

**RECEIVED**  
 AUG 24 2023  
 BY: TK

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



**City of Key West**  
 1300 White Street  
 Key West, Florida 33040

HARC COA # <i>HARC 2023-0031</i>	REVISION #	INITIAL & DATE <i>TK 8/24/23</i>
FLOOD ZONE X	ZONING DISTRICT HRO	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	638 United Street	
NAME ON DEED:	Land 10031 LLC	PHONE NUMBER 804-720-6301
OWNER'S MAILING ADDRESS:	4900 W Hundred Rd	EMAIL <i>suphoff@uphoffventures.com</i>
	Chester VA 23831	
APPLICANT NAME:	T.S. Neal Architects - Seth Neal	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22974 Overseas Hwy	EMAIL <i>sethneal@tsnarchitects.com</i>
	Cudjoe Key, Fl	
APPLICANT'S SIGNATURE:	<i>Seth Neal</i>	DATE 8-24-2023

**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 X INVOLVES A HISTORIC STRUCTURE: YES X NO\_\_\_  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO X

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Demo existing single story structure on site and replace with four new single family homes. The homes are designed differently to have their own style in keeping with the character of the Historic District. The new homes are designed to meet the Future FEMA Flood Maps.
<b>MAIN BUILDING:</b> Residence will have composite lap siding and trim, aluminum impact windows, metal and wood impact doors, and 5-V crimp metal roof. One Garage building will have stucco walls at 1st floor & comp. Lap siding above. Lastly all units will have pool and deck in the rear yards.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

**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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)**

<b>ACCESSORY STRUCTURE(S):</b> Yes, one Garage & one Pool house.	
<b>PAVERS:</b> yes, Driveway & walkway areas, see site plan	<b>FENCES:</b> Yes, Perimeter low stucco retaining wall & Wood picket Above
<b>DECKS:</b> yes, pool decks. See site plan	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b> yes, see site plan
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b> yes	<b>OTHER:</b>

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: <u>1.23.24</u>	<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: <u>HS</u>
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: <u>[Signature]</u>	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE: <u>[Signature]</u> <u>1.23.24</u>	

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



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

February 8, 2024

Arch. Seth Neal  
T.S. Neal Architects  
22974 Overseas Hwy.  
Cudjoe Key, Florida 33042

**RE: MINOR DEVELOPMENT PLAN – FOUR NEW SINGLE-FAMILY HOUSES WITH POOLS, DRIVEWAYS, AND SITE IMPROVEMENTS. ONE TWO-STORY ACCESSORY STRUCTURE WITH GARAGE. NEW BUILDINGS TO MEET FUTURE FEMA FLOOD MAPS. DEMOLITION OF HISTORIC BUT NONCONTRIBUTING COMMERCIAL STRUCTURE.  
FOR: #638 UNITED STREET - HARC COA # H2023-0031  
KEY WEST HISTORIC DISTRICT**


Dear Architect Neal,

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the above-mentioned project at the public hearing held on Tuesday, January 23, 2024. The Commissioners made their motions based on the submitted documents.

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)