



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 25, 2024

Applicant: Alexander Fernandez, Engineer

Application Number: H2024-0023

Address: 103 Front Street Common Area

Description of Work:

Addition to existing carport.

Site Facts:

The proposed project will be located at Truman Annex in one of the parking areas, behind the historic foundry and south of the Little White House. The existing carport under review was built in 2003.



Location of site marked with red oval.

Guidelines Cited on Review:

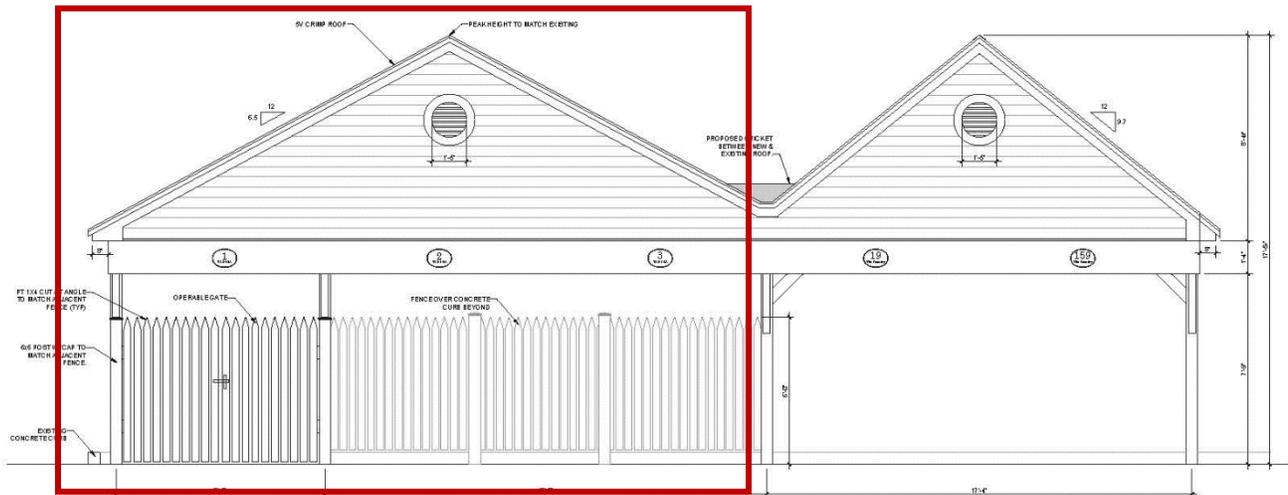
- New Construction (pages 38a-q), specifically guidelines 1, 2, 10 11, 12, 13 and 14.
- Outbuildings (page 40), specifically guidelines 1, 3, and 9.

Staff Analysis:

The Certificate of Appropriateness under review proposes an addition to the north side of an existing non-historic two-car carport. The new addition will consist of two bays, one bay will be of same width as the existing carport and a second bay will be little less than half of the width. The addition will be covered with a gable roof reaching the same height as the existing carport. The structure will be supported with wood columns and the roof will be finished with 5- v-crimp panels. On the sides and rear the new structure there will be a wood picket fence and on the smaller end space there will be wood picket gates.



Existing carport.



Proposed addition marked with red rectangle.

Consistency with Cited Guidelines:

It is staff’s opinion that the proposed new accessory structure meets cited regulations. The scale, size and building form of the proposed accessory structure is harmonious with the existing two-car carport building and surrounding structures.

APPLICATION

RECEIVED
MAY 28 2024
TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



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

HARC COA # HARC 2024-0023	REVISION # 0023	INITIAL & DATE TK 5/28/24
FLOOD ZONE AE 7	ZONING DISTRICT HPRD	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	103 Front Street, Common Area		
NAME ON DEED:	Truman Annex Master Property Assoc. Inc	PHONE NUMBER	305-296-8806
OWNER'S MAILING ADDRESS:	300 Southard St., Ste 108 Key West, FL 33040	EMAIL	mheariguez@castlegroup.com
APPLICANT NAME:	Alexander Fernandez	PHONE NUMBER	305-395-0521
APPLICANT'S ADDRESS:	5582 1st Ave Unit 102 Key West, FL 33040	EMAIL	alex@atlanticengflkeys.com
APPLICANT'S SIGNATURE:		DATE	5/16/2024

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: Addition to existing carport to cover 3 existing parking spaces with 1 space enclosed by a 6ft fence. 6 ft fence along the back side of the new spaces. Height = 17'-5 1/2"; Width of Addition = 26'-6"; depth = 17'-11 1/2" 462.6 sf of new covered space in Truman Annex Shared lot.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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): <i>NA</i>	
PAVERS: <i>NA</i>	FENCES: <i>Fence along back side of new covered parking spaces. (1) space to be fenced in completely with entry gate.</i>
DECKS: <i>NA</i>	PAINTING: <i>White paint to match existing.</i>
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:	<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.

The Truman Annex Master Property Owners' Association, Inc.
c/o Castle Management, LLC.
300 Southard St
Suite 108
Key West, FL 33040

Date: April 11, 2024

Project Ref: 300 Southard St – Association Carports

TAMPOA COMMON
300 Southard St
Key West FL 33040

RE: TAMPOA - Association Carport Project

Dear **TAMPOA COMMON**,

For the listed project item(s):

I am pleased to inform you that the TAMPOA Architectural Committee has approved your application **with the following conditions**:

- Carport will be constructed in accordance with the design submitted:
 - Carport Addition for TAMPOA
 - Alexander N. Fernandez, PE
 - Dated 5/1/2024
 - Carport Mock Drawing 4-1-24 provided by Association Manager Mike Henriquez
- Carport will be submitted to the City of Key West Historical Architectural Review Committee and the City of Key West Building Department for review.
- Exposed wood will be painted Brilliant White Exterior Semi-gloss enamel.
- The use will be consistent with the Rules and Regulations of the Truman Annex as described in Exhibit B of the Amended and Restated By-Laws of the Truman Annex Property Owners Association.

The approval is contingent upon compliance with the specifications set forth in the approved application. This is approval from TAMPOA only. It is important that you secure approval from the City of Key West Historical Architectural Review Committee (HARC) if required for this work. If your change requires a Building Permit from the City of Key West it is the responsibility of the homeowner to obtain this before starting construction.

A policy to require that upon receipt of approval for an architectural request that an owner obtain a building permit within six months and complete the project within two years is in effect.

Please keep in mind that the work must comply with all pertinent regulations and must be done in a workmanlike manner with no materials being placed on the Association's common properties during the process.

Please retain this letter for your files. If you have any questions regarding this matter, please contact the Management Office at (305) 296-8806 or e-mail Mike Henriquez at mhenriquez@castlegroup.com.

Sincerely,

The Truman Annex Master Property Owners' Association, Inc.

PROJECT PHOTOS

FRONT VIEW OF PROPOSED AREA OF WORK & EXISTING CARPORT



SIDE VIEW OF EXISTING CARPORT & EXISTING FENCE



FRONT VIEW OF PROPOSED AREA OF WORK



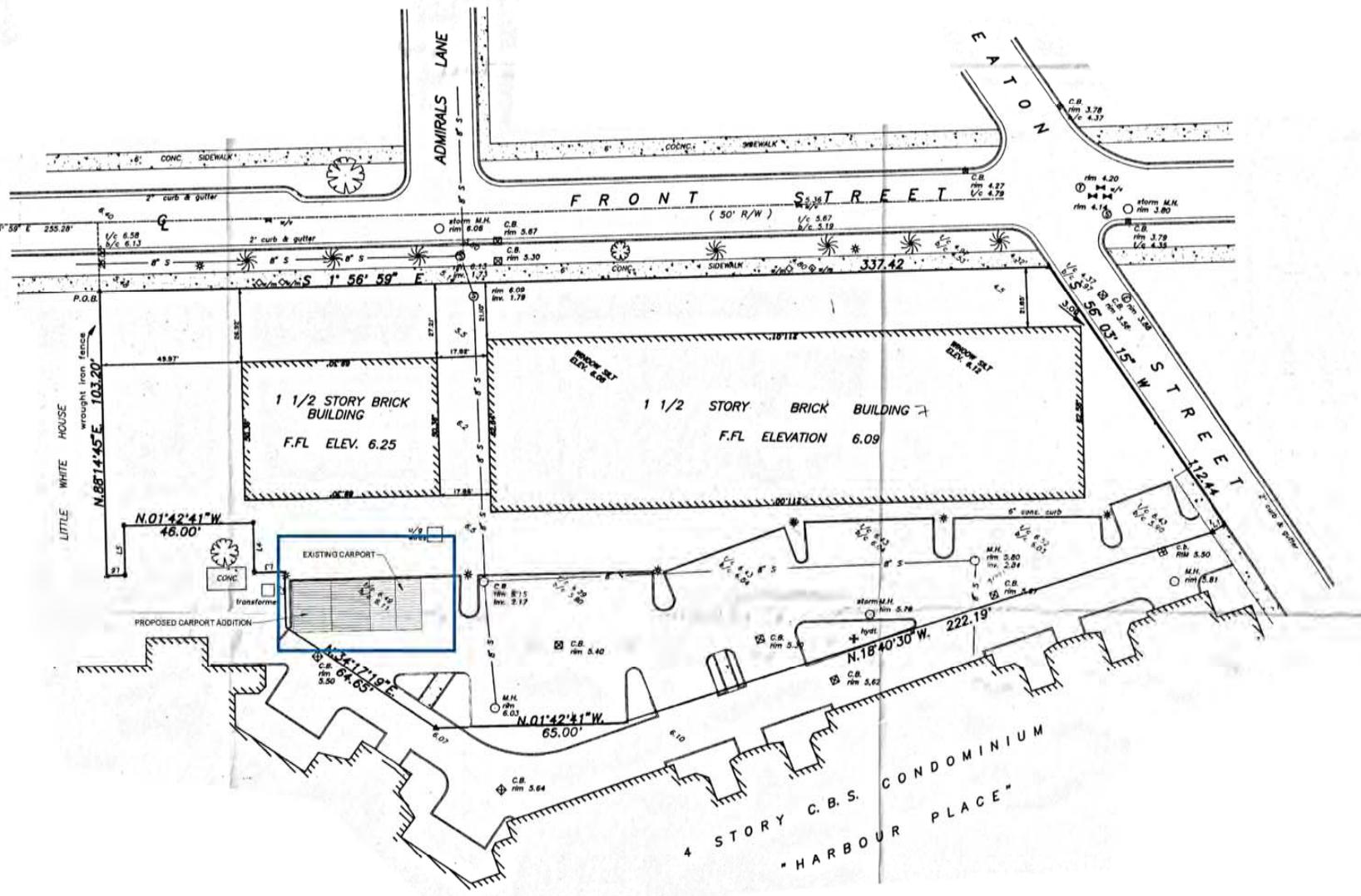
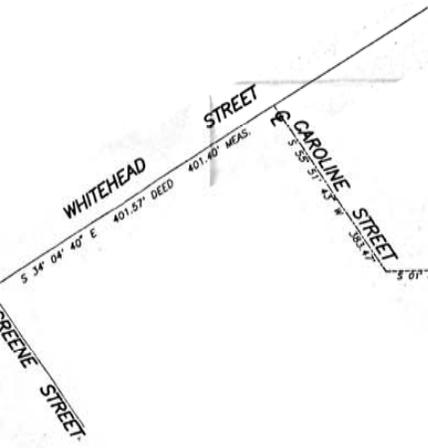
SIDE VIEW OF EXISTING CARPORT



SIDE/REAR VIEW OF EXISTING CARPORT



PROPOSED DESIGN



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



HARC PRE-APPLICATION PLANS
FOR
**TRUMAN ANNEX
CARPORT ADDITION**

KEY WEST, FLORIDA



Alexander N. Fernandez, PE
5582 1st Avenue Unit 102
Key West, FL 33040
305-395-0521
alex@atlanticeingflkeys.com



LOCATION MAP

SCALE: N.T.S.



SITE AERIAL

SCALE: N.T.S.

CARPORT ADDITION PLAN

FOR
TAMPOA

TRUMAN ANNEX, KEY WEST, FL



EXISTING CARPORT PHOTOGRAPHS

SCALE: N.T.S.

REVISIONS:	REMARKS
No.	DATE

This item has been digitally signed and sealed by Alexander Fernandez on the date shown on the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Alexander N. Fernandez, PE
Fl. License No. 91452

Title:
COVER SHEET
&
SITE PHOTOS

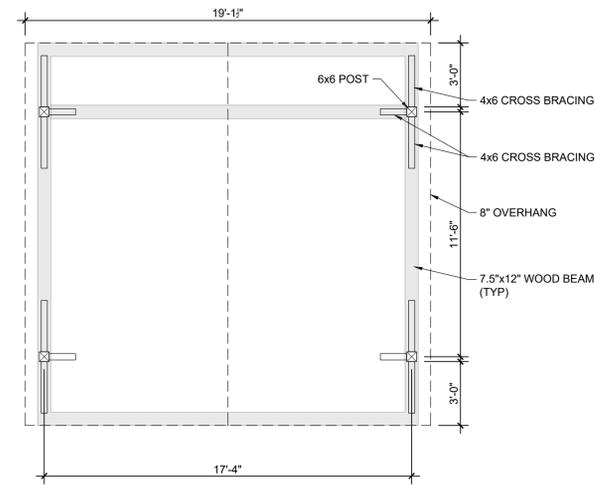
Sheet:
1

Date: 5.1.2024



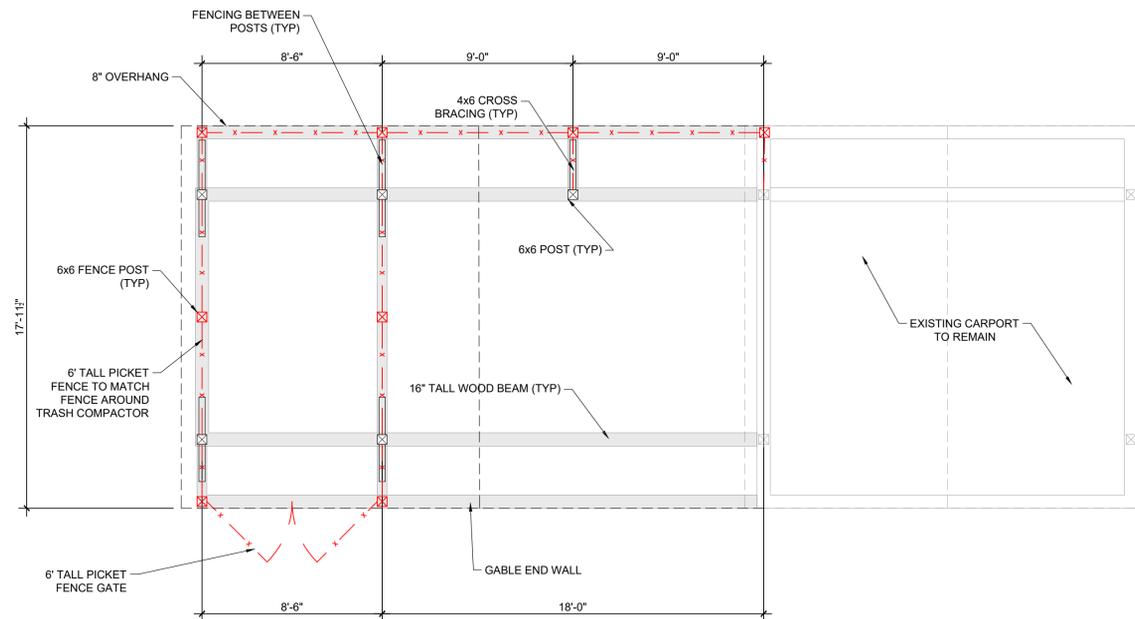
Alexander N. Fernandez, PE
 5582 1st Avenue Unit 102
 Key West, FL 33040
 305-395-0521
 alex@atlanticengflkeys.com

CARPORT ADDITION PLAN
 FOR
 TAMPOA
 TRUMAN ANNEX, KEY WEST, FL



EXISTING CARPORT PLAN

SCALE: 1/4" = 1'-0"



PROPOSED CARPORT PLAN

SCALE: 1/4" = 1'-0"

REVISIONS:	REMARKS
No.	DATE

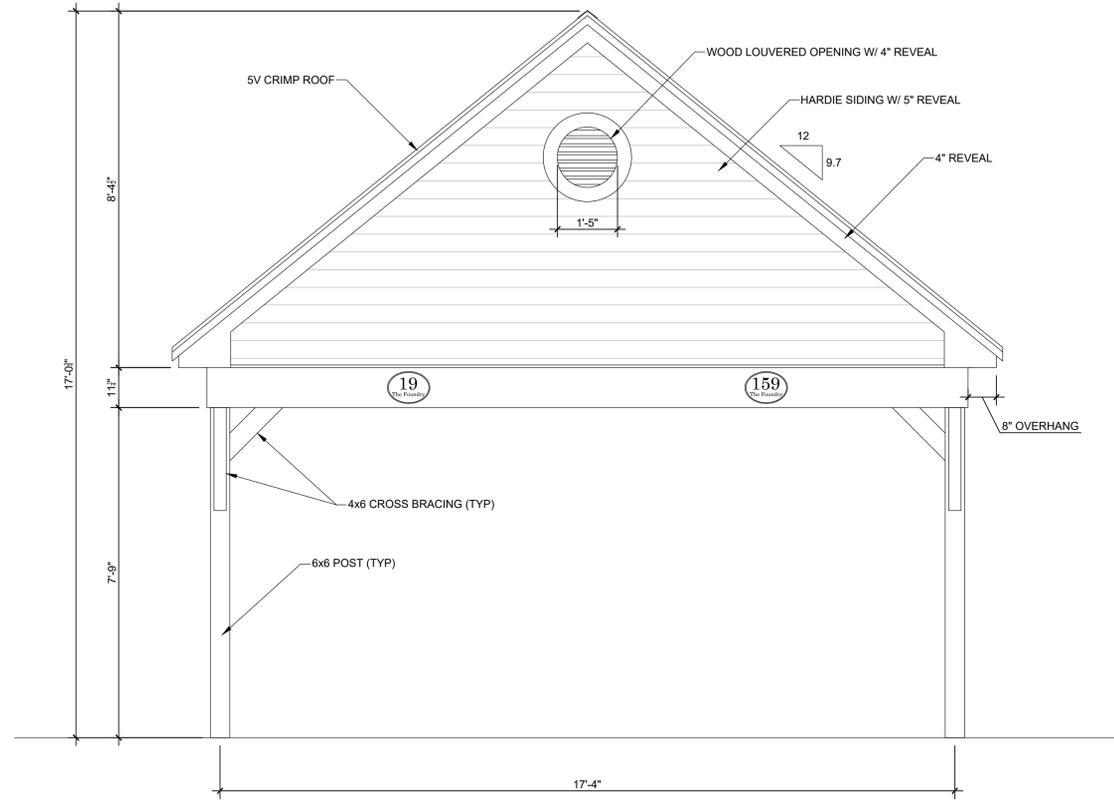
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 FL License No. 91452

Title:
EXISTING & PROPOSED CARPORT PLAN

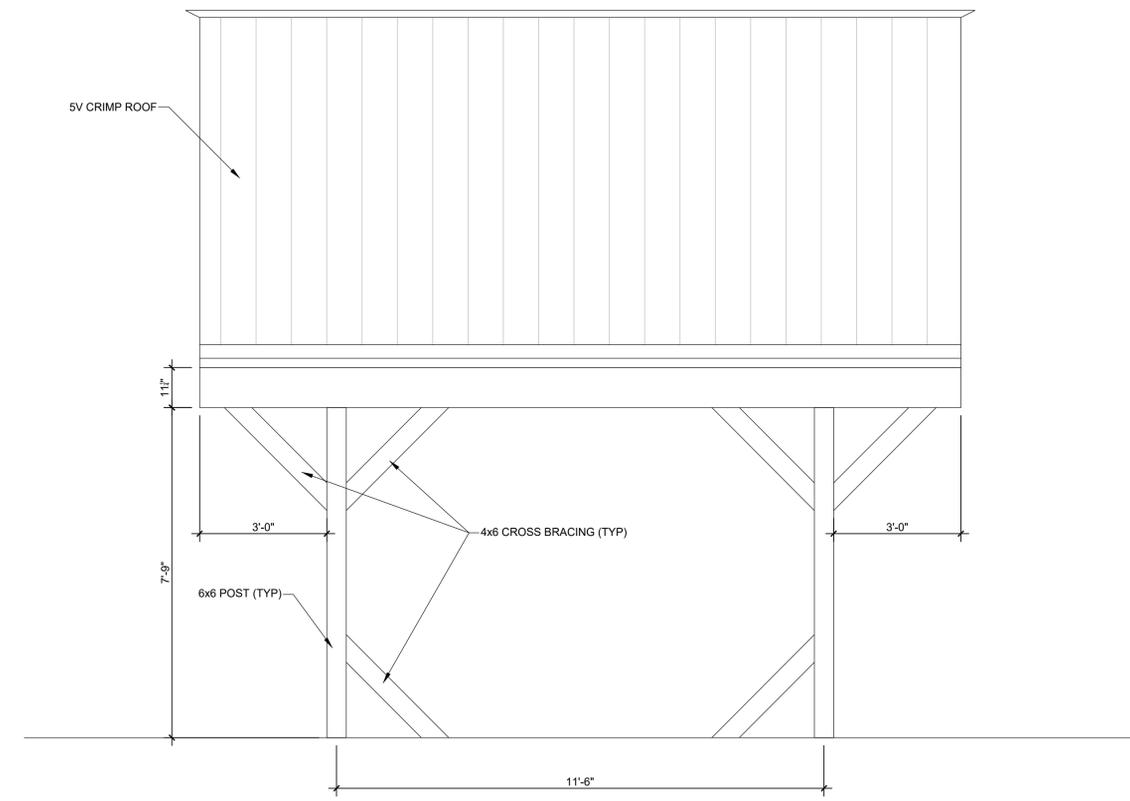
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2

Date: 5.1.2024



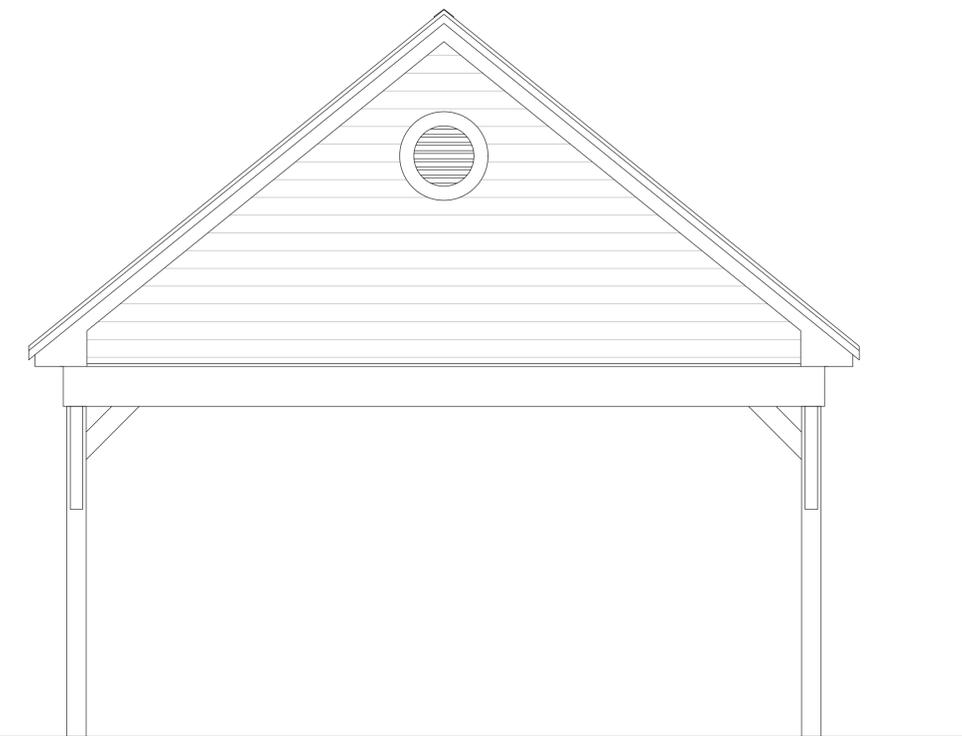
EXISTING WEST ELEVATION

SCALE: 1/2" = 1'-0"



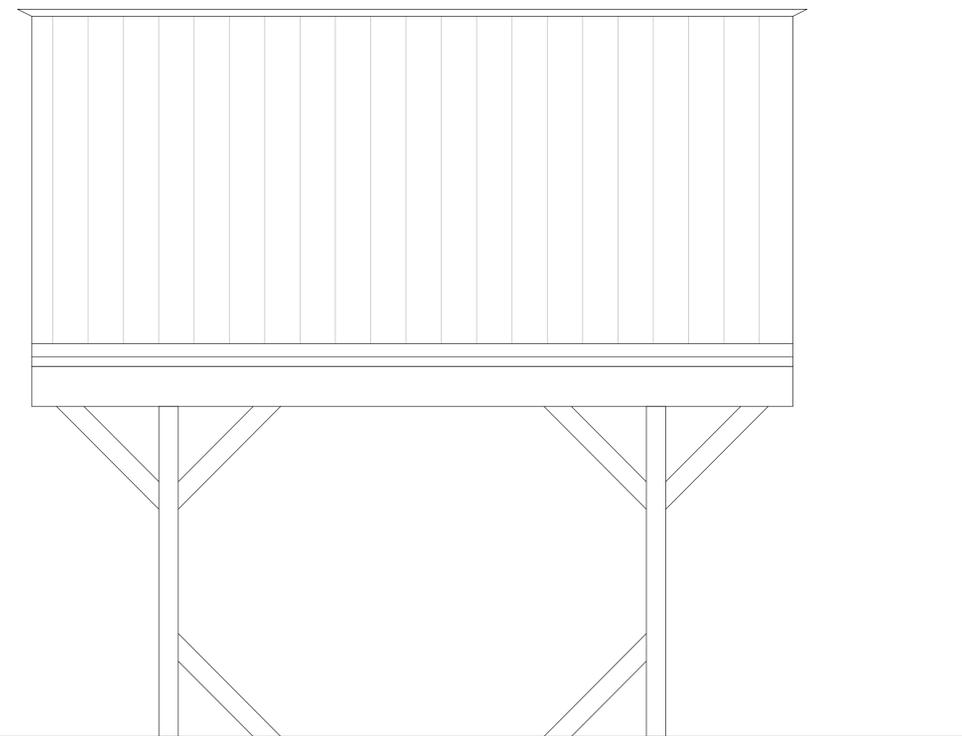
EXISTING NORTH ELEVATION

SCALE: 1/2" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/2" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/2" = 1'-0"



Alexander N. Fernandez, PE
 5582 1st Avenue Unit 102
 Key West, FL 33040
 305-395-0521
 alex@atlanticengflkeys.com

CARPOR ADDITION PLAN

FOR TAMPOA

TRUMAN ANNEX, KEY WEST, FL

REVISIONS:	REMARKS
No.	
DATE	

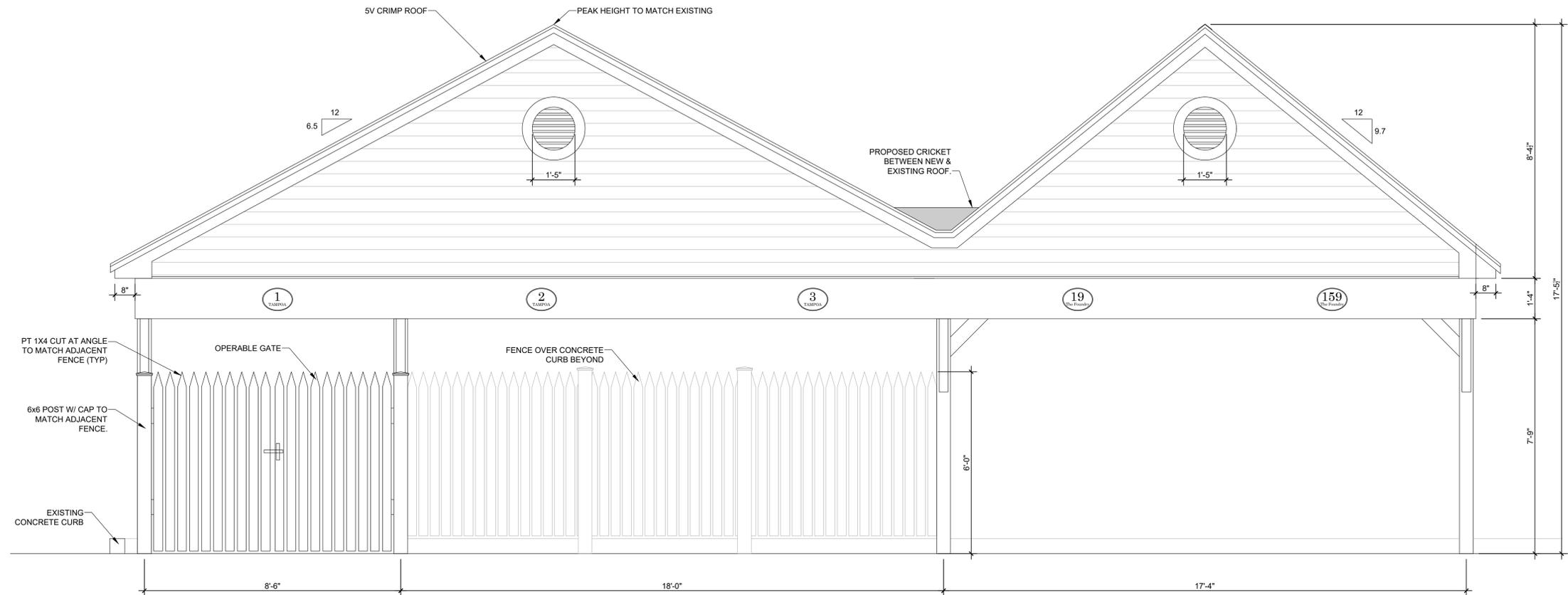
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Title: **EXISTING ELEVATIONS**

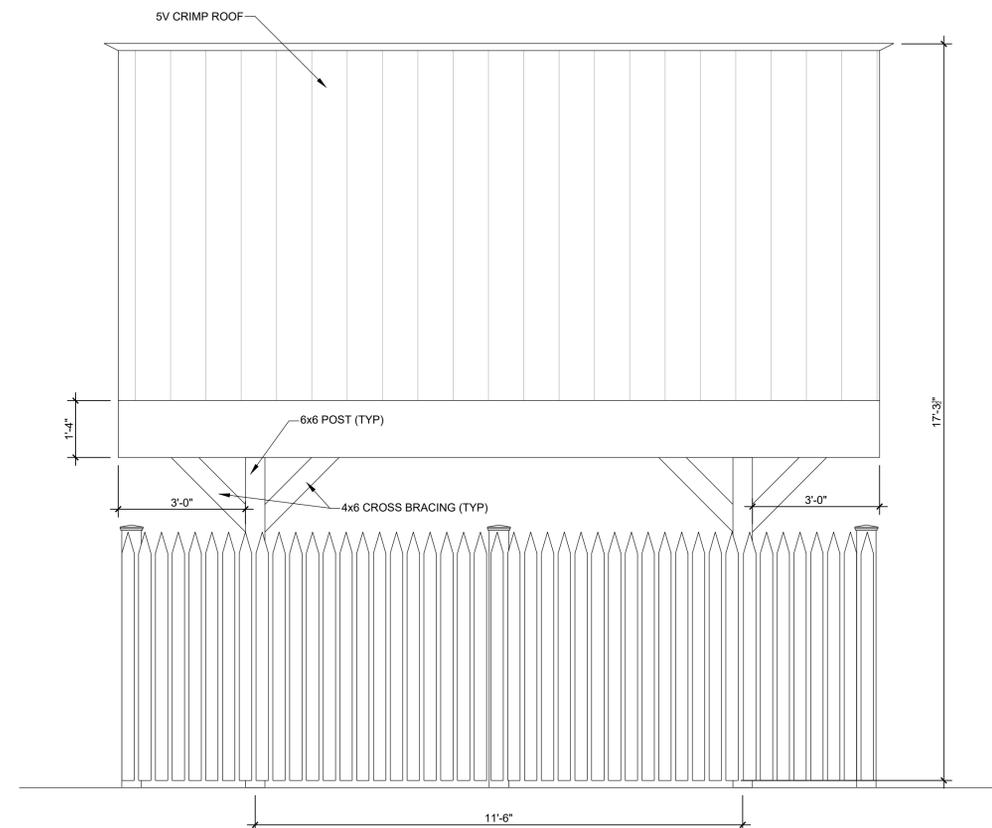
Sheet: **3**

Date: 5.1.2024



PROPOSED WEST ELEVATION

SCALE: 1/2" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/2" = 1'-0"



Alexander N. Fernandez, PE
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 Key West, FL 33040
 305-395-0521
 alex@atlanticengflkeys.com

CARPORT ADDITION PLAN

FOR TAMPOA

TRUMAN ANNEX, KEY WEST, FL

REVISIONS:	REMARKS
No.	DATE

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Title: **PROPOSED ELEVATIONS**

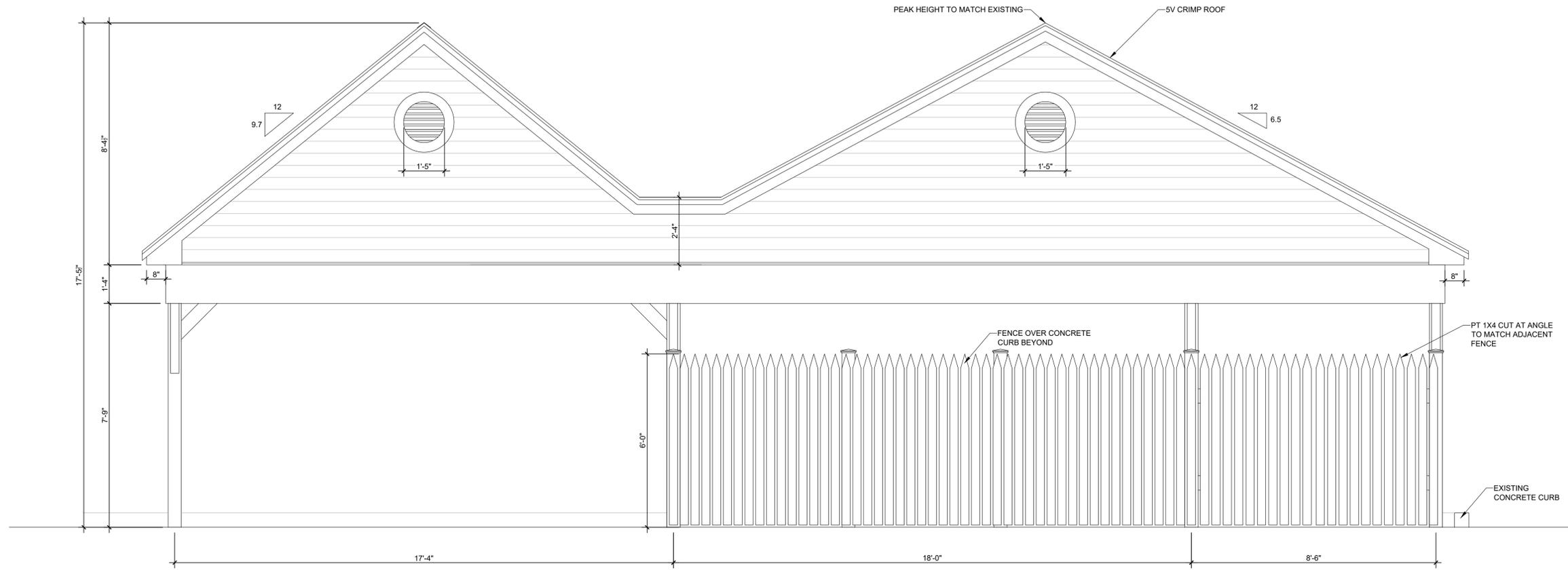
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Date: 5.1.2024



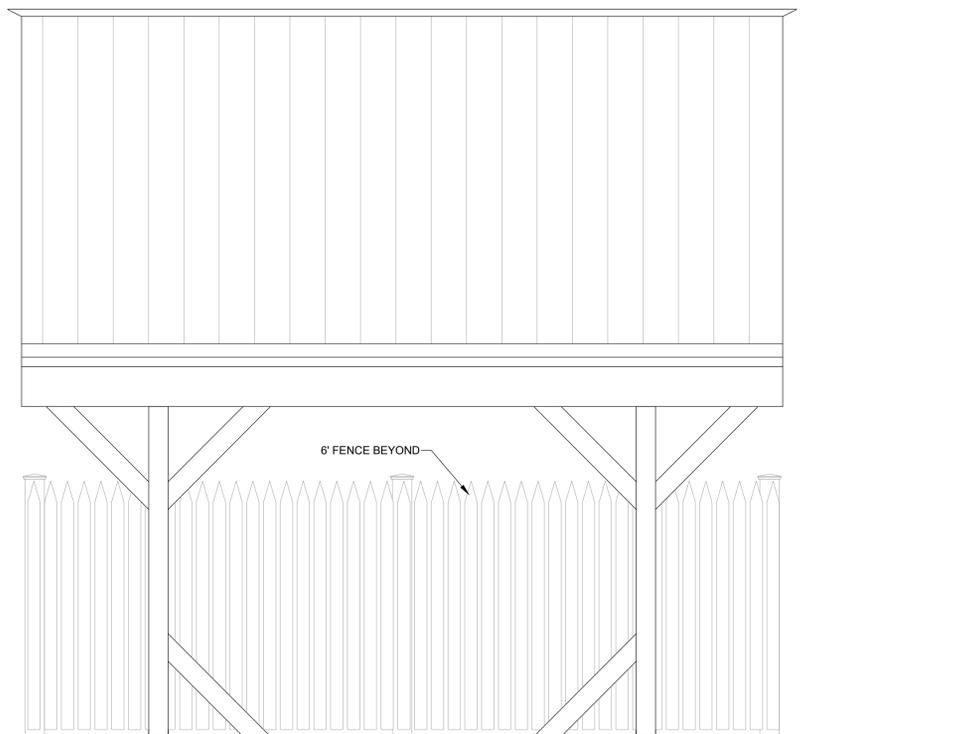
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 alex@atlanticeengineering.com

CARPOR ADDITION PLAN
 FOR
TAMPOA
 TRUMAN ANNEX, KEY WEST, FL



PROPOSED EAST ELEVATION

SCALE: 1/2" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/2" = 1'-0"

REVISIONS	REMARKS
No.	DATE

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 Fl. License No. 91452

Title:
PROPOSED ELEVATIONS

Sheet:
5

Date: 5.1.2024

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., Tuesday, June 25, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

ADDITION TO EXISTING CARPORT.

#103 FRONT STREET COMMON AREA

Applicant – Alexander Fernandez, Engineer Application #H2024- 0023

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 305-809-3973 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.

PROPERTY APPRAISER INFORMATION

PROPERTY RECORD CARD

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	00004590-001402
Account#	8749872
Property ID	8749872
Millage Group	10KW
Location Address	VACANT LAND, KEY WEST
Legal Description	KW PT SQR 28 & PT EATON ST EXTENDED (.3069 AC) OR1080-1943/47 OR1085-1067/72 OR1113-1978/80 OR1164-597/99 OR1287-372/374 OR1333-979/81AMD OR1439-392/93 OR1961-1803E OR1961-1804E OR1469-353 <i>(Note: Not to be used on legal documents.)</i>
Neighborhood	32210
Property Class	PARKING LOT (2800)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

[TRUMAN ANNEX MASTER PROPERTY OWNERS ASSOC INC](#)

300 Southard St
Ste 108
Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$50	\$50	\$50	\$50
= Just Market Value	\$50	\$50	\$50	\$50
= Total Assessed Value	\$50	\$50	\$50	\$50
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$50	\$50	\$50	\$50

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$50	\$0	\$0	\$50	\$50	\$0	\$50	\$0
2021	\$50	\$0	\$0	\$50	\$50	\$0	\$50	\$0
2020	\$50	\$0	\$0	\$50	\$50	\$0	\$50	\$0
2019	\$50	\$0	\$0	\$50	\$50	\$0	\$50	\$0
2018	\$50	\$0	\$0	\$50	\$50	\$0	\$50	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2800)	1.00	Lot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CARPORT	2003	2004	18 x 9	1	162 SF	1
CARPORT	2003	2004	18 x 9	1	162 SF	1
CARPORT	2003	2004	18 x 9	1	162 SF	1
CARPORT	2003	2004	18 x 9	1	162 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/1/1993	\$797,000	Warranty Deed		1287	0372	M - Unqualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
02-3202	12/5/2002	11/24/2003	\$27,500	Commercial	6 CARPORTS
96-1664	4/1/1996	12/1/1996	\$6,000	Commercial	REPAIRS TO ASPHALT
B-16183	10/16/1989	12/1/1996	\$2,702,375	Commercial	STUDIO & RESIDENTIAL, CONDOMINIUMS, AND 3715SF PATIO

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

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