

# Historic Architectural Review Commission

## Staff Report Item 11

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<b>Meeting Date:</b>	October 28, 2014
<b>Applicant:</b>	William P. Horn, Architect
<b>Application Number:</b>	H14-01-1608
<b>Address:</b>	#921 Truman Avenue
<b>Description of Work:</b>	Major Development Plan – New two-story frame structure, site work, and landscaping.
<b>Building Facts:</b>	<p>Located at the corner of Truman Avenue and Packer Street, there are three structures currently on site. Two of which are historic, but considered non-contributing, while the third is an addition constructed in 1990. The first historic structure, located on the northeast corner of Truman and Packer first appears on the 1899 Sanborn map and the other first appears on the 1926 Sanborn map. Both have been heavily modified over the years. In 2011, the buildings suffered severe fire damage, and the Chief Building Officer has declared the buildings unsafe and has required them to be demolished.</p> <p>The proposed project is for the design of a two-story frame structure that will replace these condemned buildings. On October 16<sup>th</sup>, this project received Planning Board approval, but still requires approval from the City Commission.</p>
<b>Guidelines Cited in Review:</b>	New construction (pages 36- 38a), specifically guidelines 1 through 7 of pages 38-38a.

### Staff Analysis

The Certificate of Appropriateness in review proposes a new design for a restaurant at the corner of Truman Avenue and Packer Street. The applicant proposes a new building with a contemporary design. The southwest side of the structure will be two-story with a height of 31 feet. As the structure will be used

as a restaurant, there is a kitchen hood exhaust that will project another three feet above the top of the building. The property is zoned for HNC-1, where the maximum height is 35 feet. The roof on the two-story section will be a gable roof with another intersecting gable.

The rest of the building will only be one-story, which will utilize abstract butterfly roofs to create overhangs and roof projections on the corner of Truman Avenue and Packer Street, where the main entrance will be located. This is a gesture of recognition to the street corner by not creating a solid volume. Instead the space will be transparent, with the use of steel columns and beams. This transparency will play off the restaurant's main entrance, which will encompass a wall of glass. This transparent corner will also create more corner visibility for vehicles.

Other contemporary detailing includes aluminum impact glass windows and storefront system, aluminum guardrails, and steel doors, all with a silver finish. The windows are mostly square in shape with a white, thick trim. This trim will be aligned with horizontal and vertical banding that emphasizes the geometric nature of the overall design. The fiber-cement siding will be painted blue. The structure will have Galvalume finished (silver color), standing seam metal roof.

The site is located in a part of the historic district where there is a mixture of contributing structures and non-historic or non-contributing buildings, many whose period of significance ranges to the mid-20<sup>th</sup> century. Due to this factor, the contemporary design will fit with the surrounding urban context.

The site will have five parking spaces and a rear enclosure that will be screened with a six foot, wooden fence, which will be painted white. That enclosure will include bicycle parking, garbage, and A/C equipment.

### **Consistency with Guidelines**

1. The proposed building will have an appropriate scale and mass for Truman Avenue. There is a bit of a concern with its scale in relation to the small houses on Packer Street, but the street is heavily treed and the two-story section will be located on the southwest side of the site. The setback and spacing between the large mass of this building and its one-story neighbor should make the difference in scale and height less noticeable.
2. The proposed design will be appropriate to the surrounding structures, as Truman Avenue already has a mixture of buildings of different architectural styles and periods of construction.
3. The plans proposes a new design that does not mimic any traditional structure in the historic district. It is more reminiscent of mid-century modern buildings designed in Florida, with the utilization of an abstract butterfly roof to create different overhangs and projections. The design is sensible to the surrounding structures.

4. The proposed materials and textures, although not traditional, will be appropriate to the specific urban context where the site is located.

It is staff's opinion that the proposed contemporary design complies with the guidelines for new construction. The proposed mass, scale, proportions, materials and vocabulary are in keeping with the surrounding structures. The guidelines promotes contemporary design as a means to create new structures in the historic district.

# Application





CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

0-01-2014 011508

APPLICATION #

OWNER'S NAME:

Robert & Noreen Pollman

DATE:

9-22-14

OWNER'S ADDRESS:

PO Box 87 Egg Harbor, WI 54209-0087

PHONE #:

1-920-333-0192

APPLICANT'S NAME:

William P Horn Architect, PA

PHONE #:

305-296-8302

APPLICANT'S ADDRESS:

915 Eaton Street, Key West, Florida 33040

ADDRESS OF CONSTRUCTION:

921 Truman Avenue, Key West, Florida 33040

# OF UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Removal of fire damaged restaurant building, rebuild new two story restaurant building, sitework and landscaping.

\* Includes A/c equipment

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: 9-22-14

Applicant's Signature:

[Handwritten signature]

Required Submittals

Table with 2 columns: Checkmark/box and Submittal description. Includes items like 'TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS', 'TREE REMOVAL PERMIT', 'PHOTOGRAPHS OF EXISTING BUILDING', 'PHOTOGRAPHS OF ADJACENT BUILDINGS', and 'ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES'.

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:

*Buildings condemned*  
*Guidelines for new construction*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

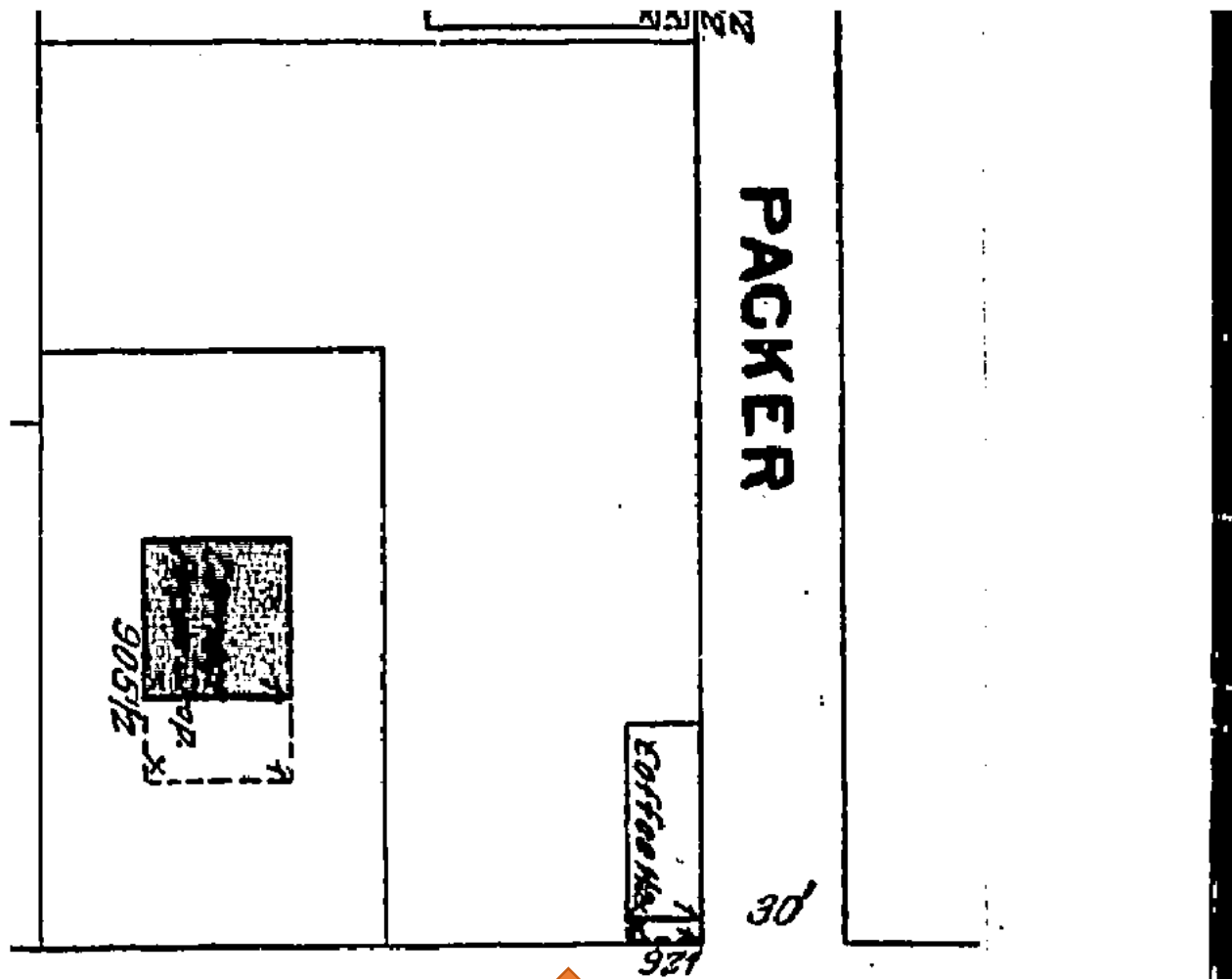
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Date: \_\_\_\_\_

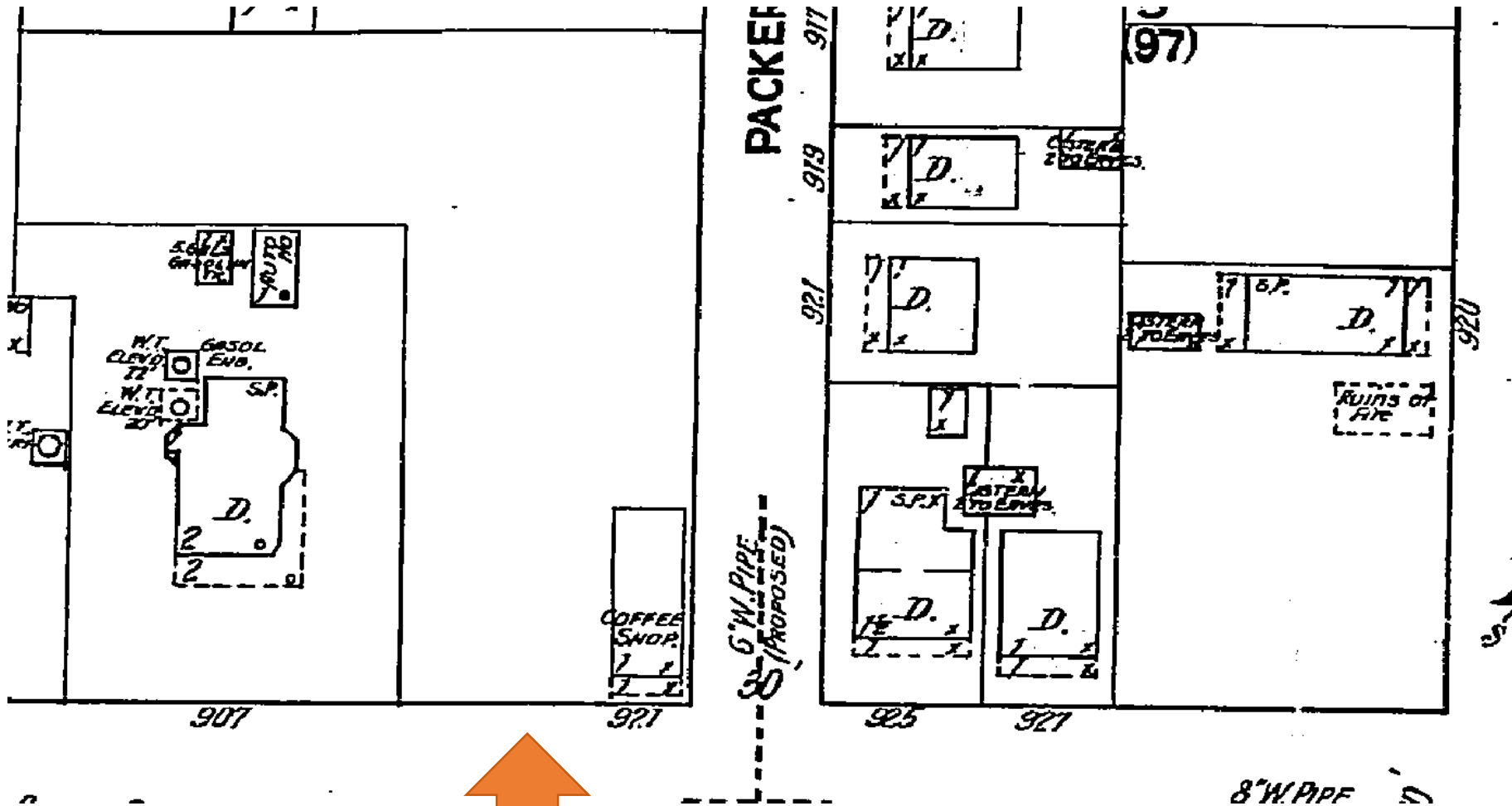
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

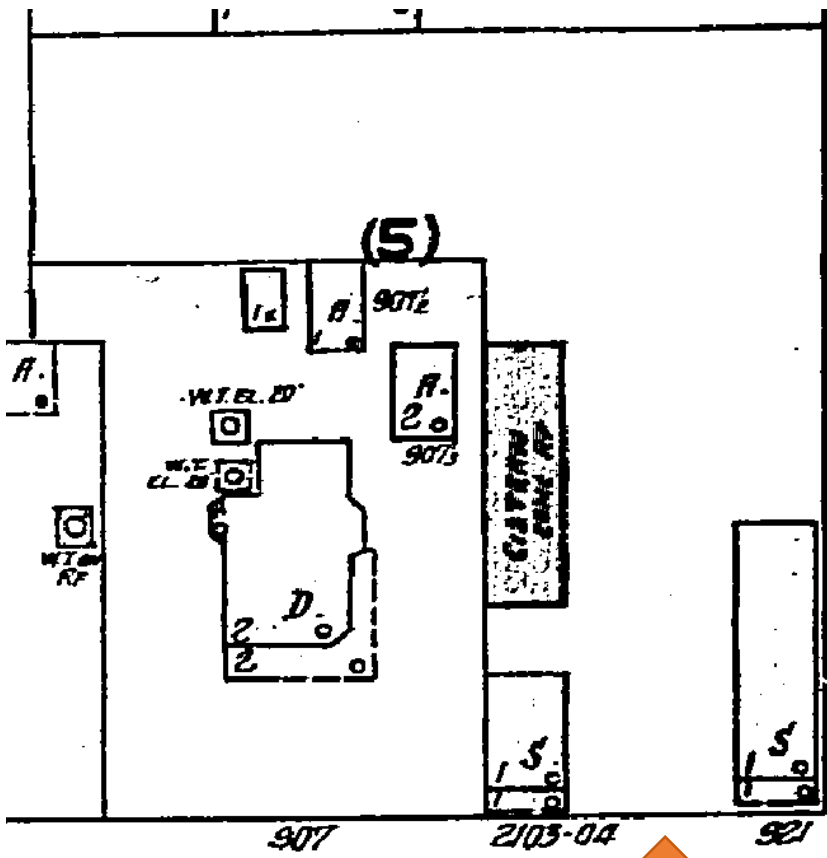
# **Sanborn Maps**



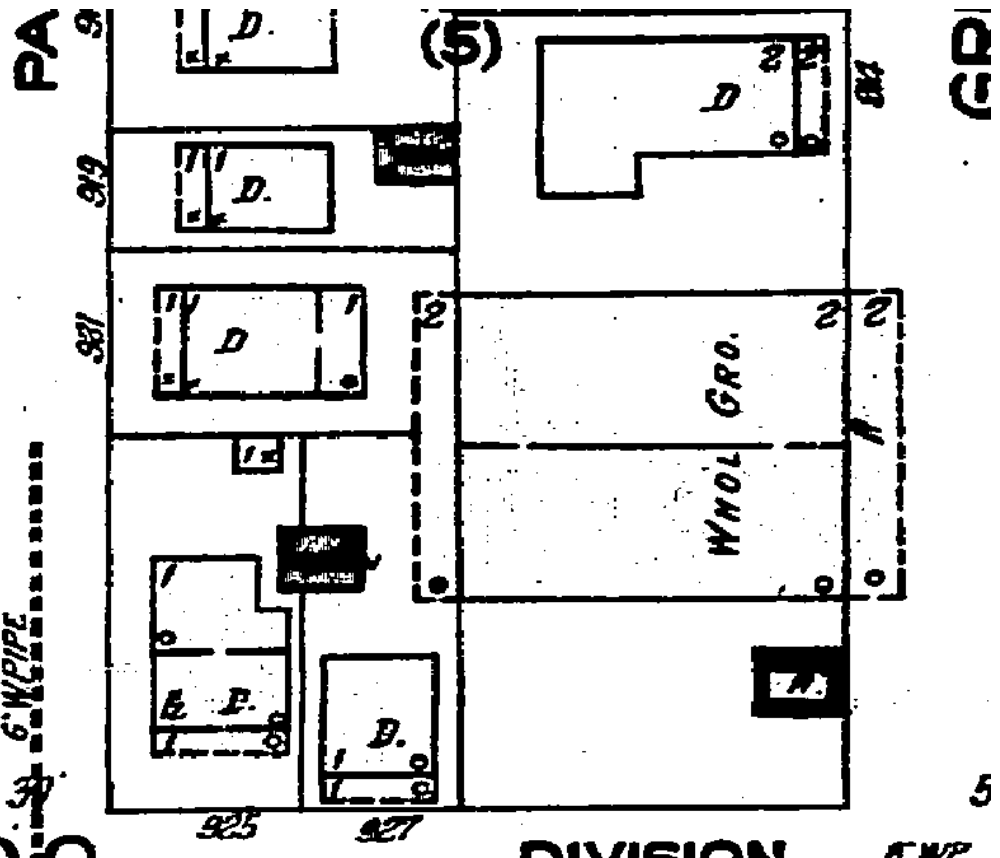
1899 Sanborn Map



1912 Sanborn Map



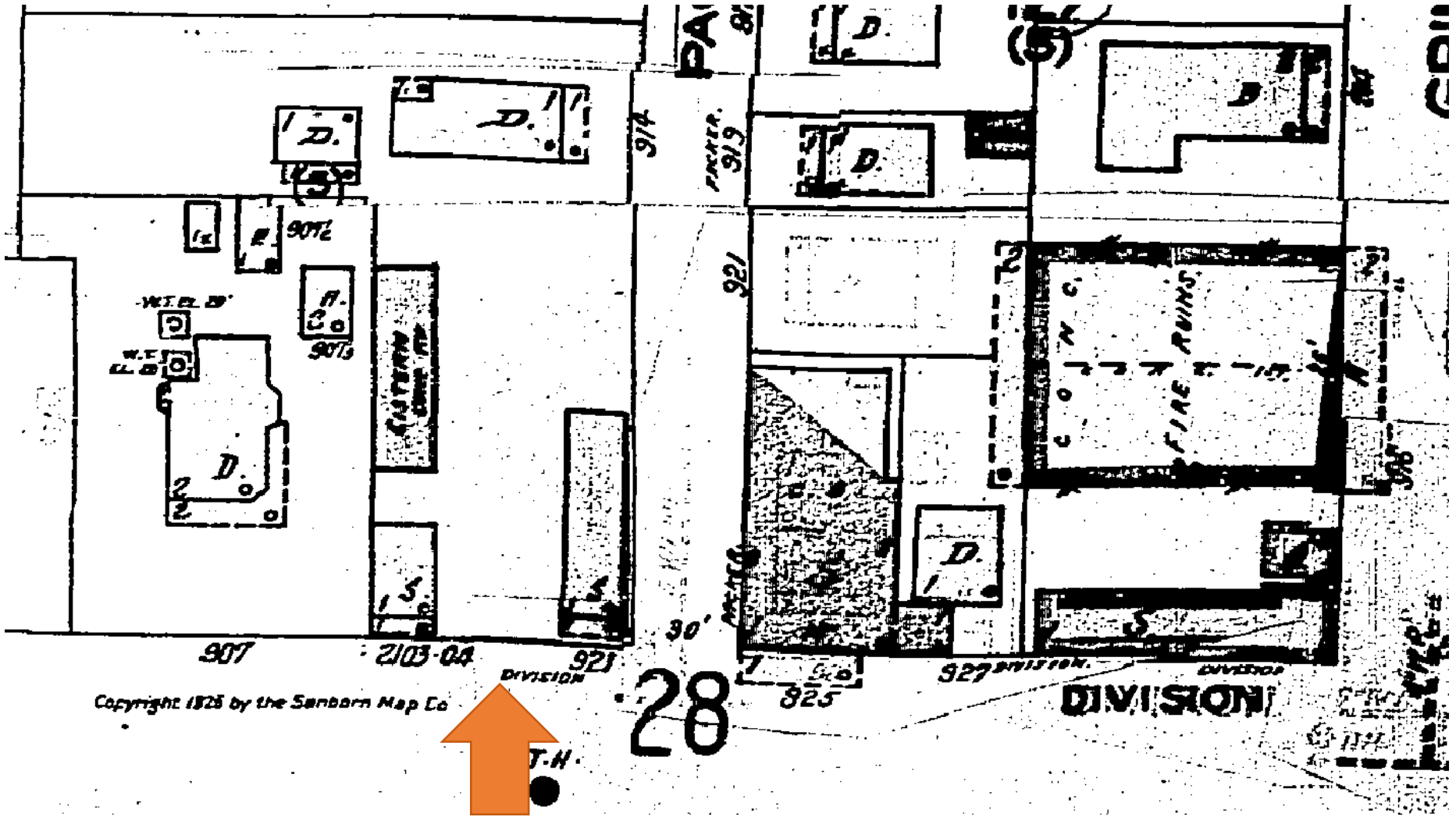
Copyright 1926 by the Sanborn Map Co



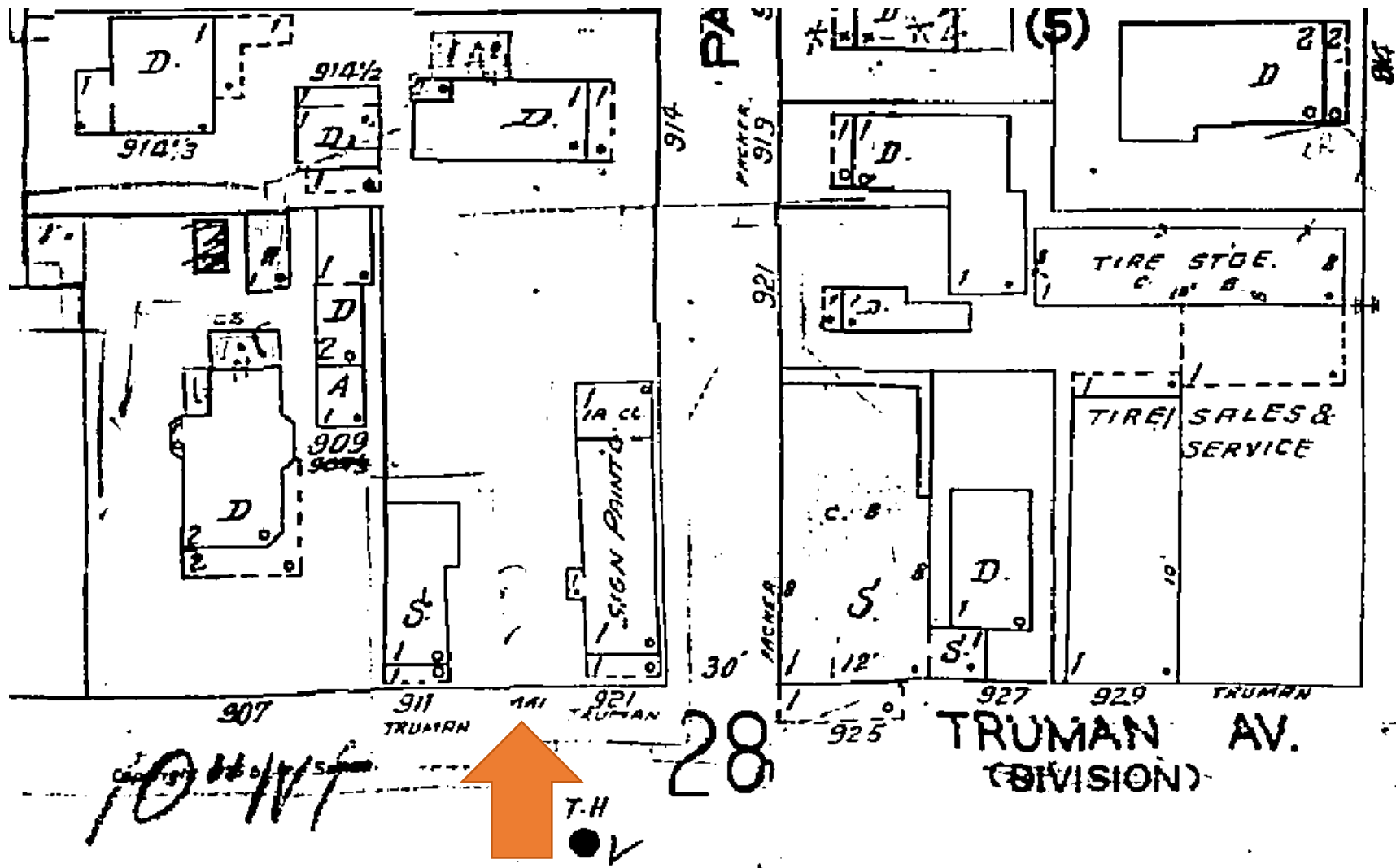
28



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



# **Project Photos**



1965 Property Appraiser's Photo of 921 Truman Avenue.

Monroe County Public Library.



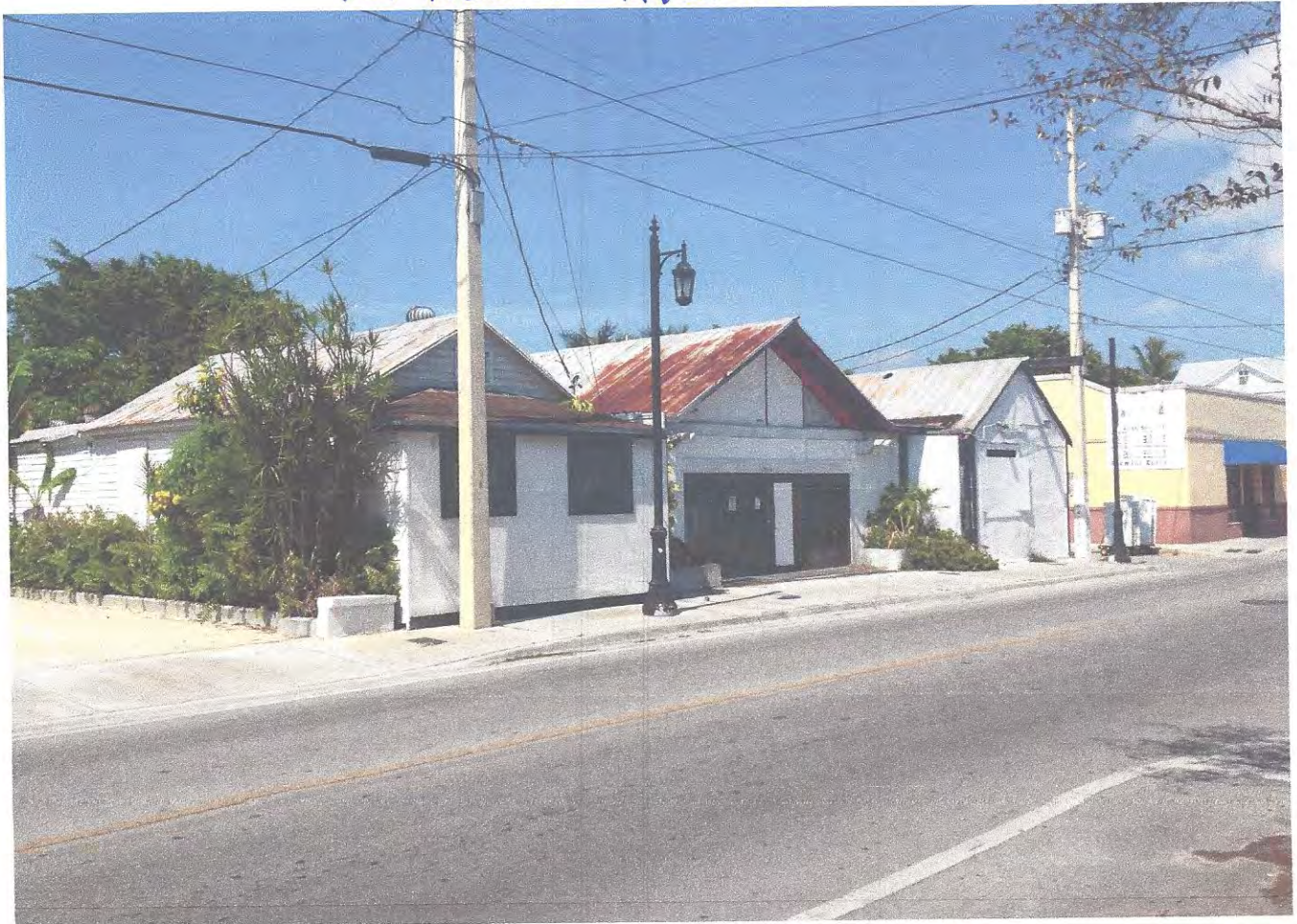
1965 Property Appraiser's Photo of 911 Truman Avenue.

Monroe County Public Library.





921 TAUMAN AVENUE







921 TRUMAN AVENUE







TRUMAN AVE. - PROPERTY TO LEFT SIDE







*2 1/2 STORY BUILDING TO LEFT SIDE*







TRUMAN AVE. - PROPERTY TO RIGHT SIDE







PACKER STREET VIEWS







REAR YARD 921 TAUMON





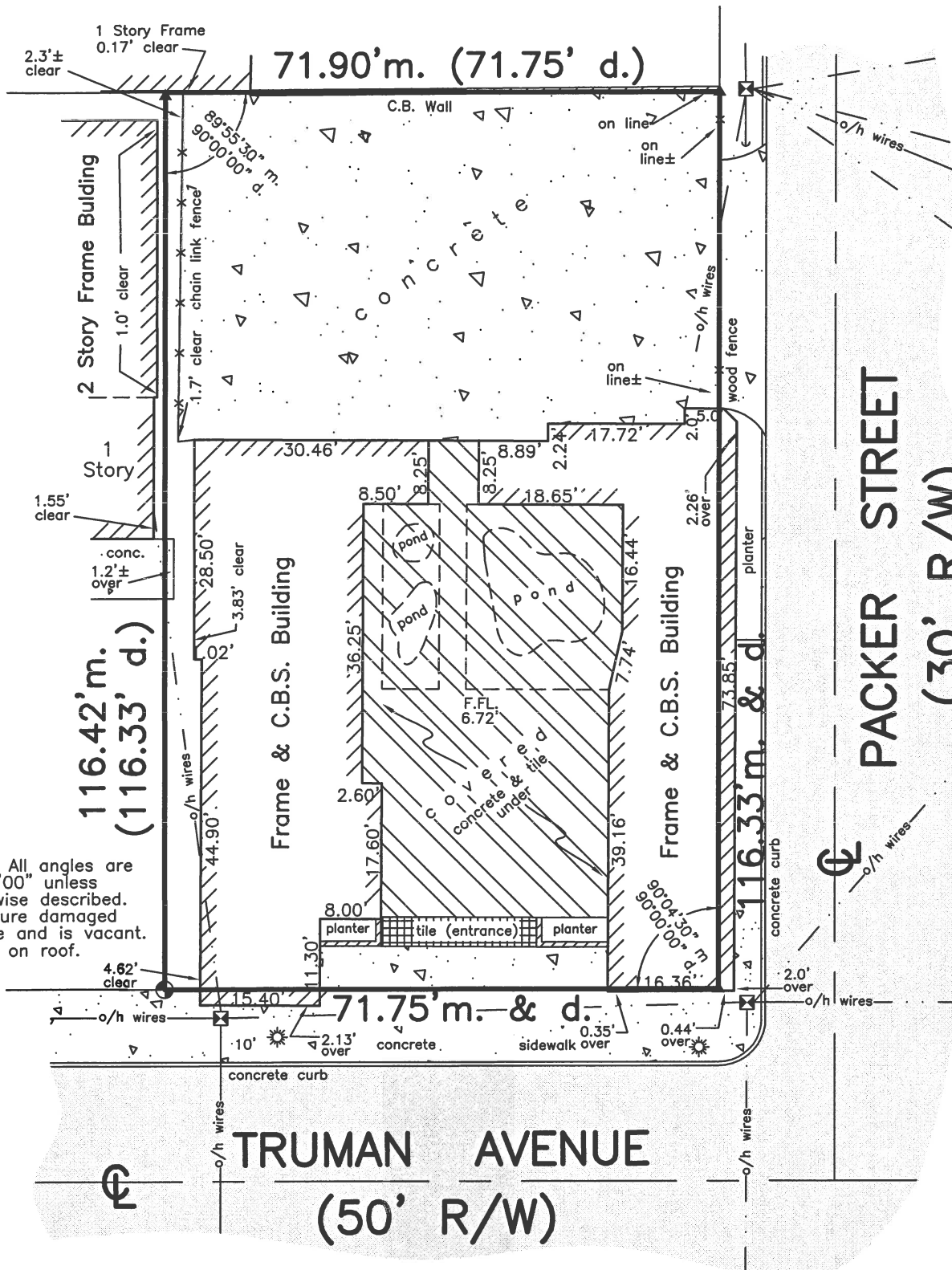


REAR YARD 921 TAUMON





# Survey



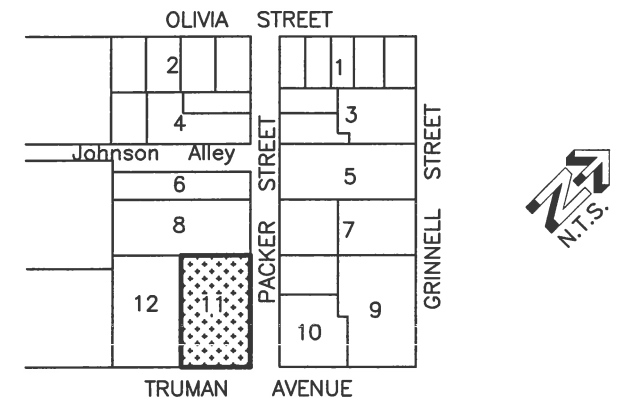
NOTE: All angles are 90°00'00" unless otherwise described. Structure damaged to fire and is vacant. A/C's on roof.

**SURVEYOR'S NOTES:**  
 North arrow based on assumed median  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: D-121 Elevation: 3.914  
 Field work performed on 3/14/14

**MONUMENTATION:**  
 ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749  
 ▲ = Set P.K. Nail, P.L.S. No. 2749

**SYMBOLS**

- ⊕ Concrete Utility Pole
- ⊕ Fire Hydrant
- ⊕ Sanitary Sewer Clean Out
- ⊕ Street Light
- ⊕ Wood Utility Pole
- ⊕ Water Meter



**LOCATION MAP**  
 Part of Square 2 & Square 4, Tract 6  
 City of Key West

**LEGAL DESCRIPTION:**  
 On the Island of Key West and known on William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as part of Tract Six (6) but now better known as Lot Eleven (11) in Square Four (4) of said Tract Six (6) according to John Lowe's subdivision of part of said Tract Six (6) recorded in Deed Book 1, Page 425 of Monroe County, Florida Records. and Division Street, distant One hundred and Seventy three (173) feet Six (6) inches from the corner of Grinnell and Division Streets and running thence in a Southwesterly direction along Division Street Seventy one (71) feet Nine (9) inches; thence at right angles in a Northwesterly direction One Hundred and Sixteen (116) feet Four (4) inches; thence at right angles in a Southeasterly direction along said Thirty foot Street One Hundred and Sixteen (116) feet and Four (4) inches to the Place of Beginning at the corner of Division Street and said Thirty-foot Street.

**LEGEND**

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	Number	
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
⊕	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FIP	Found Iron Pipe	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

**CERTIFICATION:**  
 I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no viable encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
 Professional Land Surveyor & Mapper No. 2749  
 Professional Engineer No. 36810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Pollman 921 Truman Avenue, Key West, Florida			
<b>BOUNDARY SURVEY</b>		Dwn No.: <b>04-350</b>	
Scale: 1"=20'	Ref. file 120-36	Flood panel No. 1516K	Dwn. By: F.H.H.
Date: 3/13/96		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
5/20/14: Updated, sheds gone			
c/dwg/kw/block87			

**ISLAND SURVEYING INC.**

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax. (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# **Proposed Design**





## SEVEN FISH RESTAURANT KEY WEST, FL

INDEX OF SHEETS			
PAGE	DESCRIPTION	PAGE	DESCRIPTION
A-1	COVER SHEET	A-9	RENDERING
A-2	SITE & ROOF PLAN	A-10	RENDERING
A-3	1ST FLOOR PLAN		
A-4	2ND FLOOR PLAN	LP-0	LANDSCAPE SPECIFICATIONS
A-5	ELEVATIONS	LP-1	LANDSCAPE PLANTING PLAN
A-6	ELEVATIONS	CD-1	LANDSCAPE CONCEPTUAL IMAGERY
A-7	RENDERING		
A-8	RENDERING	SU-1	SURVEY

WILLIAM P. HORN  
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LICENSE NO.  
AA 0003040

SEVEN FISH  
921 TRUMAN AVENUE, KEY  
WEST, FLORIDA

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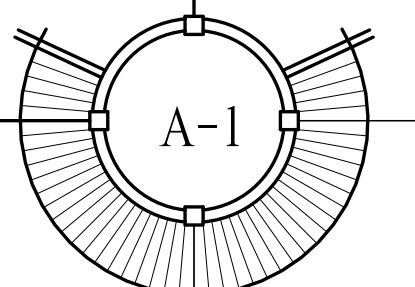
DATE \_\_\_\_\_

5. 28 . 2014 DRC  
7. 25 . 2014 PL. BD.  
9. 29 . 2014 HARC

REVISIONS \_\_\_\_\_

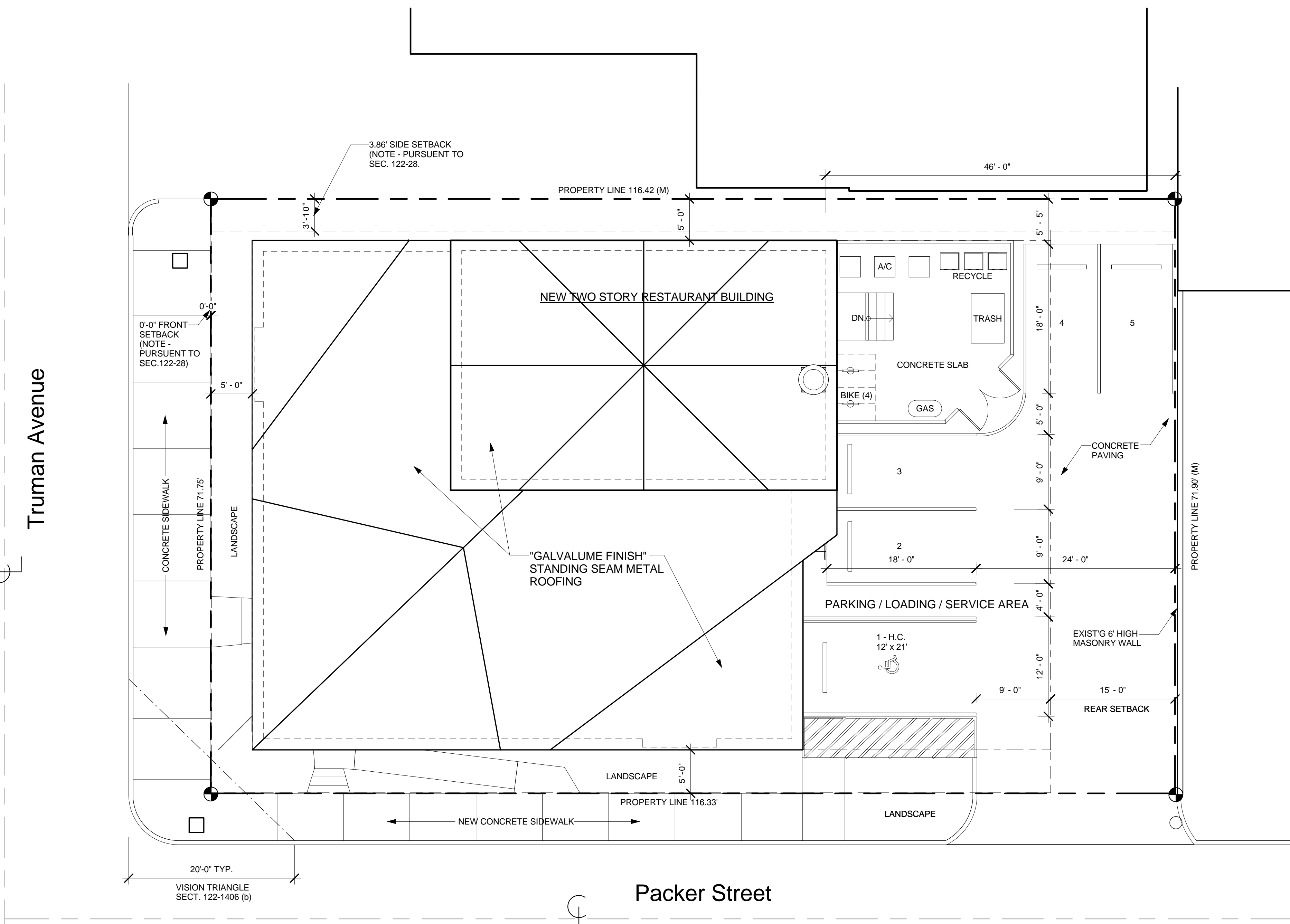
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PROJECT  
NUMBER  
1404



**SEVEN FISH**  
921 TRUMAN AVENUE.  
KEY WEST, FLORIDA



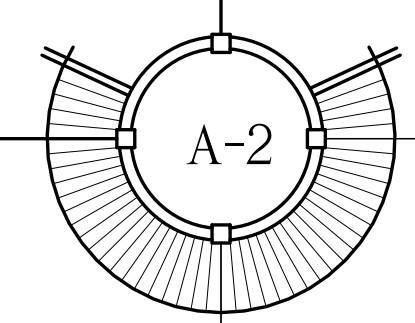
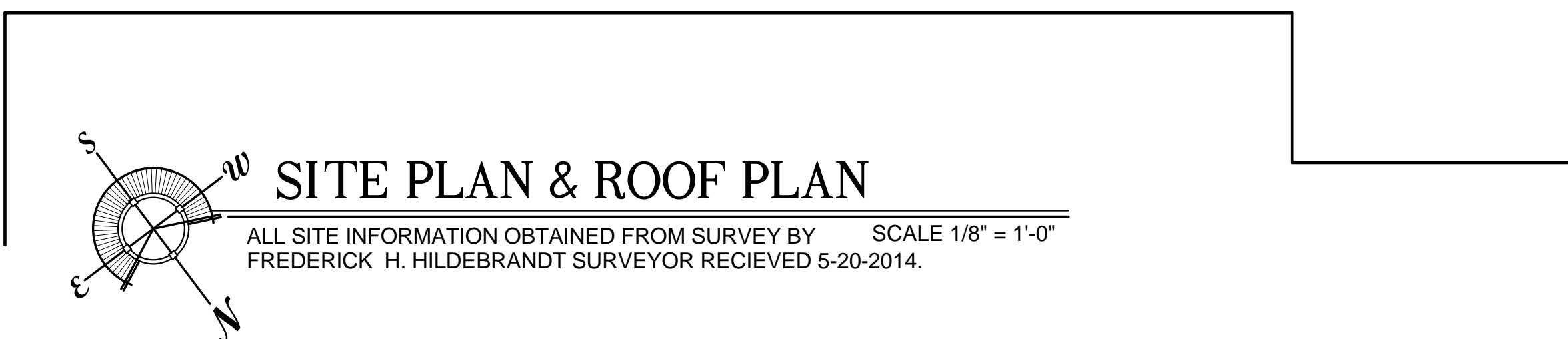


**SITE DATA**

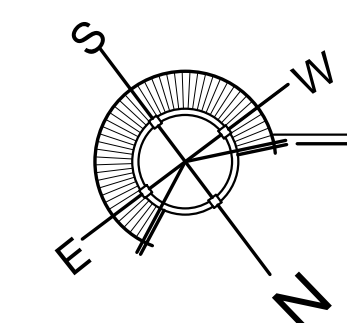
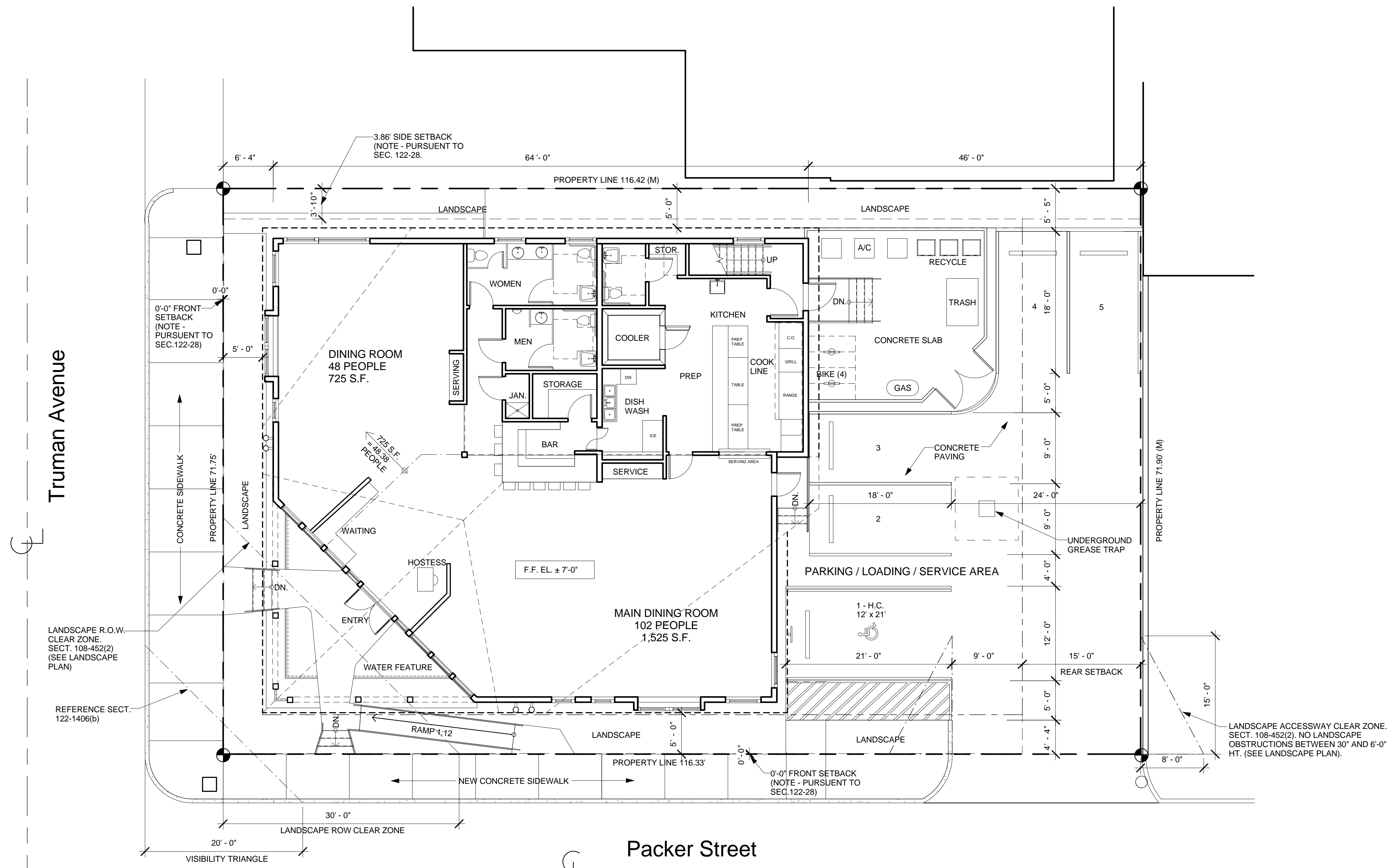
LAND USE : HNC-1  
 SITE AREA : 8,360 S.F. (.19 ACRE)  
 FLOOD ZONE : X (SEE SURVEY)  
 F.A.R. :  
 EXISTING: 0.593 (4,954 S.F.)  
 PROPOSED: 0.570 (4,765 S.F.)  
 MAX HEIGHT :  
 ALLOWABLE = 35'-0" MAX.  
 EXISTING = 25'-0"  
 PROPOSED = 34' - 3"  
 LOT COVERAGE  
 EXISTING = 56% = 4,696 S.F.  
 PROPOSED = 51% = 4,279 S.F.  
 IMPERVIOUS AREA  
 EXISTING = 95% = 7,957 S.F.  
 PROPOSED = 84% = 7,059 S.F.  
 LANDSCAPE AREA  
 EXISTING = 5% = 403 S.F.  
 PROPOSED = 16% = 1,301 S.F.  
 \* 8% (689 S.F.) IS ADDITIONAL LANDSCAPE AREA UNDER  
 OVERHANGS AND ENTRY.  
 SETBACKS  
 FRONT: EXISTING = 0'-0"  
 PROPOSED = 5'-0"  
 SIDE: EXISTING = 3'-10"  
 PROPOSED = 5'-0"  
 STREET SIDE: EXISTING = 0'-0"  
 PROPOSED = 5'-0"  
 REAR: EXISTING = 43'-0"  
 PROPOSED = 44'-10"  
 PARKING  
 REQUIRED = MATCH EXISTING (5 SPACES)  
 PROPOSED = 5 SPACES INCLUDING 1 H.C. SPACE  
 BIKE PARKING = 4 SPACES

**BUILDING DATA**

OCCUPANCY = A2 RESTAURANT  
 CONSTRUCTION TYPE = V-B ; SPRINKLERED  
 ALLOWED SQ. FOOTAGE = 12,000 (W/ SPRINKLER INCREASE)  
 MAX. NO. OF STORIES = 2 (W/ SPRINKLER INCREASE)  
 FIRST FLOOR  
 ENCLOSED = 3,544 S.F.  
 ENTRY CANOPY = 329 S.F.  
 SECOND FLOOR  
 ENCLOSED = 1,221 S.F.  
 TOTAL ENCLOSED = 4,765 S.F.  
 CONSUMPTION AREA  
 EXISTING = 2,315 S.F.  
 PROPOSED = 2,250 S.F.



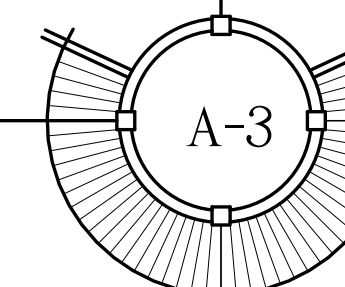




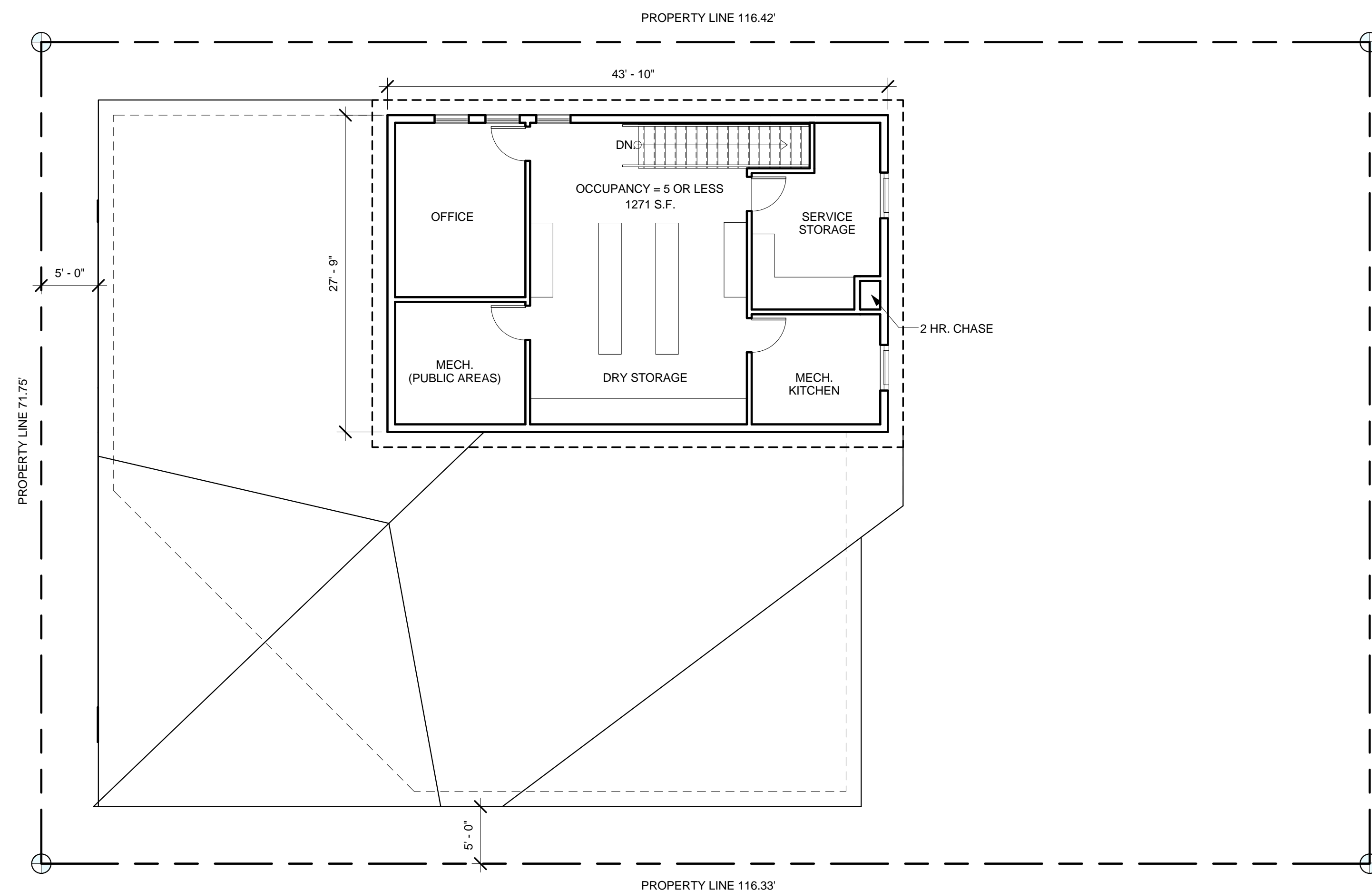
PROPOSED FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

SEVEN FISH  
921 TRUMAN AVENUE.  
KEY WEST, FLORIDA

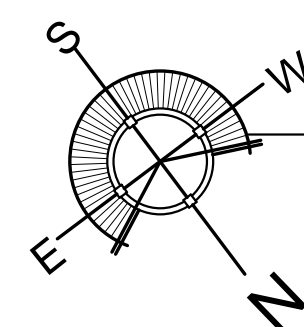


Truman Avenue



Packer Street

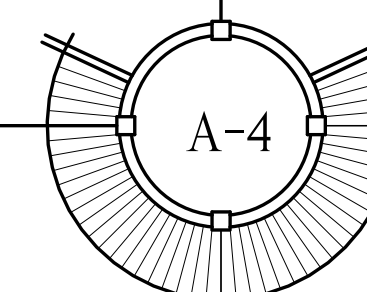
NOTE : 5 PERSON MAX. OCCUPANCY - 2ND FLOOR  
NO PUBLIC ACCESS



PROPOSED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

SEVEN FISH  
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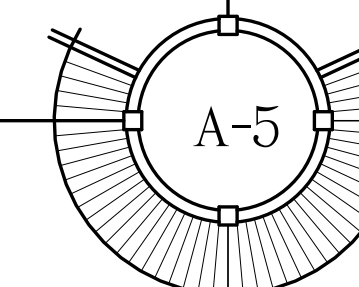


1  
A-5 PACKER STREET ELEVATION  
SCALE 1/4" = 1'-0"



2  
A-5 REAR ELEVATION  
SCALE 1/8" = 1'-0"

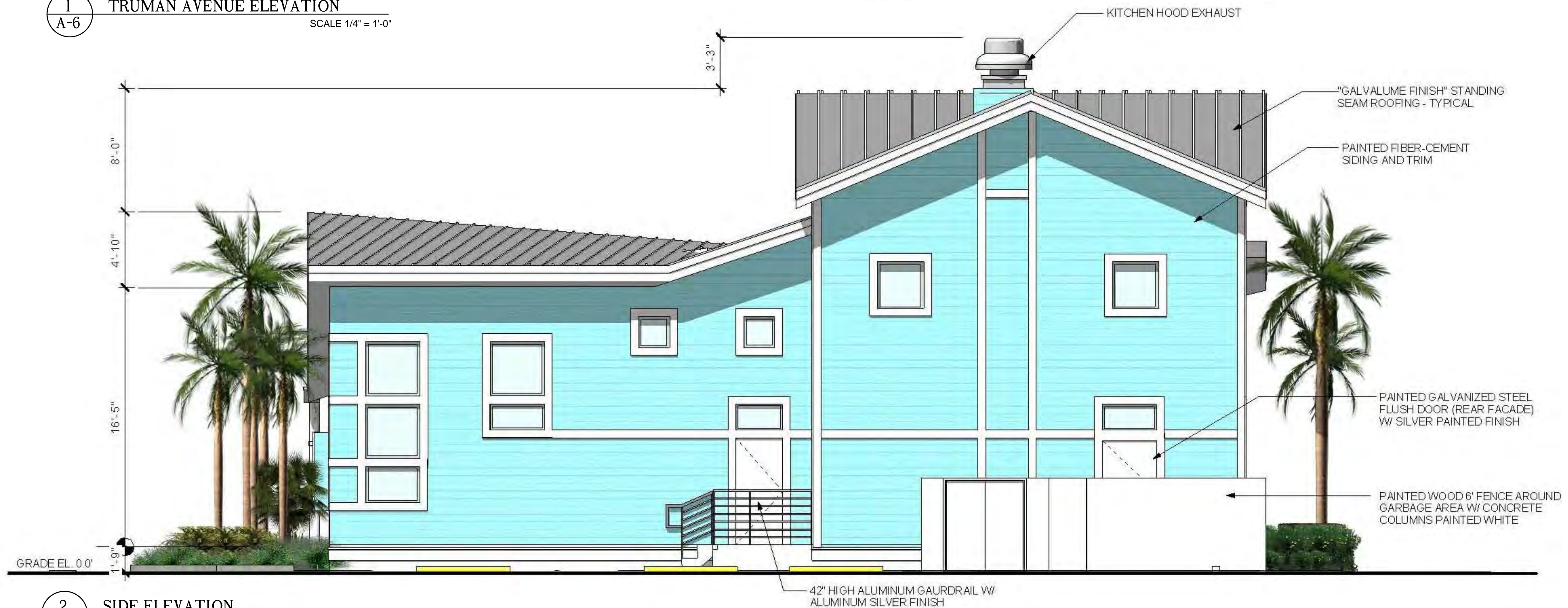
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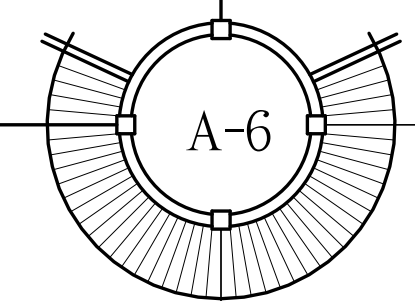


1 TRUMAN AVENUE ELEVATION  
A-6 SCALE 1/4" = 1'-0"



2 SIDE ELEVATION  
A-6 SCALE 1/4" = 1'-0"

SEVEN FISH  
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DATE

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REVISIONS

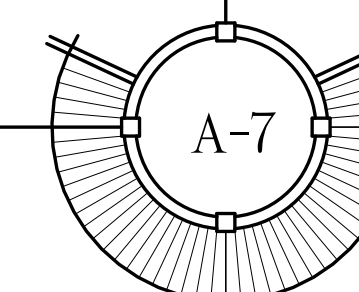
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PROJECT  
NUMBER  
1404



CORNER RENDERING - TRUMAN AND PACKER

SEVEN FISH  
921 TRUMAN AVENUE.  
KEY WEST, FLORIDA





TRUMAN AVENUE RENDERING

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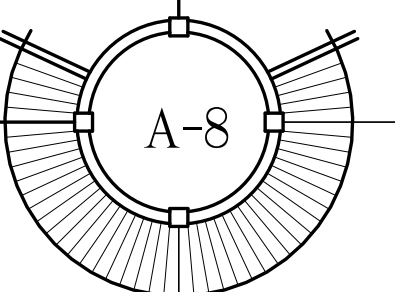
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SEVEN FISH  
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AERIAL RENDERING

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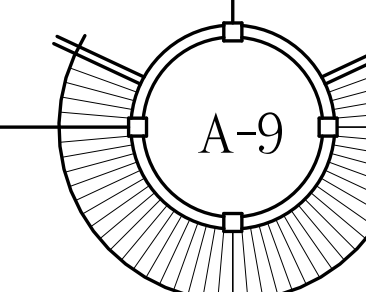
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DRAWN BY  
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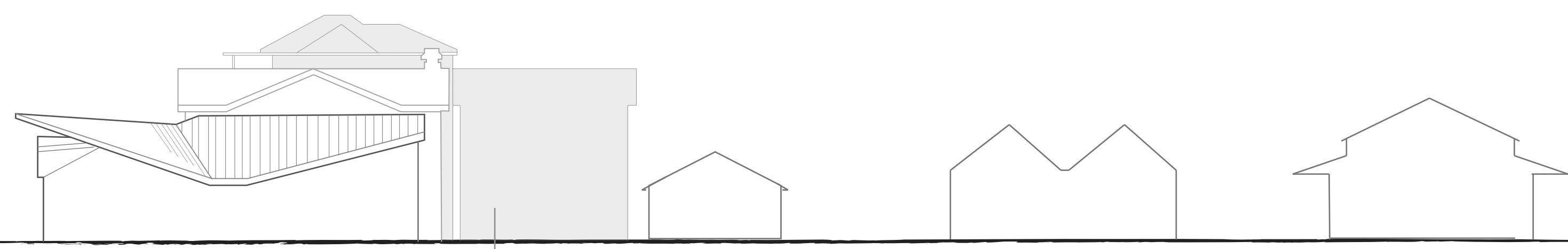


REAR YARD RENDERING





Packer Street streetscape - Perspective view



7 fish

One story residential unit

One story residential unit

Two story residential unit

Two and three story guesthouse in rear

Packer Street streetscape - Elevation view



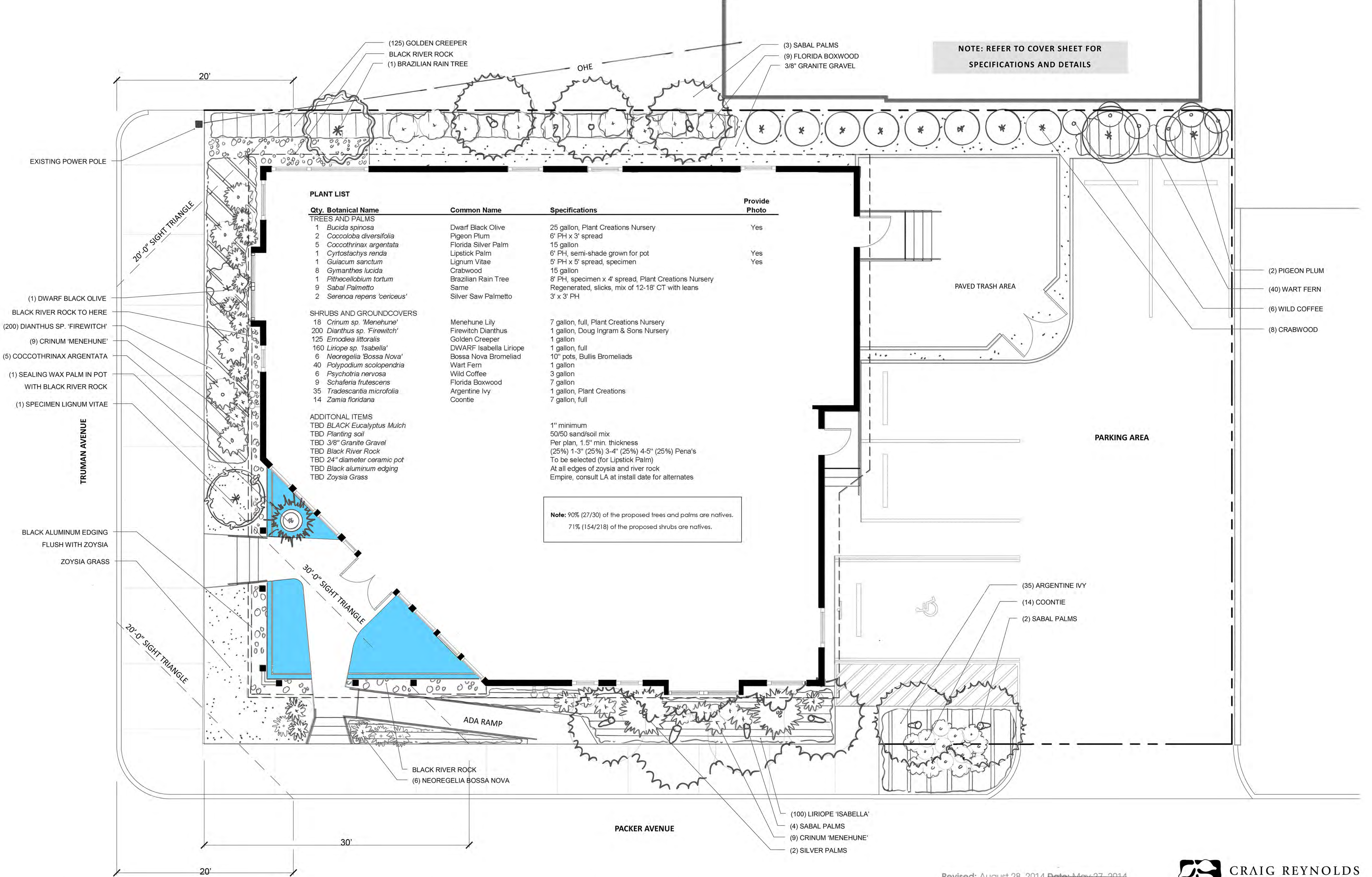
Truman Avenue streetscape - Perspective view







NOTE: REFER TO COVER SHEET FOR SPECIFICATIONS AND DETAILS



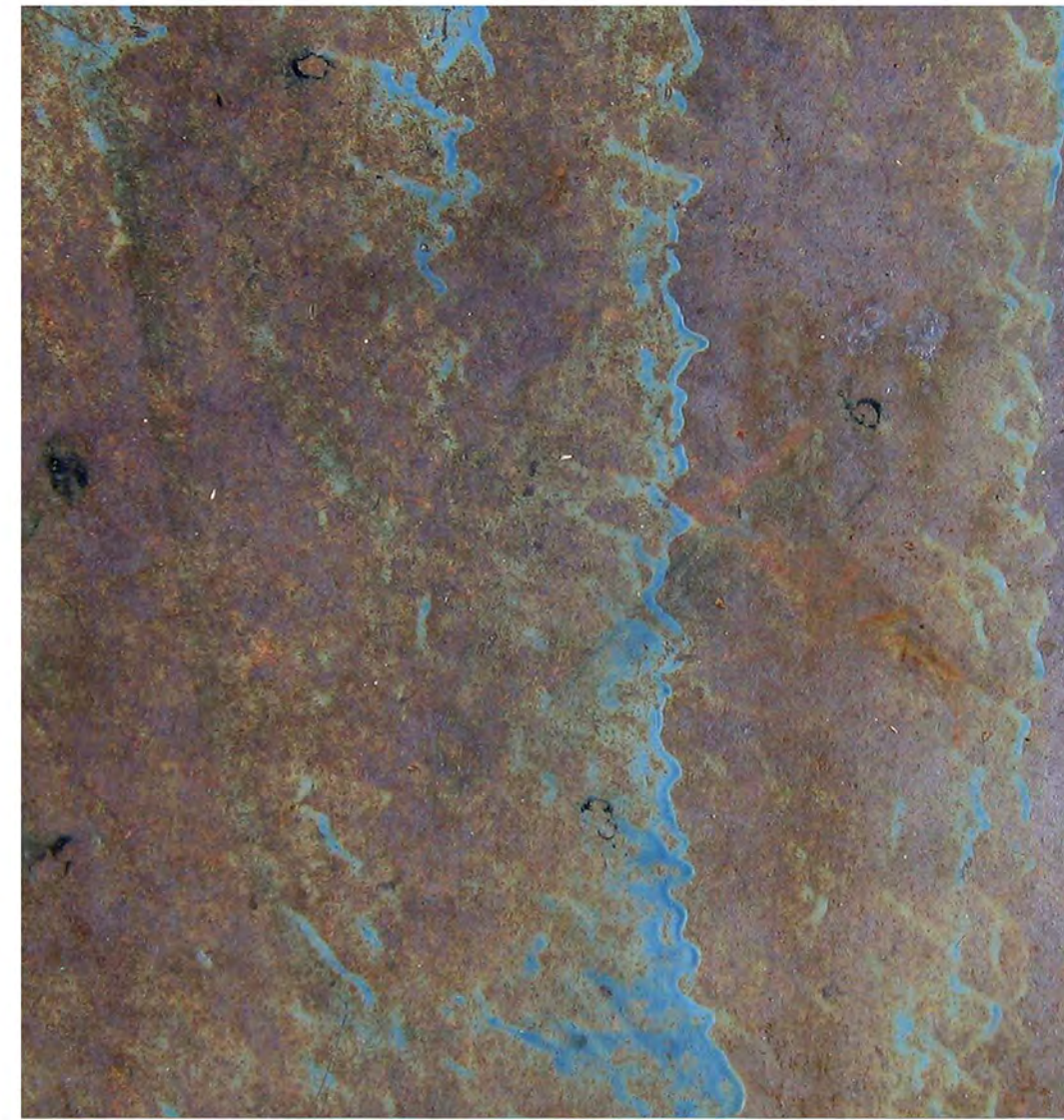
Qty.	Botanical Name	Common Name	Specifications	Provide Photo
<b>TREES AND PALMS</b>				
1	<i>Bucida spinosa</i>	Dwarf Black Olive	25 gallon, Plant Creations Nursery	Yes
2	<i>Coccoloba diversifolia</i>	Pigeon Plum	6' PH x 3' spread	
5	<i>Coccothrinax argentea</i>	Florida Silver Palm	15 gallon	
1	<i>Cyrtostachys renda</i>	Lipstick Palm	6' PH, semi-shade grown for pot	Yes
1	<i>Guaiacum sanctum</i>	Lignum Vitae	5' PH x 5' spread, specimen	Yes
8	<i>Gymnanthes lucida</i>	Crabwood	15 gallon	
1	<i>Pithecellobium tortum</i>	Brazilian Rain Tree	8' PH, specimen x 4' spread, Plant Creations Nursery	
9	<i>Sabal Palmetto</i>	Same	Regenerated, slicks, mix of 12-18' CT with leans	
2	<i>Serenoa repens 'cericeus'</i>	Silver Saw Palmetto	3' x 3' PH	
<b>SHRUBS AND GROUNDCOVERS</b>				
18	<i>Crinum sp. 'Menehune'</i>	Menehune Lily	7 gallon, full, Plant Creations Nursery	
200	<i>Dianthus sp. 'Firewitch'</i>	Firewitch Dianthus	1 gallon, Doug Ingram & Sons Nursery	
125	<i>Ernodeia littoralis</i>	Golden Creeper	1 gallon	
160	<i>Liriope sp. 'Isabella'</i>	DWARF Isabella Liriope	1 gallon, full	
6	<i>Neoregelia 'Bossa Nova'</i>	Bossa Nova Bromeliad	10" pots, Bullis Bromeliads	
40	<i>Polypodium scolopendria</i>	Wart Fern	1 gallon	
6	<i>Psychotria nervosa</i>	Wild Coffee	3 gallon	
9	<i>Schaferia frutescens</i>	Florida Boxwood	7 gallon	
35	<i>Tradescantia microfolia</i>	Argentine Ivy	1 gallon, Plant Creations	
14	<i>Zamia floridana</i>	Coontie	7 gallon, full	
<b>ADDITIONAL ITEMS</b>				
TBD	BLACK Eucalyptus Mulch		1" minimum	
TBD	Planting soil		50/50 sand/soil mix	
TBD	3/8" Granite Gravel		Per plan, 1.5" min. thickness	
TBD	Black River Rock		(25%) 1-3" (25%) 3-4" (25%) 4-5" (25%) Pena's	
TBD	24" diameter ceramic pot		To be selected (for Lipstick Palm)	
TBD	Black aluminum edging		At all edges of zoysia and river rock	
TBD	Zoysia Grass		Empire, consult LA at install date for alternates	

Note: 90% (27/30) of the proposed trees and palms are natives.  
71% (154/218) of the proposed shrubs are natives.





CORTEN INFLOW WATER RING



SIGNAGE FINISH



LEXAN WATER FEATURE



BLACK OBLONG PAVERS



LIPSTICK PALM IN POT IN WATER



BLACK RIVER STONES ON FLOOR



CONCEPTUAL LEXAN WATER FEATURE PERSPECTIVE



CONCEPTUAL SIGNAGE PERSPECTIVE





graceful sea

767

**BENJAMIN MOORE**  
CLASSIC COLORS®

As color samples are affected by age, light, heat, and mechanical coating processes, this sample may vary slightly in color or in finish from the actual paint.

15896

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COLOR FOR EXTENSION SIDING

Bm 767 - GRACEFUL SEA

921 TRUMAN AVENUE

SEVEN FISH RESTAURANT

# **Miscellaneous Information**



**WILLIAM P. HORN ARCHITECT, P.A.**

License No. AA 0003040

915 EATON STREET, KEY WEST, FLORIDA 33040

PHONE: 305-296-8302 FAX: 305-296-1033

**Date: 5/14/14**

**To: Ronald Wampler  
Chief Building Official  
Building Department  
City of Key West**

**Re: 911 & 921 Truman Avenue  
Key West, Florida  
Demolition of Fire Damaged Buildings**

**Dear Mr. Wampler,**

**The existing buildings on this site have been severely damaged from a previous fire. I went into the buildings yesterday and in my professional opinion the buildings are beyond repair and a safety hazard. I am requesting that you declare the buildings unsafe and require them to be demolished.**

**I am presently working on designing a new replacement building with the new owners of this property.**

**Please call me if you have any questions.**

**Sincerely  
WILLIAM P. HORN ARCHITECT, P.A.**

**William P. Horn,  
Principal**

## Kelly Perkins

---

**From:** Enid Torregrosa  
**Sent:** Friday, October 24, 2014 1:06 PM  
**To:** Kelly Perkins  
**Subject:** FW: Demolition Request- 911 & 921 Truman Avenue  
**Attachments:** Seven Fish- Demolition Request Letter.pdf

Here is the email Ron send to architect Horn regarding unsafe structures due to fire damage.

Enid

**From:** Ron Wampler [mailto:rwampler@keywestcity.com]  
**Sent:** Wednesday, May 14, 2014 2:12 PM  
**To:** Enid Torregrosa; Bill Horn  
**Cc:** Carolyn Walker; David Ray  
**Subject:** Fwd: Demolition Request- 911 & 921 Truman Avenue

I intend to post 911 & 921 this afternoon as 'Unsafe' structures...

***Ron Wampler, CFM***

Chief Building Official

City of Key West

(305) 809-3738

[rwampler@keywestcity.com](mailto:rwampler@keywestcity.com)

----- Forwarded message -----

**From:** <[WPHORN@aol.com](mailto:WPHORN@aol.com)>  
**Date:** Wed, May 14, 2014 at 10:51 AM  
**Subject:** Demolition Request- 911 & 921 Truman Avenue  
**To:** [rwampler@keywestcity.com](mailto:rwampler@keywestcity.com)  
**Cc:** [etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

Ron,  
Please see the attached letter requesting the demolition of the fire damaged buildings on this property.  
Please call if you have any questions or need more information.  
Thanks, Bill

William P. Horn, LEED AP, BD&C





# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 28, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **MAJOR DEVELOPMENT PLAN- NEW TWO STORY STRUCTURE.**

**FOR- #921 TRUMAN AVENUE**

**Applicant- William P. Horn**

**Application # H14-01-1608**

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

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



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Lori Thompson, 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: 921 TRUMAN AVE on the 14<sup>th</sup> day of OCTOBER, 2014.

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 OCT. 28<sup>th</sup>, 2014, 2014.

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 H14-01-1608

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

**Signed Name of Affiant:**

Lori L. Thompson  
**Date:** 10-14-14  
**Address:** 1421 FIRST ST.  
**City:** Key West  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 14<sup>th</sup> day of OCTOBER, 2014.

By (Print name of Affiant) Lori Thompson who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Richard Puente  
Print Name: Richard Puente

Notary Public - State of Florida (seal)  
My Commission Expires: March 2, 2018



23 TRUMAN

**SBX**  
REAL ESTATE LLC  
**SOLD**  
1 (800) 276-7303



Public Meeting Notice

Public Meeting Notice





# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 8:00 PM on October 26, 2011 at One City Hall, 201 Seaside Street, Key West, Florida 33440-3900. The purpose of the hearing will be to consider the following:

**Major Development Plan & Landscape Modification / Waiver** - 121 Duane Avenue (BE # 20021-10, 20021-11, 20021-12) - A request for major development plan approval and landscape modification / waiver for the reconstruction of a 3,251 square foot existing on property located within the Duane Neighborhood. Conditional - Erosion - Sedimentation (2004-11) zoning District pursuant to Sections 106.07, 1.204 and 106.07 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Building 201 at 201 Seaside Street. The application may also be examined online at [www.keywest.com](http://www.keywest.com). Written responses must be submitted before the hearing to the contact person below.

Contact: Kevin Reed, Senior Planner, Email: [kreed@keywest.com](mailto:kreed@keywest.com), Phone: 305-894-5275, Fax: 305-894-5276, Mail: PO Box 1400, Key West FL 33440-1400

**THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.**

# Public Meeting Notice

The Planning Architectural Review Commission will hold a public hearing at 8:00 PM on October 27, 2011 at One City Hall, 201 Seaside Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**MAJOR DEVELOPMENT PLAN - NEW TWO STORY STRUCTURE.**  
FOR: 6921 TRUMAN AVENUE

Applicant: William P. Hines

Application # 11-1-05-008

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 201 Seaside Street, Key West, FL 33440 or visit our website at [www.keywest.com](http://www.keywest.com).

**THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.**

The... containing...  
p o) belonging

Coca-Cola

Upon occupancy plea

verage Equipment  
2 Tanks / Regulators  
Filter Filtration Equipment  
Machine  
k CO<sub>2</sub> Tank  
er:

# **Property Appraiser Information**





**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
 Marathon (305) 289-2550  
 Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.  
 Requires Adobe Flash 10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: **1022403** Parcel ID: **00021650-000000**

### Ownership Details

**Mailing Address:**

POLLMAN ROBERT P AND NOREEN M TRUST 1999  
 PO BOX 87  
 EGG HARBOR, WI 54209-0087

### Property Details

**PC Code:** 21 - RESTAURANTS & CAFETERIAS

**Millage Group:** 10KW

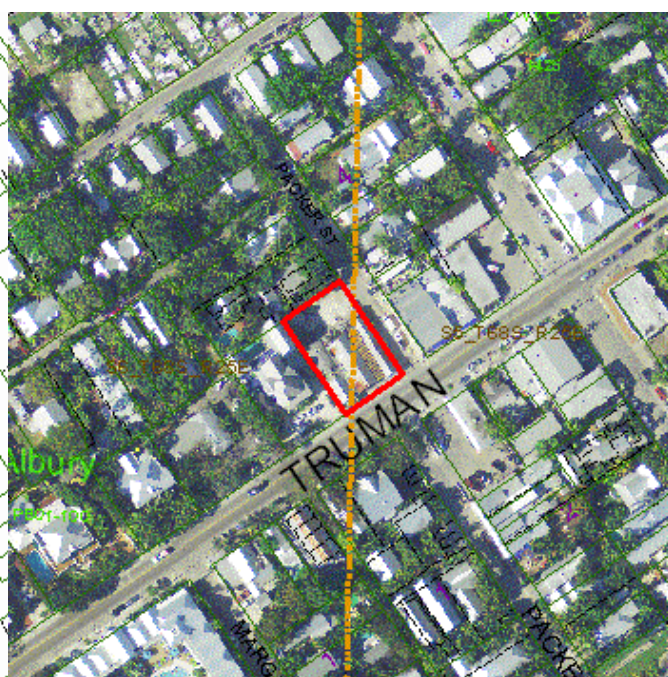
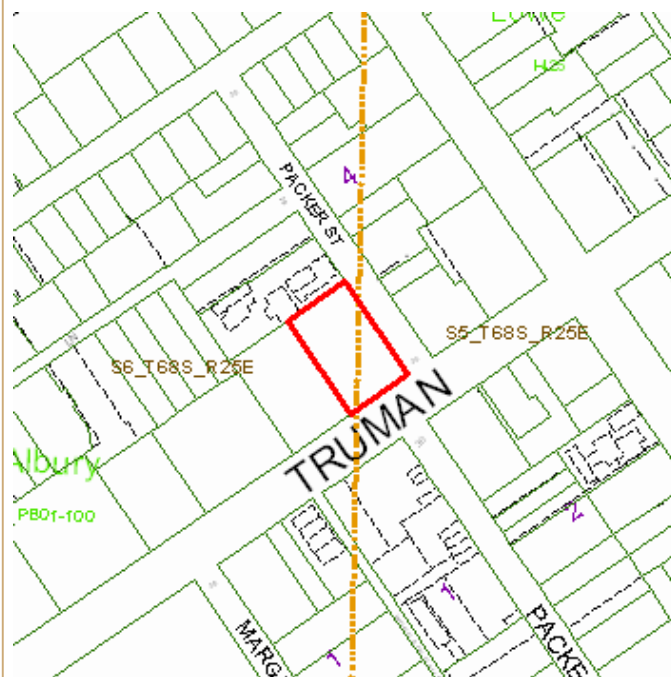
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 921 TRUMAN AVE KEY WEST

**Legal Description:** KW LOT 11 SQR 4 TR 6 OR463-617 OR627-28/29 OR802-1901/02 OR998-246 OR998-439/40 OR1007-1169/70 OR1394-746/47 OR1537-1696/1701(RES NO 96-245) OR2673-1794/96

### Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
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## Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3489	RESTRNT/CAFETR-B-	100	N	Y
	3490	RESTRNT/CAFETR-B-	100	N	N
	3491	RESTRNT/CAFETR-B-	100	N	Y

## Exterior Wall:

Interior Finish Nbr	Type	Area %
920	MIN WOOD SIDING	25
921	AB AVE WOOD SIDING	75

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	428 SF	0	0	1986	1987	2	50
2	AC2:WALL AIR COND	1 UT	0	0	1992	1993	2	20
4	FN2:FENCES	246 SF	41	6	1986	1987	2	30
5	UB3:LC UTIL BLDG	100 SF	0	0	1963	1964	1	30

## Appraiser Notes

201-01-19 RESTAURANT GUTTED BY FIRE.DKRAUSE  
KYUSHU JAPANESE RESTAURANT

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
6	08-0081	01/14/2008	01/31/2008	1,000	Commercial	REPLACE GLASS WINDOW
1	B93-3125	11/01/1993	11/01/1994	4,000	Commercial	ENCLOSE GABLE END
2	04-2607	08/11/2004	08/11/2004	4,000	Commercial	REPAIR & PAINT STUCCO
4	04-3429	11/04/2004	11/04/2004	3,000	Commercial	ATF: REAR DOOR, WALL, STUCCO, ASPHALT SEAL...
3	04-3335	10/19/2004	11/08/2004	800	Commercial	METAL ROOF REPAIR
5	07-3801	08/01/2007	08/01/2007	0	Commercial	INSTALL A TEMPORARY CONSTRUCTION FENCE

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	473,148	2,368	369,856	433,860	433,860	0	433,860
2012	491,583	2,436	369,856	433,860	433,860	0	433,860
2011	491,583	2,504	369,856	433,860	433,860	0	433,860
2010	503,872	2,573	345,416	851,861	851,861	0	851,861
2009	522,307	2,641	754,469	1,279,417	1,279,417	0	1,279,417
2008	522,307	2,710	821,645	1,346,662	1,346,662	0	1,346,662
2007	364,322	2,778	1,460,725	1,827,825	1,827,825	0	1,827,825

2006	364,322	2,847	667,760	1,034,929	1,034,929	0	1,034,929
2005	349,149	2,915	584,290	936,354	936,354	0	936,354
2004	351,925	3,035	500,820	855,780	855,780	0	855,780
2003	351,925	3,163	250,410	605,498	605,498	0	605,498
2002	351,925	3,283	250,410	605,618	605,618	0	605,618
2001	351,925	4,246	250,410	606,581	606,581	0	606,581
2000	229,629	1,950	175,287	406,866	406,866	0	406,866
1999	229,560	2,019	175,287	406,866	406,866	0	406,866
1998	229,489	2,090	175,287	406,866	406,866	0	406,866
1997	246,112	2,161	158,593	406,866	406,866	0	406,866
1996	119,475	2,231	158,593	280,299	280,299	0	280,299
1995	119,405	2,301	158,593	280,299	280,299	0	280,299
1994	119,333	2,373	158,593	280,299	280,299	0	280,299
1993	120,764	942	158,593	280,299	280,299	0	280,299
1992	120,743	963	158,593	280,299	280,299	0	280,299
1991	120,722	984	158,593	280,299	280,299	0	280,299
1990	152,971	36	127,292	280,299	280,299	0	280,299
1989	155,058	36	125,205	280,299	280,299	0	280,299
1988	138,430	36	100,164	238,630	238,630	0	238,630
1987	114,795	36	64,606	179,437	179,437	0	179,437
1986	115,004	36	64,606	179,646	179,646	0	179,646
1985	113,347	36	39,588	152,971	152,971	0	152,971
1984	53,827	36	39,588	93,451	93,451	0	93,451
1983	51,678	36	39,588	91,302	91,302	0	91,302
1982	48,023	36	25,474	73,533	73,533	0	73,533

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/28/2014	2673 / 1794	880,000	WD	37
3/1/1996	1394 / 0746	500,000	WD	Q
12/1/1986	998 / 246	240,000	WD	Q
12/1/1979	802 / 1901	120,000	00	Q

This page has been visited 44,512 times.

Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176