# Historic Architectural Review Commission
## Staff Report for Item 8

| | |
|---|---|
| To: | Chairman Haven Burkee and Historic Architectural Review Commission Members |
| From: | Enid Torregrosa-Silva, MSHP<br>Historic Preservation Planner |
| Meeting Date: | July 27, 2022 |
| Applicant: | Robert A. Jensen, Owner |
| Application Number: | H2022-0030 |
| Address: | 411 Louisa Street |

## Description of Work:

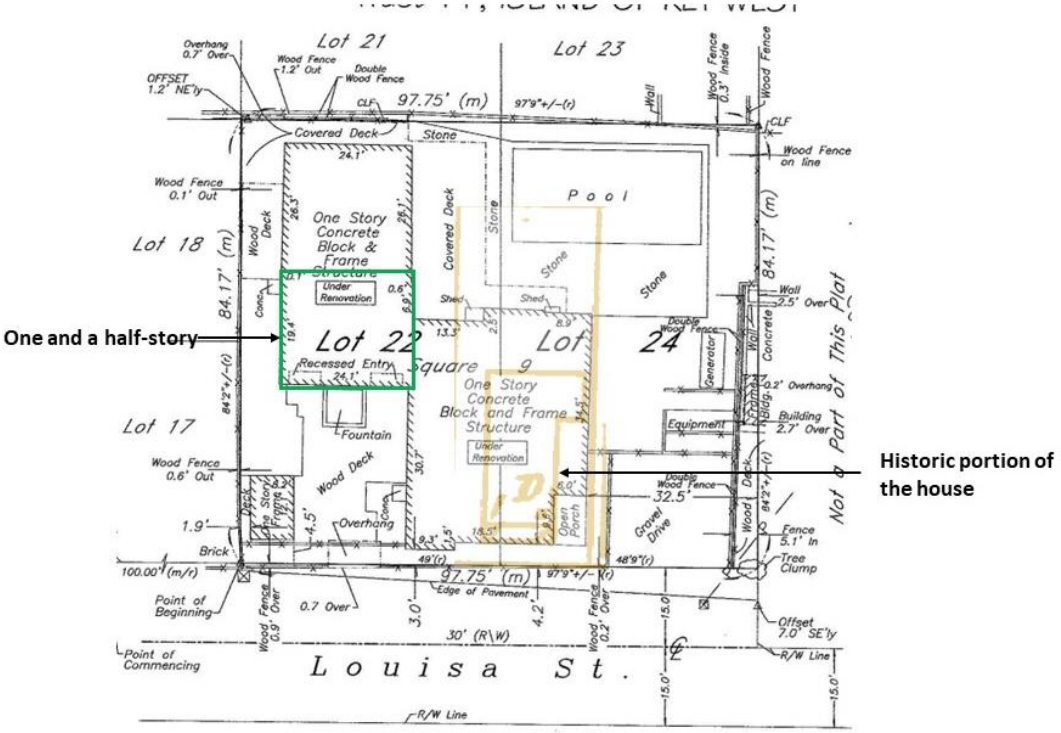
Modifications to front, side, and rear walls of an existing addition. Second-story addition at rear of property.

## Site Facts:

The site under review contains one principal house and an accessory structure located on the southwest portion of the lot. A swimming pool and decks are found behind a one-story structure. By reviewing the Sanborn maps, on the east side of the existing building there are portions of a one-story historic house. Additions to the building were done to its rear east and west side, making the historic building almost non-existing. Staff believes that the latest additions were built in late 1990's. A four feet picket fence with a gatehouse can be found in the front yard. The site has a deck in front of the one and a half-story structure.

Most of the residential complex is one-story, except for the southwest portion, which is one and a half-story. The half story is an open vaulted ceiling that includes a living room. Analyzing the urban context, the house to the west side is on a corner lot and is one and a half story non-historic structure. There are two one-story houses abutting the rear yard of the site under review; 404 Catherine Street is non-contributing, and 410 Catherine Street is a contributing resource to the historic district, build circa 1912.

On June 16, 2022, the Planning Board approved under Resolution 2022-037 variances for front, side, and rear yards setbacks as well as variances for impervious surface ratio and open space coverage. Staff approved renovations for the east portion of the house which include new windows, doors, siding/ trims repairs or replacement as needed, and rear gable roof.




*Graphic depiction of 1962 Sanborn map and one and a half-story portion of the house over the site's survey.*

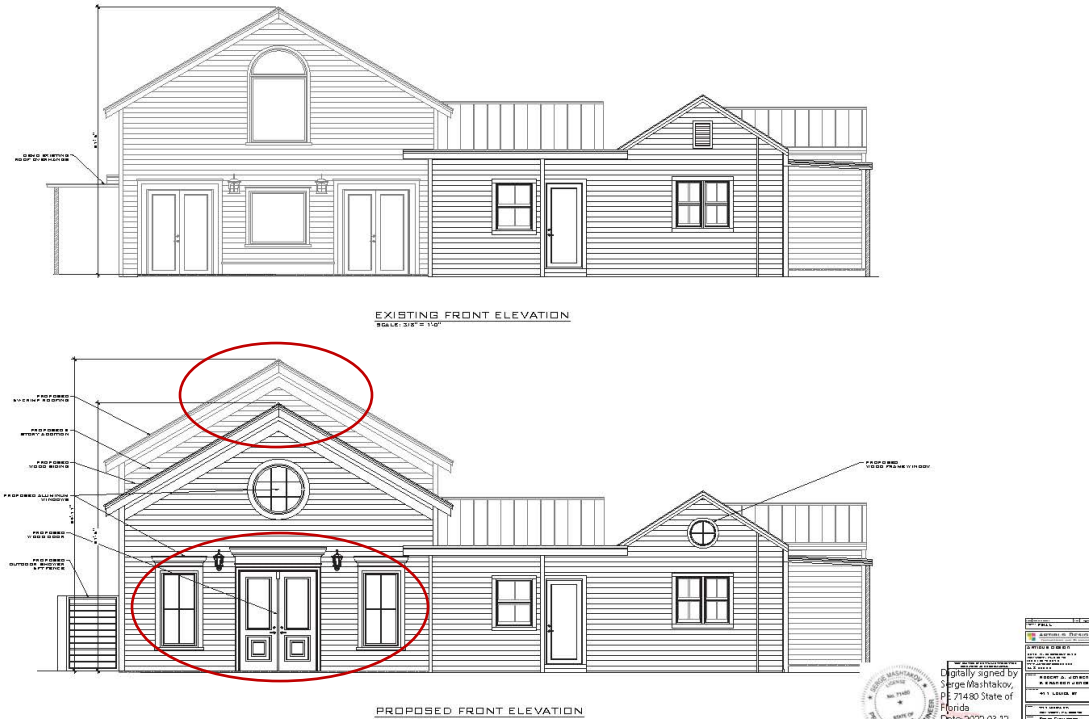
## Guidelines Cited on Review:

- Additions and alterations (pages 37a-37k), specifically guidelines 1, 6, 12, 13, 19, and 25.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 6, 11, 13, 14, 22, 23, 24, and 25.

## Staff Analysis:

The Certificate of Appropriateness under review proposes some renovations to a non-historic structure, most specific the west side of the residential complex. Currently the front elevation has two recessed entries on the first floor and the plan proposed having them flush with the existing façade and windows will replace existing double doors. One double door will be installed and will replace an existing window. The plan also includes the replacement of a one-story rear addition with a two-story structure that will be four feet setback from the rear property boundary. The new addition will have a front gable roof and will be approximately 3'-6" taller than the two and a half-story portion of the house. The new structure will be rectangular in footprint with dimensions of

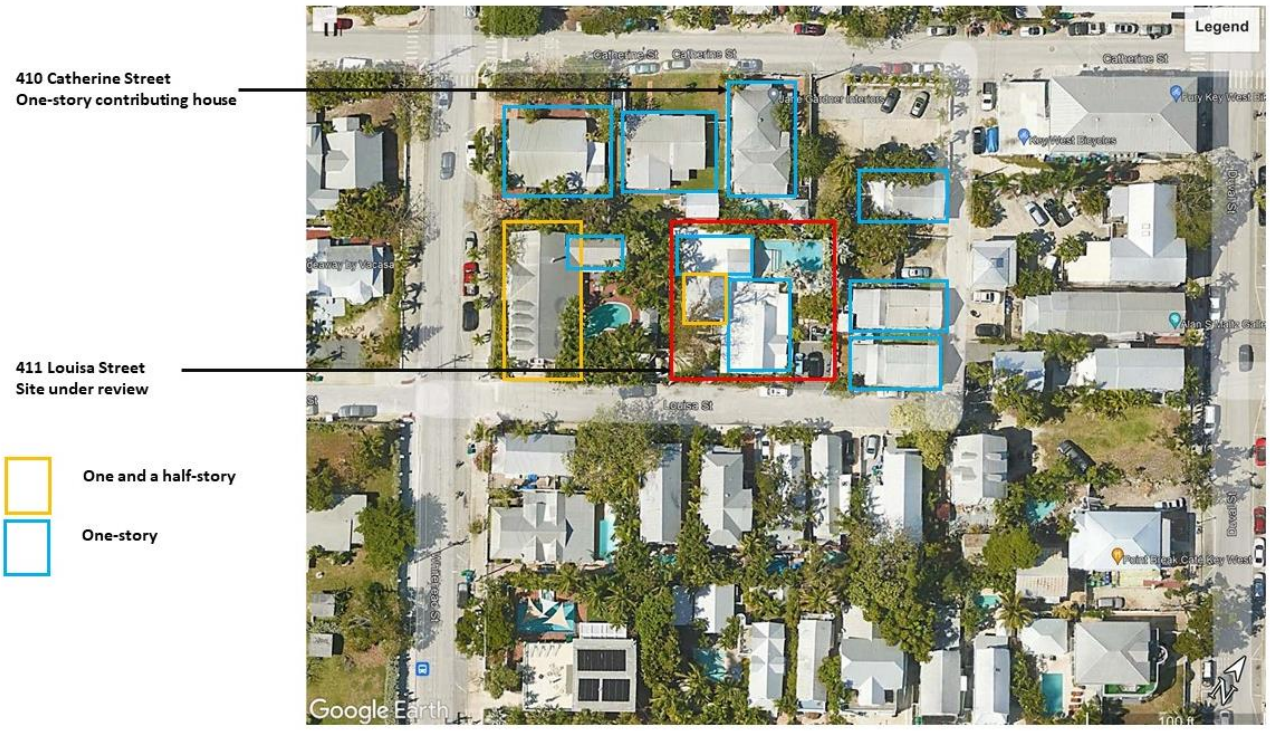
approximately 26’-4” depth, by 24’-2” wide, by 24’-11” high. The addition will have wood siding, aluminum windows and doors and 5 v-crimp metal panels for roofing.




*Existing and proposed front elevations highlighting the changes for the first floor and scale and mass impact to existing fabric.*

## Consistency with Cited Guidelines:

It is staff’s opinion that the proposed design fails some of the cited guidelines as the proposed two-story addition increases the scale and mass of an existing large-scale structure. Guideline 13 of additions and alterations states that *new addition massing shall be similar or smaller than the massing found in the existing building and adjacent structures,* and staff opines that the two-story addition is contrary to this regulation. The existing half story is not habitable space and is a visual dominant element in the residential complex. Staff finds that the 4 feet setback of rear yard for a two-story addition will overshadow existing one-story structures adjoining the rear yard and will dominate neighboring properties, which contradicts guideline 12 of additions and alterations.




*Immediate adjacent context one and a half-story vs. one story houses.*

*Existing and proposed west elevations and impact in scale and mass within existing residential complex. Proposed two-story addition highlighted in red.*

For improvements to the front elevation, changes of doors and windows, and maintenance work with siding, staff finds the proposal to follow cited guidelines. Staff expressed their concerns pertaining mass, scale, and conflicts with the guidelines to the applicant once we reviewed with him the proposed plans. The applicant has received letters from neighbors in support of this design.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

**$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET**

City of Key West
1300 White Street
Key West, Florida 33040

| HARC COA # | REVISION # | INITIAL & DATE |
|---|---|---|
| 2022-0030 | | TAK |
| FLOOD ZONE | ZONING DISTRICT | BLDG PERMIT # |
| | | |

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

| | | |
|---|---|---|
| **ADDRESS OF PROPOSED PROJECT:** | 411 Louisa St, Key West, FL 33040 | |
| **NAME ON DEED:** | EMERALD REVOCABLE TRUST 10/01/2019 | **PHONE NUMBER** |
| **OWNER'S MAILING ADDRESS:** | 411 Louisa St, Key West FL 33040 | **EMAIL** |
| | | |
| **APPLICANT NAME:** | Robert A. Jensen | **PHONE NUMBER** (305) 440-2136 |
| **APPLICANT'S ADDRESS:** | 411 Louisa St, Key West, FL 33040 | **EMAIL** robert@robertajensen.com |
| | | |
| **APPLICANT'S SIGNATURE:** | Robert A Jensen | **DATE** 21 JUNE 2022 |

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS 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 X INVOLVES A HISTORIC STRUCTURE: YES X NO ___**
**PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO X**

| **DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.** |
|---|
| **GENERAL:** Modifications to the front, side and rear walls of the existing addition. Second story addition in the rear of the property. |
| |
| |
| **MAIN BUILDING:** All work related to modifications and 2nd story addition are part of the main building. |
| |
| |
| **DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):** |
| |
| |
| |



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JUN 22 2022
BY: TK

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

| | |
|---|---|
| **ACCESSORY STRUCTURE(S):** N/A | |
| **PAVERS:** N/A | **FENCES:** n/a |
| **DECKS:** Composite decking over wood frame front patio<br>composite decking rear porch | **PAINTING:** White paint or HARC approved pastel color<br>Per approved submitted color |
| **SITE (INCLUDING GRADING, FILL, TREES, ETC):**<br>No major grading is proposed. | **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 |
|---|---|
| 2022-0030 | TAK |
| ZONING DISTRICT | BLDG PERMIT # |
| | |

| | |
|---|---|
| **ADDRESS OF PROPOSED PROJECT:** | 411 Louisa St, Key West, FL 33040 |
| **PROPERTY OWNER'S NAME:** | EMERALD REVOCABLE TRUST 10/01/2019 |
| **APPLICANT NAME:** | Robert A. Jensen |

*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** Robert A. Jensen

ROBERT A. JENSEN
21 JUN 2022 **DATE AND PRINT NAME**

**DETAILED PROJECT DESCRIPTION OF DEMOLITION**

Demolition of the non historic side and rear roof overhangs, demolition of front, rear and side walls of the existing rear addition as part of modifications of the walls and 2nd story addition process

**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.

N/A

(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.

N/A



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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 events of local, state nor 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.

No significatn character, interest, or value is affected by the proposed demolition.

(d) Is not the site of a historic event with significant effect upon society.

Property is not the site of a historic event.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

Does not portray the environment in an era of history.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N/A

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,

N/A

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

**The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):**

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The demolished roofs and walls are not important in defining the overall historic character of a district.

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

No historic relationship between other buildings or structures and open space.

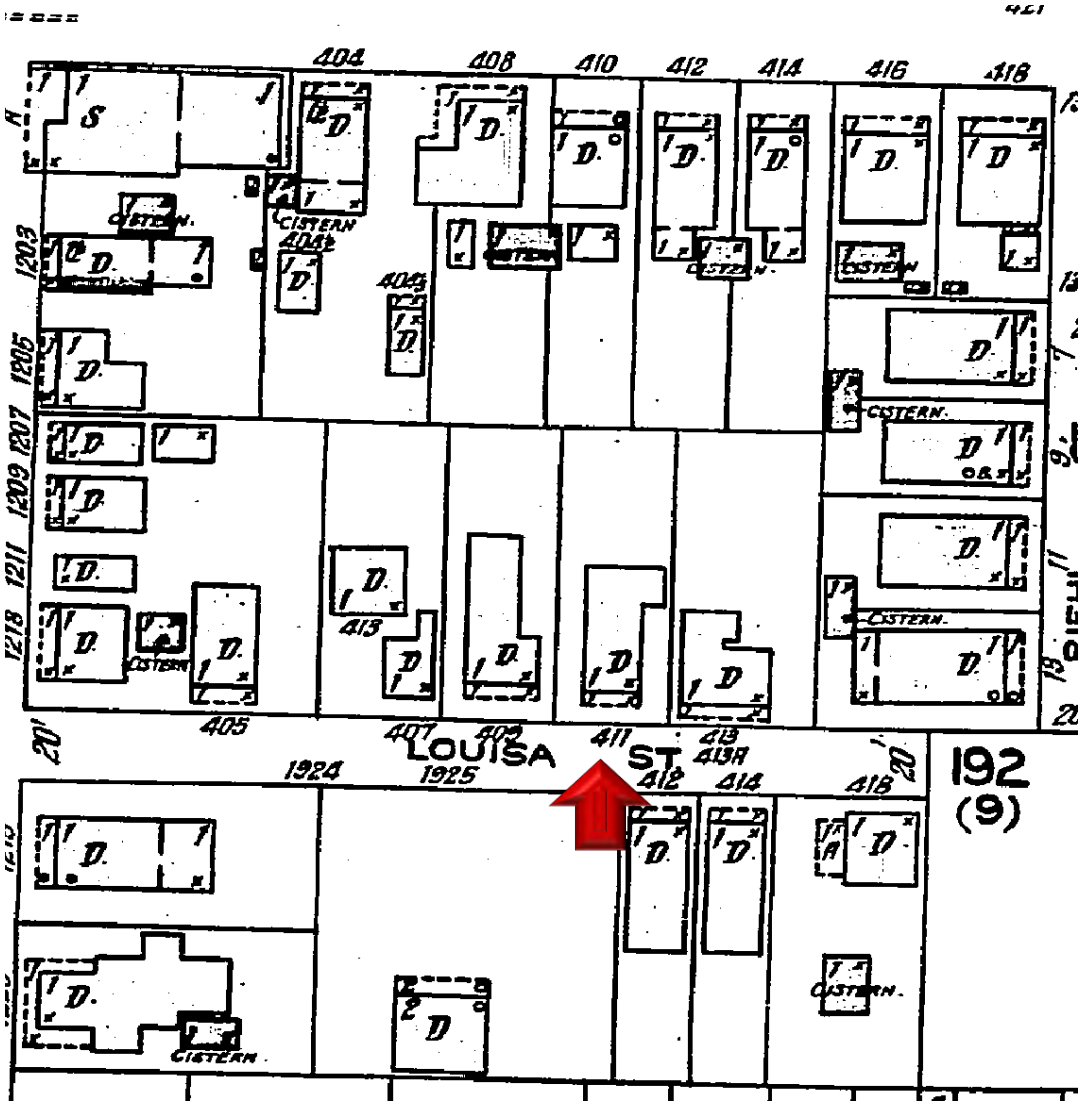
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Not defining to the historic character of a site or the surrounding district.

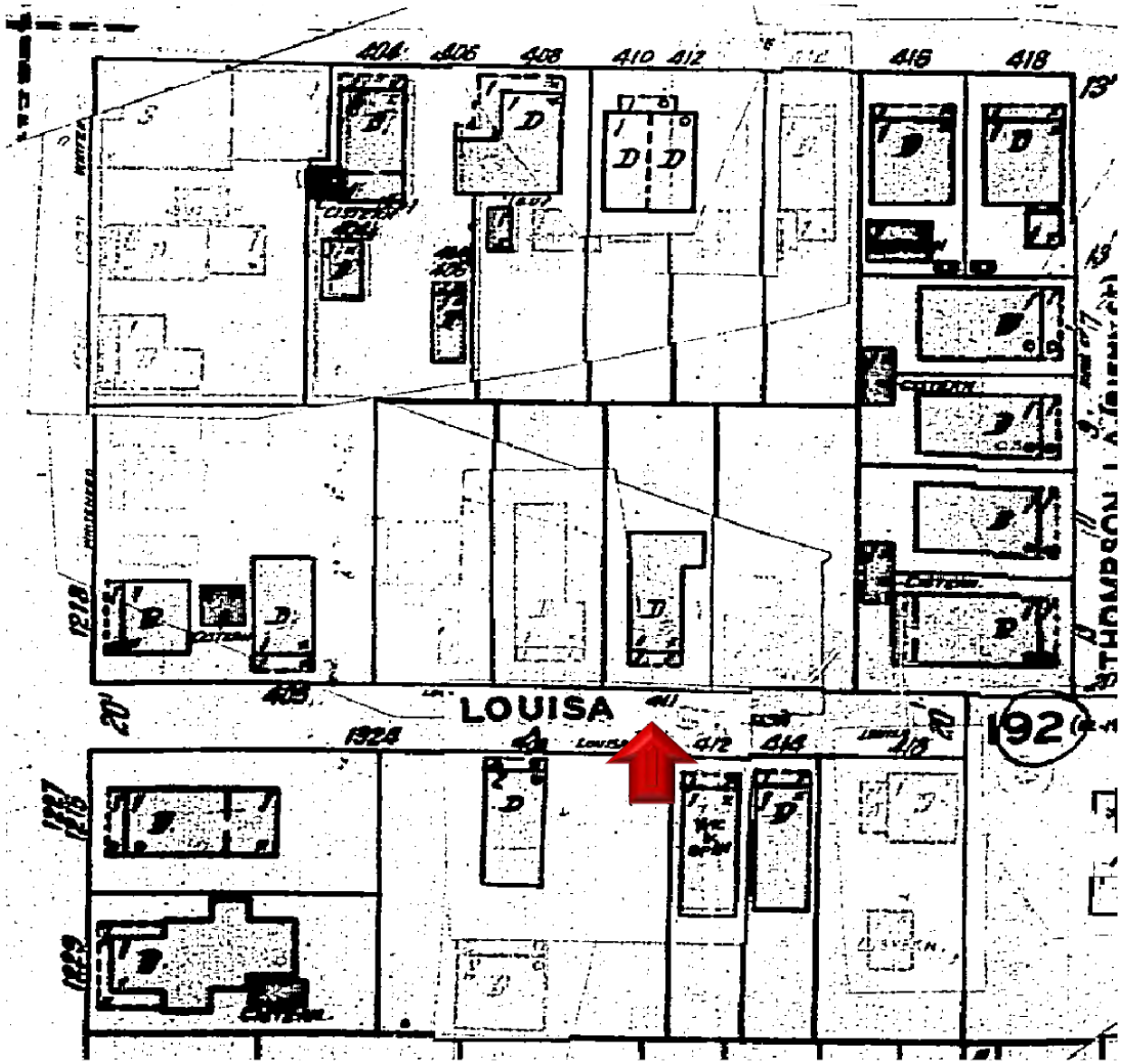
(4) Removing buildings or structures that would otherwise qualify as contributing.

Does not qualify as contributing structure.

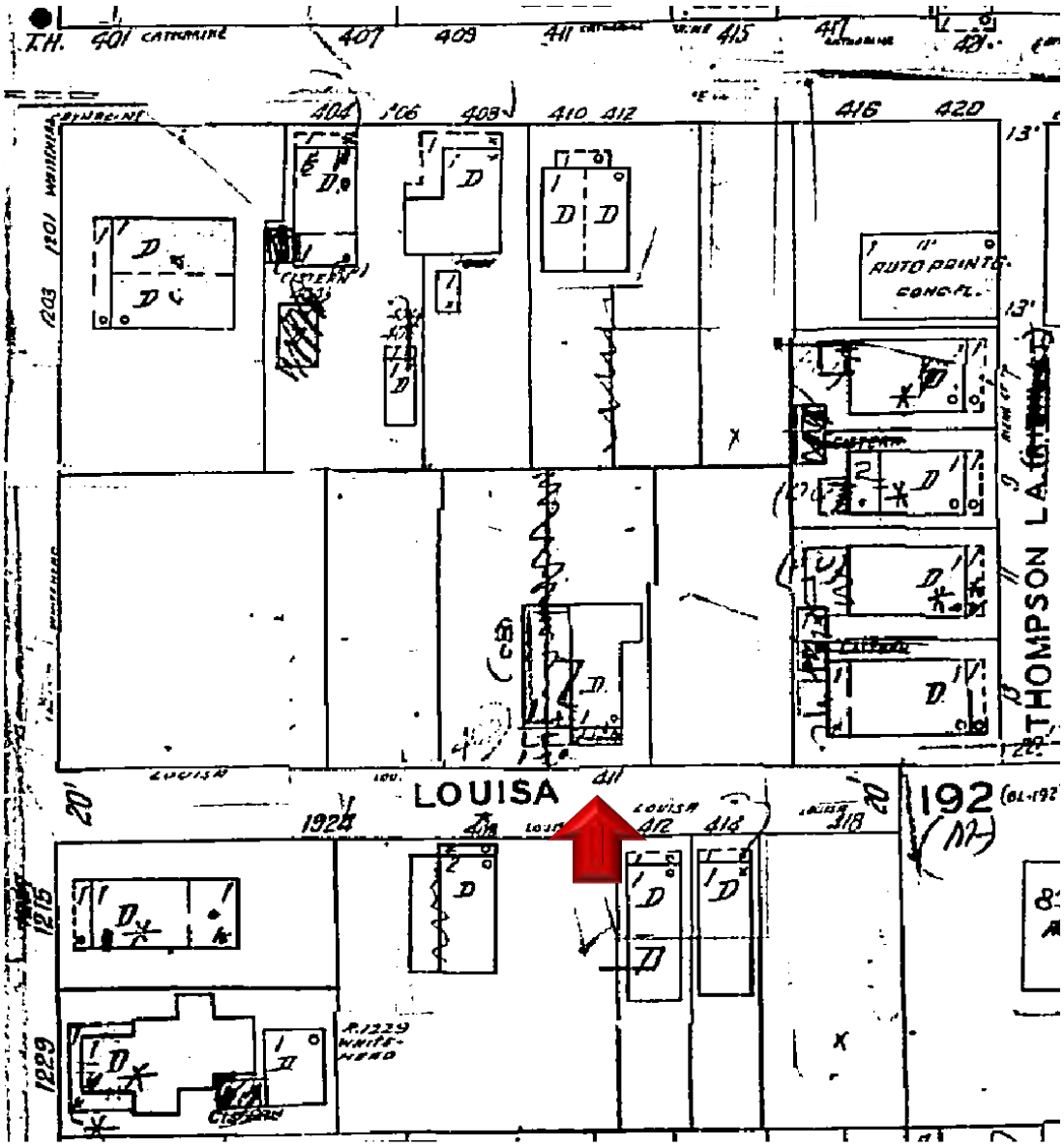
# SANBORN MAPS




**Sanborn Map 1926**




**Sanborn Map 1948**




**Sanborn Map 1962**

# PROJECT PHOTOS

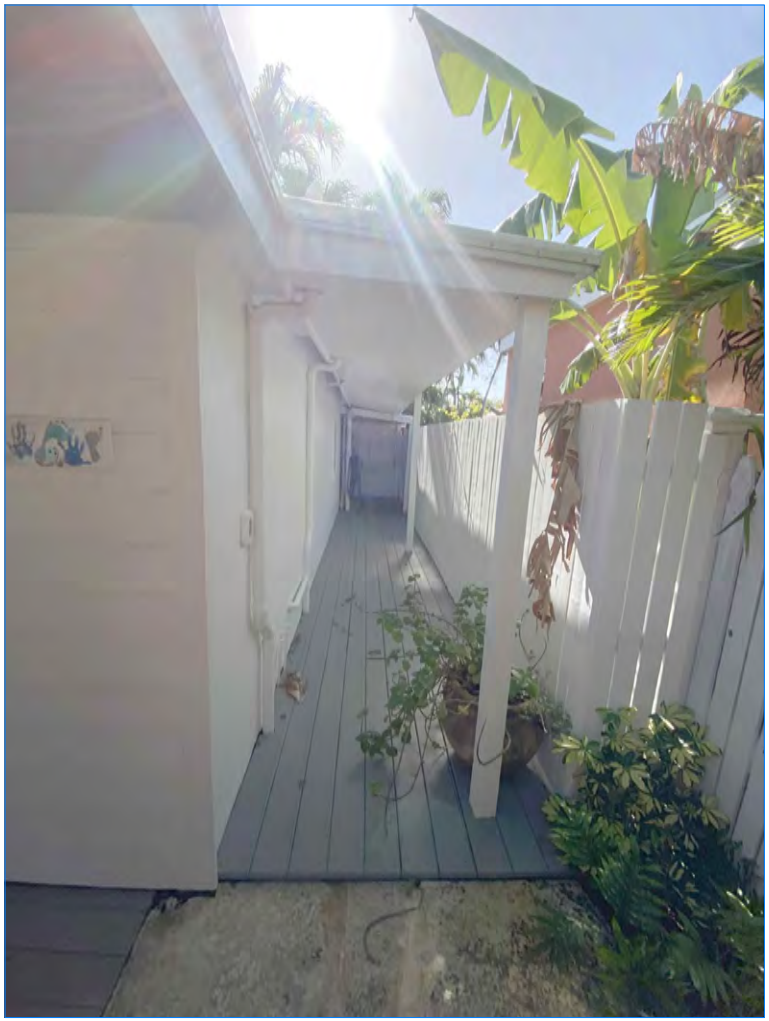
**411 Louisa Street circa 1965. Monroe County Library.**

# 411 Louisa St
## (front view)

# 411 Louisa St
## (left view)

# 411 Louisa St
## (right view)

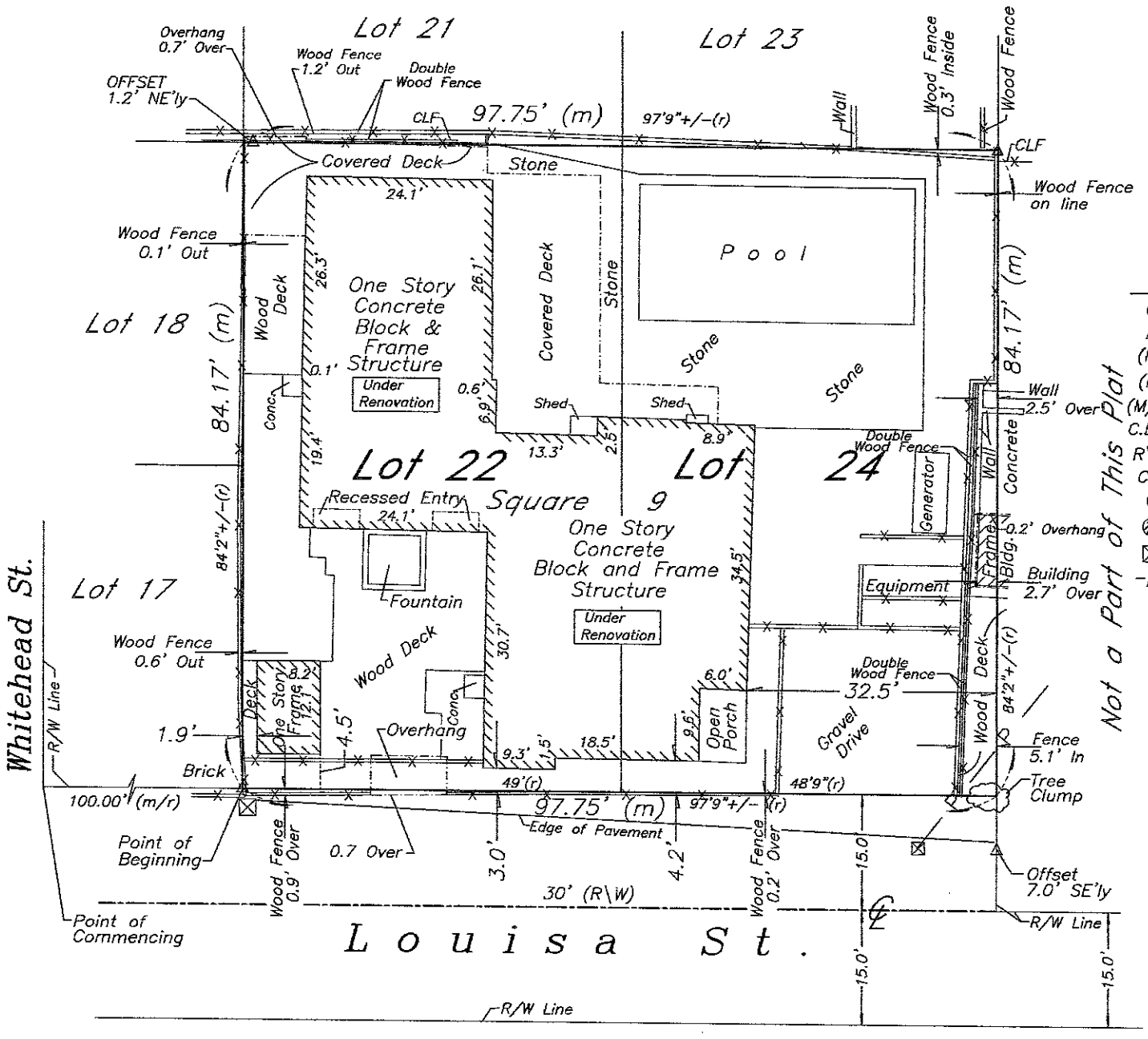
# 411 Louisa St
## (rear view)



410
Doña Calabash

# SURVEY

# Boundary Survey Map of Lots 22 and 24, Square 9, Tract 11, ISLAND OF KEY WEST




## LEGEND

| | |
|---|---|
| ⊙ | Found 2" Iron Pipe (Fence Post) |
| △ | Found 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 |

NOTES:

1. The legal description shown hereon was 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: 411 Louisa Street, 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 on the legal description.
8. Date of field work: November 13, 2020 and February 28, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, in Square Number 9, in Tract 11, according to W.A. Whitehead's map or plan of said Island delineated in Feb. 1829, but better known and described as Lots 22 and 24, according to a diagram of said Square 9 in Tract 11, made by Douglas T. Sweeny and recorded in Book "L" of Deeds, Page 564, Monroe County, Florida, Records: said lots commencing at a point on Louisa Street 100 feet from the corner of Whitehead and Louisa Streets and running thence along Louisa Street in a Northeasterly direction 97 feet and 9 inches, more or less; thence at right angles in a Northwesterly direction 84 feet and 2 inches, more or less; thence at right angles in a Southwesterly direction 97 feet and 9 inches, more or less; thence at right angles in a Southeasterly direction 84 feet and 2 inches, more or less, to the point of beginning.

BOUNDARY SURVEY FOR: Emerald Revocable Trust;

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

November 16, 2020
Updated 2/28/2022

THIS SURVEY IS NOT ASSIGNABLE


J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN

# HARC & Variance Application
# FOR
# 411 Louisa St

SITE LOCATION

LOCATION MAP:

## PROJECT LOCATION:
411 Louisa St,
Key West, FL 33040

## CLIENT:
Robert A. Jensen & Brandon Jones

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

Signature:

Date:

Serge Mashtakov
Professional Engineer
State of Florida
License No 71480

| REV. | DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| STATUS: | FINAL | | |


Artibus Design
Engineering and Planning

Artibus Design
3710 N. Roosevelt Blvd
Key West, FL 33040
(305) 304-3512
www.ArtibusDesign.com
CA # 30835


CLIENT: Robert A. Jensen & Brandon Jones

PROJECT: 411 Louisa St

SITE: 411 Louisa St, Key West, FL 33040

TITLE: Cover

| SCALE AT 11x17: | DATE: | DRAWN: | CHECKED: |
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| As shown | 03/11/22 | GA | SAM |
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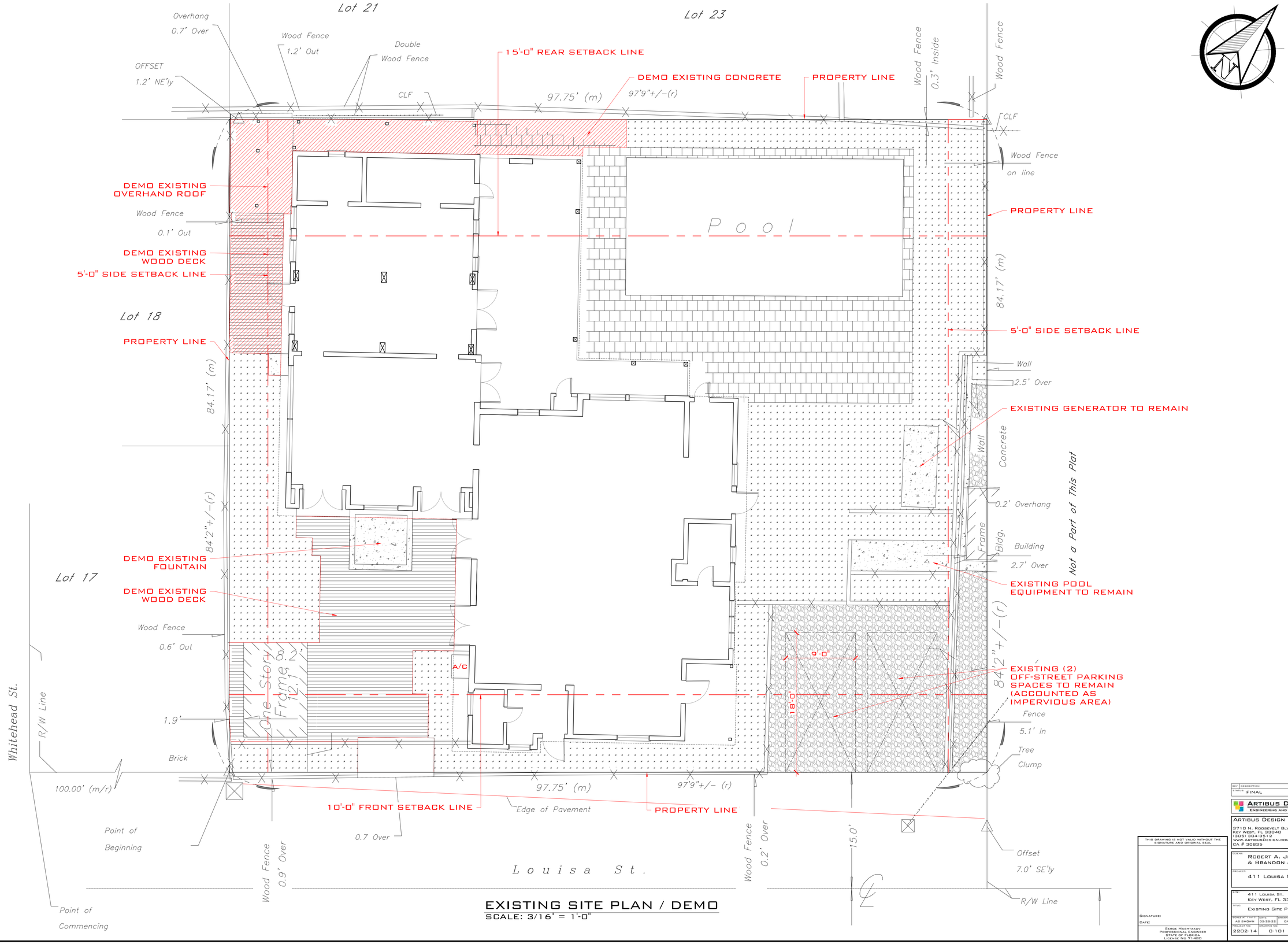


# EXISTING SITE PLAN / DEMO

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

Signature:

Date:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO.71480

| REV: | DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| STATUS: | FINAL | | |

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ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ROBERT A. JENSEN & BRANDON JONES

PROJECT: 411 LOUISA ST

SITE: 411 LOUISA ST, KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

| SCALE AT 11"x17": | DATE: | DRAWN: | CHECKED: |
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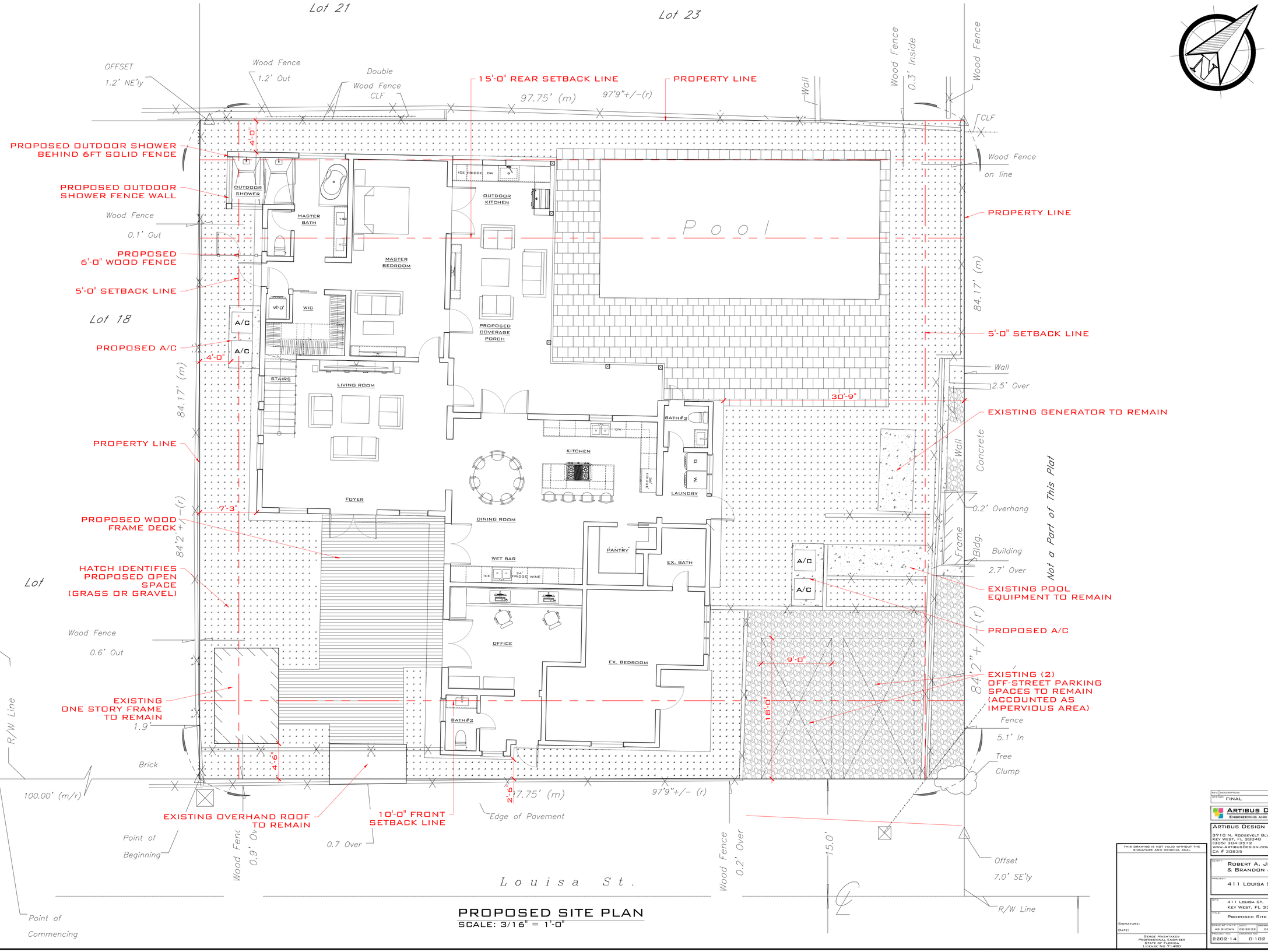


## PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

| REV: | DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| STATUS: | FINAL | | |

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CA # 30835


PROJECT:
ROBERT A. JENSEN & BRANDON JONES

PROJECT:
411 LOUISA ST

SITE:
411 LOUISA ST,
KEY WEST, FL 33040

TITLE:
PROPOSED SITE PLAN

| SCALE AT 11"x17": | DATE: | DRAWN: | CHECKED: |
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| AS SHOWN | 02/28/22 | DA | SAM |
| PROJECT NO: | DRAWING NO: | | REVISION: |
| 2202-14 | C-102 | | 1 |

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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

## SITE DATA:

| | |
|---|---|
| TOTAL SITE AREA: | ±8,227.30 SQ.FT |
| LAND USE: | HHDR (HISTORIC HIGH DENSITY RESIDENTIAL) |
| FLOOD ZONE: | AE7 |

## SETBACKS

| FRONT: | |
|---|---|
| REQUIRED | 10'-0" |
| EXISTING | 2'-6" |
| PROPOSED | NO CHANGES |
| | VARIANCE REQUIRED |

| LEFT SIDE: | |
|---|---|
| REQUIRED | 5'-0" |
| EXISTING | 0'-0" |
| PROPOSED | 4'-0" (TO A/C CONDENSER) |
| | IMPROVEMENT, VARIANCE REQUIRED |

| RIGHT SIDE: | |
|---|---|
| REQUIRED | 5'-0" |
| EXISTING | 30'-9" |
| PROPOSED | NO CHANGES |

| REAR: | |
|---|---|
| REQUIRED | 15-0" |
| EXISTING | 0'-0" |
| PROPOSED | 4'-0" |
| | IMPROVEMENT, VARIANCE REQUIRED |

## MAXIMUM IMPERVIOUS SURFACE RATIO:

| | |
|---|---|
| REQUIRED: | 60% (4,936.38 SQ.FT.) |
| EXISTING | 65.26% (±5,369.0 SQ.FT.) |
| PROPOSED | 64.59% (±5,314.0 SQ.FT.) |
| | IMPROVEMENT, VARIANCE REQUIRED |

## MAXIMUM BUILDING COVERAGE:

| | |
|---|---|
| REQUIRED | 50% (4,113.65 SQ.FT.) |
| EXISTING | 44.10% (±3,628.6 SQ.FT) |
| PROPOSED | 42.10% (±3,464.4 SQ.FT) |
| | IMPROVEMENT |

## OPEN SPACE MINIMUM:

| | |
|---|---|
| REQUIRED | 35% (±2,879.55 SQ.FT.) |
| EXISTING | 25.0% (±2,056.3 SQ.FT.) |
| PROPOSED | 30.3% (±2,493.0 SQ.FT.) |
| | IMPROVEMENT, VARIANCE REQUIRED |

| REV. | DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| STATUS: | FINAL | | |


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KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835


CLIENT: ROBERT A. JENSEN & BRANDON JONES

PROJECT: 411 LOUISA ST

SITE: 411 LOUISA ST, KEY WEST, FL 33040

TITLE: SITE DATA

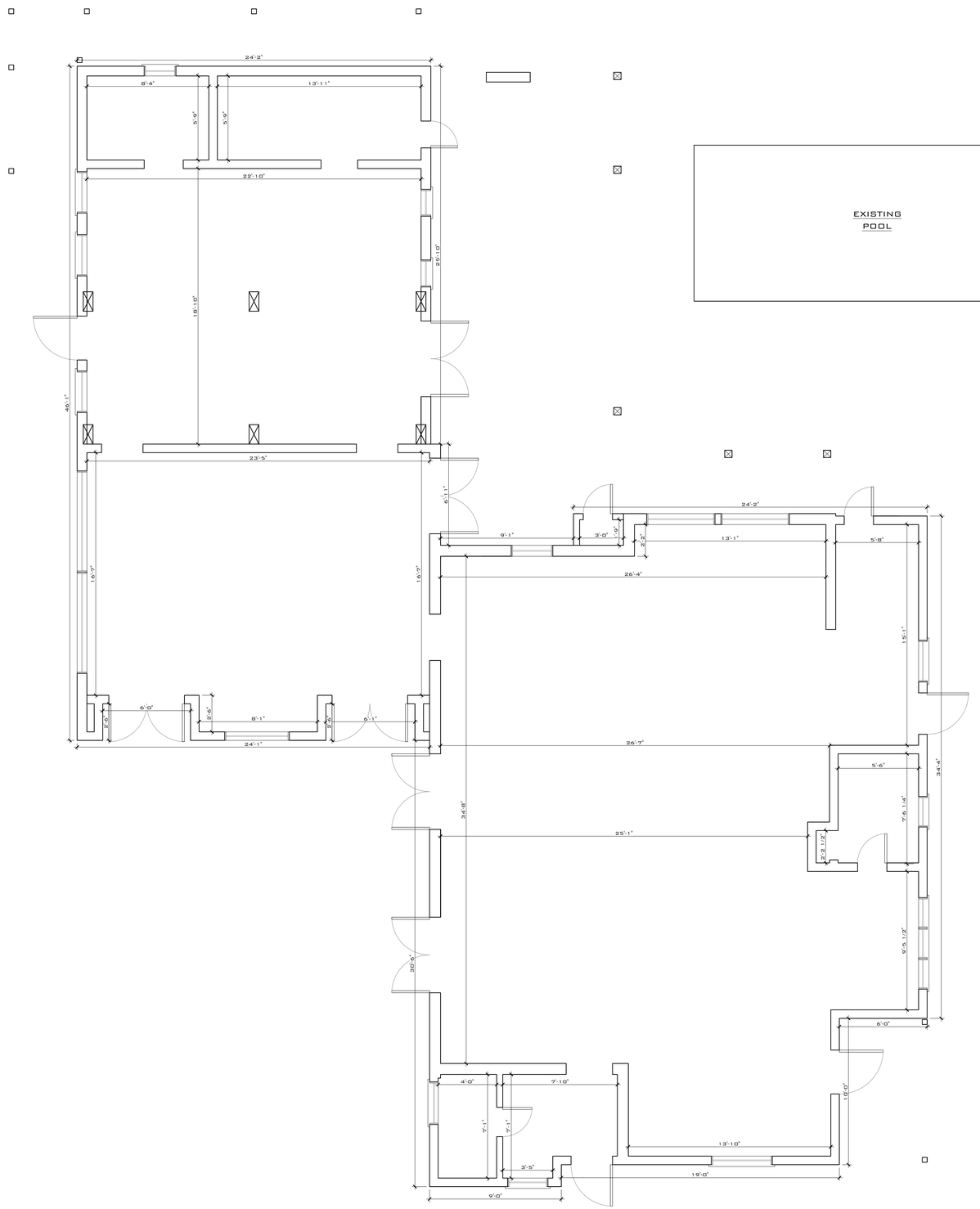
| SCALE AT 11"x17" | DATE: | DRAWN: | CHECKED: |
|---|---|---|---|
| AS SHOWN | 03-28-22 | GA | SAH |
| PROJECT NO: | DRAWING NO: | | REVISION: |
| 2202-14 | A-103 | | 1 |


THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL


SIGNATURE:

DATE:


SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480




## EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

Signature:

Date:

Serge Mashtakov
Professional Engineer
State of Florida
License No 71480

| REV: | DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| STATUS: | FINAL | | |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ENGINEERING AND PLANNING

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Key West, FL 33040
(305) 304-3512
www.ArtibusDesign.com
CA # 30835

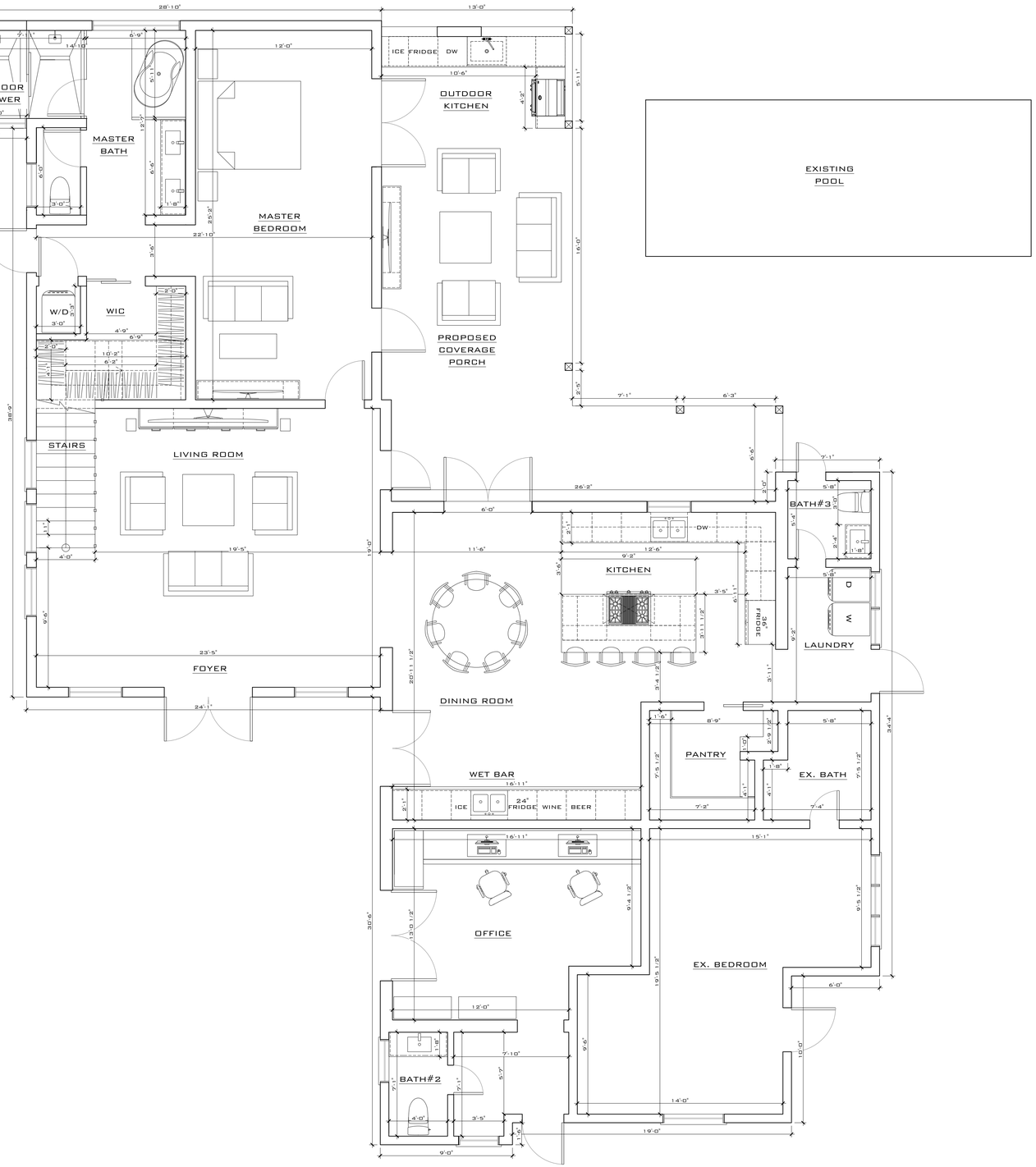

CLIENT:
Robert A. Jensen
& Brandon Jones

PROJECT:
411 Louisa St

SITE:
411 Louisa St,
Key West, FL 33040

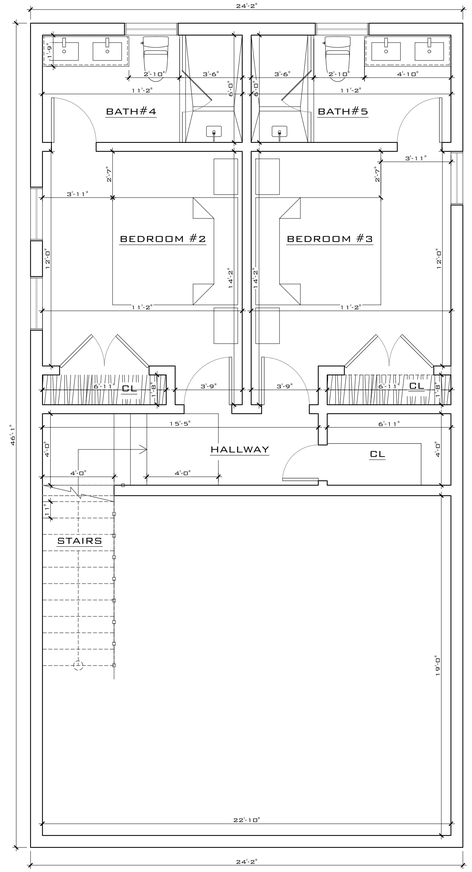
TITLE:
Existing Floor Plan

| SCALE AT 11x17: | DATE: | DRAWN: | CHECKED: |
|---|---|---|---|
| AS SHOWN | 03/11/22 | GA | SAM |
| PROJECT NO: | DRAWING NO: | | REVISION: |
| 2202-14 | A-101 | | 1 |




## PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"




## PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Signature:

Date:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

| REV | DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| STATUS: | FINAL | | |

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CA # 30835


CLIENT: ROBERT A. JENSEN & BRANDON JONES

PROJECT: 411 LOUISA ST

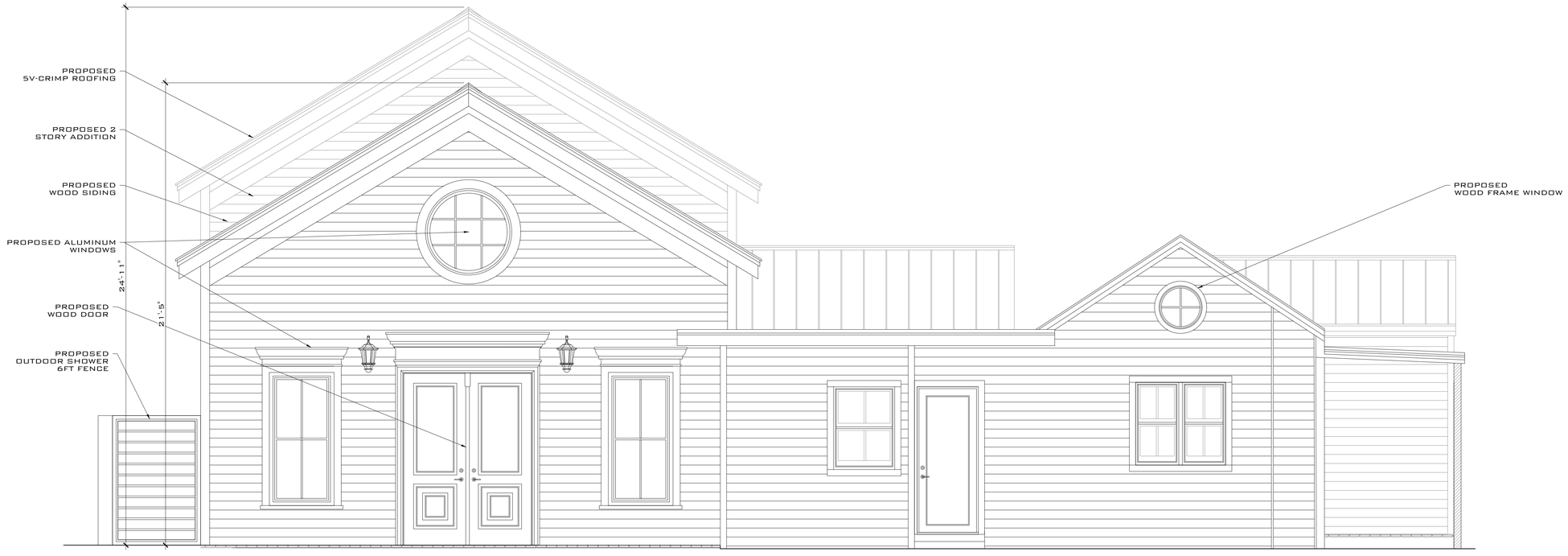
SITE: 411 LOUISA ST, KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

| SCALE AT 11x17: | DATE: | DRAWN: | CHECKED: |
|---|---|---|---|
| AS SHOWN | 03-11-22 | DA | SAM |
| PROJECT NO: | DRAWING NO: | | REVISION: |
| 2202-14 | A-102 | | 1 |

## EXISTING FRONT ELEVATION

SCALE: 3/8" = 1'-0"




## PROPOSED FRONT ELEVATION

SCALE: 3/8" = 1'-0"

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|

STATUS: FINAL

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CA # 30835

CLIENT: ROBERT A. JENSEN & BRANDON JONES

PROJECT: 411 LOUISA ST

SITE: 411 LOUISA ST, KEY WEST, FL 33040

TITLE: FRONT ELEVATIONS

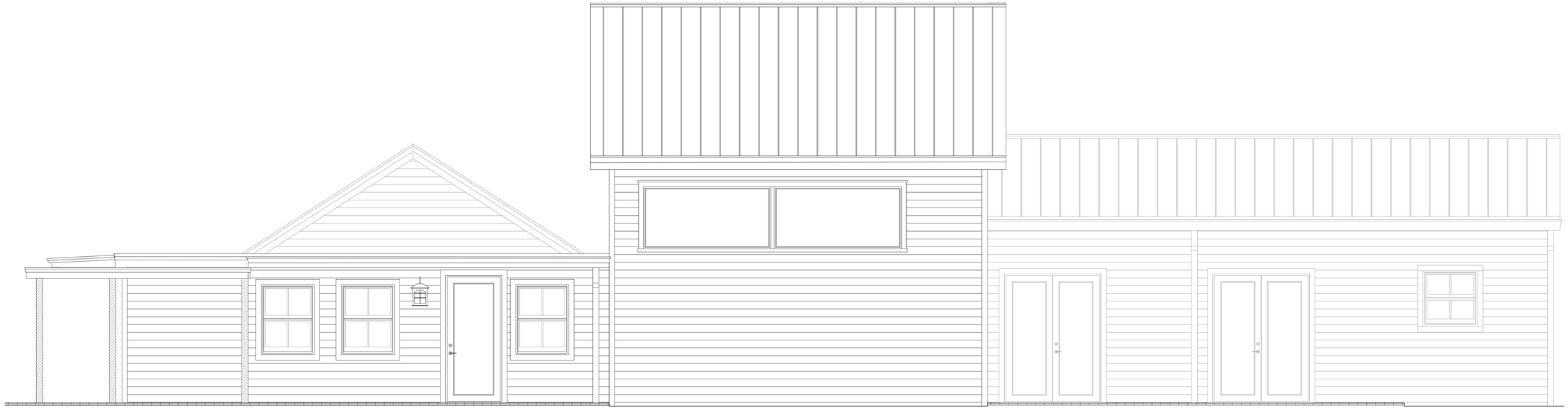
| SCALE AT 11"x17" | DATE | DRAWN | CHECKED |
|---|---|---|---|
| AS SHOWN | 03-11-22 | DA | SAM |
| PROJECT NO: | DRAWING NO: | | REVISION: |
| 2202-14 | A-103 | | 1 |

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



## EXISTING LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

## PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Signature:

Date:

Serge Mashtakov
Professional Engineer
State of Florida
License No 71480

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| STATUS: FINAL | | | |

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CA # 30835


CLIENT: Robert A. Jensen & Brandon Jones

PROJECT: 411 Louisa St

SITE: 411 Louisa St, Key West, FL 33040

TITLE: Left Elevations

| SCALE AT 11"x17" | DATE | DRAWN | CHECKED |
|---|---|---|---|
| AS SHOWN | 03/11/22 | GA | SAH |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 2202-14 | A-104 | 1 | |

## EXISTING RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

## PEOPOSED RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Signature:

Date:

Serge Mashtakov
Professional Engineer
State of Florida
License No 71380

| REV | DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| STATUS: | FINAL | | |

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CA # 30835

CLIENT:
Robert A. Jensen
& Brandon Jones

PROJECT:
411 Louisa St

SITE:
411 Louisa St,
Key West, FL 33040

TITLE:
Right Elevations

| SCALE AT 11x17: | DATE: | DRAWN: | CHECKED: |
|---|---|---|---|
| AS SHOWN | 03/11/22 | DA | SAM |

| PROJECT NO: | DRAWING NO: | REVISION: |
|---|---|---|
| 2202-14 | A-105 | 1 |

## EXISTING REAR ELEVATION

SCALE: 3/8" = 1'-0"

## PROPOSED REAR ELEVATION

SCALE: 3/8" = 1'-0"

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|

STATUS: FINAL

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CA # 30835


CLIENT: ROBERT A. JENSEN & BRANDON JONES

PROJECT: 411 LOUISA ST

SITE: 411 LOUISA ST, KEY WEST, FL 33040

TITLE: REAR ELEVATIONS

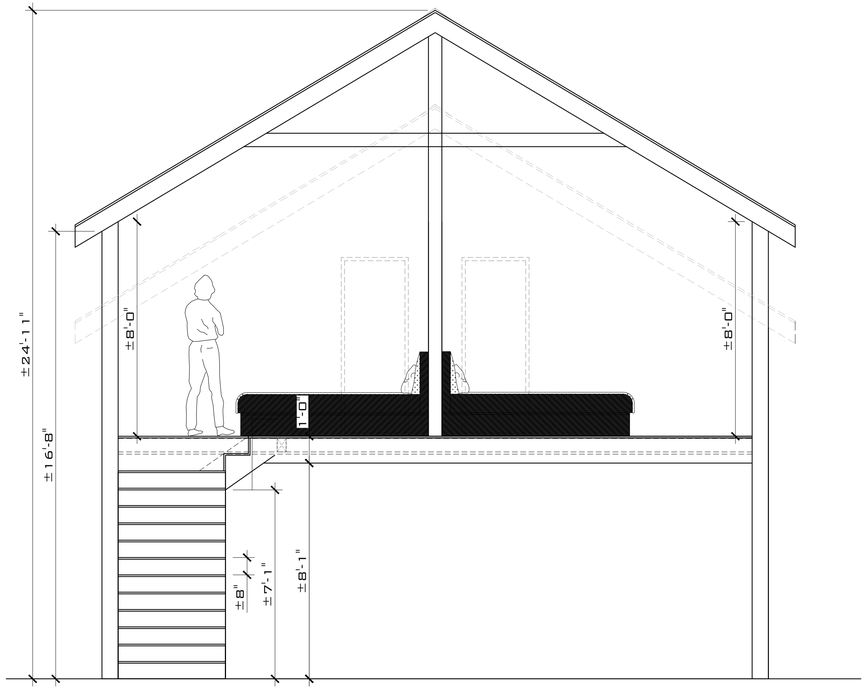
| SCALE AT 11"x17" | DATE | DRAWN | CHECKED |
|---|---|---|---|
| AS SHOWN | 03-11-22 | DA | SAM |
| PROJECT NO: | DRAWING NO: | | REVISION: |
| 2202-14 | A-106 | | 1 |

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

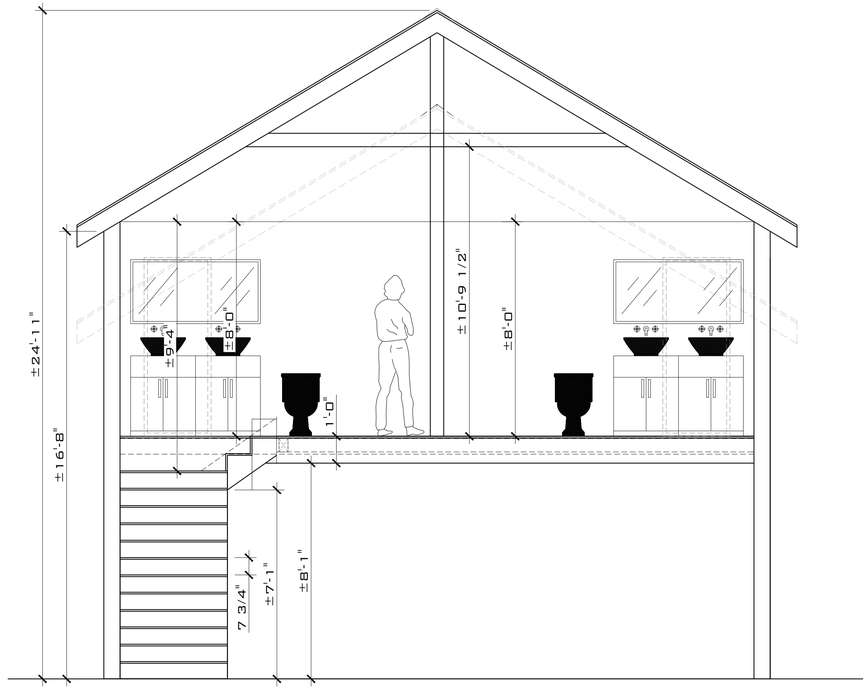
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



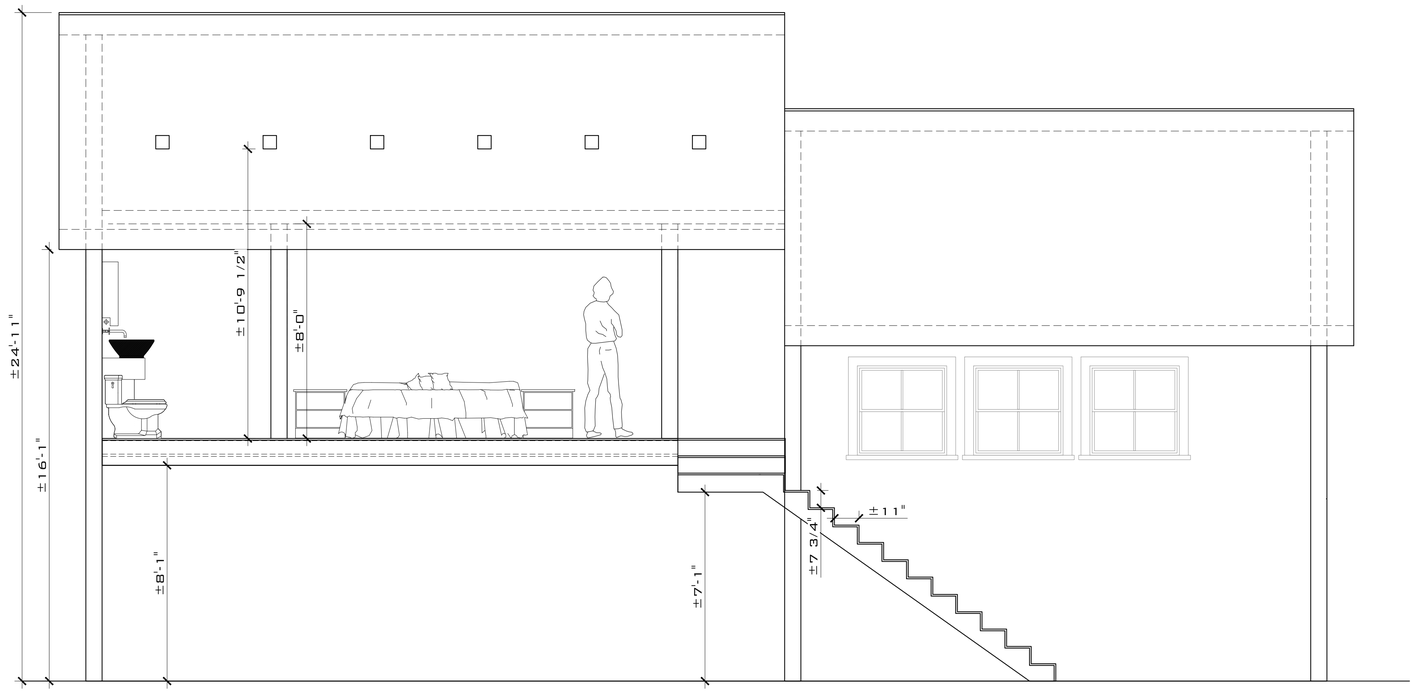

## SECTION 1-1

SCALE: 3/8" = 1'-0"




## SECTION 1-2

SCALE: 3/8" = 1'-0"




## SECTION 1-3

SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Signature:

Date:

Serge Mashtakov
Professional Engineer
State of Florida
License No 71480

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| STATUS: | FINAL | | |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(305) 304-3512
www.ArtibusDesign.com
CA # 30835


CLIENT: Robert A. Jensen & Brandon Jones

PROJECT: 411 Louisa St

SITE: 411 Louisa St, Key West, FL 33040

TITLE: Sections

| SCALE AT 11"x17" | DATE | DRAWN | CHECKED |
|---|---|---|---|
| AS SHOWN | 03-11-22 | GA | SAM |
| PROJECT NO: | DRAWING NO: | | REVISION: |
| 2202-14 | S-101 | | 1 |

# LETTERS OF SUPPORT

Key West Planning Commission & Board
1300 White Street
Key West, Fl 33040

Re: Variance Application # 411 Louisa Street, Key, West, Fl 33040

Dear Planning Commission & Planning Board

I / We live at: 408 Louisa Street, Key West, FL 33040

Our house is adjacent or within view of 411 Louisa Street. We understand that the new owners of this property have applied for a variance permit to add a full second story, just beyond the current 1 ½ existing story and over a master bedroom. This is along with other renovations designed to improve the building and its street appearance, bringing it in line with the neighborhood. We fully support this project.

We may be reached at:

Sincerely,

J.W. Dyer

J.W. Dyer
410.610.2935
joseph.wendall.dyer@gmail.com

Key West Planning Commission & Board
1300 White Street
Key West, Fl 33040

Re: Variance Application # 411 Louisa Street, Key, West, Fl 33040

Dear Planning Commission & Planning Board

I/We live at: 410 Catherine Street

Our house is adjacent or within view of 411 Louisa Street. We understand that the new owners of this property have applied for a variance permit to add a full second story, just beyond the current 1 ½ existing story and over a master bedroom. This is along with other renovations designed to improve the building and its street appearance, bringing it in line with the neighborhood. We fully support this project.

We may be reached at:

(312) 914-7546
jane@janegardnerinteriors.com

Sincerely,

Jane Gardner

**Charles E. Hewett, Ph.D.**
**410 Louisa Street**
**Key West, FL. 33040-3136**
**chuck.hewett@gmail.com**

May 10, 2022

Key West Planning Commission & Board
1300 White Street
Key West, FL. 33040

**Re: Variance Application #411 Louisa Street, Key West, FL 33040**

Dear Members of the Commission and Board:

Living at 410 Louisa Street, my home is immediately across the street and in full view of 411 Louisa Street. I understand that the new owners of 411 have applied for a variance permit to add a full second story to their house just beyond the current 1 ½ story and over the master bedroom. Along with other renovations and improvements, this modification will improve the building and its street appearance and bring it more in line with the character of the immediate neighborhood.

I fully support this project.

Sincerely,

Charles E. Hewett

Key West Planning Commission & Board
1300 White Street
Key West, Fl 33040

Re: Variance Application # 411 Louisa Street, Key, West, Fl 33040

Dear Planning Commission & Planning Board

I / We live at: 412 LOUISA STREET KEY WEST, FL 33040

Our house is adjacent or within view of 411 Louisa Street. We understand that the new owners of this property have applied for a variance permit to add a full second story, just beyond the current 1 ½ existing story and over a master bedroom. This is along with other renovations designed to improve the building and its street appearance, bringing it in line with the neighborhood. We fully support this project.

We may be reached at: 401-378-8794
chris1roy7@gmail.com

Sincerely,

Julie L. Roy

Chris Roy

May 31, 2022

TO: Key West Planning Commission & Board
1300 White Street
Key West, FL 33030

FROM: Bert A. Whitt
1201 & 1203 Whitehead Street
Key West, FL 33040

RE: Variance Application for 411 Louisa Street, Key West, FL

My property is located at the corner of Whitehead and Catherine Streets and in view of 411 Louisa Street. I understand that the new owners of 411 Louisa have applied for a variance permit to add a full second story beyond the current 1 & ½ existing story. I fully support the issuance of this variance.

Bert A. Whitt 5-31-2022

Bert A. Whitt Date

TO: Key West Planning Commission & Board
1300 White Street
Key West, FL 33030

FROM: Dennis Beaver
1207 Whitehead Street
Key West, FL 33040

RE: Variance Application for 411 Louisa Street, Key West, FL

My property is located at the corner of Whitehead and Louisa Streets and the property line of my back garden abuts the property line of 411 Louisa Street. I understand that the new owners of 411 Louisa have applied for a variance permit to add a full second story beyond the current 1 & ½ existing story. I fully support the issuance of this variance.

Dennis Beaver 5-31-22

Dennis Beaver Date

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 27, 2022 at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: 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:

**MODIFICATIONS TO FRONT, SIDE, AND REAR WALLS OF AN EXISTING ADDITION. SECOND-STORY ADDITION AT REAR OF THE PROPERTY. DEMOLITION OF NON-HISTORIC SIDE AND REAR ROOF OVERHANGS. PARTIAL DEMOLITION OF FRONT, REAR, AND SIDE WALLS OF EXISTING REAR ADDITION.**

## 411 LOUISA STREET

**Applicant – Robert A. Jensen  Application #H2022-0030**

**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.

# PROPERTY APPRAISER INFORMATION

# qPublic.net™ Monroe County, FL

## Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

| | |
|---|---|
| **Parcel ID** | 00029190-000000 |
| **Account#** | 1029963 |
| **Property ID** | 1029963 |
| **Millage Group** | 10KW |
| **Location Address** | 411 LOUISA St, KEY WEST |
| **Legal Description** | KW SUBS 22 AND 24 PT LOT 3 SQR 9 TR 11 OR127-287/88 OR954-1316 OR1018-1112 OR2492-2407 OR2566-1046 OR2682-1039 OR3059-1422 OR3141-0934 (Note: Not to be used on legal documents.) |
| **Neighborhood** | 6108 |
| **Property Class** | SINGLE FAMILY RESID (0100) |
| **Subdivision** | |
| **Sec/Twp/Rng** | 06/68/25 |
| **Affordable Housing** | No |

## Owner

EMERALD REVOCABLE TRUST 10/01/2019
411 Louisa St
Key West FL 33040

## Valuation

| | | 2021 | 2020 | 2019 | 2018 |
|---|---|---|---|---|---|
| + | Market Improvement Value | $1,007,124 | $688,504 | $573,754 | $590,147 |
| + | Market Misc Value | $64,767 | $66,590 | $68,412 | $69,603 |
| + | Market Land Value | $967,495 | $960,091 | $1,011,921 | $905,834 |
| = | Just Market Value | **$2,039,386** | **$1,715,185** | **$1,654,087** | **$1,565,584** |
| = | Total Assessed Value | **$2,039,386** | **$1,607,970** | **$1,560,551** | **$1,502,624** |
| - | School Exempt Value | $0 | ($25,000) | ($25,000) | ($25,000) |
| = | School Taxable Value | **$2,039,386** | **$1,582,970** | **$1,535,551** | **$1,477,624** |

## Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|---|---|---|---|---|
| RES SUPERIOR DRY (01SD) | 8,227.00 | Square Foot | 0 | 0 |

## Buildings

| | | | |
|---|---|---|---|
| **Building ID** | 2242 | **Exterior Walls** | CUSTOM |
| **Style** | 1 STORY ELEV FOUNDATION | **Year Built** | 1943 |
| **Building Type** | S.F.R. - R1 / R1 | **EffectiveYearBuilt** | 2011 |
| **Gross Sq Ft** | 3307 | **Foundation** | CONCR FTR |
| **Finished Sq Ft** | 2504 | **Roof Type** | GABLE/HIP |
| **Stories** | 1 Floor | **Roof Coverage** | METAL |
| **Condition** | GOOD | **Flooring Type** | SFT/HD WD |
| **Perimeter** | 286 | **Heating Type** | FCD/AIR DUCTED |
| **Functional Obs** | 0 | **Bedrooms** | 4 |
| **Economic Obs** | 0 | **Full Bathrooms** | 5 |
| **Depreciation %** | 10 | **Half Bathrooms** | 0 |
| **Interior Walls** | WALL BD/WD WAL | **Grade** | 600 |
| | | **Number of Fire Pl** | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|---|---|---|---|---|
| OPX | EXC OPEN PORCH | 623 | 0 | 192 |
| FLA | FLOOR LIV AREA | 2,504 | 2,504 | 286 |
| OPF | OP PRCH FIN LL | 180 | 0 | 86 |
| TOTAL | | **3,307** | **2,504** | **564** |

## Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---|---|---|---|---|---|
| UTILITY BLDG | 1996 | 1997 | 1 | 96 SF | 3 |
| WATER FEATURE | 2014 | 2015 | 1 | 1 UT | 1 |
| FENCES | 2014 | 2015 | 1 | 339.5 SF | 2 |
| CUSTOM PATIO | 2014 | 2015 | 1 | 344 SF | 2 |
| TIKI | 2014 | 2015 | 1 | 35 SF | 2 |
| RES POOL | 2014 | 2015 | 1 | 666 SF | 2 |
| WOOD DECK | 2014 | 2015 | 1 | 671 SF | 2 |
| FENCES | 2014 | 2015 | 1 | 756 SF | 2 |

## Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|---|---|---|---|---|---|---|---|
| 12/1/2021 | $3,100,000 | Warranty Deed | 2351522 | 3141 | 0934 | 03 - Qualified | Improved |
| 11/25/2020 | $2,500,000 | Warranty Deed | $17,500.00 | 3059 | 1422 | 01 - Qualified | Improved |
| 5/1/2014 | $1,350,000 | Warranty Deed | | 2682 | 1039 | 02 - Qualified | Improved |
| 4/23/2012 | $500,000 | Warranty Deed | | 2566 | 1046 | 19 - Unqualified | Improved |
| 6/1/1987 | $135,000 | Warranty Deed | | 1018 | 1112 | M - Unqualified | Improved |

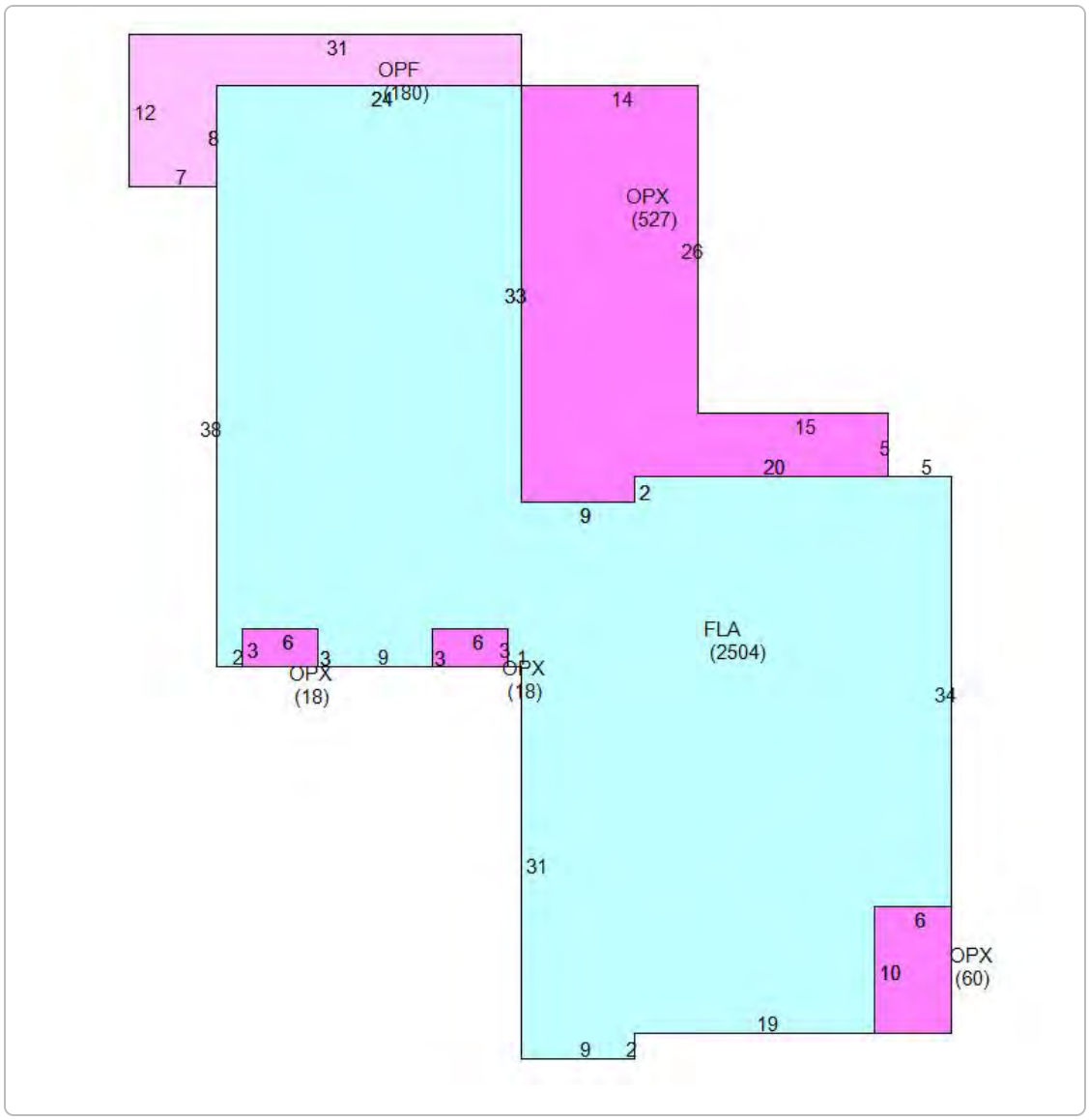
## Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---|---|---|---|---|---|
| 21-0854 | 2/4/2022 | | $0 | Residential | Complete electrical installation of 30Kw generator with 200A transfer switch, 500 Gallon diesel fuel tank on concrete pad. |
| 22-0048 | 2/4/2022 | | $168,000 | Residential | Interior remodel. Kitchen. Bathroom. Living areas. Interior renovations to include remodeling existing kitchen - replace cabinets and countertops. Upgrade existing bathrooms - vanities, tile, glass. wall finishes. Replace interior doors, hardware, casing and baseboard. Sheetrock and Insulation as needed. Flooring through-ought. |
| 14-3145 | 9/26/2014 | 1/5/2015 | $8,000 | | REPLACE EXISTING ALUMINUM FRAME WINDOWS WITH WHITE IMPACT |
| 14-3145 | 9/4/2014 | 1/5/2015 | $20,000 | | REMOVE POOL FRAMING AND DECK.1100SF REMOVE CONCRETE SLAAB. INSTALL NEW WOOD DECKINGON EXISTING FRAMING 484SF AT FRONT |
| 14-4071 | 9/3/2014 | 1/5/2015 | $8,000 | | DEMO 97' OF FENCE. REMOVE FRONT PICKET FENCE AND SIDE CHAIN LINK. BULD NEW 40" WOOD PICKET ON A LONG LOUISA 97LF. BUILD NEW WOOD72" PICKET AT CAR PARK 30LF. BUILD NEW 72" PICKET ALONG NW SIDE OF PROPERTY |
| 14-4125 | 9/2/2014 | 1/5/2015 | $29,000 | | RESURFACE POOL, RE POUR STEPS AND BENCH INTO POOL |
| 14-2112 | 5/20/2014 | 1/5/2015 | $28,000 | | TEAR OFF 5 VCRIMP INSTALL NEW |
| 12-4023 | 11/9/2012 | 12/17/2012 | $600 | Residential | HOOK UP OF TWO CENTRAL A/C UNITS ONE 2 1/2 TON AND ON 2-TON. |
| 12-3307 | 9/12/2012 | 12/17/2012 | $7,500 | Residential | REPLACE FIXTURES 2 BATHROOMS AND 1 KITCHEN, 2 TOILETS, 1 - SHOWER, 2 BATHTUBS, 3 LAVATORIES, AND 1 KITCHEN. |
| 12-3193 | 9/5/2012 | 12/17/2012 | $8,400 | Residential | INSTALL A 2 1/2 TON & 3 1/2 TON UNIT W/17 DROPS AND 2 EXHAUST FANS. NEEDS TO BE LOCATED AT LEAST 5' SETBACK FROM PROPERTY LINES. |
| 12-3230 | 9/5/2012 | 12/17/2012 | $5,250 | Residential | INSTALL WIRING, BOXES, DEVICES, ETC. FOR NEW KITCHEN LAY-OUT. RELOCATE EXISTING 125 AMP PANEL IN KITCHEN & INSTALL 200 AMP. PANEL IN NEW KITCHEN LOCATION. UPGRADE EXISTING SERVICE TO 200 AMP. |
| 12-2119 | 6/15/2012 | 11/14/2012 | $45,000 | | RENOVATE KITCHEN,BEDROOM & 1 BATHROOM. NEW WOOD FLOORING, 400SF,NEW TILE FLOOR IN BATHROOM. 50SF. INSTALL NEW WINDOWS & EXTERIOR DOORS & HARDI PLANK SIDING 2400SF |
| 0201597 | 6/17/2002 | 9/10/2002 | $467 | | ROOFING |
| 0200423 | 2/19/2002 | 9/10/2002 | $1,055 | | SBS ROOF |
| 9701073 | 4/1/1997 | 12/1/1997 | $3,000 | | 845 SF FLAT ROOF 90 FELT |

## View Tax Info

View Taxes for this Parcel

## Sketches (click to enlarge)


31
OPF
(180)
24
12
8
7
14
OPX
(527)
26
33
38
15
5
20
5
2
9
FLA
(2504)
6
3
2
3
9
6
3
1
OPX
(18)
OPX
(18)
34
31
6
10
OPX
(60)
19
9
2

## Photos

1029963 411 OUISA ST 01/14/21

## Map

## TRIM Notice

2021 TRIM Notice (PDF)

**2021 Notices Only**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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