



Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: September 28, 2021

Applicant: Rick Milelli

Address: #1011 Truman Avenue (rear)

Description of Work:

Demolition of two shed roofs and posts. Partial demolition of existing exterior wall for new openings.

Site Facts:

The site under review is located at the rear of the structure fronting 1011 Truman Avenue. The site contains a two-story structure, which staff considers to be non-contributing. The structure does not appear specifically on the historic resource survey and an exact year built is not known. The property appraiser lists the year built as 1928, but staff finds this date to be incorrect.

A one-story structure appears in this location on Sanborn maps dating back to 1912, but the footprint appears to be that of an entirely different structure. A two-story structure does not show up in this general location until the 1962 Sanborn map, but the structure that appears on the map is smaller in footprint than what exists today. It is likely that the structure shown on the 1962 map was expanded and added onto in the 1960s, and that is how the structure came to be in its current form. The structure is historic, but not contributing, and has been heavily altered.

In May 2021, the applicant received a variance to the minimum side setback from the Planning Board for the project in this application.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218, Criteria for demolitions.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of two non-historic shed roofs and support posts. The demolition would also include the removal of an existing exterior wall to create new openings. The proposed demolition would allow for the construction of new first and second-floor additions, which are included in this application.

It is staff's opinion that the request for the demolition of the existing non-historic roofs and an exterior wall shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following:

a) *The historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

- (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;*

It is staff's opinion that the removal of the existing non-historic shed roofs and exterior wall will not have a negative effect on the character of the surrounding neighborhood.

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

The elements under review for demolition are not historic.

- (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;*

The elements under review are not significant later additions, and they have not acquired historic significance that is important to the site or surrounding district.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the elements in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only 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 # 2021-0047	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:

1011 Truman Ave.	
Douglas Hansen	PHONE NUMBER 202 276-0311
1011 Truman Ave	EMAIL dh2415@icloud.com
Key West FL 33040	
Rick Milelli	PHONE NUMBER 305-481-0400
201 Front St. Ste 203	EMAIL nsef1keys@gmail.com
Key West FL 33040	
DATE 4/30/21	

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:	Remove (2) existing shed roofs and portion of existing exterior wall. Construct 1 st and 2 nd floor additions w/ new windows and door.
MAIN BUILDING:	1 st and 2 nd floor additions. New windows in addition and new door to new bathroom. New exterior 2x6 walls.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	See appendix

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): <i>NA</i>	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



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

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1011 Truman Ave
PROPERTY OWNER'S NAME:	Douglas Hansen
APPLICANT NAME:	Rick Milelli

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	8/26/21 Douglas Hansen DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demo (2) two shed roofs and posts. Partial demo of existing exterior wall for new openings.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p><small>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);</small></p> <p><small>(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:</small></p> <div style="margin-left: 40px;"> <p><small>(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</small></p> <p style="margin-left: 20px;">N/A</p> </div>
<p><small>(2) Or explain how the building or structure meets the criteria below:</small></p> <div style="margin-left: 40px;"> <p><small>(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.</small></p> <p style="margin-left: 20px;">(2) shed roofs do not embody any of characteristics listed above.</p> </div>

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.

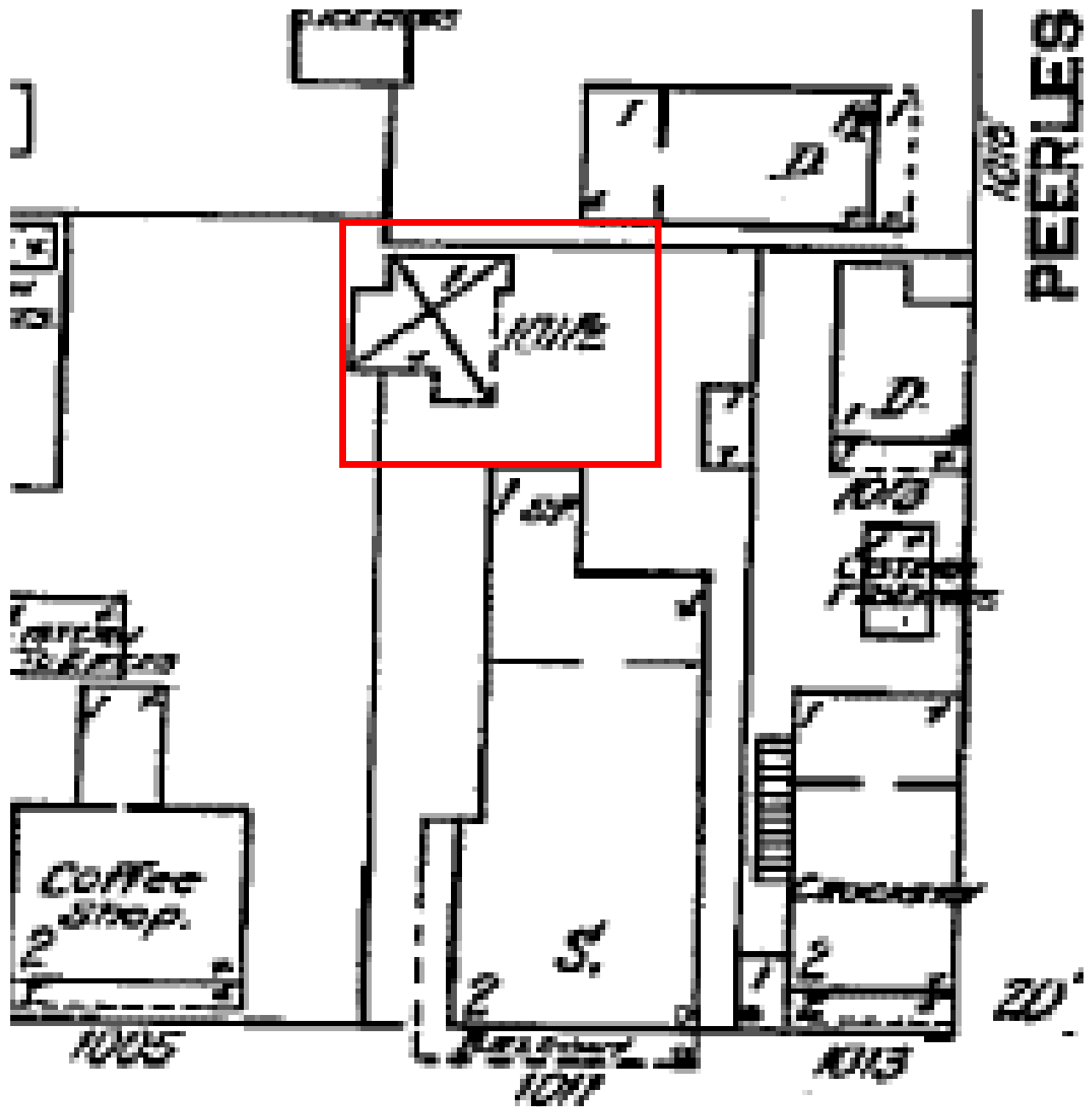
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not associated with any events.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
None of above
(d) Is not the site of a historic event with significant effect upon society.
Not a site of historic event
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
Does not
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Does not
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
Not part of park or distinctive area
(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.

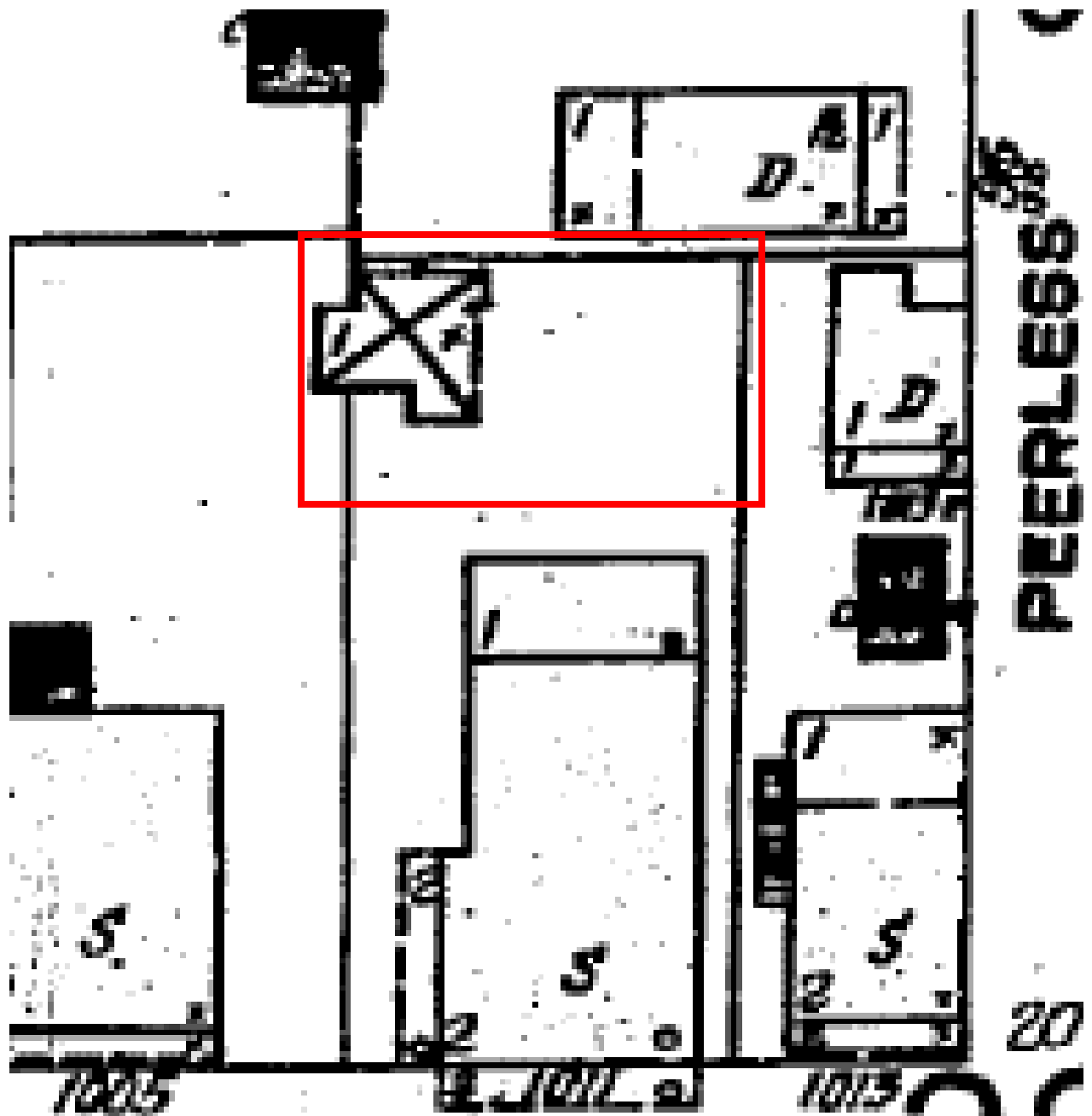
No unique characteristics
(i) Has not yielded, and is not likely to yield, information important in history.
None

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.
Does not apply
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Does not apply (2) shed roofs
(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.
No defining characteristic.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Not applicable

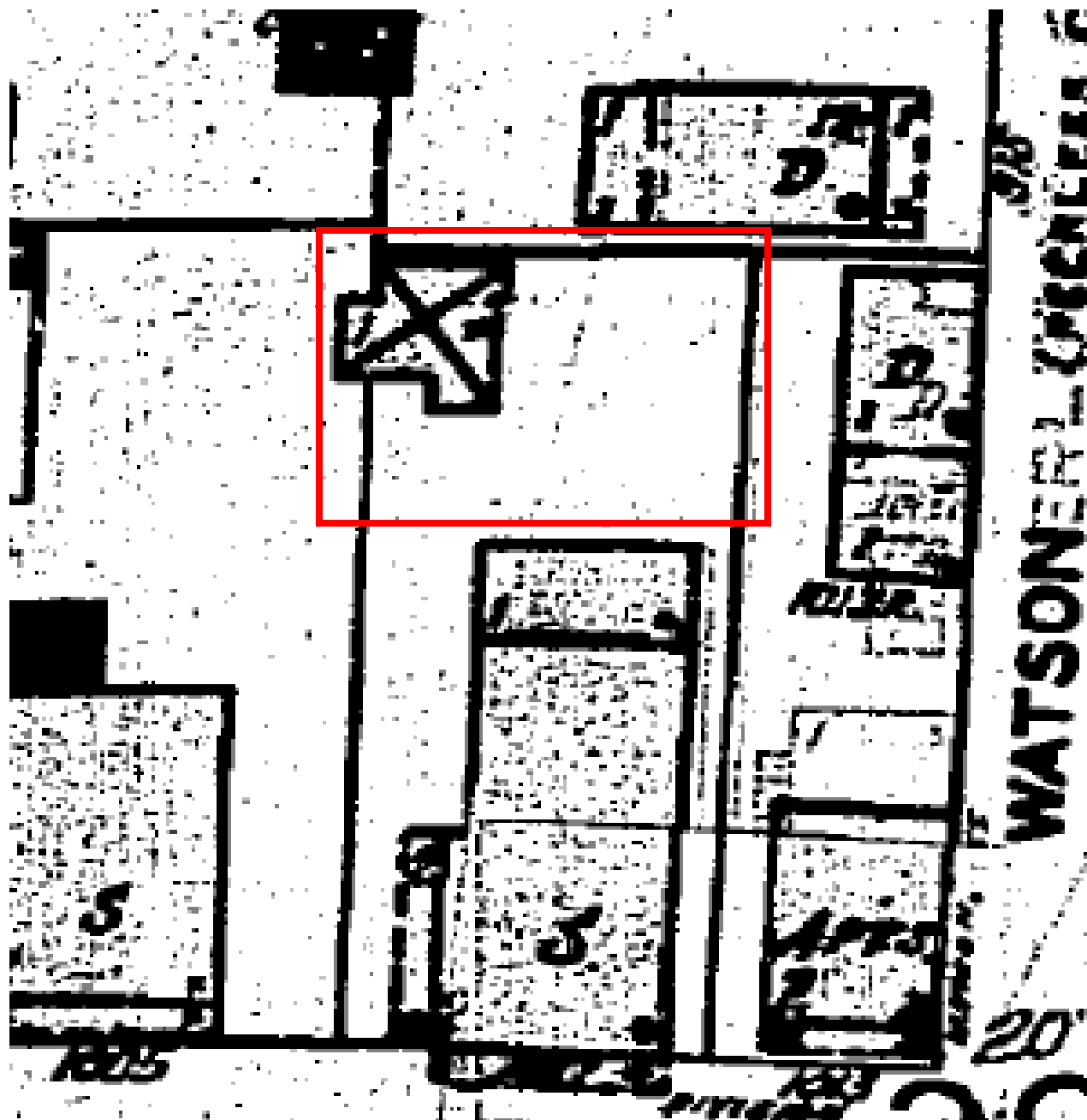
SANBORN MAPS



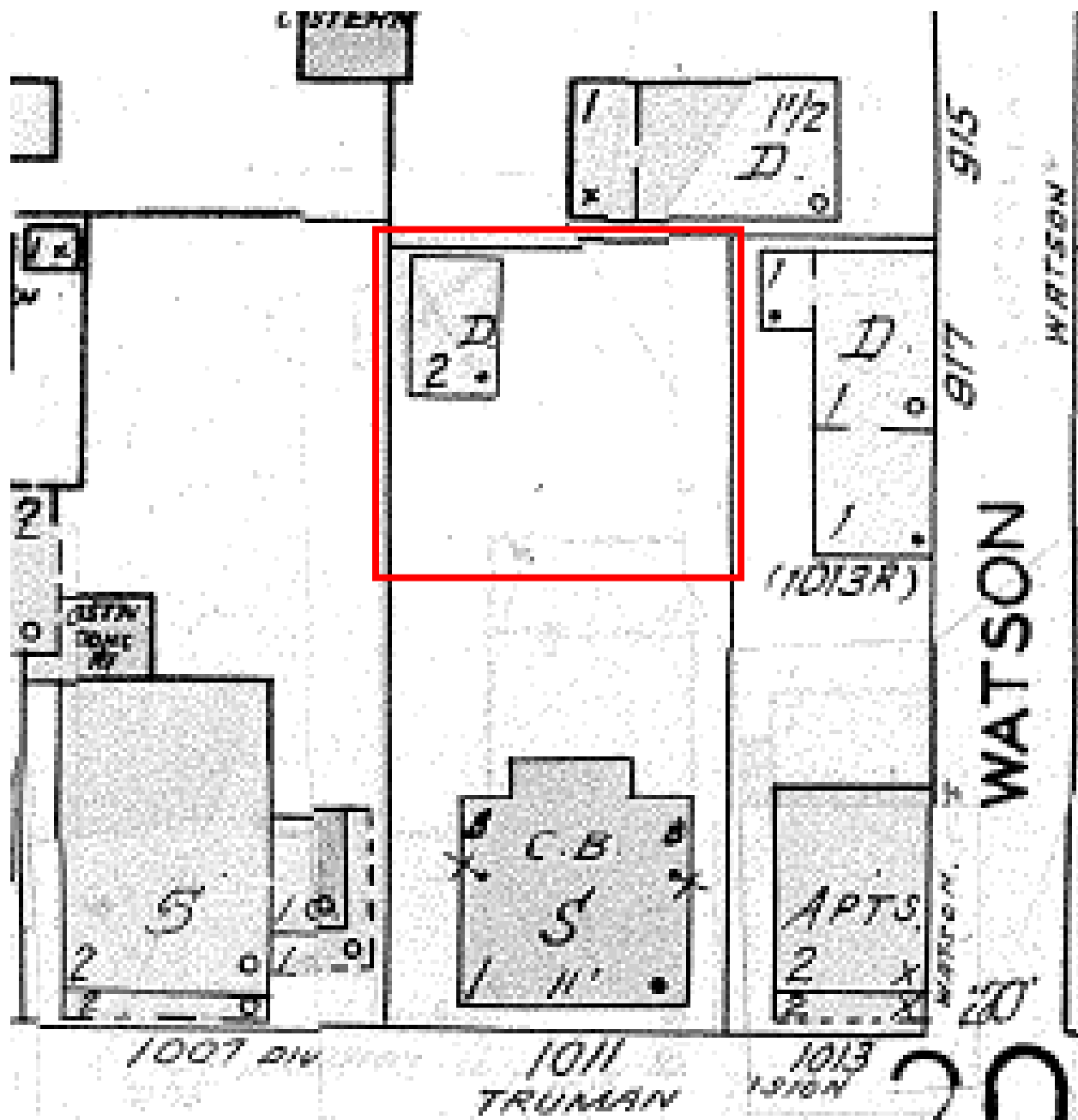
1912 Sanborn with the site under review indicated in red.



1926 Sanborn with the site under review indicated in red.



1948 Sanborn with the site under review indicated in red.



1962 Sanborn with the site under review indicated in red.

PROJECT PHOTOS



1965 photo of the house at 1011 Truman Avenue (rear).



View looking down alley along West side of 1011 Truman Avenue (front).



View looking towards the property along East side of 1011 Truman Avenue (front).



View looking at the front of 1011 Truman Avenue (rear) where the proposed work will occur.



View of the side of the 1011 Truman Avenue (rear) structure where the work will occur. Two shed roofs are shown.

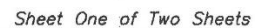


View of Truman Avenue where the alleyway is to the proposed site. View of 1011 Truman Avenue (front) and 1013 Truman Avenue buildings.

SURVEY

A diagram of a tapered beam. The beam is represented by a line with a slope. A label "Assumed" is written above the beam. Below the beam, a label "1" = 20'" indicates the slope, meaning 1 inch of vertical change for every 20 feet of horizontal change.

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (6298)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

NOTE:
This Survey Map is not full
and complete without the
attached Survey Report.

Boundary Survey Report of part of Lots 12 & 13, Square 3, Tract 6, Island of Key West, FL

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1011 Truman Avenue (rear), Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based the legal description.
8. This survey is not assignable.
9. Date of field work: January 8, 2016
10. This Survey Report is not complete without the attached Survey Map.
11. Adjoiners are not furnished.
12. Deed overlap of 0.30' feet along the NE'y boundary line of easement due to block length between the NE'y right of way line of Grinnell Street and the SW'y right of way line of Watson Street being short by 0.30 feet measured length and deed length.

BOUNDARY SURVEY OF:

PARCEL "A": A parcel of land on the Island of Key West and known as a part of Lots 12 and 13, Square 3 in Tract 6 according to John Lowe's Subdivision recorded in Deed Book "T", Page 425, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'y right of way line of Grinnell Street with the NW'y right of way line of Truman Avenue (Division Street) and run thence NE'y along the NW'y right of way line of the said Truman Avenue for a distance of 114.00 feet; thence NW'y and at right angles for a distance of 58.70 feet to the Point of Beginning; thence continue NW'y along the previously mentioned course for a distance of 57.63 feet; thence NE'y and at right angles for a distance of 45.00 feet; thence SE'y and at right angles for a distance of 57.63 feet; thence SW'y and at right angles for a distance of 45.00 feet back to the Point of Beginning.

EASEMENT NOT SURVEYED (SHOWN FOR GRAPHICAL PURPOSES ONLY)

EASEMENT: A parcel of land on the Island of Key West and known as a part of Lot 12, Square 3 in Tract 6 according to John Lowe's Subdivision recorded in Deed Book "T", Page 425, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'y right of way line of Grinnell Street with the NW'y right of way line of Truman Avenue (Division Street) and run thence NE'y along the NW'y right of way line of the said Truman Avenue for a distance of 149.00 feet to the Point of Beginning; thence NW'y and at right angles for a distance of 58.70 feet; thence NE'y and at right angles for a distance of 10.00 feet; thence SE'y and at right angles for a distance of 58.70 feet to the NW'y right of way line of the said Truman Avenue; thence SW'y and at right angles along said Truman Avenue for a distance of 10.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Douglas E. Hansen & Russell S. Conlan;
Centennial Bank;
The Closing Department, Inc.;
Westcor Land Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

January 10, 2016

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6288

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

PROPOSED DESIGN

SITE DATA

SITE ADDRESS: 1011 TRUMAN AVE. KEY WEST, FL 33040
RE: 00021000-000000
ZONING: HNC-1
FLOOD ZONE: X
F.I.R.M. COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 5-68-25
LEGAL DESCRIPTION: KW PT LOT 12 SQR 3 TR 6
SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-16
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 60 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - EXISTING AND PROPOSED SITE PLAN
SHEET A-1 - PROPOSED FLOOR PLAN AND ELEVATION

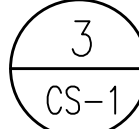
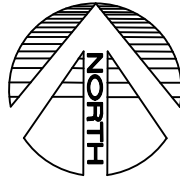
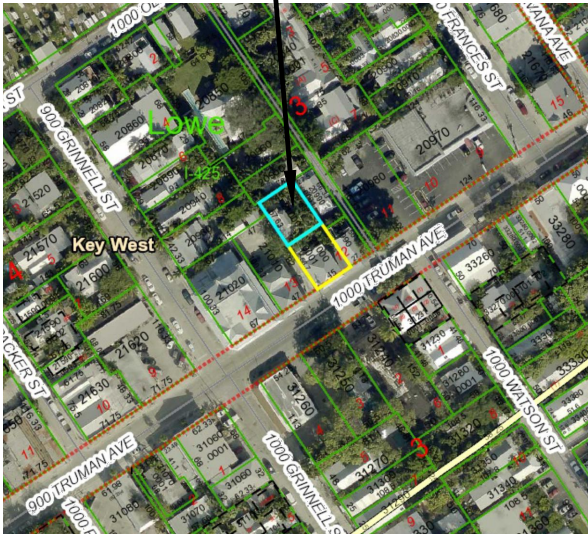
SCOPE OF WORK

- AREA OF WORK IS ON THE FRONT SITE OF THE PROPERTY
- REMOVE SHED AND OVERHANG ON FRONT OF PROPERTY. SEE SITE PLAN 1/CS-1
- REMOVE EXISTING BATHROOM IN AREA OF WORK
- ENCLOSE AREA FOR NEW BEDROOM AND NEW BATHROOM

GENERAL NOTES

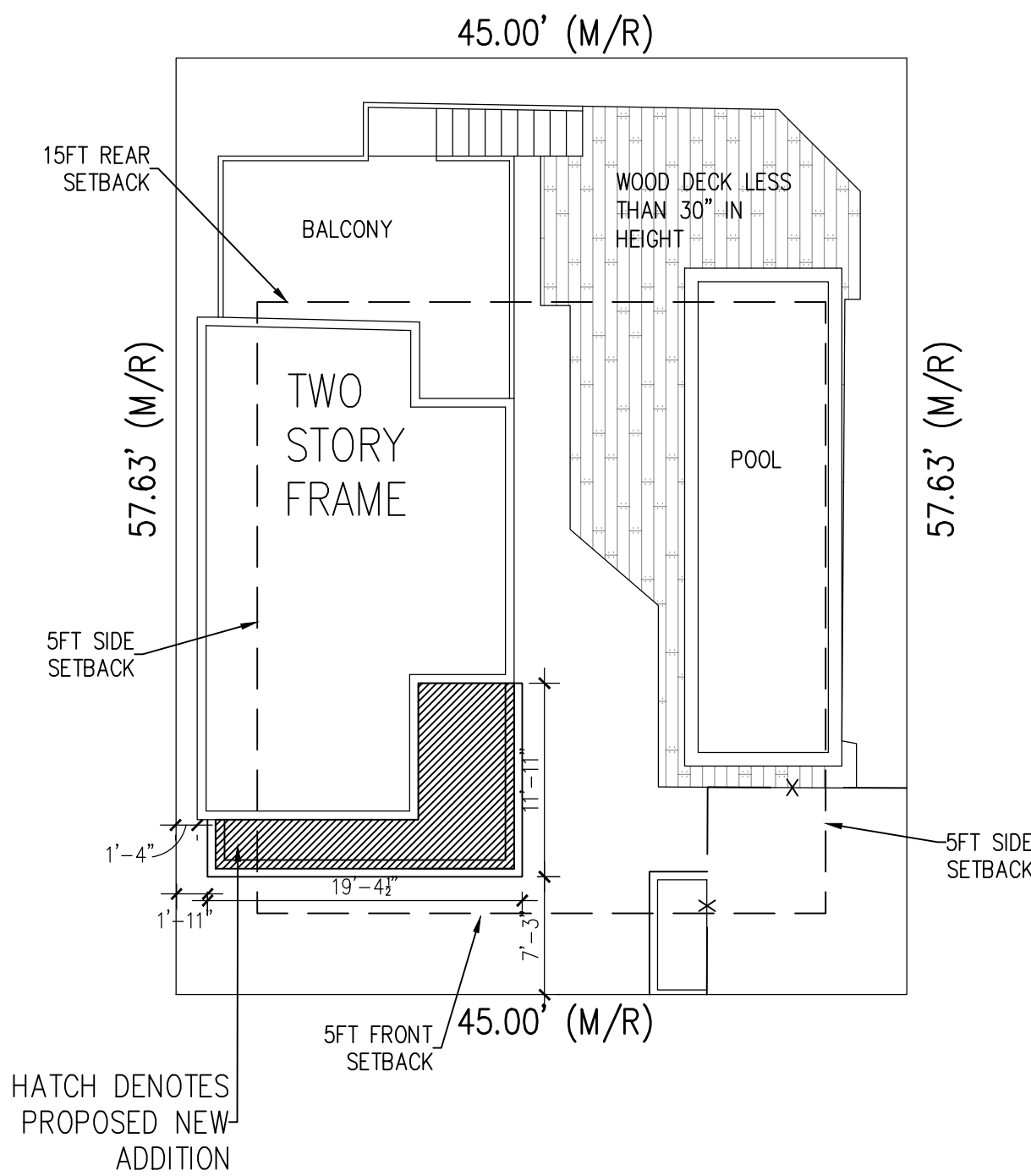
1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2020 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2020 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

SITE

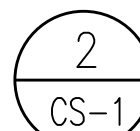


LOCATION MAP

SCALE: NOT TO SCALE



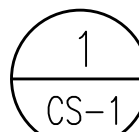
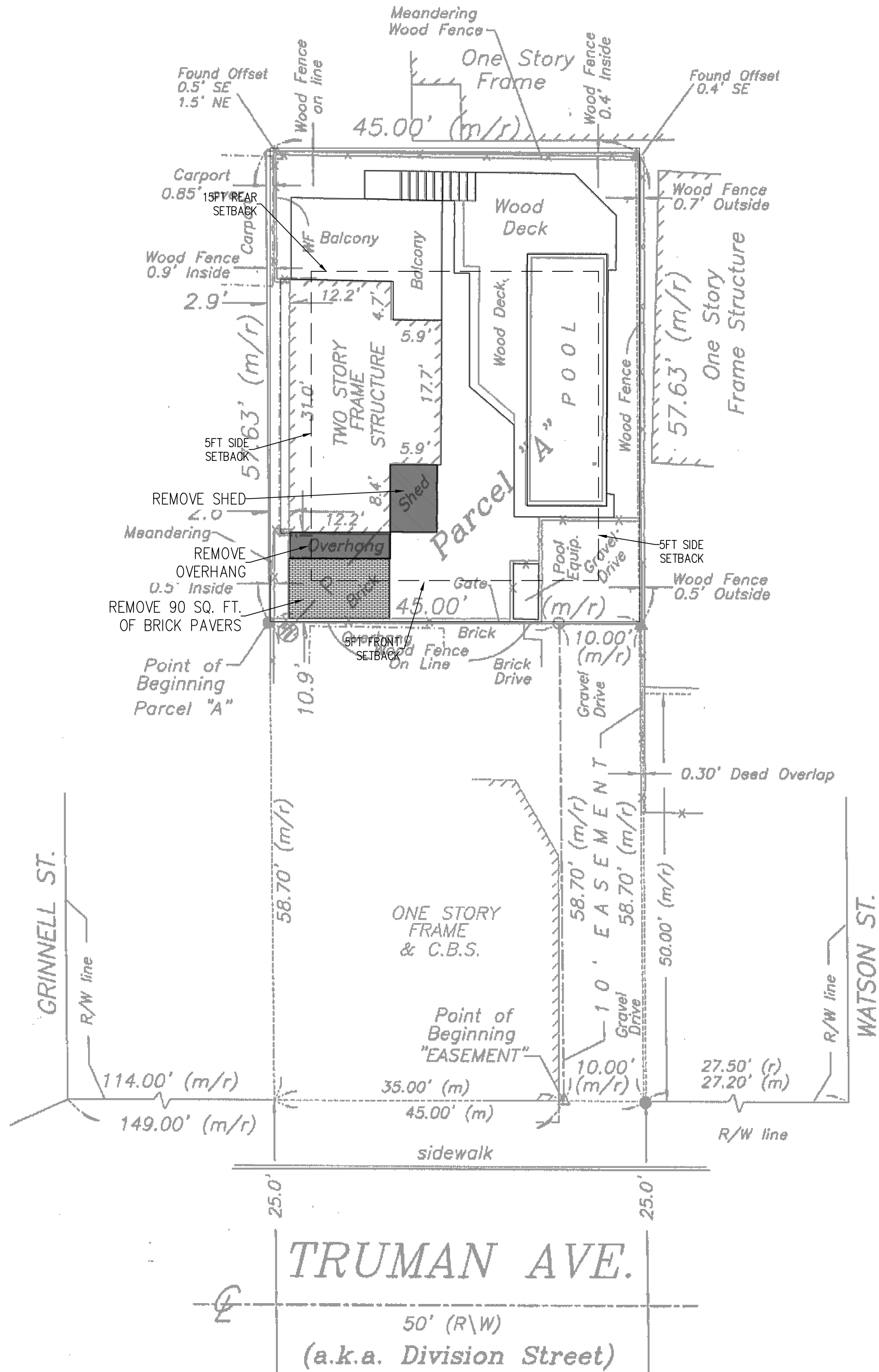
TRUMAN AVE



PROPOSED SITE PLAN

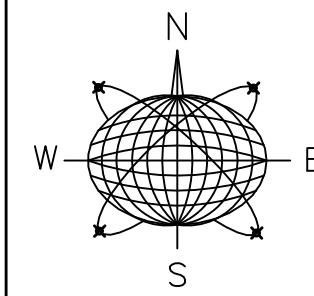
SCALE: 1"=10'-0"

PROJECT DATA						
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00034820-000000					
SETBACKS:						
FRONT	7'-3"		7'-9"		5'	NONE
STREET SIDE	NO CHANGE		N/A		7.5'	NONE
SIDE	LEFT SIDE (1'-4") RIGHT SIDE (NO CHANGE)		LEFT SIDE 1'-4" RIGHT SIDE 2'-2"		5'	YES
REAR	NO CHANGE		2'-9"		15'	NONE
LOT SIZE	NO CHANGE		2,593 SQ. FT.		4000 SQ. FT.	NONE
BUILDING COVERAGE	885 SQ. FT.	34.1%	850 SQ. FT.	32.7%	50% MAX	NONE
FLOOR AREA	1,305 SQ. FT.	.50	1,200 SQ. FT.	.46	1.0	NONE
BUILDING HEIGHT	NO CHANGE		20'-0"		30' MAX	NONE
IMPERVIOUS AREA	1,563 SQ. FT.	60.3%	1,618 SQ. FT.	62.3%	60% MAX	YES
OPEN SPACE	1,006 SQ. FT.	38.7%	976 SQ. FT.	37.6%	35% MIN	NONE



SURVEY

SCALE: 1"=10'-0"



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL VARIANCE

Drawn By: JMT
Checked By: RJM
Project No. Scale:
AS NOTED

AutoCad File No.

Revisions:

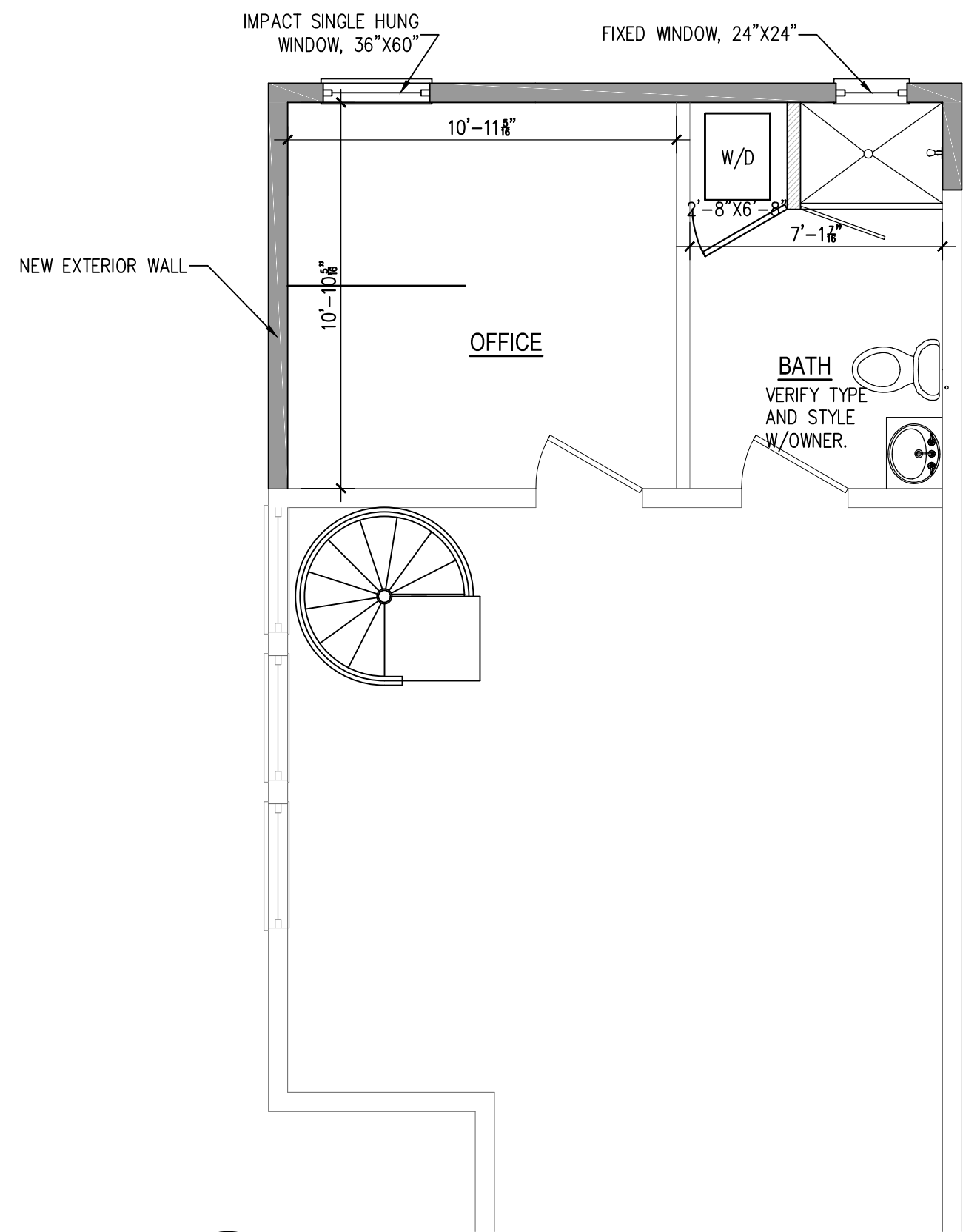
Title:

EXISTING AND
PROPOSED
SURVEY

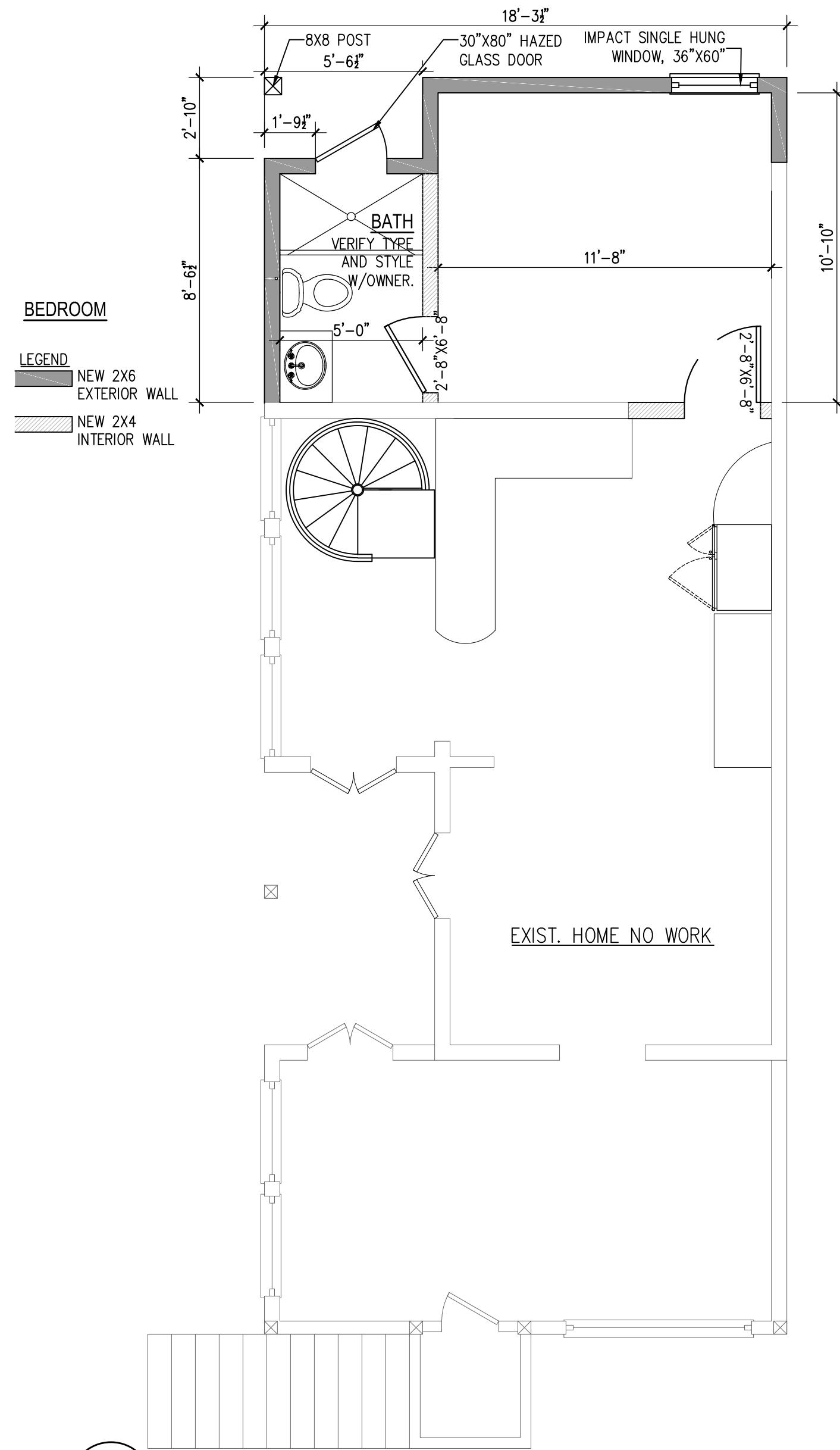
Sheet Number:

CS-1

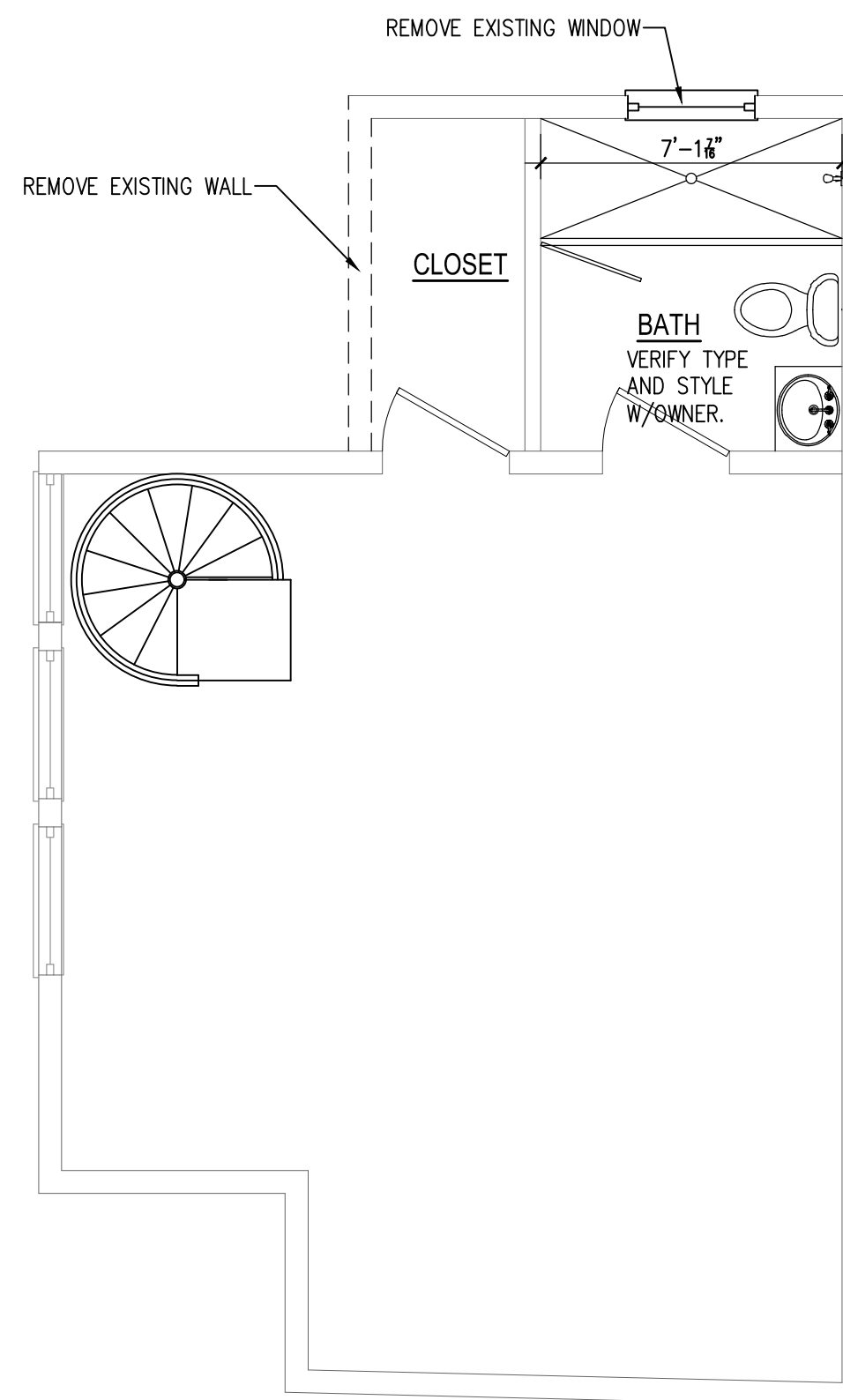
Date: MARCH 1,2021



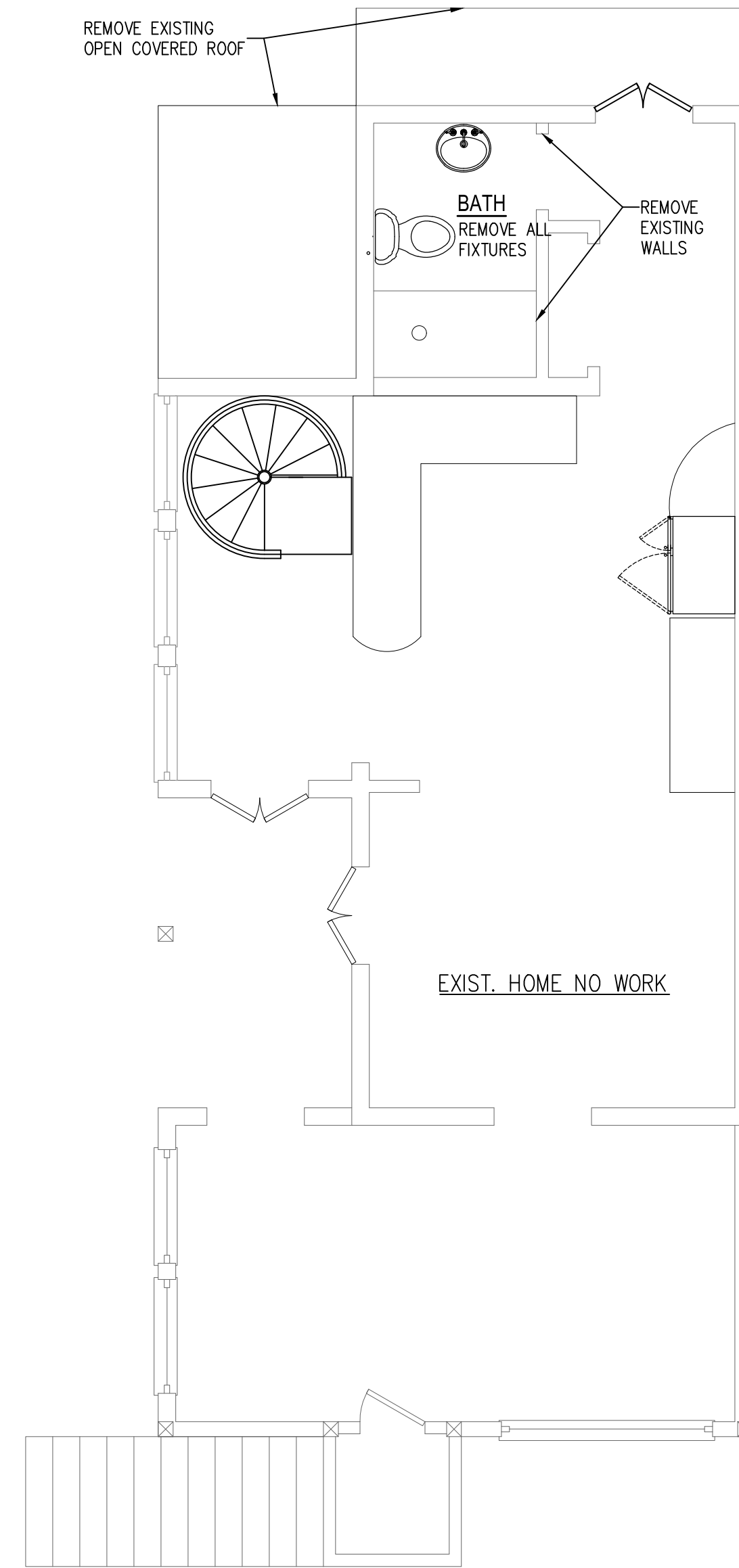
4 PROPOSED SECOND FLOOR PLAN
A-1 SCALE: 1/4"=1'-0"



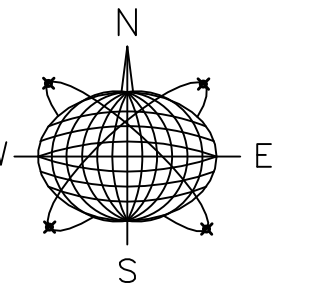
3 PROPOSED FIRST FLOOR PLAN
A-1 SCALE: 1/4"=1'-0"



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



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



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL VARIANCE

1011 TRUMAN AVE.
KEY WEST, FL

Drawn By:	Checked By:
JMT	RJM
Project No.	Scale:
	AS NOTED
AutoCad File No.	

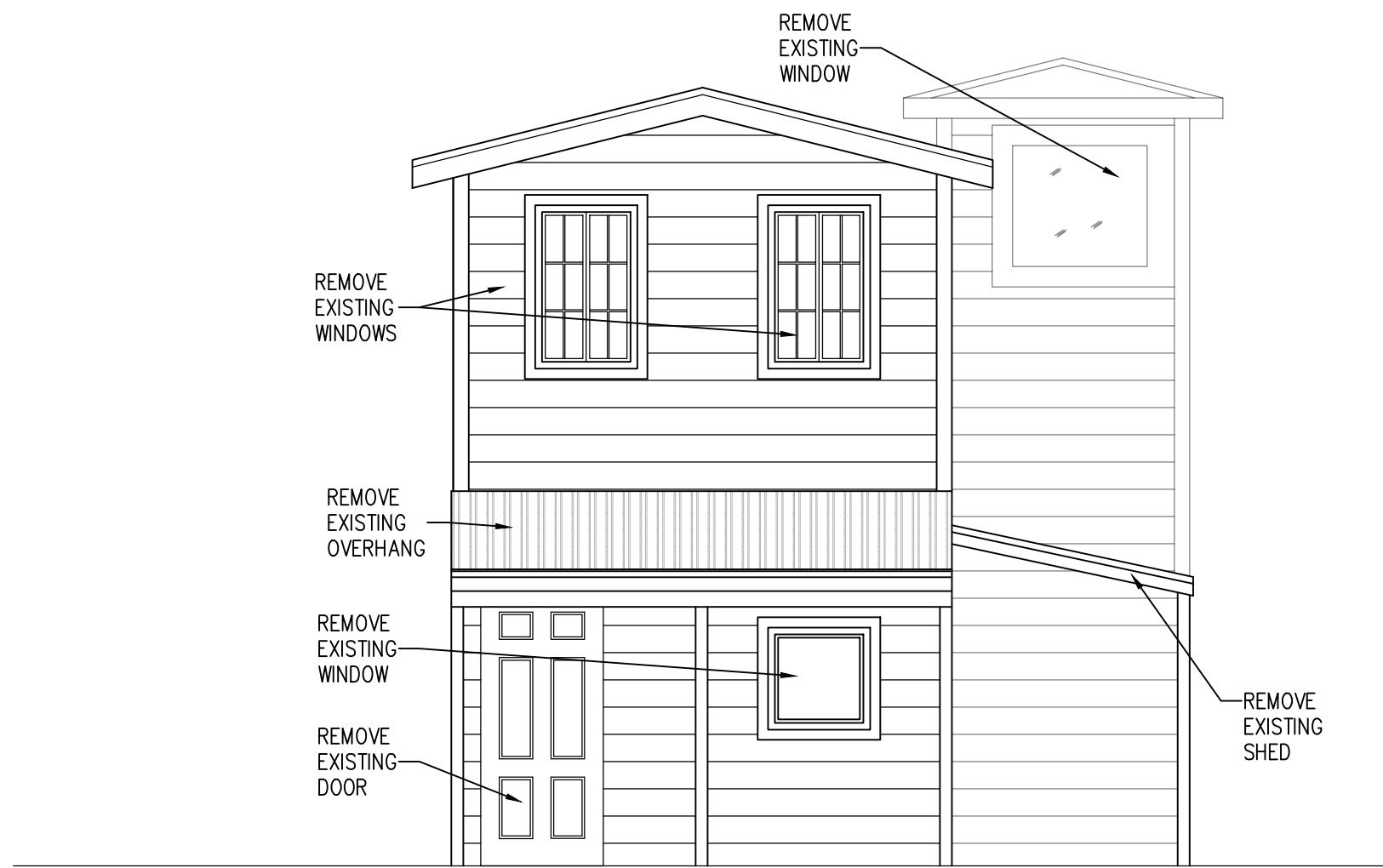
Revisions:

Title:
EXISTING AND PROPOSED FLOOR PLAN

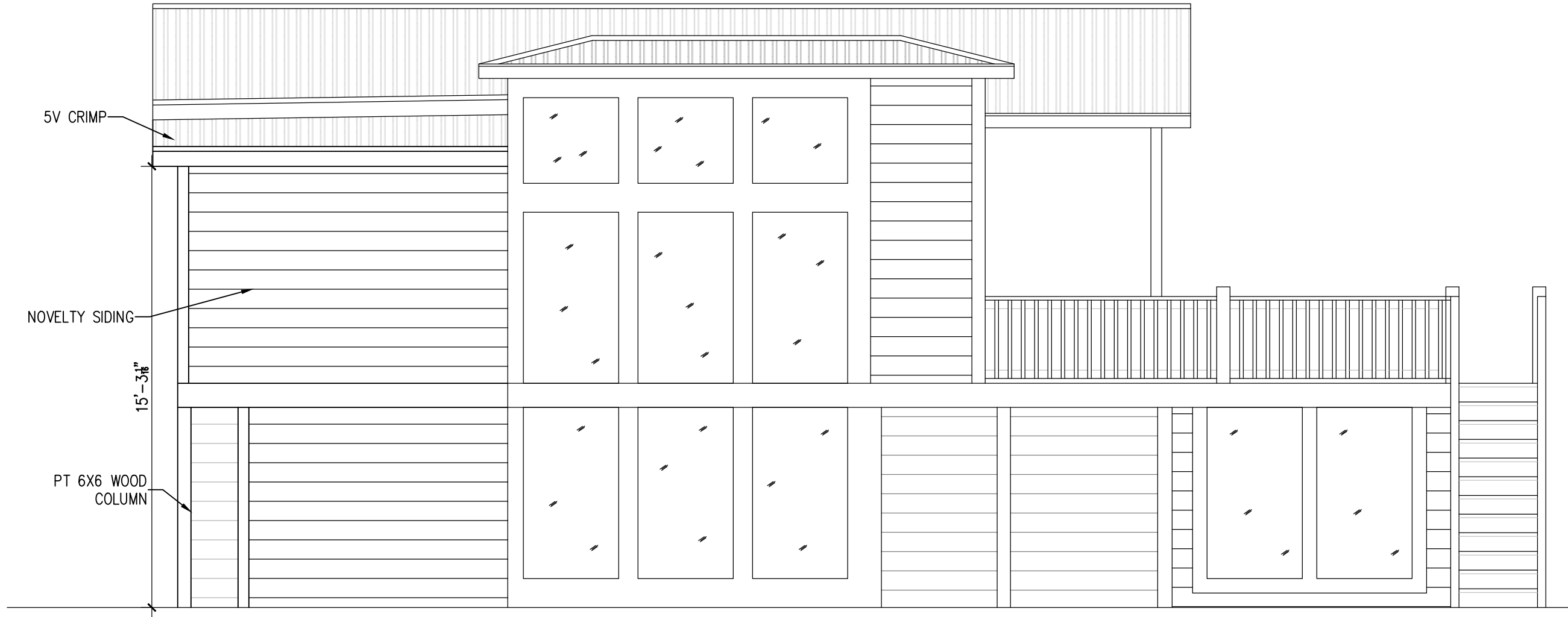
Sheet Number:
A-1
Date: MARCH 1, 2021



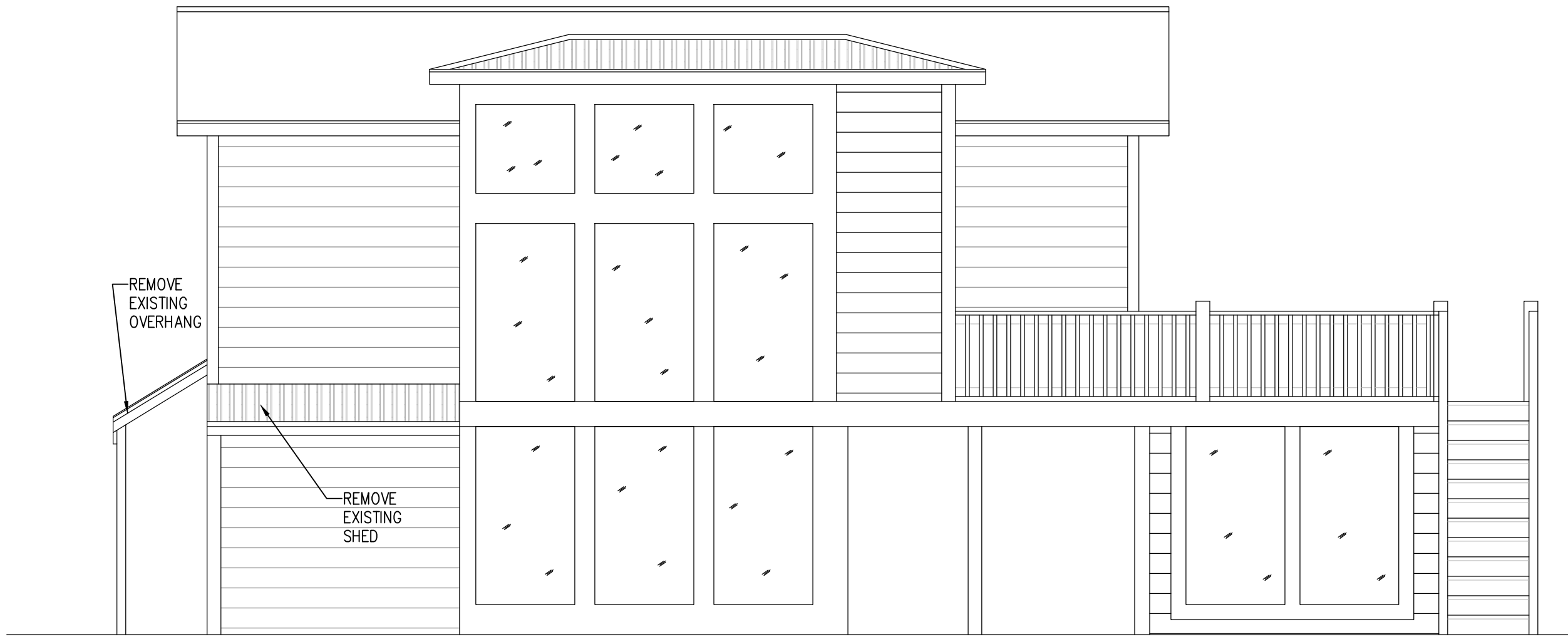
3
A-2
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



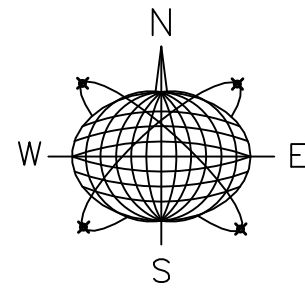
2
A-2
EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
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1011 TRUMAN AVE.
KEY WEST, FL

Drawn By: JMT
Checked By: RJM
Project No. Scale: AS NOTED
AutoCad File No.

Revisions:

Title:
EXISTING AND PROPOSED
ELEVATION
Sheet Number:
A-2
Date: MARCH 1, 2021

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 28, 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.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

CONSTRUCT FIRST AND SECOND FLOOR ADDITIONS WITH NEW WINDOWS AND DOOR. DEMOLITION OF TWO SHED ROOFS AND POSTS. PARTIAL DEMOLITION OF EXISTING EXTERIOR WALL FOR NEW OPENINGS.

#1011 TRUMAN AVENUE

Applicant – Rick Milelli Application #H2021-0047

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CANNOT 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 Douglas Hansen, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
1011 Truman Ave Bess on the
21st day of September, 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 September 28, 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 HARC 2021-0047.

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

Signed Name of Affiant:

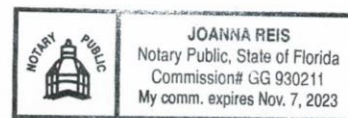
Douglas E. Hansen
Date: 9/22/21
Address: 1011 Truman Ave Bess
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 22nd day of September, 2021.

By (Print name of Affiant) Douglas Hansen who is personally known to me or has produced DL DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Joanna Reis
Print Name: Joanna Reis
Notary Public - State of Florida (seal)
My Commission Expires: Nov 7, 2023





Public Meeting Notice

[illegible]

10-11-1964

1011

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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 00021000-000000
 Account# 1021741
 Property ID 1021741
 Millage Group 10KW
 Location 1011 TRUMAN Ave, KEY WEST
 Address
 Legal Description KW PT LOT 12 SQR 3 TR 6 OR45-294/95 OR314-470/71 OR466-131 OR875-790 OR943-1246 OR1010-1293 OR1345-961 OR1442-352 OR1780-370/72 OR2040-2424/26 OR2083-1081/83 OR2105-2327/28 OR2105-2318 OR2257-2250/52 OR2391-1744/45 OR2779-2/4
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable Housing No

**Owner**

HANSEN DOUGLAS E
 2415 I St NW
 Washington DC 20037

CONLAN RUSSELL S
 2415 I St NW
 Washington DC 20037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$246,763	\$206,930	\$209,309	\$214,066
+ Market Misc Value	\$20,797	\$21,542	\$22,288	\$23,033
+ Market Land Value	\$415,960	\$378,266	\$357,104	\$328,007
= Just Market Value	\$683,520	\$606,738	\$588,701	\$565,106
= Total Assessed Value	\$683,520	\$606,738	\$588,701	\$565,106
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$683,520	\$606,738	\$588,701	\$565,106

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	2,593.35	Square Foot	43.5	49.5

Buildings

Building ID 1594
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1496
 Finished Sq Ft 1104
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 196
 Functional Obs 0
 Economic Obs 0
 Depreciation % 4
 Interior Walls WD PANL/CUSTOM
 Exterior Walls CUSTOM
 Year Built 1928
 Effective Year Built 2015
 Foundation CONCRETE SLAB
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 2
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	36	0	24
FLA	FLOOR LIV AREA	1,104	1,104	312
OOU	OP PR UNFIN UL	236	0	76
OPF	OP PRCH FIN LL	48	0	32
PTO	PATIO	72	0	36
TOTAL		1,496	1,104	480

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	1996	1997	1	270 SF	4
FENCES	1996	1997	1	948 SF	2
WOOD DECK	2010	2011	1	292 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/13/2016	\$670,000	Warranty Deed		2779	2	Q2 - Qualified	Improved
12/8/2008	\$475,000	Warranty Deed		2391	1744	D - Unqualified	Improved
11/30/2006	\$350,000	Quit Claim Deed		2257	2250	J - Unqualified	Improved
8/16/2004	\$795,000	Warranty Deed		2040	2424	Q - Qualified	Improved
4/18/2002	\$87,500	Quit Claim Deed		1780	0370	K - Unqualified	Improved
2/1/1997	\$265,000	Warranty Deed		1442	0352	Q - Qualified	Improved
4/1/1987	\$135,000	Warranty Deed		1010	1293	Q - Qualified	Improved
5/1/1985	\$138,000	Warranty Deed		943	1246	U - Unqualified	Improved
3/1/1983	\$90,000	Warranty Deed		875	790	U - Unqualified	Improved
2/1/1970	\$12,000	Conversion Code		466	131	Q - Qualified	Improved

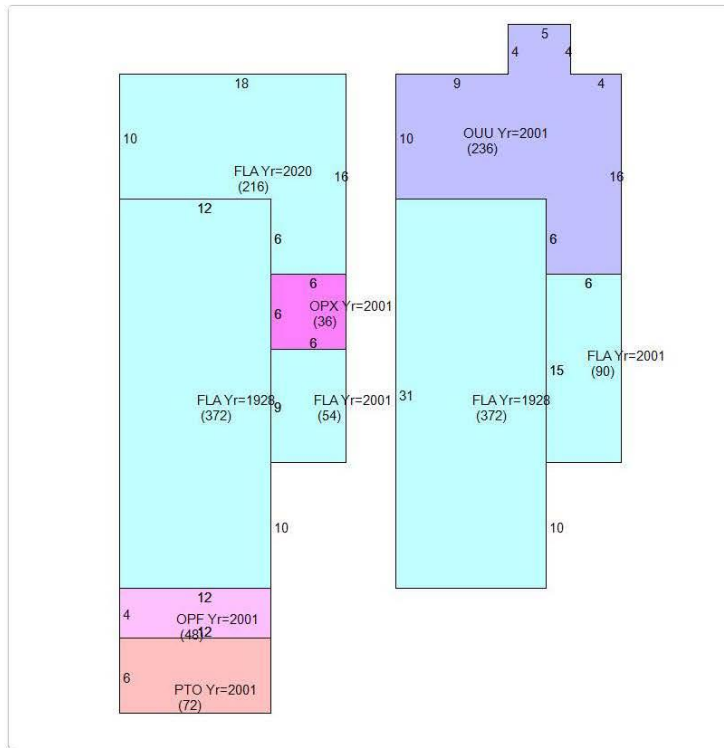
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0275	7/31/2019	10/28/2019	\$43,461	Residential	ENCLOSE SPACE UNDER PORCH PER PLANIMS
19-0439	7/31/2019	10/28/2019	\$3,500	Residential	5 OUTLETS AND 2 EXISTING TO REMAIN PER PLAN
10-0436	2/10/2010	2/25/2011	\$6,200		INSTALL 2 12,000 BTU DUCTLESS MINI SPLIT SYSTEM
09-0401	2/17/2009	2/25/2011	\$2,400		REPLACE ROTTED PLYWOOD DECK SURFACE WITH NEW. APPLY NEW TILE DECK SURFACE
01-4026	4/23/2002	8/25/2002	\$45,500	Residential	ROOF/ADDITION A/C
9801647	5/26/1998	11/29/1999	\$700	Residential	FRENCH DOORS
9703506	10/1/1997	12/1/1997	\$2,000	Residential	RENOVATIONS
9703720	10/1/1997	12/1/1997	\$1,500	Residential	UPGRADE EXISTING SERVICE
9702567	8/1/1997	12/1/1997	\$800	Residential	AWNINGS
9702927	8/1/1997	12/1/1997	\$1,500	Residential	ELECTRICAL
9701937	6/1/1997	12/1/1997	\$15,000	Residential	SWIMMING POOL
9700615	5/1/1997	12/1/1997	\$1,800	Residential	FENCE
9701589	5/1/1997	12/1/1997	\$1,200	Residential	UPSTAIRS DECK
9700566	3/1/1997	12/1/1997	\$1	Residential	REPAINT BLDG
9700690	3/1/1997	12/1/1997	\$604	Residential	INSTALL SEC ALARM
9700704	3/1/1997	12/1/1997	\$2,500	Residential	INSTALL 2 NEW/REPLACE FIX
9700901	3/1/1997	12/1/1997	\$1,600	Residential	FENCE/REPAIRS TO HOUSE
9700403	2/1/1997	12/1/1997	\$850	Residential	RENOVATIONS
9700430	2/1/1997	12/1/1997	\$1,500	Residential	ELECTRICAL
9700566	2/1/1997	12/1/1997	\$1	Residential	RENOVATIONS
9700616	2/1/1997	12/1/1997	\$1,700	Residential	ELECTRICAL
9601892	5/1/1996	8/1/1996	\$1,627	Residential	MECHANICAL
9703771	11/1/1907	12/1/1997	\$900	Residential	AWNINGS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)**2021 Notices Only**

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

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