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## Staff Report for Item 8

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** December 14, 2016

**Applicant:** Pike Architects

**Application Number:** H16-03-0092

**Address:** #205-207 Virginia Street

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### Description of Work:

Two new adjoined two-story frame houses on vacant lot.

### Site Facts:

The lot at 205-207 Virginia Street is vacant. There were two buildings on the property until June 2, 2009, when the buildings were condemned and ordered to be demolished by the Chief Building Official. 205 Virginia was a two-story frame vernacular house that was contributing and 207 Virginia was a one-story frame vernacular house that was also listed as contributing.

### Guidelines Cited in Review:

2016 HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 8, 9, 11, 12, 13, 14, 15, 16, 17 18, 22, 23, 24, and 25.

Parking Areas, Landscaping, & Open Space Environment (pages 43-44), specifically guidelines 2

### Staff Analysis

This Certificate of Appropriateness proposes two connected houses on the lot. The proposed structures have a "row house" look. The structures will be 30 feet tall, and will utilize two tower like structures to mark the front entrance. While the buildings will have a covered entryway, they do not have front porches. The structures will have a mixture of materials, including wood or

composite lap siding, board and batten siding, and trim. The plans propose impact rated 4/2 windows and a v-crimp roof. The front chamfered columns will be made of wood.

The plans also include a rear pool and patio with each unit.

### **Consistency with Guidelines**

1. The proposed houses fail to meet many of the guidelines, especially the guidelines regarding mass, height, scale, proportion, and form. The buildings are proposed to be 30 feet, the tallest height allowed in the HMDR zone. Most of the structures in the surrounding area are one story – that includes contributing buildings, historic non-contributing buildings, and more recently constructed public housing. The only two story structure in the neighboring vicinity is 201 Virginia Street, which is a very tall building (approximately the same height as the proposed structures). 201 Virginia is recent construction (2005) and greatly overshadows the surrounding context. There are some two-story public housing developments, but those are nowhere close to the proposed height of 30 feet. The guidelines are clear that “new buildings shall not overshadow the historic properties around it.” The guidelines are also clear that “new buildings should generally be consistent with the existing height of buildings in the district, sub-area and/or immediate block.”
2. Also this type of row house is not appropriate for a residential neighborhood, where most buildings are single family houses. While there is public housing in the surrounding area, which consists of row houses, this is not the type of form/building style that should dictate new construction, as it was not appropriate when it was first built. This property had two separate single family houses. The guidelines state that, “New buildings must be of a similar scale, form and massing to buildings on adjacent sites of the same land use.” This project does not have a similar scale, form, or massing to the most of the buildings on the block.
3. The proposed project uses tower roof forms for the entranceway. These roof forms are not similar to any surrounding properties in the area, or to most of the historic district. In addition, the tower entryway structures only help to reinforce the narrow width to height proportion of the building. The structures are too tall for how wide the row houses are proposed.
4. The guidelines also state that new buildings should have a front porch if porches “are part of the established context.” Every other building (with the exception of one cbs building from the mid-20<sup>th</sup> century) have front porches that span the width of the building. The proposed project does not have this type of architectural feature, which goes against Guideline 9. Guideline 17 also requires a front porch “of broadly the same width as those on adjacent properties.”
5. As the structure is new construction in a flood zone, the proposed building must be elevated to meet building code requirements. The Guidelines are clear that “floor-to-floor heights shall be reduced, along with a proportionate reduction in width, to maintain the established height pattern of neighboring structures and scale of the historic district.” This building will be elevated much taller than the surrounding context, but the architect has not worked to reduce the floor-to-floor heights, to maintain the established height pattern.

6. The guidelines also state that parking should be located “in the rear or side yards.” The proposed parking for 207 Virginia is in the middle of the lot, located directly in front of the structure. Parking should be located in the side yard.

It is staff’s opinion that the proposed design fails to meet many of the guidelines for new construction.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

11:45a

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <b>H10-03-000-92</b>		BUILDING PERMIT NUMBER		INITIAL & DATE <b>[Signature]</b>
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE <b>AE7</b>	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

**205-207**

ADDRESS OF PROPOSED PROJECT:

**202 VIRGINIA STREET.** # OF UNITS **2**

RE # OR ALTERNATE KEY:

**RE: 00626950-000000**

NAME ON DEED:

**SADDLE BUNCH INVESTMENTS LLC** PHONE NUMBER **305-923-5348**

OWNER'S MAILING ADDRESS:

**36 EVERGLEN AVE.** EMAIL

**KEY WEST, FL 33040**

CONTRACTOR COMPANY NAME:

**T.B.D.** PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

**Peter Pike** PHONE NUMBER **305-296-1692**

ARCHITECT / ENGINEER'S ADDRESS:

**471 US Highway 1, Suite 101** EMAIL **pparchkw@aol.com**

**Key West, FL 33040 (Big Apple Key)**

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

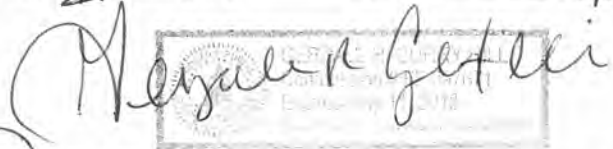
PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**Two 2-story wood framed zero lot line Conch inspired homes totaling 1,738 sq ft.**

4768 / 3315 ok

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: <b>Peter Pike</b>
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <b>[Signature]</b>
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <b>23</b> DAY OF <b>Nov</b> , 20 <b>10</b> .
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

**SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:**

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

**PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA**

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
N/A - all new construction		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Oper: KEYWELD Type: OC Drawer: 1  
 Date: 11/28/16 53 Receipt no: 4417  
 2016 300052  
 PT \* BUILDING PERMITS-NEW 1:00 \$100.00  
 Trans number: 3057928 \$100.00  
 VVI VISA/MASTERC  
 Trans date: 11/23/16 Time: 19:40:27

**SIGN SPECIFICATIONS**

SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:		INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW				
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
HARC PLANNER SIGNATURE AND DATE:				HARC CHAIRPERSON SIGNATURE AND DATE:			

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

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.

\_\_\_\_\_  
N/A - empty lot  
\_\_\_\_\_  
\_\_\_\_\_

**OR THAT THE BUILDING OR STRUCTURE;**

- (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.

\_\_\_\_\_  
N/A - empty lot  
\_\_\_\_\_  
\_\_\_\_\_

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

\_\_\_\_\_  
No  
\_\_\_\_\_  
\_\_\_\_\_



- (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.

does not

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

is not

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

does not

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

does not

- (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.

is not

- (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.

does not

- (i) Has not yielded, and is not likely to yield, information important in history.

has & likely will not

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 4 pages, 1/22/16  
 No Reason \_\_\_\_\_

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

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

\_\_\_\_\_  
N/A - empty lot  
\_\_\_\_\_

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

\_\_\_\_\_  
N/A - empty lot  
\_\_\_\_\_

**AND**

(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.

\_\_\_\_\_  
N/A - empty lot  
\_\_\_\_\_

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

\_\_\_\_\_  
N/A - empty lot  
\_\_\_\_\_

**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 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 there will be a final inspection 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:	DATE AND PRINT NAME:
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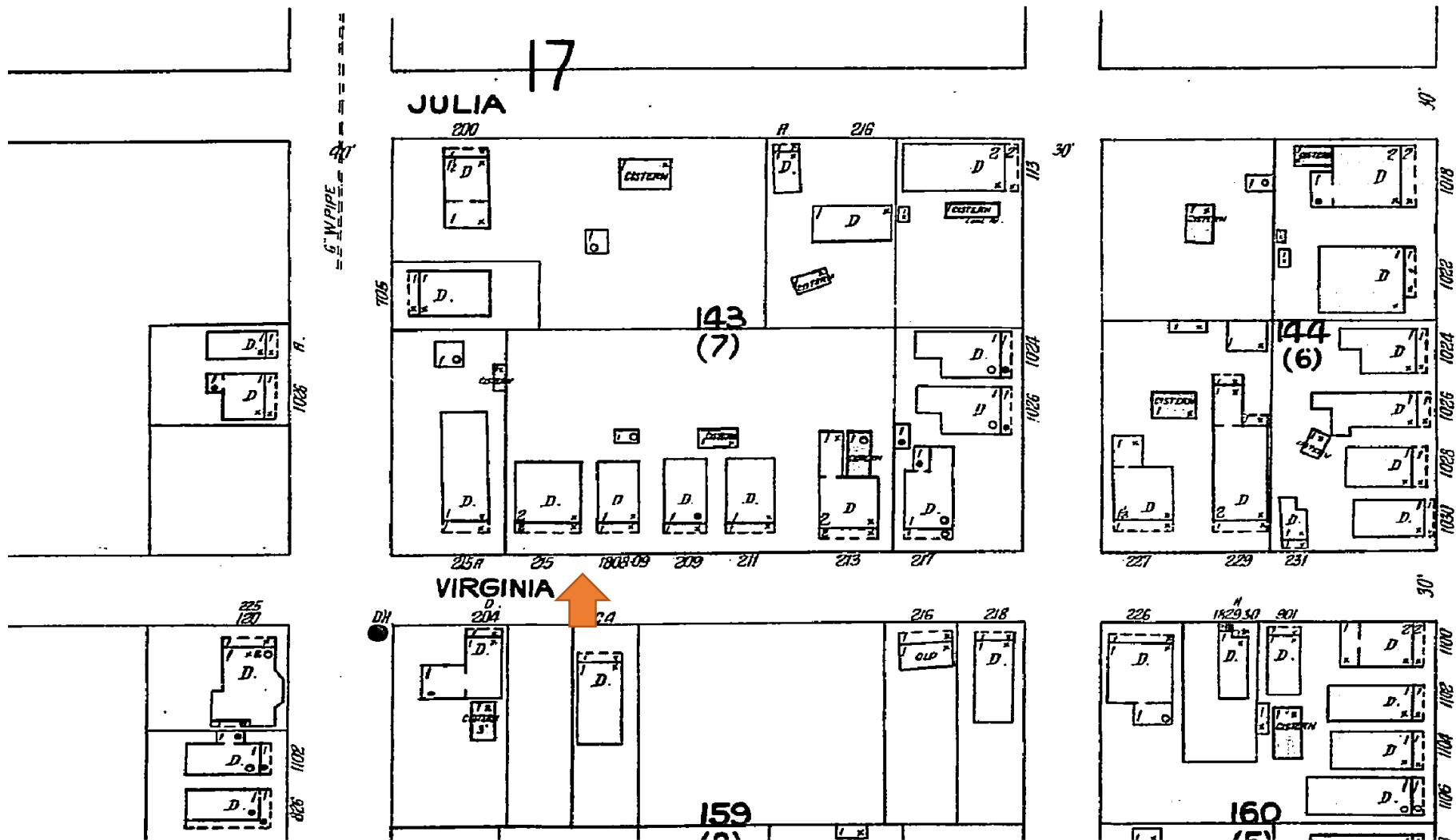
**OFFICE USE ONLY**

<b>BUILDING DESCRIPTION:</b>				
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
___ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
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# SANBORN MAPS



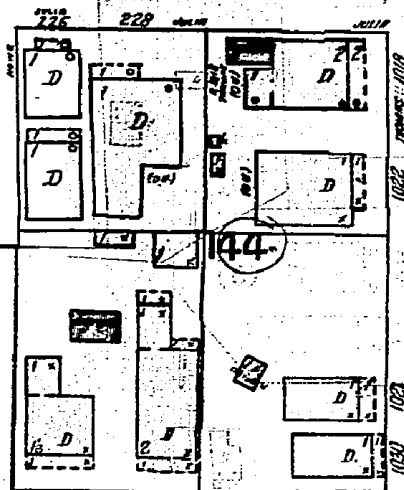
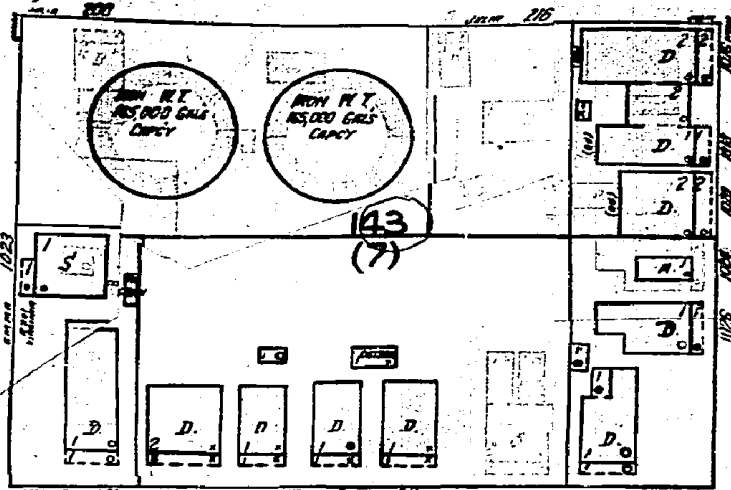


1926 Sanborn Map

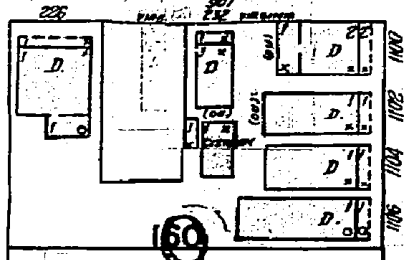
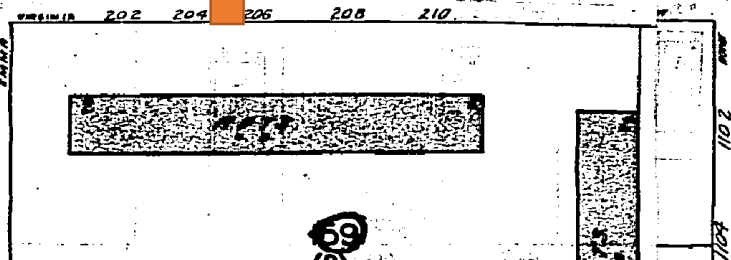
FLA . 5 05.

17

JULIA



VIRGINIA



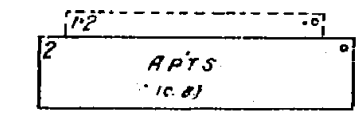
VILLAGE (COLORED)  
V.A. PROJECT

CONSTRUCTION NOTE:  
CONCRETE FLOORS  
WOOD ROOFS  
C.B. WALLS

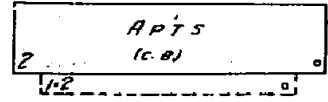
EMMA

VE

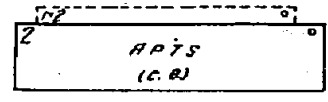
1948 Sanborn Map



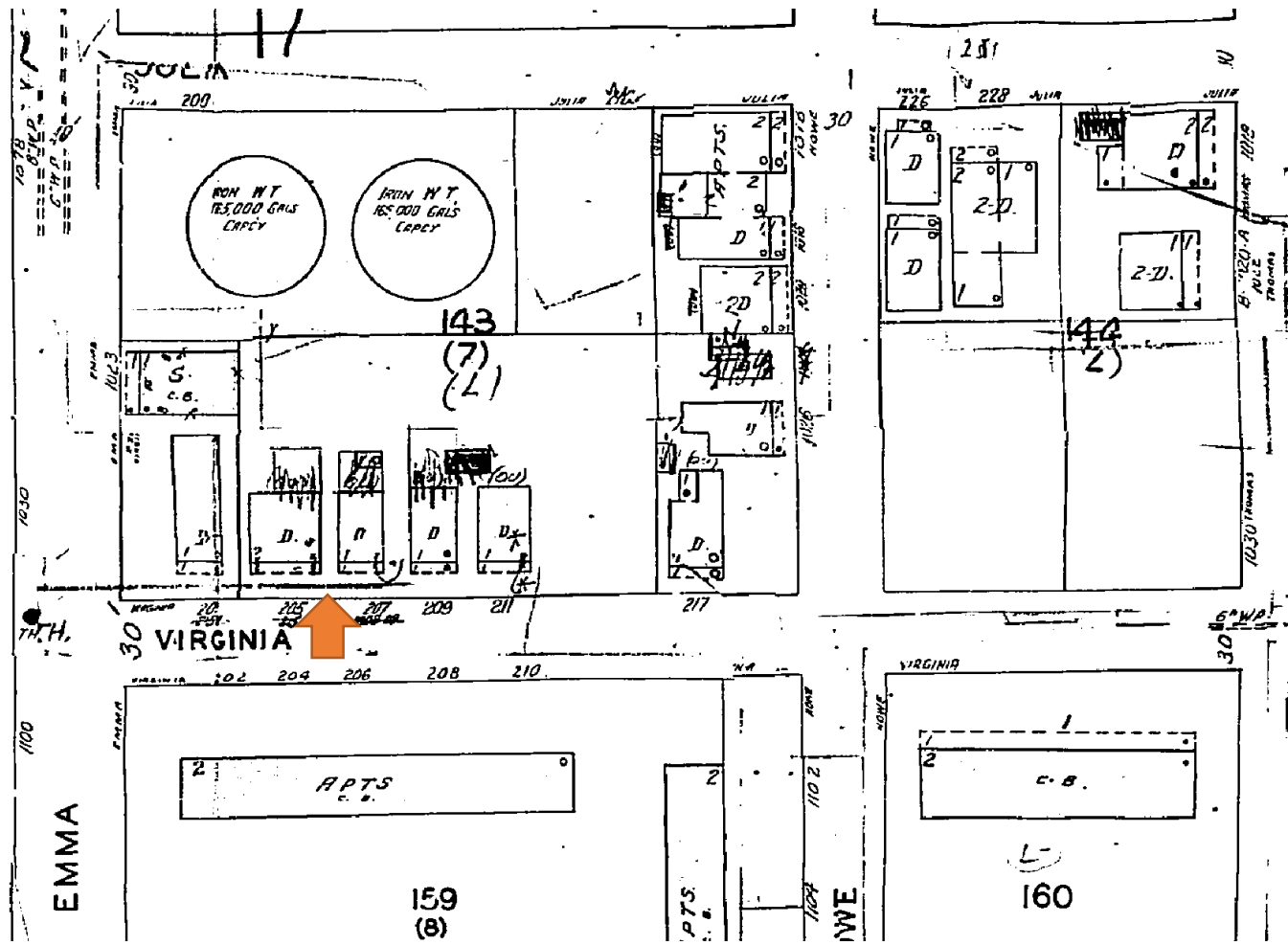
40' & OFF



LARGE (COLORED)  
PROJECT)  
Units



CONSTRUCTION NOTE:  
CONCRETE FLOORS  
WOOD ROOFS  
C.B. WALLS



1962 Sanborn Map



# PROJECT PHOTOS



205 Virginia. Monroe County Property Appraiser's Photo, c.1965. Monroe County Public Library.



207 Virginia. Monroe County Property Appraiser's Photo, c.1965. Monroe County Public Library.



205 and 207 Virginia Street in 2008. Google Streetview Photo.



The vacant lot today.



201 Virginia Street – the neighboring house on the left.



209 and 211 Virginia Street – the neighboring structures on the right.



215 Virginia Street.





217 Virginia Street.



The 200 block of Virginia Street.



Public housing located across the street.



New construction on 227 Virginia Street.



Public Housing on Emma Street

# PROPOSED DESIGN

# S I T E D A T A

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,346 SQ. FT.	EXISTING	4,346 SQ. FT.	EXISTING
IMPERVIOUS	0 SQ. FT.	2,608 (60% MAX)	2,467 (57%)	CONFORMING
OPEN SPACE	4,346 SQ. FT.	1,521 (35% MIN)	1,553 (35%)	CONFORMING
BUILDING COV.	0	1,738 (40% MAX)	1,738 (40%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	500 SQ. FT. REAR YARD AREA	(35% MAX COV.) 175 SQ. FT. REAR YARD AREA	130 SQ. FT. (26%)	CONFORMING

SETBACKS				
SIDE SETBACK	0	5'	5'	CONFORMING
SIDE SETBACK	0	5'	5'	CONFORMING
REAR SETBACK	0	15'	15'	CONFORMING
FRONT SETBACK	0	10'	10'	CONFORMING
BUILDING HEIGHT	0	30'	30'	CONFORMING

PARKING MIN. 1 SPACE PER DWELLING UNIT

## FLOOD INSURANCE MAP ZONE AE 7

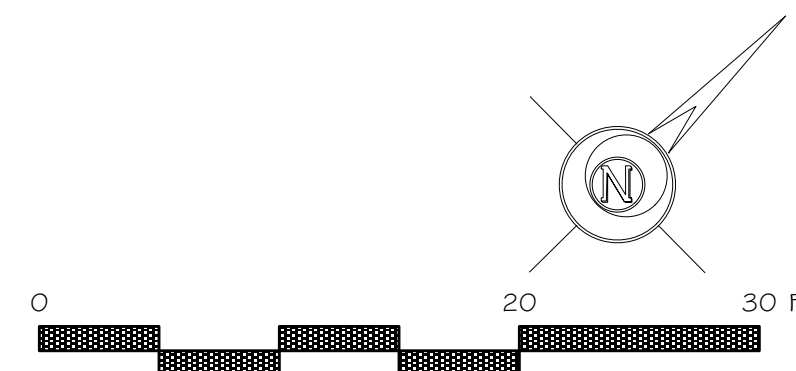


LOCATION MAP



VIRGINIA STREET

PROPOSED SITE PLAN  
(EXISTING IS AN EMPTY LOT)



### INDEX OF DRAWINGS:

- A-1 PROJECT INFO & ARCHITECTURAL SITE PLAN
- A-2 PROPOSED FLOOR PLANS
- A-3 PROPOSED ELEVATIONS
- A-4 STREETScape & PHOTOGRAPHS

### SCOPE OF WORK:

TWO NEW WOOD FRAMED TWO STORY ZERO LOT LINE HOMES.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S/ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

### HARC APPROVAL #-

### DESIGN NOTES:

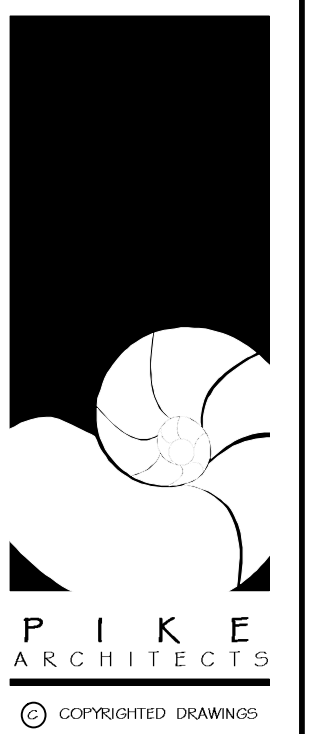
THE STRUCTURES ARE DESIGNED TO MEET THE FOLLOWING:  
 FBC 2014 - RESIDENTIAL (FBC-R)  
 A.S.C.E. 24-05 REGULATIONS  
 \*PER FBC 07/ASCE 07-10  
 EXPOSURE "C"  
 LIVE LOAD 40 PSF  
 WIND LOAD 180 M.P.H.

### SEAL - ARCHITECT

# THOMPSON RESIDENCE

205 & 207 VIRGINIA STREET  
 KEY WEST , FL 33040

REVISIONS	DATE
R1	12/01/16
R2	12/06/16



471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

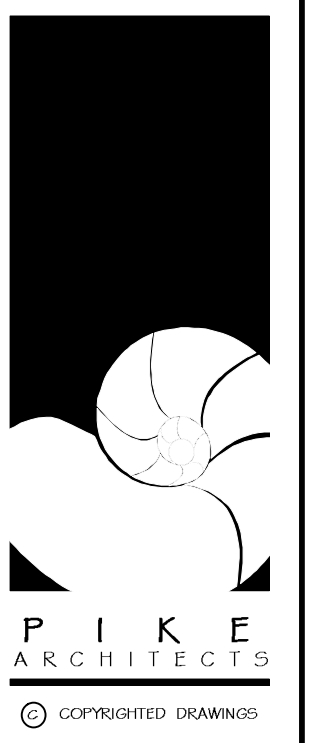
PROJECT:  
**THOMPSON RESIDENCE**  
 205 & 207 VIRGINIA STREET  
 KEY WEST , FL 33040

DRAWING TITLE:  
**TITLE SHEET**

PROJECT NUMBER:	16.35
DRAWN:	159
CHECKED:	-
DATE:	11-22-16

SHEET #  
**A-1**

REVISIONS	DATE
R1	12/01/16
R2	12/06/16



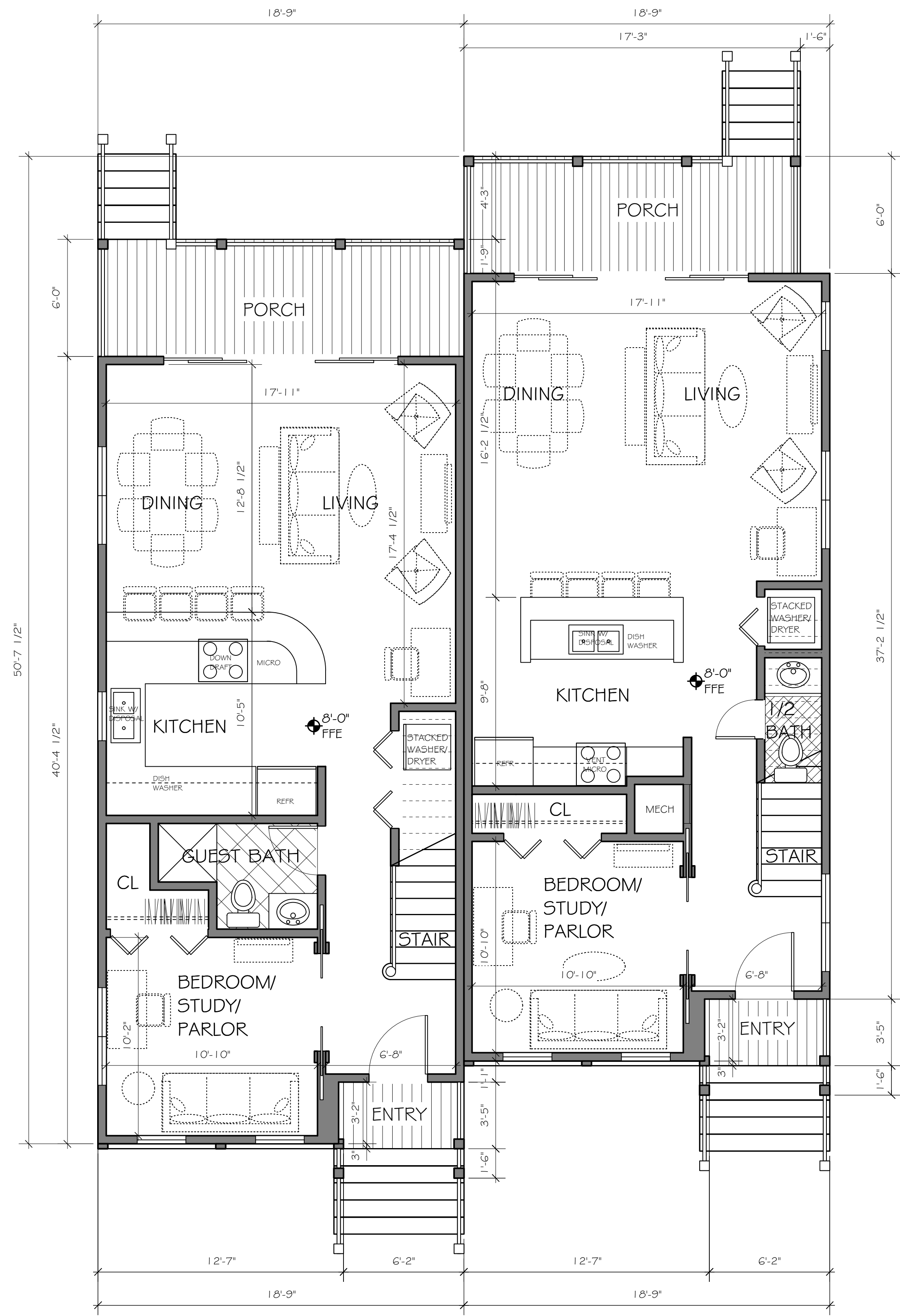
471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-296-1692

**PROJECT:**  
**THOMPSON RESIDENCE**  
205 # 207 VIRGINIA STREET  
KEY WEST, FL 33040

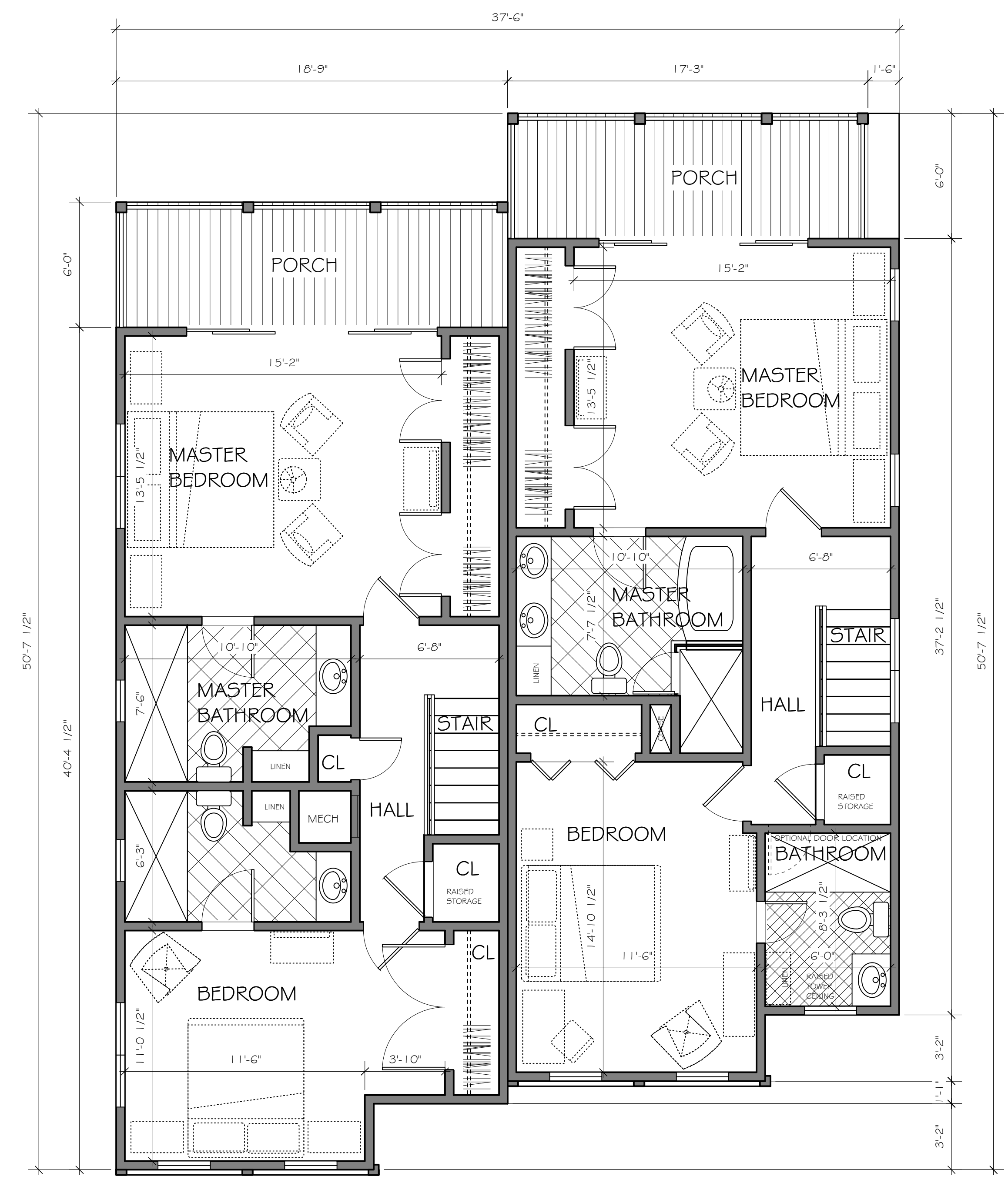
**DRAWING TITLE:**  
**FLOOR PLANS**

**PROJECT NUMBER:**  
16.35  
**DRAWN:** 159  
**CHECKED:** -  
**DATE:** 11-22-16

**SHEET #**  
**A-2**




**1** FIRST FLOOR PLAN  
1/4" = 1'-0"



**2** SECOND FLOOR PLAN  
1/4" = 1'-0"



REVISIONS	DATE
R1	12/01/16
R2	12/06/16

  
**PIKE ARCHITECTS**  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**PROJECT:**  
**THOMPSON RESIDENCE**  
 205 # 207 VIRGINIA STREET  
 KEY WEST, FL 33040

**DRAWING TITLE:**  
**EXTERIOR ELEVATIONS**  
 PROJECT NUMBER:  
 16.35  
 DRAWN: 155  
 CHECKED: -  
 DATE: 11-22-16

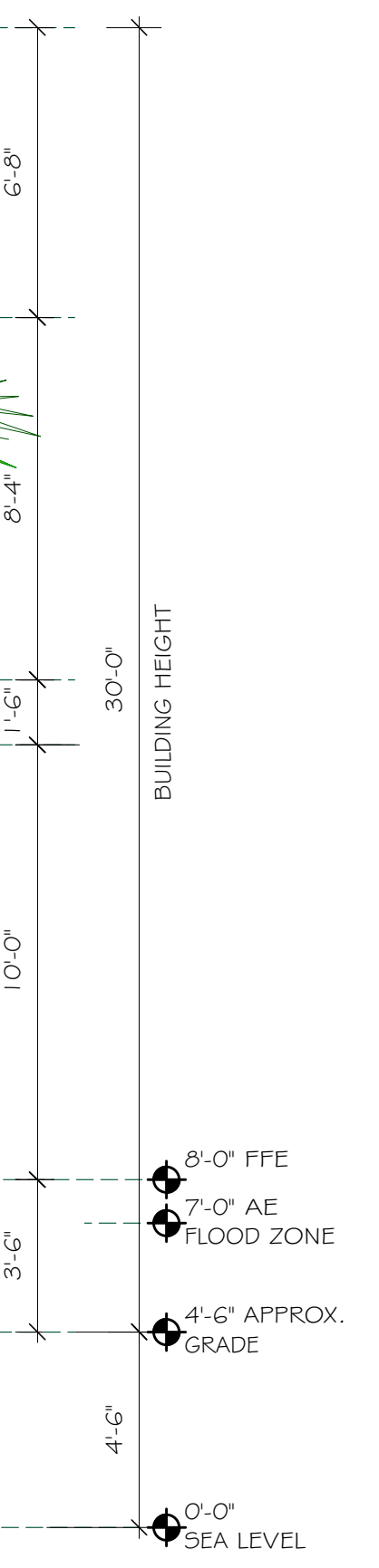
**SHEET #**  
**A-3**



**1 SIDE ELEVATION (EAST)**  
 A-3 1/4" = 1'-0"



**1 FRONT ELEVATION (NORTH)**  
 A-3 1/4" = 1'-0"



- 5 VCRIMP METAL ROOF, TYPICAL
- PAINTED PT WOOD OR COMPOSITE TRIM AND FASCIA, TYPICAL
- HISTORICALLY DETAILED IMPACT WIND RATED WINDOWS, TYPICAL
- PAINTED WOOD OR HARDIE VERTICAL T&G BOARDS AT TOWER, TYPICAL, TYPICAL
- PAINTED PT WOOD OR COMPOSITE WINDOW BOX, TYPICAL
- PAINTED WOOD OR HARDIE LAP SIDING, TYPICAL
- WHITE PAINTED PT 6X6 COLUMN WITH CHAMFER AND DECORATIVE BASE AND CAPITAL, TYPICAL
- PAINTED PT 1 X 6 WOOD PORCH FLOORING, TYPICAL
- PAINTED PT WOOD 36" TALL RAILING WITH WOOD PICKET SPACING AT 3 3/4" CLEAR OPENINGS, TYPICAL
- PARGED MASONRY PIER FOUNDATION WITH PAINTED PT VERTICAL WOOD STRIP OR ORTHOGONAL LATTICE INFILL, TYPICAL

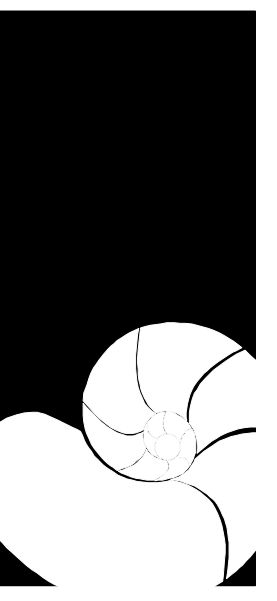


**2 SIDE ELEVATION (WEST)**  
 A-3 1/4" = 1'-0"



**2 REAR ELEVATION (SOUTH)**  
 A-3 1/4" = 1'-0"

REVISIONS	DATE
R1	12/01/16
R2	12/06/16

  
**PIKE**  
 ARCHITECTS  
© COPYRIGHTED DRAWINGS

471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**PROJECT:**  
**THOMPSON RESIDENCE**  
 205 # 207 VIRGINIA STREET  
 KEY WEST, FL 33040

**DRAWING TITLE:**  
**STREETSCAPE**

**PROJECT NUMBER:**  
 16.35  
**DRAWN:** 159  
**CHECKED:** -  
**DATE:** 11-22-16

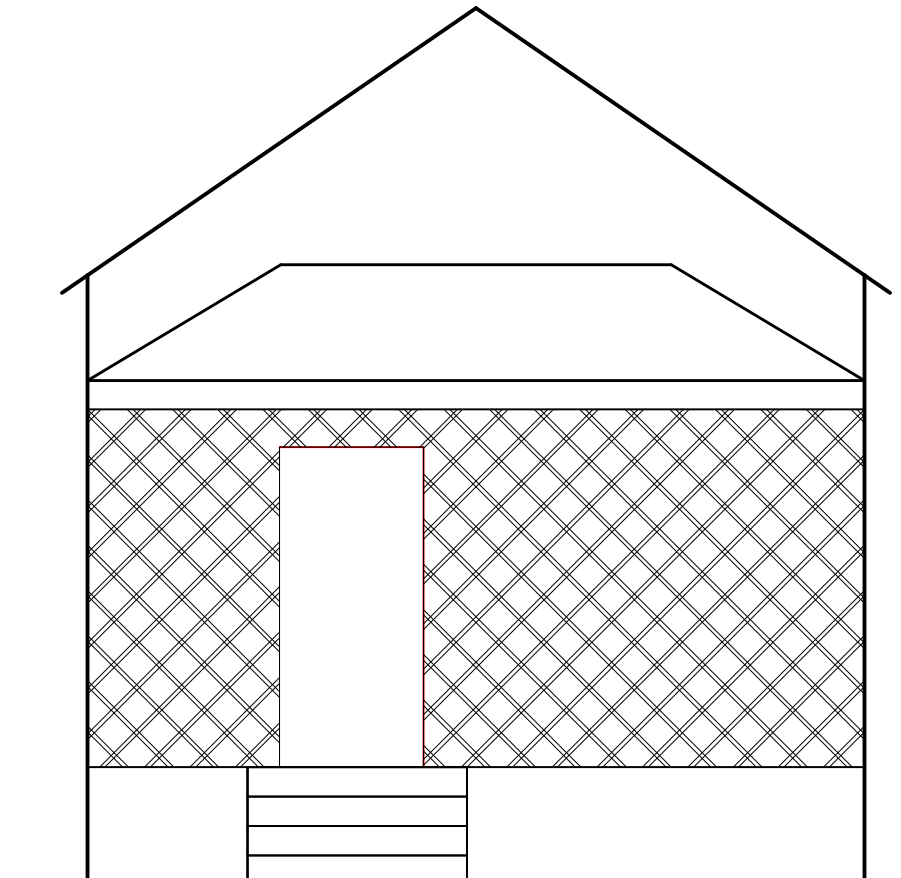
**SHEET #**  
**A-4**



201 VIRGINIA STREET



202 VIRGINIA STREET



209 VIRGINIA STREET

**1** **STREETSCAPE ELEVATION**  
A-4 1/4" = 1'-0"



201 VIRGINIA STREET



202 VIRGINIA STREET



209 VIRGINIA STREET

**2** **SITE CONTEXT PHOTOGRAPHS**  
A-4 N.T.S.



2008 PHOTOGRAPH OF EARLIER TWO STORY HOUSE AT 202 VIRGINIA STREET

# PLANNING STAFF COMMENTS



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

---

August 18, 2010

*VIA EMAIL AND US MAIL*

Ms. Erica Vural  
Knight & Gardner Realty  
336 Duval Street  
Key West 33040

**RE: 205 – 207 Virginia Street, RE# 00026950-000000  
Build-Back / Lawful Unit Determination**

Dear Ms. Vural,

This letter is in response to your request regarding the build-back rights for the property located at 205 – 207 Virginia Street. The property is currently vacant. There were two buildings on the site from the early 1900's until 2009. At that time, the two buildings had become so deteriorated as to be considered a public hazard. The buildings were demolished on June 2, 2009 by order of the Chief Building Official of the City of Key West.

Based on information available to the Planning Department, there were two residential buildings on the property. The two story building at 205 Virginia was a historically-contributing structure and is listed in the Key West Historic Sites Survey. As this contributing building was involuntarily destroyed (by neglect), it may be rebuilt in the previous three-dimensional footprint per Section 122-28 (f) and other applicable land development regulations. To replace the one-story building at 207 Virginia, compliance with all applicable land development regulations including yard and bulk regulations will be required as it was not a contributing structure.

To determine the lawful number of dwelling units on a property, the Planning Department has a process that relies on a site visit with supporting documentation. As the buildings have been demolished, a physical inspection can not be conducted. However, the 1991 Land Use Inventory demonstrates that there were three residential units on the property. Notes from the survey indicate that there were three electric meters. The Code Compliance Department took extensive exterior photos prior to demolition. Several photos show two electric services at the building at 205 Virginia. Further, another photo shows two exterior doors at the front of that building.

This document will be sent to the Department of Community Affairs (DCA) for their review. It is possible that the DCA may object to or provide direction regarding these findings. The DCA has 45 days to respond to this letter. Any actions taken during that period will be at your client's own risk. If there are any questions or concerns, please contact me directly at 305.809.3724.

Respectfully,

  
Brendon Cunningham

Attached:           Demolition Notification  
                          Historic Sites Survey  
                          Land Use Inventory, 1991  
                          Sanborn Maps, 1912, 1926, 1948 & 1962  
                          Site Photos

Xc:                   Amy Kimball-Murley, AICP, Planning Director  
                          John Woodson, Chief Building Official

# **Demolition Notification**



# THE CITY OF KEY WEST

Building Department

P.O.Box 1409, Key West, FL 33040

May 15, 2009

CERTIFIED MAIL 7003 1010 0003 7422 5832  
RETURN RECEIPT REQUESTED

Lillian A. Gains  
413 S. Mangonia Circle  
West Palm Beach, FL 33401

RE: 205 Virginia Street  
Key West, FL 33040

Dear Ms. Gains:

As Chief Building Official for the City of Key West, I have determined that the two buildings located at 205 Virginia Street are unsafe and structurally unsound and that an emergency condition exists pursuant to Section 14-113, City of Key West Code of Ordinances, entitled "Emergency Cases."

The conditions rendering the structures unfit, dangerous and an immediate threat to public safety are based upon my determination of violations of Section 14-71 City of Key West Code of Ordinances, "Conditions rendering dwelling unfit or building dangerous". Specifically, I find that the conditions at 205 Virginia Street violate the following sections of that Ordinance: subsection 2. "Supporting members which show 33 percent or more of damage or deterioration; subsection 3. Floors or roofs which have improperly distributed loads, which are overloaded, or which have insufficient strength to be reasonably safe for the purposes used; subsection 5. Dilapidation, decay, insanitation or disrepair which is likely to cause sickness or disease or to work injury to the health, safety or welfare of the occupants or other people of the city; subsection 7. Defects therein increasing the hazards of fire, accident or other calamities; subsection 9. Violation of any provision of the building regulations or fire prevention laws or ordinances of the state or city; subsection 12. Such relationship to adjoining buildings or dwellings that light or air is inadequate or that a fire hazard exists."


It is my duty as the Chief Building Official pursuant to Section 14-69, City of Key West Ordinances, "to diligently examine all dwellings and buildings located in the

city for the purpose of locating and taking action with respect to such dwellings and buildings as appear to be unfit for human habitation and such buildings as appear to be dangerous.”

In accordance with Chapter 14 of the Key West City Code of Ordinances, I hereby order the demolition of the two buildings located at 205 Virginia Street. All costs associated with this action shall be recovered pursuant to Section 14-111, City of Key West Code of Ordinances.

Should you have any questions, please do not hesitate to contact my office at (305) 809-3958.

Sincerely,



John P. Woodson  
Chief Building Official

JPW/dwn

Cc: Jim Scholl, City Manager  
Shawn Smith, City Attorney  
Mark Finigan, Assistant City Manager



# **Historic Sites Survey**

AGE 1  
original x  
te

HISTORICAL STRUCTURES FORM  
FLORIDA MASTER SITE FILE

SITE 8Mo01495

Recorder AW

ITE NAME: Josph Lang Estate, House  
ISTORIC CONTEXTS: Spanish American War  
AT. REGISTER CATEGORY: Building  
THER NAMES OR MSF NOS:

COUNTY: Monroe County OWNERSHIP TYPE:  
PROJECT NAME: Key West Historic Sites Survey

DHR NO:

LOCATION:

ADDRESS: 205 Virginia Street CITY: Key West  
VICINITY OF/ROUTE TO: east side of Virginia Street between Emma and Howe

SUBDIVISION: BLOCK NO: 7 LOT NO: 19  
PLAT OR OTHER MAP: Tax Parcel Number RE-26950.000000  
TOWNSHIP: RANGE: SECTION: 1/4: 1/4-1/4:  
IRREGULAR SEC? LAND GRANT:  
USGS 7.5' MAP: Key West  
UTM: ZONE: EASTING: NORTHING:  
COORDINATES: LATITUDE: LONGITUDE:

HISTORY

ARCHITECT: unknown  
BUILDER: unknown  
CONST DATE: CIRCA: 1912 RESTORATION DATE (S):  
MODIFICATION DATE (S):  
MOVE: DATE: ORIG LOCATION:  
ORIGINAL USE (S): Residence-private  
PRESENT USE (S): Residence-private

DESCRIPTION

STYLE: Frame Vernacular  
PLAN: EXTERIOR: Square  
INTERIOR:  
NO: STORIES: 2 OUTBUILDINGS: PORCHES: 2 DORMERS:  
STRUCTURAL SYSTEM (S): Wood Frame  
EXTERIOR FABRIC (S): Wood  
FOUNDATION: TYPE: Piers MATLS: Limestone  
INFILL:  
PORCHES: 3-bay incised entry-W.; 2nd story gallery-W.  
ROOF: TYPE: Gable SURFACING: Metal  
SECONDARY STRUCT.:  
CHIMNEY: NO: MATLS: LOCNS:  
WINDOWS: wood frame with wood shutters  
EXTERIOR ORNAMENT: turned balustrades  
CONDITION: fair SURROUNDINGS: residential  
NARRATIVE:

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? Y X N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS none observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: architecture

ELEGIBLE FOR NAT. REGISTER? Y N x LIKELY, NEED INFO INSF INF
SIGNF. AS PART OF DISTRICT? x Y N LIKELY, NEED INFO INSF INF
SIGNIFICANT AT LOCAL LEVEL? x Y N LIKELY, NEED INFO INSF INF

SUMMARY ON SIGNIFICANCE

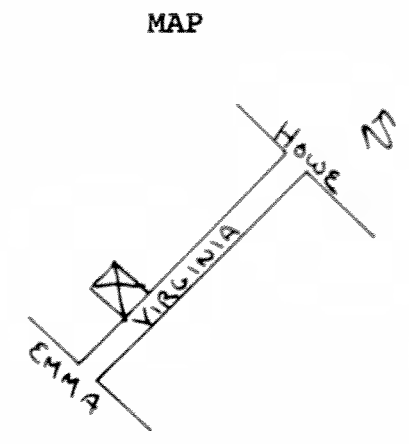
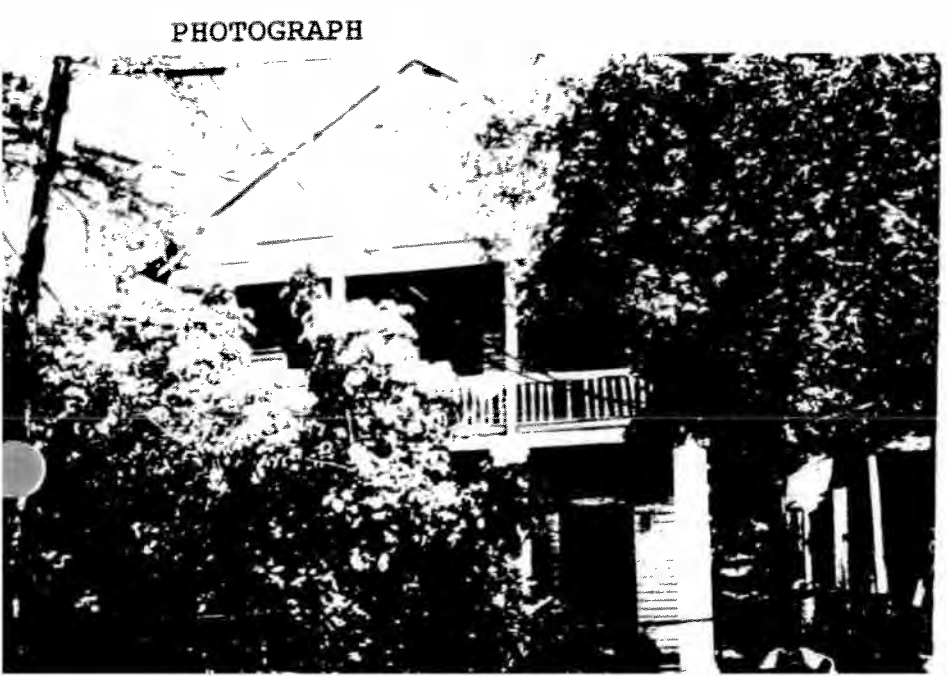
This is the house of Bahamian American pioneer Joseph Lang who came from Nassau with his wife & nine children. Lang was an employee of the U.S. Customs service.

\* \* \*DHR USE ONLY \* \* \* \* \* DATE LISTED ON NR \* \* \* \* \* DHR USE ONLY\*
KEEPER DETERMINATION OF ELIG. (DATE): -YES -NO
SHPO EVALUATION OF ELIGIBILITY (DATE): -YES -NO
LOCAL DETERMINATION OF ELIG. (DATE): -YES -NO
OFFICE

RECORDER INFORMATION: NAME F Astrid M S. L Whidden
DATE: MO 01 YR 1997 AFFILIATION Research Atlantica, Boca Raton, Florida

PHOTOGRAPHS

LOCATION OF NEGATIVES Key West
NEGATIVE NUMBERS Roll #10 , neg. #4



8M001495
205 VIRGINIA
Key West, Florida

# **Land Use Inventory**

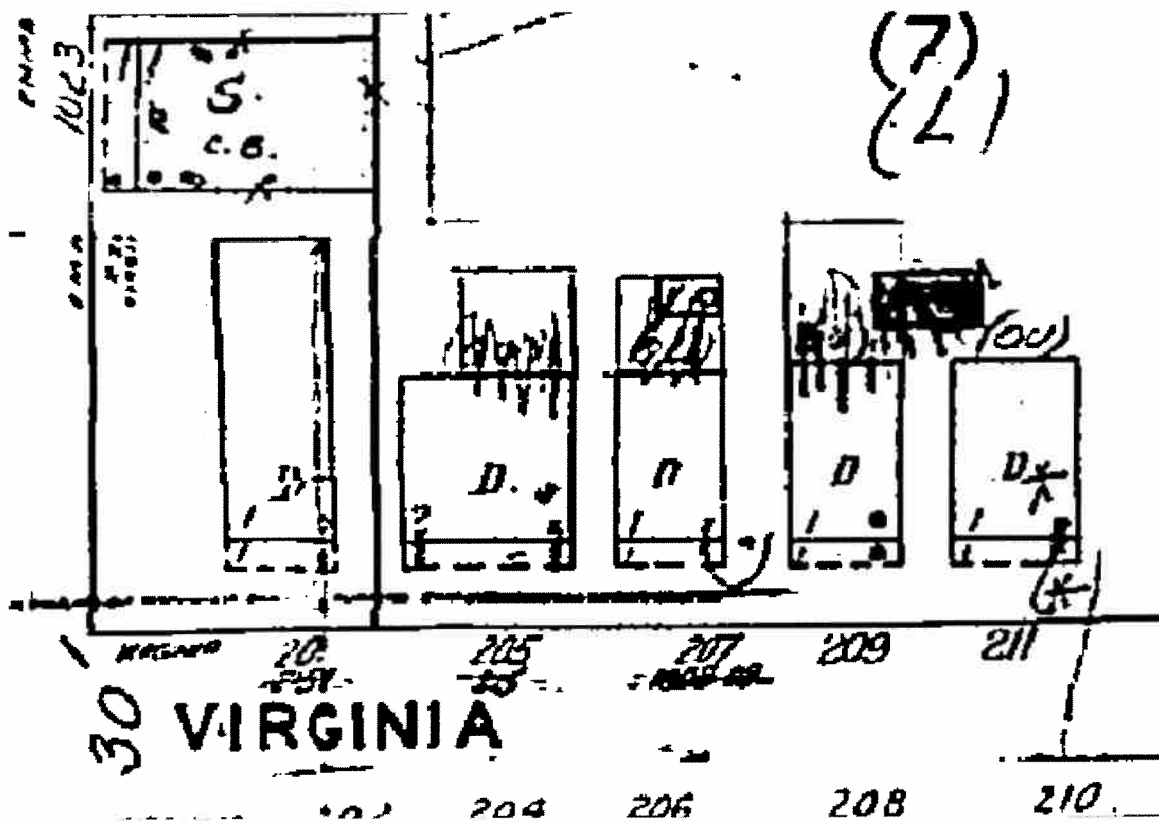
LAND USE INVENTORY 1991

RECORD #	FEPA	NO	STREET	S_F	M_F	MIX	TEN	BIZ	ACC	RES	COM	BUS	HT	TYPE	CRPD	PR	OTHER	COMMENTS												
✓ 2906	26870.000000	1003	Emma	0	0	0	0	0	0	0	0	0	0	0	0	0	0	VACANT L-51 1/1/91												
✓ 2906	26770.000000	1003	Emma	0	0	0	0	1	0	0	0	0	0	0	0	0	0	W/STATAJA GROCERY. MC FLYS 1 H2C CASH STORE												
✓ 2915	26970.000000	1025	Emma	0	0	0	0	0	0	0	0	0	0	0	0	0	0	County lists as Hwy 101												
✓ 2900	26810.000000	1000	Howe	1	0	0	0	0	0	0	0	0	0	0	0	0	0													
✓ 2901	26820.000000	1006	Howe	1	0	0	0	0	0	0	0	0	0	0	0	0	0													
✓ 2902	26820.000000	1012	Howe	1	0	0	0	0	0	0	0	0	0	0	0	0	0													
✓ 2908	26900.000000	1016	Howe	0	0	0	0	0	0	0	0	0	0	0	0	0	0													
✓ 2910	26910.000000	1026	Howe	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Tr Sale 6/15/88												
✓ 2907	26880.000000	1000	Howe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Housing Authority												
✓ 2905	26860.000000	205*	Julia	0	0	0	0	0	0	0	0	0	0	0	0	0	0	205 1/2. No major work												
✓ 2904	26850.000000	207-09	Julia	2	0	0	0	0	0	0	0	0	0	0	0	0	0	208 1/2. No major work												
✓ 2903	26840.000000	213	Julia	0	0	0	0	0	0	0	0	0	0	0	0	0	0	208 1/2. No major work												
✓ 2908	26890.000000	214	Julia	1	0	0	0	0	0	0	0	0	0	0	0	0	0	208 1/2. No major work												
✓ 2897	26780.000000	206	Truman	1	0	0	0	0	0	0	0	0	0	0	0	0	0	208 1/2. No major work												
✓ 2898	26790.000000	208*	Truman	2	0	0	0	0	0	0	0	0	0	0	0	0	0	208 1/2. No major work												
✓ 2899	26800.000000	210	Truman	1	0	0	0	0	0	0	0	0	0	0	0	0	0	208 1/2. No major work												
✓ 2914	26950.000000	205-07	Virginia	1	1	0	0	0	0	0	0	0	0	0	0	0	0	208 1/2. No major work												
✓ 2913	26940.000000	209	Virginia	1	0	0	0	0	0	0	0	0	0	0	0	0	0	208 1/2. No major work												
✓ 2912	26930.000000	211	Virginia	1	0	0	0	0	0	0	0	0	0	0	0	0	0	208 1/2. No major work												
✓ 2911	26920.000000	217	Virginia	1	0	0	0	0	0	0	0	0	0	0	0	0	0	208 1/2. No major work												
** Subtotal **													17	2	0	0	1	25	0	1	0	0	0	0	0	0	0	0	0	0
53110	537210.000000																													

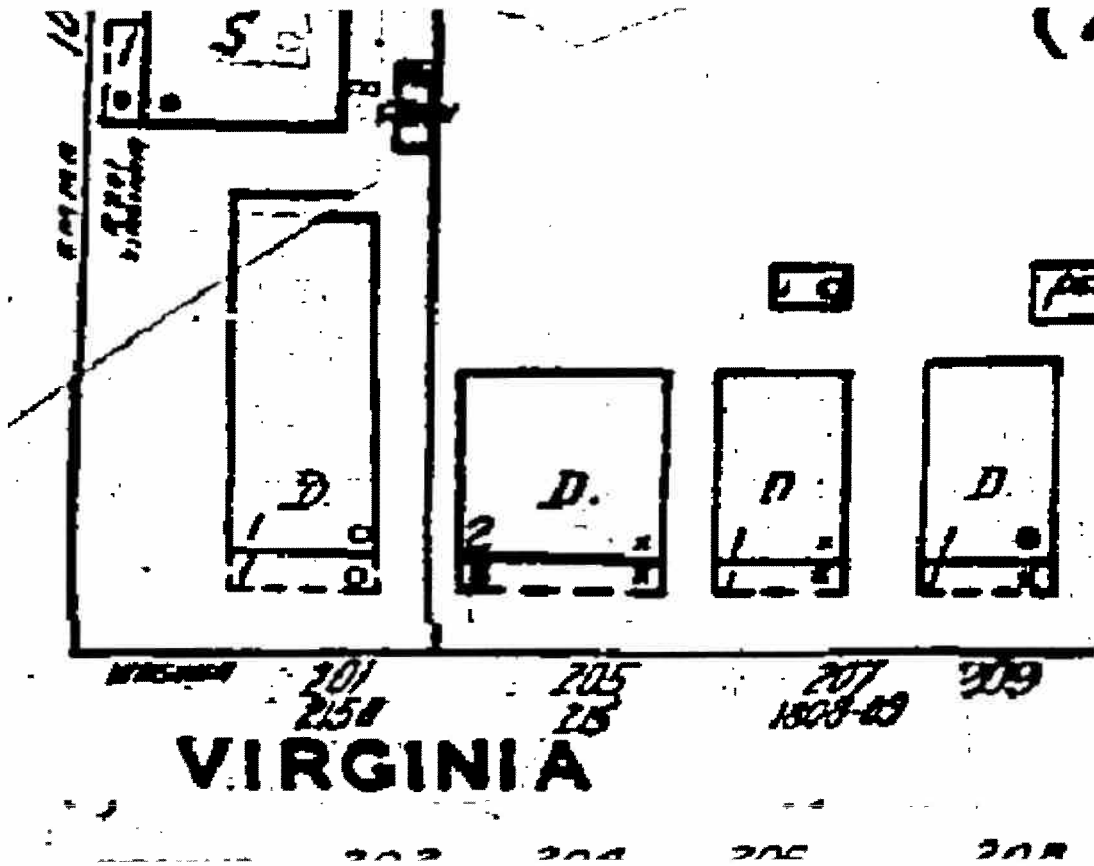
\*\* Subtotal \*\*

53110 537210.000000

# **Sanborn Maps**

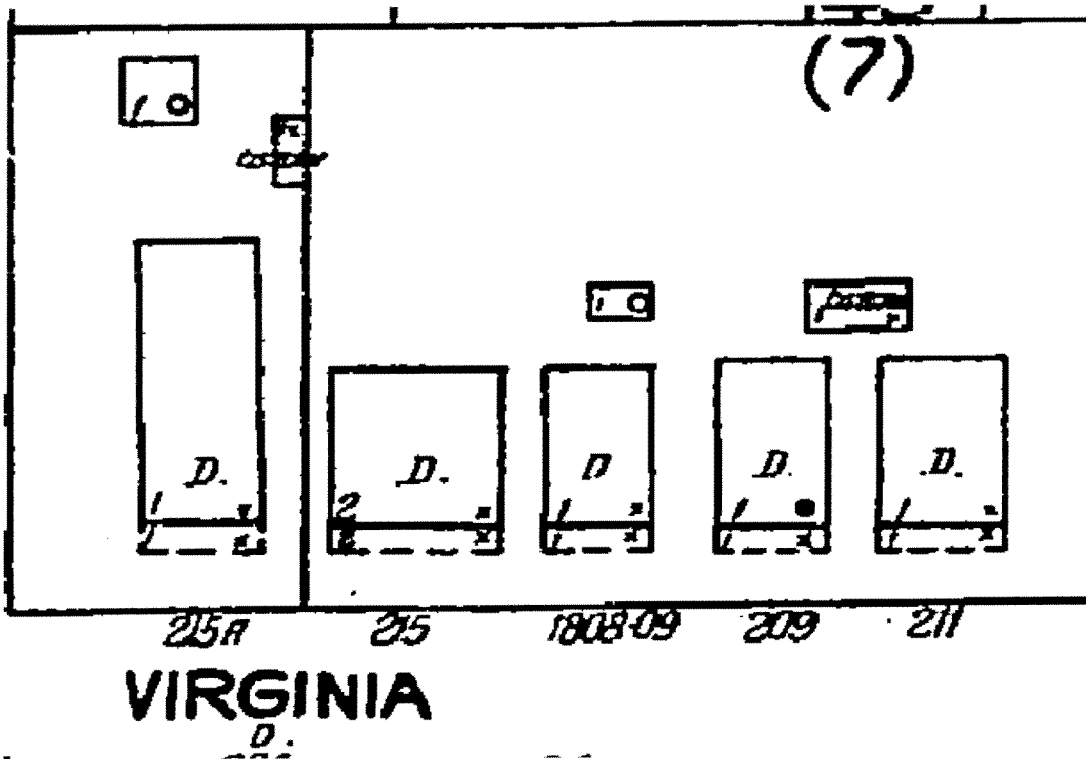


Sanborn Map Circa 1962

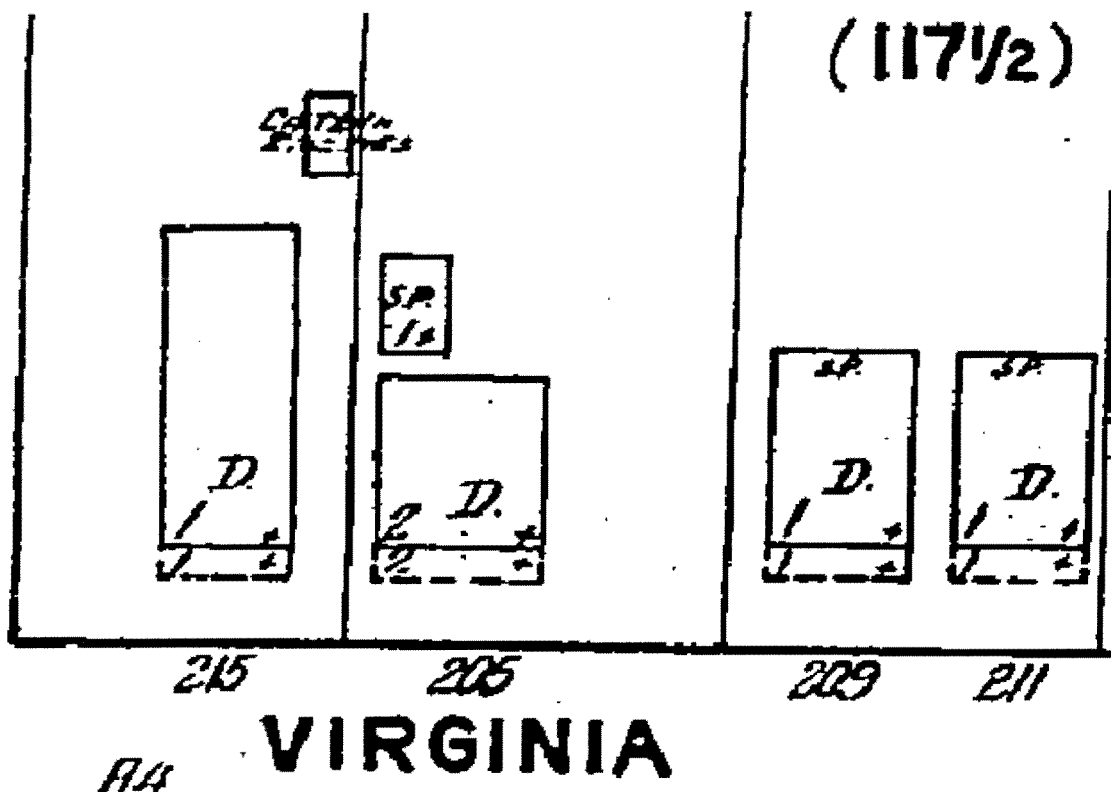


Sanborn Map Circa 1948





Sanborn Map Circa 1926



Sanborn Map Circa 1912

# Site Photos





2008/06/24



KNOB



2008/03/18

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 14, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**TWO NEW ADJOINED TWO-STORY FRAME HOUSES ON VACANT LOT.**

**FOR- #205 VIRGINIA STREET**

**Applicant – Pike Architects**

**Application #H16-03-0092**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

---

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1027740 Parcel ID: 00026950-000000**

### Ownership Details

**Mailing Address:**

SADDLEBUNCH INVESTMENTS LLC  
36 EVERGREEN AVE  
KEY WEST, FL 33040-6244

### Property Details

**PC Code:** 00 - VACANT RESIDENTIAL

**Millage Group:** 11KW

**Affordable Housing:** No

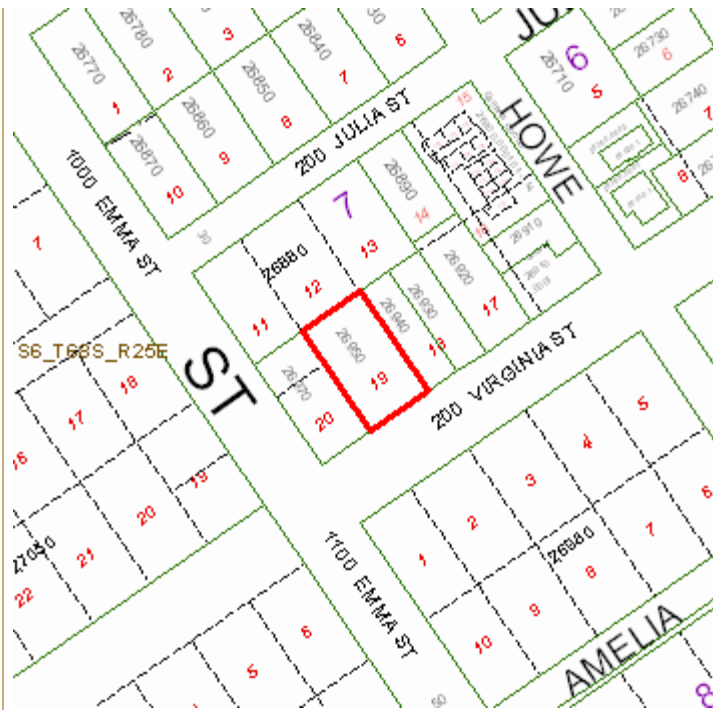
**Section-Township-Range:** 06-68-25

**Property Location:** 205 VIRGINIA ST KEY WEST

**Subdivision:** Tracts 10 and 15

**Legal Description:** KW PB1-25-40 LOT 19 SQR 7 TR 10 G58-5/6 OR2418-2006/10PET(PROB4408CP136K) OR2810-1707ORD OR2815-399/400

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	4,346.00 SF

### Appraiser Notes

2012-01-19 MLS \$199,000 THIS VACANT LOT IS LOCATED IN THE HISTORIC DISTRICT AND RECOGNIZED AS A MULTI-FAMILY DWELLING ZONED HISTORICAL MEDIUM DENSITY RESIDENTIAL. THERE IS ONE WATER METER; ONE SEWER METER AND 2 ELECTRIC METERS. THE CITY PLANNING DEPARTMENT HAS APPROVED THE BUILDING OF 3 UNITS. HOME IS ADJACENT TO THE LOT AND IS A THREE STORY DESIGNER HOME WITH A WIDOW'S WALK AND WATERVIEWS VALUED OVER \$700,000

2009-05-12 PARCEL REVIEW ON THIS DATE DISCOVERED CITY OF KW NOTICE DATED 2008-12-11 DEEMING PROPERTY DANGEROUS, CLOSED AND PROHIBITED ITS USE.DKRAUSE

04/12/99 - INSPECTED PROPERTY @ OWNERS REQUEST....BLDG 2 IS UNINHABITABLE; BLDG 1 IS NOT AN R2 DESPITE THE 2 ELECTRIC CANS WHICH WERE PUT ON BY HER GRANDMOTHER.

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	0	0	395,660	395,660	221,820	0	395,660
2015	0	0	249,342	249,342	201,655	0	249,342
2014	0	0	204,171	204,171	183,323	0	204,171
2013	0	0	243,061	243,061	166,658	0	243,061
2012	0	0	151,508	151,508	151,508	0	151,508
2011	0	0	153,815	153,815	153,815	0	153,815
2010	0	80	169,778	169,858	169,858	0	169,858
2009	22,088	80	290,762	312,930	312,930	0	312,930
2008	87,793	80	395,486	483,359	483,359	0	483,359
2007	124,167	80	434,600	558,847	558,847	0	558,847
2006	174,634	80	369,410	509,197	509,197	0	509,197
2005	153,495	80	304,220	457,795	457,795	0	457,795
2004	127,956	80	217,300	345,336	345,336	0	345,336
2003	93,834	80	104,304	198,218	198,218	0	198,218
2002	83,543	80	76,055	159,678	159,678	0	159,678
2001	76,095	80	76,055	152,230	152,230	0	152,230
2000	76,095	59	52,152	128,306	128,306	0	128,306
1999	61,524	48	52,152	113,723	113,723	0	113,723
1998	65,013	38	52,152	117,203	117,203	0	117,203
1997	57,700	34	43,460	101,194	101,194	0	101,194
1996	50,362	31	43,460	93,853	93,853	0	93,853
1995	50,362	31	43,460	93,853	93,853	0	93,853
1994	52,149	28	43,460	95,636	95,636	25,000	70,636
1993	52,268	0	43,460	95,728	95,728	25,000	70,728
1992	53,850	0	43,460	97,311	97,311	25,000	72,311
1991	53,850	0	43,460	97,311	97,311	25,000	72,311
1990	53,130	0	34,768	87,898	87,898	0	87,898
1989	44,532	0	33,682	78,214	78,214	0	78,214
1988	38,408	0	24,990	63,398	63,398	0	63,398
1987	37,952	0	15,537	53,489	53,489	0	53,489
1986	38,163	0	14,342	52,505	52,505	0	52,505
1985	37,040	0	13,442	50,482	50,482	0	50,482
1984	34,601	0	13,442	48,043	48,043	0	48,043
1983	34,616	0	13,442	48,058	48,058	0	48,058

1982	35,289	0	10,484	45,773	45,773	0	45,773
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## Parcel Sales History

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

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/9/2016	2815 / 399	190,000	WD	19

This page has been visited 86,179 times.

Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176