



**Historic Architectural Review Commission
Staff Report for Item 8**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: January 24, 2023

Applicant: William P. Horn, Architect

Application Number: H2022-0056

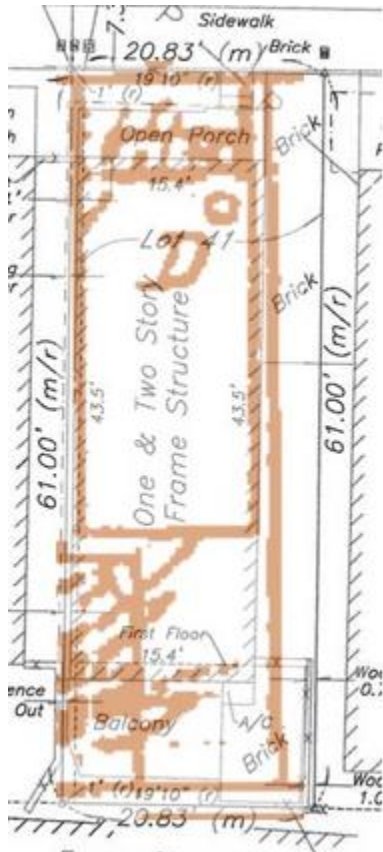
Address: 1112 Olivia Street

Description of Work

Demolition of rear non-historic wall and covered porch. Demolition of front concrete porch floor.

Site Facts

The building under review is a contributing resource to the historic district. The one-story frame vernacular house was built circa 1889. The historic house has been altered through the years; between 1948 and 1962 the front porch was enclosed and the existing second floor addition was approved in 2001. Staff believes that the rear second floor deck was also added in 2001, after the second-floor addition was built. Most of the side window fenestrations have been altered in dimension and location. The house to the east side, which is on the southwest corner of Olivia and Pohalski Avenue, has a two-story addition at the rear. The property is situated on the X flood zone.



Current survey and 1962 Sanborn Map



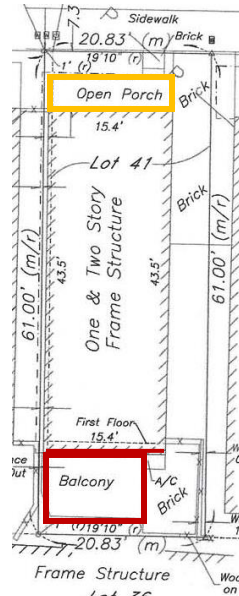
Front elevation

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of non-historic rear wall, rear two-story porch, and concrete slab floor of the front porch. All these elements were built in 2001.



Elements proposed to be demolished. For the front porch it will be only the concrete floor.

It is staff's opinion that the proposed demolitions are for non-historic and non-contributing structures. The applicant has submitted design plans to replace the elements under review. Since the structures under review are non-historic, the evaluation shall be based on section 102-217 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (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;*

It is staff's opinion that the rear wall and deck are not character defining features to the house or neighborhood. The house was built circa 1889 and its original front porch for sure had wood floors. The proposed front porch floor replacement will improve the architectural and visual quality of this historic house.

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

The elements to be demolished are not historic.

- (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.*

The non-historic architectural elements under review are later additions that are not important in defining the historic character of the site and neighborhood.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the architectural elements under review will not qualify to be contributing to the district in a near future.

In conclusion, it is staff's opinion that the request for demolition of the rear wall, rear deck and the front porch concrete floor can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

| | | |
|----------------|-----------------|----------------|
| HARC COA # | REVISION # | INITIAL & DATE |
| HARC 2022-0056 | | |
| FLOOD ZONE | ZONING DISTRICT | BLDG PERMIT # |
| X-ZONE | HHDR | |

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

1112 OLIVIA STREET

NAME ON DEED:

ROBERT J. AND KAREN LYNN MURPHY

OWNER'S MAILING ADDRESS:

16919 SANDY LAKE, TINGLEY PARK, FL 33047
14. 60477

APPLICANT NAME:

WILLIAM P. HOWANACZAK, RA

APPLICANT'S ADDRESS:

915 BAYON ST.
KEY WEST, FL. 33040

APPLICANT'S SIGNATURE:

[Signature]

PHONE NUMBER 708-267-3921
EMAIL BMURPHY@RESOURCE-PLASTICS.COM
PHONE NUMBER 305-296-8302
EMAIL WILLIAM@WPHOWANACZAK.COM
DATE 12/19/22

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: RENOVATING CONTRIBUTING ONE STORY BUILDING WITH A NON-HISTORIC 2ND STORY ADDITION. ADDING 5'-2" TO REAR OF 2ND STORY, NEW REAR COVERED PORCH + DECK UNDER IT, NEW ALUMINUM WINDOWS + DOORS.

MAIN BUILDING: SEE ATTACHED PROPOSED DRAWINGS

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

SEE ATTACHED

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

| | |
|---|---------------------------------|
| ACCESSORY STRUCTURE(S): | |
| N/A | |
| PAVERS: | FENCES: |
| BRICK PAVERS | |
| DECKS: WOOD DECKS | PAINTING: PAINT BUILDING, WHITE |
| SITE (INCLUDING GRADING, FILL, TREES, ETC): | POOLS (INCLUDING EQUIPMENT): |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): | OTHER: |
| A/C CONDENSER UNIT | |

| OFFICIAL USE ONLY: | HARC COMMISSION REVIEW | EXPIRES ON: |
|--------------------------------|--|-------------|
| MEETING DATE: | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| REASONS OR CONDITIONS: | | |
| | | |
| STAFF REVIEW COMMENTS: | | |
| | | |
| FIRST READING FOR DEMO: | SECOND READING FOR DEMO: | |
| HARC STAFF SIGNATURE AND DATE: | HARC CHAIRPERSON SIGNATURE AND DATE: | |

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West
 1300 White Street
 Key West, Florida 33040

| | |
|-------------------------------------|----------------|
| HARC COA # HARC 2022-0056 | INITIAL & DATE |
| ZONING DISTRICT HHDL | BLDG PERMIT # |

| | |
|-------------------------------------|--|
| ADDRESS OF PROPOSED PROJECT: | 1112 OLIVIA STREET |
| PROPERTY OWNER'S NAME: | ROBERT + KAREN MURPHY |
| APPLICANT NAME: | WILLIAM P. HORN ARCHITECT, P.A. |

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 a final inspection is 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 | 12-20-22 Robert Murphy / Karen Murphy DATE AND PRINT NAME |
|----------------------------|---|

DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMOLISHING EXISTING NON-HISTORIC WINDOWS, REAR NON-HISTORICAL COVERED PORCH/BALCONY, INTERIOR NON-CONFORMING STAIR AND REAR NON-HISTORIC FACADE AND FRONT NON-HISTORIC CONCRETE PORCH FLOOR.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

WE ARE NOT DEMOLISHING ANY HISTORIC PARTS OF THIS CONTRIBUTING STRUCTURE.

(2) Or explain how the building or structure meets the criteria below:

(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.

N/A

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

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

N/A

(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.

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

N/A

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

N/A

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

N/A

(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.

N/A

(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.

N/A

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

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

N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A

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

N/A

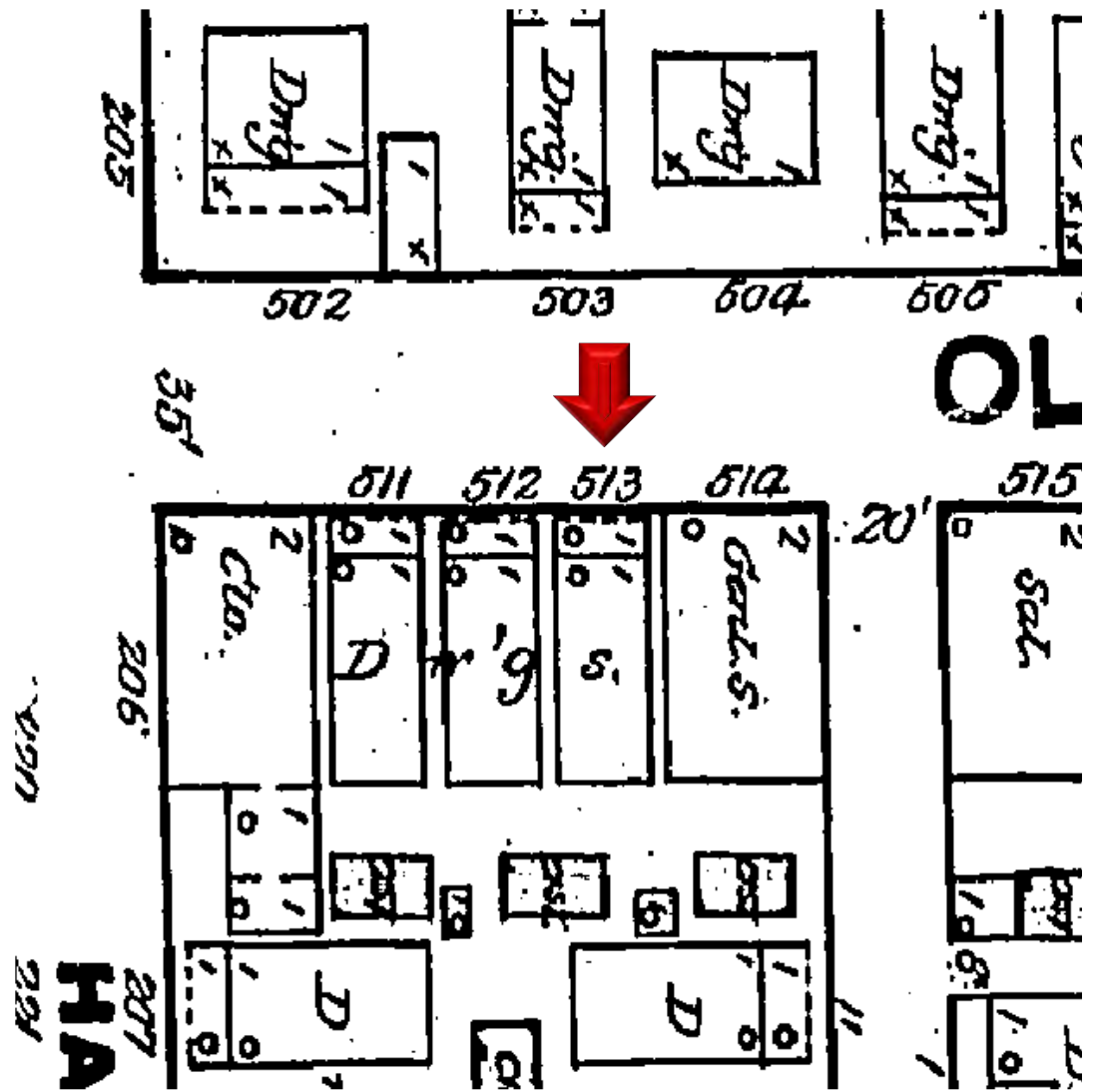
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

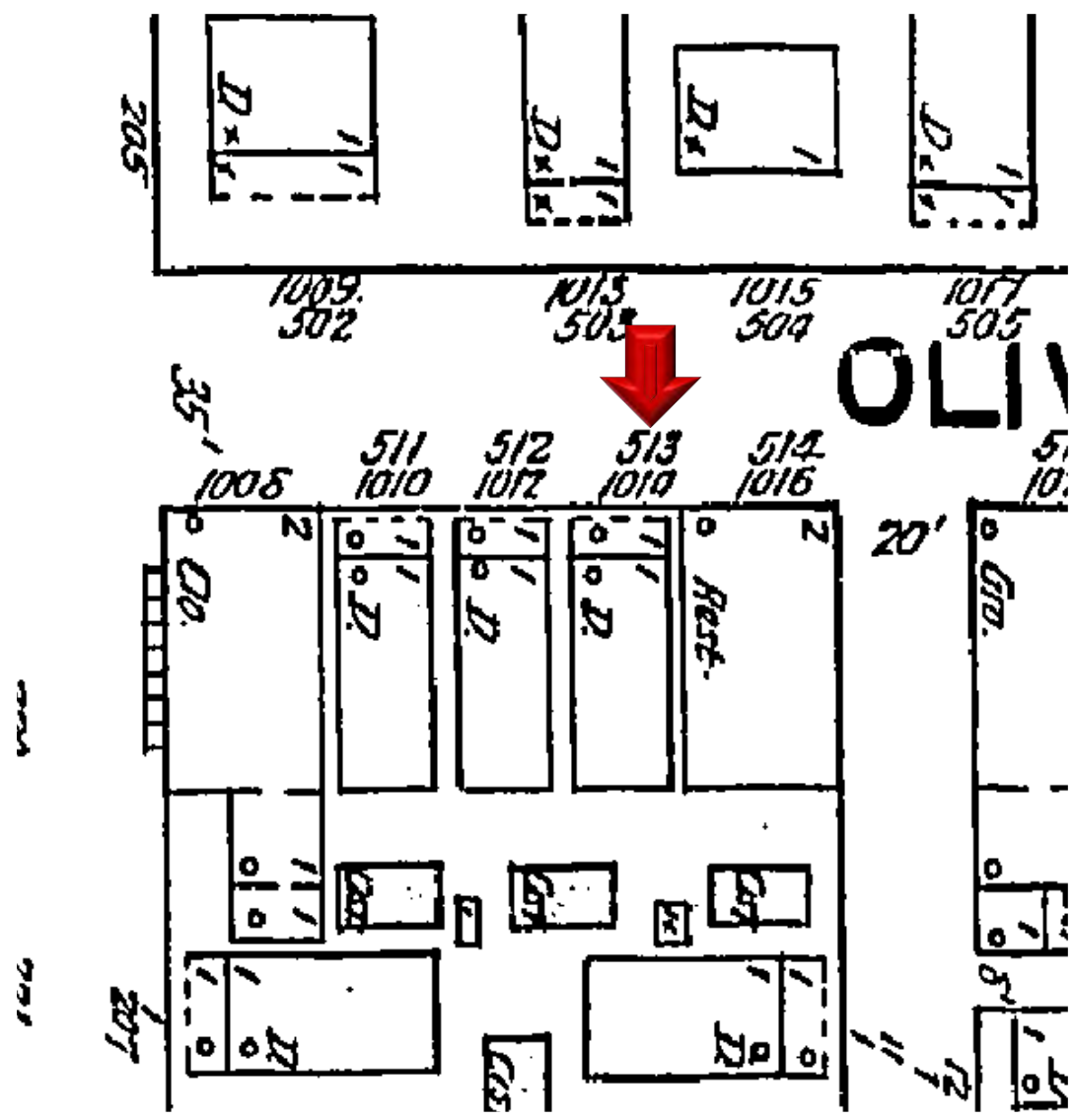
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

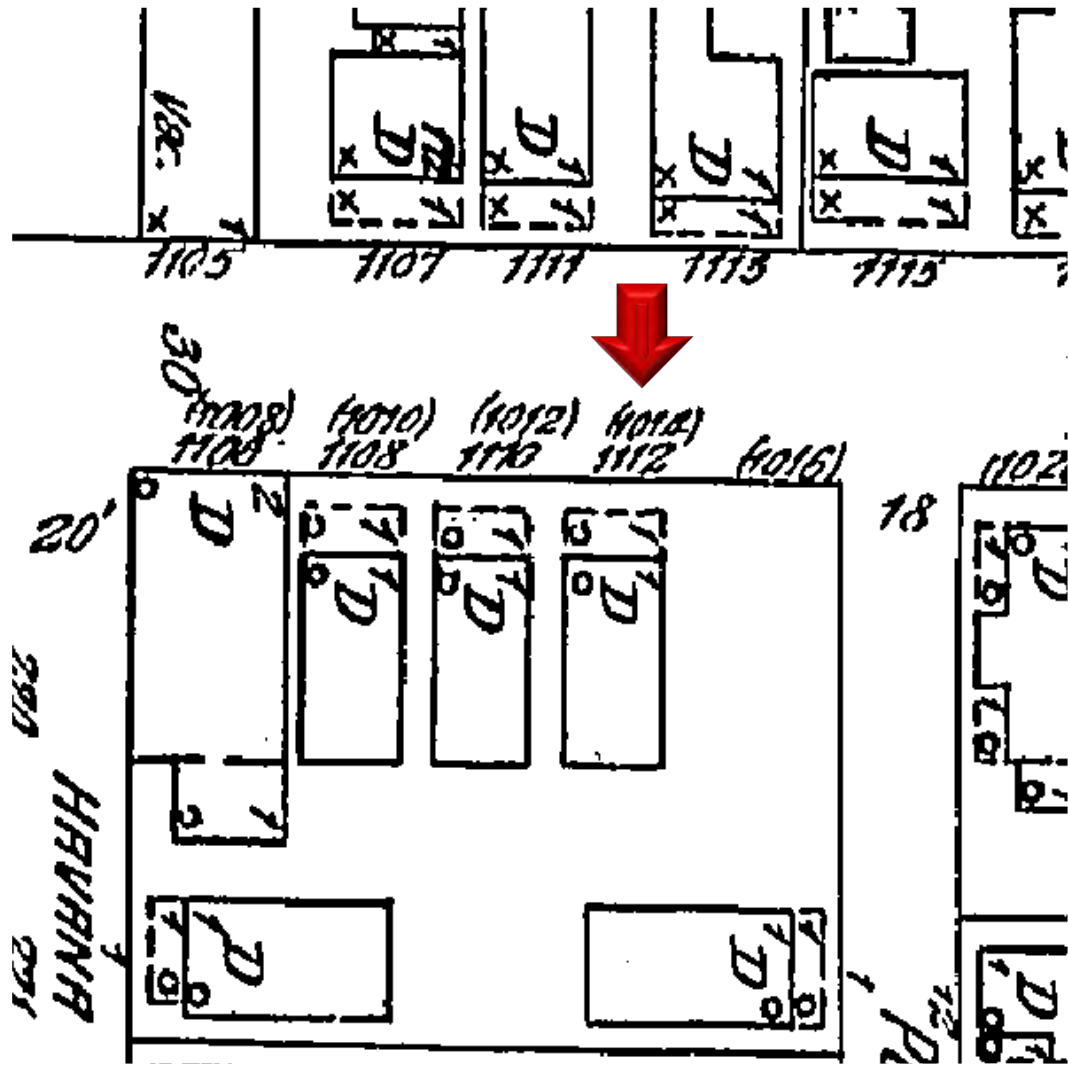
SANBORN MAPS



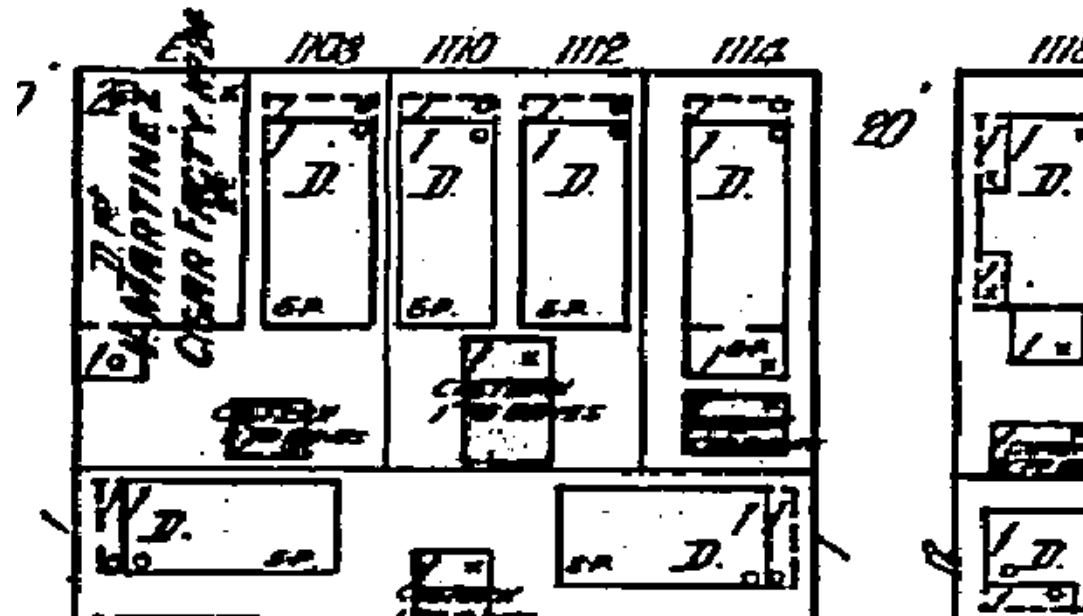
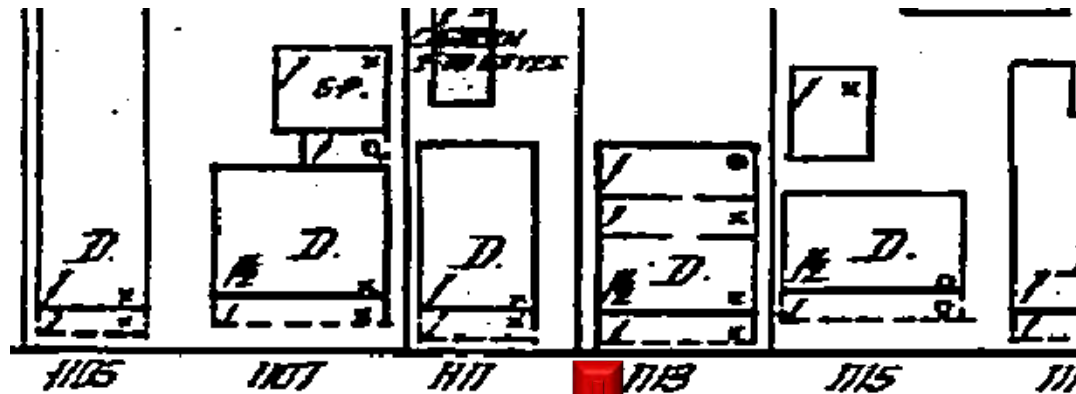
Sanborn Map 1889



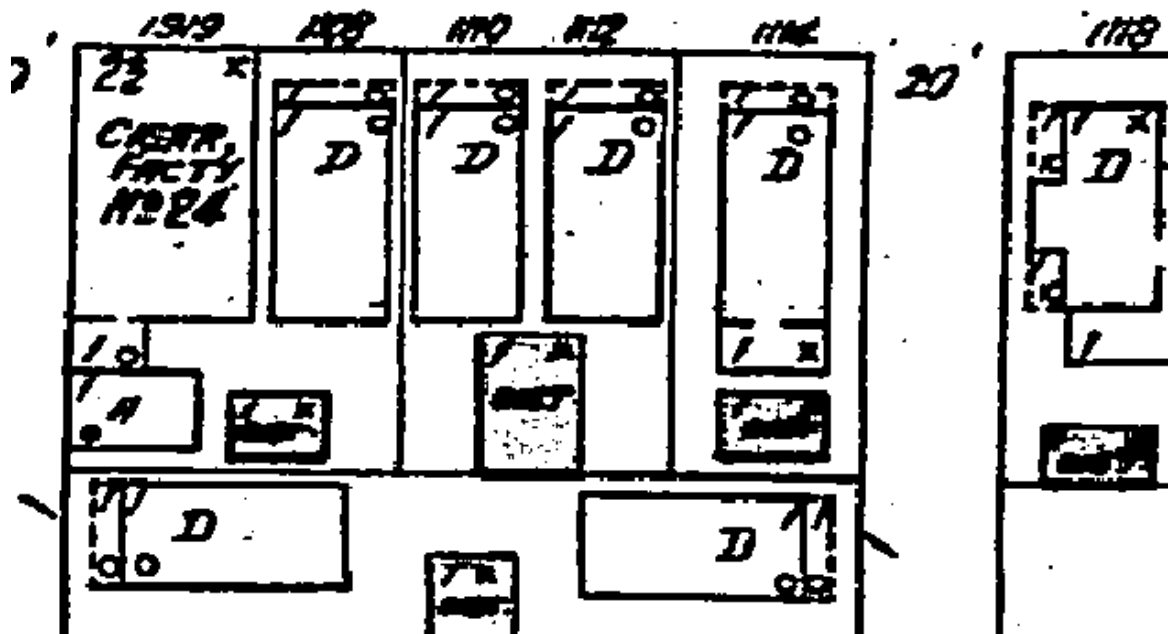
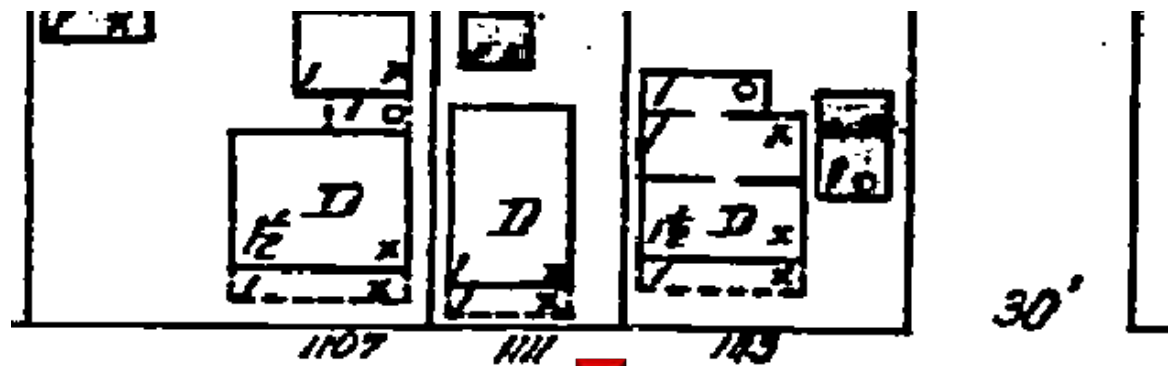
Sanborn Map 1892



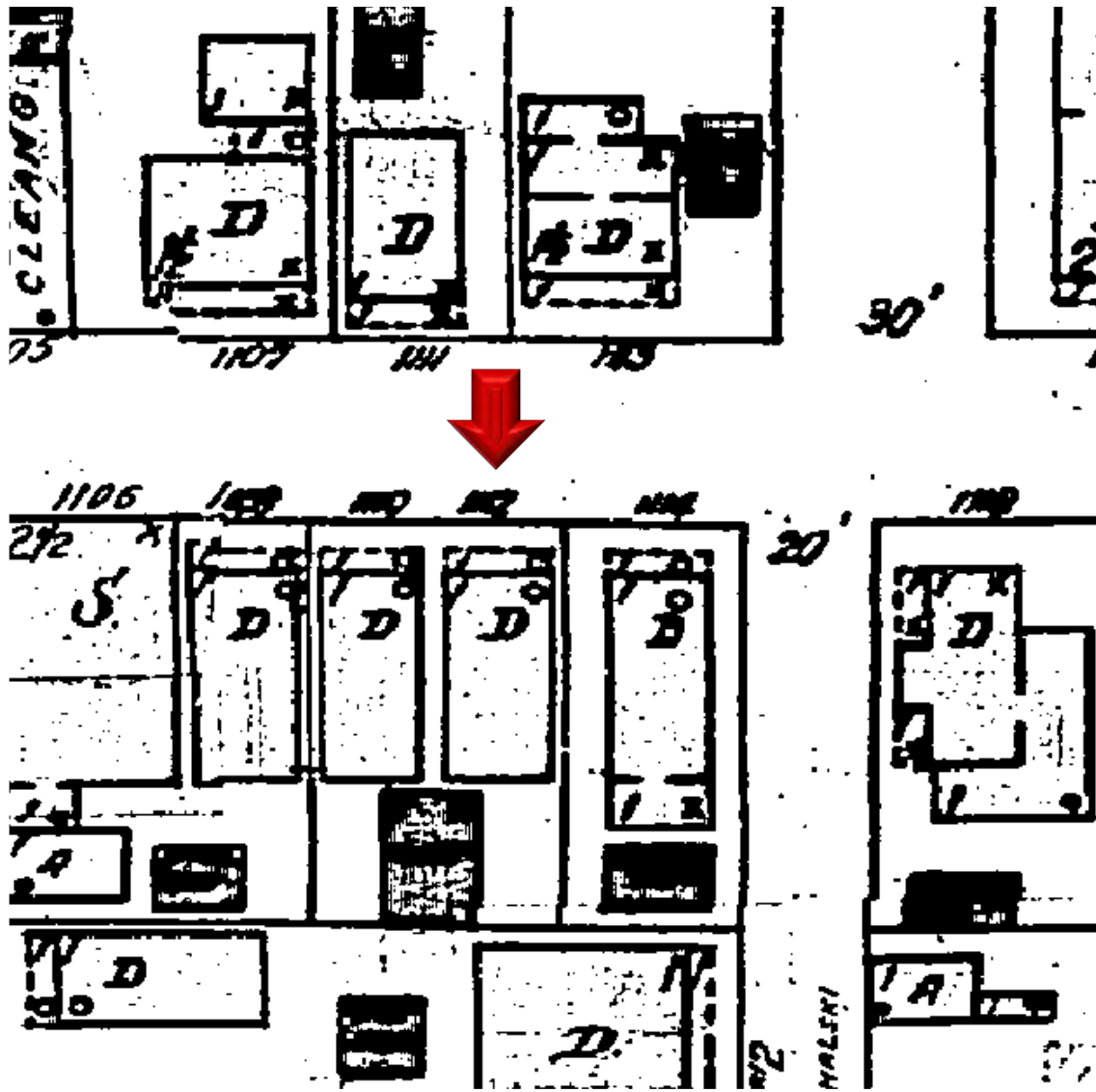
Sanborn Map 1899



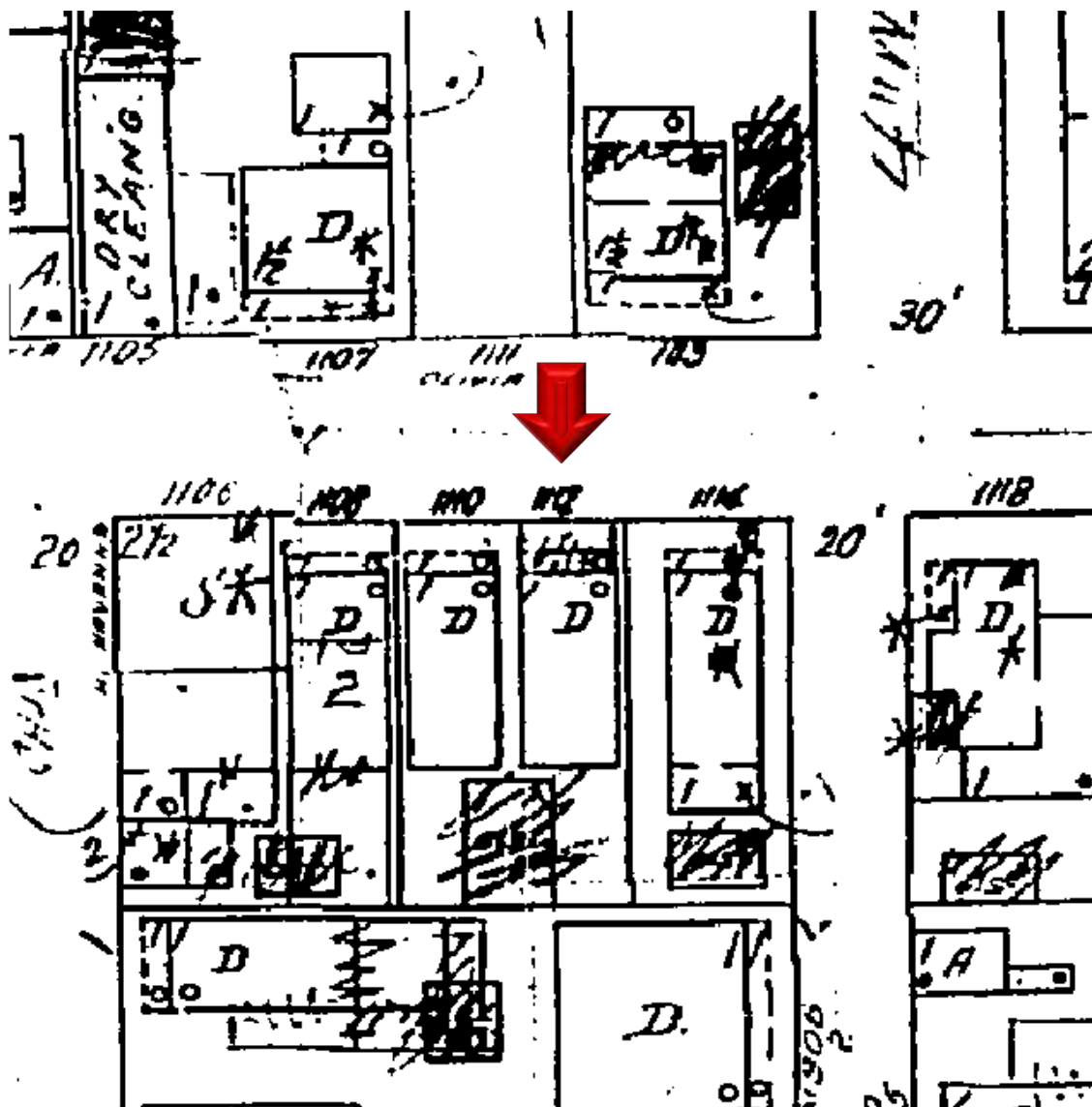
Sanborn Map 1912



Sanborn Map 1926

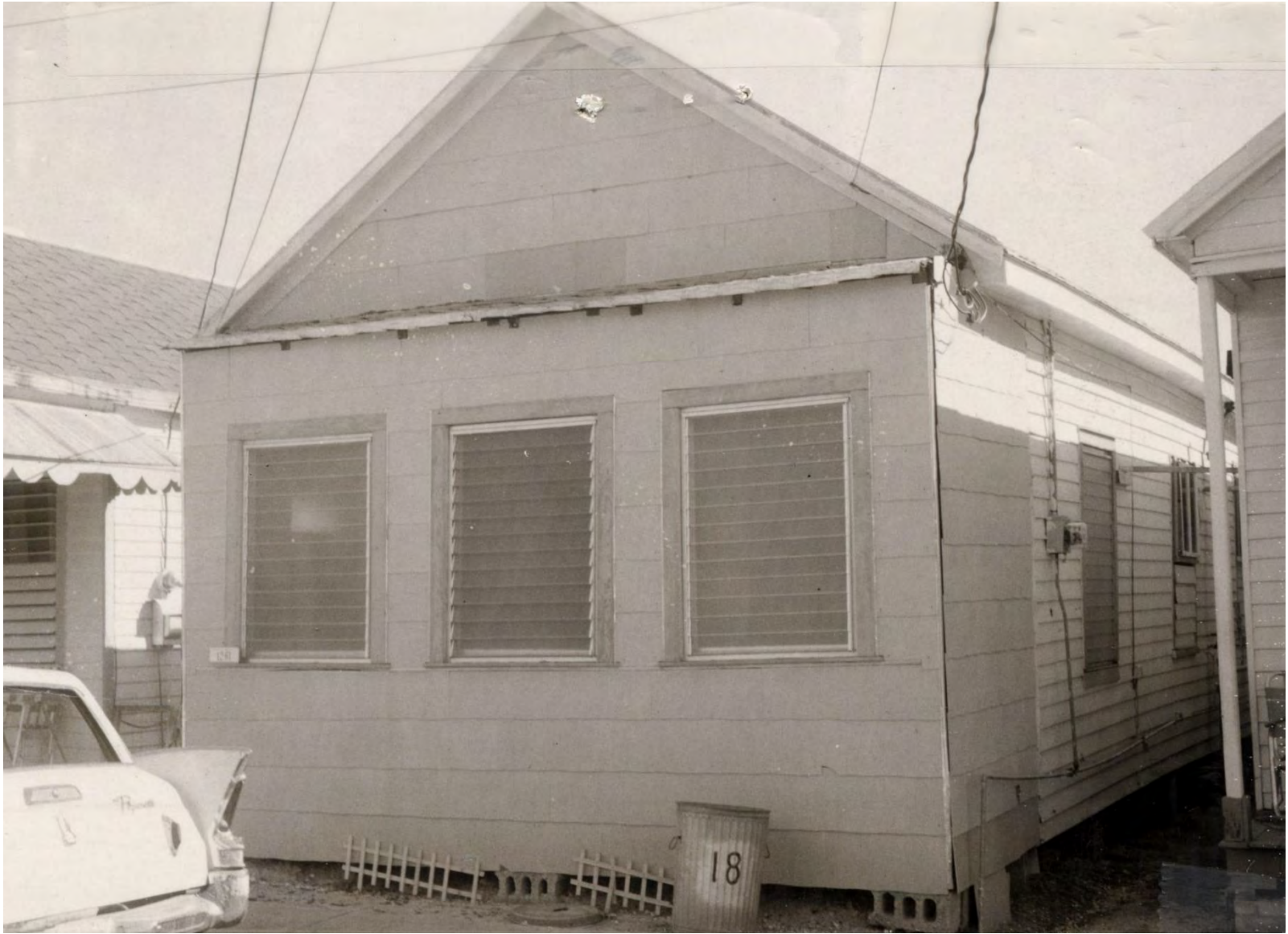


Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



1112 Olivia Street circa 1965. Monroe County Library.



1 VIEW FROM INTERSECTION OF OLIVIA & ASH STREETS



2 VIEW FROM OLIVIA STREET



3 LOOKING SOUTHWEST ON OLIVIA STREET



4 OLIVIA STREET LOOKING EAST



5 HOUSE ACROSS STREET LOOKING NORTH



6 HOUSE ACROSS STREET LOOKING NORTH



7 LOOKING SOUTH FROM EAST SIDE YARD



8 LOOKING SOUTH FROM WEST SIDE YARD



9 LOOKING EAST AND SOUTH FROM REAR BALCONY



10 EXISTING REAR PORCH AND BALCONY

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL: 905 296-8302
FAX: 905 296-1033

LICENSE NO.
AA 0003040

1112 OLIVIA STREET
RENOVATIONS
KEY WEST, FLORIDA

SEAL _____

DATE
08-01-22

REVISIONS
12-19-22

DRAWN BY
HDS

PROJECT
NUMBER
2217

HARC APPLICATION



1112 OLIVIA STREET RENOVATIONS AND ADDITION
KEY WEST, FLORIDA

SURVEY

Boundary Survey Report of Part of Tract 6, according to Wm. A. Whitehead's Map

NOTES:

1. The legal descriptions shown hereon were 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: 1112 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 right-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: April 5, 2022.
10. This Survey Report is not full and complete without the attached Survey Map.
11. Ownership of fences are indeterminable, unless otherwise noted.

BOUNDARY SURVEY OF:

On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Tract 6, but now better known and described as Lot 41, according to a Plat of Gwynn's Diagram of a part of said Tract 6 recorded in Page 46 of Plat Book 1, of the Public Records of Monroe County, Florida. COMMENCING at a point on the Southeast side of Olivia Street distant in a Northeasterly direction from the corner of Olivia Street and Havana Avenue 67 feet and 2 inches and running thence in a Northeasterly direction 19 feet and 10 inches, more or less; thence at right angles in a Southeasterly direction 61 feet, more or less; thence at right angles in a Southwesterly direction 19 feet and 10 inches, more or less; thence at right angles in a Northwesterly direction 61 feet, more or less back to Olivia Street, the Point of Beginning.

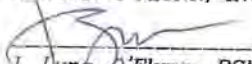
AND ALSO

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Tract 6, but now better known and described as Lot 40, according to a Plat of Gwynn's Diagram of a part of said Tract 6 recorded in Page 46 of Plat Book 1, of the Public Records of Monroe County, Florida. COMMENCING at a point on the Southeast side of Olivia Street distant in a Northeasterly direction from the corner of Olivia Street and Havana Avenue 66 feet and 2 inches; and running thence in a Northeasterly direction 1 foot; thence at right angles in a Southeasterly direction 61 feet, more or less; thence at right angles in a Southwesterly direction 1 foot; thence at right angles in a Northwesterly direction 61 feet, more or less, back to Olivia Street, the Point of Beginning.

BOUNDARY SURVEY FOR: Robert & Karen Murphey;
JP Morgan Chase Bank, N.A.;
Highsmith & Van Loon, P.A.;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.


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

April 5, 2022

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

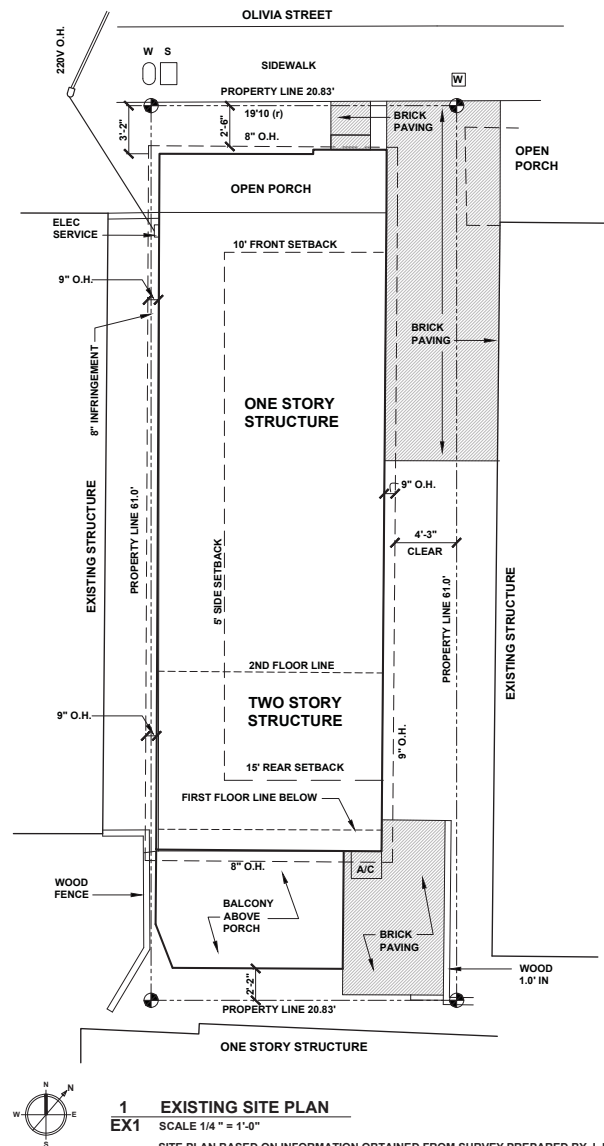
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN



SITE DATA
1112 Olivia Street
Rehabilitation and Addition

ZONING DISTRICT: HHDR

DIMENSIONAL REGULATIONS

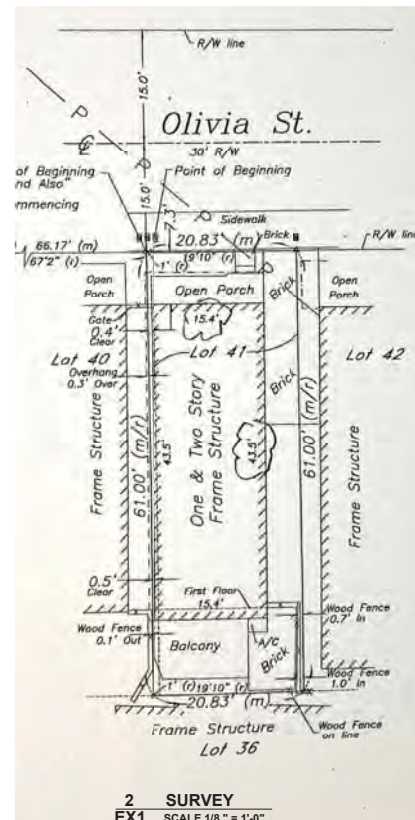
Maximum Density: 22 DU/acre
Maximum FAR: NA
Maximum Height: 30 feet
Existing Height: 27'-6"

Maximum Lot Coverage
Existing Lot Size: 1,270.63 SF
Maximum Building Coverage: 50% = 635.3 SF
Existing Building Coverage: 64.8% = 823 SF

Maximum Impervious Coverage
Existing Lot Size: 1,270
Maximum Impervious Coverage: 60% = 762.4 SF
Existing Impervious Coverage: 81% = 1,028.7 SF

Minimum Lot Size: 4,000 SF
Minimum Width: 40 feet
Existing Width: 20.83 feet
Minimum Depth: 90 feet
Existing Depth: 61 feet

Minimum Setbacks
Front: 5 feet
Existing Front: 3.0 feet
Side: 5 feet
Existing West Side: 5 feet
Existing East Side: 6 inches
Rear: 20 feet
Existing Rear: 2'-0"



WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
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FLORIDA
33040

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LICENSE NO.
AA 0803040

1112 OLIVIA STREET
RENOVATIONS
KEY WEST, FLORIDA

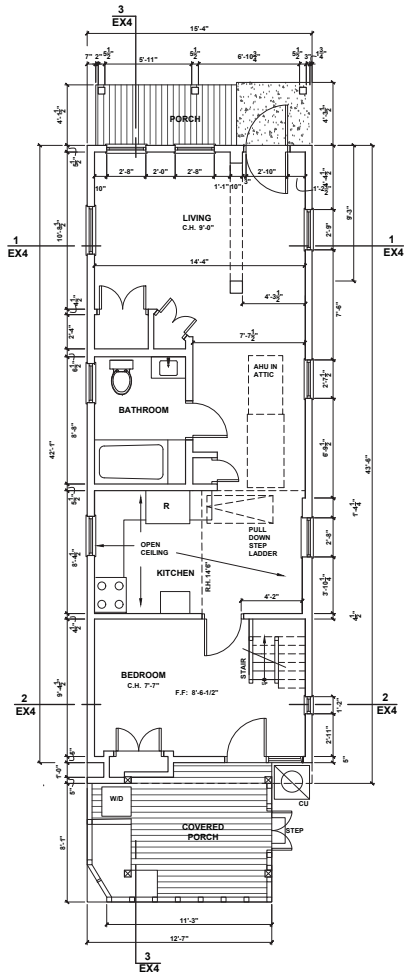
SEAL _____

DATE
08-01-22

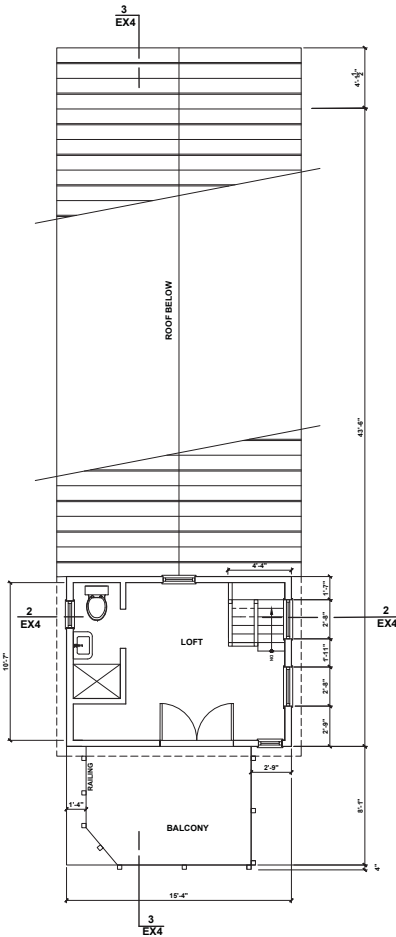
REVISIONS
11-06-22
12-19-22

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HDS

PROJECT
NUMBER
2217



1 EXISTING FIRST FLOOR PLAN
EX2 SCALE 1/4" = 1'-0"

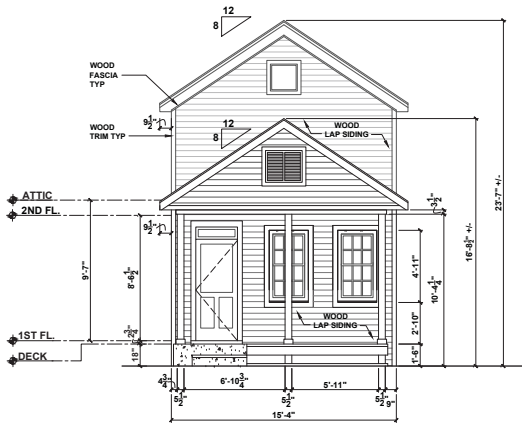


2 EXISTING SECOND FLOOR PLAN
EX2 SCALE 1/4" = 1'-0"

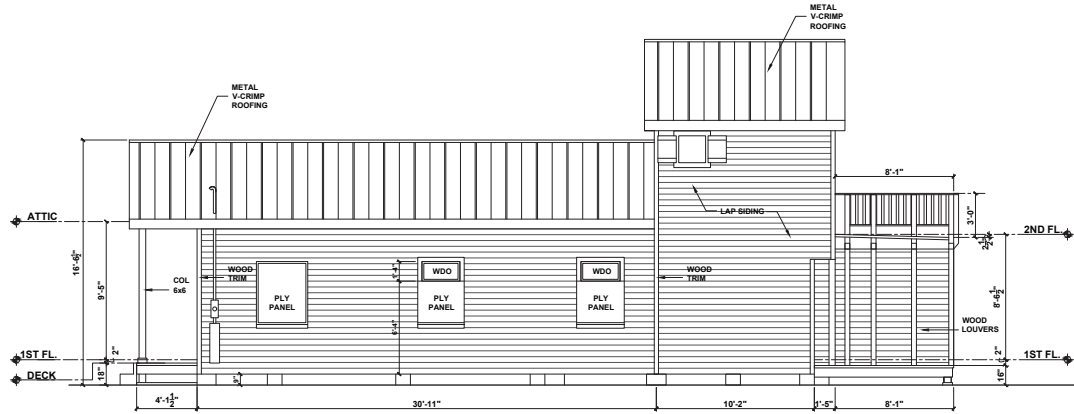
HARC APPLICATION



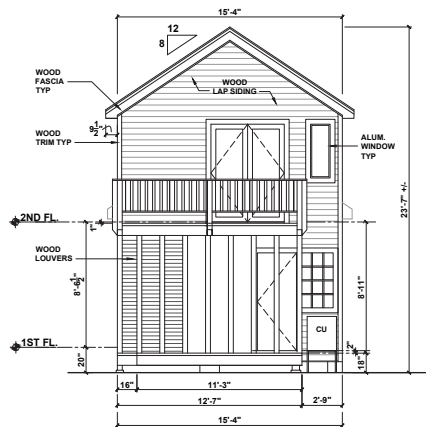
1112 OLIVIA STREET RENOVATIONS AND ADDITION
KEY WEST, FLORIDA



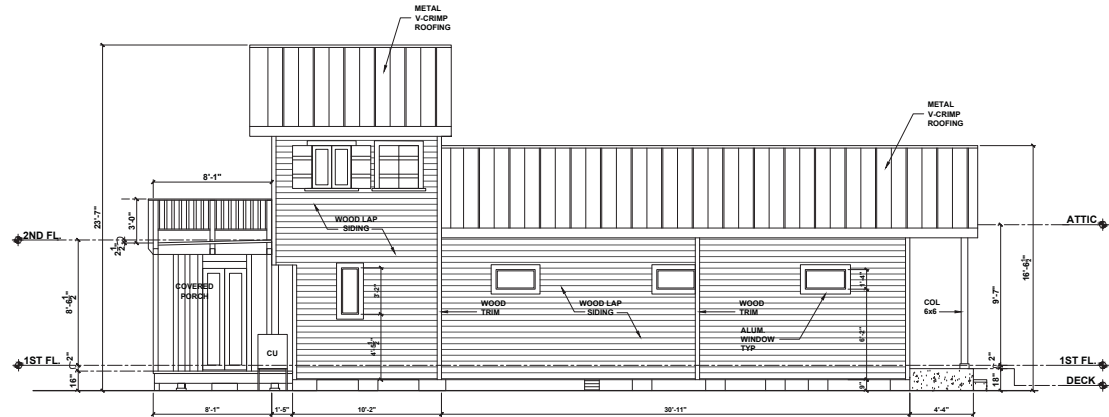
1 EXISTING NORTH (FRONT) ELEVATION
EX3 SCALE 1/4" = 1'-0"



2 EXISTING WEST ELEVATION
EX3 SCALE 1/4" = 1'-0"



3 EXISTING SOUTH (REAR) ELEVATION
EX3 SCALE 1/4" = 1'-0"



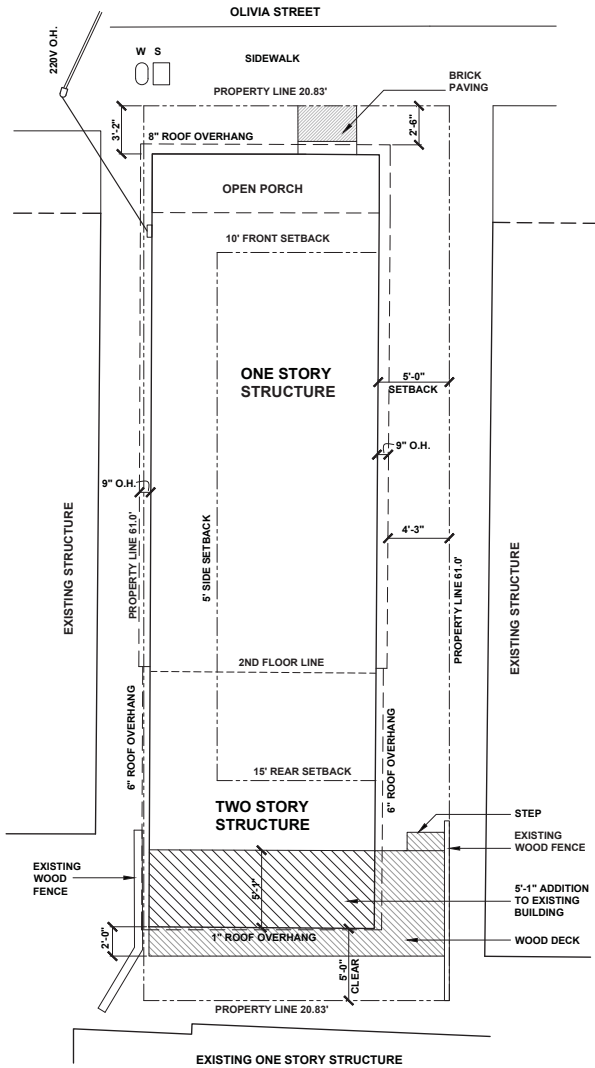
4 EXISTING EAST ELEVATION
EX3 SCALE 1/4" = 1'-0"

HARC APPLICATION

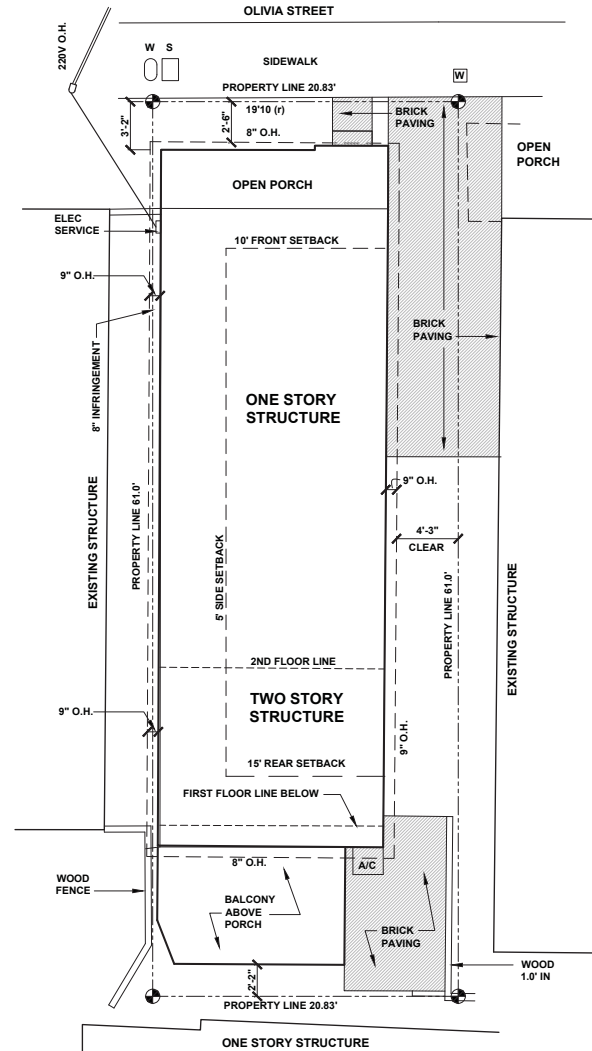


SITE DATA

ZONING DISTRICT: HHDR
DIMENSIONAL REGULATIONS
Maximum Density: 22 DU/acre
Proposed Density: 1 DU/acre
Maximum FAR: NA
Maximum Height: 30 feet
Existing Height: 27'-6"
Proposed height: No change
Maximum Lot Coverage
Existing Lot Size: 1,270.63 SF
Maximum Building Coverage: 50% = 635.3 SF
Existing Building Coverage: 71.1% = 903.1 SF
Proposed Building Coverage: 69.8% = 887.5 SF
Maximum Impervious Coverage
Existing Lot Size: 1,270.63 SF
Maximum Impervious Coverage: 60% = 762.4 SF
Existing Impervious Coverage: 92.7% = 1,178.2 SF
Proposed Impervious Coverage: 75.4% = 957.51 SF
Minimum Lot Size: 4,000 SF
Minimum Width: 40 feet
Existing Width: 20.83 feet
Proposed Width: No change
Minimum Depth: 90 feet
Existing Depth: 61 feet
Proposed Depth: No change
Minimum Setbacks
Front: 10 feet
Existing Front: 2.5 feet
Proposed Front: No change
Side: 5 feet
Existing West Side: -.25 feet (P.L. Infringement)
Existing East Side: 4.25 feet
Proposed Side Setbacks:
Proposed West Side Setback: 0 feet (No P.L. Infringement)
Proposed East Side Setback: 4.5 feet (New Construction)
Rear: 20 feet
Existing Rear: 2'-0"
Proposed Rear: 5'-0"
OPEN SPACE
Existing Lot Size: 1,270.63 SF
Required Open Space: 35% = 444.7 SF
Existing Open Space: 30.1% = 382.1 SF
Proposed Open Space: 34.1% = 432.87 SF



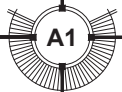
1 SCHEMATIC SITE PLAN
A1 SCALE 1/4" = 1'-0"

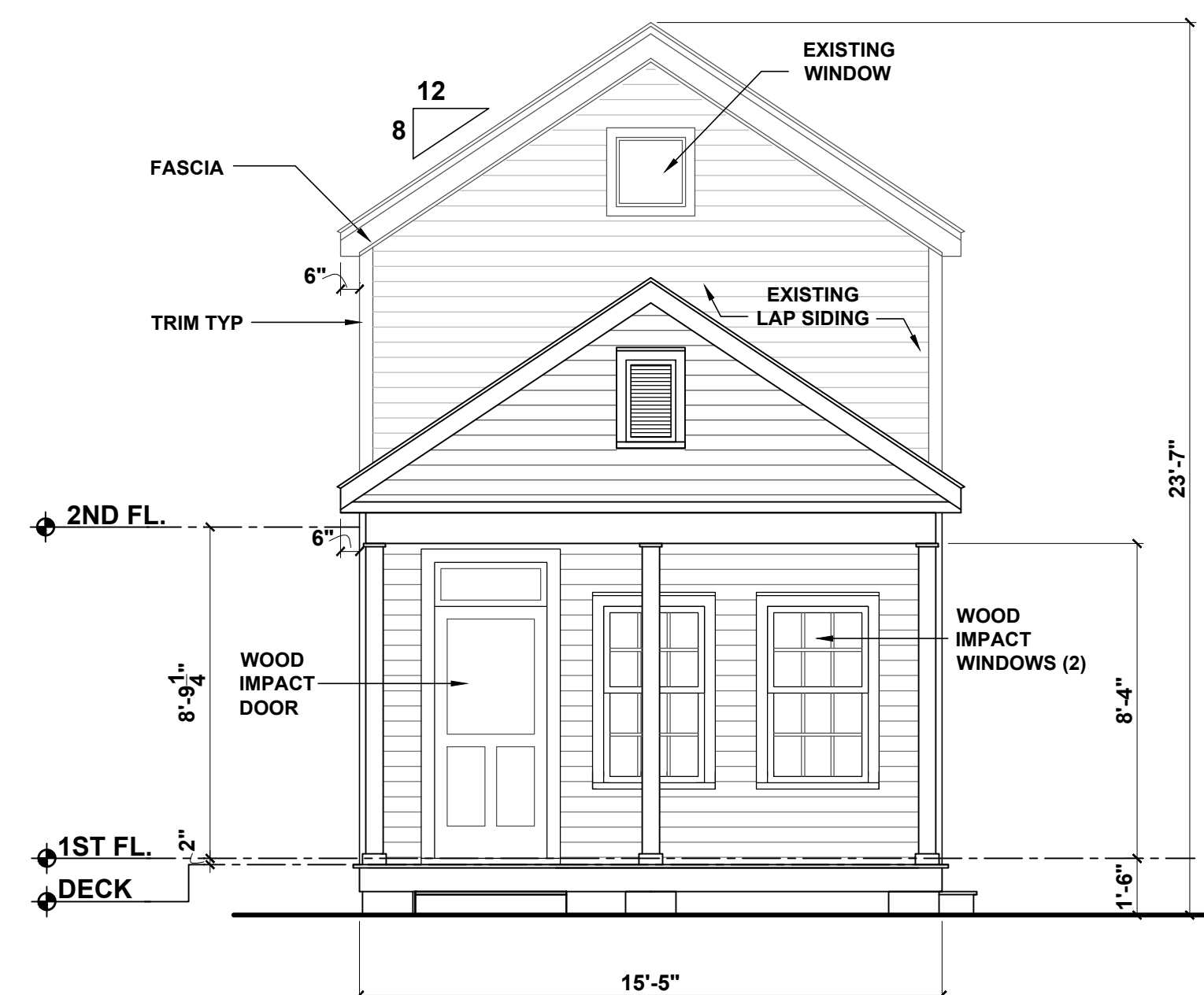


2 EXISTING SITE PLAN
A1 SCALE 1/4" = 1'-0"

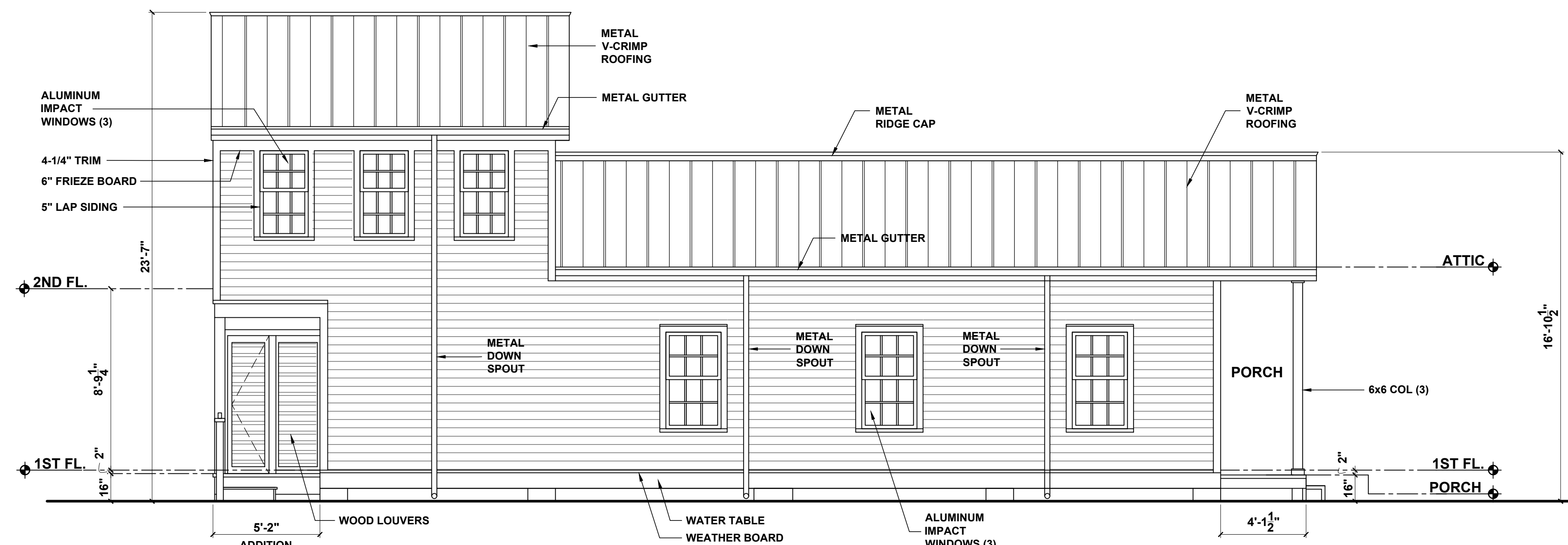
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC., DATED ON 04-22-22

HARC APPLICATION

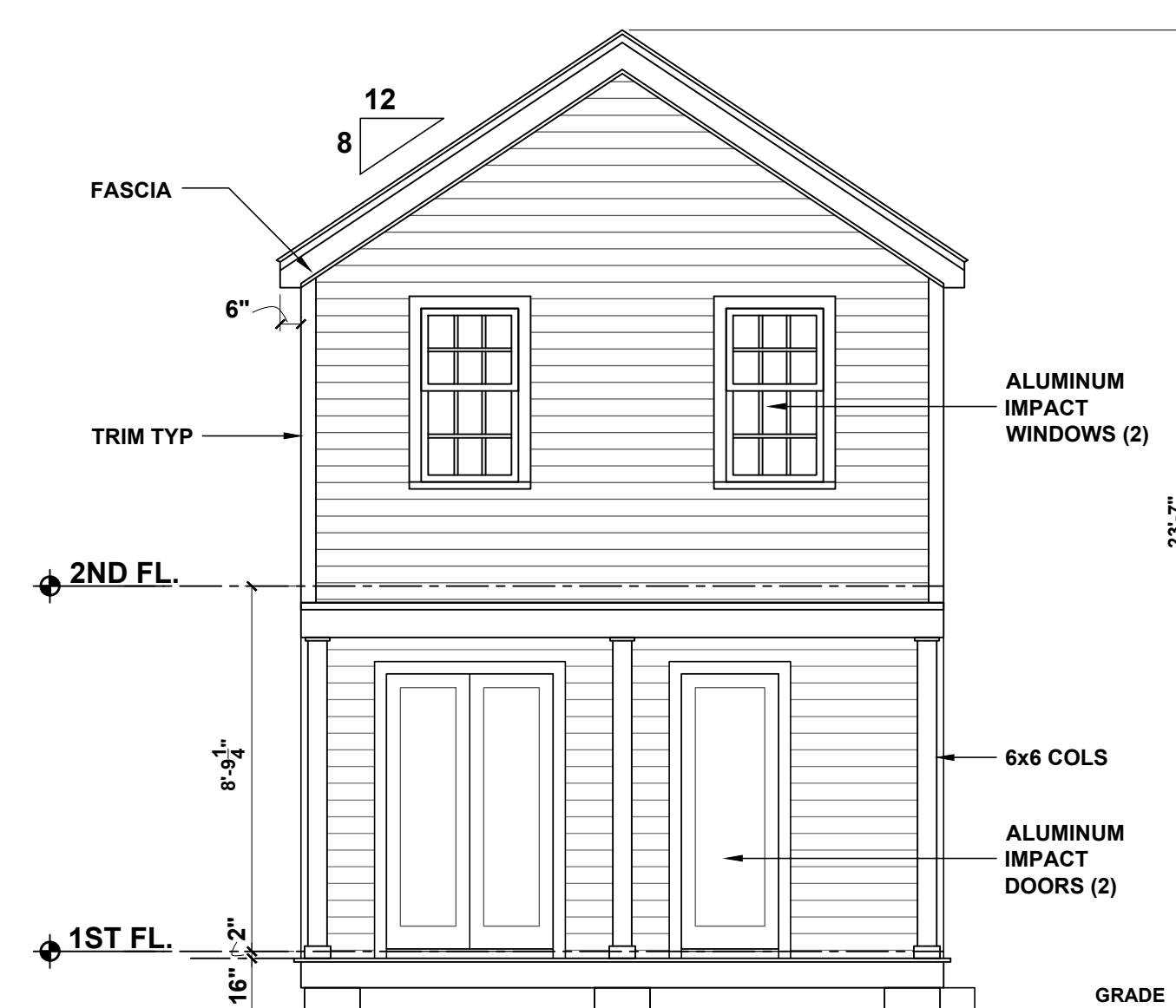




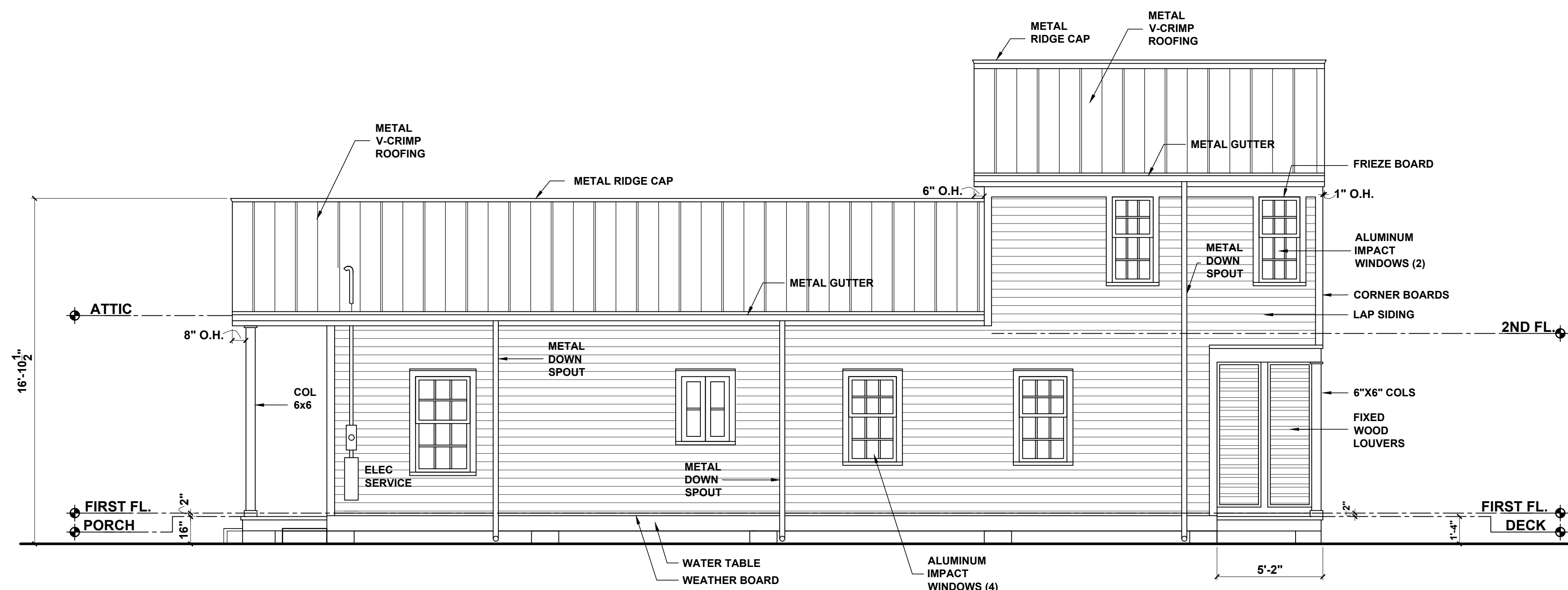
1 SCHEMATIC NORTH (FRONT) ELEVATION
A3 SCALE 1/4" = 1'-0"



2 SCHEMATIC EAST ELEVATION
A3 SCALE 1/4" = 1'-0"



3 SCHEMATIC SOUTH (REAR) ELEVATION
A3 SCALE 1/4" = 1'-0"



4 SCHEMATIC WEST ELEVATION
A3 SCALE 1/4" = 1'-0"

SEAL

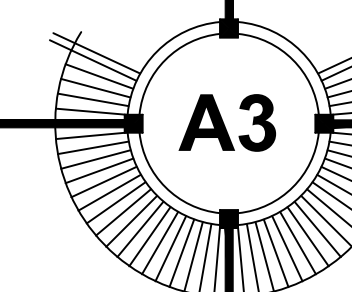
DATE
11-23-22

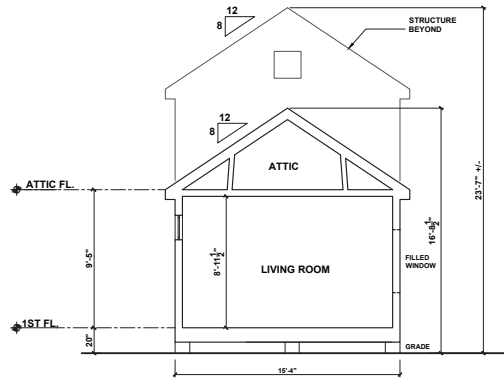
REVISIONS
12-19-22
1-11-22

DRAWN BY
HDS

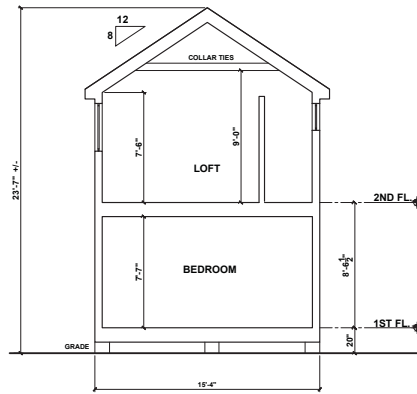
PROJECT
NUMBER
2217

HARC APPLICATION

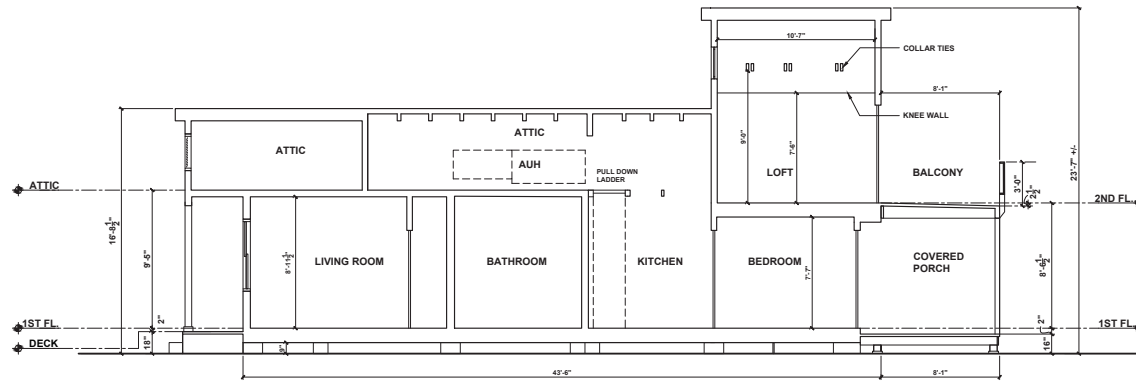




1 EXISTING BUILDING SECTION
EX4 SCALE 1/4" = 1'-0"



2 EXISTING BUILDING SECTION
EX4 SCALE 1/4" = 1'-0"



3 SECTION C-C
SCALE 1/4" = 1'-0"

SEAL _____

DATE
08-01-22

REVISIONS
11-06-22
12-19-22

DRAWN BY
HDS

PROJECT
NUMBER
2217

HARC APPLICATION



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 24, 2023, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

<http://keywestcity.granicus.com/MediaPlayer>. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE. NEW ADDITION TO SECOND STORY AT REAR WITH PORCH AND DECK UNDER IT. DEMOLITION OF REAR NON-HISTORIC WALL AND COVERED PORCH. DEMOLITION OF FRONT CONCRETE PORCH FLOOR.

#1112 OLIVIA STREET

Applicant – William P. Horn Application #H2022-0056

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____, 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: 1112 OLIVIA STREET on the _____ day of JANUARY, 20 23.

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 JANUARY 24, 20 23.

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 H2022-0056

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

Signed Name of Affiant:

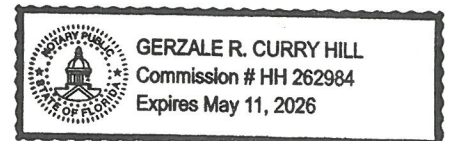
[Signature]
Date: 1/18/23
Address: 915 PAVON ST.
City: KEY WEST
State, Zip: FL. 33040

The forgoing instrument was acknowledged before me on this 18 day of January, 20 23.

By (Print name of Affiant) WILLIAM P. BONA who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Gerzale R. Curry Hill
Notary Public - State of Florida (seal)
My Commission Expires: _____





Public Meeting Notice

Return

SECURED BY
ADT
800-ADT-5273
ADT.COM



1
1
1
2

Public Meeting Notice

PROPERTY APPRAISER INFORMATION

Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00021350-000000
 Account# 1022098
 Property ID 1022098
 Millage Group 10KW
 Location 1112 OLIVIA St, KEY WEST
 Address
 Legal KW PB 1-46 PT LOT 40 & ALL LOT 41 OF TR 6 OR181-376/77 OR556-630 OR767-1143 OR865-346 OR1024-1402 OR1025-1693 OR1285-708/09 OR1285-710/12 OR1286-2426/27 OR1286-2428/30 OR1546-1943/45 OR3166-2120
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[MURPHY ROBERT](#)
 16919 Sandy Ln
 Tinley Park IL 60477

[MURPHY KAREN](#)
 16919 Sandy Ln
 Tinley Park IL 60477

Valuation

| | 2022 Certified Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$183,688 | \$137,346 | \$140,696 | \$112,222 |
| + Market Misc Value | \$1,125 | \$1,129 | \$1,134 | \$1,139 |
| + Market Land Value | \$366,048 | \$239,838 | \$218,104 | \$205,902 |
| = Just Market Value | \$550,861 | \$378,313 | \$359,934 | \$319,263 |
| = Total Assessed Value | \$159,845 | \$155,190 | \$153,048 | \$149,608 |
| - School Exempt Value | (\$25,000) | (\$25,000) | (\$25,000) | (\$25,000) |
| = School Taxable Value | \$134,845 | \$130,190 | \$128,048 | \$124,608 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2021 | \$239,838 | \$137,346 | \$1,129 | \$378,313 | \$155,190 | \$25,000 | \$130,190 | \$223,123 |
| 2020 | \$218,104 | \$140,696 | \$1,134 | \$359,934 | \$153,048 | \$25,000 | \$128,048 | \$206,886 |
| 2019 | \$205,902 | \$112,222 | \$1,139 | \$319,263 | \$149,608 | \$25,000 | \$124,608 | \$169,655 |
| 2018 | \$189,125 | \$113,897 | \$1,144 | \$304,166 | \$146,819 | \$25,000 | \$121,819 | \$157,347 |

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 1,271.00 | Square Foot | 28.8 | 61 |

Buildings

| | | | |
|-----------------------|-------------------------|---------------------------|--------------------|
| Building ID | 1613 | Exterior Walls | ABOVE AVERAGE WOOD |
| Style | 1 STORY ELEV FOUNDATION | Year Built | 1943 |
| Building Type | S.F.R. - R1 / R1 | EffectiveYearBuilt | 2012 |
| Gross Sq Ft | 1164 | Foundation | WD CONC PADS |
| Finished Sq Ft | 848 | Roof Type | GABLE/HIP |
| Stories | 1 Floor | Roof Coverage | METAL |
| Condition | GOOD | Flooring Type | SFT/HD WD |
| Perimeter | 170 | Heating Type | FCD/AIR DUCTED |
| Functional Obs | 0 | Bedrooms | 2 |
| Economic Obs | 0 | Full Bathrooms | 2 |
| Depreciation % | 10 | Half Bathrooms | 0 |
| Interior Walls | WALL BD/WD WAL | Grade | 500 |
| | | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|------------|
| FLA | FLOOR LIV AREA | 848 | 848 | 170 |
| OJU | OP PR UNFIN UL | 108 | 0 | 42 |
| OPF | OP PRCH FIN LL | 208 | 0 | 90 |
| TOTAL | | 1,164 | 848 | 302 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---------------|------------|-----------|----------|--------|-------|
| FENCES | 1992 | 1993 | 1 | 111 SF | 2 |
| WALL AIR COND | 1995 | 1996 | 1 | 2 UT | 1 |
| FENCES | 1995 | 1996 | 1 | 222 SF | 2 |
| TILE PATIO | 1999 | 2000 | 1 | 29 SF | 1 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|-----------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 4/8/2022 | \$835,000 | Warranty Deed | 2370216 | 3166 | 2120 | 01 - Qualified | Improved | | |
| 12/1/1993 | \$85,000 | Warranty Deed | | 1285 | 0710 | Q - Qualified | Improved | | |
| 8/1/1987 | \$85,000 | Warranty Deed | | 1024 | 1402 | Q - Qualified | Improved | | |
| 10/1/1982 | \$65,000 | Warranty Deed | | 865 | 346 | U - Unqualified | Improved | | |
| 2/1/1973 | \$7,400 | Conversion Code | | 767 | 1143 | Q - Qualified | Improved | | |

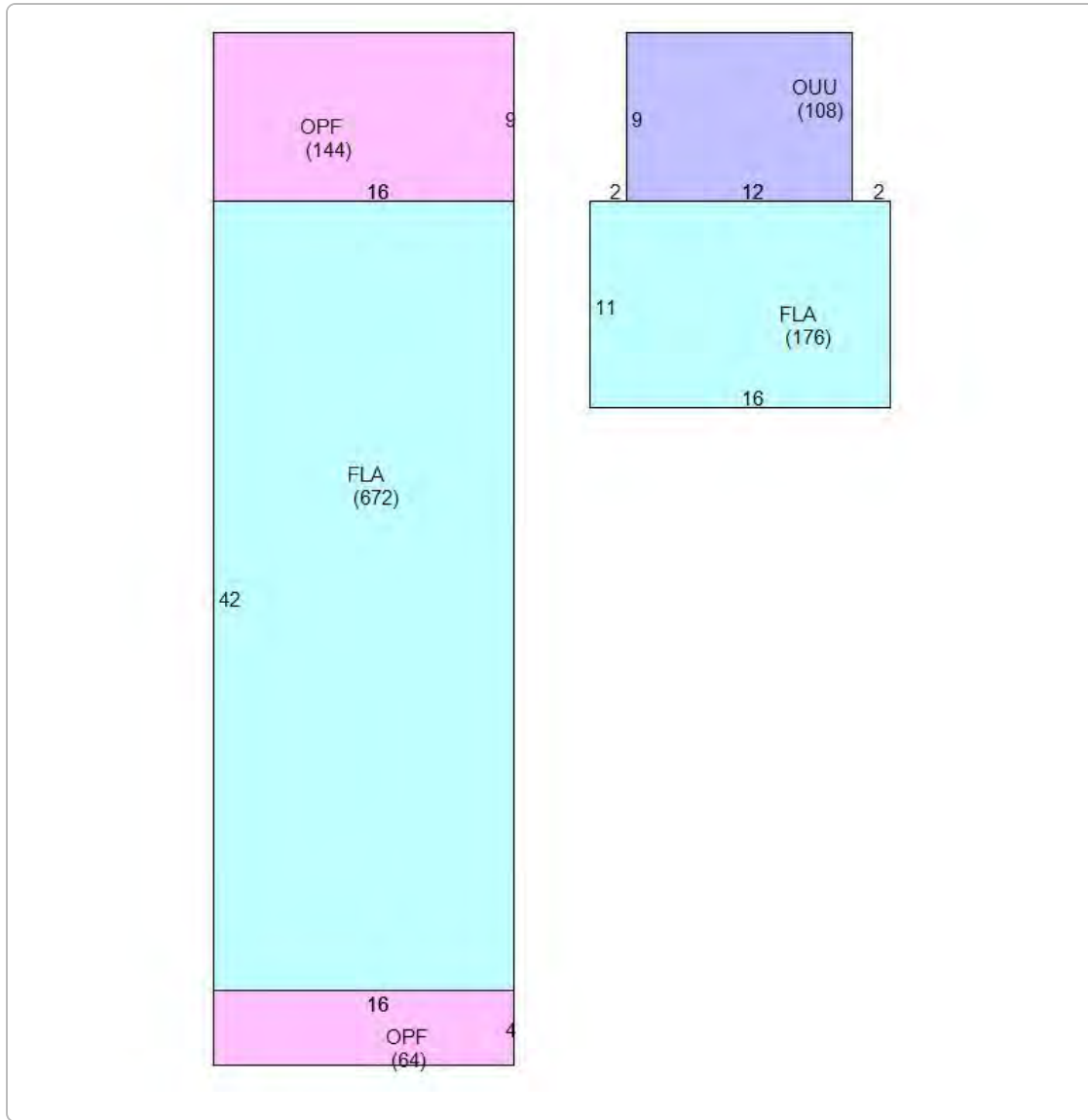
Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|----------|-------------|---------------------------------------|
| 05-1606 | 5/15/2005 | 5/15/2005 | \$5,000 | | REROUT WATER LINES THROUGHT ATTIC-SKI |
| 01-3399 | 1/29/2002 | 9/11/2002 | \$11,000 | | RENOVATION |
| 01-3700 | 11/15/2001 | 9/11/2002 | \$1,000 | | DEMO SIDE PORCH |
| 9601724 | 4/1/1996 | 12/1/1996 | \$5,000 | | RENOVATIONS |
| B941308 | 4/1/1994 | 12/1/1994 | \$1,000 | | ADD DECK TO REAR OF HOUSE |
| B940645 | 2/1/1994 | 12/1/1994 | \$2,200 | | PAINT EXTERIOR |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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



Last Data Upload: [1/11/2023, 5:05:15 AM](#)

Version 2.3.237