



**Historic Architectural Review Commission
Staff Report for Item 13**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: April 26, 2016

Applicant: Tomca Kier Construction

Application Number: H16-01-0388

Address: #307 Truman Avenue

Description of Work

Demolition of rear shed roof and removal of rear canvas awning. Demolition of non-historic shed.

Site Facts

The building in review is a contributing resource to the historic district. The historic house, built in 1923, is a one-story frame vernacular structure. The house is undergoing stabilization work through the construction of new foundations and front porch deck. The property has a wooden shed on the rear side, located on the same site where Sanborn maps from 1948 and 1962 depict one, but most of the historic fabric has been gone and replaced. The back portion of the house has been altered by the addition of a full wide addition covered by a shed roof and an awning over an existing deck. The main house and the existing sawtooth are part of the historic fabric.

Ordinance Cited on Review

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

Staff Analysis

The Certificate of Appropriateness in review is for the demolition of a non-historic shed roof over an addition located on the back of a historic house. The request also includes the

removal of an awning on the rear of the property. The Sanborn maps that are part of the report are evidence that the existing back addition with the shed roof is not historic nor are original to the house. The actual rear attached addition has the full width of the house. The Sanborn maps depict a bump out towards the west side of the house, which will remain in the new plans.

The proposed site plan also includes the removal of an existing shed located on the rear east side of the property. Although the Sanborn maps depict a similar footprint of a structure in the site, it is staff's opinion that the actual shed does not have any historic integrity other than a window and a few boards on the interior. The siding of the shed is T-111 panels and v-crimp panels on the north side, which are not traditional materials used historically. It is staff's opinion that the existing shed has no historic integrity or value.

Consistency with Cited Ordinance

Section 102-218 (b) requires the following criteria when reviewing demolitions: The historic architectural review commission shall not issue permits that would result in:

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

It is staff's opinion that the removal of the non-historic attached structure, the non-historic awning, and non-historic shed will not have an adverse effect on the historic house or the historic character of the neighborhood.

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

The proposed structures to be demolished are not historic. The back addition and awning attached to the rear are not historic. Although the Sanborn maps depicts a structure in the same location where the existing shed stands, it is staff's opinion that there is no a significant relationship of the shed structure with open space. The shed structure is not historic.

- (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.

The proposed structures to be demolished are not historic.

- (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 existing attached structure, the awning and the shed structure will not qualify to be contributing resources to the house or to the historic district in a near future.

It is staff's opinion that the Commission can consider the proposed demolitions. If the request is approved this review will be the only public meeting required for this action.

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 16-01-388		BUILDING PERMIT NUMBER 16-1136		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

307 TRUMAN AVE. Key West, FL 33040		# OF UNITS 1
1015300		
Scot R North	PHONE NUMBER	
307 Truman Ave.	EMAIL Heather.MNorth@gmail.com	
Key West FL 33040		
Tomra Kier Construction Inc	PHONE NUMBER 305-509-7849	
Thom Tolero	EMAIL thomtolero@gmail.com	
	PHONE NUMBER	
	EMAIL	

28870-8809-0K

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$ 142,000.00

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.

PROJECT TYPE: ☐ ONE OR TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ NEW ☐ REMODEL ☒ CHANGE OF USE / OCCUPANCY ☒ ADDITION ☐ SIGNAGE ☐ WITHIN FLOOD ZONE ☐ AFTER-THE-FACT ☒ DEMOLITION ☐ SITE WORK ☒ INTERIOR ☒ EXTERIOR

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **Remove rear 30' x 60' Deck and 3rd sawtooth to match existing, replace master bath floor and fixtures, replace AC ductwork under house to meet code and strap to floor joists, replace front porch to 6', existing Deck. frame rear section walls to new roof, install Hurricane straps and clips @ rear section, replace rear siding and Drywall.**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.

OWNER PRINT NAME:

QUALIFIER PRINT NAME:

OWNER SIGNATURE:

QUALIFIER SIGNATURE:

Notary Signature as to owner:

Notary Signature as to qualifier:

STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME

STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME

THIS 17th DAY OF March, 2016

THIS 17th DAY OF March, 2016

as identification.

Personally known or produced

as identification.



PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

☐ RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ☐ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER:

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
<p>MAIN HOUSE IS LISTED AS CONTRIBUTING. GUIDELINES FOR ADDITIONS & ALTERATIONS / NEW CONSTRUCTION - ORDINANCE FOR DEMOLITION.</p>		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:
<p>Per: KEYWBLD Date: 3/21/16 53 Receipt no: 12601 2016 1000385 * BUILDING PERMITS-NEW 1.00 \$50.00 3078928 \$100.00</p>				

Oper: KEYWBLD Type: OC Drawer: 1
 Date: 3/18/16 53 Receipt no: 12601
 2016 1000385
 PT * BUILDING PERMITS-NEW
 1.00 \$50.00
 Trans number: 3078928
 VN VISA/MASTERCARD \$100.00

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- 4-16-01-0388



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

THE SHED THAT IS PLANNED TO BE DEMOLISHED HAS DETERIORATED BEYOND REPAIR. THE SHED HAS SUFFERED TERMITE DAMAGE, DECAY AND NEGLECT AND IS NO LONGER STRUCTURALLY STABLE.

OR THAT THE BUILDING OR STRUCTURE;

- (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.

IN CONSULTATION WITH HARC STAFF, IT HAS BEEN DETERMINED THAT THE PROPOSED DEMOLITION IS NOT ON HISTORICALLY CONTRIBUTING PORTIONS OF THE HOUSE OR PROPERTY. THE ITEMS TO BE DEMOLISHED WERE RECENTLY CONSTRUCTED AND HAVE NO AESTHETIC OR HISTORICAL SIGNIFICANCE.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

THERE IS NO RECORD OF ASSOCIATION WITH HISTORIC EVENTS.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

THERE IS NO EVIDENCE OF AN ASSOCIATION TO
THE CITY, STATE, NATION OR PERSON OF SIGNIFICANCE.

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

THERE ARE NO RECORDS OR KNOWLEDGE OF
A HISTORIC EVENT ON THE SITE.

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

THE ITEMS TO BE DEMOLISHED DO NOT EXEMPLIFY
ANY OF THESE TRAITS.

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

THERE IS NO DISTINCTIVE ARCHITECTURAL STYLE
ASSOCIATED WITH THE ITEMS TO BE DEMOLISHED.

- (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.

NO PART OF THE PROPERTY IS ASSOCIATED WITH
ANY OF THESE THINGS.

- (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.

THE ITEMS TO BE DEMOLISHED ~~DO~~ DO NOT
REPRESENT ANY FAMILIAR PHYSICAL CHARACTERISTICS
OF THE NEIGHBORHOOD OR CITY.

- (i) Has not yielded, and is not likely to yield, information important in history.

IT WILL NOT YIELD ANY INFORMATION IMPORTANT
IN HISTORY.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

☒ Yes Number of pages and date on plans 12 PAGES 3/16/16

☐ No Reason _____

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

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

THE ITEMS TO BE DEMOLISHED DO NOT CONTRIBUTE TO THE OVERALL HISTORIC CHARACTER.

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

A HISTORIC RELATIONSHIP IS NOT BEING DESTROYED. OUR INTENT IS TO ADD A HISTORICALLY APPROPRIATE ROOF TO IMPROVE AND ENHANCE THE HISTORIC RELATIONSHIP OF THE HOUSE.

AND

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


THE ITEM BEING DEMOLISHED DO NOT DEFINE THE HISTORIC CHARACTER OF THE SITE.

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

IN CONSULTATION WITH HARC STAFF, THE ITEMS BEING DEMOLISHED ARE NOT HISTORICALLY CONTRIBUTING.

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 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 there will be a final inspection 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:	4/14/16 SCOT KORTH DATE AND PRINT NAME:
--	--

OFFICE USE ONLY

BUILDING DESCRIPTION:				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP <input type="checkbox"/>	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

April 18, 2016

To Whom It May Concern:

I am a neighbor to 307 Truman Avenue and my property adjoins the rear property line where a deteriorated shed is planned to be demolished. I give my consent to 307 Truman Avenue, LLC, the owner of 307 Truman, to demolish the shed.

In addition, I also give permission to replace the existing, solid 6 ft tall fence with a new solid, 6 ft tall fence between my property and 307 Truman Avenue.

Thank you,

James A. Brown / Jeffrey S. Daubman
Printed Name

919 - 921 Thomas St. Key West, FL
Address

  4/18/16
Signature Date

April 18, 2016

To Whom It May Concern:

I am a neighbor to 307 Truman Avenue and my property adjoins the rear property line where a deteriorated shed is planned to be demolished. I give my consent to 307 Truman Avenue, LLC, the owner of 307 Truman, to demolish the shed.

In addition, I also give permission to replace the existing, solid 6 ft tall fence with a new solid, 6 ft tall fence between my property and 307 Truman Avenue.

Thank you,

Daniel Appel
Printed Name

920 Terry Lane
Address

Daniel H Appel
Signature

4/19/16
Date

Sherry Dorminy
541 Harbor Boulevard
Destin, FL 32541
April 19, 2016

To whom it may concern:

I am a neighbor to 307 Truman Avenue and my property adjoins their rear property line where a deteriorated shed is planned to be demolished. I give my consent to 307 Truman Avenue, LLC, the owner of 307 Truman Avenue, to demolish the existing deteriorated shed.

In addition, I also give my permission to replace the existing solid six foot tall fence with a new, solid six foot tall fence between my property, 311 Truman Avenue, and their property, 307 Truman Avenue. If you have any questions or concerns you may contact me by calling (850) 837-5100.

Sincerely,

Sherry W. Dorminy
Sherry Dorminy

Sherry W Dorminy
311 Truman Ave
Key West, FL





#307 Truman Avenue Sanborn Map 1962



#307 Truman Avenue circa 1965. Monroe County Library

307 Truman Avenue

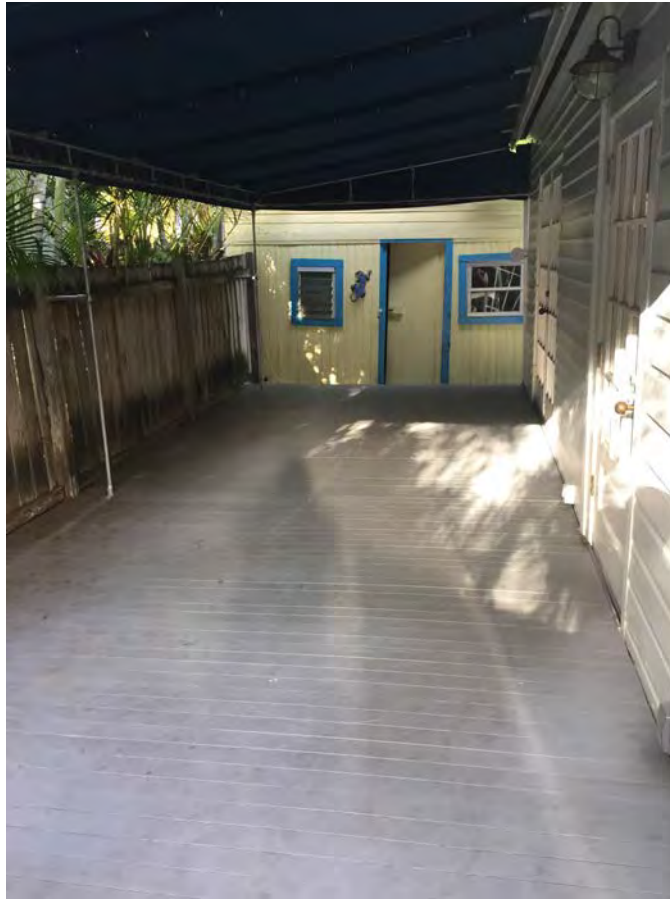
Owner: 307 Truman Avenue, LLC



Front View / South Elevation



Rear Yard – looking west



Rear Yard – looking east, shed to be demoed



Rear Yard – shed roof (parallel to gable roofs) to be demoed



East Side Yard – looking north



East Side Yard – shed to be demoed



West Side Yard – looking north



West Side Yard – looking south



Shed to be demoed



Shed to be demoed



Shed to be demoed



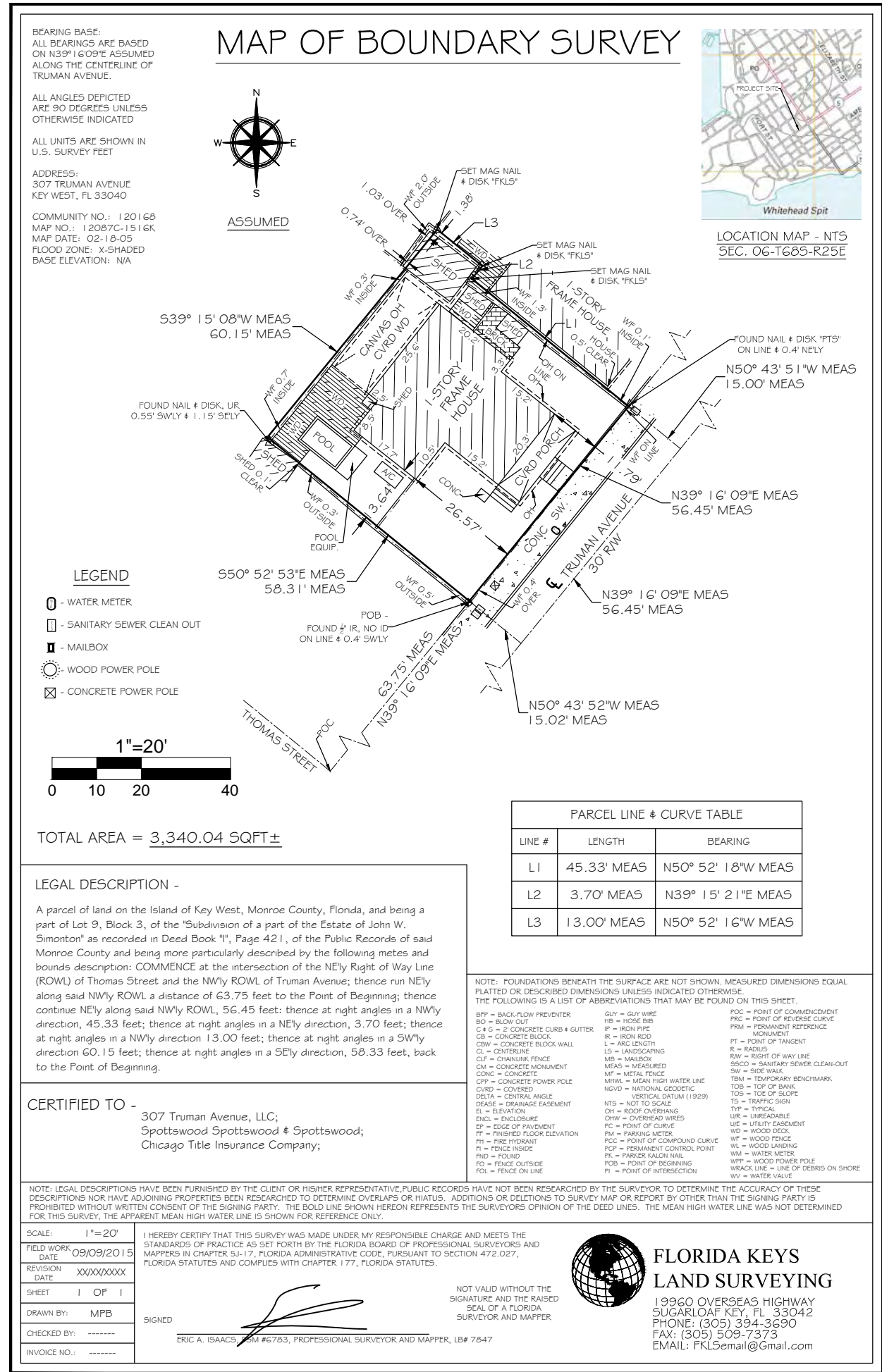
Back side of shed to be demoed, encroaching on neighbor's property to the north



Interior of shed to be demoed



Interior of shed to be demoed



SURVEY



SITE DATA

ZONING	HMDR		
FEMA FLOOD ZONE	X		
LOT SIZE OVERALL	3,340 SF		
	ALLOWED	EXISTING	PROPOSED
MAX HEIGHT	30 FT	19 FT	NO CHANGE
BUILDING COVERAGE	40% MAX	50%	44%
IMPERVIOUS RATIO	60% MAX	63%	50%
LOT WIDTH	40 FT MIN	54 FT	NO CHANGE
LOT DEPTH	90 FT MIN	58 FT	NO CHANGE
SETBACKS			
FRONT (STREET SIDE)	7.5 FT	5 FT	NO CHANGE
REAR	15 FT	11 FT	NO CHANGE
SIDE (EAST)	5 FT	8 FT	NO CHANGE
SIDE (WEST)	5 FT	12 FT	NO CHANGE

SHEET INDEX	
ID	Name
A-001	COVER SHEET
A-101	SITE PLAN AND 3D VIEWS
A-102	DEMO PLAN
A-201	1st FLOOR PLAN
A-202	FOUNDATION PLAN
A-203	ROOF PLAN & RCP/ELECTRICAL
A-204	BATHROOM PLAN & ELEVATIONS
A-301	NORTH & SOUTH ELEVATIONS
A-302	EAST & WEST ELEVATIONS
A-401	SECTIONS
A-402	SECTIONS
A-501	DETAILS

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING: Florida Building Code, Residential, 2014
ELECTRICAL: Florida Building Code, Residential, 2014
PLUMBING: Florida Building Code, Plumbing, 2014
MECHANICAL: Florida Building Code, Mechanical, 2014
EXISTING BUILDING: Florida Building Code, Existing Building, 2014

Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.

Contractor shall verify all existing site conditions, their relationships, dimensions and locations and shall notify Architect of any discrepancies with these documents. Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement. Do not scale these drawings. Dimensions shall take precedence over scale. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.

Any errors, omissions, or conflicts found in the drawings shall be brought to the attention of the Architect before proceeding with the work.

The Contractor shall be responsible for all means, methods, techniques, sequences, procedures and coordination of the work.

In the event that any unusual conditions not covered by these documents are encountered during construction, the owner and Architect shall be notified immediately.

All materials and equipment shall be installed per manufacturer's instructions.

All existing plumbing and electrical to remain. See plans for additional plumbing and electrical work.

Contractor shall maintain the job site in a neat and safe condition at all times throughout the construction period.

After completion of construction, remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the demolition plan, or called for in the selective demolition notes.

SCOPE OF WORK

The canopy shade structure, large shed, and rear low sloping roof will be removed. A new gable roof will be added to the back portion of the house, half of which will cover interior space and half will create an exterior shade structure. This new gable roof will create a third "sawtooth" to the house. The interior square footage does not change, just the ceiling height is increased to meet the new gable roof. The removal of the large shed allows for more open space and pervious area.

In addition, the existing coral and concrete piers will be replace and structurally connected to the house. The existing sill beam and floor joists will be sistered with treated microlams in order to structurally stabilize the house.

Interior renovations will be made to the master bathroom and the kitchen floor will be replaced.



architecture • project management

www.KorthCollaborativeDesign.com

Heather Korth, AIA
FL License No: AR98012
475 W. 12TH Ave. Unit 15G
Denver, CO 80204
Heather@KorthCollaborativeDesign.com
720.840.9578

KORTH RESIDENCE

307 TRUMAN AVENUE
KEY WEST, FL 33040

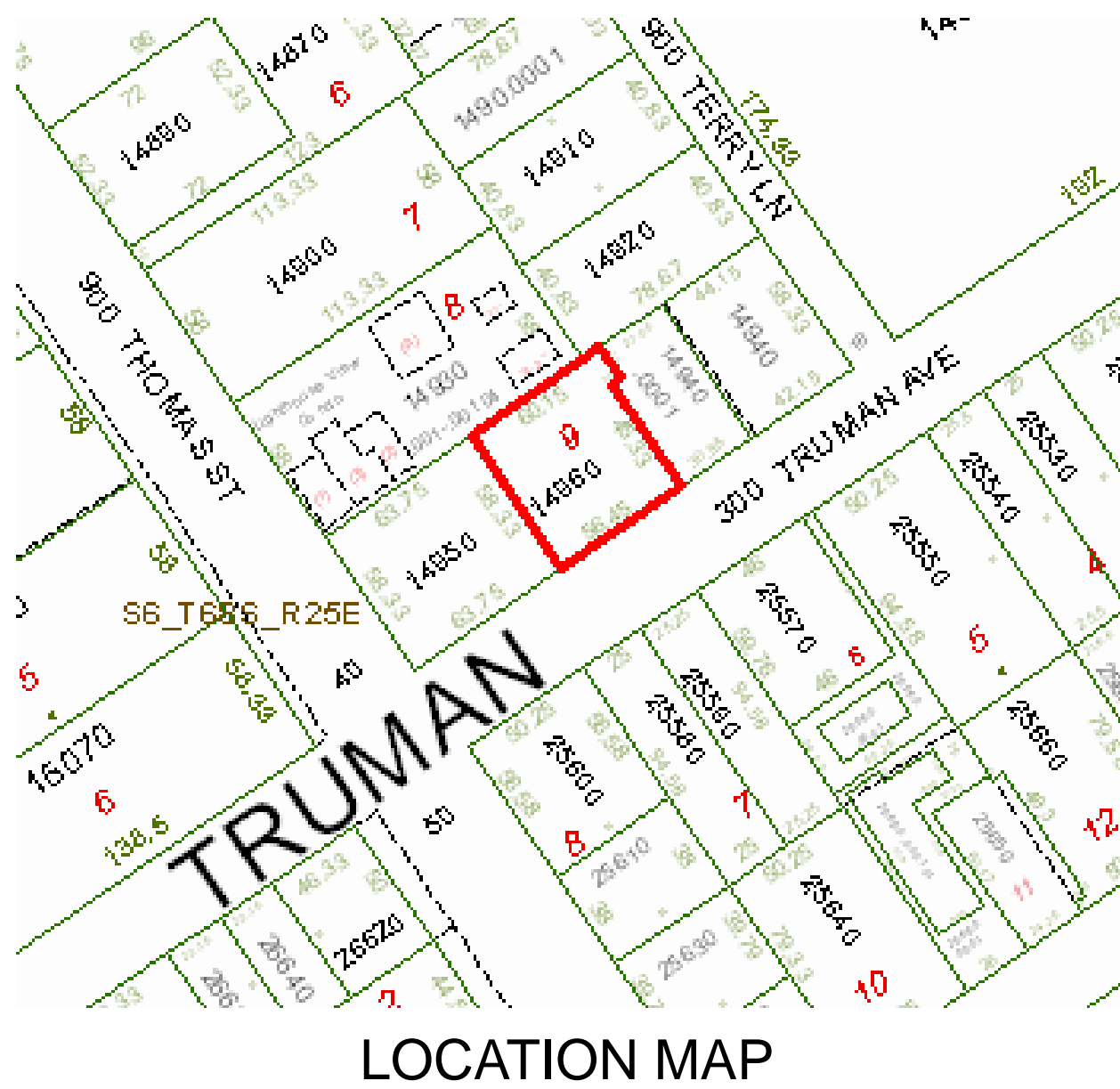
OWNER
307 TRUMAN AVENUE, LLC
307 TRUMAN AVE.
KEY WEST, FL 33040

GENERAL CONTRACTOR:
TOMCA KIER CONSTRUCTION, INC.
#CGC20645
1107 KEY PLAZA PMB 203
KEY WEST, FL 33040

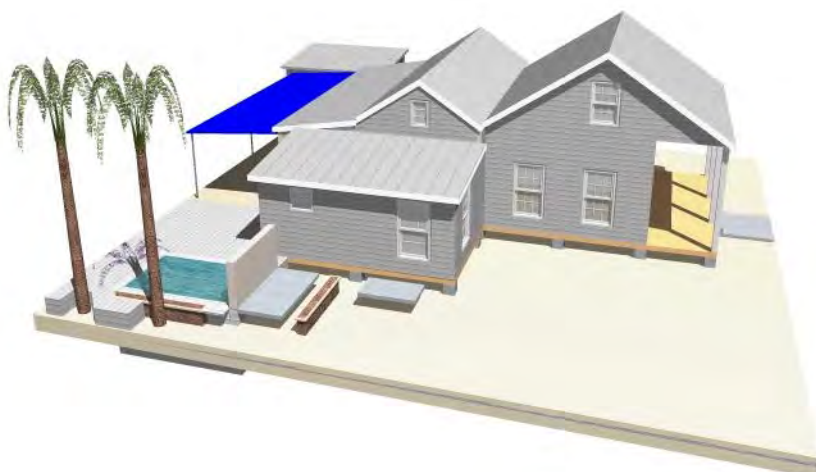
DATE	DESCRIPTION
3/16/16	BUILDING DEPT SUBMITTAL

COVER SHEET

A-001



HARC DETERMINATION



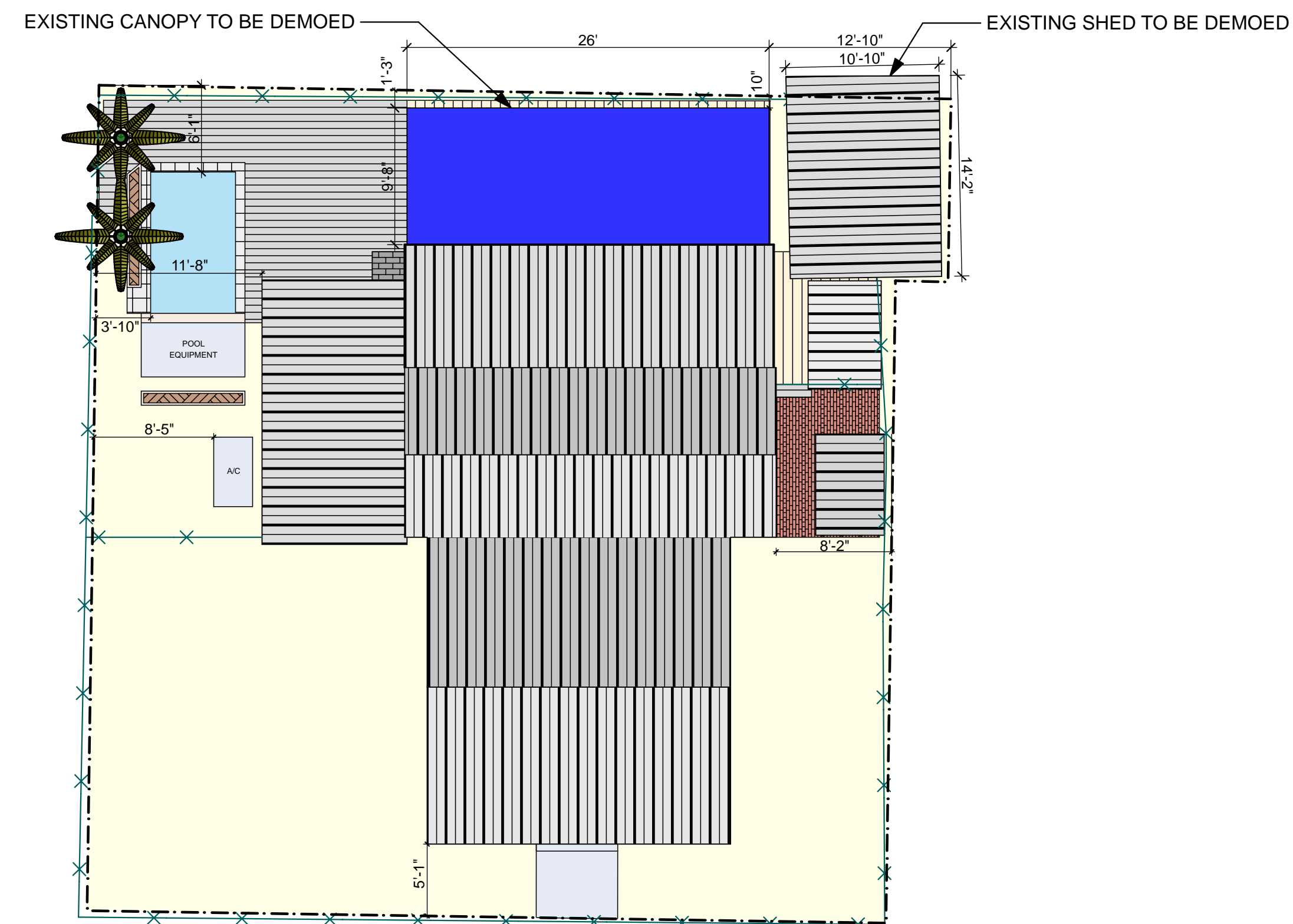
EXISTING CONDITIONS OF THE HOUSE


IN CONSULTATION WITH HARC,
THIS PORTION OF THE HOUSE
WAS DETERMINED TO BE
HISTORICALLY CONTRIBUTING

A 3D architectural rendering of a proposed house design. The house features a grey gabled roof and light-colored siding. A section of the roof is highlighted in blue. A wooden fence runs along the front and side of the property. A large tree is visible on the right side of the house.

A 3D architectural rendering of a modern, two-story house. The house features dark grey horizontal siding and a light grey gabled roof. A covered front porch with a flat roof supported by four grey columns runs along the left side. Large windows are visible on the front and side. A light-colored wooden picket fence runs along the front and side of the property. In the background, a white garage is partially visible.

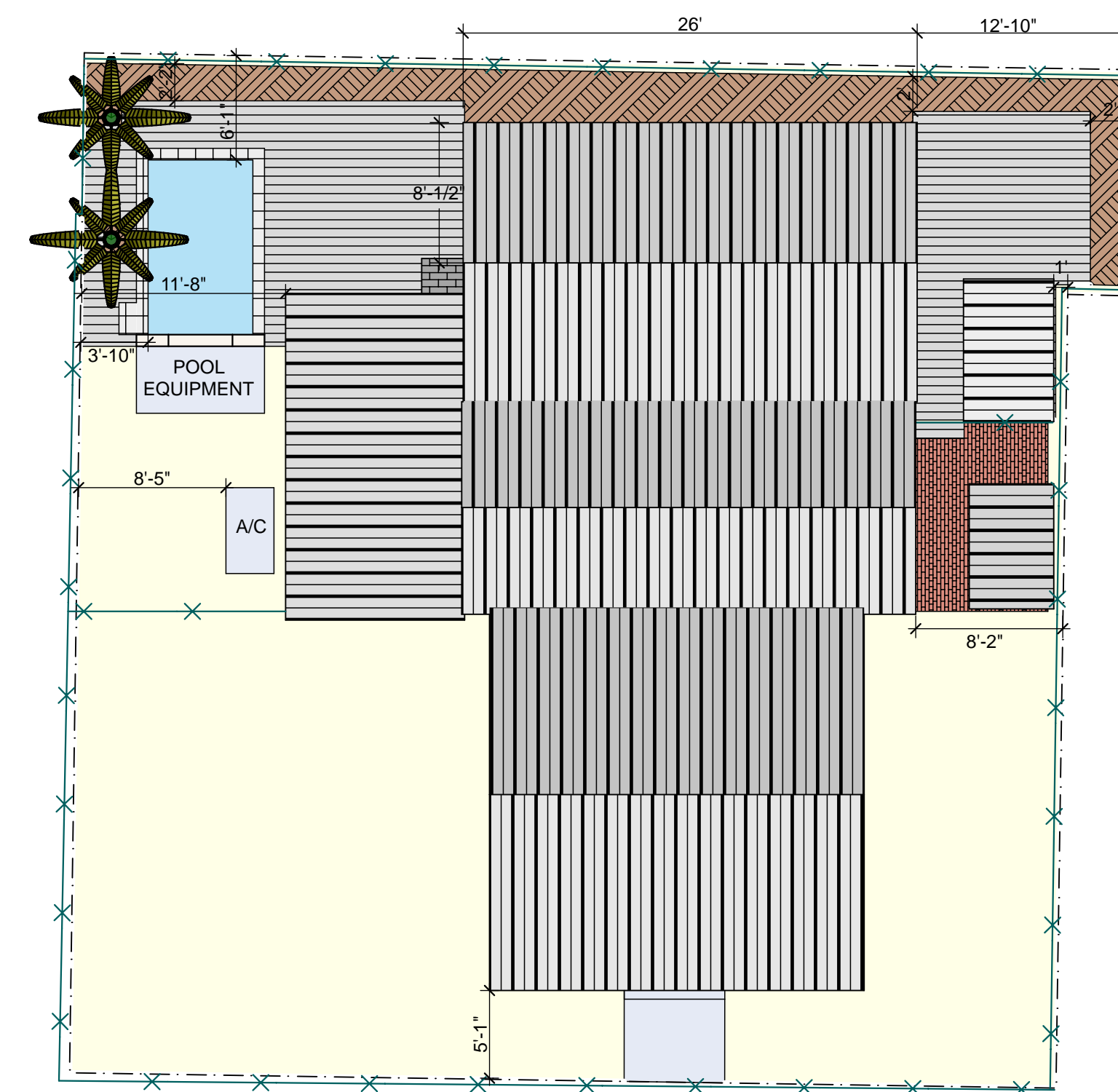
6 EAST VIEW




 **4** **EXISTING SITE PLAN**
SCALE: 1/8" = 1'-0"

A 3D architectural rendering of a modern, single-story house. The house features a grey, gabled roof and light grey walls. It has large windows and a covered porch area on the left side. The house is surrounded by a wooden picket fence. A tall, thin tree is visible on the right side of the house. The entire scene is set against a plain white background.

3 EAST VIEW



 **1** **PROPOSED SITE PLAN**
SCALE: 1/8" = 1'-0"



DEMO NOTES:

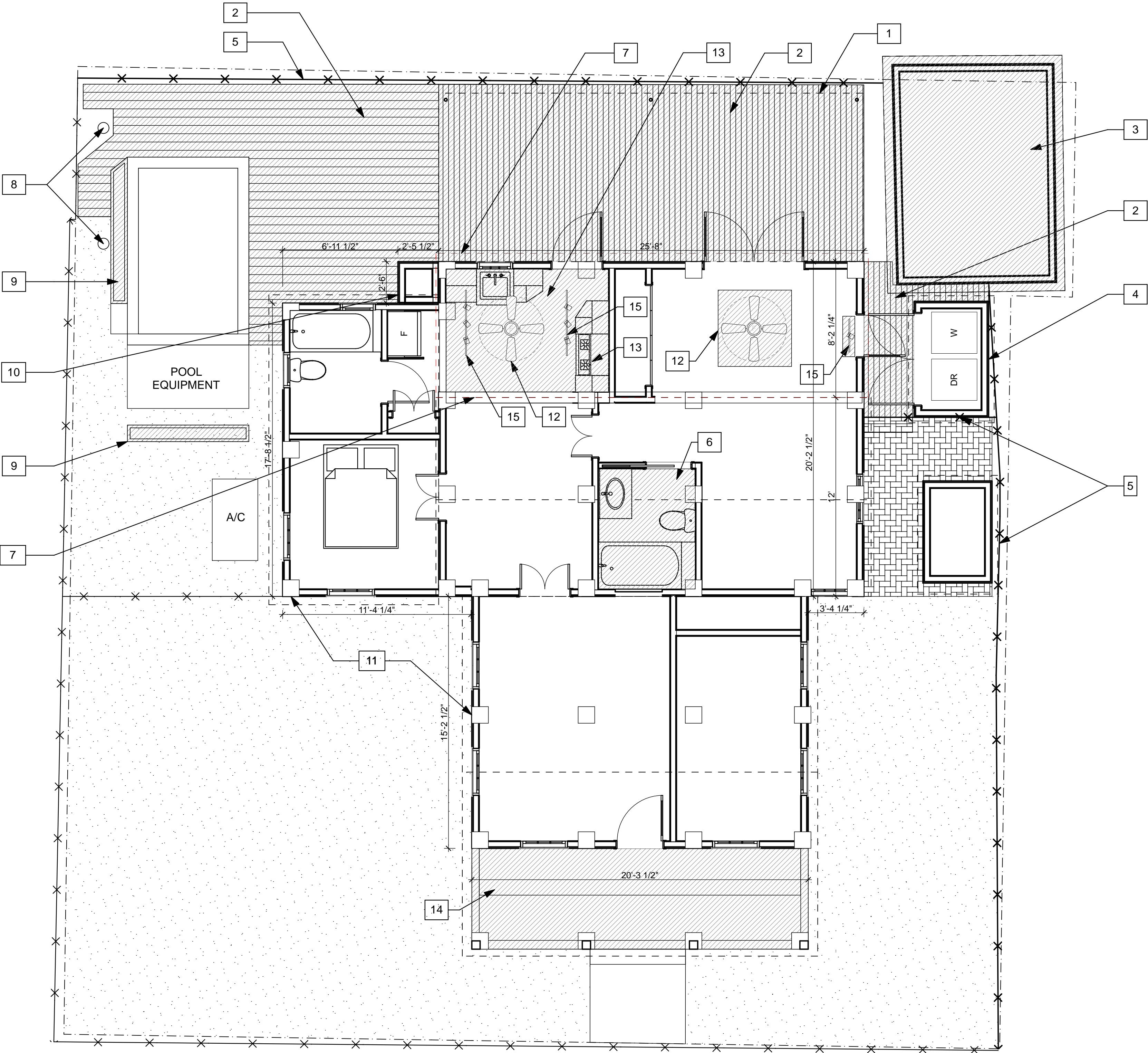
1. DEMO EXISTING CANOPY AND ASSOCIATED SUPPORT FRAME
2. DEMO EXISTING DECKING
3. DEMO EXISTING SHED
4. EXISTING W/D SHED TO REMAIN, WILL BE REPAIRED IN PLACE
5. DEMO EXISTING FENCE
6. DEMO EXISTING BATHROOM: REMOVE TUB, ENCLOSURE, TOILET, VANITY AND TILE FLOOR
7. DEMO EXISTING LOW SLOPED ROOF, CEILING, LIGHT FIXTURES, AND ASSOCIATED ELECTRICAL
8. EXISTING PALM TREES TO REMAIN
9. DEMO EXISTING PLANTER BOX
10. EXISTING HOT WATER HEATER SHED TO REMAIN
11. EXISTING CORAL AND CONCRETE PIERS, TO BE REPLACED PER PLANS
12. REMOVE EXISTING FANS AND ASSOCIATED ELECTRICAL
13. REMOVE CABINETS AND STORE FOR REUSE, DEMO KITCHEN FLOOR
14. REMOVE FRONT PORCH DECKING
15. REMOVE EXISTING LIGHT FIXTURES

EXTERIOR DEMOLITION NOTES

1. If demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris form emanating from demolition area. Keep area clean.
4. If any questions arise as to the removal of any material, clarify the point in question with the Architect or owner before proceeding.
5. At completion of demolition work the construction areas shall be left in "broom clean" condition. All debris and miscellaneous material shall be moved to waste area provided by the contractor.
6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
7. Carefully remove all existing light fixtures and lenses (where demolition is noted) and store for future use. Before indicated reinstallation, inspect each fixture and repair or replace parts as required. All relocated fixtures shall be in full operating order. All tubes and/or ballasts not reused shall be disposed of in a proper manner.
8. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. Refinish to match existing adjacent finish or as noted herein.
9. Existing plants to remain except where damage occurs due to demolition or noted otherwise. Replace or relocate where required.
10. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent construction delays.
11. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.
12. Contractor to coordinate with owner for reuse of existing millwork.

INTERIOR DEMOLITION NOTES

1. If demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris form emanating from demolition area. Keep area clean.
4. If any questions arise as to the removal of any material, clarify the point in question with the Architect or owner before proceeding.
5. At completion of demolition work the construction areas shall be left in "broom clean" condition. All debris and miscellaneous material shall be moved to waste area provided by the contractor.
6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
7. Carefully remove all existing light fixtures and lenses (where demolition is noted) and store for future use. Before indicated reinstallation, inspect each fixture and repair or replace parts as required. All relocated fixtures shall be in full operating order. All tubes and/or ballasts not reused shall be disposed of in a proper manner.
8. If partitions are to be removed, remove all outlets, switches, wires, etc. to their source as required. Retain thermostats for reuse.
9. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. Refinish to match existing adjacent finish or as noted herein.
9. Existing plants to remain except where damage occurs due to demolition or noted otherwise. Replace or relocate where required.
10. No existing smoke detector, public address speaker, fire alarm box or similar device, including the associated wiring shall be damaged during demolition and subsequent construction. Relocation of smoke detectors, public address speakers and fire alarm equipment, necessitated by new construction shall be accomplished as a first priority, and per the plans. No active smoke detector shall be covered or otherwise removed or used for other than its intended purpose.
11. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent construction delays.
12. Carefully remove windows and doors as noted in plans for possible reuse.
13. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.
14. Remove all bathroom fixtures in master bath as noted.
15. Shore or support headers as needed.
16. Contractor to coordinate with owner for reuse of existing millwork.
17. Verify with Architect or Engineer before removal of any structural support not shown in drawings.



architecture • project management

www.KorthCollaborativeDesign.com

Heather Korth, AIA
FL License No: AR98012
475 W. 12TH Ave. Unit 15G
Denver, CO 80204
Heather@KorthCollaborativeDesign.com
720.840.9578

KORTH
RESIDENCE
307 TRUMAN AVENUE
KEY WEST, FL 33040

OWNER
307 TRUMAN AVENUE, LLC
307 TRUMAN AVE.
KEY WEST, FL 33040

GENERAL CONTRACTOR
TOMCA KIER CONSTRUCTION, INC.
#CGC20645
1107 KEY PLAZA PMB 203
KEY WEST, FL 33040
305-509-7849

DATE	DESCRIPTION
3/16/16	BUILDING DEPT SUBMITTAL

DEMO PLAN

PROJECT NOTES

A. MATERIALS:

1. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS REQUIRED FOR THE ASSEMBLIES IN WHICH THEY ARE PART. THIS INCLUDES ALL FASTENERS, JOINERS AND SEALERS.

B. CONTRACT DOCUMENTS:

1. THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. AUTHORIZED USE OF THE DOCUMENTS ARE GRANTED SOLEY FOR THIS PROJECT AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.
2. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO, STRUCTURAL; ELECTRICAL; MECHANICAL; PLUMBING; CIVIL DRAWINGS; AND SPECIALTY DRAWINGS INCLUDING SHOP DRAWINGS AND MATERIAL SPECIFICATIONS. ANY DEVIATIONS OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OR CONTINUATION OF WORK.
3. ALL DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE. WORK INCLUDES CERTAIN COMPONENTS, APPURTENANCES AND RELATED SPECIALTIES THAT MAY NOT BE SHOWN. WORK ALSO INCLUDES ALL COMPONENTS OF ASSEMBLIES TO WHICH ARE PART OF THE ASSEMBLY. ARCHITECT SHALL PROVIDE ALL NECESSARY COMPONENTS REQUIRED FOR A COMPLETED STRUCTURE READY FOR HUMAN OCCUPANCY.

C. RELATED - REFERENCED DOCUMENTS:

1. ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS OF MATERIAL MANUFACTURERS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME AFFECT AS IF COMPLETELY REPRODUCED.
2. ALL WORK SHALL BE CONDUCTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF BUILDING CODES AS OF THE DATE THE PERMIT IS ISSUED FOR THIS PROJECT. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN CURRENT CODE AND THE DRAWINGS OR SPECIFICATIONS TO THE ARCHITECT PRIOR TO WORK.
3. ALL WORK SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.

D. AGREEMENTS:

1. ALL AGREEMENTS BETWEEN THE CONTRACTOR AND OWNER SHALL BE IN WRITING.
2. ALL AGREEMENTS SHALL SPELL OUT THE DUTIES AND RESPONSIBILITIES OF EACH PARTY.

E. QUALIFICATIONS & ASSURANCES:

1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN RESIDENTIAL CONSTRUCTION OF THE TRADE FOR WHICH THEY ARE CONTRACTED.
2. WHERE THE OWNER ACTS ON HIS OWN BEHALF WITH HIS/HER OWN FORCES, THE OWNER WARRANTS THAT HE/SHE HAS THE QUALIFICATIONS AND EXPERIENCE NECESSARY FOR THE ORGANIZATION AND COMPLETION OF WORK TO THE SAME STANDARDS AS THAT OF A HIRED CONTRACTOR.
3. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE FULLY LICENSED AND BONDED FOR THE WORK FOR WHICH THEY ARE RESPONSIBLE. PROOF OF LISCENSURE SHALL BE PROVIDED TO THE OWNER PRIOR TO EXECUTION OF THE AGREEMENT.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION UNLESS OTHERWISE NOTED. THE WARRANTY SHALL INCLUDE THE COST OF MATERIALS, LABOR AND ANY COST ASSOCIATED WITH THE REPAIR.
5. MANUFACTURERS WARRANTIES SHALL BE THE PROPERTY OF THE OWNER AND SHALL BE TRANSFERRED TO THE OWNER UPON SUBSTANTIAL COMPLETION. MANUFACTURERS WARRANTIES SHALL NOT RELEASE THE BUILDER OF HIS RESPONSIBILITY DURING THE WARRANTY PERIOD.
6. ROOF SYSTEMS SHALL BE WARRANTED FOR A MINIMUM PERIOD OF 10 YEARS TO INCLUDE MATERIALS, LABOR AND ANY COST ASSOCIATED WITH THE REPAIR.

F. PERMITS & FEES:

1. ALL PERMITS AND FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS. ARCHITECT AND OWNER SHALL BE NOTIFIED IN ADVANCE OF INSPECTIONS TO ENABLE THE ARCHITECT AND OWNER TO BE PRESENT IF DESIRED.

G. MISCELLANEOUS:

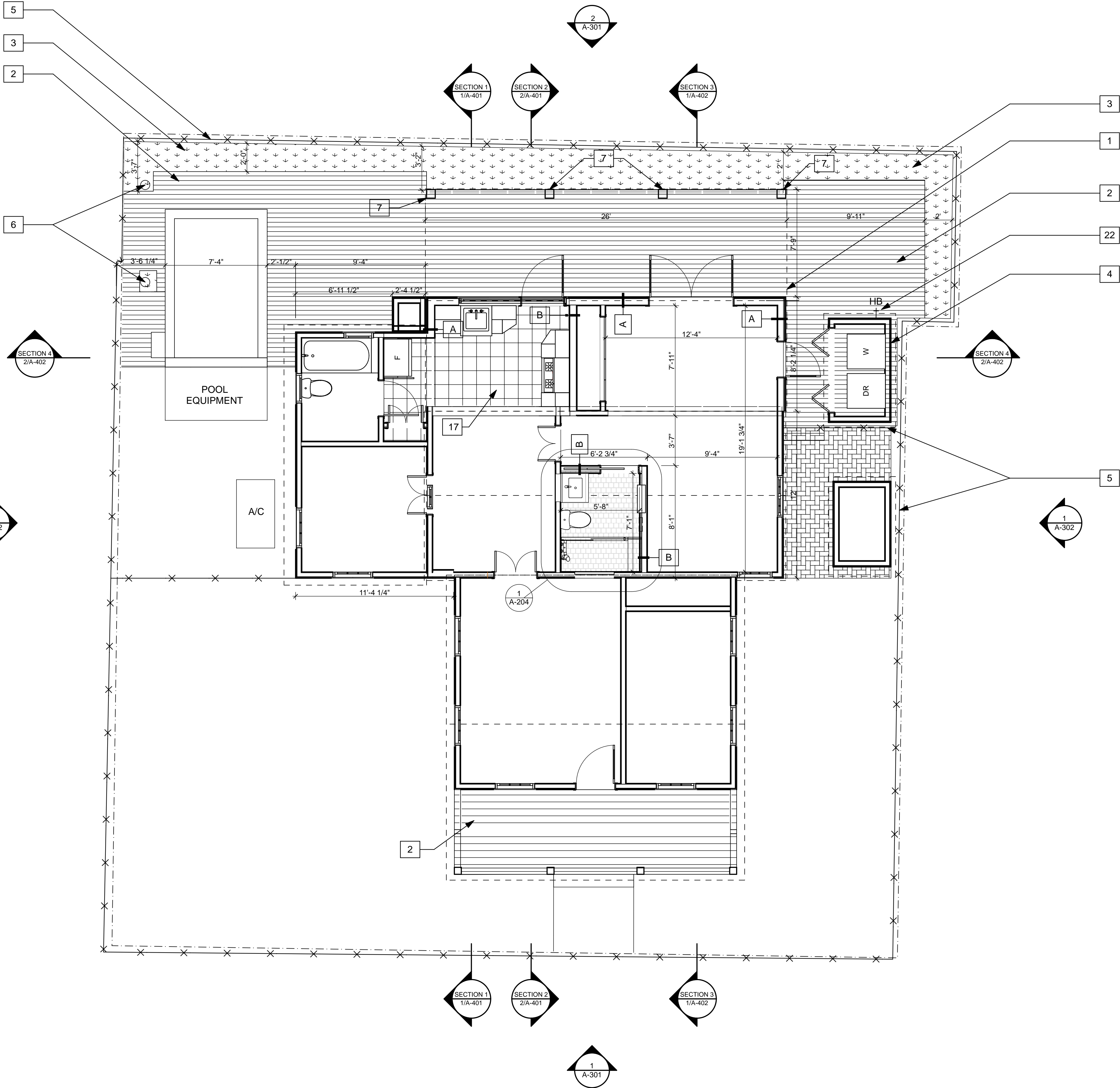
1. CONTRACTOR SHALL HAVE A SAFETY PROGRAM IN PLACE AND SHALL BE SOLY RESPONSIBLE FOR THE IMPLEMENTATION OF SUCH POLICY.
2. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH ALL BUILDING CODES, INCLUDING LOCAL AMENDMENTS, AT THE TIME OF PRODUCTION. ARCHITECT ASSUMES IMMEDIATE SUBMITTAL OF DRAWINGS TO THE BUILDING DEPARTMENT UPON COMPLETION. ARCHITECT IS NOT RESPONSIBLE FOR CODE CHANGES OCCURRING MORE THAN 6 MONTHS AFTER COMPLETION OF THESE DRAWINGS.

PLAN NOTES:

1. NEW STANDING SEAM METAL ROOF, TO MATCH EXISTING ROOFS
2. NEW TREX DECKING, MINIMUM 1/4" SPACING
3. MINIMUM 2 FT WIDE VEGETATIVE STRIP
4. EXISTING W/D SHED TO REMAIN, REPAIR IN PLACE
5. NEW 6 FT TALL SOLID WOOD FENCE
6. EXISTING PALM TREES TO REMAIN
7. 8'X8' BUILT UP WOOD COLUMN, PRESSURE TREATED
8. NEW FAN, MOUNT ON COLLAR TIE (EXTERIOR) OR SLOPED CEILING (INTERIOR)
9. T&G BEAD BOARD ON UNDERSIDE OF EXTERIOR STRUCTURE, PAINTED
10. 2X8 RAFTERS, 24" O.C., R-30 INSULATION BETWEEN
11. COLLAR TIES - (3) PT 2X8s BUILT UP
12. 1 3/4" X 9 1/2" MICROLAM RIDGE BEAM
13. NEW BATHROOM VENT FAN
14. NEW RECESSED LED LIGHT FIXTURES
15. NEW LED TRACK LIGHTING
16. CRICKET, TIE INTO EXISTING ROOF
17. INSTALL NEW TILE FLOOR, REINSTALL EXISTING CABINETS
18. NEW SURFACE MOUNTED LED BATHROOM LIGHTS
19. GFIs AND SWITCHES FOR EXTERIOR FANS AND LIGHTS
20. GF1 IN MEDICINE CABINET
21. SWITCHES FOR CEILING LIGHT, VANITY LIGHT, AND FAN
22. NEW EXTERIOR HOSE BIB

WALL SCHEDULE

A	NEW EXTERIOR 2X6 SHEAR WALL, INTERIOR 5/8" GYPSUM BOARD, EXTERIOR 3/4" P.T. PLYWOOD WITH VAPOR BARRIER AND LAP SIDING TO MATCH EXISTING. SEE DETAIL 9/A-501.
B	NEW INTERIOR 2X6 WALL, 1/2" GYPSUM BOARD ON EACH SIDE



1

1st FLOOR

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



architecture • project management

www.KorthCollaborativeDesign.com

Heather Korth, AIA
FL License No: AR98012
475 W. 12TH Ave. Unit 15G
Denver, CO 80204
Heather@KorthCollaborativeDesign.com
720.840.9578

**KORTH
RESIDENCE**
307 TRUMAN AVENUE
KEY WEST, FL 33040

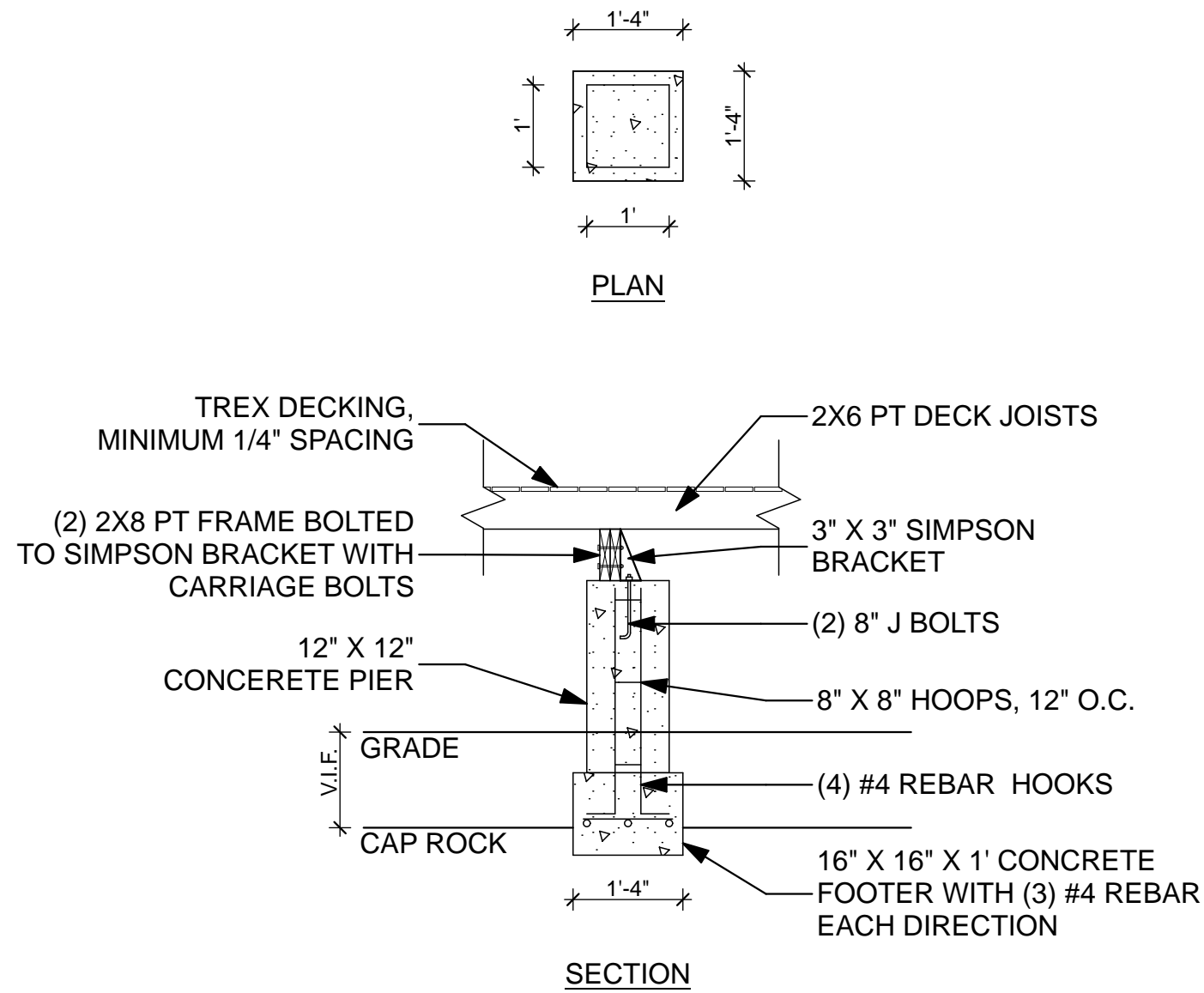
OWNER
307 TRUMAN AVENUE, LLC
307 TRUMAN AVE.
KEY WEST, FL 33040

GENERAL CONTRACTOR:
TOMCA KIER CONSTRUCTION, INC.
#CGC20645
1107 KEY PLAZA PMB 203
KEY WEST, FL 33040

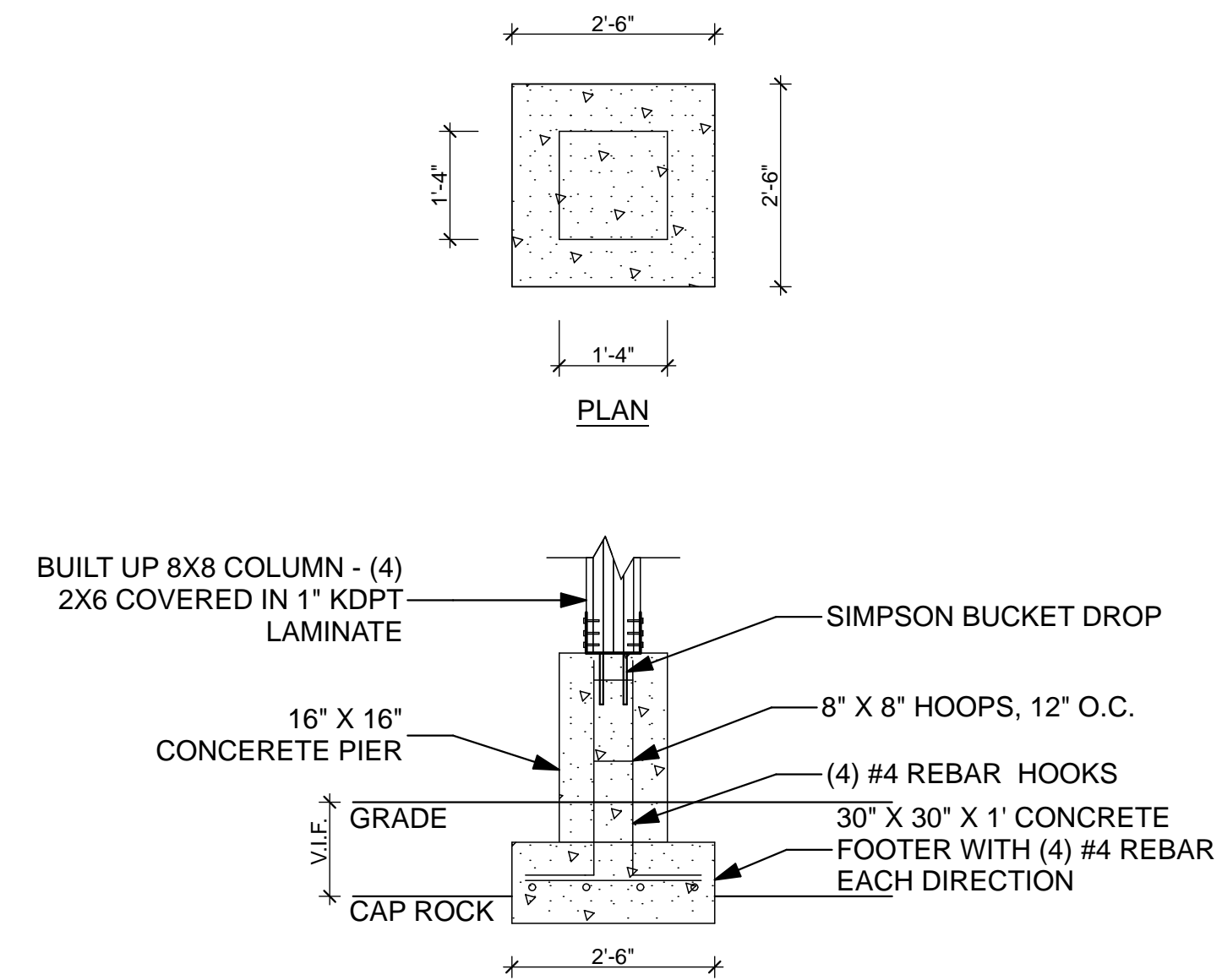
DATE	DESCRIPTION
3/16/16	BUILDING DEPT SUBMITTAL

**1st FLOOR
PLAN**

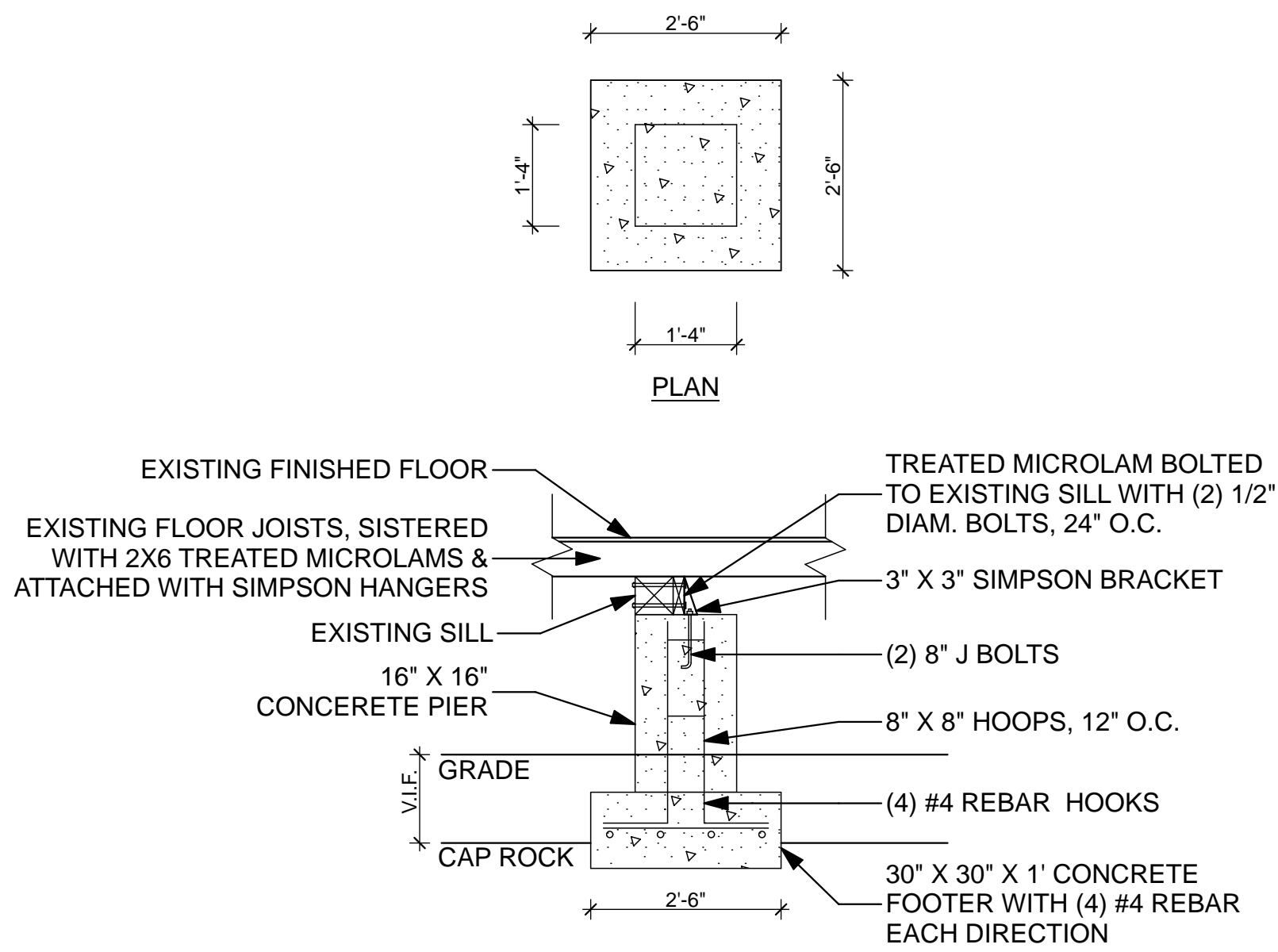
A-201



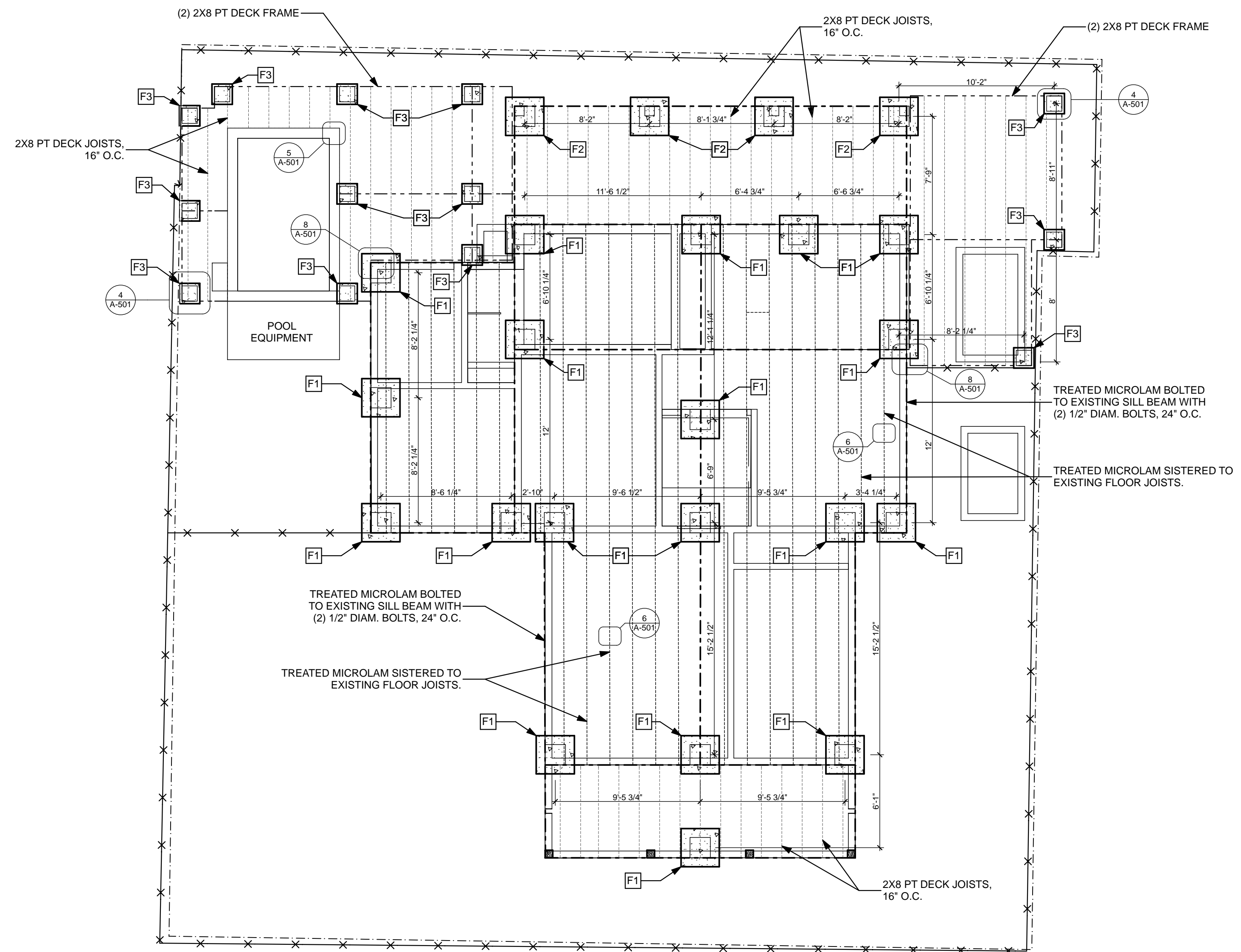
F3 DECK FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



F2 WOOD COLUMN DETAIL
SCALE: 1/2" = 1'-0"



F1 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



1 FOUNDATION AND FRAMING PLAN
SCALE: 3/16" = 1'-0"

KORTH RESIDENCE

307 TRUMAN AVENUE
KEY WEST, FL 33040

OWNER
307 TRUMAN AVENUE, LLC
307 TRUMAN AVE.
KEY WEST, FL 33040

GENERAL CONTRACTOR:
TOMCA KIER CONSTRUCTION, INC.
#CGC20645
1107 KEY PLAZA PMB 203
KEY WEST, FL 33040

DATE	DESCRIPTION
3/16/16	BUILDING DEPT SUBMITTAL

FOUNDATION PLAN

A-202



Korth Collaborative Design, LLC

architecture • project management

www.KorthCollaborativeDesign.com

Heather Korth, AIA
FL License No: AR98012
475 W. 12TH Ave. Unit 15G
Denver, CO 80204
Heather@KorthCollaborativeDesign.com
720.840.9578

**KORTH
RESIDENCE**
307 TRUMAN AVENUE
KEY WEST, FL 33040

OWNER
307 TRUMAN AVENUE, LLC
307 TRUMAN AVE.
KEY WEST, FL 33040

GENERAL CONTRACTOR:
TOMCA KIER CONSTRUCTION, INC.
#CGC20645
1107 KEY PLAZA PMB 203
KEY WEST, FL 33040

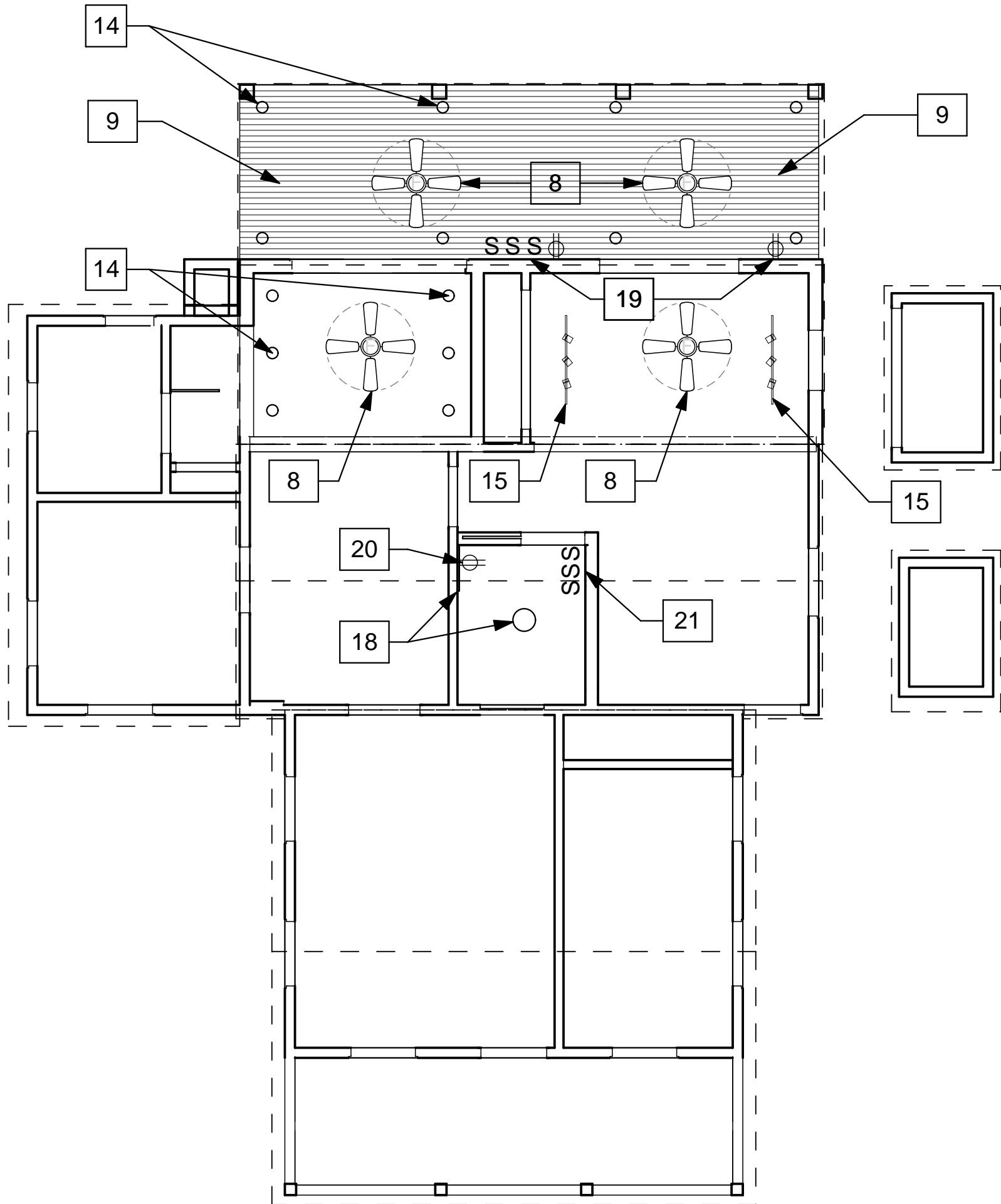
DATE	DESCRIPTION
3/16/16	BUILDING DEPT SUBMITTAL

**ROOF PLAN &
RCP/
ELECTRICAL**

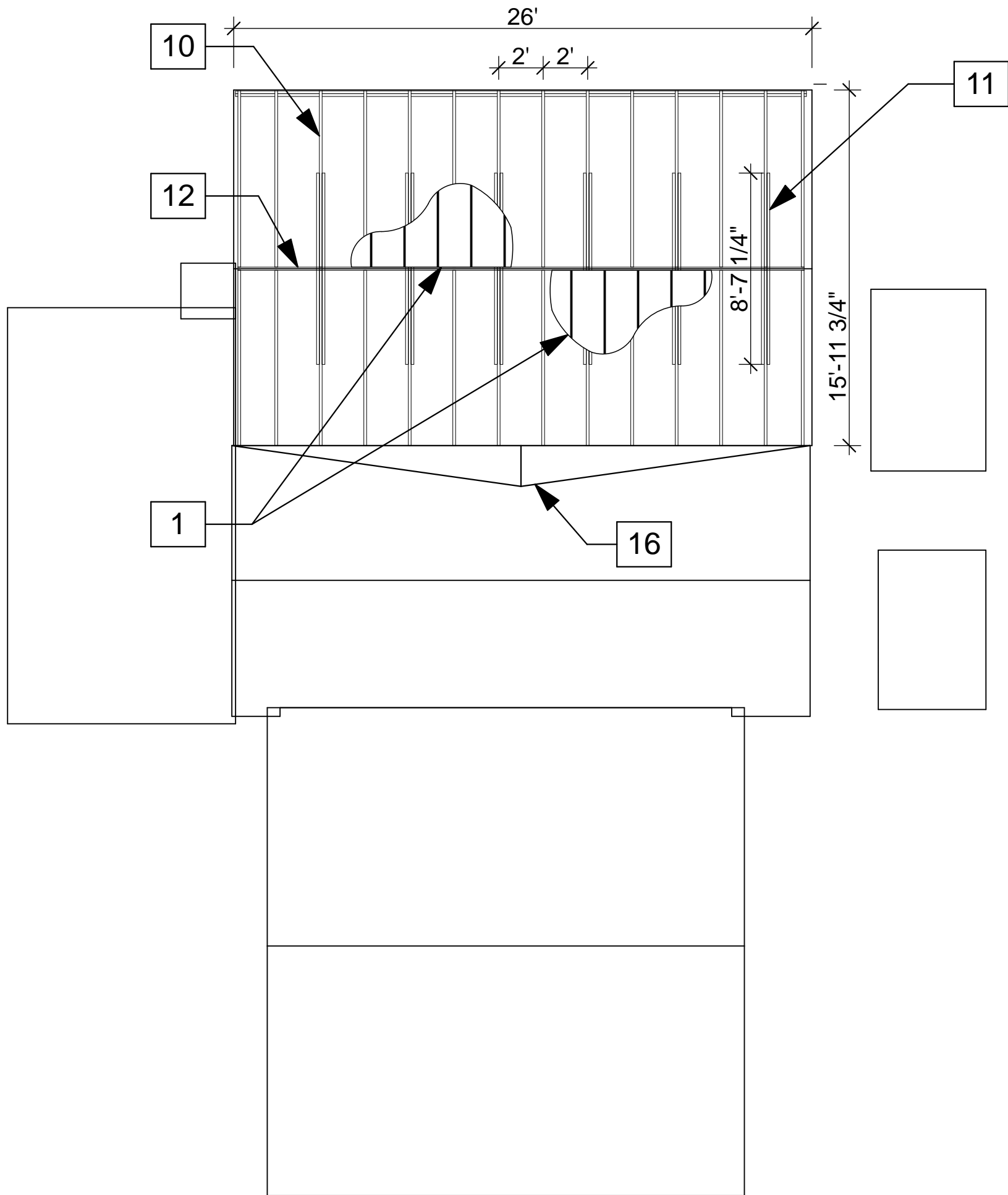
A-203

PLAN NOTES:

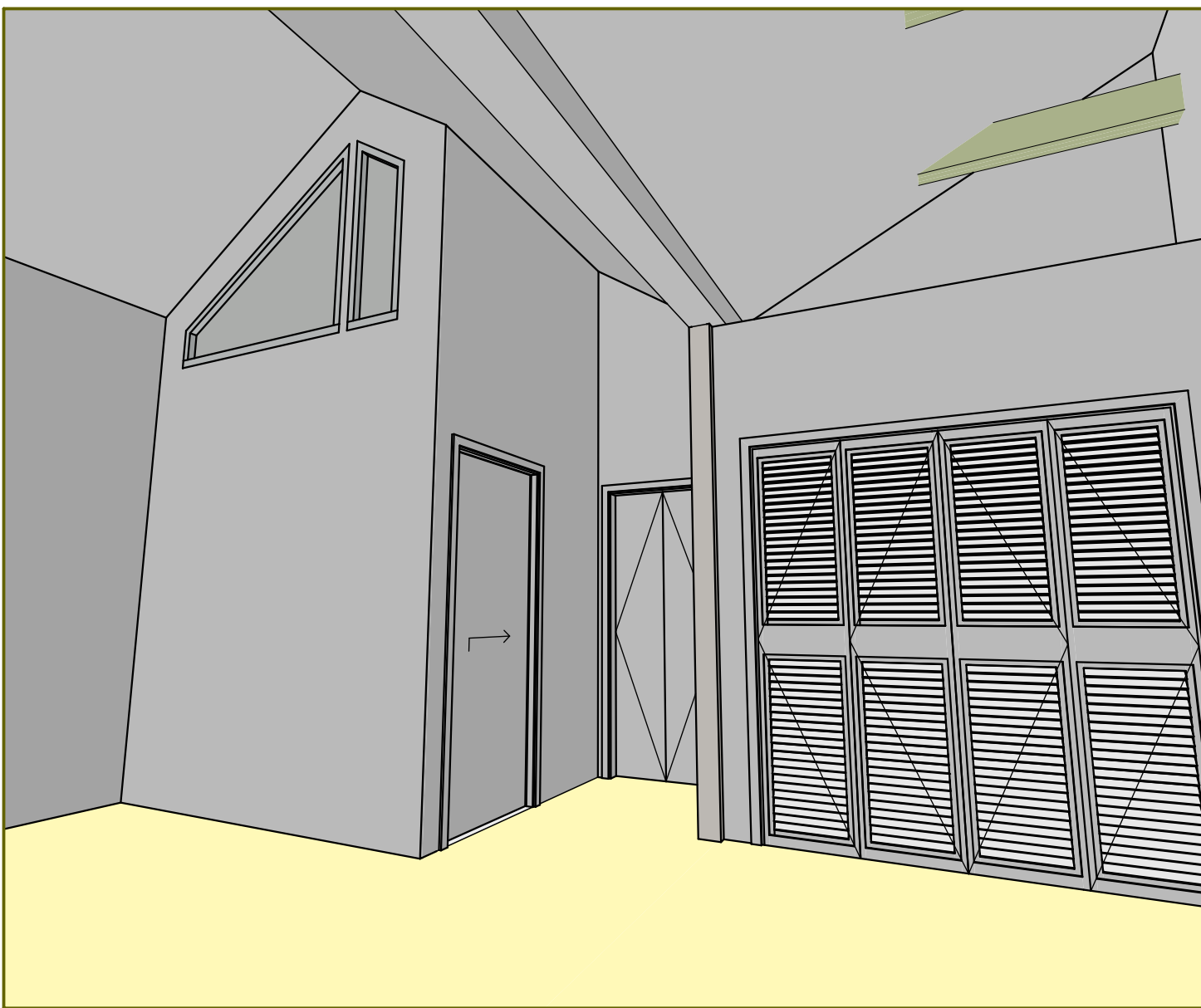
1. NEW STANDING SEAM METAL ROOF, TO MATCH EXISTING ROOFS
2. NEW TREX DECKING, MINIMUM 1/4" SPACING
3. MINIMUM 2 FT WIDE VEGETATIVE STRIP
4. EXISTING W/D SHED TO REMAIN, REPAIR IN PLACE
5. NEW 6 FT TALL SOLID WOOD FENCE
6. EXISTING PALM TREES TO REMAIN
7. 8"x8" BUILT UP WOOD COLUMN, PRESSURE TREATED
8. NEW FAN, MOUNT ON COLLAR TIE (EXTERIOR) OR SLOPED CEILING (INTERIOR)
9. T&G BEAD BOARD ON UNDERSIDE OF EXTERIOR STRUCTURE, PAINTED
10. 2X8 RAFTERS, 24" O.C., R-30 INSULATION BETWEEN
11. COLLAR TIES - (3) PT 2X8s BUILT UP
12. 1 3/4" X 9 1/2" MICROLAM RIDGE BEAM
13. NEW BATHROOM VENT FAN
14. NEW RECESSED LED LIGHT FIXTURES
15. NEW LED TRACK LIGHTING
16. CRICKET, TIE INTO EXISTING ROOF
17. INSTALL NEW TILE FLOOR, REINSTALL EXISTING CABINETS
18. NEW SURFACE MOUNTED LED BATHROOM LIGHTS
19. GFIs AND SWITCHES FOR EXTERIOR FANS AND LIGHTS
20. GFI IN MEDICINE CABINET
21. SWITCHES FOR CEILING LIGHT, VANITY LIGHT, AND FAN
22. NEW EXTERIOR HOSE BIB



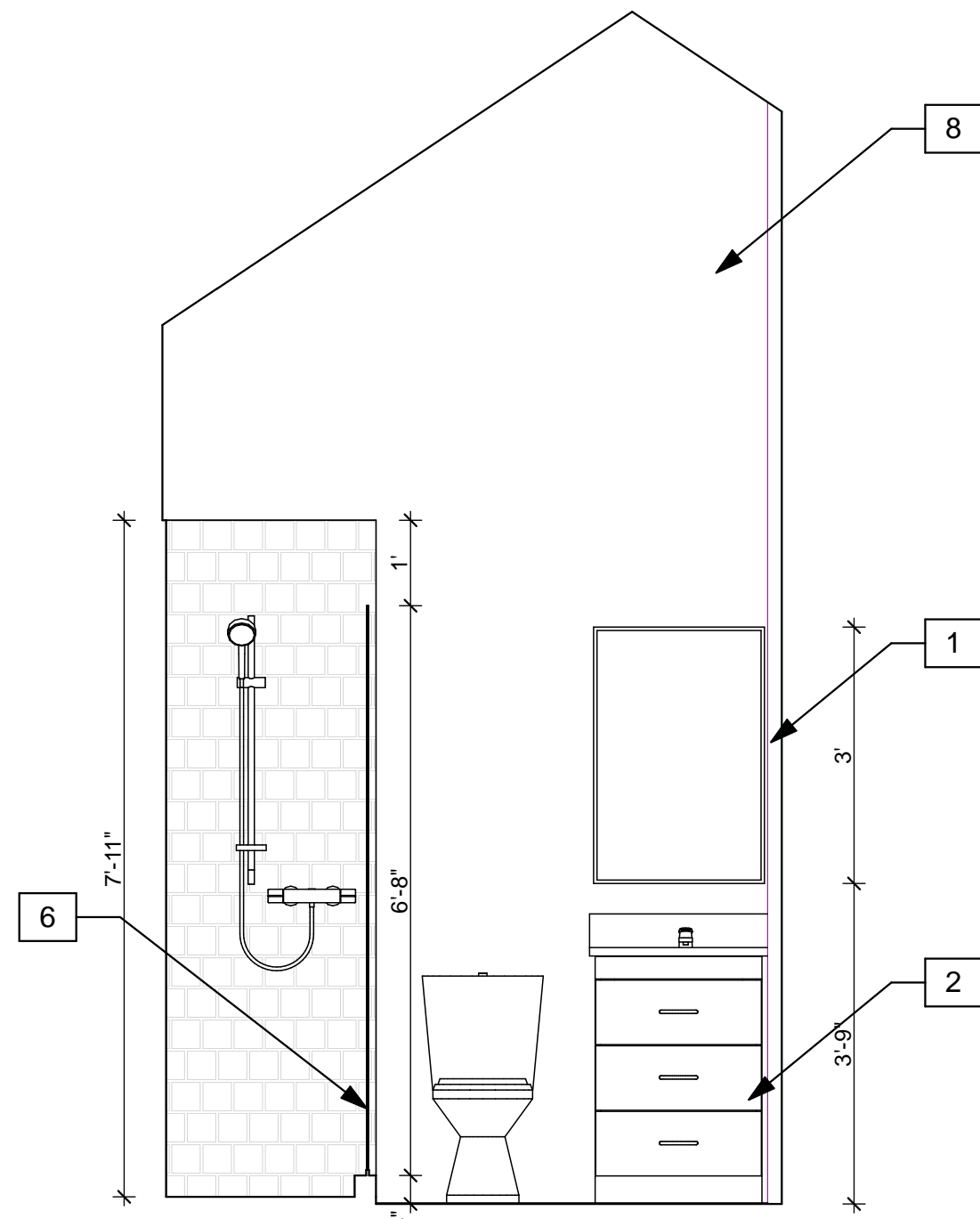
2 REFLECTED CEILING & ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



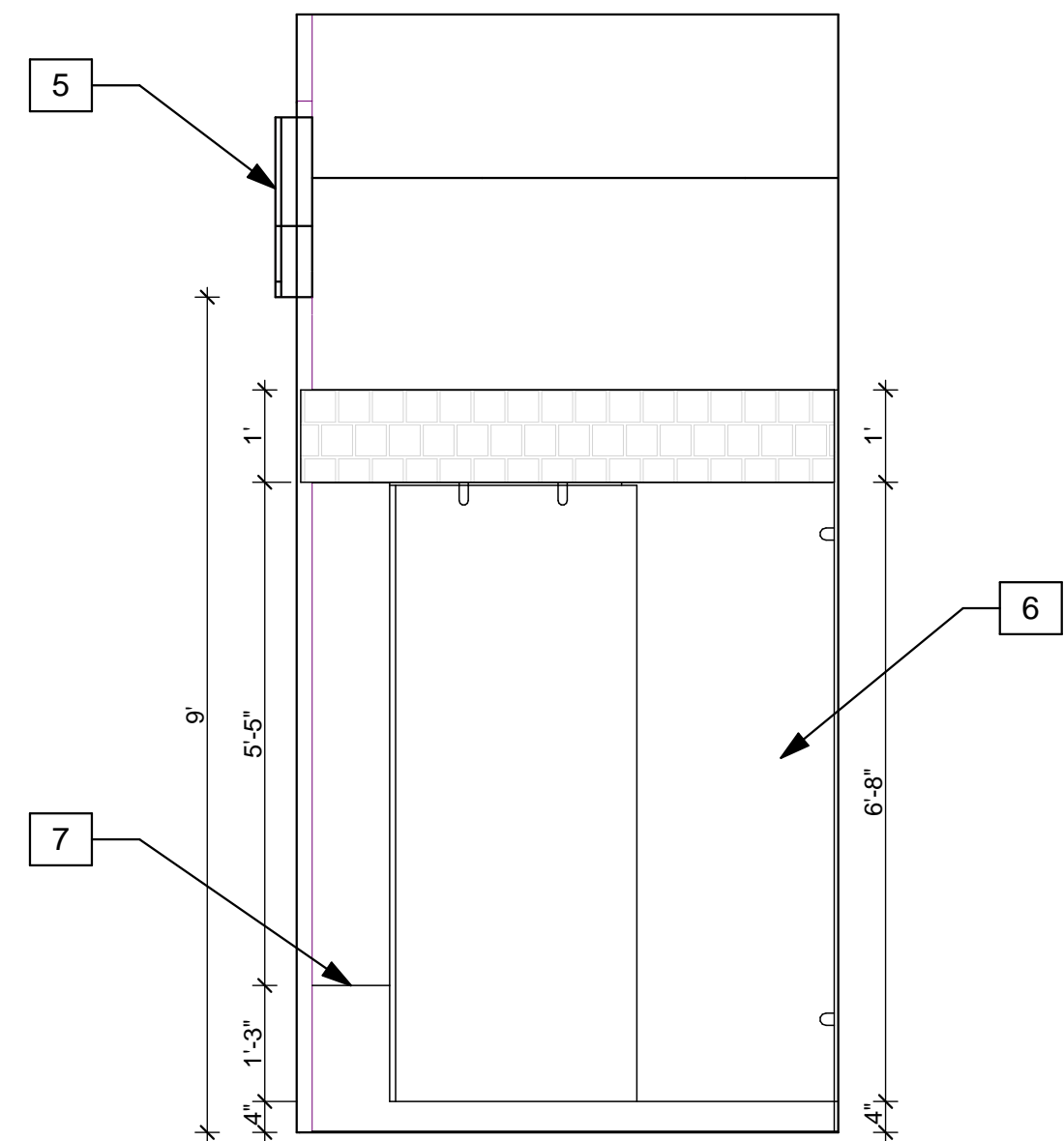
1 ROOF PLAN
SCALE: 3/16" = 1'-0"



6 3D VIEW INSIDE MASTER BEDROOM
SCALE: 1/32" = 1'-0"



5 INTERIOR ELEVATION 5
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION 4
SCALE: 1/2" = 1'-0"

- BATHROOM PLAN AND ELEVATION NOTES:
1. MEDICINE CABINET RECESSED INTO WALL WITH GFI
 2. NEW VANITY
 3. EXISTING POCKET DOOR, TO REMAIN
 4. 7" DEEP CABINET, RECESSED INTO WALL
 5. FIXED WINDOW, ALIGN TO CEILING PITCH (8:12)
 6. FRAMELESS, BYPASS SLIDING SHOWER DOOR
 7. SHOWER BENCH
 8. EXTEND EXISTING WALLS TO MEET CEILING
 9. NEW WALL MOUNTED BATHROOM VENT FAN



architecture • project management
www.KorthCollaborativeDesign.com

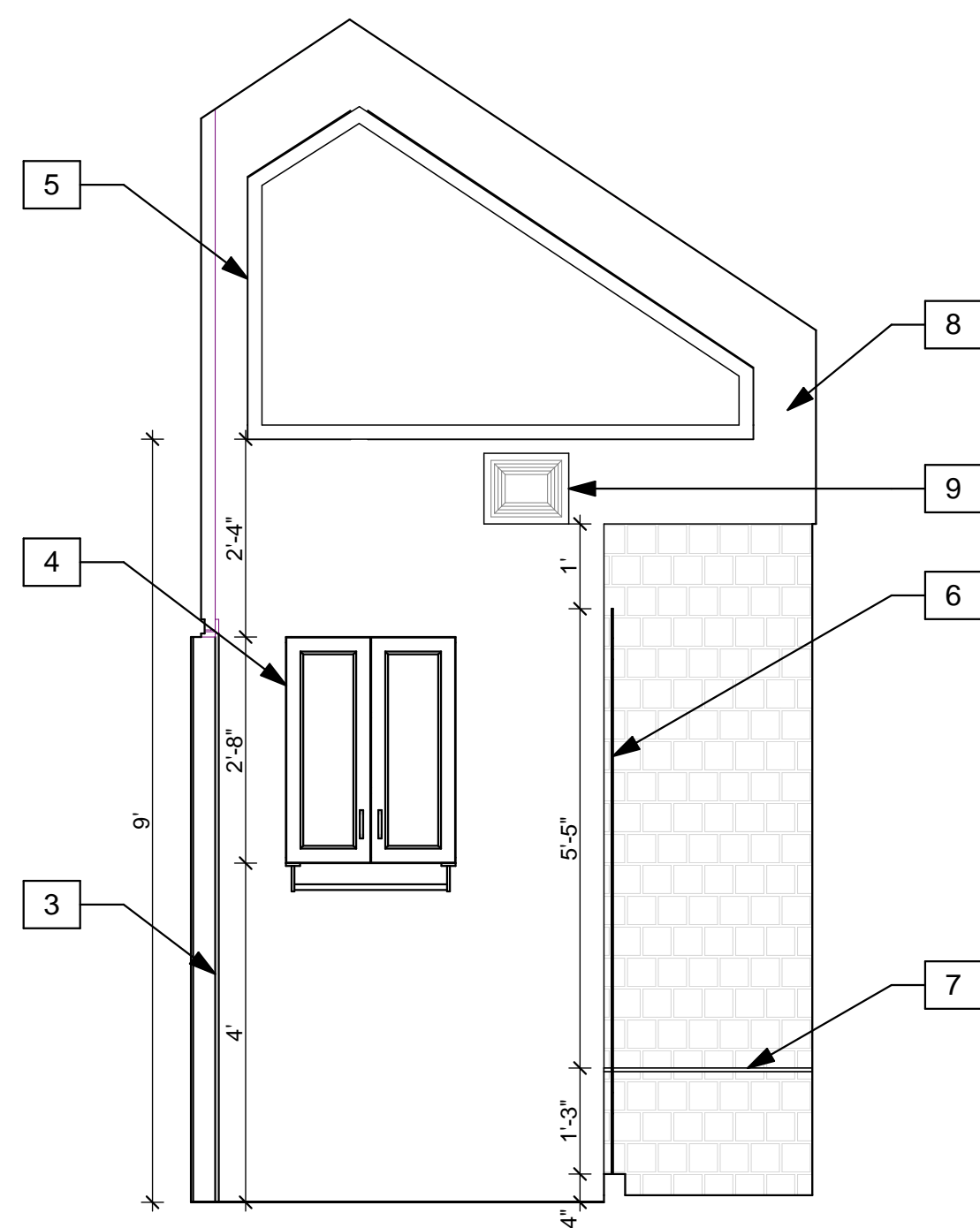
Heather Korth, AIA
FL License No: AR98012
475 W. 12TH Ave. Unit 15G
Denver, CO 80204
Heather@KorthCollaborativeDesign.com
720.840.9578

KORTH RESIDENCE

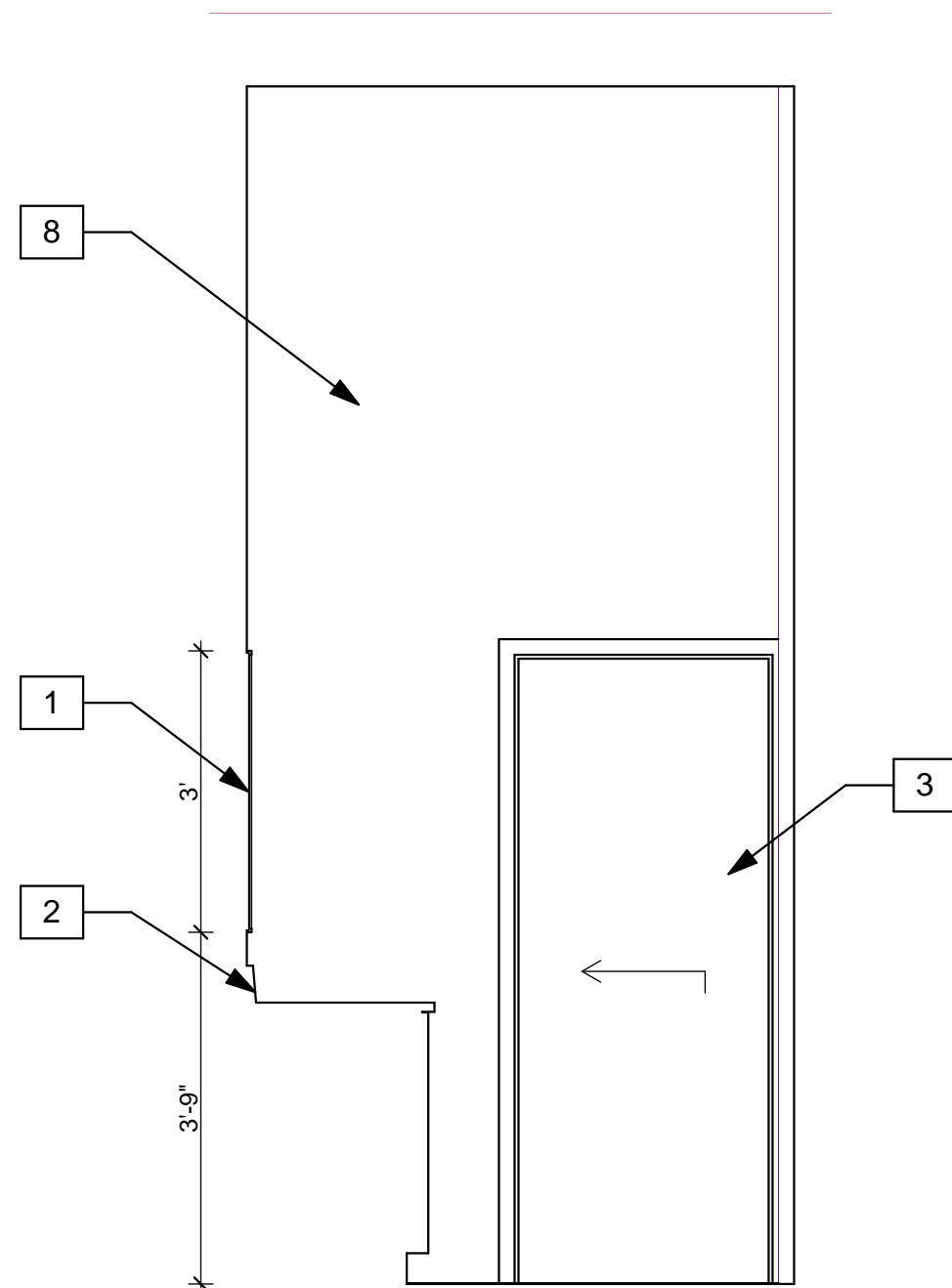
307 TRUMAN AVENUE
KEY WEST, FL 33040

OWNER
307 TRUMAN AVENUE, LLC
307 TRUMAN AVE.
KEY WEST, FL 33040

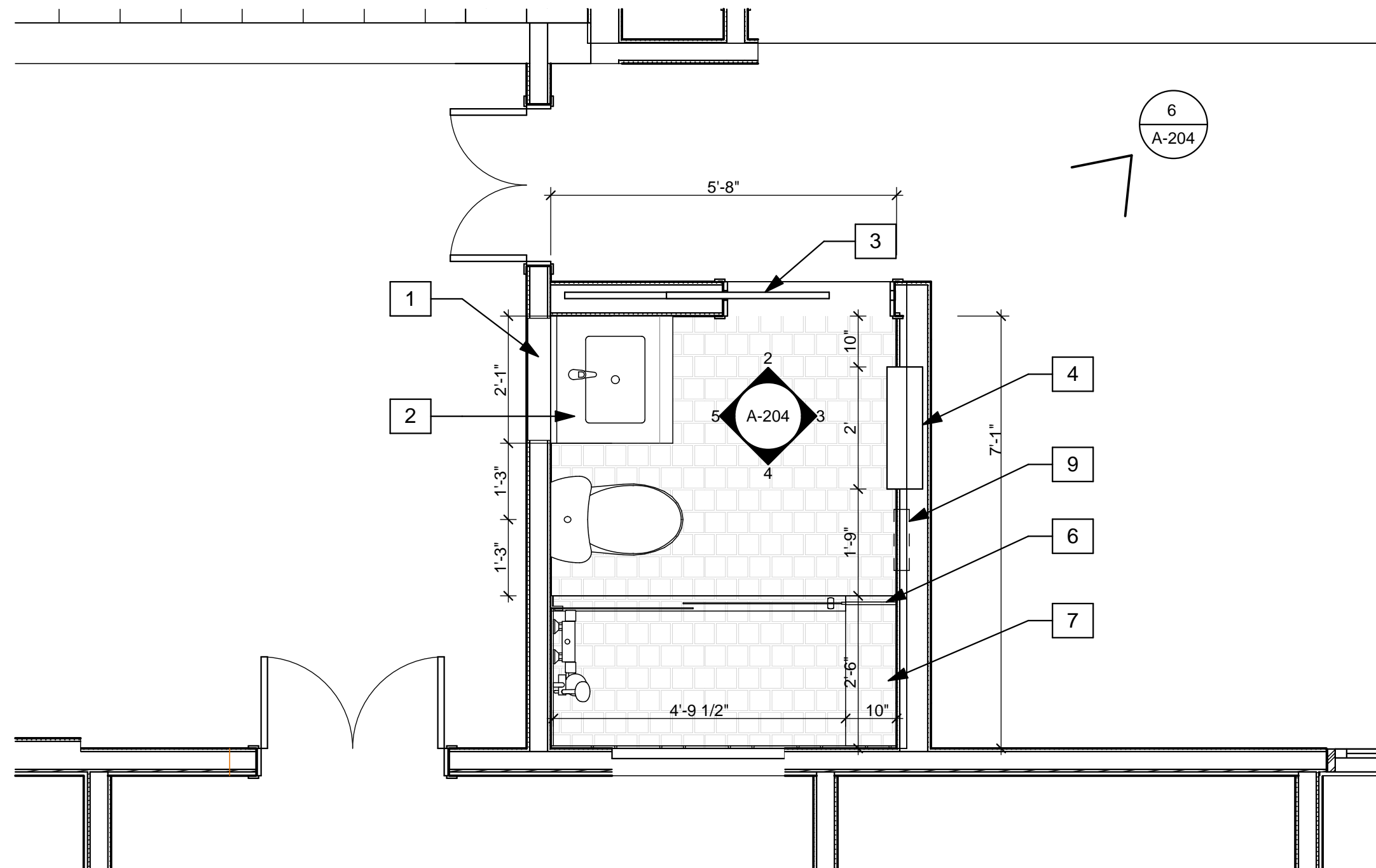
GENERAL CONTRACTOR:
TOMCA KIER CONSTRUCTION, INC.
#CGC20645
1107 KEY PLAZA PMB 203
KEY WEST, FL 33040



3 INTERIOR ELEVATION 3
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION 2
SCALE: 1/2" = 1'-0"



1 ENLARGED BATHROOM PLAN
SCALE: 1/2" = 1'-0"

DATE	DESCRIPTION
3/16/16	BUILDING DEPT SUBMITTAL

BATHROOM PLAN & ELEVATIONS

A-204

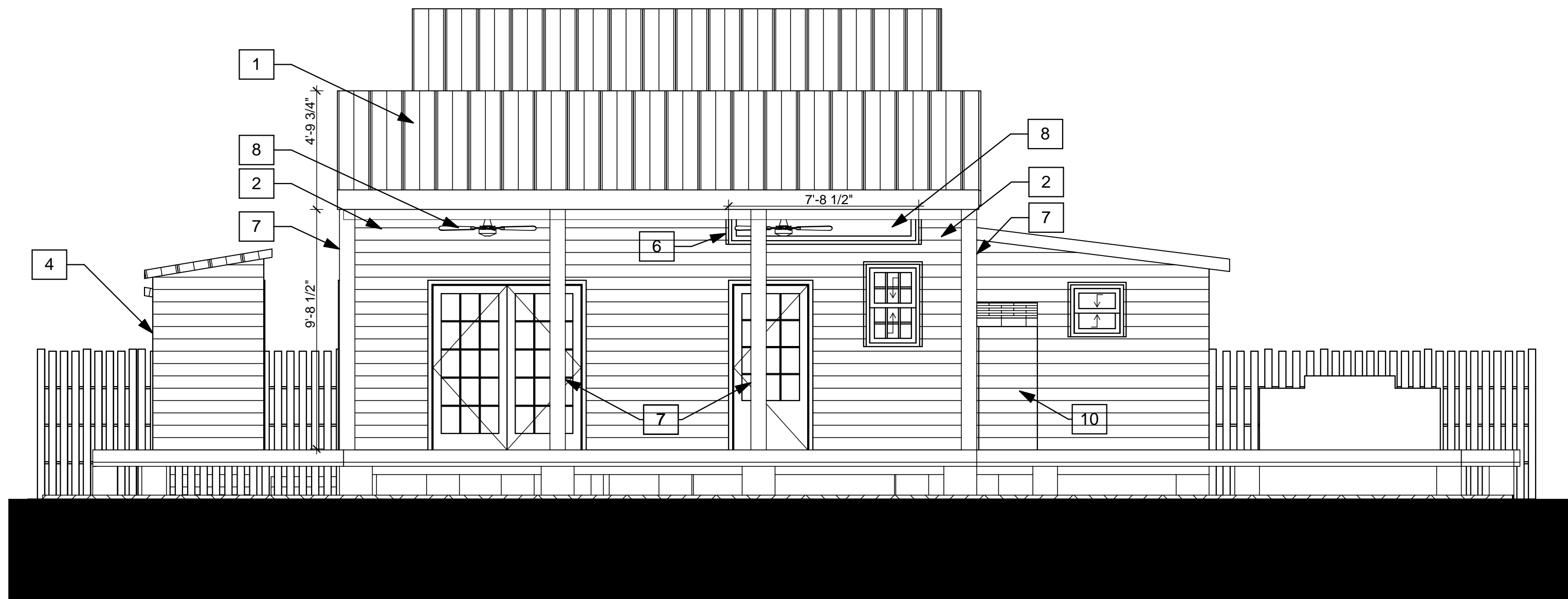
ELEVATION NOTES:

1. NEW STANDING SEAM METAL ROOF, TO MATCH EXISTING ROOFS
2. EXTEND EXISTING WALL TO MEET NEW ROOF
3. SQUARE OFF EXISTING WALL AND BUILD CEILING FOR CLOSET
4. EXISTING W/D SHED TO REMAIN, REPAIR IN PLACE
5. NEW 6 FT TALL SOLID WOOD FENCE
6. NEW FIXED WINDOW
7. 8"X8" BUILT UP WOOD COLUMN, PRESSURE TREATED
8. NEW FAN, MOUNT ON COLLAR TIE
9. T&G BEAD BOARD ON UNDERSIDE OF EXTERIOR STRUCTURE, PAINTED
10. EXISTING HOT WATER HEATER SHED, TO REMAIN
11. COLLAR TIES - (3) PT 2X8s BUILT UP

NO CHANGES TO SOUTH ELEVATION



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

**KORTH
RESIDENCE**
307 TRUMAN AVENUE
KEY WEST, FL 33040

OWNER
307 TRUMAN AVENUE, LLC
307 TRUMAN AVE.
KEY WEST, FL 33040

GENERAL CONTRACTOR:
TOMCA KIER CONSTRUCTION, INC.
#CGC20645
1107 KEY PLAZA PMB 203
KEY WEST, FL 33040

DATE	DESCRIPTION
3/16/16	BUILDING DEPT SUBMITTAL

**NORTH &
SOUTH
ELEVATIONS**

A-301

ELEVATION NOTES:

- 1. NEW STANDING SEAM METAL ROOF, TO MATCH EXISTING ROOFS
- 2. EXTEND EXISTING WALL TO MEET NEW ROOF
- 3. SQUARE OFF EXISTING WALL AND BUILD CEILING FOR CLOSET
- 4. EXISTING W/D SHED TO REMAIN, REPAIR IN PLACE
- 5. NEW 6 FT TALL SOLID WOOD FENCE
- 6. NEW FIXED WINDOW
- 7. 8"X8" BUILT UP WOOD COLUMN, PRESSURE TREATED
- 8. NEW FAN, MOUNT ON COLLAR TIE
- 9. T&G BEAD BOARD ON UNDERSIDE OF EXTERIOR STRUCTURE, PAINTED
- 10. EXISTING HOT WATER HEATER SHED, TO REMAIN
- 11. COLLAR TIES - (3) PT 2X8s BUILT UP



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

KORTH
RESIDENCE
307 TRUMAN AVENUE
KEY WEST, FL 33040

OWNER
307 TRUMAN AVENUE, LLC
307 TRUMAN AVE.
KEY WEST, FL 33040

GENERAL CONTRACTOR:
TOMCA KIER CONSTRUCTION, INC.
#CGC20645
1107 KEY PLAZA PMB 203
KEY WEST, FL 33040

DATE	DESCRIPTION
3/16/16	BUILDING DEPT SUBMITTAL

EAST & WEST
ELEVATIONS



Korth Collaborative Design, LLC

architecture • project management

www.KorthCollaborativeDesign.com

Heather Korth, AIA
FL License No: AR98012
475 W. 12TH Ave. Unit 15G
Denver, CO 80204
Heather@KorthCollaborativeDesign.com
720.840.9578

KORTH RESIDENCE

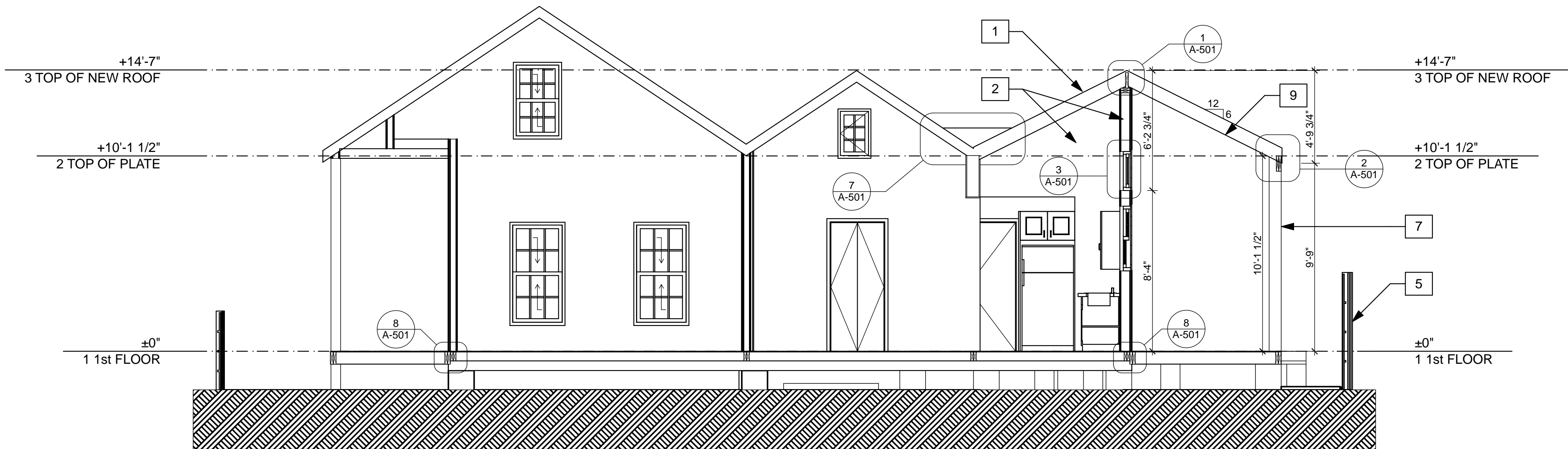
307 TRUMAN AVENUE
KEY WEST, FL 33040

OWNER
307 TRUMAN AVENUE, LLC
307 TRUMAN AVE.
KEY WEST, FL 33040

GENERAL CONTRACTOR:
TOMCA KIER CONSTRUCTION, INC.
#CGC20645
1107 KEY PLAZA PMB 203
KEY WEST, FL 33040

SECTION NOTES:

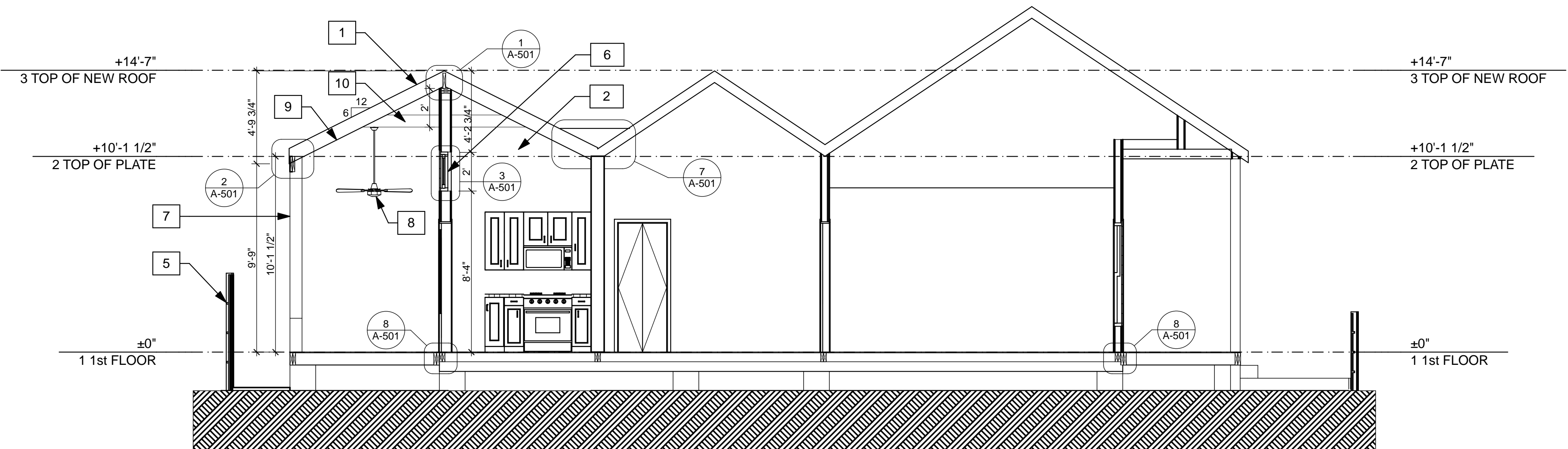
1. NEW STANDING SEAM METAL ROOF, TO MATCH EXISTING ROOFS
2. EXTEND EXISTING WALL TO MEET NEW CEILING
3. SQUARE OFF EXISTING WALL AND BUILD CEILING FOR CLOSET
4. EXISTING W/D SHED TO REMAIN, REPAIR IN PLACE
5. NEW 6 FT TALL SOLID WOOD FENCE
6. NEW FIXED WINDOW
7. 8"X8" BUILT UP WOOD COLUMN, PRESSURE TREATED
8. NEW FAN, MOUNT ON COLLAR TIE (EXTERIOR) OR SLOPED CEILING (INT)
9. T&G BEAD BOARD ON UNDERSIDE OF EXTERIOR STRUCTURE, PAINTED
10. COLLAR TIES - (3) PT 2X8s BUILT UP



1

SECTION 1

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



2

SECTION 2

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

DATE	DESCRIPTION
3/16/16	BUILDING DEPT SUBMITTAL

SECTIONS

A-401



Korth Collaborative Design, LLC

architecture • project management

www.KorthCollaborativeDesign.com

Heather Korth, AIA
FL License No: AR98012
475 W. 12TH Ave. Unit 15G
Denver, CO 80204
Heather@KorthCollaborativeDesign.com
720.840.9578

KORTH RESIDENCE

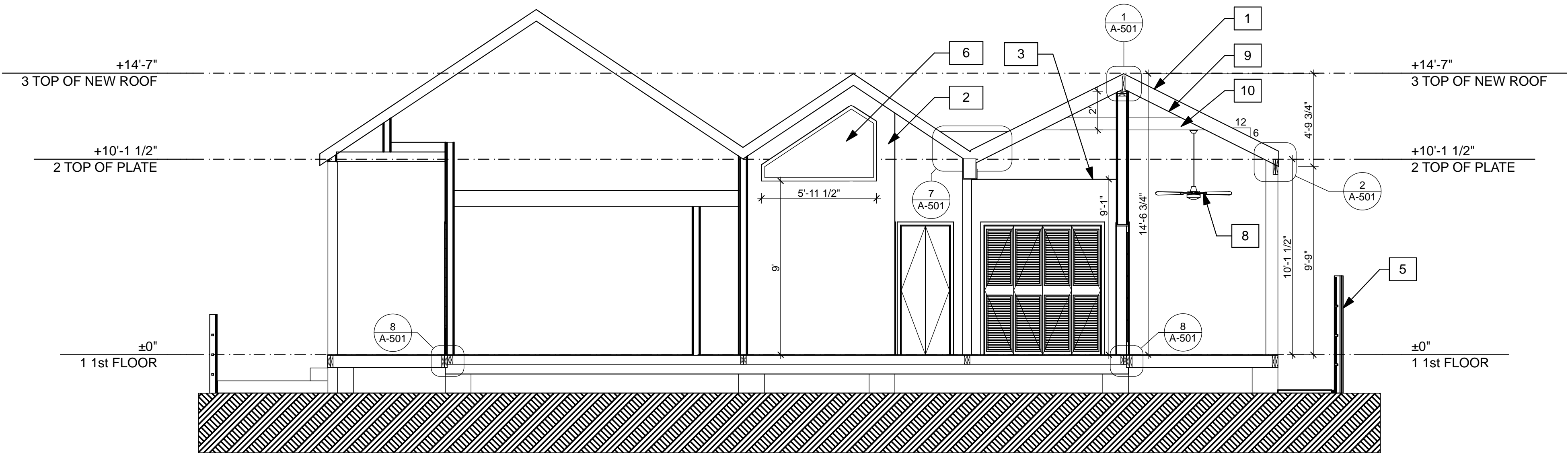
307 TRUMAN AVENUE
KEY WEST, FL 33040

OWNER
307 TRUMAN AVENUE, LLC
307 TRUMAN AVE.
KEY WEST, FL 33040

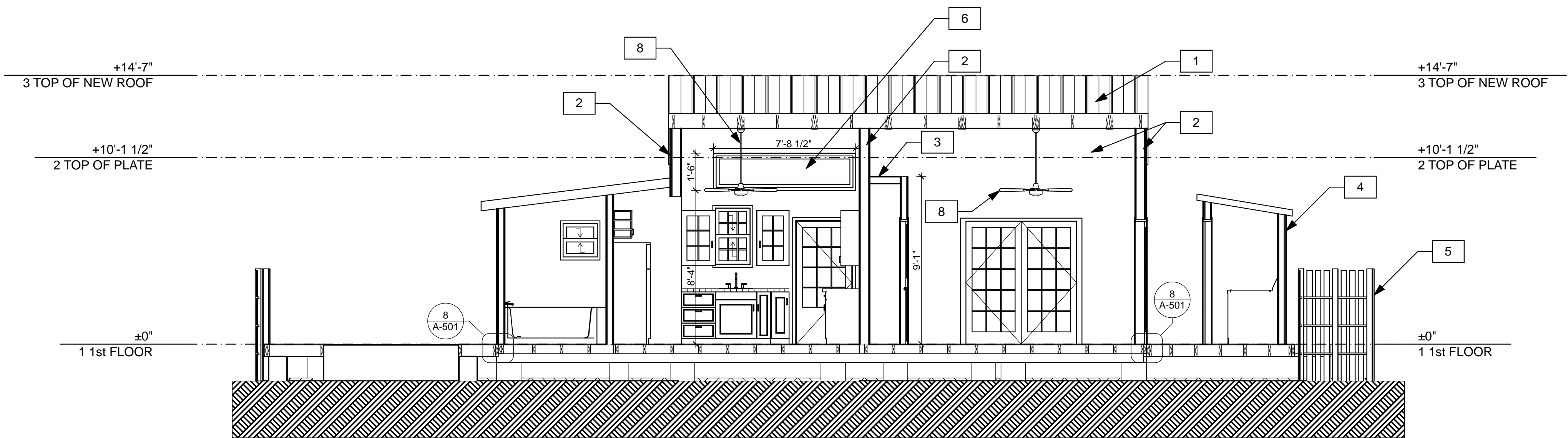
GENERAL CONTRACTOR:
TOMCA KIER CONSTRUCTION, INC.
#CGC20645
1107 KEY PLAZA PMB 203
KEY WEST, FL 33040

SECTION NOTES:

1. NEW STANDING SEAM METAL ROOF, TO MATCH EXISTING ROOFS
2. EXTEND EXISTING WALL TO MEET NEW CEILING
3. SQUARE OFF EXISTING WALL AND BUILD CEILING FOR CLOSET
4. EXISTING W/D SHED TO REMAIN, REPAIR IN PLACE
5. NEW 6 FT TALL SOLID WOOD FENCE
6. NEW FIXED WINDOW
7. 8"X8" BUILT UP WOOD COLUMN, PRESSURE TREATED
8. NEW FAN, MOUNT ON COLLAR TIE (EXTERIOR) OR SLOPED CEILING (INT)
9. T&G BEAD BOARD ON UNDERSIDE OF EXTERIOR STRUCTURE, PAINTED
10. COLLAR TIES - (3) PT 2X8s BUILT UP



1 SECTION 3
SCALE: 1/4" = 1'-0"



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

DATE	DESCRIPTION
3/16/16	BUILDING DEPT SUBMITTAL

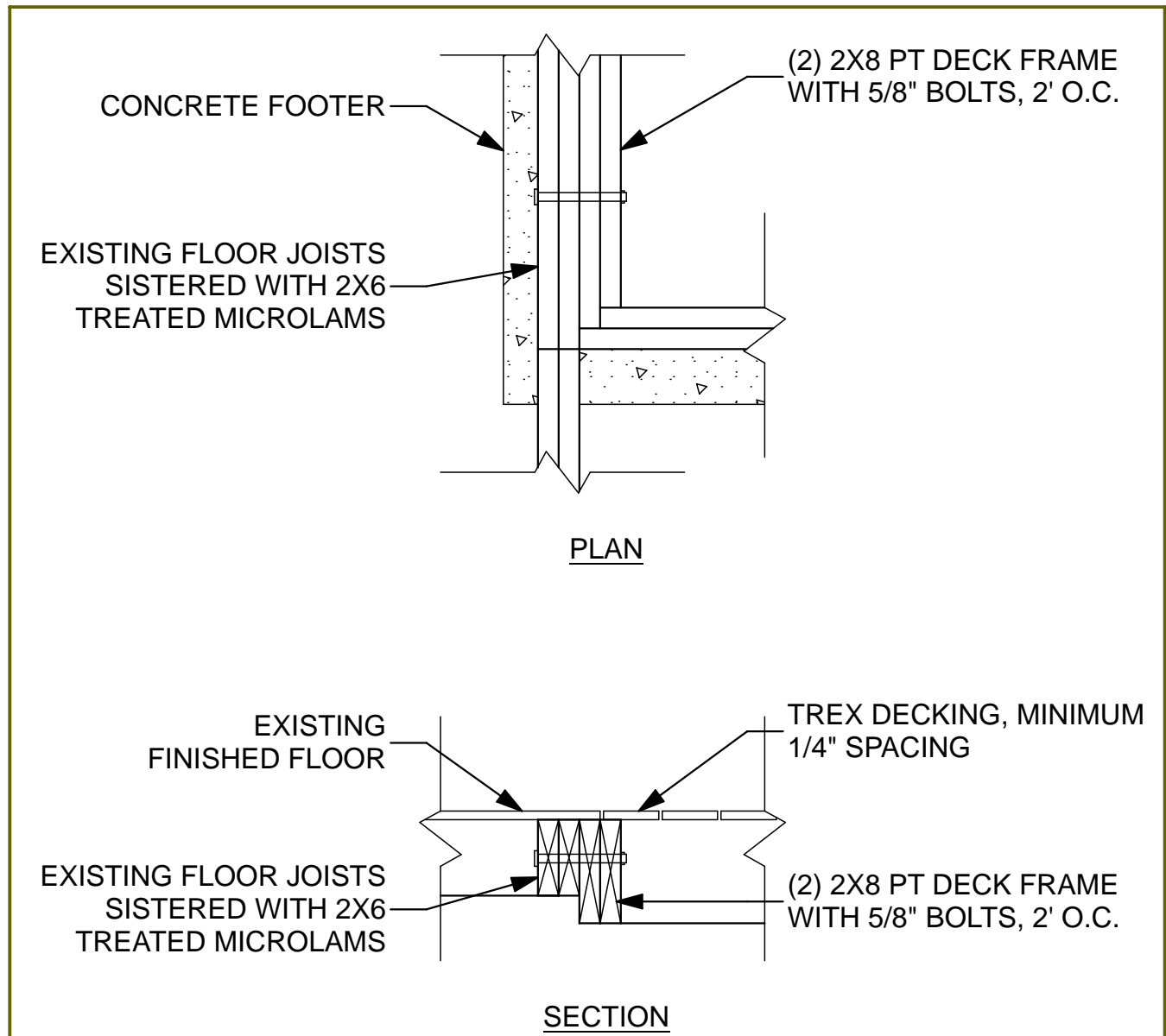
SECTIONS

A-402

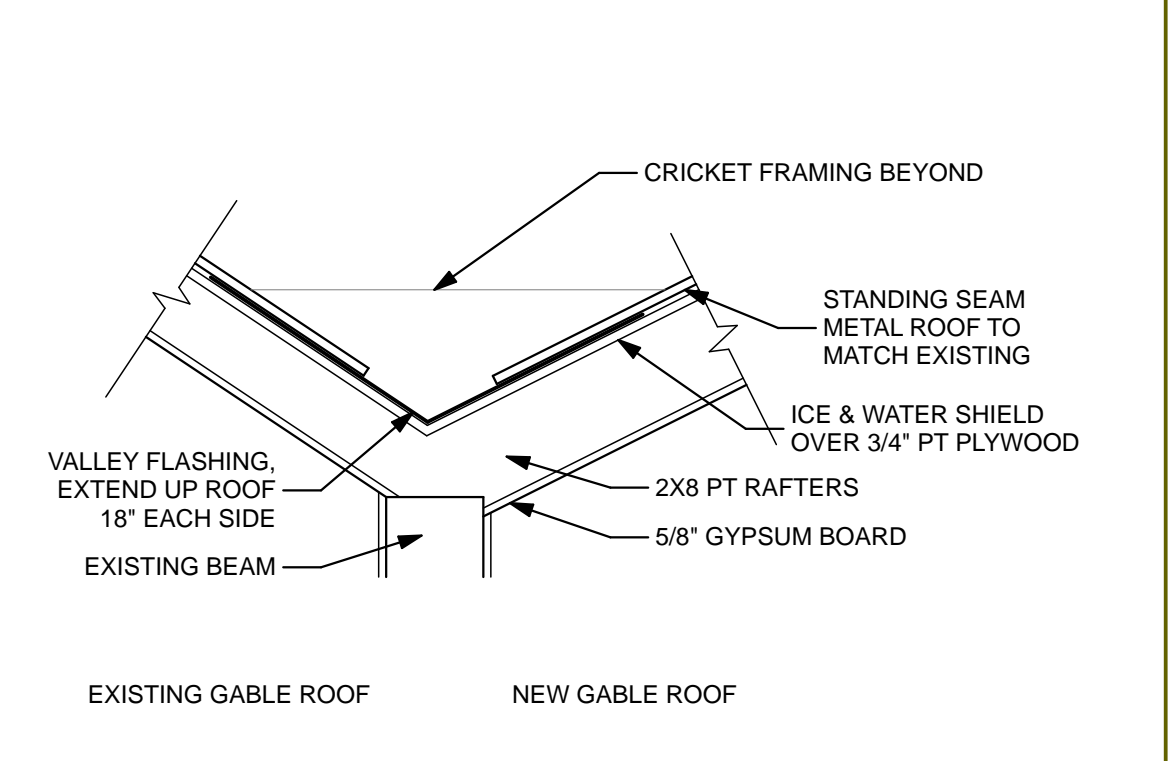
**KORTH
RESIDENCE**
307 TRUMAN AVENUE
KEY WEST, FL 33040

OWNER
307 TRUMAN AVENUE, LLC
307 TRUMAN AVE.
KEY WEST, FL 33040

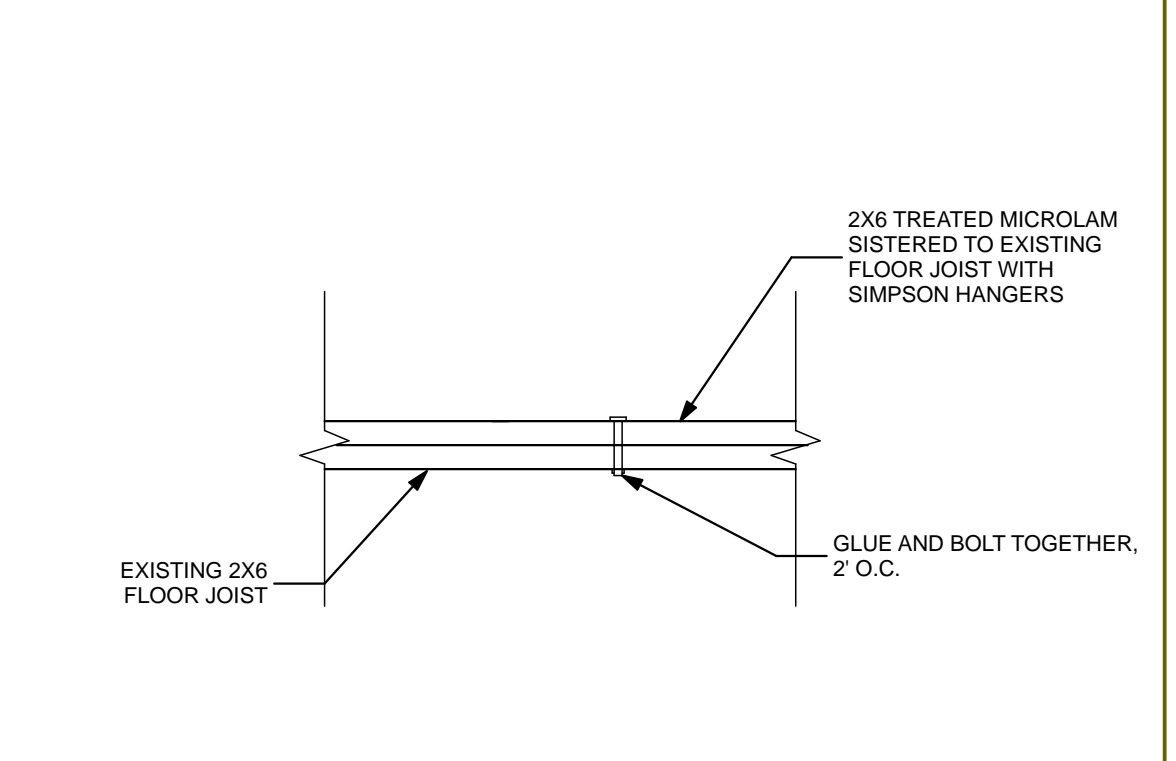
GENERAL CONTRACTOR:
TOMCA KIER CONSTRUCTION, INC.
#CGC20645
1107 KEY PLAZA PMB 203
KEY WEST, FL 33040



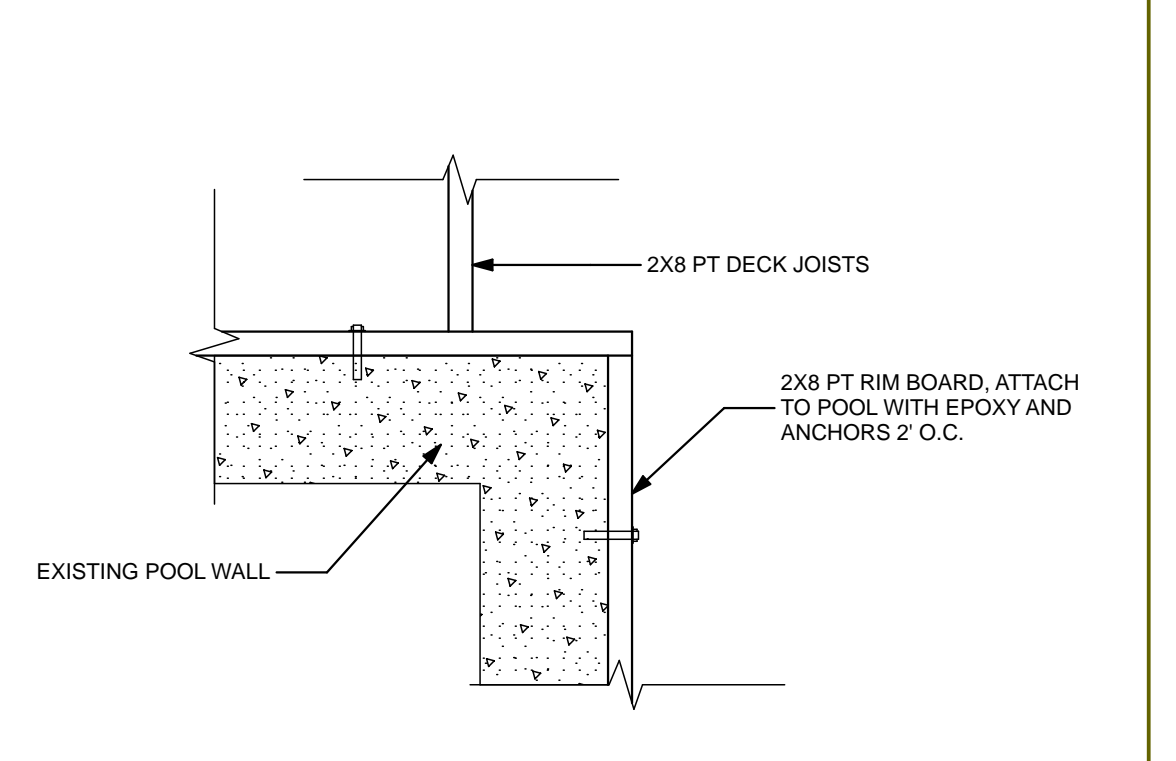
8 DECK FRAME AT EXISTING
SCALE: 1" = 1'-0"



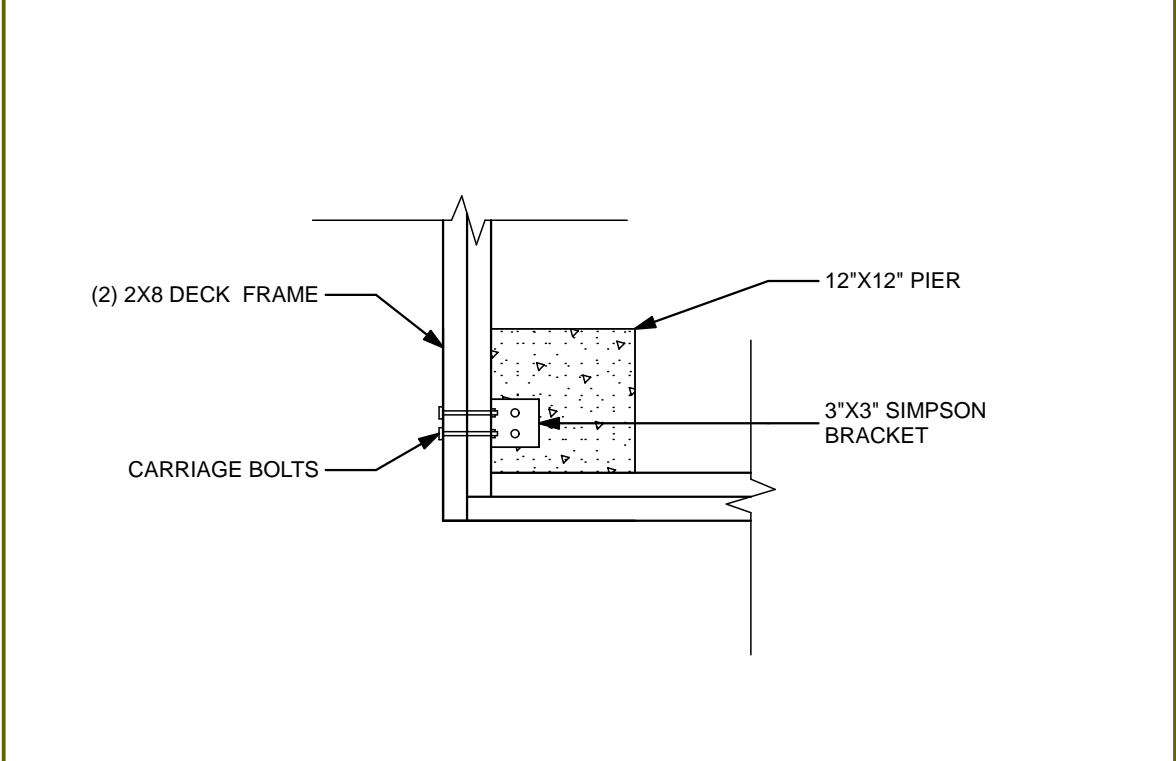
7 ROOF PEAK DETAIL
SCALE: 3/4" = 1'-0"



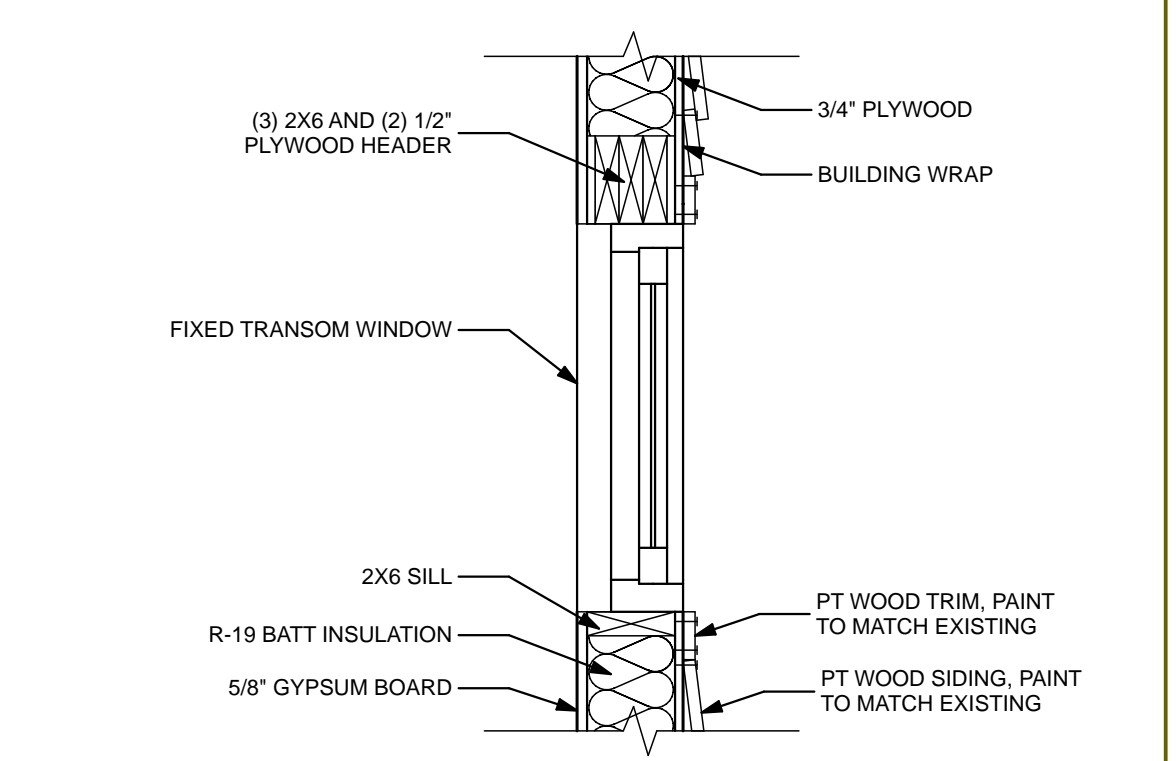
6 EXISTING FLOOR JOIST
SCALE: 1" = 1'-0"



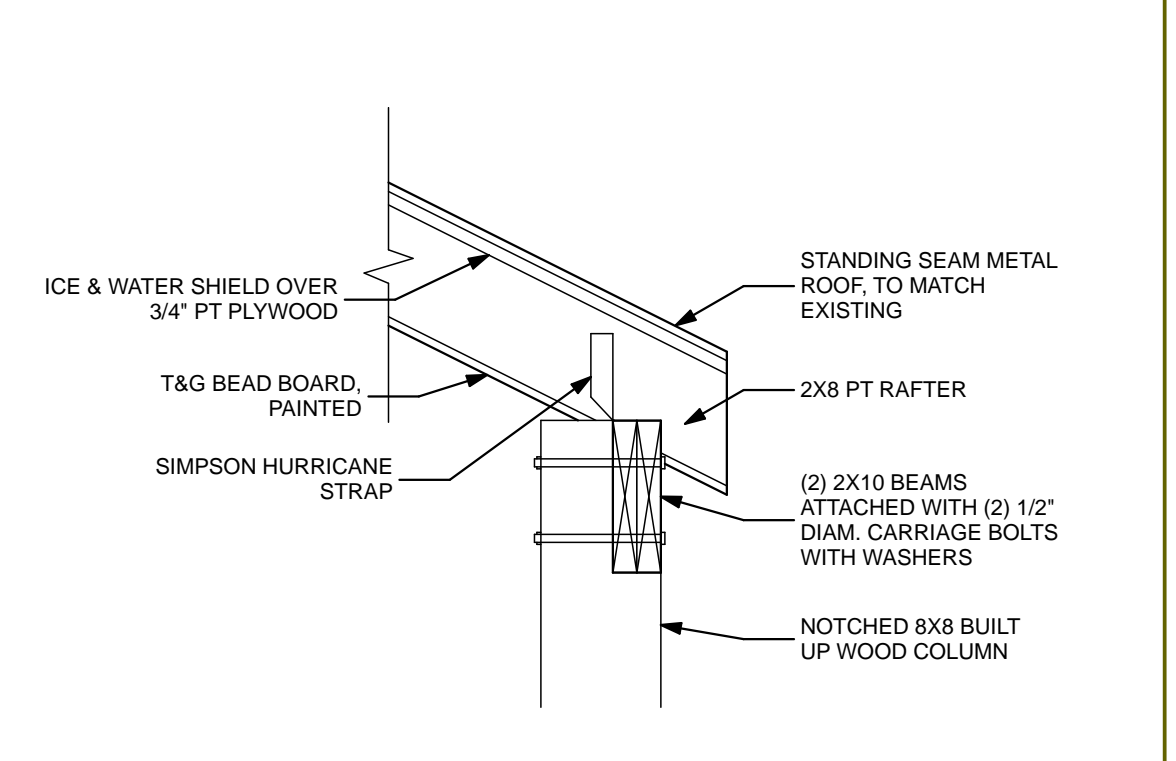
5 DECK FRAMING AT POOL
SCALE: 1" = 1'-0"



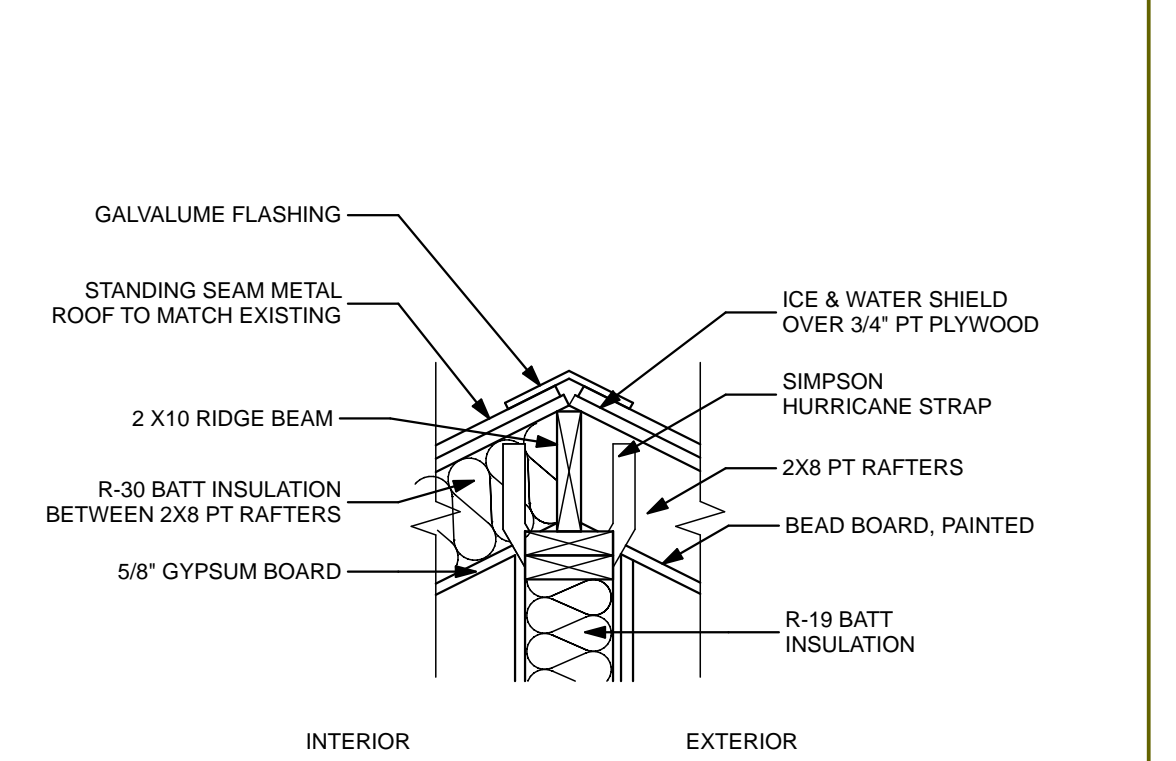
4 DECK FRAMING AT CORNER
SCALE: 1" = 1'-0"



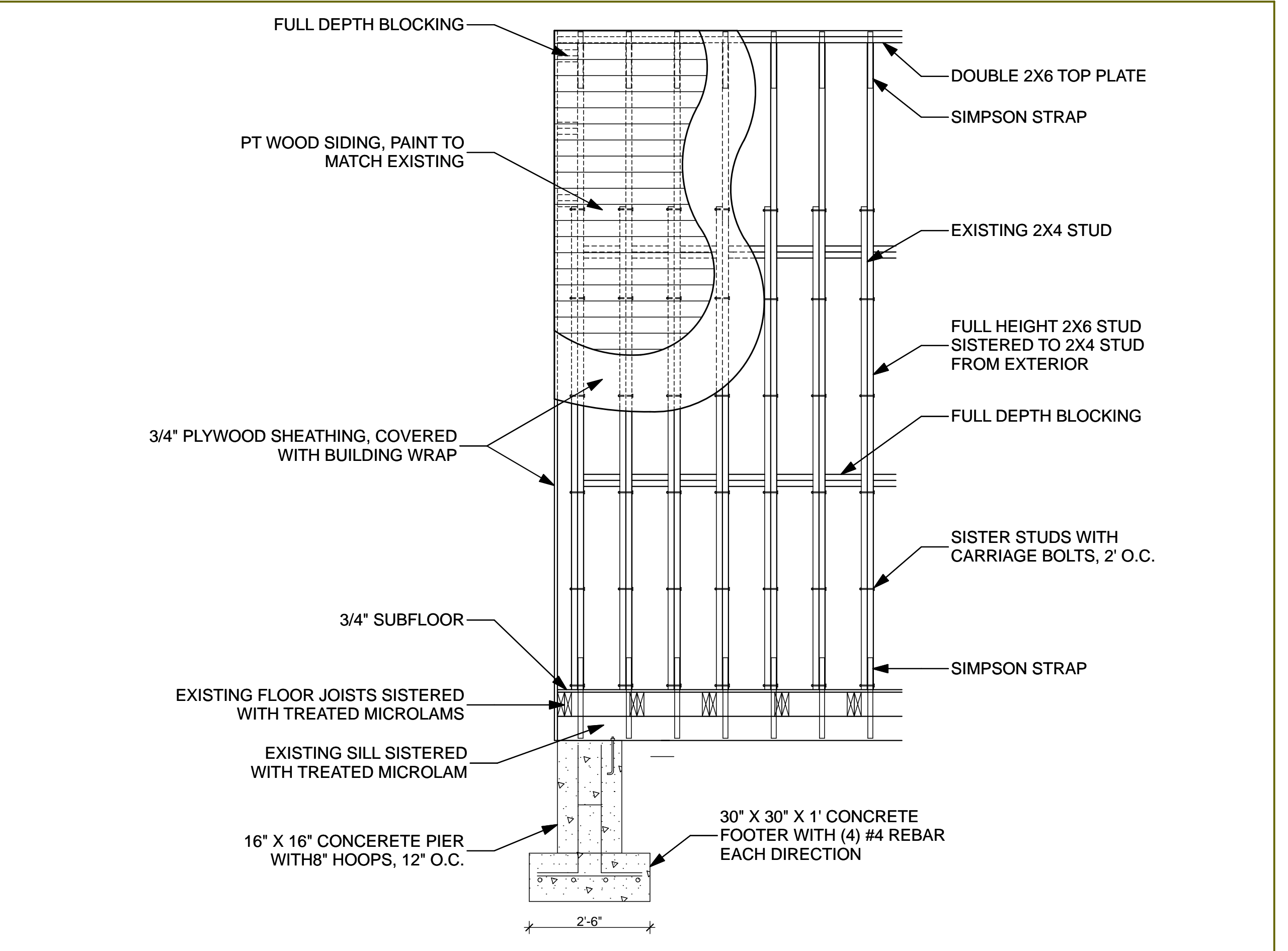
3 TRANSOM WINDOW DETAIL
SCALE: 1" = 1'-0"



2 EXTERIOR COLUMN AT ROOF
SCALE: 1" = 1'-0"



1 ROOF PEAK DETAIL
SCALE: 1" = 1'-0"



9 SHEAR WALL PARTIAL DETAIL
SCALE: 1/2" = 1'-0"

DATE	DESCRIPTION
3/16/16	BUILDING DEPT SUBMITTAL

DETAILS

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at **5:30 p.m., April 26, 2016 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SAWTOOTH ROOF ON REAR AND INCREASE IN HEIGHT REAR WALLS IN ORDER TO ACCOMMODATE THE NEW ROOF. DEMOLITION OF SHED ROOF AND REMOVAL OF CANVAS AWNING. DEMOLITION OF NON-HISTORIC SHED.

FOR- #307 TRUMAN AVENUE

Applicant – Tomca Kier Construction

Application #H16-01-0388

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 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 305-809-3731 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 Scot Korth, 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: 307 Truman Ave on the 20th day of April, 2016.

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 April 26th, 2016.

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 H16-01-0388

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

Signed Name of Affiant: [Signature]
Date: 4/20/16
Address: 307 Truman Ave
City: Key West
State, Zip: FL 33040

The foregoing instrument was acknowledged before me on this 20th day of April, 2016.

By (Print name of Affiant) Scot Korth who is personally known to me or has produced Drivers License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Jo Bennett

Notary Public - State of Florida (seal)
My Commission Expires May 26, 2019





*Another Quality
Job by*
TOMCA KIER
CONSTRUCTION, INC.
#CGC20645
Tel/Fax: 305 509-7849
Mobile: 970 618-5872

Public
Meeting
Notice



*Another Quality
Job by*
TOMCA KIER
CONSTRUCTION, INC.

#CGC20645

Tel/Fax: 305 509-7849
Mobile: 970 618-5872

Public
Meeting
Notice



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

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

|

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1015300 Parcel ID: 00014960-000000

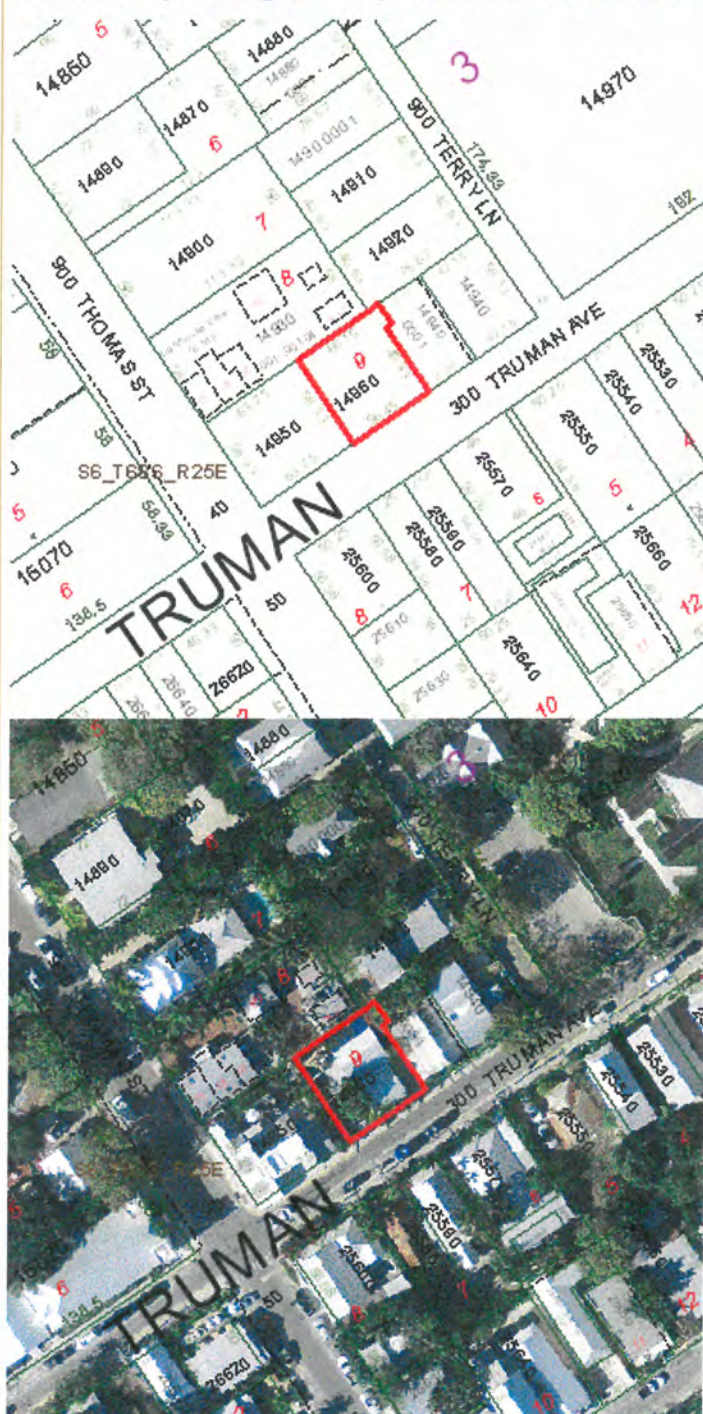
Ownership Details

Mailing Address:
307 TRUMAN AVE LLC
C/O KORTH SCOT
475 W 12TH AVE UNIT 15G
DENVER, CO 80204-3688

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 307 TRUMAN AVE KEY WEST
Legal Description: KW PT LOT9 SQR3 TR3 A4-352 OR752-782/86 OR641-808 OR1322-1735D/C OR1322-1731/2C OR1322-1733/4C OR1322-1205/06 OR1322-1737/41 OR1476-990/91 OR1709-1552/54 OR1801-88/89 OR2761-693/95 OR2762-2272/73

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	58	58	3,341.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 980
Year Built: 1923

Building 1 Details

Building Type R1
Effective Age 18
Year Built 1923
Functional Obs 0

Condition G
Perimeter 140
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 24
Grnd Floor Area 980

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

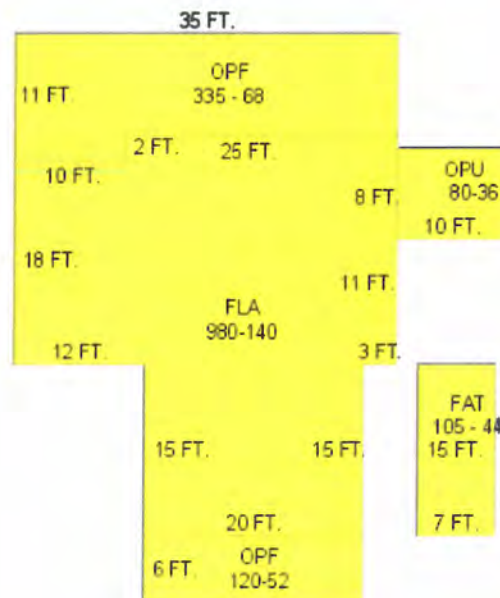
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 1
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	1990				335
0	FAT		1	1990				105
1	FLA	12: ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	980
2	OPF		1	1990	N N	0.00	0.00	120

4	OPU	1	1995	N	N	0.00	0.00	80
---	-----	---	------	---	---	------	------	----

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	432 SF	0	0	2010	2011	2	40
0	PO4:RES POOL	60 SF	10	6	2010	2011	5	50
1	UB2:UTILITY BLDG	24 SF	6	4	1994	1995	1	50
2	UB2:UTILITY BLDG	130 SF	13	10	1994	1995	2	50
3	WF2:WATER FEATURE	1 UT	0	0	1994	1995	1	20
4	FN2:FENCES	60 SF	10	6	1994	1995	2	30
5	FN2:FENCES	78 SF	13	6	1994	1995	2	30
6	FN2:FENCES	280 SF	56	5	1994	1995	2	30
7	FN2:FENCES	240 SF	40	6	1998	1999	1	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	8-3784	11/03/2008	02/25/2011	17,000		NEW 6X10 SWIMMING POOL
	10-1560	05/28/2009	02/25/2011	9,800		REPLACE 10 SQRS OF VCRIMP
	B943225	10/01/1994	12/01/1995	300		RME LV WNDW/RPL FRCH DOOR
	B943336	10/01/1994	12/01/1995	500		REPAIR TERMITE DAMAGE
	B950245	01/01/1995	12/01/1995	2,900		RENOVATIONS
	B950243	01/01/1995	12/01/1995	700		ADD 2ND BATH
	E950244	01/01/1995	12/01/1995	240		MINIMUM FEE/INSPECTION
	P950058	01/01/1995	12/01/1995	1,200		ADD 3 NEW FIXTURES
	E950059	01/01/1995	12/01/1995	1,000		ELECTRICAL
	A950246	01/01/1995	12/01/1995	300		FENCE
	E950334	01/01/1995	12/01/1995	500		ELECTRICAL
	B950561	02/01/1995	12/01/1995	1,000		RENOVATIONS
	E950384	02/01/1995	12/01/1995	585		SECURITY ALARM
	E950523	02/01/1995	12/01/1995	1,000		ELECTRICAL
	E950815	03/01/1995	12/01/1995	500		ELECTRICAL
	B950848	03/01/1995	12/01/1995	1,000		RENOVATIONS
	B950855	03/01/1995	12/01/1995	550		RENOVATIONS
	B950950	03/01/1995	12/01/1995	400		INSTALL 2 SKYLIGHTS
	B952672	08/01/1995	12/01/1995	750		BUILD DECK
1	9902697	08/11/1999	11/29/1999	400	Residential	FENCE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	123,287	15,588	222,270	361,145	350,439	0	361,145
2014	122,035	14,520	182,026	318,581	318,581	0	318,581
2013	137,944	9,476	216,697	364,117	312,802	0	364,117
2012	139,586	9,705	135,075	284,366	284,366	0	284,366
2011	141,228	9,943	137,115	288,286	288,286	0	288,286
2010	141,868	3,971	151,302	297,141	297,141	0	297,141
2009	157,691	4,078	201,736	363,505	363,505	0	363,505
2008	144,985	4,195	298,129	447,309	447,309	0	447,309
2007	192,715	4,296	394,238	591,249	591,249	0	591,249
2006	490,002	4,578	283,985	778,565	778,565	0	778,565
2005	361,343	4,871	233,870	600,084	600,084	0	600,084
2004	255,100	5,147	227,188	487,435	487,435	0	487,435
2003	276,982	5,429	80,184	362,595	362,595	0	362,595
2002	169,377	5,722	58,468	233,567	233,567	0	233,567
2001	146,793	5,997	53,456	206,246	204,800	25,000	179,800
2000	146,793	8,609	43,433	198,835	198,835	25,000	173,835
1999	91,980	7,121	43,433	142,534	142,534	0	142,534
1998	75,256	6,082	43,433	124,771	124,771	0	124,771
1997	75,256	6,338	36,751	118,345	118,345	0	118,345
1996	45,990	4,035	36,751	86,776	86,776	0	86,776
1995	31,642	0	36,751	68,393	68,393	0	68,393
1994	28,298	0	34,166	62,464	62,464	25,000	37,464
1993	28,298	0	34,166	62,464	62,464	25,000	37,464
1992	28,298	0	34,166	62,464	62,464	25,000	37,464
1991	28,298	0	34,166	62,464	62,464	25,000	37,464
1990	31,413	0	27,178	58,591	58,591	25,000	33,591
1989	25,961	0	26,401	52,362	52,362	25,000	27,362
1988	22,574	0	21,742	44,316	44,316	25,000	19,316
1987	22,284	0	12,113	34,397	34,397	25,000	9,397
1986	22,408	0	11,182	33,590	33,590	25,000	8,590
1985	21,688	0	9,991	31,679	31,679	25,000	6,679
1984	20,157	0	9,991	30,148	30,148	25,000	5,148
1983	20,157	0	9,991	30,148	30,148	25,000	5,148
1982	20,594	0	7,408	28,002	28,002	25,000	3,002

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/24/2015	2762 / 2272	100	WD	11
9/15/2015	2761 / 693	861,500	WD	02

7/17/2002	1801 / 0088	429,500	WD *****	Q ***
7/2/2001	1709 / 1552	300,000	WD *****	Q ***
8/1/1994	1322 / 1205	89,000	WD *****	Q ***

This page has been visited 32,056 times.

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