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**Historic Architectural Review Commission  
Staff Report for Item 19**

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

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** June 27, 2017

**Applicant:** Michael Ingram

**Application Number:** H17-03-0024

**Address:** #726 ½ Olivia Street

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**Description of Work:**

New accessory structure. New footings.

**Site Facts:**

Located at the front of the interior lot at 726 ½ Olivia Street, the one-story structure was recommended in the 2011 Survey (that was not adopted) to be listed as contributing, stating that the building was constructed in 1938. The 1948 and 1962 Sanborn maps do not show any structures in that location on the property. In 1926, there was a small structure with a front porch, but that structure is no longer standing. The current footprint of the building does not match the house that was in the 1926 Sanborn map. The structure that is there does appear in a c.1965 photograph, which makes it historic. The structure appears to have been altered over time with little historic fabric left.

In 2013, a new main structure was built on the property behind the structure that is under review.

**Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 1, 2, 5, 6, 9, and 10.

Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 11, 12, 13, 14, 18, 22, 23, 24, and 25.

Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, 9, 10, and 11.

### **Staff Analysis**

This Certificate of Appropriateness proposes a new accessory located in the front of an interior lot. The rest of lot contains a building constructed in 2013. There currently is a small, one-story structure where the proposed building is located. That structure has been altered over the years. The new structure will be 17 feet, 6 inches, slightly taller than the existing structure, which is 16 feet tall. It will have a similar footprint to the existing structure, but will comply with land development regulations in regards to setbacks. The structure will have aluminum, 4/4 windows with wood shutters, v-crimp roofing, and hardiboard siding.

### **Consistency with Guidelines**

1. While technically proposed in the front yard (which is inconsistent with the guidelines), this property already had a structure in the front yard.
2. The proposed massing and scale of the new structure is not out of character with the surrounding structures. It will not have an adverse impact on the surrounding historic context and neighborhood.

It is staff's opinion that the proposed design is consistent with the guidelines for new construction and accessory structures.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040  
Phone: 305.809.3956  
BLDG@CITYOFKEYWEST-FL.GOV

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

ADDRESS OF PROPOSED PROJECT:	726.5 OLIVIA STREET		# OF UNITS
RE # OR ALTERNATE KEY:	00020590-000000		
NAME ON DEED:	DEBRA & WAYNE LARSEN	PHONE NUMBER	414.418.7415
OWNER'S MAILING ADDRESS:	726.5 OLIVIA STREET		EMAIL
	KEY WEST, FL. 33040		
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:	504 ANGELO STREET		EMAIL
	KEY WEST, FL 33040		MBINGRAMARCHITECT@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: \$

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.) RENOVATION & NEW CONSTRUCTION OF 600 SF.

ACCESSORY UNIT THAT PREEXISTED NEWER CONSTRUCTION. UNIT HAS PREVIOUSLY BEEN DEFINED AS NON-CONTRIBUTING. EXTENSIVE TERMITE DAMAGE THROUGH FLOORS, WALLS & ROOF STRUCTURE REQUIRES REMOVAL & REPLACEMENT IN-KIND PART OF CARELTON'S COMPOUND W/O DIRECT STREET FRONTAGE

Printed name of property owner or licensed contractor. <u>Wayne E. Larsen</u>	Signature. 
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me. <u>4/21/2017</u>	
Personally known or produced <u>FI DL</u> as identification.	

Official Use Only:



**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: (EXISTING TO BE UTILIZED)

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:
NEW CONSTRUCTION		ALUMINUM WINDOWS, HARDIE BOARD
		SIDING, V-CRIMP ROOFING
		WOOD SHUTTERS,

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.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
___ APPROVED    ___ NOT APPROVED    ___ DEFERRED FOR FUTURE CONSIDERATION    ___ 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.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX 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.

INVESTIGATION BY REMOVAL OF PARTS OF EXTERIOR CLADDING, CEILING DROPPINGS, FLOOR FRAMING SHOWS THAT BUILDING (ACCESSORY UNIT) IS COMPROMISE BEYOND REPAIR AT A PRACTICAL LEVEL

**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.

COTTAGE HAS BEEN EXTENSIVELY MODIFIED & RETAINS LITTLE OF THE ORIGINAL FORM.

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

NO HISTORIC EVENT HAS OCCURRED AT THIS LOCATION



- (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.

THERE IS NO RECORD OR MEMORY OF THE PROPERTY AS PART OF CITY, STATE OR NATIONAL OR PERSONAL SIGNIFICANCE

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

NO HISTORIC EVENT HAS OCCURRED AT THIS SITE

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

THERE IS NO ASSOCIATION WITH ANY HERITAGE OF KEY WEST; CULTURALLY, POLITICALLY OR ECONOMICALLY.

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

BUILDING IS OF NO DISTINCTIVE ARCHITECTURAL STYLE.

- (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.

BUILDING IS NOT PART OF PLANNED DEVELOPMENT BUT WAS INCORPORATE THRU DEEDED PLATING AS PART OF PRIVATE AREA KNOWN AS CARLETON'S COMPOUND.

- (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.

STRUCTURE IS SURROUNDED BY HISTORIC STRUCTURES & IS NOT VISIBLE FROM STREET

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

PAST RESEARCH HAS NOT YIELDED ANY HISTORICALLY IMPORTANT INFORMATION.



**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 \_\_\_\_\_

No Reason PARTIAL REPLACEMENT. REMAINING STRUCTURE & SITE COMPLETED IN 2013.

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.

USUAL INTEGRITY OF AREA WILL NOT BE IMPACTED AS STRUCTURE IS NOT ON ANY PUBLIC WAY.

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

RELOCATION WILL IMPROVE SAFETY OF NEIGHBORING STRUCTURES BY CREATING 5' SETBACK FROM PROPERTY LINE. CURRENTLY THERE IS NO SETBACK @ NORTH & WEST PROPERTY LINES.

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.

N.A.

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

N.A.



**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.*

  
PROPERTY OWNER'S SIGNATURE:

4/20/17 Wayne E. Larsen  
DATE AND PRINT NAME:

**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 \_\_\_\_\_

**TWO YEAR EXPIRATION DATE** \_\_\_\_\_

Staff Comments

Prepared by and return to:  
Susan Mary Cardenas  
Attorney at Law  
Stones & Cardenas  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 13-048-Ingram

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 1st day of March, 2013 between **Michael B. Ingram, a single man as to an undivided 2/3 interest and Michael Gallagher, Jr., a married man as to an undivided 1/3 interest** whose post office address is **1001 Whitehead Street, Key West, FL 33040**, grantor, and **Wayne E. Larsen and Debra J. Larsen, husband and wife** whose post office address is **12650 Wrayburn Road, Elm Grove, WI 53122-1453**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

Lots 10 and 11, Carleton's Compound, a resubdivision of Part of Square 2, Tract 5, (Deed Book E, Page 733), Key West, Monroe County, Florida, as recorded in Plat Book 5, Page 58, Monroe County, Florida, Public Records. Also a 1/10 undivided interest in a private driveway or private road as set forth in the Plat of Carleton's Compound, as recorded in Plat Book 5, Page 58, Monroe County, Florida, Public Records. Reference is made hereto to a Warranty Deed from Anna S. Carleton, a widow, said Warranty Deed dated 5/5/1975, recorded 5/5/1975 in Official Records Book 612, Page 603, in the Office of the Clerk of the Circuit Court, Monroe County, Florida, And Better Described as: Lots 10 and 11 and an undivided 1/10 interest in the Private Roadway set forth on the Plat of Carleton's Compound, a subdivision according to the Plat thereof, recorded in Plat Book 5, Page 58 of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00020590-000000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Adele V. Stonas  
Witness Name: Adele V. Stonas

Cindy Sawyer  
Witness Name: Cindy Sawyer

Adele V. Stonas  
Witness Name: Adele V. Stonas

Cindy Sawyer  
Witness Name: Cindy Sawyer

Michael B. Ingram (Seal)  
Michael B. Ingram

Michael Gallagher, Jr. (Seal)  
Michael Gallagher, Jr.

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 1st day of March, 2013 by Michael B. Ingram and Michael Gallagher, Jr., who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



Cindy Sawyer  
Notary Public

Printed Name: Cindy Sawyer

My Commission Expires: \_\_\_\_\_



**City of Key West  
Planning Department**



**Verification Form**


*(Where Authorized Representative is an individual)*

I, MICHAEL B. INGRAM, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

726.5 OLIVIA STREET

*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Authorized Representative*

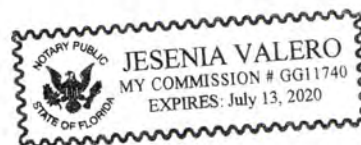
Subscribed and sworn to (or affirmed) before me on this 24<sup>th</sup> Day of May 2017 by  
*date*

Michael Ingram  
*Name of Authorized Representative*

He/She is personally known to me or has presented PI DL as identification.

  
*Notary's Signature and Seal*

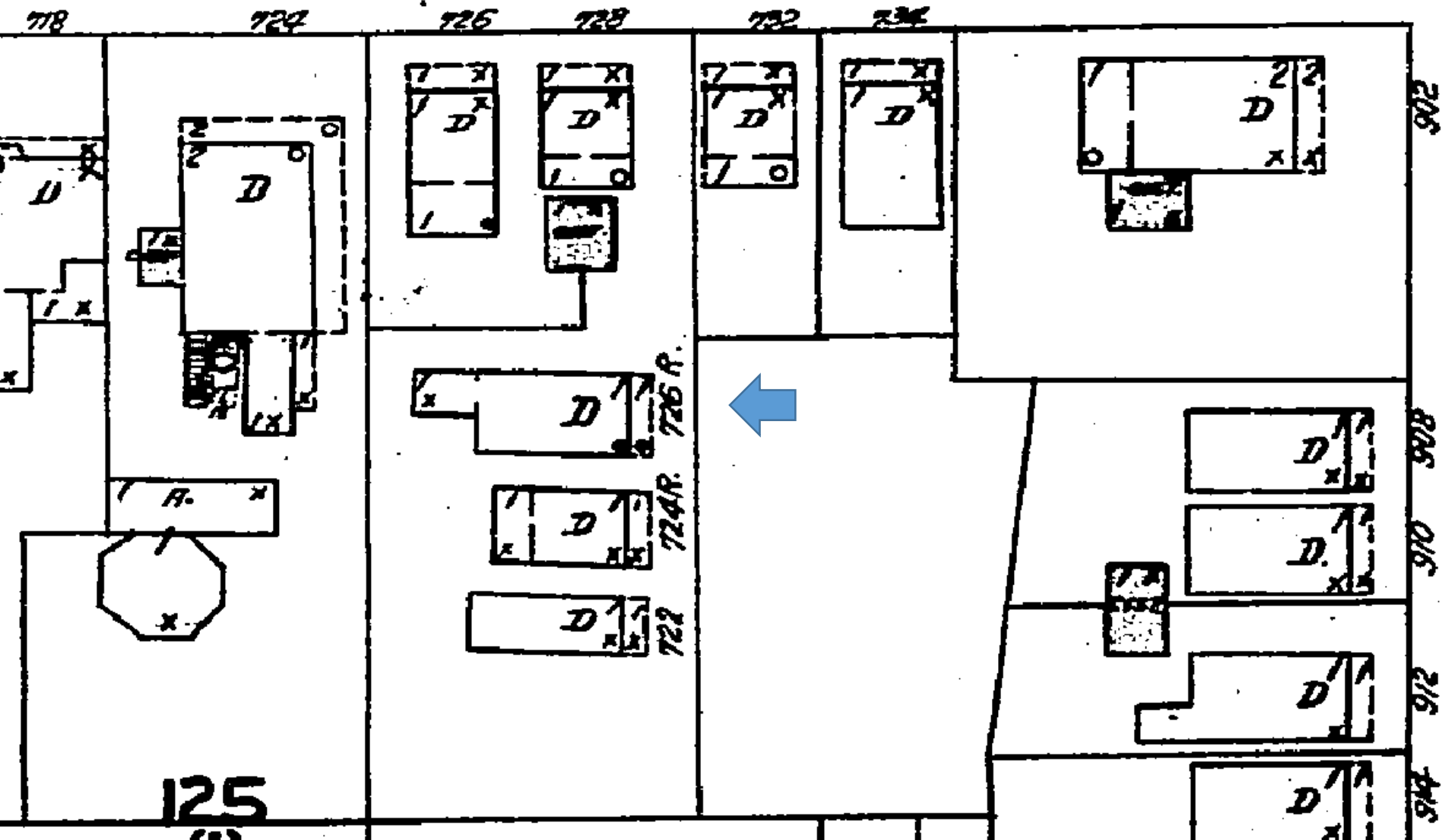
Jesenia Valero  
*Name of Acknowledger typed, printed or stamped*



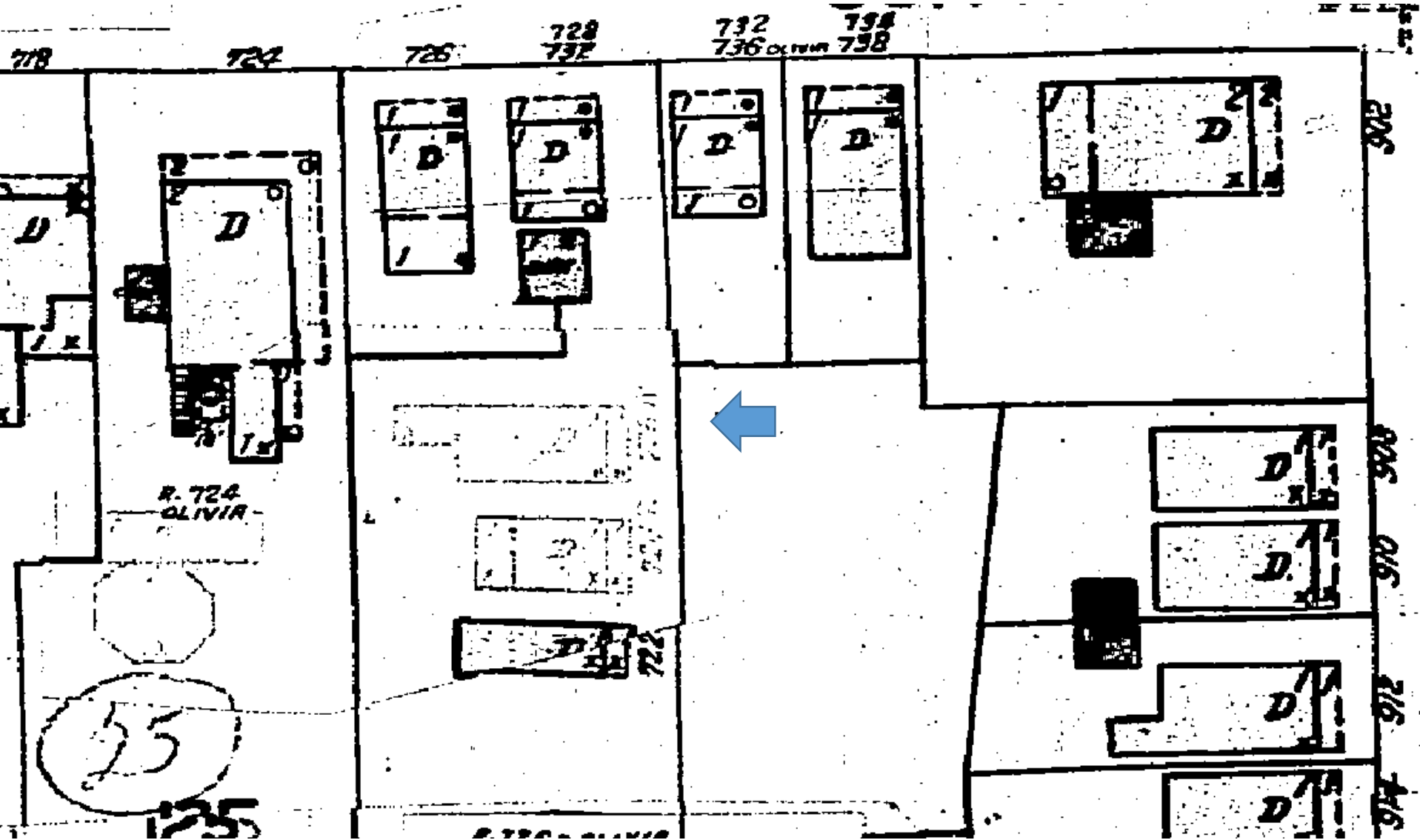
GG11740  
*Commission Number, if any*

# SANBORN MAPS

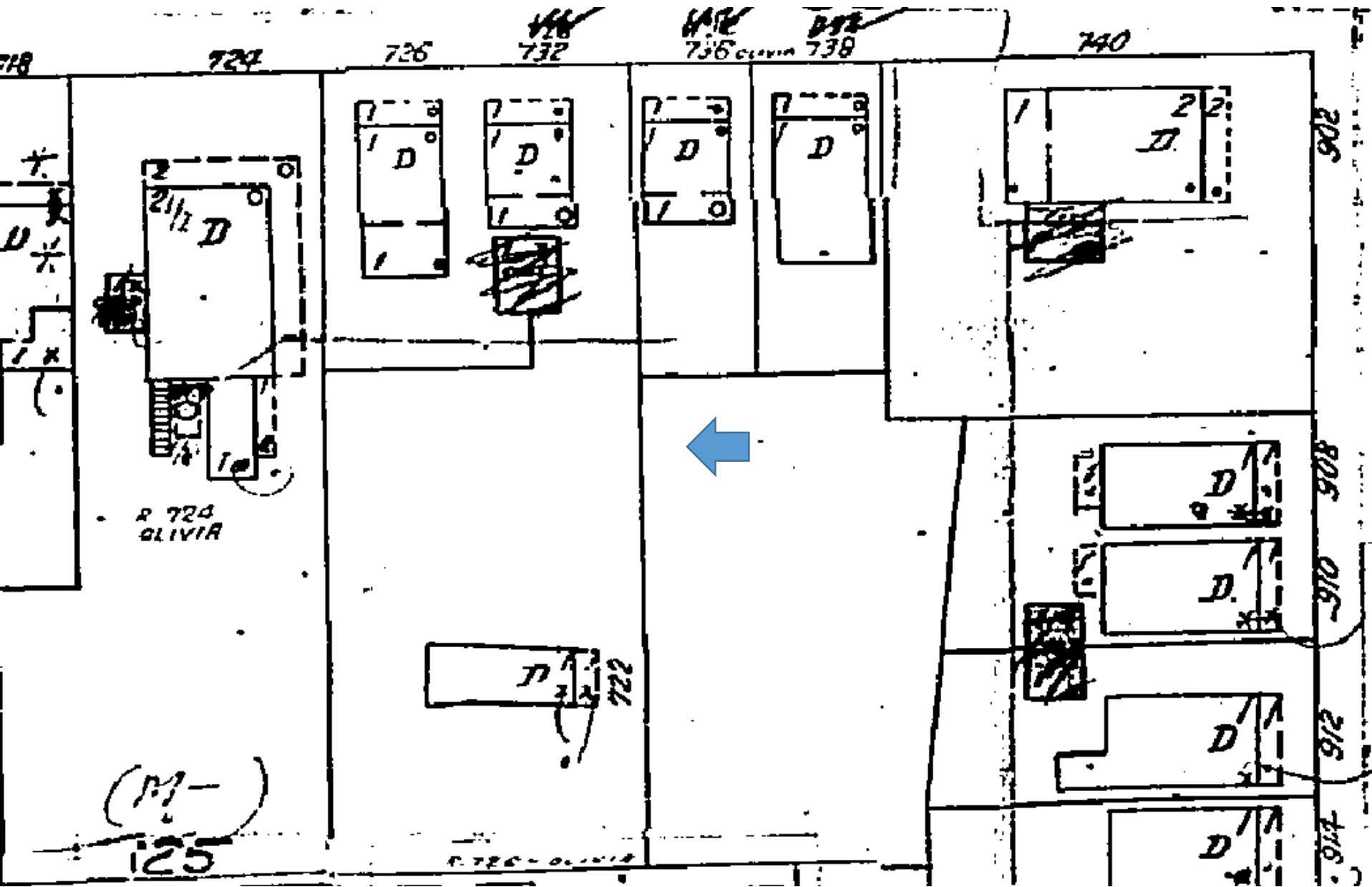




1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.









726.5

738

908

EPZ 864

HLD HAZ





726 1/2 Olivia Cottage



726 1/2 Olivia Cottage





Existing structure on property line –North side



Existing structure on property line –West side





726 1/2 Olivia Cottage from parking area







Rear of 725 Truman – Key Lime Inn



Rear of 912 and 914 Windsor Lane





Rear of 908 Windsor Lane



Rear of 908 and 906 Windsor Lane





Rear of 732, 736 and 738 Olivia



Access drive facing towards Olivia Street





Access drive from Olivia



738 Olivia





736 Olivia Street



Side of 902 Windsor Lane

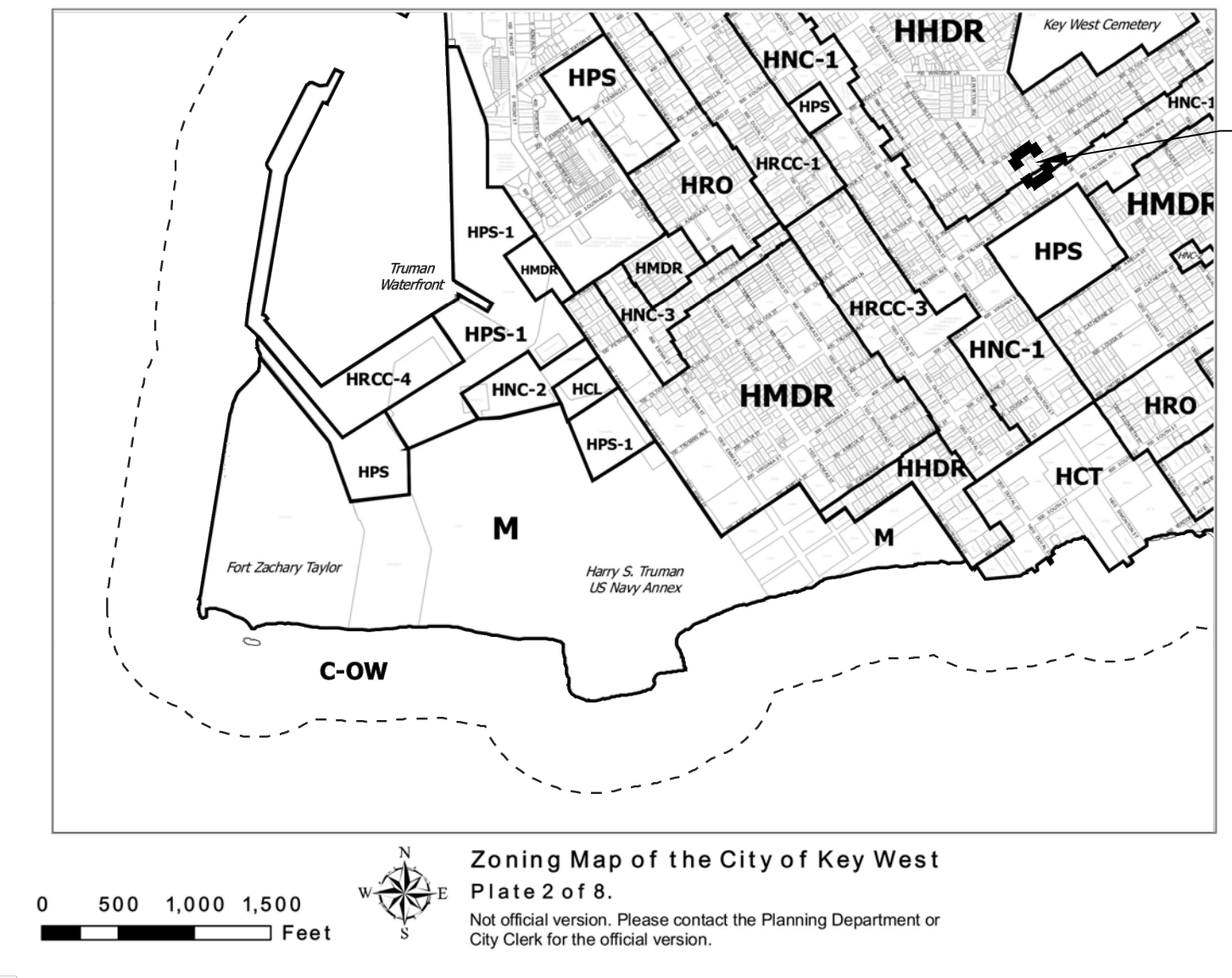
# SURVEY





# PROPOSED DESIGN





[PROJECT SITE]  
Historic High Density  
Residential [HHDR]

# 726 1/2 OLIVIA STREET

## KEY WEST, FL 33040

# RESIDENTIAL RE-BUILD

# HARC

SITE DATA - FOR ACCESSORY STRUCTURE				
726.5 OLIVIA STREET, KEY WEST, FLORIDA 33040				
ZONING DISTRICT	HHDR			
FLOOD ZONE	X			
CODE REQUIREMENTS:				
MIN. LOT SIZE	4,000 SF	EXISTING 4,001.13 SF	PROPOSED	VARIANCE REQUESTED
HEIGHT	30'-0" MAX	-	17'-6"	
ACCESSORY STRUCTURE:				
SIDE YARD	5'-0"	0'-0"	5'-0"	NO
REAR YARD	5'-0"	0'-0"	5'-0"	
BUILDING COVERAGE	50%	EXISTING TO REMAIN. NO CHANGE		
IMPERVIOUS COVERAGE	60%	-	REDUCING BY +/- 257.5 SF	
OPEN SPACE RATIO	35%	-	IMPROVING BY +/- 257.5 SF	
FLOOR AREA RATIO [FAR]	1.0	EXISTING TO REMAIN. NO CHANGE		

### SCOPE OF WORK

PROJECT CONSISTS OF THE DEMOLITION, RELOCATION AND NEW CONSTRUCTION REPLACEMENT (RE-BUILD IN-KIND) OF A 600 SF ACCESSORY UNIT THAT PRE-EXISTED NEWER CONSTRUCTION, AND HAS BEEN PREVIOUSLY DEFINED AS NON-CONTRIBUTING.

THE PROJECT SITE HAS NO DIRECT STREET FRONTAGE.

### DRAWING INDEX

A1 PROJECT COVER, SURVEY COPY AND SITE PLAN  
A2 PROPOSED PLANS AND ELEVATIONS

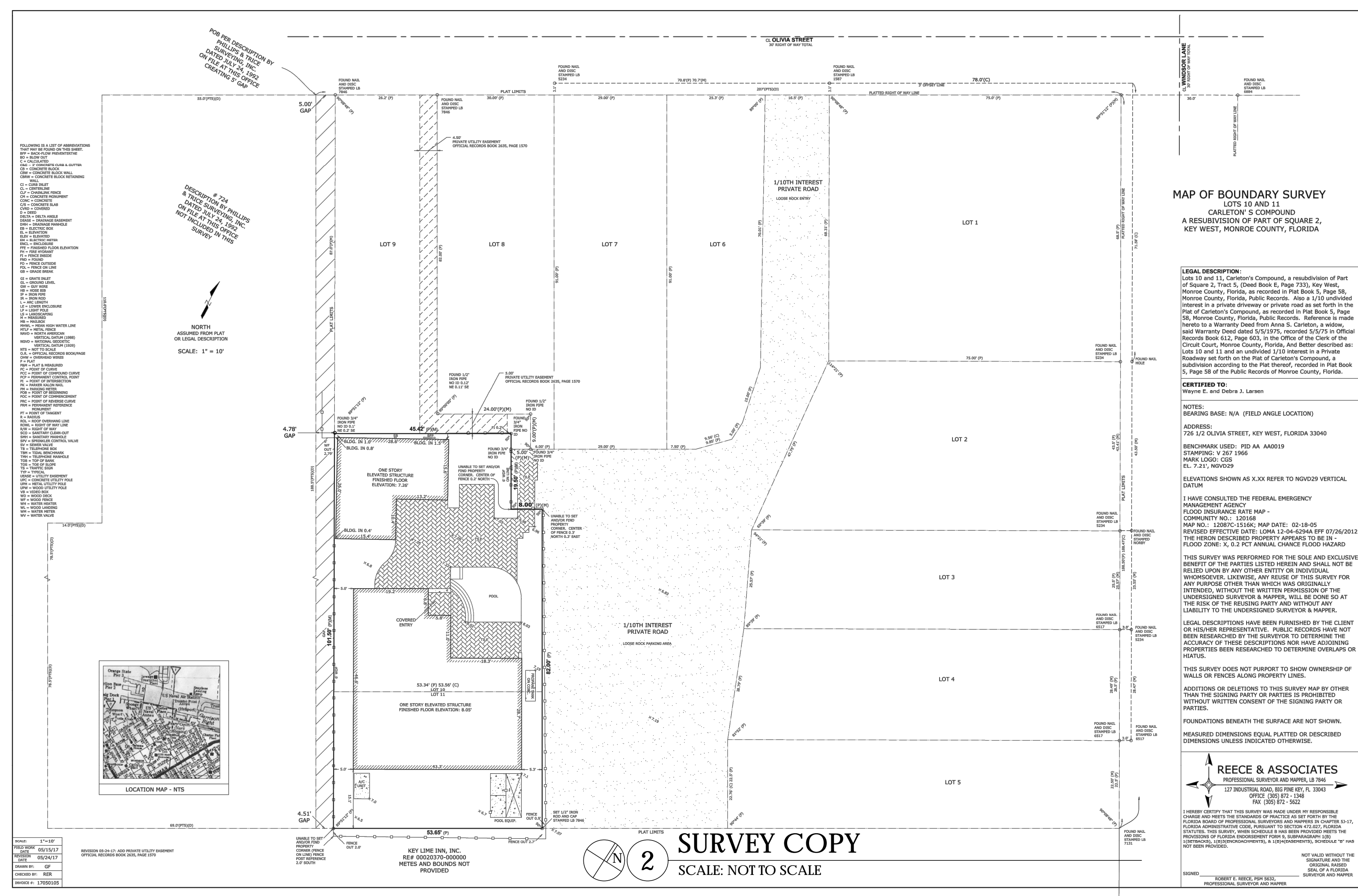
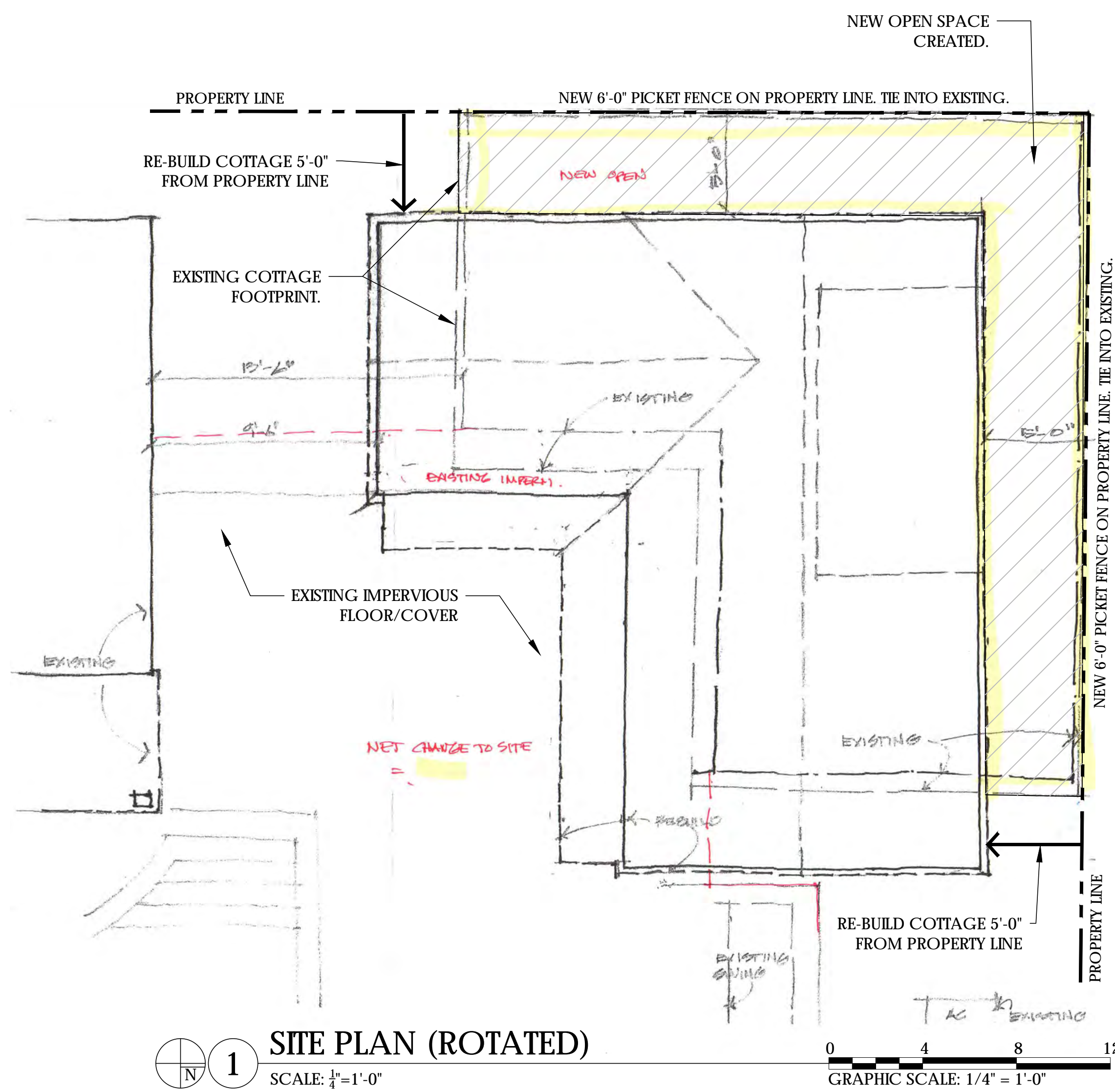
### CODE INFORMATION

APPLICABLE CODES  
2014 FLORIDA BUILDING CODES

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS  
FLOOD ZONE X

USE AND OCCUPANCY CLASSIFICATION  
RESIDENTIAL GROUP R-3

TYPE OF CONSTRUCTION  
TYPE V-B



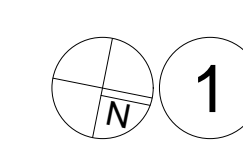
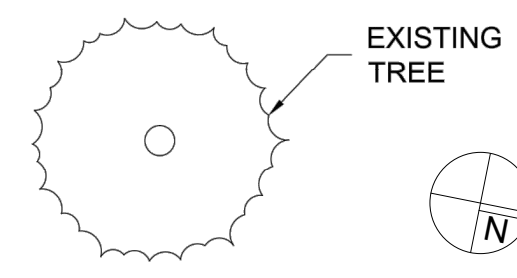
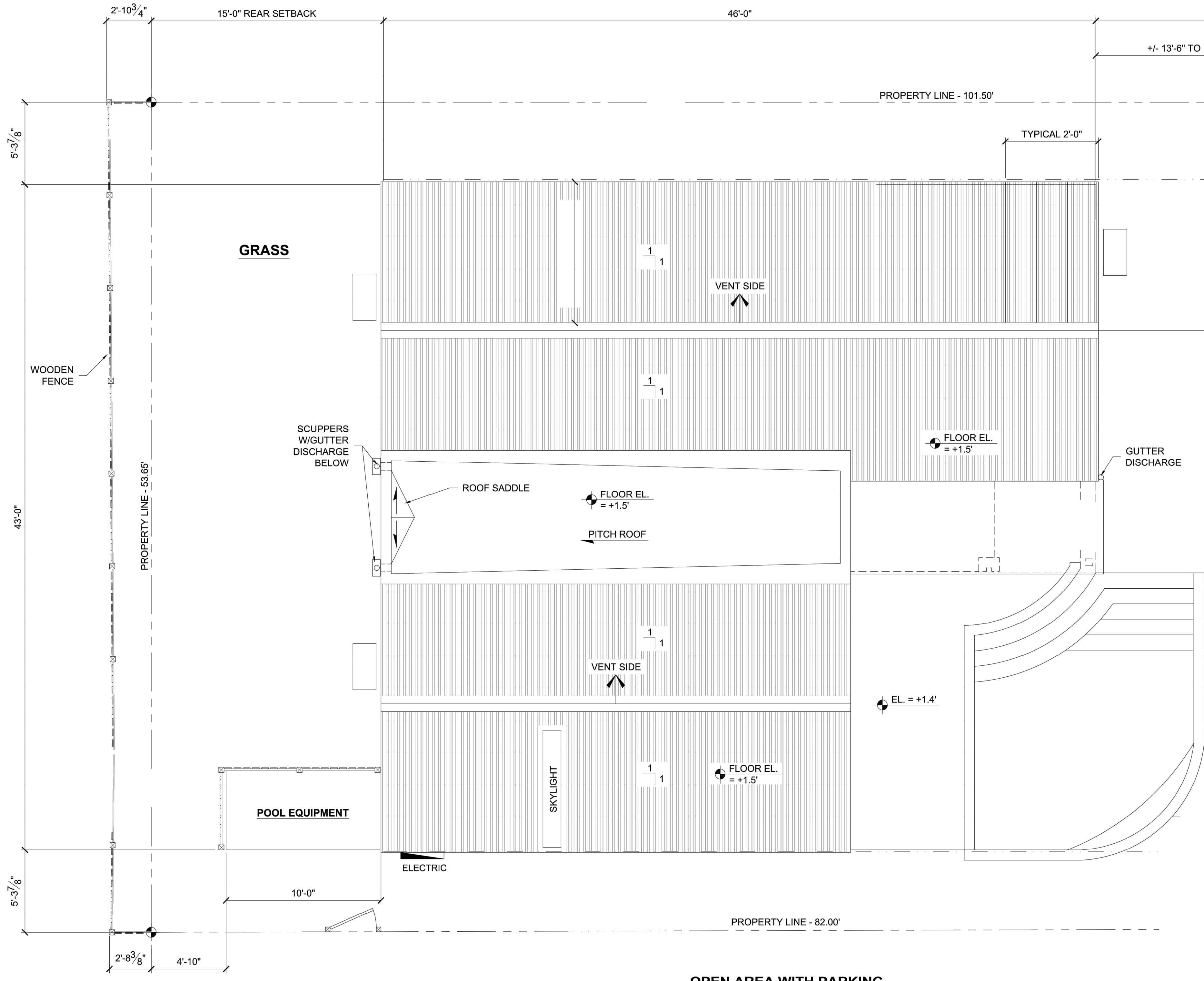
Michael B. Ingram: License # AR0009306  
Expiration Date: February 28, 2019

726 1/2 OLIVIA STREET  
KEY WEST, FL  
PROJECT COVER,  
SURVEY COPY  
& SITE PLAN  
M.B. INGRAM  
APRIL 24, 2017

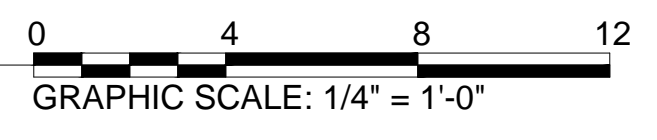
A1



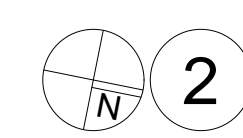
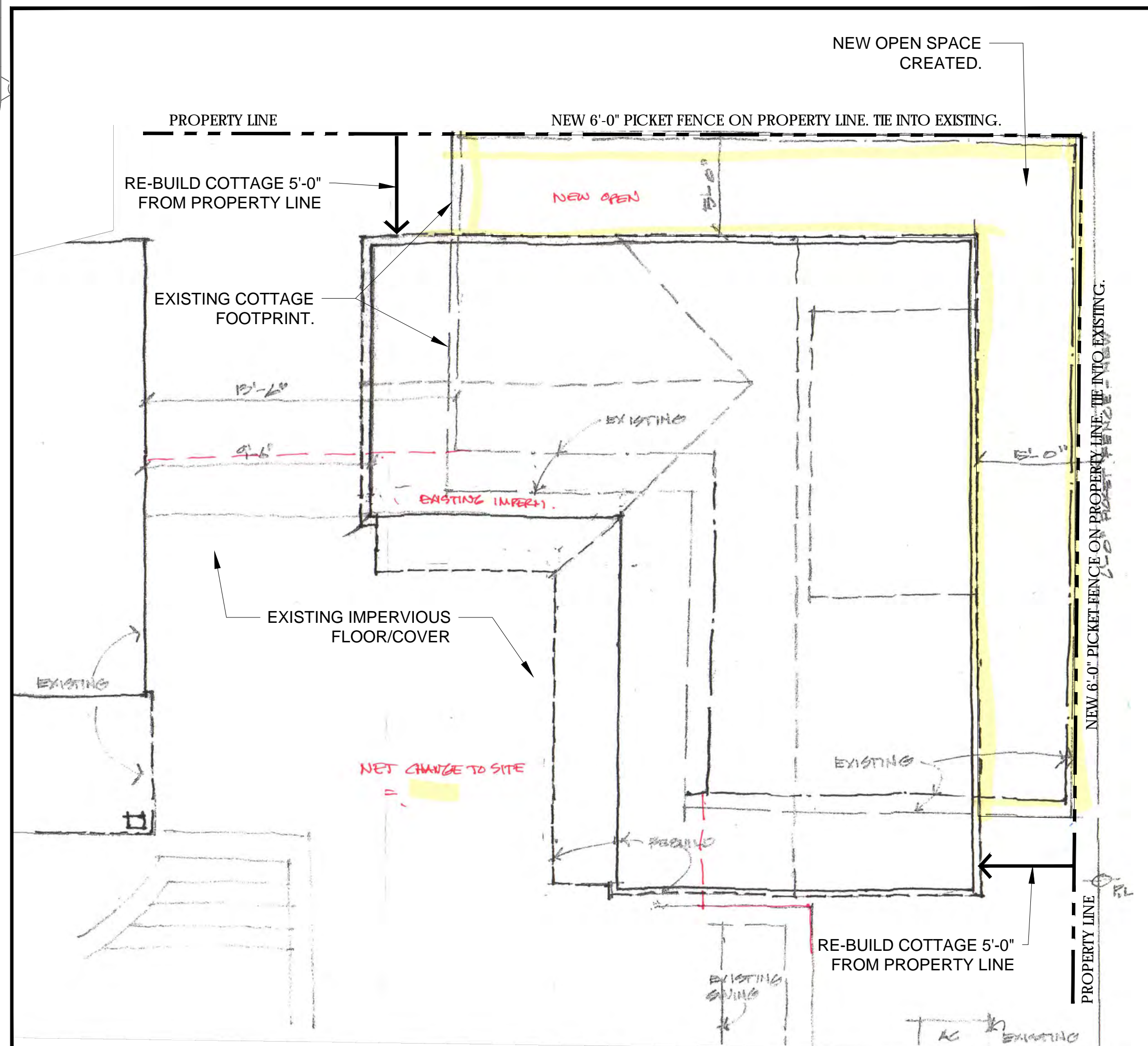
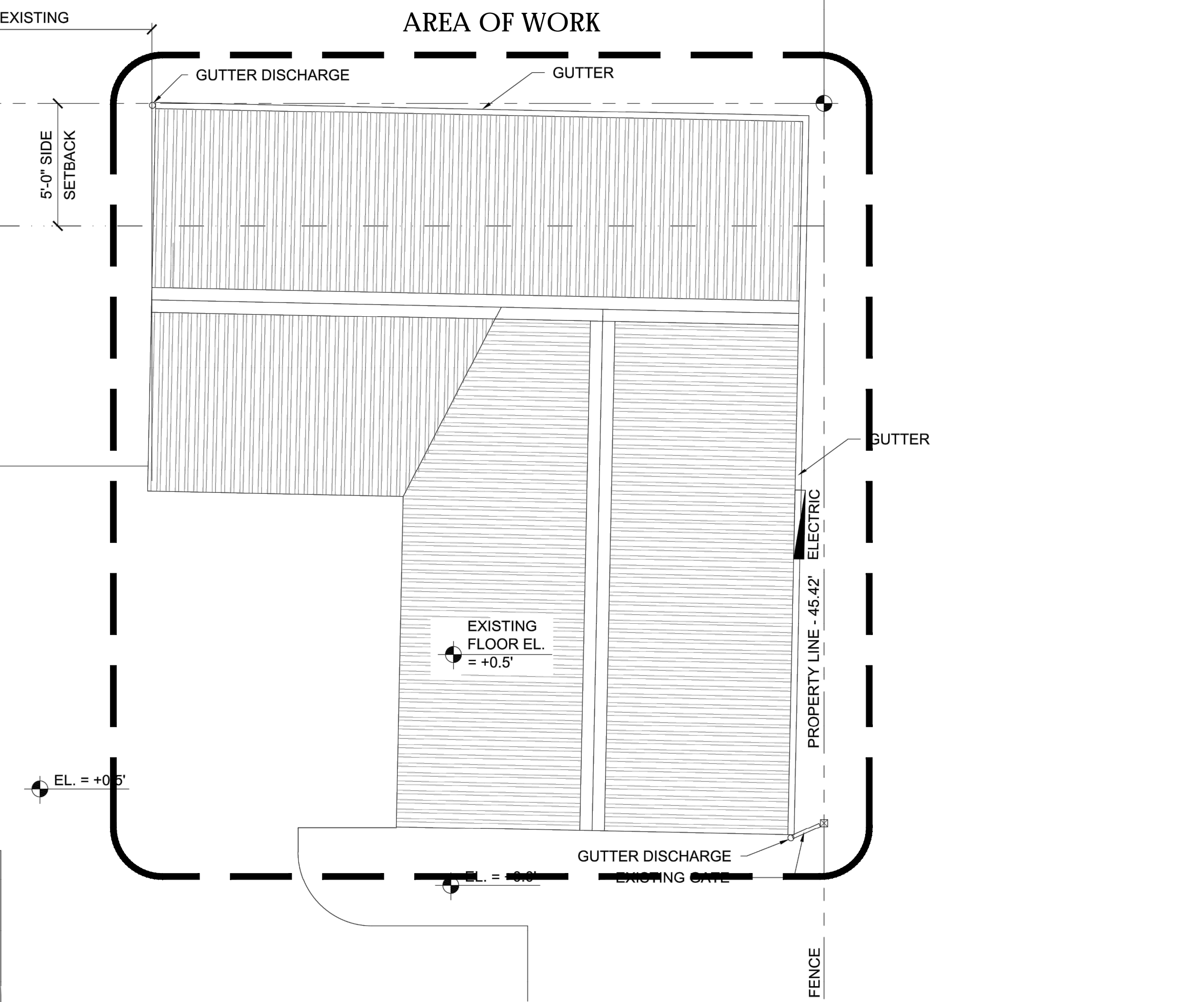
PROJECT APPROVALS:



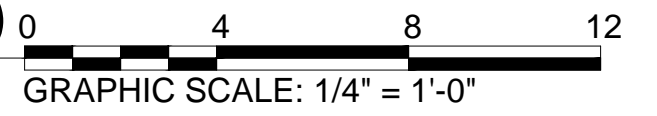
**1** EXISTING SITE PLAN (PARTIAL)  
 SCALE: 1/4" = 1'-0"



SITE DATA - FOR ACCESSORY STRUCTURE				
726.5 OLIVIA STREET, KEY WEST, FLORIDA 33040				
ZONING DISTRICT	HHDR			
FLOOD ZONE	X			
CODE REQUIREMENTS:	EXISTING	PROPOSED	VARIANCE REQUESTED	
MIN. LOT SIZE	4,000 SF	4,001.13 SF		
HEIGHT	30'-0" MAX	-	17'-6"	
ACCESSORY STRUCTURE:				
SIDE YARD	5'-0"	0'-0"	5'-0"	
REAR YARD	5'-0"	0'-0"	5'-0"	
BUILDING COVERAGE	50%	EXISTING TO REMAIN. NO CHANGE		
IMPERVIOUS COVERAGE	60%	-	REDUCING BY +/- 257.5 SF	
OPEN SPACE RATIO	35%	-	IMPROVING BY +/- 257.5 SF	
FLOOR AREA RATIO [FAR]	1.0	EXISTING TO REMAIN. NO CHANGE		



**2** PROPOSED SITE PLAN (AREA OF WORK)  
 SCALE: 1/4" = 1'-0"



Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2019

726 1/2 OLIVIA STREET  
 KEY WEST, FL

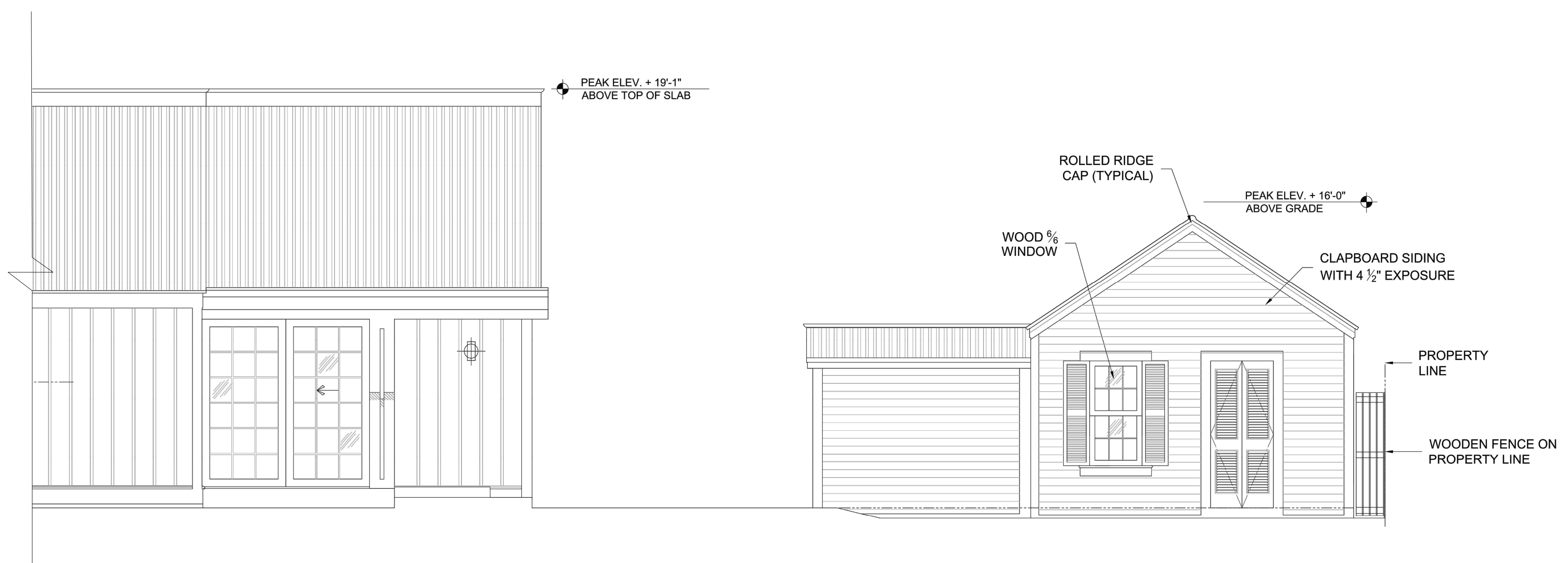
EXISTING &  
 PROPOSED  
 SITE PLANS

M.B. INGRAM  
 APRIL 24, 2017

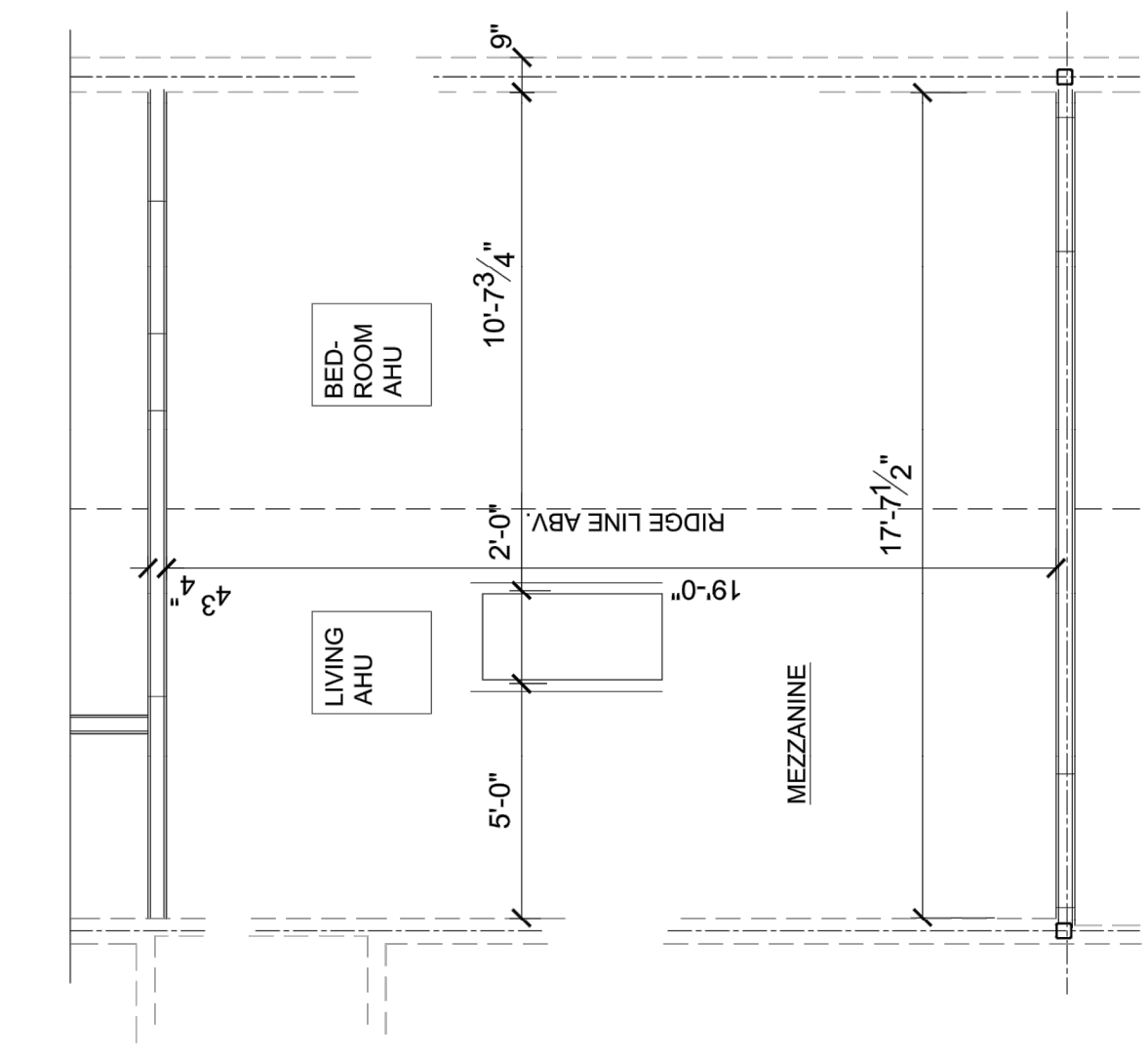
A2



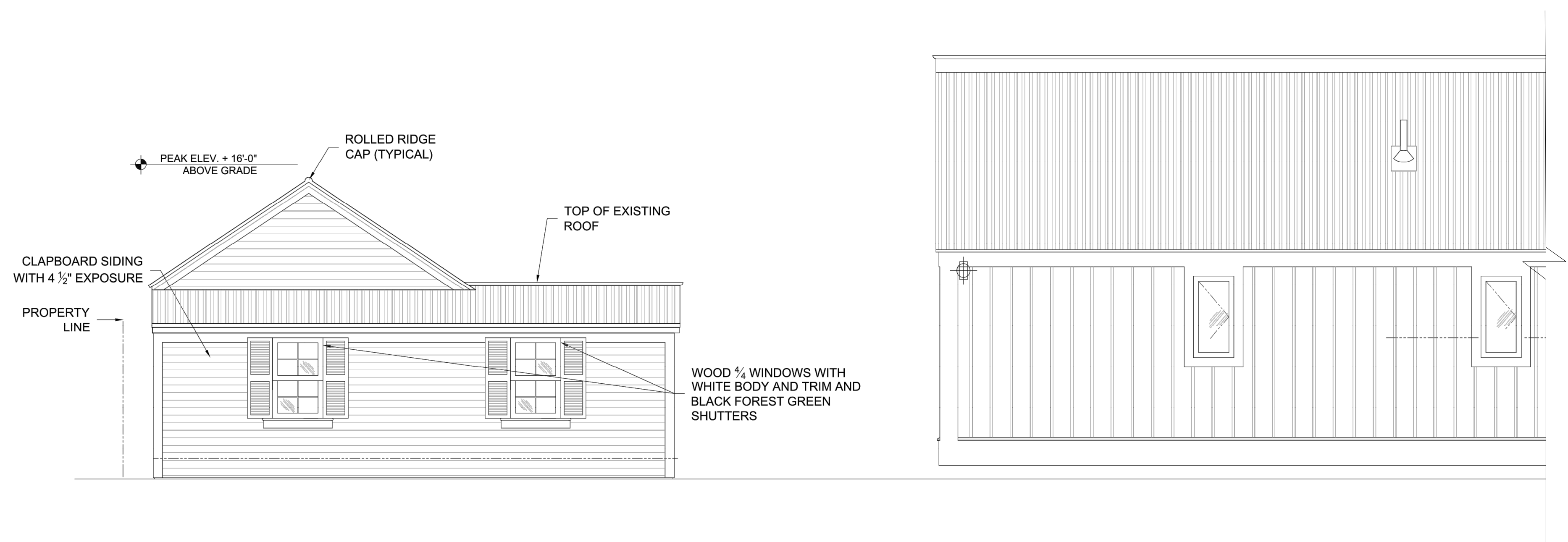
PROJECT APPROVALS:



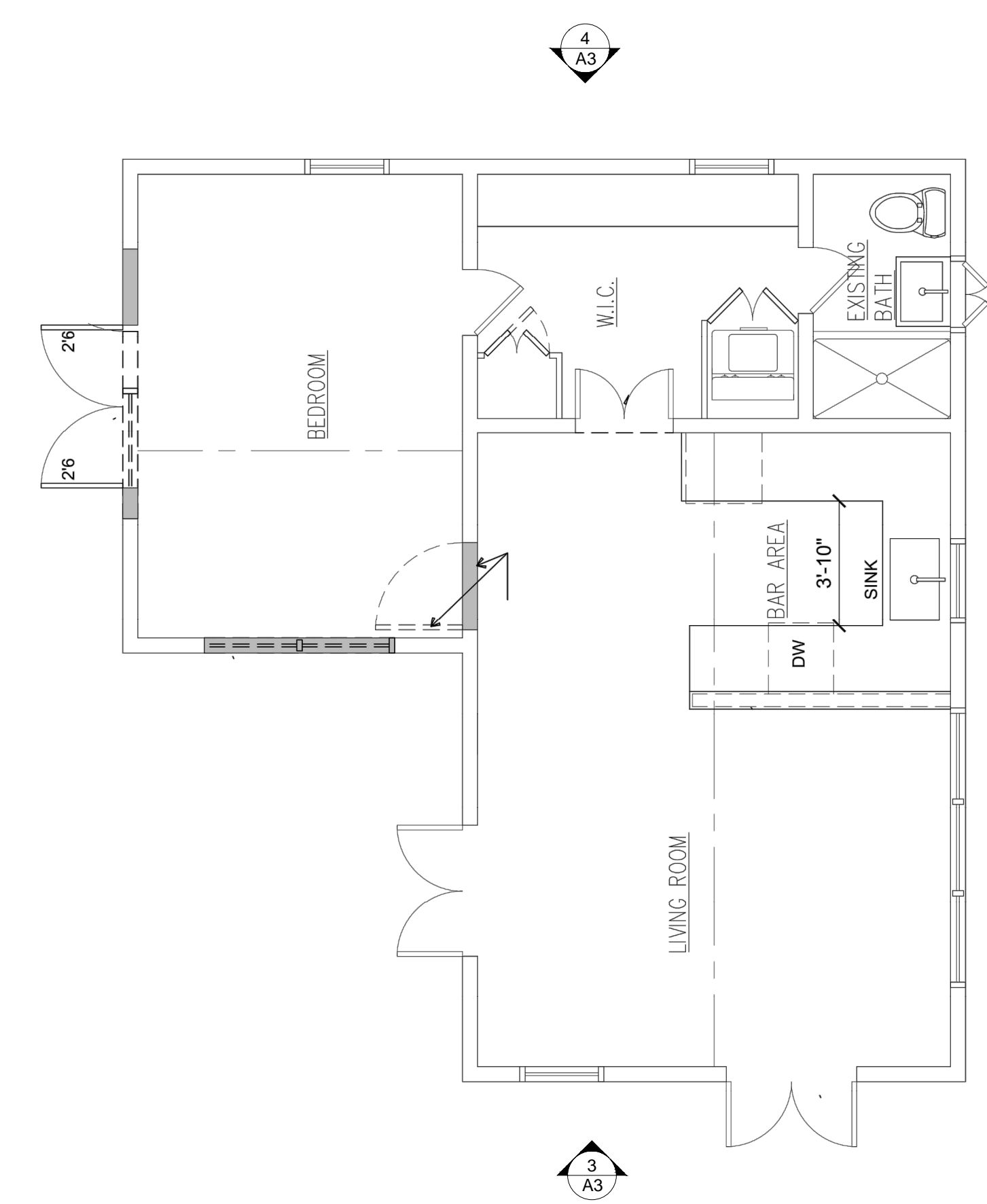
**3** SIDE ELEVATION (EAST)  
 SCALE: 1/4"=1'-0"



**2** EXISTING LOFT FLOOR PLAN  
 (PARTIALLY SHOWN)  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



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



**1** EXISTING FLOOR PLAN  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2019

726 1/2 OLIVIA  
 STREET  
 KEY WEST, FL

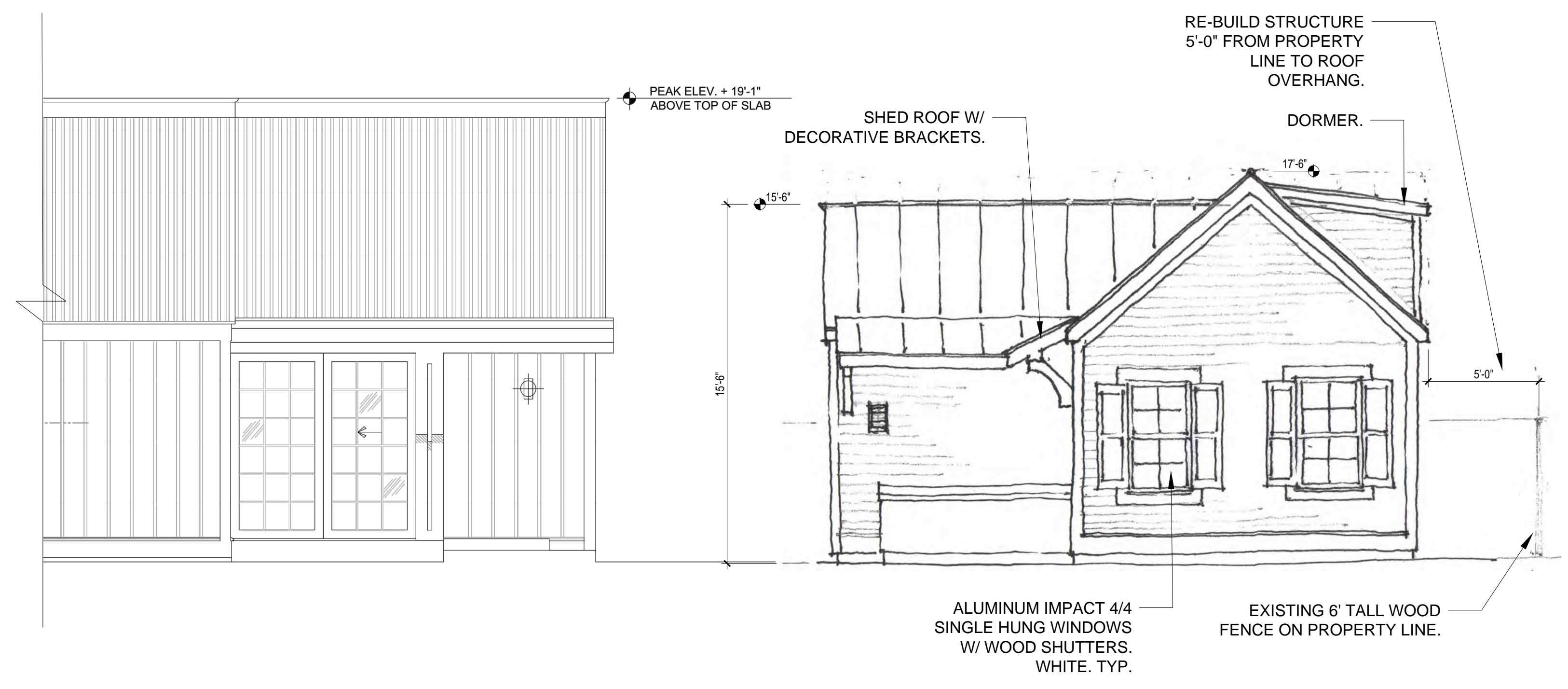
EXISTING  
 PLANS AND  
 ELEVATIONS

M.B. INGRAM  
 APRIL 24, 2017

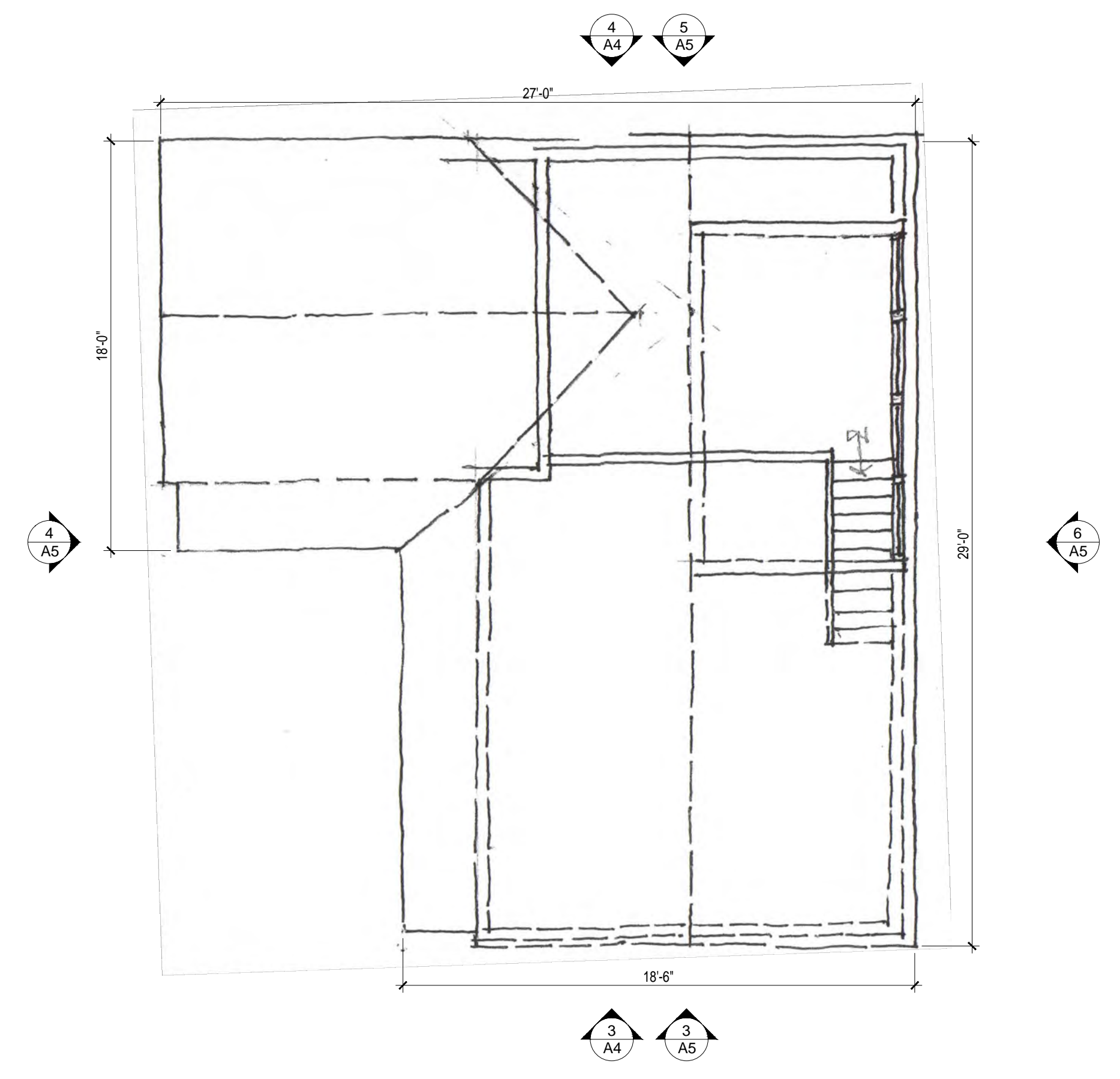
**A3**



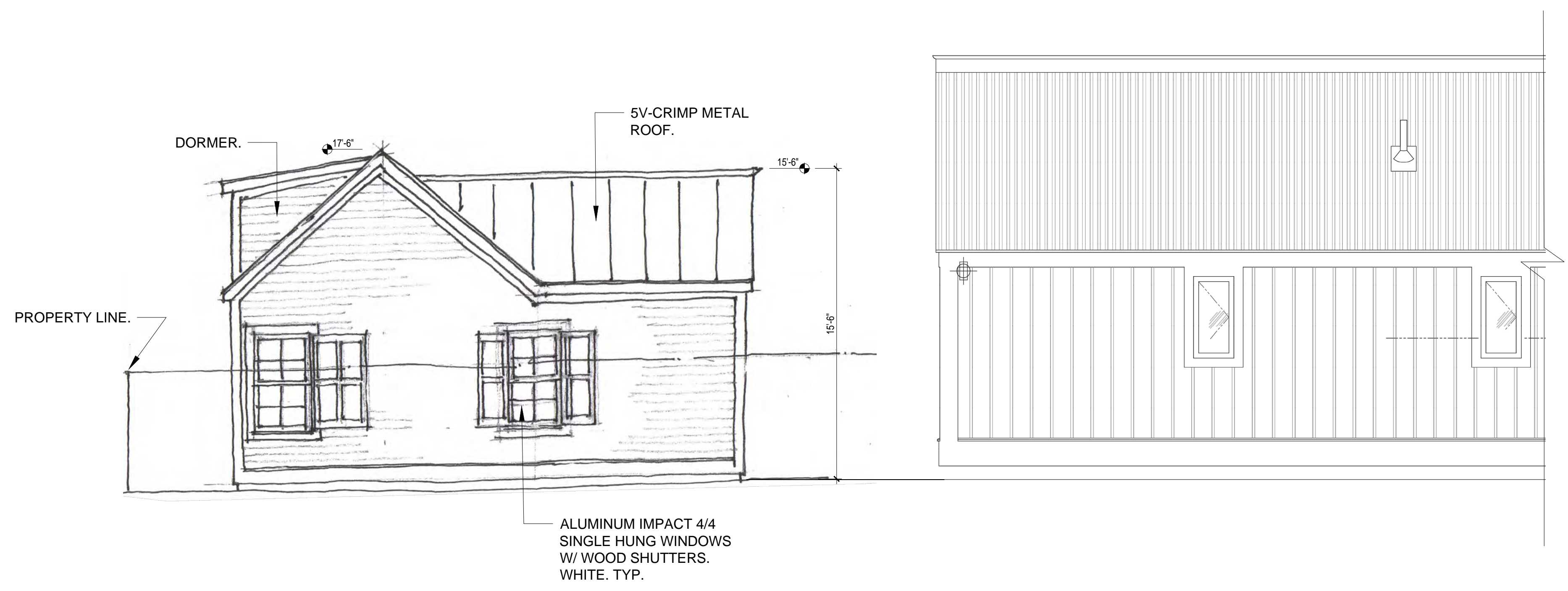
PROJECT APPROVALS:



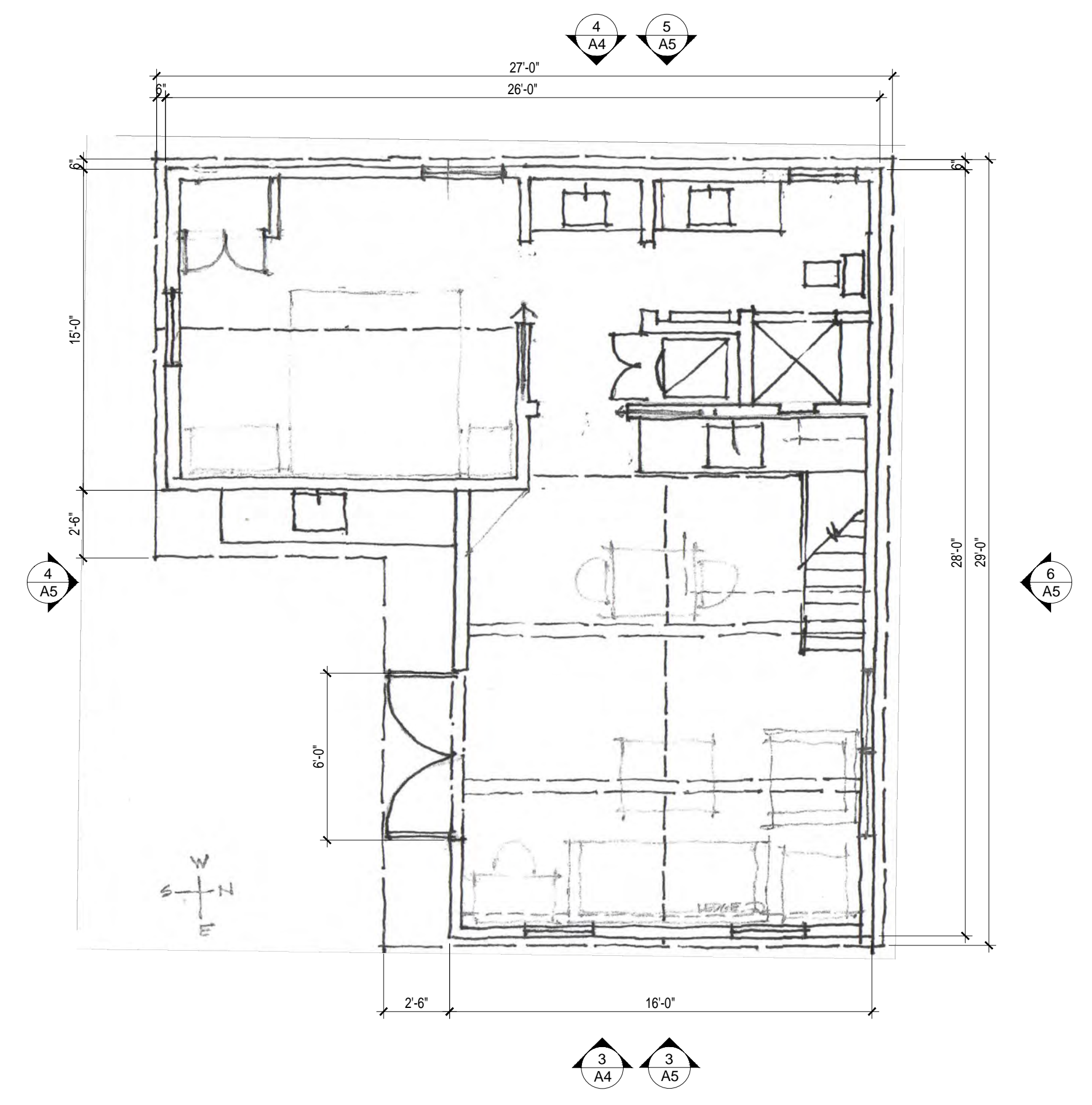
**3 SIDE ELEVATION (EAST)**  
 SCALE: 1/4"=1'-0"



**2 LOFT FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



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



**1 FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2019

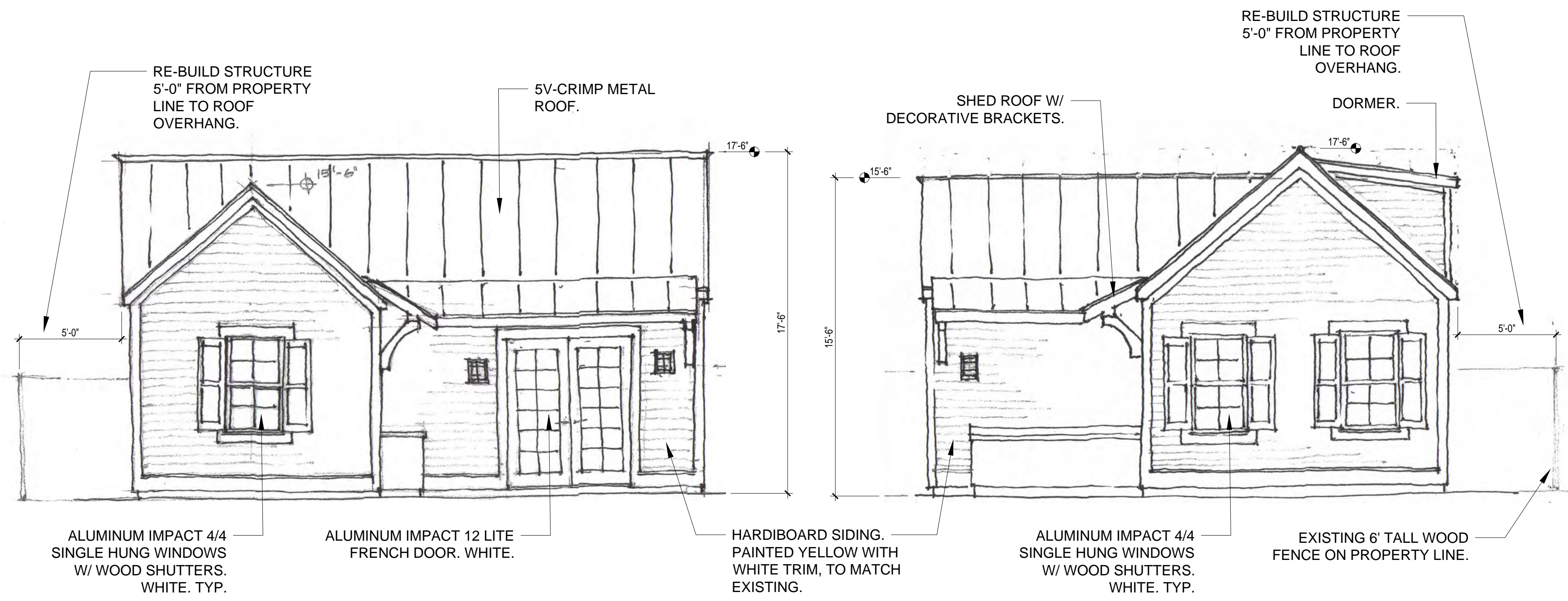
726 1/2 OLIVIA STREET  
 KEY WEST, FL

PROPOSED  
 PLANS AND  
 ELEVATIONS

M.B. INGRAM  
 APRIL 24, 2017

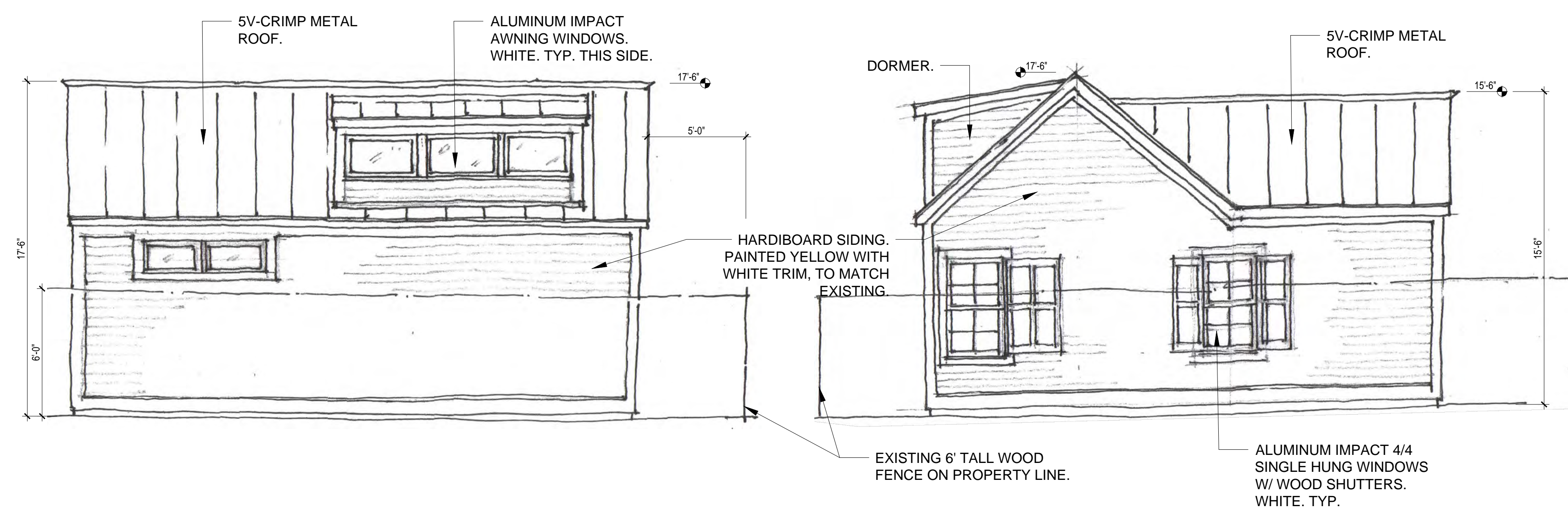


PROJECT APPROVALS:



4 FRONT ELEVATION (SOUTH)  
 SCALE: 1/4"=1'-0"

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



6 REAR ELEVATION (NORTH)  
 SCALE: 1/4"=1'-0"

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

Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2019

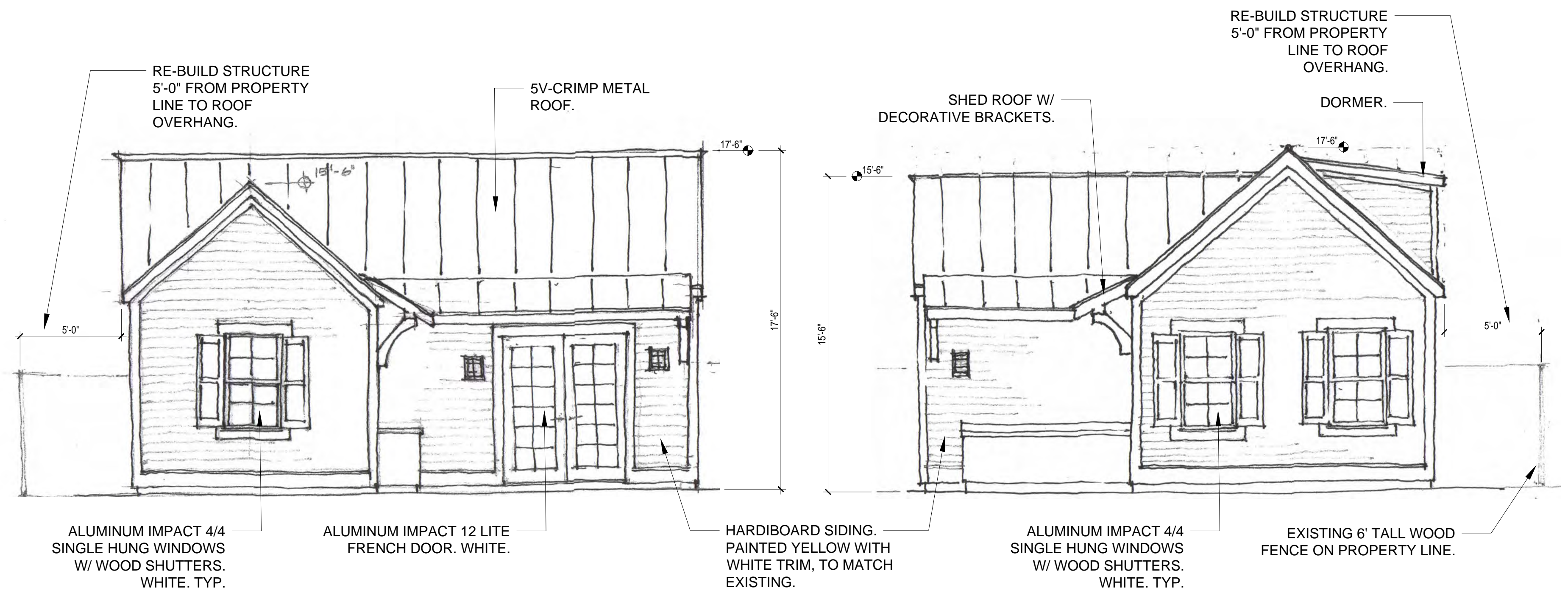
726 1/2 OLIVIA STREET  
 KEY WEST, FL

PROPOSED ELEVATIONS

M.B. INGRAM  
 APRIL 24, 2017

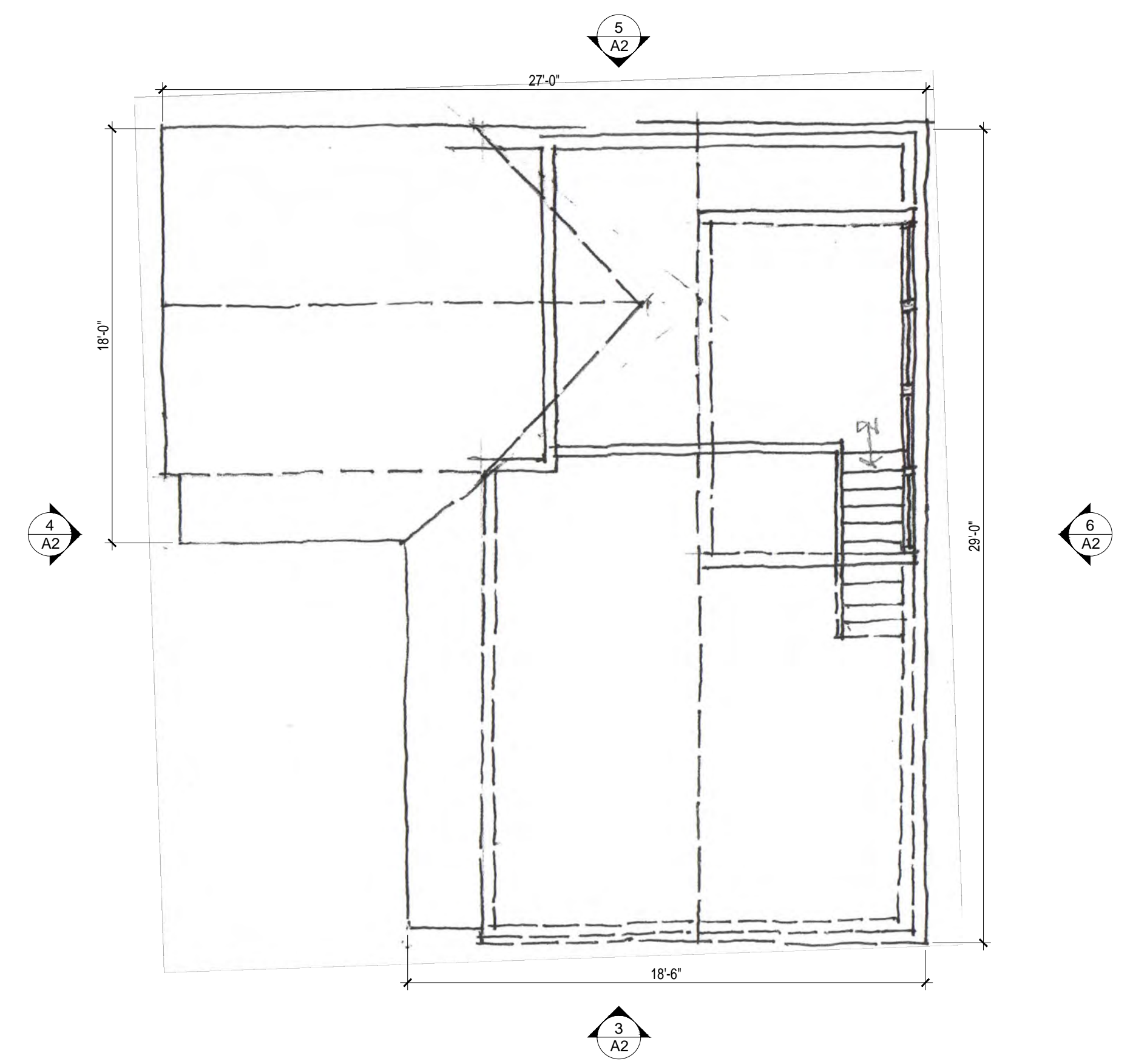
A5



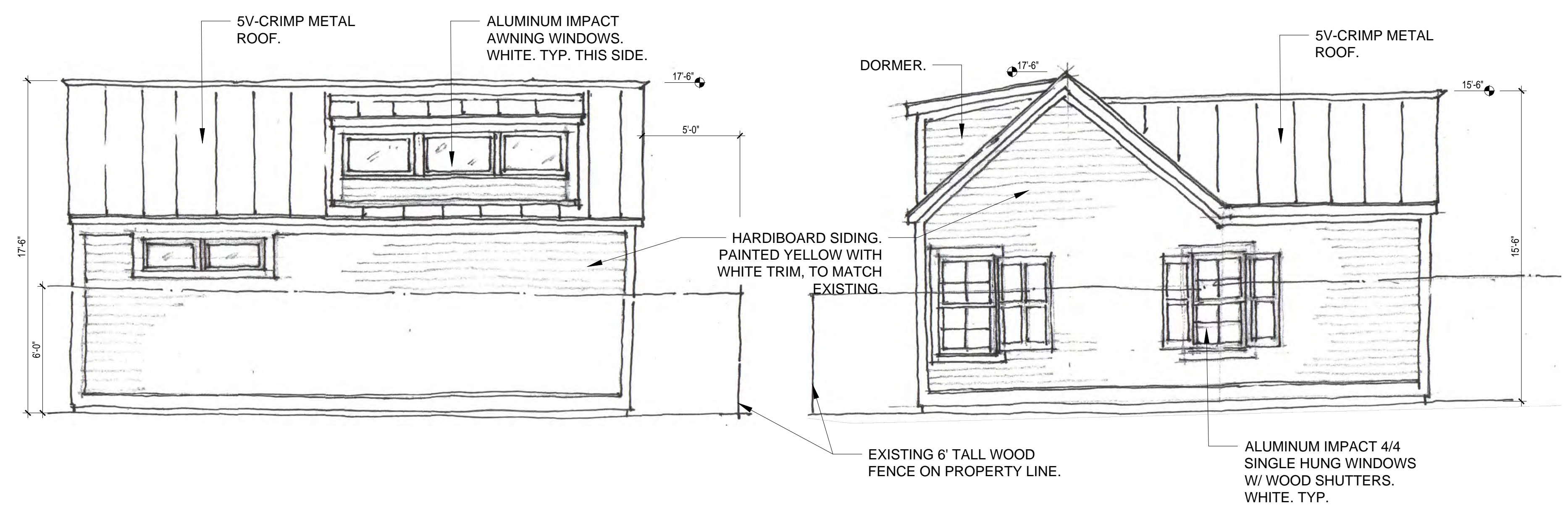


**4 FRONT ELEVATION (SOUTH)**  
 SCALE: 1/4"=1'-0"

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

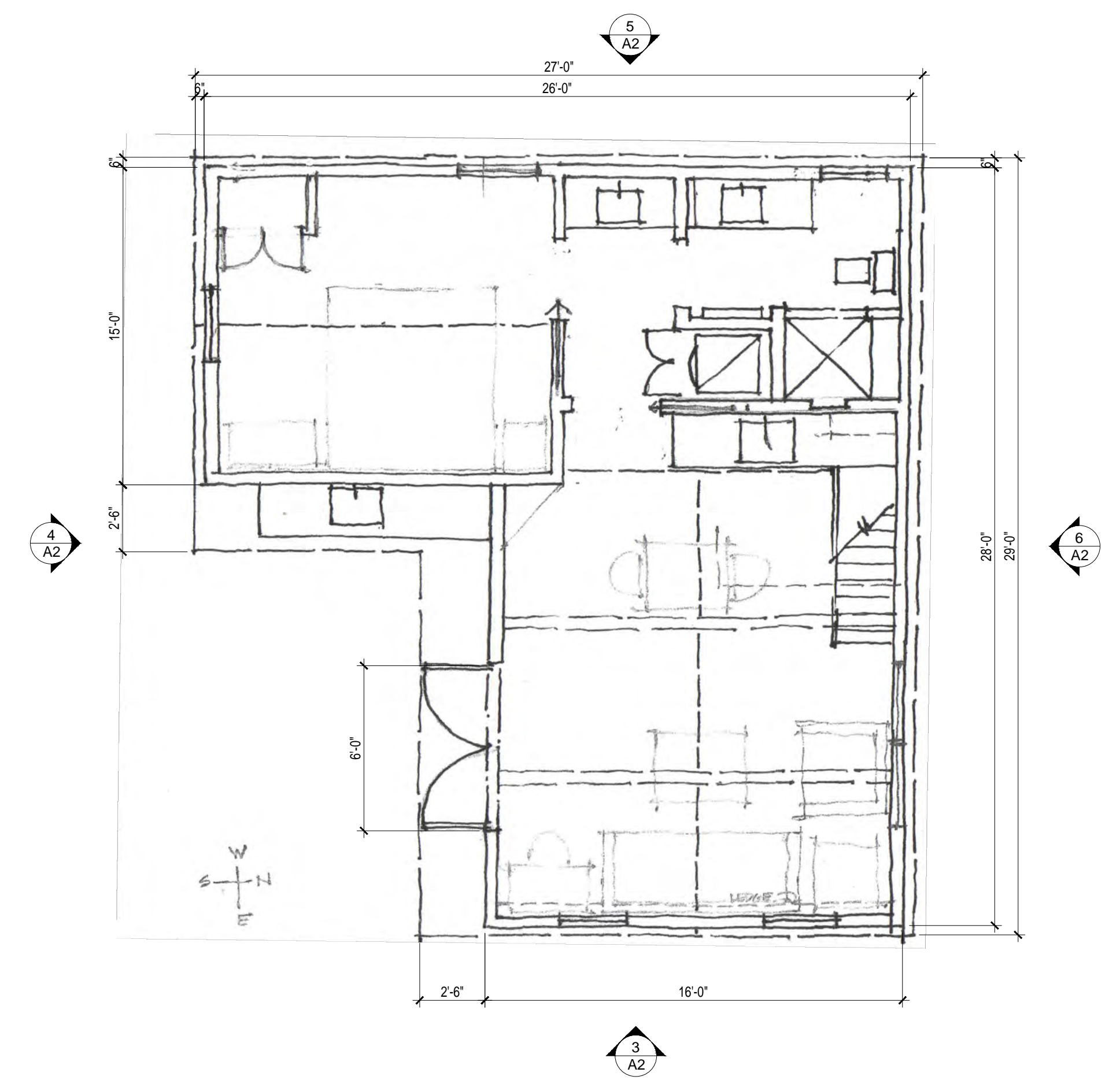


**2 LOFT FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



**6 REAR ELEVATION (NORTH)**  
 SCALE: 1/4"=1'-0"

**5 SIDE ELEVATION (WEST)**  
 SCALE: 1/4"=1'-0"



**1 FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  
 GRAPHIC SCALE: 1/8" = 1'-0"

PROJECT APPROVALS:

Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2019

726 1/2 OLIVIA STREET  
 KEY WEST, FL

PROPOSED  
 PLANS AND  
 ELEVATIONS

M.B. INGRAM  
 APRIL 24, 2017

A2



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 27, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ACCESSORY STRUCTURE. NEW FOOTINGS. DEMOLITION OF HISTORIC BUT NON-CONTRIBUTING STRUCTURE.**

**FOR- #726 ½ OLIVIA STREET**

**Applicant – Michael Ingram**

**Application #H17-03-0024**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](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

# PROPERTY APPRAISER INFORMATION



**qPublic.net™** Monroe County, FL

**Summary**

Parcel ID 00020590-000000  
 Account # 1021334  
 Property ID 1021334  
 Millage Group 10KW  
 Location 726 1/2 OLIVIA ST , KEY WEST  
 Address  
 Legal LT 10 AND LT 11 AND 1/10 INT PRIVATE ROAD KW CARLETONS COMPOUND  
 Description PB5-58 OR304-414/15 OR338-221/22 OR612-603 OR613-594/600  
 OR1931-140/42 OR2130-832/33 OR2602-412/13 OR2616-76/77  
 (Note: Not to be used on legal documents)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Carleton's Compound  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

LARSEN DEBRA J H/W  
 726 Olivia ST  
 Key West FL 33040

LARSEN WAYNE E  
 726 Olivia ST  
 Key West FL 33040

**Valuation**

	2016	2015	2014	2013
+ Market Improvement Value	\$260,685	\$270,340	\$253,293	\$82,001
+ Market Misc Value	\$40,827	\$35,363	\$32,878	\$15,178
+ Market Land Value	\$885,443	\$817,642	\$821,428	\$411,614
= Just Market Value	\$1,186,955	\$1,123,345	\$1,107,599	\$508,793
= Total Assessed Value	\$1,131,208	\$1,123,345	\$1,107,599	\$508,793
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$1,106,208	\$1,098,345	\$1,107,599	\$508,793

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	5,278.00	Square Foot	53	101.5

**Buildings**

Building ID 1568	Exterior Walls B & B with 28% ABOVE AVERAGE WOOD
Style	Year Built 2013
Building Type S.F.R. - R1 / R1	Foundation WD CONC PADS
Gross Sq Ft 2195	Roof Type GABLE/HIP
Finished Sq Ft 2123	Roof Coverage METAL
Stories 2 Floor	Flooring Type CONC S/B GRND
Condition AVERAGE	Heating Type NONE with 0% NONE
Perimeter 280	Bedrooms 3
Functional Obs 0	Full Bathrooms 2
Economic Obs 0	Half Bathrooms 1
Depreciation % 2	Grade 500
Interior Walls WALL BD/WD WAL	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	72	0	0
FLA	FLOOR LIV AREA	2,123	2,123	0
<b>TOTAL</b>		<b>2,195</b>	<b>2,123</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2004	2005	1	1200 SF	2
WOOD DECK	2013	2014	1	162 SF	2
PATIO	2013	2014	1	21 SF	2
TILE PATIO	2013	2014	1	412 SF	4
PATIO	2013	2014	1	28 SF	2
FENCES	2013	2014	1	44 SF	2
FENCES	2013	2014	1	66 SF	2
PATIO	2013	2014	1	77 SF	2
RES POOL	2013	2014	1	252 SF	4

**Sales**

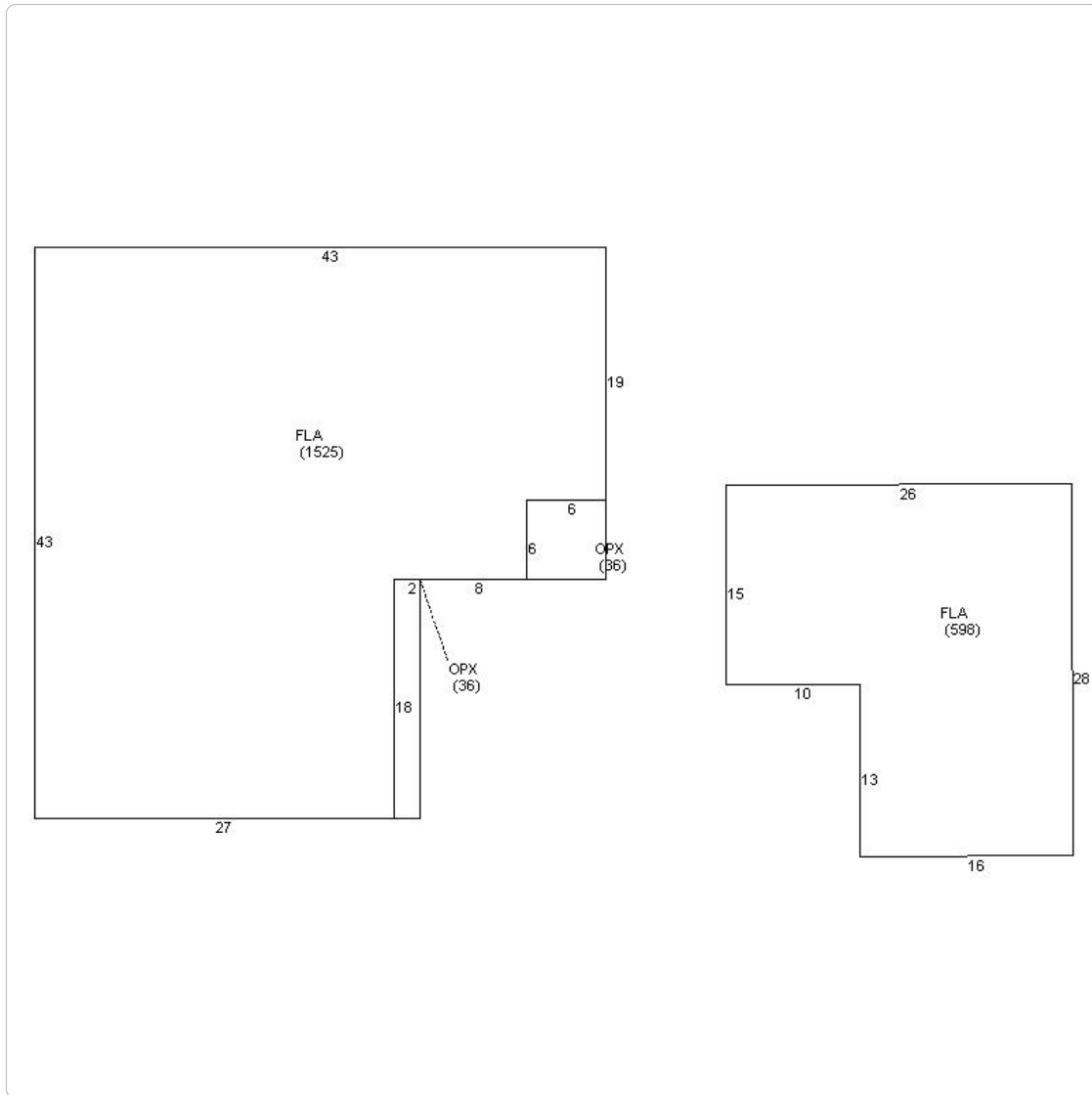
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/2013	\$600,000	Warranty Deed		2616	76	O3 - Qualified	Improved
11/30/2012	\$590,000	Warranty Deed		2602	412	38 - Unqualified	Improved
5/20/2005	\$1,000,000	Warranty Deed		2130	832	Q - Qualified	Improved
9/4/2003	\$502,000	Warranty Deed		1931	0140	O - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-3250	8/10/2013	1/14/2014	\$8,500		REMOVAL OF EXISTING PORCH WALLS & ROOF.
13-2947	7/17/2013	1/14/2014	\$16,500		INSTALL 28SQRS CORRIGATED METAL ROOFING
13-2413	6/10/2013	1/14/2014	\$12,500		INSTALL 2 NEW 2 TON CENTRAL 1C, INSTALL 1 NEW 2 TON DUCTLESS 14 DROPS
13-1560	4/24/2013	1/14/2014	\$34,000		NEW 60lf SWIMMING POOL, EQUIPMENT AND HEATER
13-1561	4/24/2013	1/14/2014	\$500	Residential	COMPLETE ELECTRICAL FOR INSTALLATION OF POOL EQUIPMENT ONE (1) POOL HEATER, ONE (1) POOL LIGHT & ONE (1) POOL PUMP.
13-1175	4/2/2013	1/14/2014	\$15,000	Residential	COMPLETE ELECTRICAL INSTALLTION, PER DRAWINGS. INSTALLING OF NEW 200A/240V UNDERGROUND ELECTRICAL SERVICE.
13-1174	4/1/2013	1/14/2014	\$17,000	Residential	ROUGH AND SET 3 TOILETS, 2 SHOWERS, 3 LAVATORIES, 1 CLOTHES WASHER, 1 KITCHEN, AND 1 WATER HEATER. RUN NEW SEWER, 2 WATER MAINS AND FOUR HOUSE BIBBS.
13-1176	4/1/2013	1/14/2014	\$2,000	Residential	COMPLETE INSTALLATION OF TV/TELEPHONE PER DRAWINGS.
13-0780	3/12/2013	1/14/2014	\$300,000	Residential	CONSTRUCTION OF NEW 1650 SF HOME
13-0780	3/12/2013	1/14/2014	\$300,000	Residential	CONSTRUCTION OF NEW 1650 SF HOME AS PER PLAN
03-3554	10/21/2003	10/13/2004	\$10,000	Residential	ELECTRICAL
03-3403	10/20/2003	10/13/2004	\$60,000	Residential	TOTAL INT RENOVATION

**Sketches (click to enlarge)**





Photos



Map



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

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

Last Data Upload: 6/21/2017 1:33:07 AM



Developed by  
The Schneider  
Corporation



**Karl D. Borglum  
Property Appraiser  
Monroe County, Florida**

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

**Property Record Card -  
Map portion under construction.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1021334 Parcel ID: 00020590-000000**

**Ownership Details**

Mailing Address:  
TFC DEVELOPMENT LC  
P O BOX 1146  
KEY WEST, FL 33041

**Property Details**

PC Code: 01 - SINGLE FAMILY  
Millage Group: 10KW  
Affordable Housing: No  
Section-Township-Range: 06-68-25  
Property Location: 726 1/2 OLIVIA ST KEY WEST  
Subdivision: Carleton's Compound  
Legal Description: KW CARLETONS COMPOUND PB5-58 LOT 10 & LOT 11 & 1/10 INT PRIVATE ROAD OR304-414/415 OR338-221/222 OR612-603 OR613-594/600 OR1931-140/142 OR2130-832/33



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	53	102	5,263.00 SF

### Building Summary

Number of Buildings: 1



Number of Commercial Buildings: 0  
 Total Living Area: 598  
 Year Built: 1938

### Building 1 Details

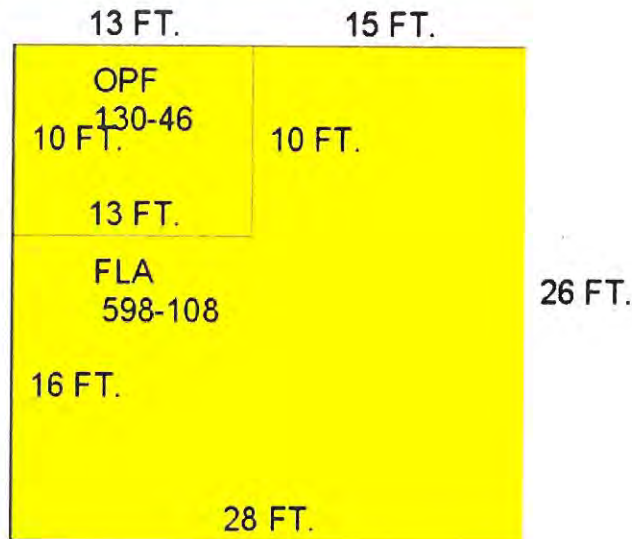
Building Type <u>R1</u>	Condition <u>A</u>	Quality Grade 450
Effective Age 10	Perimeter 108	Depreciation % 8
Year Built 1938	Special Arch 0	Grnd Floor Area 598
Functional Obs 0	Economic Obs 0	

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

Roof Type <u>GABLE/HIP</u>	Roof Cover <u>METAL</u>	Foundation <u>WD CONC PADS</u>
Heat 1 <u>NONE</u>	Heat 2 <u>NONE</u>	Bedrooms 1
Heat Src 1 <u>NONE</u>	Heat Src 2 <u>NONE</u>	

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 0
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	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1938	N N	0.00	0.00	598
2	<u>OPF</u>		1	1938		0.00	0.00	130

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	400 SF	2	200	1937	1938	1	30
3	PT2:BRICK PATIO	45 SF	3	15	2001	2002	3	50
4	PT5:TILE PATIO	60 SF	30	2	1962	1963	1	50
5	PT3:PATIO	272 SF	0	0	1937	1938	2	50
6	PO4:RES POOL	345 SF	23	15	1959	1960	3	50
7	FN2:FENCES	1,200 SF	200	6	2004	2005	2	30

## Appraiser Notes

2011-04-14 MLS \$999,000 1/1 HIDDEN TROPICAL OASIS! WONDERFULLY PRIVATE ADDRESS ON A BEAUTIFUL PIECE OF LAND IN OLD TOWN. BUILD A NEW PRIMARY STRUCTURE AND KEEP THE EXISTING 1BD, 1BA COTTAGE AS A GUEST HOUSE WITH CATHEDRAL CEILINGS & HARDWOOD FLOORS. HUGE POOL AND OFF-STREET PARKING.

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-3403	10/20/2003	10/13/2004	60,000	Residential	TOTAL INT RENOVATION
	03-3554	10/21/2003	10/13/2004	10,000	Residential	ELECTRICAL

## 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
2012	82,893	15,355	634,415	732,663	583,314	0	732,663
2011	82,893	15,490	712,813	811,196	530,286	0	811,196
2010	83,784	16,464	381,831	482,079	482,079	0	482,079
2009	93,050	16,641	580,383	690,074	690,074	0	690,074
2008	85,481	16,775	738,457	840,713	840,713	0	840,713
2007	143,130	14,205	927,925	1,085,260	1,085,260	0	1,085,260
2006	267,619	14,381	565,535	847,535	847,535	0	847,535
2005	226,099	14,516	511,268	751,883	751,883	0	751,883
2004	99,246	2,660	258,178	360,084	360,084	0	360,084
2003	79,231	2,752	166,251	248,234	173,422	25,000	148,422
2002	54,874	2,824	160,731	218,429	169,358	25,000	144,358
2001	51,027	1,113	160,731	212,871	166,270	25,000	141,270
2000	40,134	832	155,901	196,867	161,428	25,000	136,428
1999	45,541	725	155,901	202,167	157,185	25,000	132,185
1998	52,886	884	155,901	209,671	154,710	25,000	129,710
1997	49,948	889	143,995	194,832	152,124	25,000	127,124



1996	41,133	764	143,995	185,893	147,694	25,000	122,694
1995	36,139	889	107,154	144,182	144,092	25,000	119,092
1994	32,319	831	107,154	140,304	140,304	25,000	115,304
1993	32,319	856	107,154	140,329	140,329	25,000	115,329
1992	32,319	881	107,154	140,354	140,354	25,000	115,354
1991	32,319	916	119,060	152,295	152,295	25,000	127,295
1990	35,266	1,240	119,060	155,565	155,565	25,000	130,565
1989	28,276	1,423	119,060	148,759	148,759	25,000	123,759
1988	22,223	1,186	89,295	112,704	112,704	25,000	87,704
1987	13,272	1,186	36,729	51,187	51,187	25,000	26,187
1986	13,347	1,186	36,729	51,262	51,262	25,000	26,262
1985	12,936	1,186	17,345	31,467	31,467	12,500	18,967
1984	12,101	1,186	17,345	30,632	30,632	12,500	18,132
1983	9,164	1,186	14,059	24,409	24,409	12,204	12,205
1982	9,341	1,186	9,957	20,484	20,484	10,242	10,242

### 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
5/20/2005	2130 / 832	1,000,000	<u>WD</u>	<u>Q</u>
9/4/2003	1931 / 0140	502,000	<u>WD</u>	<u>O</u>

This page has been visited 38,909 times.

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