

Staff Report

5 Buildings at risk- #1012 Olivia Street

The Commission has been extensively discussing how to prevent demolition by neglect in the historic district. During the last meeting, on November 9, 2011, Commissioner Green requested that on the next agenda an item for buildings at risk be included and he nominated the house located on #1012 Olivia Street as an example of a neglected structure in the historic district. Staff did a search on past building permits or HARC approvals and there has been no construction activity requests for this address during the past 16 years.

The building located on #1012 Olivia Street is listed as a contributing resource. The one and a half story house with board and batten siding was built circa 1892 and was listed as a contributing resource in the 1983 inventory. The building has been abandoned and neglected.

According to the Historic Architectural Guidelines, which are adopted by code, page 54 states the following;

Demolition by Neglect is in Violation of City Code

It is nor permitted to allow a historic building to disintegrate or decay through lack of maintenance or intentional neglect. If HARC or the Historic Preservation Planner become aware of conditions which may violate the provisions of the City Code regarding unsafe or dangerous buildings, public nuisances, buildings unfit for human habitation, minimum facilities, or similar conditions, the information shall be referred to the Building Department and the City Attorneys Office for appropriate action. Actions may include citations for code violations, notice to appear in County Court, fines and suit for injunctive relief. HARC may provide comment to the Building Director as provided for in LDR Chap III Article X; 3-10.3.

Also the Land Development Regulations under Chapter 102, Sec. 102-221;

Sec. 102-221. - Unsafe structures.

If the chief building official determines that any structure within a designated historic site or designated historic district is unsafe pursuant to the applicable sections of the Code of Ordinances, the chief building official will immediately notify the historic architectural review commission of the findings. The unsafe condition shall include structures deemed by the chief building official to be undergoing demolition by the property owner's neglect of maintenance responsibilities. Where appropriate and in accordance with applicable ordinances, the chief building official will attempt to have the owner or other appropriate party repair the structure rather than order it to be demolished and will take into consideration any comments and

recommendations by the historic architectural review commission.
However, the provisions contained within sections 102-187 through 102-190 and this division 3 shall not apply to the chief building official's declaration that a building is unsafe, nor will the chief building official be precluded from taking such steps as may be required by applicable ordinances to protect the public health and safety of the community. The historic architectural review commission may also endeavor to negotiate with the owner and interested parties, provided such actions do not interfere with procedures in the applicable ordinances.

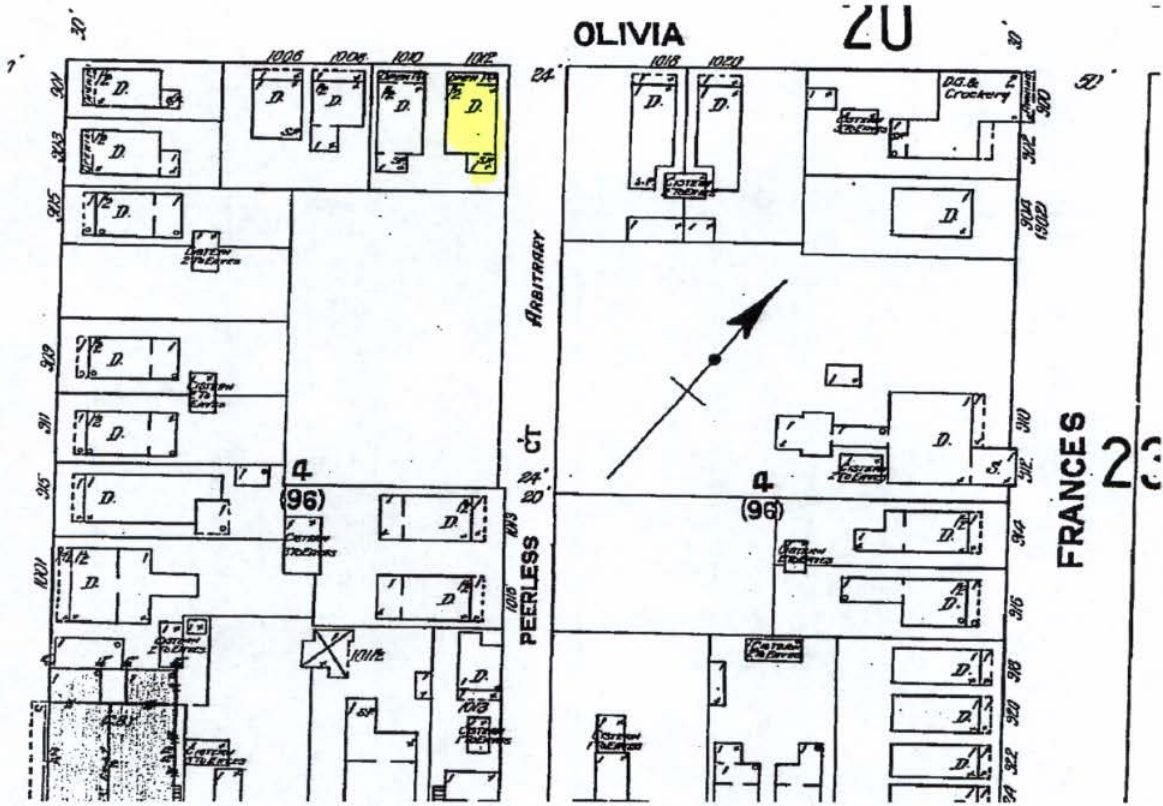
(Ord. No. 97-10, § 1(3-10.3(E)(2)(g)), 7-3-1997)

The City of Key West Comprehensive Plan includes a Historic Preservation Element. On Goal 1A-5: To preserve the quality of housing and neighborhoods in the historic district, Policy 1A-5.1.2 states the following;

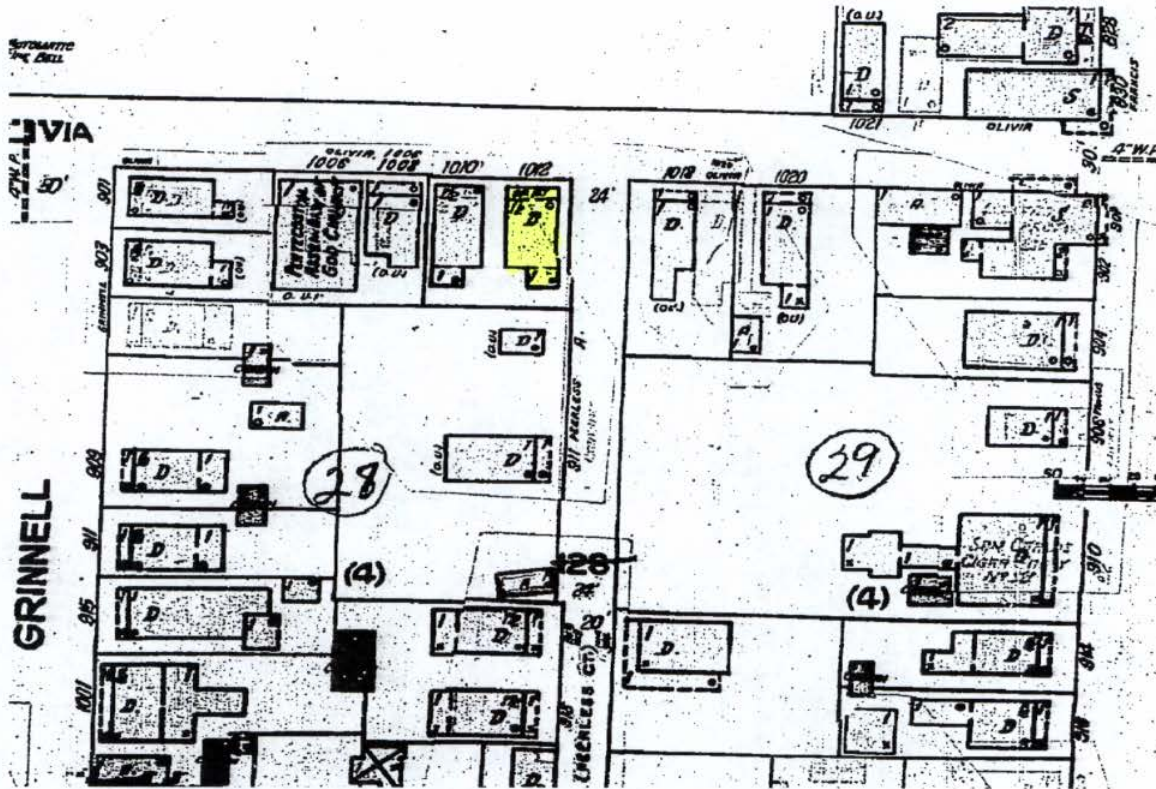
Enforcement Activities. Demolition of historically significant housing in the Historic District shall be discouraged through the enforcement of the Building Code and application of strict code enforcement activities and by encouraging effective maintenance and rehabilitation.

Staff agrees that the historic house located on #1012 Olivia Street has been deteriorated by neglect and abandonment. Measurements must be taken in order to correct the back roof and prevent its demolition due to neglect.

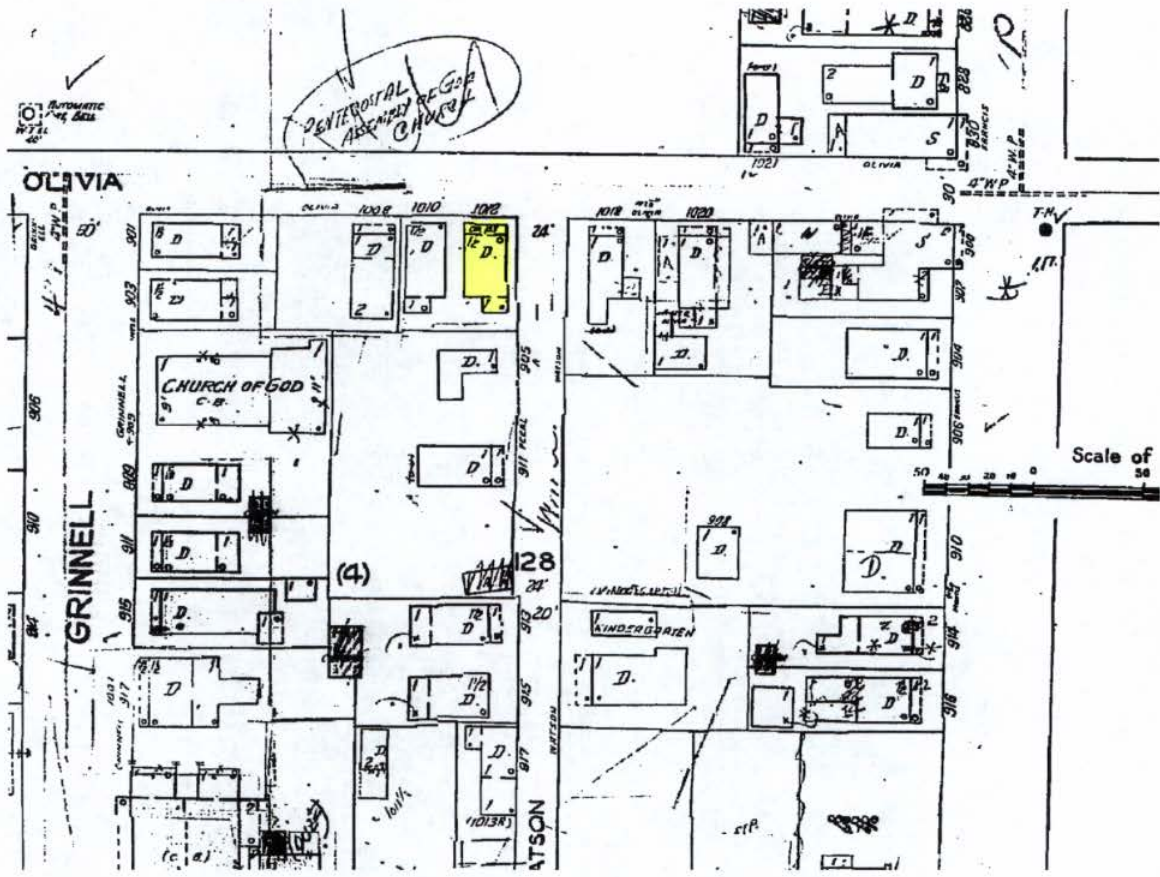
Sanborn Maps



#1012 Olivia Street 1912 Sanborn Map



#1012 Olivia Street 1948 Sanborn Map



#1012 Olivia Street 1962 Sanborn map

Project Photos

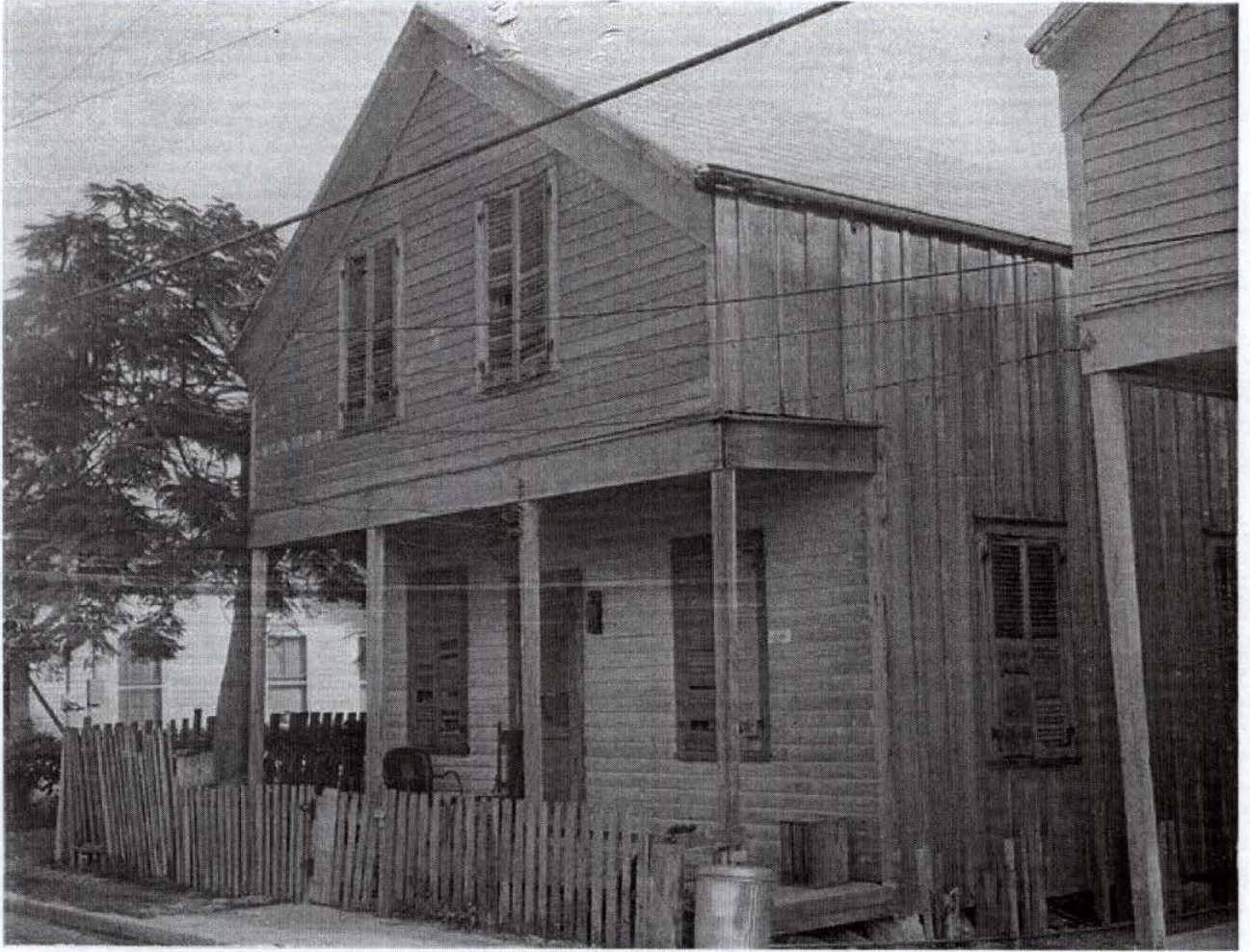


Photo taken by the Property Appraiser's office c1965; 1012 Olivia St.; built c1892;
Monroe County Library



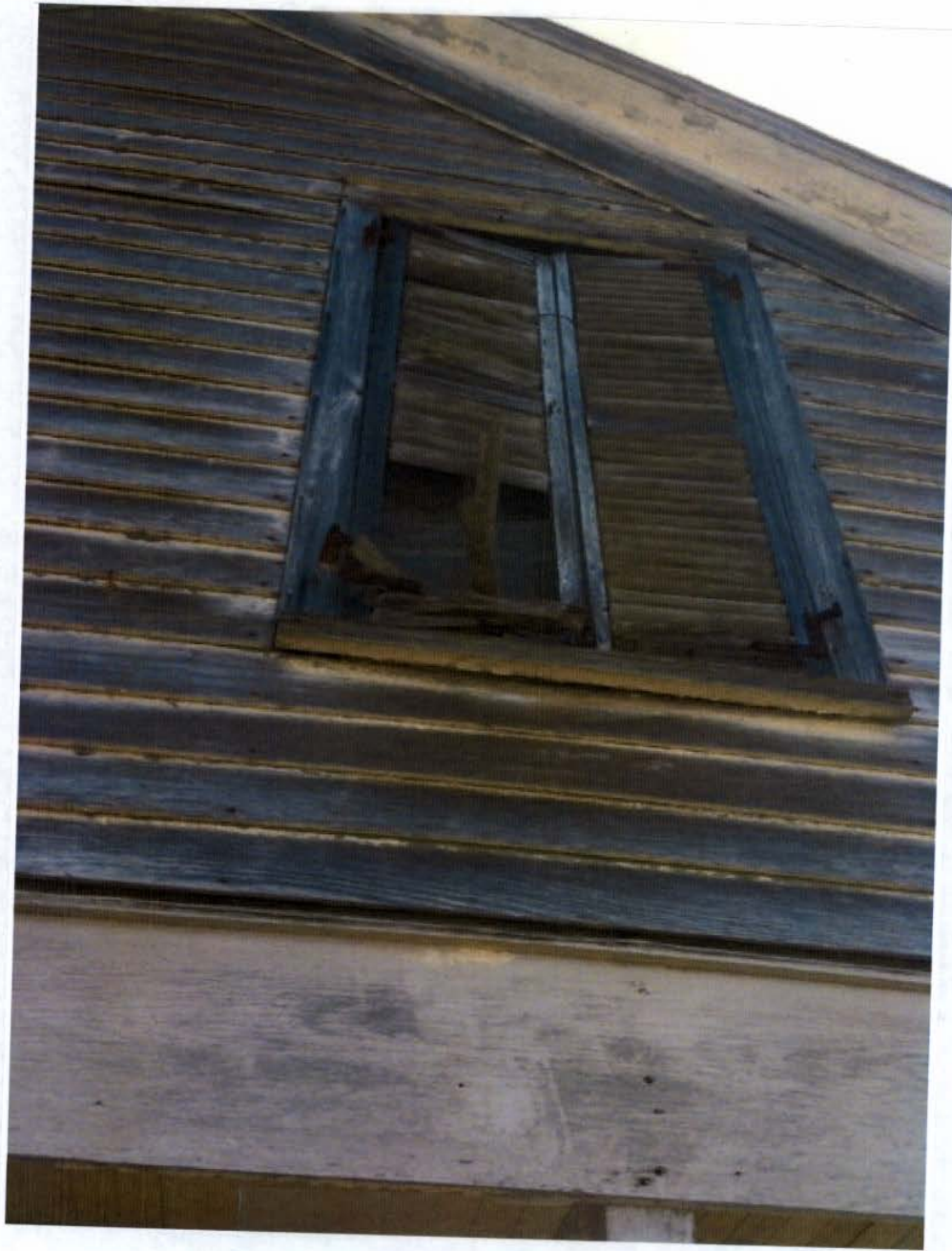


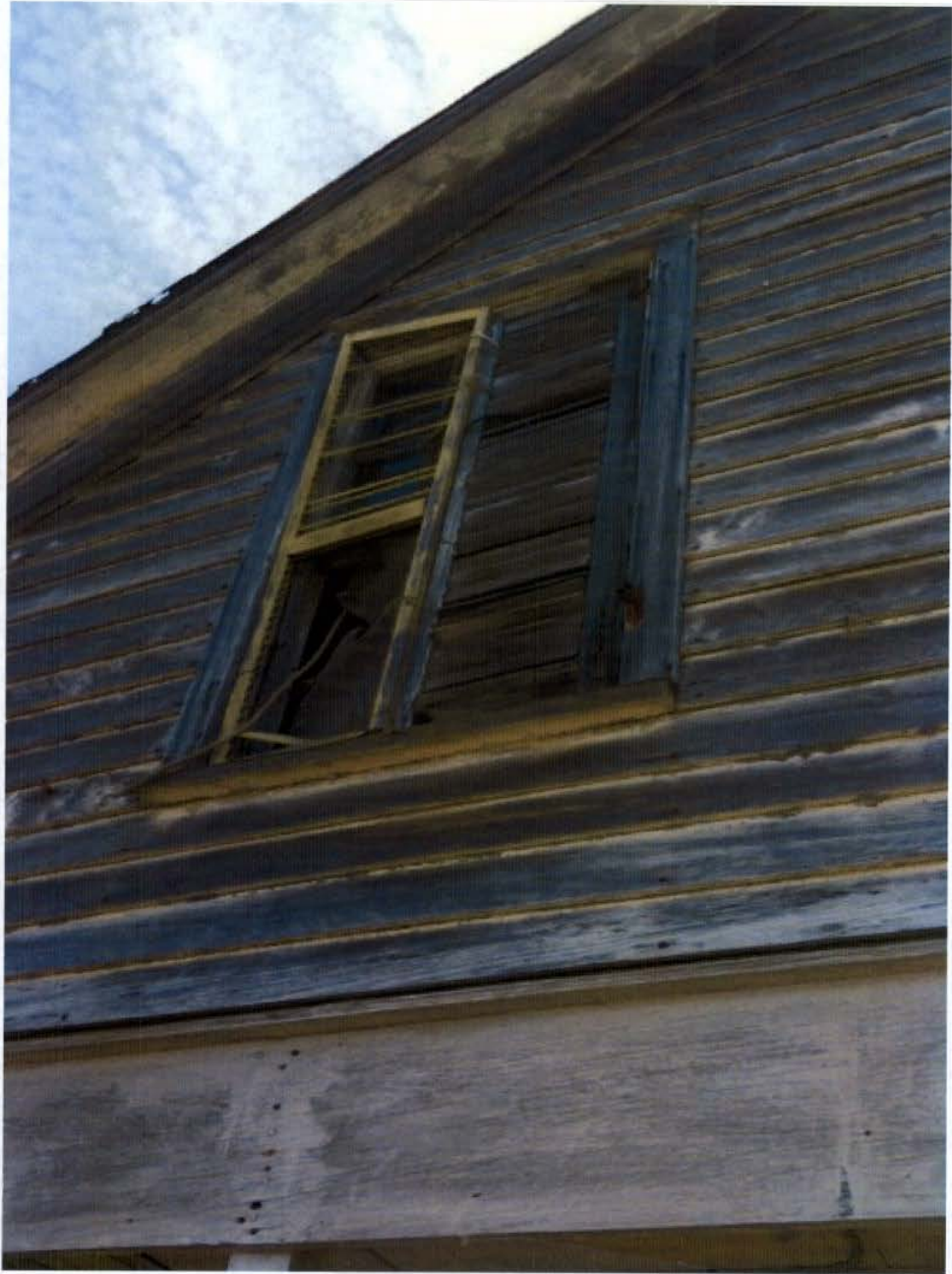












Photos provided on July 2011

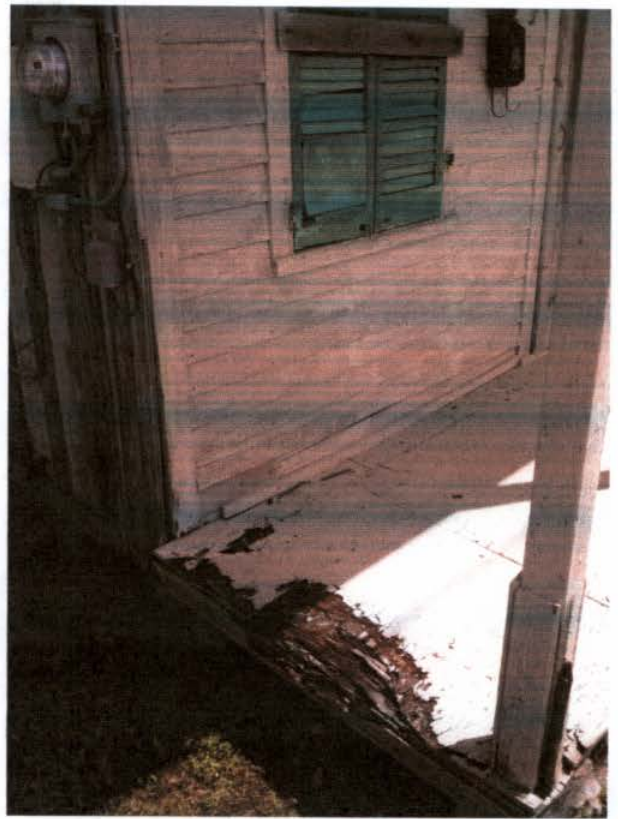








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IMG_0282



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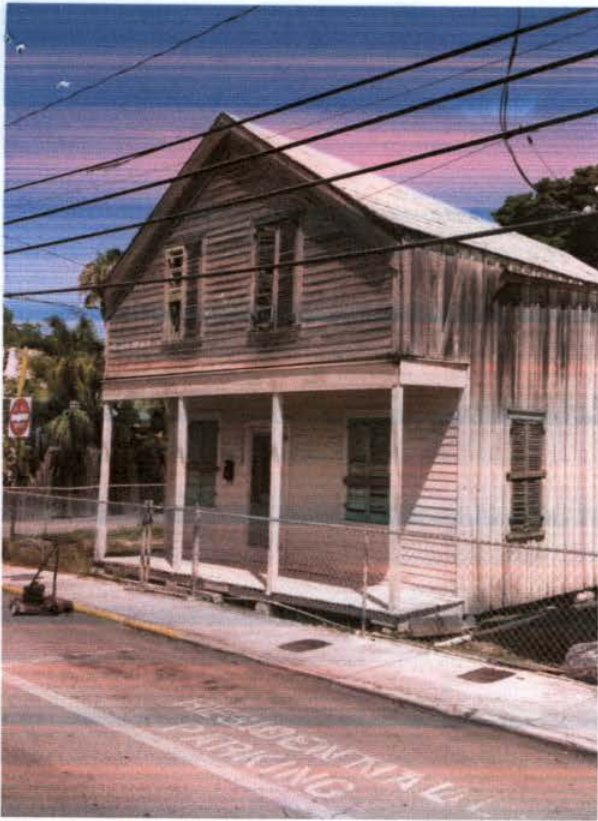
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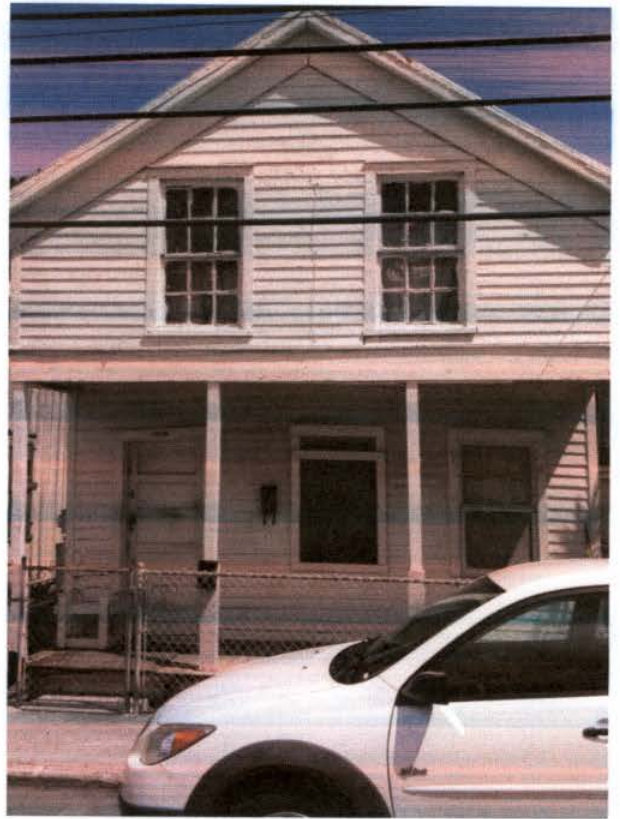
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Miscellaneous Information



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 MO02574

Recorder # _____

Field Date _____

Form Date _____

FormNo 200402

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 1012 OLIVIA STREET

Multiple Listing (DHR only) _____

Other Names _____ >> _____

Survey or Project Name Key West Historic Resources Survey

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>1012</u>		<u>OLIVIA</u>	<u>Street</u>	

Cross Streets (nearest/ between) FRANCES

City / Town (within 3 miles) KEY WEST

In Current City Limits? YES

County Monroe

Tax Parcel #(s) UNKNOWN

Subdivision Name _____

Block _____

Lot _____

Ownership Private Individual

Name of Public Tract (e.g., park) _____

Route to (especially if no street address) EAST SIDE OF OLIVIA NORTH OF FRANCES ACROSS FROM THE CEMETERY

MAPPING

USGS 7.5' Map Name _____

Publication Date _____

>> KEY WEST; 1971

Township: _____

Range: _____

Section: _____

1/4 section: _____

>> 67S ; 25E ; 34 ; UNSP

Irregular Section Name: NOT SPECIFIED

Landgrant _____

UTM: Zone 0

Easting 0

Northing 0

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular

Other Style _____

Exterior Plan Rectangular

Other Exterior Plan _____

Number of Stories 1.5

Structural System(s) _____

>> Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>> Piers

Other Foundation Types _____

Foundation Material(s) _____

>> Other

Other Foundation Material(s) LIMESTONE

Exterior Fabric(s) _____

>> Board and batten

Other Exterior Fabric(s) _____

Roof Type(s) _____

>> Gable

Other Roof Type(s) _____

Roof Material(s) _____

>> Other

Other Roof Material(s) V CRIMP

Roof Secondary Structure(s) (dormers etc) _____

>> Not applicable

Other Roof Secondary Structure(s) _____

Number of Chimneys 0

Chimney Material Not applicable

Other Chimney Material(s) _____

Chimney Location(s) NOT APPLICABLE

HISTORICAL STRUCTURE FORM

8MO02574

DESCRIPTION (continued)

Window Descriptions SHUTTERED UNABLE TO VIEW

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed _____ #incised 1 Location(s) 3 BAY INCISED W

Porch Roof Types(s) UNSPECIFIED

Exterior Ornament SHUTTERS

Interior Plan Unspecified

Other Interior Plan _____

Condition Deteriorated

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): NONE OBSERVED

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional) THIS HOUSE IS A TWIN IN STYLE TO 1010 OLIVIA

HISTORY

Construction year C1892

Architect (last name first): UNKNOWN

Builder (last name first): UNKNOWN

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Unspecified;;</u>			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence;;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) NOT SPECIFIED

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods Sanborn Maps

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible Key West Historic District

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Architecture

Other Historical Associations _____

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

HISTORICAL STRUCTURE FORM

8M002574

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> ;;;Photographs (Archived)

RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost

Recorder Address / Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9780

Recorder Affiliation Other Other Affiliation URS Corporation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: RECORDERS SMARTFORM

Computer Entry Date: 12/2/2004

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

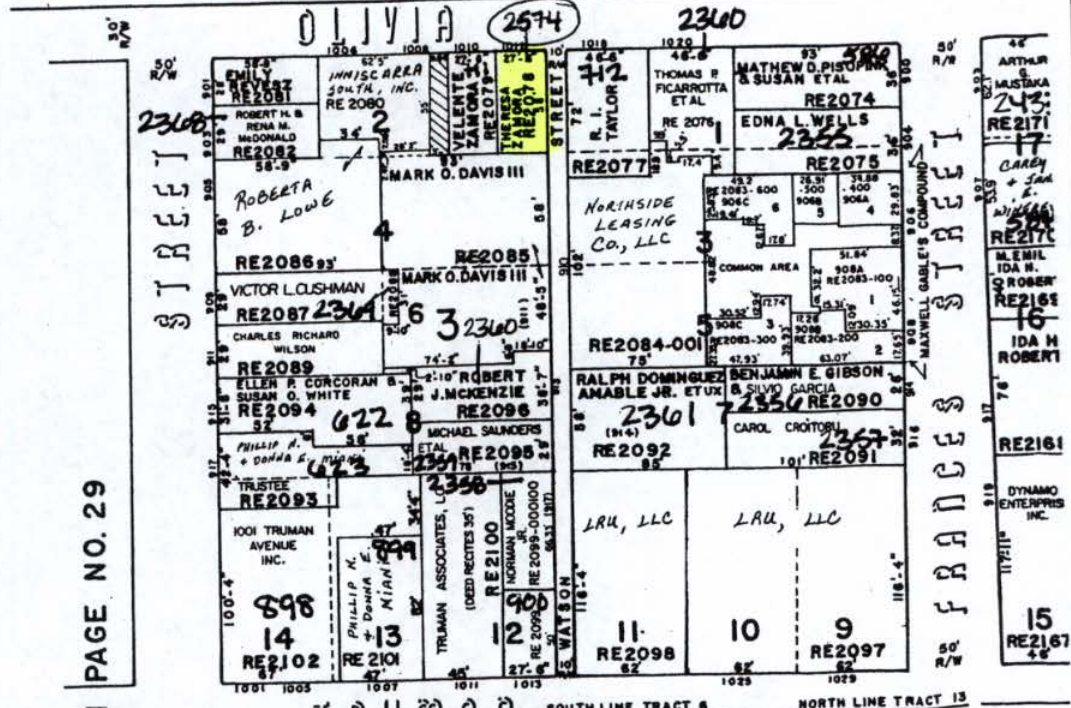
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

MO02574-200402

Supplementary Printout

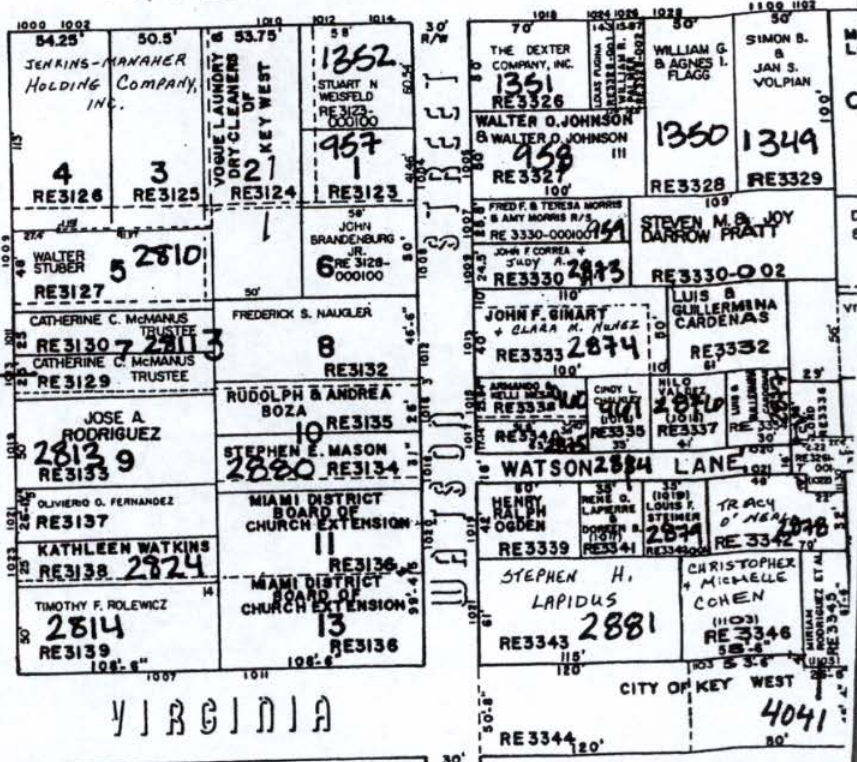
- > **[Other name(s)]:**
- > **USGS map name/year of publication or revision:**
KEY WEST;1971
- > **Township/Range/Section/Qtr:**
67S ;25E ;34;UNSP
- > **Foundation types:**
Piers
- > **Foundation materials:**
Other
- > **Exterior fabrics:**
Board and batten
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Other
- > **Roof secondary structures (dormers etc):**
Not applicable
- > **Change status/year changed/date noted/nature:**
Unspecified;;;
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;;
Unspecified;;
Private residence;C1892;
- > **Research methods:**
Examine local tax records
- > **Area(s) of historical significance:**
Architecture
- > **Repositories: Collection/Housed/Accession#/Describe**
;;;Photographs (Archived)
- > **Structural system(s):**
Wood frame

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ON PAGE NO. 29

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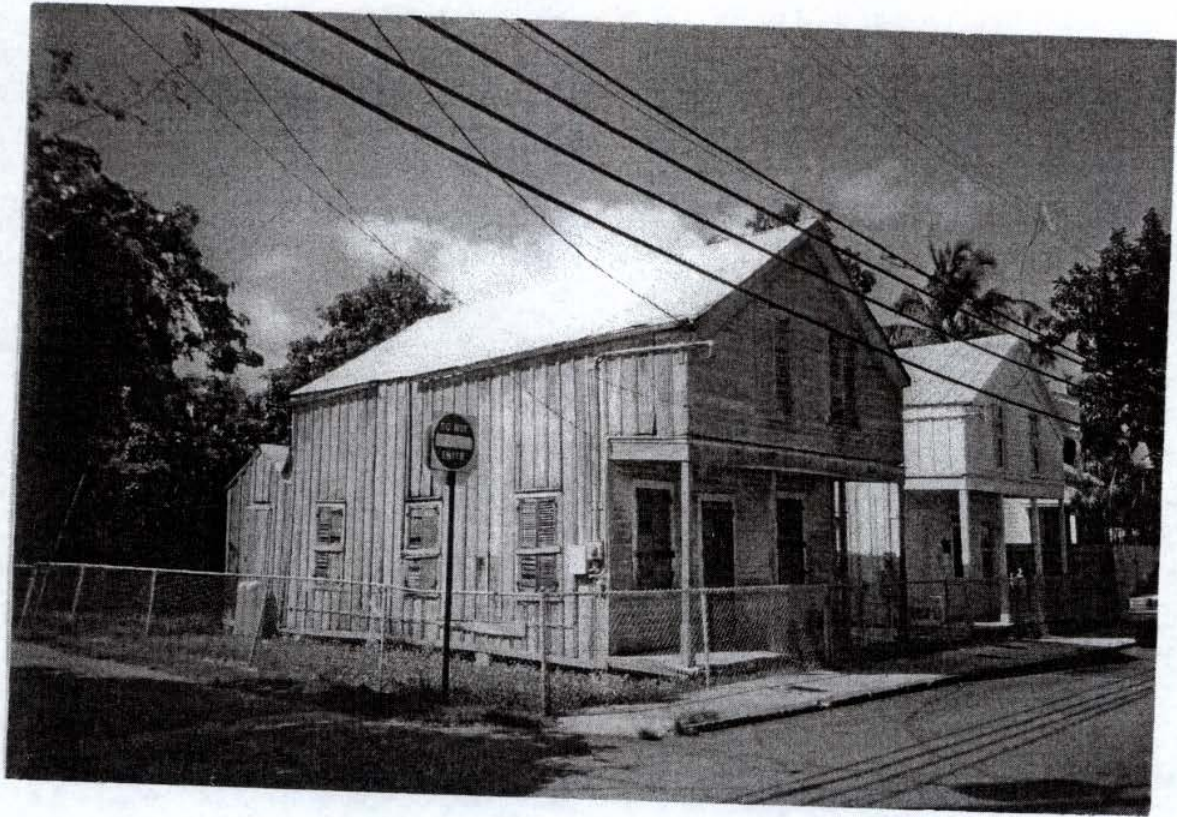


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VIRGINIA

CONTINUED ON PA

2574



M02574
1012 Olivia Street
Key West
Monroe
May 2004

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., November 23, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NOMINATION OF BUILDING AT RISK #1012 OLIVIA STREET

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1021512 Parcel ID: 00020780-000000

Ownership Details

Mailing Address:
ZAMORA THERESA ESTATE
C/O ZAMORA FRANK P/R
1017 18TH ST
KEY WEST, FL 33040-4251

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1012 OLIVIA ST KEY WEST
Legal Description: KW PT LT 2 SQR 3 TR 6 OR261-279/81 OR455-617 OR1294-1930AFF OR1294-1931D/C OR1407-1178/79ORD OR2487-1621/22 OR2531-2124ORD

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	28	58	1,595.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 742
Year Built: 1903

Building 1 Details

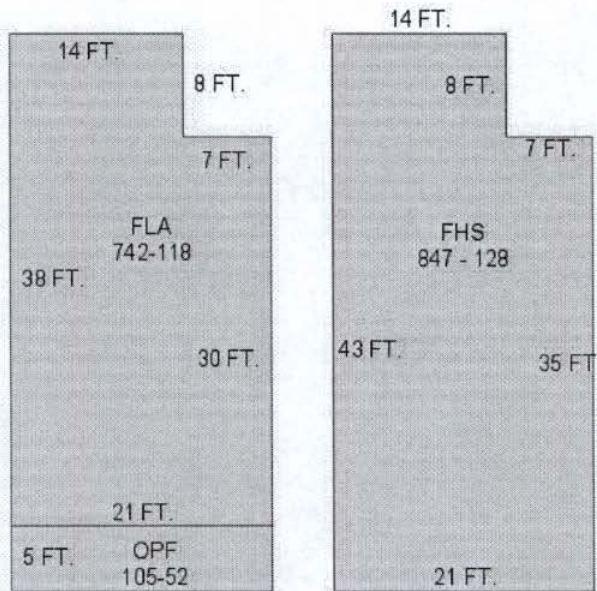
Building Type R1	Condition P	Quality Grade 500
Effective Age 83	Perimeter 118	Depreciation % 75
Year Built 1903	Special Arch 0	Grnd Floor Area 742
Functional Obs 0	Economic Obs 0	

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 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1902	N	N	0.00	0.00	742
2	OPF		1	1902	N	N	0.00	0.00	105
3	FHS	1:WD FRAME	1	1902	N	N	0.00	0.00	847

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	452 SF	0	0	1964	1965	1	30

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	31,810	316	143,784	175,910	175,910	0	175,910
2010	48,938	316	178,877	228,131	228,131	0	228,131
2009	52,171	316	271,894	324,381	324,381	0	324,381
2008	47,902	316	305,760	353,978	250,026	25,000	225,026
2007	76,048	282	277,144	353,474	248,824	25,000	223,824
2006	154,549	282	148,960	303,791	217,296	25,000	192,296
2005	122,658	282	134,848	257,788	187,932	25,000	162,932
2004	100,745	282	117,600	218,627	145,066	25,000	120,066
2003	103,034	282	32,928	136,244	93,811	25,000	68,811
2002	103,866	282	32,928	137,076	94,108	25,000	69,108
2001	81,708	282	32,928	114,918	80,226	25,000	55,226
2000	81,708	406	26,656	108,770	76,153	25,000	51,153
1999	59,145	353	26,656	86,153	61,901	23,522	38,379
1998	58,856	351	26,656	85,863	60,927	25,000	35,927
1997	57,702	344	23,520	81,566	59,909	25,000	34,909
1996	35,487	212	23,520	59,218	58,165	25,000	33,165
1995	35,487	0	23,520	59,007	56,747	25,000	31,747
1994	31,736	0	23,520	55,256	55,256	25,000	30,256
1993	31,679	0	23,520	55,199	55,199	22,079	33,120
1992	31,679	0	23,520	55,199	55,199	22,079	33,120
1991	31,679	0	23,520	55,199	55,199	25,000	30,199
1990	28,511	0	18,424	46,935	46,935	25,000	21,935
1989	25,141	0	18,032	43,173	43,173	25,000	18,173
1988	21,281	0	14,112	35,393	35,393	25,000	10,393
1987	17,196	0	8,467	25,663	25,663	25,000	663
1986	17,262	0	8,467	25,729	25,729	25,000	729
1985	16,904	0	5,746	22,650	22,650	22,650	0
1984	16,160	0	5,746	21,906	21,906	21,906	0
1983	16,160	0	5,746	21,906	21,906	21,906	0
1982	16,367	0	4,980	21,347	21,347	21,347	0

2

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
3/27/2008	2487 / 1621	100	QC	P

This page has been visited 54,306 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176