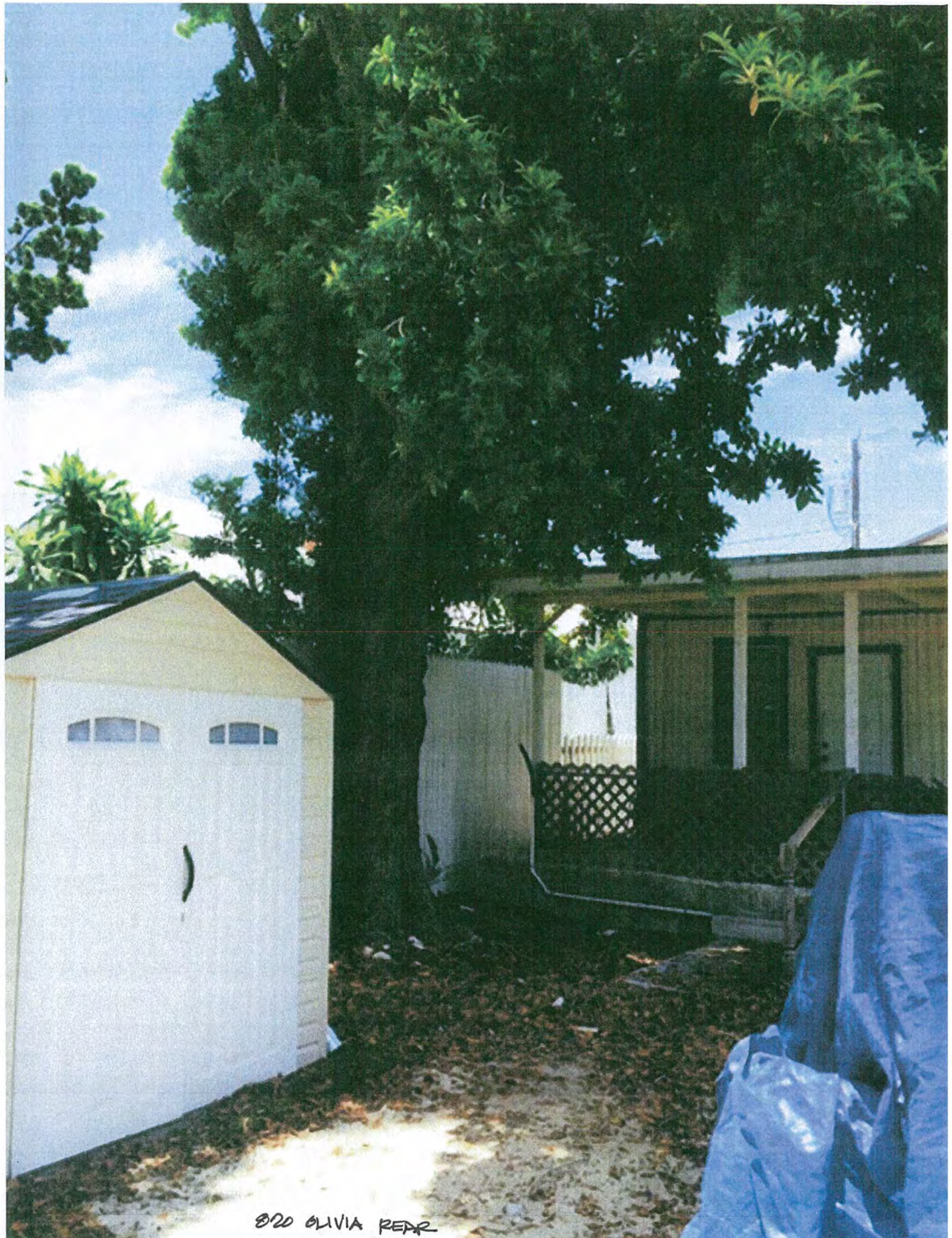


Left Side View



Rear View





820 OLIVIA REAR

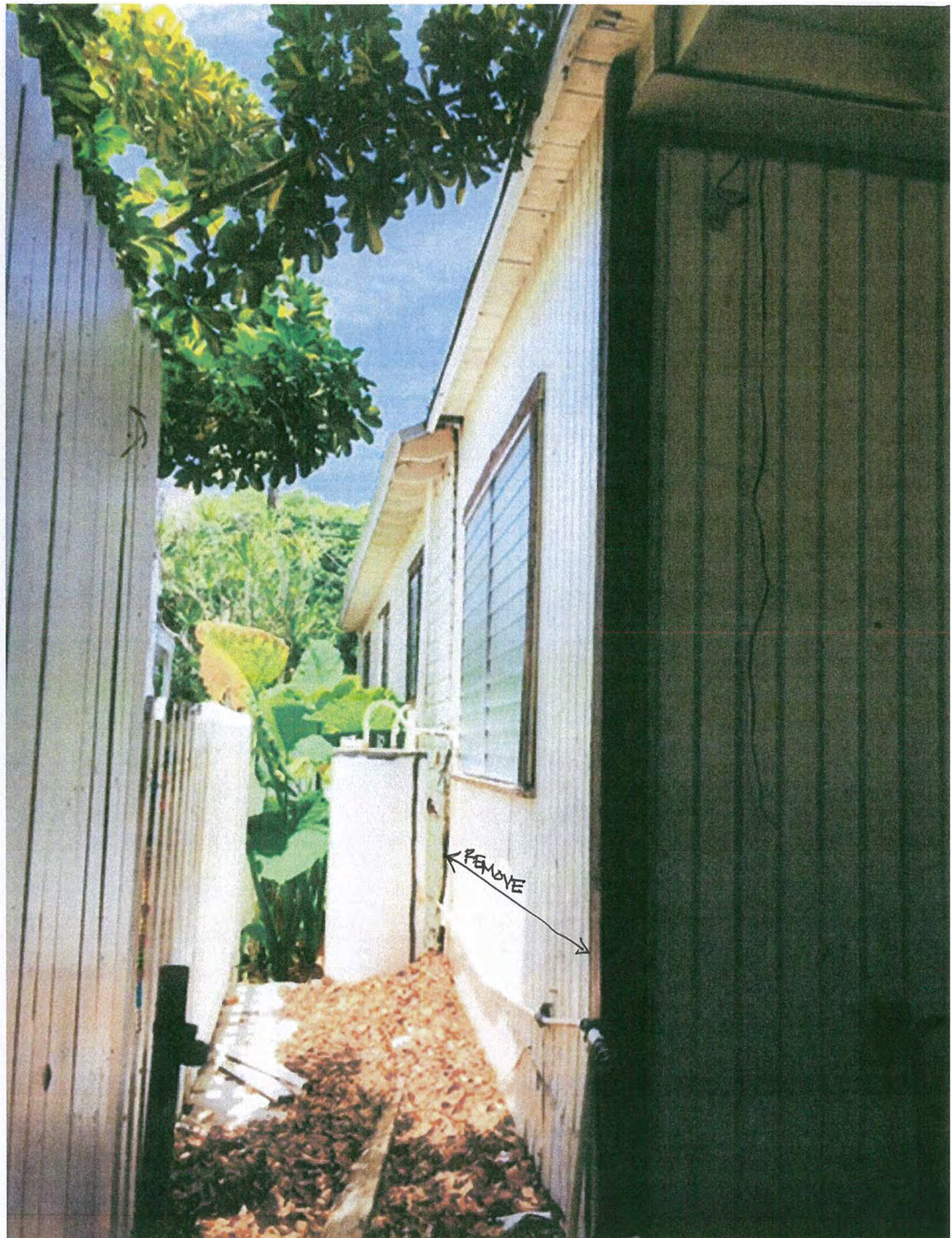


REMOVE





820 OLIVIA - REMOVE



← REMOVE →



820 OLIVIA - JOHNSON LANE TO WEST



820 OLIVIA - JOHNSON LANE TO EAST



TO EAST. 823 JOHNSON LANE



814 OLIVIA

812 OLIVIA



810 OLIVIA

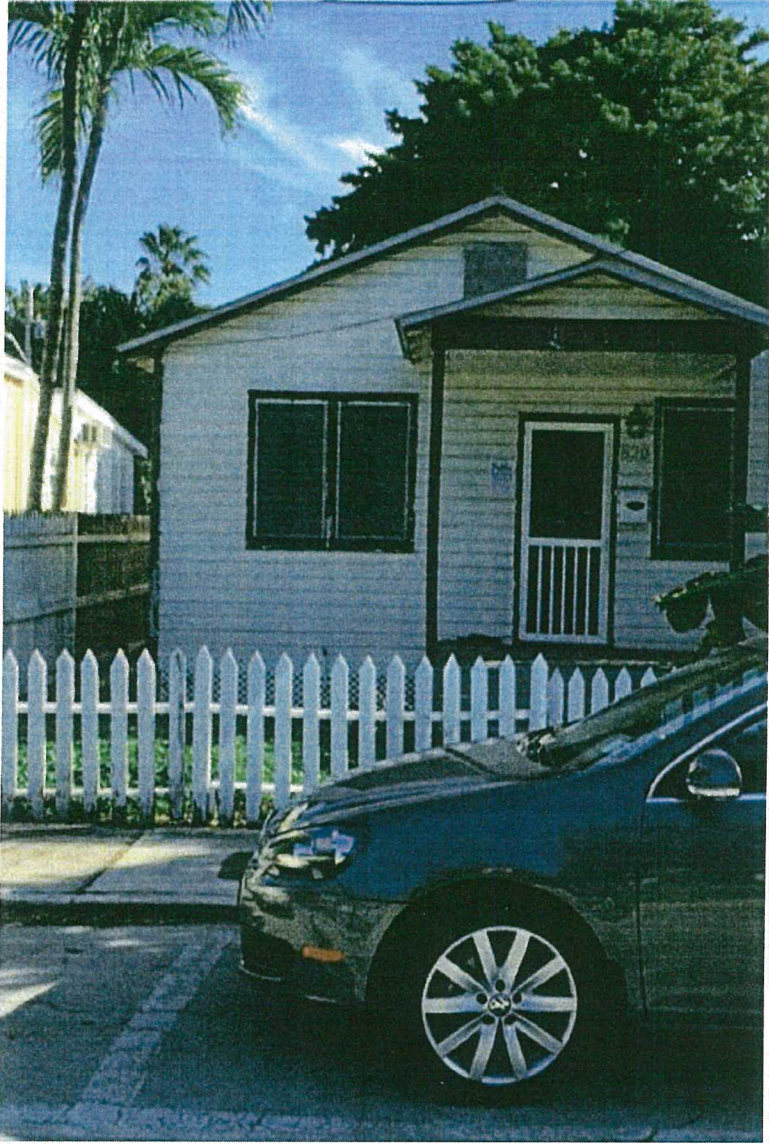


818 OLIVIA

814



814 OLIVIA



822 OLWIA

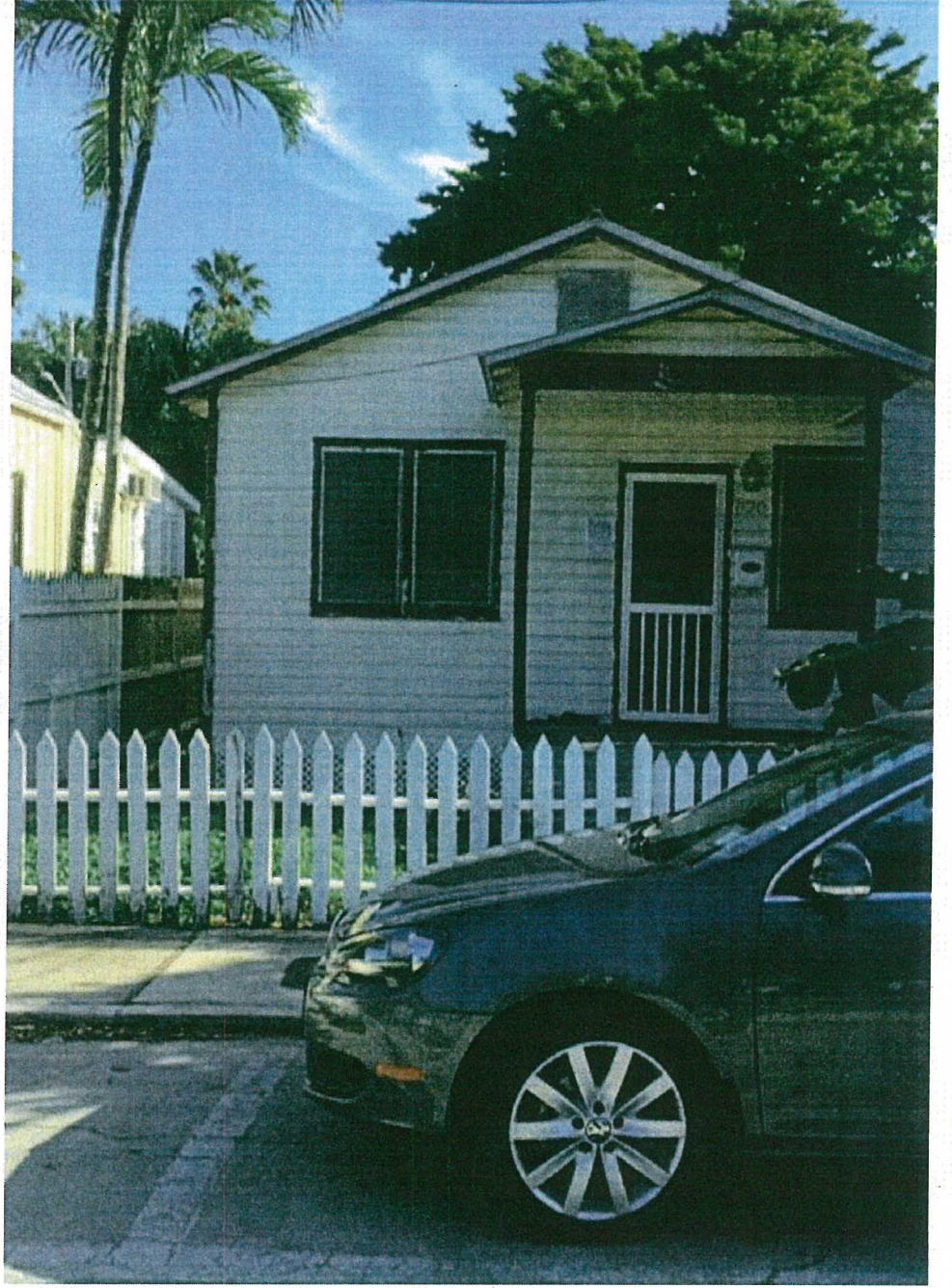


818 OLWIA

820 OLWIA



818 OLIVIA



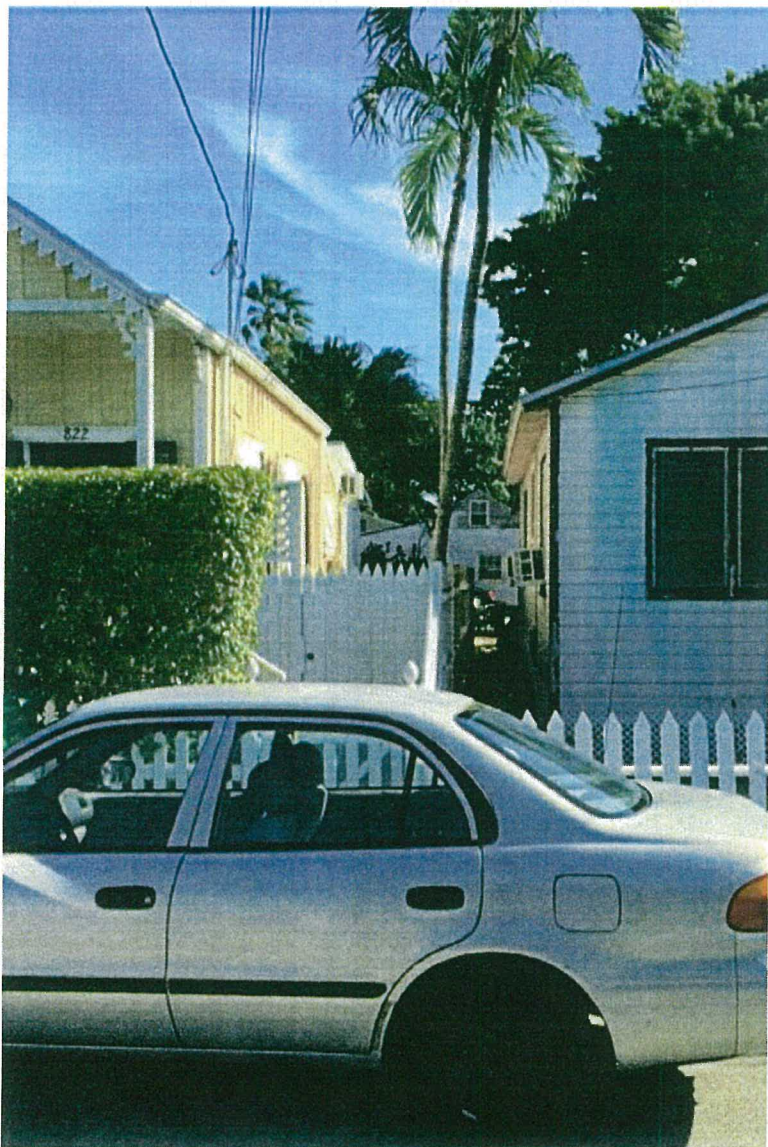
820 OLIVIA





824 OLIVIA

822 OLIVIA

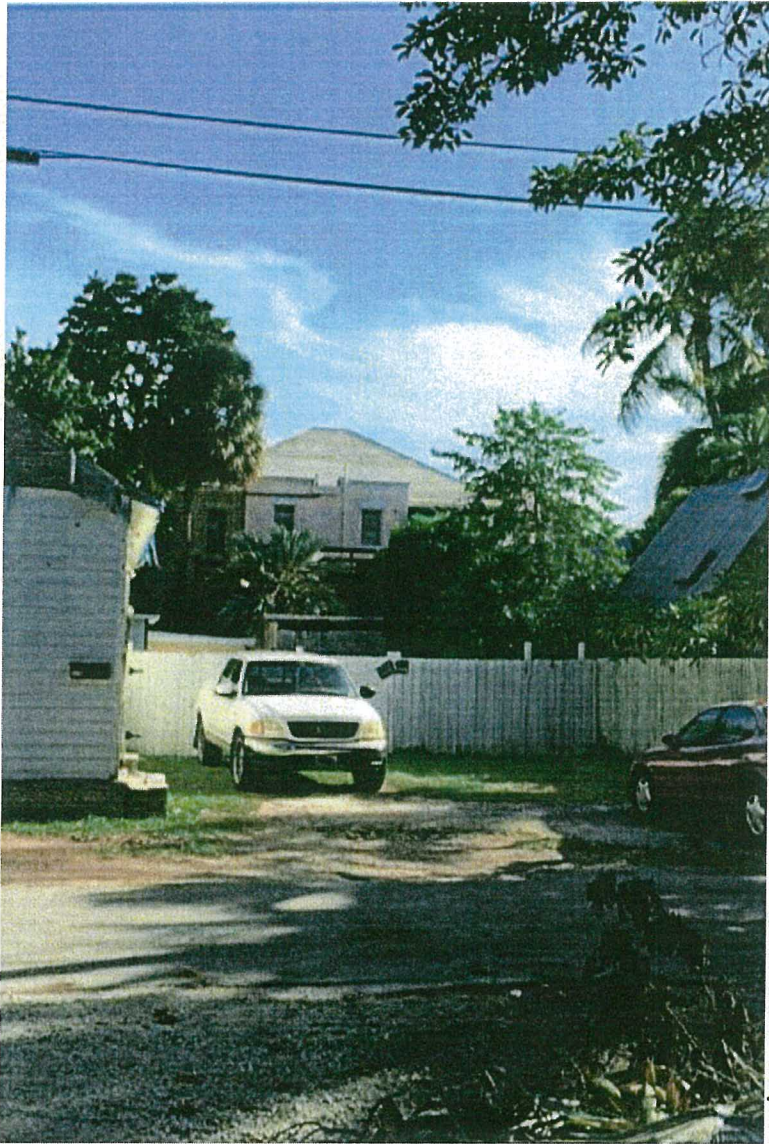


822 OLIVIA

820 OLIVIA



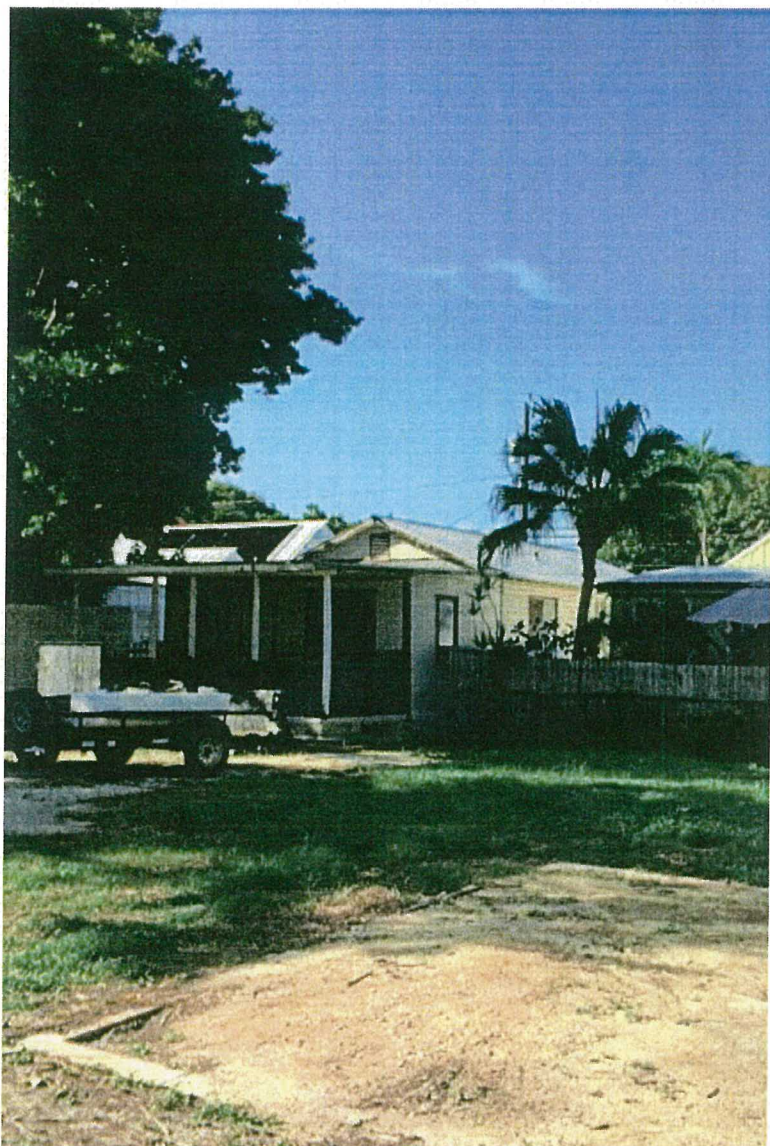
822 OLIVIA



820 JOHNSON LANE



820 JOHNSON



820 OLIVIA REAR FROM JOHNSON



823 JOHNSON LANE



813-815 JOHNSON



813-815

815 - TO WEST REAR



REAR-822 OLIVIA



WEST-823 JOHNSON

# SURVEY



# REECE & ASSOCIATES

P.O. BOX 432123, BIG PINE KEY, FLORIDA 33043  
PHONE (305) 872-1348  
FACSIMILE (305) 872-5622  
EMAIL reecepta@aol.com

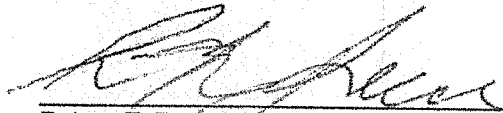
## SURVEYOR'S AFFIDAVIT

I, Robert E. Reece of Reece & Associates am a Professional Surveyor and Mapper, licensed and registered under PSM # 5632

I have surveyed certain real property described in Official Records Book 454, page 28, Official Records Book 676, page 803 and Official Records Book 2051, page 1679 and have shown these descriptions on the Map of Boundary Survey, per Invoice No. 15041508.

I have revised said legal descriptions on the Specific Purpose Survey of Lot 1 and on the Specific Purpose Survey of Lot 2 to correct the overlap between Parcel 1 and Parcel 2 of the Map of Boundary Survey and to correct the shortage in Parcel 2 so as to meet the Northerly Right of Way Johnson Lane. These changes do not affect any adjoining properties and are totally contained within Parcel 1, Parcel 2 and Johnson Lane Right-of-Way. These new legal descriptions now create new Lots 1 and 2 and are wholly contained within the original legal descriptions, together with that parcel adjoining Johnson Lane.

The lands as described in Official Records Book 454, page 28, Official Records Book 676, page 803, and Official Records Book 2051, page 1679 together with the land between Parcel 2 and the Northerly Johnson Lane Right-of-Way (a hiatus) are one and the same lands as describe the Resubdivide Property now being described as Lot 1 and Lot 2,



Robert E. Reece, PSM  
Professional Surveyor and Mapper, No. 5632

Dated: June 19, 2015

# PLANNING BOARD RESOLUTION

**PLANNING BOARD  
RESOLUTION NO. 2015-60**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO MAXIMUM IMPERVIOUS SURFACE, BUILDING COVERAGE AND MINIMUM OPEN SPACE REQUIREMENTS TO CONSTRUCT A SINGLE STORY ADDITION TO A SINGLE FAMILY HOME ON PROPERTY LOCATED AT 820 OLIVIA STREET (RE # 00019990-000000; AK # 1020699) WITHIN HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTION 90-395, 108-346(b) and 122-630 (4)(a) & (b) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**



**WHEREAS**, the applicant proposes to construct a roof addition on property located at 820 Olivia Street (RE # 00019990-000000; AK # 1020699); and

**WHEREAS**, Section 108-346(b) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that minimum open space is 35 percent ; and

**WHEREAS**, Section 122-630 (4) (a) & (b) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that minimum building coverage is 50 percent and maximum impervious surface 60 percent respectively ; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on December 17, 2015; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director



**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and



**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

 Chairman  
 Planning Director



**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for variance to maximum impervious surface, building coverage and minimum open space requirements to construct a single story addition to a single family home on property located at 820 Olivia street (RE # 00019990-000000; AK # 1020699) within Historic High Density Residential (HHDR) zoning district pursuant to section 90-395, 108-346(b) and 122-630 (4)(a) & (b) of the land development regulations of the code of ordinances of the City of Key West, Florida

**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in its entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

  
Chairman  
  
Planning Director

Filed with the Clerk:

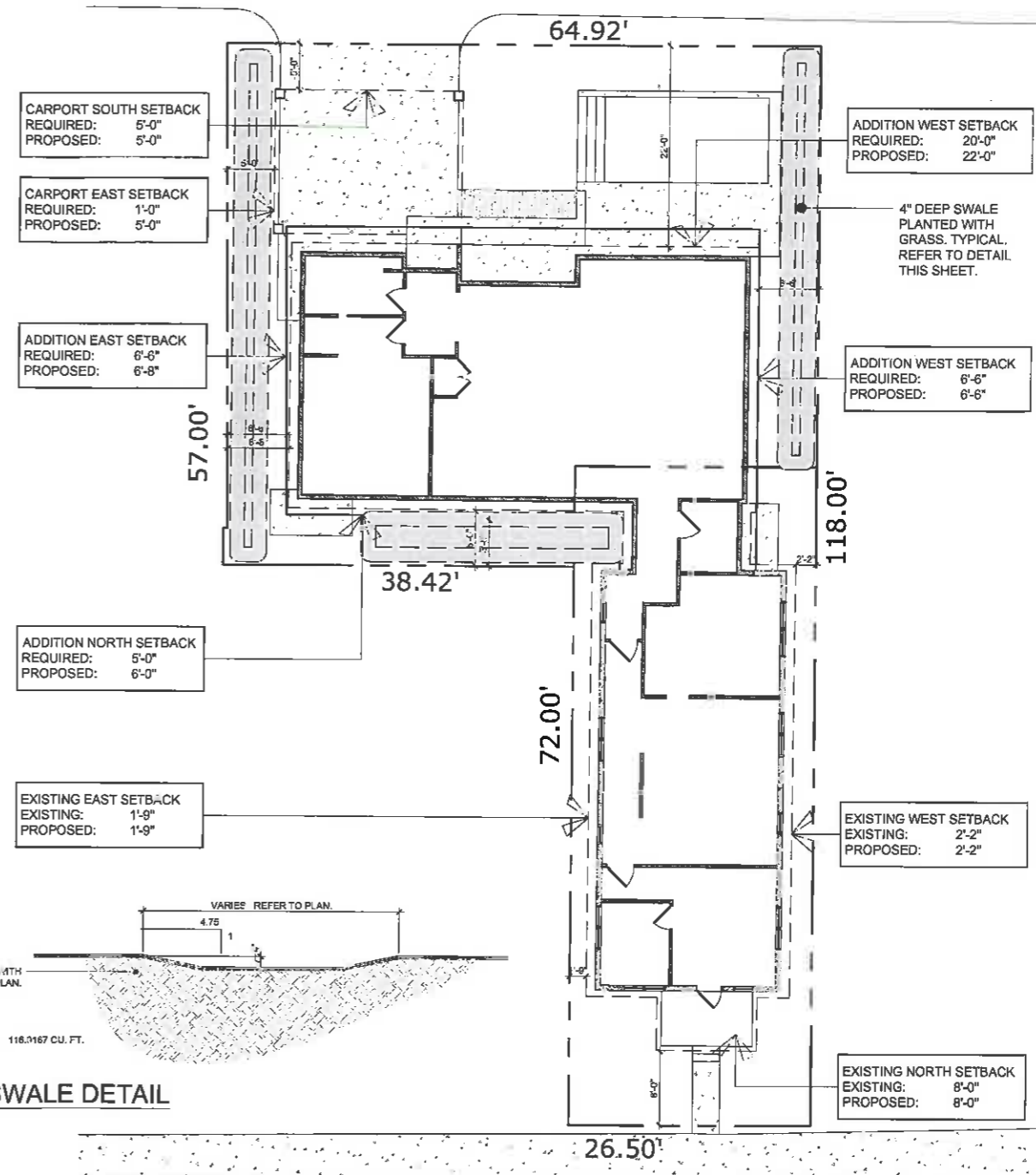
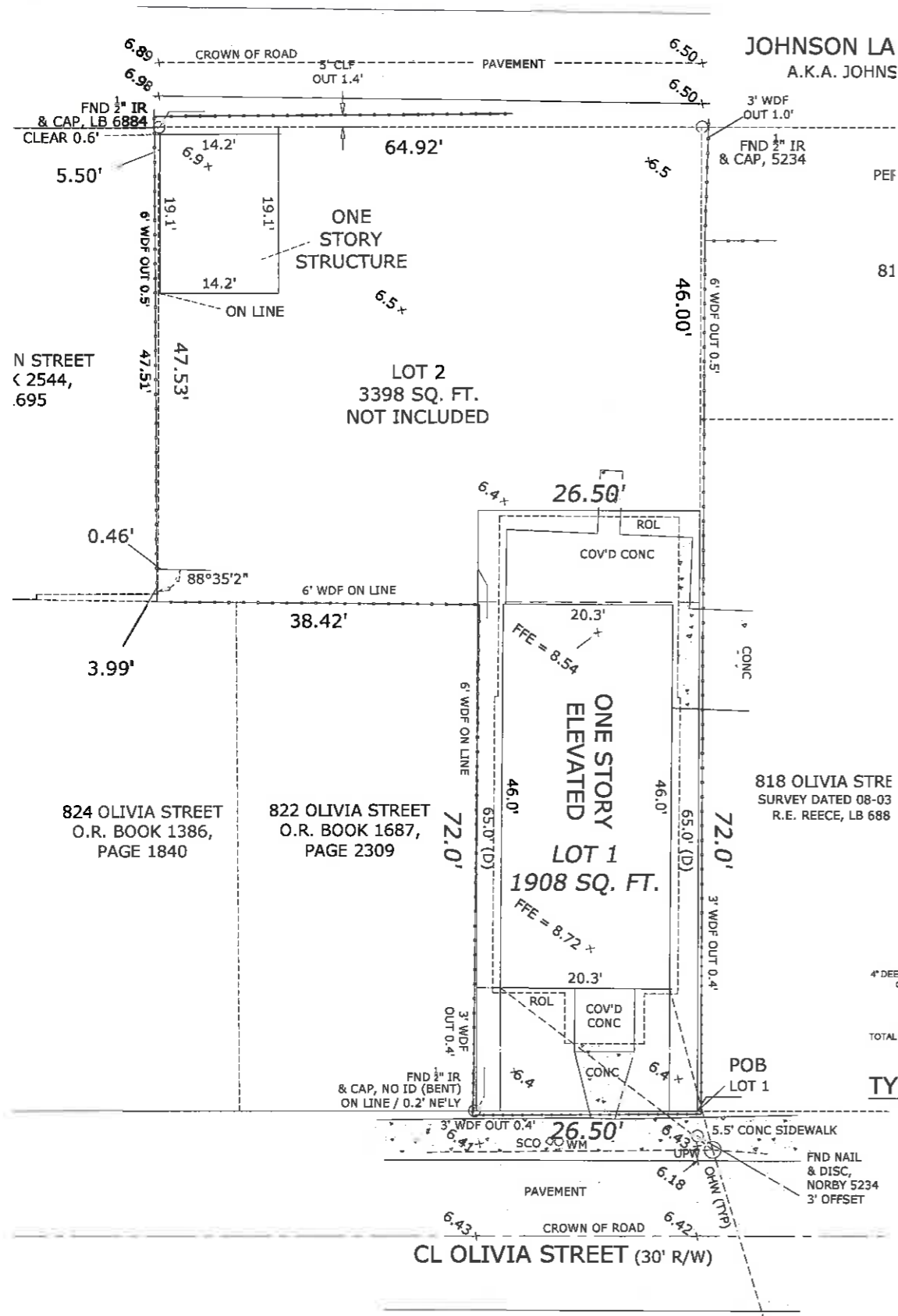
*Cheryl Smith*

Cheryl Smith, City Clerk

*1-7-16*

Date

*[Signature]*  
\_\_\_\_\_  
Chairman  
*[Signature]*  
\_\_\_\_\_  
Planning Director



**02 Existing Site Plan / Survey Copy**  
1/8" = 1'-0"

**01 Architectural Site Plan**  
1/8" = 1'-0"

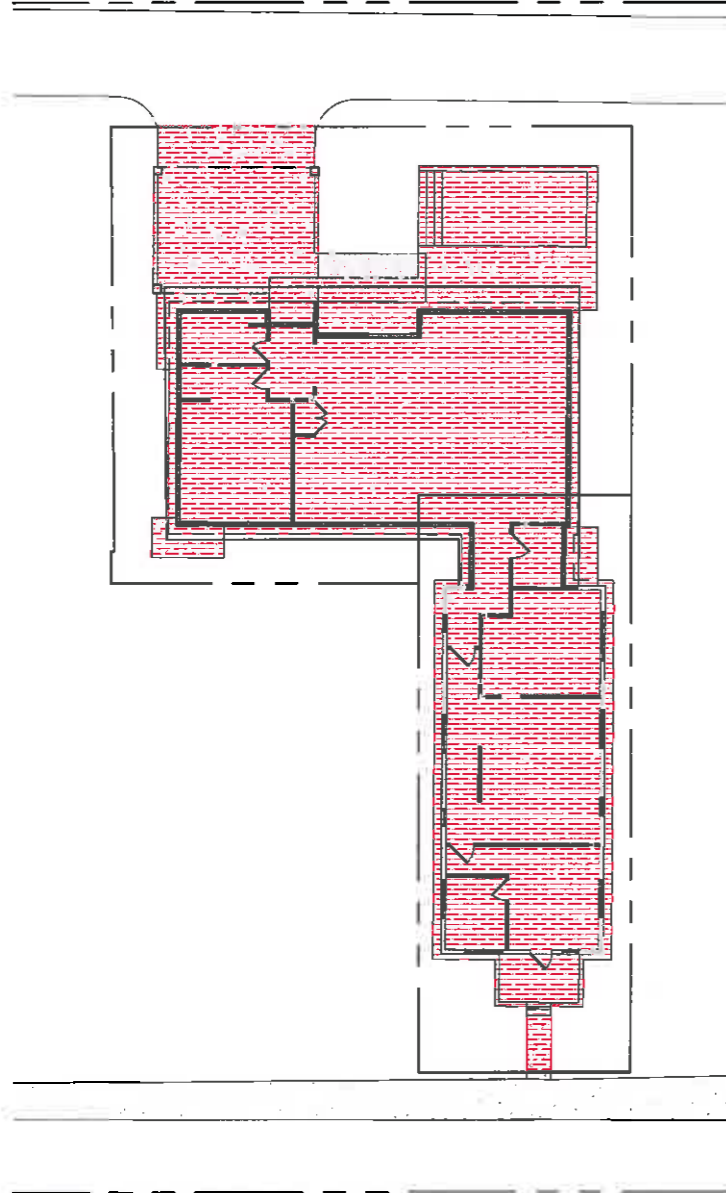
*Can 1/6/16*  
*HP-14/16*

S  
N  
E  
W

820 Olivia  
EXISTING &  
PROPOSED SITE  
PLANS  
M.B. Ingram  
Dec 4, 2015

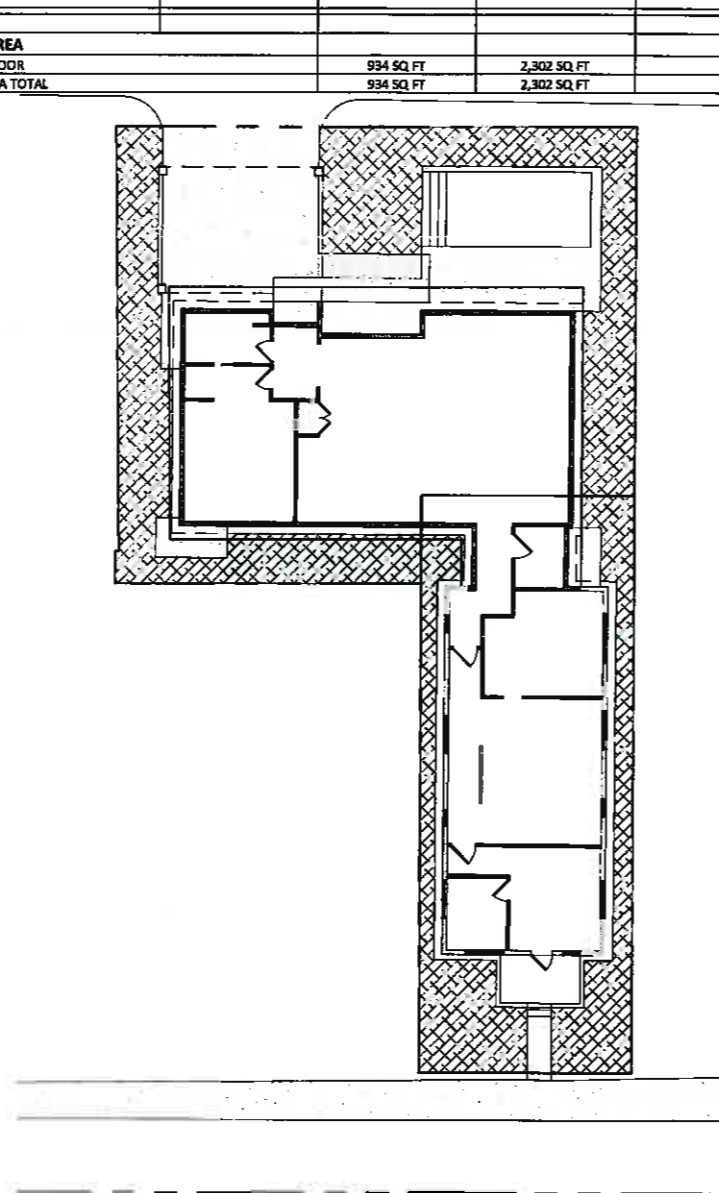
**A11**

SITE DATA TABLE				
820 Olvia Street				
	CODE REQUIREMENT	EXISTING ("A)	PROPOSED	VARIANCE REQUESTED
ZONING	Historic High Density Residential District (HHDR)			
FLOOD ZONE	ZONE X			
SIZE OF SITE	4,000 SF MIN	5,305 SF	5,305 SF	NONE
MINIMUM LOT WIDTH	40'-0"	64'-11"	64'-11"	NONE
MINIMUM LOT DEPTH	90'-0"	118'-0"	118'-0"	NONE
HEIGHT	30'-0"	15'-11"	20'-0"	NONE
CARPORT SOUTH SETBACK	5'-0"	-	5'-0"	NONE
CARPORT EAST SETBACK	5'-0"	-	5'-0"	NONE
EXISTING EAST SETBACK	-	1'-9"	EXISTING 1'-9"	NONE
EXISTING WEST SETBACK	-	2'-2"	EXISTING 2'-2"	NONE
EXISTING NORTH SETBACK	-	8'-0"	EXISTING 8'-0"	NONE
ADDITION EAST SETBACK	6'-6"	-	6'-6"	NONE
ADDITION WEST SETBACK	6'-6"	-	6'-6"	NONE
ADDITION SOUTH SETBACK	20'-0"	-	22'-0"	NONE
ADDITION NORTH SETBACK	5'-0"	-	6'-0"	NONE
FLOOR AREA RATIO	1.0 MAX (5,305 SQ FT)	0.18 (934 SQ FT)	43% (2,302 SQ FT)	NONE
BUILDING COVERAGE	50% MAX (2,653 SQ FT)	30% (1,582 SQ FT)	57% (3,012 SQ FT)	7% (359 SQ FT)
IMPERVIOUS SURFACE	60% MAX (3,183 SQ FT)	32% (1,683 SQ FT)	68% (3,622 SQ FT)	8% (439 SQ FT)
OPEN SPACE LANDSCAPING	35% MIN (1,857 SQ FT)	68% (3,622 SQ FT)	31% (1,636 SQ FT)	4% (221 SQ FT)
<b>FLOOR AREA</b>				
FIRST FLOOR		934 SQ FT	2,302 SQ FT	
FLOOR AREA TOTAL		934 SQ FT	2,302 SQ FT	



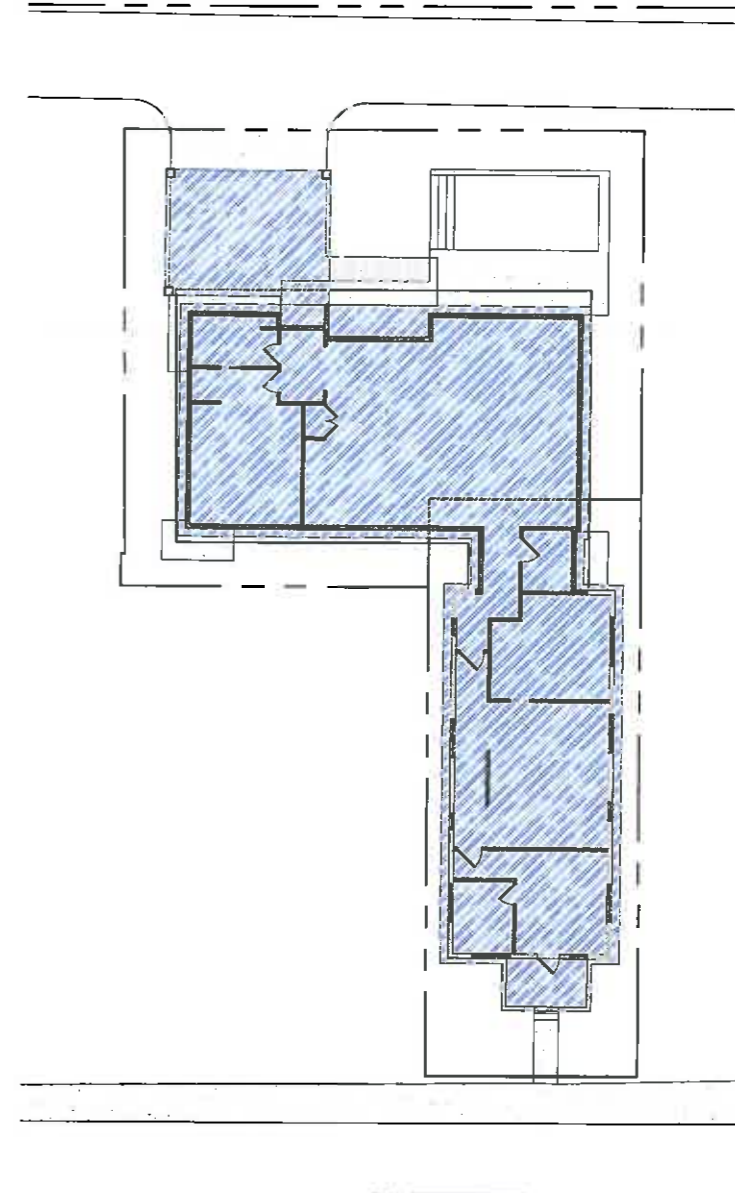
**Impervious Surface**  
3,622 Square Feet (68%)

**03 Impervious Surface Plan**  
3/32" = 1'-0"



**Open Space**  
1,636 Square Feet (31%)

**02 Open Space Plan**  
3/32" = 1'-0"



**Building Coverage**  
3,012 Square Feet (57%)

**01 Building Coverage Plan**  
3/32" = 1'-0"

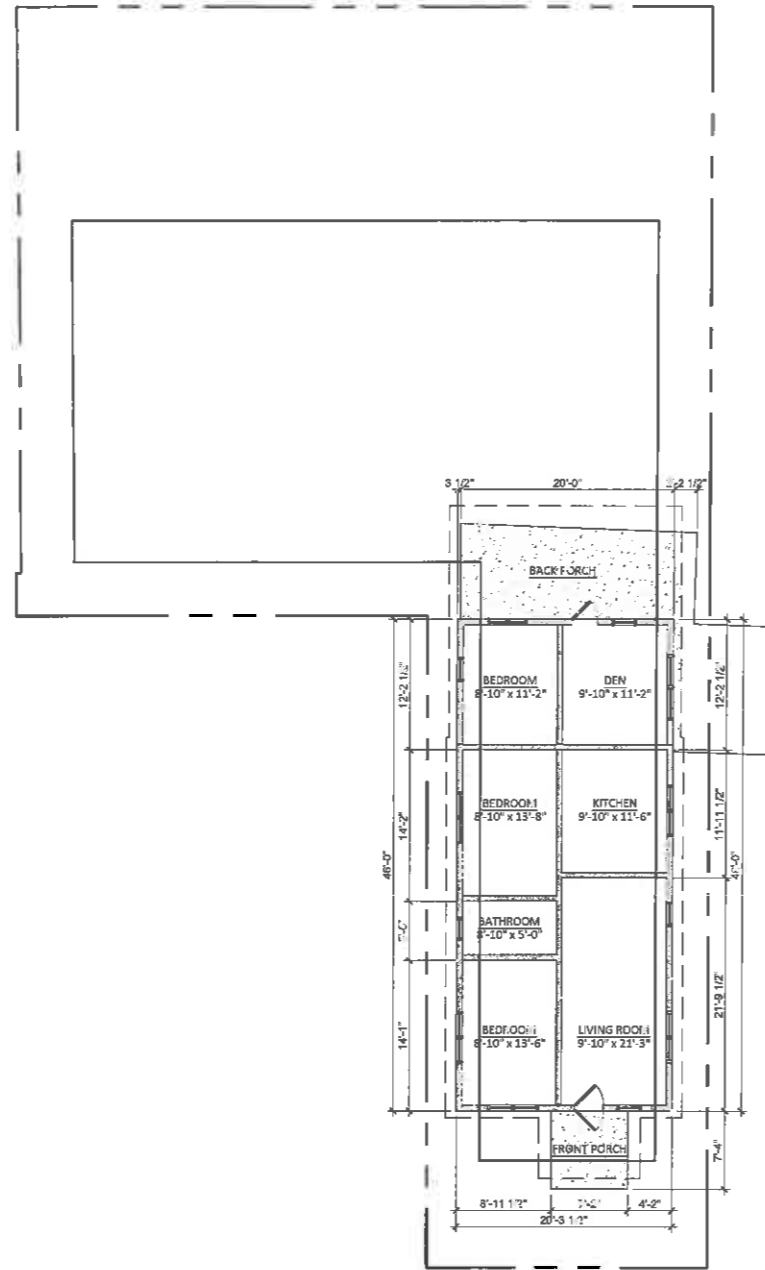


820 Olvia

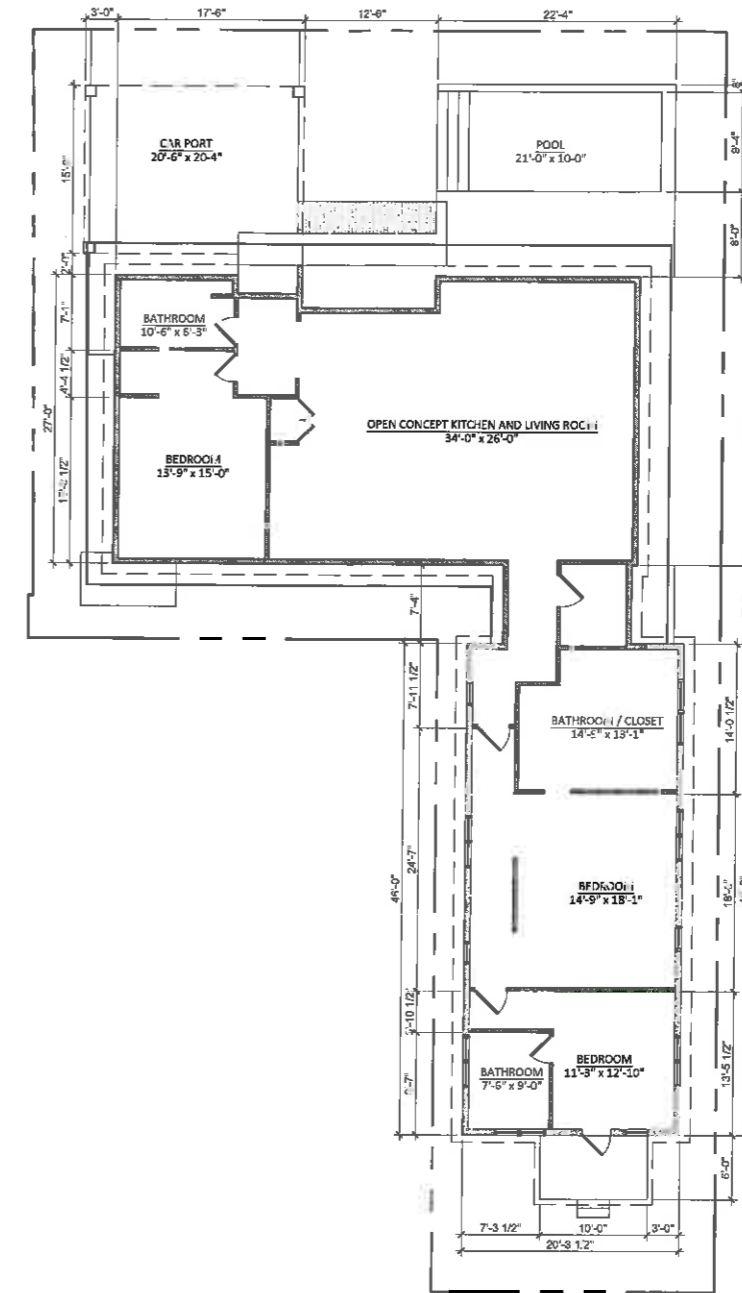
SITE COVERAGE  
KEY PLANS

M.B. Ingram  
Dec 4, 2015

**A12**



02 Existing First Floor Plan  
1/8" = 1'-0"



01 Proposed First Floor Plan  
1/8" = 1'-0"

*top 1/16/16*  
*CS 1/16/16*

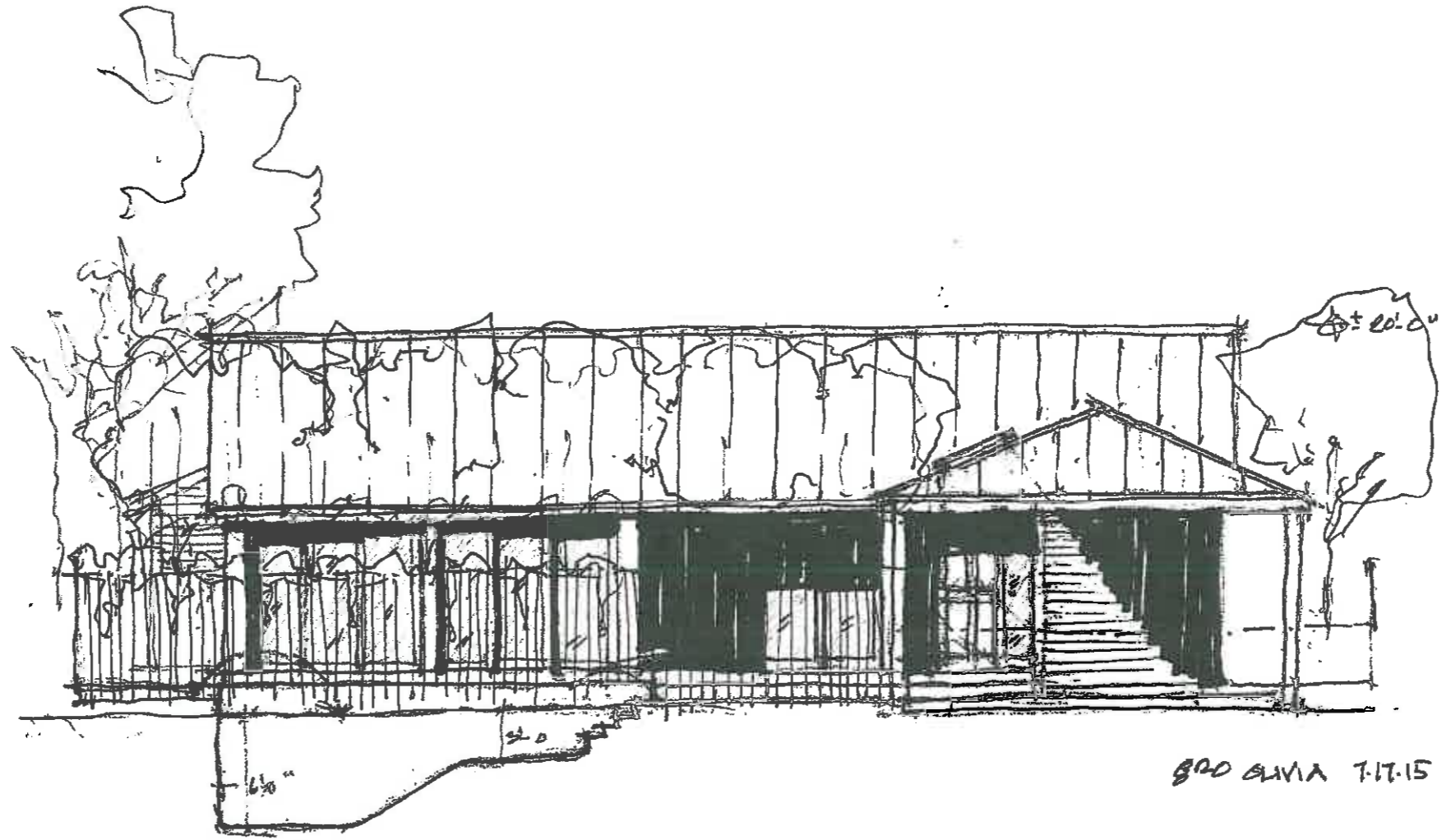
820 Olivia  
EXISTING &  
PROPOSED  
FLOOR PLANS  
M.B. Ingram  
Dec. 4, 2015

A2.1



820 QUINA T-17-15

T. 1/14/16  
J. 1/16/16

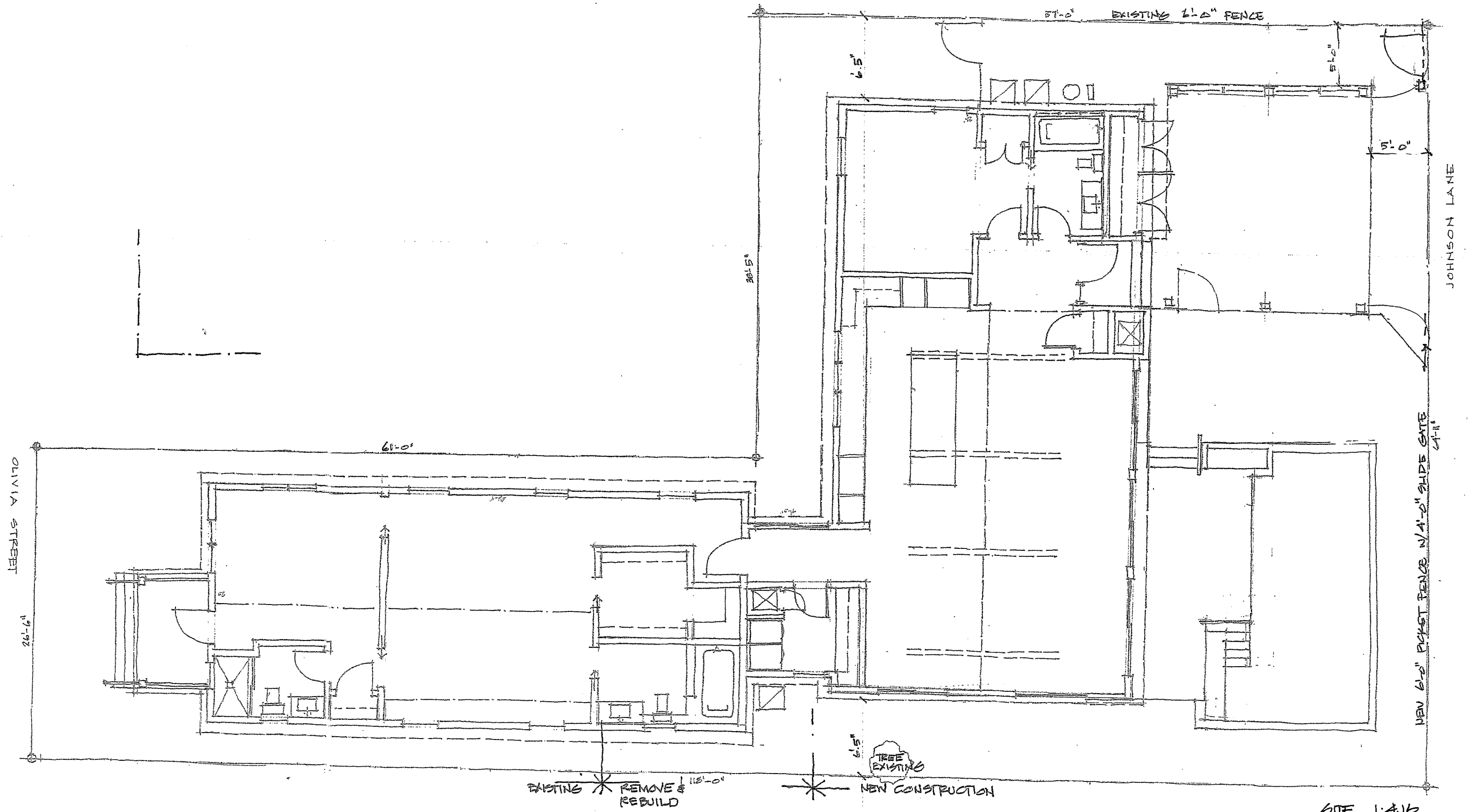


800 ANVA 7.17.15

top 1/16/16  
chr 1/6/16

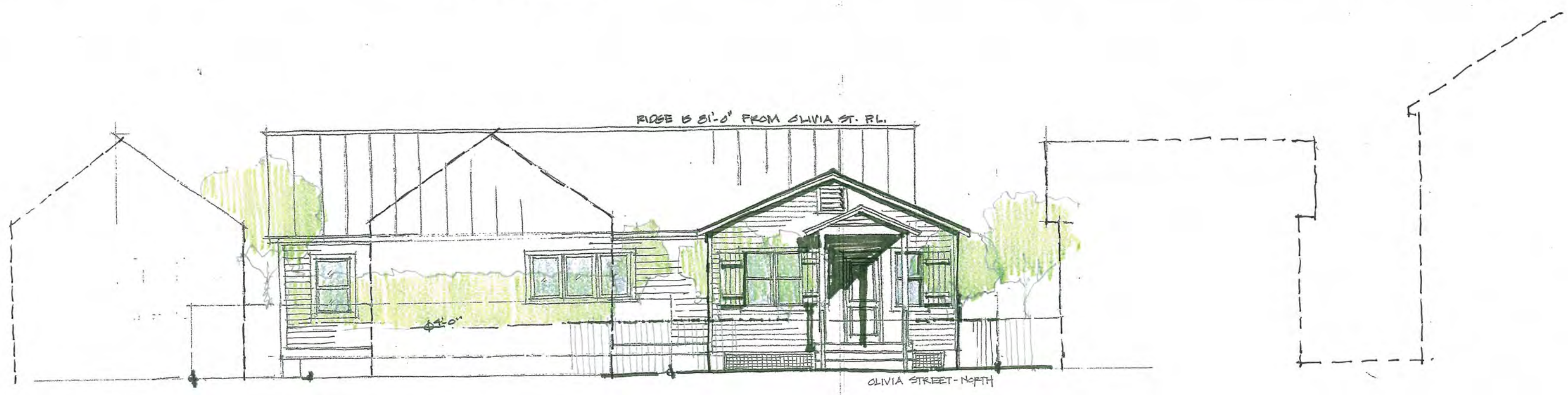
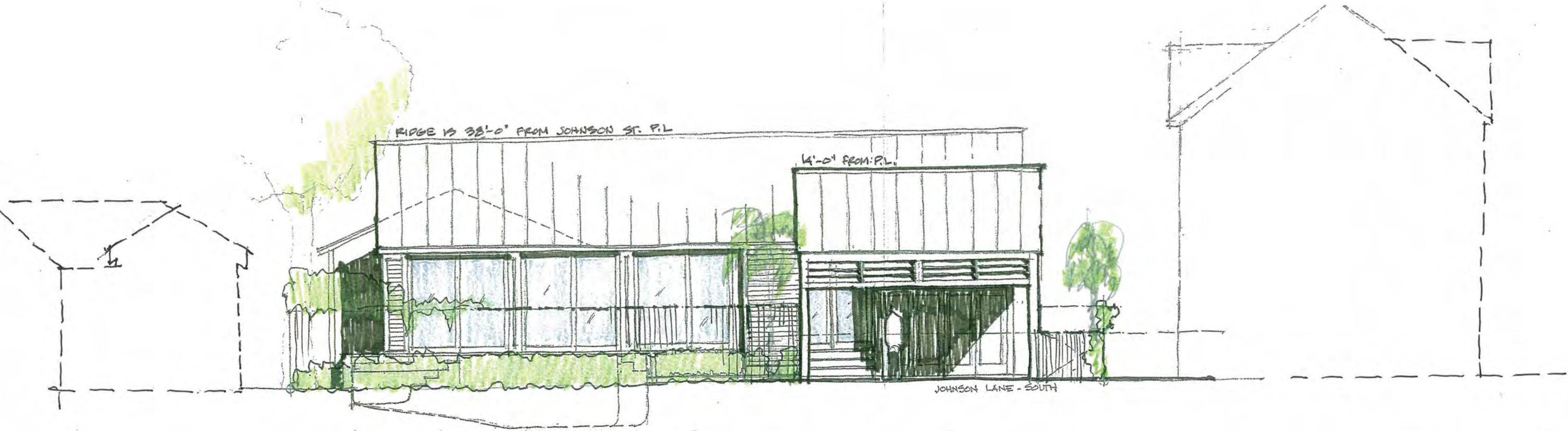


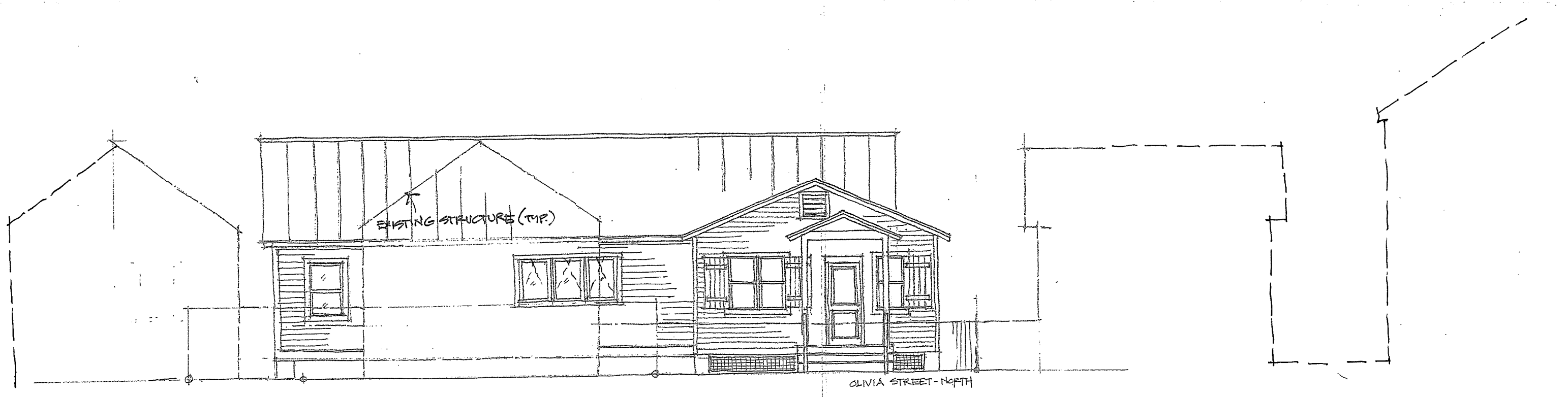
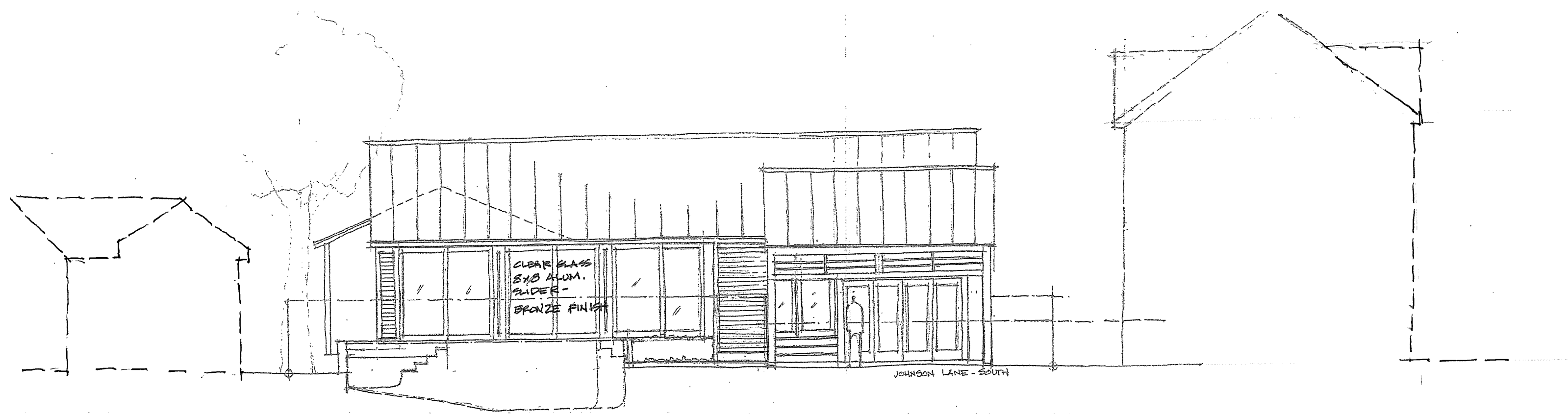
# PROPOSED DESIGN

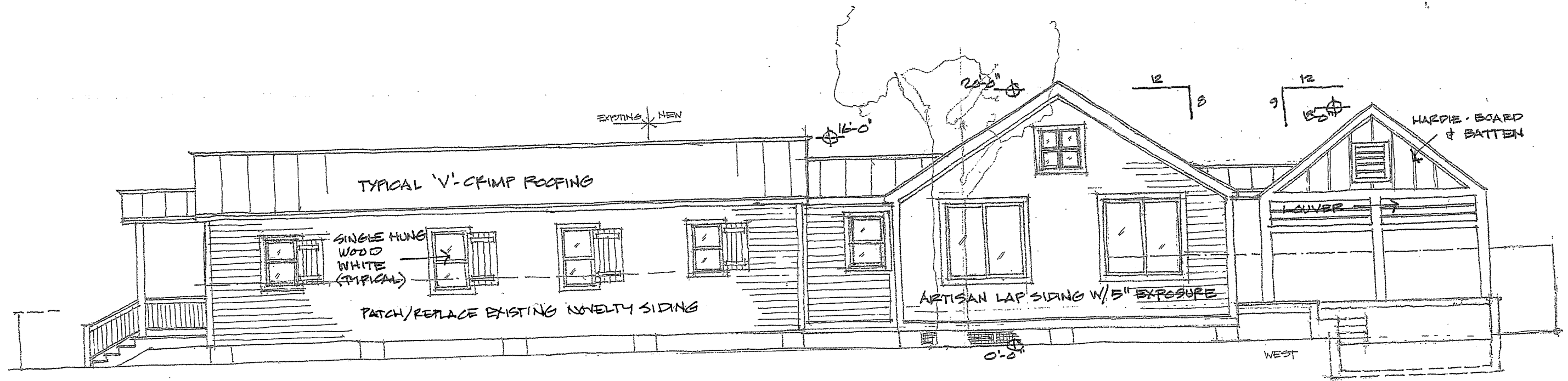
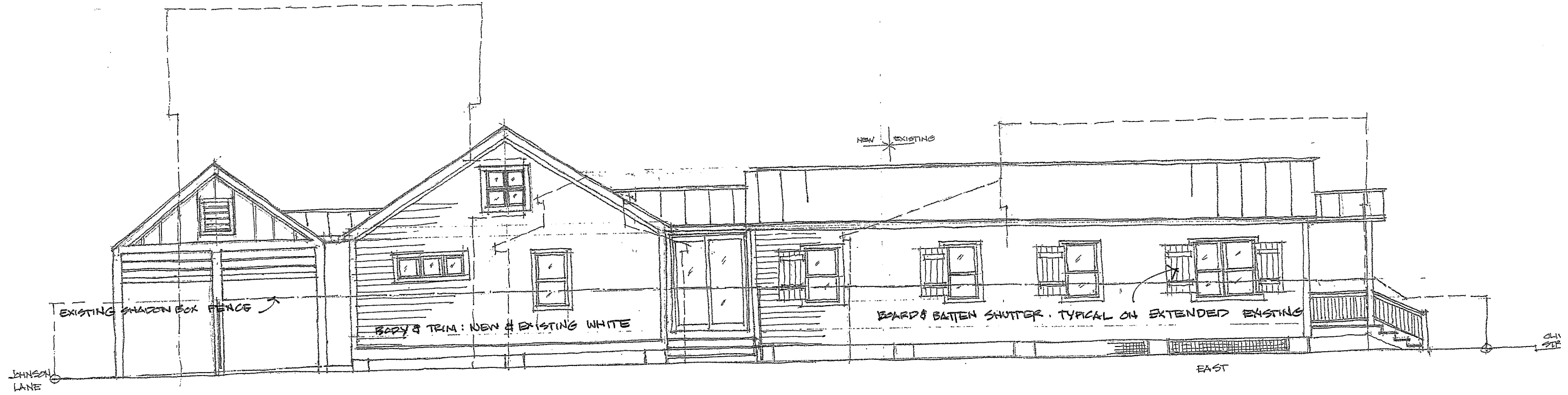


EXISTING \* REMOVE & REBUILD \* NEW CONSTRUCTION

A.1 SITE 1.4.16  
 SINGLE LEVEL FLOOR PLAN  
 820 OLIVIA STREET

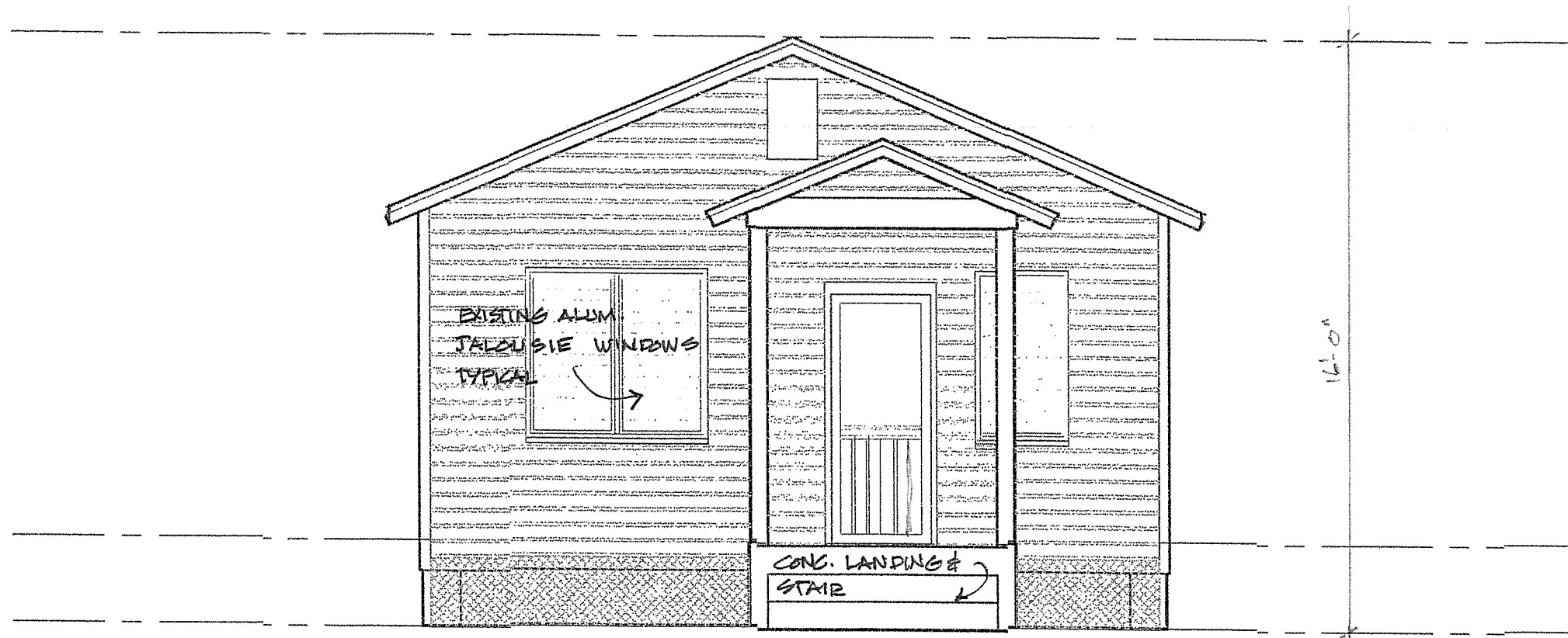






A.3 ELEVATIONS  
 820 OLIVIA STREET  
 1.4.16

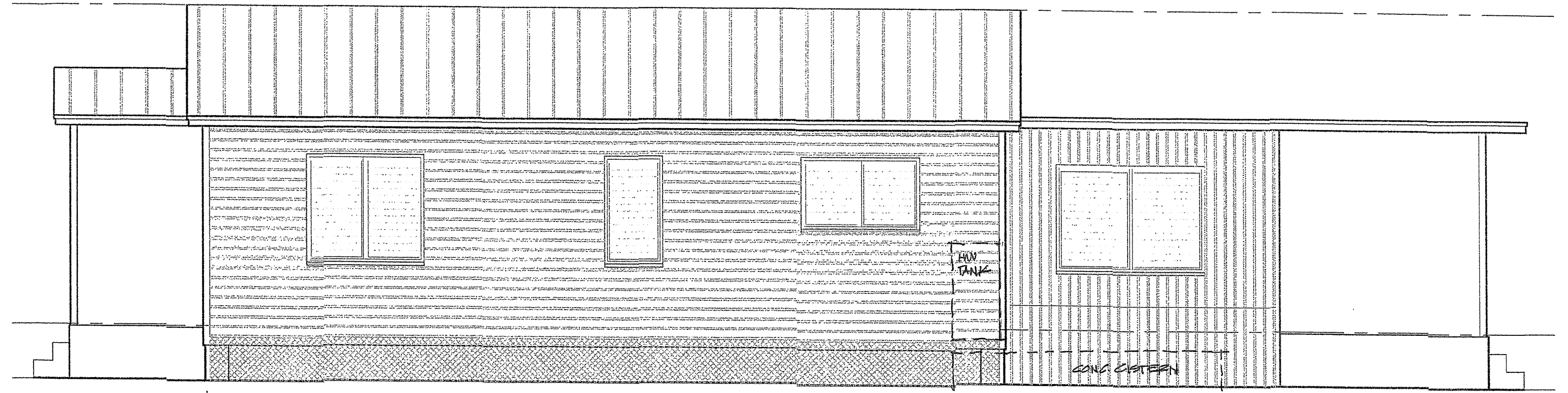




CONG. LANDING &  
STAIR

820 OLIVIA STREET - NORTH  
EXISTING - OLIVIA STREET

1.4.16



34'-0"

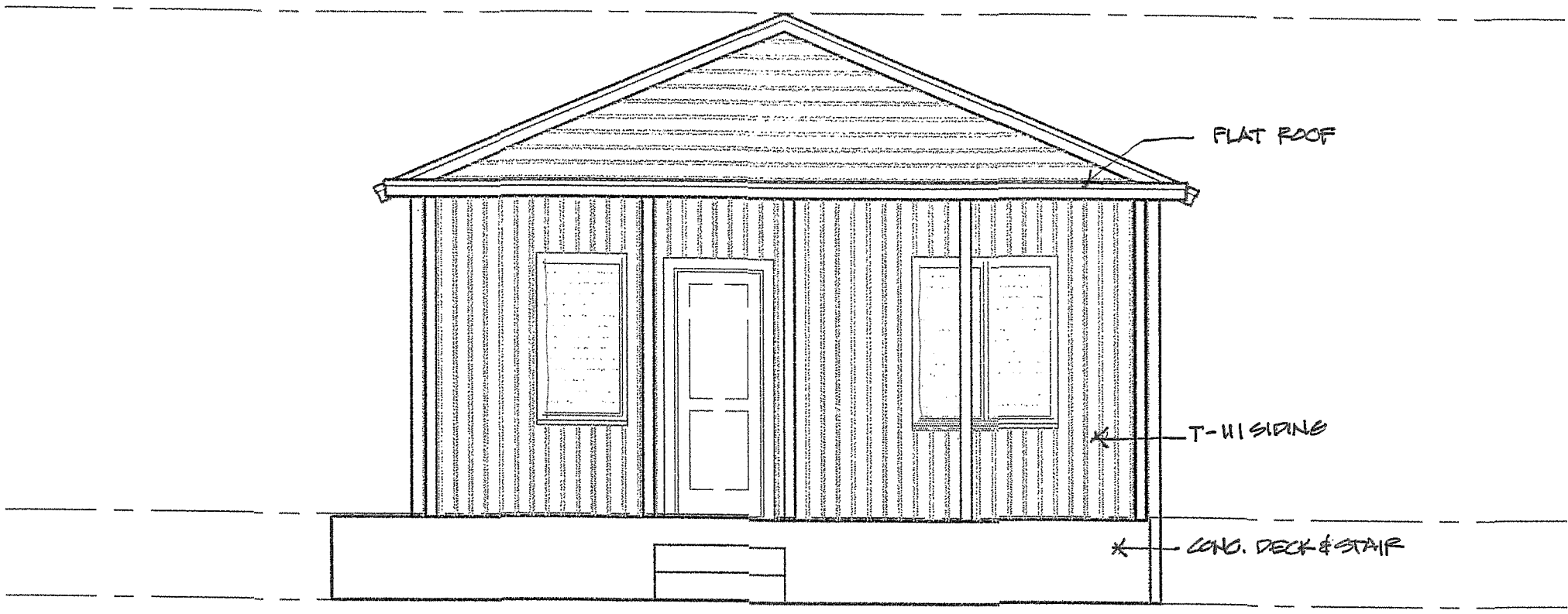
REMAIN REMOVE

20'-6" ±

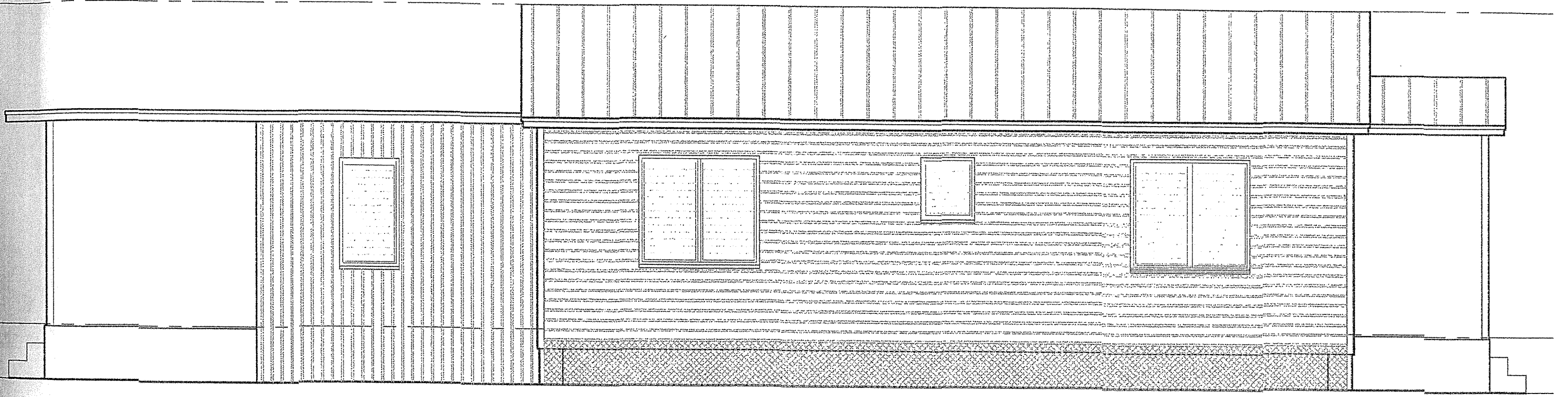
320 OLIVIA STREET - WEST  
EXISTING

1-4-16





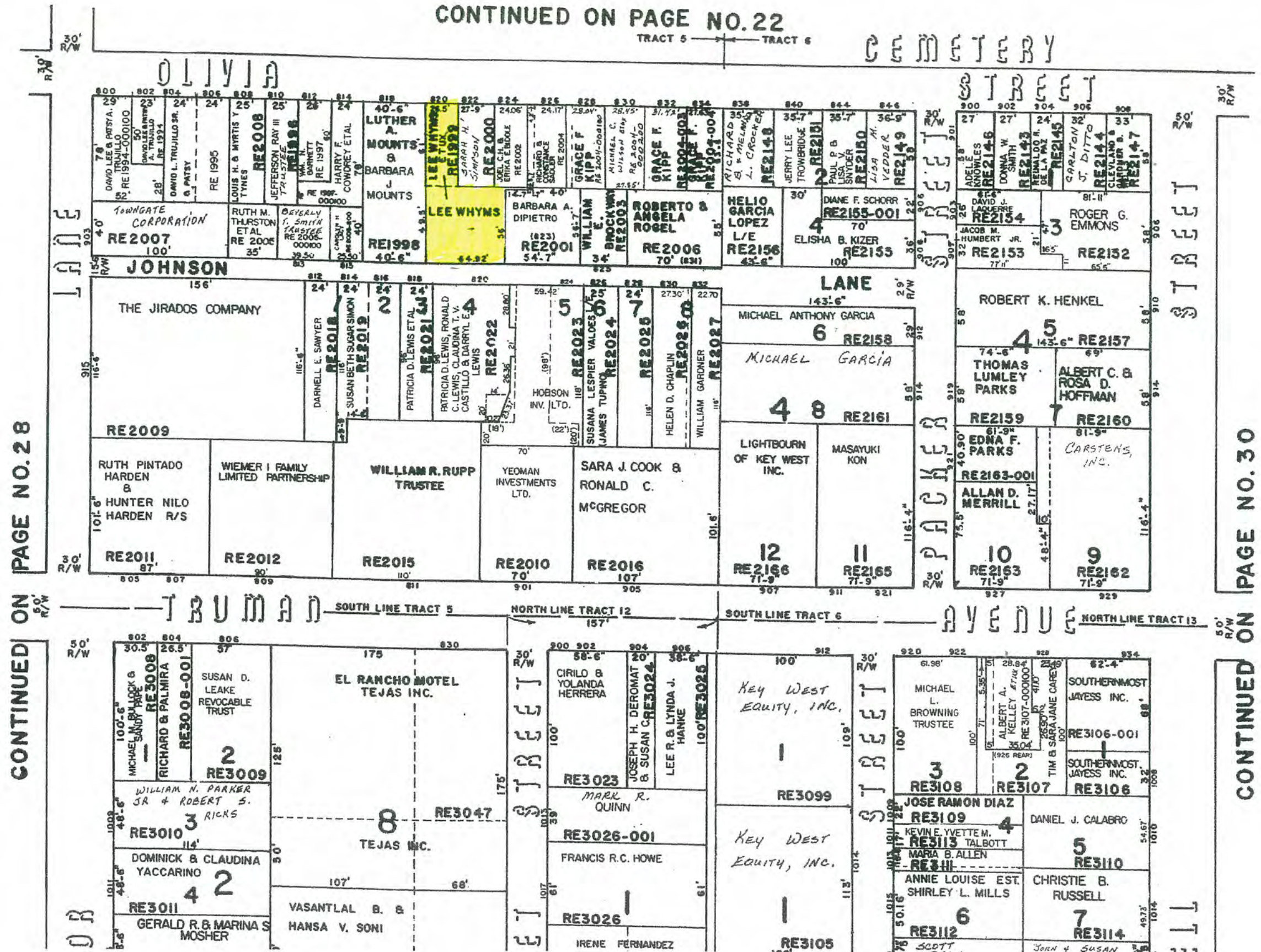
320 OLIVIA STREET - SOUTH  
EXISTING - JOHNSON LANE 1.4.16



BROCLIVIA STREET - EAST  
EXISTING

1.4.16

CONTINUED ON PAGE NO. 22



PAGE NO. 28

CONTINUED ON

PAGE NO. 30

CONTINUED ON

DESIGN  
THAT  
ENDURES

### ARTISAN® LAP CORNER DETAIL OPTIONS

Designed to complement Artisan® Lap, Artisan Corner Details can be configured in three distinct design options.



#### ARTISAN® ACCENT TRIM

Developed as Artisan Exterior Design Premium Solution

Full 1.5" thick Artisan Accent Trim delivers distinctive reveal lines

Finish nail fastening of Artisan Accent Trim provides a flawless finish

Exceeds the demands of traditional building designs



#### MITERED CORNERS

Distinctively deep shadow lines for premium aesthetics

True craftsman style and sophistication sets the premium standard

Exclusive to Artisan® Lap



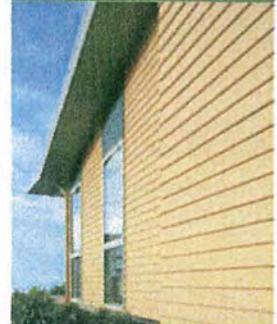
#### METAL CORNERS

Corners accentuate shadow lines and define the thickness of the lap

Easily installed after the Artisan Lap is hung

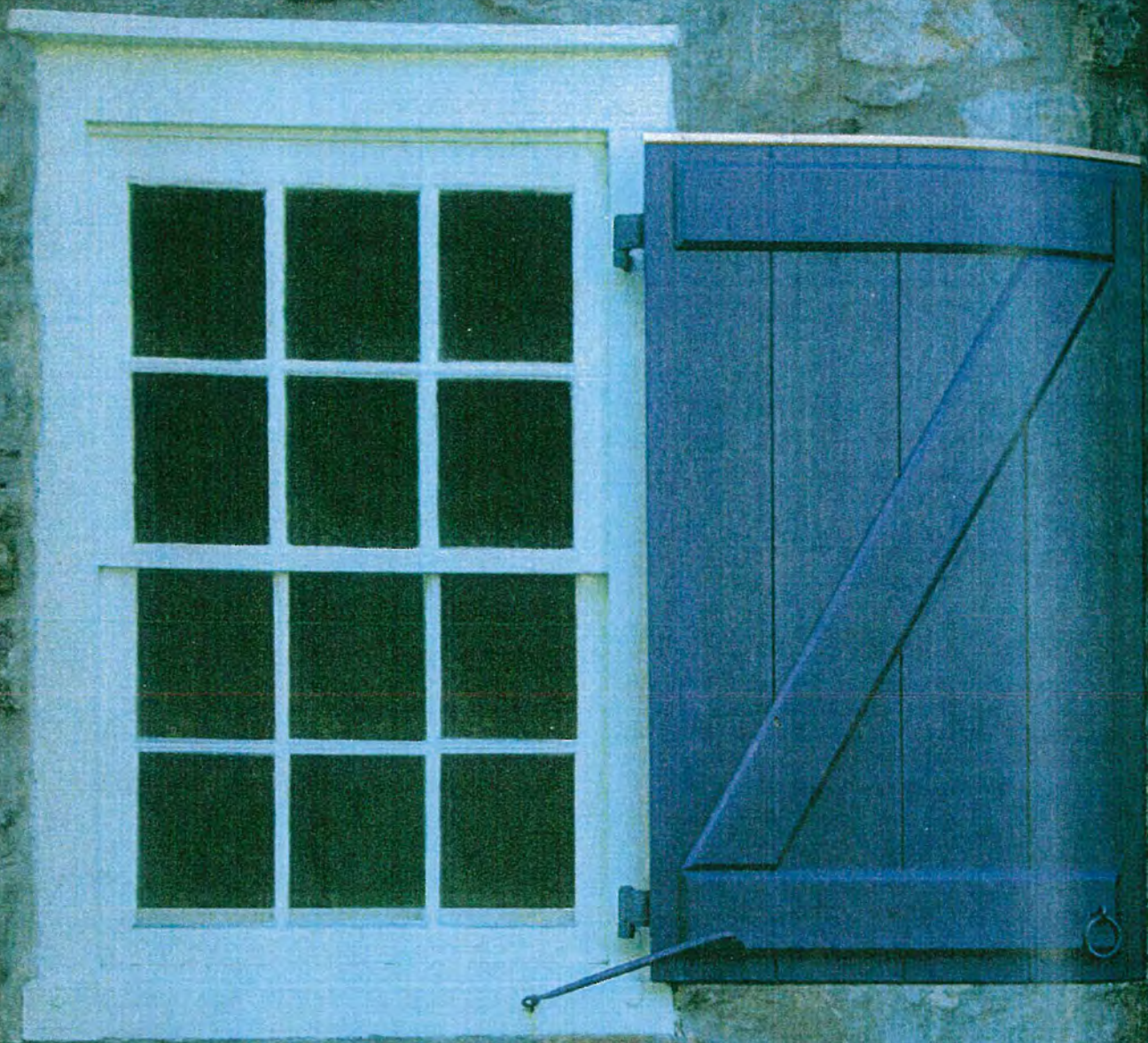
Offers design flexibility; comes ready to paint

Manufactured exclusively by Simplicity Tool ([www.simplicitytool.com](http://www.simplicitytool.com)) in both textured or smooth finishes and reveals to match Artisan Lap



STEP 2  
PICK YOUR STYLE

# BOARD & BATTEN



Known as the original shutters, Board and Battens were traditionally used on barns and outbuildings. With their historic charm and simple style they are gaining in popularity with their sense of subtle simplicity.

Not as simple as they seem, Board & Batten shutters are given a pep and style with beaded details as seen on historic brownstones and row homes, or in the 3" or 5" Open style commonly found on historic Tudor homes. Substantial and heartfelt, Board & Batten are shutters that deeply satisfy the craving for authenticity. These are just a few of our available shutter styles. View our full selection at

[www.timberlane.com/bb](http://www.timberlane.com/bb)



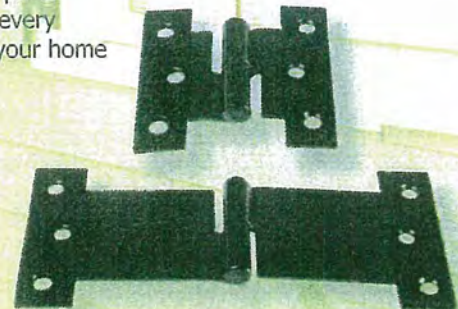
Shutter Style: BBBD



Shutter style: BBO



**Shutter Hinges:**  
available in several  
different lengths  
and offsets, we have  
a hinge and pintel  
solution for every  
window on your home



Shutter style: BBP1

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ADDITION TO REAR OF CONTRIBUTING HOUSE AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC ADDITION AND SHED.**

**FOR- #820 OLIVIA STREET**

**Applicant – Michael Ingram, Architect**

**Application #H16-01-0001**

**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**

**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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 26, 2016 at Old City Hall, 513 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for

**NEW ADDITION TO REAR OF CONTRIBUTING HOUSE AND SITE IMPROVEMENTS, DEMOLITION OF NON-HISTORIC ADDITION AND SHED.**

**FOR: #820 OLIVIA STREET**

**Applicant - Michael Ingram, Architect**

**Application #016-01-0001**

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 305-899-3973 or visit our website at [www.cityofkeywest.com](http://www.cityofkeywest.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL 30 DAYS AFTER THE HEARING.**

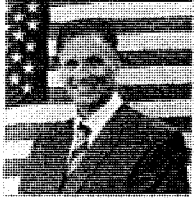
**ADA NOTICE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TDD number at 305-899-3973 or 800-899-6776 (toll-free) or the ADA Coordinator at 305-899-3974 or Email [ada@cityofkeywest.com](mailto:ada@cityofkeywest.com) for assistance for sign language interpretation, auxiliary listening devices, or materials in accessible format.



820

Public Notice

# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -  
Maps are now launching the new map application version.**

**Alternate Key: 1020699 Parcel ID: 00019990-000000**

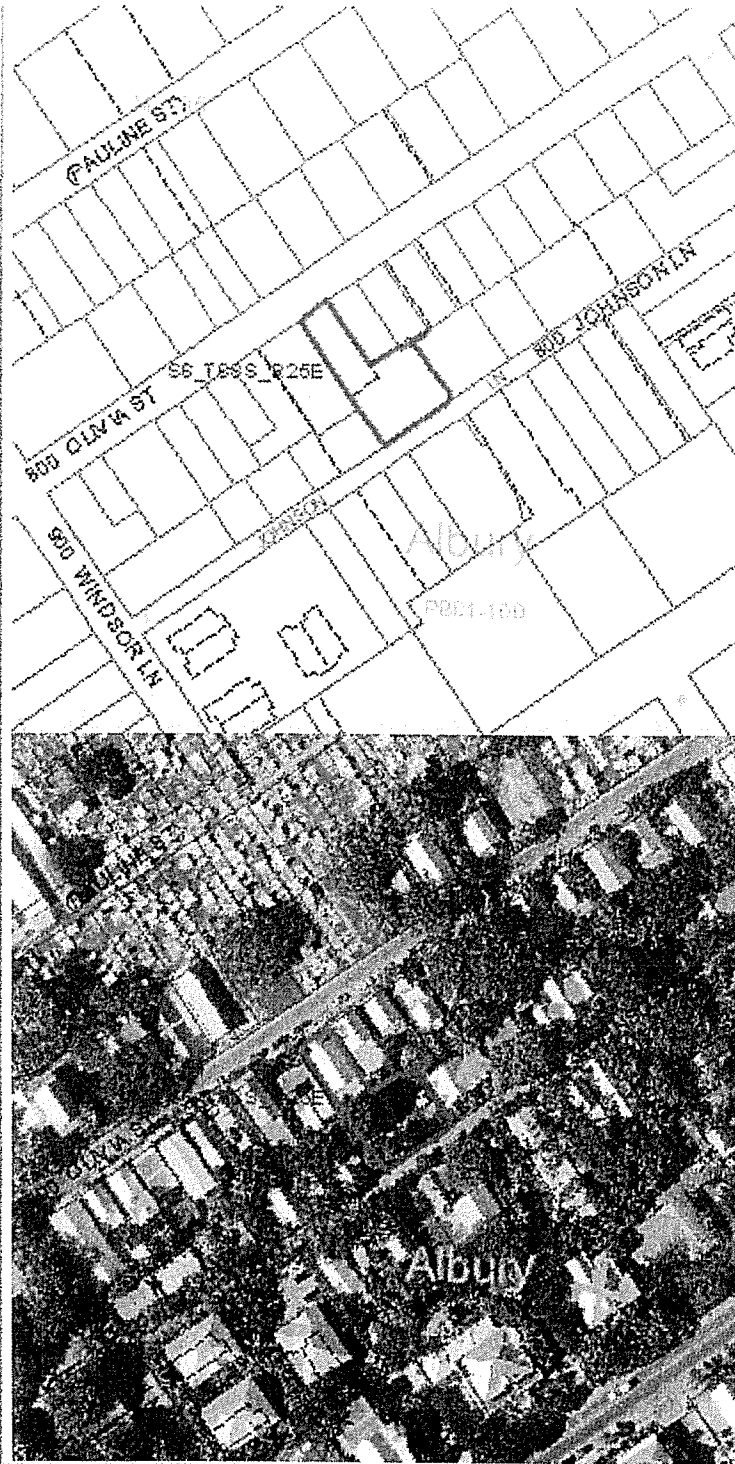
**Ownership Details**

**Mailing Address:**  
HARRIS GERALD L AND LAURA A  
23 PLAYER OAKS PL  
SPRING, TX 77382-2100

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-66-25  
**Property Location:** 820 OLIVIA ST KEY WEST  
**Legal Description:** KW/PT OF TR 5 OR332-325/326 OR454-28/29 OR628-378 OR652-483 OR676-803 OR2695-2257D/C OR2700-239LET/ADM OR2703-1187/89ORD OR2749-1754/57

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			5,307.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 920  
 Year Built: 1943

# Building 1 Details

Building Type R1  
 Effective Age 32  
 Year Built 1943  
 Functional Obs 0

Condition A  
 Perimeter 132  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 35  
 Grnd Floor Area 920

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

Roof Type GABLE/HIP  
 Heat 1 NONE  
 Heat Src 1 NONE

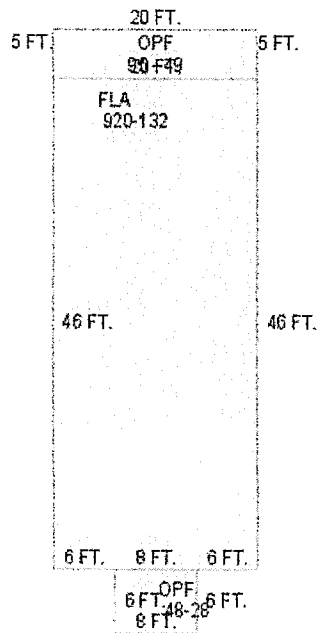
Roof Cover METAL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation WD CONC PADS  
 Bedrooms 1

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
0	<u>OPF</u>		1	1942				95
1	<u>FLA</u>	12: ABOVE AVERAGE WOOD	1	1942	N N	0.00	0.00	920
2	<u>OPF</u>		1	1942	N N	0.00	0.00	48

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	266 SF	19	14	1949	1950	2	50
2	FN2:FENCES	84 SF	0	0	1974	1975	2	30

## Appraiser Notes

PROPERTY OWNERS GAVE TO NEIGHBORS A VERY SMALL STRIP OF LAND PER OR2051-1679/1680Q/C. THAT DECREASED THE LAND SIZE OF THIS PARCEL FOR THE 2005 TAX ROLL.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 05-3142	07/28/2005	11/16/2005	2,400	Residential	M/B RUBBER ROLL ROOFING 4SQS
2 07-3133	07/02/2007	07/11/2007	7,000	Residential	INSTALL 9 SQS OF V-CRIMP METAL ROOFING

## 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
2015	81,261	1,943	512,401	595,605	595,605	0	595,605
2014	76,868	1,767	511,416	590,051	193,904	25,500	168,404
2013	76,868	1,767	442,682	521,317	191,038	25,500	165,538
2012	78,051	1,767	341,720	421,538	187,845	25,500	162,345
2011	78,051	1,851	326,393	406,295	182,374	25,500	156,874
2010	79,233	1,851	409,642	490,726	179,679	25,500	154,179
2009	88,369	1,851	622,656	712,876	174,955	25,500	149,455
2008	80,335	1,851	842,062	924,248	174,780	25,000	149,780
2007	125,566	1,842	1,060,150	1,187,558	169,689	25,000	144,689
2006	227,872	1,842	489,184	718,898	164,522	25,000	139,522
2005	116,548	1,842	520,988	639,378	159,730	25,000	134,730
2004	137,927	1,842	364,140	503,909	155,078	25,000	130,078
2003	109,715	1,842	212,415	323,972	152,187	25,000	127,187
2002	143,996	1,842	132,304	278,142	148,621	25,000	123,621
2001	123,051	1,842	132,304	257,197	146,281	25,000	121,281
2000	96,289	2,955	103,173	202,417	142,021	25,000	117,021
1999	67,436	2,484	103,173	173,093	138,288	25,000	113,288
1998	62,599	2,306	103,173	168,077	136,111	25,000	111,111
1997	56,908	2,096	91,035	150,039	133,836	25,000	108,836
1996	38,413	1,415	91,035	130,863	129,938	25,000	104,938
1995	34,998	1,232	91,035	127,266	126,769	25,000	101,769

1994	31,299	1,102	91,035	123,437	123,437	25,000	98,437
1993	31,346	0	91,035	122,381	122,381	25,000	97,381
1992	31,346	0	91,035	122,381	122,381	25,000	97,381
1991	31,346	0	91,035	122,381	122,381	25,000	97,381
1990	19,714	0	65,242	84,956	84,956	25,000	59,956
1989	16,293	0	63,725	80,018	80,018	25,000	55,018
1988	14,208	0	50,069	64,277	64,277	25,000	39,277
1987	14,024	0	32,773	46,797	46,797	25,000	21,797
1986	14,102	0	32,773	46,875	46,875	25,000	21,875
1985	13,651	0	18,018	31,669	31,669	25,000	6,669
1984	12,711	0	6,318	19,029	19,029	19,029	0
1983	12,711	0	6,318	19,029	19,029	19,029	0
1982	12,978	0	5,651	18,629	18,629	18,629	0

## 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
6/23/2015	2749 / 1754	850,000	WD	37
9/12/2014	2703 / 1187	0	ORDER	11
2/1/1970	652 / 483	8,500	00	Q

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