

Historic Architectural Review Commission

Staff Report Item 5-b

Meeting Date:

November 27, 2012

Applicant:

Michael B. Ingram, Architect

Application Number:

H12-01-1843

Address:

#726 ½ Olivia Street

Description of Work:

Demolition of additions to existing cottage.

Guidelines/ Ordinance

Cited in Review:

Ordinance for Demolition for non-contributing

structures- Sec. 102-217 (2)

Guidelines for demolition (page 39)

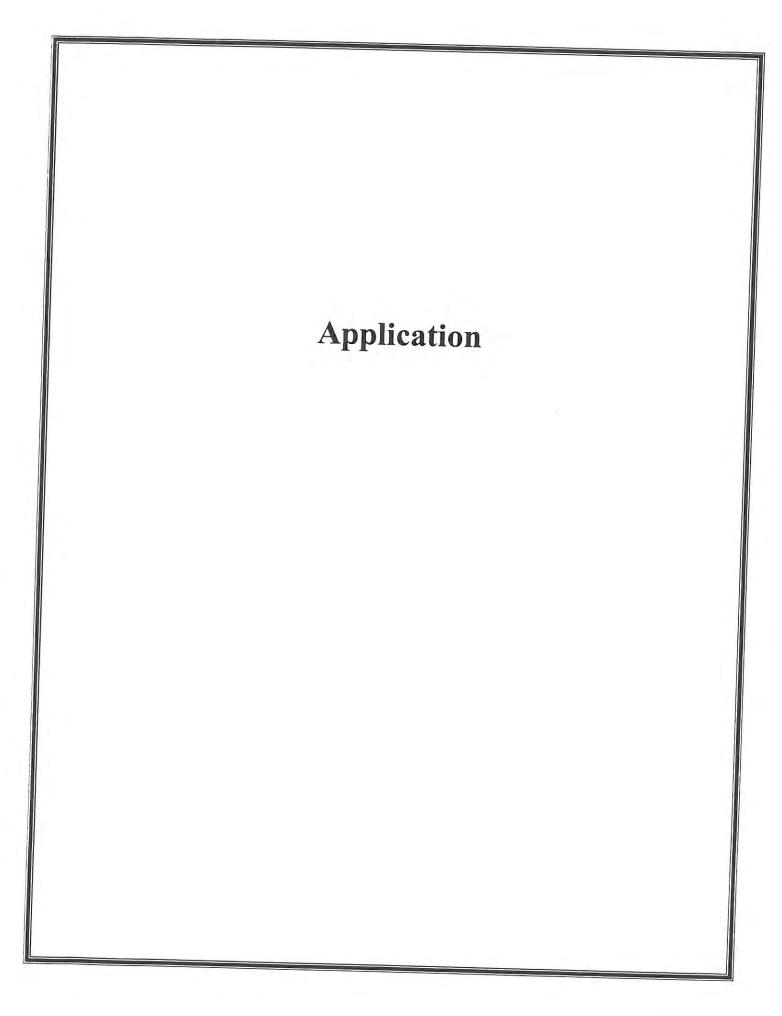
Staff Analysis

The proposed plans include the demolition of an existing attached covered porch, located on the east side of the house. Although the building is historic the covered porch is a non-historic addition. The 1962 Sanborn map depicts a smaller porch on that part of the house.

Consistency with the Demolition Ordinance

1. The proposed demolition will be for a non-historic roof. It is staff's opinion that the original structure has been altered and that the proposed roof to be demolished will not be deemed to be reconsidered a contributing part of the cottage in a near future.

It is staff's opinion that the proposed request for demolition is consistent with the ordinance for demolition. If approved, this request will require one reading.





CITY OF KEY WEST **BUILDING DEPARTMENT**

CERTIFICATE OF APPROPRIATENENSS APPLICATION #

OWNER'S NAME: TEC DEVELOPHENT L.C.	DATE:	10.26.12
OWNER'S ADDRESS:	PHONE #:	
APPLICANT'S NAME: MICHAEL B. INTRAM	PHONE #:	292.7722
APPLICANT'S ADDRESS: 1001 WHITEHEAD ST., KW. F	1.33040	
ADDRESS OF CONSTRUCTION: 726/2 OLIVIA GT. F. W),	# OF UNITS

DETAILED DESCRIPTION OF WORK: EXPANDS LOTTAGE! REMOVE WENER SHED ROOF @ OUTSLOW AREA MORRY OPENNOS IN ADDITION TO OPIG. STRUCTURE, MISC. REPAIR OF ROT, WEN CORRUGHED POR OVER ALL. NOW STRUCTURE WITH CONNECTING ROOF STRUCTURE TO EXISTING, BOARD & BATTEN PTD WHITE, ALUM SUDING DOOP UNITS, CORPUGATED POOFING.

> 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. WOV 15

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for Historic Architectural Review presentation to the 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: Muchart

Rec	uired	Subr	nittals

1	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)
1	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

5	Staff Use Only
Date:	
Staff .	Approval:
	70.7
Fee F	Due:\$

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved	Denied		Deferred
Reason for Deferra	al or Denial:		
HARC Comments:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
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	notition belief		
- Vol	in the parties	100	
Limit of Work App	proved. Conditions of A	pproval and/or Suggeste	d
Changes:	roved, conditions of ri	pprovur unaror buggeste	u .
-			
Date:	Signature:		
		Historic Architectu 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. Existinf fences shall be retained and modified as required.

City of Key West Planning Department



Authorization Form

(Where Owner is a Business Entity)

Please complete this form if someone other that matter.	han the owner is representing the property owner in this
I, James A. Wick Please Print Name of person with authority to es	execute documents on behalf of entity
MANAEING MEMBER Name of office (President, Managing Memb authorize MCHAEL PS. INGRAM.	
	rint Name of Representative
to be the representative for this application and	act on my/our behalf before the City of Key West.
Signature of person with authority	to execute documents on behalf on entity owner
Subscribed and sworn to (or affirmed) before m	ne on this 26 October 2012 by
	date
Name of Authorized Representative	
James A- Nichou	
He/She is personally known to me or has presen	nted Known to ma as identification.
Notary's Signature and Seal	JOY WATERS
JOY WATERS	MOTARY PUBLIC, STATE OF MI COUNTY OF CARLAND MY COMMISSION EXPIRES AUG 27 2014 ACTING IN COUNTY OF
Name of Acknowledger typed, printed or stamped	
Commission Number, if any	
- and market market and	

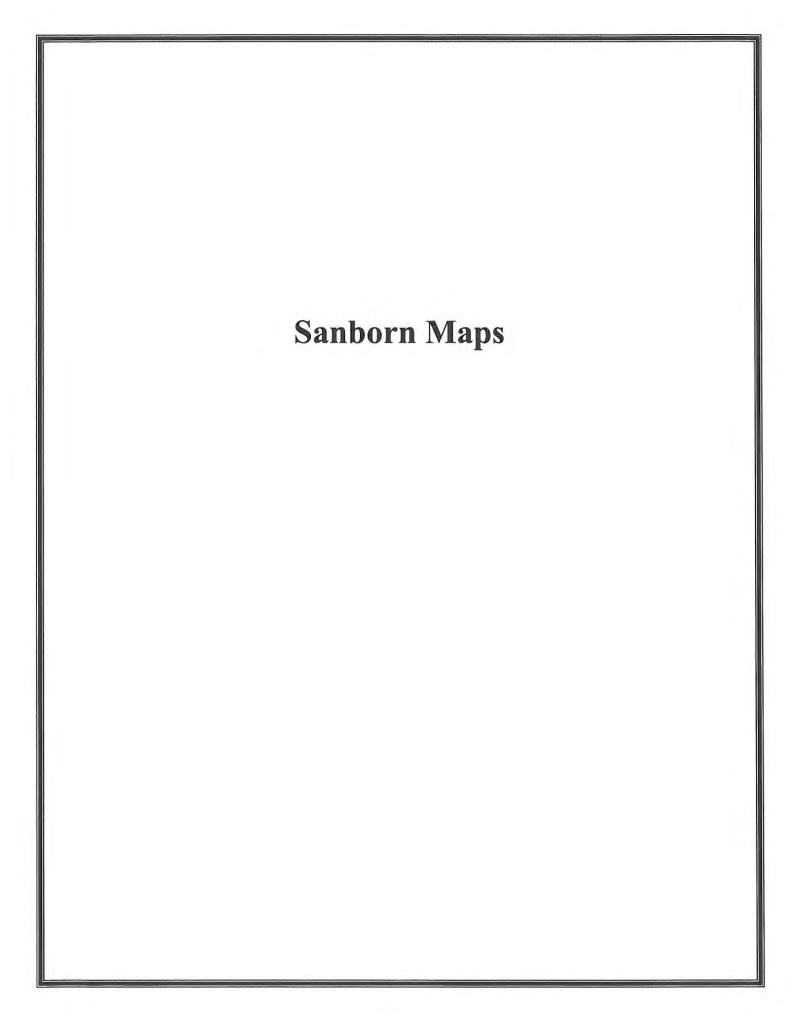
City of Key West Planning Department

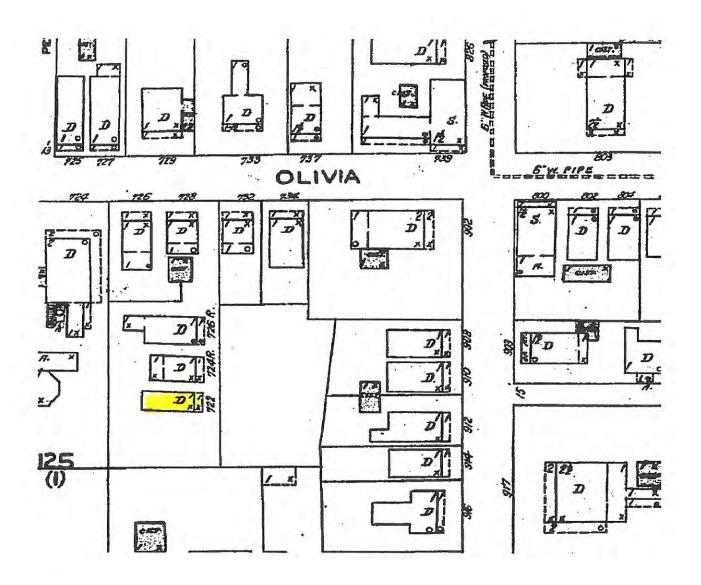


Verification Form

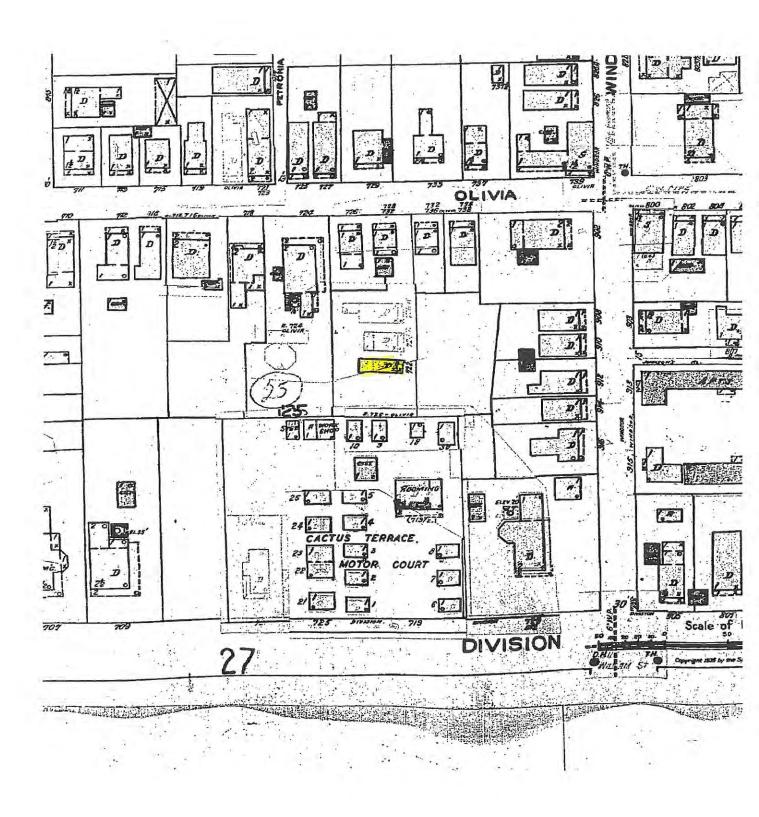
(Where Authorized Representative is an entity)

I, Jan	ns Micholi	, in my capacity as	(print position; president, ma	MEMBEL
				naging member)
of	TFC I	DEVELOPM	ENT LLE	
	(print nam	e of entity serving as Auth	orized Representative)	
being dul the deed),	y sworn, depose and s , for the following prop	say that I am the Autho perty identified as the su	orized Representative of the Cabject matter of this application	Owner (as appears o on:
	7261/2	Olivin Street Address of su	HEY WEST	
		Sireet Address of Su	wjeci property	
application Planning	on, are true and correct Department relies on	t to the best of my kn	ans and any other attached da owledge and belief. In the rein which proves to be unt subject to revocation.	event the City or th
	of Authorized Represen			
Subscribe		irmed) before me on thi	s 10/26/2012	_by
	•			
He/She is	personally known to	me or has presented Kr	lown to me asi	dentification.
)4	XII			
	Notary's Signature and S	YRATONI DOS SAMBACO YNA	JOY WATERS Y PUBLIC, STATE OF M UNTY OF CANLAND SION EXPIRES AND 27 201	
-	Joy Water	ACTING IN COL	INTY OF	
Name of A	Acknowledger typed, prir	ntea or stamped		
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	Commission Number, if	any		

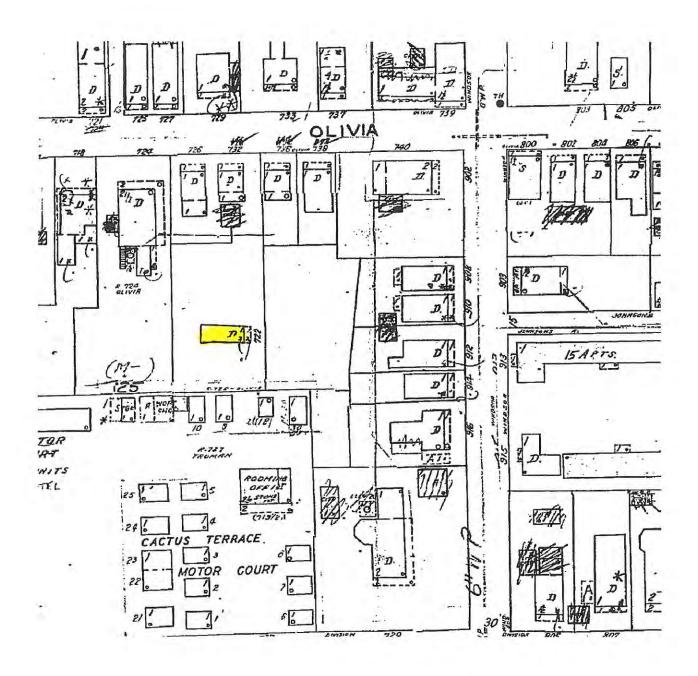




#726 Olivia Street Sanborn map 1926



726 Olivia Street Sanborn map 1948



726 Olivia Street Sanborn map 1962

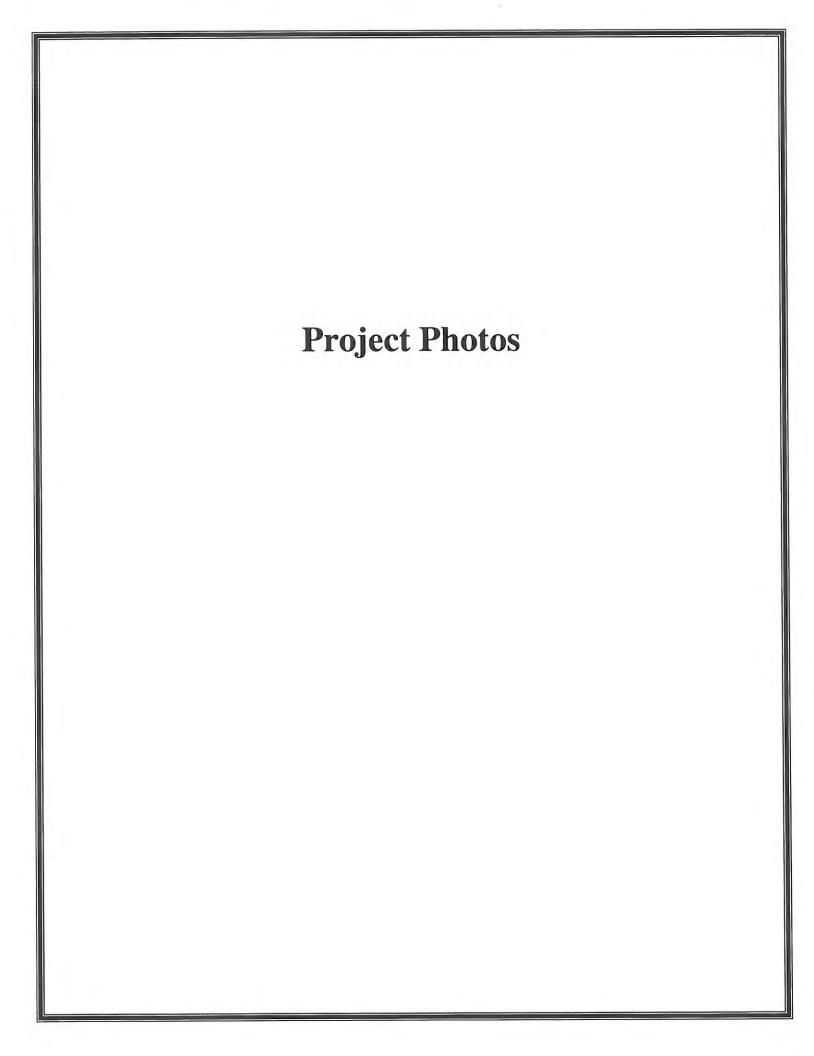
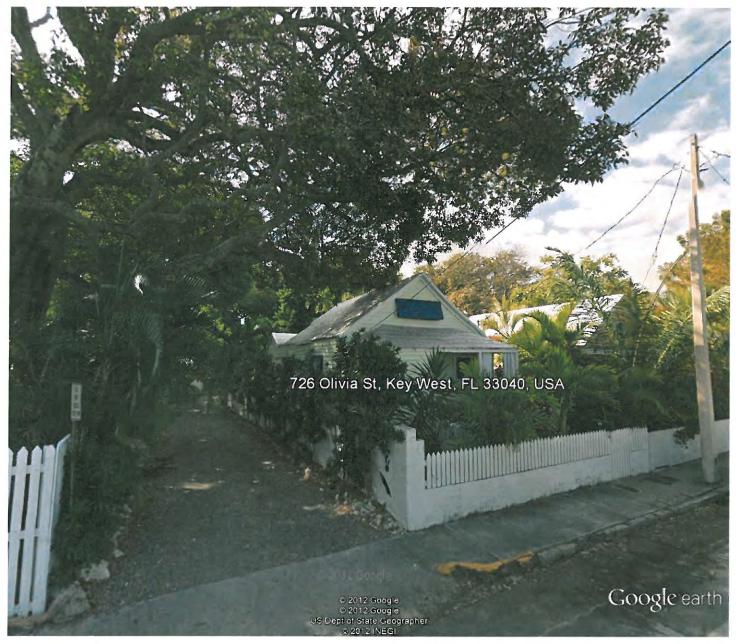




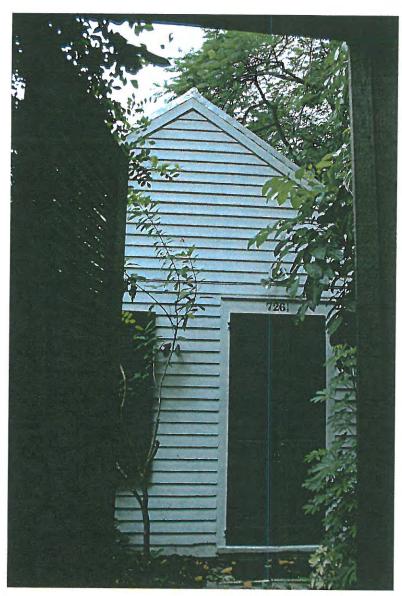
Photo taken by the Property Appraiser's office c1965; 726-1/2 Olivia St. Monroe County Library



Google earth

feet ______10 meters 3

Y



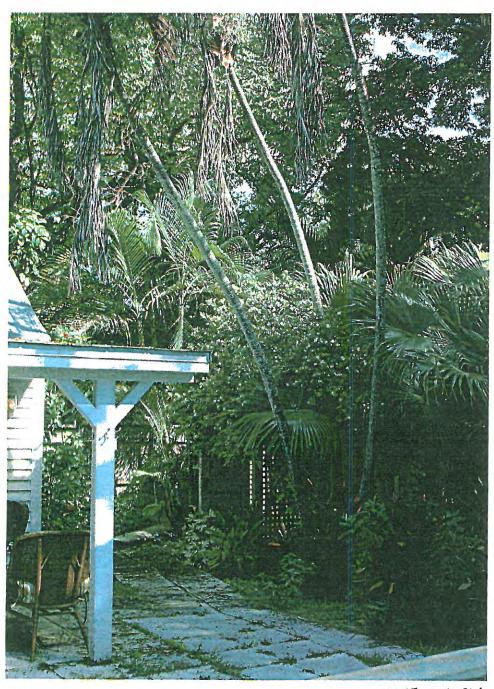
repaire sills



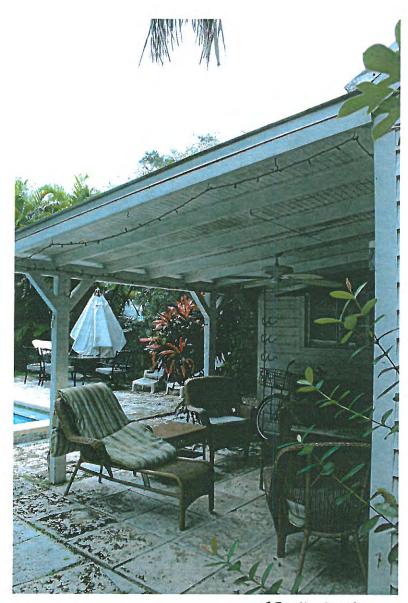
LOOKING NORTH







N-E THTRY



remove goof



ROOF FERLACEMENT PEMOVE PATIO SHEP ROOF & COLUMNS.

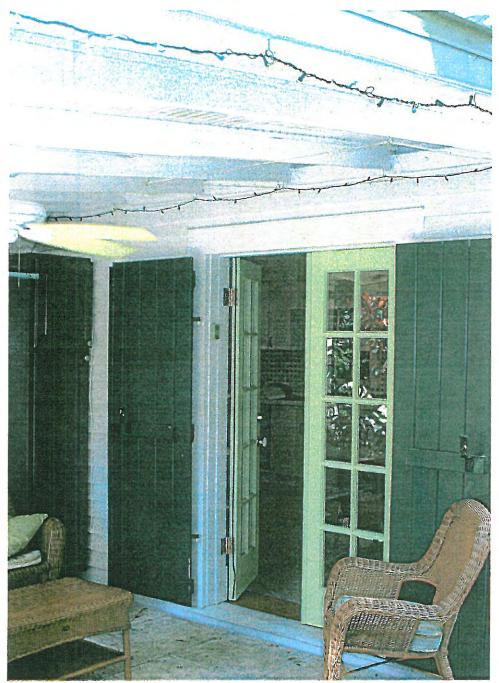


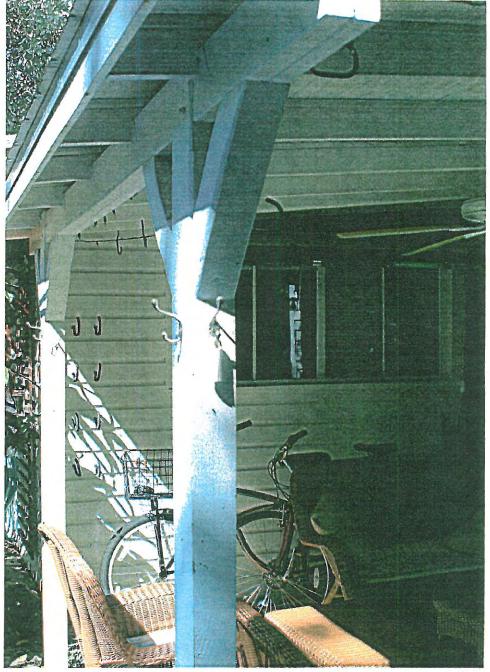
REMONE WINDOW & DOOP.

CENTER PAIR OF 2'-6"

16 LITE DOOPS. CLAPBOARD

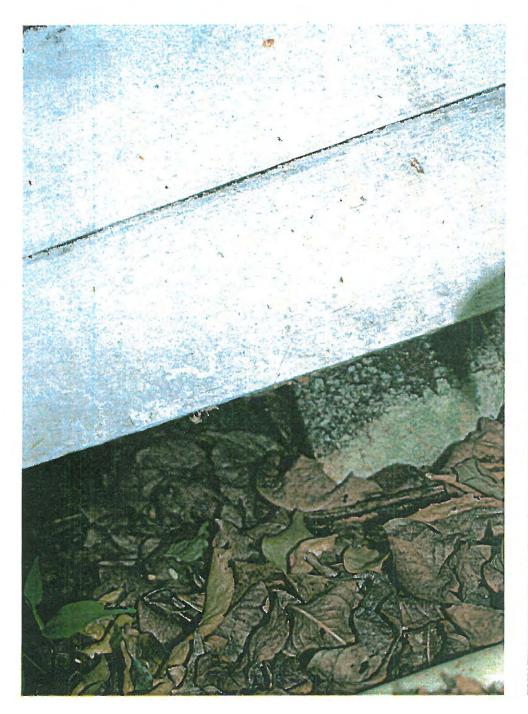
OVER NOVELTY SIDING.





SHED POOF

SHED ROOF & WINDOW TO BE INFILED





EXIGING FENCE



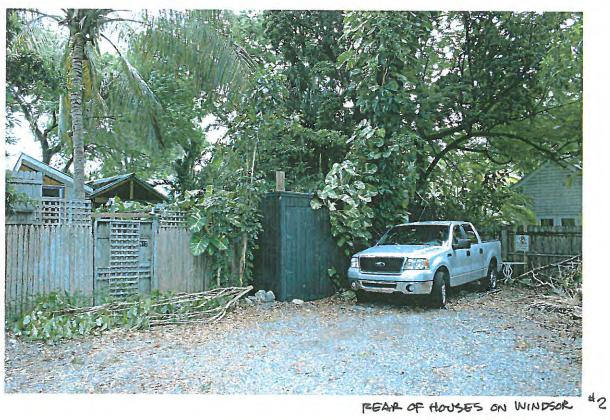
rear yard toward 'key line inn'



ACCESS FROM OLIVIA STREET



rear of houses on windsor #1





SOUTH ! PRIVATE ROAD

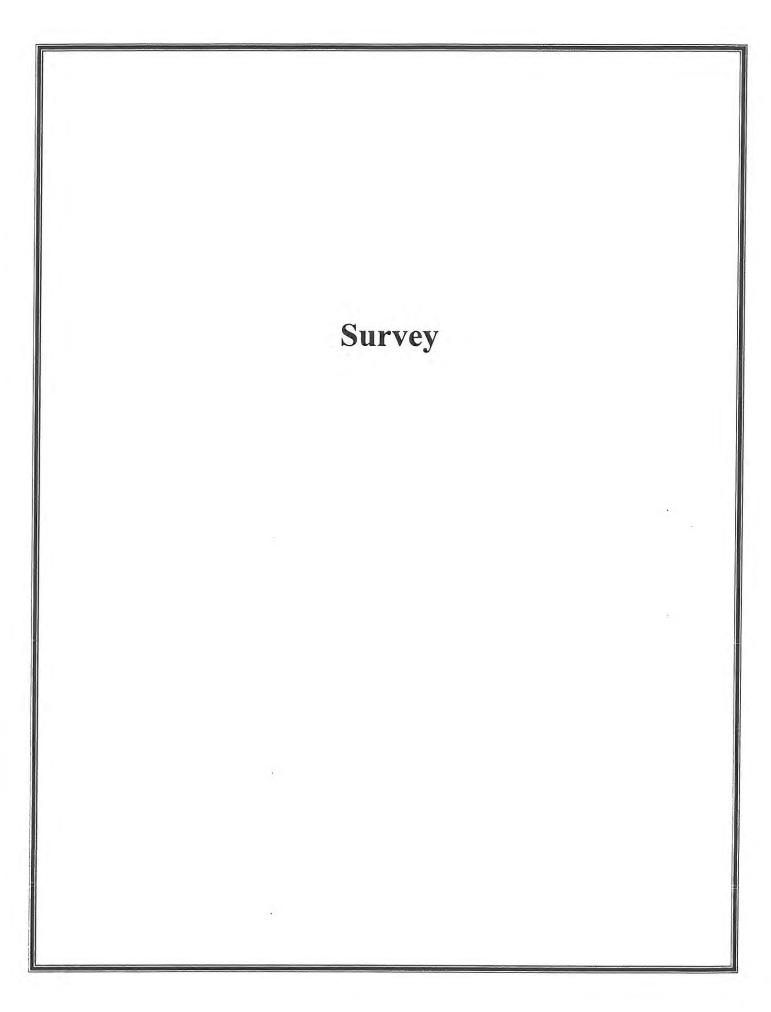


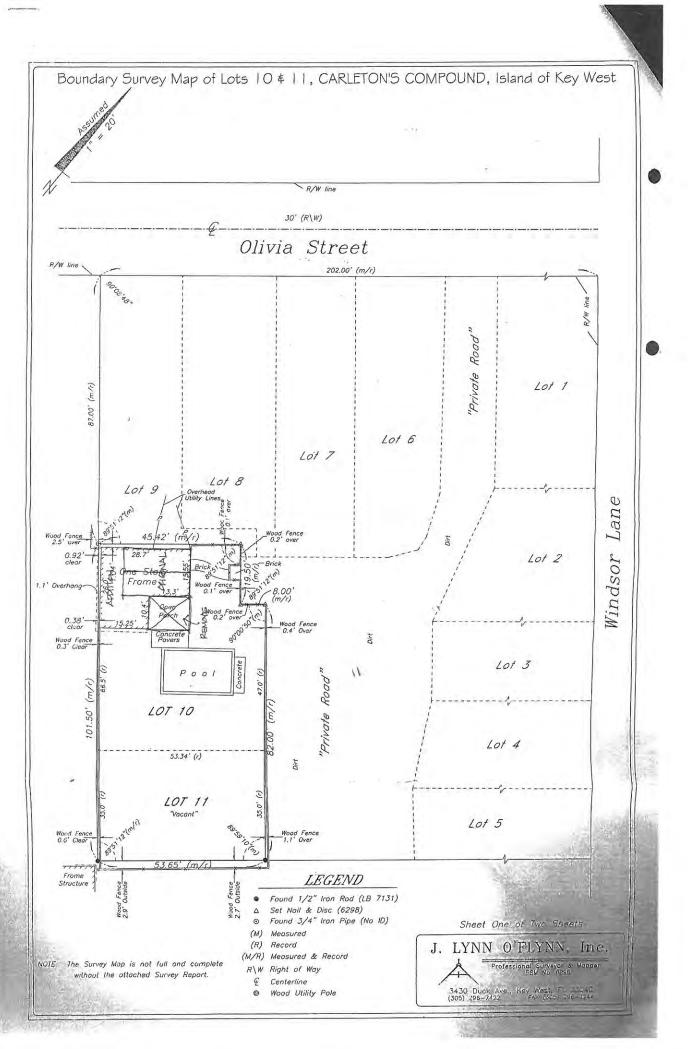
NOW SHED ROOF TO BE PEMOVED

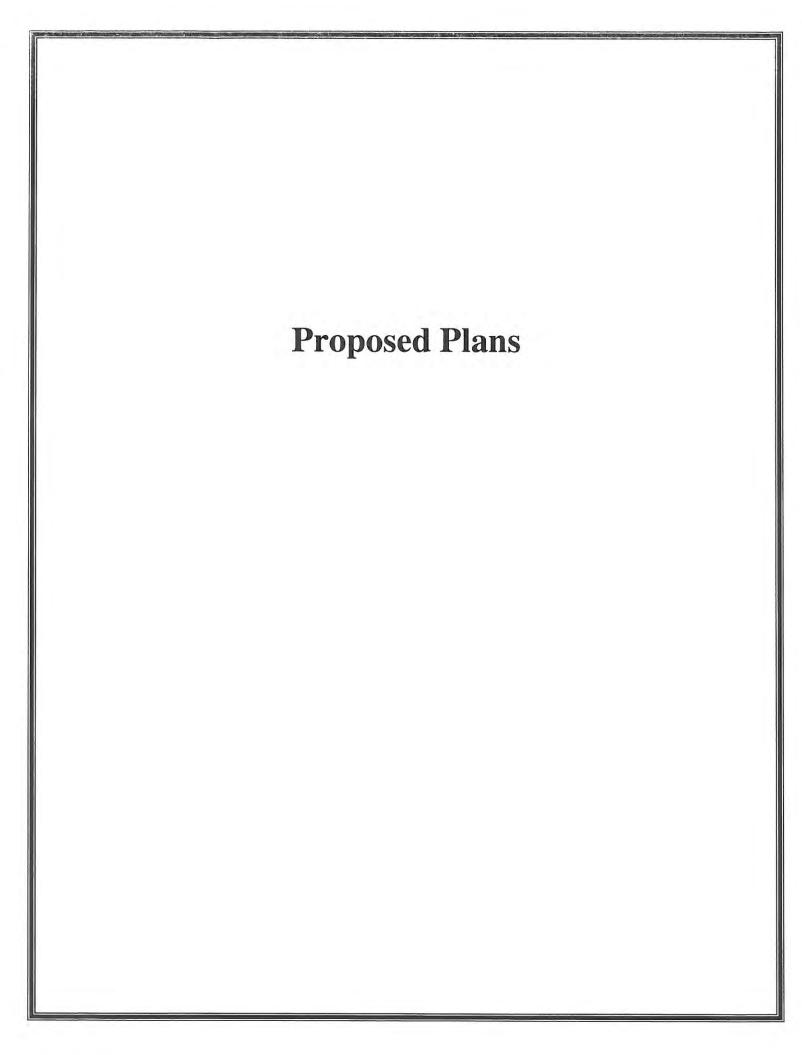


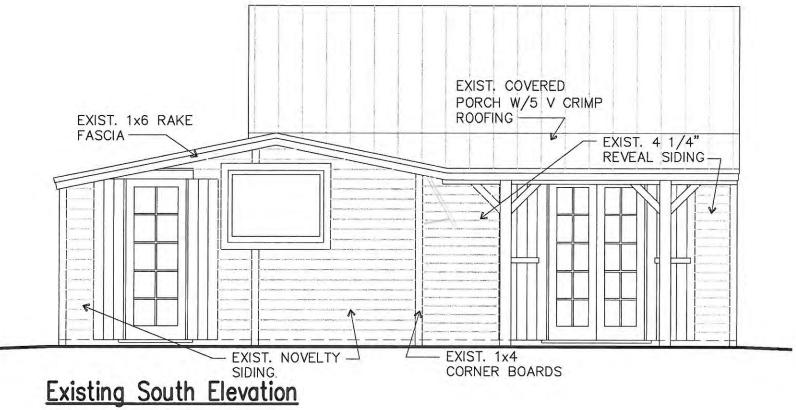
SE PEAR

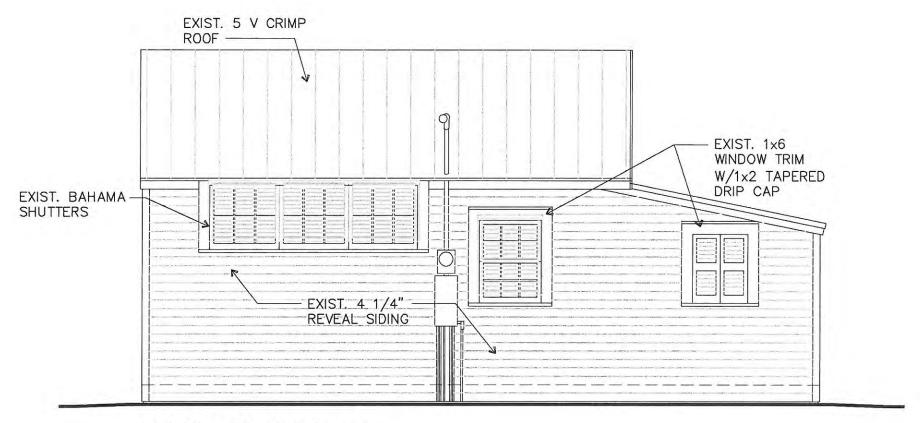




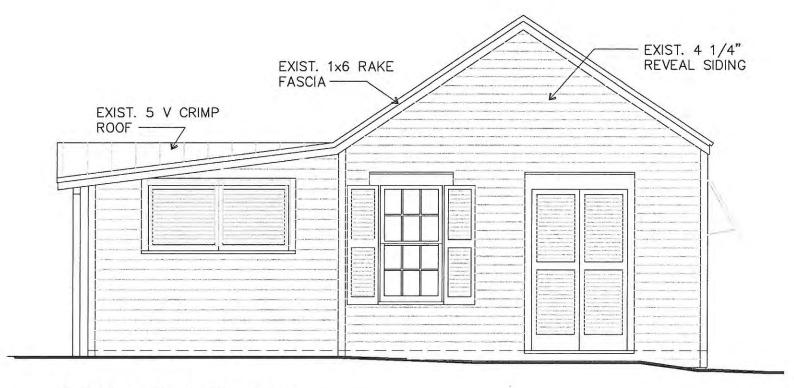




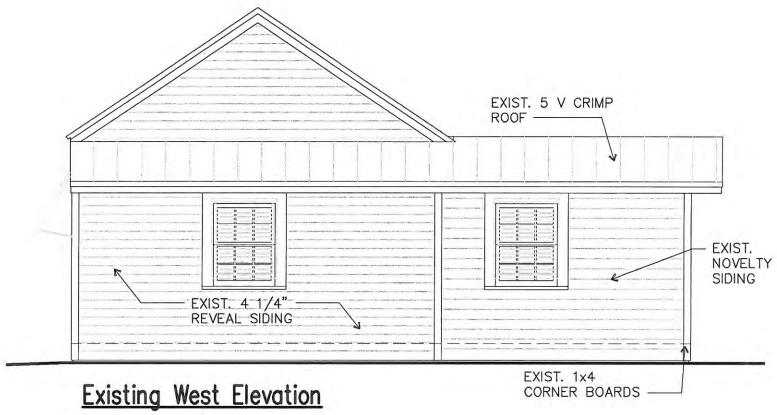


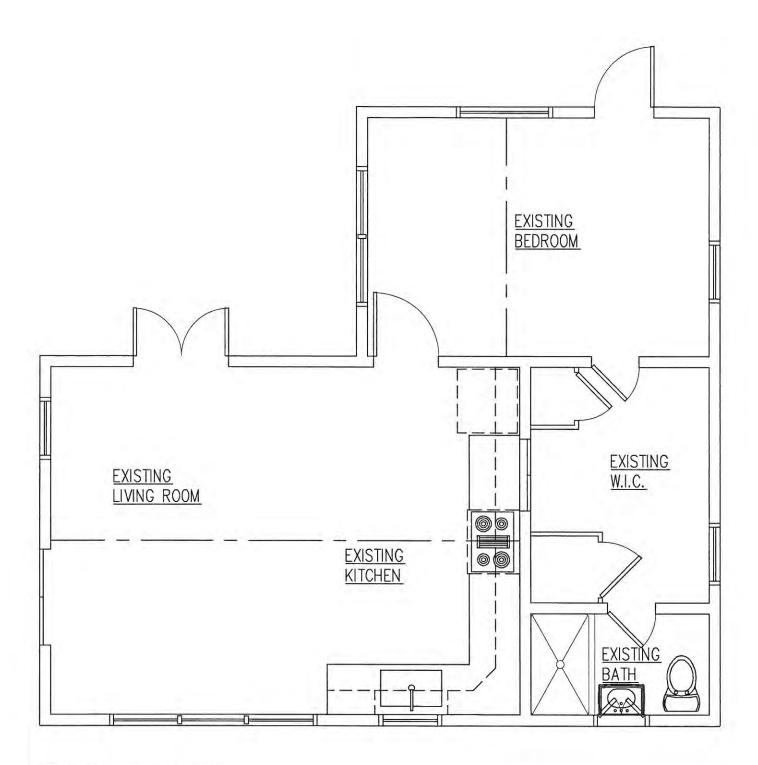


Existing North Elevation

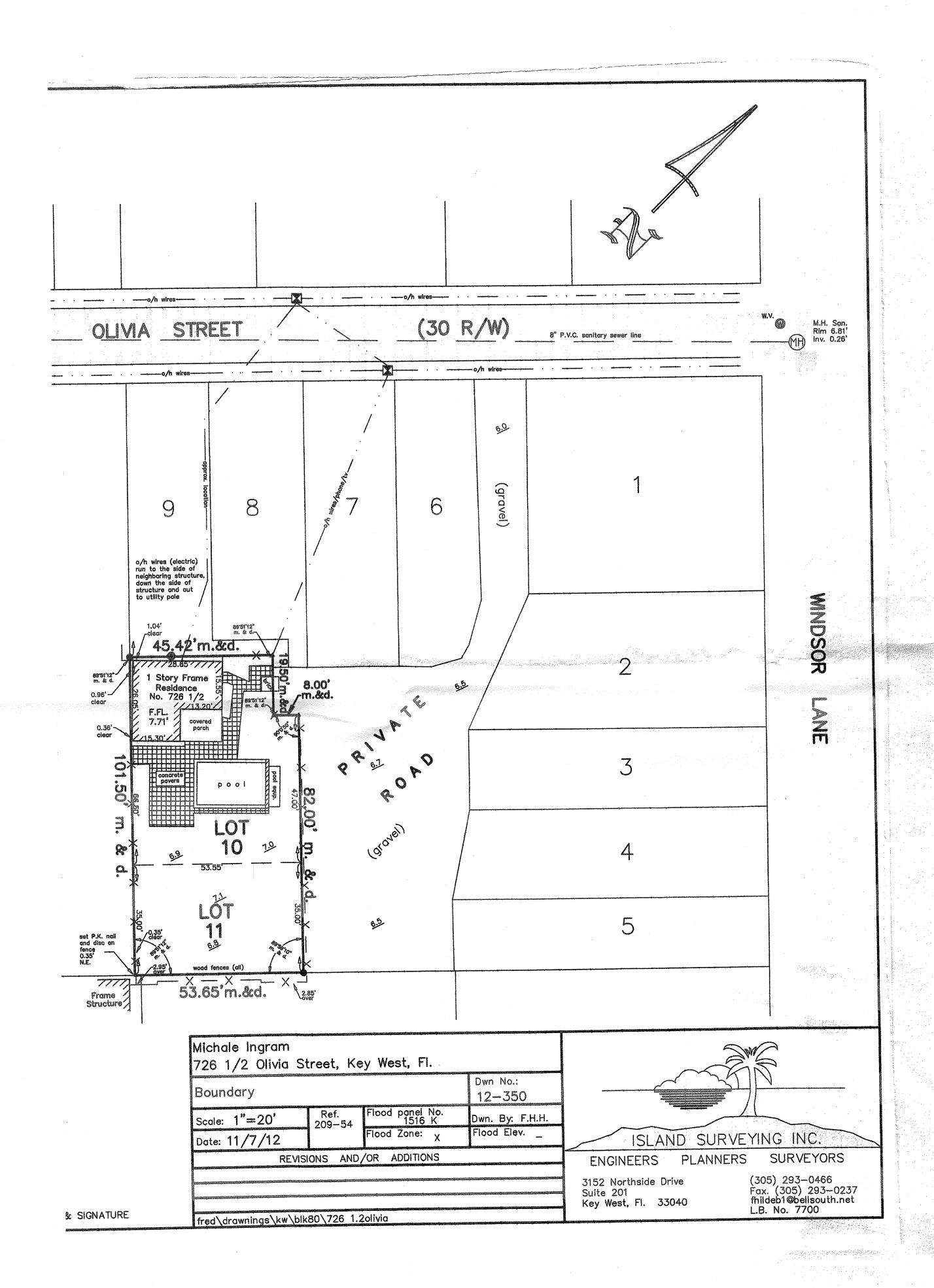


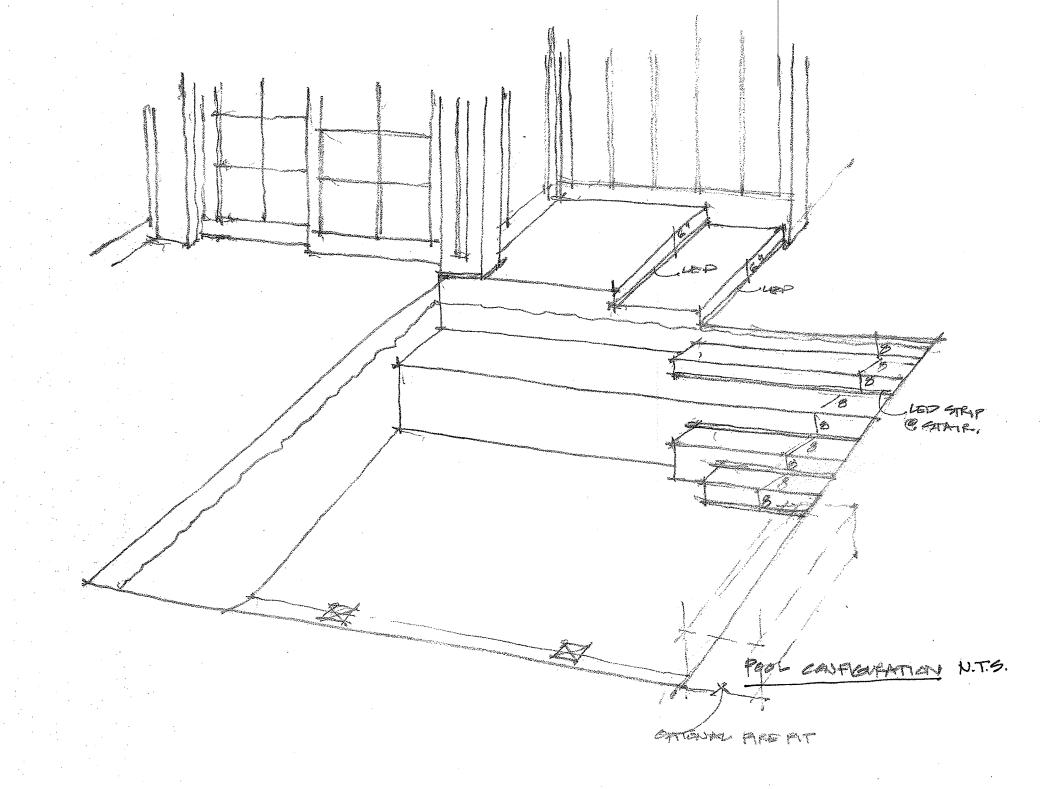
Existing East Elevation

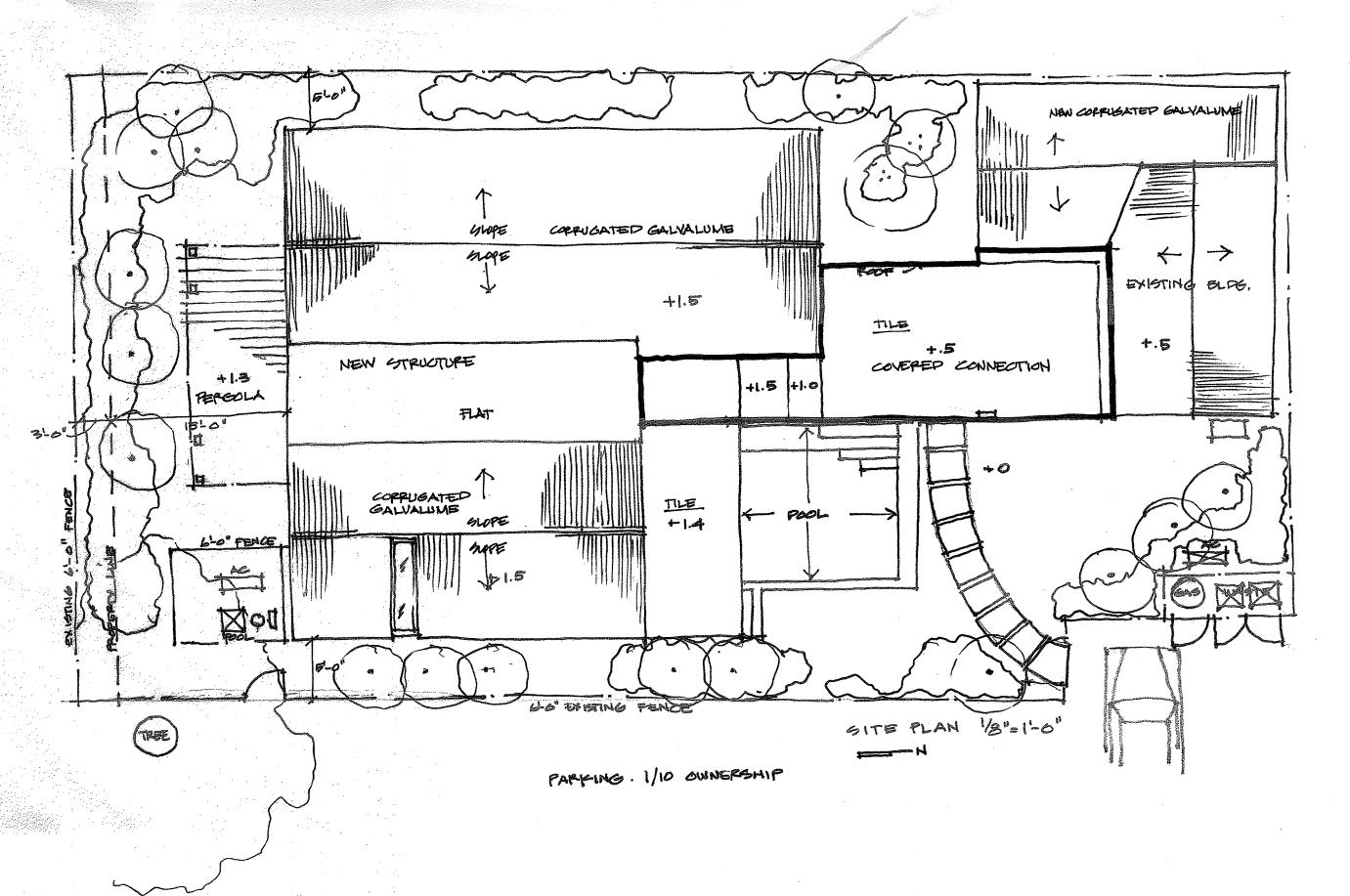




Existing Floor Plan







mbi k2m

ARCHITECTURE, INC.

Architecture, Interior Design,

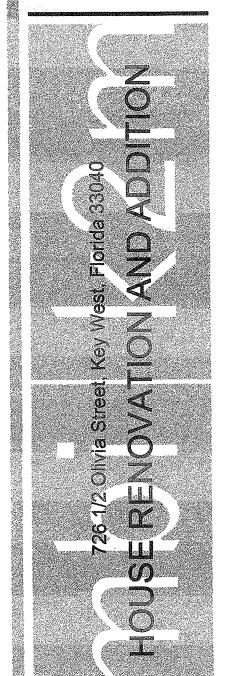
Procurement,

Procurement,
Owner Representation,
Specialty Consulting

1001 Whitehead Street
Key West, Florida 33040
Tel: 305.292.7722
Fax: 305.292.2162

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
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Cleveland | Key West | Charlotte
Southwest Florida | Washington DC

Consultants: STRUCTURAL ENGINEER: Garland Wilson, PE 4460 Northshore Drive Port Charlotte, Florida 33980 941.625.5023	Seal:			
STRUCTURAL ENGINEER: Garland Wilson, PE 4460 Northshore Drive Port Charlotte, Florida 33980	***************************************			
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Drawing Size Project #:
24x36

Drawn By: Checked By:
MartyCAD MBI

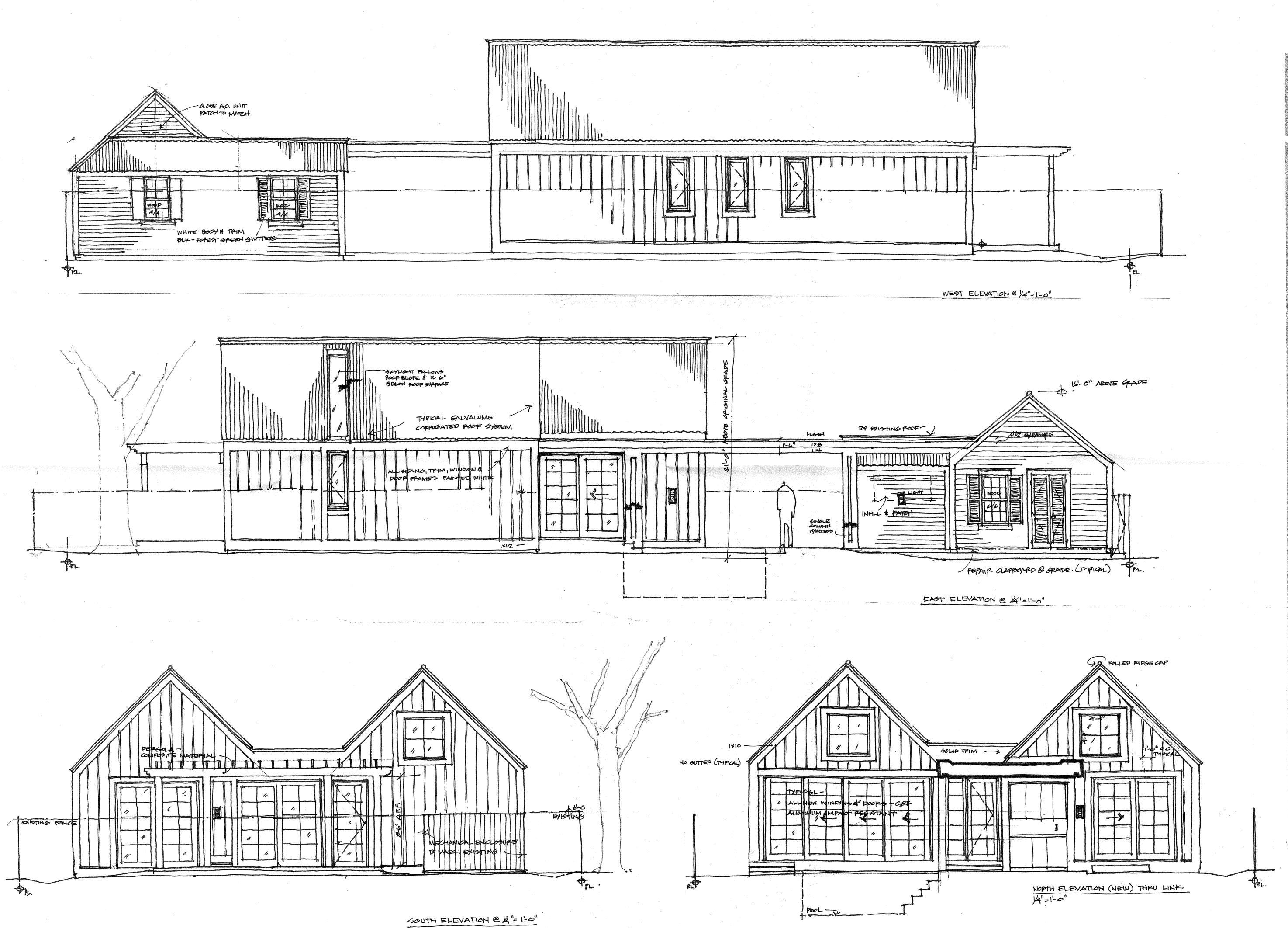
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HARC SUB.

Sheet Number:

Date: November 14, 2012

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ARCHITECTURE, INC.

Architecture, Interior Design,
Procurement,
Owner Representation, Specialty Consulting

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

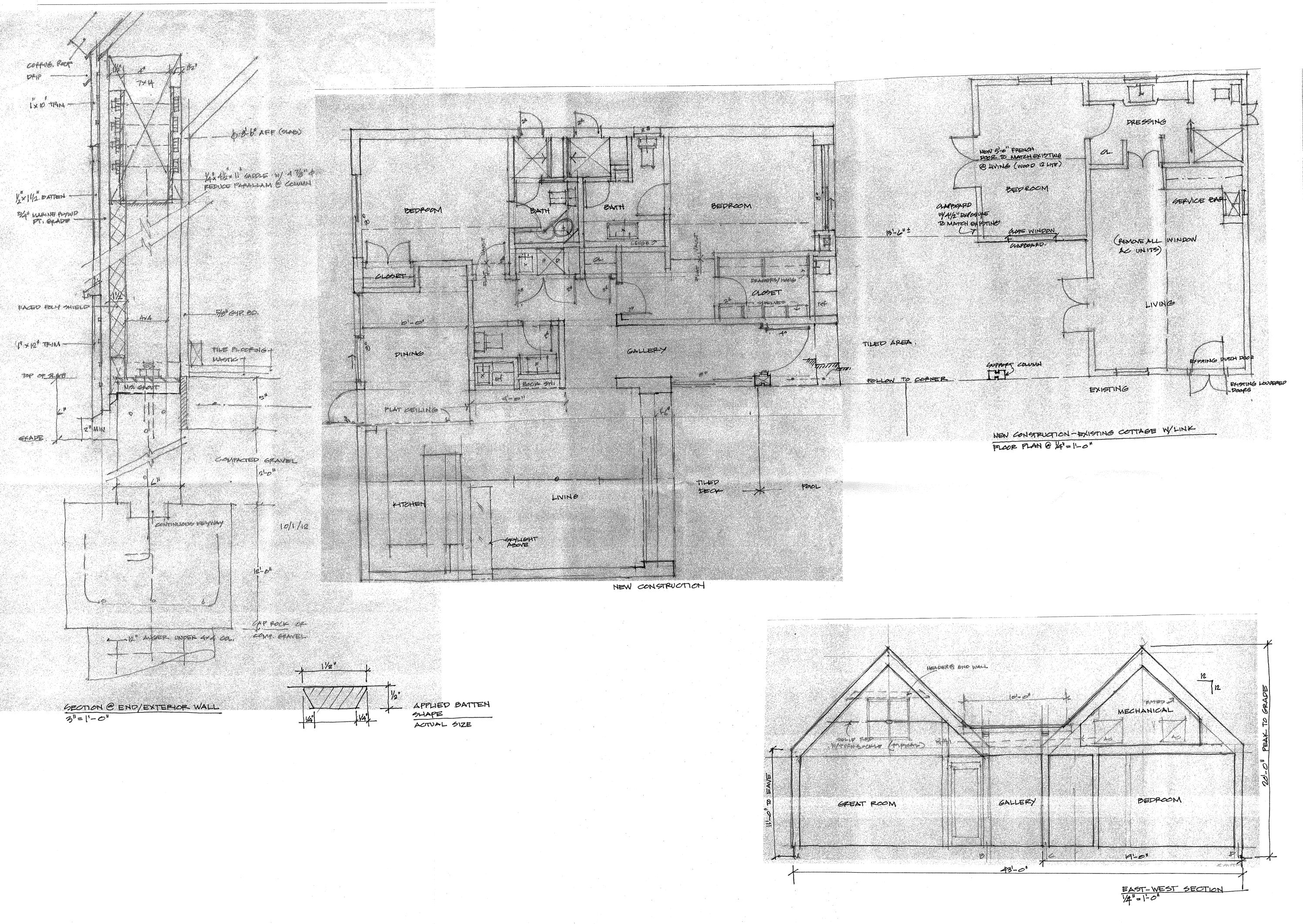
Cleveland | Key West | Charlotte

Consultants: STRUCTURAL ENGINEER: Garland Wilson, PE 4460 Northshore Drive Port Charlotte, Florida 33980 941.625.5023

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

HARC GUB. Sheet Number:

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



mbi | k2m
ARCHITECTURE, INC.

ARCHITECT:

Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

1001 Whitehead Street
Key West, Florida 33040
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www.mbi-k2m.com
PROF. REG. AA26001059
Building Relationships
Based on Trust and Results

Cleveland | Key West | Charlotte
Southwest Florida | Washington DC

Consultants:

STRUCTURAL ENGINEER:
Garland Wilson, PE
4460 Northshore Drive
Port Charlotte, Florida 33980
941.625.5023

Submissions:

via Street, key West, Florida 33040

OVATION AND ADDITION

Drawing Size Project #:
24x36

Drawn By: Checked By:
MartyCAD MBI

Title:

HARC SUB.

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Sheet Number:

Date: November 14, 2012
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ARCHITECT:

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Architecture, Interior Design,
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Specialty Consulting 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

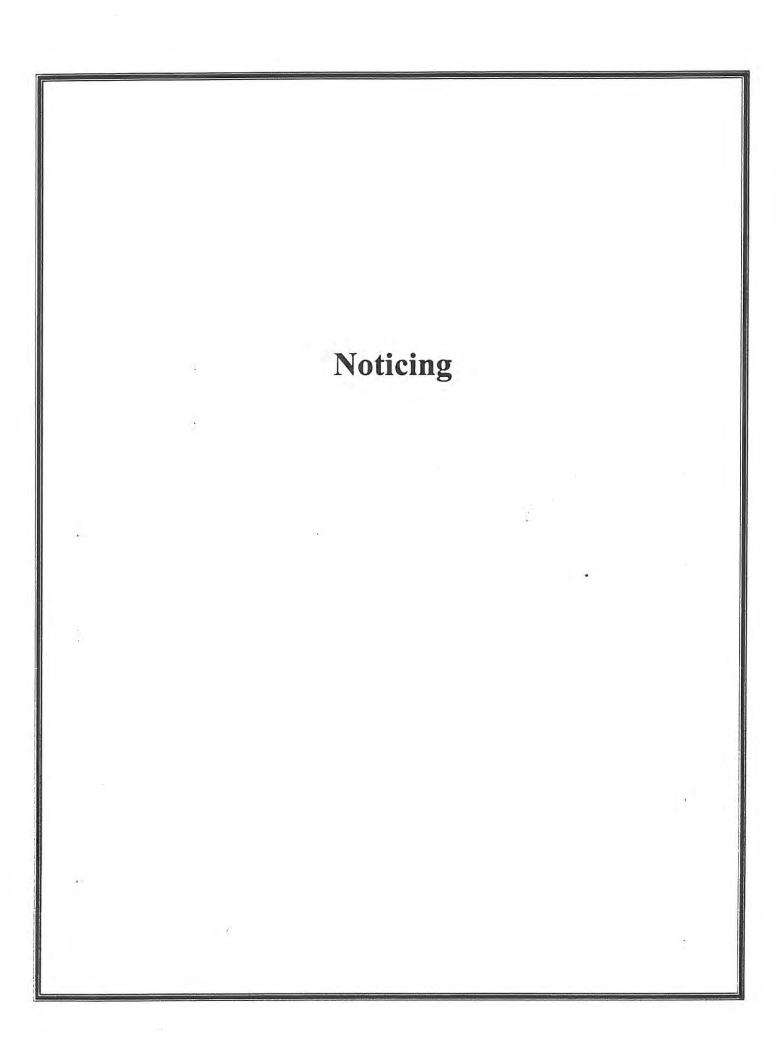
Consultants:

STRUCTURAL ENGINEER:
Garland Wilson, PE
4460 Northshore Drive
Port Charlotte, Florida 33980
941.625.5023

Drawn By: MartyCAD Checked By: MBI

harc sub.

Date: November 14, 2012
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The Historic Architectural Review Commission will hold a public hearing <u>at 5:30 p.m., November 27, 2012 at Old City Hall, 510 Greene Street</u>, 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.

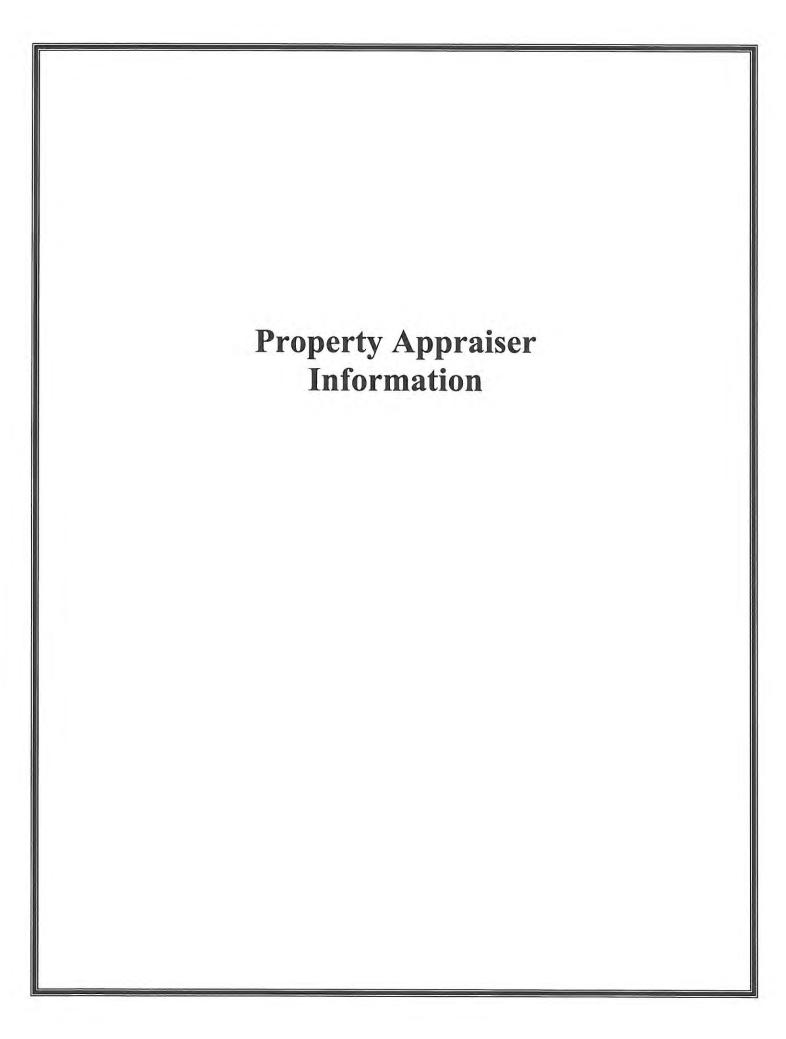
THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION



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 o his/her knowledge and belief:
1. That a legal notice for Public Notice of Hearing of the Historic Architectura Review Commission (HARC) was placed on the following address: ENTRANCE TO 627/2 OLIVIA OT. (CARLTON'S COMPOUND) on the
BTh 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 21 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 #12-01-1343
2. A photograph of that legal notice posted in the property is attached hereto.
Signed Name of Affiant:
Date: 1.20.12
Address: DOI WALTENEAP ST
City: KELL WEST, FL 33040
State, Zip: 33040
The forgoing instrument was acknowledged before me on this 19th day of Nokember , 20 12.
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 My Comm. Expires Jun 27, 2015 Commission # EE 106776 Bonded Through National Notary Assn.
Notary Public - State of Florida (seal)
My Commission Expires: June 27 2015



Karl D. Borglum **Property Appraiser** Monroe County, Florida

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

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 No Housing: 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 Heat 1 NONE

Roof Cover METAL Heat 2 NONE Heat Src 2 NONE

Foundation WD CONC PADS

Bedrooms 1

Heat Src 1 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

13 FT. 15 FT. OPF 10 F130-46 10 FT. 13 FT. FLA 26 FT. 598-108 16 FT. 28 FT.

Sections:

Nb	т Туре	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	Туре	# 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

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