

Historic Architectural Review Commission

Staff Report Item 7a

Meeting Date: October 8, 2014

Applicant: Chris Liddle, Architect

Application Number: H14-01-1451

Address: #1404 Olivia Street

Description of Work: Renovation and additions to contributing house.

Building Facts: The house located at 1404 Olivia Street is listed as a

contributing resource. The frame vernacular style house was built in 1906. The footprint of the house remained the same from 1912 to 1962, but after such, there have been two more additions to the rear. The house and its historic addition have been heavily

altered and modified.

Guidelines Cited in

Review: Secretary of the Interior's Standards (pages 16-17),

specifically Standards 9 and 10.

Additions, alterations and new construction (pages 36-38a), specifically guidelines 3, 4, 5, 6, 7, and 8.

Staff Analysis

The Certificate of Appropriateness in review proposes additions to a one-story historic house on its side and rear. The proposed additions will be one and a half stories tall, and therefore taller in height than the main house. The main house is 18 feet, and the proposed addition will be 22.5 feet. The applicant received a variance for side and rear setbacks on July 24, 2014.

The architect has proposed plans that claim the rear of the main structure are additions, constructed in 1906 and 1940s respectively. He also asserts the rear additions – the gable roof addition with Asbestos siding and the two small shed additions – to have been constructed later in the 1960s and 1970s. After visiting the site and conducting research, staff disagrees with the architect's conclusion.

The main house constructed in 1906 extends further than the architect declares. The rear addition that is shown on the 1912 Sanborn maps (and is shown through to the 1962 Sanborn maps) is the gable roof rear addition with Asbestos

siding. In one section where the Asbestos has broken apart, older wood siding is seen underneath. Also, there was no enclosed addition constructed in the 1940s as evidenced from the Sanborn maps. Therefore, the demolition proposed is for a historic wall of the main house and the demolition of a historic addition that has been in that footprint since 1912. Unfortunately, they have been heavily modified, and the rear addition with the Asbestos siding is not considered contributing to the resource. The other two rear additions with shed roofs were constructed after 1962, and therefore, are not historic or significant.

The plans include a one and a half story addition attached to the back of the historic structure. The structure will have a side gable roof with a rear shed dormer. There will be a small bump-out on the northeast side of the house. Although it will be setback and not highly visible from the street, the bump-out addition will require the demolition of a contributing wall of the historic main house. The plans also propose two new skylights on the roof of the historic main structure, a rear deck, and the newly constructed addition to be painted yellow.

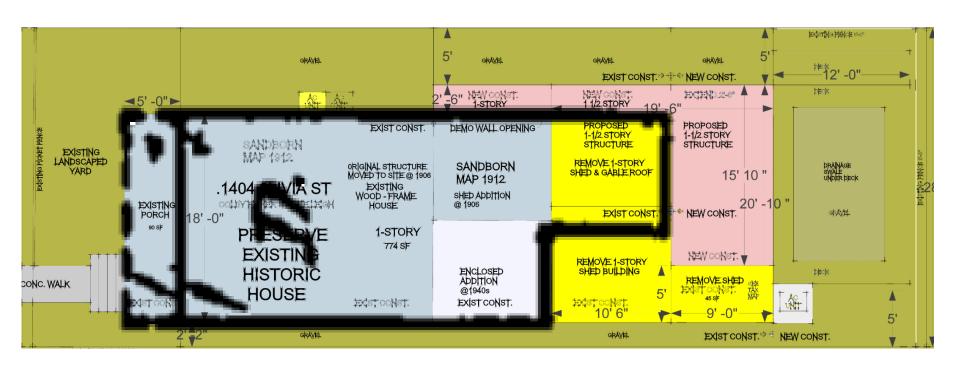
Consistency with Guidelines

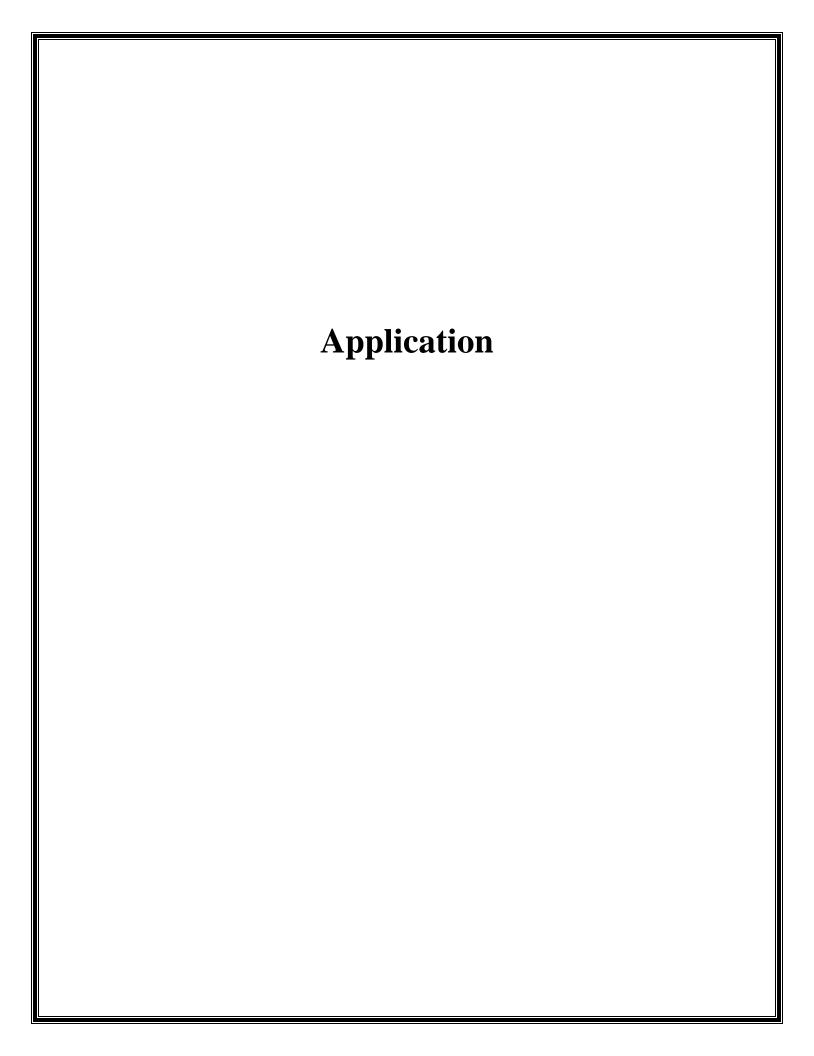
- 1. The proposed additions will not overshadow the main house or any surrounding structure.
- 2. The back addition, although taller in height than the main house, will not be highly visible from the street.
- 3. The addition of the side bump-out will alter the essential form of the original house, and therefore is not consistent with the guidelines.

It is staff's opinion that the proposed plans are consistent with the guidelines pertaining additions, alterations, and new construction and with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, with the exception of the bump-out which will require the demolition of a wall of a contributing resource and will change the original, historic footprint of the house. With the exception of the bump-out, the additions are designed with an appropriate mass and scale.

1912 Sanborn Map overlaid on Architect's Plans

As you can see, the footprint of the house on the Sanborn maps shows the historic house with a rear addition extend further than what the architect has proposed. This proves that there will be demolition of historic, albeit heavily modified, parts of the house.





HISTORIC ARCHITECTURAL REVIEW APPLICATION

CITY OF KEY WEST			
BUILDING DEPARTM	ENT		
CERTIFICATE OF APPROPI			
	LICATION #14-01 1951		
WEST, FLOW			
OWNER'S NAME: Colby Fisher	DATE: 9/2/14		
OWNER'S ADDRESS: 1434 Olivia St. Kw, FL3	3042 PHONE #: #773-502-		
APPLICANT'S NAME: Colby Fisher / Chas Liddle	PHONE #: 305-297-4162		
APPLICANT'S ADDRESS: 5 0M 9			
ADDRESS OF CONSTRUCTION: Same	# OF UNITS		
THERE WILL BE A FINAL INSPECTION REQUIRE	ED UNDER THIS PERMIT		
DETAILED DESCRIPTION OF WORK:			
Renovation and Addition			
Chapter 837.06 F.SFalse Official Statements — Whoever knowingly n with the intent to mislead a public servant in the performance of his or a misdemeanor of the second degree punishable as provided for in s. 77	her official duty shall be guilty of 75.082 or 775.083		
This application for Certificate of Appropriateness must	Required Submittals		
precede applications for building permits, right of way permits, variances, and development review approvals.	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)		
Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for	TREE REMOVAL PERMIT (if applicable)		
Rehabilitation and Key West's Historic Architectural Guidelines.	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)		
Once completed, the application shall be reviewed by staff	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)		
for completeness and either approved or scheduled for	ILLUSTRATIONS OF MANUFACTURED		
presentation to the Historic Architectural Review	PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT		
Commission at the next available meeting. The applicant must be present at this meeting. The filing of this	Oher CRECKIPS, AND AWNING FABRIC Date: 9/10/14 SAMPLESDE: OC Drawer: 46645		
application does not ensure approval as submitted.	PT ************************************		

Applications that do not possess the required Submittals will

9/2/14 Date:

Applicant's Signature:

be considered incomplete and will not be reviewed for approval. Trans detestal Approvaline: 17:29:33

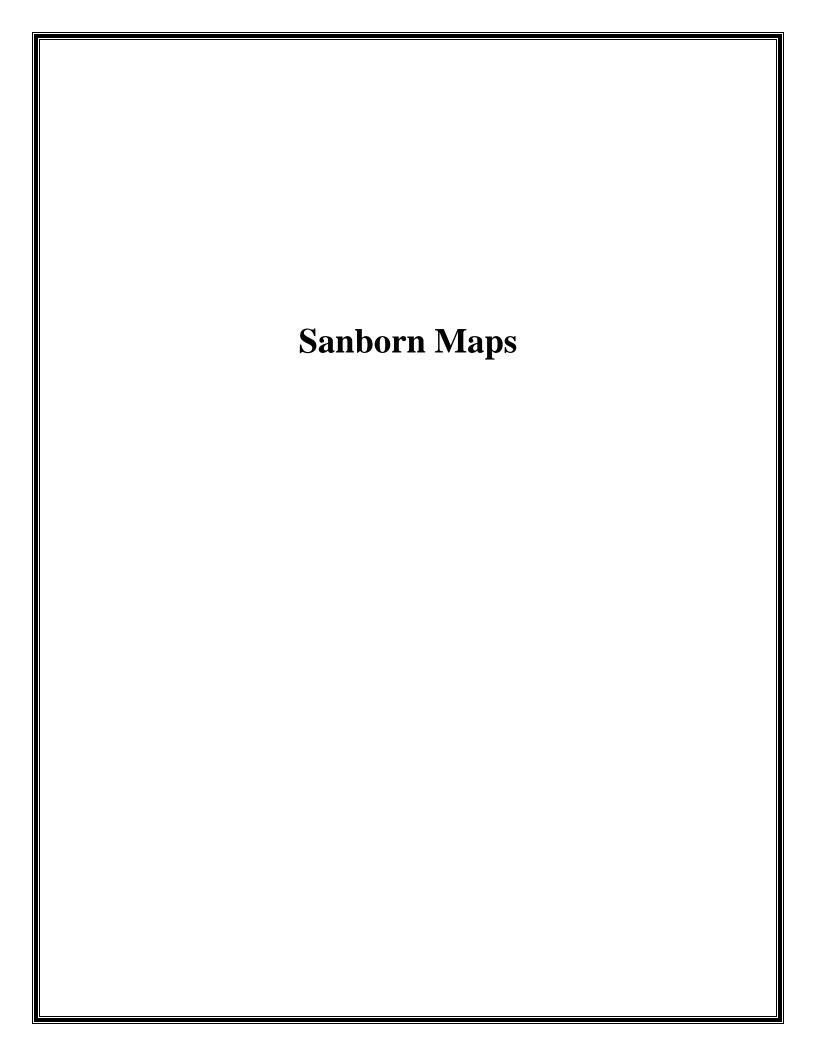
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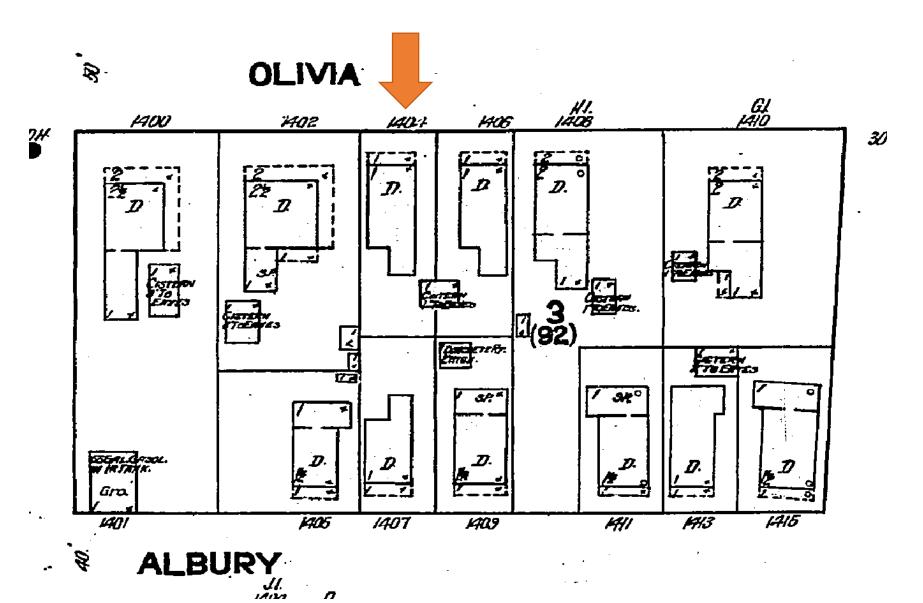
Staff. Use Only \$140.0 Date:

Fee Due:\$

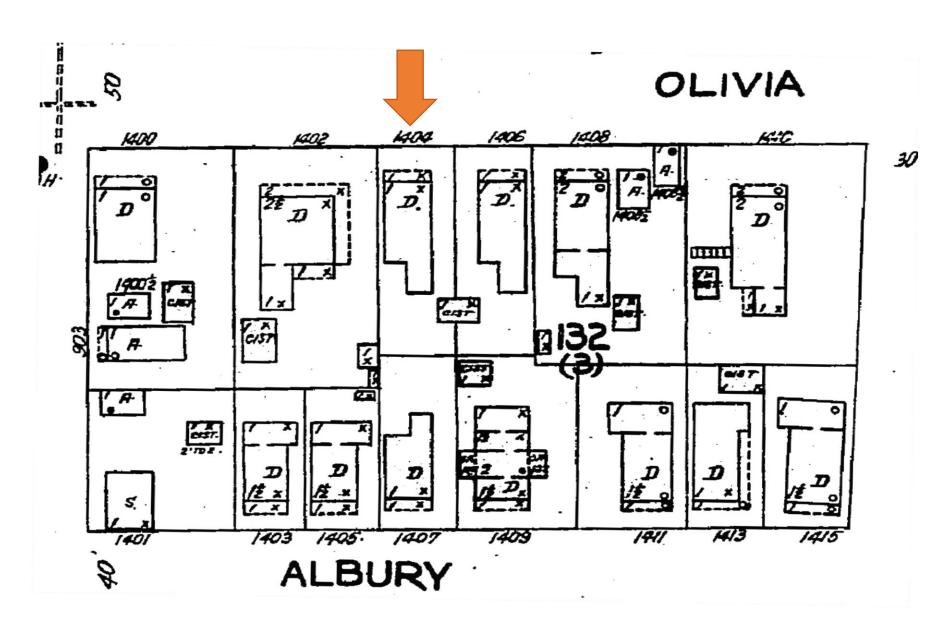
HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved	Denied		Deferred
Reason for Deferra	al or Denial:		
HARC Comments:			
Main house i	s listed as a con	tributing res	ource Addition
is historic, no	in-contributing	, <u>J</u>	
, l	rvidelines for ad		1 36-38a)
	, ·		
	Acdio and by	December 1	<u>Standards</u> Sec. 102-217,102-212
(Orainance Jur	yemolition c	Sec. 102 811,102 28
Limit of Work Appr Changes:	roved, Conditions of Ap	oproval and/or Sug	gested
	_		
	-		
Date:	Signature:		
		Historic Archi	
		Review Comn	nission

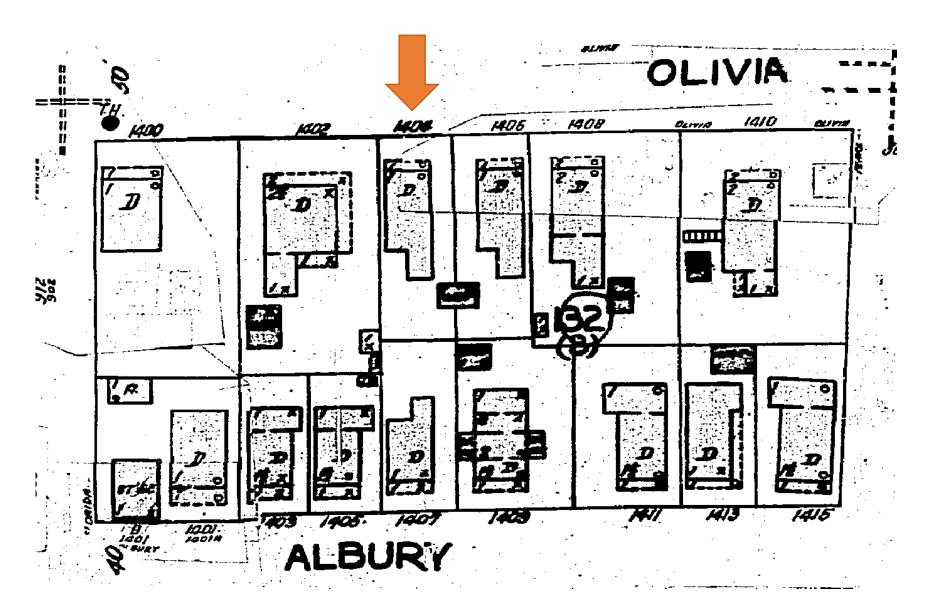




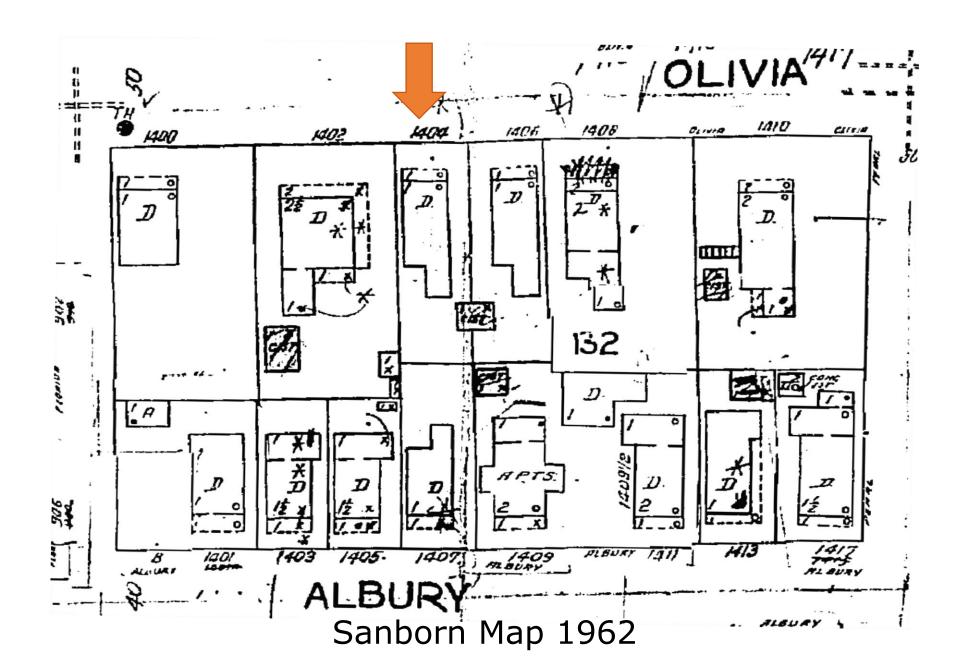
Sanborn Map 1912



Sanborn Map 1926



Sanborn Map 1948



Project Photos	



Property Appraiser Photo c.1965

CHRIS LIDDLE ARCHITECT

Key West and the Florida Keys 305 797 4162 <u>cliddlekw@yahoo.com</u>

1404 Olivia House Addition: Existing Condition Photos



PHOTO 1- 1404 Olivia House: View from St NW



PHOTO 2-1404 Olivia House: View from Street NE



PHOTO 3- 1404 Olivia House: View from side yard

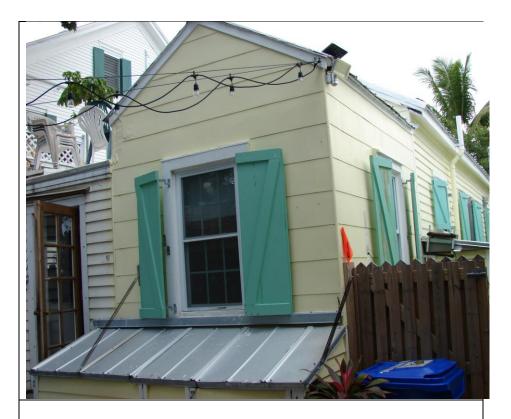


PHOTO 4- 1404 Olivia House: View from Rear -Existing



PHOTO 5- 1404 Olivia House: Sheds to be Replaced



PHOTO 6-1404 Olivia House: Sheds to be Rebuilt



PHOTO 7- 1404 Olivia House: View from Street - Gable



PHOTO 8 - 1404 Olivia House: Decorative Trim



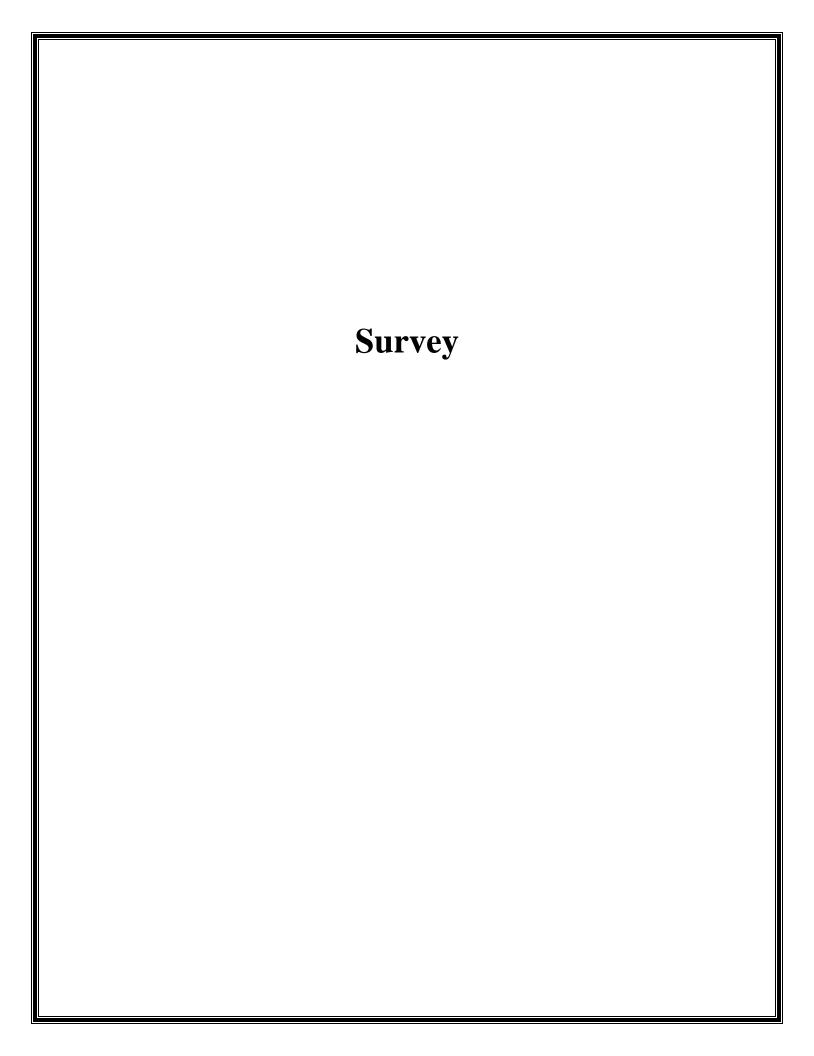
"PHOTO 9 - Olivia Street View from Across Street

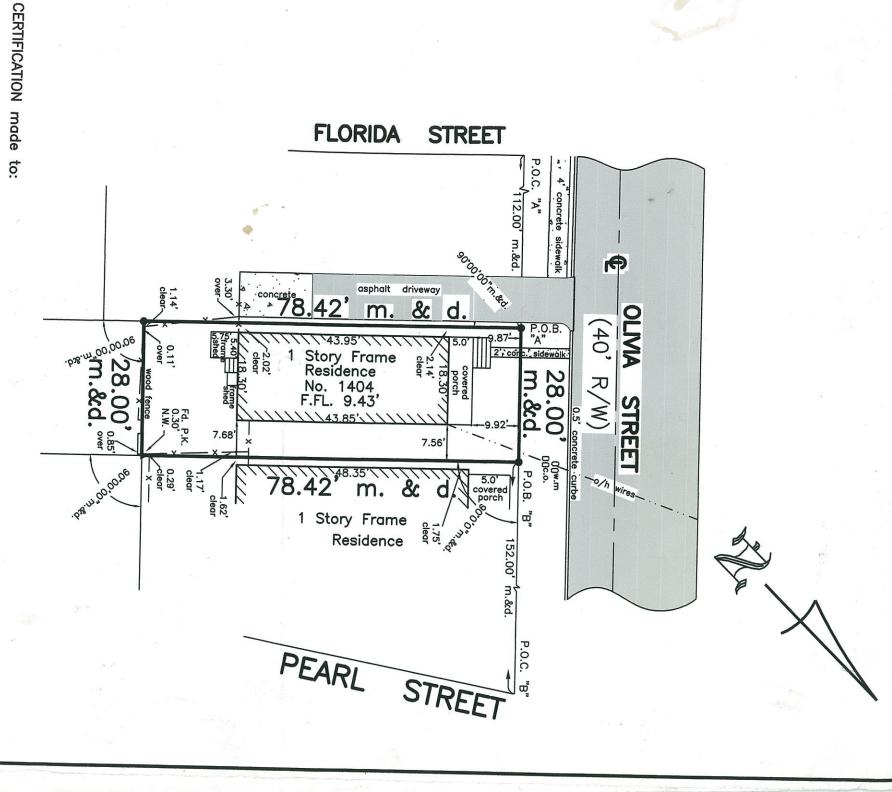


"PHOTO 10 – 1802 Olivia Street View from Across Street



"PHOTO 11 – 1806 Olivia Street View from Across Street





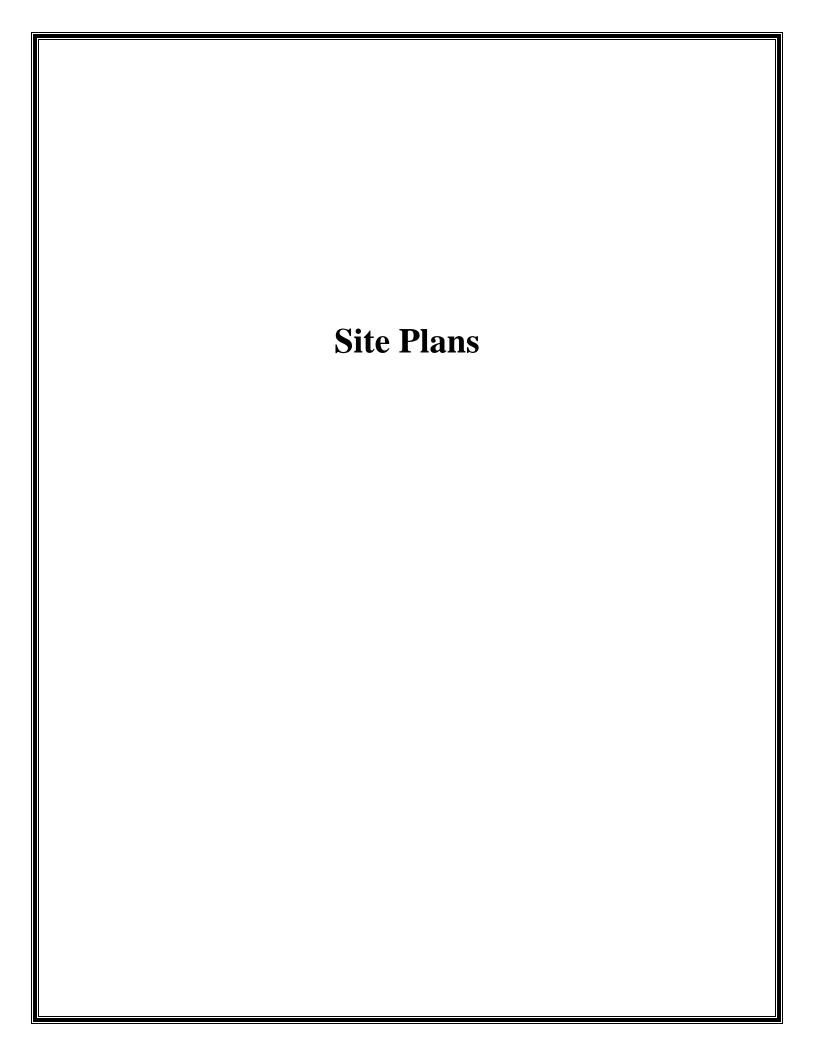
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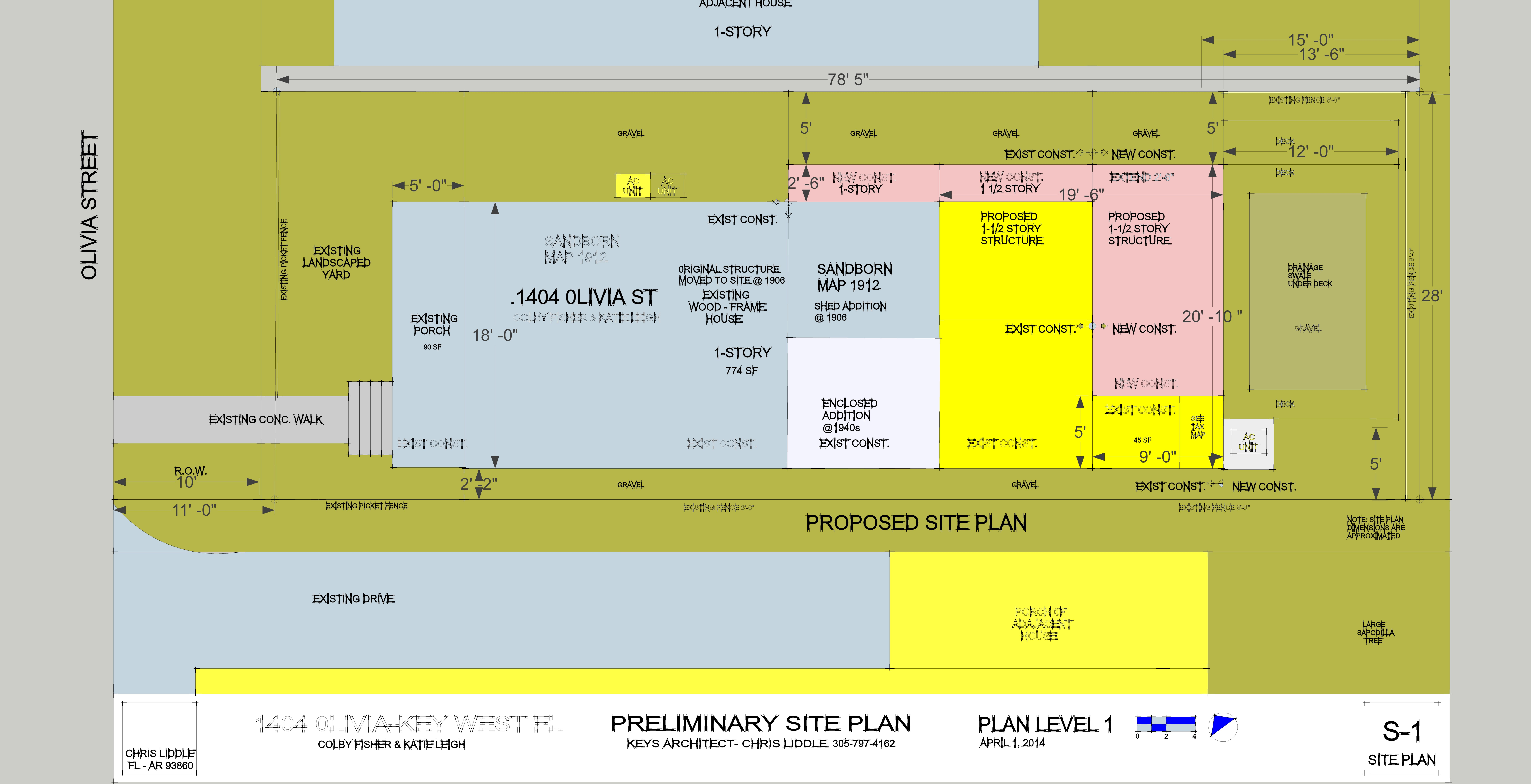
Marci L. Rose, Esq.
Old Republic National Title Insurance Company, its successors and/or assigns, as their interest may appear
First State Bank of the Florida Keys, its successors and/or assigns, as their interest may appear
Monroe County, a politicaal subdivision of the State of Florida SHIP Program
Colby D. Fisher & Katherine E. Leigh

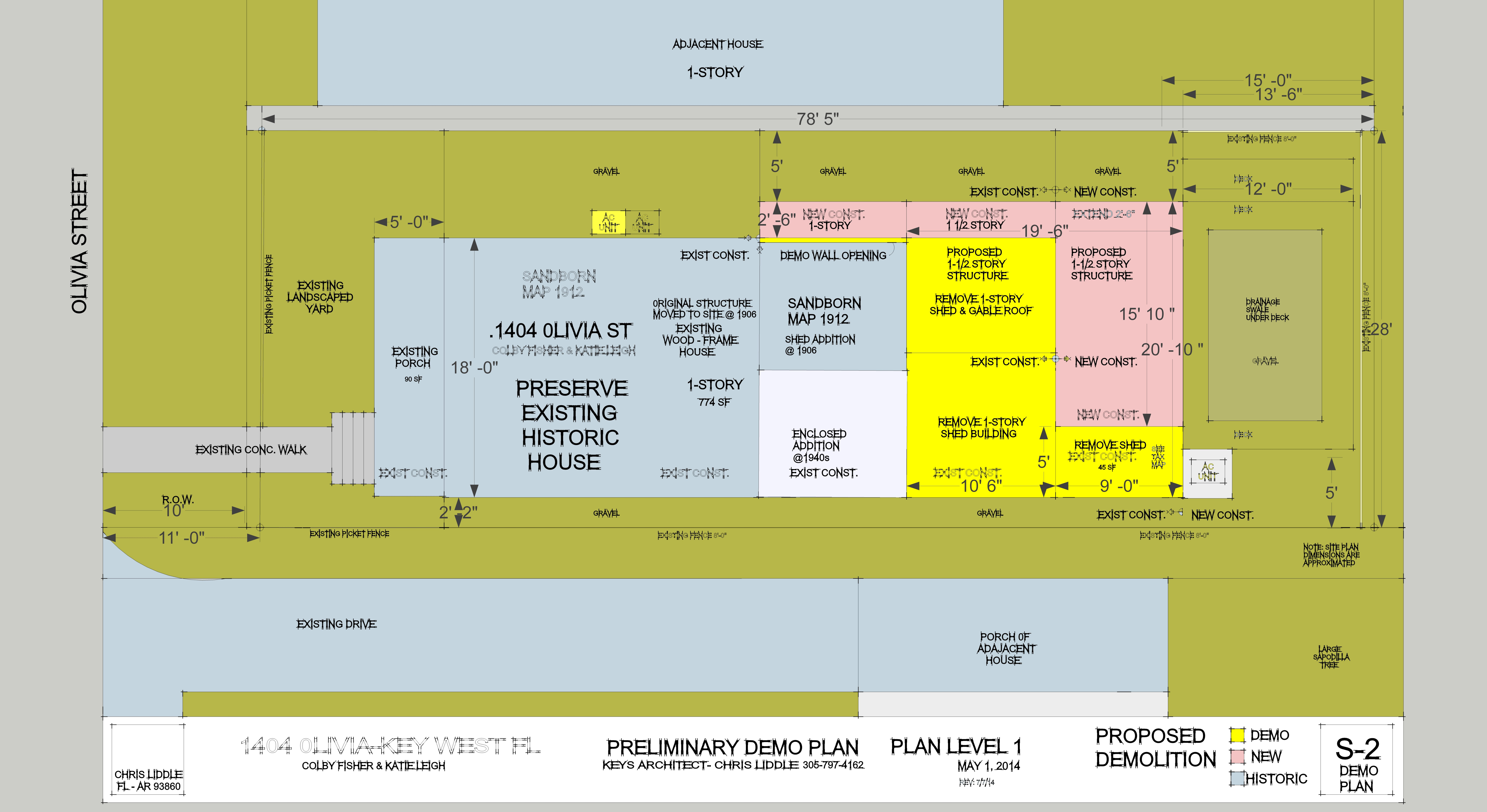
BOUNDARY Colby D. Fisher and Katherine Leigh 1404 Olivia Street, Key West, Fl. 33040 SURVEY Ref. 200-23 Dwn No.: 10-133

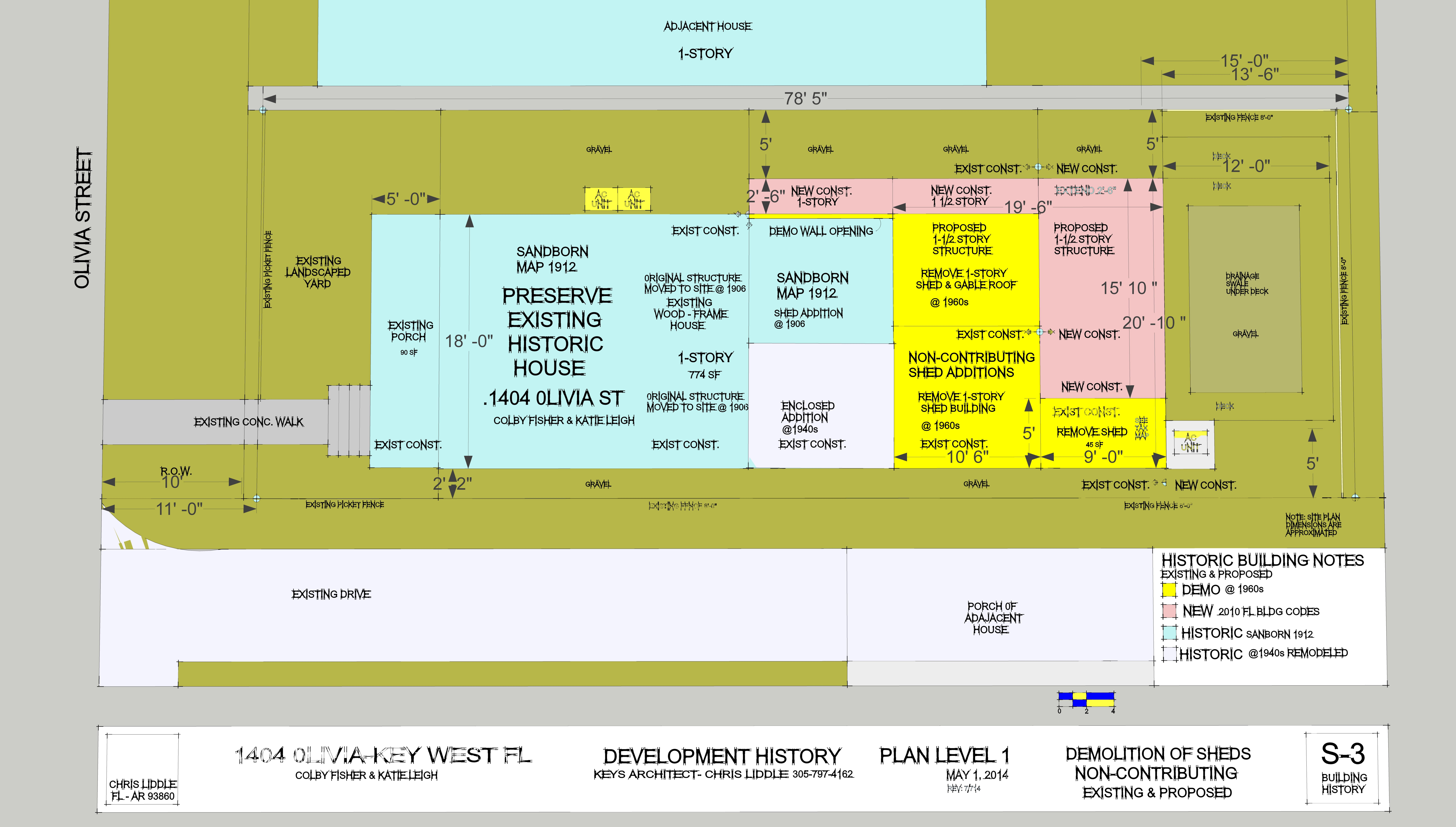
> ISLAND ENGINEERS SURVEYING PLANNERS SL NO.

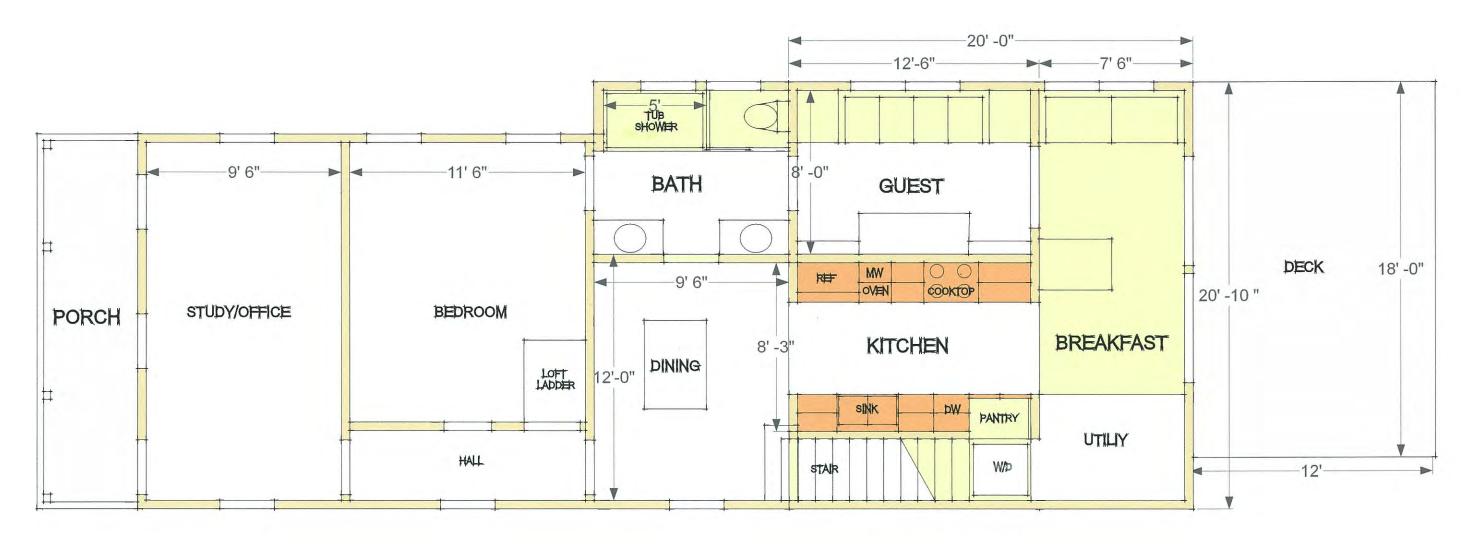
Key West, Fl. 33040 (305) 293-0466 Fax. (305) 293-0237 fhildeb1@bellsouth.net 3152 Northside Drive Suite 201











PLAN LEVEL 1

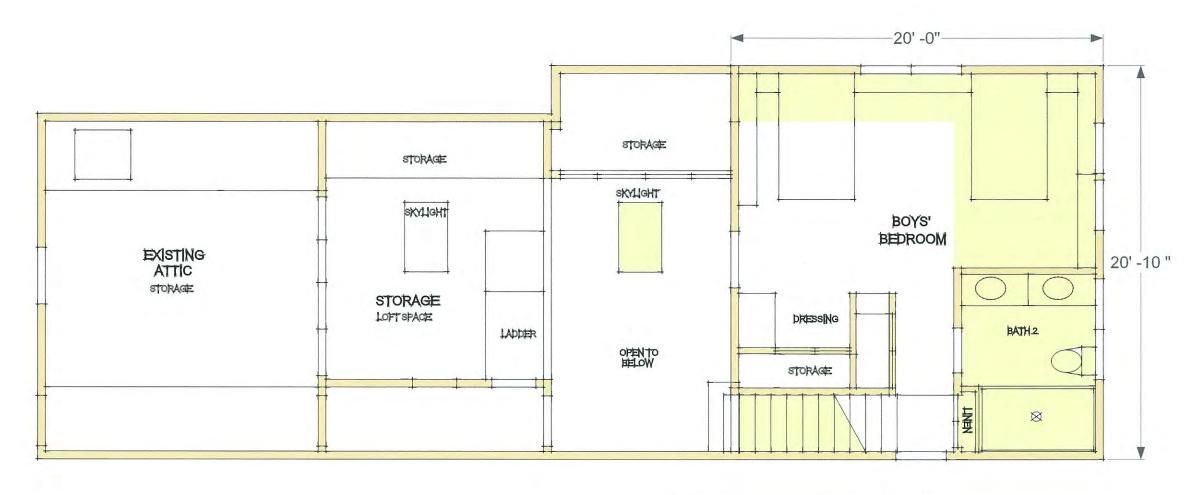
CHRIS LIDDLE FL-AR 93860

PRELIMINARY PLAN

KEYS ARCHITECT- CHRIS LIDDLE 305-797-4162



A101 PLAN L1



PLAN LEVEL 2

1404 OLIVIA-KEY WEST FL COLBY FISHER & KATIELEIGH

CHRIS LIDDLE FL-AR 93860 PRELIMINARY PLAN
KEYS ARCHITECT- CHRIS LIDDLE 305-797-4162



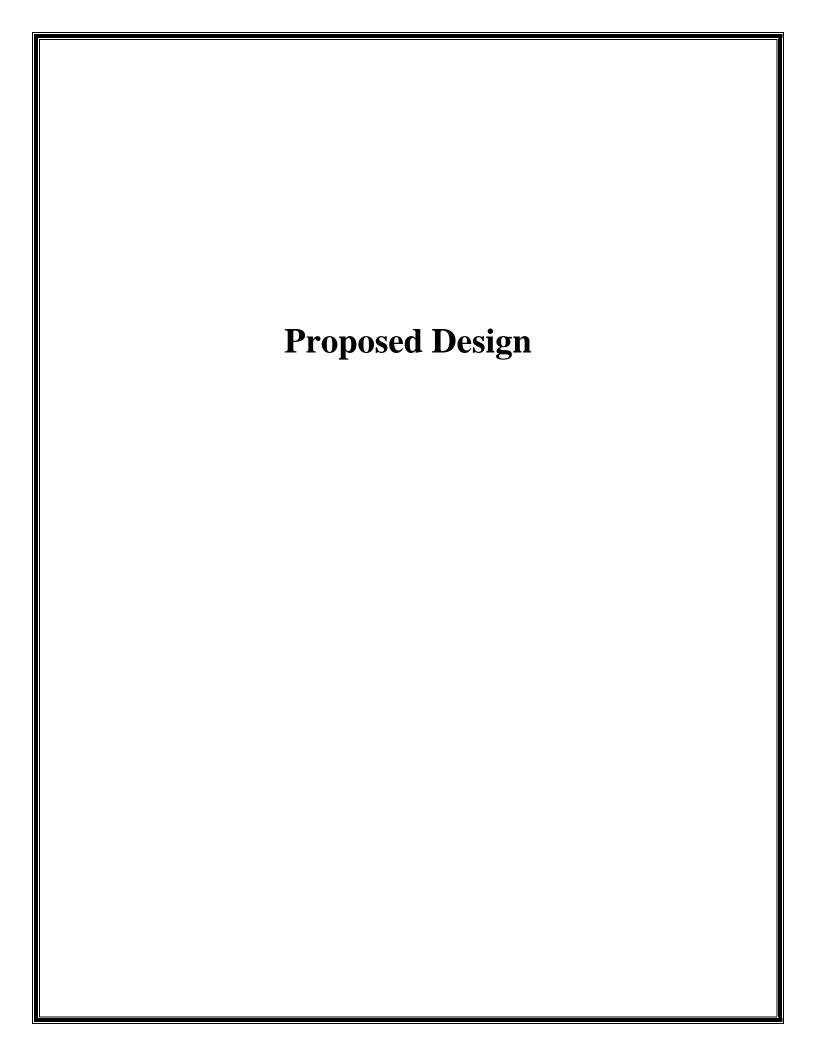
A102 PLAN L2



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	774
2	OPX	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	90









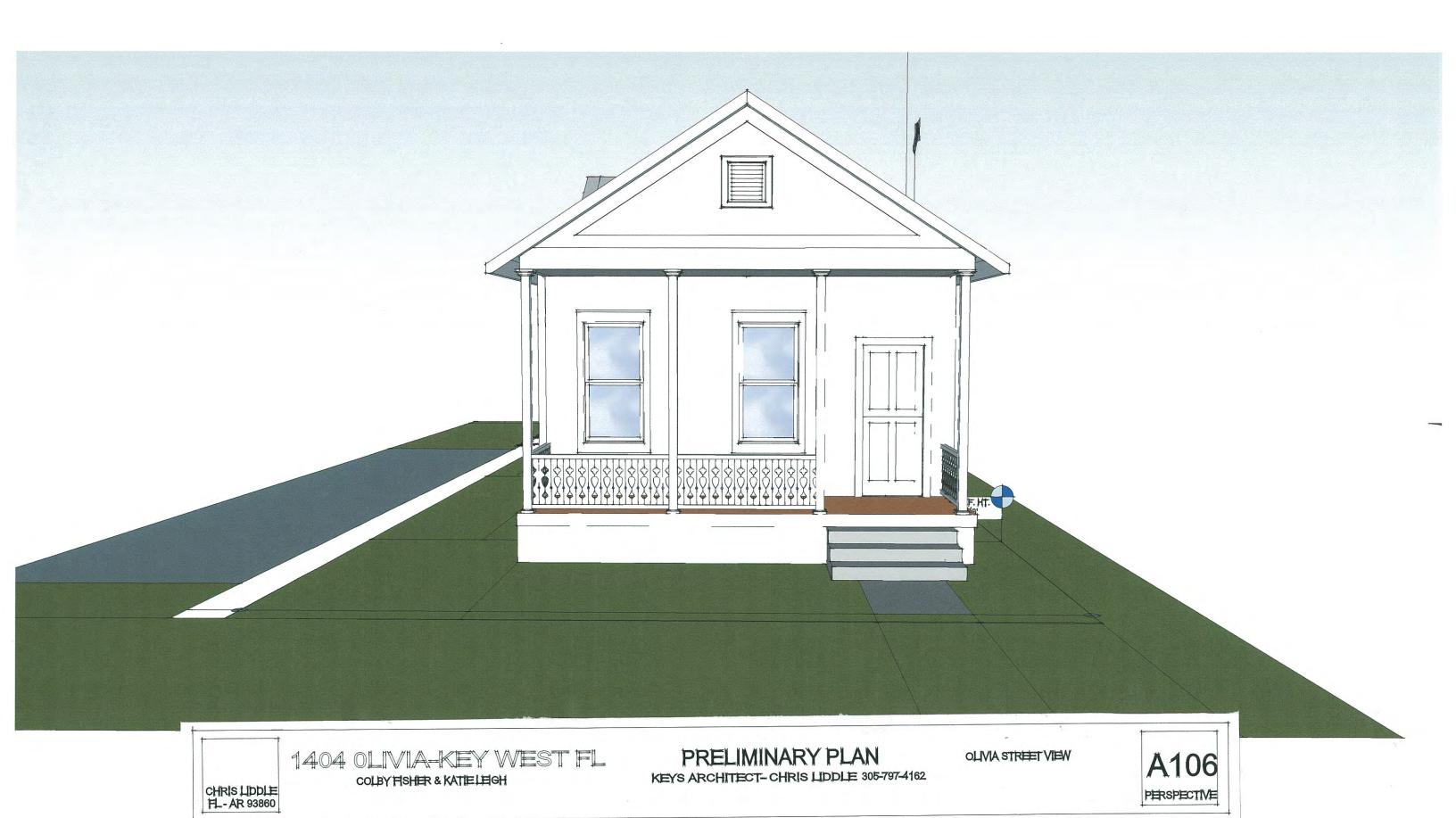
1404 OLIVIA-KEY WEST FL

PRELIMINARY PLAN
KEYS ARCHITECT- CHRIS LIDDLE 305-797-4162

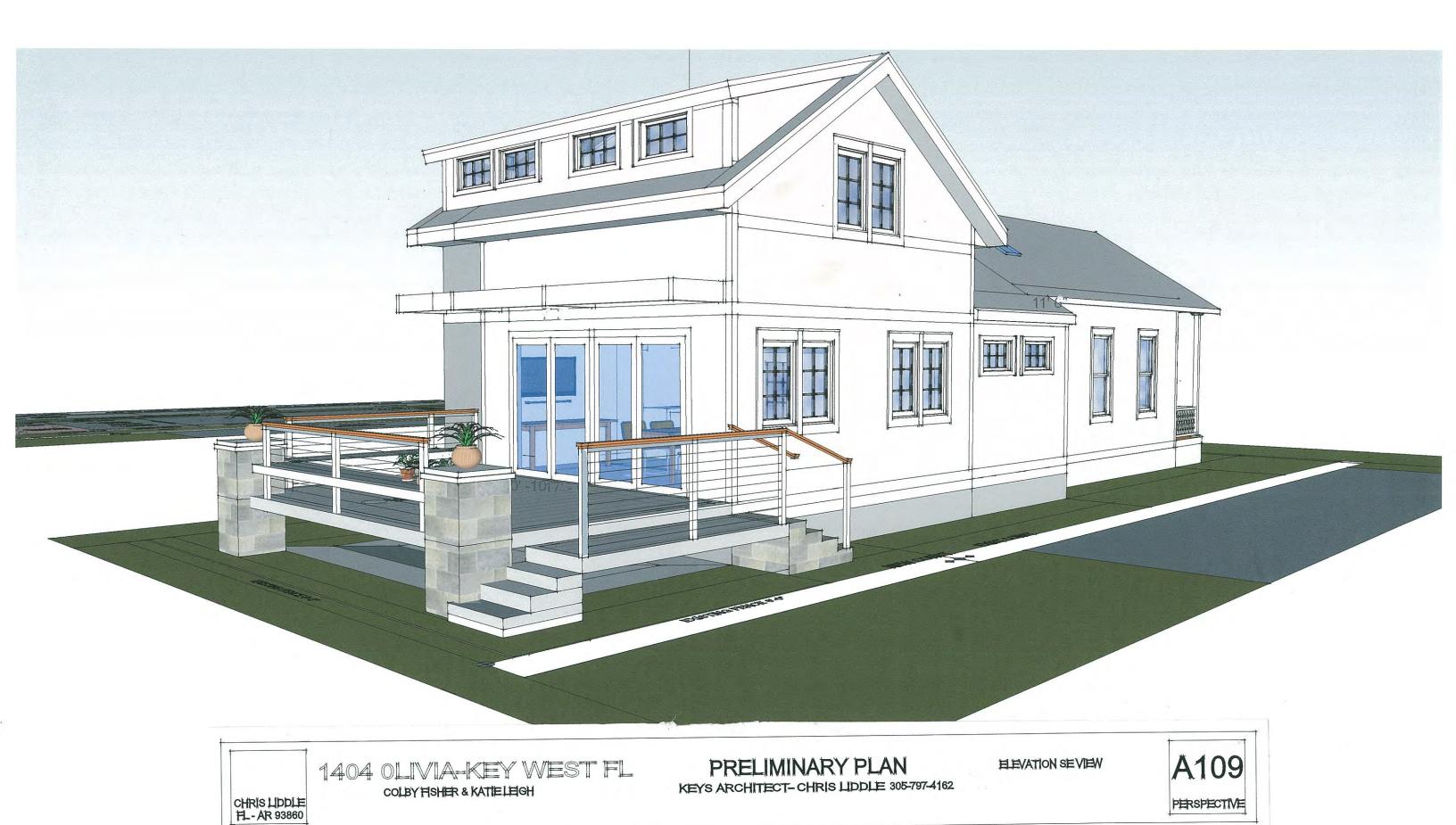
OLIVIA ST NW VIEW

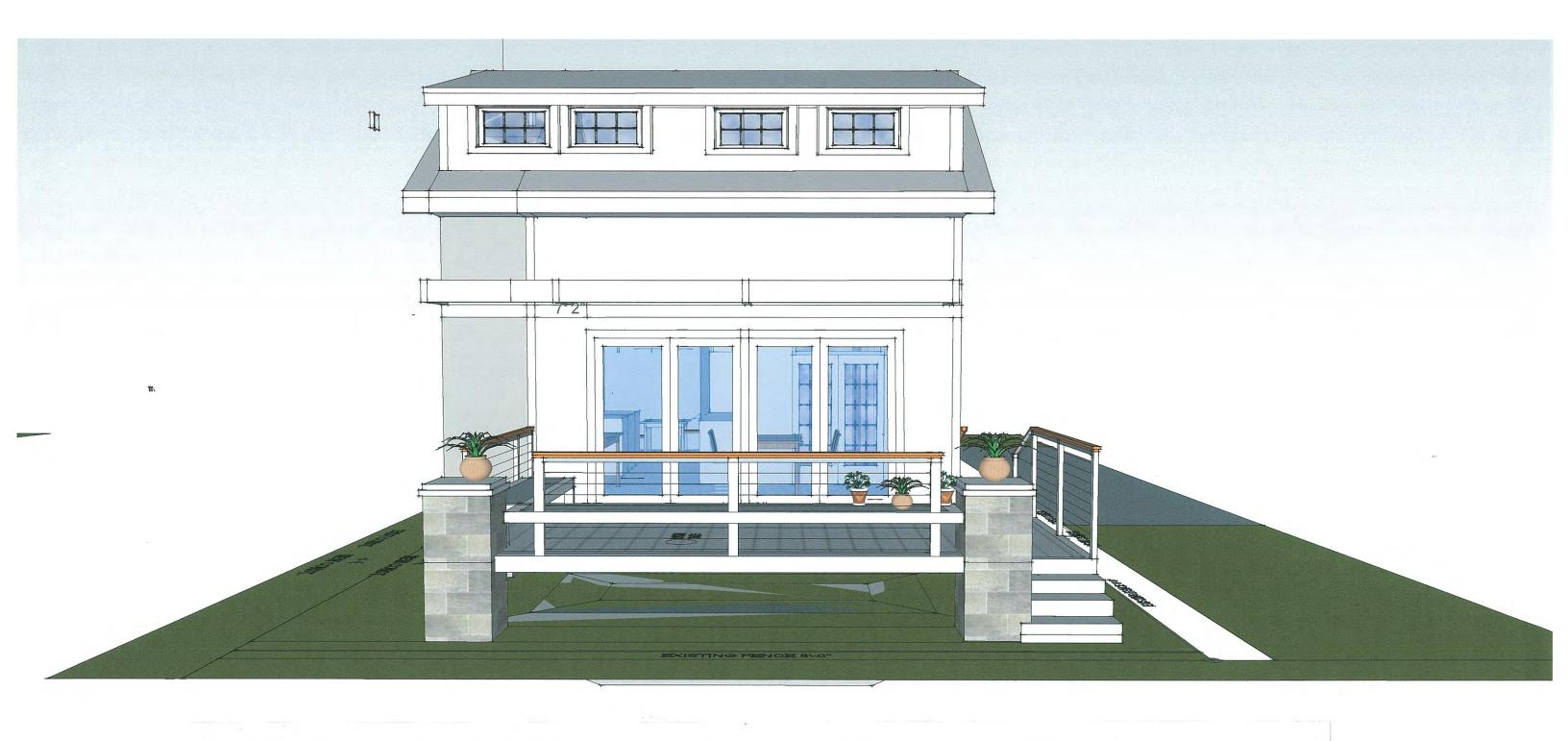
A105
PERSPECTIVE

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1404 OLIVIA-KEY WEST FL COLBY FISHER & KATIELEIGH

REAR ELEVATION VIEW

A110 PERSPECTIVE

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1404 OLIVIA-KEY WEST FL COLBYFISHER & KATIELEIGH

PRELIMINARY PLAN
KEYS ARCHITECT- CHRIS LIDDLE 305-797-4162

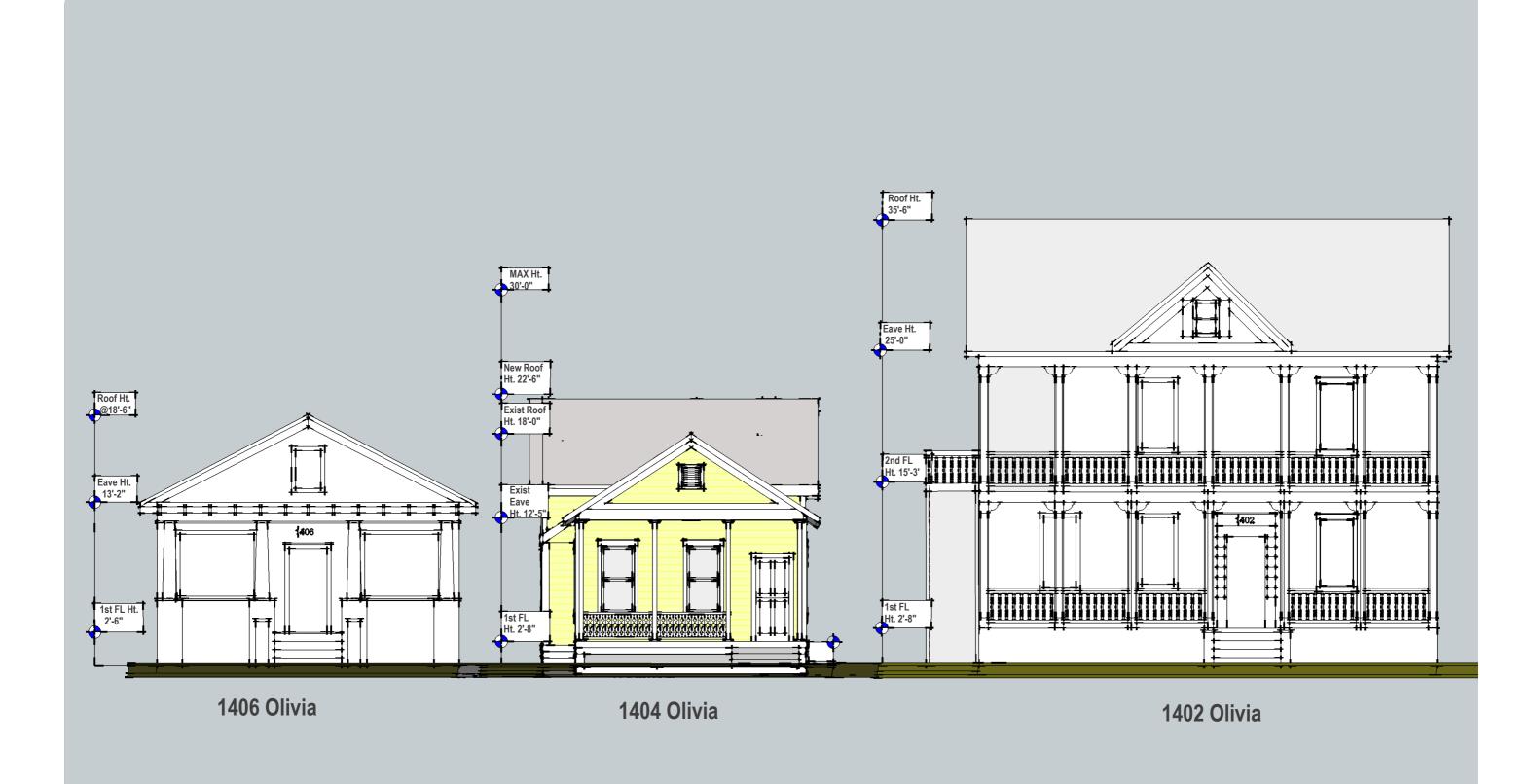
REAR CORNER VIEW SW

A111
PERSPECTIVE



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Агеа
1	FLA	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	774
2	OPX	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	90



Street View Adjacent Building Scale

Chris Liddle
Architect

1404 Olivia Street - Kev West Florida

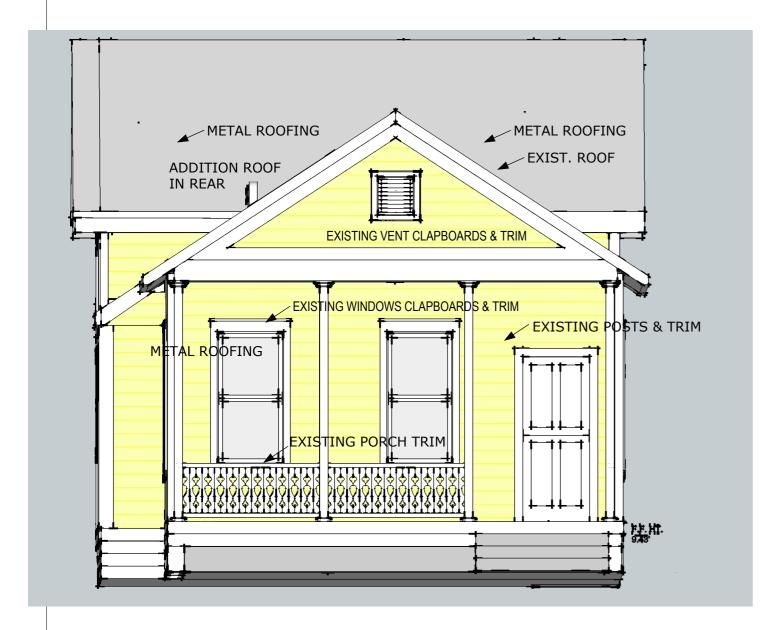
Proposed addition to Residence

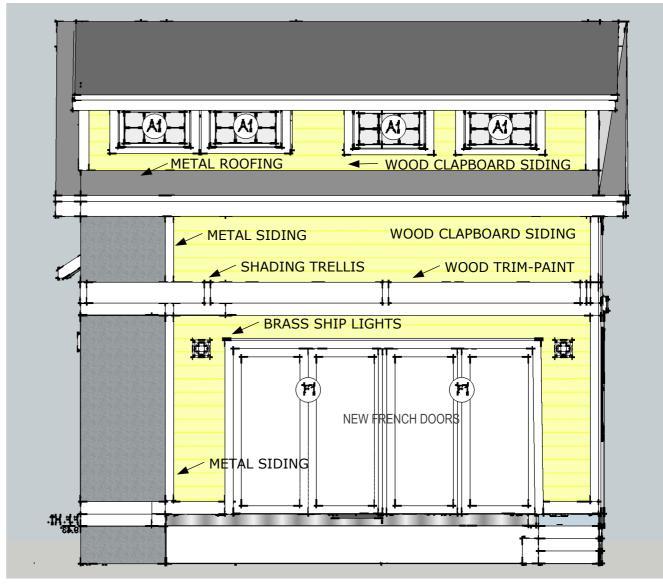
Street View Adjacent Building Scale
Owners Colby Fisher & Katie Leigh

Architect- Chris Liddle - 305-797-4162

Historic
Preservation

Date; 9/2/14





Olivia St. Elevation

Rear Elevation-S

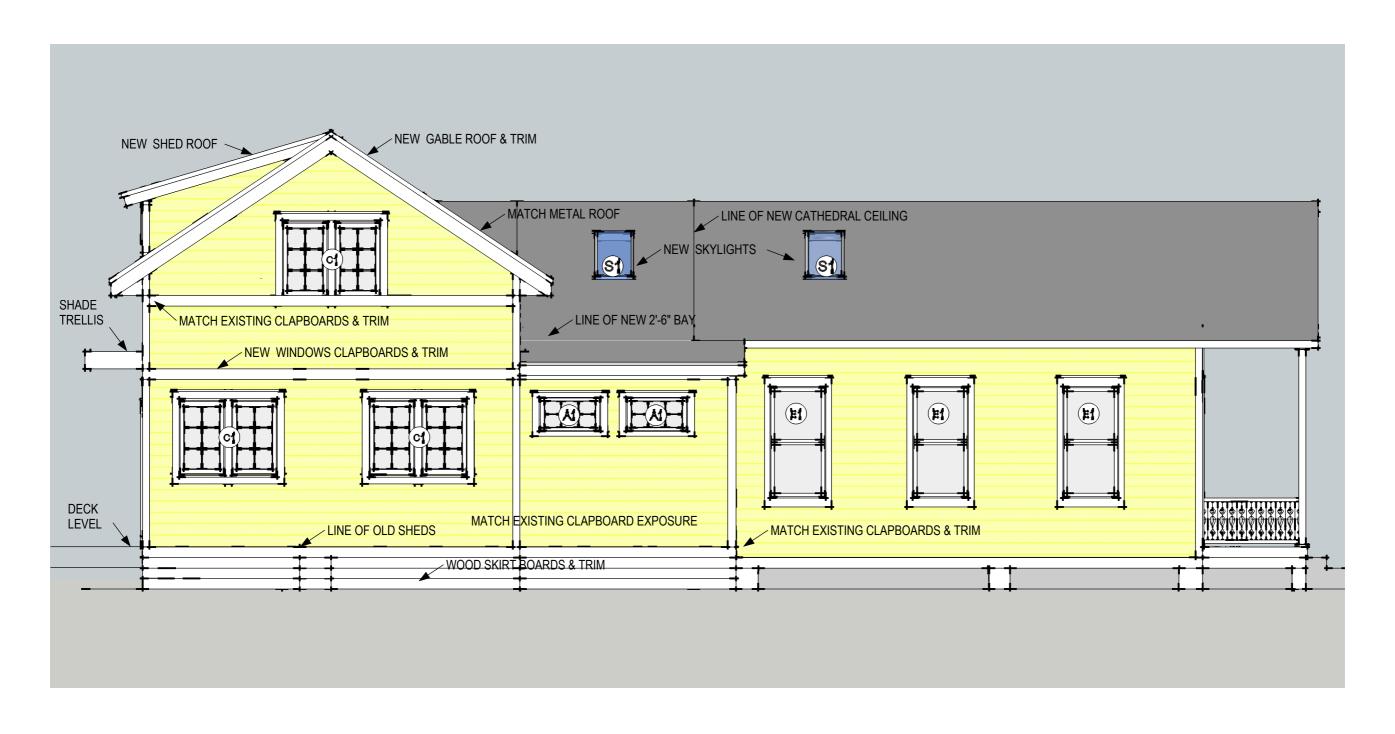
Chris Liddle Architect 1404 Olivia Street - Kev West Florida

Proposed addition to Residence

Olivia St. Elevation Rear Elevation-S
Owners Colby Fisher & Katie Leigh

Architect- Chris Liddle - 305-797-4162

Historic Preservation



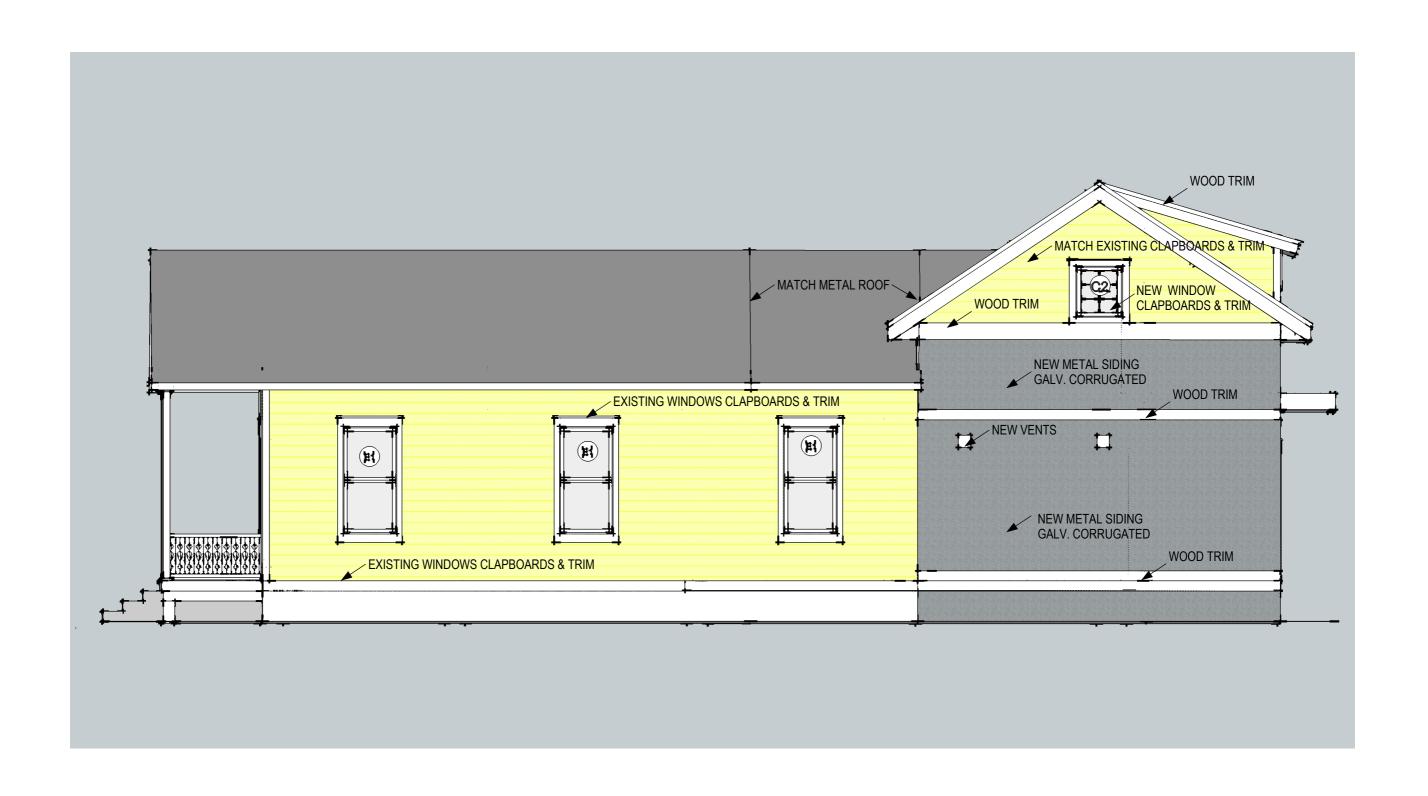
Proposed Side Elevation- East

Chris Liddle Architect 1404 Olivia Street - Kev West Florida
Proposed addition to Residence

Proposed Side Elevation- East
Owners Colby Fisher & Katie Leigh
Architect- Chris Liddle - 305-797-4162

Historic
Preservation

H3



Side Elevation- West

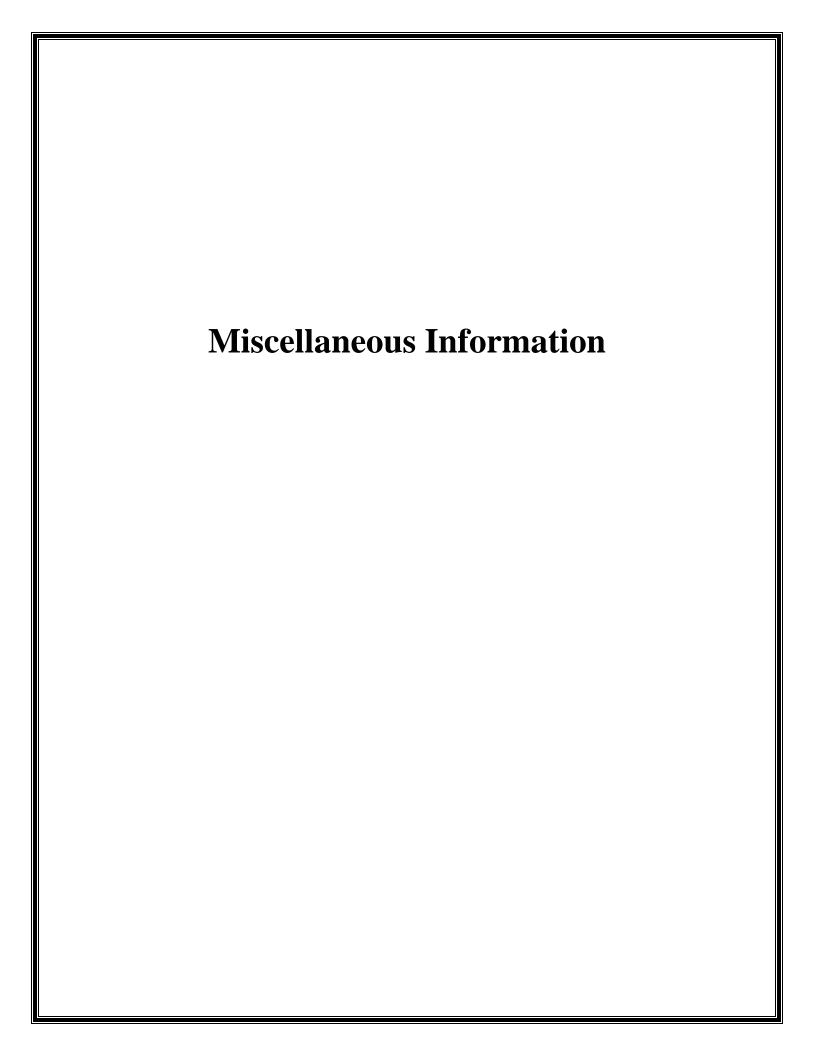
Chris Liddle Architect 1404 Olivia Street - Kev West Florida

Proposed addition to Residence

Side Elevation- West
Owners Colby Fisher & Katie Leigh

Architect- Chris Liddle - 305-797-4162





Project 1404 Olivia:

BUILDING MATERIALS: WINDOWS & DOORS - COMPONENTS & CLADDING

EXTERIOR FINISH & WINDOW SCHEDULE 8/25/2014

First Floor	Туре	Size W x H	Rough Opening	Item # NOA	Qty
Entry Door French Pair	View Glass Screens	12'-2" x 6'-8"	12'-2.5"x x6'- 10"	F1	1
Casement – Double	Low –e True Divided Lights	5'-4" x 3'-11"	6475" x 38'75"	C1	2
Awning - Single	Low -e True Divided Lights	3'-0" x 1'-6"	3'-0.5" x 1'6.5"	A1	2
Second Floor	Туре	Size W x H	Rough Opening	Item # NOA	
Casement - Double	Low -e True Divided Lights	5'-4" x 3'-11"	6475" x 38- .75"	C1	1
Awning - Single	Low -e True Divided Lights	3'-0" x 1'-6"	3'-0.5" x 1'- 6.5"	A1	4
Casement - Single	Low -e True Divided Lights	2'-5" x 2'-11"	2'-4.25" x 2-6.5"	C2	1
Skylights					
Velux Skylights	Operable Low-e Heat Coating		1'-10" X3'-10"	S1	2
Windows to Remain	Existing Replacement		2'-8 x 5'0"	E1	8

Typical NEW Window:

Impact Resistant Frame, Alum. Clad Wood,

Impact Resistant Low-e Thermo-pane Glass with Integral Divided Lights, Roll Screen System,

Jamb clips. (No brick mold), for Field Applied 5/4 Ext Trim, Jamb Extension Components

Finish: Antique White Kynar Epoxy or Equal 1 Provide 1Spare screen for each type

First Floor	Туре	Size	Notes	Item #	QTY
Clapboards	Wood Painted	Match Existing Exposure	Back prime, Prime & 2 Coats, Epoxy Clear coat		
Trim	Wood Painted	Match Existing	Back prime, & Kerf- Prime & 2 Coats, Epoxy Clear coat		
Siding- Rear Corner	Galvanized Sheet Metal Corrugated	Fasteners See Structural	Epoxy Clear Coat		
Skirt Boards	Wood Painted	Match Existing	Back prime, & Kerf- Prime & 2 Coats, Epoxy Clear coat		
Second Floor	Туре	Size	Notes		
Clapboards	Wood Painted	Match Existing Exposure	Back prime, Prime & 2 Coats, Epoxy Clear coat		
Trim	Wood Painted	Match Existing	Back prime, & Kerf- Prime & 2 Coats, Epoxy Clear coat		
Fascias	Wood	8" Typ.	Match Existing		
Roofing	Typical				
5V Crimp	Galvanized Sheet Metal		Fasteners See Structural		
Roof	¾" PT Exterior		Fasteners See		
Sheathing	Plywood		Structural		
Membrane	Peel & Seal Seams				
Framing	2x10s 24"OC		Fasteners See Structural		

Insulation Existing Roof Cathedral	6 ½" 5LB Spray Foam	Field Apply	Alt. 1 1" rigid Foam under Plywood	R-38	
Insulation Existing Roof Attic	5 ½" 2LB Spray Foam	Field Apply	Alt. 1 1" rigid Foam under Plywood	R-28	
Insulation New Roof	8 ½" 5LB Spray Foam	Field Apply	Alt. 1 1" rigid Foam under Plywood	R-48	
Exterior Walls					
4" Wood Frame					
Sheathing	5/8" PT Exterior Plywood		Fasteners See Structural		
Insulation	3 ½" 5LB Spray Foam	Field Apply	Alt. 1 apply 1" rigid Foam under Plywood	R-24 Alt: R-32	
Sills	Foam Gasket		Silicone Bead Ext edge		

Interior F	inishes: Doc	ors & Casev	vork- 1404 C	Olivia, Key	West FL
First	Туре	Size	Rough	Item	QTY
Floor		WxH	Opening	#	
Vanity	4 Panel	2'-8" x 6'-8"	34.5"x82"		1
Door	Pocket				
Bath	Flush	2'-4" x 6'-8"	54"x82"		2
Doors	Pocket				
Closet Doors	Hinged	2'-4" x 6'-8"	34x82"		2
	Pair				
Utility	Louvered	2'-0" x 6'-8"	NA		2
_	Sliding Track				
	Pair				
Laundry	Louvered	3'0"x 6'-8"			
	Hinged Pair				
Cabinets &					
Casework					
Casework	Bookcases	80"- Align	Typical		
Kitchen	See	24"x124" &			
Cabinets	Dwgs				
Kitchen	Concrete	9'-6" Top			
Counters	Alt. Stone	11'-4" Top			

Study & TV	Casework				
Bookcases					
Second	Туре	Size	Rough	Item	
Floor		WxH	Opening	#	
Vanity Door	French	2'-8"	34"x82"		
		x 6'-			
		8"			
Bath	French	2'-4" x 6'-8"	58"x82"		
Door	Frosted				
Closet	Bifold	2'-4" x 6'-8"	34x82"		
Doors					
Interior					
Finishes					
Kitchen					
Cabinet s					
Kitchen	Stone	W24" Top			
Counters		36"			
Living TV &					
Alcove					
Bedroom TV					
Alcove					
Wainscott:	Breakfast & U	Jtility-3/8"Plywo	od by adhesive	rabbit to base	and
	Chairrail				
Chair rail:	3"- 5/4" cap 2	1/4'" rail			
Picture Rail:	Dining: Brosc	o 1/ ¾' @ 80"		,	

Codes: Conform to Current Florida Building Code & Coastal Wind Zone Req 180MPH Wind.

Provide specified Products with NOAs and Manufacturers Shop Drawings Sill Height 3'-6" Head Height- Align w doors at 6'-8"

Building Green in the Florida Keys

cliddlekw @yahoo.com

Revised: 7/25/2014 Amended 8/28/2014

To: City of Key West HARC -Building Plans Review City of Key West, Building Department. Key West FL

RE: 1404 Olivia- Demolition Permit Approval Severe Structural Deterioration, Plan to Replace Damaged Portions

Now that our project has qualified for the necessary variances we are submitting our plans for HARC review to receive a Certificate of Appropriateness for the intended design.

We are submitting our proposal for complete removal of deteriorated portions of the property to the rear of the Principle Contributing Structure.

1404 Olivia Street. Please see our enclosed Repair Plan for the Main Building & proposed addition in rear. The original Historic House will be preserved according to HARC & National Standards. US Dept. of Interior Standards. Exterior: The original house appearance will be preserved as it is now.

We understand that HARC has reviewed the proposed plans and would like to see Historic treatment of the main contributing structure. To enable the reconstruction, the rear wall of the historic house will be incorporated into the new 1/1/2 story addition. Complete Removal of the existing sheds will be required.

New structure will begin at rear wall of existing house structure. Replacing all existing sheds in rear as shown on plans. The sheds as built are not contributing structures. Dating to the late 1950s 0r 1960s Record Drawings show continuous modifications of the rear sheds into the 1970s, rendering them historically insignificant. The Asbestos siding was banned in the 70s and must be carefully removed. The remaining sheds were poorly constructed to begin with and are now in a deteriorating state. In my considered opinion they do not merit historic treatment.

The growing family of four is seeking a house that will serve them for many years. A new addition is proposed in the rear of the Main House on the footprint of the old sheds and continuing to the setback line. All new portions will be fully Code Compliant. We have met with Fire Marshall Barrosso and accepted their requirement that the entire structure be protected with a domestic sprinkler system.

We agree with the findings of HARC Review that the Main Structure facing Olivia Street is a contributing structure and plan to treat it as a vital part of the historic pedestrian streetscape & neighborhood. Two interior spaces remain intact in original condition.

We plan to maintain direct street access to the existing main entrance to preserve the original historic features of the streetscape. Historic House is 18' x 32'-8" with 5' Porch.

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As you can see from proposed plans, the low- profile addition is barely visible from the street. Neighbors' private yards are protected by existing high fences. Exterior lights will be down-shielded.

The modest 1/½- Story Cape addition will replace the existing kitchen and bedroom adding a stairway to a new upstairs bedroom and ¾ bath. The appearance will match the main structure, but be clearly individuated from the original historic portion.

The deteriorated sheds are compromising the Main Historic Structure. Reconstruction of the rear wall and rear foundation of the Main House is needed. The removal of the rear sheds will allow new structural support for the main building. A new family entrance will be added in the rear addition. No "New Units" or rental spaces will be created

Re-building severely deteriorated portions will allow new structure to meet current FL Bldg. Codes. The new structure will reinforce and harden the original Historic building.to potential storms. We believe that the complete removal and replacement of the sheds is the only practical solution. Saving the sheds is not a realistic alternative.

Once approved our complete repair plans will include. Detailed Building Plans, Structural Specifications & Repair Procedures & Products to be included for building department review.

New Additions are designed to Comply with 2010 FL Bldg. & Energy Codes Repair Plan Outline:

- Remove unsuitable damaged rear shed areas, completely.
- Incorporate rear wall of main Structure into new addition
- Remove existing bathroom wall at 2'-6" bump-out addition
- Safely remove & dispose of unsuitable siding materials (asbestos?).
- Reinforce Existing Rear Wall of Main House, tie to new foundation
- Provide New Foundation beginning at rear wall of Existing House
- Use Efficient wood framed walls with high density foam insulation
- Provide a complete Hurricane Tie-down system, anchors and straps
- Two new operable skylights w/ screens.
- · Wood Windows with true divided light, alum. Clad painted exterior
- New windows and doors Low-e or solar film, roll screens, shutters
- Fixed Shade structure/trellis over new deck 24", Landscaping to remain
- Provide new decks as shown with swale/filter below Deck Height: 28" Max
- Provide wood clap-boards and Trim to match existing
- Seal entire wall system with Epoxy primer, paint and penetrating sealer
- Rear Wall apply 24Ga corrugated galvanized metal sheeting as shown
- Apply epoxy sealant coating to exposed siding and woodwork
- New Roofing to be Metal 5 V Crimp, Reinforce Sheathing, Peal & Seal
- Roofing Fascia, Trim & and Soffits as shown

- Gutters on rear roofs drain to new swale. Gutters directed to swales
- Swale beneath deck to be maintained

Since the owners recently welcomed a second son; we are hopeful that once the project is approved by HARC; work can proceed on a timely basis to create the family home they need.

Thanks for your help,

Chris Liddle, Architect

Preservation Notes: General

- Listed on Historic Resources Index Pre 1954; Possible Contributing Structure
- Does not appear in 1890s Sanborn Maps
- Appears on 1912 Sandborn Map: Main Structure
- Main House Remodeled in 1940s to current 18' x 32'-8" Plus 5' Porch at Street
- Record Plans Show: Rear Sheds Modified Through 1960s into 1970s
- Contributing Structure: Wood-Frame Vernacular Building, Historic Streetscape
- Rear Sheds; Non-Contributing, Non- Conforming, Past Useful Economic Life
- Original Structure may have been moved to this site.
- Sheds in rear are Non- contributing structures due to continuous replacement remodeling, and cobbling of sub- standard materials & deteriorated state

Documentation:

Historic Survey Page: MO 00724A Pre 1954

Possible Contributing Structure-Wood Frame Vernacular @1906

Sandborn Maps: 1892,1899,1912

Aerial View Neighborhood Context: 2014

Record Plans @ 1970s - Ongoing Modifications of rear sheds- Non Contributing

Survey- Engineered -Existing

Property Record Card

Building Photos-Context Photos

Site Plans S1, S2, S3

Architectural Plans: A101- A111

HARC Submittal Addenda July 28, 2014

Remove Rear Shed with severe deterioration

Architect's Response to Historic Status of Rear Shed slated for Demolition.

Does the Gable shed have merit as a contributing structure, and is it structurally sound.

HARC Staff has indicated that the Gable roof shed in the rear is shown on the 1964 Sanborn Map which could make it a candidate to be a contributing structure.

Further investigation in the field was done by the Architect to resolve the issue:

- Concrete Foundation Blocks Match the Main Building, and may be original to the 1940s era renovation, or earlier.
- Floor Structure does not match the original structure, but is older and has undergone repairs & shoring.
- Wall structures are substandard mix of recycled materials
- Ceiling structure also build of old lumber, definitely substandard construction but from perhaps 60s or 70s, not properly anchored for wind
- Wall exterior more recent plywood and sheet stock w Tar paper shingles, beyond repair

Preservation Architects Analysis of Shed Condition

Due to severely deteriorated condition and substandard condition of the gabled shed it is beyond repair, and cannot be brought into code compliant service as a rehab. The only surviving component appears to be the concrete foundation block, which are also substandard, and not significant historic structures

Summary

The gabled shed is old (1960s/70s), but it is deteriorated beyond the hope of reasonable repair, The shed and foundation should be demolished and needs to be replaced with a safer Code-Compliant structure

Enclosed Photos show the clearly defined difference between Historic and Non-Contributing Portions of the building.

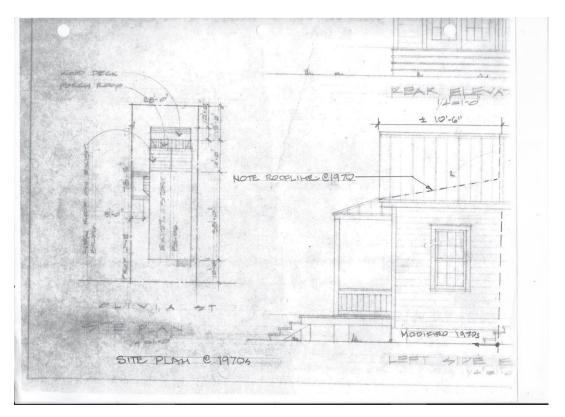
We ask that demolition be approved as indicated on Plans.

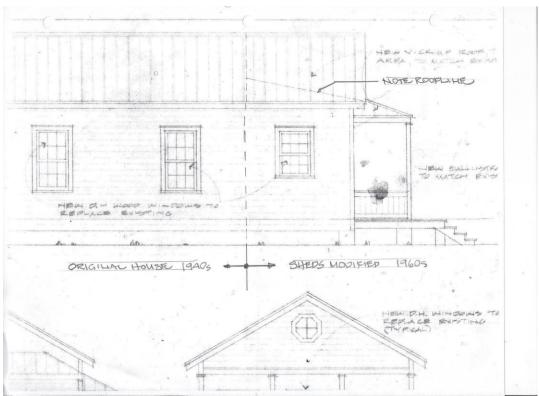
Chris Liddle, Preservation Architect FL AR 93860





Photos of Sheds and Original structure show the difference Between a Contributing Historic Structure and an "old shed"





Record Drawings show modifications made to the 60s shed structure. Shed Profiles and Site Plan modifications were made in the 60s, 70s, & 80s

Architectural Services for Code Compliance State & City/County Submittal Requirements (Partial)

Site & Structural Design and Permits:

2010 Florida Building Code: 180 MPH Wind Design

Submittal Requirements

- Architecture, Engineering & Planning
- Building Plans & Pubic Safety
- Base Plans & Specifications
- Contractors, Estimates
- City Planning and Zoning
- FEMA, Floodplain Compliance Plan
- Construction Permits & Procurement
- NOAS on All Windows Doors & Exterior Components

Scope of Work: Repair & Improvement Plan

Optimize Building Design- Architect 3D Sketch Studies

- 3D Studies Building Plans & Envelope and Exterior Shell
- Coordinate Site Assessment & New Plan
- Site Development Plans & Variances
- Structural: Code Requirements and Permits
- Electrical & Structural Changes

Architectural Drawing Requirements:

- 1. Demolition Plan
- 2. 2 Building Plans
- 3. 2 Electrical plans
- 4. Foundation Plan
- 5. 4 Elevations
- 6. Building Sections
- 7. Plumbing & Mechanical Plan
- 8. Construction Details
- 9. Materials Specifications

Building Design and Permits: Technical submittals

Building Permits: Building Engineering & Wind Pressures

- 1. NOAs for windows and doors
- 2. NOAs for Roofing Assembly
- 3. Building envelope: Insulation walls and roof
- 4. New Doors & Windows FL Bldg. Code 2010 180 MPH wind
- 5. Energy Codes & Conservation
- 6. New Energy Efficient Lighting, water saving fixtures
- 7. Interior and Finishes: Durable, Non-toxic



SIZE TABLES

Wood and Aluminum-Clad Wood



			(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)
	Ор	ening	1' 5 3/4"	1" 9 3/4"	1' 11 3/4"	2' 13/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"
		Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
(375)	1'23/4"	1, 2,,	1714	114 2114	2314 E	2514	2914	3214 F	3514 F)
(432)	1'53/4"	1.5"	1717	2117 E	2317 E	2517 F	2917 F	3217 F	3517 F
(533)	1'93/4"	1, 8"		2121					
(584)	1' 11 3/4"	1-11"			2323				
(654)	2' 13/4"	2' 1"	1725	2125 2125	2325 F)	2525	2925 F	3225 F)	3525 F
(756)	2'53/4"	2' 5"					2929		

Opening Dimensions

CLAD EXTERIOR UNITS: Dimensions shown in tables are rough opening dimensions.

WOOD EXTERIOR UNITS: Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

FRAME	RO	UGH	MAS	ONRY
Brickmould	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with HurricaneShield® impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Not to scale.

F = Fixed Unit Only

Traditional grille patterns shown. Refer to Clad/Wood Overview Section for additional patterns and profiles.

Venting transoms are available as casements or awnings.



SIZE TABLES

Wood and Aluminum-Clad Wood



Vent and Fixed Units

		(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)
	Opening	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 13/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"
	Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
(908)	2' 113/4"	1735	2135	2335	2535	2935 E ₃	3235 E2	3535
(1 060)	3'53/4"	1741	2141	2341	E3 2541	2941 E ₂	3241	3541 E
(1 213)	3' 113'4"	1747	2147	2347	E2 2547	2947	3247 E	3547 E
(1365)	4'53/4"	1753	2153	2353	2553 E2	2953 E	3253 E	3553 E
(1 518) (1 499)	4' 113/4"	1759	2159	2359	2559 E ₂	2959 E	3259 E	3559 E
(1 670)	5'53/4"	1765	2165	2365	2565 E ₂	2965 E	3265 E	3565 E
(1822)	5' 113/4"	1771	2171	2371	2571 E ₂	2971 E	3271 E	3571 E
(1873) (1854)	6' 1"				E2		5211 	

Opening Dimensions

CLAD EXTERIOR UNITS: Dimensions shown in tables are rough opening dimensions.

WOOD EXTERIOR UNITS: Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

FRAME	RO	UGH	MASONRY				
Brickmould	Width	Height	Width	Height			
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"			
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"			

For clad and wood units with HurricaneShield® impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Egress Notes:

Check all applicable local codes for emergency egress requirements.

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft2.
- E2 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E3 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. You should consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

Rev. 06/06/2014

(T) = Tempered glass due to aspect ration.

Traditional grille patterns shown. Refer to Clad/Wood Overview Section for additional patterns and profiles.

Models VSE and VS



Now size code (Old size code)		C01 (101)	C04 (104)	C06 (106)	C08 (108)	M04 (304)	M06 (306)	M08 (308)	S01 (601)	S06 (606)
Outside frame	in.	21½x273/8	21½x38¾s	21½ x 46¼	21 1/2 x 54 15/16	30 % x 38 3/8	30 % x 46 1/4	30 %16 x 54 15/16	443/4 x 273/8	443/4×461/4
Rough opening	in.	21 x 26 ⁷ / ₈	21 x 377/8	21 x 45 ³ / ₄	21 x 54 ⁷ / ₁₆	30 ¹ / ₁₆ x 37 ⁷ / ₈	30 ¹ / ₁₆ x 45 ³ / ₄	30 1/16 x 54 7/16	44 ¹ / ₄ x 26 ⁷ / ₈	441/4 x 453/4
Daylight Area	in.	16×20.44	16×31.5	16 x 39.38	16×48	25 x 31.5	25 x 39.38	25×48	30.25 x 20.44	39.25 x 39.38
Ventilation Area	sq. ft.	2.60	3.56	4.14	4.71	4.17	4.75	5.32	4.31	5.84

Model FS



size code (Old size code)		A06 (056)	C01 (101)	C04 (104)	C06 (106)	C08 (108)	C12 (112)	D26 (150)	D06 (156)	M02 (302)	M04 (304)	M06 (306)	M08 (308)	S01 (601)	S06 (606)
Outside frame	in.	15 ¹ / ₄ x 46 ¹ / ₄	21½x 27¾s	21½x 38¾	21½x 46¼	21½x54	21½x 70¾	23 ¹ / ₄ x 23 ⁷ / ₁₆	23 ¹ / ₄ x 46 ¹ / ₄	30 ⁹ / ₁₆ X 30 ¹ / ₂	30 %16 X 38 3/8	30 %16 X 46 1/4	30 %16 x 54	443/4X 273/8	44 ³ / ₄ x 46 ¹ / ₄
Rough opening	in.	14 ³ / ₂ x 45 ³ / ₄	21 x 26 ⁷ / ₈	21 x 37 ⁷ / ₈	21 x 45 ³ / ₄	21 x 54 ⁷ / ₁₆	21 x 70 ¹ / ₄	22½x22 15/16	22½x 45¾	30½/16 x 30	30 ¹ / ₁₆ x 37 ⁷ / ₈	30 ½ x 45 ¾	30 ¹ / ₁₆ x 54 ⁷ / ₁₆	441/4X 267/8	44 ¹ / ₄ x 45 ³ / ₄
Daylight Area	· in.	11 15/16 x 42 15/16	18 ³ / ₁₆ x 24 ¹ / ₁₆	18 ³ / ₁₆ x 35 ¹ / ₁₆	18 ³ / ₁₆ x 42 ¹⁵ / ₁₆	18 ³ / ₁₆ X 51 ⁵ / ₈	18 ³ / ₁₆ x 67 ⁷ / ₁₆	19 ¹⁵ / ₁₆ x 20 ¹ / ₈	19 15/16 x 42 15/16	27 ¹ / ₄ x 27 ³ / ₁₆	27 ¹ / ₄ x 35 ¹ / ₁₆	27 ¹ / ₄ X 42 ¹⁵ / ₁₆	27½ X 515/8	41 ⁷ / ₁₆ X 24 ¹ / ₁₆	41 ⁷ / ₁₆ X 42 ¹⁵ / ₁₆

ATA.

Model FS sizes D26 and D06 fit perfectly between roof trusses.

Model GDL CABRIO™



Size code		
		P19
Outside frame	in.	37½ x 99¼
Rough opening	in.	393/s x 101
Daylight area (upper section)	in.	30 x 53 1/4
Daylight area (lower section)	in.	30 x 28 ³ / ₄
Ventilation area (upper section)	sq. ft.	22.5
Ventilation area (flap)	sq. in.	36.7
Net wt (w/Lam. glass)	lbs.	160

Model GPL



Size code			
		M08	S06
Outside frame	in.	30 5/8 x 55	443/4 x 463/8
Rough opening	in.	31½x55½	45 1/4 x 46 7/8
Daylight area (glass)	in.	233/4 x 451/4	37 15/16 x 36 5/8
Ventilation area (opening)	sq.ft.	11.34	11.64
Ventialtion area (flap)	sq. in.	30.00	47.81
Net wt. (w/Lam. glass)	lbs.	111	123

Noticing

The Historic Architectural Review Commission will hold a public hearing <u>at 5:30 p.m., October 8, 2014 at Old City Hall, 510 Greene Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATION AND ADDITION TO A CONTRIBUTING HOUSE. DEMOLITION OF NON-HISTORIC REAR ADDITIONS. FOR- #1404 OLIVIA STREET

Applicant- Chris Liddle

Application # H14-01-1451

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



1 of 1 10/3/2014 8:50 AM



1 of 1 10/3/2014 8:50 AM

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: 2nd day of October , 2014. on the 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 October & . 2014. 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 #14-01001451 2. A photograph of that legal notice posted in the property is attached hereto. Signed Name of Affiant: Date: 40/03/14 Address: 3140 Flagter Ave City: Key West State, Zip: Florida, 33040 The forgoing instrument was acknowledged before me on this 30 day of October , 2014. By (Print name of Affiant) _ Kelly Perkins personally known to me or has produced identification and who did take an oath.

My Comm. Expires Feb 22, 2017 Commission # EE 881012

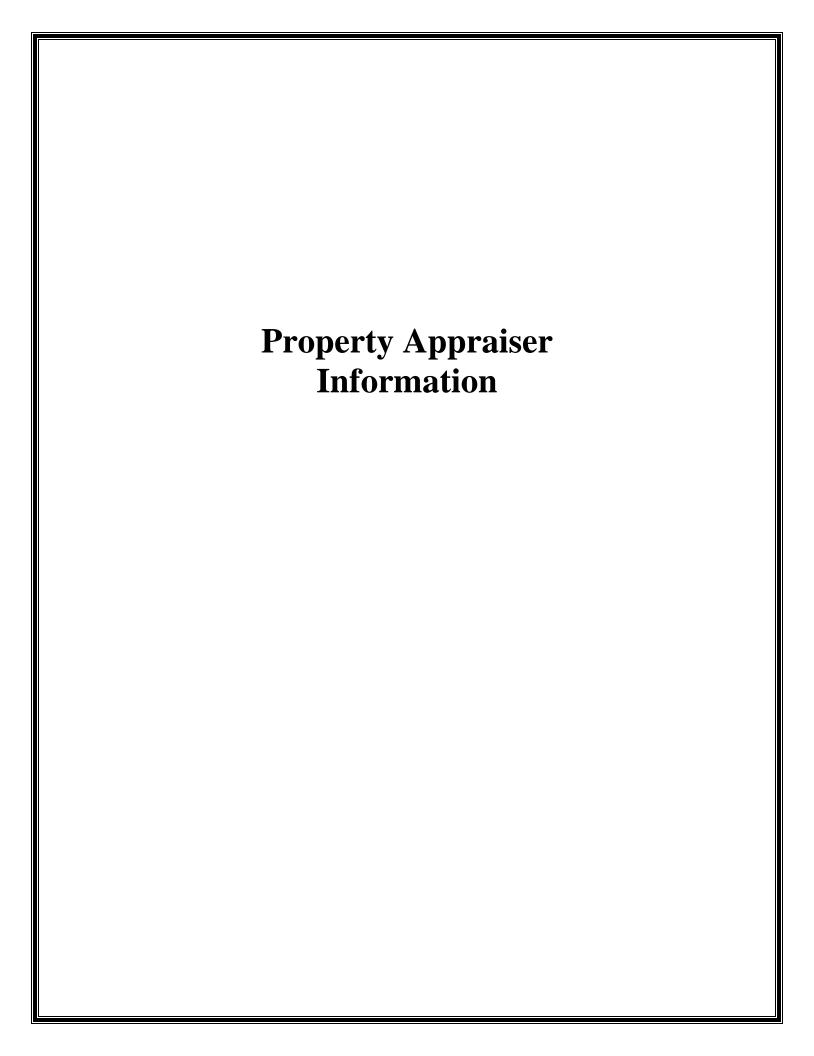
Bonded Through National Notary Assn.

Print Name: Corlese Smith

Notary Public - State of Florida (seal)

My Commission Expires: 2/22/13

NOTARY PUBLIC Sign Name:





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

http://www.mcpafl.org/PropSearch.aspx

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1024937 Parcel ID: 00024130-000000

Ownership Details

Mailing Address:

FISHER COLBY D 1404 OLIVIA ST

KEY WEST, FL 33040-7225

All Owners:

FISHER COLBY D, LEIGH KATHERINE E R/S

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable
Housing:
Section-

Township- 05-68-25

Range:

Property 1404 OLIVIA ST KEY WEST

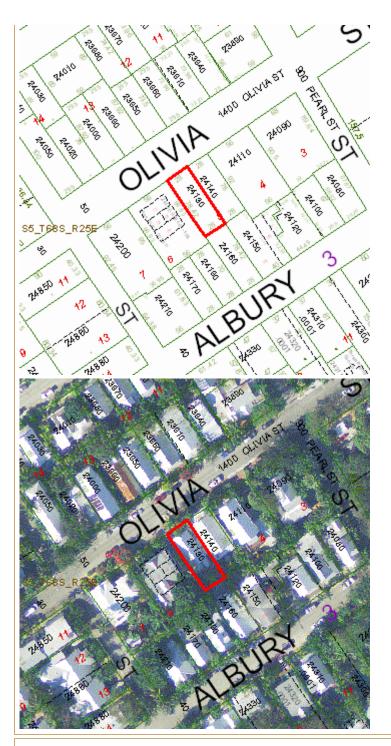
Legal KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 5 SQR 3 TR 7 B2-71 OR662-87 OR662-88 OR660-219D/C

Description: OR1116-1541/42R/S OR1122-230/31 OR1122-367/68 OR1247-173/74 OR1247-175/6 OR1502-2233/34

OR1525-255/257C OR1992-918/920R/S OR2137-1815/17 OR2456-1425/26

Click Map Image to open interactive viewer

1 of 5 10/2/2014 3:56 PM



Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,196.00 SF

2 of 5

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 774 Year Built: 1943

Building 1 Details

Building Type R1Condition GQuality Grade 450Effective Age 17Perimeter 122Depreciation % 22Year Built 1943Special Arch 0Grnd Floor Area 774

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 4 Fix Bath 0 Compactor Security 5 Fix Bath 0 0 6 Fix Bath 0 Intercom 0 7 Fix Bath 0 Fireplaces Extra Fix 0 Dishwasher 0



Sections:

Nbr	Туре	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	774

3 of 5 10/2/2014 3:56 PM

11.	2 <u>OPX</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	90
	3 <u>SBF</u>		1	1999	N	N	0.00	0.00	45

Misc Improvement Details

	Nbr	Туре	# Units	Length	Width	Year Built	Roll Year	Grade	Life
	1	FN2:FENCES	160 SF	40	4	2011	2012	2	30
1.									•

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10-4003	12/28/2010	07/13/2011	1,600	Residential	40' WHITE PICKET FENCE 3 FT HIGH IN FRONT AND SIDE YARD. 6 X 6 POSTS. THREE GATES IN FRONT YARD.
	10-4088	01/18/2011	07/13/2011	2,900	REMOVE EXISTING METAL JALOUSIE WINDOWS 4 FROM SIDE OF HOUSE. REPLACE WITH HISTORIC 6/6 DOUBLE SASH WINDOWS (WOOD).	
	11-1141	04/21/2011	07/13/2011	3,500		INSTALL MITSI DUCTLESS AC
	11-1426	04/28/2011	07/13/2011	400		COMPLETE ELECTRICAL INSTALLATION MINI SPLIT
	9803369	12/02/1998	08/12/1999	12,000		RENOVATIONS/NEW KIT

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	82,767	521	204,598	287,886	277,660	25,000	252,660
2013	87,011	543	247,925	335,479	273,557	25,000	248,557
2012	89,133	560	200,050	289,743	268,984	25,000	243,984
2011	76,400	70	184,136	260,606	260,606	25,000	235,606
2010	77,461	70	232,271	309,802	309,802	0	309,802
2009	87,454	70	353,052	440,576	440,576	0	440,576
2008	98,691	70	340,380	439,141	439,141	0	439,141
2007	103,355	70	373,320	476,745	476,745	0	476,745
2006	247,380	70	219,600	467,050	467,050	0	467,050
2005	263,567	70	153,720	417,357	417,357	0	417,357
2004	141,921	70	153,720	295,711	295,711	0	295,711
2003	141,921	70	69,440	211,431	211,431	0	211,431
2002	127,074	70	59,360	186,504	186,504	0	186,504
2001	108,813	70	59,360	168,243	168,243	0	168,243
2000	108,813	56	42,560	151,429	151,429	0	151,429
1999	89,672	50	42,560	132,282	132,282	0	132,282
1998	56,843	0	42,560	99,403	99,403	0	99,403

4 of 5

1997	51,827	0	38,080	89,907	89,907	0	89,907
1996	43,468	0	38,080	81,548	81,548	0	81,548
1995	41,128	0	38,080	79,208	79,208	0	79,208
1994	36,781	0	38,080	74,861	74,861	0	74,861
1993	36,191	0	38,080	74,271	74,271	0	74,271
1992	36,191	0	38,080	74,271	74,271	0	74,271
1991	36,191	0	38,080	74,271	74,271	0	74,271
1990	22,956	0	29,680	52,636	52,636	25,000	27,636
1989	20,869	0	29,120	49,989	49,989	25,000	24,989
1988	17,059	0	25,760	42,819	42,819	25,000	17,819
1987	16,844	0	15,344	32,188	32,188	25,000	7,188
1986	16,938	0	14,784	31,722	31,722	25,000	6,722
1985	16,418	0	9,915	26,333	26,333	25,000	1,333
1984	15,336	0	9,915	25,251	25,251	25,000	251
1983	15,336	0	9,915	25,251	25,251	25,000	251
1982	15,637	0	9,915	25,552	25,552	25,000	552

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
3/10/2010	2456 / 1425	354,000	WD	02
3/1/1998	1502 / 2233	180,000	WD	<u>Q</u>
3/1/1993	1247 / 173	107,400	WD	Q

This page has been visited 3,897 times.

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

5 of 5