



---

**Historic Architectural Review Commission**  
**Staff Report for Item 13**

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

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

**Meeting Date:** December 14, 2016

**Applicant:** William Rowan, Architects

**Application Number:** H16-03-0091

**Address:** #415 Olivia Street

---

**Description of Work**

Renovations to CBS Structure including replacement of all windows. New rear addition. New pool and picket fences.

**Site Facts**

The main house is a non-contributing resource to the historic district. According to the Sanborn maps, the house was built before 1962. A site visit confirms that the rear bump out is not original to the house, but a similar footprint is depicted in the 1962 Sanborn map, therefore it has to be considered historic. The house sits on the north west corner of Olivia and Shaver's Lane and its front and side façades are still has same as the house was captured in a circa 1965 photograph. A frame vernacular structure sits on the site, but is not part of this application.

**Guidelines Cited on Review**

- Additions and Alterations (pages 37a- 37k), specifically guidelines 5, 6, 12, 13, and 14.
- Windows (pages 29-30), specifically guideline 4.
- Fences and walls (pages 41-42), specifically guidelines 1 and 3.
- Decks, patios and pools (pages 39-40), specifically guideline 6.

## **Staff Analysis**

The Certificate of Appropriateness in review is for new proposed renovations of a mid-century cbs house. The proposed design includes the enclosure of the existing garage in order to add interior space. The plan proposes to build a cmu wall with a small reveal in both side walls, in order to accentuate that the enclosure is not part of the original fabric. Aluminum windows are proposed for the fenestrations of the new space. The plan also includes the replacement of the rear portion of the house with a new cmu structure that will be slightly lower than the main house. The new design proposes a rectangular footprint addition with an inverted shed roof that will have clerestory windows. The plans indicate that the finish of the walls will be stucco to match existing. Impact units will replacing all existing awning windows. The existing privacy walls located on the front and side of the house will remain.

The plan also includes the removal of all wall a/c units, the construction of a pool behind the house, and the construction of 4 feet height on the side of the lot.

## **Consistency with Guidelines**

It is staff's opinion that the proposed design is consistent with the cited guidelines. The proposed roof form on the new addition is in keeping with the architectural style of the mid-century house, and will not detract from the neighboring houses. The enclosure of the carport will read as an alteration to the original fabric and is an appropriate solution to adding more interior space to the house. The proposed pool location and fencing are consistent with the guidelines.

# APPLICATION

1:15pm

# 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

BLDG@CITYOFKEYWEST-FL.GOV

|   |         |                                      |   |
|---|---------|--------------------------------------|---|
| HARC PERMIT NUMBER<br><b>H16-03-00091</b> |         | BUILDING PERMIT NUMBER<br><b>10-</b> | INITIAL & DATE<br><b>WJ/23/16</b>               |
| FLOODPLAIN PERMIT                         |         | ZONING                               | REVISION #                                      |
| FLOOD ZONE                                | PANEL # | ELEV. L. FL.                         | SUBSTANTIAL IMPROVEMENT<br>___ YES ___ NO ___ % |

ADDRESS OF PROPOSED PROJECT:

**415 OLIVIA ST.**

# OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

**PATRICK & JONES**

PHONE NUMBER

**305.649.5325**

OWNER'S MAILING ADDRESS:

EMAIL

CONTRACTOR COMPANY NAME:

**NA**

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

**NA**

EMAIL

ARCHITECT / ENGINEER'S NAME:

**WILLIAM ROWAN**

PHONE NUMBER

**305 394 4773**

ARCHITECT / ENGINEER'S ADDRESS:

**321 PEACOCK LANE**

EMAIL

**wrowan@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.)

**DEMO: RECONFIGURE INTERIOR WALLS. REMOVE ALL WINDOWS AND DOORS AND REPLACE W/ IMPACT. REMOVE REAR ADDITION AND RECONFIGURE. ADD POOL AND NEW PICKET FENCING**

Printed name of property owner or licensed contractor.

**MATTHEW PATRICK / KIM JONES**

Signature

*[Handwritten Signature]* ARCH.

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

11/23/16

Personally known or produced

as identification.

Official Use Only:



2068/19995 ac



**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE:

**SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:**

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

| PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA |                    |                        |
|--|--------------------|------------------------|
| ARCHITECTURAL FEATURES TO BE ALTERED:  | ORIGINAL MATERIAL: | PROPOSED MATERIAL:     |
| ENCLOSED GARAGE  | NA.                | WOOD / STUCCO TO MATCH |
| CONSTRUCT NEW ADDITION AT REAR   | CLS                | WOOD / STUCCO TO MATCH |
|  |                    |                        |
|  |                    |                        |

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 \_\_\_\_\_

User: KEYWELD Type: OC Drawer: 1  
 Date: 11/23/16 5:38 Receipt no: 416  
 2016 300091  
 PT \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans Number: 3037327  
 (M VISA/MASTERC \$100.00  
 Trans date: 11/23/16 Time: 14:38:24

| 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:  |                                      |                    |
| <i>CBS house listed as non-contributing</i>   |                                      |                    |
| <i>Guidelines for additions / alterations, pool, fences</i>                                     |                                      |                    |
| <i>Ordinara for demolition of historic structure</i>  |                                      |                    |
| HARC PLANNER SIGNATURE AND DATE:  | HARC CHAIRPERSON SIGNATURE AND DATE: |                    |

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

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

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

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

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



**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);

*Address 413 Olivia Street.*

- (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.

*No. Property built in 1958 and is in the historic district but is not itself an historic structure. Building is not being modified on the outside with the exception of a wall that is under the outline.*

**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.

*Standard 50's CBC House.*

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

*No.*

- (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.

No.

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

No.

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

No.

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

1910 = mid century modern.

- (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.

No.

- (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.

No.

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

No.



**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 Pending 12/14/16 HARC Meeting

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.

No.

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

No.

**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.


No.

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

No.

**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.*

|  |   |
|--|---|
| <br>PROPERTY OWNER'S SIGNATURE: | 12/2/16 Matthew Patrick<br>DATE AND PRINT NAME: |
|--|---|

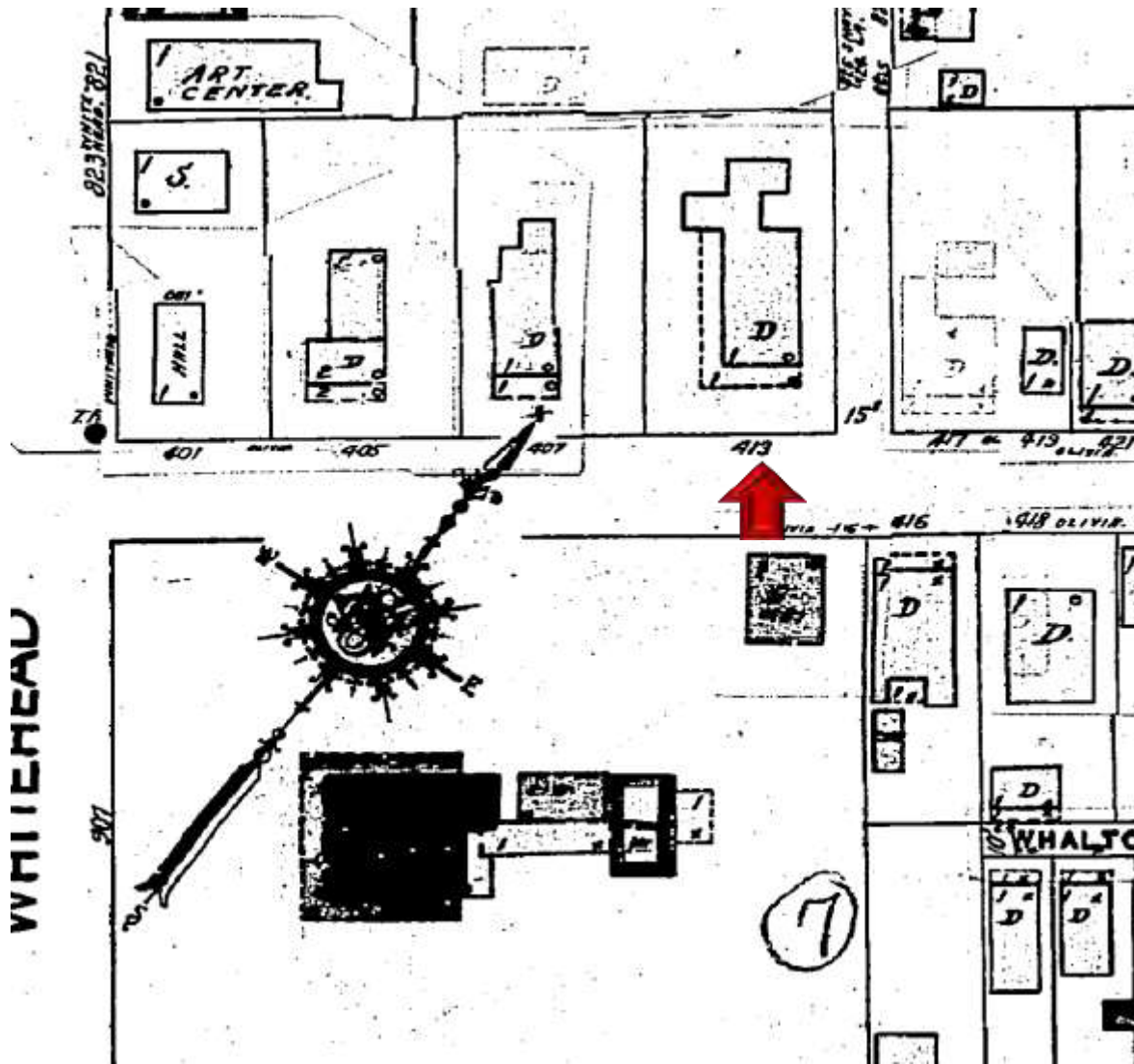
**OFFICE USE ONLY**

| <b>BUILDING DESCRIPTION:</b>          |                  |                |                          |            |
|---------------------------------------|------------------|----------------|--------------------------|------------|
| <input type="checkbox"/> Contributing | Year built _____ | Style _____    | Listed in the NRHP _____ | Year _____ |
| <input type="checkbox"/> Not listed   | Year built _____ | Comments _____ |                          |            |

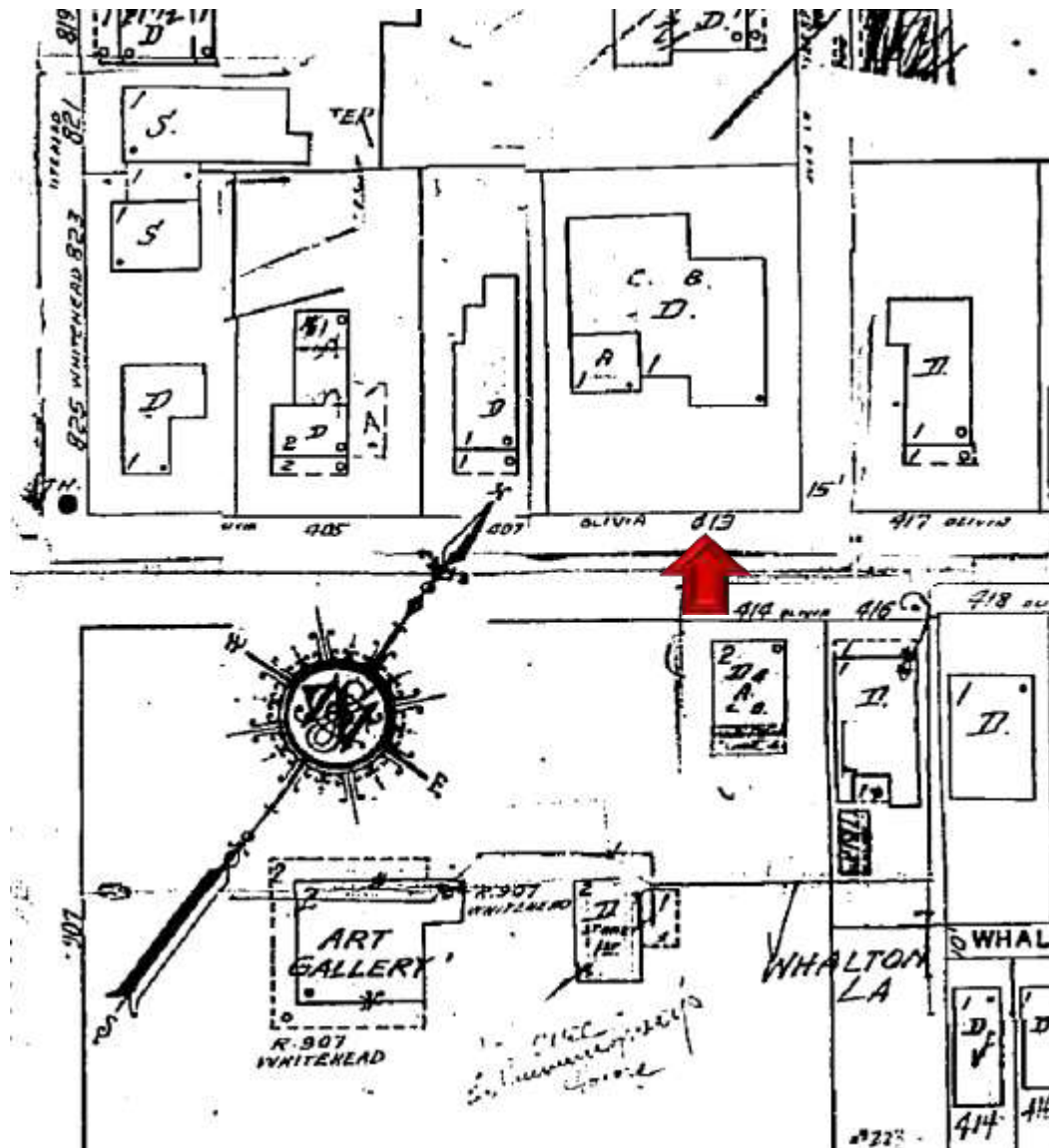
|  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Reviewed by Staff on _____<br><input type="checkbox"/> Notice of hearing posted _____<br>First reading meeting date _____<br>Second Reading meeting date _____<br><b>TWO YEAR EXPIRATION DATE</b> _____ | Staff Comments<br><br><br><br><br> |
|--|------------------------------------|

# SANBORN MAPS





1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS





**415 Olivia Street circa 1965. Monroe County Library.**













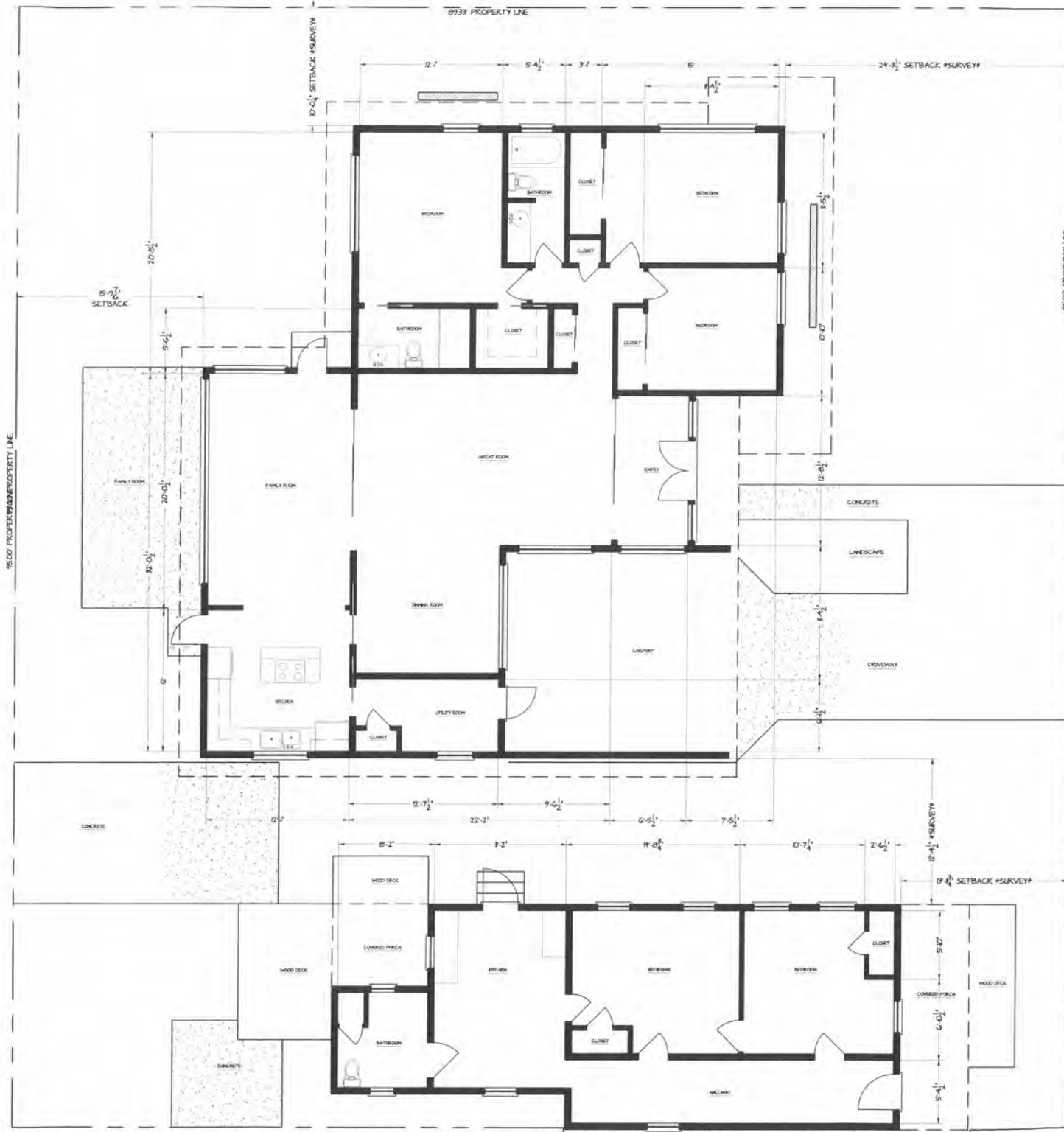




# PROPOSED DESIGN

# 415 OLIVIA STREET RESIDENTIAL UPGRADES

415 OLIVIA STREET KEY WEST, FLORIDA 33040

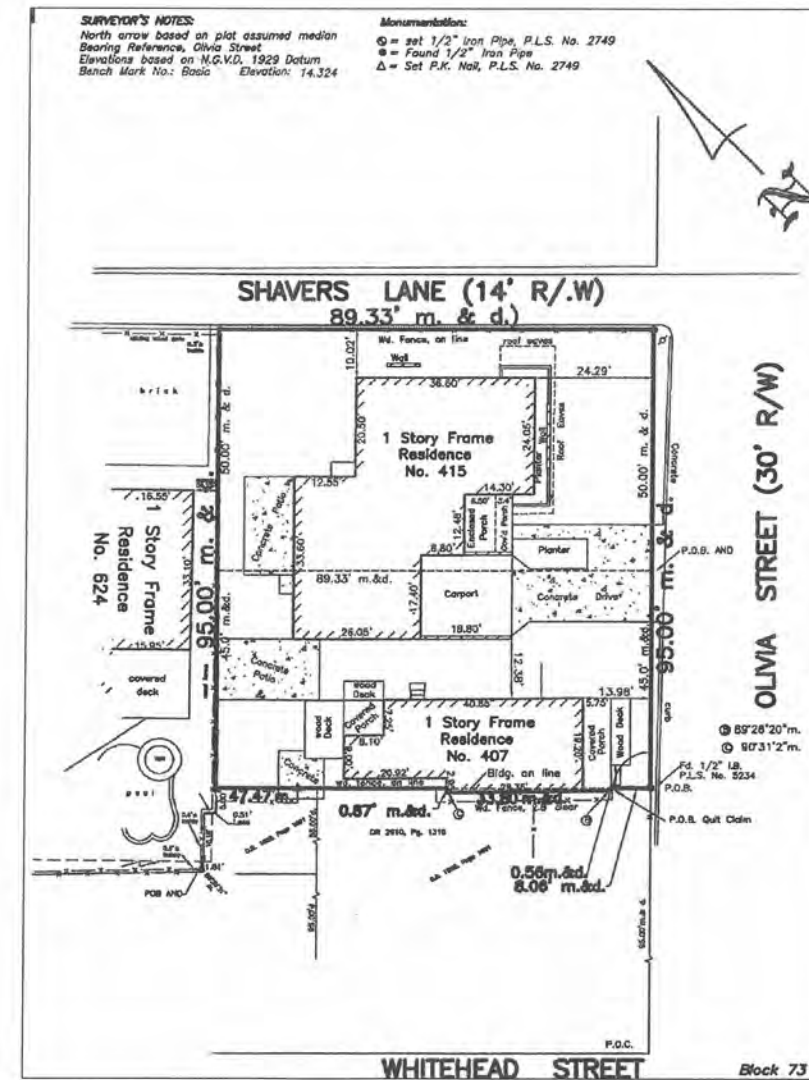
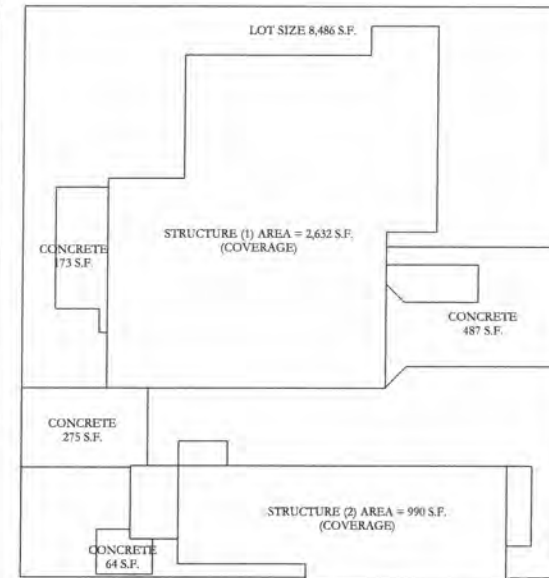


407 OLIVIA STREET (NOT INCLUDED IN PERMIT)

**FLOOR PLAN (EXISTING)**  
3/16" = 1'-0"

| Site Data   | Allowed              | Existing        | Proposed        |
|---|----------------------|-----------------|-----------------|
| Zoning  | HMDR                 |                 |                 |
| Flood   | X                    |                 |                 |
| Lot Size  |                      | 8,486 SF.       |                 |
| Building Coverage   | 50% (4,243 SF.)      | 42% (3,622 SF.) | 42% (3,587 SF.) |
| Impervious  | 60% (5,091 SF.)      | 54% (4,621 SF.) | 59% (5,081 SF.) |
| Open Space  | 35% min. (2,970 SF.) | 43% (3,682 SF.) | 37% (3,142 SF.) |
| Setbacks *Dimensions taken from edge of eaves of 415 Olivia     |                      |                 |                 |
| Front   | 10'                  | 20.2'           | 20.2' NC        |
| Street Side   | 7.5'                 | 5.9'            | 5.9' NC         |
| Side  | 5'                   | 3.5'            | 3.5' NC         |
| Rear  | 5'                   | 11'             | 5.0'            |
| *New construction at rear to be constructed within setback      |                      |                 |                 |
| Storm Drainage  |                      |                 |                 |
| Coverage is decreased therefore no additional drainage required |                      |                 |                 |

415 OLIVIA STREET  
**FLOOR PLAN (EXISTING)**  
3/16" = 1'-0"



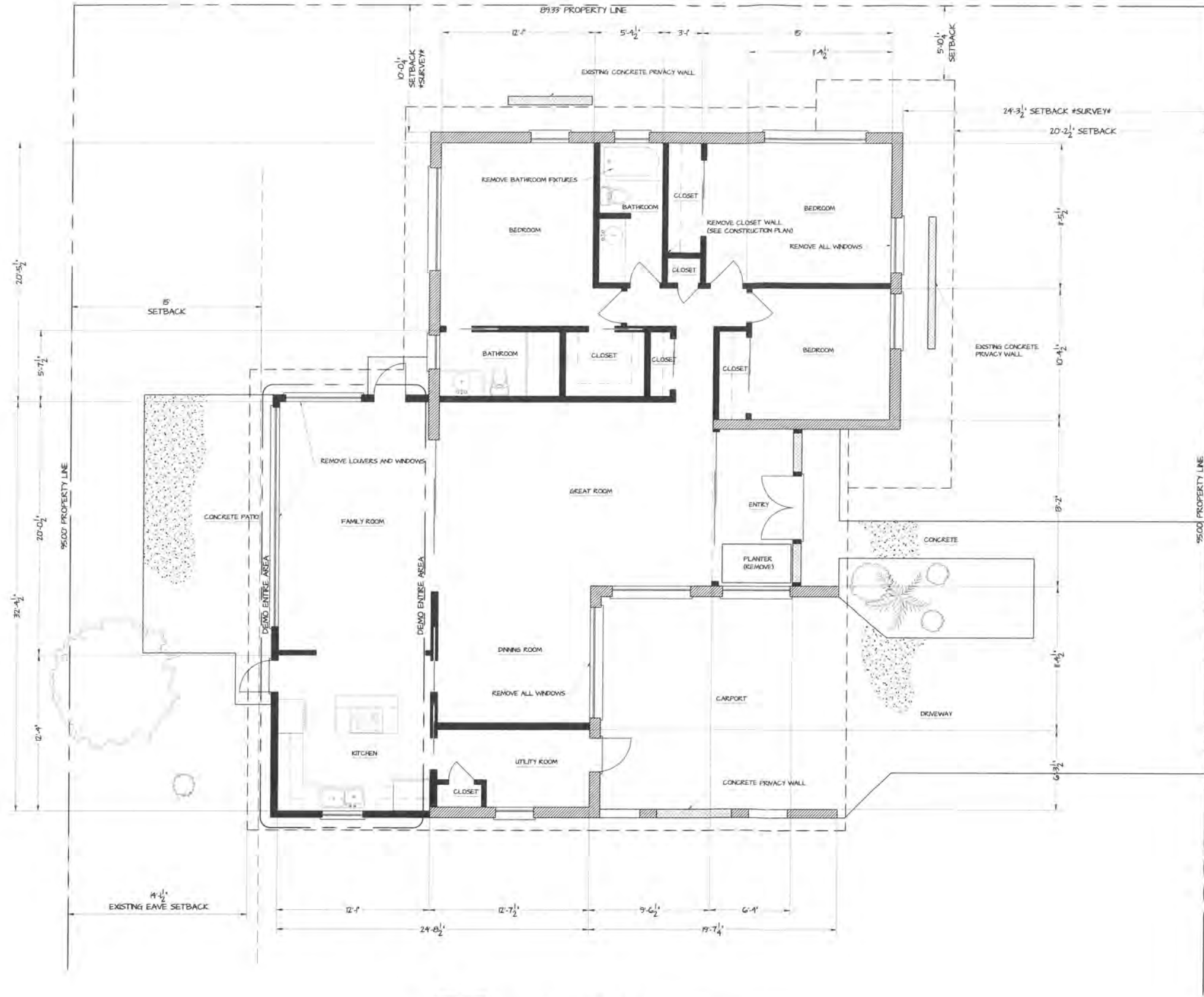
415 OLIVIA STREET UPGRADES  
AS-BUILT W/ SITE  
415 OLIVIA STREET KEY WEST, FLORIDA 33040

**WILLIAM ROWAN N**  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

PROJECT NO:

DATE: 1/23/2016

1  
OF



| Site Data   |                    |                |                |
|---|--------------------|----------------|----------------|
|   | Allowed            | Existing       | Proposed       |
| Zoning  | HMDR               |                |                |
| Flood   | X                  |                |                |
| Lot Size  |                    | 8,486 SF.      |                |
| Building Coverage   | 50% (4,243 SF)     | 42% (3,622 SF) | 42% (3,587 SF) |
| Impervious  | 60% (5,071 SF)     | 54% (4,621 SF) | 59% (5,081 SF) |
| Open Space  | 35% min (2,970 SF) | 43% (3,682 SF) | 37% (3,112 SF) |
| Setbacks *Dimensions taken from edge of eaves of 195 Olivia     |                    |                |                |
| Front   | 10'                | 20'            | 20' NC         |
| Street Side   | 75'                | 59'            | 59' NC         |
| Side  | 5'                 | 35'            | 35' NC         |
| Rear  | 5'                 | 11'            | 5'             |
| *New construction at rear to be constructed within setback*     |                    |                |                |
| Storm Drainage  |                    |                |                |
| Coverage is decreased therefore no additional drainage required |                    |                |                |

**FLOOR PLAN** (EXISTING / DEMO)  
 1/4" = 1'-0"

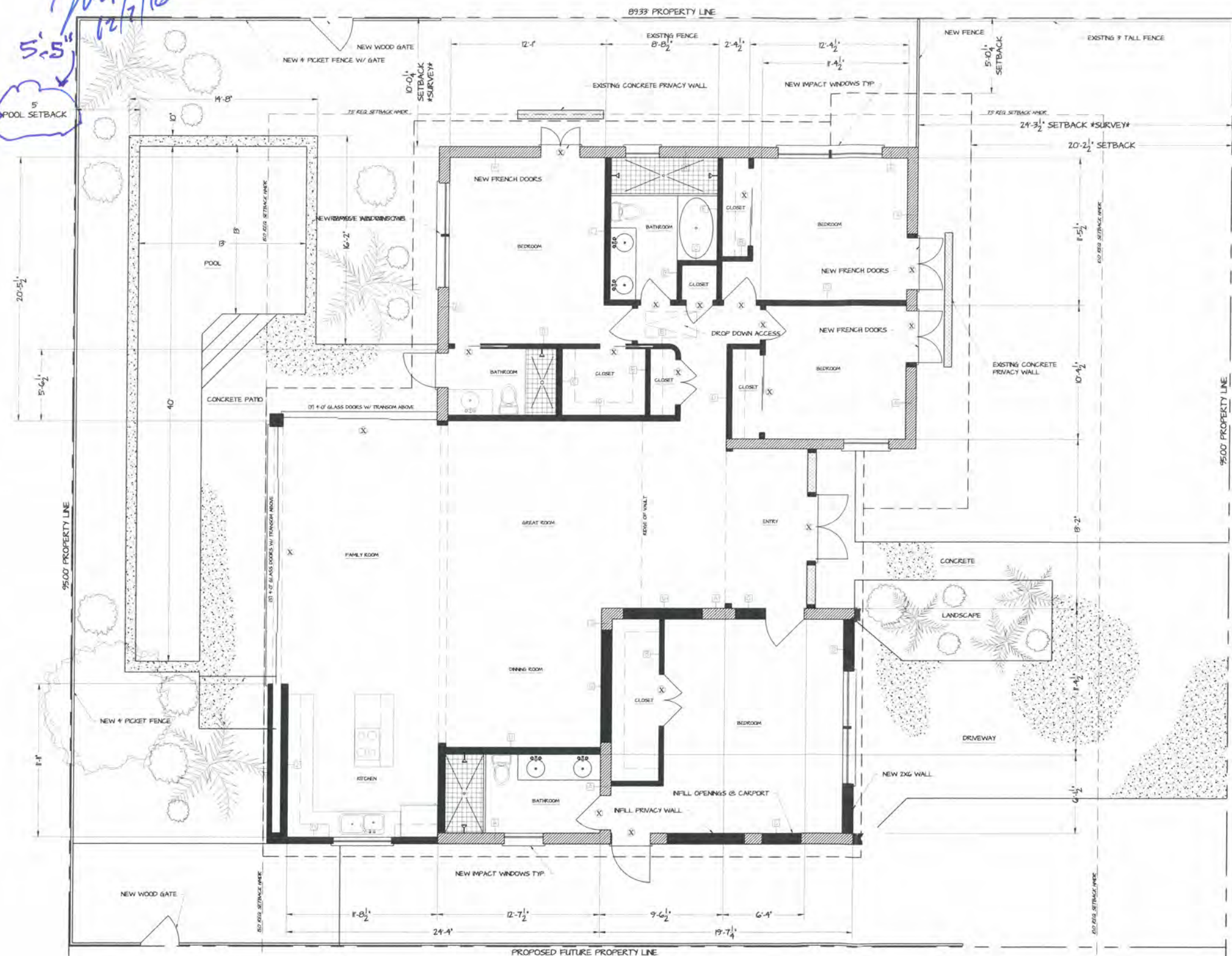
**415 OLIVIA STREET**  
**AS-BUILT**  
 415 OLIVIA STREET KEY WEST, FLORIDA 33040

**WILLIAM ROWAN**  
**ARCHITECTURE**  
KEY WEST, FLORIDA  
 FLORIDA LICENSE #AK617751  
 331 PELICAN LANE  
 305-296-3784

PROJECT NO.

DATE: 1-23-2016

*Handwritten:* 12/17/16  
 5'-0" POOL SETBACK



**FLOOR PLAN (PROPOSED)**  
 1/4" = 1'-0"

**415 OLIVIA STREET  
 AS-BUILT**

415 OLIVIA STREET KEY WEST, FLORIDA 33040

---

**WILLIAM ROWAN N  
 ARCHITECTURE**  
KEY WEST, FLORIDA  
 FLORIDA LICENSE #AK017751

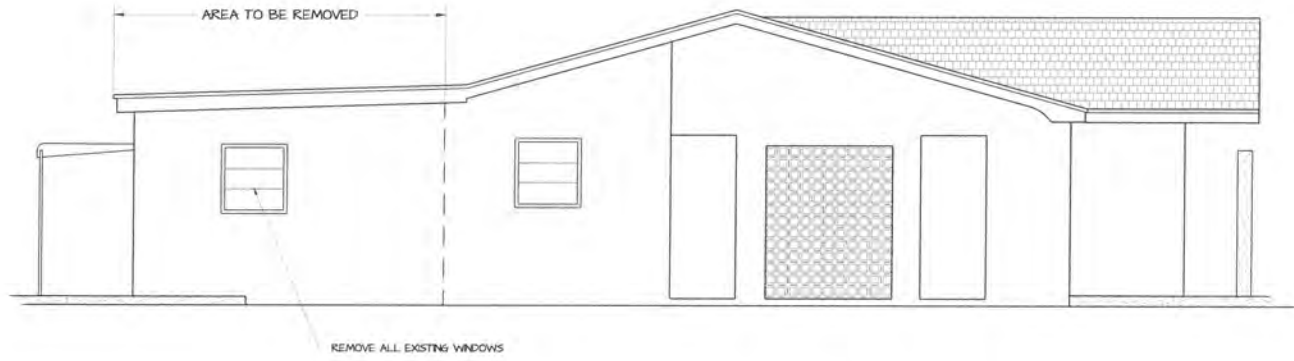
PROJECT NO. \_\_\_\_\_

DATE: 1-23-2016

**3**

OF

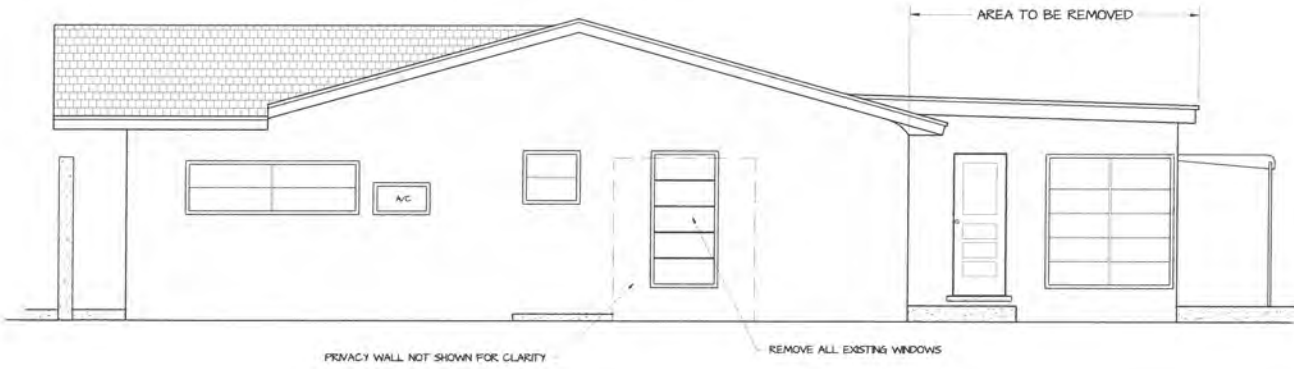




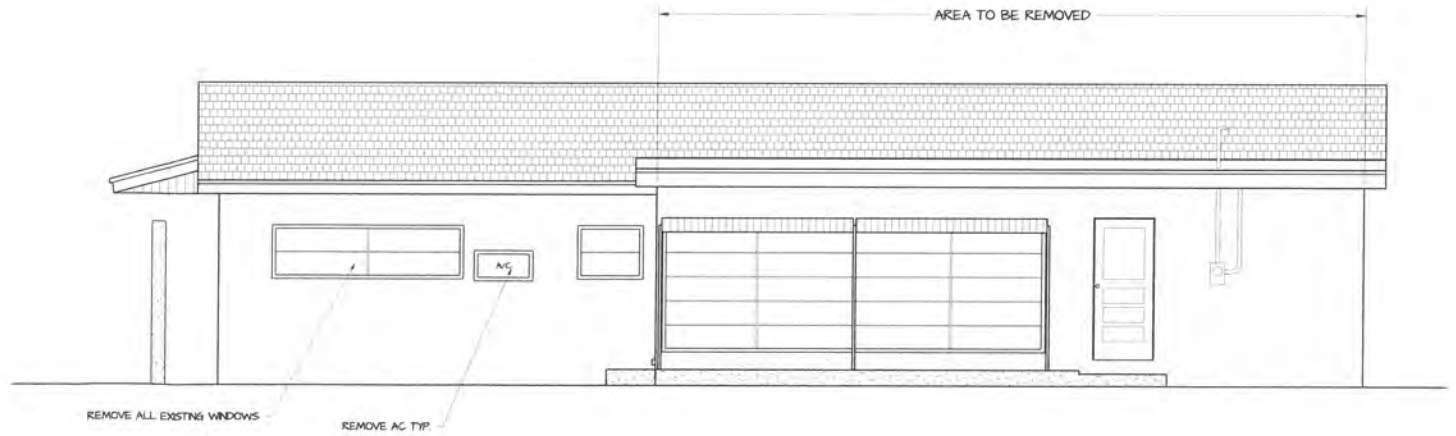
**WEST ELEVATION** (EXISTING)  
1/4" = 1'-0"



**SOUTH ELEVATION** (EXISTING)  
1/4" = 1'-0"



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



**NORTH ELEVATION** (EXISTING)  
1/4" = 1'-0"

415 OLIVIA STREET  
AS-BUILT

415 OLIVIA STREET KEY WEST, FLORIDA 33040

**WILLIAM ROWAN**  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

321 PEACOCK LANE  
302 296 2784

PROJECT NO :

DATE : 1-23-2016

4

OF



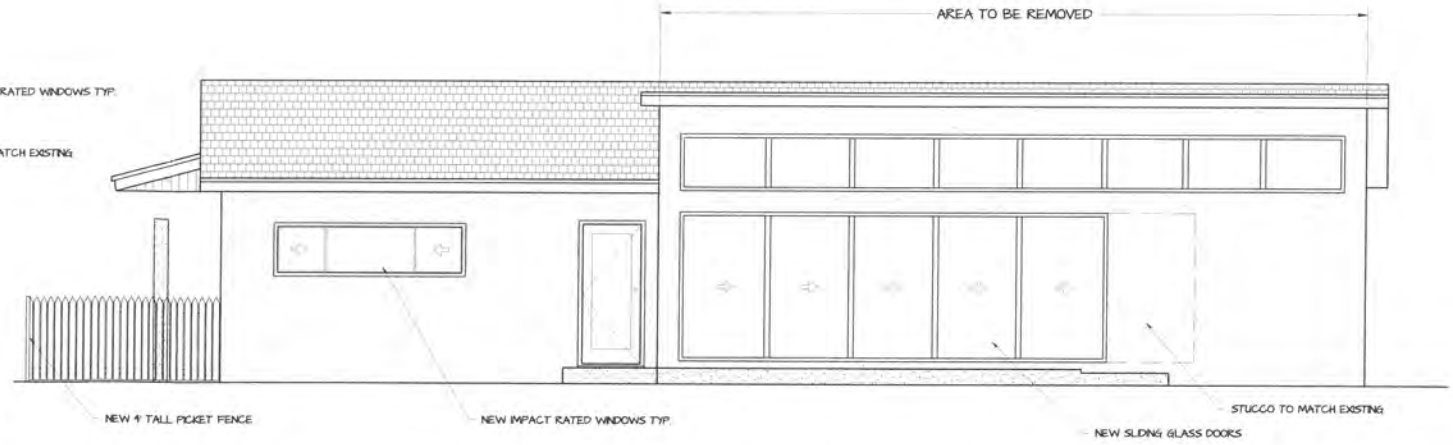
**WEST ELEVATION (PROPOSED)**  
1/4" = 1'-0"



**SOUTH ELEVATION (PROPOSED)**  
1/4" = 1'-0"



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



**NORTH ELEVATION (PROPOSED)**  
1/4" = 1'-0"

415 OLIVIA STREET  
AS-BUILT

415 OLIVIA STREET KEY WEST, FLORIDA 33040

**WILLIAM ROWAN N**  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-981751

321 PEACOCK LANE  
302 296 3784

PROJECT NO :

DATE : 1-23-2016

5  
OF

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., December 14, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING CBS STRUCTURE INCLUDING REPLACEMENT OF ALL WINDOWS. NEW REAR ADDITION. NEW POOL AND PICKET FENCES. DEMOLITION OF REAR ADDITION.**

**415 OLIVIA STREET**

**Applicant – William Rowan**

**Application #H16-03-0091**

**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.

# 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

[Home](#) | [Departments](#) | [Exemptions](#) | [Save Our Homes](#) | [Portability](#) | [Homestead Fraud](#) | [Contact Us](#)

[Property Search](#) | [Tax Estimator](#) | [GIS/Maps](#) | [Millages/Taxroll Info](#) | [Appeals/VAB](#) | [Forms](#) | [Office Requirements](#)

Website tested on IE8, IE9, & Firefox.

Requires Adobe Flash 10.3 or higher

## Property Record Card -

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

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

[Previous Record](#) **Alternate Key: 1017639 Parcel ID: 00017200-000000** [Next Record](#)

### Ownership Details

**Mailing Address:**

PLA STEPHEN E ESTATE  
415 OLIVIA ST  
KEY WEST, FL 33040-7410

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS

**Millage Group:** 11KW

**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 415 OLIVIA ST KEY WEST

**Legal Description:** KW PT LOT 4 SQR 6 TR 4 OR119-415/17

**Click Map Image to open interactive viewer**

### Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

### Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

### Monroe County Cities

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

### First Time Home Buyer (IRS)

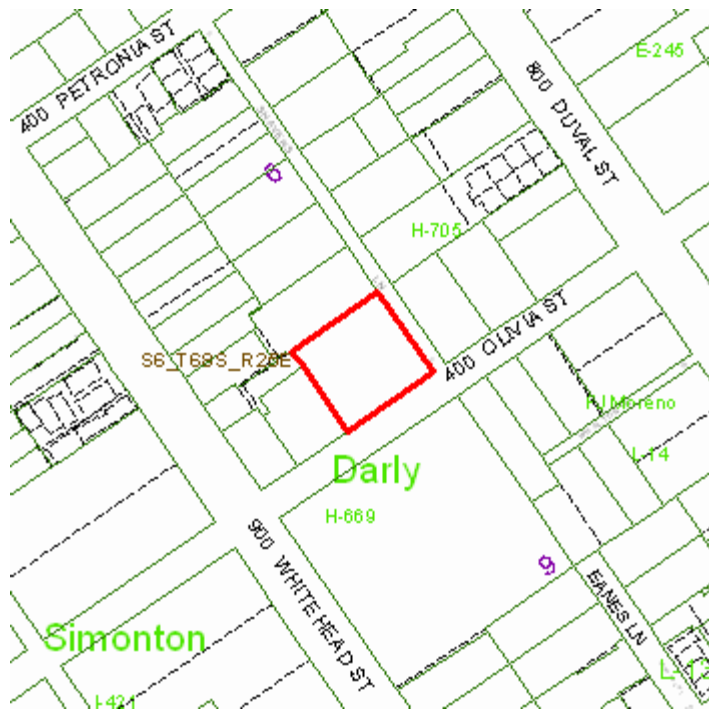
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

### IRS Links

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

### Other Links

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



### Land Details

| Land Use Code        | Frontage | Depth | Land Area   |
|----------------------|----------|-------|-------------|
| 080D - MULTI RES DRY | 89       | 95    | 8,486.00 SF |

### Building Summary

Number of Buildings: 2  
 Number of Commercial Buildings: 0  
 Total Living Area: 2772  
 Year Built: 1934

## Building 1 Details

**Building Type** R1  
**Effective Age** 25  
**Year Built** 1964  
**Functional Obs** 0

**Condition** G  
**Perimeter** 208  
**Special Arch** 0  
**Economic Obs** 0

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

**Roof Type** GABLE/HIP

**Roof Cover** ASPHALT SHINGL

**Heat 1** NONE

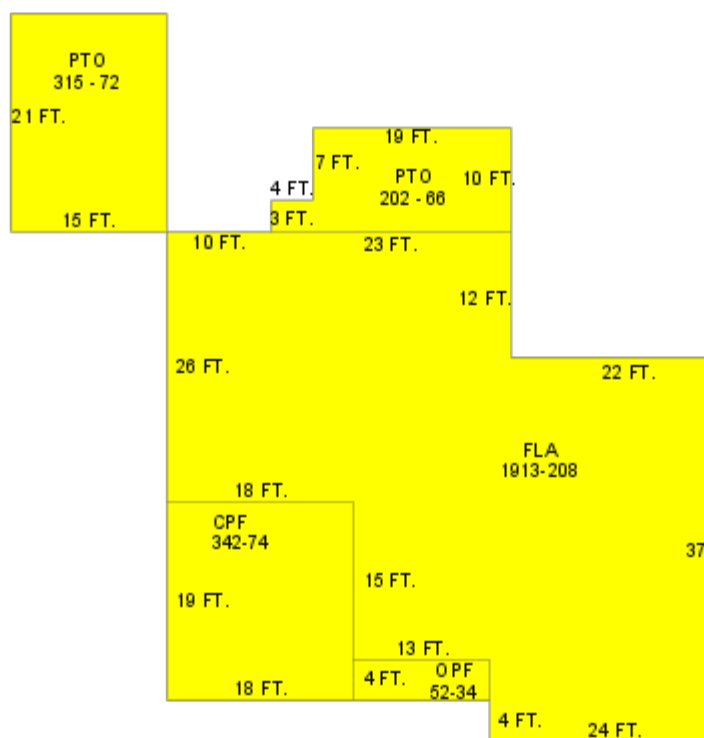
**Heat 2** NONE

**Heat Src 1** NONE

**Heat Src 2** NONE

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 1  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0



BUILDING # 1

**Sections:**

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % |
|-----|------|----------|-----------|------------|-------|-----|------------|
| 0   | PTO  |          | 1         | 1963       |       |     |            |
| 0   | PTO  |          | 1         | 1963       |       |     |            |



|   |     |          |   |      |   |   |      |
|---|-----|----------|---|------|---|---|------|
| 1 | FLA | 5:C.B.S. | 1 | 1963 | N | N | 0.00 |
| 2 | OPF |          | 1 | 1963 | N | N | 0.00 |
| 3 | CPF |          | 1 | 1963 | N | N | 0.00 |

## Building 2 Details

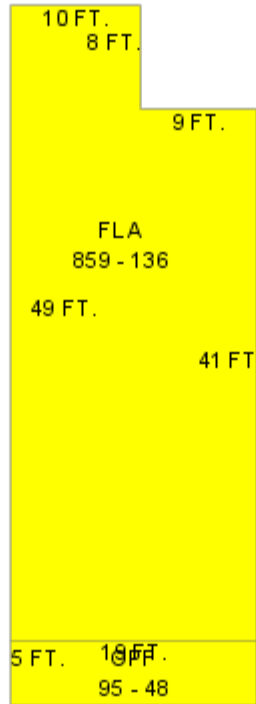
|                         |                       |
|-------------------------|-----------------------|
| <b>Building Type</b> R1 | <b>Condition</b> A    |
| <b>Effective Age</b> 27 | <b>Perimeter</b> 136  |
| <b>Year Built</b> 1934  | <b>Special Arch</b> 0 |
| <b>Functional Obs</b> 0 | <b>Economic Obs</b> 0 |

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

|                            |                         |
|----------------------------|-------------------------|
| <b>Roof Type</b> GABLE/HIP | <b>Roof Cover</b> METAL |
| <b>Heat 1</b>              | <b>Heat 2</b>           |
| <b>Heat Src 1</b>          | <b>Heat Src 2</b>       |

**Extra Features:**

|                   |   |
|-------------------|---|
| <b>2 Fix Bath</b> | 0 |
| <b>3 Fix Bath</b> | 0 |
| <b>4 Fix Bath</b> | 0 |
| <b>5 Fix Bath</b> | 0 |
| <b>6 Fix Bath</b> | 0 |
| <b>7 Fix Bath</b> | 0 |
| <b>Extra Fix</b>  | 0 |



BUILDING # 2

**Sections:**

| Nbr | Type | Ext Wall              | # Stories | Year Built | Attic | A/C | Basement |
|-----|------|-----------------------|-----------|------------|-------|-----|----------|
| 0   | OPF  |                       | 1         | 1933       |       |     |          |
| 0   | FLA  | 12:ABOVE AVERAGE WOOD | 1         | 1934       |       |     |          |

**Misc Improvement Details**

| Nbr | Type              | # Units  | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|----------|--------|-------|------------|-----------|-------|------|
| 0   | AC2:WALL AIR COND | 2 UT     | 0      | 0     | 1979       | 1980      | 1     | 20   |
| 2   | FN2:FENCES        | 1,104 SF | 184    | 6     | 2010       | 2011      | 5     | 30   |
| 3   | PT3:PATIO         | 300 SF   | 0      | 0     | 2008       | 2009      | 2     | 50   |

**Building Permits**

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes  |
|-------------|-------------|----------------|--------|-------------|--|
| 8-3138      | 08/27/2008  | 11/13/2008     | 4,000  |             | REMOVE APPROX 350SF CONCRET DRIVEWAY/WALKWAY |

|         |            |            |        |   |
|---------|------------|------------|--------|---|
| 10-1724 | 06/02/2010 | 10/21/2010 | 5,600  | PRE FAB PICKETT FENCE<br>ACROSS BACK YARD & SIDE OF<br>PROPERTY. 184lf X6'H |
| B950488 | 02/01/1995 | 08/01/1995 | 15,500 | RENOVATIONS   |
| E950814 | 03/01/1995 | 08/01/1995 | 1,380  | ELECTRICAL  |
| P950982 | 03/01/1995 | 08/01/1995 | 1,800  | FIXTURES  |
| 04-0704 | 03/23/2004 | 10/13/2004 | 2,000  | RE-ROOF FRNT PORCH  |

## 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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2016      | 242,017          | 14,610                       | 816,790          | 1,073,417                 | 642,309              | 0                   | 1,073,417            |
| 2015      | 251,661          | 13,240                       | 562,677          | 827,578                   | 583,918              | 0                   | 827,578              |
| 2014      | 237,512          | 12,416                       | 359,279          | 609,207                   | 530,835              | 0                   | 609,207              |
| 2013      | 238,658          | 12,795                       | 334,213          | 585,666                   | 482,578              | 0                   | 585,666              |
| 2012      | 244,364          | 13,285                       | 181,059          | 438,708                   | 438,708              | 0                   | 438,708              |
| 2011      | 244,364          | 13,664                       | 250,698          | 508,726                   | 508,726              | 0                   | 508,726              |
| 2010      | 247,790          | 3,952                        | 178,274          | 430,016                   | 379,003              | 25,000              | 354,003              |
| 2009      | 278,568          | 4,000                        | 530,668          | 813,236                   | 479,506              | 25,000              | 454,506              |
| 2008      | 258,944          | 3,165                        | 848,600          | 1,110,709                 | 563,828              | 25,000              | 538,828              |
| 2007      | 248,177          | 3,203                        | 1,400,190        | 1,651,570                 | 725,101              | 25,000              | 700,101              |
| 2006      | 424,552          | 3,242                        | 685,245          | 1,113,039                 | 552,958              | 25,000              | 527,958              |
| 2005      | 423,868          | 3,280                        | 540,983          | 968,131                   | 501,981              | 25,000              | 476,981              |
| 2004      | 290,772          | 2,934                        | 636,450          | 930,156                   | 473,230              | 25,000              | 448,230              |
| 2003      | 301,956          | 2,973                        | 203,664          | 508,593                   | 339,098              | 25,000              | 314,098              |
| 2002      | 275,221          | 3,011                        | 203,664          | 481,896                   | 326,569              | 25,000              | 301,569              |
| 2001      | 266,343          | 3,050                        | 203,664          | 473,057                   | 321,039              | 25,000              | 296,039              |
| 2000      | 279,660          | 2,772                        | 144,262          | 426,694                   | 301,587              | 25,000              | 276,587              |
| 1999      | 191,767          | 1,927                        | 129,836          | 323,530                   | 265,155              | 25,000              | 240,155              |
| 1998      | 173,123          | 1,763                        | 129,836          | 304,722                   | 256,728              | 25,000              | 231,728              |
| 1997      | 159,806          | 1,649                        | 114,561          | 276,016                   | 245,117              | 25,000              | 220,117              |
| 1996      | 109,201          | 1,141                        | 114,561          | 224,903                   | 224,625              | 25,000              | 199,625              |
| 1995      | 109,201          | 1,156                        | 114,561          | 224,918                   | 220,852              | 25,000              | 195,852              |
| 1994      | 97,659           | 1,047                        | 114,561          | 213,267                   | 213,267              | 25,000              | 188,267              |
| 1993      | 97,331           | 0                            | 114,561          | 211,892                   | 211,892              | 25,000              | 186,892              |
| 1992      | 97,331           | 0                            | 114,561          | 211,892                   | 211,892              | 25,000              | 186,892              |
| 1991      | 97,331           | 0                            | 114,561          | 211,892                   | 211,892              | 25,000              | 186,892              |
| 1990      | 86,165           | 0                            | 93,558           | 179,723                   | 179,723              | 25,000              | 154,723              |
| 1989      | 72,426           | 0                            | 91,649           | 164,075                   | 164,075              | 25,000              | 139,075              |



|      |        |   |        |         |         |        |         |
|------|--------|---|--------|---------|---------|--------|---------|
| 1988 | 62,135 | 0 | 76,374 | 138,509 | 138,509 | 25,000 | 113,509 |
| 1987 | 61,363 | 0 | 63,645 | 125,008 | 125,008 | 25,000 | 100,008 |
| 1986 | 61,704 | 0 | 61,099 | 122,803 | 122,803 | 25,000 | 97,803  |
| 1985 | 59,327 | 0 | 56,014 | 115,341 | 115,341 | 25,000 | 90,341  |
| 1984 | 55,497 | 0 | 56,014 | 111,511 | 111,511 | 25,000 | 86,511  |
| 1983 | 55,497 | 0 | 29,170 | 84,667  | 84,667  | 25,000 | 59,667  |
| 1982 | 56,642 | 0 | 27,225 | 83,867  | 83,867  | 25,000 | 58,867  |

### 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.

There are no sales to display for this parcel.

This page has been visited 89,427 times.

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