



Staff Report for Item 19a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: August 25, 2015

Applicant: Meridian Engineering

Application Number: H15-01-1216

Address: #723 Olivia Street

Description of Work:

New two-story addition and renovations to existing house. Request to move the building to the west as it encroaches on City right-of-way. Site work.

Site Facts:

Located at the corner of Olivia Street and Petronia Lane, the house at 723 Olivia Street is currently a two-story, traditional frame vernacular house. The survey lists the structure as a contributing resource built 1938, but the house appears on the 1912 Sanborn map. The house has a historic one-story frame structure attached to its rear. Like many other structures in the historic district, the original wood porch was replaced with a concrete porch with mid-century details that are not original to the house.

Guidelines and Ordinances Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 4, 9, and 10.

Additions, Alterations, and New Construction (page 36-38a), specifically guidelines 1, 3, 4, 5, 6, 7, and 8 for additions and alterations. Guidelines 1, 4, 5, 6, and 7 for new construction.

Windows (pages 29-30), specifically guidelines 3 and 6.

Entrances, Porches, and Doors (pages 32-33), specifically guidelines 3, 4, 5, 7, and 12.

Ordinance for Relocation (see attached section), specifically criteria 1, 2, 4, 5, and 9.

Staff Analysis

The Certificate of Appropriateness proposes a two story addition on the rear of a contributing house, whose east side faces (and is located on) Petronia Lane. The main historic house is 3 feet, 8 inches on Petronia Lane. The proposed design plans to shift the building west 8 feet, 9 inches so that the new building will have a five foot setback from the lane. The house will retain the same front setback. The proposed plan will also restore the front porch back to wood and a window right side will be returned to its original size, material, and type.

The historic house is approximately 30 feet tall with a small one-story addition on the rear. The proposed plan is to construct two-story addition will be 27 feet that shifts down to 26 feet, 6 inches tall. The design will create an L-shaped building in the space of the current rear addition. The new addition will have a v-crimp roof, impact resistant 2/2 windows, wood siding, Euro wall doors on the rear, and a second floor balcony with aluminum railings. The design also includes a pool and a deck in the rear of the property.

Consistency with Guidelines

1. The proposed addition will be shorter than the principal building, which is a contributing resource. The new addition will be highly visible and it does increase the massing of the building, but the applicant has worked to set the addition towards the rear. The addition will not alter the footprint of the contributing house, and the addition could be removed later without affecting the historic house.
2. The rear of the house will be quite visible from Petronia Lane, and the use of the Euro wall doors, similar to sliding glass doors, is not appropriate for a publicly visible façade of a contributing structure. In general, the treatment given to the rear elevation with the large amount of fenestrations in proportion to the façade is not appropriate for the historic district. These features are not compatible with the lines of historic architecture. The façade lacks balance, and it feels like the design is only geared towards function and not form.
3. Relocating the building will not alter the relationship between the building and its streetscape and will create protection for the house from the vehicles driving down the lane. The owners will now be able to maintain the right side of the house without having to work in the street.
4. While the existing porch is historic, it is not original to the structure. The proposed plans will restore the porch to its original materials and type.

Staff believes the proposed mostly complies with the guidelines. The proposed addition will be lower than the main house, with its own roofline. While the addition will alter the symmetry and

balance of the historic house, it will not alter the house itself. The width of the addition is narrower the width of the house, which helps to lower the mass and scale of design. The project is also consistent with the guidelines in restoring the porch and the window on the side elevation.

The only issue found in the design is the treatment of the rear façade. Staff finds that it is inconsistent with the guidelines in regards to entrances, porches, and doors and building detail.

ORDINANCE FOR RELOCATION

DIVISION 4. - BUILDING RELOCATION

Sec. 102-251. - Application and fee.

Application for a certificate of appropriateness for relocating a historic building or structure in the historic districts shall be submitted to the historic architectural review commission, together with an application fee as determined by resolution by the city commission. Applications for relocating a historic building or structure shall be reviewed by the historic architectural review commission during a regular meeting. Notice of the meeting shall be published as for a regular meeting, pursuant to section 90-143.

(Ord. No. 97-10, § 1(3-10.3(E)(3)(a)), 7-3-1997; Ord. No. 11-11, § 6, 8-2-2011)

Sec. 102-252. - Requirements precedent to relocation.

The National Register of Historic Places discourages the moving of historic structures because the significance of properties is embodied in their sites and settings as well as in the structures themselves. Any National Register building that is removed from its original foundation is removed from the National Register. After reconsideration, it may be placed back on the National Register if specific criteria are followed, but the building's National Register designation is not guaranteed. The historic architectural review commission shall not issue a certificate of appropriateness for relocating a historic building or structure unless the historic architectural review commission renders a finding that the applicant has submitted a relocation plan demonstrating that the proposed relocation satisfies the following criteria:

- (1) The built environment for the new site should be similar to the old one in terms of context, the age of the surrounding buildings, their height, materials, setback, and architectural details.
- (2) The historic relationship between buildings and streetscape and landscaped features must be maintained.
- (3) When a building may be moved, documentation of the building and the relocation must be provided.
- (4) The relocated building must be placed so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.
- (5) The new foundation's design, height, and facing materials must be comparable with the original historical foundation.
- (6) Relocating a contributing building outside of the historic district is prohibited.
- (7) Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, setback, and detailing is prohibited.
- (8) Destruction or alteration of significant features, structures, or archeological sites at the new location is prohibited.
- (9) Improperly locating a building on its new site so that its orientation and front and side setbacks are incompatible with surrounding buildings is prohibited.
- (10) Placing the building on a new foundation whose design and materials are incompatible with the original is prohibited.

(Ord. No. 97-10, § 1(3-10.3(E)(3)(b)), 7-3-1997)

Secs. 102-253—102-280. - Reserved.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 15-01-1206		BUILDING PERMIT NUMBER 15-3234		INITIAL & DATE 8/15/15 [Signature]
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

723 CLIVIA ST.		# OF UNITS
RE: 00019590-000000		
JACK SANGUPTA	PHONE NUMBER	
618 WHITEHEAD ST	EMAIL	
KEY WEST, FL 33040		
		PHONE NUMBER
		EMAIL
MERIDIAN ENGINEERING LLC	PHONE NUMBER 305 293-3263	
201 FRONT ST, STE 203	EMAIL rmielienief@keys.com	
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: 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.,
 Moving entire building to the west to get it back behind property line. Demolish existing one-story attached rear addition. Construct a new 2-story rear addition.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
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 _____ DAY OF _____, 20____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

18492/14519 ok

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: PHOTOS SUBMITTED ELECTRONICALLY

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
WINDOWS & DOORS	WOOD	WOOD

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 _____

Date: 8/04/15 53 Receipt no: 31012
 2015 1001206
 PT * BUILDING PERMITS-NEW
 Trans number: 1.00 \$100.00
 JM VISA/MASTERC 2000217 \$150.00
 Trans date: 8/04/15 Time: 7:40:13

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

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



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

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

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

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

The portion of building being demolished does not reflect any of the items listed above.

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

Is not associated any historic events as listed above.

- (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.

Has no significant past

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

Not a site of a historic event

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

Does not exemplify any of the above items

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

Does not portray any distinctive architectural style.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

Not part of or related to a distinctive area

- (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.

Does not have any unique location or physical characteristics.

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

Has not yielded and will not yield important historical information

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX 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 Needs to be approved by HARC

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.

Does not apply

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

Does not apply

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.


Does not apply

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

Does not apply

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

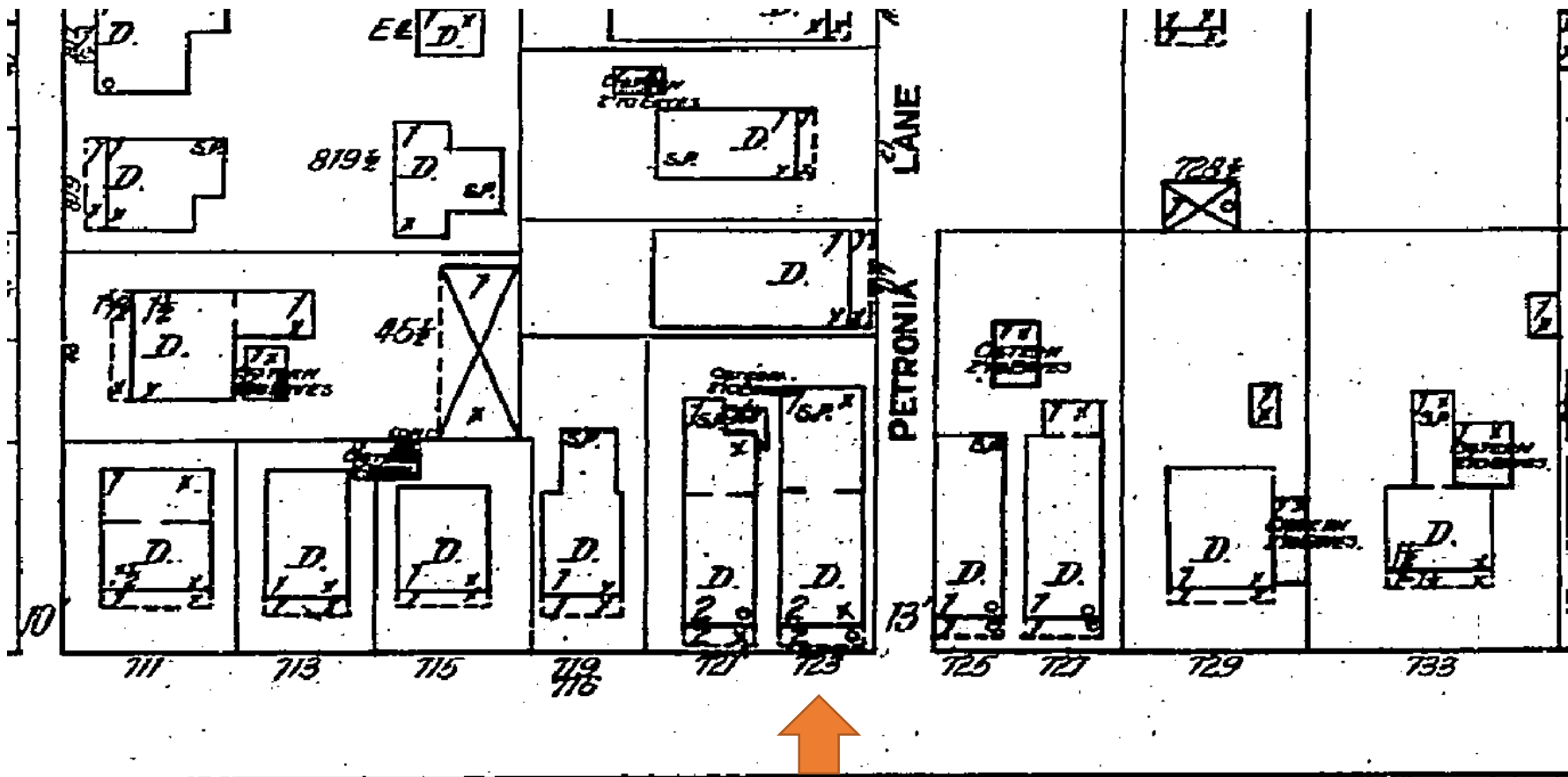
 PROPERTY OWNER'S SIGNATURE:	8/14/15 PSENGUPTA DATE AND PRINT NAME:
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OFFICE USE ONLY

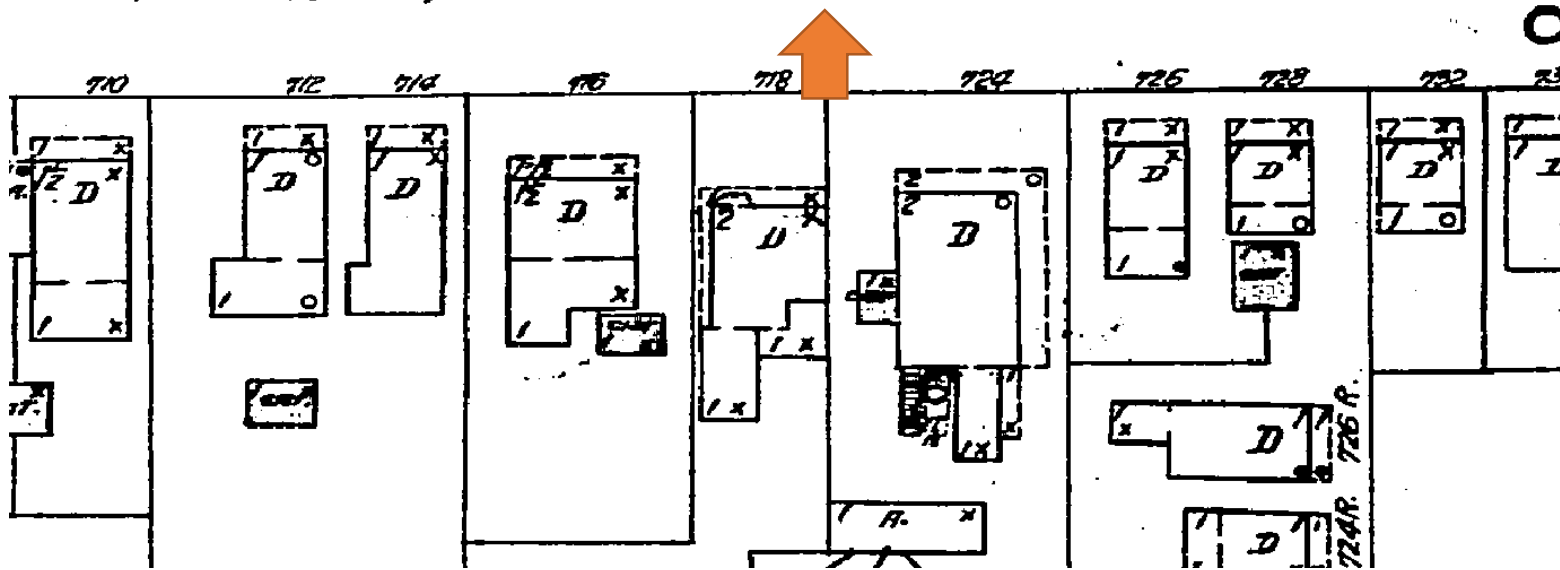
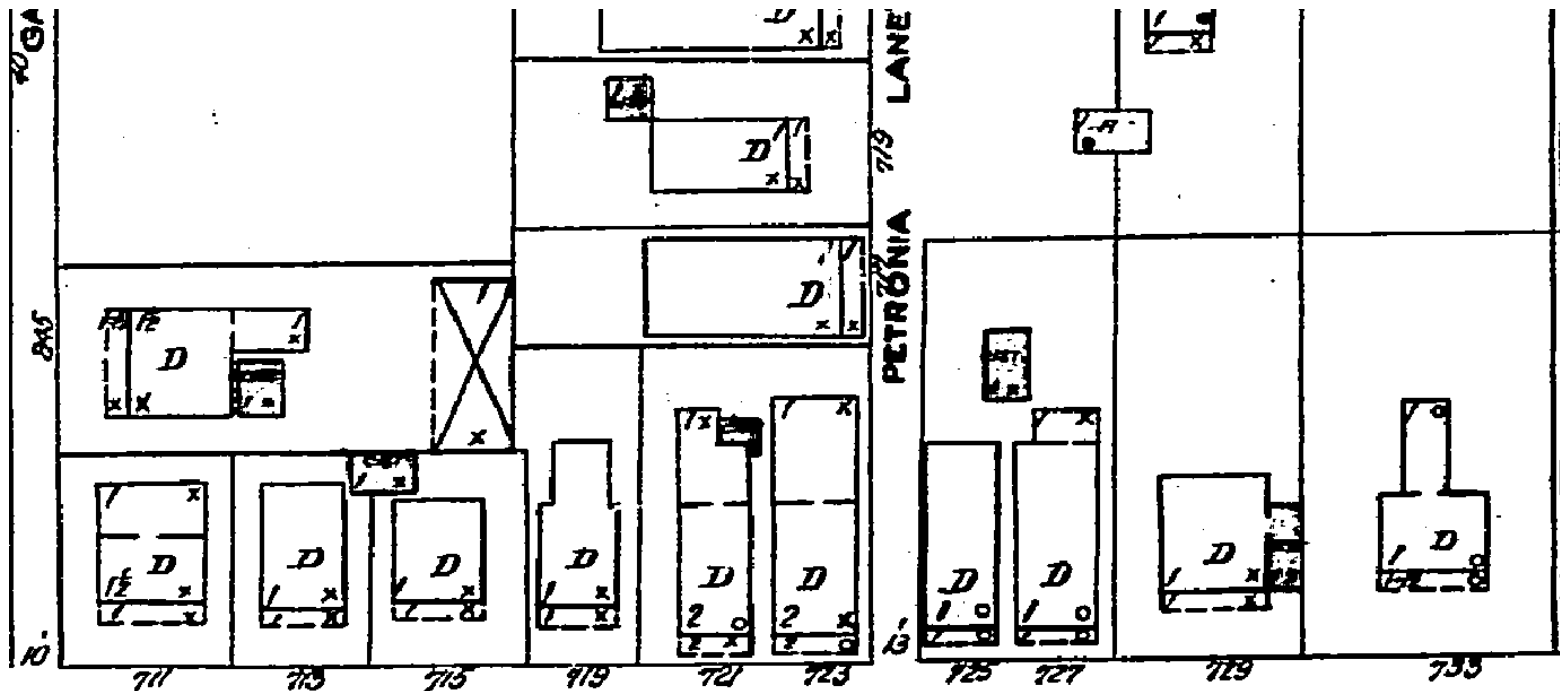
BUILDING DESCRIPTION:				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

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

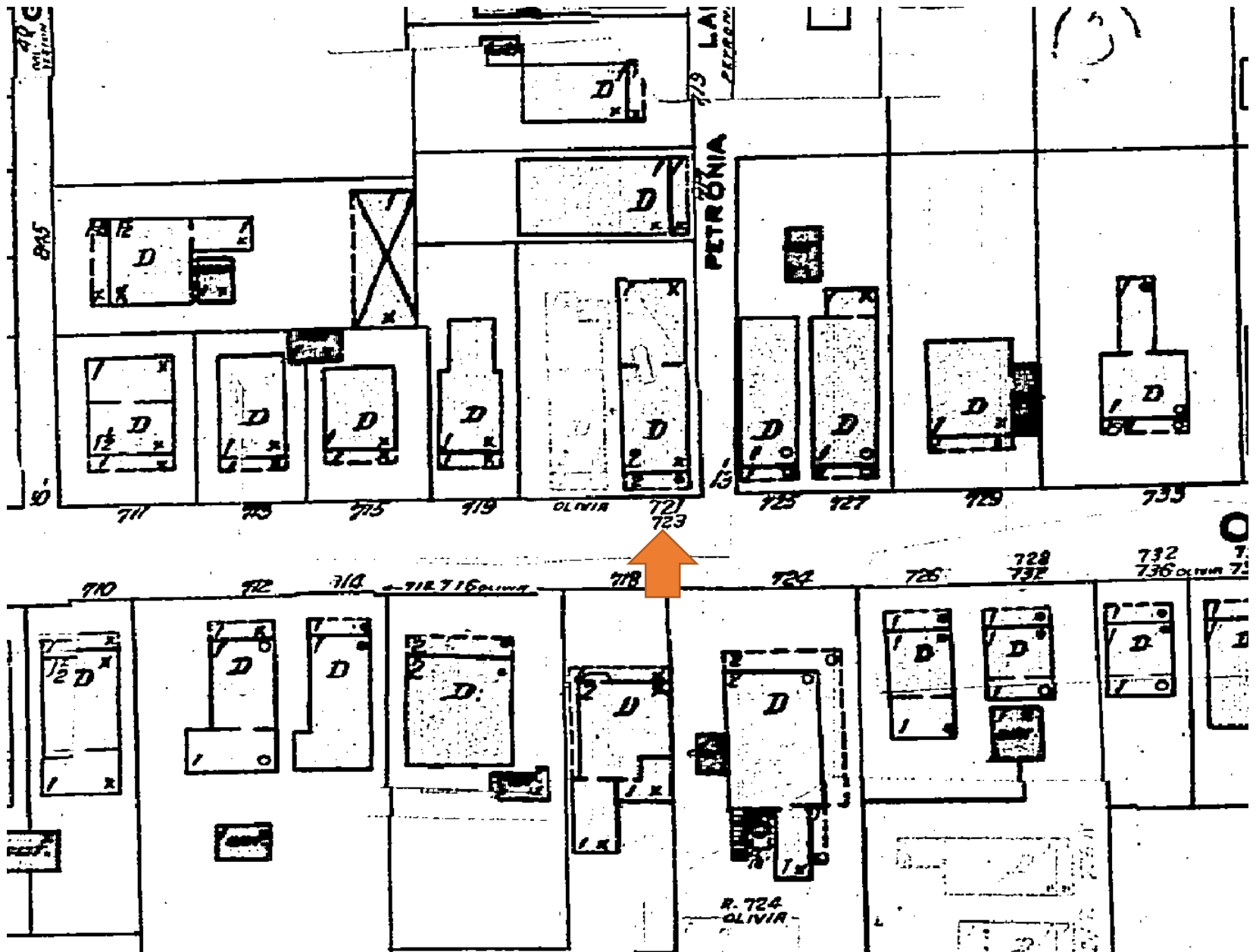
SANBORN MAPS



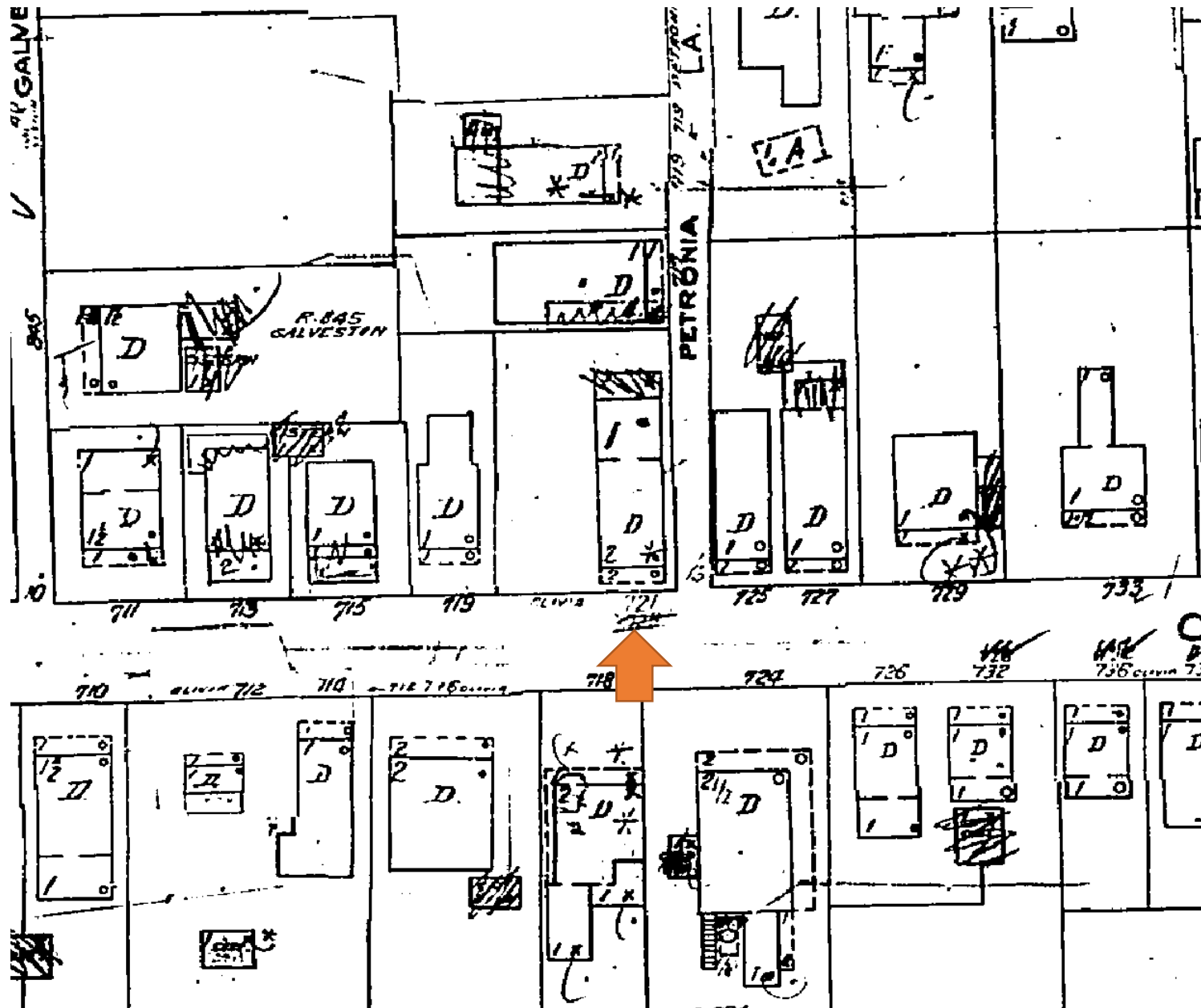
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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



Property Appraiser's Photograph of 717 Petronia Lane, c. 1965. Monroe County Public Library.
You can see the rear of 723 Olivia in the background.

HARC Application 723 Olivia Street

Front Elevation photographs:



1. Photograph of the front of 723 Olivia Street

Prepared by Meridian Engineering, LLC

2. Photographs of the front sides-



Right side front



Left side front

3. Side elevations



Right Side



Left side

4. Photos of the rear



Left side rear.



Rear elevation

Harc Application Photos

Rear portion to be removed



Harc Application Photos

Roots intruding on foundation



Harc Application Photos

Side view of home



Harc Application Photos

Side view of home



Harc Application Photos

View beside Avocado Tree



Photographs of the adjacent rear properties:



Property directly behind 723 Olivia

4. Photographs of adjacent front properties:



Property to the west



Property to the east



Property directly across street



Property across the street to the east



Property across the street to the west



Looking north down Petronia Lane



Olivia Street looking east



Olivia Street looking west

SURVEY

**SPECIFIC PURPOSE SKETCH
LANDS ADJACENT TO 723 OLIVIA STREET
PETRONIA LANE
KEY WEST, FLORIDA**

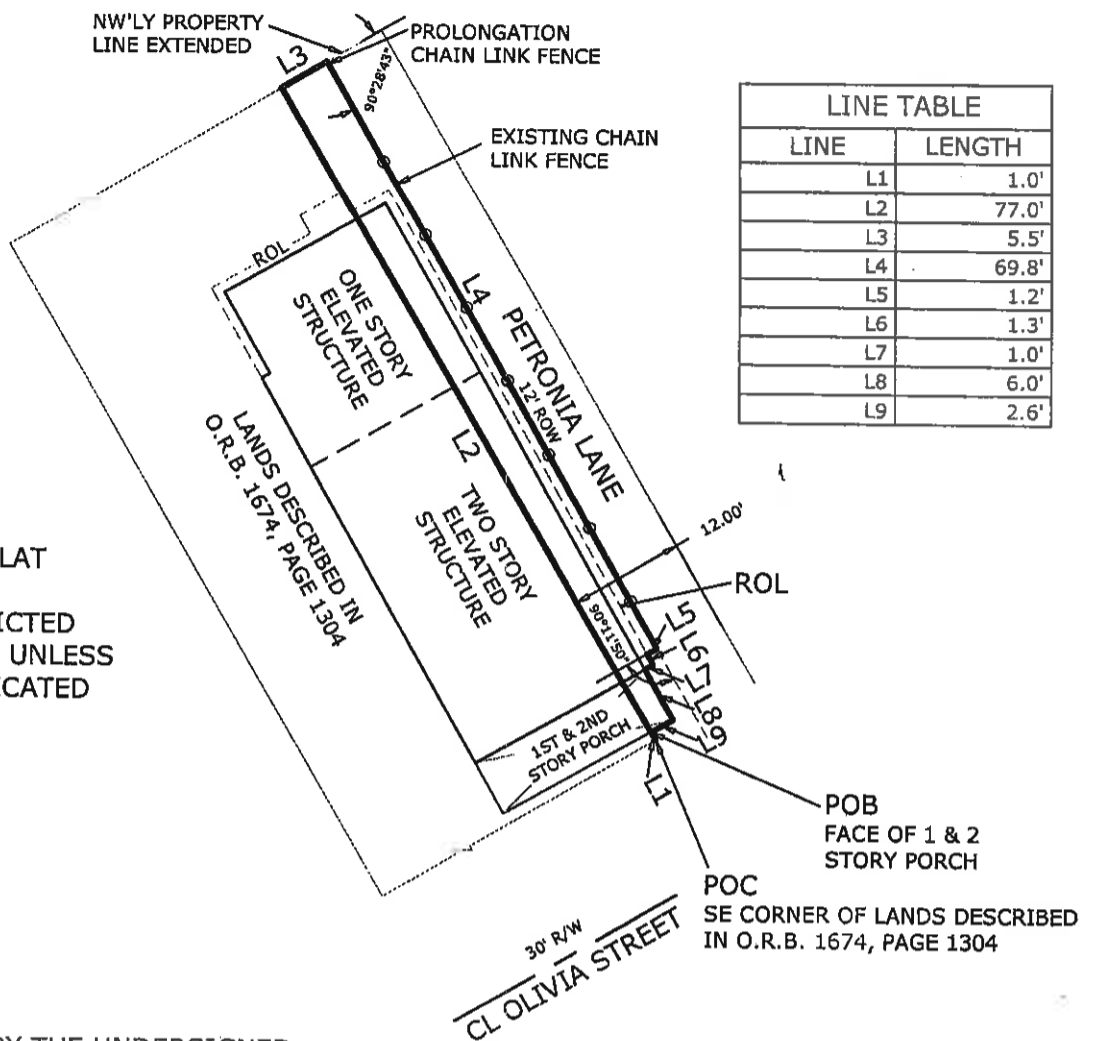


SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
PETRONIA LANE
KEY WEST, FL
33040



LINE TABLE	
LINE	LENGTH
L1	1.0'
L2	77.0'
L3	5.5'
L4	69.8'
L5	1.2'
L6	1.3'
L7	1.0'
L8	6.0'
L9	2.6'

NEWLY AUTHORED BY THE UNDERSIGNED:

On the Island of Key West commencing at a point on the Northwestern side of Olivia Street and the corner of a Lane known as Petronia Lane a/k/a Monroe Lane, said point also being the SE corner of lands described in Official Records Book 1674, page 1304 of the public records of Monroe County, Florida, continue along the NE'ly boundary of said lands in a NW'ly direction 1.0 feet to a point on the face of a 1 & 2 story porch, said point being the Point of Beginning; thence continue along the NE'ly boundary of said lands and through a 1 & 2 story porch and through a 1 & 2 story building in a NW'ly direction 77.0 feet to the NE corner of said lands; thence at right angles in a NE'ly direction along the NW'ly property line extended to its intersection with the prolongation of an existing chain link fence 5.5 feet; thence deflecting to the right 90°28'43" in a SE'ly direction along said chain link fence prolongation and said chain link fence 69.8 feet; thence deflecting to the right 90°11'50" in a SW'ly direction 1.2 feet back to the roof overhang line of said 2 story building; thence at right angles in a SE'ly direction along said roof overhang line 1.3 feet; thence at right angles in a SW'ly direction along said roof overhang line to the east face of said 1 & 2 story porch 1.0 feet; thence at right angles in a SE'ly direction along the east face of said 1 & 2 story porch 6.0 feet; thence at right angles in a SW'ly direction along the south face of said 1 & 2 story porch 2.6 feet back to the Point of Beginning. Land described herein contains 383 square feet, more or less. (The property address for the building is known as 723 Olivia Street)

LEGEND FOR ABBREVIATIONS

FND = FOUND
 POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 O.R.B. = OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA
 PB = PLAT BOOK XX - PAGE XX
 ROL = ROOF OVERHANG LINE
 ROWL = RIGHT OF WAY LINE
 R/W = RIGHT OF WAY

————— DENOTES NEWLY DESCRIBED LEGAL

PREPARED FOR: PATRICIA KNOWLES
 DATE: 02/03/15
 REVISED DESCRIPTION PER CLIENTS REQUEST
 TO INCLUDE FENCE ON PETRONIA LANE - KK

SURVEYORS NOTES:

- LEGAL DESCRIPTIONS THAT HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS IS NOT A SURVEY.

SCALE: 1"=20'
 F/W DATE: -/-/
 REV. DATE: 02/03/15
 SHEET: 1 OF 1
 DRAWN BY: KK
 CHECKED BY: RER
 INVOICE #: 14121510

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN (See chap. 53-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

SIGNED
 ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE
 SIGNATURE AND THE
 ORIGINAL RAISED
 SEAL OF A FLORIDA
 SURVEYOR AND MAPPER

REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
 127 INDUSTRIAL ROAD, STE. B, BIG PINE KEY, FL 33043
 OFFICE (305) 872 - 1348
 FAX (305) 872 - 5622

PROPOSED DESIGN

SITE DATA

SITE ADDRESS: 723 OLIVIA STREET KEY WEST, FL 33040
 RE: 00019590-000000
 ZONING: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)
 FLOOD ZONE: X
 F.I.R.M. - COMMUNITY #12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05
 SECTION/TOWNSHIP/RANGE: 6-68-25
 LEGAL DESCRIPTION: KW PT OF TR 5 G13-171/172
 SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 5 FT; REAR 20FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB
 OPEN SPACE REQUIRED 35%; EXISTING 52%, PROPOSED 35%

INDEX OF DRAWINGS

- SHEET CS-1 - COVER SHEET AND SITE PLANS
- SHEET D-1 - DEMOLITION FLOOR PLAN
- SHEET D-2 EXISTING ELEVATIONS
- SHEET A-1 PROPOSED FLOOR PLAN
- SHEET A-2 PROPOSED ELEVATIONS
- SHEET A-3 RENDERINGS
- SHEET A-4 STREETSCAPE ELEVATIONS

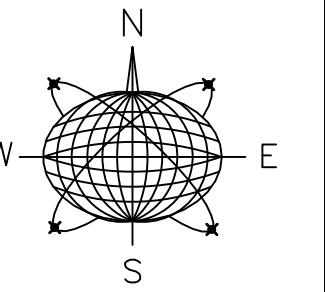
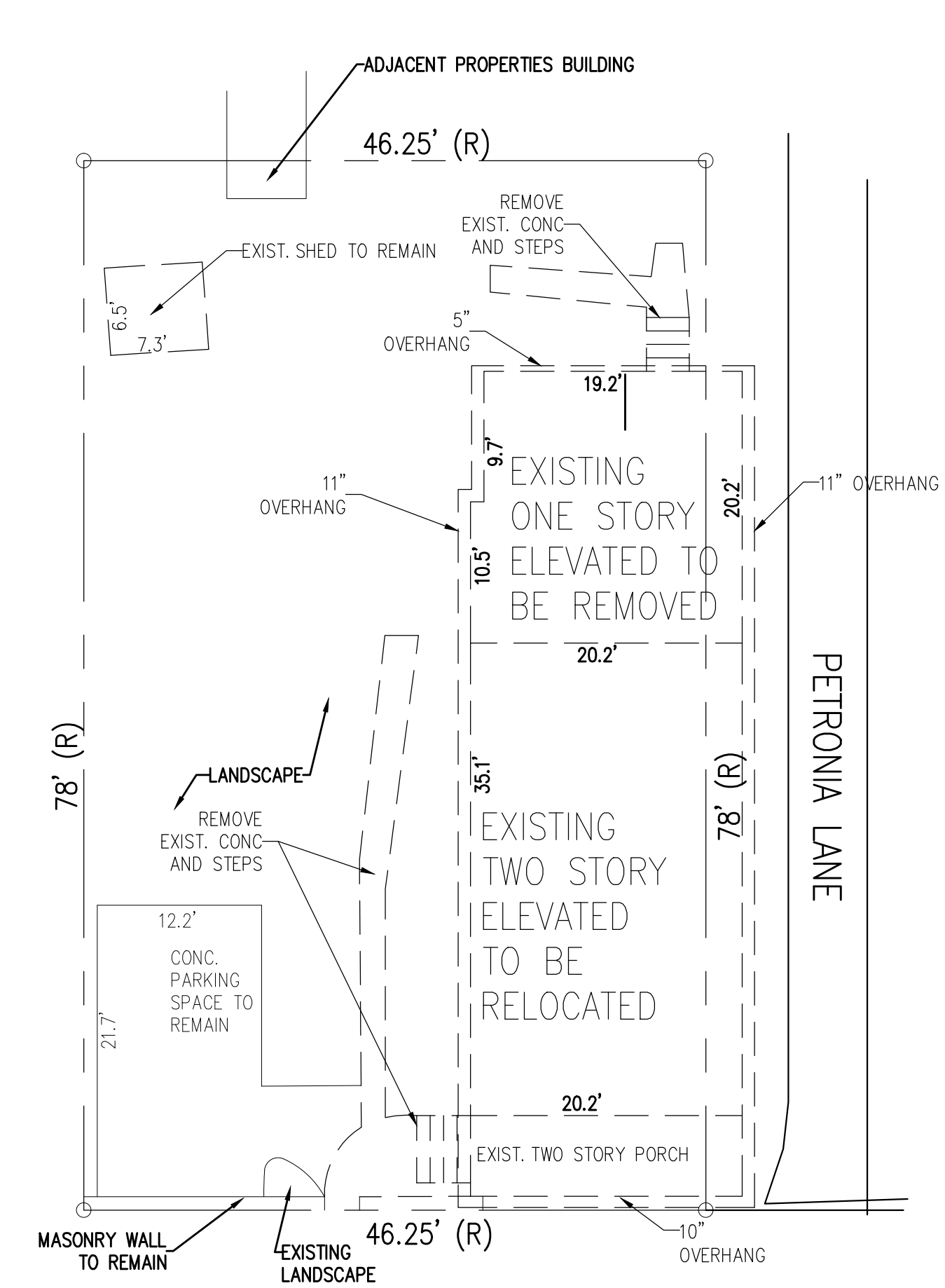
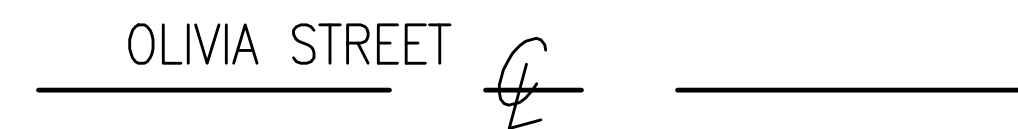
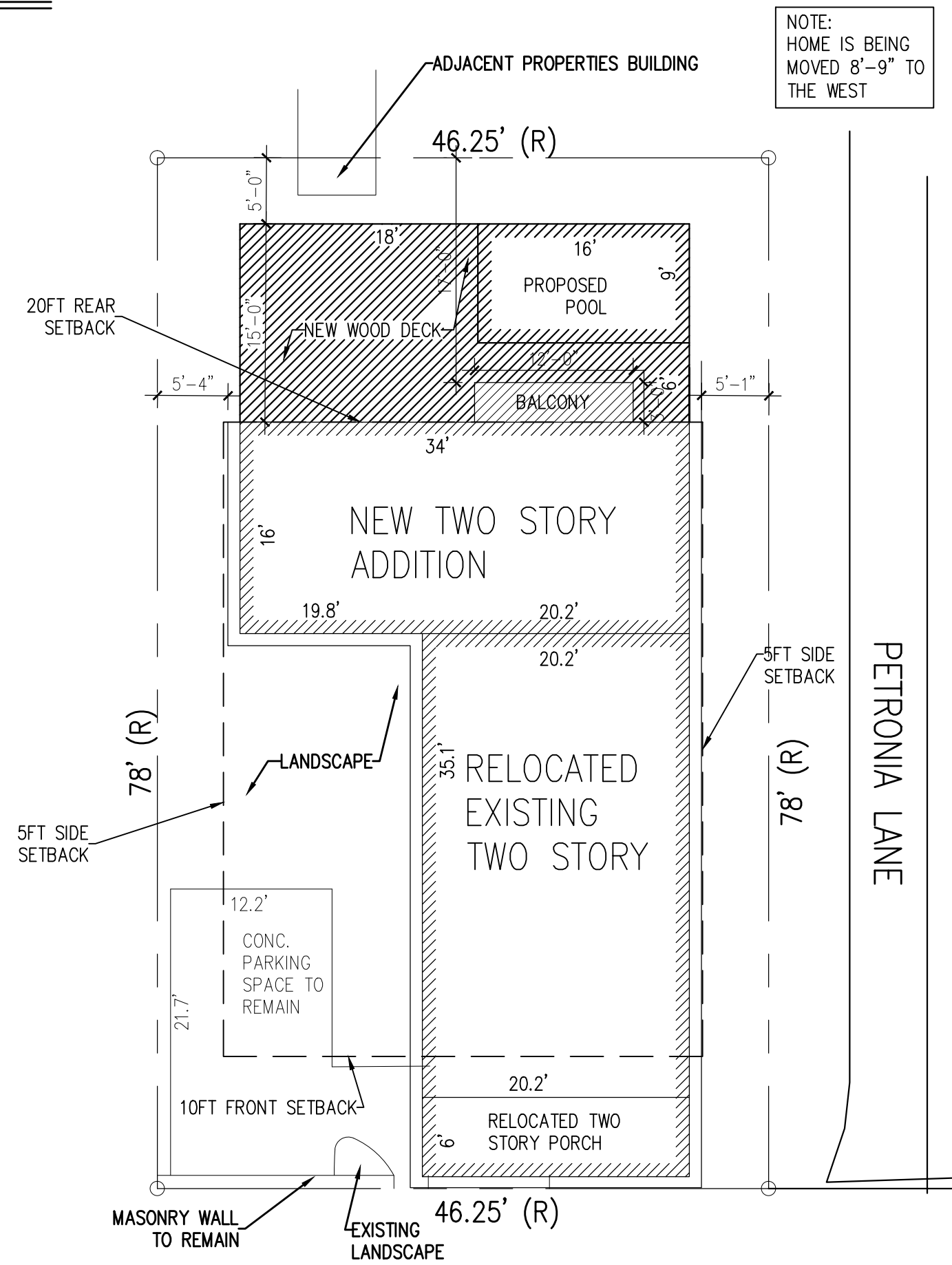
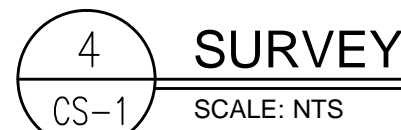
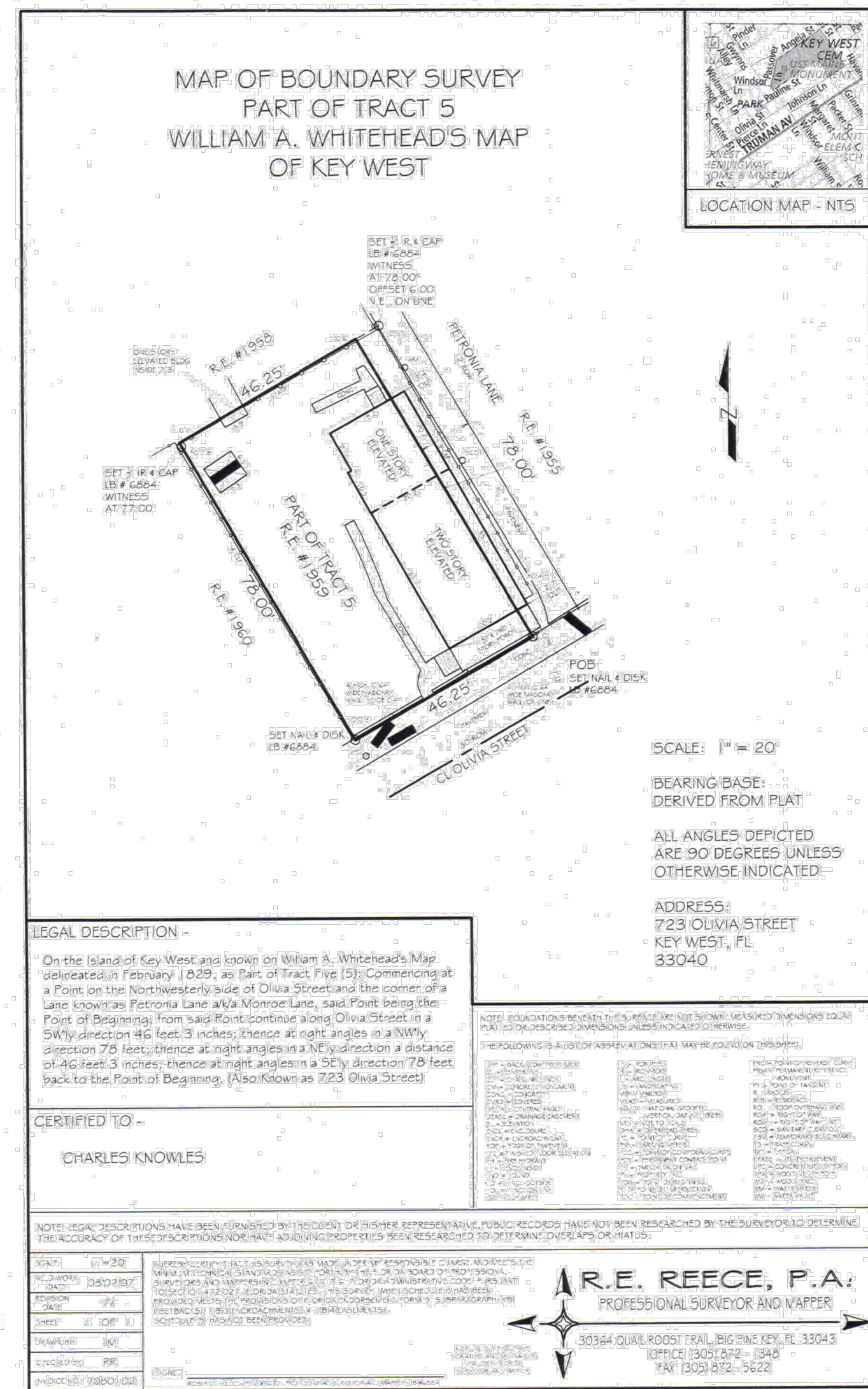
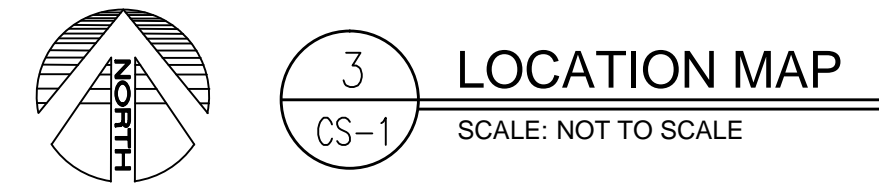


HARC SUBMITTAL

723 OLIVIA STREET
 KEY WEST, FLORIDA 33040

PROJECT DATA

	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00028690-000000			
SETBACKS:				
FRONT	1"	1"	10'	NONE
STREET SIDE	5'-1"	3'-7" ON KW ROW	5'	NONE
SIDE	5'-4"	28'-9"	5'	NONE
REAR	17'	15'-8"	20'	NONE
LOT SIZE	NO CHANGE	3,607.5 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	1,574 SQ. FT. 43%	1,433 SQ. FT. 39%	50% MAX	NONE
FLOOR AREA	3,020 SQ. FT. .83	2,057.56 SQ. FT. 0.57	1.0	NONE
BUILDING HEIGHT	29'-11"	29'-11"	30' MAX	NONE
IMPERVIOUS AREA	1,837 SQ. FT. 51%	1,536 SQ. FT. 43%	60% MAX	NONE



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

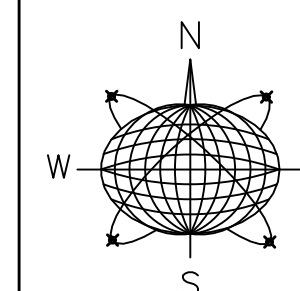
RESIDENTIAL RENOVATION
 723 OLIVIA
 KEY WEST, FLORIDA

Drawn By: JMT
 Checked By: RJM
 Project No. Scale: AS NOTED
 AutoCad File No.

Revisions:

Title:
 COVER SHEET AND SITE PLANS

Sheet Number:
CS-1
 Date: AUGUST 3, 2015



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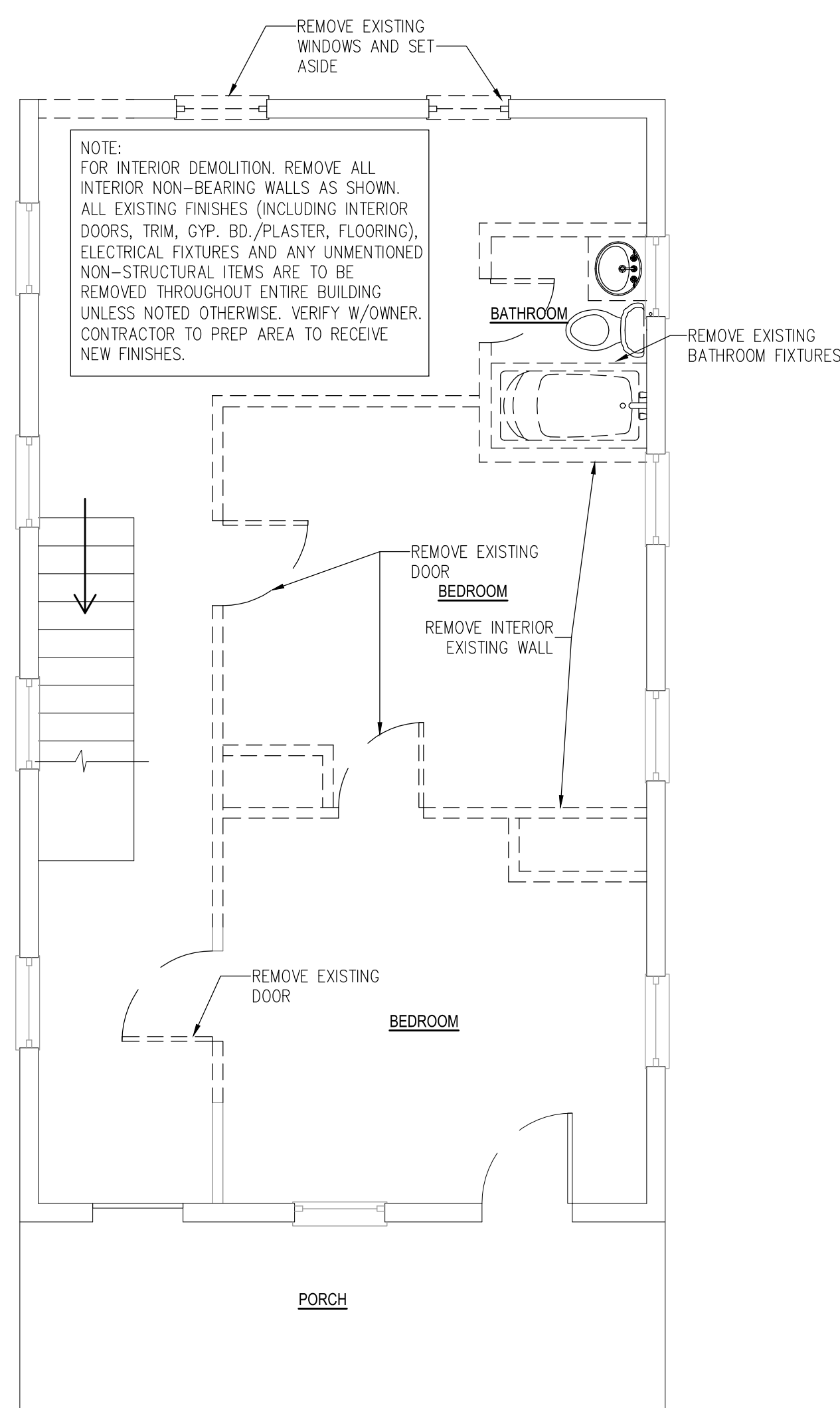
RESIDENTIAL RENOVATION
 723 OLIVIA
 KEY WEST, FLORIDA

Drawn By: JMT
 Checked By: RJM
 Project No. Scale: AS NOTED
 AutoCad File No.

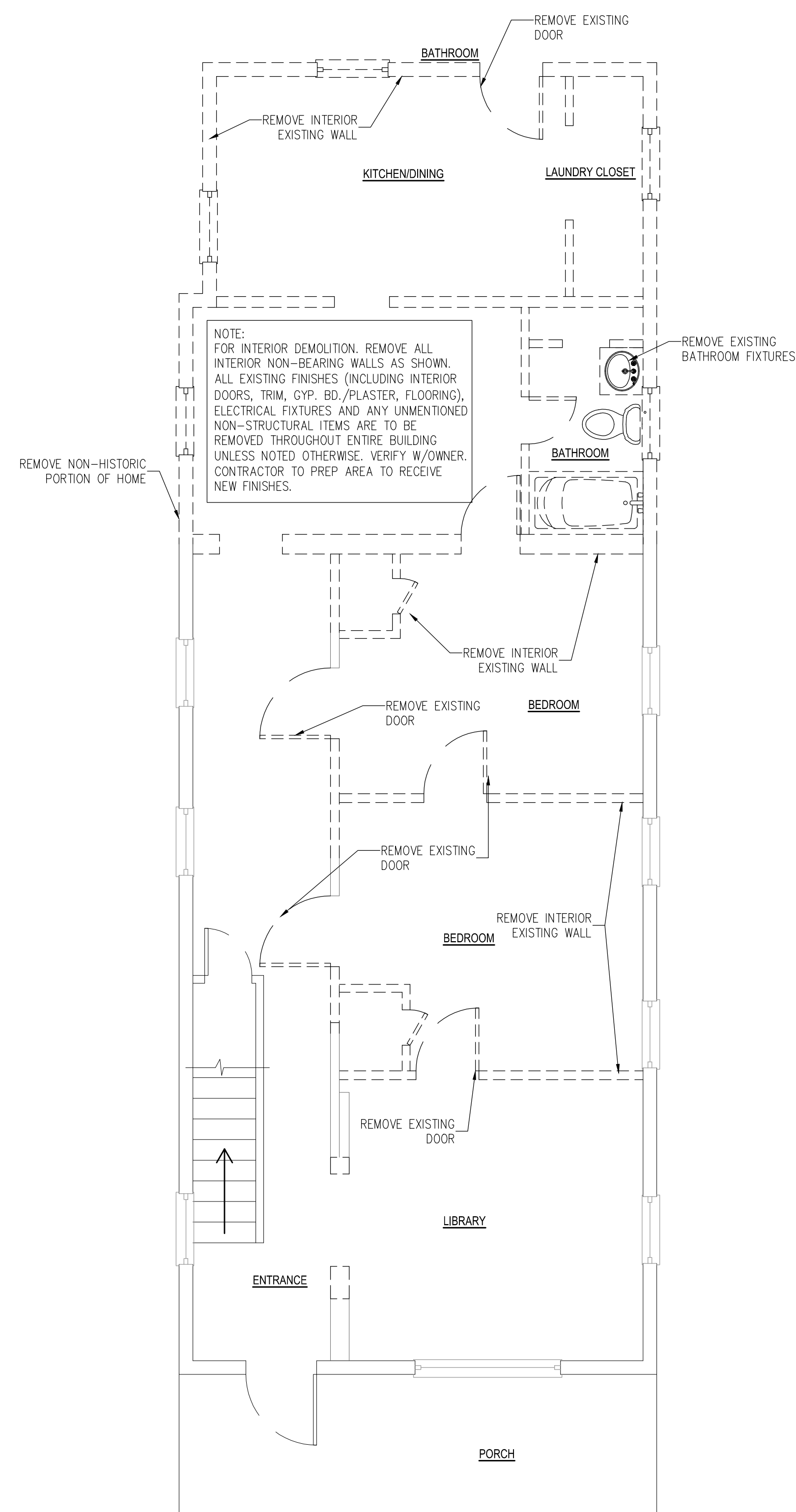
Revisions:

Title:
DEMOLITION PLAN

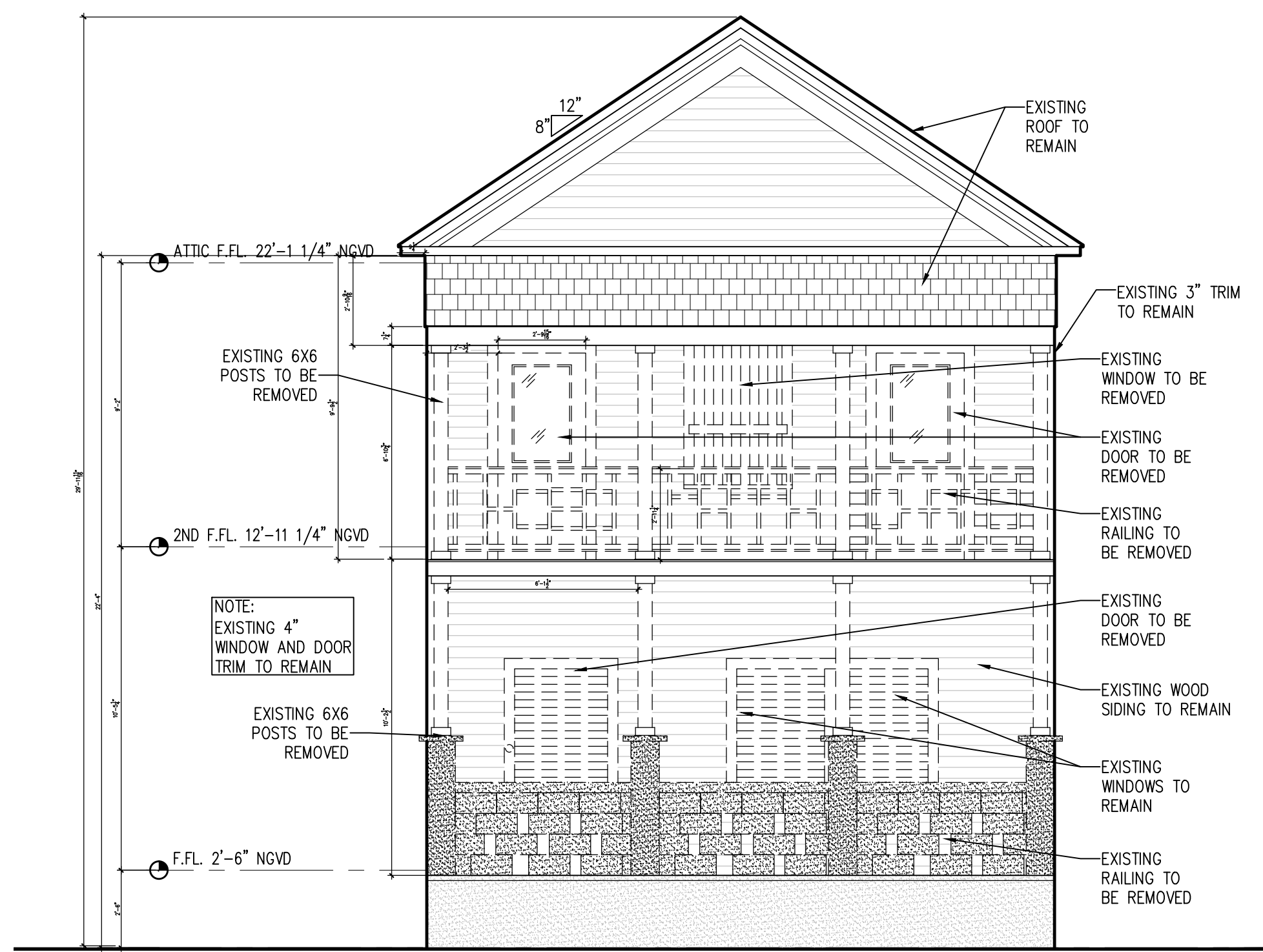
Sheet Number:
D-1
 Date: AUGUST 3, 2015



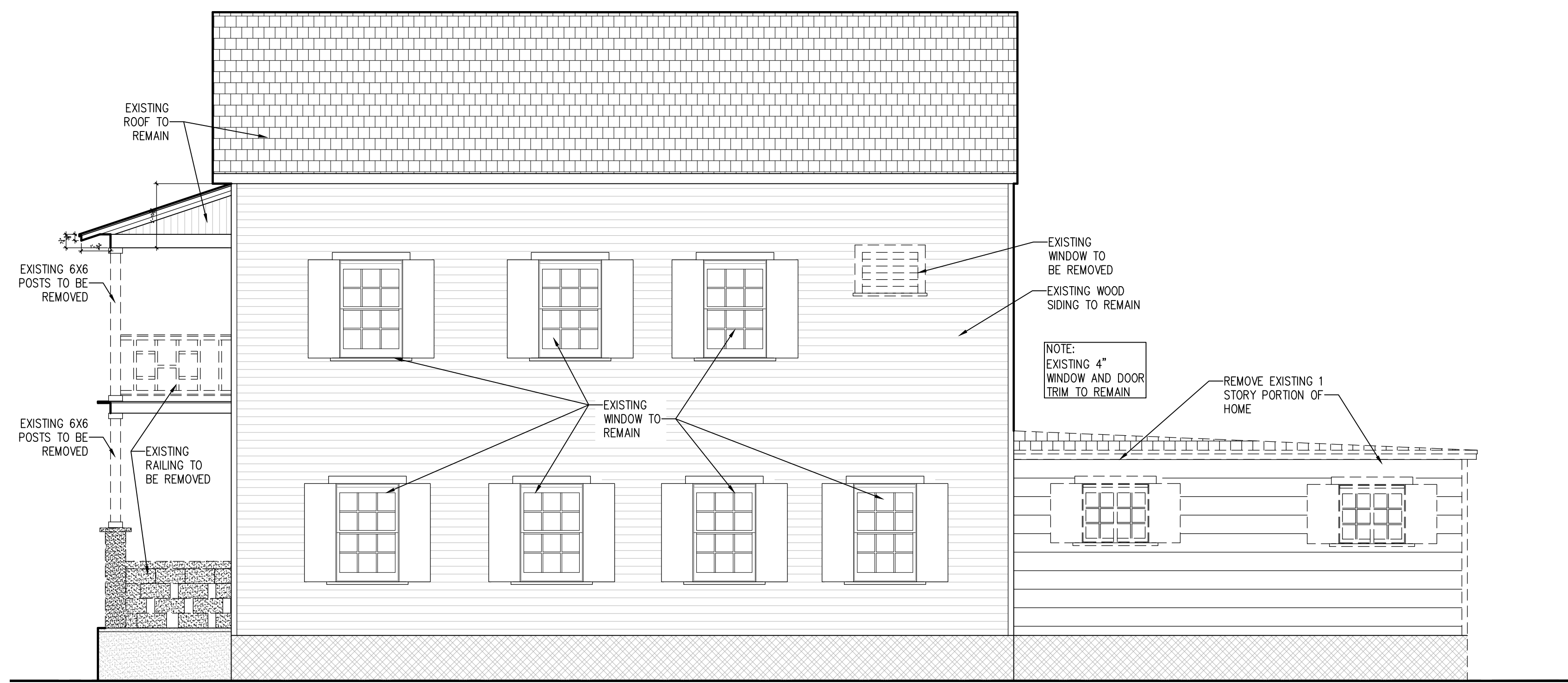
2 2ND FLOOR DEMOLITION PLAN
 D-1 SCALE: 1/4" = 1'-0"



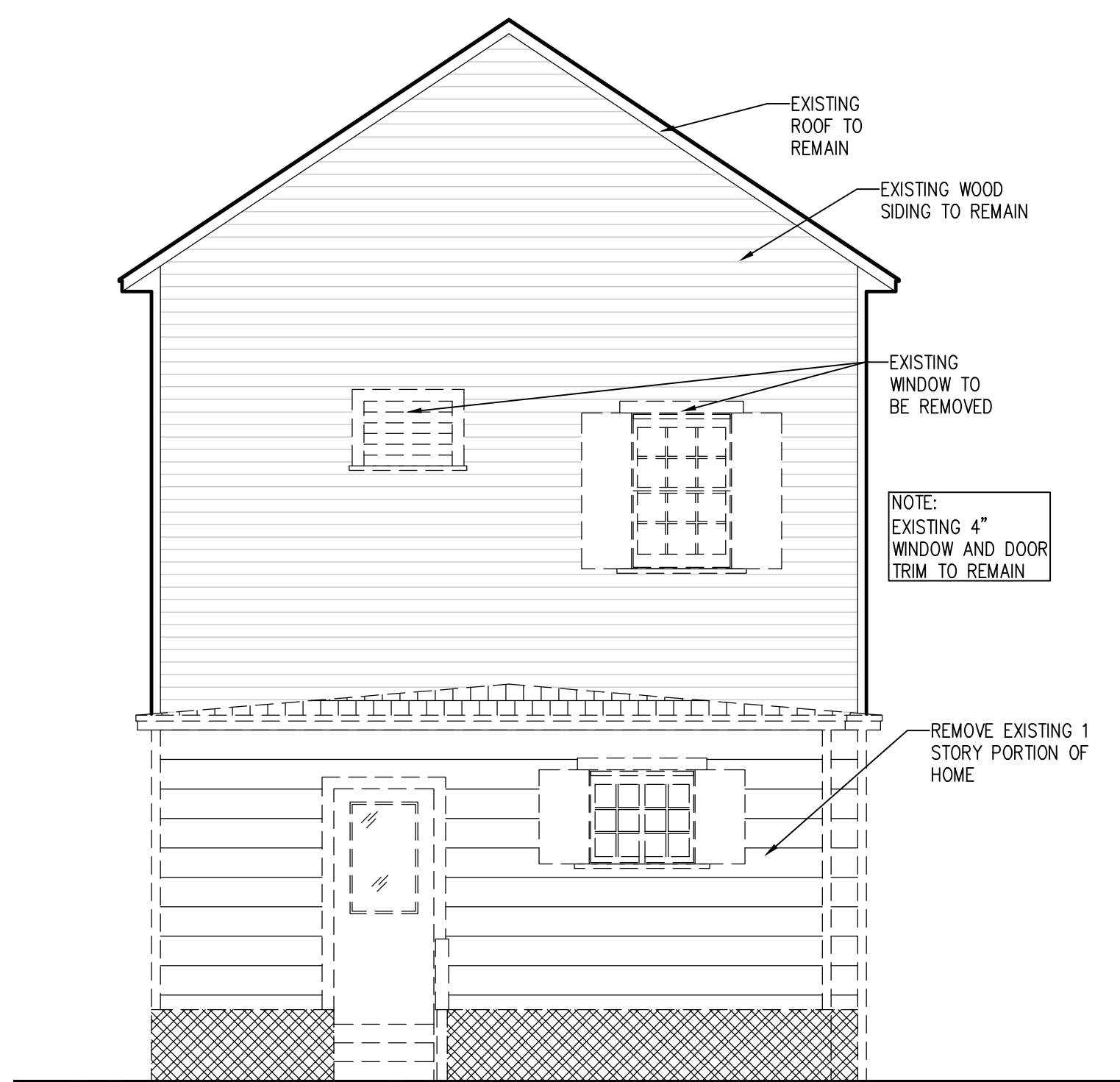
1 1ST FLOOR DEMOLITION PLAN
 D-1 SCALE: 1/4" = 1'-0"



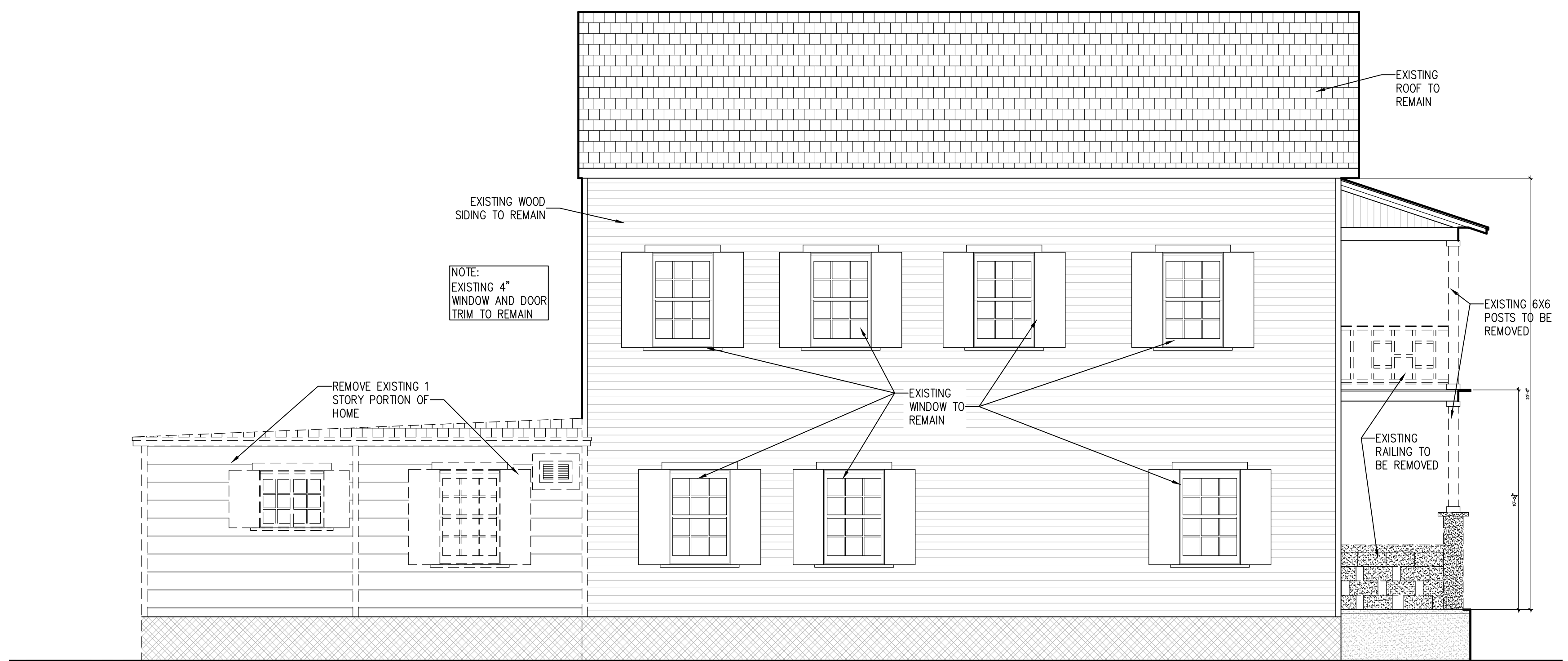
3 EXISTING FRONT ELEVATION
D-2 SCALE: 1/4"=1'-0"



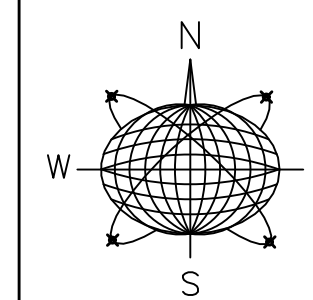
4 EXISTING RIGHT SIDE ELEVATION
D-2 SCALE: 1/4"=1'-0"



2 EXISTING REAR ELEVATION
D-2 SCALE: 1/4"=1'-0"



1 EXISTING LEFT SIDE ELEVATION
D-2 SCALE: 1/4"=1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3263 fax: 293-4899

Seal:

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SIGNED AND SEALED BY THE BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

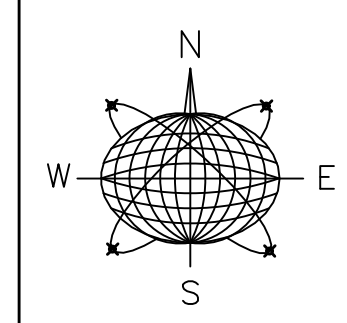
RESIDENTIAL RENOVATION
723 OLIVIA
KEY WEST, FLORIDA

Drawn By: JMT Checked By: RJM
Project No. Scale: AS NOTED
AutoCad File No.

Revisions:

Title:
EXISTING
ELEVATIONS

Sheet Number:
D-2
Date: AUGUST 3, 2015



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THE DESIGNER
 RICHARD J. MILELLI
 PE #58315

General Notes:

RESIDENTIAL RENOVATION

723 OLIVIA
 KEY WEST, FLORIDA

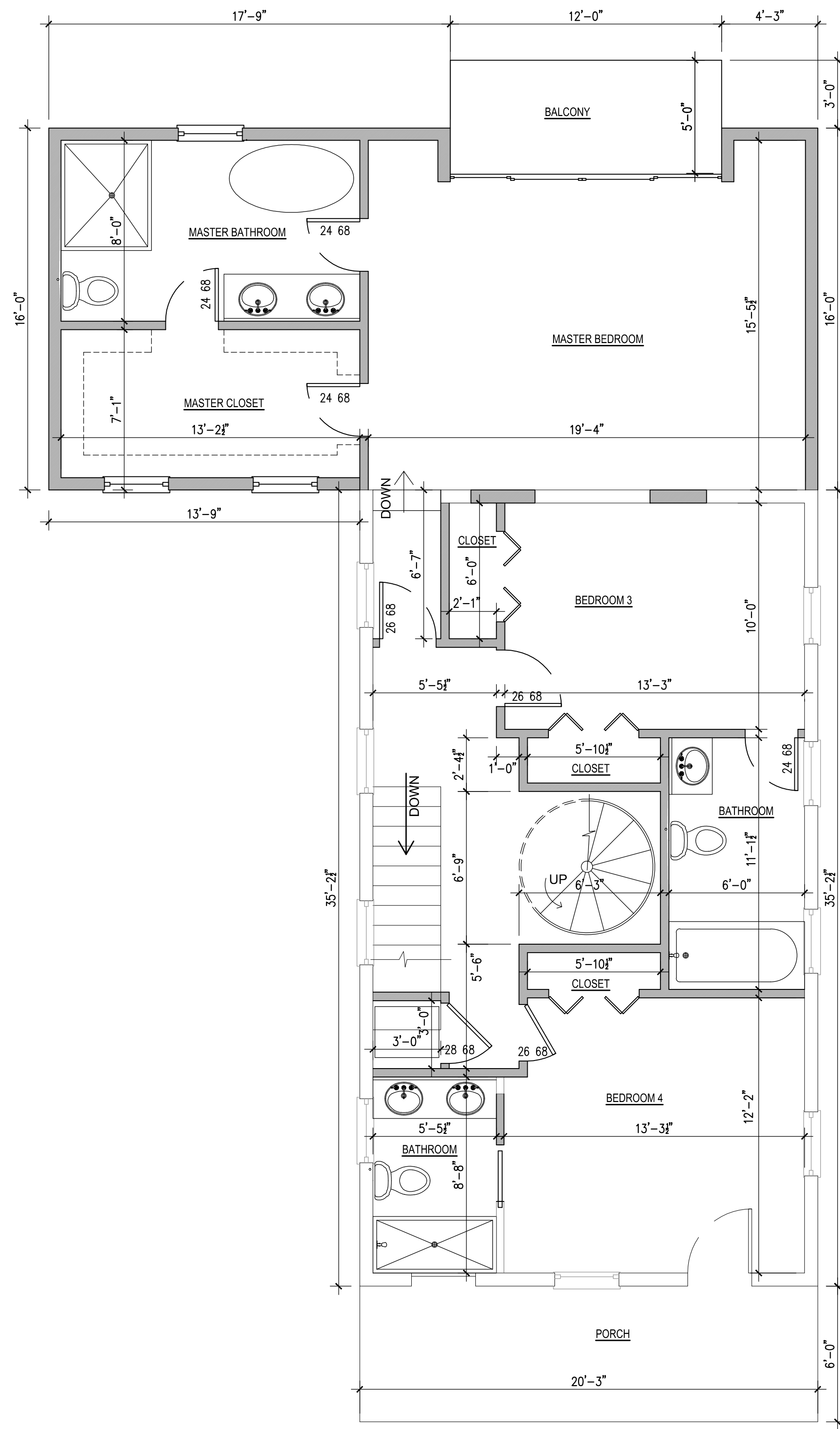
Drawn By: JMT
 Project No. []
 AutoCad File No. []

Checked By: RJM
 Scale: AS NOTED

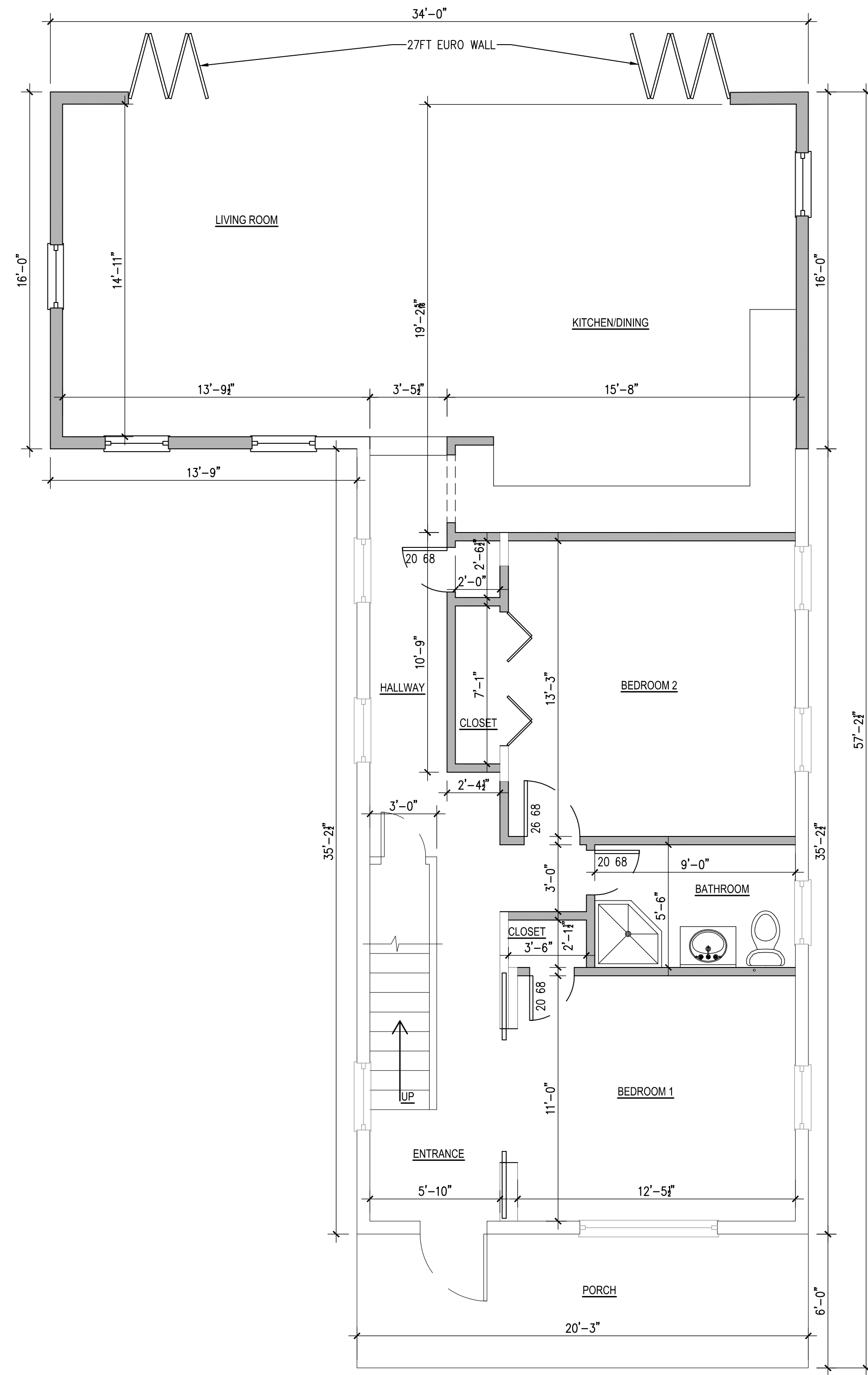
Revisions:

Title:
PROPOSED FLOOR PLAN

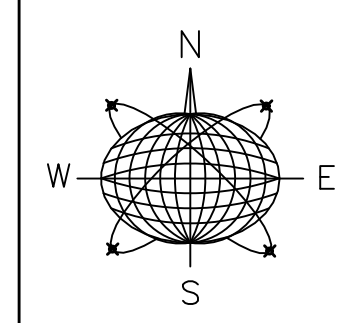
Sheet Number:
A-1
 Date: AUGUST 3, 2015



2 2ND FLOOR PROPOSED PLAN
 A-1 SCALE: 1/4" = 1'-0"



1 1ST FLOOR PROPOSED PLAN
 A-1 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph: 305-293-3263 fax: 293-4899

Seal:
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 SIGNED AND SEALED BY THE PROFESSIONAL
 RICHARD J. MILELLI
 PE #58315

General Notes:

RESIDENTIAL RENOVATION
 723 OLIVIA
 KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

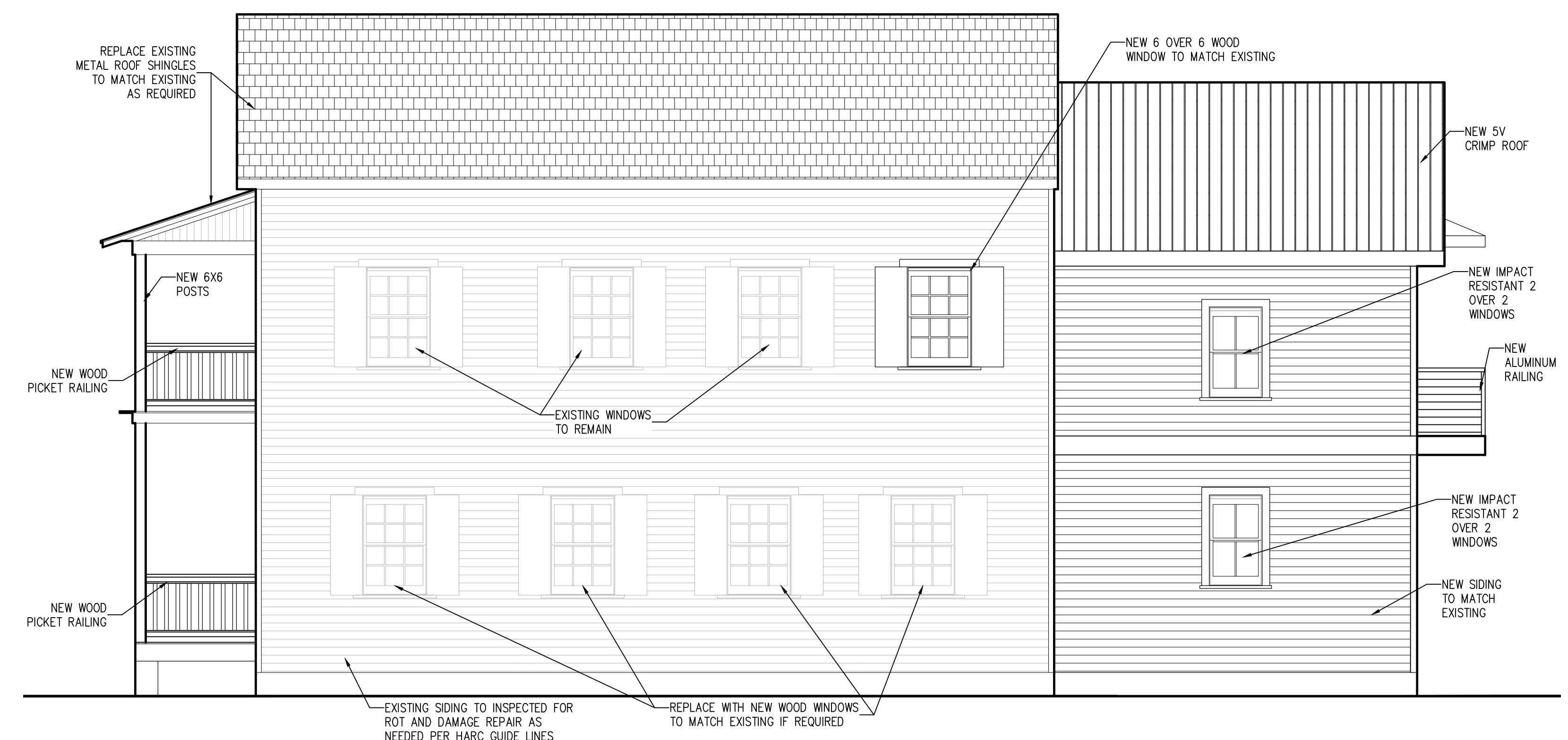
Revisions:

Title:
PROPOSED ELEVATIONS

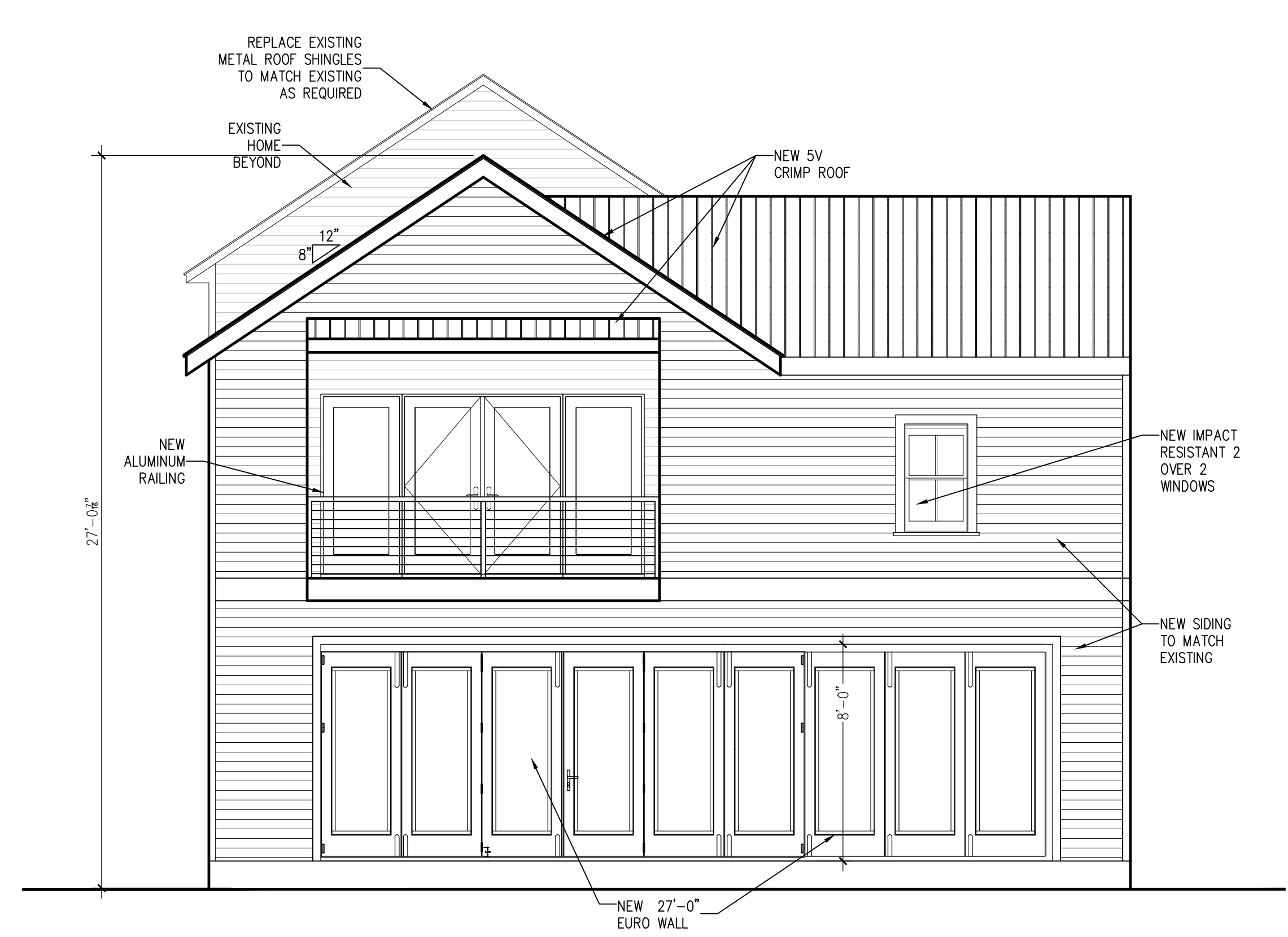
Sheet Number:
A-2
Date: AUGUST 3, 2015



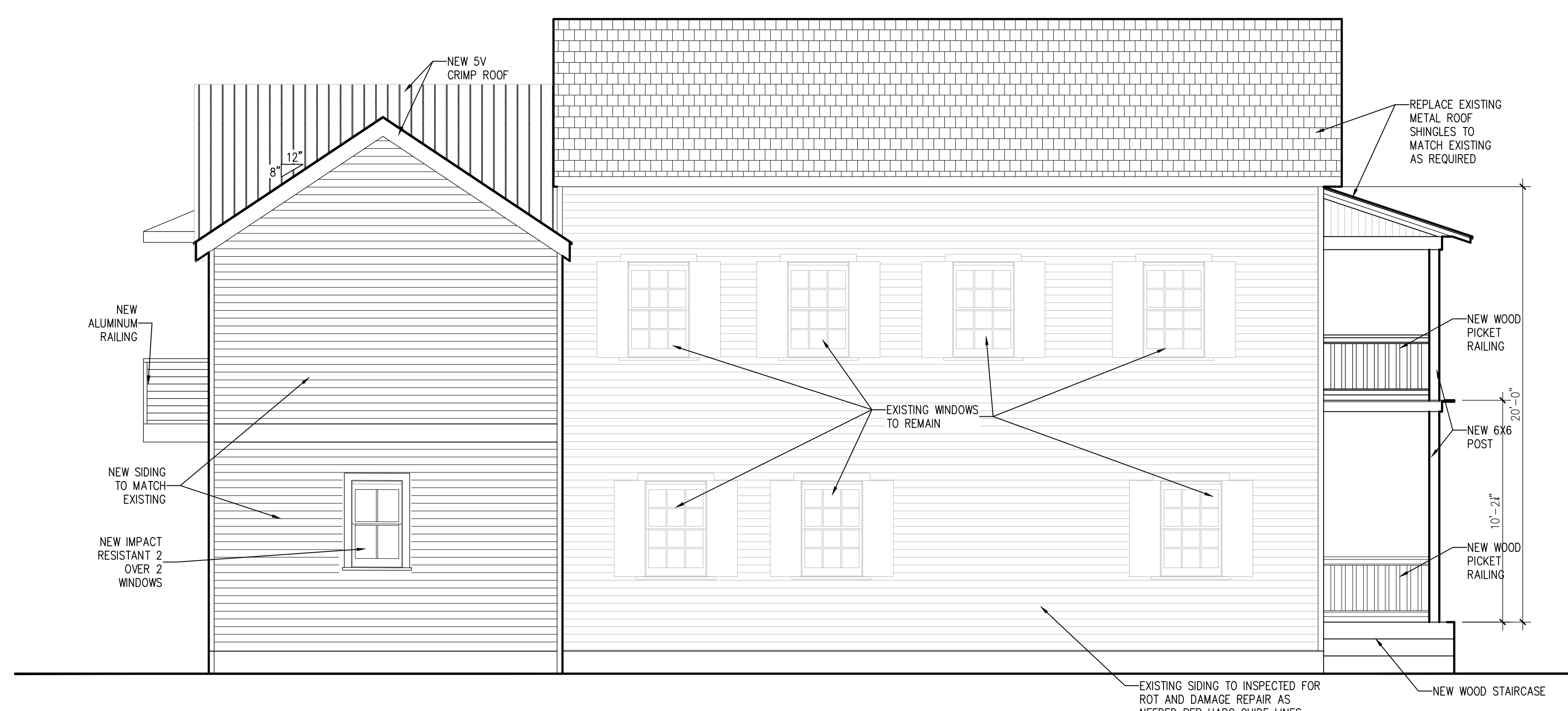
3 PROPOSED FRONT ELEVATION
 A-2 SCALE: 1/4" = 1'-0"



4 PROPOSED RIGHT SIDE ELEVATION
 A-2 SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
 A-2 SCALE: 1/4" = 1'-0"



1 PROPOSED LEFT SIDE ELEVATION
 A-2 SCALE: 1/4" = 1'-0"



1 VIEW FROM ACROSS OLIVIA
A-3 SCALE: N.T.S.



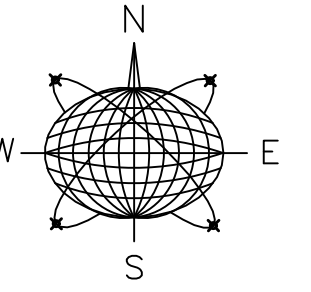
2 VIEW FROM ACROSS OLIVIA - NO TREES
A-3 SCALE: N.T.S.



3 VIEW FROM ACROSS OLIVIA - DOWN PETRONIA LANE
A-3 SCALE: N.T.S.



4 VIEW DOWN PETRONIA LANE TOWARDS OLIVIA
A-3 SCALE: N.T.S.



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
PH: 305-293-5263 FAX: 305-4899



william shepler + associates
architecture

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RICHARD J. MILELLI
PE #58315

RESIDENTIAL RENOVATION

723 OLIVIA
KEY WEST, FLORIDA

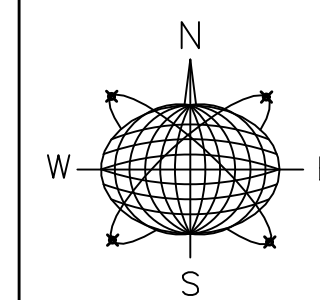
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Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
RENDERINGS

Sheet Number:
A-3

Date: AUGUST 3, 2015



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

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RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL RENOVATION
723 OLIVIA
KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
STREETSCAPE
ELEVATIONS

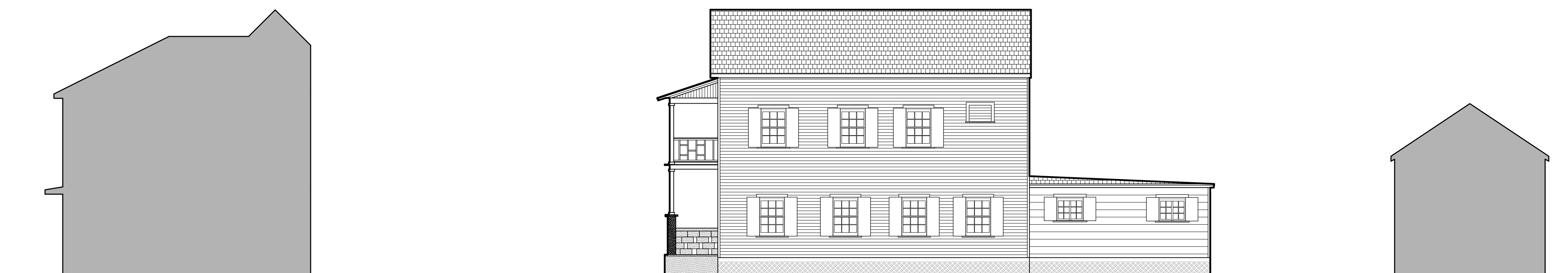
Sheet Number:
A-4
Date: AUGUST 3, 2015



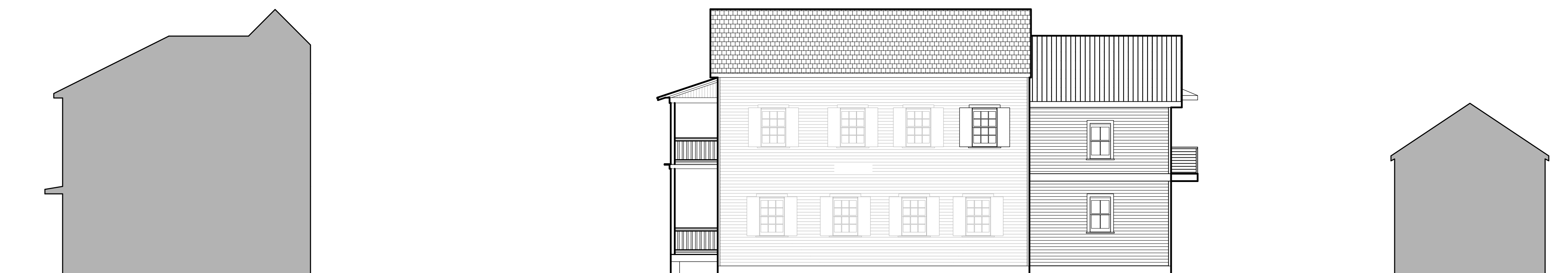
3 EXISTING FRONT ELEVATION
A-4 SCALE: 1/8" = 1'-0"



4 PROPOSED FRONT ELEVATION
A-4 SCALE: 1/8" = 1'-0"



2 PROPOSED SIDE ELEVATION
A-4 SCALE: 1/8" = 1'-0"



1 EXISTING SIDE ELEVATION
A-4 SCALE: 1/8" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 25, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY ADDITION AND RENOVATIONS TO EXISTING HOUSE. REQUEST TO MOVE THE BUILDING TO THE WEST AS IT ENCROACHES CITY RIGHT-OF-WAY. DEMOLITION OF ONE-STORY REAR ADDITION.

FOR- #723 OLIVIA STREET

Applicant – Meridian Engineering

Application #H15-01-1216

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 305-809-3975 or visit our website at 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

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

Alternate Key: 1020273 Parcel ID: 00019590-000000

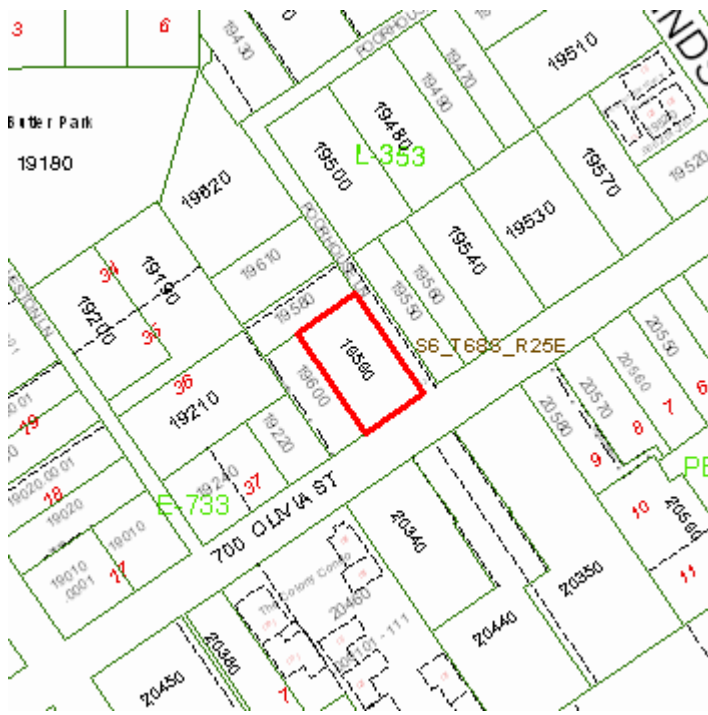
Ownership Details

Mailing Address:
SUNNY DIAMOND ESTATES LLC
618 WHITEHEAD ST
KEY WEST, FL 33040-6571

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 723 OLIVIA ST KEY WEST
Legal Description: KW PT OF TR 5 G13-171/172 OR888-133L/E OR1670-1977D/C OR1674-1304L/E OR2730-1020D/C OR2739-1021D//C OR2739-1028/29

Click Map Image to open interactive viewer





Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	78	3,608.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1912
Year Built: 1938

Building 1 Details

Building Type R1	Condition A	Quality Grade 550
Effective Age 29	Perimeter 268	Depreciation % 34
Year Built 1938	Special Arch 0	Grnd Floor Area 1,912
Functional Obs 0	Economic Obs 0	

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

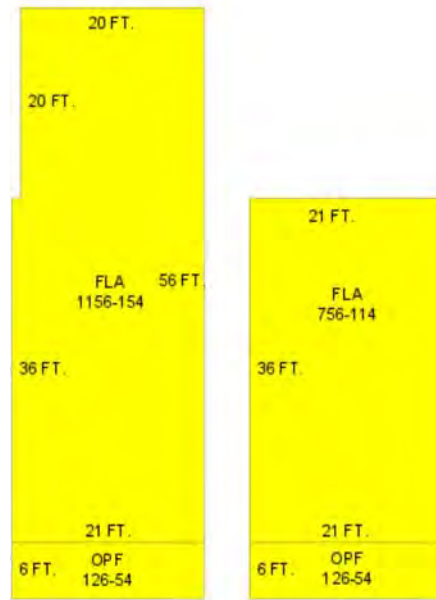
Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 3
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0

5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>OPF</u>		1	1937				126
0	<u>OPF</u>		1	1937				126
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	1,156
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	756

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	UB2:UTILITY BLDG	80 SF	10	8	2007	2008	2	50
0	FN2:FENCES	276 LF	46	6	0	2006	2	30
1	PT3:PATIO	264 SF	22	12	2007	2008	1	50
2	FN2:FENCES	104 SF	0	0	1969	1970	4	30
3	CL2:CH LINK FENCE	312 SF	78	4	1964	1965	1	30
4	AC2:WALL AIR COND	1 UT	0	0	1994	1995	1	20
5	PT3:PATIO	168 SF	56	3	1969	1970	2	50

Appraiser Notes

2014-11-17 MLS \$749,000 3/1 IN A PLACE WITH SUCH LITTLE SPACE SITS A LARGE, CLASSIC CONCH HOUSE WITH A LARGE SIDE YARD FULL OF TROPICAL FRUIT TREES, PARKING, A STORAGE SHED AND PLENTY OF ROOM FOR A POOL. THIS CLASSIC HOME FEATURES A VERY DESIRABLE 2 STORY ARCHITECTURE WITH A SECOND FLOOR FRONT PORCH. THE CORNER LOT ALLOWS ACCESS TO THE REAR AS WELL AS THE FRONT. PARKING (A RARITY ON THE ISLAND) IS PLENTIFUL ON THE 3608 SQ. FT. LOT

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
4	07-4777	10/26/2007	02/28/2008	2,100 Residential	DEMO EXISTING SHED AND REPLACE SHED WITH NEW 8X10 SHED
	09-3123	09/16/2009	02/23/2010	5,000	INTERIOR ONLY REPLACE ROTTEN FLOOR AND MATERIAL WITH NEW WOOD FLR 14x10, REPLACE SHEATHING ON ROOF 20x10
	09-3125	09/16/2009	02/23/2010	1,500	REPLACE EXISTING METAL SHINGLE ROOF
1	02-0272	01/31/2002	10/30/2002	900 Residential	REPAIR & PAINT PORCH
2	02-0751	04/08/2002	10/30/2002	350 Residential	ELECTRIC
3	05-3958	09/22/2005	11/15/2005	160 Residential	INSTALL PRIVACY FENCE IN REAR 46'x6'
7	07-4846	12/06/2007	02/28/2008	2,000 Residential	INSTALLATION OF CONCRETE DRIVEWAY 22' X 9' APPROX. 198 SF
5	07-4909	11/01/2007	02/28/2008	1,500 Residential	REPLACE THREE EXISTING FIXTURES ONE TUB AND ONE SHOWER & LAVATORY WITH VANITY
6	07-4908	11/01/2007	02/28/2008	3,500 Residential	REPLACE EXISTING TILE BOARDS AROUND TUB AND FLOOR 50 SF AND TILE AROUND BATH 200 SF

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	176,026	4,539	432,137	612,702	174,189	25,000	149,189
2014	193,486	3,833	403,328	600,647	172,807	26,000	146,807
2013	196,136	3,882	348,477	548,495	170,253	26,000	144,253
2012	201,437	3,931	266,259	471,627	167,407	26,000	141,407
2011	204,088	3,980	258,638	466,706	162,531	26,000	136,531
2010	214,690	4,027	323,890	542,607	160,129	26,000	134,129
2009	241,748	4,076	492,313	738,137	155,919	26,000	129,919
2008	222,419	4,125	501,512	728,056	155,763	26,000	129,763
2007	367,460	1,384	631,400	1,000,244	146,418	26,000	120,418
2006	507,020	1,404	342,760	851,184	142,847	26,000	116,847
2005	442,169	1,424	270,600	714,193	138,686	26,000	112,686
2004	251,423	1,444	252,560	505,427	134,647	26,000	108,647
2003	242,111	1,464	126,280	369,855	132,137	26,000	106,137
2002	247,234	1,484	84,788	333,506	129,041	26,000	103,041
2001	197,119	1,504	84,788	283,411	127,009	26,000	101,009

2000	160,238	2,077	61,336	223,651	123,310	25,000	98,310
1999	130,906	1,769	61,336	194,011	120,069	25,000	95,069
1998	108,636	1,530	61,336	171,502	118,179	25,000	93,179
1997	91,398	458	54,120	145,976	116,204	25,000	91,204
1996	59,168	299	54,120	113,587	112,820	25,000	87,820
1995	59,168	156	54,120	113,444	110,069	25,000	85,069
1994	52,914	142	54,120	107,176	107,176	25,000	82,176
1993	53,012	0	54,120	107,132	107,132	25,000	82,132
1992	53,012	0	54,120	107,132	107,132	25,000	82,132
1991	53,012	0	54,120	107,132	107,132	25,000	82,132
1990	56,618	0	42,394	99,012	99,012	25,000	74,012
1989	51,471	0	41,492	92,963	92,963	25,000	67,963
1988	45,018	0	36,080	81,098	81,098	25,000	56,098
1987	44,466	0	22,550	67,016	67,016	25,000	42,016
1986	44,717	0	21,648	66,365	66,365	25,000	41,365
1985	43,320	0	12,917	56,237	56,237	25,000	31,237
1984	40,228	0	12,917	53,145	53,145	25,000	28,145
1983	40,228	0	12,917	53,145	53,145	25,000	28,145
1982	41,101	0	11,553	52,654	52,654	25,000	27,654

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/5/2015	2739 / 1028	720,000	<u>WD</u>	<u>02</u>
8/1/1983	888 / 133	1	<u>WD</u>	<u>U</u>

This page has been visited 246,664 times.

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