



**Historic Architectural Review Commission
Staff Report for Item 3**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 20, 2020

Applicant: Thomas E. Pope-Gavin Scarbrough, Architects

Application Number: H2020-0004

Address: #532 Caroline Street

Description of Work

New carport over existing parking area and new fence.

Site Facts

The site under review is located on the southwestern corner of Caroline and Simonton Streets. At the rear, the lot abuts Rose Lane. The principal building in the site is a contributing resource and was built circa 1874. The surrounding houses facing Caroline Street were built during the late eighteenth century and early nineteenth century. According to the Sanborn maps, all adjoining and surrounding property had carports at the rear yards.

Currently a perimeter metal fence over a concrete base surrounds the property. On the northwest corner of the lot, a bricked area serves as three parking spaces. There are no carports or garages built on a front yard of any house located in the 500 block of Caroline Street. Through the adjacent context, only one non-historic accessory structure with two double barn doors, located at 601 Caroline Street, can be found on the front yard. Four out of the eight houses located on the 500 block on Caroline Street characterize themselves with ample front yards. As expressed by the applicant, vagrants continuously use the existing driveway, which has become a safety and health issue for the owners.

SOIS, Guidelines, SOIS Guidelines for Rehabilitation Cited on Review

- Secretary of the Interior's Standards (pages 16-23), specifically standard 1.

- Guidelines for New Construction (pages 38a-39q), specifically paragraphs 2 and 3 of page 38 b, page 38-c paragraph 3 and (1) preserve historic character, guidelines 1, 2, last paragraph page 38-e, last sentence of page 38j, and 10.
 - Outbuildings (pages 40-41), specifically first two paragraphs of page 40, guidelines 2, 4, 5, 9, and 11.
 - Guidelines for fences and walls (pages 41-42), specifically guidelines 3, 4, and 8.
 - SOIS for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (SOIS&G) (pages 31-33) specifically Building Site – Alterations/ Additions for new use
- Not Recommended

Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site. In addition, introducing new construction onto the building site, which is visually incompatible in terms of size, scale, design, materials, color, and texture or which destroys historic relationships on the site.

Staff Analysis

During the last public meeting, on February 25, HARC members motioned to postpone this item as they raised some concerns about the proposed roof line and type of garage doors included in the design. This report is for the revised plans that includes a different overhead doors and roofline change for the proposed carport. The design still includes a two-bay carport to cover the entire 3 car brick paved parking area on the front yard. The proposed structure will have two side gable roofs and the revised overhead garage doors will have glass panels at the top and the metal louvers below. The structure will be made of wood, the roof will be covered with metal v-crimp, and the carport will be setback one foot from the front property line. The roof will consist of two side gables with different heights, and having the rear one a maximum height of be 11'-11" from ridge to grade.

In addition, the plan includes the installation of a similar metal fence on the northwest corner of the lot.

Consistency with cited guidelines and SOIS

Staff finds the revised plans for the new proposed carport to be inconsistent with cited guidelines for outbuildings, new construction, and the SOIS&G. The carport with garage doors will be highly visible from Caroline Street. This structure will become the first building to be seen on the site at pedestrian view, and as guideline 5 of outbuildings states “The construction of new accessory buildings such as garages or carports which are **highly visible from the public right-of-way are not appropriate in the historic district**”. Historic garage and carport structures on adjacent properties do not sit in the front yard.

Staff finds that the construction of an accessory structure in the front yard will have an adverse effect in the immediately surrounding context. The proposed carport will detract from the urban character of the 500 block of Caroline Street as fences are the only structures found in the front yards. The immediate historic urban context does not support the location of an accessory structure in the front yard. By reviewing the Sanborn Maps, it is evident that the property never had any structure dedicated for a car in the front yard. We can conclude that the appropriate and sensible design solution for any accessory structure in this historic urban block is to locate it towards the rear yard and away from the historic principal building.

Because of the above analysis and the adverse impact to the historic site and surrounding context, staff finds that a carport in the front yard fails the cited guidelines.

Pertaining the proposed fence, the existing front fence does not meet current guidelines. Nevertheless, staff finds that replicating the existing fence on the northwest side of the lot will be the appropriate design for this specific situation.

Finally, several years ago staff met with the applicant to discuss the vagrant problems in the site. It still staff recommendation that a gate installation in front of the driveway is the appropriate solution. Turning sliding gates or double sliding gates will be an appropriate solution to protect the property from vagrants. This will give the privacy required to stop anyone getting inside of the private property.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 2020-0004		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:	532 Caroline		# OF UNITS
RE # OR ALTERNATE KEY:	00004230-000000		
NAME ON DEED:	Spottswood, Robert A	PHONE NUMBER	
OWNER'S MAILING ADDRESS:	500 Fleming	EMAIL	
	Key West, FL 33040		
CONTRACTOR COMPANY NAME:		PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:		EMAIL	
ARCHITECT / ENGINEER'S NAME:	Thomas E. Pope	PHONE NUMBER	305-296-3611
ARCHITECT / ENGINEER'S ADDRESS:	610 White Street	EMAIL	holly@p-s-architects.com
	Key West, FL 33040		

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

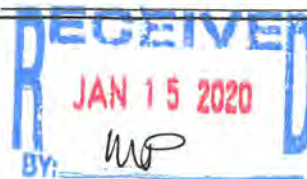
CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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 _____
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., New carport over existing parking area.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Robert Spottswood	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 7 DAY OF January, 2020.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
<p>MARJORIE HOLLY BOOTON Commission # GG 151778 Expires December 26, 2021 Bonded Thru Budget Notary Services</p>	
Personally known or produced _____ 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:
New carport over existing parking area	NA	wood posts and roof structure
		wood garage doors

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:					
STAFF REVIEW COMMENTS:					
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.

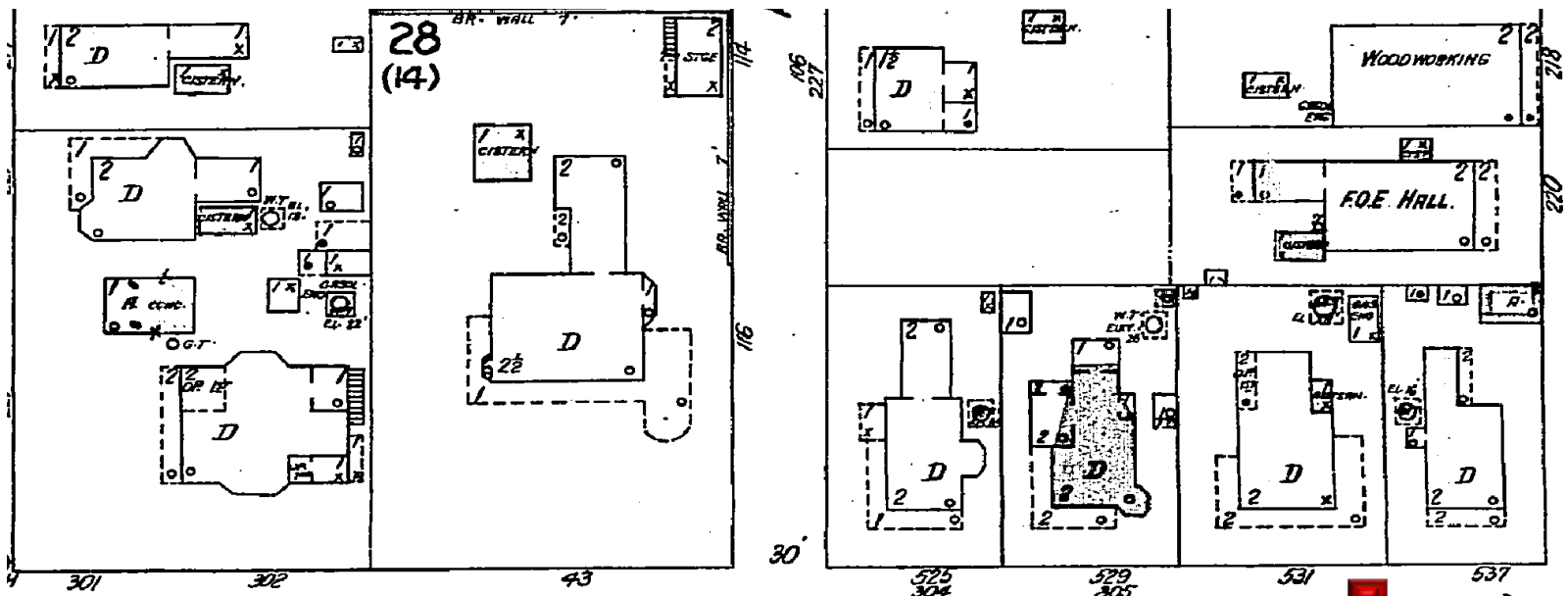
FLORIDA STATUTE 469: ASBESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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.

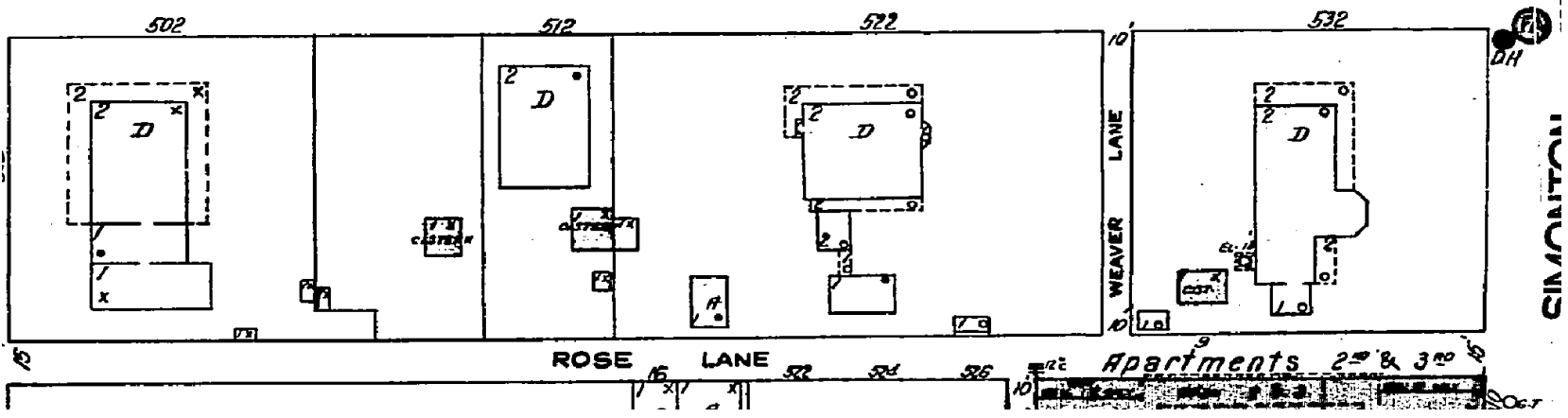
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:	

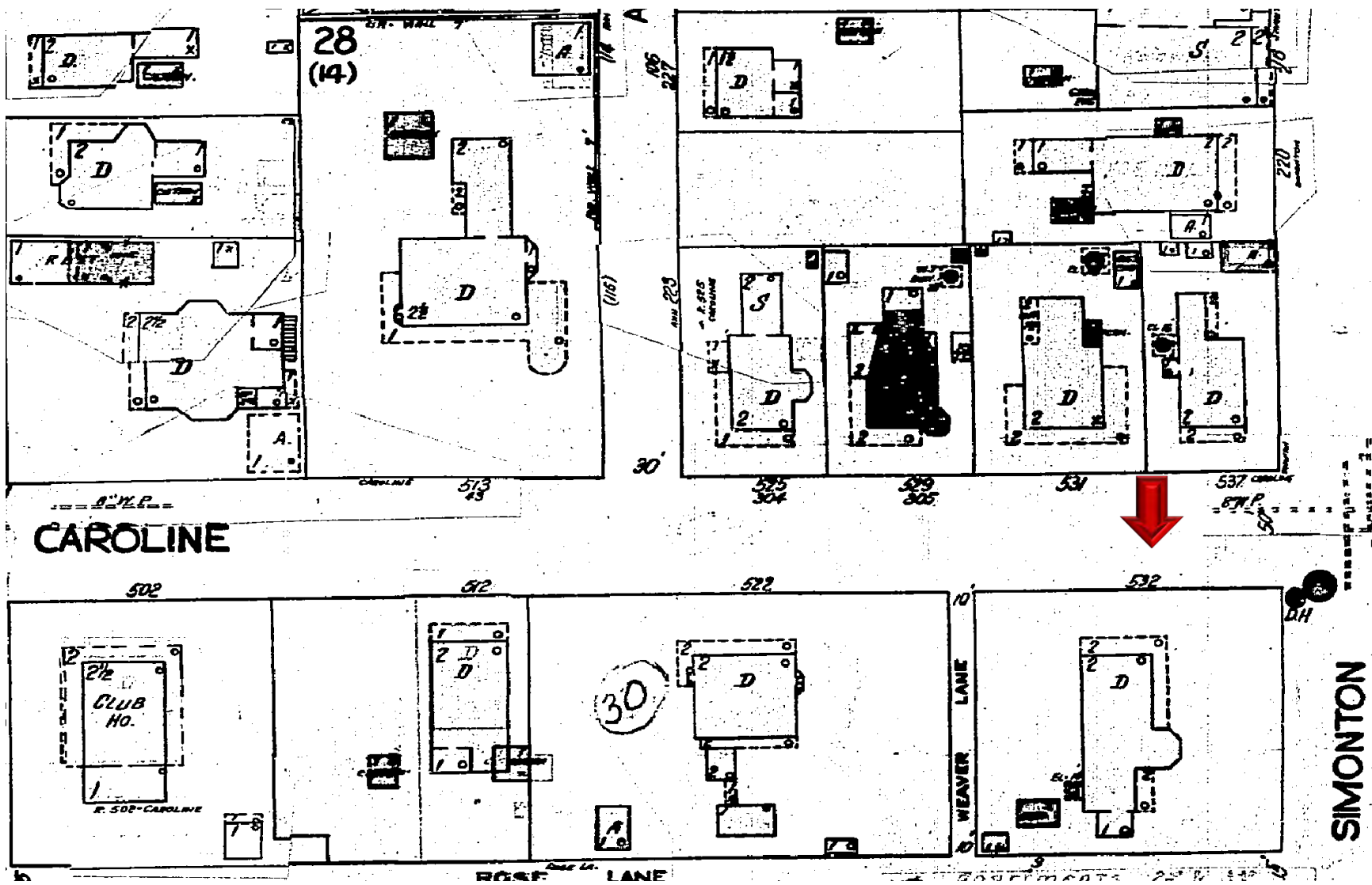
SANBORN MAPS



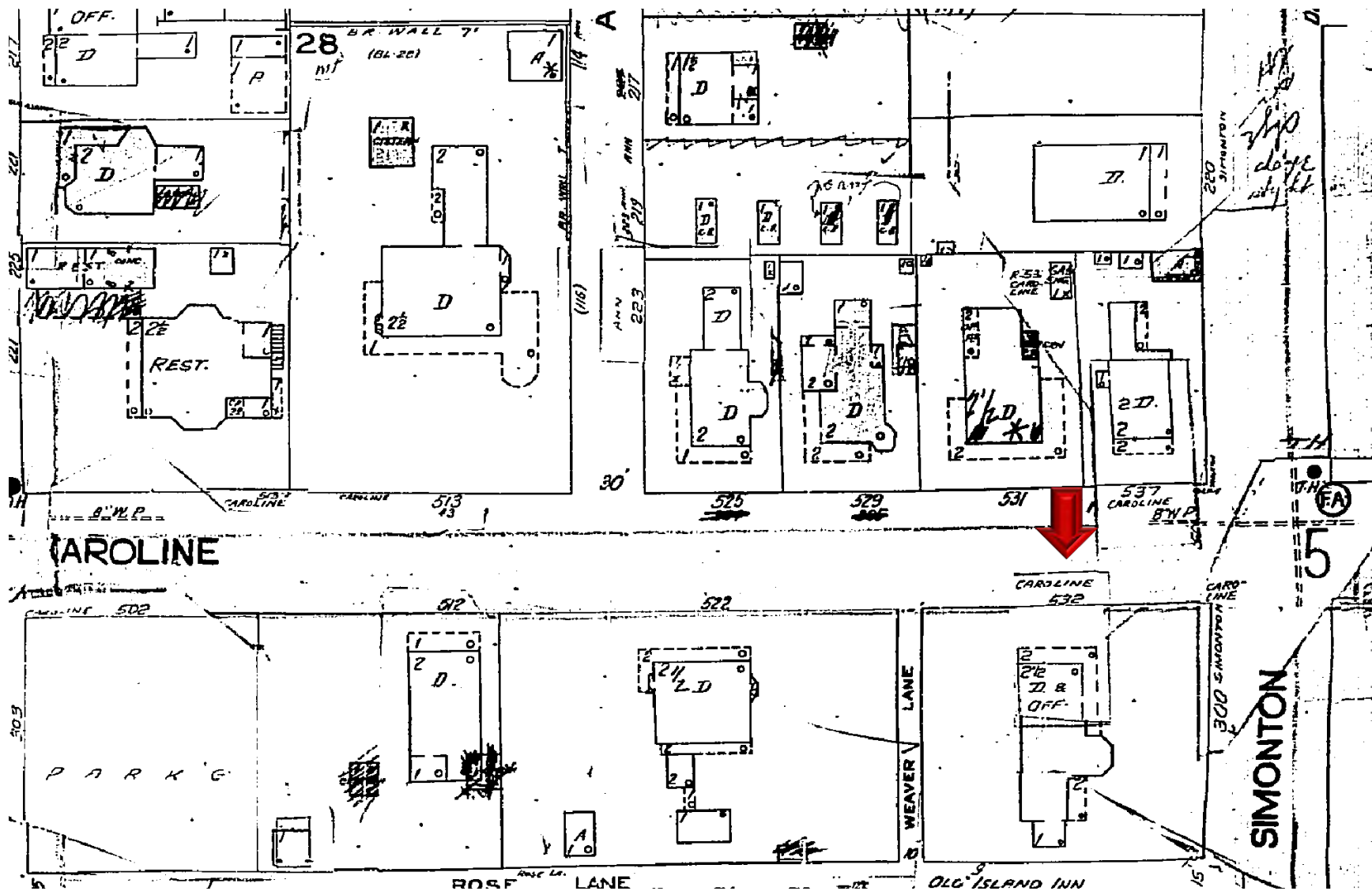
CAROLINE



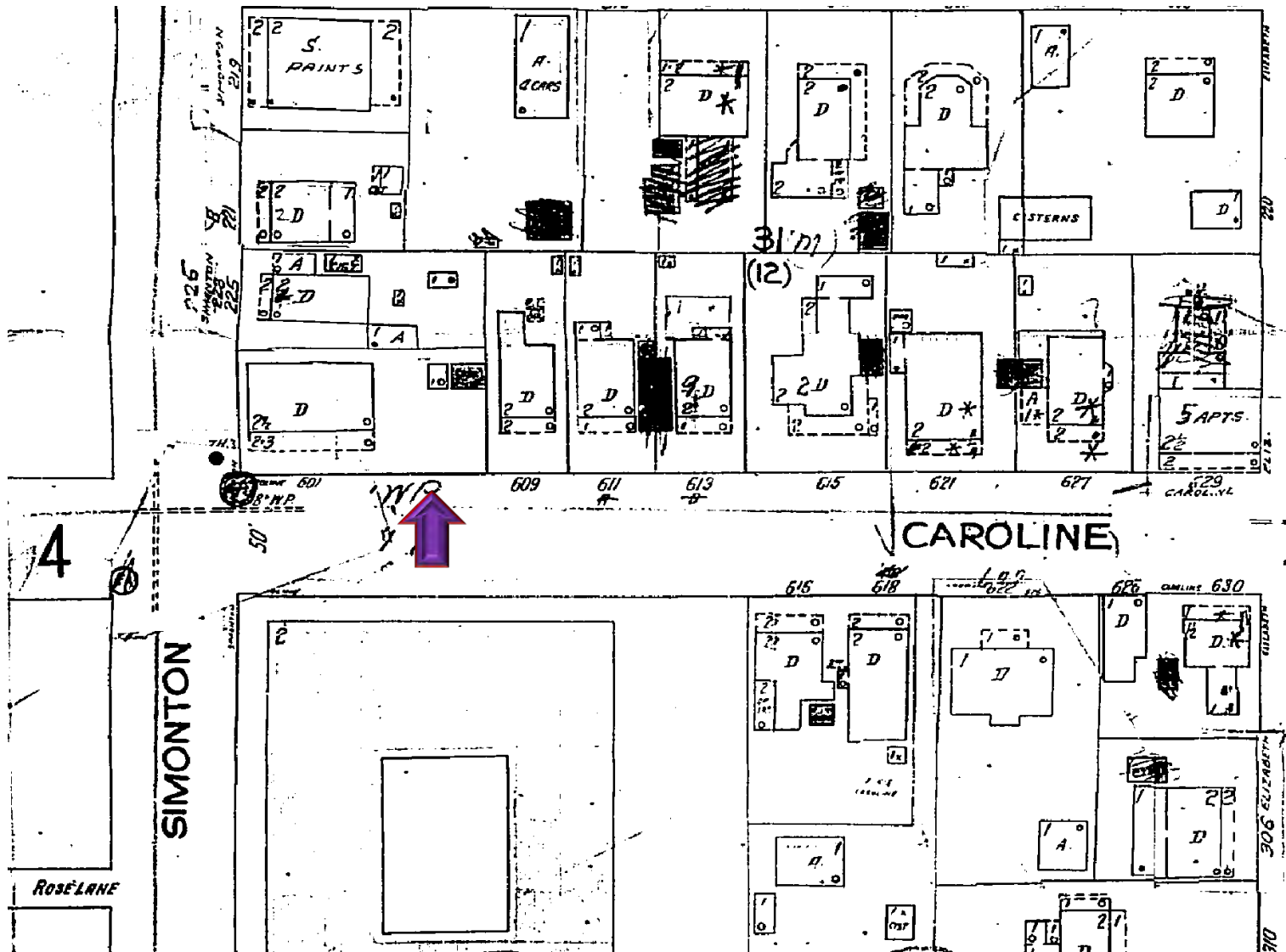
1926 Sanborn map 500 block of Caroline Street



1948 Sanborn map 500 block of Caroline Street



1962 Sanborn map 500 block of Caroline Street



1962 Sanborn map 600 block of Caroline Street

PROJECT PHOTOS



532 Caroline Street circa 1965. Monroe Count Library.



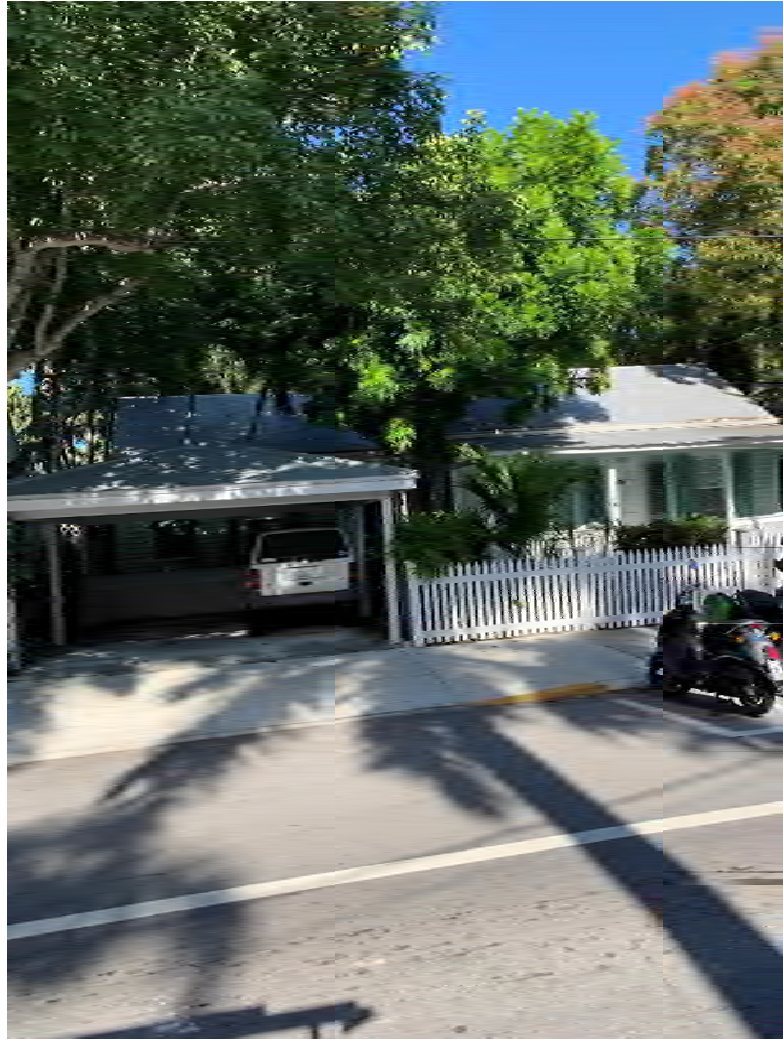
Current view of parking area.



Current view of parking area.



906 SOUTHARD - CARPORT



907 SOUTHARD - CARPORT



629 WILLIAM - CARPORT



426 ELIZABETH - GARAGE



CYPRESS HOUSE – GARAGE

DIAGONALLY ACROSS FROM PROPOSED CARPORT



630 ROSE LANE - GARAGE



630 ROSE LANE – GARAGE



219 ELIZABETH - GARAGE



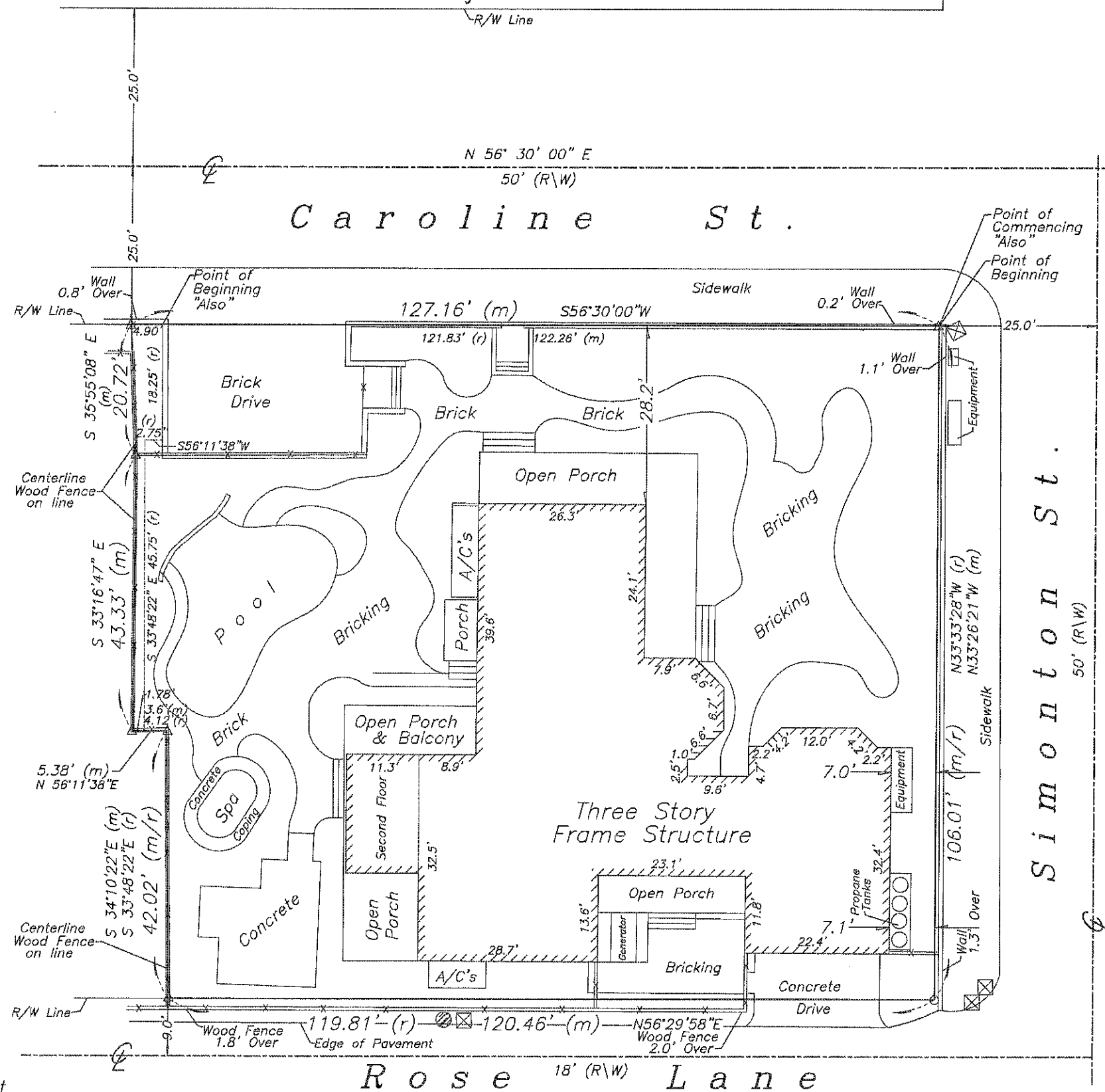
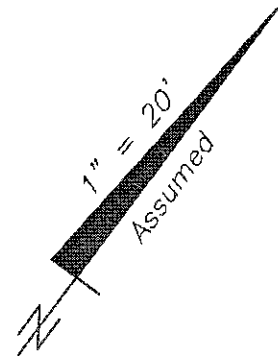
906 FLEMING - CARPORT



GARAGE DOORS IN NEIGHBORHOOD

SURVEY

Boundary Survey Map of part of Lot 2, Square 24, Island of Key West



LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊗ Water Valve
- ⊕ Fire Hydrant
- ⊠ Sewer Cleanout
- ⊠ Water Meter

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 2, Square 24, Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent, except as shown hereon..
This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 532 Caroline Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are based on Southeasterly R/W line of Caroline Street as S 56°30'00" W as per legal description.
8. Date of field work: October 7, 2019
9. Ownership of fences is undeterminable, unless otherwise noted.
10. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West and known as a part of Lot 2, Square 24 according to William A. Whitehead's map of said Island delineated in February, 1829, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the SW'ly right of way line of Simonton Street with the SE'ly right of way line of Caroline Street and run thence S 56°30'00" W along the said SE'ly right of way line of Caroline Street for a distance of 121.83 feet to the SW'ly face of an existing concrete block wall; thence S 33°48'22" E along the said face of said wall for a distance of 18.25 feet; thence S 56°11'38" W along the centerline of a proposed wood fence for a distance of 2.75 feet; thence S 33°48'22" E along the said centerline of a proposed wood fence for a distance of 45.75 feet; thence N 56°11'38" E along the said centerline of a proposed wood fence for a distance of 4.12 feet to the centerline of an existing wood fence; thence S 33°48'22" E along the said centerline of the existing wood fence for a distance of 42.02 feet to the NW'ly right of way line of Rose Lane; thence N 56°29'58" E along the said NW'ly right of way line of Rose Lane for a distance of 119.81 feet to the said SW'ly right of way line of Simonton Street; thence N 33°33'28" W along the said SW'ly right of way line of Simonton Street for a distance of 106.01 feet back to the Point of Beginning.

AND ALSO (Prepared by the undersigned)

A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Lot 2, in Square 24, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southwesterly right of way line of Simonton Street with the Southeasterly right of way line of Caroline Street and run thence S 56°30'00" W along the Southeasterly right of way line of the said Caroline Street for a distance of 122.26 feet to the Southwesterly face of an existing concrete block wall, said point also being the Point of Beginning; thence continue S 56°30'00" W along the Southeasterly right of way line of the said Caroline Street for a distance of 4.90 feet to the centerline of a wood fence extended Northwesterly; thence S 35°55'08" E along along the centerline of said wood fence and extension thereof for a distance of 20.72 feet; thence S 33°16'47" E along the centerline of said wood fence for a distance of 43.33 feet; thence N 56°11'38" E along the centerline of said wood fence for a distance of 1.78 feet; thence N 33°48'22" W for a distance of 45.75 feet; thence N 56°11'38" E for a distance of 2.75 feet; thence N 33°48'22" W for a distance of 18.25 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Robert Spottswood;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

October 17, 2019

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

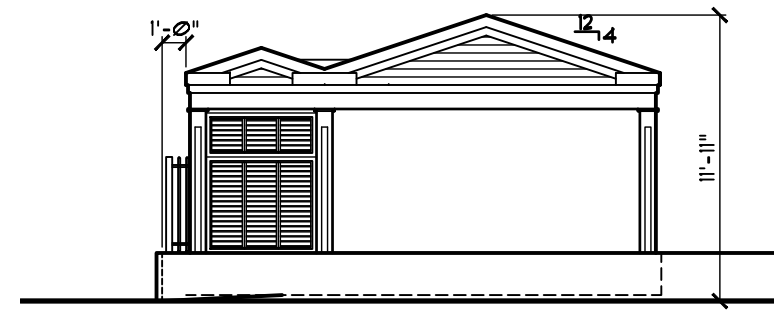
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #0298

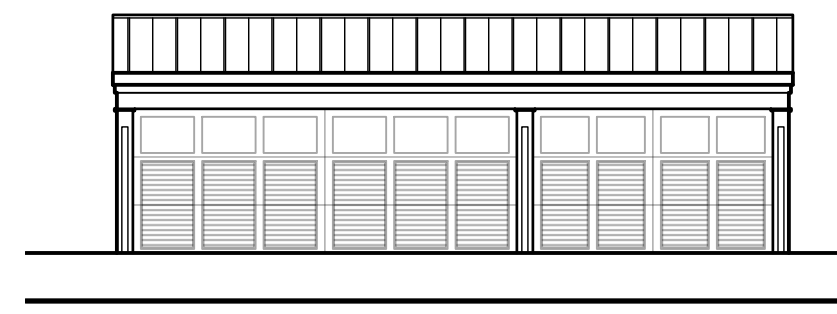
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

REVISED PLANS



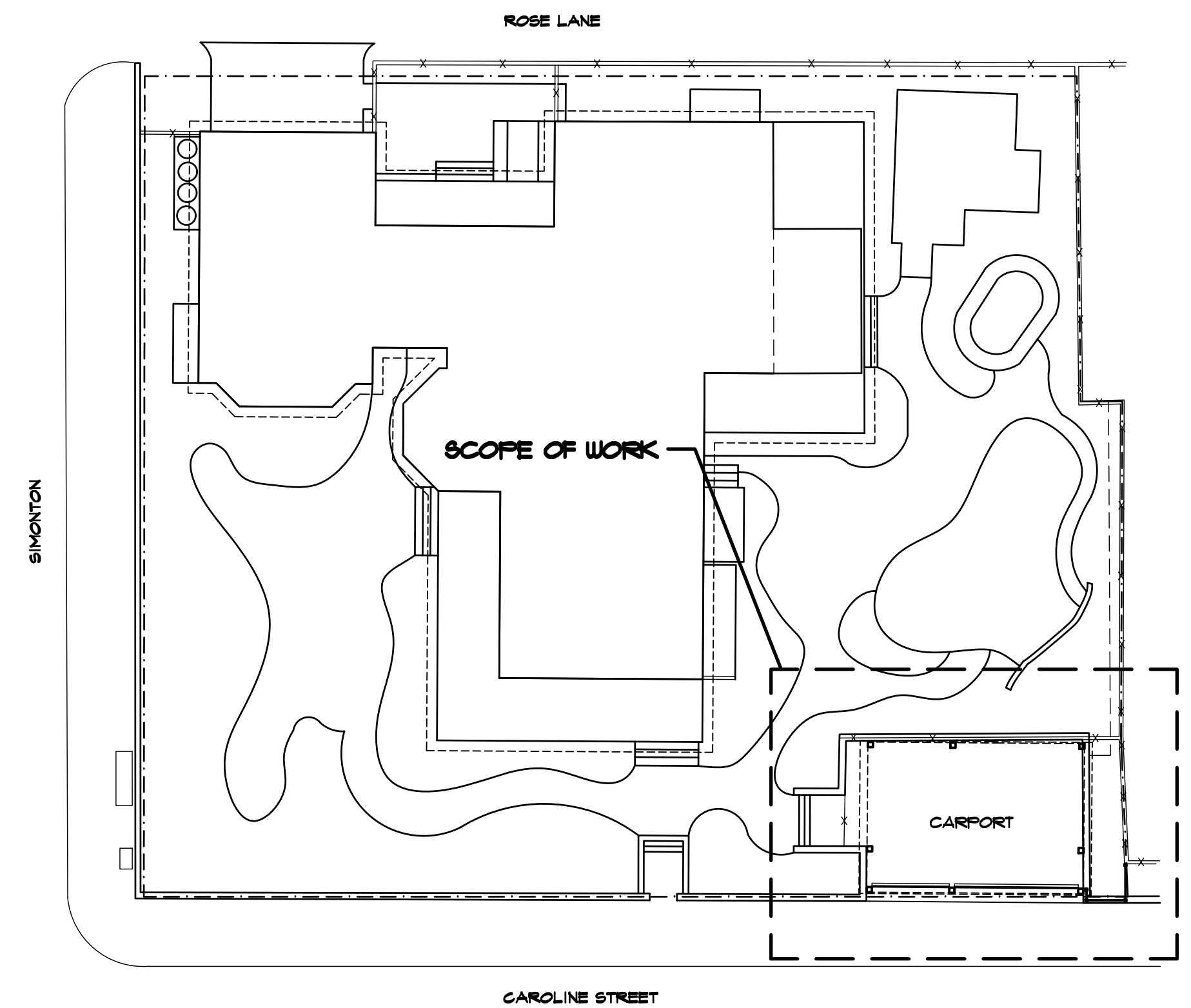
**Option Two
Proposed Side Elevation**

1/8" = 1' - 0"



**Option Two
Proposed Rear Elevation**

1/8" = 1' - 0"



**Option Two
Proposed Site Plan**

1/16" = 1' - 0"



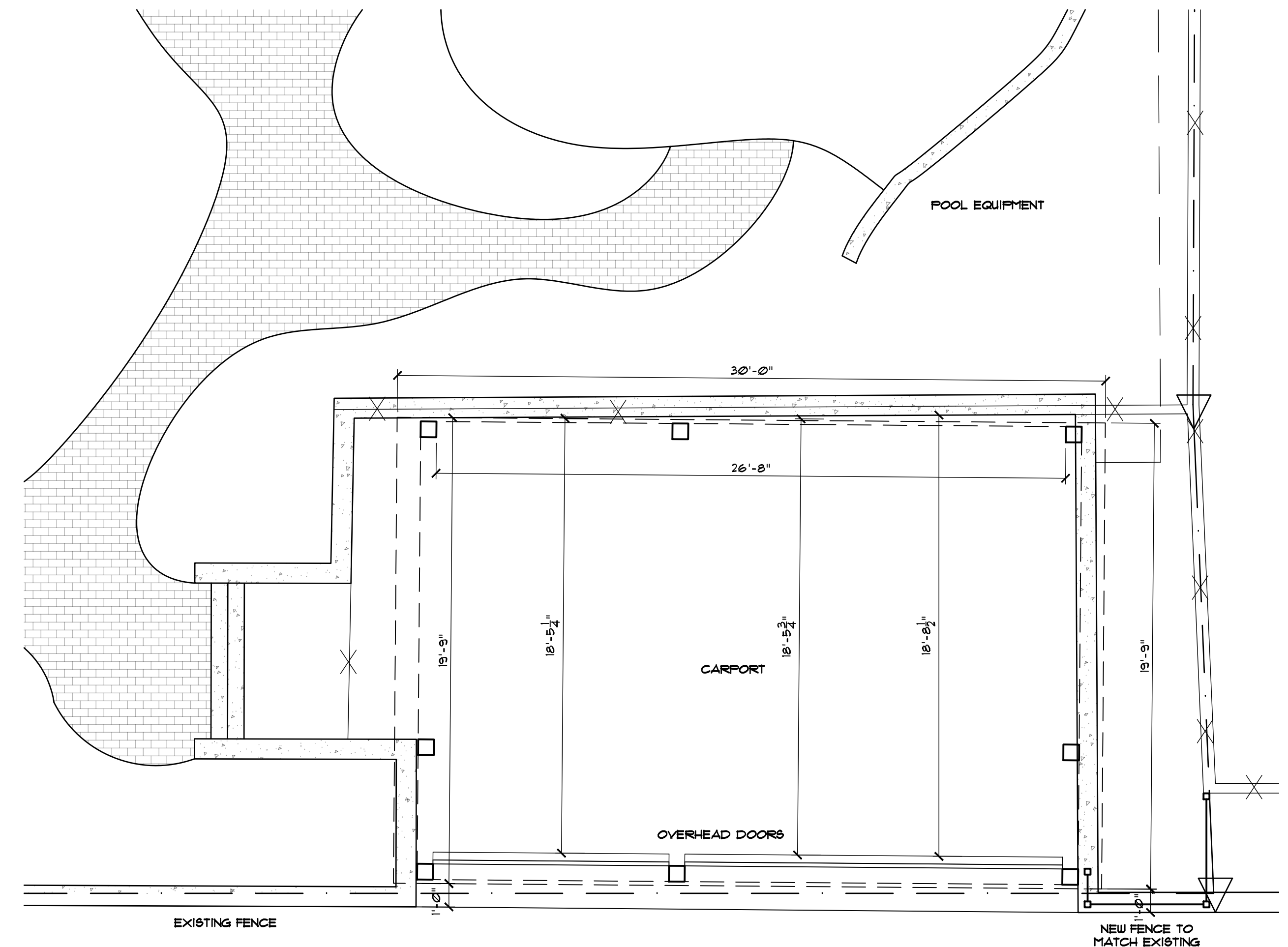
**Option Two
Proposed Front Elevation**

1/8" = 1' - 0"



Existing Front Elevation

1/8" = 1' - 0"



**Option Two
Proposed Floor Plan**

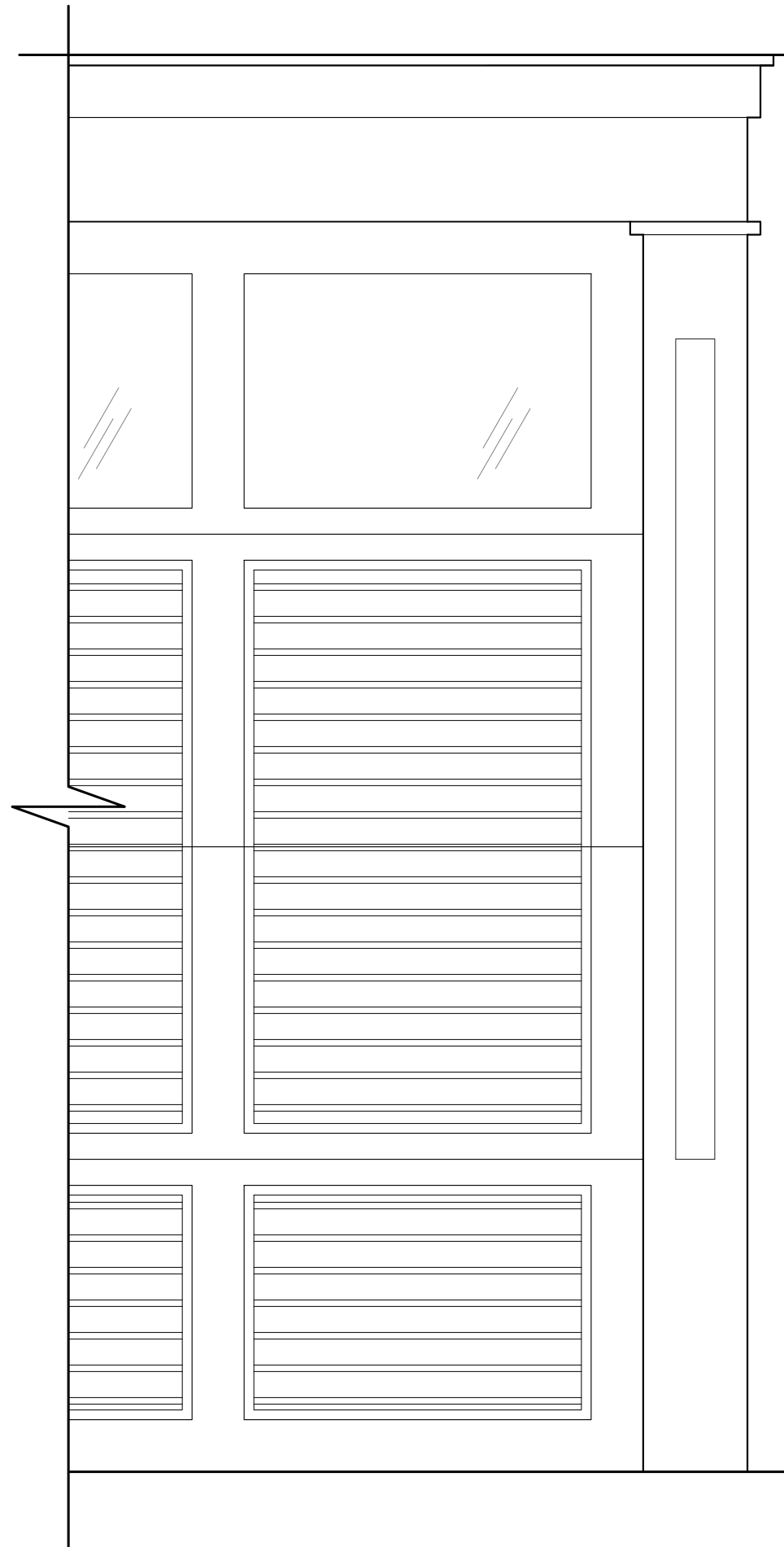
1/4" = 1' - 0"

Spottswood Carport Option Two
532 Caroline Street Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
TEPopePA@aol.com
(305) 296 3611

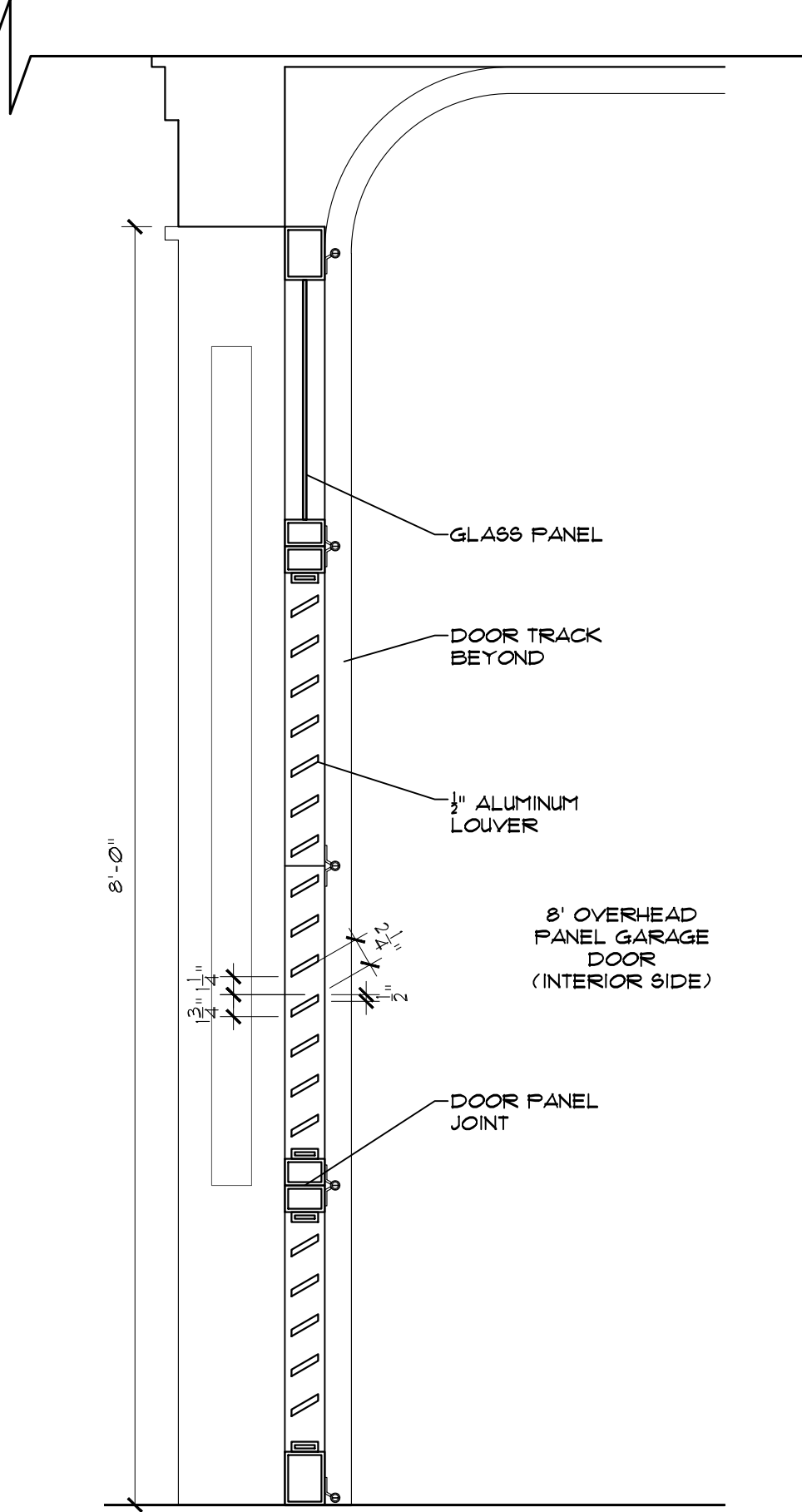
date:
12/12/13
revision:

sheet:
A1.2



Overhead Door Partial Elevation

1" = 1' - 0"



Overhead Door Section Detail

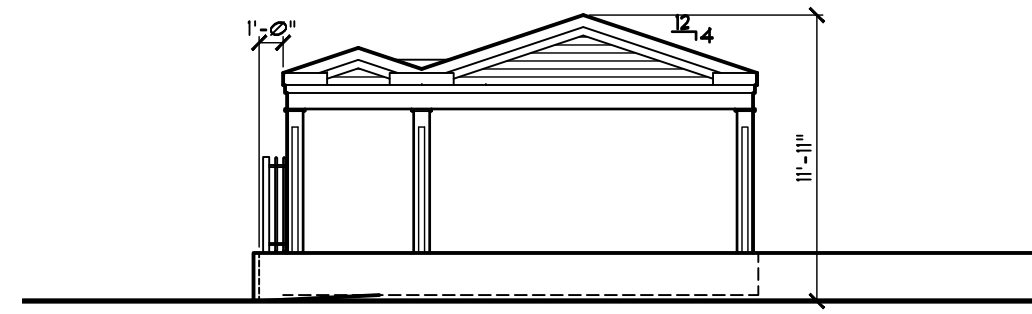
1" = 1' - 0"

date:
revision:

Spottswood Carport
532 Caroline Street Key West, FL

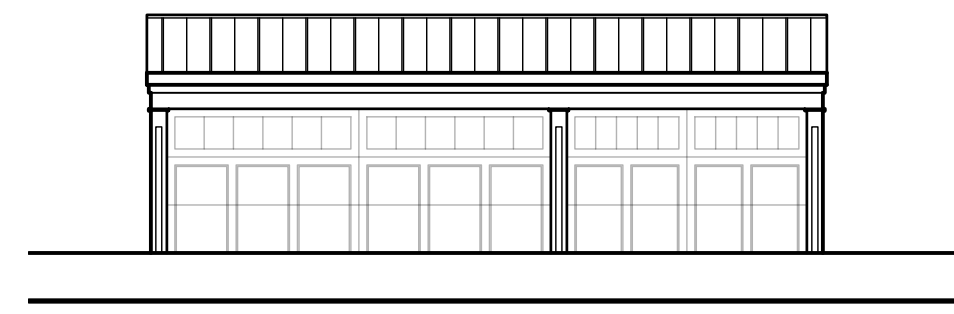
THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

PLANS SUBMITTED FOR THE
FEBRUARY 25, 2020 MEETING



**Option Two
Proposed Side Elevation**

1/8" = 1' - 0"



**Option Two
Proposed Rear Elevation**

1/8" = 1' - 0"



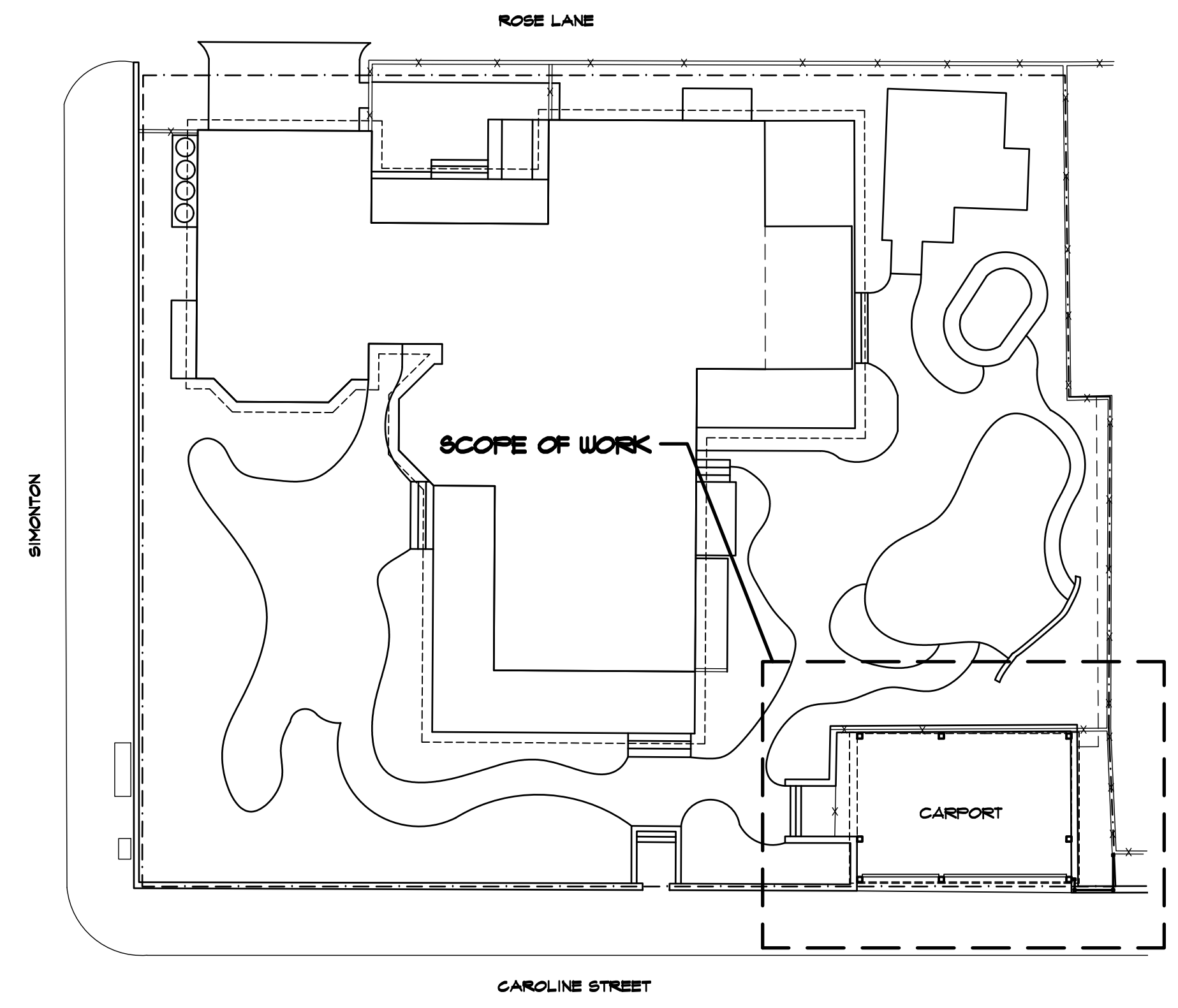
**Option Two
Proposed Front Elevation**

1/8" = 1' - 0"



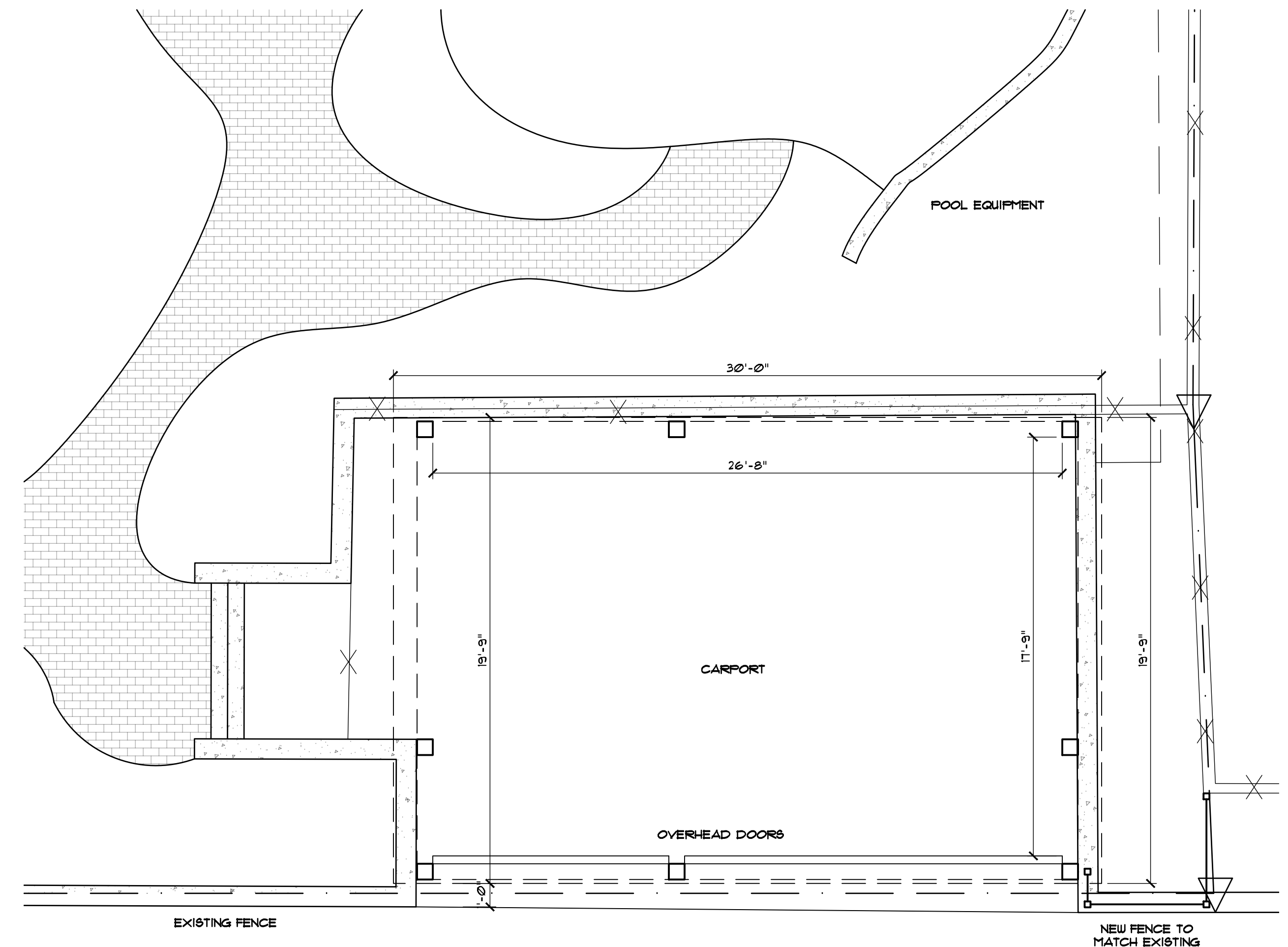
Existing Front Elevation

1/8" = 1' - 0"



**Option Two
Proposed Site Plan**

1/16" = 1' - 0"



**Option Two
Proposed Floor Plan**

1/4" = 1' - 0"

Spottswood Carport Option Two
532 Caroline Street Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
TEPopePA@aol.com
(305) 296 3611

date:
12/12/13
revision:

sheet:
A1.2



WHERE TO BUY + SERVICE ▾

LIVE CHAT

DOOR IMAGINATION SYSTEM

SEARCH

S

America's Favorite Doors®

GARAGE DOORS

COMMERCIAL DOORS

ENTRY DOORS

PHOTOS

BUYING GUIDE

SERVICE & SUPPORT

CANYON RIDGE

COACHMAN

GRAND HARBOR

GALLERY

CLASSIC

MODERN STEEL

AVANTE

RESERVE

CLASSIC WOOD

HOME / RESIDENTIAL GARAGE DOORS / RESERVE WOOD COLLECTION LIMITED EDITION SERIES

WOOD CARRIAGE HOUSE GARAGE DOORS



RESERVE® WOOD COLLECTION LIMITED EDITION SERIES

★★★★★ 5.0 (2) Write a review

handcrafted insulated wood carriage house designs with exceptional beauty, energy efficiency, and strength.



Authentic carriage house designs combine historical charm and character with the convenience of automatic overhead operation. Eight carriage house designs, available in multiple wood species and top section/window panel designs that can be mixed and matched, painted or stained, to complement any architectural style and color scheme.

WHERE TO BUY

SEE ON MY HOUSE



OVERVIEW

DESIGN OPTIONS

CONSTRUCTION

BROCHURE

INSTALLATION & CARE

DOOR DESIGNS



DESIGN 1



DESIGN 2



DESIGN 3



DESIGN 4



DESIGN 5



DESIGN 6



DESIGN 7



DESIGN 8

For size and color availability, [click here](#)

TOP SECTIONS

SOLID

ENTER TO WIN \$1,000!

+



WINDOW DESIGNS



DOUBLE TOP SECTIONS



SPECIALTY GLASS OPTIONS

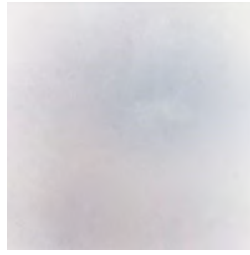
ENTER TO WIN \$1,000! +



SEEDED



RAIN



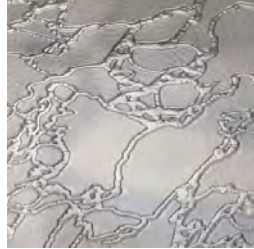
FROSTED



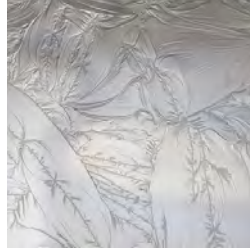
OBSCURE



NARROW REED



DELTA FROST



FROSTED GLUECHIP

WOOD OPTIONS

BASE FACE MATERIAL



T&G MERANTI



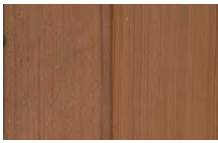
T&G REDWOOD



T&G LT. CEDAR



T&G MIXED CEDAR



T&G DARK CEDAR



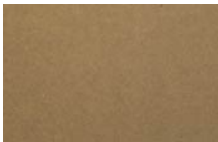
T&G FIR



LUAN



GROOVED EXTIRA™



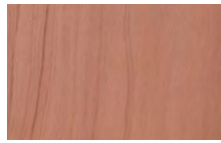
SMOOTH EXTIRA™

OVERLAYS

ENTER TO WIN \$1,000! +



MERANTI



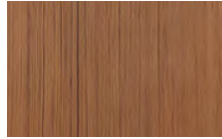
REDWOOD



LT. CEDAR



MIXED CEDAR



DARK CEDAR



FIR

COLORS



NATURAL 078



NATURAL OAK 005



CEDAR 077



TEAK 085



BUTTERNUT 072



MAHOGANY 045



DARK OAK 009



DARK OAK EBONY WASH



EBONY WASH



WHITE PAINT OPTION

Clopay stain colors show on Hemlock wood. Note: Color may vary from on screen. *Custom colors are available.

*Available on select models. For more information regarding color availability, [click here](#).

REQUEST COLOR SAMPLES

HARDWARE DESIGNS

HANDLES



SPADE LIFT HANDLES (INCLUDED)



SPEAR LIFT HANDLES



COLONIAL LIFT HANDLES



DECORATIVE LIFT HANDLES



RING DOOR KNOCKER



ESCUTCHEON PLATE(S)



TWISTED "L" HANDLES

HINGES



SPADE STRAP HINGE



SPEAR STRAP HINGE



COLONIAL STRAP HINGE

PLATES

ENTER TO WIN \$1,000! +



★★★★★ 5.0 | 2 Reviews



Search topics and reviews



Reviews

Write a review

Rating Snapshot

Select a row below to filter reviews.

5 ★	2
4 ★	0
3 ★	0
2 ★	0
1 ★	0

Average Customer Ratings

Overall	★★★★★	5.0
Quality/Durability		4.5
Overall Value		5.0
Appearance/Design		5.0

1-2 of 2 Reviews

Sort by: ▾ ☰

Liberty

New Jersey

Review 1

Votes 0

Age 35 to 44

Gender Male

★★★★★ · a year ago

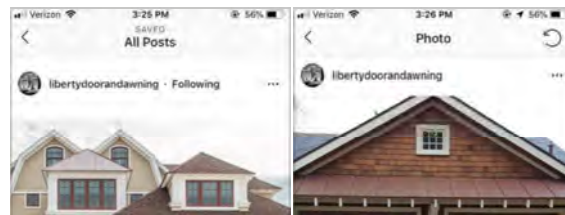
Awesome Garage Door!

Liberty Door's go to wood door is the Clopay Reserve Collection Limited edition. From inside out their attention to detail is by far the best i've come across in the industry. strongly recommend the factory finish option and so do all of my customers! Clopay's wood door department is very easy to work with from start to finish!

⚠️ **Cons** Expensive

👍 **Product Likes:** Warranty, Quiet, Strong / Durable, Clean Inside Appearance, Windows, Appearance / Design, Easy to Install

👍 **Yes**, I recommend this product.



Originally posted on Reserve® Wood Limited Edition Series - 4 Layer (R-Value 5.9)

Helpful? Yes · 0 No · 0 Report

🏆 Master Authorized Dealer

Quality/Durability

Overall Value

Appearance/Design

Ultralite

Calgary, Alta

Review 1

Vote 1

Age 55 to 64

★★★★★ · a year ago

Some homes require the elegant look of wood

At Ultra-Lite Doors, when a customer asks for the warmth and natural beauty of wood doors, we turn to Clopay for their Reserve Wood Collection. The Reserve Wood Collection offers designs from the standard raised panel, to classic carriage house designs to the elegant modern contemporary.

🏆 Master Authorized Dealer

Quality/Durability

ENTER TO WIN \$1,000!

designs. To enhance these designs there is a variety of wood and stains options to be combined with or without windows. At Ultra-Lite Doors, we guide our customer thru the selection process to ensure they have the long-lasting warmth and beauty of their Clopay wood door.

Overall Value

Appearance/Design

- 🐞 **Cons** Expensive
- 🐞 **Product Likes:** Appearance / Design
- 👍 **Yes,** I recommend this product.



Originally posted on Reserve® Wood Limited Edition Series - 5 Layer (R-Value 5.9)

Helpful? **Yes · 1** **No · 4** **Report**

you may also like



NEED HELP ?

- 1-800-225-6729
- Live chat
- Register your door
- Become A Clopay Dealer

ABOUT US

- Garage Doors
- Awards & Recognition
- Griffon Corporation
- Press Room
- Clopay Blog
- Privacy
- Terms & Conditions
- Careers
- Sitemap
- Dealer Log-in
- en español | en français

CLOPAY DOOR BLOG

3 COMMON GARAGE DOOR REPAIRS YOU CAN DIY AND ONE...

February 2020



When your garage door isn't working right, it's a major inconvenience. And, while it's tempting to save time and money by trying to fix it [\[Read More...\]](#)

GARAGE DOOR IDEAS ON DIY NETWORK TV SPECIAL JULY 3

July 2019



Is July 4th a time to get away and relax or do you use the "holiday week" to catch up on house projects that have been on your to-do list since the [\[Read More...\]](#)

*Restrictions apply. See [contest entry page](#) for complete details.

If you need assistance accessing or are experiencing any issues with our website, please call 1-800-225-6729. If needed, please leave a message with your name and phone number and we will call you back.

CONNECT WITH US



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ENTER TO WIN \$1,000! +

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., May 20, 2020**. 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

The purpose of the hearing will be to consider a request for:

NEW CARPORT OVER EXISTING PARKING AREA AND NEW FENCE.

#532 CAROLINE STREET

Applicant – Thomas E. Pope Application #H2020-0004

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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 305-809-3811 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 Carina Primus-Gomez, 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:
532 Caroline Street on the 13th day of May, 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 May 20th, 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 H2020-004

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

Signed Name of Affiant:

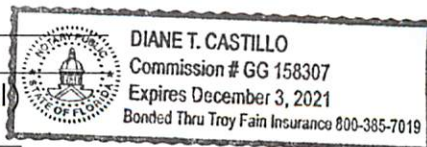
Carina Primus-Gomez
Date: May 13, 2020
Address: 506 Fleming Street
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 13th day of May, 2020.

By (Print name of Affiant) Carina Primus-Gomez who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Diane T. Castillo
Print Name: Diane T. Castillo
Notary Public - State of Florida (seal)
My Commission Expires: _____





Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at 5:00 p.m. **May 20, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Livestream channel 99, or type this link into your browser: https://www.harc.com/MeetingLayer.php?publish_Aid=1&embed=1. The purpose of the hearing will be to consider a request for:

NEW CARPORT OVER EXISTING PARKING AREA AND NEW FENCE
#532 CAROLINE STREET

Applicant - Thomas E. Pope Application #12020-0064

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 361-860-9713 or talk one-on-one at www.harc.com.

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL THE FINAL DETERMINATION.

ANY APPEALS MUST BE FILED WITHIN 30 DAYS OF THE DATE OF THE FINAL DETERMINATION.

For more information, visit the City of Asheville's website at www.asheville.org. The City of Asheville is an Equal Opportunity Employer. All employees are required to read and understand the City of Asheville's policies on discrimination and harassment. The City of Asheville is an Equal Opportunity Employer. All employees are required to read and understand the City of Asheville's policies on discrimination and harassment.

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 00004230-000000
 Account# 1004405
 Property ID 1004405
 Millage Group 10KW
 Location Address 532 CAROLINE St, KEY WEST
 Legal Description KW PT LOT 2 SQR 24 OR204-96/102 OR660-860/87 OR660-888/90 OR873-1238/39 OR898-88/89 OR1077-567/70 OR1273-2061/63AFF OR1563-2228/30
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SPOTTSWOOD ROBERT A
 500 Fleming St
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$1,844,431	\$1,892,969	\$2,025,235	\$876,681
+ Market Misc Value	\$66,474	\$68,231	\$70,209	\$74,034
+ Market Land Value	\$1,083,752	\$954,230	\$954,230	\$1,415,123
= Just Market Value	\$2,994,657	\$2,915,430	\$3,049,674	\$2,365,838
= Total Assessed Value	\$1,372,778	\$1,347,182	\$1,319,474	\$1,292,335
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,347,778	\$1,322,182	\$1,294,474	\$1,267,335

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	12,957.34	Square Foot	0	0

Buildings

Building ID	250	Exterior Walls	HARDIE BD
Style	2 STORY ELEV FOUNDATION	Year Built	1933

Building Type S.F.R. - R1 / R1
Gross Sq Ft 9039
Finished Sq Ft 5282
Stories 3 Floor
Condition GOOD
Perimeter 586
Functional Obs 0
Economic Obs 0
Depreciation % 26
Interior Walls WALL BD/WD WAL

EffectiveYearBuilt 2001
Foundation CONC BLOCK
Roof Type IRR/CUSTOM
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 5
Full Bathrooms 5
Half Bathrooms 0
Grade 700
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	900	900	222
OPX	EXC OPEN PORCH	1,789	0	516
FAT	FINISHED ATTIC	1,248	0	148
FLA	FLOOR LIV AREA	4,382	4,382	536
GBF	GAR FIN BLOCK	720	0	110
TOTAL		9,039	5,282	1,532

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1969	1970	1	416 SF	3
CONC PATIO	1975	1976	1	561 SF	2
RW2	1988	1989	1	132 SF	3
WROUGHT IRON	1988	1989	1	808 SF	3
HOT TUB	2000	2001	1	1 UT	3
WATER FEATURE	2000	2001	1	1 UT	3
FENCES	2000	2001	1	1530 SF	2
BRICK PATIO	2000	2001	1	1785 SF	2
RES POOL	2000	2001	1	490 SF	3

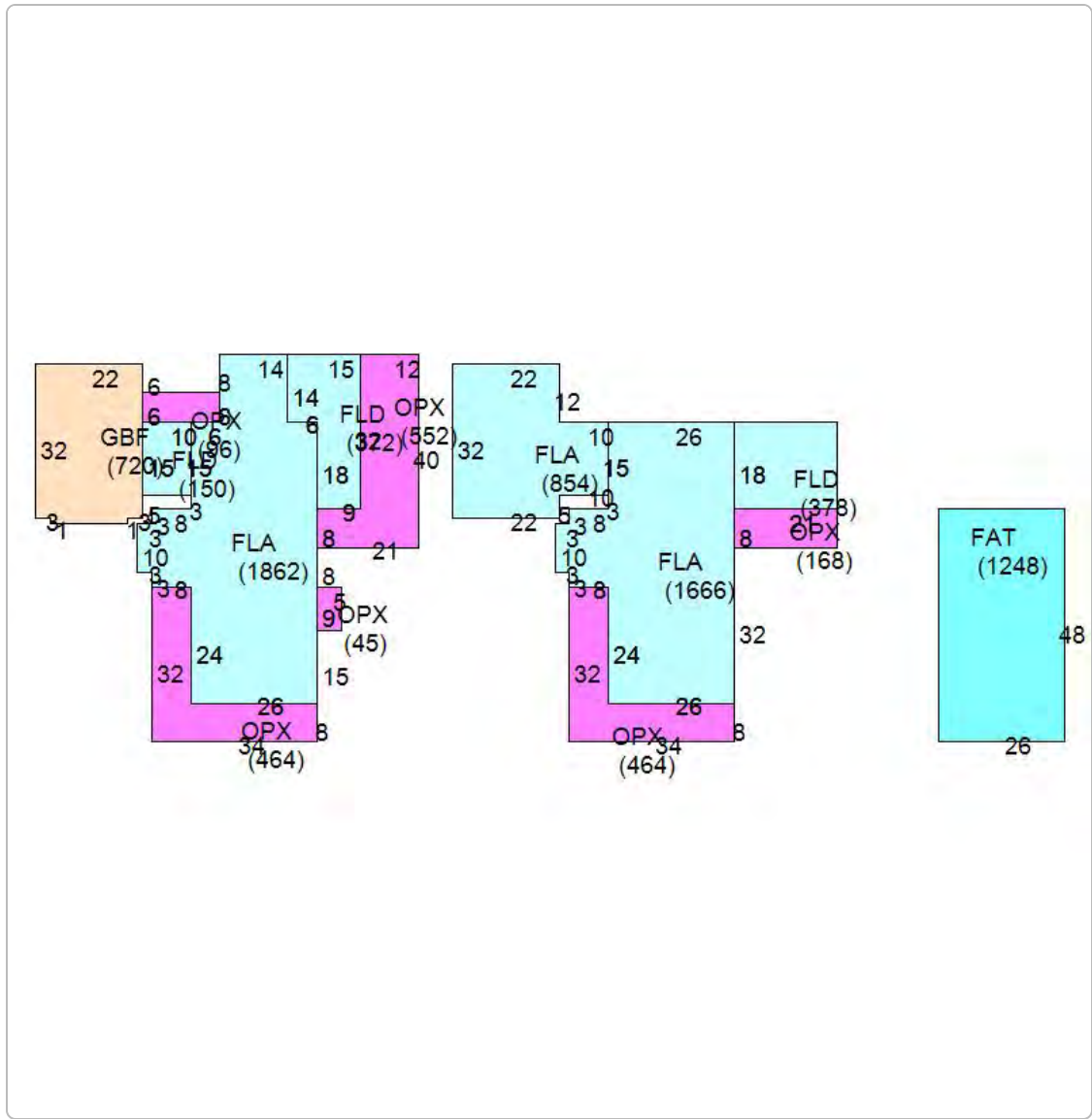
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-3781	10/17/2011	11/14/2011	\$25,000		INSTALL 2400sf OF NEW VICTORIAN STYLE METAL SHINGLE ROOF SYSTEM
9903694	11/2/1999	7/12/2000	\$14,000		5 A/C UNITS
9903391	10/1/1999	7/12/2000	\$5,000		PLUMBING 9 NEW FIX
9900977	3/18/1999	7/12/2000	\$8,000		SECURITY ALARM
9900008	1/15/1999	7/12/2000	\$30,000		POOL AND SPA
9801850	7/14/1998	7/12/2000	\$281,820		NEW ADDITIONS

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, Sales.

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

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