

Historic Architectural Review Commission

Staff Report Item 13

Meeting Date:	September 23, 2014
Applicant:	Mattingly Construction, General Contractor
Application Number:	H14-01-1403
Address:	1316 Virginia Street
Description of Work:	Raise a contributing house by 18” to allow for future flood level guidelines set forth by FEMA. The structure is currently undergoing renovations for new foundation and floor system.
Building Facts:	The house located on 1316 Virginia is listed as a contributing resource in the survey. The survey says the one story frame vernacular house was built ca. 1906, and the location of the house is first included on the 1912 Sanborn map.
Guidelines Cited in Review:	Foundations and Lattice Infill (page 34), specifically guideline 4. Additions, Alterations and New Construction (pages 36-38a), specifically guideline 7 and guideline 2 of page 38. Parking Areas, Landscaping, and Open Space Environment (page 43), specifically guideline 4.

Staff Analysis

The Certificate of Appropriateness proposes elevating a contributing house by eighteen inches. The structure is currently undergoing renovations for a new foundation and floor system. The proposed plan is to raise the house to meet anticipated future FEMA guidelines.

Currently, the house is equivalent to its neighboring structures by having two feet tall footers. The proposed plans will raise the house up another foot and a half, with the house on three and a half feet tall footers.

There are three historic trees growing over the existing roofline of the house, and several large branches might need to be trimmed if the house is raised eighteen

inches. A certified arborist and Urban Forestry Manager Karen DeMaria will make that determination. This will possibly need a permit from the Tree Commission, and if needed, the owners of the trees will have to give permission for trimming to happen. It also appears that several structural roots are close to the location of the footers, and these will need a permit from the Tree Commission and a certified arborist to do the work.

Consistency with Guidelines

1. The proposed design will increase the height of the pier foundations. The guidelines say that foundations should be repaired or replace “to match original foundation size and appearance.”
2. The proposed plans will elevate an existing structure so that its proportions will be out of scale and inharmonious with its neighbors.
3. The applicant has not demonstrated that the proposed elevation will not interfere with the essential form and integrity of the neighborhood and streetscape.
4. These historic trees reflect the development of the property, and should be retained. These large and historic trees look to be affected by the proposed construction. The Commission needs to encourage the preservation of these trees.

It is staff's opinion that the proposed changes will have an adverse effect on the historic house's integrity and scale. The proposed plans are also inconsistent with the guidelines in regards to foundation's size. Rather than be a small, single story frame vernacular house on proper sized pier foundations, the elevated house will look closer to a house constructed on stilts.

Also, the issue is not so much that the house will be taller, but that the house won't be at the same level as its neighbors. These neighboring houses were built at a similar time as 1316 Virginia (c.1906), and this streetscape relationship, which has been intact for a hundred years, will be broken. We understand the owner's need to have affordable insurance, but the Commission has the responsibility to retain the character of the neighborhood and the house, which means keeping the height of the footers harmonious with surrounding houses.

In addition, the applicant will need to contact the Urban Forestry Manager before the raising of this house to determine the impact on the historic trees growing over the existing roof of the house.

Application



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

APPLICATION # 14-001403

OWNER'S NAME: Brian & Julie Doe DATE: 8/29/14

OWNER'S ADDRESS: 47 W shore Rd Windham, NH 03087 PHONE #: 508-265-1818

APPLICANT'S NAME: MATTINGLY CONSTRUCTION PHONE #: 305-797-6435

APPLICANT'S ADDRESS: 2932 HARRIS AVE Key West, FL 33040

ADDRESS OF CONSTRUCTION: 1316 Virginia ST # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Raise Existing 780 SF. structure 18" To Allow for Future Flood level guide lines set forth by FEMA. Structure is currently undergoing Renovations for new Foundations & Floor system.

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.

Date: 8/25/14

Applicant's Signature: [Signature]

Required Submittals

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

Oper: KEYBLO SAMPLES: 0 Drawer: 306
Date: 9/8/14 50 Receipt no: 306

PT 2014 100203

BUILDING PERMITS-NEW
Staff Use Only \$58.00

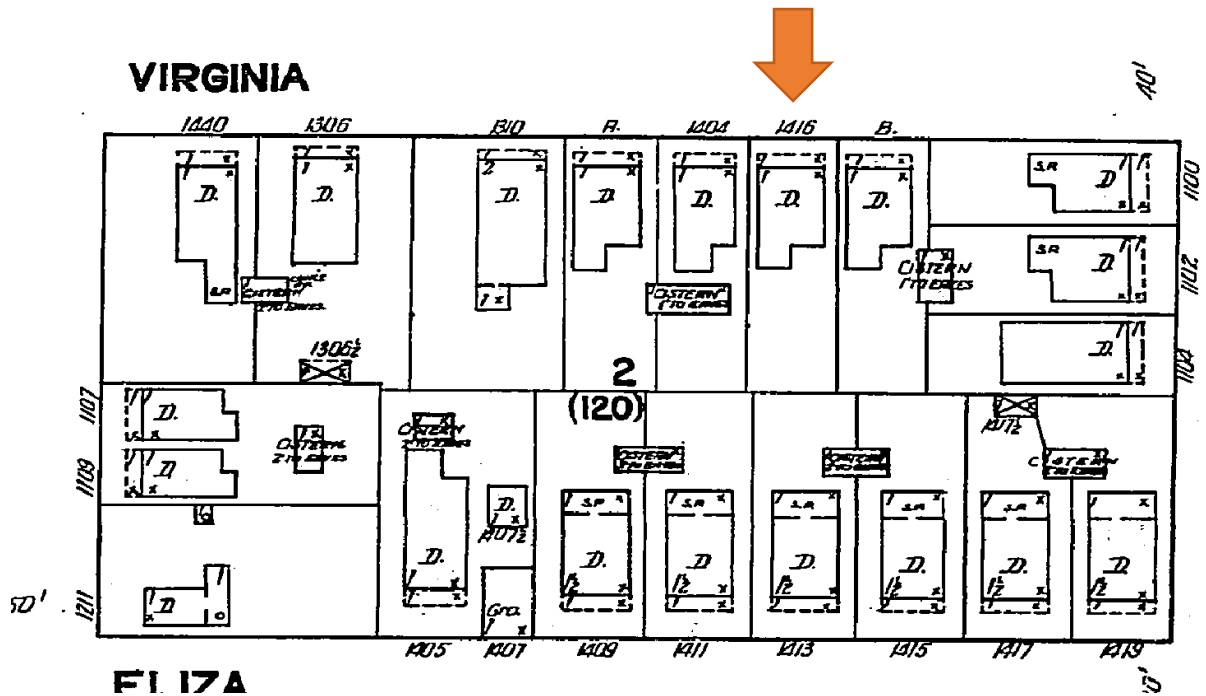
Trans number: 3018804
Date: 3619 \$58.00

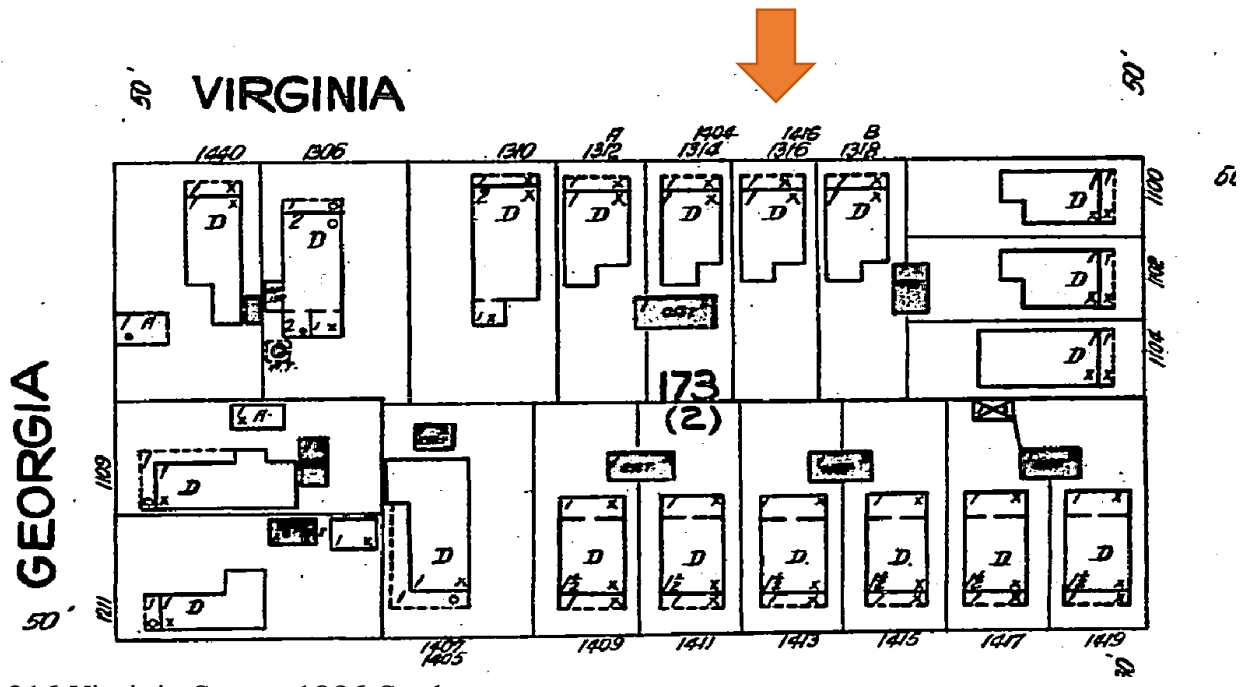
Trans date: Staff Approval line: 13:33:24

Fee Due: \$ _____

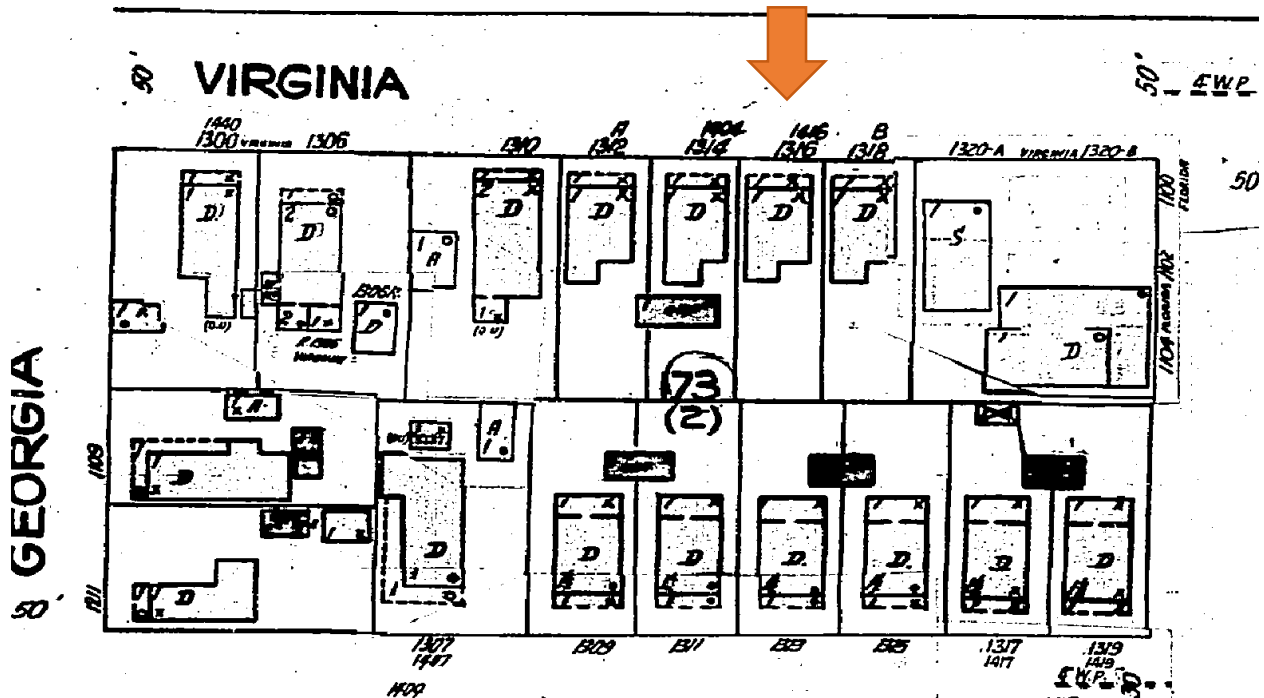
HISTORIC ARCHITECTURAL REVIEW APPLICATION

Sanborn Maps

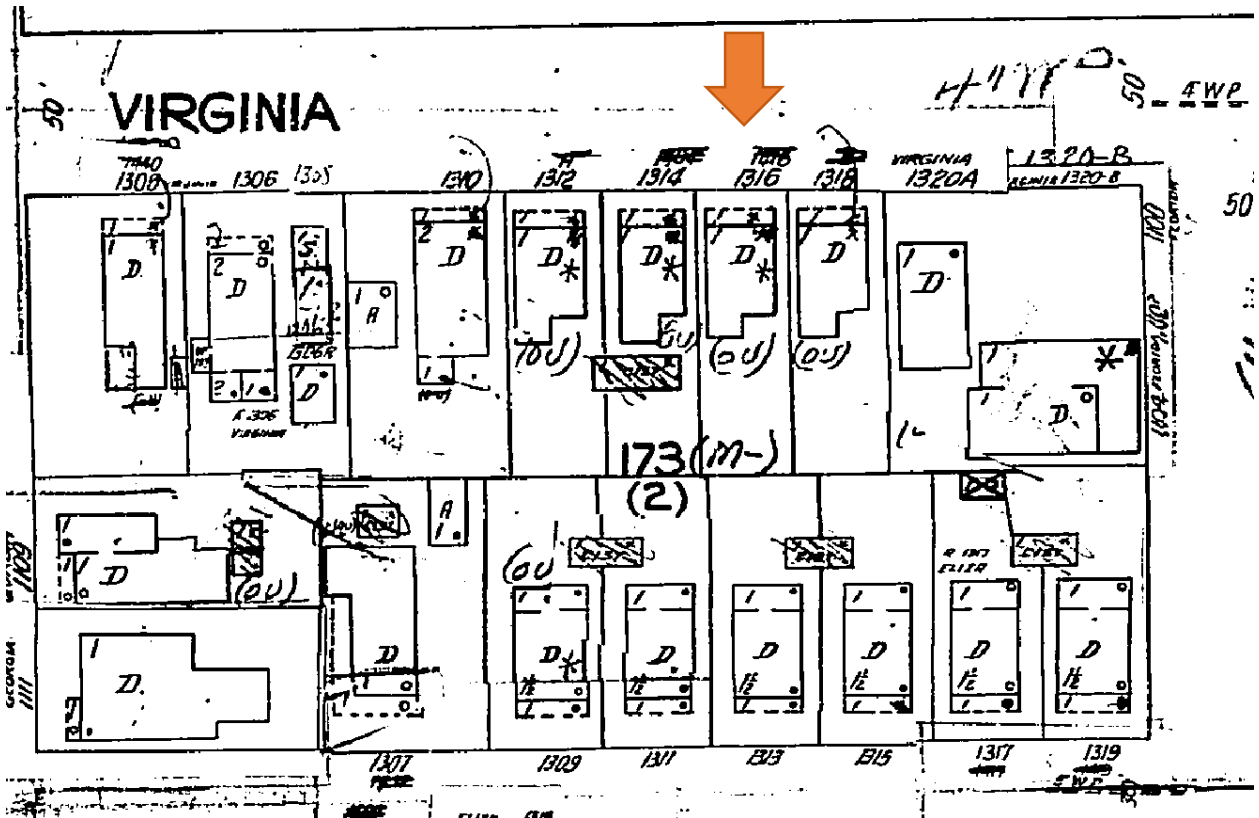




1316 Virginia Street, 1926 Sanborn map



1316 Virginia Street, 1945 Sanborn map



1316 Virginia Street, 1962 Sanborn map

Project Photos



“Photo taken by the Property Appraiser's office c1965; 1316 Virginia St.; built c1906.” Monroe Public County Library.











HAUGHTON'S
REAL ESTATE
COMMERCIAL REAL ESTATE
RESIDENTIAL REAL ESTATE
1000 W. 10th St. - Suite 100
Tulsa, Oklahoma 74106
Tel: 918.492.1234
Fax: 918.492.1235





MATTHEW
REALESTATE
COMMERCIAL • RESIDENTIAL
NEW CONSTRUCTION • REPAIRS
PROPERTY MANAGEMENT
1100 2ND ST. N. • 33500 MIAMI
305.555.1234 • 10 AM - 6 PM













Urban Forestry Memo

MEMORANDUM FOR THE FILE

DATE: September 19, 2014

RE: 1316 Virginia Street, Raising the Foundation of the Existing House

FROM: Karen DeMaria, Urban Forestry Manager

There are three large diameter gumbo limbo trees along the property line/side of the house. An inspection revealed that footer holes have already been dug for the new foundation of the house. No issues were observed with these holes at the time of inspection. The first set of holes near the gumbo limbo closest to Virginia Street showed several large structural roots in and around the hole. These roots had not yet been cut. A permit from the Tree Commission would be needed in order to cut those roots and a certified arborist would have to do the work. Footer holes near the other two gumbo limbo trees did not show impacts to structural roots.

The inspection of the property also revealed that the additional raising of the foundation of the house might impact several large branches from the gumbo limbo trees. A permit may be required from the Tree Commission to trim those trees. A determination whether the branches can or can not be trimmed would have to be discussed with an arborist and myself.



Potential impacts?





Structural roots





Potential impacts?





Potential impacts?

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 23, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RAISE A CONTRIBUTING HOUSE BY 18” FOR FLOOD. FOR- #1316 VIRGINIA STREET

Applicant- Lee Mattingly, Contractor

Application # H14-01-1403

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.cityofkeywest-fl.gov.

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

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1035041 Parcel ID: 00034130-000000

Ownership Details

Mailing Address:

DOE BRIAN D AND JULIE C
47 W SHORE RD
WINDHAM, NH 03087-2115

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

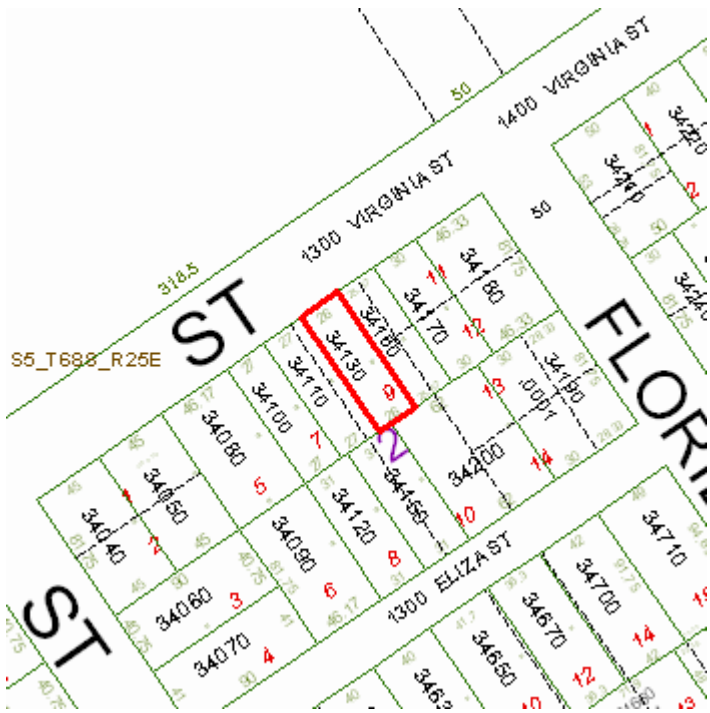
Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1316 VIRGINIA ST KEY WEST

Legal Description: KW ISLAND CITY SUB PB1-26 PT LOT 9 SQR 2 TR 14 G12-491/92 OR584-83L/E OR604-670D/C OR714-346/47 OR871-2104 OR937-1923 OR1138-488/89 OR2692-1129/30

[Click Map Image to open interactive viewer](#)





Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,126.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 760
Year Built: 1940

Building 1 Details

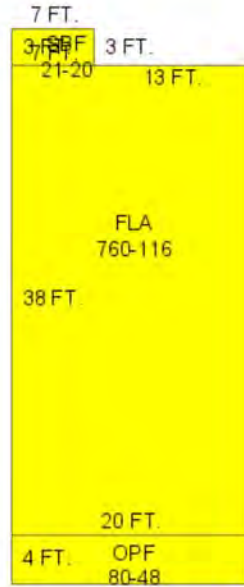
Building Type R1	Condition A	Quality Grade 450
Effective Age 22	Perimeter 116	Depreciation % 30
Year Built 1940	Special Arch 0	Grnd Floor Area 760
Functional Obs 0	Economic Obs 0	

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 2
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 1
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	760
2	OPF	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	80
5	SBF	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	21

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	480 SF	24	20	2002	2003	2	40
2	FN2:FENCES	134 SF	0	0	1995	1996	2	30

Appraiser Notes

2014-04-29 MLS \$470,000 2/1 TERRIFIC LOCATION IN HMDR DISTRICT WITH A FRONT VERANDA TO VIEW THE HISTORIC BAYVIEW PARK! OPEN CLASSIC CONCH HOME WITH THE SAME OWNER SINCE 1990! THIS WELL MAINTAINED HOME HAS VAULTED WOOD CEILINGS, A BASIC KITCHEN, AND MANY OTHER IMPROVEMENTS OVER THE YEARS. CENTRAL AC/HEAT, NEW EXPANSIVE PRIVATE BACKYARD COMPOSITE MATERIAL (TREK) DECKING AND MORE. THIS CHARMING HOME HAS NEVER BEEN RENTED WHICH MAINTAINED THE CONCH INTEGRITY AND CONDITION. ROOM FOR 2ND BATH AND EXPANDING THE LIVING SPACE TO THE BACK AREA. EXISTING SURVEY FROM THE YEAR 2000 - AE FLOOD 6'ELEVATION.(NEXT DOOR HOUSE IS X ZONE) HOME WAS LISTED AT AN APPRAISED VALUE IN FEB. OF \$499,000 AND REDUCED IN PRICE AT THE END OF MARCH.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13-3056	07/31/2013	04/11/2014	12,497		REMOVE COVERAGE AT REAR OF PROPERTY AT DECK. REPLACE W/2" x 6' WOOD APPROX 670 SQ FT, REMOVE EXISTING JACUZZI REPLACE WITH DECK
02/2387	09/11/2002	12/16/2002	3,400		INSTALL CEN.A/C
02/2387	10/23/2002	12/16/2002	3,900		UPGRADE ELECTRIC

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
2014	74,308	4,743	141,057	220,108	220,108	0	220,108
2013	88,297	4,738	208,397	301,432	268,870	0	301,432
2012	92,825	4,924	189,452	287,201	244,428	0	287,201
2011	93,957	5,107	123,144	222,208	222,208	0	222,208
2010	123,426	5,289	94,126	222,841	222,841	0	222,841
2009	137,061	5,475	187,673	330,209	330,209	0	330,209
2008	129,676	5,657	229,608	364,941	364,941	0	364,941
2007	157,899	5,839	340,160	503,898	503,898	0	503,898
2006	289,392	6,026	201,970	497,388	497,388	0	497,388
2005	271,386	6,208	170,080	447,674	447,674	0	447,674
2004	180,068	6,390	116,930	303,388	303,388	0	303,388
2003	178,146	6,577	51,024	235,747	235,747	0	235,747
2002	183,129	6,759	47,835	237,723	237,723	0	237,723
2001	158,296	6,941	47,835	213,072	213,072	0	213,072
2000	158,296	9,445	31,890	199,630	199,630	0	199,630
1999	154,765	9,471	31,890	196,126	196,126	0	196,126
1998	130,302	7,380	31,890	169,572	169,572	0	169,572
1997	114,014	6,617	27,638	148,269	148,269	0	148,269
1996	87,954	5,270	27,638	120,862	120,862	0	120,862
1995	80,136	4,915	27,638	112,689	112,689	0	112,689
1994	71,666	4,499	27,638	103,803	103,803	0	103,803
1993	71,666	4,600	27,638	103,904	103,904	0	103,904
1992	71,666	4,701	27,638	104,006	104,006	0	104,006
1991	71,666	4,805	27,638	104,109	104,109	0	104,109
1990	40,330	92	21,792	62,215	62,215	25,000	37,215
1989	36,664	84	21,260	58,008	58,008	25,000	33,008
1988	31,990	84	17,540	49,614	49,614	25,000	24,614
1987	31,607	84	13,288	44,979	44,979	25,000	19,979
1986	31,772	84	12,756	44,612	44,612	25,000	19,612
1985	30,708	84	7,675	38,467	38,467	0	38,467

1984	28,642	84	7,675	36,401	36,401	25,000	11,401
1983	28,642	84	7,675	36,401	36,401	25,000	11,401
1982	16,613	84	6,034	22,731	22,731	0	22,731

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
6/18/2014	2692 / 1129	400,000	<u>WD</u>	<u>02</u>
7/1/1990	1138 / 488	107,000	<u>WD</u>	<u>Q</u>
4/1/1985	937 / 1923	64,000	<u>WD</u>	<u>Q</u>
11/1/1982	871 / 2104	50,000	<u>WD</u>	<u>Q</u>
2/1/1977	714 / 346	31,000	00	<u>Q</u>

This page has been visited 251,210 times.

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