



Historic Architectural Review Commission
Staff Report for Item 7

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

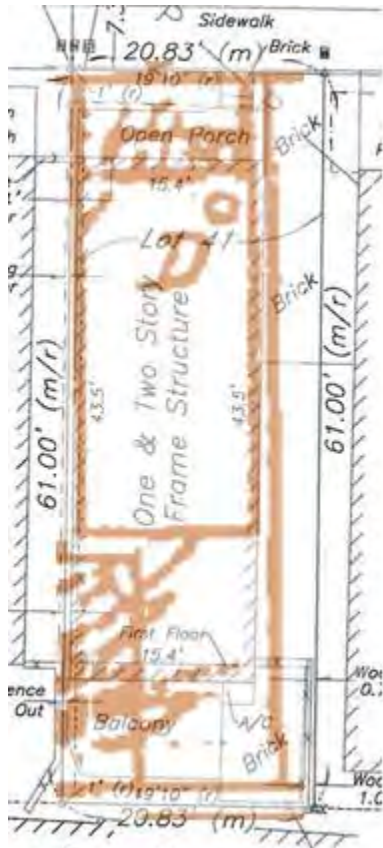
Address: 1112 Olivia Street

Description of Work

Renovations to existing house. New addition to second story at rear with porch and deck under it.

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

Guidelines Cited on Review

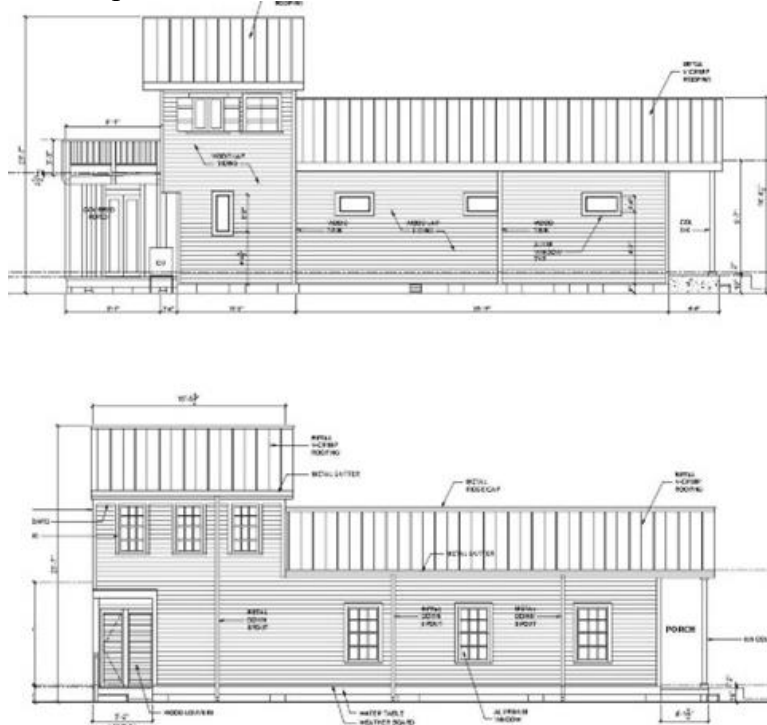
- Entrances, porches, and doors (pages 32-33), specifically guidelines 4 and 5.
- Windows (pages 29a-1), specifically guidelines 3 and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 6, 11, 12, 13, 14, 22, and 26.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 12, 13, 18, 22, and 23.

Staff Analysis

A Certificate of Appropriateness is under review for a new two-story rear addition that will replace an existing non-historic second floor deck. The plan also includes the replacement of the concrete slab floor of the front porch with a traditional wood floor over foundations.

The proposed rear addition will extend 5'- 2" towards the south and will have the same height as the current non-historic addition. The scheme augments the current rear yard setback from 2'-2" to 5". The addition will have wood lap siding, 6 over 6 impact resistant windows and 5 v-crimp metal panels as the roof finish. Under the addition there will be a porch with a deck and wood louvered panels will be installed at both sides for more privacy.

The plan also includes the reopening of the side window fenestrations to a verifiable dimension and the installation of new 6 over 6 aluminum impact windows. The front elevation has two windows, and they will be replaced with wood impact units. Front door with transom will be replaced with a wood door and wood frame transom.



Existing and proposed east side elevations

The application proposes to paint the house white. Brick pavers are proposed in the driveway and on the southeast portion of the parcel.

Consistency with Guidelines Cited Guidelines

It is staff's opinion that the proposed design conforms with cited guidelines. Most of the houses in the area have second stories on their back and the request will not have an adverse effect on the historic house or surrounding properties. Bringing back a traditional wood deck to the front porch and reconfiguring the existing side window fenestrations are appropriate design solutions for an altered historic building.

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. HONNAN, RA

APPLICANT'S ADDRESS:

915 BAYON ST.
KEY WEST, FL. 33040

APPLICANT'S SIGNATURE:

[Signature]

PHONE NUMBER 708-267-3921
EMAIL B.MURPHY@RESOURCE-PLASTICS.COM
PHONE NUMBER 305-296-8302
EMAIL WILLIAM@WPHONNAN.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: Robert J. Murphy DATE AND PRINT NAME: 12-20-22 Robert Murphy / Karen Murphy

DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMOLISHING EXISTING NON-HISTORIC WINDOWS, REAR NON-HISTORIC 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

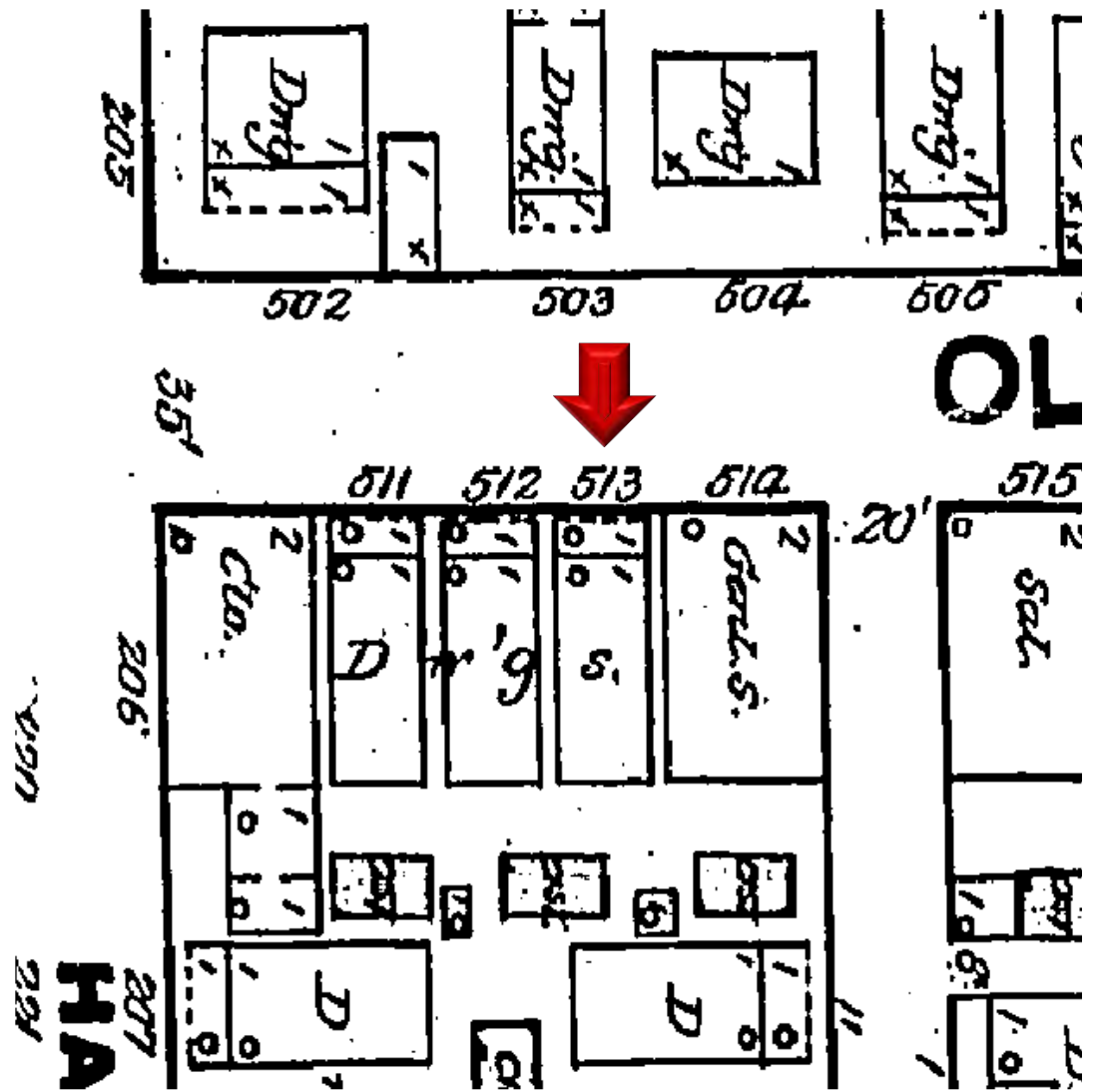
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

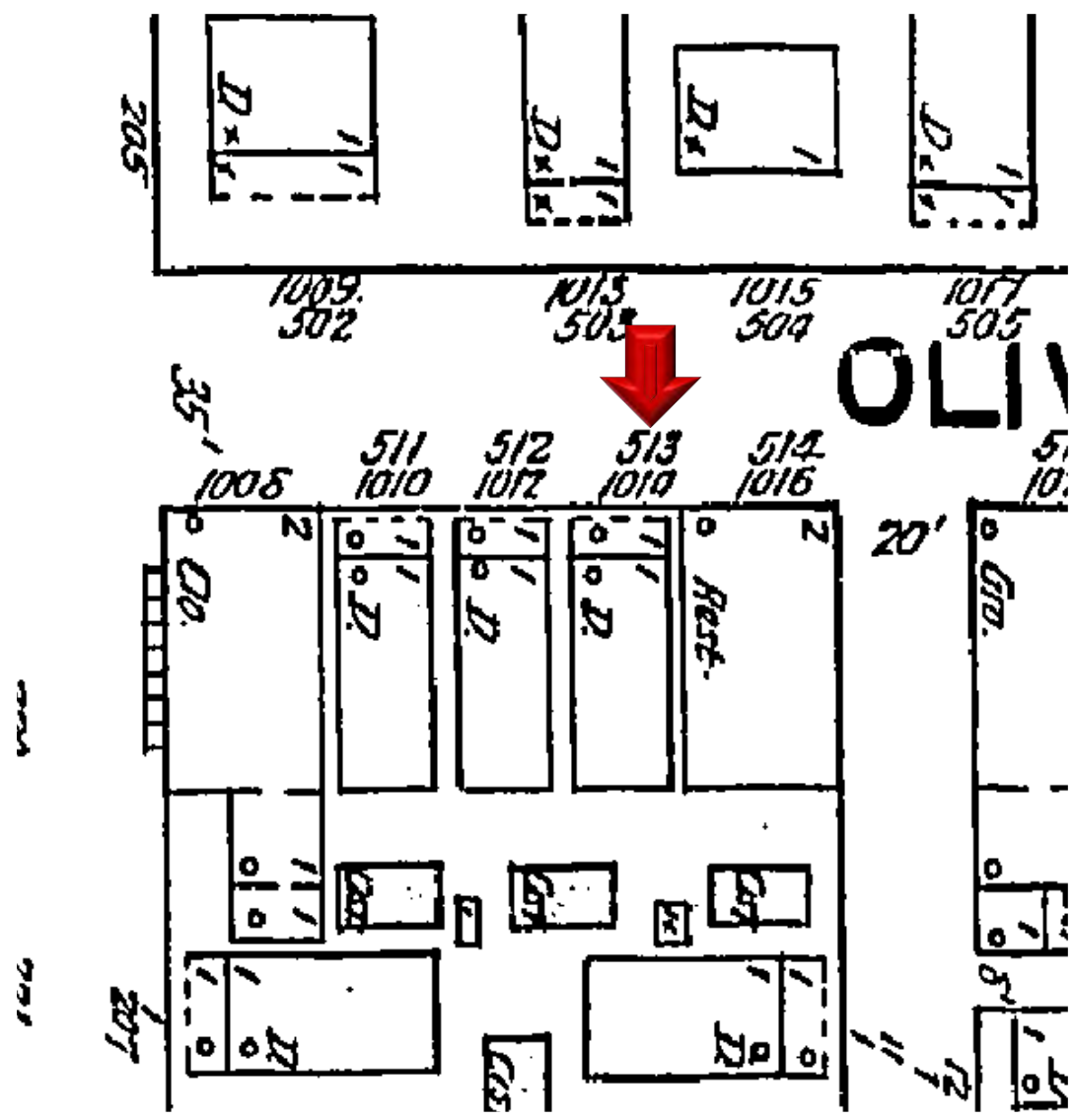
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

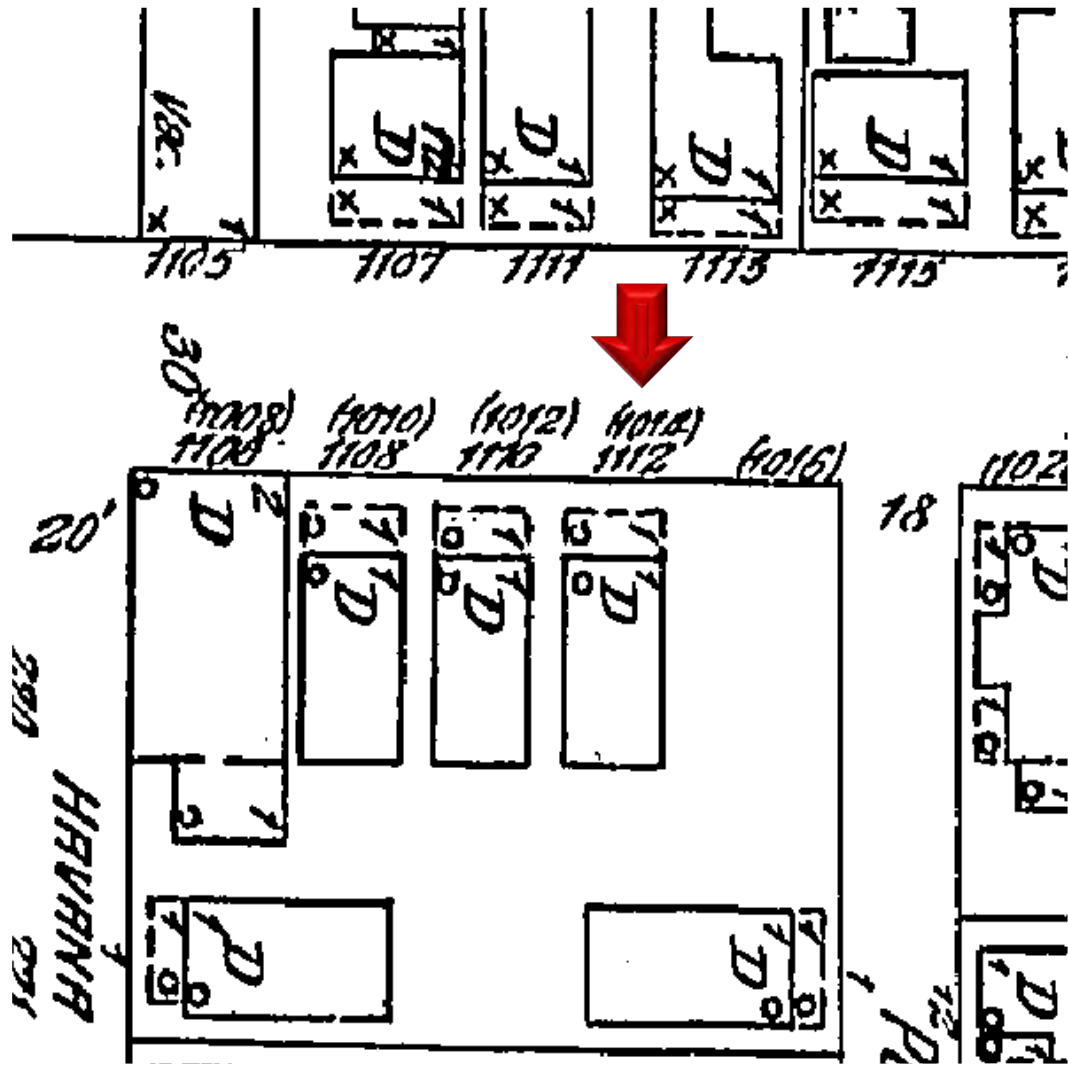
SANBORN MAPS



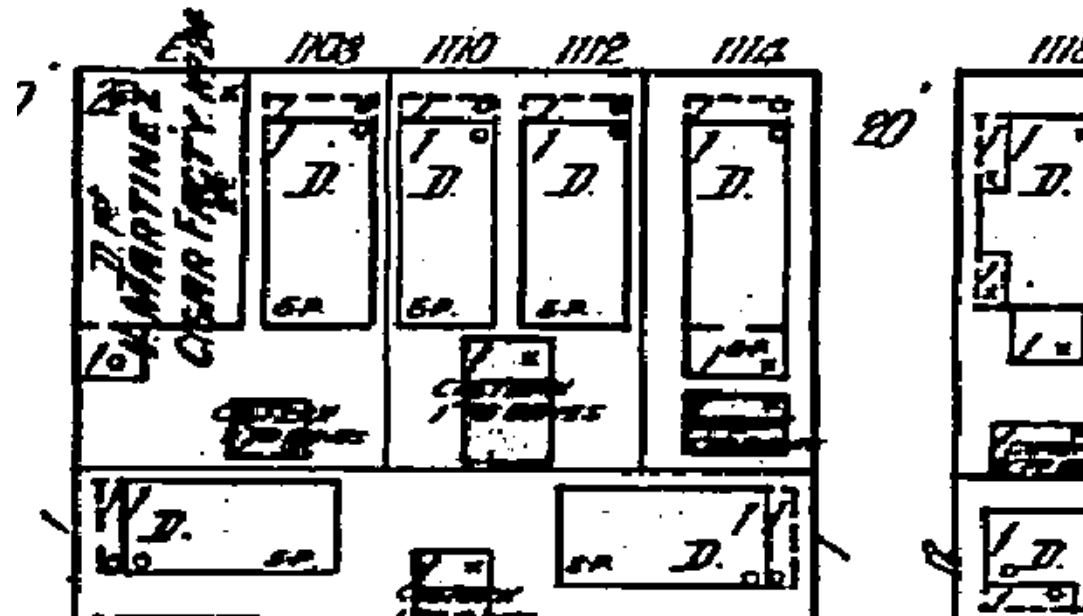
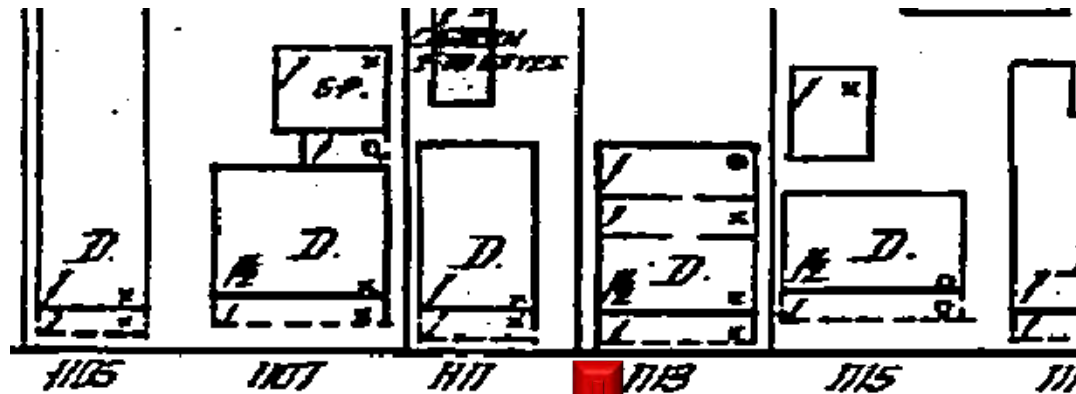
Sanborn Map 1889



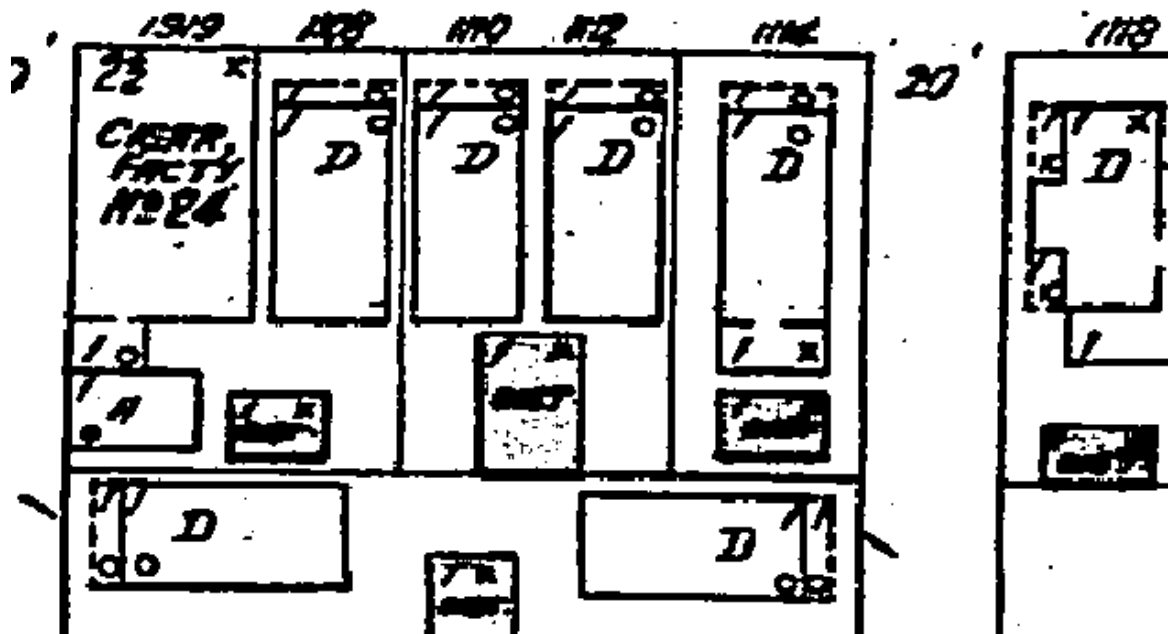
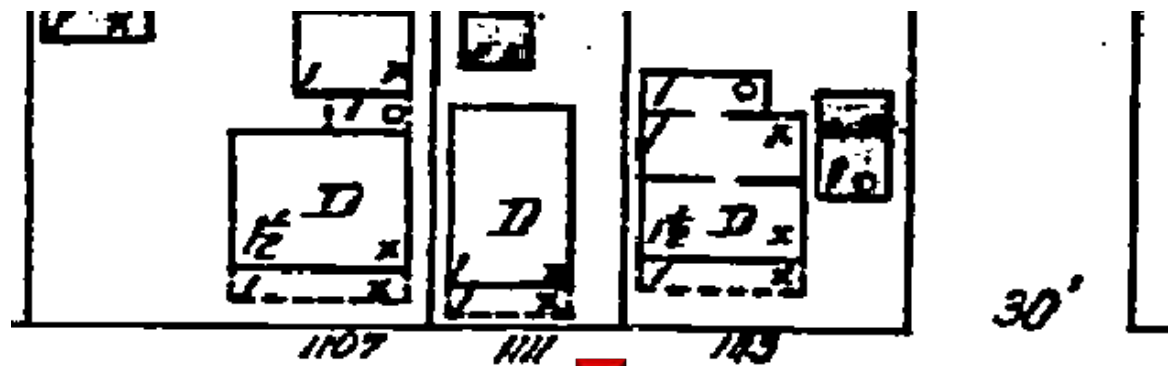
Sanborn Map 1892



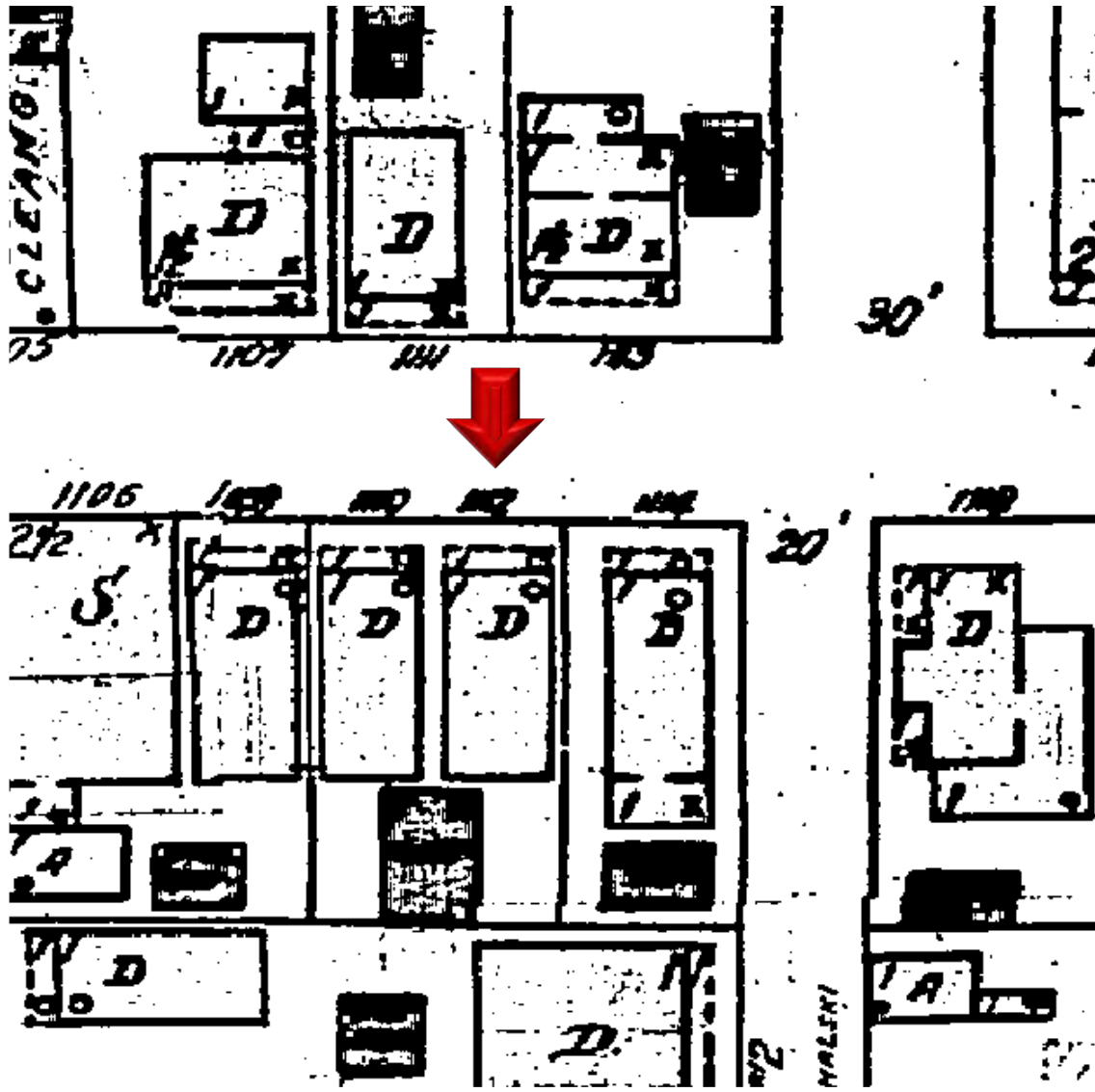
Sanborn Map 1899



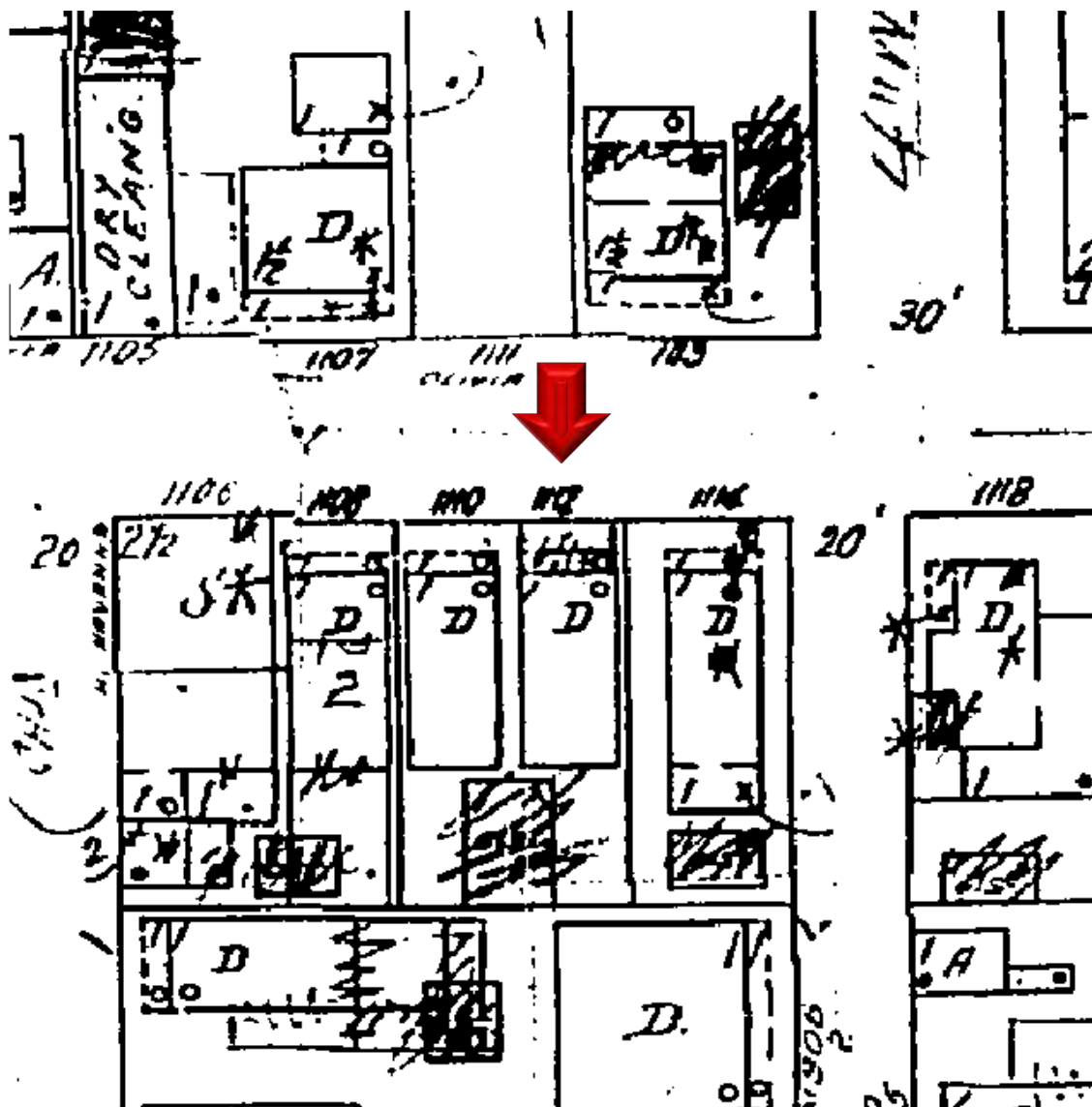
Sanborn Map 1912



Sanborn Map 1926

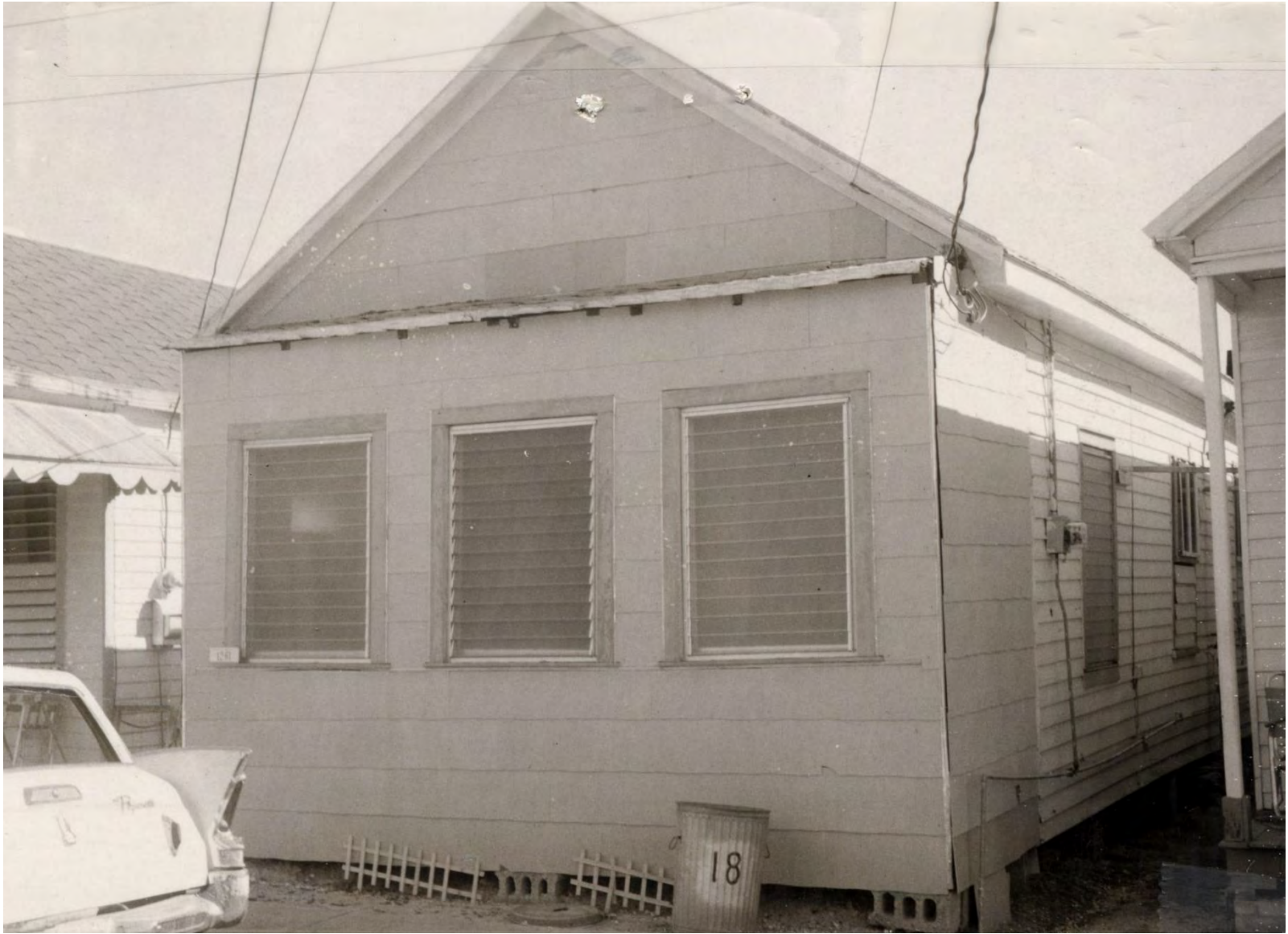


Sanborn Map 1948



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

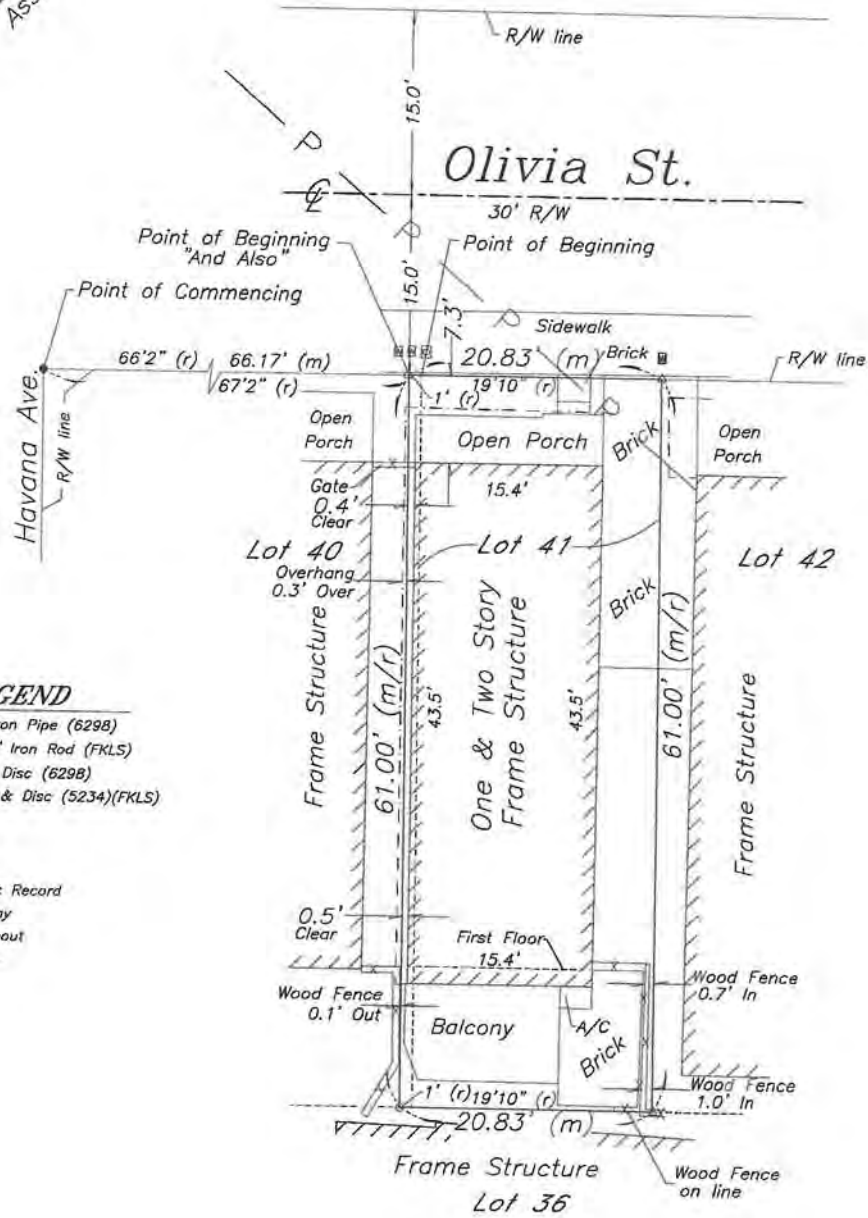
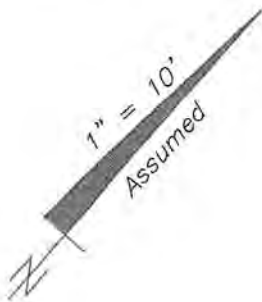
HARC APPLICATION



1112 OLIVIA STREET RENOVATIONS AND ADDITION
KEY WEST, FLORIDA

SURVEY

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



LEGEND

- Set 3/4" Iron Pipe (6298)
- Found 1/2" Iron Rod (FKLS)
- △ Set Nail & Disc (6298)
- ▲ Found Nail & Disc (5234)(FKLS)
- (R) Record
- (M) Measured
- ⊕ Centerline
- (M/R) Measured & Record
- R\W Right of Way
- ⊠ Sewer Cleanout
- ⊡ Water Meter

NOTE:
 This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
 PSU #6888

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

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.

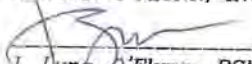
AND ALSO

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

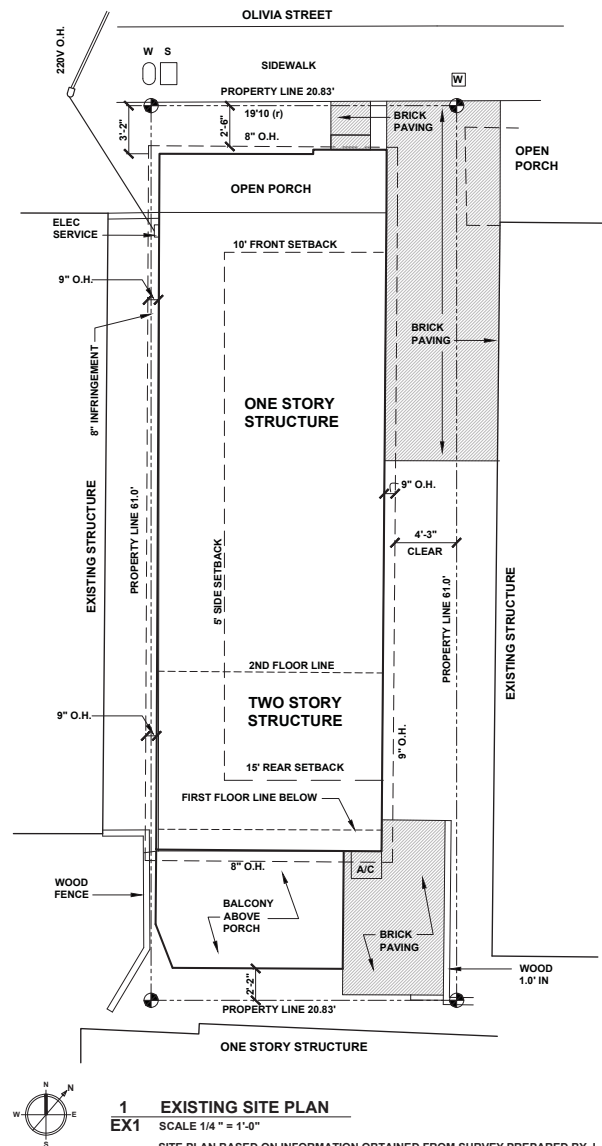
J. LYNN O'FLYNN, Inc.



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

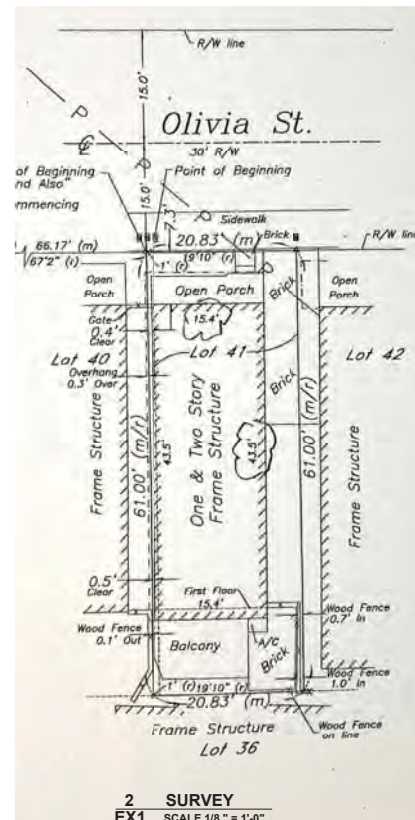
Maximum Density: 22 DU/acre
Maximum FAR: NA
Maximum Height: 30 feet
Existing Height: 27'-6"

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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33040

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LICENSE NO.
AA 0803040

1112 OLIVIA STREET
RENOVATIONS
KEY WEST, FLORIDA

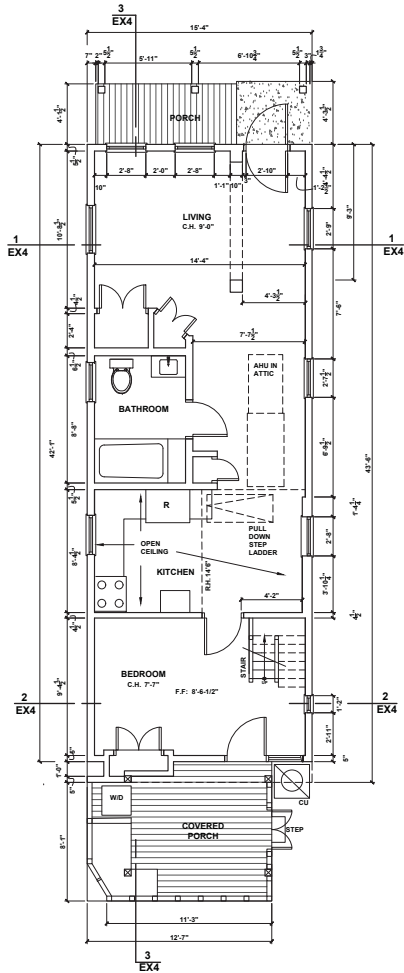
SEAL _____

DATE
08-01-22

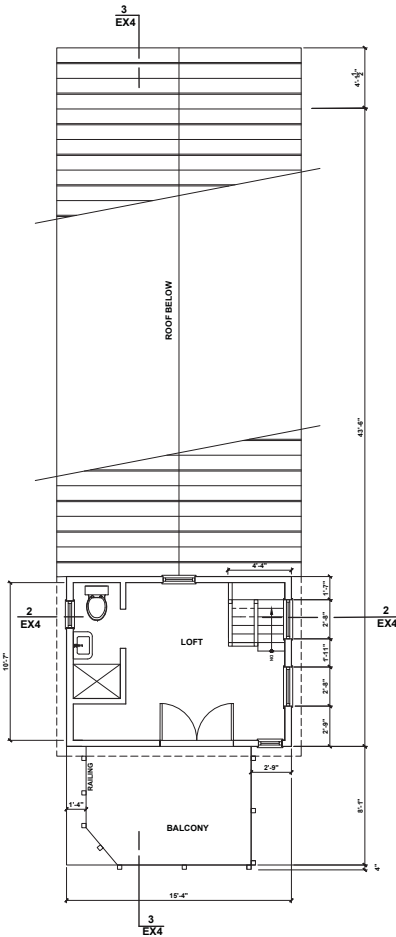
REVISIONS
11-06-22
12-19-22

DRAWN BY
HDS

PROJECT
NUMBER
2217



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

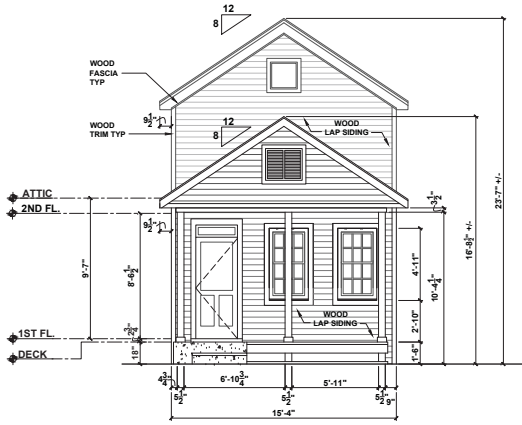


2 EXISTING SECOND FLOOR PLAN
EX2 SCALE 1/4" = 1'-0"

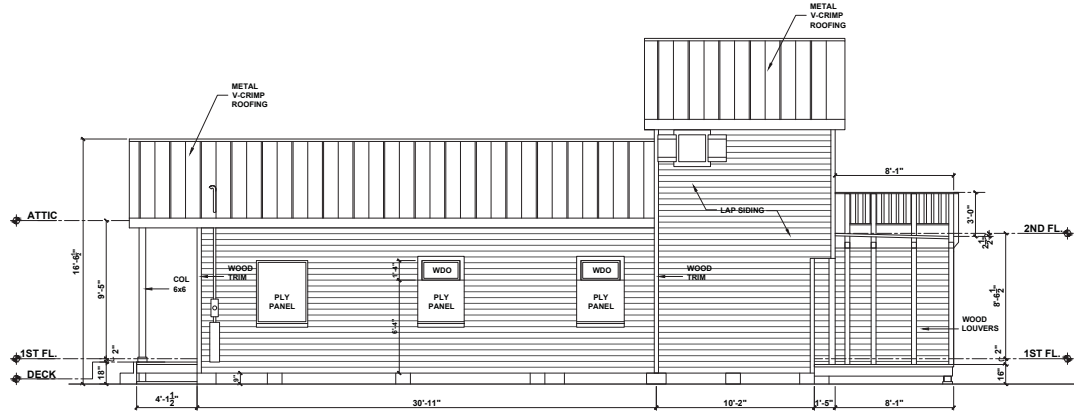
HARC APPLICATION



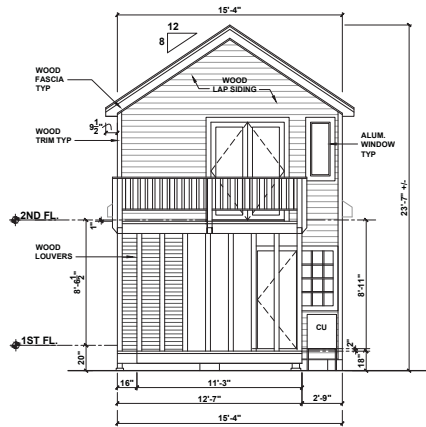
1112 OLIVIA STREET RENOVATIONS AND ADDITION
KEY WEST, FLORIDA



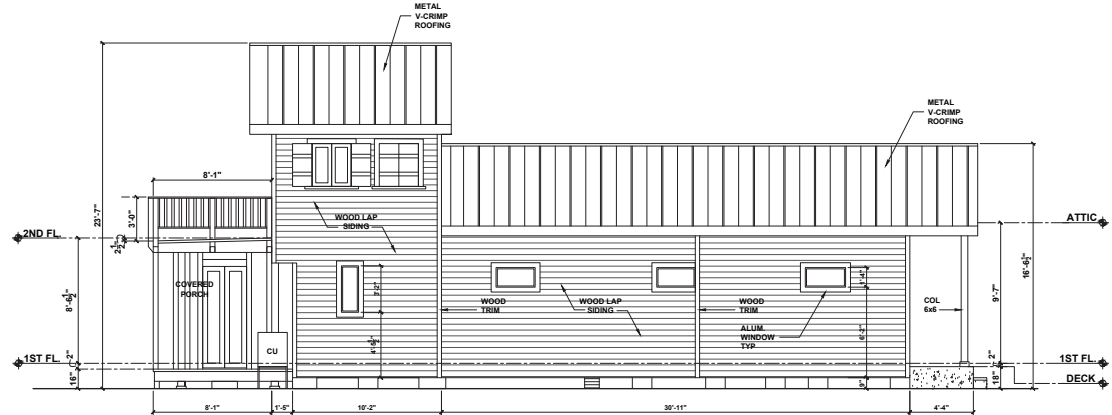
1 EXISTING NORTH (FRONT) ELEVATION
EX3 SCALE 1/4" = 1'-0"



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"

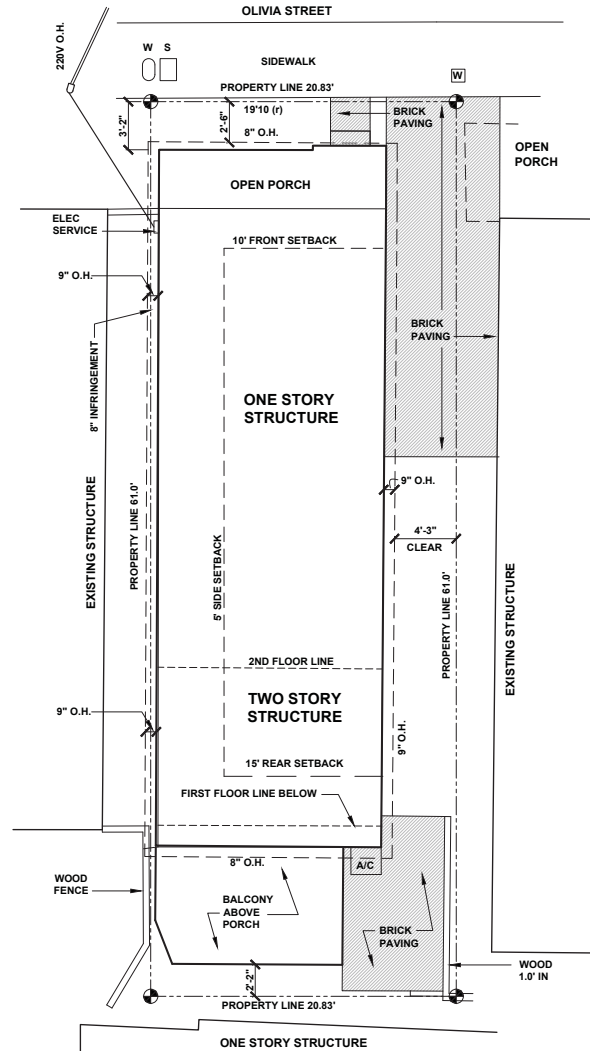
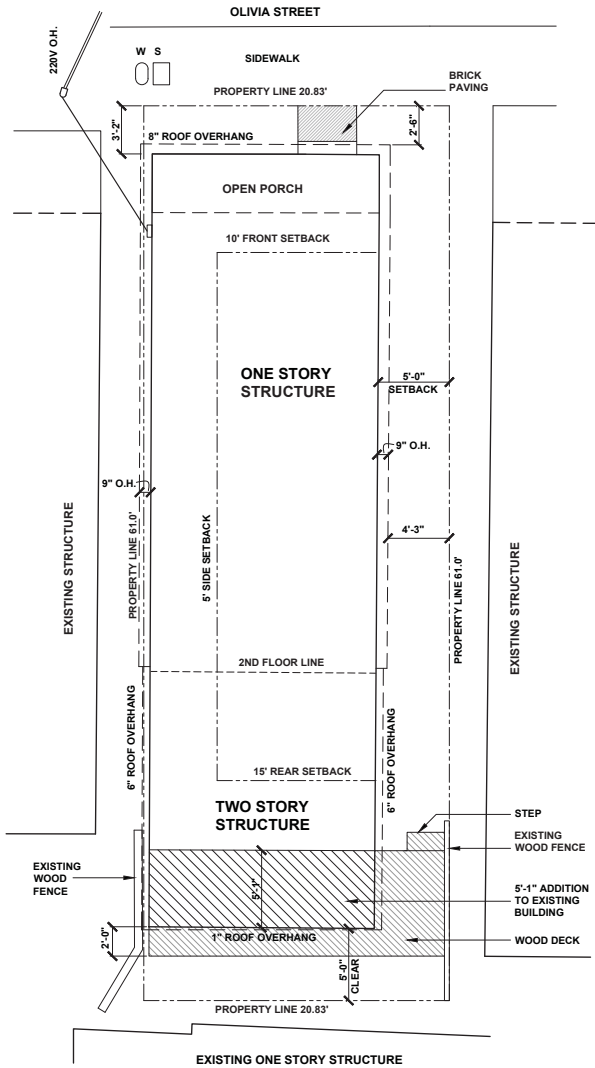
HARC APPLICATION



SITE DATA

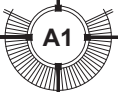
ZONING DISTRICT: HHDR
DIMENSIONAL REGULATIONS
Maximum Density: 22 DU/acre
Proposed Density: 1 DU/acre
Maximum FAR: NA
Maximum Height: 30 feet
Existing Height: 27'-6"
Proposed height: No change
Maximum Lot Coverage
Existing Lot Size: 1,270.63 SF
Maximum Building Coverage: 50% = 635.3 SF
Existing Building 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

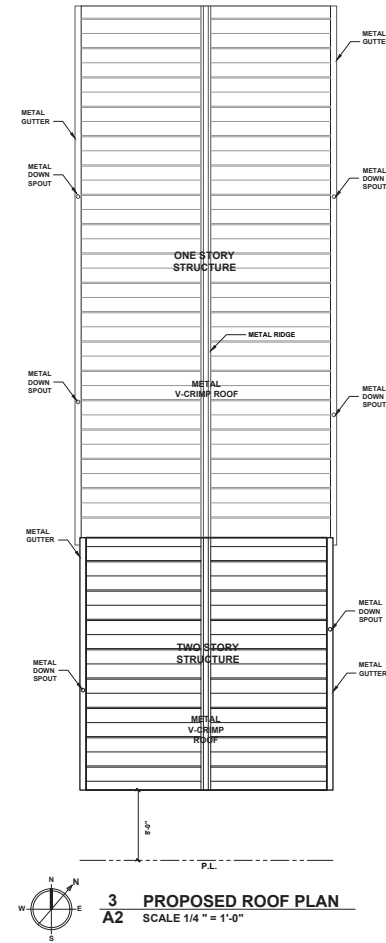
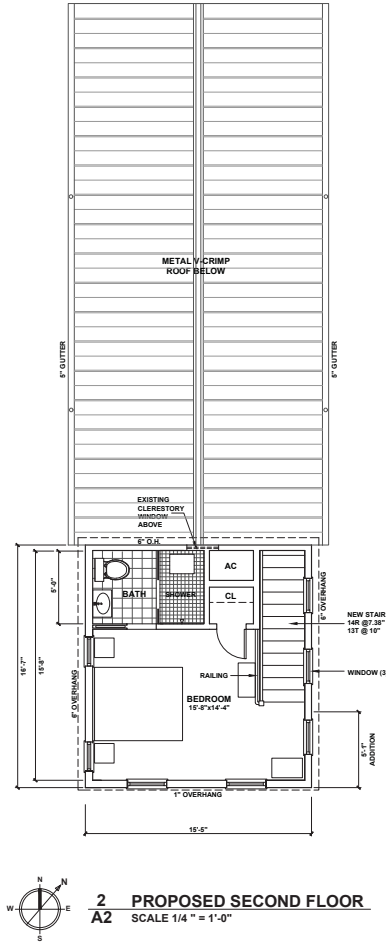
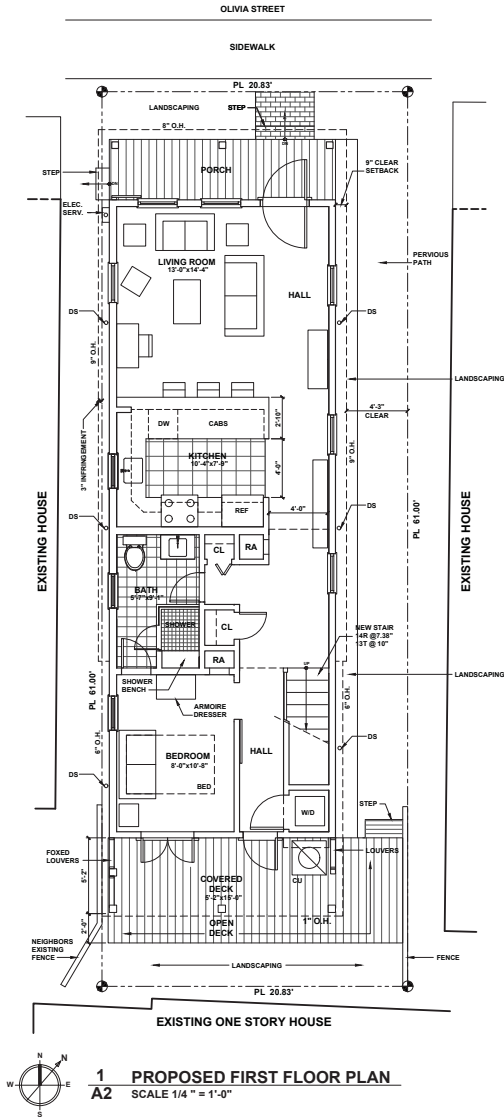
HARC APPLICATION

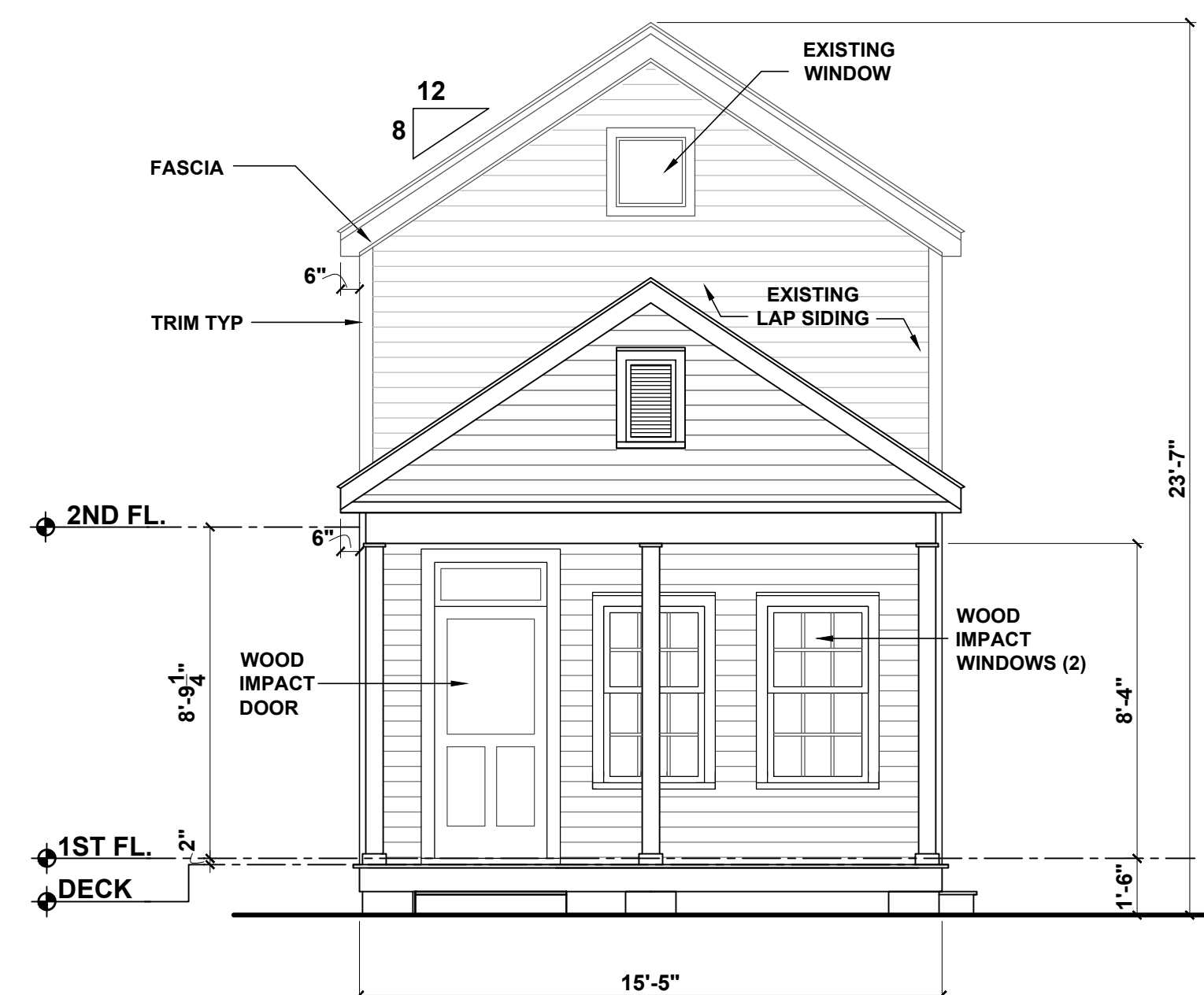


SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC., DATED ON 04-22-22

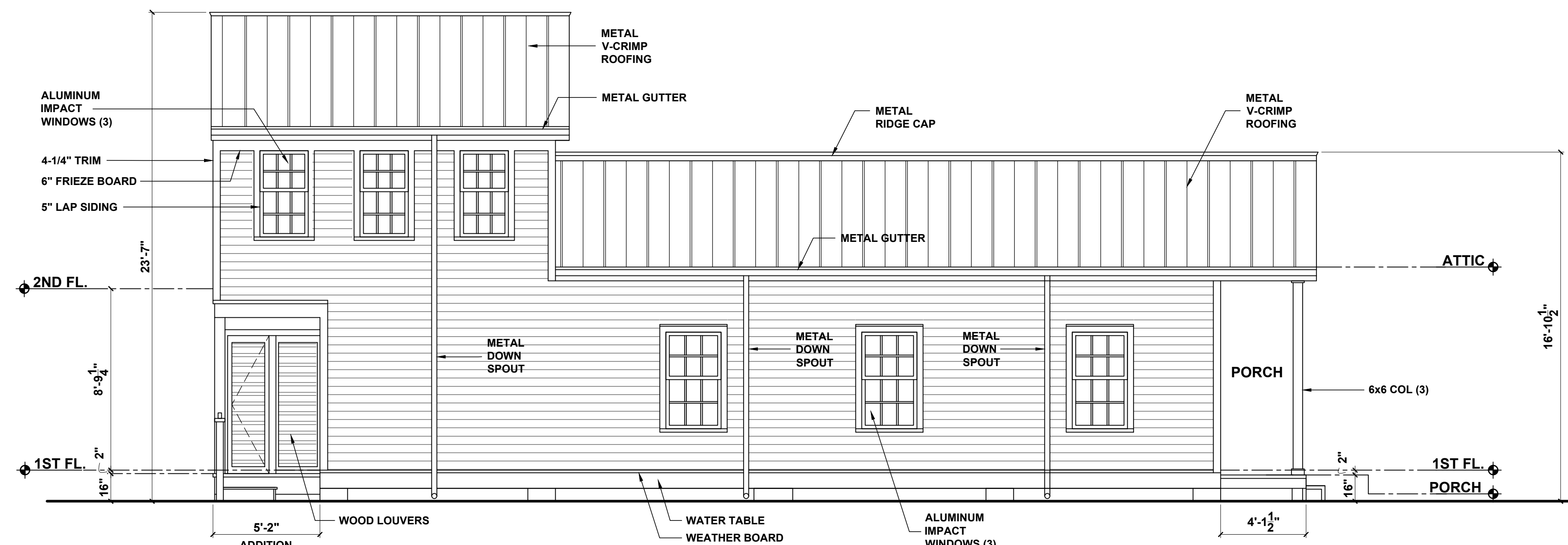
1112 OLIVIA STREET RENOVATIONS AND ADDITION
KEY WEST, FLORIDA



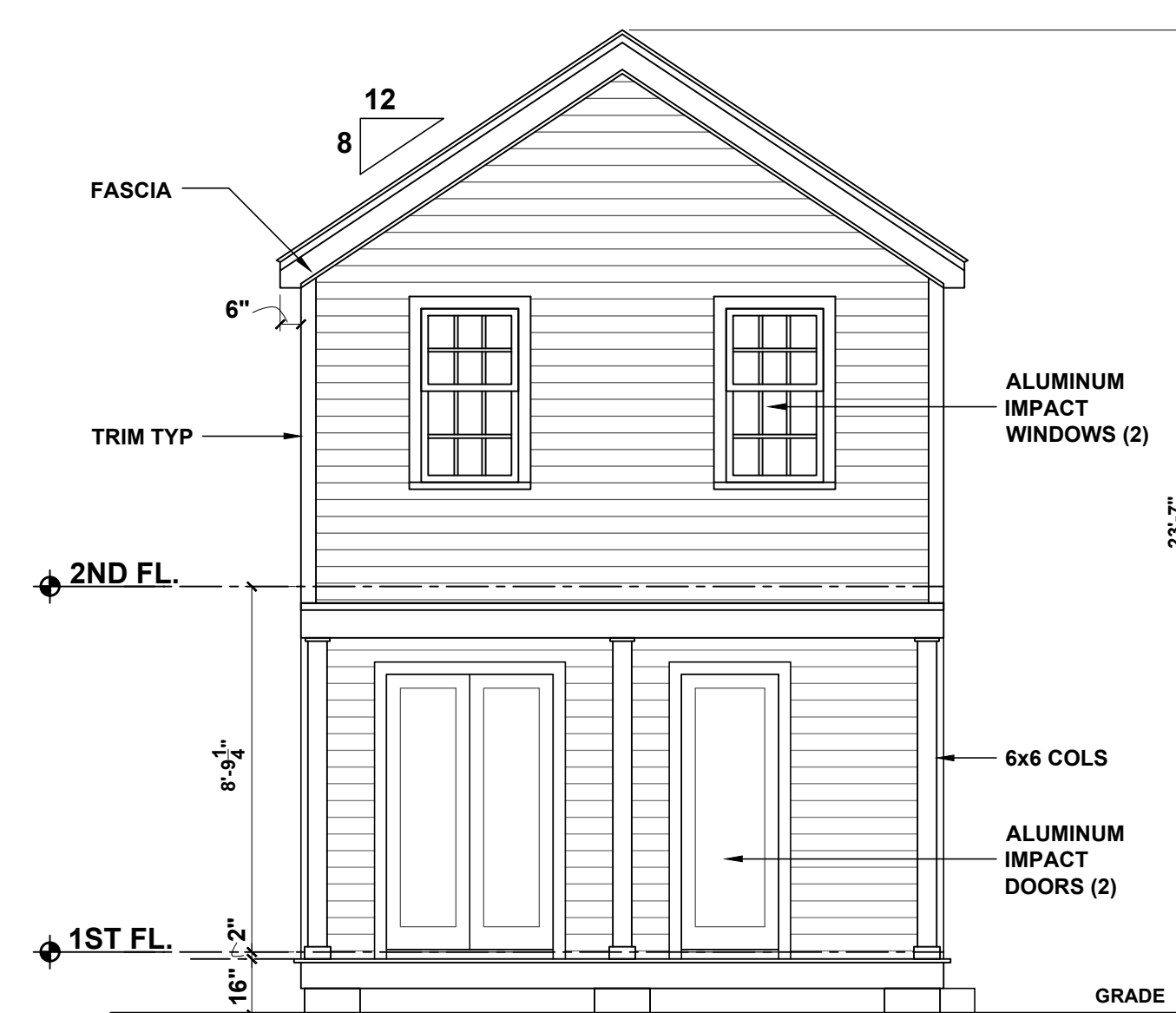




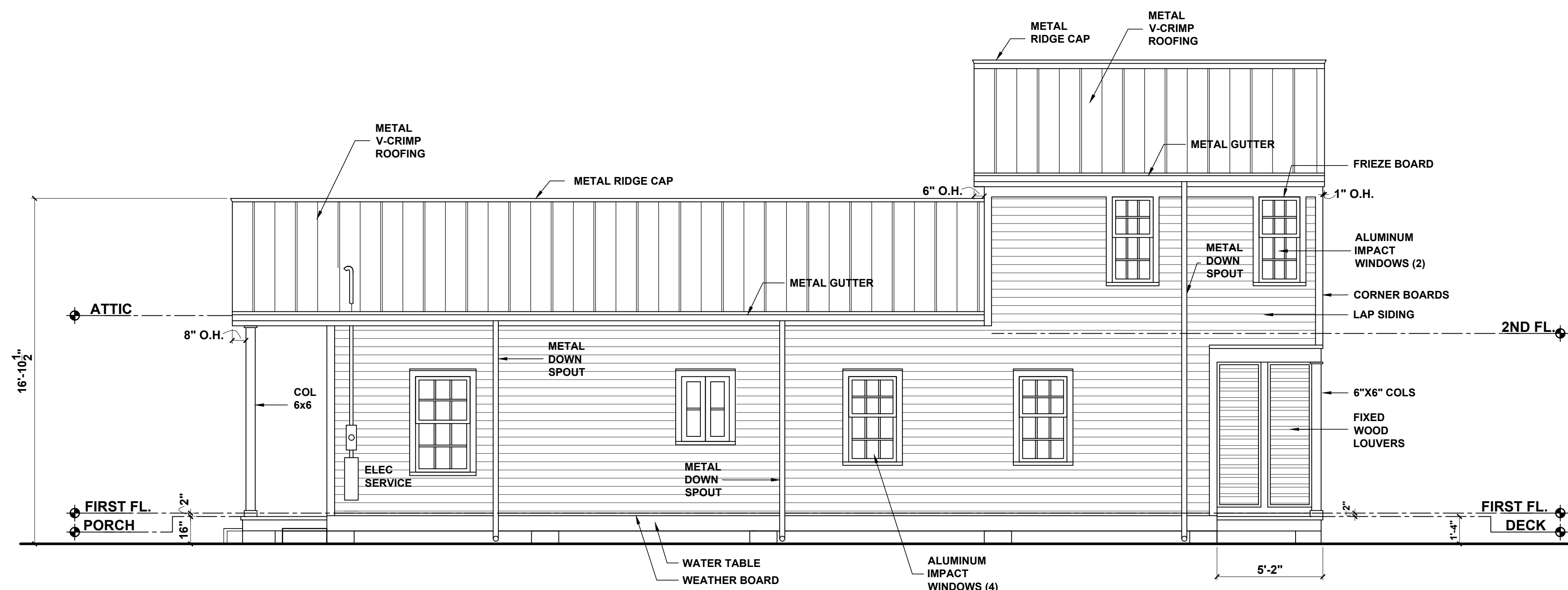
1 SCHEMATIC NORTH (FRONT) ELEVATION
A3 SCALE 1/4" = 1'-0"



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

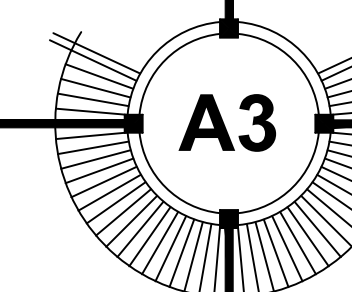
DATE
11-23-22

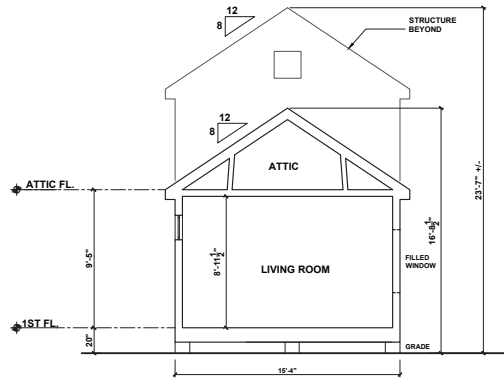
REVISIONS
12-19-22
1-11-22

DRAWN BY
HDS

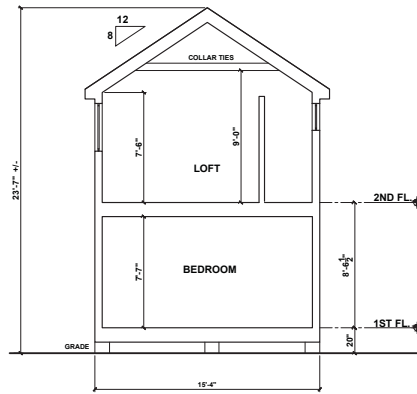
PROJECT
NUMBER
2217

HARC APPLICATION

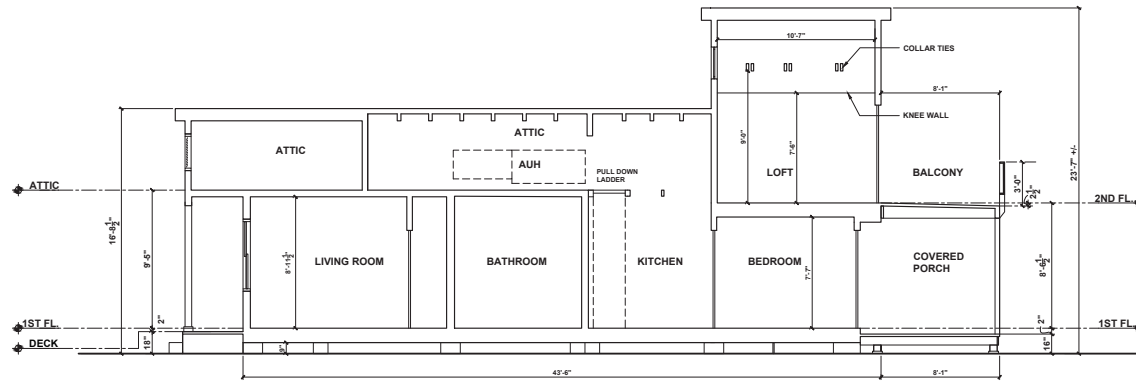




1 EXISTING BUILDING SECTION
EX4 SCALE 1/4" = 1'-0"



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:

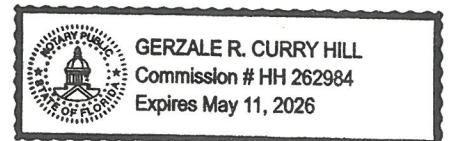
[Signature]
Date: 1/18/23
Address: 915 PAVON ST.
City: KEY WEST
State, Zip: FL. 33040

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

Arlene

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		

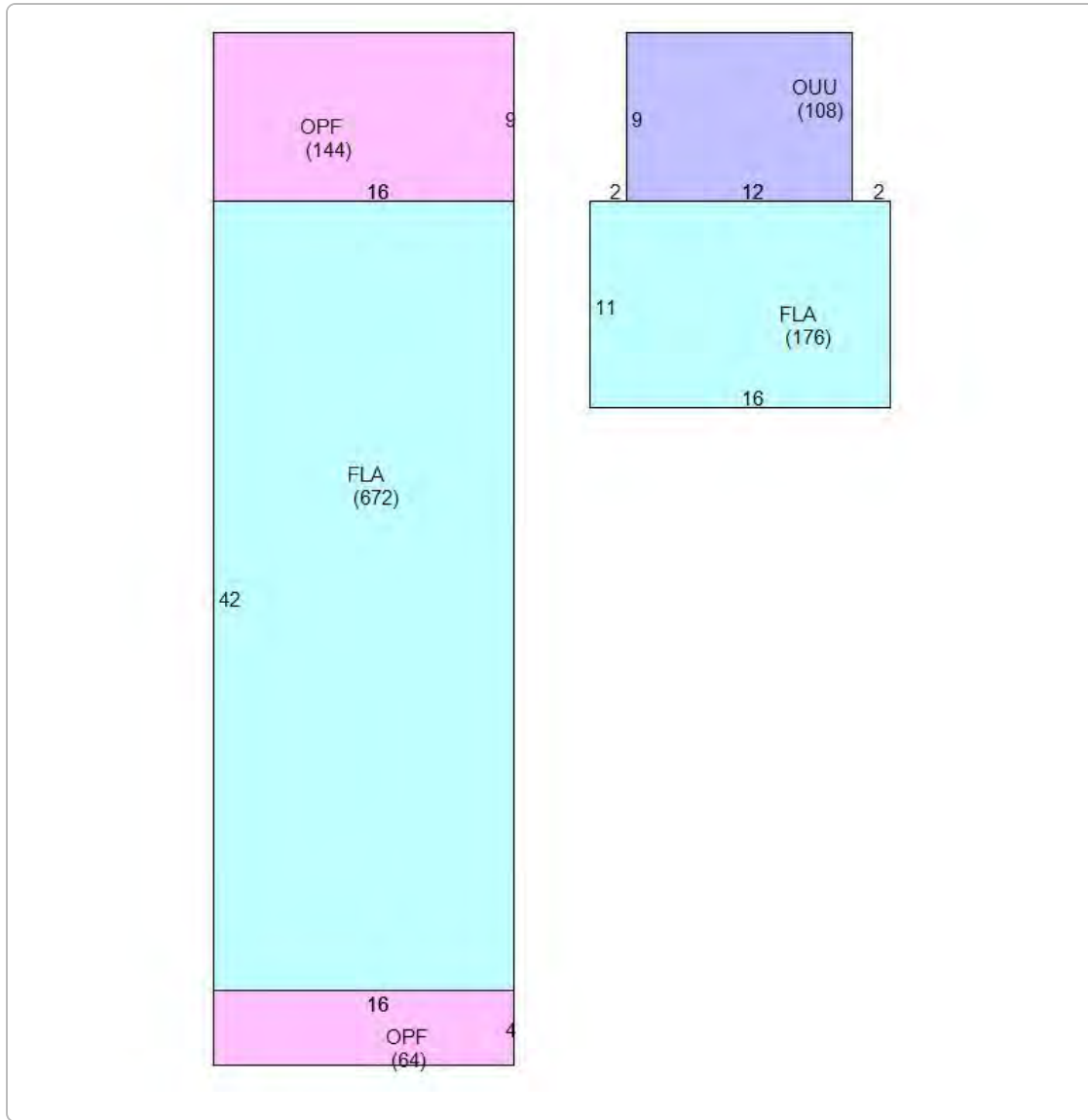
Permits

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