

# Historic Architectural Review Commission

Agenda Packet

August 31, 2010 – 3:00 p.m.

City Commission Chamber

Old City Hall, 510 Greene Street



## Item 5.b.5.

Request to remove two non historic additions and built a new two story addition- **#513 Truman Avenue Applicant: Dar Castillo Affiliated Design and Construction Management (H10-01-243)** Remove two non historic additions on rear and construct a two story rear addition.

5b-5- Request to remove two non historic additions and built a new two story addition - **#513 Truman Avenue - Applicant: Dar Castillo, Affiliated Design and Construction management (H10-01-243)**

Remove two non historic additions on rear and construct a two story rear addition

According to the Florida Master Site Files the building located on 513 Truman Avenue is listed as a contributing resource and was built in 1933. The contributing house is a one story frame vernacular structure with an addition attached on the back.

After a review of the Sanborn maps and doing a visual inspection of the house staff understand that this building has been altered through time. The 1948 and 1962 Sanborn maps reveal that the building has different footprints; the Sanborn Map of 1962 shows an elongated rectangular footprint with a back attached addition almost half of the width of the house. The proportion of the depth of the house footprint is almost twice the width of the front porch. The 1948 Sanborn map shows a less elongated footprint; the depth of the house is almost 2/3 of the width of the front porch. Also on this map the footprint of the building shows an attached addition on its east side. No accessory structures are shown in the historic maps. The Survey map provided shows the actual footprint of the house as rectangular in shape with two attached additions on its back. The depth of the house is one time and a quarter the width of the front porch. The building's main façade has stucco.

The proposed plans include the demolition of the two additions of the back of the house and the removal of three sheds. The plans also include the construction of a two story addition on the back of the building.

Because this application includes a proposed demolition a first reading should take place in order to consider this request. Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes 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).**

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.

(b) The historic architectural review commission shall not issue permits 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;

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

(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.

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

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3(E)(2)(c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

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

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

It is staff understanding that the actual additions attached to the back of the contributing building are non historic. The latest Sanborn map evidences different footprint configurations of the building when comparing it with the actual Survey. The existing sheds are also non historic structures.

Staff understands that the proposed demolition of the non historic structure can be considered pursuant the Code of Ordinance section 102-218- Demolitions in the historic district. The applicant has included on the submitted plans a design that includes a second story addition.

Staff recommends to this commission to **approve** the request of demolition, as represented in the plans. This project will require a second reading.

# Application



CITY OF KEY WEST
BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

APPLICATION # 10-01-0243

OWNER'S NAME:

DENNIS BEAVER

DATE:

7/30/10

OWNER'S ADDRESS:

1207 WAREHEAD ST.

PHONE #:

294-3121

APPLICANT'S NAME:

DAR CASTILLO DESIGN & CONSTRUCTION

PHONE #:

797-1085

APPLICANT'S ADDRESS:

[Blank]

ADDRESS OF CONSTRUCTION:

513 TRUMAN AVE

# OF UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REMOVE (2) NON-HISTORIC ADDITIONS ON REAR & CONSTRUCT A TWO STORY REAR ADDITION

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

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

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

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

Date: 7/30/10
Applicant's Signature: [Signature]

Required Submittals

Table with 2 columns: Checkmark/Status and Description of submittal requirements.

Staff Use Only

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

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

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

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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

HARC Comments:

*Building is listed as contributing. Built in 1933.  
frame vernacular.  
\* Demolition Ordinance for historic district. Sec. 102-218.  
\* Guidelines for additions, alterations and new  
construction. pages 36-38.*

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

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

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

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

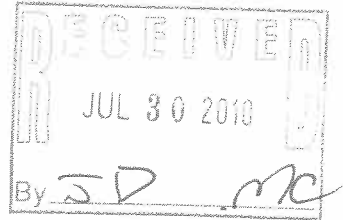


**THE CITY OF KEY WEST**

Building Department  
P.O.Box 1409, Key West, FL 33040

2010

Homeowner Agent Authorization Letter



Property Address: 513 Truman Avenue  
Homeowner Name: Dennis Beaver  
Agent Name(s): Affiliated Design & Construction Managers

I, DENNIS BEAVER, hereby authorize the above listed agent to sign  
Homeowner name

for permits for the property listed above. This authority will end on December 31, 2010, and must be reapplied for any future period.

The homeowner understands the liabilities involved in the granting of this authority and accepts full responsibility (thus holding the City of Key West harmless) for any and all of the actions of the agent named related to the acquisition of permits for the homeowner listed above.

Further, the homeowner acknowledges all rules and restrictions set forth in the disclosure statement pursuant to Florida Statute 489.103(7).

Dennis Beaver  
Signature of homeowner

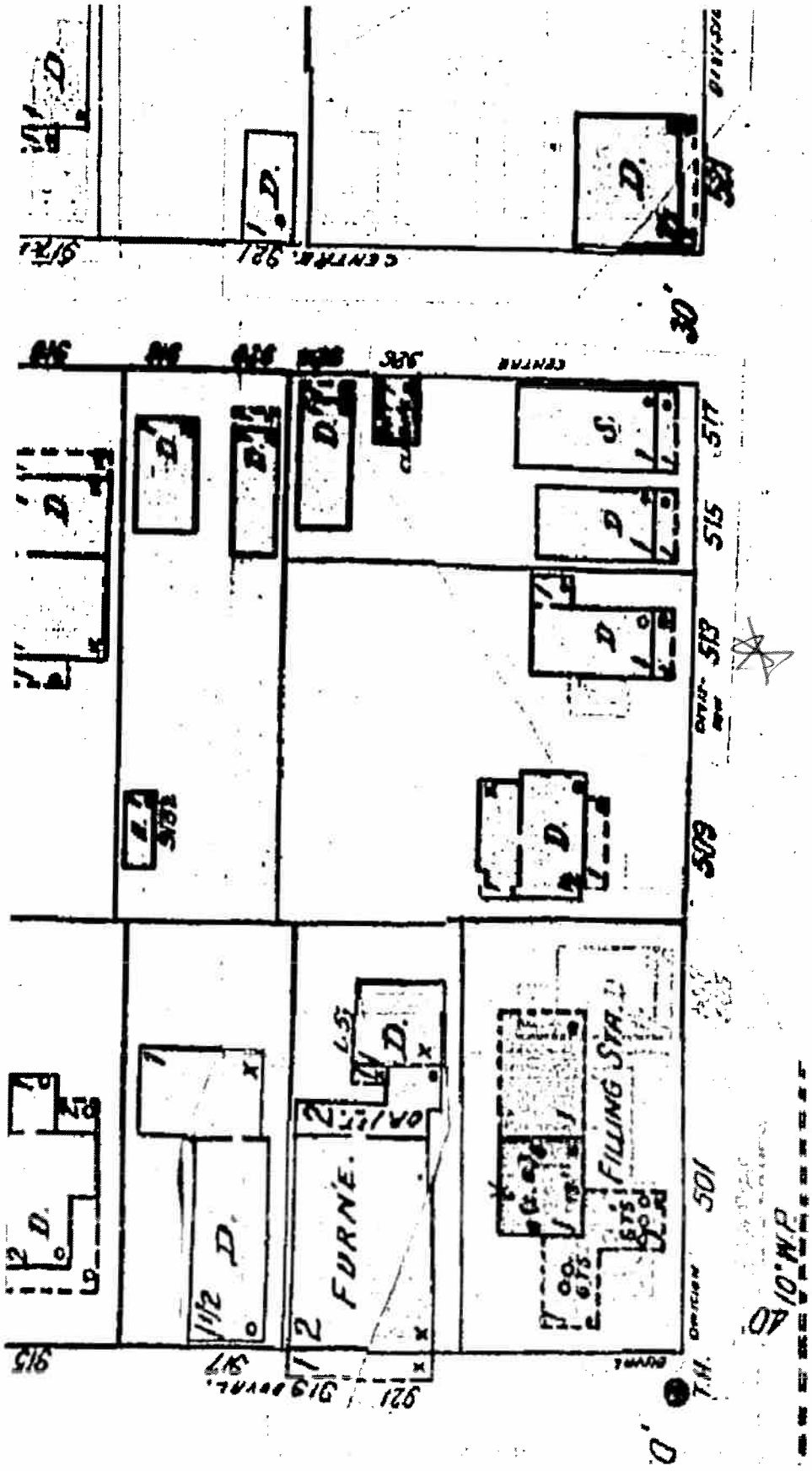
State of FLORIDA  
County of MONROE

Subscribed and sworn to before me this 14 day of July, 2010

Notary Public (seal)



# **Sanborn Maps**



#513 Truman Avenue Sanborn Map Copy 1948



# **Project Photos**



133

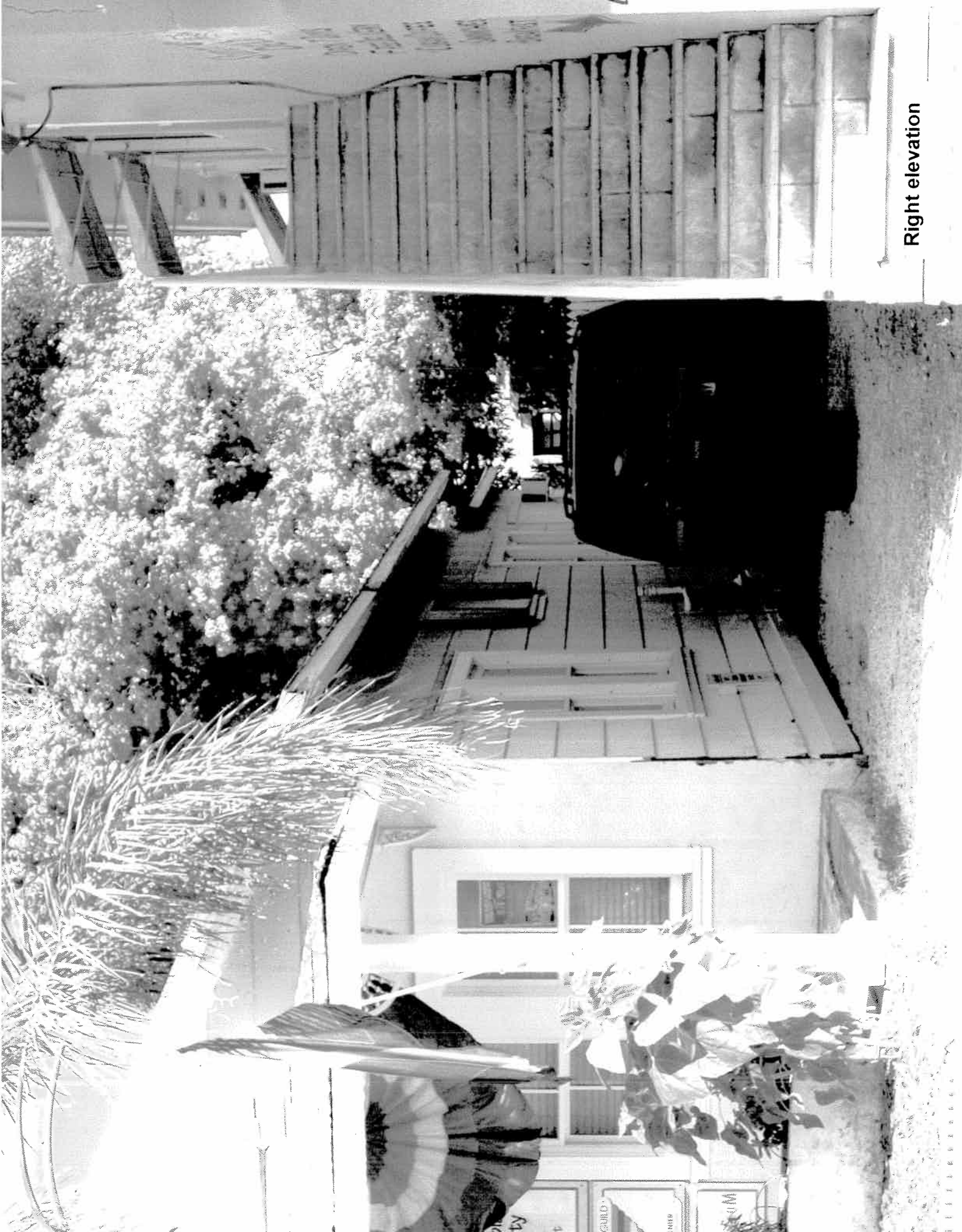
Front elevation



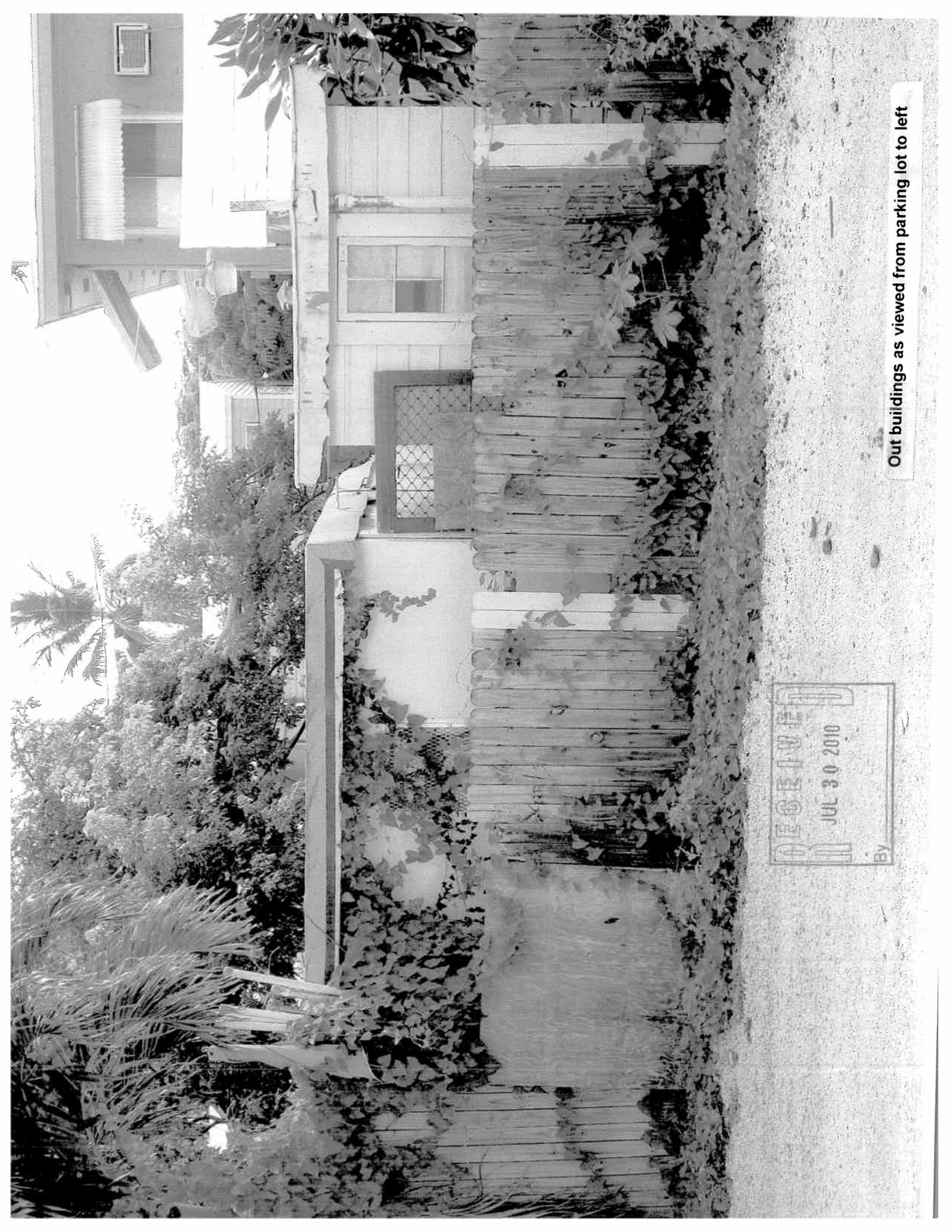
Rear elevation



Left elevation



Right elevation



RECEIVED  
JUL 30 2010  
By

Out buildings as viewed from parking lot to left



Sun's Deli

OPEN 7 DAYS  
FREE DELIVERY  
CUBAN COFFEE  
SANDWICHES  
BREAKFAST



RECEIVED  
JUL 30 2010

Right elevation neighboring building



**Sunny's  
DELI**  
• OPEN 7 DAYS  
517 • FREE DELIVERY

RECEIVED  
By \_\_\_\_\_  
JUL 30 2010

Right elevation neighboring building





Neighboring property to rear

# Survey

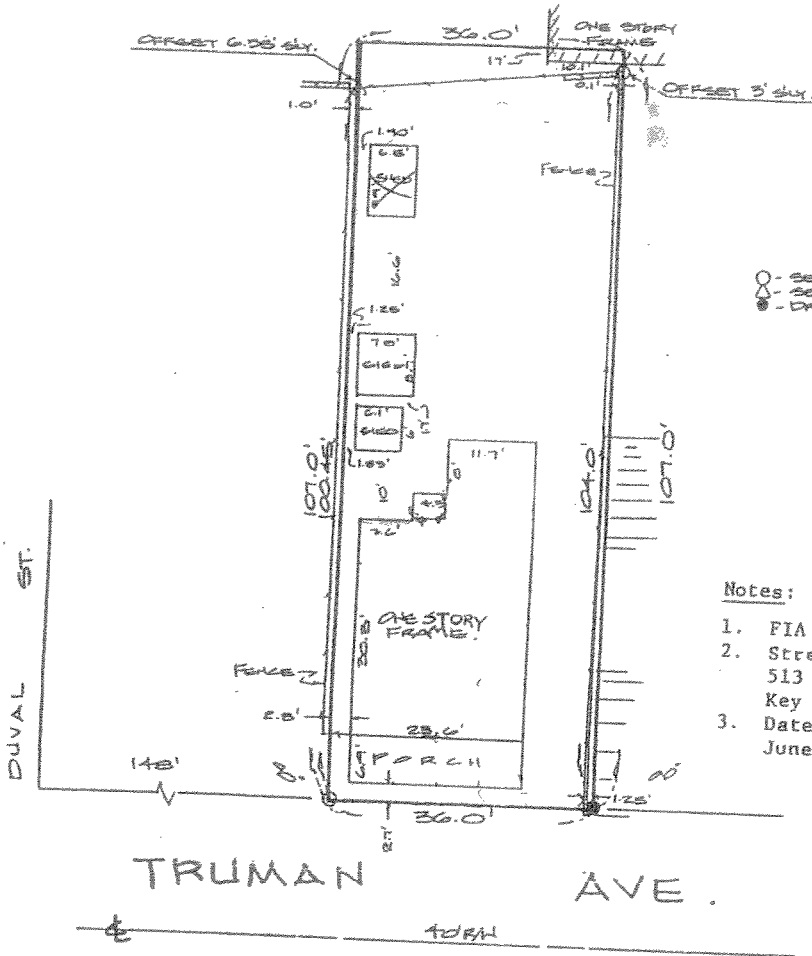


# PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors  
1204 Simonton Street  
Key West, Florida 33040  
(305) 294-4747

JACK M. PHILLIPS, P.L.S.  
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.  
FLORIDA CERTIFICATE NO. 2110



1205 PM  
AUG 03 2010  
J. Stull

- - SET #4 IRON ROD W/ CAP.
- △ - SET NAIL & DISK.
- ⊙ - DRILL HOLE.

- Notes:
1. FIA Map Zone is B.
  2. Street address is:  
513 Truman Avenue  
Key West, Florida
  3. Date of field work:  
June 2, 1988

513 TRUMAN

BOUNDARY SURVEY OF: On the Island of Key West and is part of subdivision Eleven (11) and Thirteen (13) according to E.O. Gwynn's Diagram of Lots Two (2) and Four (4) in Square Eight (8) of Simonton and Walls Addition, recorded in Deed Record Book H, Page 669, Monroe County Florida Public Records. COMMENCING at a point on Division Street One Hundred and Forty-eight (148) feet from the corner of Division Street and Duval Street and running thence in a Northeasterly direction on Division Street Thirty-six (36) feet; thence at right angles in a Northwesterly direction One Hundred and Seven (107) feet; thence at right angles in a Southwesterly direction Thirty-six (36) feet; thence at right angles in a Southeasterly direction One Hundred and Seven (107) feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: JEFF O'REGAN

I HEREBY CERTIFY that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

THIS SURVEY IS NOT  
VALID UNLESS EMBOSSED  
WITH A RAISED SEAL

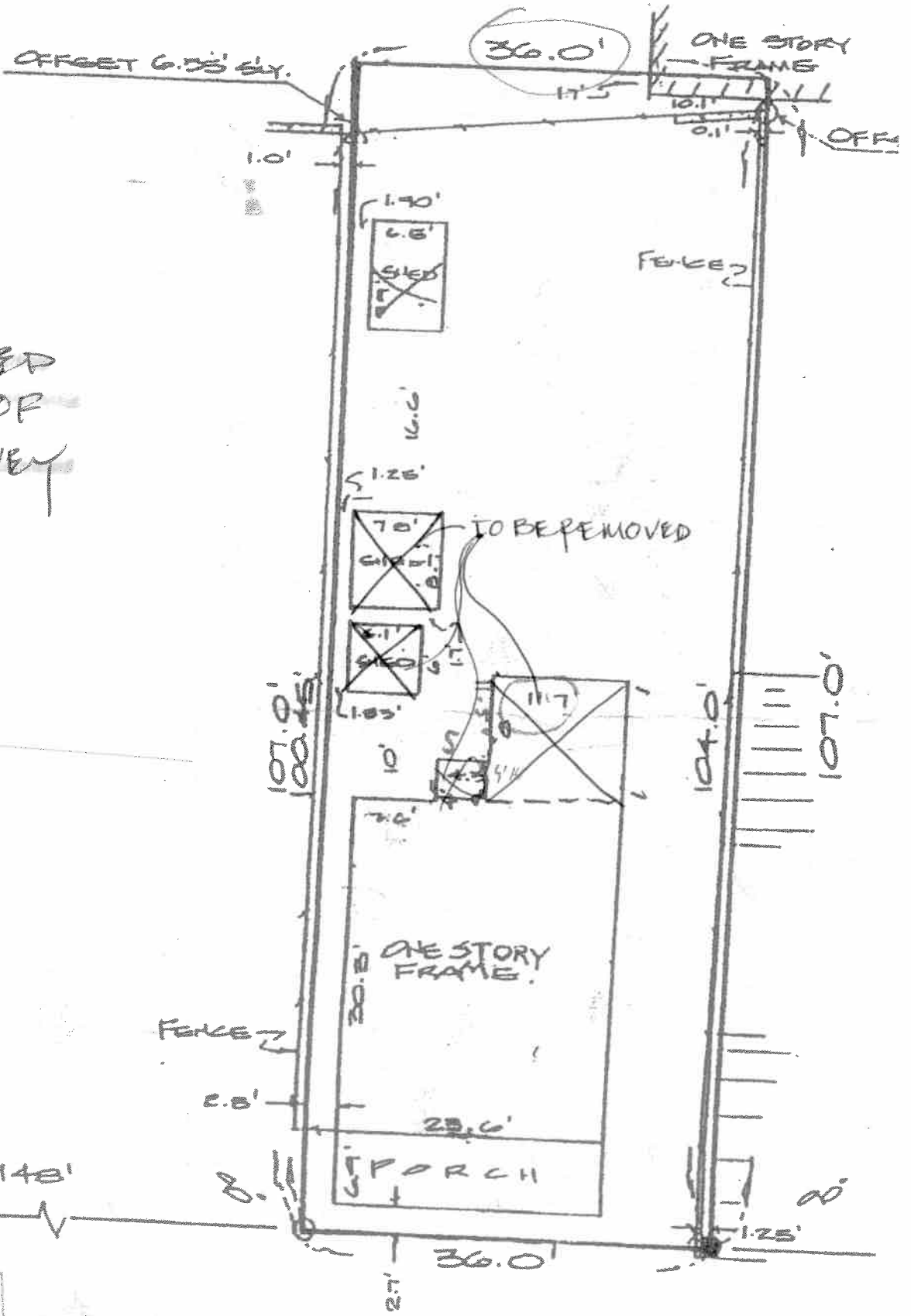
PHILLIPS & TRICE SURVEYING, INC.

*Jack M. Phillips*  
Jack M. Phillips  
Professional Surveyor  
Florida Reg. Cert. #1410

June 7, 1988  
Key West, Florida

# Site Plans

513 TRUMAN AVE



ENLARGED COPY OF SURVEY

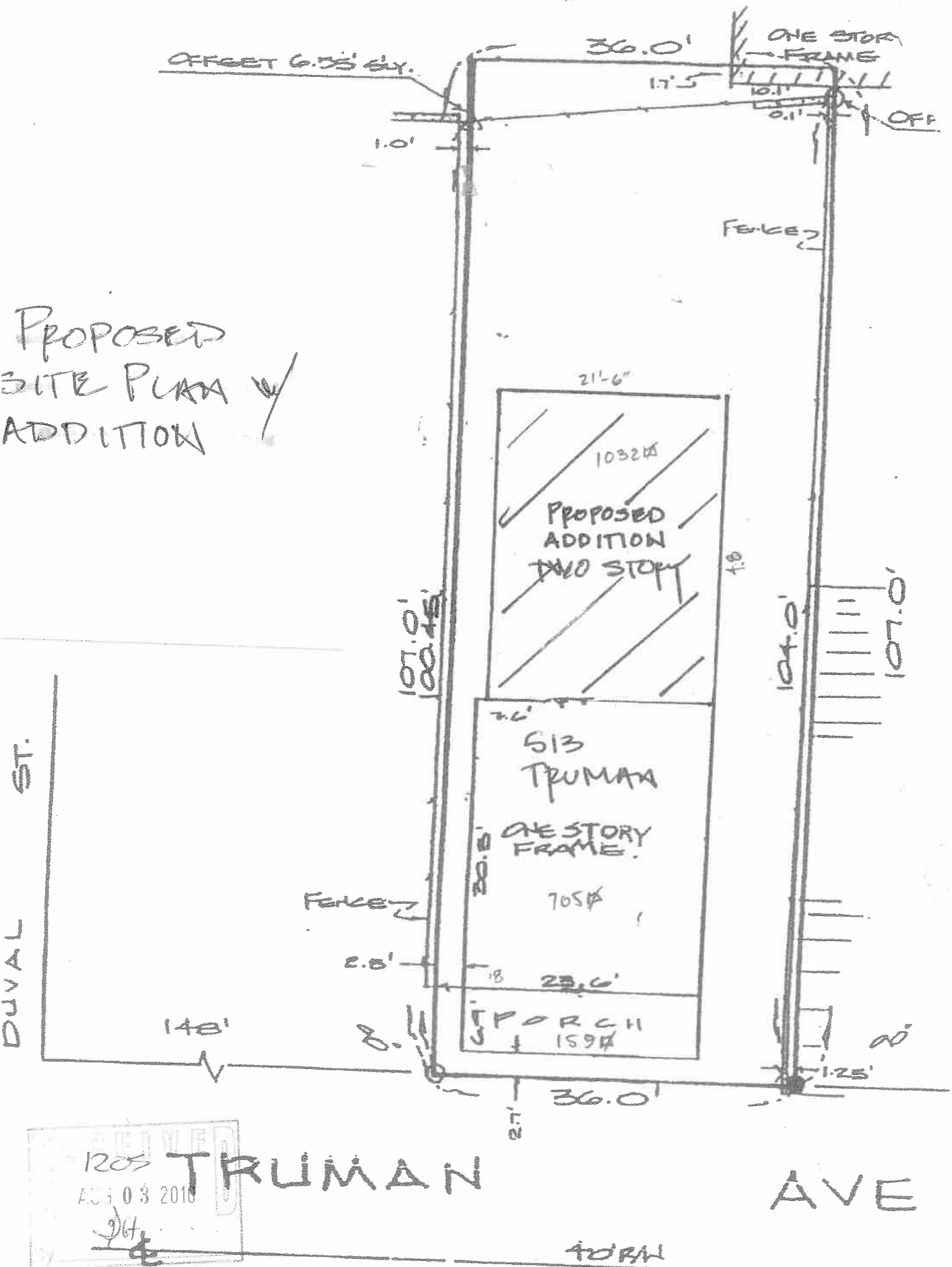
DUVAL ST.

TRUMAN AVE

RECEIVED  
 1205  
 AUG 03 2010  
 BY J.H.

TORN

PROPOSED  
SITE PLAN  
ADDITION



1205  
APR 03 2010  
JH



APPROVED  
 JUL 30 2010  
 By JD MC

**PROPOSED ADDITION OVER VIEW**

513 TRUMAN AVE

THESE PLANS AND SPECIFICATIONS HAVE BEEN CREATED BY THE BUILDER FOR THE SOLE USE OF THE BUILDER, ARE COPYRIGHTED, AND WILL REMAIN THE PROPERTY OF THE BUILDER. THEY ARE NOT FOR USE BY THE CLIENT TO BUILD THE PROJECT OR FOR THE USE OF ANY OTHER CONTRACTOR. THE CLIENT ABSOLVES THE BUILDER OF ANY RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THESE PLANS IF THE PROJECT IS NOT BUILT BY THE BUILDER.

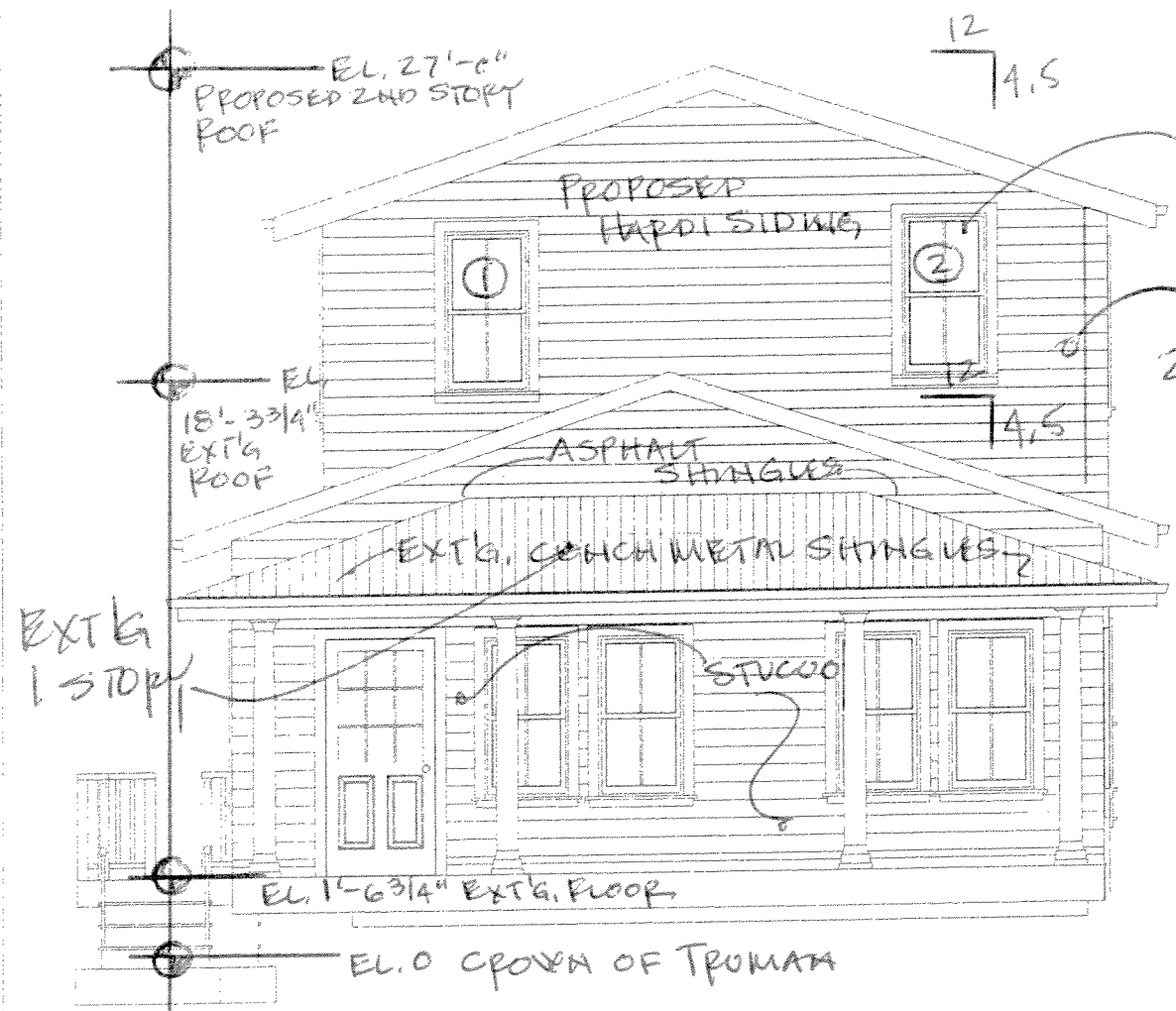
AFFILIATED Design & Construction Managers, LLC  
 P O Box 5882, Key West, FL 33045-5882  
 Ph: 305.296.6021 Fax: 305.296.4867  
 Dar's Cell: 305.797.1085  
 Florida State Building License CGC 1515977

Proposed:

DATE:  
 6/15/10

REVISED:  
 7/30/10  
 HAPC

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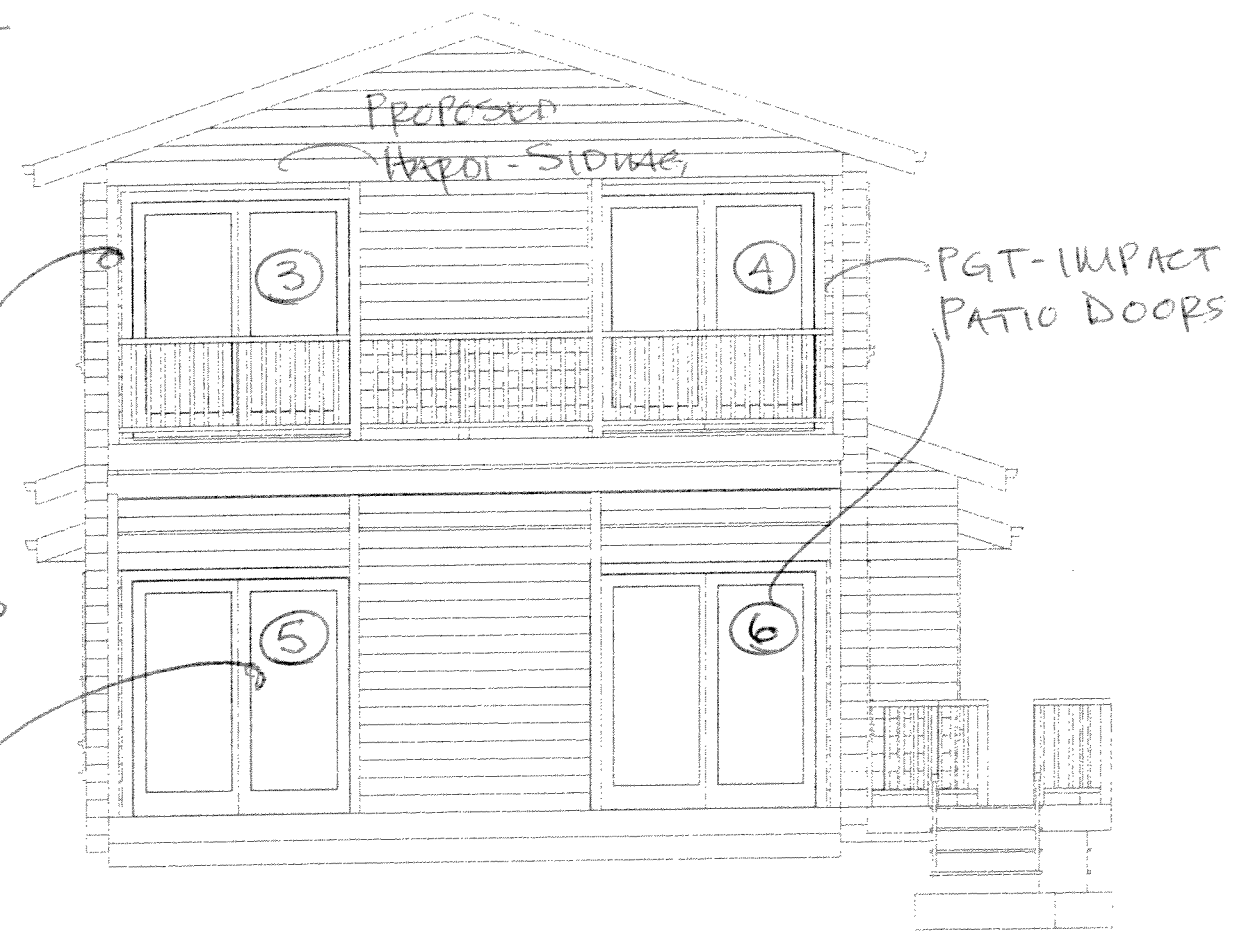


**FRONT ELEVATION**

PGT-IMPACT COVER 2

PROPOSED 2ND STORY ADDITION

PROPOSED 1ST FLOOR ADDITION @ REAR



**REAR ELEVATION**

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

513 TRUMMA AVE

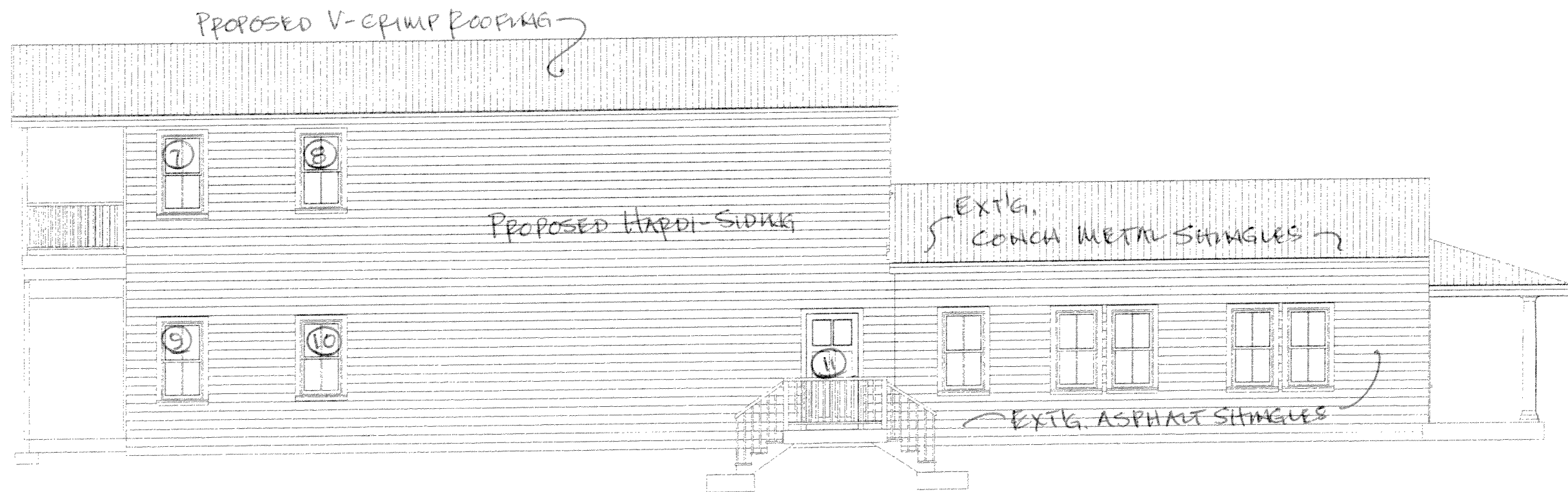
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**LEFT SIDE ELEVATION**

513 TRUMAN AVE

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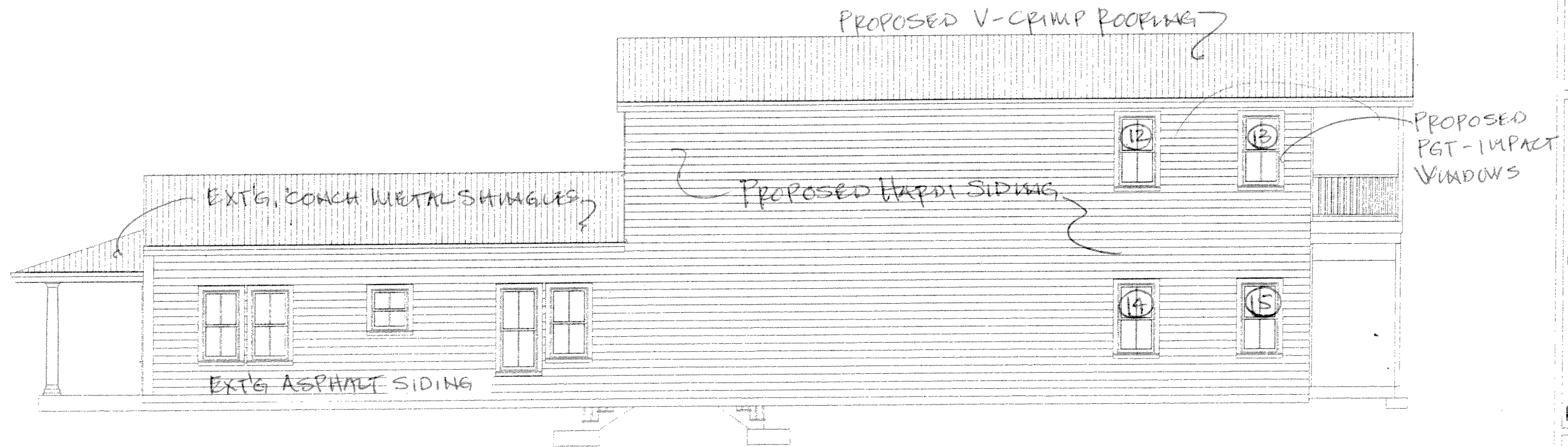
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**RIGHT SIDE ELEVATION**

513 TRUMAN AVE

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 Dar's Cell: 305.797.1085  
 Florida State Building License CGC 1515977

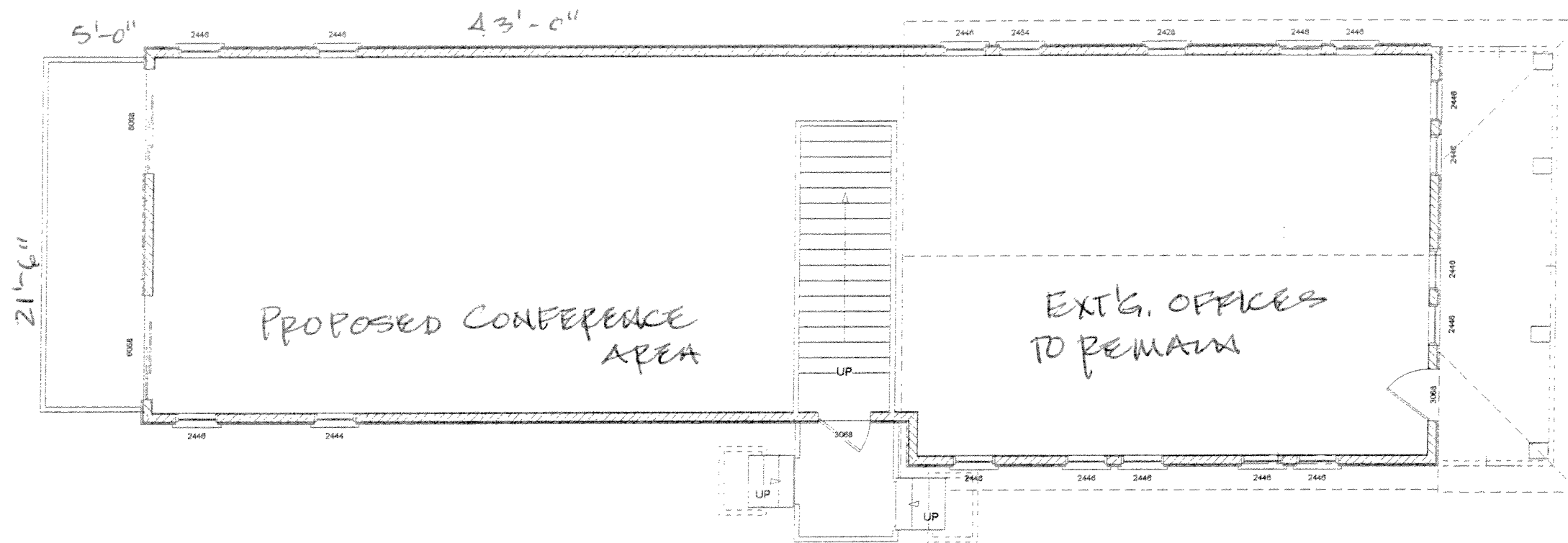
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TRUMAN AVE.

**PROPOSED FIRST FLOOR PLAN**  
**SCALE: 1/8"=1'0"**

513 TRUMAN AVE

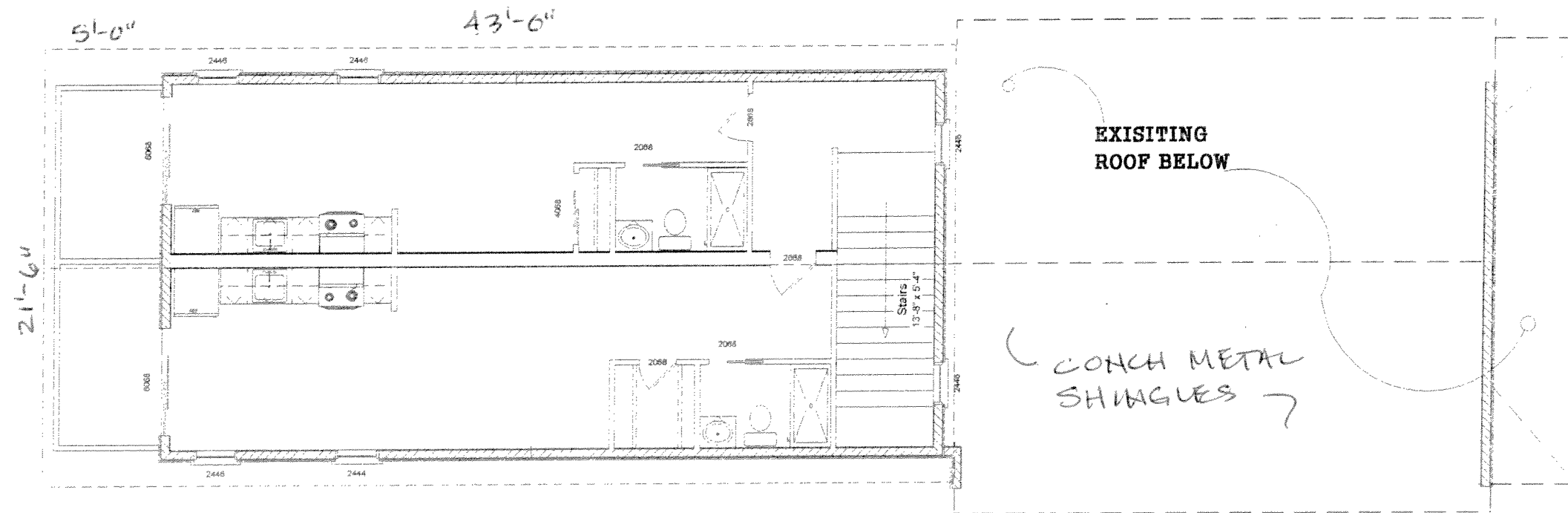
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 Dar's Cell: 305.797.1085  
 Florida State Building License CGC 1515977



**PROPOSED SECOND FLOOR PLAN**

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

513 TRUMAN AVE

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 Ph: 305.296.6021 Fax:305.296.4867  
 Dar's Cell: 305.797.1085  
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# Noticing

# Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing **at 3:00 p.m., August 10, 2010, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**REMOVE TWO NON HISTORIC ADDITIONS ON REAR AND  
CONSTRUCT A TWO STORY REAR ADDITION  
# 513 TRUMAN AVENUE- APPLICATION NO. (H10-01-243)  
Applicant: DAR CASTILLO AFFILIATED DESIGN AND  
CONSTRUCTION MANAGEMENT**

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