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## Staff Report for Item 8a

**To:** Chairman Michael Miller and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** April 28, 2015

**Applicant:** Tom Pope

**Application Number:** H15-01-0403

**Address:** #1212 Olivia Street

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### Description of Work:

New rear addition on non-contributing building.

### Site Facts:

#1212 Olivia Street is listed as a non-contributing resource in the survey. It does not show up on the 1962 Sanborn map, but is first seen in a 1974 photograph as a three bay garage. Over the years, it was converted into a house, with a few alterations and additions.

### Guidelines Cited in Review:

Additions and Alterations (pages 36-37), specifically guidelines 1 through 8.

### Staff Analysis

This Certificate of Appropriateness proposes constructing a new addition on the rear. It will basically be in the same footprint of a current addition, but slightly larger. The addition will have sliding glass doors on the rear and four windows. The railing on the roof will be removed.

### Consistency with the Guidelines

This project alters no historic fabric, and the new addition will be on the rear and not publicly visible. As the building is non-contributing, it may be reviewed more liberally. Staff feels the addition will have no adverse impact on the neighborhood and the historic district, and that the project is consistent with the guidelines regarding additions and alterations.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER <b>15-01-403</b>		BUILDING PERMIT NUMBER [REDACTED]	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

<b>12120 Olivia</b>		# OF UNITS
<b>1025275</b>		
<b>James Connell</b>	PHONE NUMBER	
<b>1212 Olivia</b>	EMAIL	
<b>owner</b>	PHONE NUMBER	
	EMAIL	
<b>Thomas E. Pope</b>	PHONE NUMBER <b>296-3611</b>	
<b>610 White street</b>	EMAIL <b>tepopepa@aol.com</b>	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: \_\_\_ YES \_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:  ONE OR TWO FAMILY \_\_\_ MULTI-FAMILY \_\_\_ COMMERCIAL \_\_\_ NEW \_\_\_ REMODEL  
 \_\_\_ CHANGE OF USE / OCCUPANCY \_\_\_ ADDITION \_\_\_ SIGNAGE \_\_\_ WITHIN FLOOD ZONE \_\_\_  
 \_\_\_ DEMOLITION \_\_\_ SITE WORK \_\_\_ INTERIOR \_\_\_ EXTERIOR \_\_\_ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

*Demolish existing rear addition replace with new addition as per plans.*

BY: MAC

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <b>JAMES CONNELL</b>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <b>19</b> DAY OF <b>2015</b> , 20 <b>15</b> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS ___ DAY OF ___ 2015.
	Oper: KEYWBLD Type: BP Drawer: 1 Date: 3/20/15 50 Receipt no: 16889 2015 1000403 * BUILDING PERMITS NEW Trans number: 1.00 \$100.00 CK CHECK 468 \$100.00 Trans date: 3/19/15 Time: 16:18:43
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

20-36051-0092H

**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](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Remove Existing Enclosed rear	porch / wood/metal	wood / metal
Replace w/ new addition 24" wider	/ with wood construction as per plans.	

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					
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ Tabled for add'l. info.		
HARC MEETING DATE:			HARC MEETING DATE:			HARC MEETING DATE:		
REASONS OR CONDITIONS:								
STAFF REVIEW COMMENTS:								
HARC PLANNER SIGNATURE AND DATE:					HARC CHAIRPERSON SIGNATURE AND DATE:			

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT 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:	

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



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

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

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

**CRITERIA FOR DEMOLITIONS**

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

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

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

The rear addition is not historic or contributing

**OR THAT THE BUILDING OR STRUCTURE;**

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

none noted

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

none noted

- (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.

none noted

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

none noted

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

none noted

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

none noted

- (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.

none noted

- (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.

none noted

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

none noted

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
**APPLICATION NUMBER H- \_\_\_\_\_**



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

\_\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

\_\_\_\_\_ No Reason \_\_\_\_\_

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

\_\_\_\_\_ *The rear addition is not historic or contributing* \_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_ *addition to be removed at rear and replaced with* \_\_\_\_\_  
\_\_\_\_\_ *new addition 24" wider* \_\_\_\_\_  
\_\_\_\_\_

AND

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

\_\_\_\_\_ *building and addition non historic* \_\_\_\_\_  
\_\_\_\_\_

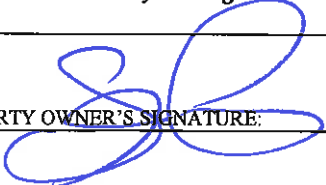
(4) Removing buildings or structures that would otherwise qualify as contributing.

\_\_\_\_\_ *building and addition are non historic and non contributing* \_\_\_\_\_  
\_\_\_\_\_



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

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

 PROPERTY OWNER'S SIGNATURE:	3/19/15 DATE AND PRINT NAME: James Connell
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**OFFICE USE ONLY**

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

Reviewed by Staff on <u>3/19/2015</u> Notice of hearing posted <u>4/22/2015</u> First reading meeting date <u>4/28/2015</u> Second Reading meeting date <u>N/A</u> <b>TWO YEAR EXPIRATION DATE</b> _____	<b>Staff Comments</b> Not historic. First appears in a 1974 photograph.
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# PROJECT PHOTOS



Property Appraiser's Photograph, c. 1974.  
Monroe County Public Library.



1  
2  
1  
2

Public Meeting Notice

TOYOTA  
TACOMA



1  
2  
1  
2



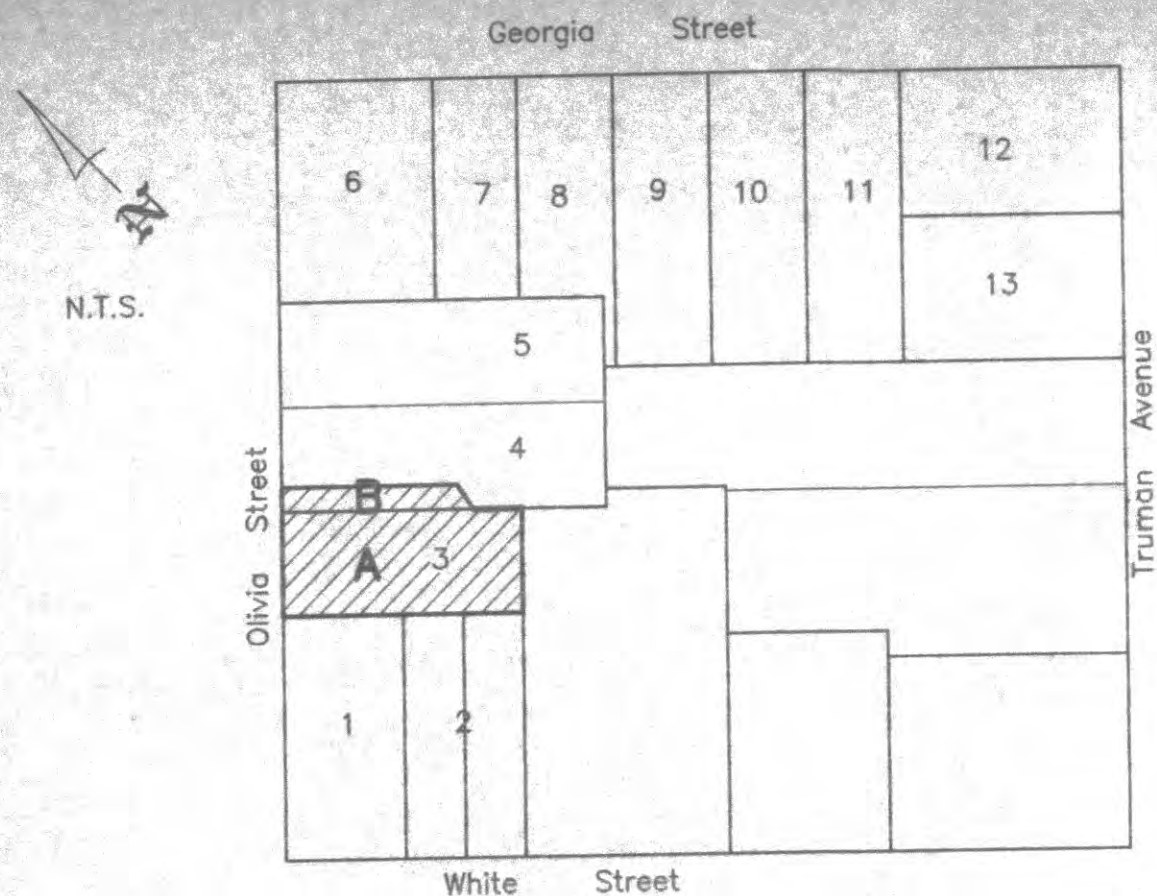








# SURVEY



**LOCATION MAP**

A portion of the City of Key West

LEGAL DESCRIPTION: (O.R. 2394, Page 1596)

**Parcel A**

On the Island of Key West and known as subdivision Three (3), Square One (1) Tract Seven (7), according to W. C. Maloney Diagram of said Tract, Recorded in Plat Book One (1), Page Twenty-Two, Monroe County Records, and more particularly described as follows:

Commencing at a point one hundred (100) feet from the Southeast corner of White and Olivia Streets; thence running in a Northeast Direction Forty-Two feet nine inches; thence at right angles in a Northwest direction One hundred (100) feet to the Place of Beginning.

**Parcel B**

A parcel of land on the Island of Key West and known as part of Subdivision Four (4), Square One (1), Tract Seven (7), according to W. C. Maloney Diagram of said tract, recorded in Plat Book 1, Page 22 of the Public Record of Monroe County Records, said parcel being more particularly described as follows: Commence at the Northeasterly right of way line of White Street with the Southeasterly right of way line of Olivia Street and run thence Northeasterly along the Southeasterly right of way line of the said Olivia Street for a distance of 142.75 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Olivia Street for a distance of 5.05 feet to a Point; thence Southeasterly with a deflection angle of 90 degrees 11 minutes 53 seconds to the right and along the Southwesterly face of an existing wood fence for a distance of 64.53 feet to a Point on the Northwesterly face of said existing wood fence; thence Southerly with a deflection angle of 38 degrees 45 minutes 13 seconds to the right and along the Northwesterly face of said existing wood fence for a distance of 7.68 feet; thence Northwesterly with a deflection angle of 141 degrees 02 minutes 53 seconds to the right and along the Southwesterly boundary line of said subdivision Four (4) for a distance of 70.50 feet back to the Point of Beginning.

**CERTIFICATION made to:**

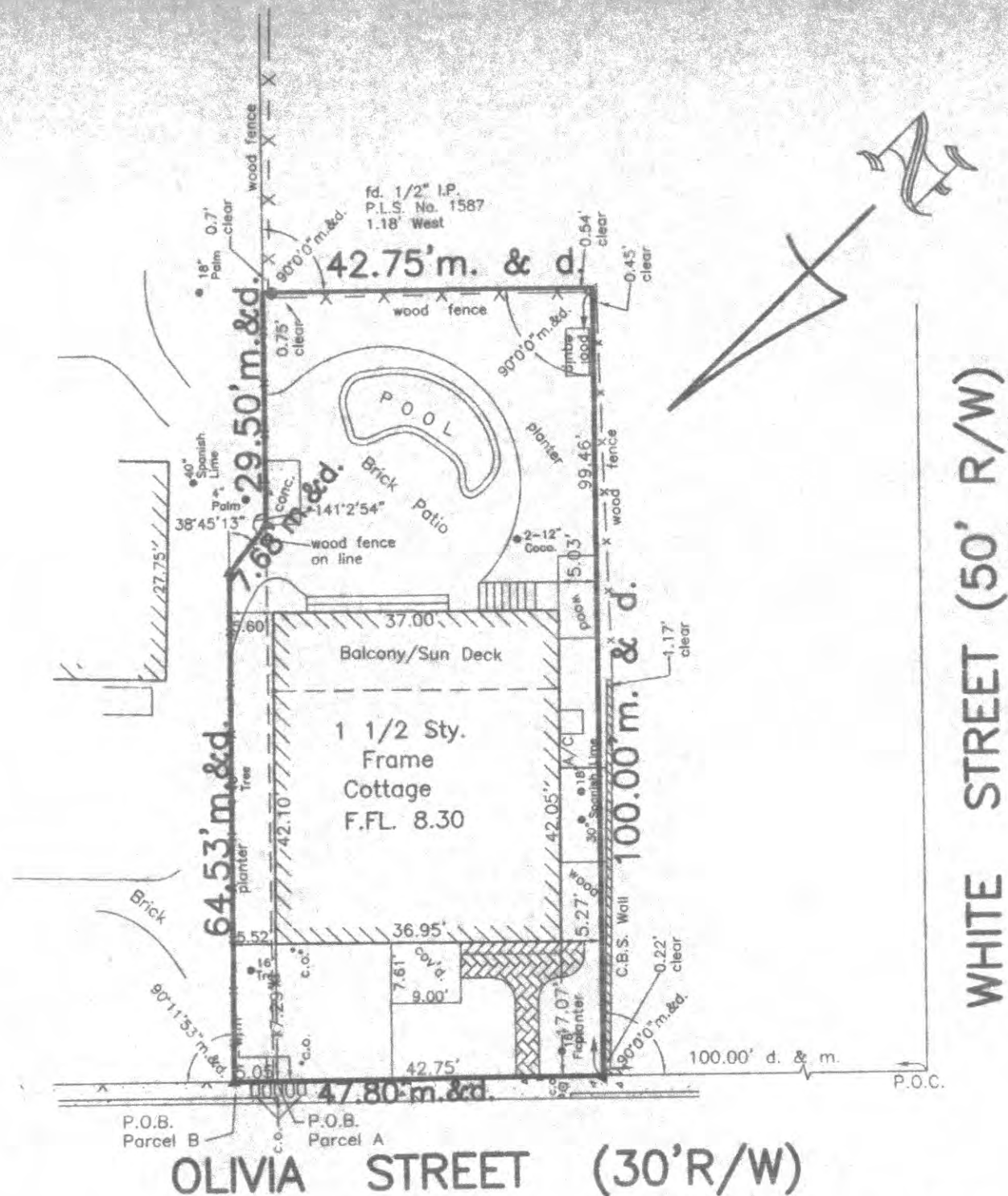
James R. Connell  
New House Title LLC  
First American Title Insurance Company  
Metlife Home Loans

**CERTIFICATION:**

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



**OLIVIA STREET (30' R/W)**

**WHITE STREET (50' R/W)**

**SURVEYOR'S NOTES:**

North arrow based on assumed median  
Reference Bearing: R/W Olivia Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: D-121 Elevation: 3.914

Field Work performed on: 2/24/09

**Monumentation:**

- ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- = Found 1/2" Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749

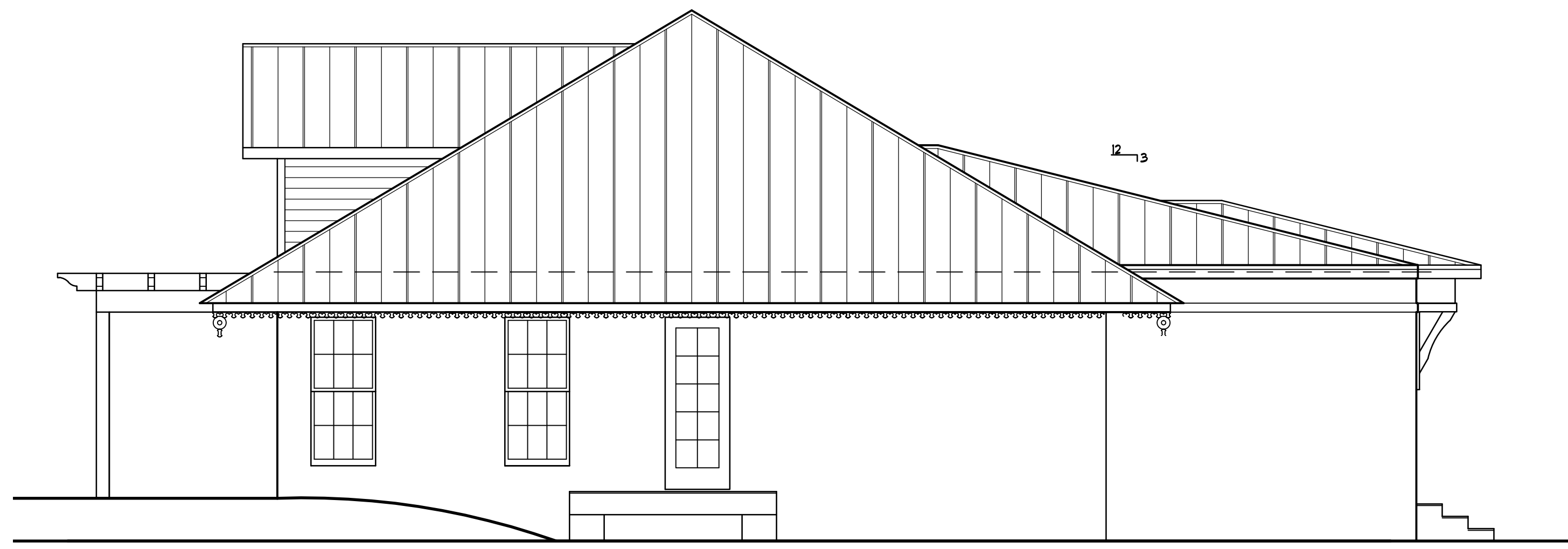
**Abbreviations:**

- |                         |                                 |                                     |                       |
|-------------------------|---------------------------------|-------------------------------------|-----------------------|
| Sty. = Story            | P.O.C. = Point of Commence      | ⊕ = Concrete Utility Pole           | Pl. = Planter         |
| R/W = Right-of-Way      | P.O.B. = Point of Beginning     | ⊙ = Wood utility Pole               | Hydt. = Fire Hydrant  |
| fd. = Found             | P.B. = Plat Book                | ⊙ = Wood Utility Pole               | F.W. = Fire Well      |
| p. = Plat               | pg. = page                      | ⊙ = Wood Utility Pole with Guy wire | A/C = Air Conditioner |
| m. = Measured           | Elec. = Electric                | ⊙ = Water Meter                     | O.M.H. = Man Hole     |
| d. = Deed               | Tel. = Telephone                | ⊙ = Water Valve                     | + = Fire Hydrant      |
| O.R. = Official Records | C.L.F. = Chain Link Fence       | w.m. = Water Meter                  | * = Light             |
| N.T.S. = Not to Scale   | o/h = Overhead                  | Bal. = Balcony                      | ⊙ = sign              |
| ⊙ = Centerline          | u/g = Underground               | conc. = concrete                    | Elev. = Elevation     |
| wd. = Wood              | F.F.L. = Finish Floor Elevation | I.P. = Iron Pipe                    | B.M. = Bench Mark     |
|                         | C.B. = Concrete Block           | I.B. = Iron Bar                     | Irr. = Irregular      |
|                         | C.B.S. = Concrete Block Stucco  |                                     |                       |
|                         | cov'd. = Covered                |                                     |                       |

James R. Connell 1212 Olivia Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 09-131	
Scale: 1"=20'	Ref. 158-74 file	Flood panel No. 1516K	Dwn. By: F.H.H.
Date: 1/24/01		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
6/8/04: Updated, pool, additions, brick walks			
3/3/09: updated, divided parcel, pool, new owners			
3/25/09: Cert.			
f:/datafred/dwg/kw/Block96			

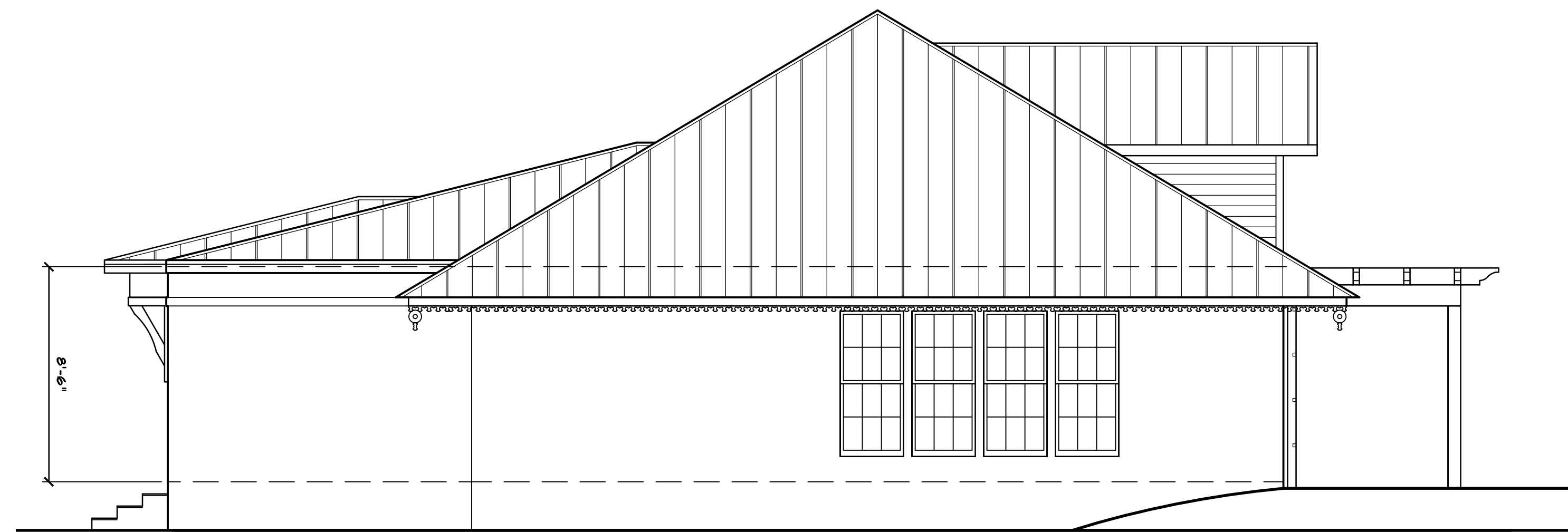
**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS  
3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net

# PROPOSED DESIGN



Side Elevation

1/4" = 1' - 0"



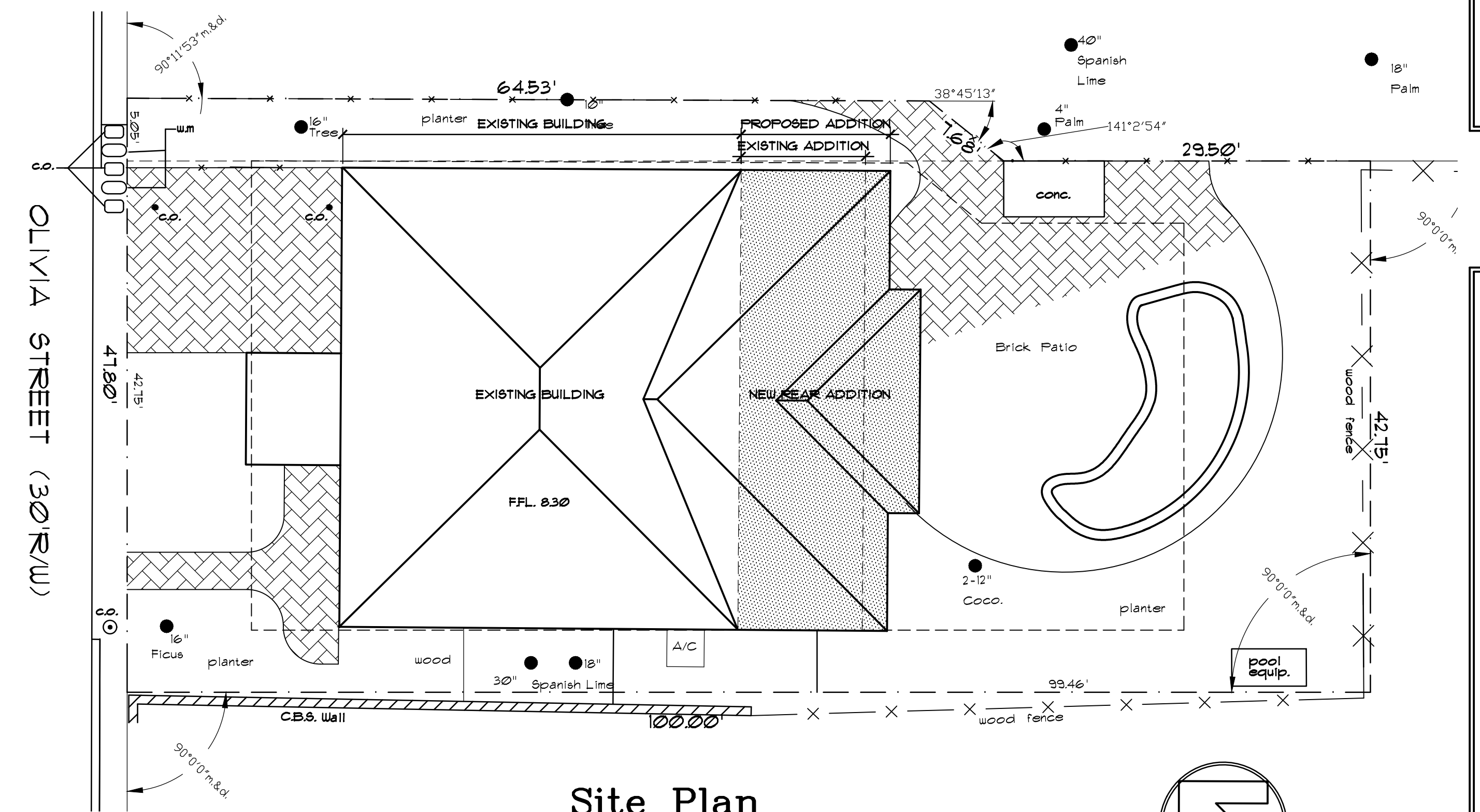
Side Elevation

1/4" = 1' - 0"



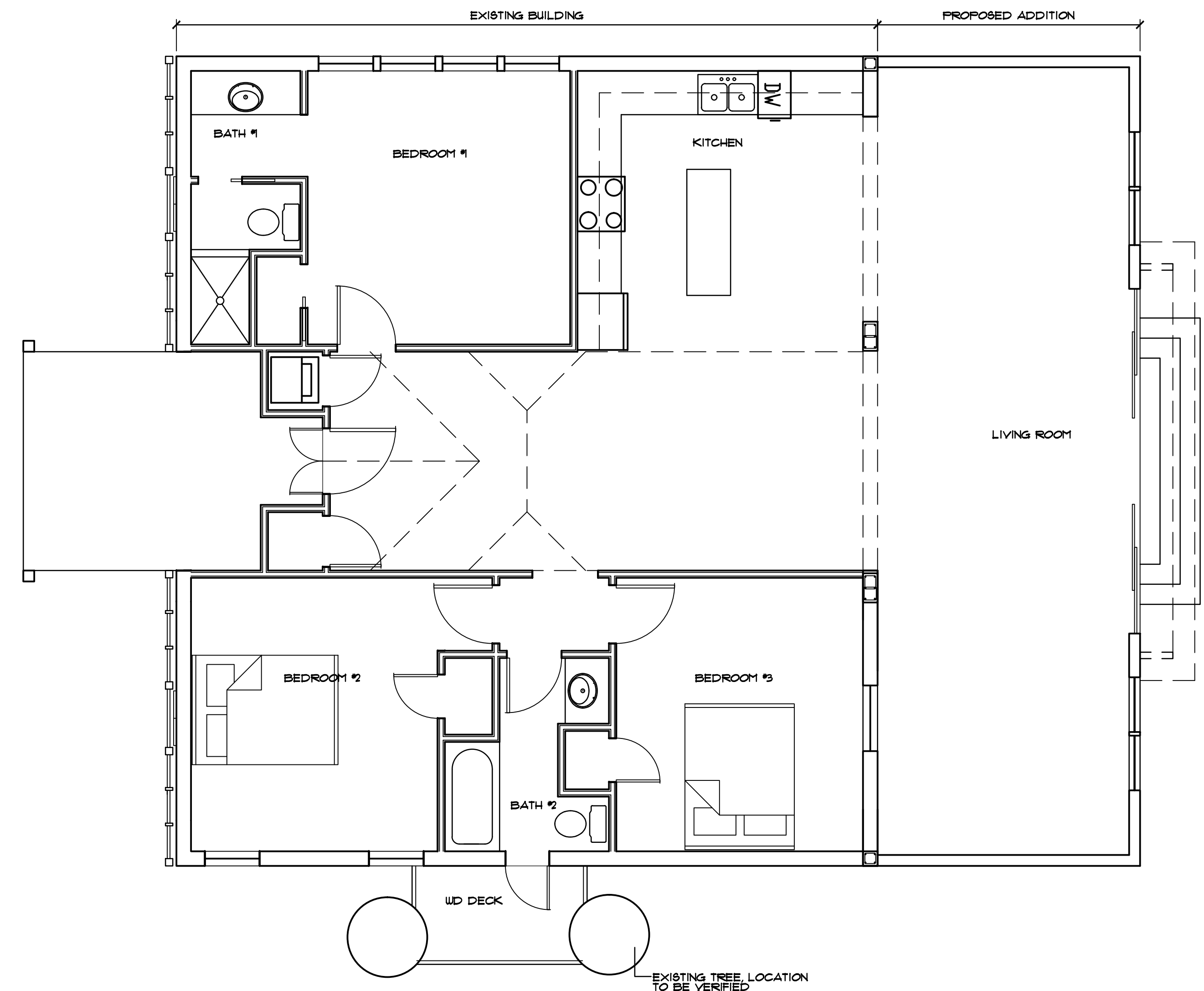
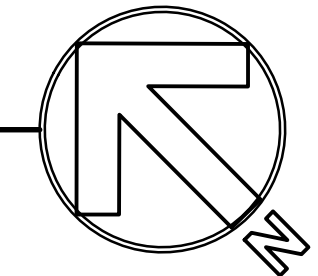
Rear Elevation

1/4" = 1' - 0"



Site Plan

1/8" = 1' - 0"



Floor Plan

1/4" = 1' - 0"

Connell Residence

Key West, FL

1212 Olivia Street

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL  
TEPopePA@aol.com

date:  
3/18/15  
revision:  
4/9/15

sheet:  
A1

# NOTICING

# Public Meeting Notice

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

**NEW REAR ADDITION ON NON-CONTRIBUTING BUILDING.  
DEMOLITION OF REAR ADDITION ON NON-CONTRIBUTING  
BUILDING.**

**FOR- #1212 OLIVIA STREET**

Applicant – Tom Pope

Application # H15-01-0403

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](http://www.cityofkeywest-fl.gov).

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

1  
2  
1  
2



Public  
Meeting  
Notice

FOR MORE INFORMATION ON THIS OPPORTUNITY, VISIT THE WEBSITE: [WWW.CITYOFMIAMI.GOV/COMMUNITYENGAGEMENT](http://WWW.CITYOFMIAMI.GOV/COMMUNITYENGAGEMENT) OR CALL THE CITY OF MIAMI COMMUNITY ENGAGEMENT DEPARTMENT AT (305) 251-1000.

DATE: 08/20/2013 10:00 AM

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Thomas Pape, 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:  
\_\_\_\_\_ on the \_\_\_\_\_ day of April, 2015.

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 April 28, 2015, 2015.

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 H15-01-0403

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

Signed Name of Affiant: [Signature]  
Date: April 21, 2015  
Address: 610 White Street  
City: Key West, FL 33040  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21 day of April, 2015.

By (Print name of Affiant) Thomas E. Pape who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: M. Holly Booton  
Print Name: M. Holly Booton  
Notary Public - State of Florida (seal)  
My Commission Expires: 12/26/2017



M. HOLLY BOOTON  
MY COMMISSION # FF 070470  
EXPIRES: December 26, 2017  
Bonded Thru Budget Notary Services



# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1025275 Parcel ID: 00024480-000000

### Ownership Details

**Mailing Address:**

CONNELL JAMES R  
1212 OLIVIA ST  
KEY WEST, FL 33040-7221

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

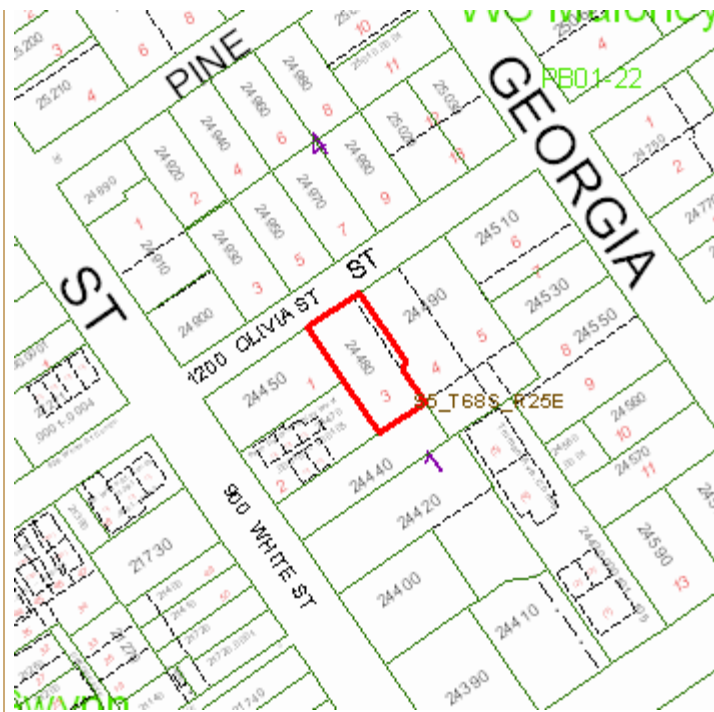
**Affordable Housing:** No

**Section-Township-Range:** 05-68-25

**Property Location:** 1212 OLIVIA ST KEY WEST

**Legal Description:** KW W C MALONEY DIAGRAM PB1-22 LOT 3 AND PT LOT 4 SQR 1 TR 7 X-470 OR517-827 OR1209-699/705(PROB-92-105-CP-10) OR1386-568/69EST/ORD OR1626-782/793(PROB -00-64-CP-K) OR1675-1110/13 OR2128-2329/2330F/J OR2204-1170/71 OR2394-1595/97 OR2408-105/06Q/C OR2408-107/09

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	4,608.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1536  
 Year Built: 1976

## Building 1 Details

**Building Type** R1  
**Effective Age** 12  
**Year Built** 1976  
**Functional Obs** 0

**Condition** G  
**Perimeter** 166  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 12  
**Grnd Floor Area** 1,536

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

**Roof Type** GABLE/HIP

**Roof Cover** METAL

**Foundation** CONCR FTR

**Heat 1** FCD/AIR DUCTED

**Heat 2** NONE

**Bedrooms** 2

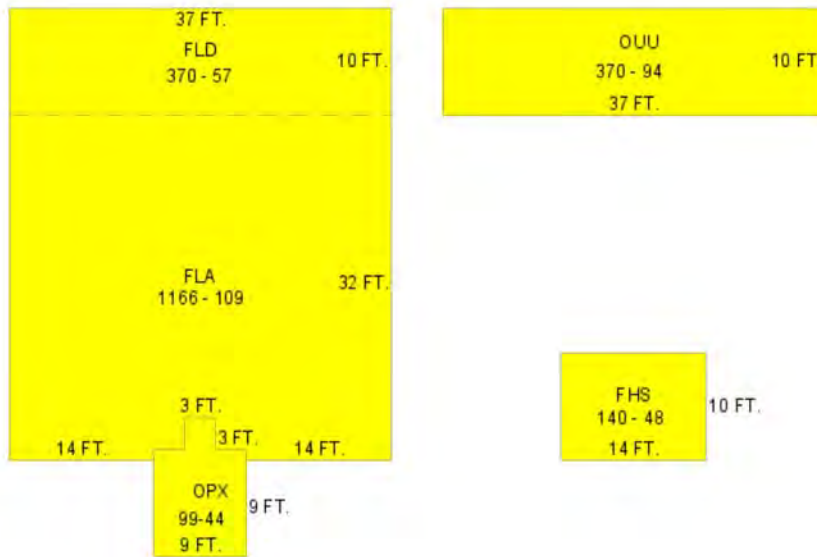
**Heat Src 1** ELECTRIC

**Heat Src 2** NONE

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 1  
**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** 1  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	3:WD FR STUCCO	1	1976	N Y	0.00	0.00	1,166
2	OPX		1	2001		0.00	0.00	99
3	OUU		1	2003		0.00	0.00	370
4	FLD	12:ABOVE AVERAGE WOOD	1	2006	N Y			370
5	FHS	12:ABOVE AVERAGE WOOD	1	1976	N Y			140

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	160 SF	16	10	2001	2002	2	50
2	PT2:BRICK PATIO	157 SF	0	0	2001	2002	2	50
3	FN2:FENCES	140 SF	20	7	2001	2002	2	30
4	FN2:FENCES	184 SF	46	4	2001	2002	2	30
5	WF2:WATER FEATURE	1 UT	0	0	2005	2007	1	20
6	PT2:BRICK PATIO	93 SF	31	3	2002	2003	4	50
7	PO4:RES POOL	200 SF	20	10	2005	2007	1	50
8	FN2:FENCES	288 SF	48	6	2006	2007	2	30
9	PT2:BRICK PATIO	650 SF	28	30	2001	2002	2	50

## Appraiser Notes

2003-12-31 - ALSO OWNES AK1025283, #1212 OLIVIA. WMC

2003-08-15 - FHS IS A LOFT. WMC

LAND SIZE INCREASED FOR THE 2006 TAX ROLL. OR2204-1170/1171 INCLUDED A 333 SQ FT PARCEL WHICH CAME FROM RE 00024490. ADJUSTED LAND SIZE ON BOTH PARCELS. 6/9/06 LG

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
05-4364	10/11/2005	07/25/2006	36,000	Residential	BUILD A 10' X 20' POOL W/ WATERFALL
05-5523	12/05/2005	07/25/2006	2,300	Residential	INSTALL 100 AMP POOL EQUIPMENT.
06-5097	09/05/2006	07/25/2006	500	Residential	ATF - REPLACE BRICK 250 SF
06-4318	07/19/2006	07/25/2006	100	Residential	ADD 25'x4' FENCE
10-0458	02/16/2010	10/21/2010	1,000		BURGLAR ALARM SYSTEM 1200sf
01-2567	07/19/2001	01/10/2002	2,000	Residential	FENCE
01-2651	12/04/2001	01/10/2002	258,000	Residential	CONVERT GARAGE/RNNOVATE
03-0070	01/14/2003	03/20/2003	7,000	Residential	PAINT IN & OUT

## 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	186,127	18,736	336,061	540,924	540,924	0	540,924
2013	190,264	19,352	407,227	616,843	560,321	0	616,843
2012	192,332	19,979	297,072	509,383	509,383	0	509,383
2011	192,332	20,607	286,275	499,214	499,214	0	499,214
2010	193,323	21,222	358,871	573,416	573,416	0	573,416
2009	214,703	21,849	545,484	782,036	782,036	0	782,036

2008	197,239	22,475	668,160	887,874	887,874	0	887,874
2007	328,835	20,417	783,360	1,132,612	1,132,612	25,500	1,107,112
2006	227,663	6,965	460,800	695,428	695,428	0	695,428
2005	237,918	7,243	299,250	544,411	544,411	0	544,411
2004	149,021	7,522	269,325	425,868	425,868	0	425,868
2003	162,677	7,810	132,525	303,012	303,012	0	303,012
2002	199,613	6,728	113,288	319,629	319,629	0	319,629
2001	141,650	7,897	113,288	262,835	262,835	0	262,835
2000	141,650	43,000	81,225	265,875	265,875	0	265,875
1999	104,209	38,614	81,225	224,048	224,048	0	224,048
1998	78,387	29,901	81,225	189,513	189,513	0	189,513
1997	71,471	28,046	72,675	172,191	172,191	0	172,191
1996	59,943	23,901	72,675	156,519	156,519	0	156,519
1995	56,715	23,231	72,675	152,621	152,621	0	152,621
1994	50,721	21,330	72,675	144,726	144,726	0	144,726
1993	0	12,472	72,675	85,147	85,147	0	85,147
1992	0	12,608	72,675	85,283	85,283	0	85,283
1991	0	12,744	72,675	85,419	85,419	0	85,419
1990	0	12,880	56,644	69,524	69,524	0	69,524
1989	0	13,016	55,575	68,591	68,591	0	68,591
1988	0	13,152	49,163	62,315	62,315	0	62,315
1987	0	13,287	29,284	42,571	42,571	0	42,571
1986	0	13,423	28,215	41,638	41,638	0	41,638
1985	0	13,559	17,501	31,060	31,060	0	31,060
1984	0	13,695	17,501	31,196	31,196	0	31,196
1983	0	13,831	17,501	31,332	31,332	0	31,332
1982	0	13,966	17,501	31,467	31,467	0	31,467

## 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
2/10/2009	2408 / 107	540,000	WD	02
2/9/2009	2408 / 105	100	QC	11
12/15/2008	2394 / 1595	200,000	CT	F
4/14/2006	2204 / 1170	1,445,000	WD	Q
2/2/2001	1675 / 1110	1	WD	M
2/1/1972	517 / 827	4,500	00	Q

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