

Historic Architectural Review Commission

Staff Report Item 3b

Meeting Date:	December 10, 2013
Applicant:	Thomas Simonson, Owner Rob Billy, Representative
Application Number:	H13-01-1726
Address:	#1121 Olivia Street
Description of Work:	Demolition of front half porch and stoop. Removal of walls on back portion of the house.
Building Facts:	The house is listed as a contributing resource and was built ca. 1906. The frame vernacular house is a two story structure. Although the circa 1965 photo from the Monroe County Library depicts the house with a half width front porch the Sanborn maps indicates that the house used to have a full wide front porch. The actual porch is not historic.
Guidelines Cited in Review:	Sections 102-217 (2), demolition for non-contributing, non-historic structures, of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of the non-historic front porch. By reviewing the Sanborn maps and the ca. 1965 photo there is enough evidence that proves that the actual front porch is not historic. The plans also include the removal of three wood walls on the back portion of the house.

It is staff's opinion that the proposed demolition of non-historic elements can be considered by the commission since it complies with the Land Development Regulations, specific Sec. 102-217 (2).

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

1-04-2013 011726

APPLICATION # _____

OWNER'S NAME:

Thomas Simonson

DATE:

10-31-13

OWNER'S ADDRESS:

3201 Pearl Ave, Key West FL 33040

PHONE #:

612-840-3127

APPLICANT'S NAME:

Same as above

PHONE #:

APPLICANT'S ADDRESS:

Same as above

ADDRESS OF CONSTRUCTION:

1121 Olivia St., Key West FL 33040

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

See attached description of work.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

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

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

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

Date: 10-31-13

Applicant's Signature:

Thomas Simonson

Required Submittals

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

Operator: CWL/KER
Date: 11/12/13 5:58
Receipt no.: 9836
Total tendered: \$100.00
Total payment: \$100.00

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Detailed Description of Work

Remove existing half porch/front stoop. Replace with original style full porch.

Replace metal Jalousie windows with new true divided lite wood windows and doors.

Replace and repair exterior siding, soffit and fascia.

Install new deck at rear elevations. Install dipping pool.

→ Remodel interior kitchen. Add additional bath on main floor. Remove a partition wall between living room and bedroom.

Rework rear addition, open up walls into outdoor dining area.

New pavers and picket fence.

Enid Torregrosa-Silva,
Historic Preservation Planner
City of Key West, 3140 Flagler Avenue,
Key West, Florida 33040

December 3, 2013

Hello Enid,

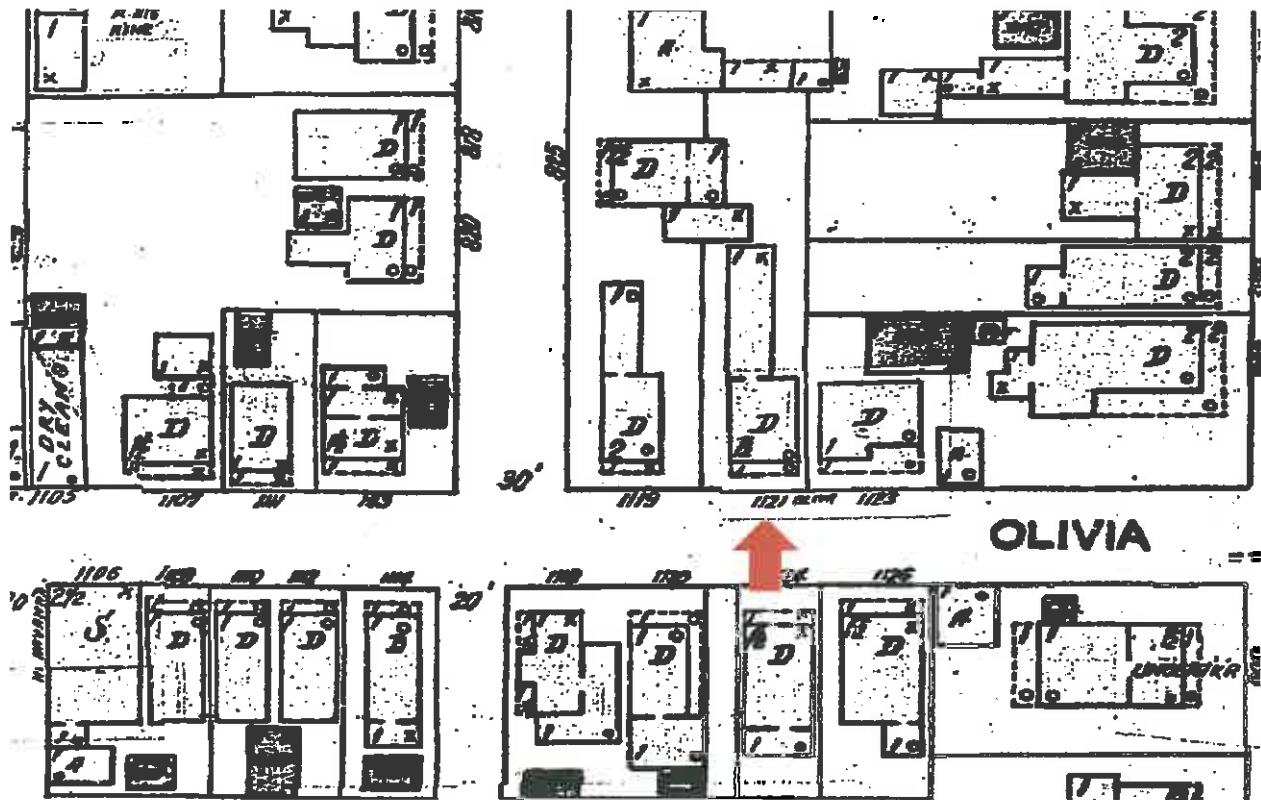
I, Tom Simonson, do hereby authorize Rob Billy to represent me and present my plans for a proposed property remodel at 1121 Olivia Street, Key West, FL at the December 10, HARC meeting. I will be out of town taking an exam on that day and will not be able to attend. Rob Billy is a general contractor and resident of Key West. I have reviewed the plans with Rob and shown him the property. He should be able to answer any questions you may have. Our realtor and friend, Rob Severin, may also be attending the meeting. He has also viewed the property and our plans for the historic renovation/remodel. Both men have seen the remodel and work I did on my own home at 3201 Pearl Avenue and can vouch for the quality and workmanship performed.

Sincerely,

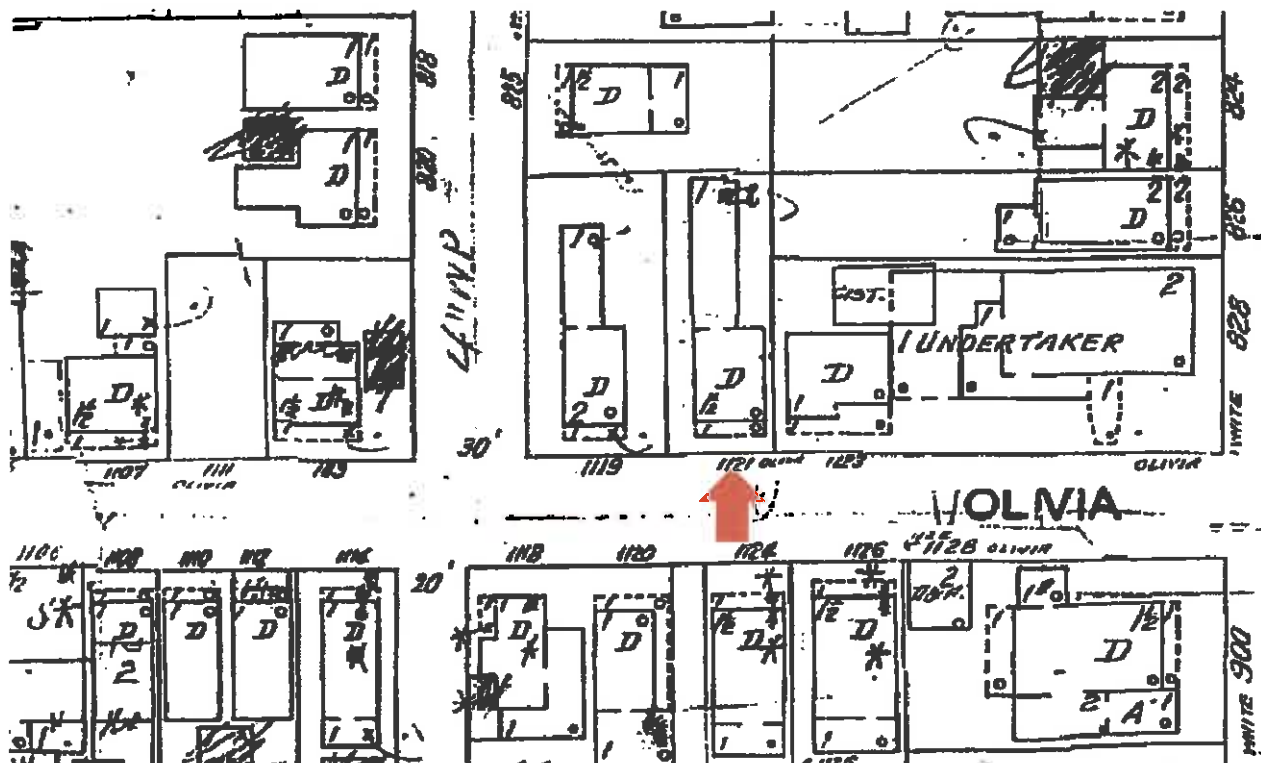
A handwritten signature in black ink, appearing to read "Thomas Simonson", written in a cursive style.

Thomas Simonson
3201 Pearl Avenue
Key West, FL 33040

Sanborn Maps



#1121 Olivia Street Sanborn map 1948



#1121 Olivia Street Sanborn map 1962

Project Photos



Newer
 Addition -
 This will
 be made
 into an
 indoor/
 outdoor
 dining
 area.
 Maintain
 original
 footprint,
 keep
 roof,
 floor &
 post -
 take
 out
 walls.

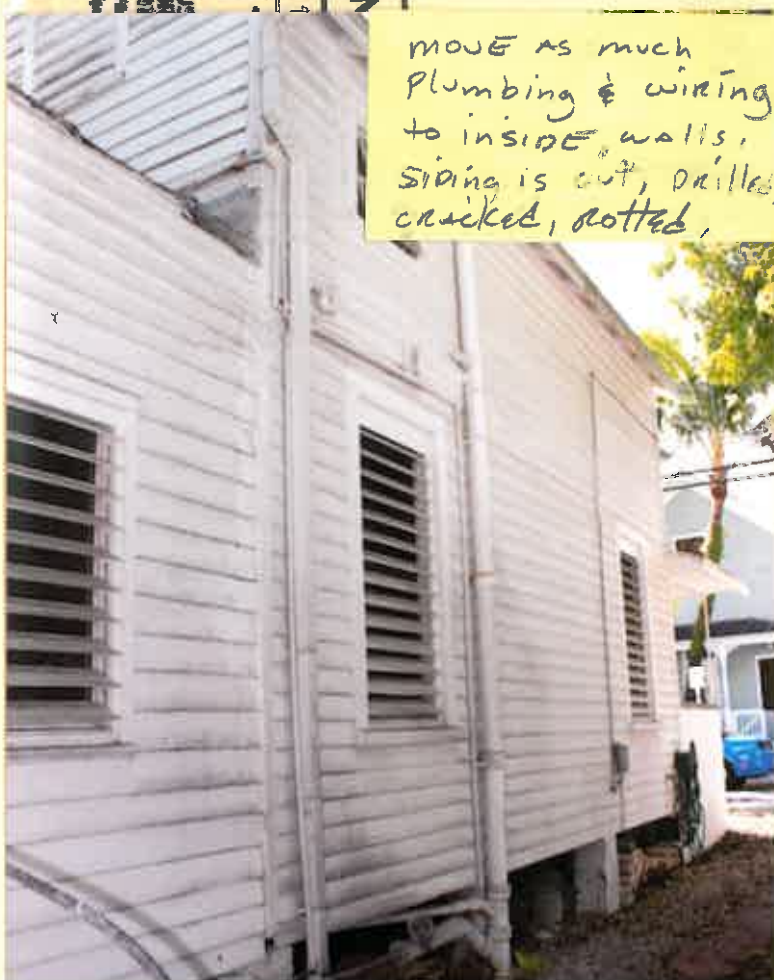






Newer
 Addition -
 This will
 be made
 into an
 indoor/
 outdoor
 dining
 area.
 Maintain
 original
 footprint,
 keep
 roof,
 floor &
 post -
 take
 out
 walls.





move as much
plumbing & wiring
to inside walls,
siding is cut, drilled,
cracked, rotted,





install new window
in opening that was
↓ boarded up.



previous owner
Removed
original porch
and replaced
with this
partial
cement stoop.
We will
bring back
the original
style full
front porch.



Window sills Rotted
original Double hung
sash & weights destroyed





siding cracked &
courses not in
line with each other



1121 Olivia St

Neighbor

1121 Olivia





SMEAD®

smc



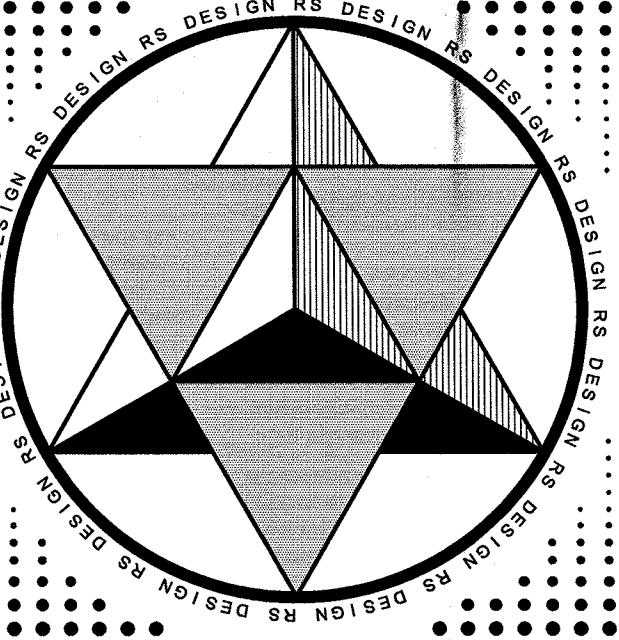


#1121 Olivia Street Photograph circa 1965. Monroe County Library

Proposed Plans

PROJECT INFORMATION			
LOT AREA (31' X 78')	2418 S.F.	ZONING: HHDR	
BUILDING COVERAGE INCLUDING COVERED FRONT & REAR DECKS	904 S.F.	EXISTING STRUCTURE IS NON-CONFORMING	
904 / 2418 = .3739		DIPPING POOL	78 S.F.
BUILDING COVERAGE RATIO	37.39%	RAISED PLANTERS	66 S.F.
MAX. ALLOWED RATIO	50%	FRONT PORCH AREA	79 S.F.
		COVERED REAR DECK	105 S.F.
		TOTAL REAR DECK AREA	483 S.F.
TOTAL BUILDING COVERAGE	904 S.F.		
BRICK HARDSCAPE AREA	421 S.F.	FIRST FLOOR AREA	720 S.F.
DIPPING POOL	78 S.F.	SECOND FLOOR AREA	450 S.F.
TOTAL IMPERVIOUS AREA	1403 S.F.	TOTAL FLOOR AREA	1170 S.F.
1403 / 2418 = .5802			
IMPERVIOUS SURFACE RATIO	58.02%		
MAX. ALLOWED RATIO	60%		

SHEET INDEX	
SHEET NO.	SHEET CONTENTS
	ARCHITECTURAL
1	SITE PLAN / PROJECT DATA
2	EXISTING FLOOR PLANS
3	FIRST & SECOND FLOOR PLANS
4	SOUTH & WEST ELEVATIONS
5	NORTH & EAST ELEVATIONS
6	EXISTING SURVEY



RSDesign
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Key Notes:

ISSUE:	DATE:	DESCRIPTION:
1		

PROJECT TITLE:
**RESIDENTIAL REMODEL
1121 OLIVIA STREET
KEY WEST, FL. 33040**

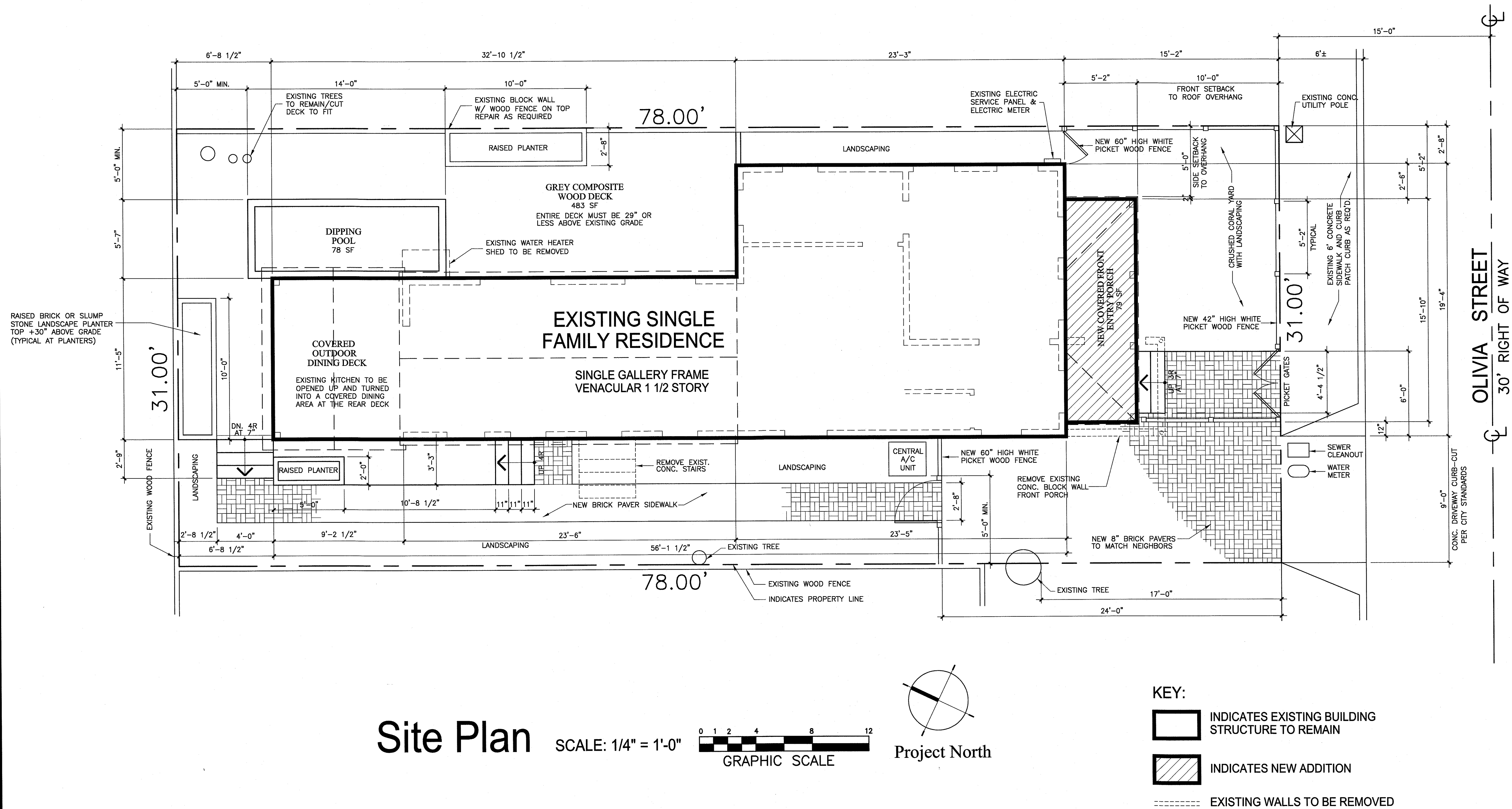
OWNER:
**TOM SIMONSON
3201 PEARL AVENUE
KEY WEST, FL. 33040
612-840-3427**

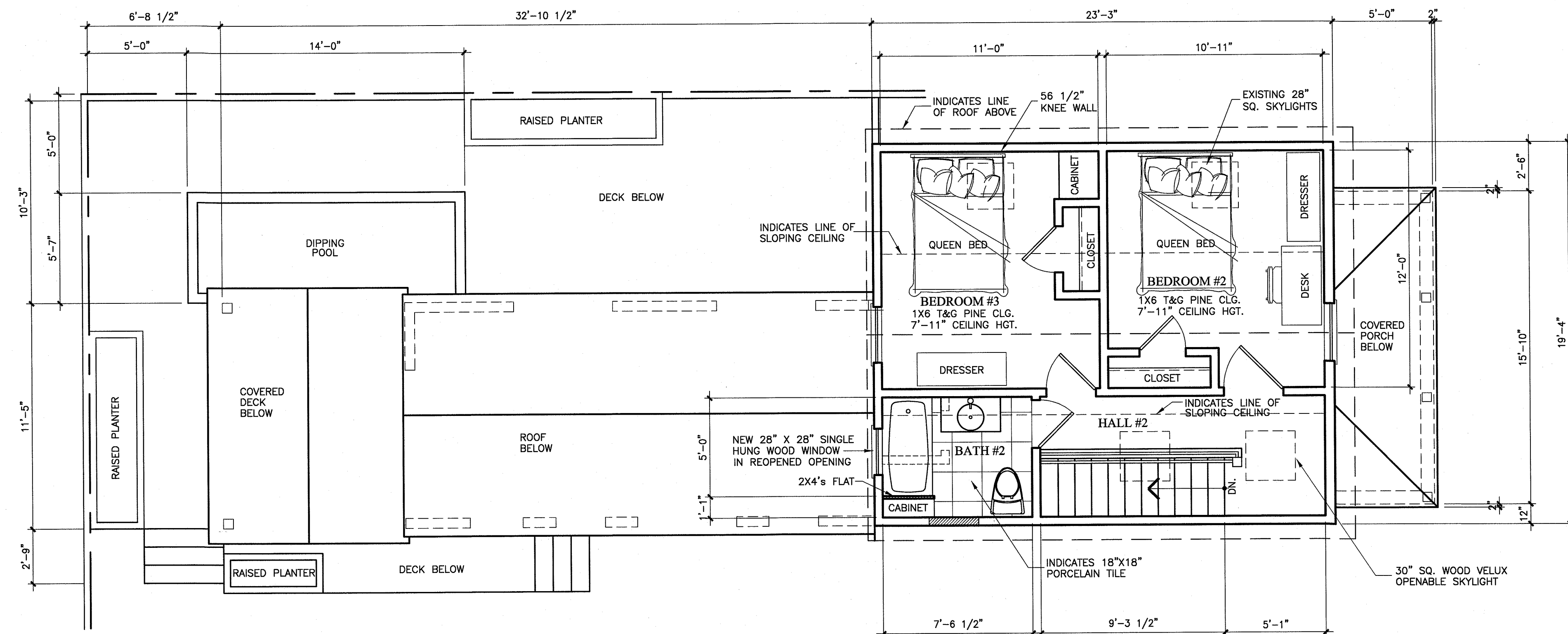
SHEET TITLE:
PROPOSED SITE PLAN



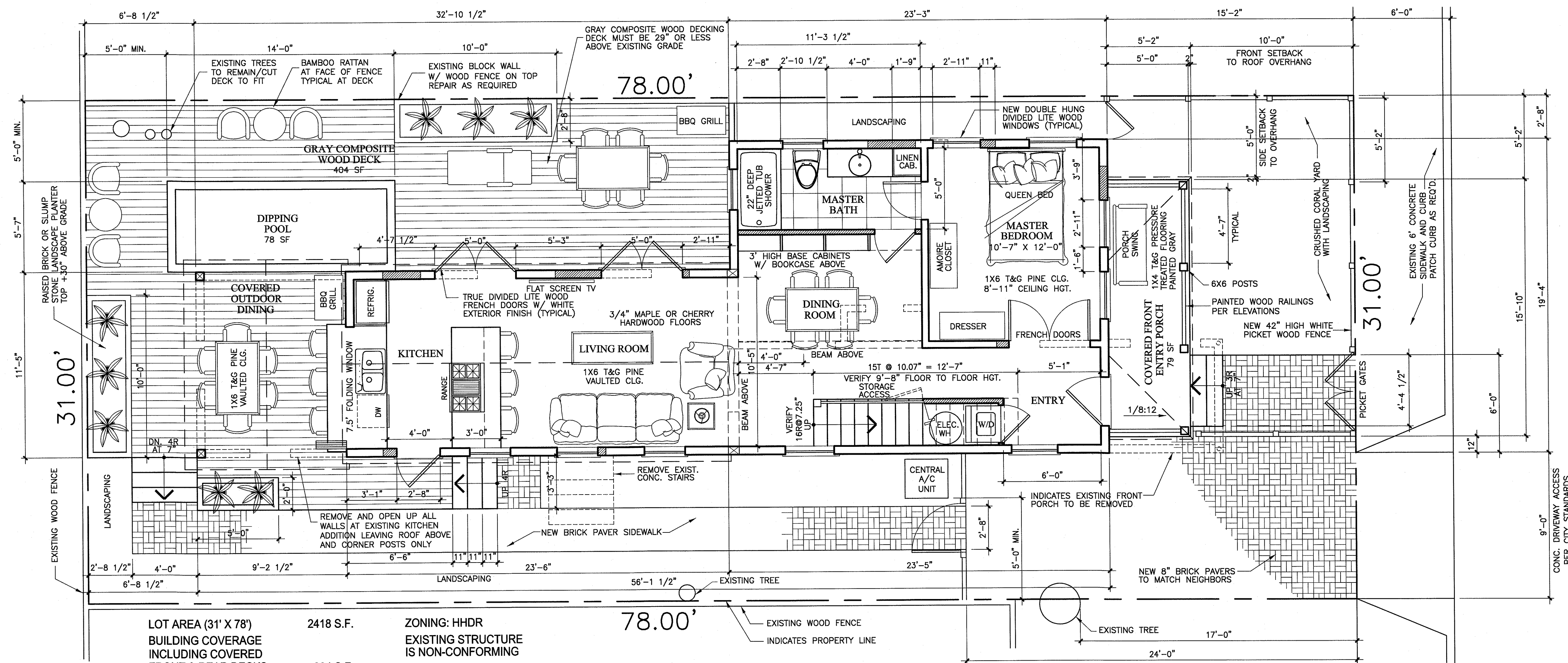
1/4" = 1'-0"

DATE:	DRAWN:
11-13-13	ROBB SIMONSON
PROJECT NO.	CHECKED:
SHEET NO.	1





Second Floor Plan SCALE: 1/4" = 1'-0" GRAPHIC SCALE
450 S.F.

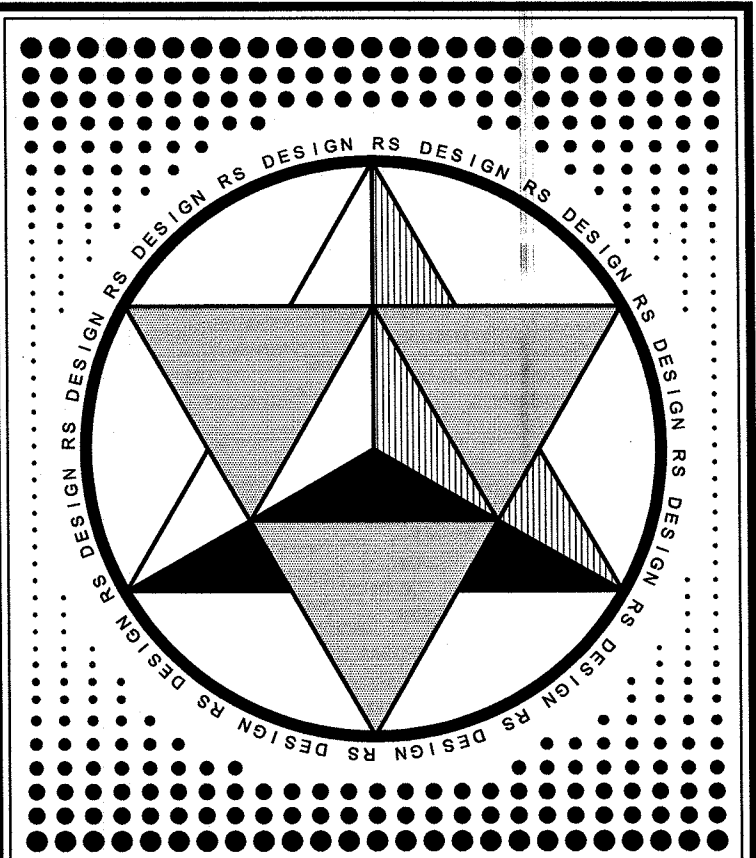
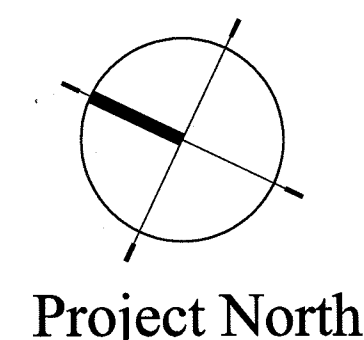


LOT AREA (31' X 78')	2418 S.F.
BUILDING COVERAGE INCLUDING COVERED FRONT & REAR DECKS	904 S.F.
904 / 2418 = .3739	
BUILDING COVERAGE RATIO	37.39%
MAX. ALLOWED RATIO	50%
TOTAL BUILDING COVERAGE	904 S.F.
BRICK HARDSCAPE AREA	421 S.F.
DIPPING POOL	78 S.F.
TOTAL IMPERVIOUS AREA	1403 S.F.
1403 / 2418 = .5802	
IMPERVIOUS SURFACE RATIO	58.02%
MAX. ALLOWED RATIO	60%

ZONING: HHDR	
EXISTING STRUCTURE IS NON-CONFORMING	
DIPPING POOL	78 S.F.
RAISED PLANTERS	66 S.F.
FRONT PORCH AREA	79 S.F.
COVERED REAR DECK	105 S.F.
TOTAL REAR DECK AREA	483 S.F.
FIRST FLOOR AREA	720 S.F.
SECOND FLOOR AREA	450 S.F.
TOTAL FLOOR AREA	1170 S.F.

First Floor Plan SCALE: 1/4" = 1'-0" GRAPHIC SCALE
720 S.F.

- KEY:**
- EXISTING WALLS TO REMAIN
 - NEW WALLS - MATCH EXISTING
 - EXISTING WALLS TO BE REMOVED



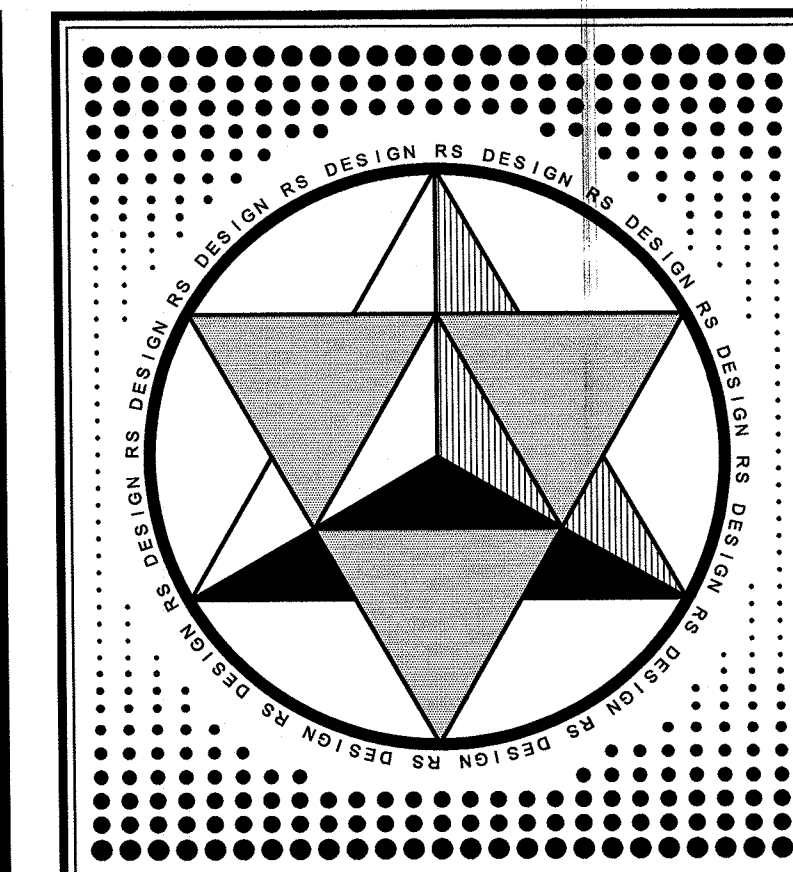
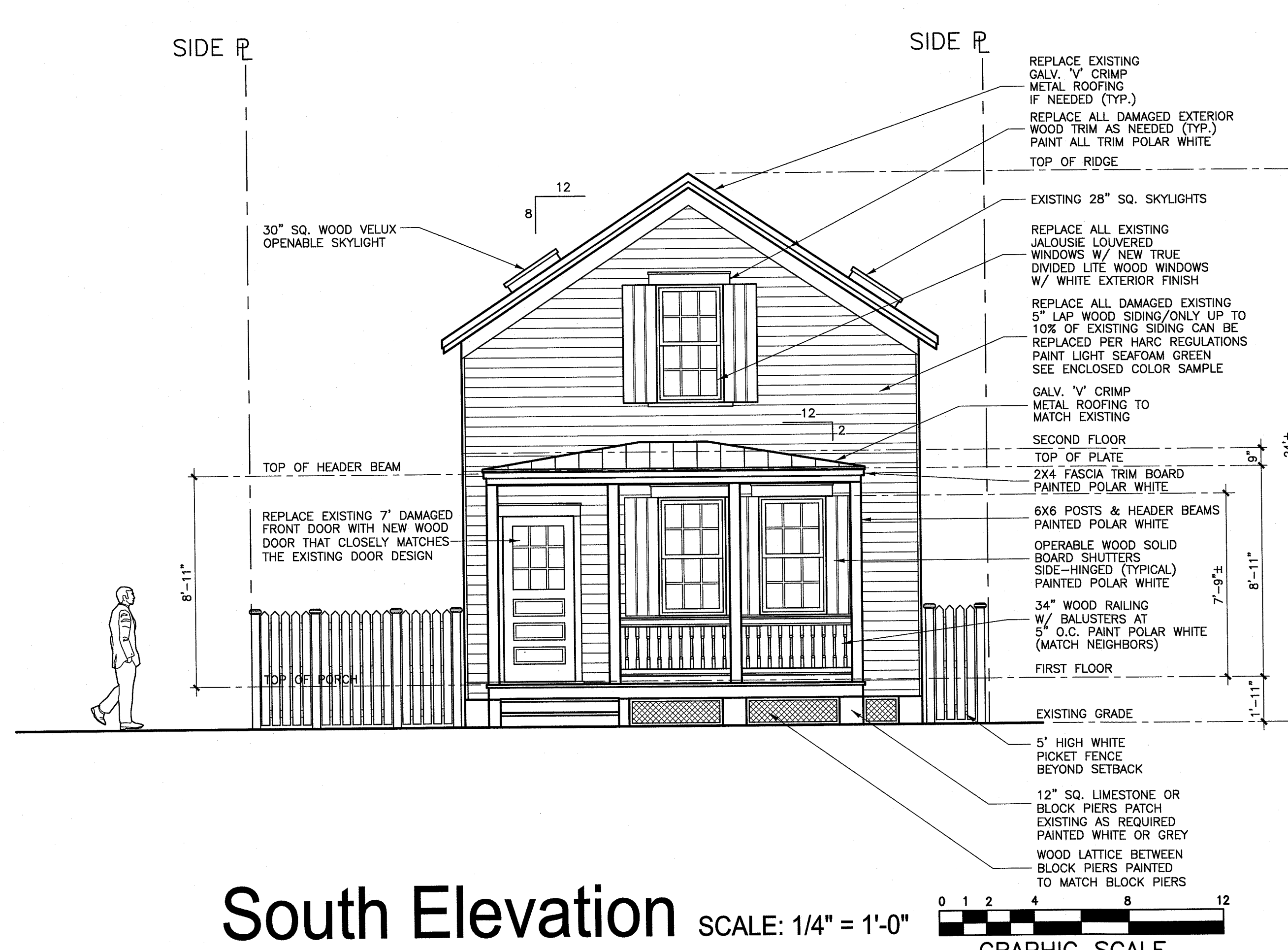
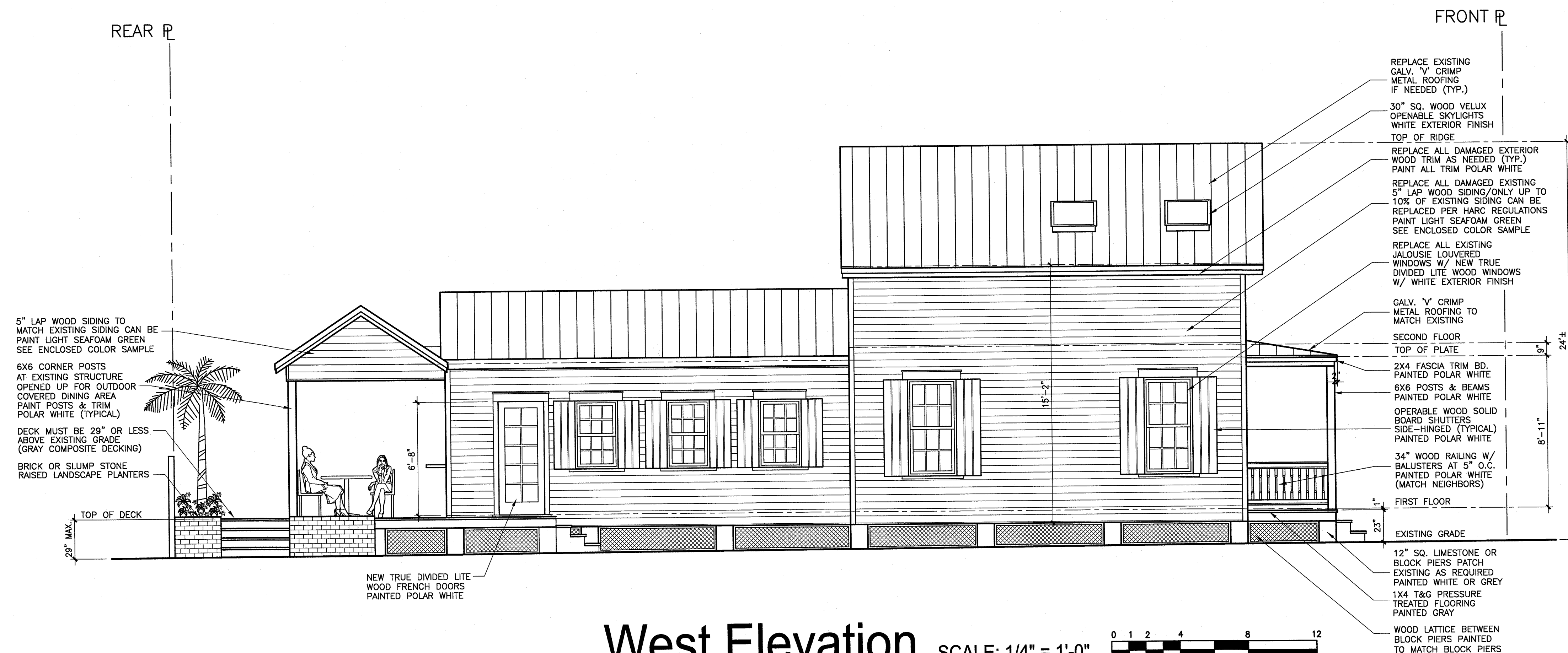
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Key Notes:

ISSUE:	DATE:	DESCRIPTION:
1		
PROJECT TITLE:		
RESIDENTIAL REMODEL 1121 OLIVIA STREET KEY WEST, FL. 33040		
OWNER:		
TOM SIMONSON 3201 PEARL AVENUE KEY WEST, FL. 33040 612-840-3427		
SHEET TITLE:		
PROPOSED FLOOR PLANS		
 1/4" = 1'-0"		
DATE: 11-13-13	DRAWN: ROBB SIMONSON	
PROJECT NO.	CHECKED:	
SHEET NO.	3	



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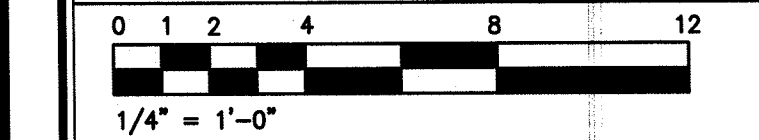
RESIDENTIAL REMODEL
1121 OLIVIA STREET
KEY WEST, FL. 33040

OWNER:

TOM SIMONSON
3201 PEARL AVENUE
KEY WEST, FL. 33040
612-840-3427

SHEET TITLE:

PROPOSED SOUTH &
WEST ELEVATIONS



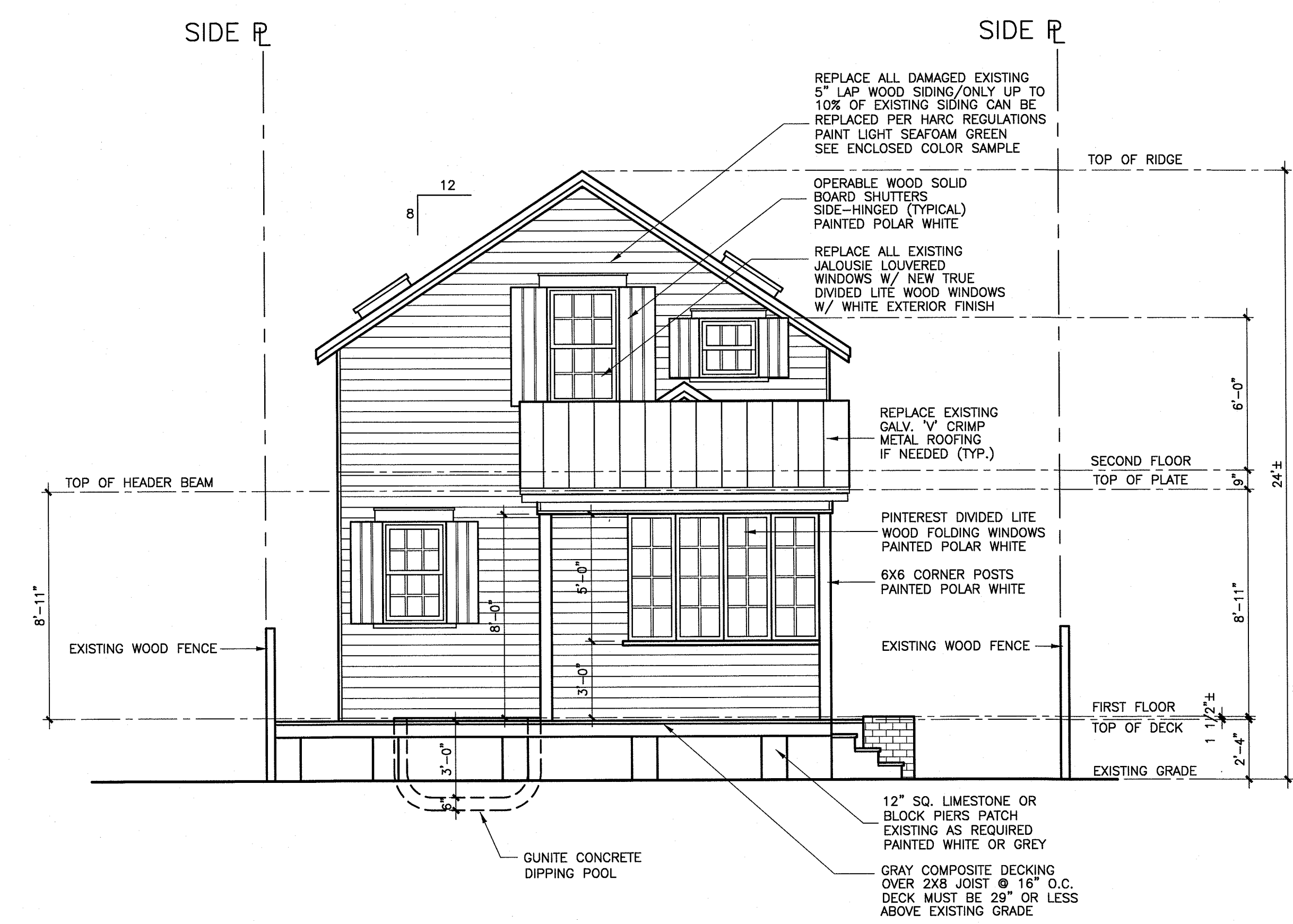
DATE: 11-13-13 DRAWN: ROBB SIMONSON

PROJECT NO. CHECKED:

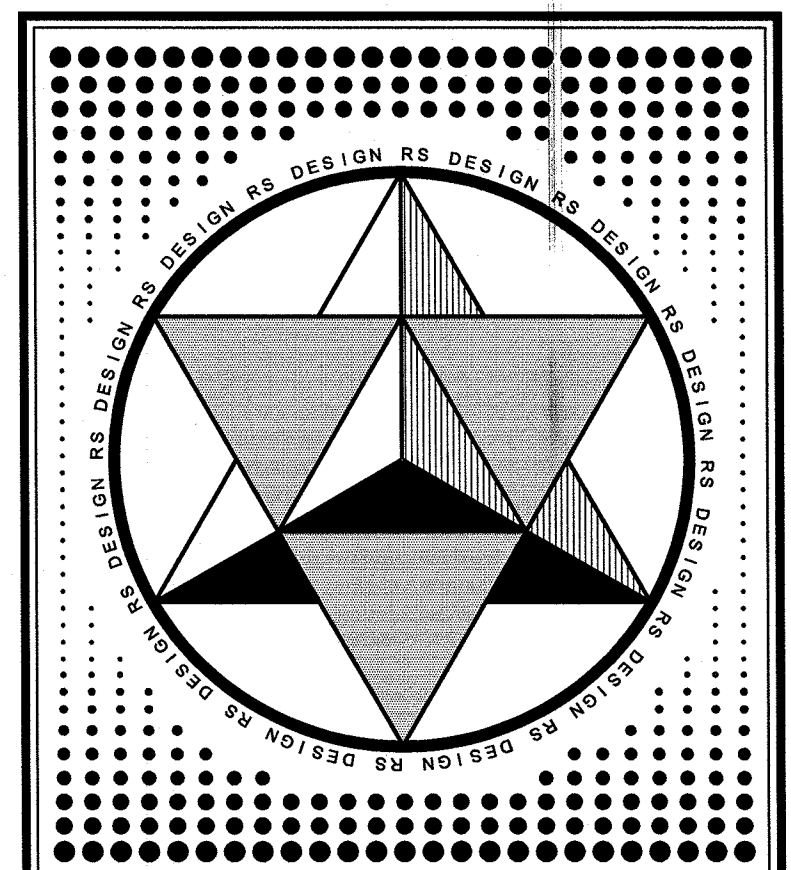
SHEET NO.



East Elevation SCALE: 1/4" = 1'-0" GRAPHIC SCALE



North Elevation SCALE: 1/4" = 1'-0" GRAPHIC SCALE



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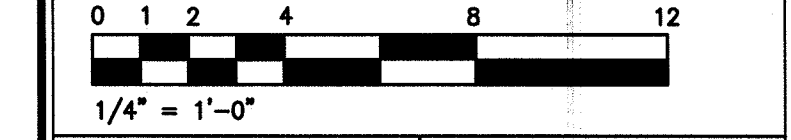
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 1121 OLIVIA STREET
 KEY WEST, FL. 33040

OWNER:
TOM SIMONSON
 3201 PEARL AVENUE
 KEY WEST, FL. 33040
 612-840-3427

SHEET TITLE:
PROPOSED NORTH & EAST ELEVATIONS



DATE: 11-13-13	DRAWN: ROBB SIMONSON
PROJECT NO.	CHECKED:
SHEET NO.	

Material List for 1121 Olivia Remodel

Windows - Wood 6/6 true divide double hung windows, clear non reflective glazing with thin muntins
Marvin Windows Wood Ultimate Double Hung (to be ordered from Manley Deboer)
Window trim color: Behr Polar White #1875 (see enclosed sample)

Doors - Wood true divide french doors, Marvin Windows Wood Ultimate Swinging French Doors
(to be ordered from Manley Deboer)
Door and trim color: Behr Polar White #1875

Front Door - Natural wood 2-Panel door with natural stain, color: Minwax Mahogany

Siding - 1/2x6" pressure treated pine, 5" exposure
Siding Paint color: Behr Tropical Dream #460A-2 (see enclosed sample)

Shutters: 3 vertical solid boards - pressure treated pine (to match style of neighbor house next door/see included pictures)
Shutter color: Behr Polar White #1875

Fence - 6x6 square newel with cap/white pickets 42" maximum height
Fence color: Behr Polar White #1875

Decking (rear elevation deck) - Veranda gray composite decking, post and joist pressure treated pine.
Veranda ArmorGuard 15/16 in. x 5-1/4 in. x 16 ft. Nantucket Gray Grooved Capped Composite Decking Board from Home Depot

Roof - v-crimp metal, color: silver

Soffit, Fascia & Trim - pressure treated pine, Color: Behr Polar White #1875

Lattice infill - wood diagonal color: Behr Polar White #1875

Front Porch -

Decking: 1x4 T&G pressure treated pine. Color: Gray

Ceiling: 1x6 T&G pressure treated pine. Color: Behr Window Pane #470A-1

Framing: 4x4 top plate 2x4 rafters, 6x6 posts, joist and rim, pressure treated pine,
color: Behr Polar White #1875

Railing: 1x4 turned balusters, rail to match neighbor

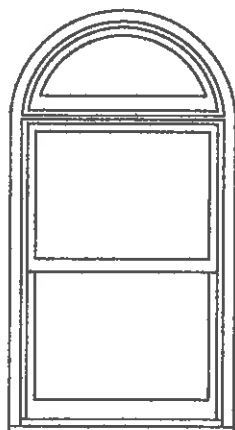
Post brackets, similar style to match neighbor (see enclosed photos)

Porch roof - v-crimp metal

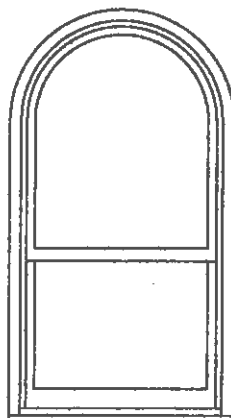
Sidewalk and front brick pavers - to match neighbor's brick pavers

Dipping Pool 14' x 5'7" concrete at 5' setback

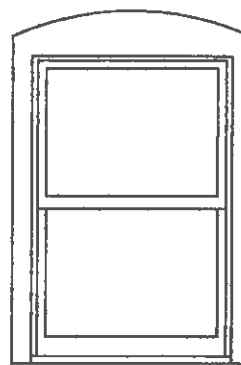
Double Hung Variations



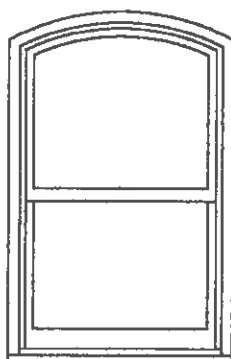
Variation 1



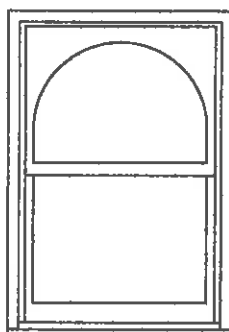
Variation 2



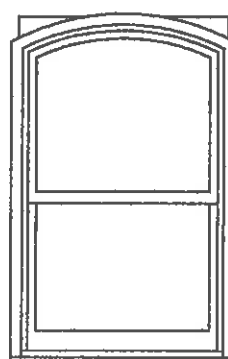
Variation 3



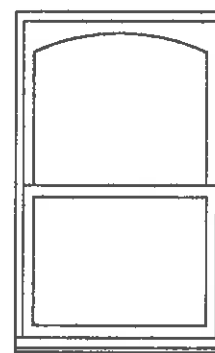
Variation 4



Variation 5



Variation 6
Exterior View



Variation 6
Interior View

Variation 1: In-Sash or Direct Glaze over Wood Ultimate Double Hung or Single Hung, or Wood Magnum Double Hung and Single Hung

Variation 2: Wood Ultimate Double Hung, or Wood Magnum Single Hung

Variation 3: Radius Top Casing - Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung

Variation 4: Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung

Variation 5: Top Sash Radius DLO - Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung

Variation 6: Square Sash, Casing, Blindstop, and DLO are curved - Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung

Wood Ultimate Double Hung Collection

Unit Features - Wood Ultimate Double Hung

Wood Ultimate Double Hung Collection:

Wood Ultimate Double Hung: WUDH

Wood Ultimate Double Hung Picture: WUDHP; Wood Ultimate Double Hung Transom: WUDHT

Wood Ultimate Double Hung Round Top: WUDHRT

Wood Ultimate Double Hung Bows and Bays: WUDHBB

Frame:

- Frame thickness: 1 1/16" (17), Subsill thickness: 1 3/32" (28)
- Frame base (with pre-drilled installation holes in jambs): is 4 9/16" (116) from backside of BMC to interior wood face of frame.
- Optional DP50 sill liner maximum size 2830 or 3026
- 8 degree bevel on sill and subsill

Sash:

- Transom and Picture unit sash thickness 1 5/8" (41) or optional 2" (51)
- All Measurements are Nominal - Sash: All removable for easy cleaning.
 - WUDH: Bottom of subsill to top of interior wood sill liner - 3 11/16" (94);
 - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 3 9/16" (90)
 - WUDHT: Bottom of sill to top of interior wood sill liner - 1 31/32" (50);
 - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 2 19/32" (66)
 - WUDHP: Bottom of subsill to top of interior wood sill liner - 3 11/16" (94);
 - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 3 9/16" (90)
 - WUDHRT: Bottom of subsill to top of interior wood sill liner - 3 11/16" (94);
 - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 3 9/16" (90)

Hardware: - See Individual Product Chapters

Weather Strip:

- Operating units: Continuous leaf weather strip at head jamb; dual bulb at check rail, weather strip and bottom rail.
 - Color: Beige.
- Picture units: Continuous weather strip at perimeter; leaf and bulb weather strip at jamb, bulb weather strip at head and sill.
 - Color: Beige

Insect Screens:

- Aluminum screen: Full screen standard, half screen optional. Colors available: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Cobalt Blue, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Arctic White, Cumulus Gray, Desert Beige, Sherwood Green, Sierra White, Cadet Gray, Cascade Blue, or French Vanilla.
- Screen mesh: Standard is Charcoal Fiberglass. Optional: Charcoal High Transparency Fiberglass Mesh, Charcoal Aluminum wire, Black Aluminum Wire, Bright Aluminum Wire, or Bright Bronze Aluminum Wire.
- Screens have an aluminum crossbar on glass heights of 20" (508) and taller.
- Optional Magnum Screen.
- Optional wood screen.

Wood Combination Storm Sash and Screen:

- Frame: Treated bare wood or white primed (pine only)
- Storm panel: Select quality glass is an extruded aluminum frame. Frame color: Stone White, Pebble Gray, Bronze, Bahama Brown or Evergreen.
- Insect screen: Screen mesh: Charcoal Aluminum Wire. Optional screen material: Charcoal Fiberglass Mesh, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Wire. Optional Charcoal High Transparency Fiberglass Mesh (CH Hi-Tran).
- Weather strip: Pile weather strip between operating panels and at stiles of main frame.
- Hardware: Spring loaded latches to secure storm panel.

Glass and Glazing:

- Glazing method: Insulating.
- Glazing seal: Silicone glazed.
- Standard glass is insulating LoE[®]272[®] with Argon or Air.
- Optional glass types: Clear, LoE[®]180[™] with Argon or Air, LoE[®] 366[®] with Argon or Air, Laminated, Tempered, and Obscure, Bronze tint, Gray tint, and Reflective Bronze.
- Glazing will be altitude adjusted for higher elevations, argon gas not included.
- See unit features in product sections for Tripane glass options

1 3/4" Wood Ultimate Swinging French Doors

Standard Unit Measurements

Standard Inswing and Outswing Unit Measurements													
Width													
Unit Type	Call Number	Masonry Opening		Rough Opening		Frame Size		Panel OM		Daylight Opening		Glass Size	
		ft - in	mm	ft - in	mm	ft - in	mm	ft-in	mm	ft - in	mm	in	mm
Sidelite	1-6	1-11	(583)	1-8 7/8	(529)	1-7 7/8	(504)	1-5 15/32	(444)	0-11 1/2	(292)	12 13/16	(325)
1 Panel	2-6R	2-9 3/4	(857)	2-7 5/8	(803)	2-6 5/8	(778)	2-4 1/4	(718)	1-6 25/32	(477)	20 3/32	(510)
	3-0R	3-3 3/4	(1010)	3-1 5/8	(956)	3-0 5/8	(930)	2-10 1/4	(870)	2-0 25/32	(629)	26 3/32	(663)
	2-0	2-4 9/16	(726)	2-2 7/16	(672)	2-1 7/16	(646)	1-11 1/16	(588)	1-1 19/32	(345)	14 29/32	(379)
	2-6	2-10 9/16	(878)	2-8 7/16	(824)	2-7 7/16	(799)	2-5 1/16	(738)	1-7 19/32	(498)	20 29/32	(531)
	2-8	3-0 9/16	(929)	2-10 7/16	(875)	2-9 7/16	(849)	2-7 1/16	(789)	1-9 19/32	(548)	22 29/32	(582)
	3-0	3-4 9/16	(1030)	3-2 7/16	(976)	3-1 7/16	(951)	2-11 1/16	(891)	2-1 19/32	(650)	26 29/32	(683)
	3-6	3-10 9/16	(1183)	3-8 7/16	(1129)	3-7 7/16	(1103)	3-5 1/16	(1043)	2-7 19/32	(802)	32 29/32	(836)
2 Panel	5-0R*	5-2 1/8	(1578)	5-0	(1524)	4-11	(1499)	2-4 1/4	(718)	1-6 25/32	(477)	20 3/32	(510)
	6-0R*	6-2 1/8	(1883)	6-0	(1829)	5-11	(1803)	2-10 1/4	(870)	2-0 25/32	(629)	26 3/32	(663)
	4-0	4-3 3/4	(1314)	4-1 5/8	(1260)	4-0 5/8	(1235)	1-11 1/16	(586)	1-1 19/32	(345)	14 29/32	(379)
	5-0	5-3 3/4	(1619)	5-1 5/8	(1565)	5-0 5/8	(1540)	2-5 1/16	(738)	1-7 19/32	(498)	20 29/32	(531)
	5-4	5-7 3/4	(1721)	5-5 5/8	(1667)	5-4 5/8	(1641)	2-7 1/16	(789)	1-9 19/32	(548)	22 29/32	(582)
	6-0	6-3 3/4	(1924)	6-1 5/8	(1870)	6-0 5/8	(1845)	2-11 1/16	(891)	2-1 19/32	(650)	26 29/32	(683)
	7-0	7-3 3/4	(2229)	7-1 5/8	(2175)	7-0 5/8	(2149)	3-5 1/16	(1043)	2-7 19/32	(802)	32 29/32	(836)
3 Panel	9-0R	9-0 1/2	(2756)	8-10 3/8	(2702)	8-9 3/8	(2677)	2-10 1/4	(870)	2-0 25/32	(629)	26 3/32	(663)
	6-0	6-2 15/16	(1903)	6-0 13/16	(1849)	5-11 13/16	(1824)	1-11 1/16	(586)	1-1 19/32	(345)	14 29/32	(379)
	7-8	7-8 15/16	(2361)	7-6 13/16	(2307)	7-5 13/16	(2281)	2-5 1/16	(738)	1-7 19/32	(498)	20 29/32	(531)
	8-0	8-2 15/16	(2513)	8-0 13/16	(2459)	7-11 13/16	(2434)	2-7 1/16	(789)	1-9 19/32	(548)	22 29/32	(582)
	9-0	9-2 15/16	(2818)	9-0 13/16	(2764)	8-11 13/16	(2738)	2-11 1/16	(891)	2-1 19/32	(650)	26 29/32	(683)
	10-6	10-8 15/16	(3275)	10-6 13/16	(3221)	10-5 13/16	(3196)	3-5 1/16	(1043)	2-7 19/32	(802)	32 29/32	(836)
4 Panel	8-0	8-2 1/8	(2492)	8-0	(2438)	7-11	(2413)	1-11 1/16	(586)	1-1 19/32	(345)	14 29/32	(379)
	10-0	10-2 1/8	(3102)	10-0	(3048)	9-11	(3023)	2-5 1/16	(738)	1-7 19/32	(498)	20 29/32	(531)
	10-8	10-10 1/8	(3305)	10-8	(3251)	10-7	(3226)	2-7 1/16	(789)	1-9 19/32	(548)	22 29/32	(582)
	12-0	12-2 1/8	(3712)	12-0	(3658)	11-11	(3632)	2-11 1/16	(891)	2-1 19/32	(650)	26 29/32	(683)
	14-0	14-2 1/8	(4321)	14-0	(4267)	13-11	(4242)	3-5 1/16	(1043)	2-7 19/32	(802)	32 29/32	(836)
1 Panel with 1 Sidelite	4-6	4-10 3/16	(1478)	4-8 1/16	(1424)	4-7 1/16	(1399)	2-11 1/16	(891)	2-1 19/32	(650)	26 29/32	(683)
1 Panel with 2 Sidelite	6-2	6-3 3/4	(1924)	6-1 5/8	(1870)	6-0 5/8	(1845)	2-11 1/16	(891)	2-1 19/32	(650)	26 29/32	(683)
								1-5 15/32	(444)	0-11 1/2	(292)	12 13/16	(325)
2 Panel with 2 Sidelite	8-0R	8-1 5/16	(2472)	7-11 3/16	(2418)	7-10 3/16	(2392)	2-4 1/4	(718)	1-6 25/32	(477)	20 3/32	(510)
	9-2	9-2 15/16	(2818)	9-0 13/16	(2764)	8-11 13/16	(2738)	1-5 15/32	(444)	0-11 1/2	(292)	12 13/16	(325)
								2-11 1/16	(891)	2-1 19/32	(650)	26 29/32	(683)
								1-5 15/32	(444)	0-11 1/2	(292)	12 13/16	(325)
Height													
Unit Type	Call Number	Masonry Opening		Rough Opening		Frame Size		Panel OM		Daylight Opening		Glass Size	
		ft - in	mm	ft - in	mm	ft - in	mm	ft-in	mm	ft - in	mm	in	mm
All Configurations	6-6R	6-9 1/16	(2059)	6-8	(2032)	6-7 1/2	(2019)	6-4 1/2	(1943)	5-3 5/8	(1616)	64 15/16	(1649)
	6-8	6-11 9/16	(2122)	6-10 1/2	(2096)	6-10	(2083)	6-7	(2007)	5-6 1/8	(1680)	67 7/16	(1713)
	7-0	7-3 9/16	(2224)	7-2 1/2	(2197)	7-2	(2184)	6-11	(2108)	5-10 1/8	(1781)	71 7/16	(1815)
	8-0	8-1 1/16	(2485)	8-0	(2438)	7-11 1/2	(2426)	7-8 1/2	(2350)	6-7 5/8	(2022)	80 15/16	(2058)

NOTE: All retro widths are available with 6-6R heights. The retro units with an asterisk are also available in standard heights.

CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed On: Oct 31, 2013, 1:07 pm

Ver 2013.1 2013-04-29

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19972255

Marvin Architectural Detail Manual

Standard Unit Measurements: In-Sash Transoms

Standard In-Sash Transom Unit Measurements													
Width													
Unit Type	Call Number	Masonry Opening		Rough Opening		Frame Size		Sash OM		Daylight Opening		Glass Size	
		ft - in	mm	ft - in	mm	ft - in	mm	ft-in	mm	ft - in	mm	in	mm
1 Sash 1 Frame	1-8	1-11	(583)	1-8 7/8	(529)	1-7 7/8	(504)	1-5 15/32	(444)	0-11 1/2	(292)	12 13/16	(325)
	2-0	2-4 9/16	(726)	2-2 7/16	(672)	2-1 7/16	(648)	1-11 1/16	(586)	1-1 19/32	(345)	14 29/32	(379)
	2-6	2-10 9/16	(878)	2-8 7/16	(824)	2-7 7/16	(799)	2-5 1/16	(738)	1-7 19/32	(498)	20 29/32	(531)
	2-8	3-0 9/16	(929)	2-10 7/16	(875)	2-9 7/16	(849)	2-7 1/16	(789)	1-9 19/32	(548)	22 29/32	(582)
	3-0	3-4 9/16	(1030)	3-2 7/16	(976)	3-1 7/16	(951)	2-11 1/16	(891)	2-1 19/32	(650)	26 29/32	(683)
	3-6	3-10 9/16	(1183)	3-8 7/16	(1129)	3-7 7/16	(1103)	3-5 1/16	(1043)	2-7 19/32	(802)	32 29/32	(836)
	4-0	4-3 3/4	(1314)	4-1 5/8	(1280)	4-0 5/8	(1235)	3-10 1/4	(1175)	3-0 25/32	(834)	38 3/32	(968)
	5-0	5-3 3/4	(1619)	5-1 5/8	(1565)	5-0 5/8	(1540)	4-10 1/4	(1480)	4-0 25/32	(1239)	50 3/32	(1272)
	5-4	5-7 3/4	(1721)	5-5 5/8	(1667)	5-4 5/8	(1641)	5-2 1/4	(1581)	4-4 25/32	(1341)	54 3/32	(1374)
	6-0	6-3 3/4	(1924)	6-1 5/8	(1870)	6-0 5/8	(1845)	5-10 1/4	(1784)	5-0 25/32	(1544)	62 3/32	(1577)
	7-0	7-3 3/4	(2229)	7-1 5/8	(2175)	7-0 5/8	(2149)	6-10 1/4	(2089)	6-0 25/32	(1849)	74 3/32	(1882)
2 Sash 1 Frame	4-0	4-3 3/4	(1314)	4-1 5/8	(1280)	4-0 5/8	(1235)	1-11 1/16	(586)	1-1 19/32	(345)	14 29/32	(379)
	5-0	5-3 3/4	(1619)	5-1 5/8	(1565)	5-0 5/8	(1540)	2-5 1/16	(738)	1-7 19/32	(498)	20 29/32	(531)
	5-4	5-7 3/4	(1721)	5-5 5/8	(1667)	5-4 5/8	(1641)	2-7 1/16	(789)	1-9 19/32	(548)	22 29/32	(582)
	6-0	6-3 3/4	(1924)	6-1 5/8	(1870)	6-0 5/8	(1845)	2-11 1/16	(891)	2-1 19/32	(650)	26 29/32	(683)
	7-0	7-3 3/4	(2229)	7-1 5/8	(2175)	7-0 5/8	(2149)	3-5 1/16	(1043)	2-7 19/32	(802)	32 29/32	(836)
3 Sash 1 Frame	6-0	6-2 15/16	(1903)	6-0 13/16	(1849)	5-11 13/16	(1824)	1-11 1/16	(586)	1-1 19/32	(345)	14 29/32	(379)
	7-6	7-8 15/16	(2381)	7-6 13/16	(2307)	7-5 13/16	(2281)	2-5 1/16	(738)	1-7 19/32	(498)	20 29/32	(531)
	8-0	8-2 15/16	(2513)	8-0 13/16	(2459)	7-11 13/16	(2434)	2-7 1/16	(789)	1-9 19/32	(548)	22 29/32	(582)
	9-0	9-2 15/16	(2818)	9-0 13/16	(2764)	8-11 13/16	(2738)	2-11 1/16	(891)	2-1 19/32	(650)	26 29/32	(683)
	10-6	10-8 15/16	(3275)	10-6 13/16	(3221)	10-5 13/16	(3196)	3-5 1/16	(1043)	2-7 19/32	(802)	32 29/32	(836)
4 Sash 1 Frame	8-0	8-2 1/8	(2492)	8-0	(2438)	7-11	(2413)	1-11 1/16	(586)	1-1 19/32	(345)	14 29/32	(379)
	10-0	10-2 1/8	(3102)	10-0	(3048)	9-11	(3023)	2-5 1/16	(738)	1-7 19/32	(498)	20 29/32	(531)
	10-8	10-10 1/8	(3305)	10-8	(3251)	10-7	(3226)	2-7 1/16	(789)	1-9 19/32	(548)	22 29/32	(582)
	12-0	12-2 1/8	(3712)	12-0	(3658)	11-11	(3632)	2-11 1/16	(891)	2-1 19/32	(650)	26 29/32	(683)
	14-0	14-2 1/8	(4321)	14-0	(4267)	13-11	(4242)	3-5 1/16	(1043)	2-7 19/32	(802)	32 29/32	(836)
Height													
Unit Type	Call Number	Masonry Opening		Rough Opening		Frame Size		Sash OM		Daylight Opening		Glass Size	
		ft - in	mm	ft - in	mm	ft - in	mm	ft-in	mm	ft - in	mm	in	mm
All Configurations	1-6	1-8 1/4	(514)	1-6 1/2	(470)	1-6	(457)	1-3 5/16	(389)	0-9 5/16	(237)	10 5/8	(270)
	2-0	2-2 1/4	(667)	2-0 1/2	(622)	2-0	(610)	1-9 5/16	(541)	1-3 5/16	(389)	16 5/8	(422)
	2-6	2-8 1/4	(819)	2-6 1/2	(775)	2-6	(762)	2-3 5/16	(694)	1-9 5/16	(541)	22 5/8	(575)

NOTE: [Ultimate Swinging French Door](#) Elevations can be found on [Marvin.com](#) under the professional tab, Architectural Detail Manual

1 3/4" Wood Ultimate Swinging French Doors

Standard Unit Measurements: Direct Glaze Rectangle / Transom

Wood Ultimate Swinging French Direct Glaze Transom											
Width											
Unit Type	Call Number	Masonry Opening		Rough Opening		Frame Size		Daylight Opening		Glass Size	
		ft-in	mm	ft-in	mm	ft-in	mm	ft-in	mm	in	mm
1 Lite Direct Glaze Transom Swinging French Door	2-0	2-4 9/16	(726)	2-2 7/16	(872)	2-1 7/16	(846)	1-9 1/2	(546)	22 7/8	(581)
	2-6	2-10 9/16	(878)	2-8 7/16	(824)	2-7 7/16	(799)	2-3 1/2	(699)	28 7/8	(733)
	2-8	3-0 9/16	(829)	2-10 7/16	(875)	2-9 7/16	(849)	2-5 1/2	(749)	30 7/8	(784)
	3-0	3-4 9/16	(1030)	3-2 7/16	(978)	3-1 7/16	(951)	2-9 1/2	(851)	34 7/8	(886)
	3-6	3-10 9/16	(1183)	3-8 7/16	(1128)	3-7 7/16	(1103)	3-3 1/2	(1003)	40 7/8	(1038)
	5-0	5-3 3/4	(1619)	5-1 5/8	(1585)	5-0 5/8	(1540)	4-8 11/16	(1440)	58 1/16	(1475)
	5-4	5-7 3/4	(1721)	5-5 5/8	(1667)	5-4 5/8	(1641)	5-0 11/16	(1541)	62 1/16	(1578)
	6-0	6-3 3/4	(1924)	6-1 5/8	(1870)	6-0 5/8	(1845)	5-8 11/16	(1745)	70 1/16	(1780)
	7-0	7-3 3/4	(2228)	7-1 5/8	(2175)	7-0 5/8	(2149)	6-8 11/16	(2049)	82 1/16	(2084)
Height											
Unit Type	Call Number	Masonry Opening		Rough Opening		Frame Size		Daylight Opening		Glass Size	
		ft-in	mm	ft-in	mm	ft-in	mm	ft-in	mm	in	mm
All Configurations	1-0	1-2 1/4	(362)	1-0 1/2	(318)	1-0	(305)	0-8 1/16	(205)	9 7/16	(240)
	1-2	1-4 1/4	(413)	1-2 1/2	(368)	1-2	(356)	0-10 1/16	(256)	11 7/16	(291)
	1-6	1-8 1/4	(514)	1-6 1/2	(470)	1-6	(457)	1-2 1/16	(357)	15 7/16	(392)

NOTE: [Direct Glaze Door Transom](#) Elevations can be found on [Marvin.com](#) under the professional tab, Architectural Detail Manual

FREE SHIP TO STORE* OR HOME*. NOW AVAILABLE ON OVER 400,000 ITEMS.More saving.
More doing.[PRO Site](#)[Tool & Truck Rental](#)[Installation Services and Repair](#)[Gift Cards](#)[Help](#)

Your Store:

Key West #6313 [\(Change\)](#)**Veranda ArmorGuard 15/16 in. x 5-1/4 in. x 16 ft.
Nantucket Gray Grooved Capped Composite
Decking Board**

Model # BRDVCG NG 16 Store SKU # 346267

Store SO SKU # 458602

\$35.97 / each**Store Only****Buy Online, Pick Up In Store Today****Check Store Inventory**

PRODUCT OVERVIEW

Veranda ArmorGuard Decking with patent-pending PermaTech Innovation raises the bar in composite decking, providing the most resilient surface for the ultimate in stain, fade and mold resistance. Capped to provide protection and durability, Veranda ArmorGuard's exotic tropical looks are unmatched in dramatic color offerings and features a 20-year, Stain and Fade Warranty. Veranda ArmorGuard hidden fasteners are recommended for installation.

California residents: [see Proposition 65 information](#)

- Mold and mildew resistant surface
- No sanding, staining or sealing required
- It looks, installs, and works like wood but veranda resists warping, rotting and damage from weather or insect attack
- Environmentally friendly: made with premium recycled wood and polymers
- Easy to clean for years of enjoyment
- Also available in brazilian walnut, coastal cedar and seaside gray
- Note: Product may vary by store
- MFG Model # : BRDVCG NG 16
- MFG Part # : BRDVCG NG 16

Info & Guides

[Instructions / Assembly](#)[Specification](#)[Use and Care Manual](#)[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

SPECIFICATIONS

Actual product thickness (in.)	.93	Actual product width (in.)	5.25
Assembled Depth (in.)	192 in	Assembled Height (in.)	.93 in
Assembled Width (in.)	5.25 in	Color Family	Gray
Fastener recommendation	Use Veranda ArmorGuard Screws and Hidden Fasteners for best installation and appearance.	Manufacturer Warranty	20 Year Stain and Fade Limited Warranty
Material	Composite	Nominal Length	192
Nominal Product H x W (in.)	5/4x6	Nominal Product Length (ft.)	16
Nominal Width	6 in	Nominal product width (in.)	5.25

Noticing

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ROB SEVERIN, 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:
1121 OLIVIA ST, KEY WEST, FL 33040 on the
5 day of DECEMBER, 2013.

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 DEC 10th, 2013.

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 H13-01-1726

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

Signed Name of Affiant:

RS
Date: 12-5-2013
Address: 617 FLEMING ST #9
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 5th day of December, 2013.

By (Print name of Affiant) ROB SEVERIN who is personally known to me or has produced DRIVERS License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015



Public
Meeting
Notice



1
1
2
1



Public
Meeting
Notice

1
1
2
1



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.

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

Alternate Key: 1023094 Parcel ID: 00022310-000000

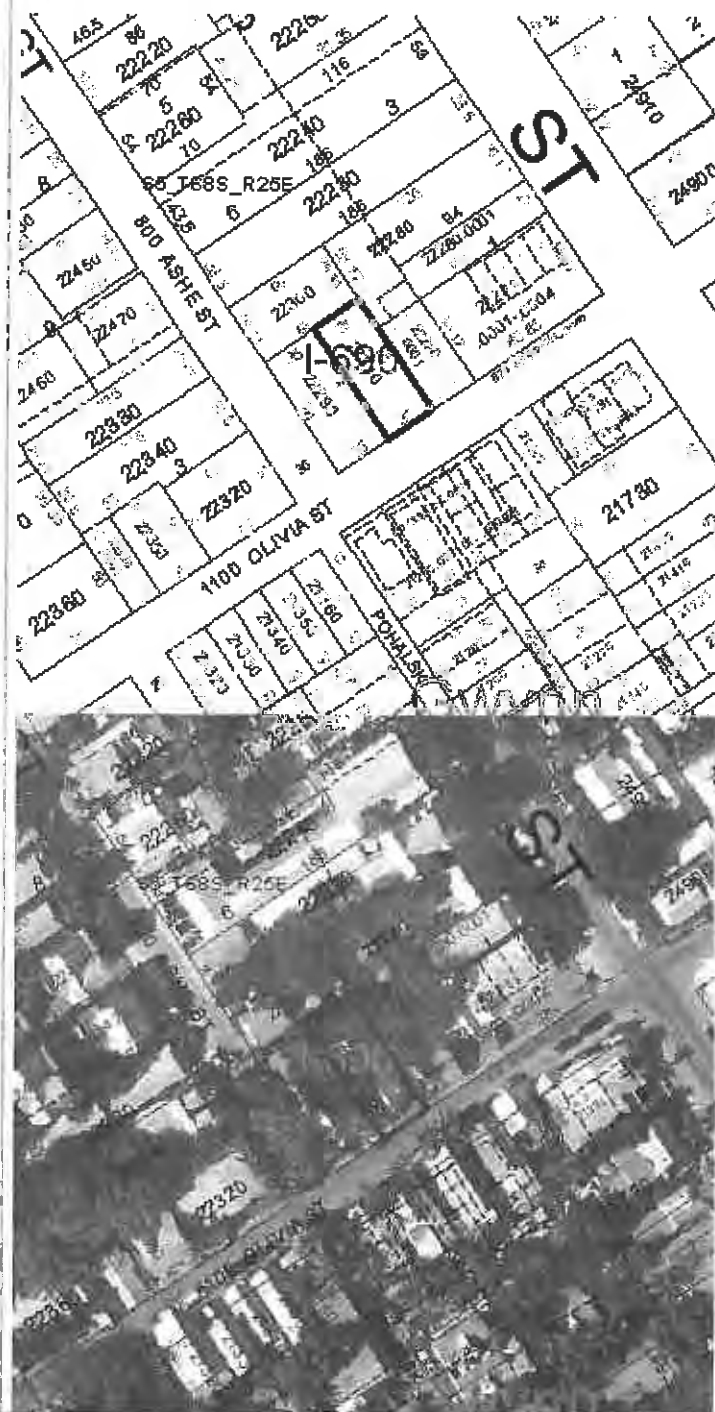
Ownership Details

Mailing Address:
SIMONSON THOMAS
214 4TH ST E UNIT 211
SAINT PAUL, MN 55101-6101

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1121 OLIVIA ST KEY WEST
Legal Description: KW PT LOT 2 SQR 4 TR 6 H1-531 OR632-588D/C OR810-1149 OR2650-456/57

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	31	78	2,418.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1316
Year Built: 1933

Building 1 Details

Building Type R1
Effective Age 35
Year Built 1933
Functional Obs 0

Condition A
Perimeter 236
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 37
Grnd Floor Area 1,316

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 3

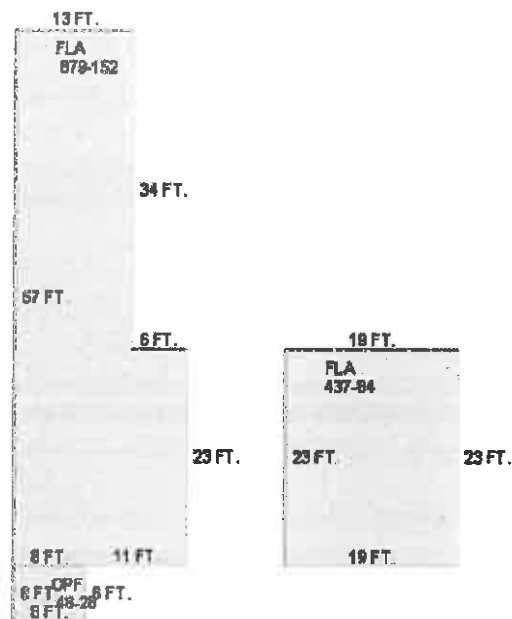
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement	% Finished	Basement	% Area
1	FLA	1:WD FRAME/COMPOSITE	1	1932	N	N	0.00	0.00		879
2	OPF	1:WD FRAME/COMPOSITE	1	1932	N	N	0.00	0.00		48
3	FLA	1:WD FRAME/COMPOSITE	1	1932	N	N	0.00	0.00		437

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09-0482	02/20/2009	02/23/2010	5,200		R & R 5 SQRS VCRIMP

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
2013	106,746	0	280,696	387,442	355,743	0	387,442
2012	106,746	0	216,657	323,403	323,403	0	323,403
2011	108,316	0	199,045	307,361	307,361	0	307,361
2010	109,886	0	251,133	361,019	361,019	0	361,019
2009	120,754	0	381,723	502,477	502,477	0	502,477
2008	136,436	0	423,150	559,586	559,586	0	559,586
2007	199,869	0	322,803	522,672	522,672	0	522,672
2006	332,087	0	229,710	561,797	561,797	0	561,797
2005	332,087	0	181,350	513,437	513,437	0	513,437
2004	181,926	0	169,260	351,186	351,186	0	351,186
2003	188,664	0	65,286	253,950	253,950	0	253,950
2002	157,446	0	65,286	222,732	222,732	0	222,732
2001	149,949	0	65,286	215,235	215,235	0	215,235
2000	134,784	0	45,942	180,726	180,726	0	180,726
1999	108,248	0	45,942	154,190	154,190	0	154,190
1998	88,452	0	45,942	134,394	134,394	0	134,394
1997	82,134	0	41,106	123,240	123,240	0	123,240
1996	56,862	0	41,106	97,968	97,968	0	97,968
1995	51,808	0	41,106	92,914	92,914	0	92,914
1994	46,332	0	41,106	87,438	87,438	0	87,438
1993	46,382	0	41,106	87,488	87,488	0	87,488
1992	46,382	0	41,106	87,488	87,488	0	87,488
1991	46,382	0	41,106	87,488	87,488	0	87,488
1990	36,443	0	32,039	68,482	68,482	0	68,482
1989	30,118	0	31,434	61,552	61,552	0	61,552
1988	26,330	0	27,807	54,137	54,137	0	54,137
1987	26,016	0	15,073	41,089	41,089	0	41,089
1986	26,166	0	14,523	40,689	40,689	0	40,689
1985	25,383	0	9,551	34,934	34,934	0	34,934
1984	23,659	0	9,551	33,210	33,210	0	33,210
1983	23,659	0	9,551	33,210	33,210	0	33,210
1982	24,137	0	9,551	33,688	33,688	0	33,688

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
9/12/2013	2650 / 456	417,500	WD	02
5/1/1980	810 / 1149	100	WD	U

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