

Staff Report

Historic Architectural Review Commission

Staff Report Item 5-a

Meeting Date: November 27, 2012

Applicant: Michael B. Ingram, Architect

Application Number: H12-01-1843

Address: #726 ½ Olivia Street

Description of Work: Renovations to existing cottage and new structure. Site improvements including a new swimming pool.

Guidelines Cited in Review: Additions, Alterations and New Construction (pages 36-38a).
Decks and pools (pages 39-40).

Staff Analysis

The existing main house in the lot is listed as a contributing structure in the 2011 Survey. The house was built in 1938. A review of the 1962 Sanborn map evidences the existence of a one story frame structure with a front porch facing east. The structure does not face any street and the majority of the buildings that surrounds the property are one story structures. A visual inspection concludes that the historic house has been altered through time. The front porch was removed between 1962 and 1965. Additions had been attached to its south and west sides. The existing house rises 16' -0" from ground and sits on lower ground in relation to the back portion of the site. The cottage reads as accessory structure in the site rather than a typical house; the structure is too short in height when compare to surrounding one story structures.

The proposed plans include the renovation of the existing house. A new flat roof with tiles will connect the existing structure with a new one story house. The new design will have two gable roofs and will become the main house in the site. The proposed plans depict the new and existing structures not to be conforming to current setbacks for this particular zoning district HHDR;

Front yard- 10 feet
Side yard- 5 feet
Rear yard- 20 feet
Maximum height- 30 feet

If the project is approved it will require yard setbacks and impervious surface variances. The project will also require variances for detached habitable space. The new plan proposes new corrugated metal roof for both the existing and new building. New 6 over 6 wood windows and clapboard siding replacements where needed on the existing structure. Wood board and batten and aluminum windows are proposed on the new structure. A swimming pool is proposed on the side as well as a trellis on the back of the property. Site improvements are also included in the plans.

Consistency with Guidelines

1. Although the new structure will be larger in footprint and in scale in relation to the existing one it will be detached from it and will become the principal structure in the site. By not attaching the new house to the existing structure the project promotes the restoration of the historic cottage without altering its footprint, mass, scale, form and proportions. The new house will read as a separate one story structure that will be harmonious to the scale and proportions of the existing cottage and surrounding historic structures.
2. The proposed new design breaks the massing and scale by the use of two parallel gable roofs and by the use of corrugated metal roof, which lowers the scale of the roof.
3. The proposed swimming pool will be located on the side and between the two houses.
4. The new house will have similar height, scale, textures and materials as the surrounding houses within the urban historic context.
5. The proposed renovations to the existing cottage will be in keeping with guidelines for replacements of doors and windows, and maintenance.

It is staff's opinion that the proposed design is consistent with the guidelines. The new house will become the principal structure in the lot and it will have a sympathetic relation to its urban context. The existing cottage will be renovated and will become a secondary structure.

Application



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

APPLICATION #

112-01-1843

OWNER'S NAME:

TFC DEVELOPMENT L.C.

DATE:

10.26.12

OWNER'S ADDRESS:

PHONE #:

APPLICANT'S NAME:

MICHAEL B. INGRAM

PHONE #:

292-7722

APPLICANT'S ADDRESS:

1001 WHITEHEAD ST., KW. FL. 33040

ADDRESS OF CONSTRUCTION:

726 1/2 OLIVIA ST. F.W.

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: EXISTING LOTAGE! REMOVE WENER SHED ROOF @ OUTSIDE AREA, MODIFY OPENINGS IN ADDITION TO ORG. STRUCTURE, MISC. REPAIR OF ROT, NEW CORRUGATED ROOF OVER ALL. NEW STRUCTURE WITH CONNECTING ROOF STRUCTURE TO EXISTING. BOARD & BATTEN PTD WHITE, ALUM SLIDING DOOR UNITS, CORRUGATED ROOFING.

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.

NOV. 15

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: 10.26.12

Applicant's Signature:

Michael Ingram, (rep.)

Required Submittals

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

House is listed as contributing in the 2011 survey.
New construction
demolition / selective

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

726 ½ OLIVIA STREET

The “cottage “ is comprised of an original gable ended structure (modified) approximately 15.5 x 22 feet. The current bedroom and bath are add -on structures. The shed roof over the patio is a recent addition.

The proposed new structure is comprised of two gable ended structures joined together along the north-south axis. Between the new and existing is a flat roofed connector.

By separating the two structures, the original cottage is retained and differentiated and not overpowered by the proposed addition. Mass and scale are maintained by creating a composition of single story elements, use of materials and the painting of both structures white. Sloped roofs are galvalume corrugated sheets without gutters.

It should be noted that the building site is mid-block and has no direct relationship to any of the surrounding streets, and as such, there is no visible relation to the existing streetscape . The site is access by a private drive to designated parking area. Surrounding properties have substantial older tree growth , although there is none on the property itself.

The proposed demolition consists of the removal of a shed roof over outdoor areas constructed approximately 8 years ago. New utilities are proposed to be placed from Olivia Street, below grade, to the existing site. Water management shall be maintained within the property . Existing fences shall be retained and modified as required.

K:\FORMS\Applications\Verification and Authorization\Authorization Form - Bus Entity.doc Page 1 of 1

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, JAMES NICHOLS, in my capacity as MANAGING MEMBER
(print name) (print position; president, managing member)
of TFC DEVELOPMENT LLC
(print name of entity serving as Authorized Representative)

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

726 1/2 OLIVIA KEY WEST
Street Address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10/26/2012 by
date

JAMES A. NICHOLS
Name of Authorized Representative

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

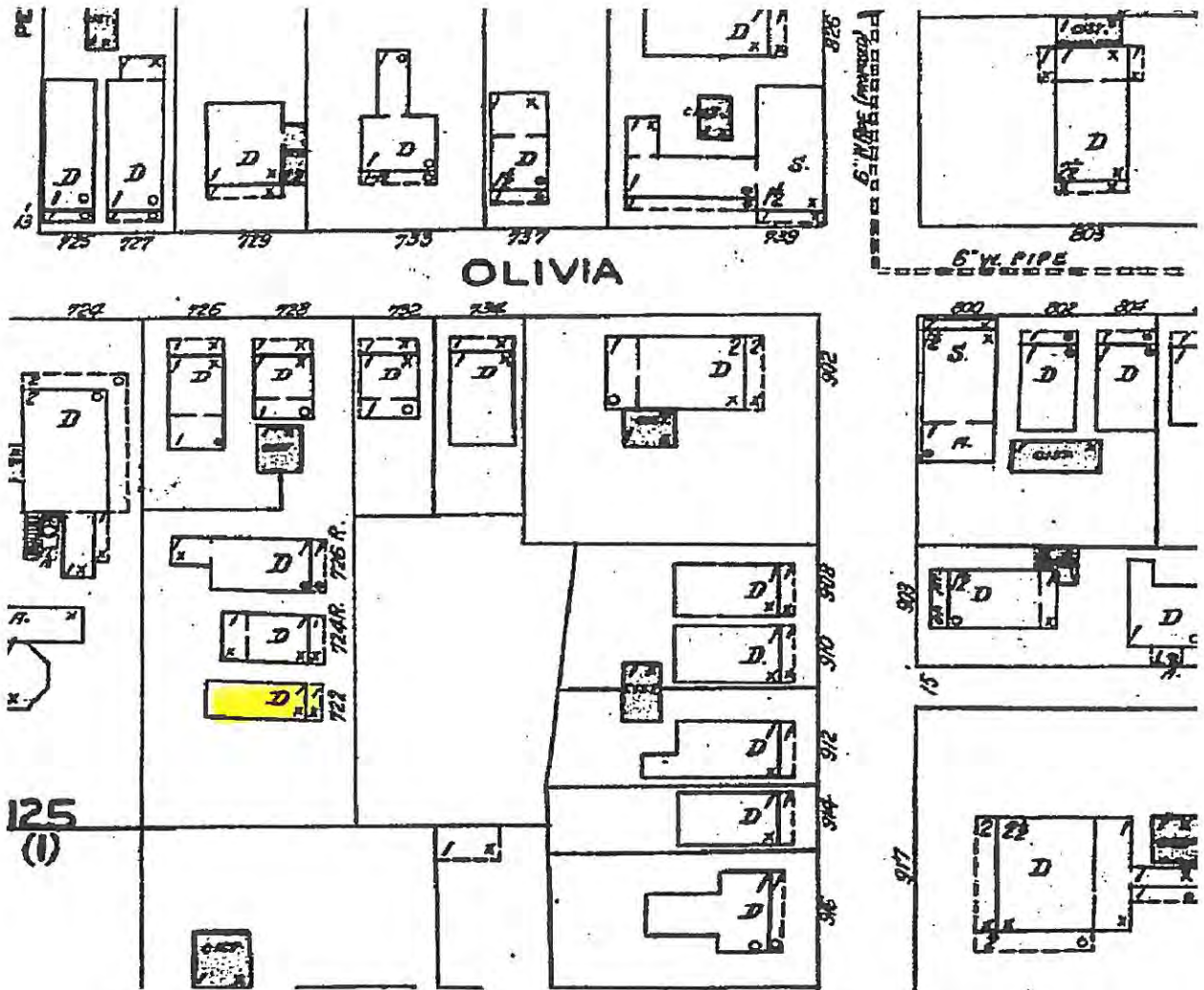

Notary's Signature and Seal

Joy Waters
Name of Acknowledger typed, printed or stamped

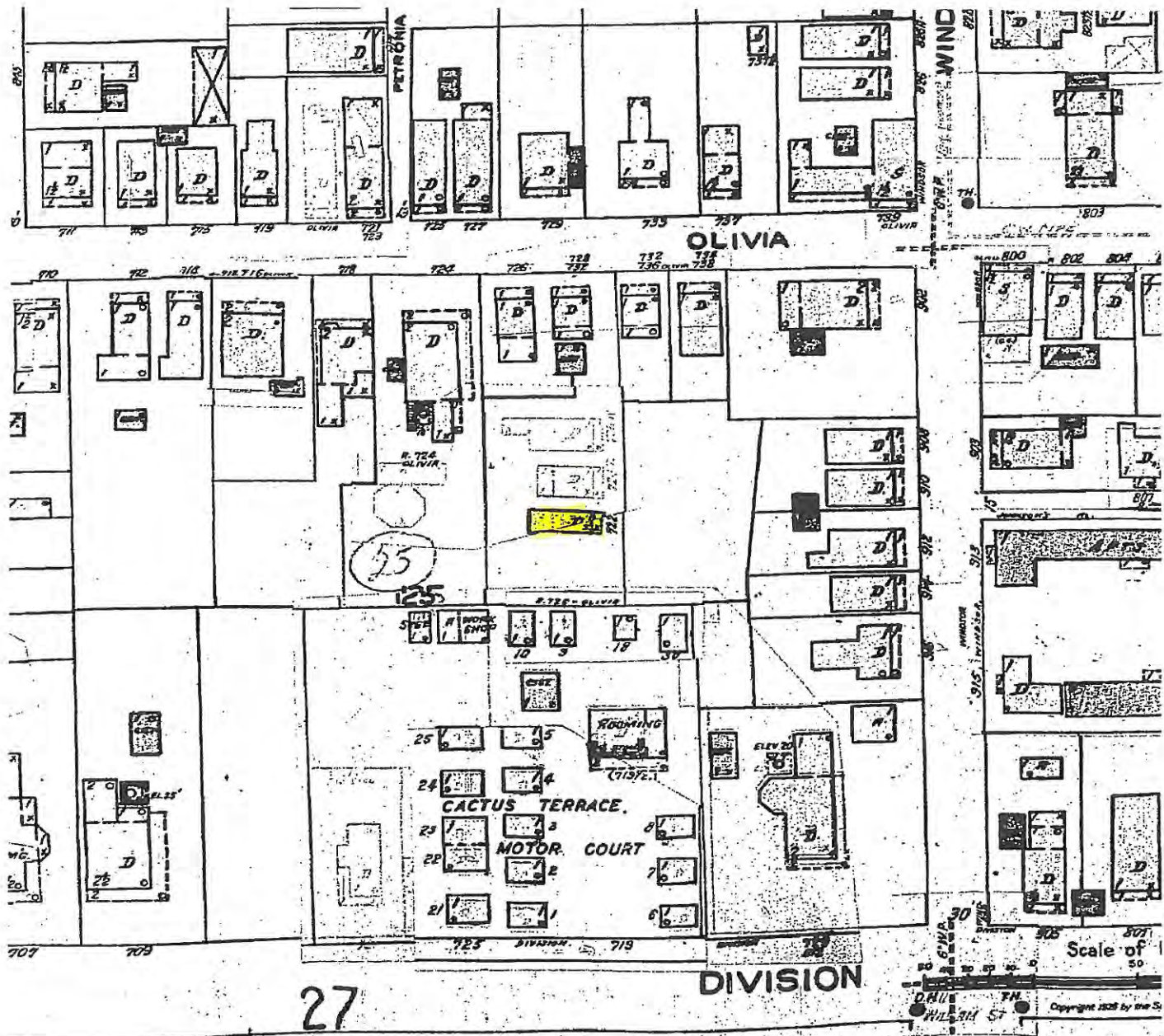
JOY WATERS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Aug 27 2014
ACTING IN COUNTY OF

Commission Number, if any

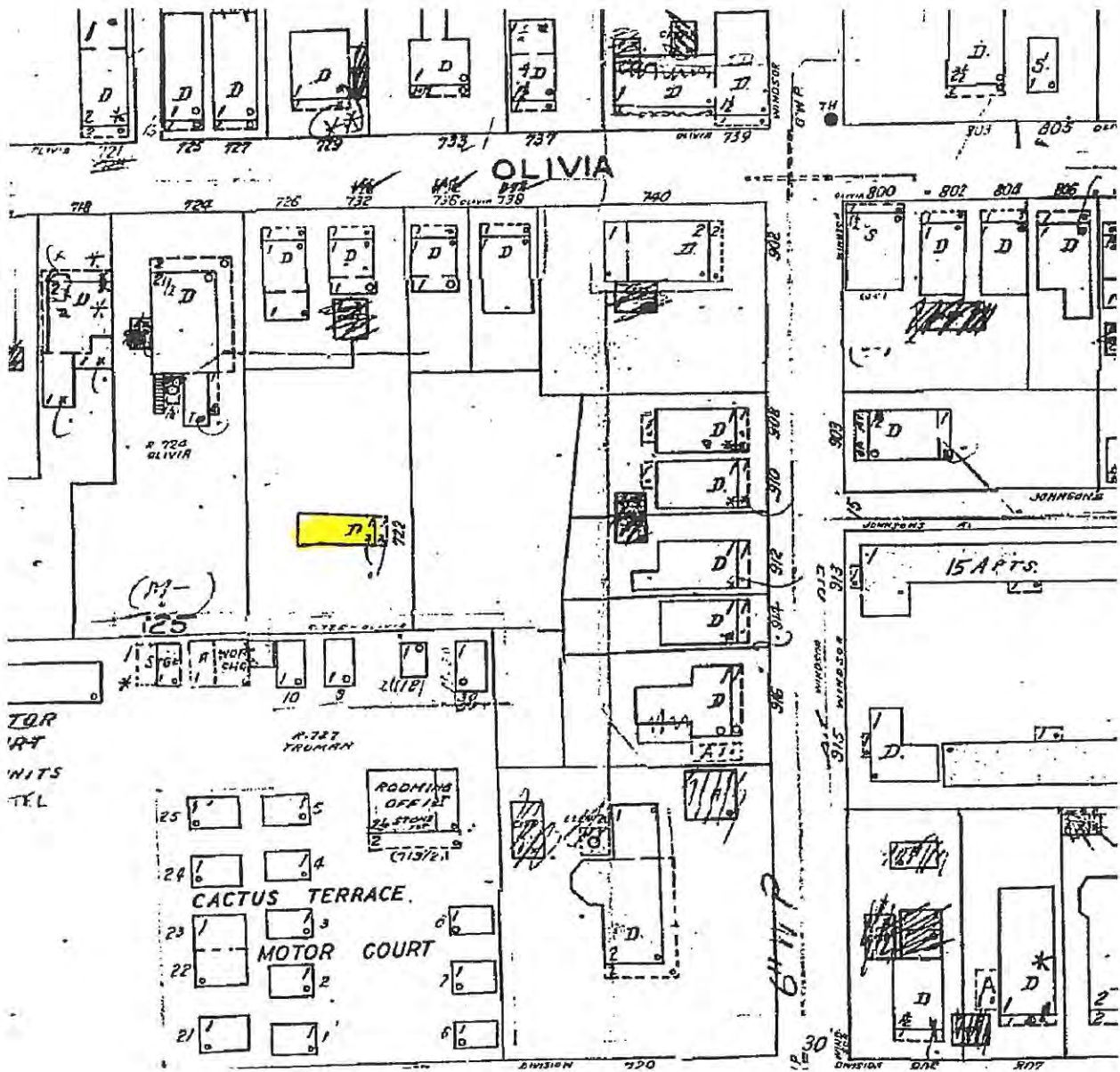
Sanborn Maps



#726 Olivia Street Sanborn map 1926



726 Olivia Street Sanborn map 1948



726 Olivia Street Sanborn map 1962

Project Photos



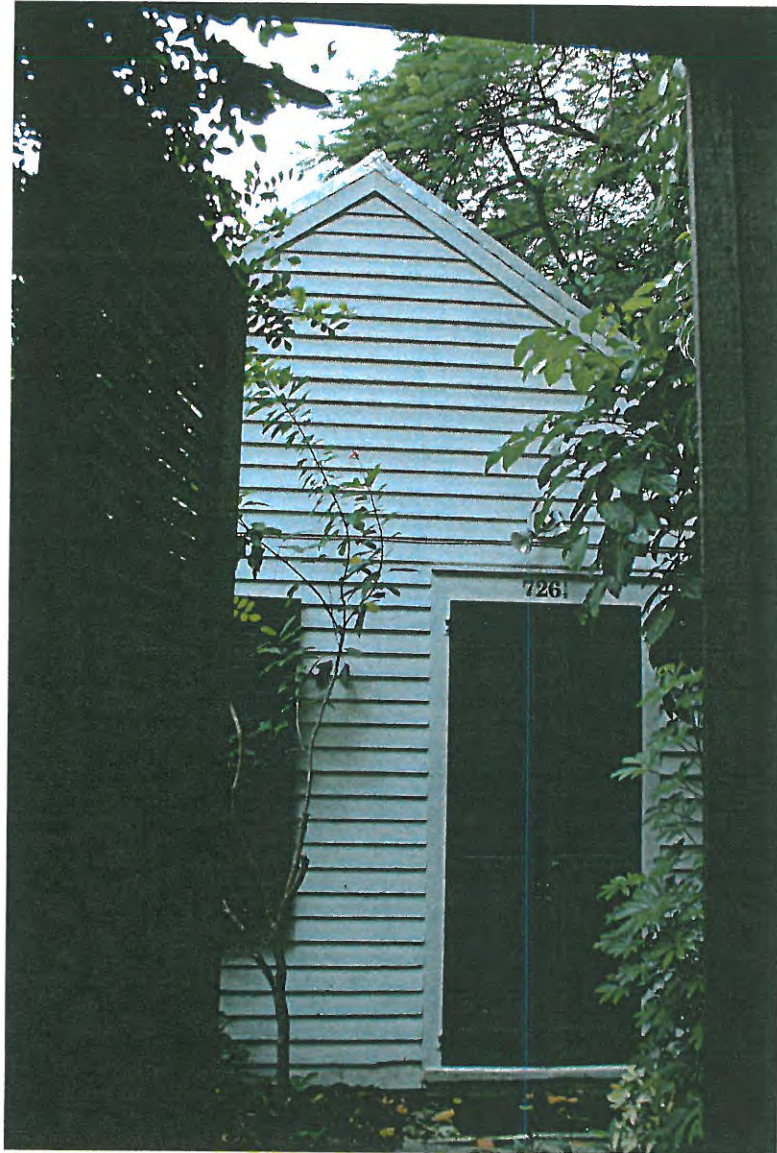
Photo taken by the Property Appraiser's office c1965; 726-1/2 Olivia St. Monroe County Library



Google earth

feet 10
meters 3





REPAIR@SILLS



LOOKING NORTH







N-E ENTRY



REMOVE ROOF



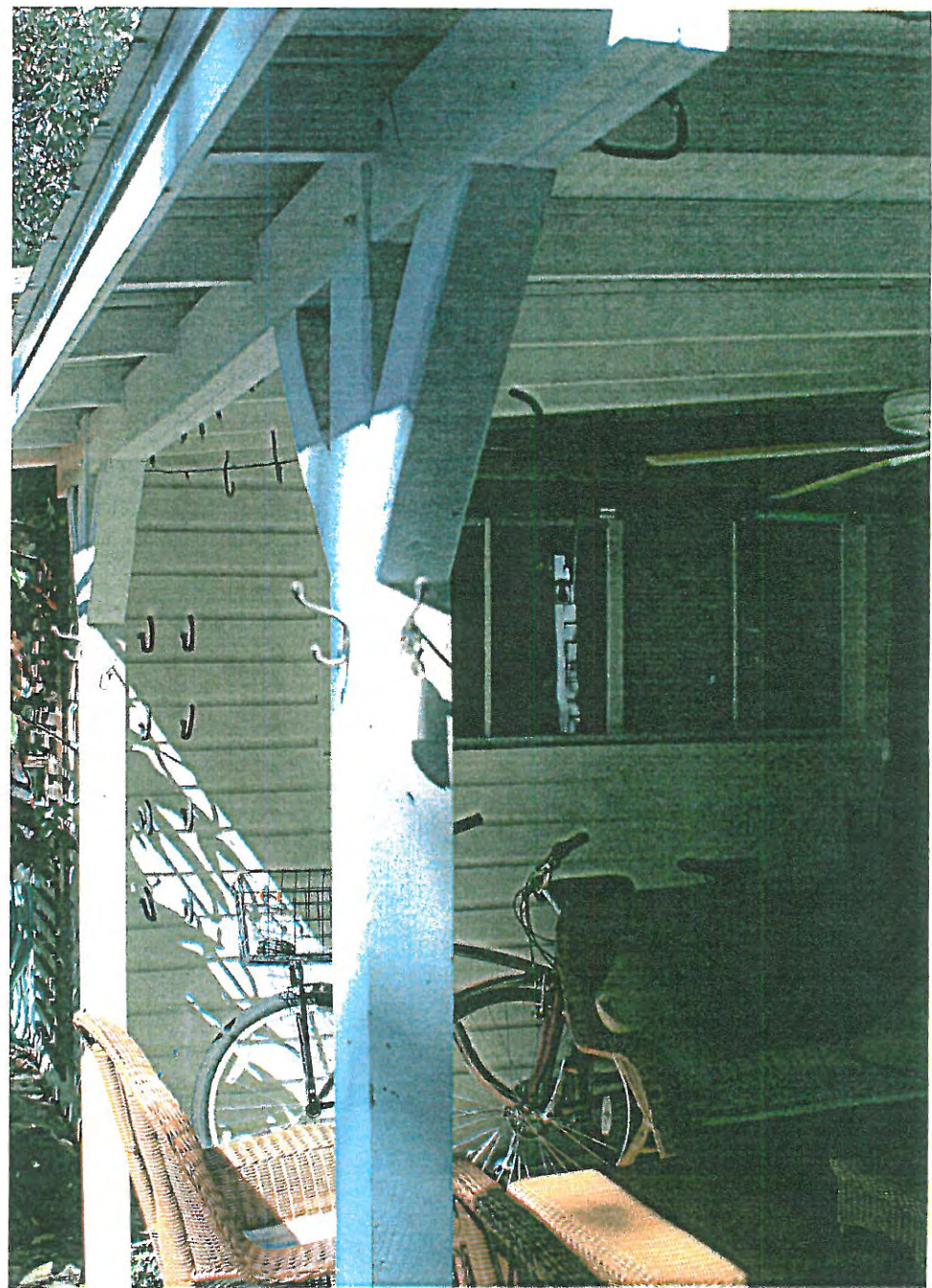
ROOF REPLACEMENT - REMOVE
PATIO SHED ROOF & COLUMNS.



REMOVE WINDOW & DOOR -
CENTER PAIR OF 2'-6"
10 LITE DOORS. CLAPBOARD
OVER NOVELTY SIDING.



SHED ROOF



SHED ROOF & WINDOW TO BE
INFILLED



EXISTING FENCE



REAR YARD TOWARDS 'KEY LINE INN'



ACCESS FROM OLIVIA STREET



REAR OF HOUSES ON WINDSOR #1



REAR OF HOUSES ON WINDSOR #2



SOUTH: 'PRIVATE ROAD'



NEW SHED ROOF TO BE REMOVED



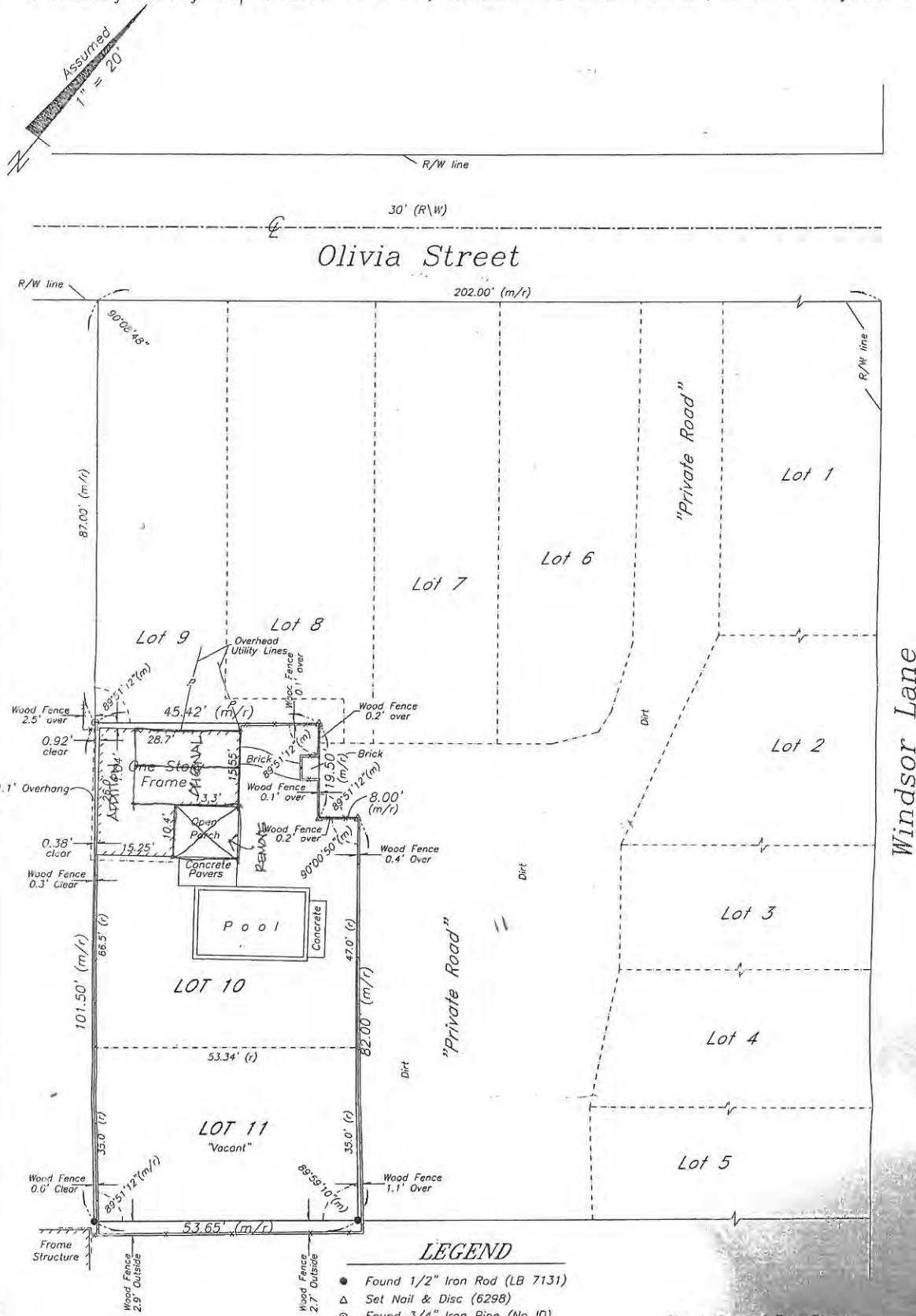
SE REAR



SE REAR

Survey

Boundary Survey Map of Lots 10 & 11, CARLETON'S COMPOUND, Island of Key West



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

Sheet One of Two Sheets

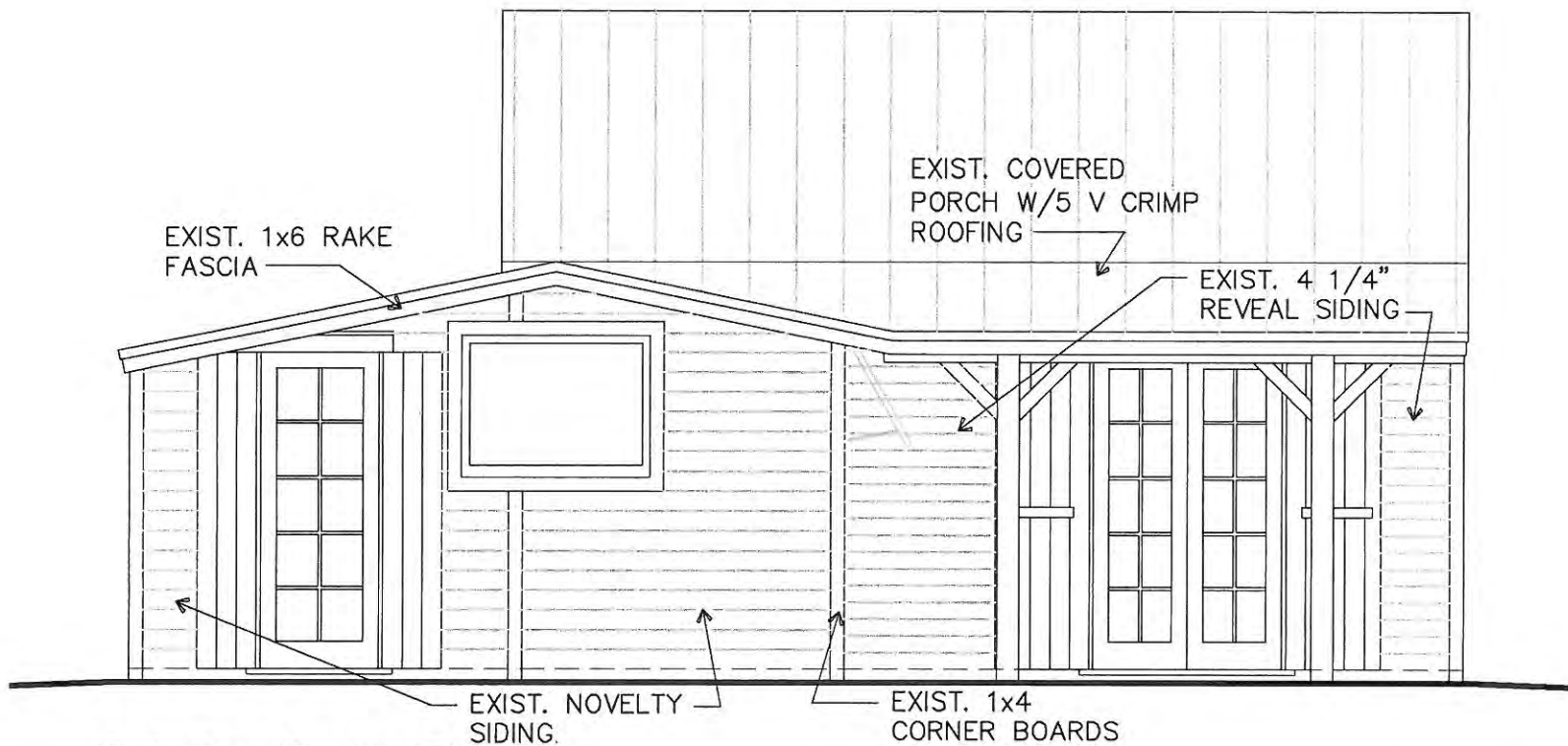
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
FSM No. 8268

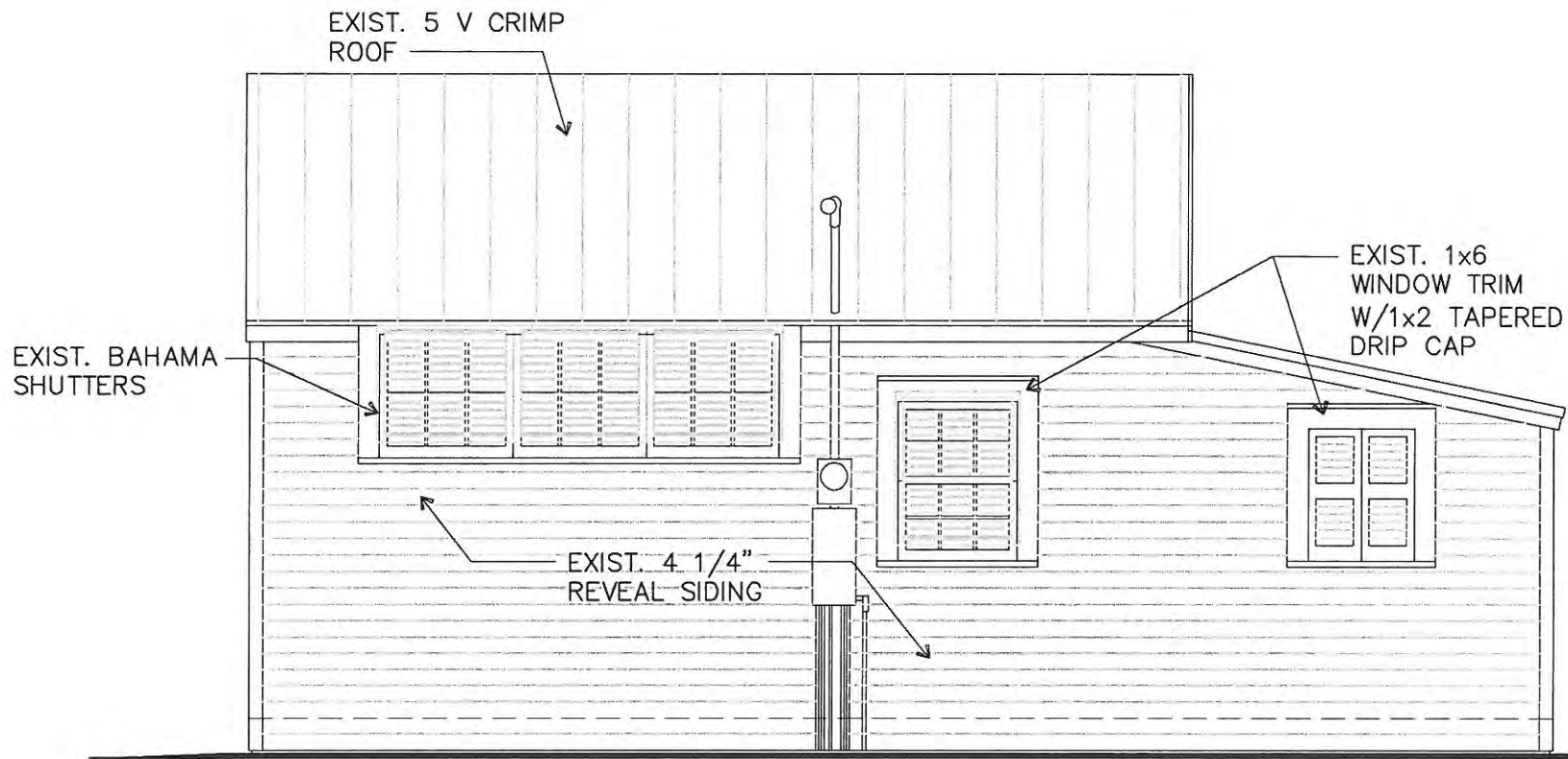
3430 Duck Ave., Key West, FL 33440
(305) 296-7422 FAX (305) 296-7444

Proposed Plans



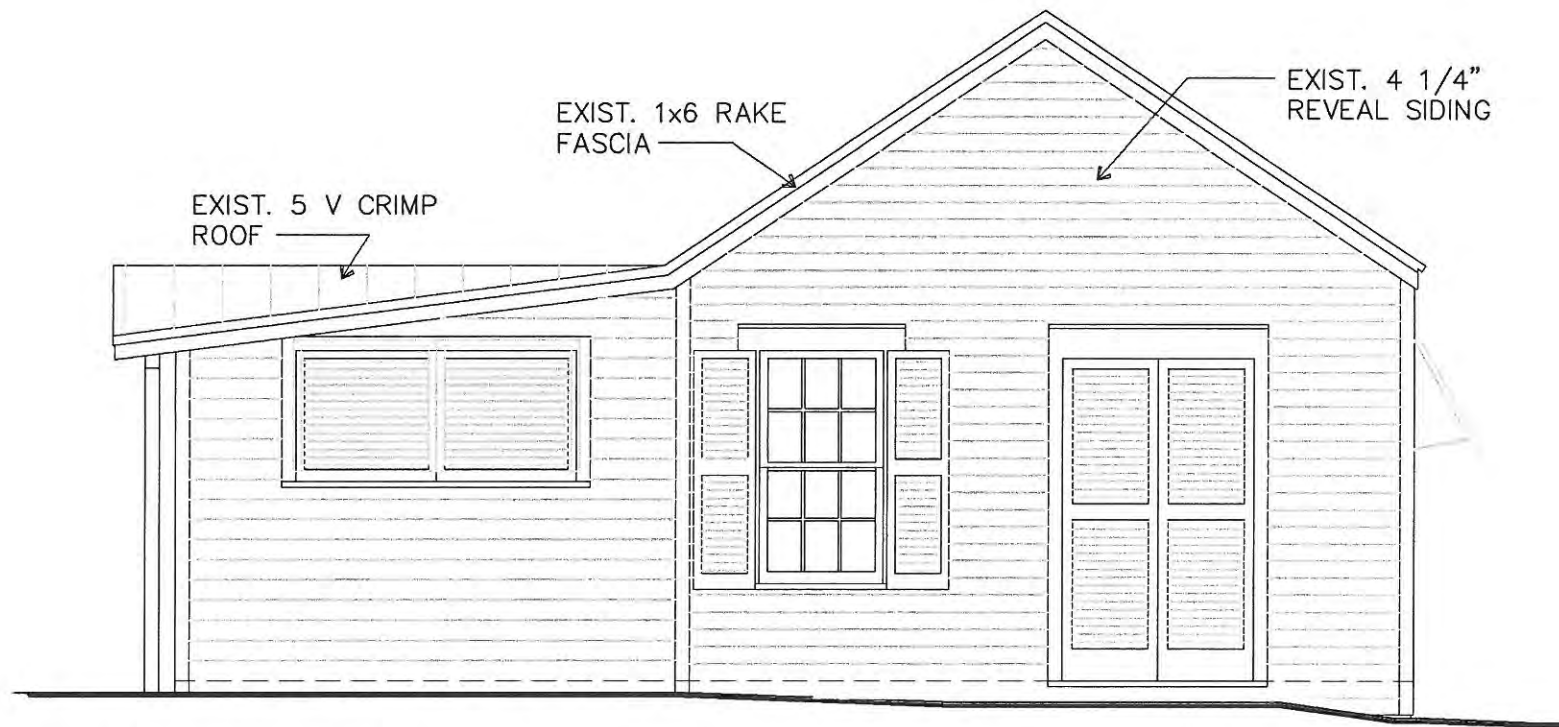
Existing South Elevation

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



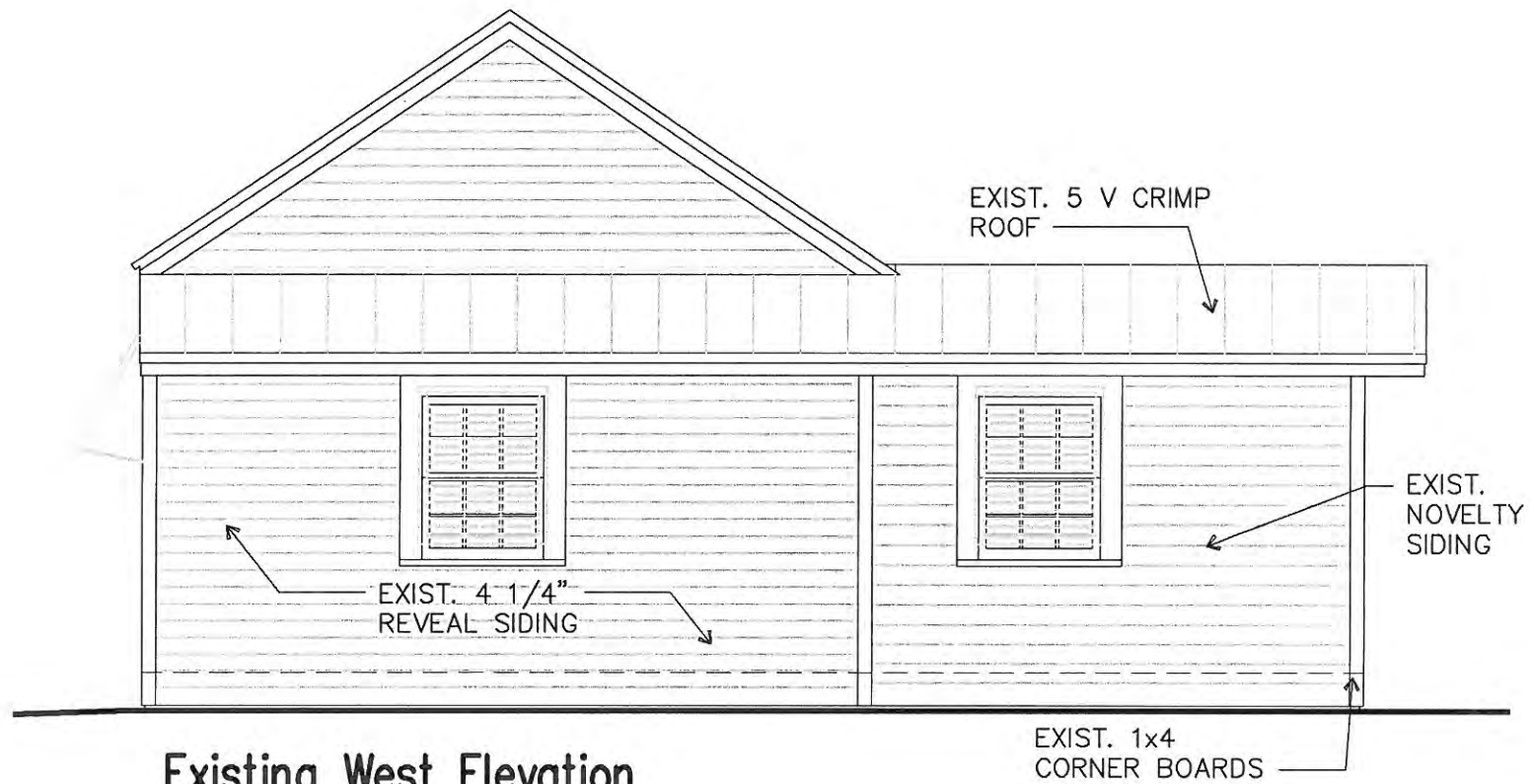
Existing North Elevation

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



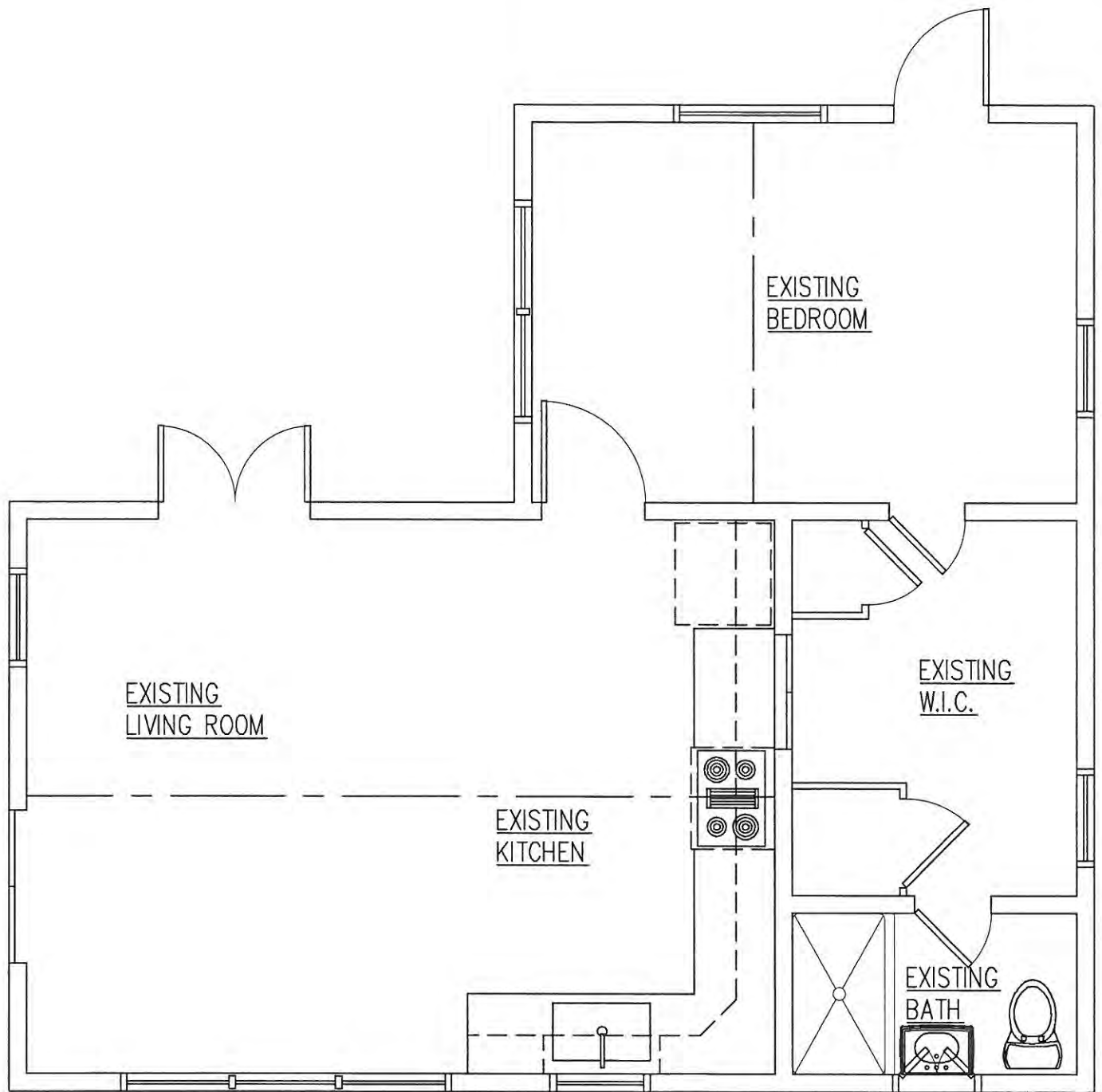
Existing East Elevation

SCALE: $\frac{1}{4}" = 1'-0"$



Existing West Elevation

SCALE: $\frac{1}{4}'' = 1'-0''$



Existing Floor Plan

SCALE: $\frac{1}{4}" = 1'-0"$

Seal:

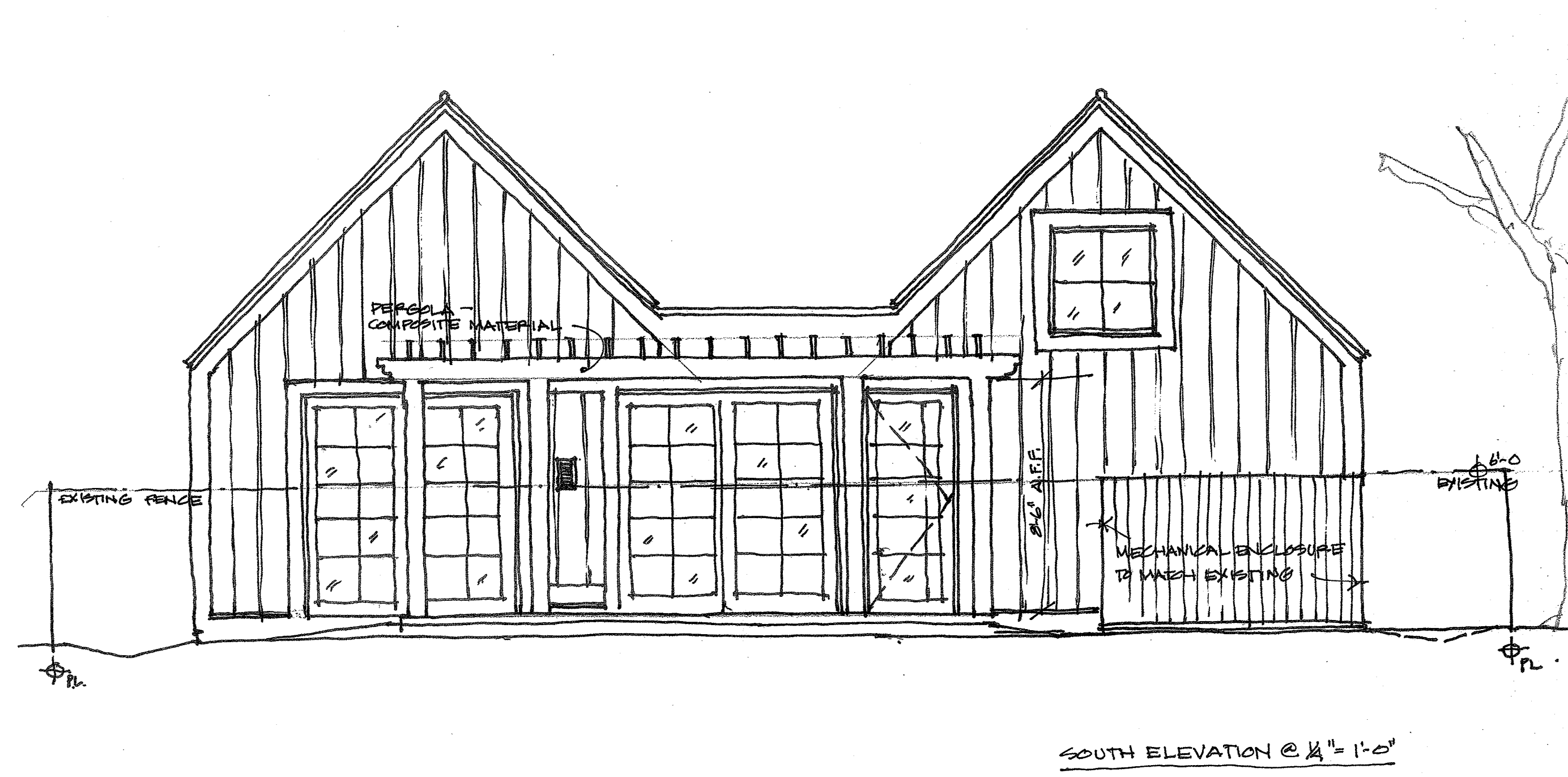
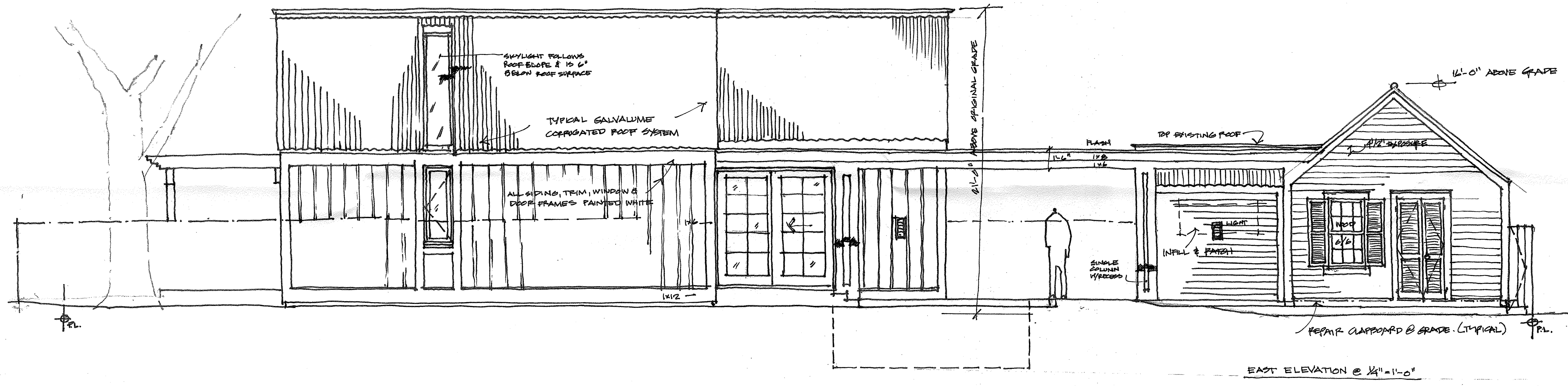
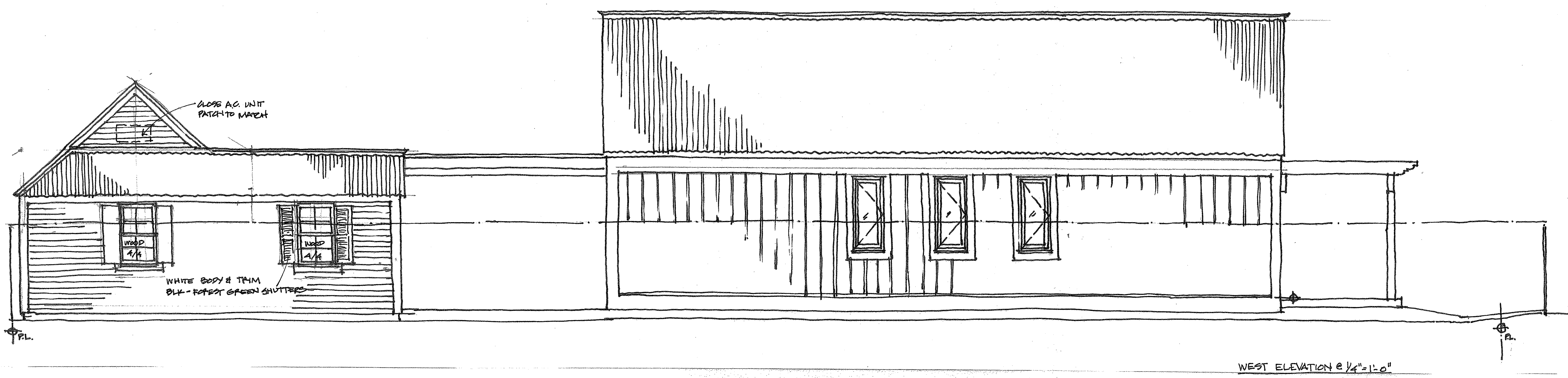
Consultants:

STRUCTURAL ENGINEER:
 Garland Wilson, PE
 4400 Northshore Drive
 Fort Charlotte, Florida 33880
 941.625.5023

Submissions:

726-1/2 Olivia Street, Key West, Florida 33040

HOUSE RENOVATION AND ADDITION



**1001 Whitehead Street
Key West, Florida 33040
Tel: 305.292.7722
Fax: 305.292.2162
Email: info@mbi-k2m.com
www.mbi-k2m.com
PROF. REG. AA26001059**

**Building Relationships
Based on Trust and Results**

**Cleveland | Key West | Charlotte
Southwest Florida | Washington DC**

Seal

Consultants

STRUCTURAL ENGINEER:
Garland Wilson, PE
4460 Northshore Drive
Port Charlotte, Florida 33981
941.625.5023

Submissions



726 1/2 Olivia Street, Key West, Florida 33040

Drawing Size | Project #

Drawing Size
24x36

Drawn By:	Checked:
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Title

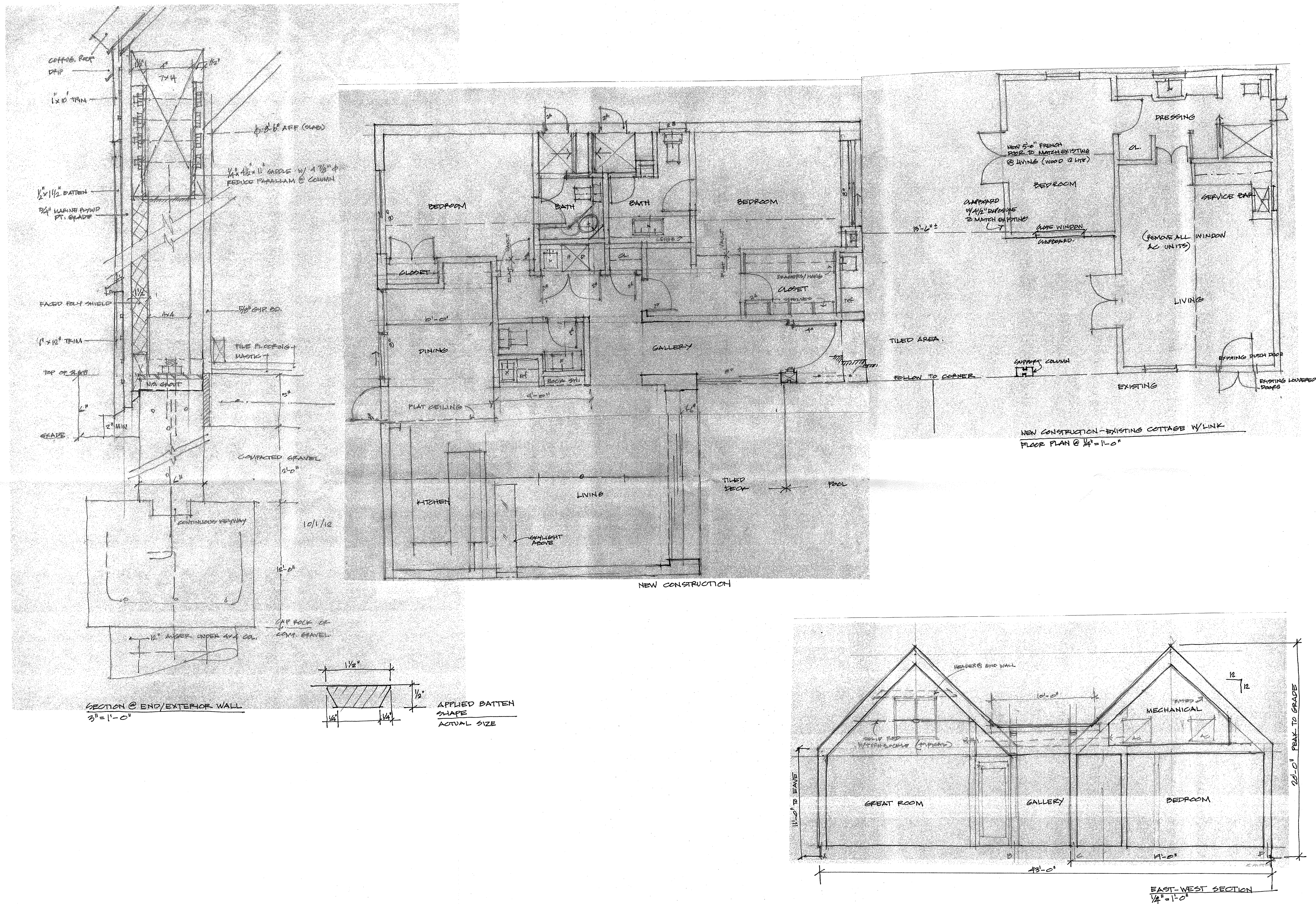
HARC SUB.

Sheet Number

3 of 3

Date: November 14, 2012

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Seal:

Consultants:

STRUCTURAL ENGINEER
Garland Wilson, PE
4480 Northshore Drive
Port Charlotte, Florida 33880
941.625.5023

Submissions:

726 1/2 Olivia Street, Key West, Florida 33040
HOUSE RENOVATION AND ADDITION

Drawing Size 24x36	Project #:
Drawn By: MartyCAD	Checked By: MBI

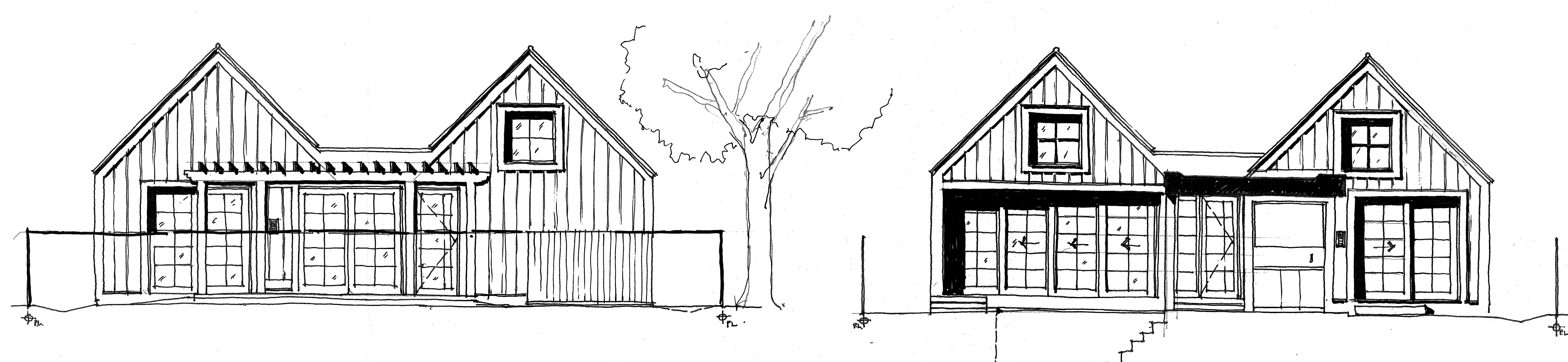
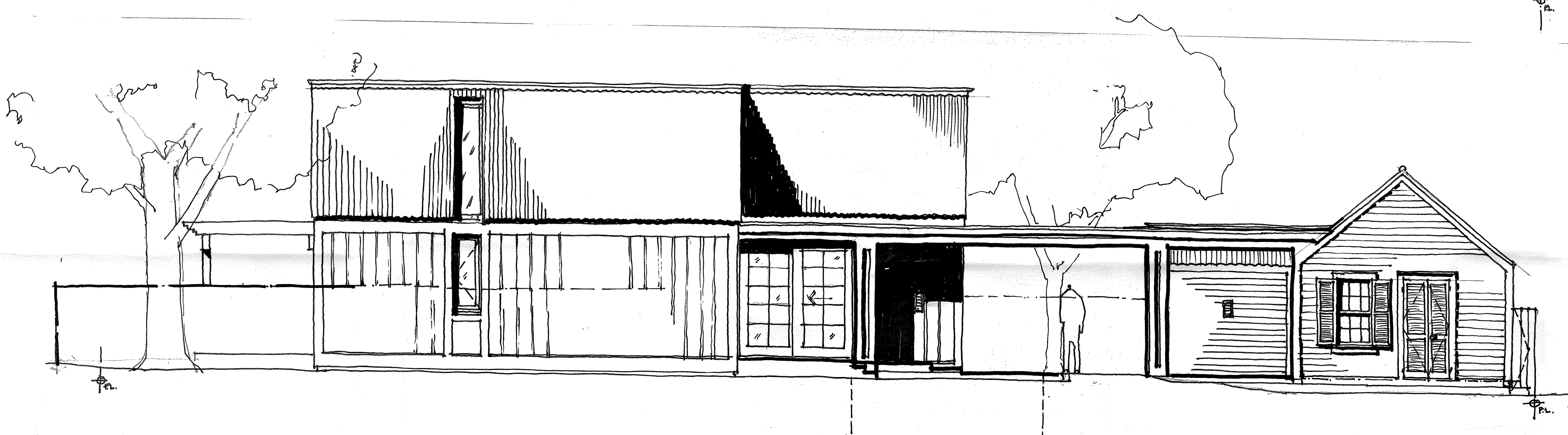
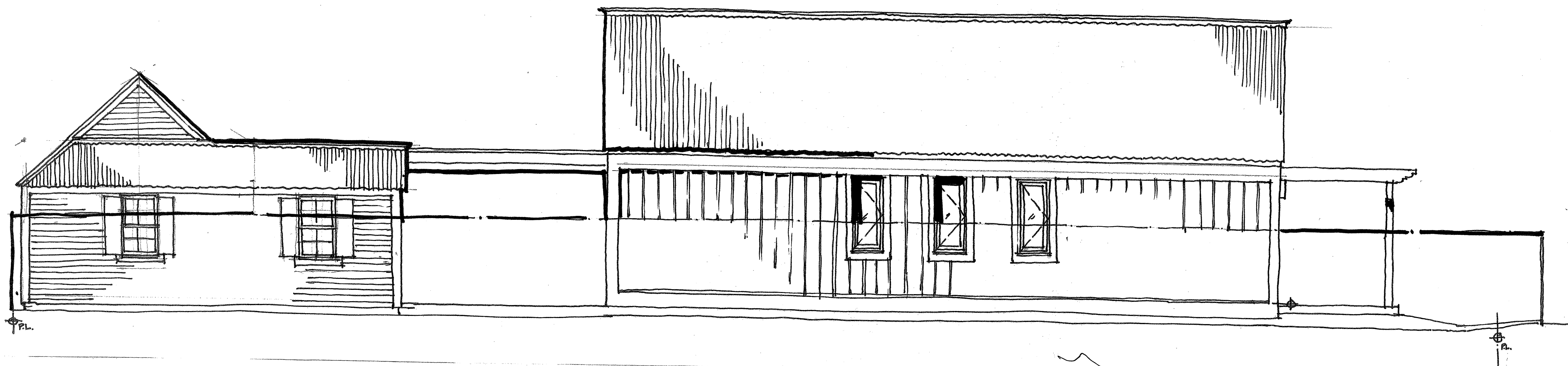
Title:

HARC SUB.

Sheet Number:

1 OF 4

Date: November 14, 2012
©2012 by mbi | k2m Architecture, Inc.



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 27, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING COTTAGE AND NEW STRUCTURE.
SITE IMPROVEMENTS INCLUDING A NEW SWIMMING POOL.
DEMOLITION OF ADDITIONS TO EXISTING COTTAGE

#726 ½ OLIVIA STREET

Applicant- MICHAEL INGRAM Application Number H12-01-1843

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 .

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

Public
Meeting
Notice

ST. JAMES' CATHEDRAL
1000 N. W. 10th Ave.
Miami, FL 33136
(305) 375-1234

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: ENTRANCE TO 627 1/2 OLIVIA ST. (CARLTON'S COMPOUND) on the 15th day of NOVEMBER, 2012.

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 27 NOVEMBER, 2012.

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 H12-01-1343

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

Signed Name of Affiant:

Date: 11.20.12

Address: 1001 LONITENHEAD ST

City: KEY WEST, FL 33040

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 19th day of November, 2012.

By (Print name of Affiant) Michael Barry Ingram who is personally known to me or has produced Florida Driver License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: _____

Print Name: Lisa M. McCarthy

Notary Public - State of Florida (seal)

My Commission Expires: June 27, 2015



Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record Card -
Map portion under construction.

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

Alternate Key: 1021334 Parcel ID: 00020590-000000

Ownership Details

Mailing Address:
TFC DEVELOPMENT LC
P O BOX 1146
KEY WEST, FL 33041

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 726 1/2 OLIVIA ST KEY WEST
Subdivision: Carleton's Compound
Legal Description: KW CARLETONS COMPOUND PB5-58 LOT 10 & LOT 11 & 1/10 INT PRIVATE ROAD OR304-414/415
OR338-221/222 OR612-603 OR613-594/600 OR1931-140/142 OR2130-832/33



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	53	102	5,263.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 598
 Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 10
 Year Built 1938
 Functional Obs 0

Condition A
 Perimeter 108
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 8
 Grnd Floor Area 598

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 1

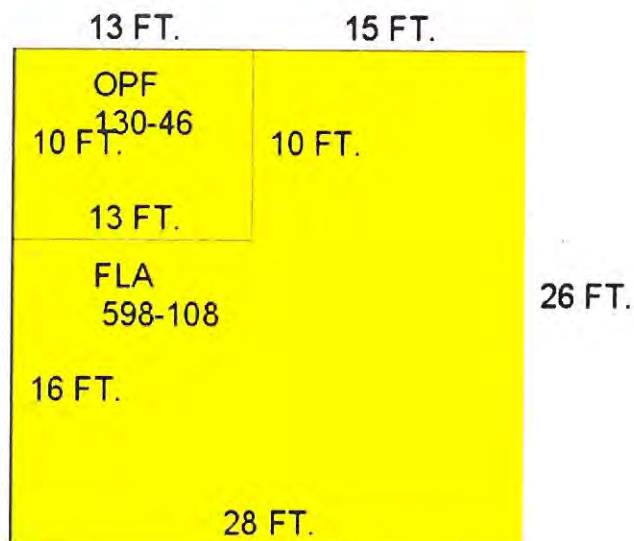
Heat Src 1 NONE

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	12: ABOVE AVERAGE WOOD	1	1938	N N	0.00	0.00	598
2	OPF		1	1938		0.00	0.00	130

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	400 SF	2	200	1937	1938	1	30
3	PT2:BRICK PATIO	45 SF	3	15	2001	2002	3	50
4	PT5:TILE PATIO	60 SF	30	2	1962	1963	1	50
5	PT3:PATIO	272 SF	0	0	1937	1938	2	50
6	PO4:RES POOL	345 SF	23	15	1959	1960	3	50
7	FN2:FENCES	1,200 SF	200	6	2004	2005	2	30

Appraiser Notes

2011-04-14 MLS \$999,000 1/1 HIDDEN TROPICAL OASIS! WONDERFULLY PRIVATE ADDRESS ON A BEAUTIFUL PIECE OF LAND IN OLD TOWN. BUILD A NEW PRIMARY STRUCTURE AND KEEP THE EXISTING 1BD, 1BA COTTAGE AS A GUEST HOUSE WITH CATHEDRAL CEILINGS & HARDWOOD FLOORS. HUGE POOL AND OFF-STREET PARKING.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-3403	10/20/2003	10/13/2004	60,000	Residential	TOTAL INT RENOVATION
	03-3554	10/21/2003	10/13/2004	10,000	Residential	ELECTRICAL

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
2012	82,893	15,355	634,415	732,663	583,314	0	732,663
2011	82,893	15,490	712,813	811,196	530,286	0	811,196
2010	83,784	16,464	381,831	482,079	482,079	0	482,079
2009	93,050	16,641	580,383	690,074	690,074	0	690,074
2008	85,481	16,775	738,457	840,713	840,713	0	840,713
2007	143,130	14,205	927,925	1,085,260	1,085,260	0	1,085,260
2006	267,619	14,381	565,535	847,535	847,535	0	847,535
2005	226,099	14,516	511,268	751,883	751,883	0	751,883
2004	99,246	2,660	258,178	360,084	360,084	0	360,084
2003	79,231	2,752	166,251	248,234	173,422	25,000	148,422
2002	54,874	2,824	160,731	218,429	169,358	25,000	144,358
2001	51,027	1,113	160,731	212,871	166,270	25,000	141,270
2000	40,134	832	155,901	196,867	161,428	25,000	136,428
1999	45,541	725	155,901	202,167	157,185	25,000	132,185
1998	52,886	884	155,901	209,671	154,710	25,000	129,710
1997	49,948	889	143,995	194,832	152,124	25,000	127,124

1996	41,133	764	143,995	185,893	147,694	25,000	122,694
1995	36,139	889	107,154	144,182	144,092	25,000	119,092
1994	32,319	831	107,154	140,304	140,304	25,000	115,304
1993	32,319	856	107,154	140,329	140,329	25,000	115,329
1992	32,319	881	107,154	140,354	140,354	25,000	115,354
1991	32,319	916	119,060	152,295	152,295	25,000	127,295
1990	35,266	1,240	119,060	155,565	155,565	25,000	130,565
1989	28,276	1,423	119,060	148,759	148,759	25,000	123,759
1988	22,223	1,186	89,295	112,704	112,704	25,000	87,704
1987	13,272	1,186	36,729	51,187	51,187	25,000	26,187
1986	13,347	1,186	36,729	51,262	51,262	25,000	26,262
1985	12,936	1,186	17,345	31,467	31,467	12,500	18,967
1984	12,101	1,186	17,345	30,632	30,632	12,500	18,132
1983	9,164	1,186	14,059	24,409	24,409	12,204	12,205
1982	9,341	1,186	9,957	20,484	20,484	10,242	10,242

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
5/20/2005	2130 / 832	1,000,000	WD *****	Q ---
9/4/2003	1931 / 0140	502,000	WD *****	O ---

This page has been visited 38,909 times.

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