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**Historic Architectural Review Commission  
Staff Report for Item 15**

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

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

**Meeting Date:** July 28, 2015

**Applicant:** William Shepler, Architect

**Application Number:** H15-01-1021

**Address:** #803-805 Olivia Street

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**Description of Work:**

Revisions to previously approved plans for a new two and a half story frame structure.

**Site Facts:**

The site where the structure is planned to be built has been vacant since 2005. In July 12, 2005, the Commission approved the demolition of a non-contributing structure that was located in the site and the construction of a two-story wood frame single-family residence. The surrounding houses are two story and two and a half-story frame structures.

In April 24, 2014, the Commission approved a two and a half story frame structure for the site. After the approval, the owners had decided to make some changes that triggered side and rear back yard setbacks, which were approved by the Planning Board on July 16, 2015.

**Guidelines Cited in Review:**

- Additions/ alterations and new construction (pages 36-38 a), specifically guidelines for new construction 1 through 7 of pages 38-38a).

**Staff Analysis**

The Certificate of Appropriateness proposes the construction of a two and a half story wood frame structure on a vacant lot. The structure will house a garage for a boat and cars on the first floor and a single-family unit on the upper stories. The changes from the previous approved plans include the following:

1. Enclosure of the east side staircase,
2. A new exposed staircase with a deck located on the back of the new structure,
3. Increase of the width of the east side dormer,
4. Change of location of some doors and windows,
5. Increase of the depth of the building, making it closer to the front property line.

The plan proposes the use of fiber cement siding, aluminum impact windows with 2 over 2 configuration, and v-crimp roofing system.

### **Consistency with Cited Guidelines**

The proposed changes are minimal to the previous approved plans. Staff opines that the previous design with the open staircase on the side was more appropriate, the new enclosed staircase creates an asymmetrical main facade. In spite of, the new building will not dominate or overpower the main house on the site nor the adjacent structure.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

RECEIVED  
JUL 1 2015



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER <b>15-01-1021</b>	BUILDING PERMIT NUMBER <b>15-2745BY</b>	INITIAL & DATE <i>[Signature]</i>
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT		<input type="checkbox"/> YES <input type="checkbox"/> NO _____ %

ADDRESS OF PROPOSED PROJECT:

**803-805 Olivia St., Key West, FL 33040** # OF UNITS **2**

RE # OR ALTERNATE KEY:

NAME ON DEED:

**Bruce & Sharon Mineroff** PHONE NUMBER **908-917-1711**

OWNER'S MAILING ADDRESS:

**803 Olivia St., Key West, FL 33040** EMAIL **bmineroff@aol.com**

CONTRACTOR COMPANY NAME:

**TBD** PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

**William Shepler Architect** PHONE NUMBER **305-890-6191**

ARCHITECT / ENGINEER'S ADDRESS:

**201 Front Street** EMAIL **will@wshepler.com**  
**Suite 203, Key West FL, 33040**

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.

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **New 2 1/2 Story Residential Building utilizing existing building at first floor as storage, new residential unit above with rear deck as per submitted drawings.**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	QUALIFIER PRINT NAME:
OWNER PRINT NAME:	QUALIFIER SIGNATURE:
OWNER SIGNATURE:	Notary Signature as to qualifier:
Notary Signature as to owner:	STATE OF FLORIDA; COUNTY OF MONROE SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.
STATE OF FLORIDA; COUNTY OF MONROE SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

ans date: 7/02/15  
ans number: 3054876  
VISA/MHS/ERC  
\$30.00  
3054876  
4100.00  
Time: 11:51:06

ans date: 7/02/15  
ans number: 3054876  
VISA/MHS/ERC  
\$30.00  
3054876  
4100.00  
Time: 11:51:06

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ans number: 3054876  
VISA/MHS/ERC  
\$30.00  
3054876  
4100.00  
Time: 11:51:06

46570-14553-01/c

**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:

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	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABBLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS: <i>Main house is listed as contributing.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

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

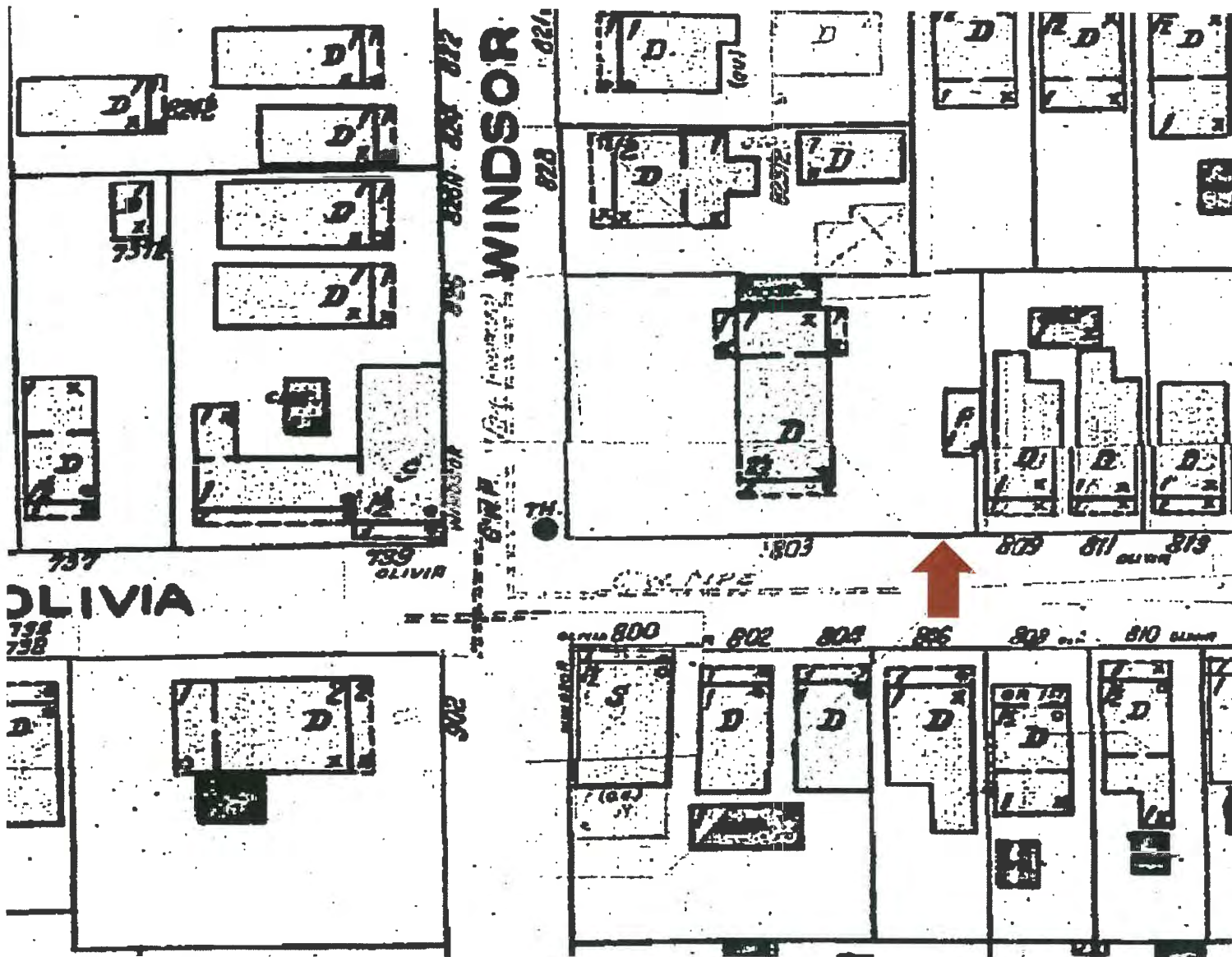
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

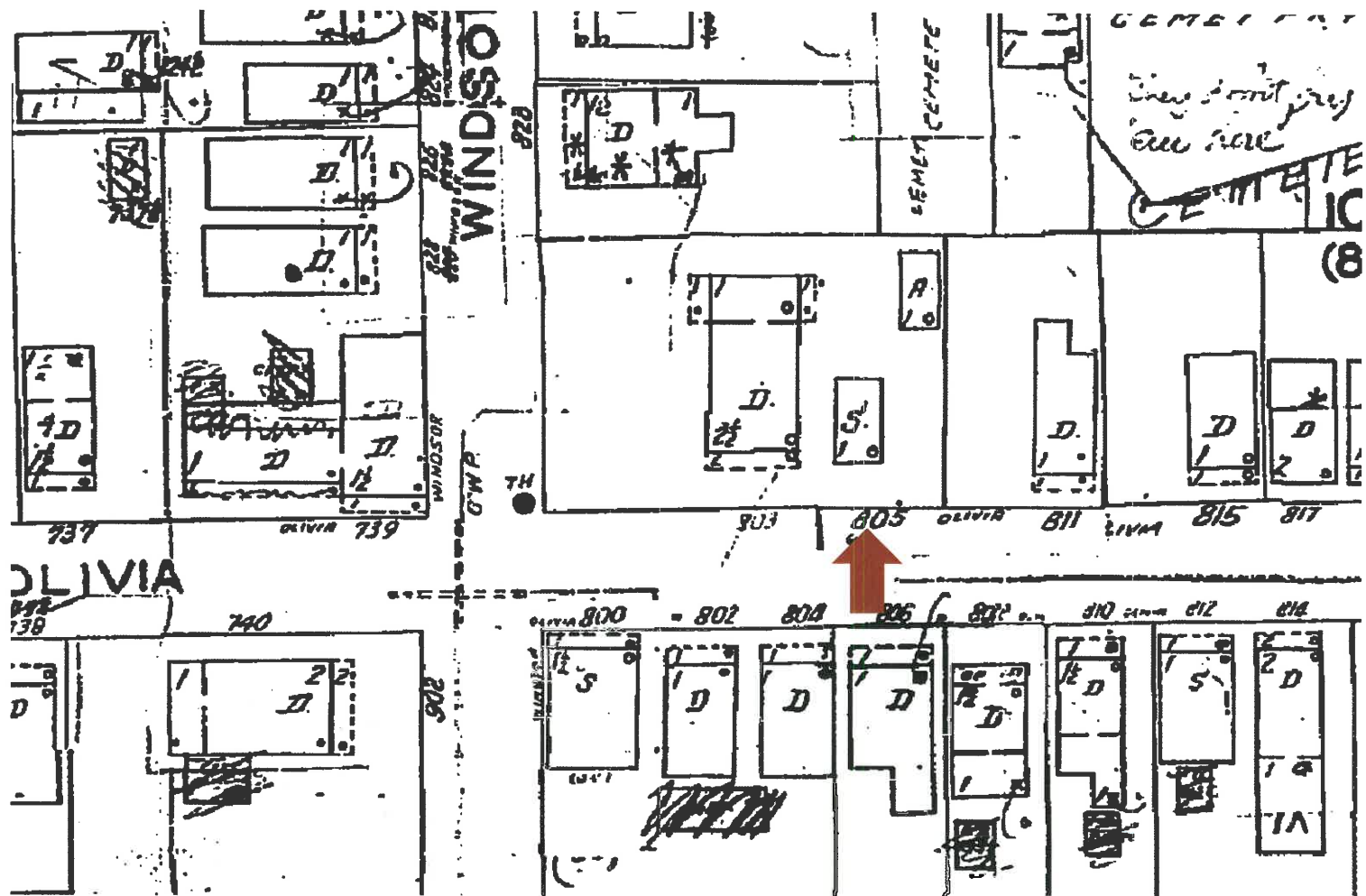
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

# SANBORN MAPS



#805 Olivia Street Sanborn map 1948





#805 Olivia Street Sanborn map 1962

# PROJECT PHOTOS



**#803-805 Olivia Street Property Appraisers office. Building to the right side is the structure in question for this application. Monroe County Library**



805 Olivia Street



803 Olivia Street



811 Olivia Street - Adjacent Property



Adjacent to 811 Olivia Street



804 Olivia Street



Corner of Olivia Street and Windsor Lane - Across from 803 Olivia



Corner of Olivia Street and Windsor Lane - Across from Olivia Market



View of 803 Olivia from Windsor Lane



View of Olivia Street Looking East

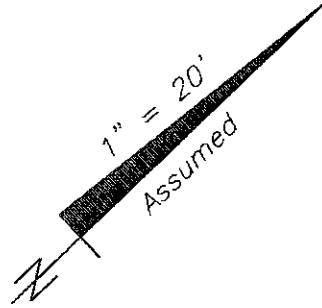


View of Olivia Street Looking West



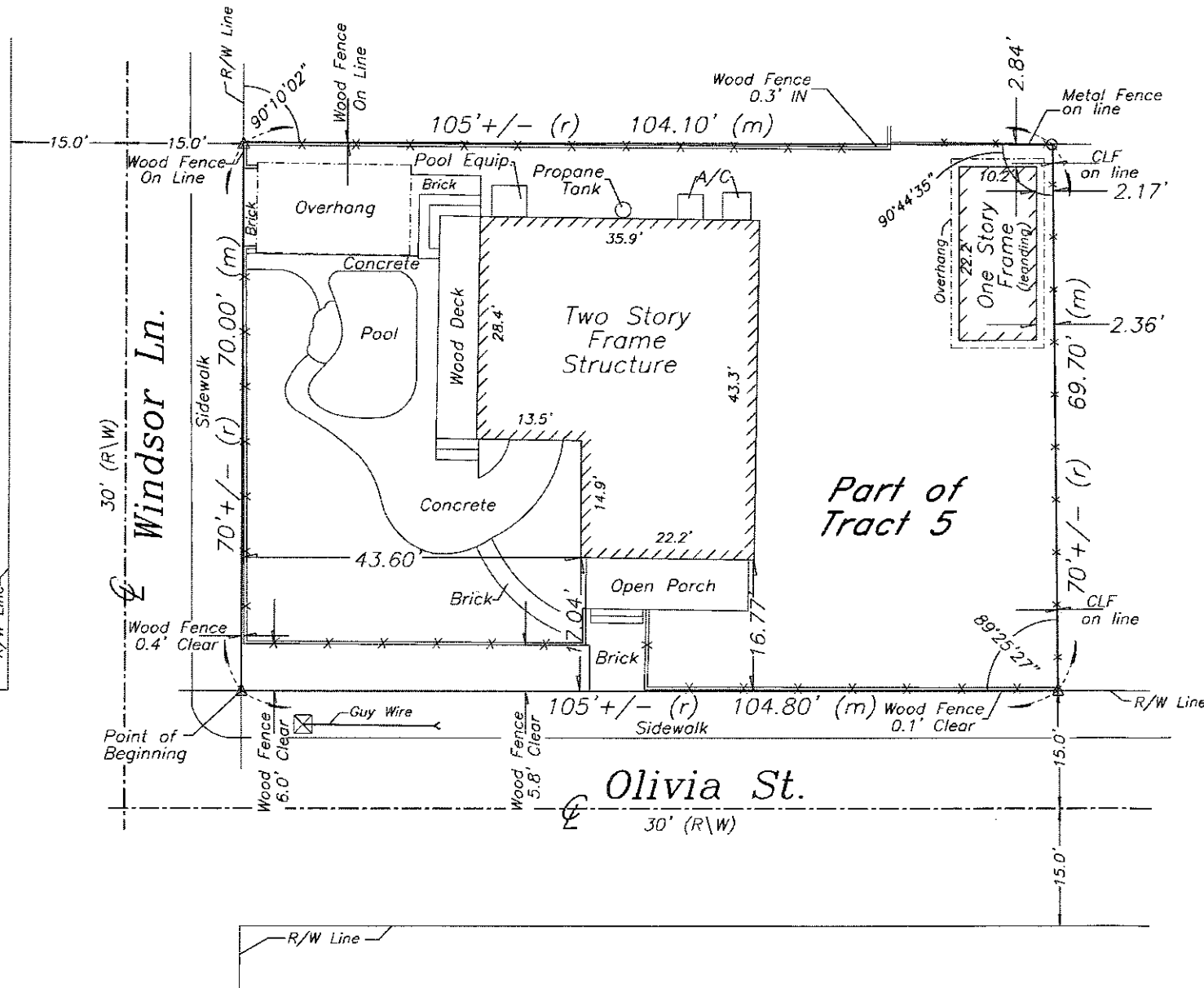
# SURVEY

# Boundary Survey Map Part of Tract 5 Island of Key West, Florida



## LEGEND

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>⊙ Found 2" Iron Pipe (Fence Post)</li> <li>○ Set 3/4" Iron Pipe w/cap (6298)</li> <li>● Found 1/2" Iron Rod (2863)</li> <li>▲ Found Nail &amp; Disc (Norby)</li> <li>△ Set Nail &amp; Disc (6298)</li> <li>(M) Measured</li> <li>(R) Record</li> </ul> | <ul style="list-style-type: none"> <li>(M/R) Measured &amp; Record</li> <li>C.B.S. Concrete Block Structure</li> <li>R\W Right of Way</li> <li>CLF Chain Link Fence</li> <li>⊕ Centerline</li> <li>⊗ Wood Utility Pole</li> <li>⊠ Concrete Utility Pole</li> </ul> |
|---|--|



### NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 803-805 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 21, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West and is known as part of Tract 5 according to William A. Whitehead's map delineated in February A. D. 1829, described by metes and bounds as follows:  
**COMMENCING** at the Northerly corner of the intersection of Olivia Street and Windsor Lane and running thence along Olivia Street in a Northeasterly direction 105 feet, more or less, to the existing fence line; thence at right angles in a Northwesterly direction 70 feet, more or less, to the existing fence line; thence at right angles in a Southwesterly direction 105 feet, more or less, to Windsor Lane; thence at right angles in a Southeasterly direction 70 feet, more or less, to the Place of Beginning.

**BOUNDARY SURVEY FOR:** Bruce Mineroff & Sharon Mineroff;  
 Centennial Bank;  
 The Closing Department;  
 Westcor Land Title Insurance Company;

J. LYNN O'FLYNN, INC.

*(Signature)*  
 J. Lynn O'Flynn, PSM  
 Florida Reg. #6298

THIS SURVEY  
IS NOT  
ASSIGNABLE

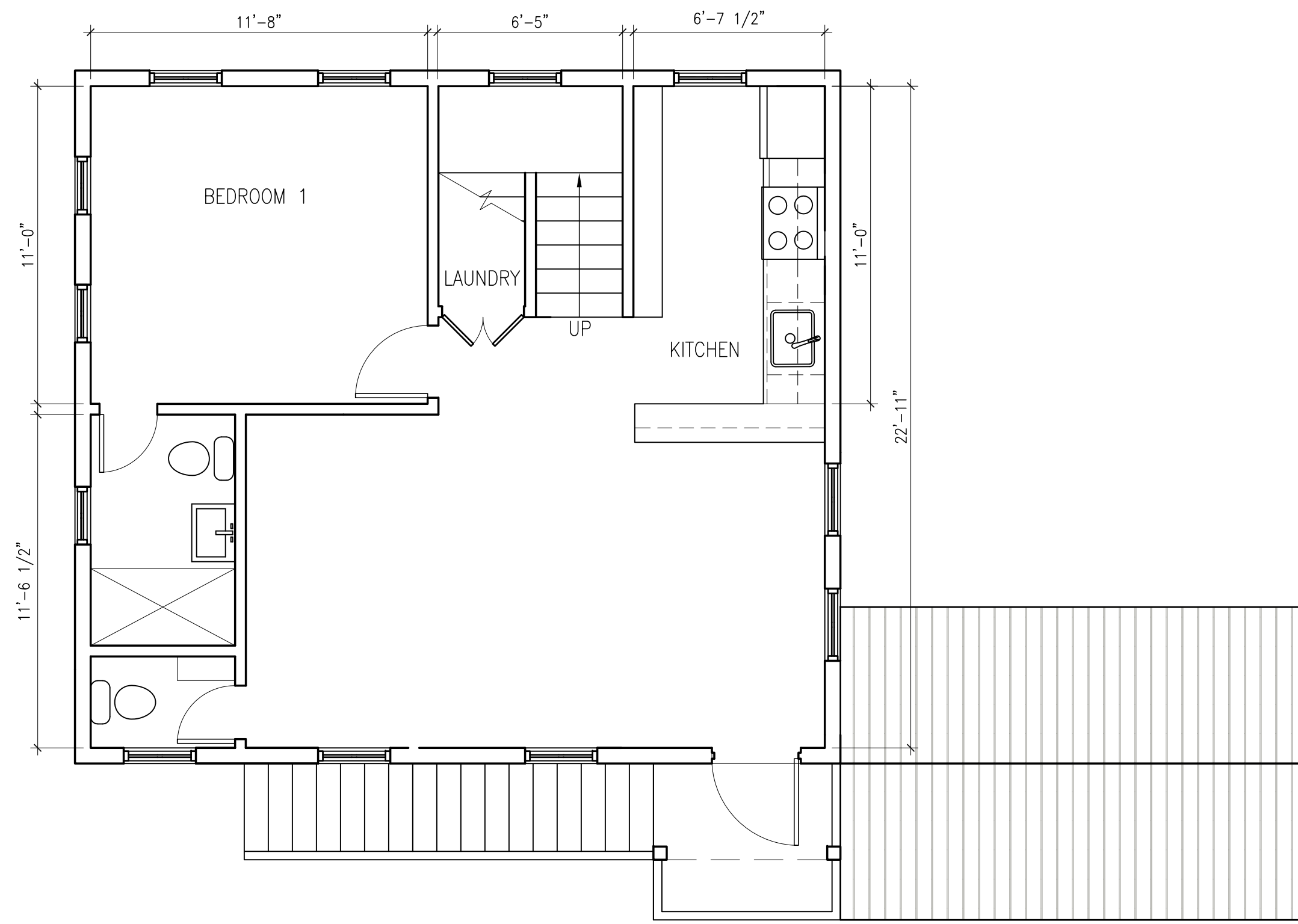
December 22, 2010

J. LYNN O'FLYNN, Inc.

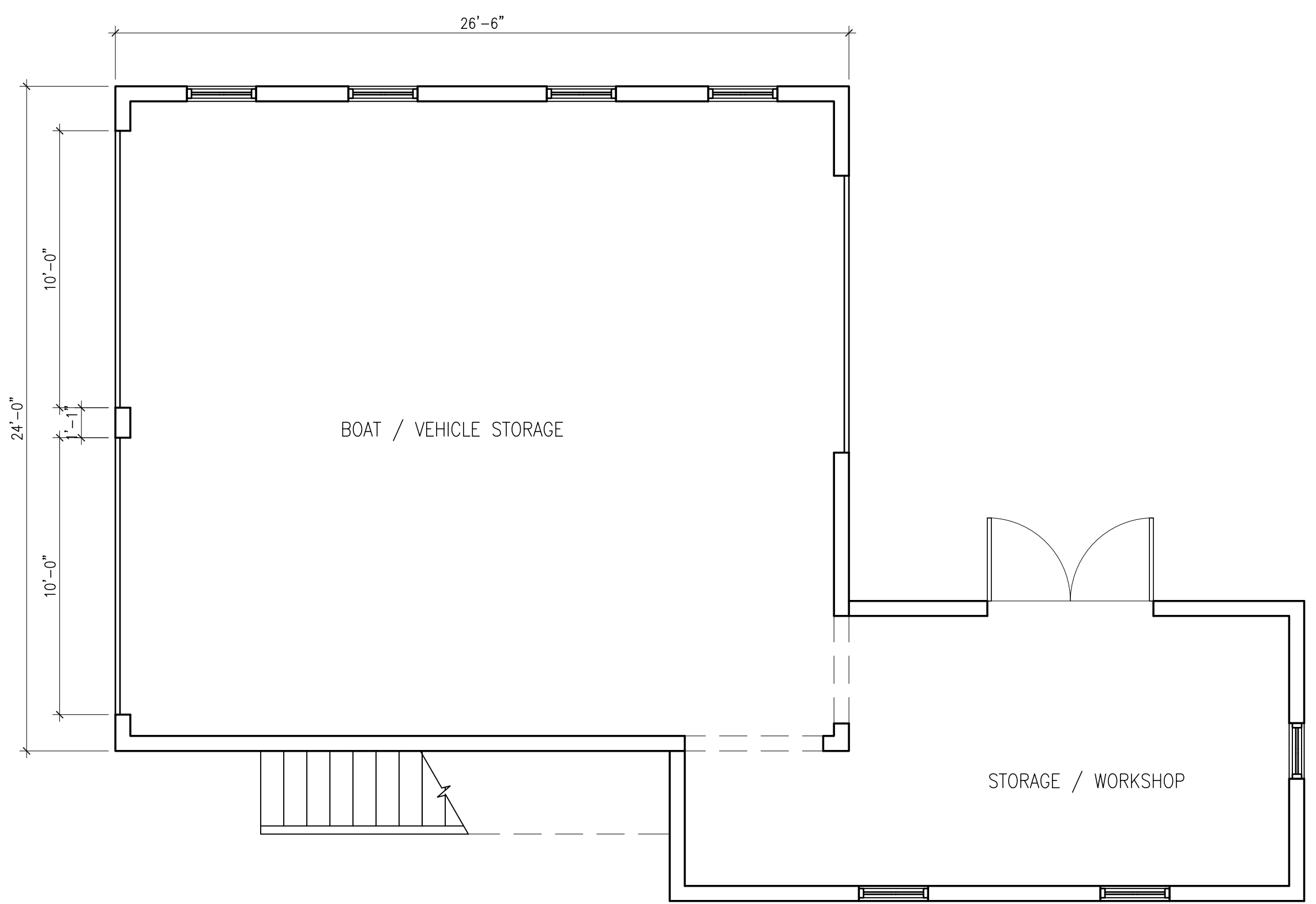
Professional Surveyor & Mapper  
PSM #6298

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

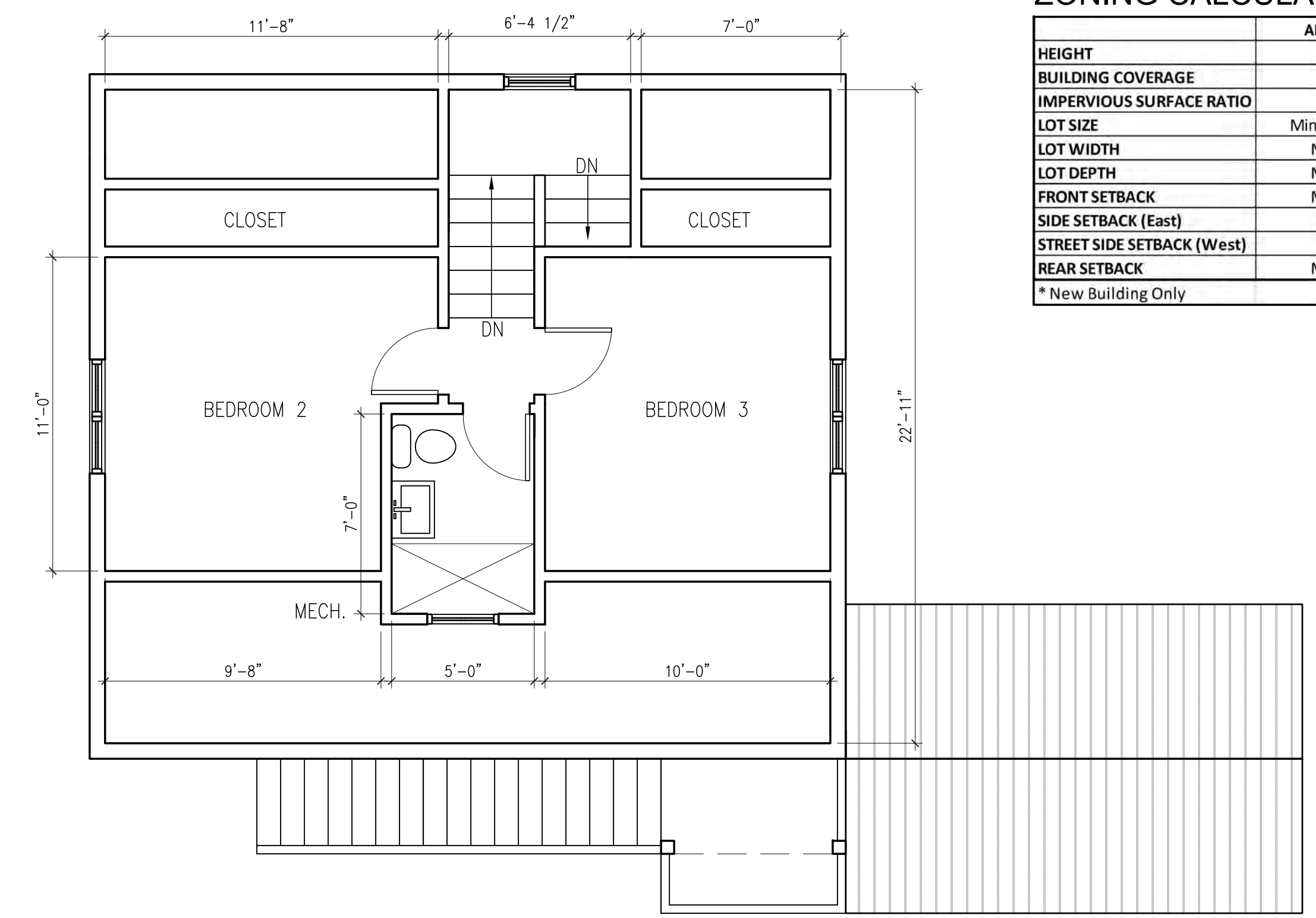
PREVIOUSLY APPROVED DESIGN



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



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

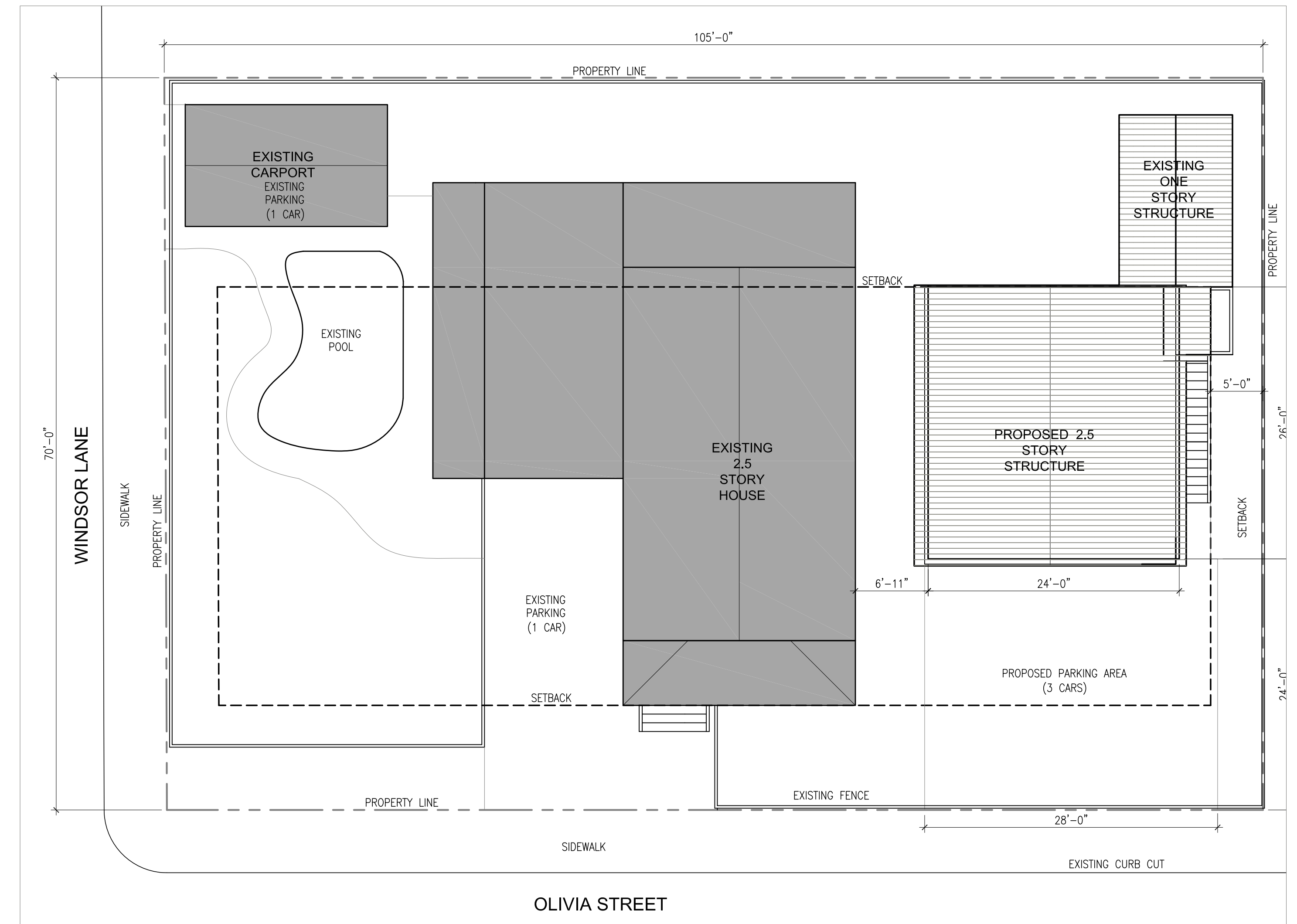


**4 LOFT PLAN**  
SCALE: 1/4"=1'-0"

**ZONING CALCULATIONS**

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	33' +/-	30'	Yes*
BUILDING COVERAGE	40%	2,095 s.f. (28.5%)	2,747s.f. (37.3%)	Yes
IMPERVIOUS SURFACE RATIO	60%	3,119 s.f. (43%)	4,440 s.f. (60%)	Yes
LOT SIZE	Min. 4,000 s.f.	7,350 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	105'	N/A	N/A
LOT DEPTH	Min. 90'	70'	N/A	N/A
FRONT SETBACK	Min. 10'	10'	23'-4" (New)	Yes
SIDE SETBACK (East)	Min. 5'	2.17'	5'	Yes*
STREET SIDE SETBACK (West)	Min. 5'	N/A	No Change	N/A
REAR SETBACK	Min. 20'	2.84'	20'	Yes*

\* New Building Only



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

Tel: 305-890-6191  
Email: info@wshepler.com  
513 Fleming St. Suite 14  
Key West, FL 33040

Consultants:

Submissions / Revisions:  
H.A.R.C. SUBMISSION - 2014.4.1

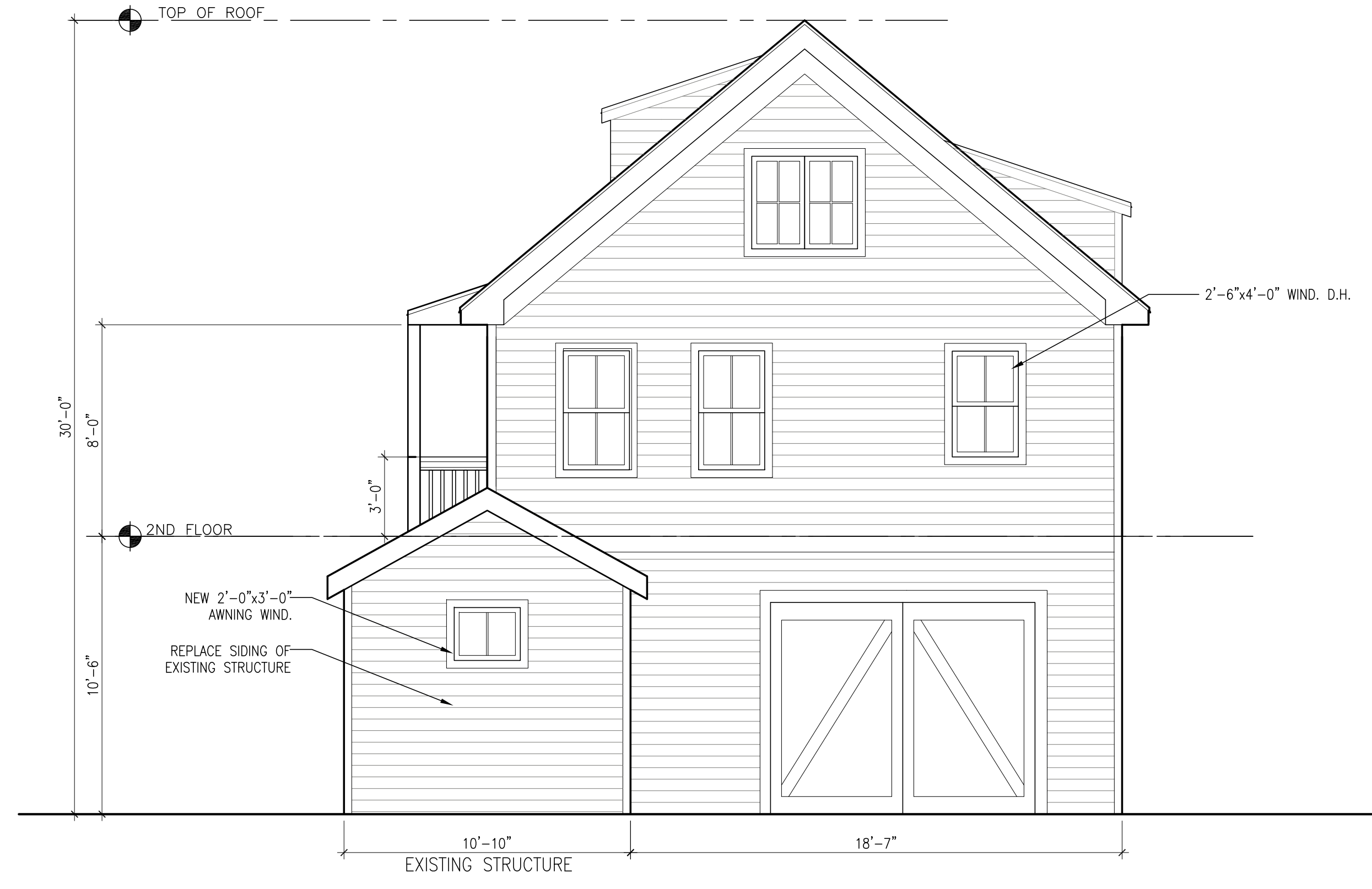
**805 OLIVIA STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 13022  
Title:

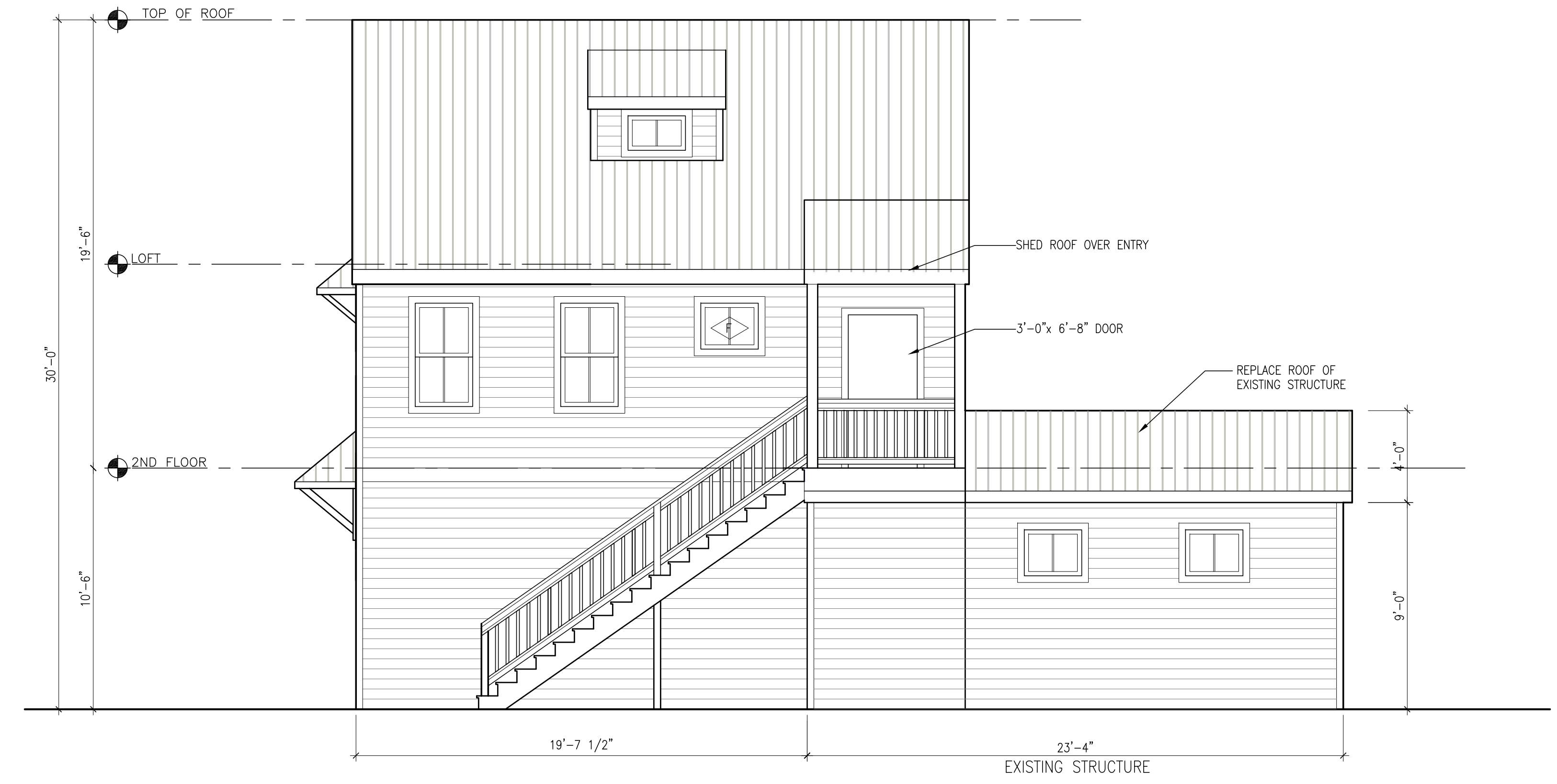
**SITE / FLOOR PLANS**

SCALE: 1/4" = 1'-0"  
Sheet Number:

**A-2.1**



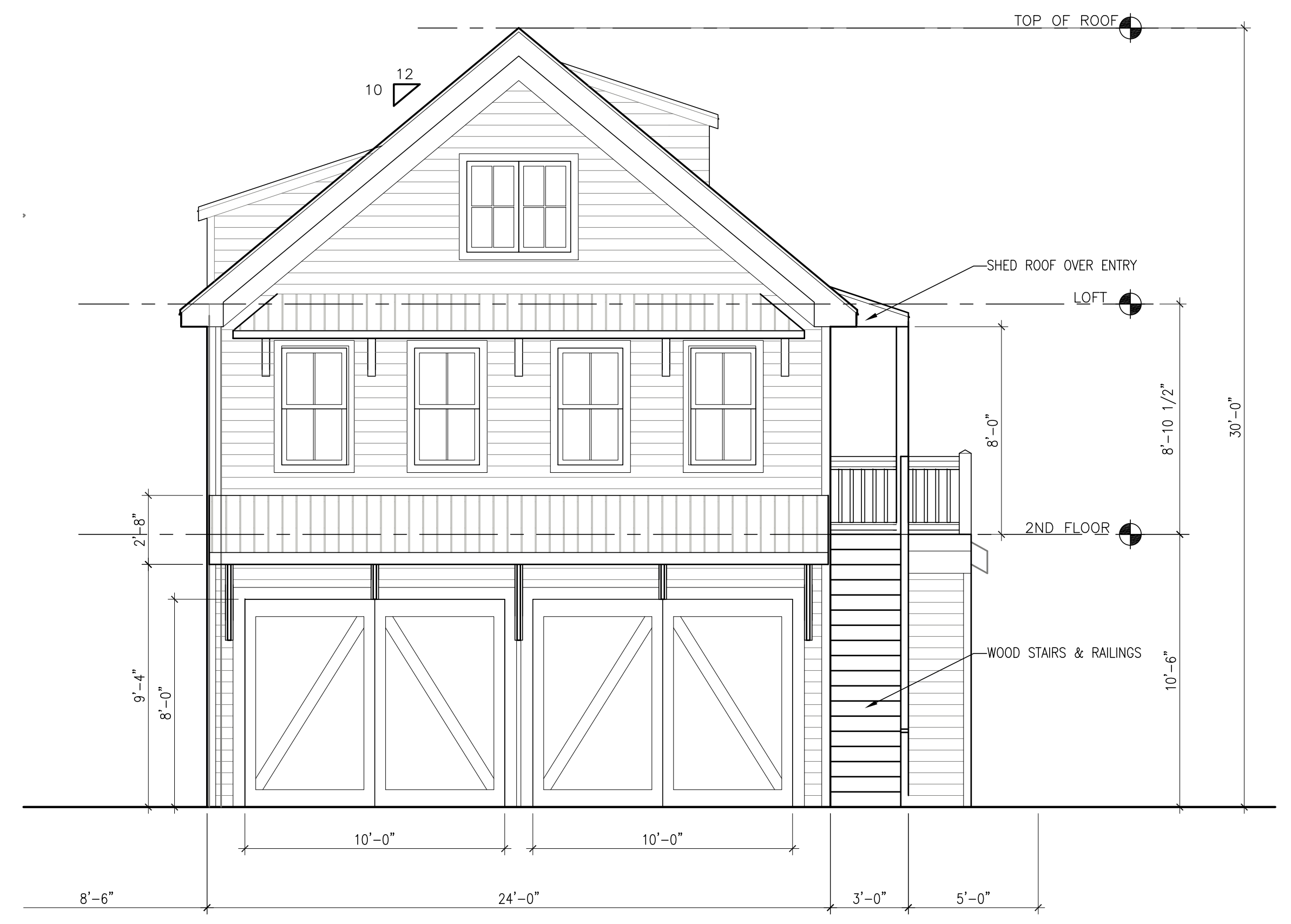
**4** NORTH ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



**3** EAST ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



**2** WEST ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



**1** SOUTH ELEVATION  
A3.1 SCALE: 1/4"=1'-0"

**805 OLIVIA STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

805 OLIVIA STREET  
KEY WEST, FL  
NEW RESIDENTIAL  
PROJECT

Drawing Size: 11X17 | Project #: 13-022

Title:

CONTEXTUAL  
ELEVATION

Scale:

Sheet Number:

A-1

Date: MARCH 31, 2014

©2014 by William Shepler Architect



1  
A1

CONTEXTUAL ELEVATION

SCALE: 1/8"=1'-0"



# ESTATE COLLECTION

Impact Resistant Windows & Doors

A large, modern, two-story house is shown at dusk. The house features a prominent balcony with a metal railing on the upper level. The ground floor is characterized by large glass windows and doors, which are illuminated from within, casting a warm glow. In the foreground, a swimming pool reflects the lights from the house. A patio area with outdoor furniture, including a dining table and chairs, is visible near the pool. The overall scene is set against a dark blue twilight sky.

IF IT'S WORTH *protecting* IT'S WORTH  
THE ESTATE COLLECTION.

# ENGINEERING *makes* IS CRYSTAL CLEAR



## DISTINCTIVE MUNTIN/GRID DETAILS



Ogee



Triangular

### ESTATE

*Our highly contoured muntin provides a fashionable look.*

### Theirs

*Some competitors offer basic, less contoured muntins that lack real style.*

## ATTRACTIVE GLAZING BEAD TRIM



Ogee



Square

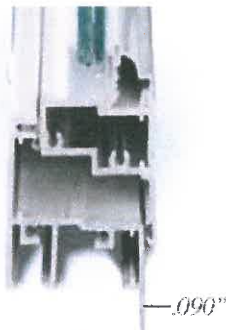
### ESTATE

*Designed to look like wood. Square is also available.*

### Theirs

*Only available in square.*

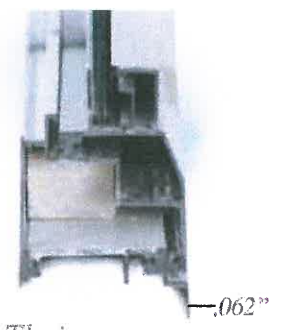
## THICKER ALUMINUM FRAME



.090"

### ESTATE

*Strength starts with an aluminum extrusion. At .090 ours is 45% thicker.*



.062"

### Theirs

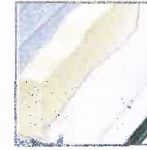
*Standard aluminum thickness is just .062".*



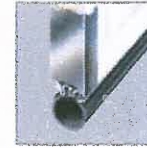
Model 309 7' high, Gray/White finish, 8 Window Square



## Carriage House Collection



**Polyurethane insulation**  
Provides thermal efficiency with an R-value\* of 10.



**Bulb seal**  
Protects against the elements.



**Embossed wood grain texture**  
Adds beauty, sophistication and durability.

**Durable finish**  
Hot-dipped galvanized steel with two coats of baked-on polyester paint.

\*Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

### Building code/agency requirements

Exposure B	Door width up to	Wind speeds/Design pressures MPH <sup>1</sup> /MPH <sup>2</sup> /PSF design pressure	Impact resistant	Glass available	
				Standard	Impact
<b>300 Series</b> Doors available up to 8' tall	9'	90 -165 mph <sup>1</sup> / <b>115 - 215 mph<sup>2</sup></b> (+12.80/-14.80) - (+45.30/-51.20)	No	LP <sup>3</sup>	No
	10'	90 -160 mph <sup>1</sup> / <b>115 - 205 mph<sup>2</sup></b> (+12.80/-14.80) - (+41.00/-46.30)	No	LP <sup>3</sup>	No
	16'	90 - 160 mph <sup>1</sup> / <b>115 - 205 mph<sup>2</sup></b> (+12.40/-13.80) - (+39.20/-43.70)	No	LP <sup>3</sup>	No
	18'	110 - 140 mph <sup>1</sup> / <b>140 - 180 mph<sup>2</sup></b> (+18.50/-20.70) - (+30.00/-33.50)	No	LP <sup>3</sup>	No

<sup>1</sup> Above wind speeds based on ASCE 7-05 are applicable for enclosed structures with an importance factor of 1.0, mean roof height of 30', and assume a maximum of 2' of the door is located within the end zone of a structure. The above wind speeds listed as a guide only. Wind speed is only one of many factors that determine the design pressure on a structure. The design and location of the structure can have a great effect on the loads placed on the garage door. Consult a registered architect or structural engineer to determine what design pressure is appropriate for your application.

<sup>2</sup> Above wind speeds based on ASCE 7-10 Category II structure with a mean roof height of 30' and a maximum of 2' of the door is located within the end zone of a structure. The above wind speeds listed as a guide only. Wind speed is only one of many factors that determine the design pressure on a structure. The design and location of the structure can have a great effect on the loads placed on the garage door. Consult a registered architect or structural engineer to determine what design pressure is appropriate for your application.

<sup>3</sup> Options available on select models.

• Wind load drawings available upon request.

LP - Long panel windows



Model 301 8' high, Gray/White finish

# Carriage House Collection

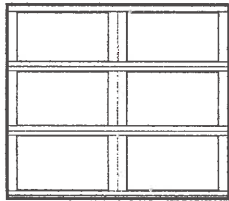
Design, thermal performance and durability

The look of wood carriage style swing doors with varied design options, thermal performance and the durability of steel to protect against the elements of extreme weather conditions.

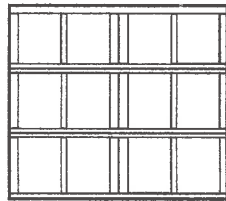
## Panel style

Three-section styling on 7' high doors (shown below) gives a custom design look. Our 8' high doors have four-section styling. Models are available with or without windows and with square or arched tops. Square tops are shown.

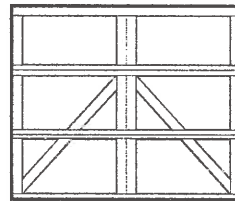
Model 301



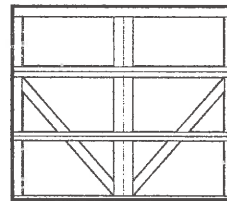
Model 302



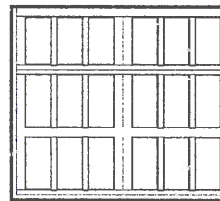
Model 303



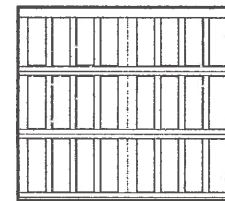
Model 304



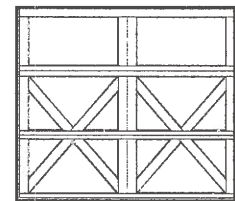
Model 307



Model 308



Model 309



## Finishes

Actual door colors may vary slightly from brochure photos due to fluctuations in staining or the printing process.

**Painted finishes** White color is standard. All other colors are an optional upgrade.



White



Gray



Clay



Green

**Two-toned painted finishes** The trim boards are white (standard).



Gray/White



Clay/White



Green/White

**Stained finishes**



Mahogany



Walnut



Oak



Green



Gray



Clay



Honduran Mahogany



Red Oak

## Window style

Arched windows are also available. See brochure for full line of window options.

Contact your Overhead Door Distributor to determine window availability and your local building official for code requirements. Insulated windows available.



1 Plain Window Square



6 Window Square



8 Window Square



12 Window Square



16 Window Square

2 Plain Window Square

12 Window Square

16 Window Square

24 Window Square

32 Window Square

1 Windows for single car doors.

2 Windows for double car doors.

## Decorative hardware

For specific hardware details please see page 26.



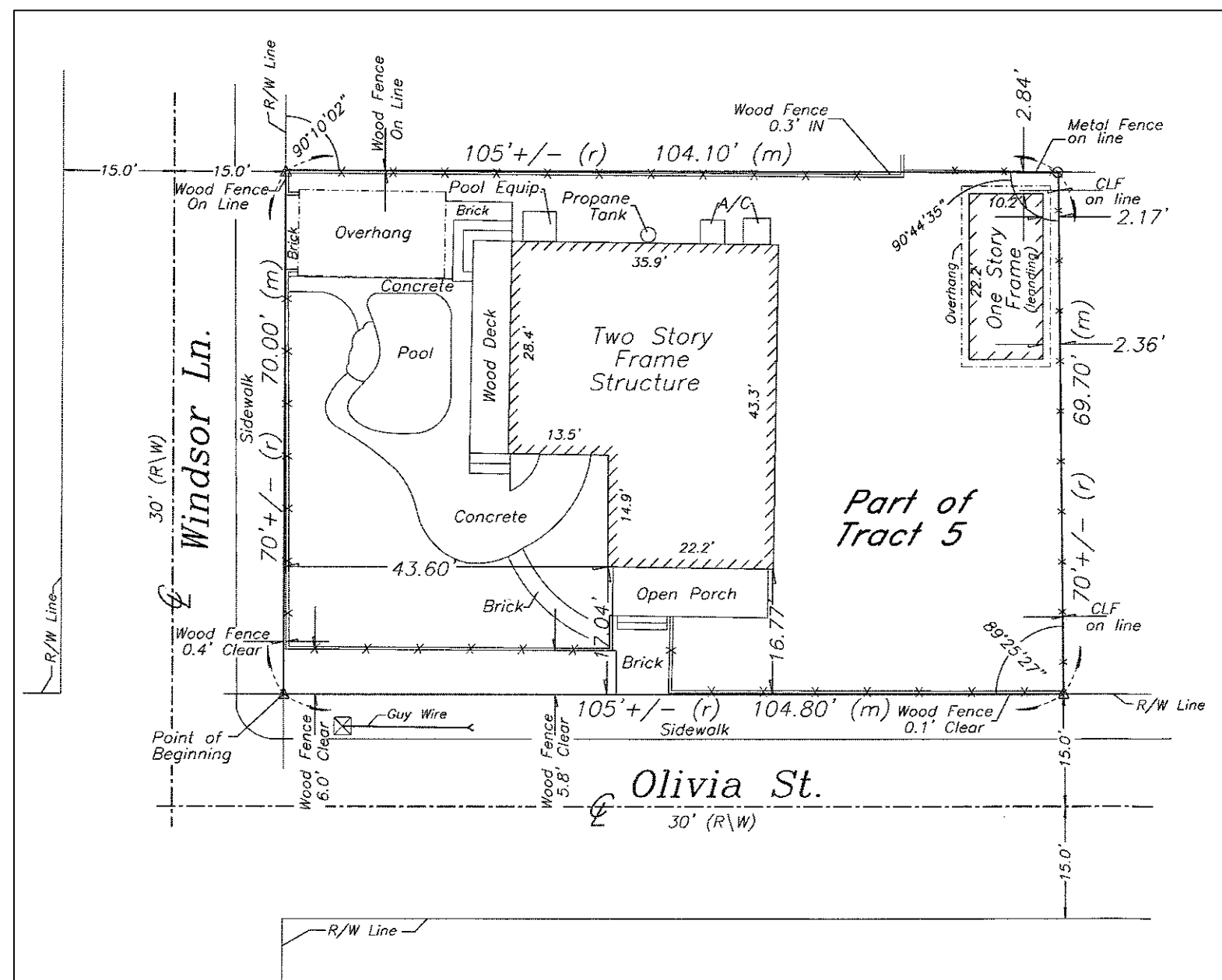
# REVISED DESIGN

**DRAINAGE CALCS**

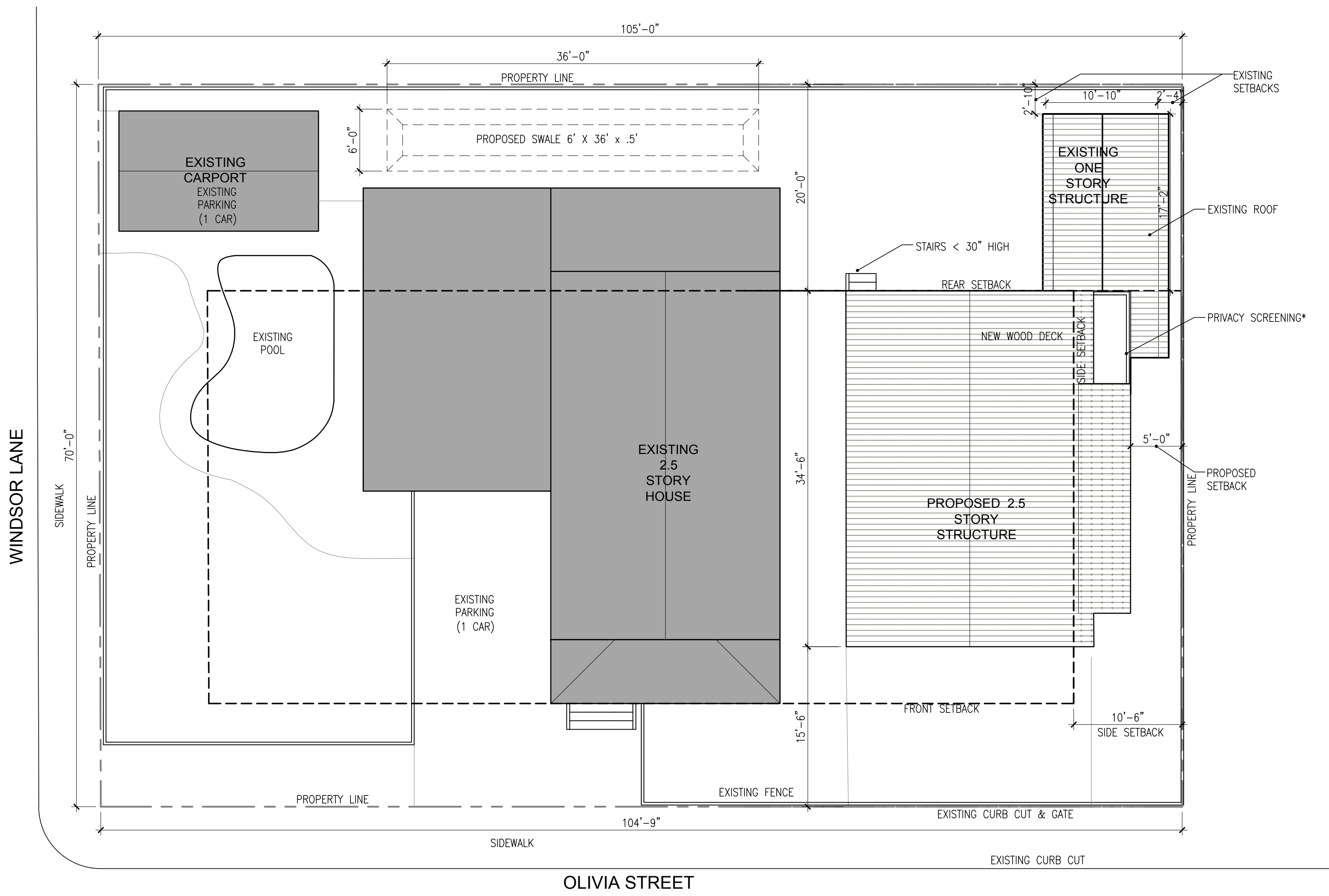
<b>REQUIRED INFORMATION:</b>	
TOTAL LOT AREA =	7,350 S.F.
INCREASED IMPERVIOUS AREA= ROOF	715 S.F.
%	
% IMPERVIOUS = 715 / 7,350 =	.097%
<b>SWALE VOLUME REQUIRED:</b>	
FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE	
LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME	
7350 * 0.104 * .097 = 74.1 C.F.	
<b>SWALE PROVIDED:</b>	
SWALE A = (6' X 36' X 0.5')=	81 C.F.
SWALE SIZE IS APPROX. 7% LARGER TO ALLOW FOR LANDSCAPING	

**ZONING CALCULATIONS**

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	30'	30'	Yes
BUILDING COVERAGE	40%	2,095 s.f. (28.5%)	2,940 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	3,119 s.f. (43%)	3,262 s.f. (57.9%)	Yes
LOT SIZE	Min. 4,000 s.f.	7,350 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	105'	N/A	N/A
LOT DEPTH	Min. 90'	70'	N/A	N/A
FRONT SETBACK	Min. 10'	10'	15'-6" (New)	Yes
SIDE SETBACK (East) Exist. Shed	Min. 10'-6"	2.17'	No Change	N/A
SIDE SETBACK (East) New Construction	Min. 10'-6"	N/A	5'	No
STREET SIDE SETBACK (West)	Min. 10'-6"	N/A	No Change	N/A
REAR SETBACK - Exist. Shed	Min. 20'	2.84'	No Change	N/A
REAR SETBACK - New Construction	Min. 20'	N/A	20'	Yes
OPEN SPACE	35% Min.	5,249 s.f. (72%)	4,410 s.f. (60%)	Yes



**3 COPY OF SURVEY**  
SCALE: AS NOTED



**TREE NOTES:**  
TREES NEAR AND WITHIN THE PROJECT AREA (INCLUDING CANOPY IN THE ADJACENT PROPERTY) WILL BE PROTECTED DURING CONSTRUCTION. TREES LOCATED WITHIN THE WORK AREA THAT MAY NEED TO BE REMOVED OR TRIMMED, MAY REQUIRE PERMITS FROM THE TREE COMMISSION. IF A ROOT OR ROOTS OF A NEIGHBORING TREE ARE LOCATED WITHIN THE PROPOSED WORK AREA, THE PROPERTY OWNER / CONTRACTOR WILL CONSULT WITH THE URBAN FORESTRY MANAGER BEFORE COMMENCING ANY WORK THAT WILL RESULT IN SEVERING THE ROOT / ROOTS.

**2 PROPOSED SITE PLAN**  
SCALE: 1/8"=1'-0"



**1 CONTEXTUAL ELEVATION**  
SCALE: 3/16"=1'-0"

Seal:  
  
Consultants:

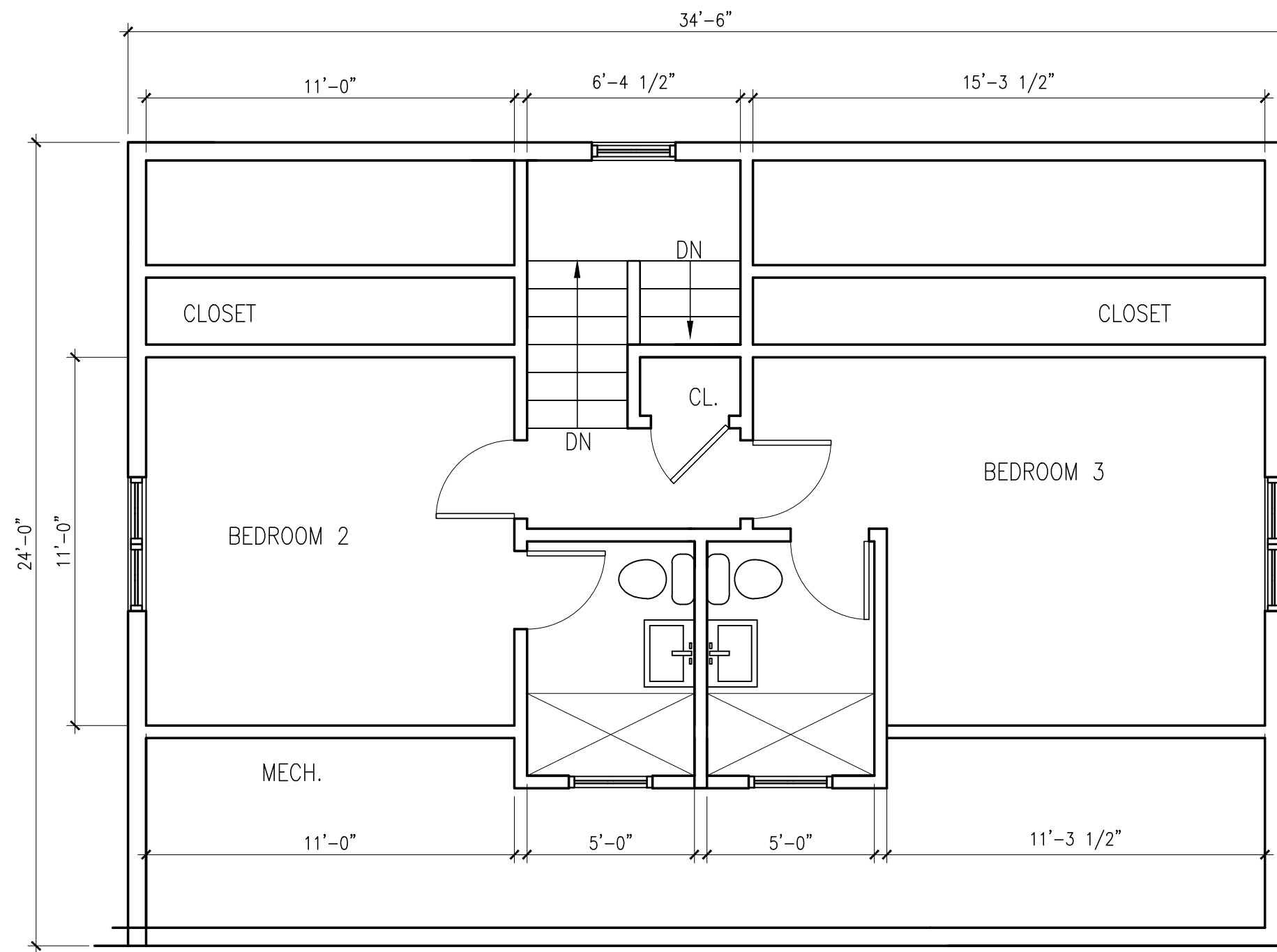
- Submissions / Revisions:
- H.A.R.C. SUBMISSION 1 - 2014.4.1
  - PLANNING SUBMISSION - 2014.12.18
  - PLANNING REV. 1 - 2015.02.04
  - PLANNING REV. 2 - 2015.03.04
  - PLANNING REV. 3 - 2015.5.1
  - PLANNING REV. 4 - 2015.5.27
  - H.A.R.C. SUBMISSION 2 - 2015.6.25
  - H.A.R.C. REVISION 1 - 2015.7.7

**805 OLIVIA STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

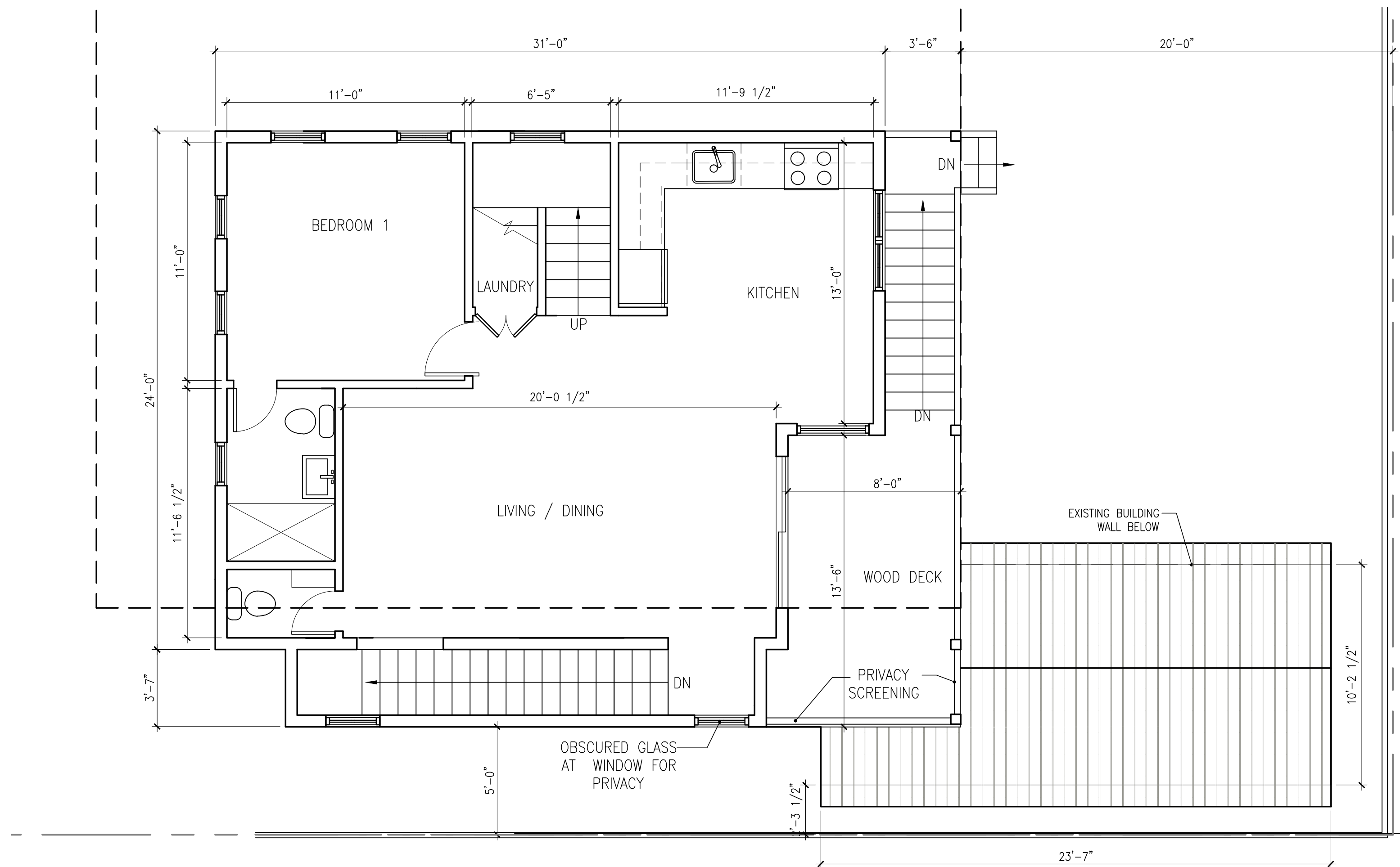
Drawing Size: 24x36 | Project #: 13022

Title:  
**SITE PLANS / CALCS / SURVEY**

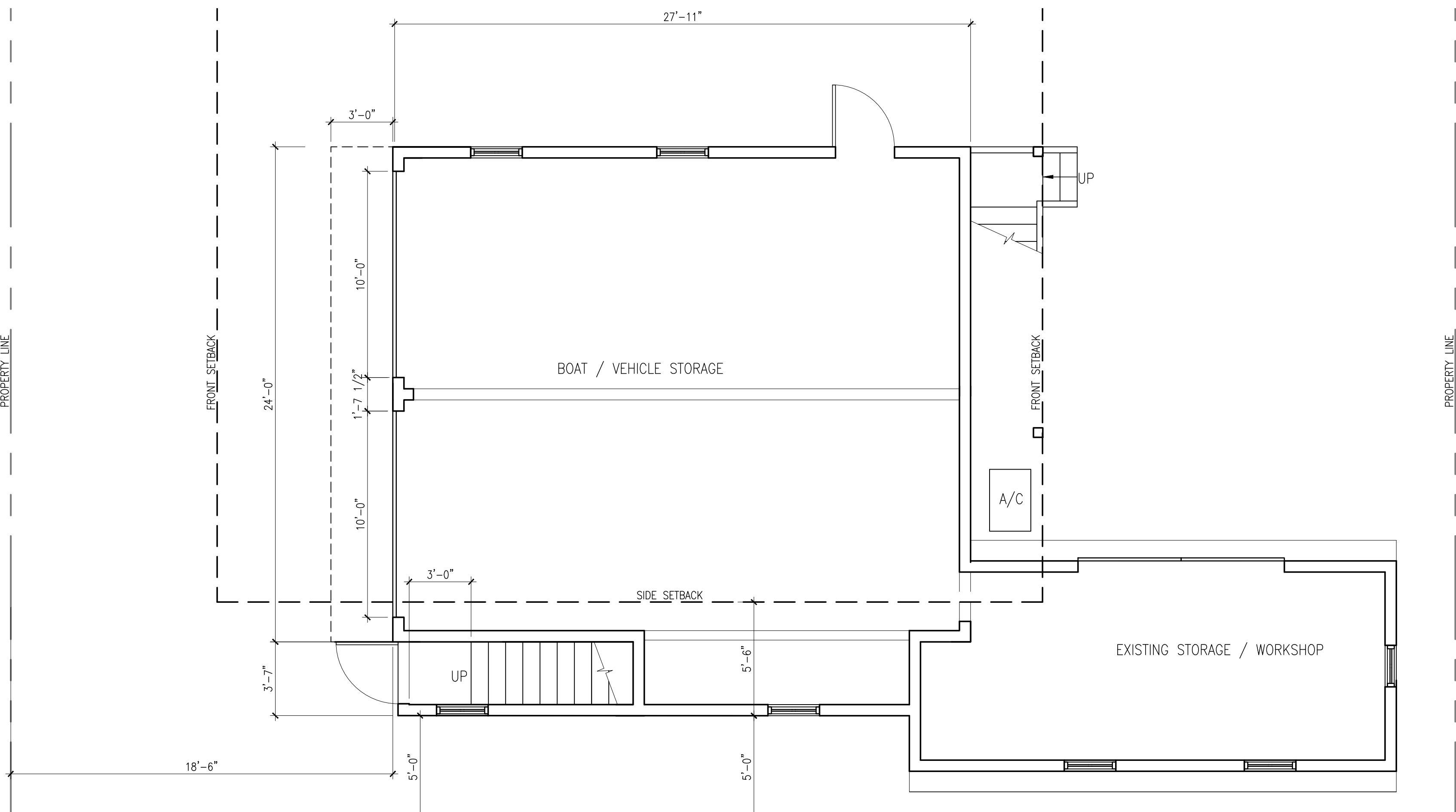
Sheet Number:  
**A-1.1**



3 LOFT PLAN  
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



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

Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. SUBMISSION 1 - 2014.4.1  
PLANNING SUBMISSION - 2014.12.18  
PLANNING REV. 1 - 2015.02.04  
PLANNING REV. 2 - 2015.03.04  
PLANNING REV. 3 - 2015.5.1  
PLANNING REV. 4 - 2015.5.27  
H.A.R.C. SUBMISSION 2 - 2015.6.25

**805 OLIVIA STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 13022

Title:

**PROPOSED ELEVATIONS**

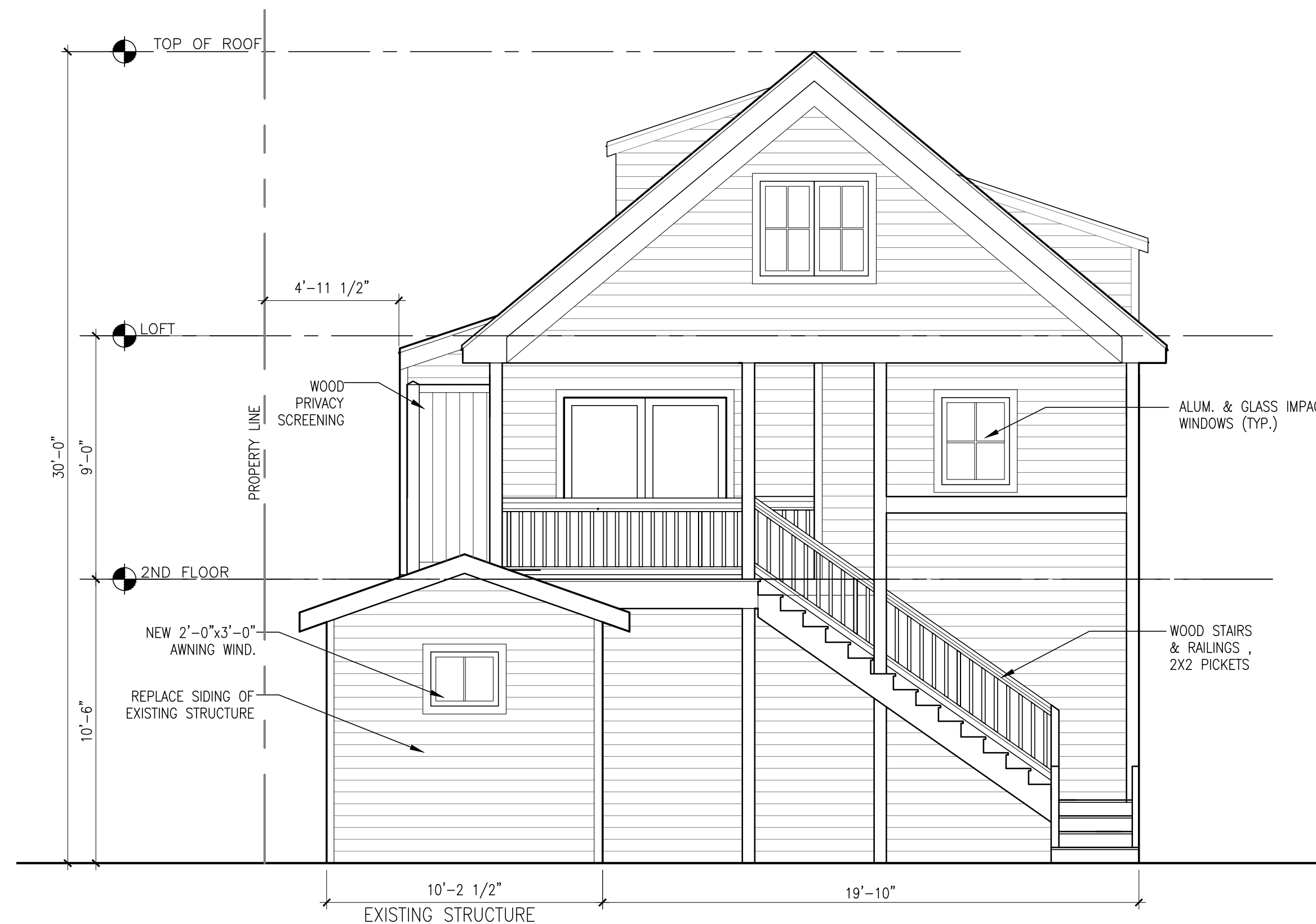
SCALE: 1/4" = 1'-0"

Sheet Number:

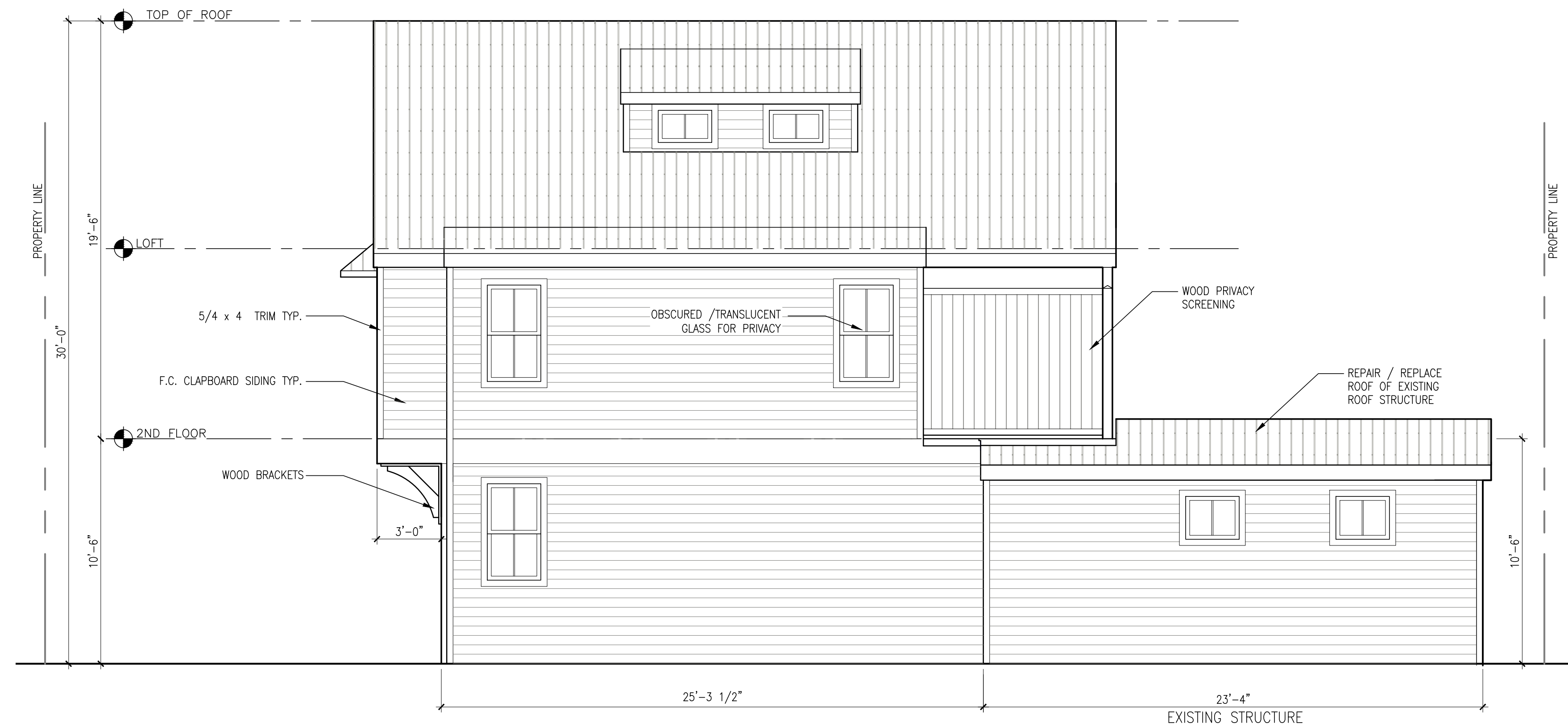
**A-3.1**

Date: - JUNE 25, 2015

©2015 by William Shepler Architect



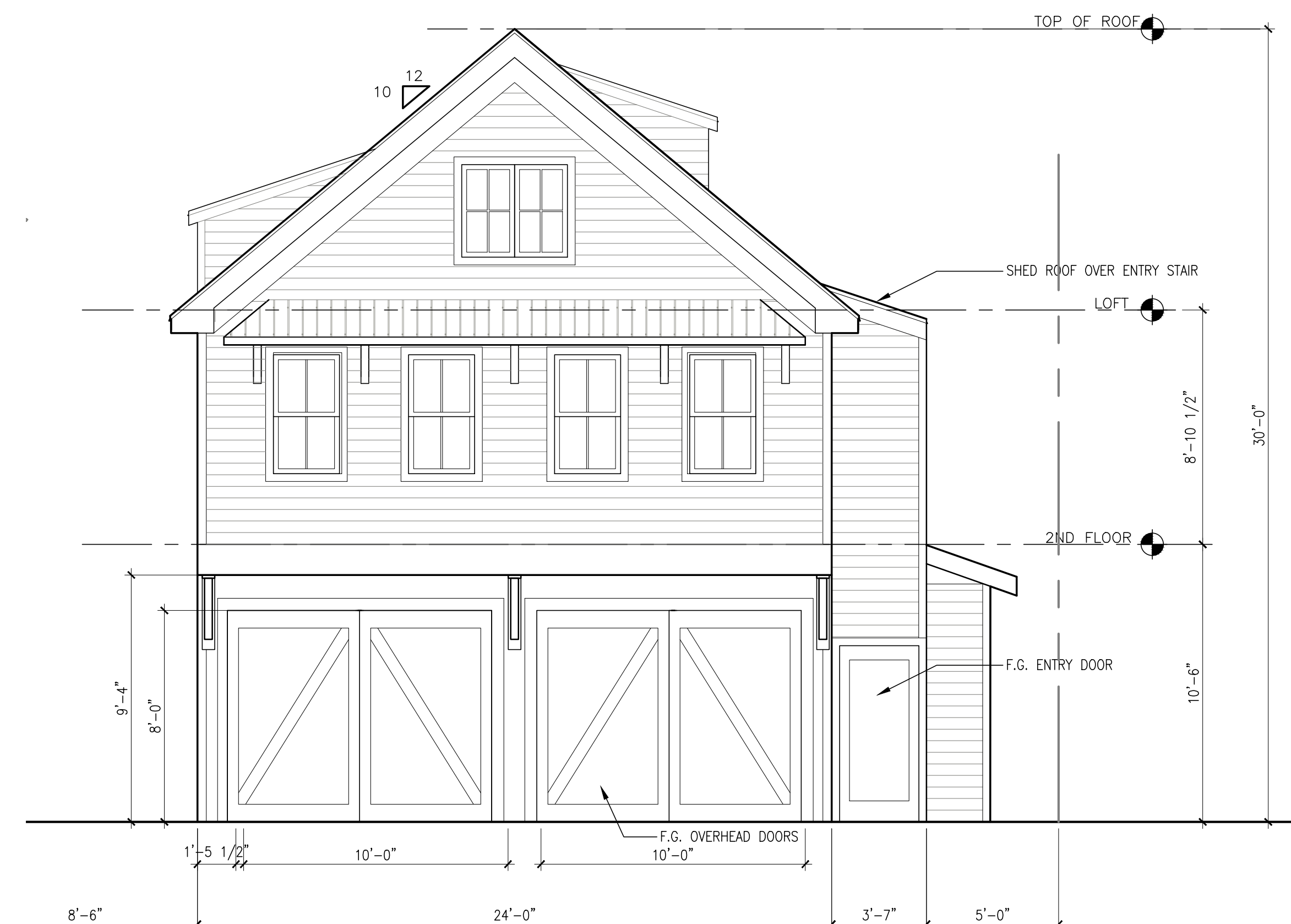
**4**  
**A3.1** NORTH ELEVATION  
SCALE: 1/4"=1'-0"



**3**  
**A3.1** EAST ELEVATION  
SCALE: 1/4"=1'-0"



**2**  
**A3.1** WEST ELEVATION  
SCALE: 1/4"=1'-0"



**1**  
**A3.1** SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



# ESTATE COLLECTION

Impact Resistant Windows & Doors

A large, modern estate home is shown at dusk. The house features a two-story design with a prominent balcony on the upper level, enclosed by a metal railing. The ground floor is characterized by large glass windows and doors, revealing a well-lit interior with a dining table and chairs, and a living area with a sofa. In the foreground, a swimming pool with a waterfall edge is visible, reflecting the ambient light. The overall scene is set against a darkening sky, with palm trees and other landscaping elements visible on the left side.

IF IT'S WORTH *protecting* IT'S WORTH  
THE ESTATE COLLECTION.

# EVERYWHERE QUALITY, BEAUTY *and* STRENGTH MATTER



*Tests have proven that many of our products withstand winds of nearly 300 MPH.*

CGI windows and doors exude quality without compromise. As the premier manufacturer of impact resistant windows and doors, our products offer superior strength, energy efficiency and beauty. Every detail reflects our commitment to exceptional quality, from our strong commercial-grade aluminum frames to impact resistant glass





options and finest hardware components.

The best choice for hurricane prone coastal regions, the CGI Estate Collection exceeds the Miami-Dade county and Florida building codes, considered some of the most rigorous in the industry and assures best-in-class performance against

high winds and violent storms. Found in many of the most prestigious residential homes, office buildings and resorts, including the historic Breakers Hotel in Palm Beach, Florida, CGI windows and doors are everywhere quality, beauty and strength matter.

## LARGER STAINLESS STEEL FASTENERS



### ESTATE

We use #10-1 1/4 inch stainless steel fasteners in each window frame corner. Bigger, longer screws means more frame strength, greater longevity and better hurricane resistance.

### Theirs

Others use #8-1-inch galvanized screws in each corner.

## OVER 100% HIGHER DESIGN PRESSURES



### ESTATE

The higher the max design pressure the more resistant to hurricane strength winds. Our design pressure max is +110/-195.

### Theirs

Max design pressure is only +70/-90.

## THICKER LAMINATED GLASS



Our glass thickness- 7/16"



Their glass thickness- 5/16"

### ESTATE

Most Estate products use thicker glass.

### Theirs

Typically use thinner glass.

## THE DIFFERENCE SUPERIOR ENGINE



# SEEKING *makes* IS CRYSTAL CLEAR



## DISTINCTIVE MUNTIN/GRID DETAILS



Ogee



Triangular

### ESTATE

*Our highly contoured muntin provides a fashionable look.*

### Theirs

*Some competitors offer basic, less contoured muntins that lack real style.*

## ATTRACTIVE GLAZING BEAD TRIM



Ogee



Square

### ESTATE

*Designed to look like wood. Square is also available.*

### Theirs

*Only available in square.*

## THICKER ALUMINUM FRAME



.090"

### ESTATE

*Strength starts with an aluminum extrusion. At .090 ours is 45% thicker.*



.062"

### Theirs

*Standard aluminum thickness is just .062".*

# NOTICING

# Public Meeting Notice

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

## REVISIONS TO PREVIOUSLY APPROVED PLANS FOR A NEW TWO AND A HALF-STORY FRAME STRUCTURE.

### FOR- #803-805 OLIVIA STREET

Applicant- William Shepler, Architect

Application # H15-01-1021

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

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

# PROPERTY APPRAISER INFORMATION

- [» Tax Collector](#)

## Monroe County Cities

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

## First Time Home Buyer (IRS)

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

## IRS Links

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

## Other Links

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

## Property Record Card -

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

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

Previous Record **Alternate Key: 1020621 Parcel ID: 00019930-000000** Next Record

## Ownership Details

Mailing Address:

MINEROFF BRUCE S AND SHARON  
20 MOLLY PITCHER DR  
MANALAPAN, NJ 07726-8937

## Property Details

PC Code: 01 - SINGLE FAMILY  
 Millage Group: 10KW  
 Affordable Housing: No  
 Section-Township-Range: 06-68-25  
 Property Location: 803 OLIVIA ST KEY WEST  
 805 OLIVIA ST KEY WEST  
 Legal Description: KW PT OF TR 5 G28-454/455 OR775-787 OR1531-2082/84 OR1581-1964/65 OR2023-645/46T/C OR2498-2029/31

**Click Map Image to open interactive viewer**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	105	70	7,350.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 2272  
 Year Built: 1938

**Building 1 Details**

Building Type	R1	Condition	G	Quality Grade	600
Effective Age	10	Perimeter	288	Depreciation %	8
Year Built	1938	Special Arch	0	Grnd Floor Area	2,272
Functional Obs	0	Economic Obs	0		

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

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	WD CONC PADS
Heat 1	NONE	Heat 2	NONE	Bedrooms	3
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

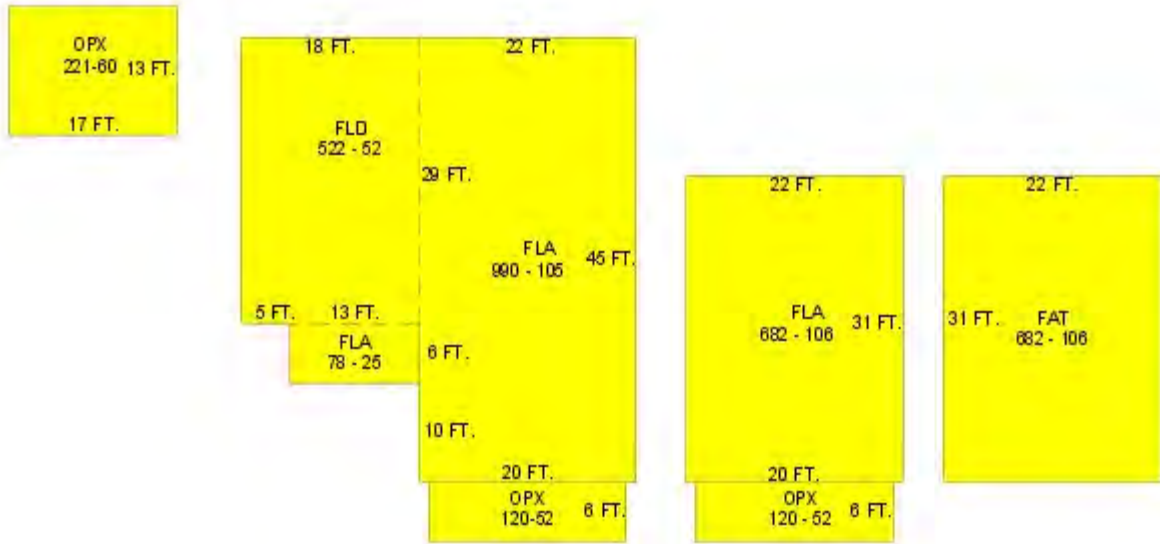
2 Fix Bath	2	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0



Extra Fix

0 Dishwasher

0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPX		1	2012				221
0	FAT		1	1938				682
0	FLA	12:ABOVE AVERAGE WOOD	1	2012	Y			78
1	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	0.00	0.00	990
2	OPX		1	1938		0.00	0.00	120
3	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	0.00	0.00	682
4	OPX		1	1938		0.00	0.00	120
7	FLD	12:ABOVE AVERAGE WOOD	1	2005	N Y			522

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT3:PATIO	264 SF	24	11	2012	2013	2	50

2	FN2:FENCES	480 SF	6	80	2001	2002	2	30
3	FN2:FENCES	408 SF	4	102	2012	2013	2	30
4	PT2:BRICK PATIO	54 SF	9	6	2005	2006	4	50
5	PT2:BRICK PATIO	48 SF	16	3	2005	2006	4	50
6	WF2:WATER FEATURE	1 UT	0	0	2005	2006	1	20
9	PO3:RES POOL GNIT	201 SF	0	0	2005	2007	5	40
10	UB2:UTILITY BLDG	297 SF	27	11	1940	1941	3	50
11	PT3:PATIO	738 SF	0	0	2005	2006	2	50

### Appraiser Notes

2007-02-26 - LISTED FOR \$2,275,000. VAULTED CEILINGS & DADE COUNTY PINE. - JEN
2006-12-19 - LISTED FOR \$2.5 MIL. 3/3 W/ POOL. 2 ROGO UNITS. - JEN
2004-08-10 ASKING \$1,850,000 THREE 1 BR/1BA UNITS IN MAIN HOUSE W/GUEST COTTAGE OR CONVERT O A SFR.7,300 SF CORNER PROPERTY, FROM THE KW CITIZEN-SKI
2007-11-01 SALES FLYER \$1,995,000 2 ROGO'S 3/3.DKRAUSE
TPP AK-8582404.

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-2752	08/16/2011	03/15/2012	29,000		ENCLOSED EXISTING DECK AREA 175sf ROOF WINDOWS BATH
11-2910	08/16/2011	03/15/2012	10,300		TO CONSTRUCT A BATH INDOORS IN EXISTING BLDG NEW TILE,DOORS,PARTITIONS
11-1415	08/30/2011	03/15/2012	25,000		ADD STARI TO ATTIC, ADD 1.5 BATH IN ATTIC, REPLACE CENTRAL AC ON 2ND FLR WITH SPLIT SYSTEM, ADD SPLIT SYSTEM IN ATTIC, FINISH 288sf PINE FLOORING, 400sf FINISH WALLS, 720sf INSULATION
1 12-0338	08/28/2012	03/15/2012	12,980	Residential	REPLACE EXISTING SWINGING DRIVEWAY GATES WITH SINGLE SLIDING GATE
11-3658	10/25/2011	03/15/2012	4,600		NEW CURB CUT CONCRETE DRIVEWAY 11X24
11-4526	12/14/2011	03/15/2012	9,500		SCRAPE AND PAINT 2 STORY HOUSE. INSTALL NEW FRONT DOOR,REPLACE 20 PCS OF SIDING,
11-3961	10/27/2011	03/15/2012	6,500		INSTALL 2 BATHROOMS,2 LAVS,2 TOILETS
11-4110	01/09/2011	03/15/2012	1,950		R&R EXISTING DUCT WORK
1 00-214	02/07/2000	10/22/2001	1,200	Residential	FENCE
1 00-966	04/25/2000	10/22/2001	3,000	Residential	FENCE AND PORCH REPAIRS
1 01/3605	05/03/2002	11/26/2002	5,000	Residential	PAINT EXTERIOR
1 04-2545	07/30/2004	11/16/2005	28,000	Residential	GNT POOL, ELEC, DECK
1 05-0061	01/31/2005	11/16/2005	135,500	Residential	REMODEL INTERIOR EXISTING BUILDING
1 05-0624	03/05/2005	11/16/2005	144,500	Residential	CONVERT R-2 TO R-1 BUILD NEW ADDITION & CARPORT
1 05-0922	03/23/2005	11/16/2005	10,000	Residential	REPLACE 12 SQS OF V-CRIMP ROOFING
1 05-1053	04/05/2005	11/16/2005	26,000	Residential	DEMO EXISTING POOL FOR NEW LOCATION
1 05-2270	06/08/2005	11/16/2005	1,000	Residential	HOOK UP SWIMMING POOL PUMP

1	05-3647	08/25/2005	11/16/2005	9,000	Residential	INSTALL TWO A/C SYSTEMS
1	05-3643	09/16/2005	11/16/2005	1,800	Residential	INSTALL 4 SQUARES V-CRIMP ROOFING
1	05-3886	09/23/2005	11/16/2005	2,000	Residential	DEMO EXISTING SINGLE STORY STRUCTURE
1	05-5354	12/06/2005	12/31/2006	2,000	Residential	BUIILD PICKET FENCE ALONG FRONT
1	05-4464	01/04/2006	12/31/2006	2,200	Residential	RED TAG - INSTALL BRICK PAVERS

## 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	330,638	28,690	568,348	927,676	856,084	0	927,676
2013	295,078	27,021	489,933	812,032	778,259	0	812,032
2012	298,217	27,809	381,483	707,509	707,509	0	707,509
2011	298,217	28,737	362,093	689,047	689,047	0	689,047
2010	327,946	30,654	443,957	802,557	802,557	0	802,557
2009	364,135	31,636	674,815	1,070,586	1,070,586	0	1,070,586
2008	334,444	32,410	978,282	1,345,136	1,345,136	0	1,345,136
2007	540,571	28,474	886,788	1,455,833	1,455,833	0	1,455,833
2006	479,401	8,536	668,610	1,156,547	1,156,547	0	1,156,547
2005	548,618	6,234	537,540	1,092,392	1,092,392	0	1,092,392
2004	327,059	7,935	442,680	777,674	777,674	0	777,674
2003	314,946	8,131	221,340	544,417	544,417	0	544,417
2002	307,248	8,285	148,614	464,147	464,147	0	464,147
2001	283,041	3,721	148,614	435,376	435,376	0	435,376
2000	241,635	6,753	107,508	355,895	355,895	0	355,895
1999	205,130	5,594	107,508	318,231	318,231	0	318,231
1998	197,160	2,378	107,508	307,046	307,046	0	307,046
1997	187,302	2,316	94,860	284,478	284,478	0	284,478
1996	116,684	1,538	94,860	213,081	213,081	0	213,081
1995	116,684	962	94,860	212,506	212,506	0	212,506
1994	104,352	893	94,860	200,105	200,105	0	200,105
1993	112,848	839	94,860	208,547	208,547	0	208,547
1992	133,734	849	94,860	229,443	229,443	0	229,443
1991	133,734	859	94,860	229,453	229,453	0	229,453
1990	104,904	789	74,307	180,000	180,000	0	180,000
1989	106,476	798	72,726	180,000	180,000	0	180,000
1988	70,381	807	63,240	134,428	134,428	0	134,428
1987	63,447	816	34,150	98,413	98,413	0	98,413
1986	63,750	824	34,150	98,724	98,724	0	98,724
1985	62,089	833	22,766	85,688	85,688	0	85,688
1984	58,652	842	22,766	82,260	82,260	0	82,260
1983	58,652	851	22,766	82,269	82,269	0	82,269

<b>1982</b>	59,607	859	20,363	80,829	80,829	0	80,829
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### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>12/29/2010</b>	2498 / 2029	760,000	WD	02
<b>6/30/2004</b>	2023 / 0645	1,150,000	WD	Q
<b>6/14/1999</b>	1581 / 1964	390,000	WD	Q
<b>8/10/1998</b>	1531 / 2082	325,000	WD	Q
<b>11/1/1978</b>	775 / 787	85,000	00	Q

This page has been visited 121,226 times.

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