



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: July 29, 2026

Applicant: T.S. Neal Architects

Application Number: C2026-0042

Address: 724 Olivia Street

Description of Work:

Painting of wood shutters on contributing structure.

Site Facts:

The building under review is a historic and contributing structure to the historic district built circa 1906. The site consists of a two-story historic structure with a wraparound porch and a shed. Renovations to the historic house included a new two-story addition, a pool and pool deck area was approved by the HARC Commission in June 2024. Currently the house sits on piers and is located within an X flood zone.



Photo of house under review. Monroe County Library 1965.



Photo of house under review. Property Appraiser's website 02/28/19.



Photo of house under review prior to 2024.

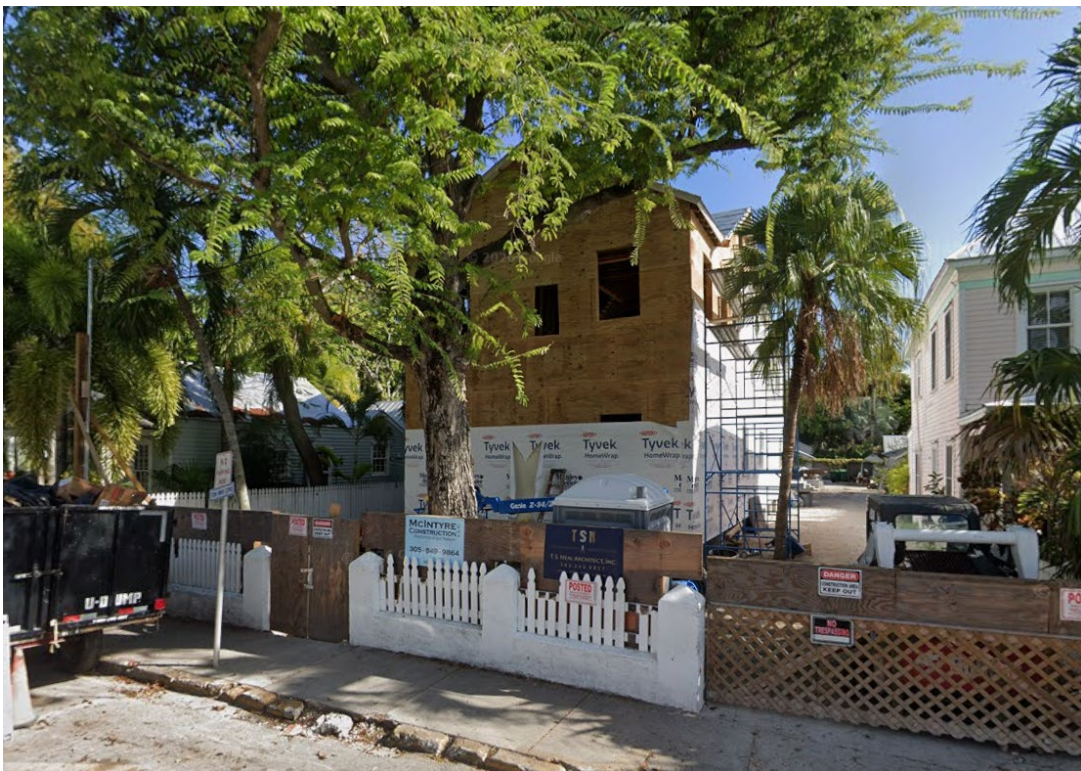
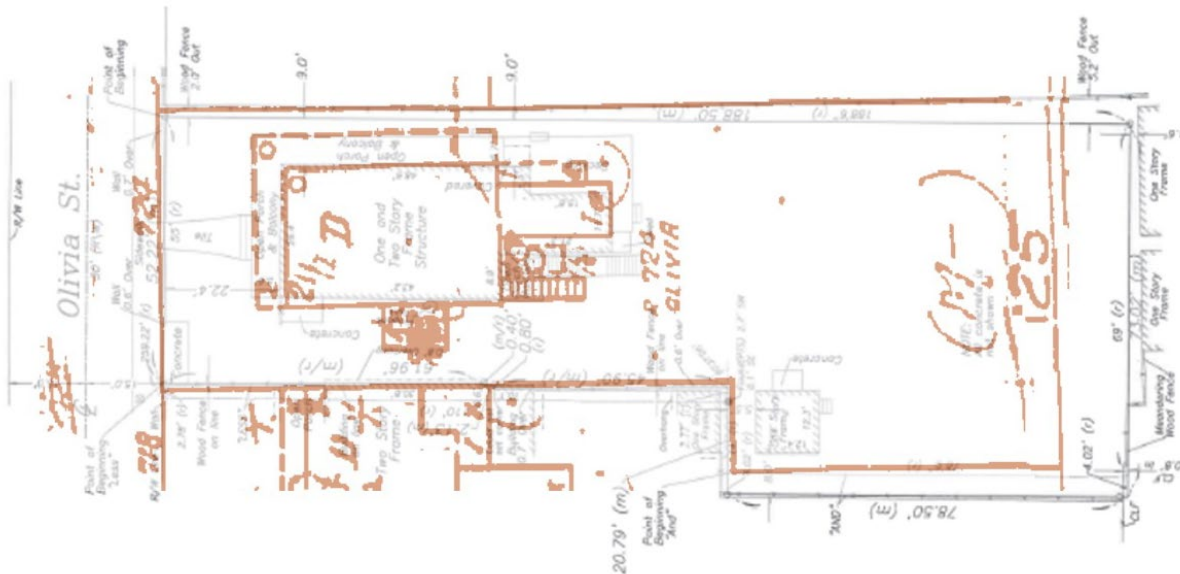


Photo of house under review in November 2025.



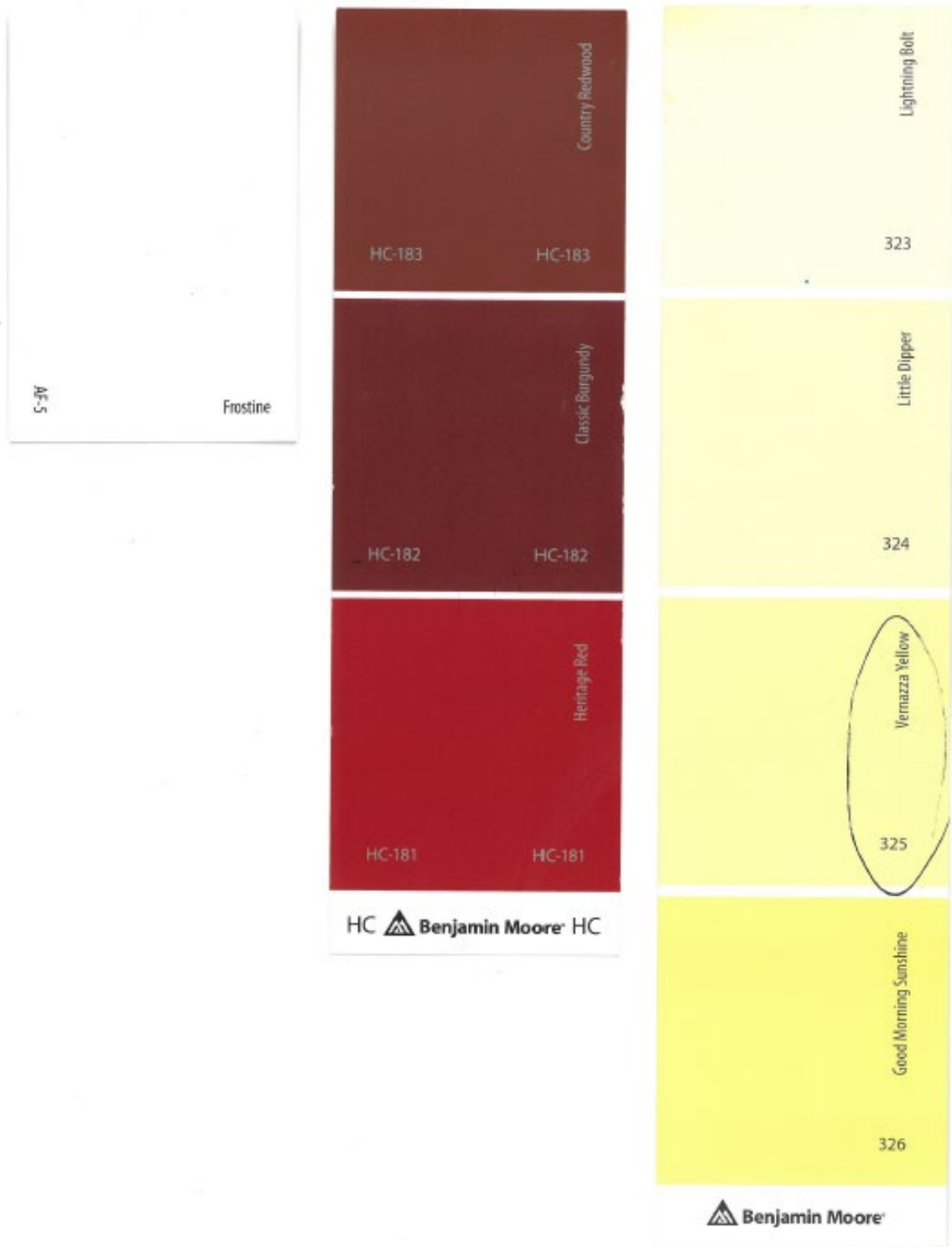
1962 Sanborn Map and survey.

Guidelines Cited on Review:

- Historic Architectural Review Commission (HARC) Rules of Procedure (pages 8-11), specifically guideline 7 of Legislative Procedure.
- Guidelines for Exterior Colors (page 35), specifically shutter colors.
-

Staff Analysis:

A Certificate of Appropriateness is currently under review for painting the historic structure. The proposed colors include Benjamin Moore 327 Vernazza Yellow for siding, Benjamin Moore HC-181 Heritage Red for the shutters, and white for trim work, columns, and railings.



Proposed paint colors.



Photo showing 737 Elizabeth Street which currently has red shutters.



Photo showing 324 William Street which currently has red shutters.



Photo showing 800 Caroline Street which currently has red shutters and doors.

Consistency with Guidelines Cited Guidelines:

Staff finds the proposal to be inconsistent with the guidelines cited. The guidelines for exterior colors specifically state that shutters may be white, black, gray or dark green. Because the applicant is proposing red shutters, staff finds that the proposal does not meet the HARC guidelines. Guideline 7 of the legislative procedure in the HARC Guidelines states that “to the extent possible, HARC will observe the precedents of a previous HARC approval on the subject property or a related parcel.” While the applicant did provide multiple examples of structures in the historic district with red shutters, staff did not find building permits or HARC approvals for most of these properties. The only property with a red shutter approval is 800 Caroline Street, which has historically had red shutters and doors.

APPLICATION

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>Coal 2026-0042</i>	REVISION #	INITIAL & DATE <i>PDM 6/23/2026</i>
FLOOD ZONE X	ZONING DISTRICT HHDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	724 Olivia Street	
NAME ON DEED:	Nature's Boundary LLC	PHONE NUMBER 419-789-4556
OWNER'S MAILING ADDRESS:	11741 Road 191	EMAIL chericooper@live.com
	Oakwood OH 45873	
APPLICANT NAME:	T.S. Neal Architects- Seth Neal	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22974 Oversea Hwy	EMAIL sethneal@tsnarchitects.com
	Cudjoe Key Fl	
APPLICANT'S SIGNATURE:	<i>Seth Neal</i>	DATE 06-12-2026

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 X NO___ INVOLVES A HISTORIC STRUCTURE: YES X NO___
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
Exterior paint color for shutters on the house. See paint chip provided and mock up on house wall corner.
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):	
-	
PAVERS:	FENCES:
-	
DECKS: -	PAINTING: Yes, exterior shutters
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.

PROJECT PHOTOS



MCINTYRE
CONSTRUCTION
PERFECTION IS OUR PASSION
305-849-9864
© 19202284

WARNING
Security
Cameras in Use

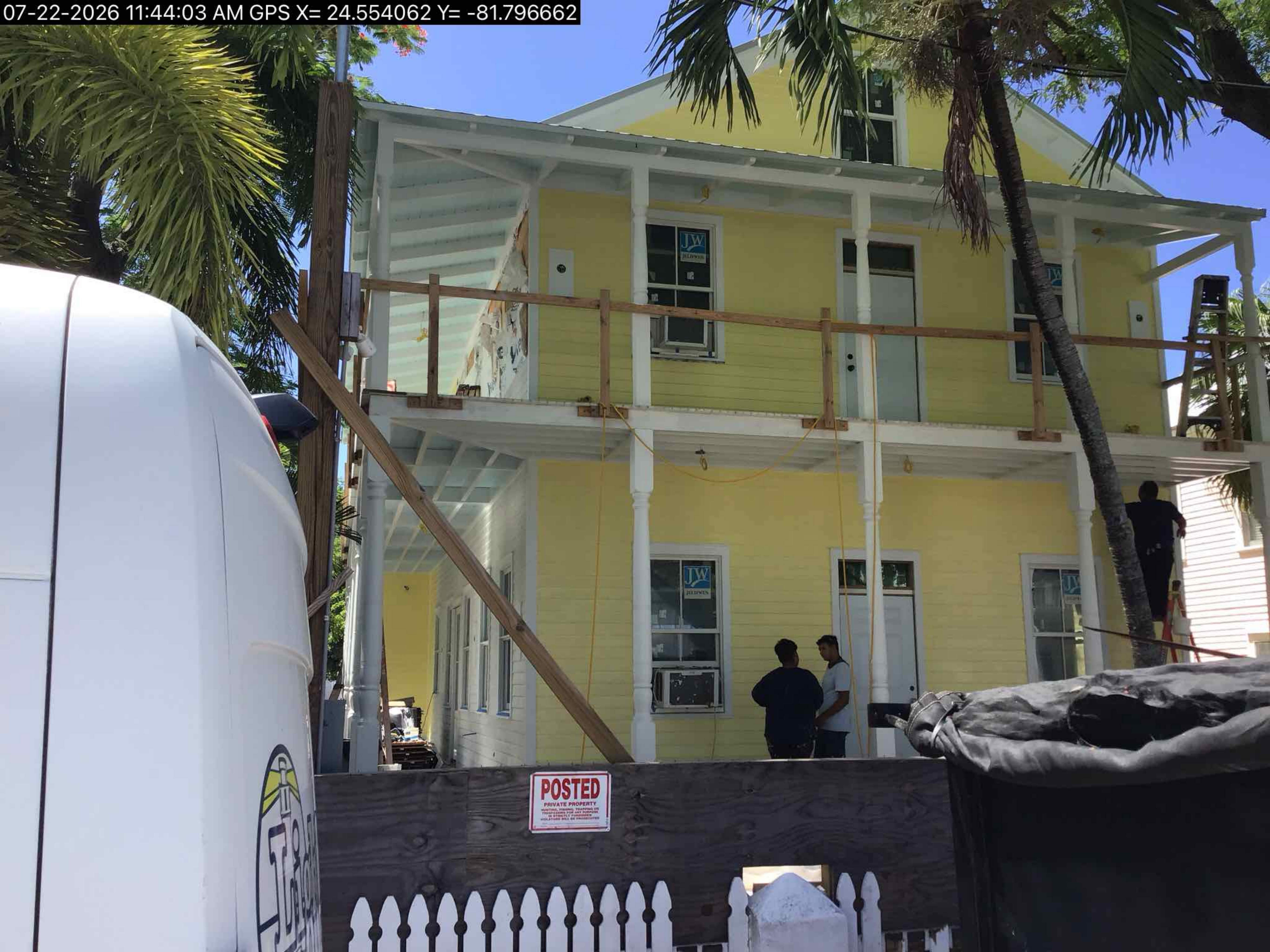
TSN
A
T.S. NEAL ARCHITECT, INC.
305.340.8857
TSNARCHITECTS.COM

POSTED
PRIVATE PROPERTY
NO TRESPASSING
VIOLATORS WILL BE PROSECUTED
BY LAW

DANGER
CONSTRUCTION AREA
KEEP OUT

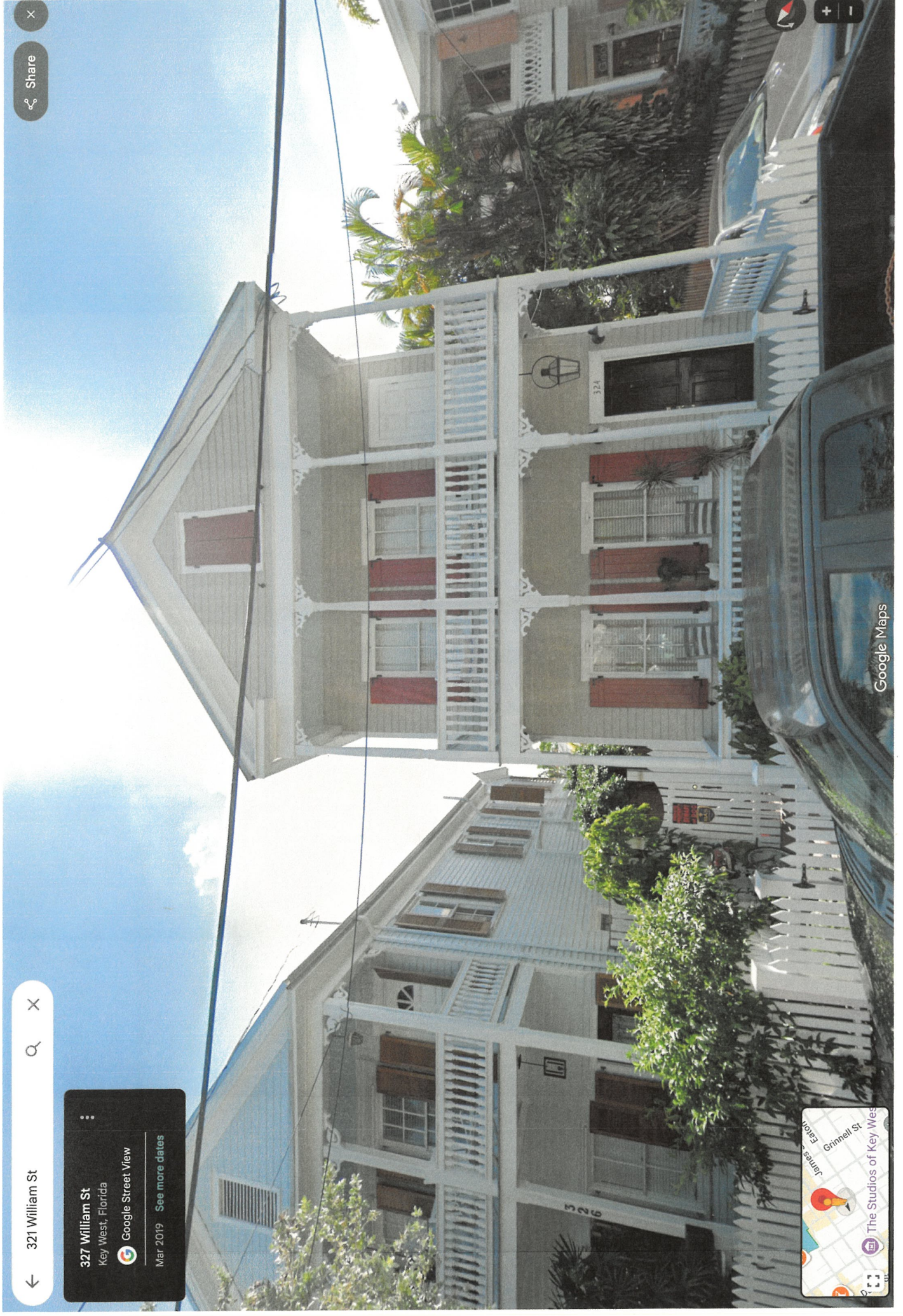
WARNING
Security
Cameras in Use

WARNING
Security
Cameras in Use









X

Share

X

Q

X

X

X

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327 William St

Key West, Florida

Google Street View

Mar 2019 See more dates



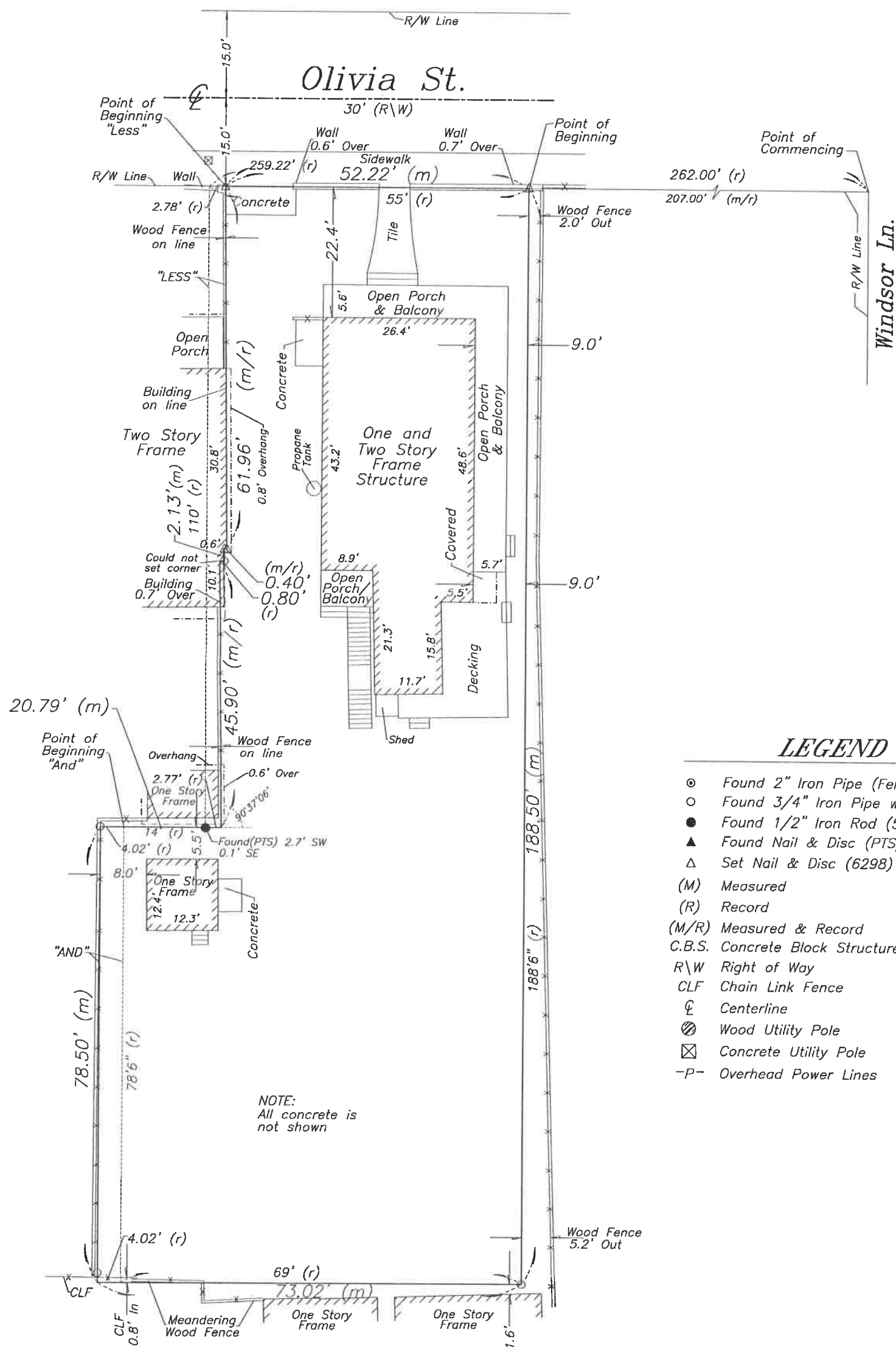
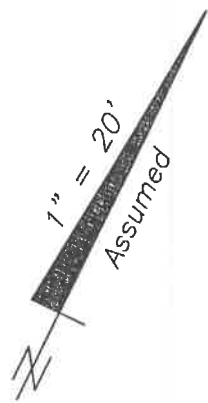
Google Maps





SURVEY

Boundary Survey Map of part of Tract 5, Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234) (6298) (PTS)
- ▲ Found Nail & Disc (PTS)
- △ 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 Power Lines

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 Tract 5, Island of Key West, Florida

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent. 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: 724 Olivia 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. North Arrow is assumed and based on the legal description.
8. Date of field work: February 17, 2023
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

On the Island of Key West, Monroe County, Florida, known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Tract 5; Commencing at a point on the Southeast side of Olivia Street, distant 207 feet, Southwesterly from the Southwest corner of Windsor Lane and Olivia Street, and running thence in a Southwesterly direction 55 feet; thence at right angles in a Southeasterly direction 110 feet; thence at right angles in a Southwesterly direction 14 feet; thence at right angles in a Southeasterly direction 78 feet and 6 inches; thence at right angles in a Northeasterly direction 69 feet; thence at right angles in a Northwesterly direction 188 feet and 6 inches to the place of beginning on Olivia Street.

AND:

A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 262.00 feet; thence SE'ly and at right angles for a distance of 110.00 feet; thence SW'ly and at right angles for a distance of 14.00 feet to the Point of Beginning; thence continue SW'ly along the prolongation of the previously described course for a distance of 4.02 feet; thence SE'ly and at right angles for a distance of 78.50 feet; thence NE'ly and at right angles for a distance of 4.02 feet; thence NW'ly and at right angles for a distance of 78.50 feet back to the Point of Beginning.

LESS:

A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 259.22 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 2.78 feet to a point that is 262.00 feet SW'ly from the said Windsor Lane; thence SE'ly and at right angles for a distance of 110.00 feet; thence NE'ly and at right angles for a distance of 2.77 feet; thence NW'ly with a deflection angle of 90°37'06" to the left and along the NE'ly face of an existing wood fence and the NE'ly face of an existing Two Story Frame Structure for a distance of 45.90 feet; thence NE'ly and at right angles along the said structure for a distance of 0.80 feet; thence NW'ly and at right angles along the said structure for a distance of 2.13 feet; thence NE'ly and at right angles for a distance of 0.40 feet; thence NW'ly and at right angles along the said structure and existing chain link fence for a distance of 61.96 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Nature's Boundary; Cheryl Cooper;
Oropeza Stones & Cardenas, PLLC;
Old Republic National Title Insurance Company;

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

February 24, 2023

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

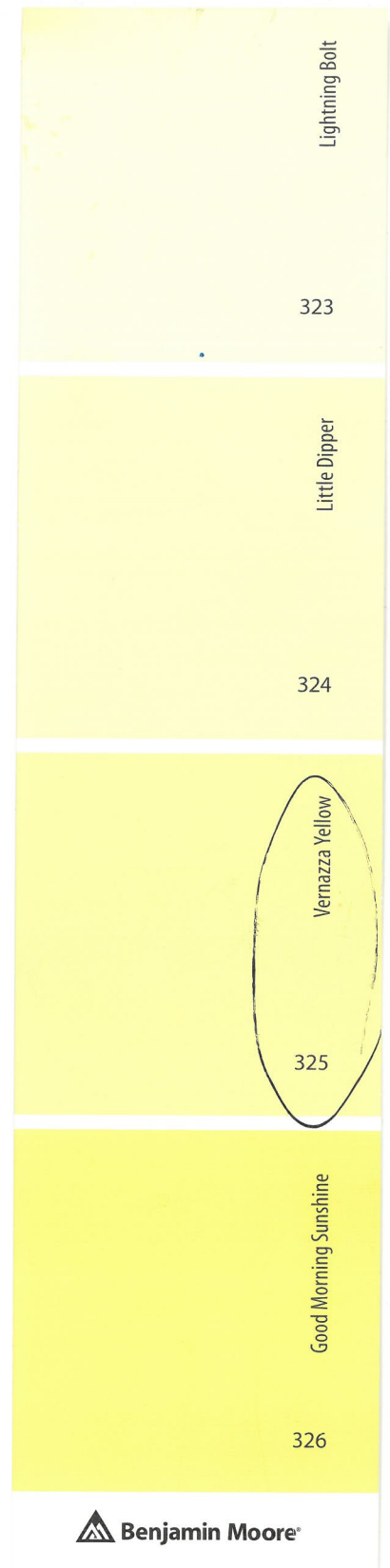
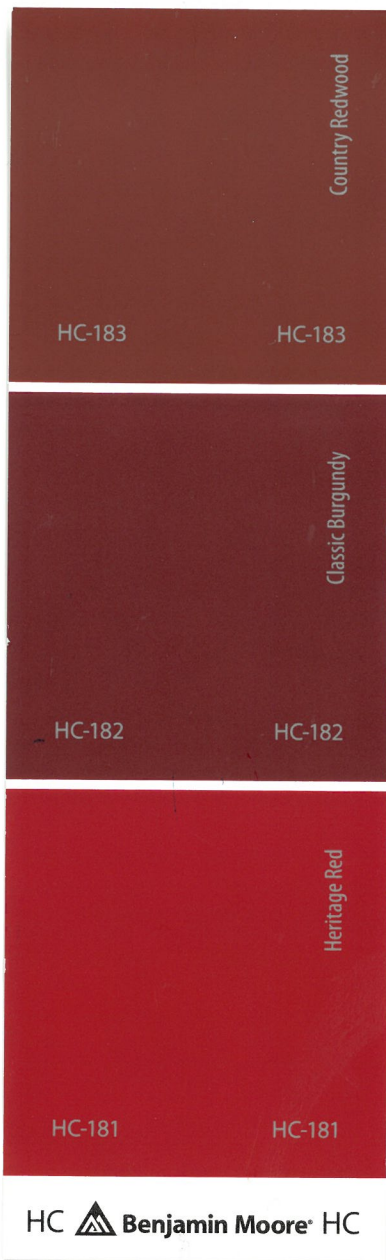
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN





Printed in the USA. Impreso en EE. UU. Imprimé aux É.-U.
Échantillon peut différer légèrement de la peinture en contenant.
Color chip may differ slightly from actual paint. El chip de color
puede diferir ligeramente de la pintura real. La couleur de
l'échantillon peut différer légèrement de la peinture en contenant.
For assistance 1-855-PAINT-02 Pour obtenir de l'aide
Canada:
United States/Estados Unidos:
For assistance 1-855-PAINT-02 Para asistencia

Benjamin Moore®
Frostline AF-5
Glacial
Givrage

Country Redwood
Secoya del Campo
Rouge Campagnard

HC-183

HC-183 = PM-16

Classic Burgundy
Burdeo Clásico
Bourgogne Classique

HC-182

HC-182 = PM-17

Heritage Red
Rojo Histórico
Rouge Héritage

HC-181

HC-181 = PM-18

 Benjamin Moore®

United States/Estados Unidos:
For assistance 1-855-PAINT-02 Para asistencia
Canada:
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l'échantillon peut différer légèrement de la peinture en contenant.
DUH 09/2022
Printed in the USA. Impreso en EE. UU. Imprimé aux É.-U.

Lightning Bolt
Relámpago
Foudre

323

Little Dipper
Osa Menor
Petite Ourse

324

Vernazza Yellow
Amarillo de Vernazza
Jaune Vernazza

325

Good Morning Sunshine
Buenos Días Mi Amor
Bonjour

326

 Benjamin Moore®

United States/Estados Unidos:
For assistance 1-855-PAINT-02 Para asistencia
Canada:
For assistance 1-855-PAINT-02 Pour obtenir de l'aide
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COL 6/2023
Printed in the USA. Impreso en EE. UU. Imprimé aux É.-U.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 29, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

PAINTING OF WOOD SHUTTERS ON CONTRIBUTING STRUCTURE.

#724 OLIVIA STREET

Applicant – T.S. Neal Architects Application #C2026-0042

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 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 TIMOTHY SETH NEAL, 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: 724 OLIVIA STREET on the 21 day of JULY, 2026.

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 JULY 29th, 2026.

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 C2026-0042

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

Signed Name of Affiant:

Timothy Seth Neal

Date: JULY 21, 2026

Address: 22974 OVERSEAS HWY

City: CUTLER LAKE

State, Zip: FL 33042

The forgoing instrument was acknowledged before me on this 21 day of July, 2026.

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

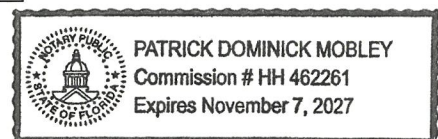
NOTARY PUBLIC

Sign Name: Patrick Dominick Mobley

Print Name: Patrick Dominick Mobley

Notary Public - State of Florida (seal)

My Commission Expires: 11/7/2027





NO PARKING
ZONE

ZONE

POSTED
PRIVATE PROPERTY
NO TRESPASSING
VIOLATORS WILL BE PROSECUTED

Public Meeting Notice

MCINTYRE
CONSTRUCTION
PERFECTION IS OUR PASSION
305-849-9...
CCC / 028

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	00020350-000000
Account#	1021091
Property ID	1021091
Millage Group	10KW
Location	724 OLIVIA St, KEY WEST
Address	
Legal	KW PT LOT 4 SQR 2 TR 5 A4-19 OR184-569/73 OR2394-1436
Description	OR2396-2196 OR2396-2199 OR2396-2197/98 OR2569-2173 OR3223-0275
	(Note: Not to be used on legal documents.)
Neighborhood	6103
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No



Owner

[NATURES BOUNDARY LLC](#)
11741 Road 191
Oakwood OH 45873

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$614,428	\$613,042	\$511,095	\$523,121
+ Market Misc Value	\$8,938	\$7,201	\$7,201	\$7,201
+ Market Land Value	\$2,361,285	\$2,325,508	\$2,236,065	\$1,431,082
= Just Market Value	\$2,984,651	\$2,945,751	\$2,754,361	\$1,961,404
= Total Assessed Value	\$2,984,651	\$2,945,751	\$1,705,487	\$1,550,443
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,984,651	\$2,945,751	\$2,754,361	\$1,961,404

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,325,508	\$613,042	\$7,201	\$2,945,751	\$2,945,751	\$0	\$2,945,751	\$0
2023	\$2,236,065	\$511,095	\$7,201	\$2,754,361	\$1,705,487	\$0	\$2,754,361	\$0
2022	\$1,431,082	\$523,121	\$7,201	\$1,961,404	\$1,550,443	\$0	\$1,961,404	\$0
2021	\$937,657	\$464,636	\$7,201	\$1,409,494	\$1,409,494	\$0	\$1,409,494	\$0
2020	\$852,686	\$475,196	\$7,201	\$1,335,083	\$1,312,945	\$0	\$1,335,083	\$0
2019	\$804,983	\$485,755	\$7,201	\$1,297,939	\$1,193,586	\$0	\$1,297,939	\$0
2018	\$739,392	\$337,917	\$7,769	\$1,085,078	\$1,085,078	\$0	\$1,085,078	\$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

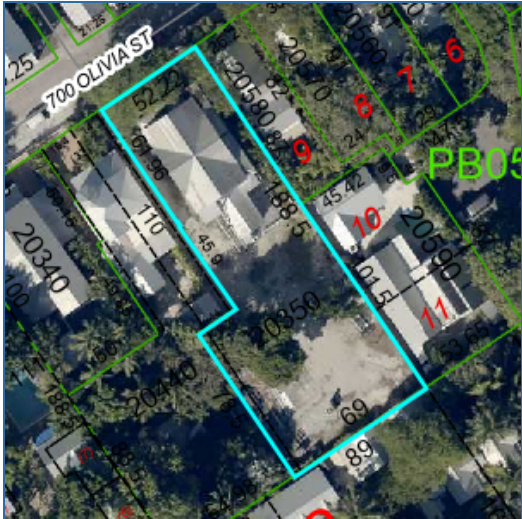
Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	11,467.00	Square Foot	62	188

Buildings

Building ID	1552	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1923	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	5098	Roof Type	GABLE/HIP	
Finished Sq Ft	2848	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	350	Bedrooms	5	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	15	Grade	600	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,008	0	0
FHS	FINISH HALF ST	1,242	0	0
FLA	FLOOR LIV AREA	2,848	2,848	0
TOTAL		5,098	2,848	0



Map



TRIM Notice

2025 TRIM Notice (PDF)

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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