



Staff Report for Item 6a

To: Chairman Michael Miller and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: May 26, 2015

Applicant: McIntyre Construction/Peter Pike Architects

Application Number: H15-01-0537

Address: #718 Olivia Street

Description of Work:

Adding height to rear addition to accommodate new roof. Improvements to doors.

Site Facts:

#718 Olivia Street is listed as a contributing resource in the survey and first appears on the 1912 Sanborn map. Sometime after 1962 and before 1972, a two-story addition was added onto the rear. The one-story addition in question was built onto that two-story rear addition sometime after 1972.

Guidelines Cited in Review:

Additions and Alterations (pages 36-37), specifically guidelines 1 through 8.

U.S. Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 9 and 10.

Building Exteriors - Wood (page 24), specifically number 2.

Staff Analysis

This Certificate of Appropriateness proposes demolishing the rear roof to raise the height of a one-story rear addition. The new addition will be approximately 2.5 feet taller, raising the addition to 11 feet, 8 inches. The new addition will utilize v-crimp roofing, remove the existing wood lap and novelty siding and install hardi-board siding, and install new rear aluminum folding doors.

Consistency with the Guidelines

1. The guidelines state that hardi-board siding can only be used on non-historic additions. Built after 1972, the existing addition currently has wood lap and novelty siding. Staff feels it would be more appropriate to just add wood siding that matches the existing profile to the new section of the addition, but understands that the use of hardi-board is consistent with the guidelines.

This project alters no historic fabric, and the addition is only expanding in height, not footprint. The addition is on the rear, and therefore attached to less publicly visible secondary elevations. Staff feels the addition will have no adverse impact on the neighborhood and the historic district, and that the project is consistent with the guidelines regarding additions and alterations.

APPLICATION



City of Key West

3140 FLAGLER AVENUE
 KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-0537		BUILDING PERMIT NUMBER 15-1422		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:

718 Oliva St. Key West, FL 33090

OF UNITS

RE # OR ALTERNATE KEY:

1021199

NAME ON DEED:

Siegert Michael & Mark W. St.

PHONE NUMBER

OWNER'S MAILING ADDRESS:

718 Oliva St. Key West.

EMAIL

APR 20 2015

CONTRACTOR COMPANY NAME:

McIntyre Construction L.L.C.

PHONE NUMBER

(305) 849-9864

CONTRACTOR'S CONTACT PERSON:

Nathaniel McIntyre

EMAIL

nathaniel.mcintyre@ymail.com

ARCHITECT / ENGINEER'S NAME:

Peter Pike

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

471 U.S. Highway 1 Suite 101

EMAIL

Key West, FL 33090

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:

27,500.00

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: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Renovate existing

back porch and install new "Nano" Type door.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME: _____

QUALIFIER PRINT NAME: Nathaniel J. McIntyre

OWNER SIGNATURE: _____

QUALIFIER SIGNATURE: _____

Notary Signature as to owner: _____

Notary Signature as to qualifier: _____

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 20th DAY OF April, 2015.



Personally known or produced _____ as identification.

Personally known or produced _____ as identification.

51540-2641-01c

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
 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:
<i>Back porch</i>	<i>wood</i>	<i>wood</i>

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 _____

Oper: KEYWBLD Type: BP Drawer: 1
 Date: 4/20/15 50 Receipt no: 19858
 P1 * BUILDING PERMITS-NEW
 1.00 \$50.00
 Trans number: 3046676
 CK CHECK 1124 \$100.00
 Trans date: 4/20/15 Time: 10:20:14

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		
<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

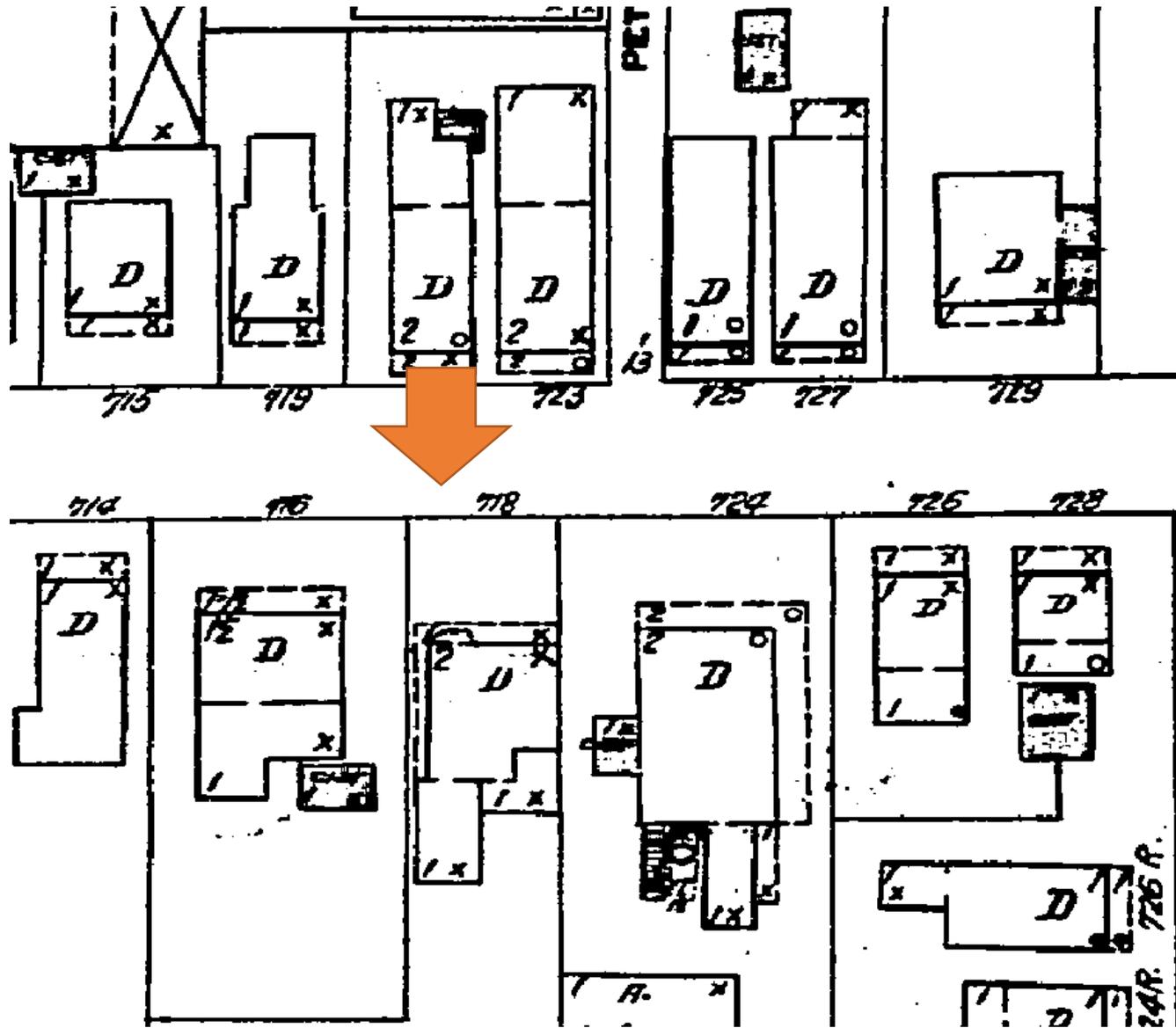
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A "NOTICE OF COMMENCEMENT" MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

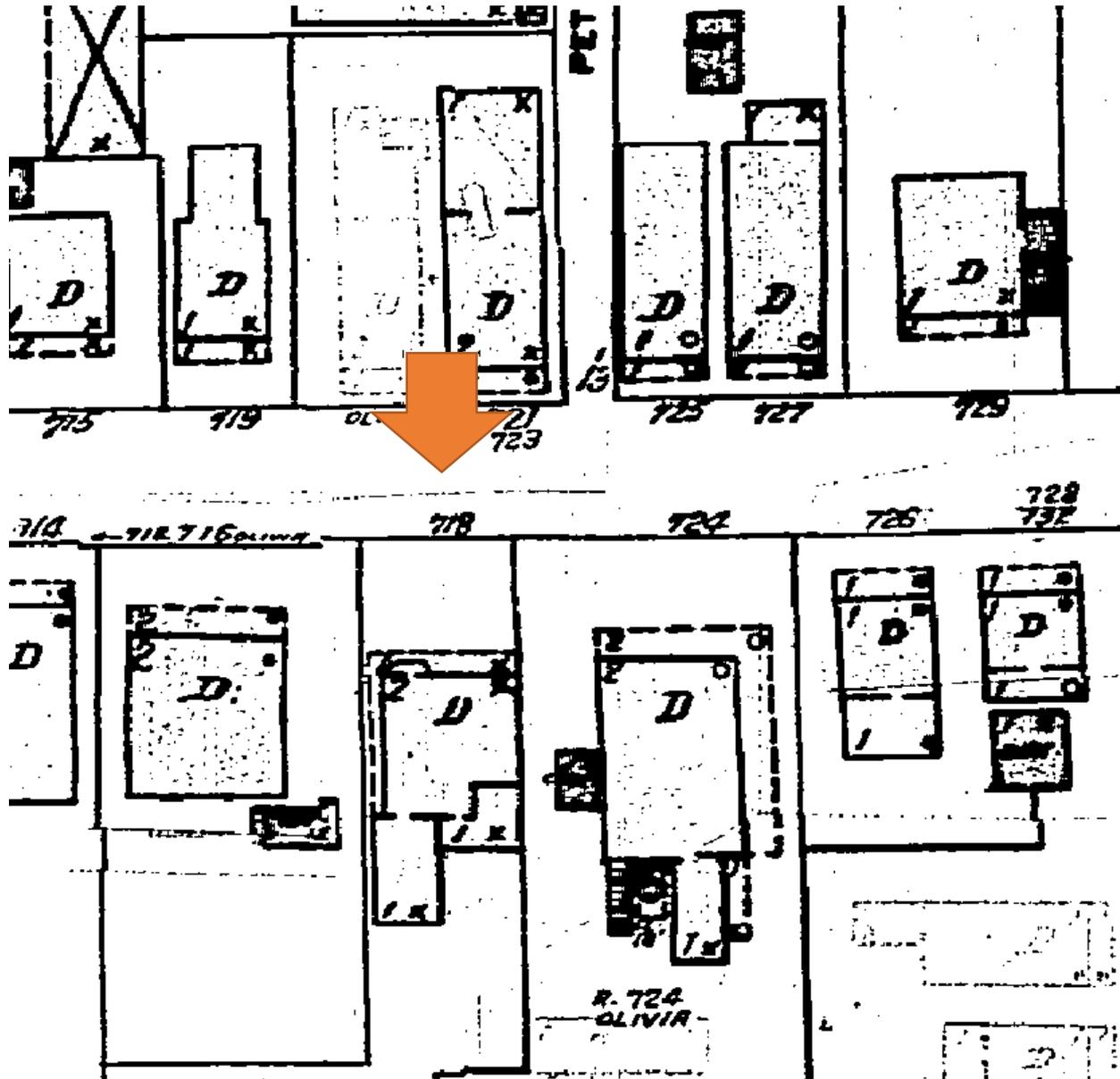
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

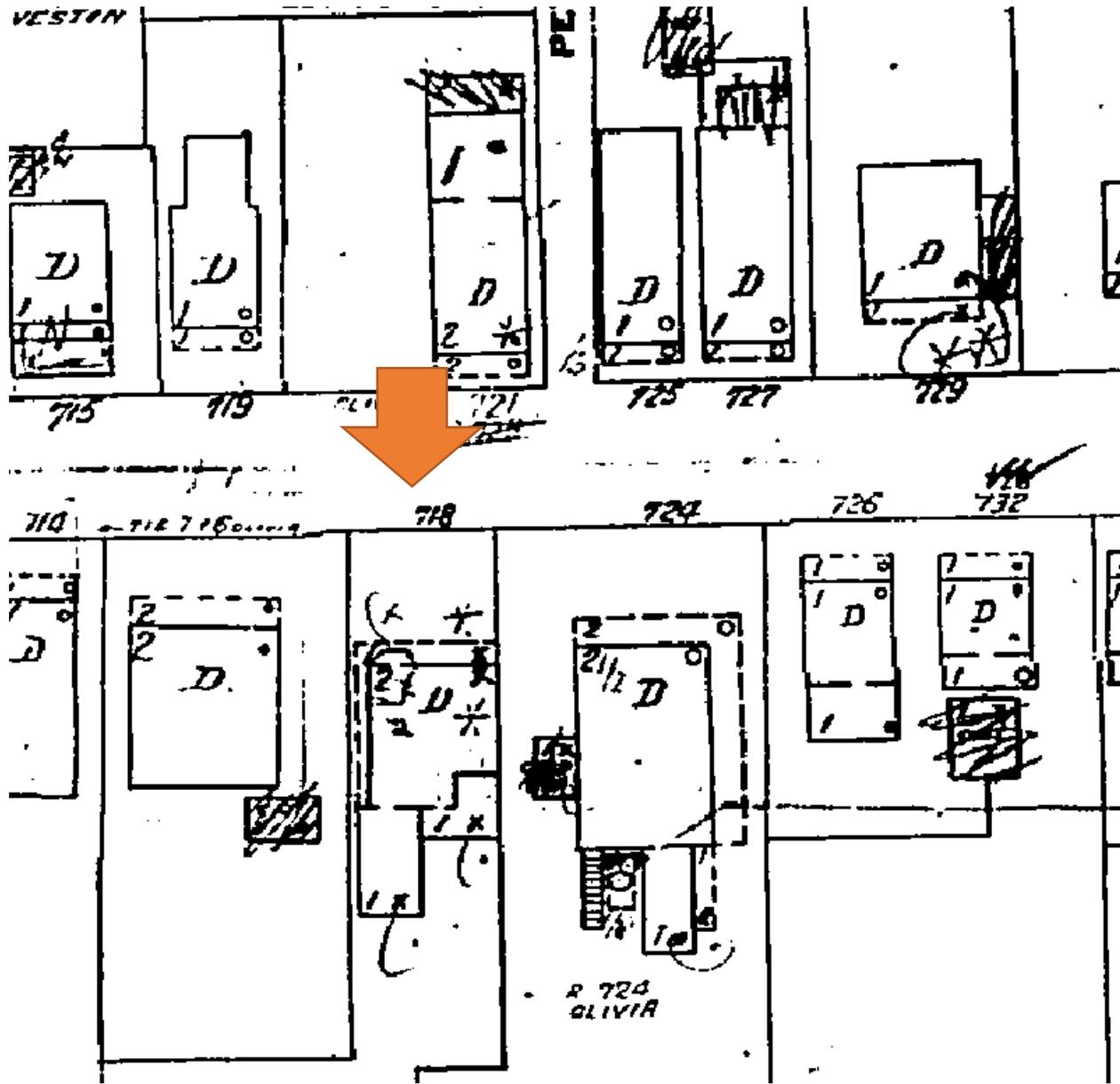
SANBORN MAPS



1926 Sanborn Map



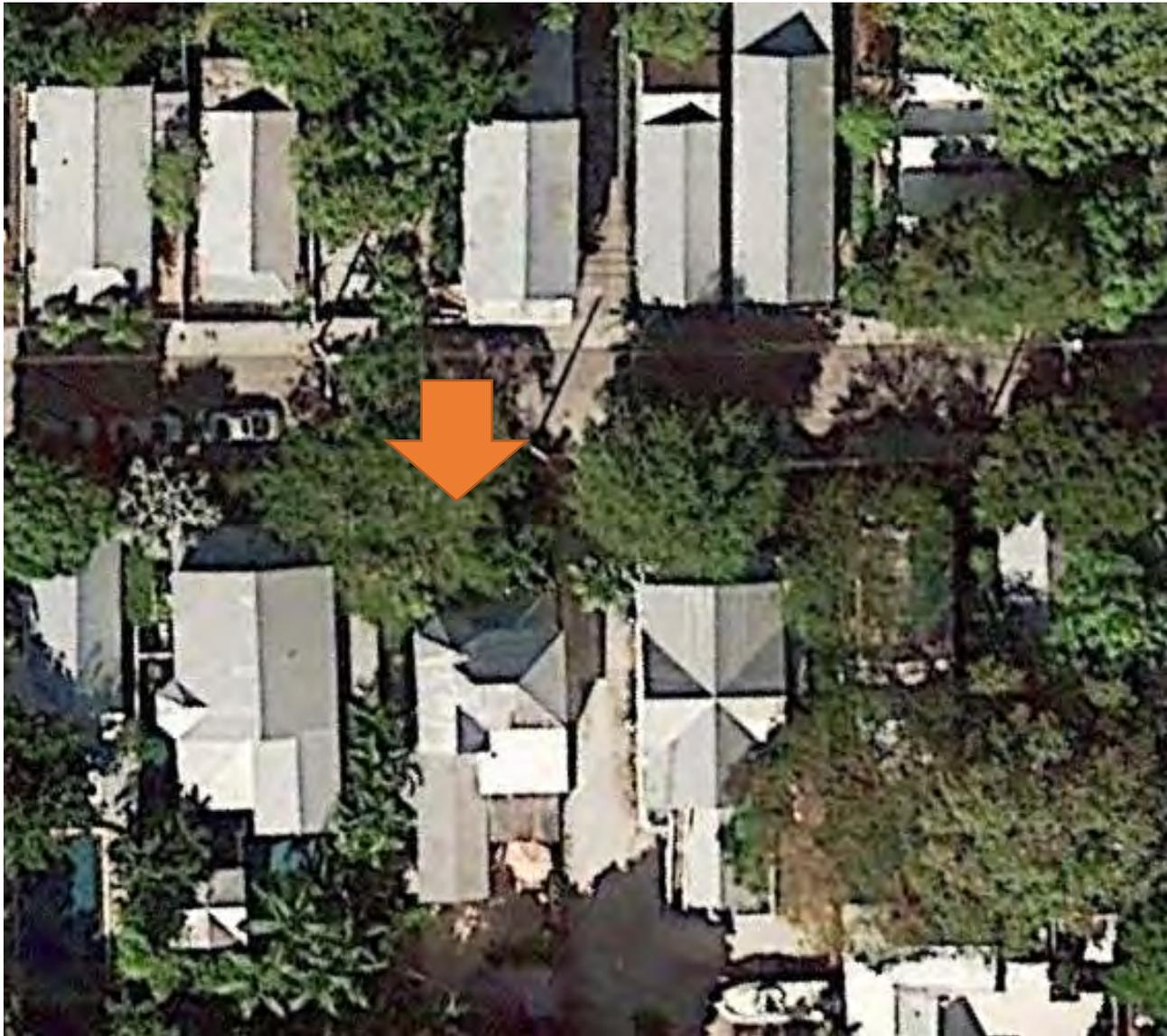
1948 Sanborn Map



1962 Sanborn Map



1972 Aerial Photograph



2011 Google Earth

PROJECT PHOTOS



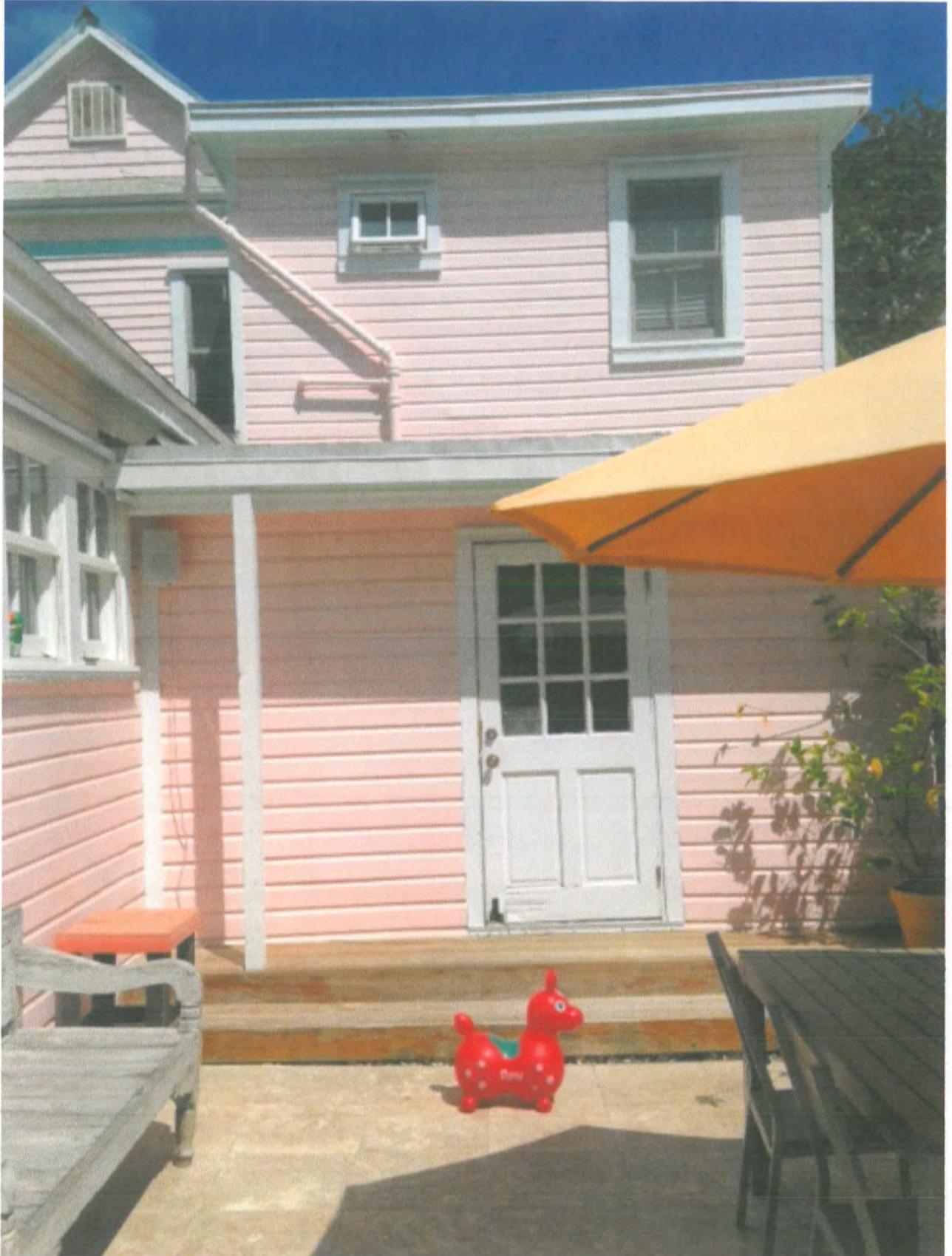
THIS 'KICKOUT' PORTION TO BE REMOVED



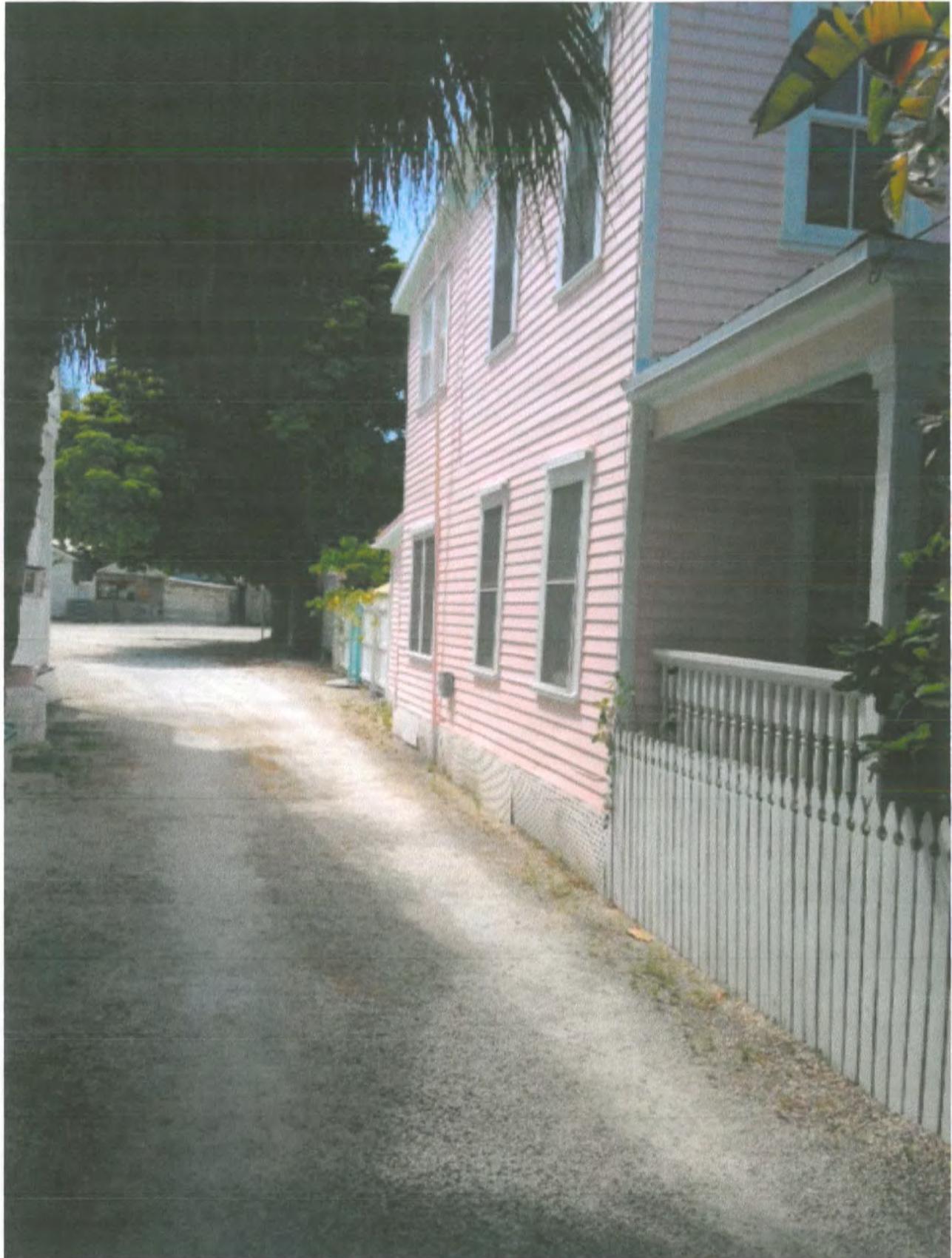
PROPOSED RENOVATION AREA



AREA OF PROPOSED RENOVATION











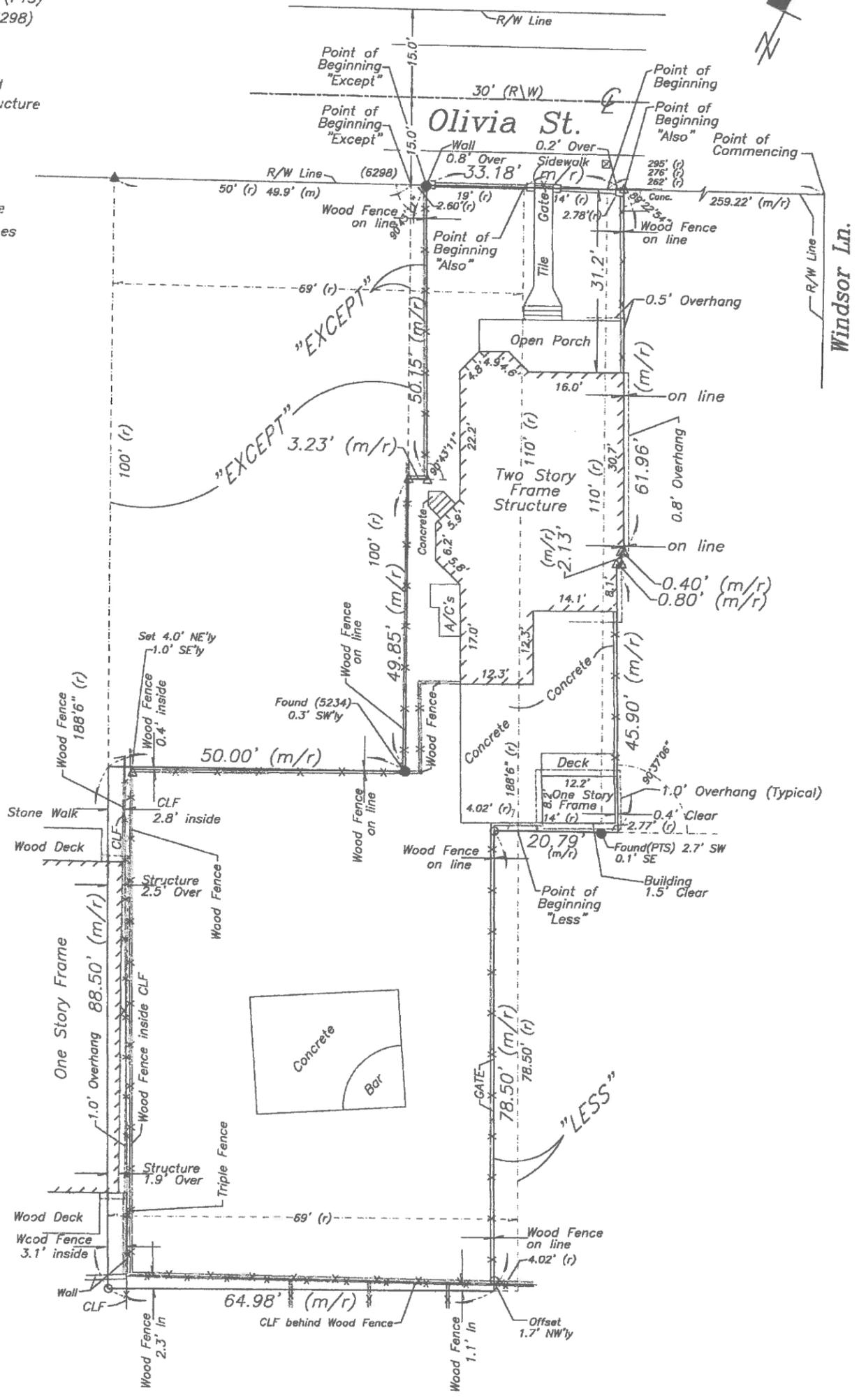
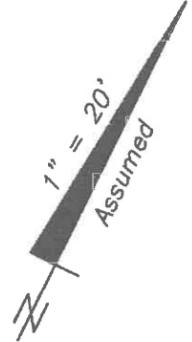


SURVEY

Boundary Survey Map of part of Tract 5, Island of Key West, Florida

LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234) (6298) (PTS)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Power Lines



NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Tract 5, Island of Key West, Florida

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 718 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 11, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: In the City of Key West in Tract 5 of William A. Whitehead's plan and survey and bounded as follows:

COMMENCING at a point on Olivia Street, which is distant 262 feet from the corner of Windsor Lane and Olivia Street, and running thence along the line of Olivia Street in a Southwesterly direction 14 feet; thence at right angles in a Southeasterly direction 110 feet; thence at right angles in a Northeasterly direction 14 feet; thence at right angles in a Northwesterly direction 110 feet to the Place of Beginning.

ALSO:
On the Island of Key West and is a part of Tract 5, according to W. A. Whitehead's map or plan of the City and Island of Key West, and commencing at a point on Olivia Street distant from the corner of Windsor Lane and said Olivia Street 276 feet and running thence in a Southwest direction 69 feet; thence in a Southeast direction 188 feet 6 inches; thence in a Northeast direction 69 feet; thence in a Northwest direction 188 feet 6 inches back to the Place of Beginning.

EXCEPT:

Part of Tract 5 according to Whitehead's Map of the Island of Key West delineated in February A.D. 1829. Commencing at a point on Olivia Street, distant from the corner of Olivia Street and Windsor Lane 295 feet and running thence along Olivia Street in a Southwesterly direction 50 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 50 feet; thence at right angles in a Northwesterly direction 100 feet to the Point of Beginning.

EXCEPT:

A parcel of land on the Island of Key West and known as a part of Tract 5, according to Wm. A. Whitehead's map of said Island, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane and the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 292.40 feet to the Point of Beginning, said point being on the NE'y face of an existing wood fence; thence continue SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 2.60 feet to a point, said point being 295.00 feet SW'ly from the S'ly corner of Windsor Lane and Olivia Street; thence SE'ly and at right angles for a distance of 50.15 feet to the SE'ly face of an existing wood fence; thence NE'ly and at right angles for a distance of 3.23 feet; thence NW'ly with a deflection angle of 90°43'11" to the left and along the NE'ly face of said fence and extension thereof for a distance of 50.15 feet back to the Point of Beginning.

ALSO:

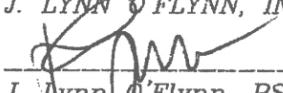
A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 259.22 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 2.78 feet to a point that is 262.00 feet SW'ly from the said Windsor Lane; thence SE'ly and at right angles for a distance of 110.00 feet; thence NE'ly and at right angles for a distance of 2.77 feet; thence NW'ly with a deflection angle of 90°37'06" to the left and along the NE'ly face of an existing wood fence and the NE'ly face of an existing Two Story Frame Structure for a distance of 45.90 feet; thence NE'ly and at right angles along the said structure for a distance of 0.80 feet; thence NW'ly and at right angles along the said structure for a distance of 2.13 feet; thence NE'ly and at right angles for a distance of 0.40 feet; thence NW'ly and at right angles along the said structure and existing chain link fence for a distance of 61.96 feet back to the Point of Beginning, containing 315 square feet, more or less.

LESS:

A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 262.00 feet; thence SE'ly and at right angles for a distance of 110.00 feet; thence SW'ly and at right angles for a distance of 14.00 feet to the Point of Beginning; thence continue SW'ly along the prolongation of the previously described course for a distance of 4.02 feet; thence SE'ly and at right angles for a distance of 78.50 feet; thence NE'ly and at right angles for a distance of 4.02 feet; thence NW'ly and at right angles for a distance of 78.50 feet back to the Point of Beginning, containing 315 square feet, more or less.

BOUNDARY SURVEY FOR: Markus J.P. Seigert;
RoundPoint Mortgage Company;
Barton Smith, PL;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.


J. Lynn O'Flynn, PSM
Florida Reg. #6298

December 12, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

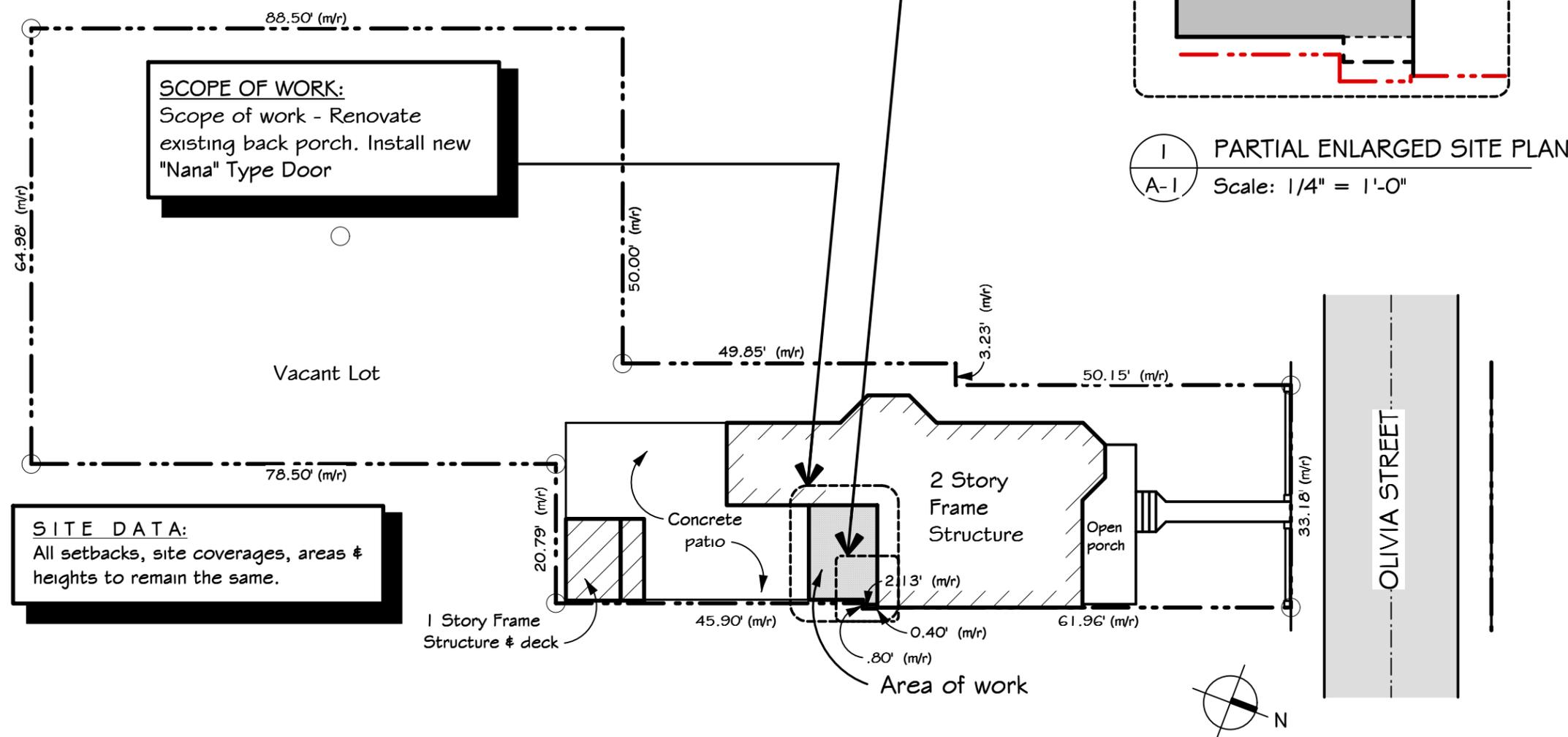
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN



PROJECT INFORMATION	SITE SPECIFICATIONS	SCOPE OF WORK:	DESIGN NOTES:	DRAWING SCHEDULE:
<h1>718 OLIVIA STREET</h1>		Renovate existing back porch. Install new "Nana" Type Door	THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: FBC 2010 A.S.C.E. 07-10 REGULATIONS LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. * *PER FBC 07/ASCE 07-10 EXPOSURE "D"	A-1 SITE PLAN/PROJECT INFO. A-2 EXISTING PARTIAL PLAN & ELEVATIONS A-3 PROPOSED PARTIAL PLAN & ELEVATIONS A-4 SECTIONS SURVEY
SURVEYOR:	LEGAL DESCRIPTION:	ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S/ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER	SEAL - ARCHITECT	
SITE PLAN IS BASED ON SURVEY BY: J. Lynn O'Flynn, Inc. DATED 12/28/2012	SEE SURVEY SURVEY BY: J. Lynn O'Flynn, Inc. DATED 12/28/2012			

PROJECT:
718 OLIVIA STREET
KEY WEST, FL 33040

DRAWING TITLE:
SITE PLAN / PROJECT INFO.

PROJECT NUMBER: 14.42
DRAWN: TSN
CHECKED: PMP
DATE: 10-14-14

SHEET #
A-1

PETER M. PIKE
FLA. REGISTRATION # AR0015198

REVISIONS	DATE
	01-26-15



PETER PIKE
ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
3 3 0 4 0

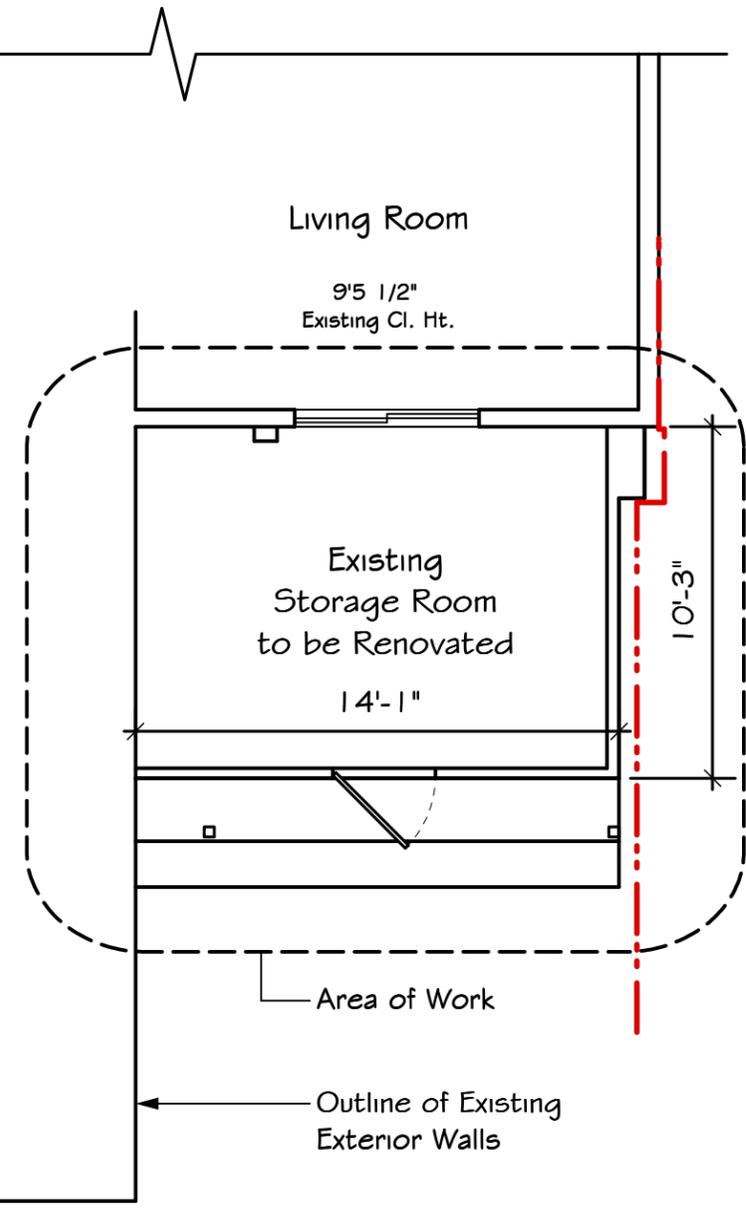
PROJECT:
718 OLIVIA STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING PARTIAL PLAN
& ELEVATION

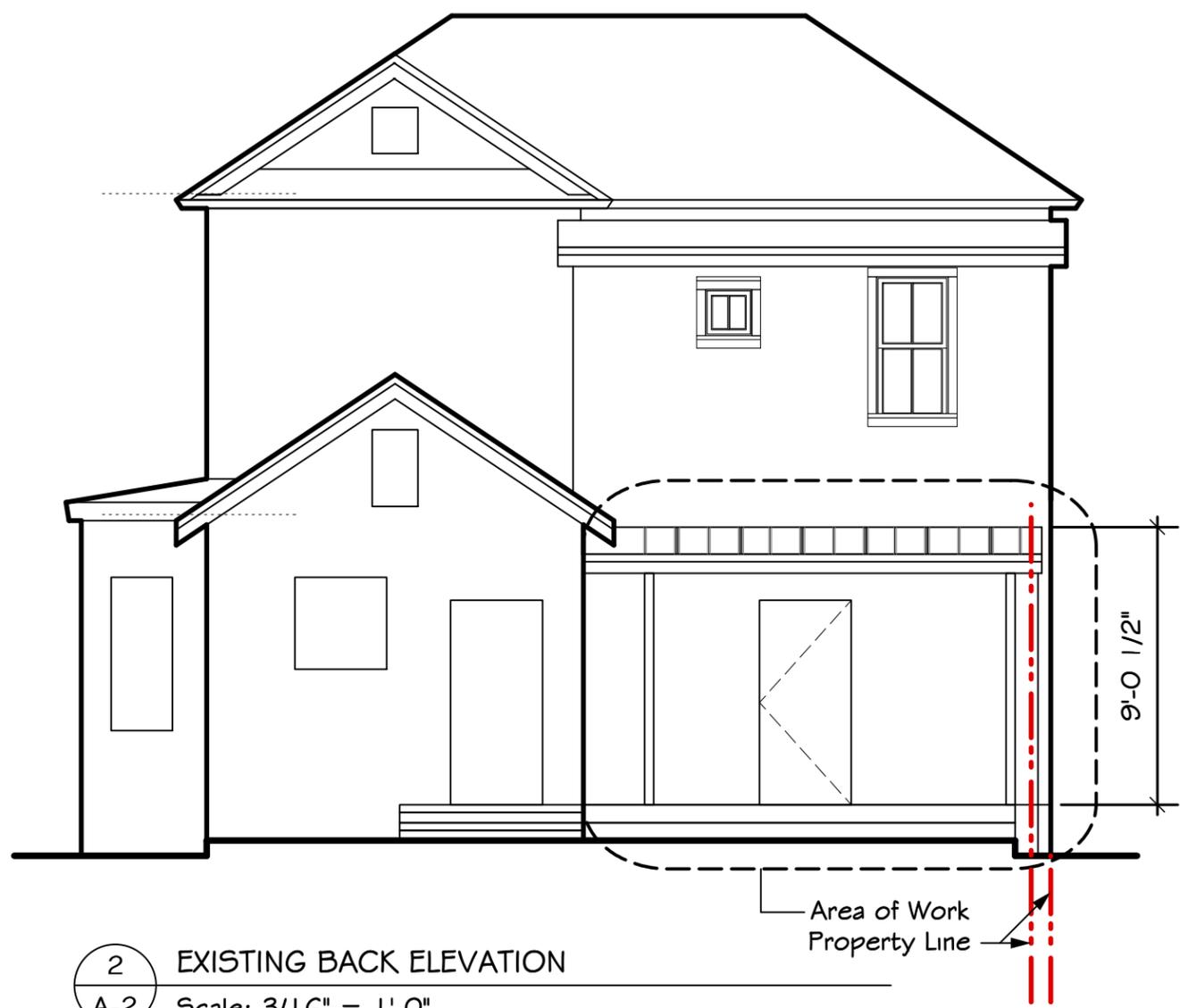
PROJECT NUMBER:
14.42
DRAWN: TSN
CHECKED: PMP
DATE: 10-14-14

SHEET #
A-2

PETER M. PIKE
FLA. REGISTRATION # ARO015198



1 PARTIAL EXISTING FLOOR PLAN
A-1 Scale: 3/16" = 1'-0"



2 EXISTING BACK ELEVATION
A-2 Scale: 3/16" = 1'-0"

REVISIONS	DATE
01-26-15	



PETER PIKE
ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
718 OLIVIA STREET
KEY WEST, FL 33040

DRAWING TITLE:
SECTIONS
PROJECT NUMBER:
14.42
DRAWN: TSN
CHECKED: PMP
DATE: 10-14-14

SHEET #
A-4

PETER M. PIKE
FLA. REGISTRATION # ARO015198

Metal Roofing on Peel-n-stick Underlayment on 3/4" CDX PT plywood on 2x8 PT Rafter & ceiling joist @ 16"o.c.

Match existing eave detail

Bearing Ht.

Door Ht.

Ex. Floor Level

Approx. Grade Level

9'-6" +/- Match Existing
6'-8" Verify

5 1/4"x12" Glulam Beam

Existing Wall

Existing wall and floor framing

Line of old existing ceiling

Existing wall and floor framing

Existing Foundation & Floor Framing line

1 PARTIAL FRAMING SECTION
A-6 Scale: 1/4" = 1'-0"

Note:
At demolition contractor to contact Architect for visual inspection of the Existing Foundation & Floor Framing line

5-V crimp Metal Roofing on Peel-n-stick Underlayment on 3/4" CDX PT plywood on 2x8 PT Rafter & ceiling joist @ 16"o.c.

Rafter or Floor Joist See Framing Section

Dbl. Top Plate

MSTA 20 straps at rafters

2x6 PT studs @ 16" o.c.

5 1/4"x12" Glulam Beam

Simpson BCS2-3/6 18-Gauge Double or Equal

6x6 PT Post

2x6 studs

2x6 PT Studs @ 16" o.c. Typical, See Floor plan

Insulation

Vapor Barrier

5/8" CDX PT Plywood

Match Existing Lap Siding & Trim Details

Simpson H2.5A or Equal

Existing floor framing

Simpson LCB66 or Equal

2'-6" x 2'-6" x 16" Concrete footing 3000 PSI w. #5 bars over compacted fill #5 Bar mat @ 8" o.c. B/W, Top & Bottom

2 PARTIAL FRAMING SECTION
A-6 Scale: 1/2" = 1'-0"

8 7 6 5 4 3 2 1



Drawing Title:
East Elevation - Current

Project:
**718 Olive St
 Key West, FL 33040**

Note:

Revision
002 - 2015/4/4 MSI



Drawing Title:

East Elevation - Proposed

Project:

**718 Olive St
Key West, FL 33040**

Note:

Revision:

002 - 2015/4/4 MSI

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ADDING HEIGHT TO REAR ADDITION TO ACCOMMODATE
NEW ROOF. IMPROVEMENTS TO DOORS. DEMOLITION OF
REAR ROOF.**

FOR- #718 OLIVIA STREET

Applicant – McIntyre Construction/Peter Pike Architects

Application # H15-01-0537

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 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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



Public Meeting Notice

718

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Markus Siegert, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
718 Olivia St., Key West, FL 33040 on the 20th day of May 2015.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on May, 26th 2015.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H15-01-0000.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Markus Siegert

Date: May 20, 2015

Address: 718 Olivia St.

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 20th day of May, 2015.

By (Print name of Affiant) Markus Siegert who is personally known to me or has produced FLDL S263550684170 as identification and who did take an oath.

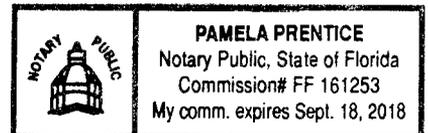
NOTARY PUBLIC

Sign Name: Pamela Prentice

Print Name: Pamela Prentice

Notary Public - State of Florida (seal)

My Commission Expires: 9/18/18



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

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

The Offices of the Property Appraiser will be closed Monday the 25th for Memorial Day.

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1021199 Parcel ID: 00020440-000000

Ownership Details

Mailing Address:

SIEGERT MECHTHILD AND MARKUS JP
718 OLIVIA ST
KEY WEST, FL 33040-6413

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

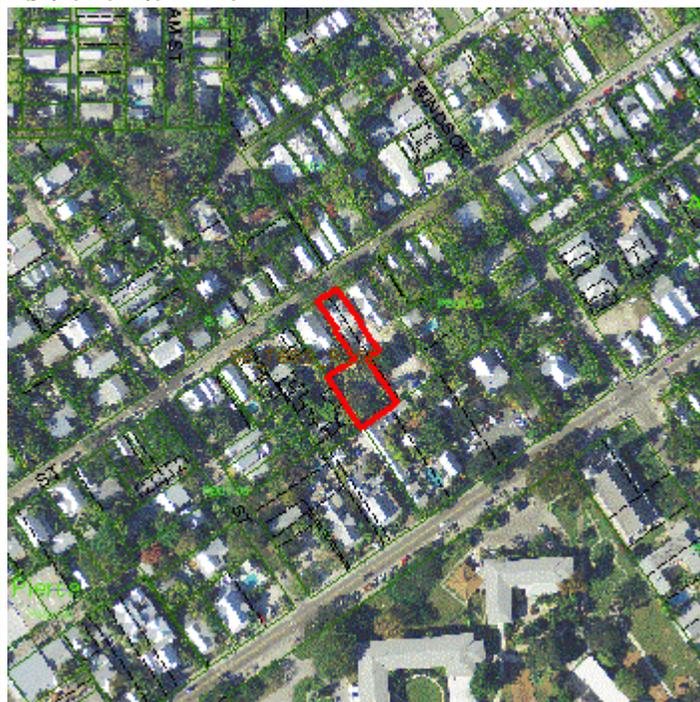
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 718 OLIVIA ST KEY WEST

Legal Description: KW LOT 7 SQR 2 TR 5 OR248-578/81 OR1547-377/78AFF OR1786-1649D/C OR1852-626/28P/R OR2273-809/12 OR2273-813/816 OR2396-2199/2200 OR2607-1097/98

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			9,375.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1578
 Year Built: 1938

Building 1 Details

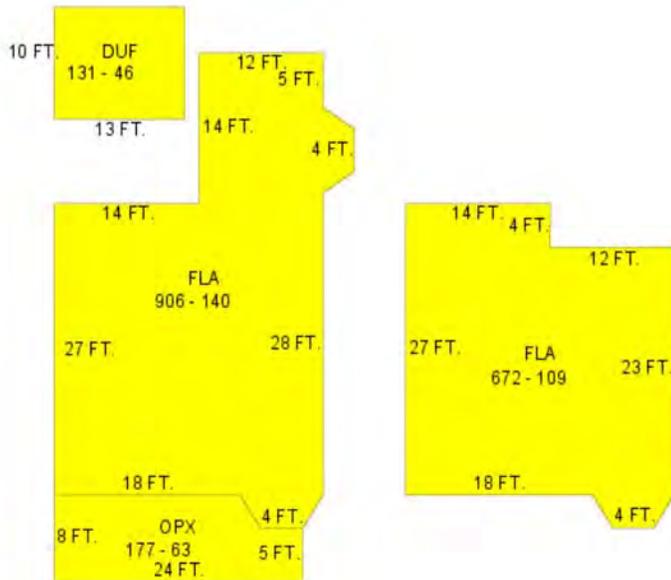
Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade <u>550</u>
Effective Age <u>18</u>	Perimeter <u>249</u>	Depreciation % <u>24</u>
Year Built <u>1938</u>	Special Arch <u>0</u>	Grnd Floor Area <u>1,578</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

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 <u>5</u>
Heat Src 1 <u>NONE</u>	Heat Src 2 <u>NONE</u>	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	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	1	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>DUF</u>		1	1938				131

1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1938	N	Y	906
2	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1938	N	Y	672
3	<u>OPX</u>		1	1938			177

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	90 SF	30	3	2006	2007	5	30
2	PT3:PATIO	45 SF	15	3	1949	1950	1	50
3	PT4:PATIO	756 SF	0	0	2013	2014	4	50
4	FN2:FENCES	600 SF	100	6	2006	2007	2	30

Appraiser Notes

2004-08-23 BEING OFFERED FOR \$3,000,000 GRAND 3BD/2BA CONCH HOME.-SKI

LAND SIZE ADJUSTED PER OR2273-809/812Q/C AND OR2273-813/816Q/C DONE FOR THE 2007 TAX ROLL

2011-03-28-MLS \$679,500 5/2 OLD TOWN KEY WEST, JUST A FEW BLOCKS TO DUVAL STREET! THIS BEAUTIFUL HISTORIC HOME SITS ON A LARGE LOT WITH PLENTY OF ROOM FOR A POOL.

THE NEIGHBOR FROM RE 00020350-000000 DEEDING OVER 315SF (2.78 X 110) STRIP OF HIS PARCEL IN EXCHANGE FOR 315SF (78.5 X 4.02) STRIP OF THIS PARCEL PER OR2396-2199/00.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
12-4565	12/21/2012	02/10/2014	2,000	Residential	INSTALL NEW BAMBOO FLOORING ON 2ND FLOOR AND REFINISH HARDWOOD FLOOR ON 1ST FLOOR ONLY	
13-0386	02/01/2013	02/10/2014	23,000	Residential	INSTALL NEW DOUBLE HANG WOOD 2/2 WINDOW (29) AND REPLACE 3 DOORS, TWO WOOD, ONE IMPACT IN THE BACK	
13-3074	08/14/2013	02/10/2014	4,000		R&R SIDING WHERE NEEDED, R&R POSTS & RAILINGS PAINT EXTERIOR	
13-2513	06/14/2013	02/10/2014	1,500		INSTALL 600SF OF TIMBERTINE TILE ON BACK CONCRETE PTO	
1	M952842	08/01/1995	12/01/1995	7,000	Residential	4TON & 2-1/2TON A/C W/10D
2	E952882	09/01/1995	12/01/1995	950	Residential	1-2HP & 2/3HP MOTORS
3	05-4590	10/28/2005	08/09/2006	2,500	Residential	INSTALL 6'x100' PICKET FENCE ALONG SIDE OF PROPERTY

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	190,359	9,978	559,062	759,399	759,399	25,000	734,399
2013	199,136	3,037	424,870	627,043	627,043	0	627,043

2012	203,993	3,127	444,667	651,787	644,818	25,000	619,818
2011	203,993	3,247	418,797	626,037	626,037	25,000	601,037
2010	263,947	3,337	526,644	793,928	653,441	25,000	628,441
2009	293,137	3,427	800,499	1,097,063	636,262	25,000	611,262
2008	269,293	3,547	1,306,739	1,579,579	635,626	25,000	610,626
2007	435,357	3,580	1,562,916	2,001,853	617,113	25,000	592,113
2006	357,263	1,087	906,965	1,265,315	599,135	25,000	574,135
2005	373,260	1,087	716,025	1,090,372	581,684	25,000	556,684
2004	227,402	1,087	568,047	796,536	564,742	25,000	539,742
2003	218,980	1,087	334,145	554,212	554,212	25,000	529,212
2002	299,393	1,087	224,355	524,835	224,595	25,000	199,595
2001	238,705	1,087	123,395	363,187	221,059	25,000	196,059
2000	161,704	1,295	162,299	325,298	214,621	25,000	189,621
1999	132,104	1,058	146,069	279,231	208,979	25,000	183,979
1998	109,630	878	146,069	256,577	205,688	25,000	180,688
1997	104,149	834	128,885	233,868	202,250	25,000	177,250
1996	67,422	540	128,885	196,847	196,360	25,000	171,360
1995	64,276	187	128,885	193,348	191,571	25,000	166,571
1994	57,483	167	128,885	186,535	186,535	25,000	161,535
1993	55,992	0	128,885	184,877	184,877	25,000	159,877
1992	55,992	0	128,885	184,877	184,877	25,000	159,877
1991	55,992	0	128,885	184,877	184,877	25,000	159,877
1990	47,212	0	112,177	159,389	159,389	25,000	134,389
1989	39,018	0	109,791	148,809	148,809	25,000	123,809
1988	34,073	0	95,470	129,543	129,543	25,000	104,543
1987	33,651	0	46,542	80,193	80,193	25,000	55,193
1986	33,840	0	44,680	78,520	78,520	25,000	53,520
1985	32,807	0	34,502	67,309	67,309	25,000	42,309
1984	30,597	0	34,502	65,099	65,099	25,000	40,099
1983	30,597	0	34,502	65,099	65,099	25,000	40,099
1982	31,213	0	30,860	62,073	62,073	25,000	37,073

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
12/17/2012	2607 / 1097	612,500	WD	38
1/16/2009	2396 / 2199	100	WD	11

This page has been visited 90,921 times.

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