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## Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: January 23, 2024

Applicant: Smith- Hawks, PL

Application Number: H2023-0050

Address: 1208 Virginia Street

### **Description of Work:**

New single-family residence.

### **Site Facts:**

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

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

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

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

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

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

## Enid Torregrosa

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

Thank you for the notification.

Enjoy the weekend, Enid

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

Good Morning Dave,

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

Sincerely,

Raj Ramsingh

About the demolished house:

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

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



*1968 aerial photograph.*



*1998 aerial photograph.*



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



*Front of the house before it was demolished.*





*Current condition.*

### **Guidelines Cited on Review:**

- Building Exteriors (pages 24), specifically guideline 2.
- Entrances, porches and doors (pages 32-33), specifically guideline 11.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 22, 23, 24, and 25.

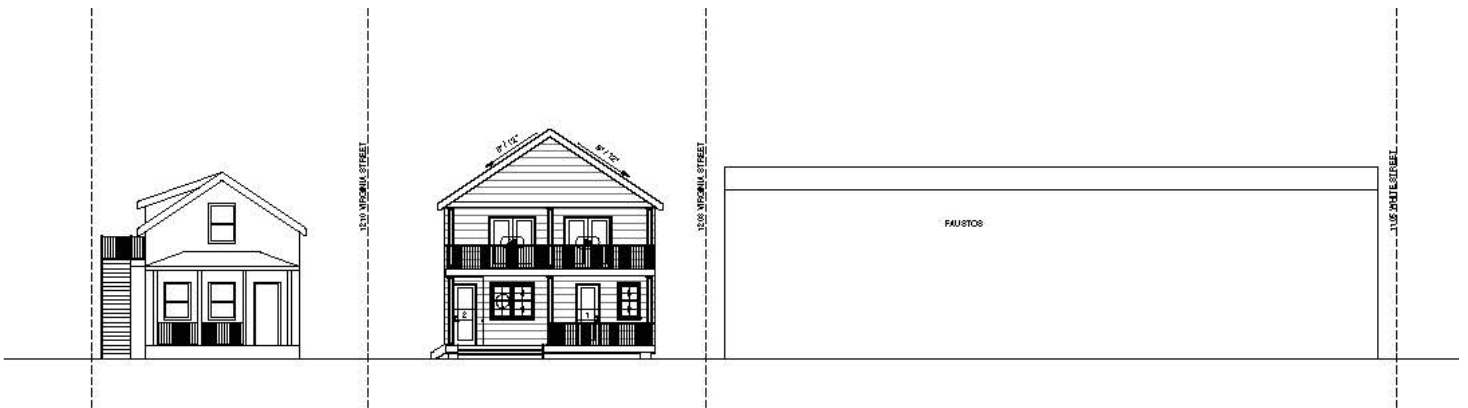
### **Staff Analysis:**

The Certificate of Appropriateness under review proposes a new two-story frame house on a vacant lot where a one and a half-story contributing house used to stand. The new building will have an “L” shaped front porch on its first floor and a two-bay porch on the second floor. The building will be rectangular in footprint with a front gable roof. According to the plans, the maximum height of the roof from grade will be 30 feet. At the rear the roof drops in height and on the southeast portion of the house the design proposes a two-story side porch.

The new structure will be supported with concrete piers of the same height as the previous house. Exterior walls will be finished with horizontal hardie board, windows will be all aluminum impact with 4 over 4 exterior grids and gable roof will be finished with metal shingles. Proposed exterior doors will be aluminum impact glazed units.

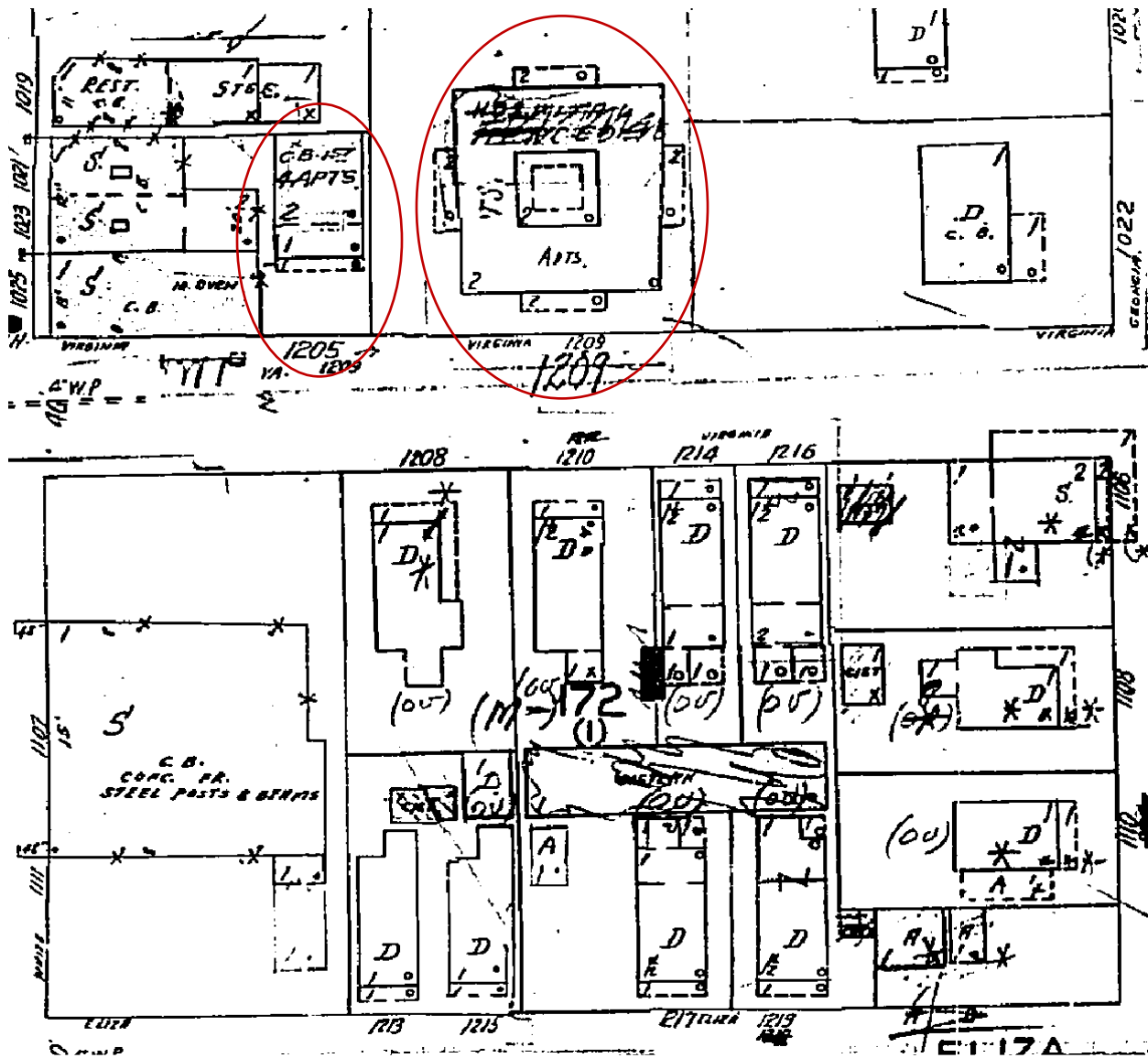


*Proposed front Elevation.*



The applicant has submitted a document with six structures where the height has been measured. The two closer structures to the site under review contained in that report are located across Virginia Street.





1962 Sanborn Map with annotations of use.

Those structures are 1209 Virginia Street – built historically as a hospital and converted into apartments, and 1205 Virginia Street originally designed as 4 apartments building. Both structures have different land uses than a single-family home.

**Consistency with Cited Guidelines:**

It is staff’s opinion that the new design proposes a structure that is larger in mass and scale than the previous historic house and surrounding same land use structures. Immediately adjacent side and rear historic houses are one and one and a half-story historic resources. According to submitted plans the new house will be in an x flooding zone, so no additional height in footers is created due

to the requirement of elevating the building. It is staff's opinion that the design does not meet guidelines for mass and scale, as the building's height and mass does not relate to most of the same land use structures in the immediate urban context. Staff also finds that proposed doors on the front have more than 50% glazing, which is contrary to cited guideline, and the rhythm used in the front elevation is foreign to the established pattern found in the historic urban context. Staff also have concerns with the proposed second-floor rear side porch and its effect on privacy to adjacent neighboring properties, as established under guideline 20 of new construction. Staff expressed to the architect the concerns of the large massing, scale, and openings rhythm during a meeting and before submittal.

If approved, this design will require one-off street parking space;

*Parking shall be provided in all districts at the time **any building or structure is erected or enlarged or increased in capacity by a change of use or the addition of dwelling units, transient units, floor area, seats, beds, employees, or other factors impacting parking demand as stated in this article.***

# APPLICATION

RECEIVED

DEC 05 2023

BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

Table with 3 columns: HARC COA #, REVISION #, INITIAL & DATE, FLOOD ZONE, ZONING DISTRICT, BLDG PERMIT #. Handwritten entries: HARC 2023-0050, TK 12/5/2023.

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

Form with fields for ADDRESS OF PROPOSED PROJECT, NAME ON DEED, OWNER'S MAILING ADDRESS, APPLICANT NAME, APPLICANT'S ADDRESS, APPLICANT'S SIGNATURE. Includes handwritten signature and date 11/30/2023.

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS\_\_\_ RELOCATION OF A STRUCTURE\_\_\_ ELEVATION OF A STRUCTURE\_\_\_
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES\_\_\_ NO\_X INVOLVES A HISTORIC STRUCTURE: YES\_\_\_ NO\_X
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO\_X

Form with sections: DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC. GENERAL: NEW SINGLE FAMILY RESIDENCE W/ 2,460 SF AC SPACE. HARDI SIDING, WOOD FRAME CONSTRUCTION. GALVALUME ROOF. 2-STORIES ON CONCRETE PILE/FOOTER FOUNDATION PER PLAN. NEW MEP PER PLAN. IMPACT RATED WINDOWS/DOORS. METAL ROOF. 4 BEDROOMS/4.5 BATHROOMS. MAIN BUILDING: DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION 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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

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

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

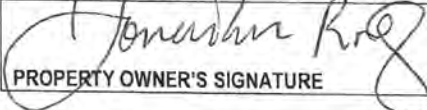
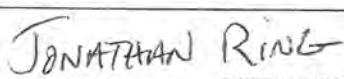


City of Key West  
1300 White Street  
Key West, Florida 33040

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

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

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

 12/1/23  
 PROPERTY OWNER'S SIGNATURE
 
  
 DATE AND PRINT NAME

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

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
REFER TO (3) PREVIOUSLY PROVIDED ENGINEERING REPORTS REFERENCING STRUCTURAL INTEGRITY OF PREVIOUSLY EXISTING STRUCTURE.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
SEE ABOVE.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
THE STRUCTURE WAS NOT ASSOCIATED WITH EVENTS THAT MADE CONTRIBUTIONS TO LOCAL, STATE, OR NATURAL HISTORY.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
NO DEMO HAS SIGNIFICANT CHARACTER, INTEREST OR VALUE AS PART OF THE DEVELOPMENT, HERITAGE OR CULTURAL CHARACTERISTICS OF THE CITY/STATE/NATION NOT IS IT ASSOCIATED WITH THE LIFE OF A SIGNIFICANT PERSON.
(d) Is not the site of a historic event with significant effect upon society.
THIS IS NOT THE SITE OF A HISTORIC EVENT.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
THE DEMO DOES NOT EXEMPLIFY CULTURAL, POLITICAL, ECONOMIC, SOCIAL, OR HISTORIC HERITAGE OF THE CITY.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
THE DEMO DOES NOT PORTRAY A DISTINCTIVE HISTORIC ARCHITECTURAL STYLE.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
THE DEMO IS NOT PART OF A SQUARE, PARK OR OTHER DISTINCTIVE AREA.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.
THE DEMO DOES NOT HAVE A UNIQUE LOCATION OF SINGULAR PHYSICAL CHARACTERISTIC THAT REPRESENTS THE NEIGHBORHOOD.

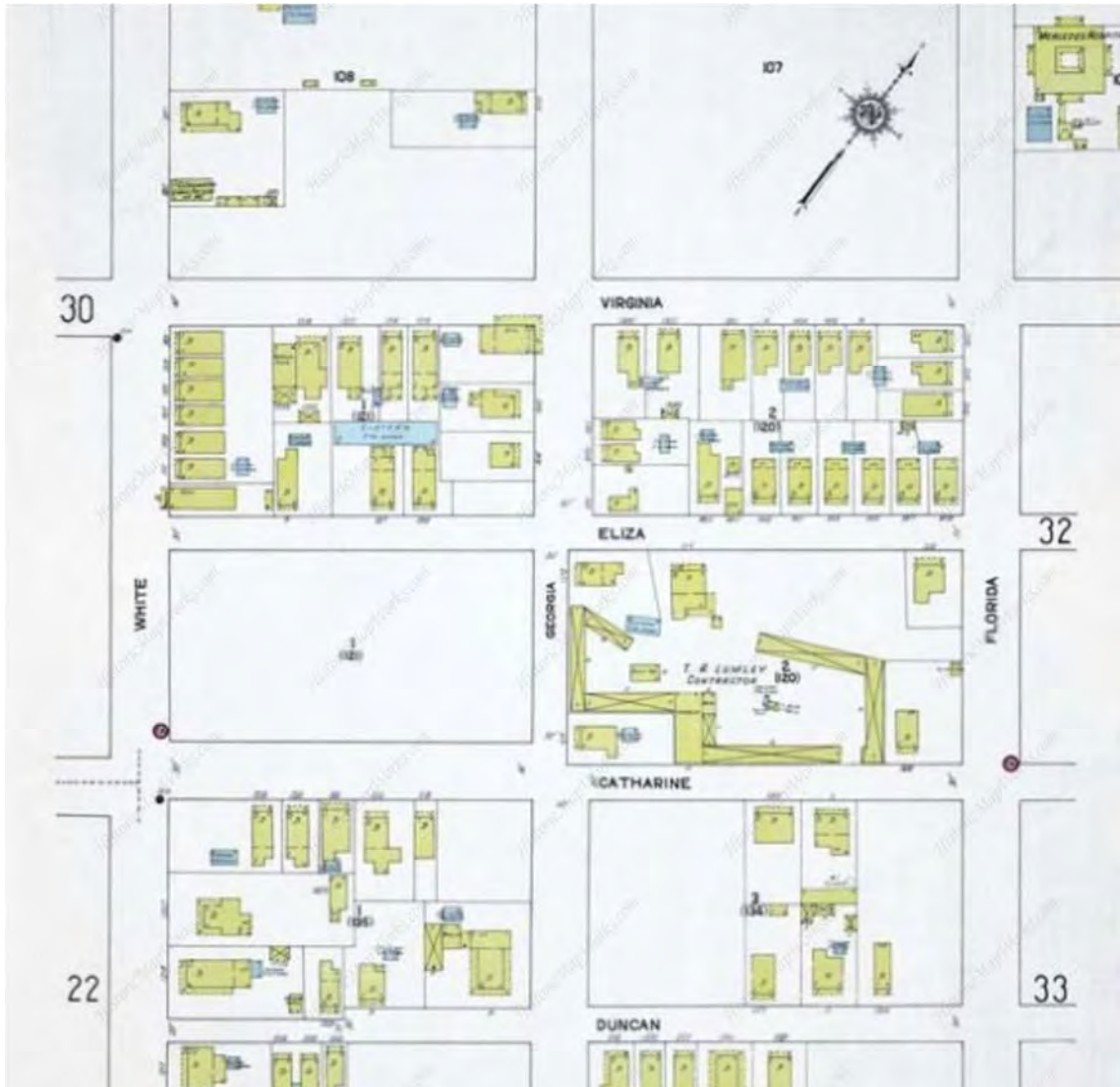
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

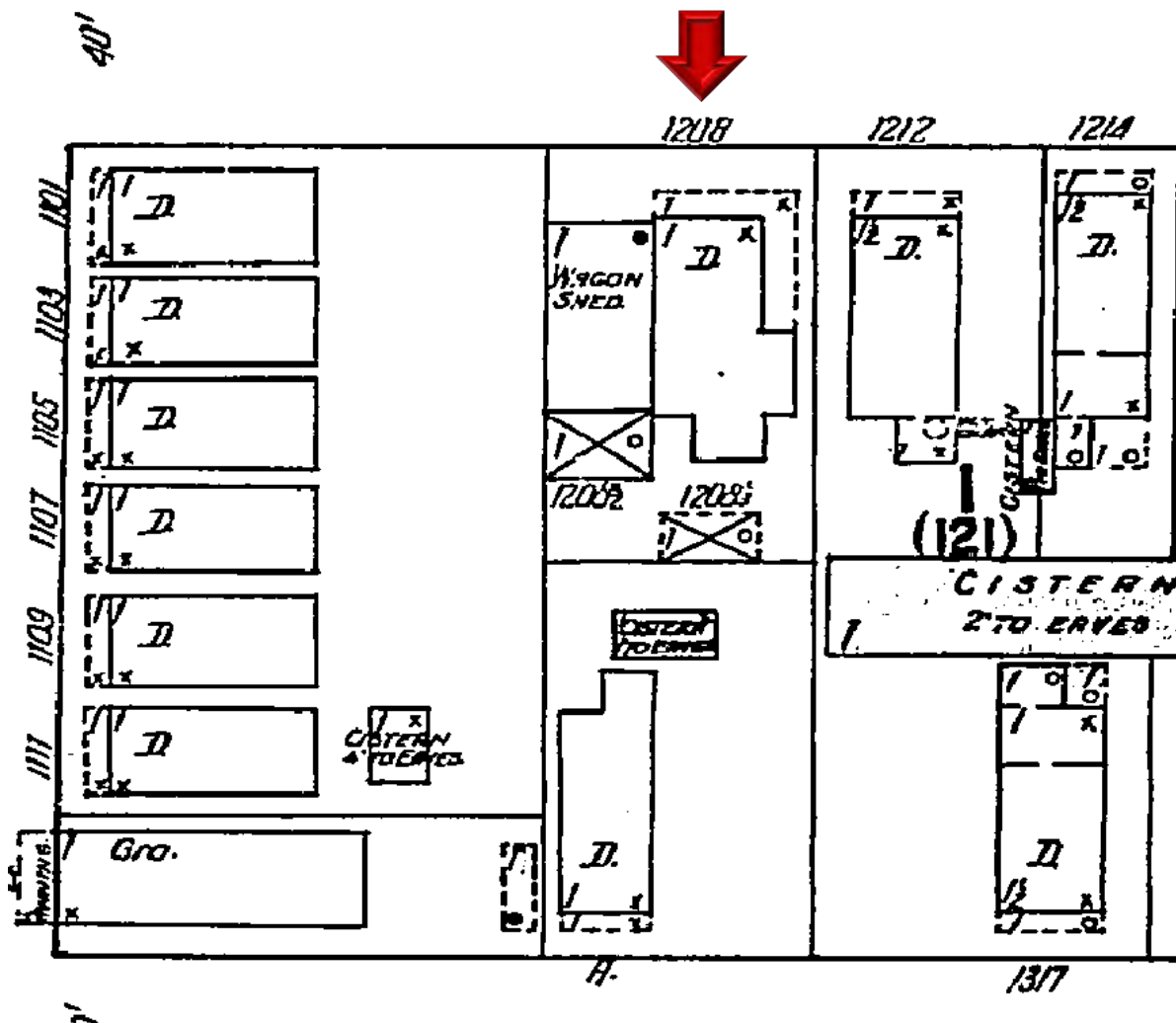
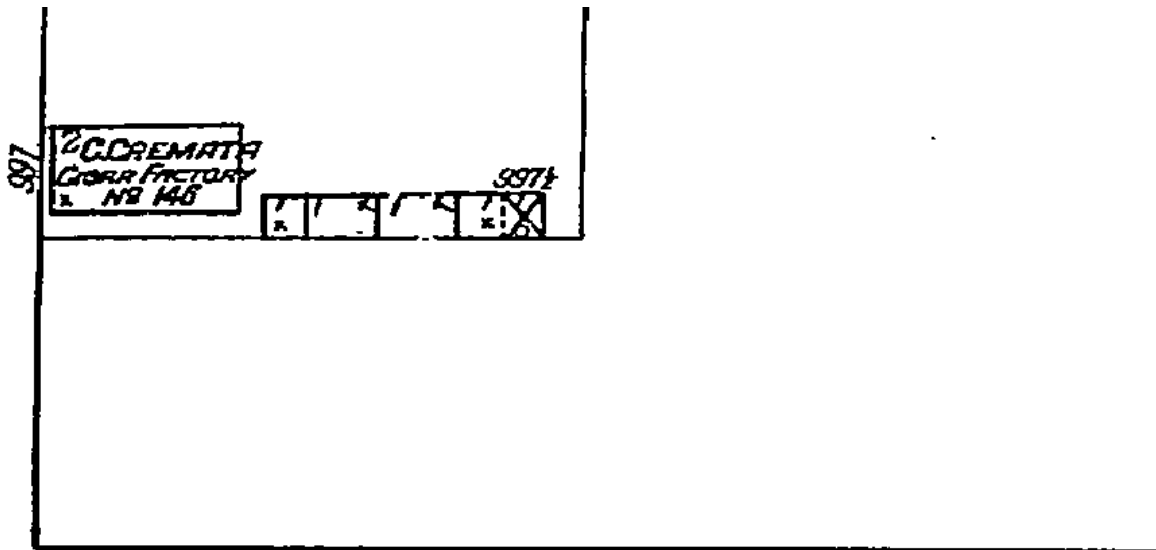
<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
THE STRUCTURE IS BEING REPLACED WITH ONE THAT FOLLOWS THE LINE OF THE STREET SETBACK OF THE OTHER HOMES, AND THEREFORE DOES NOT NEGATIVELY CONTRIBUTE TO THE OVERALL HISTORIC CHARACTER OF THE DISTRICT OR NEIGHBORHOOD. THE FRONT OF THE HOUSE WAS NON-HISTORIC. THE REAR WAS NON-HISTORIC.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
THE DEMO DOES NOT DESTROY A HISTORIC RELATIONSHIP BETWEEN BUILDINGS OR STRUCTURES AND OPEN SPACE. THERE IS A GROCERY STORE PARKING LOT NEXT DOOR, AND ALL SURROUNDING PROPERTIES ARE SET BACK FROM THE STREET
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
THE BUILDING IS NOT LOCATED IN A COMPLEX. THE FACADE HAS BEEN DEMOLISHED PER OPEN CASE AND DID NOT DEFINE THE CHARACTER OF THE NEIGHBORHOOD. THE FRONT OF THE HOUSE WAS NON-HISTORIC. THE REAR WAS NON-HISTORIC.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Demolition of the existing structure was necessary as it was unsafe and detrimental to the health, safety or morals, or otherwise inimical to the welfare, of the city residents.
REFER TO (3) PREVIOUSLY PROVIDED ENGINEERING REPORTS REFERENCING STRUCTURAL INTEGRITY OF PREVIOUSLY EXISTING STRUCTURE.



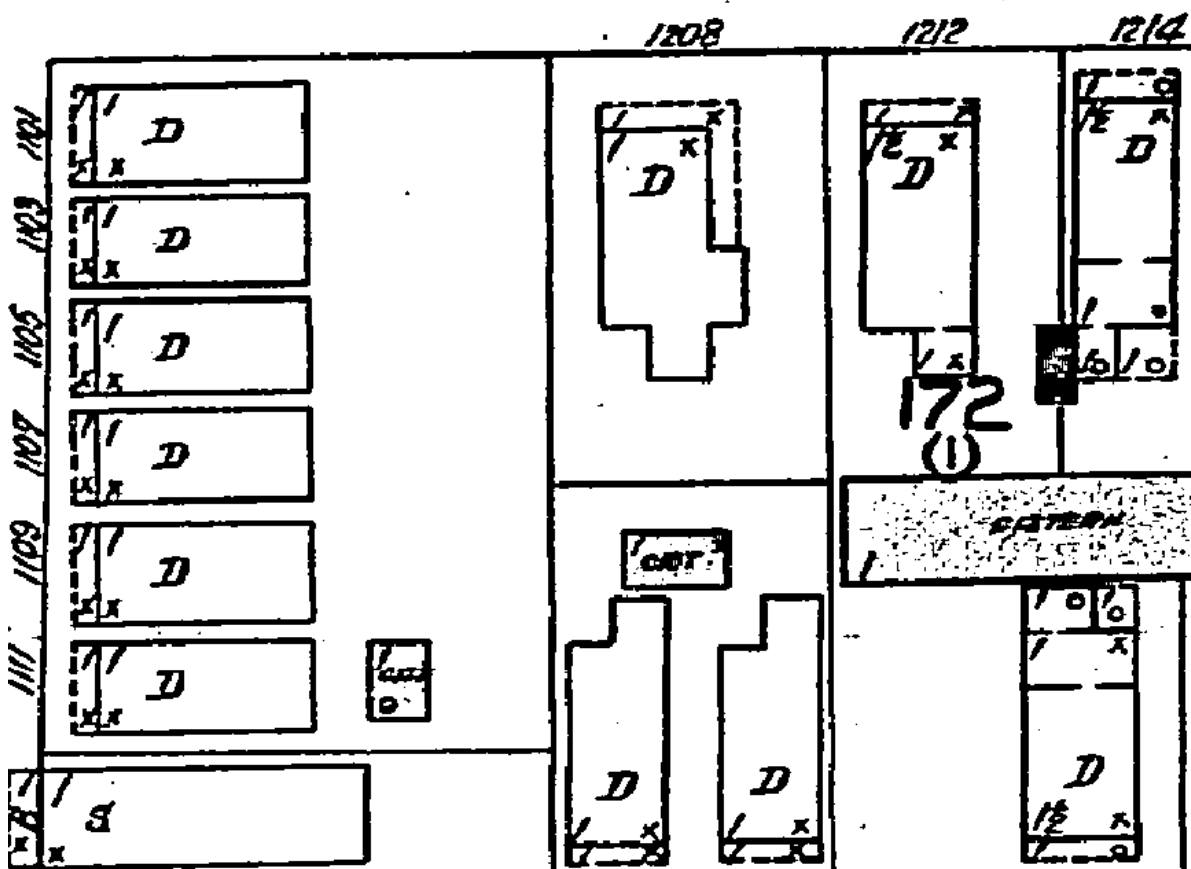
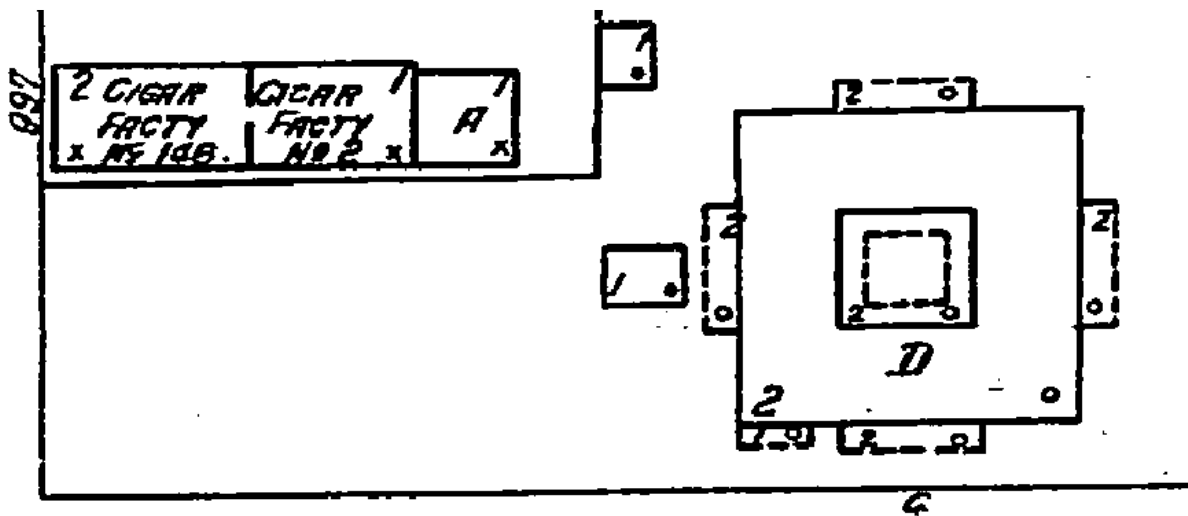
# SANBORN MAPS



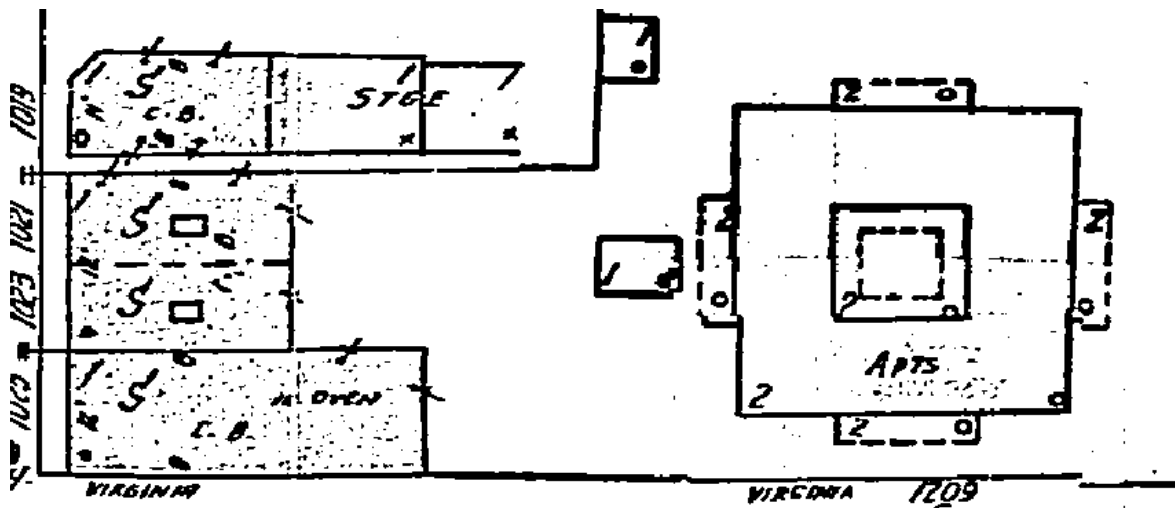
1912 SANBORN MAP



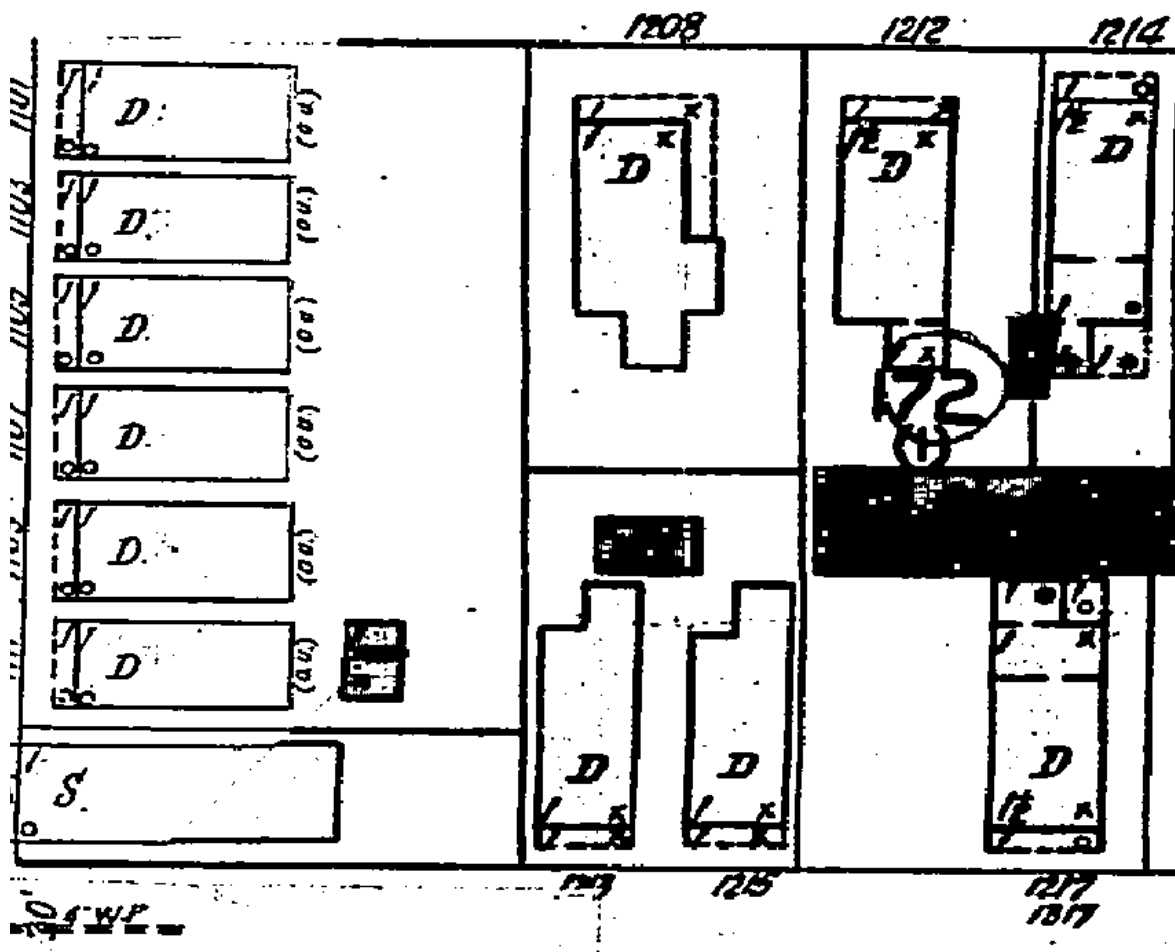
1912 Sanborn Map



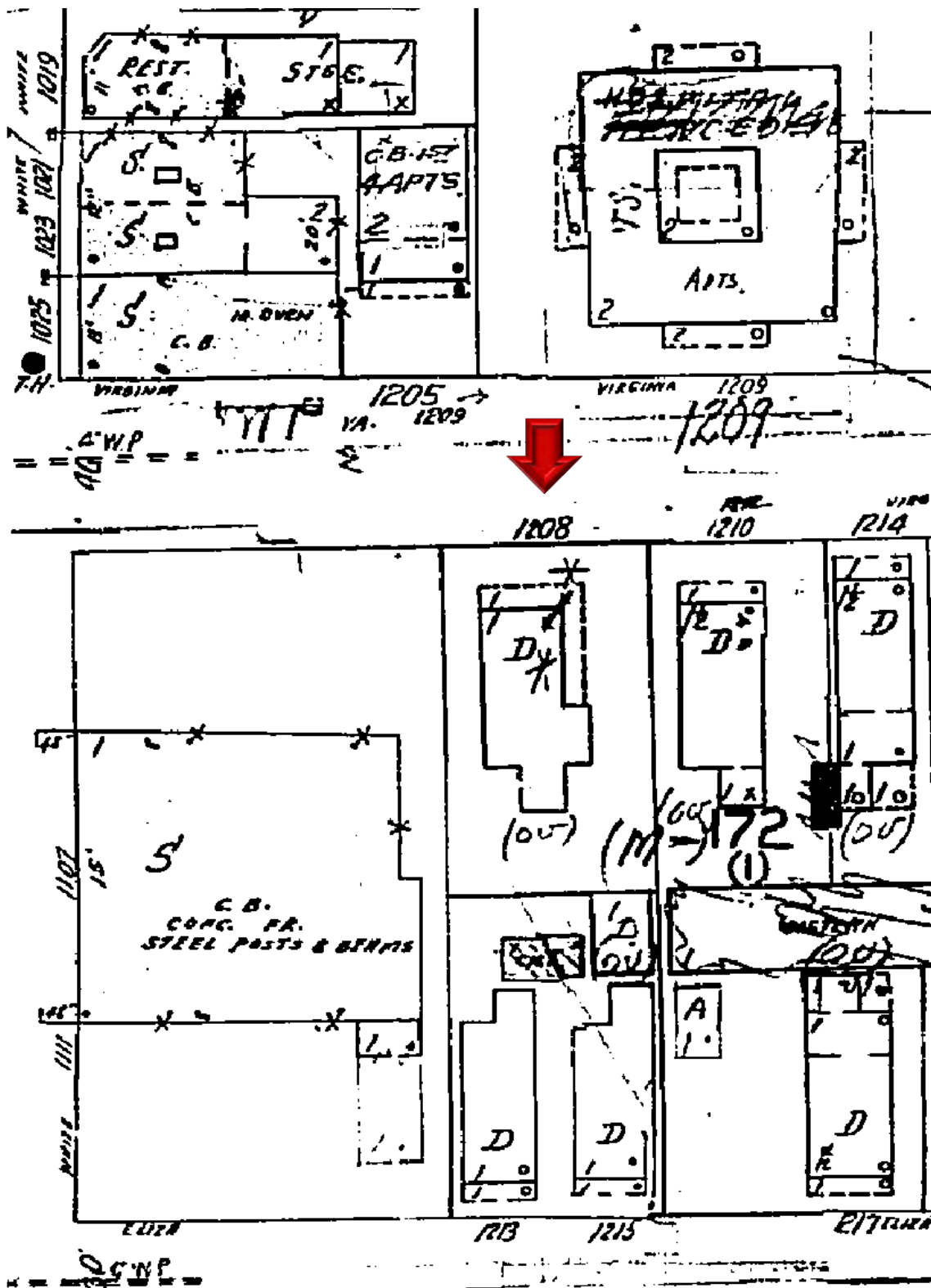
1926 Sanborn Map



FWP  
AG



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



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





*Current Conditions.*



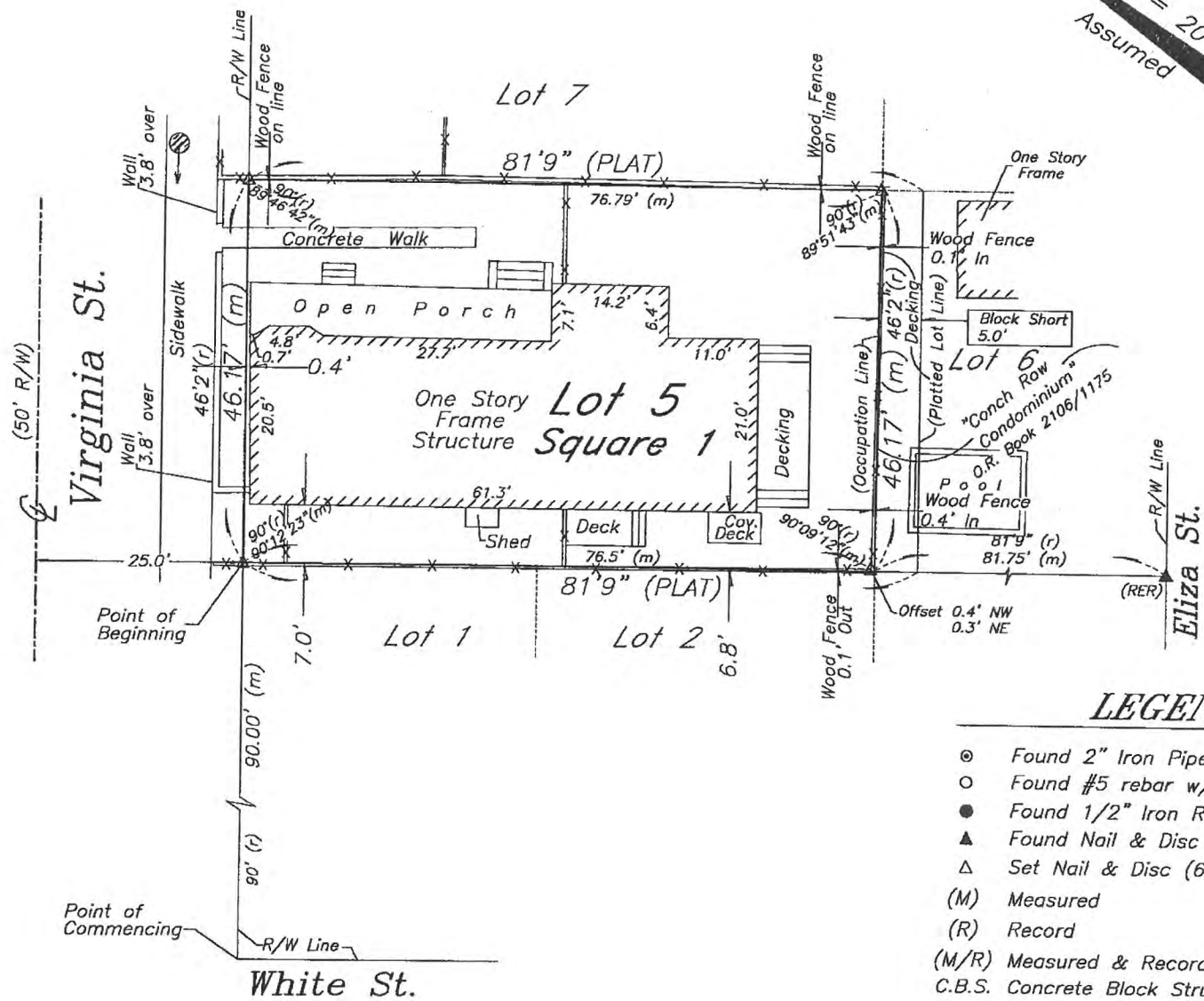
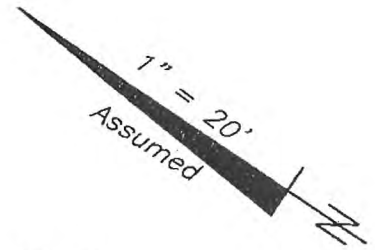
*Current Conditions.*



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

# SURVEY

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



### LEGEND

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

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1208 Virginia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: April 6, 2022
10. Ownership of fences is undeterminable, unless otherwise noted.

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

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

**BOUNDARY SURVEY FOR:** Johnathan Ring;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

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

THIS SURVEY  
IS NOT  
ASSIGNABLE

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

Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN

April 17, 2022

**ATTENTION:** Dave Black

**SUBJECT:** 1208 Virginia – Architectural Building Height Analysis

**SCOPE:** Summary of nearby Comparable Building Heights to evaluate the possibility of raising the height of 1208 Virginia from **21'-0"** to **30'-9"**.

**SUMMARY:**

Nearby structure heights were measured with a Bosch Professional GLM 42 via the 'Indirect Method', which has an accuracy of approximately +/- 1 foot. Measurements were taken from the approximate adjacent grade elevation of each yard to highest main structural element.

The subject property is denoted by the star in the map below:



1. 1112 Virginia St



- a. Distance From Subject Property – 370 ft
- b. Average Measured Structure Height – **30' – 2"** (to Gable Peak)



2. 1205 Virginia St



- a. Distance From Subject Property – 75 ft
- b. Average Measured Structure Height – **29'-0"** (to Gable Peak)

3. 1209 Virginia St



- a. Distance From Subject Property – 75 ft
- b. Average Measured Structure Height – **36' – 8"** (to Ridge of Hip)

4. 1106 Georgia St.



- a. Distance From Subject Property – 170 ft
- b. Average Measured Structure Height – **29' - 0"** (to Ridge of Hip)

5. 1306 Virginia St.



- a. Distance From Subject Property – 325 ft
- b. Average Measured Structure Height – **26' - 6"** (to Gable Peak)

6. 1310 Virginia St.



- a. Distance From Subject Property – 365 ft
- b. Average Measured Structure Height – **27' - 8"** (to Gable Peak)

**LOCATION MAP**



**BUILDING DATA**

**SITE DATA:**  
**FLOOD ZONE:** X-ZONE  
**ZONING:** HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL

**LEGAL DESCRIPTION:**  
 KW ISLAND CITY SUB PB 1-26 LOT 5 SQR 1 TR 14

**RE #:** 00033940-000000

**ADDRESS:** 1208 VIRGINIA STREET; KEY WEST, FL 33040

**OCCUPANCY:** R3  
**TYPE OF CONSTRUCTION:** VB

**SQUARE FOOTAGES PER FLOOR:**  
 FIRST FLOOR 1,222 SF  
 SECOND FLOOR 1,238 SF  
 TOTAL SF 2,460 SF

**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:**

NEW SINGLE FAMILY RESIDENCE W/ 2,460 SF AC SPACE. 2-STORIES ON CONCRETE PILE/FOOTER FOUNDATION PER PLAN. NEW MEP PER PLAN. IMPACT RATED WINDOWS/DOORS. METAL ROOF. 4 BEDROOMS/4.5 BATHROOMS.

**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, 2020 FLORIDA BUILDING CODE (7TH EDITION), LOCAL CODES AND ORDINANCES, MANUFACTURER'S 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.

**CODE INFORMATION**

**BUILDING CODE:** 2020 FLORIDA BUILDING CODE, 6TH EDITION  
**MECHANICAL CODE:** 2020 FLORIDA MECHANICAL CODE  
**PLUMBING CODE:** 2020 FLORIDA PLUMBING CODE  
**ELECTRICAL CODE:** 2017 NATIONAL ELECTRIC CODE (NEC) NFPA  
**FUEL GAS CODE:** 2020 FLORIDA FUEL GAS CODE  
**ENERGY CODE:** 2020 FLORIDA ENERGY CONSERVATION CODE  
**ADA ACCESSIBILITY CODE:** 2020 FLORIDA ACCESSIBILITY CODE  
**STANDARD LOAD DESIGN CRITERIA:** ASCE 7-16

**LOCAL BUILDING REQUIREMENTS:** CITY OF KEY WEST CODES AND ORDINANCES  
**FEMA REQUIREMENTS:** FLOOD ZONE: X-ZONE NGVD 1929  
**DESIGN FLOOD ELEVATION:** FLOOD ZONE: X-ZONE NGVD 1929  
**CURRENT ZONING:** HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL  
**MAX BUILDING HEIGHT:** 35' FROM COR/LAG

ALL ELEVATIONS PROVIDED IN NGVD 1929.

**ABBREVIATIONS**

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AV	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	GALVE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSONUM 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

**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	SECTION NUMBER	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	FLOOR PLANS
A 2	ROOF PLAN & SCHEDULES
A 3	ELEVATIONS
A 4	ELEVATIONS
A 5	3D VIEWS
A 6	RCPS
E 1	ELECTRICAL NOTES & RISER DIAGRAM
E 2	ELECTRICAL PLAN & PANEL SCHEDULE
M 1	NOTES & SCHEDULE
M 2	MECHANICAL FLOOR PLAN
M 3	SECTIONS
P 1	NOTES & SCOPE
P 2	PLUMBING PLANS
P 3	WASTE & SUPPLY DIAGRAMS
S 1	STRUCTURAL NOTES
S 2	STRUCTURAL NOTES
S 3	FOUNDATION & FIRST FLOOR FRAMING PLAN
S 4	SECOND FLOOR FRAMING & ROOF PLAN
S 5	WALL SECTIONS
S 6	SECTIONS

**SITE DATA TABLE**

ZONING	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
FLOOD ZONE	HMDR	HMDR	HMDR	N/A
SIZE OF SITE	N/A	3,774	UNCHANGED	N/A
FRONT SETBACK	10'-0"	0'-5"	10'-0"	N/A
SIDE SETBACK A	5'-0"	6'-10"	6'-0"	N/A
SIDE SETBACK B	5'-0"	12'-0"	10'-0"	N/A
STREET SIDE SETBACK	7'-5'-0"	N/A	N/A	N/A
REAR SETBACK	15'-0"	19'-3"	15'-0"	N/A
BUILDING COVERAGE	40%	42%	40%	N/A
IMPERVIOUS SURFACE	50%	7%	1%	N/A
OPEN SPACE/LANDSCAPING	35%	51%	59%	N/A

**Breakdowns (BF)**

Lot Area	Existing Coverages	Proposed Developments
3,774	268	87
	7%	1%
	1,582	1,582
	42%	40%
	1,924	2,178
	51%	59%

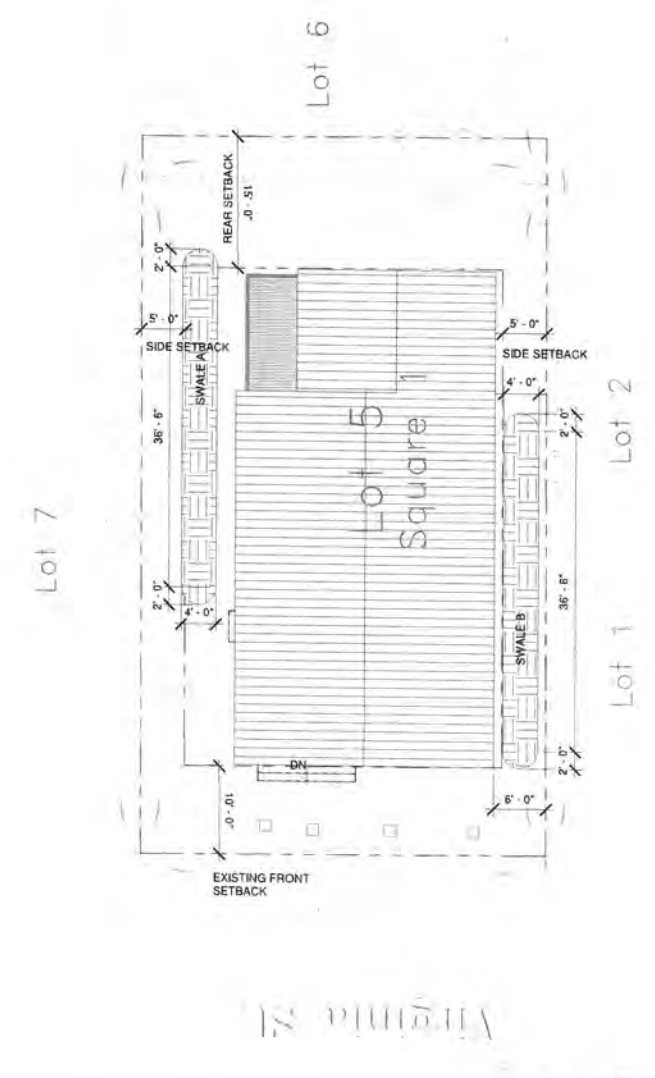
**STORMWATER CALCULATIONS:**

PROPOSED COVERAGE = 1,582 SF

1,582 SF X .083 = 131.3 CUFT

SWALE A = 79.5 CUFT  
 1/4 SLOPE, 6" DEEP, 40'-6" X 4'

SWALE B = 79.5 CUFT  
 1/4 SLOPE, 6" DEEP, 40'-6" X 4'



2 SITE PLAN  
 1" = 10'-0"

DATE: 2023.10.26  
 REV. SET DESCRIPTION: HARC SUBMITTAL SET

REAL

NOT FOR CONSTRUCTION

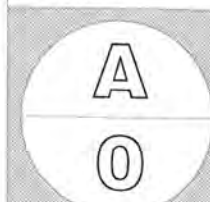
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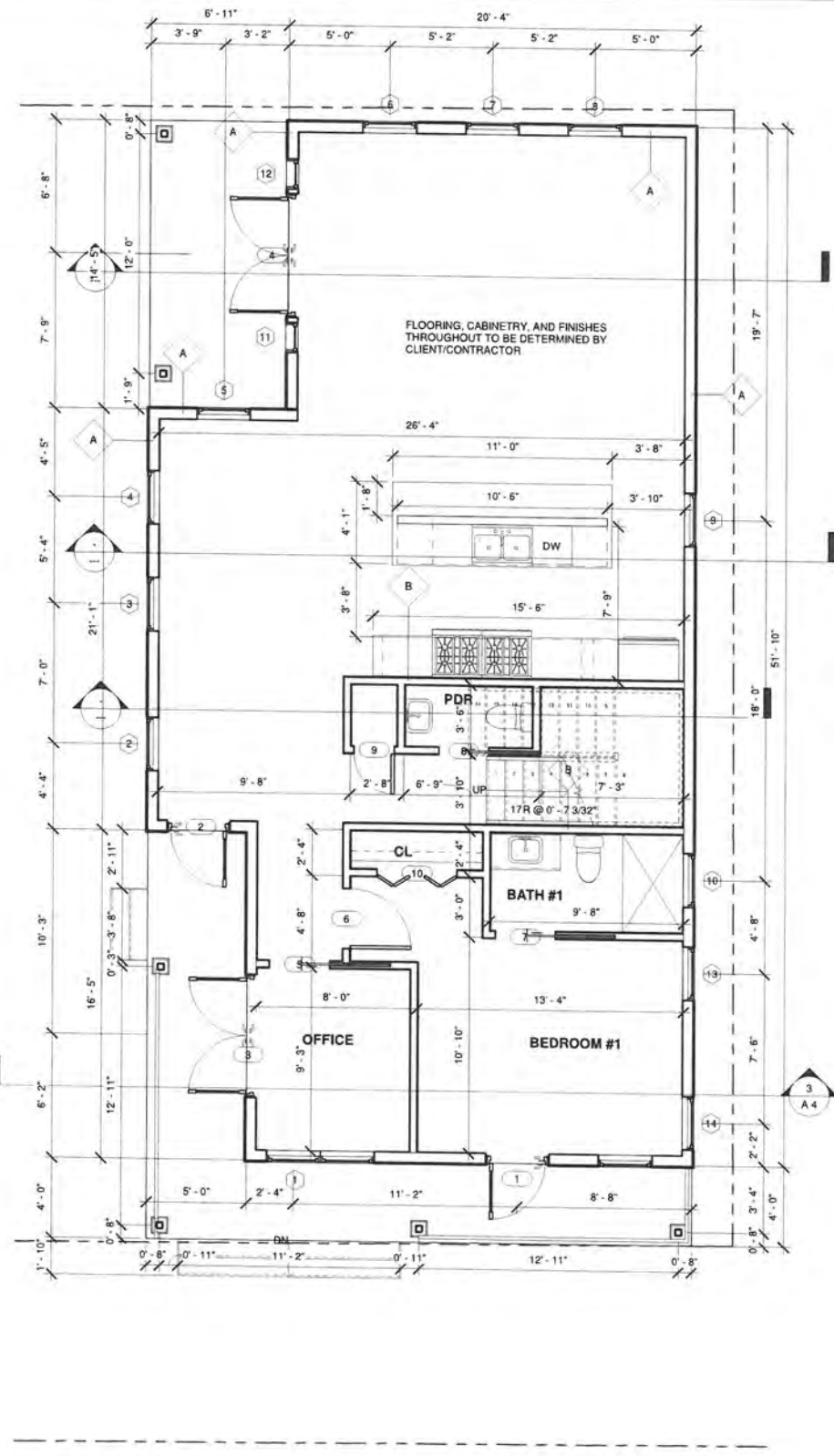


**New Single Family Residence**  
 1208 Virginia Street  
 Key West, FL 33040

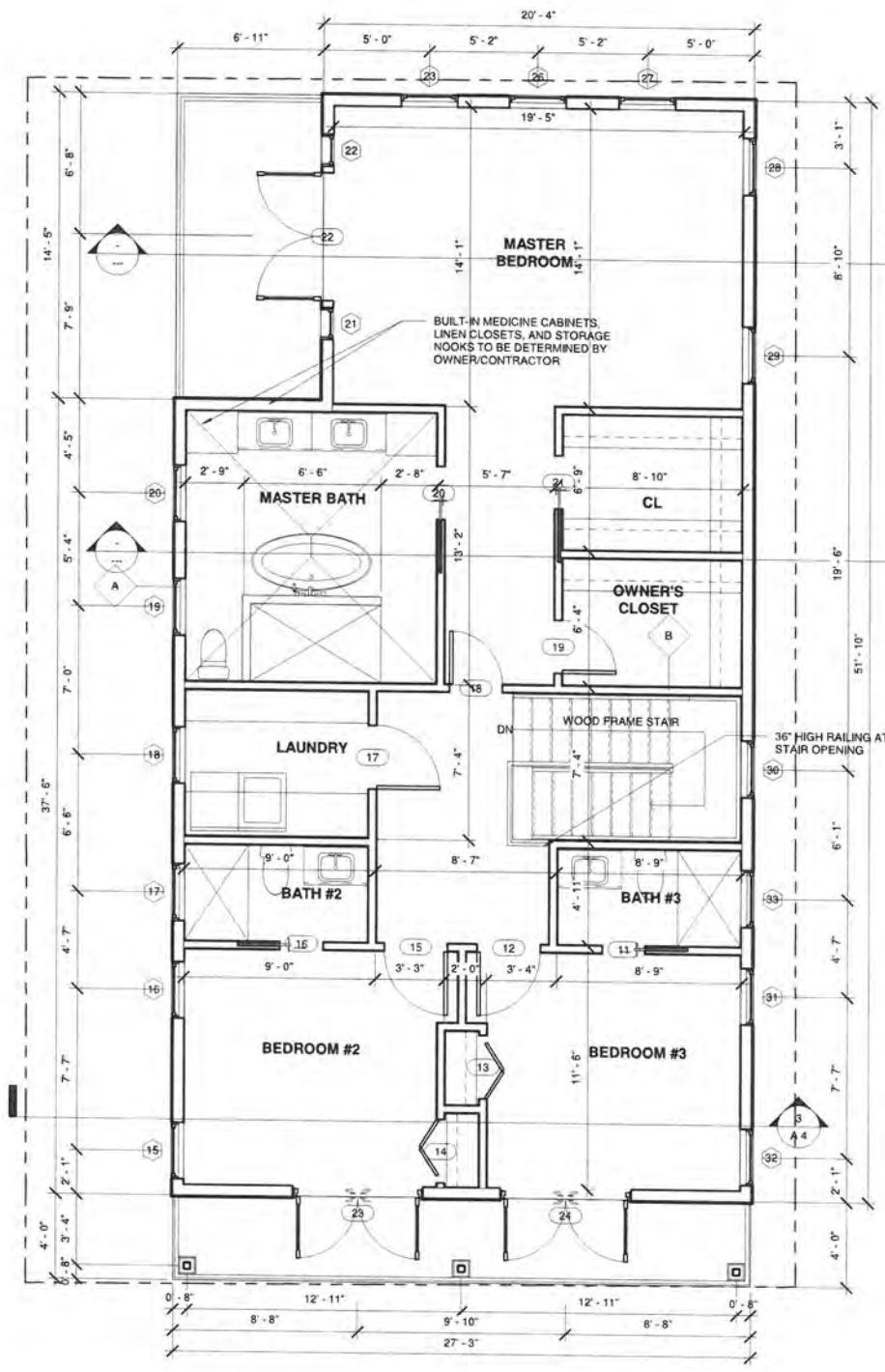
SHEET COVER SHEET



PROJECT NO: LAK2022B  
 DRAWN BY: Author  
 APPROVED BY: Checker



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



3 SECOND FLOOR PLAN  
1/4" = 1'-0"

WALL SCHEDULE			
Mark	Type	Description	Thickness
A	2X6 EXTERIOR STUD WALL W/ WOOD SIDING	2X6 PT WD STUD WALL W/ 3/4" CDX PLYWOOD SHEATHING, GRACE ICE & WATERSHIELD, AND WOOD SIDING EXTERIOR, R-13 CLOSED CELL SPRAY FOAM & 5/8" GWB INTERIOR, PTD.	0'-7 1/4"
B	3 1/2" WOOD STUD W/ GWB BOTH SIDES	2X4 WD STUD WALL, STUDS 16" O.C., R-13 SOUND ATTENUATION BATT INSULATION IN WALL CAVITY	0'-4 3/4"

DATE: REV. SET DESCRIPTION  
2023.10.25 HARC SUBMITTAL SET

SEAL:

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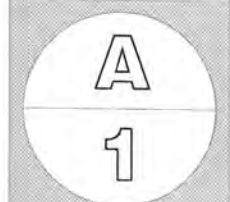
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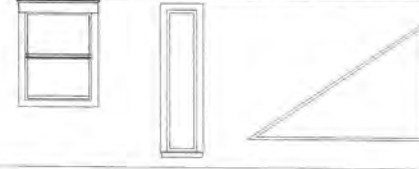
**New Single Family Residence**  
1208 Virginia Street  
Key West, FL 33040

SHEET FLOOR PLANS



PROJECT NO: LAK2022B  
DRAWN BY: Author  
APPROVED BY: Checker

WINDOW SCHEDULE							
Mark	Manufacturer	Model	Assembly Description	Type	Individual Unit Width	Individual Unit Height	Comments
1	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
2	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
3	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
4	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
5	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
6	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
7	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
8	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
9	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
10	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
11	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED SIDELITE	B	1'-6"	7'-11"	
12	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED SIDELITE	B	1'-6"	7'-11"	
13	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
14	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
15	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
16	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
17	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
18	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
19	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
20	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
21	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED SIDELITE	B	1'-6"	6'-7"	
22	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED SIDELITE	B	1'-6"	6'-7"	
23	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED TRIANGULAR FIXED WINDOW	C	8'-0"	5'-4"	
24	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED TRIANGULAR FIXED WINDOW	C	8'-0"	5'-4"	
25	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED TRIANGULAR FIXED WINDOW	C	8'-0"	5'-4"	
26	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
27	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
28	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
29	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
30	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
31	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
32	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
33	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
35	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	
36	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2'-8"	4'-5"	



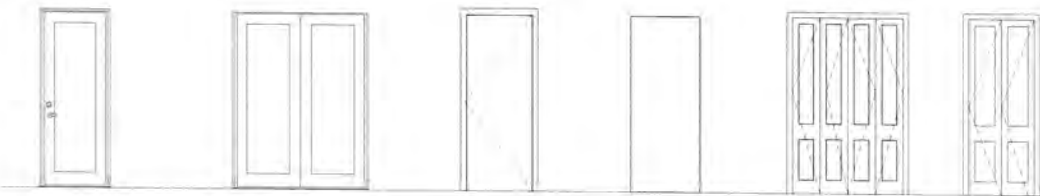
TYPE "A" IMPACT RATED DOUBLE HUNG WINDOW  
 TYPE "B" SINGLE IMPACT RATED SIDELITE  
 TYPE "C" IMPACT RATED TRIANGULAR FIXED WINDOW

NOTE: ALL BEDROOM WINDOWS ARE TO MEET FL. BLDG. CODE 2020 FOR EGRESS. A MIN. 5 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20".

- WINDOW/DOOR ADDITIONAL NOTES:  
 1. CONTRACTOR TO PROVIDE THE NOA'S.  
 2. CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.  
 3. CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

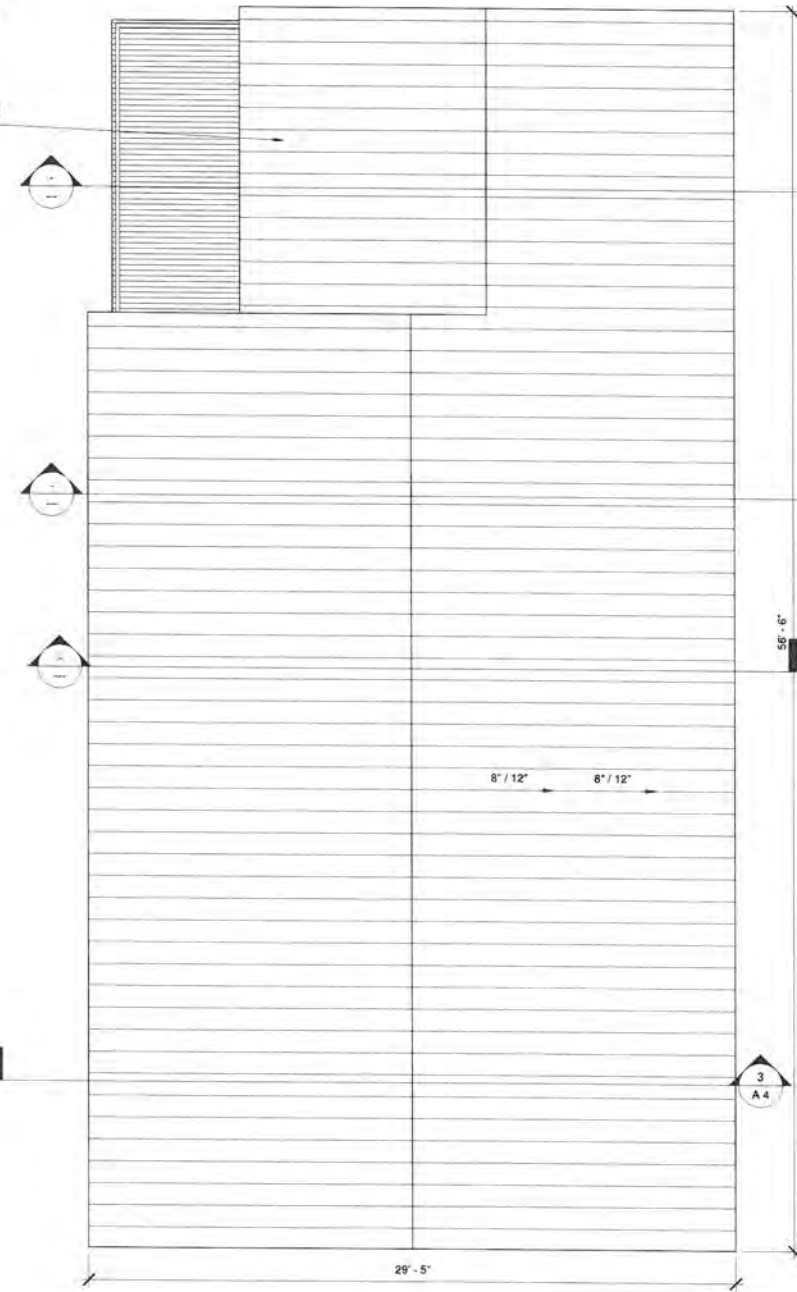
HARC NOTES:  
 ALL DOORS AND WINDOWS TO MATCH HARC APPROVED MUNTIN STYLE OF 6 OVER 6.  
 ALL EXTERIOR WINDOW & DOOR TRIM TO MATCH EXISTING, AND BE CONSTRUCTED OF PT LUMBER, PTD. TO MATCH EXISTING.

DOOR SCHEDULE							
Mark	Manufacturer	Model	Type	Description	Width	Height	Comments
1	CGI WINDOWS AND DOORS, INC.	SENTINEL SERIES	A	IMPACT RATED SINGLE OUTSWING DOOR	3'-0"	8'-0"	
2	CGI WINDOWS AND DOORS, INC.	SENTINEL SERIES	A	IMPACT RATED SINGLE OUTSWING DOOR	3'-0"	8'-0"	
3	CGI WINDOWS AND DOORS, INC.	SENTINEL SERIES	B	IMPACT RATED DOUBLE OUTSWING DOOR	6'-0"	8'-0"	
4	CGI WINDOWS AND DOORS, INC.	SENTINEL SERIES	B	IMPACT RATED DOUBLE OUTSWING DOOR	6'-0"	8'-0"	
5	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	3'-0"	8'-0"	
6	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	3'-0"	8'-0"	
7	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	3'-0"	8'-0"	
8	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	2'-6"	8'-0"	
9	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2'-0"	8'-0"	
10	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	E	INTERIOR WOOD DOUBLE BIFOLD DOOR	4'-0"	8'-0"	
11	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	2'-0"	8'-8"	
12	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	3'-0"	8'-8"	
13	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	F	INTERIOR WOOD BIFOLD DOOR	3'-0"	8'-8"	
14	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	F	INTERIOR WOOD BIFOLD DOOR	3'-0"	8'-8"	
15	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	3'-0"	8'-8"	
16	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	2'-0"	8'-8"	
17	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	3'-0"	8'-8"	
18	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2'-6"	8'-8"	
19	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2'-6"	8'-8"	
20	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	2'-6"	8'-8"	
21	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	2'-6"	8'-8"	
22	CGI WINDOWS AND DOORS, INC.	SENTINEL SERIES	B	IMPACT RATED DOUBLE OUTSWING DOOR	6'-0"	8'-8"	
23	CGI WINDOWS AND DOORS, INC.	SENTINEL SERIES	B	IMPACT RATED DOUBLE OUTSWING DOOR	6'-0"	8'-8"	
24	CGI WINDOWS AND DOORS, INC.	SENTINEL SERIES	B	IMPACT RATED DOUBLE OUTSWING DOOR	6'-0"	8'-8"	



TYPE "A" IMPACT RATED SINGLE OUTSWING DOOR W/ GLAZING  
 TYPE "B" IMPACT RATED DOUBLE OUTSWING DOOR W/ GLAZING  
 TYPE "C" SINGLE SWING INTERIOR DOOR  
 TYPE "D" SINGLE INTERIOR PANEL POCKET DOOR  
 TYPE "E" INTERIOR DOUBLE BIFOLD DOOR  
 TYPE "F" INTERIOR BIFOLD DOOR

METAL ROOF OVER GRACE ICE & WATERSHIELD, 3/4" CDX PLYWOOD, AND RAFTERS PER STRUCTURAL DRAWINGS.  
 R-39 CLOSED CELL SPRAY FOAM THROUGHOUT.  
 METAL SHINGLE TO BE GALVALUME OR ALUMINUM PER HARC APPROVAL.



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

DATE: 2023.10.25  
 REV. SET DESCRIPTION  
 HARC SUBMITTAL SET

SEAL:

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 #A198525



New Single Family Residence  
 1208 Virginia Street  
 Key West, FL 33040

SHEET  
 ROOF PLAN & SCHEDULES

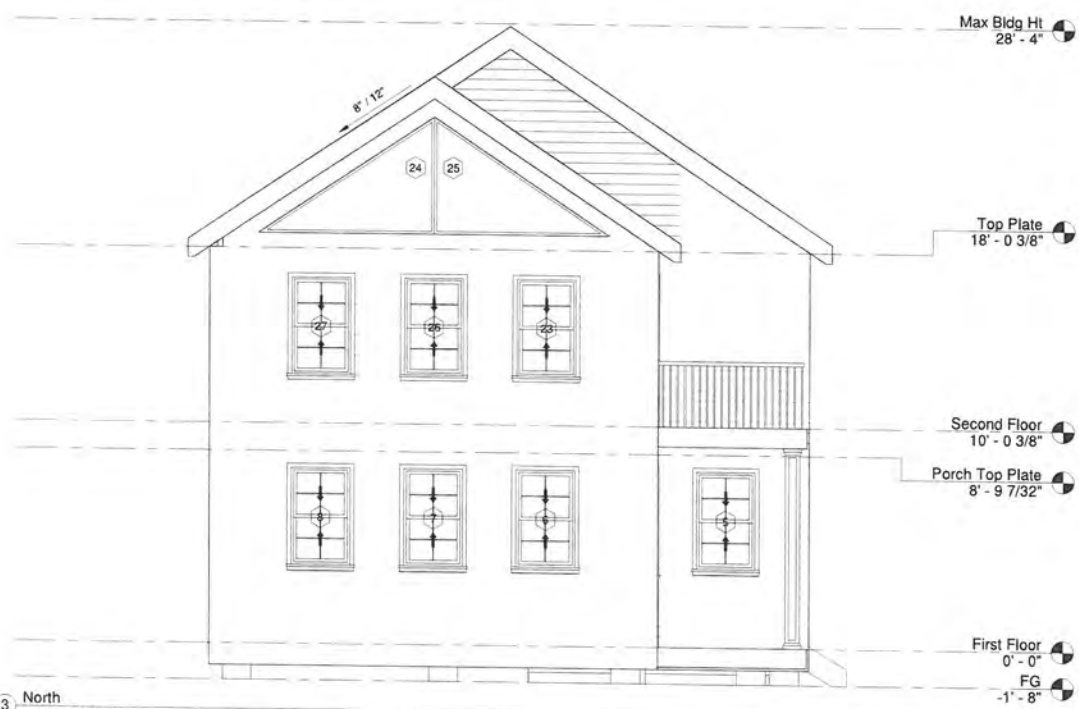
A  
 2

PROJECT NO: LAK2022B  
 DRAWN BY: Author  
 APPROVED BY: Checker





1 Street Elevation  
1/8" = 1'-0"



3 North  
1/4" = 1'-0"



4 South  
1/4" = 1'-0"

DATE: 2023.10.25  
REV. SET DESCRIPTION: HARC SUBMITTAL SET

SEAL:

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**New Single Family  
Residence**  
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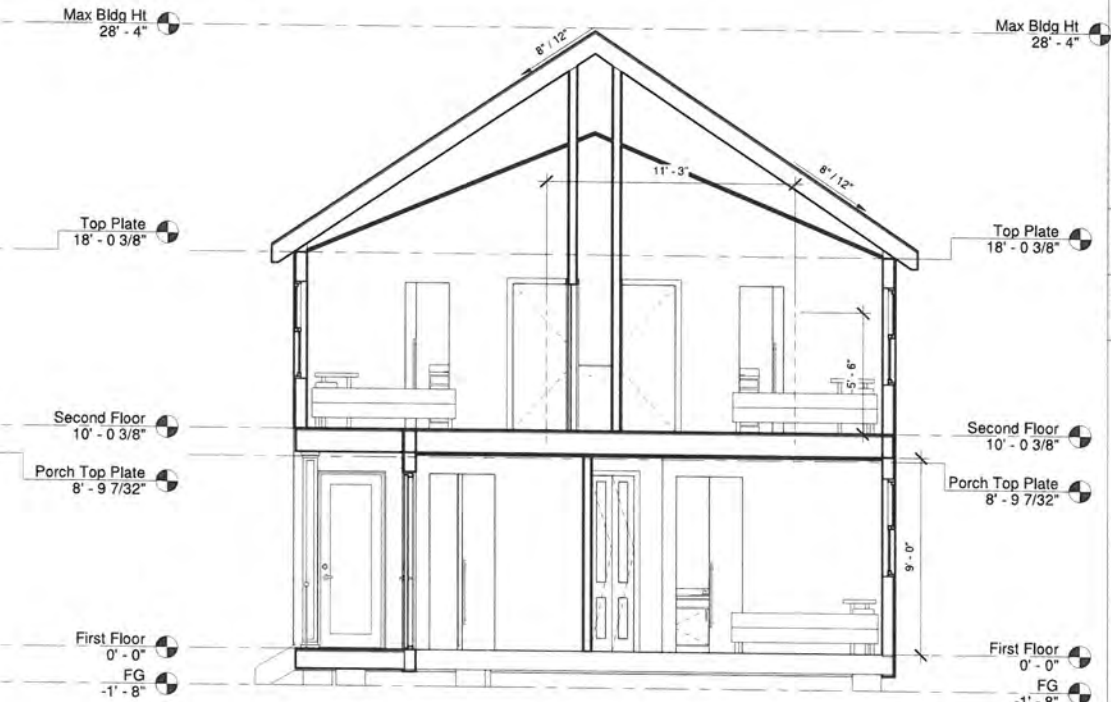
SHEET  
ELEVATIONS



PROJECT NO: LAK2022B  
DRAWN BY: Author  
APPROVED BY: Checker



1 East  
1/4" = 1'-0"



3 SECTION A  
1/4" = 1'-0"



2 West  
1/4" = 1'-0"

DATE: REV. SET DESCRIPTION  
2023.10.25 HARC SUBMITTAL SET

SEAL:

NOT FOR CONSTRUCTION

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED/SEALED BY 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  
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ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT  
#AR98525



**New Single Family  
Residence**  
1208 Virginia Street  
Key West, FL 33040

SHEET  
ELEVATIONS



PROJECT NO: LAK2022B  
DRAWN BY: Author  
APPROVED BY: Checker



3 3D VIEW C



2 3D VIEW B



1 3D VIEW A

DATE: 2023.10.25  
REV. SET DESCRIPTION: HARC SUBMITTAL SET

SEAL:

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ERICA HELEN POOLE - ARCHITECT  
#AR98525

SANDBAR DESIGN STUDIO  
2818 CAMELLIA LANE  
80 PINE KEY, FL 32043  
WWW.SANDBARDESIGNSTUDIO.COM  
#7825984

**New Single Family Residence**  
1208 Virginia Street  
Key West, FL 33040

SHEET:  
3D VIEWS

A  
5

PROJECT NO: LAK2022B  
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., January 23, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

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

**#1208 VIRGINIA STREET**

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

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).**

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

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

**BEFORE ME**, the undersigned authority, personally appeared Brandi Green, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1208 Virginia Street, Key West, FL 33040 on the 15th day of January, 2024.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on January 23, 2024.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 2023-0050.

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

**Signed Name of Affiant:**

Brandi Green

**Date:** January 15, 2024

**Address:** 138 Simonton Street

**City:** Key West

**State, Zip:** Florida 33040

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

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

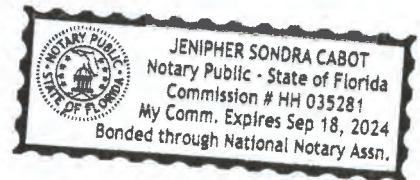
**NOTARY PUBLIC**

Sign Name: Jenipher Cabot

Print Name: Jenipher Cabot

Notary Public - State of Florida (seal)

My Commission Expires: 09/18/2024



# Public Meeting Notice

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

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

**#1208 VIRGINIA STREET**

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

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**Public Meeting Notice**  
NOTICIA PÚBLICA DE REUNIÓN PÚBLICA  
COMITÉ DE PLANEACIÓN Y DESARROLLO URBANO  
MAYORALDÍA DE MIAMI



2 6ND

# Public Meeting Notice

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

**NEW SINGLE-FAMILY RESIDENCE, AFTER-THE-FACT DEMOLITION OF HISTORIC AND CONTRIBUTING HOUSE,**  
**#1208 VIRGINIA STREET**

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

If you wish to view this application or have any questions, you may visit the Planning Department during regular office hours at 1300 Virginia Street, call (850) 369-2979 or visit our website at [www.cityofpanamafla.com](http://www.cityofpanamafla.com)  
**DATE: 1/18/24 10:00 AM TO 12:00 PM 1300 VIRGINIA STREET FORT WEST BUILDING**

THIS NOTICE IS REQUIRED BY THE HISTORIC PRESERVATION ACT AND THE NATIONAL HISTORIC PRESERVATION ACT. THE HISTORIC PRESERVATION ACT IS A FEDERAL LAW THAT PROTECTS HISTORIC PLACES AND BUILDINGS. THE NATIONAL HISTORIC PRESERVATION ACT IS A FEDERAL LAW THAT PROTECTS HISTORIC PLACES AND BUILDINGS. THE HISTORIC PRESERVATION ACT IS A FEDERAL LAW THAT PROTECTS HISTORIC PLACES AND BUILDINGS. THE NATIONAL HISTORIC PRESERVATION ACT IS A FEDERAL LAW THAT PROTECTS HISTORIC PLACES AND BUILDINGS.

DND  
N

# Public Meeting Notice

NEW SINGLE-FAMILY RESIDENCE AFTER THE FACEDEMOLITION OF HISTORIC AND CONTRIBUTING HOME.  
2128 VIRGINIA STREET



# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

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



1034843 1208 VIRGINIA ST 04/13/22

## Owner

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

## Valuation

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

## Historical Assessments

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

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,774.00	Square Foot	0	0

## Buildings

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

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

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

**Yard Items**

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

**Sales**

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

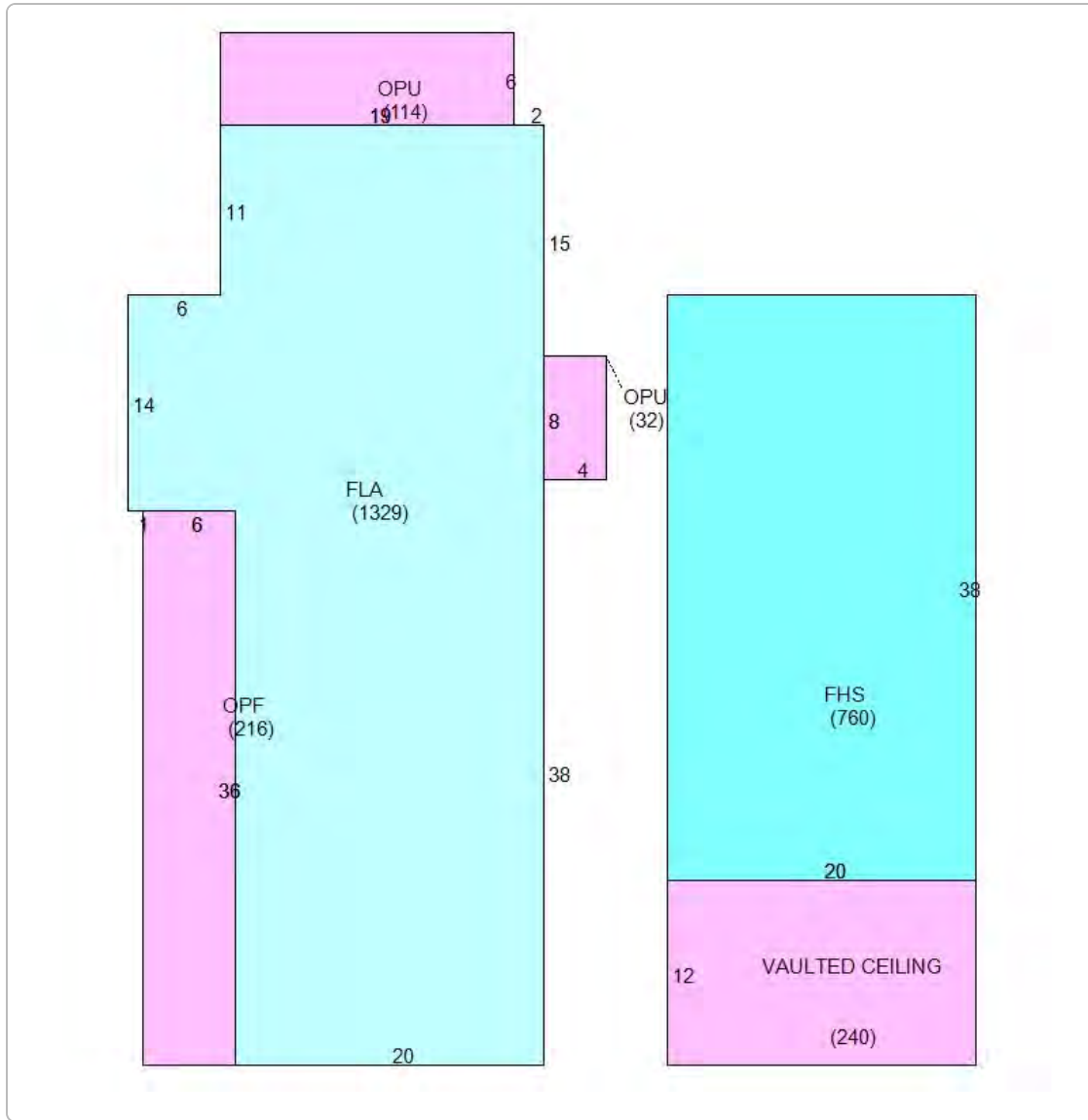
**Permits**

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

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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

Contact Us

