



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: April 26, 2022

Applicant: Pope-Scarborough Architects

Address: #322-324 Truman Avenue

Description of Work:

Renovations to existing house at 324 Truman Avenue including a one-story addition. New pool, deck, and site improvements. New two-story house at 322 Truman Avenue with new accessory structure, pool deck, and site improvements.

Site Facts:

The site under review contains 3 parcels: 322, 324, and 324½ Truman Avenue, which are under the same ownership. The two-story concrete block structure at 322 Truman Avenue is listed on the survey as non-contributing, but it is historic, as it was built circa 1955. The one-story concrete block garage structure between 322 and 324 Truman was also built circa 1955, and would be considered as historic, but non-contributing. The two-story structure at 324 Truman Avenue is listed on the survey as historic and contributing, with a year built circa 1920. The lot at 324½ Truman is vacant.

Guidelines Cited on Review:

- Guidelines for Windows (page 29-30), specifically guidelines 1, 2, 3 and 10.
- Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 11, 12, 13, 14, 19, 22, 23, 26, 29 and 30.
- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 22, 23 and 24.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment (page 39a)..
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 3, 4, 5 and 9.
- Guidelines for Fences and Walls (page 41-42), specifically guidelines 3, 4, 6 and 8.
- Guidelines for Parking Areas, Landscaping and Open Space Environment (page 43), specifically guidelines 2, 3 and 8.

Staff Analysis:

The Certificate of Appropriateness under review proposes renovations to the existing historic, contributing house at 324 Truman Avenue, including a new side addition. The application also proposes a new principal structure and a new accessory structure in place of the existing non-contributing structures at 322 Truman Avenue. A new pools and pool deck are to be installed at the rear of each property at 322 and 324 Truman Avenue. Site improvements are proposed throughout the properties.

Renovations to the historic, contributing, two-story house at 324 Truman include new wood windows and doors and a new 532-square-foot, one-story side addition. The only historic windows that remain are the two 2-over-2 wood windows on the first floor of the front elevation. All other historic windows have been irreparably damaged, removed, or replaced with aluminum awning units. The applicant is proposing to retain the two historic windows on the front and replace the units that have been damaged, removed, or replaced with 2-over-2 wood units to match the historic windows. The proposed side addition would be attached using a small connector on the East elevation of the existing structure. The proposed connection would be in the same area as an existing window opening towards the rear half of the historic structure. The side addition would have Hardie lap siding, Hardie trim, aluminum windows, and metal roofing.

The proposed new two-story, principal structure at 322 Truman would be 1,371 square feet and would have a maximum height of 27-feet-3-inches. It would replace an existing, two-story, concrete block structure. Materials for the new principal structure would include Hardie lap siding, Hardie trim, wood columns and railings for the front porch, aluminum windows, and metal roofing. An existing, one-story garage structure at 322 Truman is also proposed to be replaced with a one-story accessory structure. The new accessory structure would be utilized as a pool house and materials would also include Hardie siding, Hardie trim, aluminum windows, and metal roofing.

Consistency with Cited Guidelines:

Staff finds the current proposal to be consistent with the cited guidelines.

Renovations to the historic house at 324 Truman are consistent with the guidelines, and staff finds the new addition to be appropriate in terms of mass, scale, proportion, materials, and location. Although it is a side addition that will be highly visible, the connector will be towards the rear half of the historic house, and if removed in the future, will not have a negative impact on the integrity of the historic building form. The height of the proposed addition also provides a transition between the house at 324 Truman and the neighboring house at 326 Truman.

The new principal structure proposed at 322 Truman is also found to be consistent with the guidelines. The proposed mass and scale are comparable to the existing structure, yet the proposed form is more respectful of the historic streetscape. The proposed height of the new principal structure provides a transition between the house at 324 Truman and the neighboring house at 320 Truman. The new accessory structure proposed at 322 Truman also meets the cited guidelines. Both new structures are found to be appropriate in terms of mass, scale, proportions, and materials.

All proposed site improvements are also found to be in compliance with the guidelines.

APPLICATION

MAR 01 2022
 BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street
 Key West, Florida 33040

HARC COA # 2022-0011	REVISION #	INITIAL & DATE TK - 3/1/22
FLOOD ZONE X	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	322-324 Truman	
NAME ON DEED:	TDGROUP TRUMAN AVE LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	95990 OSH	EMAIL
APPLICANT NAME:	Pope-Scarborough Architects	PHONE NUMBER 305-296-3611
APPLICANT'S ADDRESS:	610 White Street	EMAIL holly@p-s-architects.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:	<i>Thomas Pope</i>	DATE 2-25-22

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: Demolition of existing noncontributing two story structure at 322 Truman. Replace with new 1,371 sq. ft. two story house (27' 3" height) , new 219 sq. ft. accessory structure, new pool & pool deck, wood picket fencing and tire strips. Renovation of existing two story contributing house at 324 Truman with a new 532 sq. ft. one story addition (17'9") at side yard, new pool & pool deck, wood picket fencing and tire strips.
MAIN BUILDING: New 1,371 sq. ft. two story house.
Renovation of existing historic house with new wood windows and doors and new 532 sq. ft. one story addition.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Yes, demolition of noncontributing house, garage and site elements.

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):	
New 219 sq. ft. accessory structure	
PAVERS:	FENCES: New wood picket fences
DECKS: New wood decks	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	Two new pools
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
AC and pool equipment	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



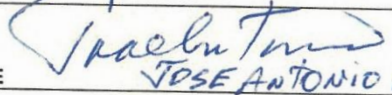
City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2022-0011	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	322-324 Truman
PROPERTY OWNER'S NAME:	TDGROUP TRUMAN AVE LLC
APPLICANT NAME:	Pope-Scarborough Architects

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		DATE AND PRINT NAME
	JOSE ANTONIO ALVAREZ	

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Removal of noncontributing two story structure located at 322 Truman and removal of noncontributing garage and utility shed located on rear of property. Removal of noncontributing stairs, ramp and concrete drive as shown on demolition plan.

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.
This is a noncontributing structure.
(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.
This is a noncontributing structure.

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.

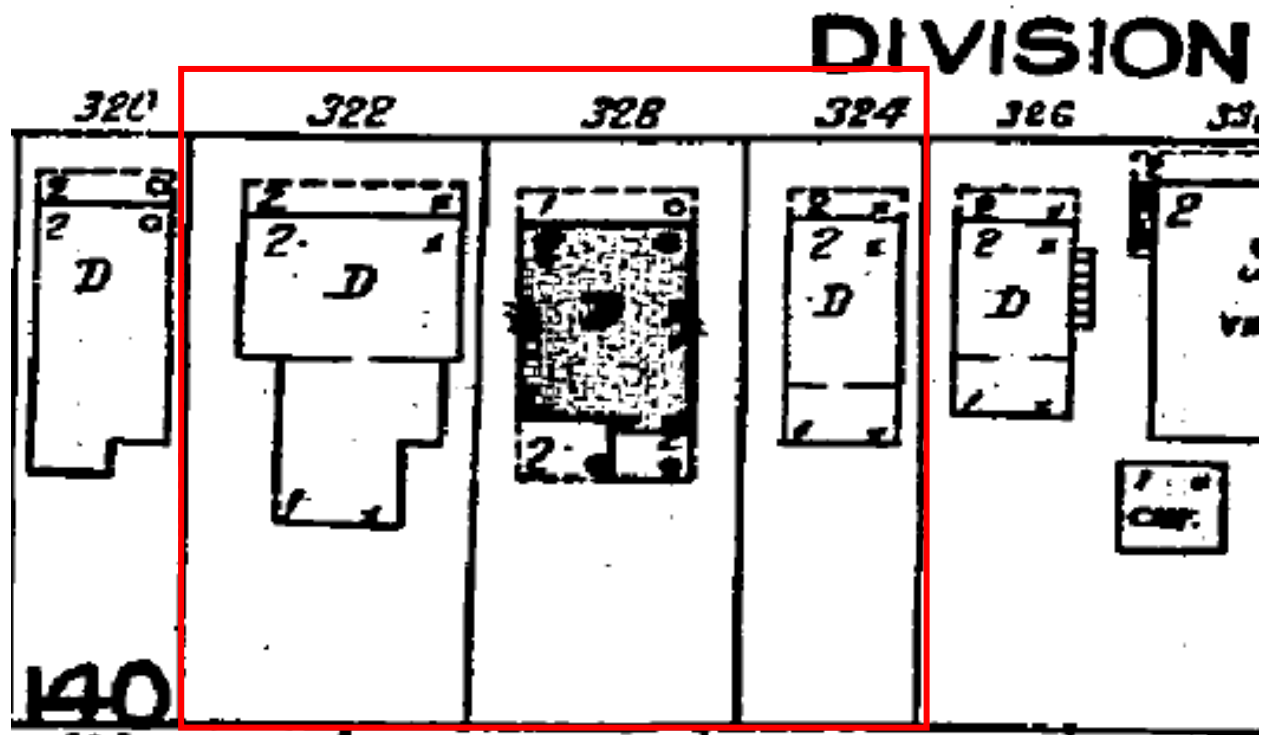
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
This is a noncontributing structure.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
This is a noncontributing structure.
(d) Is not the site of a historic event with significant effect upon society.
This is a noncontributing structure.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
This is a noncontributing structure.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
This is a noncontributing structure.
(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.
This is a noncontributing structure.
(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.
This is a noncontributing structure.

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.

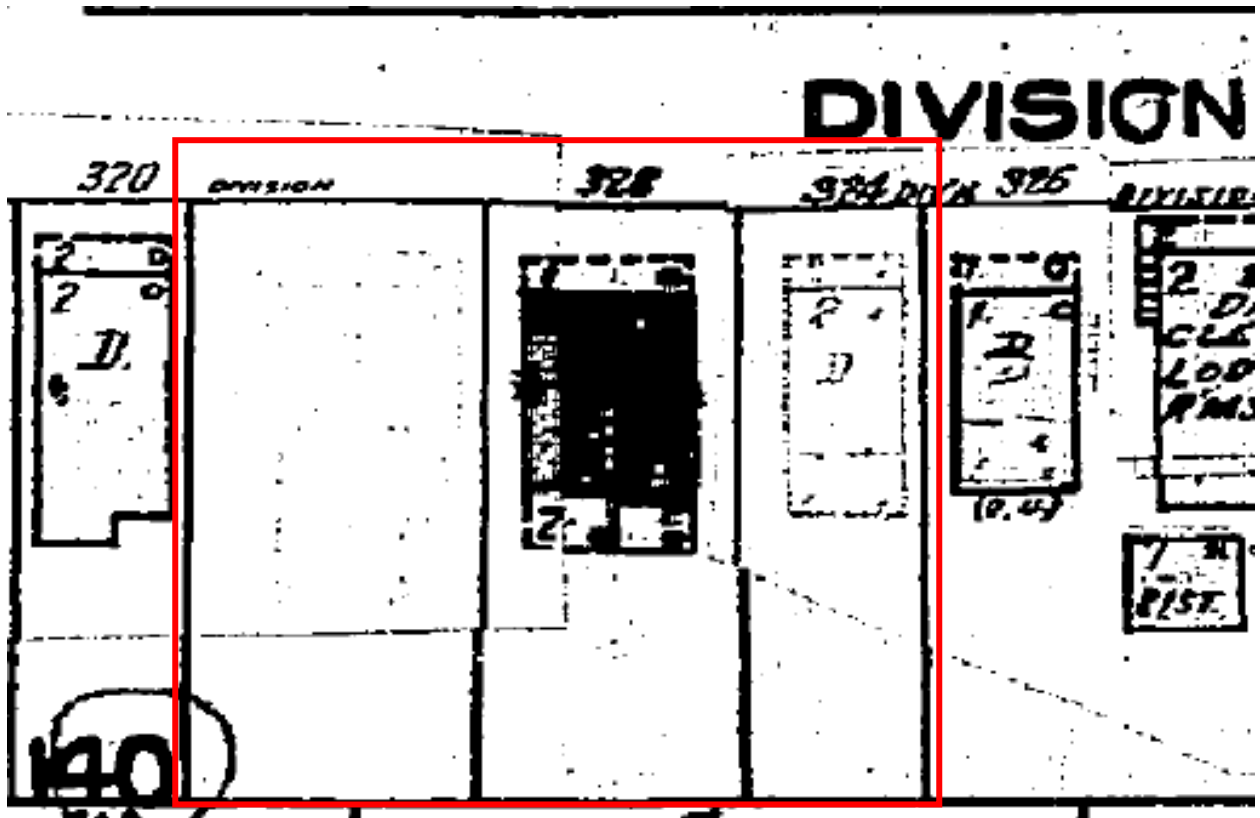
(i) Has not yielded, and is not likely to yield, information important in history,
This is a noncontributing structure.

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.
This is a noncontributing structure.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
This is a noncontributing structure.
(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.
This is a noncontributing structure.
(4) Removing buildings or structures that would otherwise qualify as contributing.
This is a noncontributing structure.

SANBORN MAPS

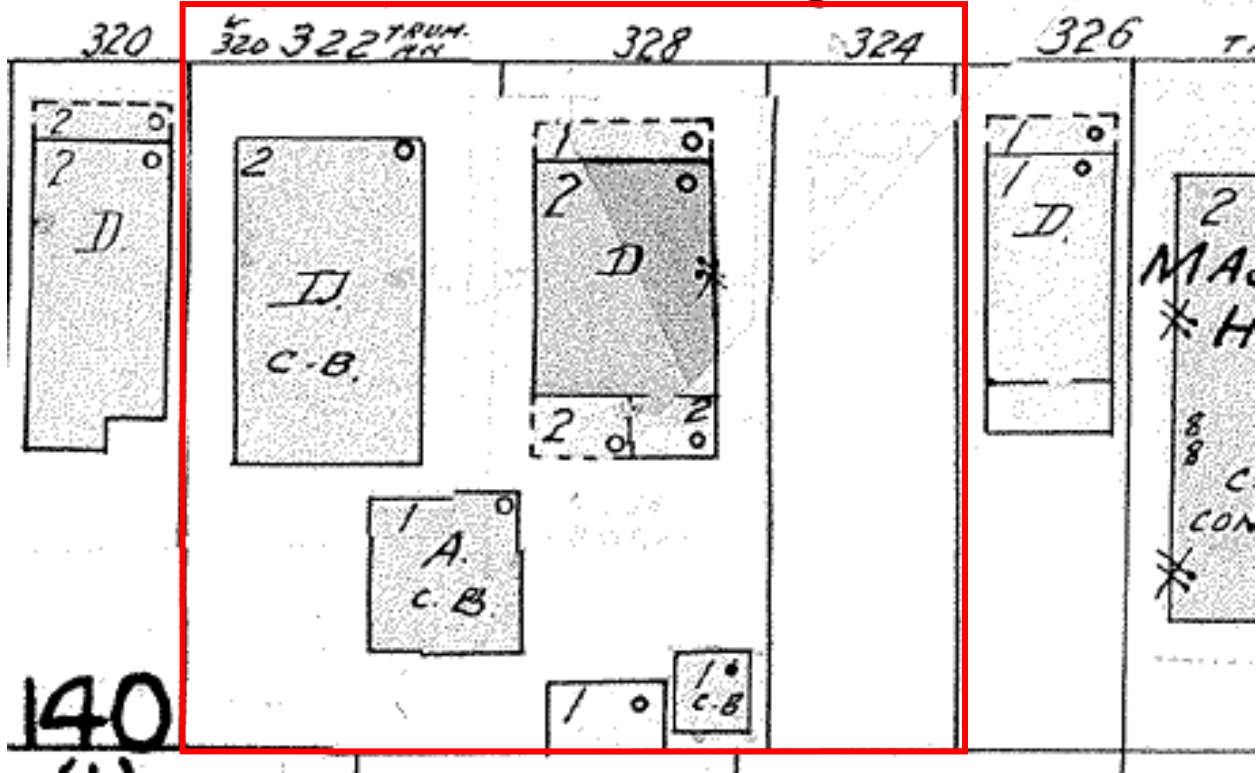


1926 Sanborn map with the subject site at 322-324 Truman Avenue indicated in red. What shows as 328 Division is now 324 Truman, and what shows as 324 Division is now 324½ Truman.



1948 Sanborn map with the subject site at 322-324 Truman Avenue indicated in red. What shows as 328 Division is now 324 Truman, and what shows as 324 Division is now 324½ Truman.

TRUMAN AV. (DIVISION)



1962 Sanborn map with the subject site at 322-324 Truman Avenue indicated in red. What shows as 328 Truman Avenue is now 324, and what shows as 324 Truman Avenue is now 324½.

PROJECT PHOTOS



1965 photo showing the historic, non-contributing building and garage structure at 322 Truman Avenue.



1965 photo showing the historic, contributing building at 324 Truman Avenue.



Street View of 326 Truman from Truman Ave (to the left of 324 Truman)



Street View of 324 Truman and 326 Truman, to the left,
from Truman Ave



Street View of 324 Truman and 326 Truman, to the left, from Truman Ave



Street View of 324 Truman and 326 Truman from Truman Ave



Street View of 324 Truman, with view of 322 Truman to the right, from Truman Ave



Street View of 324 Truman, with view of 322 Truman to the right, from Truman Ave



Street View of 322 Truman (to the right) and 324 Truman (to the left) from Truman Ave



Street View of 324 Truman (to the left) and 322 Truman (to the right) from Truman Ave



Street View of 322 Truman, with view of 324 Truman to the left, from Truman Ave



Street View of 322 Truman and 320 Truman (to the right) from Truman Ave

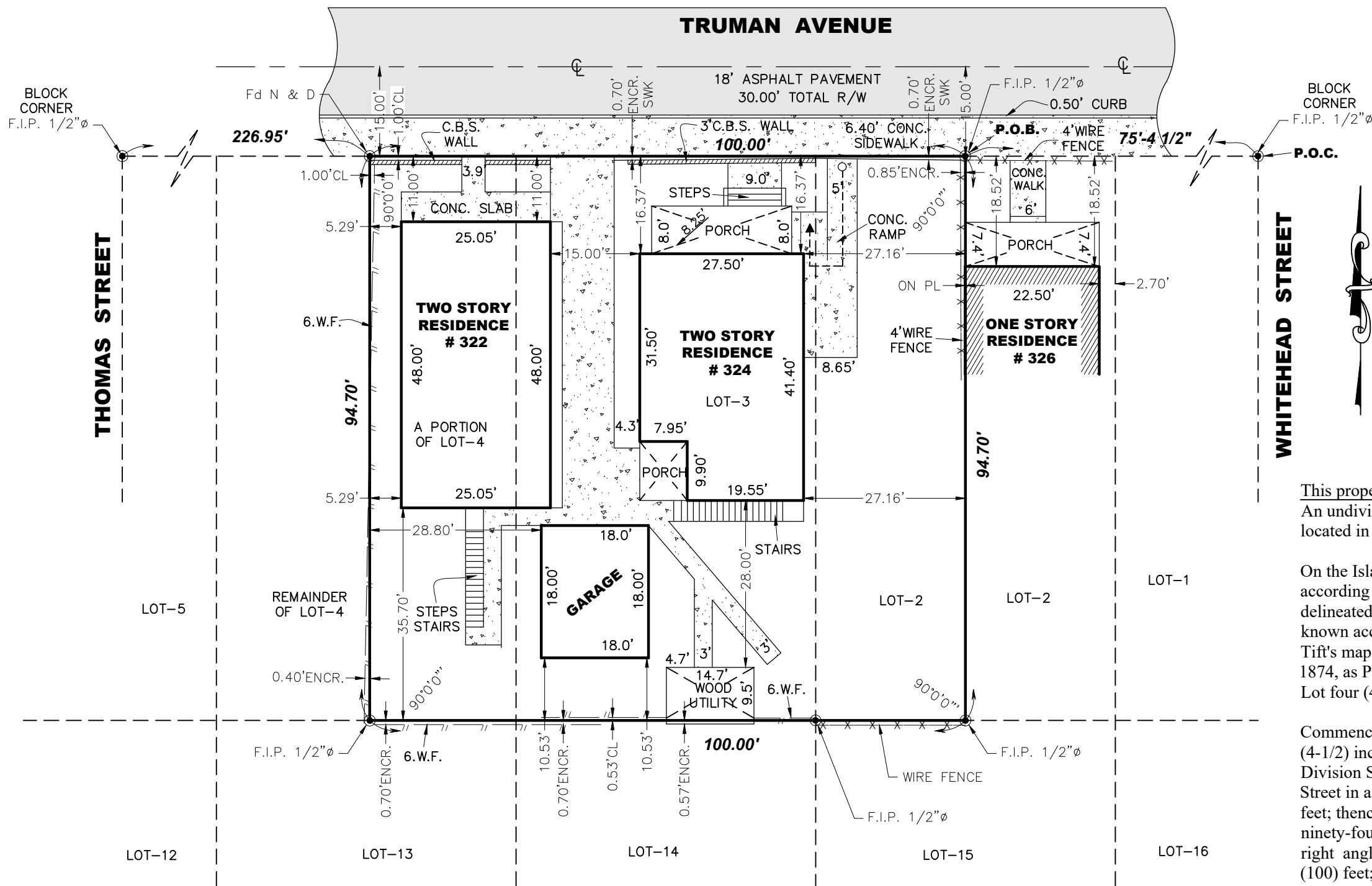


Street View of 322 Truman and 320 Truman (to the right) from Truman Ave



Street View of 320 Truman from Truman Ave (to the right of 322 Truman)

SURVEY



NOTE:

- All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
- The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
- Code restrictions and title search not reflected in this survey.
- Underground utilities, improvements, footings and encroachments, if any not located.
- The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
- Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
- All roads shown hereon are public unless otherwise noted.
- No identification cap found on property corners unless otherwise noted.
- Distance along boundary are record and measured unless otherwise noted.
- The graphic portions of this document are intended to be displayed at the graphic/home scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
- Accuracy: The expected use of land as classified in the minimum technical standards (5J17-FAC), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

LEGEND

- A = Arc
- ASPH = Asphalt
- BM = Bench Mark
- BRG = Bearing
- CATV = Catch basin
- CB = Catch basin
- CBS = Concrete Block Structure
- CH = Chord
- Chatta = Chattahoochee
- CL = Center Line
- CLF = Chain Link Fence
- CL = Clear
- CONC = Concrete
- D = Delta
- Ø = Diameter
- DH = Drill Hole
- DME = Drainage & Maintenance Easement
- E.B. = Electric Box
- Enc. = Encroachment
- F.F. = Finish Floor
- F.H. = Fire Hydrant
- F.I.R. = Found Iron Rebar
- FPL = Florida Power & Light
- F.I.P. = Found Iron Pipe
- FD. = Found
- L.P. = Light Pole
- M = Measured
- M.F. = Metal Fence
- M.H. = Manhole
- M = Monument Line
- MON. = Monument
- N/A = Not Applicable
- N/D = Nail & Disc
- NTS = Not to Scale
- O/S = Offset
- O.U.L. = Overhead Utility Lines
- OH = Overhang
- P = Plat
- PB = Plat Book
- PC = Point of Curvature
- P.C.C. = Point of Compound Curvature
- PCP = Permanent Control Point
- PG = Page
- P.I. = Point of Intersection
- PL = Property Line
- PL = Planter
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.P. = Power Pole
- P.R.M. = Permanent Reference Monument
- P.R.C. = Point of Reverse Curvature
- PT = Point of Tangency
- R = Radius
- R/R = Railroad
- PSM = Professional Surveyor Mapper
- R/W = Right-of-Way
- SWK = Sidewalk
- Sec. = Section
- (TYP) = Typical
- T = Tangent
- U.E. = Utility Easement
- W.F. = Wood Fence
- W.M. = Water Meter
- W.V. = Water Valve
- +/- = Denotes Spot Elevations Taken

This property described as:
 An undivided interest in the following real property located in Monroe County, Florida, described as follows:

On the Island of Key West and is part of Tract Ten (10) according to William A. Whitehead's map of said Island, delineated in February, A.D., 1829, but now better known according to Howe's Diagram of Charles. W. Tift's map of the City of Key West, delineated in July, 1874, as Part of Lot Two (2), Lot Three (3) and Part of Lot four (4) (Square One (1), of said Tract Ten (10):

Commencing seventy-five (75) feet, four and one-half (4-1/2) inches from the corner of Whitehead and Division Streets and running thence along Division Street in a Southwesterly direction one hundred (100) feet; thence at right angles in a southeasterly direction ninety-four (94) feet and seven (7) inches; thence at right angles in a Northeasterly direction one hundred (100) feet; thence at right angles in a; Northwesterly direction ninety-four (94) feet, seven (7) inches back to the point of beginning.

Certified to:
 TDGroup Truman Ave LLC

Address:
 322 - 324 Truman Avenue, Key West, FL 33040

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS: 02/21/19 SURVEY UPDATE <i>RA</i>				
FLOOD ZONE X	COMM. No. 120168	PANEL No. 1516	SUFFIX: K	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 02 / 18 / 05	F.I.R.M.INDEX 02 / 18 / 05	BASE ELEV. + N/A N.G.V.D.		

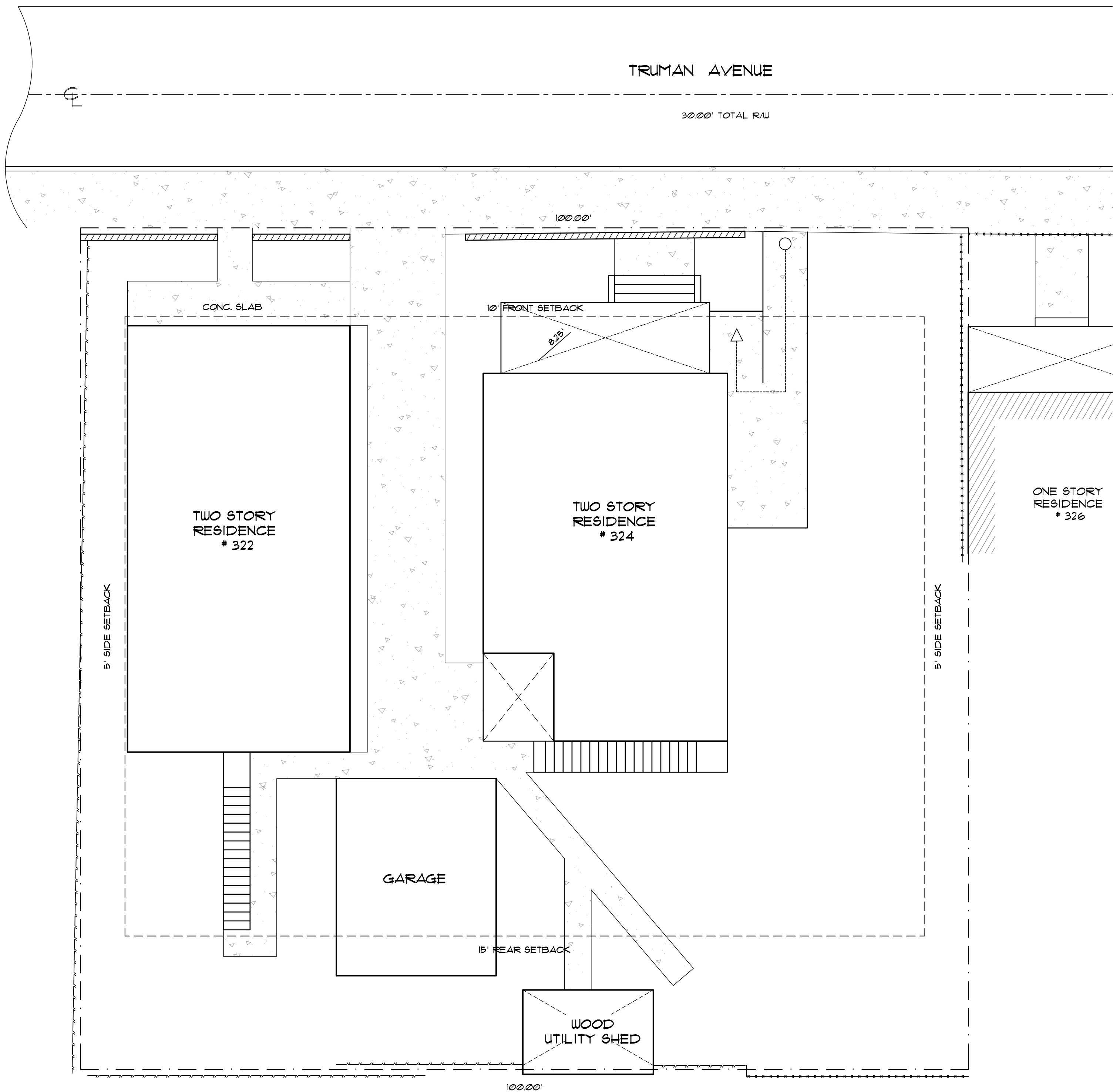
BOUNDARY SURVEY.
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Signature
 RENE AIGUESVIVES 04/21/17
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 9789 Sunset Drive, Miami, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

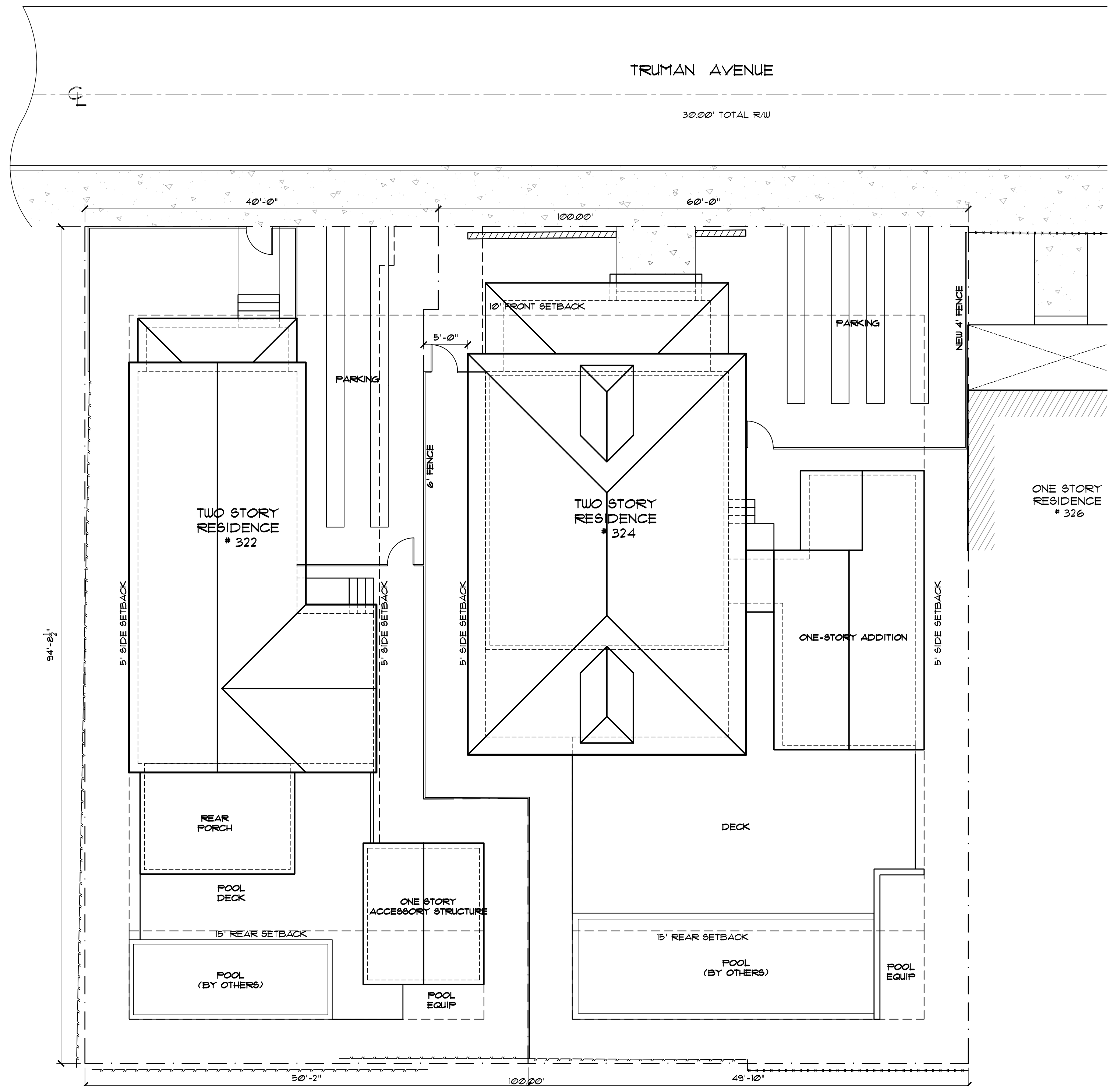
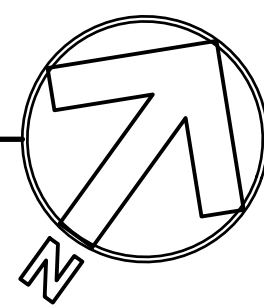
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PROPOSED DESIGN



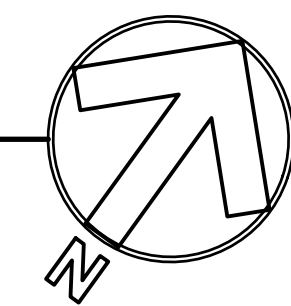
Existing Site Plan

1/8" = 1' - 0"



Proposed Site Plan

1/8" = 1' - 0"



322-324 Truman Avenue
Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St., Key West FL
(305) 296 3611

date:
02/24/22
revision:

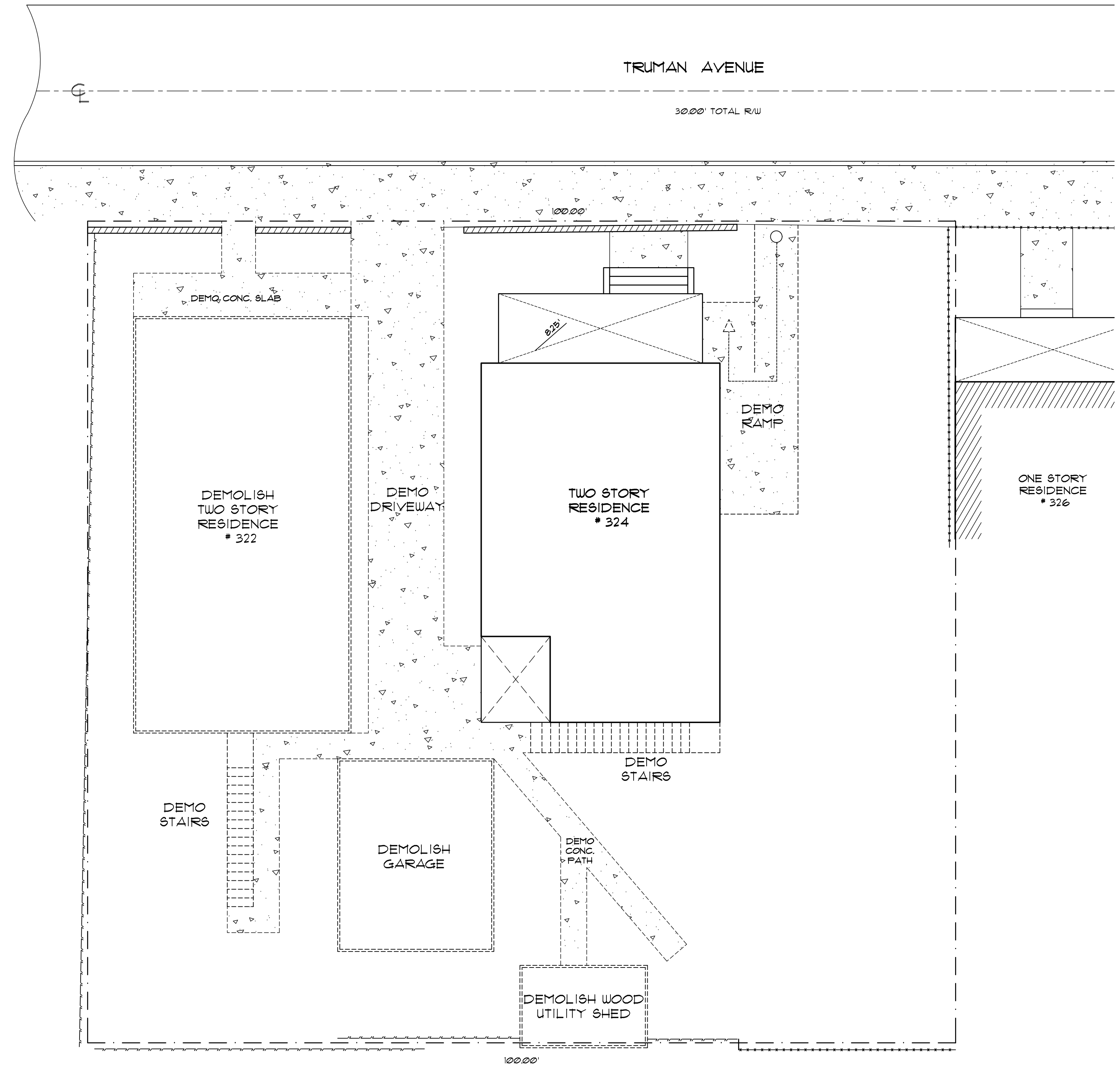
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324 Tuman Avenue		
Zoning		HMDR
Flood Zone		X
Design Flood Elevation	BFE+1'	
Flood Elevation Provided		
Site Area		5,470
Site Area (Ac)		0.13
Max Lot Coverage	40%	2,188.0
Existing Lot Coverage	0.0%	-
Proposed Lot Coverage	39.9%	2,182.0
Max Impervious Area	60%	3,282.0
Existing Impervious Area	0.0%	-
Proposed Impervious Area	52.5%	2,872.0
Min Open Space Ratio	0.35	1,914.5
Existing Open Space	1.00	5,470.0
Proposed Open Space	0.47	2,598.0

BUILDING AREAS (LOT COVERAGE)		EXISTING SF	PROPOSED SF
Existing Residence			1,650
New Addition			532
Total Lot Coverage (SF)		-	2,182
Lot Coverage (%)		0.0%	39.9%
SITE AREAS (IMPERVIOUS AREA)		EXISTING SF	PROPOSED SF
Lot Coverage		-	2,182
Pool			410
Driveway			160
Walkway			66
A/C Pad			18
Pool Equipment			36
Wood Deck (<30" above grade)			737
Total Impervious Area (SF)		-	2,872
Impervious Area (%)		0.0%	52.5%
SITE AREAS (OPEN SPACE)		EXISTING SF	PROPOSED SF
Impervious Areas		-	2,872
	Sub Totals	-	2,872
Open Space (SF)		5,470	2,598
Open Space Ratio		1.00	0.47

322 Tuman Avenue		
Zoning		HMDR
Flood Zone		X
Design Flood Elevation	BFE+1'	
Flood Elevation Provided		
Site Area		4,000
Site Area (Ac)		0.09
Max Lot Coverage	40%	1,600.0
Existing Lot Coverage	0.0%	-
Proposed Lot Coverage	39.8%	1,590.0
Max Impervious Area	60%	2,400.0
Existing Impervious Area	0.0%	-
Proposed Impervious Area	52.0%	2,078.0
Min Open Space Ratio	0.35	1,400.0
Existing Open Space	1.00	4,000.0
Proposed Open Space	0.48	1,922.0

BUILDING AREAS (LOT COVERAGE)		EXISTING SF	PROPOSED SF
New Residence			1,371
Accessory Structure			219
Total Lot Coverage (SF)		-	1,590
Lot Coverage (%)		0.0%	39.8%
SITE AREAS (IMPERVIOUS AREA)		EXISTING SF	PROPOSED SF
Lot Coverage		-	1,590
Steps			35
Pool			207
Driveway			136
Walkway			56
A/C Pad			18
Pool Equipment			36
Wood Deck (<30" above grade)			335
Total Impervious Area (SF)		-	2,078
Impervious Area (%)		0.0%	52.0%
SITE AREAS (OPEN SPACE)		EXISTING SF	PROPOSED SF
Impervious Areas		-	2,078
	Sub Totals	-	2,078
Open Space (SF)		4,000	1,922
Open Space Ratio		1.00	0.48



Exterior Demolition Plan

1/8" = 1' - 0"

DEMOLITION NOTES:

CONTRACTOR TO SHORE ROOF AS REQUIRED AND NOTIFY ARCHITECT

CONTRACTOR TO PROTECT INTERIOR FROM WEATHER AFTER DEMOLITION

CONTRACTOR TO PROTECT LANDSCAPING AS REQUIRED

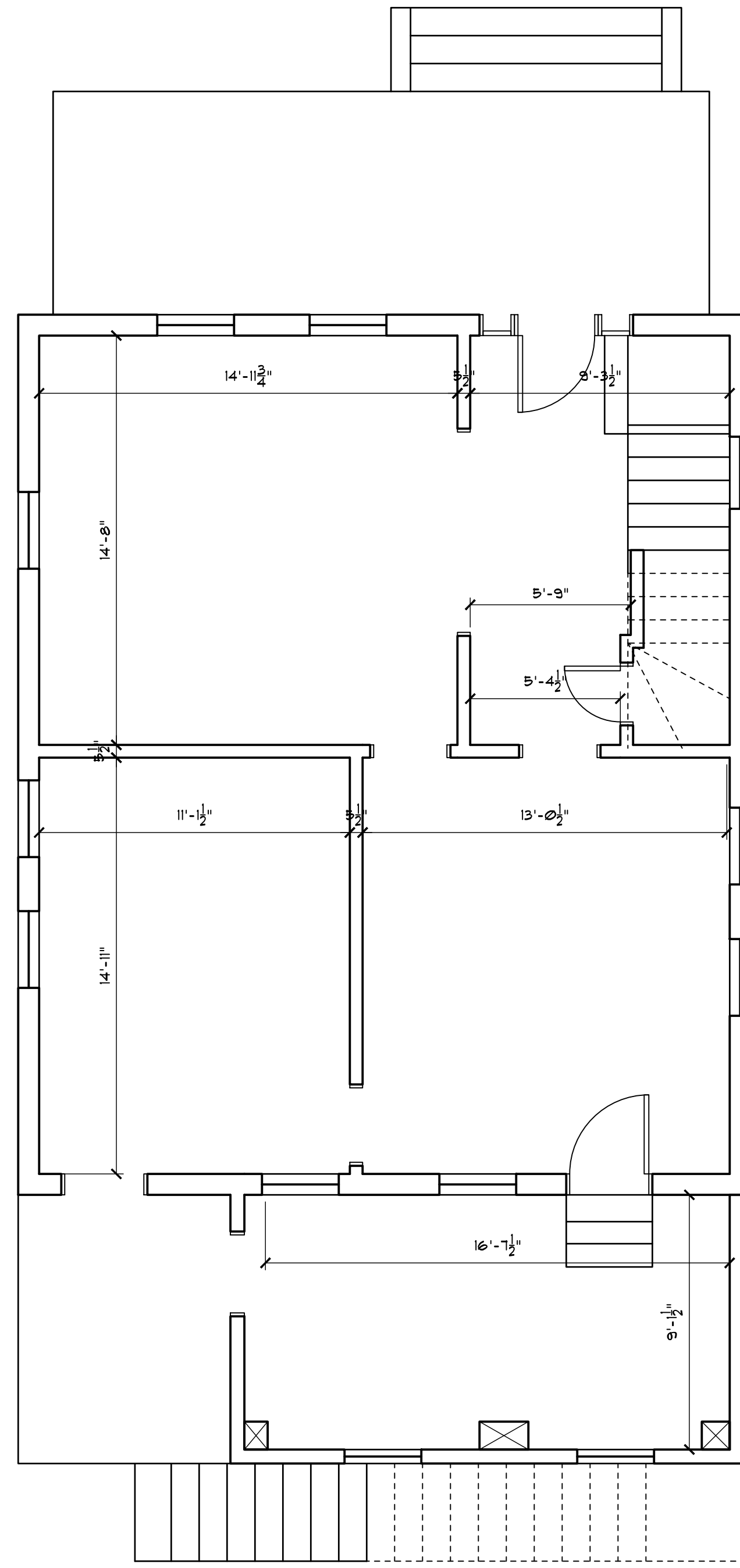
CONTRACTOR TO INSPECT FLOORING, CEILING, & FRAMING AND NOTIFY ARCHITECT IF REPLACEMENT IS NEEDED

322-324 Truman Avenue
Key West, FL
322-324 Truman Ave Key West, FL

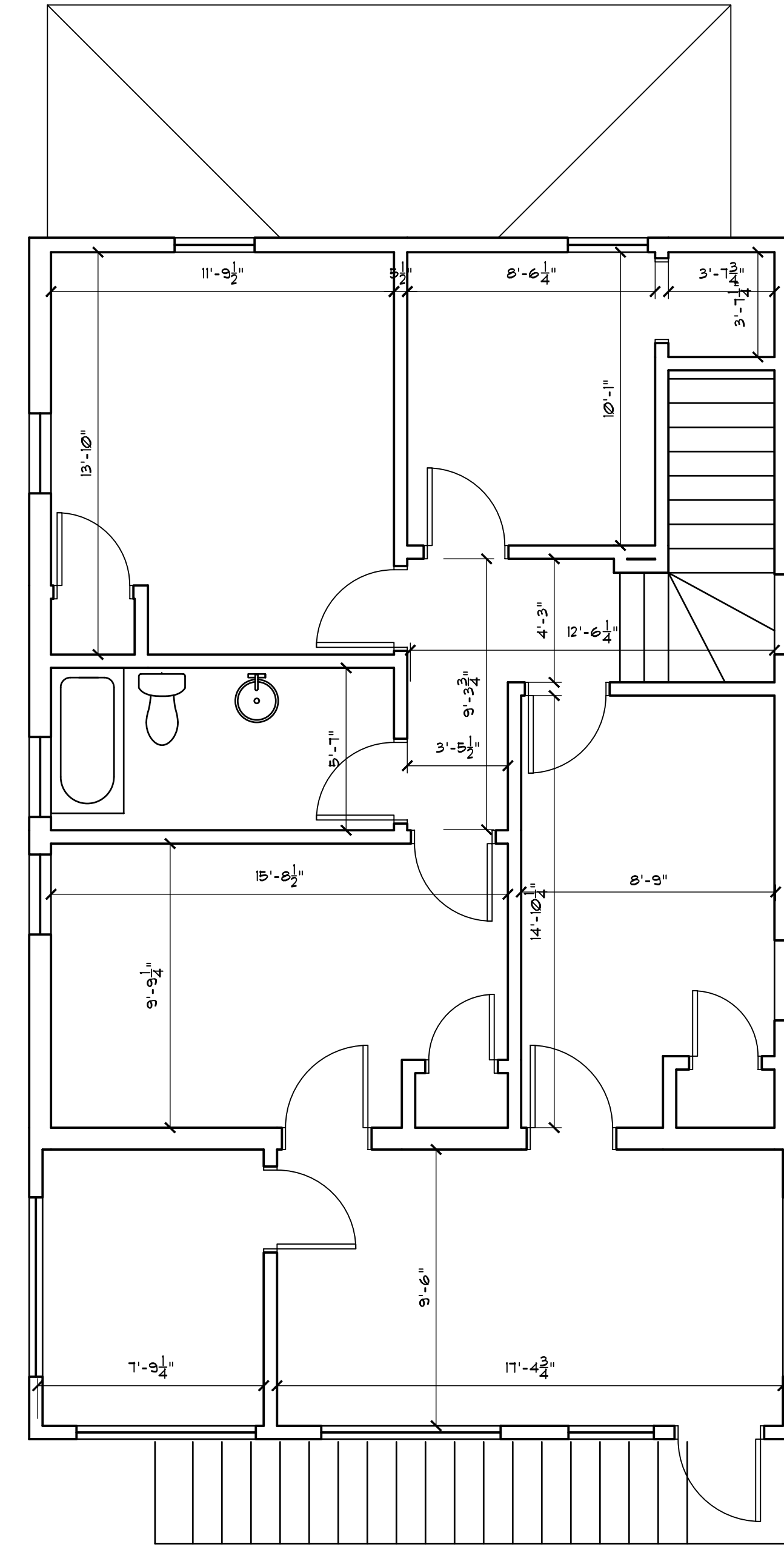
THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date:
02/24/22
revision:

sheet:
A1.1

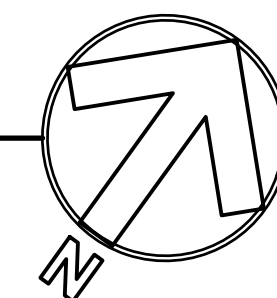


First Floor Plan
1/4" = 1' - 0"



Second Floor Plan
1/4" = 1' - 0"

Existing 324 Truman Plan
1/4" = 1' - 0"



322-324 Truman Avenue

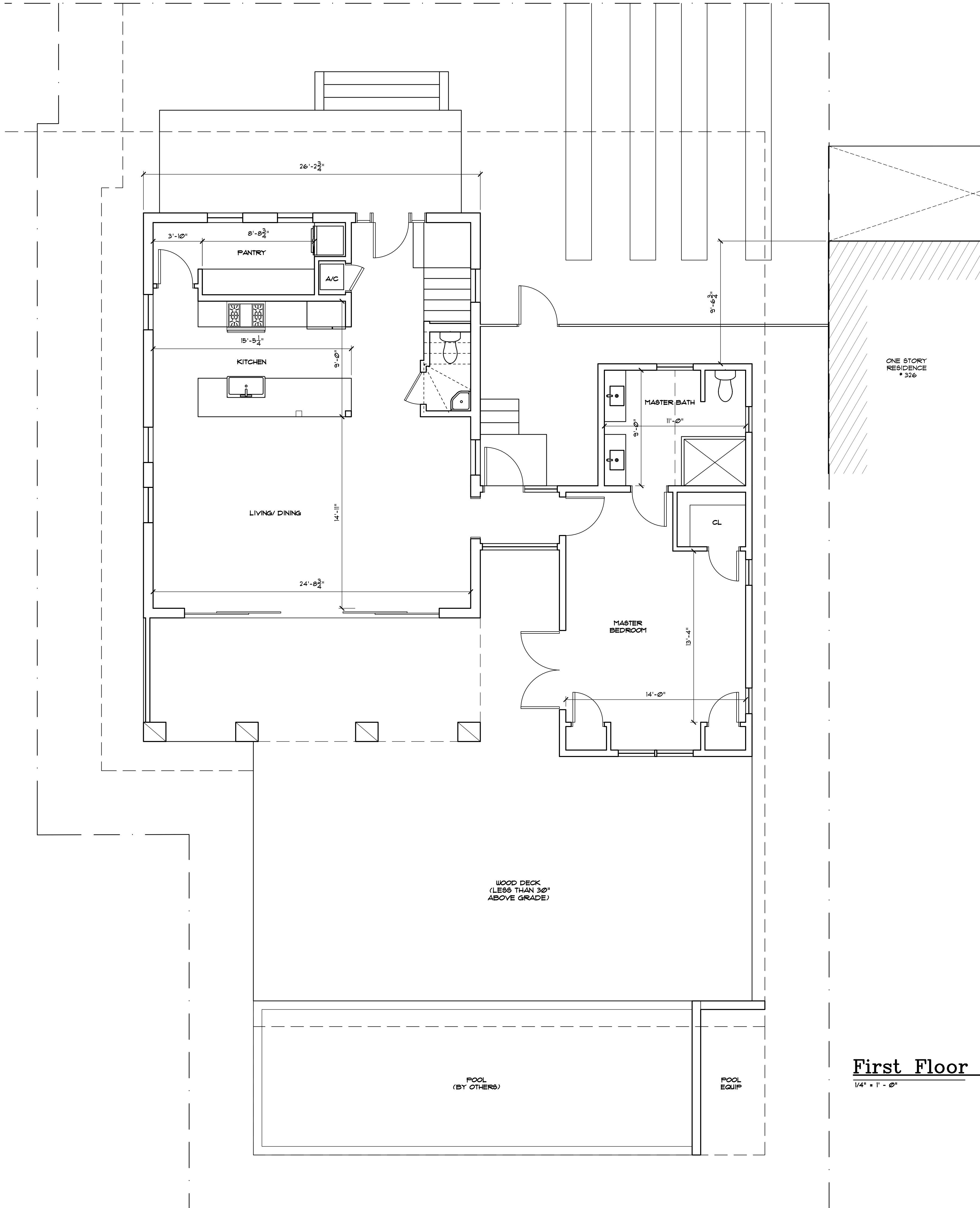
322-324 Truman Ave Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS

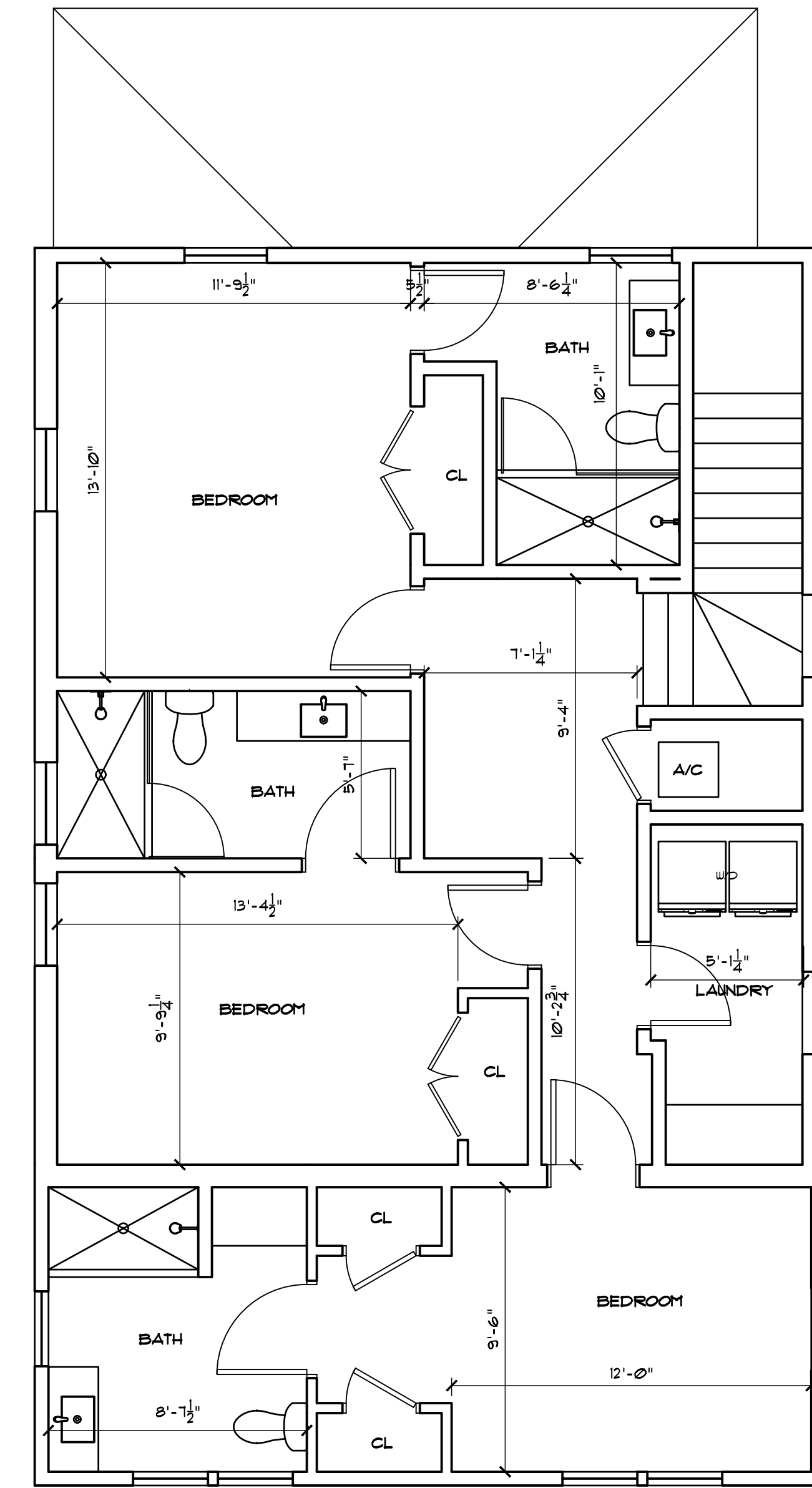
(305) 296 3611 610 White St, Key West FL

date:
02/24/22
revision:

sheet:
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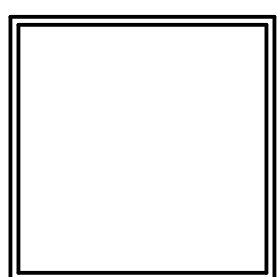
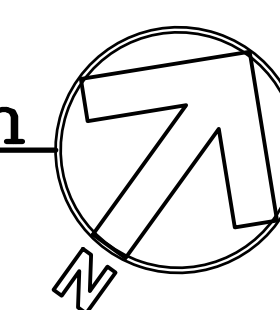


First Floor Plan
1/4" = 1' - 0"



Second Floor Plan
1/4" = 1' - 0"

Proposed 324 Truman Plan
1/4" = 1' - 0"

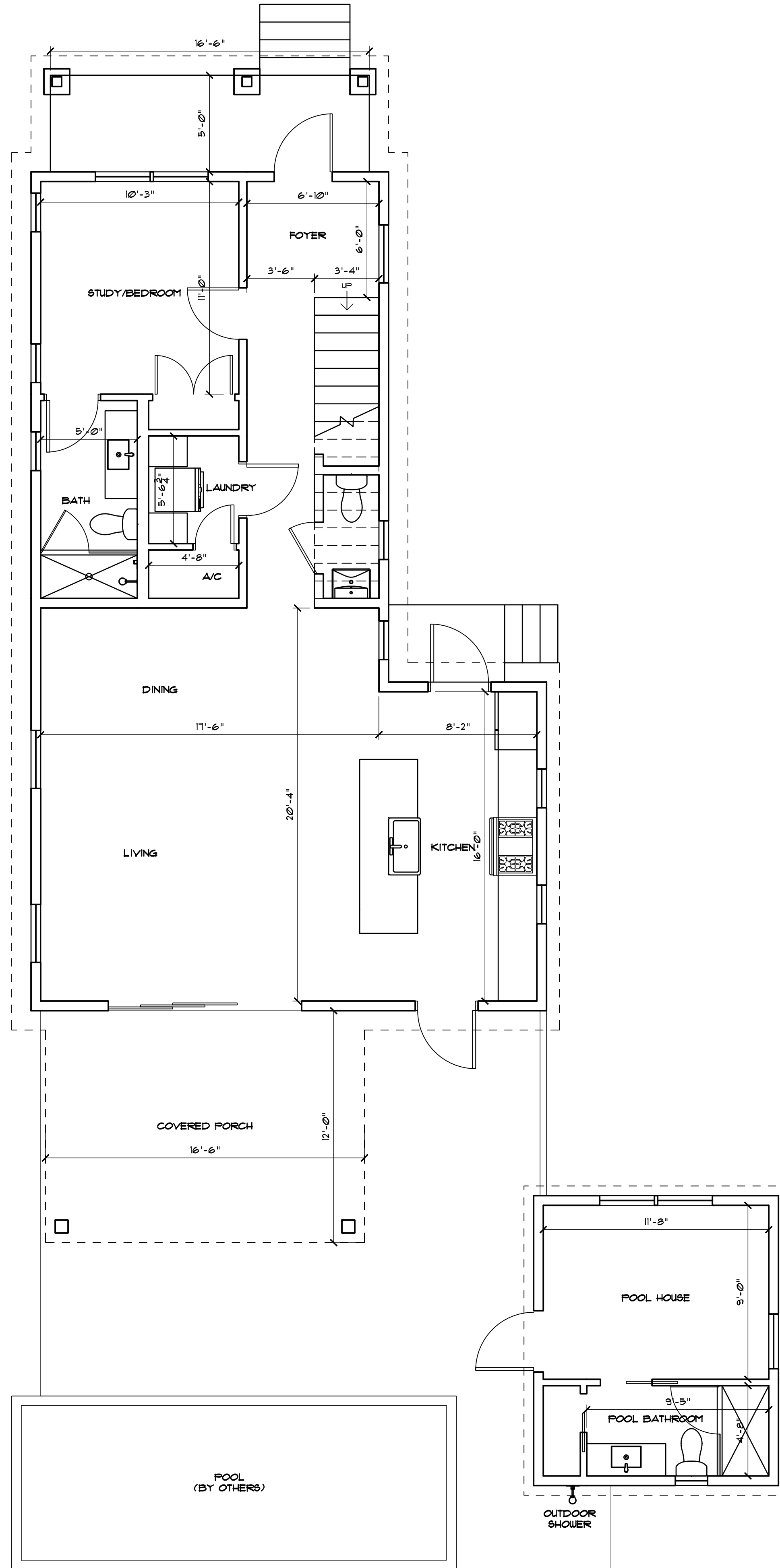


322-324 Truman Avenue
322-324 Truman Ave Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL

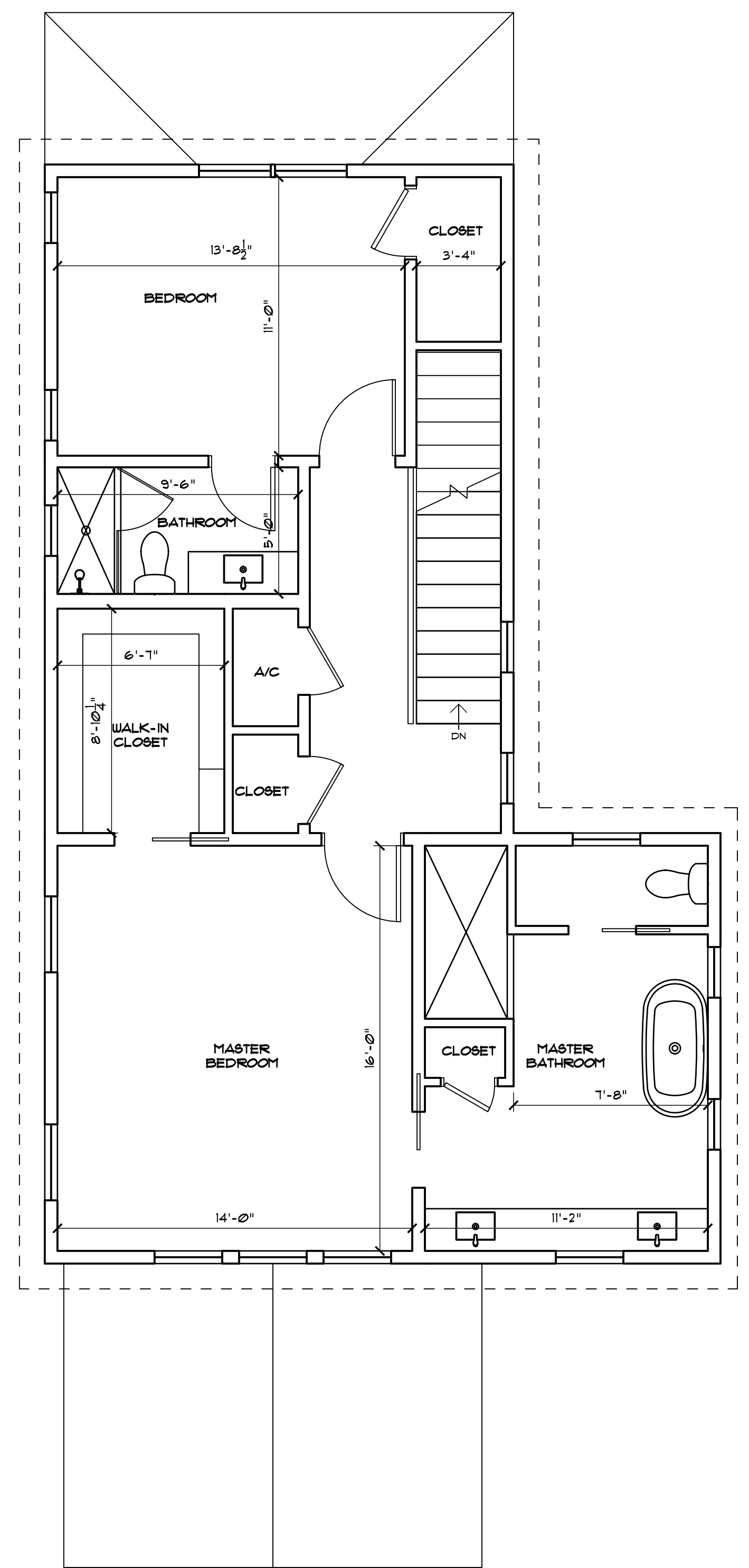
date:
02/24/22
revision:

sheet:
A1.3



First Floor Plan

1/4" = 1' - 0"

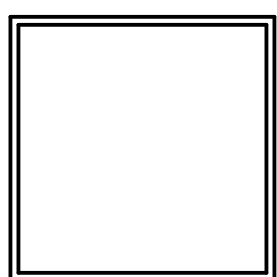
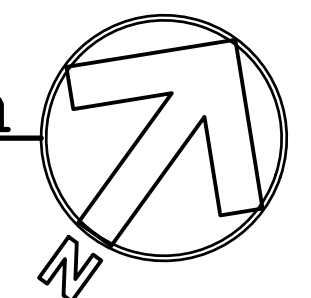


Second Floor Plan

1/4" = 1' - 0"

Proposed 322 Truman Plan

1/4" = 1' - 0"



322-324 Truman Avenue
Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date:
02/24/22
revision:

sheet:
A1.4



EXISTING BUILDING
326 TRUMAN AVE

PROPOSED ADDITION

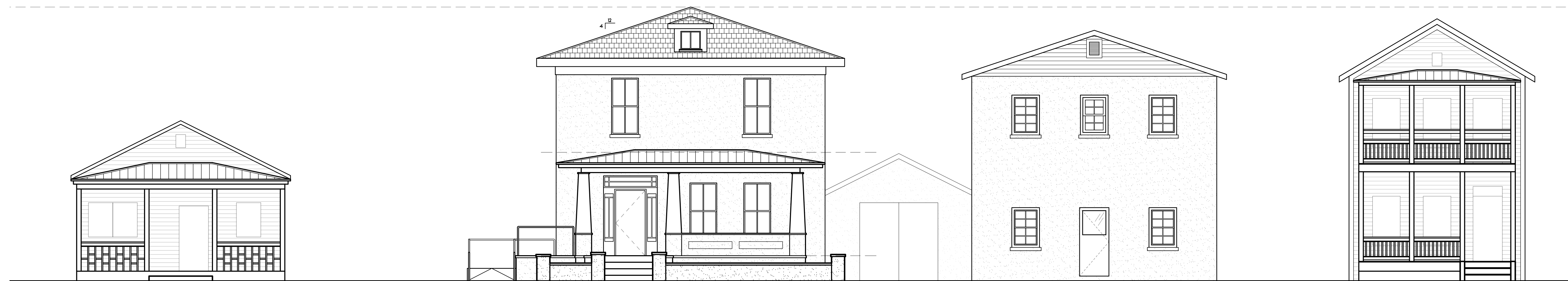
EXISTING BUILDING
324 TRUMAN AVE

PROPOSED BUILDING
322 TRUMAN AVE

EXISTING BUILDING
320 TRUMAN AVE

Proposed Truman St. Elevation

3/16" = 1' - 0"



EXISTING BUILDING
326 TRUMAN AVE

EXISTING BUILDING
324 TRUMAN AVE

EXISTING BUILDING
322 TRUMAN AVE

EXISTING BUILDING
320 TRUMAN AVE

Existing Truman St. Elevation

3/16" = 1' - 0"

322-324 Truman Avenue

322-324 Truman Ave Key West, FL

THOMAS E. POPE, P.A.

POPE-SCARBROUGH-ARCHITECTS
610 White St. Key West FL
(305) 296 3611

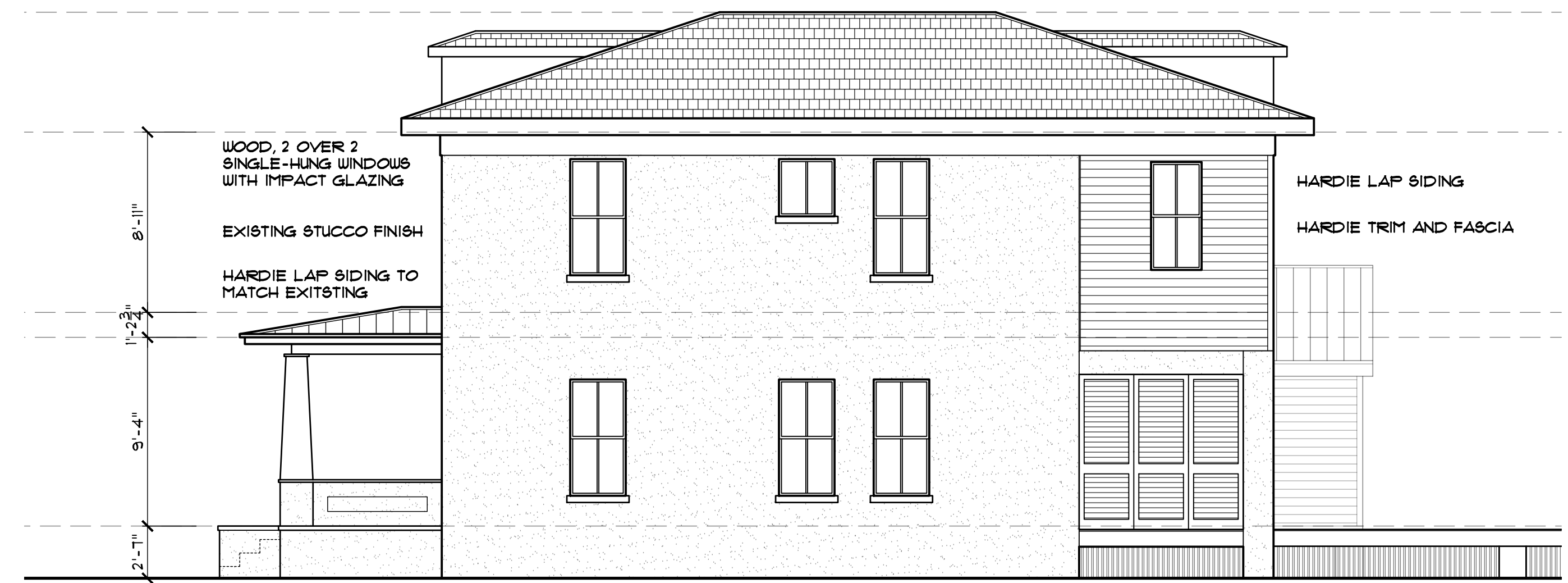
date:
02/24/22
revision:

sheet:
A2.1



Proposed Front Elevation

3/16" = 1' - 0"



Proposed Side Elevation

3/16" = 1' - 0"



Proposed Side Elevation

3/16" = 1' - 0"



Proposed Rear Elevation

3/16" = 1' - 0"

322-324 Truman Avenue

322-324 Truman Ave Key West, FL

THOMAS E. POPE, P.A.

POPE-SCARBROUGH-ARCHITECTS
 610 White St, Key West FL
 (305) 296 3611

date:
02/24/22
revision:

3/16" = 1' - 0"



Proposed Front Elevation

3/16" = 1' - 0"



Proposed Side Elevation

3/16" = 1' - 0"



Proposed Side Elevation

3/16" = 1' - 0"



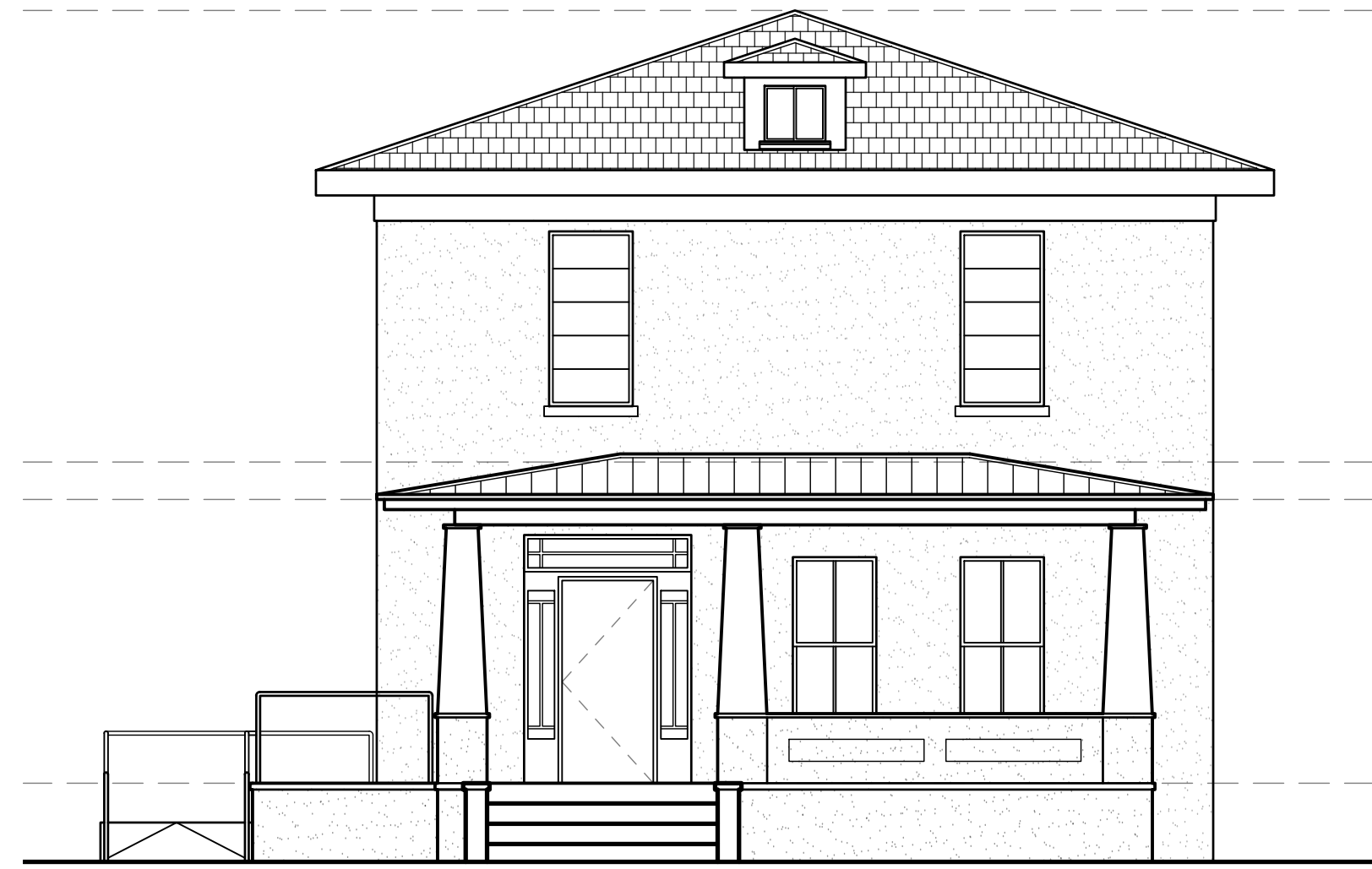
Proposed Rear Elevation

3/16" = 1' - 0"

322-324 Truman Avenue
Key West, FL
322-324 Truman Ave

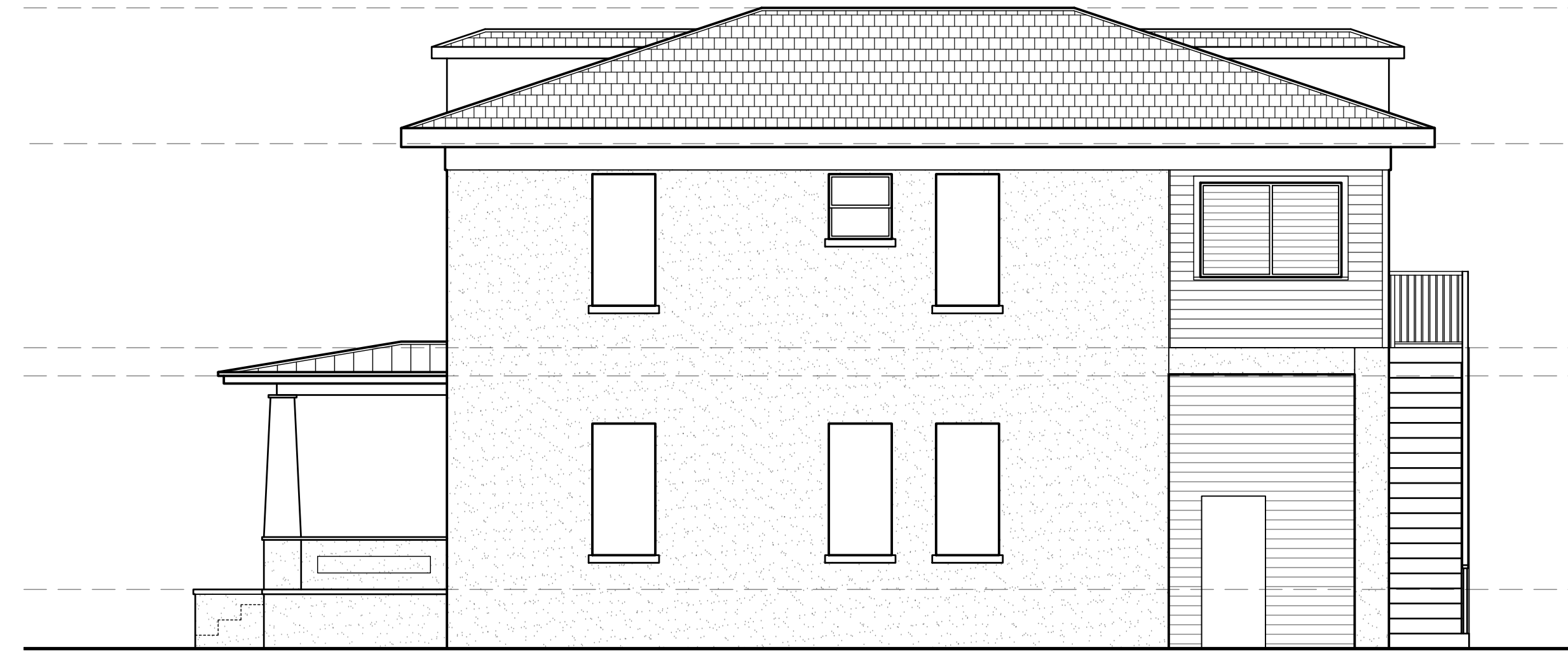
THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date:
02/24/22
revision:



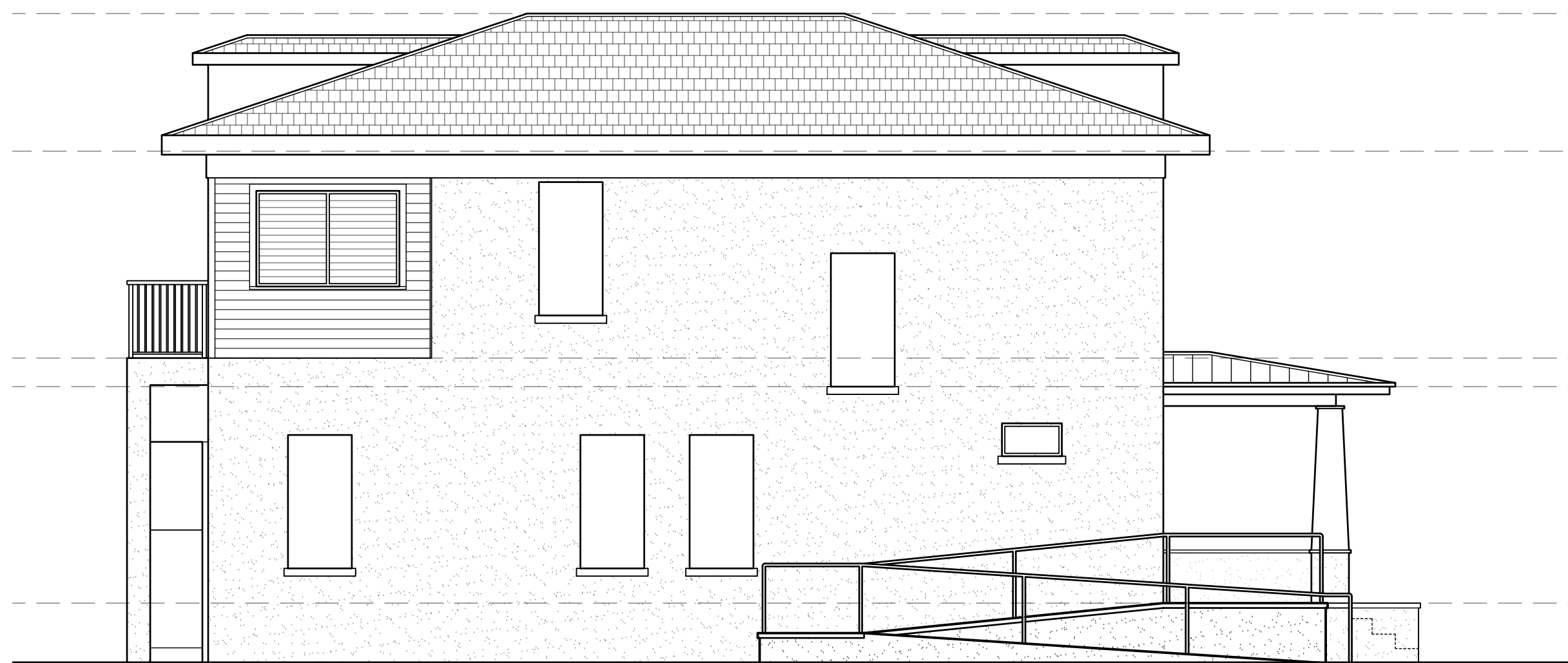
Existing Front Elevation

3/16" = 1' - 0"



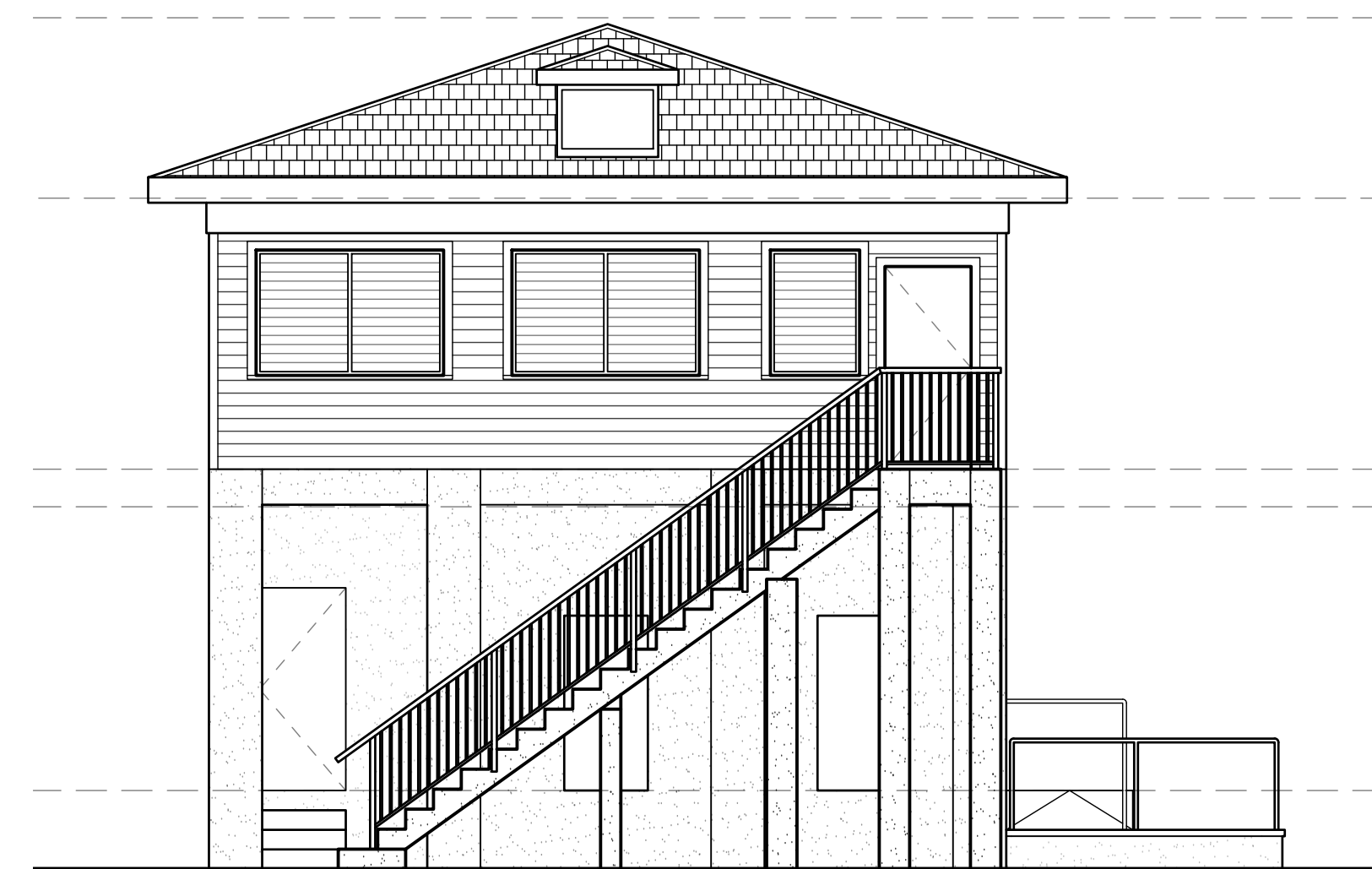
Existing Side Elevation

3/16" = 1' - 0"



Existing Side Elevation

3/16" = 1' - 0"



Existing Rear Elevation

3/16" = 1' - 0"

322-324 Truman Avenue

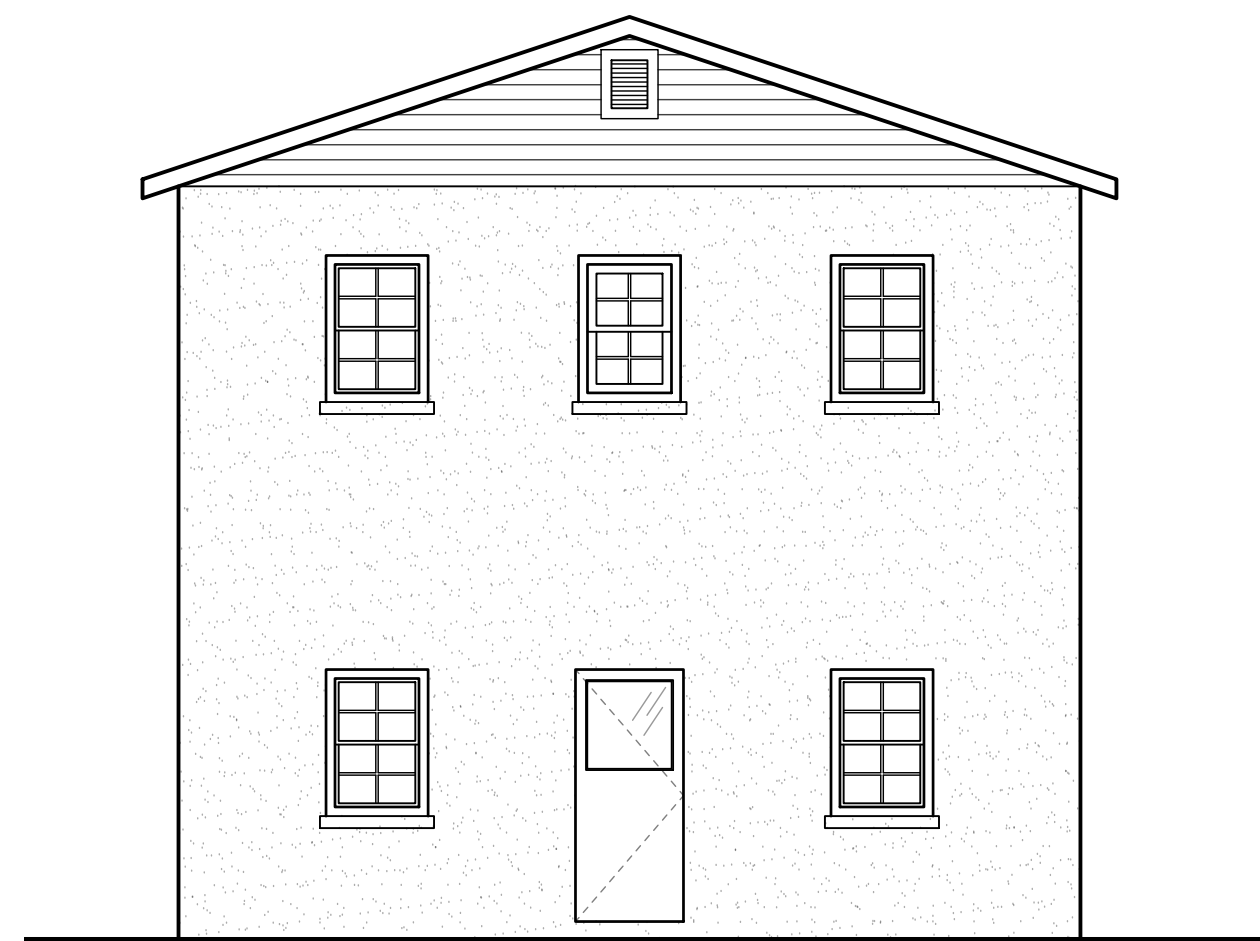
322-324 Truman Ave Key West, FL

THOMAS E. POPE, P.A.

POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

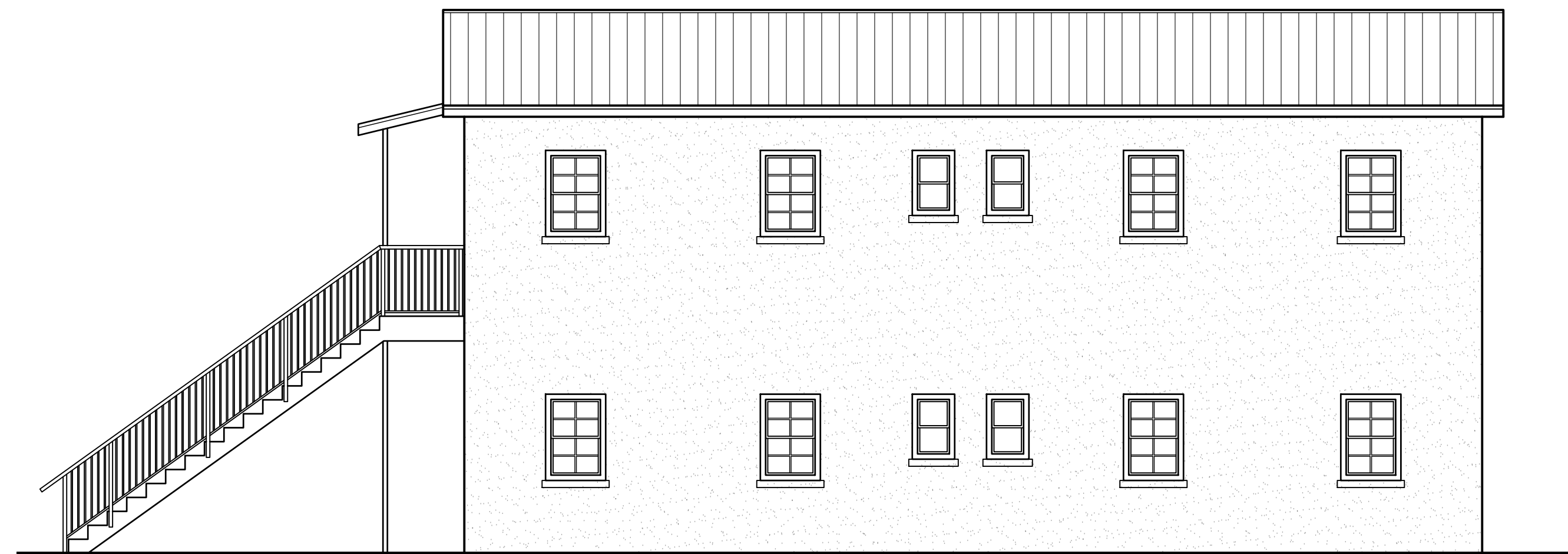
date:
02/24/22
revision:

3/16" = 1' - 0"



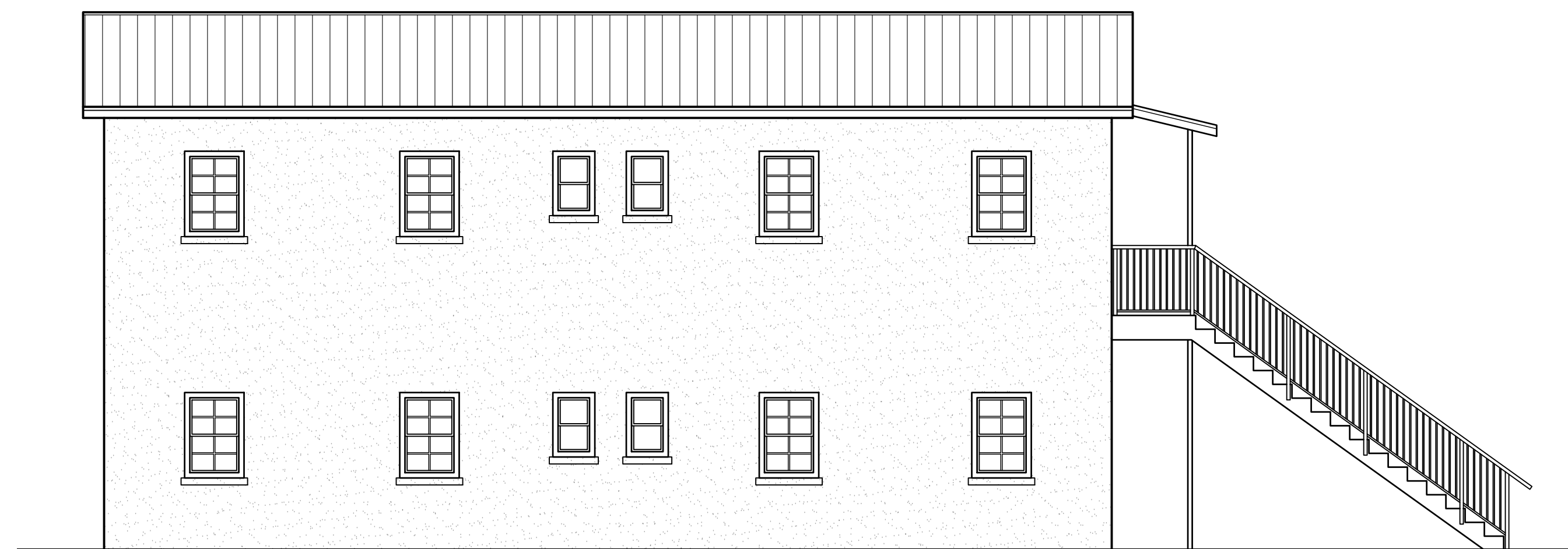
Existing Front Elevation

3/16" = 1' - 0"



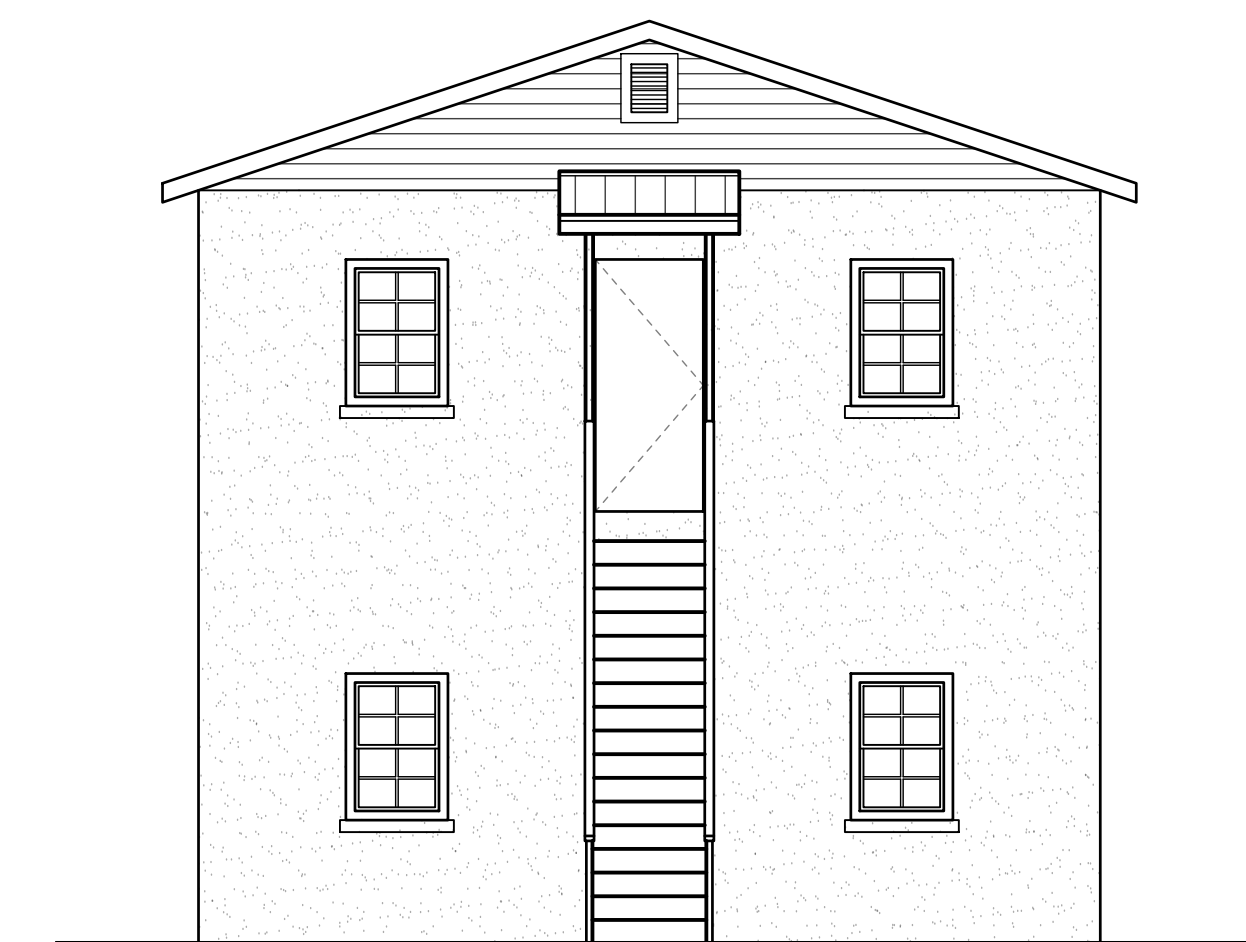
Existing Side Elevation

3/16" = 1' - 0"



Existing Side Elevation

3/16" = 1' - 0"



Existing Rear Elevation

3/16" = 1' - 0"

322-324 Truman Avenue
Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date:
02/24/22
revision:

3/16" = 1' - 0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., April 26, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order 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:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 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:

RENOVATIONS TO EXISTING HOUSE AT 324 TRUMAN AVENUE INCLUDING A ONE-STORY ADDITION. NEW POOL, DECK, AND SITE IMPROVEMENTS. NEW TWO-STORY HOUSE AT 322 TRUMAN AVENUE WITH NEW ACCESSORY STRUCTURE, POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF NON-CONTRIBUTING BUILDING AT 322 TRUMAN AVENUE INCLUDING GARAGE AND SITE ELEMENTS.

#322-324 TRUMAN AVENUE

Applicant – Pope-Scarborough Architects Application #H2022-0011

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

Disclaimer

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

Summary

Parcel ID 00025530-000000
 Account# 1026301
 Property ID 1026301
 Millage Group 11KW
 Location 322 TRUMAN Ave, KEY WEST
 Address
 Legal KW PB1-25-40 PT LT 4 SQR 1 TR 10 A5-121 G9-560 OR1176-211/12 OR1369-456/59 OR1369-460/61 OR2543-1832/65 OR2544-503/04 OR2544-505/06 OR2544-507/08 OR2544-509/10 OR2544-511/12 OR2544-513/14 OR2544-515/16 OR2544-517/18 OR2544-519/20 OR2544-521/22 OR2544-523/24 OR2544-525/26 OR2544-527/28 OR2544-529/30 OR2831-1345 OR2839-2004/05
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property MULTI-FAMILY 8 UNITS (0808)
 Class
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[TDGROUP TRUMAN AVE LLC](#)
 PO Box 370524
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$290,111	\$290,111	\$294,716	\$294,716
+ Market Misc Value	\$722	\$722	\$722	\$722
+ Market Land Value	\$269,642	\$261,770	\$264,722	\$262,127
= Just Market Value	\$560,475	\$552,603	\$560,160	\$557,565
= Total Assessed Value	\$560,475	\$552,603	\$560,160	\$557,565
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$560,475	\$552,603	\$560,160	\$557,565

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	2,412.00	Square Foot	0	0

Buildings

Building ID 1985
 Style 2 STORY ON GRADE
 Building Type RB / RB
 Gross Sq Ft 2416
 Finished Sq Ft 2400
 Stories 2 Floor
 Condition POOR
 Perimeter 292
 Functional Obs 0
 Economic Obs 0
 Depreciation % 31
 Interior Walls WALL BD/WD WAL

Exterior Walls C.B.S.
 Year Built 1955
 Effective Year Built 1998
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 8
 Full Bathrooms 15
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,400	2,400	0
OUF	OP PRCH FIN UL	16	0	0
TOTAL		2,416	2,400	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	380 SF	1
CONC PATIO	1983	1984	1	100 SF	1
FENCES	1983	1984	1	21 SF	3

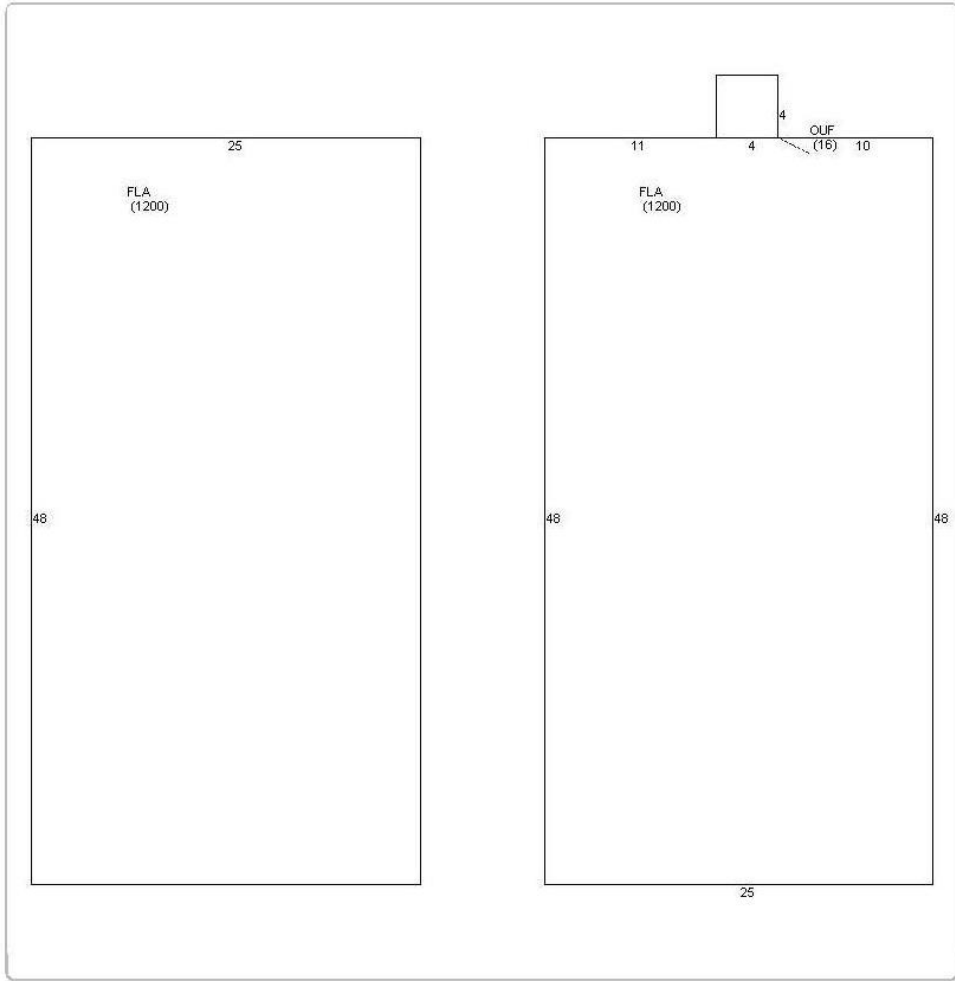
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualfication	Vacant or Improved
2/15/2017	\$100	Quit Claim Deed	2110850	2839	2004	11 - Unqualified	Improved
12/21/2016	\$467,000	Tax Deed	2104040	2831	1345	38 - Unqualified	Improved
11/10/2011	\$0	Order (to be used for Order Det. Heirs, Probate in		2543	1832	19 - Unqualified	Improved
9/17/2011	\$100	Quit Claim Deed		2544	513	11 - Unqualified	Improved
8/17/2011	\$100	Quit Claim Deed		2544	517	11 - Unqualified	Improved
8/11/2011	\$100	Quit Claim Deed		2544	521	11 - Unqualified	Improved
8/10/2011	\$100	Quit Claim Deed		2544	527	11 - Unqualified	Improved
8/9/2011	\$100	Quit Claim Deed		2544	519	11 - Unqualified	Improved
8/4/2011	\$100	Quit Claim Deed		2544	507	11 - Unqualified	Improved
7/19/2011	\$100	Quit Claim Deed		2544	503	11 - Unqualified	Improved
7/18/2011	\$100	Quit Claim Deed		2544	515	11 - Unqualified	Improved
7/14/2011	\$100	Quit Claim Deed		2544	505	11 - Unqualified	Improved
7/7/2011	\$100	Quit Claim Deed		2544	529	11 - Unqualified	Improved
7/5/2011	\$100	Quit Claim Deed		2544	511	11 - Unqualified	Improved
2/3/2011	\$100	Quit Claim Deed		2544	525	11 - Unqualified	Improved
7/19/2010	\$100	Quit Claim Deed		2544	509	11 - Unqualified	Improved
4/8/2010	\$100	Quit Claim Deed		2544	523	11 - Unqualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 TRIM Notice (PDF)

2021 Notices Only

No data available for the following modules: Permits.

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

Summary

Parcel ID 00025520-000000
 Account# 1026298
 Property ID 1026298
 Millage Group 11KW
 Location 324 TRUMAN Ave, KEY WEST
 Address
 Legal IKW PB1-25-40 LOT 3 SQR 1 TR 10 A5-121 G9-560 OR1176-211/12 OR1369-456/59 OR1369-460/61 OR2543-1832/65 OR2544-303/04 OR2544-305/06 OR2544-307/08 OR2544-309/10 OR2544-511/12 OR2544-513/14 OR2544-515/16 OR2544-517/18 OR2544-519/20 OR2544-521/22 OR2544-523/24 OR2544-525/26 OR2544-527 OR2544-529/30 OR2948-57 OR3034-1773
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[TDGROUP TRUMAN AVE LLC](#)
 95990 Overseas Hwy
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$262,011	\$261,039	\$265,055	\$290,801
+ Market Misc Value	\$3,002	\$3,002	\$3,114	\$3,225
+ Market Land Value	\$410,659	\$393,045	\$418,796	\$418,796
= Just Market Value	\$675,672	\$657,086	\$686,965	\$712,822
= Total Assessed Value	\$675,672	\$657,086	\$686,965	\$671,572
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$675,672	\$657,086	\$686,965	\$712,822

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,753.00	Square Foot	50.25	94.58

Buildings

Building ID 1984
 Style 2 STORY ON GRADE
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3747
 Finished Sq Ft 2020
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 268
 Functional Obs 0
 Economic Obs 0
 Depreciation % 35
 Interior Walls WALL BD/WD WAL

Exterior Walls C.B.S. with 4% WD FRAME
 Year Built 1944
 Effective Year Built 1990
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 4
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETACHED GARAGE	361	0	0
EPB	ENCL PORCH BLK	80	0	0
OPX	EXC OPEN PORCH	200	0	0
FHS	FINISH HALF ST	1,050	0	0
FLA	FLOOR LIV AREA	2,020	2,020	0
OPU	OP PR UNFIN LL	36	0	0

TOTAL	3,747	2,020	0
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Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1943	1944	1	120 SF	4
TILE PATIO	1964	1965	1	12 SF	3
CH LUNK FENCE	1990	1991	1	160 SF	1
CONC PATIO	1990	1991	1	550 SF	2
FIN DET UTILIT	1990	1991	1	96	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/29/2020	\$950,000	Warranty Deed	2275176	3034	1773	05 - Qualified	Improved
11/10/2011	\$100	Order (to be used for Order Det. Heirs, Probate in		2543	1832	19 - Unqualified	Improved
9/17/2011	\$100	Quit Claim Deed		2544	513	11 - Unqualified	Improved
8/17/2011	\$100	Quit Claim Deed		2544	517	11 - Unqualified	Improved
8/11/2011	\$100	Quit Claim Deed		2544	521	11 - Unqualified	Improved
8/10/2011	\$100	Quit Claim Deed		2544	527	11 - Unqualified	Improved
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7/18/2011	\$100	Quit Claim Deed		2544	515	11 - Unqualified	Improved
7/14/2011	\$100	Quit Claim Deed		2544	505	11 - Unqualified	Improved
7/7/2011	\$100	Quit Claim Deed		2544	529	11 - Unqualified	Improved
7/5/2011	\$100	Quit Claim Deed		2544	511	11 - Unqualified	Improved
2/3/2011	\$100	Quit Claim Deed		2544	525	11 - Unqualified	Improved
7/19/2010	\$100	Quit Claim Deed		2544	509	11 - Unqualified	Improved
4/8/2010	\$100	Quit Claim Deed		2544	523	11 - Unqualified	Improved

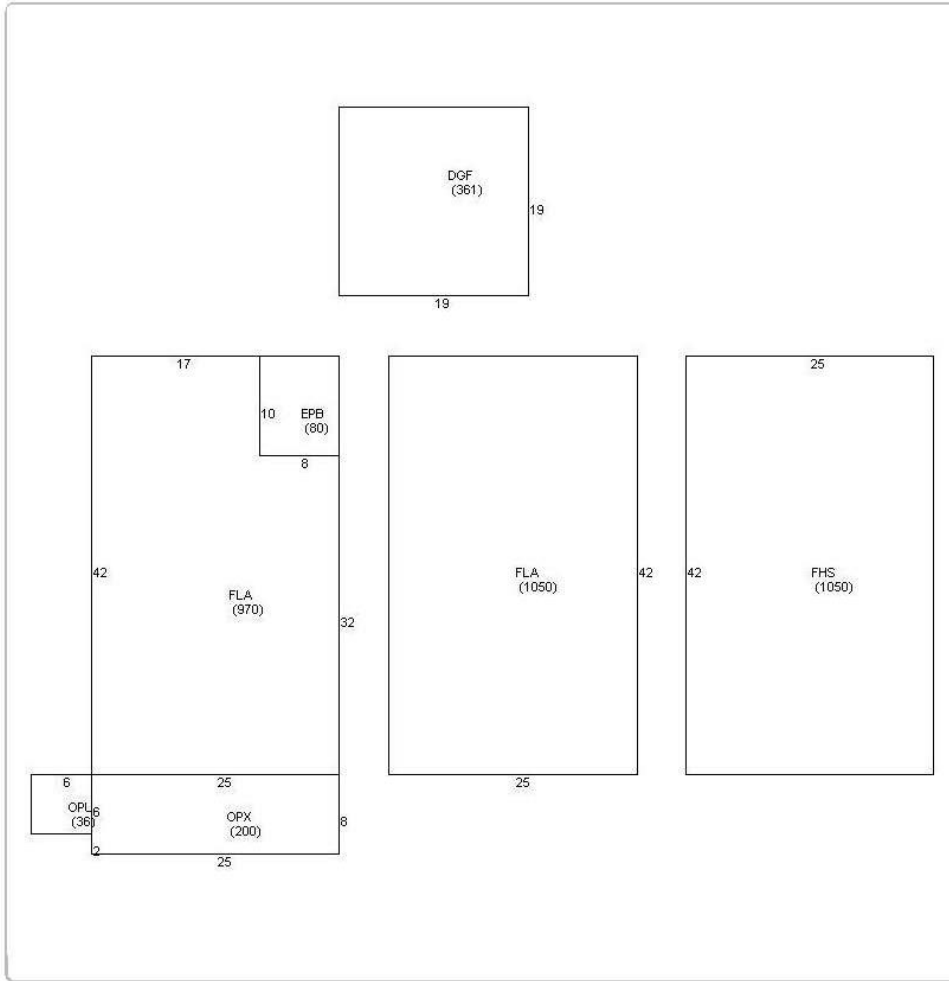
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-4345	12/15/2017	3/14/2019	\$2,500	Residential	DEMO OF BACKYARD LATRINE DUE TO STRANGLER FIG TREE DAMAGED STRUCTURE
06-3782	6/21/2006	9/27/2006	\$1,800	Residential	UP-GRADE SERVICE TO 200 AMPS.
0202402	9/5/2002	10/7/2002	\$1,000	Residential	REPAIR SOFFITS/PAINT BLDG
0100497	1/31/2001	11/2/2001	\$600	Residential	INTERIOR WORK
9802304	9/8/1998	11/29/1999	\$5,000	Residential	HANDICAP RAMP

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Sketches (click to enlarge)



Photos



Map



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Summary

Parcel ID 00025500-000000
 Account# 1026271
 Property ID 1026271
 Millage Group 11KW
 Location 324 1/2 TRUMAN Ave, KEY WEST
 Address
 Legal KW PB -25-40 PT LT 2 SQR 1 TR 10 UU-69 J1-198 H1-185 G9-560 OR1176-211/12 OR1369-456/59 OR1369-460/61 OR2543-1832/35 OR2544-503/04 OR2544-505/06 OR2544-507/08 OR2544-509/10 OR2544-511/12 OR2544-513/14 OR2544-515/16 OR2544-517/18 OR2544-519/20 OR2544-521/22 OR2544-523/24 OR2544-525/26 OR2544-527-28 OR2544-529/30 OR2948-57 OR3034-1773
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property VACANT RES (0000)
 Class
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[TDGROUP TRUMAN AVE LLC](#)
 95990 Overseas Hwy
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$128,447	\$127,021	\$129,440	\$129,440
= Just Market Value	\$128,447	\$127,021	\$129,440	\$129,440
= Total Assessed Value	\$128,447	\$127,021	\$129,440	\$129,440
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$128,447	\$127,021	\$129,440	\$129,440

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	2,376.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/29/2020	\$950,000	Warranty Deed	2275176	3034	1773	05 - Qualified	Vacant
11/10/2011	\$0	Order (to be used for Order Det. Heirs, Probate in		2543	1832	19 - Unqualified	Vacant
9/17/2011	\$100	Quit Claim Deed		2544	513	11 - Unqualified	Vacant
8/17/2011	\$100	Quit Claim Deed		2544	517	11 - Unqualified	Vacant
8/11/2011	\$100	Quit Claim Deed		2544	521	11 - Unqualified	Vacant
8/10/2011	\$100	Quit Claim Deed		2544	527	11 - Unqualified	Vacant
8/9/2011	\$100	Quit Claim Deed		2544	519	11 - Unqualified	Vacant
8/4/2011	\$100	Quit Claim Deed		2544	507	11 - Unqualified	Vacant
7/19/2011	\$100	Quit Claim Deed		2544	503	11 - Unqualified	Vacant
7/18/2011	\$100	Quit Claim Deed		2544	515	11 - Unqualified	Vacant
7/14/2011	\$100	Quit Claim Deed		2544	505	11 - Unqualified	Vacant
7/7/2011	\$100	Quit Claim Deed		2544	529	11 - Unqualified	Improved
7/5/2011	\$100	Quit Claim Deed		2544	511	11 - Unqualified	Vacant
2/3/2011	\$100	Quit Claim Deed		2544	524	11 - Unqualified	Vacant
7/19/2010	\$100	Quit Claim Deed		2544	509	11 - Unqualified	Vacant

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Photos



Map



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2021 Notices Only

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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 purposes. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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GEO SPATIAL

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