



Historic Architectural Review Commission Staff Report for Item 13

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: May 25, 2021

Applicant: Seth Neal

Address: #324 Virginia Street

Description of Work:

Renovations to historic house. Elevation and relocation of existing historic house. New accessory structure at rear.

Site Facts:

The site under review is located at 324 Virginia Street. According to our survey, the frame vernacular structure on this site is historic and contributing to the district, with a year built circa 1912. Sanborn maps show that the structure originally had a L-shaped wrap-around porch, which was partially enclosed sometime between 1948 and 1962. This explains the odd roof form of the house, as well as the non-original elements of the front porch. There are existing non-historic additions at the rear of the historic structure, and the structure on site currently sits in the required front and side setbacks.

The property received a variance from Planning Board for this application. The plans submitted to HARC show revised tree locations, which staff has reviewed with the Urban Forester in order to proceed. The property is currently in the AE 6 flood zone, but proposed FEMA flood maps show the property in zone AE 7.

Guidelines Cited on Review:

- Guidelines for Windows (page 29-30), specifically guidelines 1, 2 and 3.
- Guidelines for Entrances, Porches and Doors (page 32-33), specifically guidelines 7, 13 and 16.
- Guidelines for Additions and Alterations to Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 6, 11, 13, 14, 19, 26 and 30.

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically 1, 2, 6, 11, 12, 13, 14, 18, 22, 23 and 24.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 3 and 9.

Staff Analysis:

The Certificate of Appropriateness under review proposes renovations and additions to the historic structure at 324 Virginia Street, which include elevation, relocation, front porch alterations, a new rear porch addition, and change out of fenestration. This application also proposes a new one-story accessory structure at the rear of the property.

The structure at 324 Virginia Street is proposed to be elevated approximately 3-feet-8.5-inches to meet the proposed FEMA flood zone requirements for AE 7. While the house is being raised, the structure would also be shifted on the site in order to bring it into compliance with current zoning setbacks. New foundations would be CMU piers with a stucco finish and wood lattice infill.

Due to the elevation of the house, the front porch would require the addition of railings and a set of steps. New railings are proposed to be wood, and the new set of steps is proposed to be off to the east side of the porch. This application also proposes replacement of the existing porch columns, roofing, and flooring. The existing columns with concrete bases are likely not original to the historic house; they are proposed to be replaced with chamfered wood columns. The existing roofing and flooring are proposed to be replaced with new material to match the existing. The proposed rear porch addition would mimic the front porch in form and materiality.

This application proposes to change out all existing windows on the historic house with 2-over-2 wood impact units. The 4 existing 1-over-1 windows on the front elevation appear in the 1965 photo but are very likely not original to the house, as 1-over-1 is not a historic configuration. There are 7 existing 6-over-6 wood windows on the sides of the house (4 on the west and 3 on the east side), which appear to be historic but in very bad condition. Each of the 7 windows has extensive termite damage, missing panes, missing muntins, and missing elements that were at some point inadequately repaired or replaced with caulk, putty, or tape. See separate PDF file for photos of existing window conditions.

The proposed one-story accessory structure would be lower in height than the existing historic house. There is a small open porch proposed on the front elevation of the accessory structure. Materials are proposed to be wood siding, wood impact windows, and 5v-crimp metal roofing. A wood deck is proposed to connect the new accessory structure to the new rear porch addition on the main house.

Consistency with Cited Guidelines:

Staff finds the proposal to be consistent with the cited guidelines.

Staff supports the elevation and relocation of the house in order to meet FEMA and zoning requirements. A skirt and/or planter boxes may be used to reduce the visual impact that the

elevation has on the proportions of the historic house. Staff can work with the applicant on this through the permitting process.

Though not historical to the house, the railings and steps proposed for the front porch are a necessity of the house's elevation. By placing the steps off to the side and not in the front, the design is sensitive to the historic look of the front porch. Proposed railings and replacement elements are all historically appropriate materials that do not conflict with the guidelines. The proposed back porch addition is attached to a façade that is not publicly visible and has been previously altered with several non-historic additions. The proposed rear porch is limited in scale to the historic house and utilizes established forms and appropriate materials.

Staff supports the replacement of the 4 windows on the front elevation, as the existing windows are not original to the house. The HARC guidelines for Windows emphasize that historic windows should be repaired "whenever possible" and that "In-kind replacement of deteriorated features is recommended whenever feasible." Staff reviewed photos showing the condition of the 7 historic wood windows that are proposed to be replaced and found the windows to be beyond repair. The extensive termite damage and substandard previous repair work has led to extreme deterioration and loss of historic features. The applicant is proposing to replace all windows on the historic house with 2-over-2 wood impact units, which is appropriate to the guidelines.

The proposed one-story accessory structure is compatible with the size, scale, material, and character of the historic house and the surrounding structures. Scale, forms, massing, rhythm, and proportions of the proposed accessory structure conform to HARC guidelines for New Construction, as well as HARC guidelines for Outbuildings.

If the Commission seeks to approve this application, staff would propose two conditions. First, that the applicant work with staff to minimize the visual impact of the elevation of the house on the streetscape—that is, how the proportion of the raised foundation reads when viewed from Virginia Street. Second, that this approval is conditional to approval by the Tree Commission for removals/relocations outlined in the site plan.

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 # 2021-0021	REVISION #	INITIAL & DATE
FLOOD ZONE AE 3	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	324 VIRGINIA ST. KEY WEST, FL		
NAME ON DEED:	LYKINS LEASING LLC	PHONE NUMBER	479-770-6633
OWNER'S MAILING ADDRESS:	601 GLASGOW LANE	EMAIL	hecklerkoch91@yahoo.com
	BENTONVILLE AR 72712		
APPLICANT NAME:	SETH NEAL - T.S. NEAL ARCHITECTS	PHONE NUMBER	305-380-8857
APPLICANT'S ADDRESS:	22974 OVERSEAS HWY	EMAIL	SETH.NEAL@TSNARCHITECTS.COM
	CUDJOB KEY FL 33042		
APPLICANT'S SIGNATURE:	<i>[Signature]</i>		DATE 4-26-2021

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 ☐ NO ☐ 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: RENOVATION TO EXISTING HOUSE. RAISE TO FUTURE FEMA FLOOD MAPS + ADJUST HOUSE ON SITE TO IMPROVE SETBACKS. NEW GUEST HOUSE ACCESSORY STRUCTURE AT REAR OF HOUSE.
MAIN BUILDING: RENOVATION TO EXISTING HOUSE.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): YES



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): <u>YES, GUEST HOUSE</u>	
PAVERS: <u>-</u>	FENCES: <u>YES, WOOD & CMU WALL AT L&AL + EK.CMU.</u> <u>SEE SUB PLAN</u>
DECKS: <u>YES, WALKWAY</u> <u>SEE SUB PLAN</u>	PAINTING: <u> </u>
SITE (INCLUDING GRADING, FILL, TREES, ETC): <u>-</u>	POOLS (INCLUDING EQUIPMENT): <u>NO</u>
ACCESSORY EQUIPMENT (GAS, A/C VENTS, ETC.): <u>YES</u>	OTHER: <u> </u>

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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
ZONING DISTRICT <i>HMDR</i>	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	<i>324 VIRGINIA</i>
PROPERTY OWNER'S NAME:	<i>JOHN LYKINS</i>
APPLICANT NAME:	<i>SETH NEAL, T.S. NEAL ARCHITECT</i>

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 <i>John E. Lykins</i>	<i>4/12/21</i> JOHN LYKINS DATE AND PRINT NAME
--	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION

*REMOVE REAR ADDITIONS, CISTERN, FRONT PORCH (FLOOR, COLUMNS, ROOF TO BE NEW)
NEW FOUNDATIONS AND FLOOR SYSTEM, REMOVE DOOR & WINDOWS & REPLACE W. NEW WOOD.*

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.

(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.

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.
(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.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(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.
(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.

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.

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

THE ELEMENTS BEING DEMOLISHED AT THE BEAR DO NOT DEFINE THE OVERALL HISTORIC CHARACTER OF THE NEIGHBORHOOD.

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

THE ELEMENTS OF THE SITE & BUILDING BEING DEMOLISHED DOES NOT DESTROY THE HISTORIC RELATIONSHIP BETWEEN BUILDINGS.

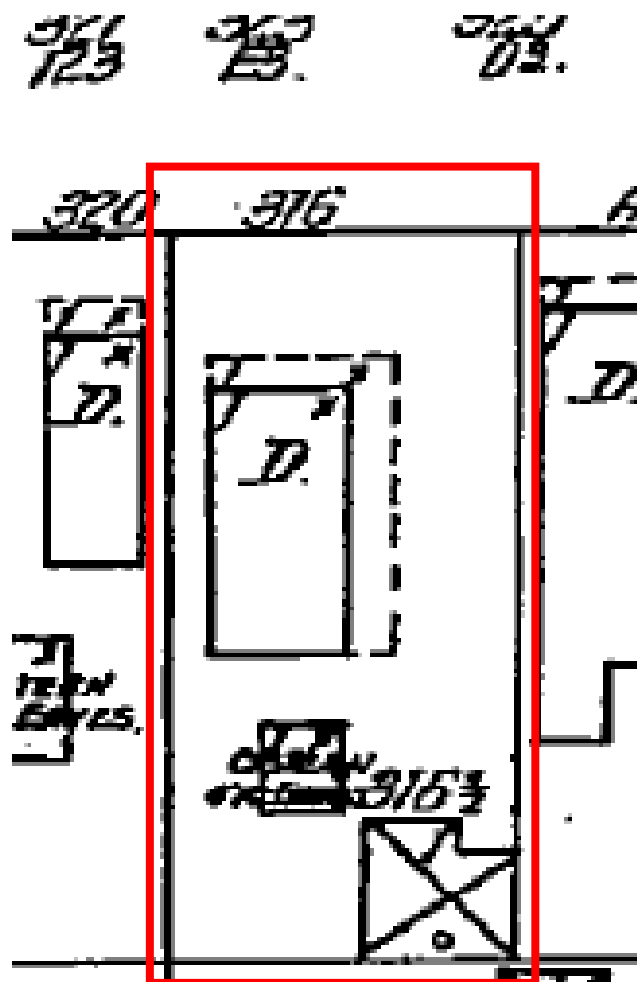
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

REMOVING LATER ADDITIONS DOES NOT DEFINE THE HISTORIC CHARACTER OF THE SITE.

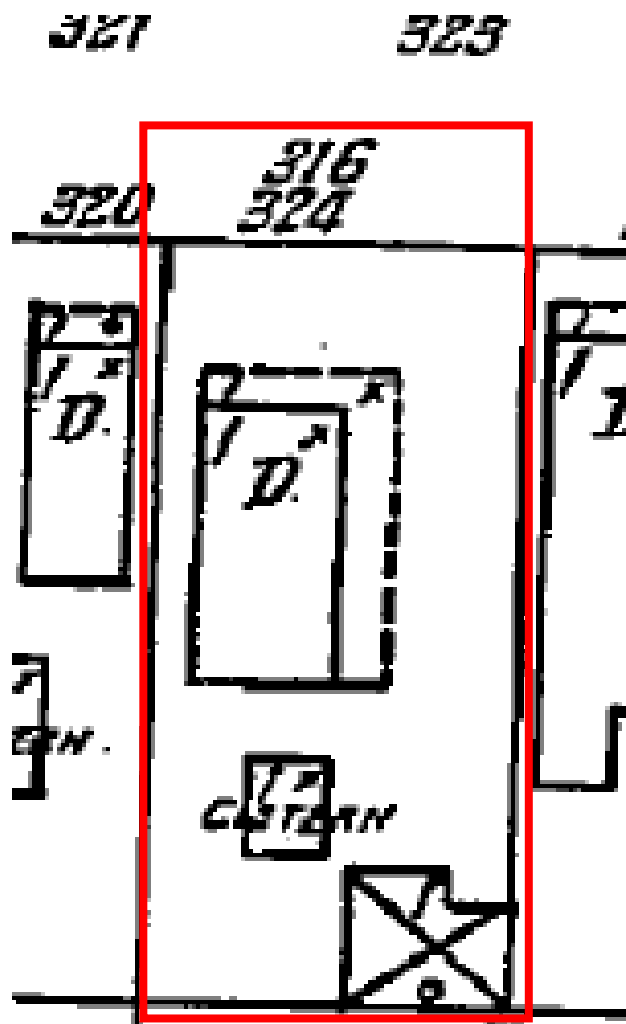
(4) Removing buildings or structures that would otherwise qualify as contributing.

STRUCTURES BEING REMOVED WOULD NOT QUALIFY AS CONTRIBUTING.

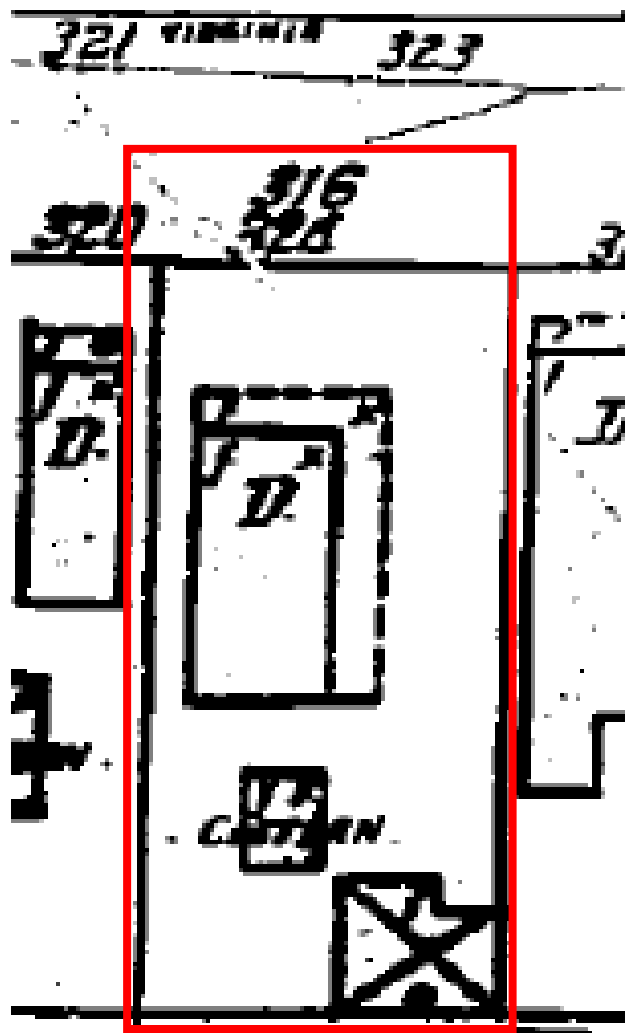
SANBORN MAPS



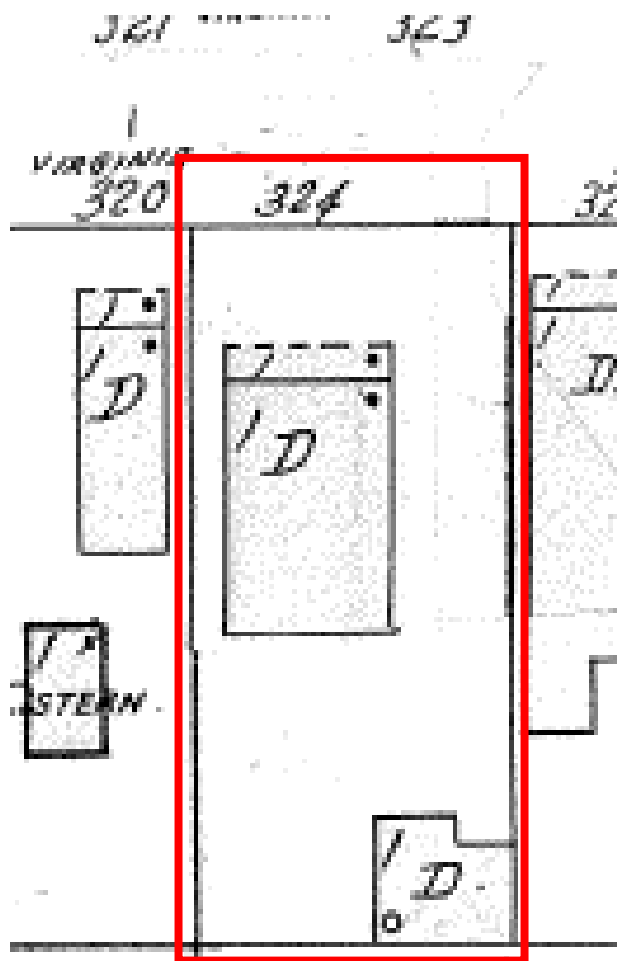
1912 Sanborn with the property at 324 (316) Virginia Street indicated in red.



1926 Sanborn with the property at 324 (316) Virginia Street indicated in red.



1948 Sanborn with the property at 324 (316) Virginia Street indicated in red.



1962 Sanborn with the property at 324 Virginia Street indicated in red.

PROJECT PHOTOS



Historic photo from 1965 showing 324 Virginia Street.



Virginia Street View







East Side View

SURVEY

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
324 VIRGINIA STREET

City
KEY WEST

State
Florida

ZIP Code
33040

Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, ARIA, AR/AE, AR/A1–A30, ARIA/H, ARIA/O. Complete items C2.a–h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters. Benchmark Utilized: AA0020 Vertical Datum: NGVD29

Indicate elevation datum used for the elevations in items a) through h) below.
☒ NGVD 1929 ☐ NAVD 1988 ☐ OtherSource

Datum used for building elevations must be the same as that used for the BFE.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)

5.8 ☒ feet ☐ meters

b) Top of the next higher floor

N/A ☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (V Zones only)

N/A ☒ feet ☐ meters

d) Attached garage (top of slab)

N/A ☒ feet ☐ meters

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)

6.2 ☒ feet ☐ meters

f) Lowest adjacent (finished) grade next to building (LAG)

4.7 ☒ feet ☐ meters

g) Highest adjacent (finished) grade next to building (HAG)

5.1 ☒ feet ☐ meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support

4.7 ☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
ERIC ISAACS

License Number
PSM 6783

Title
SURVEYOR & MAPPER

Company Name
FLORIDA KEYS LAND SURVEYING

Address
19960 OVERSEAS HIGHWAY

City
SUGARLOAF KEY

State
Florida

ZIP Code
33042

Signature

Date
10-12-2020

Telephone
(305) 394-3690

Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
THE BUILDING= ONE STORY HOUSE ON COLUMNS. C2=THE ELEVATION OF THE BOTTOM OF THE WATER HEATER. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.

FEMA Form 086-0-33 (12/19)

Replaces all previous editions.

Form Page 2 of 6

F.E.C. PROVIDED BY OWNER

BEARING BASE:
ALL BEARINGS ARE BASED
ON S39°12'41"W 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:
324 VIRGINIA STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6

MAP OF BOUNDARY SURVEY

PROPOSED DESIGN

S I T E D A T A 324 VIRGINIA STREET

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	3,311.2 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	
IMPERVIOUS	1,573.8 SQ. FT.	1,986.7 (60% MAX)	1,811 SQ. FT. 54.7 %	CONFORMS
OPEN SPACE	1,737.4 SQ. FT.	1,158.9 (35% MIN)	1,500 SQ. FT. 45%	CONFORMS
BUILDING COV.	1,555.8 SQ. FT.	1,324.4 (40% MAX)	1,766 SQ. FT. 53.3%	13.3% , 442 SQ. FT. VARIANCE REQUIRED
FRONT YARD 50% GREEN SPACE COV.	224 SQ. FT. 56%	400 SF @ (50% MIN) 200 sq FT	224 SQ. FT. 56%	CONFORMS

YARD SETBACKS				
FRONT SETBACK	3'-10"	10'	3'-10 1/2"	IMPROVEMENT, VARIANCE REQUIRED
REAR SETBACK	15'-0" HISTORIC 2ND UNIT: 0'-0"	15'	5'-0"	HISTORIC IMPROVEMENT, VARIANCE REQUIRED
WEST SIDE SETBACK	2'-9"	5'	5'-0"	IMPROVEMENT, CONFORMS
EAST SIDE SETBACK	5'-0" HISTORIC 2ND UNIT: 0'-0"	5'	5'-0"	HISTORIC IMPROVEMENT CONFORMS
BUILDING HEIGHT	+/- 16'-11"	30'	+/- 20'-2"	CONFORMS

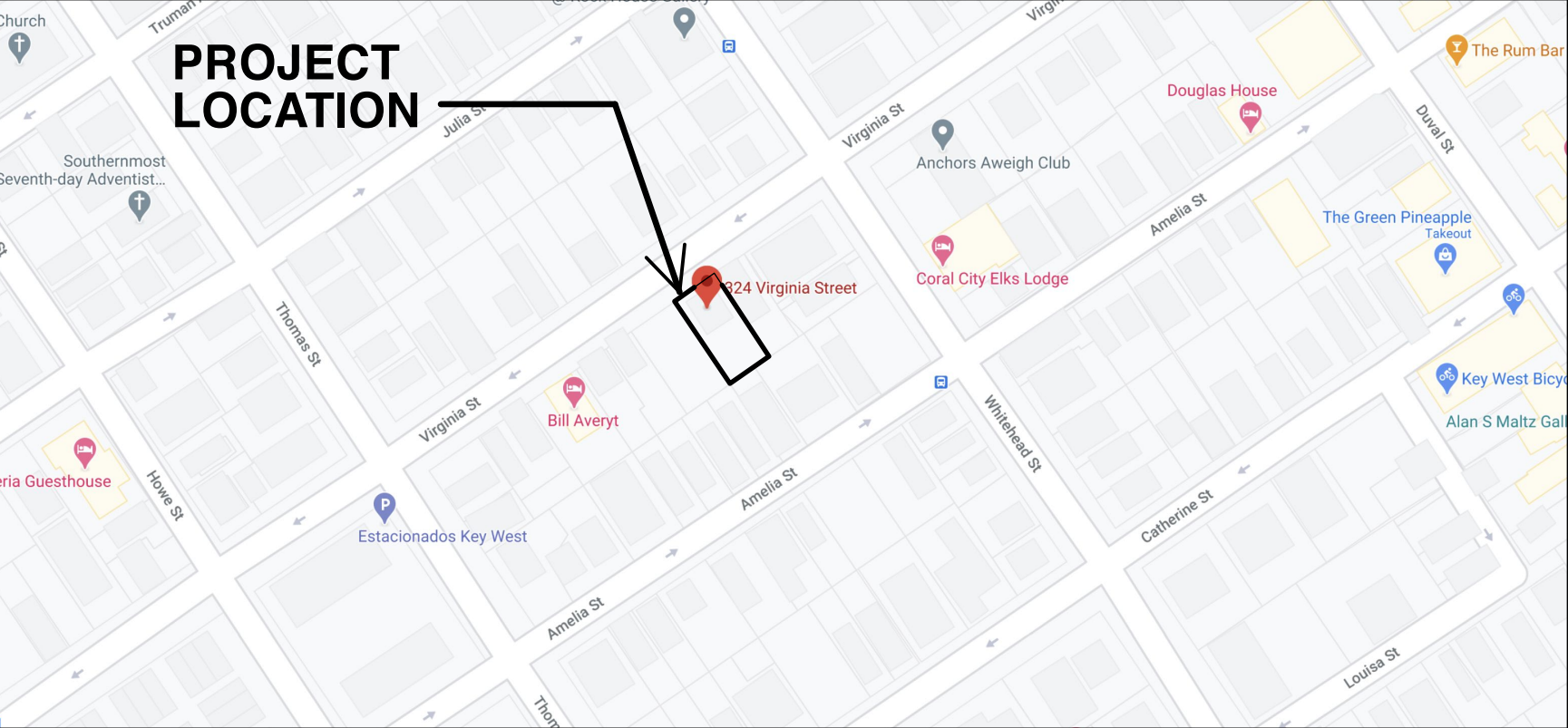
FEMA MAP FLOOD ZONE AE 6, 6'+1'=7' F.F. ELEV.



(NAVD 1988) PROPOSED FEMA FLOOD MAP, AE7+1=8'



SITE LOCATION MAP



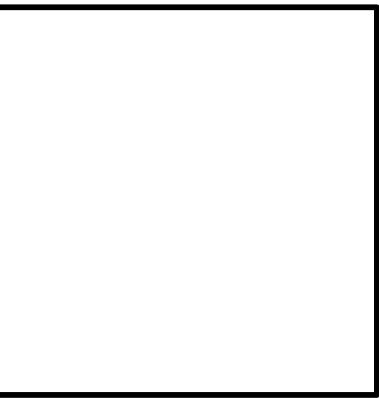
DESIGN NOTES:	GENERAL NOTES:	DRAWING SCHEDULE:
<p>THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:</p> <p>FBC 2017 - RESIDENTIAL (FBC-R) A.S.C.E. 24-05 REGULATIONS PER FBC 07/ASCE 07-10 EXPOSURE "C" CONSTRUCTION TYPE VB LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. SEE STRUCTURAL DRAWINGS, SHEET S-1</p> <p>VARIANCE APPROVAL: APRIL 22ND 2021</p>	<p>1. DO NOT SCALE ANY DRAWING.</p> <p>2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.</p> <p>3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.</p> <p>4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.</p> <p>5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.</p> <p>6. ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.</p> <p>7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.</p> <p>8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.</p> <p>9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.</p> <p>10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY</p> <p>11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.</p> <p>12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.</p> <p>13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.</p> <p>14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.</p>	<p>T1.1 TITLE, SITE DATA & PROJECT INFO C1.0 SURVEY + F.E.C. C1.1 ARCSHITECTURAL SITE PLAN EX1.1 EXISTING FLOOR PLAN EX2.1 EXISTING ELEVATIONS + SECTIONS A1.1 SITE & FLOOR PLAN A3.1 PROPOSED ELEVATIONS A3.2 PROPOSED ELEVATIONS</p>
CERTIFICATE OF COMPLIANCE:		SCOPE OF WORK:
		<p>RAISING, MOVING AND RENOVATING THE EXISTING STRUCTURE ALONG WITH ADDING A REAR COVERED PORCH & ACCESSORY STRUCTURE IN THE REAR YARD.</p>



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547



A RENOVATION FOR
JOHN LYKINS
324 VIRGINIA STREET
KEY WEST, F L 33040

DRAWING TITLE:
TITLE & PROJECT
INFORMATION

DRAWN: EDSA/TSN
CHECKED: TSN
DATE: 04-26-2021

REVISION #	DATE

T1.1
SHEET #



T S N

T. S. NEAL ARCHITECTS, INC.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022**IMPORTANT: In these spaces, copy the corresponding information from Section A.****FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
324 VIRGINIA STREET

Policy Number:

City

State

ZIP Code

Company NAIC Number

KEY WEST

Florida

33040

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: AA0020 Vertical Datum: NGVD29

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ 5.8 ☒ feet ☐ meters
- b) Top of the next higher floor _____ N/A ☒ feet ☐ meters
- c) Bottom of the lowest horizontal structural member (V Zones only) _____ N/A ☒ feet ☐ meters
- d) Attached garage (top of slab) _____ N/A ☒ feet ☐ meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____ 6.2 ☒ feet ☐ meters
- f) Lowest adjacent (finished) grade next to building (LAG) _____ 4.7 ☒ feet ☐ meters
- g) Highest adjacent (finished) grade next to building (HAG) _____ 5.1 ☒ feet ☐ meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ 4.7 ☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name

License Number

ERIC ISAACS

PSM 6783

Title

SURVEYOR & MAPPER

Company Name

FLORIDA KEYS LAND SURVEYING

Address

19960 OVERSEAS HIGHWAY

City

State

ZIP Code

SUGARLOAF KEY

Florida

33042

Signature

Date

Telephone

Ext.

10-12-2020

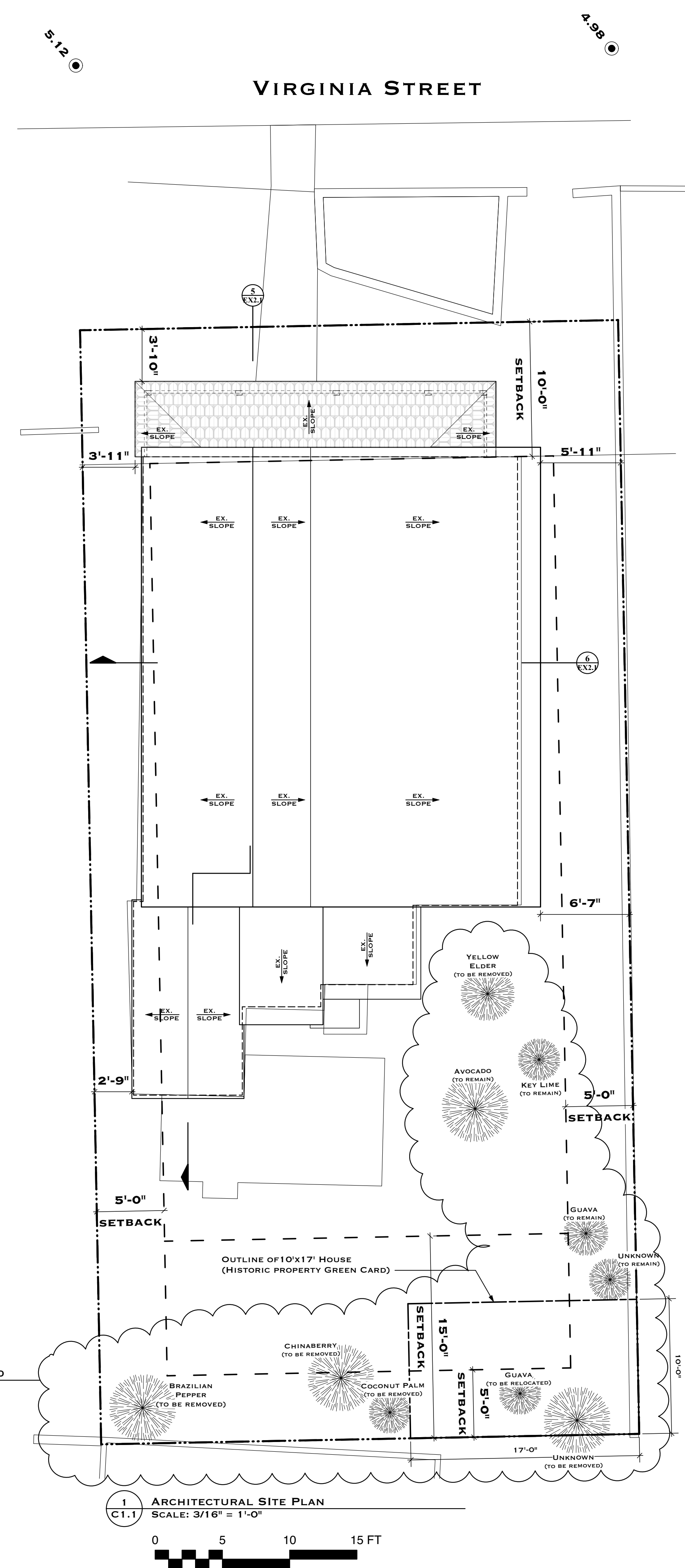
(305) 394-3690

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

THE BUILDINGS ONE STORY HOUSE ON COLUMNS. C2=THE ELEVATION OF THE BOTTOM OF THE WATER HEATER. THE

LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.

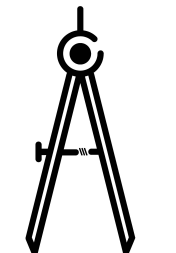


TREE LOCATION UPDATED
05-13-2021

1
C1.1
ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547



A RENOVATION FOR
JOHN LYKINS
324 VIRGINIA STREET
KEY WEST, FL 33040

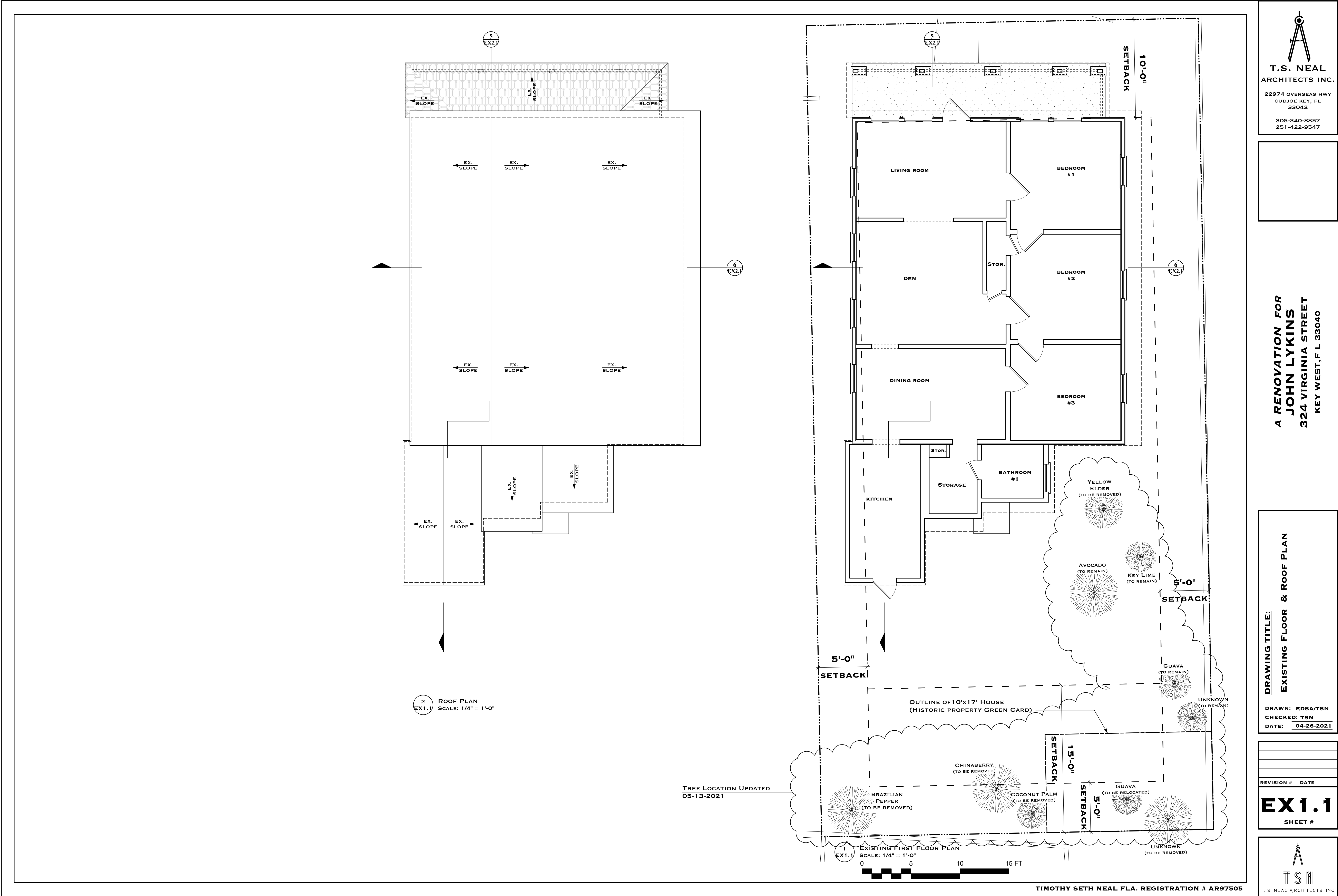
DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DRAWN: EDSA/TSN
CHECKED: TSN
DATE: 04-26-2021

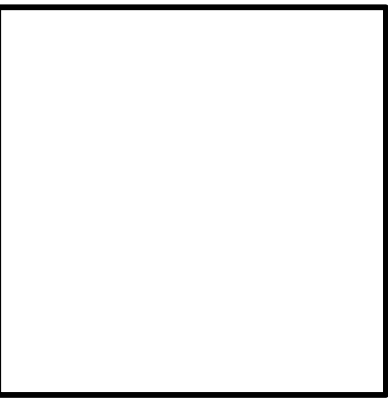
REVISION #	DATE
C1.1	
SHEET #	



T.S. NEAL ARCHITECTS, INC.




T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547



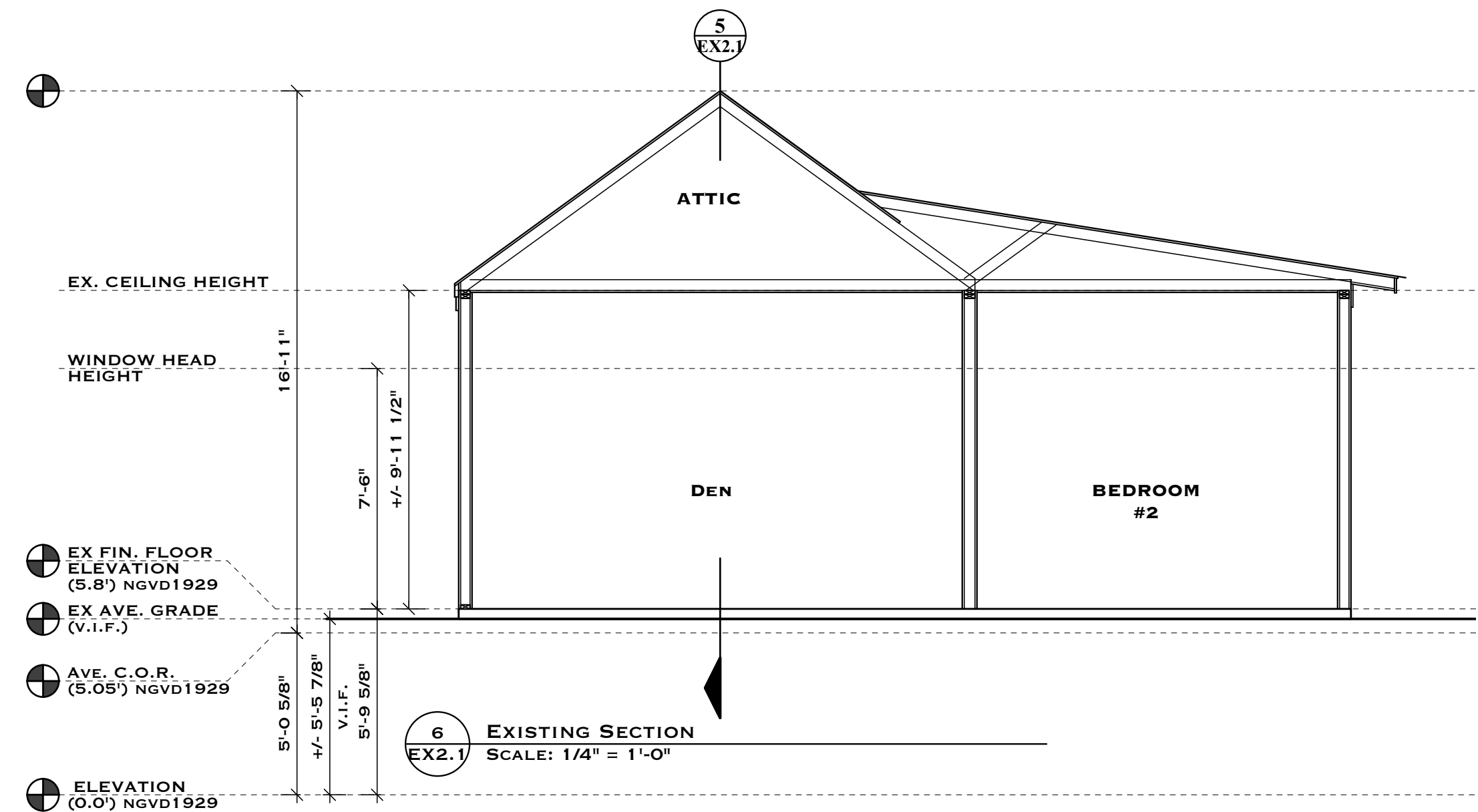
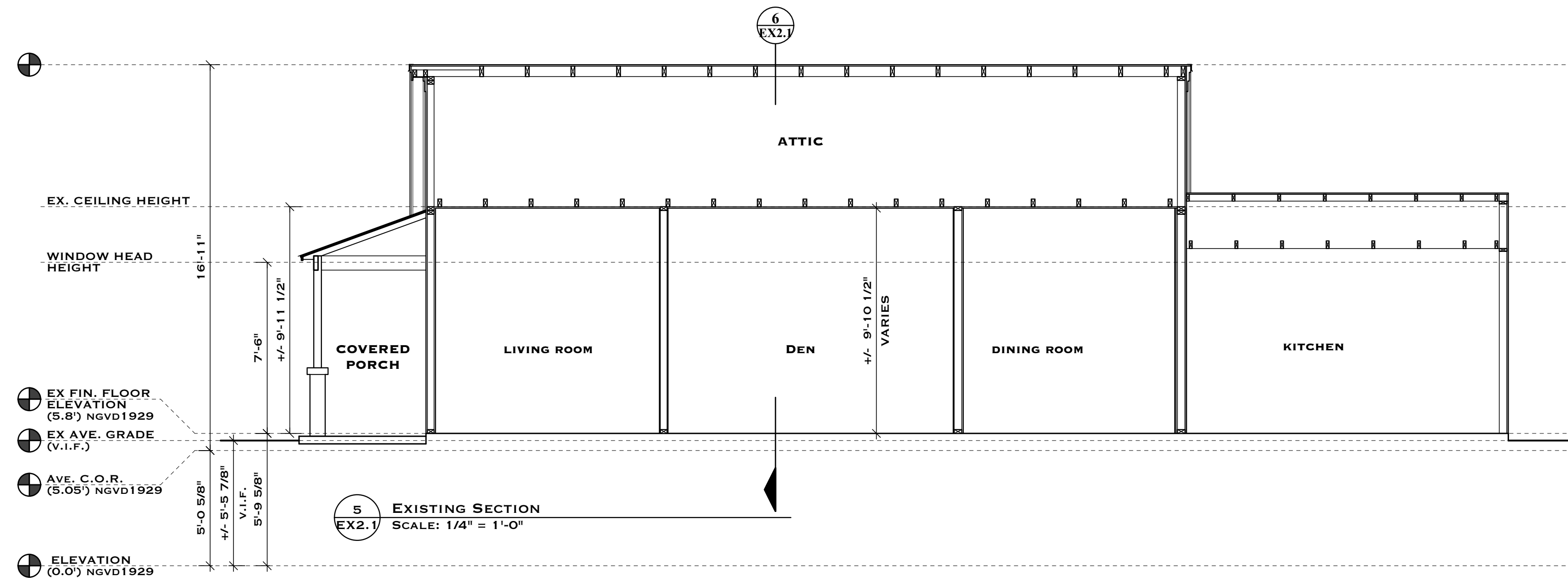
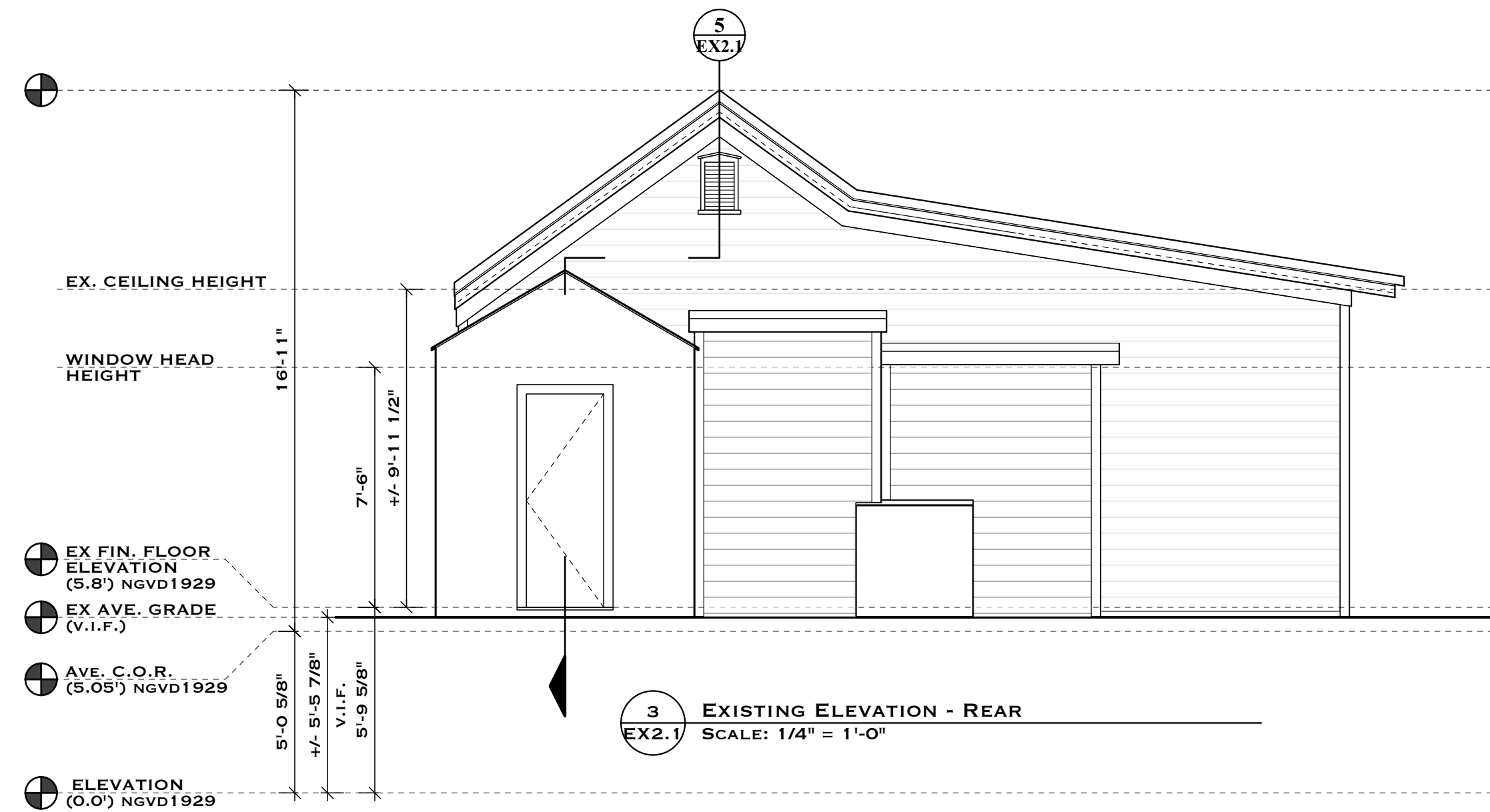
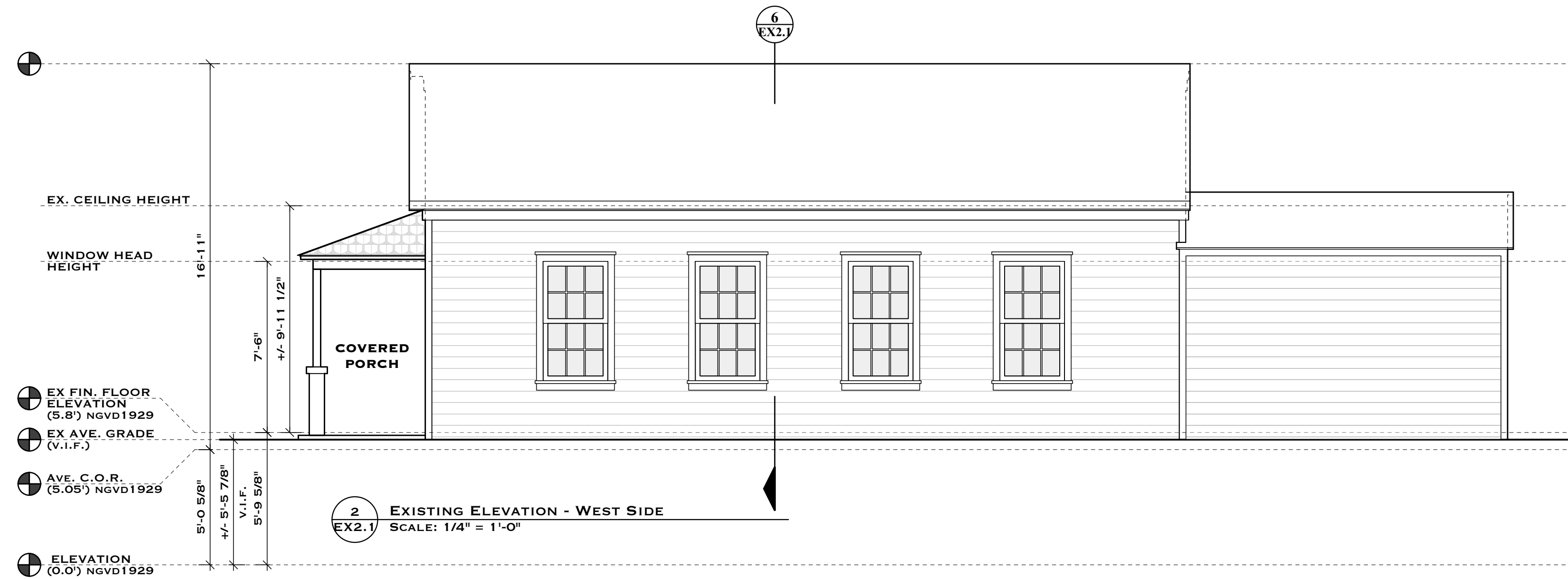
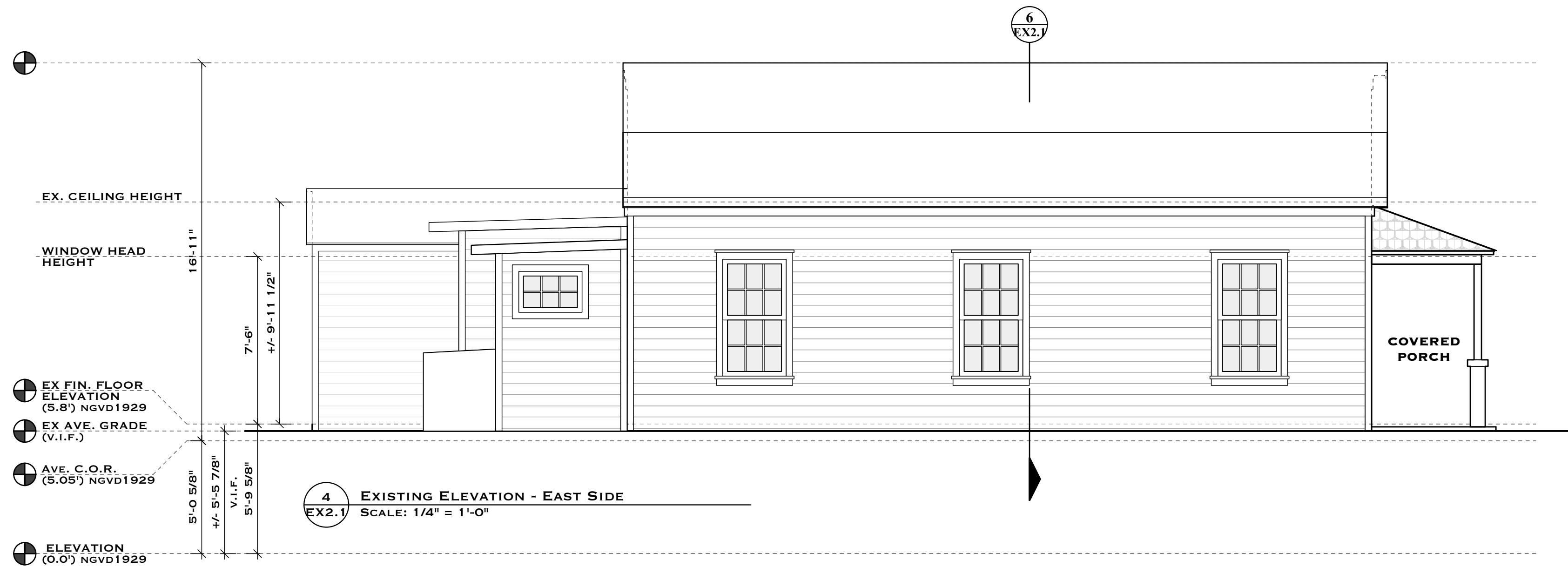
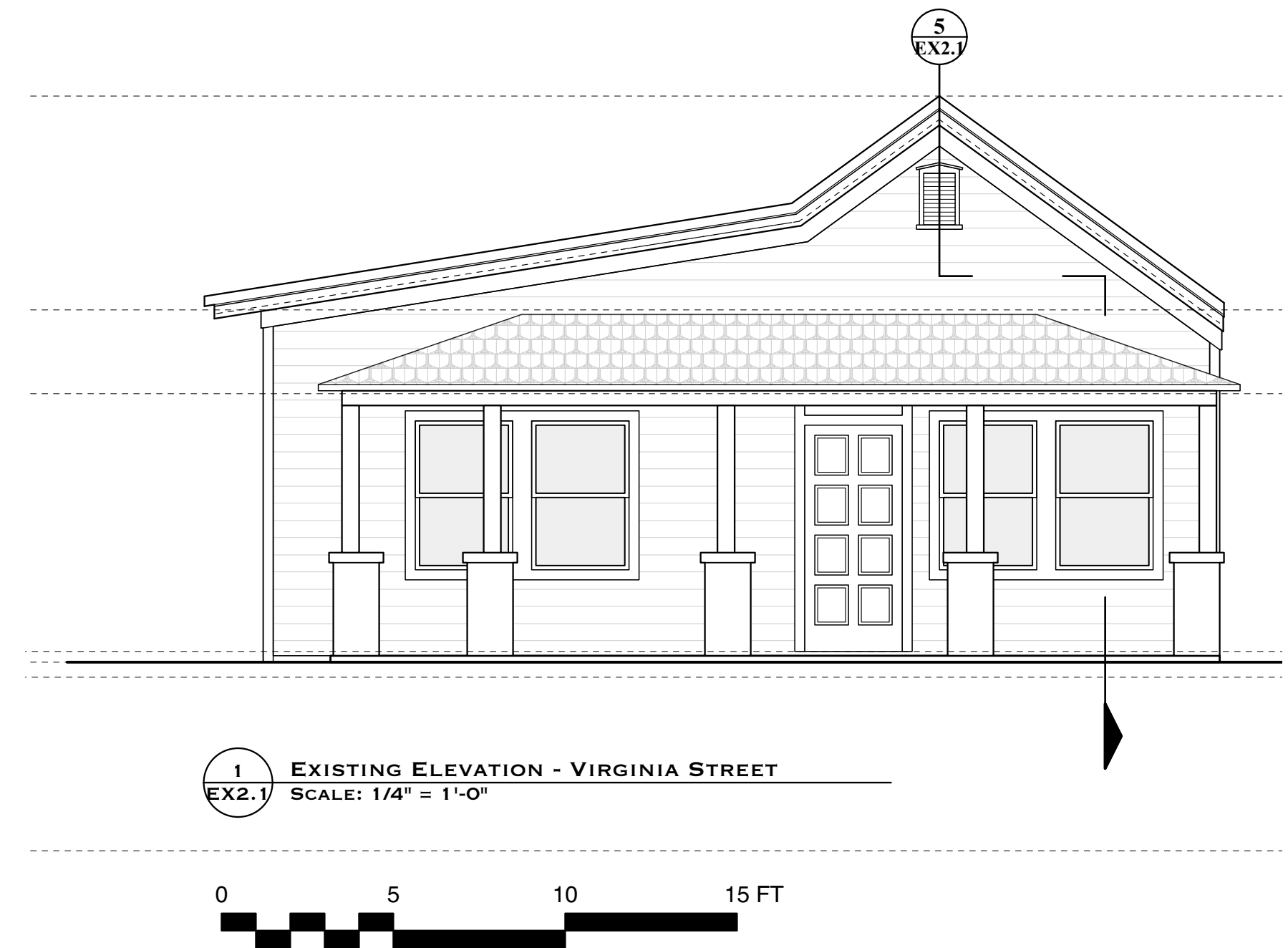
**A RENOVATION FOR
JOHN LYKINS**
324 VIRGINIA STREET
KEY WEST, FL 33040

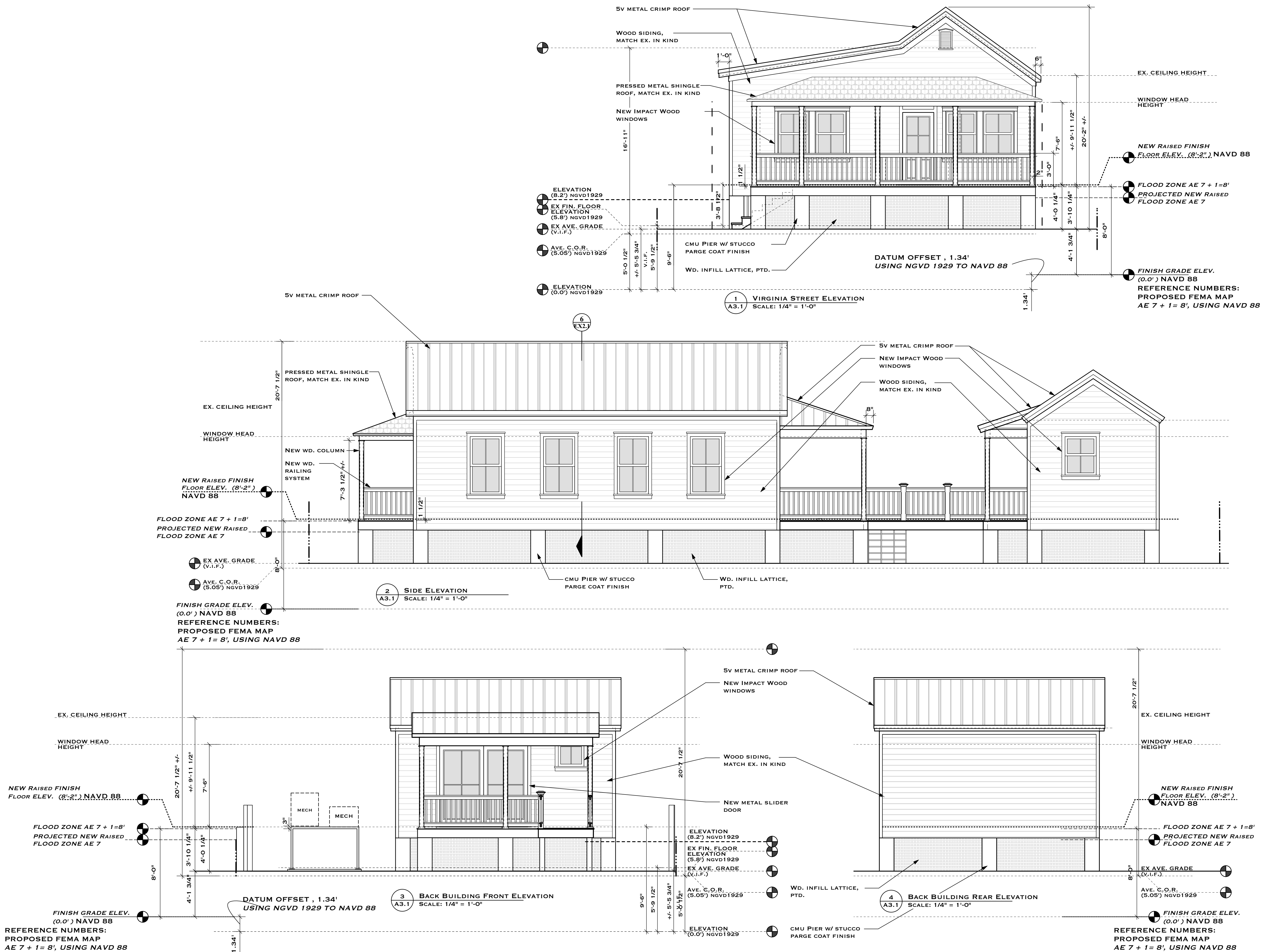
DRAWING TITLE:
EXISTING FLOOR & ROOF PLAN

DRAWN: EDSA/TSN
CHECKED: TSN
DATE: 04-26-2021

REVISION #	DATE
EX1.1	
SHEET #	


T S N
T. S. NEAL ARCHITECTS, INC.







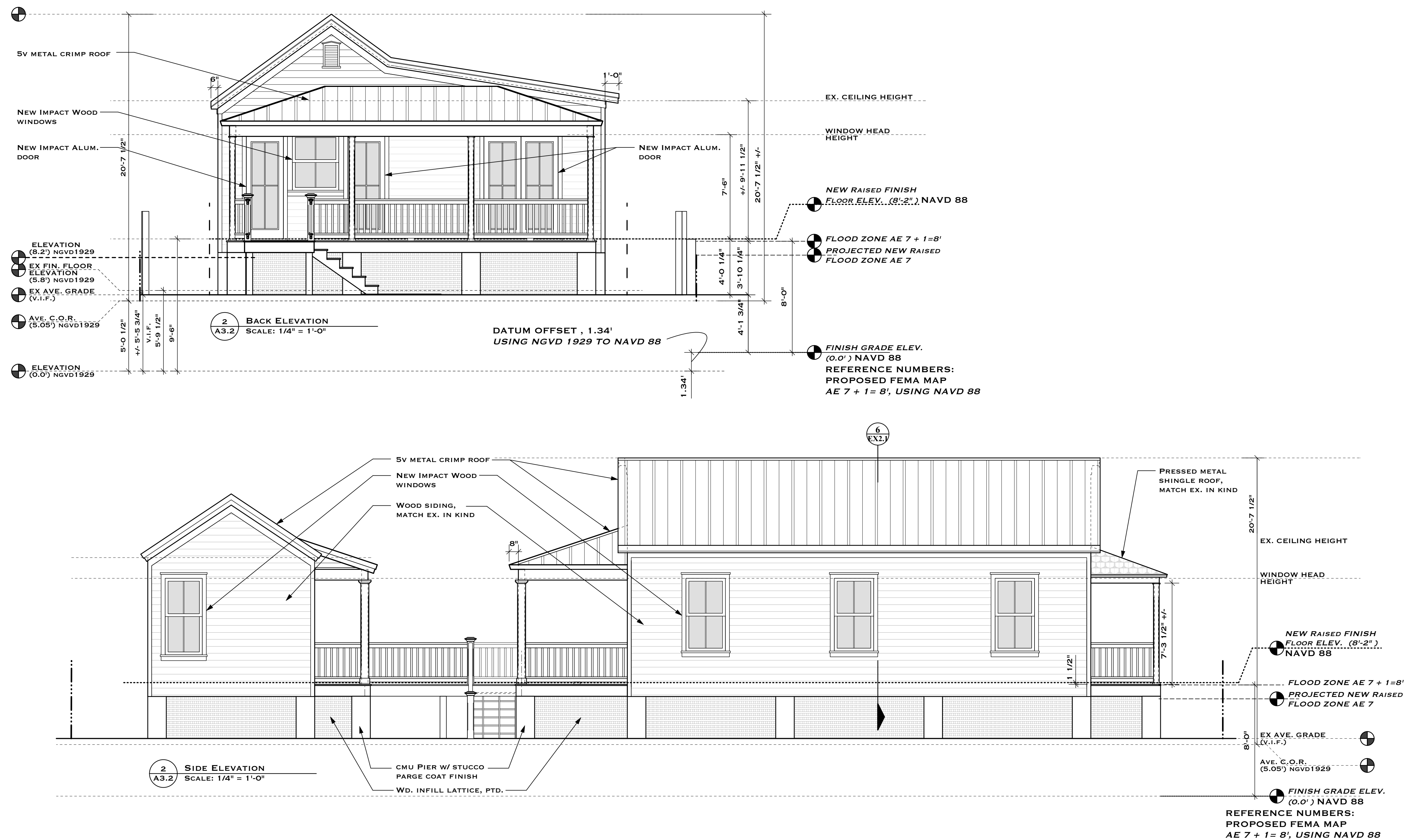
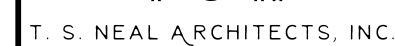
305-340-8857
251-422-9547

**A RENOVATION FOR
JOHN LYKINS
324 VIRGINIA STREET
KEY WEST, F L 33040**

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: EDSA/TSN
CHECKED: TSN
DATE: 04-26-2021

A3.2
SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 25, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: <http://keywestcity.granicus.com/MediaPlayer>. 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:

RENOVATIONS TO HISTORIC HOUSE. ELEVATION AND RELOCATION OF EXISTING HISTORIC HOUSE. NEW ACCESSORY STRUCTURE AT REAR. DEMOLITION OF NON-HISTORIC REAR ADDITIONS.

#324 VIRGINIA STREET

Applicant –Seth Neal Application #H2021-0021

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared EVAN
AMATO, who, first being duly sworn, on oath,
depone and says that the following statements are true and correct to the best of
his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural
Review Commission (HARC) was placed on the following address:
324 VIRGINIA on the
19 day of MAY, 2021.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic
Architectural Review Commission to be held on MAY 25th,
2021.

The legal notice(s) is/are clearly visible from the public street adjacent to the
property.

The Certificate of Appropriateness number for this legal notice is _____.

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

Signed Name of Affiant:

[Signature]

Date: 05-19-2021

Address: 1207 FLORIDA ST.

City: KEY WEST

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 19th day of
MAY, 2021.

By (Print name of Affiant) EVAN D. AMATO who is
personally known to me or has produced FLDL 5535204881640 as
identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Margarita Pedroza

Print Name: Margarita Pedroza

Notary Public - State of Florida (seal)

My Commission Expires: 8/20/23





PROPERTY APPRAISER INFORMATION



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 00025990-000000
 Account# 1026751
 Property ID 1026751
 Millage Group 11KW
 Location Address 324 VIRGINIA ST, KEY WEST
 Legal Description KW PB1-25-40 PT LOT 3 SQR 2 TR 10 G16-42 OR452-997 OR2914-5 OR2962-863/65 OR3022-1816
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

LYKINS LEASING LLC
 601 Glasgow Ln
 Bentonville AR 72712

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$65,810	\$40,789	\$41,738	\$42,687
+ Market Misc Value	\$874	\$874	\$874	\$874
+ Market Land Value	\$417,935	\$445,317	\$445,317	\$445,317
= Just Market Value	\$484,619	\$486,980	\$487,929	\$488,878
= Total Assessed Value	\$387,967	\$352,697	\$320,634	\$291,486
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$484,619	\$486,980	\$487,929	\$488,878

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	3,313.00	Square Foot	0	0

Buildings

Building ID 2025
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1252
 Finished Sq Ft 1122
 Stories 1 Floor
 Condition POOR
 Perimeter 146
 Functional Obs 0
 Economic Obs 0
 Depreciation % 51
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME
 Year Built 1923
 Effective Year Built 1969
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage TAR & GRAVEL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,122	1,122	0
OPF	OP PRCH FIN LL	130	0	0
TOTAL		1,252	1,122	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1964	1965	1	45 SF	2
FENCES	1974	1975	1	144 SF	4

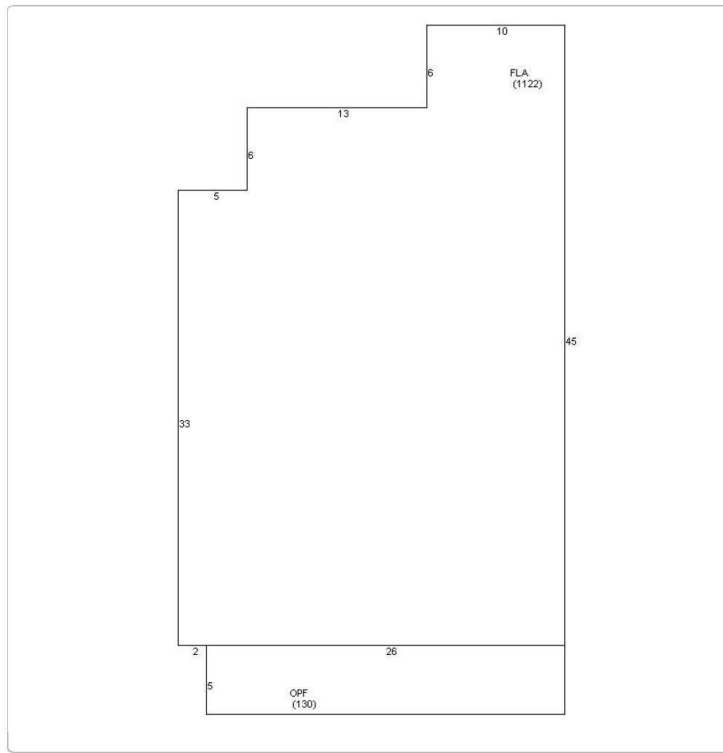
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/12/2020	\$486,000	Warranty Deed	2266312	3022	1816	37 - Unqualified	Improved
2/10/2000	\$0	Order (to be used for Order Det. Heirs, Probate in	2175493	2914	5	19 - Unqualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



5/19/2021

qPublic.net - Monroe County, FL - Report: 00025990-000000

Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions, Permits.

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: 5/19/2021 3:54:16 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.121