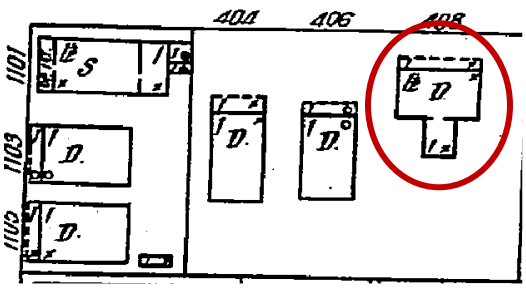
Historic Architectural Review Commission
Staff Report for Item 4

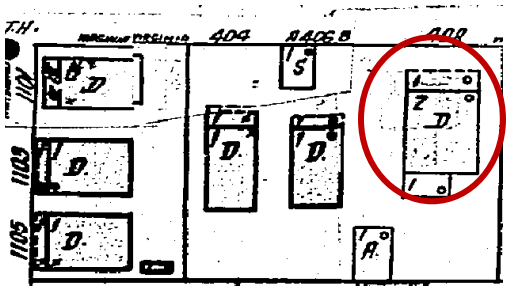
To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Enid Torregrosa-Silva, MSHP Historic Preservation Planner
Meeting Date:	November 29, 2022
Applicant:	J. Doug Brown, Owner
Application Number:	H2022-0041
Address:	408 Virginia Street

Description of Work:
Demolition of rear one-story addition. Second Reading.

Site Facts:
The principal building in the site is listed as a contributing resource to the district. Although the Historic Architectural Survey states that the house was built circa 1892 an analysis of the Sanborn Maps prove that the current structure was built between 1926 and 1948. The Property Appraiser's records show 1938 as the construction year for the two-story frame vernacular house.

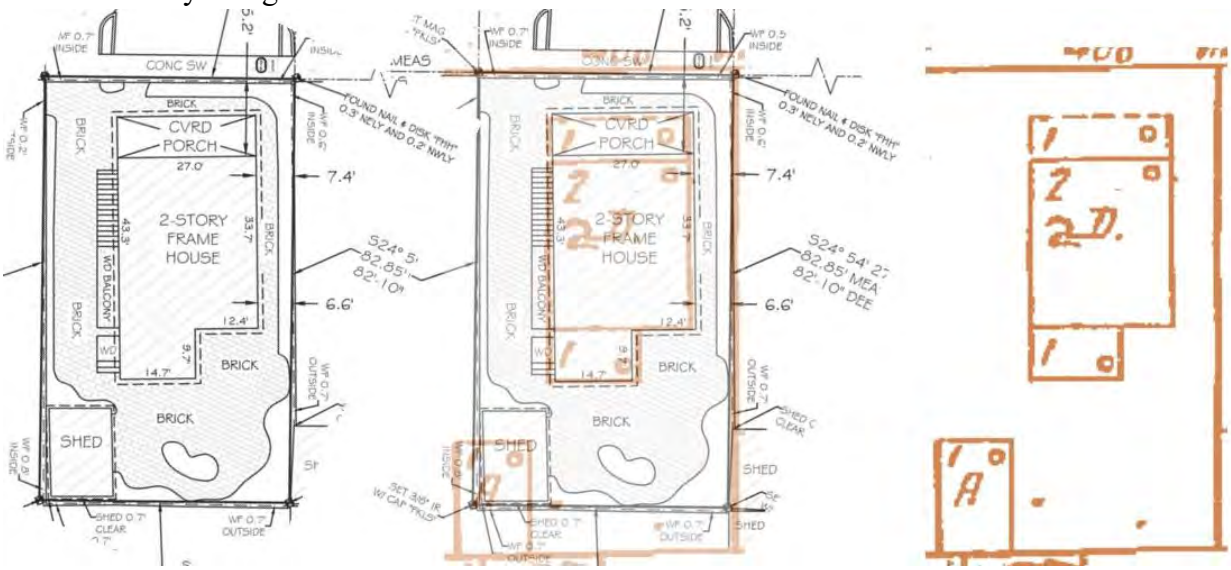


1926 Sanborn Map



1948 Sanborn Map

The site contains the main house and an accessory structure located on the southwest corner of the lot. Changes to windows, exterior staircase, and front porch are evident alterations to the principal house. The city recognizes two residential units for this site.



Current Survey vs. 1962 Sanborn Map

Ordinance Cited on Review:

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the rear one-story structure.

Staff Analysis:

On October 26, 2022, the Commission motioned to approve submitted plans for demolition. The Certificate of Appropriateness proposes the demolition of a rear one-story bump out structure built more than 50 years ago.

It is staff's opinion that the request for the demolition of the rear one-story attached structure should be reviewed based by the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria state the following.

(*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).

It is staff's opinion that the existing structure, although historic, has low ceilings in the interior and current windows and siding are not original to the structure. The portion of the building under review is structurally sound.

The following is the criteria of section 102-125:

1 *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;*

Staff opines that the structure has no distinctive characteristics of a type or method of construction and is not a significant portion of the historic house.

2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff understanding that no significant events have ever happened in the site relevant to local, state, or national history.

3 *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;*

The portion of the house in question is of no significant value to the development, heritage, or cultural record of the city.

4 *Is not the site of a historic event with a significant effect upon society;*

The site is not associated to any significant event.

5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The portion of the house in question do not exemplify social, cultural, or historic heritage of the city.

6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The portion of the house in question cannot be considered a fine example of a distinctive architectural style.

7 *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;*

This is not the case.

8 *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; and*

The portion of the house in question do not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

9 *Has not yielded, and is not likely to yield, information important in history.*

The portion of the house in question do not yield important information in history.

In conclusion, it is staff's opinion that the request for demolition of the rear one-story attached structure can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be second and last required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
HARC 2022-0041		
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	408 VIRGINIA STREET	
NAME ON DEED:	J. Douglas Brown - Decl of Trust 6-27-16	PHONE NUMBER 305-295-8308
OWNER'S MAILING ADDRESS:	3636 EAGLE AVE	EMAIL JDB1307@AOL.COM
	KEY WEST, FL 33040	
APPLICANT NAME:	J. DOUG BROWN	PHONE NUMBER 305-295-8308
APPLICANT'S ADDRESS:	3636 EAGLE AVE.	EMAIL JDB1307@AOL.COM
	KEY WEST, FL 33040	
APPLICANT'S SIGNATURE:	J. Douglas Brown	DATE 9-22-22

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ___ RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE ___

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ (NO) X INVOLVES A HISTORIC STRUCTURE: YES ___ NO ___

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ (NO) X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: INSTALL 8'X27' REAR UPPER & LOWER OPEN PORCH ON REAR OF EXISTING BUILDING.
INSTALL 10'X20' IN GROUND SWIMMING POOL TO CURRENT CODES
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): DEMO APPROX 10'11"X16'8½" KITCHEN PROTRUSION
DEMO 12'1"X17'1" SIDED IN REAR SETBACK AREA OF LOT

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

ACCESSORY STRUCTURE(S): ERECT. 4'X7' OUTDOOR POOL ½ BATH.
2X6 FRAME, HARDIE PANEL SIDING, TPO SINGLE SLOPE ROOF

PAVERS: CORAL STONE PAVING AROUND POOL & SIDEWALK	**FENCES:** EXISTING
DECKS: N/A	**PAINTING:** REPAINT HOUSE EXTERIOR PER HARC GUIDELINES,
SITE (INCLUDING GRADING, FILL, TREES, ETC): RELOCATE TWO SMALL CHRISTMAS PALMS FROM REAR YARD CENTER TO SIDEYARD WEST	**POOLS (INCLUDING EQUIPMENT):** NEW 10'X20' IN GROUND CONCRETE POOL PUMP, FILTER, HEATER
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): NEW CENTRAL AC UNITS TO REPLACE EXISTING CENTRAL AC UNITS	**OTHER:**

OFFICIAL USE ONLY: **HARC COMMISSION REVIEW** **EXPIRES ON:**

MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

FIRST READING FOR DEMO:	SECOND READING FOR DEMO:
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

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

HARC COA #	INITIAL & DATE
HARC2022-0041	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	408 VIRGINIA St. - KEY WEST, FL 33040
PROPERTY OWNER'S NAME:	J. DOUGLAS BROWN DECLARATION OF TRUST DATED 6-27-2016
APPLICANT NAME:	J. DOUGLAS BROWN

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 a final inspection is 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 J. Doug Brown — J. DOUG BROWN — 9-22-22 — **DATE AND PRINT NAME**

DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMOLISH 12'1" X 17'1" SHED AT REAR OF PROPERTY IN SET BACK AREA
FRAME CONSTRUCTION, METAL ROOF, NOVELTY SIDING
DEMOLISH 10'11" X 16'8½" KITCHEN PROJECTION
FRAME CONSTRUCTION, METAL ROOF, NOVELTY SIDING

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

NO

(2) Or explain how the building or structure meets the criteria below:

(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.

PER CONVERSATION WITH ENID TORREGROSA, HISTORIC PRESERVATION PLANNER, IN PRE-APP CONFERENCE, THERE APPEARS TO BE NO SIGNIFICANT OR DISTINGUISHABLE CHARACTERISTICS THAT WARRANT ANY CONCERN OF DEMOLITION.

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.

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

PER CONVERSATION AND RESEARCH AT KEY WEST LIBRARY ON 9-21-22 WITH DR. COREY MALCOM, LEAD HISTORIAN, THERE IS NO SIGNIFICANT HISTORY ASSOCIATED WITH THIS PROPERTY AT 408 VIRGINIA, KW, FL

(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.

NO SIGNIFCANT CHARACTER, INTEREST, OR VALUE ASSOCIATED WITH THIS ADDRESS PER DR. COREY MALCOM

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

NO HISTORIC EVENT PER DR. COREY MALCOM

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

NO SIGNIFICANCE PER DR. COREY MALCOM

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

NO OBVIOUS ARCHITECTUAL STYLE EXHIBITED IN THIS BUILDING OR STRUCTURES

(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.

N/A

(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.

NO UNIQUE LOCATION

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) Has not yielded, and is not likely to yield, information important in history,

NO EVIDENCE OF ANY INFORMATION IMPORTANT TO HISTORY HAS BEEN FOUND REGARDING THIS PROPERTY.

* **CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

REMOVAL OF THIS BUILDING & PROTRUSION WILL HAVE NO NEGATIVE EFFECT ON THE OVERALL HISTORIC CHARACTER OF THIS NEIGHBORHOOD.

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

NO HISTORIC RELATIONSHIP HAS BEEN DISCOVERED BETWEEN BUILDING & PROTRUSION PROPOSED FOR DEMOLITION.

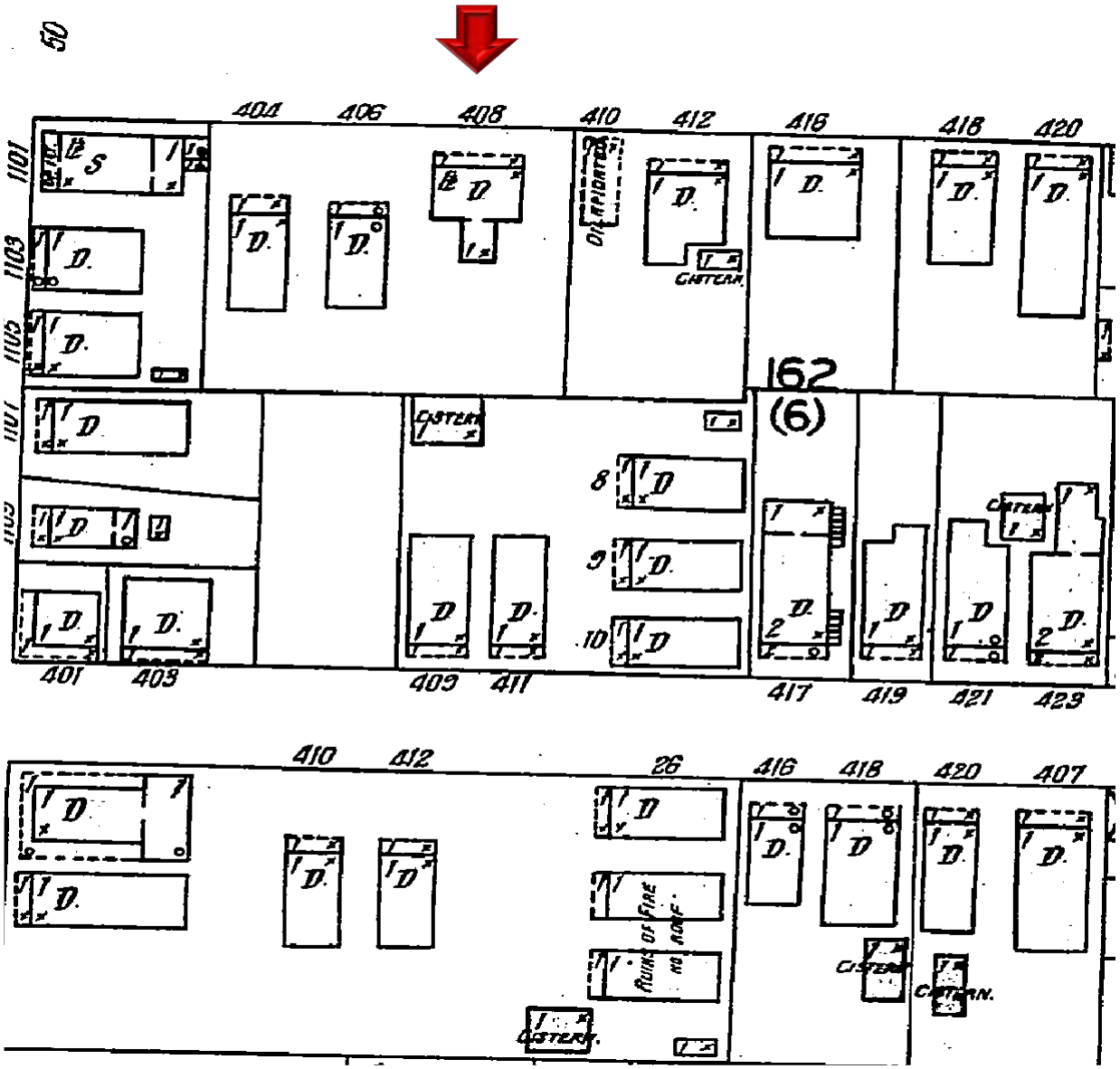
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

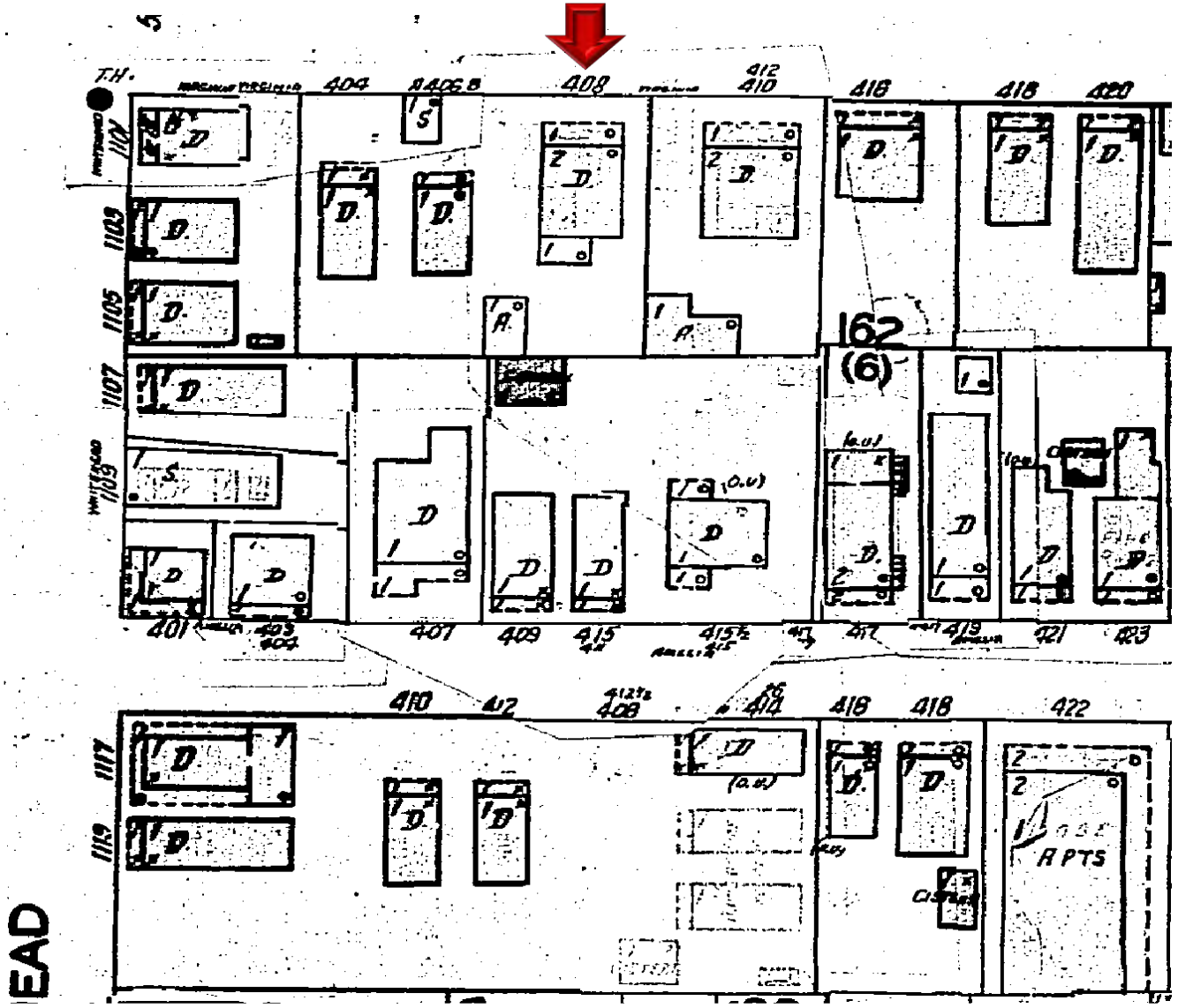
(4) Removing buildings or structures that would otherwise qualify as contributing.

NON-CONTRIBUTING STRUCTURE

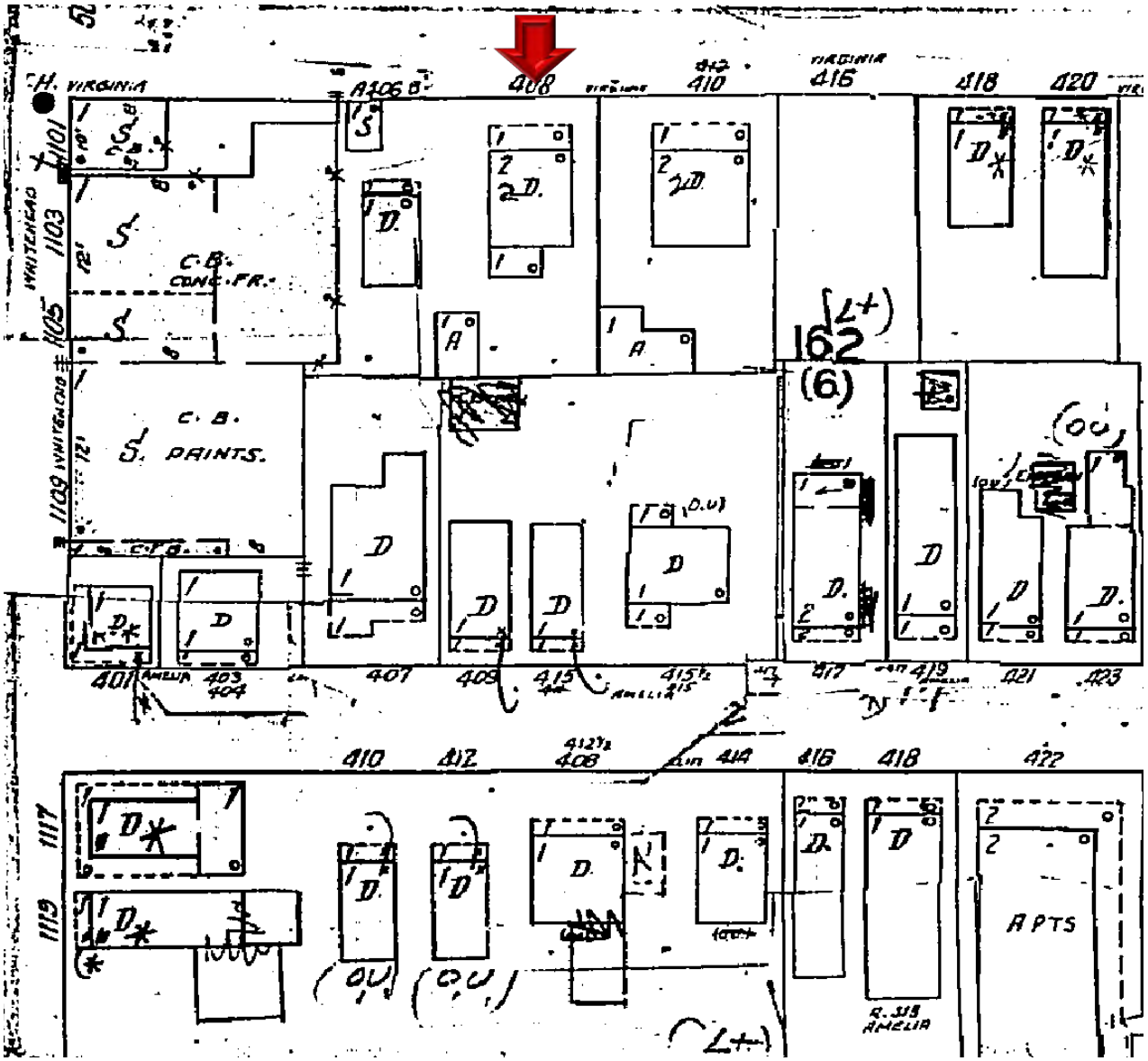
SANBORN MAPS



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS

408 Virginia Street circa 1965. Monroe County Library.

408 Virginia Street rear accessory structure in 1970. Monroe County Library.

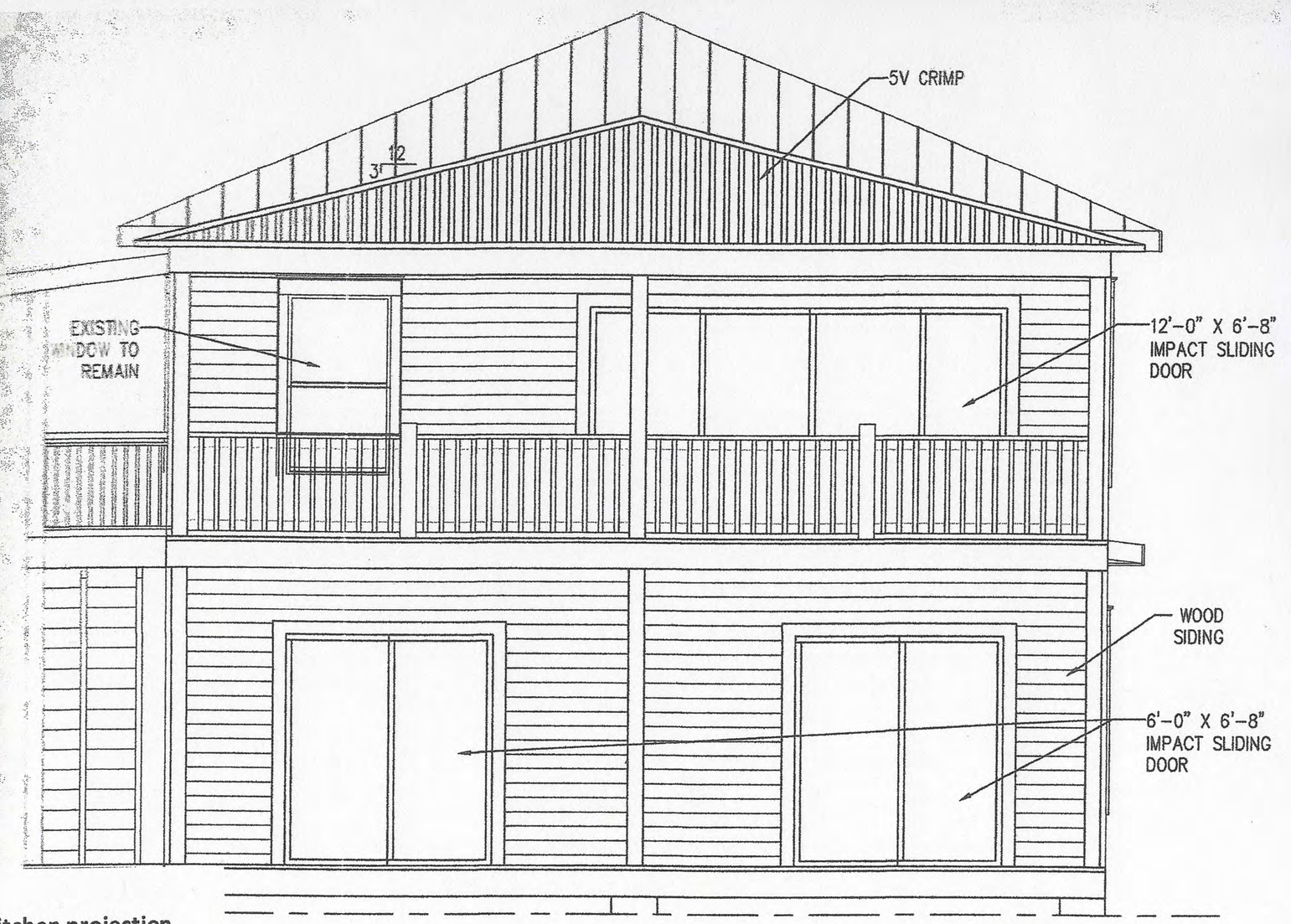
408 Virginia – Key West, FL

Two story, upper and lower Duplex structure

West side yard view looking down driveway to rear shed

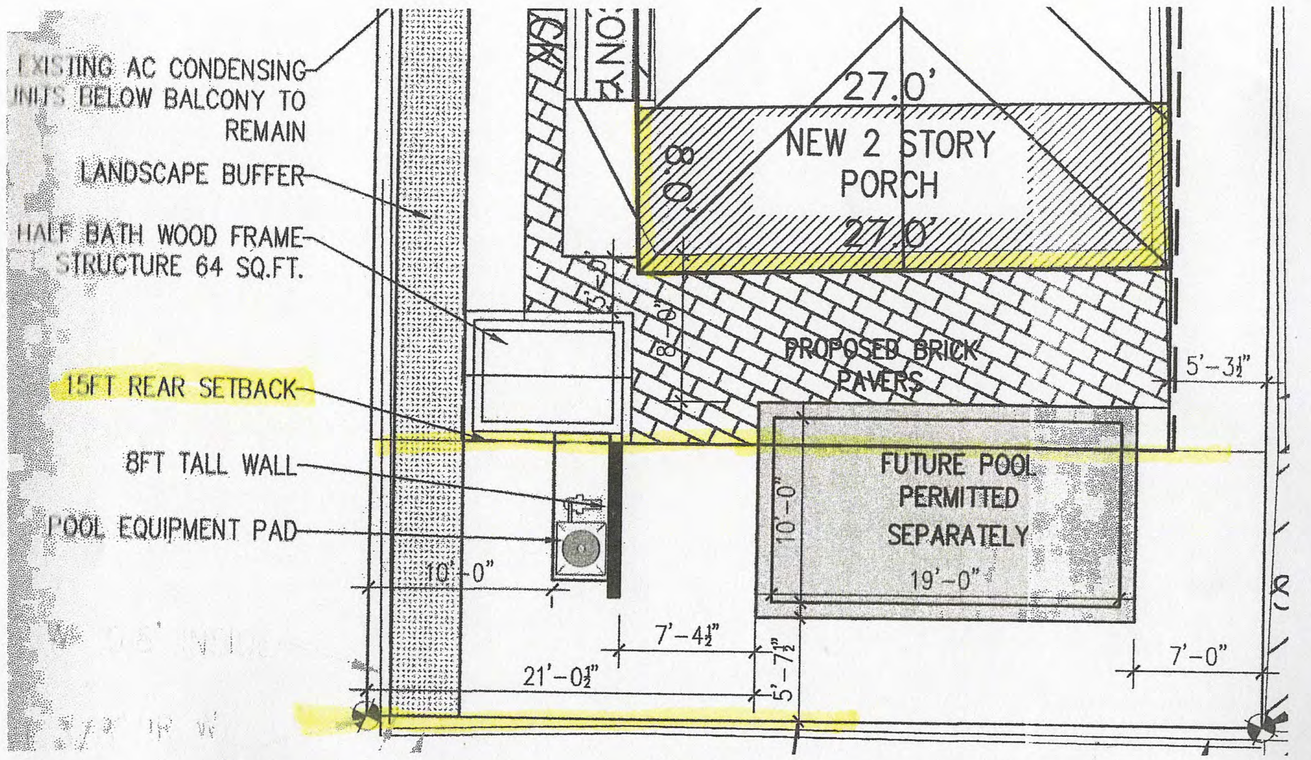
Rear view showing kitchen protrusion to be removed

Shed built in set-back area to be removed

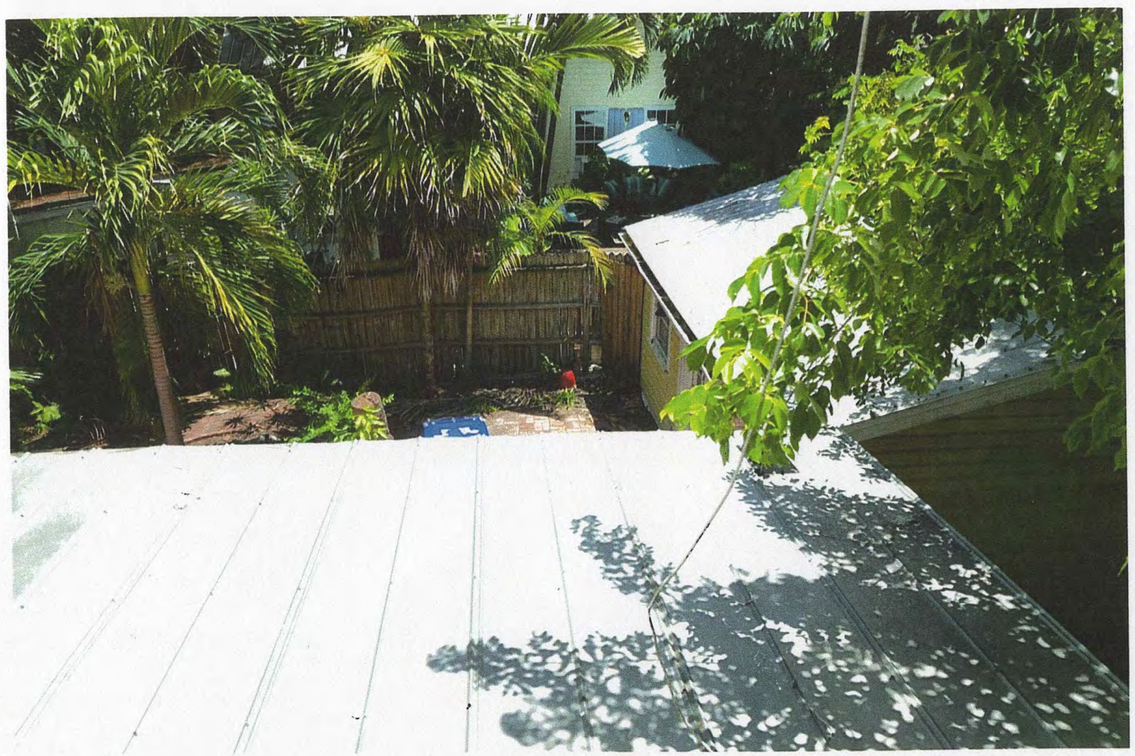


408 Virginia - Proposed plan to remove approximately 10' 11" x 16' 8 ½" kitchen projection and replace with approximately an 8' x 27' open porch area on upper and lower levels.

Proposed porch rear edge is <u>10' INSIDE</u> set-back and <u>25'</u> from the rear property line



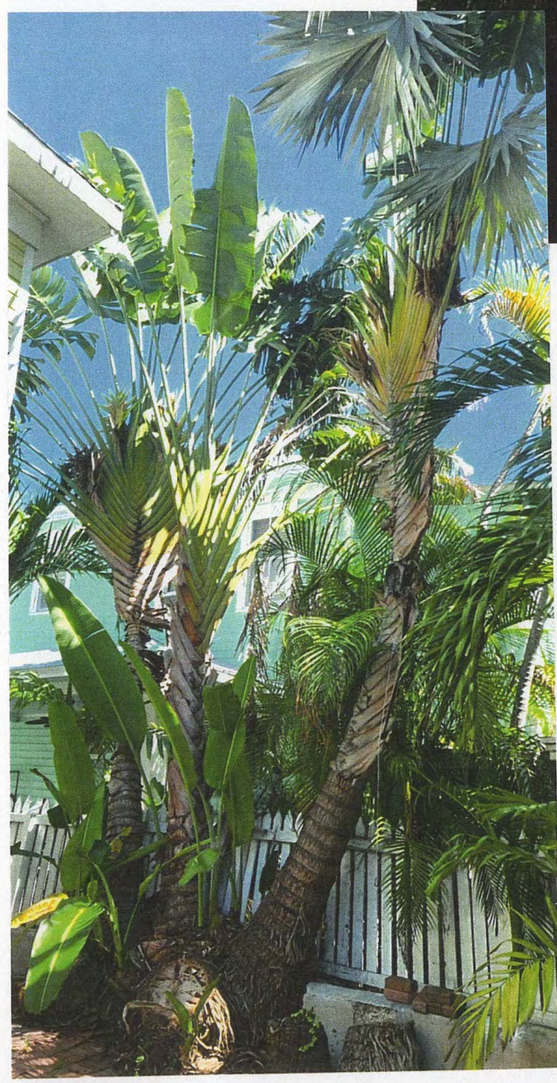
Rear yard view looking from existing rear windows



All large significant
trees to remain

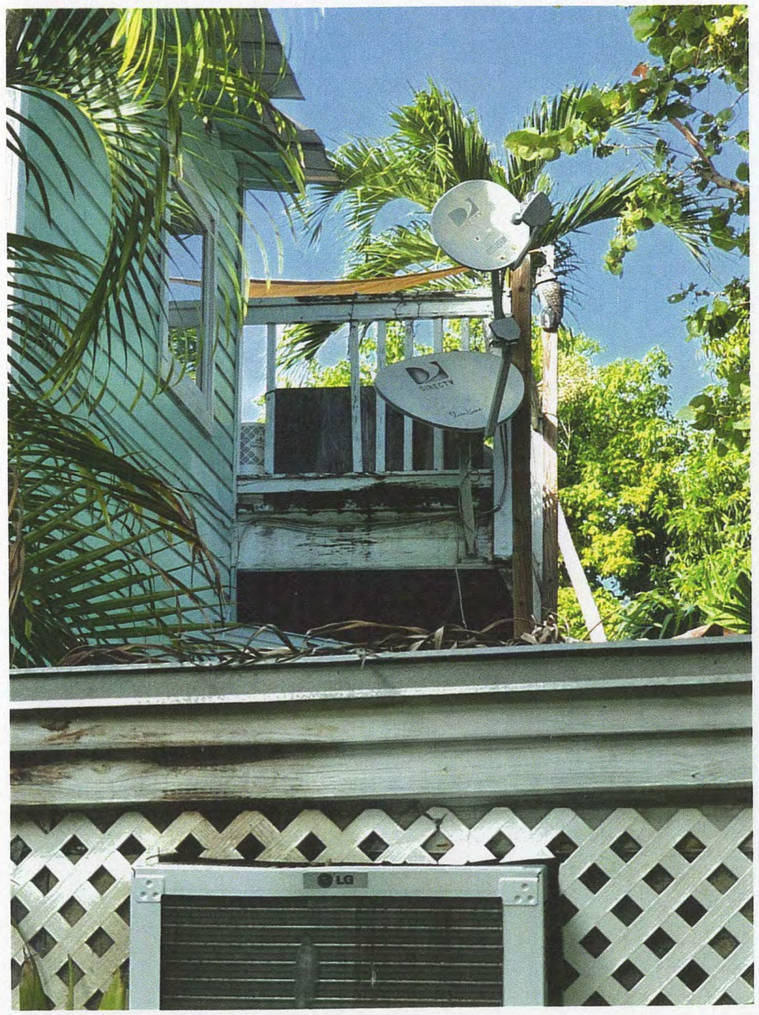
50' Washingtonia Palm
35' Bismark Palm
25' Travelers Palm Group

(Heights are approximate)



East side neighbor showing upper rear open deck

West side Commercial neighbor



SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON N65°00'00"E ASSUMED ALONG THE CENTERLINE OF VIRGINIA STREET.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
408 VIRGINIA STREET
KEY WEST, FL 33040

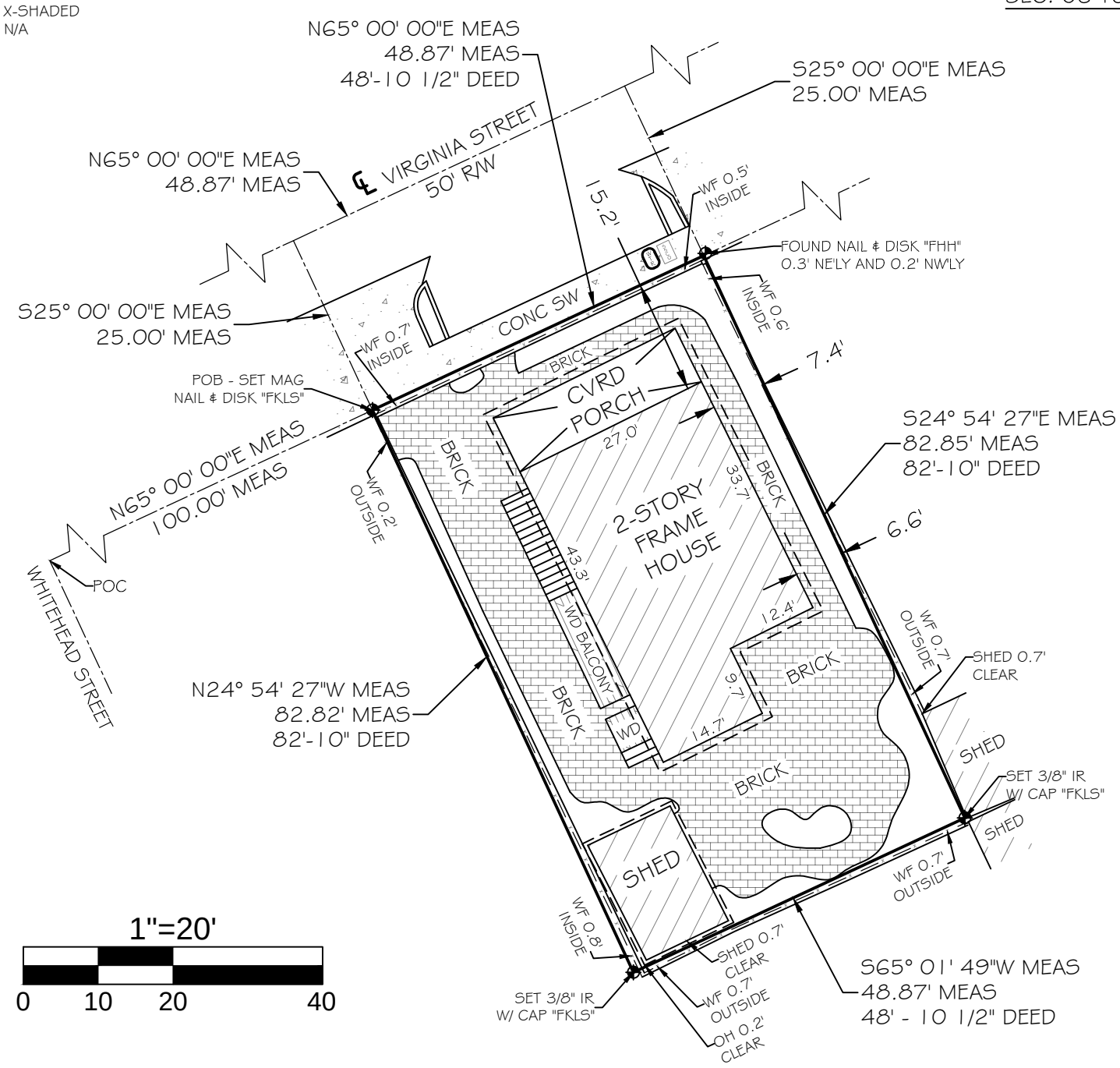
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FIRM REVISION DATE: 11-02-16
FLOOD ZONE: AE & X-SHADED
ELEVATION: AE-6 & N/A

LEGEND

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

N
W E
S
ASSUMED

LOCATION MAP - NTS
SEC. 06-T68S-R25E



LEGAL DESCRIPTION -

In subdivision of Lot 3, of Square 6, of a Subdivision of Tract 11 of the Island of Key West according to the map or plat thereof as recorded in Deed Book J. Page 671, Public Records of Monroe County, Florida, and described as follows:
Commencing at a point on Virginia Street, 100 feet from the corner of Whitehead Street and running thence Northeasterly along Virginia Street 48 feet and 10.5 inches; thence at right angles in a Southeasterly direction 82 feet and 10 inches; thence at right angles in a Southwesterly direction 48 feet and 10.5 inches thence at right angles in a Southwesterly direction 48 feet and 10.5 inches; thence at right angles in a Northwesterly direction 82 feet and 10 inches to the Point of Beginning, being the western half of land conveyed by W.D. Cash and wife to Satpoey Austin by deed recorded in Deed Book L, Page 503 and conveyed to grantor by deed recorded in Official Records Book 152, Page 410, of the Public Records of Monroe County, Florida.

CERTIFIED TO -

J. Douglas Brown;

TOTAL AREA = 4,048.19 SQFT±

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

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

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

SCALE:	1"=20'
FIELD WORK DATE	10/4/2021
MAP DATE	11/19/2021
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	IDG
JOB NO:	21-452

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

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

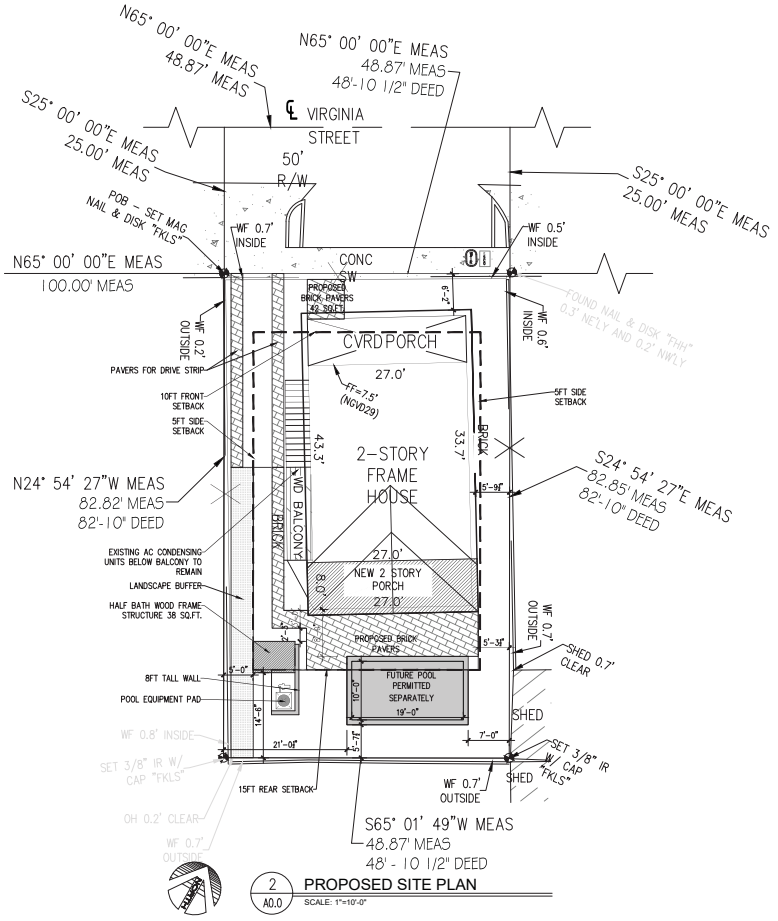
FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

PROPOSED DESIGN

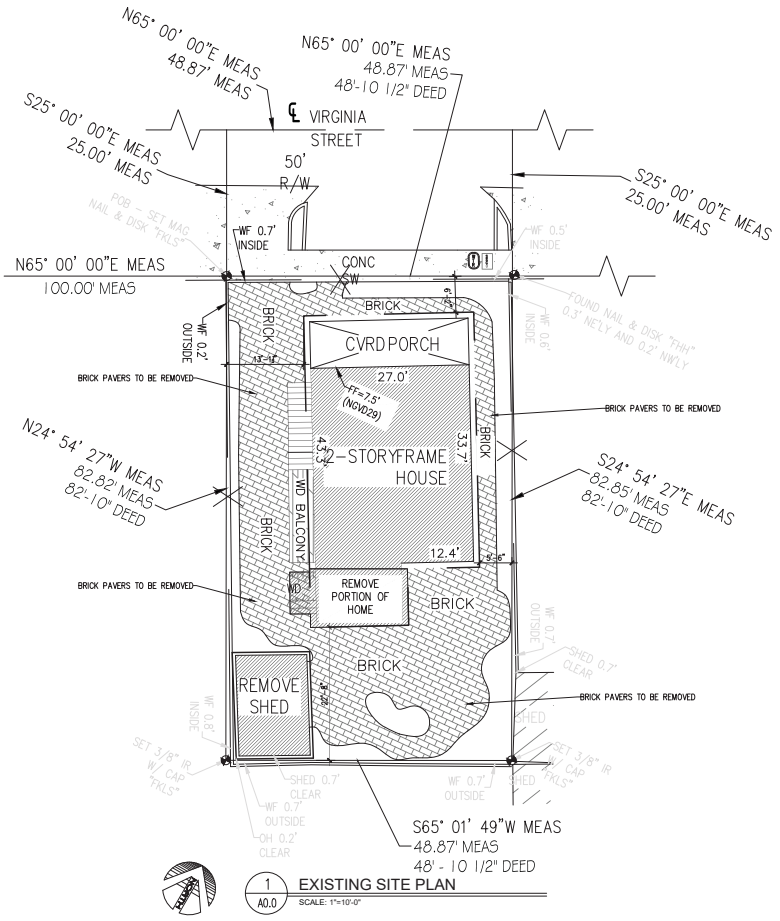
SITE DATA	DESIGN DATA	INDEX OF DRAWINGS	SCOPE OF WORK
SITE ADDRESS: 408 VIRGINIA St, KEY WEST, FL 33040 RE: 00028120-000000 ZONING: HMDR FLOOD ZONE: X F.I.R.M.- COMMUNITY#120087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05 SECTION/TOWNSHIP/RANGE: 6-68-25 LEGAL DESCRIPTION: KW PT LOT 3 SQR 6 TR 11 (PT SUBS 2 AND 6) SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY TYPE OF CONSTRUCTION: VB BUILDING RISK CATEGORY: 3	THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 7TH FLORIDA BUILDING CODE AND THE LATEST EDITIONS (2020) OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE. THE FOLLOWING LOADINGS WERE USED: DESIGN LOADS: ASCE 7-16 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 60 PSF SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT. FEMA FLOOD DESIGN PER ASCE 24-14	SHEET A0.0 - SITE PLAN AND SURVEY SHEET A2.0 - EXISTING FLOOR PLAN SHEET A2.1 - EXISTING ELEVATIONS SHEET A2.2 - PROPOSED FLOOR PLAN SHEET A2.3 - PROPOSED ELEVATIONS SHEET S1.0 - STRUCTURAL PLANS SHEET S1.1 - STRUCTURAL DETAILS	- INTERIOR REMODEL, 1,810 SF IN TOTAL - REMOVE REAR ADDITION OF HOME 189 SF - NEW REAR 2 STORY PORCH 8FT X 27FT - DEMOLISH REAR SHED - BUILD NEW ACCESSORY STRUCTURE OF HALF BATH -NEW POOL PERMITTED SEPARATELY - STRUCTURAL FLOOR FRAMING PLAN AND REAR PORCH FRAMING PLAN

PROJECT DATA

	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00005440-000000					
SETBACKS:						
FRONT	NO CHANGE		6'-2"		10'	NONE
STREET SIDE	NO CHANGE		N/A		7.5'	NONE
EAST SIDE	NO CHANGE		5'-6"		5'	NONE
WEST SIDE	NO CHANGE		13'-1 1/2"		5'	NONE
REAR	24'-3"		22'-8"		15'	NONE
LOT SIZE	NO CHANGE		4048.19 SQ.FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	1,506 SQ.FT.	37.2%	1,657 SQ.FT.	40.9%	40% MAX	NONE
FLOOR AREA	1,835 SQ.FT.	.453	2,092 SQ.FT.	.516	1.0	NONE
BUILDING HEIGHT			NO CHANGE		30' MAX	NONE
IMPERVIOUS AREA	2,275 SQ.FT.	56.1%	3,354 SQ.FT.	82%	60% MAX	NONE
OPEN SPACE	1,787 SQ.FT.	44.1%	694.19 SQ.FT.	17%	35% MIN	NONE
REAR YARD COVERAGE	220 SQ.FT.	30.0%	517 SQ.FT.	70.8%	30% MAX	NONE



2 A0.0 PROPOSED SITE PLAN
SCALE: 1"=10'-0"



1 A0.0 EXISTING SITE PLAN
SCALE: 1"=10'-0"

DATE: REV. SET DESCRIPTION

SEAL:

Erica Helen Poole
Digitally signed by Erica Helen Poole
Date: 2022.09.25 12:55:03 -04'00'

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

ERICA HELEN POOLE - ARCHITECT
#AR98525

SANDBAR DESIGN STUDIO
SANDBAR DESIGN STUDIO
29183 CAMELLIA LANE
BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
8479035854

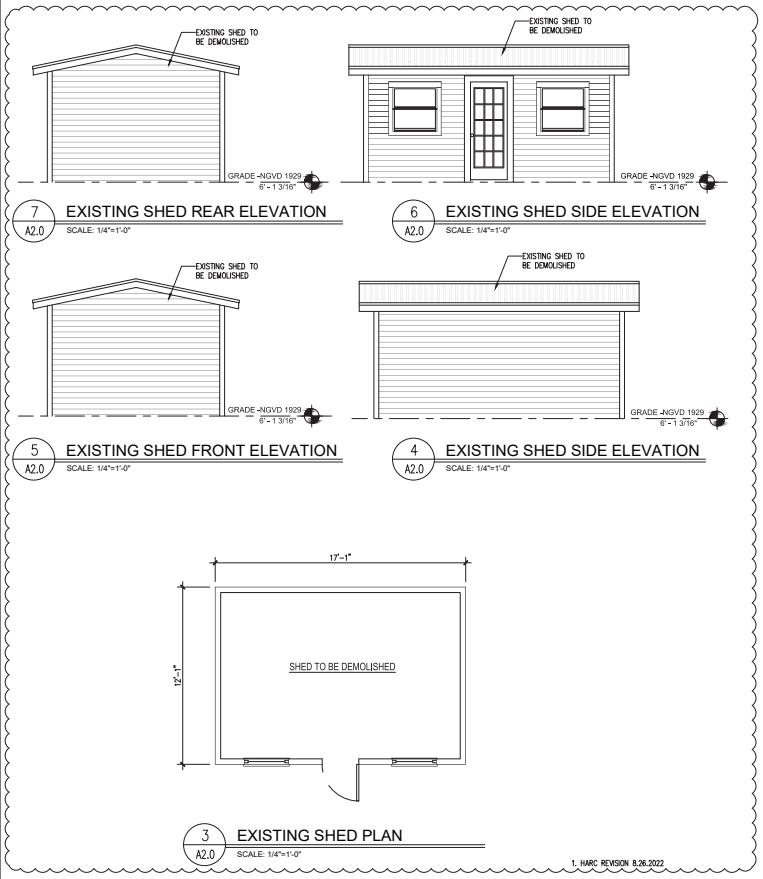
NAUTILUS DRAFTING & DESIGN SERVICES
JONATHAN TAVAREZ
19555 KAVALO ST
SUGARLOAF KEY, FL 33042

Brown Residence Remodel
408 Virginia Street
Key West, FL 33040
Brown J Douglas Dec of Trust 6/27/2016
3636 Eagle Avenue
Key West, FL 33040

SHEET TITLE

A
0.0

PROJECT NO. JDB2021
DRAWN BY:
APPROVED BY:



7 A2.0 EXISTING SHED REAR ELEVATION
SCALE: 1/4"=1'-0"

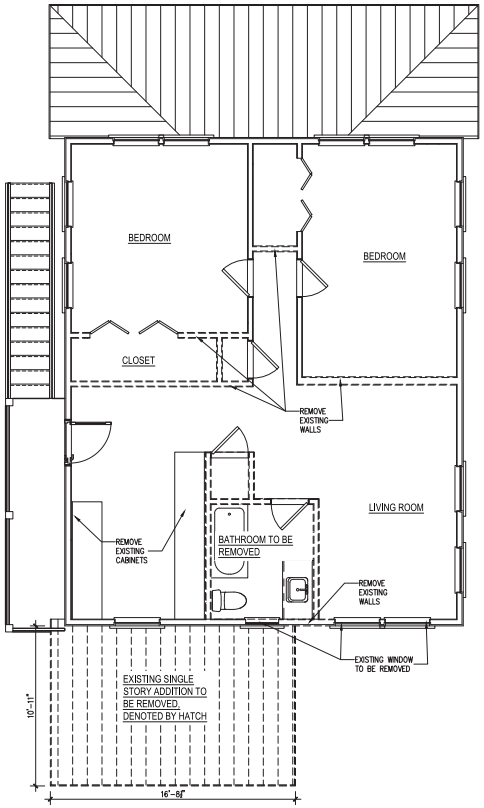
6 A2.0 EXISTING SHED SIDE ELEVATION
SCALE: 1/4"=1'-0"

5 A2.0 EXISTING SHED FRONT ELEVATION
SCALE: 1/4"=1'-0"

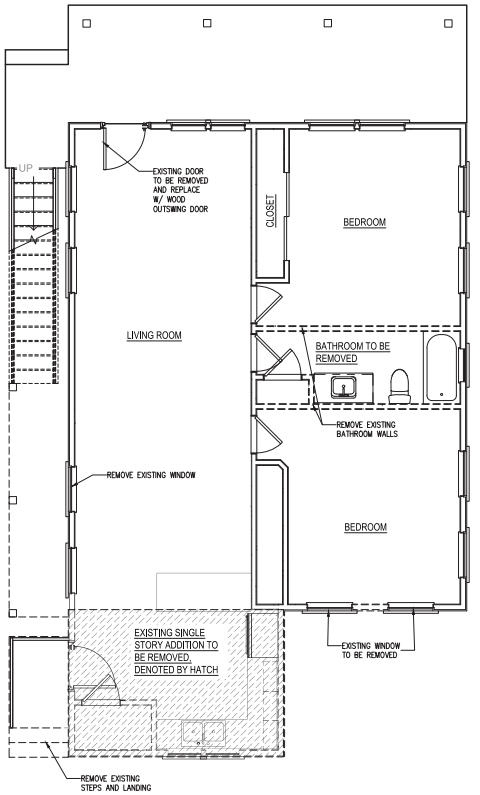
4 A2.0 EXISTING SHED SIDE ELEVATION
SCALE: 1/4"=1'-0"

3 A2.0 EXISTING SHED PLAN
SCALE: 1/4"=1'-0"

1. HARC REVISION 8.26.2022



2 A2.0 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 A2.0 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

DATE:	REV. SET	DESCRIPTION
8.26.2022	1.	HARC REVISION

SEAL:

Erica Helen Poole
Digitally signed by Erica Helen Poole
Date: 2022.09.25 12:55:27 -04'00'

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Brown Residence Remodel
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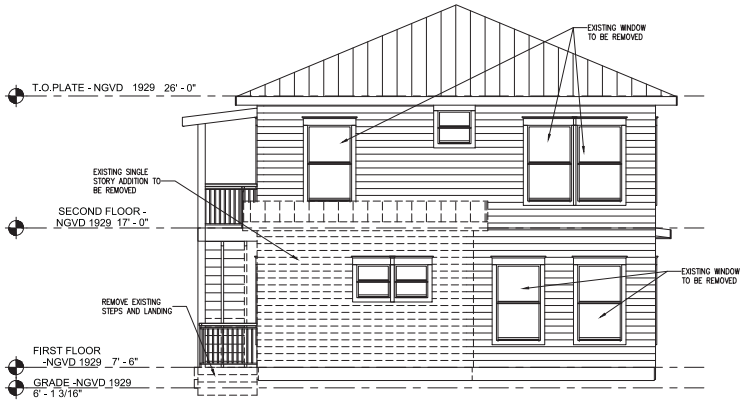
Key West, FL 33040
Brown J Douglas Dec of Trust 6/27/2016
3636 Eagle Avenue
Key West, FL 33040

SHEET TITLE

A
2.0

PROJECT NO. JDB2021
DRAWN BY:
APPROVED BY:

4 A2.1 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 A2.1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

2 A2.1 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

1 A2.1 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

DATE: REV. SET DESCRIPTION

SEAL:

Erica Helen Poole
Digitally signed by Erica Helen Poole
Date: 2022.09.25 12:55:48 -04'00'

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5473653854

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Brown Residence Remodel
408 Virginia Street
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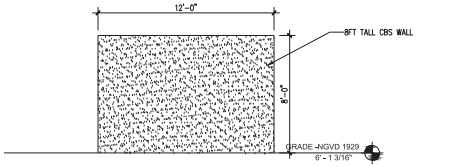
Brown J Douglas Dec of Trust 6/27/2016
3636 Eagle Avenue
Key West, FL 33040

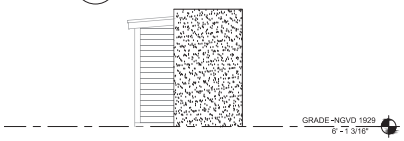
SHEET TITLE

A
2.1

PROJECT NO. JDB2021
DRAWN BY:
APPROVED BY:

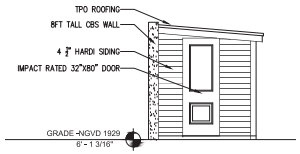


7 A2.2 PROPOSED SIDE POOL HOUSE
SCALE: 1/4"=1'-0"

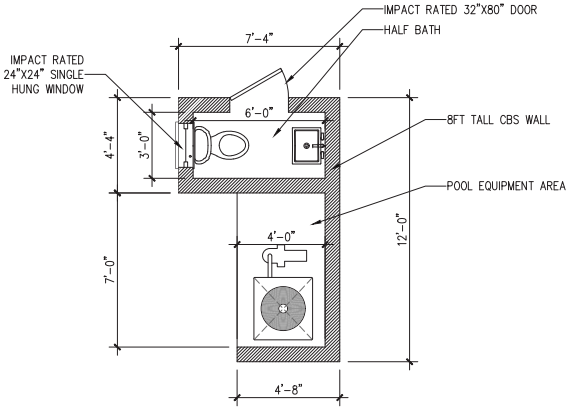


6 A2.2 PROPOSED REAR POOL HOUSE
SCALE: 1/4"=1'-0"

5 A2.2 PROPOSED SIDE POOL HOUSE
SCALE: 1/4"=1'-0"



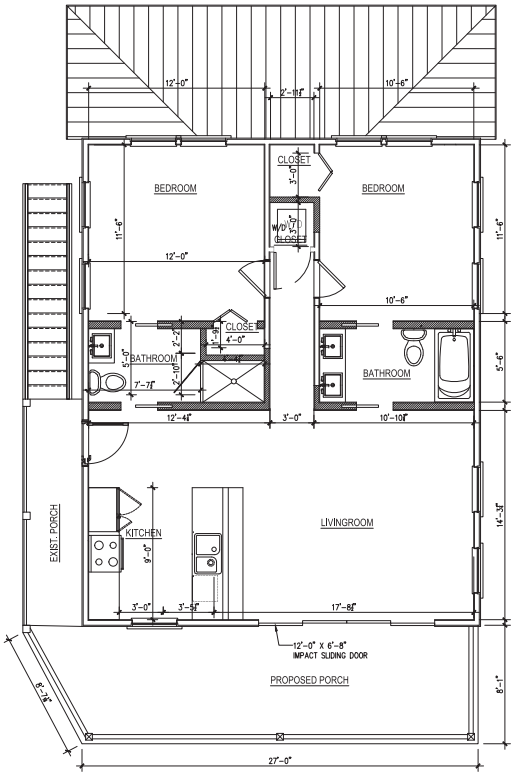
4 A2.2 PROPOSED FRONT POOL HOUSE
SCALE: 1/4"=1'-0"



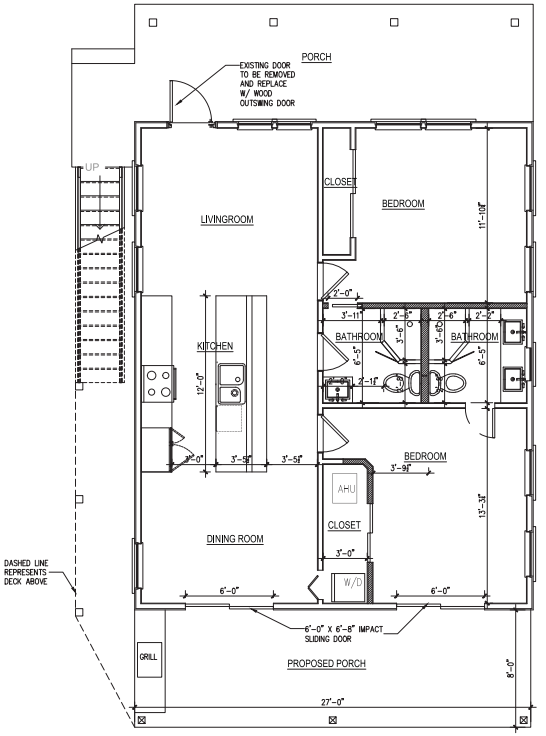
3 A2.2 PROPOSED POOL HOUSE
SCALE: 3/8"=1'-0"

1. HARC REVISION 8.26.2022

9.23.2022 2. HARC AND OWNER REVISIONS



2 A2.2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 A2.2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

DATE:	REV. SET	DESCRIPTION
9.23.2022	2.	HARC AND OWNER REVISIONS

SEAL:

Erica Helen Poole
Digitally signed by Erica Helen Poole
Date: 2022.09.25 12:56:06 -04'00'

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

ERICA HELEN POOLE - ARCHITECT
#AR98525

SANDBAR DESIGN STUDIO
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8479035854

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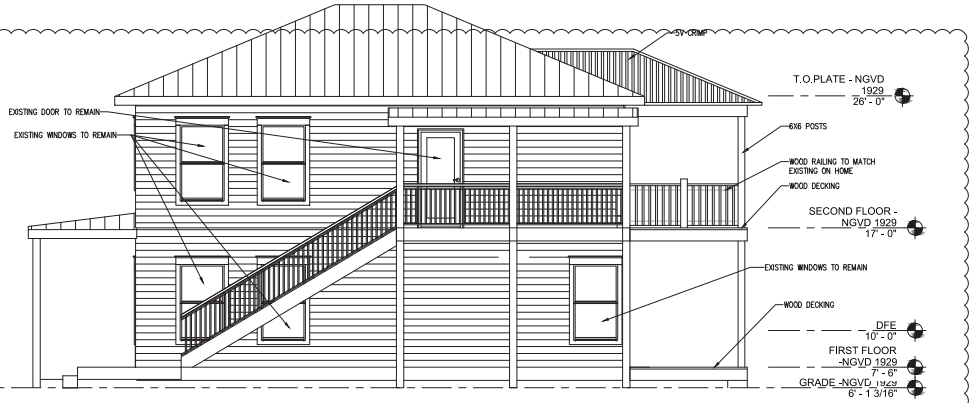
3636 Eagle Avenue
Key West, FL 33040

SHEET TITLE

A
2.2

PROJECT NO. JDB2021
DRAWN BY:
APPROVED BY:

5 A2.3 STREET VIEW ELEVATION
SCALE: 3/16"=1'-0"



4 A2.3 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

3 A2.3 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

2 A2.3 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

1. HARC REVISION 8.26.2022

1 A2.3 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

DATE:	REV. SET	DESCRIPTION
8.26.2022	1.	HARC REVISION
9.23.2022	2.	HARC AND OWNER REVISIONS

SEAL:

Erica Helen Poole
Digitally signed by Erica Helen Poole
Date: 2022.09.25 12:56:29 -04'00'

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

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SANDBAR DESIGN STUDIO
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WWW.SANDBARDESIGNSTUDIO.COM
8473653854

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SUGARLOAF KEY, FL 33042

Brown Residence Remodel
408 Virginia Street
Key West, FL 33040
Brown J Douglas Dec of Trust 6/27/2016
3636 Eagle Avenue
Key West, FL 33040

SHEET TITLE

A
2.3

PROJECT NO. JDB2021
DRAWN BY:
APPROVED BY:

PROJECT DATA

	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00005440-000000					
SETBACKS:						
FRONT	NO CHANGE		6'-2"		10'	NONE
STREET SIDE	NO CHANGE		N/A		7.5'	NONE
EAST SIDE	NO CHANGE		5'-6"		5'	NONE
WEST SIDE	NO CHANGE		13'-1 1/2"		5'	NONE
REAR	24'-3"		22'-8"		15'	NONE
LOT SIZE	NO CHANGE		4048.19 SQ.FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	1,506 SQ.FT.	37.2%	1,657 SQ.FT.	40.9%	40% MAX	NONE
FLOOR AREA	1,835 SQ.FT.	.453	2,092 SQ.FT.	.516	1.0	NONE
BUILDING HEIGHT			NO CHANGE		30' MAX	NONE
IMPERVIOUS AREA	2,275 SQ.FT.	56.1%	3,354 SQ.FT.	82%	60% MAX	NONE
OPEN SPACE	1,787 SQ.FT.	44.1%	694.19 SQ.FT.	17%	35% MIN	NONE
REAR YARD COVERAGE	220 SQ.FT.	30.0%	517 SQ.FT.	70.8%	30% MAX	NONE

The Project Data Chart on our plan shows the major improvements at 408 Virginia bringing the project into total compliance and requiring NO variances.

Our proposal exceeds and improves current code requirements in all areas.

We are excited and proud of the improvements we will be making to this property while maintaining the historical image of our home on this important block of Key West.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., October 26, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY PORCH AT REAR. CHANGES OF DOORS AND WINDOWS ON MAIN HOUSE. NEW ACCESSORY STRUCTURE, POOL, AND SITE IMPROVEMENTS. DEMOLITION OF REAR ONE-STORY ADDITION. DEMOLITION OF ACCESSORY STRUCTURE.

#408 VIRGINIA STREET

Applicant – J. Doug Brown Application #H2022-0041

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID	00028120-000000
Account#	1028894
Property ID	1028894
Millage Group	11KW
Location Address	408 VIRGINIA St, KEY WEST
Legal Description	KW PT LOT 3 SQR 6 TR 11 (PT SUBS 2 AND 6) OR152-410/11 OR432-812/13 OR820-312 OR1168-675 OR1170-50 OR1444-1368/70 OR1593-1949 OR1627-1587/88 OR1674-1763 OR1941-360/61 OR3117-1316 (Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	MULTI-FAMILY DUPLEX (0802)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

BROWN J DOUGLAS DEC OF TRUST 6/27/2016
3636 Eagle Ave
Key West FL 33040

Valuation

		2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+	Market Improvement Value	$370,401	$270,351	$274,106	$277,861
+	Market Misc Value	$5,136	$5,254	$5,372	$5,490
+	Market Land Value	$752,729	$570,731	$523,023	$504,785
=	Just Market Value	**$1,128,266**	**$846,336**	**$802,501**	**$788,136**
=	Total Assessed Value	**$1,128,266**	**$846,336**	**$802,501**	**$788,136**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$1,128,266**	**$846,336**	**$802,501**	**$788,136**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	4,062.00	Square Foot	49	83

Buildings

Building ID	2180	**Exterior Walls**	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	**Year Built**	1938
Building Type	M.F. - R2 / R2	**EffectiveYearBuilt**	2007
Gross Sq Ft	3518	**Foundation**	WD CONC PADS
Finished Sq Ft	1986	**Roof Type**	GABLE/HIP
Stories	2 Floor	**Roof Coverage**	METAL
Condition	GOOD	**Flooring Type**	SFT/HD WD
Perimeter	264	**Heating Type**	FCD/AIR DUCTED
Functional Obs	0	**Bedrooms**	4
Economic Obs	0	**Full Bathrooms**	2
Depreciation %	16	**Half Bathrooms**	0
Interior Walls	WALL BD/WD WAL	**Grade**	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	232	0	0
DUF	FIN DET UTILIT	180	0	0
FLA	FLOOR LIV AREA	1,986	1,986	0
OPU	OP PR UNFIN LL	25	0	0
OUF	OP PRCH FIN UL	40	0	0
PTO	PATIO	1,055	0	0

TOTAL	**3,518**	**1,986**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2001	2002	1	621 SF	2
FENCES	2001	2002	1	180 SF	2
FENCES	2001	2002	1	792 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/30/2021	$975,000	Warranty Deed	2333500	3117	1316	01 - Qualified	Improved
10/1/2003	$735,000	Warranty Deed		1941	0360	Q - Qualified	Improved
1/31/2001	$320,000	Warranty Deed		1674	1763	Q - Qualified	Improved
2/1/1969	$6,500	Conversion Code		432	812	Q - Qualified	Improved

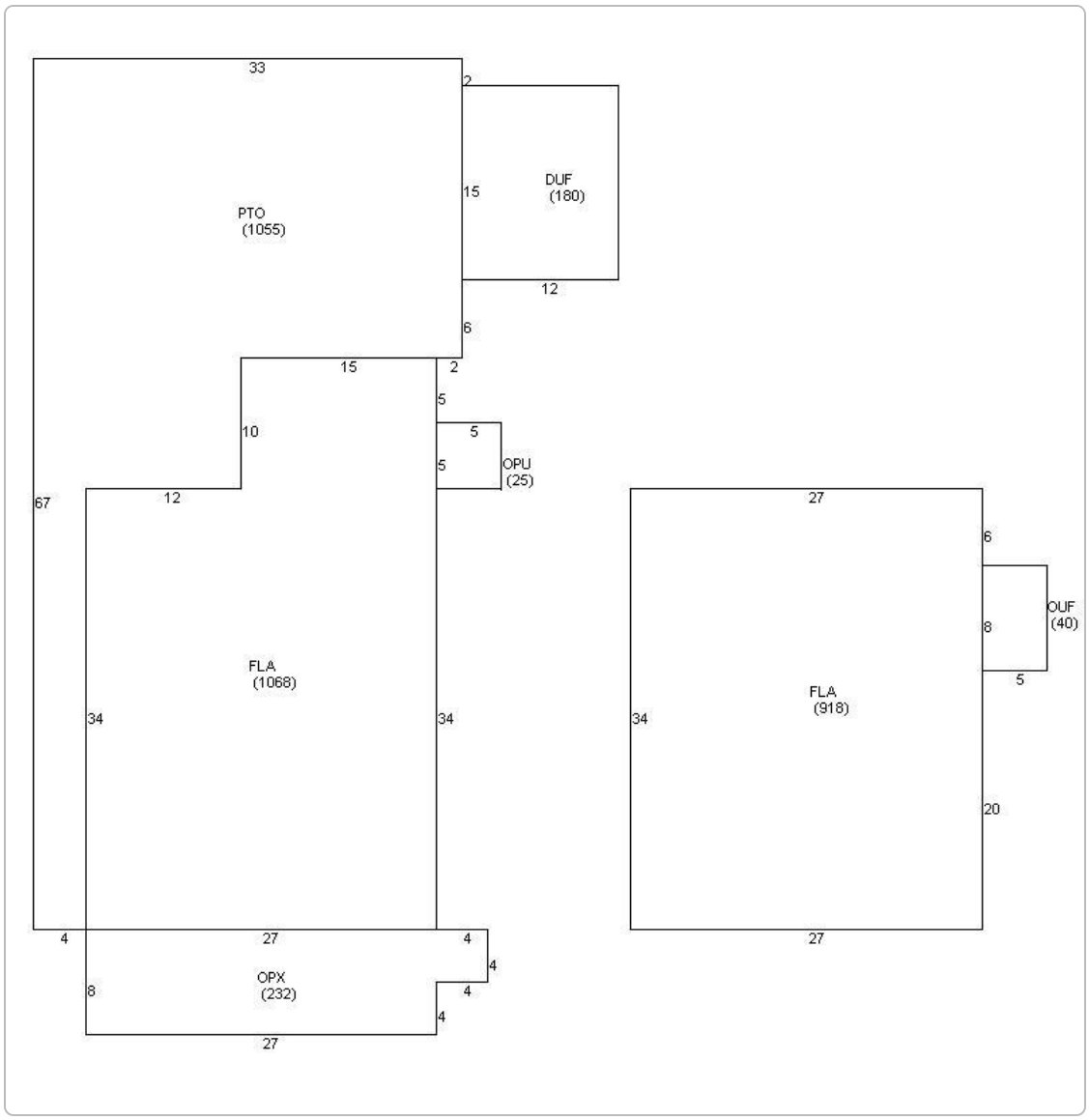
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
04-0955	3/29/2004	11/5/2004	$250		REPAIR CONCRETE
02-3205	12/5/2002	10/9/2003	$2,000		NEW DECK & RAILS
02-2577	9/23/2002	10/9/2003	$6,000		INSTALL PORTABLE SPA
02-1759	8/5/2002	10/9/2003	$24,790		SEWER,ELECT.REBUILD RAMP
02-495	3/1/2002	10/9/2003	$600		ELECTRICAL
02-0441	2/26/2002	10/9/2003	$800		RESIDE UTILITY BLDG
01-3300	1/4/2002	10/9/2003	$55,800		RENOVATE DOWNSTAIRS
01-2393	6/26/2001	10/26/2001	$2,600		INSTALL C/AC

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


33
2
15
DUF
(180)
PTO
(1055)
12
6
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2
5
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5
5
OPU
(25)
67
12
27
6
8
OUF
(40)
5
FLA
(1068)
FLA
(918)
34
34
34
20
4
27
4
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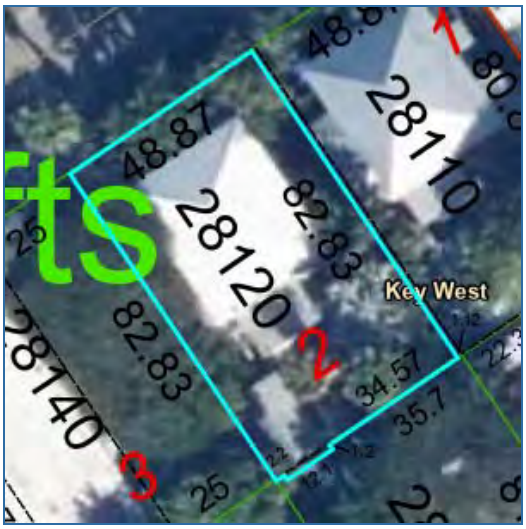
4
OPX
(232)
8
4
27
27

Photos

1028894 408 VIRGINIA ST 09/29/21

Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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

User Privacy Policy
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Version 2.3.225

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
HARC 2022-0041		
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	408 VIRGINIA STREET	
NAME ON DEED:	J. Douglas Brown - Decl of Trust 6-27-16	PHONE NUMBER 305-295-8308
OWNER'S MAILING ADDRESS:	3636 EAGLE AVE	EMAIL JDB1307@AOL.COM
	KEY WEST, FL 33040	
APPLICANT NAME:	J. DOUG BROWN	PHONE NUMBER 305-295-8308
APPLICANT'S ADDRESS:	3636 EAGLE AVE.	EMAIL JDB1307@AOL.COM
	KEY WEST, FL 33040	
APPLICANT'S SIGNATURE:	J. Douglas Brown	DATE 9-22-22

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ___ RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE ___

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ (NO) X INVOLVES A HISTORIC STRUCTURE: YES ___ NO ___

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ (NO) X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: INSTALL 8'X27' REAR UPPER & LOWER OPEN PORCH ON REAR OF EXISTING BUILDING.
INSTALL 10'X20' IN GROUND SWIMMING POOL TO CURRENT CODES
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): DEMO APPROX 10'11"X16'8½" KITCHEN PROTRUSION
DEMO 12'1"X17'1" SIDED IN REAR SETBACK AREA OF LOT

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

ACCESSORY STRUCTURE(S): ERECT. 4'X7' OUTDOOR POOL ½ BATH.
2X6 FRAME, HARDIE PANEL SIDING, TPO SINGLE SLOPE ROOF

PAVERS: CORAL STONE PAVING AROUND POOL & SIDEWALK	**FENCES:** EXISTING
DECKS: N/A	**PAINTING:** REPAINT HOUSE EXTERIOR PER HARC GUIDELINES,
SITE (INCLUDING GRADING, FILL, TREES, ETC): RELOCATE TWO SMALL CHRISTMAS PALMS FROM REAR YARD CENTER TO SIDEYARD WEST	**POOLS (INCLUDING EQUIPMENT):** NEW 10'X20' IN GROUND CONCRETE POOL PUMP, FILTER, HEATER
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): NEW CENTRAL AC UNITS TO REPLACE EXISTING CENTRAL AC UNITS	**OTHER:**

OFFICIAL USE ONLY: **HARC COMMISSION REVIEW** **EXPIRES ON:**

MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

FIRST READING FOR DEMO:	SECOND READING FOR DEMO:
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

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

HARC COA #	INITIAL & DATE
HARC2022-0041	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	408 VIRGINIA St. - KEY WEST, FL 33040
PROPERTY OWNER'S NAME:	J. DOUGLAS BROWN DECLARATION OF TRUST DATED 6-27-2016
APPLICANT NAME:	J. DOUGLAS BROWN

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 a final inspection is 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 J. Doug Brown — J. DOUG BROWN — 9-22-22 — **DATE AND PRINT NAME**

DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMOLISH 12'1" X 17'1" SHED AT REAR OF PROPERTY IN SET BACK AREA
FRAME CONSTRUCTION, METAL ROOF, NOVELTY SIDING
DEMOLISH 10'11" X 16'8½" KITCHEN PROJECTION
FRAME CONSTRUCTION, METAL ROOF, NOVELTY SIDING

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

NO

(2) Or explain how the building or structure meets the criteria below:

(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.

PER CONVERSATION WITH ENID TORREGROSA, HISTORIC PRESERVATION PLANNER, IN PRE-APP CONFERENCE, THERE APPEARS TO BE NO SIGNIFICANT OR DISTINGUISHABLE CHARACTERISTICS THAT WARRANT ANY CONCERN OF DEMOLITION.

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.

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

PER CONVERSATION AND RESEARCH AT KEY WEST LIBRARY ON 9-21-22 WITH DR. COREY MALCOM, LEAD HISTORIAN, THERE IS NO SIGNIFICANT HISTORY ASSOCIATED WITH THIS PROPERTY AT 408 VIRGINIA, KW, FL

(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.

NO SIGNIFCANT CHARACTER, INTEREST, OR VALUE ASSOCIATED WITH THIS ADDRESS PER DR. COREY MALCOM

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

NO HISTORIC EVENT PER DR. COREY MALCOM

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

NO SIGNIFICANCE PER DR. COREY MALCOM

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

NO OBVIOUS ARCHITECTUAL STYLE EXHIBITED IN THIS BUILDING OR STRUCTURES

(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.

N/A

(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.

NO UNIQUE LOCATION

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) Has not yielded, and is not likely to yield, information important in history,

NO EVIDENCE OF ANY INFORMATION IMPORTANT TO HISTORY HAS BEEN FOUND REGARDING THIS PROPERTY.

* **CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

REMOVAL OF THIS BUILDING & PROTRUSION WILL HAVE NO NEGATIVE EFFECT ON THE OVERALL HISTORIC CHARACTER OF THIS NEIGHBORHOOD.

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

NO HISTORIC RELATIONSHIP HAS BEEN DISCOVERED BETWEEN BUILDING & PROTRUSION PROPOSED FOR DEMOLITION.

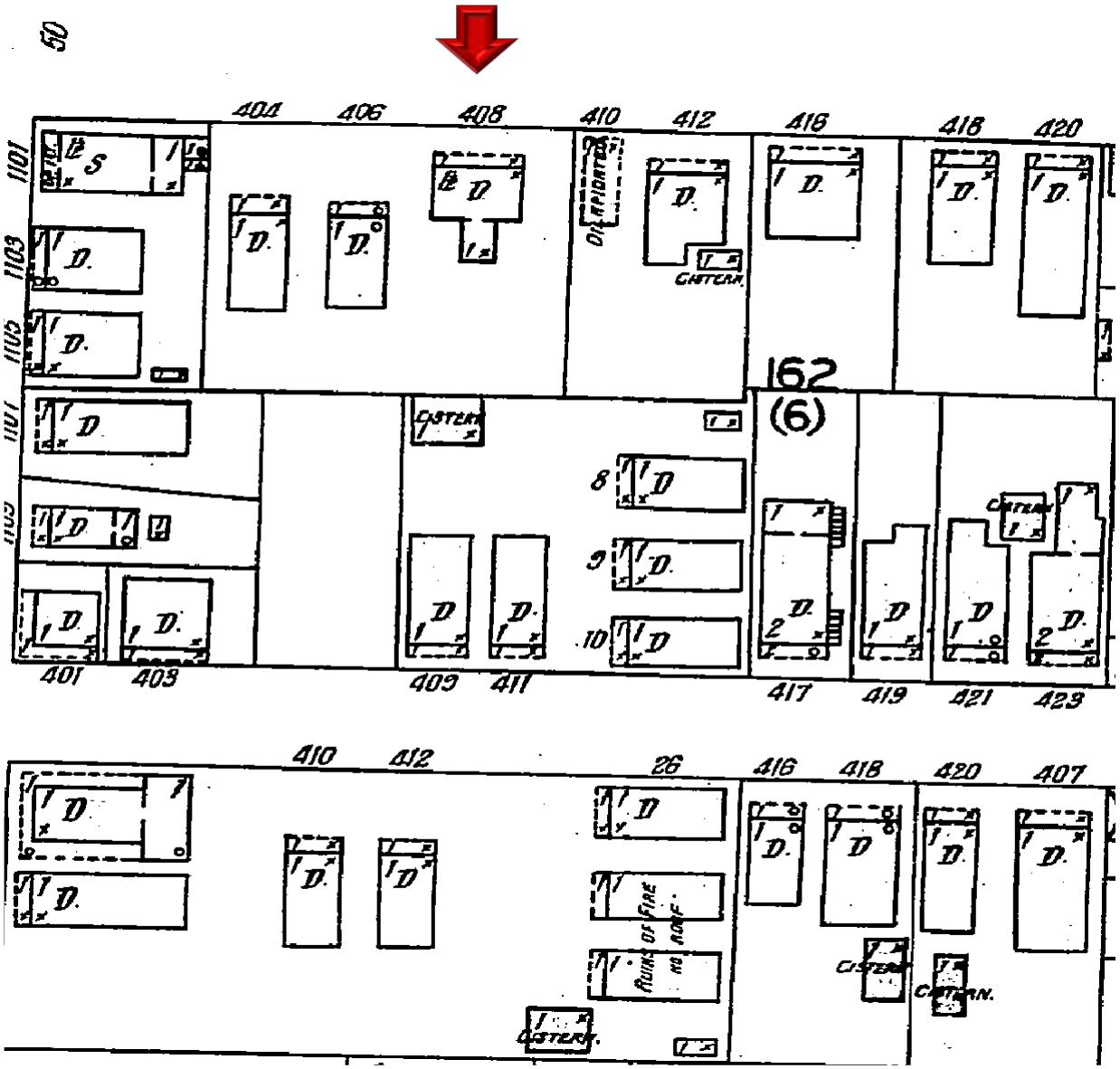
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

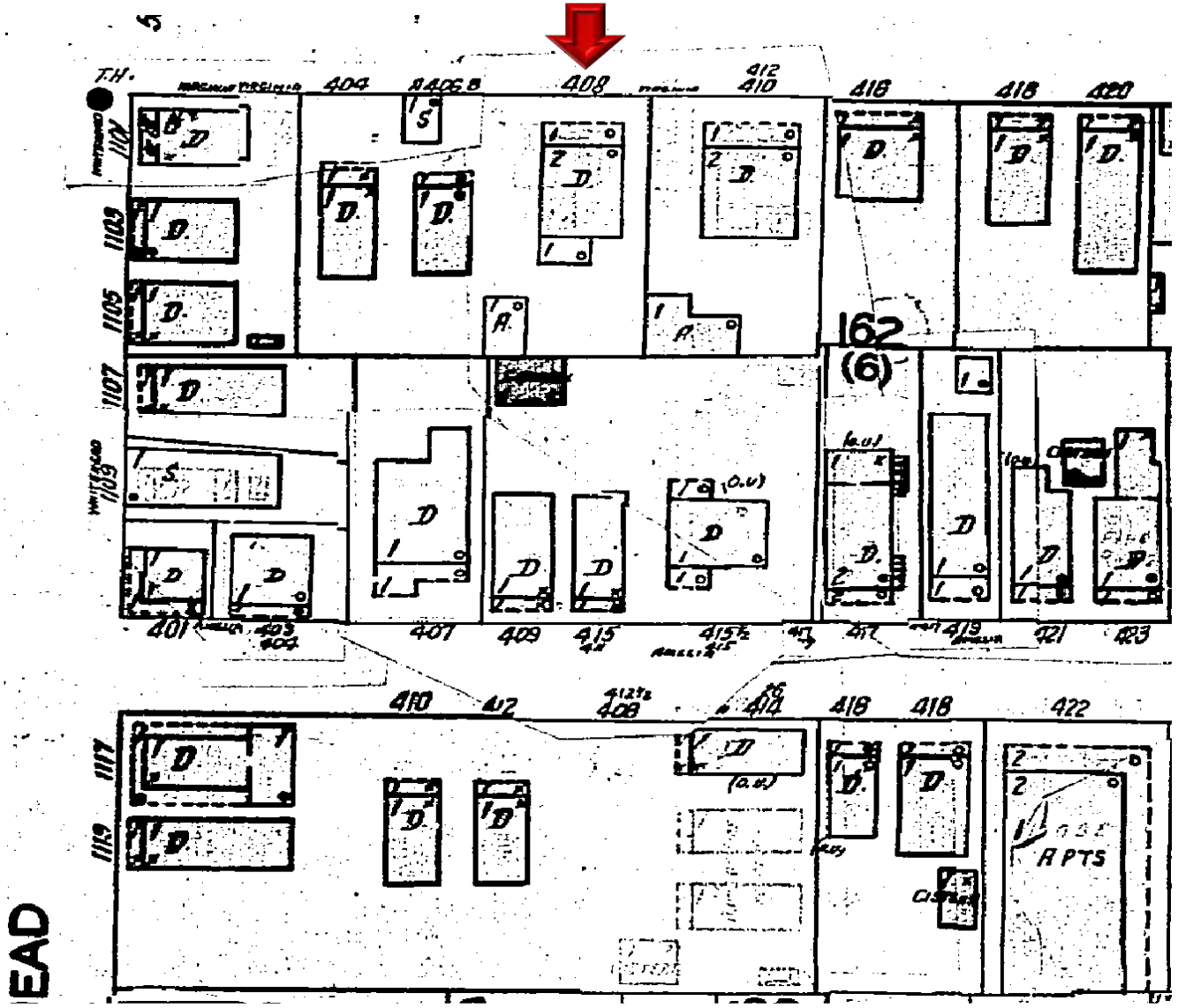
(4) Removing buildings or structures that would otherwise qualify as contributing.

NON-CONTRIBUTING STRUCTURE

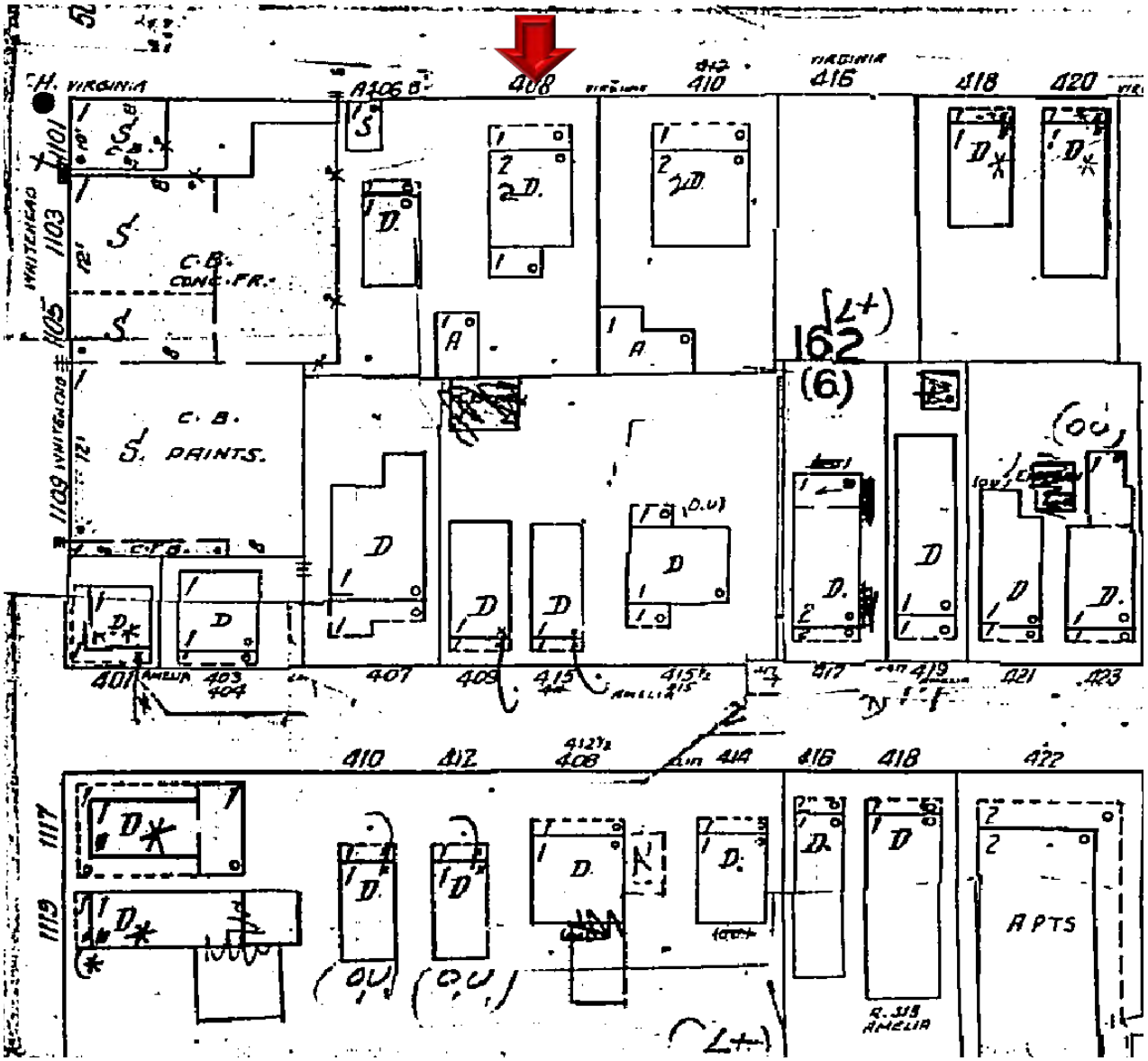
SANBORN MAPS



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS

408 Virginia Street circa 1965. Monroe County Library.

408 Virginia Street rear accessory structure in 1970. Monroe County Library.

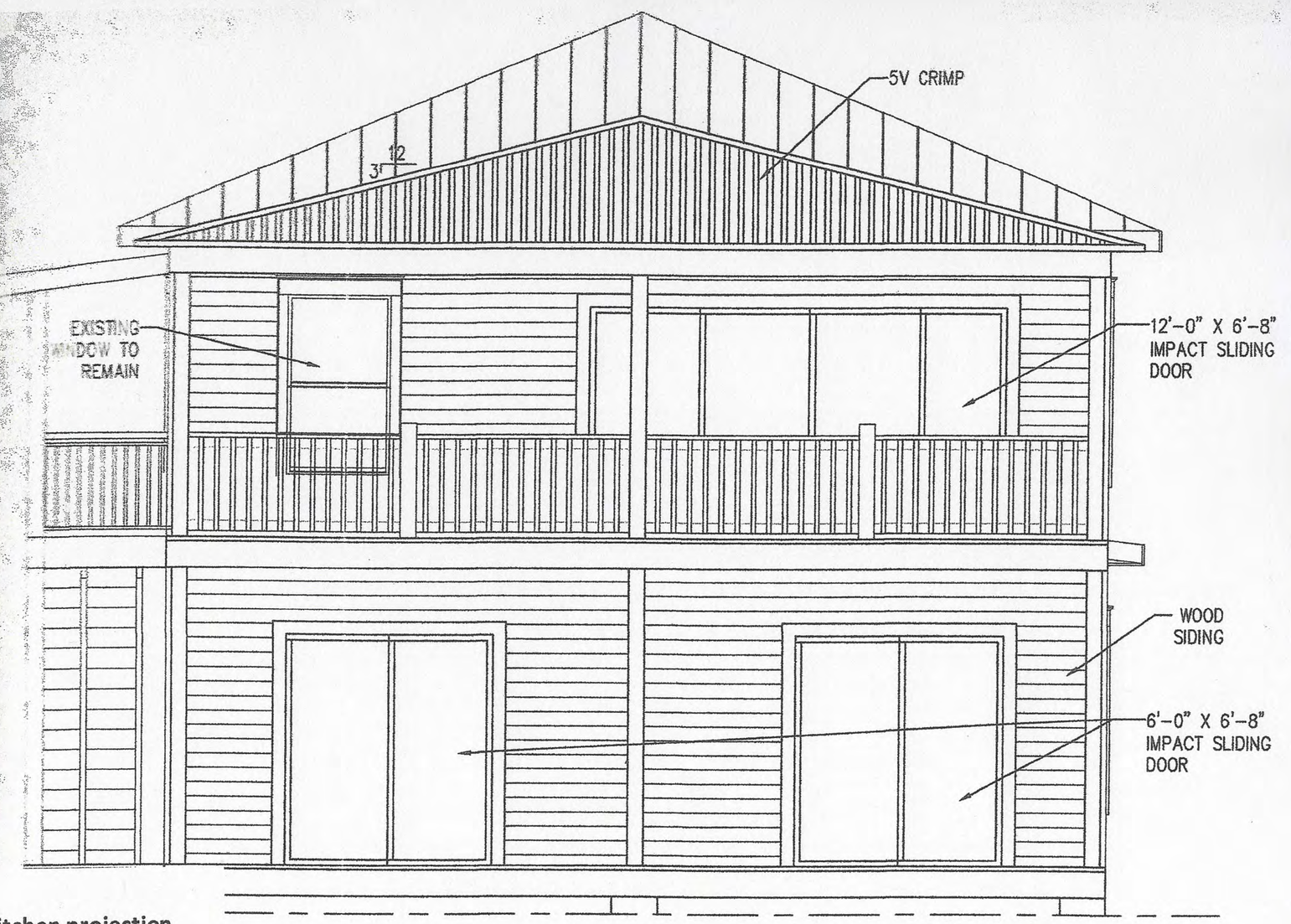
408 Virginia – Key West, FL

Two story, upper and lower Duplex structure

West side yard view looking down driveway to rear shed

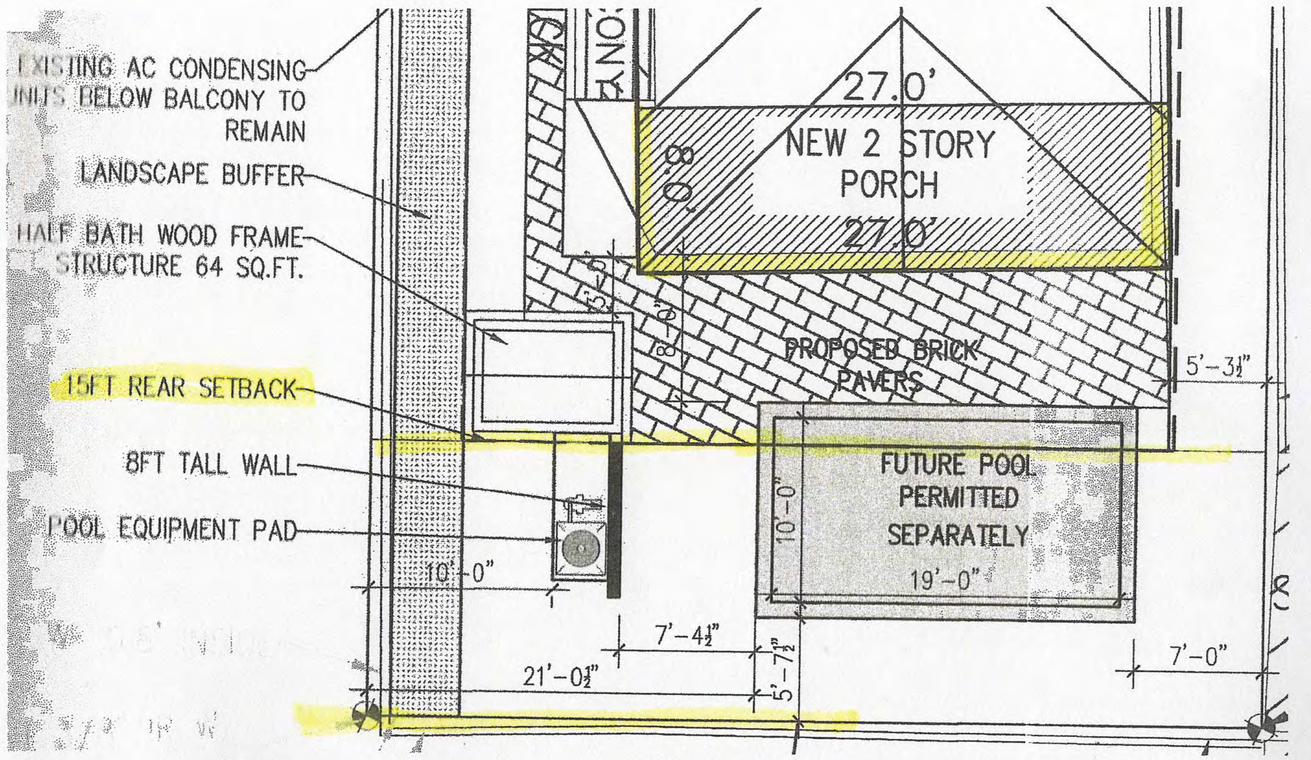
Rear view showing kitchen protrusion to be removed

Shed built in set-back area to be removed

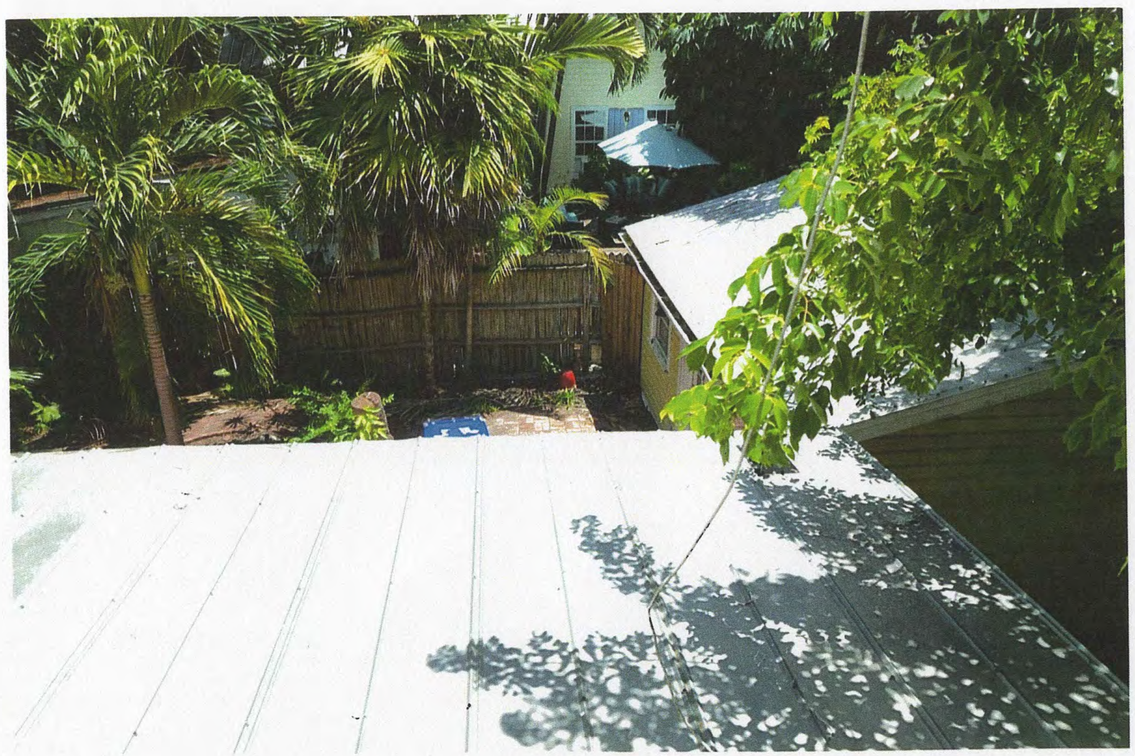


408 Virginia - Proposed plan to remove approximately 10' 11" x 16' 8 ½" kitchen projection and replace with approximately an 8' x 27' open porch area on upper and lower levels.

Proposed porch rear edge is <u>10' INSIDE</u> set-back and <u>25'</u> from the rear property line



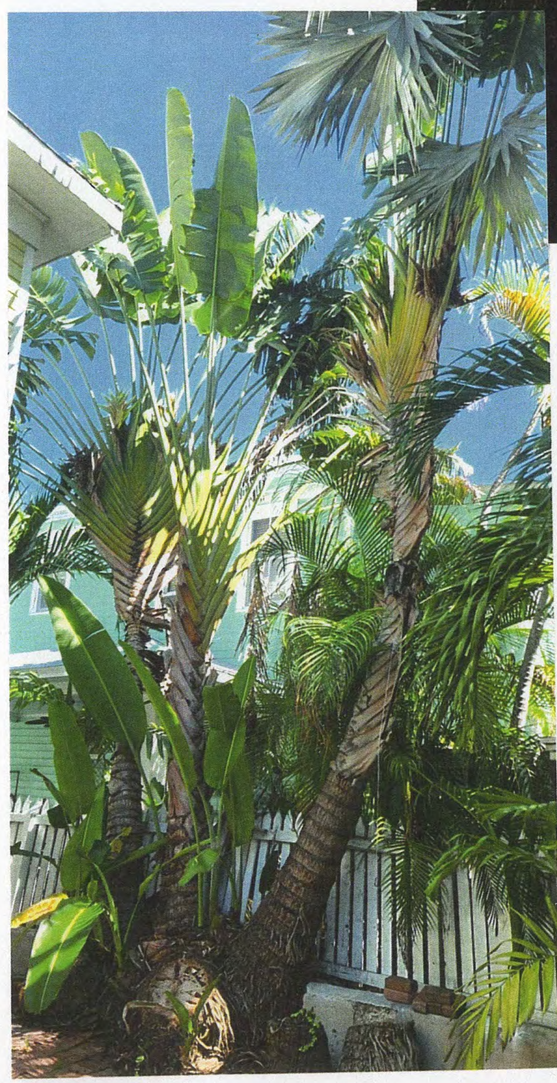
Rear yard view looking from existing rear windows



All large significant
trees to remain

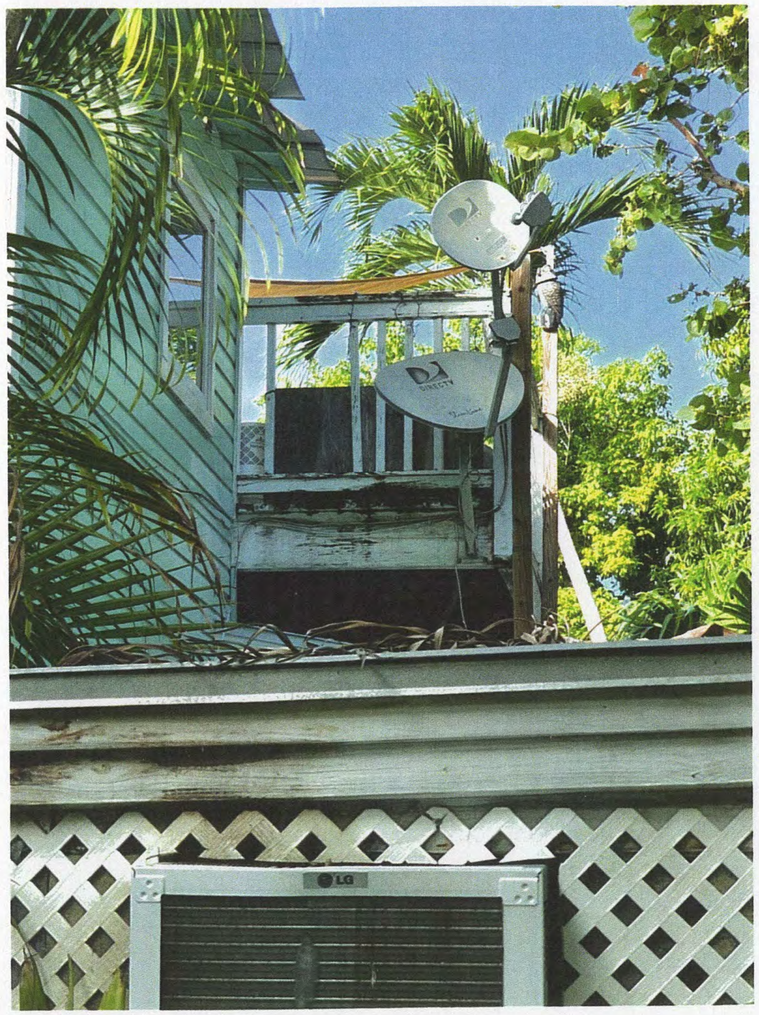
50' Washingtonia Palm
35' Bismark Palm
25' Travelers Palm Group

(Heights are approximate)



East side neighbor showing upper rear open deck

West side Commercial neighbor



SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON N65°00'00"E ASSUMED ALONG THE CENTERLINE OF VIRGINIA STREET.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
408 VIRGINIA STREET
KEY WEST, FL 33040

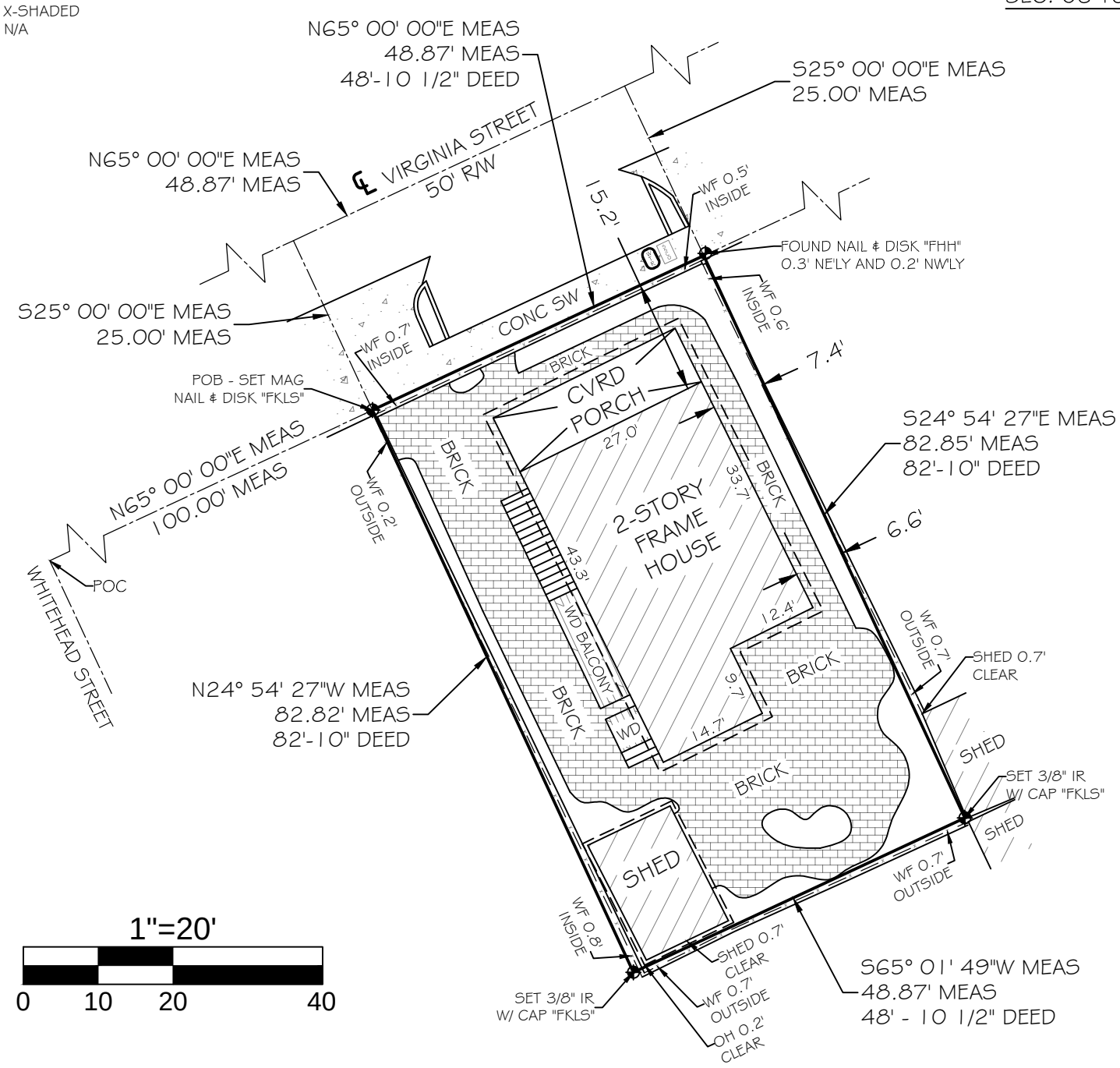
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FIRM REVISION DATE: 11-02-16
FLOOD ZONE: AE & X-SHADED
ELEVATION: AE-6 & N/A

LEGEND

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

N
W E
S
ASSUMED

LOCATION MAP - NTS
SEC. 06-T68S-R25E



LEGAL DESCRIPTION -

In subdivision of Lot 3, of Square 6, of a Subdivision of Tract 11 of the Island of Key West according to the map or plat thereof as recorded in Deed Book J. Page 671, Public Records of Monroe County, Florida, and described as follows:
Commencing at a point on Virginia Street, 100 feet from the corner of Whitehead Street and running thence Northeasterly along Virginia Street 48 feet and 10.5 inches; thence at right angles in a Southeasterly direction 82 feet and 10 inches; thence at right angles in a Southwesterly direction 48 feet and 10.5 inches thence at right angles in a Southwesterly direction 48 feet and 10.5 inches; thence at right angles in a Northwesterly direction 82 feet and 10 inches to the Point of Beginning, being the western half of land conveyed by W.D. Cash and wife to Satpoey Austin by deed recorded in Deed Book L, Page 503 and conveyed to grantor by deed recorded in Official Records Book 152, Page 410, of the Public Records of Monroe County, Florida.

CERTIFIED TO -

J. Douglas Brown;

TOTAL AREA = 4,048.19 SQFT±

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

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

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

SCALE:	1"=20'
FIELD WORK DATE	10/4/2021
MAP DATE	11/19/2021
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	IDG
JOB NO:	21-452

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

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

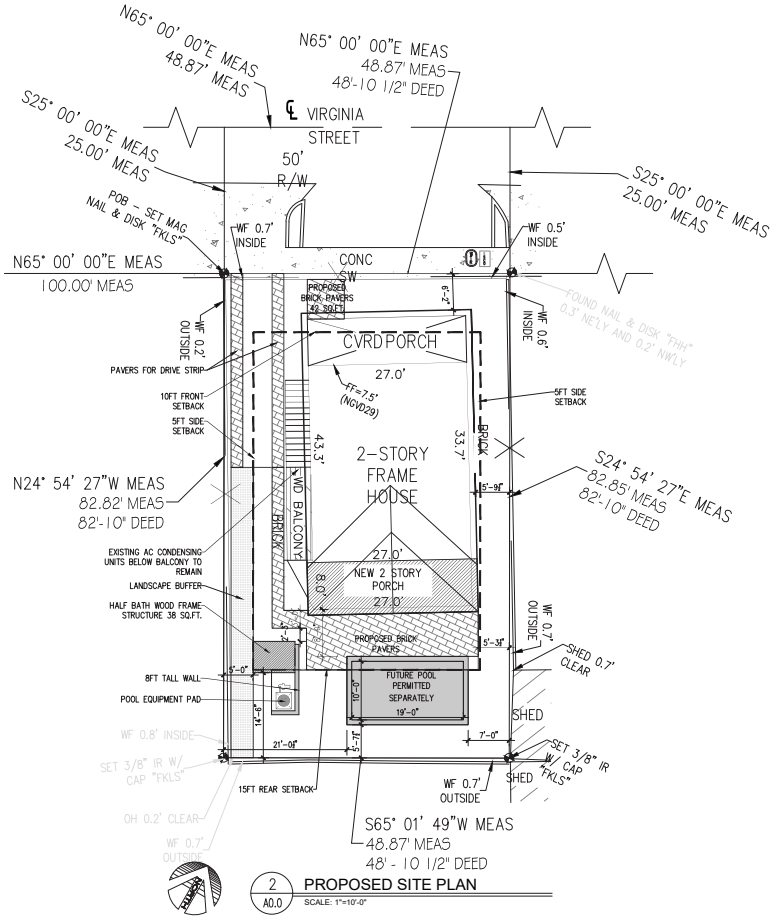
FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

PROPOSED DESIGN

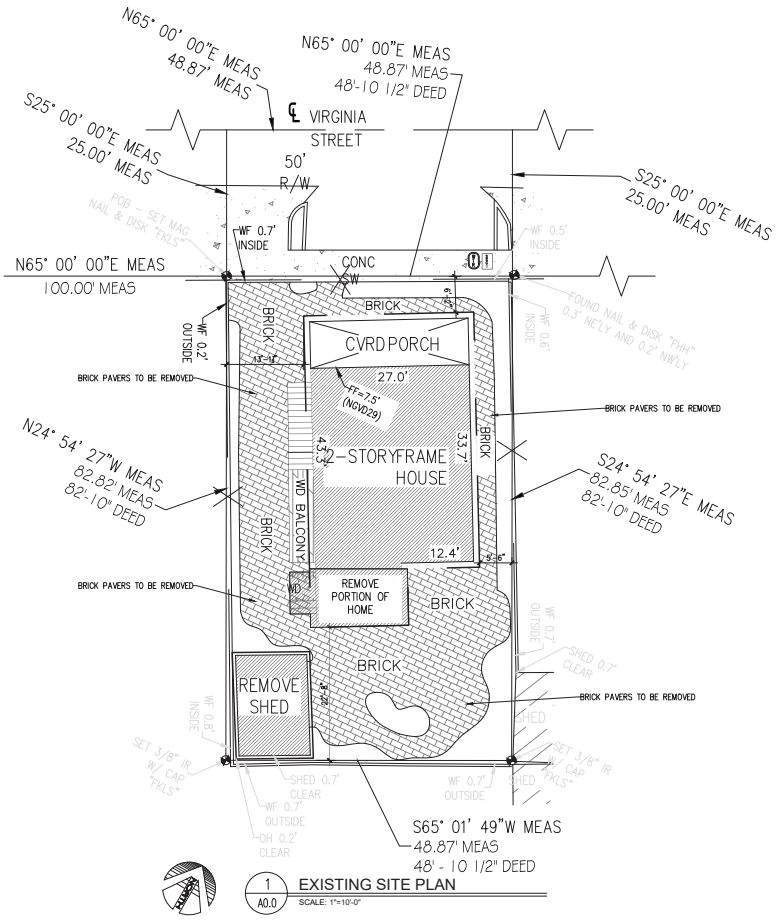
SITE DATA	DESIGN DATA	INDEX OF DRAWINGS	SCOPE OF WORK
SITE ADDRESS: 408 VIRGINIA St, KEY WEST, FL 33040 RE: 00028120-000000 ZONING: HMDR FLOOD ZONE: X F.I.R.M.- COMMUNITY#120087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05 SECTION/TOWNSHIP/RANGE: 6-68-25 LEGAL DESCRIPTION: KW PT LOT 3 SQR 6 TR 11 (PT SUBS 2 AND 6) SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY TYPE OF CONSTRUCTION: VB BUILDING RISK CATEGORY: 3	THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 7TH FLORIDA BUILDING CODE AND THE LATEST EDITIONS (2020) OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE. THE FOLLOWING LOADINGS WERE USED: DESIGN LOADS: ASCE 7-16 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 60 PSF SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT. FEMA FLOOD DESIGN PER ASCE 24-14	SHEET A0.0 - SITE PLAN AND SURVEY SHEET A2.0 - EXISTING FLOOR PLAN SHEET A2.1 - EXISTING ELEVATIONS SHEET A2.2 - PROPOSED FLOOR PLAN SHEET A2.3 - PROPOSED ELEVATIONS SHEET S1.0 - STRUCTURAL PLANS SHEET S1.1 - STRUCTURAL DETAILS	- INTERIOR REMODEL, 1,810 SF IN TOTAL - REMOVE REAR ADDITION OF HOME 189 SF - NEW REAR 2 STORY PORCH 8FT X 27FT - DEMOLISH REAR SHED - BUILD NEW ACCESSORY STRUCTURE OF HALF BATH -NEW POOL PERMITTED SEPARATELY - STRUCTURAL FLOOR FRAMING PLAN AND REAR PORCH FRAMING PLAN

PROJECT DATA

	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00005440-000000					
SETBACKS:						
FRONT	NO CHANGE		6'-2"		10'	NONE
STREET SIDE	NO CHANGE		N/A		7.5'	NONE
EAST SIDE	NO CHANGE		5'-6"		5'	NONE
WEST SIDE	NO CHANGE		13'-1 1/2"		5'	NONE
REAR	24'-3"		22'-8"		15'	NONE
LOT SIZE	NO CHANGE		4048.19 SQ.FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	1,506 SQ.FT.	37.2%	1,657 SQ.FT.	40.9%	40% MAX	NONE
FLOOR AREA	1,835 SQ.FT.	.453	2,092 SQ.FT.	.516	1.0	NONE
BUILDING HEIGHT			NO CHANGE		30' MAX	NONE
IMPERVIOUS AREA	2,275 SQ.FT.	56.1%	3,354 SQ.FT.	82%	60% MAX	NONE
OPEN SPACE	1,787 SQ.FT.	44.1%	694.19 SQ.FT.	17%	35% MIN	NONE
REAR YARD COVERAGE	220 SQ.FT.	30.0%	517 SQ.FT.	70.8%	30% MAX	NONE



2 A0.0 PROPOSED SITE PLAN
SCALE: 1"=10'-0"



1 A0.0 EXISTING SITE PLAN
SCALE: 1"=10'-0"

DATE: REV. SET DESCRIPTION

SEAL:

Erica Helen Poole
Digitally signed by Erica Helen Poole
Date: 2022.09.25 12:55:03 -04'00'

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

ERICA HELEN POOLE - ARCHITECT
#AR98525

SANDBAR DESIGN STUDIO
SANDBAR DESIGN STUDIO
29183 CAMELLIA LANE
BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
8479035854

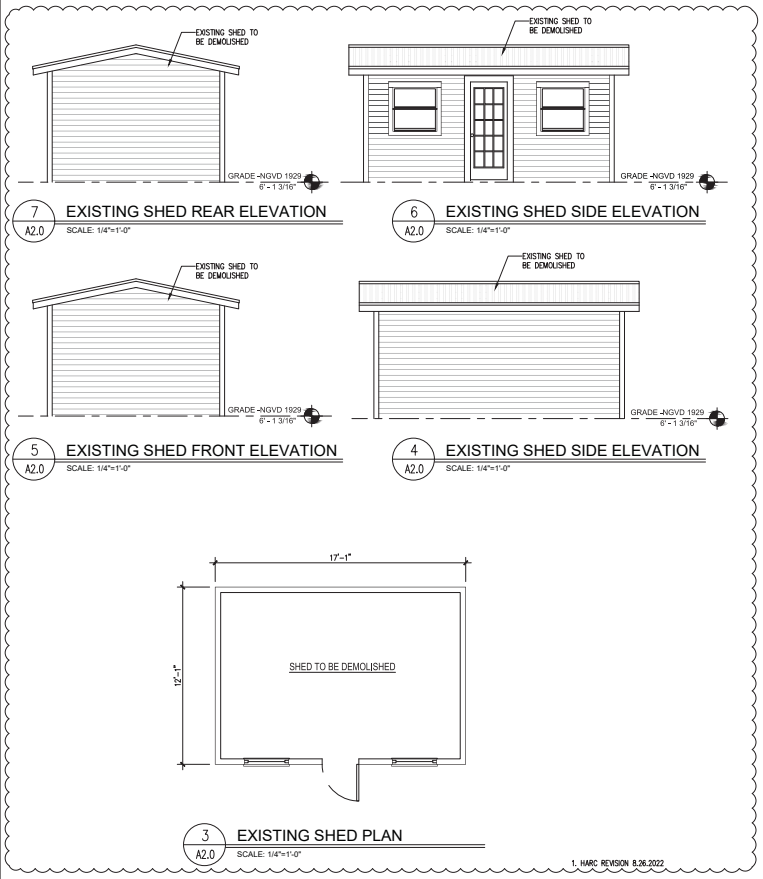
NAUTILUS DRAFTING & DESIGN SERVICES
JONATHAN TAVAREZ
19555 KAVALO ST
SUGARLOAF KEY, FL 33042

Brown Residence Remodel
408 Virginia Street
Key West, FL 33040
Brown J Douglas Dec of Trust 6/27/2016
3636 Eagle Avenue
Key West, FL 33040

SHEET TITLE

A
0.0

PROJECT NO. JDB2021
DRAWN BY:
APPROVED BY:



7 A2.0 EXISTING SHED REAR ELEVATION
SCALE: 1/4"=1'-0"

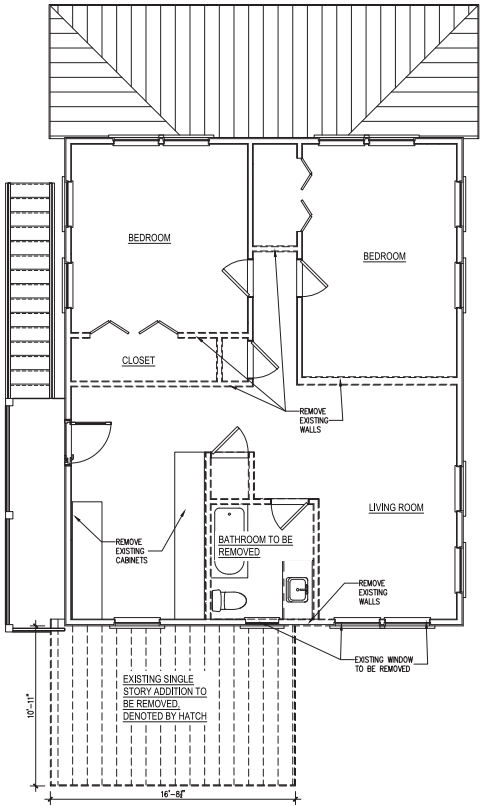
6 A2.0 EXISTING SHED SIDE ELEVATION
SCALE: 1/4"=1'-0"

5 A2.0 EXISTING SHED FRONT ELEVATION
SCALE: 1/4"=1'-0"

4 A2.0 EXISTING SHED SIDE ELEVATION
SCALE: 1/4"=1'-0"

3 A2.0 EXISTING SHED PLAN
SCALE: 1/4"=1'-0"

1. HARC REVISION 8.26.2022



2 A2.0 EXISTING SECOND FLOOR PLAN
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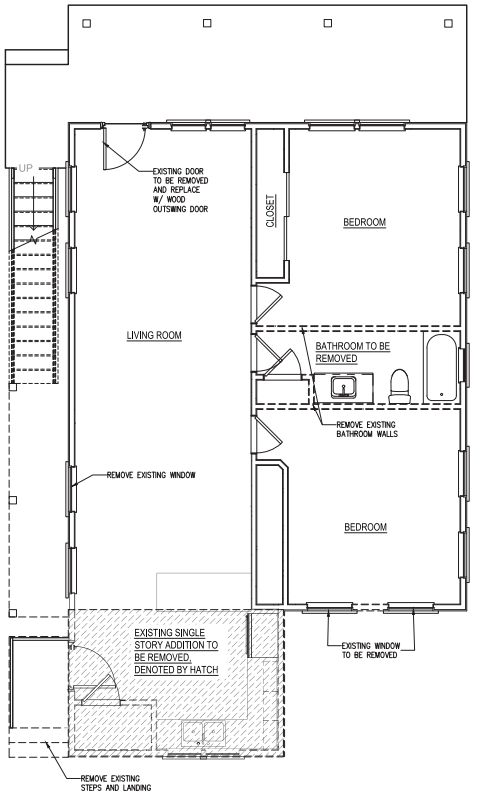

1 A2.0 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

DATE:	REV. SET	DESCRIPTION
8.26.2022	1.	HARC REVISION

SEAL:

Erica Helen Poole
Digitally signed by Erica Helen Poole
Date: 2022.09.25 12:55:27 -04'00'

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ERICA HELEN POOLE - ARCHITECT
#AR98525

SANDBAR DESIGN STUDIO
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29383 CAMELLIA LANE
BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
8479035854

NAUTILUS DRAFTING & DESIGN SERVICES
JONATHAN TAVAREZ
19555 KAHUILO ST.
SUGARLOAF KEY, FL 33042

Brown Residence Remodel
408 Virginia Street
Key West, FL 33040
Brown J Douglas Dec of Trust 6/27/2016
3636 Eagle Avenue
Key West, FL 33040

SHEET TITLE

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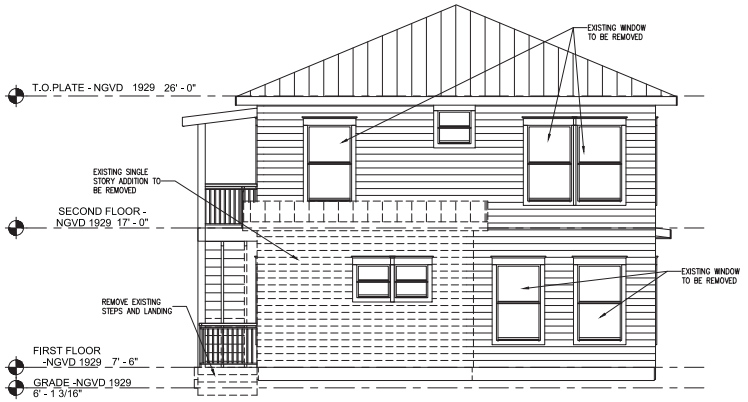
2.0

PROJECT NO. JDB2021
DRAWN BY:
APPROVED BY:

4 A2.1 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 A2.1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

2 A2.1 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

1 A2.1 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

DATE: REV. SET DESCRIPTION

SEAL:

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Key West, FL 33040

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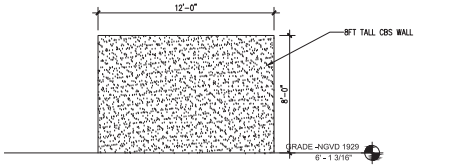
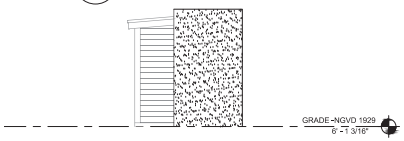
2.1

PROJECT NO. JDB2021
DRAWN BY:
APPROVED BY:

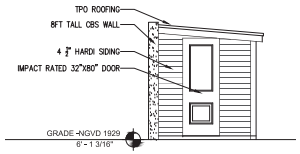


7 A2.2 PROPOSED SIDE POOL HOUSE
SCALE: 1/4"=1'-0"

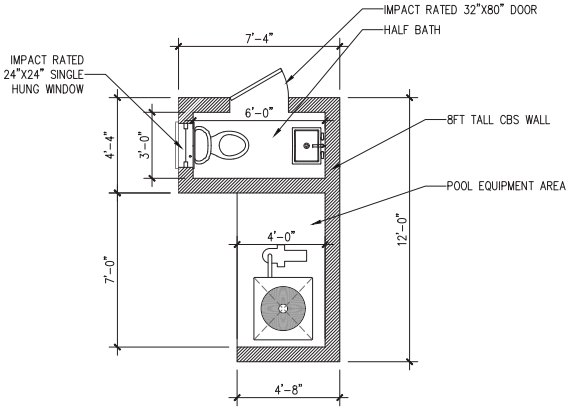


6 A2.2 PROPOSED REAR POOL HOUSE
SCALE: 1/4"=1'-0"

5 A2.2 PROPOSED SIDE POOL HOUSE
SCALE: 1/4"=1'-0"



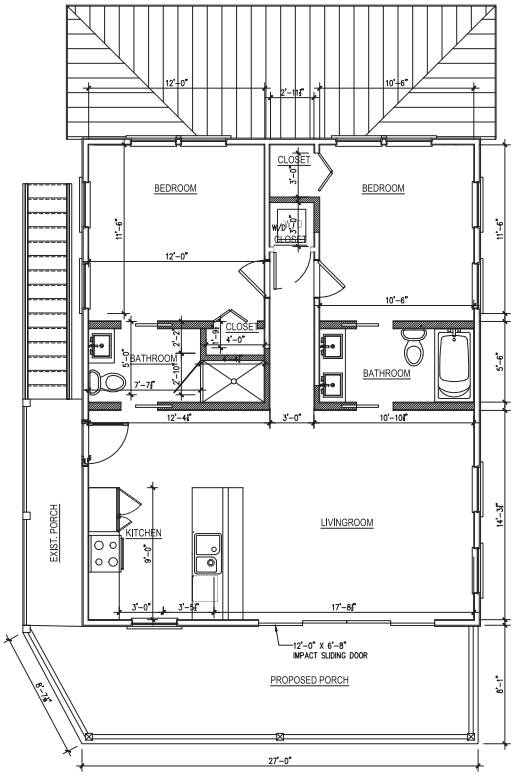
4 A2.2 PROPOSED FRONT POOL HOUSE
SCALE: 1/4"=1'-0"



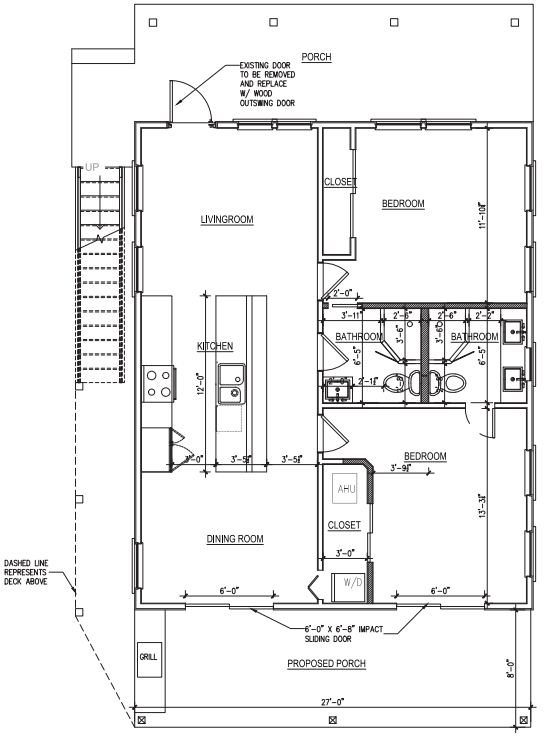
3 A2.2 PROPOSED POOL HOUSE
SCALE: 3/8"=1'-0"

1. HARC REVISION 8.26.2022

9.23.2022 2. HARC AND OWNER REVISIONS



2 A2.2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 A2.2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

DATE:	REV. SET	DESCRIPTION
9.23.2022	2.	HARC AND OWNER REVISIONS

SEAL:

Erica Helen Poole
Digitally signed by Erica Helen Poole
Date: 2022.09.25 12:56:06 -04'00'

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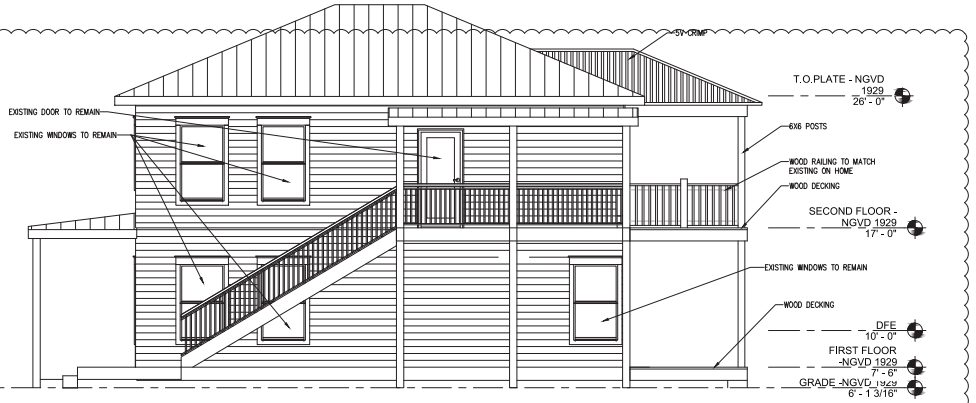
Key West, FL 33040

SHEET TITLE

A
2.2

PROJECT NO. JDB2021
DRAWN BY:
APPROVED BY:

5 A2.3 STREET VIEW ELEVATION
SCALE: 3/16"=1'-0"



4 A2.3 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

3 A2.3 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

2 A2.3 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

1. HARC REVISION 8.26.2022

1 A2.3 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

DATE:	REV. SET	DESCRIPTION
8.26.2022	1.	HARC REVISION
9.23.2022	2.	HARC AND OWNER REVISIONS

SEAL:

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SHEET TITLE

A
2.3

PROJECT NO. JDB2021
DRAWN BY:
APPROVED BY:

PROJECT DATA

	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00005440-000000					
SETBACKS:						
FRONT	NO CHANGE		6'-2"		10'	NONE
STREET SIDE	NO CHANGE		N/A		7.5'	NONE
EAST SIDE	NO CHANGE		5'-6"		5'	NONE
WEST SIDE	NO CHANGE		13'-1 1/2"		5'	NONE
REAR	24'-3"		22'-8"		15'	NONE
LOT SIZE	NO CHANGE		4048.19 SQ.FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	1,506 SQ.FT.	37.2%	1,657 SQ.FT.	40.9%	40% MAX	NONE
FLOOR AREA	1,835 SQ.FT.	.453	2,092 SQ.FT.	.516	1.0	NONE
BUILDING HEIGHT			NO CHANGE		30' MAX	NONE
IMPERVIOUS AREA	2,275 SQ.FT.	56.1%	3,354 SQ.FT.	82%	60% MAX	NONE
OPEN SPACE	1,787 SQ.FT.	44.1%	694.19 SQ.FT.	17%	35% MIN	NONE
REAR YARD COVERAGE	220 SQ.FT.	30.0%	517 SQ.FT.	70.8%	30% MAX	NONE

The Project Data Chart on our plan shows the major improvements at 408 Virginia bringing the project into total compliance and requiring NO variances.

Our proposal exceeds and improves current code requirements in all areas.

We are excited and proud of the improvements we will be making to this property while maintaining the historical image of our home on this important block of Key West.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., October 26, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY PORCH AT REAR. CHANGES OF DOORS AND WINDOWS ON MAIN HOUSE. NEW ACCESSORY STRUCTURE, POOL, AND SITE IMPROVEMENTS. DEMOLITION OF REAR ONE-STORY ADDITION. DEMOLITION OF ACCESSORY STRUCTURE.

#408 VIRGINIA STREET

Applicant – J. Doug Brown Application #H2022-0041

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID	00028120-000000
Account#	1028894
Property ID	1028894
Millage Group	11KW
Location Address	408 VIRGINIA St, KEY WEST
Legal Description	KW PT LOT 3 SQR 6 TR 11 (PT SUBS 2 AND 6) OR152-410/11 OR432-812/13 OR820-312 OR1168-675 OR1170-50 OR1444-1368/70 OR1593-1949 OR1627-1587/88 OR1674-1763 OR1941-360/61 OR3117-1316 (Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	MULTI-FAMILY DUPLEX (0802)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

BROWN J DOUGLAS DEC OF TRUST 6/27/2016
3636 Eagle Ave
Key West FL 33040

Valuation

		2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+	Market Improvement Value	$370,401	$270,351	$274,106	$277,861
+	Market Misc Value	$5,136	$5,254	$5,372	$5,490
+	Market Land Value	$752,729	$570,731	$523,023	$504,785
=	Just Market Value	**$1,128,266**	**$846,336**	**$802,501**	**$788,136**
=	Total Assessed Value	**$1,128,266**	**$846,336**	**$802,501**	**$788,136**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$1,128,266**	**$846,336**	**$802,501**	**$788,136**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	4,062.00	Square Foot	49	83

Buildings

Building ID	2180	**Exterior Walls**	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	**Year Built**	1938
Building Type	M.F. - R2 / R2	**EffectiveYearBuilt**	2007
Gross Sq Ft	3518	**Foundation**	WD CONC PADS
Finished Sq Ft	1986	**Roof Type**	GABLE/HIP
Stories	2 Floor	**Roof Coverage**	METAL
Condition	GOOD	**Flooring Type**	SFT/HD WD
Perimeter	264	**Heating Type**	FCD/AIR DUCTED
Functional Obs	0	**Bedrooms**	4
Economic Obs	0	**Full Bathrooms**	2
Depreciation %	16	**Half Bathrooms**	0
Interior Walls	WALL BD/WD WAL	**Grade**	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	232	0	0
DUF	FIN DET UTILIT	180	0	0
FLA	FLOOR LIV AREA	1,986	1,986	0
OPU	OP PR UNFIN LL	25	0	0
OUF	OP PRCH FIN UL	40	0	0
PTO	PATIO	1,055	0	0

TOTAL	**3,518**	**1,986**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2001	2002	1	621 SF	2
FENCES	2001	2002	1	180 SF	2
FENCES	2001	2002	1	792 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/30/2021	$975,000	Warranty Deed	2333500	3117	1316	01 - Qualified	Improved
10/1/2003	$735,000	Warranty Deed		1941	0360	Q - Qualified	Improved
1/31/2001	$320,000	Warranty Deed		1674	1763	Q - Qualified	Improved
2/1/1969	$6,500	Conversion Code		432	812	Q - Qualified	Improved

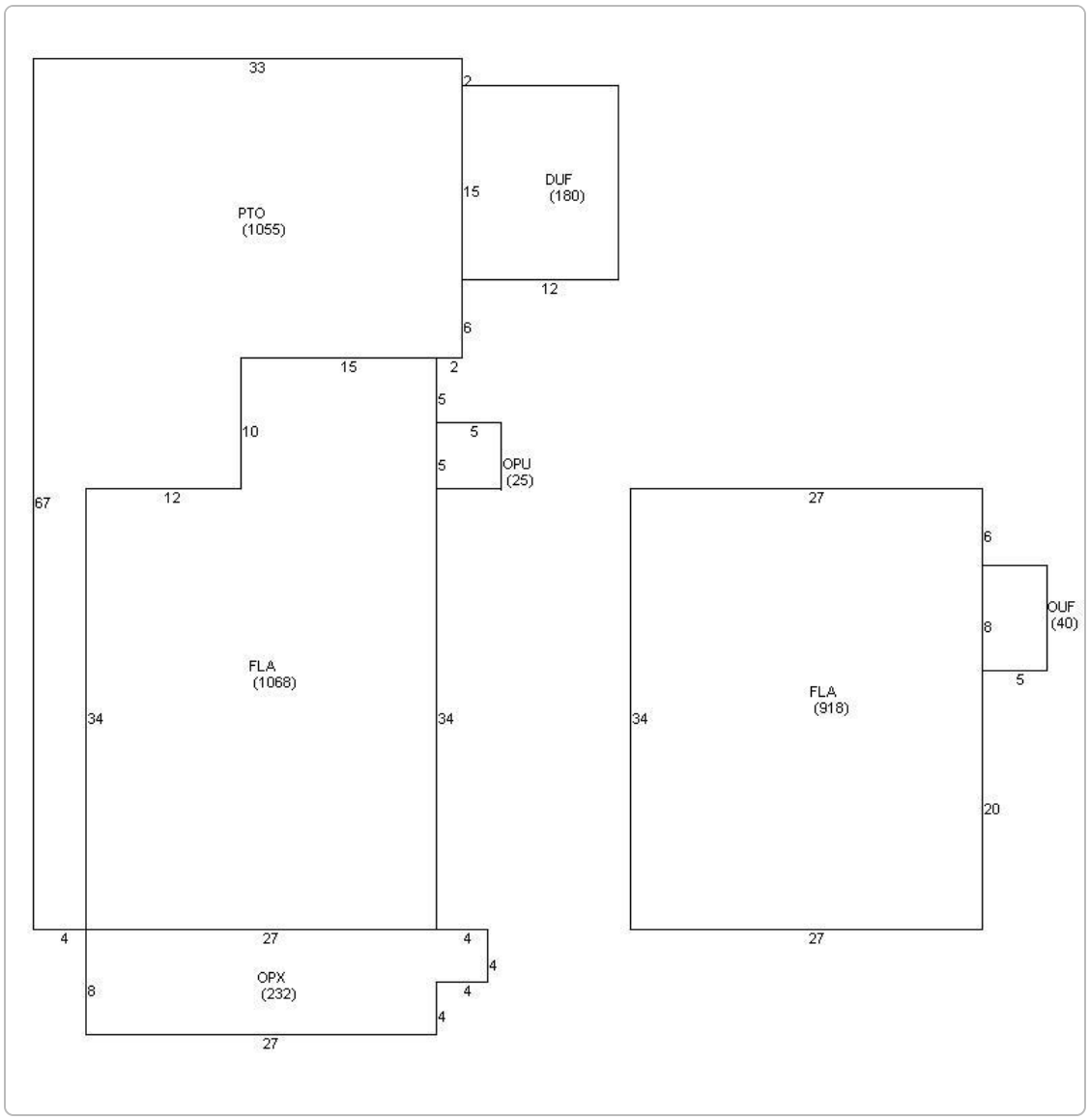
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
04-0955	3/29/2004	11/5/2004	$250		REPAIR CONCRETE
02-3205	12/5/2002	10/9/2003	$2,000		NEW DECK & RAILS
02-2577	9/23/2002	10/9/2003	$6,000		INSTALL PORTABLE SPA
02-1759	8/5/2002	10/9/2003	$24,790		SEWER,ELECT.REBUILD RAMP
02-495	3/1/2002	10/9/2003	$600		ELECTRICAL
02-0441	2/26/2002	10/9/2003	$800		RESIDE UTILITY BLDG
01-3300	1/4/2002	10/9/2003	$55,800		RENOVATE DOWNSTAIRS
01-2393	6/26/2001	10/26/2001	$2,600		INSTALL C/AC

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


33
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DUF
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PTO
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12
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OUF
(40)
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FLA
(1068)
FLA
(918)
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27
4
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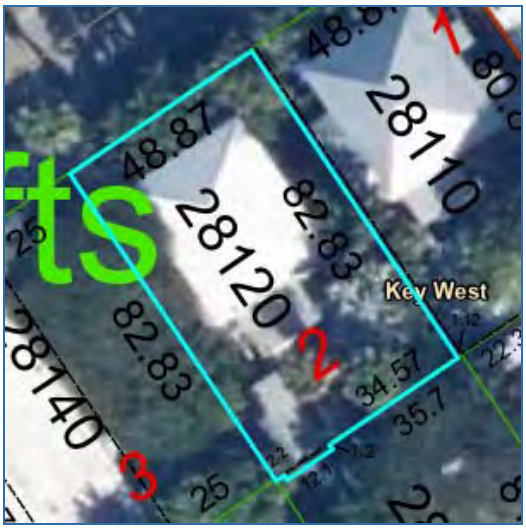
4
OPX
(232)
8
4
27
27

Photos

1028894 408 VIRGINIA ST 09/29/21

Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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