

Staff Report

- 11a Renovate existing two story house. New wood frame porch to match existing. Repair portions of existing roof. Replace doors and windows thought. Repair all damaged areas to match existing. New carport to replace existing- **#421 Virginia Street - Applicant Seatech of the Florida Keys (H-12-01-346)**

This staff report is for the review of a Certificate of Appropriateness application for the restoration of a historic house that has been abandoned and neglected for years. The plans also include the replacement of an existing carport with a new one. The one and a half story house is listed as a contributing resource and was built circa 1948. The ancillary building is not depicted in the 1962 Sanborn map; nevertheless a photo circa 1965 shows the structure. On April 14, 2009 the Commission approved similar plans for the rehabilitation of the house and the carport, but the owners never formalized the variances required for obtaining the building permits. This building became one of Commissioners Muench examples of demolition by neglect and has become an eyesore in the community.

The proposed plans include the replacement of wood siding and metal shingles with same. The plans propose a new three bay wood front porch with wood railings and floors. The new front porch will be covered with metal shingles. No exterior access to the front porch will be provided since the front room will be converted into a bedroom. A new wood awning and deck is proposed on the northeast side of the house, which will become the main entrance to the building. The plans also include the replacement of a back roof over an attached addition with a new one. New two over two wood windows are proposed just on the front façade, the rest of the house will have two over two aluminum resistant windows. The plans also include wood doors on the front and back facades but impact resistant double french doors on the northeast side.

The plans propose a new carport where the existing deteriorated one is located. The new carport will have a hip roof covered with metal v-crimp.

Guidelines that should be reviewed for this application;

Windows (pages 29-30);

- (3) *Replacement windows on contributing structures should be made to fit the original window opening without the use of blocking or infill. Such replacement windows, sills, muntins, sashes, surrounds and other window features should be of similar and compatible configuration, material, size, design, and placement as those of original windows.*

Additions; alterations and new construction (pages 36-38a);

- (1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.
- (2) Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.
- (3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.
- (4) Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.
- (5) Additions should be attached to less publicly visible secondary elevations of an historic structure.
- (6) Additions should not alter the balance and symmetry of a historic structure.
- (7) No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.
- (8) New additions should be designed and constructed to be clearly differentiated from the historical so character defining features are not changed, obscured, damaged or destroyed.

Staff also understands that the guidelines for New Construction (pages 36-38a) are applicable for the review of the proposed new two story structure. Under page 37 of the Historic Architectural Guidelines, last paragraph states the following:

The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

1. **Siting** - New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing

historic structures. Areas reserved for parks or open space must be retained.

According to the submitted plans the house is located on the HRCC-3 historic zone district;

Front yard- 5 ft
Street side- 7.5 ft
Side- 5 ft
Rear- 15ft
Maximum height 35 ft

The existing house is a non conforming structure and due to the cost of the renovations it may require Planning Board review due to the exceeding of the 66% of the existing value of the structure. According to the LDR's carports may have a 1' setback from property lines and the proposed new carport will comply with such requirement

Outbuildings (pages 40-41);

- (1) *Accessory structures shall be compatible with the principal structure on the lot in materials, detailing, color, style, design, height, scale and massing.*

It is staff's opinion that the proposed design is consistent with many of the guidelines. This house is in need of restoration. The proposed three bay front wooden porch is the appropriate design for an almost non existing porch. It is staff's opinion that **all** new windows must be 2 over 2 true divided wood windows and that all doors will be wood. It is staff's opinion that the northeast side double doors should not be 15 lite doors, since those doors are not compatible with the character of the house, doors with less lites and more solid wood will be more appropriate for the new entryway.

The proposed mass, scale and design of the new carport are in keeping with the house and its surrounding structures. It is staff's opinion that the proposed plans will bring this house back to its historic condition. If approved the plans may need to be reviewed by the Planning Board.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # **12-01000346**

OWNER'S NAME: TODD KEMP DATE: 2-23-12

OWNER'S ADDRESS: 730 FLEMING ST., KEY WEST, FL 33040 PHONE #: 904-910-1072

APPLICANT'S NAME: SEATECH OF THE FLORIDA KEYS PHONE #: 305-294-9993

APPLICANT'S ADDRESS: 830 CRANE BLVD, SUMMERLAND KEY, FL 33042

ADDRESS OF CONSTRUCTION: 421 VIRGINIA STREET # OF UNITS: 1

Revised

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: *RENOVATE INTERIOR OF EXISTING TWO STORY STRUCTURE. REPLACE EXISTING FRONT PORCH WITH NEW WOOD FRAMED AREA TO MATCH EXISTING. REPAIR/REPLACE PORTIONS OF EXISTING ROOF. REPLACE DOORS & WINDOWS THROUGHOUT. REPAIR/REPLACE ALL DAMAGED AREAS TO MATCH EXISTING. REPLACE EXISTING CARPORT WITH NEW CARPORT OF EQUAL SIZE.*

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Required Submittals

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

Date: 2-23-12

Applicant's Signature: *[Signature]*

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Main house is listed as contributing.

Ordinance for Demolitions

- Guidelines for additions, alterations, new construction (36-38a)*
- Guidelines for outbuildings (p. 40-41)*
- Guidelines for windows (p. 29-30)*

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

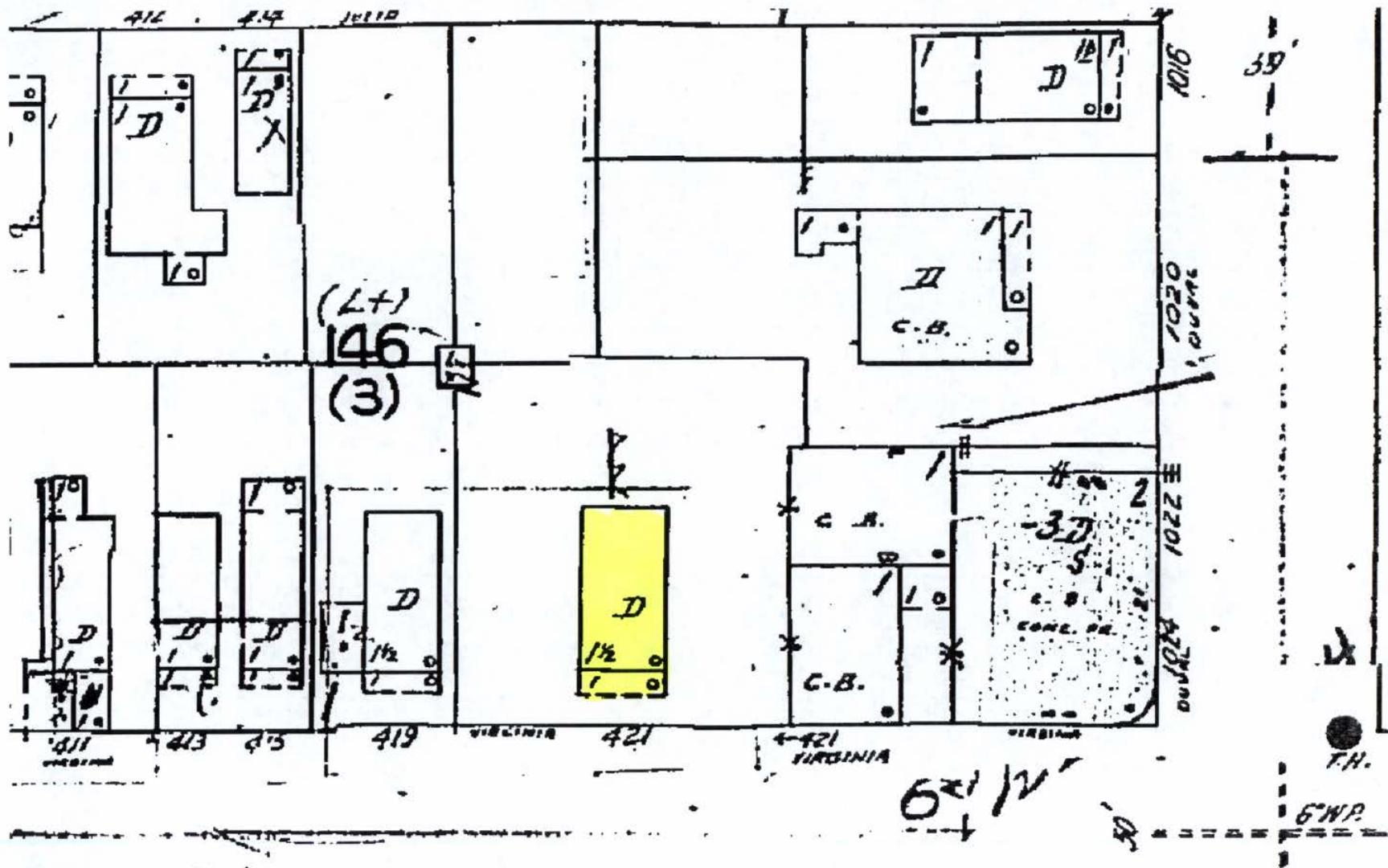
Date: _____

Signature: _____

Historic Architectural
Review Commission



Sanborn Map

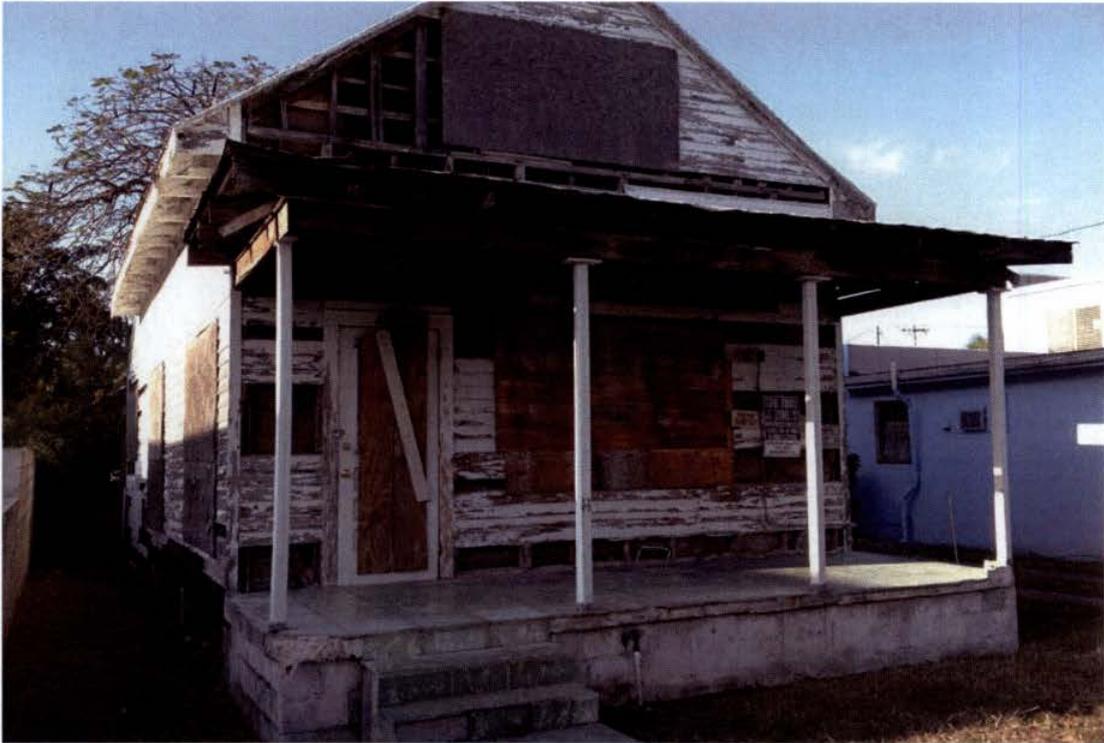


Sanborn Map- 1962 Copy- 421 Virginia Street

Project Photos



Photo taken by the Property Appraiser's office c1965; 421 Virginia St.; built c1948;
Monroe County Library



SOUTHEAST ELEVATION (FRONT)



SOUTH WEST ELEVATION (LEFT SIDE)





NORTHEAST ELEVATION (RIGHT SIDE)



EXISTING CARPORT & SHED





EXISTING CARPORT & SHED



EXISTING CARPORT & SHED





NORTHWEST ELEVATION (REAR)



NORTHWEST ELEVATION (REAR)





NORTHEAST ELEVATION LOOKING TOWARDS VIRGINIA ST.

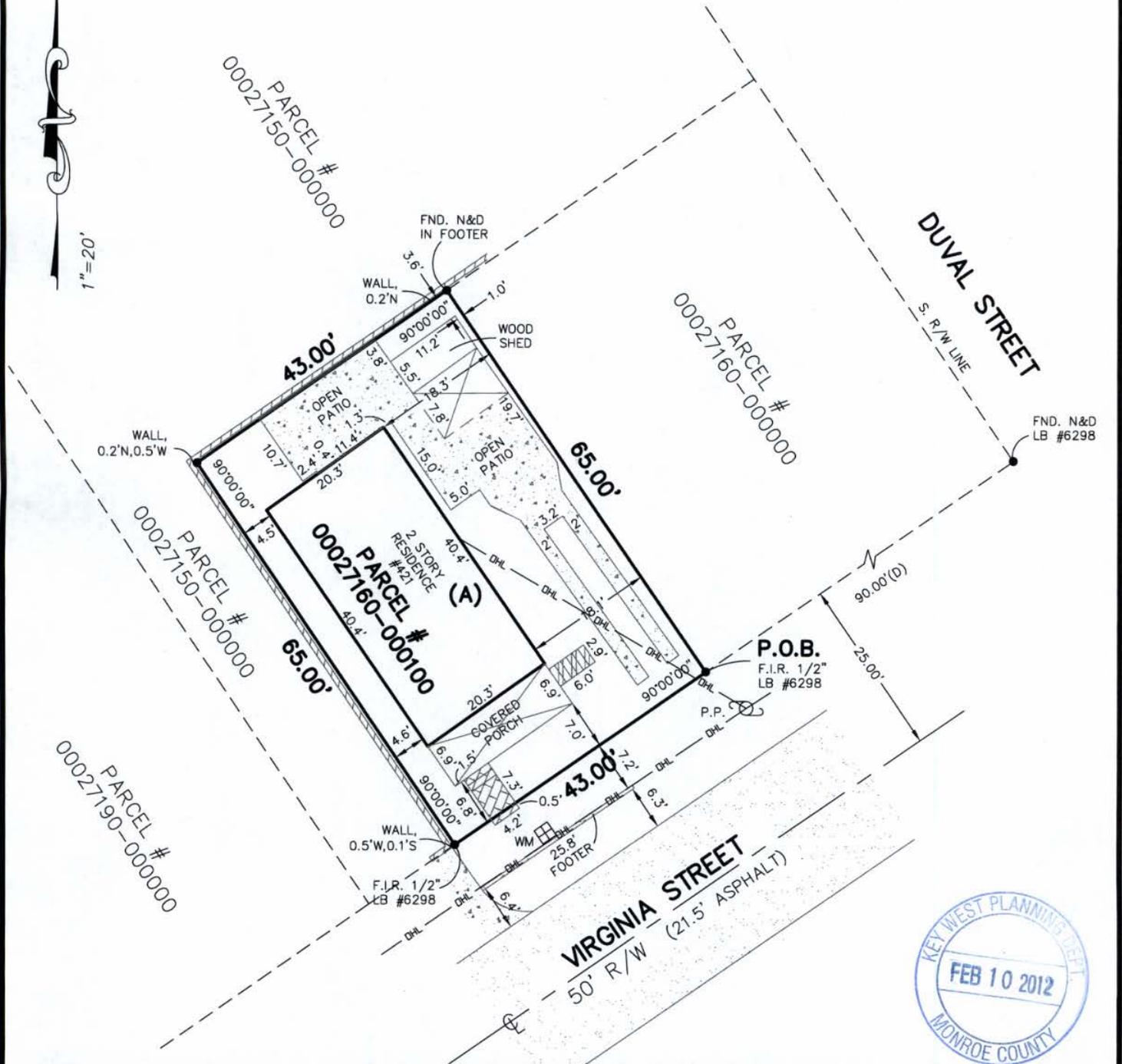


SOUTHEAST ELEVATION (FRONT)



Survey

(A) = PART OF LOT 1, SQUARE 3 (INCLUDED)



PAGE 2 OF 2 PAGES

BOUNDARY SURVEY

LB #6135



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Clyde McNeal
Digitally signed by Clyde McNeal
DN: CN = Clyde McNeal, C = US,
O = Target Surveying, Inc.
Date: 2008.06.03 15:47:40 -0400

(SIGNED)

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883



TARGET SURVEYING, INC.

SERVING ALL FLORIDA COUNTIES

5601 CORPORATE WAY SUITE 210
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576

On the Island of Key West and known as William A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Lot 1, of Square 3, of a subdivision of Tract 11 of SIMONTON & WALL'S ADDITION TO KEY WEST; COMMENCING at a point on the Northwest side of Virginia Street, a distance 90 feet from the corner of Duval and Virginia Streets and running thence along Virginia Street in a Southwesterly direction, 43 feet; thence at right angles in a Northwesterly direction 65 feet; thence at right angles in a Northeasterly direction 43 feet; thence at right angles in a Southeasterly direction 65 feet, back to the POINT OF BEGINNING.

Community Number: 120168 Panel: 01516 Suffix: K Flood Zone: X Field Work: 6/3/2008

Certified To:

JOEL SLINGBAUM AND LISA A. SLINGBAUM; MASON TITLE COMPANY, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY; LIBERTY MORTGAGE CORPORATION, its successors and/or assigns.

Property Address:

421 VIRGINIA STREET
KEY WEST, FL 33040

Survey Number: 139462



LEGEND:

AC	AIR CONDITIONER	XXXX	EXISTING ELEVATION	L.M.E.	LAKE MAINTENANCE EASEMENT	R.W.	RIGHT OF WAY
B.R.	BEARING REFERENCE	F.F.	FINISHED FLOOR	O.R.	OFFICIAL RECORDS	S.I.R.	SET IRON ROD & CAP
B.M.	BENCH MARK	F.F.P.	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
CL	CENTERLINE	FD.	FOUND	U.E.	UTILITY EASEMENT	T.O.B.	TOP OF BANK
(C)	CALCULATED	W.	WELL	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER
CATV	CABLE RISER	WC.	WITNESS CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	PG.	PAGE
C.B.	CATCH BASIN	F.P.K.	FOUND PARKER-KALON NAIL	T.B.M.	TEMPORARY BENCH MARK	(P)	PLAT
D.H.	DRILL HOLE	F.C.M.	FOUND CONCRETE MONUMENT	TEL.	TELEPHONE FACILITIES	P.B.	PLAT BOOK
D.E.	DRAINAGE EASEMENT	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING	U.P.	UTILITY POLE
D.W.	DRIVEWAY	L.	LENGTH	P.O.C.	POINT OF COMMENCEMENT	(M)	FIELD MEASURED
Δ	CENTRAL ANGLE/DELTA	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	A.E.	ANCHOR EASEMENT
C.M.	CONCRETE MONUMENT	M.E.	MAINTENANCE EASEMENT	P.C.	POINT OF CURVATURE	Q.H.L.	OVERHEAD UTILITY LINES
D.B.	DEED BOOK	M.H.	MANHOLE	P.R.C.	POINT OF REVERSE CURVATURE	ℓ	PROPERTY LINE
D.	DESCRIPTION OR DEED	F.N.	FOUND NAIL	P.T.	POINT OF TANGENCY	CH	CHORD
ESMT	EASEMENT	N&D	NAIL & DISC	●	PROPERTY CORNER	▭	COVERED AREA
E.O.W.	EDGE OF WATER	N.R.	NON RADIAL	R.O.E.	ROOF OVERHANG EASEMENT	▭	CONCRETE
		N.T.S.	NOT TO SCALE	R.	RADIUS (RADIAL)	- - -	WOOD FENCE
						-X-X	METAL FENCE

LEGAL DESCRIPTION AND CERTIFICATION

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



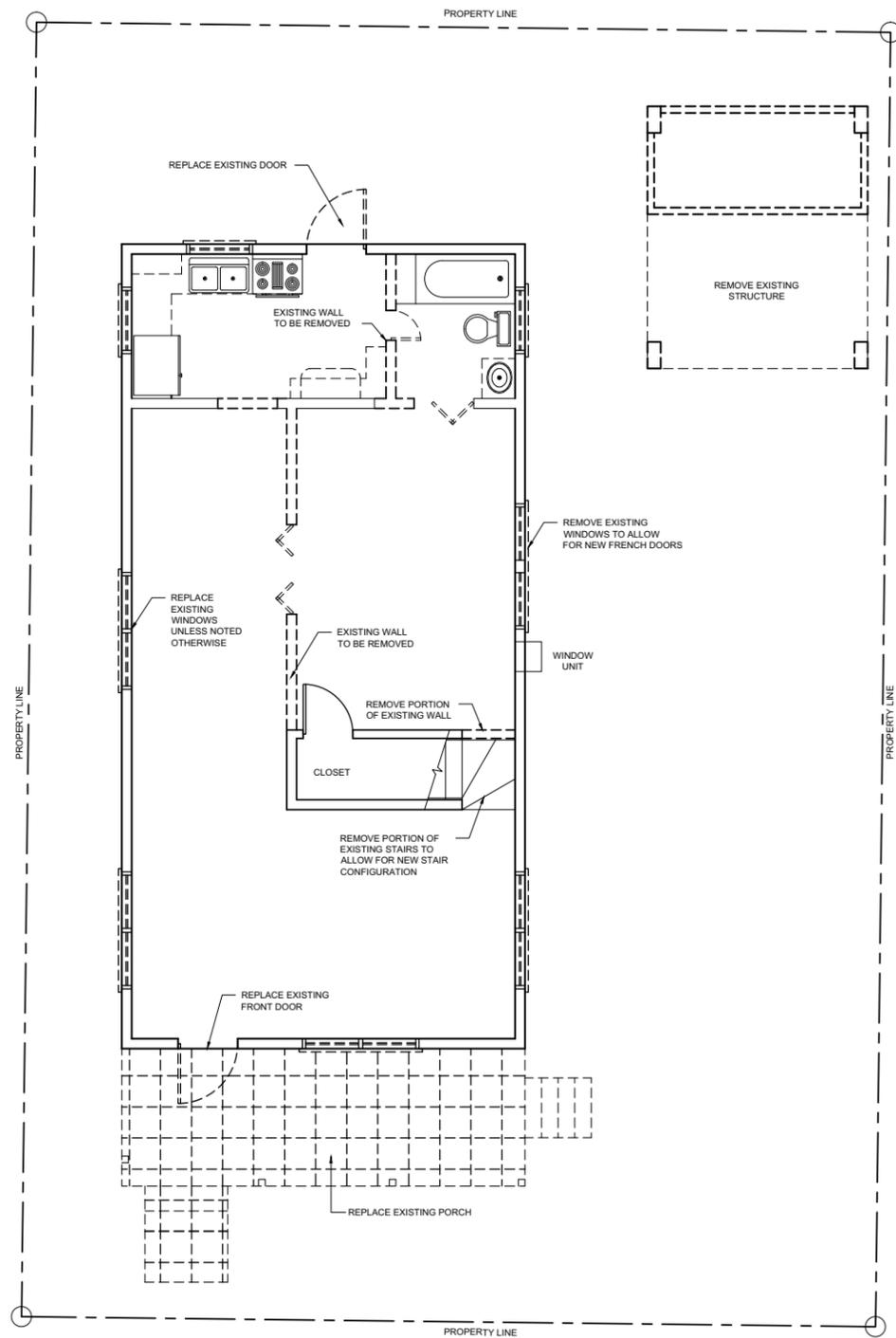
LB #6135

TARGET
SURVEYING, INC.

SERVING MOST FLORIDA COUNTIES

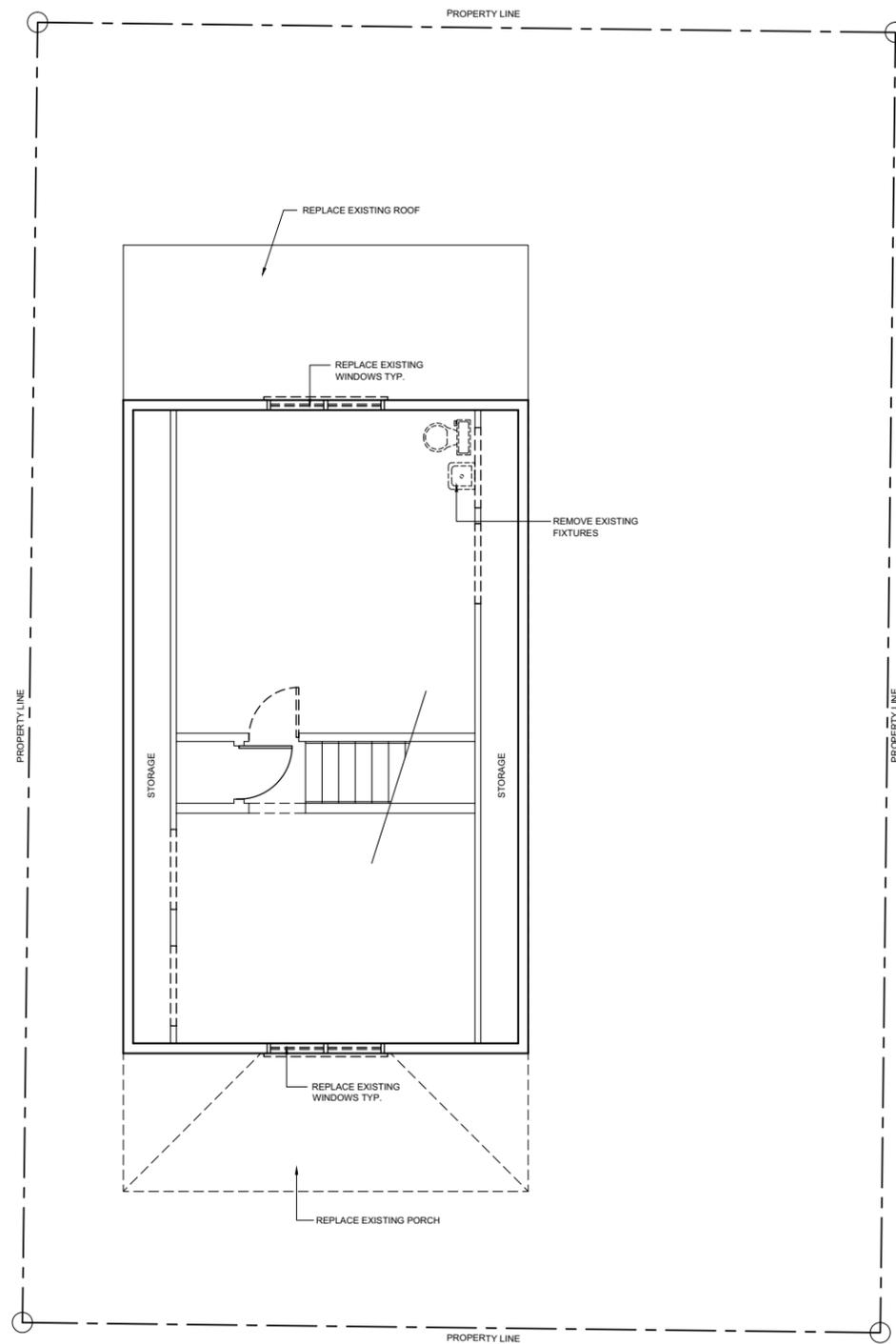
5801 CORPORATE WAY SUITE 210
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
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STATEWIDE FACSIMILE (800) 741-0576

Proposed Plans



EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

KEMP RESIDENCE
 421 VIRGINIA STREET
 KEY WEST, FLORIDA

REVISIONS

JOB:
 START DATE: 01-26-12
 ISSUE DATE: XX-XX-XX
 DRAWN: BGO

KEMP RESIDENCE
 421 VIRGINIA STREET
 KEY WEST, FLORIDA

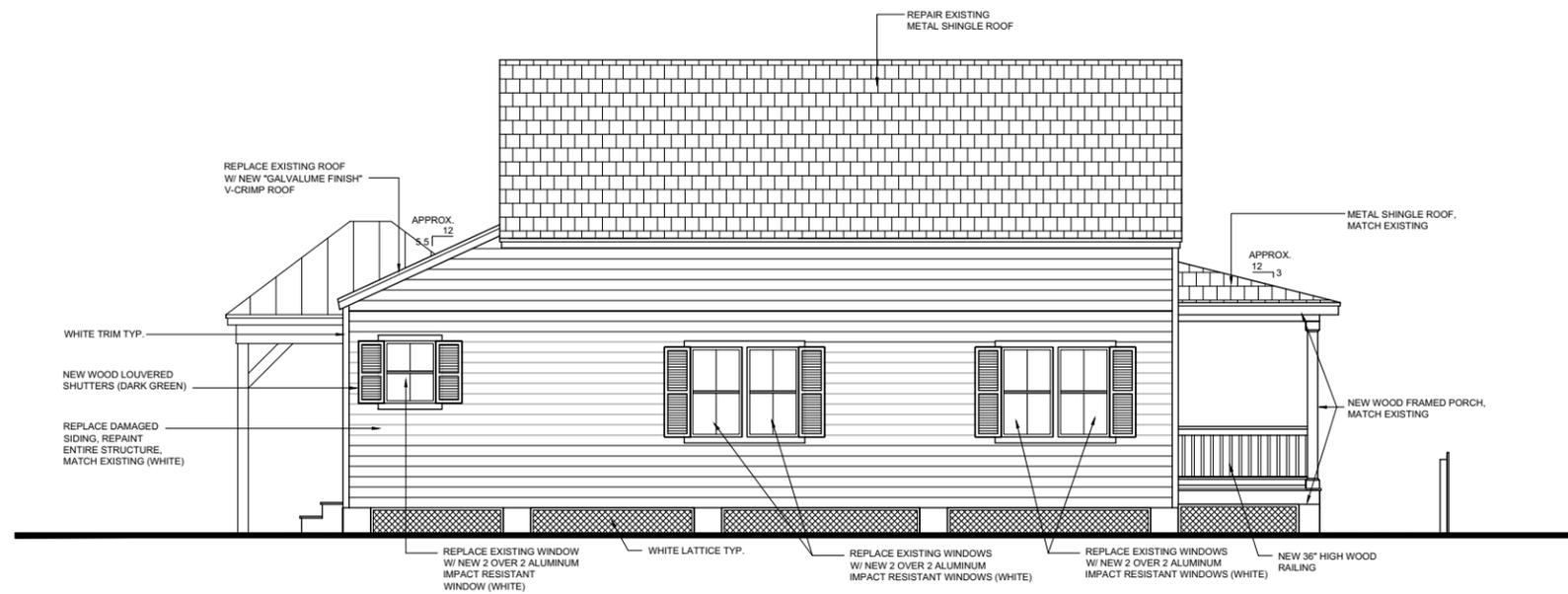
REVISIONS

JOB:
 START DATE: 01-26-12
 ISSUE DATE: XX-XX-XX
 DRAWN: BGO



PROPOSED NORTHWEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED SOUTHWEST ELEVATION

SCALE: 1/4"=1'-0"

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., March 14, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATE EXISTING TWO STORY HOUSE. NEW WOOD FRAME PORCH TO MATCH EXISTING. REPAIR PORTIONS OF EXISTING ROOF.REPLACE DOORS AND WINDOWS THROUGHT. REPAIR ALL DAMAGED AREAS TO MATCH EXISTING. NEW CARPORT TO REPLACE EXISTING. DEMOLITION OF FRONT PORCH, PARTIAL DEMOLITION OF ROOF AND DEMOLITION OF CARPORT

#421 VIRGINIA STREET

Applicant- Seatech of the Florida Keys-

Application Number H12-01-346

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

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

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1027936 Parcel ID: 00027160-000100

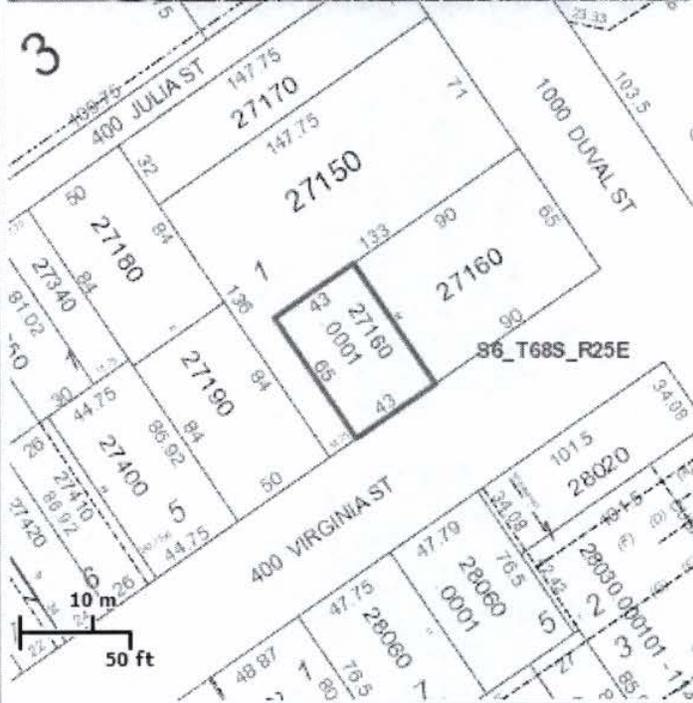
Ownership Details

Mailing Address:
HUKWEEM LLC
2231 SAINT JOHNS AVE
JACKSONVILLE, FL 32204-4621

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 421 VIRGINIA ST KEY WEST
Legal Description: KW PT LOT 1 SQR 3 TR 11 H3-34 OR591-354L/E OR1113-652/653 OR1113-654/655 OR1337-1454DC
OR2189-528/33POA OR2189-534 OR2365-1956 OR2554-1640/43

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	43	65	2,795.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 800
Year Built: 1943

Building 1 Details

Building Type R1
 Effective Age 83
 Year Built 1943
 Functional Obs 0

Condition P
 Perimeter 120
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 75
 Grnd Floor Area 800

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

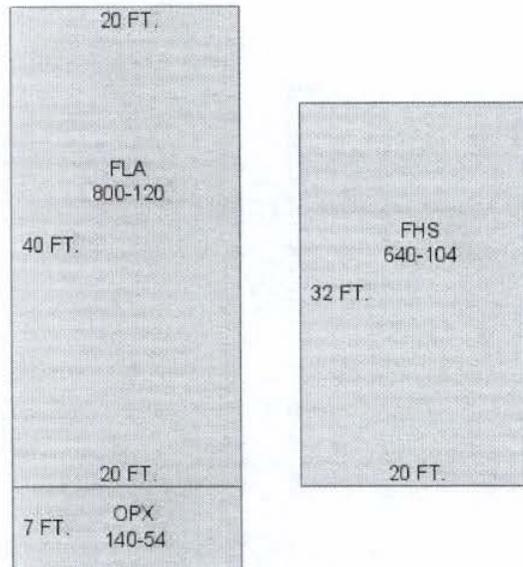
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 3

Extra Features:

2 Fix Bath 1
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPX	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	140
2	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	800
3	FHS	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	640

Appraiser Notes

2012-01-19 MLS \$390,000 3/1.5 GREAT RENOVATION PROJECT IN OLD TOWN LOCATION. ZONED COMMERCIAL / RESIDENTIAL. HARC APPROVED PLANS CONVEY

2007-03-12-BEING LISTED FOR \$597,000. 3/1.5 FROM HE KWCITIZEN=SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
8-2398	07/10/2008		2,400	REMOVE 13 WINDOWS, 900SF SIDING & TRIM, PORCH CEILING & SOFFIT FOR EXPLORATORY	
8-2198	06/19/2008	12/22/2008	2,450	***ATF***REMOVE CARPET, CABINETS, DRYWALL, VINYL TILES	
B941897	06/01/1994	12/01/1994	572		PAINT JOUSE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	21,899	0	128,036	149,935	149,935	0	149,935
2010	33,690	0	141,279	174,969	174,969	0	174,969
2009	43,501	0	188,372	231,873	231,873	0	231,873
2008	91,620	990	489,125	581,735	581,735	0	581,735
2007	164,916	715	373,133	538,764	538,764	0	538,764
2006	385,216	715	251,550	637,481	108,767	25,500	83,267
2005	337,356	715	209,625	547,696	105,599	25,500	80,099
2004	201,558	715	218,010	420,283	102,523	25,500	77,023
2003	163,425	715	78,260	242,400	100,612	25,500	75,112
2002	147,053	715	61,490	209,258	98,254	25,500	72,754
2001	119,480	715	61,490	181,685	96,707	25,500	71,207
2000	119,480	1,287	44,720	165,487	93,891	25,500	68,391
1999	74,332	965	44,720	120,017	91,423	25,500	65,923
1998	70,520	916	44,720	116,156	89,984	25,500	64,484
1997	57,179	743	39,130	97,051	88,480	25,500	62,980
1996	46,886	609	39,130	86,625	85,903	25,500	60,403
1995	46,886	609	39,130	86,625	83,808	25,500	58,308
1994	41,931	545	39,130	81,605	81,605	25,000	56,605
1993	41,931	545	39,130	81,605	81,605	25,000	56,605
1992	41,931	545	39,130	81,605	81,605	25,000	56,605
1991	41,931	545	39,130	81,605	81,605	25,000	56,605
1990	41,931	545	31,444	73,919	73,919	25,000	48,919
1989	32,418	0	30,745	63,163	63,163	25,000	38,163

1988	29,067	0	27,251	56,318	56,318	25,000	31,318
1987	23,899	0	15,722	39,621	39,621	25,000	14,621
1986	23,990	0	15,093	39,083	39,083	25,000	14,083
1985	23,539	0	14,758	38,297	38,297	25,000	13,297
1984	22,410	0	14,758	37,168	37,168	25,000	12,168
1983	22,410	0	10,397	32,807	32,807	25,000	7,807
1982	22,733	0	10,397	33,130	33,130	25,000	8,130

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/6/2012	2554 / 1640	290,000	WD	99
6/6/2008	2365 / 1956	399,800	WD	Z
9/1/1974	591 / 354	30	WD	Q

This page has been visited 20,643 times.

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