



Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: April 25, 2017

Applicant: Pike Architects

Application Number: H17-03-0007

Address: #205-207 Virginia Street

Description of Work:

Two new conch style homes, wood framed houses on vacant lot.

Site Facts:

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

A previous application came before the HARC Commission in December 2016, but was denied.

Guidelines Cited in Review:

2016 HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 8, 9, 11, 12, 13, 14, 15, 16, 17 18, 21, 22, 23, 24, and 25.

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

Staff Analysis

This Certificate of Appropriateness proposes two separate houses on the lot. The house on the left is a two-story structure, located in the same space that 205 Virginia once occupied. The house on the right will have more of an appearance of a one and a half story structure. The buildings will be

set back almost 20 feet from the front property line. Most of the historic buildings on the street are very predominant to the street with small setbacks. The buildings will utilize 4/2 aluminum windows, either composite or wood materials, such as siding, trim and fascia, porch columns and railings. The houses will have v-crimp metal roofing.

The two-story house will have a height of 29 feet, 6.5 inches, and the one and a half story structure is 23 feet, 1 inch tall.

The plans also include a rear patio with each unit and two parking spaces.

Consistency with Guidelines

1. The proposed houses are far more compliant with the guidelines than the previous design. The revised design has included front porches that span the entire width of the proposed buildings. As the structure is new construction in a flood zone, the proposed building must be elevated to meet building code requirements. Guideline 16 of New Construction is clear that “floor-to-floor heights shall be reduced, along with a proportionate reduction in width, to maintain the established height pattern of neighboring structures and scale of the historic district.” These buildings will be constructed with a much higher floor level than the surrounding context, and the architect has lowered the floor to ceiling height in the one and a half story structure. The two-story structure could have even lower floor to ceiling heights (especially the first floor which has a height of 9 feet, 6 inches), which would help the proportion of the two-story structure. The proposed two-story structure is quite tall to its width, so any reduction of floor to ceiling height would be beneficial for the proportions of the building.
2. The proposed structures are taller than most of the surrounding structures, as the historic structures on the block are only one-story. With the requirements for building elevation, any new construction will most likely be taller than the surrounding historic context. The two-story structure is located where a very prominent two-story structure was located and condemned. The proposed design to set the structures almost 20 feet setback from the front property line, lessening their impact to the street. The one and a half story structure, while the second floor could be reduced to create more of a half story appearance, works as a transition between the one-story houses on the street and two story house as the end of the block.
3. The guidelines also state that parking should be located “in the rear or side yards.” The architect has worked so that the parking spaces are located more in the side yard of the property, than directly in front of the new buildings.
4. The guidelines for new construction also cover fenestrations. Guidelines 24 states that fenestrations should be similar in scale, proportion, and character to those used traditionally in the neighborhood. Pattern and proportion of window and door openings establish a rhythm and balance. These fenestrations work with the walls of a building to create a scale, as well as breaking up the massing. A building void of fenestrations appears to be more massive than a building with well-proportioned and placed

fenestrations. Historic houses in Key West have very balanced, symmetrical fenestrations, often evenly spaced creating an appealing rhythm.

In addition, guideline 25 states that, “Solid to void ratios of walling to windows and doors shall be similar to the typology in the immediate area.” The outer wall of 207 Virginia (the east wall), which would be quite visible, is missing a window that would create the symmetry and rhythm that is traditional to Key West architecture. Since that missing window is towards the front of the house, it would especially have an impact to the street. The guidelines are clear that new construction should follow a similar character and rhythm and have a similar solid to void ratios of walling to windows and doors.

It is staff’s opinion that the proposed design is a much more appropriate design than what was proposed in December. The guidelines for new construction do state that “new buildings should generally be consistent with the existing height of buildings...in the district, sub-area and/or immediate block.” Due to FEMA and Florida Building Code regulations, any new structure on this block will have a significantly taller finished first floor, meaning that even a one-story structure will be taller than the other buildings on that block as the existing structures are not elevated.

While the proposed structures will be taller than the historic buildings on the street, the demolished house at 205 Virginia Street was a very tall, two-story building that was very predominant on the block before it was condemned. The proposed two-story structure on that site is smaller and will have a large front setback, reducing its impact and prominence to the street. The proposed one and half story house therefore works to serve as a transition between the historic one-story buildings on the street and the taller two-story structures towards the Emma Street end of Virginia Street.

Even though the architect has worked to lower the massing of the two buildings, the two-story structure does not comply with guideline 16, which states that floor to ceiling height should be reduced when a building is required to be elevated for FEMA purposes. The two-story building has floor to ceiling heights of 9 feet, 6 inches for the first floor and 9 feet for the second floor – taller than the 7 feet, 6 inches required for habitable spaces by Florida Building Code. The two-story structure also has an odd proportion – with a narrow width compared to building height, and the lowering of the floor to ceiling heights (and therefore the overall height of the building) would help create a better proportioned structure.

The other issue is the lack of fenestration on the east wall on 207 Virginia Street. The guidelines for new construction are clear that new structures should have similar rhythm and solid-to-void ratios as historic buildings in the similar area. The lack of fenestrations on the front portion of the east wall does not comply with guidelines 24 and 25.

Therefore, staff finds that the design does not comply with guidelines 13, 14, 16, 24, and 25 of the guidelines for new construction, but it is worth mentioning that some of the inconsistencies is out of the applicant’s control regarding the required floor elevation for new construction.

APPLICATION

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

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

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

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

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
N/A - all new construction		

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

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

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

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

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

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

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

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



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

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

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

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A empty lot

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

N/A empty lot

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

No

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

does not

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

is not

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

does not

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

does not

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

is not

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

does not

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

has & likely will not

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



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

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

Yes Number of pages and date on plans 5 pages 11/22/16, REV 2/02/17
 No Reason _____

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

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

N/A empty lot

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

N/A empty lot

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A empty lot

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

N/A empty lot

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

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

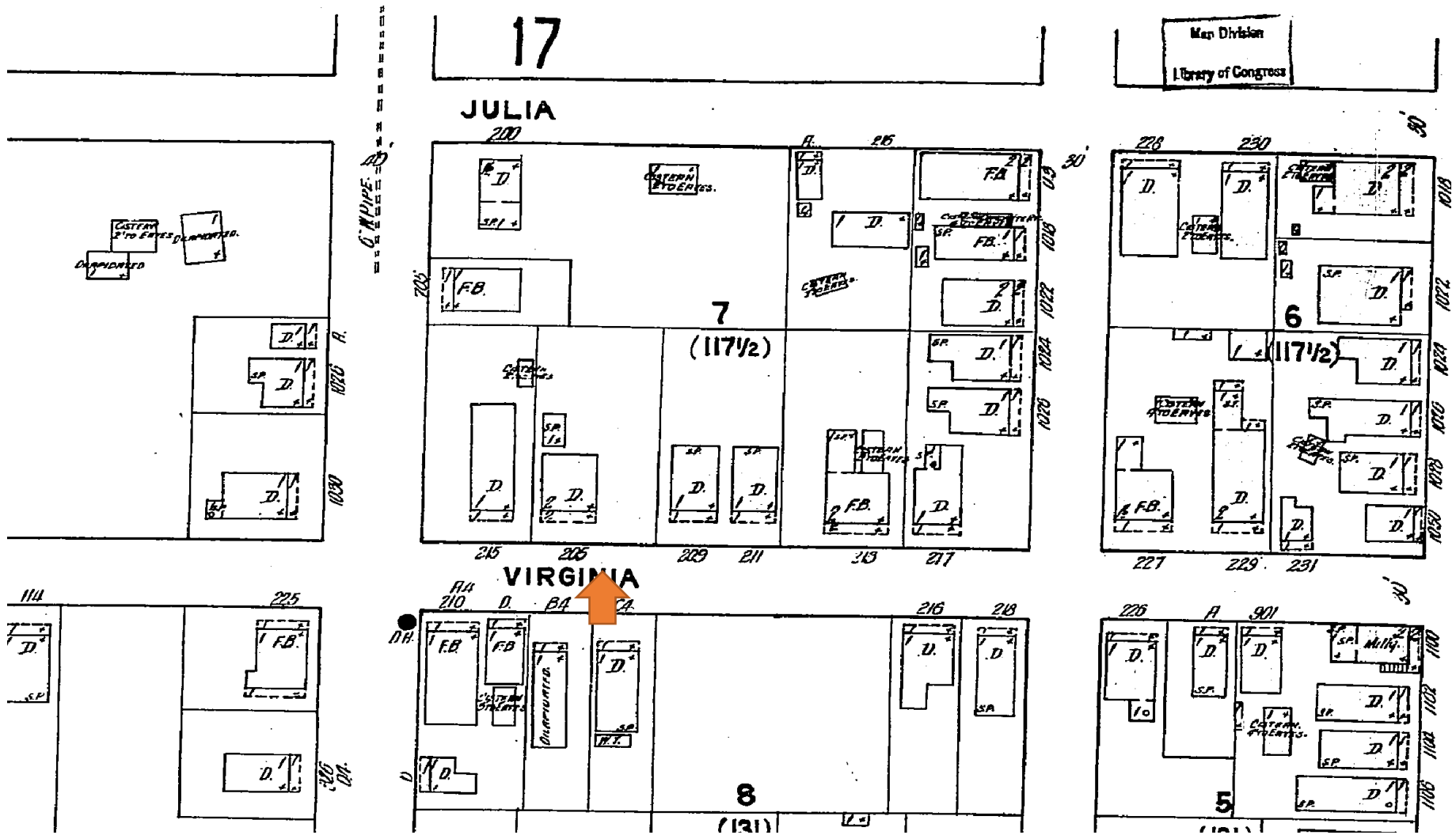
PROPERTY OWNER'S SIGNATURE: _____	DATE AND PRINT NAME: _____
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OFFICE USE ONLY

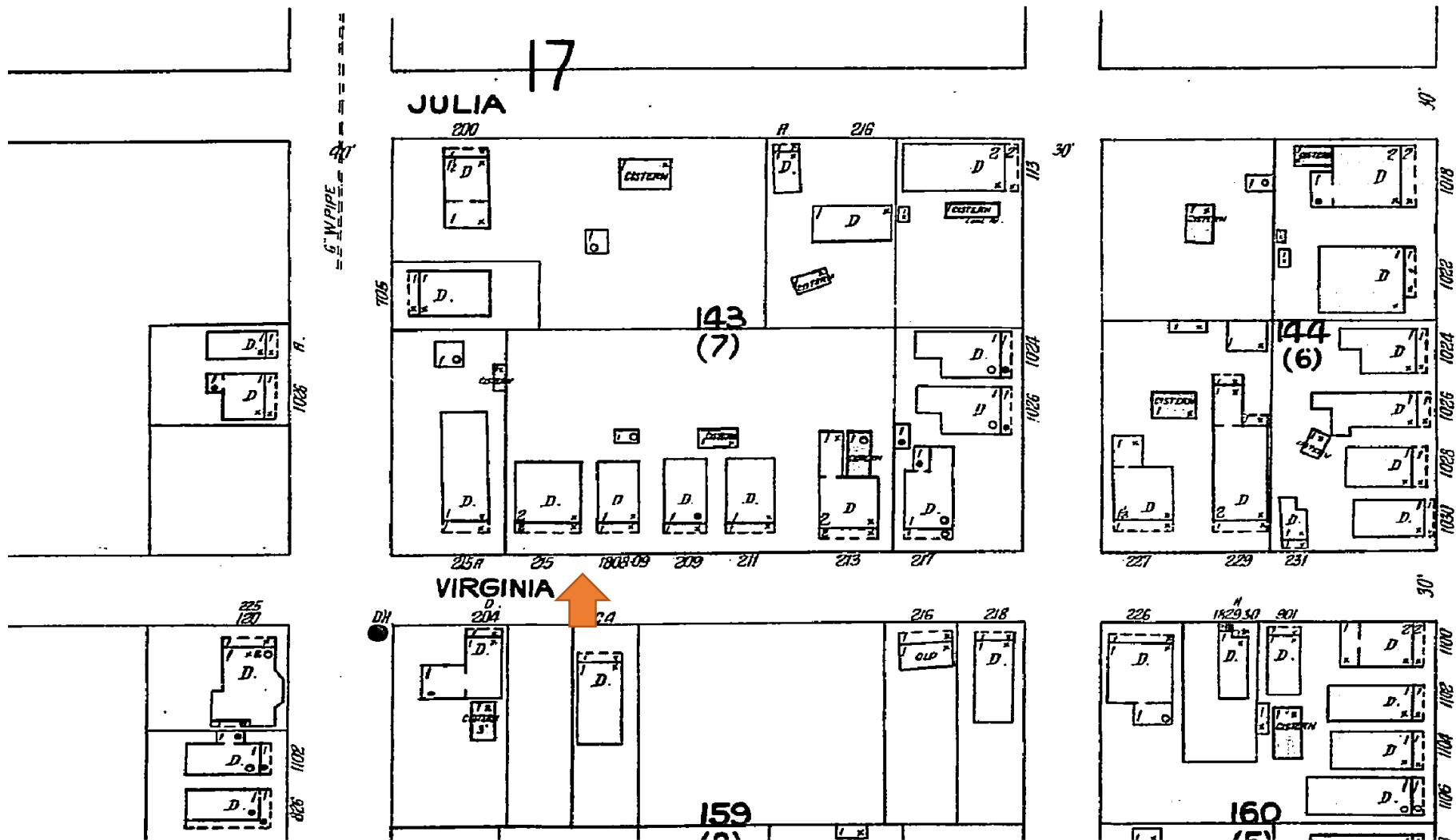
BUILDING DESCRIPTION:			
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____ Year _____
___ Not listed	Year built _____	Comments _____	

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



1912 Sanborn Map

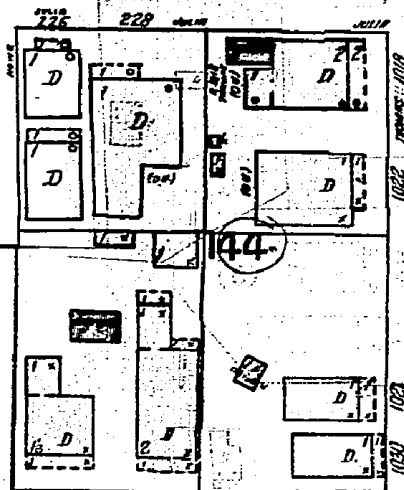
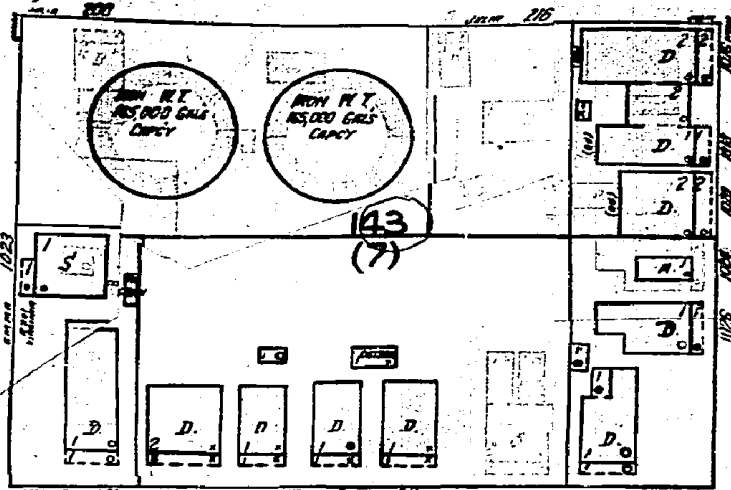


1926 Sanborn Map

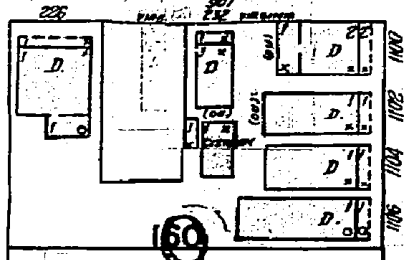
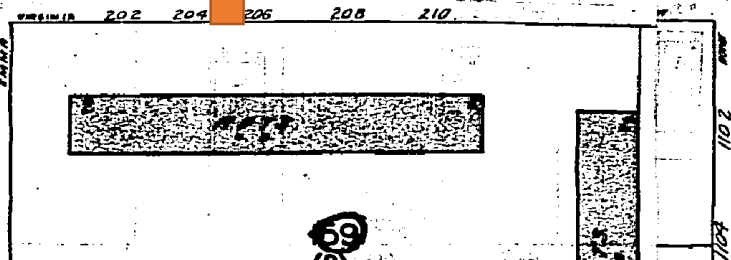
FLA . 5 05.

17

JULIA



VIRGINIA



PUMP HO & OFF

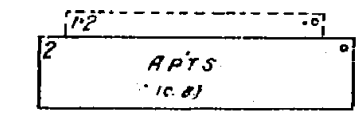
VILLAGE (COLORED)
V.A. PROJECT

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

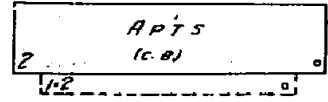
EMMA

VE

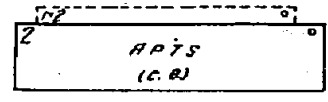
1948 Sanborn Map



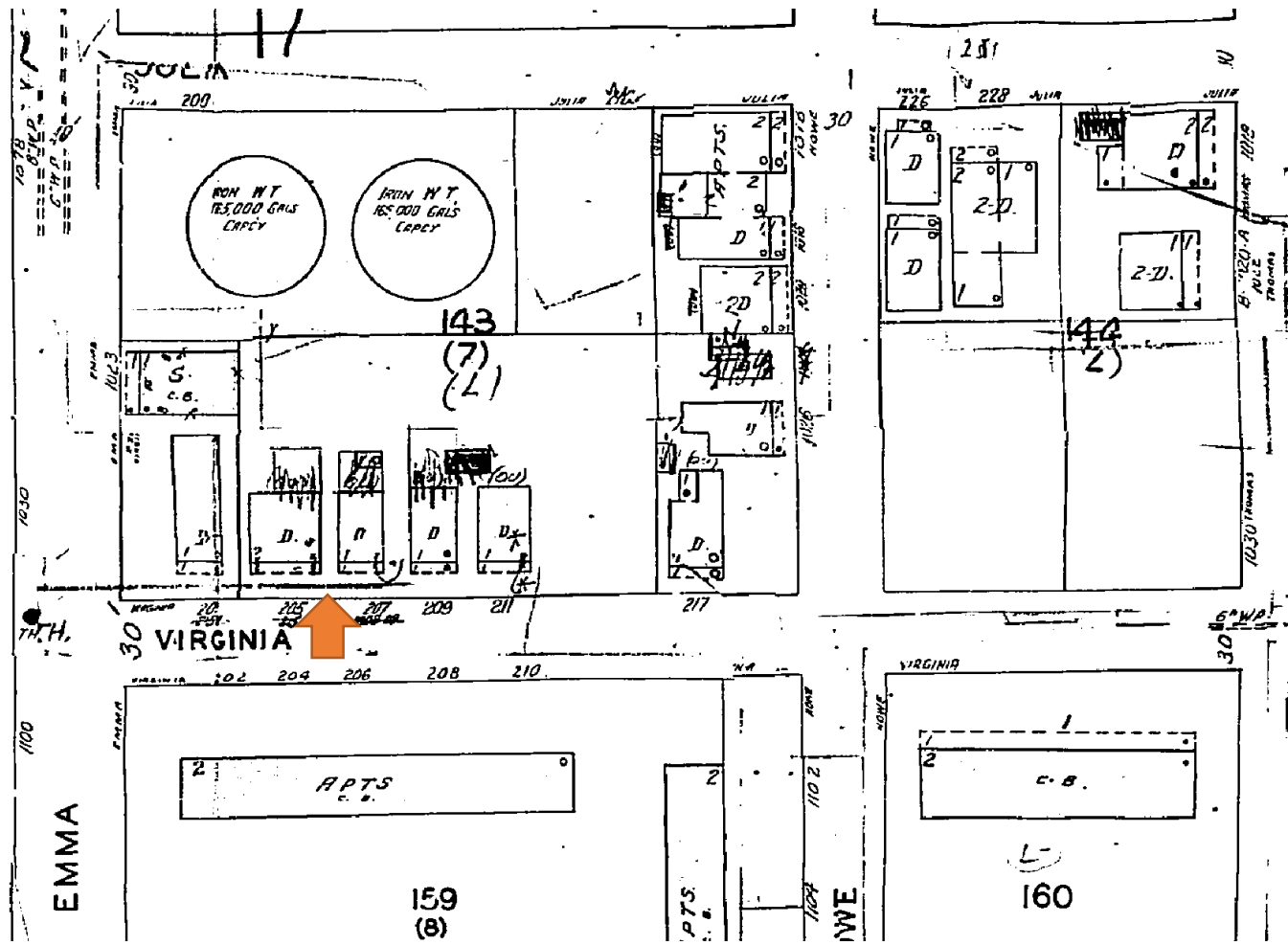
40' & OFF



1/2 (COLORED PROJECT) Units



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



1962 Sanborn Map

PROJECT PHOTOS



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



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



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



The vacant lot today.



201 Virginia Street – the neighboring house on the left.



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



215 Virginia Street.



DO NOT
BLOCK
DRIVEWAY

217 Virginia Street.



The 200 block of Virginia Street.



Public housing located across the street.



New construction on 227 Virginia Street.



Public Housing on Emma Street

PROPOSED DESIGN

S I T E D A T A

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,346 SQ. FT.	EXISTING	4,346 SQ. FT.	EXISTING
IMPERVIOUS	0 SQ. FT.	2,608 (60% MAX)	2,328 (54%)	CONFORMING
OPEN SPACE	4,346 SQ. FT.	1,521 (35% MIN)	2,028 (47%)	CONFORMING
BUILDING COV.	0	1,738 (40% MAX)	1,738 (40%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	500 SQ. FT. REAR YARD AREA	(35% MAX COV.) 175 SQ. FT. REAR YARD AREA	175 SQ. FT. (35%)	CONFORMING

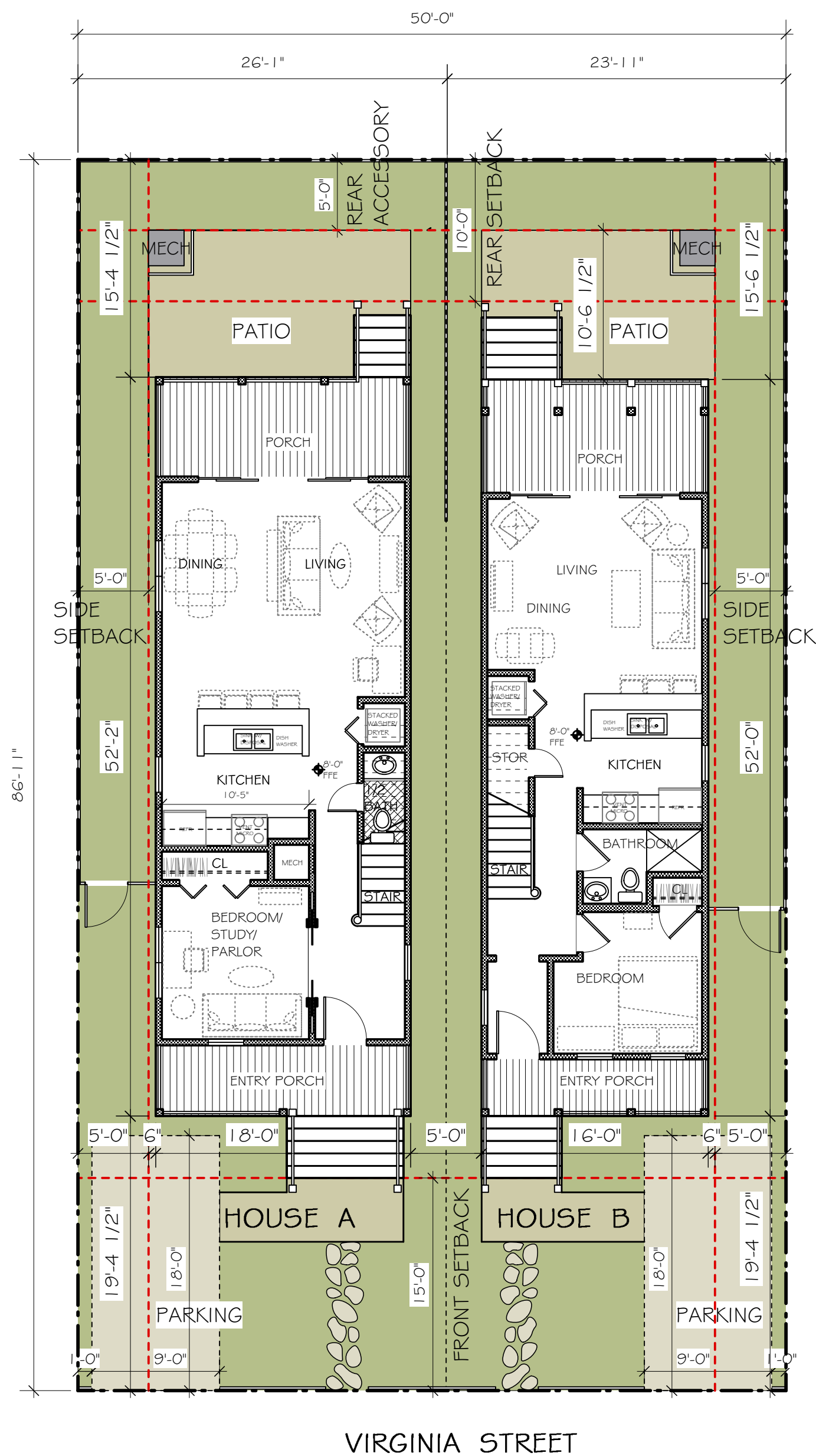
SETBACKS				
SIDE SETBACK	0	5'	5'	CONFORMING
SIDE SETBACK	0	5'	5'	CONFORMING
REAR SETBACK	0	15'	15'	CONFORMING
FRONT SETBACK	0	10'	10'	CONFORMING
BUILDING HEIGHT	0	30'	30'	CONFORMING

PARKING MIN. 1 SPACE PER DWELLING UNIT

FLOOD INSURANCE MAP ZONE AE 7



LOCATION MAP



PROPOSED SITE PLAN
(EXISTING IS AN EMPTY LOT)



PROPOSED STREET FRONT ELEVATION

INDEX OF DRAWINGS:

- A-1 PROJECT INFO & ARCHITECTURAL SITE PLAN
- A-2 PROPOSED FLOOR PLANS
- A-3 PROPOSED ELEVATIONS, HOUSE A
- A-4 PROPOSED ELEVATIONS, HOUSE B
- A-5 STREETScape & PHOTOGRAPHS

SCOPE OF WORK:

ONE NEW 1,446 SQ. FT. (CONDITIONED AREA) TWO STORY WOOD FRAMED THREE BEDROOM/ TWO AND A HALF BATH HOUSE.
ONE NEW 1,263 SQ. FT. (CONDITIONED AREA) ONE AND A HALF STORY WOOD FRAMED TWO BEDROOM/ TWO BATH HOUSE.

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

HARC APPROVAL #-

DESIGN NOTES:

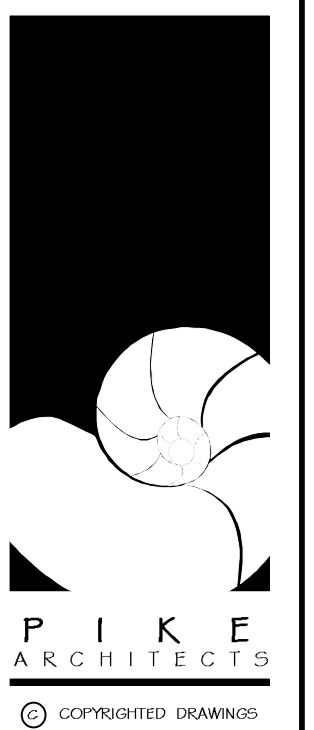
THE STRUCTURES ARE DESIGNED TO MEET THE FOLLOWING:
FBC 2014 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
*PER FBC 07/ASCE 07-10
EXPOSURE "C"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.

SEAL - ARCHITECT

THOMPSON RESIDENCE

205 & 207 VIRGINIA STREET
KEY WEST , FL 33040

REVISIONS	DATE
R1	12/01/16
R2	12/06/16
R3	02/22/17



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

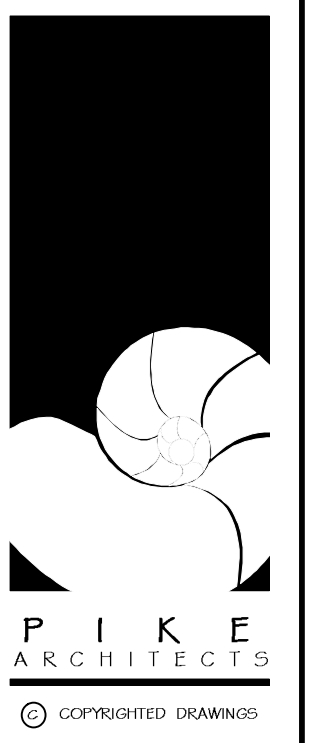
PROJECT:
THOMPSON RESIDENCE
205 & 207 VIRGINIA STREET
KEY WEST , FL 33040

DRAWING TITLE:
TITLE SHEET

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

SHEET #
A-1

REVISIONS	DATE
R1	12/01/16
R2	12/06/16
R3	02/22/17



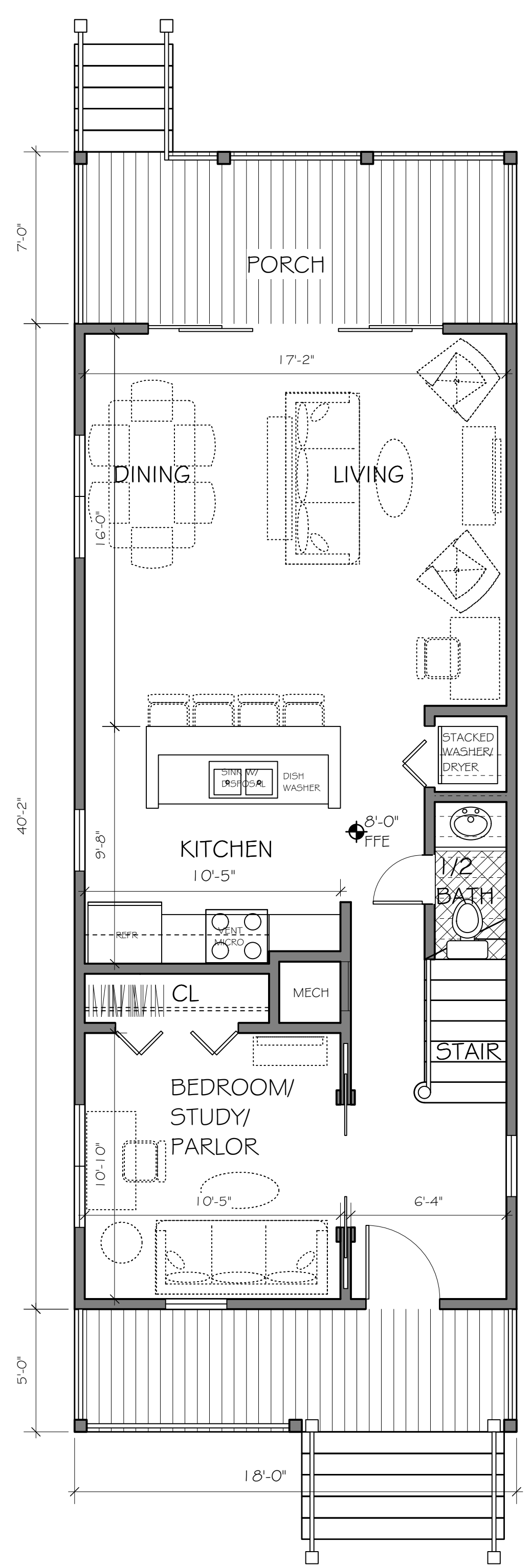
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

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

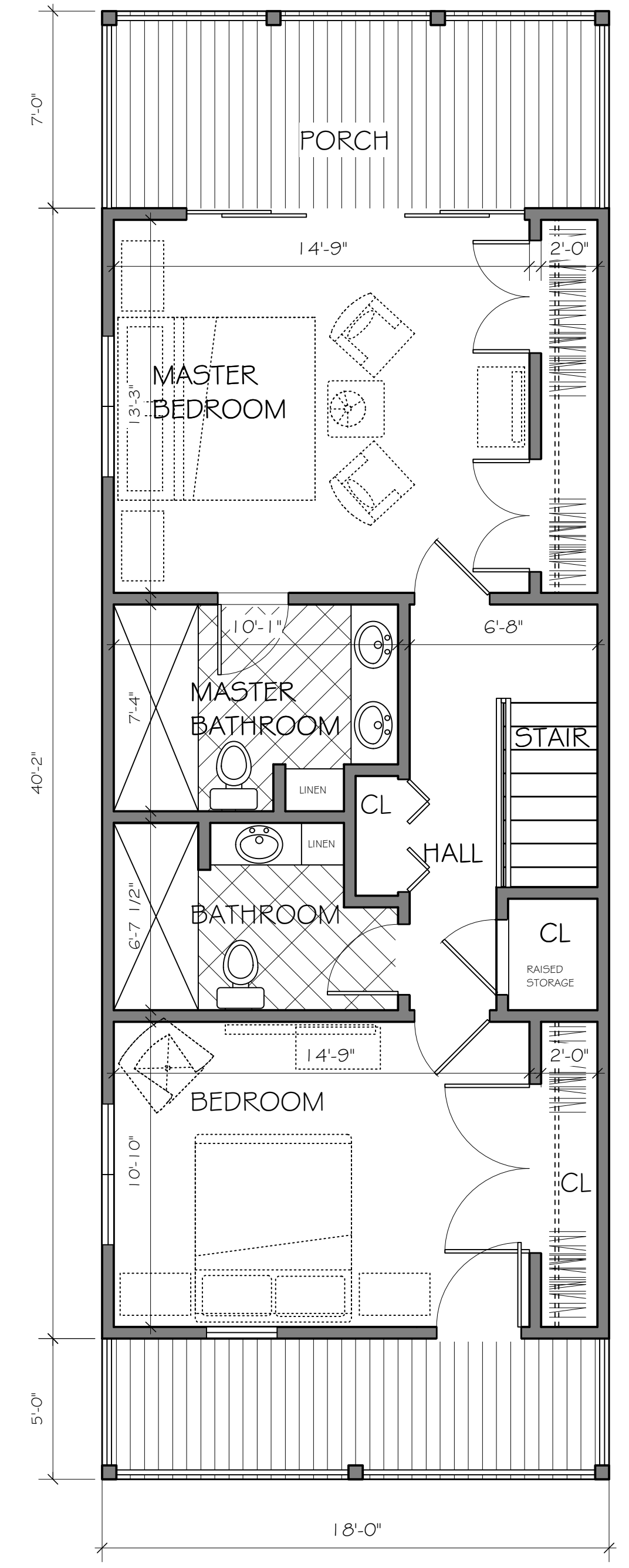
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FLOOR PLANS

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

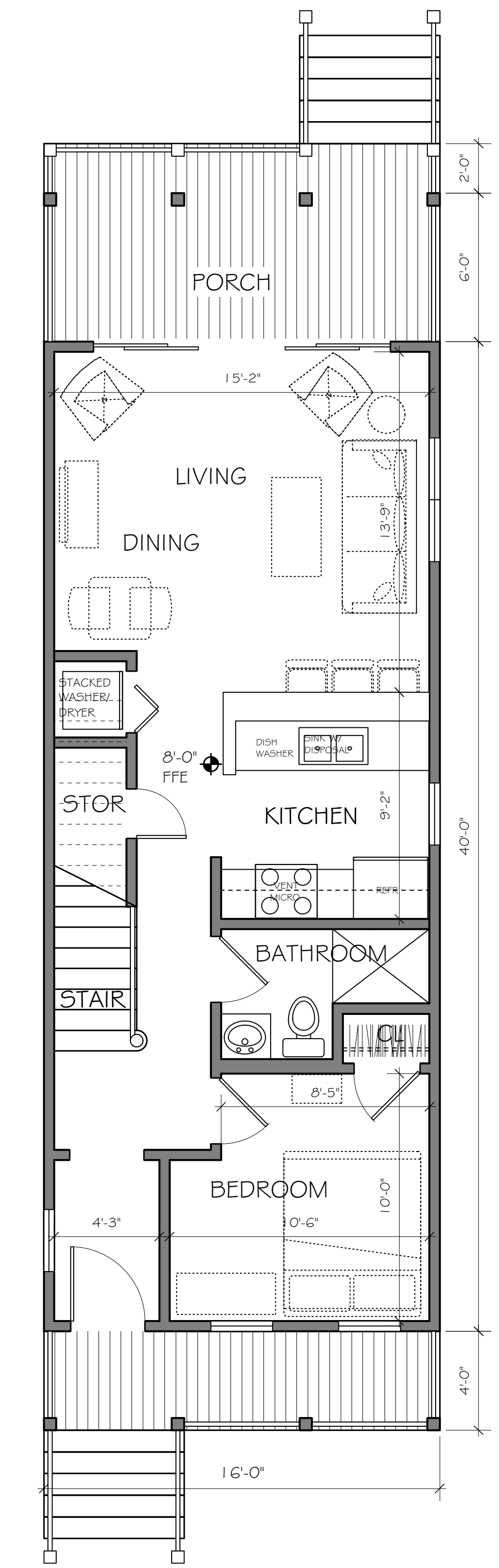
SHEET #
A-2



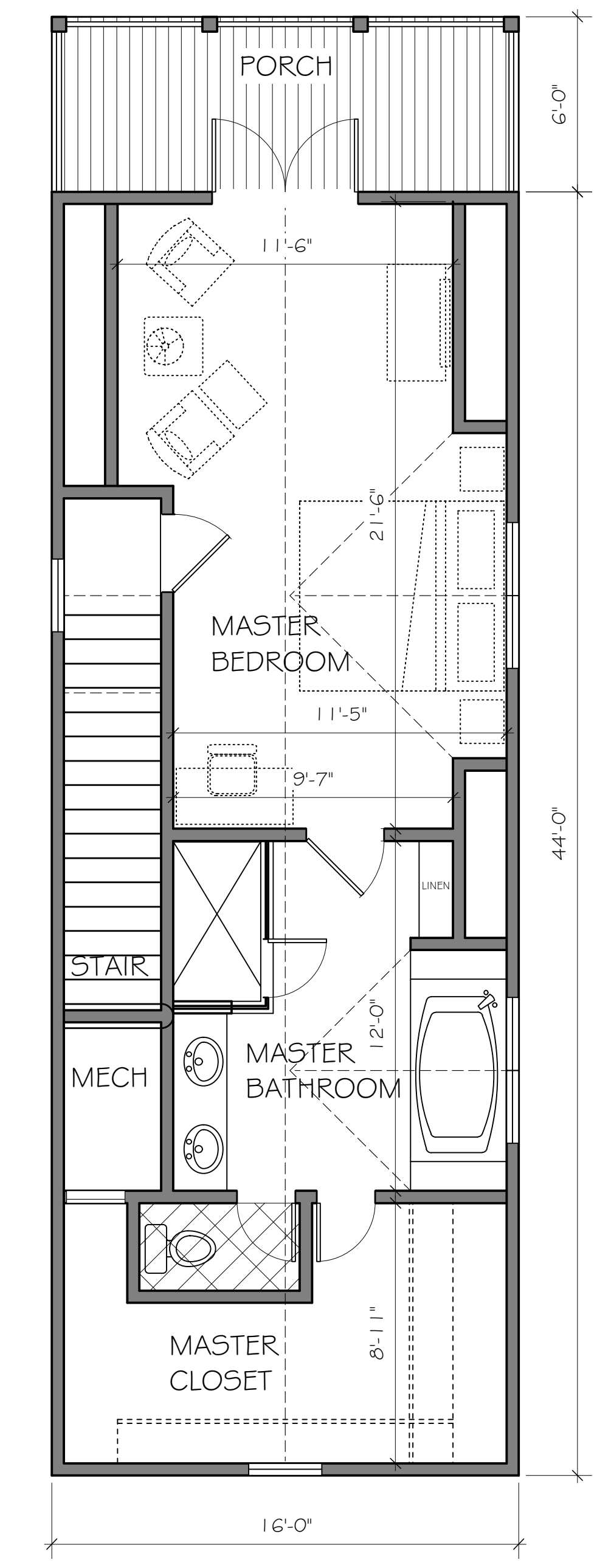
1 1ST FLOOR HOUSE A
A-2 1/4" = 1'-0"



2 2ND FLOOR HOUSE A
A-2 1/4" = 1'-0"



3 1ST FLOOR HOUSE B
A-2 1/4" = 1'-0"



4 2ND FLOOR HOUSE B
A-2 1/4" = 1'-0"

BUILDING A

REVISIONS	DATE
R1	12/01/16
R2	12/06/16
R3	02/22/17

PIKE
ARCHITECTS

© COPYRIGHTED DRAWINGS

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

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

PROJECT:

DRAWING TITLE:
**BUILDING A
EXTERIOR ELEVATIONS**

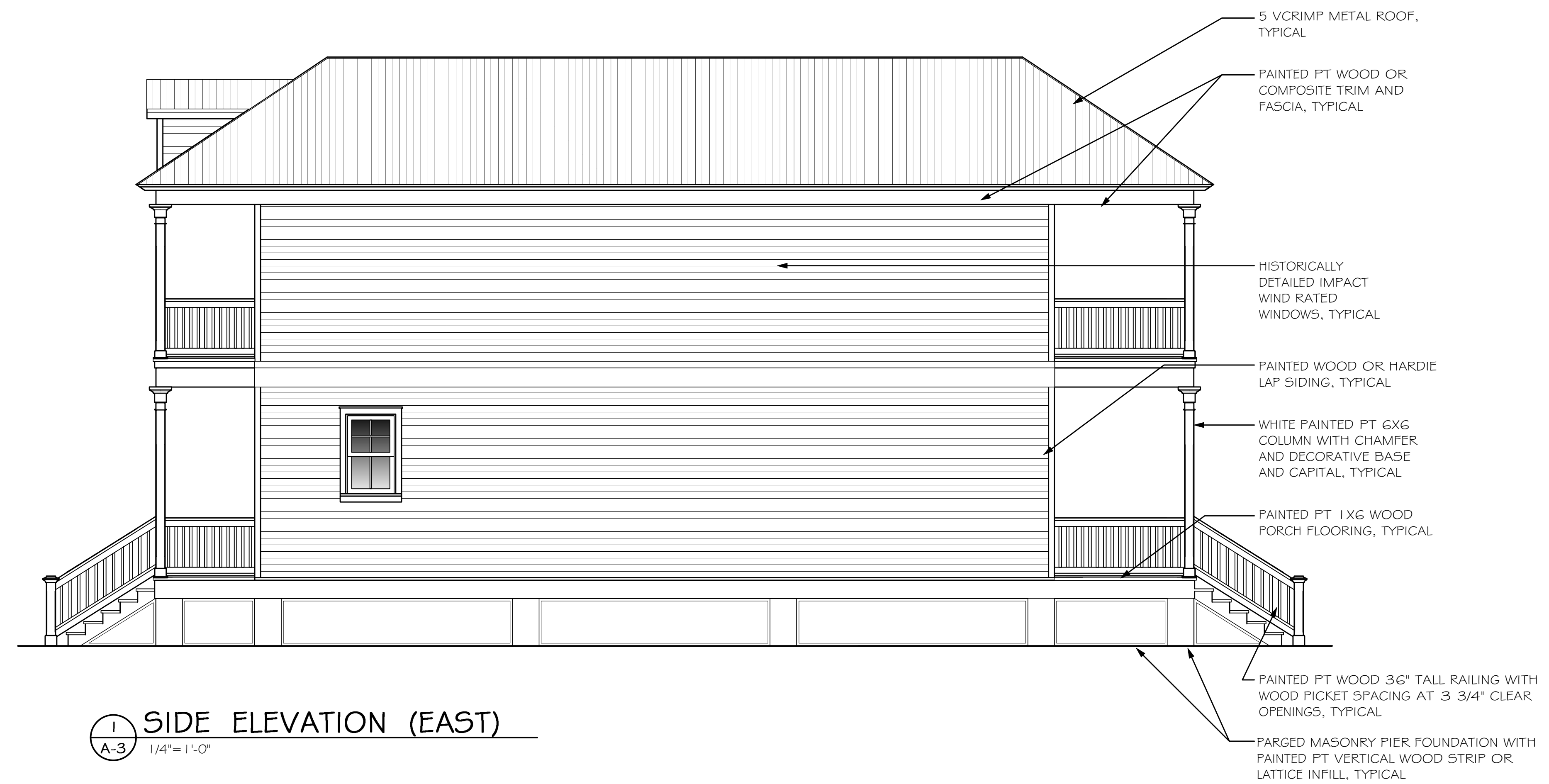
PROJECT NUMBER:
16.35

DRAWN: 155

CHECKED: -

DATE: 11-22-16

SHEET #
A-3



8 7 6 5 4 3 2 1

BUILDING B

REVISIONS	DATE
R1	12/01/16
R2	12/06/16
R3	02/22/17

PIKE
ARCHITECTS

© COPYRIGHTED DRAWINGS

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

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

PROJECT:

DRAWING TITLE:
**BUILDING B
EXTERIOR ELEVATIONS**

PROJECT NUMBER:
16.35

DRAWN: 155

CHECKED: -

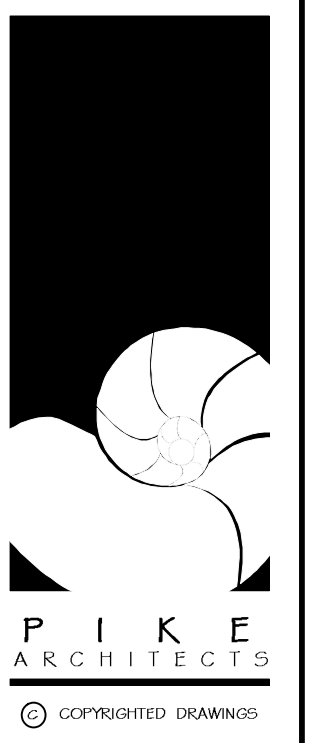
DATE: 11-22-16

SHEET #
A-4



8 7 6 5 4 3 2 1

REVISIONS	DATE
R1	12/01/16
R2	12/06/16
R3	02/22/17



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

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

DRAWING TITLE:
STREETSCAPE

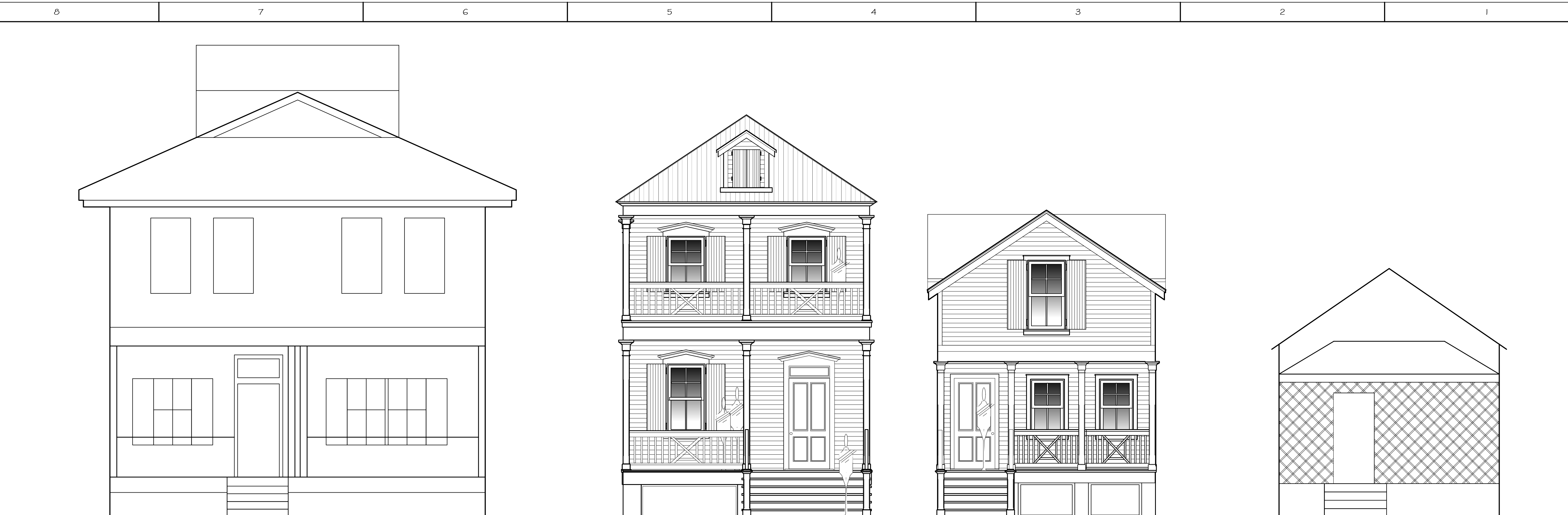
PROJECT NUMBER:
16.35

DRAWN: 155

CHECKED: -

DATE: 11-22-16

SHEET #
A-5



201 VIRGINIA STREET

202 VIRGINIA STREET

209 VIRGINIA STREET

1 STREETSCAPE ELEVATION
A-5 1/4"=1'-0"



201 VIRGINIA STREET



202 VIRGINIA STREET



209 VIRGINIA STREET

2 SITE CONTEXT PHOTOGRAPHS
A-5 N.T.S.



2008 PHOTOGRAPH OF EARLIER TWO STORY HOUSE AT 202 VIRGINIA STREET

PLANNING STAFF COMMENTS



THE CITY OF KEY WEST

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

August 18, 2010

VIA EMAIL AND US MAIL

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

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

Dear Ms. Vural,

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

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

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

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

Respectfully,


Brendon Cunningham

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

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

Demolition Notification



THE CITY OF KEY WEST

Building Department

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

May 15, 2009

CERTIFIED MAIL 7003 1010 0003 7422 5832
RETURN RECEIPT REQUESTED

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

RE: 205 Virginia Street
Key West, FL 33040

Dear Ms. Gains:

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

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

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

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

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

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

Sincerely,



John P. Woodson
Chief Building Official

JPW/dwn

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

Historic Sites Survey

AGE 1
original x
te

HISTORICAL STRUCTURES FORM
FLORIDA MASTER SITE FILE

SITE 8Mo01495
Recorder AW

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

OUNTY: Monroe County OWNERSHIP TYPE:
ROJECT NAME: Key West Historic Sites Survey

DHR NO:

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

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

ISTORY

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

ESCRPTION

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

ARCHAEOLOGICAL REMAINS AT THE SITE

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

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: architecture

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

SUMMARY ON SIGNIFICANCE

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

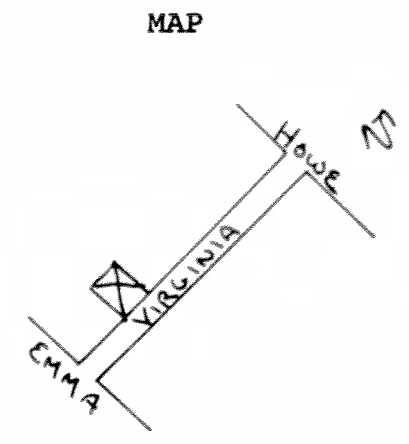
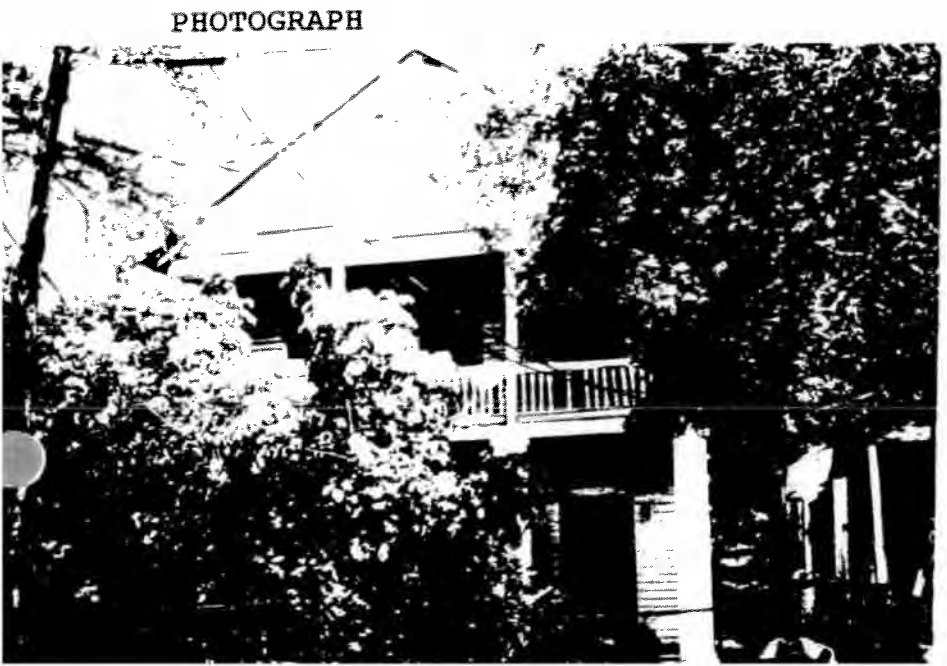
* * *DHR USE ONLY * * * * * DATE LISTED ON NR * * * * * DHR USE ONLY*
* * * * * KEEPER DETERMINATION OF ELIG. (DATE): -YES -NO
* * * * * SHPO EVALUATION OF ELIGIBILITY (DATE): -YES -NO
* * * * * LOCAL DETERMINATION OF ELIG. (DATE): -YES -NO
* * * * * OFFICE
* * * * * DHR USE ONLY* * * * * DHR USE ONLY*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

RECORDER INFORMATION: NAME F Astrid M S. L Whidden

DATE: MO 01 YR 1997 AFFILIATION Research Atlantica, Boca Raton, Florida

PHOTOGRAPHS

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



8M001495
205 VIRGINIA
Key West, Florida

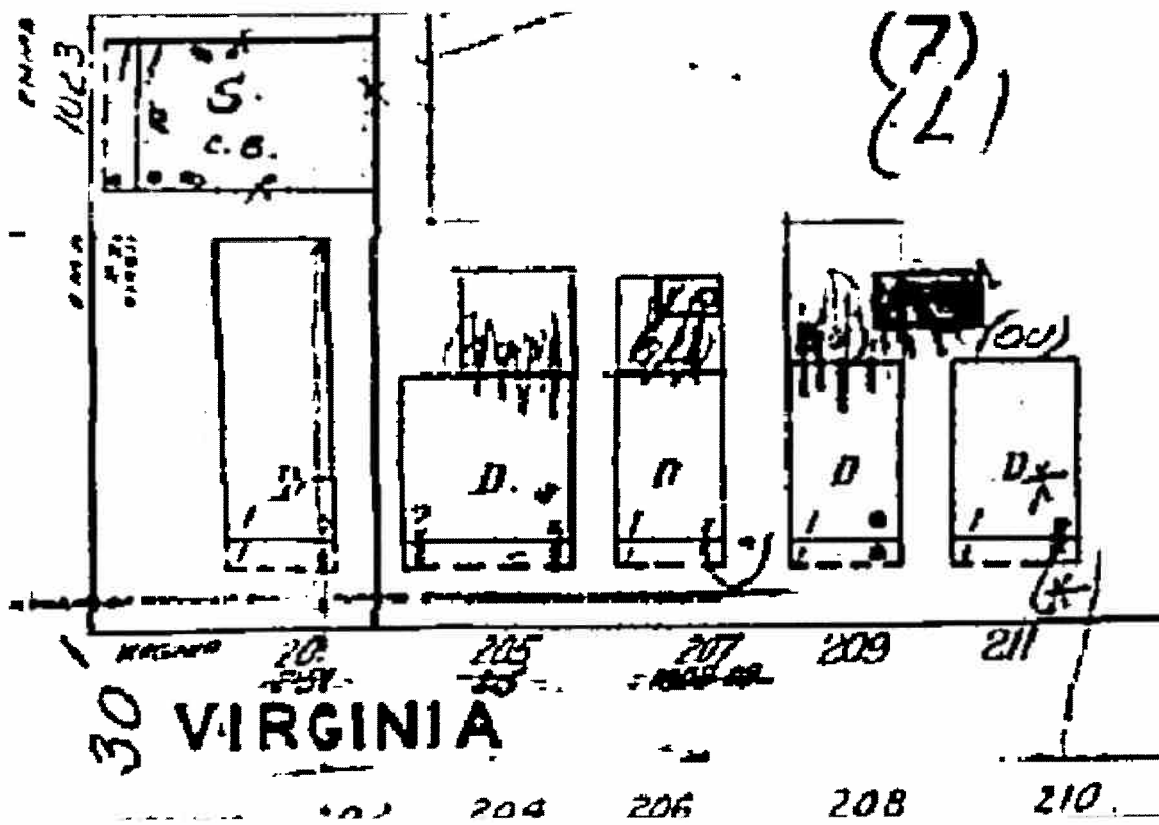
Land Use Inventory

LAND USE INVENTORY 1991

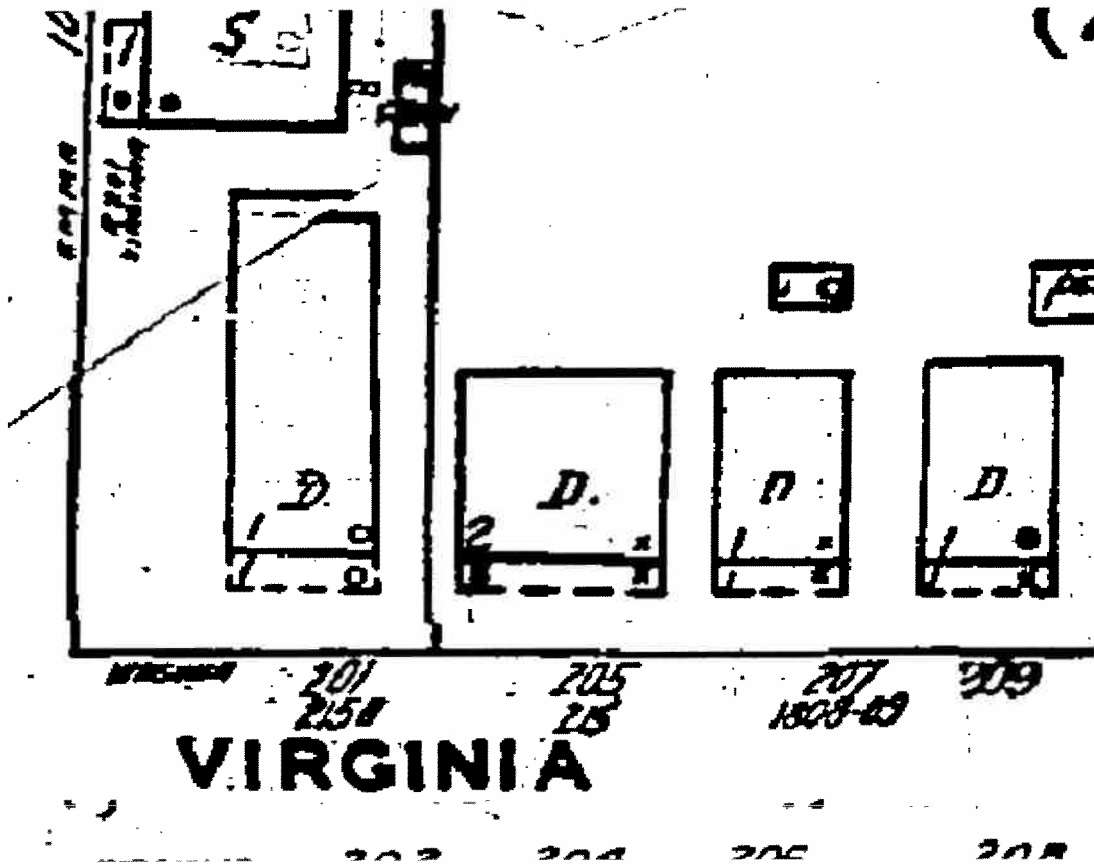
RECORD #	FEPA	NO	STREET	S_F	M_F	MIX	TEN	BIZ	ACC	RES	COM	BUS	HT	TYPE	CRPD	PR.	OTHER	COMMENTS
✓ 2906	26870.000000	1003	Emma	0	0	0	0	0	0	0	0	0	0	0	0	0	0	VACAND 1-51 1/2 LI
✓ 2906	26770.000000	1003	Emma	0	0	0	0	1	0	0	0	0	0	0	0	0	0	W/STATAJA GROCERY. MC FLYS 1 H2C CANTONMENT
✓ 2915	26970.000000	1025	Emma	0	0	0	0	0	1	0	0	0	0	0	0	0	0	County lists as Hwy 1
✓ 2900	26810.000000	1000	Howe	1	0	0	0	0	0	1	0	0	0	0	0	0	0	W/2
✓ 2901	26820.000000	1006	Howe	1	0	0	0	0	0	1	0	0	0	0	0	0	0	W/1
✓ 2902	26820.000000	1012	Howe	1	0	0	0	0	0	0	1	0	0	0	0	0	0	M/O
✓ 2908	26900.000000	1016	Howe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	W/1
✓ 2910	26910.000000	1026	Howe	1	0	0	0	0	0	0	0	0	0	0	0	0	0	W/1
✓ 2907	26880.000000	1000	Howe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Tr Sale 0.15 2.8-3
✓ 2905	26860.000000	205*	Julia	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Housing Authority
✓ 2904	26850.000000	207-09	Julia	2	0	0	0	0	0	0	0	0	0	0	0	0	0	205 1/2. No major work
✓ 2903	26840.000000	213	Julia	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2400.000000 has 2000.000000 2.000000
✓ 2908	26890.000000	214	Julia	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2000.000000 has 2000.000000 2.000000
✓ 2897	26780.000000	206	Truman	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2000.000000 has 2000.000000 2.000000
✓ 2898	26790.000000	208*	Truman	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2000.000000 has 2000.000000 2.000000
✓ 2899	26800.000000	210	Truman	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2000.000000 has 2000.000000 2.000000
✓ 2914	26950.000000	205-07	Virginia	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2000.000000 has 2000.000000 2.000000
✓ 2913	26940.000000	209	Virginia	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2000.000000 has 2000.000000 2.000000
✓ 2912	26930.000000	211	Virginia	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2000.000000 has 2000.000000 2.000000
✓ 2911	26920.000000	217	Virginia	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2000.000000 has 2000.000000 2.000000
** Subtotal **	53110	537210.000000		17	2	0	0	1	25	0	1	0	0	0	0	0	0	0

** Subtotal **

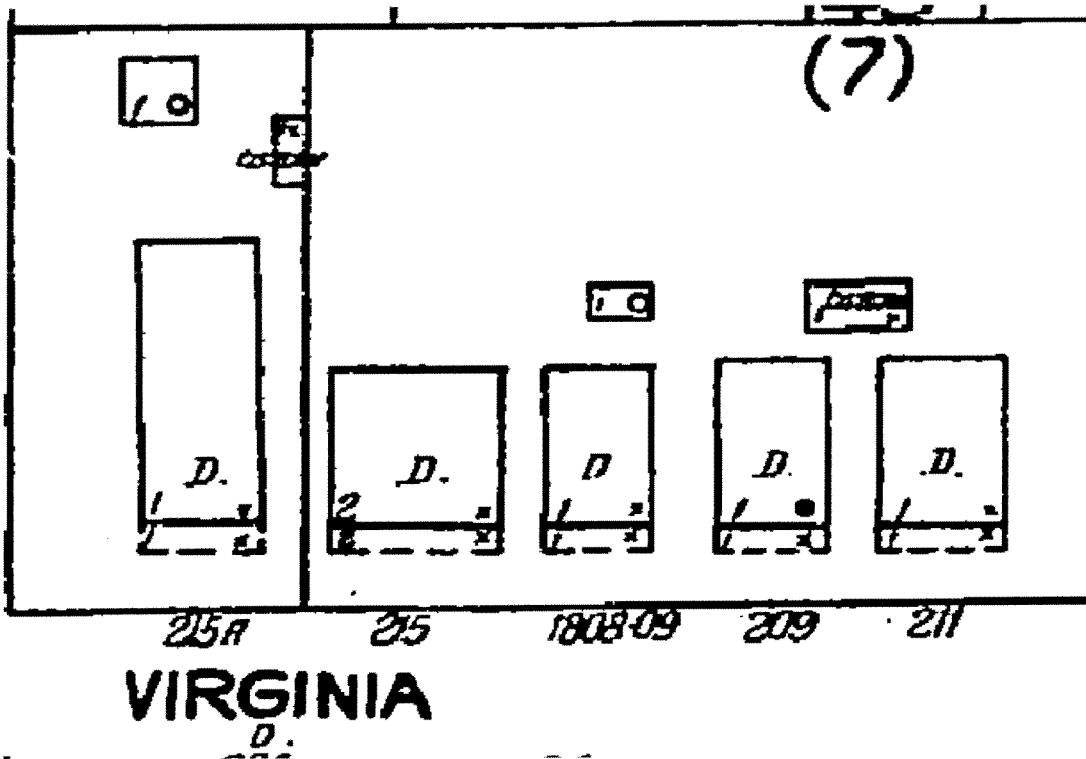
Sanborn Maps



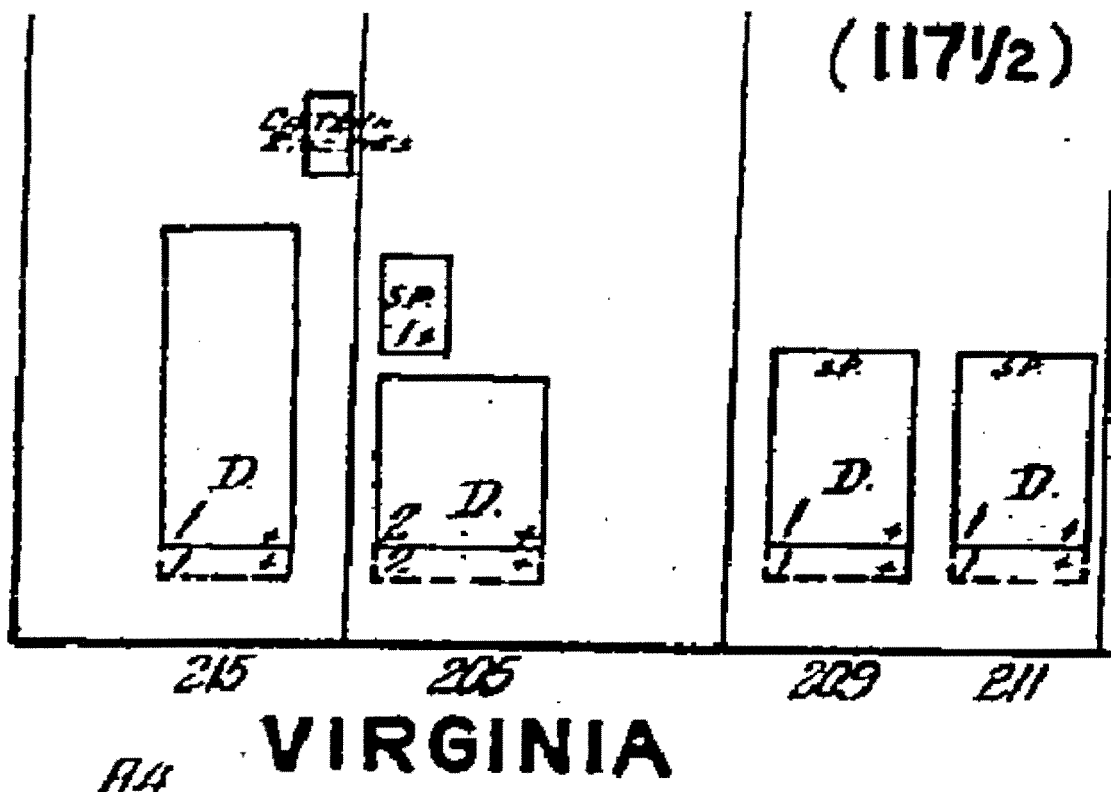
Sanborn Map Circa 1962



Sanborn Map Circa 1948



Sanborn Map Circa 1926



Sanborn Map Circa 1912

Site Photos





2008/06/24



KNOB

2008/03/18

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 25, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**TWO NEW CONCH STYLE HOMES,
WOOD FRAME HOUSES ON
VACANT LOT.**

FOR- #205 VIRGINIA STREET

Applicant – Pike Architects

Application #H16-03-0007

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 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Public Meeting Notice



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Peter Pike, 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:
205 Virginia Street on the 19th day of April, 2017.

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 April 25th, 2017.

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 #H116-03-0007

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

Signed Name of Affiant:

[Signature]
Date: 4/20/17

Address: 471 US Hwy 1

City: Key West

State, Zip: FL 33040

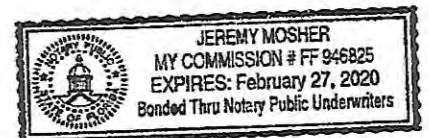
The foregoing instrument was acknowledged before me on this 20th day of April, 2017.

By (Print name of Affiant) Peter Pike who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Jeremy Mosher

Notary Public - State of Florida (seal)
My Commission Expires: 2/27/20



PROPERTY APPRAISER INFORMATION



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1027740 Parcel ID: 00026950-000000

Ownership Details

Mailing Address:

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

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 11KW

Affordable Housing: No

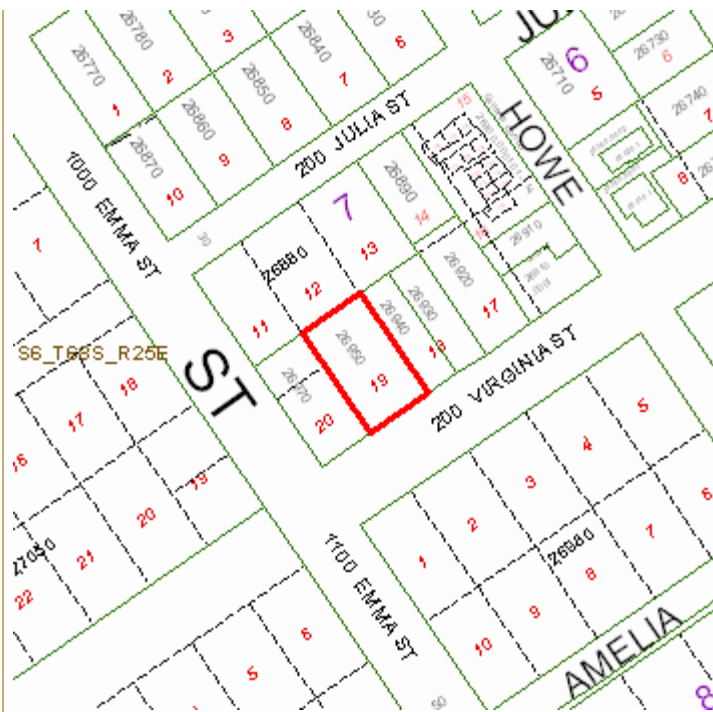
Section-Township-Range: 06-68-25

Property Location: 205 VIRGINIA ST KEY WEST

Subdivision: Tracts 10 and 15

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

Click Map Image to open interactive viewer



Land Details

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

Appraiser Notes

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

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

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

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

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

This page has been visited 86,179 times.

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



Summary

Parcel ID 00026950-000000
Account # 1027740
Millage # 11KW
Location 205 VIRGINIA ST , KEY WEST
Address
Legal KW PB1-25-40 LOT 19 SQR 7 TR 10 G58-5/6
Description OR2418-2006/10PET(PROB4408CP136K) OR2810-1707ORD OR2815-399/400
 (Note: Not to be used on legal documents)
Neighborhood 6021
Property Class VACANT RES (0000)
Subdivision Tracts 10 and 15
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

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

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$395,660	\$249,342	\$204,171	\$243,061
= Just Market Value	\$395,660	\$249,342	\$204,171	\$243,061
= Total Assessed Value	\$221,820	\$201,655	\$183,323	\$166,658
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$395,660	\$249,342	\$204,171	\$243,061

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,346.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/9/2016	\$190,000	Warranty Deed		2815	399	19 - Unqualified	Vacant

Photos



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge).

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

Last Data Upload: 4/19/2017 2:31:46 AM



Schneider

Developed by
The Schneider
Corporation