



---

# Historic Architectural Review Commission

## Staff Report for Item 11

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: February 25, 2020

Applicant: Richard Dostal

Application Number: H2020-0006

Address: #210 Truman Avenue

### Description of Work:

New one-story accessory structure with green roof and spiral staircase.

### Site Facts:

The site under review is a property containing a one-story frame vernacular residence, built circa 1923. The residence is listed as historic, contributing to the Key West Historic District. The lot also contains an existing 40 square foot shed structure.

### Guidelines Cited on Review:

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 12, 18, 20 and 22.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 4 and 9.

### Staff Analysis:

A Certificate of Appropriateness is under review for the construction of a one-story, 288 square foot accessory structure (24 feet wide by 12 feet deep). The exterior walls are to be stucco. The structure is proposed to have a small porch measuring approximately 8 feet by 10 feet. The porch roof is to be metal supported by wood columns. The structure is also proposed to have a metal spiral staircase leading up to a flat roof with a parapet. The applicant has proposed the flat roof to

be a green roof, and staff feel that the flat roof area would be considered a roof deck. The drawings propose one set of French doors and one small window on the North elevation. The structure is proposed to contain one bedroom and a bathroom.

### Consistency with Cited Guidelines and SOIS:

It is staff's opinion that the proposed design is not consistent with the cited guidelines.

Staff feel that the proposal, particularly the spiral staircase and the roof deck it leads up to, are out of character for the surrounding context and the overall district. The roof form—a flat roof with a parapet to contain the roof deck—is not typical to those structures of same land use on the block. Furthermore, guideline 20 for New Construction in the Historic District reads, “Roof decks and widow’s walks are not allowed on new residential development.”

Guideline 1 for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures reads, “Accessory structures shall be compatible with the principle structure on the lot in materials, detailing, color, style, design, height, scale and massing.” With the use of stucco, the proposed accessory structure differs from the historic principal structure in material, detailing and style. Also, with the utilization elements such as the metal spiral staircase, flat roof deck and parapet, the accessory structure is incompatible with the principal structure in style and design. Guideline 4 for Outbuildings reads, “The design of new outbuildings must be complementary to the existing streetscape if they are visible from the public right-of-way.” Staff feel that the proposed accessory structure will be partially visible from the public right-of-way on Truman Avenue. The proposed design is out of character for the context, and therefore would not be complementary to the existing streetscape.



# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	210 TRUMAN AVE	
NAME ON DEED:	RICK DOSTAL	PHONE NUMBER: 305-766-0239
OWNER'S MAILING ADDRESS:	"	EMAIL: CAPTRICK@EARTHLINK.NET
APPLICANT NAME:	"	PHONE NUMBER:
APPLICANT'S ADDRESS:	"	EMAIL:
APPLICANT'S SIGNATURE:		DATE: 1-24-20

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

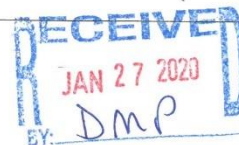
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES 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:	288 SQ. FT - BUILDING, 12' X 24' X 13'. STUCCO, METAL PORCH ROOF. RUSTIC WOOD PORCH POSTS, 10 LIGHT FRENCH DOORS. METAL CIRCULAR STAIRCASE, SMALL WINDOW(S) T.B.T. APPROXIMATELY 8' X 10' WOOD DECK @ FRONT DOOR.
MAIN BUILDING:	N/A
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	N/A



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

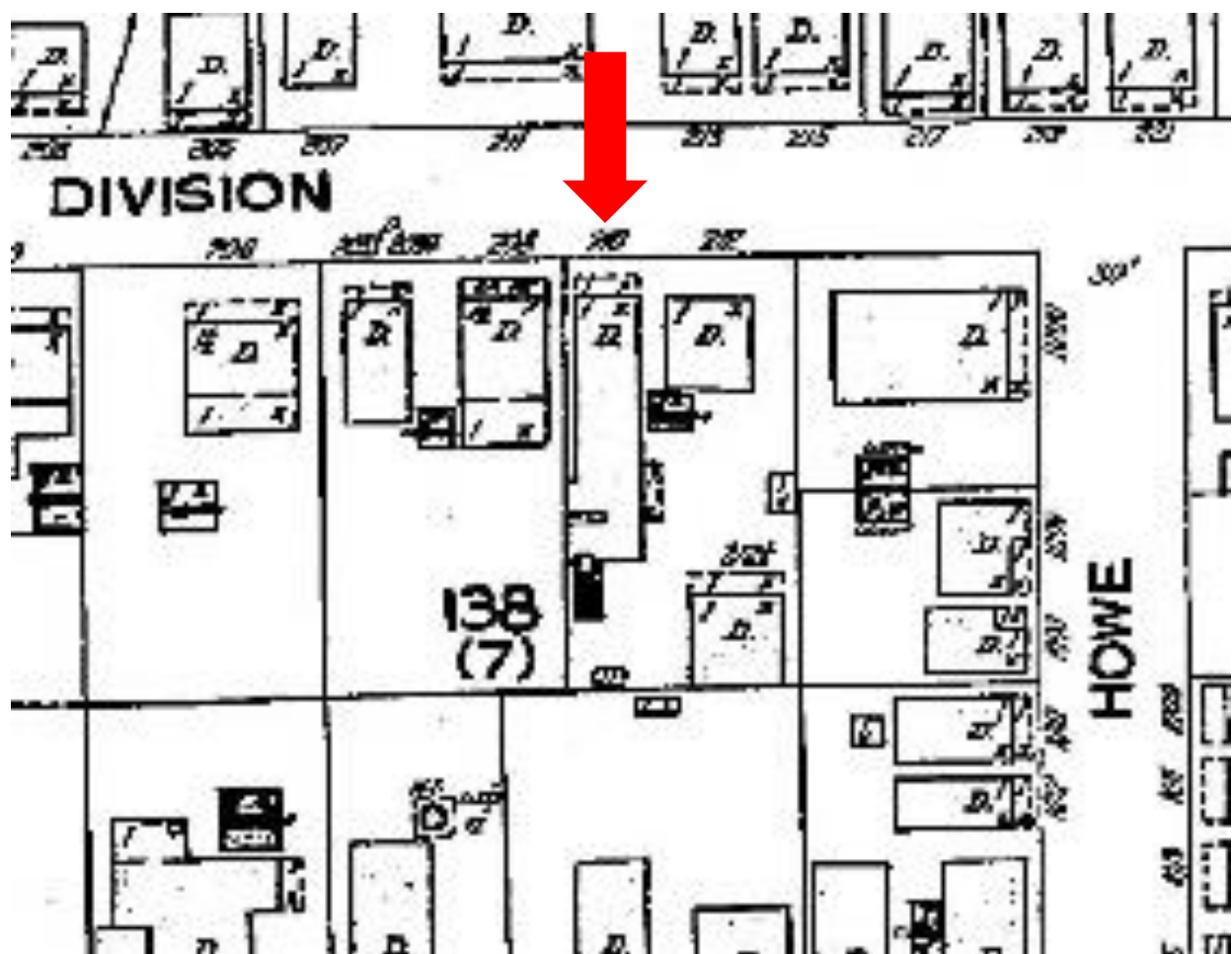
ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

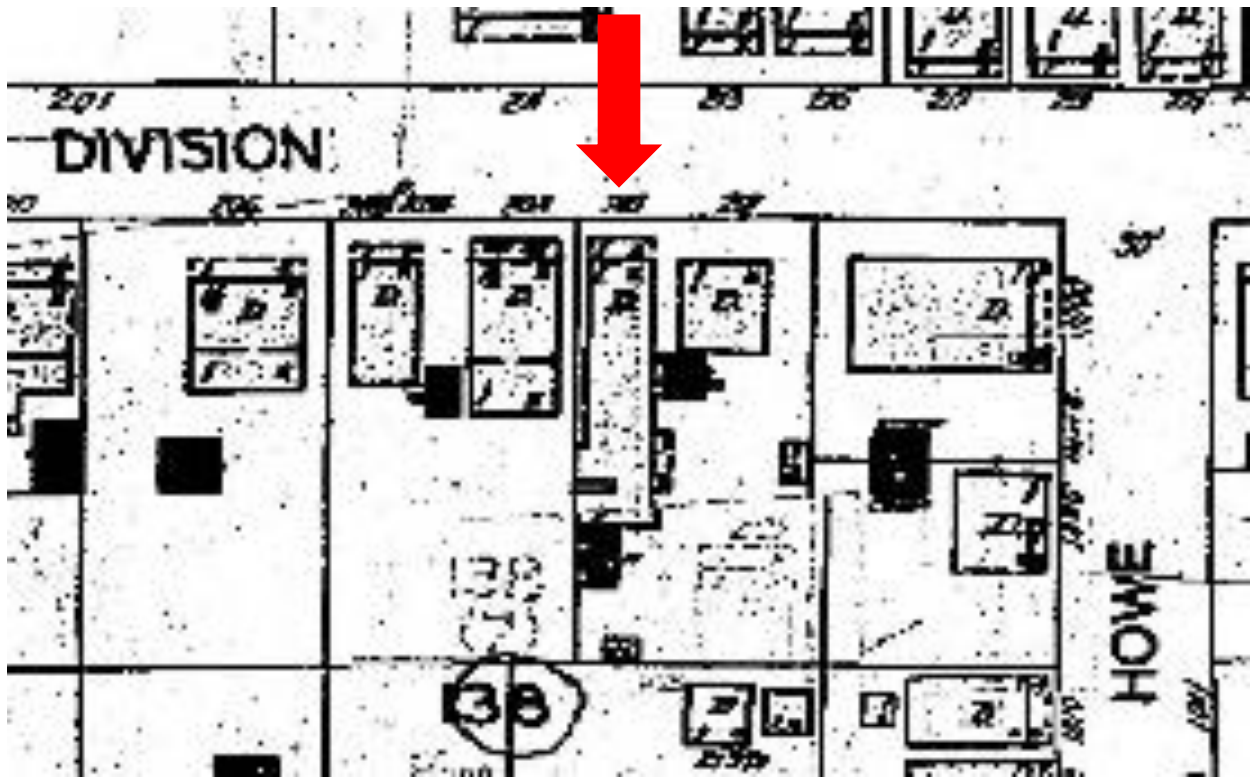
**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

# SANBORN MAPS





1926 Sanborn Map indicating Truman Avenue.



1948 Sanborn Map indicating Truman Avenue.





1962 Sanborn Map indicating Truman Avenue.

# PROJECT PHOTOS



Historic photo of 210 Truman Avenue from 1965.



210 TRUMAN  
LOOKING SOUTH





1006 HOWE ST.  
LOOKING EAST



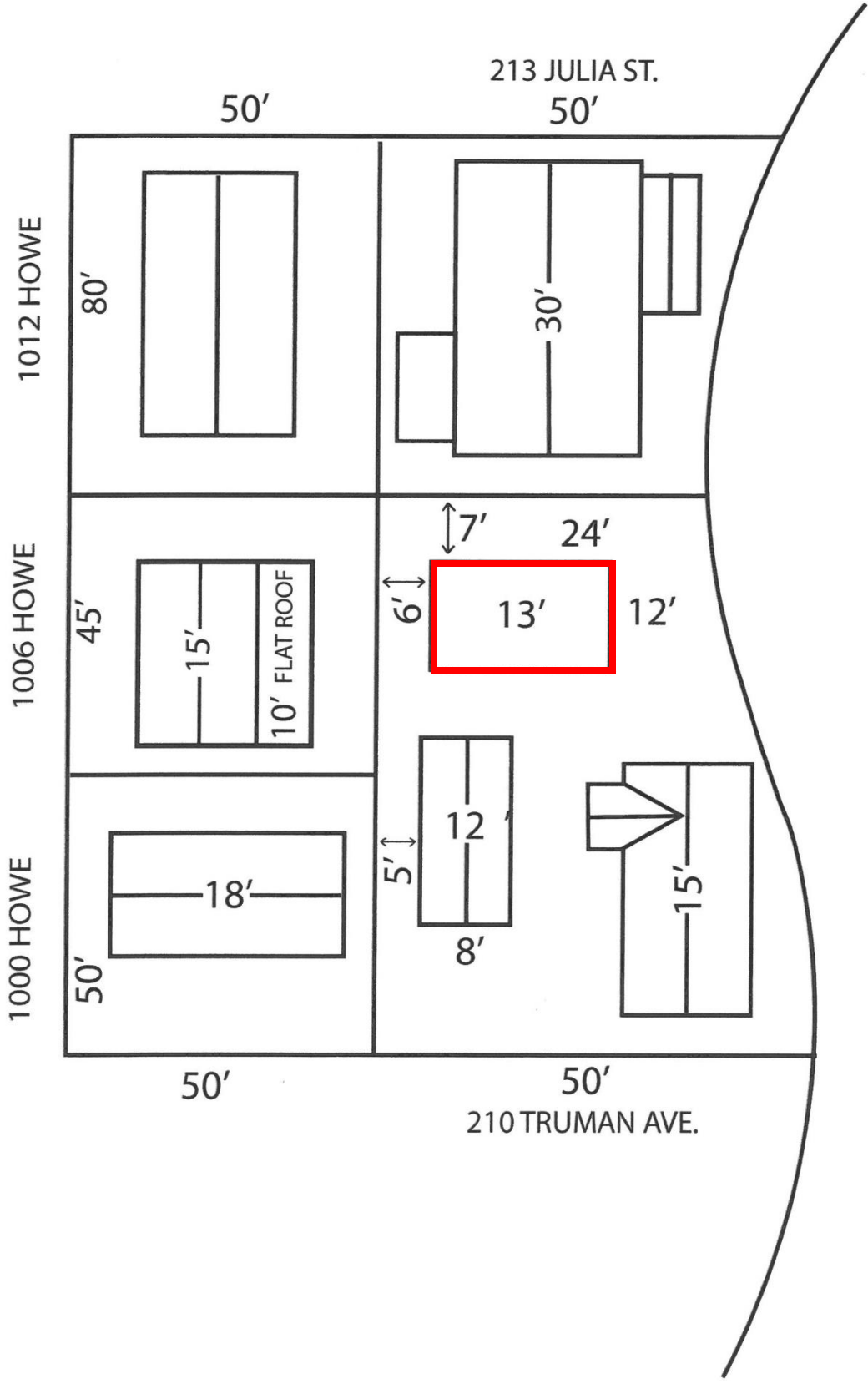
213 JULIA ST.  
LOOKING SOUTH





NOT WHAT I Am proposing!

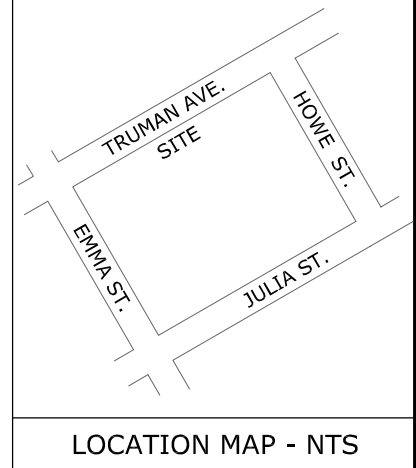
GRINNEL + UNITED



# SURVEY

# MAP OF BOUNDARY SURVEY

## Lots 3 and 4 in Square 7 of Tract 10 according to E.C. Howe's Map ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA



**LEGAL DESCRIPTIONS:**

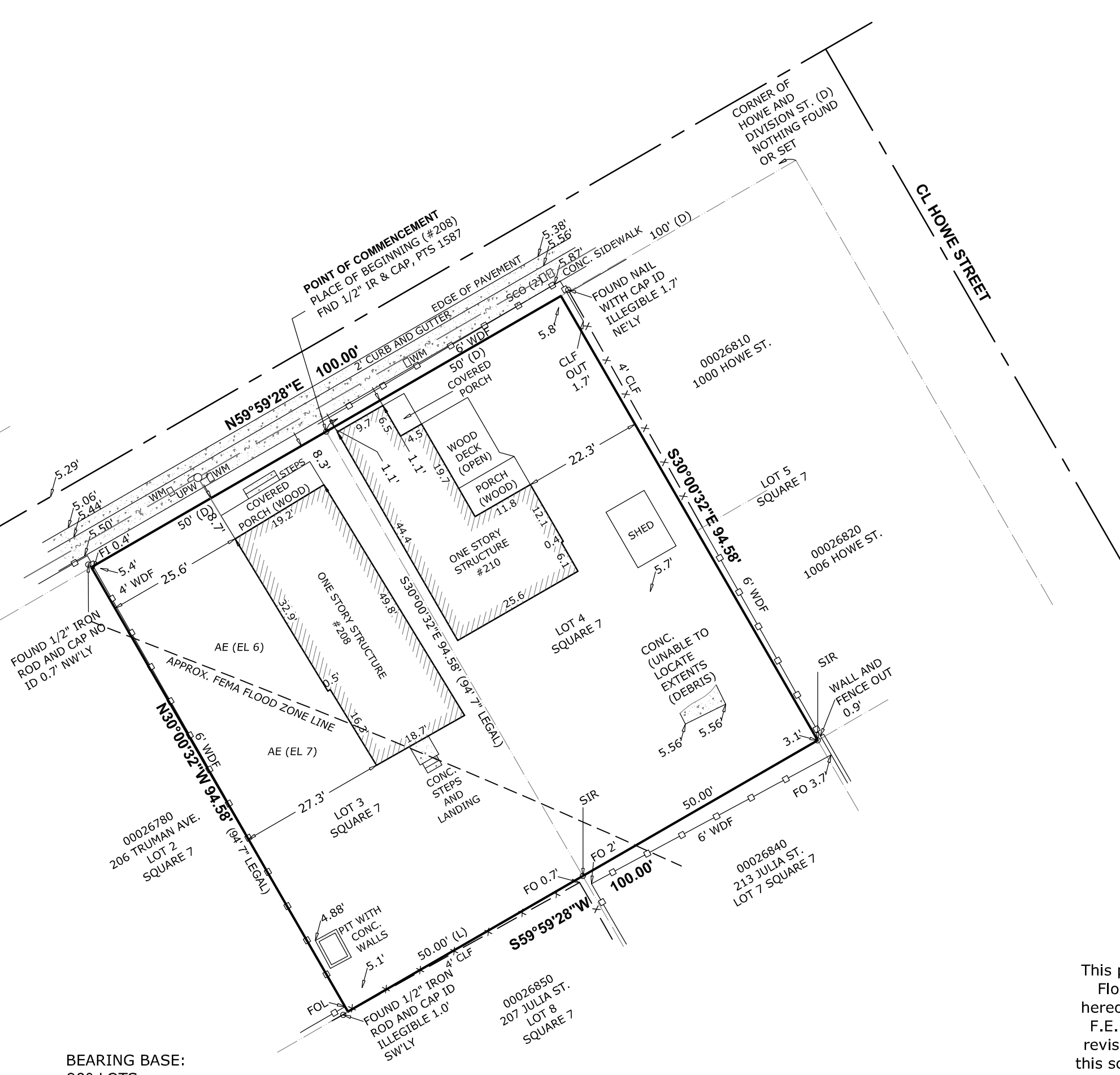
OFFICIAL RECORDS BOOK 2681, PAGE 1682  
On the Island of Key West, known on Wm. A. Whitehead's map, dedicated February, A.D., 1829, as part of Tract Number Ten (10) but better known and described as Lot Number Three (3) in Square Seven (7) according to a subdivision made of Tract Ten (10) by Edward C. Howe, and is bounded as follows:

Commencing at a point in said Square Seven (7) on Division street, one hundred (100) feet from the corner of Howe Street, and running thence in a Southwesterly direction along said Division Street fifty (50) feet; thence at right angles in a Southeasterly direction and parallel with Howe and Emma Streets in ninety-four (94) feet seven (7) inches; thence at right angles in a Northeasterly direction and parallel with Division and Julia Streets fifty (50) feet; thence at right angles in a Northwesterly direction ninety-four (94) feet seven (7) inches back to Division Street at the place of beginning.

AND

OFFICIAL RECORDS BOOK 1266, PAGE 2000  
On the Island of Key West, and is part of Tract Ten (10), according to William A. Whitehead's Map of the Island of Key West, delineated in February A.D. 1829, but now better known as Lot Four (4) in Square Seven (7) of said Tract Ten (10) according to E.C. Howe's Map or Plan of said Tract Ten (10). Said lot having a frontage of fifty (50) feet on Division Street and extending back at right angles on both lines thereto Ninety Four (94) feet and Seven (7) inches.

NOTE: PROPERTIES SURVEYED AS ONE SITE PER THE CLIENTS REQUEST



BENCHMARK:  
NORTH RIM SANITARY MANHOLE  
EL. = 5.02', NGVD29

INTERSECTION NWLY ROW  
LINE TRUMAN AVENUE  
AND NELY ROW LINE  
EMMA STREET (FOUND  
NAIL AND DISK LB 7846)

30' RIGHT OF WAY TOTAL  
(DIVISION STREET - LEGAL)  
CL TRUMAN AVENUE

CL EMMA STREET

NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION  
SCALE: 1" = 20'

BEARING BASE:  
90° LOTS  
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED  
ADDRESS:  
208-210 TRUMAN STREET  
KEY WEST, FLORIDA

SURVEYORS NOTES:  
ELEVATIONS SHOWN AS X.XX REFER  
TO NGVD29 VERTICAL DATUM  
BENCHMARK USED: PID AA0018  
STAMPING: U26-7, 1966  
ELEV.: 11.63', NGVD29  
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION: 6' & 7'

This parcel crosses more than one National Flood Insurance Program Flood Zone line(s), the approximate location of which are shown hereon. These lines are approximate in their location, as scaled from F.E.M.A. Flood Insurance Rate Map 12087C, Panel No. 1516K, last revised on 02/18/05. The flood map is at a scale of 1" = 500' ±. At this scale the line itself is 10'± in width. In addition to the small scale the map is extremely vague, making precise location of the subject parcel impossible. These lines are shown hereon for informational purposes only, and should not be used as the sole criteria for determining construction limits. The location of these lines should be verified by the appropriate authorities prior to construction.

LEGAL DESCRIPTION -  
SEE ABOVE

CERTIFIED TO -  
RICHARD DOSTAL

NOTES:  
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.  
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.  
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.  
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- |                                      |  |                                    |                             |
|--------------------------------------|--|------------------------------------|-----------------------------|
| BFP = BACK-FLOW PREVENTER            | FI = FENCE INSIDE                              | P = PLAT                           | TOB = TOP OF BANK           |
| BO = BLOW OUT                        | FND = FOUND                                    | TOS = TOE OF SLOPE                 | TS = TRAFFIC SIGN           |
| C = CALCULATED                       | FND&D = FOUND NAIL & DISK (#XXXX)              | PC = POINT OF CURVE                | TYP = TYPICAL               |
| C&G = 2' CONCRETE CURB & GUTTER      | FOL = FENCE ON LINE                            | PCC = POINT OF COMPOUND CURVE      | UEASE = UTILITY EASEMENT    |
| CS = CONCRETE BLOCK                  | GB = GRADE BREAK                               | PCP = PERMANENT CONTROL POINT      | URC = CONCRETE UTILITY POLE |
| CBRW = CONCRETE BLOCK WALL           | GI = GRATE INLET                               | PI = POINT OF INTERSECTION         | UPM = METAL UTILITY POLE    |
| CBRW = CONCRETE BLOCK RETAINING WALL | GL = GROUND LEVEL                              | PK = PARKER KALON NAIL             | UPW = WOOD UTILITY POLE     |
| CI = CURB INLET                      | GW = GUY WIRE                                  | PM = PARKING METER                 | WB = VIDEO BOX              |
| CL = CENTERLINE                      | HB = HOSE BIB                                  | POB = POINT OF BEGINNING           | WD = WOOD DECK              |
| CLF = CHAINLINK FENCE                | IP = IRON PIPE                                 | POC = POINT OF COMMENCEMENT        | WF = WOOD FENCE             |
| CM = CONCRETE MONUMENT               | IR = IRON ROD                                  | PRC = POINT OF REVERSE CURVE       | WM = WATER METER            |
| CONC = CONCRETE                      | L = ARC LENGTH                                 | PRM = PERMANENT REFERENCE MONUMENT | WRAC = WATER VALVE ON SHORE |
| C/S = CONCRETE SLAB                  | LE = LOWER ENCLOSURE                           | PT = POINT OF TANGENT              | WV = WATER VALVE            |
| CVRD = COVERED                       | LS = LANDSCAPING                               | R = RADIUS                         | T = TREE                    |
| D = DEED                             | M = MEASURED                                   | ROL = ROOF OVERHANG LINE           | TBW = BUTTWOOD              |
| DEASE = DRAINAGE EASEMENT            | MB = MAILBOX                                   | ROWL = RIGHT OF WAY LINE           | TGL = GUMBO LIMBO           |
| DELTA = DELTA ANGLE                  | MHWL = MEAN HIGH WATER LINE                    | R/W = RIGHT OF WAY                 | TMA = MAHOGANY              |
| DMH = DRAINAGE MANHOLE               | MTLF = METAL FENCE                             | SCO = SANITARY CLEAN-OUT           | TO = OAK                    |
| EB = ELECTRIC BOX                    | NAVD = NORTH AMERICAN VERTICAL DATUM (1988)    | SNBD = SET NAIL & DISK LB 7846     | TPA = PALM                  |
| EL = ELEVATION                       | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | SIR = SET IRON ROD 1/2" LB 7846    | TPNIN = ROYAL POINCIANA     |
| ELEV = ELEVATED                      | NTS = NOT TO SCALE                             | SPV = SPRINKLER CONTROL VALVE      | TSCN = SCHEFFLERA           |
| EM = ELECTRIC METER                  | OHW = OVERHEAD WIRES                           | SV = SEWER VALVE                   | TSG = SEAGRAPE              |
| ENCL = ENCLOSURE                     |  | TB = TELEPHONE BOX                 | TUNK = UNKNOWN              |
| FEE = FINISHED FLOOR ELEVATION       |  | TBM = TIDAL BENCHMARK              |                             |
| FH = FIRE HYDRANT                    |  | TMH = TELEPHONE MANHOLE            |                             |

SCALE: 1"=20'  
FIELD WORK DATE 03-26-15  
REVISION DATE -/-/  
SHEET 1 OF 1  
DRAWN BY: GF  
CHECKED BY: RER  
INVOICE #: 15032302

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

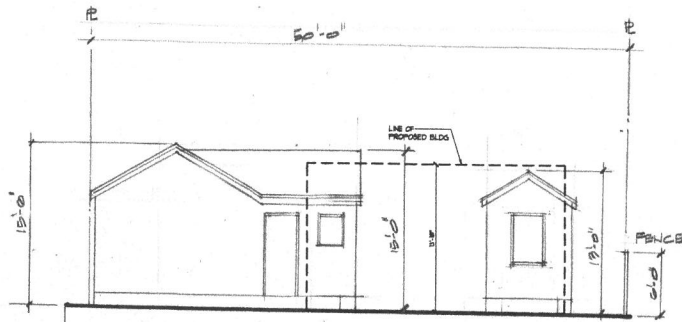
SIGNED: *Robert E. Reece*  
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

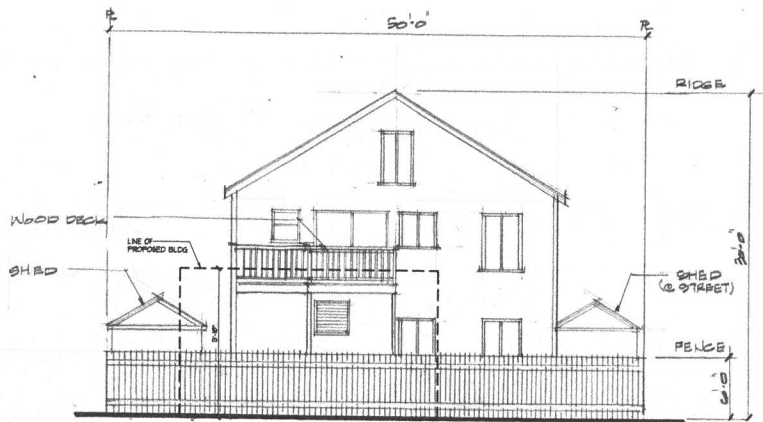
**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

# PROPOSED DESIGN

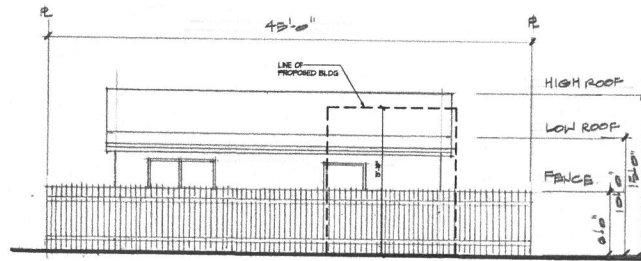
PDF SENT



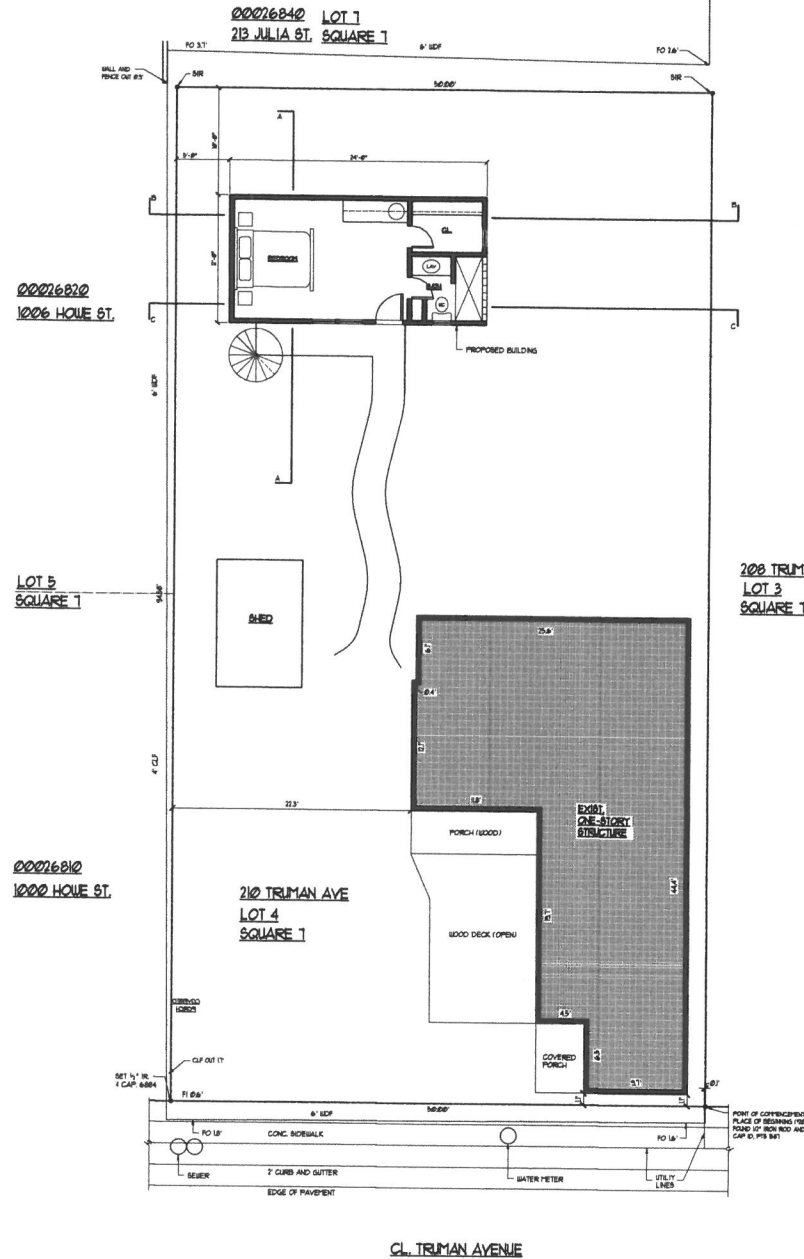
C-C LOOKING NORTH  
3/8" = 1'-0" (210 TRUMAN ST.)



B-B LOOKING SOUTH  
3/8" = 1'-0" (210 JULIA ST.)



A-A LOOKING EAST  
3/8" = 1'-0" (1000 HOWE ST.)



EXISTING SITE PLAN  
3/8" = 1'-0"



LOCATION MAP - NTA

210 TRUMAN AVE  
LOT 3  
SQUARE 1

**WA**  
WILLIAM VOGAN  
ARCHITECTS  
ARCHITECTURAL PLANNERS

706 Catherine St.  
Key West, FL  
33040  
T: (305) 296-4435

ARCHITECTURAL SEAL:

PROJECT:  
210 TRUMAN AVE.  
RENOVATIONS  
210 TRUMAN AVE.  
KEY WEST, FL. 33040

ISSUE:

DRAWN BY: EGW  
CHECKED BY: WV  
APPROVED BY: WV  
PROJECT NO. 1402

TITLE:  
EXISTING  
SITE PLAN

NUMBER:

PA1.1 a

01-23-20



SITE DATA	208-210 TRUMAN AVE.		FLOOD AE- 6&7		ZONE HMOR	
	PROPOSED		EXISTING		ALLOWED	
FEMA BFE	5'-6"		5'		AE-7	
SETBACKS						
FRONT	270	*SHED*	11'	EXISTING HOUSE	10'	
SIDE	50'	*SHED*	223'		5'	
SIDE	349'		256'		5'	
REAR	15'		36.8'		5'	
LOT SIZE	9,458 SF		9,458 SF		6,000 SF MIN	
BUILDING COVERAGE (W/EAVES)	2,220 SF	23.4%	2,049 SF	21%	3,783 SF	40%
BUILDING HEIGHT (SHED)	14.5'				30'	
IMPERVIOUS AREA	2,416 SF	25.5%	2,245 SF	24%	5,674 SF	60%
OPEN SPACE	7,042 SF	74.5%	7,213 SF	76%	2,837 SF MIN	30%



**NORTH ELEVATION**  
 1/4" = 1'-0"

DO NOT SCALE FROM DRAWING

**WA**

WILLIAM VOGAN  
 ASSOCIATES  
 ARCHITECTS • PLANNERS

P.O. Box 610823  
 413 Bard Street  
 Port Huron, MI  
 48061-0823

T: (810)985-3511  
 E: williamvogan@gmail.com

ARCHITECTURAL SEAL:

CLIENT: \_\_\_\_\_

210 TRUMAN AVE.  
 KEY WEST, FL 33040  
 PROJECT: \_\_\_\_\_

RENOVATION

ISSUE: \_\_\_\_\_

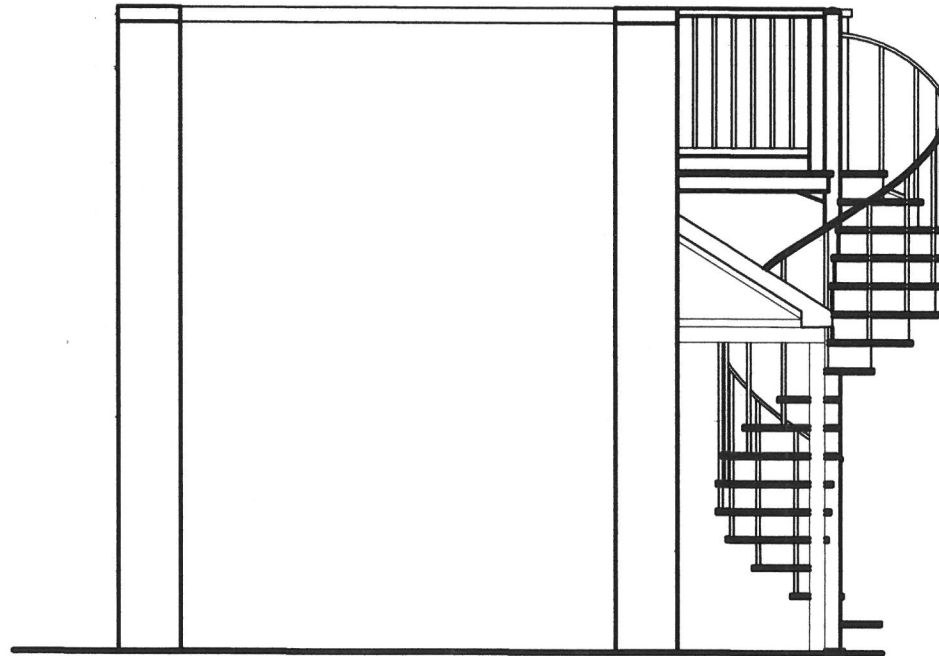
\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DRAWN BY: EGW  
 CHECKED BY: WV  
 APPROVED BY: WV  
 PROJECT NO. 1402

TITLE: \_\_\_\_\_  
 ELEVATION

NUMBER: \_\_\_\_\_

**P2.1**  
 06-26-19



**EAST ELEVATION**

**1/4" = 1'-0"**

**DO NOT SCALE FROM DRAWING**

**WA**

**WILLIAM VOGAN**  
ASSOCIATES  
ARCHITECTS + PLANNERS

P.O. Box 610823  
413 Bard Street  
Port Huron, MI  
48061-0823

T: (810)985-3511  
E: william.vogan@gmail.com

**ARCHITECTURAL SEAL:**

**CLIENT:**

210 TRUMAN AVE.  
KEY WEST, FL 33040

**PROJECT:**  
**RENOVATION**

**ISSUE:**

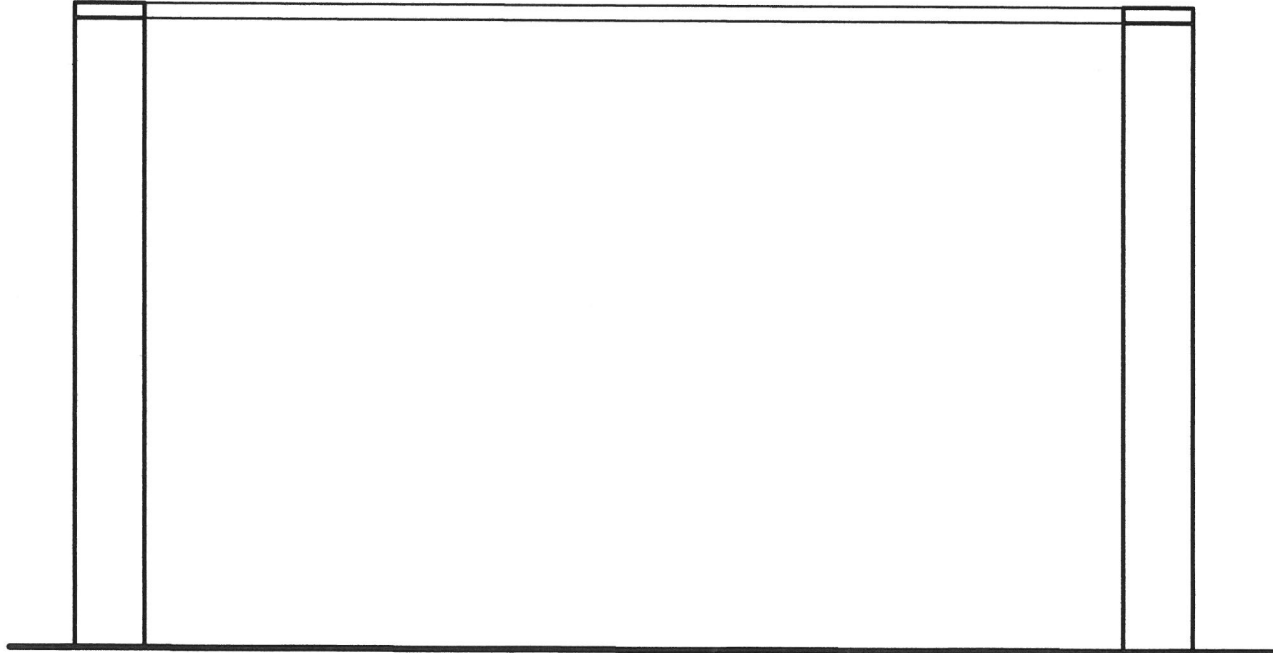
**DRAWN BY:** EGW  
**CHECKED BY:** WV  
**APPROVED BY:** WV  
**PROJECT NO.** 1402

**TITLE:**  
**ELEVATION**

**NUMBER:**

**P2.3**

06-26-19



**SOUTH ELEVATION**  
1/4" = 1'-0"

**DO NOT SCALE FROM DRAWING**

**WA**  
WILLIAM VOGAN  
ASSOCIATES  
ARCHITECTS • PLANNERS

P.O. Box 618823  
413 Bard Street  
Port Huron, MI  
48061-0823  
T: (810)985-3511  
E: williamvogan@gmail.com

**ARCHITECTURAL SEAL:**

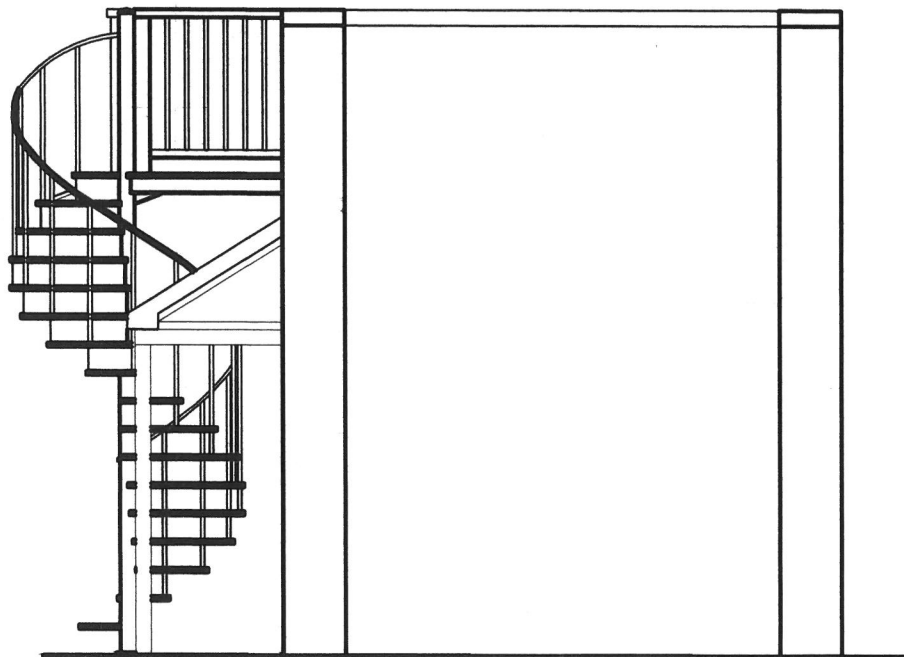
**CLIENT:**

219 TRUMAN AVE.  
KEY WEST, FL 33040  
**PROJECT:**  
**RENOVATION**

**ISSUE:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DRAWN BY:** EGW  
**CHECKED BY:** WV  
**APPROVED BY:** WV  
**PROJECT NO.** 1402  
**TITLE:**  
**ELEVATION**

**NUMBER:**  
**P2.2**  
06-26-19



**WEST ELEVATION**  
 1/4" = 1'-0"

DO NOT SCALE FROM DRAWING

**WA**  
 WILLIAM VOGAN  
 REGISTERED  
 ARCHITECTS + PLANNERS

P.O. Box 410023  
 413 Bard Street  
 Port Huron, MI  
 48061-0823

T: (810)985-3511  
 E: willamvogon@gmail.com

ARCHITECTURAL SEAL:

CLIENT:

210 TRUMAN AVE.  
 KEY WEST, FL 33040  
 PROJECT:  
 RENOVATION

ISSUE:

DRAWN BY: EGW  
 CHECKED BY: WY  
 APPROVED BY: WY  
 PROJECT NO. 1402

TITLE:  
 ELEVATION

NUMBER:

**P2.4**  
 06-26-19

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., February 25, 2020 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW ONE-STORY ACCESSORY STRUCTURE WITH GREEN ROOF AND SPIRAL STAIRCASE.

#210 TRUMAN AVENUE

Applicant – Richard Dostal    Application #H2020-0006

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](http://www.cityofkeywest-fl.gov).

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

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

## HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared RICHARD DUSTAL, 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:  
210 TILMAN AVE on the 19 day of FEB, 2020.

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 2/25, 2020.

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

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

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

**Signed Name of Affiant:**

[Signature]  
Date: 2.24.20  
Address: 210 TILMAN  
City: KW  
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 24<sup>th</sup> day of FEB, 2020.

By (Print name of Affiant) RICHARD DUSTAL who is personally known to me or has produced DL# D234-741-51-227-0 as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Margarita Pedroza  
Print Name: Margarita Pedroza  
Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_





# Public Meeting Notice

NEW ONE-STORY ACCESSIBLE STRUCTURE WITH GREEN ROOF AND SPIRAL STAIRCASE

FOR BARBARA JENSEN

Public Meeting Notice: A public meeting will be held on the date and time listed below to discuss the proposed project. The project is subject to the provisions of the Florida Statewide Historic Preservation Act, Chapter 218, Florida Statutes, and the Florida Statewide Historic Preservation Rules, Chapter 61B, Florida Administrative Code. The project is also subject to the provisions of the Florida Statewide Historic Preservation Act, Chapter 218, Florida Statutes, and the Florida Statewide Historic Preservation Rules, Chapter 61B, Florida Administrative Code. The project is also subject to the provisions of the Florida Statewide Historic Preservation Act, Chapter 218, Florida Statutes, and the Florida Statewide Historic Preservation Rules, Chapter 61B, Florida Administrative Code.

# PROPERTY APPRAISER INFORMATION



**Disclaimer**

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

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

**Summary**

Parcel ID 00026800-000000  
 Account# 1027596  
 Property ID 1027596  
 Millage Group 11KW  
 Location 210 TRUMAN Ave, KEY WEST  
 Address  
 Legal  
 Description LTS 3 AND 4 SQR 7 TR 10 KW PB1-25-40 G37-477/78 OR876-302/04 OR876-305D/C OR876-306/08 PROBATE #83-86-CP-10 OR876-309/310D/C OR876-336D/C OR877-92/95 OR880-1004 PROB 88-54-CP-15 OR1042-1920ORD OR1042-1947/48PET PROBATE #83-87-CP-23 OR1138-452D/C OR1147-1112Q/C OR1147-1113 OR1346-547AFF OR2546-1204LET/ADM OR2674-328/29ORD OR2674-2005/06 OR2675-1536 OR2679-1910/11C OR2679-1912/13 OR2681-1682/83 OR2777-915/16 H1-164 G24-253 OR1266-2000/01C/T OR1476-990/992(NOTICE)  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)  
 Subdivision Tracts 10 and 15  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

DOSTAL RICHARD A  
 210 Truman Ave  
 Key West FL 33040

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$101,384	\$100,101	\$89,937	\$77,340
+ Market Misc Value	\$530	\$530	\$530	\$530
+ Market Land Value	\$619,575	\$829,996	\$414,998	\$329,575
= Just Market Value	\$721,489	\$930,627	\$505,465	\$407,445
= Total Assessed Value	\$598,383	\$686,181	\$182,320	\$178,571
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$573,383	\$661,181	\$157,320	\$153,571

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	9,458.00	Square Foot	100	94.58

**Buildings**

Building ID 2088  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 873  
 Finished Sq Ft 789  
 Stories 1 Floor  
 Condition GOOD  
 Perimeter 157  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 33  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls B & B  
 Year Built 1923  
 EffectiveYearBuilt 1993  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLC	2 SIDED SECT	60	60	34
FLD	3 SIDED SECT	75	75	40
FLA	FLOOR LIV AREA	654	654	126
OPF	OP PRCH FIN LL	84	0	54
<b>TOTAL</b>		<b>873</b>	<b>789</b>	<b>254</b>

Building ID 62644  
 Style 2 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1640  
 Finished Sq Ft 1000  
 Exterior Walls WD FRAME  
 Year Built 1923  
 EffectiveYearBuilt 1923  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP



Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	126	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	
Economic Obs	0	Full Bathrooms	1
Depreciation %	88	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	350
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	540	0	94
FLA	FLOOR LIV AREA	1,000	1,000	140
OPF	OP PRCH FIN LL	100	0	50
<b>TOTAL</b>		<b>1,640</b>	<b>1,000</b>	<b>284</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FINDET UTILIT	2018	2019	1	144	2
FENCES	2019	2020	1	300 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/1/1993	\$40,100	Certificate of Title		1266	2000	T - Unqualified	Improved

**Permits**

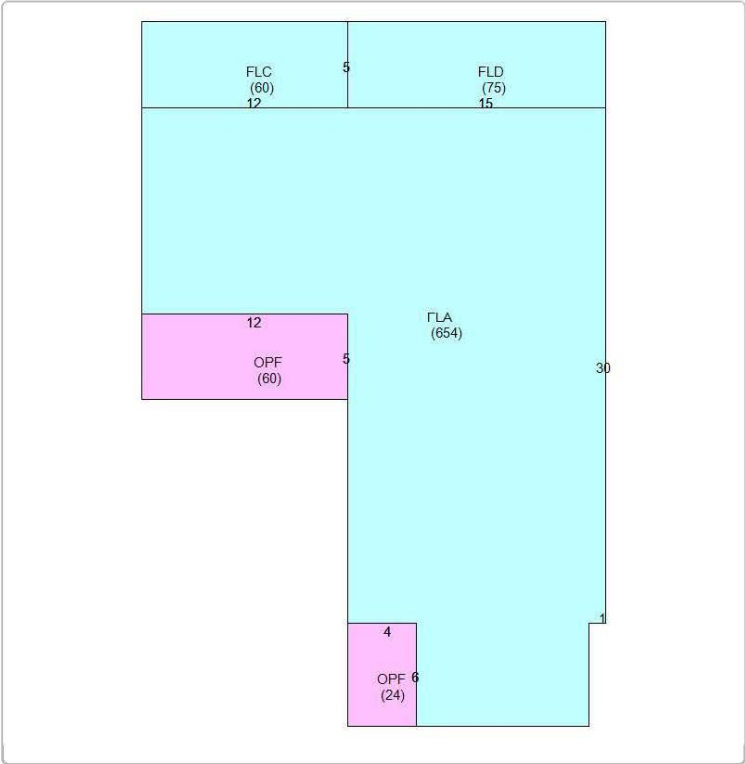
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-2757	12/17/2019		\$0	Residential	Remove dilapidated rear porch consisting of plywood and 2x4's. There is no metal roof
19-3376	12/17/2019		\$0	Residential	INSTALL NEW FAOUNDATION PIERS CORRECT FLOOR FRAMING INSTALL NEW PLYWOOD FLOOR DECKING INSTALL NEW WALL SHEATING DRAWINGS BY W VOGAN DATED 7 24
19-4062	12/17/2019		\$7,500	Residential	Fix Framing in Roof of Saw tooth Additions. 2x8 Ridge Beam and 2x6 Rafters in Second Saw tooth. Open Wall and Install 12" Header between Kitchen and Living Area. Open Wall and Install 12" Header Between Kitchen and Porch to Accommodate Three Sliding Glass Door and Pocket Frame Deck. Install 2'0" Door Between Downstairs bathroom and bedroom. Install a single light white impact window in each saw tooth gable. Replace Kitchen Sink Window with White Single Hung 2 Over 2 Windows. to be covered with alum Hurricane Shutter. Replace Bathroom window with white single hung 2 over 2 impact window. Replace upstairs rear window with white impact egress casement window.
19-4430	12/17/2019		\$17,000	Residential	Tear off existing roof of 1100sf. Install new v-crimp metal roof. NOC received w/app. HARC INSPECTION REQUIRED
18-3140	8/20/2018	2/26/2019	\$2,000	Residential	6'H PICKET ON REAR 50' PROPERTY LINE
07-2641	6/1/2007	8/3/2007	\$3,000	Residential	EXTEND ORIGINAL PERMIT ENCLOSE FOR A BATHROOM
07-2643	6/1/2007	8/3/2007	\$1,000	Residential	RENEW EXISTING PERMIT #05-2033 INSTALL BATHROOM FIXTURES
07-2644	6/1/2007	8/3/2007	\$500	Residential	RENEW EXISTING PERMIT # 05-1975 INSTALL LIGHTS, SWITCHES & OUTLETS
05-2033	5/29/2005	12/14/2005	\$1,000	Residential	PLUMBING
05-1429	5/20/2005	12/14/2005	\$1,000	Residential	ENCLOSE PORCH FOR A BATHROOM.
05-0348	2/14/2005	12/14/2005	\$350	Residential	change perimeter beam 2x8'
03-2543	9/27/2002	10/8/2003	\$3,000	Residential	BEDROOM ADDITION
010309	9/6/2001	10/7/2002	\$600	Residential	DECK AT REAR
0000919	4/24/2000	10/7/2002	\$3,000	Residential	KITCHEN CABINETS/BATH ETC
0001037	4/19/2000	10/7/2002	\$2,600	Residential	INSTALL CEIL FANS/LITES
0000543	3/30/2000	10/7/2002	\$500	Residential	REPLACE OLD FIXTURES
0000612	3/9/2000	10/7/2002	\$2,000	Residential	REWIRE ELECTRIC
9904060	12/16/1999	10/7/2002	\$1,000	Residential	V-CRIMP ROOF
9902372	9/13/1999	10/7/2002	\$3,209	Residential	RENOVATIONS
9701019	4/1/1997	12/1/1997	\$2,000	Residential	FENCE
9700037	1/1/1997	12/1/1997	\$1,500	Residential	FENCE
B952279	7/1/1995	12/1/1997	\$1,500	Residential	REPAIR PORCH

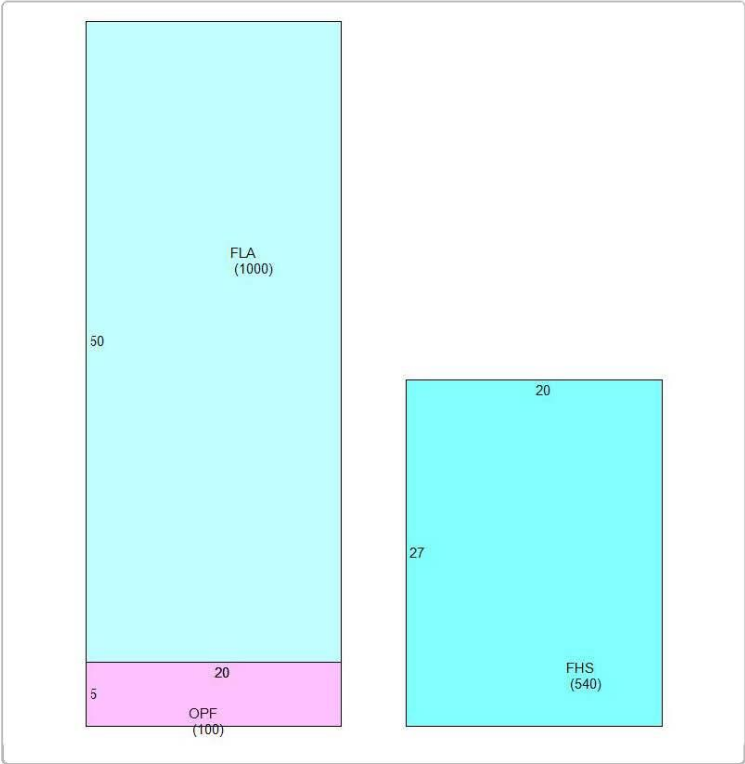
**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**







Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

Last Data Upload: 2/19/2020 2:10:57 AM

Developed by



Version 2.3.40