

Staff Report

Historic Architectural Review Commission

Staff Report Item 4-a

Meeting Date: October 23, 2012

Applicant: Matthew Stratton, Architect

Application Number: H12-01-1621

Address: #1310 Olivia Street

Description of Work: Enclose and expand side porch. New wood trellis at front. New 4' tall front picket fence and gates. Partial enclosure of front covered porch. New detached shed at rear. New canvas awning at rear. Painting of exterior walls and concrete paver at front. Non-contributing house.

Guidelines Cited in Review:

Entrances, Porches and Doors (pages 32-33), specific guidelines 1 and 2.

Outbuildings/ Accessory Structures (pages 40-41), specific guidelines 1, 2, 3, 4, 10 and 11.

Fences (pages 40-41), specific guidelines 1, 3 and 8.

Staff Analysis

The existing main house was listed as a non-contributing structure in the 2004 Survey. A review of the 1962 Sanborn map evidences the existence of a one story cbs structure with no front porch that resembles in footprint with the existing house. The actual condition of the house is that an attached frame terrace was built in the front of the house. At some point in time the north east front side of the house was covered with an aluminum awning. A six foot tall solid picket fence is located on the front of the house making the structure difficult to see from the street.

The plans include the partial enclosure of the existing front terrace with the use of wood louvers, slats and pickets. The plans also include the enclosure and small expansion for the northeast front porch to convert the space into a kitchen. By expanding the side porch the roofline of the main house will be altered in order to include under the main gable the new proposed kitchen. In front of the new kitchen a trellis is proposed. The trellis will be located approximately 8'-6" setback from the required front yard. The proposed plans

depict all new additions and construction to be conforming current setbacks for this particular zoning district HMDR;

Front yard- 10 feet
Side yard- 5 feet
Rear yard- 15 feet
Maximum height- 30 feet

A new detached laundry shed is proposed on the back of the house. The shed will be lower in height than the main house. A new 4' picket fence with gates is proposed on the front yard of the property.

Consistency with Guidelines

1. The proposed enclosure and expansion of the front side porch will not detract from the original fabric of the house.
2. Since the existing front porch is non-historic and non-traditional the proposed partially enclosure is harmonic to the main house and surrounding structures. By removing a six foot solid fence on the front porch the front terrace will be visually exposed to the street. The proposed design is a sensitive way of giving that unusual front terrace more privacy. The proposed materials and textures will be visually compatible with the surrounding historic structures.
3. By incorporating the new kitchen to the main gable roof the design creates a more cohesive front façade. The introduction of a trellis in front of the kitchen provides a balance with traditional surrounding houses in the front façade by having an open structure that can be read as a front porch.
4. The proposed new front wood picket fence and gates will visually incorporate the lot to the streetscape experience.

It is staff's opinion that the proposed design is consistent with the guidelines and that its approach, although contemporary, fits well to the existing historic urban context.

Application



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

APPLICATION # **H12-01-1621**

OWNER'S NAME: **Linda and Ed Cunningham** DATE: **10/1/12**

OWNER'S ADDRESS: **1310 Olivia Street** PHONE #: **815-540-1146**

APPLICANT'S NAME: **m.stratton.architecture** PHONE #: **923-9670**

APPLICANT'S ADDRESS: **1901 S. Roosevelt Blvd. Apt. 205W**

ADDRESS OF CONSTRUCTION: **1310 Olivia Street** # OF UNITS **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Enclose and expand side porch w/ new gable roofline across front of house. New wood trellis structure at front. New 4' tall wood picket fence across front w/ rolling gate + pedestrian gate. New concrete pavers at front. Partially enclose existing covered porch at front w/ new wood louvers, slats and pickets. Paint exterior light gray w/ white trim. New 5'X8' detached laundry shed at rear. New 5'X22' canvas awning at rear. New window in existing covered opening at west side.

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.

RECEIVED
OCT 03 2012
CITY OF KEY WEST
PLANNING DEPT

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: 10/1/12
Applicant's Signature: 

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	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:

Listed as non historic
Guidelines for additions/alterations (p. 36-38d)
Guidelines for fences
Guidelines for colors

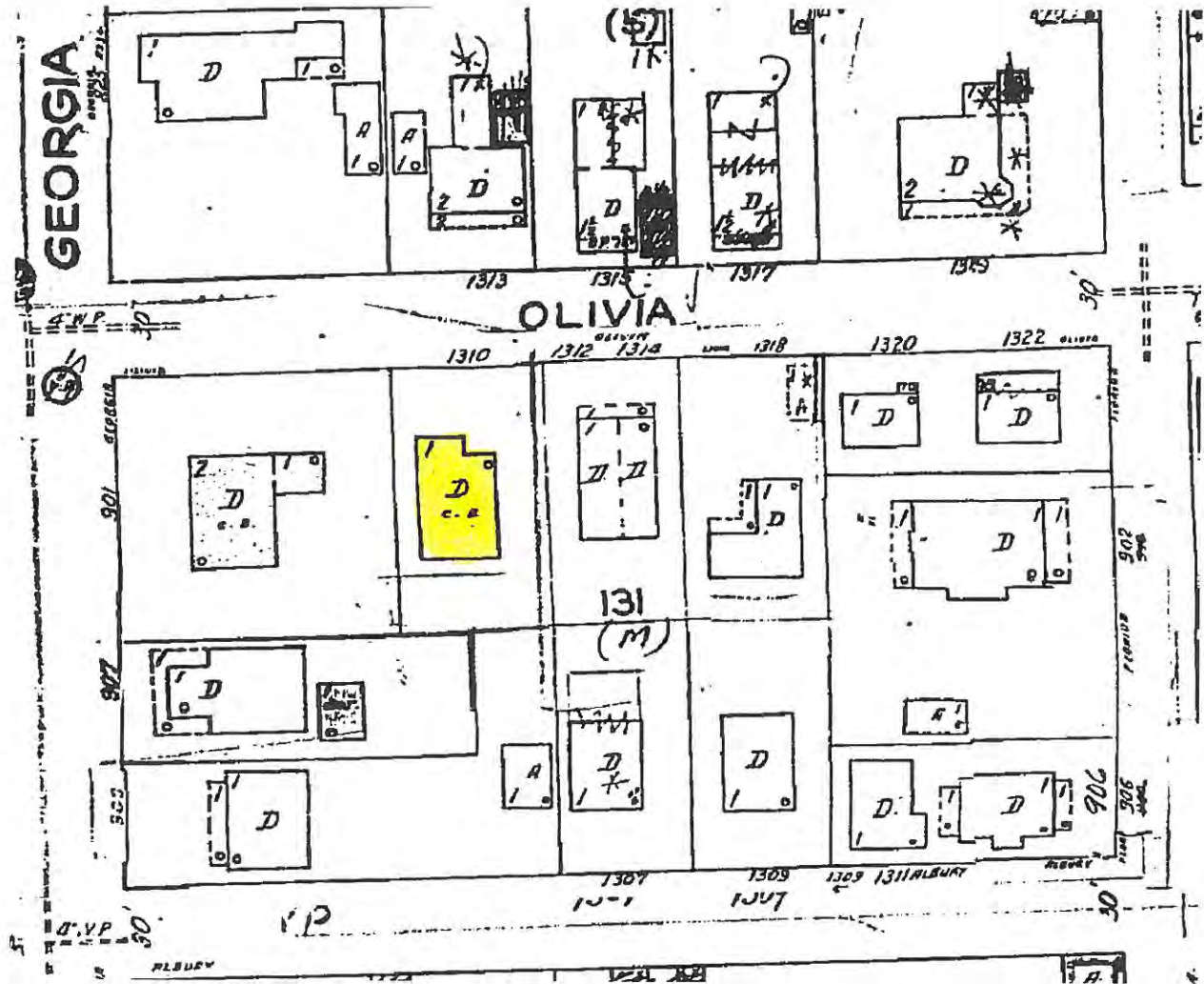
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1310 Olivia Street Sanborn Map 1962 copy

Photos



Photo taken by the Property Appraiser's office c1965; 1310 Olivia Street. Monroe County Library



FRONT VIEW FROM OLIVIA ST.



← 1310 OLIVIA | NEIGHBOR →



← NEIGHBOR | 1310 OLIVIA →

EXISTING SIDE PORCH

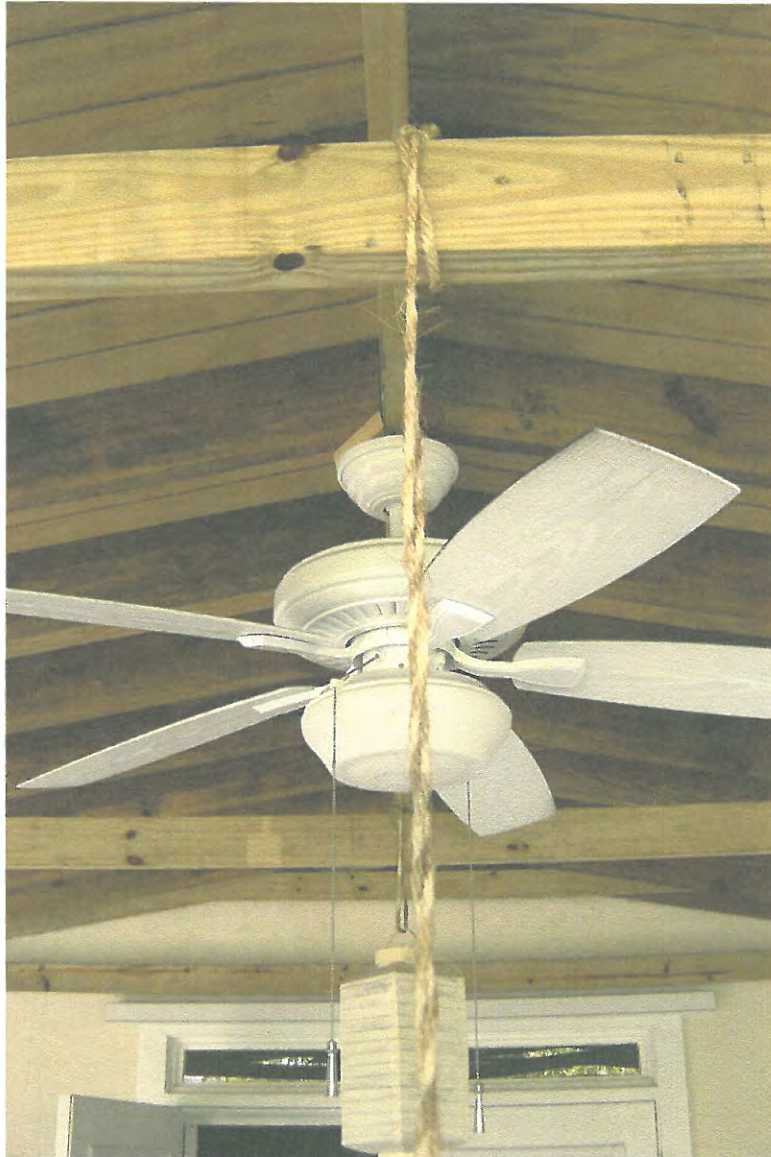
EXISTING COVERED PORCH AT FRONT



EXISTING SIDE PORCH

1310 OLIVIA

1310 OLIVIA



UNFINISHED FRONT PORCH CEILING



WEST SIDE
LOOKING FRONT TO BACK



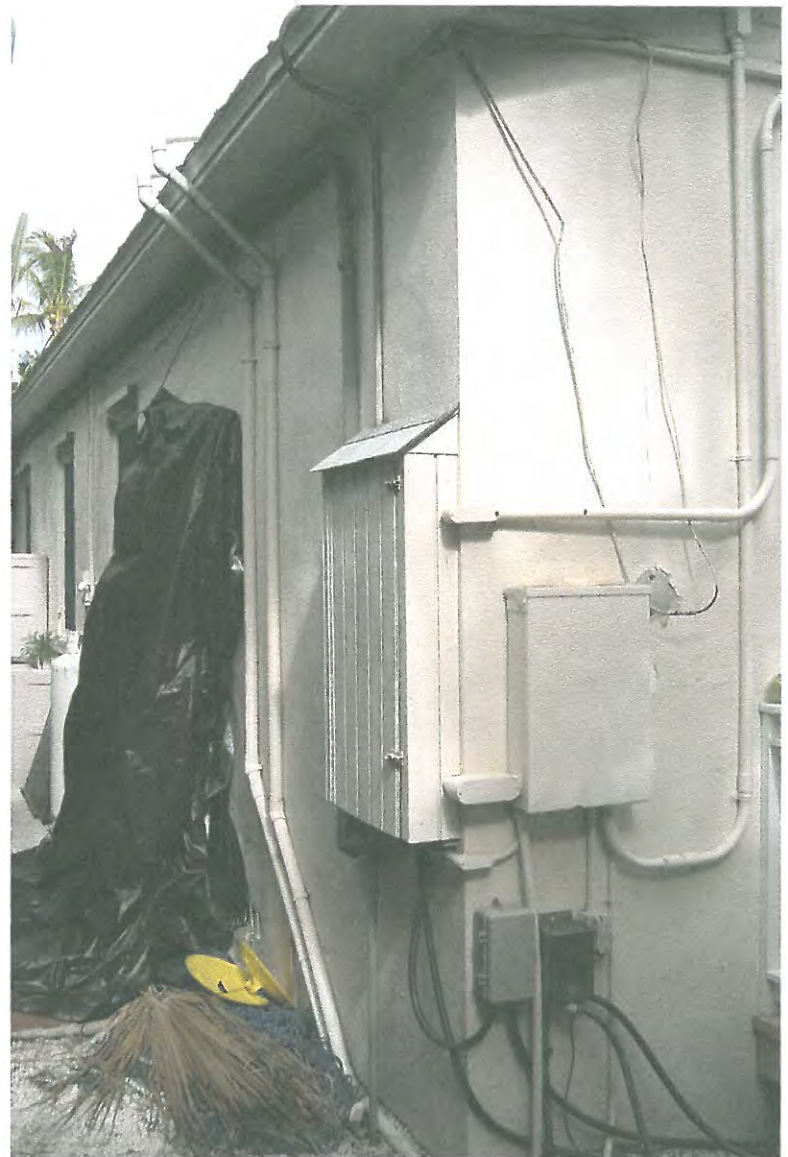
EXISTING FRONT PORCH STRUCTURE
LOOKING TOWARD OLIVIA ST.

1310 OLIVIA

1310 OLIVIA



WEST SIDE
LOOKING FRONT TO BACK



WEST SIDE
LOOKING BACK TO FRONT

NEIGHBOR TO WEST



REAR

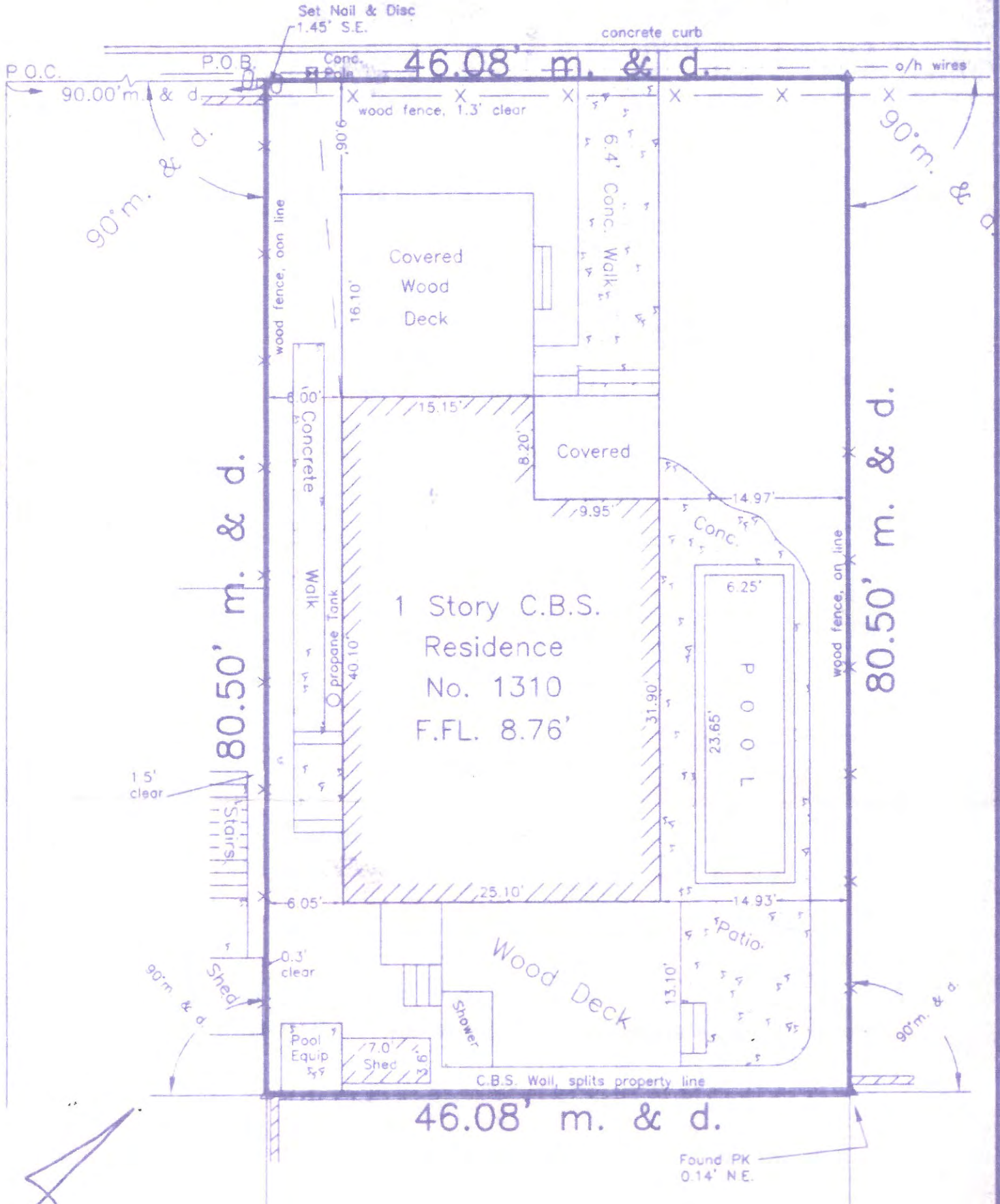


EAST SIDE
LOOKING BACK TO FRONT

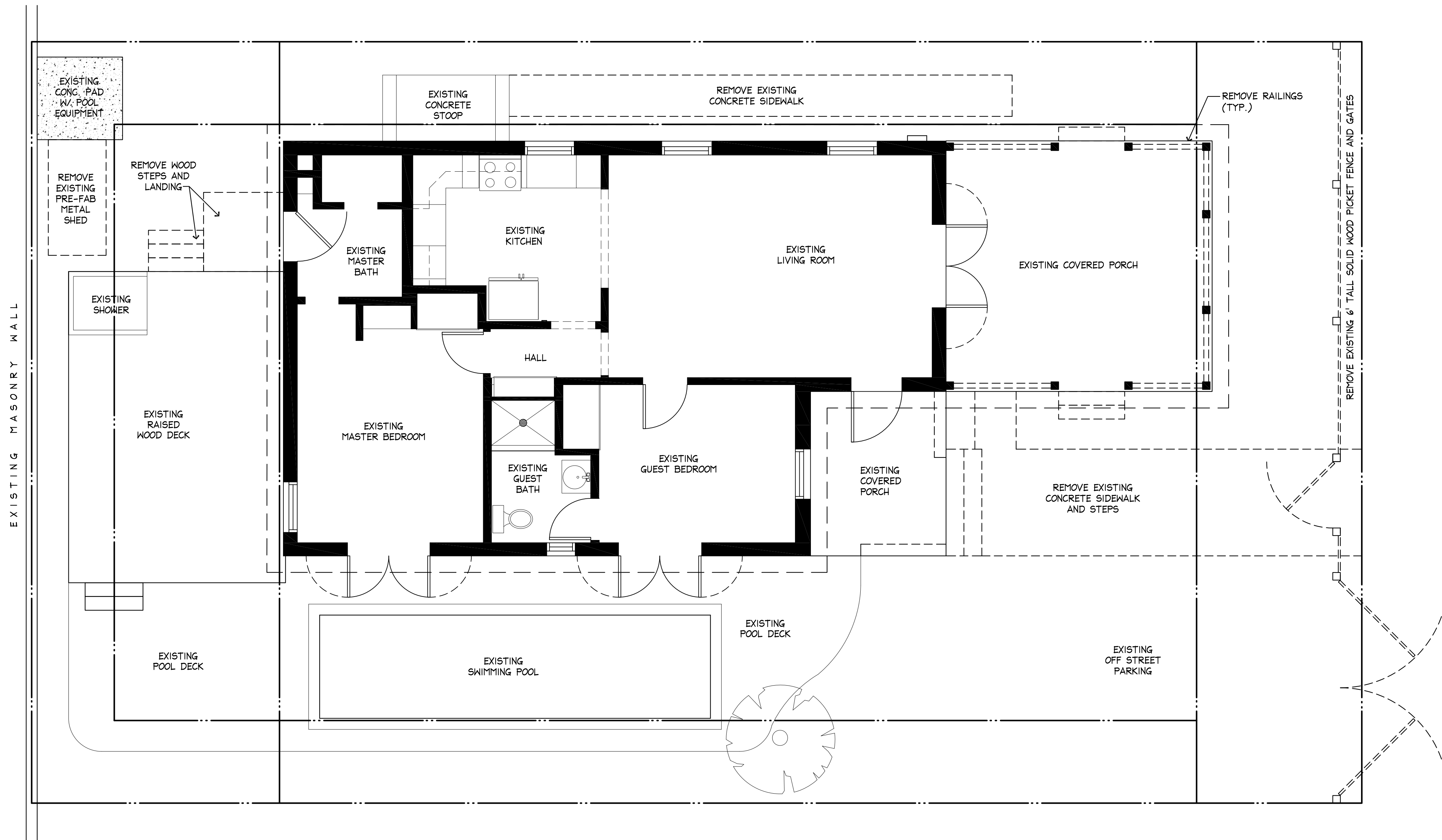
1310 OLIVIA

Survey

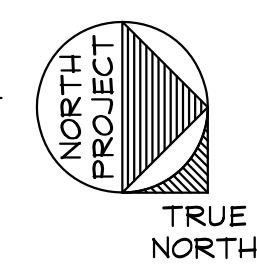
OLIVIA STREET (30' R/W)



Proposed Plans

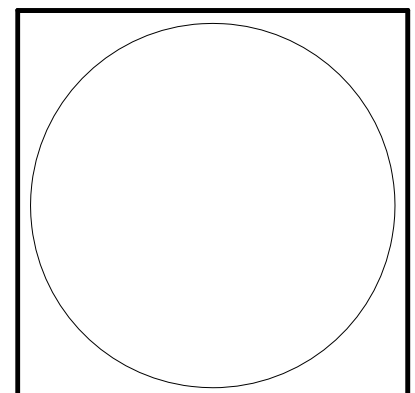


EXISTING SITE PLAN / FLOOR PLAN
 1/4" = 1'-0"



HARC

Renovations to
1310 Olivia Street
 Key West, FL 33040

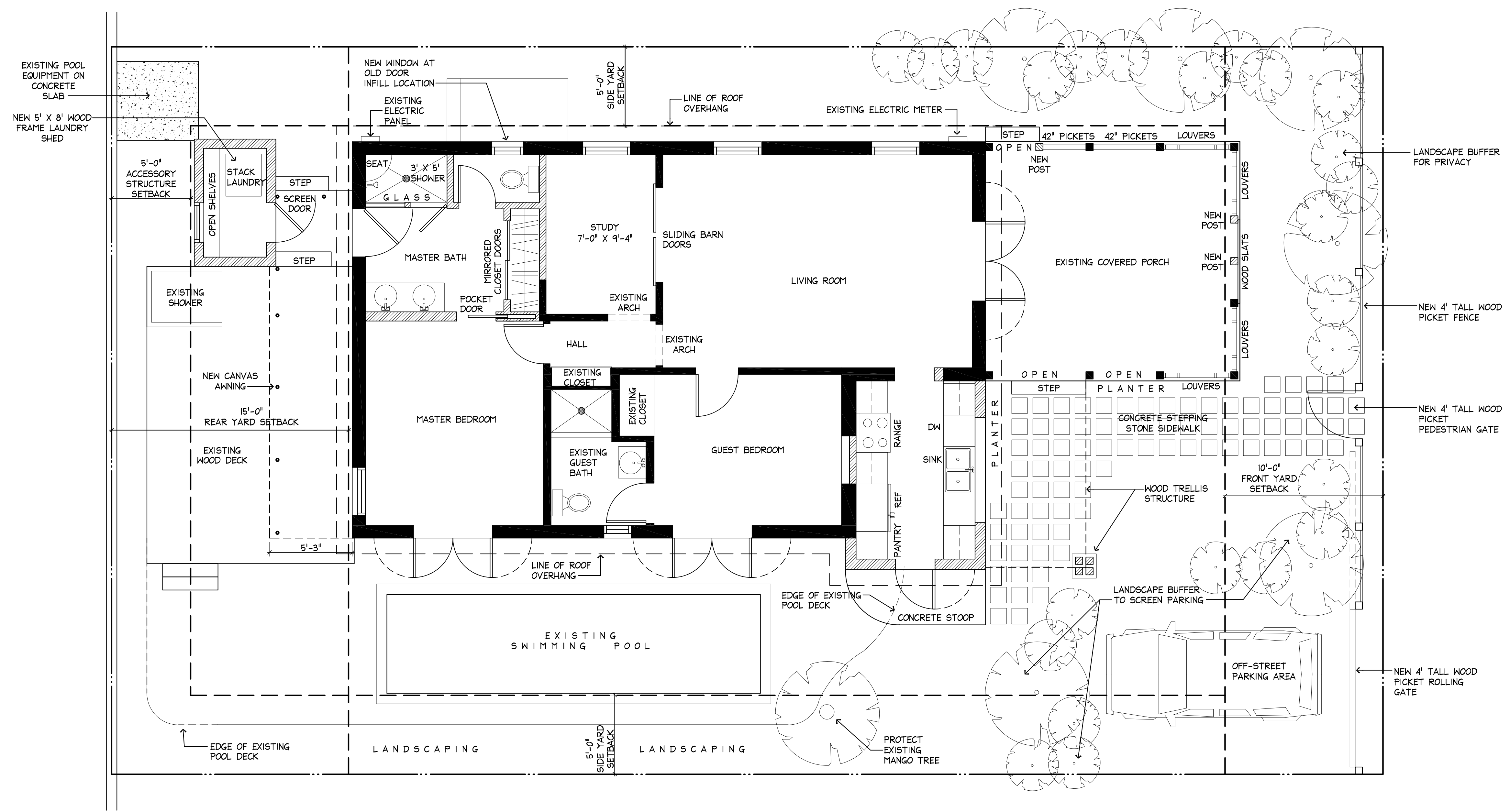


1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 mstrattonarchitect@gmail.com

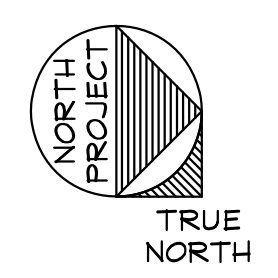


Date 10.1.12
 Project # 1001

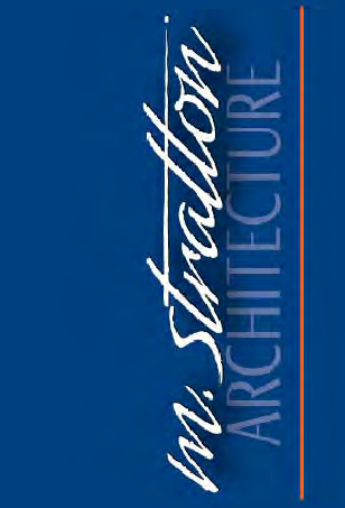
Renovations to
1310 Olivia Street
Key West, FL 33040



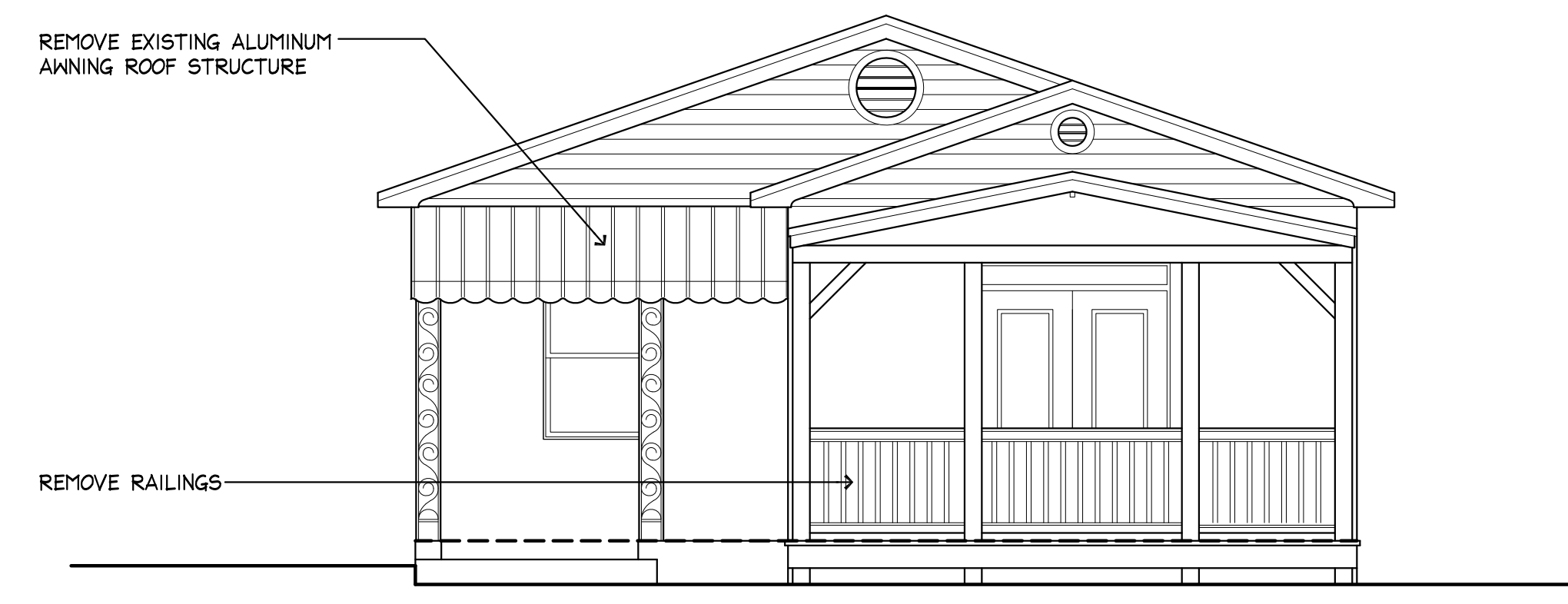
PROPOSED SITE PLAN / FLOOR PLAN
1/4"=1'-0"



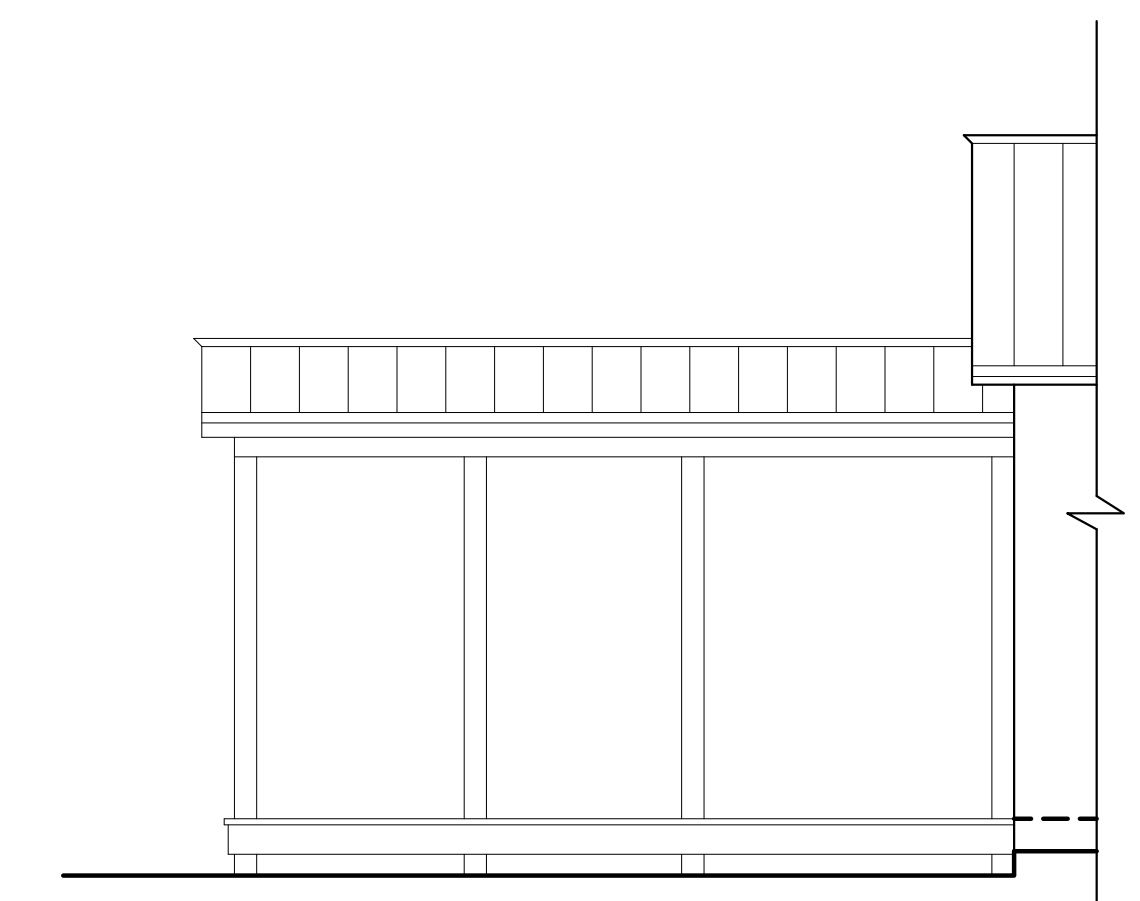
1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
mstrattonarchitect@gmail.com



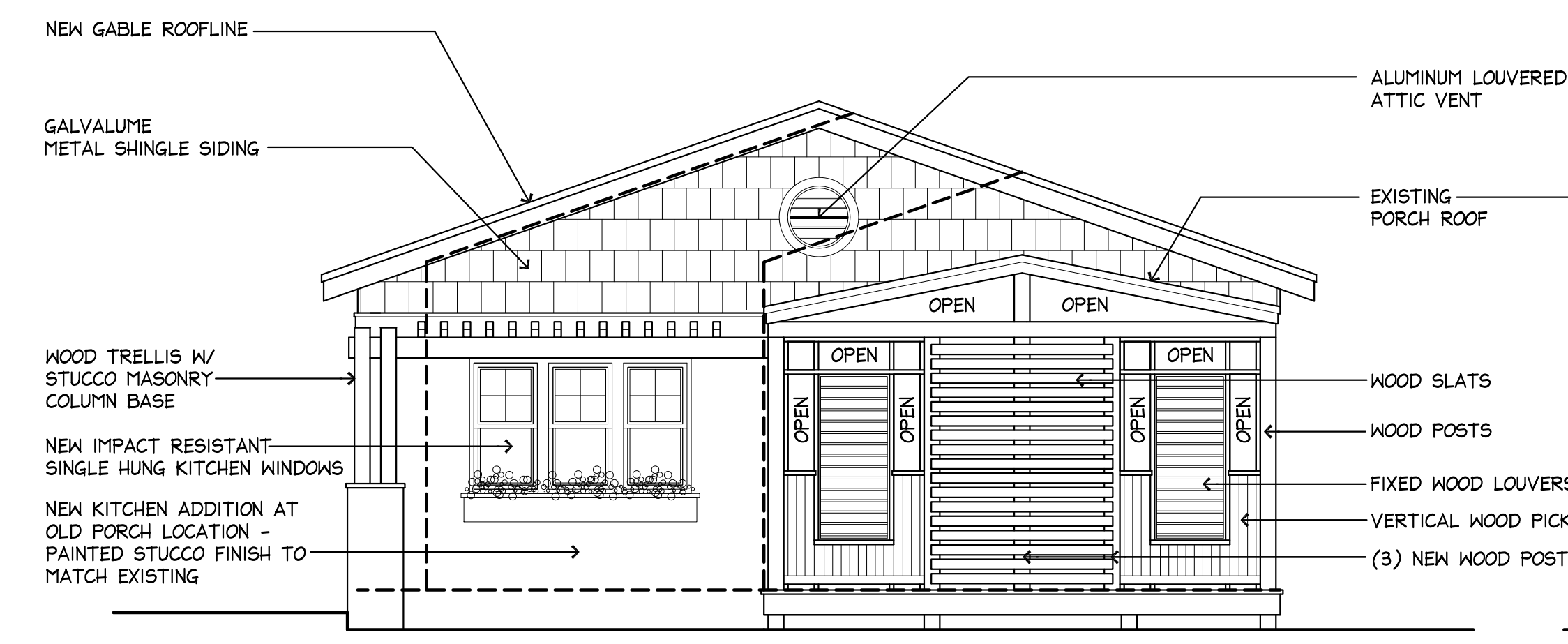
Date 10.1.12
Project # 1001



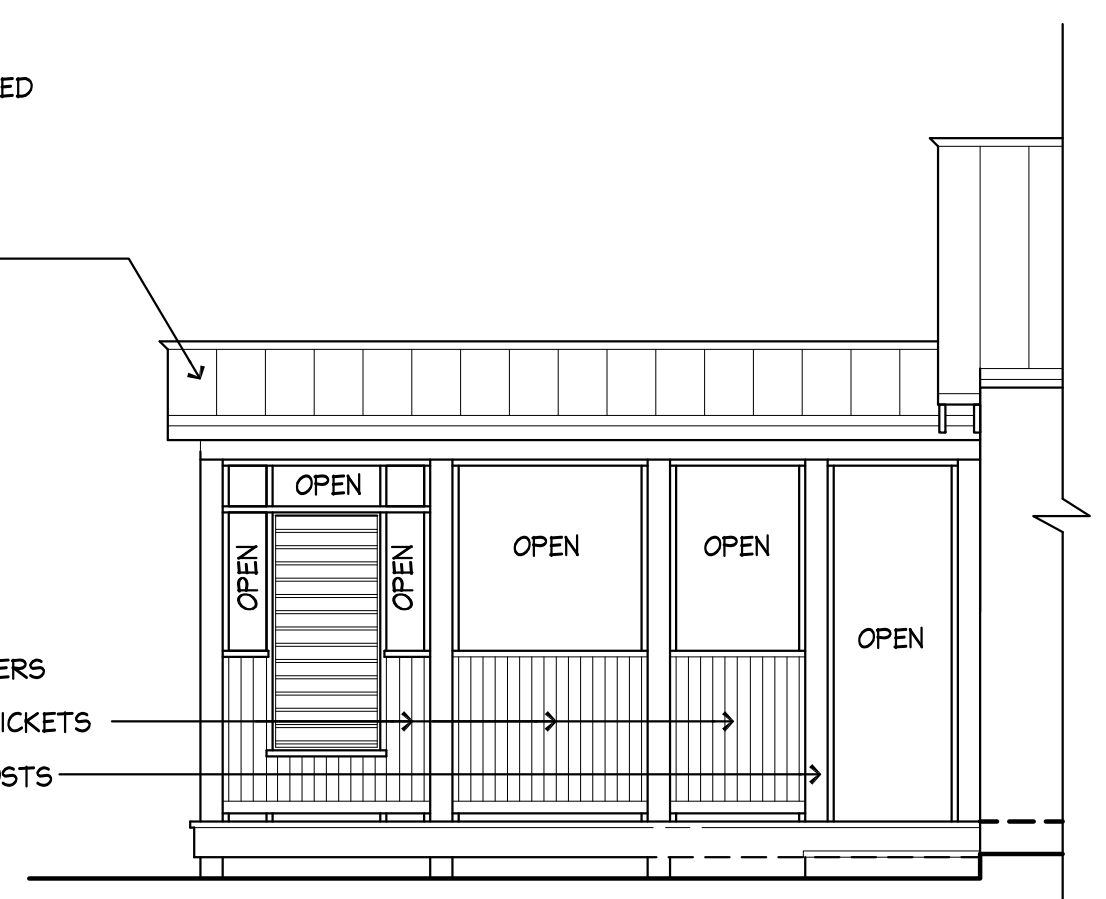
EXISTING FRONT ELEVATION (NORTH)
1/4"=1'-0"



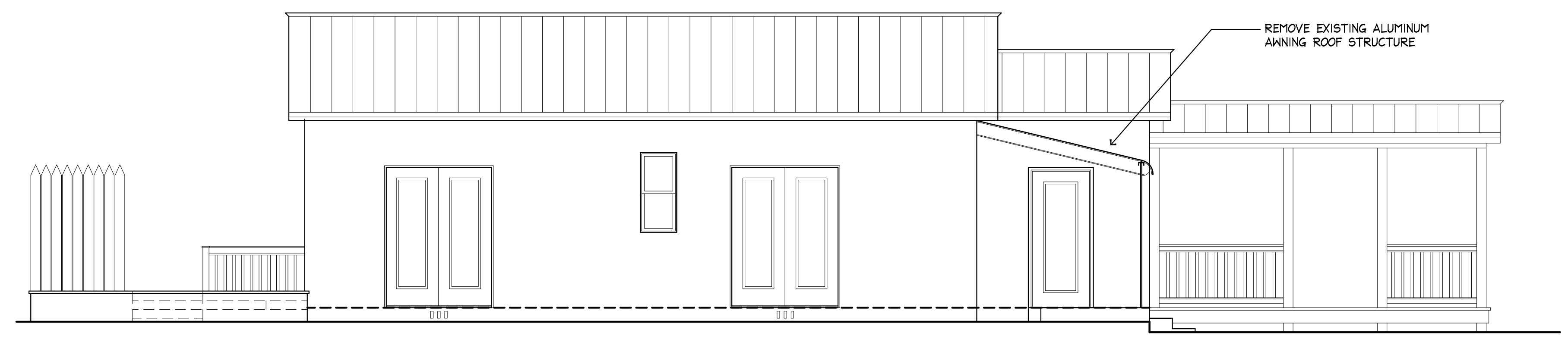
EXISTING SIDE ELEVATION (WEST)
1/4"=1'-0"



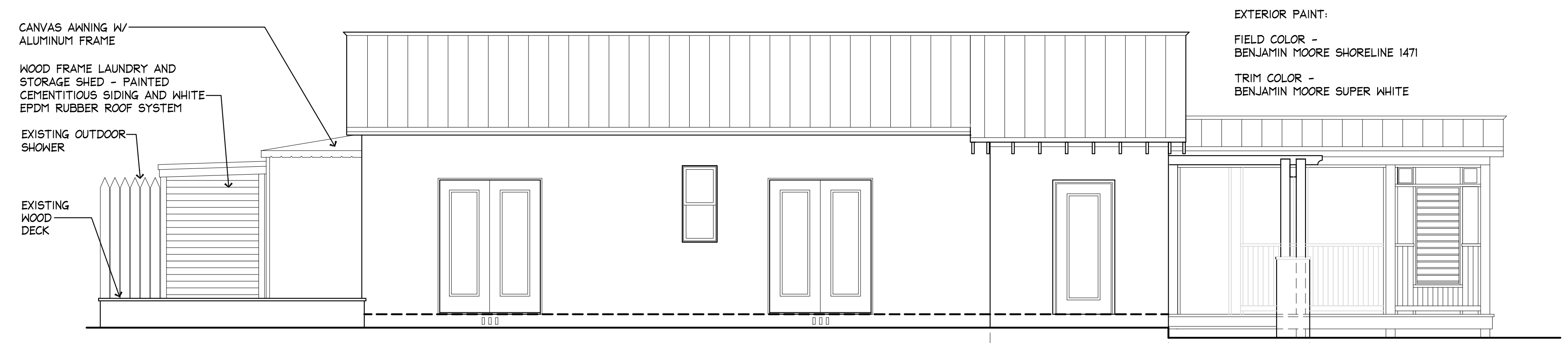
PROPOSED FRONT ELEVATION (NORTH)
1/4"=1'-0"



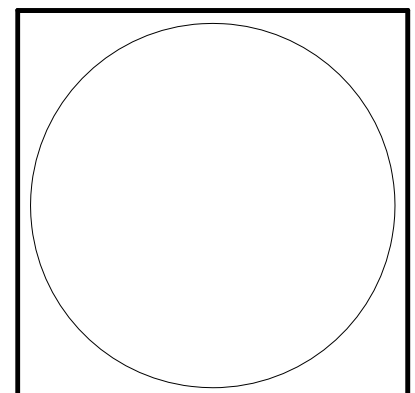
PROPOSED SIDE ELEVATION (WEST)
1/4"=1'-0"

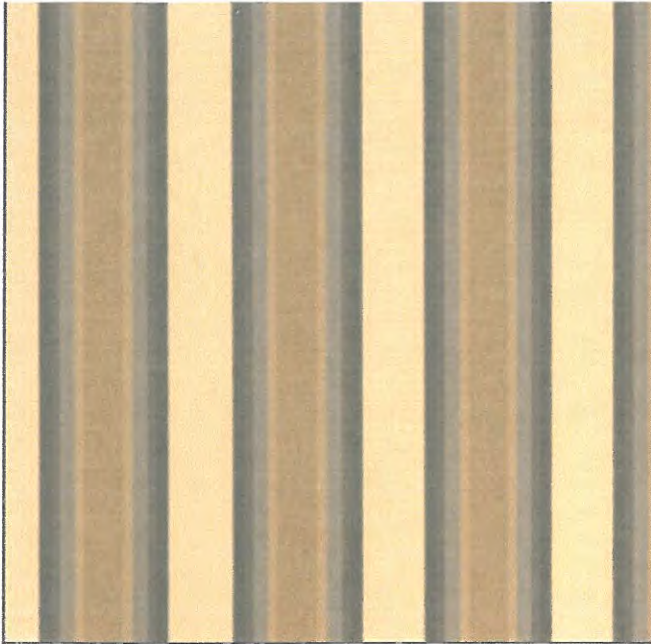


EXISTING SIDE ELEVATION (EAST)
1/4"=1'-0"



PROPOSED SIDE ELEVATION (EAST)
1/4"=1'-0"





46" Colonnade Fossil

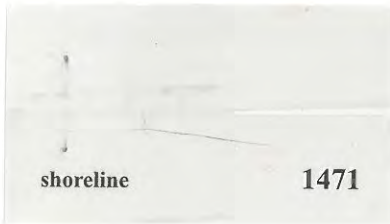
STYLE NUMBER: 4855-0000
WIDTH: 46" / 116.84 cm
REPEAT: 9"
CONTENT: 100% Sunbrella® Acrylic

SELVEDGE POSITION: Left / Right

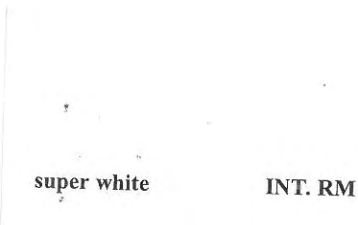
RECOMMENDED USES:
Awning

REAR AWNING

SWATCH SIZE
SHOWN
APPROXIMATELY
29" x 29"



EXTERIOR FIELD



EXTERIOR TRIM

1310 OLIVIA

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 23, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for: **ENCLOSE AND EXPAND SIDE PORCH. NEW WOOD TRELLIS AT FRONT. NEW 4' TALL PICKET FENCE AND GATES. PARTIAL ENCLOSURE OF FRONT COVERED PORCH. NEW DETACHED SHED AT REAR. NEW CANVAS AWNING AT REAR. PAINTING OF EXTERIOR WALLS AND CONCRETE PAVERS AT FRONT. NON-CONTRIBUTING HOUSE. REMOVAL OF EXISTING 6' SOLID PICKET FENCE AND GATES AT THE FRONT**

#1310 OLIVIA STREET

Applicant- MATTHEW STRATTON

Application Number H12-01-1621

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

Noticing

**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

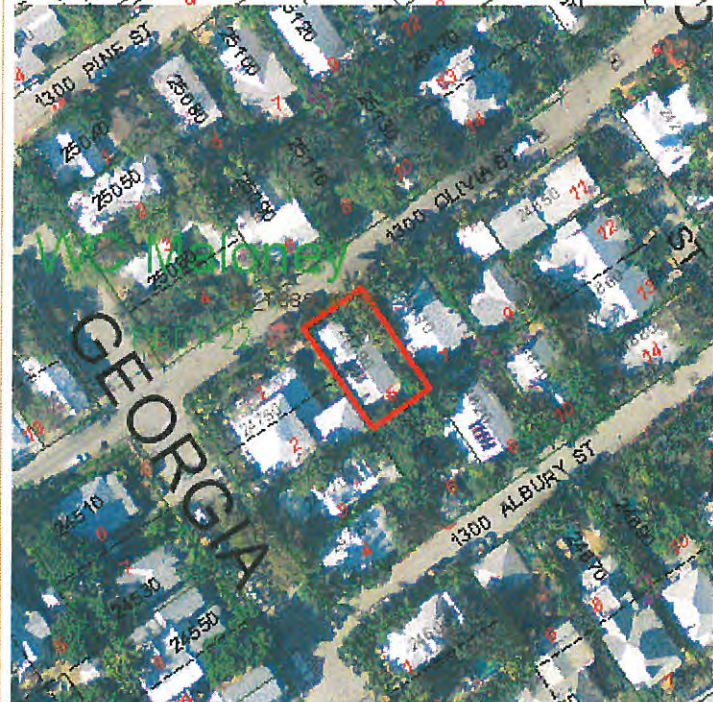
Alternate Key: 1025577 Parcel ID: 00024790-000000

Ownership Details

Mailing Address:
CUNNINGHAM LINDA GRIST DEC TR 12/4/1995
1310 OLIVIA ST
KEY WEST, FL 33040-7223

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1310 OLIVIA ST KEY WEST
Legal Description: KW W C MALONEY DIAGRAM PB1-22 LOT 5 SQR 3 TR 7 OR97-75/76 OR760-1534D/C OR765-823 OR827-146 OR988-2029 OR1025-985C OR1686-915/17 OR1919-1019/20P/R OR2036-1033/34 OR2153-259/60 OR2338-71/72C/T OR2376-623/25



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
010D - RESIDENTIAL DRY	48	81	3,709.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 920
 Year Built: 1953

Building 1 Details

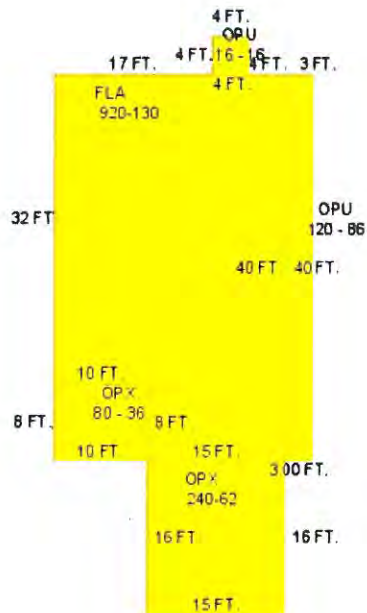
Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 500
Effective Age 18	Perimeter 130	Depreciation % 24
Year Built 1953	Special Arch 0	Grnd Floor Area 920
Functional Obs 0	Economic Obs 0	

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 1
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 1	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	5:C.B.S.	1	1989	N	Y	0.00	0.00	920
2	<u>OPX</u>		1	1989			0.00	0.00	240
3	<u>OPX</u>		1	1989			0.00	0.00	80
6	<u>OPU</u>		1	1953					120
7	<u>OPU</u>		1	1989					16

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	276 SF	46	6	1985	1986	5	30
2	FN2:FENCES	78 SF	13	6	1985	1986	2	30
5	PT3:PATIO	100 SF	5	20	2003	2004	2	50
6	PO4:RES POOL	175 SF	25	7	2004	2005	5	50
7	PT3:PATIO	237 SF	0	0	2004	2005	1	50
8	WD2:WOOD DECK	419 SF	0	0	1989	1990	2	40

Appraiser Notes

2006-05-19-BEING LISTED FOR\$1,29,000. 2/2 FROM THE MLS REPORT-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9604338	11/01/1996	12/01/1996	4,000	Residential	ROOF
03-3104	09/03/2003	10/07/2003	2,400	Residential	SEWER REPAIR PHASE 2
03-3365	09/18/2003	10/07/2003	12,800	Residential	REPLACE DOORS & WINDOWS
03-4216	12/17/2003	10/14/2004	2,400	Residential	A/C
04-0399	03/10/2004	10/14/2004	25,500	Residential	POOL & DECK
06-2348	04/17/2006	07/25/2006	1,500	Residential	UPGRADE SERVICE TO 200 AMP.
06-3557	06/14/2006	07/25/2006	2,100	Residential	REPLACE BATHROOM TILE AND VANITY.

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	100,783	20,797	269,371	390,951	390,951	0	390,951
2011	102,109	21,360	261,424	384,893	384,893	0	384,893
2010	107,413	21,868	327,431	456,712	456,712	0	456,712
2009	120,951	22,429	497,694	641,074	641,074	0	641,074
2008	111,280	22,938	537,805	672,023	672,023	0	672,023
2007	199,934	14,133	630,530	844,597	844,597	0	844,597
2006	298,298	14,396	370,900	683,594	683,594	0	683,594
2005	409,644	14,658	259,630	683,932	683,932	0	683,932
2004	169,107	1,945	259,630	430,682	430,682	0	430,682
2003	190,820	2,043	114,979	307,842	273,193	25,000	248,193
2002	166,328	2,174	98,289	266,791	266,791	25,000	241,791

2001	131,136	1,633	98,289	231,058	127,228	25,000	102,228
2000	131,136	1,193	70,471	202,800	123,523	25,000	98,523
1999	96,475	1,130	70,471	168,076	120,276	25,000	95,276
1998	72,570	896	70,471	143,937	118,382	25,000	93,382
1997	66,166	857	63,053	130,077	116,404	25,000	91,404
1996	51,529	764	63,053	115,347	113,014	25,000	88,014
1995	48,755	755	63,053	112,563	110,258	25,000	85,258
1994	43,602	705	63,053	107,360	107,360	25,000	82,360
1993	43,031	743	63,053	106,826	106,826	25,000	81,826
1992	43,031	772	63,053	106,856	106,856	0	106,856
1991	43,031	801	63,053	106,885	106,885	0	106,885
1990	43,031	838	49,144	93,013	93,013	0	93,013
1989	33,660	0	48,217	81,877	81,877	0	81,877
1988	29,651	0	42,654	72,305	72,305	0	72,305
1987	34,301	0	25,407	59,708	59,708	0	59,708
1986	34,496	0	24,479	58,975	58,975	0	58,975
1985	33,048	0	15,165	48,213	48,213	0	48,213
1984	31,070	0	15,165	46,235	46,235	0	46,235
1983	31,070	0	15,165	46,235	46,235	0	46,235
1982	31,678	0	15,165	46,843	46,843	0	46,843

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
8/5/2008	2376 / 623	530,000	WD	B
12/21/2007	2338 / 71	100	CT	F
8/11/2004	2036 / 1033	799,000	WD	Q
8/5/2003	1919 / 1019	525,000	WD	Q
4/4/2001	1686 / 0915	345,000	WD	Q
7/1/1986	988 / 2029	80,000	WD	Q
2/1/1981	827 / 146	59,500	WD	Q
6/1/1978	765 / 823	33,500	00	Q

This page has been visited 115,071 times.

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