



Historic Architectural Review Commission Staff Report for Item 14

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: May 25, 2021

Applicant: Seth Neal

Address: #324 Virginia Street

Description of Work:

Demolition of non-historic rear additions.

Site Facts:

The site under review is located at 324 Virginia Street. According to our survey, the frame vernacular structure on this site is historic and contributing to the district, with a year built circa 1912. Sanborn maps show that the structure originally had a L-shaped wrap-around porch, which was partially enclosed sometime between 1948 and 1962. This explains the odd roof form of the house, as well as the non-original elements of the front porch. There are existing non-historic additions at the rear of the historic structure, and the structure on site currently sits in the required front and side setbacks.

The property received a variance from Planning Board for this application. The plans submitted to HARC show revised tree locations, which staff has reviewed with the Urban Forester in order to proceed. The property is currently in the AE 6 flood zone, but proposed FEMA flood maps show the property in zone AE 7.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218 (b), Criteria for demolitions.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of existing non-historic rear additions and non-contributing elements of the front porch at the house at 324 Virginia Street. Demolition of the non-historic rear additions would make way for a new back porch

addition. The elements of the front porch to be removed, which include the columns, floor, and roof, would be replaced with new, historically appropriate elements.

It is staff's opinion that the request for the demolition of the existing non-historic rear additions and non-contributing elements of the front porch shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *The historic architectural review commission shall not issue a certificate of appropriateness 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 removal of the existing non-historic rear additions and non-contributing porch elements will not have a negative effect on the character of the surrounding neighborhood.

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

The non-contributing rear additions and porch elements under review for demolition are not original to the historic house at 324 Virginia Street.

- (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;*

The rear additions and porch elements under review are not significant later additions, and they have not acquired historic significance that is important to the site or surrounding district.

- (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 rear additions and porch elements in question will not qualify as a contributing element to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2021-0021	REVISION #	INITIAL & DATE
FLOOD ZONE AE 3	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	324 VIRGINIA ST. KEY WEST, FL		
NAME ON DEED:	LYKINS LEASING LLC	PHONE NUMBER	479-770-6633
OWNER'S MAILING ADDRESS:	601 GLASGOW LANE	EMAIL	hecklerkoch91@yahoo.com
	BENTONVILLE AR 72712		
APPLICANT NAME:	SETH NEAL - T.S. NEAL ARCHITECTS	PHONE NUMBER	305-380-8857
APPLICANT'S ADDRESS:	22974 OVERSEAS HWY	EMAIL	SETH.NEAL@TSNARCHITECTS.COM
	CUDJOB KEY FL 33042		
APPLICANT'S SIGNATURE:	<i>T. Neal</i>		DATE 4-26-2021

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: RENOVATION TO EXISTING HOUSE. RAISE TO FUTURE FEMA FLOOD MAPS + ADJUST HOUSE ON SITE TO IMPROVE SETBACKS. NEW GUEST HOUSE ACCESSORY STRUCTURE AT REAR OF HOUSE.
MAIN BUILDING: RENOVATION TO EXISTING HOUSE.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): YES



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): <u>YES, GUEST HOUSE</u>	
PAVERS: <u>-</u>	FENCES: <u>YES, WOOD & CMU WALL AT L&AL + EK.CMU.</u> <u>SEE SUB PLAN</u>
DECKS: <u>YES, WALKWAY</u> <u>SEE SUB PLAN</u>	PAINTING: <u> </u>
SITE (INCLUDING GRADING, FILL, TREES, ETC): <u>-</u>	POOLS (INCLUDING EQUIPMENT): <u>NO</u>
ACCESSORY EQUIPMENT (GAS, A/C VENTS, ETC.): <u>YES</u>	OTHER: <u> </u>

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.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT <i>HMDR</i>	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	<i>324 VIRGINIA</i>
PROPERTY OWNER'S NAME:	<i>JOHN LYKINS</i>
APPLICANT NAME:	<i>SETH NEAL, T.S. NEAL ARCHITECT</i>

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 <i>John E. Lykins</i>	<i>4/12/21</i> <i>JOHN LYKINS</i>
	DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

*REMOVE REAR ADDITIONS, CISTERN, FRONT PORCH (FLOOR, COLUMNS, ROOF TO BE NEW)
NEW FOUNDATIONS AND FLOOR SYSTEM, REMOVE DOOR & WINDOWS & REPLACE W. NEW WOOD.*

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.

(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.

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.
(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.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(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.
(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.

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.

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THE ELEMENTS BEING DEMOLISHED AT THE BEAR DO NOT DEFINE THE
OVERALL HISTORIC CHARACTER OF THE NEIGHBORHOOD.

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

THE ELEMENTS OF THE SITE & BUILDING BEING DEMOLISHED DOES NOT
DESTROY THE HISTORIC RELATIONSHIP BETWEEN BUILDINGS.

(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.

REMOVING LATER ADDITIONS DOES NOT DEFINE THE HISTORIC CHARACTER OF THE SITE.

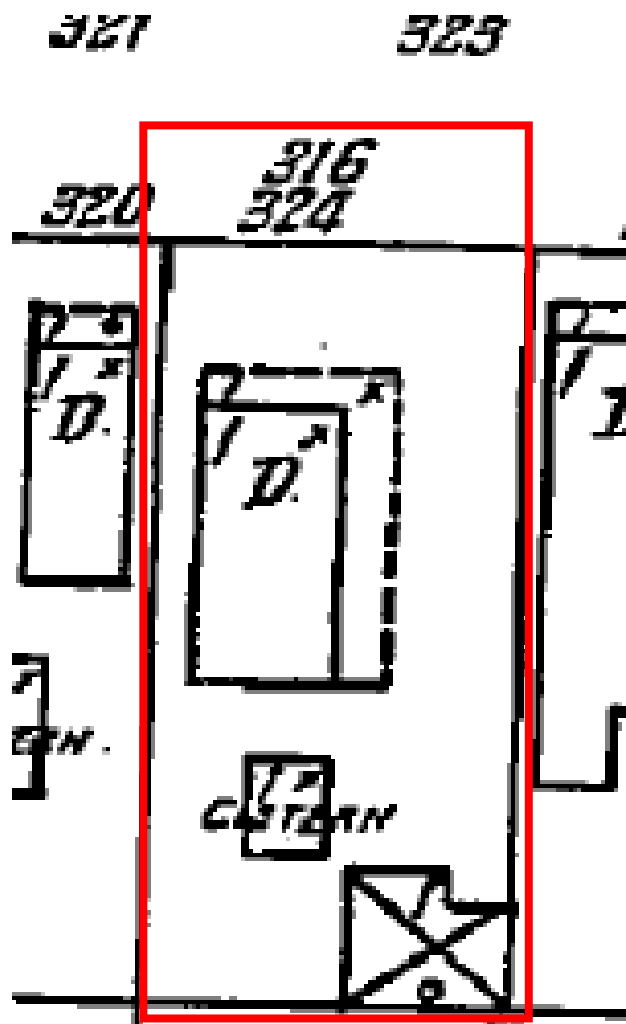
(4) Removing buildings or structures that would otherwise qualify as contributing.

STRUCTURES BEING REMOVED WOULD NOT QUALIFY AS CONTRIBUTING.

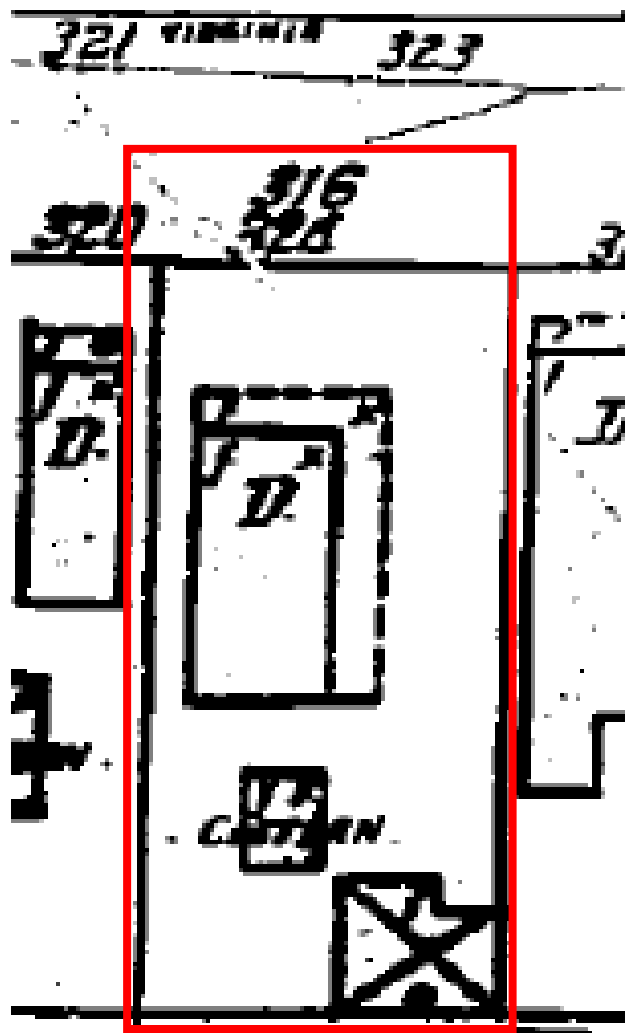
SANBORN MAPS

[illegible]

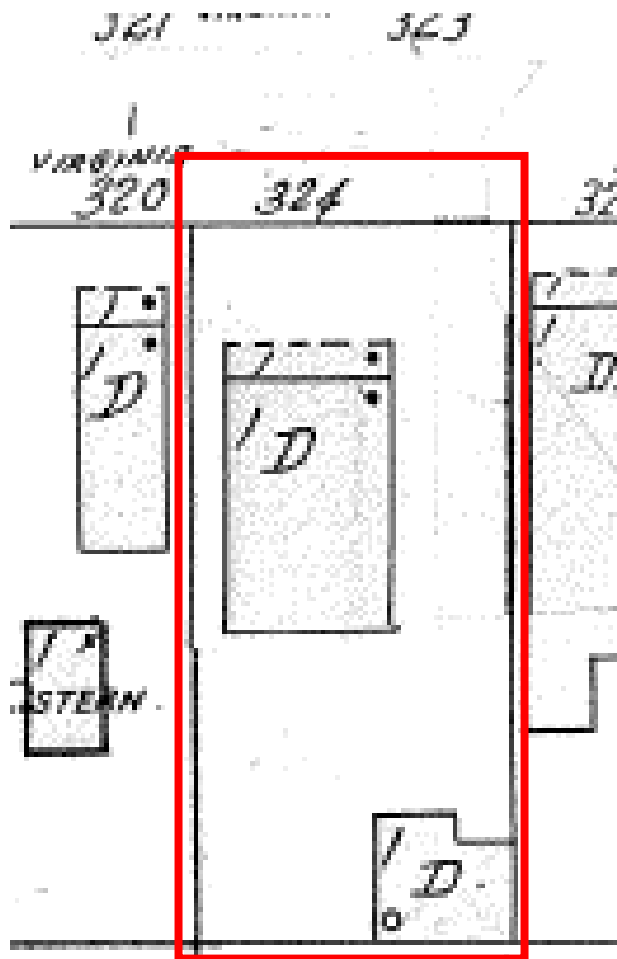
1912 Sanborn with the property at 324 (316) Virginia Street indicated in red.



1926 Sanborn with the property at 324 (316) Virginia Street indicated in red.



1948 Sanborn with the property at 324 (316) Virginia Street indicated in red.



1962 Sanborn with the property at 324 Virginia Street indicated in red.

PROJECT PHOTOS



Historic photo from 1965 showing 324 Virginia Street.



Virginia Street View









East Side View

SURVEY

ELEVATION CERTIFICATE		OMB No. 1560-0008 Expiration Date: November 30, 2022	
IMPORTANT: In these spaces, complete the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 324 VIRGINIA STREET		Policy Number:	
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number
SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)			
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings' <input type="checkbox"/> Building Under Construction' <input checked="" type="checkbox"/> Finished Construction "A new Elevation Certificate will be required when construction of the building is complete.			
C2. Elevations – Zones A1–A30 AE AH, A (with BEF), VE, V1–V30, V (with BEF), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, Complete Items C2.a–h below according to the building diagram specified in Item A7, In Puerto Rico only, enter A/H. Benchmark Utilized: AA0020 _____ Vertical Datum: NGVD29 _____			
Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Sourc _____			
Datum used for building elevations must be the same as that used for the BFE.			
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	_____	5.8	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	_____	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	_____	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	_____	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	_____	6.2	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Highest adjacent (finished) grade next to building (LAG)	_____	4.7	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	_____	5.1	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	_____	4.7	<input type="checkbox"/> feet <input type="checkbox"/> meters
SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S.C. Code, Section 1007.			
Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Check here if attachments.			
Certifier's Name ERIC ISAACS	License Number PSM 6783		
Title SURVEYOR & MAPPER			
Company Name FLORIDA KEYS LAND SURVEYING			
Address 19960 OVERSEAS HIGHWAY			
City SUGARLOAF KEY	State Florida	ZIP Code 33042	
Signature 	Date 10-12-2020	Telephone (305) 394-3690	Ext. _____
Copy three copies of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.			
Comments (including type of equipment and location, per C2(e), if applicable) THE BUILDING IS ONE STORY HOUSE ON COLUMNS. C2(a) THE ELEVATION OF THE BOTTOM OF THE WATER HEATER, THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.			

F.E.C. PROVIDED BY OWNER

SURVEY PROVIDED BY OWNER

BEARING BASE:
ALL BEARINGS ARE BASED
ON S39°12'41"W ASSUMED
ALONG THE CENTERLINE OF
VIRGINIA STREET.

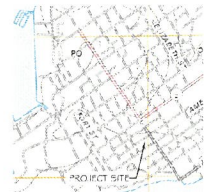
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

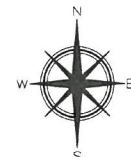
ADDRESS:
324 VIRGINIA STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6

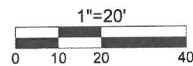
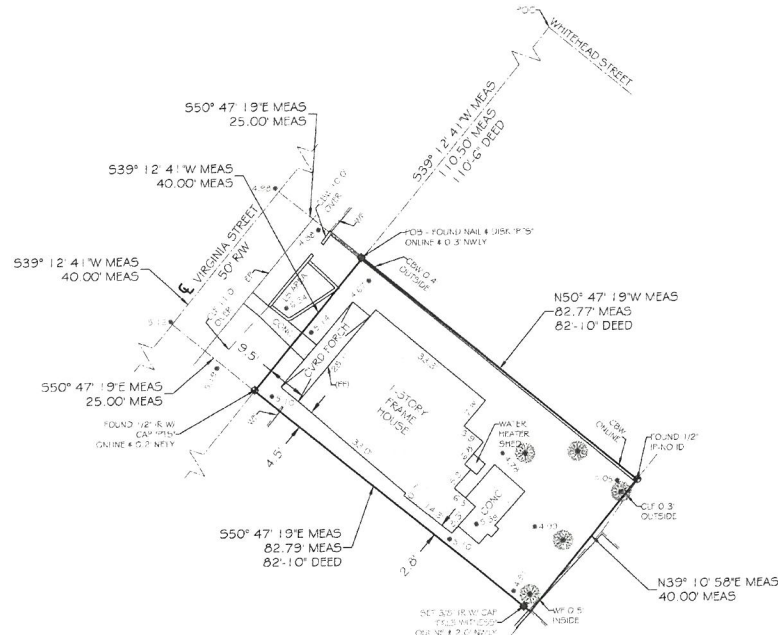
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E











ASSUMED



TOTAL AREA = 3,311.20 SQFT±

LEGEND

-  WATER METER
 SANITARY SEWER CLEAN OUT
 MAILBOX
 WOOD POWER POLE
 CONCRETE POWER POLE
 6\"/> WOOD PYLON
 SPOT GRADE ELEVATION (TYPICAL)
 PALM TREE
 TREE (UNKNOWN SPECIES)

SURVEYOR NOTES -

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND ARE CERTIFIED TO AND ACCURACY OF 0.1' +/-.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAO020); ELEVATION = 3.9' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) IS 5.6' (NGVD 1929) AND WAS TAKEN AT THE DOOR THRESHOLD SHOWN ON THE SURVEY MAP. NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.

LEGAL DESCRIPTION -

On the island of Key West, and known as William A. Whitehead's map of said island, delineated in February, A.D. 1829, as part of Tract Ten (10), but now better known as a part of Lot Three (3), in Square Two (2) of said Tract Ten (10), according to C.W. Telford's map of Key West:

Commencing at a point on Virginia Street, distant One Hundred and Ten (110) feet and Six (6) inches from the corner of Whitehead and Virginia Streets, and running thence along said Virginia Street, to a Southwesterly direction Forty (40) Feet; thence at right angles to a Southwesterly direction Eighty-Two (82) Feet; and Ten (10) inches; thence at right angles in a Northerly direction Forty (40) Feet; thence at right angles in a Northwesterly direction Eighty-two (82) Feet; and Ten (10) inches to the place of beginning.

CERTIFIED TO -
LYKINS LEASING LLC:

[illegible]

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO THIS WRITTEN CONSENT OF THE SUNDING PARTY. THE BOX LINE SHOWS HOW WE REPRESENT THE SURVEYORS' OPINION OF THE BEST APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	09/23/2020
MAP DATE:	10/09/2020

REVISION	DATE	XXX/XX/XXXX
SHEET	: OF :	
DRAWN BY	M. [Signature]	
NO.	17-379	

NO VALUE
SIGNATURE
DATE
SURVEYOR

9, 15 & 784



**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: F.K.Bernal@Gmail.com

SURVEY & FEC

C1.0

PROPOSED DESIGN

SITE DATA324 VIRGINIA STREET

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	3,311.2 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	
IMPERVIOUS	1,573.8 SQ. FT.	1,986.7 (60% MAX)	1,811 SQ. FT. 54.7 %	CONFORMS
OPEN SPACE	1,737.4 SQ. FT.	1,158.9 (35% MIN)	1,500 SQ. FT. 45%	CONFORMS
BUILDING COV.	1,555.8 SQ. FT.	1,324.4 (40% MAX)	1,766 SQ. FT. 53.3%	13.3% , 442 SQ. FT. VARIANCE REQUIRED
FRONT YARD 50% GREEN SPACE COV.	224 SQ. FT. 56%	400 SF @ (50% MIN) 200 sq FT	224 SQ. FT. 56%	CONFORMS

YARD SETBACKS				
FRONT SETBACK	3'-10"	10'	3'-10 1/2"	IMPROVEMENT, VARIANCE REQUIRED
REAR SETBACK	15'-0" HISTORIC 2ND UNIT: 0'-0"	15'	5'-0"	HISTORIC IMPROVEMENT, VARIANCE REQUIRED
WEST SIDE SETBACK	2'-9"	5'	5'-0"	IMPROVEMENT, CONFORMS
EAST SIDE SETBACK	5'-0" HISTORIC 2ND UNIT: 0'-0"	5'	5'-0"	HISTORIC IMPROVEMENT CONFORMS
BUILDING HEIGHT	+/- 16'-11"	30'	+/- 20'-2"	CONFORMS

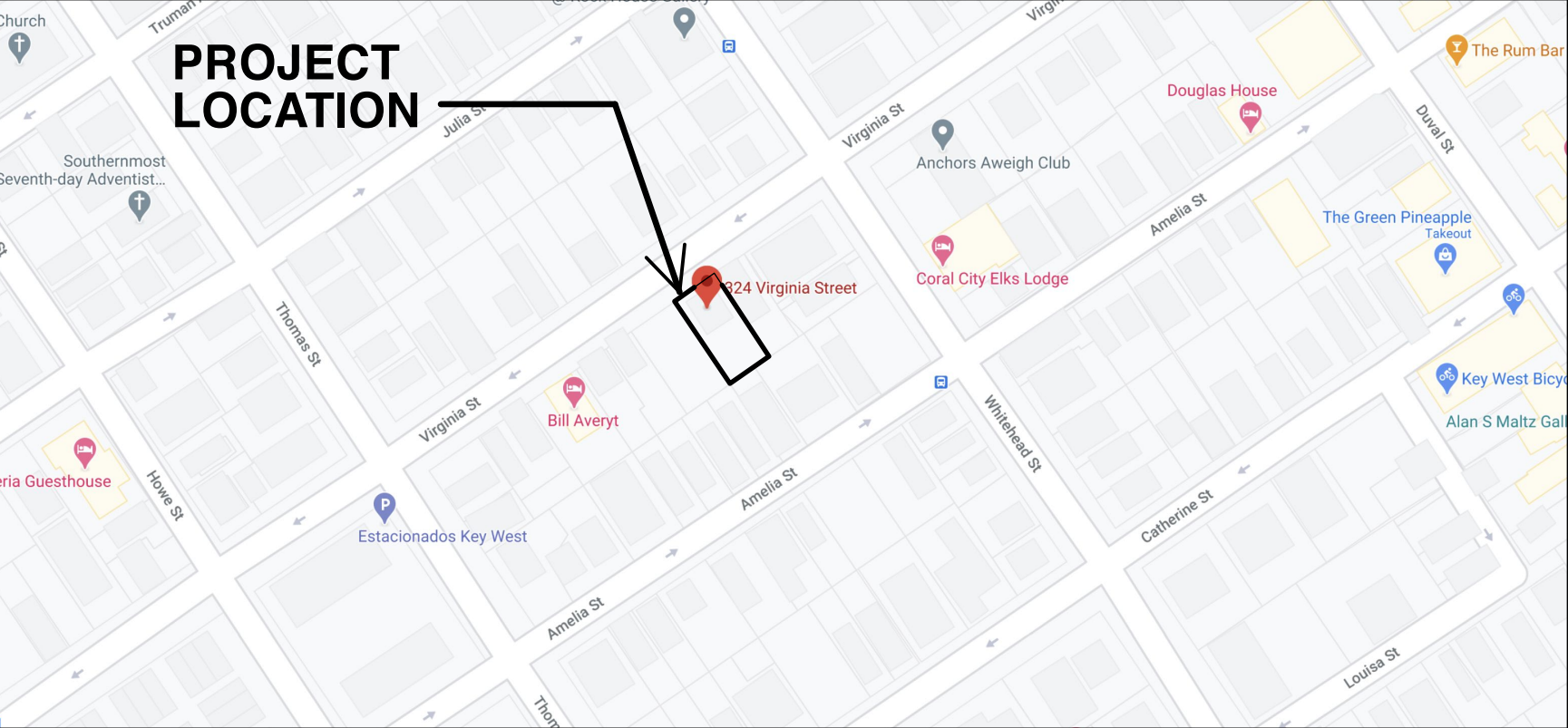
FEMA MAP FLOOD ZONE AE 6, 6'+1'=7' F.F. ELEV.



(NAVD 1988) PROPOSED FEMA FLOOD MAP, AE7+1=8'



SITE LOCATION MAP



DESIGN NOTES:	GENERAL NOTES:	DRAWING SCHEDULE:
<p>THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:</p> <p>FBC 2017 - RESIDENTIAL (FBC-R) A.S.C.E. 24-05 REGULATIONS PER FBC 07/ASCE 07-10 EXPOSURE "C" CONSTRUCTION TYPE VB LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. SEE STRUCTURAL DRAWINGS, SHEET S-1</p> <p>VARIANCE APPROVAL: APRIL 22ND 2021</p>	<p>1. DO NOT SCALE ANY DRAWING.</p> <p>2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.</p> <p>3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.</p> <p>4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.</p> <p>5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.</p> <p>6. ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.</p> <p>7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.</p> <p>8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.</p> <p>9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.</p> <p>10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY</p> <p>11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.</p> <p>12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.</p> <p>13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.</p> <p>14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.</p>	<p>T1.1 TITLE, SITE DATA & PROJECT INFO C1.0 SURVEY + F.E.C. C1.1 ARCSHITECTURAL SITE PLAN EX1.1 EXISTING FLOOR PLAN EX2.1 EXISTING ELEVATIONS + SECTIONS A1.1 SITE & FLOOR PLAN A3.1 PROPOSED ELEVATIONS A3.2 PROPOSED ELEVATIONS</p>
CERTIFICATE OF COMPLIANCE:		SCOPE OF WORK:
		<p>RAISING, MOVING AND RENOVATING THE EXISTING STRUCTURE ALONG WITH ADDING A REAR COVERED PORCH & ACCESSORY STRUCTURE IN THE REAR YARD.</p>



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547



A RENOVATION FOR
JOHN LYKINS
324 VIRGINIA STREET
KEY WEST, F L 33040

DRAWING TITLE:
TITLE & PROJECT
INFORMATION

DRAWN: EDSA/TSN
CHECKED: TSN
DATE: 04-26-2021

REVISION #	DATE

T1.1
SHEET #

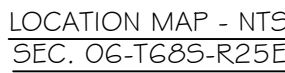











T S N

T. S. NEAL ARCHITECTS, INC.

FEMA Form 086-0-33 (12/19) Replaces all previous editions. Form Page 2 of 6

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6



-  - WATER METER
 - SANITARY SEWER CLEAN OUT
 - MAILBOX
 - WOOD POWER POLE
 - CONCRETE POWER POLE
 - 8" WOOD PYLON
 - SPOT GRADE ELEVATION (TYPICAL)
 - PALM TREE
 - TREE (UNKNOWN SPECIES)

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND ARE CERTIFIED TO AND ACCURACY OF 0.1" +/-.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAOO20), ELEVATION = 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) = 5.8' (NGVD 1929) AND WAS TAKEN AT THE DOOR THRESHOLD SHOWN ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SIGNED _____

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

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 Ten (10), but now better known as a part of Lot Three (3), in Square Two (2) of said Tract Ten (10), according to C.W. Tift's map of Key West:

Commencing at a point on Virginia Street, distant One Hundred and Ten (110) feet and Six (6) inches from the corner of Whitehead and Virginia Streets, and running thence along said Virginia Street, in a Southwesterly direction Forty (40) Feet, thence at right angles in a Southeasterly direction Forty-two (42) Feet and Ten (10) inches; thence at right angles in a Northeasterly direction Forty (40) Feet; thence at right angles in a Northwesterly direction Eighty-two (82) Feet and Ten (10) inches to the place of beginning.

SURVEY PROVIDED BY OWNER

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



305-340-8857
251-422-9547

**A RENOVATION FOR
JOHN LYKINS
324 VIRGINIA STREET
KEY WEST, F L 33040**

DRAWING TITLE:
SURVEY & FEC

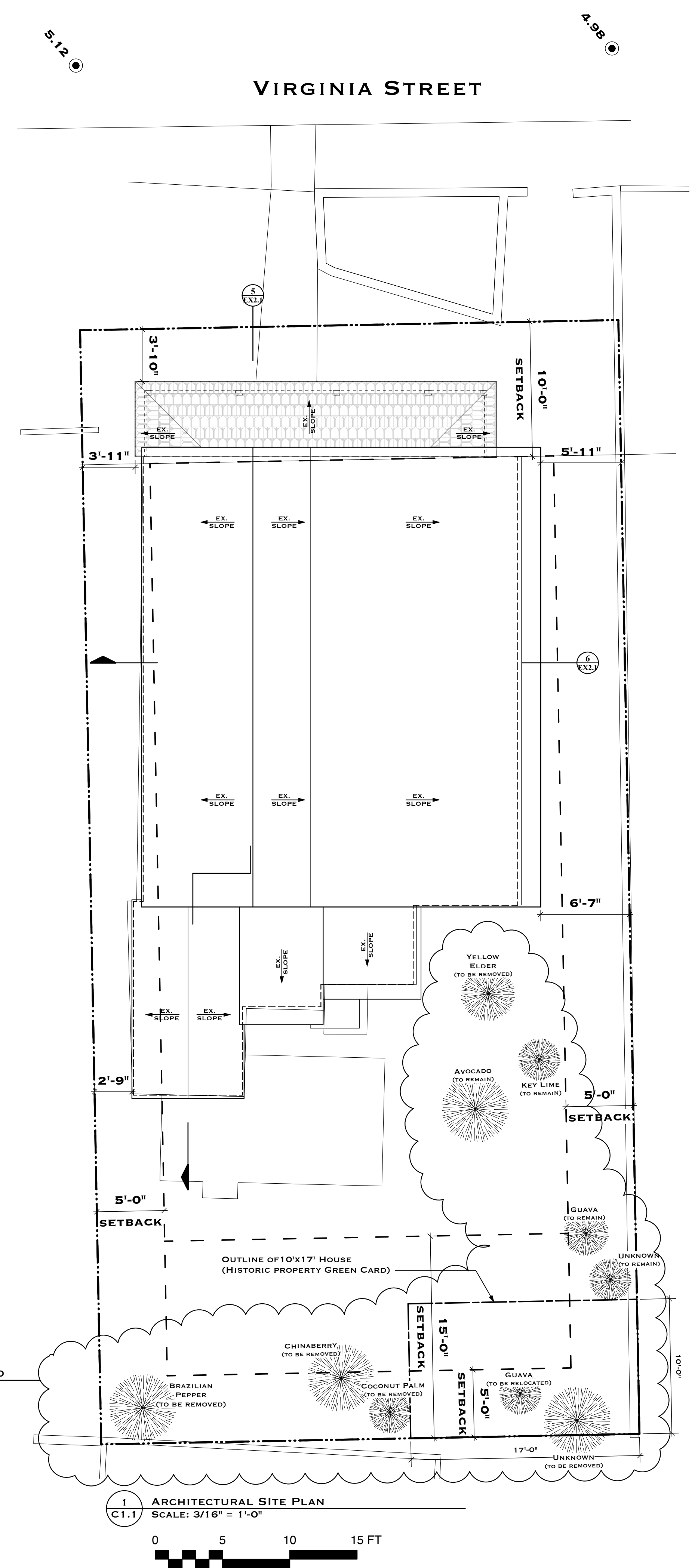
DRAWN: EDSA/TSN
CHECKED: TSN
DATE: 04-26-2021

REVISION #	DATE
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C1.0
SHEET #



T. S. NEAL ARCHITECTS, INC



TREE LOCATION UPDATED
05-13-2021

1

C1.1

ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"

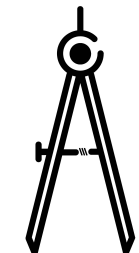
0

5

10

15 FT

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

A RENOVATION FOR
JOHN LYKINS
324 VIRGINIA STREET
KEY WEST, F L 33040

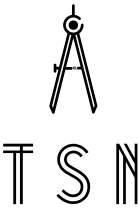
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ARCHITECTURAL SITE PLAN

DRAWN: EDSA/TSN
CHECKED: TSN
DATE: 04-26-2021

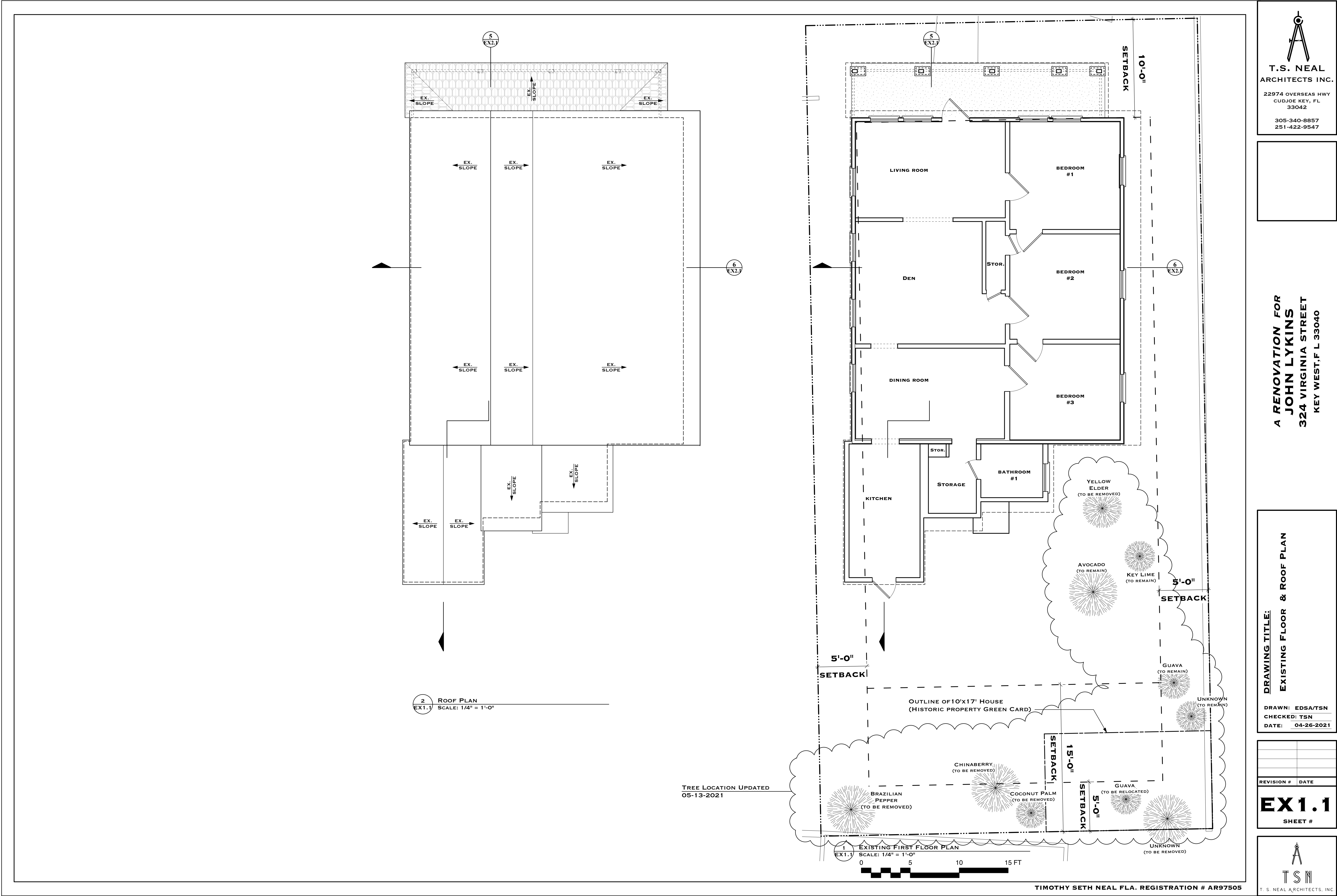
REVISION #	DATE

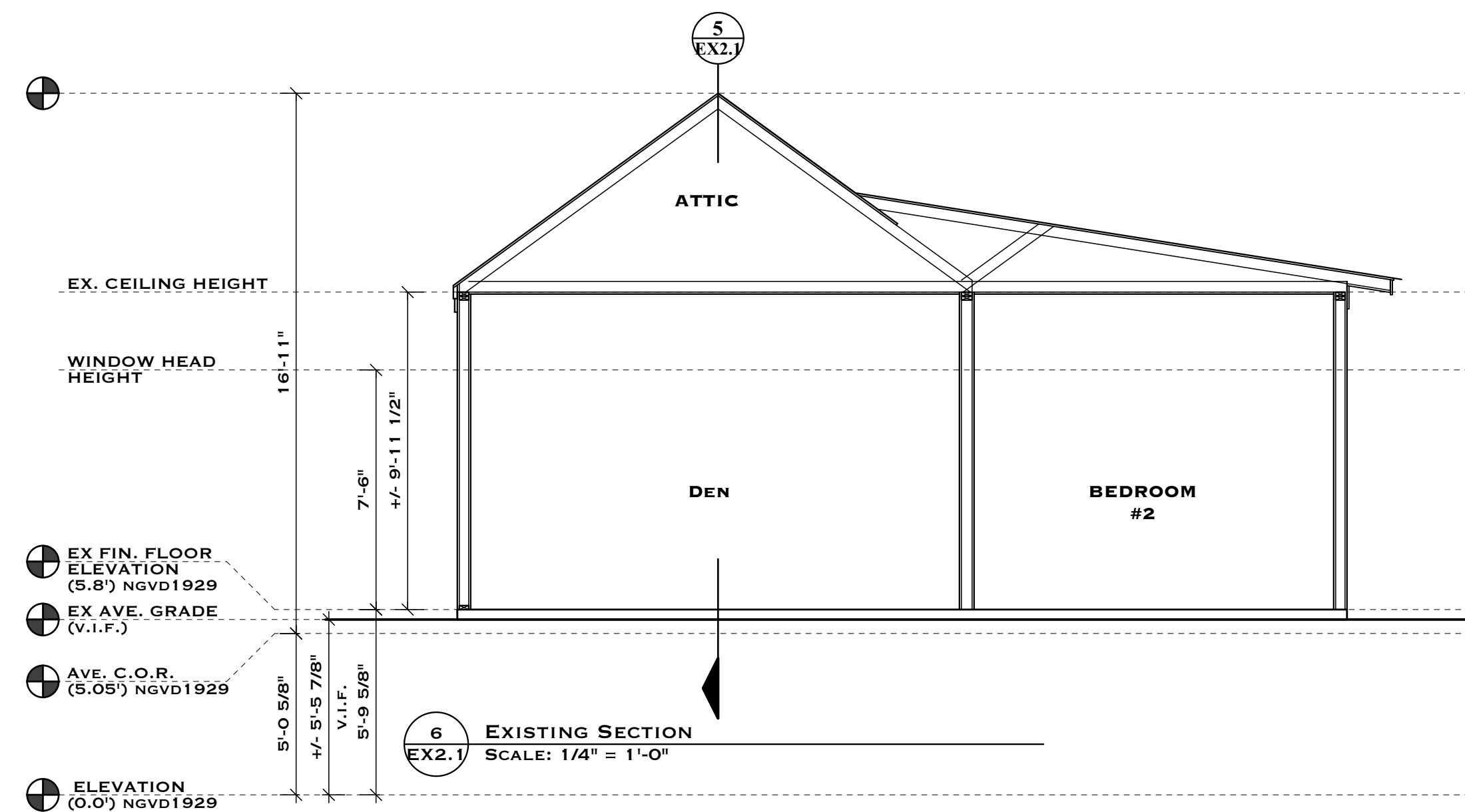
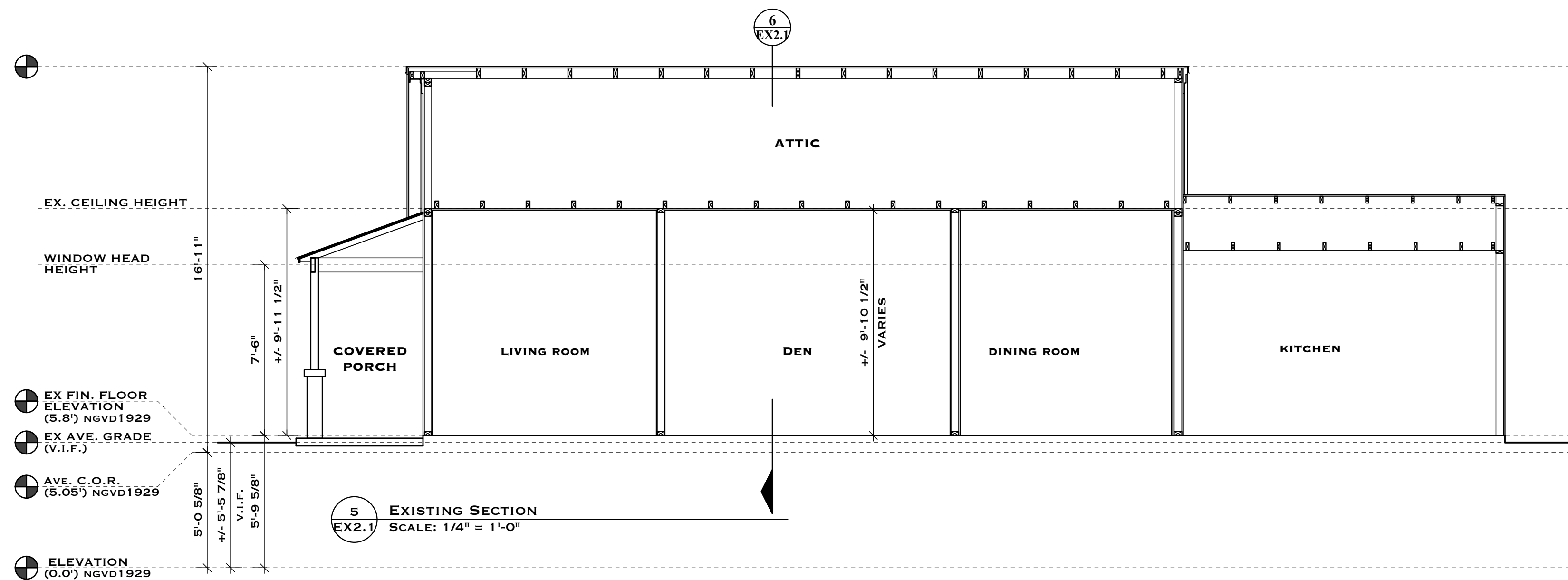
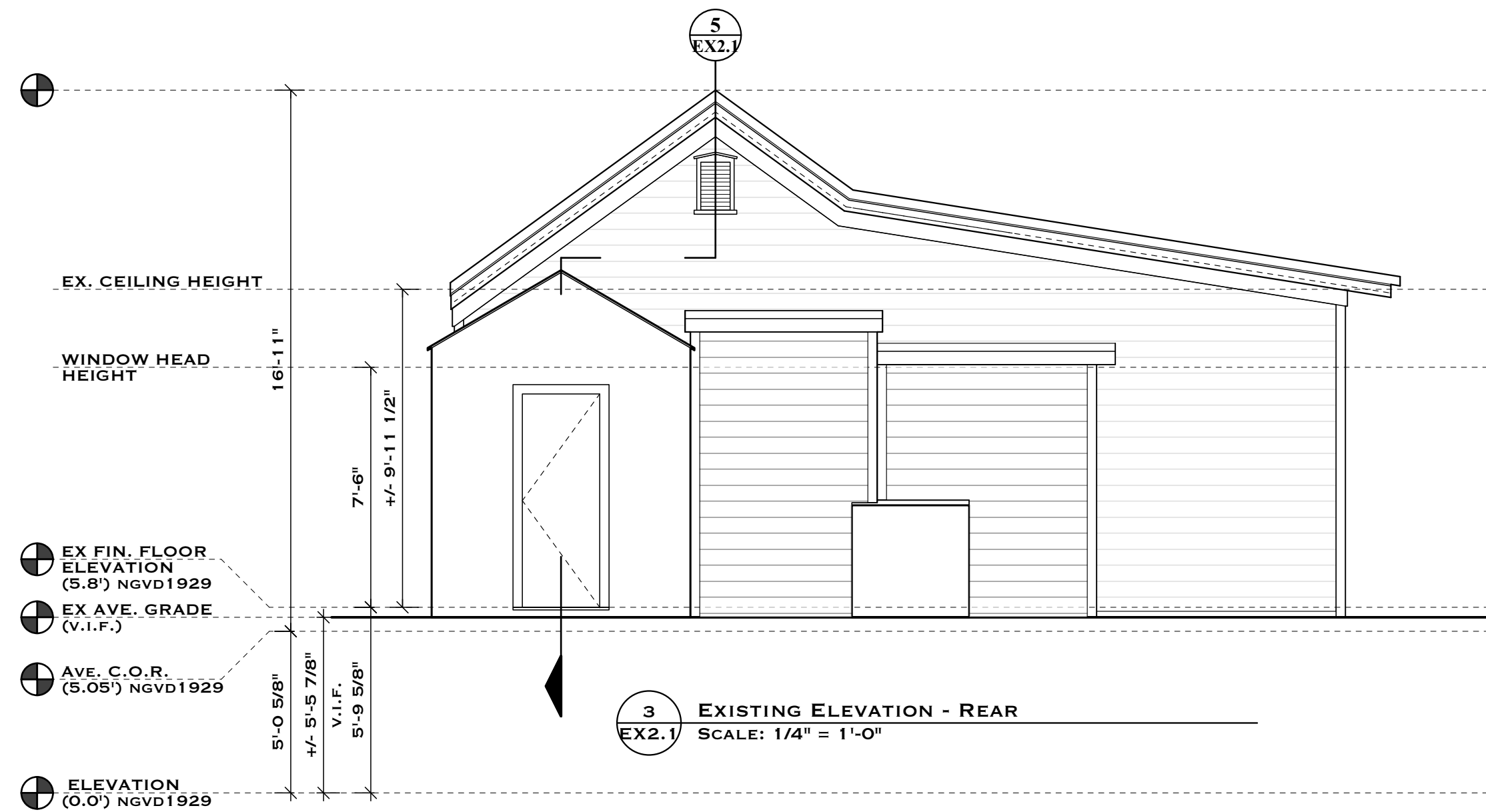
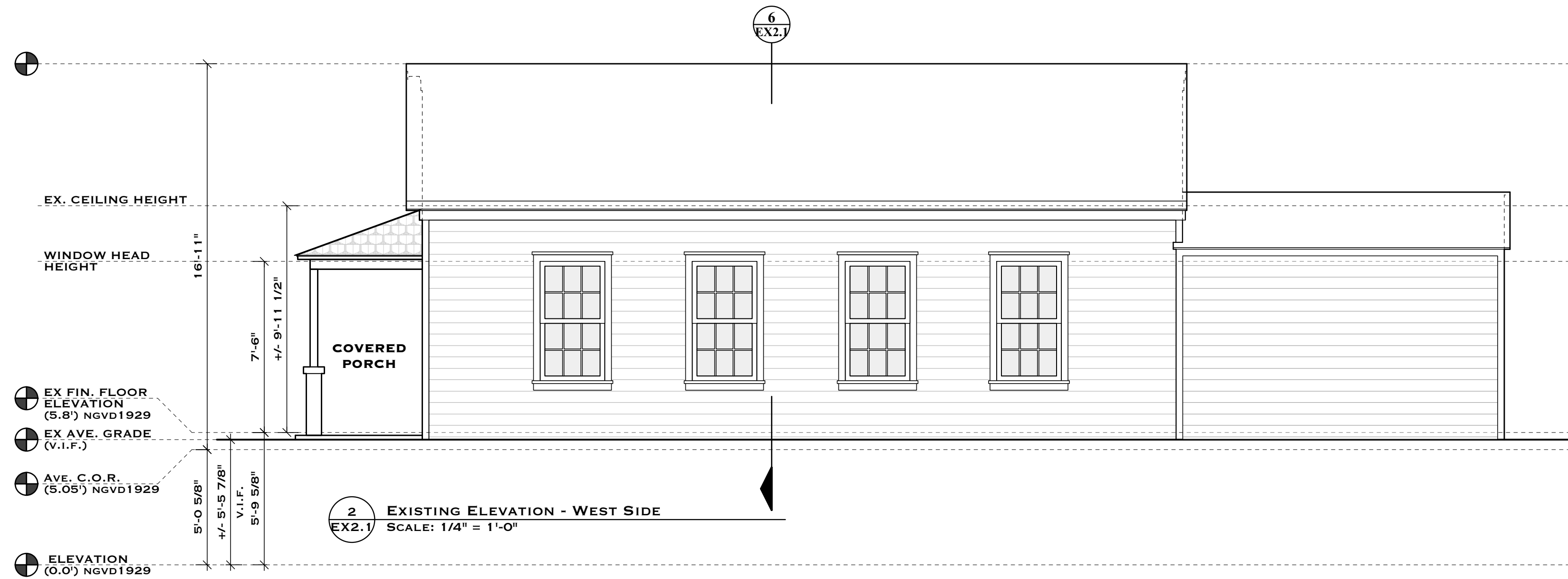
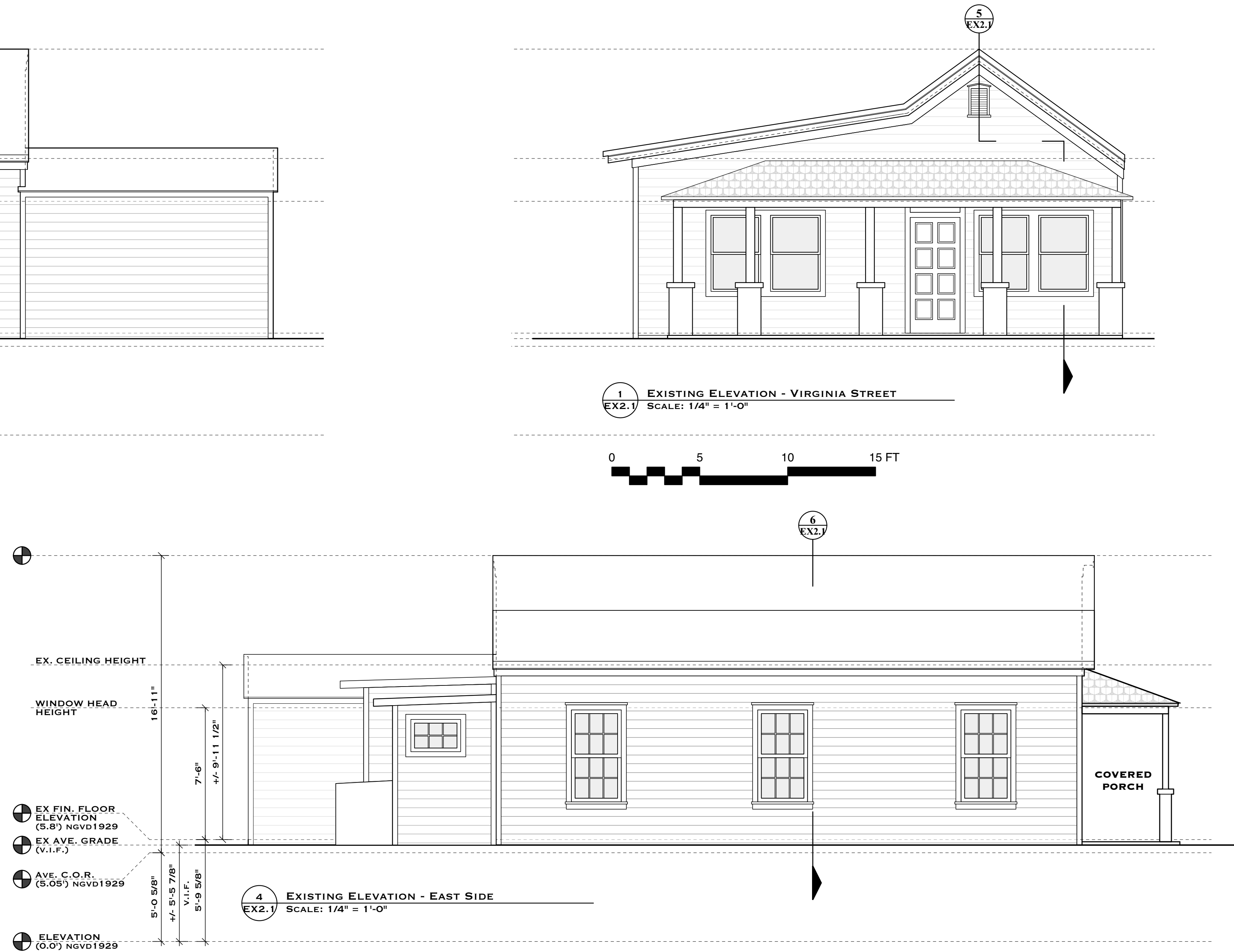
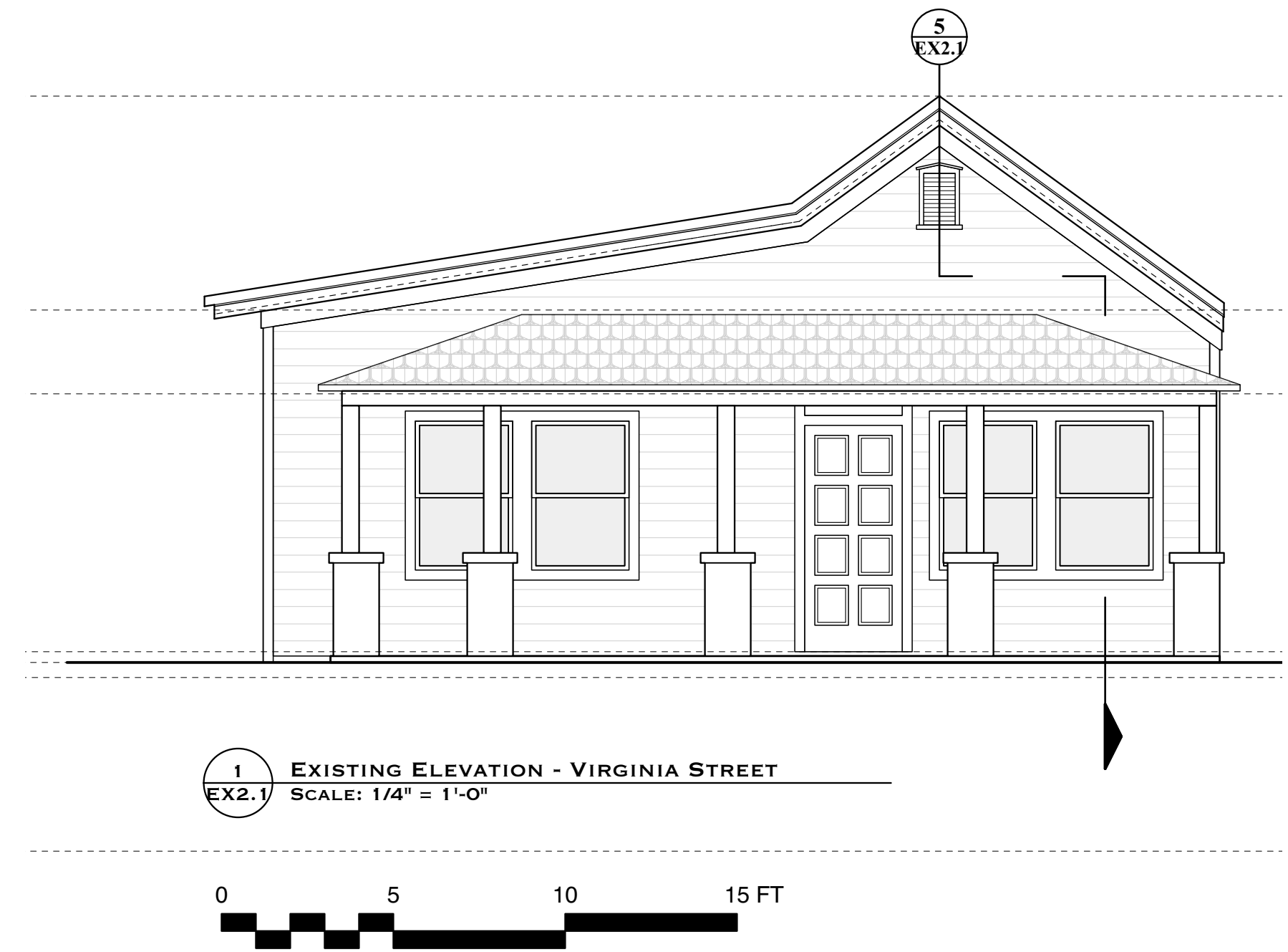
C1.1

SHEET #



T.S. NEAL ARCHITECTS, INC.







305-340-8857
251-422-9547

**A RENOVATION FOR
JOHN LYKINS
3324 VIRGINIA STREET
KEY WEST, FL 33040**

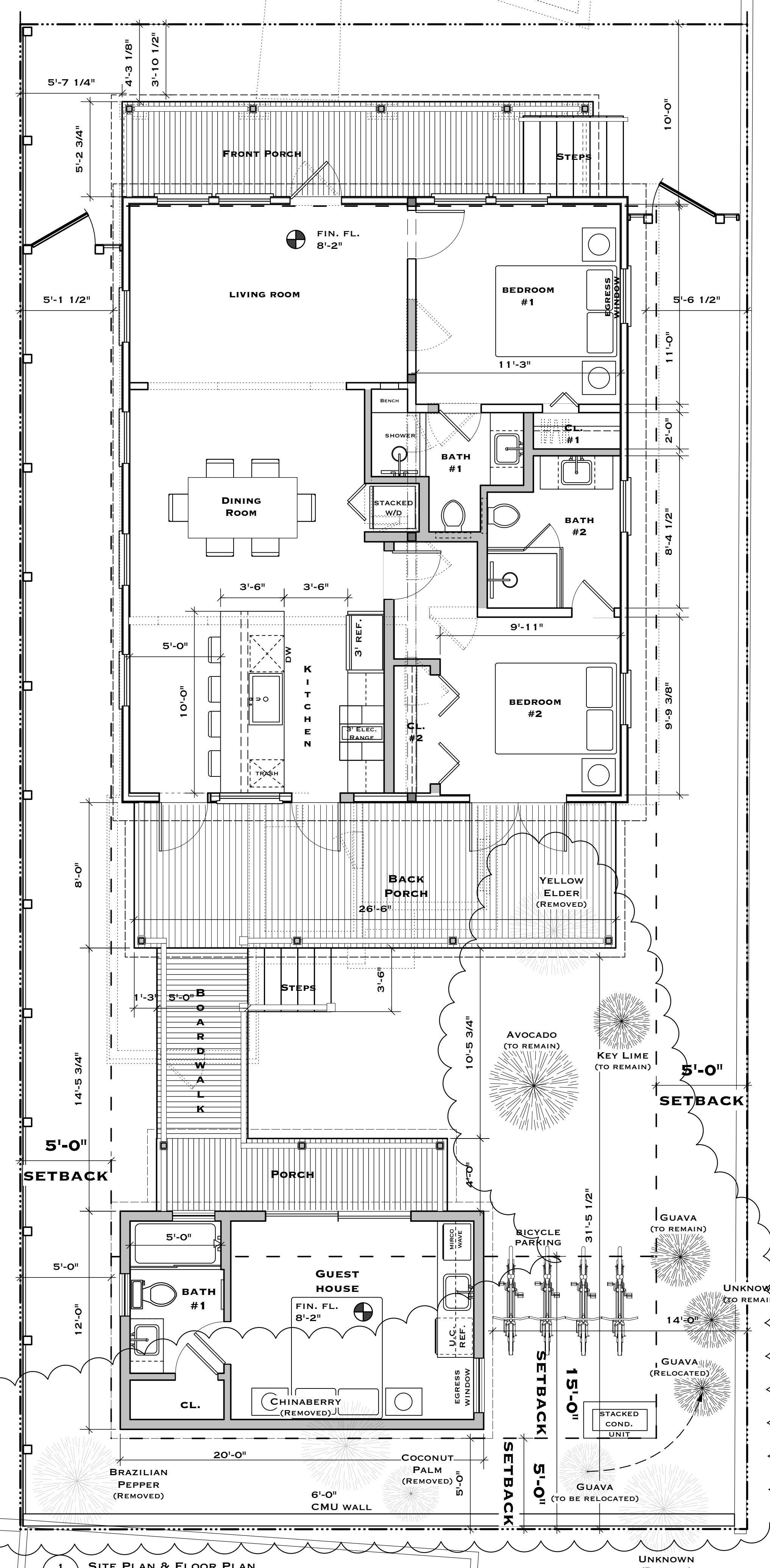
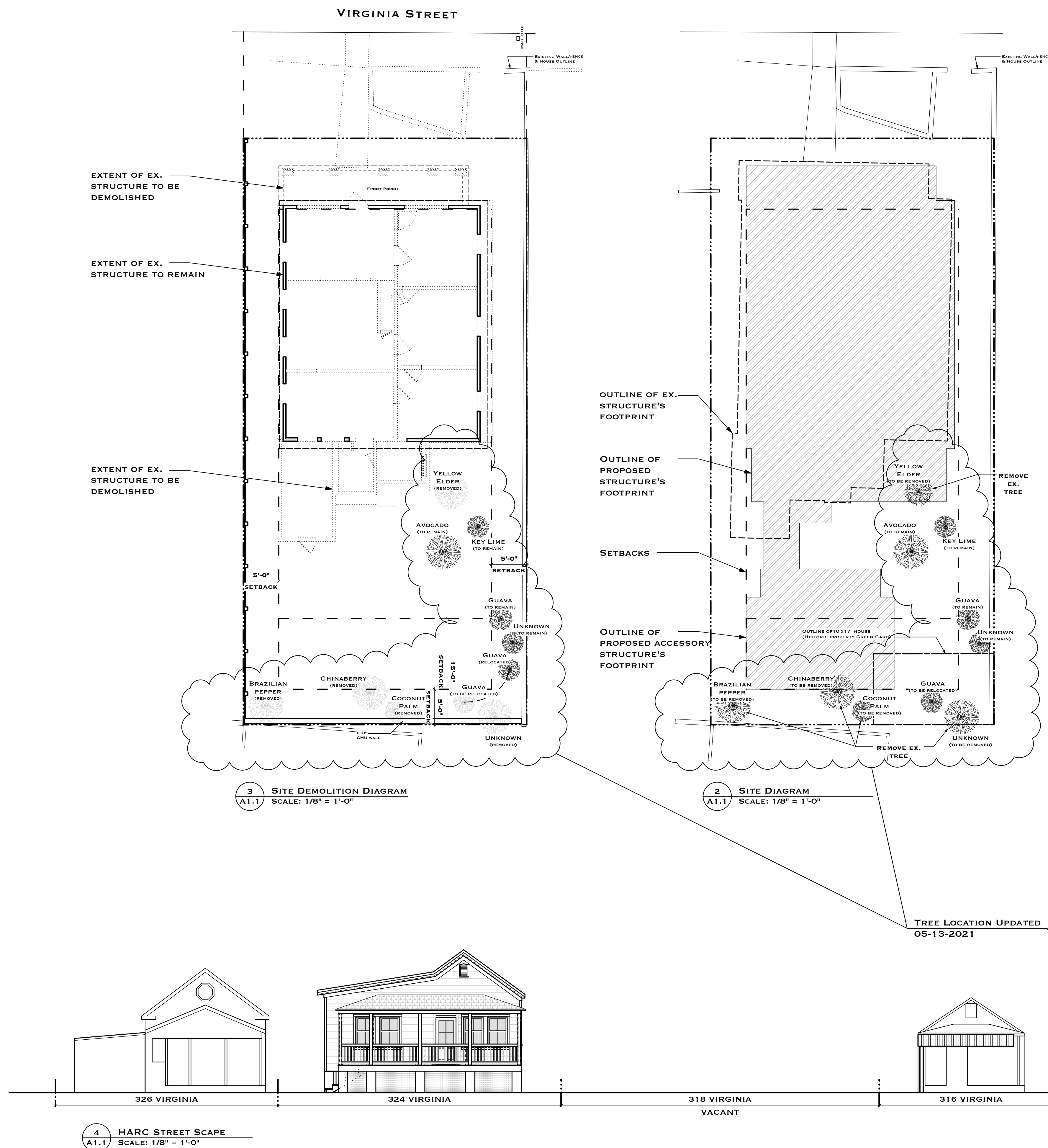
DRAWING TITLE:
**PROPOSED SITE &
FLOOR PLANS**

DRAWN: EDSA/TSN
CHECKED: TSN
DATE: 04-26-2021

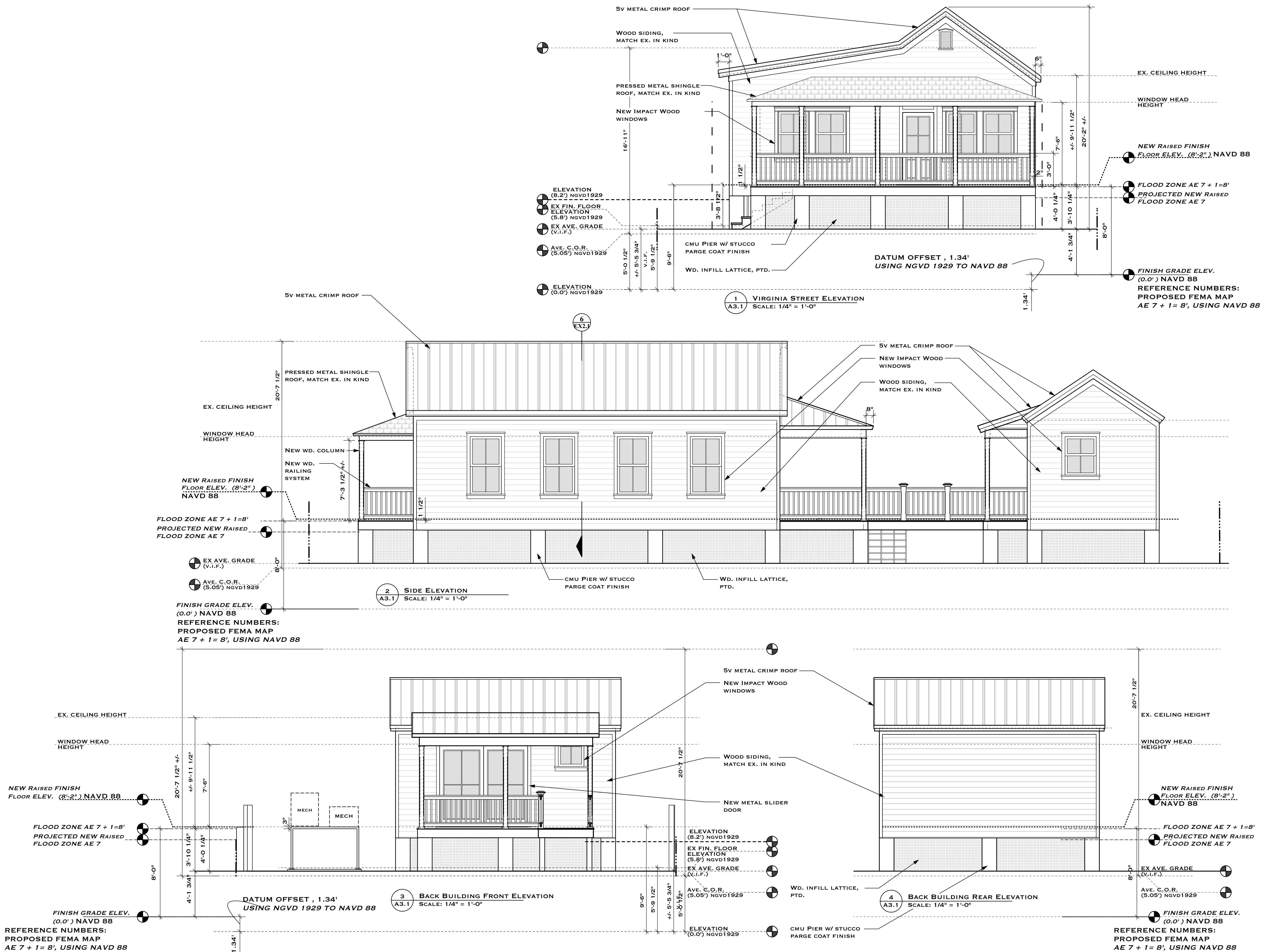
REVISION #	DATE
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A1.1

SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505





305-340-8857
251-422-9547

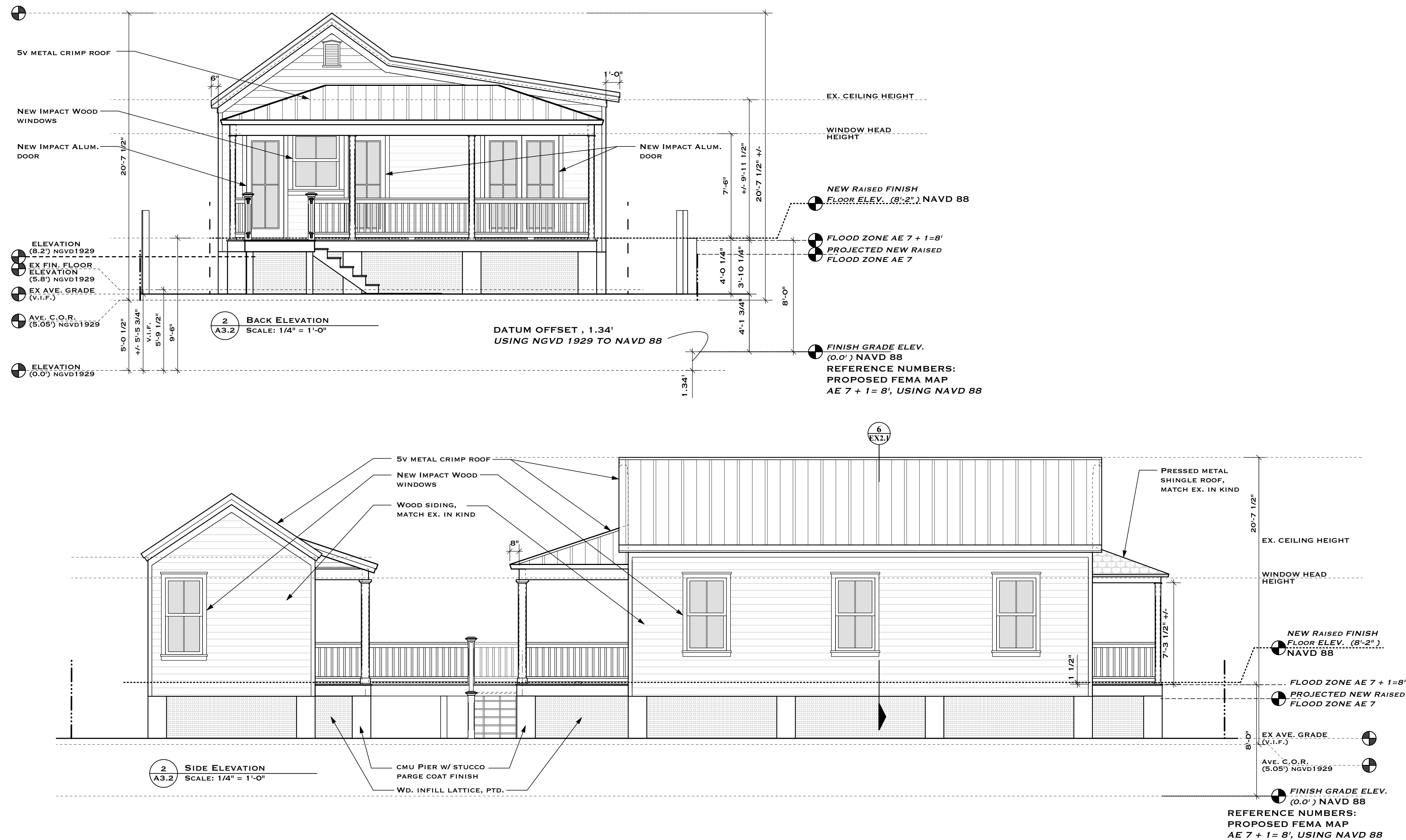
**A RENOVATION FOR
JOHN LYKINS
324 VIRGINIA STREET
KEY WEST, F L 33040**

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: EDSA/TSN
CHECKED: TSN
DATE: 04-26-2021

REVISION #	DATE

A3.2
SHEET #



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 25, 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>. 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 HISTORIC HOUSE. ELEVATION AND RELOCATION OF EXISTING HISTORIC HOUSE. NEW ACCESSORY STRUCTURE AT REAR. DEMOLITION OF NON-HISTORIC REAR ADDITIONS.

#324 VIRGINIA STREET

Applicant –Seth Neal Application #H2021-0021

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.

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 EVAN
AMATO, who, first being duly sworn, on oath,
depone 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:
324 VIRGINIA on the
19 day of MAY, 2021.

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 MAY 25th,
2021.

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 _____.

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

Signed Name of Affiant:

[Signature]

Date: 05-19-2021

Address: 1207 FLORIDA ST.

City: KEY WEST

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 19th day of
MAY, 2021.

By (Print name of Affiant) EVAN D. AMATO who is
personally known to me or has produced FLDL 5535204881640 as
identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Margarita Pedroza

Print Name: Margarita Pedroza

Notary Public - State of Florida (seal)

My Commission Expires: 8/20/23





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 00025990-000000
 Account# 1026751
 Property ID 1026751
 Millage Group 11KW
 Location Address 324 VIRGINIA ST, KEY WEST
 Legal Description KW PB1-25-40 PT LOT 3 SQR 2 TR 10 G16-42 OR452-997 OR2914-5 OR2962-863/65 OR3022-1816
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

LYKINS LEASING LLC
 601 Glasgow Ln
 Bentonville AR 72712

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$65,810	\$40,789	\$41,738	\$42,687
+ Market Misc Value	\$874	\$874	\$874	\$874
+ Market Land Value	\$417,935	\$445,317	\$445,317	\$445,317
= Just Market Value	\$484,619	\$486,980	\$487,929	\$488,878
= Total Assessed Value	\$387,967	\$352,697	\$320,634	\$291,486
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$484,619	\$486,980	\$487,929	\$488,878

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	3,313.00	Square Foot	0	0

Buildings

Building ID 2025
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1252
 Finished Sq Ft 1122
 Stories 1 Floor
 Condition POOR
 Perimeter 146
 Functional Obs 0
 Economic Obs 0
 Depreciation % 51
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME
 Year Built 1923
 Effective Year Built 1969
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage TAR & GRAVEL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,122	1,122	0
OPF	OP PRCH FIN LL	130	0	0
TOTAL		1,252	1,122	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1964	1965	1	45 SF	2
FENCES	1974	1975	1	144 SF	4

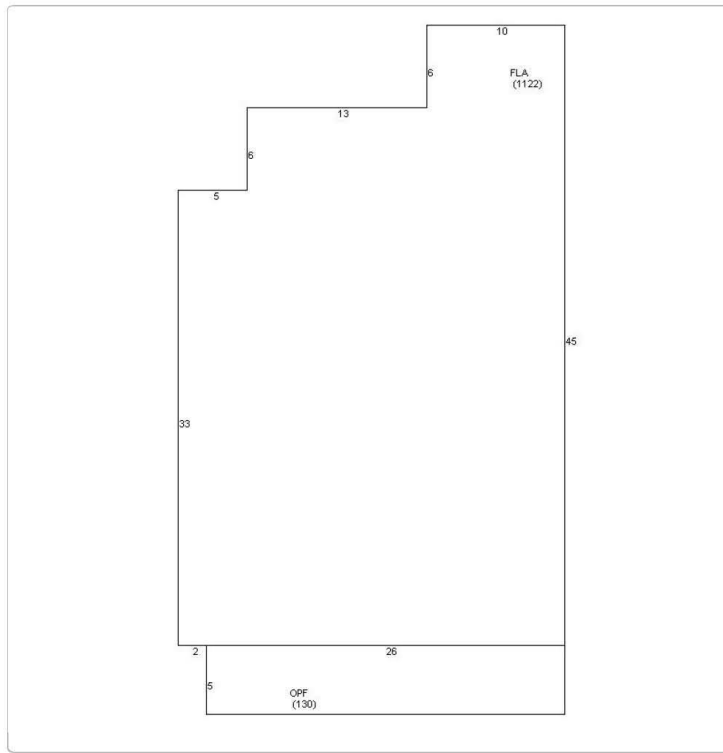
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/12/2020	\$486,000	Warranty Deed	2266312	3022	1816	37 - Unqualified	Improved
2/10/2000	\$0	Order (to be used for Order Det. Heirs, Probate in	2175493	2914	5	19 - Unqualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



5/19/2021

qPublic.net - Monroe County, FL - Report: 00025990-000000

Map



TRIM Notice

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

2020 Notices Only

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

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

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