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**Historic Architectural Review Commission**  
**Staff Report for Item 8**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** January 24, 2023

**Applicant:** William P. Horn, Architect

**Application Number:** H2022-0056

**Address:** 1112 Olivia Street

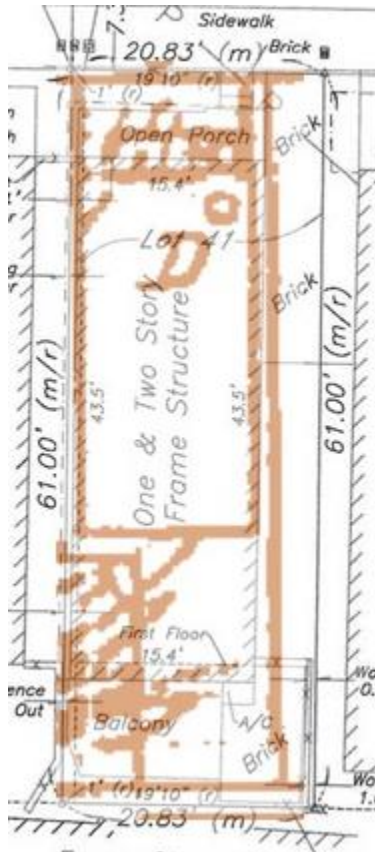
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**Description of Work**

Demolition of rear non-historic wall and covered porch. Demolition of front concrete porch floor.

**Site Facts**

The building under review is a contributing resource to the historic district. The one-story frame vernacular house was built circa 1889. The historic house has been altered through the years; between 1948 and 1962 the front porch was enclosed and the existing second floor addition was approved in 2001. Staff believes that the rear second floor deck was also added in 2001, after the second-floor addition was built. Most of the side window fenestrations have been altered in dimension and location. The house to the east side, which is on the southwest corner of Olivia and Pohalski Avenue, has a two-story addition at the rear. The property is situated on the X flood zone.



*Current survey and 1962 Sanborn Map*



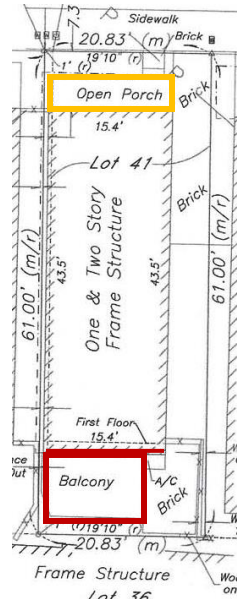
*Front elevation*

### **Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

### **Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of non-historic rear wall, rear two-story porch, and concrete slab floor of the front porch. All these elements were built in 2001.



*Elements proposed to be demolished. For the front porch it will be only the concrete floor.*

It is staff's opinion that the proposed demolitions are for non-historic and non-contributing structures. The applicant has submitted design plans to replace the elements under review. Since the structures under review are non-historic, the evaluation shall be based on section 102-217 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the rear wall and deck are not character defining features to the house or neighborhood. The house was built circa 1889 and its original front porch for sure had wood floors. The proposed front porch floor replacement will improve the architectural and visual quality of this historic house.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The elements to be demolished are not historic.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

The non-historic architectural elements under review are later additions that are not important in defining the historic character of the site and neighborhood.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the architectural elements under review will not qualify to be contributing to the district in a near future.

In conclusion, it is staff's opinion that the request for demolition of the rear wall, rear deck and the front porch concrete floor can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition.

# APPLICATION



# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>HARC 2022-0056</b>	REVISION #	INITIAL & DATE
FLOOD ZONE <b>X-ZONE</b>	ZONING DISTRICT <b>HHDR</b>	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

<b>1112 OLIVIA STREET</b>	
<b>ROBERT J. AND KAREN LYNN MURPHY</b>	PHONE NUMBER <b>708-267-3921</b>
<b>16919 SANDY LAKE, TINGLEY PARK, FL. 60477</b>	EMAIL <b>BMURPHY@RESOURCE-PLASTICS.COM</b>
<b>WILLIAM P. HONNANCOFFER, RA.</b>	PHONE NUMBER <b>305-296-8302</b>
<b>915 BAYON ST.</b>	EMAIL <b>WILLIAM@WPHONNANCOFFER.COM</b>
<b>KEY WEST, FL. 33040</b>	DATE <b>12/19/22</b>

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☒ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐  
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐  
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	<b>RENOVATING CONTRIBUTING ONE STORY BUILDING WITH A NON-HISTORIC 2ND STORY ADDITION. ADDING 5'-2" TO REAR OF 2ND STORY, NEW REAR COVERED PORCH + DECK UNDER IT, NEW ALUMINUM WINDOWS + DOORS.</b>
MAIN BUILDING:	<b>SEE ATTACHED PROPOSED DRAWINGS</b>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
<b>SEE ATTACHED</b>	



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S):	
N/A	
PAVERS:	FENCES:
BRICK PAVES	
DECKS: WOOD DECKS	PAINTING: PAINT BUILDING, WHITE
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
A/C CONDENSER UNIT	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX




**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>HARC 2022-0056</b>	INITIAL & DATE
ZONING DISTRICT <b>HHDL</b>	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	<b>1112 OLIVIA STREET</b>
PROPERTY OWNER'S NAME:	<b>ROBERT + KAREN MURPHY</b>
APPLICANT NAME:	<b>WILLIAM P. HORN ARCHITECT, P.A.</b>

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

 PROPERTY OWNER'S SIGNATURE	<b>12-20-22</b> Robert Murphy / Karen Murphy DATE AND PRINT NAME
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## DETAILED PROJECT DESCRIPTION OF DEMOLITION

**DEMOLISHING EXISTING NON-HISTORIC WINDOWS, REAR NON-HISTORIC COVERED PORCH/BALCONY, INTERIOR NON-CONFORMING STAIR AND REAR NON-HISTORIC FACADE AND FRONT NON-HISTORIC CONCRETE PORCH FLOOR.**

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

**WE ARE NOT DEMOLISHING ANY HISTORIC PARTS OF THIS CONTRIBUTING STRUCTURE.**

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

**N/A**



Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N/A

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

N/A

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

N/A

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

N/A

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,

N/A

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

N/A

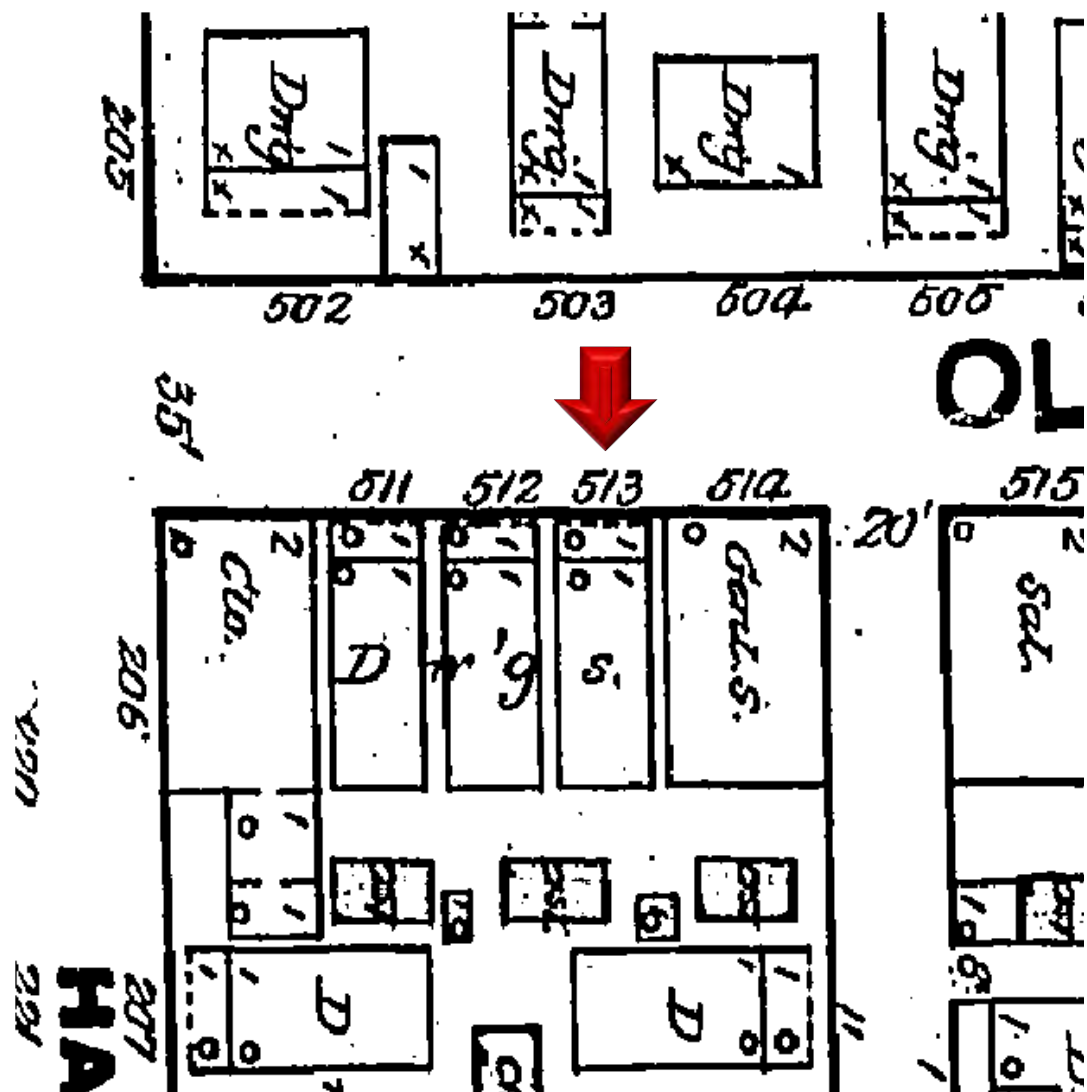
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

(4) Removing buildings or structures that would otherwise qualify as contributing.

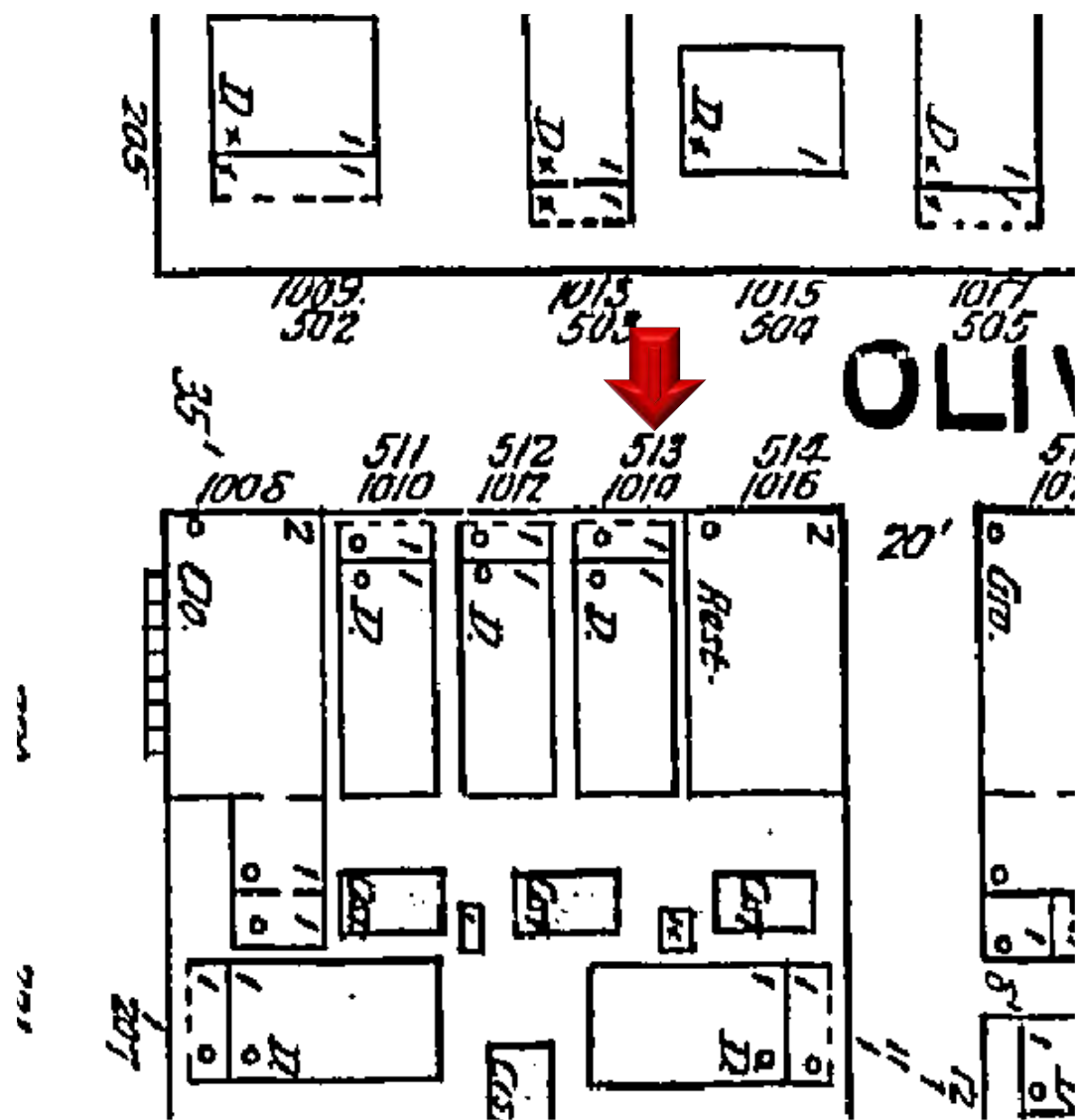
N/A

# SANBORN MAPS

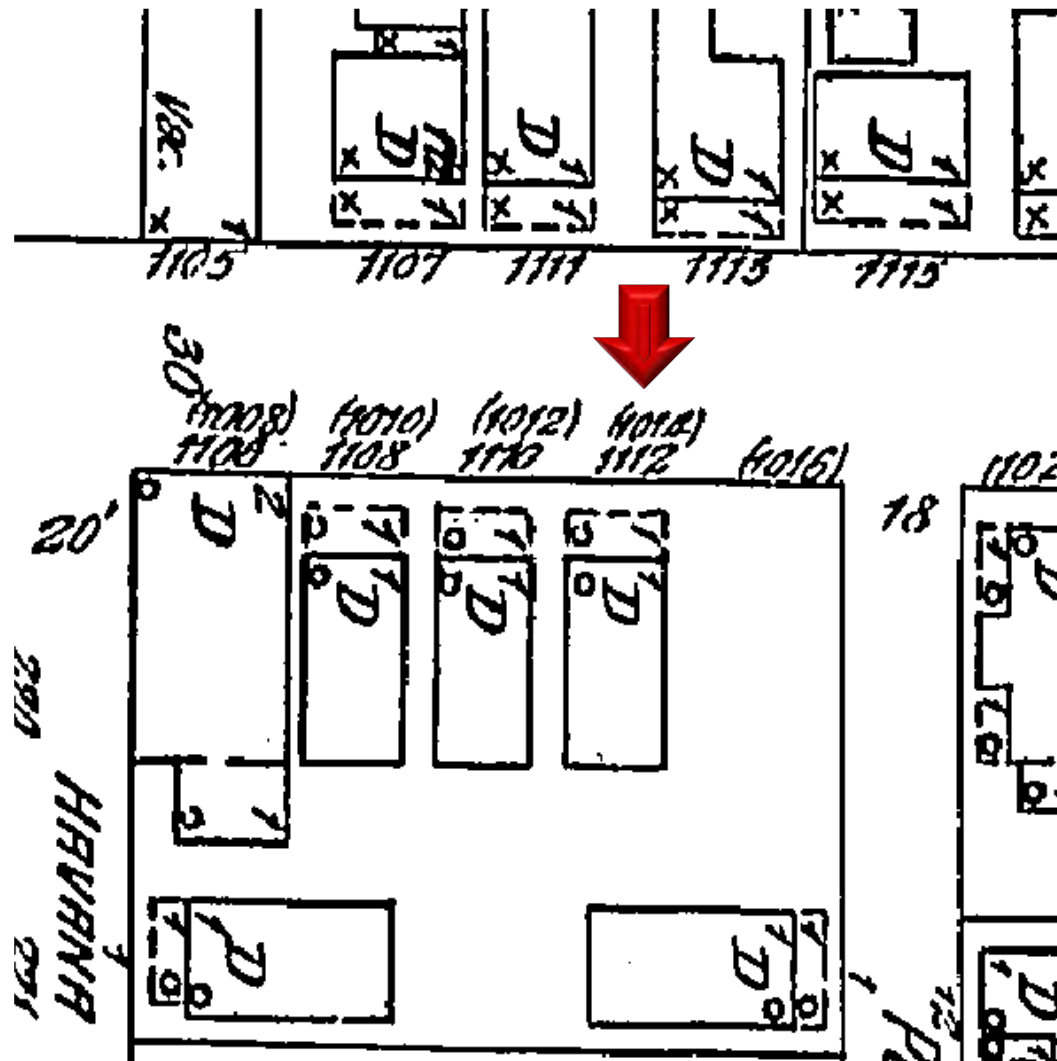


Sanborn Map 1889

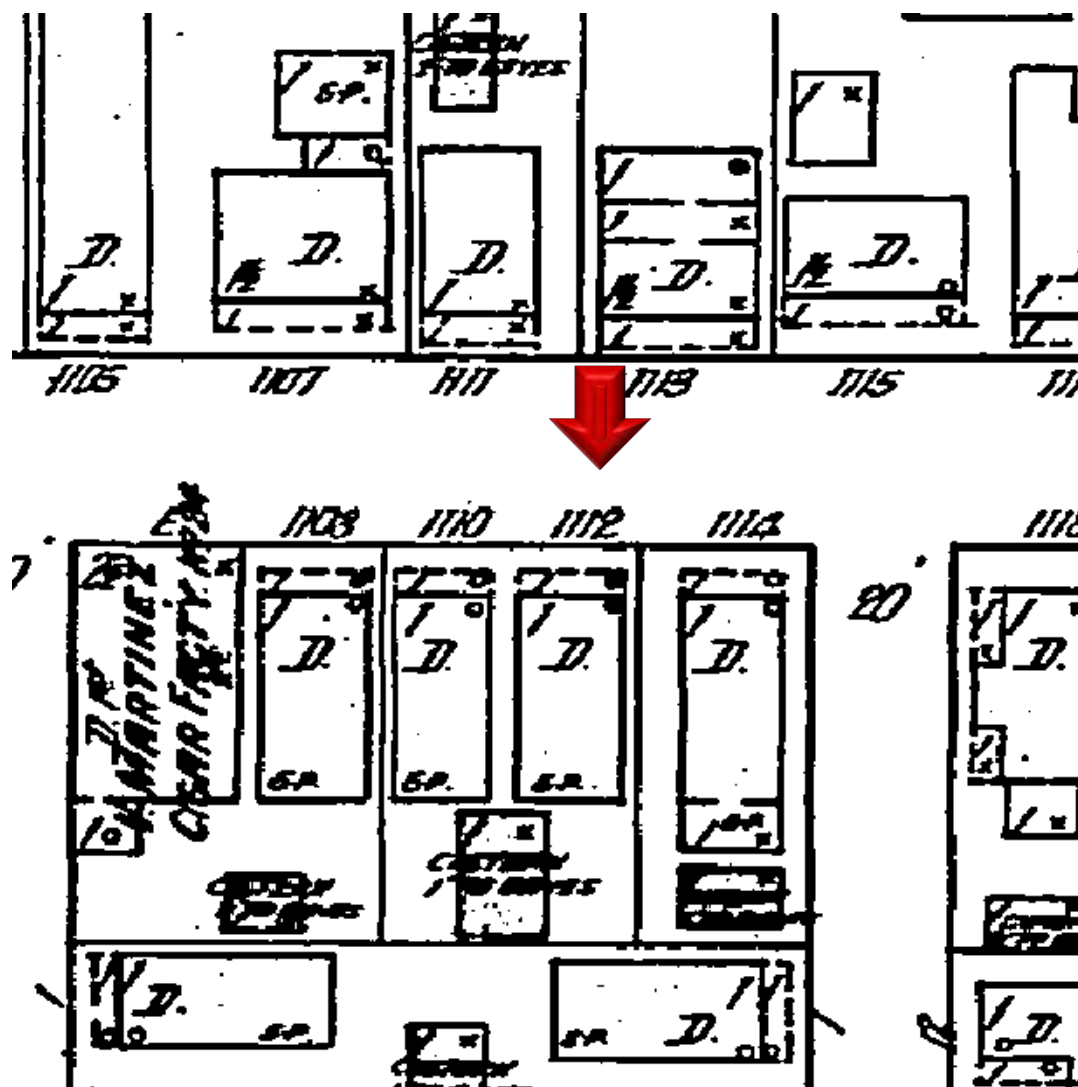




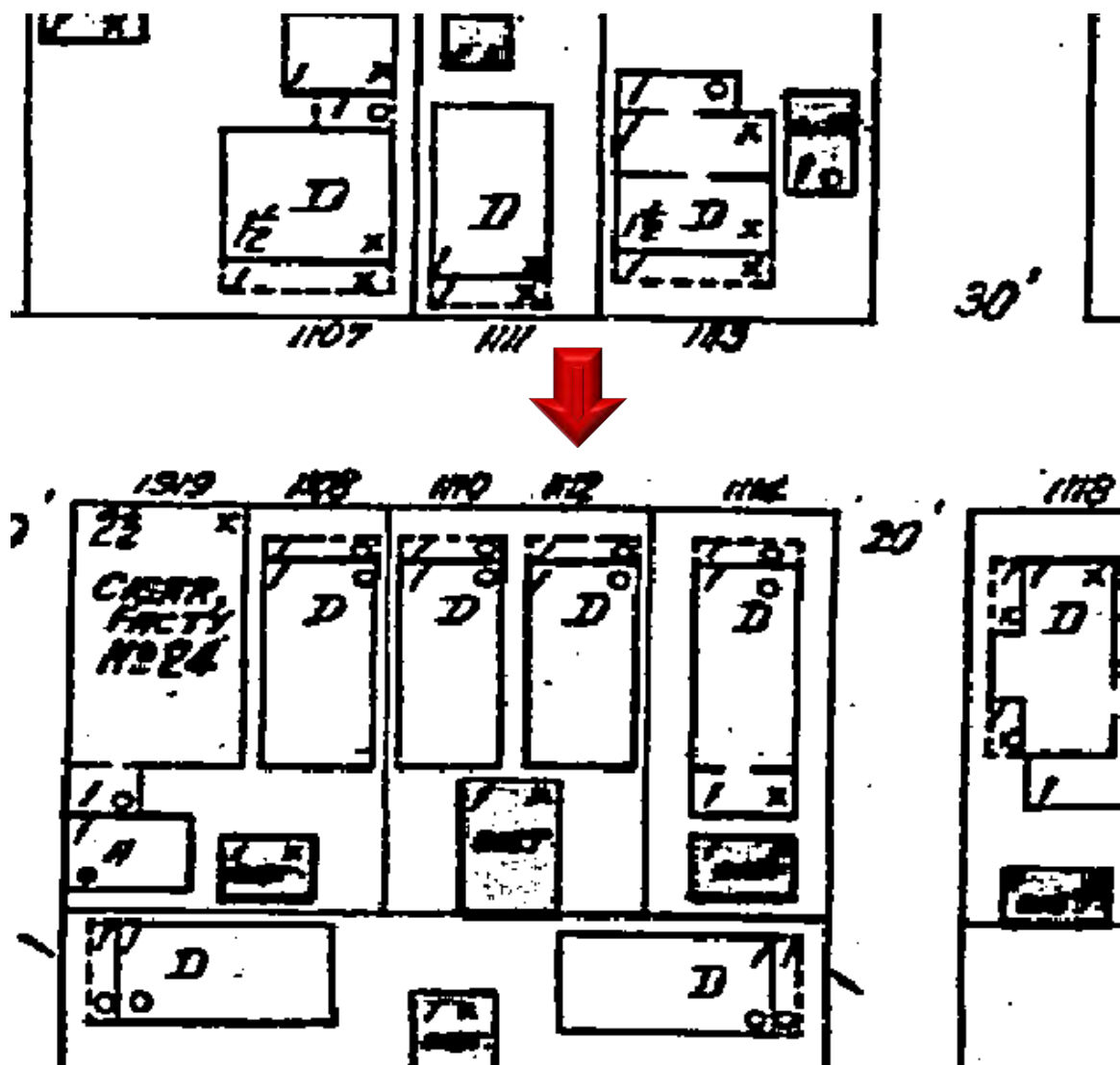
Sanborn Map 1892



Sanborn Map 1899

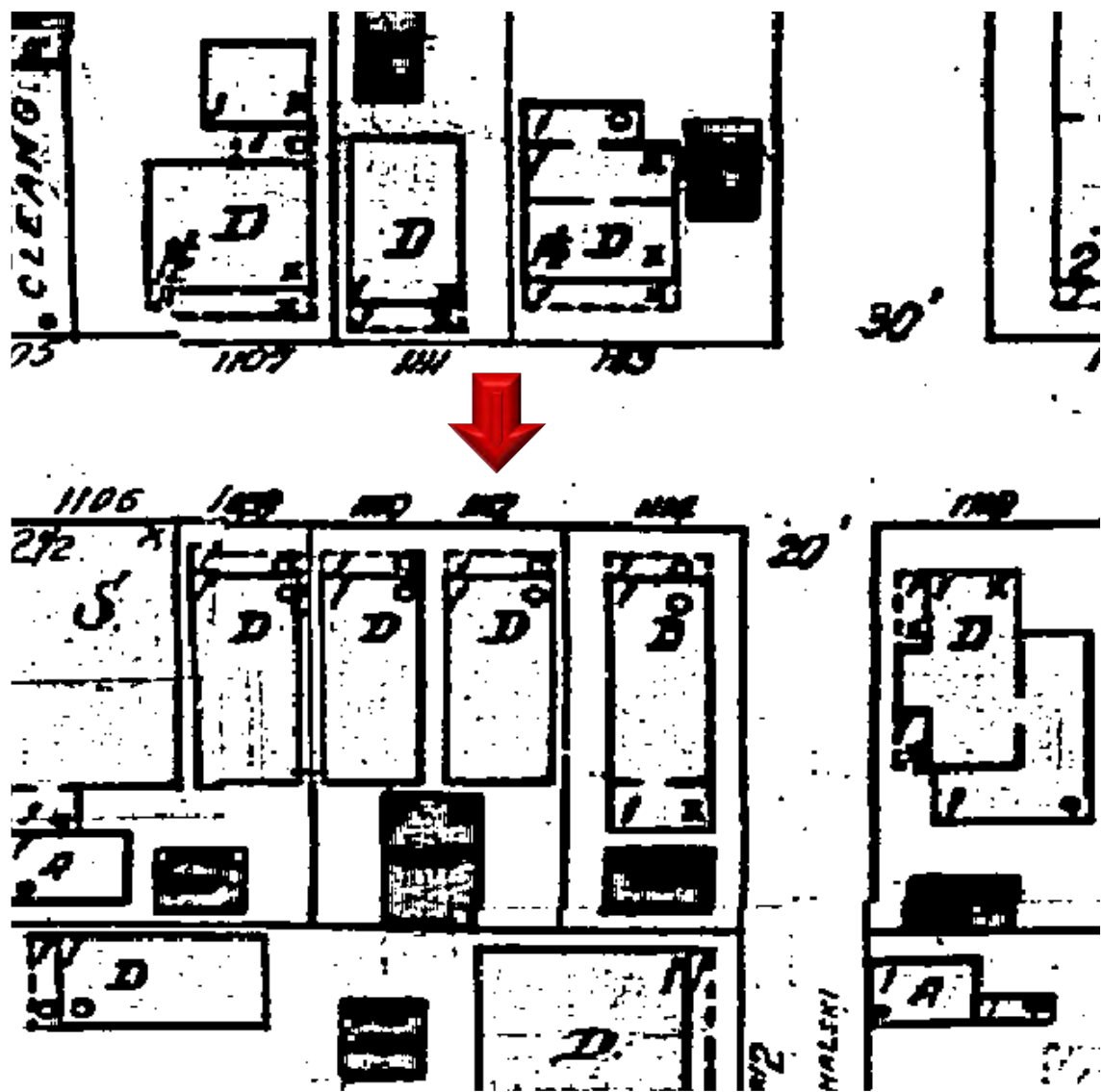


Sanborn Map 1912

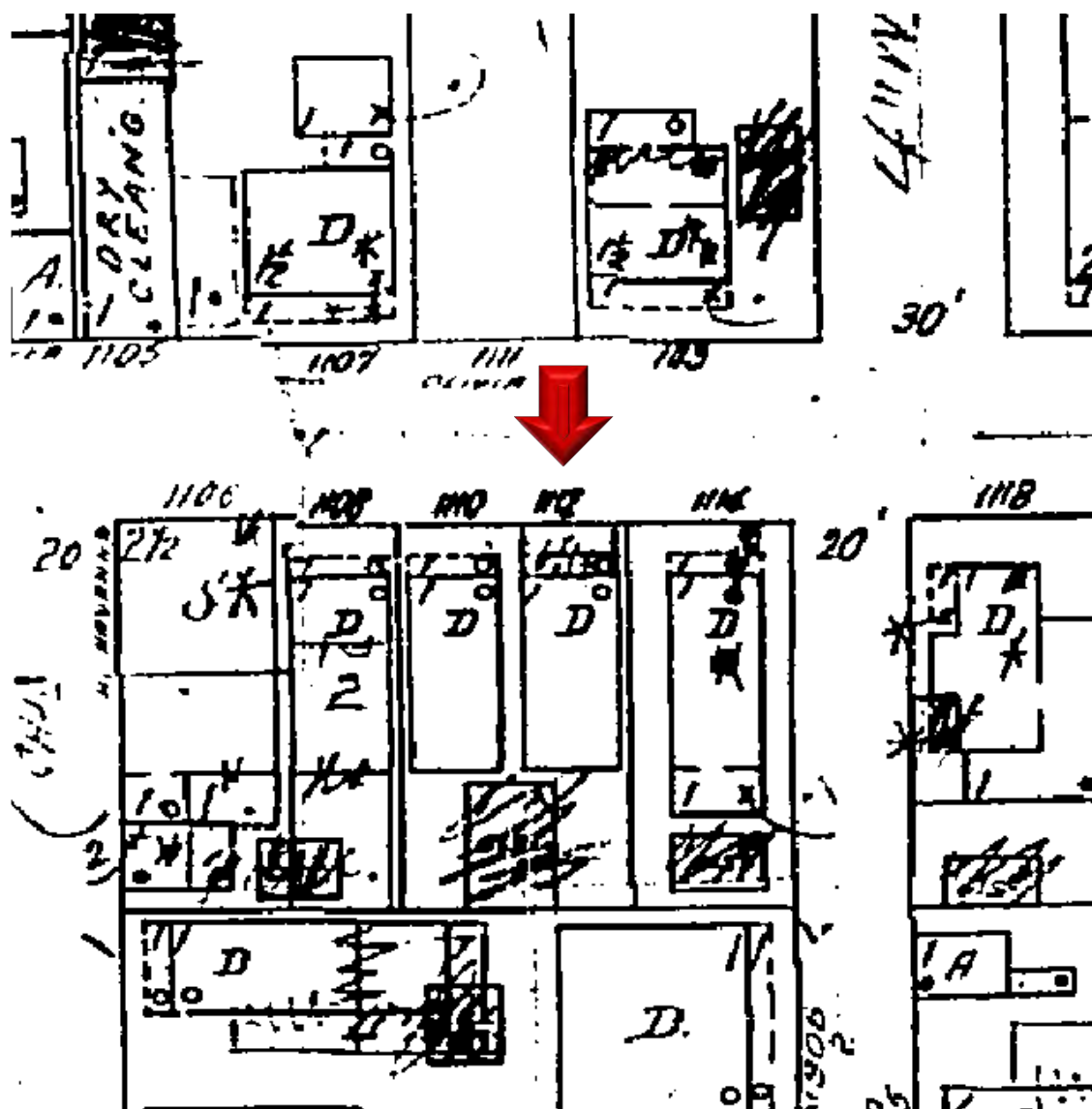


Sanborn Map 1926



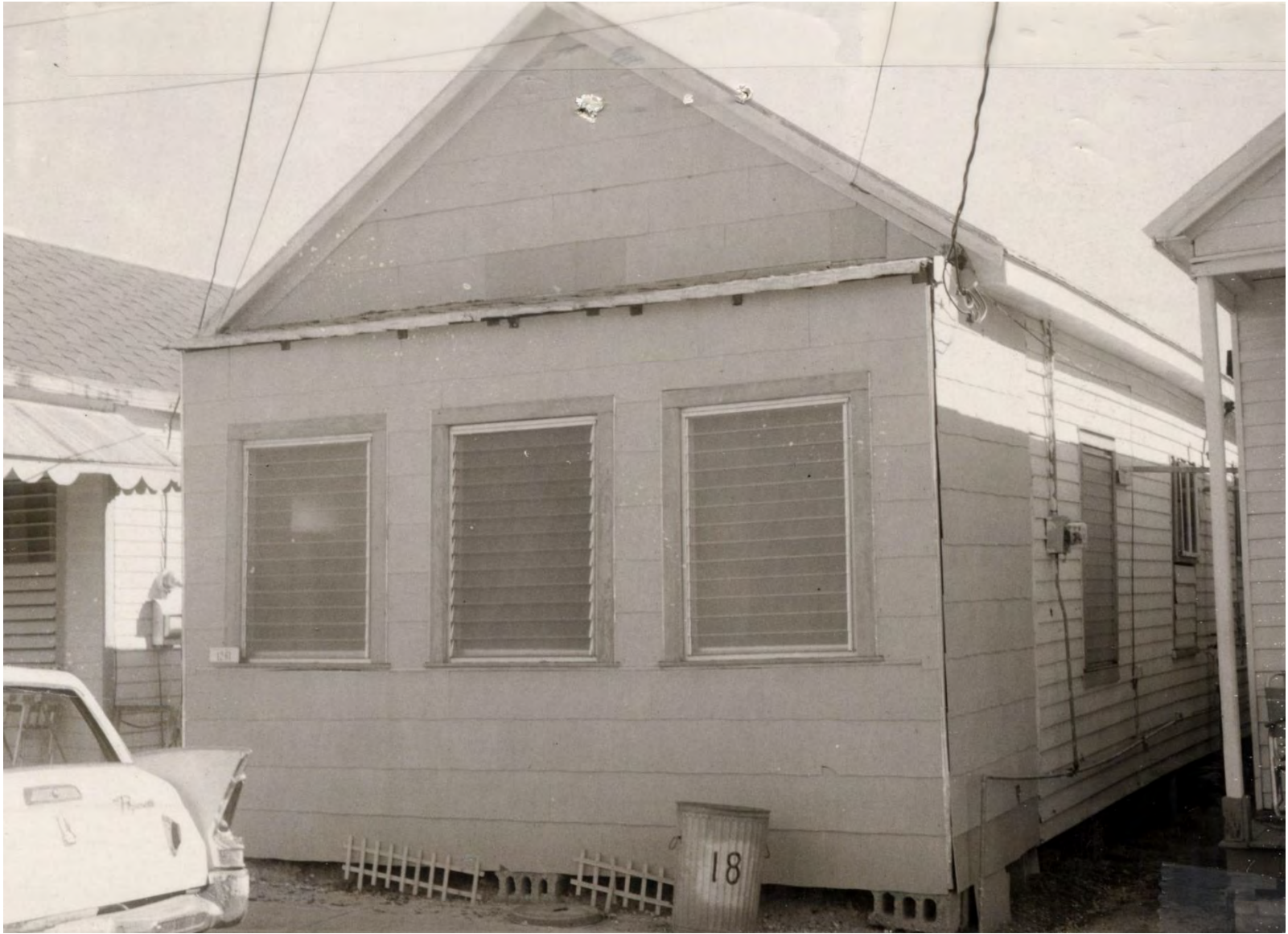


Sanborn Map 1948



Sanborn Map 1962

# PROJECT PHOTOS



**1112 Olivia Street circa 1965. Monroe County Library.**





1 VIEW FROM INTERSECTION OF OLIVIA & ASH STREETS



2 VIEW FROM OLIVIA STREET



3 LOOKING SOUTHWEST ON OLIVIA STREET



4 OLIVIA STREET LOOKING EAST



5 HOUSE ACROSS STREET LOOKING NORTH



6 HOUSE ACROSS STREET LOOKING NORTH



7 LOOKING SOUTH FROM EAST SIDE YARD



8 LOOKING SOUTH FROM WEST SIDE YARD



9 LOOKING EAST AND SOUTH FROM REAR BALCONY



10 EXISTING REAR PORCH AND BALCONY

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL: 305 296-6302  
FAX: 305 296-1033

LICENSE NO.  
AA 0003040

1112 OLIVIA STREET  
RENOVATIONS  
KEY WEST, FLORIDA

SEAL

DATE  
08-01-22

REVISIONS  
12-19-22

DRAWN BY  
HDS

PROJECT  
NUMBER  
2217

HARC APPLICATION

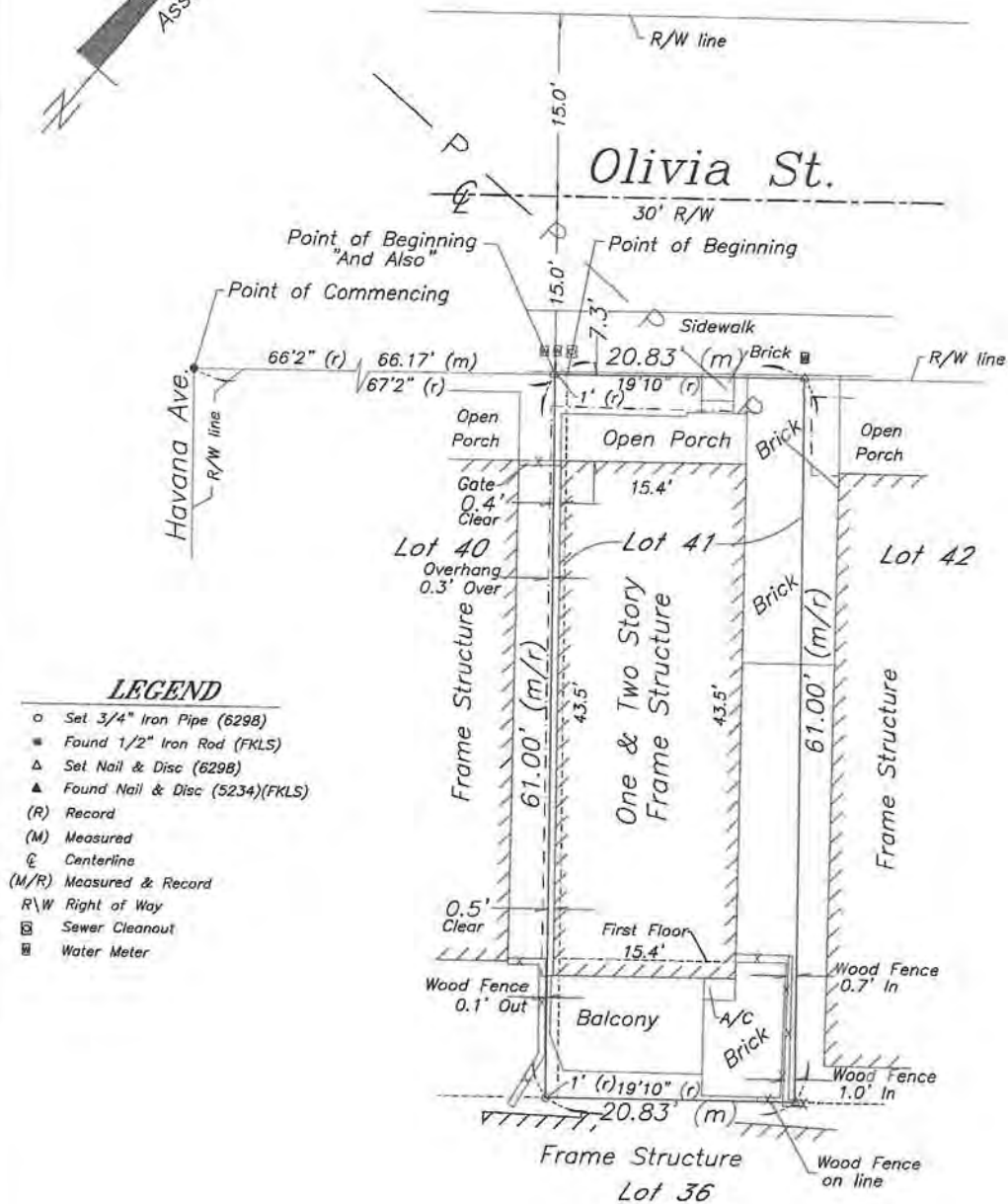


1112 OLIVIA STREET RENOVATIONS AND ADDITION  
KEY WEST, FLORIDA

# SURVEY

# Boundary Survey Map of Part of Tract 6, according to Wm. A. Whitehead's Map

1" = 10'  
Assumed



## LEGEND

- Set 3/4" Iron Pipe (6298)
- Found 1/2" Iron Rod (FKLS)
- △ Set Nail & Disc (6298)
- ▲ Found Nail & Disc (5234)(FKLS)
- (R) Record
- (M) Measured
- ⊕ Centerline
- (M/R) Measured & Record
- R/W Right of Way
- ⊠ Sewer Cleanout
- ⊡ Water Meter

## NOTE:

This 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  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244



# Boundary Survey Report of Part of Tract 6, according to Wm. A. Whitehead's Map

## NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1112 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for right-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: April 5, 2022.
10. This Survey Report is not full and complete without the attached Survey Map.
11. Ownership of fences are indeterminable, unless otherwise noted.

## BOUNDARY SURVEY OF:

On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Tract 6, but now better known and described as Lot 41, according to a Plat of Gwynn's Diagram of a part of said Tract 6 recorded in Page 46 of Plat Book 1, of the Public Records of Monroe County, Florida. COMMENCING at a point on the Southeast side of Olivia Street distant in a Northeasterly direction from the corner of Olivia Street and Havana Avenue 67 feet and 2 inches and running thence in a Northeasterly direction 19 feet and 10 inches, more or less; thence at right angles in a Southeasterly direction 61 feet, more or less; thence at right angles in a Southwesterly direction 19 feet and 10 inches, more or less; thence at right angles in a Northwesterly direction 61 feet, more or less back to Olivia Street, the Point of Beginning.

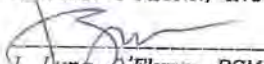
## AND ALSO

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Tract 6, but now better known and described as Lot 40, according to a Plat of Gwynn's Diagram of a part of said Tract 6 recorded in Page 46 of Plat Book 1, of the Public Records of Monroe County, Florida. COMMENCING at a point on the Southeast side of Olivia Street distant in a Northeasterly direction from the corner of Olivia Street and Havana Avenue 66 feet and 2 inches; and running thence in a Northeasterly direction 1 foot; thence at right angles in a Southeasterly direction 61 feet, more or less; thence at right angles in a Southwesterly direction 1 foot; thence at right angles in a Northwesterly direction 61 feet, more or less, back to Olivia Street, the Point of Beginning.

BOUNDARY SURVEY FOR: Robert & Karen Murphey;  
JP Morgan Chase Bank, N.A.;  
Highsmith & Van Loon, P.A.;  
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

April 5, 2022

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



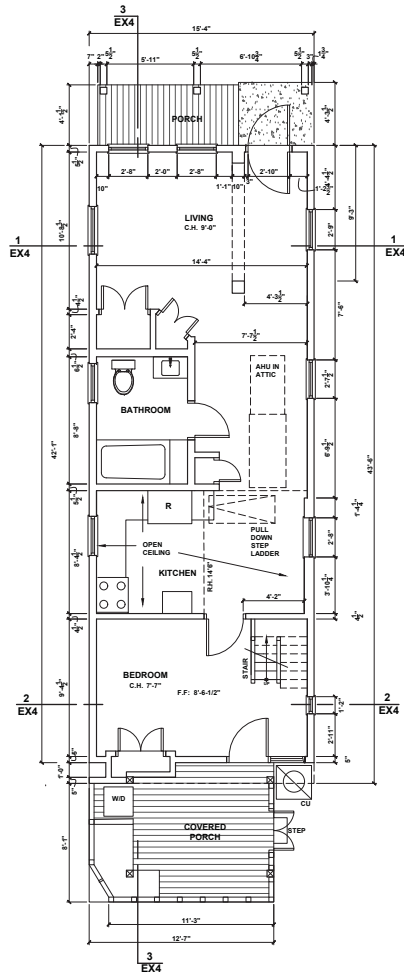
Professional Surveyor & Mapper  
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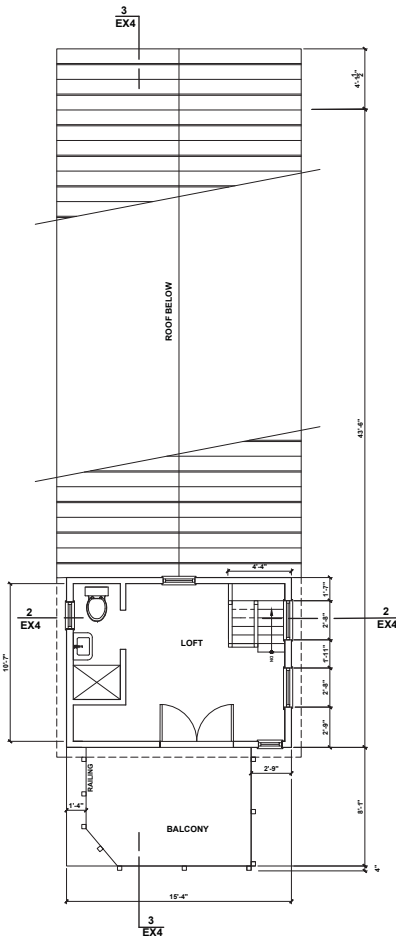


# PROPOSED DESIGN





**1 EXISTING FIRST FLOOR PLAN**  
**EX2** SCALE 1/4" = 1'-0"



**2 EXISTING SECOND FLOOR PLAN**  
**EX2** SCALE 1/4" = 1'-0"

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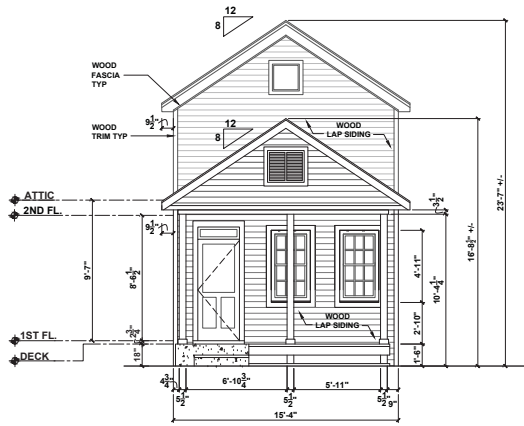
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PROJECT  
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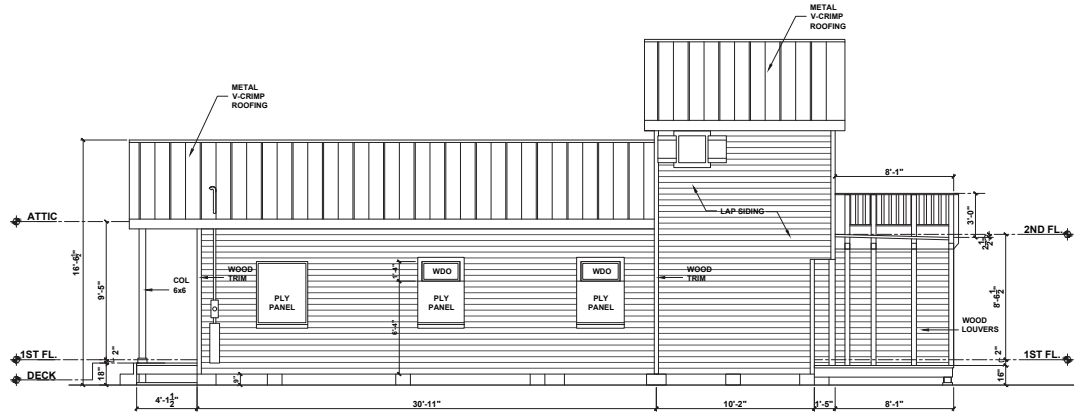
HARC APPLICATION



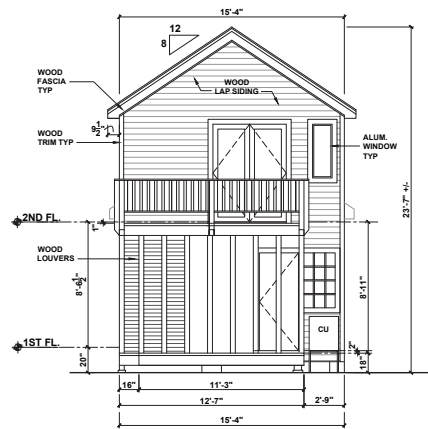
1112 OLIVIA STREET RENOVATIONS AND ADDITION  
 KEY WEST, FLORIDA



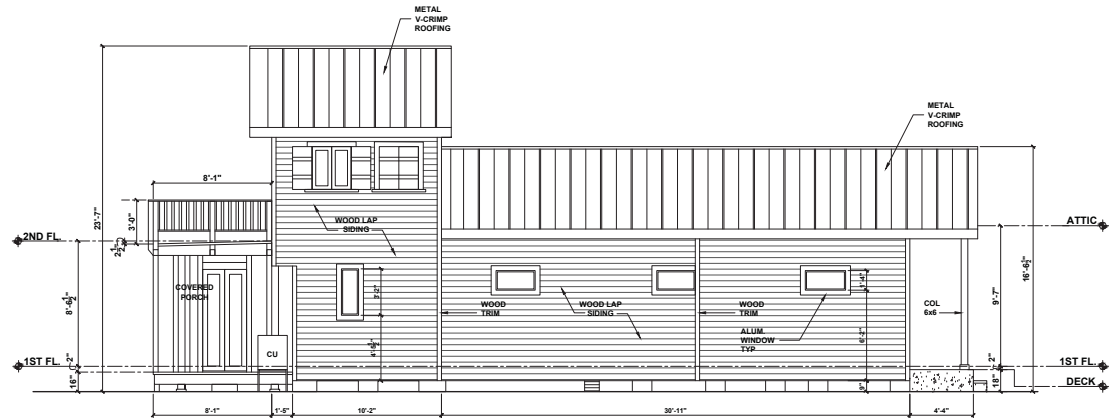
**1 EXISTING NORTH (FRONT) ELEVATION**  
EX3 SCALE 1/4" = 1'-0"



**2 EXISTING WEST ELEVATION**  
EX3 SCALE 1/4" = 1'-0"



**3 EXISTING SOUTH (REAR) ELEVATION**  
EX3 SCALE 1/4" = 1'-0"

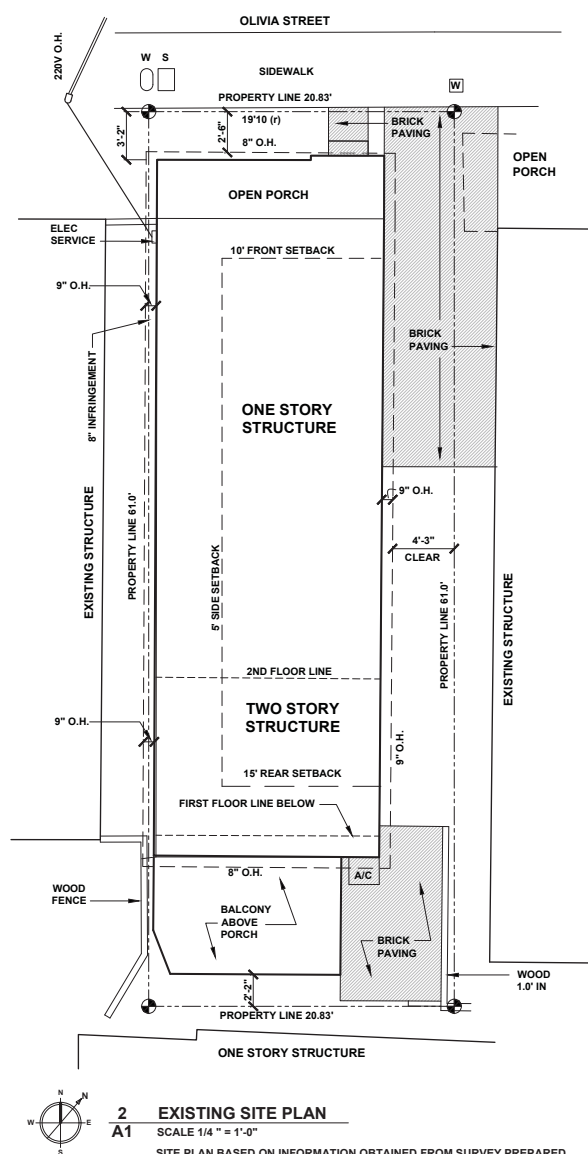
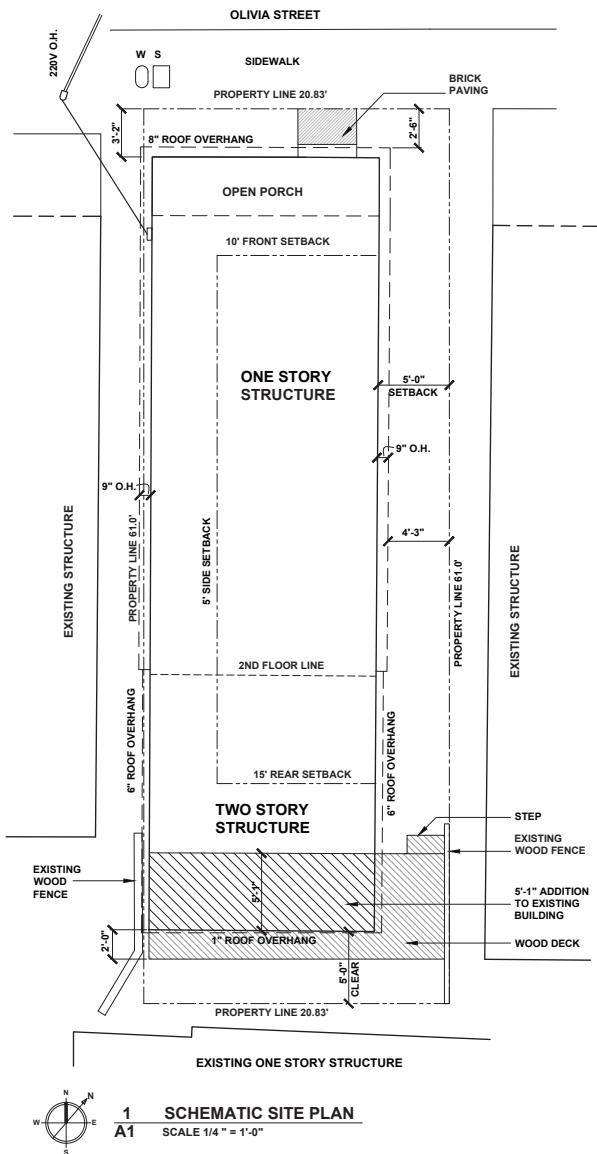


**4 EXISTING EAST ELEVATION**  
EX3 SCALE 1/4" = 1'-0"

HARC APPLICATION

EX3

1112 OLIVIA STREET RENOVATIONS AND ADDITION  
KEY WEST, FLORIDA



#### SITE DATA

**ZONING DISTRICT:** HHDR  
**DIMENSIONAL REGULATIONS**  
 Maximum Density: 22 DU/acre  
 Proposed Density: 1 DU/acre  
 Maximum FAR: NA  
 Maximum Height: 30 feet  
 Existing Height: 27'-6"  
 Proposed height: No change  
 Maximum Lot Coverage  
 Existing Lot Size: 1,270.63 SF  
 Maximum Building Coverage: 50% = 635.3 SF  
 Existing Building Coverage: 71.1% = 903.1 SF  
 Proposed Building Coverage: 69.8% = 887.5 SF  
 Maximum Impervious Coverage  
 Existing Lot Size: 1,270.63 SF  
 Maximum Impervious Coverage: 60% = 762.4 SF  
 Existing Impervious Coverage: 92.7% = 1,178.2 SF  
 Proposed Impervious Coverage: 75.4% = 957.51 SF  
 Minimum Lot Size: 4,000 SF  
 Minimum Width: 40 feet  
 Existing Width: 20.83 feet  
 Proposed Width: No change  
 Minimum Depth: 90 feet  
 Existing Depth: 61 feet  
 Proposed Depth: No change  
 Minimum Setbacks  
 Front: 10 feet  
 Existing Front: 2.5 feet  
 Proposed Front: No change  
 Side: 5 feet  
 Existing West Side: -.25 feet (P.L. Infringement)  
 Existing East Side: 4.25 feet  
 Proposed Side Setbacks:  
 Proposed West Side Setback: 0 feet (No P.L. Infringement)  
 Proposed East Side Setback: 4.5 feet (New Construction)  
 Rear: 20 feet  
 Existing Rear: 2'-0"  
 Proposed Rear: 5'-0"  
 OPEN SPACE  
 Existing Lot Size: 1,270.63 SF  
 Required Open Space: 35% = 444.7 SF  
 Existing Open Space: 30.1% = 382.1 SF  
 Proposed Open Space: 34.1% = 432.87 SF

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL: 905 296-6302  
FAX: 905 296-1033

LICENSE NO.  
AA 0003049

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RENOVATIONS  
KEY WEST, FLORIDA

SEAL

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HDS

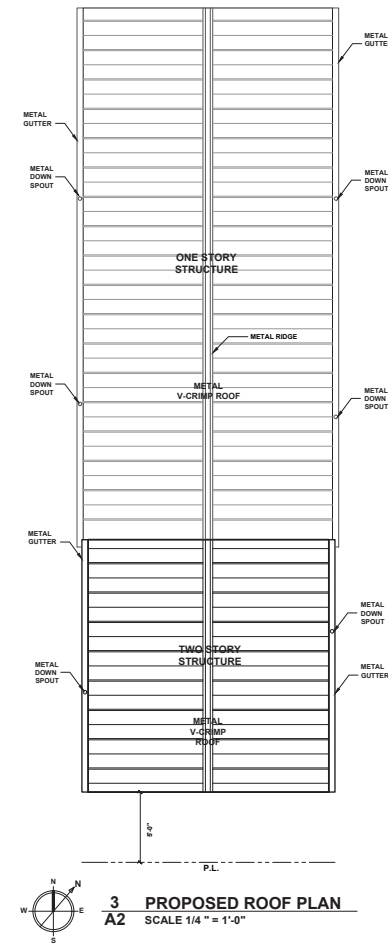
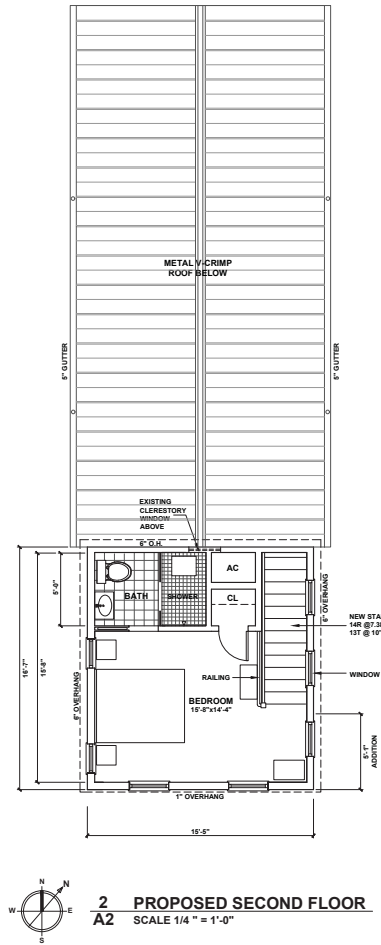
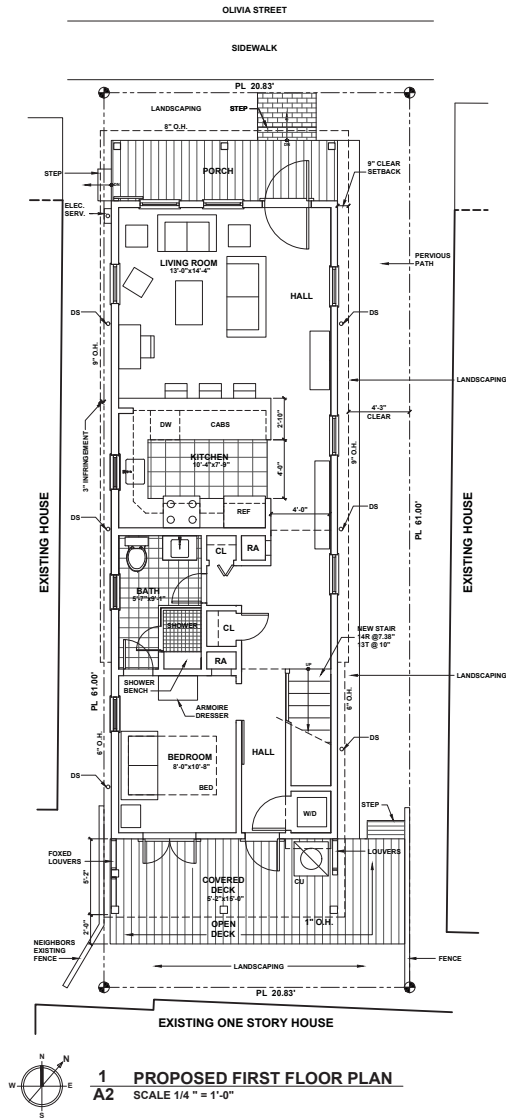
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HARC APPLICATION

A1

1112 OLIVIA STREET RENOVATIONS AND ADDITION

KEY WEST, FLORIDA



1112 OLIVIA STREET RENOVATIONS AND ADDITION  
KEY WEST, FLORIDA

HARC APPLICATION



WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL: 305 296-6302  
FAX: 305 296-1033

LICENSE NO.  
AA 0003040

1112 OLIVIA STREET  
RENOVATIONS  
KEY WEST, FLORIDA

SEAL

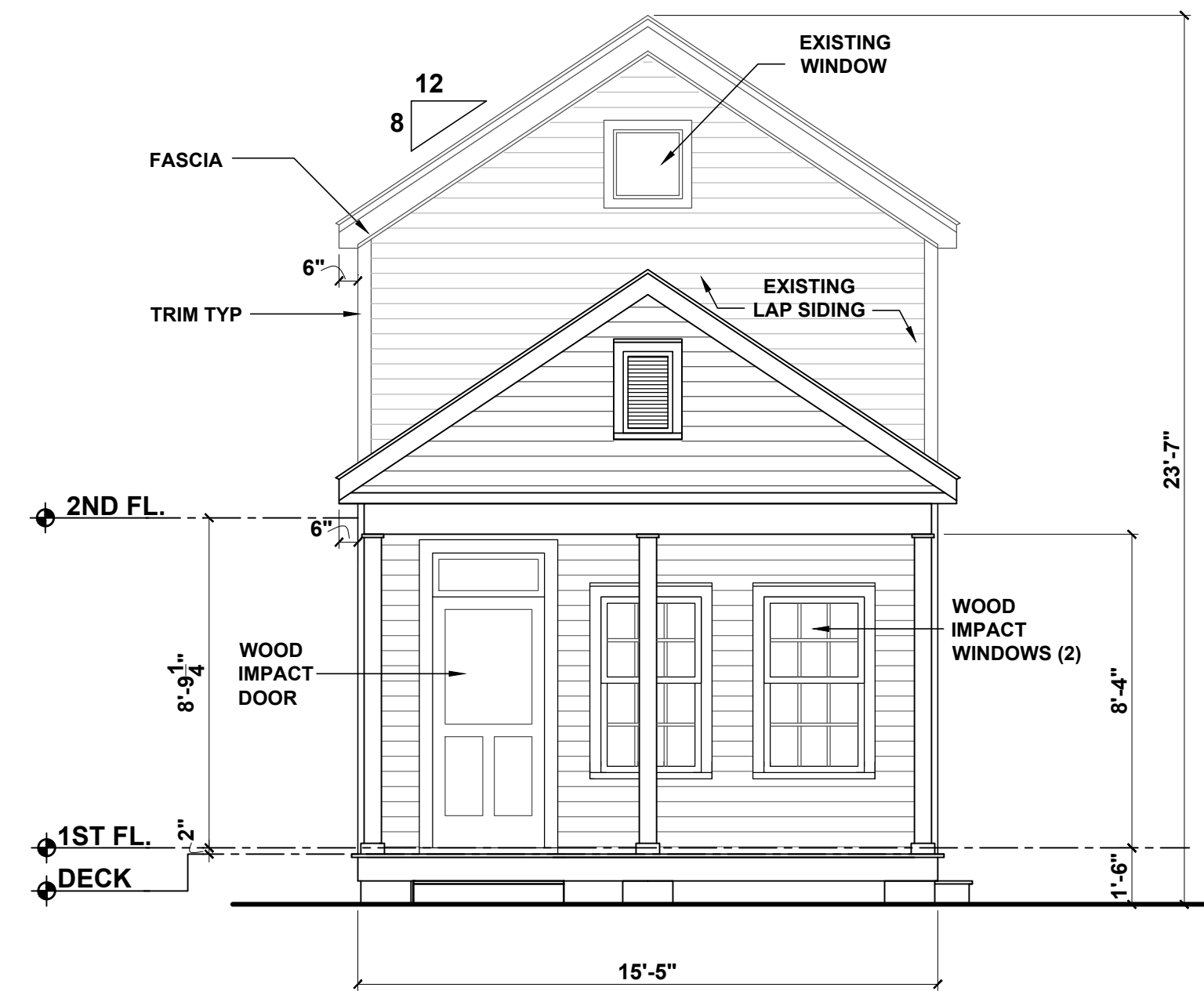
DATE  
11-06-22

REVISIONS  
11-23-22  
12-19-22

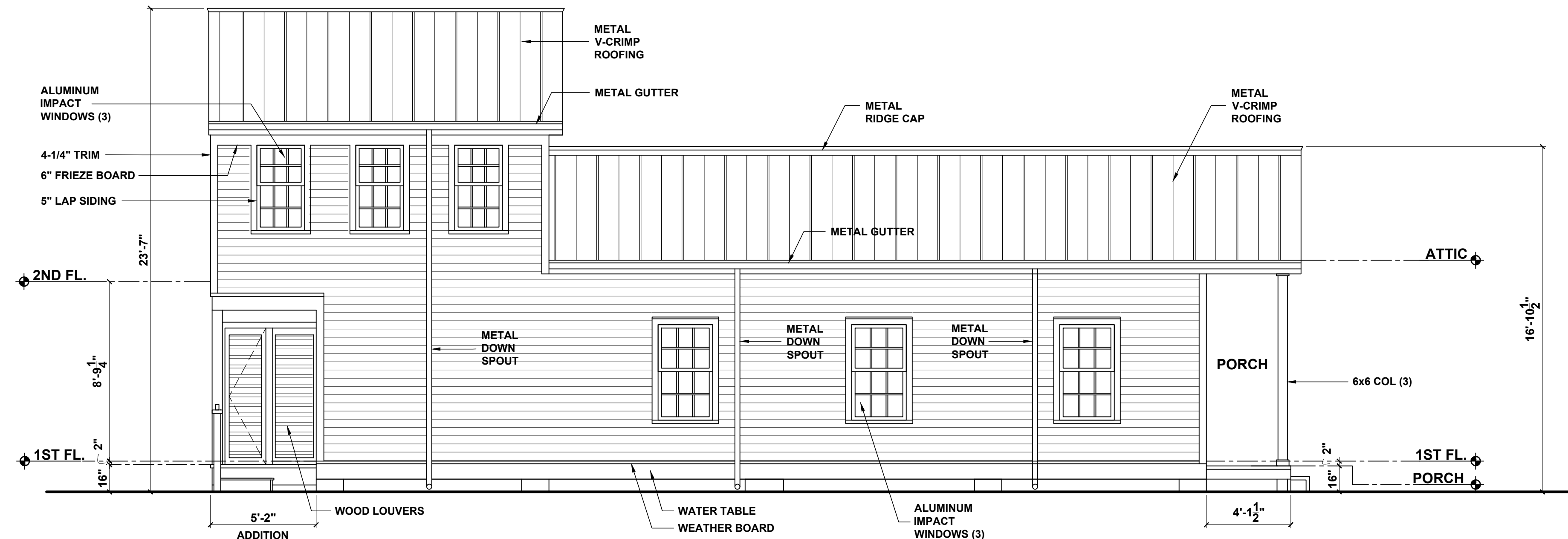
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HDS

PROJECT  
NUMBER  
2217

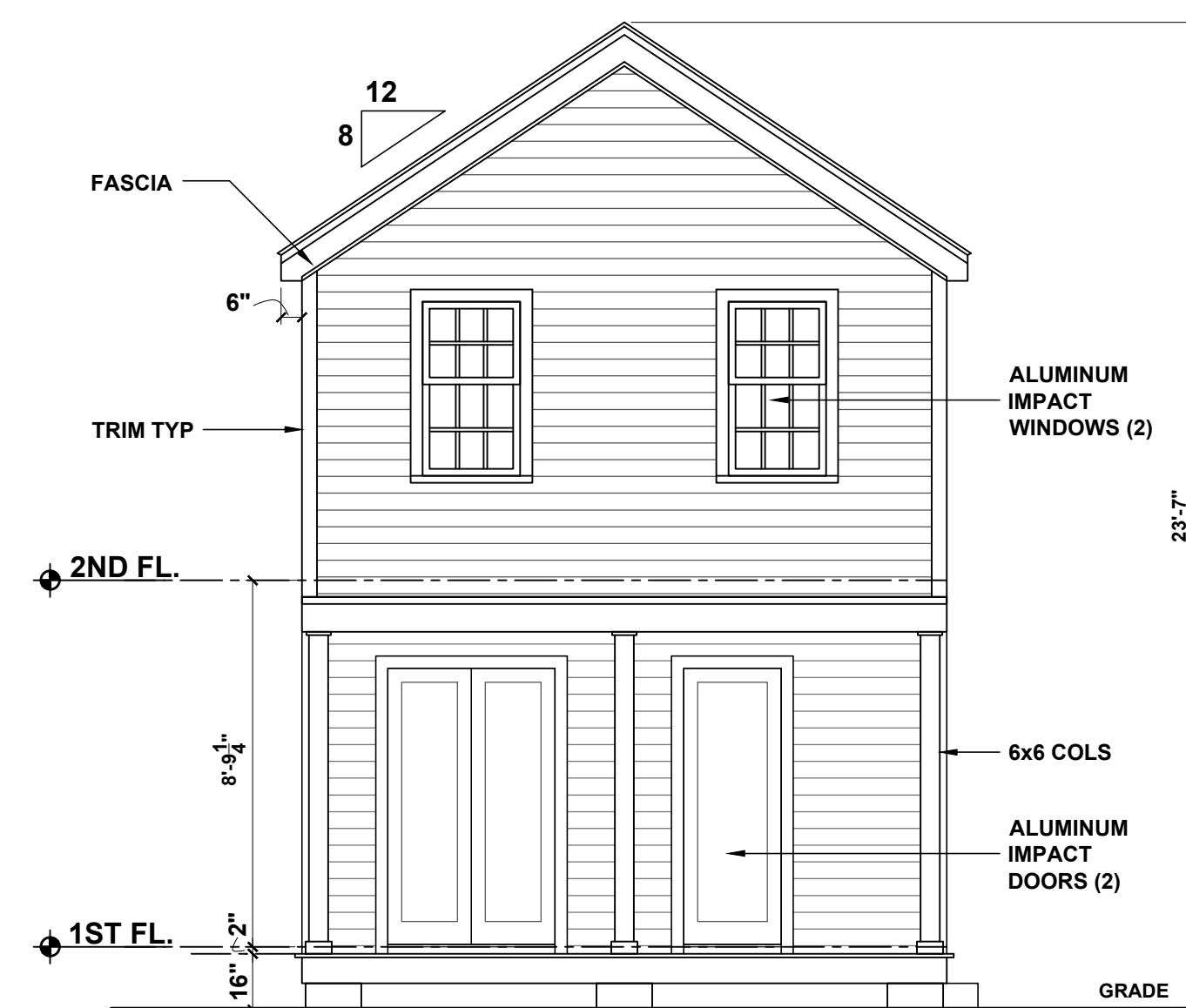




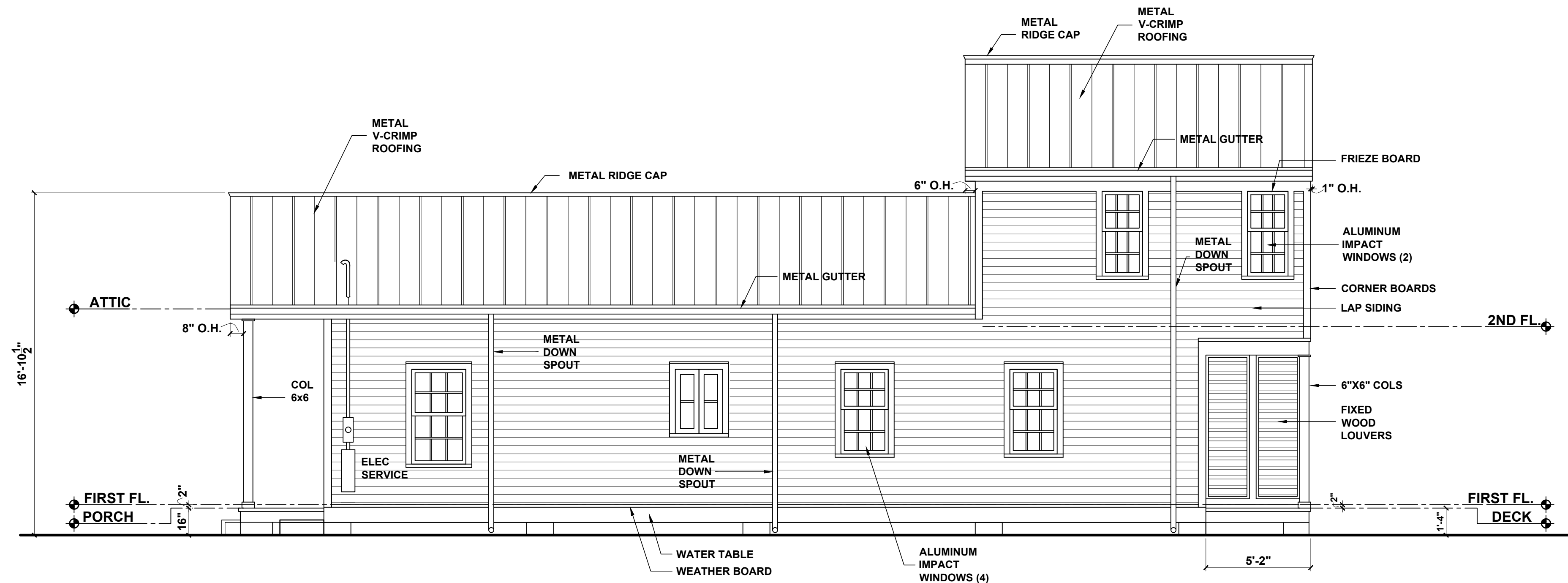
1 SCHEMATIC NORTH (FRONT) ELEVATION  
A3 SCALE 1/4" = 1'-0"



2 SCHEMATIC EAST ELEVATION  
A3 SCALE 1/4" = 1'-0"



3 SCHEMATIC SOUTH (REAR) ELEVATION  
A3 SCALE 1/4" = 1'-0"



4 SCHEMATIC WEST ELEVATION  
A3 SCALE 1/4" = 1'-0"

SEAL

DATE  
11-23-22

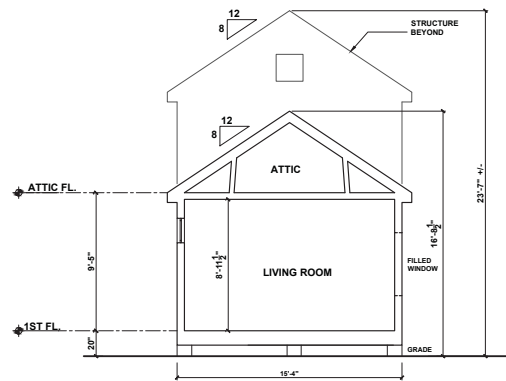
REVISIONS  
12-19-22  
1-11-22

DRAWN BY  
HDS

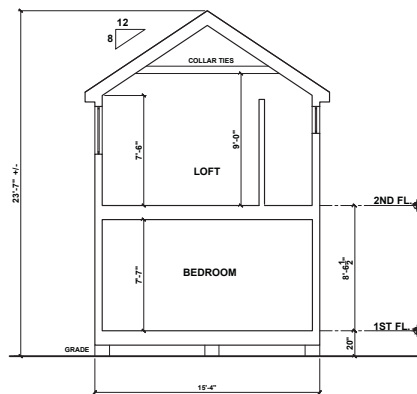
PROJECT  
NUMBER  
2217

HARC APPLICATION

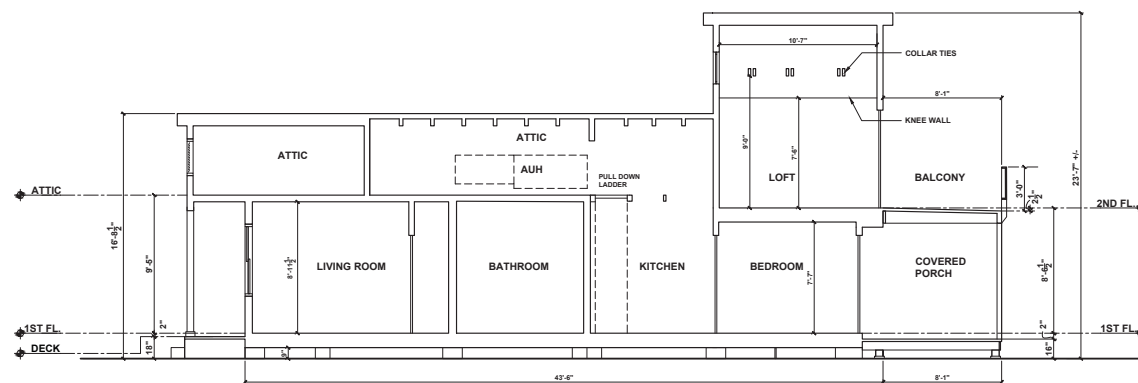
A3



**1** EXISTING BUILDING SECTION  
**EX4** SCALE 1/4" = 1'-0"



**2** EXISTING BUILDING SECTION  
**EX4** SCALE 1/4" = 1'-0"



**3** SECTION C-C  
SCALE 1/4" = 1'-0"

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1112 OLIVIA STREET  
RENOVATIONS  
KEY WEST, FLORIDA

SEAL

DATE  
08-01-22

REVISIONS  
11-06-22  
12-19-22

DRAWN BY  
HDS

PROJECT  
NUMBER  
2217

HARC APPLICATION

1112 OLIVIA STREET RENOVATIONS AND ADDITION  
KEY WEST, FLORIDA



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 24, 2023, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

<http://keywestcity.granicus.com/MediaPlayer>. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING HOUSE. NEW ADDITION TO SECOND STORY AT REAR WITH PORCH AND DECK UNDER IT. DEMOLITION OF REAR NON-HISTORIC WALL AND COVERED PORCH. DEMOLITION OF FRONT CONCRETE PORCH FLOOR.**

**#1112 OLIVIA STREET**

**Applicant – William P. Horn    Application #H2022-0056**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).**

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# 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:

1112 OLIVIA STREET on the \_\_\_\_\_ day of JANUARY, 20 23.

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 JANUARY 24, 20 23.

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 H2022-0056

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

**Signed Name of Affiant:**

Date: 1/18/23  
Address: 915 PAVON ST.  
City: KEY WEST  
State, Zip: FL. 33040

The forgoing instrument was acknowledged before me on this 18 day of JANUARY, 20 23.

By (Print name of Affiant) WILLIAM P. BONA who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

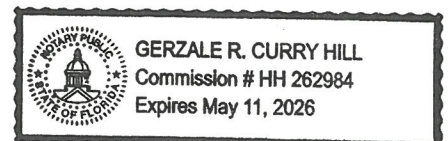
**NOTARY PUBLIC**

Sign Name: \_\_\_\_\_

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_











1  
1  
1  
2

Public  
Meeting  
Notice



# PROPERTY APPRAISER INFORMATION



# Monroe County, FL

## Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

**Parcel ID** 00021350-000000  
**Account#** 1022098  
**Property ID** 1022098  
**Millage Group** 10KW  
**Location** 1112 OLIVIA St, KEY WEST  
**Address**  
**Legal** KW PB 1-46 PT LOT 40 & ALL LOT 41 OF TR 6 OR181-376/77 OR556-630 OR767-1143 OR865-346 OR1024-1402 OR1025-1693 OR1285-708/09 OR1285-710/12 OR1286-2426/27 OR1286-2428/30 OR1546-1943/45 OR3166-2120  
**Description**  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6103  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



## Owner

[MURPHY ROBERT](#)  
 16919 Sandy Ln  
 Tinley Park IL 60477

[MURPHY KAREN](#)  
 16919 Sandy Ln  
 Tinley Park IL 60477

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$183,688	\$137,346	\$140,696	\$112,222
+ Market Misc Value	\$1,125	\$1,129	\$1,134	\$1,139
+ Market Land Value	\$366,048	\$239,838	\$218,104	\$205,902
= Just Market Value	\$550,861	\$378,313	\$359,934	\$319,263
= Total Assessed Value	\$159,845	\$155,190	\$153,048	\$149,608
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$134,845	\$130,190	\$128,048	\$124,608

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$239,838	\$137,346	\$1,129	\$378,313	\$155,190	\$25,000	\$130,190	\$223,123
2020	\$218,104	\$140,696	\$1,134	\$359,934	\$153,048	\$25,000	\$128,048	\$206,886
2019	\$205,902	\$112,222	\$1,139	\$319,263	\$149,608	\$25,000	\$124,608	\$169,655
2018	\$189,125	\$113,897	\$1,144	\$304,166	\$146,819	\$25,000	\$121,819	\$157,347

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,271.00	Square Foot	28.8	61

Buildings

Building ID	1613	Exterior Walls	ABOVE AVERAGE WOOD		
Style	1 STORY ELEV FOUNDATION	Year Built	1943		
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012		
Gross Sq Ft	1164	Foundation	WD CONC PADS		
Finished Sq Ft	848	Roof Type	GABLE/HIP		
Stories	1 Floor	Roof Coverage	METAL		
Condition	GOOD	Flooring Type	SFT/HD WD		
Perimeter	170	Heating Type	FCD/AIR DUCTED		
Functional Obs	0	Bedrooms	2		
Economic Obs	0	Full Bathrooms	2		
Depreciation %	10	Half Bathrooms	0		
Interior Walls	WALL BD/WD WAL	Grade	500		
		Number of Fire Pl	0		
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	848	848	170	
OUU	OP PR UNFIN UL	108	0	42	
OPF	OP PRCH FIN LL	208	0	90	
TOTAL		1,164	848	302	

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1992	1993	1	111 SF	2
WALL AIR COND	1995	1996	1	2 UT	1
FENCES	1995	1996	1	222 SF	2
TILE PATIO	1999	2000	1	29 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/8/2022	\$835,000	Warranty Deed	2370216	3166	2120	01 - Qualified	Improved		
12/1/1993	\$85,000	Warranty Deed		1285	0710	Q - Qualified	Improved		
8/1/1987	\$85,000	Warranty Deed		1024	1402	Q - Qualified	Improved		
10/1/1982	\$65,000	Warranty Deed		865	346	U - Unqualified	Improved		
2/1/1973	\$7,400	Conversion Code		767	1143	Q - Qualified	Improved		

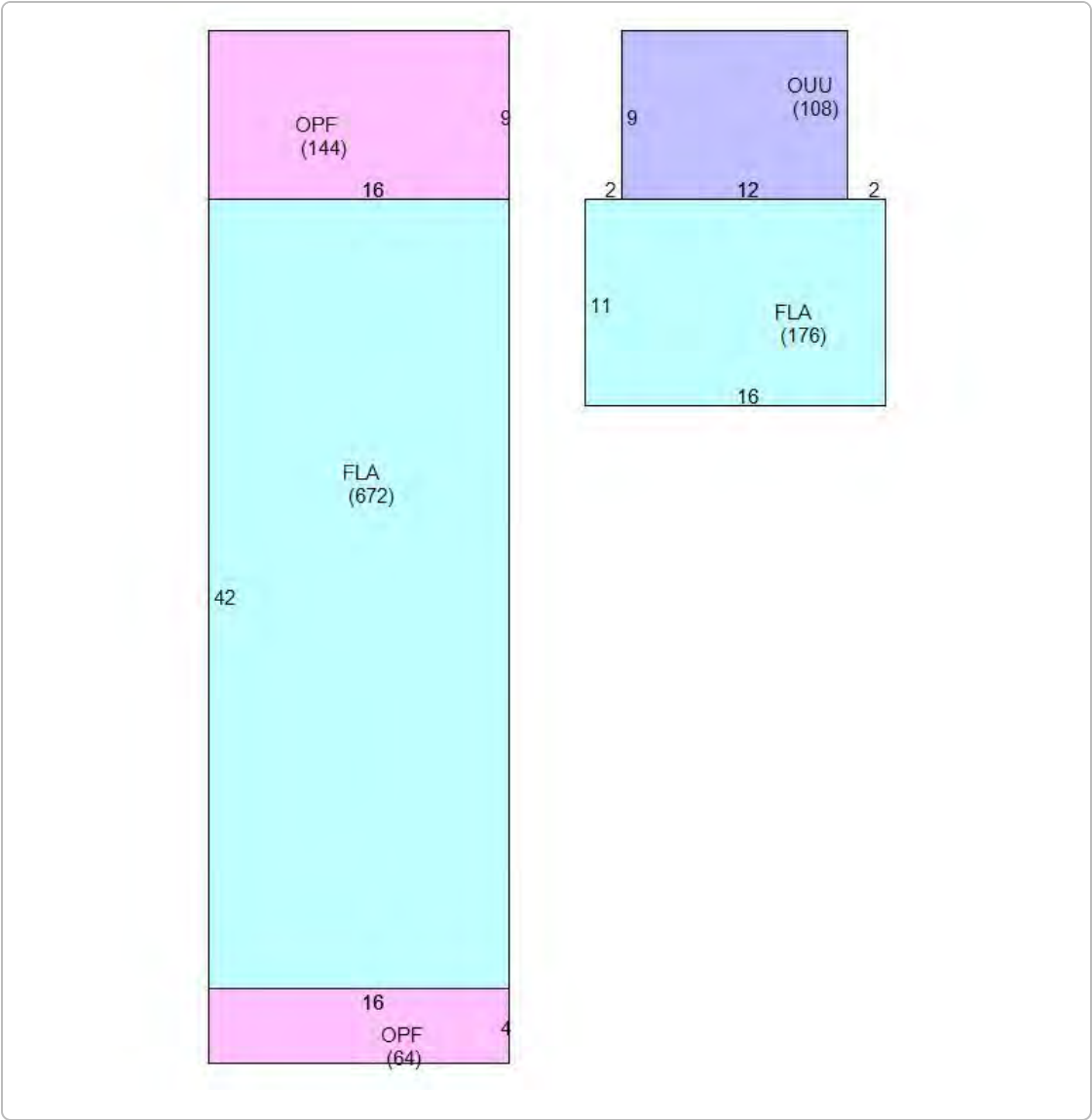
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-1606	5/15/2005	5/15/2005	\$5,000		REROUT WATER LINES THROUGHT ATTIC.-SKI
01-3399	1/29/2002	9/11/2002	\$11,000		RENOVATION
01-3700	11/15/2001	9/11/2002	\$1,000		DEMO SIDE PORCH
9601724	4/1/1996	12/1/1996	\$5,000		RENOVATIONS
B941308	4/1/1994	12/1/1994	\$1,000		ADD DECK TO REAR OF HOUSE
B940645	2/1/1994	12/1/1994	\$2,200		PAINT EXTERIOR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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Version 2.3.237