

Staff Report

- 3 Remove carport. The structure, built without permits by previous owner is in code violation (Code case #11-1116) - **#1103 Virginia Street-Richard Kevin Cain (H11-01-1513)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for the demolition of an illegally built carport. Neither the carport nor the main house are listed in the surveys. The front part of the carport was built on city right-of-way. New sidewalks are proposed to be constructed in the right-of-way. On November 23, 2011 the Commission approved the first reading for demolition of the non historic carport.

It is staff's belief that the existing carport can not be considered on a near future to be deemed contributing to its surrounding historic context. It is staff's belief that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, as per Chapter 102 Section 218 of the LDR's.

Application

REVISED APPLICATION AFTER CODE

HEARINGS
Nov. 17, 2011
E.



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

APPLICATION # A-11-01-1513

OWNER'S NAME: RICHARD KEVIN CAIN DATE: 11/17/2011

OWNER'S ADDRESS: 1103 VIRGINIA ST PHONE #: CELL 410-913-4372

APPLICANT'S NAME: RICHARD KEVIN CAIN PHONE #: HOME 305-293-6879

APPLICANT'S ADDRESS: 1103 VIRGINIA ST, KEY WEST FL

ADDRESS OF CONSTRUCTION: 1103 VIRGINIA ST # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DECONSTRUCT/REMOVE THE WHOLE CARPORT AT THE ABOVE ADDRESS. STRUCTURE WAS COURT ORDERED (11/14/11) TO BE "ILLEGAL" AND JUDGE WILL IMPOSE FINES STARTING 12/15/11 IF NOT REMOVED. (I AM REQUESTING AN EXTENSION ON THE 12/15 DATE AT THIS TIME)

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

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

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

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

Required Submittals

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

Date: 11/17/2011

Applicant's Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

1/5/00 [Signature]

Reason for Deferral or Denial:

1/23/11 - approved [Signature] - demolition 1/5/00 [Signature]

HARC Comments:

Building not used
Ordinance for demolition.

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

Date: 1/23/11

Signature: [Signature]

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

November 30, 2011

Mr. Richard Kevin Cain
1103 Virginia Street
Key West, Florida 33040

**RE: REMOVE CARPORT. THE STRUCTURE, BUILT WITHOUT PERMITS BY PREVIOUS OWNER IS IN CODE VIOLATION (CODE CASE 11-1116)
FOR: #1103 VIRGINIA STREET - HARC APPLICATION # H11-01-1513
KEY WEST HISTORIC DISTRICT**


Dear Mr. Cain:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the first reading for the above mentioned project on the public hearing held on Wednesday, November 23, 2011. The Commissioners motioned to approve your application based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Wednesday, December 14, 2011, 6:00 pm at Old City Hall, 510 Greene Street.

Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

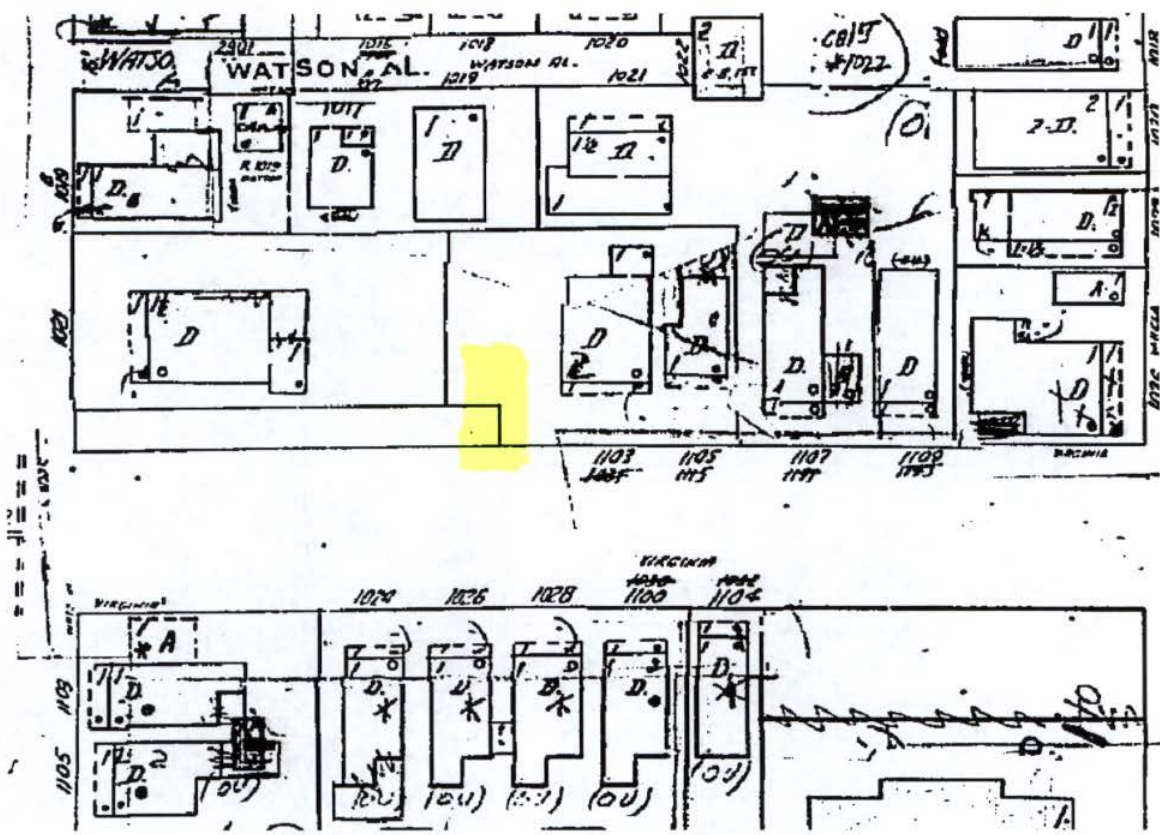

Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Cc. Officer Gary Addleman- Code Compliance

Sanborn Maps



#1103 Virginia Street 1962 Sanborn map

Project Photos

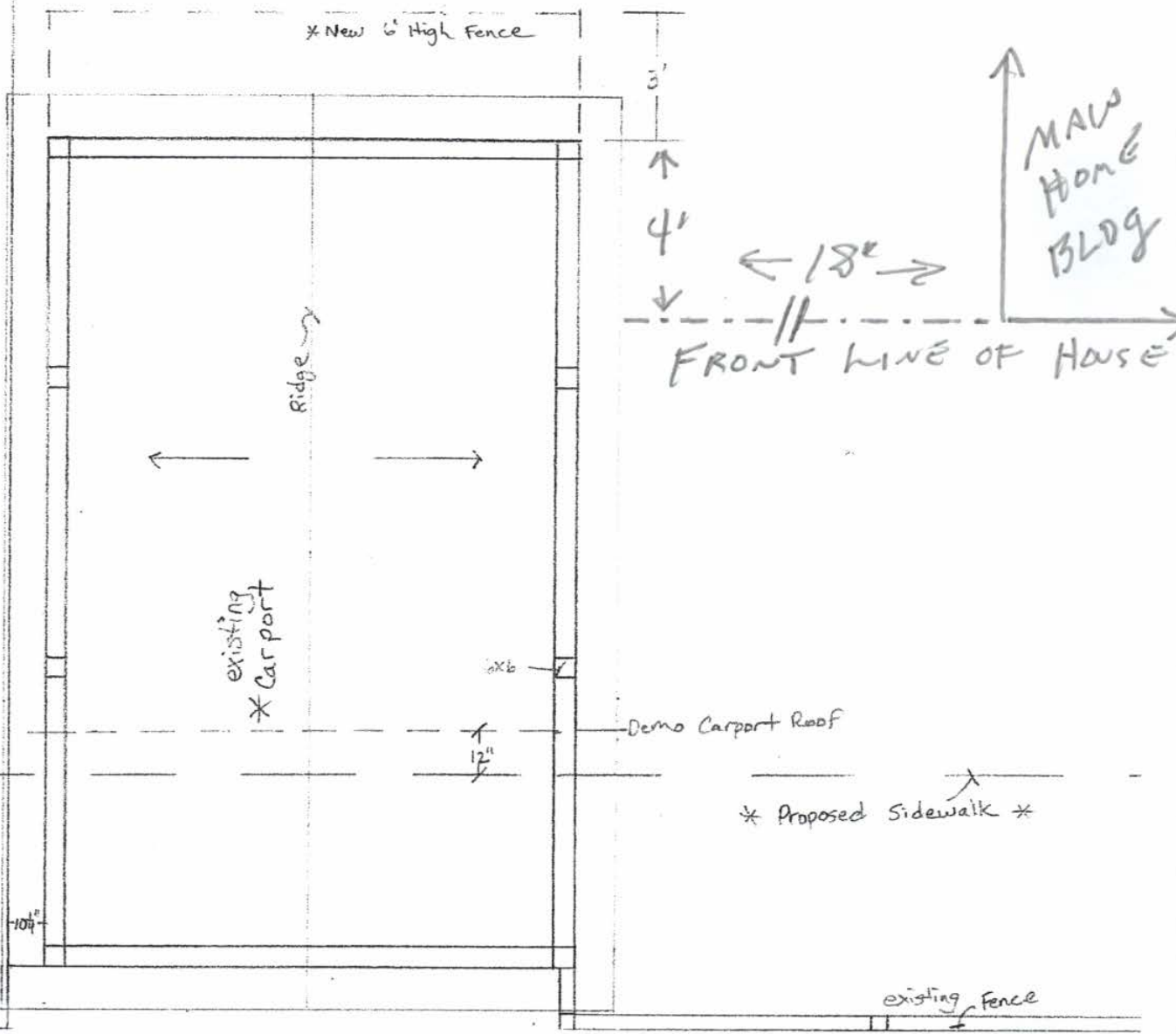
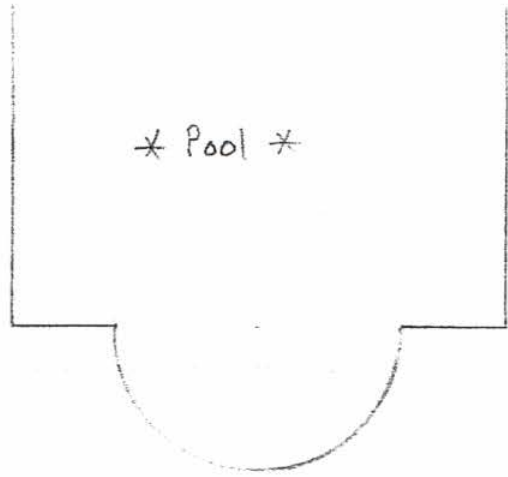


Photo taken by the Property Appraiser's office c1965; 1103 Virginia St.; Monroe County Library



1103 Virginia Street – Photo taken 10-11-2011

Site Plans



1103 Virginia St.
 Scale: 1/4" = 1'

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., November 23, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REMOVE CARPORT. THE STRUCTURE, BUILT WITHOUT PERMITS BY
PREVIOUS OWNER IS IN CODE VIOLATION (CODE CASE #11-1116)**

#1103 Virginia Street

Applicant- Richard Kevin Cain- Application Number H11-01-1513

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1034258 Parcel ID: 00033460-000000

Ownership Details

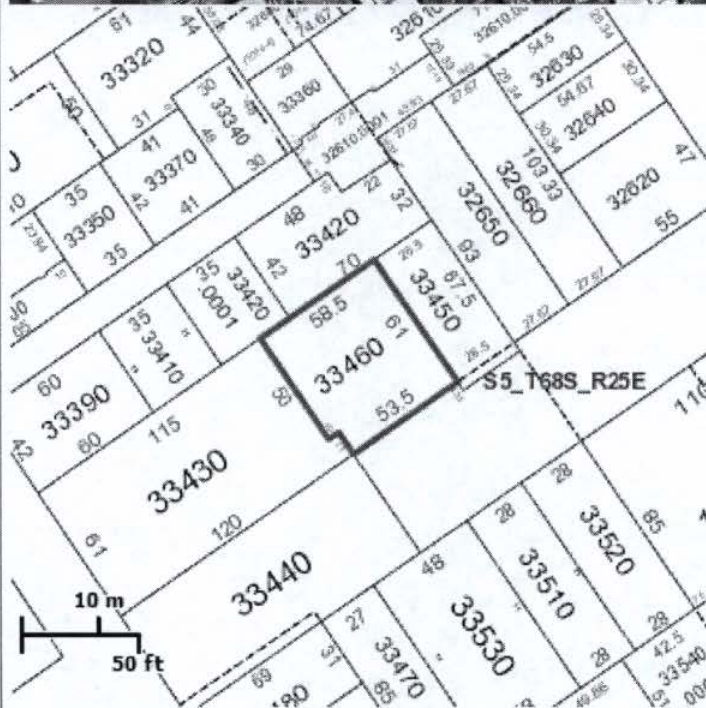
Mailing Address:
CAIN DIANE M AND RICHARD K
1103 VIRGINIA ST
KEY WEST, FL 33040

All Owners:
LEHECKA MILDRED B R/S, CAIN DIANE M AND RICHARD K

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1103 VIRGINIA ST KEY WEST
Legal Description: KW GWYNN SUB PT OF TR 13 H2-535 OR572-188D/C OR1346-1906/07DC/AFFD OR991-1513/20(ESTATE)
OR1343-1075(ORDER) OR1494-836/38PET OR1494-859/60 OR1537-905/908P/R OR1537-909/912P/R
OR1537-913/916Q/C OR1996-427/428Q/C OR2157-57/59 OR2343-1823/1825C/T OR2361-666/70POA

Parcel Map (Click to open dynamic parcel map)



Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	45	61	3,513.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1626
Year Built: 1938

Building 1 Details

Building Type R1
Effective Age 8
Year Built 1938
Functional Obs 0

Condition G
Perimeter 238
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 7
Grnd Floor Area 1,626

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 4

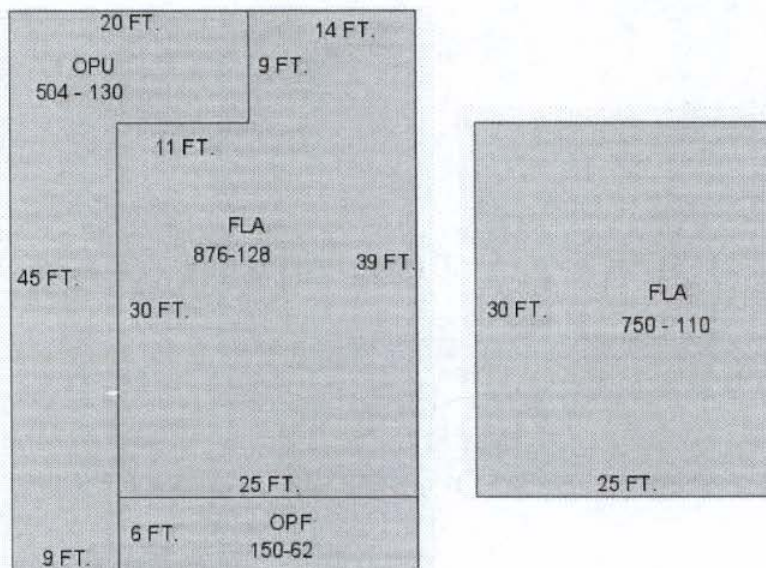
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	10:CUSTOM	1	1937	N	Y	0.00	0.00	876
2	OPF		1	1937			0.00	0.00	150
3	FLA	10:CUSTOM	1	1937	N	Y			750
4	OPU		1	2005					504

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	FN2:FENCES	176 SF	44	4	2005	2006	2	30
4	PO4:RES POOL	240 SF	20	12	2006	2007	4	50
5	WF2:WATER FEATURE	1 UT	0	0	2006	2007	1	20
6	CA2:CARPORT	240 SF	20	12	2006	2007	4	50
7	PT3:PATIO	200 SF	0	0	2006	2007	2	50

Appraiser Notes

2007-01-18 - LISTED FOR \$999,000. 4/2 W/ POOL RECENTLY RENOVATED. - JEN

PER OR2343-1823 TITLE IS HELD AS FOLLOWS: DEUTSCHE BANK NATIONAL TRUST COMPANY AS INDENTURE TRUSTEE FOR IMPAC REAL ESTATE ASSET TRUST SERIES 2006-SD1

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
6	05-0268	01/28/2005	12/09/2005	5,500 Residential	ROOFING
7	04-2279	07/19/2004	12/09/2005	10,000 Residential	REPLACE EXISTING CHAIN LINK FENCE
5	05-0126	01/27/2005	12/09/2005	5,000 Residential	REMOVE OLD SIDING REPLACE HARDI PLANK
1	9603451	08/01/1996	10/01/1996	3,000 Residential	ROOF
2	9901710	05/19/1999	10/26/2001	4,500 Residential	REPLACE TRIM ON WDWS/INSU
8	05-6007	11/30/2005	09/20/2006	800 Residential	ELECTRIC FOR POOL.
	05-5298	11/29/2005	09/20/2006	30,000 Residential	INSTALL 12' X 20' POOL W/ 4' X 8' WATERFALL & CONCRETE DECK.
	06-3701	06/19/2006	09/20/2006	1,200 Residential	ELECTRIC FOR POOL.
	09-912	04/01/2009	02/10/2010	6,000	INSTALL HURST ACCORDIAN SHUTTERS TO ALL WINDOWS & DOORS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	255,815	27,691	252,569	536,075	510,186	25,000	485,186

2010	258,537	28,421	215,688	502,646	502,646	25,000	477,646
2009	287,097	29,579	276,020	592,696	592,696	0	592,696
2008	266,353	30,316	399,304	695,973	695,973	0	695,973
2007	466,260	24,264	365,352	855,876	855,876	0	855,876
2006	562,510	1,075	281,040	844,625	844,625	0	844,625
2005	181,332	473	298,605	480,410	180,914	25,000	155,914
2004	143,140	486	217,806	361,432	175,645	25,000	150,645
2003	134,720	500	82,087	217,307	172,370	25,000	147,370
2002	115,935	513	82,087	198,535	168,331	25,000	143,331
2001	98,250	527	82,087	180,864	165,681	25,000	140,681
2000	99,429	754	60,673	160,856	160,856	25,000	135,856
1999	95,499	741	60,673	156,913	156,913	25,000	131,913
1998	111,926	624	60,673	173,223	173,223	0	173,223
1997	100,733	576	53,535	154,844	110,883	25,000	85,883
1996	57,221	425	53,535	111,181	107,654	25,000	82,654
1995	54,140	349	53,535	108,024	105,029	25,000	80,029
1994	48,418	316	53,535	102,268	102,268	25,000	77,268
1993	48,418	320	53,535	102,273	102,273	25,000	77,273
1992	48,418	323	53,535	102,276	102,276	25,000	77,276
1991	48,418	327	53,535	102,279	102,279	25,000	77,279
1990	43,230	331	36,582	80,143	80,143	25,000	55,143
1989	27,535	304	35,690	63,529	63,529	25,000	38,529
1988	24,004	307	28,552	52,863	52,863	25,000	27,863
1987	23,699	311	19,273	43,283	43,283	0	43,283
1986	23,831	314	19,273	43,418	43,418	25,500	17,918
1985	23,082	317	12,737	36,136	36,136	25,500	10,636
1984	21,493	321	12,737	34,551	34,551	25,500	9,051
1983	21,493	324	12,737	34,554	34,554	25,500	9,054
1982	21,942	327	10,277	32,546	32,546	25,500	7,046

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
5/1/2008	2361 / 671	606,500	WD	B
2/4/2008	2343 / 1823	100	CT	F
9/30/2005	2157 / 57	1,000,000	WD	Q
8/27/1998	1537 / 0905	164,100	WD	Q

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