



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: September 27, 2022

Applicant: Robert A. Jensen, Owner

Application Number: H2022-0030

Address: 411 Louisa Street

Description of Work:

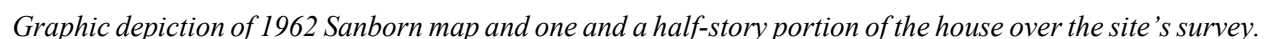
Demolition of non-historic side and rear roof overhangs. Partial demolition of front, rear, and side walls of existing rear addition.

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.

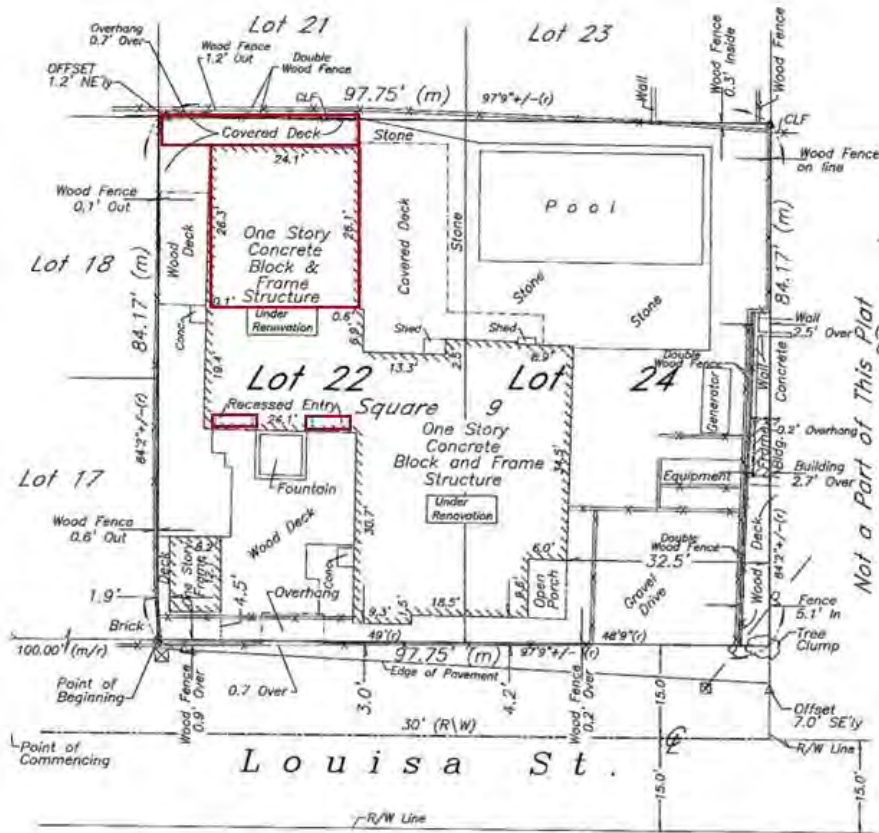
Most of the residential complex is one-story, except for the southwest portion, which is one and a half-story. The half story is an open vaulted ceiling that includes a living room. Analyzing the urban context, the house to the west side is on a corner lot and is one and a half story non-historic structure. 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 July 27, 2022, and September 12, 2022, the Commission motioned to postpone the item and asked the applicant to bring revisions back after some discussions.



- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

The Certificate of Appropriateness under review proposes the demolition of a non-historic rear addition and partial front walls on the first floor of the southwestern part of the existing building. The application also includes the demolition of rear and side roof overhangs attached to the rear one-story addition. The submitted plans include new treatment of first floor front elevation of the southwestern portion of the house as well as a two-story rear addition.



Proposed demolition for non-historic portions of the house is highlighted in red.

The Historic Architectural Review Commission shall not issue a certificate of appropriateness that would result in:

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

It is staff's opinion that the non-historic elements under consideration are not significant structures that can define the overall historic character of the neighborhood. The site has no historic structures.

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

The structures under review are not historic and their demolition will not affect any urban relationship acquired through time.

- (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.*

It is staff's opinion that the structures in question are not significant elements to the site or surrounding neighborhood.

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

It is staff's opinion that the structures under review will not qualify to be contributing to the building or site in a near future.

Staff finds that the requested demolition of non-historic elements are in accordance with current ordinance for demolitions under the LDR's. If approved, this will be the only required reading.

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 # <u>2022-0030</u>	REVISION #	INITIAL & DATE <u>TK</u>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

411 Louisa St, Key West, FL 33040	
EMERALD REVOCABLE TRUST 10/01/2019	PHONE NUMBER
411 Louisa St, Key West FL 33040	EMAIL
Robert A. Jensen	
411 Louisa St, Key West, FL 33040	PHONE NUMBER (305) 440-2136
EMAIL robert@robertajensen.com	
<u>[Signature]</u>	
DATE <u>21 June 2022</u>	

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: 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):



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 composite decking rear porch	PAINTING: White paint or HARC approved pastel color Per approved submitted color
SITE (INCLUDING GRADING, FILL, TREES, ETC): 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: 7.27.22	___ APPROVED ___ NOT APPROVED ☒ DEFERRED FOR FUTURE CONSIDERATION	INITIAL: HS	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
REASONS OR CONDITIONS: Postponed 8.23.22			
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 # 2022-0030	INITIAL & DATE TK
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



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.

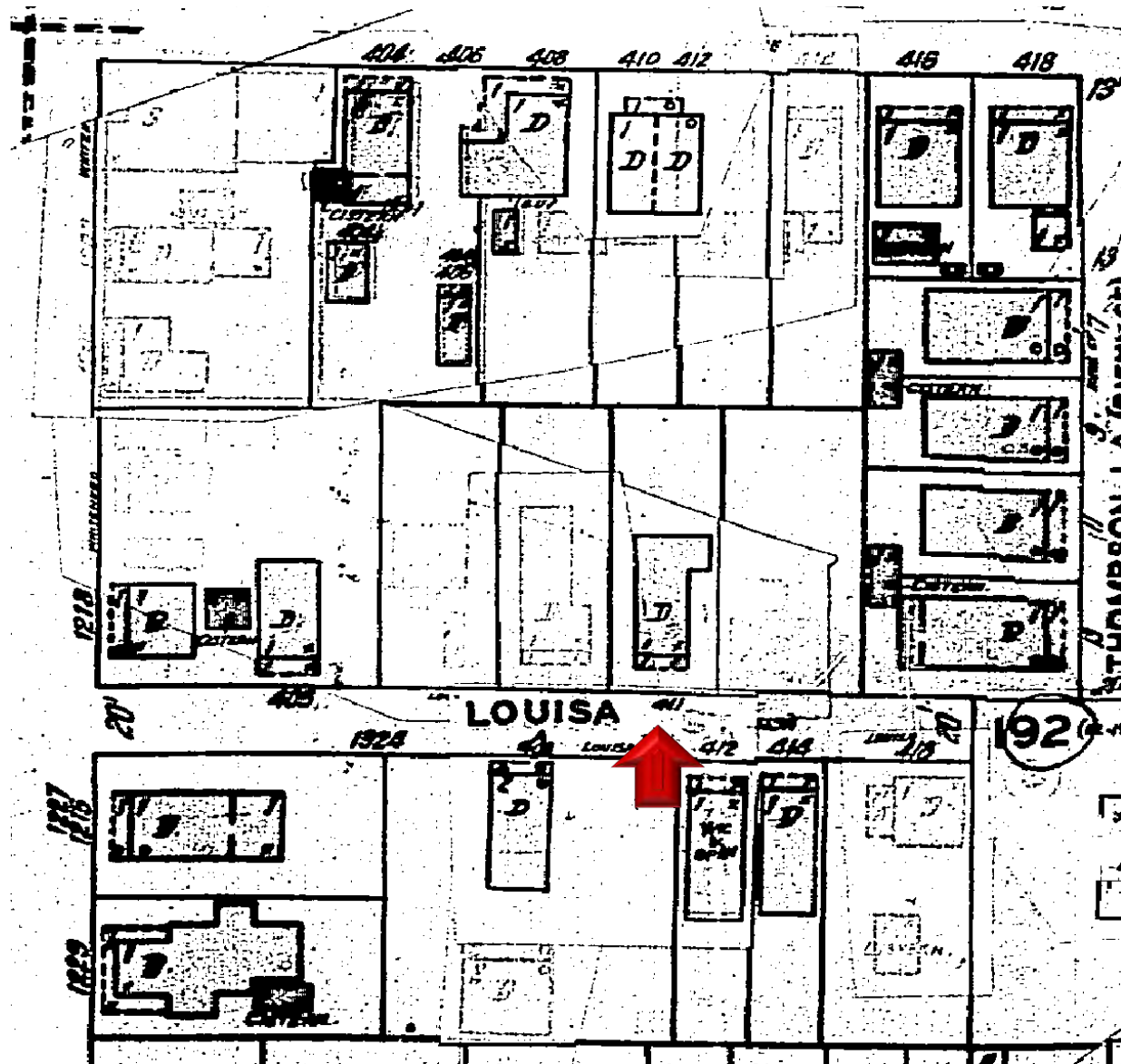
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not associated with events of local, state nor national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics 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.

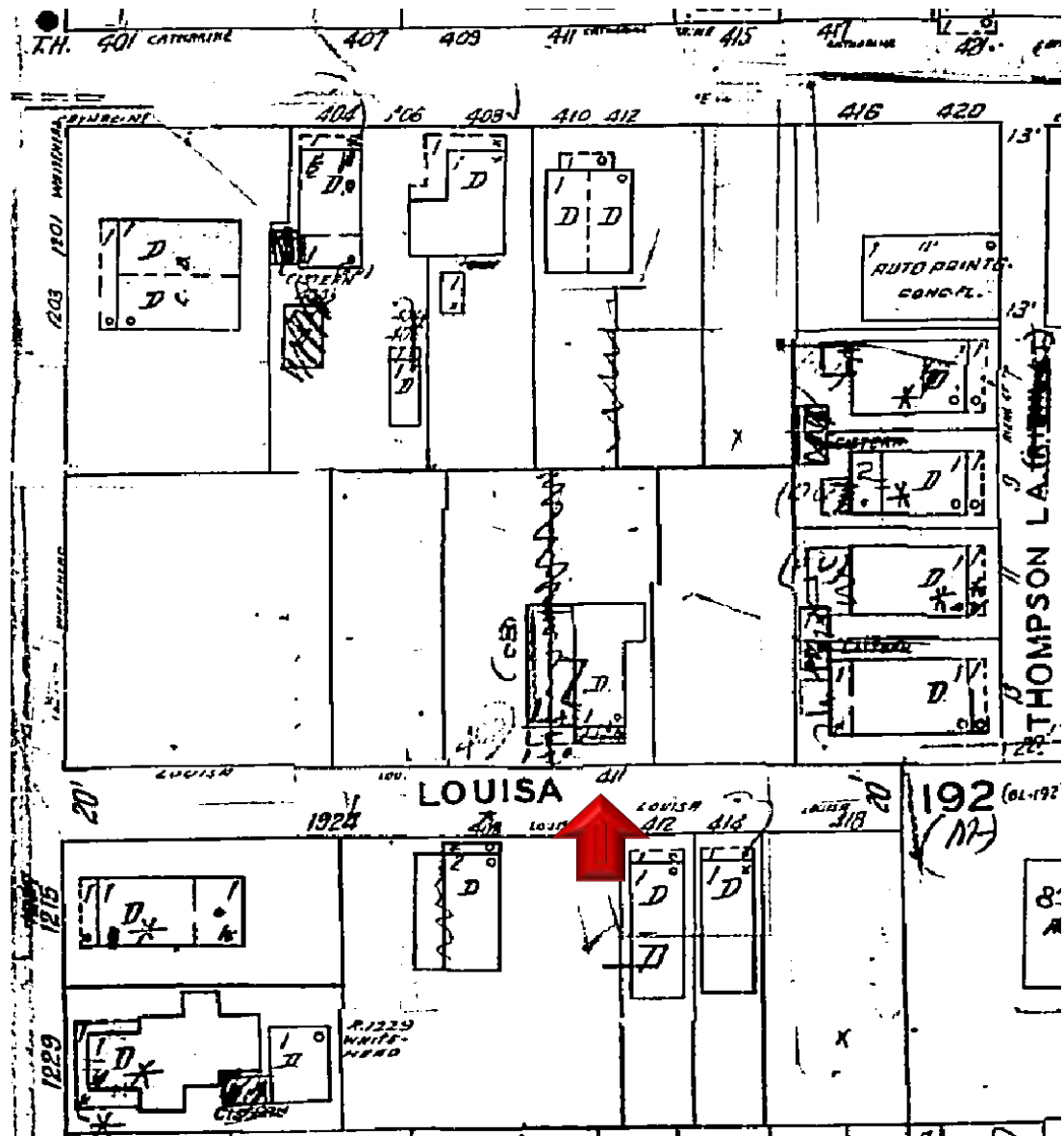
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

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 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)









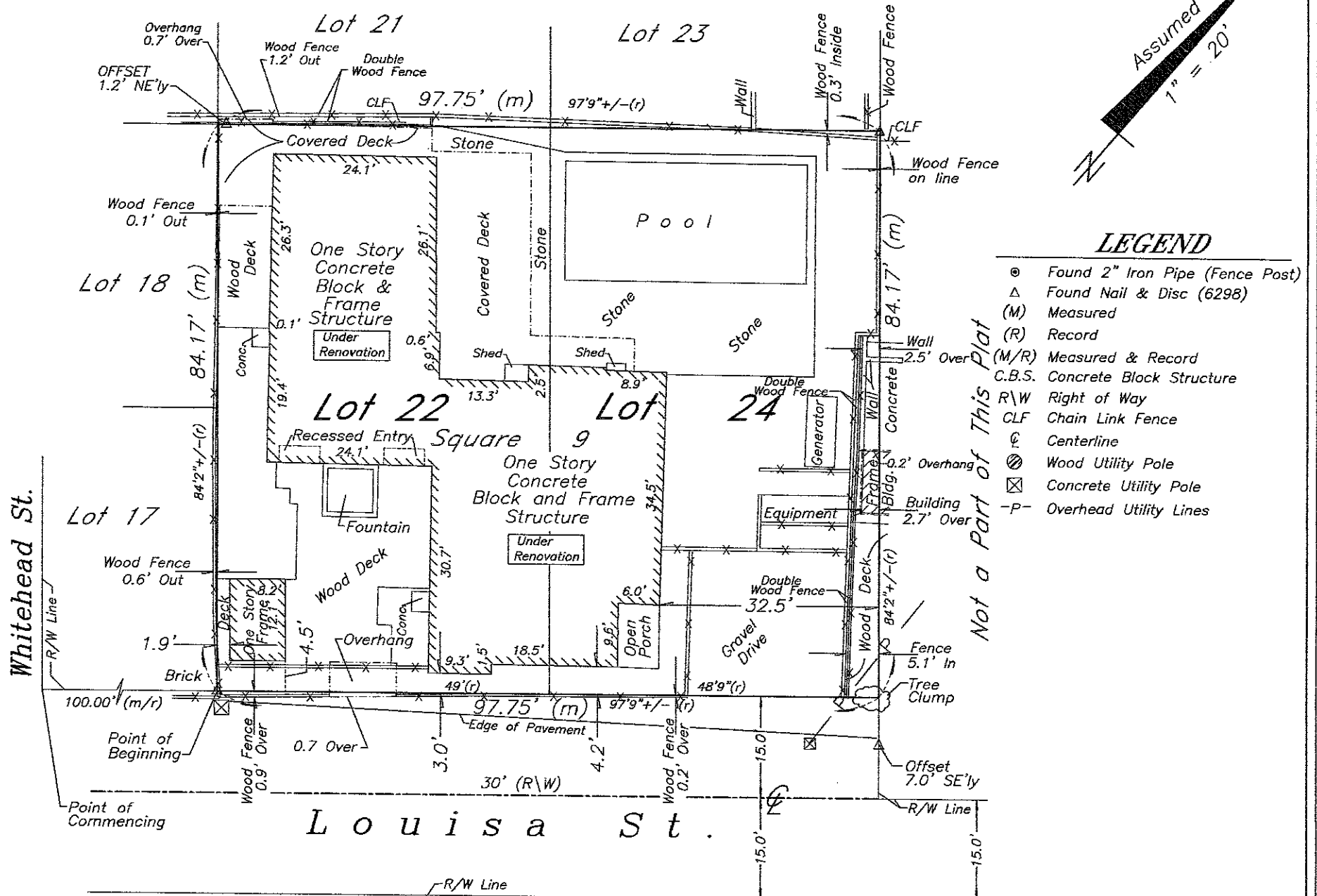
410
Doña Calabash





SURVEY

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



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. Adjainers 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

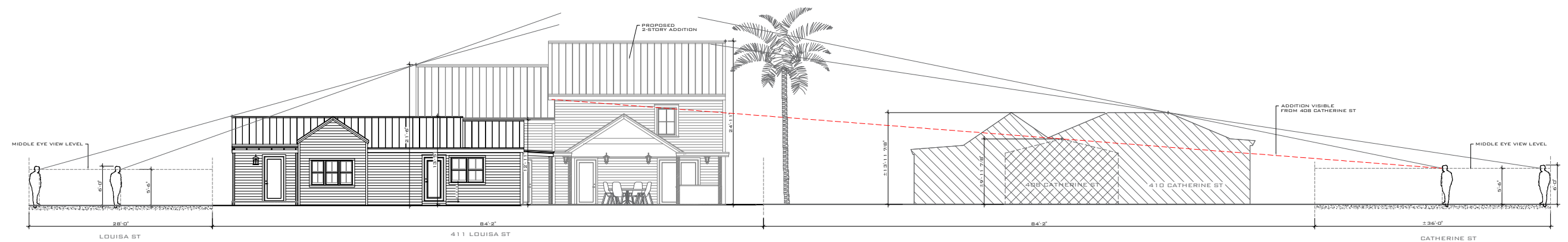
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

DRAWING SUBMITTED DURING
SEPTEMBER 12, 2022, MEETING



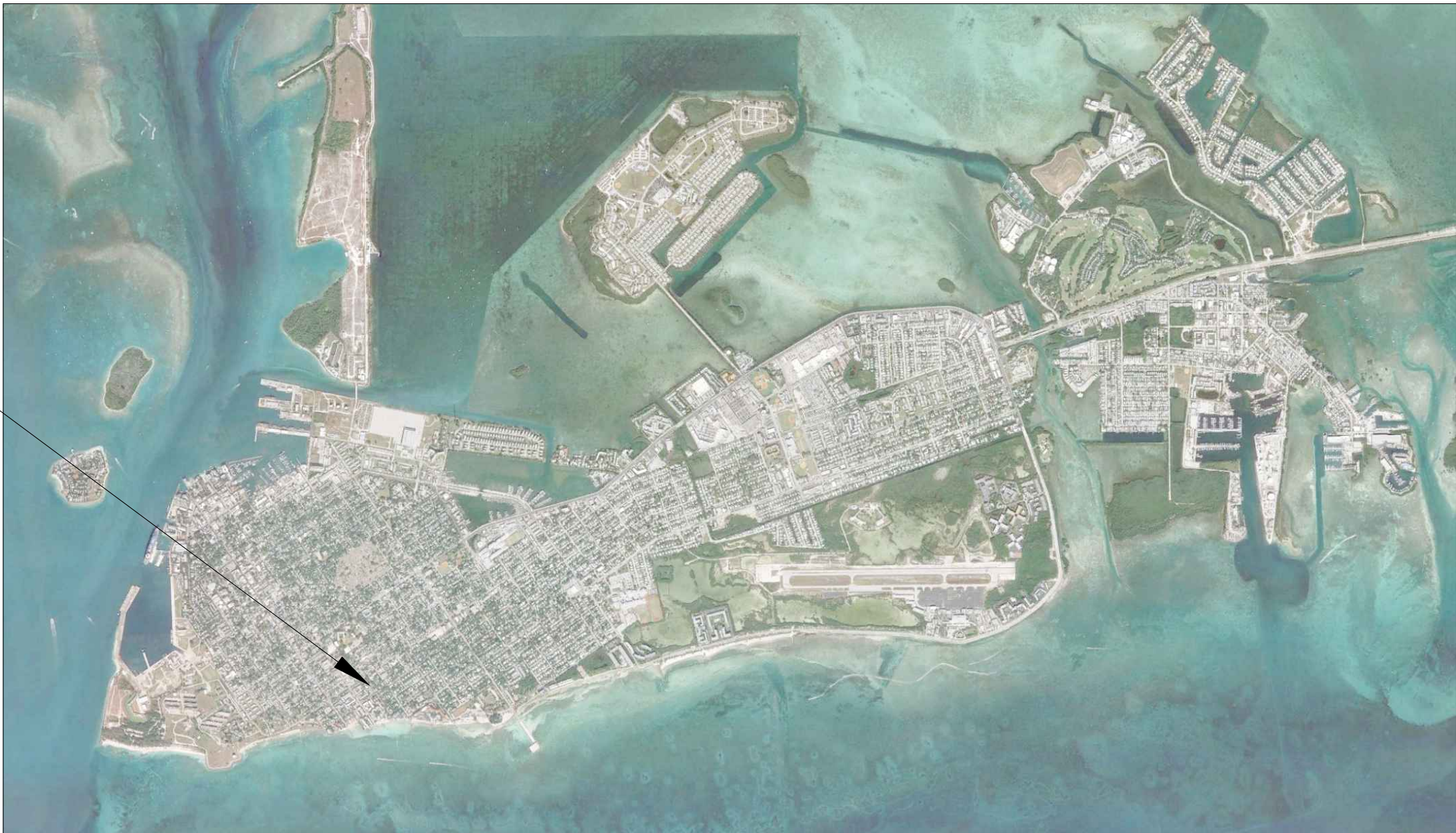
OVERALL SIDE ELEVATION
SCALE: 1/8" = 1'-0"

REVISED DESIGN



HARC & VARIANCE APPLICATION
FOR
411 LOUISA ST

SITE LOCATION

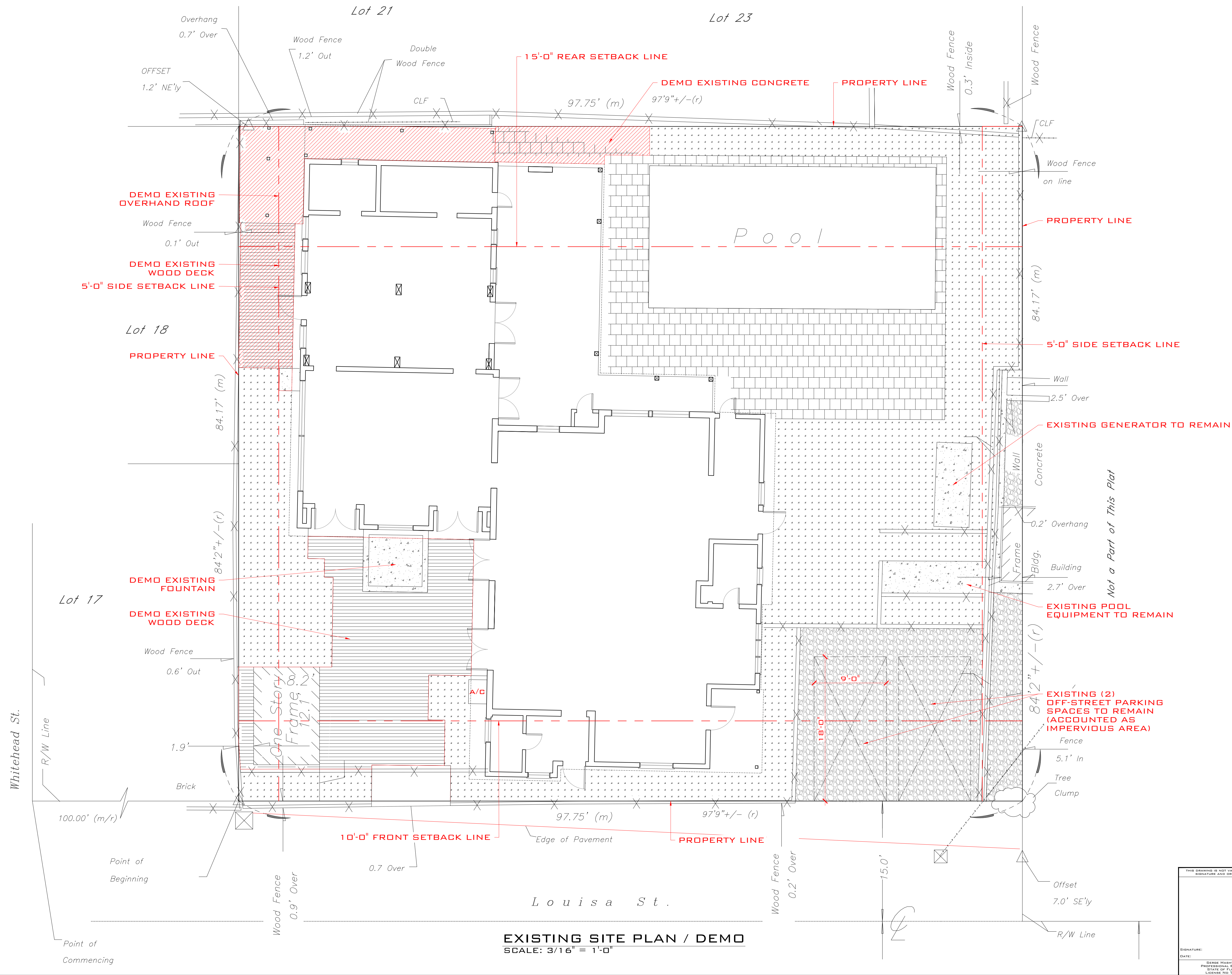
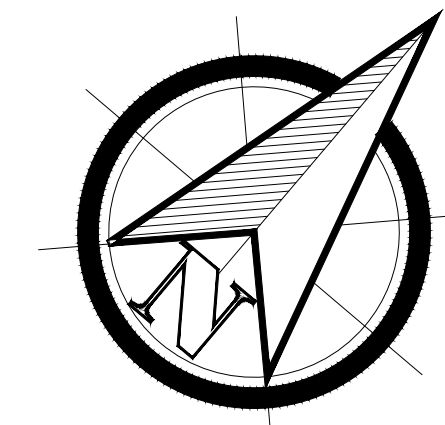


LOCATION MAP:

PROJECT LOCATION:
411 LOUISA ST,
KEY WEST, FL 33040

CLIENT:
ROBERT A. JENSEN & BRANDON JONES

REV		DESCRIPTION		BY	DATE
STATUS:		FINAL			
					
ARTIBUS DESIGN 3710 N. RODERVELY BLVD KEY WEST, FL 33040 (305) 304-3312 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					
SIGNATURE:		DATE:		DATE BY DATE	DATE
BY: SKR00 MASHYAKOV		DATE: 03/11/23		DATE: 03/11/23	DATE: 03/11/23
PROFESSIONAL ENGINEER		PROJECT NO: 2202-14		DATE: 03/11/23	DATE: 03/11/23
STATE OF FLORIDA		PROJECT NO: 2202-14		DATE: 03/11/23	DATE: 03/11/23
LICENSE NO 71480		PROJECT NO: 2202-14		DATE: 03/11/23	DATE: 03/11/23



EXISTING SITE PLAN / DEMO
SCALE: 3/16" = 1'-0"

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

SIGNATURE: _____

DATE: _____

SEAL: _____

STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

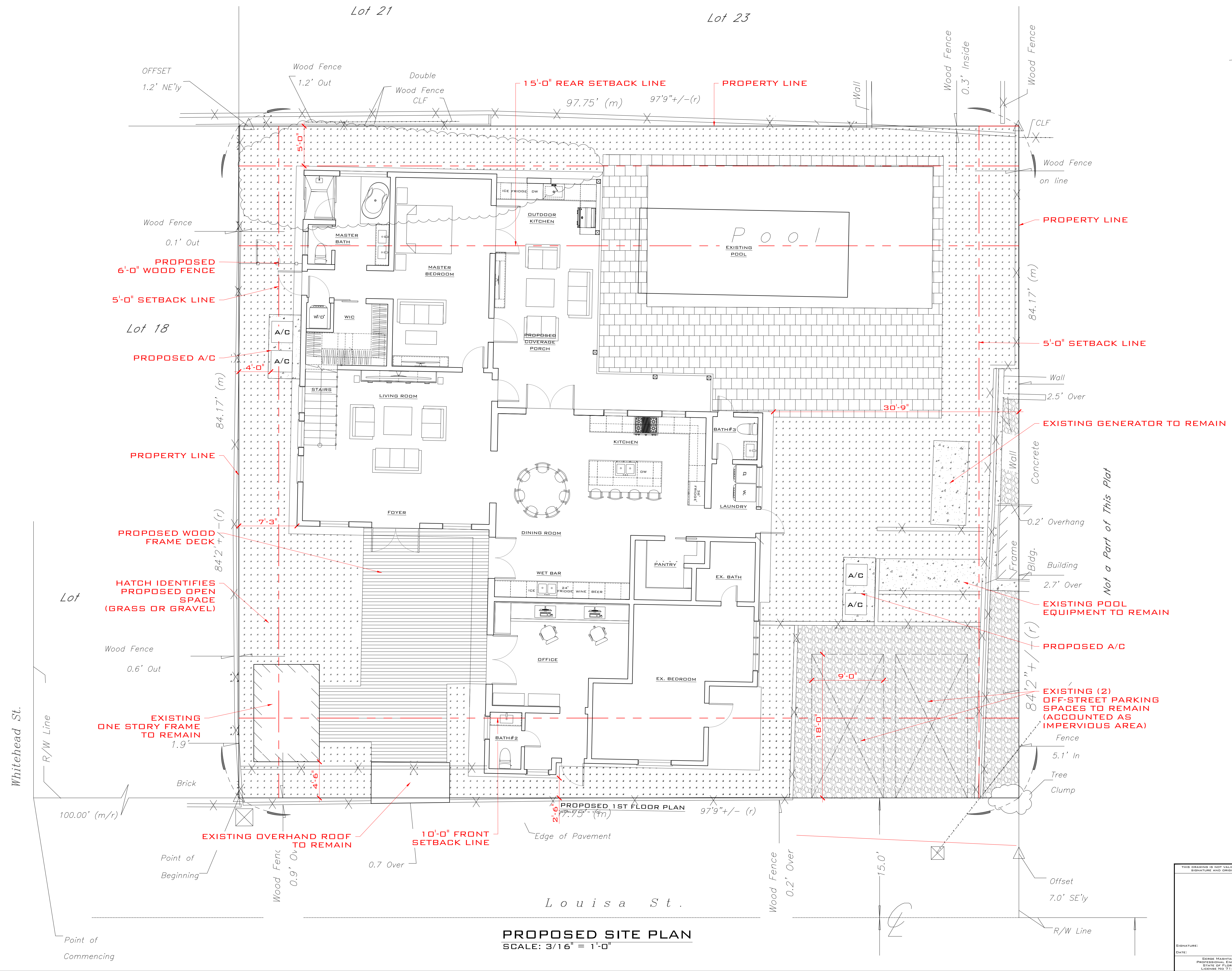
CLIENT: **ROBERT A. JENSEN & BRANDON JONES**

PROJECT: **411 LOUISA ST**

SITE: **411 LOUISA ST, KEY WEST, FL 33040**

TITLE: **EXISTING SITE PLAN**

DATE ATTACHED	DATE	DRAWN	CHECKED
AS SHOWN	02/28/23	CA	SAH
PROJECT NO.	2202-14	DRAWING NO.	C-101
		REVISION	1



REV	DESCRIPTION	BY	DATE
	STATUS: FINAL		
			
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN			
3710 N. ROOSEVELT BLVD KEY WEST, FL 33540 (305) 304-3817 WWW.ARTIBUSDESIGN.COM CA # 3CB55			
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL			
CLIENT: ROBERT A. JENSEN & BRANDON JONES			
PROJECT: 411 LOUISA ST			
SITE: 411 LOUISA ST, KEY WEST, FL 33040			
TITLE: PROPOSED SITE PLAN			
DESIGNER	DATE	SCALE	CHECKED
AS SHOWN	02-28-22	AS SHOWN	SAM
2202-1-4		1-DIG	RELATION
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480			1

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 5'-0"

IMPROVEMENT, VARIANCE REQUIRED

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (4,936.38 SQ.FT.)

EXISTING 65.26% (±5,369.0 SQ.FT.)

PROPOSED 64.10% (±5,274.0 SQ.FT.)

IMPROVEMENT, VARIANCE REQUIRED

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (4,113.65 SQ.FT.)

EXISTING 44.10% (±3,628.6 SQ.FT)

PROPOSED 41.62% (±3,424.4 SQ.FT)

IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (±2,879.55 SQ.FT.)

EXISTING 25.0% (±2,056.3 SQ.FT.)

PROPOSED 31.14% (±2,562.0 SQ.FT.)

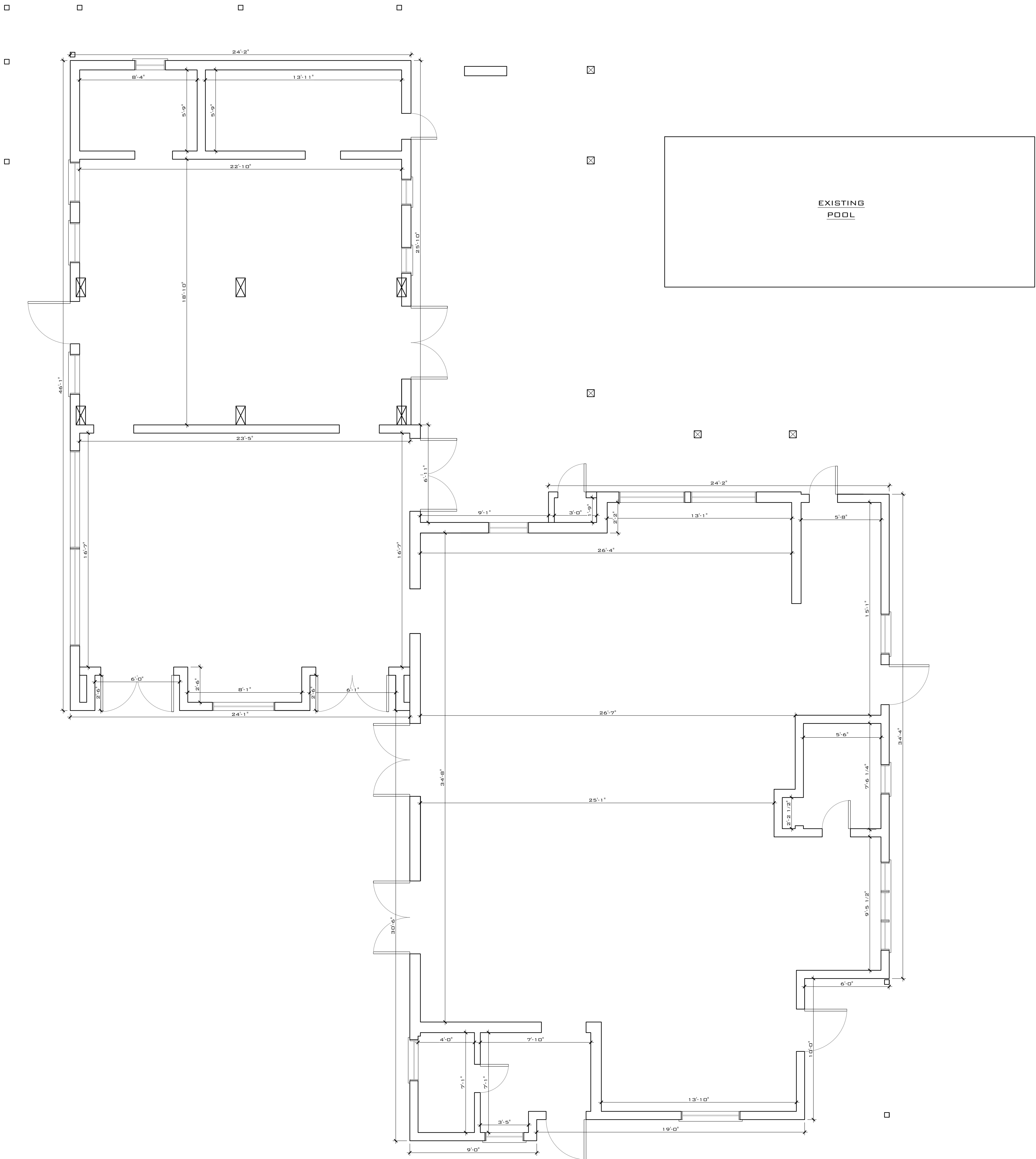
IMPROVEMENT, VARIANCE REQUIRED

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SEBOD MASHYAKOV
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) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
OWNER: ROBERT A. JENSEN & BRANDON JONES			
PROJECT: 411 LOUISA ST			
SITE: 411 LOUISA ST, KEY WEST, FL 33040			
TITLE: SITE DATA			
DATE BY (DATE)	DATE	DRAWN	CHECKED
AS SHOWN	02/28/23	CA	SAH
PROJECT NO.	DRAWING NO.	DATE	REVISION
2202-14	A-103		1



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

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE: 8/20/2014
PROJECT NO: 2202-14
DRAWN BY: A-101
CHECKED BY: 1

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

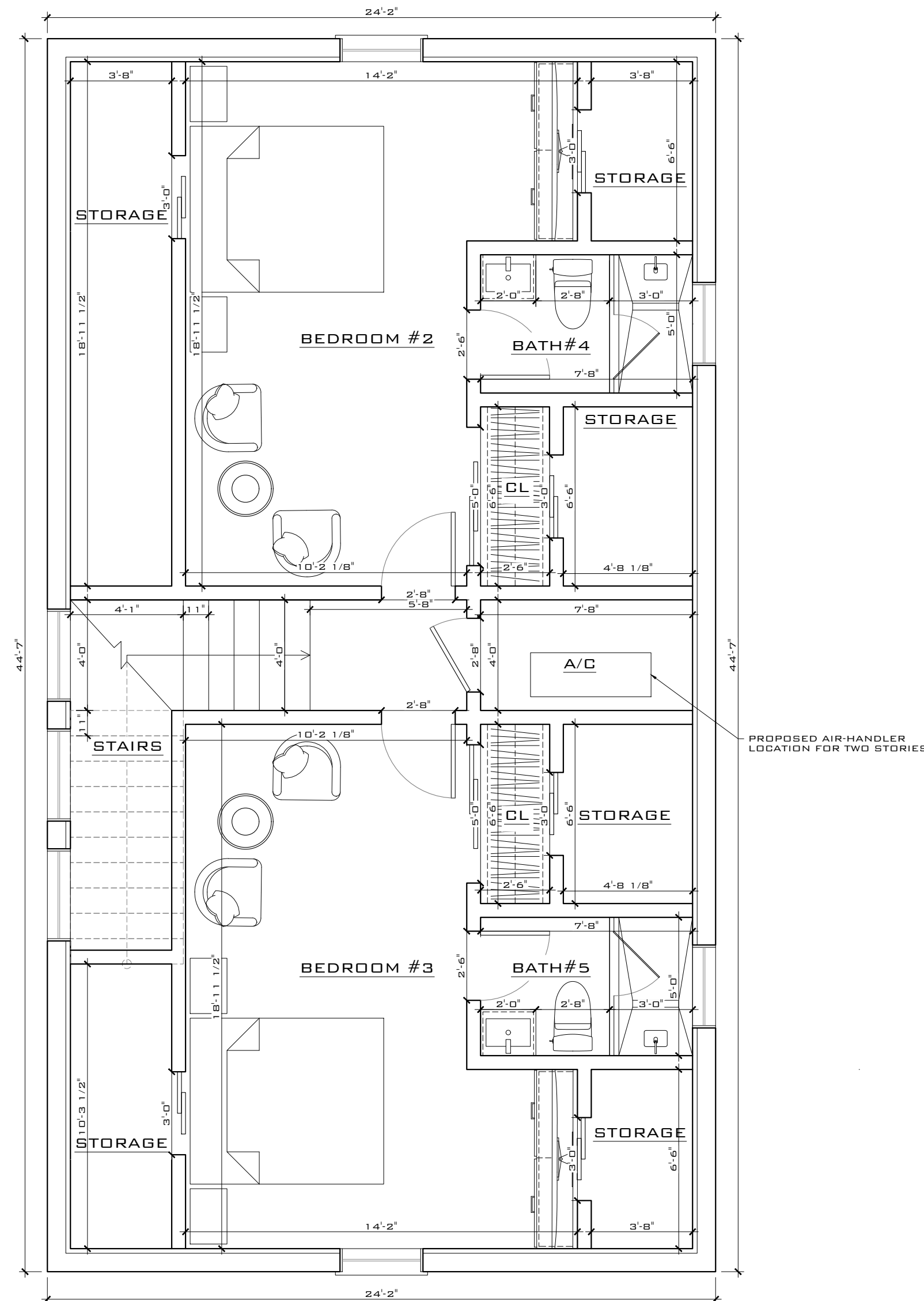
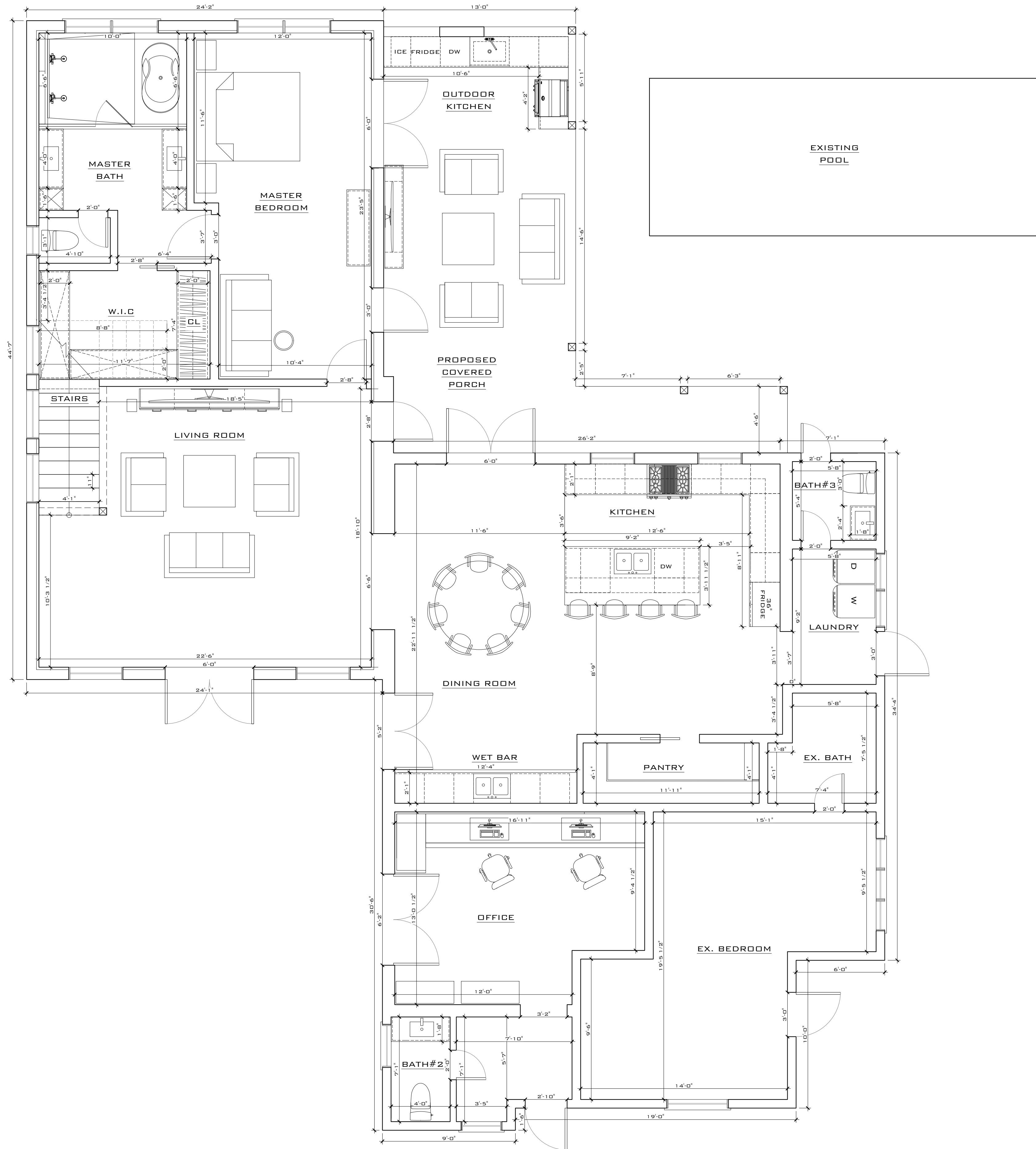
3710 N. RODRIGUEZ BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

OWNER: ROBERT A. JENSEN & BRANDON JONES
PROJECT: 411 LOUISA ST

DATE: 4/11/2014
TITLE: EXISTING FLOOR PLAN

DATE ATTACHED	DATE	DESIGN	ORDERED
AS SHOWN	03/11/23	CA	SAM

2202-14 A-101 1



PROPOSED AIR-HANDLER
LOCATION FOR TWO STORIES

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE: 03/11/22
PROJECT NO: 2202-14
SCALE: AS SHOWN
SHEET NO: A-102
SHEET TOTAL: 1

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **ROBERT A. JENSEN & BRANDON JONES**

PROJECT: **411 LOUISA ST**

SITE: **411 LOUISA ST, KEY WEST, FL 33040**

TITLE: **PROPOSED FLOOR PLAN**

DATE	BY	DATE	BY	DATE	BY
03/11/22	AS SHOWN	03/11/22	CA	03/11/22	SAH
2202-14	A-102				



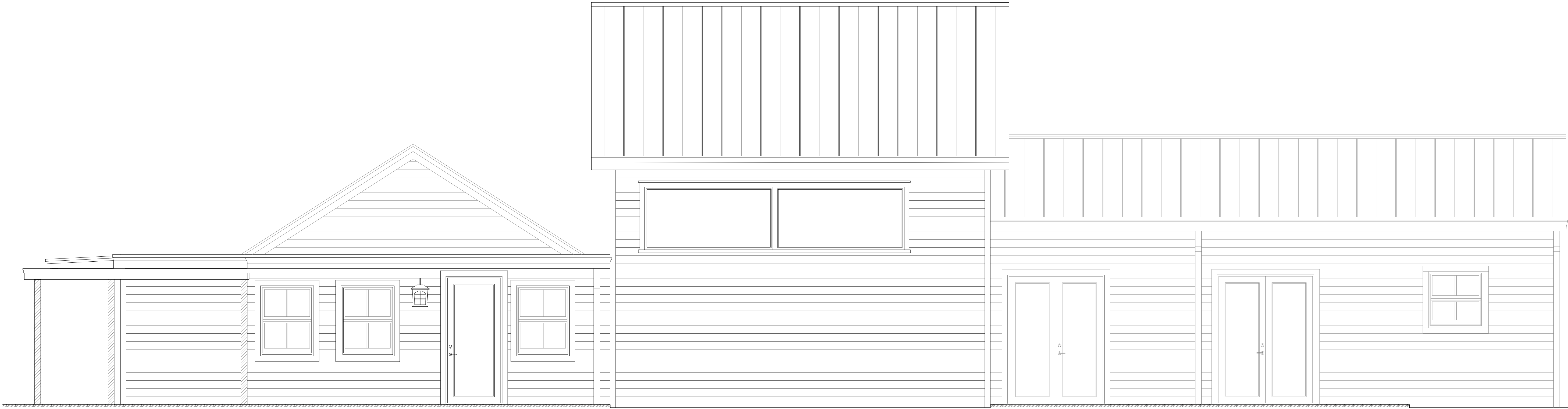
EXISTING FRONT ELEVATION
SCALE: 3/8" = 1'-0"



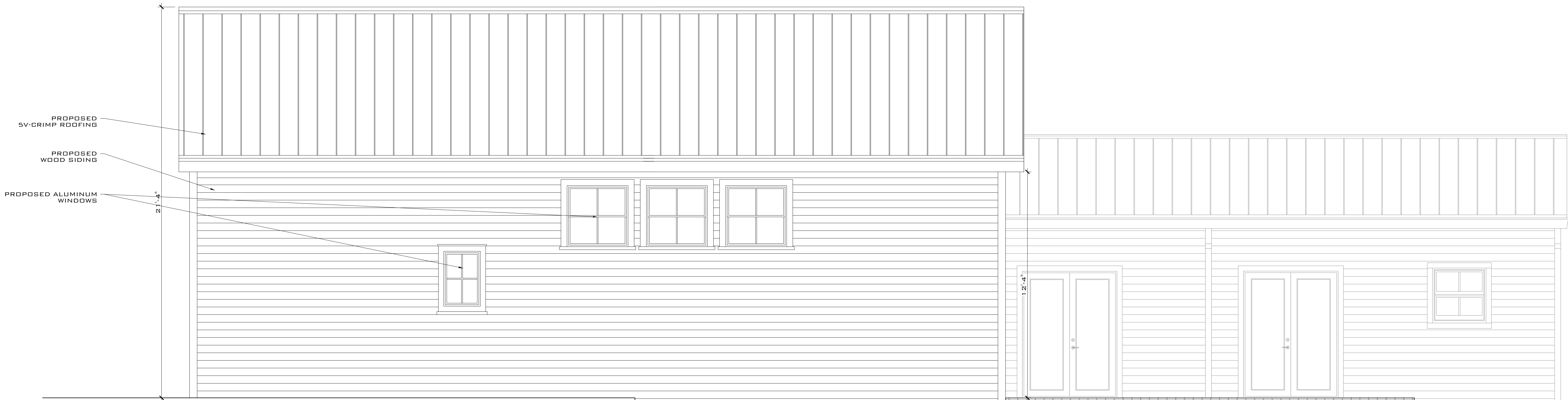
PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGNER:	ROBERT A. JENSEN & BRANDON JONES		
PROJECT:	411 LOUISA ST		
SITE:	411 LOUISA ST, KEY WEST, FL 33040		
TITLE:	FRONT ELEVATIONS		
DATE BY (TYPED):	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/23	CA	SAH
PROJECT NO:	DRAWING NO:	DATE:	REVISION:
2202-14	A-103		1
SIGNATURE: DATE: 03/08/2023 BRANDON MASHYAKOV 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:
2202-14

SEAL:
2202-14

STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

DESIGNER: **ROBERT A. JENSEN
& BRANDON JONES**

PROJECT: **411 LOUISA ST**

SITE: **411 LOUISA ST,
KEY WEST, FL 33040**

TITLE: **LEFT ELEVATIONS**

DATE OF TITLE:	DATE:	DESIGN:	CHECKED:
AS SHOWN	03/11/22	DA	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:
BRAD MASHAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV. DESCRIPTION: STATUS: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

DESIGNER: ROBERT A. JENSEN
& BRANDON JONES

PROJECT: 411 LOUISA ST

SITE: 411 LOUISA ST,
KEY WEST, FL 33040

TITLE: RIGHT ELEVATIONS

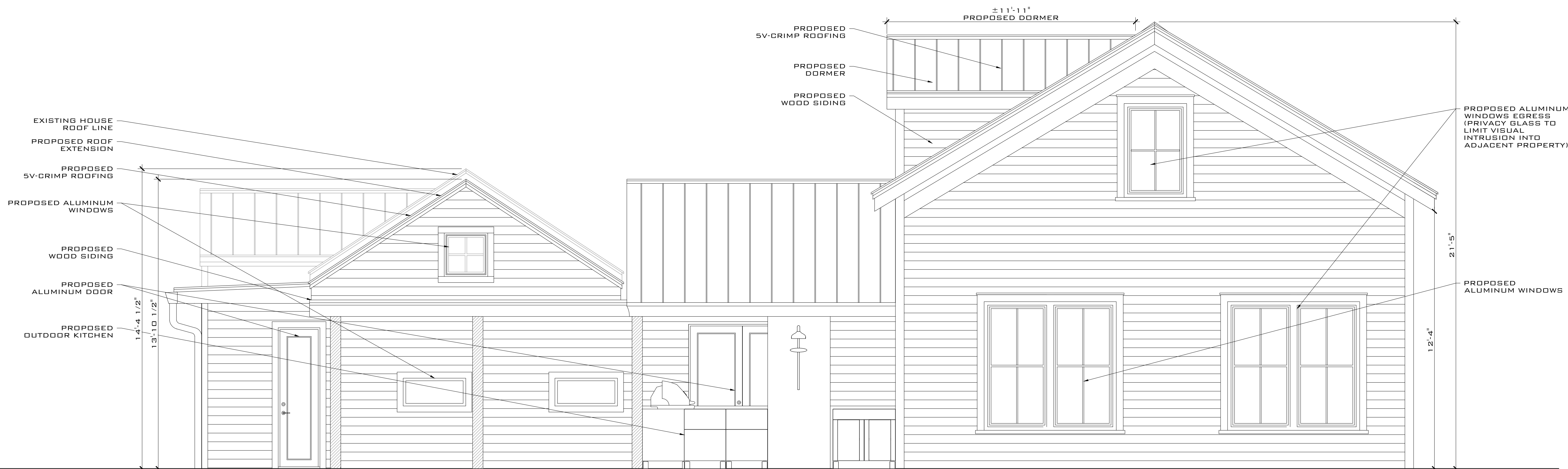
DATE OF TITLE: AS SHOWN DATE: 03/11/22 DESIGNED: CA CHECKED: SAM

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



EXISTING REAR ELEVATION

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



PROPOSED REAR ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SEAL:
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

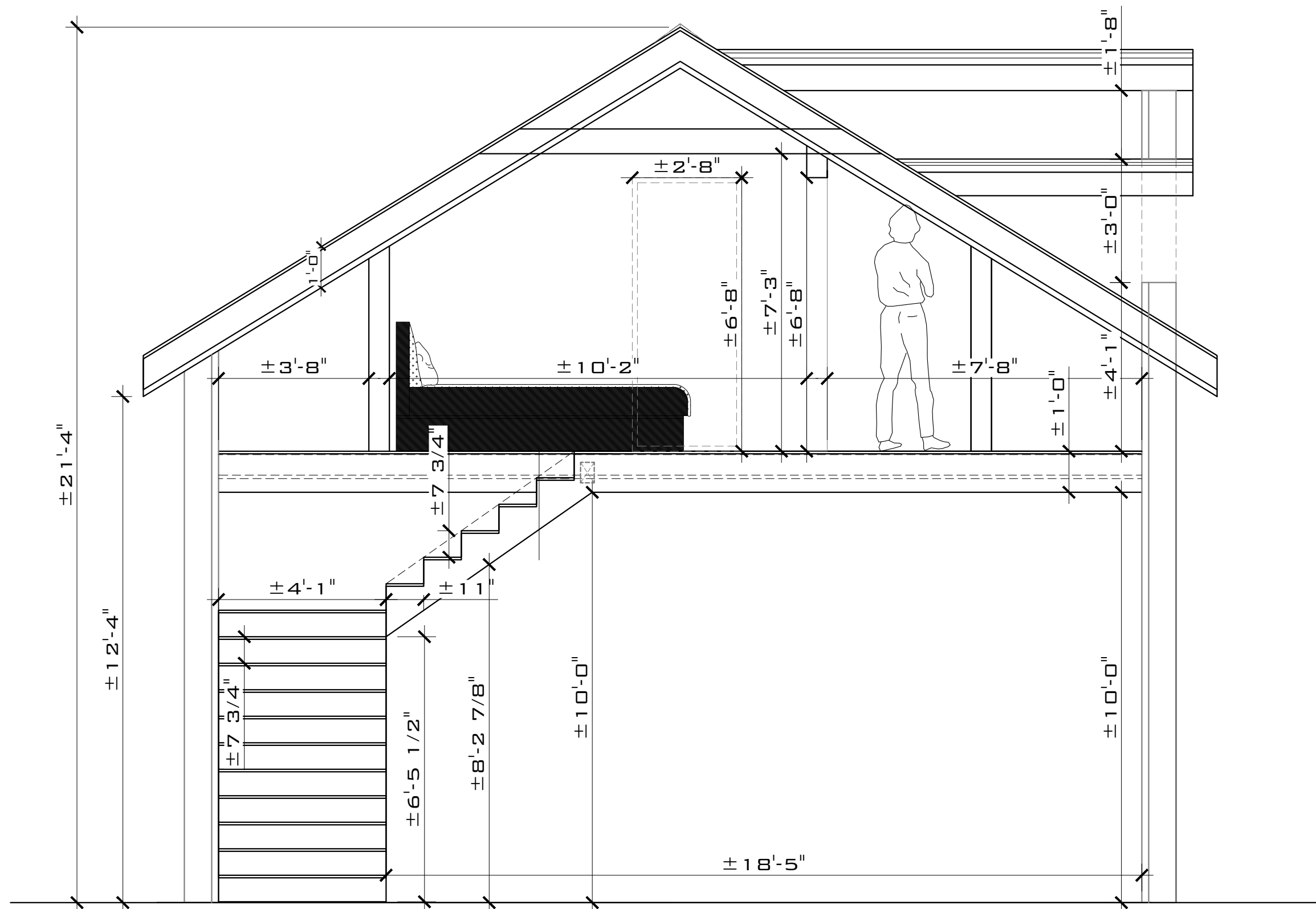
DESIGNER: **ROBERT A. JENSEN
& BRANDON JONES**

PROJECT: **411 LOUISA ST**

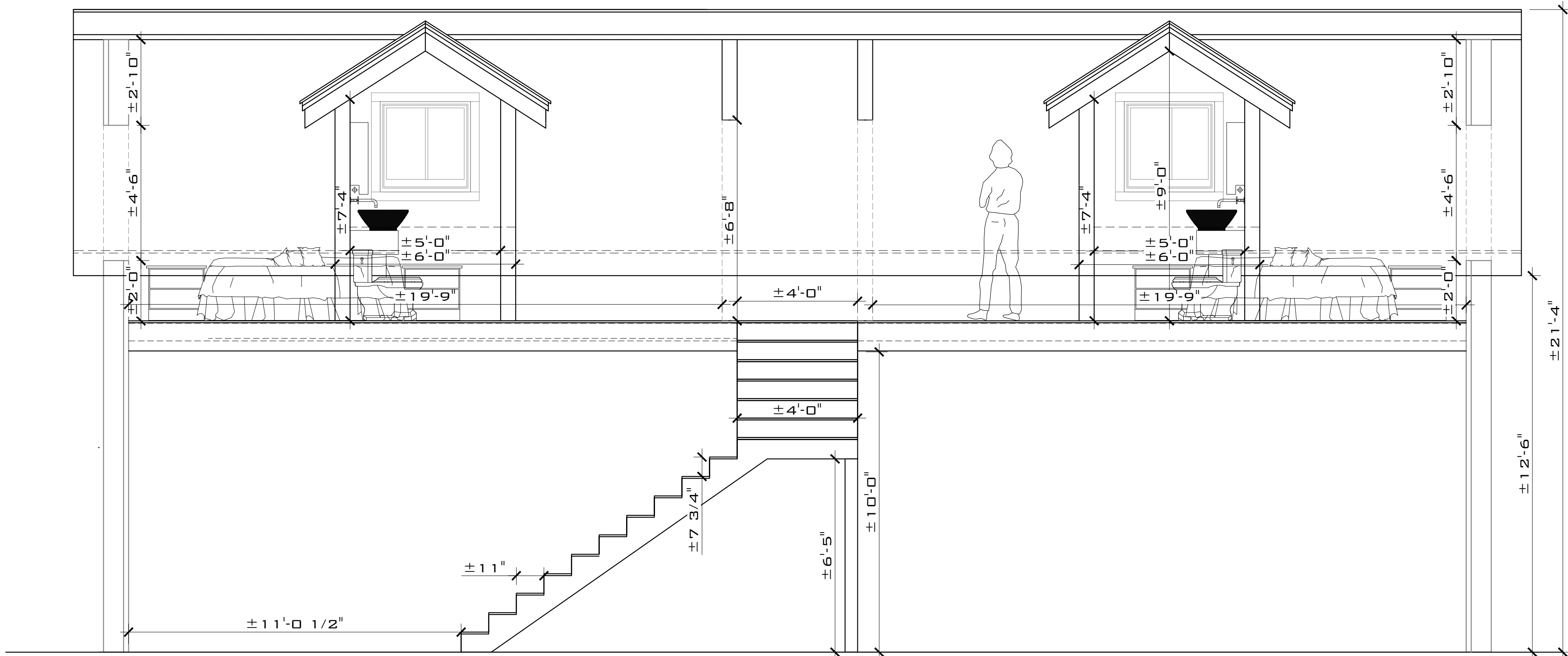
SITE: **411 LOUISA ST,
KEY WEST, FL 33040**

TITLE: **REAR ELEVATIONS**

DATE AT ISSUE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/23	CA	SAH
PROJECT NO:	DRAWING NO:	DATE:	REVISION:
2202-14	A-106		1



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

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. RODRIGUEZ BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

DESIGNER: **ROBERT A. JENSEN
& BRANDON JONES**

PROJECT: **411 LOUISA ST**

SITE: **411 LOUISA ST,
KEY WEST, FL 33040**

TITLE: **SECTIONS**

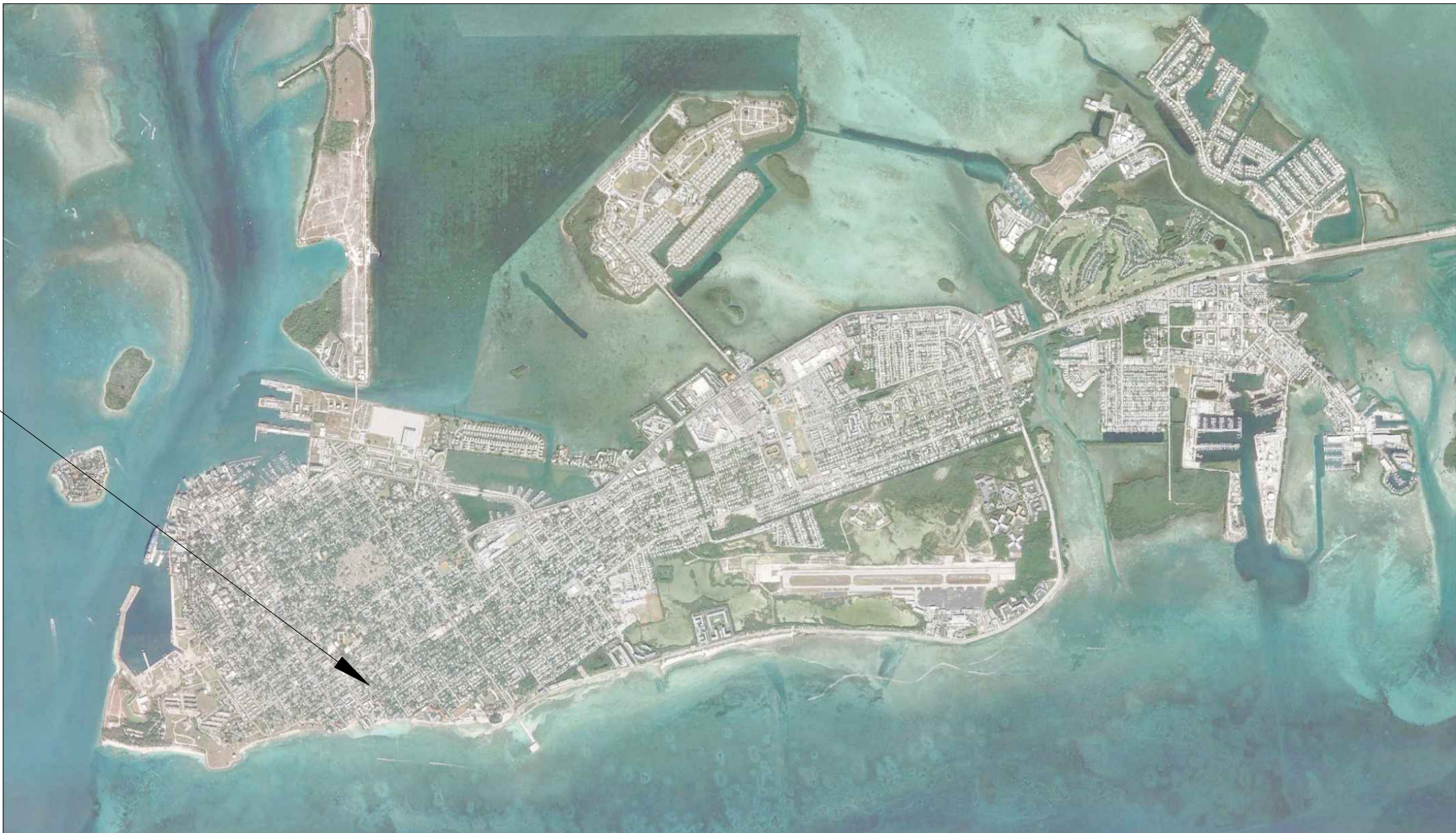
DATE ATTACHED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/22	CA	SAH
PROJECT NO:	2202-14	DRAWING NO:	A-201
		REVISION:	1

SIGNATURE:
DATE: **BRAD MASHYAKOV**
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

PREVIOUSLY SUBMITTED PLANS

HARC & VARIANCE APPLICATION FOR 411 LOUISA ST

SITE LOCATION



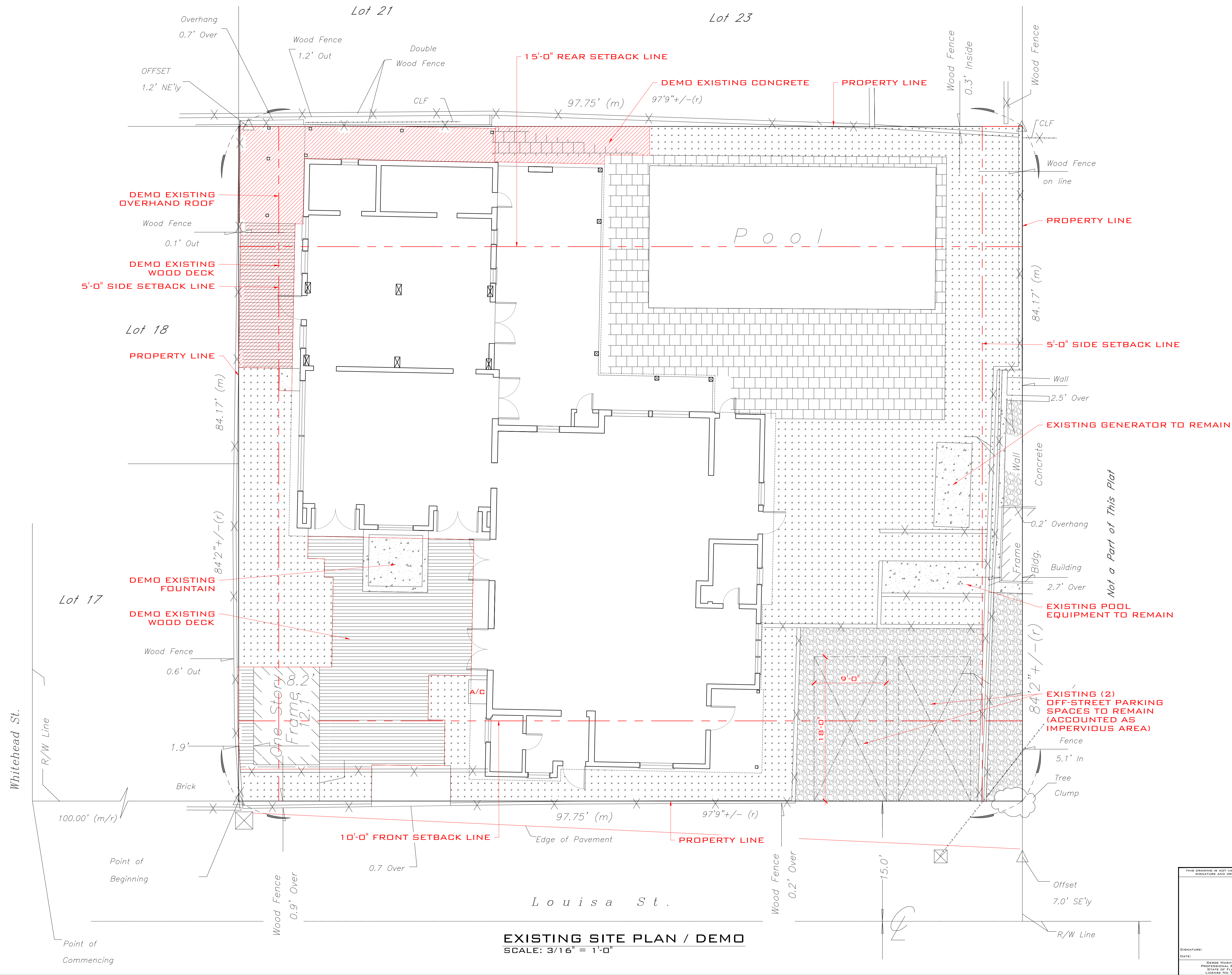
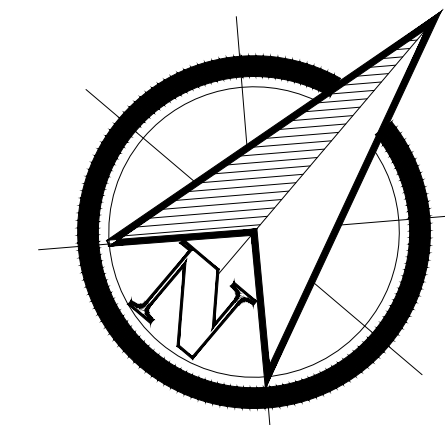
LOCATION MAP:

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:	
SEAL NO. 2202-14	
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) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
OWNER: ROBERT A. JENSEN & BRANDON JONES			
PROJECT: 411 LOUISA ST			
SITE: 411 LOUISA ST, KEY WEST, FL 33040			
TITLE: COVER			
DATE BY (DATE)	DATE	DATE	DATE
AS SHOWN	03/11/23	CA	SAH
PROJECT NO.	040000-02	REVISION:	1
2202-14	G-100		



EXISTING SITE PLAN / DEMO
SCALE: 3/16" = 1'-0"

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

SIGNATURE:

DATE:

SEAL:

STATE OF FLORIDA

LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

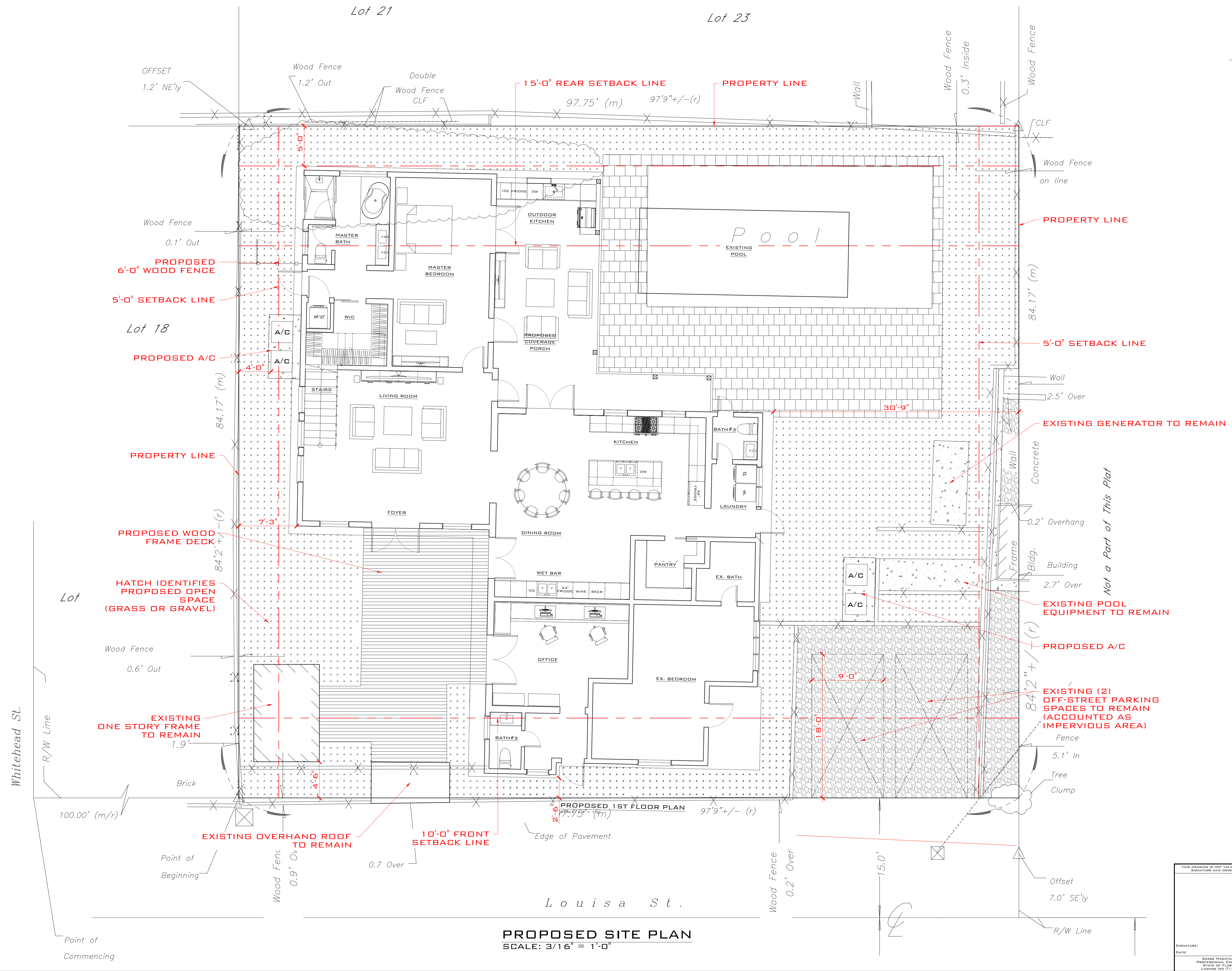
CLIENT: **ROBERT A. JENSEN & BRANDON JONES**

PROJECT: **411 LOUISA ST**

SITE: **411 LOUISA ST, KEY WEST, FL 33040**

TITLE: **EXISTING SITE PLAN**

DATE ATTACHED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/28/23	CA	SAH
PROJECT NO:	DRAWING NO:	SHEET NO:	TOTAL SHEETS:
2202-14	C-101	1	1



REVISIONS: DATE: _____ BY: _____ STATUS: FINAL	DRAWING NO.: _____ PROJECT NO.: _____ SHEET NO.: _____ OF _____
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ARTIBUS DESIGN
 ENGINEERING AND PLANNING

ARTIBUS DESIGN

3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
WWW.ARTIBUSDESIGN.COM
 CA # 30385

THIS DRAWING IS NOT VALID WITHOUT THE
 SIGNATURE AND ORIGINAL SEAL

DESIGNER: ROBERT A. JENSEN & BRANDON JONES	PROJECT: 411 LOUISA ST
SITE: 411 LOUISA ST. KEY WEST, FL 33040	PROPOSED SITE PLAN

DATE: _____ SIGNATURE: _____ TITLE: _____	DESIGNED BY: _____ DATE: _____ 2202-14	DRAWN BY: _____ DATE: _____ 1-D-12	CHECKED BY: _____ DATE: _____ 1
---	--	--	---------------------------------------

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 5'-0"

IMPROVEMENT, VARIANCE REQUIRED

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (4,936.38 SQ.FT.)

EXISTING 65.26% (±5,369.0 SQ.FT.)

PROPOSED 64.10% (±5,274.0 SQ.FT.)

IMPROVEMENT, VARIANCE REQUIRED

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (4,113.65 SQ.FT.)

EXISTING 44.10% (±3,628.6 SQ.FT)

PROPOSED 41.62% (±3,424.4 SQ.FT)

IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (±2,879.55 SQ.FT.)

EXISTING 25.0% (±2,056.3 SQ.FT.)

PROPOSED 31.14% (±2,562.0 SQ.FT.)

IMPROVEMENT, VARIANCE REQUIRED

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

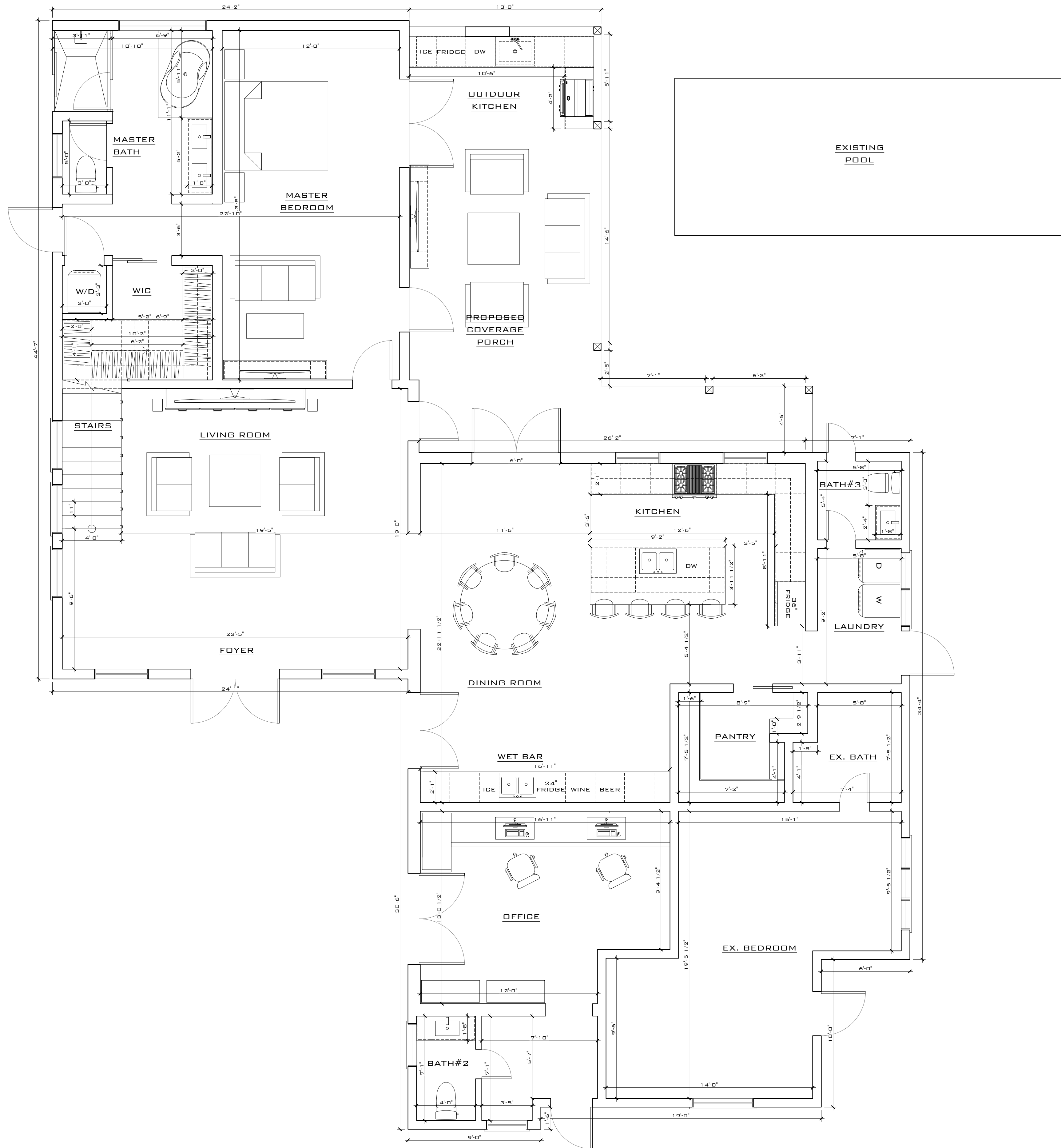
SEBOD MASHYAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
 ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
OWNER: ROBERT A. JENSEN & BRANDON JONES			
PROJECT: 411 LOUISA ST			
SITE: 411 LOUISA ST, KEY WEST, FL 33040			
TITLE: SITE DATA			
DATE BY (TITL)	DATE	DRAWN	CHECKED
AS SHOWN	02/28/23	CA	SAH
PROJECT NO.	DRAWING NO.	REVISION	
2202-14	A-103		1

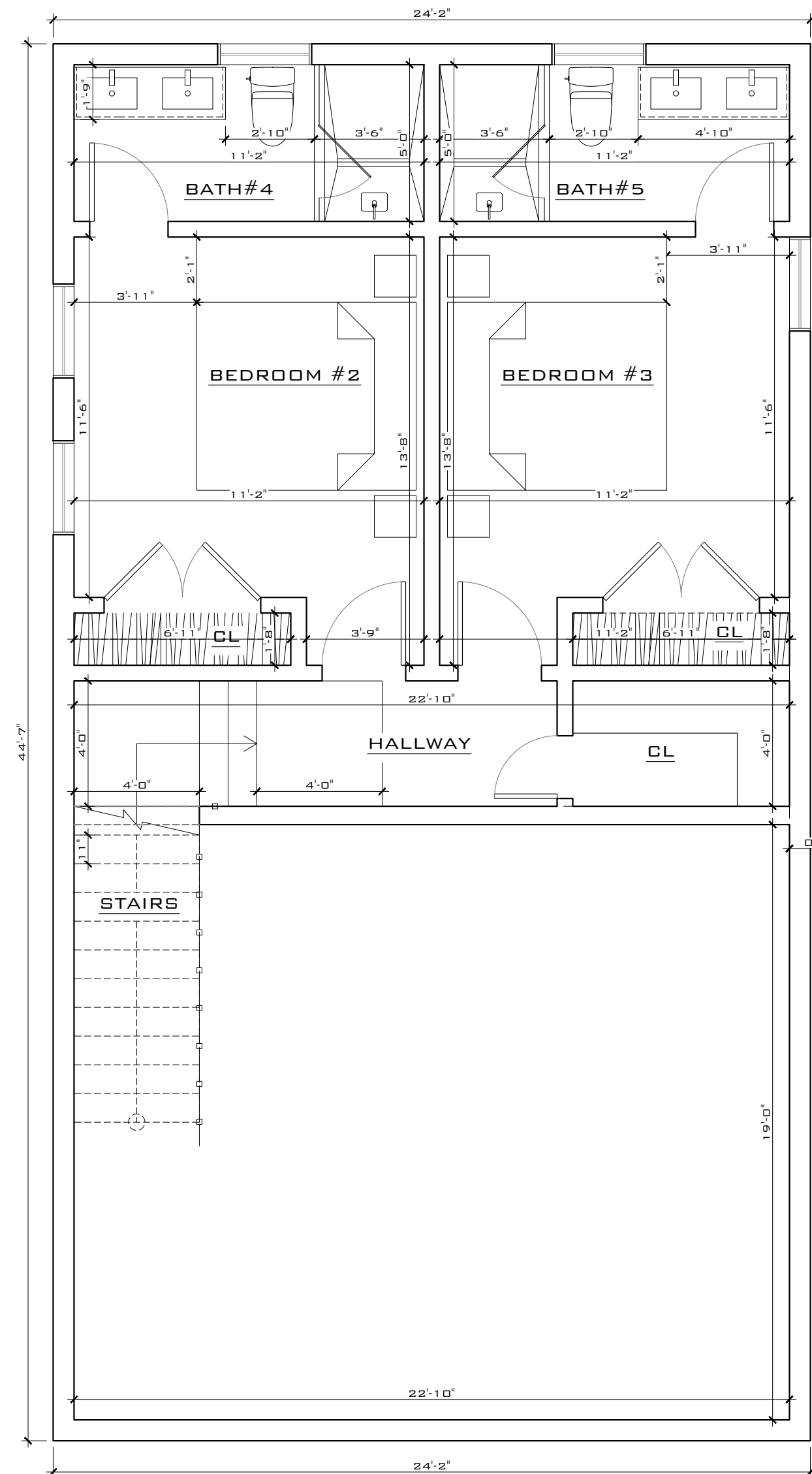


SCALE: 1/4" = 1'-0"

REV. #		DESCRIPTION	BY	DATE
STATUS		FINAL		
		ARTIBUS DESIGN ENGINEERING AND PLANNING		
ARTIBUS DESIGN				
3710 N. RODREVEL BLVD KEY WEST, FL 33040 303N 334 3340 WWW.ARTIBUSDESIGN.COM CA # 30835				
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.				
CA # 30835				
CLIENT ROBERT A. JENSEN & BRANDON JONES				
PROJECT 411 LOUISA ST				
SITE 411 LOUISA ST KEY WEST, FL 33040				
TITLE EXISTING FLOOR PLAN				
SHEET # TOTAL SHEETS AS SHOWN 03/11/22				
DRAWN BY 2202-1		CHECKED BY A-101		DATE 1



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



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

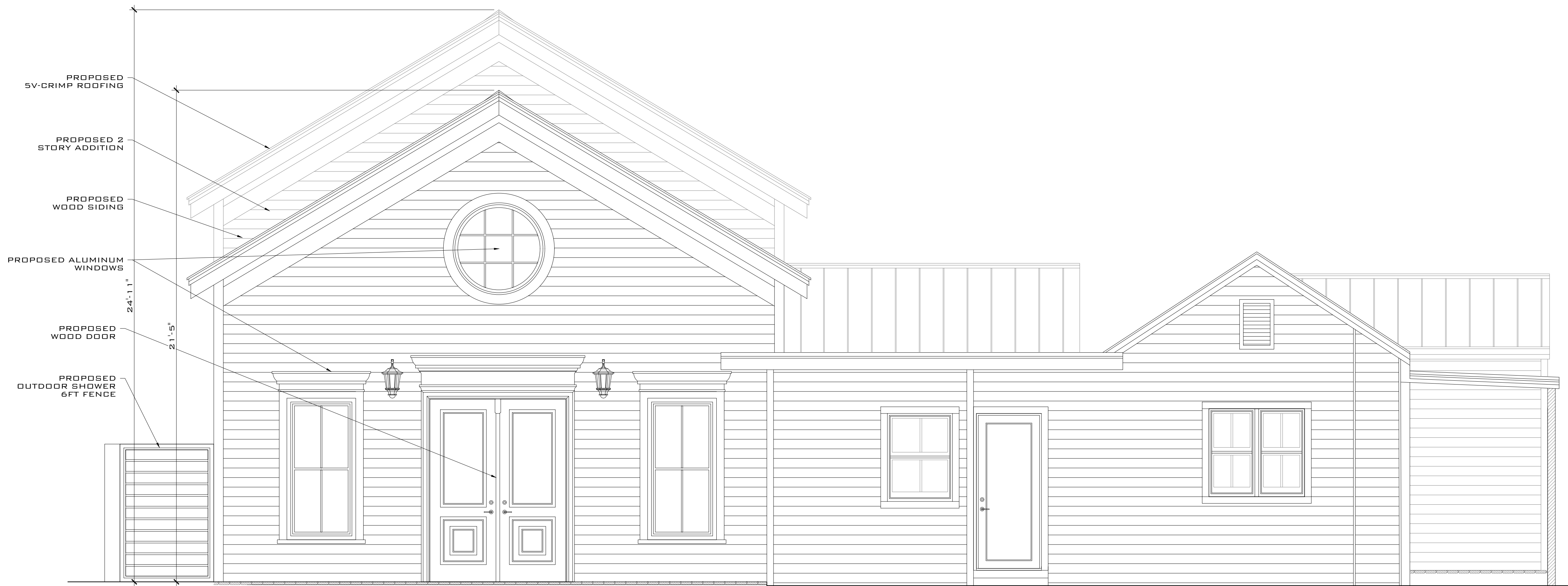
THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
OWNER:	ROBERT A. JENSEN & BRANDON JONES		
PROJECT:	411 LOUISA ST		
SITE:	411 LOUISA ST, KEY WEST, FL 33040		
TITLE:	PROPOSED FLOOR PLAN		
DATE:	DATE:	DATE:	DATE:
AS SHOWN	03/11/22	CA	SAM
PROJECT NO.	2202-14	DESIGN NO.	A-102
REVISION:		REVISION:	
			1

SIGNATURE:
DATE:
SEKOD MASHYAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



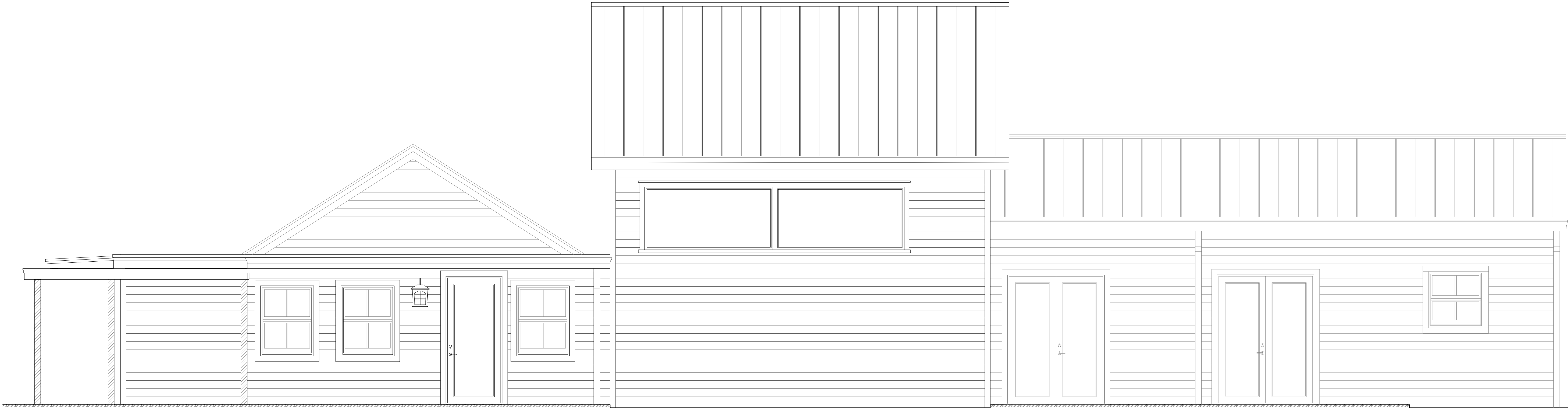
EXISTING FRONT ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

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			
DESIGNER:	ROBERT A. JENSEN & BRANDON JONES		
PROJECT:	411 LOUISA ST		
SITE:	411 LOUISA ST, KEY WEST, FL 33040		
TITLE:	FRONT ELEVATIONS		
DATE BY (DATE)	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/11/22	CA	SAH
PROJECT NO.	2202-14	DRAWING NO.	A-103
		REVISION	1
SIGNATURE: _____			
DATE: _____			
SERGEI MASHYKOV 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:

SEBOD MASHYAKOV
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) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGNER:	ROBERT A. JENSEN & BRANDON JONES		
PROJECT:	411 LOUISA ST		
SITE:	411 LOUISA ST, KEY WEST, FL 33040		
TITLE:	LEFT ELEVATIONS		
DATE BY/TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/23	CA	SAM
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"

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN ENGINEERING AND PLANNING	
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835	
DESIGNER:	ROBERT A. JENSEN & BRANDON JONES
PROJECT:	411 LOUISA ST
SITE:	411 LOUISA ST, KEY WEST, FL 33040
TITLE:	RIGHT ELEVATIONS
DATE OF TITLE:	AS SHOWN
DATE:	03/11/22
DRAWN:	CA
CHECKED:	SAH
PROJECT NO:	2202-14
DRAWING NO:	A-105
REVISION:	1

SIGNATURE:	
DATE:	
SEBASTIAN MASHAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	



EXISTING REAR ELEVATION

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



PROPOSED REAR ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SEAL:
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
1	FINAL		

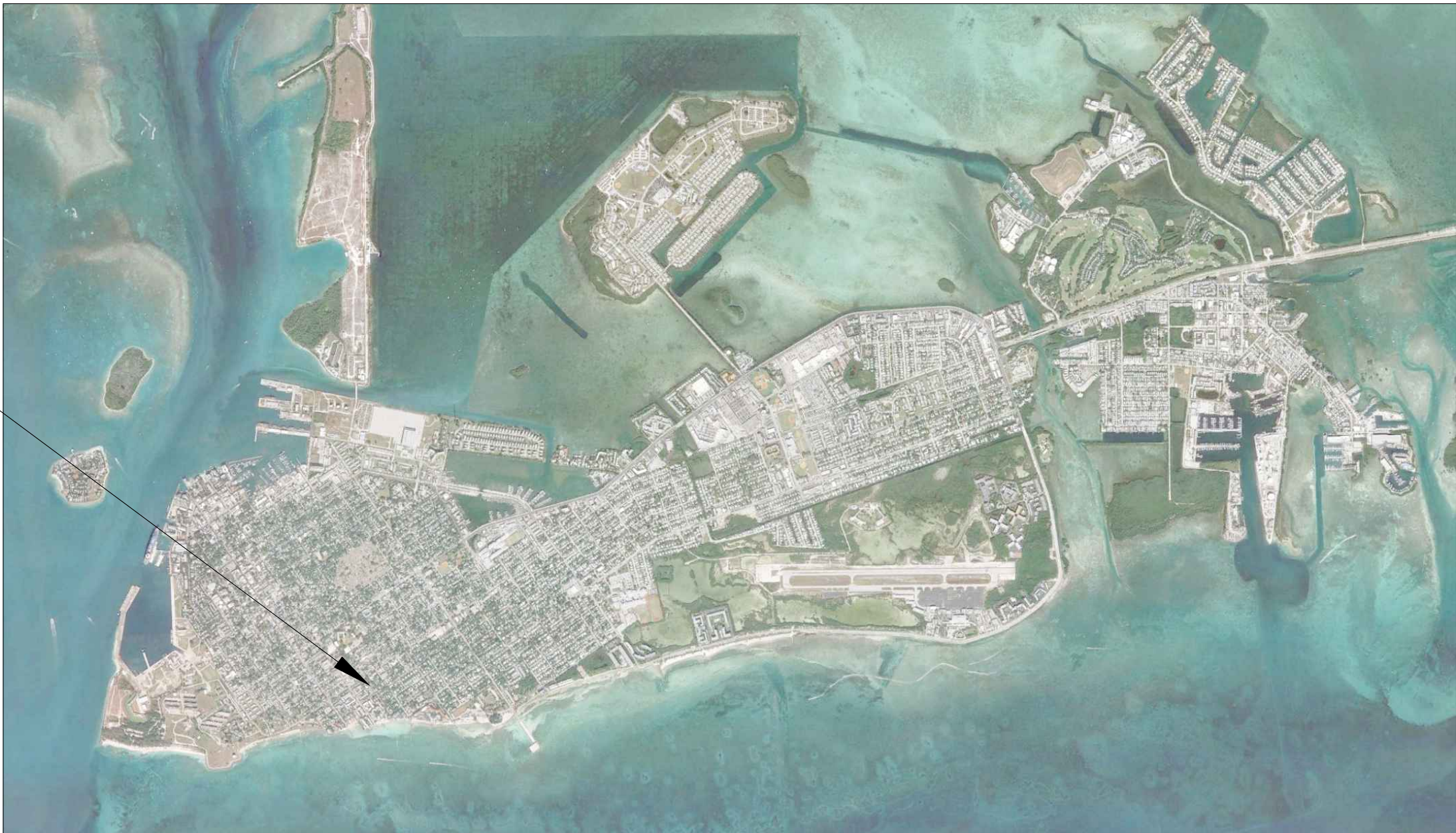
ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

OWNER:	ROBERT A. JENSEN & BRANDON JONES
PROJECT:	411 LOUISA ST
SITE:	411 LOUISA ST, KEY WEST, FL 33040
TITLE:	REAR ELEVATIONS
DATE BY TITLE:	DATE: 03/11/23 AS SHOWN: 03/11/23 DESIGN: CA CHECKED: SAMP PROJECT NO.: 2202-14 DRAWING NO.: A-106 REVISION: 1

HARC & VARIANCE APPLICATION FOR 411 LOUISA ST

SITE LOCATION



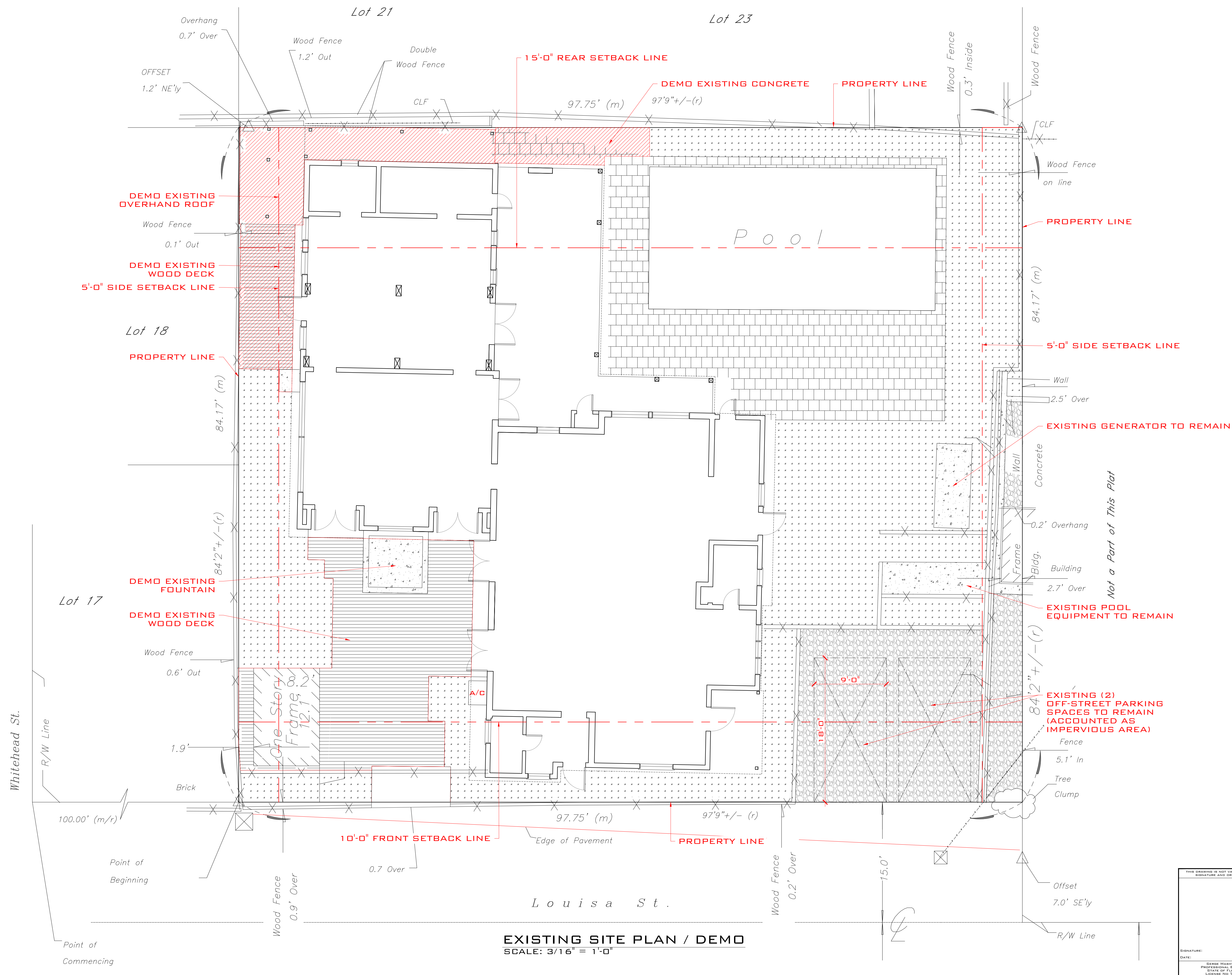
LOCATION MAP:

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:	
SEAL NO. 2202-14	
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) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
OWNER: ROBERT A. JENSEN & BRANDON JONES			
PROJECT: 411 LOUISA ST			
SITE: 411 LOUISA ST, KEY WEST, FL 33040			
TITLE: COVER			
DATE BY (DATE)	DATE	DATE	DATE
AS SHOWN	03/11/23	CA	SAH
PROJECT NO.	040000-02	REVISION:	1



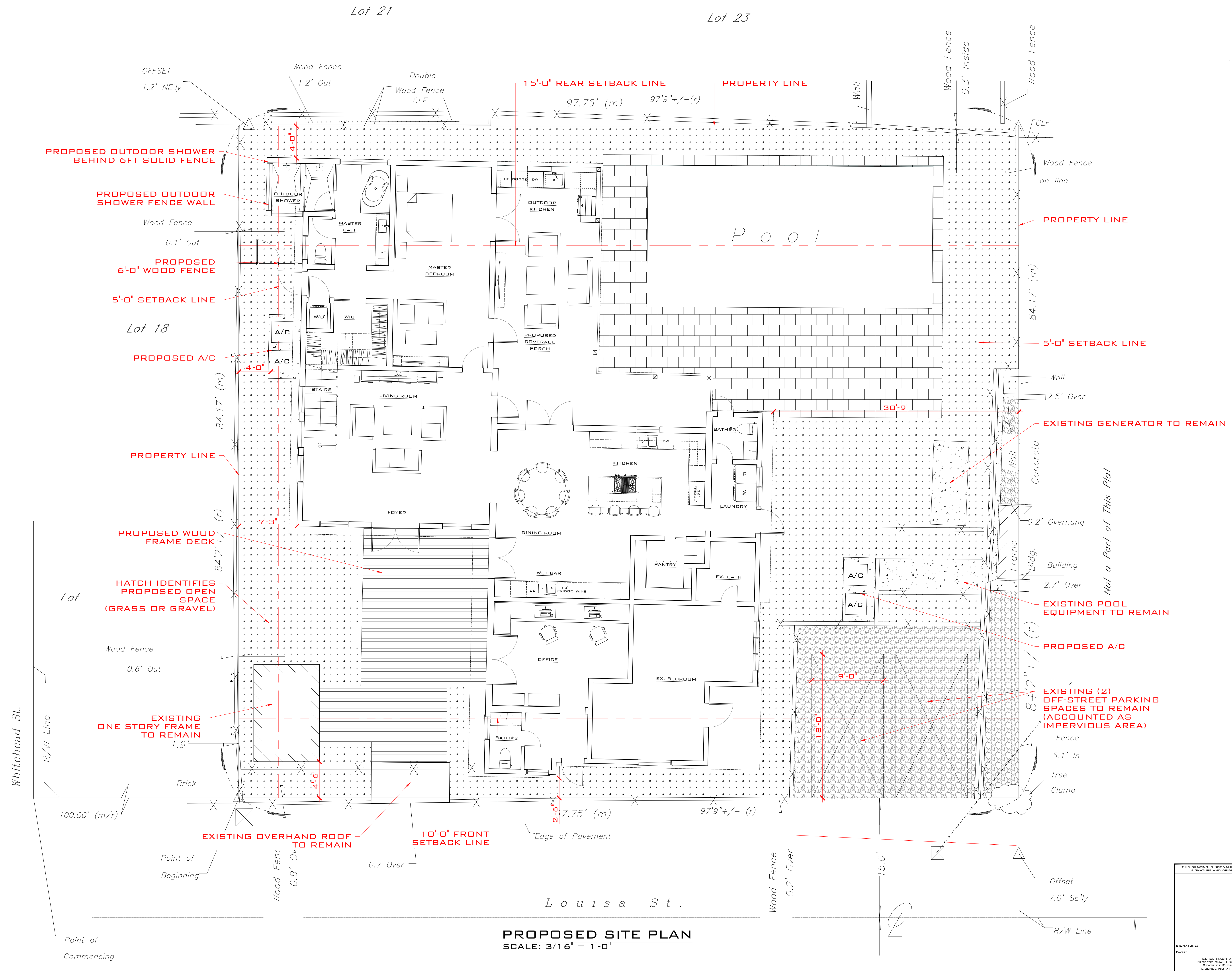
THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV DESCRIPTION		REV	DATE
STATUS: FINAL			
 ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN			
3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 305/351-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT:	ROBERT A. JENSEN AND BRANDON JONES		
PRODUCT:	411 LOUISA ST		
TYPE:	411 LOUISA ST, KEY WEST, FL 33040		
TITLE:	EXISTING SITE PLAN		
SCALE: 1" = 10'	DATE: 02/28/12	DRAWN: CA	CHECKED: SAM
PROJECT NO:	DESCRIPTION NO:	REVISIONS:	
2202-14	C-101	1	



REVISIONS: DATE: _____ BY: _____ STATUS: FINAL	DRAWING NO.: _____ PROJECT NO.: _____ SHEET NO.: _____
---	--


ARTIBUS DESIGN
 ENGINEERING AND PLANNING

ARTIBUS DESIGN

3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
WWW.ARTIBUSDESIGN.COM
 CA # 30385

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

DESIGNER: ROBERT A. JENSEN & BRANDON JONES	PROJECT: 411 LOUISA ST
SITE: 411 LOUISA ST. KEY WEST, FL 33040	PROPOSED SITE PLAN

DATE: _____ DRAWN BY: _____	DATE: _____ CHECKED BY: _____	DATE: _____ DESIGNED BY: _____	DATE: _____ REVISION: _____
--------------------------------	----------------------------------	-----------------------------------	--------------------------------

2202-14
 1-D-12
1

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

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

SIGNATURE:

DATE:

SEBOD MASHYKOV

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) 304-3312

WWW.ARTIBUSDESIGN.COM

CA # 30835

OWNER: ROBERT A. JENSEN & BRANDON JONES

PROJECT: 411 LOUISA ST

DATE: 411 LOUISA ST,

KEY WEST, FL 33040

TITLE: SITE DATA

DATE BY DATE: AS SHOWN

DATE: 02/28/23

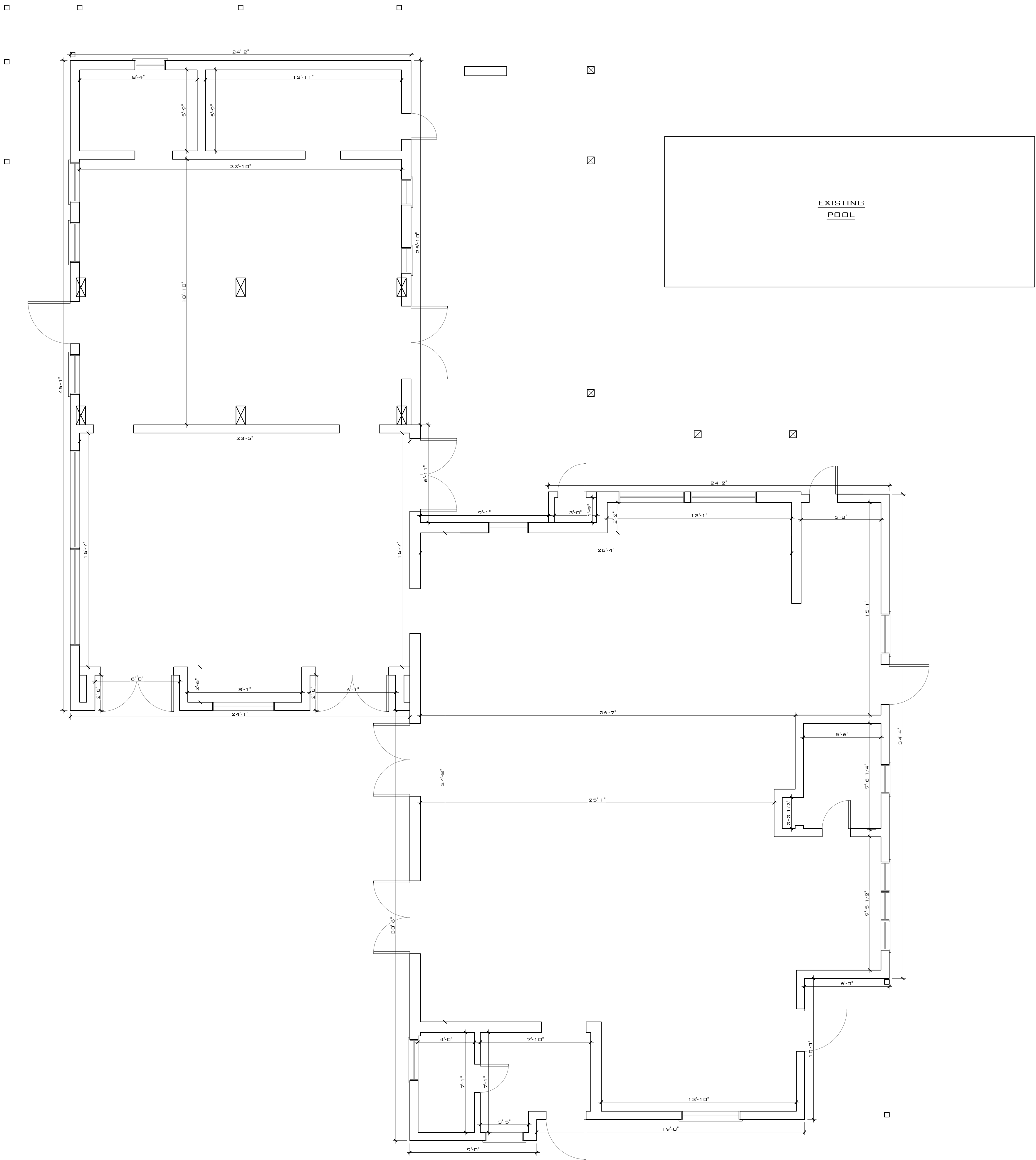
DESIGN: DA

ORDERED: SAMP

PROJECT NO: 2202-14

REVISION: A-103

REVISION: 1

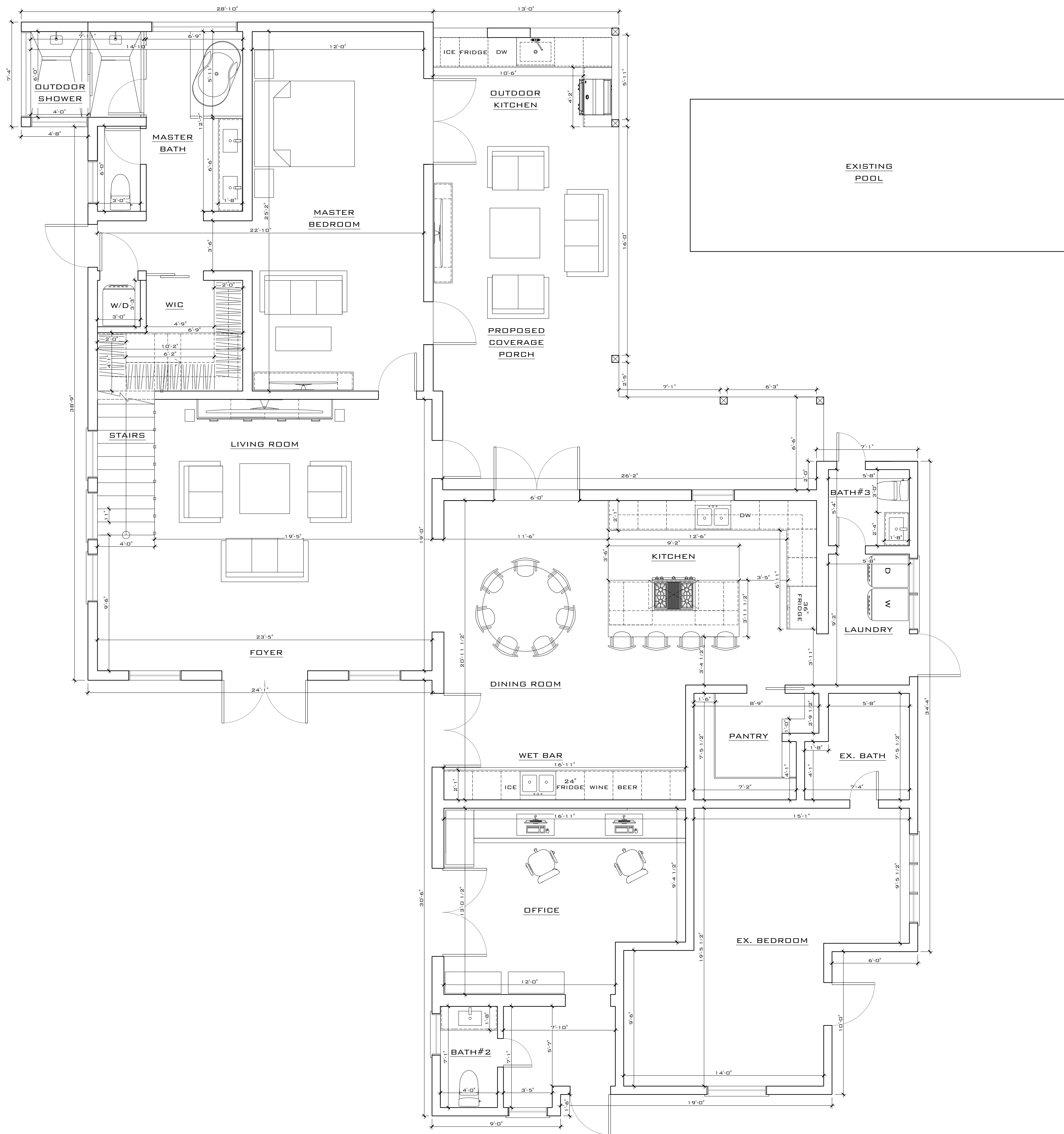


EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

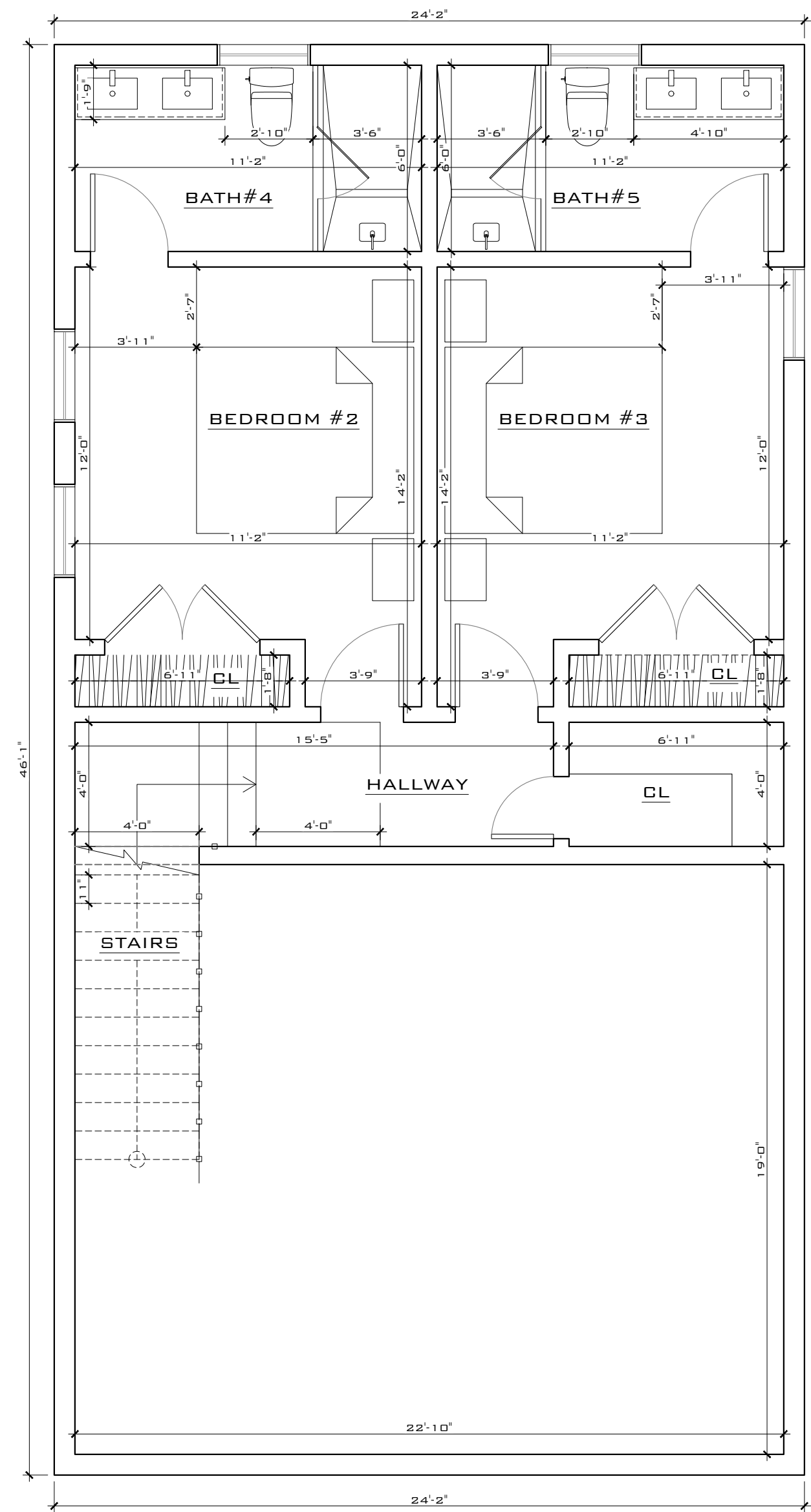
THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SEKOD MASHYAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. RODREVELEY BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGNER:	ROBERT A. JENSEN & BRANDON JONES		
PROJECT:	411 LOUISA ST		
SITE:	411 LOUISA ST, KEY WEST, FL 33040		
TITLE:	EXISTING FLOOR PLAN		
DATE ATTACHED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/23	CA	SAM
PROJECT NO:	2202-14	DRAWING NO:	A-101
		REVISION:	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

REV	DESCRIPTION	BY	DATE
STATUS	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
OWNER	ROBERT A. JENSEN & BRANDON JONES		
PROJECT	411 LOUISA ST		
SITE	411 LOUISA ST, KEY WEST, FL 33040		
TITLE	PROPOSED FLOOR PLAN		
DATE	BY	DATE	DATE
AS SHOWN	03/11/22	CA	SAH
PROJECT NO.	2202-14	DATE	1
REVISION	A-102	DATE	

SIGNATURE:
DATE:
SEAL:
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



EXISTING FRONT ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

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

SIGNATURE:
DATE:
SEAL:
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

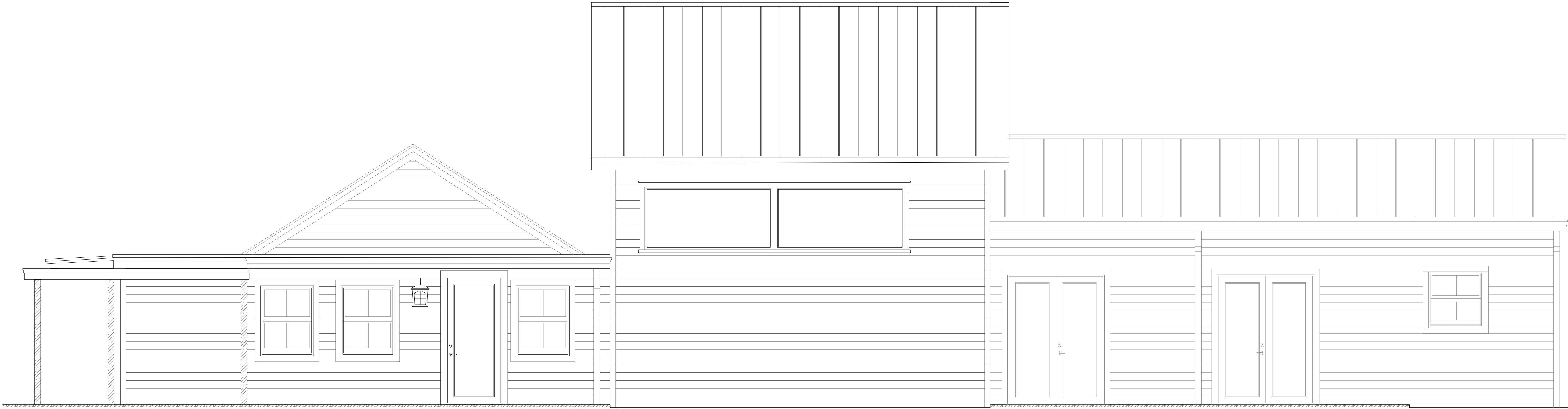
OWNER: **ROBERT A. JENSEN
& BRANDON JONES**

PROJECT: **411 LOUISA ST**

SITE: **411 LOUISA ST,
KEY WEST, FL 33040**

TITLE: **FRONT ELEVATIONS**

DATE OF TITLE:	DATE:	DESIGN:	CHECKED:
AS SHOWN	03/11/22	CA	SAH
PROJECT NO:	2202-14	REVISION:	1



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:
SEAL:
PROJECT NO.:
2202-14
DATE: 03/11/22
AS SHOWN
DESIGNER:
BRAD MASHAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **ROBERT A. JENSEN
& BRANDON JONES**

PROJECT: **411 LOUISA ST**

SITE: **411 LOUISA ST,
KEY WEST, FL 33040**

TITLE: **LEFT ELEVATIONS**

DATE OF TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/22	CA	SAM
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"

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN ENGINEERING AND PLANNING	
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835	
DESIGNER:	ROBERT A. JENSEN & BRANDON JONES
PROJECT:	411 LOUISA ST
SITE:	411 LOUISA ST, KEY WEST, FL 33040
TITLE:	RIGHT ELEVATIONS
DATE BY/TEXT:	DATE: 03/11/22 AS SHOWN: 03/11/22
DESIGNER:	ROBERT A. JENSEN
PROJECT NO.:	2202-14
STATE OF FLORIDA:	PROFESSIONAL ENGINEER LICENSE NO. 71480
DATE:	03/11/22
REVISION:	A-105
DATE:	03/11/22
BY:	1



EXISTING REAR ELEVATION

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



PROPOSED REAR ELEVATION

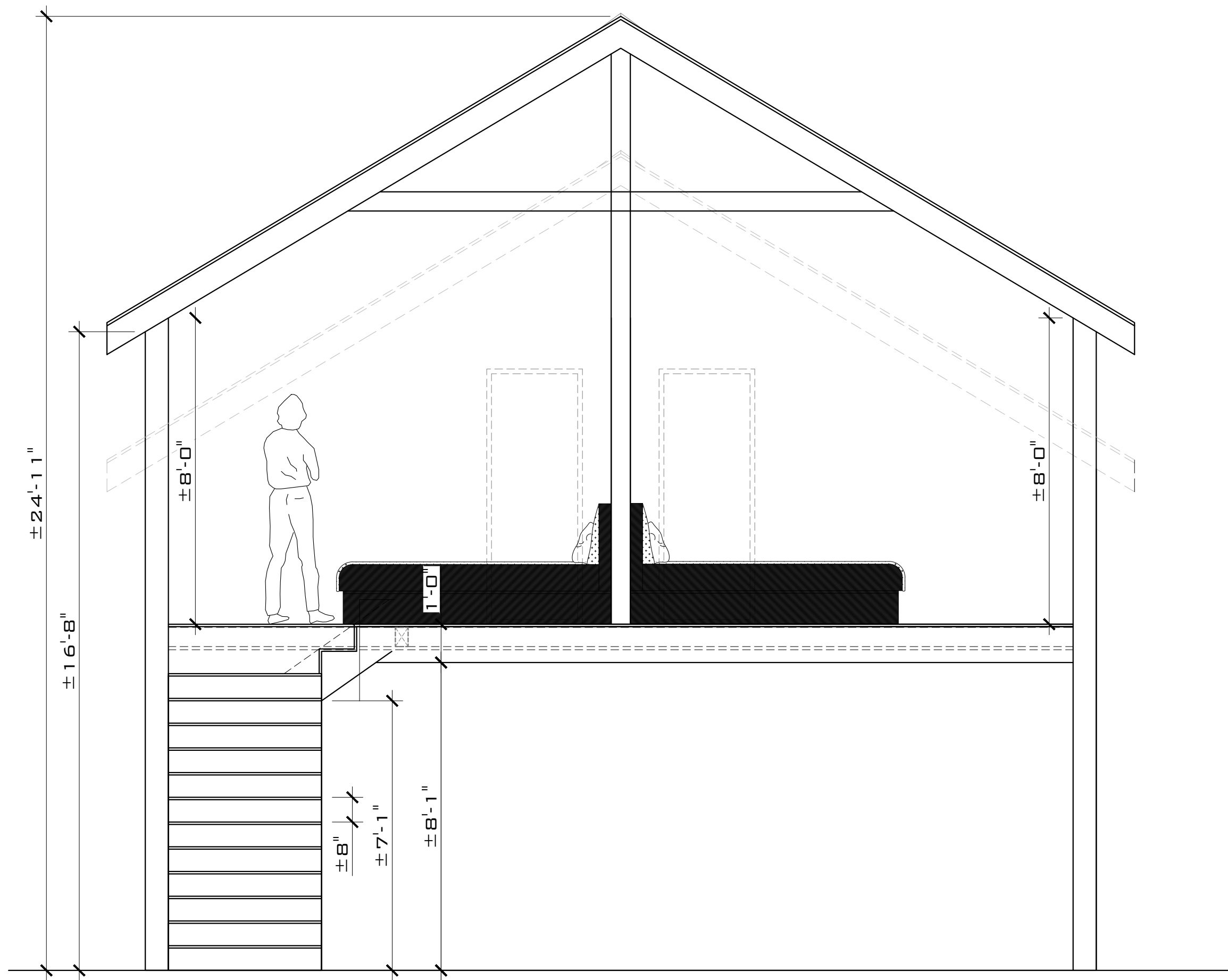
SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

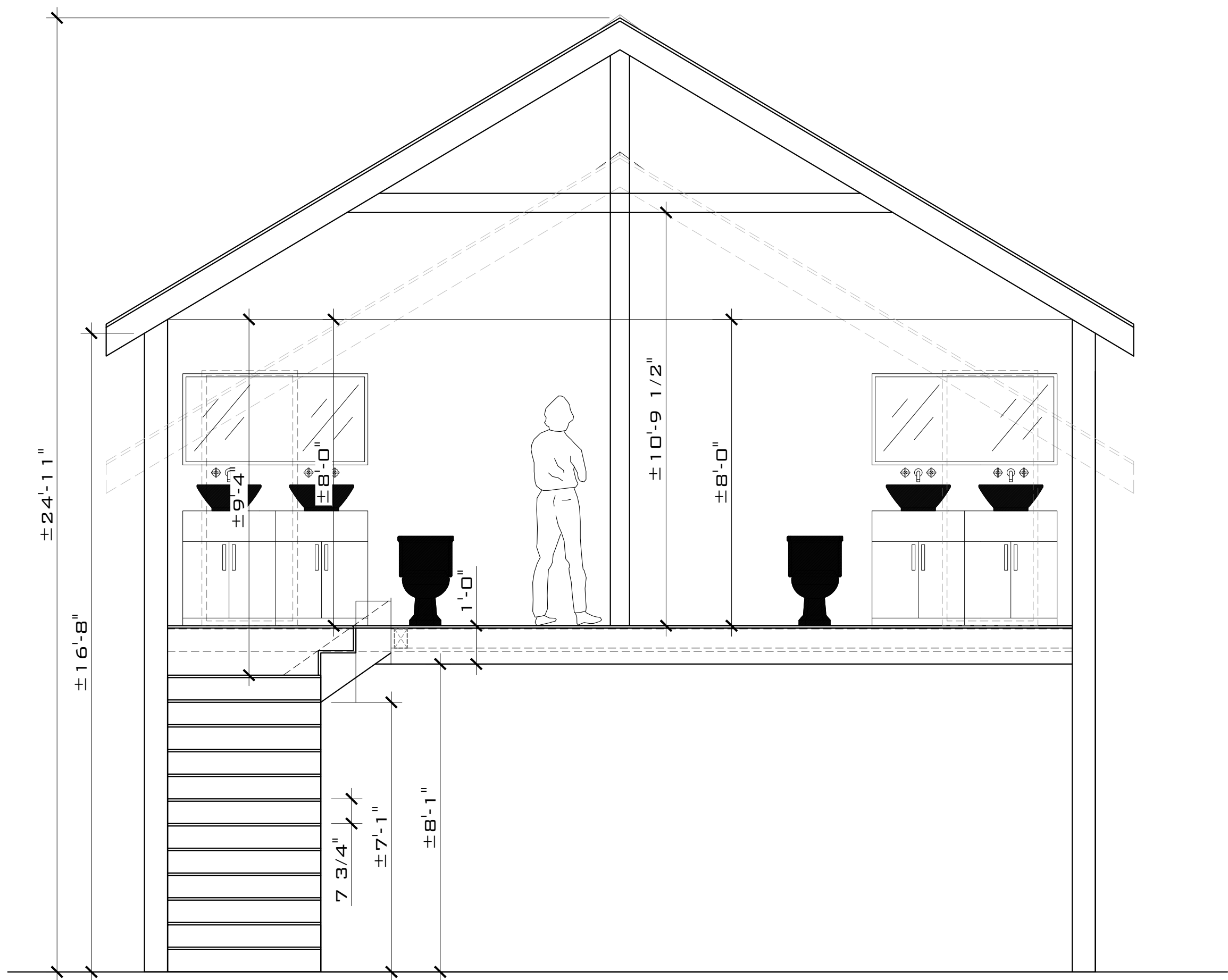
SIGNATURE:
DATE:

SEBOD MASHYAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

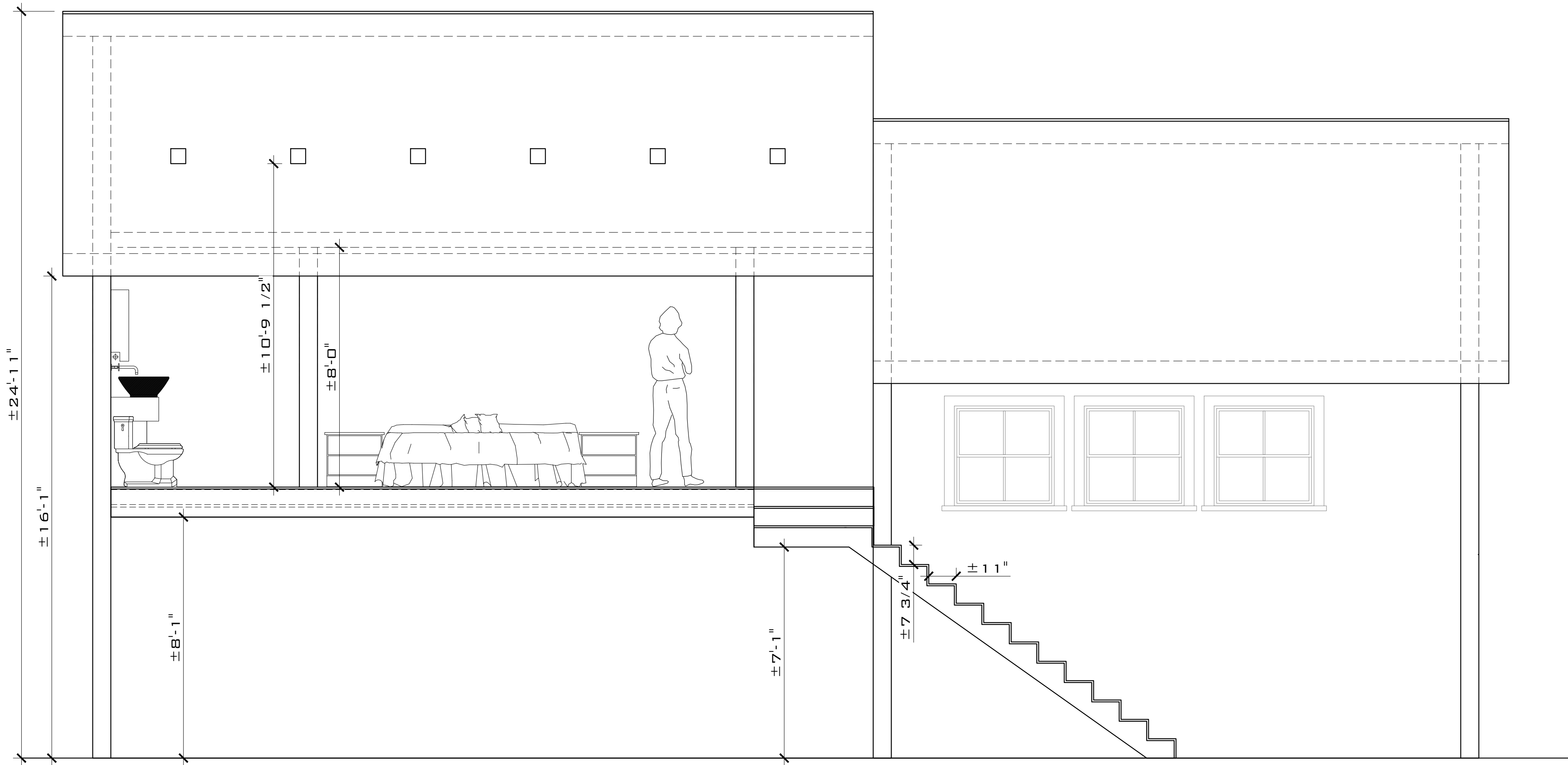
REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGN:	ROBERT A. JENSEN & BRANDON JONES		
PROJECT:	411 LOUISA ST		
SITE:	411 LOUISA ST, KEY WEST, FL 33040		
TITLE:	REAR ELEVATIONS		
DATE BY TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/23	CA	SAH
PROJECT NO:	2202-14	DRAWING NO:	A-106
		REVISION:	1



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

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGN:	ROBERT A. JENSEN & BRANDON JONES		
PROJECT:	411 LOUISA ST		
SITE:	411 LOUISA ST, KEY WEST, FL 33040		
TITLE:	SECTIONS		
DATE BY/TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/22	CA	SAH
PROJECT NO:	2202-14	DRAWING NO:	5-101
			1

SIGNATURE:
DATE:
SEKOD MASHYAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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

410.610.2935

joseph-wendell.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

① 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,

Chris H. Roy
Chris H. 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
Bert A. Whitt

5-31-2022
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



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.



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ROBERT A. JENSEN, 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:

411 LOUISA STREET on the
21st day of JULY, 2022.

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 27 JULY, 2022.

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

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

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

Signed Name of Affiant:

Robert A. Jensen
Date: 22 JULY 2022
Address: 411 LOUISA STREET
City: KEY WEST, FL
State, Zip: FLORIDA, 33040

The forgoing instrument was acknowledged before me on this 22 day of JULY, 2022.

By (Print name of Affiant) Robert Jensen who is personally known to me or has produced Personally Known as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Sydney Kimmel
Print Name: Sydney Kimmel
Notary Public - State of Florida (seal)
My Commission Expires: JAN 7, 2025



PROPERTY APPRAISER INFORMATION

Disclaimer

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

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

Summary

Parcel ID 00029190-000000
Account# 1029963
Property ID 1029963
Millage Group 10KW
Location 411 LOUISA St, KEY WEST
Address
Legal KW SUBS 22 AND 24 PT LOT 3 SQR 9 TR 11 OR127-287/88
Description 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 SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



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

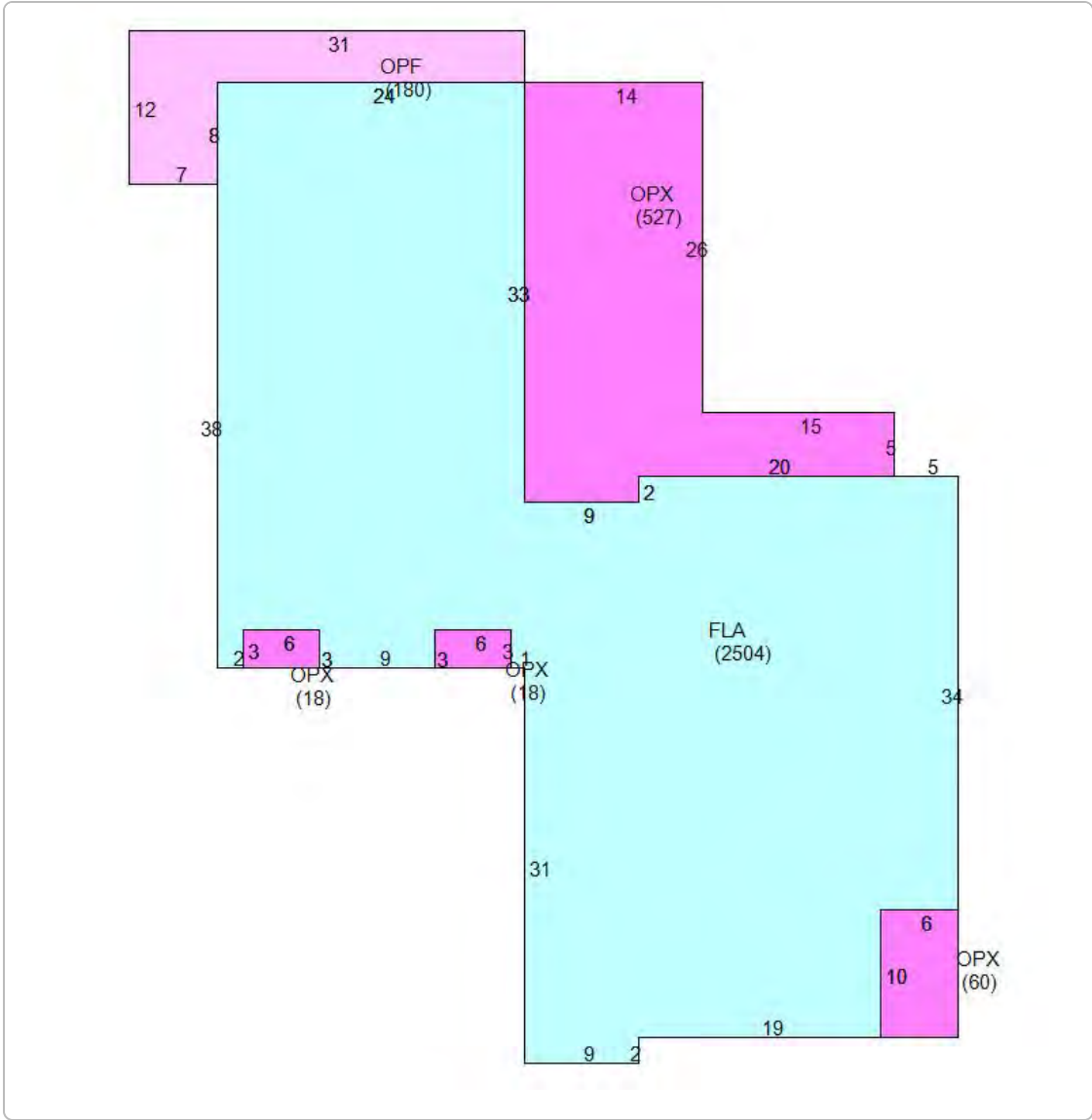
Permits

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)



Photos



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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

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