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## Historic Architectural Review Commission Staff Report for Item 2

To: Acting Chairman Greg Oropeza and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: April 23, 2024

Applicant: Smith- Hawks, PL

Application Number: H2023-0050

Address: 1208 Virginia Street

### **Description of Work:**

After-the -fact. Demolition of historic and contributing house.

### **Site Facts:**

The site under review is a vacant lot. In August 2023, a contributing and historic house was demolished without a required Certificate of Appropriateness. Previously, on November 29, 2022, the Commission granted Certificate of Appropriateness H2022-0046 for:

*General: Site consists of a 1,329 SF structure on a 3,774 SF lot. The house includes a 231 SF addition in the rear that is non-contributing and beyond repair. Proposal includes demolition of that structure and replacement with a 285 SF gable structure. The proposed addition would match the gable orientation of the original structure with a lower ridge line. Materials include: wood clapboard to match original structure, approved windows, and metal shingle roofing.*

*Main Building: The main building will be renovated, with no major changes to the structure. Roof replacement is required and windows will be updated with HARC approved replacements.*

*Demolition: 21' x 11' rear addition and existing decks.*

The Certificate of Appropriateness was submitted by engineer Bob Hulec and architect Erica Poole.

On Friday April 7, 2023, the Chief Building Officer wrote the following email to a project representative:

## Enid Torregrosa

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**From:** Enid Torregrosa  
**Sent:** Friday, April 7, 2023 12:04 PM  
**To:** Raj Ramsingh; dblackkw@icloud.com; ring.jonathan@gmail.com; CHARLIE CRAWFORD  
**Cc:** Katie P. Halloran; Nicholas Trovato; Ronald Ramsingh  
**Subject:** RE: 1208 Virginia St

Thank you for the notification.

Enjoy the weekend, Enid

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**From:** Raj Ramsingh <raj.ramsingh@cityofkeywest-fl.gov>  
**Sent:** Friday, April 7, 2023 11:07 AM  
**To:** dblackkw@icloud.com; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>; ring.jonathan@gmail.com; CHARLIE CRAWFORD <charles@gulfsouthern.net>  
**Cc:** Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>; Nicholas Trovato <nicholas.trovato@cityofkeywest-fl.gov>; Ronald Ramsingh <rramsingh@cityofkeywest-fl.gov>  
**Subject:** 1208 Virginia St

Good Morning Dave,

After carefully inspecting the subject property at 1208 Virginia Street for demolition under section 102-218 and chapter 14 code of ordinances. It is my determination, by the powers conferred upon the Chief Building Official, that because this structure is a contributing historic element in our historic district demolition is not an option at this time. There is a responsibility to preserve the historic structures if at all possible and fortunately this house is able to be saved. I do agree with the engineer's report that house, in its current state, is deemed unsafe. However this is largely due to the fact that the contractor executed a major demolition of the interior support systems without properly securing the building envelope. Contractor should take measures immediately to support the building envelop and start the rehabilitation project according to approved building plans. I am issuing an order to secure the site from any unauthorized access and that the power be removed from the building. This email shall serve as said notice and give the contractor until the 12h of April 2023 to make the site secure from any unauthorized persons.

Sincerely,

Raj Ramsingh

About the demolished house:

The house that was on the site was a contributing resource to the historic district. The one and a half-story structure was built before 1912, as it is depicted in the 1912 Sanborn Map. Staff were unable to find the construction date as Sanborn maps from the 1800's do not extend to the east side of White Street. The Property Appraiser's records have the construction date of 1928. Originally the house used to have an "L" shape porch that was enclosed on its front elevation between 1962 and 1965. At some point in time the front elevation was altered with a new addition. The rear of the house was also altered with a one-story structure with a full width of the house. The rear addition was a sawtooth structure smaller in footprint than the one depicted in the 1968 aerial photograph. Portions of the house used to have 5 v-crimp, although most of the roof is finished with metal shingles.

The site is located on the x flooding zone. The front curb wall encroaches city's right-of-way. If the owner does not obtain an easement from the city this should be removed.



*1968 aerial photograph.*



*1998 aerial photograph.*



*Front of the house circa 1965. Monroe County Library.*



*Front of the house before it was demolished.*







*Current condition.*

### **Ordinances Cited on Review:**

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 (a)

### **Staff Analysis:**

The Certificate of Appropriateness is for an after the fact demolition of a historic and contributing building. In November 2022 the Commission approved the demolition of a rear non-historic addition and renovations to the existing historic house. During the meeting engineer Bob Hulec stated that the rear addition under review was unsound and unsalvageable but did not say the same about the historic portion of the house. The Chief Building Officer visited the house during interior demolitions and did not declare the house unsafe but stated that due to the removal of so many interior principal structural components the contractor created a difficult situation and requested immediate bracing of the exterior walls to salvage what was still standing. A red tag was issued to the project, but the contractor worked over the red tag and demolished the rest of the structure. On February 27, 2024, the Commission approve reconstruction plans of the previous existing building and postponed the after-the-fact demolition request.

It is staff's opinion that the request for the after the fact demolition shall be reviewed based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria state the following.

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

- (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 criteria of section 102-125(1) through (9).*

During the November 2022 meeting Bob Hulec did not disclose any concerns about the historic portion of the building been irrevocably compromised by extreme deterioration. Exterior walls were in sound conditions as for the CBO to request their bracing after the contractor removed interior structural components.

The following is the criteria of section 102-125:

- 1 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;*

The house was listed as a contributing resource. There is no evidence to evaluate any construction method used in the house as the house is gone. The house was originally built with an “L” shaped front porch and the side of the porch survived the alteration of its front portion which was obscured at some point in time.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff’s understanding that no significant events have ever happened in the site relevant to local, state, or national history.

- 3 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;*

Any significant character has been destroyed due to the after the fact demolition.

- 4 Is not the site of a historic event with a significant effect upon society;*

It is staff’s understanding that the site is not associated with any event with significant effect upon society.



- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The house was listed as a contributing resource. As the house was destroyed it cannot be evaluated as an example of social, cultural, or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The house cannot be evaluated as it has been destroyed due to the after the fact demolition.

- 7 *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;*

The house was not part of a park, but historic contributing buildings shall be preserved as they contribute to the uniqueness of the historic district.

- 8 *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; and*

The house cannot be evaluated as it has been destroyed due to the after the fact demolition.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The house cannot yield information important in history as it is already demolished without a certificate of appropriateness.

In conclusion, at this point, due to the demolition of the house, staff opines that this contributing building at the time of destruction still possessed its architectural and historic qualities to continue its designation prior to its unfortunate demolition and therefore cannot recommend approval of the after the fact request. The architect of record nor the engineer that presented the project in November 2022 did not disclose during the meeting at any time that the historic portion of the house was irrevocably compromised by extreme deterioration, by the contrary, the plans included renovations to the house.

If, on the contrary, the Commission finds the after-the-fact demolition to be consistent with the demolition criteria, this will be the first of two required readings 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 # <i>H-2023-0050</i>	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:	1208 VIRGINIA STREET	
NAME ON DEED:	JONATHAN RING	PHONE NUMBER
OWNER'S MAILING ADDRESS:	1075 DUVAL STREET, STE C21	EMAIL <i>INFO@SANDBARDESIGNSTUDIO.COM</i>
	KEY WEST, FL 33040	
APPLICANT NAME:	SMITH HAWKS, PL	PHONE NUMBER 305-296-7227
APPLICANT'S ADDRESS:	138 SIMONTON STREET, KEY WEST, FL 33040	EMAIL <i>AJ@SMITHHAWKS.COM</i> <i>BEN@SMITHHAWKS.COM</i>
APPLICANT'S SIGNATURE:	<i>A.J. Davis</i>	DATE <i>2/13/2024</i>

**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 X INVOLVES A HISTORIC STRUCTURE: YES \_\_\_ NO X  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_ NO X

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b>
SINGLE FAMILY RESIDENCE. HARDI SIDING, WOOD FRAME CONSTRUCTION. NEW MEP PER PLAN. IMPACT RATED WINDOWS/DOORS. METAL SHINGLE ROOF. 1.5 STORIES
RECONSTRUCTION OF PREVIOUSLY EXISTING NONCONFORMING BUILDING IN SAME THREE-DIMENSIONAL BUILDING ENVELOPE PER SEC. 122-28(b) OF LAND DEVELOPMENT REGULATIONS.
<b>MAIN BUILDING:</b>
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</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)

<b>ACCESSORY STRUCTURE(S):</b>	
N/A	
<b>PAVERS:</b> RED BRICK, SALVAGED. NEW TO MATCH EXISTING.	<b>FENCES:</b> EXISTING PICKET FENCING AT SIDES AND REAR PROPERTY LINES TO REMAIN.
<b>DECKS:</b> FRONT DECKS TO BE IPE WOOD, REAR DECK TO BE IPE WOOD.	<b>PAINTING:</b> PAINT COLORS FOR ALL STRUCTURES TO BE REVIEWED BY HARC DURING CONSTRUCTION.
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
NEW LANDSCAPING PROPOSED TO SIDE AND REAR YARD SETBACKS	N/A
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>
EQUIPMENT TO BE SCREENED	N/A

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

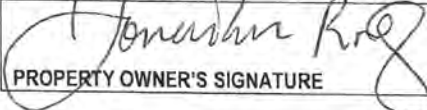
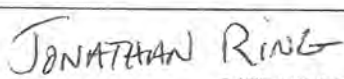


City of Key West  
1300 White Street  
Key West, Florida 33040

HARC COA # H-2023-0050	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1208 VIRGINIA STREET
PROPERTY OWNER'S NAME:	JONATHAN RING
APPLICANT NAME:	JONATHAN RING

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.

 12/1/23
 
  
 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
DEMO OF PREVIOUSLY EXISTING RESIDENTIAL STRUCTURE.
Demolition of the existing structure was necessary as it was unsafe and detrimental to the health, safety or morals, or otherwise inimical to the welfare, of the city residents.
REFER TO (3) PREVIOUSLY PROVIDED ENGINEERING REPORTS REFERENCING STRUCTURAL INTEGRITY OF PREVIOUSLY EXISTING STRUCTURE.

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.
REFER TO (3) PREVIOUSLY PROVIDED ENGINEERING REPORTS REFERENCING STRUCTURAL INTEGRITY OF PREVIOUSLY EXISTING 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.
SEE ABOVE.

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.
THE STRUCTURE WAS NOT ASSOCIATED WITH EVENTS THAT MADE CONTRIBUTIONS TO LOCAL, STATE, OR NATURAL 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.
NO DEMO HAS SIGNIFICANT CHARACTER, INTEREST OR VALUE AS PART OF THE DEVELOPMENT, HERITAGE OR CULTURAL CHARACTERISTICS OF THE CITY/STATE/NATION NOT IS IT ASSOCIATED WITH THE LIFE OF A SIGNIFICANT PERSON.
(d) Is not the site of a historic event with significant effect upon society.
THIS IS NOT THE SITE OF A HISTORIC EVENT.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
THE DEMO DOES NOT EXEMPLIFY 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.
THE DEMO DOES NOT PORTRAY A DISTINCTIVE HISTORIC 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.
THE DEMO IS NOT PART OF A SQUARE, PARK OR OTHER DISTINCTIVE AREA.
(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.
THE DEMO DOES NOT HAVE A UNIQUE LOCATION OF SINGULAR PHYSICAL CHARACTERISTIC THAT REPRESENTS THE 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.

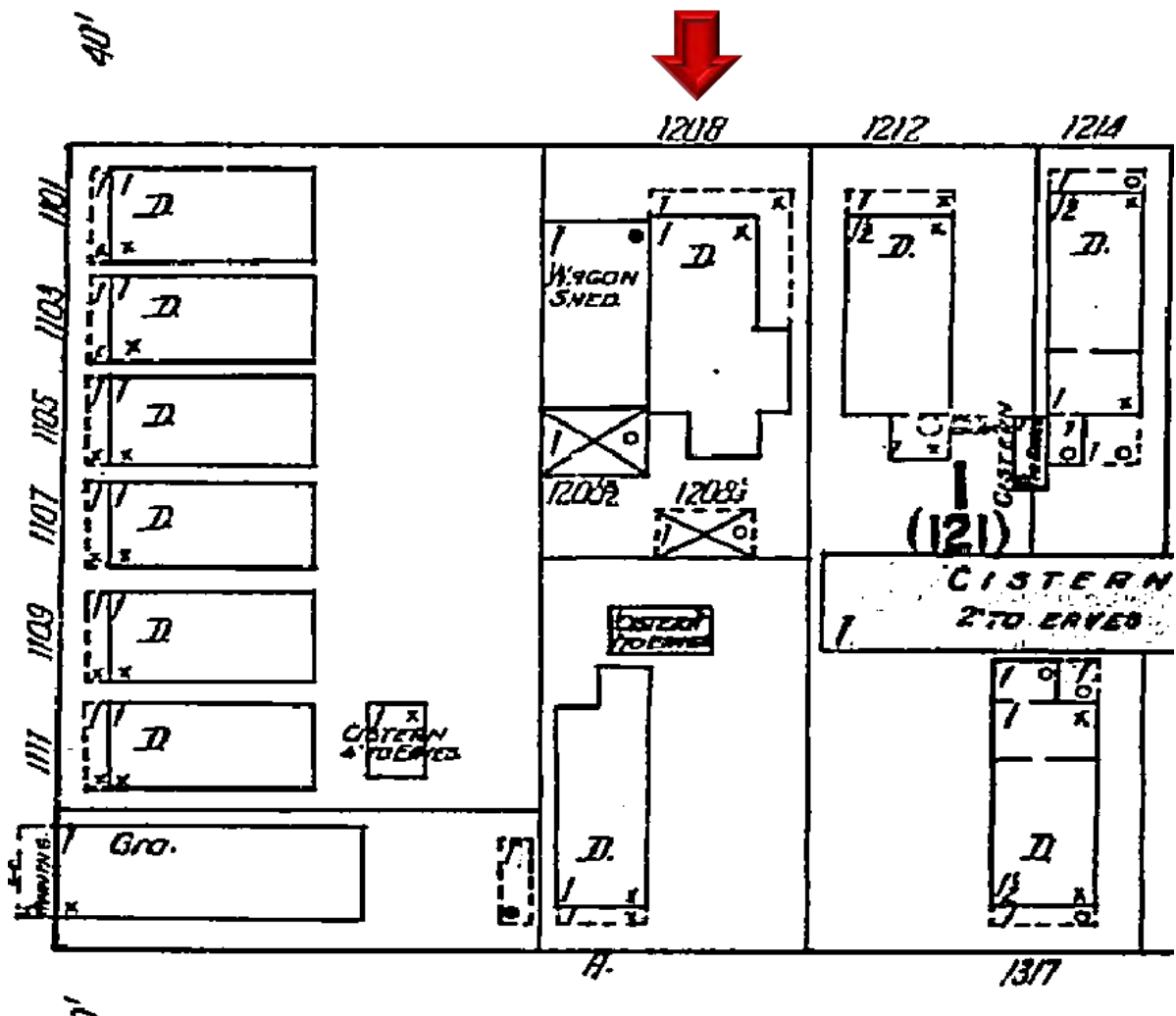
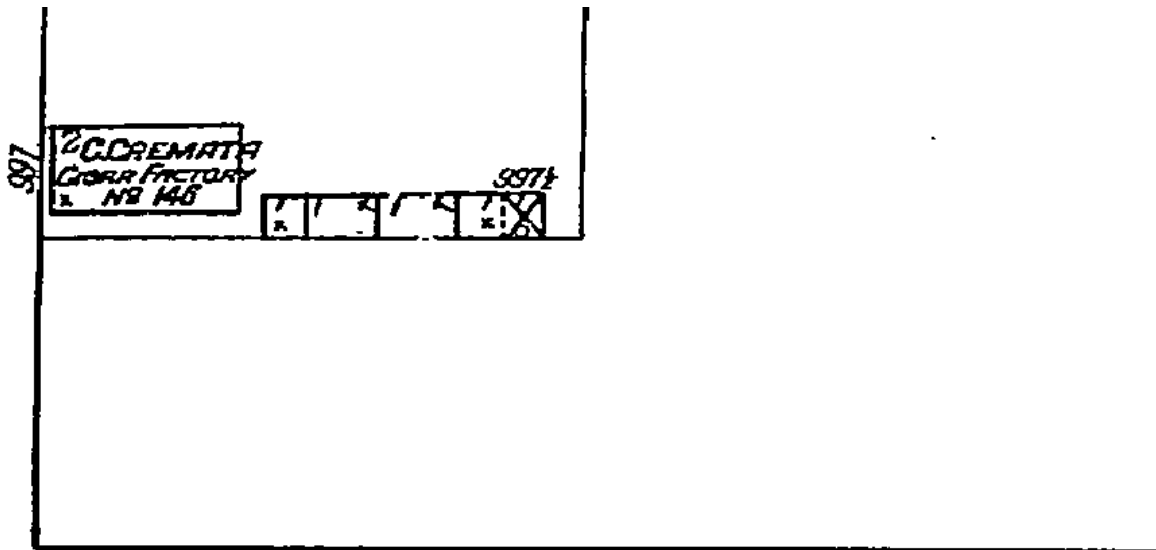
REFER TO (3) PREVIOUSLY PROVIDED ENGINEERING REPORTS REFERENCING STRUCTURAL INTEGRITY OF PREVIOUSLY EXISTING STRUCTURE.
(i) Has not yielded, and is not likely to yield, information important in history,
<b>THE DEMO HAS NOT AND IS NOT LIKELY TO YIELD INFORMATION IMPORTANT TO HISTORY.</b>

<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
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.
THE STRUCTURE IS BEING REPLACED WITH ONE THAT FOLLOWS THE LINE OF THE STREET SETBACK OF THE OTHER HOMES, AND THEREFORE DOES NOT NEGATIVELY CONTRIBUTE TO THE OVERALL HISTORIC CHARACTER OF THE DISTRICT OR NEIGHBORHOOD. THE FRONT OF THE HOUSE WAS NON-HISTORIC. THE REAR WAS NON-HISTORIC.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
THE DEMO DOES NOT DESTROY A HISTORIC RELATIONSHIP BETWEEN BUILDINGS OR STRUCTURES AND OPEN SPACE. THERE IS A GROCERY STORE PARKING LOT NEXT DOOR, AND ALL SURROUNDING PROPERTIES ARE SET BACK FROM THE 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 BUILDING IS NOT LOCATED IN A COMPLEX. THE FACADE HAS BEEN DEMOLISHED PER OPEN CASE AND DID NOT DEFINE THE CHARACTER OF THE NEIGHBORHOOD. THE FRONT OF THE HOUSE WAS NON-HISTORIC. THE REAR WAS NON-HISTORIC.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Demolition of the existing structure was necessary as it was unsafe and detrimental to the health, safety or morals, or otherwise inimical to the welfare, of the city residents.
REFER TO (3) PREVIOUSLY PROVIDED ENGINEERING REPORTS REFERENCING STRUCTURAL INTEGRITY OF PREVIOUSLY EXISTING STRUCTURE.

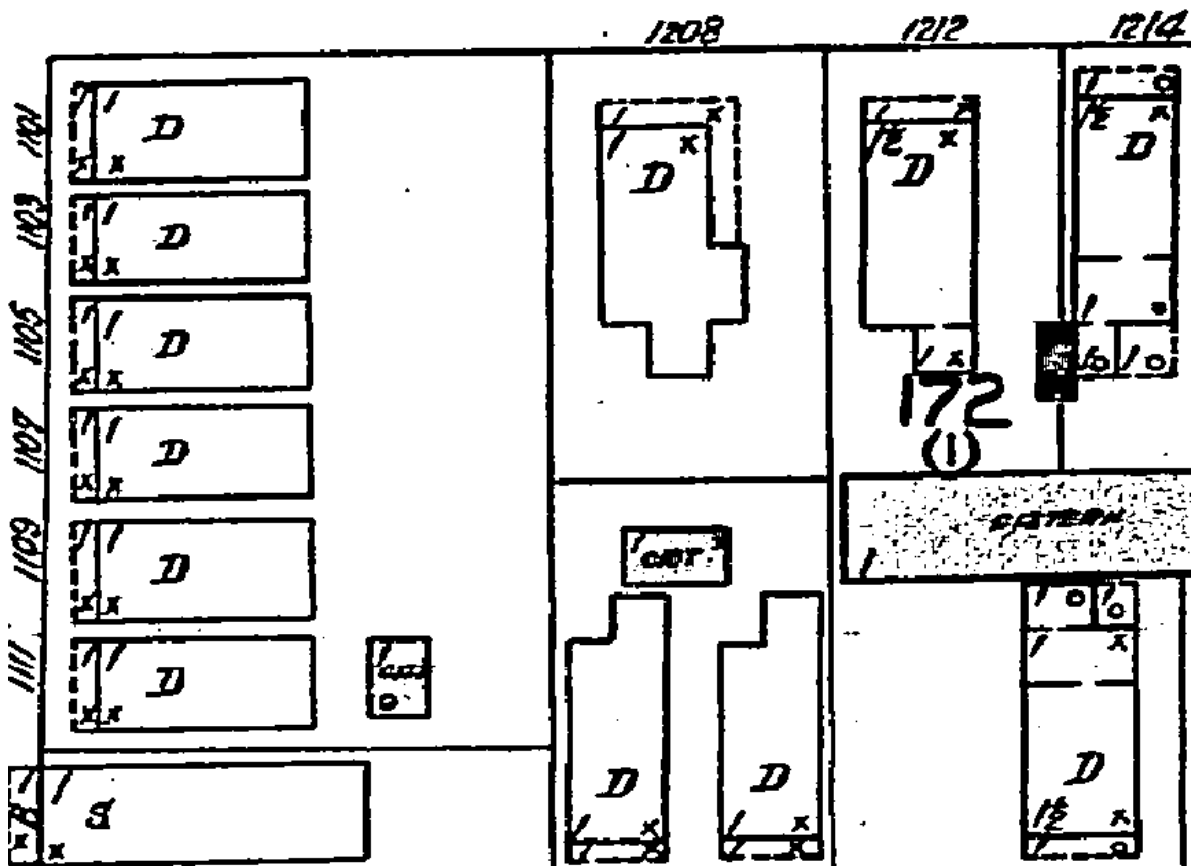
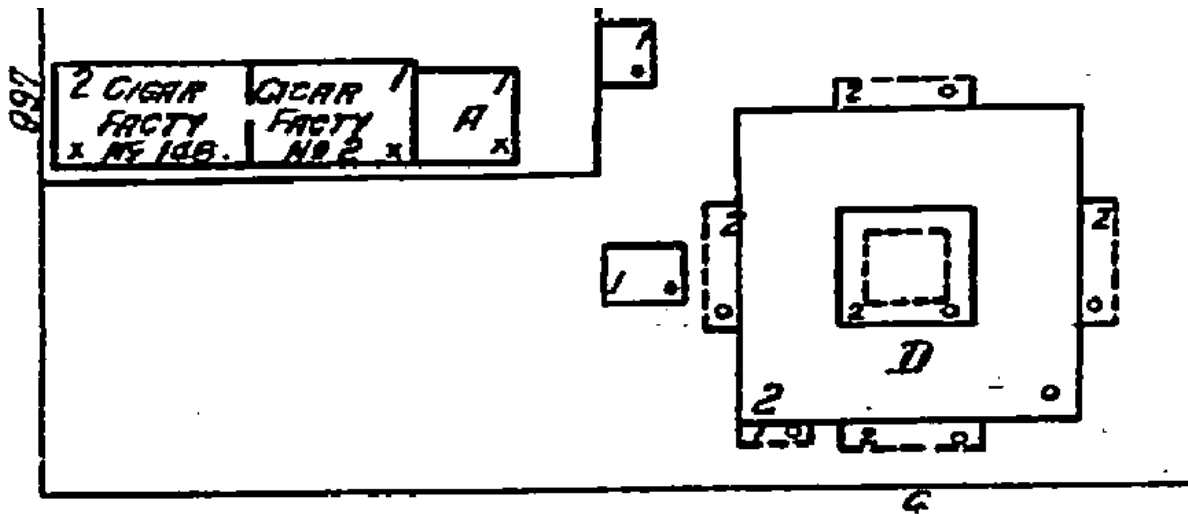
# SANBORN MAPS



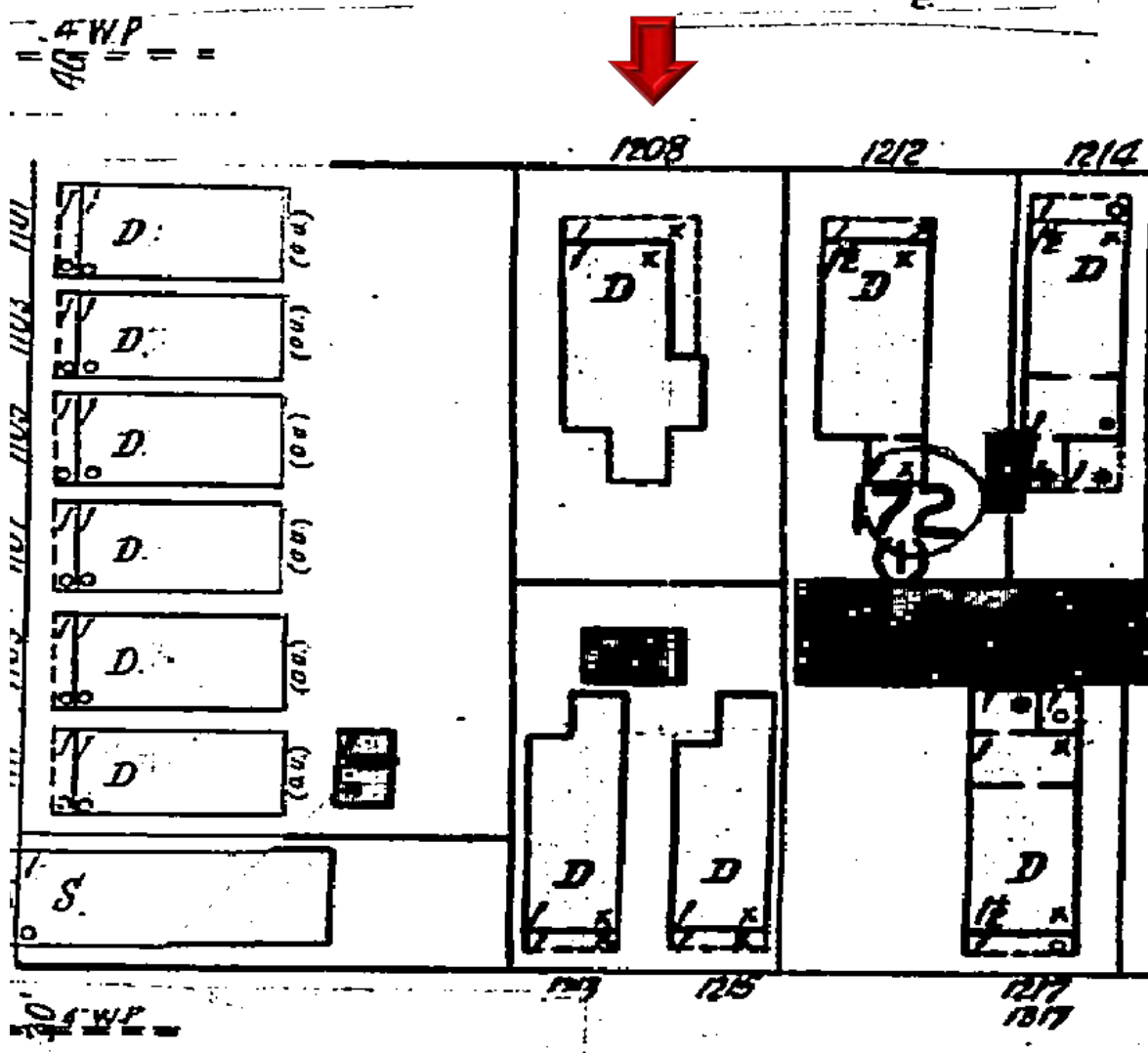
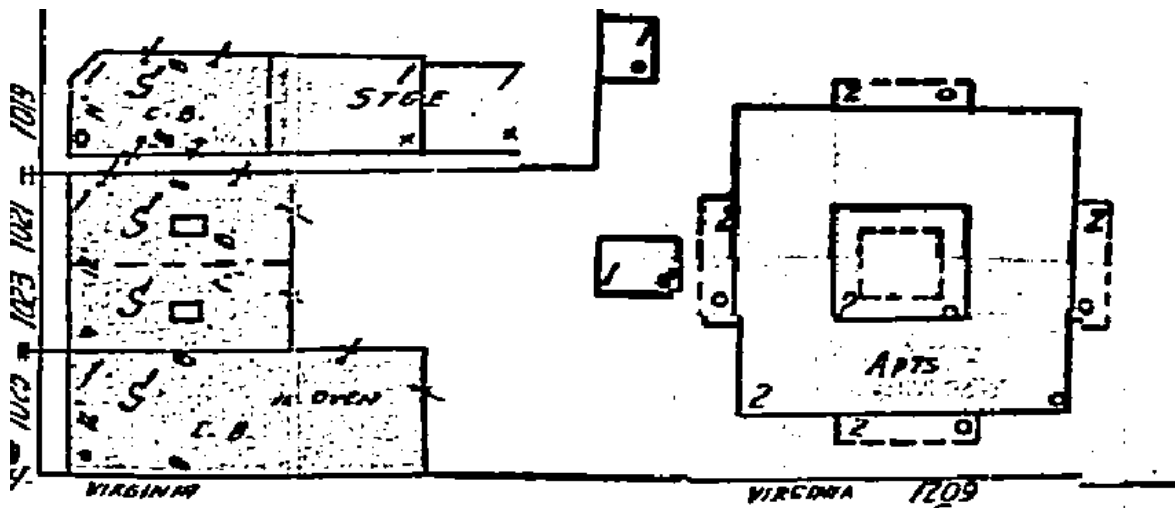
1912 SANBORN MAP



1912 Sanborn Map

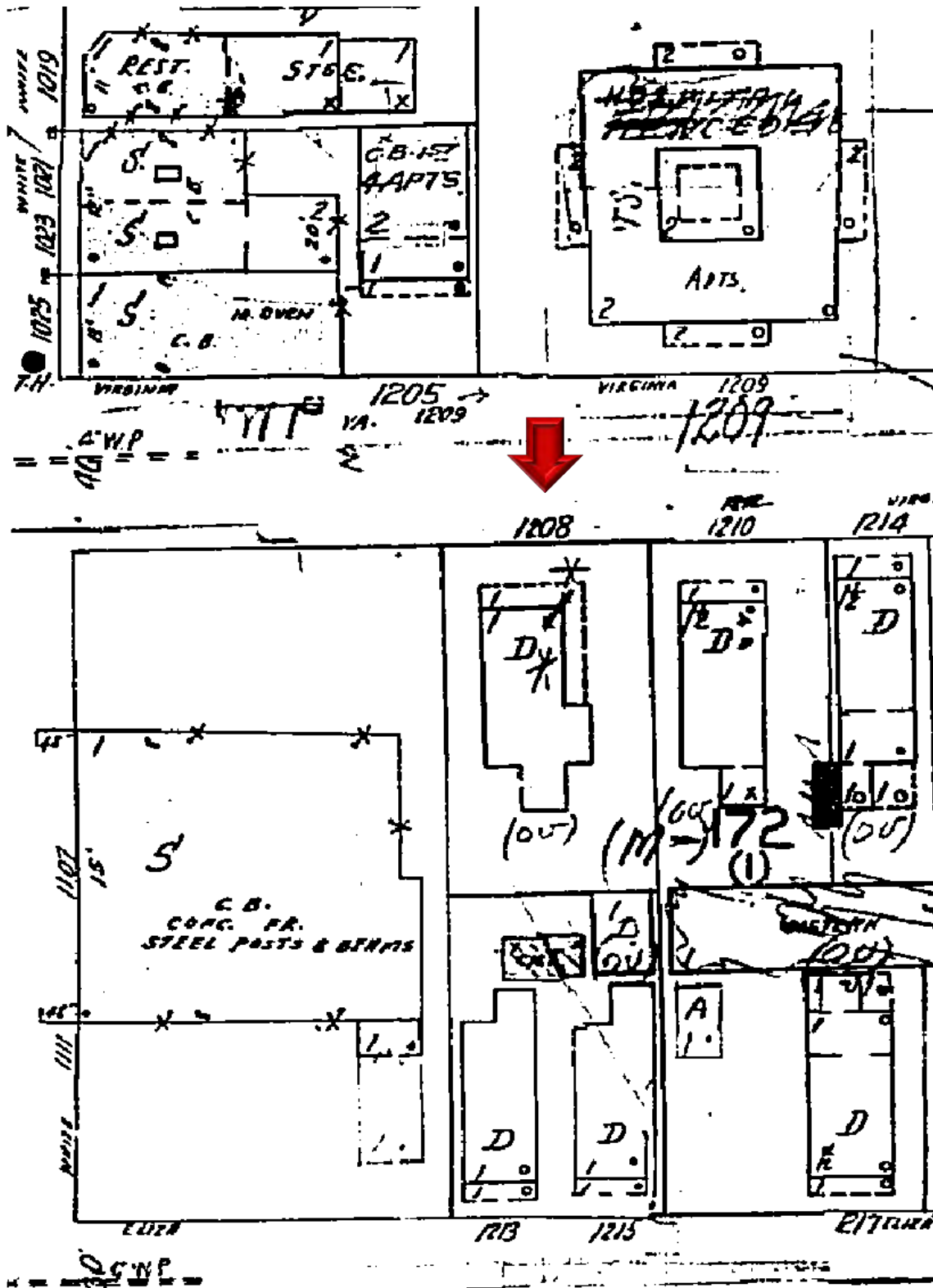


1926 Sanborn Map



1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



**1208 Virginia Street circa 1965. Monroe County Library.**



1210 Virginia St.



{00288157 - v1 }

1112 Virginia St.



{00288157 - v1 }



1205 Virginia St.







*Current Conditions.*



*Current Conditions.*

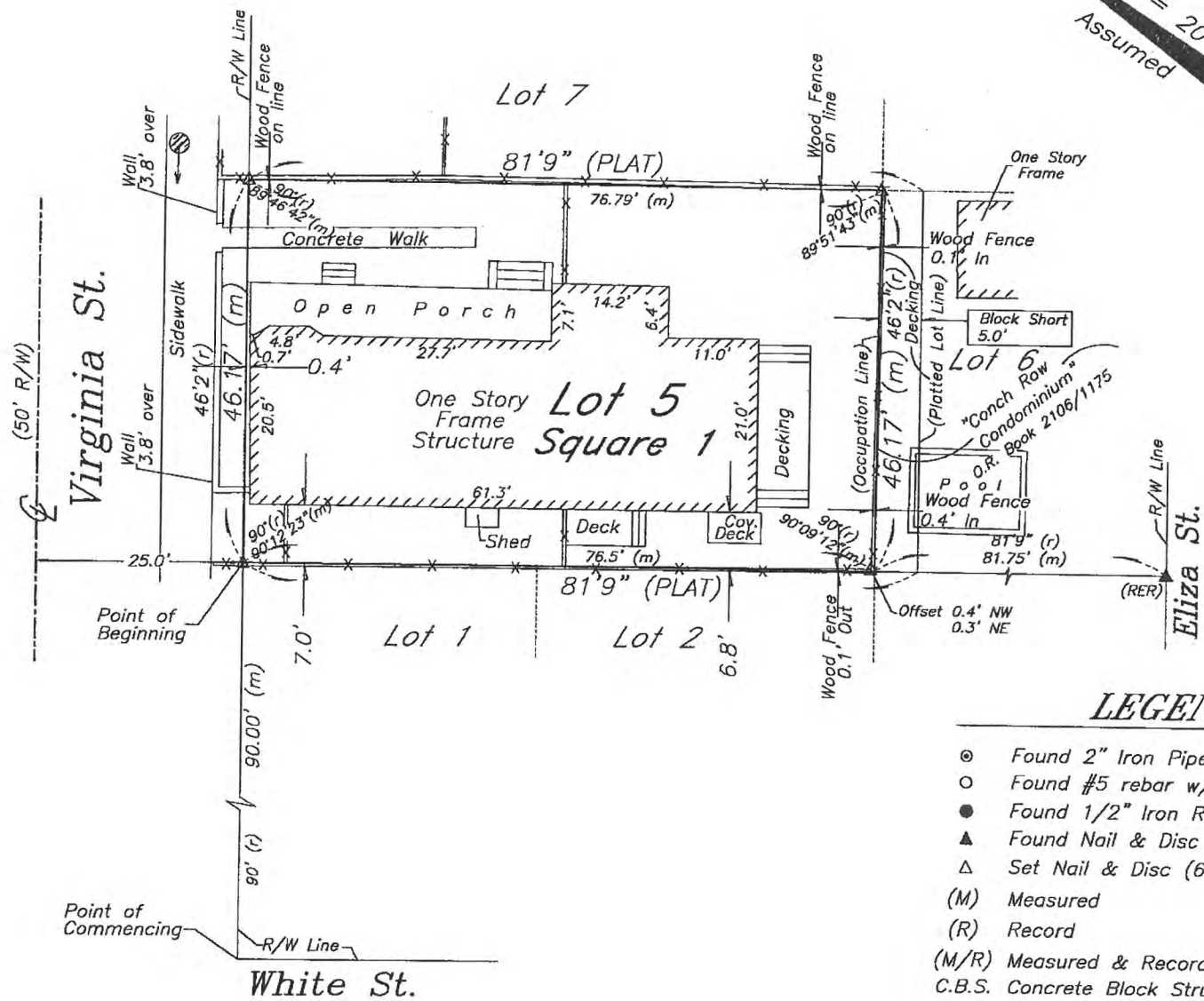
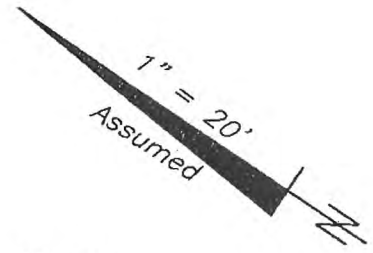




*Immediate adjacent one and a half-stories single family houses.*

# SURVEY

# Boundary Survey Map of Lot 5, Square 1, Tract 14, Island of Key West



### LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Utility Pole
- P- Overhead Utility Lines

**NOTES:**

1. The legal description shown hereon was 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: 1208 Virginia 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 rights-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 6, 2022
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Tract Fourteen (14), and now better known as Lot Five (5) in Square One (1) of said Tract Fourteen (14).

**COMMENCE** at a point on the Southeast side of Virginia Street, distant Ninety (90) feet from the corner of White and Virginia Streets and running thence along Virginia Street in a Northeasterly direction Forty-six (46) feet, Two (2) inches; thence at right angles in a Southeasterly direction Eighty-one (81) feet, Nine (9) inches; thence at right angles in a Southwesterly direction Forty-six (46) feet, Two (2) inches; thence at right angles in a Northwesterly direction Eighty-one (81) feet, Nine (9) inches to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Johnathan Ring;

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 22, 2022  
Revised 8/2/22 to show block shortage

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN



# 1208 VIRGINIA ST. PROJECT NO. 1208-22 INDEX OF DRAWINGS

## SCOPE OF WORK:

1. NEW SFR

- A0.0 INDEX & SITE PLAN
- A2.0 PROPOSED ELEVATIONS
- A3.0 STREET ELEVATIONS & SITE PLAN

### SITE DATA:

SITE ADDRESS: 1208 VIRGINIA STREET KEY WEST, FL 33040

PARCEL ID: 00033940-000000

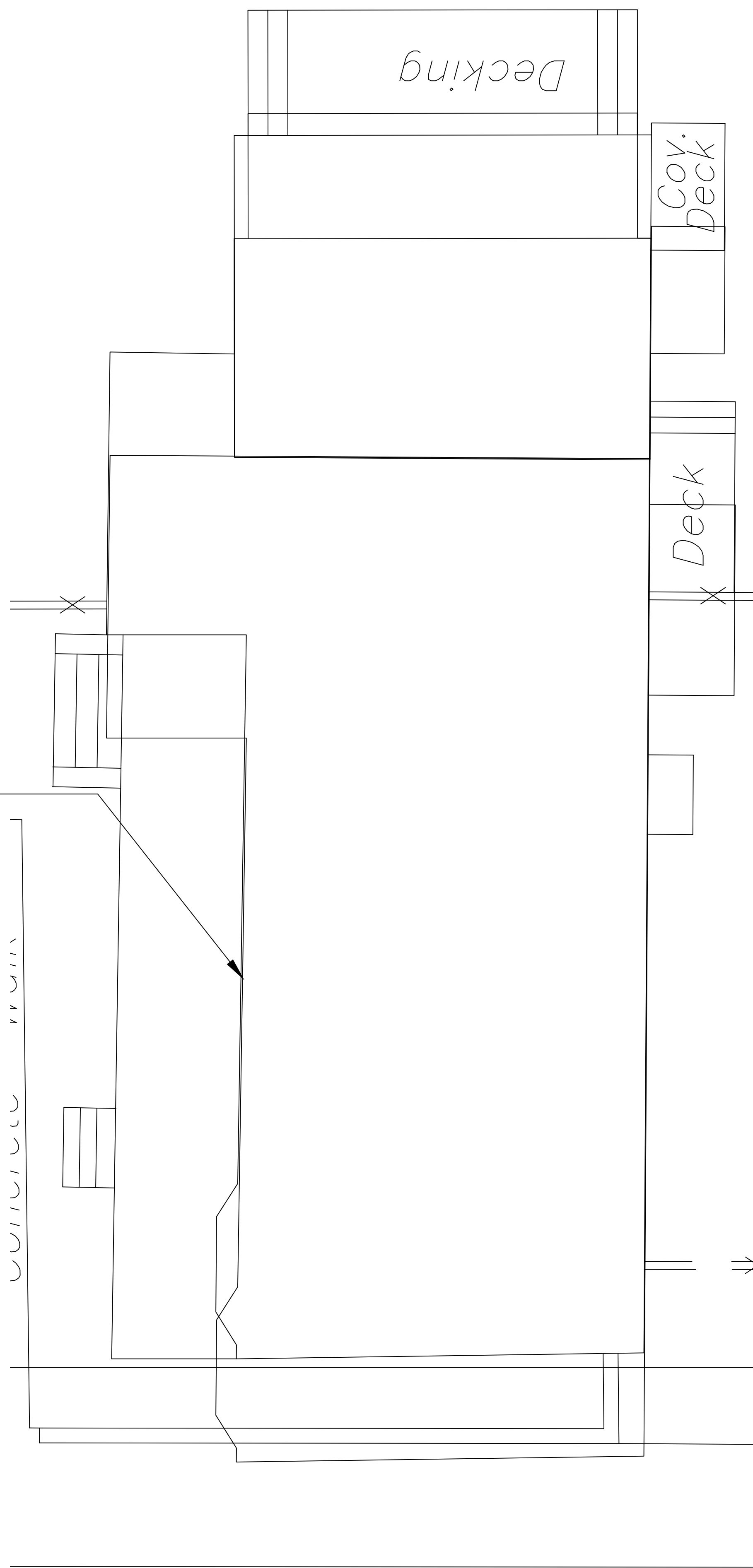
SECTION/TOWNSHIP/RANGE: 05/68/25

LEGAL DESCRIPTION: KW ISLAND CITY SUB PB 1-26 LOT 5 SQR 1 TR 14  
G11-544 OR539-489 OR890-439/440 OR970-1936 OR988-2149 OR1427-2406/08  
OR3036-1085 OR3159-0831

### HARC NOTES:

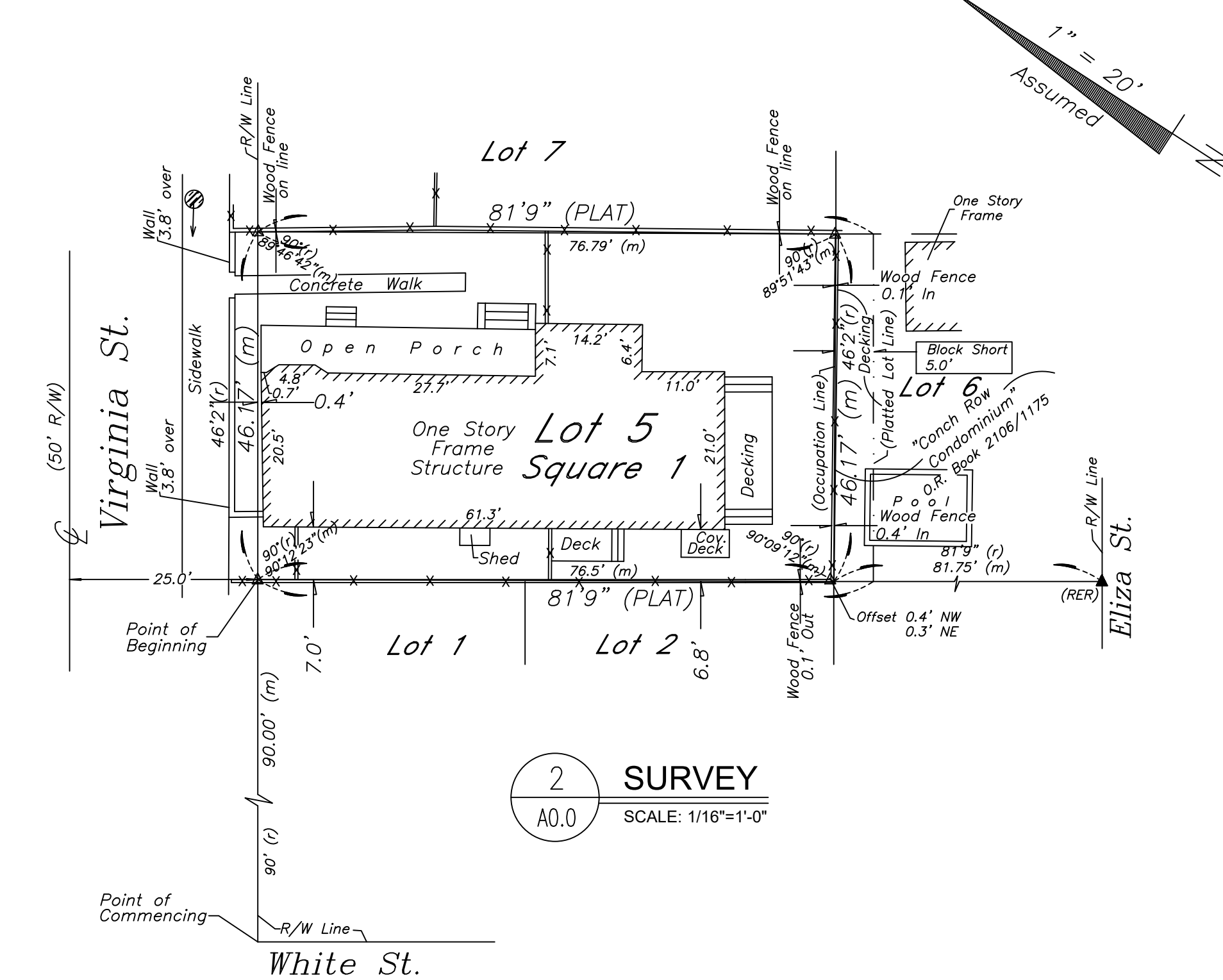
- EXTERIOR SIDING TO BE HARDI BOARD.
- ROOFING TO BE METAL SHINGLE, MILL FINISH.
- EXTERIOR SOFFITS TO BE HARDI BOARD.
- EXTERIOR WINDOW/DOOR TRIM TO BE 1X4 HARDI.
- EXTERIOR FASCIA TO BE HARDI.
- ROOFING DRIP EDGE TO MATCH FINISH OF METAL SHINGLE ROOF.
- GUTTERS, IF PROVIDED, TO MATCH FINISH OF DRIP EDGE & ROOFING.
- EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
- CONTRACTOR TO RECEIVE APPROVAL FOR FINAL PAINT COLOR SELECTIONS.
- EXTERIOR SHUTTERS TO BE WOOD, PTD. AS APPROVED BY CITY OF KEY WEST HARC STAFF.

PROPOSED SFR



1 PROPOSED PROJECT AREA  
A0.0 SCALE: 1/4"=1'-0"

Boundary Survey Map of Lot 5, Square 1,  
Tract 14, Island of Key West



2 SURVEY  
A0.0 SCALE: 1/16"=1'-0"

SITE LOC.



DATE	REV.	SET DESCRIPTION
2024.02.12		HARC SET

SEAL:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED/SEALED IN THIS BLOCK  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED  
BY ERICA HELEN POOLE USING A DIGITAL  
SIGNATURE

PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE SHA  
AUTHENTICATION CODE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.

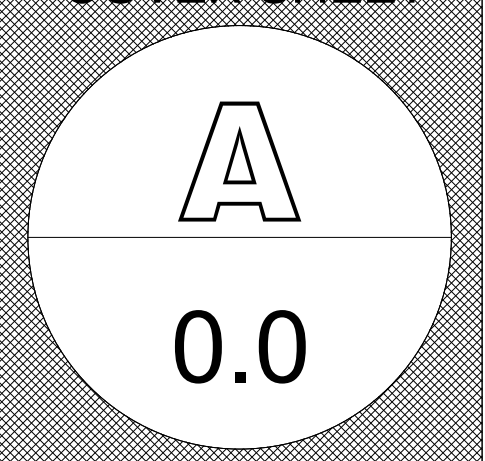
ERICA HELEN POOLE - ARCHITECT  
#AR98525



SANDBAR DESIGN STUDIO  
2918 CAMELIA LANE  
BIG PINE KEY, FL 33043  
WWW.SANDBARDESIGNSTUDIO.COM  
8478032854

**NEW SFR**  
1208 Virginia Street  
Key West, FL 33040

SHEET TITLE  
**COVER SHEET**

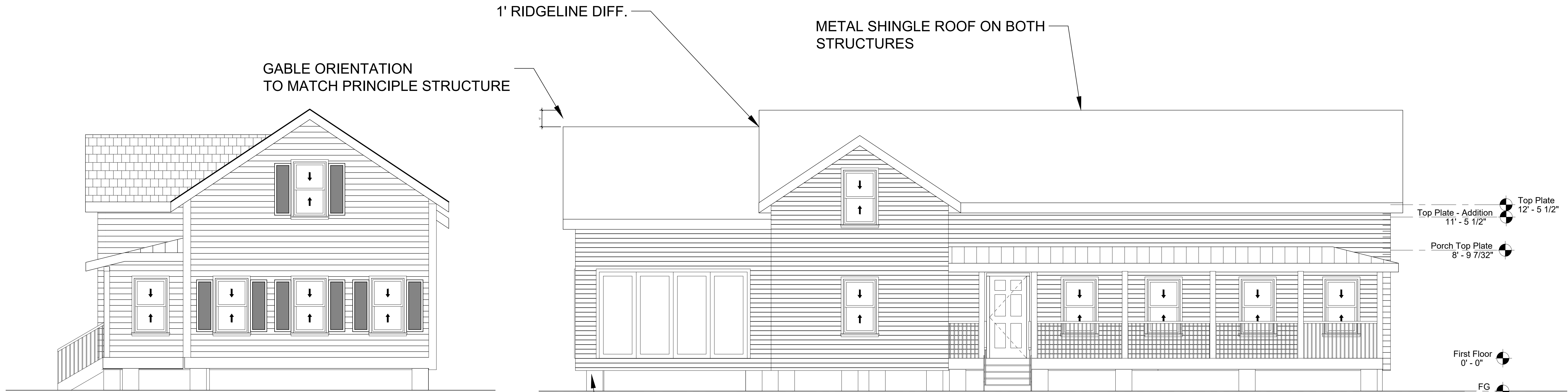


PROJECT NO.  
RIN2023

DRAWN BY:  
APPROVED BY:



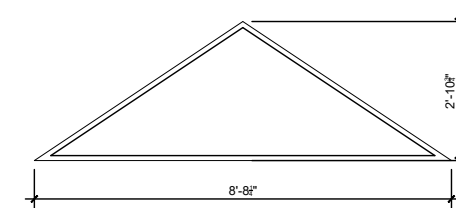
**PRELIMINARY PROPOSED ELEVATION VIEWS**



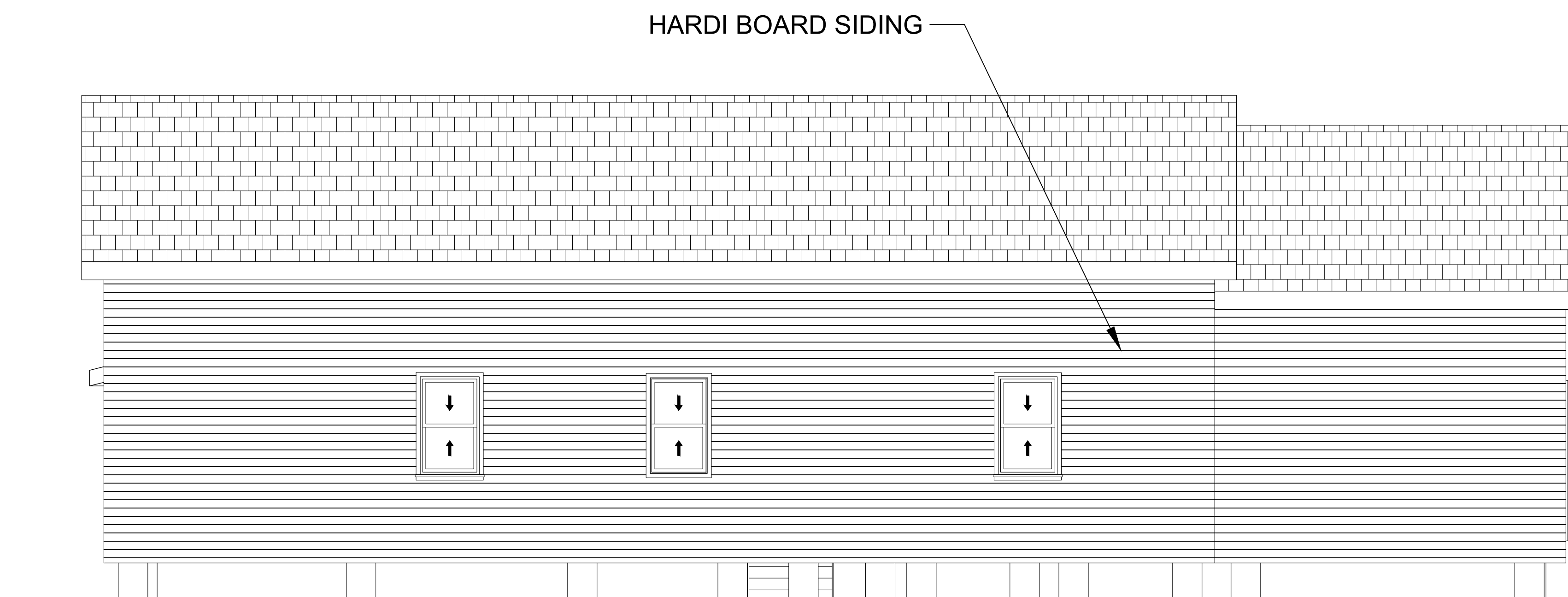
**1 FRONT ELEVATION**  
A2.0 SCALE: 1/4"=1'-0"

**2 EAST SIDE ELEVATION**  
A2.0 SCALE: 1/4"=1'-0"

ADDITION TO BE EXTENDED 4'-8" IN COMPLIANCE WITH REAR SETBACK (15') AND LOT COVERAGE REQUIREMENTS



**3 REAR ELEVATION**  
A2.0 SCALE: 1/4"=1'-0"



**4 WEST SIDE ELEVATION**  
A2.0 SCALE: 1/4"=1'-0"

DATE: 2024.02.12  
REV. SET DESCRIPTION: HARC SET

SEAL:

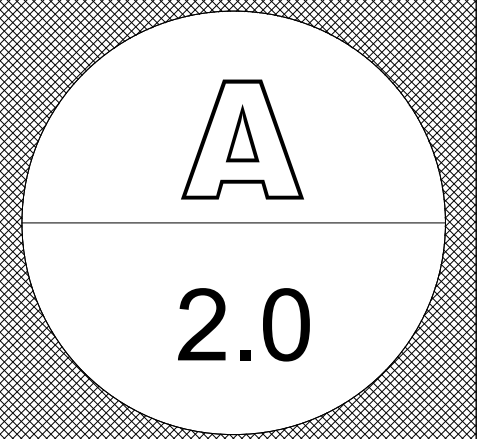
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ERICA HELEN POOLE - ARCHITECT  
#AR98525



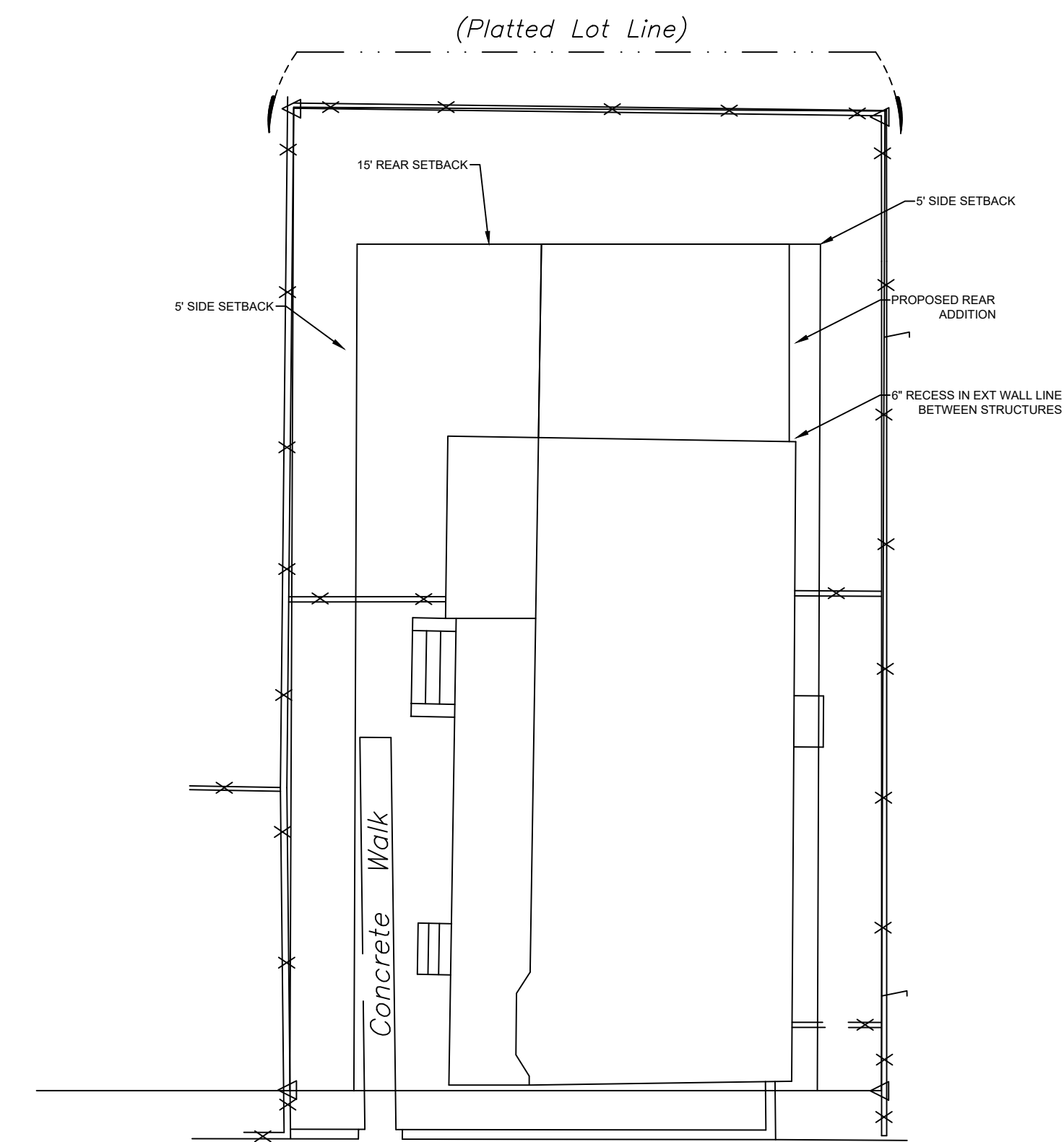
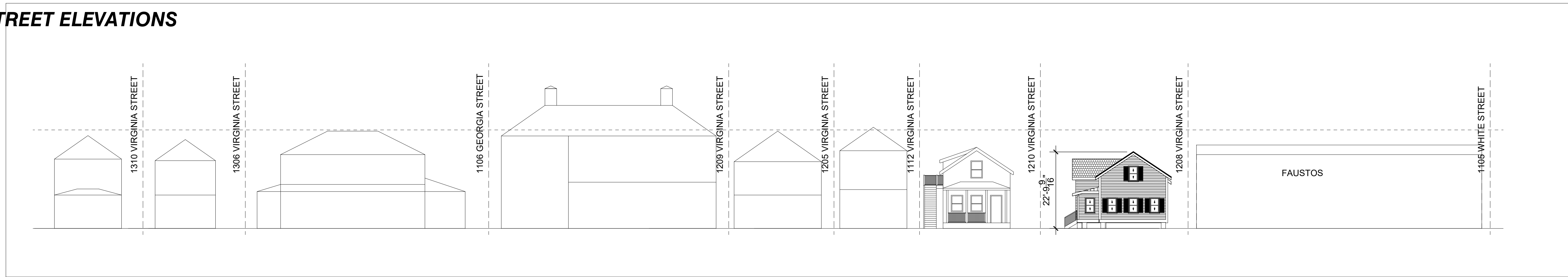
**NEW SFR**  
1208 Virginia Street  
Key West, FL 33040

SHEET TITLE  
**ELEVATIONS 2**



PROJECT NO. RIN2023  
DRAWN BY:  
APPROVED BY:

**STREET ELEVATIONS**



*Virginia St.*

**2** PROPOSED SITE PLAN  
A3.0 SCALE: N/A

DATE: REV. SET/DESCRIPTION  
2024.02.12 HARC SET

SEAL:

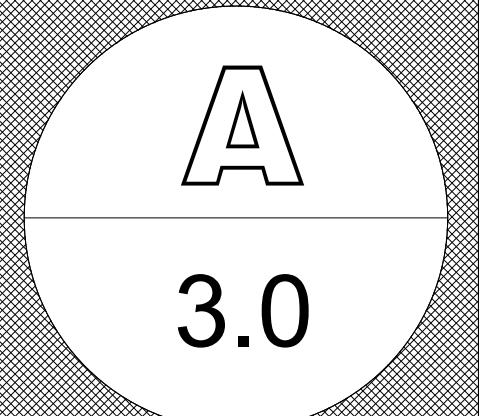
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ERICA HELEN POOLE - ARCHITECT  
#AR98525



**NEW SFR**  
1208 Virginia Street  
Key West, FL 33040

SHEET TITLE  
**ELEVATIONS 3**



PROJECT NO. RIN2023 DRAWN BY: APPROVED BY:

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., February 27, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW RECONSTRUCTION OF A SINGLE-FAMILY RESIDENCE. AFTER-THE-FACT DEMOLITION OF HISTORIC AND CONTRIBUTING HOUSE.**

**#1208 VIRGINIA STREET**

**Applicant – Smith- Hawks, PL Application #H2023-0050**

**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.



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., January 23, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SINGLE-FAMILY RESIDENCE. AFTER-THE-FACT DEMOLITION OF HISTORIC AND CONTRIBUTING HOUSE.**

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# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Brandi Green, 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: 1208 Virginia Street, Key West, FL 33040 on the 15th day of January, 2024.

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 23, 2024.

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 2023-0050.

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

**Signed Name of Affiant:**

Brandi Green

**Date:** January 15, 2024

**Address:** 138 Simonton Street

**City:** Key West

**State, Zip:** Florida 33040

The forgoing instrument was acknowledged before me on this 15th day of January, 2024.

By (Print name of Affiant) Brandi Green who is personally known to me or ~~has produced~~ N/A as identification and who did take an oath.

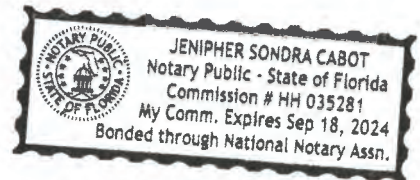
**NOTARY PUBLIC**

Sign Name: Jenipher Cabot

Print Name: Jenipher Cabot

Notary Public - State of Florida (seal)

My Commission Expires: 09/18/2024





# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. January 23, 2024**, at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SINGLE-FAMILY RESIDENCE, AFTER-THE-FACT DEMOLITION OF HISTORIC AND CONTRIBUTING HOUSE.**

**#1208 VIRGINIA STREET**

Applicant – Smith- Hawks, PL Application #H2023-0050

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.





**Public Meeting Notice**  
NOTICIA PÚBLICA DE UNA REUNIÓN PÚBLICA  
PARA EL PLAN DE ORDENAMIENTO TERRITORIAL  
DE LA CIUDAD DE MIAMI - 2011-2016



2 6ND

# Public Meeting Notice

The Historic Architecture Review Committee will hold a public meeting on **5:00 p.m., January 23, 2024**, at **1300 White Street**, (on West Baffle). The purpose of the hearing will be to consider a request for:

**NEW SINGLE-FAMILY RESIDENCE, AFTER-THE-FACT DEMOLITION OF HISTORIC AND CONTRIBUTING HOUSE.**

**#1208 VIRGINIA STREET**

Applicant - Smith, Bevin, PE Application #2023-0050

If you wish to see this application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call (850) 369-2979 or visit our website at [www.cityofpanamafla.com](http://www.cityofpanamafla.com). **CALL (850) 369-2979 OR VISIT THE WEBSITE AT [www.cityofpanamafla.com](http://www.cityofpanamafla.com)**

THIS NOTICE IS IN FULL COMPLIANCE WITH THE OPEN MEETINGS ACT, CHAPTER 218, F.S., AND THE PUBLIC ACCESS TO GOVERNMENT ACT, CHAPTER 119, F.S. ANY VIOLATION OF THESE ACTS IS A VIOLATION OF THE FLORIDA CONSTITUTION AND MAY BE SUBJECT TO PENALTY UNDER THE FLORIDA CONSTITUTION AND THE FLORIDA STATUTES. THIS NOTICE IS NOT A GUARANTEE OF ANY OUTCOME. THE CITY OF PANAMA FLORIDA IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY.



DND  
N

# Public Meeting Notice

NEW SINGLE-FAMILY RESIDENCE AFTER THE FACT  
DEMOLITION OF HISTORIC AND CONTRIBUTING  
HOME  
#1288 VIRGINIA STREET



# 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 00033940-000000  
 Account# 1034843  
 Property ID 1034843  
 Millage Group 10KW  
 Location 1208 VIRGINIA St, KEY WEST  
 Address  
 Legal KW ISLAND CITY SUB PB 1-26 LOT 5 SQR 1 TR 14 G11-544 OR539-489 OR890-439/440 OR970-1936 OR988-2149 OR1427-2406/08 OR3036-1085 OR3159-0831  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property Class MULTI-FAMILY DUPLEX (0802)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



1034843 1208 VIRGINIA ST 04/13/22

## Owner

[RING JONATHAN](#)  
 1075 Duval St  
 Ste C21  
 Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$239,532	\$251,815	\$225,679	\$176,313
+ Market Misc Value	\$904	\$904	\$904	\$904
+ Market Land Value	\$494,592	\$426,575	\$340,085	\$354,360
= Just Market Value	\$735,028	\$679,294	\$566,668	\$531,577
= Total Assessed Value	\$735,028	\$623,335	\$566,668	\$531,577
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$735,028	\$679,294	\$566,668	\$531,577

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$426,575	\$251,815	\$904	\$679,294	\$623,335	\$0	\$679,294	\$0
2021	\$340,085	\$225,679	\$904	\$566,668	\$566,668	\$0	\$566,668	\$0
2020	\$354,360	\$176,313	\$904	\$531,577	\$531,577	\$0	\$531,577	\$0
2019	\$351,001	\$181,351	\$904	\$533,256	\$533,256	\$0	\$533,256	\$0
2018	\$312,374	\$183,869	\$876	\$497,119	\$497,119	\$0	\$497,119	\$0

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
MULTI RES DRY (080D)	3,774.00	Square Foot	0	0

## Buildings

Building ID	2695	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2006
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2451	Roof Type	GABLE/HIP
Finished Sq Ft	1329	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	



Perimeter	176	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	760	0	116
FLA	FLOOR LIV AREA	1,329	1,329	176
OPU	OP PR UNFIN LL	146	0	74
OPF	OP PRCH FIN LL	216	0	84
<b>TOTAL</b>		<b>2,451</b>	<b>1,329</b>	<b>450</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1927	1928	0 x 0	1	31 SF	4
CONC PATIO	1964	1965	0 x 0	1	90 SF	2
LC UTIL BLDG	1981	1982	7 x 10	1	70 SF	1
WALL AIR COND	1984	1985	0 x 0	1	1 UT	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/7/2022	\$835,000	Warranty Deed	2364657	3159	0831	01 - Qualified	Improved		
7/29/2020	\$100	Quit Claim Deed	2276408	3036	1085	30 - Unqualified	Improved		
9/1/1986	\$105,000	Warranty Deed		988	2149	Q - Qualified	Improved		
8/1/1983	\$67,500	Warranty Deed		890	439	Q - Qualified	Improved		
2/1/1973	\$14,200	Conversion Code		539	489	Q - Qualified	Improved		

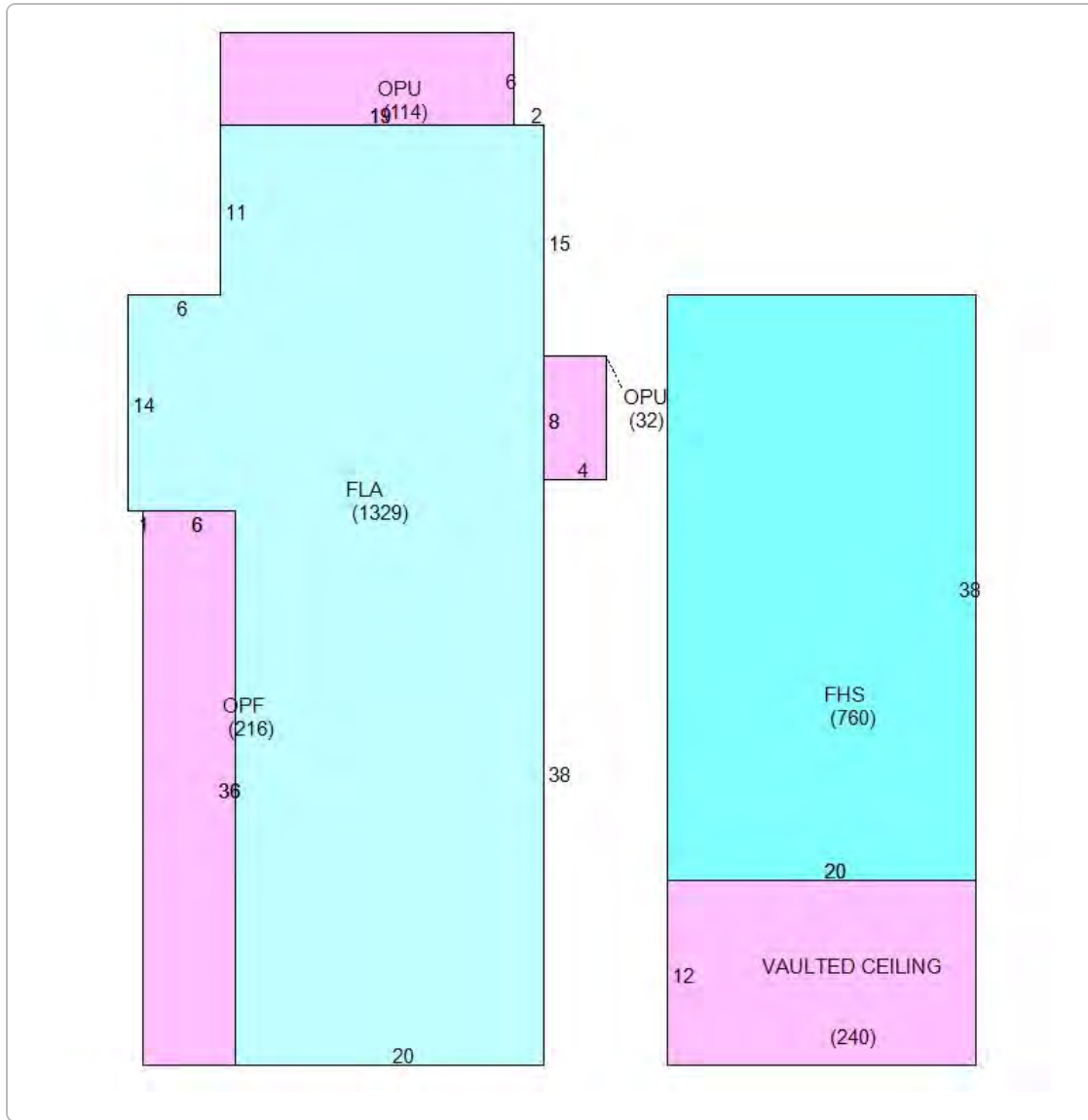
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-0448	3/15/2023		\$390,000	Residential	Exterior Renovation - per plans. New foundation system. Replacement/restoration of roof system. Replacement of all interior framing members.
22-1182	6/3/2022	11/20/2022	\$18,000	Residential	Labor and disposal to selective remove Interior wall. Labor and disposal to selective remove Interior wall, Ceiling surfaces to expose the structure for observation, exploration of structural framing, support members. **NOC required**
12-2948	8/14/2012	12/12/2013	\$600	Residential	REPLACE 100 AMP / 240 VOLT FUSE PANEL WITH OUTDOOR R.T. 100 AMP / 240 VOLT BREAKER PANEL.
10-0139	1/22/2010	7/15/2010	\$5,881	Residential	INSTALL 300SF VICTORIAN METAL SHINGLES & 300SF OF VCRIMP ROOFING

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 1/11/2024, 4:47:14 AM

Contact Us

