

## **Staff Report**

- 14 Installation of wood louvers over existing 4' high front fence and on side and back yard fences. Total height of fences is 70"- After the Fact- Code Compliance Case- **#1316 Eliza Street- Victor Olson(H11-01-1747)**

This staff report is for an after the fact request for the installation of wood horizontal fence over an existing 4' high fence. The house located at #1316 Eliza Street is not listed in the surveys. The applicant removed the pointy ends of the existing picket fence and built over it a wood *lowered* fence. Although the owner received a stop work order from Code Officer Leo Hernandez, he kept working on the non permitted fence. According to the owner the overall height of the fence is 70". The work extends to the entire perimeter existing fence, with the exception of the front gates. The new posts are attached to the existing fence and do not touch the ground. Staff explained to the applicant the guidelines once he was cited by Code Compliance.

Guidelines that should be reviewed for this application;

Fences and walls (pages 41-42):

*(2) Design and construction of fences or changes to existing fences must be approved and permitted.*

*(3) A picket fence up to 4 feet in height is permitted at the front of the structure... Picket fences should be constructed in proportion to historic dimensions.*

*(4) Six foot height picket fences may be permitted on side and rear property lines only. All front elevation fences shall not exceed four feet in height, unless there is a previous masonry and wood or iron picket combination fence.*

*(6) Six foot fences may begin from the rear of where the facade of the house joins the front porch, or at least ten (10) feet from the front property line.*

*(8) Traditional historic fencing included wood pickets, wrought iron, concrete and combination of these materials. Fencing should be designed with respect for the site land environment.*

Although this is an after the fact application, and staff usually do not make recommendations for such undertakings, but due to the owner keep working over a stop work order that was issued to him, this commission should denied this application since it is inconsistent with all the guidelines. There is no record of how the new top fence can structurally withstand winds and any load since the posts are attached to an existing fence.

Section 102-158 of the LDR clearly states the following:

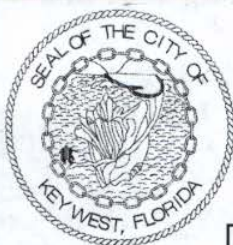
*(a) The city manager is authorized and directed to post a signed and dated notice to stop work on any site on which work is being performed in violation of the laws and regulations of the city or of the historic architectural review commission. Any person who engages in the following activities shall be guilty of an offense punishable as provided in section 1-15:*

*(1) Performing work with actual or constructive knowledge that the work site has been posted by such notice, which notice has not been withdrawn by date, signed order of the city manager.....*

# **Application**



HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 11-01-1742

OWNER'S NAME: Victor OLSON DATE:           

OWNER'S ADDRESS: 1316 ELIZA ST. PHONE #:           

APPLICANT'S NAME: Victor OLSON PHONE #: 305 393-0608

APPLICANT'S ADDRESS: 1316 ELIZA ST.

ADDRESS OF CONSTRUCTION: 1316 ELIZA ST. # OF UNITS:           

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: I HAVE REPAIRED AND REPLACED A TOTAL OF 262 LINEAL FEET OF ROTTED AND WARPED WOODEN PICKET STYLE FENCE. THE ORIGINAL FENCE WAS 6' FROM THE BACK AND SIDES. IT WAS 4' ACROSS THE FRONT WHICH I RAISED TO A HEIGHT OF 70" WITH A LOUVER STYLE TOPPER.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided in s. 775.082 or 775.083

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This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 12.22.11

Applicant's Signature: Victor Olson

Required Submittals

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date:           

Staff Approval:           

Fee Due: \$           



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

House is not listed in the surveys

Guidelines for fences and walls (41-42)

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

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Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission



HARC,

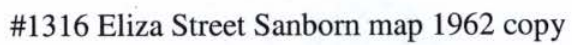
I HAVE REPAIRED AND REPLACED A TOTAL OF 262 LINEAL FEET (FROM APPRAISERS WEBSITE) OF ROTTED AND WARPED WOODEN PICKET STYLE FENCE. THE ORIGINAL FENCE WAS 4' ACROSS THE FRONT AND I HAVE INSTALLED LOUVER STYLE TOPPER TO A HEIGHT OF 70". THIS HEIGHT CONTINUES DOWN THE SIDES TOWARDS THE BACK AND ACROSS THE BACK. I USED 1X4" PRESSURE TREATED #2 WOOD FOR THE SLATS (LOUVERS). THE SPACE BETWEEN EACH SLAT/LOUVER IS 1 1/2", WHICH IS DOUBLE THE WIDTH OF A 1X4, HENCE SOB OPENING. I HAD DISCUSSED THESE REPAIRS AND IMPROVEMENTS WITH MY IMMEDIATE NEIGHBORS PRIOR TO STARTING THE PROJECT. THE POSTS ARE 4X4 WITH A 2X6 ACROSS THE TOP FOR STRENGTH AND ADDITIONAL SUPPORT AS WELL AS PROTECTION FOR THE LOUVERS BELOW. EACH SECTION SPANS EIGHT FEET WITH A 1X4 SUPPORT IN THE MIDDLE AT 4 FEET. (SEE DIAGRAM) EVERY BOARD IS GLUED, SCREWED, & BOLTED FOR STRENGTH. I USED 3" CARRIAGE BOLTS TO CONNECT THE OLD POSTS TO THE NEW POSTS, OFFSETTING 2 BOLTS PER NOTCHED 4X4 UPRIGHT. I HAD PLANNED TO EITHER STAIN THE WOOD OR LET IT CURE TO SEE HOW TO MATCH THE COLOR.

12/29/11

VIL OLSON

# **Sanborn Maps**





**Code Officer Photos With Stop Work Order**  
**December 6, 2011 and December 9, 2011**



STOP WORK ORDER

STOP WORK

12/06/20



K ORDER

NOTICE

WORK

12/09/20

## **Project Photos**





Google earth







STREET VIEW OF FENCE @  
1316 ELILA





STREET  
VIEW looking @  
my Fence @ 1316 ELIZA





My House @ 1316 Eliza with NEW wood  
ON top of existing Fence. (50% open Louvers)  
Total Height 70"



My FENCE @  
1316 ELIZA



1318 ELIZA ↑



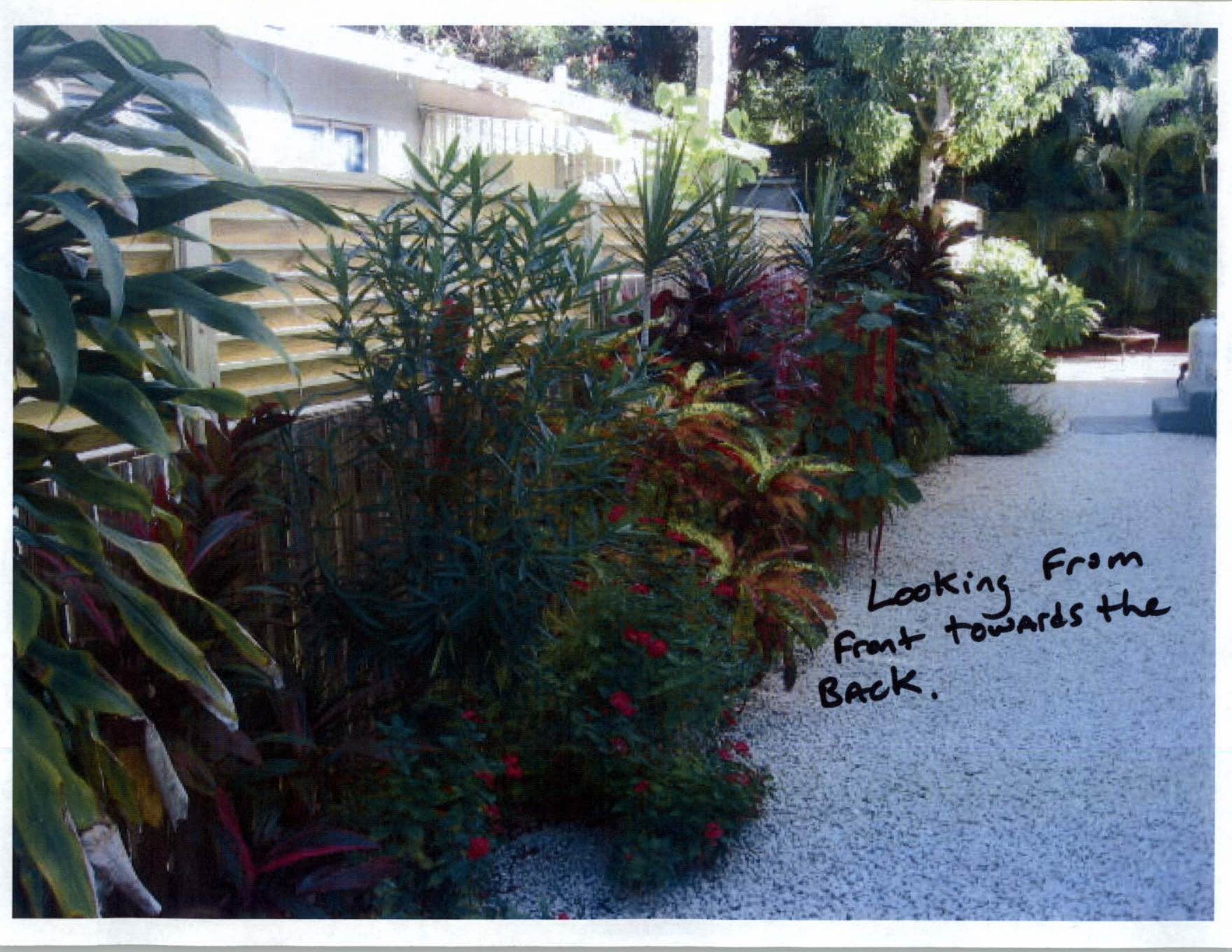


My Fence @  
1316 ELIZA



1314 ELIZA



A photograph of a tropical garden. In the foreground, a light-colored gravel path leads from the bottom right towards the center. To the left of the path is a dense garden bed filled with various plants, including tall green stalks, dark red foliage, and plants with yellow and red variegated leaves. In the background, a house with a light-colored exterior and a wooden deck is visible. The deck has a railing and a window with white curtains. The garden is surrounded by more lush greenery, including trees and large-leafed plants. The overall scene is bright and sunny.

Looking From  
Front towards the  
BACK.





THIS  
HOUSE is 4 doors down the street

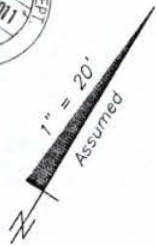






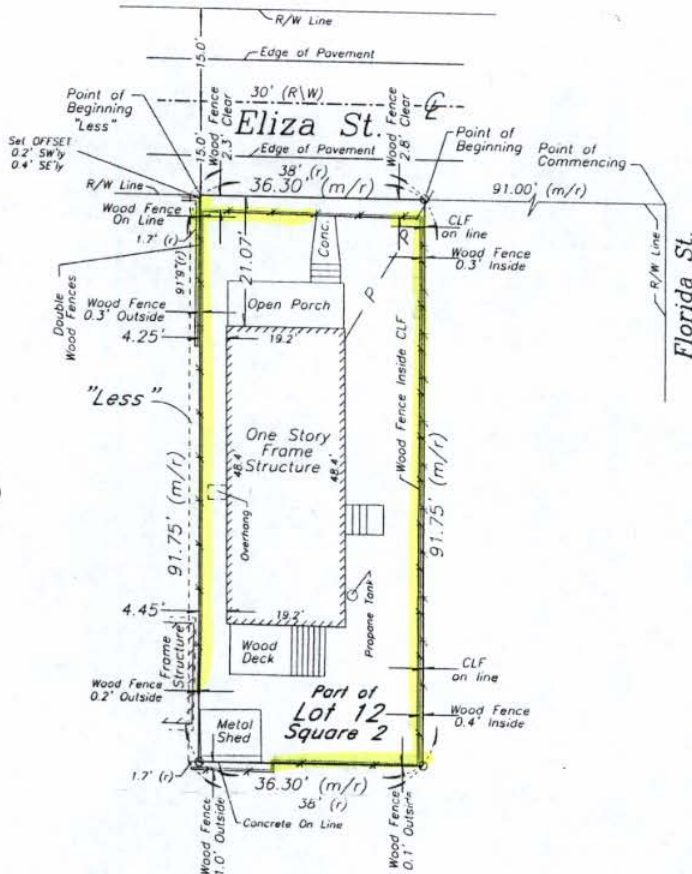
# Survey

# Boundary Survey Map of part of Lot 12, Square 2, Tract 14 Island of Key West, Florida



## LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- Found Nail & Disc (PTS)
- Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ☐ Centerline
- Wood Utility Pole
- Concrete Utility Pole



## 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: 1316 Eliza 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. This survey is not assignable.
9. Date of field work: November 20, 2008.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

**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 a part of Tract 14, but now better known as part of Lot 12, Square 2, of Tract 14, on Peter T. Knight's Diagram of a part of said Tract 14 as recorded in Plat Book 1 at page 27 of the public records of Monroe County, Florida: COMMENCING at a point on the Southeast side of Eliza Street 91 feet from the corner of Florida and Eliza Street and running thence along Eliza Street in a Southwesterly direction 38 feet; thence at right angles in a Southeasterly direction 91 feet and 9 inches; thence at right angles in a Northeasterly direction 38 feet; thence at right angles in a Northwesterly direction 91 feet and 9 inches to the point of beginning. a/k/a 1316 Eliza Street, Key West, Florida 33040

## LESS AND EXCEPT:

A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 14, but now better known as part of Lot 12, Square 2, of Tract 14, on Peter T. Knight's Diagram of a part of said Tract 14 as recorded in Plat Book 1 at Page 27 of the Public Records of Monroe County, Florida: COMMENCING at the intersection of the SE'ly right of way line of Eliza Street with the SW'ly right of way line of Florida Street and run thence SW'ly along the SE'ly right of way line of the said Eliza Street for a distance of 127.3 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Eliza Street for a distance of 1.7 feet; thence SE'ly and at right angles for a distance of 91.75 feet; thence NE'ly and at right angles for a distance of 1.7 feet; thence NW'ly and at right angles for a distance of 91.75 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Victor Olsen;  
Stones & Cardenas;  
Attorney's Title Insurance Fund;

J. LYNN O'FLYNN, INC.

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

November 20, 2008

Revised 11/24/08 (monumentation)

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

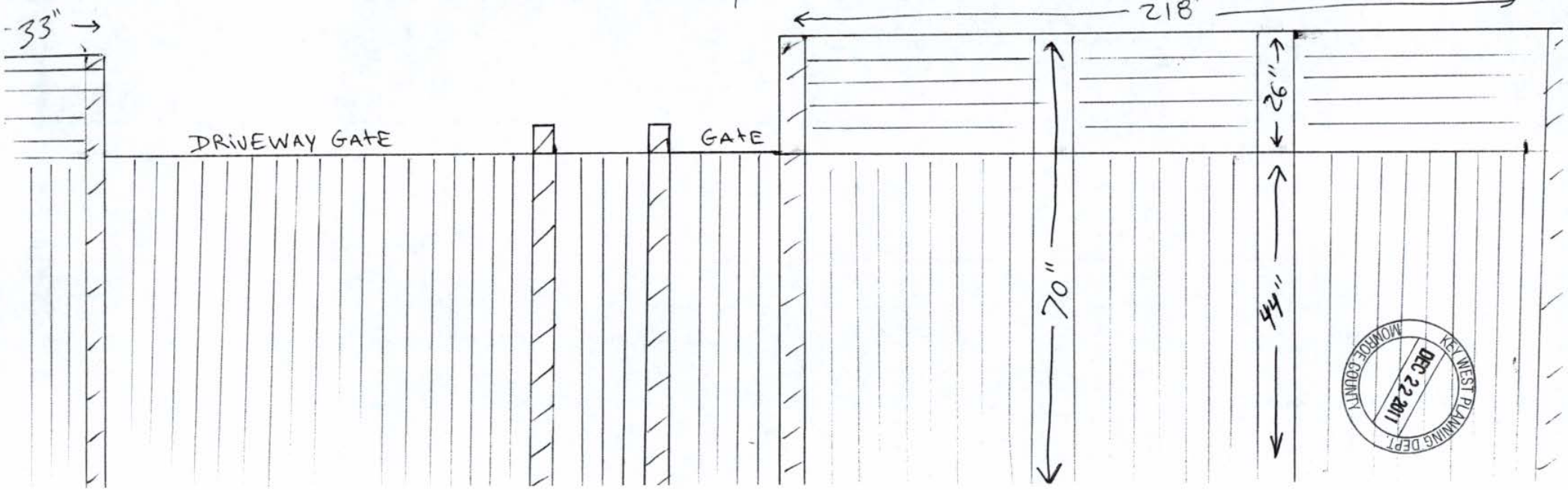
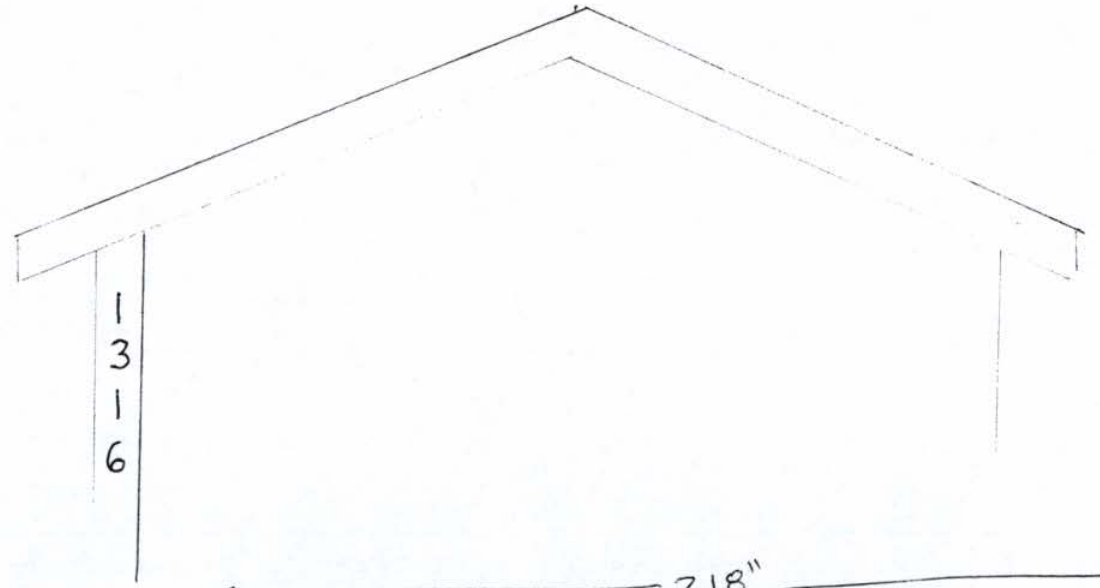


## **Site Plans**

Front View

1316 ELIZA ST

Highlighted Area Indicates  
my repairs/modifications





Side View ~~Back View~~

1316 ELIZA ST.

posts

4x4



← 2x6 top board →

Horizontal

← 1x4 Louvers →

50% OPEN

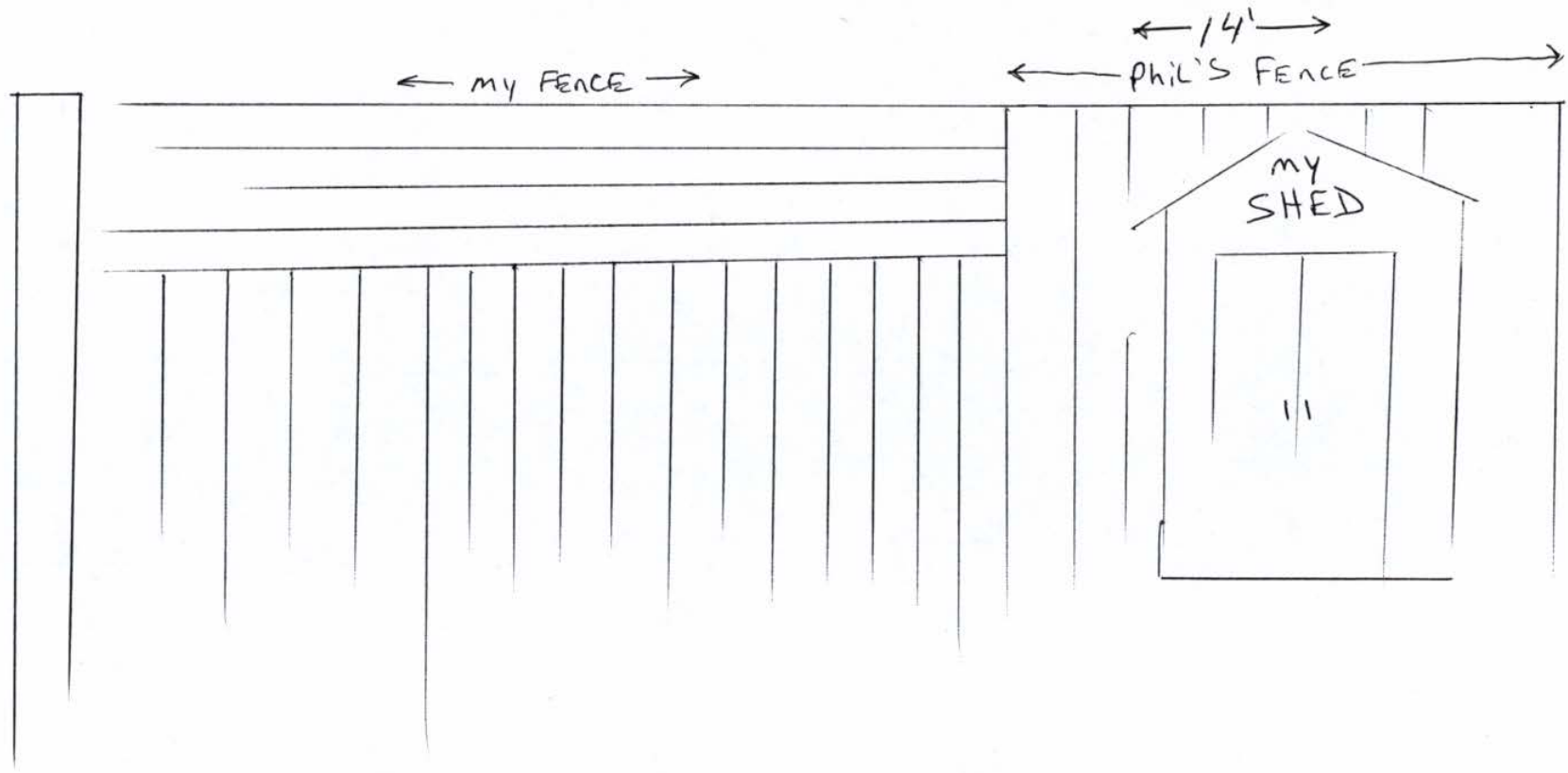
↑  
ORIGINAL  
Fence  
↓



BACKYARD

1316 ELIZA

phil's pool  
(on 3' deck)





# **Noticing**

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 6:00 p.m., January 11, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**INSTALLATION OF WOOD LOUVERS OVER EXISTING 4' HIGHT FRONT FENCE AND ON SIDES AND BACK YARD FENCES. TOTAL HEIGHT OF FENCE IS 70"- AFTER THE FACT- CODE COMPLIANCE CASE**

**#1316 ELIZA STREET**

**Applicant- Victor Olson -Application Number H11-01-1747**

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

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



# **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501  
Website tested on Internet  
Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

The offices of the Property Appraiser will be closing at Noon on Friday, December 30th for the New Years Holiday. Our offices will re-open Tuesday, January 3rd, at 8 am.

## Property Record View

Alternate Key: 1035556 Parcel ID: 00034670-000000

### Ownership Details

**Mailing Address:**

OLSON VICTOR W  
1316 ELIZA ST  
KEY WEST, FL 33040-3424

### Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable  
Housing: No

Section- 05-68-25

Township-Range:

Property Location: 1316 ELIZA ST KEY WEST

Legal Description: KW KNIGHTS SUB PB 1-27 PT LOT 12 SQR 2 TR 14 OR101-271/72 OR552-220 OR918-796 OR2105-1526  
OR2391-650/52 OR2493-139/46F/J OR2540-612

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

### Exemptions

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

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	40	92	3,330.52 SF



## Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 0  
Total Living Area: 864  
Year Built: 1933

## Building 1 Details

Building Type R1  
Effective Age 14  
Year Built 1933  
Functional Obs 0

Condition G  
Perimeter 132  
Special Arch 0  
Economic Obs 0

Quality Grade 500  
Depreciation % 16  
Grnd Floor Area 864

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

Roof Type GABLE/HIP  
Heat 1 NONE  
Heat Src 1 NONE

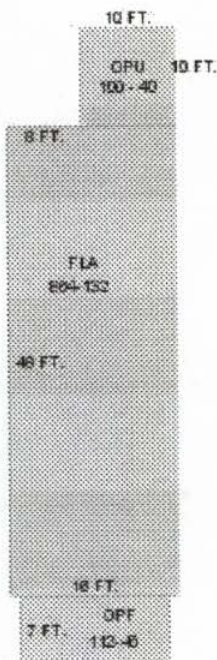
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 2

### Extra Features:

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

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12: ABOVE AVERAGE WOOD	1	1932	N N	0.00	0.00	864
2	<u>OPF</u>		1	1932	N N	0.00	0.00	112
3	<u>OPU</u>		1	2008				100

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2: FENCES	288 SF	72	4	2006	2007	2	30
2	PT3: PATIO	33 SF	3	11	1932	1933	1	50
3	UB3: LC UTIL BLDG	144 SF	12	12	1996	1997	1	30
4	FN2: FENCES	1,140 SF	190	6	2006	2007	2	30

## Appraiser Notes

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-0209	01/27/2010	12/31/2010	8,600	Residential	INSTALL 1400SF GRACE ICE WATER SHIELD 5 V-CRIMP 26 G METAL ROOF SYSTEM.
10-1096	04/13/2010	12/31/2010	980	Residential	REMOVE AND REPLACE APPROX. 80LF OF SOFFIT AND TRIM.
9601902	05/01/1996	08/01/1997	15,000	Residential	RENOVATION
9701582	05/01/1997	08/01/1997	350	Residential	ELECTRICAL
0201946	07/31/2002	08/20/2002	3,299	Residential	STORM PANELS
06-0731	03/02/2006	07/18/2006	2,000	Residential	REPLACE EXISTING CHAINLINK WITH 256 LF WOODEN FENCE

## 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
2011	102,295	4,770	176,374	283,439	246,904	25,000	221,904
2010	103,485	4,946	134,824	243,255	243,255	25,000	218,255
2009	115,026	5,116	269,648	389,790	389,790	25,000	364,790
2008	108,063	5,335	359,696	473,094	473,094	0	473,094
2007	133,166	5,511	532,883	671,560	671,560	0	671,560



2006	347,639	623	316,399	664,661	664,661	0	664,661
2005	229,583	642	266,442	496,667	111,133	25,000	86,133
2004	152,331	668	183,179	336,178	107,896	25,000	82,896
2003	142,176	687	79,932	222,795	105,885	25,000	80,885
2002	134,019	707	74,937	209,663	103,404	25,000	78,404
2001	120,170	733	74,937	195,840	101,776	25,000	76,776
2000	121,047	1,098	49,958	172,103	98,812	25,000	73,812
1999	118,347	1,102	49,958	169,407	96,215	25,000	71,215
1998	86,128	866	49,958	136,952	94,700	25,000	69,700
1997	63,508	96	43,297	106,901	92,431	25,000	67,431
1996	48,991	74	43,297	92,363	89,739	25,000	64,739
1995	44,637	0	45,331	89,968	87,551	25,000	62,551
1994	39,919	0	45,331	85,250	85,250	25,000	60,250
1993	39,930	0	45,331	85,261	85,261	25,000	60,261
1992	39,930	0	45,331	85,261	85,261	25,000	60,261
1991	39,930	0	45,331	85,261	85,261	25,000	60,261
1990	36,645	0	35,742	72,387	72,387	25,000	47,387
1989	33,314	0	34,870	68,184	68,184	25,000	43,184
1988	29,045	0	28,768	57,813	57,813	25,000	32,813
1987	28,682	0	21,794	50,476	50,476	25,000	25,476
1986	28,841	0	20,922	49,763	49,763	25,000	24,763
1985	27,956	0	12,586	40,542	40,542	25,000	15,542
1984	15,731	0	12,586	28,317	28,317	0	28,317
1983	15,731	0	12,586	28,317	28,317	0	28,317
1982	16,044	0	10,908	26,952	26,952	0	26,952

## 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
10/17/2011	2540 / 612	100	<u>QC</u>	<u>11</u>
11/21/2008	2391 / 650	375,000	<u>WD</u>	<u>D</u>
4/8/2005	2105 / 1526	780,000	<u>WD</u>	<u>Q</u>
8/1/1984	918 / 796	66,000	<u>WD</u>	<u>U</u>
2/1/1973	552 / 220	10,500	00	<u>Q</u>