



**Historic Architectural Review Commission
Staff Report for Item 13a**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 28, 2015

Applicant: M2K Design Inc., Architects

Application Number: H15-01-1013

Address: #904 Olivia Street

Description of Work:

Renovations to non-contributing house, including stabilization. Reconstruction of existing back covered deck.

Site Facts:

The house located at #904 Olivia Street is listed as a non-contributing resource. The frame structure was built in 1968. According to the Property Appraisers record the second floor addition was built in 1987.

Guidelines Cited in Review:

- Additions and alterations/ New construction (pages 36-38a); specifically guidelines for new construction.
- Windows (pages 29-30), specifically guideline 4.

Staff Analysis

The Certificate of Appropriateness in review proposes the reconstruction of the back portion of a second floor porch due to structural problems. The addition covers a back deck. The plan also includes the replacement of existing windows and doors with impact resistant vinyl units.

Consistency with Cited Guidelines

The proposed design will replicate the back porch using materials compatible with existing ones. The design does not project expanding the structure existing three-dimensional footprint.

It is staff's opinion that the design, as presented complies with cited guidelines, but recommends that the new windows and door units be made of metal instead of vinyl.

APPLICATION

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: Refer to enclosed documents

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Windows and Doors	Non Historic	Impact Rated
Wood Exterior	T - III	Harding Siding and Trim

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

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

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW				
<input type="checkbox"/> APPROVED		<input type="checkbox"/> NOT APPROVED		<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		<input type="checkbox"/> TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
<i>Non-contributing structure guidelines for new construction ordinance for demolitions</i>							
HARC PLANNER SIGNATURE AND DATE:				HARC CHAIRPERSON SIGNATURE AND DATE:			

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

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

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

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

July 1, 2015

City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Enid Torregrosa, Historic Preservation Planner

RE: 904 Olivia Street
HARC Application Cover Letter

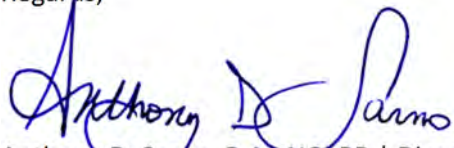
Dear Enid,

Enclosed, please find the HARC Application for a Certificate of Appropriateness for 904 Olivia Street, an exterior renovation project to stabilize the building structure of this non-contributing non-historic home. As part of the structural stabilization, replacement of all existing windows, doors, siding, fascia, eaves, soffits, and trim will occur along with rebuilding the existing covered rear deck. The work will occur within the limits of the existing building footprint and maintain the pervious / impervious areas.

We submit this application and supporting photographs, drawings, and documents for your consideration, allowing this project to proceed directly to HARC where the previous building's height, setbacks, and floor area remain unchanged.

Should you have any questions, please do not hesitate to contact me.

Regards,



Anthony D. Sarno, R.A., NCARB | Director of Florida Keys Operations
K2M Design, Inc.

**City of Key West
Planning Department**



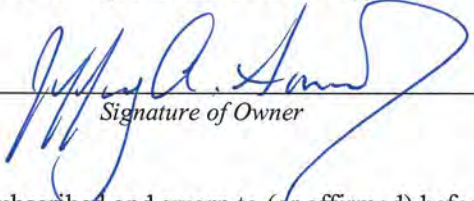
Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Jeffrey Smead _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Anthony D. Sarno of K2M Design, Inc. _____
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

 _____
Signature of Owner *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this June 29, 2015 _____
Date

by Jeffrey Smead _____
Name of Owner

He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal



STACY L. GIBSON
Name of Acknowledger typed, printed or stamped

FF 170806
Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as Director
(print name) *(print position; president, managing member)*
of K2M Design, Inc.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

904 Olivia Street, Key West, Florida 33040

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

P. J.
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this June 29, 2015 by
ANTHONY D. SARNO
Name of Authorized Representative *date*

He/She is personally known to me or has presented _____ as identification.

Stacy Gibson
Notary's Signature and Seal



STACY L. GIBSON
Name of Acknowledger typed, printed or stamped

FF 170806
Commission Number, if any

PROJECT PHOTOS



Historic Photo from Library Archives



View from Cemetery
904 Olivia center house in yellow



View from Cemetery
904 Olivia center house in yellow



View East on Olivia Street
904 Olivia center yellow house



View West on Olivia Street
904 Olivia center yellow house



View down West property line looking towards the back
904 Olivia on left



904 Olivia front elevation

SURVEY

Boundary Survey Report of part of Lot or Subdivision 1, Square 4,
of Tract 6, Island of Key West.

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 904 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All bricking and concrete is not shown.
9. Date of field work: January 11, 2015
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as a part of Lot or Subdivision One (1) in Square Four (4) of said Tract Six (6), according to John Lowe's Plat or Subdivision of a part of Tract Six (6), recorded in Monroe County, Florida, Public Records.

Commencing at a point on the southeasterly side of Olivia Street, distant Fifty-four (54) feet, Northeasterly from the corner of Packer and Olivia Streets; running thence along Olivia Street in a Northeasterly direction Twenty-four (24) feet; thence at right angles in a Southeasterly direction Fifty-eight (58) feet; thence at right angles in a southwesterly direction Twenty-four (24) feet; thence at right angles in a Northwesterly direction Fifty-eight (58) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Jeffrey A. Smead;
First State Bank of the Florida Keys;
Spottswood, Spottswood & Spottswood;
Chicago 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

January 16, 2015
Recertify January 29, 2015

J. LYNN O'FLYNN, Inc.

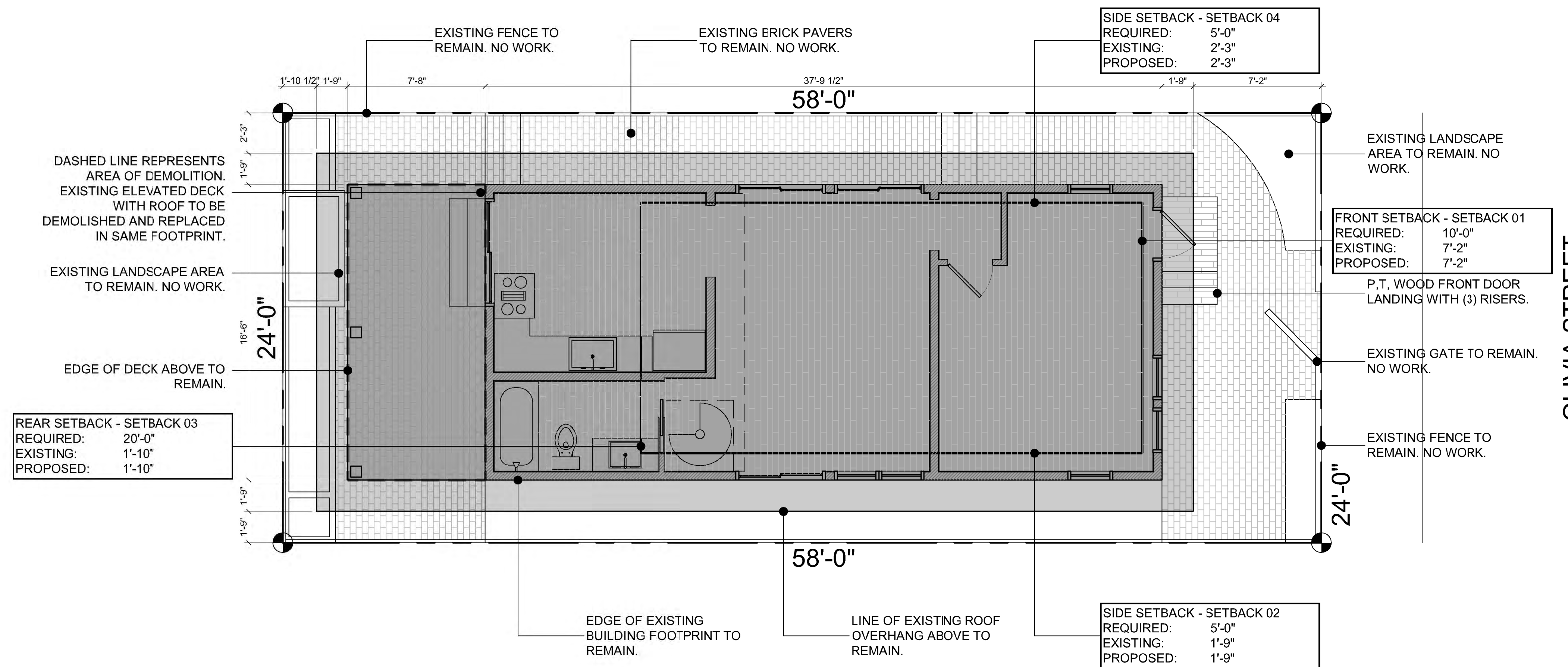


Professional Surveyor & Mapper
PSM #6298

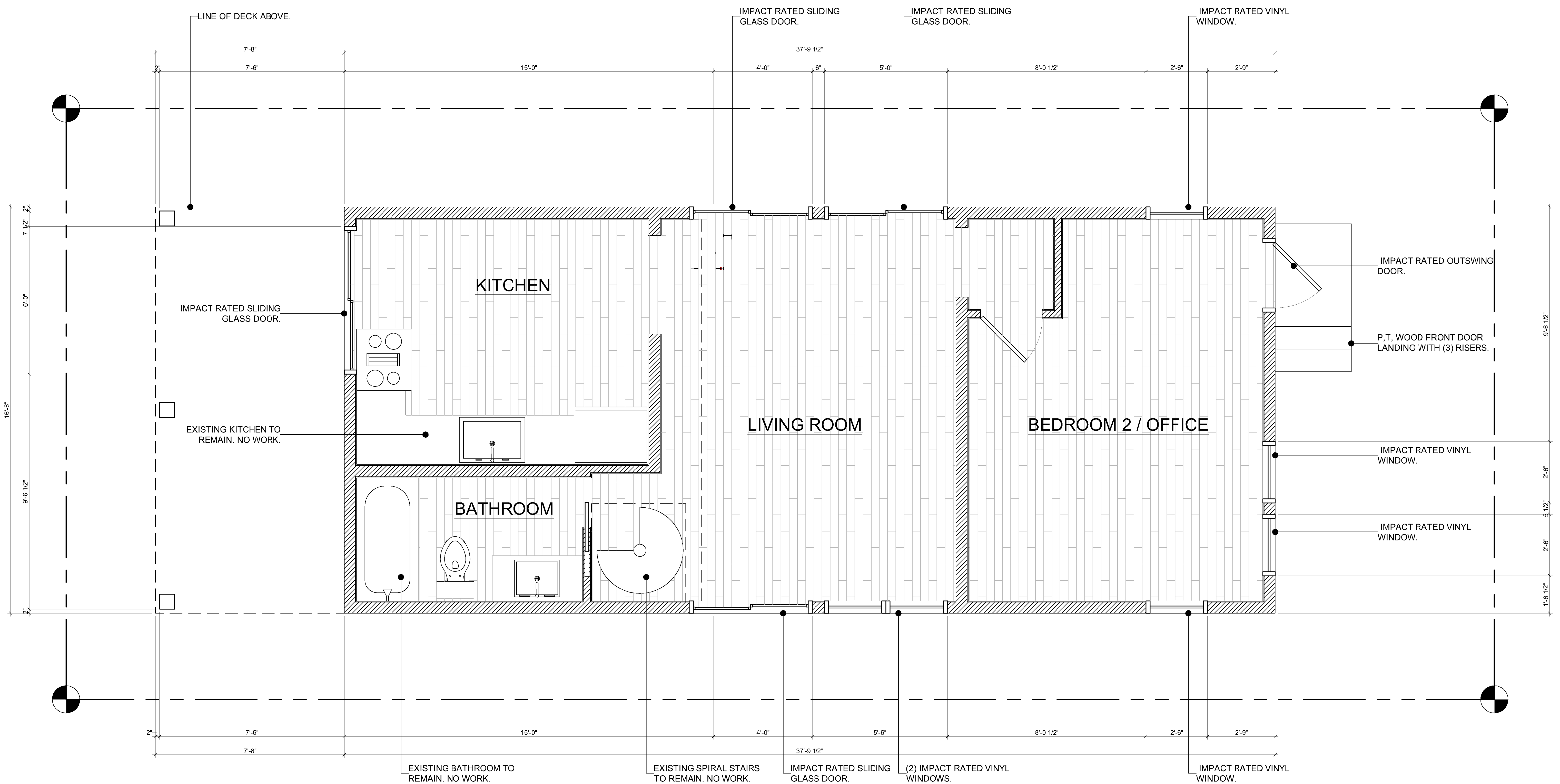
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

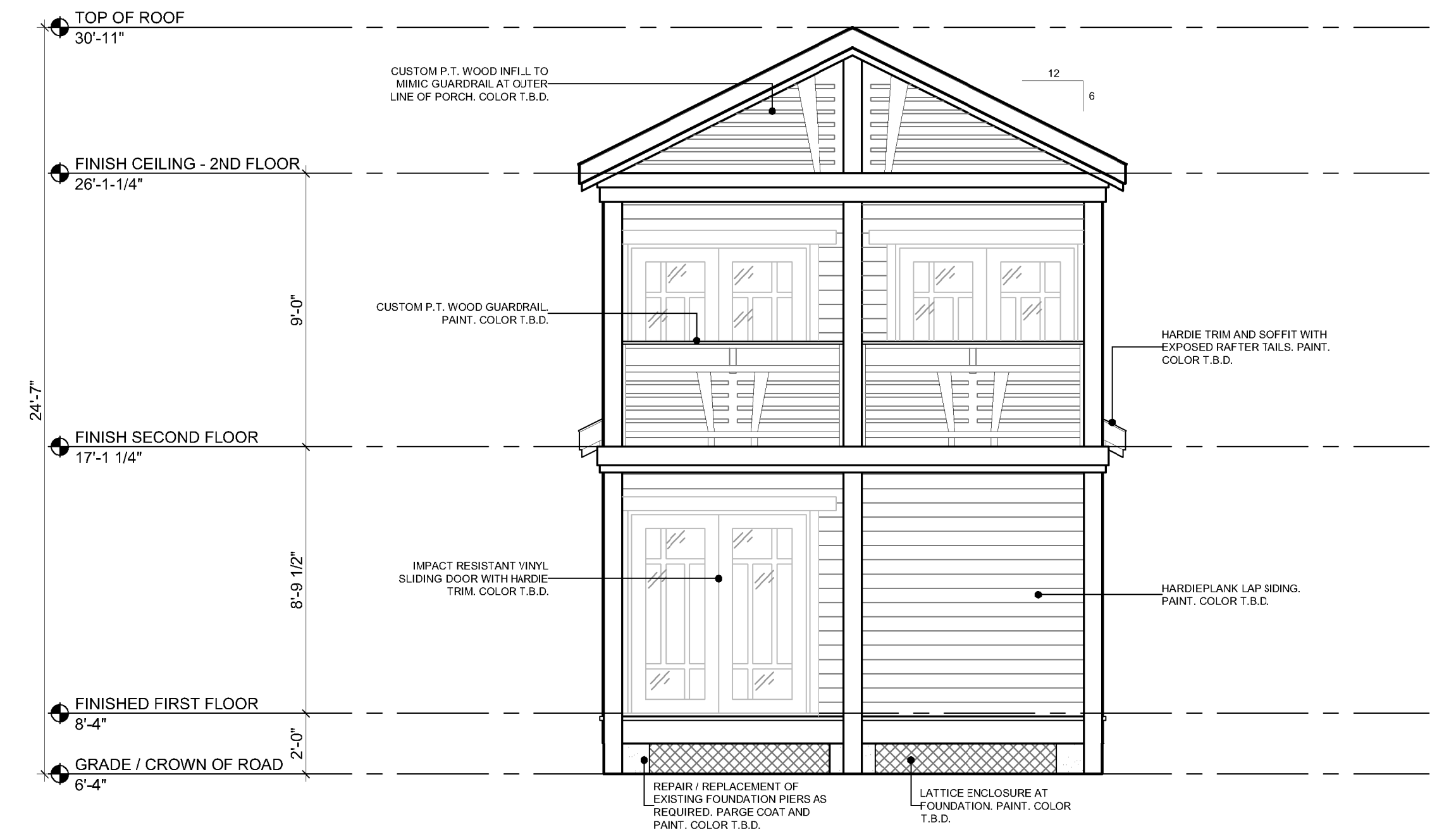
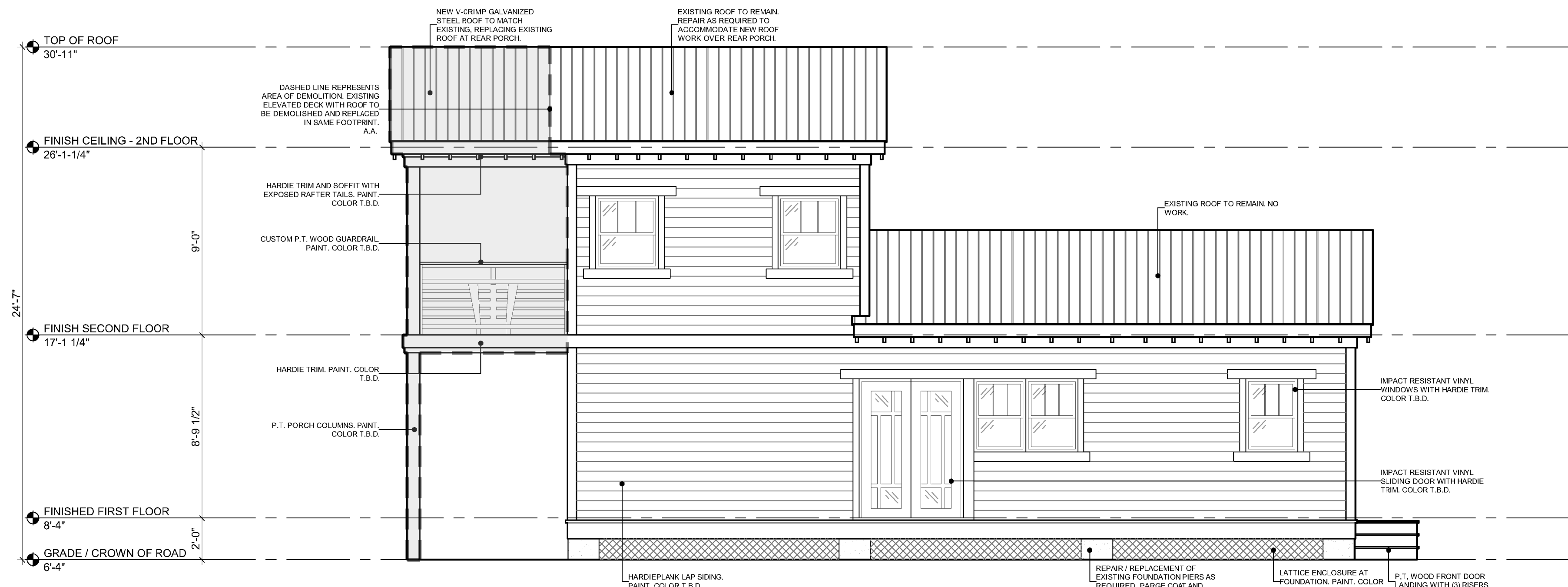
PROPOSED DESIGN

SITE DATA TABLE				
904 Olivia Street				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING	Historic High Density Residential District (HHDR)			
FLOOD ZONE	ZONE X			
SIZE OF SITE	4,000 SF MIN	1,392.00 SF	1,392.00 SF	NONE
MINIMUM LOT WIDTH	40'-0"	24'-0"	24'-0"	NONE
MINIMUM LOT DEPTH	90'-0"	58'-0"	58'-0"	NONE
HEIGHT	30'-0"	24'-7"	24'-7"	NONE
SETBACK 1: FRONT	10'-0"	7'-2"	7'-2"	NONE
SETBACK 2: SIDE	5'-0"	1'-9"	1'-9"	NONE
SETBACK 3: REAR	20'-0"	1'-10"	1'-10"	NONE
SETBACK 4: SIDE	5'-0"	2'-3"	2'-3"	NONE
FLOOR AREA RATIO	1.0 MAX	0.62	0.62	NONE
BUILDING COVERAGE	50% MAX (696.00 SQ FT)	70% (980.00 SQ FT)	70% (980.00 SQ FT)	NONE
IMPERVIOUS SURFACE	60% MIN (835.20 SQ FT)	07% (103.50 SQ FT)	07% (103.50 SQ FT)	NONE
OPEN SPACE LANDSCAPING	35% MIN (487.20 SQ FT)	07% (103.50 SQ FT)	07% (103.50 SQ FT)	NONE
FLOOR AREA				
FIRST FLOOR		624 SQ FT	624 SQ FT	
SECOND FLOOR		240 SQ FT	240 SQ FT	
FLOOR AREA TOTAL		864 SQ FT	864 SQ FT	



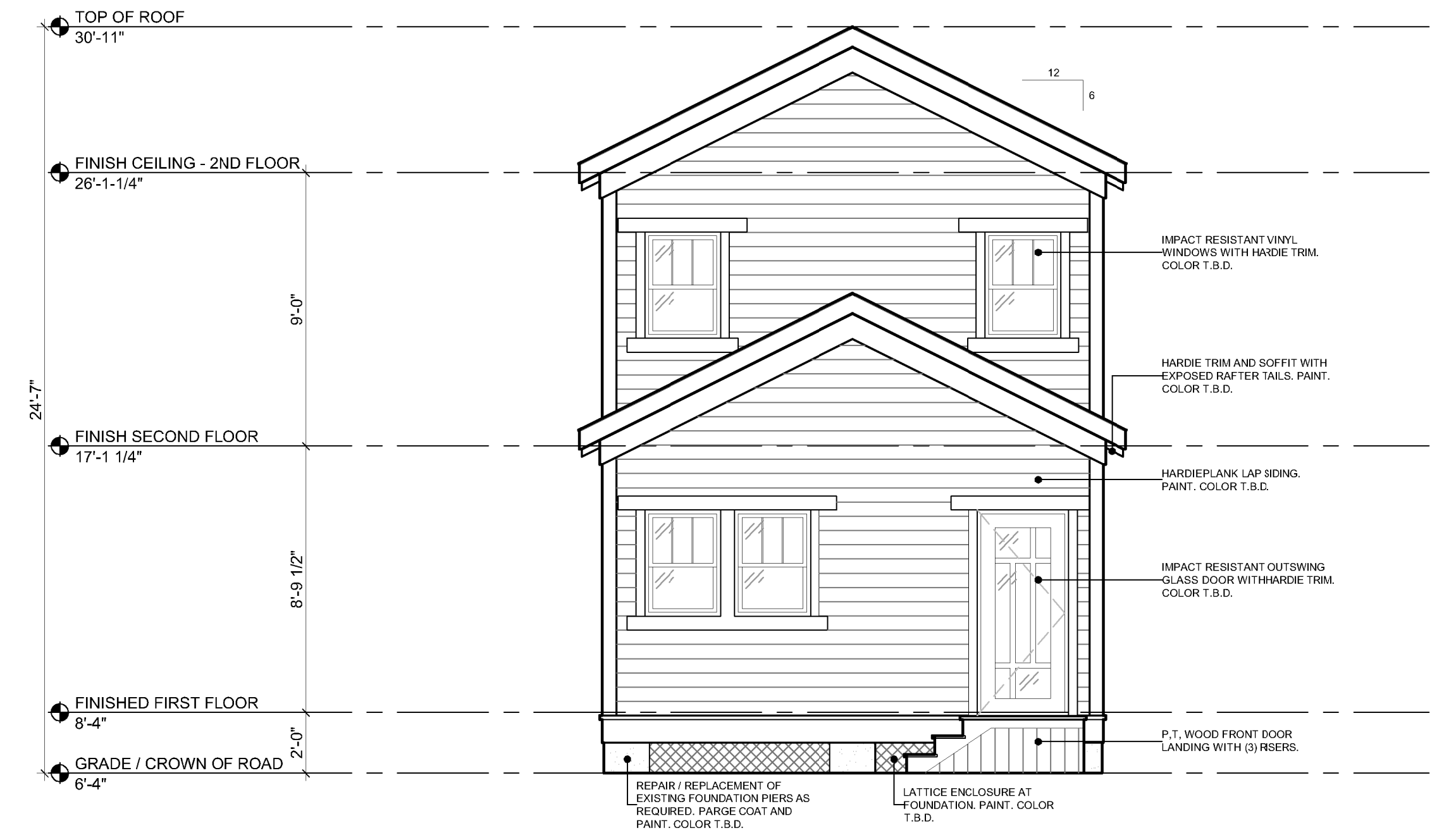
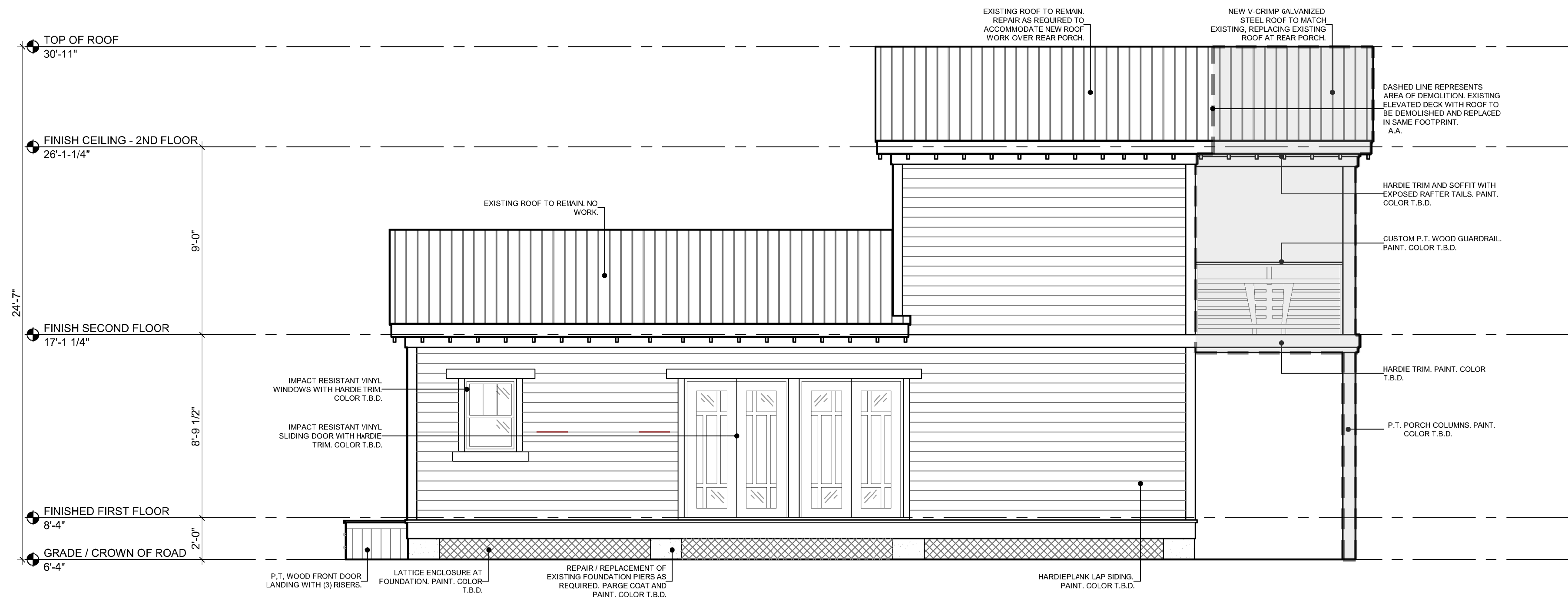
1 SITE PLAN
 SCALE: 1/4"=1'-0"





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

3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

1 NORTH ELEVATION - OLIVIA STREET
SCALE: 1/4"=1'-0"

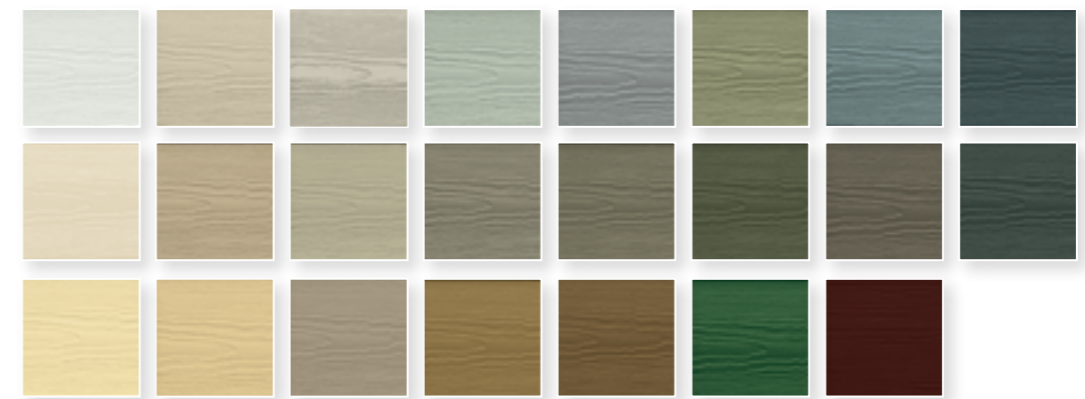


SELECT CEDARMILL®*

Woodstock Brown

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors



Plank Coastal Colors*



[View all HardiePlank Lap Siding Products](#)

*6.25 in. and 8.25 in. also available in coastal colors. 9.25 in. and 12 in. only available primed.



5/4 SMOOTH

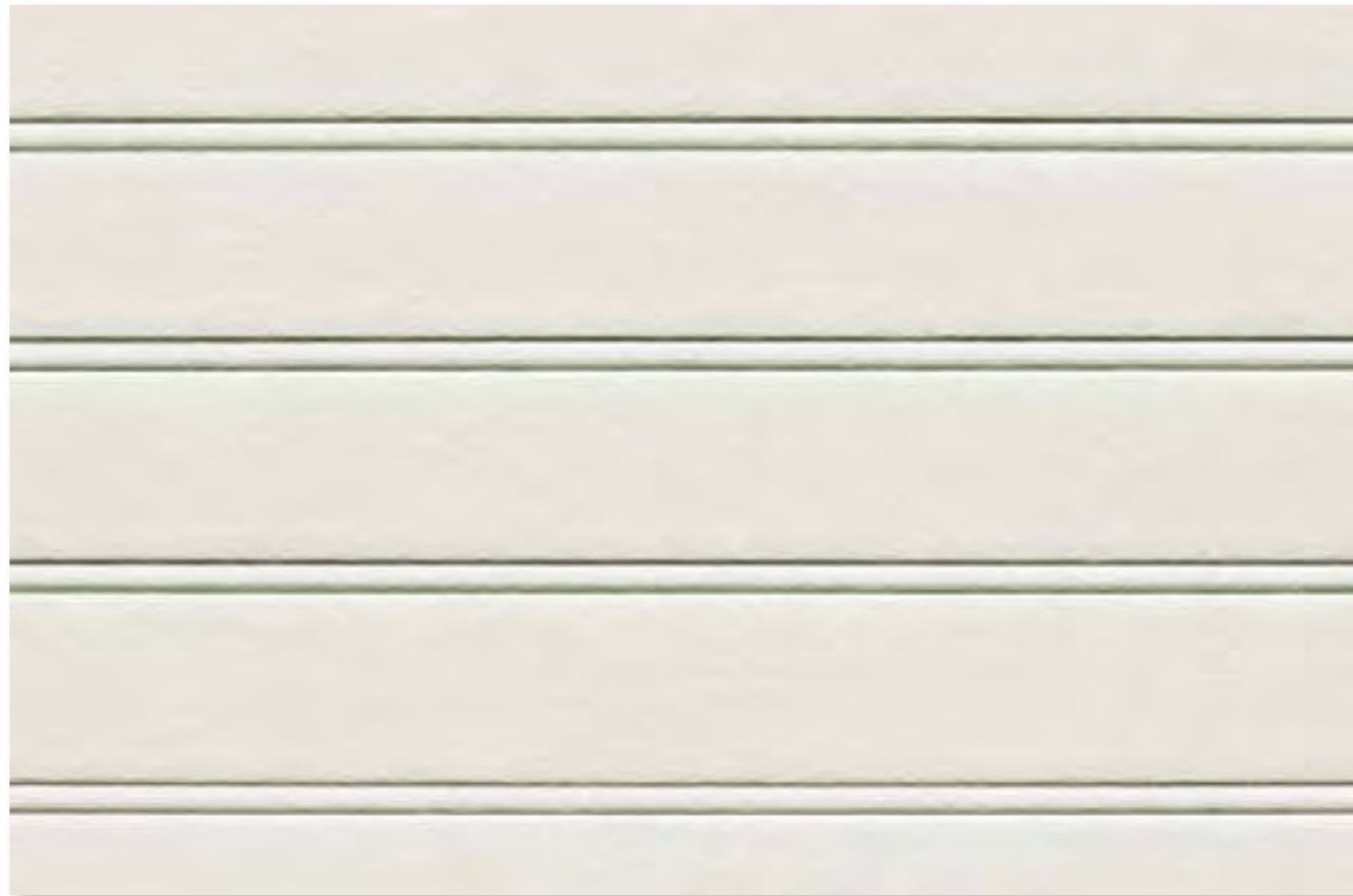
Arctic White

Thickness	1 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	238	160	120	100	80

Available Colors



[View all HardieTrim Boards](#)



BEADED PORCH PANEL*

Arctic White

Thickness 1/4 in.
Length 8 ft.
Width 48 in.
Pcs./Pallet 50

Available Colors



Coastal Color*



[View all HardieSoffit Products](#)

*Beaded Porch Panel available in all 10 soffit colors as well as Cool Breeze coastal color.

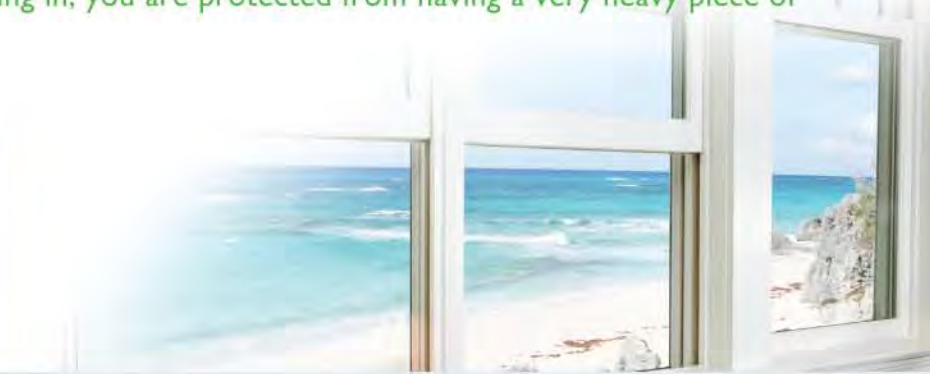
VINYL IMPACT WINDOWS

CHOOSE THE STRONGEST AND SAFEST VINYL IMPACT-RESISTANT SINGLE HUNG ON THE MARKET.

The WindPact Plus® single hung has been designed specifically for the coastal impact-resistant market not to tilt in, resulting in the strongest and safest vinyl impact-resistant single hung on the market. The sash recesses back into the frame, allowing for a much higher design pressure, instead of relying on small tilt latches to keep your sash intact when impacted. **The average weight of a sash in an impact-resistant window is 35 lbs.** By not tilting in, you are protected from having a very heavy piece of glass to support. ▶



8100 Model



VINYL WINDOWS

8100 SINGLE HUNG

- Oriel, Arch Top and Half Circle configurations available
- Continuous head and sill twin options
- Exterior beveled frame for architectural style (Single & Horizontal windows)
- Our Single Hung sliding windows are designed to slide effortlessly up or down on heavy duty block-and-tackle sash balances
- Integral lift handles on top and bottom rails for ease of operation
- Design pressures up to +/- 100

8200 HORIZONTAL SLIDER

- Configuration options: OX, XO, XOX
- XOX window is available as 1/3 1/3 1/3 or 1/4 1/2 1/4
- For large areas, our three lite slider opens at both ends for optimal visibility and ventilation
- Integral lift handles on both side rails for ease of operation
- Design pressures up to +60/-75



8200 Model

CONFIGURATIONS:



8100 Single Hung & Single Hung Oriel



8100 Twin Single Hung



8100 Circle & Arch Top Single Hung



8200 Horizontal Slider & 8200 Slide-Picture-Slide





8100 Model

BENEFITS & OPTIONS

- ✓ **Meets or exceeds all Energy Star® standards**
- ✓ **High design pressures**
- ✓ **Available with Low-E glass (270, 240, 366)**
 - 7/8" laminated glass with argon gas for superior ultraviolet and thermal protection
 - Double-strength glass standard
- ✓ **High performance Duraseal® spacer system**
 - Excellent thermal performance and energy efficiency
 - Keeps windows clearer longer
- ✓ **Added Security ▶**
 - Dual-action, self-locking sash locks
- ✓ **Durability and Resistance from the elements**
 - Exterior-glazed, fusion welded frame and sash
 - Weather-stripped interlock with dual seal sash to frame, creates a positive seal keeping out harsh elements
- ✓ **Rugged BetterVue® Screen Standard**
 - 10% better insect protection—20% better airflow—10% clearer view
 - BetterVue® screen will not rust, corrode or stain.



FRAME COLORS



Our bronze exterior color has a special UV cured technology that is 7 times harder than paint—making it the most durable applied coating available.

ChromaCote

Available in all of our ChromaCote veneer colors.



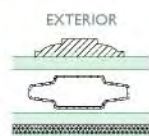
GRID MATERIAL



◀ **Classic SDL (Simulated Divided Lite)**

Contour Exterior ▶

Contour exterior with contour grid between the glass. Available in all frame colors.



GLASS COLORS



Also available: Clear, Bronze, Light Gray, Sun, Azurelite Blue

BETWEEN THE GLASS GRIDS



GLASS FINISHES



VINYL IMPACT DOORS

DESIGNED TO LAST A LIFETIME PROVIDING YOU WITH PROTECTION AND BEAUTY.

Our WindPact Plus® Vinyl Sliding Glass Doors are high-impact and high-performance, combining the perfect balance of superior craftsmanship and aesthetic appeal. Our WindPact Plus® Sliding Glass Doors are constructed to withstand the damaging effects of coastal weather. ▶



8940 Model



8940 Model

VINYL DOORS

8900 SLIDING GLASS DOOR

- Constructed with weather resistant vinyl frame, panel and interlock
- Configurations: XO, OX, OXO, OXXO, OOX, XOO, OOXO
- Screen Track: Outside
- Design pressures up to +/- 60

8940 SLIDING GLASS DOOR

- Constructed with a heavy-duty aluminum interlock and weather resistant vinyl frame and panels
- Any configuration up to 8 panels
- Custom sizes available
- Available with an infinite number of tracks
- Screen Track: Inside (optional) — modular outer frame. Minimum 5 1/4" track depth without screen track. The unique inside screen track protects against damaging effects of coastal weather.
- Design pressures up to +/- 70 at 192" x 96"
- Design pressures up to +/- 120 at 96" x 96"

CONFIGURATIONS:

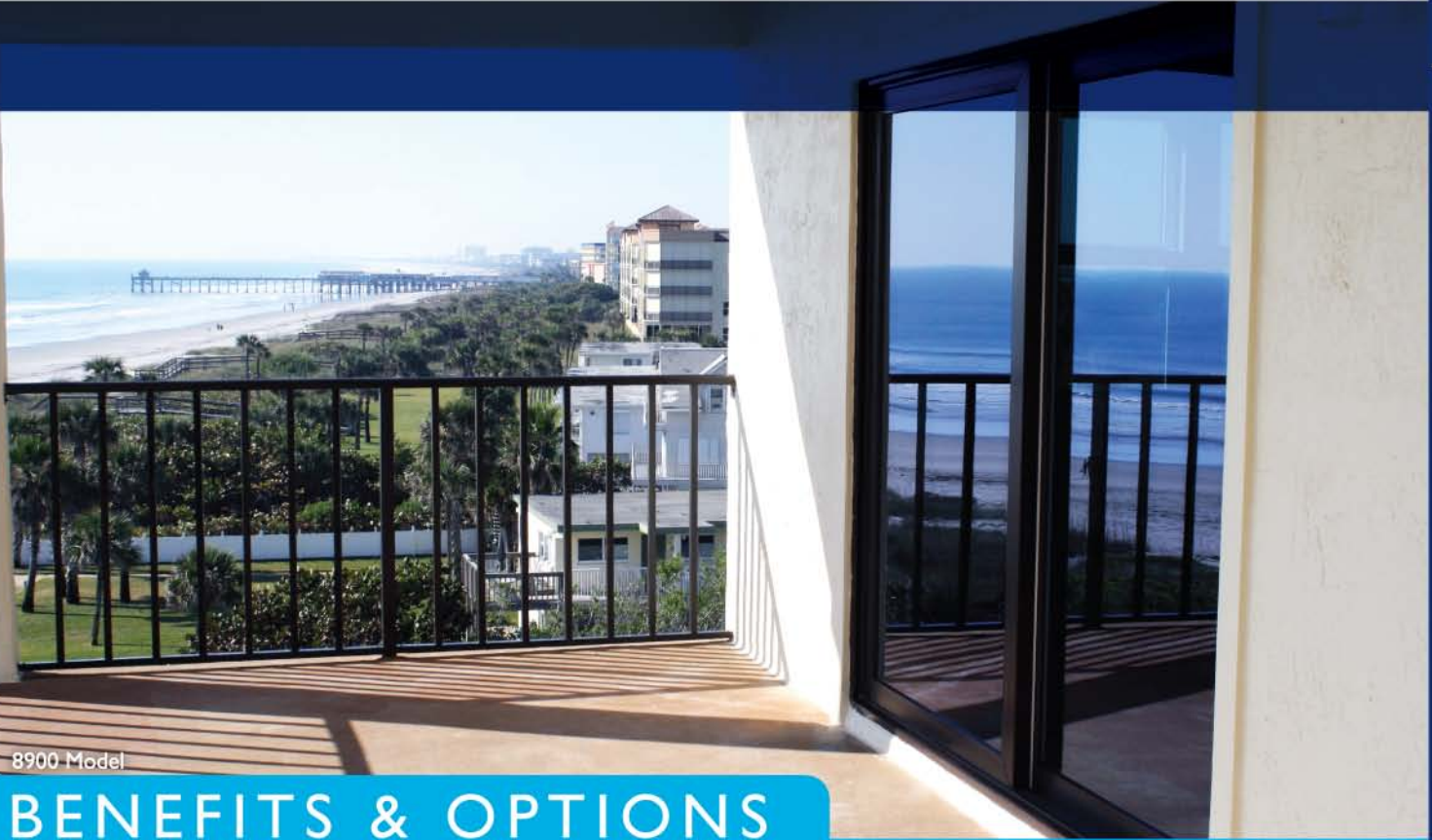


8900 OX
Sliding Glass Door



8940 OX
Sliding Glass Door





8900 Model

BENEFITS & OPTIONS

- ✓ **Meets or exceeds all Energy Star® standards**
- ✓ **High design pressures**
- ✓ **Available with Low-E glass (270, 240, 366)**
 - 1" laminated glass with argon gas for superior ultraviolet and thermal protection
- ✓ **High performance Duraseal® spacer system**
 - Excellent thermal performance and energy efficiency
 - Keeps windows clearer longer
- ✓ **Maximum Natural Lighting**
 - Constructed to feature benefits of effortless cleaning and maximum natural lighting
- ✓ **Durability and Resistance from the elements**
 - Exterior-glazed, fusion welded frame and sash
 - Weather-stripped interlock with dual seal sash to frame, creates a positive seal keeping out harsh elements
 - Covered weep holes in sill control water penetration and drainage
- ✓ **Premium Roller - As Option ▶**
 - Choose from our standard size stainless steel roller system or premium roller option with larger wheels for even smoother operation.



Stainless Steel Roller



S.S. Premium Roller

FRAME COLORS



ChromaCote

Available in all of our ChromaCote veneer colors. Our bronze exterior color has a special UV cured technology that is 7 times harder than paint—making it the most durable applied coating available.

HANDLES



Standard (Exterior/Interior)

Satin Nickel Olympus

Flush Mount

Sigma

Omega

GLASS COLORS



LoE 270
Lets light in, heat stays out

LoE 240
Low glare, high protection

LoE 366
The best heat protection

Neat
Naturally clean coating

Also available: Clear, Bronze, Light Gray, Sun, Azurelite Blue

SEE CHROMACOTE COLORS, GRID MATERIAL AND GLASS FINISHES ON PAGE 9

NOTICING

Public Meeting Notice

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

RENOVATIONS TO NON-CONTRIBUTING HOUSE INCLUDING STABILIZATION. RECONSTRUCTION OF EXISTING BACK COVERED DECK. DEMOLITION OF BACK COVERED DECK.

FOR- #904 OLIVIA STREET

Applicant – K2M Design Inc.

Application #H15-01-1013

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

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

The Offices of the Property Appraiser will be closed Friday the 3rd for Independence Day.

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1022195 Parcel ID: 00021450-000000

Ownership Details

Mailing Address:
SMEAD JEFFREY
904 OLIVIA ST
KEY WEST, FL 33040-6420

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-
Township- 06-68-25
Range:

Property Location: 904 OLIVIA ST KEY WEST

Legal KW PT LOT 1 SQR 4 TR 6 OR317-10/11 OR342-357/58 OR395-213/14 OR1784-1710/12R/S OR1801-1666D/C
Description: OR1808-1846/49R/S OR1876-1488D/C OR2723-865/68

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	24	58	1,392.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 901
Year Built: 1968

Building 1 Details

Building Type R1
Effective Age 30
Year Built 1968
Functional Obs 0

Condition P
Perimeter 174
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 35
Grnd Floor Area 901

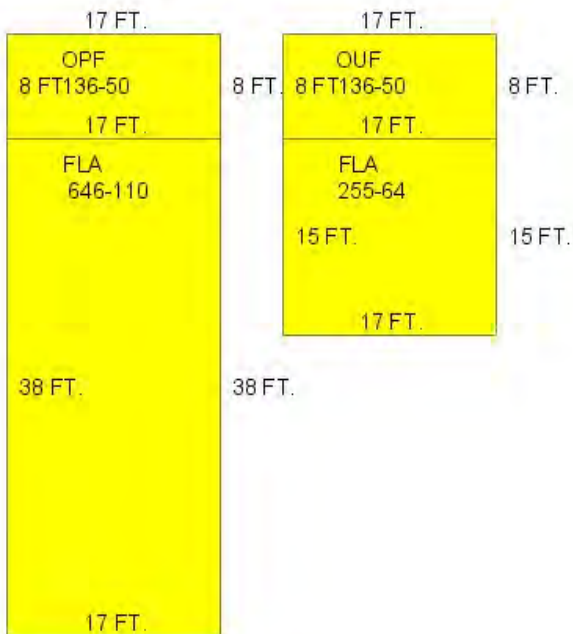
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP Roof Cover METAL
Heat 1 NONE Heat 2 NONE
Heat Src 1 NONE Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	1:WD FRAME	1	1987	N	N	0.00	0.00	646
2	<u>OPF</u>		1	1987	N	N	0.00	0.00	136
3	<u>FLA</u>	1:WD FRAME	1	1987	N	N	0.00	0.00	255
4	<u>OUF</u>		1	1987	N	N	0.00	0.00	136

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	96 SF	24	4	2009	2010	2	30
1	PT3:PATIO	112 SF	28	4	1987	1988	2	50
2	PT2:BRICK PATIO	634 SF	0	0	1987	1988	2	50
3	AC2:WALL AIR COND	1 UT	0	0	1981	1982	1	20
4	AC2:WALL AIR COND	1 UT	0	0	1979	1980	2	20

Appraiser Notes

2014-02-10 MLS \$375,000 2/1 GREAT LOCATION AND GREAT PRICE FOR THIS HOME IN OLD TOWN. HOME NEEDS CLEANING UP AND RENOVATION TO MAKE IT SPARKLE. TENANTS HAVE DOGS AND MUST BE HOME FOR SHOWING SO PLEASE GIVE AS MUCH NOTICE AS POSSIBLE.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-0952	05/12/2009	02/23/2010	575	REPLACE BROKEN CHAIN LINK FENCE WITH PICKET FENCE 48"H & 24 LF - THE GATE IS 40" WIDE	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	77,324	3,364	205,454	286,142	268,646	0	286,142
2013	77,324	3,488	181,269	262,081	244,224	0	262,081
2012	78,496	3,611	139,915	222,022	222,022	0	222,022
2011	79,668	3,738	130,147	213,553	213,553	0	213,553
2010	79,668	3,861	163,922	247,451	247,451	0	247,451
2009	98,024	3,638	249,161	350,823	350,823	0	350,823
2008	91,308	3,751	271,440	366,499	366,499	0	366,499
2007	140,126	3,864	246,036	390,026	390,026	0	390,026
2006	284,773	3,976	132,240	420,989	420,989	0	420,989
2005	226,010	4,089	119,712	349,811	349,811	0	349,811
2004	192,676	4,202	104,400	301,278	301,278	0	301,278
2003	153,265	4,316	48,720	206,301	77,468	25,500	51,968
2002	127,819	4,429	30,346	162,594	75,653	25,500	50,153
2001	98,082	4,376	30,346	132,804	74,462	25,500	48,962
2000	98,082	4,667	23,664	126,414	72,294	25,500	46,794
1999	82,431	4,003	23,664	110,098	70,394	25,500	44,894
1998	76,518	3,791	23,664	103,973	69,286	25,500	43,786

1997	69,562	3,516	20,880	93,958	68,128	25,500	42,628
1996	48,981	2,419	20,880	72,280	66,144	25,500	40,644
1995	44,627	2,246	20,880	67,753	64,531	25,000	39,531
1994	39,910	2,045	20,880	62,835	62,835	25,000	37,835
1993	39,910	1,686	20,880	62,477	62,477	25,000	37,477
1992	39,910	1,724	20,880	62,514	62,514	25,000	37,514
1991	39,910	1,762	20,880	62,552	62,552	25,000	37,552
1990	30,700	1,800	14,964	47,464	47,464	25,000	22,464
1989	27,909	1,670	14,616	44,195	44,195	25,000	19,195
1988	23,997	0	11,484	35,481	35,481	25,000	10,481
1987	23,707	0	7,517	31,224	31,224	25,000	6,224
1986	23,843	0	7,517	31,360	31,360	25,000	6,360
1985	23,136	0	5,011	28,147	28,147	25,000	3,147
1984	21,621	0	5,011	26,632	26,632	0	26,632
1983	21,621	0	5,011	26,632	26,632	25,000	1,632
1982	22,038	0	4,343	26,381	26,381	25,000	1,381

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
2/3/2015	2723 / 865	327,500	<u>WD</u>	<u>02</u>

This page has been visited 111,090 times.

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