

# **Staff Report**

Demolition of non historic additions and non historic dormer - #1126  
**Washington Street- Bender and Associates (H11-01-1146)**

This staff report is for the review of a Certificate of Appropriateness for a request for demolition of non historic attached additions on the back, the removal of a non historic attached porch on the east side and the removal of a non historic dormer on the north elevation. On September 13, 2011 the Commission approved the new design and the first reading for the requested demolitions.

The house located on #1126 Washington Street is listed as a contributing resource. Although the exterior walls of the house exhibits a non historic precast concrete veneer the frame structure was built circa 1935. By reviewing the Sanborn maps of 1948 and 1962 it is evident that the house footprint has been altered through time. The Sanborn maps of 1948 and 1962 provide evidence that the actual footprint of the house includes back and side additions that are not depicted in the old maps. The existing dormer on the north façade can be observed in the circa 1965 photo from the Property Appraiser's record; nevertheless its proportions as well as the construction materials observed today are evidence that it can not be considered as a historic architectural element. The plans provide for the installation of matching metal shingles where the dormer is located.

Staff understands that the request to remove the attached additions as well as the non historic dormer constitutes demolition. The criteria when reviewing a Certificate of Appropriateness that request demolition in under Sec. 102-218 of the LDR's;

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

*(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 criteria of section 102-125(1) through (9).*

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

*any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.*

It is staff's belief that the proposed request can be considered by the Commission since the proposed structures to be demolish are not historic nor can they be consider as contributing parts to the historic house.

# **Application**



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

APPLICATION # H-11-01-1146

OWNER'S NAME: JOHN VIRBALL DATE: 8.30.11

OWNER'S ADDRESS: 1126 WASHINGTON ST. PHONE #: \_\_\_\_\_

APPLICANT'S NAME: BEIDER & ASSOCIATES PHONE #: 305-296-1347

APPLICANT'S ADDRESS: 410 AUGELA ST.

ADDRESS OF CONSTRUCTION: 1126 WASHINGTON ST. # OF UNITS: 1

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK: DEMOLITION OF NON HISTORIC ADDITIONS. RENOVATION OF HISTORIC STRUCTURE. RENOVATION OF GARAGE. BEDROOM & BATHROOM ADDITION. ADDITION OF POOL. ADDITION OF COVERED PORCH.

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

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

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

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

**Required Submittals**

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

Date: 8.30.11

Applicant's Signature: [Signature]

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Design approved

Denied

Deferred

Reason for Deferral or Denial:

9/13/11 design approved

9/13/11 - demolition first reading

10/27/11 - Postponed Insufficient Quorum.

HARC Comments:

listed as contributing. Built circa 1939 frame vernacular  
Ordinance for demolition

Guidelines for additions, alterations & new  
construction pages 36-38a.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 9/13/11

Signature: [Handwritten Signature]

Historic Architectural  
Review Commission



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

October 4, 2011

Arch. Bert Bender  
Bender & Associates Architects  
410 Angela Street  
Key West, Florida 33040

**RE: RENOVATION OF HISTORIC STRUCTURE. ADDITION OF COVERED PORCH AND POOL AND ADDITION TO THE EAST SIDE OF THE HOUSE. NEW STORAGE/ LAUNDRY SHED. DEMOLITION OF NON HISTORIC ADDITIONS AND NON HISTORIC DORMER  
FOR: #1126 WASHINGTON STREET - HARC APPLICATION # H11-01-1146  
KEY WEST HISTORIC DISTRICT**

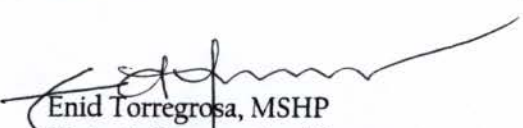
Dear Architect Bender:

This letter is to notify you that the Key West Historic Architecture Review Commission **postponed due to lack of quorum** the review for the above mentioned project on the public hearing held on Tuesday, September 27, 2011.

I will be including this item on the next Agenda for the meeting of October 11, 2011. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

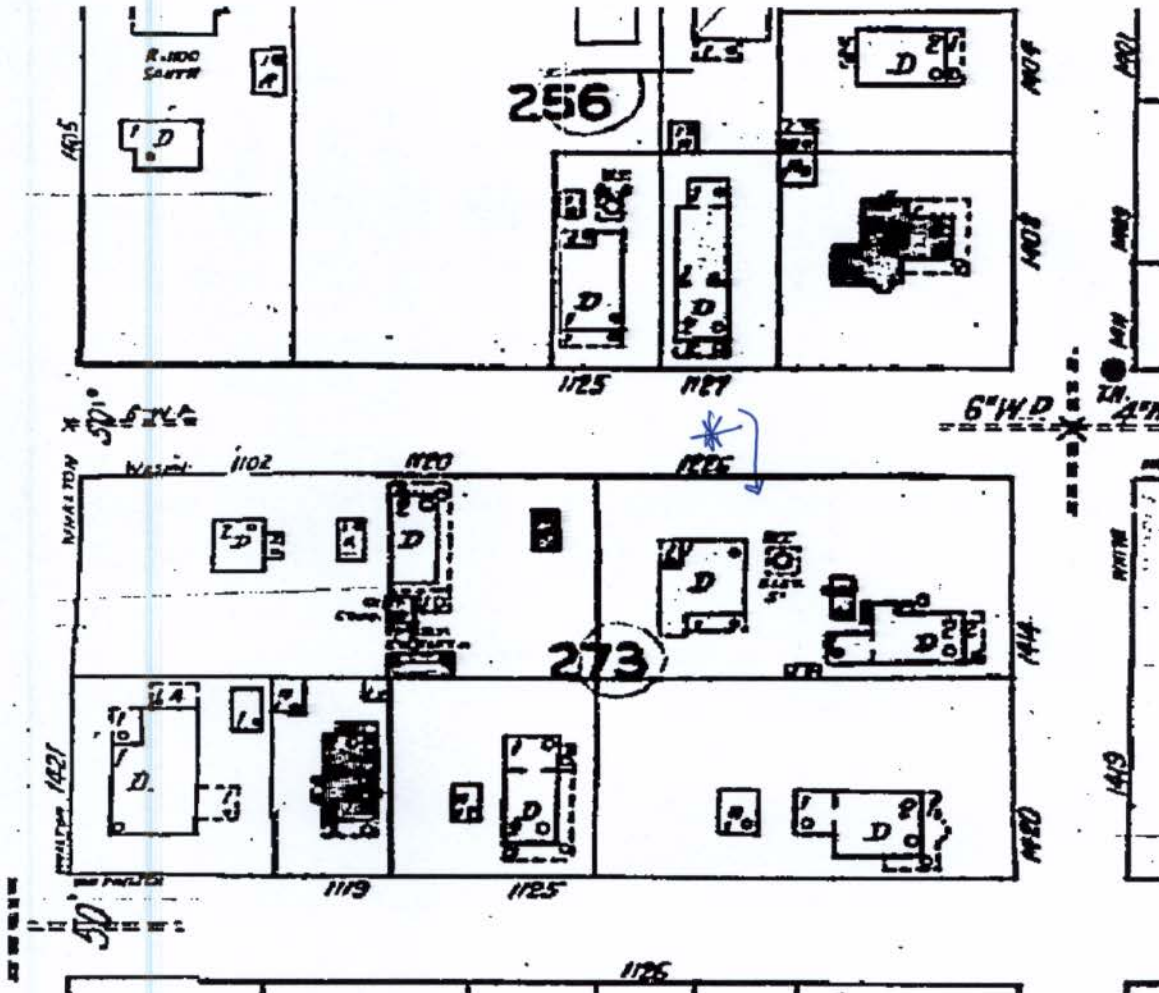
Sincerely:

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

305.809.3973

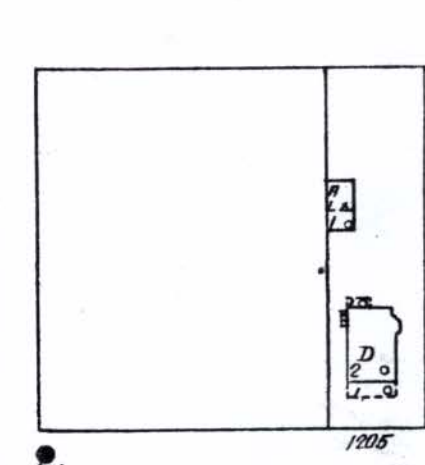
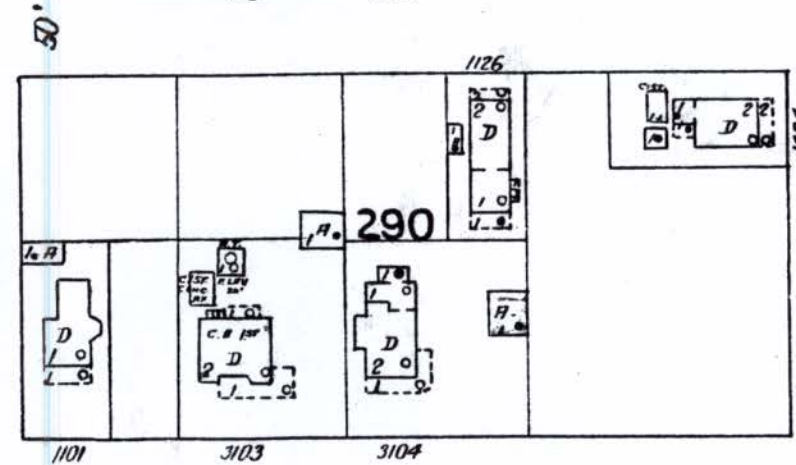
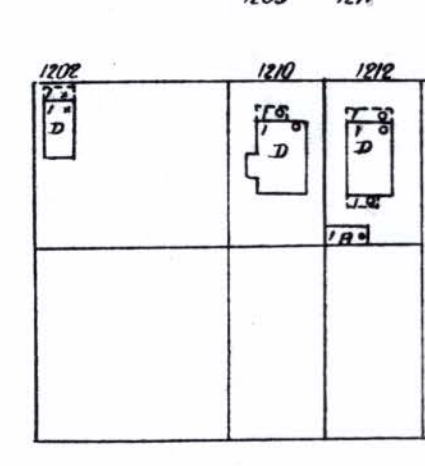
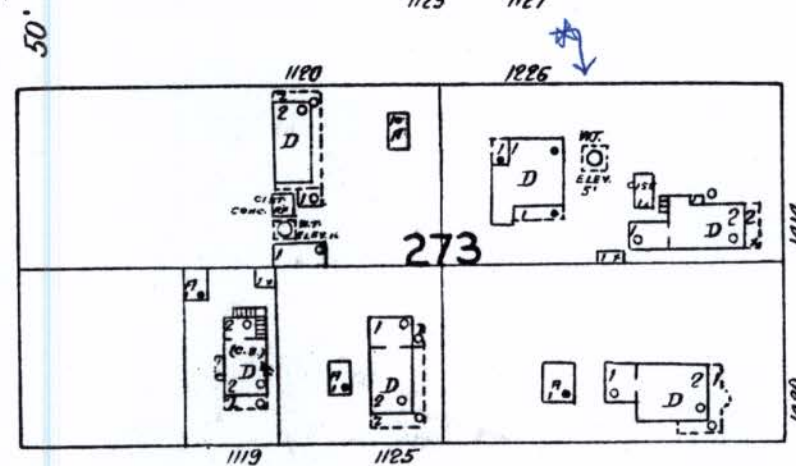
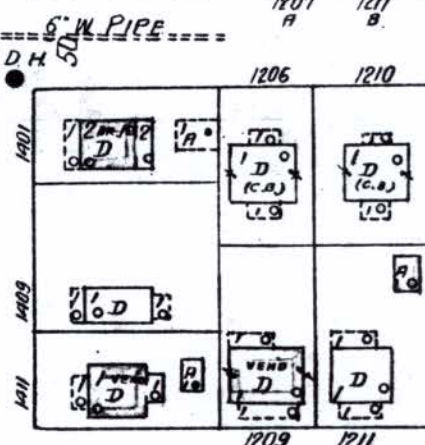
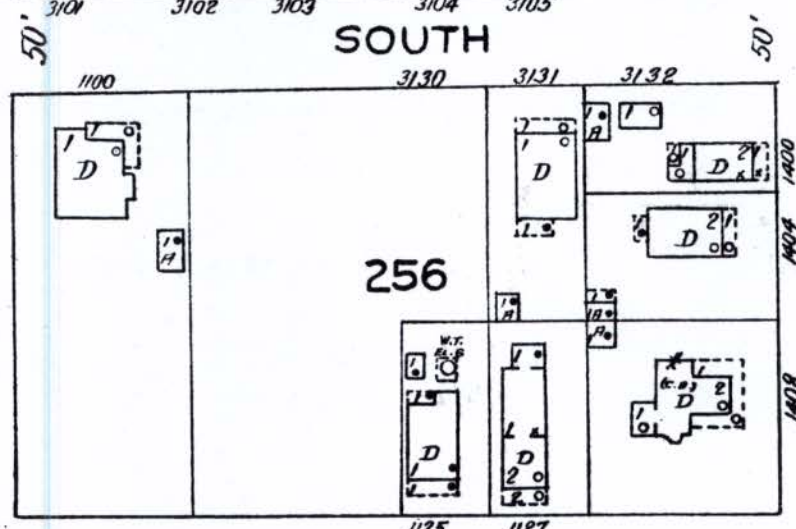
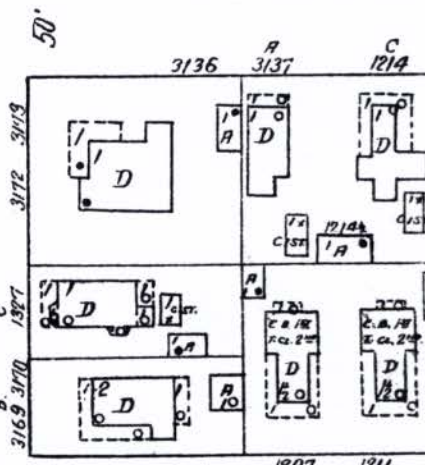
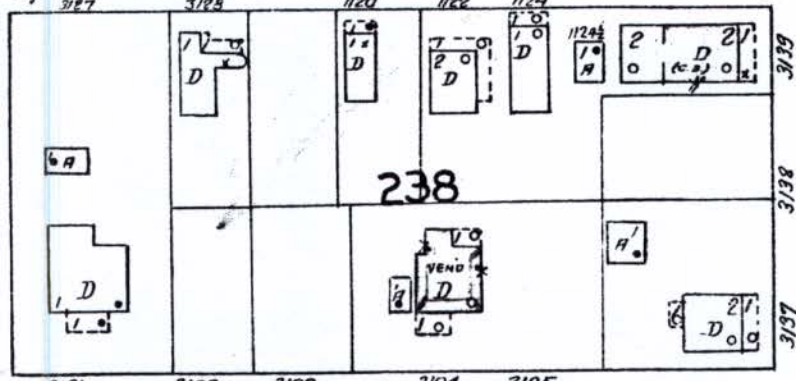
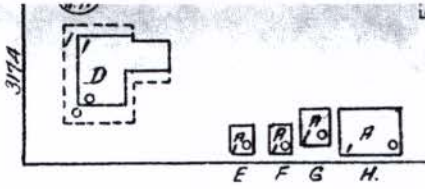
etorregr@keywestcity.com

# **Sanborn Maps**



#1126 Washington Street Sanborn map 1948 copy





SANBORN MAP  
1948

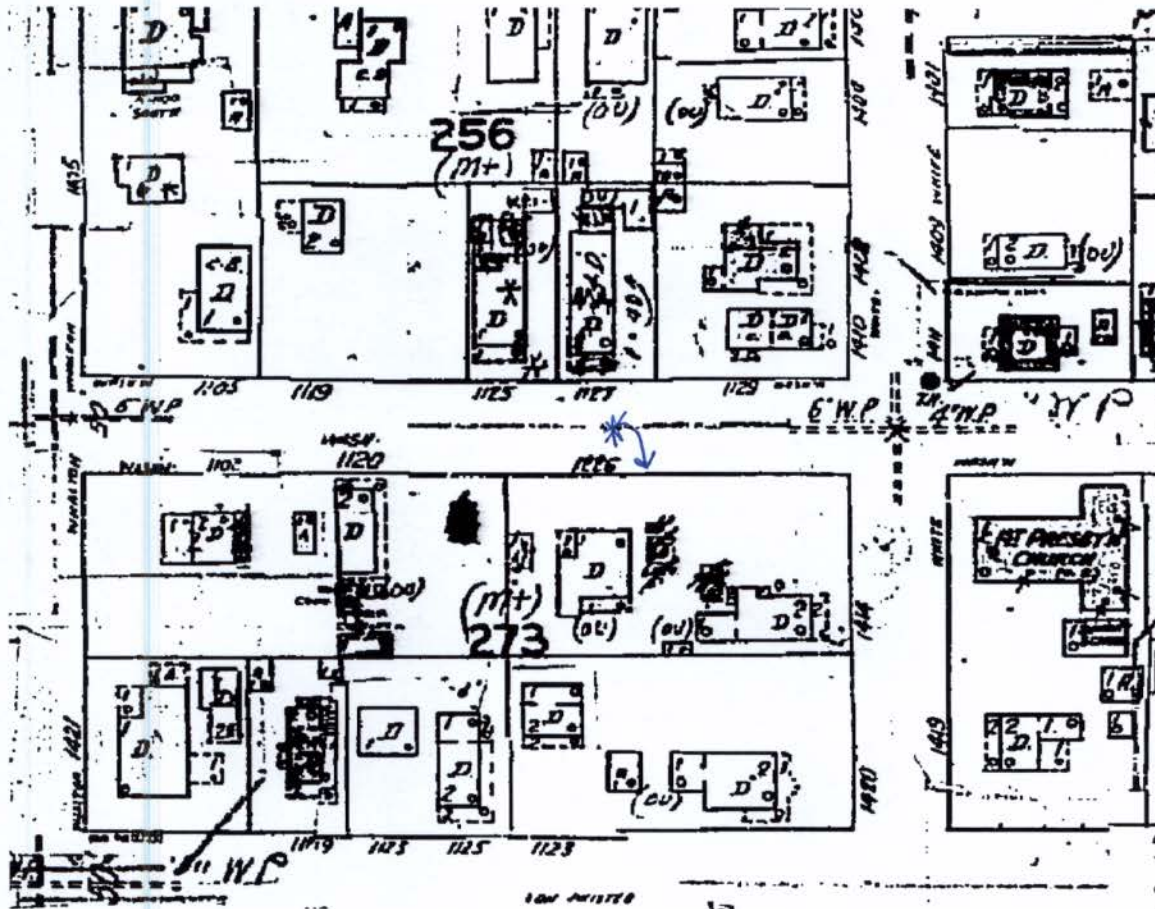
(WHALTON)

FRANCIS

34

6" W. PIPE

6" W. PIPE



#1126 Washington Street Sanborn map 1962 copy

## **Project Photos**



Photo taken by the Property Appraiser's office c1965; 1126 Washington St.; Monroe County Library

Photograph looking at North facade of existing building

(remove non historic dormer)



VIRBALL RESIDENCE  
1126 WASHINGTON STREET KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33640  
Telephone (305) 236-1347  
ParadeMail (305) 236-2727  
Florida License AC300022

Bender & Associates  
ARCHITECTS  
P.A.

Project #

Date 8/25/11

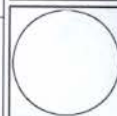
02

Photograph of West facade



(photograph showing historic novelty siding below existing cementitious exterior finish)

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Florida License AAC90022

*Bender & Associates*  
**ARCHITECTS**  
P.C.

Project #  
  
Date 02/21

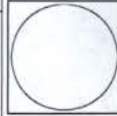
02

View of property from Washington Street looking South West



RECEIVED  
AUG 26 2011

VIRBALL RESIDENCE  
1126 WASHINGTON STREET KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33401  
Telephone (305) 294-1347  
Facsimile (305) 298-2727  
Florida License ARCH000127

Bender & Associates  
ARCHITECTS  
P.A.

Project No. 10  
Date 08/26/11

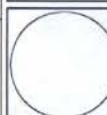
4

Photograph looking at East facade of existing building



(remove non-historic deck at east facade)

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Telephone (305) 296-1247  
Parade Ground (305) 296-2727  
Florida Journal ARCH000272

Bender & Associates  
ARCHITECTS  
P.A.

Project #

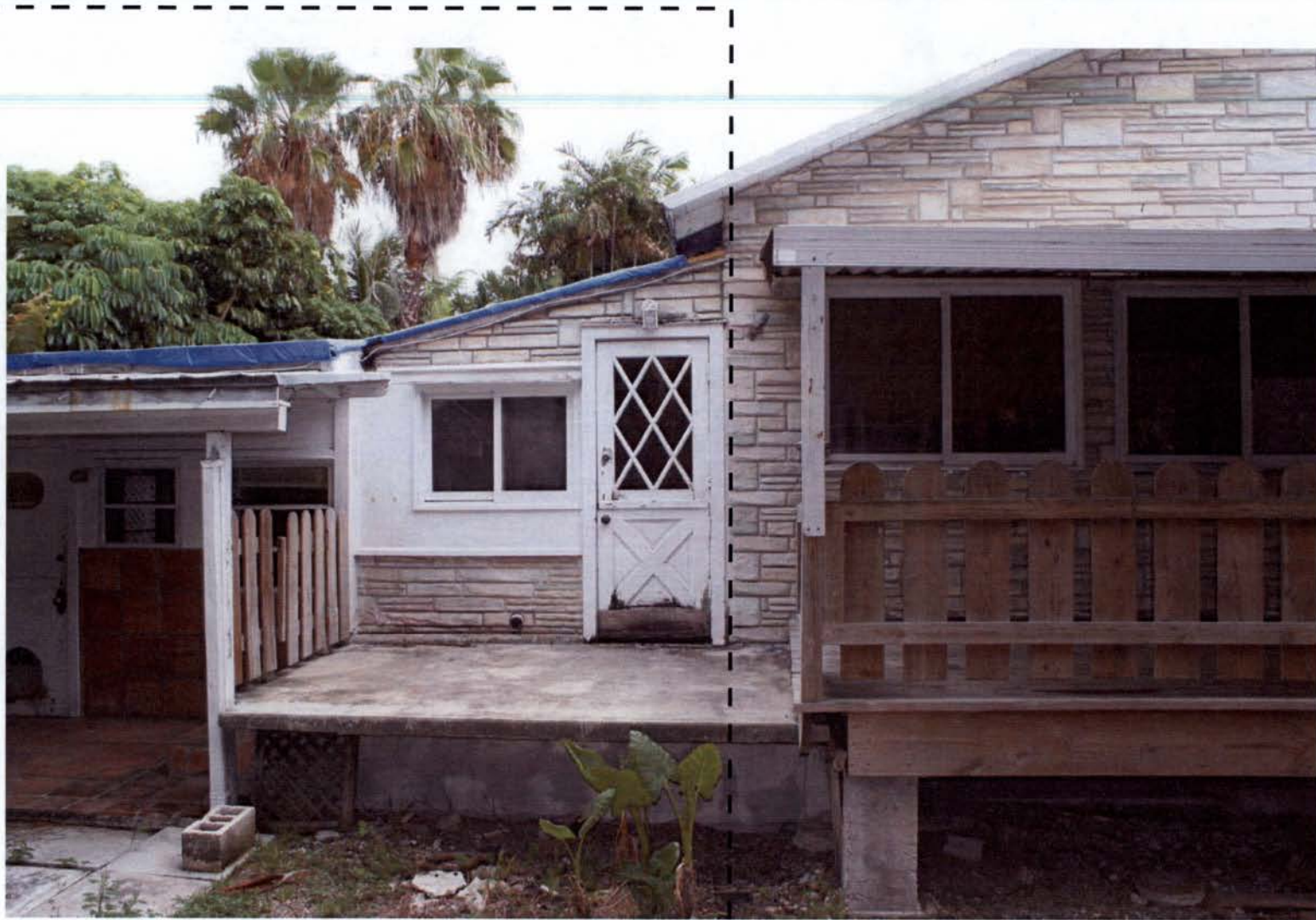


Date 02/21/11

of



Photograph looking at East facade of existing building



(remove all non historic additions at the South side of the existing historic structure)

VIRBALL RESIDENCE  
1126 WASHINGTON STREET KEY WEST, FLORIDA

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Florida License ARCH9882

Bender & Associates  
ARCHITECTS  
P.A.

Project No. 18

Date 02/21/11

of

Photograph looking at West facade of existing building



(remove all non historic additions at the South side of the existing historic structure)

VIRBALL RESIDENCE  
1126 WASHINGTON STREET KEY WEST, FLORIDA

410 Angela Street  
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Telephone (305) 291-2147  
Fax (305) 291-2147  
Florida License ARCH000282

Bender & Associates  
ARCHITECTS  
P.A.

Project #

Date 8/26/11

Photograph taken inside existing dormer



(photograph showing the use of non "historic" lumber to create dormer and hurrican clips which are non-existent at the rest of the historic roof structure)

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VIRBALL RESIDENCE  
1128 WASHINGTON STREET KEY WEST, FLORIDA

--

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Telephone (305) 296-1347  
Facsimile (305) 296-7727  
Florida License AKC065922

Bender & Associates  
ARCHITECTS  
P.A.

Project #	
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Date	8/2/01
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Photographs of the interior of non-historic additions



View looking from interior of historic house to the non historic additions. First addition is 5" below historic floor, the second addition is at grade (approximately 2'-0" below historic home).

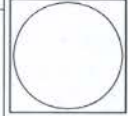


View of interior of non historic addition. The floor is 5" below the historic structure. This is a shed roof which terminates at roughly 6'-0" above the finished floor level.



Sunken tub in non historic addition. Finished floor in this addition is 5" below historic structure.


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Paradise (305) 236-2727  
Florida Home ARCHITECTS

*Bender & Associates*  
**ARCHITECTS**  
p.a.

Project #	
Date	03/05/0

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Photograph of the interior of non-historic addition



Photograph of Southernmost addition. Finished floor of this addition is approximately 2'-0" below that of the historic structure.

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Florida Home ARCHITECTS

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ARCHITECTS  
P.C.

Project #:

Date: 05/05

View of adjacent property to the East of 1126 Washington Street



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Telephone (305) 236-1347  
FAX (305) 236-2727  
Florida License AC1902822

Bender & Associates  
ARCHITECTS  
P.A.

Project #

00

Date: 06/20/11

01

View of adjacent property to the West of 1126 Washington Street



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1126 WASHINGTON STREET KEY WEST, FLORIDA

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Key West, Florida 33401  
Telephone (305) 296-1247  
Facsimile (305) 296-2727  
Florida License #AC000012

Bender & Associates  
ARCHITECTS  
P.A.

Page # 10

Date 02/01

of

View of property on the oppsite side of 1126 Washington Street



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1126 WASHINGTON STREET KEY WEST, FLORIDA

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Key West, Florida 33940  
Telephone (305) 236-1347  
Fonville (305) 236-2729  
Florida License AKC96022

Bender & Associates  
ARCHITECTS  
P.C.

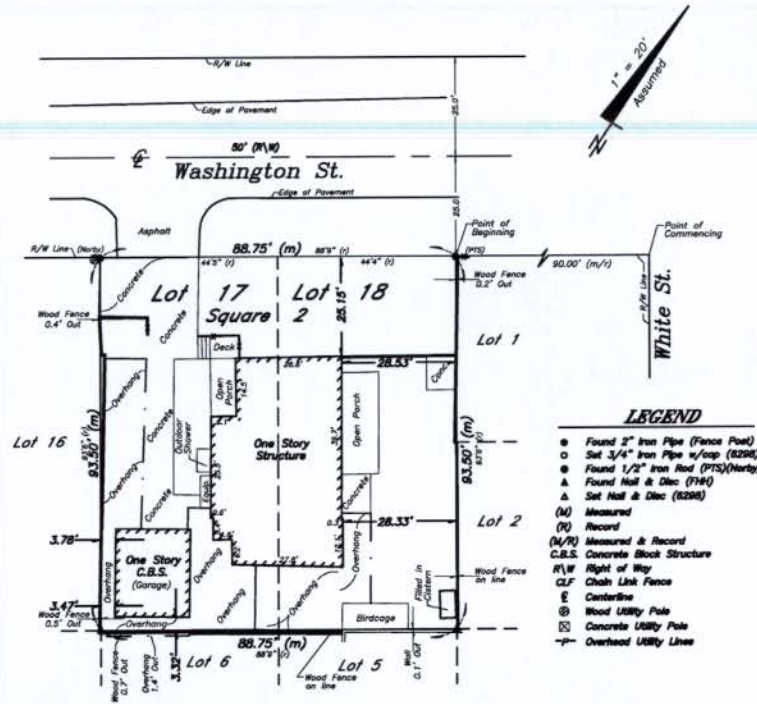
Project #

Date 08/25/11



# Survey

Boundary Survey Map of Lots 17 and 18, Square 2,  
WEBB REALTY COMPANY, Island of Key West



**LEGEND**

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/ Cap (B298)
- Found 1/2" Iron Rod (PIS)(Nerty)
- ▲ Found Nail & Disc (F1W)
- ▲ Set Nail & Disc (B298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- E Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Line

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 1128 Washington Street, Key West, FL.
  5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  6. Lands shown hereon were not abstracted for rights-of-way, assessments, ownership, or other instruments of record.
  7. North Arrow is assumed and based on the legal description.
  8. Date of field work: June 9, 2011.
  9. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OP:** On the island of Key West and known on Wm. A. Whitehead's map of said island, delineated in February, A.D., 1828, as a part of the Tract Eighteen (18) but now better known and described as Lots 17 and 18, according to the diagram of part of said Tract made by the Webb Realty Company, recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida. COMMENCING at a point on Washington Street distant 90 feet from White Street, and runs thence on Washington Street Southwesterly 88 feet and 9 inches; thence at right angle Southwesterly, 88 feet and 8 inches; thence at right angle Northwesterly, 88 feet and 8 inches; thence at right angle Northwesterly 88 feet and 8 inches, out to the Point of Beginning.

**BOUNDARY SURVEY FOR:** John A. Virball and Catherine Jean Virball;  
Kebane and Associates, P.A.;  
Fidelity National Title;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #8298  
June 10, 2011

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
P.S. 5000  
3430 Duck Ave., Key West, FL 33040  
(305) 398-7432 FAX (305) 398-2244

VIRBALL RESIDENCE  
1128 WASHINGTON STREET KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 398-1941  
Facsimile (305) 398-2787  
Florida License M7902822

Bender & Associates  
ARCHITECTS  
P.A.

Project #:  
Date: 06/20/11

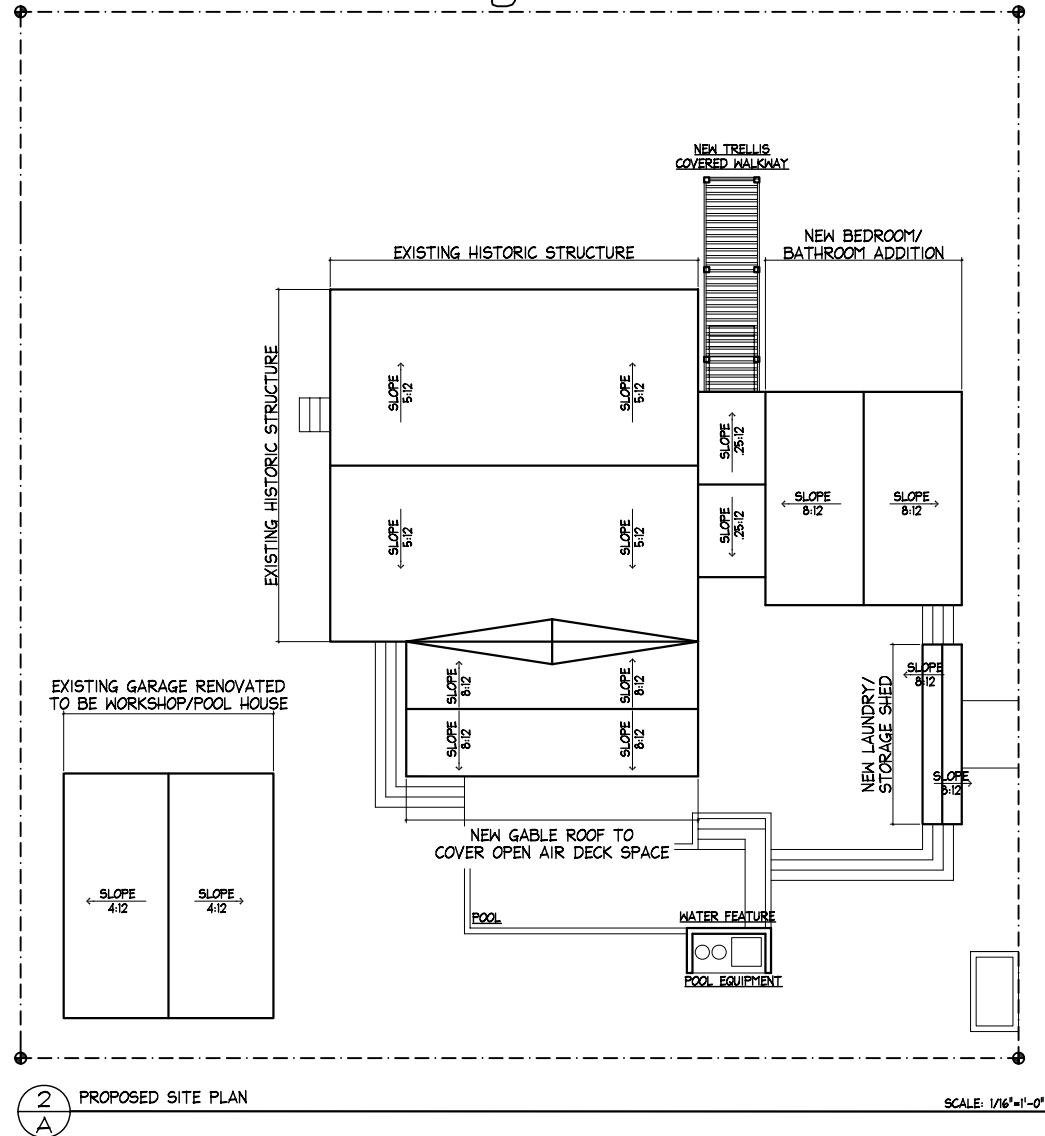
4.1 OF 4



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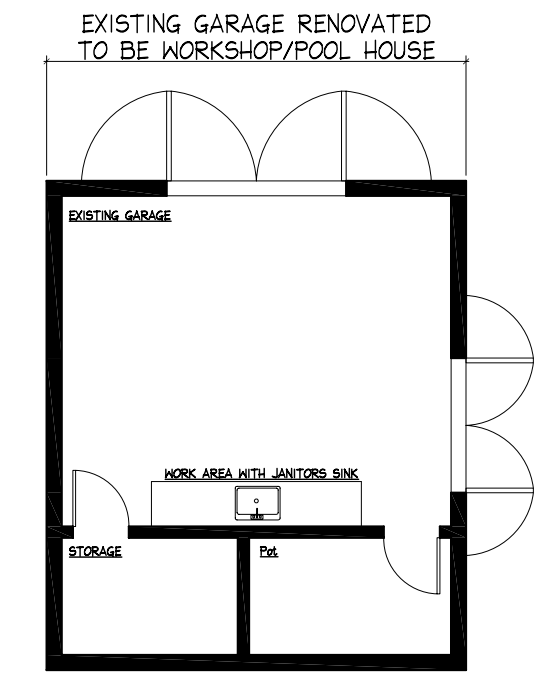
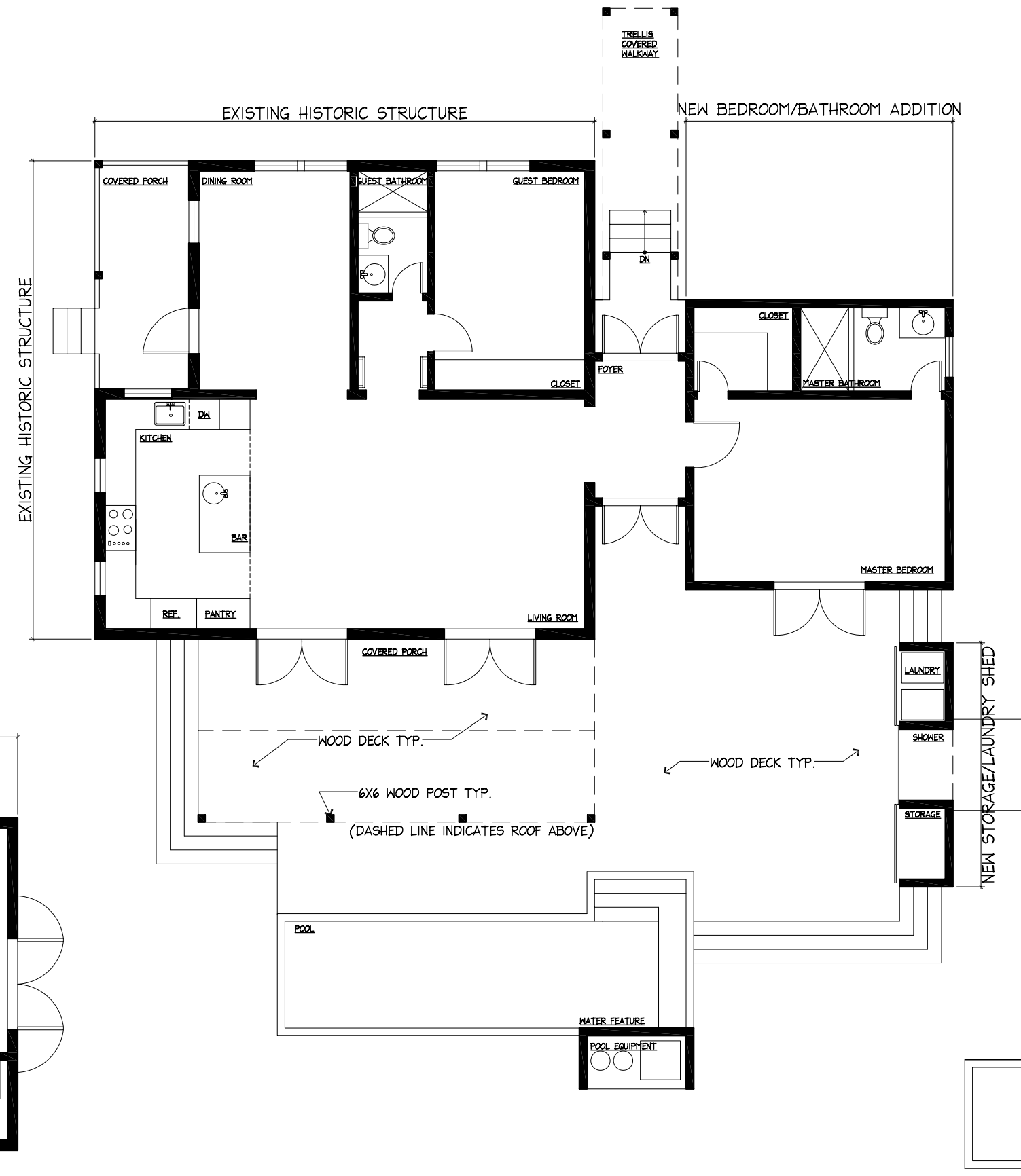
# Site Plans

Washington St.



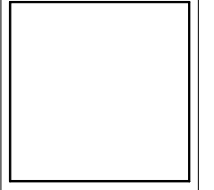
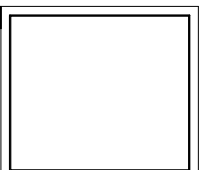
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A PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

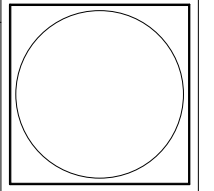


1  
A PROPOSED FLOOR PLAN

SCALE: 1/8"=1'-0"



VIRBALL RESIDENCE  
1126 WASHINGTON STREET KEY WEST, FLORIDA

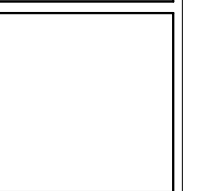
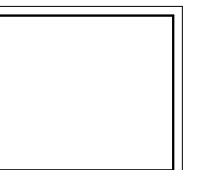
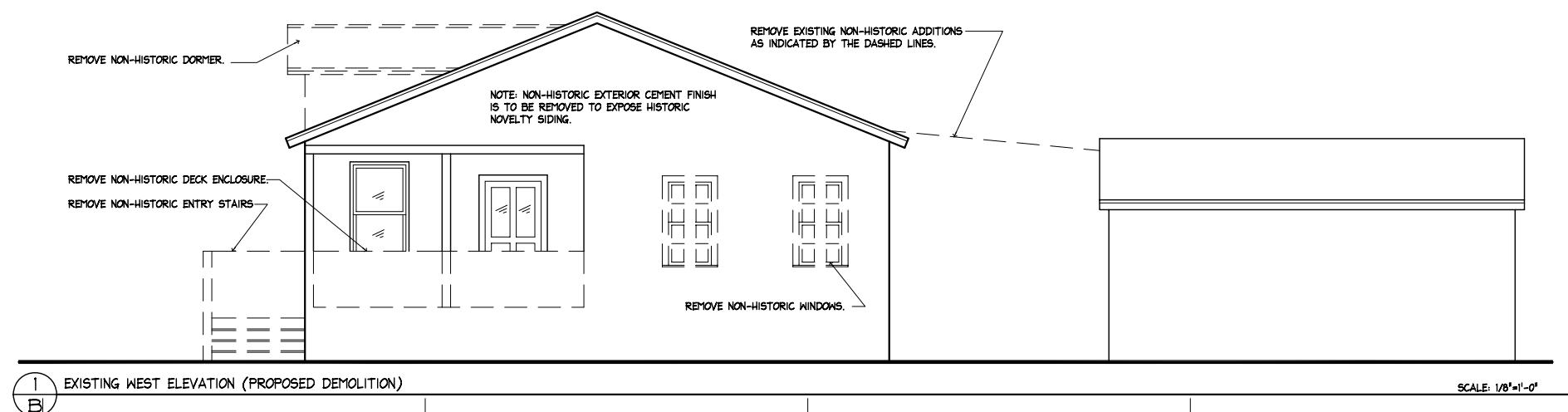
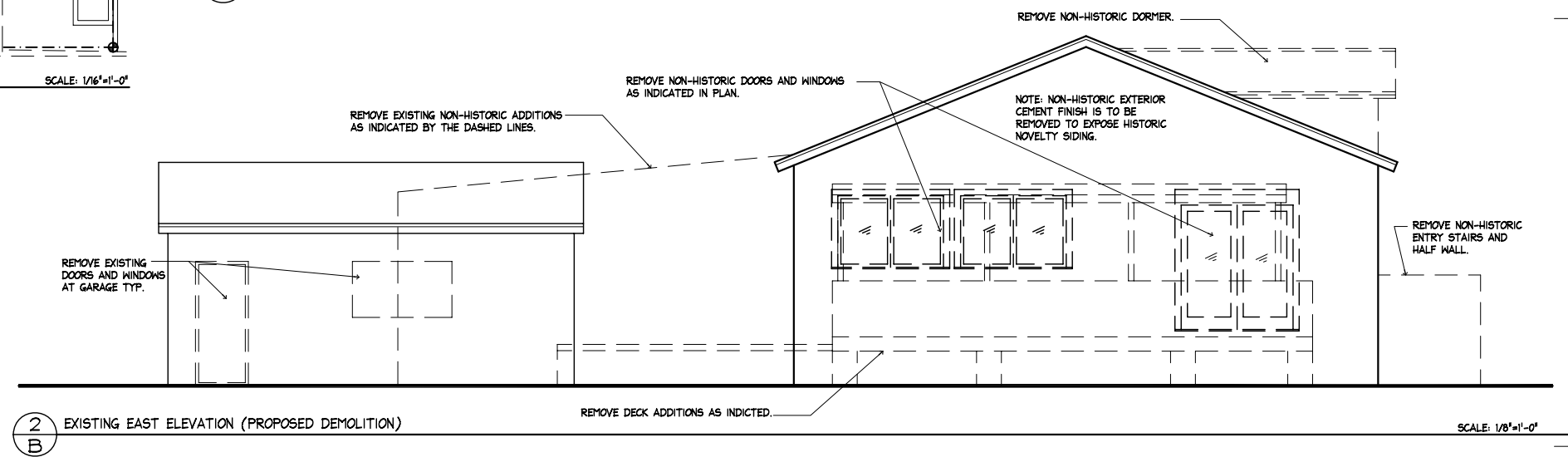
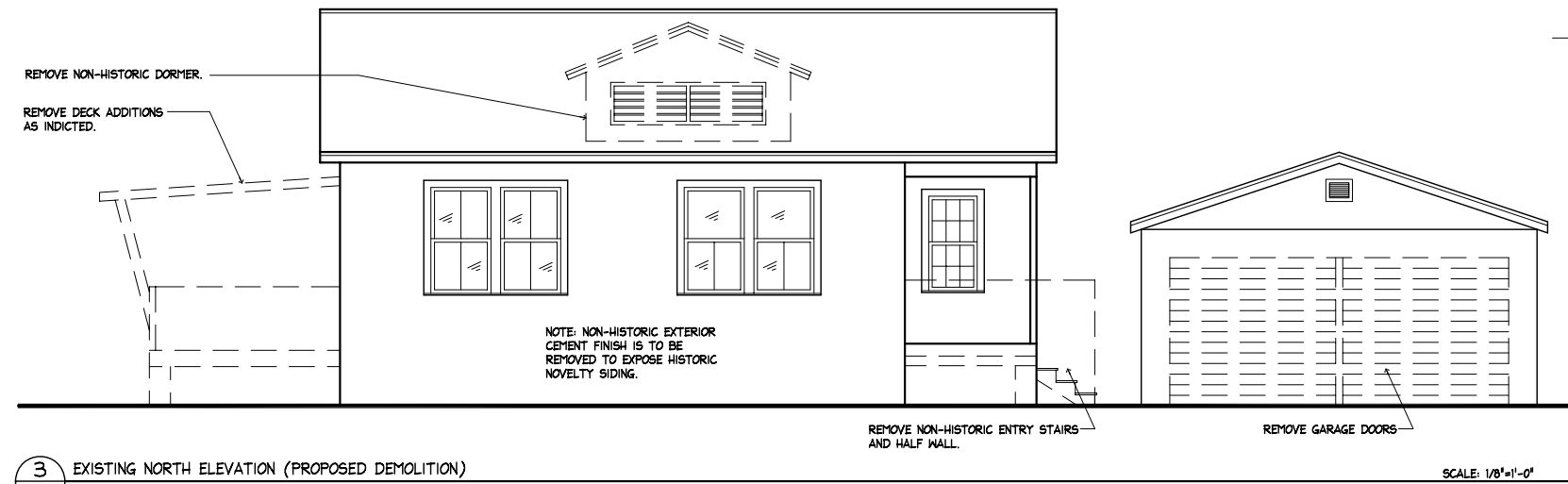
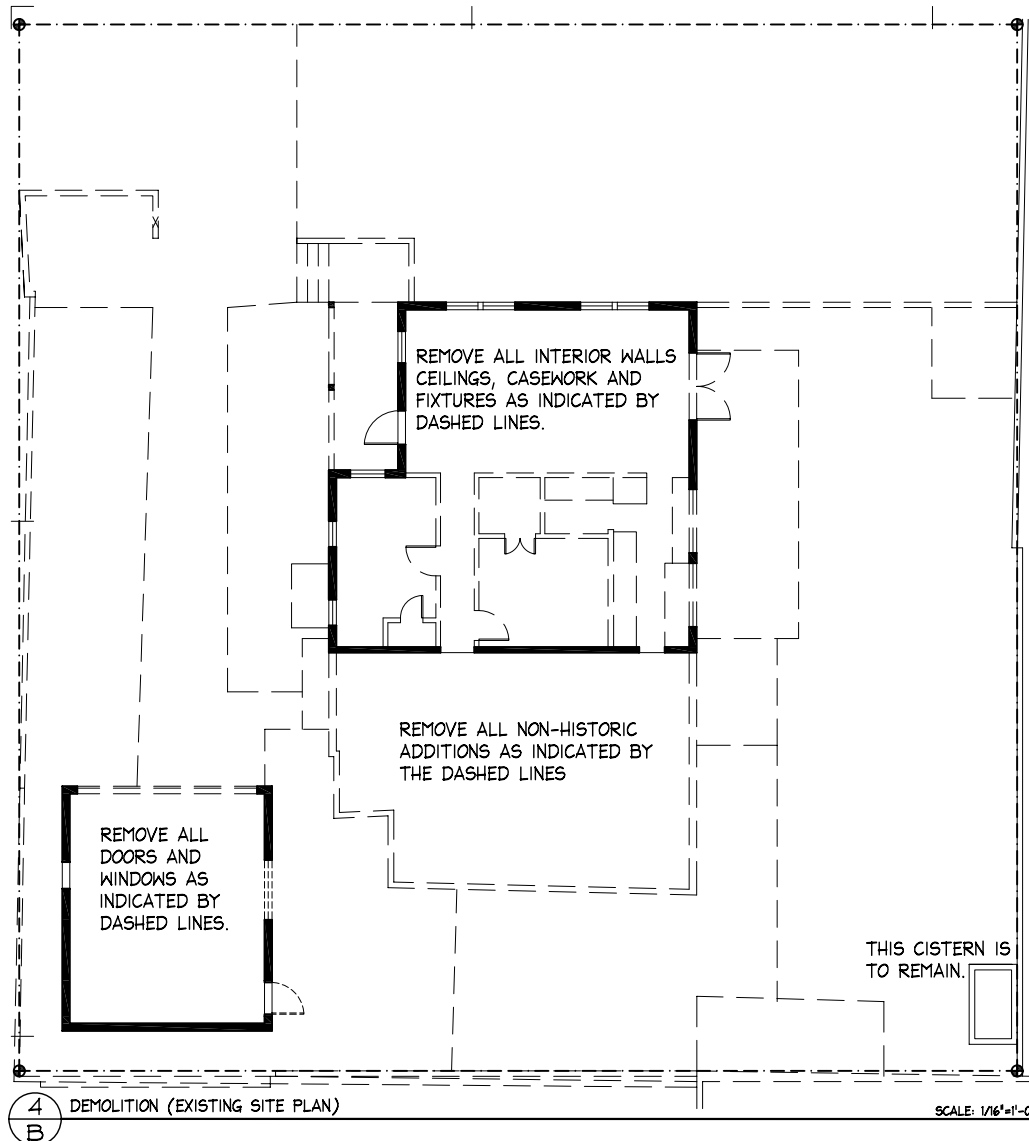


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Florida License AIC002022

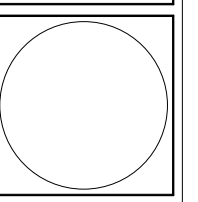
Bender & Associates  
ARCHITECTS  
p.c.

Project No: 1110  
Date: 08/25/11

A  
1 OF 4



VIRBALL RESIDENCE  
1126 WASHINGTON STREET KEY WEST, FLORIDA

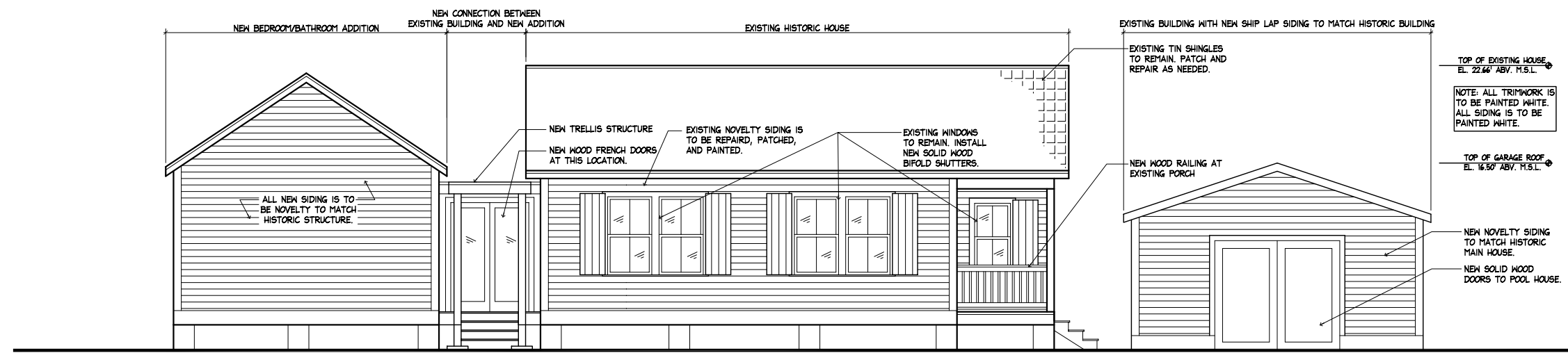


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Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.c.

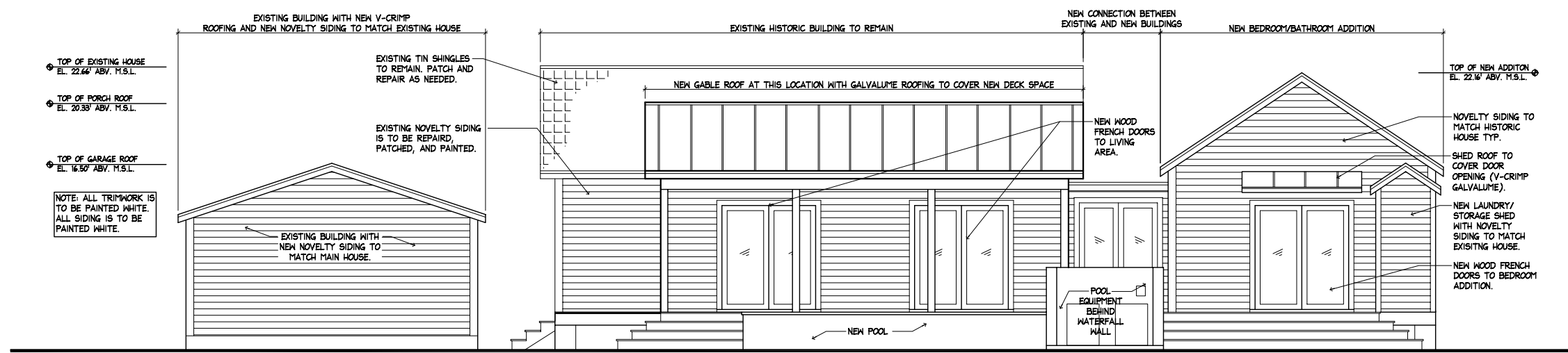
Project No: 1110  
Date: 08/25/11

B  
2 OF 4



2  
C PROPOSED NORTH ELEVATION (STREET SIDE)

SCALE: 1/8"=1'-0"



1  
C PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"

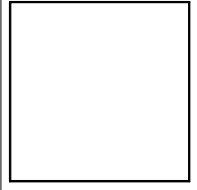
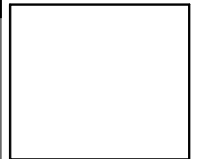
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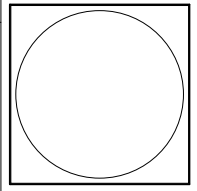
Bender & Associates  
ARCHITECTS  
p.a.

Project No: 1110  
Date: 08/25/11

C  
3 OF 4



VIRBALL RESIDENCE  
1126 WASHINGTON STREET KEY WEST, FLORIDA

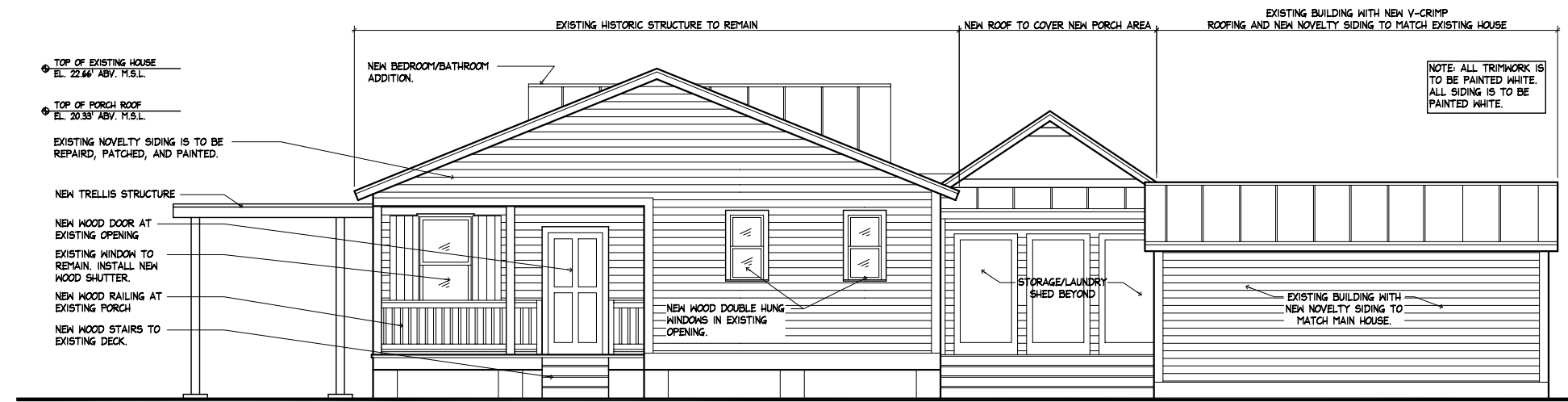


410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
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Florida License ALC002022

Bender & Associates  
ARCHITECTS  
p.c.

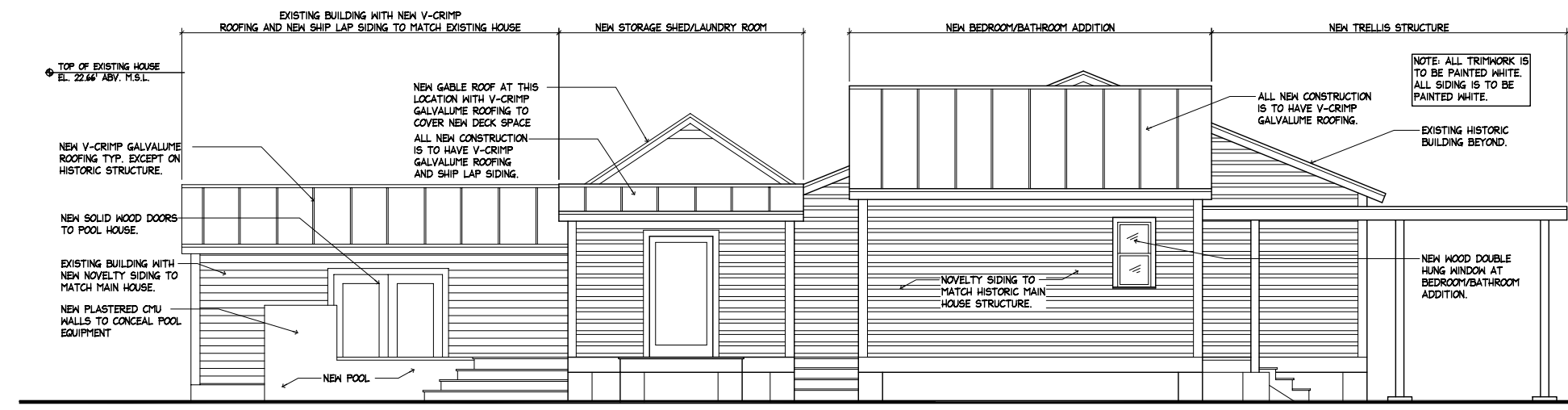
Project No: 1110  
Date: 08/25/11

D  
4 OF 4



2 PROPOSED WEST ELEVATION (STREET SIDE)

SCALE: 1/8"=1'-0"



1 PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0"

# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., September 13, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF NON HISTORIC ADDITIONS  
AND NON HISTORIC DORMER  
#1126 WASHINGTON STREET**

**Applicant: bender and Associates- Application # H11-01-1146**

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

**Property Appraiser  
Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

**Our Website is currently experiencing HIGH Traffic Volume due to TRIM notices being mailed out.**  
**(Please be patient with GIS Mapping functionality. It is being upgraded and requires Adobe Flash 10.3 or higher.**  
**A new Export Map widget in the lower left corner has been added.)**

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## Property Record View

Alternate Key: 1039390 Parcel ID: 00038650-000000

### Ownership Details

**Mailing Address:**

VIRBALL CATHERINE JEAN AND JOHN A  
1126 WASHINGTON ST  
KEY WEST, FL 33040-4850

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1126 WASHINGTON ST KEY WEST  
**Subdivision:** The Webb Realty Co  
**Legal Description:** KW WEBB REALTY CO SUB PB1-42 LT 17 AND 18 SQR 2 TR 18 G32-485/86 OR909-1219 OR1648-1128 OR2511-181/82C/T OR2522-1959/60

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	89	94	8,298.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0

**Total Living Area:** 1529  
**Year Built:** 1938

### Building 1 Details

Building Type R1  
 Effective Age 15  
 Year Built 1938  
 Functional Obs 0

Condition A  
 Perimeter 168  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 17  
 Grnd Floor Area 1,529

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

Roof Type GABLE/HIP  
 Heat 1 NONE  
 Heat Src 1 NONE

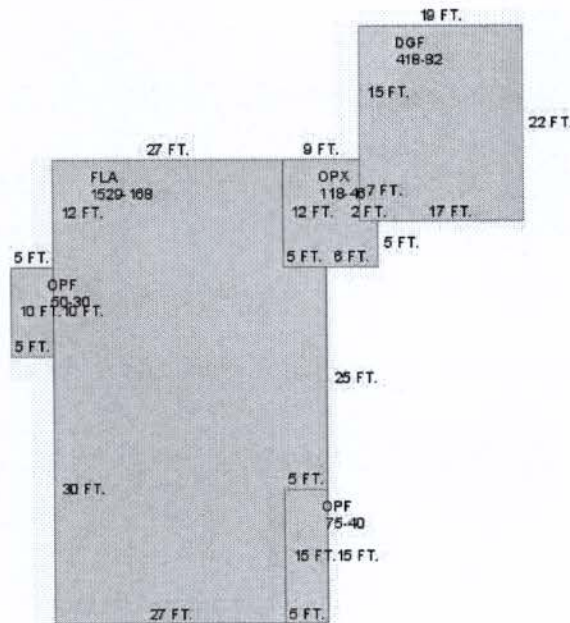
Roof Cover METAL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation WD CONC PADS  
 Bedrooms 2

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	3:WD FR STUCCO	1	1993	N	Y	0.00	0.00	1,529
2	OPF		1	1993	N	Y	0.00	0.00	75
3	OPX		1	1993	N	Y	0.00	0.00	118
4	DGF	3:WD FR STUCCO	1	1993	N	Y	0.00	0.00	418
5	OPF		1	1993	N	Y	0.00	0.00	50

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	1,610 SF	0	0	1976	1977	2	50
2	FN2:FENCES	1,080 SF	0	0	1983	1984	2	30
3	UB3:LC UTIL BLDG	224 SF	0	0	1983	1984	1	30

**Appraiser Notes**

LOT 18 (AK 1039403 RE00038660-000000) IS NOW COMBINED WITH THIS PARCEL DONE FOR ASSESSMENT PURPOSES FOR THE 2011 TAX ROLL. (3/16/2011 SCJ)

2003-09-10-"M"SALE 1984 WITH AK1039403 VACENT LOT WMC

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-1752	05/15/2003	12/13/2003	8,000		REPLACED SEWER LATERAL

**Parcel Value History**

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	150,182	7,067	399,051	556,300	556,300	0	556,300
2010	151,991	7,067	393,373	552,431	552,431	0	552,431
2009	171,000	7,067	533,239	711,306	191,592	25,000	166,592
2008	157,262	7,067	394,440	558,769	191,401	25,000	166,401
2007	213,922	7,067	456,720	677,709	185,826	25,000	160,826
2006	314,543	7,325	373,680	695,548	181,294	25,000	156,294
2005	312,879	7,582	269,880	590,341	176,014	25,000	151,014
2004	194,163	7,840	207,600	409,603	170,887	25,000	145,887
2003	194,368	8,097	106,914	309,379	167,701	25,000	142,701
2002	178,655	8,355	106,914	293,924	163,771	25,000	138,771
2001	152,601	8,756	106,914	268,271	161,192	25,000	136,192
2000	159,425	7,959	77,850	245,234	156,498	25,000	131,498
1999	122,512	7,022	77,850	207,384	152,384	25,000	127,384
1998	104,445	6,246	77,850	188,541	149,985	25,000	124,985
1997	90,331	5,654	69,546	165,532	147,478	25,000	122,478
1996	76,217	4,960	69,546	150,723	143,183	25,000	118,183
1995	69,442	4,691	69,546	143,679	139,691	25,000	114,691
1994	62,103	4,370	69,546	136,019	136,019	25,000	111,019
1993	67,145	1,081	69,546	137,772	137,772	25,000	112,772
1992	67,145	1,127	69,546	137,819	137,819	25,000	112,819

1991	67,145	1,189	69,546	137,880	137,880	25,000	112,880
1990	73,777	1,235	55,014	130,026	130,026	25,000	105,026
1989	67,070	1,165	51,900	120,135	120,135	25,000	95,135
1988	41,369	846	42,558	84,773	84,773	25,000	59,773
1987	40,930	875	28,441	70,246	70,246	25,000	45,246
1986	41,137	904	27,403	69,444	69,444	25,000	44,444
1985	39,618	943	17,868	58,429	58,429	25,000	33,429
1984	24,945	5,001	17,868	47,814	47,814	25,000	22,814
1983	24,945	5,001	17,868	47,814	47,814	25,000	22,814
1982	25,409	5,001	16,792	47,202	47,202	25,000	22,202

### 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
6/6/2011	2522 / 1959	369,000	WD	12
3/30/2011	2511 / 181	100	CT	12
4/1/1984	909 / 1219	98,000	WD	M

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Monroe County Property Appraiser  
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