



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

December 21, 2022

Arch. William P. Horn  
915 Eaton Street  
Key West, Florida 33040

**RE: MAJOR DEVELOPMENT PLAN – RENOVATIONS OF EXISTING AUDITORIUM  
TO ADAPT TO A HIGH SCHOOL AND SITE IMPROVEMENTS. DEMOLITION OF  
THIRD FLOOR WALLS. PARTIAL DEMOLITION OF EAST WALL TO  
ACCOMMODATE ELEVATOR. DEMOLITION OF NON-HISTORIC STAIRS.  
FOR: #724 TRUMAN AVENUE - HARC APPLICATION # H2022-0045  
KEY WEST HISTORIC DISTRICT**

Dear Architect Horn:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the above-mentioned project on the public hearing held on Tuesday, November 29, 2022. A second reading for demolition was **approved** on December 20, 2022. The Commission motioned to approve your project based on the submitted documents and your presentation.

You may now apply for the necessary permits and required approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

  
Enid Torregrosa-Silva MSHP  
Historic Preservation Planner  
City of Key West  
1300 White Street  
Key West, Florida 33040

305.809.3973

[etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)

# 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 # <i>H-2022-0045</i>	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:

724 TRUMAN AVE.

NAME ON DEED:

CARROLL F COLEMAN

PHONE NUMBER 305-849-6719

OWNER'S MAILING ADDRESS:

724 TRUMAN AVE.

EMAIL PRINCIPAL@BASILICASCHOOL.COM

KEY WEST, FL 33040

APPLICANT NAME:

WILLIAM P HORN ARCHITECT, P.A.

PHONE NUMBER 305-296-8302

APPLICANT'S ADDRESS:

915 EATON STREET

EMAIL JOE@WPHORNARCHITECT.COM

KEY WEST, FL 33040

APPLICANT'S SIGNATURE:

*Joseph Scarpelli*

DATE 10-14-2022

**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:**

RENOVATION OF EXISTING AUDITORIUM TURNING IT BACK INTO A HIGH SCHOOL.

**MAIN BUILDING:**

THIS RENOVATION INCLUDES AN ADDITION OF AN ELEVATOR AND ENTRYWAY TO THE REAR SIDE OF THE BUILDING.

WE WILL BE ADDING A NEW COVERED ENTRY ELEMENT TO THE FRONT SIDE OF THE BUILDING AS WELL.

WE WILL BE REPLACING LOUVERS WITH IMPACT DOORS AND WINDOWS AND ENCLOSING A PORTION OF 2ND FLOOR.

**DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):**

SEE ATTACHED.



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITYHARC@CITYOFKEYWEST-FL.GOV](mailto:CITYHARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b>	
NO ACCESORY STRUCTURES.	
<b>PAVERS:</b>	<b>FENCES:</b>
NO PAVERS.	REMOVING A PORTION OF EXISITNG FENCE AND
	ADDING NEW GATE.
<b>DECKS:</b>	<b>PAINTING:</b>
N/A	THE ENTIRE BUILDING IS TO BE PAINTED.
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
MINOR ADDITIONAL LANDSCAPING, SIDEWALK WORK, AND	N/A
REMOVAL OF EXISITNG EXIT STAIR	
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>
NEW A/C CONDENSERS AT REAR OF BUILDING.	N/A

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE: 11.29.22	<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: HJ
MEETING DATE: 12.20.22	<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: HJ
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: 12.20.22	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.