



## 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

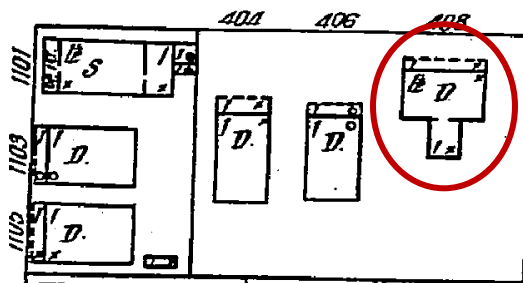
Address: 408 Virginia Street

### **Description of Work:**

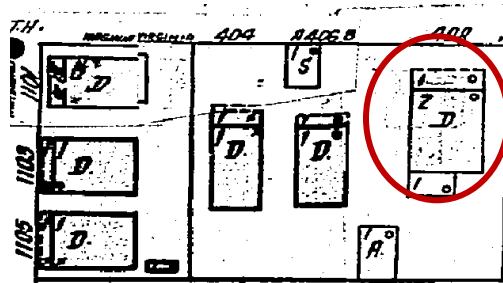
Demolition of rear one-story addition. Second Reading.

### **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.

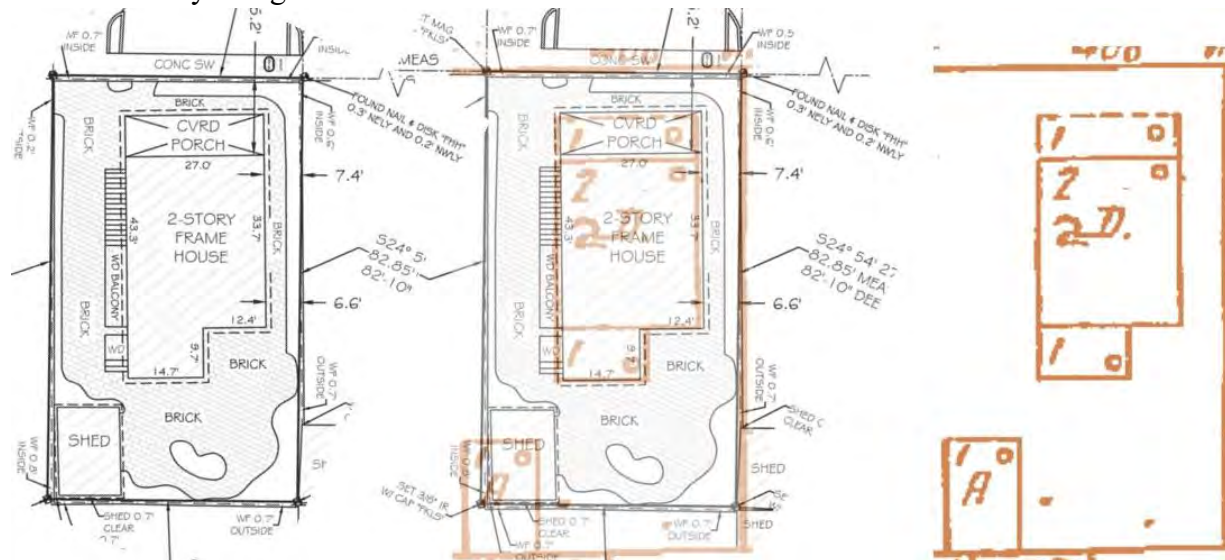


1926 Sanborn Map



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 #<br><b>HARC 2022-0041</b> | REVISION #      | INITIAL & DATE |
| FLOOD ZONE                          | ZONING DISTRICT | BLDG PERMIT #  |

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

|                                           |                              |
|-------------------------------------------|------------------------------|
| 408 VIRGINIA STREET                       |                              |
| J. Douglas Brown - Discl of Trust 6-27-16 | PHONE NUMBER<br>305-295-8308 |
| 3636 EAGLE AVE                            | EMAIL<br>JDB1307@AOL.COM     |
| KEY WEST, FL 33040                        |                              |
| J. DOUG BROWN                             | PHONE NUMBER<br>305-295-8308 |
| 3636 EAGLE AVE.                           | EMAIL<br>JDB1307@AOL.COM     |
| Key West, FL 33040                        |                              |
| Janne Douglas Brown                       | DATE<br>9-22-22              |

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

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

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

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☒ NO ☐

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" X 16'8 1/2" KITCHEN PROTRUSION  
DEMO 12'1" X 17'1" SIDED IN REAR SET BACK 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 1/2 BATH

2X6 FRAME, HARDIE PANEL SIDING, TRUSS 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 CHANDLER 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 #<br><b>HARC2022-0641</b> | INITIAL & DATE |
| ZONING DISTRICT                    | BLDG PERMIT #  |

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

|                                                               |
|---------------------------------------------------------------|
| <b>408 VIRGINIA ST. - KEY WEST, FL 33040</b>                  |
| <b>J. DOUGLAS BROWN. DECLARATION OF TRUST DATED 6-27-2016</b> |
| <b>J. DOUGLAS BROWN</b>                                       |

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  | <b>J. DOUG BROWN</b> | <b>9-22-22</b>      |
|                                                                                                              |                      | DATE AND PRINT NAME |

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

|                                                                         |
|-------------------------------------------------------------------------|
| <b>DEMOLISH 12'1" X 17'1" SHED AT REAR OF PROPERTY IN SET BACK AREA</b> |
| <b>FRAME CONSTRUCTION, METAL ROOF, NOVELTY SIDING</b>                   |
| <b>DEMOLISH 10'11" X 16'8 1/2" KITCHEN PROJECTION</b>                   |
| <b>FRAME CONSTRUCTION, METAL ROOF, NOVELTY SIDING</b>                   |

## 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, KLV, 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 SIGNIFICANT 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 ARCHITECTURAL STYLE EXHIBITED IN THIS BUILDING OR STRUCTURE

(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.

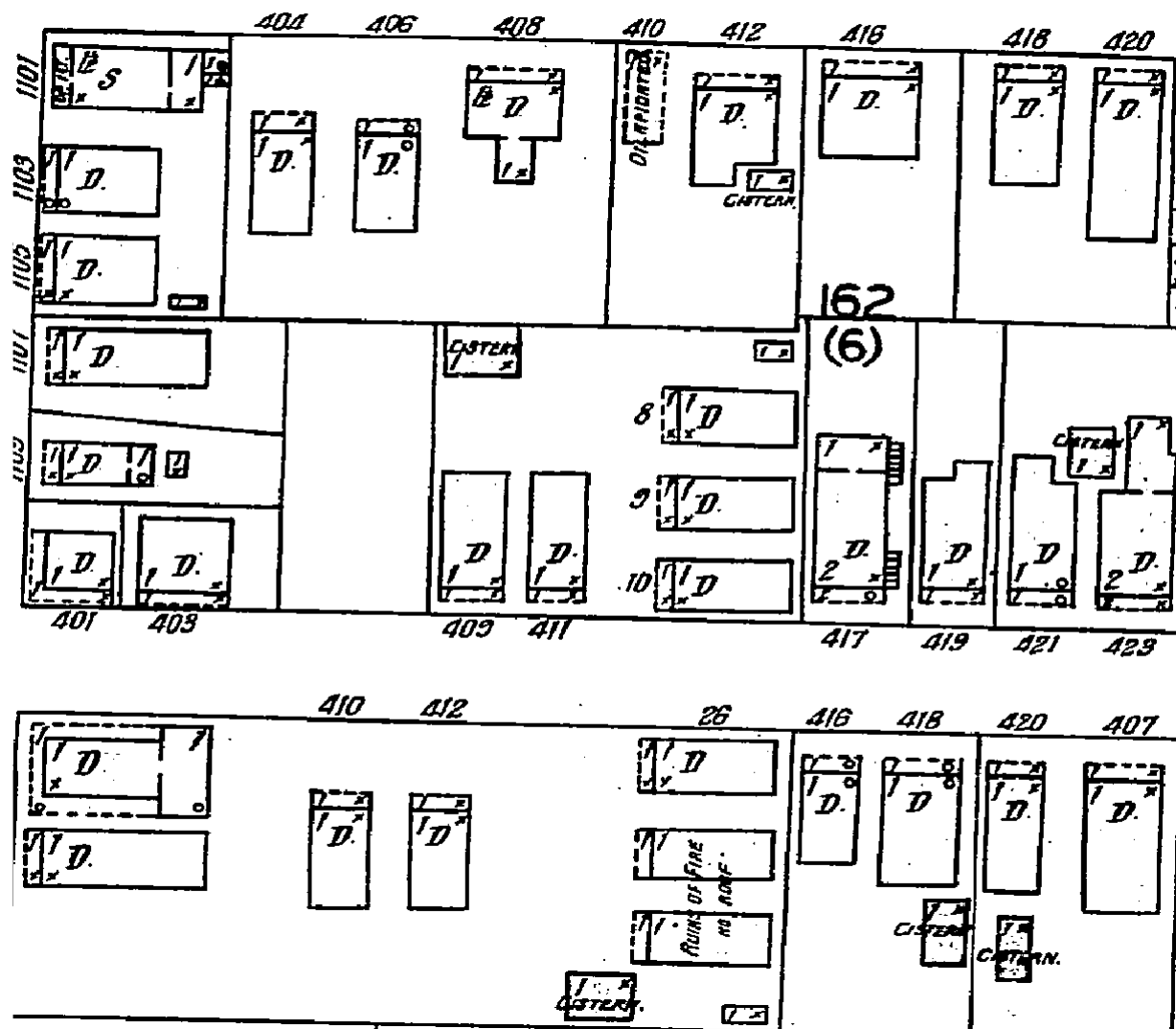
- (3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

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

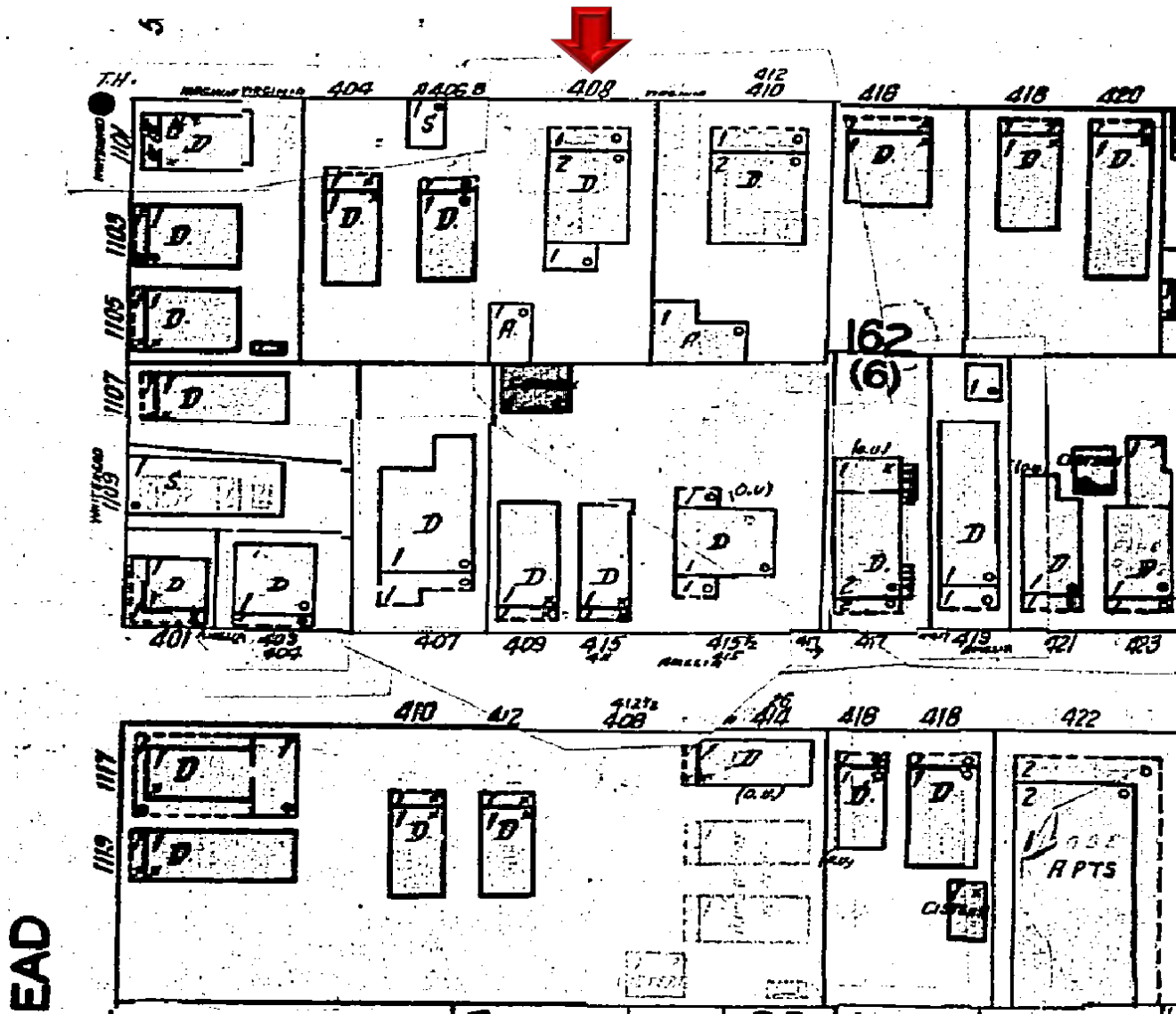
NON-CONTRIBUTING STRUCTURE

# SANBORN MAPS

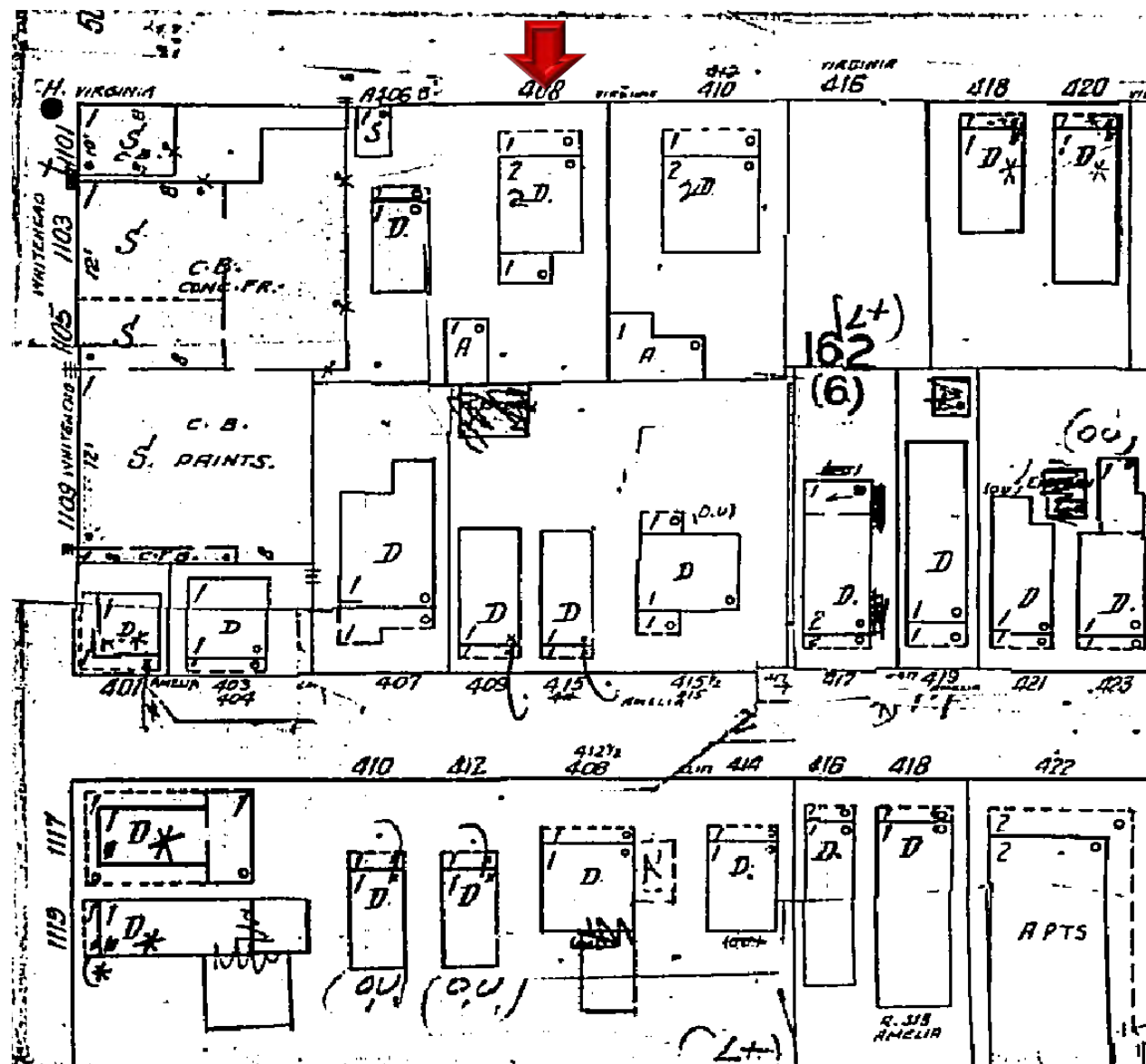


## Sanborn Map 1926





Sanborn Map 1948



Sanborn Map 1962

# PROJECT PHOTOS



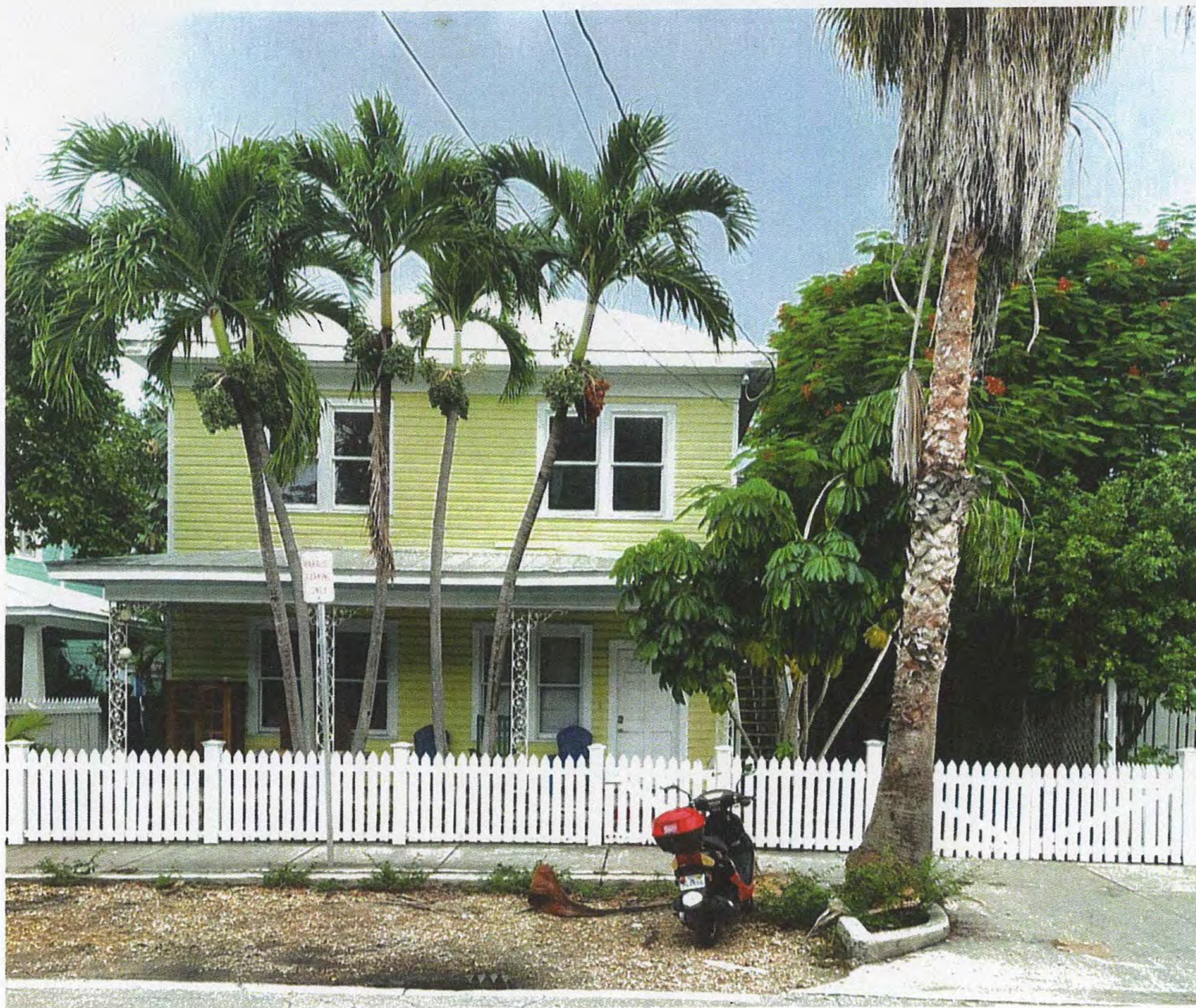
**408 Virginia Street circa 1965. Monroe County Library.**





**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



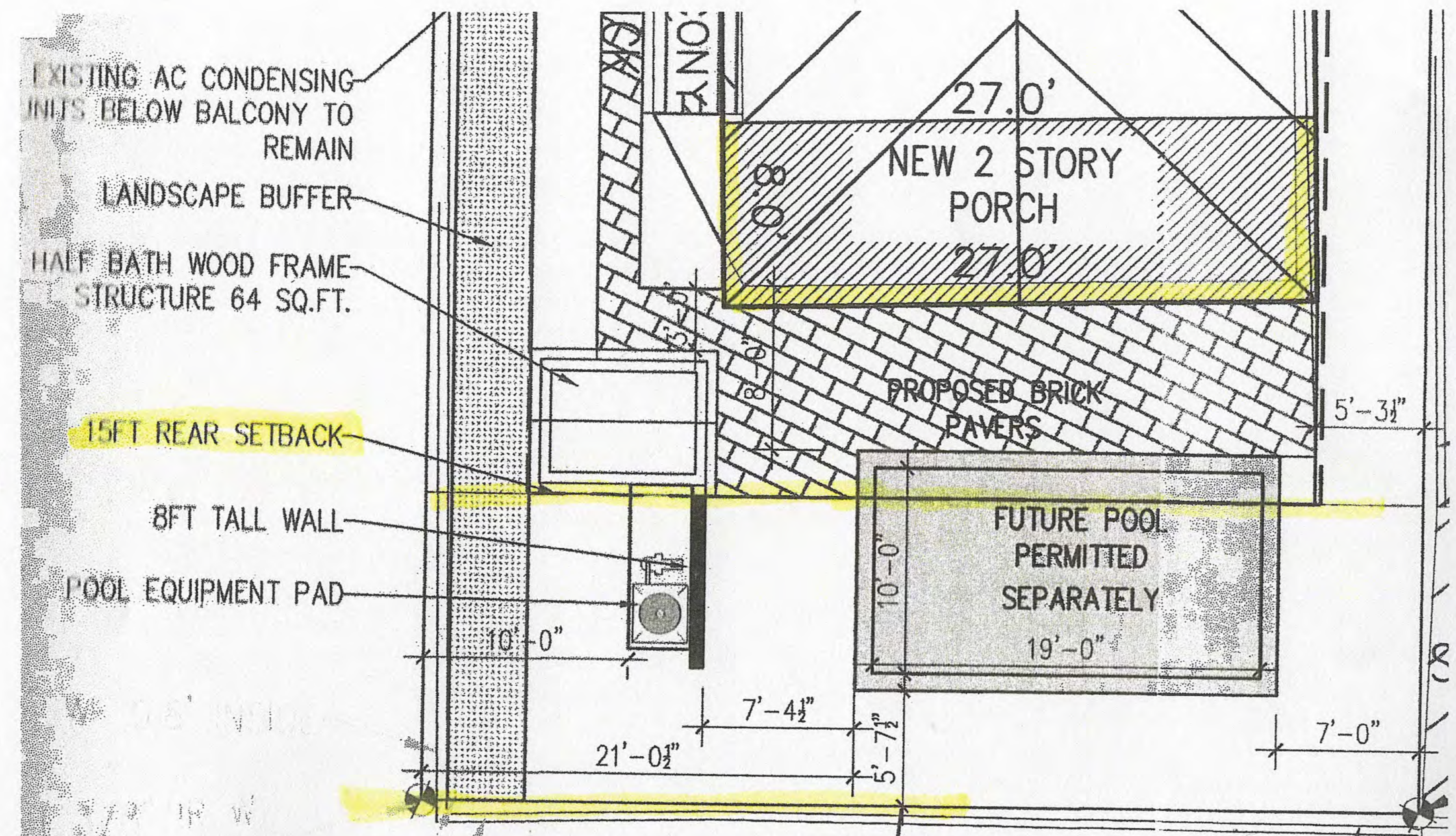
Shed built in set-back area to be removed





408 Virginia - Proposed plan to remove approximately 10' 11" x 16' 8 1/2" kitchen projection and replace with approximately an 8' x 27' open porch area on upper and lower levels.

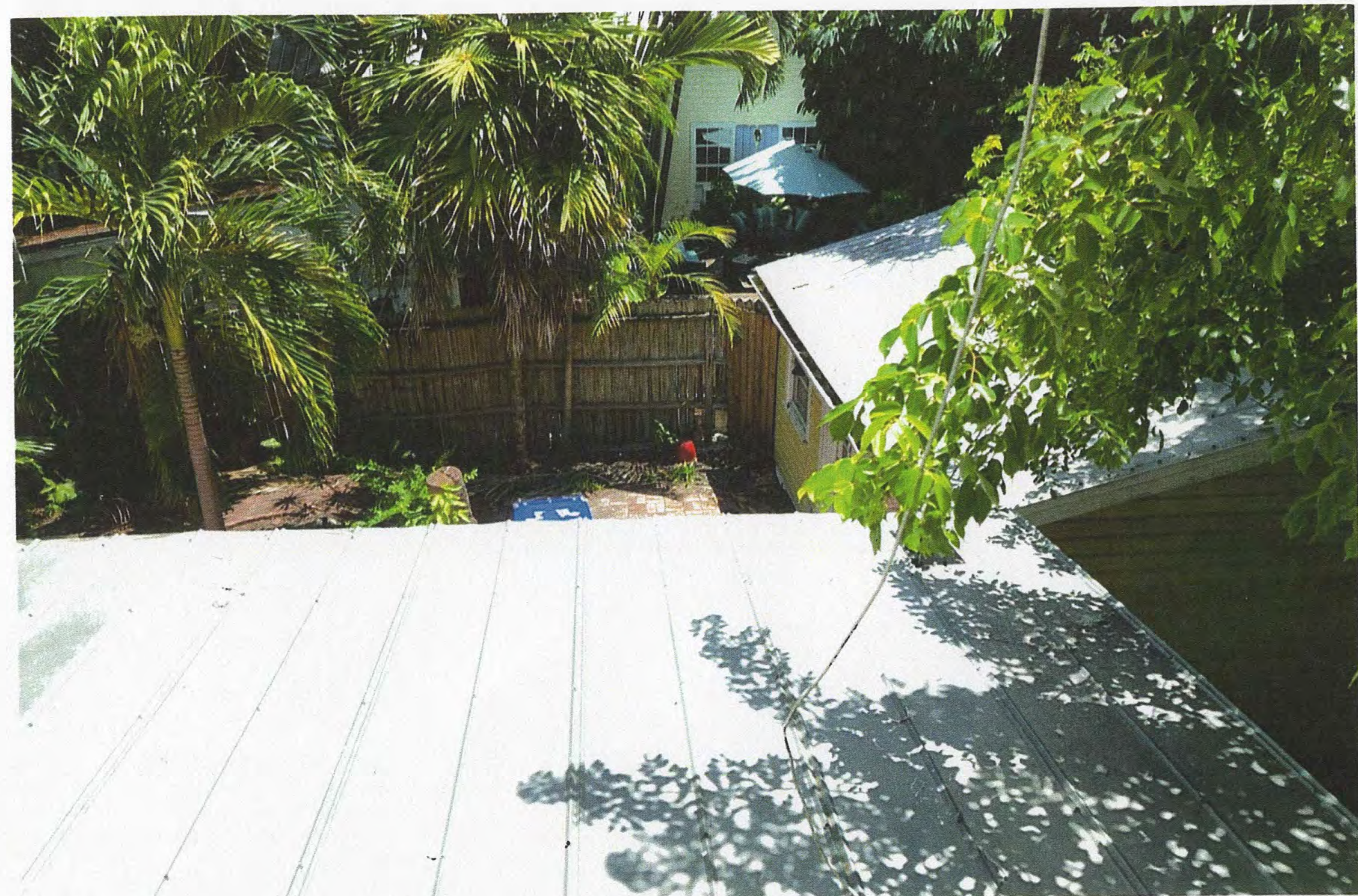
Proposed porch rear edge is 10' INSIDE set-back and 25' from the rear property line







Rear yard view looking from existing rear windows



All large significant  
trees to remain

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

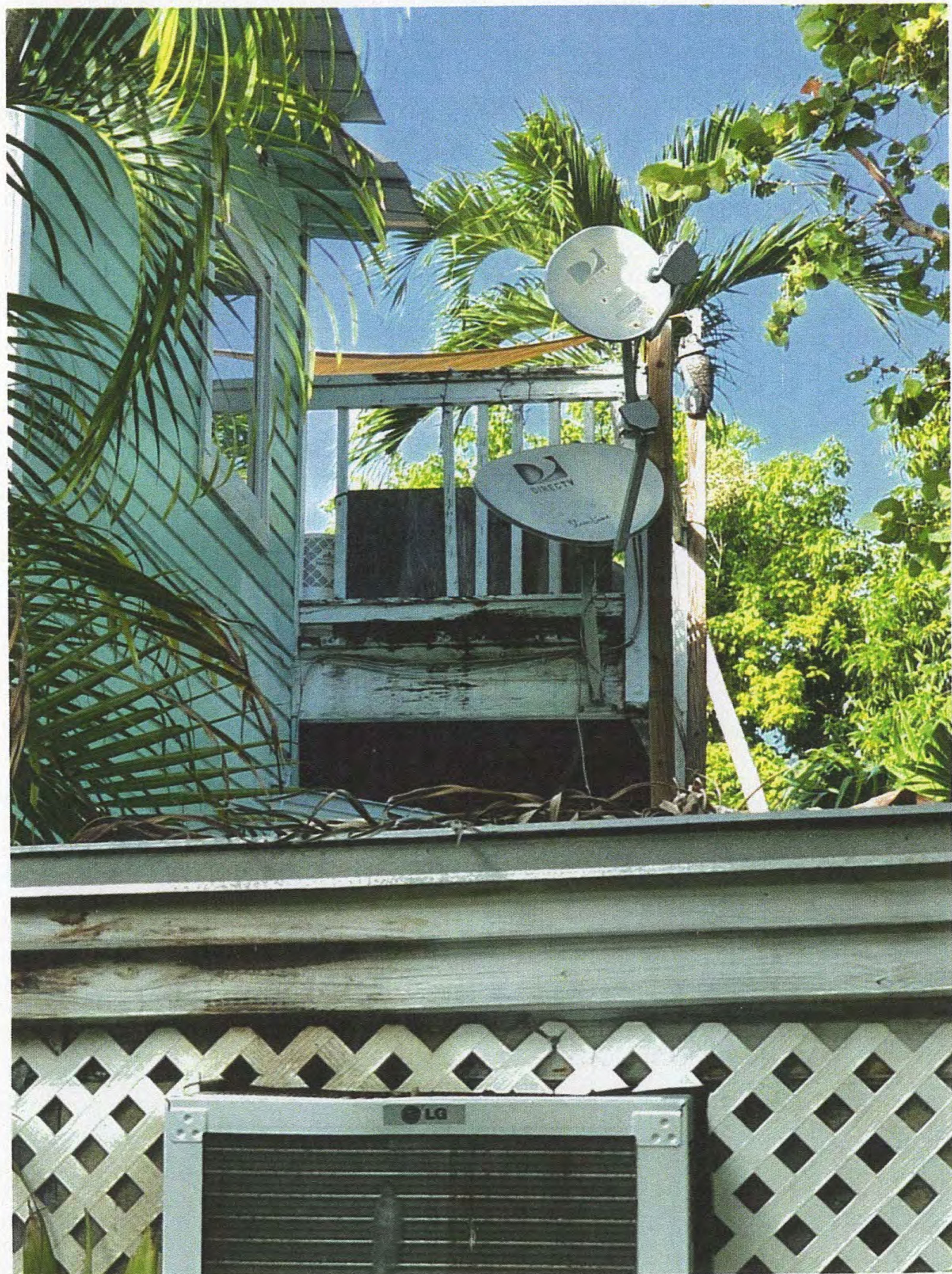
(Heights are approximate)







East side neighbor showing upper rear open deck



West side Commercial neighbor





# SURVEY



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

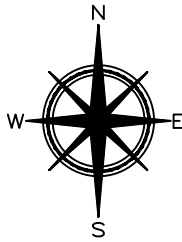
ADDRESS:  
408 VIRGINIA STREET  
KEY WEST, FL 33040

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

# MAP OF BOUNDARY SURVEY

## LEGEND

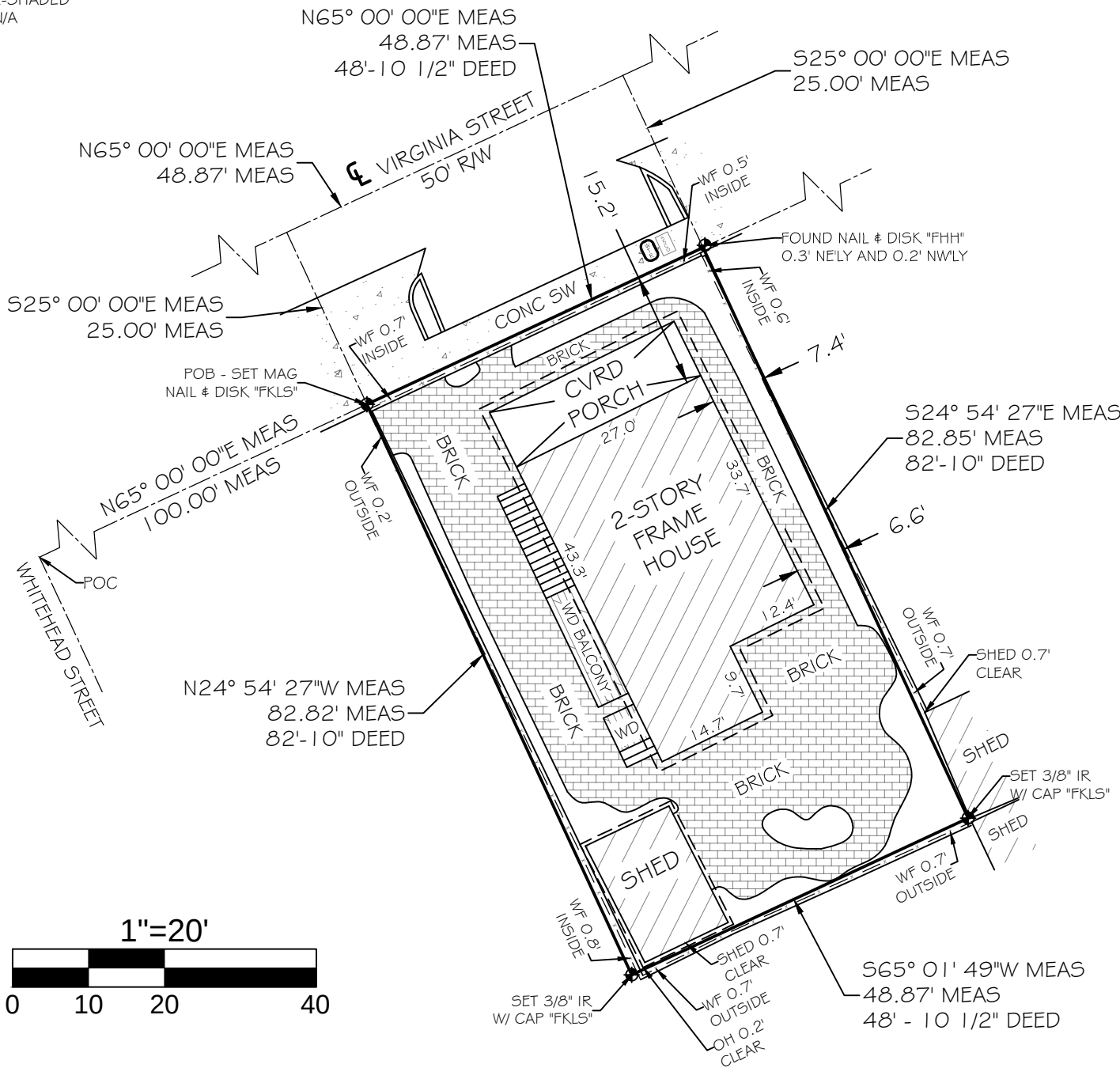
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS  
SEC. 06-T685-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 Satpoe 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.

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

## CERTIFIED TO -

J. Douglas Brown;

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, FPM #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

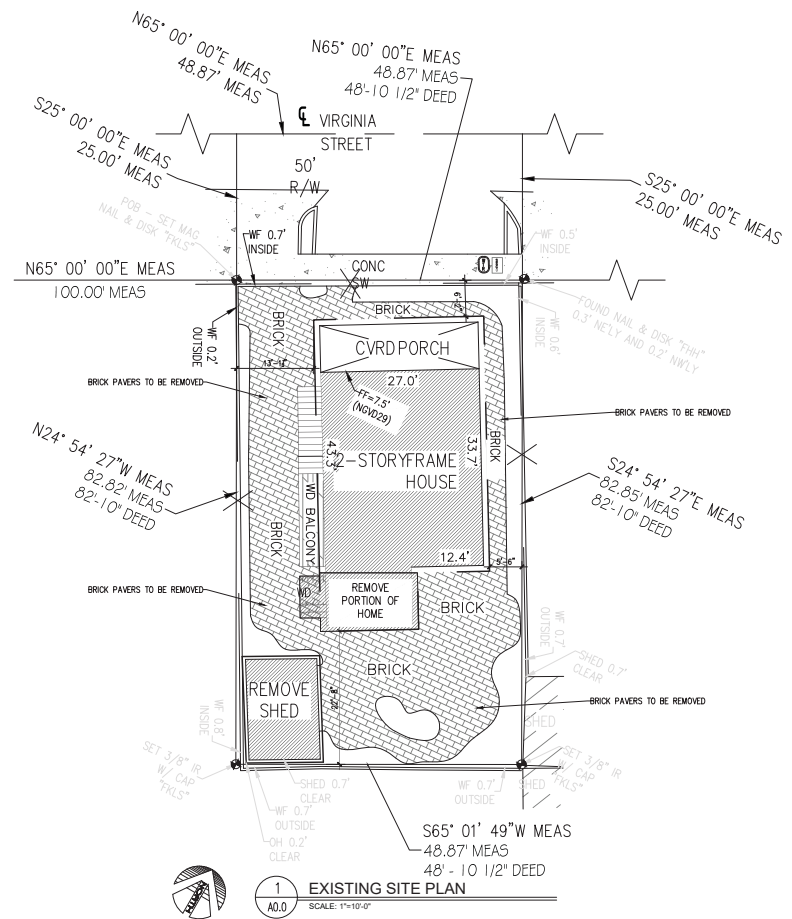
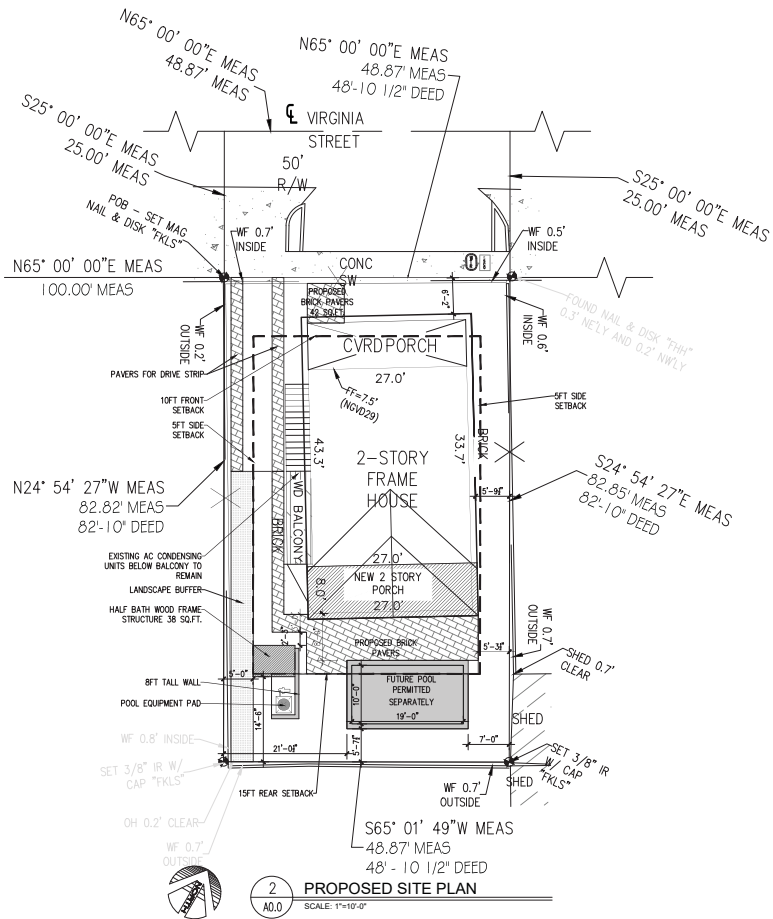


# PROPOSED DESIGN



| SITE DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                      | DESIGN DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | INDEX OF DRAWINGS                                                                                                                                                                                                                                     | SCOPE OF WORK                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE ADDRESS: 408 VIRGINIA ST, KEY WEST, FL 33040<br>RE: 00005440-000000<br>ZONING: HMOR<br>FLOOD ZONE: X<br>F.I.R.M.: COMMUNITY 12087C; MAP & PANEL #1516; SUFFIX K; DATE 02-18-05<br>SECTION/TOWNSHIP/RANGE: 6-8-25<br>LEGAL DESCRIPTION: KW PT LOT 3 SQR 6 TR 11 (PT SUBS 2 AND 6)<br>SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT; REAR 15 FT<br>OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY<br>TYPE OF CONSTRUCTION: VI<br>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.<br>THE FOLLOWING LOADINGS WERE USED:<br>DESIGN LOADS: ASCE 7-16<br>WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF; DICK LL 60 PSF<br>SOIL BEARING CAPACITY ASSUMED 2000 LB/SQ.FT.<br>FEMA FLOOD DESIGN PER ASCE 24-14 | SHEET A0.0 - SITE PLAN AND SURVEY<br>SHEET A2.0 - EXISTING FLOOR PLAN<br>SHEET A2.1 - EXISTING ELEVATIONS<br>SHEET A2.2 - PROPOSED FLOOR PLAN<br>SHEET A2.3 - PROPOSED ELEVATIONS<br>SHEET S1.0 - STRUCTURAL PLANS<br>SHEET S1.1 - STRUCTURAL DETAILS | INTERIOR REMODEL: 1,810 SF IN TOTAL<br>REMOVE REAR ADDITION OF HOME 189 SF<br>NEW REAR 2 STORY PORCH 8FT X 27FT<br>DEMOLISH REAR SHED<br>BUILD NEW ACCESSORY STRUCTURE OF HALF BATH<br>NEW POOL PERMITTED SEPARATELY<br>STRUCTURAL FLOOR FRAMING PLAN AND REAR PORCH FRAMING PLAN |

| PROJECT DATA       | VARIANCE REQUESTED |                |               |       |
|--------------------|--------------------|----------------|---------------|-------|
|                    | PROPOSED           | EXISTING       | REQUIRED      |       |
| 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% |
| FLOOR AREA         | 1,835 SQ.FT.       | 453            | 2,092 SQ.FT.  | 516   |
| BUILDING HEIGHT    |                    | NO CHANGE      | 30' MAX       | NONE  |
| IMPERVIOUS AREA    | 2,275 SQ.FT.       | 56.1%          | 3,354 SQ.FT.  | 82%   |
| OPEN SPACE         | 1,787 SQ.FT.       | 44.1%          | 694.19 SQ.FT. | 17%   |
| REAR YARD COVERAGE | 220 SQ.FT.         | 30.0%          | 517 SQ.FT.    | 70.8% |



DATE: REV: SET DESCRIPTION

SEAL

Erica Helen Poole  
Digitally signed by Erica Helen Poole  
Date: 2022.09.25 12:55:03 -0400

NOT VALID FOR CONSTRUCTION UNLESS  
FORWARDED TO THE BUILDING

ERICA HELEN POOLE - ARCHITECT  
BARBIDOS

SANDBAR DESIGN STUDIO  
3636 EAGLE AVENUE  
KEY WEST, FL 33040  
WWW.SANDBARDESIGNSTUDIO.COM  
847635255

NAUTILUS DRAFTING & DESIGN  
ERIC VICKS  
RESIDENTIAL DRAFTING  
3636 EAGLE AVENUE  
KEY WEST, FL 33040

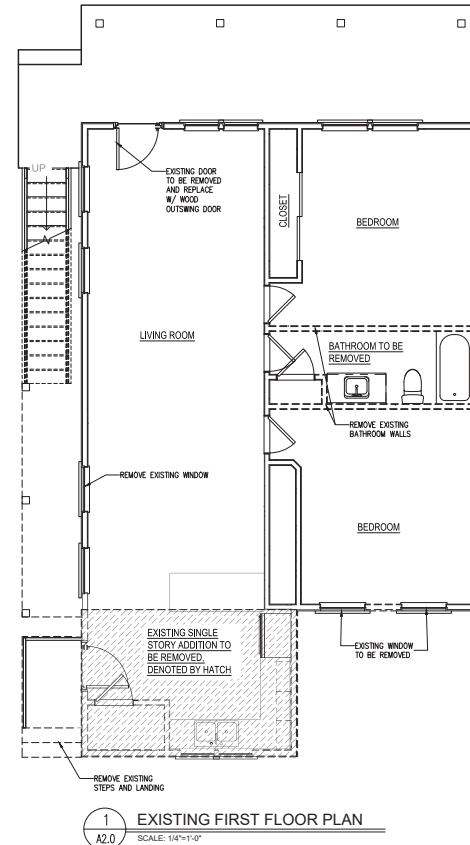
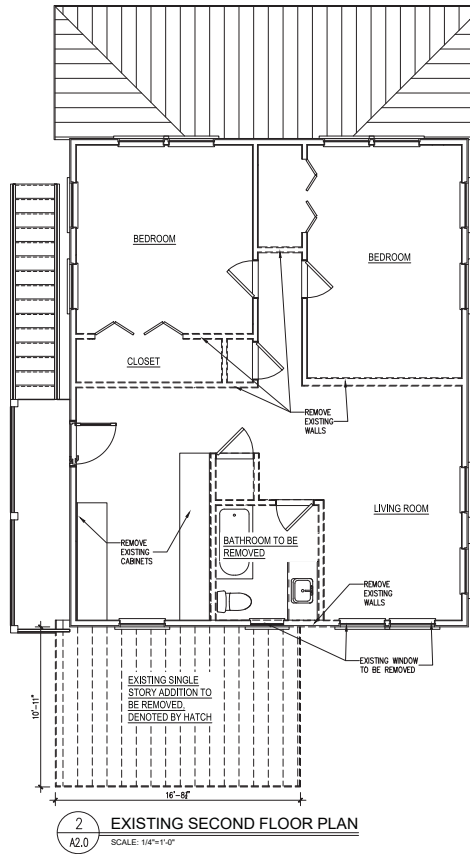
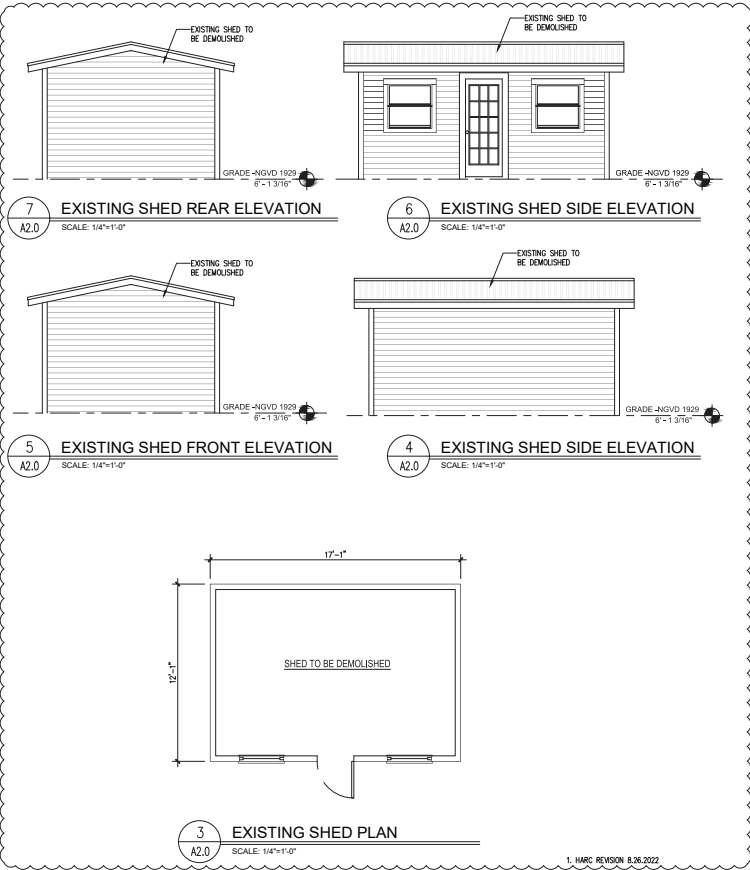
**Brown Residence Remodel**  
408 Virginia Street  
Key West, FL 33040  
Brown J Douglas Dec of Trust 6/27/2016  
3636 Eagle Avenue  
Key West, FL 33040

A

0.0

PROJECT NO: JDB0201  
DRAWN BY:  
APPROVED BY:





| DATE      | REV | SET | DESCRIPTION | HARC REVISION |
|-----------|-----|-----|-------------|---------------|
| 6.26.2022 | 1   |     |             |               |

SEAL

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

NOT VALID FOR CONSTRUCTION UNLESS  
RECORDED IN THE PUBLIC RECORDS

ERICA HELEN POOLE - ARCHITECT  
BARBERS

SANDBAR  
DESIGN STUDIO  
SANDBAR DESIGN STUDIO  
3800 S. W. 11th Ave.  
Bldg 1000 Key, FL 33040  
WWW.SANDBARDESIGNSTUDIO.COM  
BARBERS

NAUTILUS  
DRAFTING & DESIGN  
SERVICES  
4000 W. 11th Ave.  
Bldg 1000 Key, FL 33040

**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  
1 of 1

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

SCALE

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

NOT VALID FOR CONSTRUCTION UNLESS  
RECORDED AND FILED IN FLA.

ERICA HELEN POOLE - ARCHITECT  
BARBERS

SANDBAR  
DESIGN STUDIO  
SANDBAR DESIGN STUDIO  
3800 S. W. 10TH AVE  
SUITE 100  
MIAMI, FL 33135  
WWW.SANDBARDESIGNSTUDIO.COM  
84762555

NAUTILUS  
DRAFTING & DESIGN  
SERVICES  
10000 SW 10TH AVE  
SUITE 100  
MIAMI, FL 33135

**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

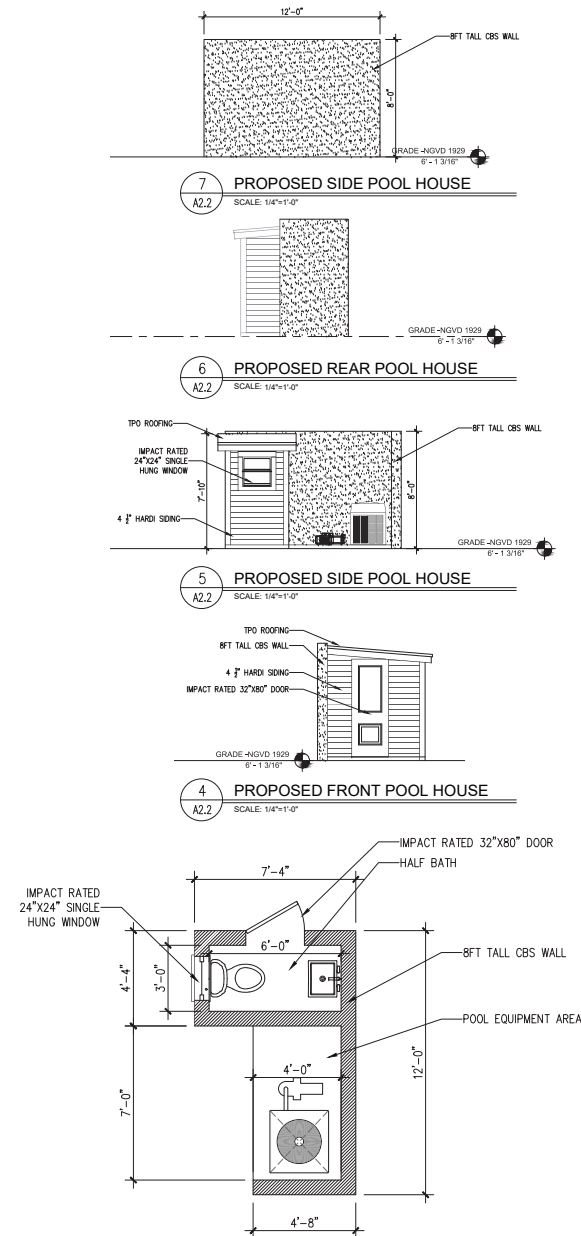
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A

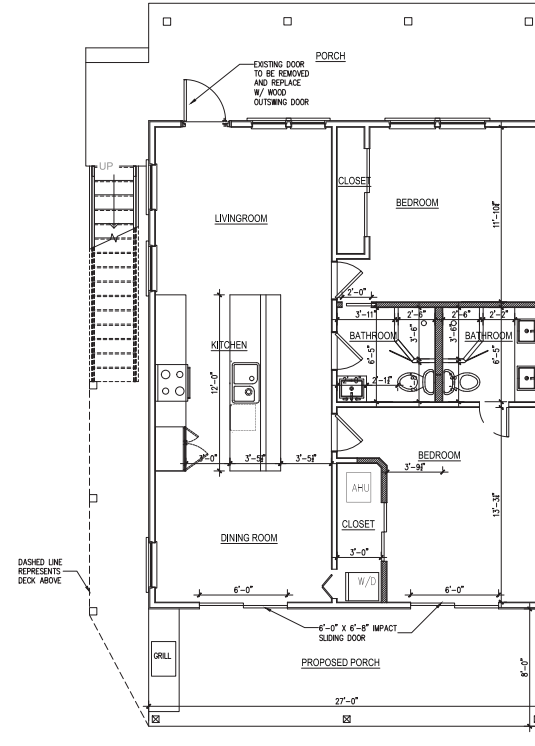
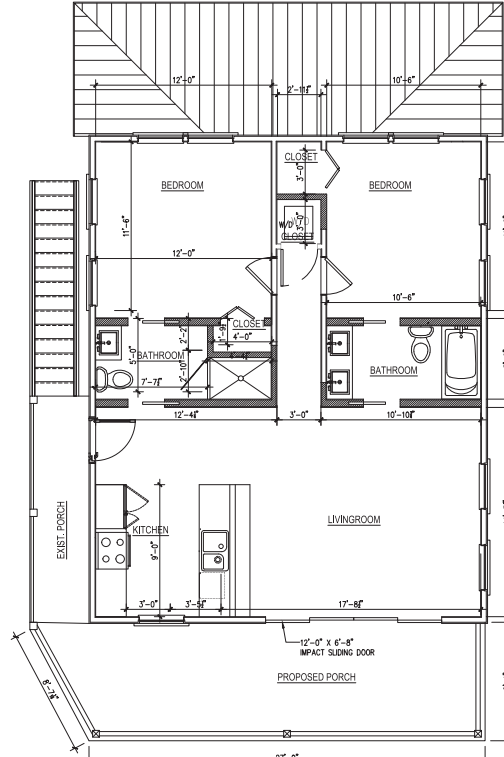
2.1

PROJECT: DRAWN BY:  
NO: JDB2021 APPROVED BY:





1. HARC REVISION 8.26.2022



DATE: REV. SET DESCRIPTION

SCALE

Erica  
Helen  
Poole

NOT VALID FOR CONSTRUCTION UNLESS  
APPROVED BY THE BOARD

ERICA HELEN POOLE - ARCHITECT  
(HARC/2022)

SANDBAR  
DESIGN STUDIO  
SANDBAR DESIGN STUDIO  
3800 S. W. 11TH AVE.  
SUITE 100  
MIAMI, FL 33135  
WWW.SANDBARDESIGNSTUDIO.COM  
305.555.5555

NAUTILUS  
DRAFTING & DESIGN  
SERVICES  
ARCHITECTURAL DRAFTING  
3800 S. W. 11TH AVE.  
SUITE 100  
MIAMI, FL 33135

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

A  
2.2

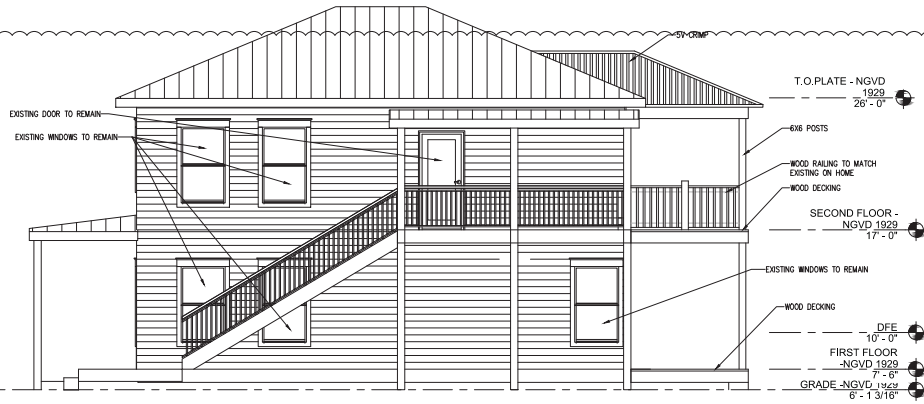
PROJECT NO. JDB2021

DRAWN BY: APPROVED BY:





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



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



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

1. HARC REVISION 8.28.2022



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



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

| DATE      | REV | SET | DESCRIPTION              |
|-----------|-----|-----|--------------------------|
| 8.28.2022 | 1.  |     | HARC REVISION            |
| 9.22.2022 | 2.  |     | HARC AND OWNER REVISIONS |

SEAL

Erica  
Helen  
Poole

NOT VALID FOR CONSTRUCTION UNLESS  
RENEWED BY THE ARCHITECT

ERICA HELEN POOLE - ARCHITECT  
BARBERS

SANDBAR  
DESIGN STUDIO  
SANDBAR DESIGN STUDIO  
3800 S. GULF AVENUE  
SUITE 100  
KEY WEST, FL 33040  
WWW.SANDBARDESIGNSTUDIO.COM  
847.925.5555

NAUTILUS  
DRAFTING & DESIGN  
SERVICES  
10000 N. 15TH AVE  
SUITE 100  
KEY WEST, FL 33040

**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

11/1

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](http://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





# 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 408 VIRGINIA St, KEY WEST  
 Address  
 Legal 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  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property MULTI-FAMILY DUPLEX (0802)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



## 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  
 Style 2 STORY ELEV FOUNDATION  
 Building Type M.F. - R2 / R2  
 Gross Sq Ft 3518  
 Finished Sq Ft 1986  
 Stories 2 Floor  
 Condition GOOD  
 Perimeter 264  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 16  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1938  
 EffectiveYearBuilt 2007  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type FCD/AIR DUCTED  
 Bedrooms 4  
 Full Bathrooms 2  
 Half Bathrooms 0  
 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

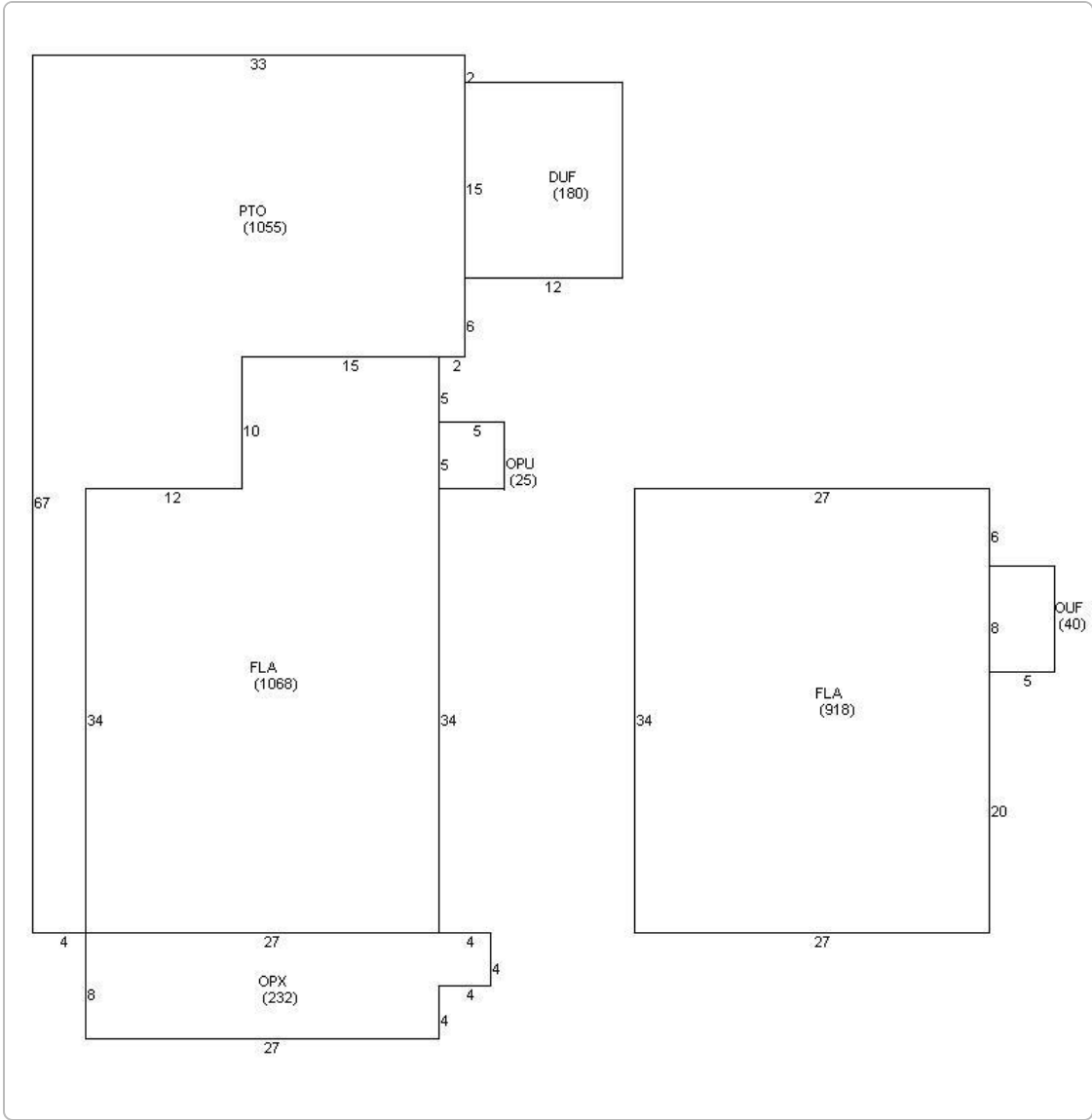
| Number ⇅ | Date Issued ⇅ | Date Completed ⇅ | Amount ⇅ | Permit Type ⇅ | Notes ⇅                  |
|----------|---------------|------------------|----------|---------------|--------------------------|
| 04-0955  | 3/29/2004     | 11/5/2004        | \$250    |               | REPAIR CONCRETE          |
| 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)





Photos





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](#)  
[GDPR Privacy Notice](#)



Last Data Upload: 10/17/2022, 2:16:11 AM

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 #<br><b>HARC 2022-0041</b> | REVISION #      | INITIAL & DATE |
| FLOOD ZONE                          | ZONING DISTRICT | BLDG PERMIT #  |

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

|                                           |                              |
|-------------------------------------------|------------------------------|
| 408 VIRGINIA STREET                       |                              |
| J. Douglas Brown - Discl of Trust 6-27-16 | PHONE NUMBER<br>305-295-8308 |
| 3636 EAGLE AVE                            | EMAIL<br>JDB1307@AOL.COM     |
| KEY WEST, FL 33040                        |                              |
| J. DOUG BROWN                             | PHONE NUMBER<br>305-295-8308 |
| 3636 EAGLE AVE.                           | EMAIL<br>JDB1307@AOL.COM     |
| Key West, FL 33040                        |                              |
| Janne Douglas Brown                       | DATE<br>9-22-22              |

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

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

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

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☒ NO ☐

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" X 16'8 1/2" KITCHEN PROTRUSION  
DEMO 12'1" X 17'1" SIZED IN REAR SET BACK 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 1/2 BATH

2X6 FRAME, HARDIE PANEL SIDING, TRUSS 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 CHANDLER 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 #<br><b>HARC2022-0641</b> | INITIAL & DATE |
| ZONING DISTRICT                    | BLDG PERMIT #  |

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

|                                                               |
|---------------------------------------------------------------|
| <b>408 VIRGINIA ST. - KEY WEST, FL 33040</b>                  |
| <b>J. DOUGLAS BROWN. DECLARATION OF TRUST DATED 6-27-2016</b> |
| <b>J. DOUGLAS BROWN</b>                                       |

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. Douglas 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 16'8 1/2" 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, KLV, 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 SIGNIFICANT 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 ARCHITECTURAL STYLE EXHIBITED IN THIS BUILDING OR STRUCTURE

(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

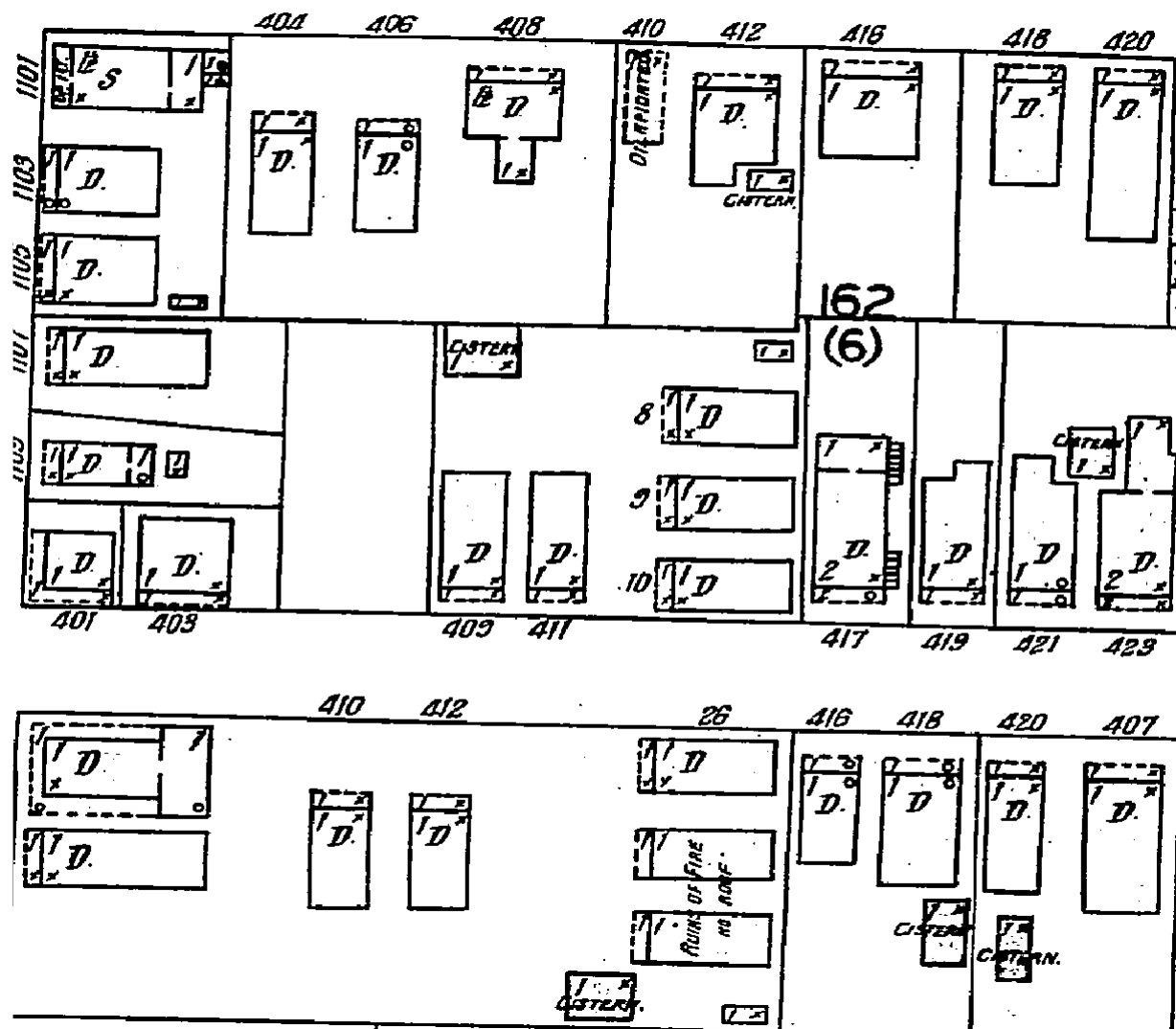
- (4) Removing buildings or structures that would otherwise qualify as contributing.

NON-CONTRIBUTING STRUCTURE



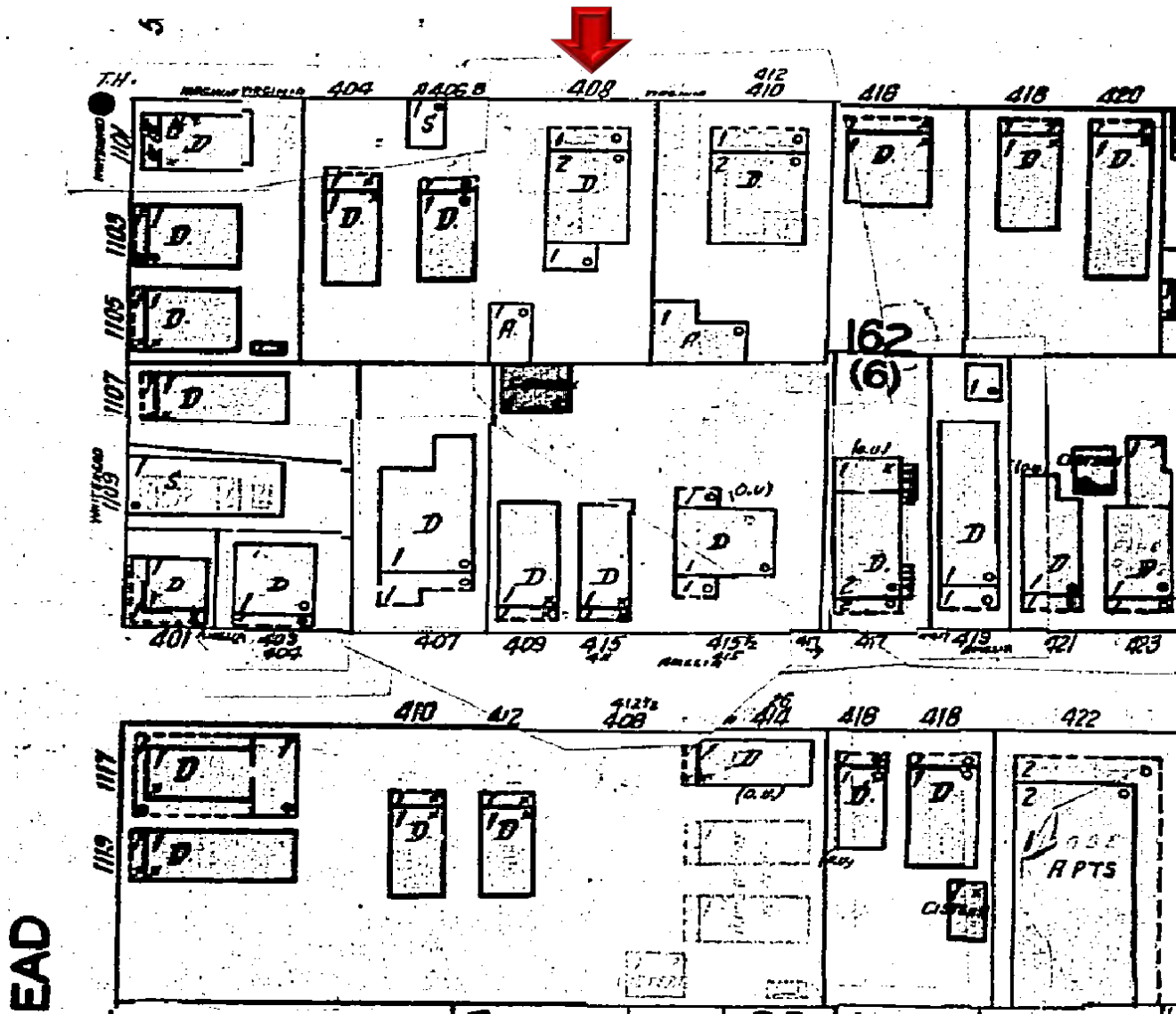
# SANBORN MAPS





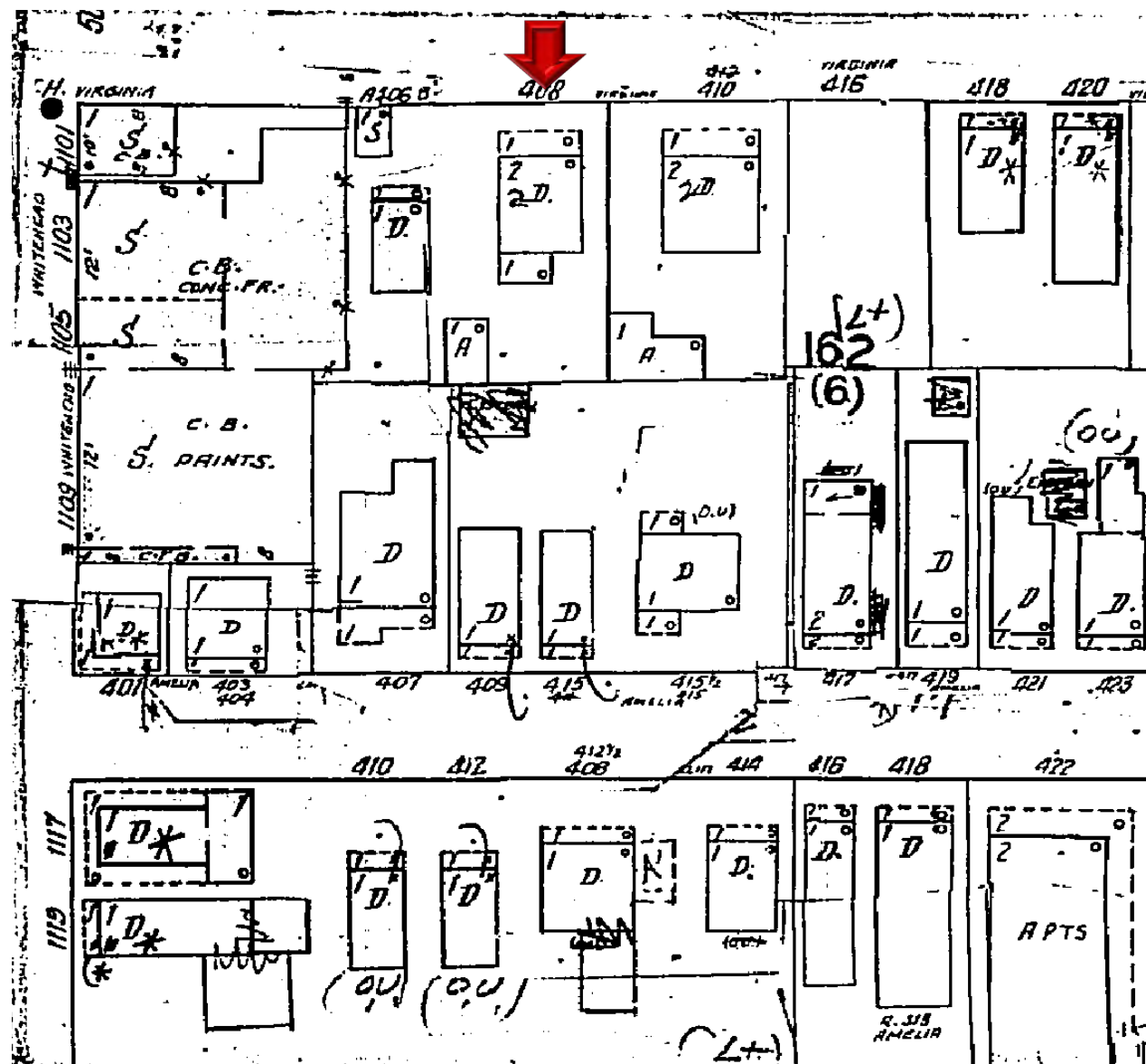
## Sanborn Map 1926





Sanborn Map 1948





Sanborn Map 1962



# PROJECT PHOTOS





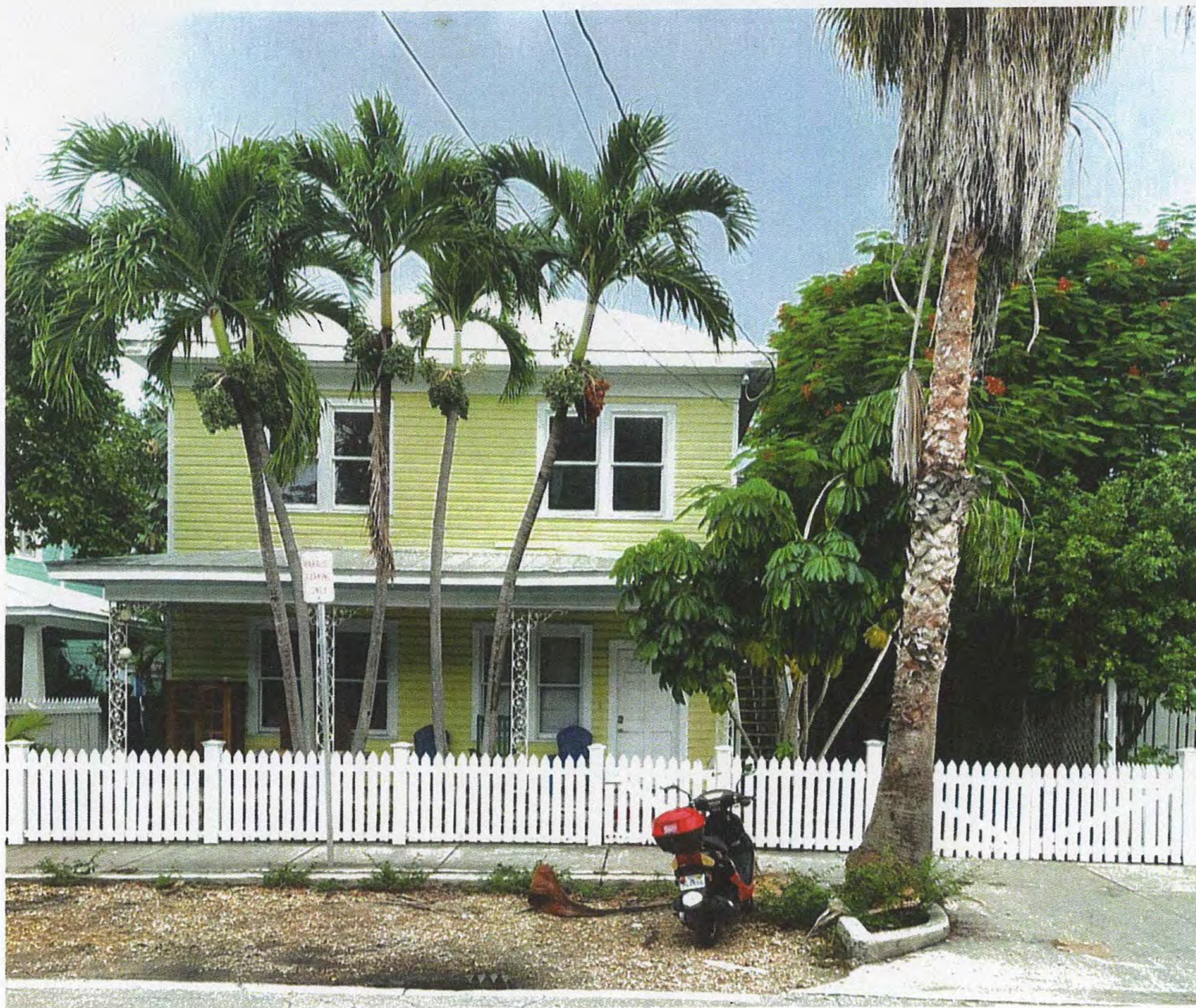
**408 Virginia Street circa 1965. Monroe County Library.**





**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



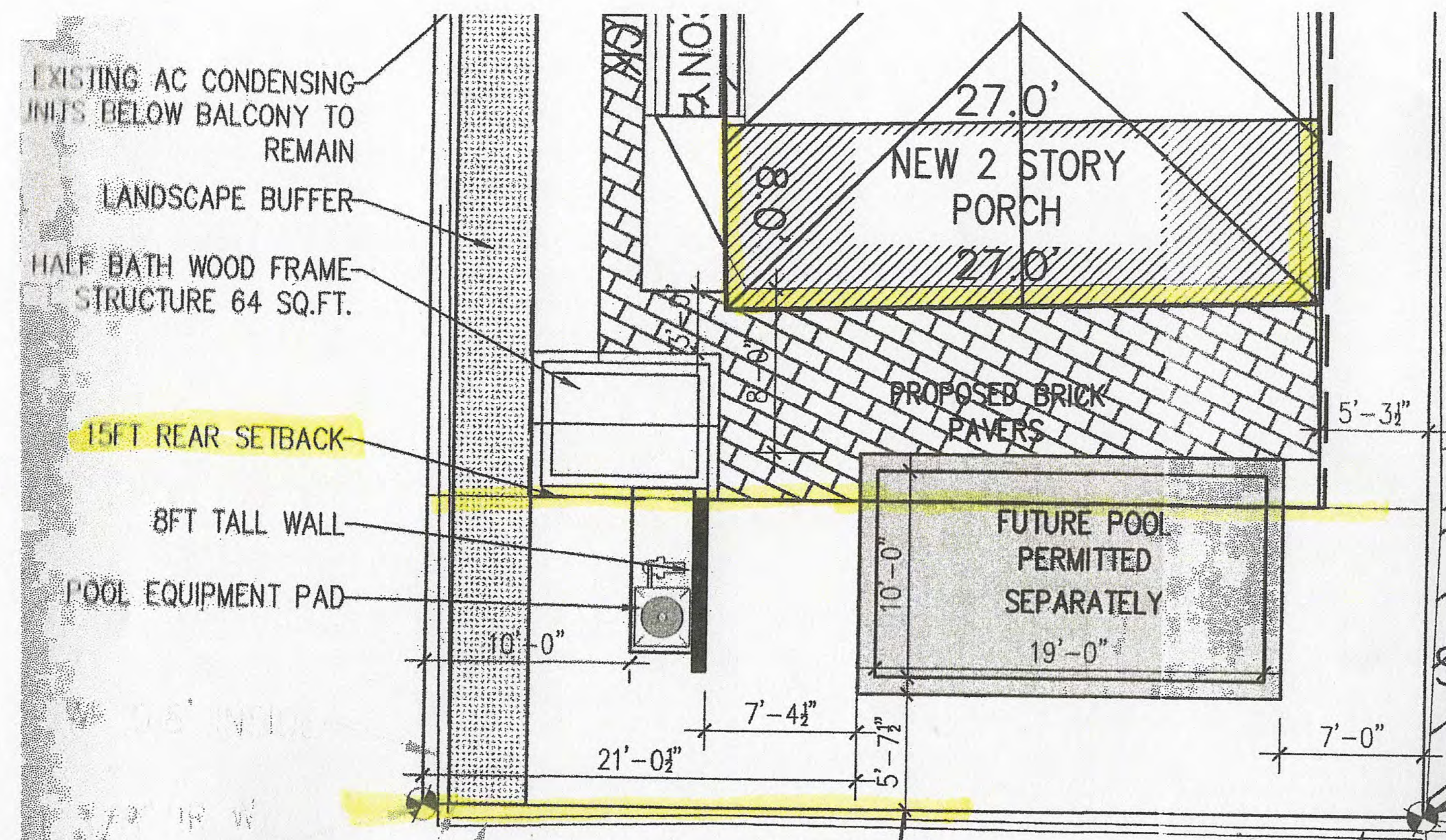
Shed built in set-back area to be removed





408 Virginia - Proposed plan to remove approximately 10' 11" x 16' 8 1/2" kitchen projection and replace with approximately an 8' x 27' open porch area on upper and lower levels.

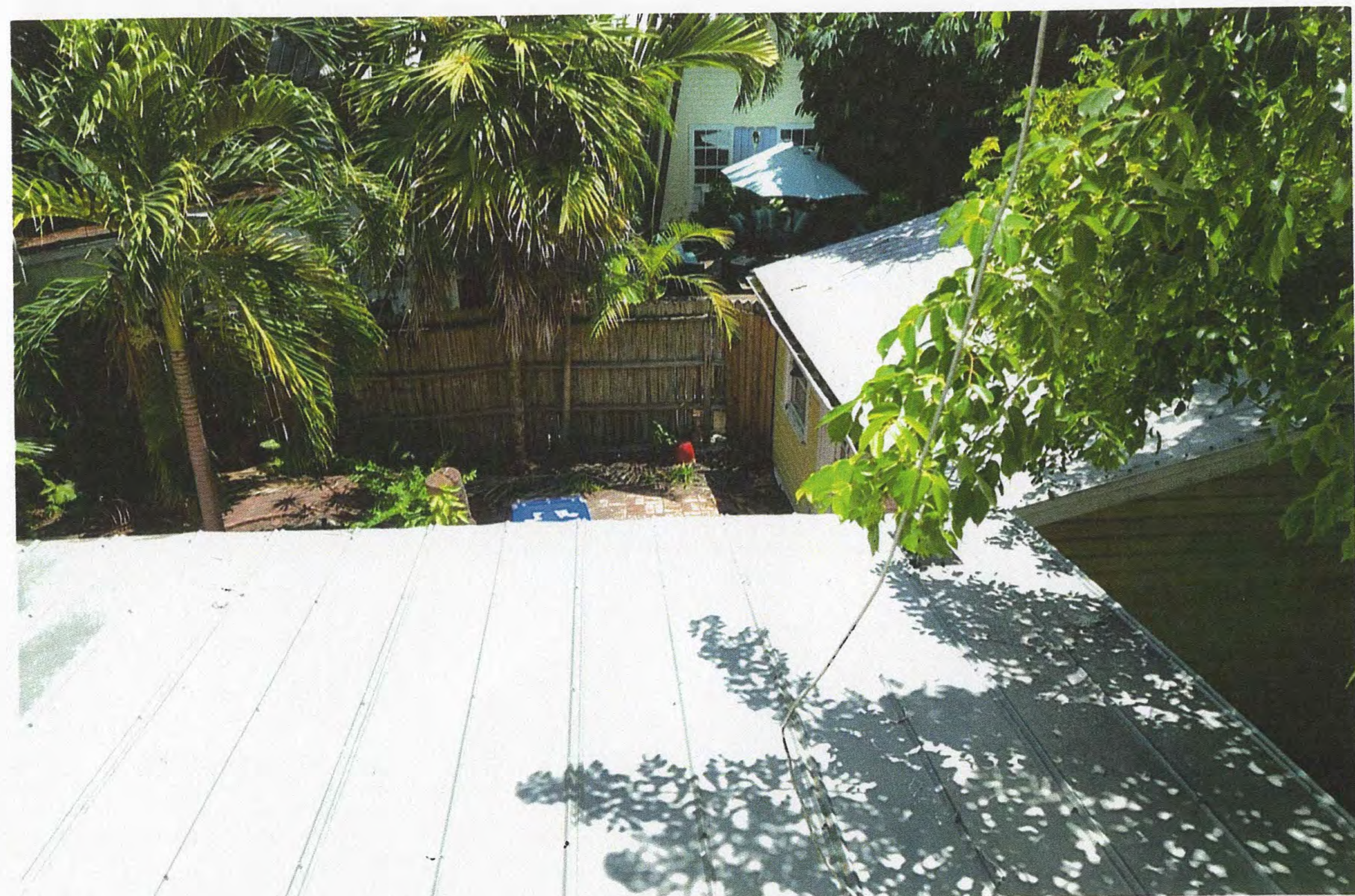
Proposed porch rear edge is 10' INSIDE set-back and 25' from the rear property line







Rear yard view looking from existing rear windows



All large significant  
trees to remain

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

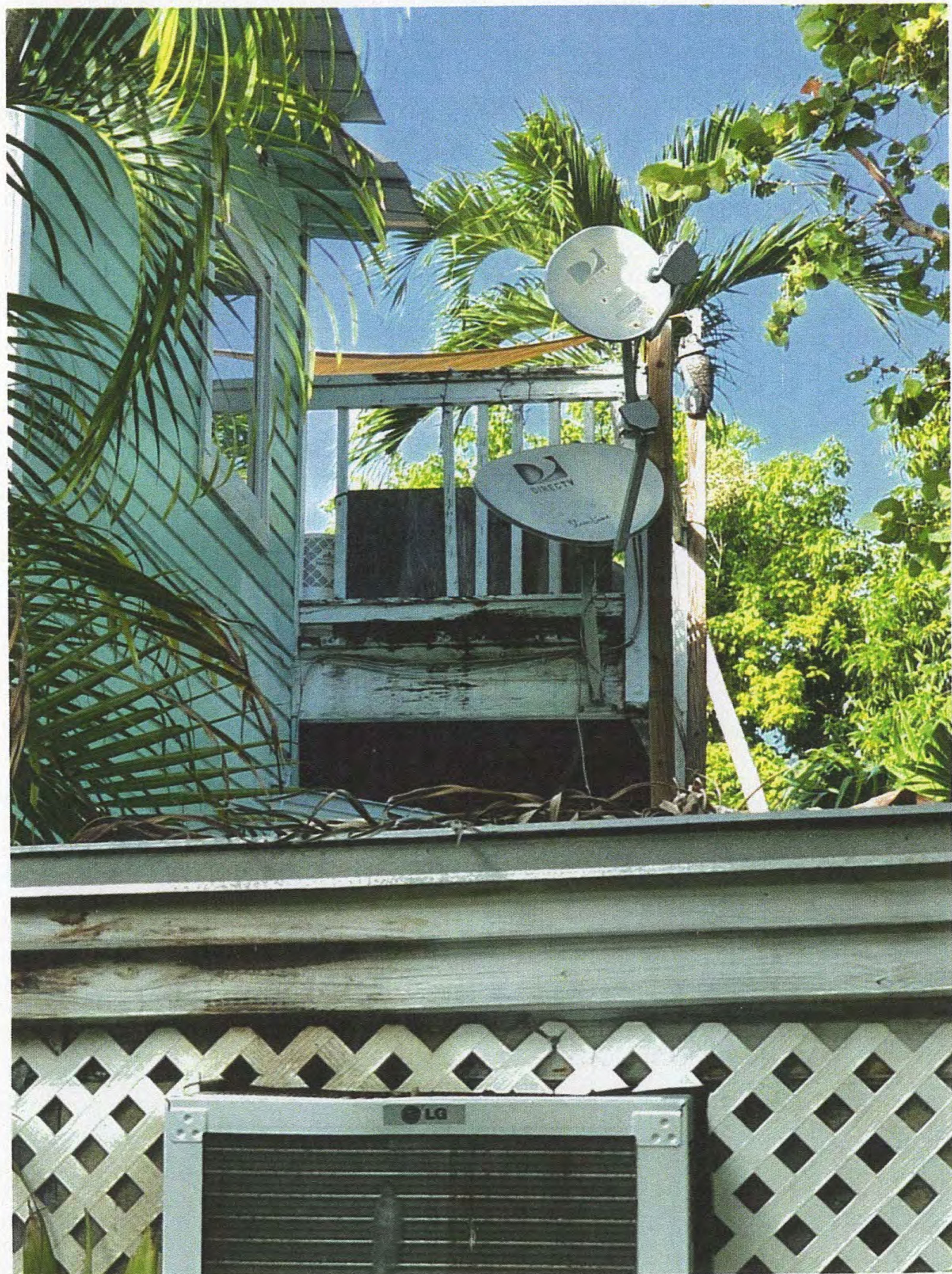
(Heights are approximate)







East side neighbor showing upper rear open deck



West side Commercial neighbor





# SURVEY



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

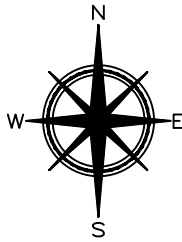
ADDRESS:  
408 VIRGINIA STREET  
KEY WEST, FL 33040

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

# MAP OF BOUNDARY SURVEY

## LEGEND

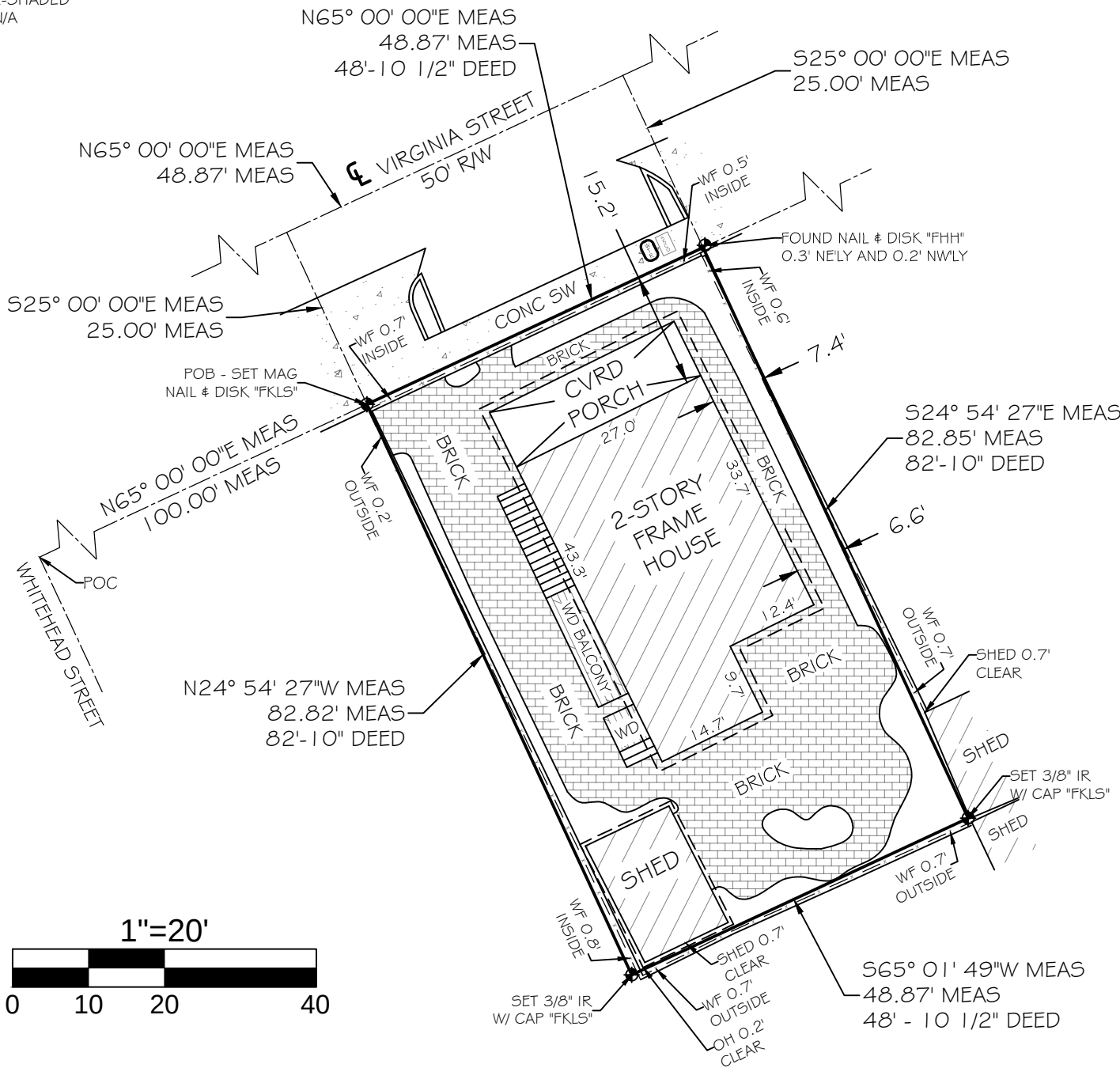
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS  
SEC. 06-T685-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 Satpoe 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.

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

## CERTIFIED TO -

J. Douglas Brown;

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, FPM #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

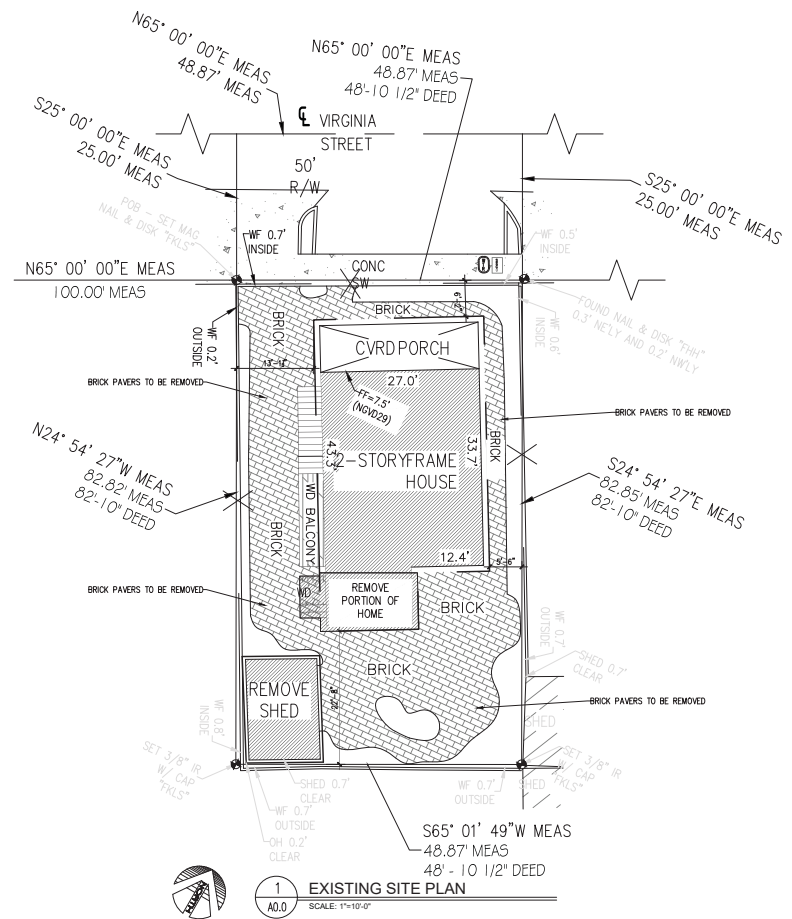
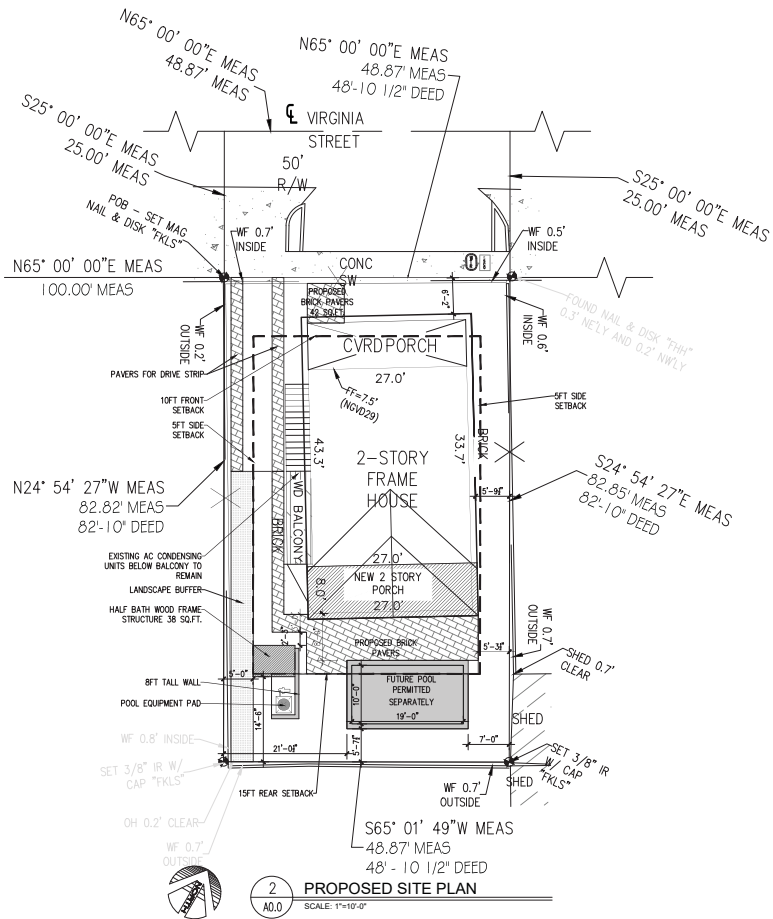


# PROPOSED DESIGN



| SITE DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                      | DESIGN DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | INDEX OF DRAWINGS                                                                                                                                                                                                                                     | SCOPE OF WORK                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE ADDRESS: 408 VIRGINIA ST, KEY WEST, FL 33040<br>RE: 00005440-000000<br>ZONING: HMOR<br>FLOOD ZONE: X<br>F.I.R.M.: COMMUNITY 12087C; MAP & PANEL #1516; SUFFIX K; DATE 02-18-05<br>SECTION/TOWNSHIP/RANGE: 6-8-25<br>LEGAL DESCRIPTION: KW PT LOT 3 SQR 6 TR 11 (PT SUBS 2 AND 6)<br>SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT; REAR 15 FT<br>OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY<br>TYPE OF CONSTRUCTION: VI<br>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.<br>THE FOLLOWING LOADINGS WERE USED:<br>DESIGN LOADS: ASCE 7-16<br>WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF; DICK LL 60 PSF<br>SOIL BEARING CAPACITY ASSUMED 2000 LB/SQ.FT.<br>FEMA FLOOD DESIGN PER ASCE 24-14 | SHEET A0.0 - SITE PLAN AND SURVEY<br>SHEET A2.0 - EXISTING FLOOR PLAN<br>SHEET A2.1 - EXISTING ELEVATIONS<br>SHEET A2.2 - PROPOSED FLOOR PLAN<br>SHEET A2.3 - PROPOSED ELEVATIONS<br>SHEET S1.0 - STRUCTURAL PLANS<br>SHEET S1.1 - STRUCTURAL DETAILS | INTERIOR REMODEL: 1,810 SF IN TOTAL<br>REMOVE REAR ADDITION OF HOME 189 SF<br>NEW REAR 2 STORY PORCH 8FT X 27FT<br>DEMOLISH REAR SHED<br>BUILD NEW ACCESSORY STRUCTURE OF HALF BATH<br>NEW POOL PERMITTED SEPARATELY<br>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% MAX            |  |
| FLOOR AREA         |  | 1,835 SQ.FT.    |  | .453           |  | 2,092 SQ.FT.  |  | 516                |  |
| BUILDING HEIGHT    |  |                 |  | NO CHANGE      |  | 30' MAX       |  | NONE               |  |
| IMPERVIOUS AREA    |  | 2,275 SQ.FT.    |  | 56.1%          |  | 3,354 SQ.FT.  |  | 82%                |  |
| OPEN SPACE         |  | 1,787 SQ.FT.    |  | 44.1%          |  | 694.19 SQ.FT. |  | 17%                |  |
| REAR YARD COVERAGE |  | 220 SQ.FT.      |  | 30.0%          |  | 517 SQ.FT.    |  | 70.8%              |  |
|                    |  |                 |  |                |  | 30% MAX       |  | NONE               |  |



DATE: REV: SET DESCRIPTION

SEAL

Erica Helen Poole  
Digitally signed by Erica Helen Poole  
Date: 2022.09.25 12:55:03 -0400

NOT VALID FOR CONSTRUCTION UNLESS  
FORWARDED TO THE BUILDING

ERICA HELEN POOLE - ARCHITECT  
BARB025

SANDBAR DESIGN STUDIO  
3805 PINE AVE., FL 33005  
WWW.SANDBARDESIGNSTUDIO.COM  
84765255

NAUTILUS DRAFTING & DESIGN  
800-763-7635  
KAYATIANA TOLBERT  
DESIGN MANAGER  
SUGAR BEACH, FL 33066

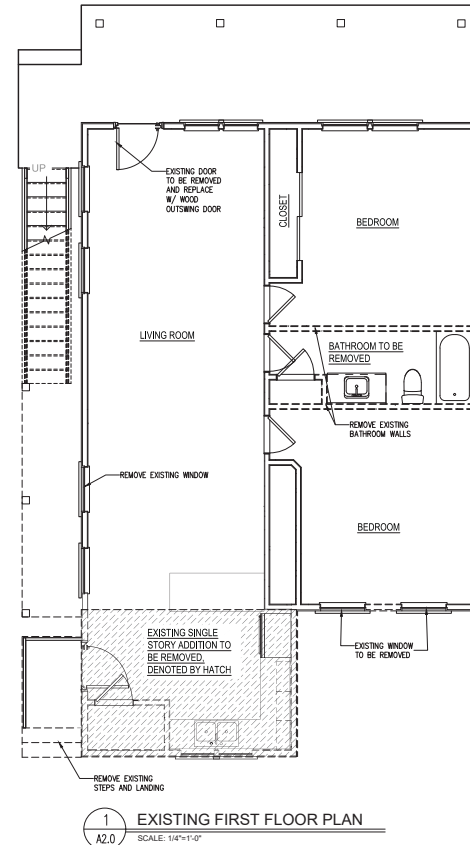
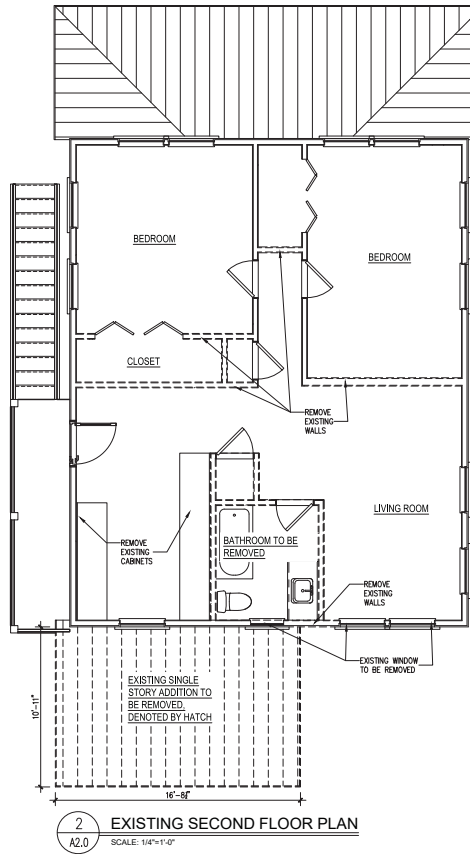
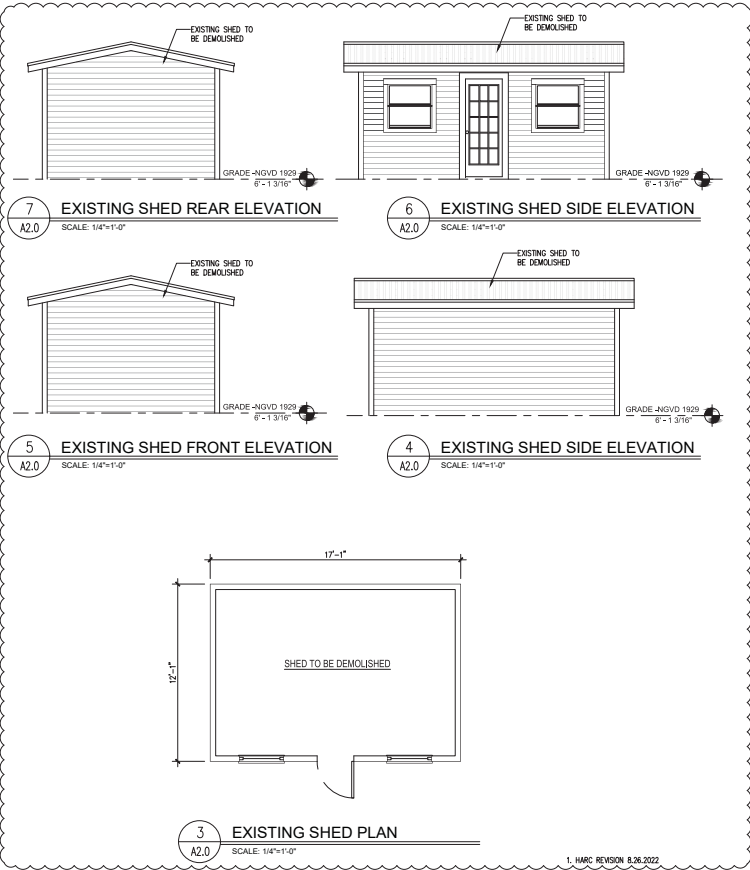
**Brown Residence Remodel**  
408 Virginia Street  
Key West, FL 33040  
Brown J Douglas Dec of Trust 6/27/2016  
3636 Eagle Avenue  
Key West, FL 33040

A

0.0

PROJECT NO: JDB0201  
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

SCALE

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

NOT VALID FOR CONSTRUCTION UNLESS  
RECORDED AND FILED IN THE PUBLIC  
RECORDS OFFICE OF THE CLERK OF  
THE CIRCUIT COURT IN THE COUNTY OF  
DADE, FLORIDA.

ERICA HELEN POOLE - ARCHITECT  
BARBERS



**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

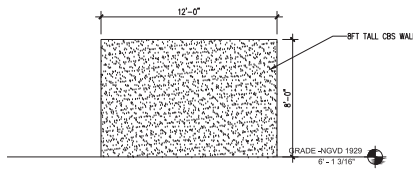
1/1

A

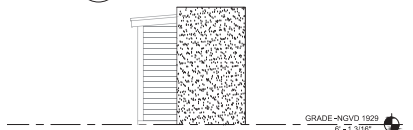
2.1

PROJECT: NO. JDB2021  
DRAWN BY:  
APPROVED BY:





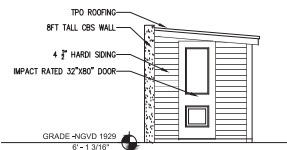
**7 PROPOSED SIDE POOL HOUSE**  
SCALE: 1/4"=1'-0"



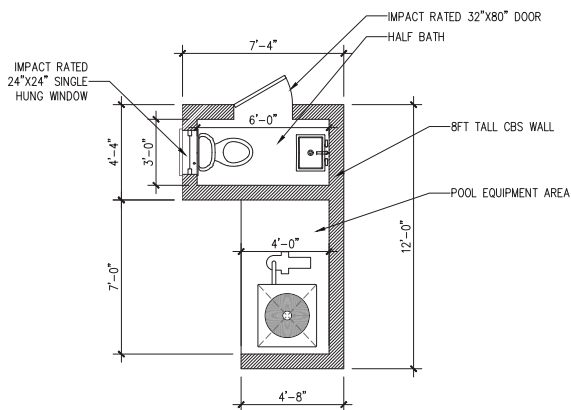
**6 PROPOSED REAR POOL HOUSE**  
SCALE: 1/4"=1'-0"



**5 PROPOSED SIDE POOL HOUSE**  
SCALE: 1/4"=1'-0"

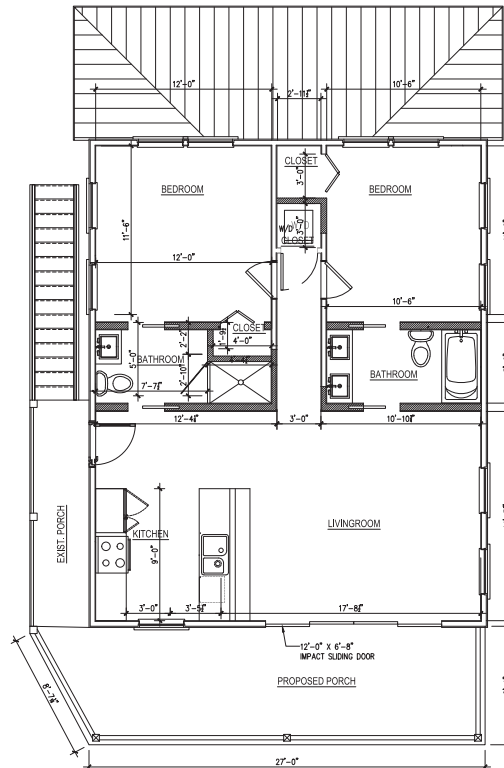


**4 PROPOSED FRONT POOL HOUSE**  
SCALE: 1/4"=1'-0"

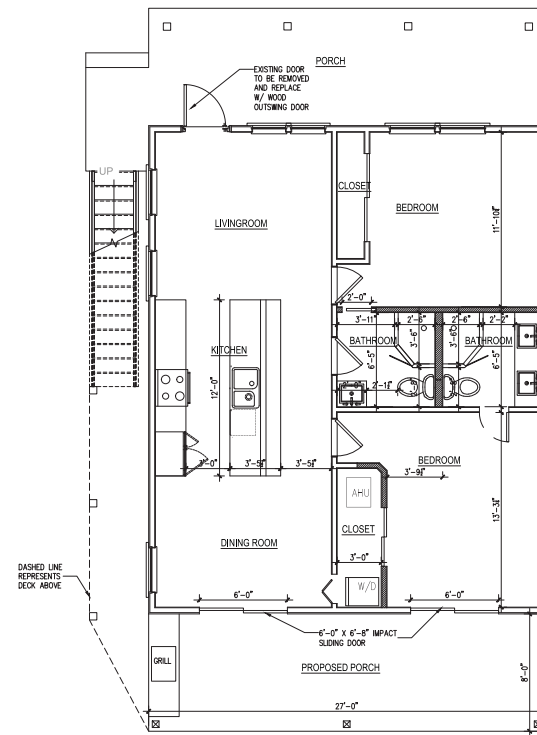


**3 PROPOSED POOL HOUSE**  
SCALE: 3/8"=1'-0"

1. HARC REVISION 8.26.2022



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



**1 PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

DATE: REV. SET DESCRIPTION

12.2.2022 2.

HARC AND OWNER REVISIONS

SEAL

Erica  
Helen  
Poole

Digitally signed  
by Erica Helen  
Poole  
Date:  
2022.09.25  
12:56:06 -0400

NOT VALID FOR CONSTRUCTION UNLESS  
APPROVED BY THE BOARD.

ERICA HELEN POOLE - ARCHITECT  
(HARC/REV)



SANDBAR DESIGN STUDIO  
3800 S. GULF BLVD. SUITE 100  
FORT MYERS, FL 33908  
WWW.SANDBARDESIGNSTUDIO.COM  
888.288.2888



NAUTILUS DRAFTING & DESIGN  
3636 EAGLE AVENUE  
KEY WEST, FL 33040

**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  
114

**A**

**2.2**

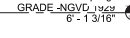
PROJECT  
NO. JDB2021

DRAWN BY:  
APPROVED BY:





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



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



1. HARC REVISION 8.26.2022



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



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

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

SEAL:

Erica  
Helen  
Poole

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED/SEALED IN THIS BLOCK

ERICA HELEN POOLE - ARCHITECT  
#AR98525



SANDBAR  
DESIGN STUDIO

29183 CAMELLIA LANE  
BIG PINE KEY, FL 33563  
WWW.SANDBARDESIGNSTUDIO.COM  
8479032854



**NAUTILUS  
DRAFTING & DESIGN  
SERVICES**

JONATHAN TAVAREZ  
19555 NAVAJO ST.  
SUGARLOAF KEY, FL 33047

***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

A pie chart with a single slice highlighted in white, representing 2.3% of the total.

|                           |              |
|---------------------------|--------------|
| PROJECT<br>NO.<br>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](http://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





# 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** 408 VIRGINIA St, KEY WEST  
**Address**  
**Legal** 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  
**Description**  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6108  
**Property** MULTI-FAMILY DUPLEX (0802)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## 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

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

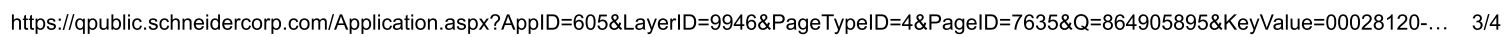
| Number ⇅ | Date Issued ⇅ | Date Completed ⇅ | Amount ⇅ | Permit Type ⇅ | Notes ⇅                  |
|----------|---------------|------------------|----------|---------------|--------------------------|
| 04-0955  | 3/29/2004     | 11/5/2004        | \$250    |               | REPAIR CONCRETE          |
| 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)







Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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