



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: September 24, 2024

Applicant: Samantha Jones General Contractors

Application Number: H2024-0039

Address: 217 Virginia Street

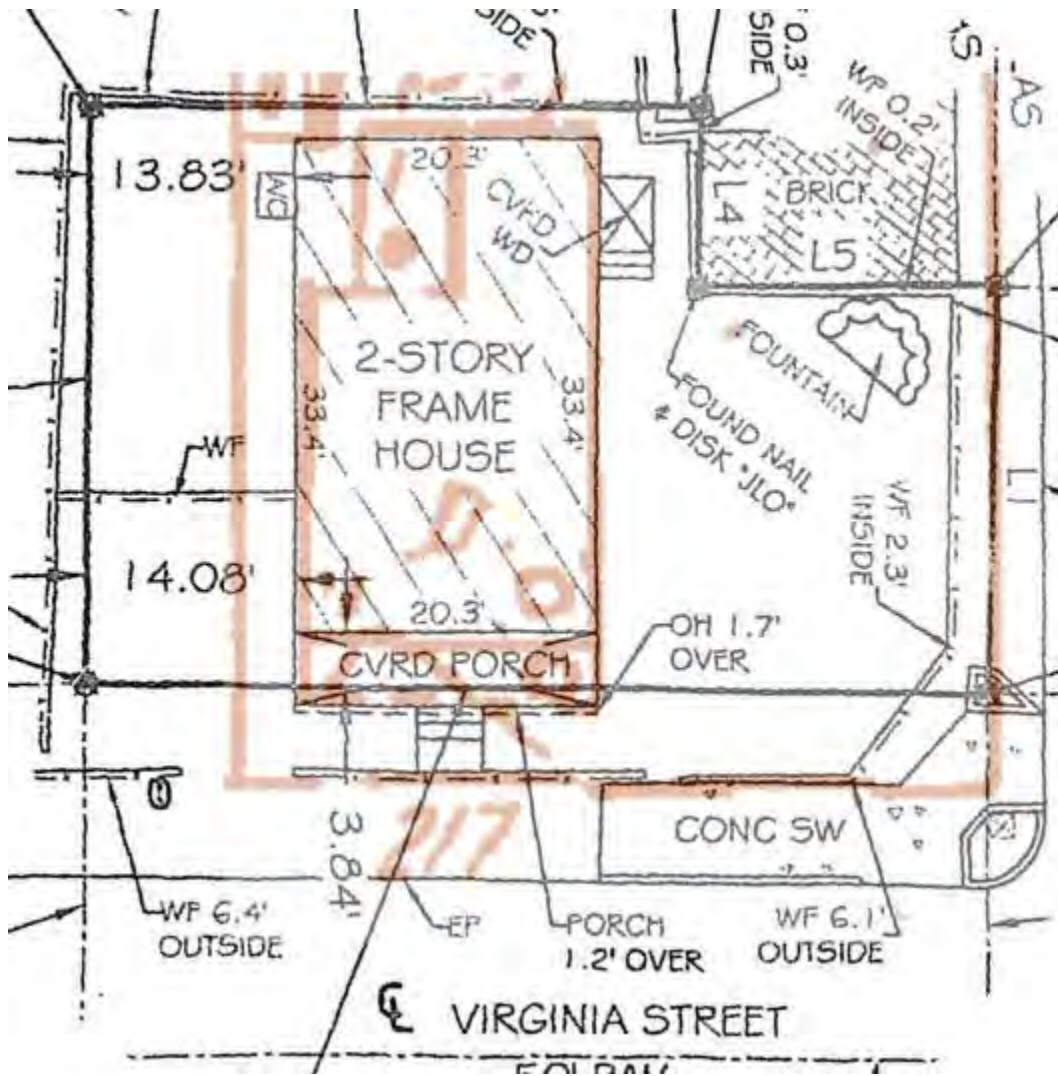
Description of Work:

Elevate home 3' - 8" from existing elevation and add new staircase to front porch. Replace concrete porch deck with wood.

Site Facts:

The site under review is located on the northwest corner of Virginia and Howe Streets. The site consists of a principal historic frame vernacular house built circa 1892. The historic house is a contributing resource to the historic district. The one-story frame structure sits on concrete piers, while the three bay front porch is over a concrete slab. The house has a front porch and portions of it is over city's right-of-way. The structure is located on an AE-7 flooding zone. On September 10 staff approved a Certificate of Appropriateness to lift the house only with the understanding that all work for footers, steps, front porch floors and landings, all require Commission review.

As submitted this project will require variances from the Planning Board and an easement from the City Commission.



1962 Sanborn map and survey.



Secretary of the Interior’s Standards and HARC Regulations Cited on Review:

- SOIS (pages 16-23), specifically Standards 1, 2 and 9.
- Entrances, porches and doors (pages 32-33), specifically guidelines 7, 14, and 16.
- Foundation and lattice infill (pages 34), specifically first paragraph and guidelines 1, 2, and 4.

Staff Analysis:

The Certificate of Appropriateness under review proposes to elevate a historic house an additional 3’-8” from its existing elevation, raising the house from approximately 21’- 6” to 25’-2” from lowest adjacent grade to the roof ridge. This elevation responds to future FEMA flood maps. The main entrance to the front porch is through the center bay out from three bays. The plans propose 2” by 2” wood balusters and wood handrail on the center bay. On the southwest side of the house the design includes new entry stairs with landing, all wood with same front porch treatment for railings. The landing will be built inside of the front property line. Wood lattice is proposed between the new concrete footers.



Existing and proposed front elevations.

As the building will be elevated existing steps located on the northeast corner of the house will also need to be rebuild. The stairs will be wood and will have 2” by 2” balusters and wood railings.

Consistency with Cited Guidelines:

It is staff’s opinion that elevating the historic house is necessary for its protection as the house has been flooded before. The proposed height responds to the future proposed FEMA map. The adjacent historic houses stand over lower piers and the new high piers will create a visual difference in the historic fabric. Of importance is that the existing front yard and fence are over city’s right of way and without that portion of land there will be no design strategies that can visually assist lowering the height of the concrete footers.

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

RECEIVED
AUG 23 2024
BY: CW

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

HARC COA # HARC 2024-0039	REVISION # 0039	INITIAL & DATE TK 8/26/2024
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	217 Virginia St	
NAME ON DEED:	Lesley Heathcote	PHONE NUMBER 416-277-5888
OWNER'S MAILING ADDRESS:	9 Humbercrest	EMAIL lesley@heathcote.ca
	Toronto ON M6S 2H2 CA	
APPLICANT NAME:	Samantha Jones General Contractors Inc	PHONE NUMBER 305-587-0899
APPLICANT'S ADDRESS:	5650 1st Ave	EMAIL sammy@sigckw.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 8/19/2024

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 X
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO X INVOLVES A HISTORIC STRUCTURE: YES X NO___
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Elevate existing home to new FEMA map +1'. Add new staircase to front left side of property (wood). Replace concrete porch deck with wood. elevating home 3 feet 4 inches
MAIN BUILDING:	Elevate existing home to new FEMA map +1'. Add new staircase to front left side of property (wood). Replace concrete porch deck with wood. elevating home 3 feet 4 inches
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	Remove Concrete porch & concrete stairs on front of house.

INTERIM ASSISTANT CITY MGR 9/6/24

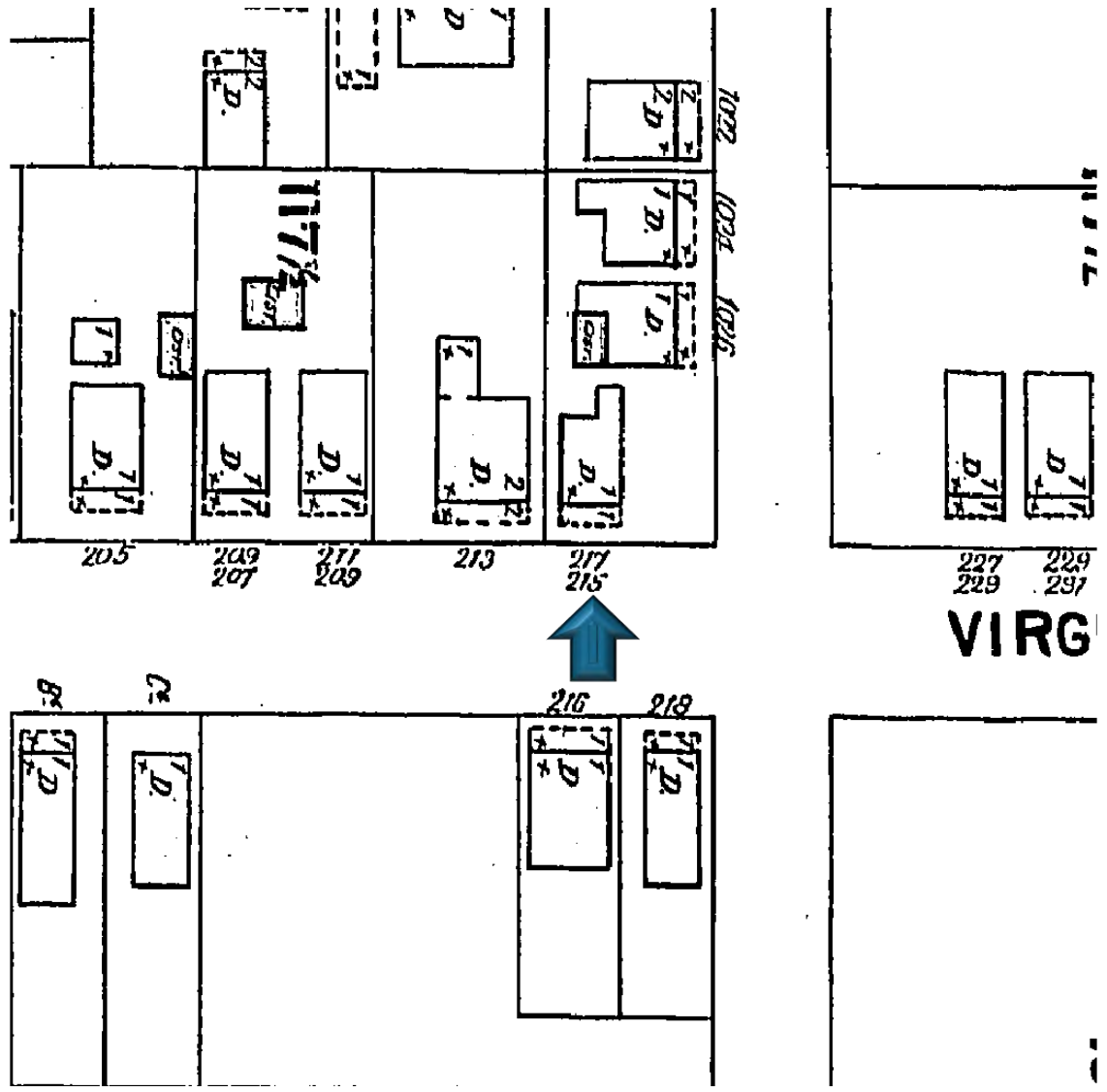
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): None	
PAVERS: None	FENCES: None
DECKS: None	PAINTING: Paint decking board & hand rails
SITE (INCLUDING GRADING, FILL, TREES, ETC): None	POOLS (INCLUDING EQUIPMENT): None
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): None	OTHER:

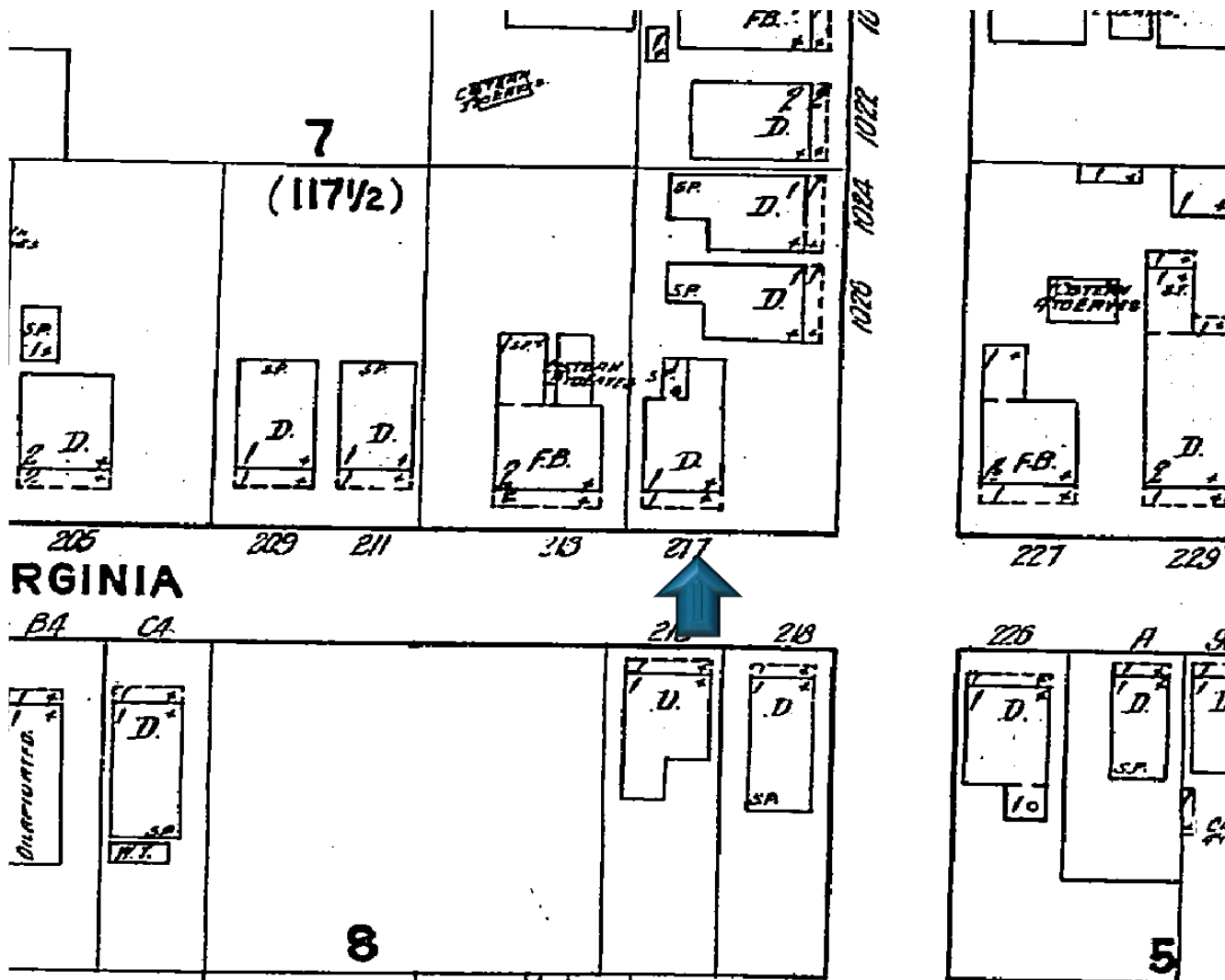
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

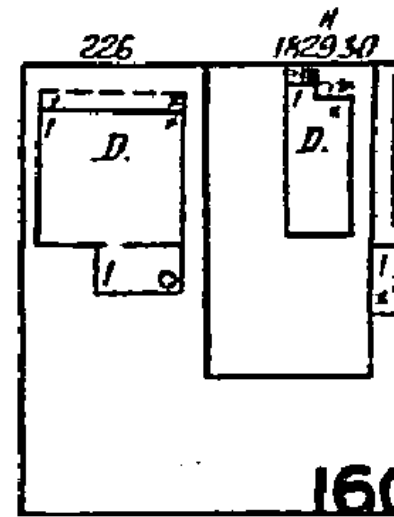
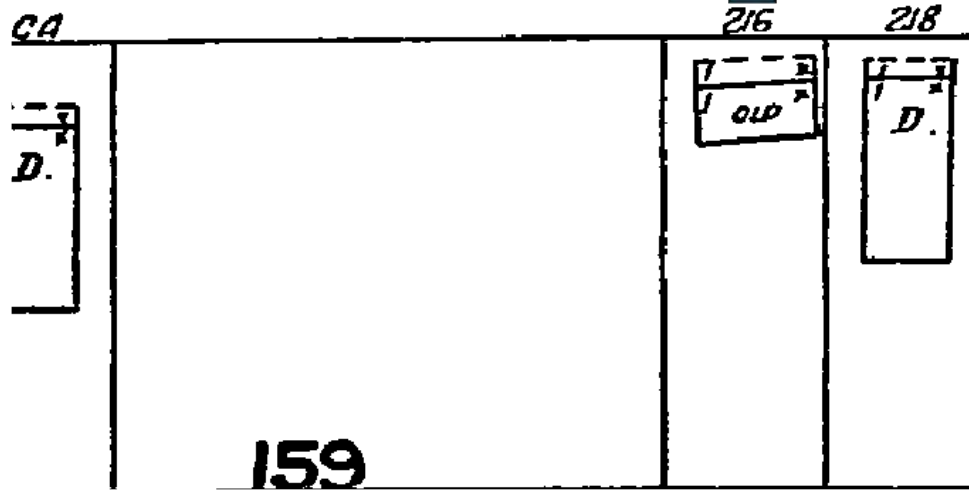
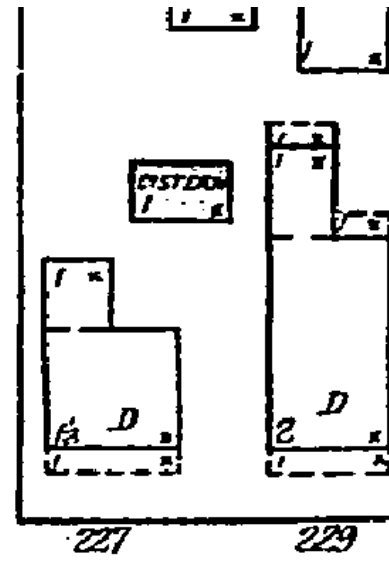
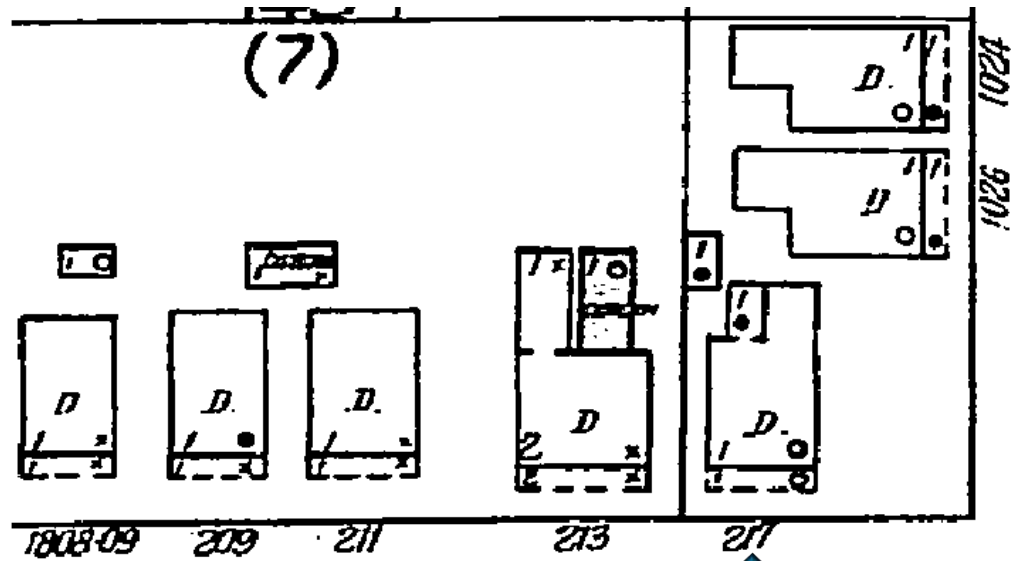
SANBORN MAPS



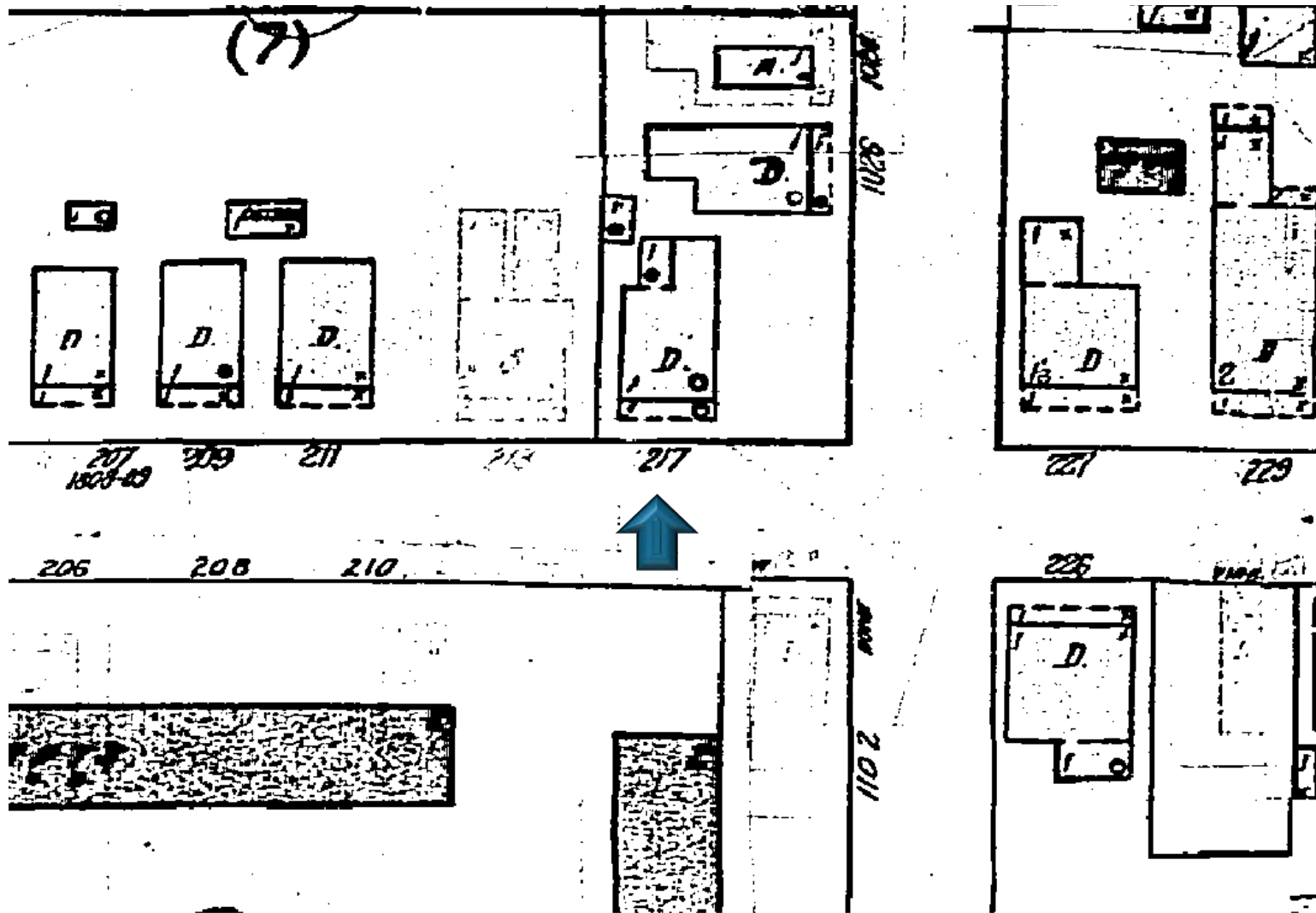
1899 Sanborn Map



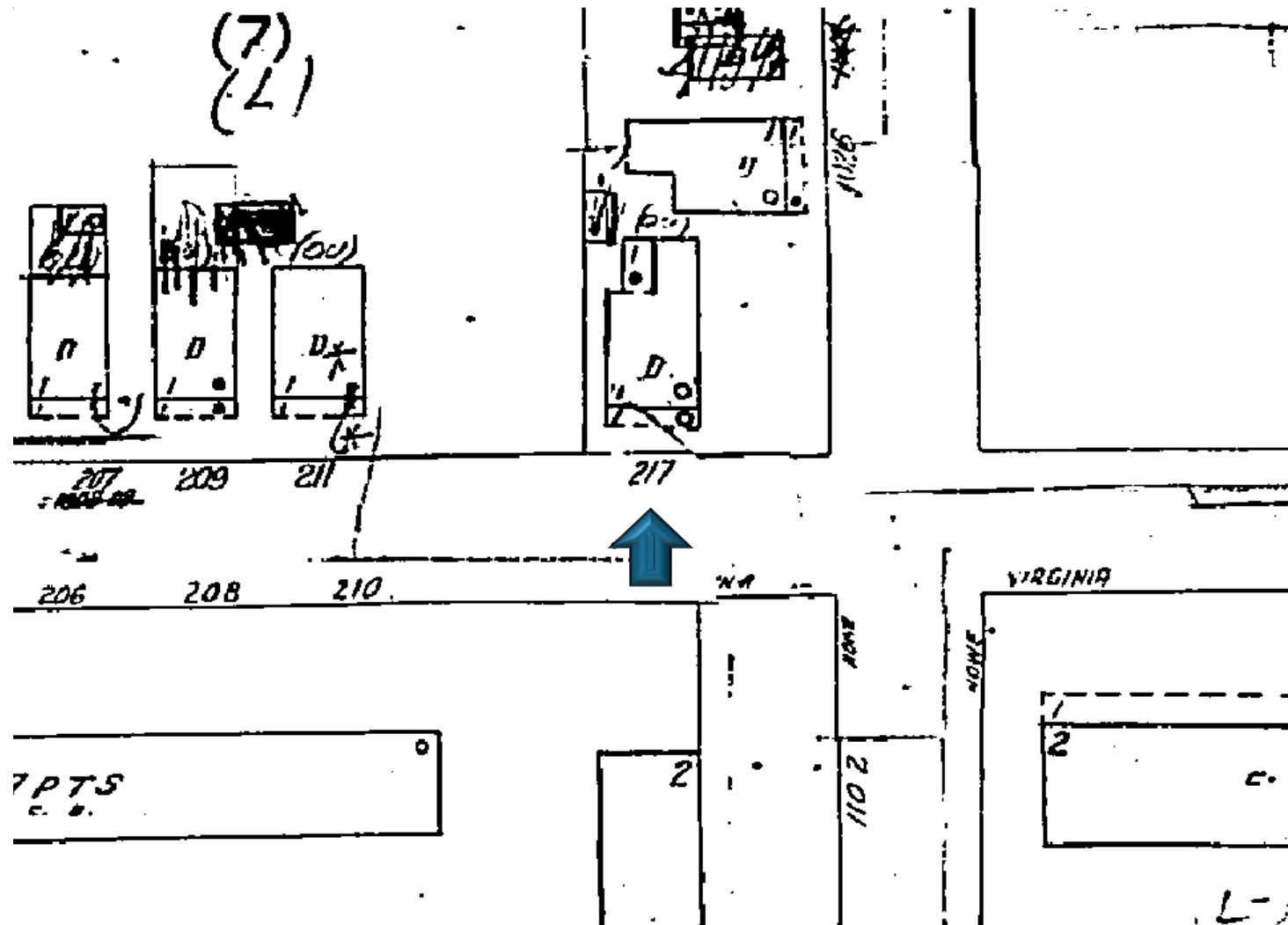
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS













SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S38°05'24"E ASSUMED
ALONG THE CENTERLINE OF
HOWE STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
217 W. HOWE ST
KEY WEST, FL 33540

COMMUNITY NO.: 120165
MAP NO.: 12087C-1516X
MAP DATE: 02-18-05
FIRM REVISION DATE: 06-05-15
FLOOD ZONE: A
BASE ELEVATION: 7



ASSUMED

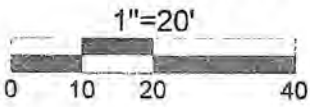
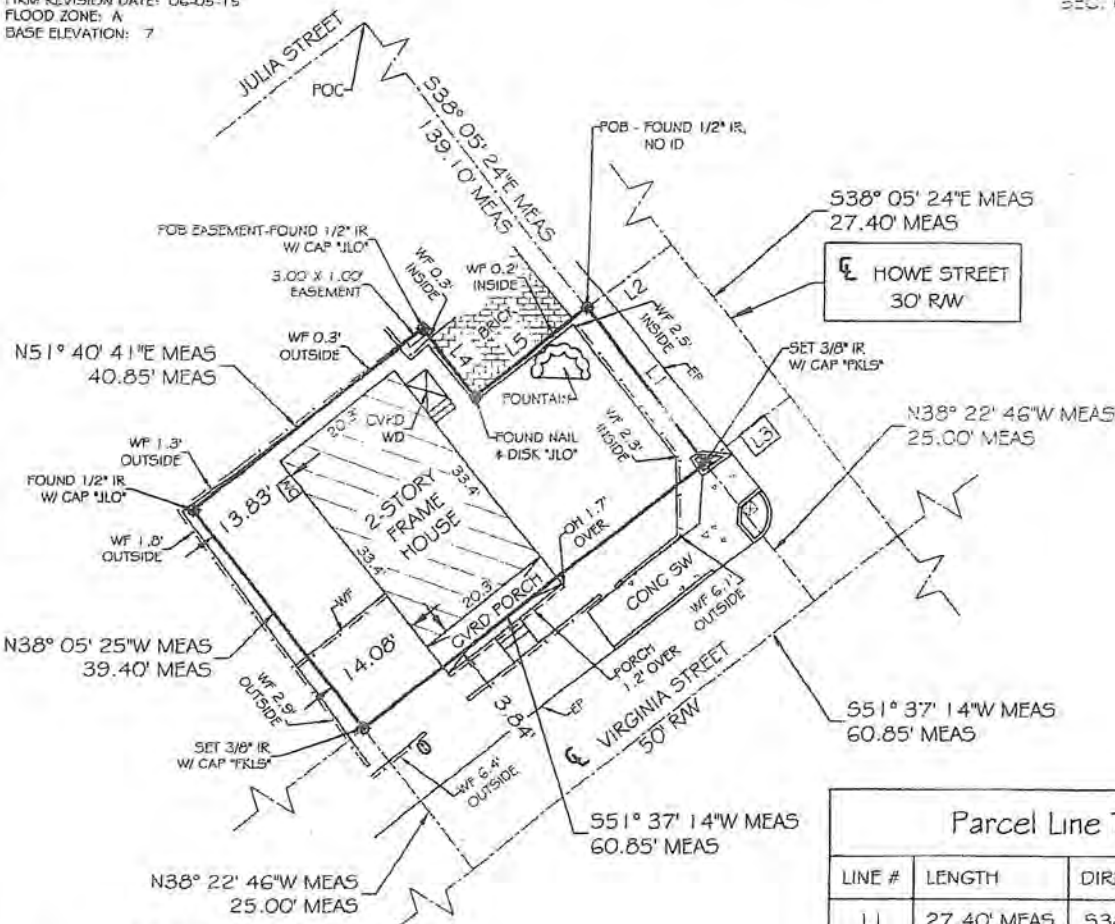
LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



Whithead Spit

LOCATION MAP - NTS
SEC. 06-T685-R25E



TOTAL AREA = 2,156.22 SQFT ±

LINE #	LENGTH	DIRECTION
L1	27.40' MEAS	S38° 05' 24"E MEAS
L2	15.00' MEAS	S51° 54' 36"W MEAS
L3	15.00' MEAS	S51° 54' 36"W MEAS
L4	12.00' MEAS	S38° 05' 25"E MEAS
L5	20.00' MEAS	N51° 30' 11"E MEAS

REVISION (1) - 06-07-2016- REVISED CERTIFICATIONS

THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY REPORT (SHEET 2 OF 2)

CERTIFIED TO -
Raymond J. Vazquez;
Iberabank Mortgage Company, ISAOA ATIMA;
The Closing Department, Inc.;
Westcor Land Title Insurance Company;

- NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:
- BW1 = BACKFLOW PREVENTER
 - BO = BLOW OUT
 - C & C = 2" CONCRETE CURB & GUTTER
 - CO = CONCRETE BLOCK
 - CDW = CONCRETE BLOCK WALL
 - CL = CENTERLINE
 - CLF = CHAINLINK FENCE
 - CM = CONCRETE MONUMENT
 - CONC = CONCRETE
 - GFP = CONCRETE POWER POLE
 - COVD = COVERED
 - DATA = CENTRAL ANGLE
 - DEASE = DRAINAGE EASEMENT
 - EL = ELEVATION
 - ENCL = ENCLOSURE
 - EP = EDGE OF PAVEMENT
 - FF = FINISHED FLOOR ELEVATION
 - FH = FIRE HYDRANT
 - FI = FENCE INSIDE
 - FO = FENCE OUTSIDE
 - FOL = FENCE OVERLAP
 - GW = GUY WIRE
 - HD = HOSE BIB
 - IP = IRON PIPE
 - IR = IRON ROD
 - L = ARC LENGTH
 - LS = LANDSCAPING
 - MB = MAILBOX
 - MEAS = MEASURED
 - MF = METAL FENCE
 - MHW = MEAN HIGH WATER 1987
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
 - NTS = NOT TO SCALE
 - OH = ROOF OVERHANG
 - OW = OVERHEAD WIRE
 - PC = POINT OF CURVE
 - PM = PARKING METER
 - PCC = POINT OF COMPOUND CURVE
 - PCP = PERMANENT CONTROL POINT
 - PK = PARKER MATCH NAIL
 - POB = POINT OF BEGINNING
 - PI = POINT OF INTERSECTION
 - POC = POINT OF COMMENCEMENT
 - PRC = POINT OF REVERSE CURVE
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT OF TANGENT
 - R = RADII
 - RAW = RIGHT OF WAY LINE
 - SDCO = SANITARY SEWER CLEAN-OUT
 - SW = SIDE WALK
 - TBM = TEMPORARY BENCHMARK
 - TOB = TOP OF BANK
 - TOS = TOE OF SLOPE
 - TS = TRAFFIC SIGN
 - TYP = TYPICAL
 - UR = UNRECOVERABLE
 - UE = UTILITY EASEMENT
 - WD = WOOD DECK
 - WF = WOOD FENCE
 - WE = WOOD EMBANKING
 - WM = WATER METER
 - WPP = WOOD POWER POLE
 - WRACK LINE = LINE OF DEBRIS ON SHORE
 - WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR MISTAKES. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE BOUNDARY. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	05/21/2016
REVISION DATE:	06/07/2016
SHEET:	1 OF 2

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.



**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A SURVEYOR

REPORT OF BOUNDARY SURVEY



Whitehead Spit

LOCATION MAP - NTS
SEC. 06-T685-R25E

LEGAL DESCRIPTION -

A parcel of land 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 Ten (10), but better described on a map or subdivision of said Tract Ten (10), recorded in Plat Book 1 Page 40, said parcel being a part of Lot 16 and part of Lot 17, all being in Block 7 of the said subdivision recorded in Plat Book 1 page 40, all of the Public Records of Monroe County, Florida; said parcel of land being described by metes and bounds as follows:

COMMENCE at the intersection of the SEly right of way line (ROWL) of Julia Street with the SWly (ROWL) of Howe Street and run thence SEly along the SWly (ROWL) of said Howe Street for a distance of 139.10 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue SEly and along the SWly (ROWL) of the said Howe Street for a distance of 27.40 feet to a point of intersection with the NWly (ROWL) of Virginia Street; thence SWly along said line of Virginia Street for a distance of 60.85 feet to a point; thence NWly parallel with Howe Street for a distance of 39.40 feet to a point; thence NEly parallel with Julia Street for a distance of 40.85 feet to a point; thence SEly parallel with Howe Street for a distance of 12 feet to a point; thence NEly parallel with Julia Street for a distance of 20 feet to a point on Howe Street and the POINT OF BEGINNING.

ALSO - EASEMENT

A parcel of land 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 Ten (10), but better described on a map or subdivision of said Tract Ten (10), recorded in Plat Book 1 Page 40, said parcel being a part of Lot 16 and part of Lot 17, all being in Block 7 of the said subdivision recorded in Plat Book 1 page 40, all of the Public Records of Monroe County, Florida; said parcel of land being described by metes and bounds as follows:

COMMENCE at the intersection of the SEly right of way line (ROWL) of Julia Street with the SWly (ROWL) of Howe Street and run thence SEly along the SWly (ROWL) of said Howe Street for a distance of 139.10; thence SWly parallel with Virginia Street for a distance of 20 feet; thence NWly parallel with Howe Street for a distance of 12.0 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence SWly and parallel with Virginia Street for a distance of 3.0 feet; thence SEly parallel with Howe Street for a distance of 1.0 feet; thence SEly parallel with Virginia Street for a distance of 3.0 feet; thence NWly parallel with Howe Street 1.0 feet back to the POINT OF BEGINNING.

REVISION (1) - 06-07-2016- REVISED CERTIFICATIONS

THE SURVEY REPORT (SHEET 2 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

CERTIFIED TO -

Raymond J. Vazquez;
Iberabank Mortgage Company, ISAOA ATIMA;
The Closing Department, Inc.;
Westcor Land Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GVW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HO = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IK = IRON ROD	PT = POINT OF TANGENT
CDW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADII
CL = CENTERLINE	LD = LANDSCAPING	R/W = RIGHT OF WAY LINE
CIP = CHAINLINK FENCE	MB = MARKER	SSOD = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASUREMENT	TBM = TEMPORARY BENCH MARK
CGMG = CONCRETE	MF = METAL FENCE	TOS = TOP OF BANK
CIP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOS = TOP OF SLOPE
CVSD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1989)	TS = TRAFFIC SIGN
DELTA = CENTRAL ANGLE	NOT TO SCALE	TPP = TYPICAL
DECKE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	UR = URIZADABLE
EL = ELEVATION	OW = OVERHEAD WIRES	UL = UTILITY EASEMENT
ENCL = ENCLOSURE	PC = POINT OF CURVE	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PM = PARKING METER	WF = WOOD FENCE
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WL = WOOD LANDING
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WM = WATER METER
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WPP = WOOD POWER POLE
FO = FOUND	PBI = POINT OF BEGINNING	WRACK LINE = LINE OF DEEPS ON SHORE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WV = WATER VALVE
FO = FENCE ON LINE		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR MISTAKEN ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 05/21/2016

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMING INTO EFFECT ON 10/1/2009.



FLORIDA KEYS

PROPOSED DESIGN

217 VIRGINIA - NEW FOUNDATIONS & PORCH

SCOPE OF WORK:
NEW FOUNDATION SYSTEM, FRONT PORCH & STAIRS

PROJECT LOCATION:
217 VIRGINIA
KEY WEST, FL 33040

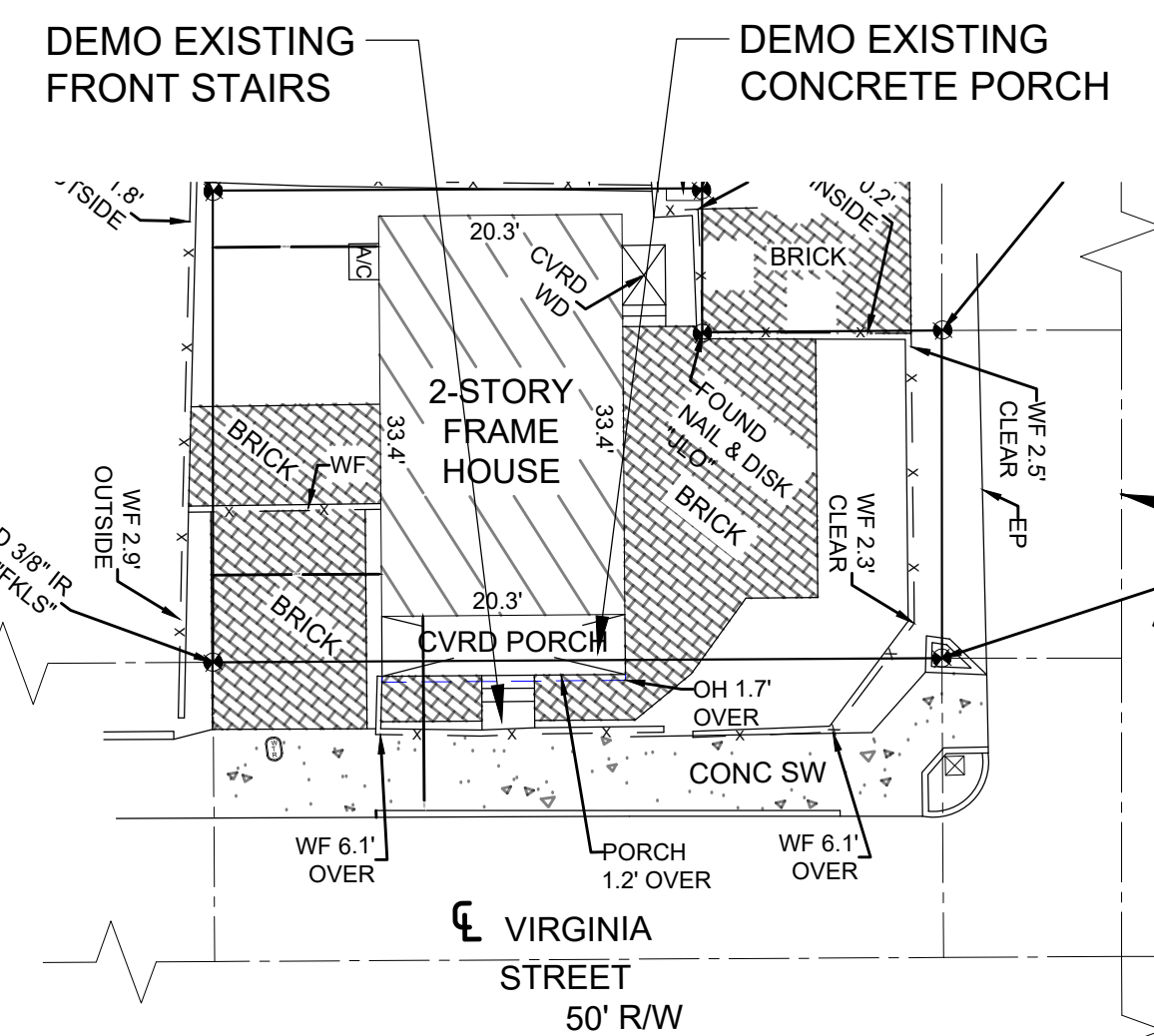
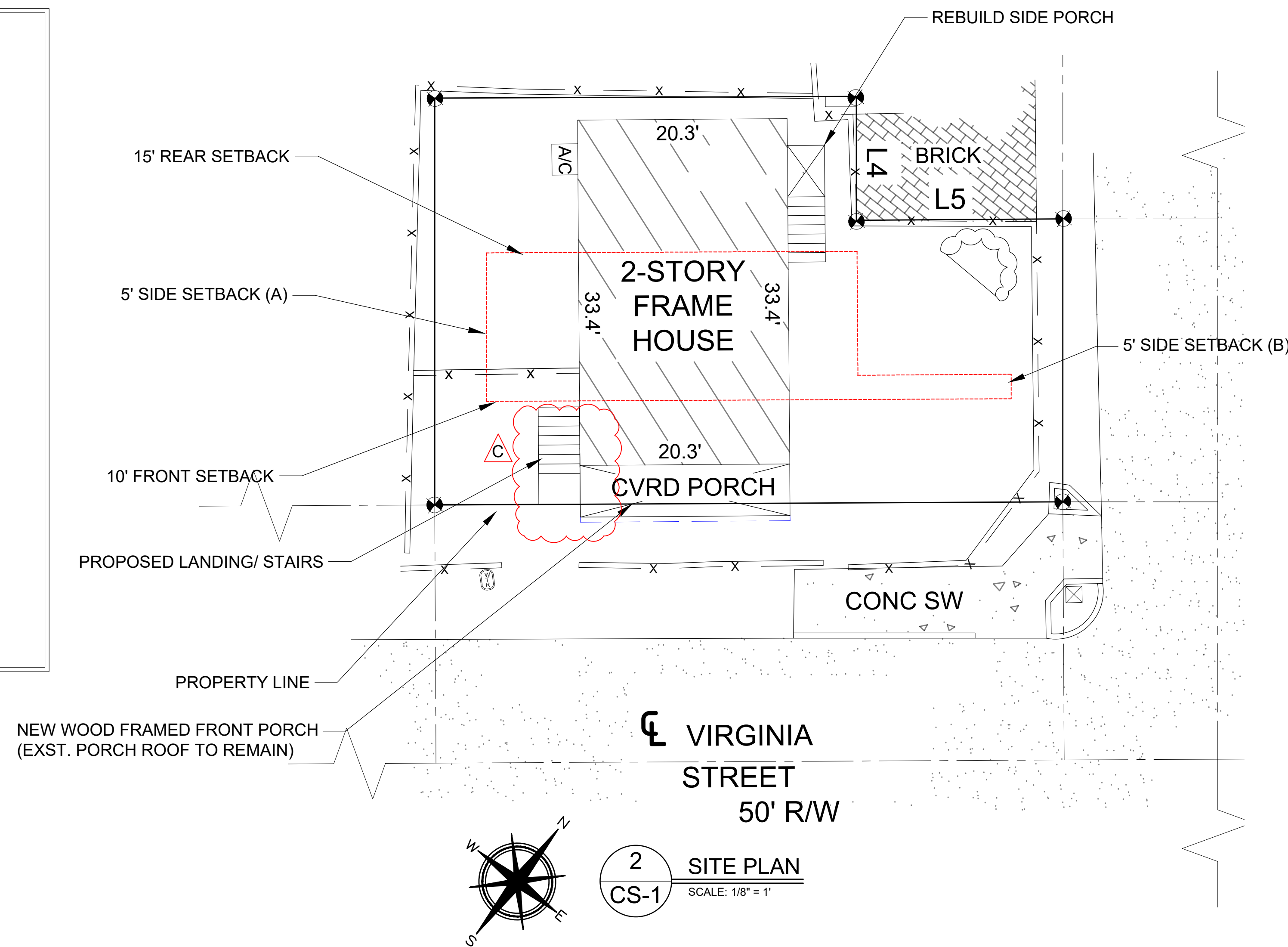
LEGAL DESCRIPTION:
KW PB1-25-40 PT LOT 16 & PT LOT 17 SQR 7 TR 10
H3-2 OR489-201/04

SEC/TWP/RANGE:
06/68/25

FLOOD CRITERIA:
FLOOD ZONE - AE-7 (CURRENT)/A-8 (PROPOSED)
BASED UPON N.G.V.D. 1929

SHEET LIST:
CS-1 COVER SHEET & SITE PLAN
A-1 FRONT ELEVATION
S-1 STRUCTURAL PLAN

GENERAL NOTES:
CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD CHANGES OR UNFORSEEN CONDITIONS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES.



SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	NOTES
ZONING		HMDR		N/A
FLOOD ZONE		AE-7		N/A
SIZE OF SITE		2,157		N/A
FRONT SETBACK	10'-0"	OVER 3'-5"	OVER 1'-3"	2'-2" IMPROVEMENT
SIDE SETBACK A	5'-0"	13'-10"	10'-0"	N/A
SIDE SETBACK B	5'-0"	3'-0"	UNCHANGED	N/A
STREET SIDE SETBACK	7'-6"	N/A	N/A	N/A
REAR SETBACK	15'-0"	2'-2"	UNCHANGED	N/A
BUILDING COVERAGE	40%	36.9%	36.9%	N/A
IMPERVIOUS SURFACE	60%	34.3%	31.5%	2.8% REDUCTION
OPEN SPACE/LANDSCAPING	35%	31.5%	31.5%	NO CHANGE

GENERAL CONSTRUCTION NOTES

GENERAL REQUIREMENTS

- PRIOR TO STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
- QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
- ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

DESIGN DATA

APPLICABLE CODES: FLORIDA BUILDING CODE (2023), ANSI/APSP/ICC-5 2011, NFPA 70 (NEC), ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION, ACI 318 LATEST EDITION AND ACI 301, AND ALL REFERENCED STANDARDS.

DESIGN LOADS: PER ASCI/SEI 7-16

FLOOR LIVE LOAD 40 PSF
ROOF LIVE LOAD 20 PSF (300 LB CONC.)
BASIC WIND SPEED 180 MPH
EXPOSURE C
STRUCTURAL CAT II

ALL PRESSURES SHOWN ARE BASED ON ASD DESIGN WITH A LOAD FACTOR OF 0.6

SOILS AND FOUNDATIONS

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIEU OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A "SEDIMENTARY AND FOLIATED ROCK" WITH AN ALLOWABLE LOAD BEARING PRESSURE OF 2,000 PSF. NOTIFY THE ENGINEER IF SOIL CONDITIONS ARE DIFFERENT. ADDITIONALLY:

- ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
- MINIMUM FOUNDATION DEPTH SHALL BE 24" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
- FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
- FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

- CONCRETE**
- CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
 - ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS.
 - ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
 - ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
 - NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 - TESTING: ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY AN INDEPENDENT SPECIALIZED COMPANY, PER ACI AND ASTM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF THE TESTING COMPANY. THE RESULTS SHOULD BE DELIVERED TO THE ENGINEER
 - THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME. THE MINIMUM SAMPLING FREQUENCY:
A) EACH DAY OF CONCRETING FOR EVERY CONCRETE MIX
B) EVERY 50 CUBIC YARDS
C) EVERY 2000 SQ. FT. OF SLAB AREA
 - CAST-IN-PLACE AND PRECAST MEMBER ERECTION TOLERANCES SHALL BE AS SPECIFIED IN THE TABLE 8.2.2 OR IN SECTION 8.3 OF "PCI DESIGN HANDBOOK/SIXTH EDITION".

- REINFORCEMENT**
- ALL REBAR SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 OR ASTM A1035 GRADE 100 (MMFX2) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 - ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
 - ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
 - ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REBAR SUPPORT

HARDWARE

HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON-EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.

- STRUCTURAL LUMBER**
- ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
 - ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHER PINE NO2 OR GREATER, KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
 - ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWPA STANDARDS.
 - ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
 - NAILING SHALL BE IN ACCORDANCE WITH FBC 7TH EDITION (2020). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACQ APPROVED TREATED.
 - SHEATHING SHALL BE 3/4" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 10D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

- STRUCTURAL STEEL**
- STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 360 OR LATER EDITION.
 - HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
 - STEEL PLATES, FLANGES AND MISCELLANEOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
 - W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
 - ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010. STRUCTURAL WELDING CODE - STEEL.

- STRUCTURAL STEEL COATING**
- ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10)
 - NON-EXPOSED STEEL SHALL BE COATED WITH 2 COATS OF A UNIVERSAL COMPATIBLE PRIMER
 - EXPOSED STEEL
A. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
B. APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
C. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
D. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.

- REINFORCED MASONRY (CMU)**
- ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
- INSTALL ALL BLOCKS IN RUNNING BOND.
 - MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (F'M) BE 2000 PSI.
 - TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
 - FILLED CELLS SHALL BE REINFORCED WITH #5 REBARS @ 24" O.C. (UNLESS OTHERWISE IS SPECIFIED ON THE PLANS).
 - GROUT SHALL BE PEA ROCK PUMP MIX (ASTM C476) WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAY) (ASTM C1019). TARGETED SLUMP SHALL BE 8"-11".
 - EACH GROUTED CELL SHALL HAVE CLEANOUT OPENINGS AT THE BOTTOM. THERE SHALL BE NO LOOSE MORTAR OR OTHER DEBRIS IN THE BOTTOM OF THE CELL. USE BLAST PRESSURE WASHING FOR SURFACE PREPARATION.

- WINDOWS & DOORS**
- ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED.
 - ALL EXTERIOR WINDOWS SHALL HAVE FLORIDA PRODUCT APPROVAL AND NOA. PRODUCT APPROVAL LABELS SHALL BE PERMANENTLY ATTACHED TO THE FRAME.
 - WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)

NOT VALID FOR CONSTRUCTION UNLESS DIGITALLY SIGNED WITH ORIGINAL SEAL.

ROBERT HULEC, P.E.
LIC # 96937

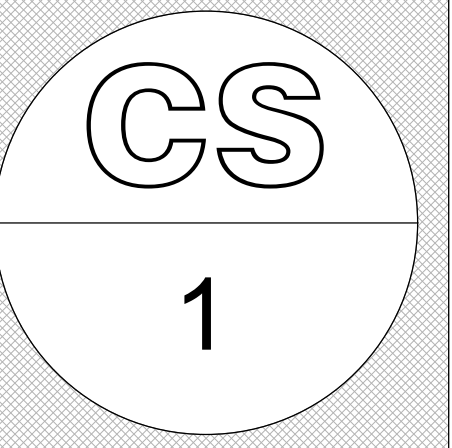


LAKWOOD ENGINEERING
1211 WATSON ST.
KEY WEST, FL 33040
305-890-6284

DATE	REV SET	DESCRIPTION
5/20/24	1	ISSUED PERMIT SET
6/10/24	A	REVISED STAIR LOC.
8/23/24	B	REVISED PROPOSED ELEVATIONS
9/18/24	C	REVERTED TO ORIGINAL STAIR LOC.

NEW FOUNDATIONS & FRONT PORCH
217 VIRGINIA ST.
KEY WEST, FL 33040

SHEET TITLE COVER & SITE PLAN



DRAWN BY: BH APPROVED BY: SJ

SEAL

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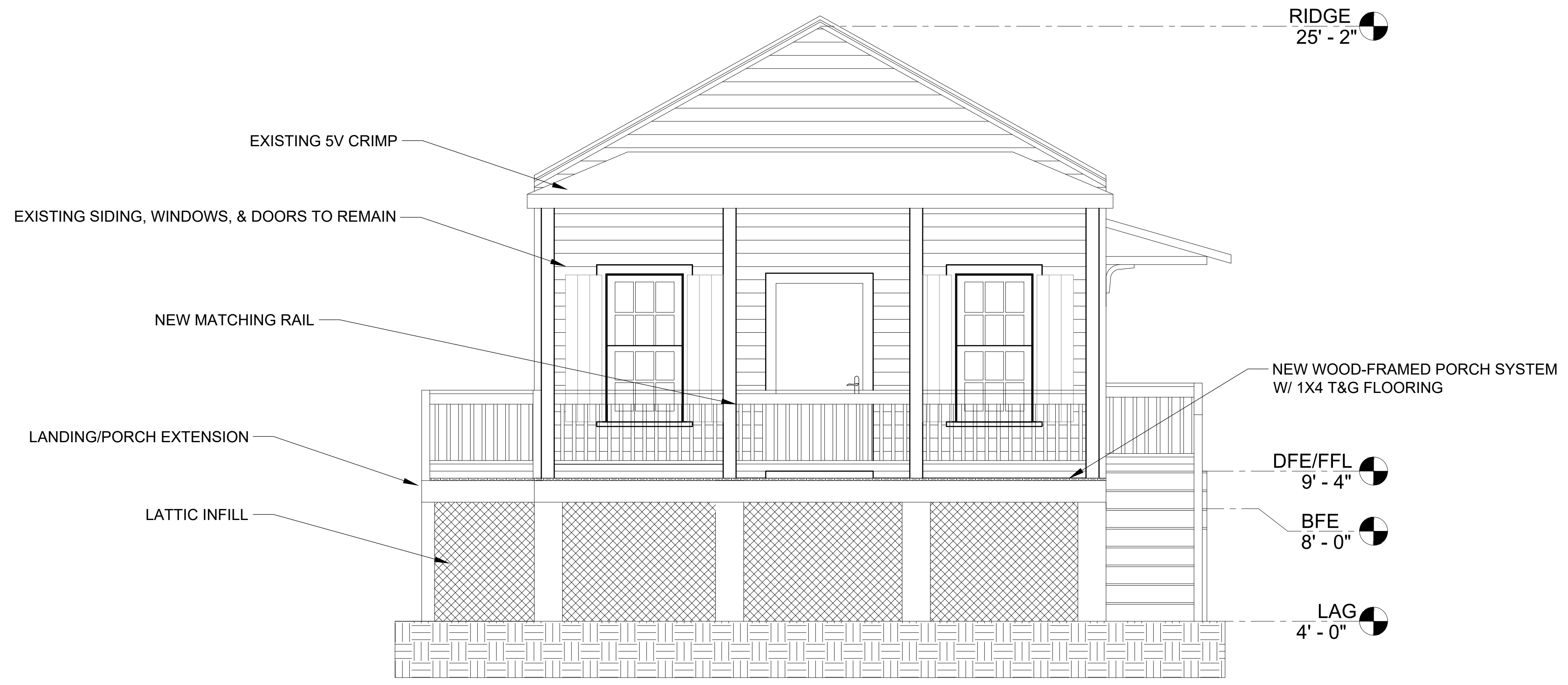


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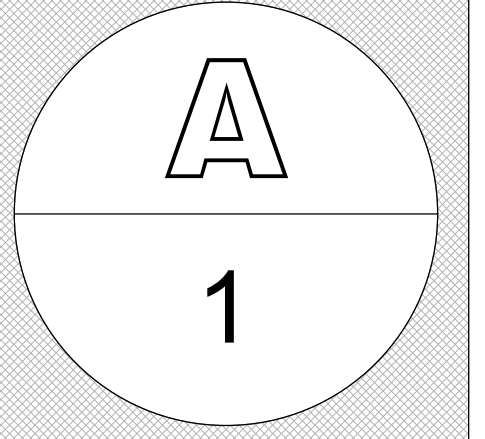
1 CURRENT FRONT ELEVATION
 A-1 SCALE: 3/8" = 1'



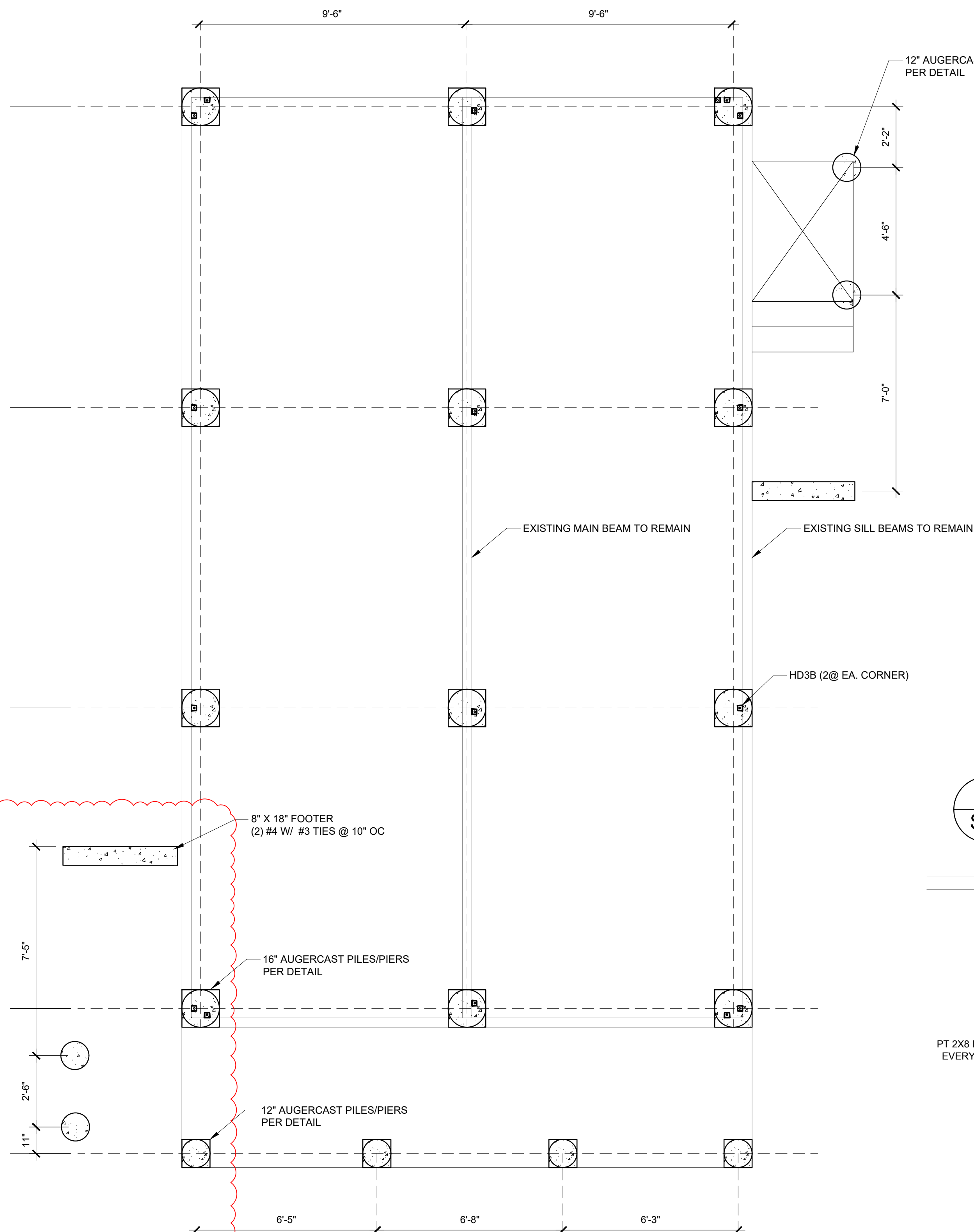
2 PROPOSED FRONT ELEVATION
 A-1 SCALE: 3/8" = 1'

NEW FOUNDATIONS & FRONT PORCH
 217 VIRGINIA ST.
 KEY WEST, FL 33040

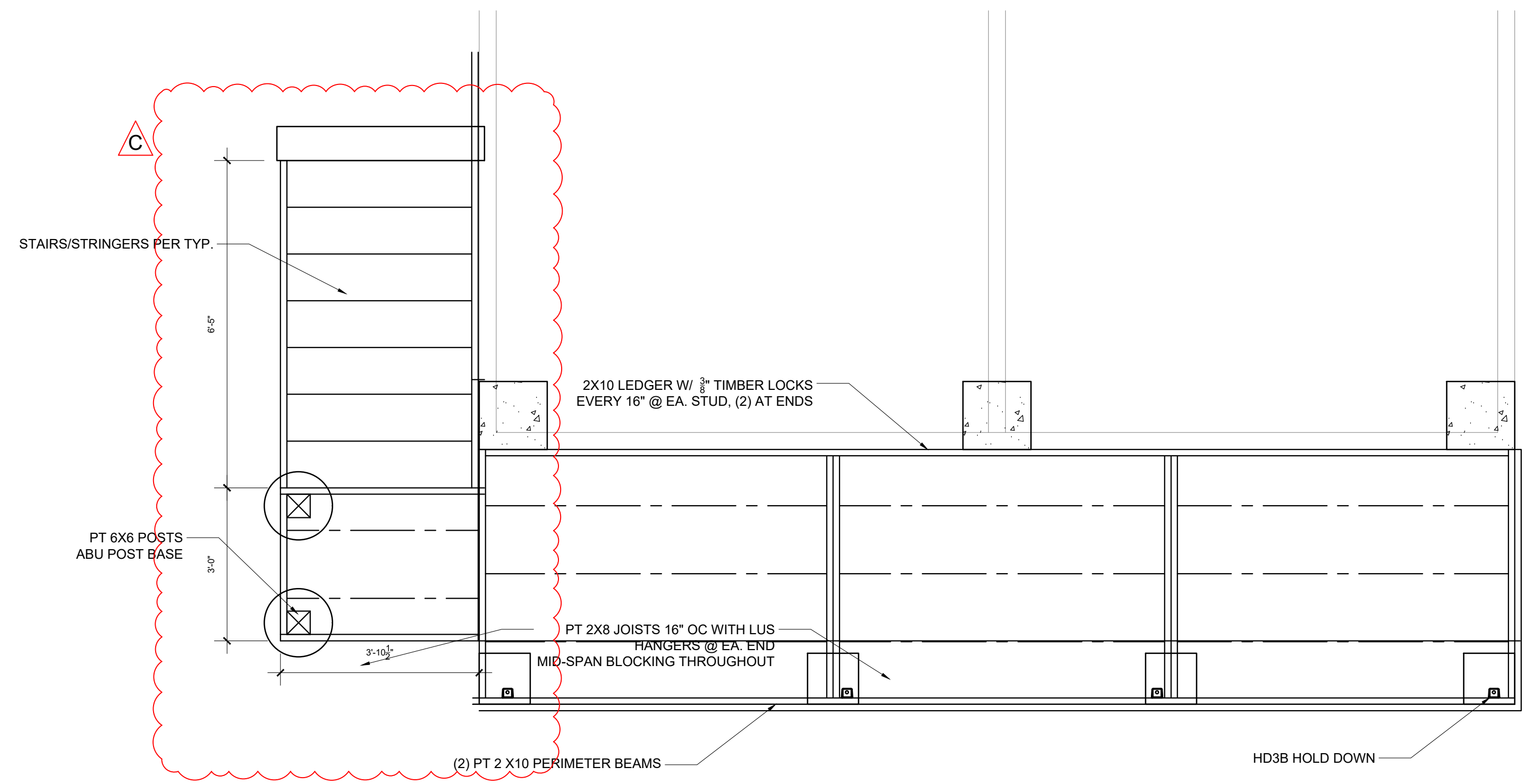
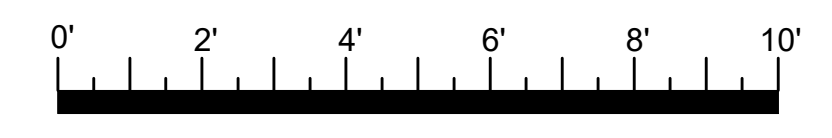
SHEET TITLE: ELEVATIONS



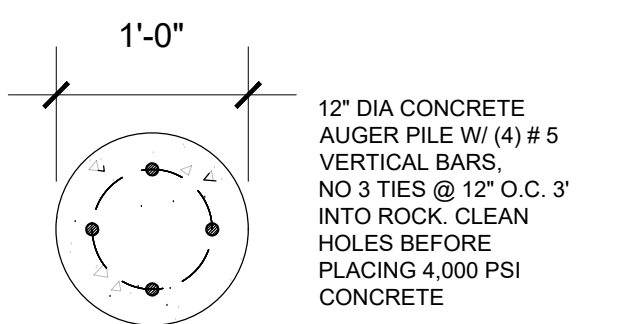
DRAWN BY: BH APPROVED BY: SJ



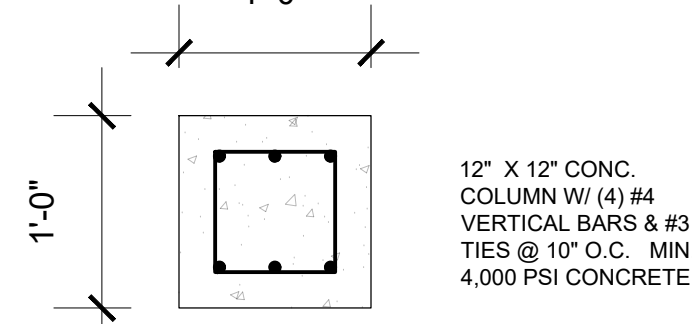
1 FOUNDATION PLAN
SCALE: 3/8" = 1'



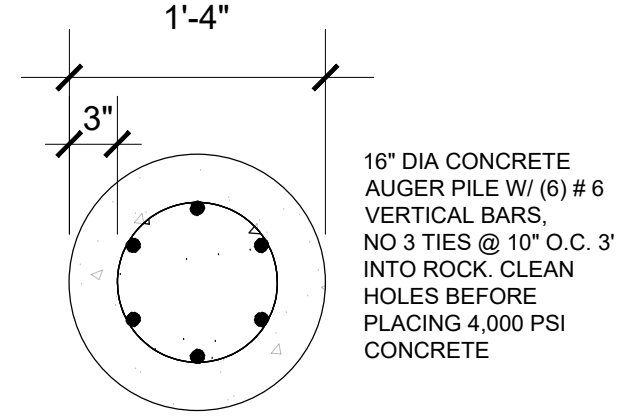
2 FRONT PORCH FLOOR FRAMING PLAN
SCALE: 1/2" = 1'



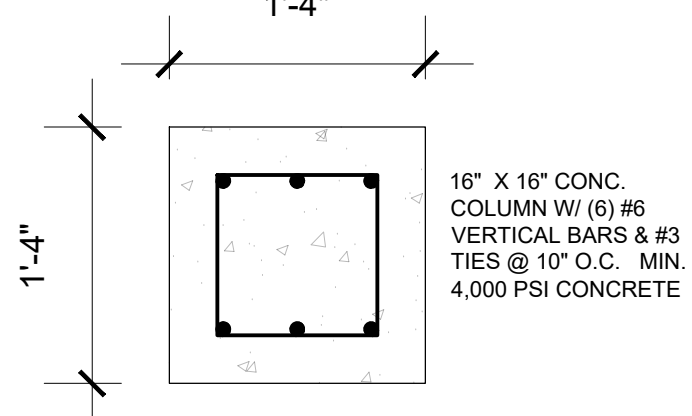
3 12" AUGER PILE DETAIL
SCALE: 1" = 1'



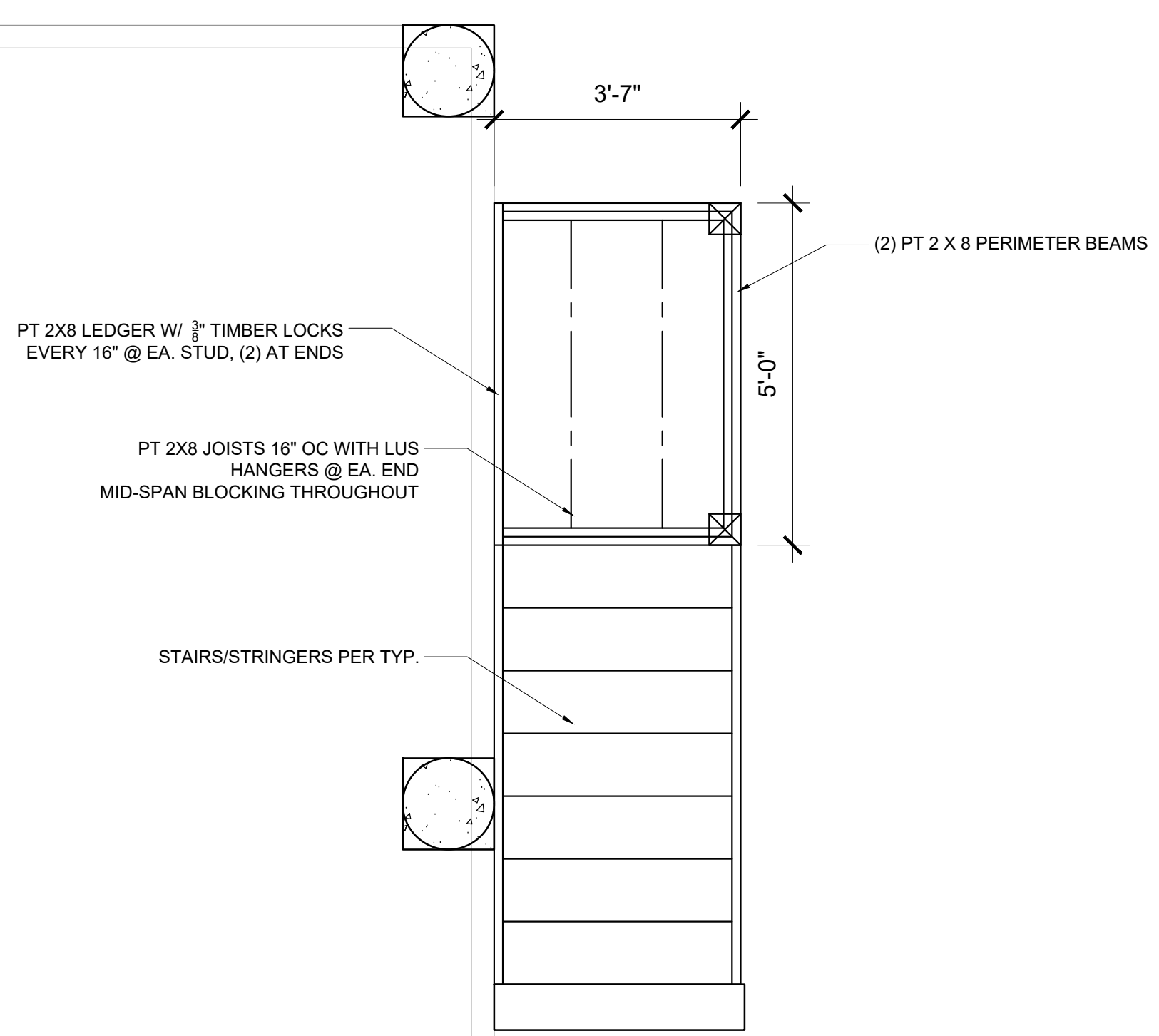
4 CONCRETE PIER DETAIL
SCALE: 1" = 1'



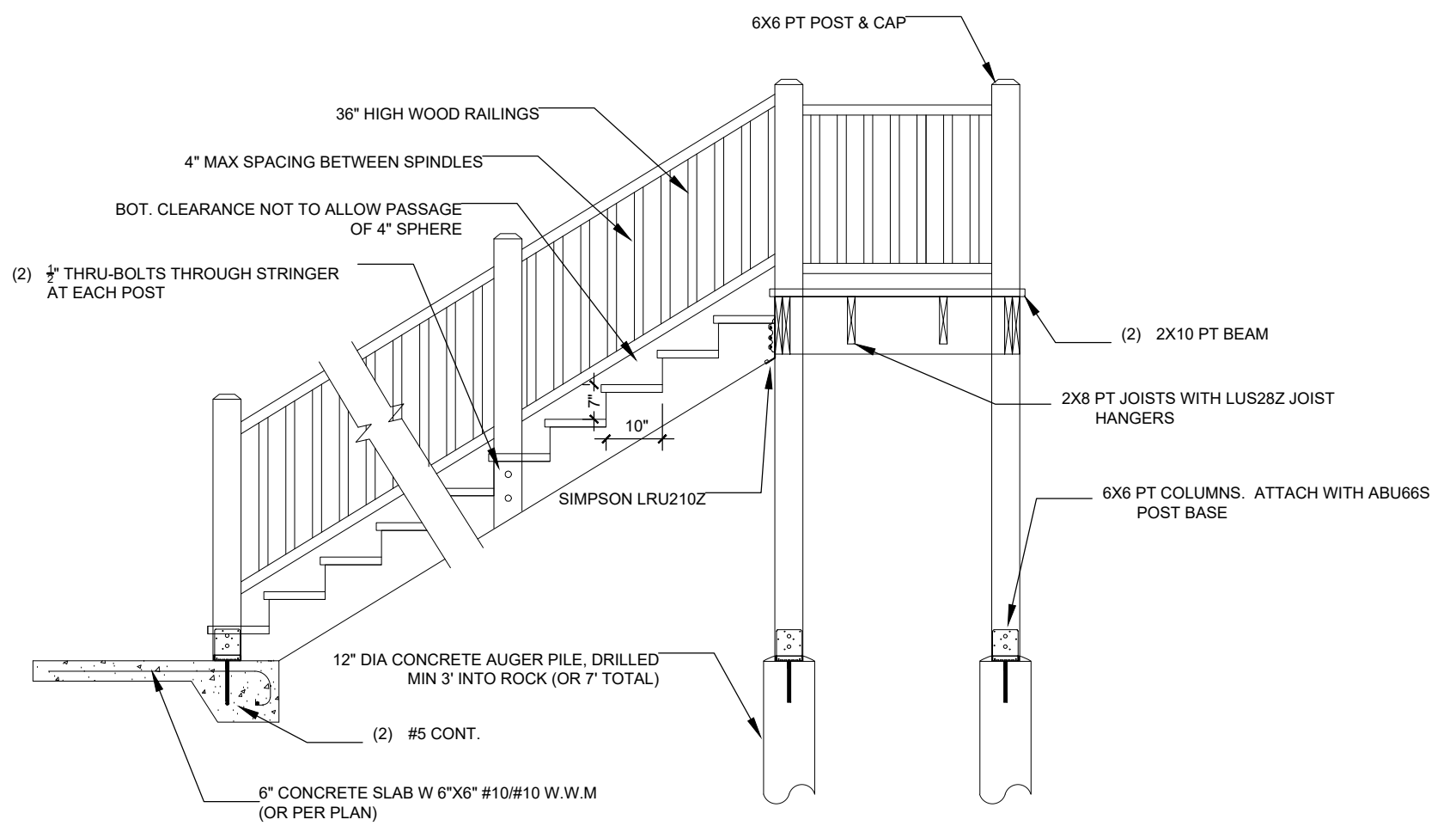
5 16" AUGER PILE DETAIL
SCALE: 1" = 1'



6 CONCRETE PIER DETAIL
SCALE: 1" = 1'



7 SIDE PORCH FLOOR FRAMING PLAN
SCALE: 1/2" = 1'



8 TYP. STAIR PLAN
SCALE: N/A

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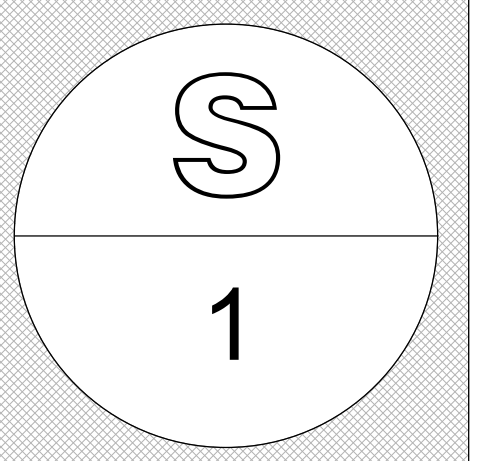


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NEW FOUNDATIONS & FRONT PORCH
217 VIRGINIA ST.
KEY WEST, FL 33040

SHEET TITLE: NOTES & FOUNDATIONS



DRAWN BY: BH APPROVED BY: SJ

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. September 24, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

ELEVATE HOME 3'-8" AND ADD NEW STAIRCASE TO FRONT PORCH. REPLACE CONCRETE PORCH DECK WITH WOOD.
217 VIRGINIA STREET

Applicant – Samantha Jones General Contractors Application #H2024-0039

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.

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 Landon Mitchell, 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: 217 VIRGINIA STREET. on the 16 day of September, 2024.

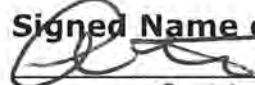
This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on September 24, 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 H2024.0039.

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

Signed Name of Affiant:

 Date: 9-16-24
 Address: 5650 1st Ave
 City: Key West
 State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16 day of September, 2024.

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

NOTARY PUBLIC
 Sign Name: J.R.M.
 Print Name: Jennifer R. Moran
 Notary Public - State of Florida (seal)
 My Commission Expires: Feb 21, 2027





Public Meeting Notice

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00026910-000100
 Account# 9010761
 Property ID 9010761
 Millage Group 11KW
 Location 217 VIRGINIA St, KEY WEST
 Address
 Legal Description KW PB1-25-40 PT LOT 16 & PT LOT 17 SQR 7 TR 10 H3-2 OR489-201/04 OR1346-363/5 OR1591-750/752 OR1776-2238/39 OR1875-509/511 OR2808-1932/34 OR2930-1336 OR2975-0683 OR3061-0218
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

HEATHCOTE LESLEY
 9 HUMBERCREST
 Toronto ON M6S 2H2 CA

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$360,173	\$339,470	\$343,081	\$298,037
+ Market Misc Value	\$5,125	\$5,228	\$5,331	\$5,433
+ Market Land Value	\$666,406	\$684,356	\$415,101	\$336,568
= Just Market Value	\$1,031,704	\$1,029,054	\$763,513	\$640,038
= Total Assessed Value	\$851,891	\$774,446	\$704,042	\$640,038
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,031,704	\$1,029,054	\$763,513	\$640,038

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$684,356	\$339,470	\$5,228	\$1,029,054	\$774,446	\$0	\$1,029,054	\$0
2022	\$415,101	\$343,081	\$5,331	\$763,513	\$704,042	\$0	\$763,513	\$0
2021	\$336,568	\$298,037	\$5,433	\$640,038	\$640,038	\$0	\$640,038	\$0
2020	\$325,349	\$230,625	\$746	\$556,720	\$556,720	\$0	\$556,720	\$0
2019	\$341,056	\$220,862	\$748	\$562,666	\$562,666	\$0	\$562,666	\$0
2018	\$343,332	\$107,932	\$810	\$452,074	\$452,074	\$0	\$452,074	\$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
RES SUPERIOR DRY (01SD)	2,157.49	Square Foot	60.9	39.4

Buildings

Building ID	35566	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1120	Roof Type	GABLE/HIP
Finished Sq Ft	660	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	106	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	7	Grade	550
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	100	0	50
FHS	FINISH HALF ST	340	0	74
FLA	FLOOR LIV AREA	660	660	106
OPF	OP PRCH FIN LL	20	0	18
TOTAL		1,120	660	248

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2001	2002	6 x 17	1	102 SF	2
FENCES	2001	2002	4 x 75	1	300 SF	2
BRICK PATIO	2017	2018	0 x 0	1	541 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/7/2020	\$730,000	Warranty Deed	2293698	3061	0218	01 - Qualified	Improved		
7/11/2019	\$62,500	Quit Claim Deed	2228819	2975	0683	16 - Unqualified	Improved		
9/26/2018	\$645,000	Warranty Deed	2189543	2930	1336	37 - Unqualified	Improved		
7/27/2016	\$540,000	Warranty Deed		2808	1932	01 - Qualified	Improved		
3/31/2003	\$355,000	Warranty Deed		1875	0509	Q - Qualified	Improved		
4/8/2002	\$265,000	Warranty Deed		1776	2238	Q - Qualified	Improved		

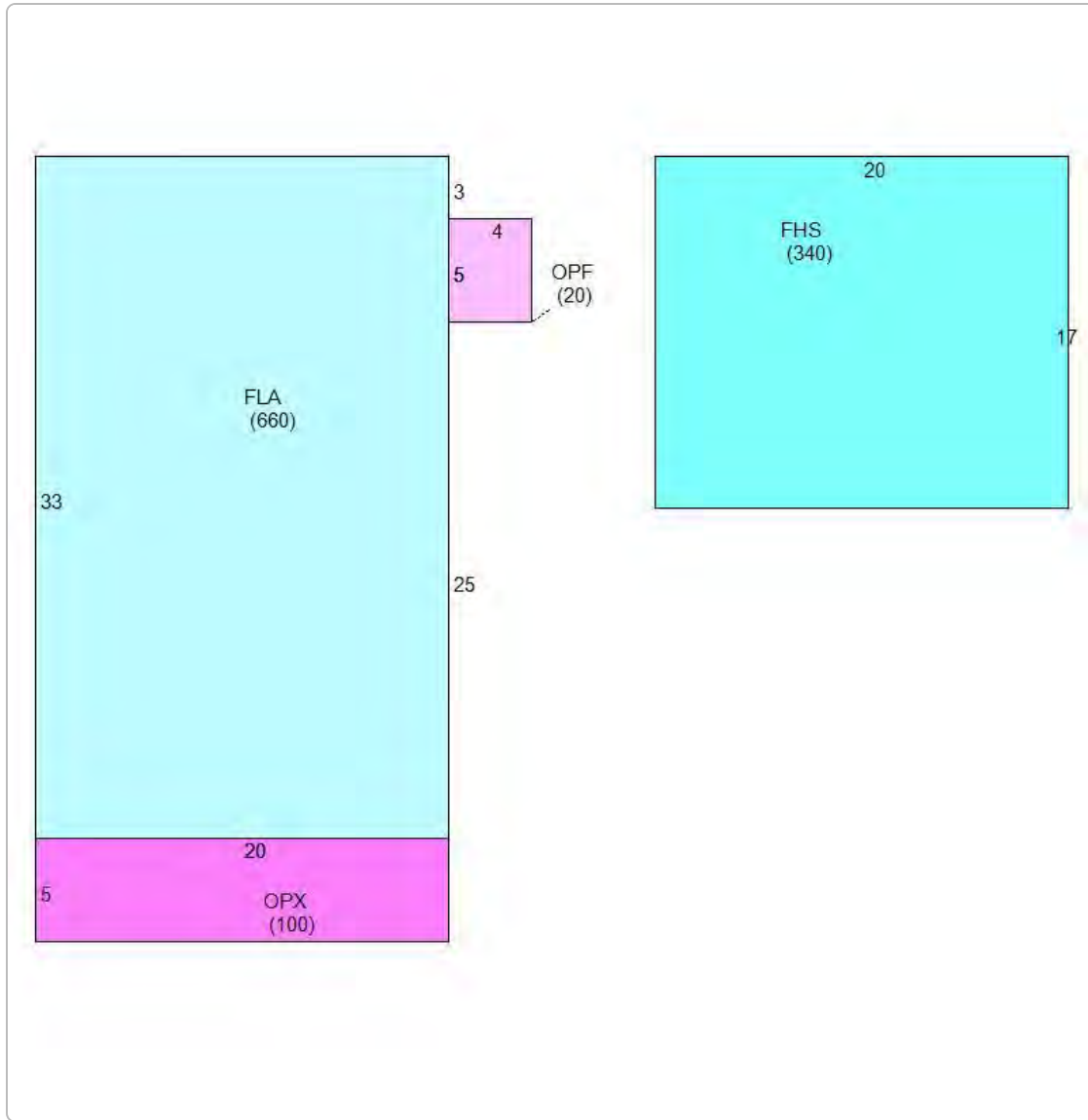
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0103786	11/27/2001	12/31/2002	\$5,500		ROOFING
0004485	4/25/2001	4/5/2002	\$45,000		RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
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Contact Us

