



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: April 28, 2021

Applicant: Mark A. Schneider

Address: #807 Virginia Street

Description of Work:

Replace front deck with composite material and maintain wood railings.

Site Facts:

The site under review is located at 807 Virginia Street. According to our survey, the primary structure at 807 Virginia is historic and contributing to the historic district, with a year built circa 1930s. At the front of the house facing Virginia Street, there is currently a wood deck with railings, which is not original to the house. The deck was not present in the historic 1965 photo, but it was built some time before the current owner bought the house in 1991.

Guidelines Cited on Review:

- Guidelines for Entrances, Porches and Doors (pages 32-33), specifically guidelines 3 and 5.
- Guidelines for Decks, Patios, Hot Tubs and Pools (pages 39-40), specifically guideline 1.

Staff Analysis:

The Certificate of Appropriateness under review proposes replacing a wooden front deck with TREX composite material. The application also proposes replacing the wooden railing around the deck with wood to match the existing.

Consistency with Cited Guidelines:

Staff finds that the proposed replacement of wood decking with composite material is not consistent with the cited guidelines for Entrances, Porches and Doors. Guidelines 3 and 5 under Entrances, Porches and Doors both specify that replacement materials used to repair any entryway elements must match the original fabric. In this case, the original fabric is wood, and replacing with composite material would be contrary to the guidelines, especially since the deck

is on the front elevation. However, staff does find that the proposal to replace the current wood railings with new wood railings to match the existing would be consistent with the guidelines.

Staff would like to note that this is a particular case of existing nonconformity, as a deck on the front elevation of a historic house would not be permitted by today's HARC guidelines for Decks, Patios, Hot Tubs and Pools (specifically guideline 1). Staff would also like to note that an alternate option of putting a roof structure over the deck, in order to decrease the Southern exposure from the sun, would be inconsistent with the HARC guidelines, as it would be creating a porch that did not exist historically on the front of a historic house.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020ET



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2021-0010	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	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:

807 Virginia Street	
MARK A. SCHNEIDER	PHONE NUMBER 954.661.6275
REVOCABLE TRUST	EMAIL masv35@aol.com
Mark A. SCHNEIDER	
16468 NW 12th ST	PHONE NUMBER 954.661.6275
Pembroke Pines, FL 33028	EMAIL
DATE 2/26/21	

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: REPLACEMENT OF DECK & GRADE
SEE PHOTOS / # HAND RAIL TO MATCH. DUE
TO CONTINUING MAINTENANCE @ DECK would
PREFER TREX 1x8 to match existing
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

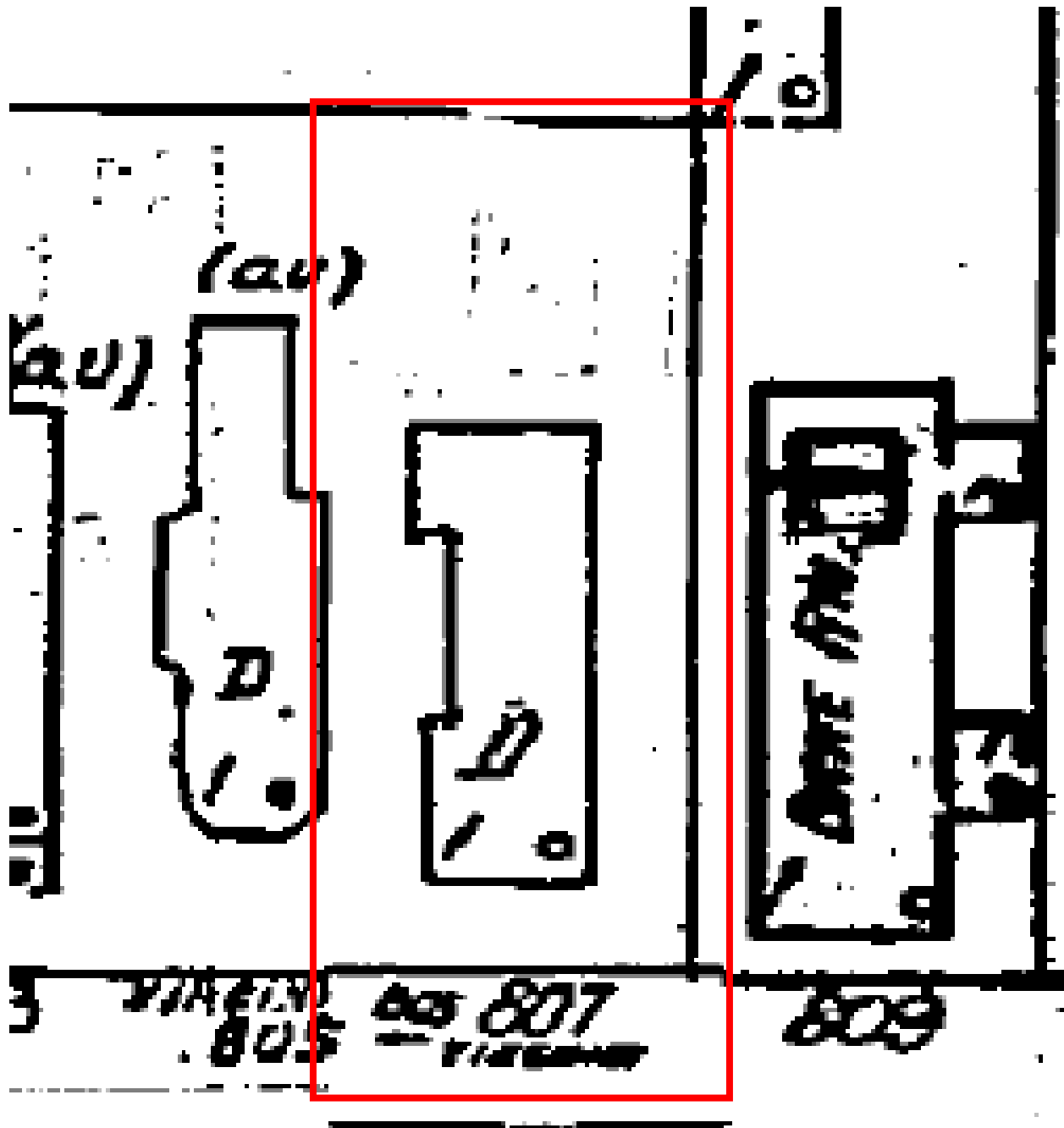
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

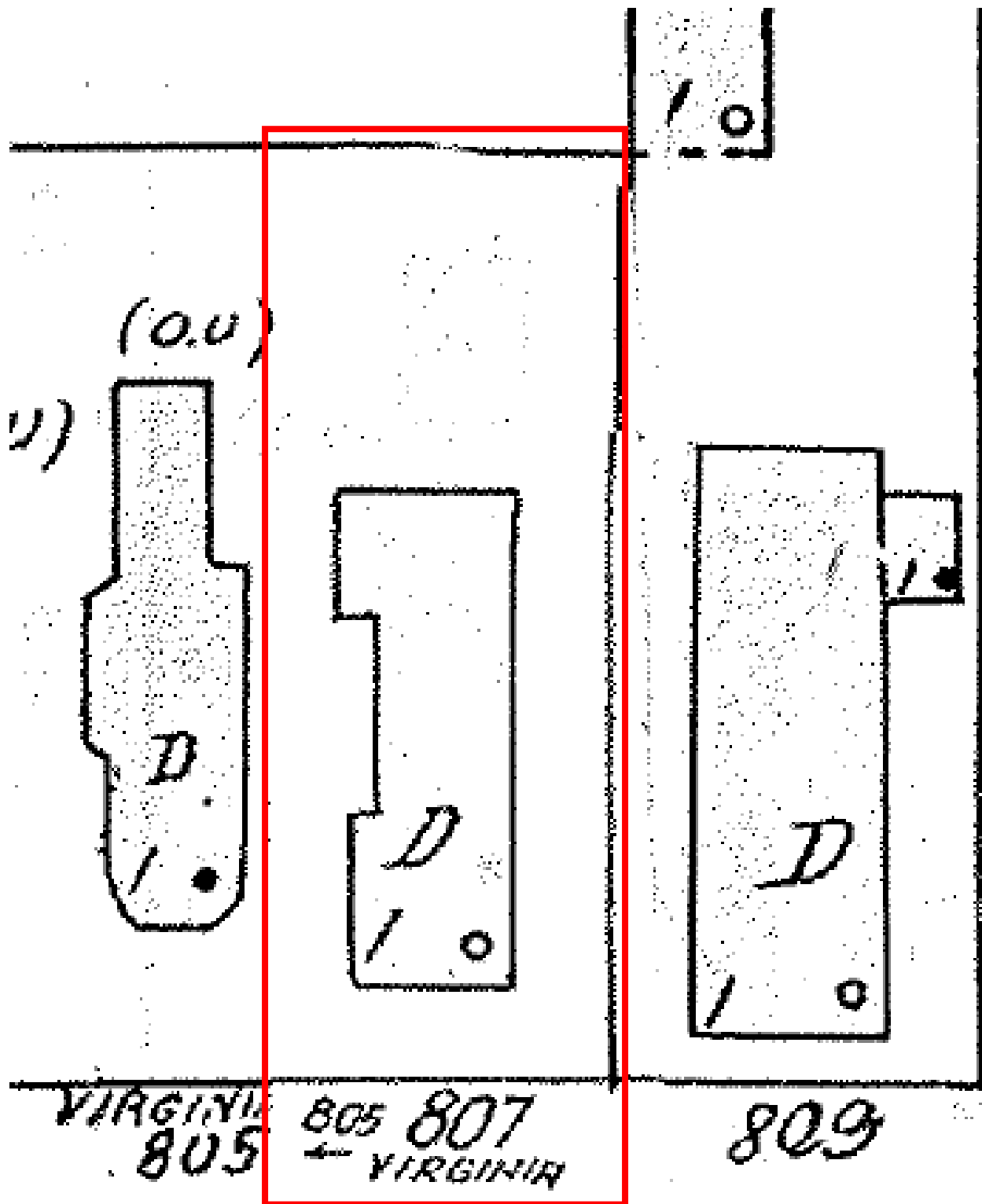
OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

SANBORN MAPS



1948 Sanborn with the property at 807 Virginia Street indicated in red.



1962 Sanborn with the property at 1311 Eliza Street indicated in red.

PROJECT PHOTOS



Historic photo of 807 Virginia Street from 1965.



Picture 1.

Owner: The Mark A. Schneider Revocable Trust

Address: 807 Virginia Street, Key West, FL

View: From Virginia Street. South looking towards North.



Picture 2.

Owner: The Mark A. Schneider Revocable Trust

Address: 807 Virginia Street, Key West, FL

View: Inside the deck area. Southwest looking towards the Northeast.



Picture 3.

Owner: The Mark A. Schneider Revocable Trust

Address: 807 Virginia Street, Key West, FL

View: Inside the deck area. Southwest looking towards the Northeast.



Picture 4.

Owner: The Mark A. Schneider Revocable Trust

Address: 807 Virginia Street, Key West, FL

View: Inside the deck area. Close up of deck splitting.



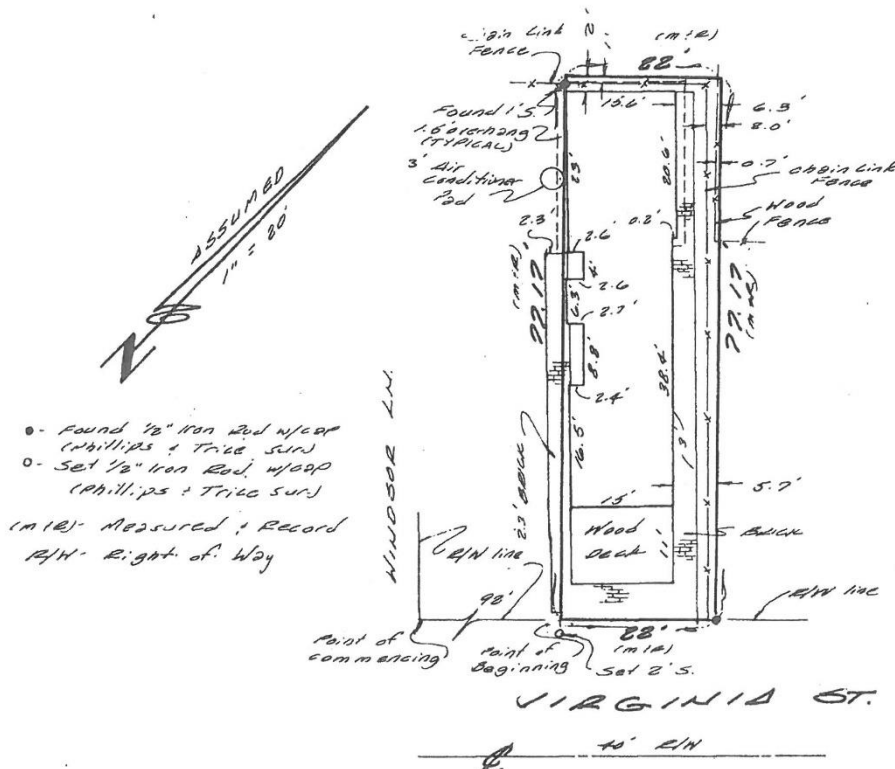
Picture 5.

Owner: The Mark A. Schneider Revocable Trust

Address: 807 Virginia Street, Key West, FL

View: Inside the deck area. Close up of splitting and sap coming from wood at front door.

SURVEY



NOTES:

1. Flood Insurance Rate Map Zone: X; Community Panel #120168, 1716 F, dated 10-17-89.
2. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
3. The "Land Description" shown hereon is in accord with the description provided by client.
4. Underground foundations and utilities, trees and ornamental shrubs were not located.
5. This survey is based in part upon previous surveys performed by this firm.
6. Street address: 807 Virginia Street, Key West, Florida.
7. Date of field work: January 22, 1993

"LAND DESCRIPTION": A parcel of land on the Island of Key West and being a part of Lot 9, Block 2 of TROPICAL BUILDING AND INVESTMENT CO. PLAT as recorded in Plat Book 1 at Page 37 of the Public Records of Monroe County, Florida; the said parcel of land being described as follows: COMMENCING at the intersection of the NE'yly right of way line (ROWL) of Windsor Lane with the NW'yly ROWL of Virginia Street and run thence NE'yly and along the NW'yly ROWL of the said Virginia Street for a distance of 92.0 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NE'yly and along the NW'yly ROWL of the said Virginia Street for a distance of 22.0 feet; thence NW'yly and at right angles for a distance of 77.17 feet; thence SW'yly and at right angles for a distance of 22.0 feet; thence SE'yly and at right angles for a distance of 77.17 feet back to the POINT OF BEGINNING.

BOUNDARY SURVEY FOR: MARK A. SCHNEIDER

I HEREBY CERTIFY to Mark A. Schneider; The Eddison Mortgage Group, Inc.; Tropical Land Title Co.; and Stewart Title Guaranty Company that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

PROPOSED DESIGN

HARC APPLICATION

OWNER: The mark A. Schneider Revocable Trust
Address: 807 Virginia Street
Key West, FL 33040

NARRATIVE – DECK REPLACEMENT

I purchased this house in 1991. The house was acquired from Norm Taylor. For those who have lived in KW since the 90s will remember him more affectionately as Captain Outrageous (who sadly passed in 2007). I then spent years rebuilding the house in accordance with the plans I had submitted to HARC and were subsequently approved. Since that time, I have tirelessly maintained the character of the house. As an Architect (licensed in Florida since 1986, and as CGC since 1995), I very much appreciate the need to maintain the character and the harmony of our architecture in Old Town Key West.

ISSUE:

The problem I am having is that the front of the house faces towards the South and does not have a roof over the front deck that faces Virginia Street. So keeping the front door and deck in some form of reasonable condition is a never-ending task. I have previously submitted a request in 2012 to rebuild the deck. But every time I'm in KW, I have to do something to the deck. I just put down 3 boards down a few months ago – (see pictures) and it they are already splitting and the sap comes out and is carried into the house. You can use Thompsons or Sikkens – doesn't matter - neither last very long in protecting the wood. The South exposure does tremendous damage. If you look at the other houses on my side of the street, mine is the only house without any protection from the sun.

My request is to rebuild the deck one last time, but this time with TREX Enhance Composite Decking – Clam Shell which matches the current color. And match installing the same handrail. I understand, normally this would be a Stall Approval, but since I'm requesting that the deck be changed from wood to TREX, and it's in the front of the house, it must come before HARC – hence the reason for this submission.

I would ask that you take note that I have 4' high hedges in the front of the house (see pictures) and this obscures your view of the deck from the street. Plus there are plants on both sides of the front of the deck. There is very little view of the deck from Virginia Street. So any change in material based upon a street view would have minimal impact on the overall architecture. Further, the deck would certainly look more presentable than the cracked wood. I am too old to constantly be replacing deck. My intention is to replace the deck with TREX in the exact pattern as shown in the pictures with the same handrail as shown. I am not in any way trying to change the look of the house. I'm simply trying to reduce my work load at this stage of my life.

Regards,

Mark A. Schneider

[FIND A RETAILER »](#)

[ORDER A SAMPLE »](#)



Decking > Enhance® Composite Decking

ENHANCE® COMPOSITE DECKING

SHARE: [Save](#)

[SAVE](#)

[Like 45](#)

[Share](#)

[Tweet](#)



TREX ENHANCE® DECKING IN FOGGY WHARF

Come sunrise or sunset, you've got front row seats to a world class show.

DECKING COLORS

<https://www.trex.com/products/decking/enhance/>

[📍 FIND A RETAILER »](#)

CLAM SHELL

[🛒 ORDER A SAMPLE »](#)

ENHANCE NATURALS - BETTER


TWO WORRY-FREE COLLECTIONS

If you seek the durability of composite and the affordability of wood, opt for Basics. This long-lasting decking requires little upkeep and comes in three traditional colors.

For an authentic wood-grain appearance, choose Trex Enhance® Naturals. This high-performance collection includes five multi-tonal colors inspired by nature.

Trex Enhance® Basics and Trex Enhance® Naturals both offer fade and stain protections, as well as enhanced mold and mildew resistance, to make maintenance simple. And because the boards are scalloped, they're as lightweight as lumber—without the extra work.

COMPATIBLE WITH ALL TREX RAILING

No outdoor living space is complete without railing that perfectly captures its surroundings. Enhance decks mix and match with all of our Trex railing lines, allowing you to create a completely custom look.

[📍 FIND A RETAILER »](#)[🛒 ORDER A SAMPLE »](#)

The innovative Trex Hideaway Hidden Fasteners are an option with grooved-edge boards for perfectly consistent spacing and no visible screws on top.

EARTH FRIENDLY

We don't harvest rainforests to make Trex. In fact, we've never cut down a single tree. Enhance—like all Trex decking—is made of recycled materials, from reclaimed wood and sawdust to plastic packaging.

[WHERE TO BUY TREX](#)[FIND A DECK BUILDER](#)

LIKE WHAT YOU DON'T SEE?

Trex Hideaway® Hidden Fasteners are clips that install between our deck boards without surface deck screws for a smooth, unfettered finish.

[Shop Now](#)

[📍 FIND A RETAILER »](#)

[🛒 ORDER A SAMPLE »](#)



1" GROOVED EDGE BOARD

ACTUAL DIMENSIONS

- .94 in x 5.5 in x 12 ft (24 mm x 140 mm x 365 mm)
- .94 in x 5.5 in x 16 ft (24 mm x 140 mm x 487 mm)
- .94 in x 5.5 in x 20 ft (24 mm x 140 mm x 609 cm)

Our grooved edge boards install with our Hidden Fastening System beneath the deck surface, leaving a tidy finish free of screw holes.

FASCIA PROFILES

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., April 28, 2021 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.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

REPLACE FRONT DECK WITH COMPOSITE MATERIAL AND MAINTAIN WOOD RAILINGS.

#807 VIRGINIA STREET

Applicant – Mark A. Schneider Application #H2021-0010

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 305-809-3975 or visit our website at 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.



PROPERTY APPRAISER INFORMATION



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 00030170-000000
 Account# 1030937
 Property ID 1030937
 Millage Group 10KW
 Location 807 VIRGINIA St, KEY WEST
 Address
 Legal KW TROPICAL SUB PB1-37 PT LOT 9 SQR 2 TR 12 OR561-229 OR808-1364/65
 Description OR809-2121/22 OR885-780 OR886-2313/14 OR1139-1362 OR1166-1509/10 OR1166-1511/12 OR1249-1253/54 OR1276-1405/06 OR2783-378/80 OR2790-1710/12
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision Tropical Building and Investment Co Sub
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SCHNEIDER MARK A REVOCABLE LIVING TRUST
 2/3/2016
 16468 NW 12th St
 Pembroke Pines FL 33028

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$129,513	\$106,658	\$109,705	\$111,229
+ Market Misc Value	\$3,349	\$3,349	\$3,349	\$3,349
+ Market Land Value	\$299,811	\$293,734	\$290,189	\$290,189
= Just Market Value	\$432,673	\$403,741	\$403,243	\$404,767
= Total Assessed Value	\$413,027	\$403,741	\$401,443	\$393,187
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$388,027	\$378,741	\$376,443	\$368,187

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,825.00	Square Foot	0	0

Buildings

Building ID	2334	Exterior Walls	ABOVE AVERAGE WOOD	
Style	1 STORY ELEV FOUNDATION	Year Built	1938	
Building Type	S.F.R. - R1 / R1	Effective Year Built	2011	
Gross Sq Ft	1182	Foundation	WD CONC PADS	
Finished Sq Ft	841	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	GOOD	Flooring Type	CONC S/B GRND	
Perimeter	152	Heating Type	FCD/AIR DUCTED	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	8	Half Bathrooms	0	
Interior Walls	WD PANL/CUSTOM	Grade	450	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	143	0	0
FLA	FLOOR LIV AREA	841	841	0
OPU	OP PR UNFIN LL	180	0	0
SBF	UTIL FIN BLK	18	0	0
TOTAL		1,182	841	0

4/19/2021

qPublic.net - Monroe County, FL - Report: 00030170-000000

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WATER FEATURE	1984	1985	1	1 UT	1
FENCES	1984	1985	1	210 SF	2
BRICK PATIO	1984	1985	1	318 SF	2

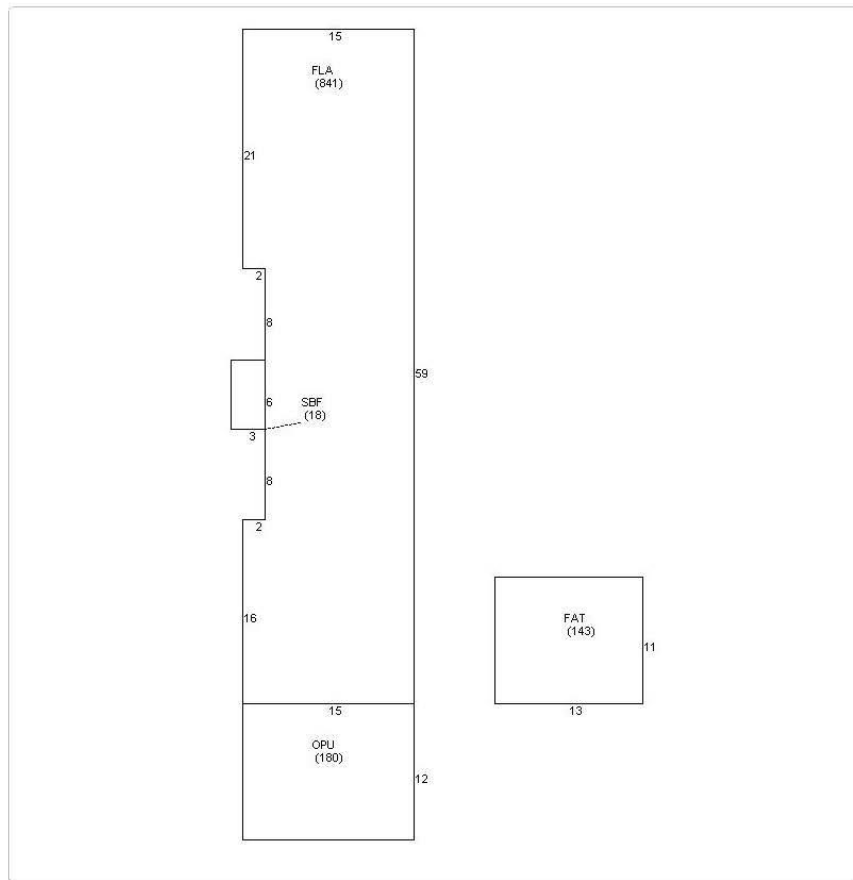
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/23/2016	\$100	Warranty Deed		2790	1710	11 - Unqualified	Improved
2/3/2016	\$100	Warranty Deed		2783	378	11 - Unqualified	Improved
4/1/1991	\$95,000	Warranty Deed		1166	1511	Q - Qualified	Improved
7/1/1990	\$105,000	Warranty Deed		1139	1362	Q - Qualified	Improved
6/1/1983	\$42,000	Warranty Deed		886	2313	Q - Qualified	Improved
3/1/1980	\$37,000	Warranty Deed		808	1364	Q - Qualified	Improved
2/1/1973	\$10,000	Conversion Code		561	229	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-3327	9/18/2012	4/8/2014	\$4,000	Residential	REBUILDING DECK - REPLACING ROTTED WITH IDENTICAL DESIGN AS EXISTING. SEE SURVEY & PICTURES. UNDER 30" ABOVE YARD & NON STRUCTURAL.
0101982	5/17/2001	10/26/2001	\$6,000		2 SQS BUILTUP/9 SQS METAL

View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**

**Photos**

Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 4/19/2021, 2:09:01 AM](#)

Developed by
Schneider
GEO SPATIAL

Version 2.3.117