



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Architectural Preservationist

Meeting Date: May 26, 2026

Applicant: Sandbar Design Studio

Application Number: C2026-0026

Address: 1400 Virginia Street

Description of Work:

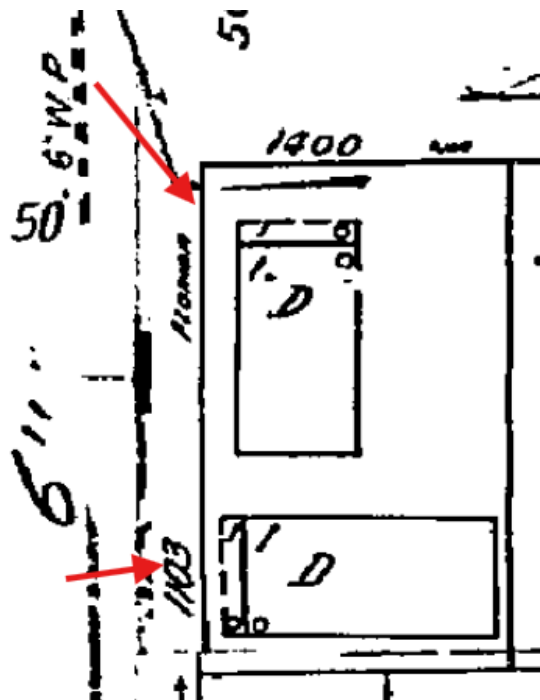
Demolition of non-historic sheds at rear of property. Removal of existing saloon wall and shed roof between structures.

Site Facts:

The property under review contains two houses, both of which are listed as contributing. Both houses were previously under separate addresses. The house fronting Florida Street is seen in a 1918 aerial photo. The house fronting Virginia Street appears on the 1962 Sanborn Map but is not shown on the 1948 Sanborn Map. A different structure can be seen on the 1918 aerial photo oriented parallel to Florida Street. That earlier building is believed to have been demolished. Based on the available evidence, staff believe the current structure was either constructed between 1948 and 1962 or relocated to the site following the demolition of the previous structure. Both structures are one-story wood-framed structures with a non-historic saloon wall with a shed roof between the structures. Currently the house sits on piers and is located within an AE-6 flood zone.



1918 Aerial Photo showing house fronting Florida Street. Note the house facing Virginia Street is not visible.



Sanborn Map of property under review 1962. Note both properties were under separate addresses at this time.



View of both houses on property from Florida Street.



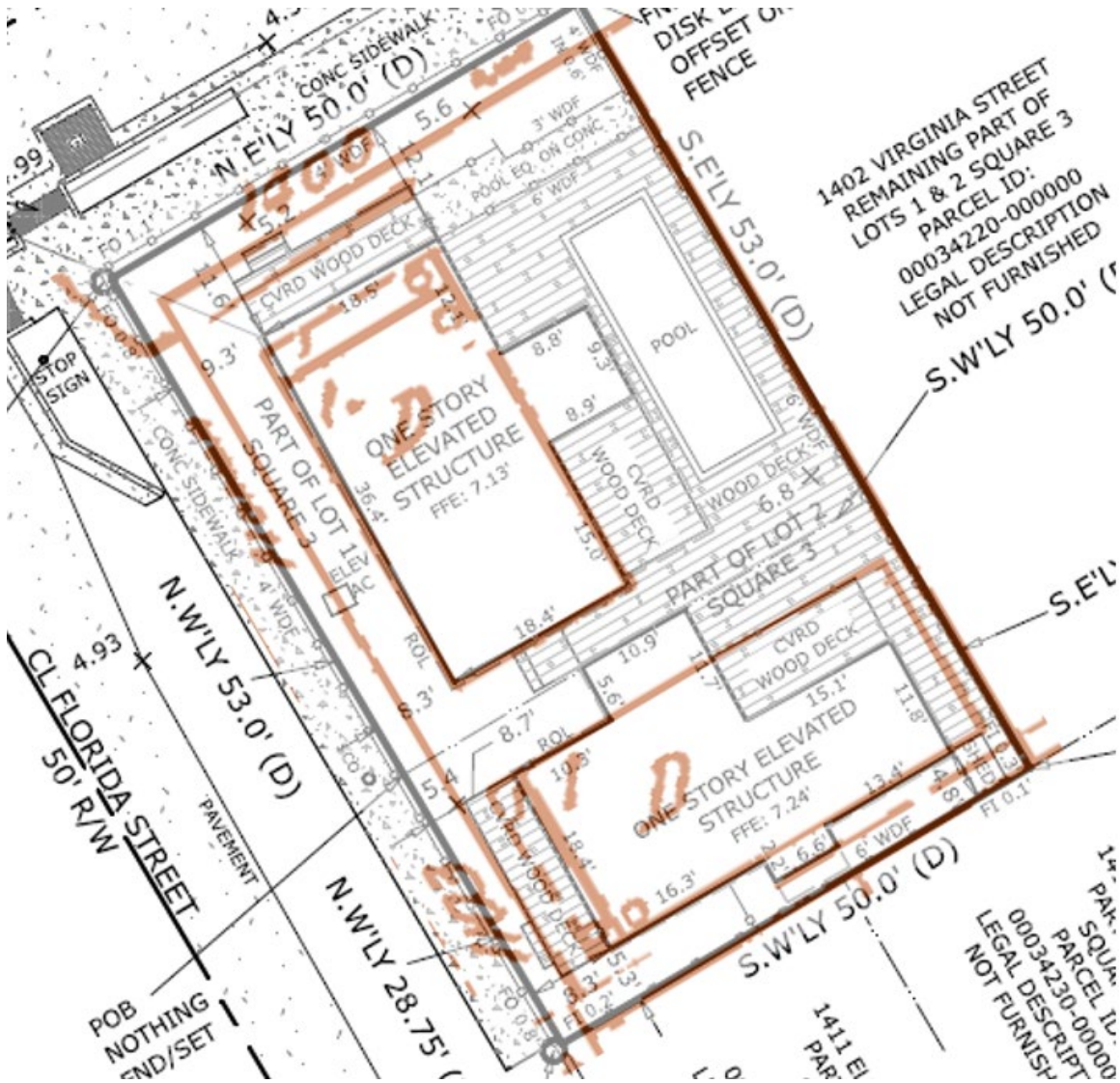
View of property from Virginia Street. Note neither house on the property is visible due to vegetation.



View of rear of both houses on property.



View of saloon wall and shed roof between two houses.



1962 Sanborn Map and current survey

Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically guideline 3.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 5, 9, 11, 12, and 16.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 3, 5, 6 (first two sentences), 8, 11 (second sentence), 12, 13, 14, 19, 25, 26, 28, 31, and 32.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 12, 14, 18, 22, 23, 24, and 25.

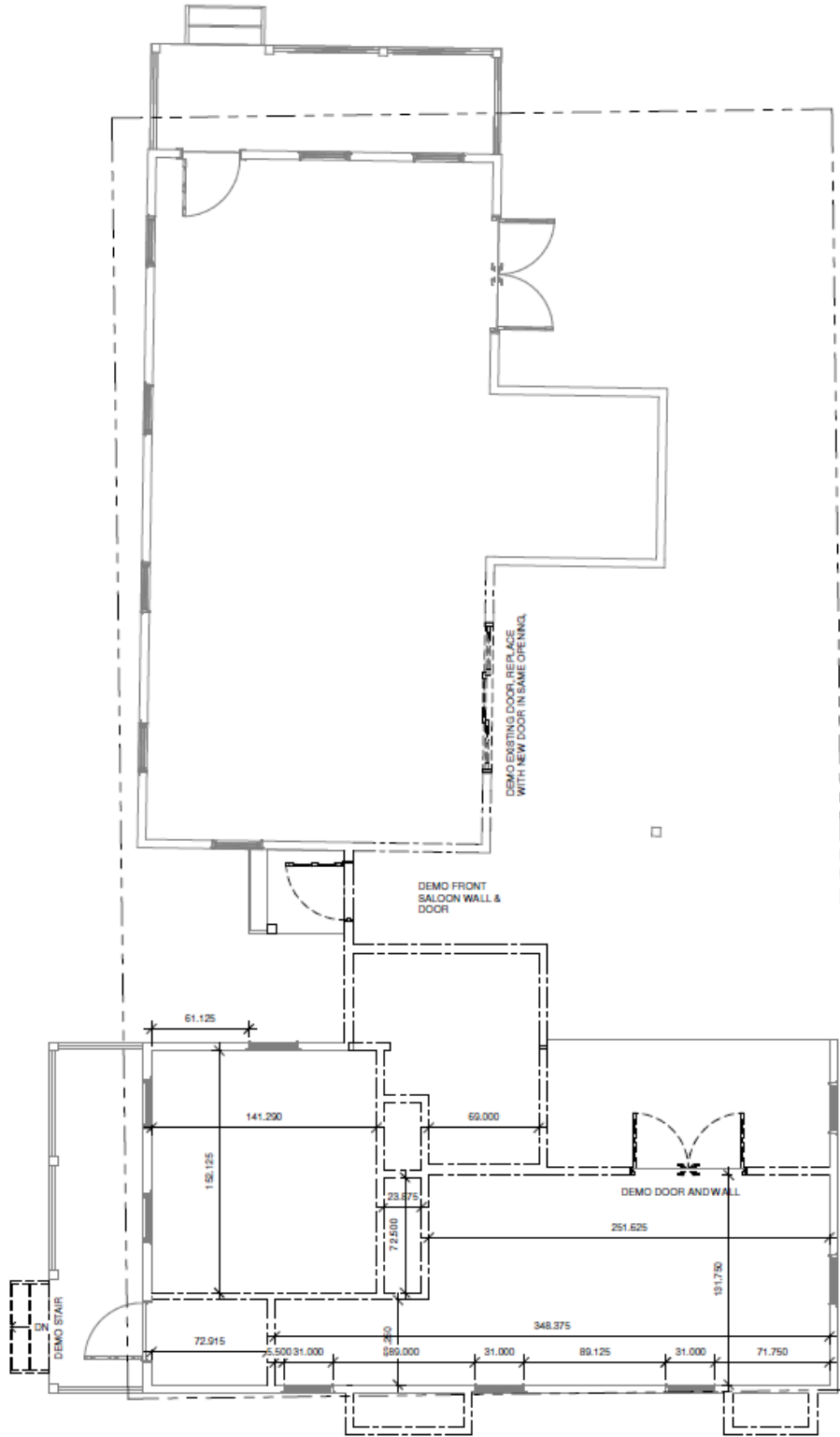
Ordinances Cited on Review:

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

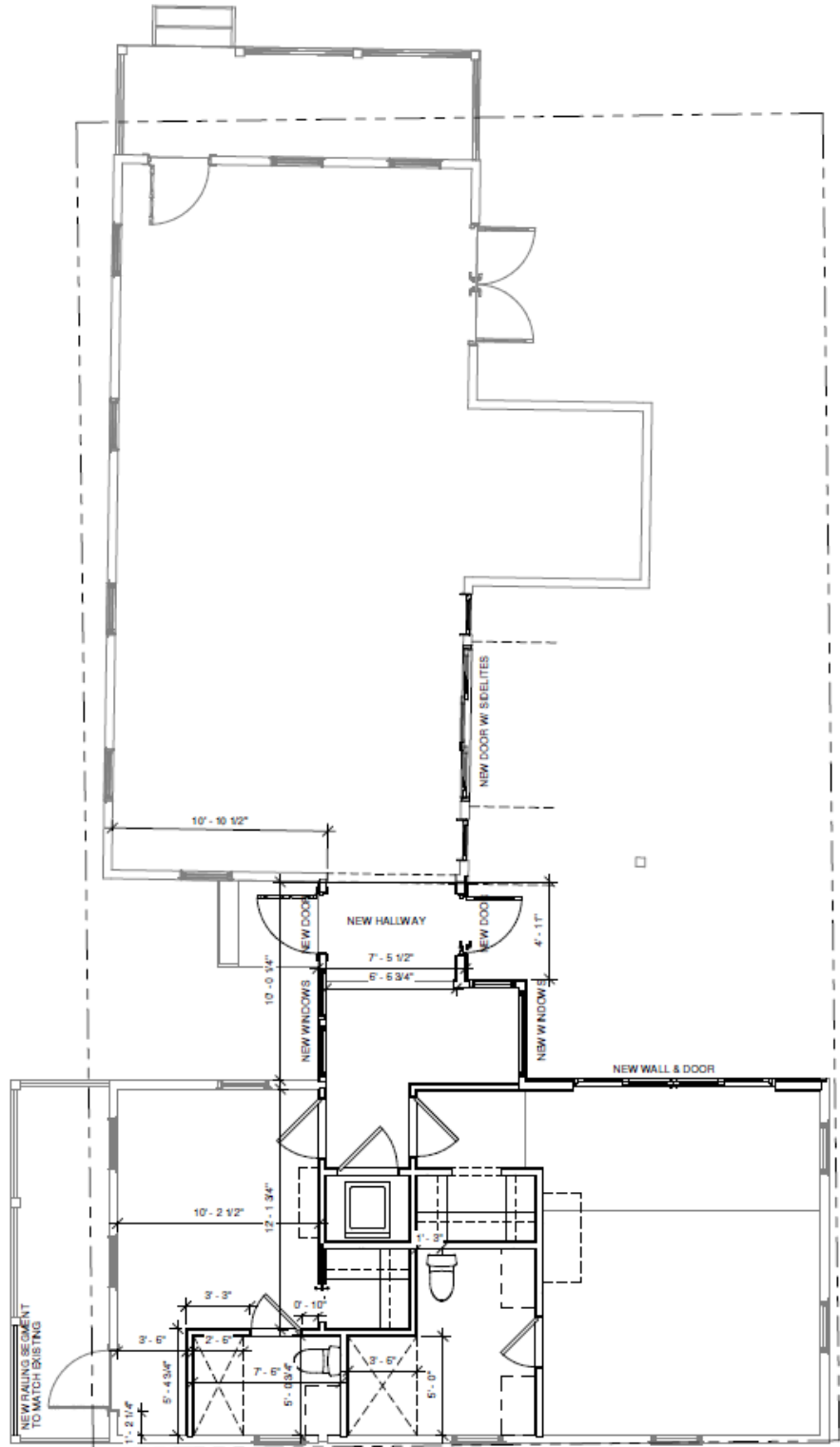
Staff Analysis:

A Certificate of Appropriateness is currently under review for a new one-story hyphen connecting the two houses on the property. This new hyphen will only be visible from Florida Street. The hyphen will include a new 5V-Crimp gable roof, a new door, and two new six over six windows. This project also includes alterations to the house facing Florida Street. The inset wall on the rear of the northern elevation will be brought out to be flush with the rest of the walls on that elevation. New sliding glass doors will be added to the wall. A new portion of railing will be added to the front porch of this structure.

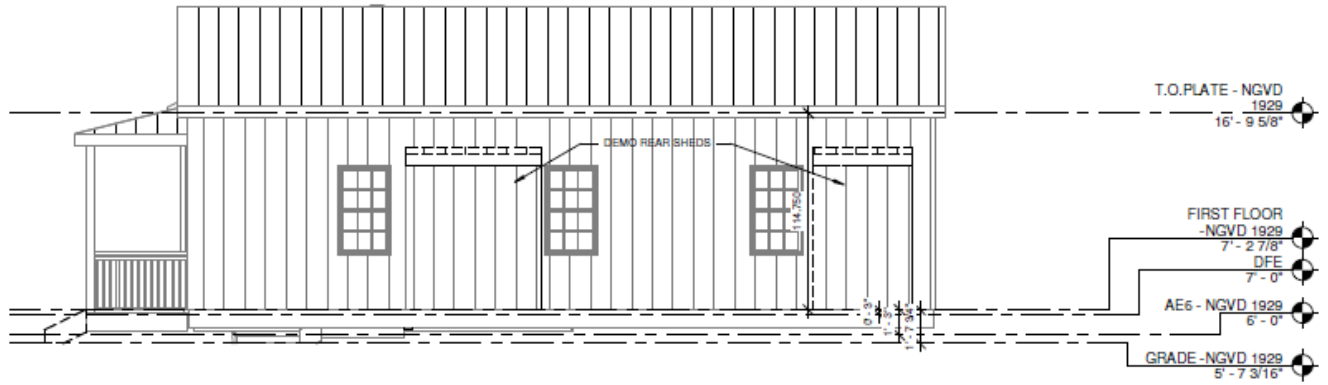
Demo for this project includes the removal of the existing saloon wall and shed roof between the two houses on the property. Demo also includes two non-historic sheds on the southern elevation of the Florida Street facing house.



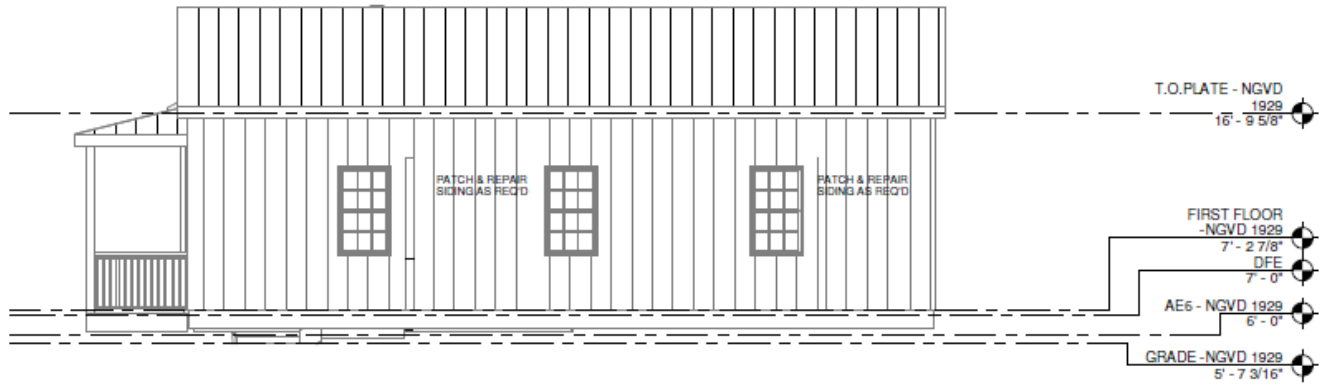
Demolition Plan



Proposed Floor Plan



1 REAR ELEVATION - DEMO/EXISTING
A.4 1/4" = 1'-0"



2 REAR ELEVATION - PROPOSED
A.4 1/4" = 1'-0"

Existing and Proposed Rear Elevations

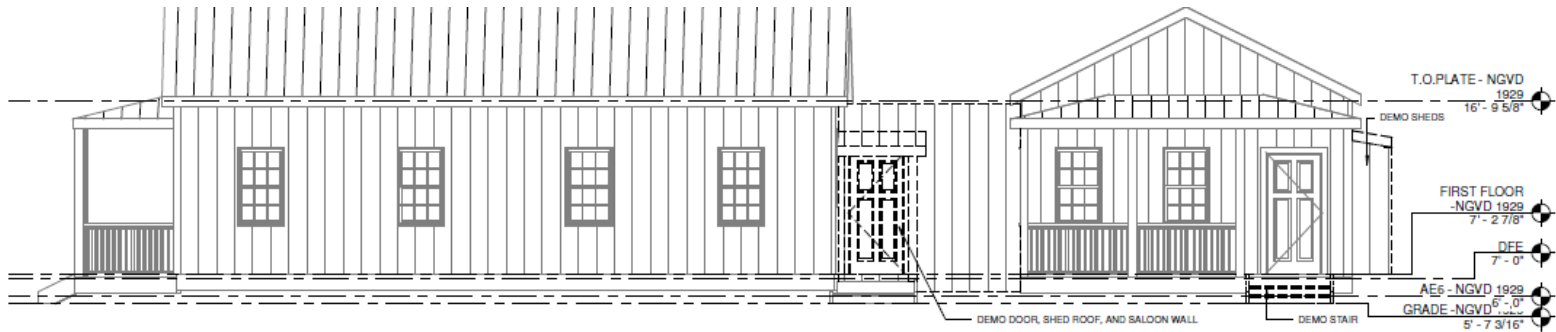


3 FRONT ELEVATION - DEMO/EXISTING
A 4 1/4" = 1'-0"

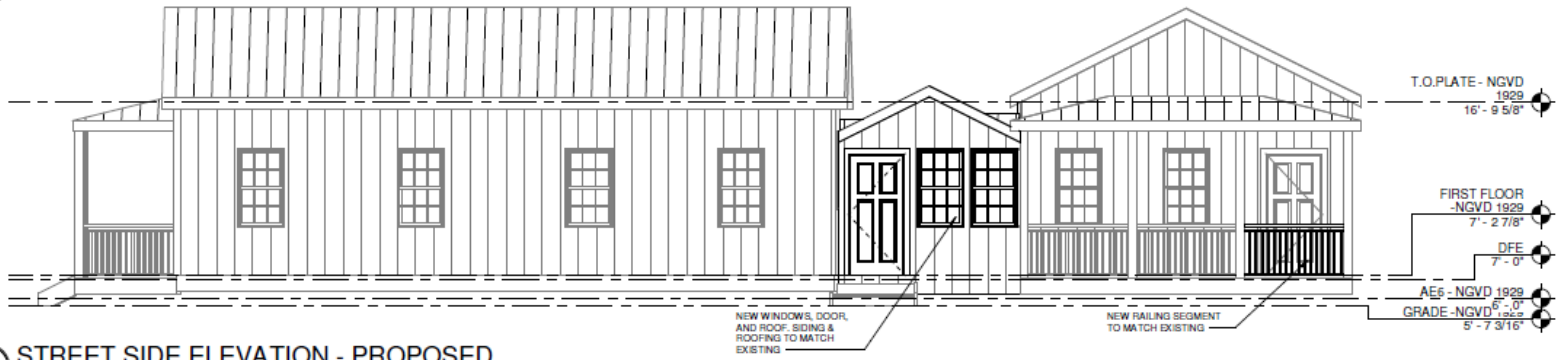


4 FRONT ELEVATION - PROPOSED
A 4 1/4" = 1'-0"

Existing and Proposed Front Elevations

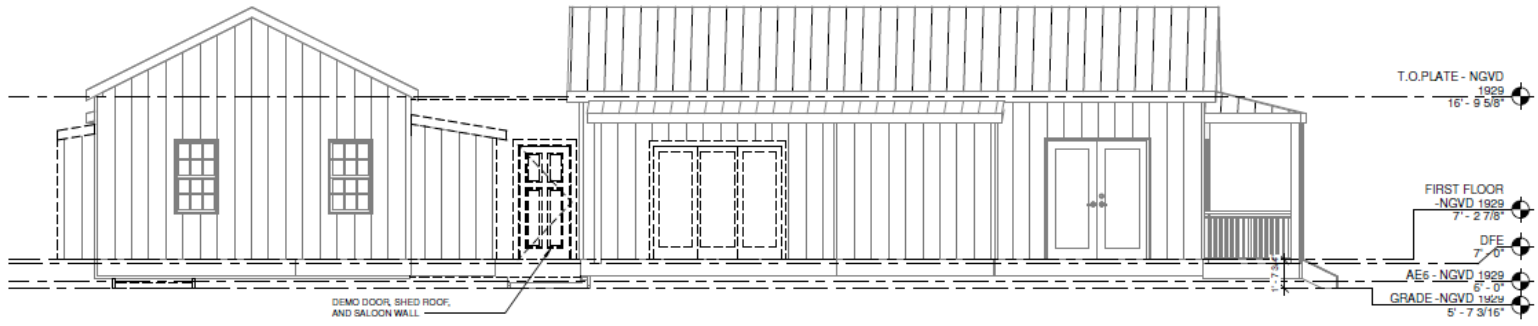


1
A 5
STREET SIDE ELEVATION - DEMO/EXISTING
1/4" = 1'-0"

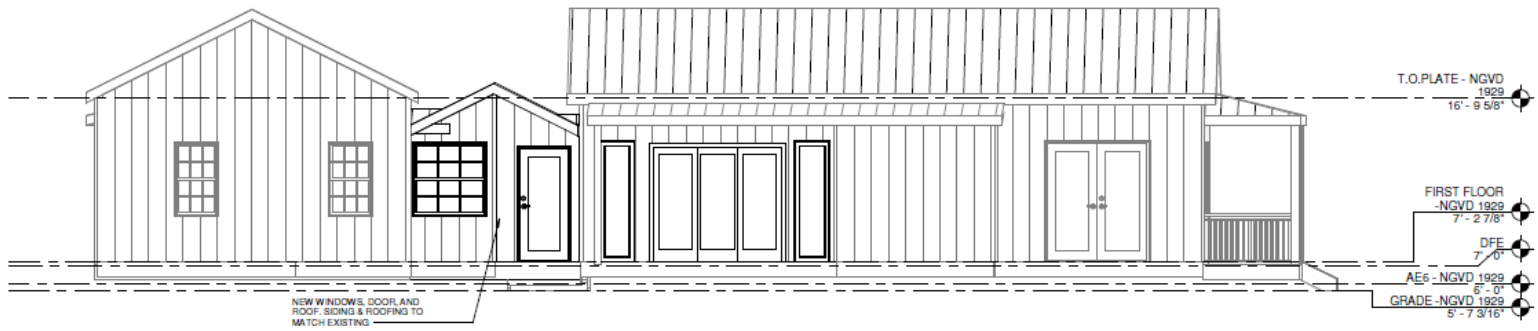


2
A 5
STREET SIDE ELEVATION - PROPOSED
1/4" = 1'-0"

Existing and Proposed Florida Street Side Elevations



3
A 5
SIDE ELEVATION A - DEMO/EXISTING
1/4" = 1'-0"



4
A 5
SIDE ELEVATION A - PROPOSED
1/4" = 1'-0"

Existing and Proposed Side Elevations

Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with the existing structures and surrounding context. The newly proposed hyphen follows all the addition and new construction guidelines. The cornice and roof height of the proposed hyphen is lower than the rooflines of both houses on the property. The roof will be a side gable, which matches the roof form of both houses on the lot. All new materials including roofing, windows, doors, and siding will match the existing materials of the two houses. Staff request that the window on the east elevation of the hyphen be revised to match the size of the existing windows and the proposed windows on the west elevation.

The new wall and door on the rear of the northern elevation of the house facing Florida Street meets all applicable Guidelines of Additions and New Construction. The current configuration of the inset porch under the main roof is not a character defining feature of the structure. Staff believe it would be more appropriate for the wall to be in line with the rest of the structure on that elevation, as proposed in the plans. Guideline 12 of doors states that “sliding glass doors are not appropriate for use on any publicly visible façade of a contributing historic structure.” While the sliding glass doors on this proposed wall will be facing Virginia Street, this wall is far back from the street and there is six-foot wood fencing that blocks the view of this wall from Virginia Street.

Criteria For Demolition:

Since the existing saloon wall and rear sheds under review are non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

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

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

The saloon wall and rear sheds are not historic and does not contribute to the character of the building.

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

The saloon wall and rear sheds are not historic and does not destroy the historic relationship between buildings or structures and open space.

(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.

This will not be the case.

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

The saloon wall and rear sheds are not historic. Staff opines that the structure would not qualify as contributing in the near future.

In conclusion, it is the staff's opinion that the request for demolition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If the Commission finds the design appropriate this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	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:	1400 VIRGINIA STREET	
NAME ON DEED:	KNOPS FREDERICK W III AMENDED AND RESTATED REVOCABLE TRUST 11/04/2001 KNOPS JANE DOWNING AMENDED AND RESTATED REVOCABLE TRUST 11/04/2005	PHONE NUMBER 703-945-9345
OWNER'S MAILING ADDRESS:	1400 VIRGINIA STREET	EMAIL FREDKNOPS@ME.COM
	Key West, FL 33040	
APPLICANT NAME:	Sandbar Design Studio, Inc	PHONE NUMBER 847-903-5854
APPLICANT'S ADDRESS:	29183 Camellia Lane	EMAIL INFO@SANDBARDESIGNSTUDIO.COM
	Big Pine Key, FL 33043	
APPLICANT'S SIGNATURE:	<i>Erica Poole</i>	DATE 4/20/2026

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^x___ NO___ **INVOLVES A HISTORIC STRUCTURE:** YES^x___ NO___
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO^x___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
NEW WALL AND DOOR PER PLAN. NEW FRONT DOOR & WINDOWS PER PLAN. NEW CONNECTION BETWEEN TWO STRUCTURES PER PLAN.
MAIN BUILDING:
NEW CONNECTING HALLWAY BETWEEN THE TWO STRUCTURES.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
DEMO OF NON-HISTORIC SHED ADDITIONS. SEE DEMO APPENDIX.

**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**

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

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1400 VIRGINIA STREET
PROPERTY OWNER'S NAME:	KNOPS FREDERICK W III AMENDED AND RESTATED REVOCABLE TRUST 11/04/200 KNOPS JANE DOWNING AMENDED AND RESTATED REVOCABLE TRUST 11/04/20055
APPLICANT NAME:	Sandbar Design Studio, Inc

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>Jane Downing Knops</i>	FREDERICK W. KNOPS JANE D. KNOPS 4/23/2026 DATE AND PRINT NAME
--	---

DETAILED PROJECT DESCRIPTION OF DEMOLITION
DEMO OF SIDE NON-HISTORIC SHEDS

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.

THE SHEDS EMBODY NO DISTINCTIVE CHARACTERISTICS

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 SHEDS ARE NOT ASSOCIATED WITH EVENTS

(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.

THE SHEDS ARE NON-HISTORIC

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

THE SITE HAS NO HISTORIC EVENTS ASSOCIATED WITH IT.

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

THE SHEDS DO 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.

THE SHEDS ARE NON-HISTORIC

(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 SITE IS NOT RELATED TO A PARK/SQUARE OR SIGNIFICANT 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 SHEDS ARE NON-HISTORIC

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,
THE SHEDS ARE NON-HISTORIC

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

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

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

THE SHEDS ARE NON-HISTORIC AND DO NOT DEFINE THE CHARACTER OF THE RESIDENCE.

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

THE SHEDS ARE NON-HISTORIC

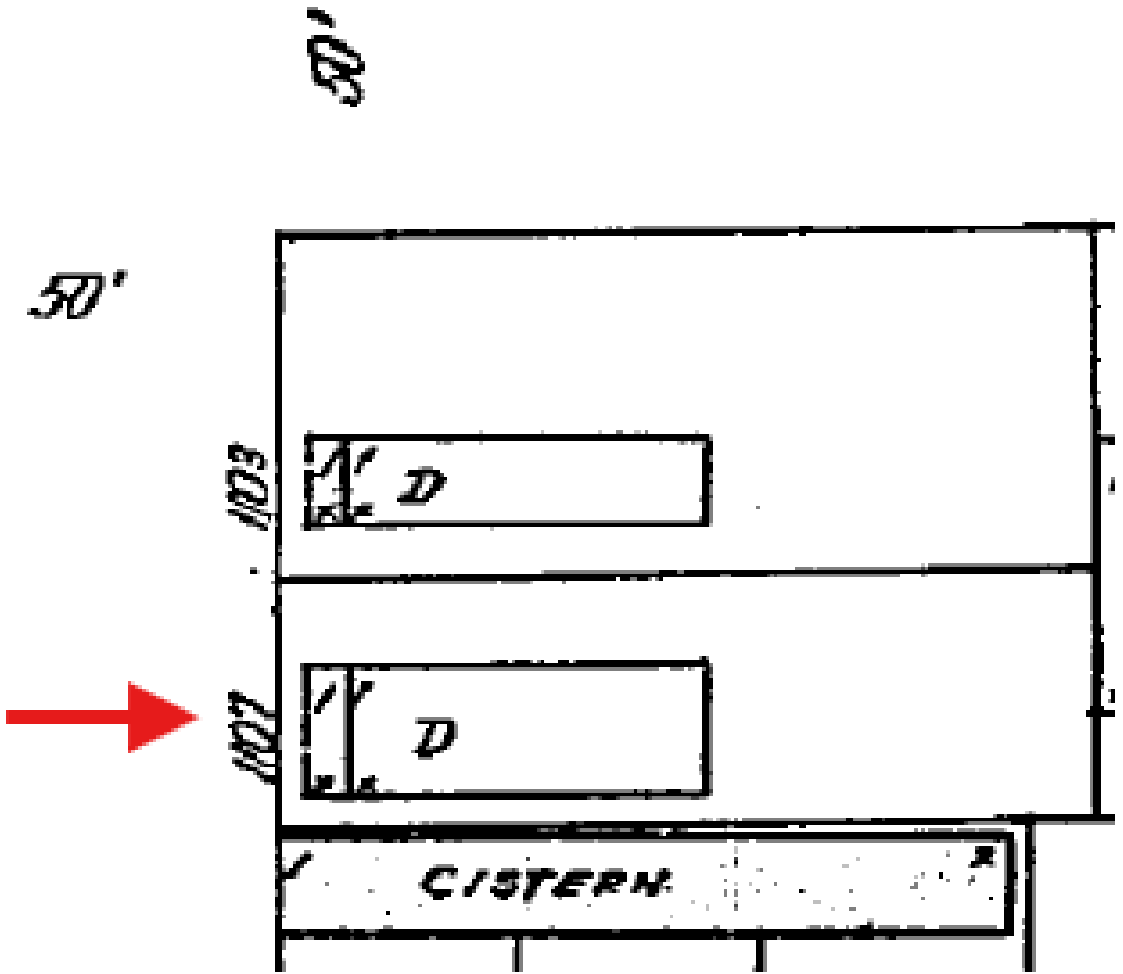
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

THE SHEDS ARE NOT A HISTORIC ADDITION.

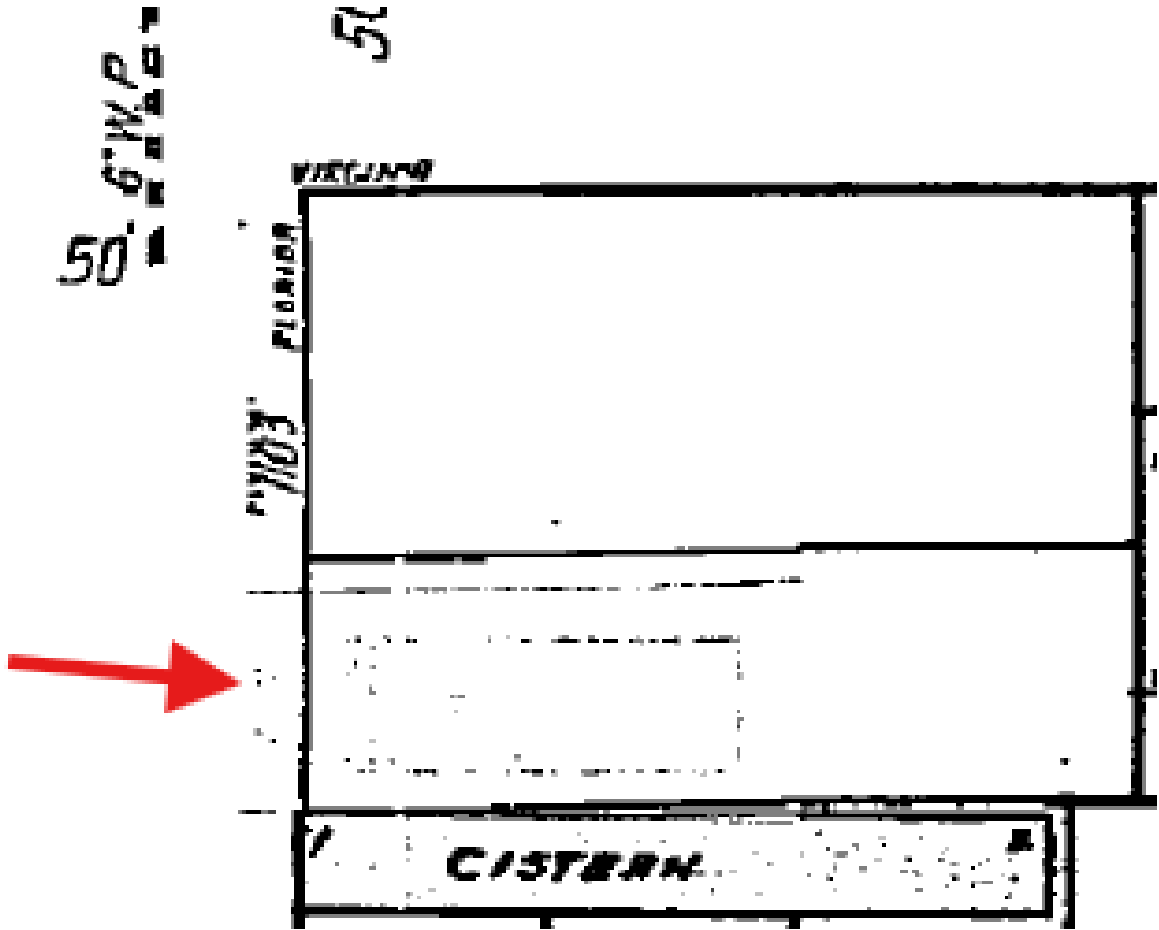
(4) Removing buildings or structures that would otherwise qualify as contributing.

THE SHEDS ARE NON-HISTORIC

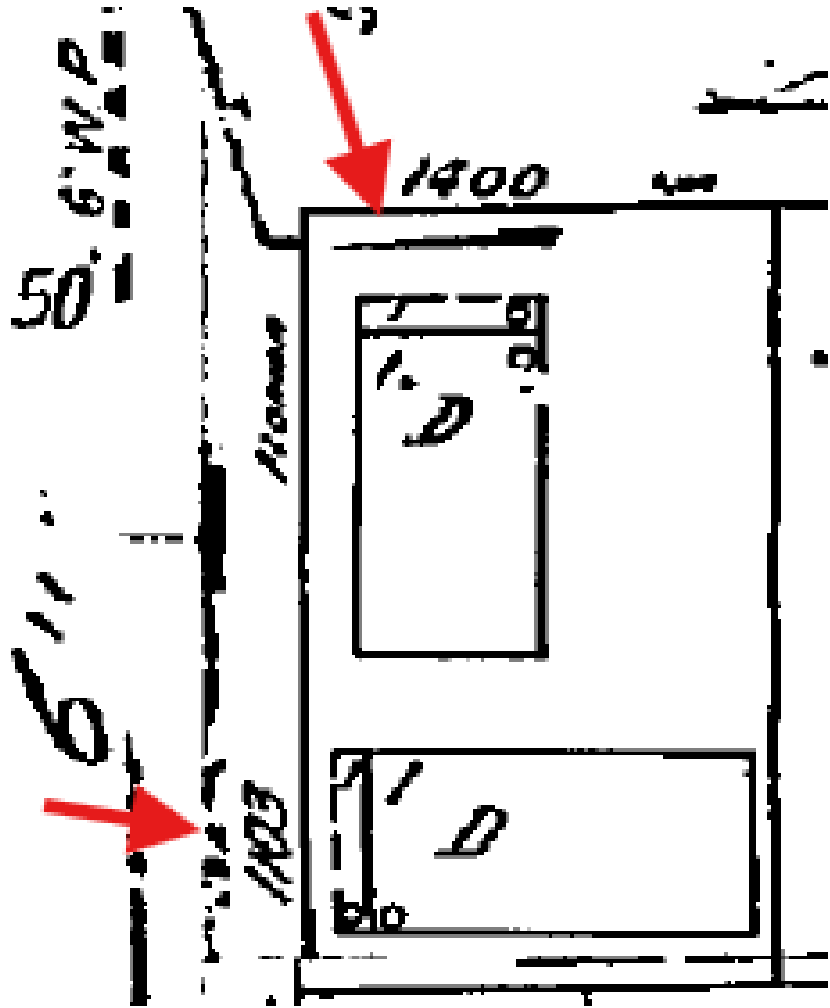
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

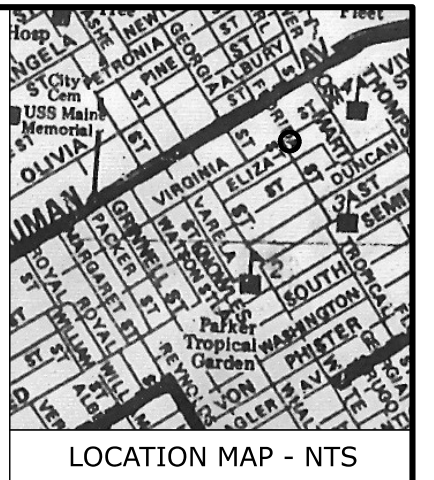
PROJECT PHOTOS





SURVEY

**MAP OF BOUNDARY SURVEY
PART OF LOTS 1 & 2
SQUARE 3
ROBERTS SUBDIVISION
PLAT BOOK 1, PAGE 26
MONROE COUNTY, FLORIDA**



LOCATION MAP - NTS



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 20'

SURVEYOR'S NOTES:

This is a BOUNDARY SURVEY as defined in #(2), FAC 5J-17.050 definitions.

This survey was prepared without the benefit of a Title Commitment. Lands shown hereon were not abstracted by Reece & Associates for easements, right-of-way, ownership or other instruments of record.

This field survey was completed on 2/09/2026 for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

The accuracy standard for this survey is from the Standards and Specifications for Geodetic Control Networks published by the Federal Geodetic Control Committee dated September 1984 Third-order, Class I with a minimum of 1:10,000. The accuracy for this survey exceeds this standard.

Bearings shown hereon are based on the plat of Roberts Subdivision, with the Center line of Virginia Street having a bearing of N 59°28'54" W. All angles depicted are 90 degrees unless otherwise indicated.

Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29) unless noted otherwise, as established by National Geodetic Survey (NGS) Control Point NOS 4527 F 1986, "PID A11629" having a published elevation of 10.05 feet NGVD29 and 8.71 feet (NAVD88). To reach NAVD88 elevations from NGVD29 shown hereon you subtract (-) 1.34 feet (NGVD29 - 1.34' = NAVD88).

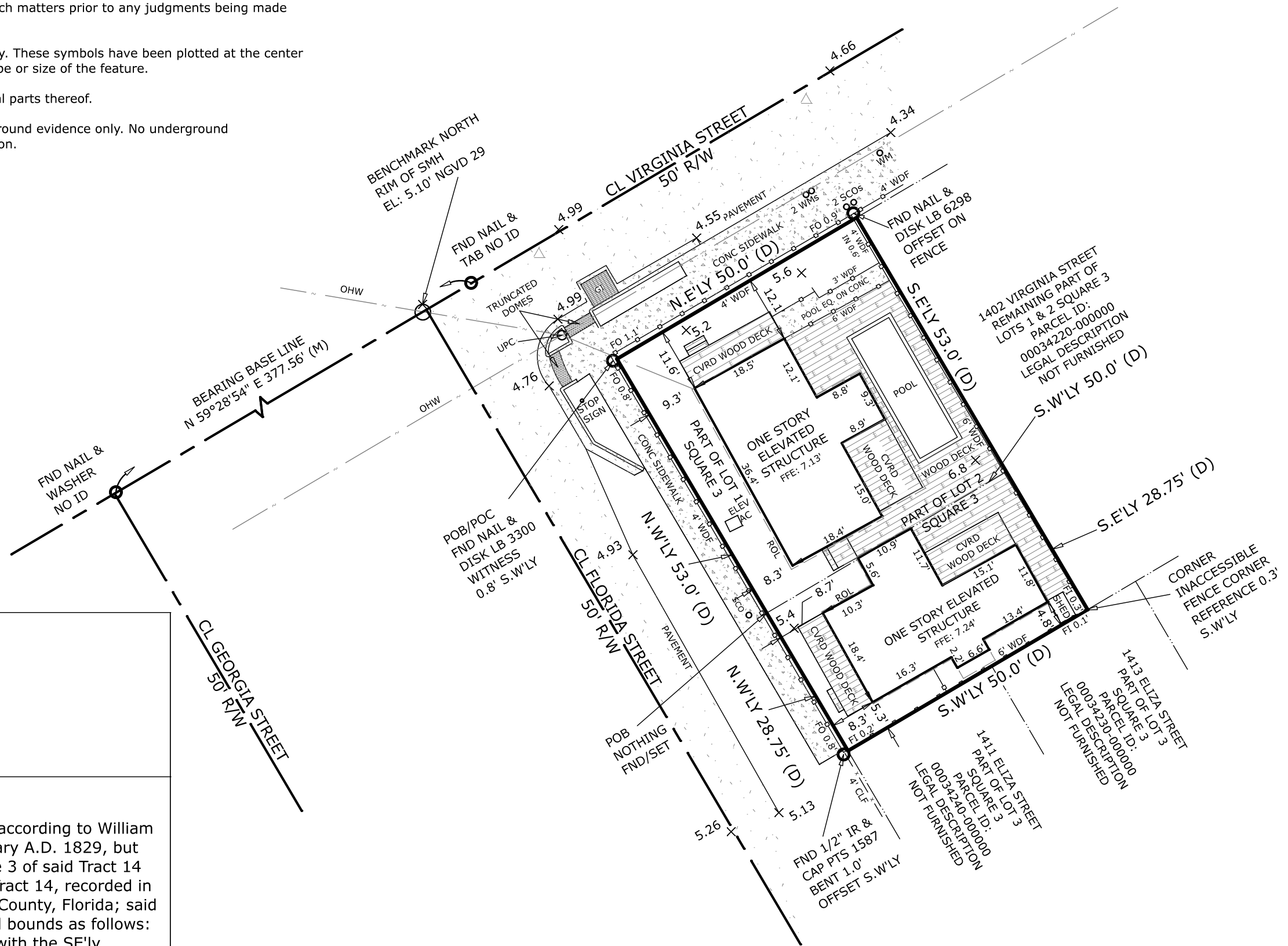
Subject property is located in Flood Zone AE 6 per FEMA firm map number 12087C; panel number 1516K with an effective date of 02/18/05. Firm map base flood elevation refers to NGVD29. Flood zone lines shown on this survey were downloaded from msc.fema.gov on 7/12/2021 as a georeferenced shape file and imported. No revisions have been posted for this area as of the date of this survey. An accurate zone determination should be made by the preparer of said map, the Federal Emergency Management Agency, or the local governmental agency having jurisdiction over such matters prior to any judgments being made from the zone as noted.

Symbols shown hereon may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.

Units of measurement are in U.S. Survey Feet and decimal parts thereof.

The location of utilities was limited to visible and above ground evidence only. No underground improvements, if any, were located except as shown hereon.

ADDRESS:
1400 VIRGINIA STREET, KEY WEST 33040



CERTIFIED TO -

KNOPS FREDERICK W III AMENDED AND RESTATED REVOCABLE TRUST 11/04/2005

KNOPS JANE DOWNING AMENDED AND RESTATED REVOCABLE TRUST 11/04/2005

LEGAL DESCRIPTION -

On the Island of Key West and being part of Tract 14 according to William A. Whitehead's map of Key West, delineated in February A.D. 1829, but better described as being part of Lots 1 and 2, Square 3 of said Tract 14 according to plat of Roberts Subdivision of Square 3 Tract 14, recorded in Plat Book 1, Page 26 of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows: BEGIN at the NE'ly right-of-way line of Florida Street with the SE'ly right-of-way line of Virginia street and run thence NE'ly along the SE'ly right-of-way line of the said Virginia street for a distance of 50.0 feet; thence SE'ly and at right angles for a distance of 53.0 feet; thence SW'ly and at right angles for a distance of 50.0 feet to the NE'ly right-of-way line of Florida Street; thence NW'ly and at right angles along said Florida street for a distance of 53.0 feet to the Point of Beginning, and also known as 1400 Virginia Street.

AND ALSO;
On the Island of Key West and being a part of Tract 14 according to William A. Whitehead's map of Key West, delineated in February A.D. 1829, but better described as being a part of Lot 2, Square 3 of said Tract 14 according to plat of Roberts Subdivision of Square 3 Tract 14, recorded in Plat Book 1, Page 26 of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the NE'ly right-of-way line of Florida Street with the SE'ly right-of-way line of Virginia Street and run thence in a SE'ly direction along the NE'ly right-of-way line of Florida street for a distance of 53.0 feet to the Point of Beginning; thence NE'ly and at right angles for a distance of 50.0 feet; thence SE'ly and at right angles for a distance of 28.75 feet; thence SW'ly and at right angles for a distance of 50.0 feet to the NE'ly right-of-way line of Florida Street; thence NW'ly at right angles along the said Florida Street for a distance of 28.75 feet back to the Point of Beginning.

NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BELOW THE SURFACE ARE NOT SHOWN.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

AMHWL = APPARENT MEAN HIGH	ENCL = ENCLOSURE	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	R/L = ROOF OVERHANG LINE
BFP = BACK-FLOW PREVENTER	FFC = FINISHED FLOOR ELEVATION	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	R/W = RIGHT OF WAY
BO = BLOW OUT	FI = FIRE HYDRANT	NTS = NOT TO SCALE	SCD = SANITARY CLEAN-OUT
C = CALCULATED	FND = FOUND	OHW = OVERHEAD WIRES	SMH = SANITARY MANHOLE
CBW = CONCRETE BLOCK WALL	FOL = FENCE ON LINE	P = PLAT	SV = SEWER VALVE
CBRW = CONCRETE BLOCK RETAINING WALL	GI = GRATE INLET	P&M = PLAT & MEASURED	TBM = TIDAL BENCHMARK
CHD = CHORD DISTANCE	GP = GRINDER PUMP	PC = POINT OF CURVE	TIP = TYPICAL
CHDB = CHORD BEARING	GW = GUY WIRE	PCP = POINT OF COMPOUND CURVE	UEAS = UTILITY EASEMENT
CL = CENTERLINE	IP = IRON PIPE	PCM = PERMANENT CONTROL POINT	UPC = CONCRETE UTILITY POLE
CLF = CHAINLINK FENCE	IR = IRON ROD	PI = POINT OF INTERSECTION	UPM = METAL UTILITY POLE
CM = CONCRETE MONUMENT	L = ARC LENGTH	P = POINT OF BEGINNING	UPW = WOOD UTILITY POLE
CNC = CONCRETE	LE = LOWER ENCLOSURE	PCB = POINT OF COMMENCEMENT	WD = WOOD DECK
CVRD = COVERED	LP = LIGHT POLE	PRC = POINT OF REVERSE CURVE	WDF = WOOD FENCE
D = DEED	LS = LANDSCAPING	PRM = PERMANENT REFERENCE MONUMENT	WM = WOOD LANDING
DEA = DELTA ANGLE	M = MEASURED	PT = POINT OF TANGENT	WRACK LINE = LINE OF DEBRIS ON SHORE
DEASE = DRAINAGE EASEMENT	MHWL = MEAN HIGH WATER LINE	PVCF = PVC FENCE	WV = WATER VALVE
EB = ELECTRIC BOX	MTFL = METAL FENCE	R = RADIUS	
EL = ELEVATION			
ELEV = ELEVATED			

SCALE: 1"=20'
FIELD WORK DATE: 02/09/26
REVISION DATE: -/-/
SHEET: 1 OF 1
DRAWN BY: RV
CHECKED BY: GF
INVOICE #: 26020203

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPHS 1(B) 1(SUBPACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE B HAS NOT BEEN PROVIDED.

[Signature]
GINO FURLANO, SURVEYOR AND MAPPER, STATE OF FLORIDA, LS 5044

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
EMAIL INFO@RECESURVEYING.COM

PROPOSED DESIGN

LOCATION MAP



BUILDING DATA

1400 VIRGINIA STREET
KEY WEST, FL 33040

SITE DATA:

ZONING HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL

LEGAL DESCRIPTION:

ON THE ISLAND OF KEY WEST AND BEING PART OF TRACT 14 ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF KEY WEST, DELINEATED IN FEBRUARY A.D. 1829, BUT BETTER DESCRIBED AS BEING PART OF LOTS 1 AND 2, SQUARE 3 OF SAID TRACT 14 ACCORDING TO PLAT OF ROBERTS SUBDIVISION OF SQUARE 3 TRACT 14, RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGIN AT THE NE'LY RIGHT-OF-WAY LINE OF FLORIDA STREET WITH THE SE'LY RIGHT-OF-WAY LINE OF VIRGINIA STREET AND RUN THENCE NE'LY ALONG THE SE'LY RIGHT-OF-WAY LINE OF THE SAID VIRGINIA STREET FOR A DISTANCE OF 50.0 FEET; THENCE SE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 53.0 FEET; THENCE SW'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 50.0 FEET TO THE NE'LY RIGHT-OF-WAY LINE OF FLORIDA STREET; THENCE NW'LY AND AT RIGHT ANGLES ALONG SAID FLORIDA STREET FOR A DISTANCE OF 53.0 FEET BACK TO THE POINT OF BEGINNING, AND ALSO KNOWN AS 1400 VIRGINIA STREET, AND ALSO; ON THE ISLAND OF KEY WEST AND BEING A PART OF TRACT 14 ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF KEY WEST, DELINEATED IN FEBRUARY A.D. 1829, BUT BETTER DESCRIBED AS BEING A PART OF LOT 2, SQUARE 3 OF SAID TRACT 14 ACCORDING TO PLAT OF ROBERTS SUBDIVISION OF SQUARE 3 TRACT 14, RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NE'LY RIGHT-OF-WAY LINE OF FLORIDA STREET WITH THE SE'LY RIGHT-OF-WAY LINE OF VIRGINIA STREET AND RUN THENCE IN A SE'LY DIRECTION ALONG THE NE'LY RIGHT-OF-WAY LINE OF FLORIDA STREET FOR A DISTANCE OF 53.0 FEET TO THE POINT OF BEGINNING; THENCE NE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 50.0 FEET; THENCE SE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 28.75 FEET; THENCE SW'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 50.0 FEET TO THE NE'LY RIGHT-OF-WAY LINE OF FLORIDA STREET; THENCE NW'LY AT RIGHT ANGLES ALONG THE SAID FLORIDA STREET FOR A DISTANCE OF 28.75 FEET BACK TO THE POINT OF BEGINNING.

RE #: 00034210-000000

SEC/TWP/RNG: 05/68/25
MAX BUILDING HEIGHT = 30' FROM COR OR LAG, WHICHEVER IS LOWER.
LAG IS LOWER THAN COR.

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB

FLOOD DESIGN CRITERIA: ASCE12-24

COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE 6
DESIGN FLOOD ELEVATION: AE 7

CONTRACTOR GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6
WALL R-VALUE (CAVITY) = 13
ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SCOPE OF WORK:

INTERIOR REMODEL PER PLAN. REPAIR SIDING AS REQ'D. NEW WINDOWS/DOORS PER PLAN. NEW MECHANICAL, ELECTRICAL, PLUMBING PER PLAN. NEW HALLWAY PER PLAN.

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
- NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE, 8TH EDITION; LOCAL CODES AND ORDINANCES; MANUFACTURERS' RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
- CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
- PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
- PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
- COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
- PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
- ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
- NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
- ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
A/V	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSPUM WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
W/D	WASHER-DRYER
WP	WATERPROOF
WH	WATER HEATER

CODE INFORMATION

BUILDING CODE:	2023 FLORIDA BUILDING CODE, 8TH EDITION
MECHANICAL CODE:	2023 FLORIDA MECHANICAL CODE
PLUMBING CODE:	2023 FLORIDA PLUMBING CODE
ELECTRICAL CODE:	2020 NATIONAL ELECTRIC CODE (NEC) NFPA
FUEL GAS CODE:	2023 FLORIDA FUEL GAS CODE
ENERGY CODE:	2023 FLORIDA ENERGY CONSERVATION CODE
STANDARD LOAD DESIGN CRITERIA	ASCE 7-22

LOCAL BUILDING REQUIREMENTS:	CITY OF KEY WEST CODES AND ORDINANCES
FEMA REQUIREMENTS:	FLOOD ZONE: AE6 NGVD 1929
DESIGN FLOOD ELEVATION:	FLOOD ZONE: AE7 NGVD 1929
CURRENT ZONING	

ALL ELEVATIONS PROVIDED IN NGVD 1929.

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME	ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER	SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER	SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER	SHEET NUMBER
	SECTION TAG	SECTIONNUMBER	SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE		
	WINDOW TAG. REFER TO WINDOW SCHEDULE		
	WALL TAG. REFER TO WALL TYPES.		
	BREAK LINE		
	GRAPHIC SCALE		
	NORTH ARROW		
	DRAWING TITLE	DETAIL NUMBER	TITLE SHEET NUMBER SCALE

DRAWING INDEX

A 0	COVER SHEET
A 1	SITE PLAN
A 2	FLOOR PLANS
A 3	ROOF PLAN
A 4	ELEVATIONS
A 5	ELEVATIONS

DATE: 2025 04 20
REV. SET DESCRIPTION
HARC SUBMITTAL SET

Residential Remodel & Renovation
1400 Virginia Street
Key West, FL 33040

SEAL:

NOT FOR CONSTRUCTION

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



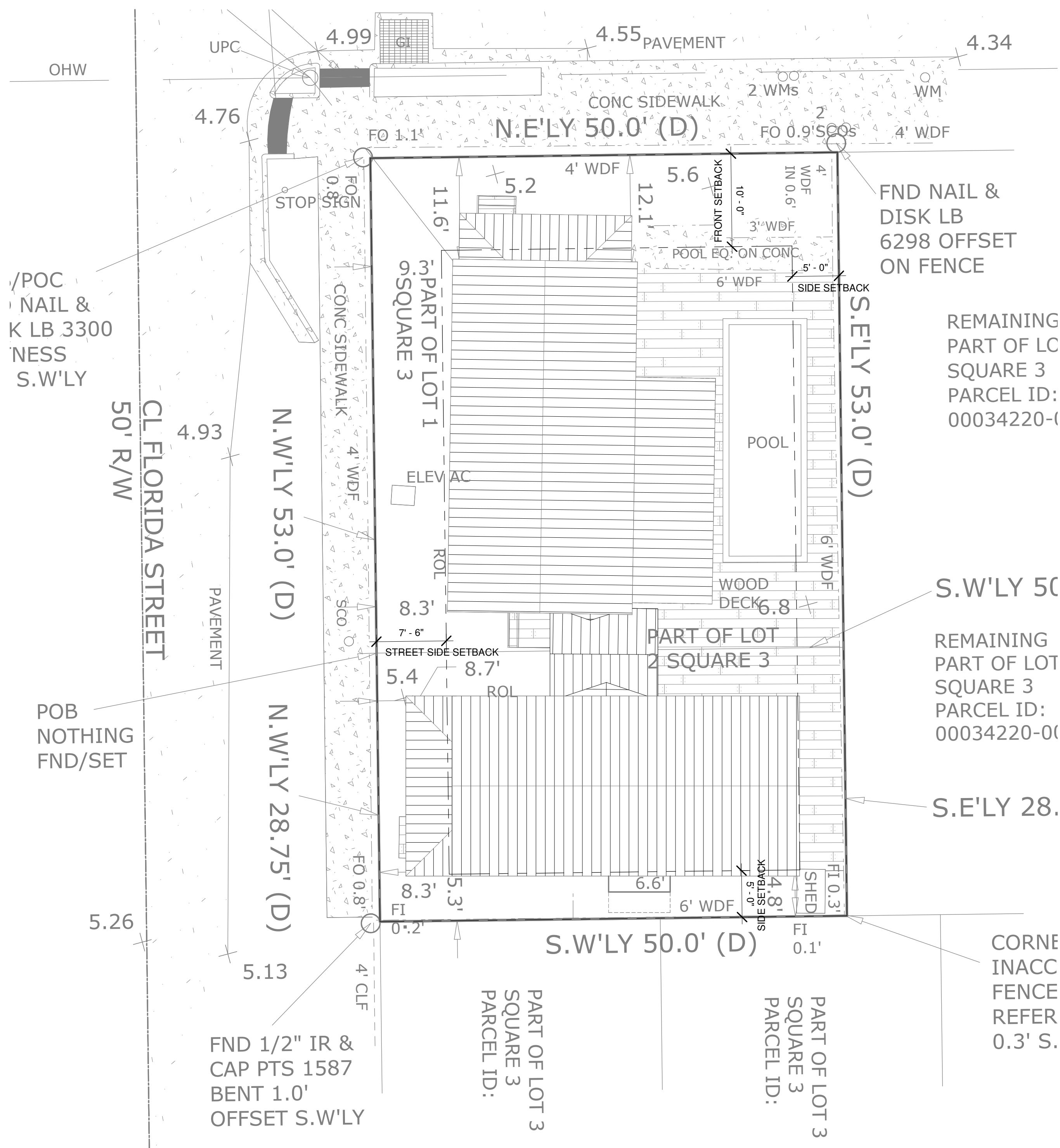
SANDBAR DESIGN STUDIO
2918 GAMBELLA LANE
BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
817935854

COVER SHEET

SHEET TITLE

A 0

PROJECT NO: KNO2026
DRAWN BY: Author
APPROVED BY: Checker



SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HMDR	HMDR	NO CHANGE	N/A
Flood Zone	AE-6	AE-6	NO CHANGE	N/A
Size of Site	4,118	4,118	NO CHANGE	N/A
Height	30'-0"	16'-5"	NO CHANGE	N/A
Front Setback	10'-0"	4'-1"	NO CHANGE	N/A
Side Setback A	5'-0"	3 1/2"	4'-3"	N/A
Side Setback B	5'-0"	N/A	N/A	N/A
Street Side Setback	7'-6"	3'-1"	NO CHANGE	N/A
Rear Setback	15'-0"	36'-4.25"	NO CHANGE	N/A
Building Coverage	40%	46%	44.8%	N/A
Impervious Surface	60%	26%	24%	N/A
Open Space	35%	29%	31%	N/A
Breakdowns (SF)				
Lot Area	4,118			
Existing Coverages				
Impervious Surface	1,051		FRONT 759.2	BC
Impervious Surface (%)	26%		REAR 671	BC
Building Coverage	1,885.95		FRONT DECKS 196.3	BC
Building Coverage (%)	46%		REAR DECK A 125.25	BC
Open Space	1,195		REAR DECK B 100.6	BC
Open Space (%)	29%		POOL 236.6	IS
			POOL DECK 714	IS
			POOL EQUIP. 86.25	IS
			COVERED DOORWAY 19.2	BC
			SHED 14.4	BC/IS
				DEMO REAR CORNER SHED
Proposed Developments				
Impervious Surface	982		FRONT 759.2	BC
Impervious Surface (%)	24%		REAR 631	BC
Building Coverage	1,843		FRONT DECKS 196.3	BC
Building Coverage (%)	45%		REAR DECK A 125.25	BC
Open Space	1,293		REAR DECK B 100.6	BC
Open Space (%)	31%		POOL 236.6	IS
			POOL DECK 659	IS
			POOL EQUIP. 86.25	IS
			HALLWAY 30.71	BC
				ENCLOSE 55 SF FOR HALLWAY
				ENCLOSE (1 WALL, EXTEND ROOF)

HARC NOTES:
 -EXTERIOR SIDING TO BE WOOD, TO MATCH EXISTING.
 -ROOFING TO BE 5V CRIMP, TO MATCH EXISTING.
 -EXTERIOR SOFFITS TO MATCH EXISTING.
 -EXTERIOR WINDOW/DOOR TRIM TO MATCH EXISTING.
 -EXTERIOR FASCIA TO BE HARDI, PAINTED TO MATCH EXISTING.
 -ROOFING DRIP EDGE TO MATCH FINISH OF METAL ROOF.
 -GUTTERS, IF PROVIDED, TO MATCH FINISH OF DRIP EDGE & ROOFING.
 -EXTERIOR WINDOWS TO BE WOOD & 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.
 *UNABLE TO GET STREET ELEVATIONS FOR FLORIDA STREET DUE TO VEGETATION.

DATE	REV.	SET DESCRIPTION
2025.04.20		HARC SUBMITTAL SET

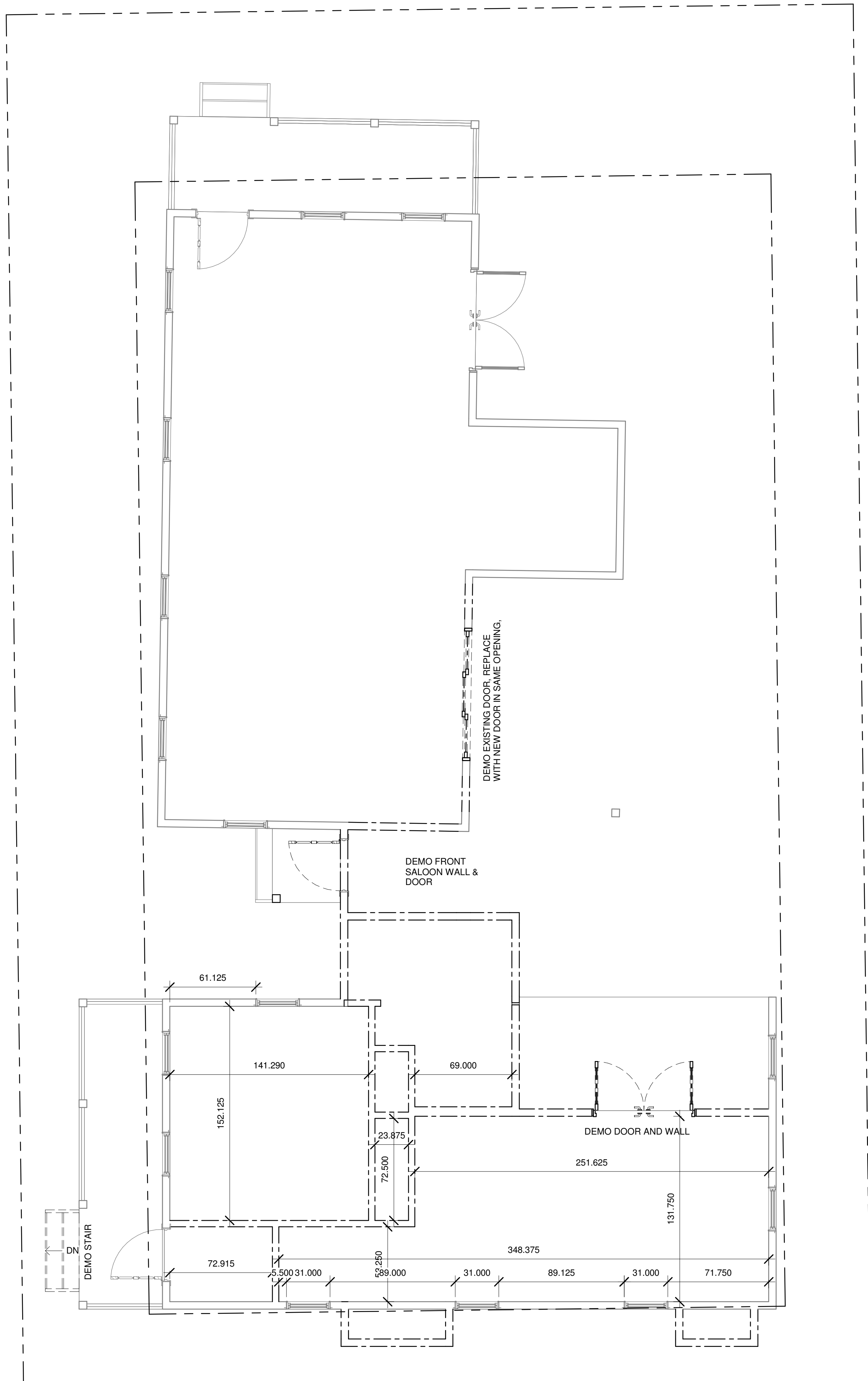
Residential Remodel & Renovation
 1400 Virginia Street
 Key West, FL 33040

SEAL:
 NOT FOR CONSTRUCTION
 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 SIGNATURE AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

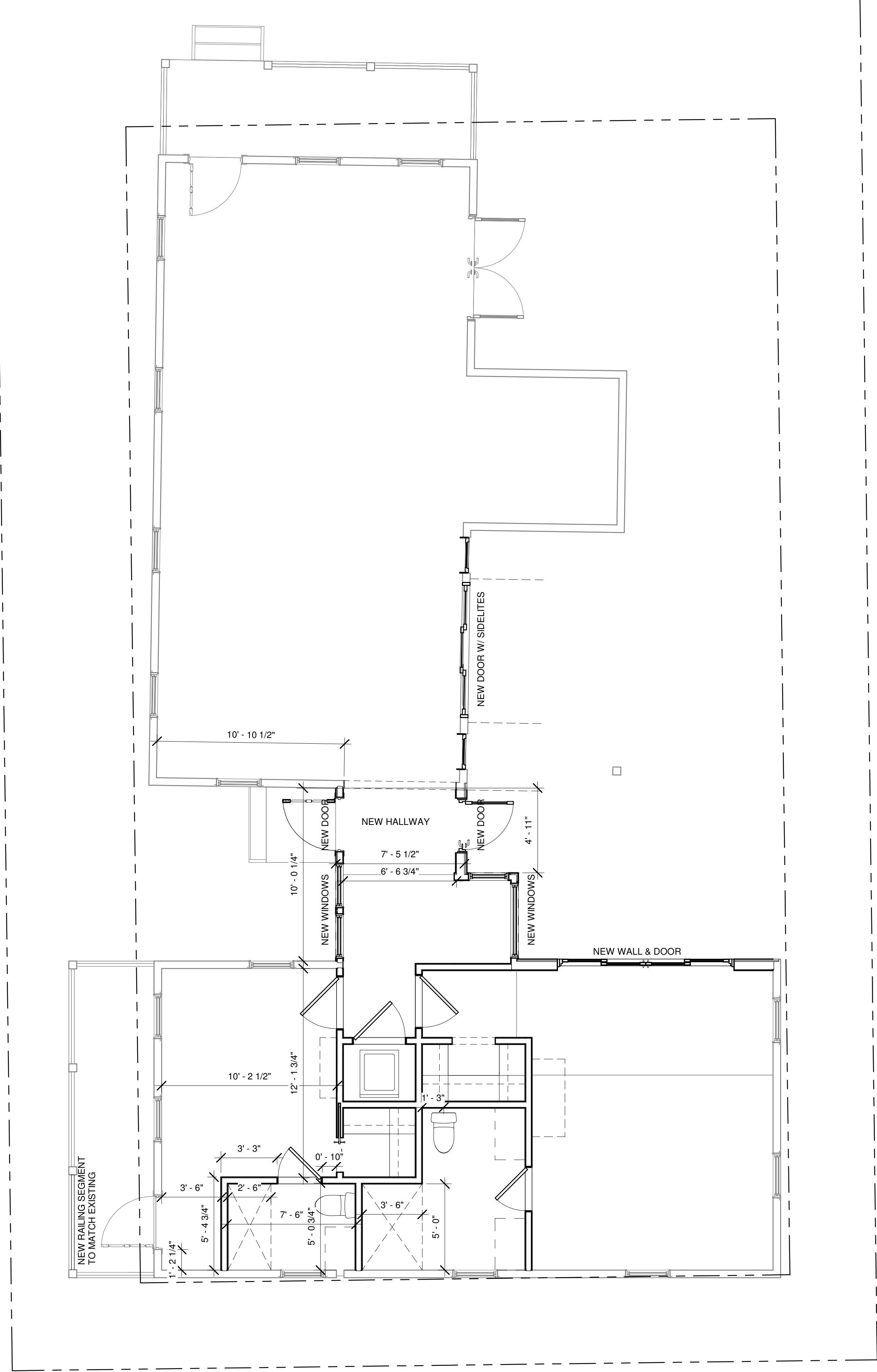
ERICA HELEN POOLE - ARCHITECT
 #AR98525



1 SITE PLAN
 A1 1/8" = 1'-0"



1 FIRST FLOOR PLAN - EXISTING/DEMO
A 2 1/4" = 1'-0"



3 FIRST FLOOR PLAN - PROPOSED
A 2 1/4" = 1'-0"

Residential Remodel & Renovation
1400 Virginia Street
Key West, FL 33040

DATE: 2025.04.20
REV. SET DESCRIPTION: HARC SUBMITTAL SET

SEAL:

NOT FOR CONSTRUCTION

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



FLOOR PLANS

SHEET TITLE

A 2

PROJECT NO: KNO2026
DRAWN BY: EHP
APPROVED BY: EHP

DATE:	REV.	SET DESCRIPTION
2025 04 20		HARC SUBMITTAL SET

Residential Remodel & Renovation
 1400 Virginia Street
 Key West, FL 33040

SEAL:

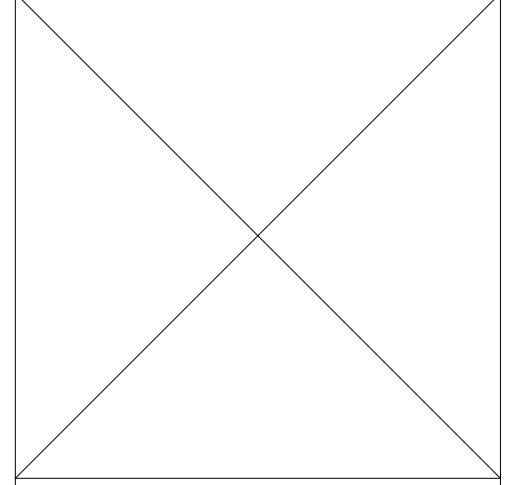
NOT FOR CONSTRUCTION

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

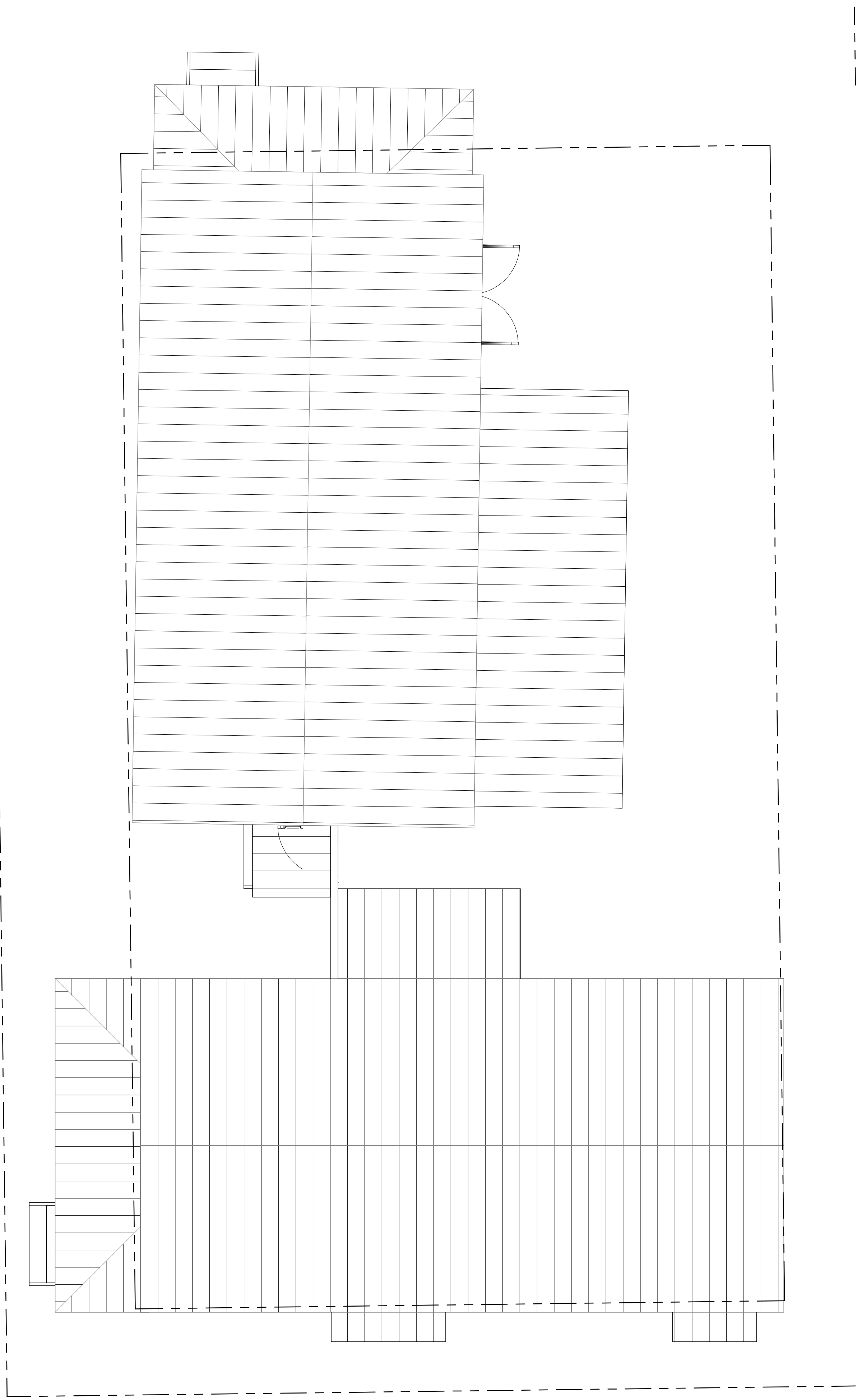


ROOF PLAN

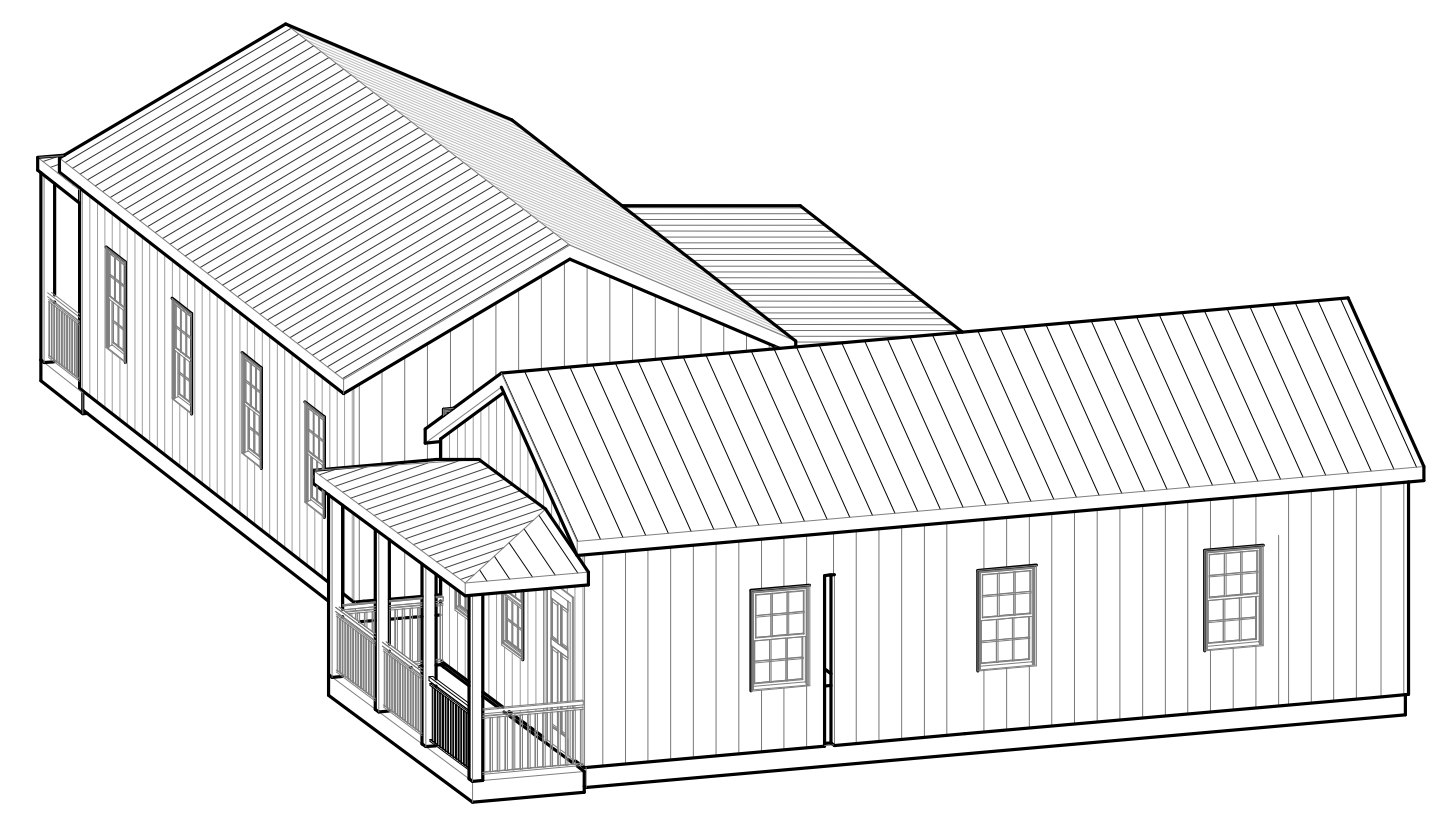
SHEET TITLE

A 3

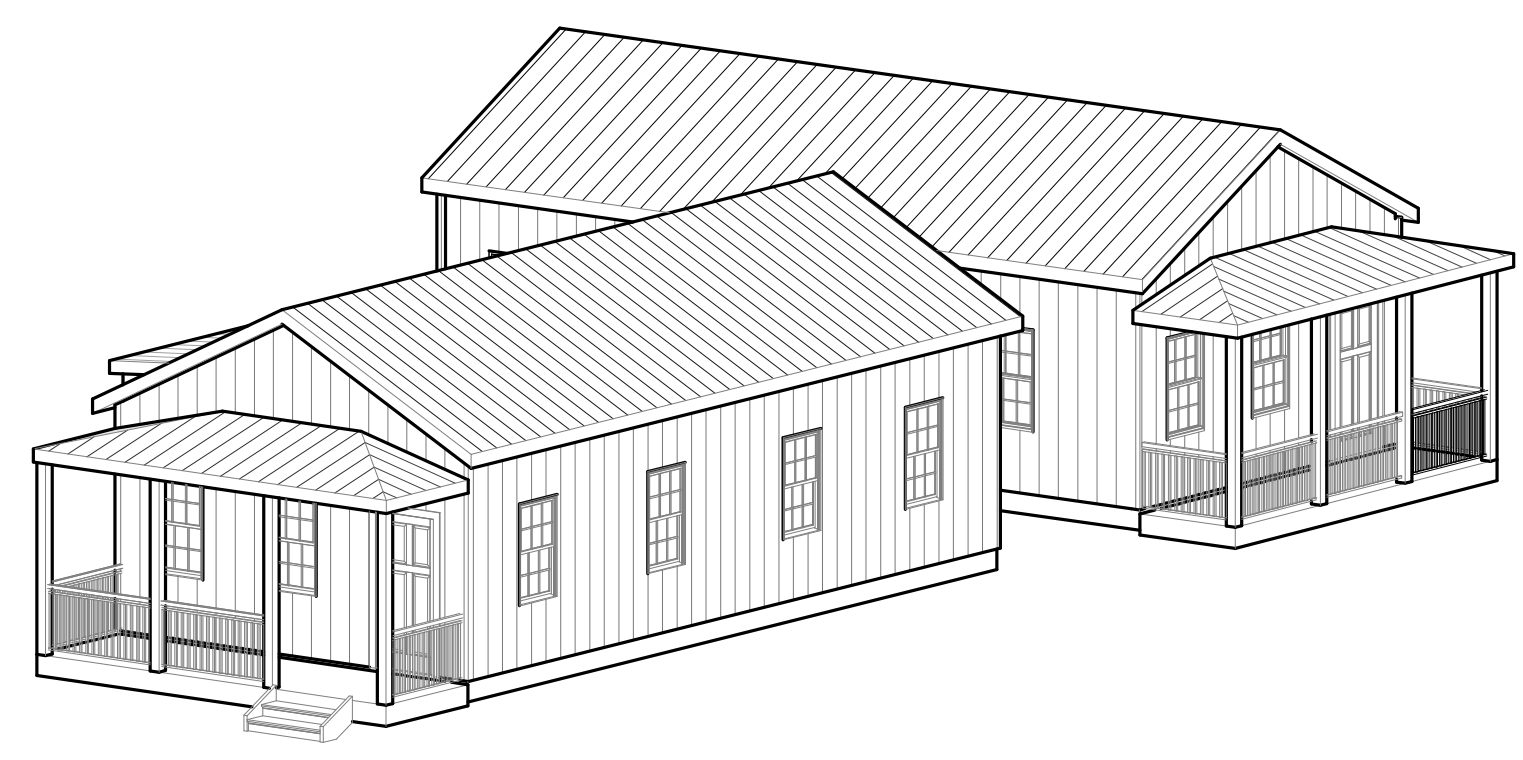
PROJECT NO: KNO2026
 DRAWN BY: Author
 APPROVED BY: Checker



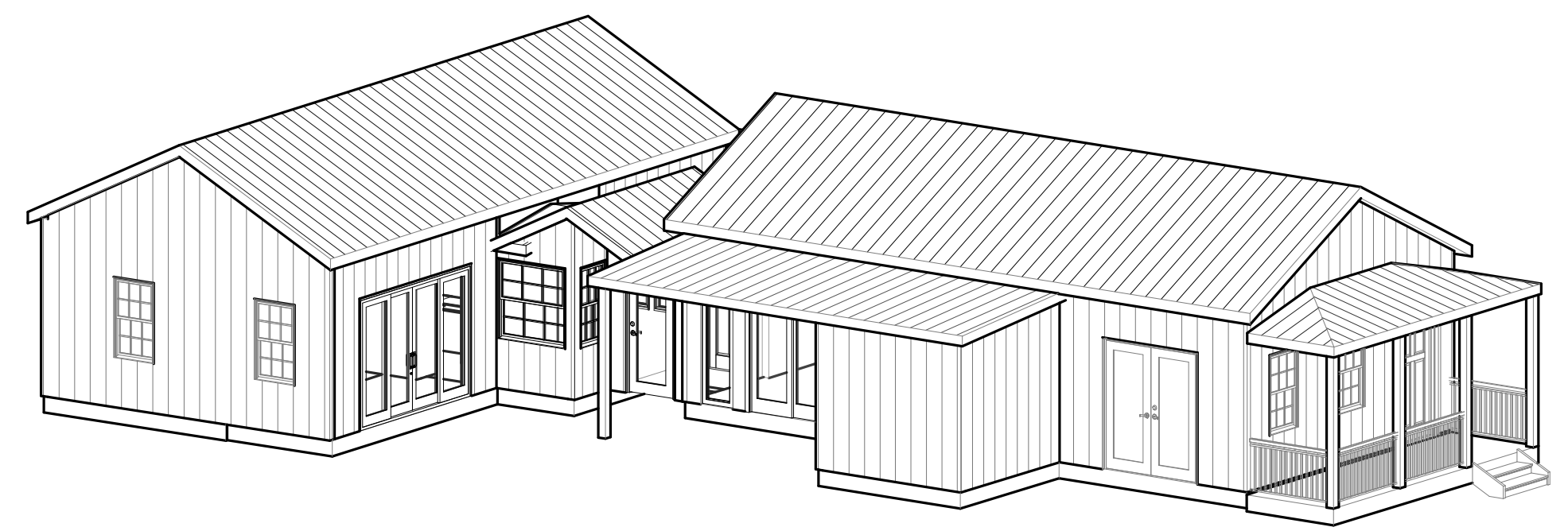
1 ROOF PLAN
 A 3 1/4" = 1'-0"



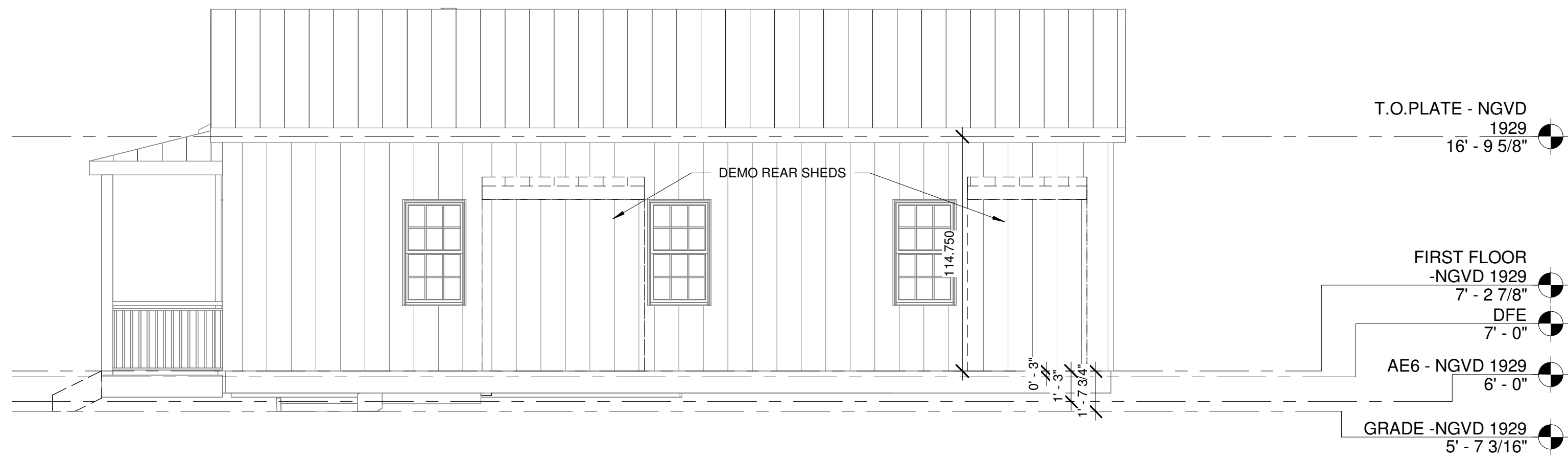
2 3DA
 A 3



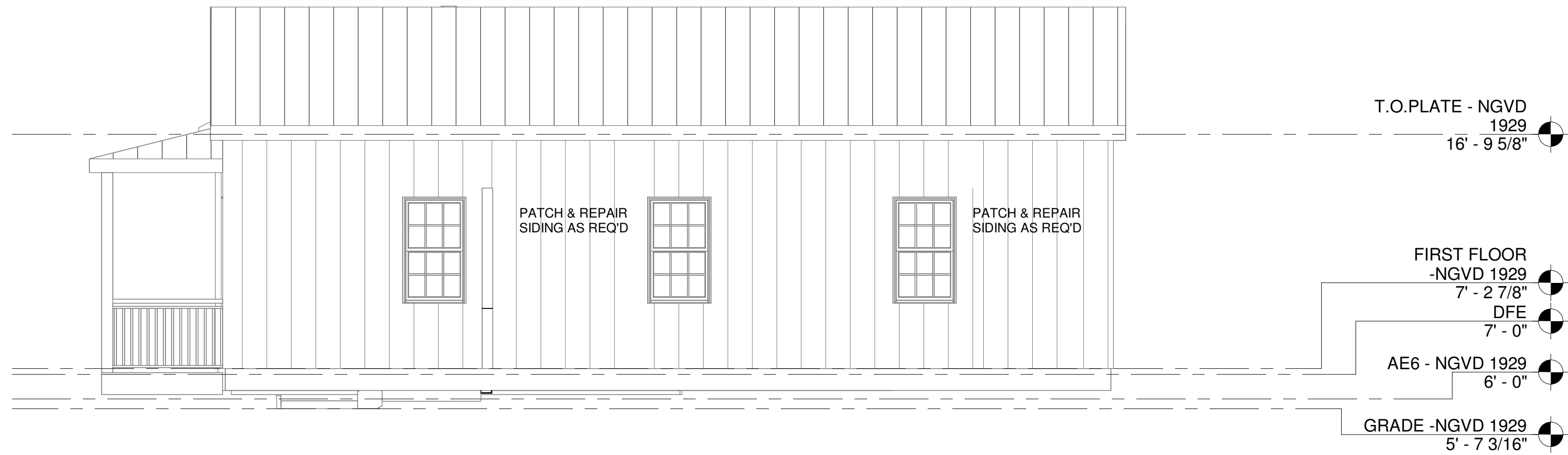
3 3DB
 A 3



4 3DC
 A 3



1 REAR ELEVATION - DEMO/EXISTING
A 4 1/4" = 1'-0"



2 REAR ELEVATION - PROPOSED
A 4 1/4" = 1'-0"



3 FRONT ELEVATION - DEMO/EXISTING
A 4 1/4" = 1'-0"



4 FRONT ELEVATION - PROPOSED
A 4 1/4" = 1'-0"

DATE: REV. SET DESCRIPTION
2025.04.20 HARC SUBMITTAL SET

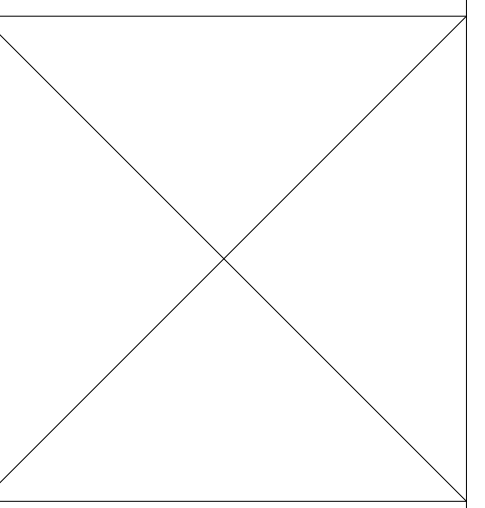
Residential Remodel & Renovation
1400 Virginia Street
Key West, FL 33040

SEAL:

NOT FOR CONSTRUCTION

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

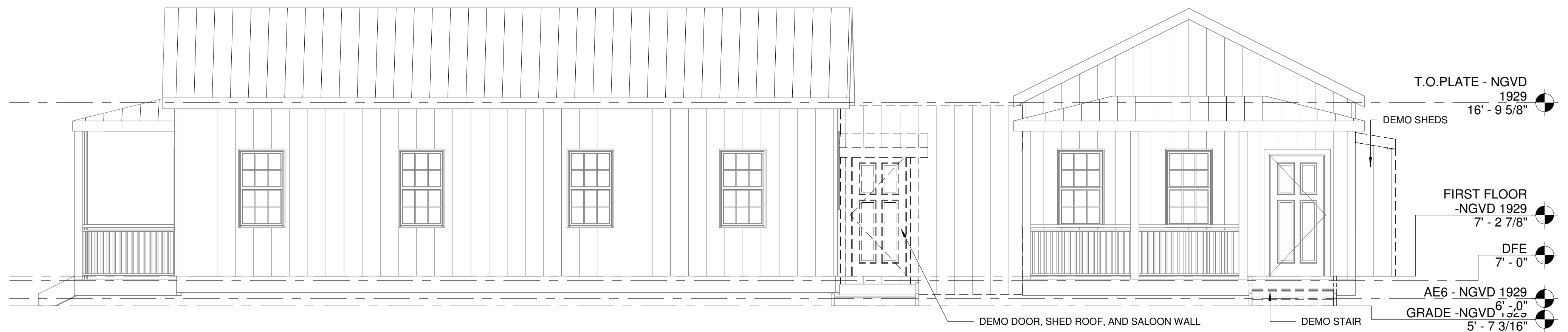


ELEVATIONS

SHEET TITLE

A 4

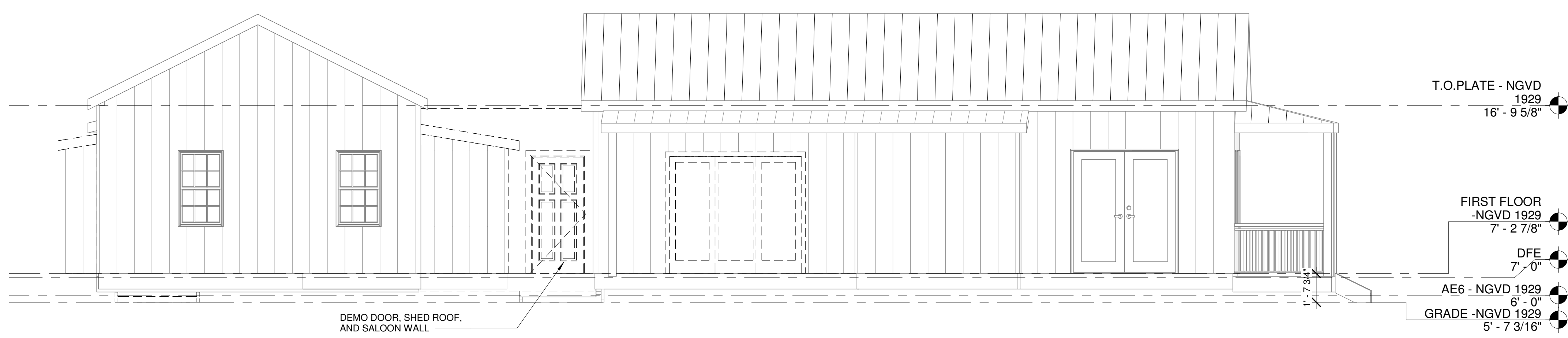
PROJECT NO: KNO2026 DRAWN BY: EHP APPROVED BY: EHP



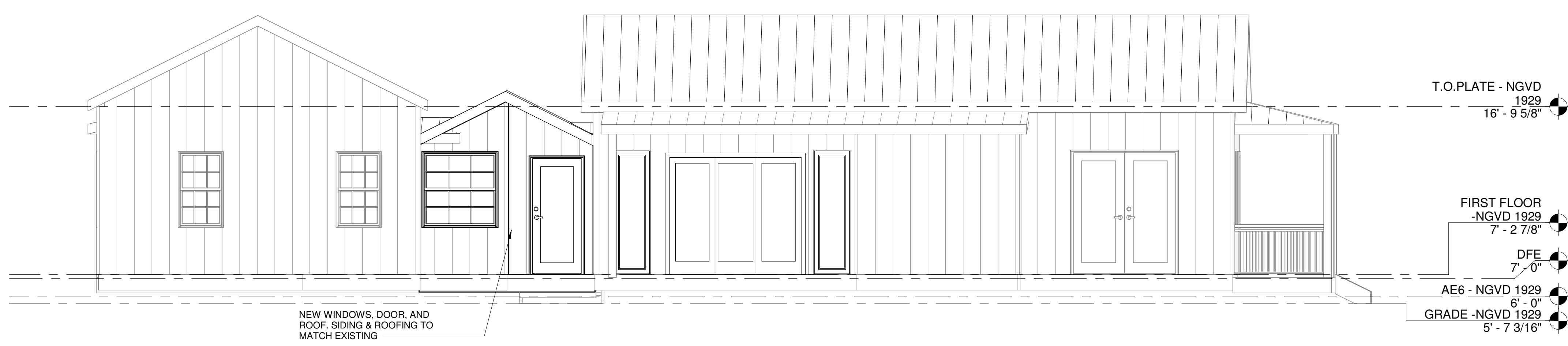
1 STREET SIDE ELEVATION - DEMO/EXISTING
A 5 1/4" = 1'-0"



2 STREET SIDE ELEVATION - PROPOSED
A 5 1/4" = 1'-0"



3 SIDE ELEVATION A - DEMO/EXISTING
A 5 1/4" = 1'-0"



4 SIDE ELEVATION A - PROPOSED
A 5 1/4" = 1'-0"

DATE: REV. SET DESCRIPTION
2025.04.20 HARC SUBMITTAL SET

Residential Remodel & Renovation
1400 Virginia Street
Key West, FL 33040

SEAL:

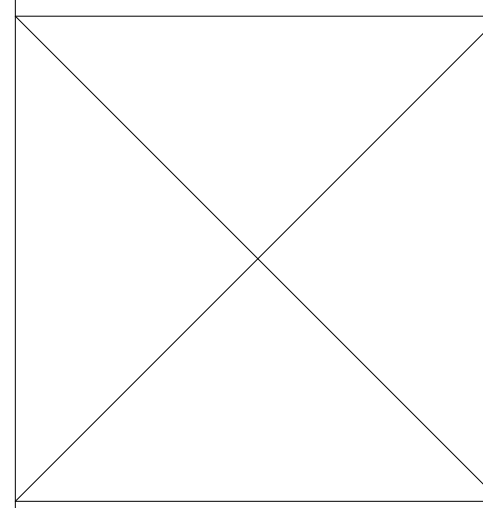
NOT FOR CONSTRUCTION

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



ELEVATIONS
SHEET TITLE

A 5

PROJECT NO. KNO2026 DRAWN BY: Author APPROVED BY: Checker

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. May 26, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURES. NEW ONE-STORY HYPHEN CONNECTING TWO HISTORIC STRUCTURES. DEMOLITION OF NON-HISTORIC SHEDS AT REAR OF PROPERTY. REMOVAL OF EXISTING SALOON WALL AND SHED ROOF BETWEEN STRUCTURES.

#1400 VIRGINIA STREET

Applicant – Sandbar Design Studio Application #C2026-0026

If you wish to see the application or have any questions, you may visit the Growth Management 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 Erica Poole, 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:
1400 Virginia Street on the 18 day of May, 2026.

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 26, 2026.

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 C2026-0026

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

Signed Name of Affiant:

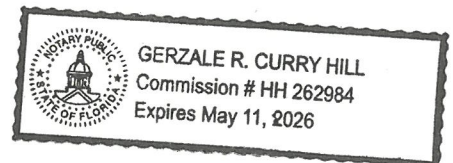
[Signature]
Date: 5/18/26
Address: 29183 Camellia Ln
City: Big Pine Key
State, Zip: FL 33043

The forgoing instrument was acknowledged before me on this 18 day of May, 2026.

By (Print name of Affiant) Erica Poole who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Gerzale R. Curry Hill
Notary Public - State of Florida (seal)
My Commission Expires: _____



1400

Public Meeting Notice

NOTICE OF PUBLIC MEETING
THE BOARD OF COUNTY COMMISSIONERS OF SUCRA COUNTY, FLORIDA, HAS SET FOR THE PUBLIC MEETING TO BE HELD AT THE BOARD ROOM, 1400 SUCRA AVENUE, SUCCASUNTA, FLORIDA, ON WEDNESDAY, APRIL 10, 2013, AT 7:00 P.M. THE AGENDA FOR THE MEETING IS AS FOLLOWS:
1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON APRIL 3, 2013.
2. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2013-2014.
3. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2014-2015.
4. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2015-2016.
5. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2016-2017.
6. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2017-2018.
7. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2018-2019.
8. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2019-2020.
9. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2020-2021.
10. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2021-2022.
11. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2022-2023.
12. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2023-2024.
13. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2024-2025.
14. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2025-2026.
15. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2026-2027.
16. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2027-2028.
17. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2028-2029.
18. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2029-2030.
19. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2030-2031.
20. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2031-2032.
21. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2032-2033.
22. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2033-2034.
23. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2034-2035.
24. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2035-2036.
25. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2036-2037.
26. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2037-2038.
27. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2038-2039.
28. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2039-2040.
29. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2040-2041.
30. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2041-2042.
31. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2042-2043.
32. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2043-2044.
33. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2044-2045.
34. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2045-2046.
35. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2046-2047.
36. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2047-2048.
37. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2048-2049.
38. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2049-2050.
39. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2050-2051.
40. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2051-2052.
41. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2052-2053.
42. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2053-2054.
43. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2054-2055.
44. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2055-2056.
45. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2056-2057.
46. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2057-2058.
47. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2058-2059.
48. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2059-2060.
49. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2060-2061.
50. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2061-2062.
51. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2062-2063.
52. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2063-2064.
53. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2064-2065.
54. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2065-2066.
55. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2066-2067.
56. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2067-2068.
57. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2068-2069.
58. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2069-2070.
59. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2070-2071.
60. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2071-2072.
61. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2072-2073.
62. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2073-2074.
63. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2074-2075.
64. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2075-2076.
65. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2076-2077.
66. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2077-2078.
67. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2078-2079.
68. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2079-2080.
69. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2080-2081.
70. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2081-2082.
71. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2082-2083.
72. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2083-2084.
73. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2084-2085.
74. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2085-2086.
75. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2086-2087.
76. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2087-2088.
77. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2088-2089.
78. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2089-2090.
79. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2090-2091.
80. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2091-2092.
81. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2092-2093.
82. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2093-2094.
83. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2094-2095.
84. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2095-2096.
85. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2096-2097.
86. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2097-2098.
87. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2098-2099.
88. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2099-2100.
89. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2100-2101.
90. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2101-2102.
91. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2102-2103.
92. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2103-2104.
93. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2104-2105.
94. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2105-2106.
95. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2106-2107.
96. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2107-2108.
97. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2108-2109.
98. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2109-2110.
99. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2110-2111.
100. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2111-2112.



1400

Public Meeting Notice



PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

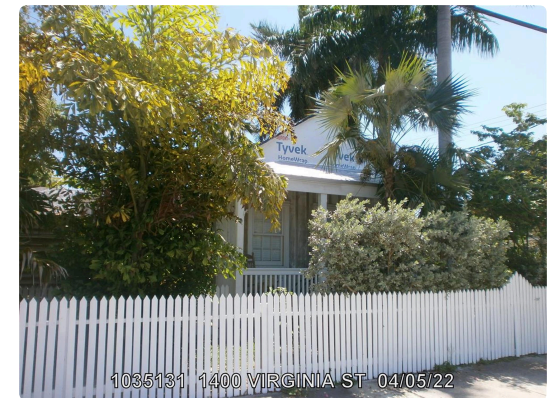
Disclaimer

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 00034210-000000
Account# 1035131
Property ID 1035131
Millage Group 10KW
Location Address 1400 VIRGINIA St, KEY WEST
Legal Description KW ISLAND CITY SUB PB1-26 PT LTS 1-2 SQR 3 TR 14 G12-301 OR1183-2231 OR1207-2160 OR1257-2220 OR1278-1637 OR1279-1304 OR1330-908 OR1578-1052 OR2768-1554-55 OR2768-2213 OR3156-1269 OR3330-0320 OR3356-1701 OR3356-1703
(Note: Not to be used on legal documents.)
Neighborhood 6149
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable Housing No



Owner

KNOPS FREDERICK W III AMENDED AND RESTATED REVOCABLE TRUST 11/04/2005 1400 Virginia St Key West FL 33040	KNOPS JANE DOWNING AMENDED AND RESTATED REVOCABLE TRUST 11/04/2005 1400 Virginia St Key West FL 33040
---	--

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$421,986	\$532,004	\$504,916	\$474,748
+ Market Misc Value	\$28,871	\$28,375	\$29,070	\$17,995
+ Market Land Value	\$891,402	\$883,718	\$933,667	\$626,287
= Just Market Value	\$1,342,259	\$1,444,097	\$1,467,653	\$1,119,030
= Total Assessed Value	\$1,342,259	\$1,444,097	\$1,467,653	\$1,119,030
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,342,259	\$1,444,097	\$1,467,653	\$1,119,030

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$883,718	\$532,004	\$28,375	\$1,444,097	\$1,444,097	\$0	\$1,444,097	\$0
2023	\$933,667	\$504,916	\$29,070	\$1,467,653	\$1,467,653	\$0	\$1,467,653	\$0
2022	\$626,287	\$474,748	\$17,995	\$1,119,030	\$1,119,030	\$0	\$1,119,030	\$0
2021	\$384,225	\$327,979	\$16,868	\$729,072	\$722,342	\$25,000	\$697,342	\$6,730
2020	\$384,225	\$310,669	\$17,475	\$712,369	\$712,369	\$25,000	\$687,369	\$0
2019	\$453,386	\$297,231	\$18,081	\$768,698	\$768,698	\$0	\$768,698	\$0
2018	\$557,126	\$261,928	\$18,687	\$837,741	\$819,956	\$0	\$837,741	\$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
RESIDENTIAL DRY (010D)	4,087.50	Square Foot	50	82

Buildings

Building ID 2726
Style 1 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Building Name
Gross Sq Ft 2652
Finished Sq Ft 1336
Stories 1 Floor
Condition AVERAGE
Perimeter 259
Functional Obs 0
Economic Obs 0
Depreciation % 6
Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
Year Built 1923
EffectiveYearBuilt 2018
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED
Bedrooms 2
Full Bathrooms 2
Half Bathrooms 0
Grade 450
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	393	0	178
FLA	FLOOR LIV AREA	1,336	1,336	264
OPF	OP PRCH FIN LL	16	0	16
PTO	PATIO	867	0	202
SBF	UTIL FIN BLK	40	0	28
TOTAL		2,652	1,336	688

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1999	2000	4 x 105	1	420 SF	2
FENCES	1999	2000	3 x 29	1	87 SF	2
FENCES	2005	2006	6 x 81	1	486 SF	5
CUSTOM POOL	1999	2000	25 x 8	1	200 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
6/2/2025	\$1,550,000	Warranty Deed	2503953	3330	0320	01 - Qualified		
2/14/2022	\$1,625,000	Warranty Deed	2362555	3156	1269	01 - Qualified		
11/9/2015	\$0	Warranty Deed		2768	2213	11 - Unqualified		
10/27/2015	\$920,000	Warranty Deed		2768	1554	02 - Qualified		
5/20/1999	\$435,000	Warranty Deed		1578	1052	Q - Qualified		
11/1/1994	\$62,500	Warranty Deed		1330	0908	Q - Qualified		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
19-4585	04/07/2022	Completed	\$0	Residential	REPLACE DECK BOARDS ON TOP OF EXISTING DECK FRAMING. DECK IS IN REAR YARD AND NOT VISIBLE FROM STREET. DECK BOARDS ARE 20+ YEARS OLD AND NEED TO BE REPLACED FRAMING IS IN GOOD CONDITION AND WILL BE USED APPROX. 800 S.F..
22-0422	04/07/2022	Completed	\$35,000	Residential	EMERGENCY: Replace 165Q existing 5V-Crimp metal roofing and sheathing with new Standing Seam in like color and replace 2.55Q Metal Shingles with new of the same.
17-2397	06/23/2017	Completed	\$3,000		R&R THREE 6X6 WOOD WINDOWS
05-2863	07/11/2005	Completed	\$250		REPLACE DAMAGED SERVICE RISER
05-2261	06/08/2005	Completed	\$200		2 ADDITIONAL AC DROPS
05-1691	05/20/2005	Completed	\$4,900	Residential	RELO KITCHEN SINK, DISHWASHER, FRIDGE, ETC
05-0022	01/18/2005	Completed	\$39,400	Residential	EXPND KITCH
04-3572	12/14/2004	Completed	\$25,000	Residential	R&R PUMPS, ETC/RESURFACE
04-3570	11/23/2004	Completed	\$6,000	Residential	R&R FENCE
0101476	04/17/2001	Completed	\$42,000	Residential	RENOVATIONS
9902129	06/22/1999	Completed	\$1,605	Residential	SECURITY ALARM
9700264	06/17/1998	Completed	\$22,000	Residential	INSTALL CENTRAL AC SYSTEM
9700264	06/02/1998	Completed	\$22,000	Residential	ELECTRICAL
9700264	02/27/1998	Completed	\$22,000	Residential	REPLACE EXISTING FIXS.
9704059	12/21/1997	Completed	\$22,000	Residential	RENOVATIONS
9704287	12/19/1997	Completed	\$2,400	Residential	40 S.F. CONCRETE REPAIR
9702841	09/12/1997	Completed	\$3,200	Residential	REPLACE 2001 SQ FT ROOF
9701609	05/27/1997	Completed	\$10,000	Residential	SWIMMING POOL
9700264	01/22/1997	Completed	\$22,000	Residential	RENOVATION

View Tax Info

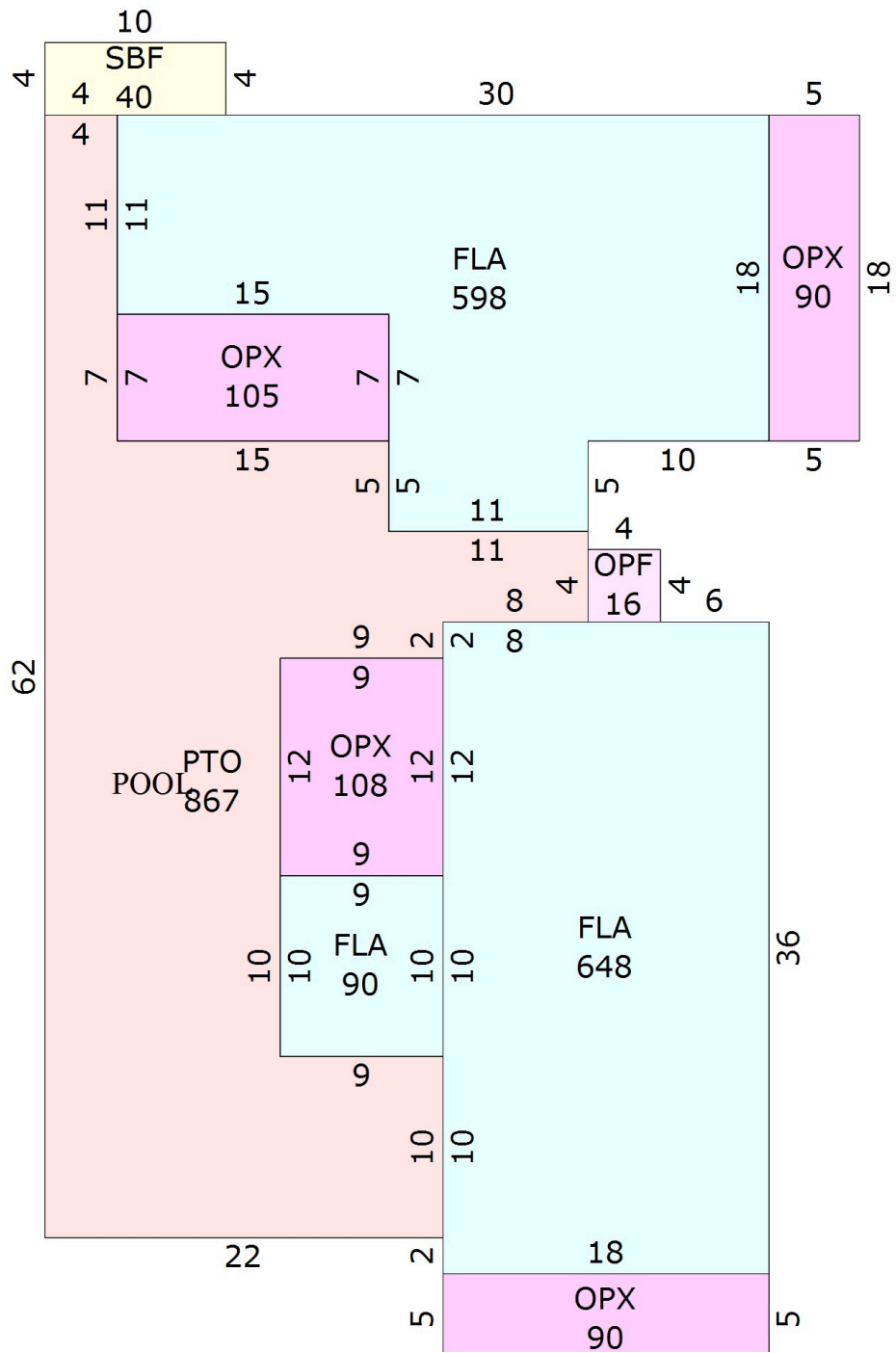
[View Taxes for this Parcel](#)

Sketches (click to enlarge)











Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 5/20/2026, 11:13:15 PM](#)

Contact Us

Developed by
 **SCHNEIDER**
G E O S P A T I A L