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## Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Architectural Preservationist

Meeting Date: November 18, 2024

Applicant: T.S. Neal Architects

Application Number: H2024-0040

Address: 1315 Newton Street

### **Description of Work:**

Renovations to historic house and addition at side and rear. Relocation of house towards the east with footers of same height. New pool, pool deck, and site improvements.

### **Site Facts:**

The building under review is a contributing resource to the historic district. Built circa 1890, this historic one-story structure with an attic faces Newton Street. There is a historic rear addition to the house, as depicted in the 1912 Sanborn Map. Additionally, there is a cistern and a well located in the rear yard of the property.

Currently the house sits on the ground, and it is on an AE-9 flood zoning.



*Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.*



*Photo taken by the Property Appraiser's office circa 1965, rear. Monroe County Library.*

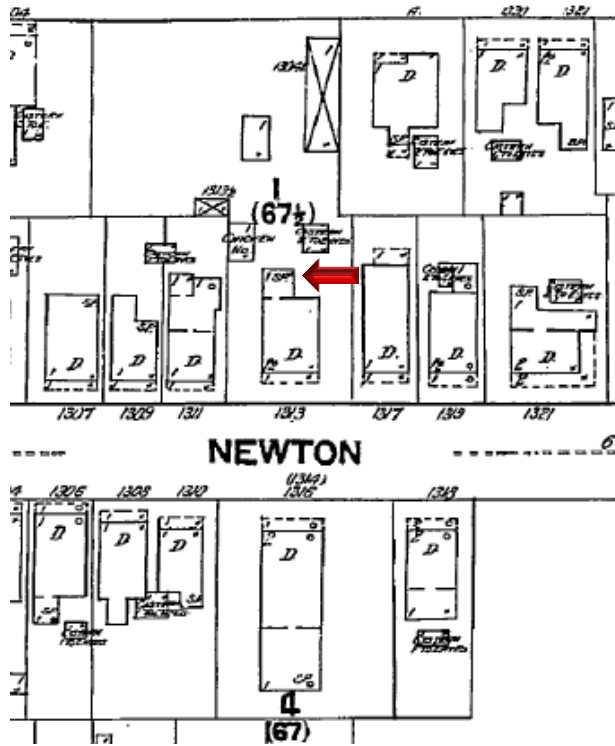




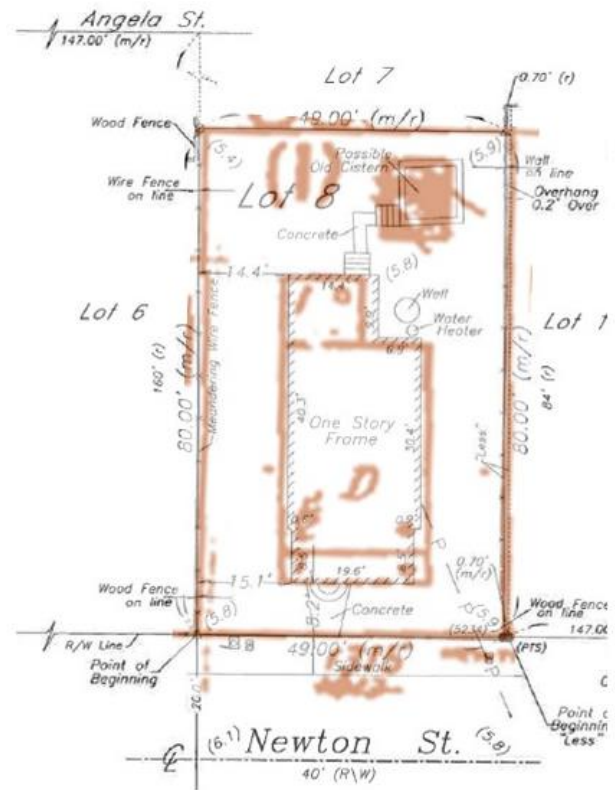
*Photo taken by the Property Appraiser's office 08/12/20.*



*Current photo of house under review.*



1912 Sanborn Map showing rear addition.



Current survey and 1962 Sanborn Map.

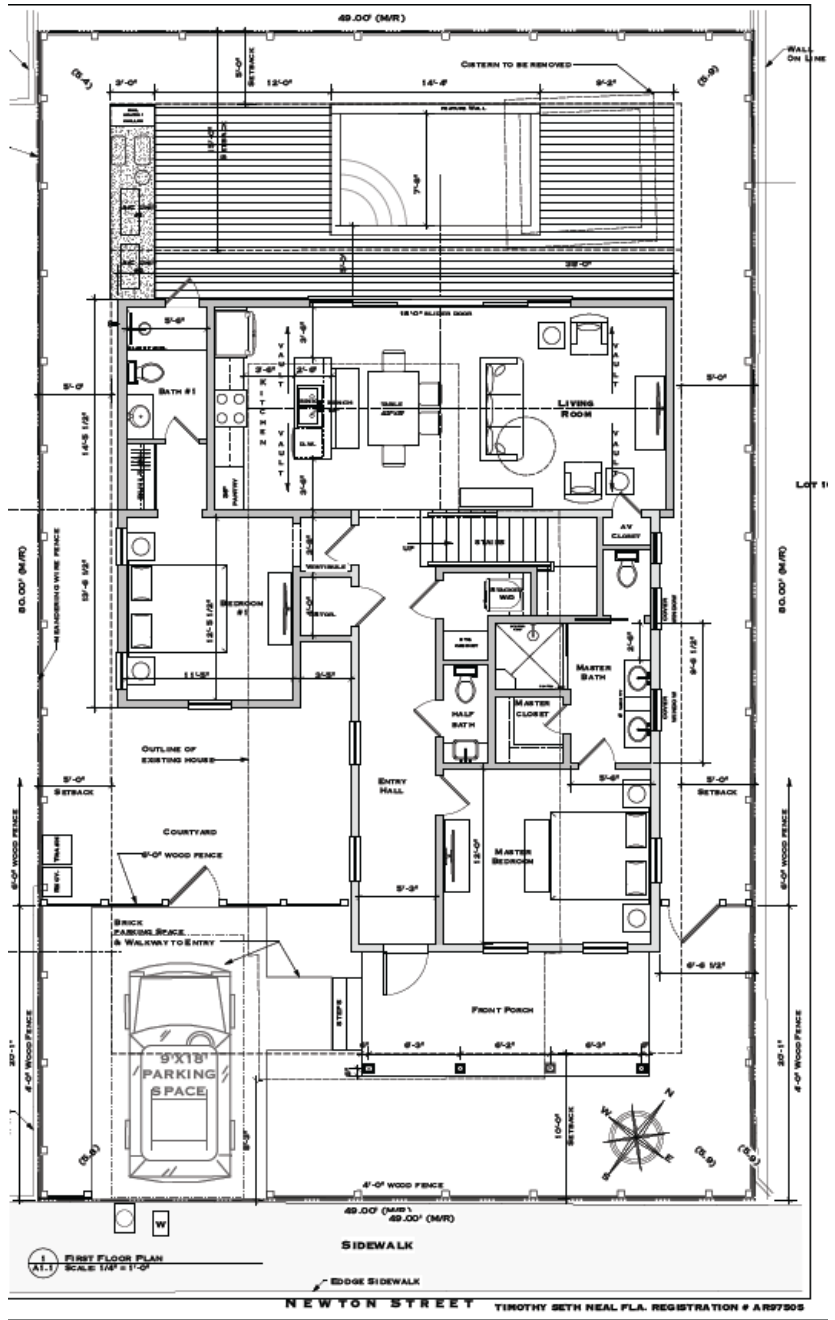


### **Guidelines Cited on Review:**

- Guidelines for Windows (pages 29a-l), specifically guidelines A (3 and 5).
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 4 (first sentence), 5, 6 (first two sentences), 11, 13, 14, 19, 22 (first sentence), 23, 30, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 5, 6, 7, 9 (last sentence), 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.
- Guidelines for decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically guidelines 1, 3, and 4.
- Guidelines for fences and walls (pages 41-42), specifically guidelines 1, 2, 3 (first and last sentence), 4, 6, 8, 9, and 10.
- Guidelines for HVAC, antennas, trash facilities & satellite dishes (pages 42-43), specifically guidelines 1, 5 and 6.
- Guidelines for Roofing (page 26), specifically guidelines 1, 2, 3, and 4 (last sentence).

### **Ordinance Cited on Review:**

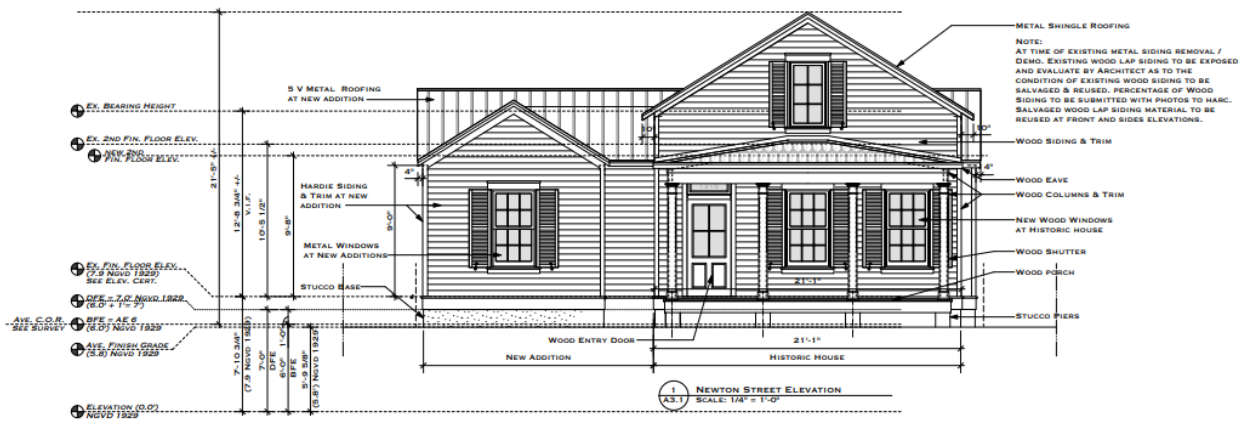
- Section 102-281 - Guidelines for rehabilitation or **relocation** of designated historic structure; mitigation plan for relocation, demolition or rehabilitation of historic structure.



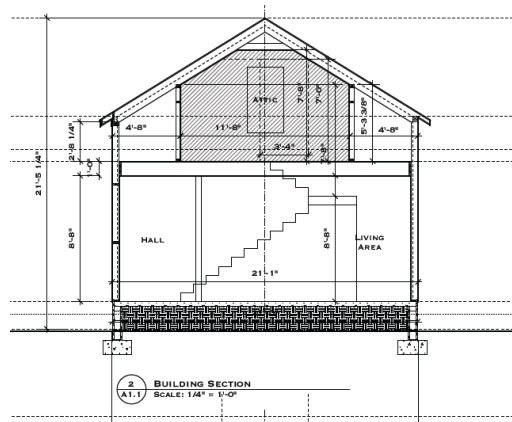
Proposed First Floor Plan. Dashed line shows outline of existing structure.

## Staff Analysis:

A Certificate of Appropriateness is currently under review for renovations to a historic and contributing house. The proposed project includes an addition to the side and rear of the existing structure, a new pool and pool deck, as well as site improvements and the demolition of the rear one-story historic addition to replace it with the new proposed addition. The proposed addition will improve the interior space, which currently features a ceiling height of 7 and a half feet and has been utilized as the kitchen. Looking from Newton Street, the house will be relocated approximately 7 feet to the right to accommodate the addition within the required setbacks. The currently enclosed front porch will be reconstructed using wood, including wooden columns and metal shingles for the roof. The front porch columns will be 6x6 wrapped with 1x wood to hide the Simpson connectors at the base and porch beam, resulting in a finished dimension of 7 inches square. Additionally, the columns will feature a base and a capital. The pool deck will nearly span the entire width of the proposed rear addition design. A portion of the addition will be visible from Newton Street, but it will be partially screened by a 6-foot fence that leads to the driveway. A 4-foot fence will be installed along the front and sides of the property. Additionally, the attic will be converted into a living space. The ceiling on the first floor will be lowered by 9 1/2 inches to ensure adequate headroom.



*Proposed Front Elevation.*

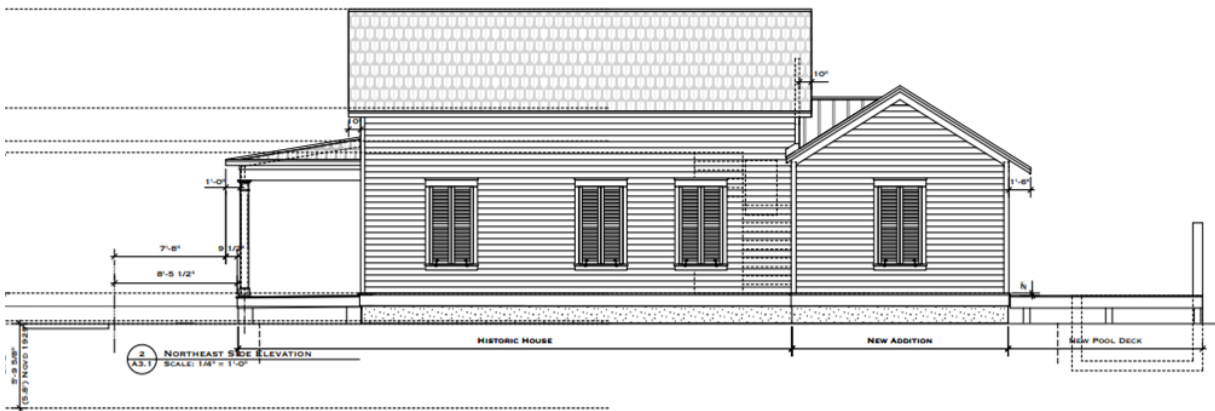


*Proposed Building Section with lowered ceiling and habitable space in attic.*

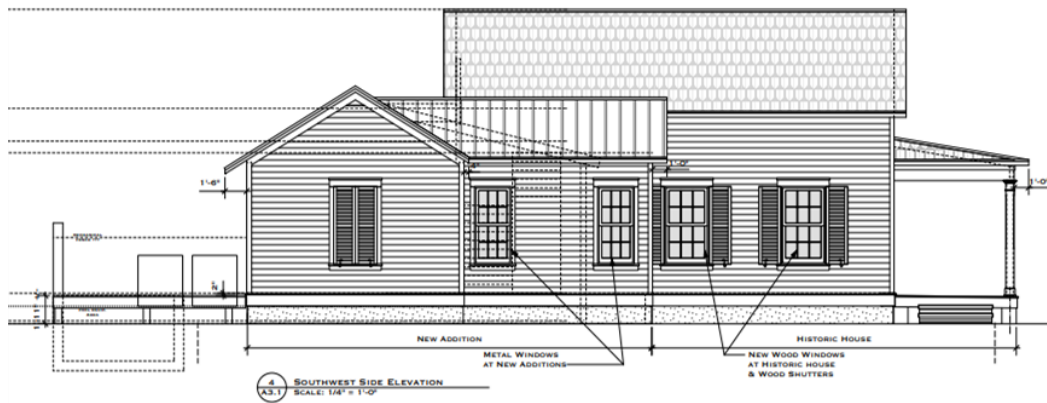


Existing jalousie windows will be replaced with wood windows on the historic portion of the house and metal windows on the new addition. Shutters will be added to the historic portion of the structure and sections of the proposed addition. The existing metal siding will be removed to reveal the original wood lap siding on the historic structure, while Hardie siding will be installed on the proposed addition. Columns and trim will also be constructed from wood, while windows and doors will be impact-resistant. The roof will feature pressed metal shingles on the historic portion of the structure and 5 V-crimp metal roofing on the proposed addition. The scuttles on the historic portion of the structure will be removed.

Additionally, the cistern will be removed to accommodate the placement of the wooden deck in the rear. The site will include a brick parking pad and walkway.



*Proposed Side Elevation.*



*Proposed Front Elevation.*

### **Consistency with Guidelines Cited Guidelines:**

The existing addition proposed for demolition is historic, as indicated on the 1912 Sanborn Map. It is important to highlight that the height of the existing addition is 7'6", which is close to the minimum ceiling height above the finished floor. Additionally, the roof of the existing addition currently features metal shingles, and the new addition will feature 5 V-crimp metal roofing. Although the removal of the scuttles is mentioned, the guidelines specify that original features, such as scuttles, should not be removed or altered.

Staff opines that the overall design is cohesive with the surrounding context. If approved, staff recommends retaining the scuttles on the historic house and reinstallation of the historic siding after applying sheathing, if it needs to be removed. (Note: When installing insulation on buildings with historic exterior siding such as this one, it's important to preserve the original siding whenever possible. If the historic siding must be removed in order to place additional sheathing or insulation, the original siding must be carefully reinstalled afterwards. Do not discard or permanently remove the historic siding.)

# 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 #	REVISION #	INITIAL & DATE
FLOOD ZONE AE6	ZONING DISTRICT HMDR	BLDG PERMIT #

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

<b>ADDRESS OF PROPOSED PROJECT:</b>	1315 Newton Street	
<b>NAME ON DEED:</b>	FC Real Estate Investments LLC	<b>PHONE NUMBER</b> 843-290-8895
<b>OWNER'S MAILING ADDRESS:</b>	221 Simonton Street	<b>EMAIL</b> skyfly11@gmail.com
	Key West Fl 33040	
<b>APPLICANT NAME:</b>	T.S. Neal Architects- Seth Neal	<b>PHONE NUMBER</b> 305-340-8857
<b>APPLICANT'S ADDRESS:</b>	22974 Oversea Hwy	<b>EMAIL</b> sethneal@tsnarchitects.com
	Cudjoe Key Fl	
<b>APPLICANT'S SIGNATURE:</b>	<i>Seth Neal</i>	<b>DATE</b> 08-22-2024

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b>
Renovation to existing historic house and addition at side & rear of existing. New Pool & Deck in rear yard.
See Plans for additional information
<b>MAIN BUILDING:</b>
Existing House will have wood lap siding, wood columns & trim work, impact wood entry door & metal impact windows, and pressed metal shingles.
New addition will have composite lap siding & trimwork, impact metal doors & windows, and 5 v metal roofing.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
Existing rear addition to be removed

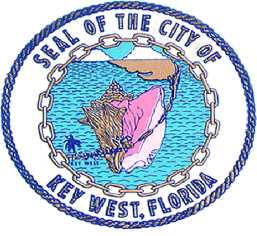
**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)**

<b>ACCESSORY STRUCTURE(S):</b>	
none	
<b>PAVERS:</b>	<b>FENCES:</b> wood on seperate permit
brick parking pad & walkway, see site plan	
<b>DECKS:</b> pool deck	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
	yes, see plans
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>
ac, see site plan	

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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.**

# HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1315 Newton Street
PROPERTY OWNER'S NAME:	FC Real Estate Investments LLC
APPLICANT NAME:	T.S. Neal Architects- Seth Neal

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review**.

PROPERTY OWNER'S SIGNATURE		EDWARD FLYNN 8/21/2024	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Removed one story rear addition

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
<b>The rear addition is not of historic significance in the city</b>



Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Not to our knowledge

(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

Not to our knowledge

(d) Is not the site of a historic event with significant effect upon society.

Not to our knowledge

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

No

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

No

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

No

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

No

(i) Has not yielded, and is not likely to yield, information important in history.

No

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

**The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);**

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

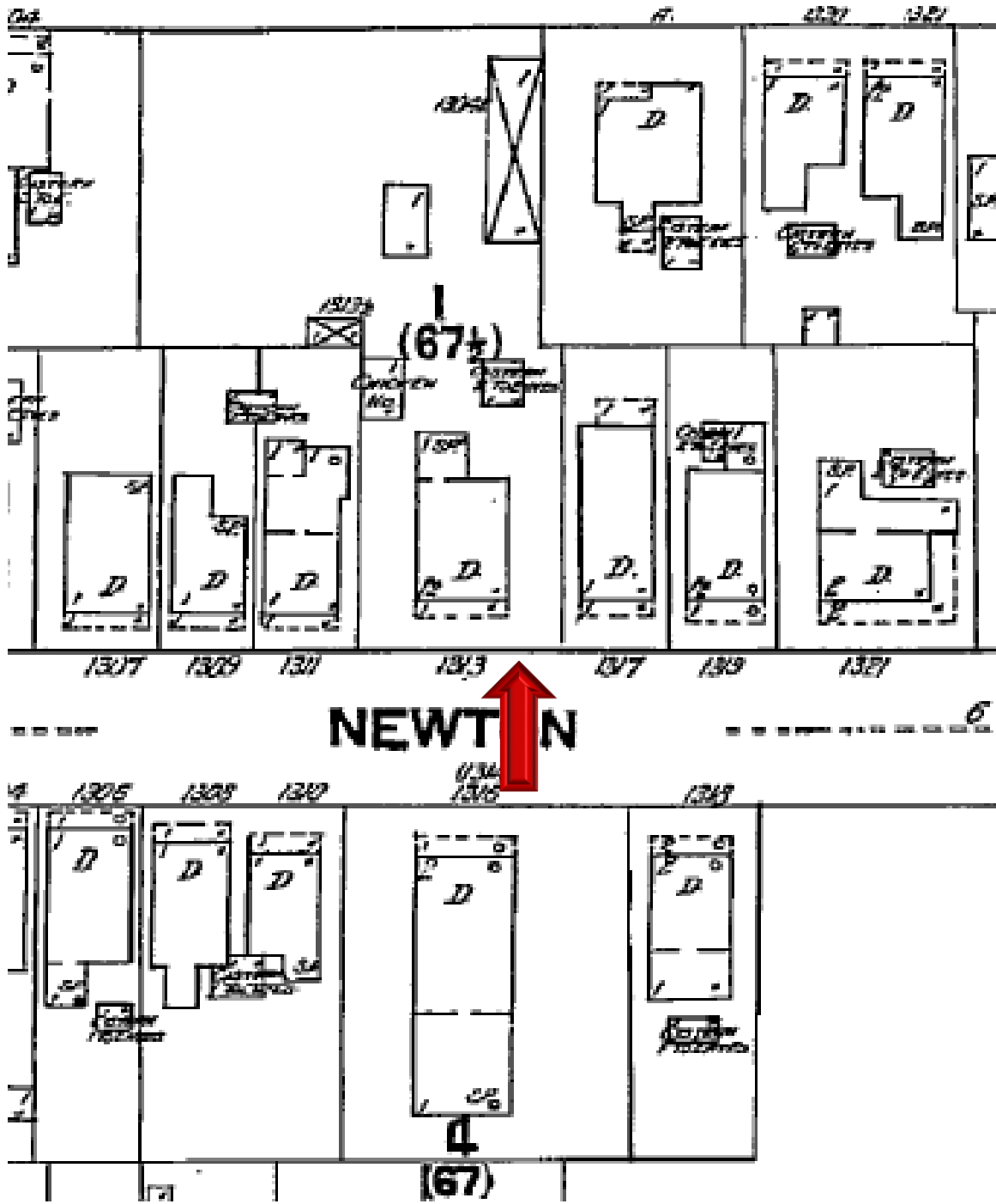
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

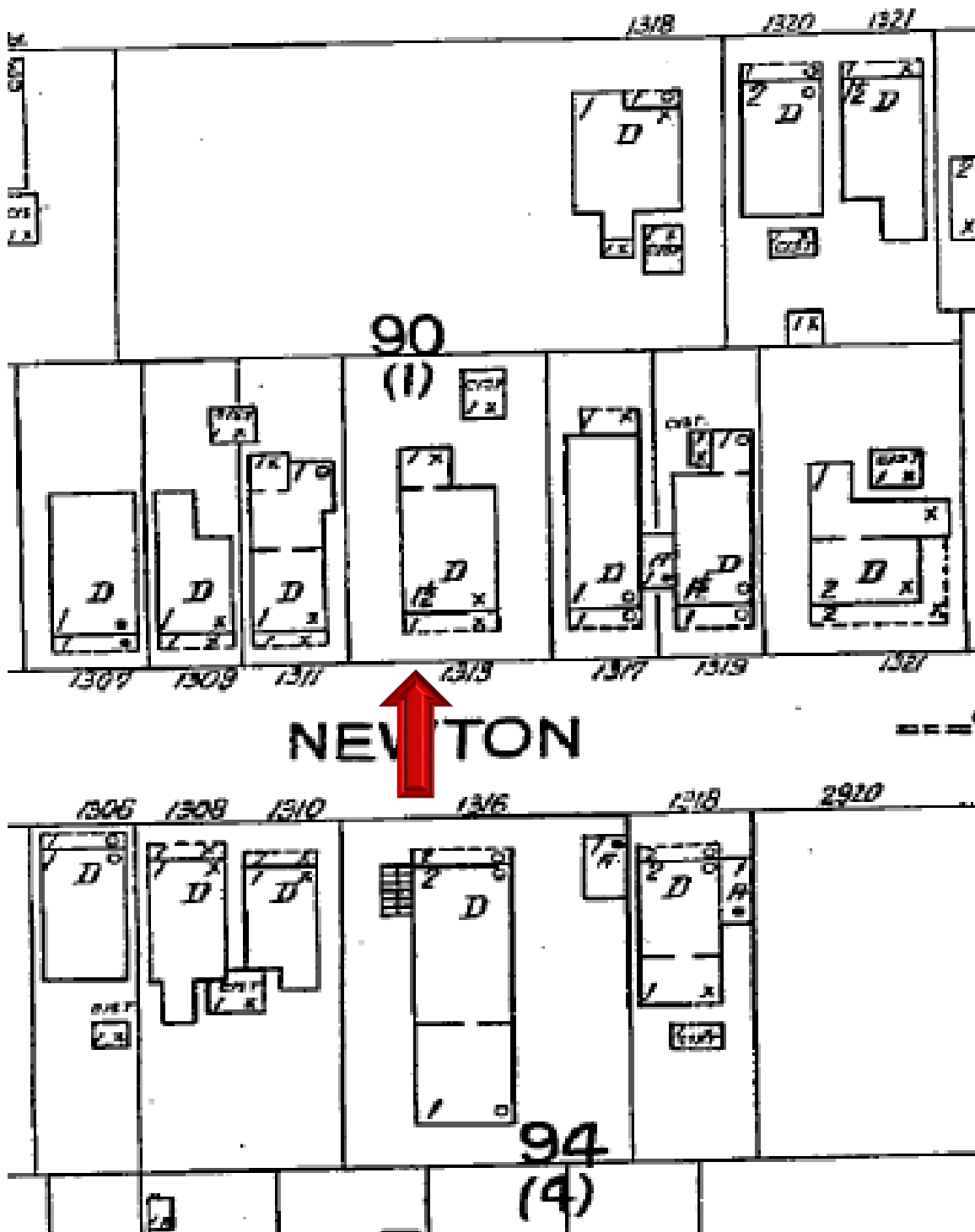
(4) Removing buildings or structures that would otherwise qualify as contributing.

# SANBORN MAPS

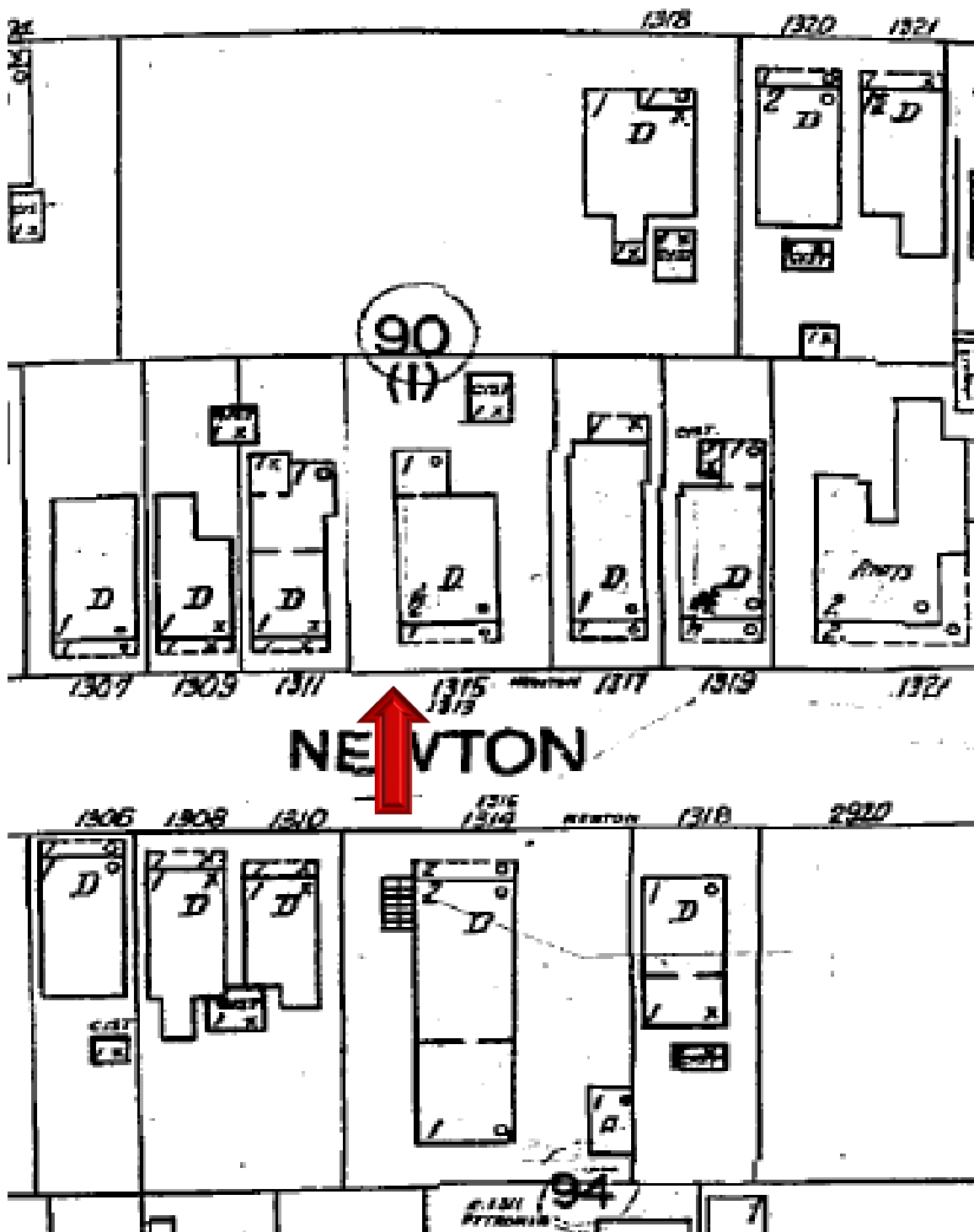




1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**1315 Newton Street in 1965. Monroe County Library.**





**1315 Newton Street in 1965. Monroe County Library.**



**1315 Newton Street in 08/12/20. Property Appraiser's Office.**





**1315 Newton Street.**

# SURVEY



**ELEVATION CERTIFICATE**  
 IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: **1315 NEWTON STREET**  
 City: **KEY WEST** State: **FL** ZIP Code: **33040**  
 FOR INSURANCE COMPANY USE  
 Policy Number: \_\_\_\_\_  
 Company NAIC Number: \_\_\_\_\_

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A New Elevation Certificate will be required when construction of the building is complete.  
 C2. Elevations - Zones A1-A30, AE, AH, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, ARIA/H, ARIA/O, A96. Complete items C2.a-h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: **BASIC** Vertical Datum: **1929**

Indicate elevation datum used for the elevations in items a) through h) below.  
 NGVD 1929  NAVD 1988  Other: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?  Yes  No  
 If Yes, describe the source of the conversion factor in the Section D Comments area.

	Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	6.0 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor (see Instructions):	7.9 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab):	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	6.2 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	5.7 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	6.1 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	5.7 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Check here if attachments and describe in the Comments area.

Certifier's Name: **J. LYNN O'FLYNN** License Number: **6298**

Title: **PROFESSIONAL SURVEYOR & MAPPER**

Company Name: **J. LYNN O'FLYNN, INC.**

Address: **3430 DUCK AVENUE**

City: **KEY WEST** State: **FL** ZIP Code: **33040**

Telephone: (305) 296-7422 Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: **01/17/2024**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

**MAIN BUILDING IS A DIAGRAM 5, WITH ENCLOSED FRONT PORCH IS A DIAGRAM 8**

**C2. a) - ENCLOSURE (FRONT PORCH), C2. b) - FINISH FLOOR OF ENCLOSED PORCH**

**ELEVATION OF MAIN HOUSE IS 8.2**

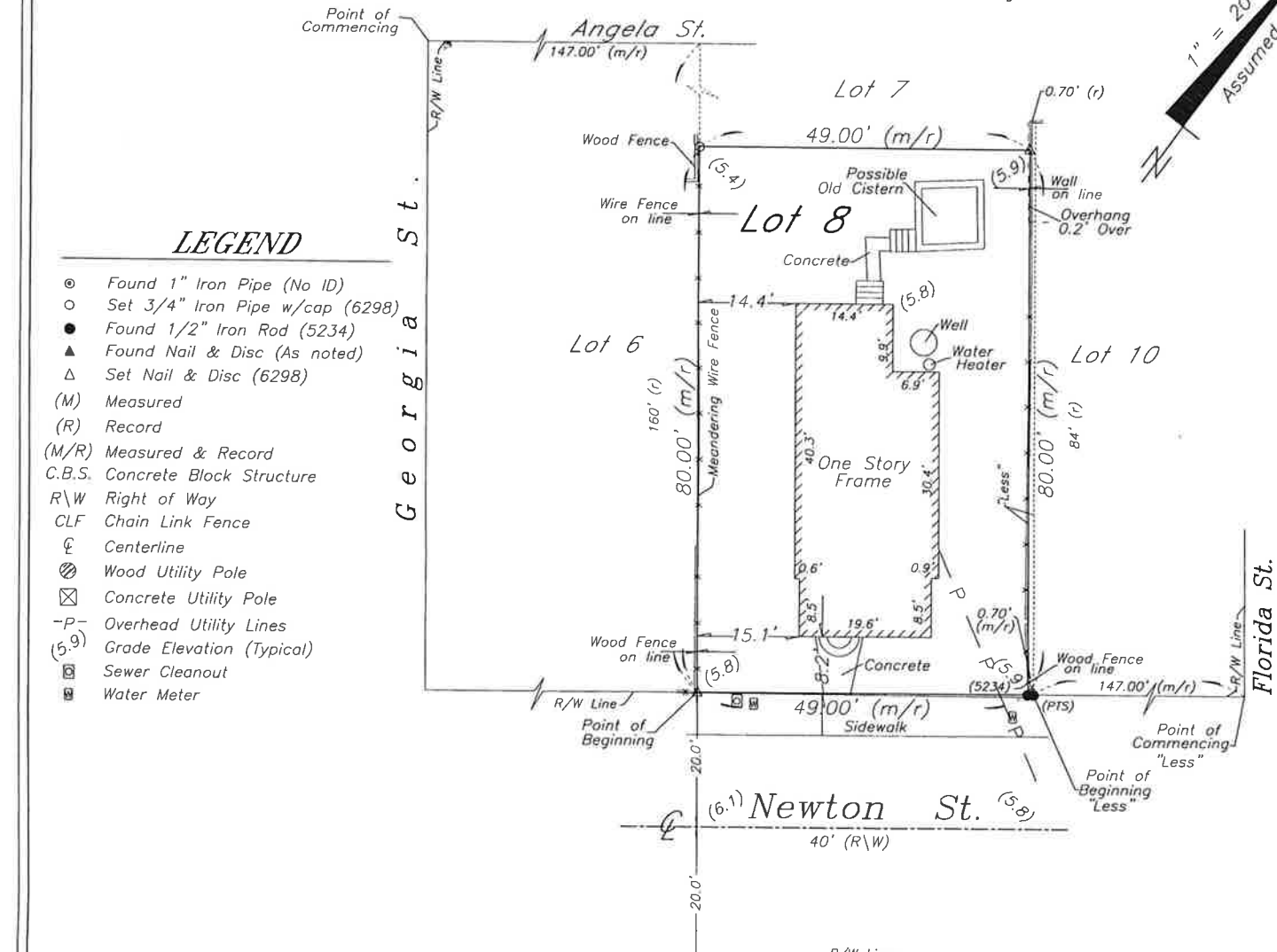
**C2. e) - WATER HEATER**

**LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH.**

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (8/23)

Form Page 3 of 8

**Boundary Survey Map of Lot 8, Square 2**  
**JAMES A. WADELL'S Subdivision, Island of Key West**



**LEGEND**  
 ● Found 1" Iron Pipe (No ID)  
 ○ Set 3/4" Iron Pipe w/cap (5298)  
 ● Found 1/2" Iron Rod (5234)  
 ▲ Found Nail & Disc (As noted)  
 △ Set Nail & Disc (5298)  
 (M) Measured  
 (R) Record  
 (M/R) Measured & Record  
 C.B.S. Concrete Block Structure  
 R/W Right of Way  
 C/L Chain Link Fence  
 C Centerline  
 ⊕ Wood Utility Pole  
 ⊕ Concrete Utility Pole  
 - Overhead Utility Lines  
 - Grade Elevation (Typical)  
 (S) Sewer Cleanout  
 ⊕ Water Meter

**NOTES:**  
 1. The legal description shown hereon was furnished by the client or their agent.  
 2. This survey does not determine or imply ownership.  
 3. Underground foundations and utilities were not located.  
 4. All angles are 90° (Measured & Record) unless otherwise noted.  
 5. Street address: 1315 Newton Street, Key West, FL  
 6. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.  
 7. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.  
 8. North Arrow is assumed and based on the legal description.  
 9. Date of field work: January 17, 2024  
 10. Ownership of fences is undeterminable, unless otherwise noted.  
 11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.  
 12. Benchmark utilized: BASIC

**BOUNDARY SURVEY OF: Lot Eight (8), in Square Two (2) of James A. Waddell's Subdivision of part of Tract Seven (7), Island of Key West. Beginning at a point on Angela Street which is One Hundred and Forty-Seven (147) feet from the junction of Georgia and Angela Streets and running thence at right angles in a Southeastery direction One Hundred Sixty (160) feet to the Point of Beginning of the hereinafter described parcel; thence at right angles in a Northeastery direction Forty-nine (49) feet to a point; thence at right angles in a Northwesterly direction Eighty (80) feet to a point; thence at right angles in a Southeastery direction Forty-nine (49) feet to a point; thence at right angles in a Southeastery direction Eighty (80) feet back to the Point of Beginning.**

**Part of Lot 8 in Square 2 of James A. Waddell's Subdivision of Part of Tract 7, on the Island of Key West. Beginning at a point on Newton Street distant from the corner of Newton and Florida Streets, 147 feet and running thence in a Southwesterly direction 0.70 feet; thence at right angles in a Northwesterly direction 84 feet; thence at right angles in a Northeastery direction 0.70 feet; thence at right angles in a Southeastery direction 84 feet to the Point of Beginning.**

**BOUNDARY SURVEY FOR: FC Real Estate Investments LLC, a Florida limited liability company, Spittswood, Spittswood, Spittswood & Sterling, PLLC, Chicago Title Insurance Company;**

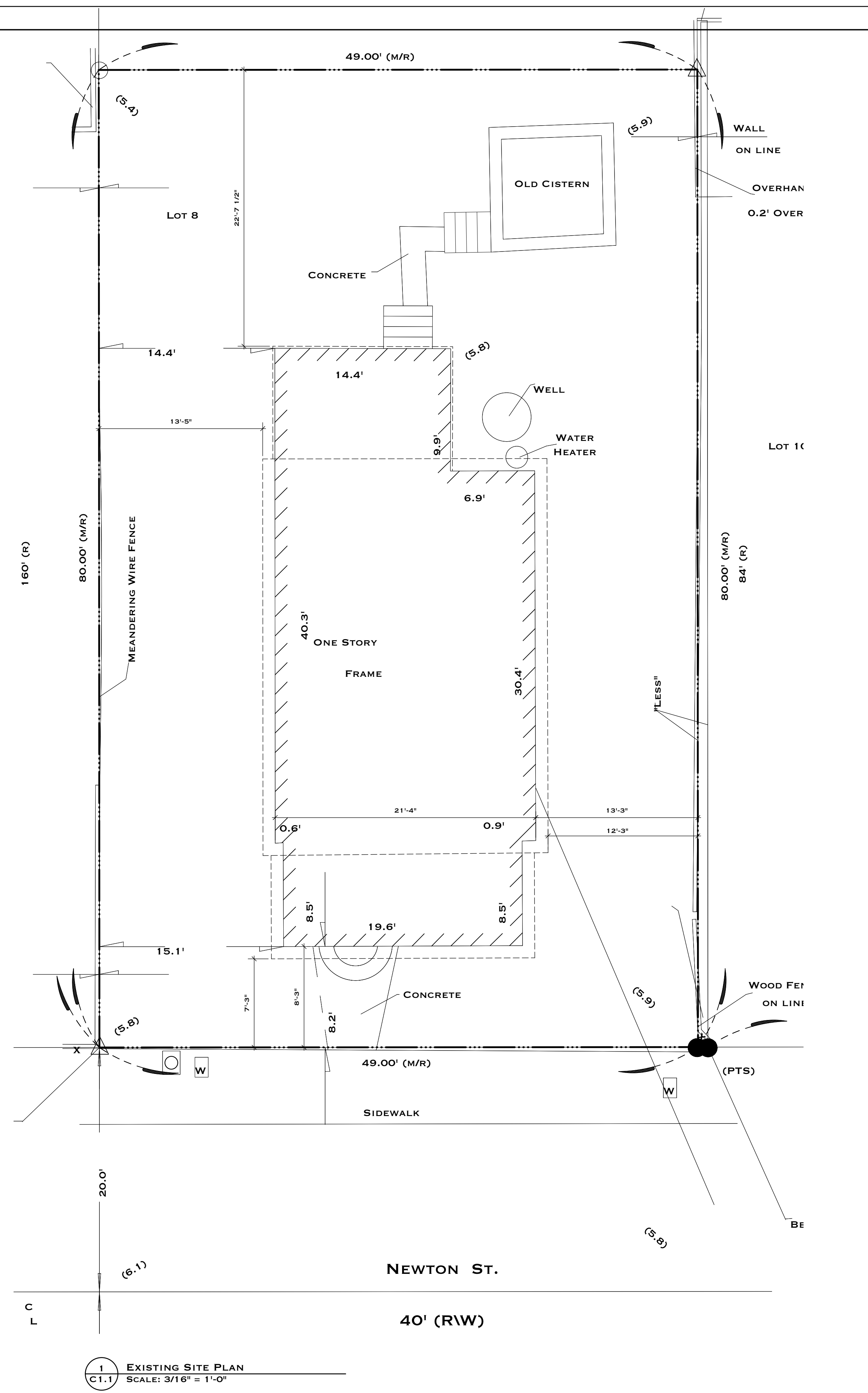
**I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.**

**J. LYNN O'FLYNN, INC.**  
 J. Lynn O'Flynn, PSM  
 Florida Reg. #6298  
 February 12, 2024

**THIS SURVEY IS NOT ASSIGNABLE**

**J. LYNN O'FLYNN, Inc.**  
 Professional Surveyor & Mapper  
 PSM #6298  
 3430 Duck Ave., Key West, FL 33040  
 (305) 296-7422 Fax: (305) 296-7424

**SURVEY PROVIDED BY OWNER FOR REF. ONLY.**



**1**  
**C1.1**  
**EXISTING SITE PLAN**  
**SCALE: 3/16" = 1'-0"**

**T.S. NEAL**  
**ARCHITECT INC.**  
 22974 OVERSEAS HWY  
 CUDJOE KEY, FL  
 33042  
 305-340-8857  
 251-422-9547

**A NEW RENOVATION & ADDITION AT**  
**1315 NEWTON STREET**  
**KEY WEST, FL 33040**

**DRAWING TITLE:**  
**EXISTING SITE PLAN,**  
**SURVEY, & E.C.**

**DRAWN: TSN**  
**CHECKED: -**  
**DATE: 08-21-2024**

REV. #1	09-11-2024

**REVISION # DATE**

**C1.1**  
**SHEET #**

**TSN**  
 T. S. NEAL ARCHITECTS, INC.

# PROPOSED DESIGN



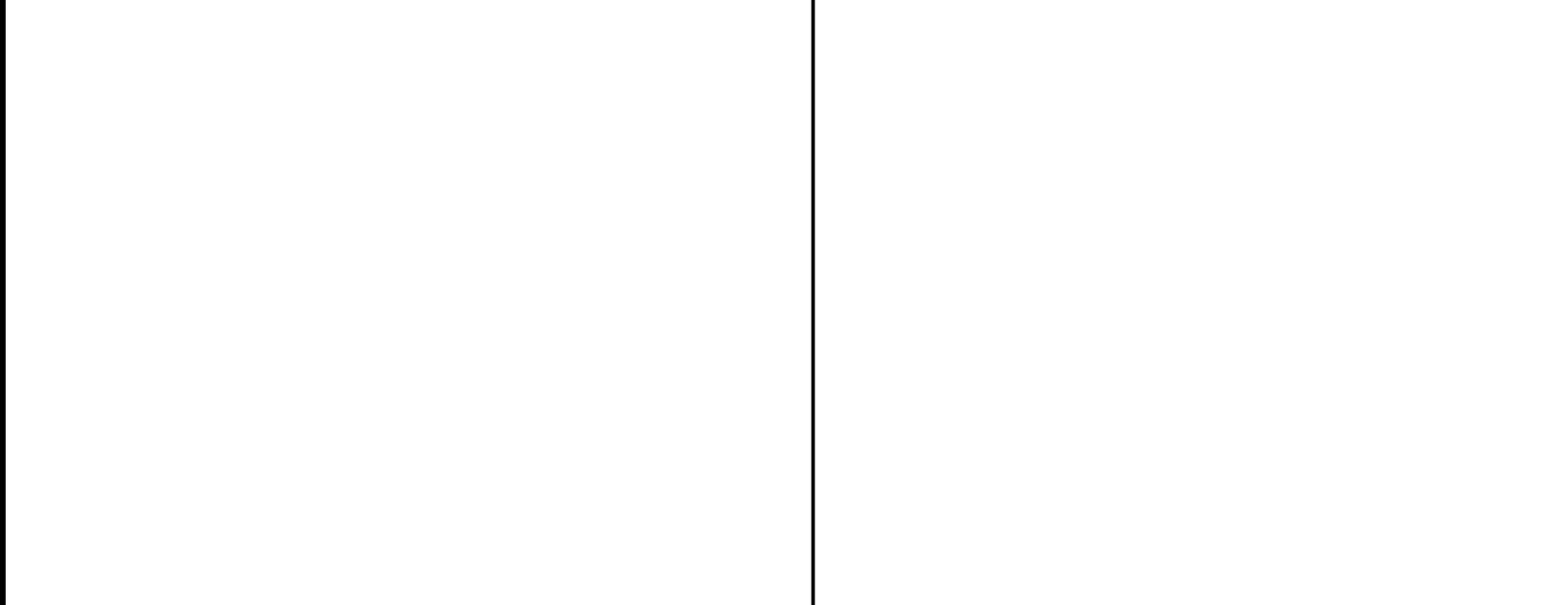
**S I T E   D A T A**      **1315 NEWTON STREET**  
 PARCEL ID #: 00022690-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	3,920 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	49' X80' SEE SURVEY	50' X100' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	392.3 SQ. FT. 10%	2,352 SQ. FT. (60% MAX)	2,000 SQ. FT. 51% APPROX.	CONFORMING
OPEN SPACE	2755.8 SQ.FT. 70%	1,372 SQ. FT. (35% MIN)	1,590 SQ. FT. 40.6%	CONFORMING
BUILDING COV.	957 SQ.FT. 24%	1,568 SQ. FT. (40% MAX)	1,568 SQ. FT. 40%	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	-	735 SQ. FT. @ (30% MAX.) = 220 SQ FT	152 SQ. FT. 20% POOL & EQUIP	CONFORMING
FRONT YARD COV.	46 SQ. FT. 9% COVERAGE	489 SQ. FT. @ 50% OPEN SPACE = 244 SQ FT, MIN	148 SQ. FT. 30% COVERAGE	CONFORMING

**STRUCTURE SETBACKS**

FRONT SETBACK	7'-3"	10'	7'-8"	IMPROVEMENT CONFORMING
REAR SETBACK	22'-7 1/2"	15'	16'-10"	CONFORMING
NORTHEAST SIDE SETBACK	12'-3"	5'	5'-2"	CONFORMING
SOUTHWEST SIDE SETBACK	13'-5"	5'	5'-2"	CONFORMING
BUILDING HEIGHT	21'-5" +/-	30'-0"	21'-5" +/-	CONFORMING

**CURRENT FEMA FLOOD ZONE:**  
**ZONE: AE 6: 6'+1'= 7' D.F.E.**



**GENERAL NOTES:**

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

**SCOPE OF WORK:**

THE EXISTING & NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:  
**Fbc 2023 - RESIDENTAL (FBC-R)**  
**A.S.C.E. 24-14 REGULATIONS**  
**PER FBC 07/ASCE 07-22**  
**EXPOSURE "C"**  
**LIVE LOAD 40 Psf**  
**WIND LOAD 180 M.P.H.**  
**SEE STRUCTURAL DRAWINGS, SHEET 50.0**  
**CONSTRUCTION TYPE: TYPE VB**

**PROJECT CONTACT LIST:**

ARCHITECT:  
 T. S. NEAL ARCHITECTS, INC.  
 22974 OVERSEAS HIGHWAY  
 CUDJOE KEY, FL 33042  
 SETHNEAL@TSNARCHITECTS.COM  
 M 251-422-9547  
 O 305-340-8857

**DRAWING SCHEDULE:**

- T1.1 TITLE, SITE DATA & PROJECT INFO
- C1.1 EXISTING SITE PLAN, SURVEY, & E.C.
- EX1.1 EXISTING FLOOR PLANS
- EX1.2 EXISTING ELEVATIONS
- EX1.3 EXISTING SECTIONS
- A1.1 1ST & 2ND FLOOR PLANS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS / & PHOTOS

**ABBREVIATION LEGEND:**

- ADJ. = ADJUSTABLE
- A.F.F. = ABOVE FINISH FLOOR
- A.A.G. = ABOVE ADJACENT GRADE
- ALUM. = ALUMINUM
- ARCH. = ARCHITECTURAL
- BALC. = BALCONY
- BD. = BOARD
- C.I.P. = CAST IN PLACE
- C.J. = CONTROL JOINT
- CL. = CLOSET
- CL. = CENTERLINE
- CONC. = CONCRETE
- COOR. = COORDINATE
- C.O.R. = CROWN OF ROAD
- D. = DRYER
- DIM. = DIMENSION
- DN. = DOWN
- DTL. = DETAIL
- DW. = DISHWASHER
- DWG. = DRAWING
- ELECT. = ELECTRICAL
- ELEV. = ELEVATOR
- E.P. = ELECTRICAL PANEL
- EQ. = EQUAL
- EX. = EXISTING
- E.J. = EXPANSION JOINT
- F.F.E. = FINISH FLOOR ELEVATION
- FIN. = FINISH
- FREZ. = FREEZER
- GYP. BD. = GYPSUM WALL BOARD
- HORZ. = HORIZONTAL
- HR. = HOUR
- MAX. = MAXIMUM
- MECH. = MECHANICAL
- MIC. = MICROWAVE OVEN
- MIN. = MINIMUM
- M.R. = MOISTURE RESISTANT
- N.A. = NOT APPLICABLE
- N.I.C. = NOT IN CONTRACT
- O.H. = OPPOSITE HAND
- PT. = PAINTED
- P.T. = PRESSURE TREATED
- R.A. = RETURN AIR
- REF. = REFERENCE
- REFR. = REFRIGERATOR
- REQ. = REQUIRED
- SCHED. = SCHEDULE
- S.F. = SQUARE FOOT
- SIM. = SIMILAR
- STOR. = STORAGE
- STRUCT. = STRUCTURAL
- SQ. = SQUARE
- TL. = TILE
- TYP. = TYPICAL
- U.C. = UNDER COUNTER
- U.N.O. = UNLESS NOTED OTHERWISE
- VERT. = VERTICAL
- V.I.F. = VERIFY IN FIELD
- W. = WASHER
- W/ = WITH
- WD. = WOOD
- W.H. = WATER HEATER

**A NEW RENOVATION & ADDITION AT  
 1315 NEWTON STREET  
 KEY WEST, FL 33040**

**DESIGN NOTES:**

**SQUARE FOOT TOTALS:**

THE EXISTING & NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:  
**Fbc 2023 - RESIDENTAL (FBC-R)**  
**A.S.C.E. 24-14 REGULATIONS**  
**PER FBC 07/ASCE 07-22**  
**EXPOSURE "C"**  
**LIVE LOAD 40 Psf**  
**WIND LOAD 180 M.P.H.**  
**SEE STRUCTURAL DRAWINGS, SHEET 50.0**  
**CONSTRUCTION TYPE: TYPE VB**

**T.S. NEAL**  
 ARCHITECT INC.  
 22974 OVERSEAS HWY  
 CUDJOE KEY, FL  
 33042  
 305-340-8857  
 251-422-9547



A NEW RENOVATION & ADDITION AT  
**1315 NEWTON STREET**  
 KEY WEST, FL 33040

**DRAWING TITLE:**  
**TITLE & SITE DATA & PROJECT INFORMATION**

DRAWN: TSN  
 CHECKED: -  
 DATE: 08-21-2024

REV. #1	09-11-2024
REV. #2	09-12-2024

REVISION #    DATE

**T1.1**  
 SHEET #

**TSN**  
 T. S. NEAL ARCHITECTS, INC.



**ELEVATION CERTIFICATE**  
 IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: **1315 NEWTON STREET**  
 City: **KEY WEST** State: **FL** ZIP Code: **33040**  
 FOR INSURANCE COMPANY USE  
 Policy Number: \_\_\_\_\_  
 Company NAIC Number: \_\_\_\_\_

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A New Elevation Certificate will be required when construction of the building is complete.  
 C2. Elevations - Zones A1-A30, AE, AH, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, ARI/AH, ARI/AO, A96. Complete items C2.a-h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: **BASIC** Vertical Datum: **1929**

Indicate elevation datum used for the elevations in items a) through h) below.  
 NGVD 1929  NAVD 1988  Other: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?  Yes  No  
 If Yes, describe the source of the conversion factor in the Section D Comments area.

	Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	6.0 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor (see Instructions):	7.9 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab):	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	6.2 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	5.7 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	6.1 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	5.7 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Check here if attachments and describe in the Comments area.

Certifier's Name: **J. LYNN O'FLYNN** License Number: **6298**

Title: **PROFESSIONAL SURVEYOR & MAPPER**

Company Name: **J. LYNN O'FLYNN, INC.**

Address: **3430 DUCK AVENUE**

City: **KEY WEST** State: **FL** ZIP Code: **33040**

Telephone: (305) 296-7422 Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: **01/17/2024**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

**MAIN BUILDING IS A DIAGRAM 5, WITH ENCLOSED FRONT PORCH IS A DIAGRAM 8**

**C2. a) - ENCLOSURE (FRONT PORCH), C2. b) - FINISH FLOOR OF ENCLOSED PORCH**

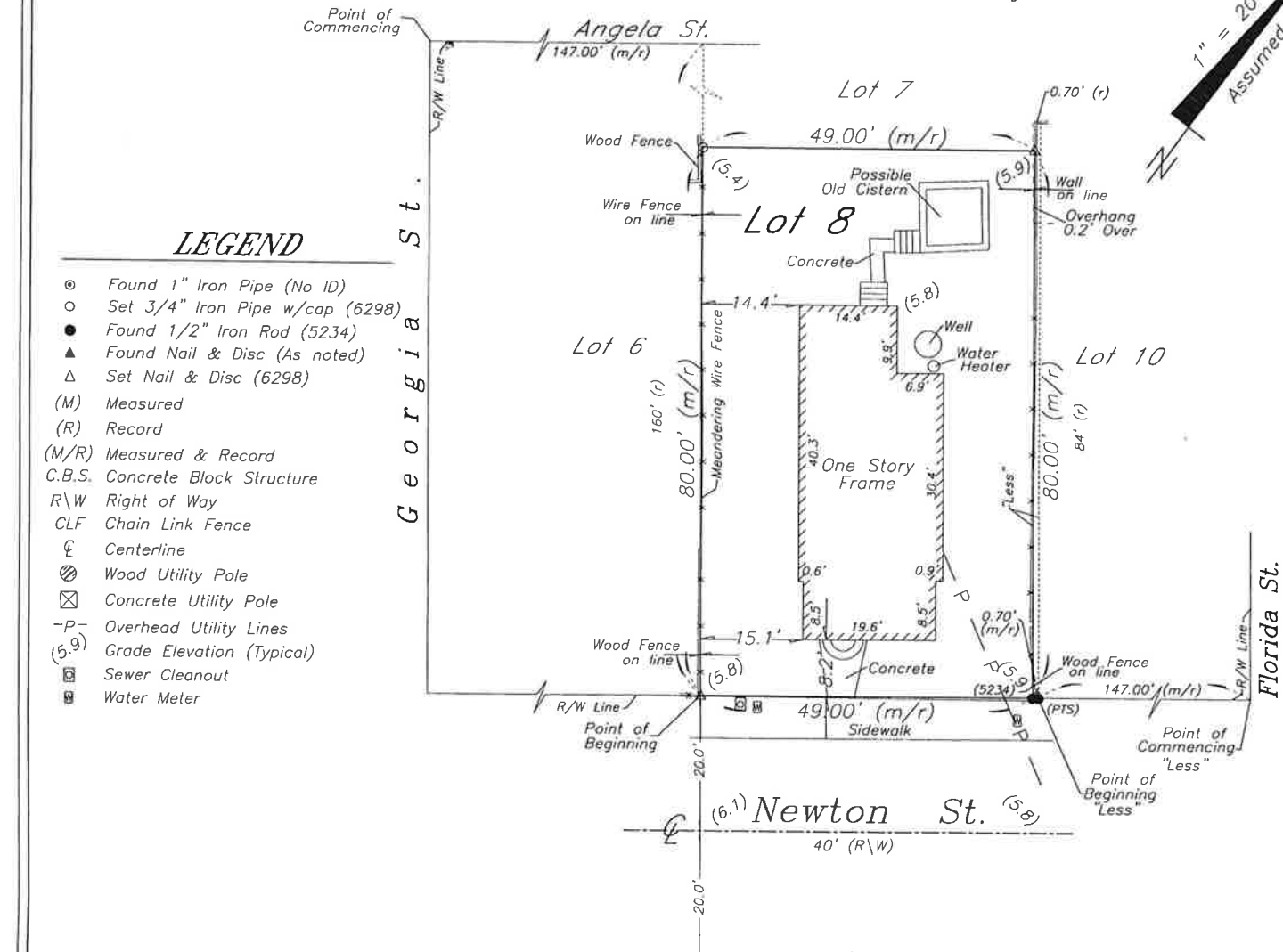
**ELEVATION OF MAIN HOUSE IS 8.2**

**C2. e) - WATER HEATER**

**LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH.**

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (8/23) Form Page 3 of 8

**Boundary Survey Map of Lot 8, Square 2**  
**JAMES A. WADELL'S Subdivision, Island of Key West**



**NOTES:**  
 1. The legal description shown hereon was furnished by the client or their agent.  
 2. This survey does not determine or imply ownership.  
 3. Underground foundations and utilities were not located.  
 4. All angles are 90° (Measured & Record) unless otherwise noted.  
 5. Street address: 1315 Newton Street, Key West, FL  
 6. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.  
 7. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.  
 8. North Arrow is assumed and based on the legal description.  
 9. Date of field work: January 17, 2024  
 10. Ownership of fences is undeterminable, unless otherwise noted.  
 11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.  
 12. Benchmark utilized: BASIC

**BOUNDARY SURVEY OF: Lot Eight (8), in Square Two (2) of James A. Waddell's Subdivision of part of Tract Seven (7), Island of Key West. Beginning at a point on Angela Street which is One Hundred and Forty-Seven (147) feet from the junction of Georgia and Angela Streets and running thence at right angles in a Southeastery direction One Hundred Sixty (160) feet to the Point of Beginning of the hereinafter described parcel; thence at right angles in a Northeastery direction Forty-nine (49) feet to a point; thence at right angles in a Northwesterly direction Eighty (80) feet to a point; thence at right angles in a Southeastery direction Forty-nine (49) feet to a point; thence at right angles in a Southeastery direction Eighty (80) feet back to the Point of Beginning.**

**Part of Lot 8 in Square 2 of James A. Waddell's Subdivision of Part of Tract 7, on the Island of Key West. Beginning at a point on Newton Street distant from the corner of Newton and Florida Streets, 147 feet and running thence in a Southwesterly direction 0.70 feet; thence at right angles in a Northwesterly direction 84 feet; thence at right angles in a Northeastery direction 0.70 feet; thence at right angles in a Southeastery direction 84 feet to the Point of Beginning.**

**BOUNDARY SURVEY FOR: FC Real Estate Investments LLC, a Florida limited liability company, Spittswood, Spittswood, Spittswood & Sterling, PLLC, Chicago Title Insurance Company;**

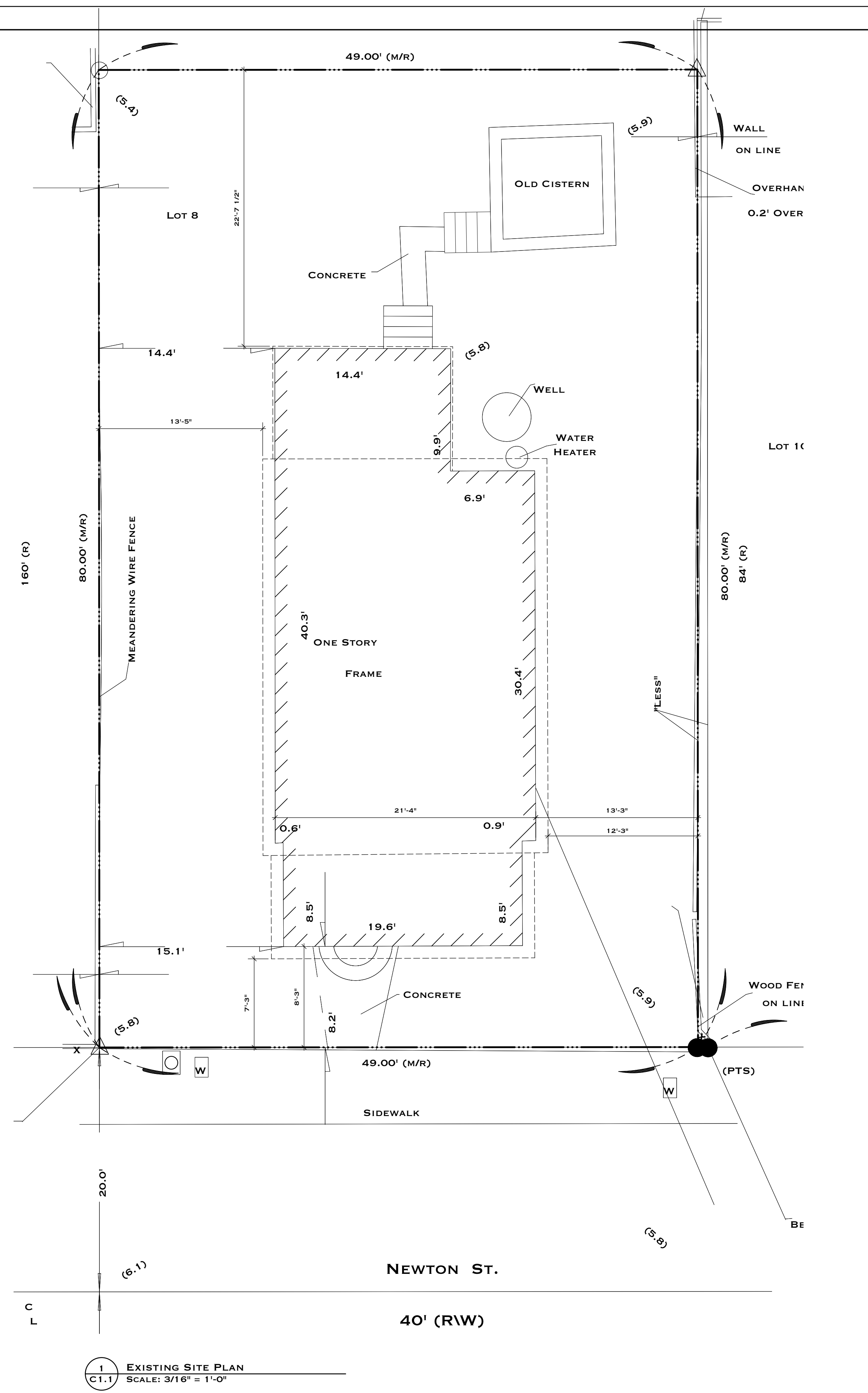
**I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.**

**J. LYNN O'FLYNN, INC.**  
 J. Lynn O'Flynn, PSM  
 Florida Reg. #6298  
 February 12, 2024

**THIS SURVEY IS NOT ASSIGNABLE**

**J. LYNN O'FLYNN, Inc.**  
 Professional Surveyor & Mapper  
 PSM #6298  
 3430 Duck Ave., Key West, FL 33040  
 (305) 296-7422 Fax: (305) 296-7424

**SURVEY PROVIDED BY OWNER FOR REF. ONLY.**



**T.S. NEAL ARCHITECT INC.**  
 22974 OVERSEAS HWY  
 CUDJOE KEY, FL 33042  
 305-340-8857  
 251-422-9547

**A NEW RENOVATION & ADDITION AT**  
**1315 NEWTON STREET**  
**KEY WEST, FL 33040**

**DRAWING TITLE:**  
**EXISTING SITE PLAN, SURVEY, & E.C.**

**DRAWN:** TSN  
**CHECKED:** -  
**DATE:** 08-21-2024

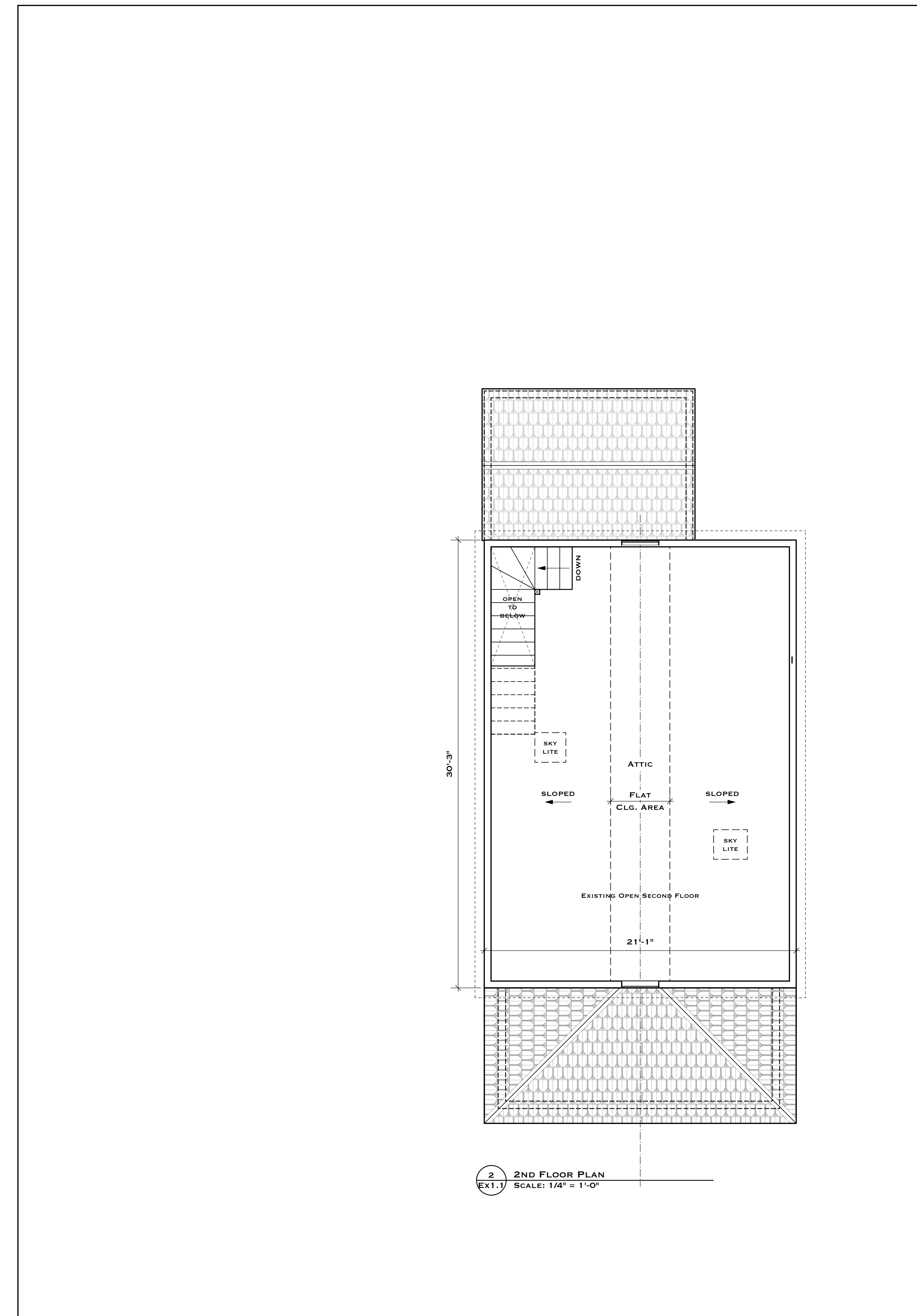
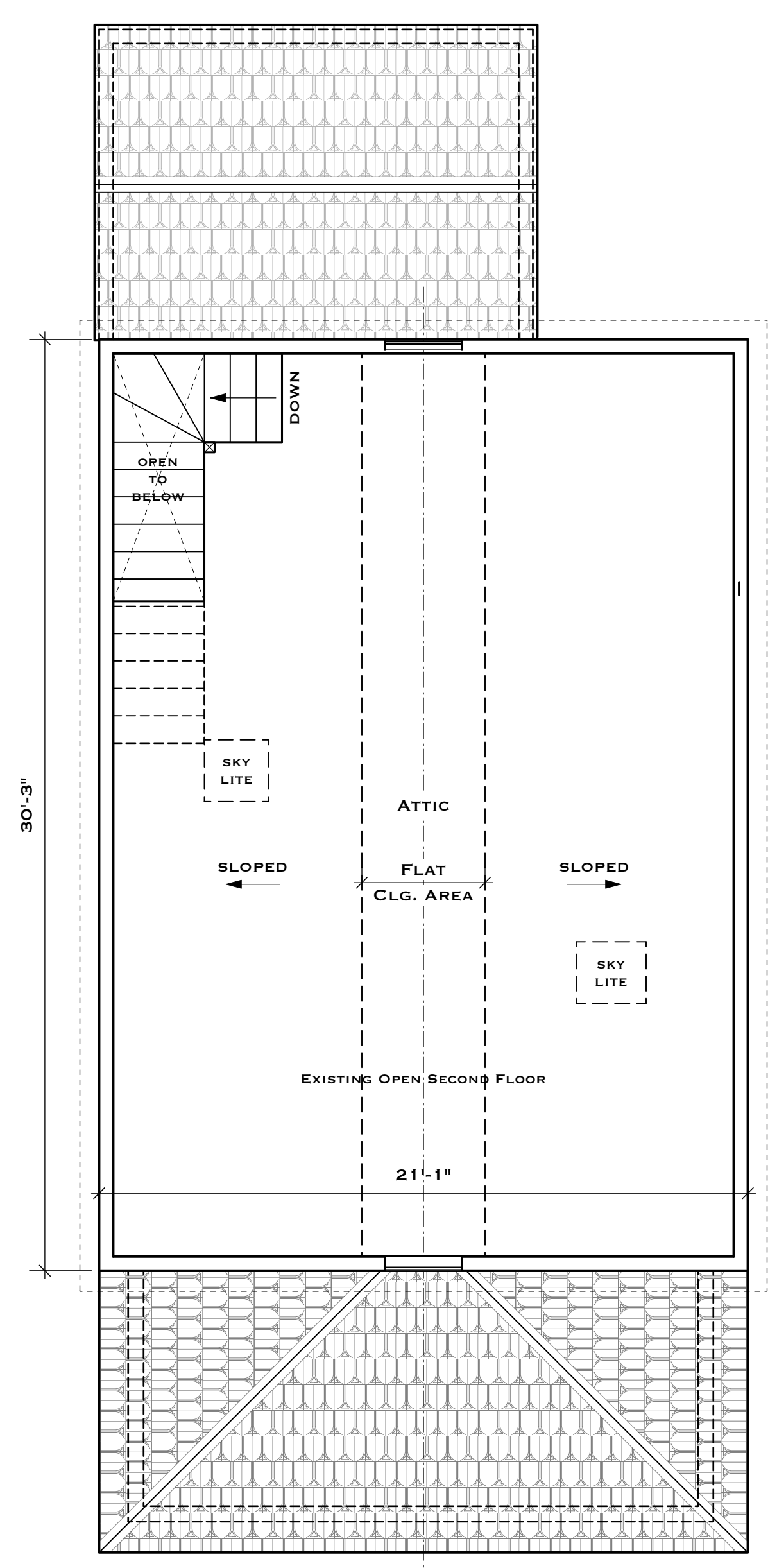
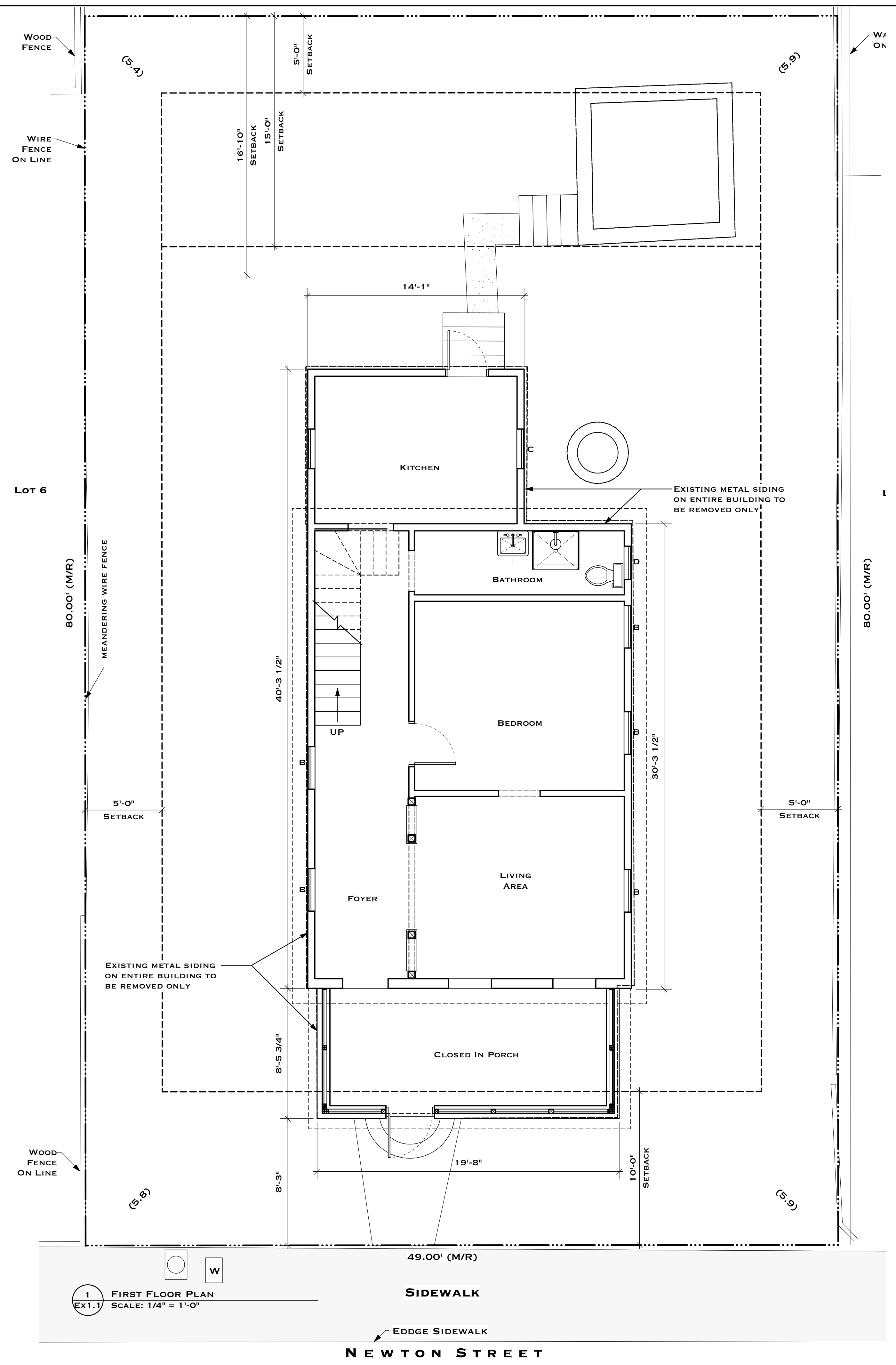
REV. #1	09-11-2024
REV. #2	09-12-2024

REVISION # DATE

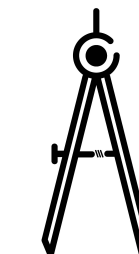
**C1.1**  
 SHEET #

**T.S. NEAL ARCHITECTS, INC.**

REV. #1	09-11-2024
REV. #2	09-12-2024







T.S. NEAL  
ARCHITECT INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

A NEW RENOVATION & ADDITION AT  
1315 NEWTON STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
EXISTING  
ELEVATIONS

DRAWN: TSN  
CHECKED: -  
DATE: 08-21-2024

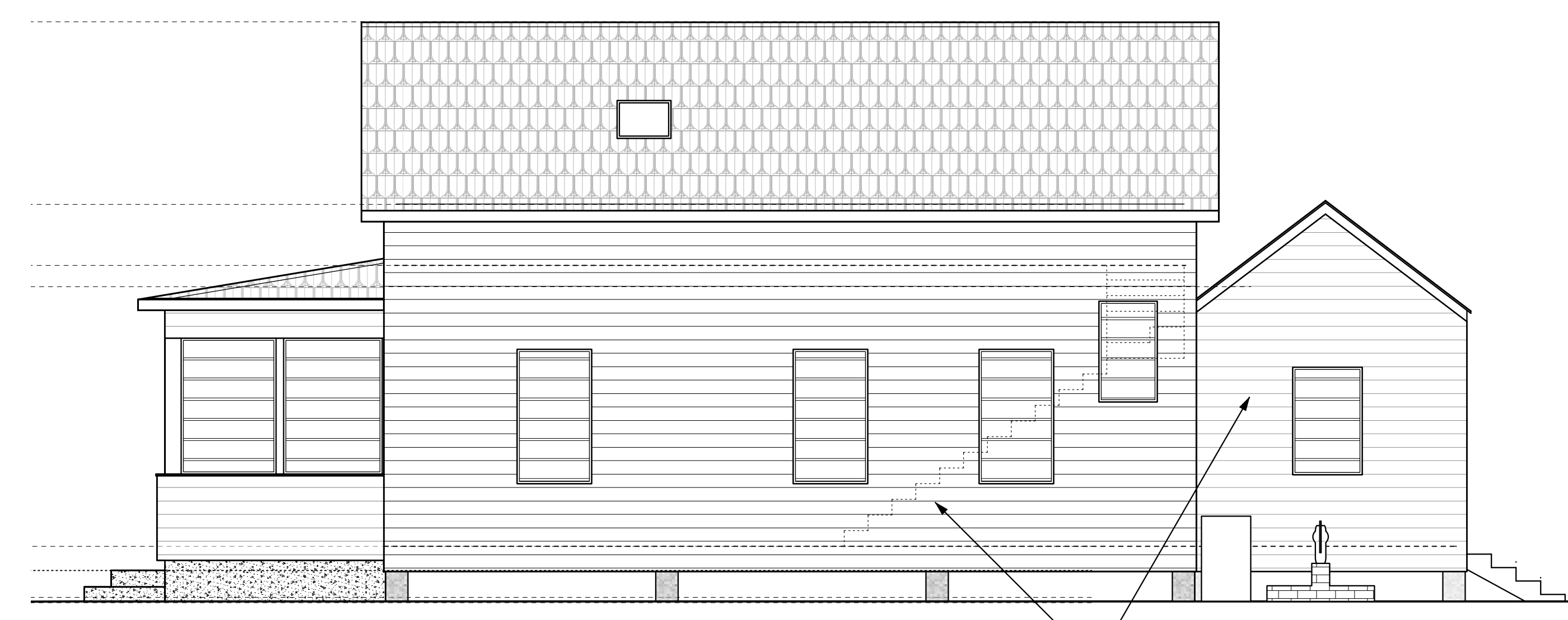
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REV. #2	09-12-2024

REVISION #	DATE
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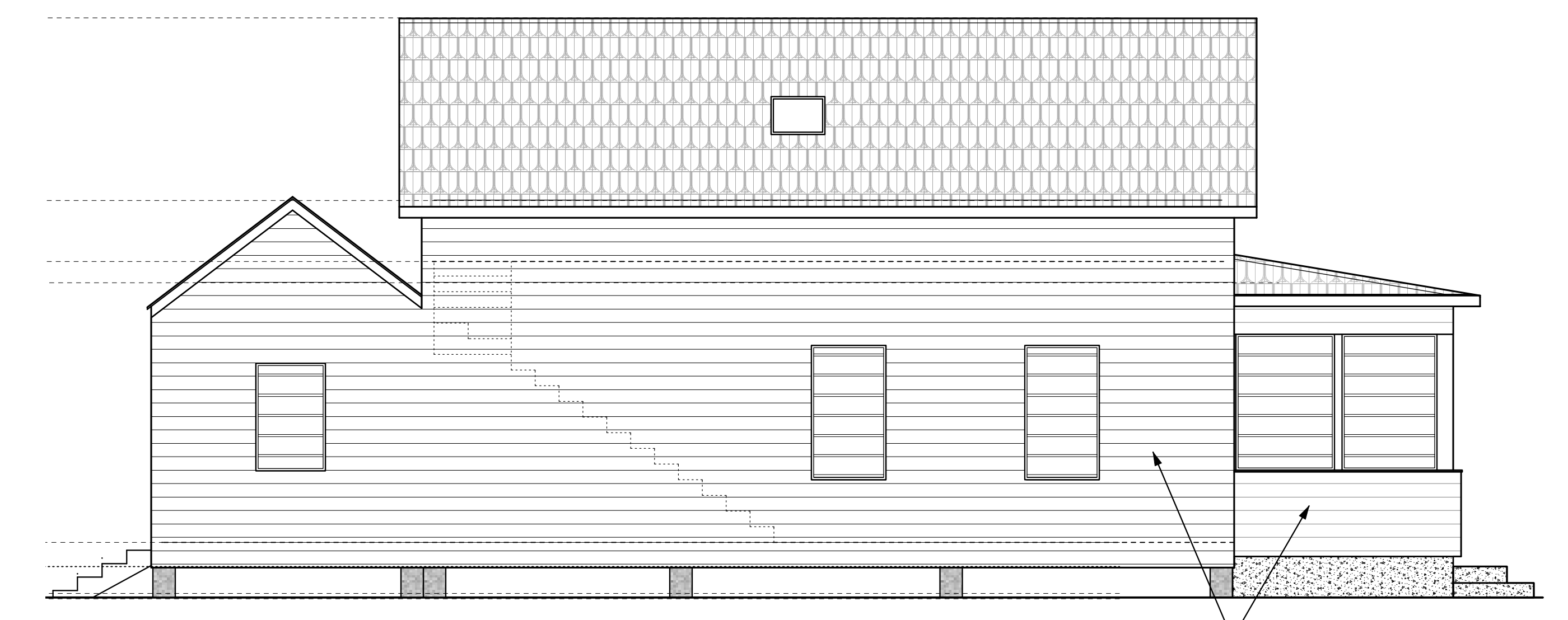
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SHEET #



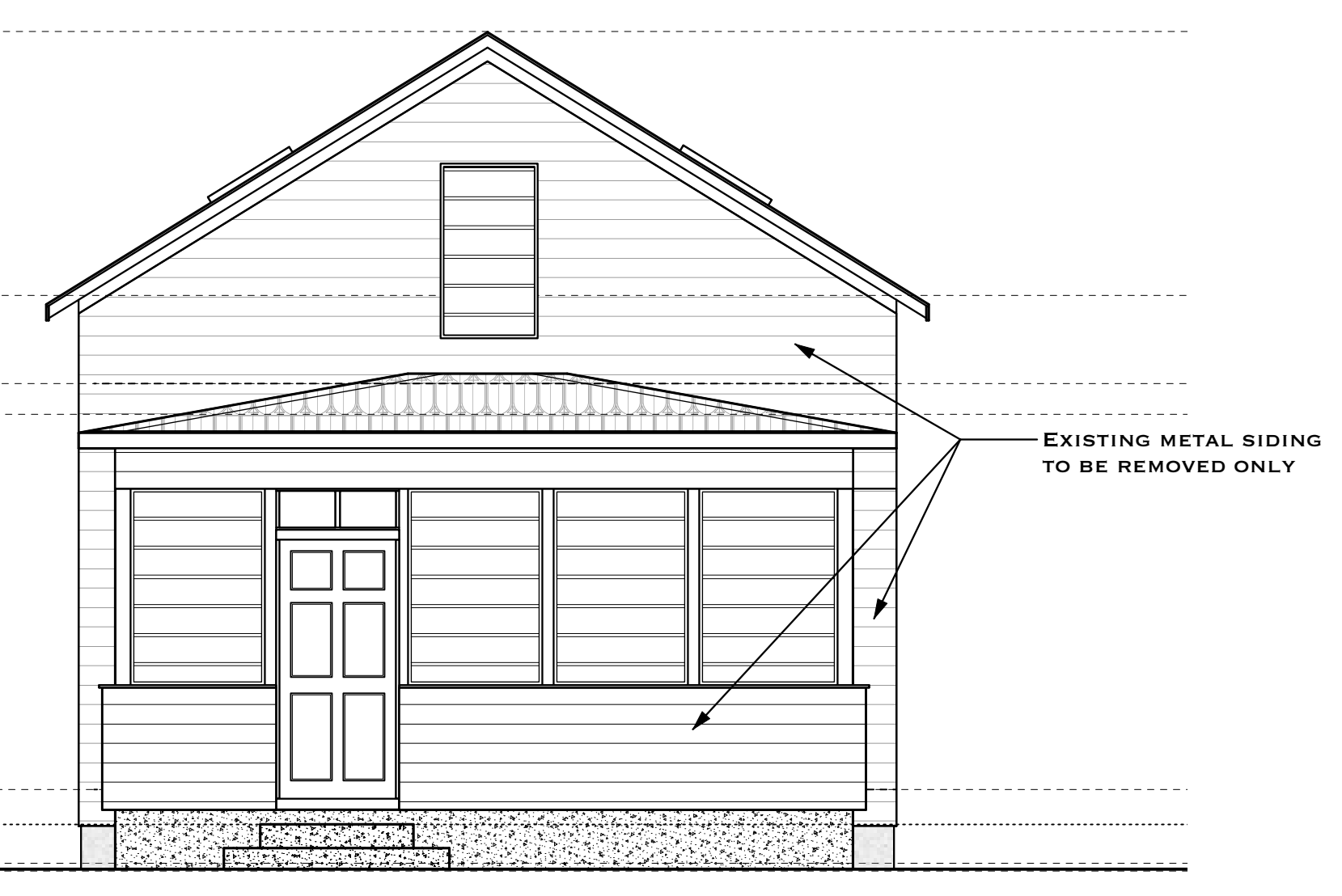
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



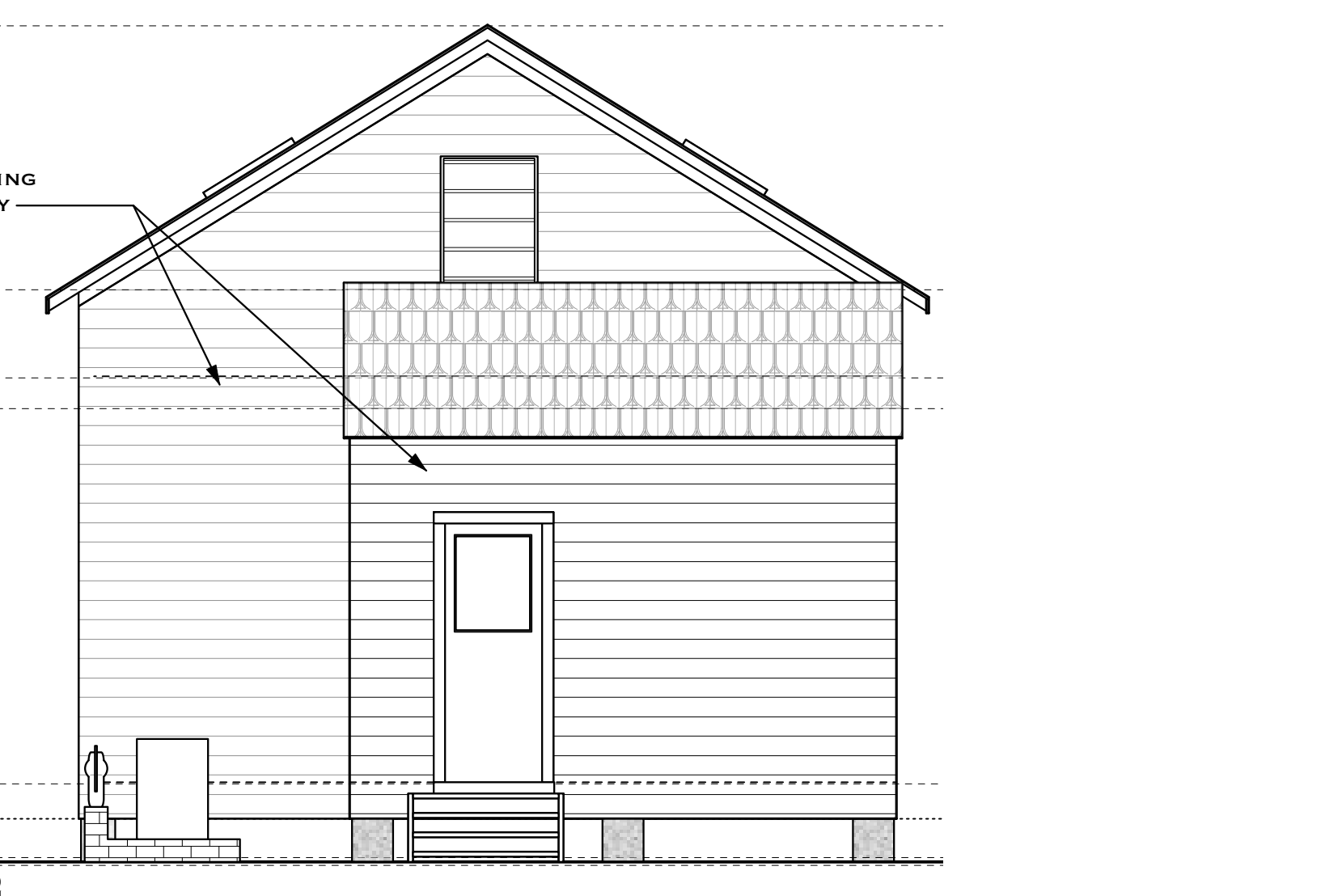
2 EXISTING RIGHT SIDE ELEVATION  
EX1.2 SCALE: 1/4" = 1'-0"



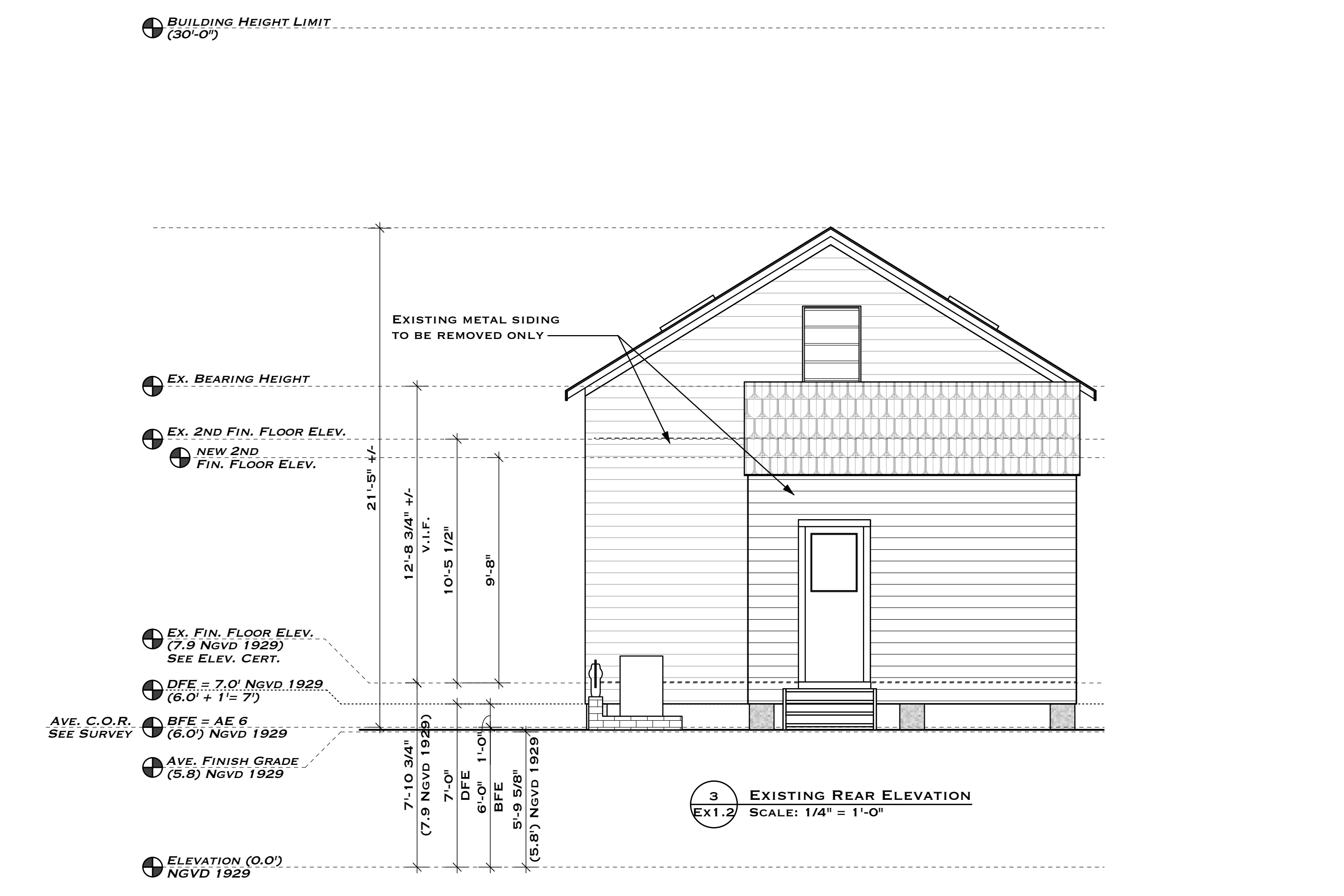
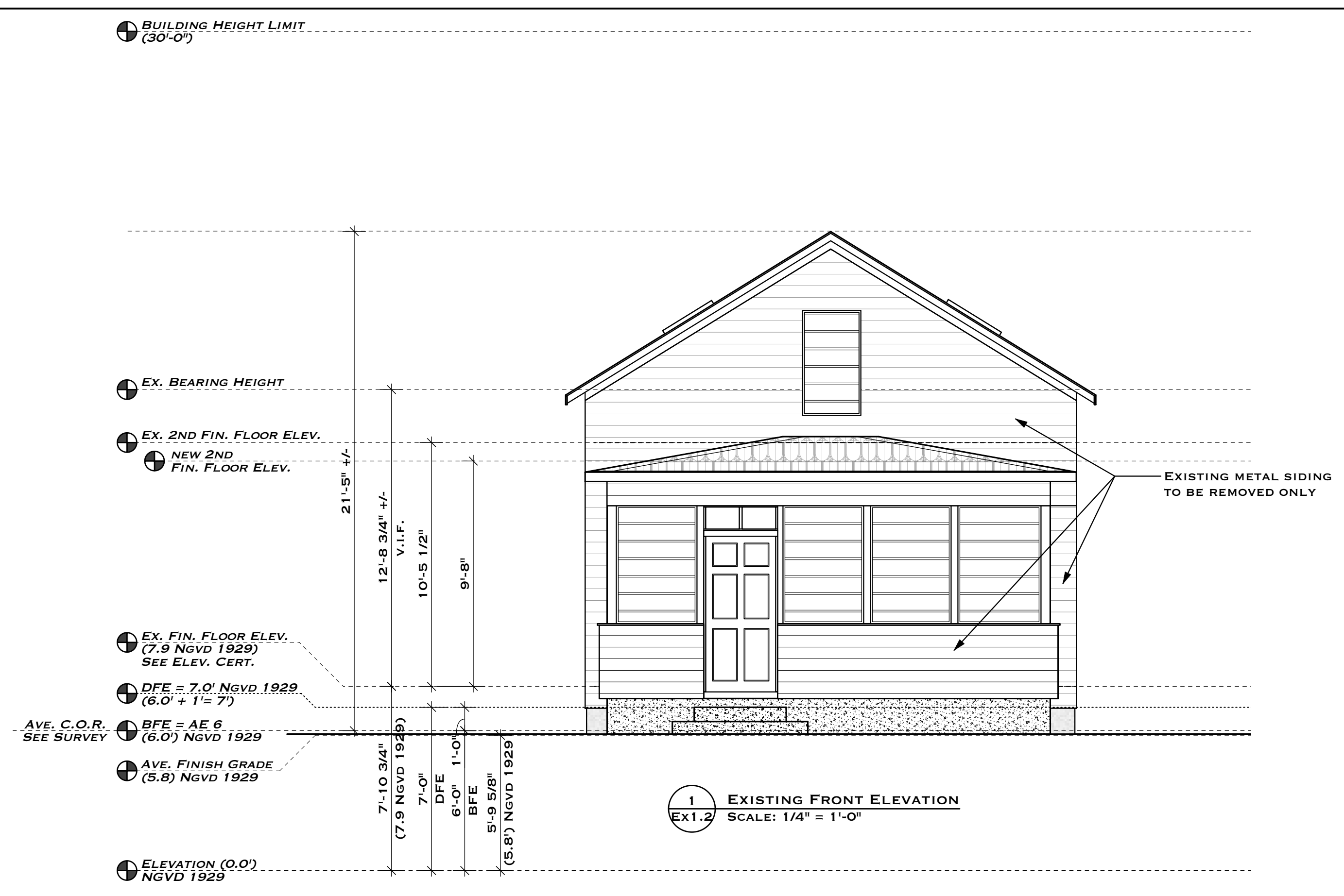
4 EXISTING LEFT SIDE ELEVATION  
EX1.2 SCALE: 1/4" = 1'-0"

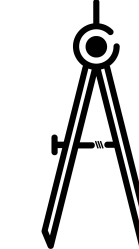


1 EXISTING FRONT ELEVATION  
EX1.2 SCALE: 1/4" = 1'-0"



3 EXISTING REAR ELEVATION  
EX1.2 SCALE: 1/4" = 1'-0"



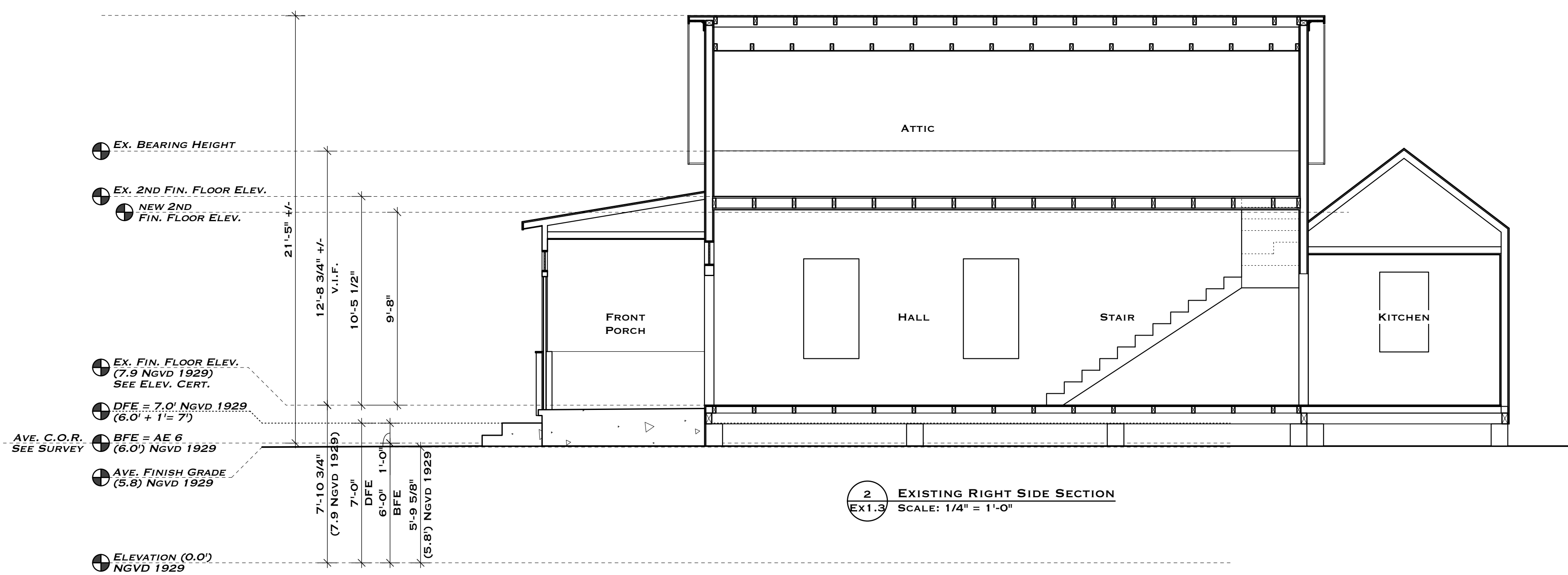
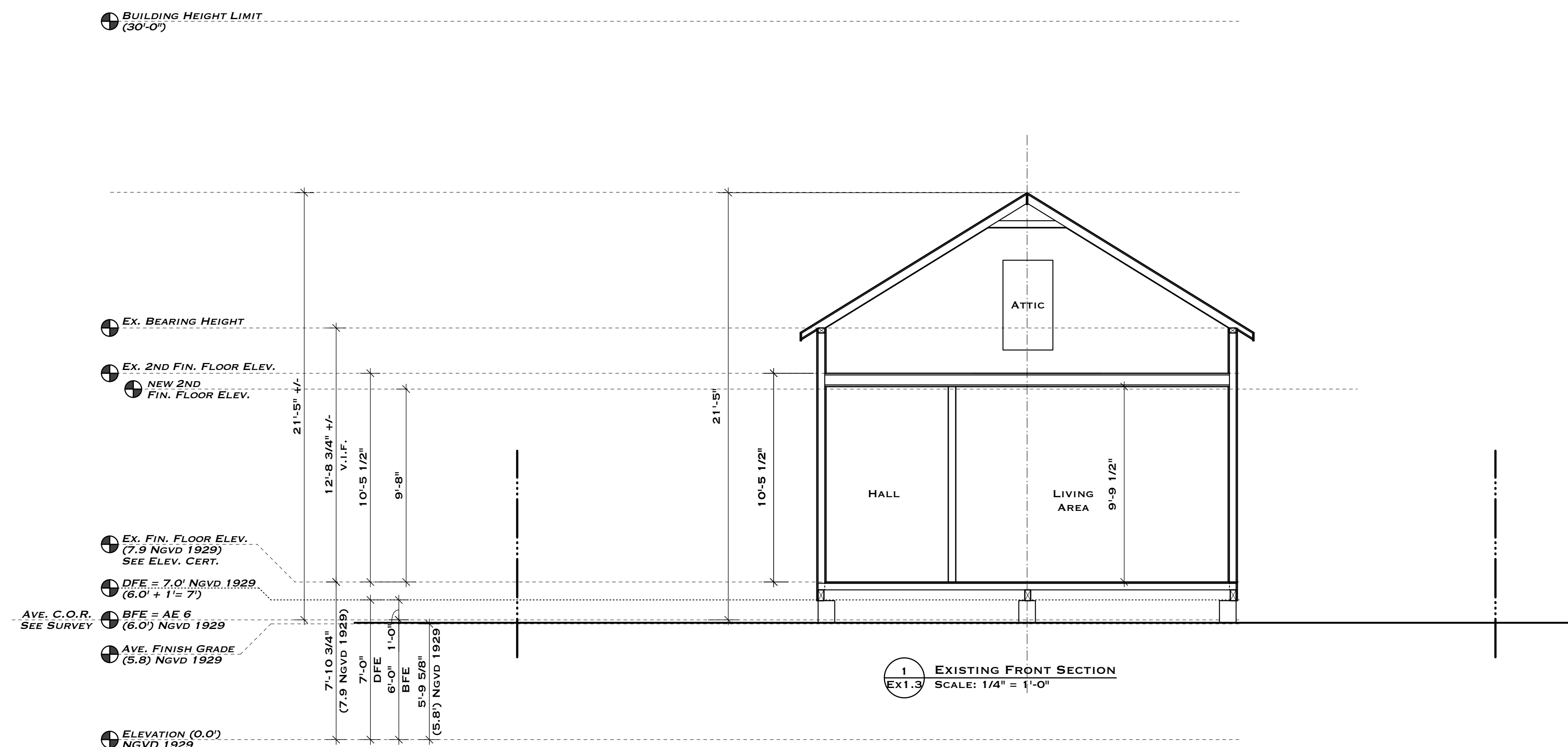


T.S. NEAL  
ARCHITECT INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

A NEW RENOVATION & ADDITION AT  
1315 NEWTON STREET  
KEY WEST, FL 33040



BUILDING HEIGHT LIMIT  
(30'-0")

EX. BEARING HEIGHT

EX. 2ND FIN. FLOOR ELEV.  
NEW 2ND  
FIN. FLOOR ELEV.

EX. FIN. FLOOR ELEV.  
(7.9 NGVD 1929)  
SEE ELEV. CERT.

DFE = 7.0' NGVD 1929  
(6.0' + 1" = 7')

AVE. C.O.R.  
SEE SURVEY

BFE = AE 6  
(6.0') NGVD 1929

AVE. FINISH GRADE  
(5.8') NGVD 1929

ELEVATION (0.0')  
NGVD 1929

BUILDING HEIGHT LIMIT  
(30'-0")

EX. BEARING HEIGHT

EX. 2ND FIN. FLOOR ELEV.  
NEW 2ND  
FIN. FLOOR ELEV.

EX. FIN. FLOOR ELEV.  
(7.9 NGVD 1929)  
SEE ELEV. CERT.

DFE = 7.0' NGVD 1929  
(6.0' + 1" = 7')

AVE. C.O.R.  
SEE SURVEY

BFE = AE 6  
(6.0') NGVD 1929

AVE. FINISH GRADE  
(5.8') NGVD 1929

ELEVATION (0.0')  
NGVD 1929

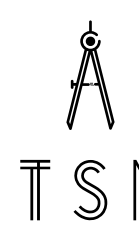
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EXISTING  
SECTIONS

DRAWN: TSN  
CHECKED: -  
DATE: 08-21-2024

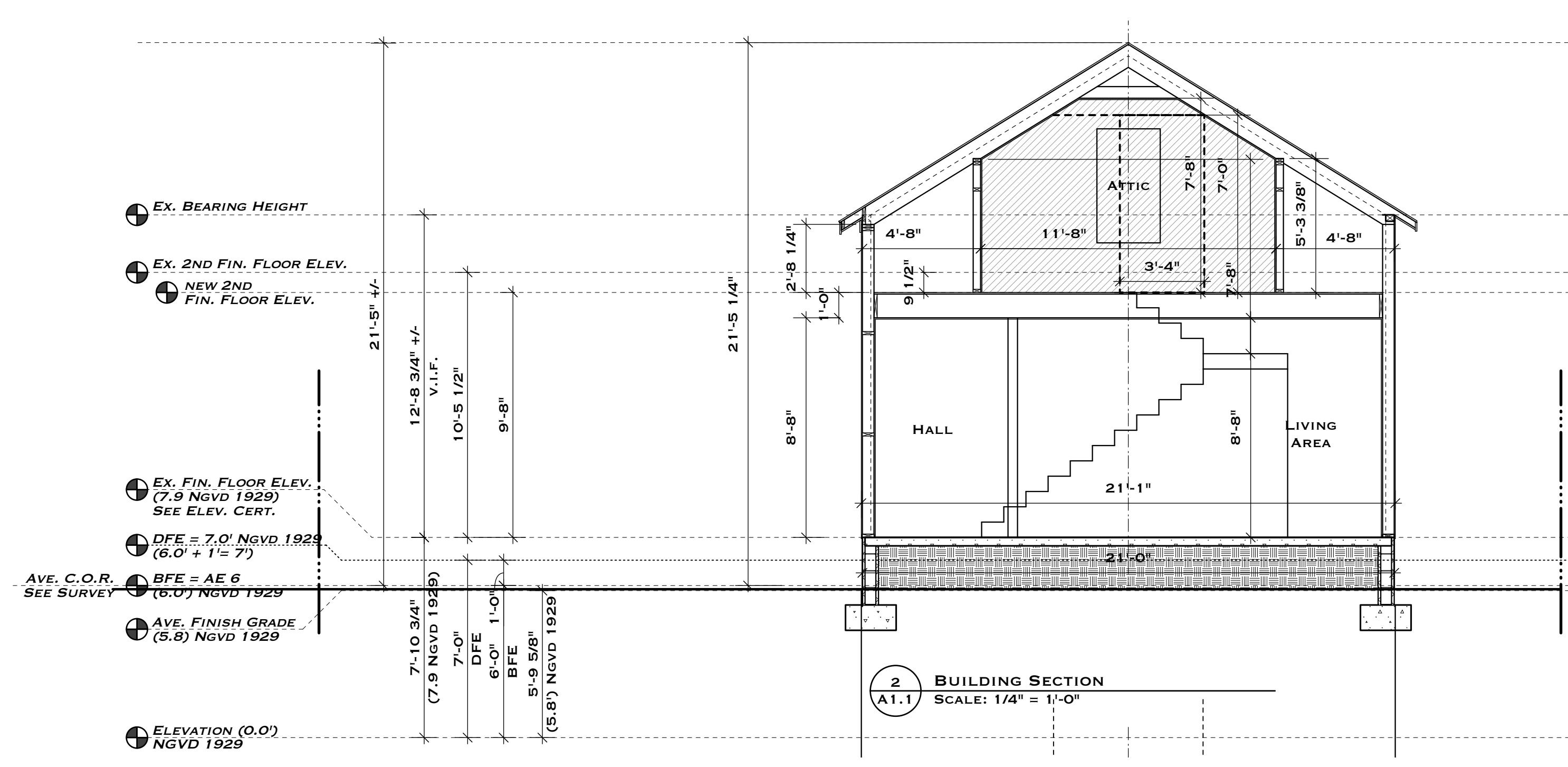
REV. #1	09-11-2024
REV. #2	09-12-2024

REVISION # DATE

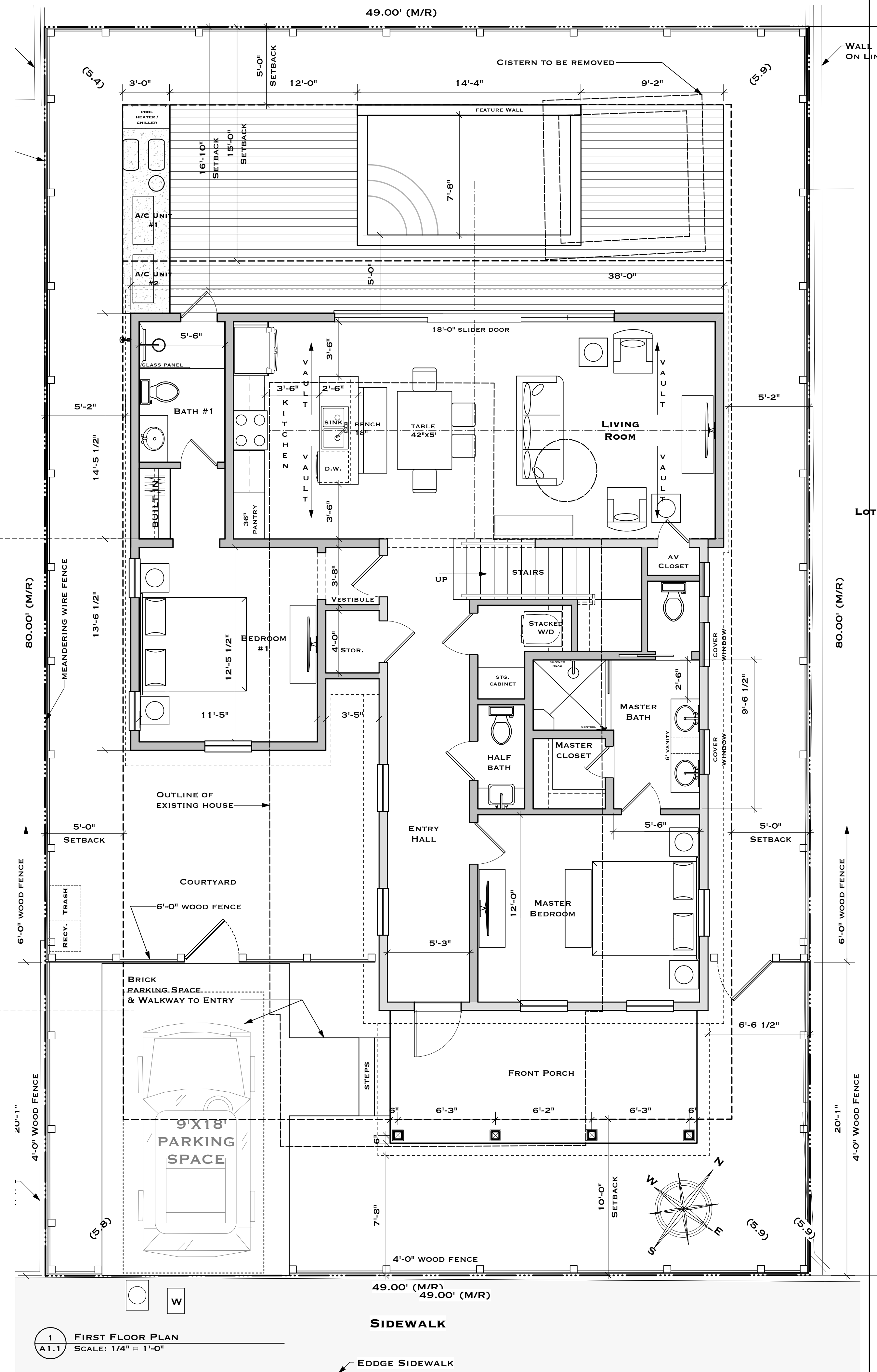
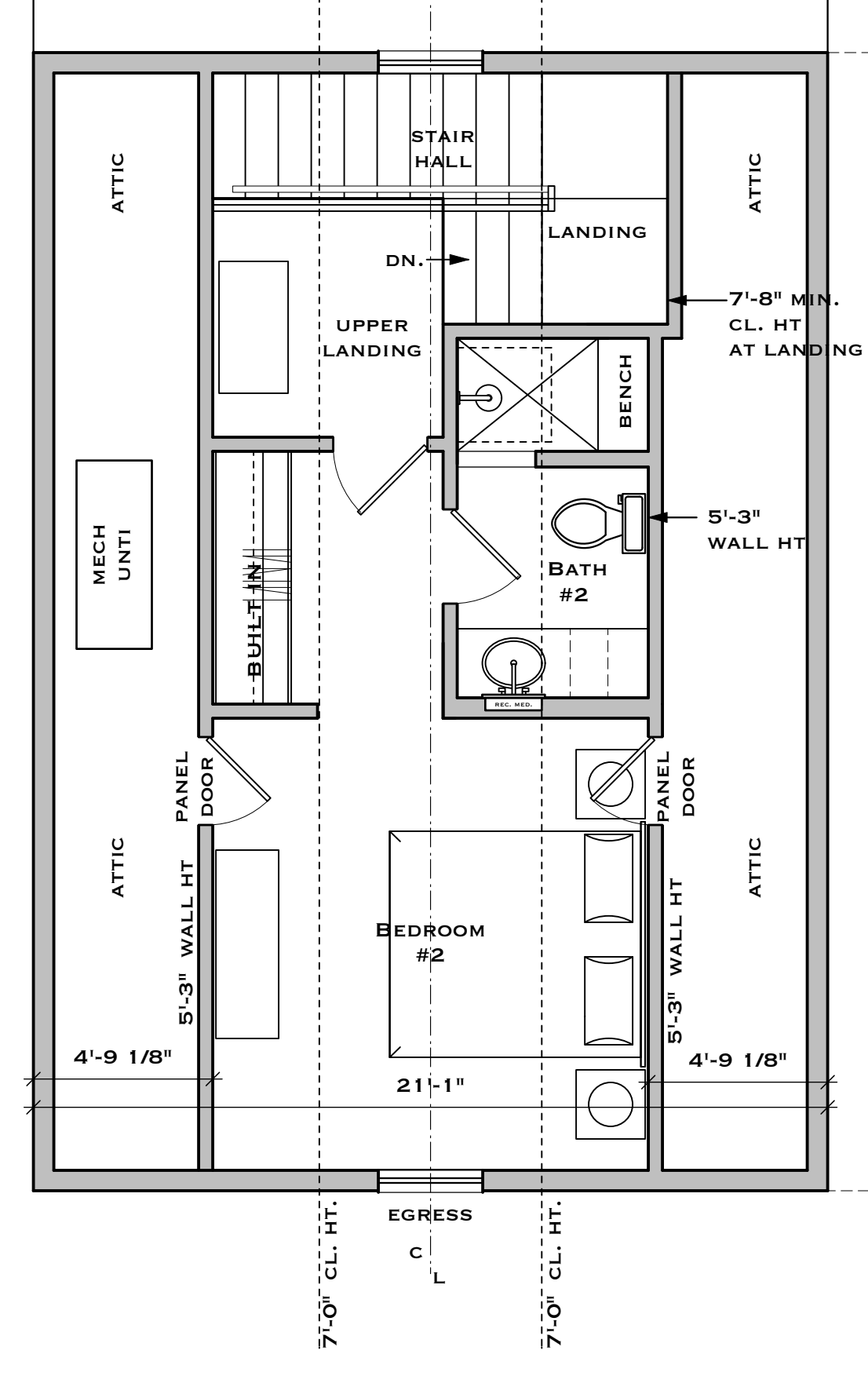
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SHEET #

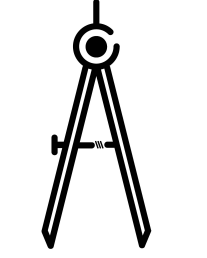


T. S. NEAL ARCHITECTS, INC.



SITE DATA 1315 NEWTON STREET				
PARCEL ID #: 00022690-000000				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	3,920 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	49' X 80' SEE SURVEY	50' X 100' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	392.3 SQ. FT. (10%)	2,352 SQ. FT. (60% MAX)	2,000 SQ. FT. (51% APPROX.)	CONFORMING
OPEN SPACE	2755.8 SQ. FT. (70%)	1,372 SQ. FT. (35% MIN)	1,590 SQ. FT. (40.6%)	CONFORMING
BUILDING COV.	957 SQ. FT. (24%)	1,568 SQ. FT. (40% MAX)	1,568 SQ. FT. (40%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	-	735 SQ. FT. @ (30% MAX) = 220 SQ FT	152 SQ. FT. 30% POOL & EQUIP	CONFORMING
FRONT YARD COV.	46 SQ. FT. 9% COVERAGE	489 SQ. FT. @ 50% OPEN SPACE = 244 SQ FT. MIN	148 SQ. FT. 30% COVERAGE	CONFORMING
STRUCTURE SETBACKS				
FRONT SETBACK	7'-3"	10'	7'-8"	IMPROVEMENT CONFORMING
REAR SETBACK	22'-7 1/2"	15'	16'-10"	CONFORMING
NORTHEAST SIDE SETBACK	12'-3"	5'	5'-2"	CONFORMING
SOUTHWEST SIDE SETBACK	13'-5"	5'	5'-2"	CONFORMING
BUILDING HEIGHT	21'-5" +/-	30'-0"	21'-5" +/-	CONFORMING





T.S. NEAL  
ARCHITECT INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

A NEW RENOVATION & ADDITION AT  
1315 NEWTON STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
EXTERIOR ELEVATIONS

DRAWN: TSN  
CHECKED: -  
DATE: 08-21-2024

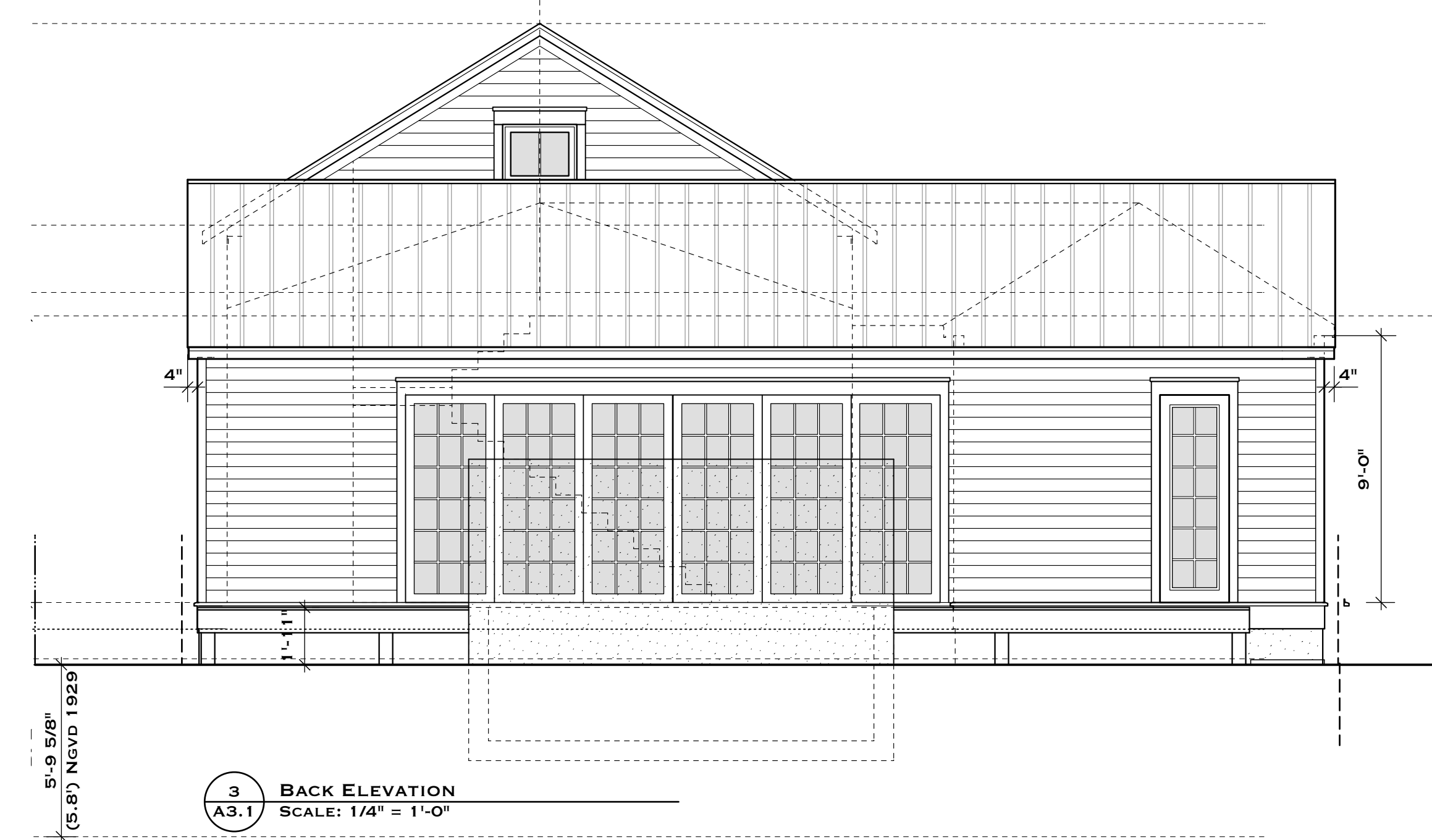
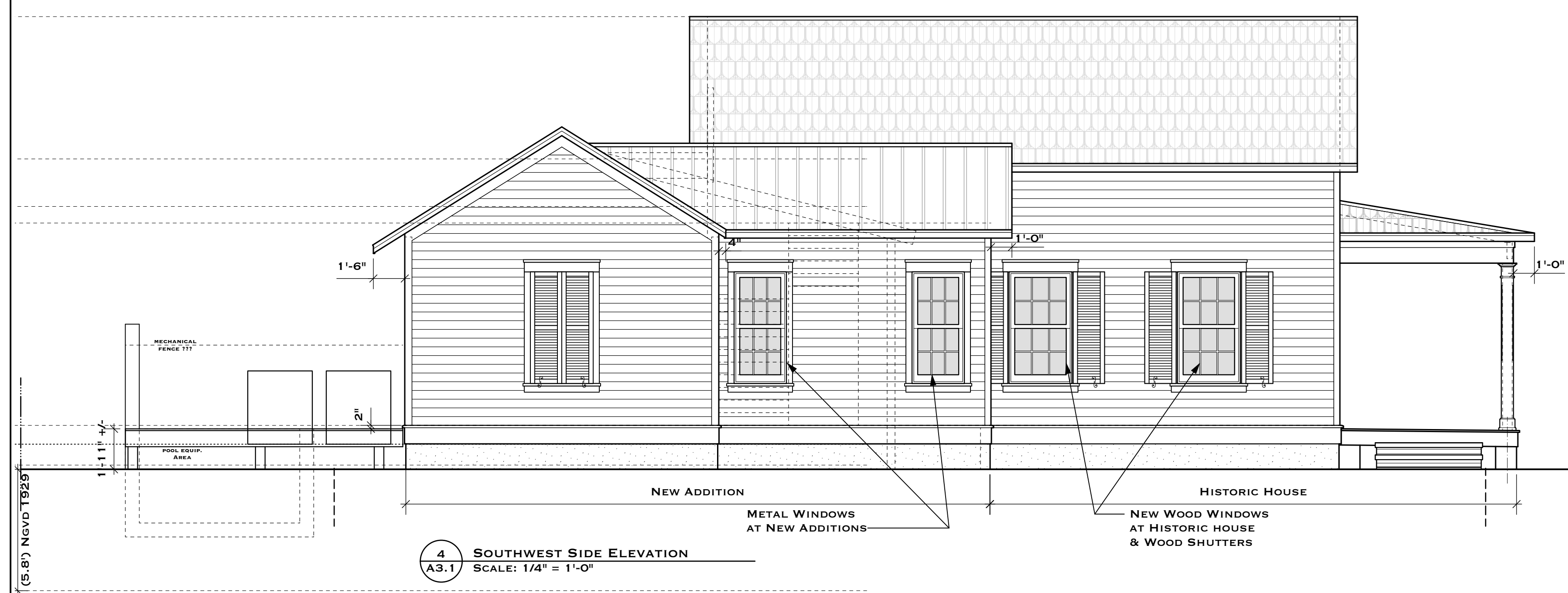
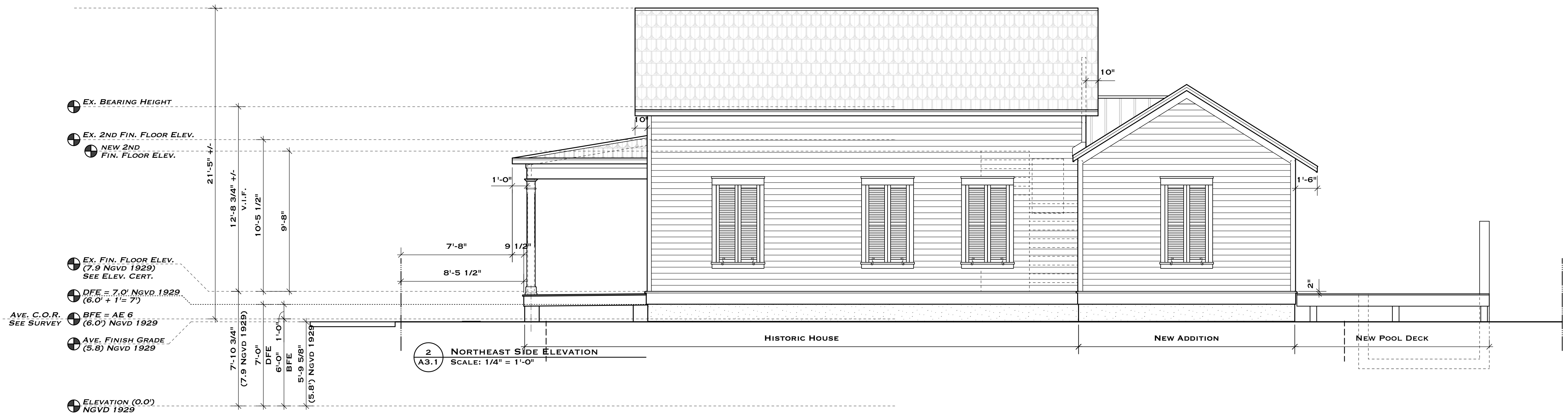
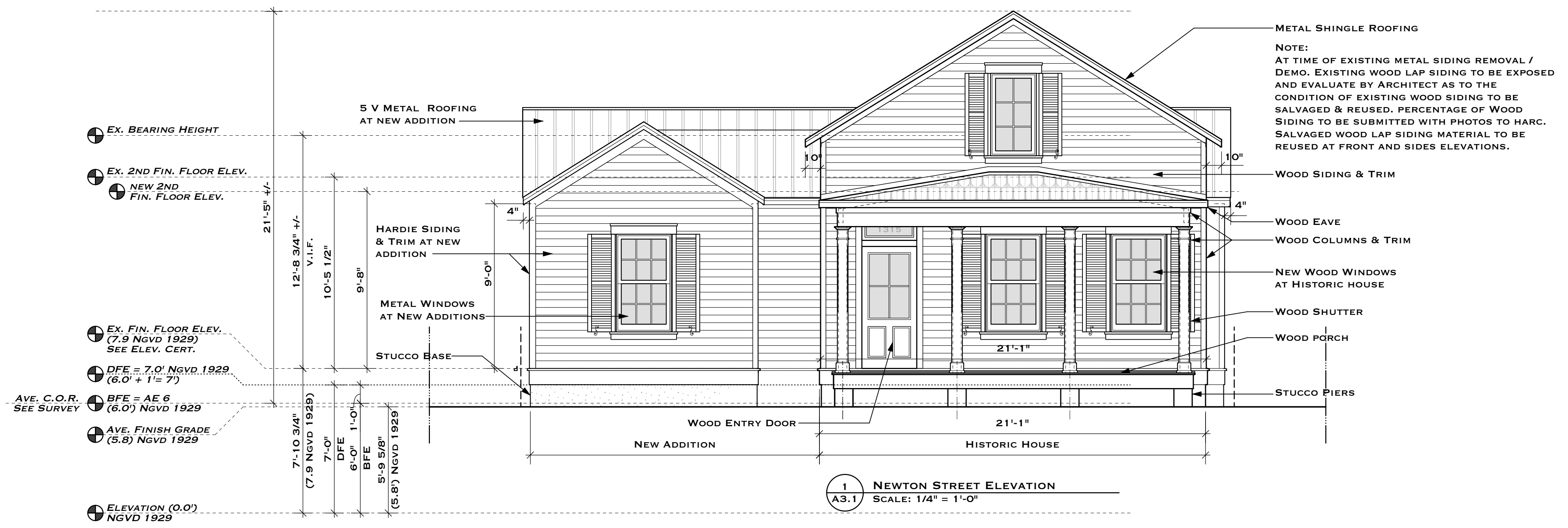
REV. #1 09-11-2024  
REV. #2 09-12-2024

REVISION # DATE

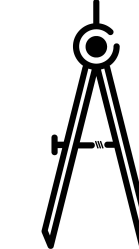
A3.1  
SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



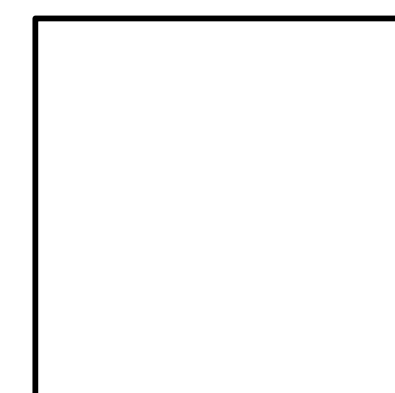




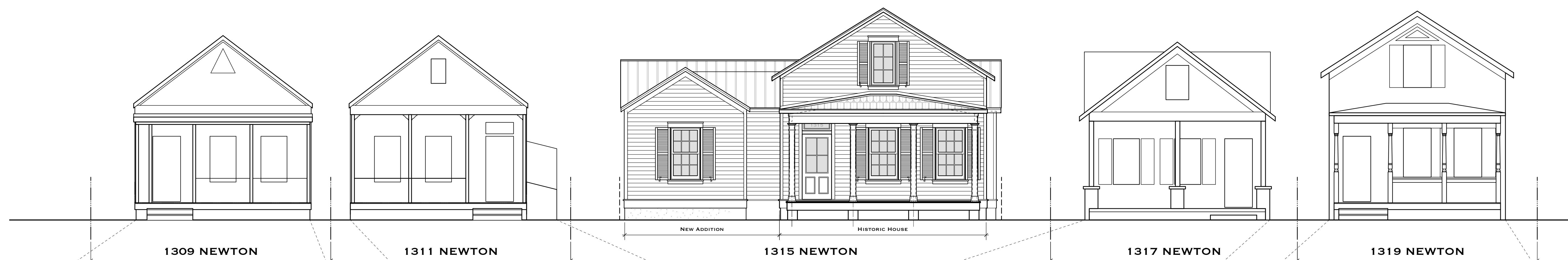
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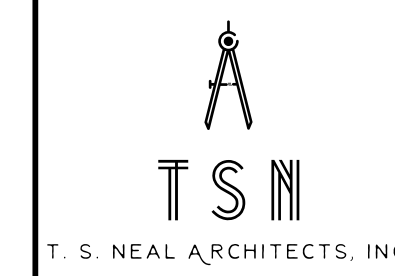
1 NEWTON STREET - HARC CONTEXT ELEVATIONS  
A3.2 SCALE: 3/16" = 1'-0"

DRAWING TITLE:  
HARC STREETSCAPE

DRAWN: TSN  
CHECKED: -  
DATE: 08-21-2024

REV. #1	09-11-2024
REV. #2	09-12-2024
REVISION #	DATE

**A3.2**  
SHEET #





# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., November 18, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE AND ADDITION AT SIDE AND REAR.**  
**RELOCATION OF HOUSE TOWARDS THE EAST WITH FOOTERS OF SAME**  
**HEIGHT. NEW POOL, POOL DECK, AND SITE IMPROVEMENTS.**  
**DEMOLITION OF REAR PORTION OF HOUSE.**

**#1315 NEWTON STREET**

**Applicant – T.S. Neal Architects    Application #H2024-0040**

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](http://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 EVAN AMATO, 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:  
1315 NEWTON STREET, KEY WEST, FL. on the 12 day of NOVEMBER, 2024.

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 Nov. 18 2024, 2024.

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 #H2024-40

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

**Signed Name of Affiant:**  
T. S. NEAL ARCH. REP: EVAN AMATO  
**Date:** 11.12.24  
**Address:** 22974 OVERSEAS HWY  
**City:** CUPTOE KEY  
**State, Zip:** FL, 33042

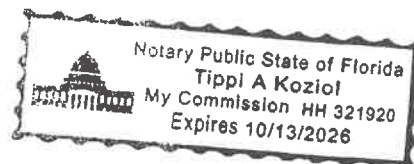
The forgoing instrument was acknowledged before me on this 12 day of Nov, 2024.

By (Print name of Affiant) Evan Amato who is personally known to me or has produced identification and who did take an oath.

### NOTARY PUBLIC

Sign Name: Tippi A. Koziol  
Print Name: Tippi A. Koziol

Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_







# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## \*\*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** 00022690-000000  
**Account#** 1023485  
**Property ID** 1023485  
**Millage Group** 10KW  
**Location** 1315 NEWTON St, KEY WEST  
**Address**  
**Legal** KW WADDELLS SUBDIVISION PT LT 8 SQR 2 TR 7 PB1-28 D3-460 OR844-1837 OR1337-1821 OR1375-2269 OR1379-307 OR1394-245 OR2424-1994 OR2510-2362 OR2516-255 OR2833-2498 OR3277-1445  
**Description**  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6284  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

[FC REAL ESTATE INVESTMENTS LLC](#)  
 221 Simonton St  
 Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$56,426	\$58,300	\$59,288	\$92,442
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,167,314	\$1,049,849	\$767,197	\$535,937
= Just Market Value	\$1,223,740	\$1,108,149	\$826,485	\$628,379
= Total Assessed Value	\$836,373	\$760,339	\$691,217	\$628,379
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,223,740	\$1,108,149	\$826,485	\$628,379

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$1,049,849	\$58,300	\$0	\$1,108,149	\$760,339	\$0	\$1,108,149	\$0
2022	\$767,197	\$59,288	\$0	\$826,485	\$691,217	\$0	\$826,485	\$0
2021	\$535,937	\$92,442	\$0	\$628,379	\$628,379	\$0	\$628,379	\$0
2020	\$535,937	\$95,287	\$0	\$631,224	\$631,224	\$0	\$631,224	\$0
2019	\$647,896	\$79,643	\$0	\$727,539	\$727,539	\$0	\$727,539	\$0
2018	\$624,036	\$81,065	\$0	\$705,101	\$668,152	\$0	\$705,101	\$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)	3,864.00	Square Foot	0	80



## Buildings

<b>Building ID</b>	1737	<b>Exterior Walls</b>	VINYL SIDING
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1943
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1981
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	1552	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	770	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	NONE with 0% NONE
<b>Perimeter</b>	122	<b>Bedrooms</b>	1
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	42	<b>Grade</b>	350
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	152	0	54
FAT	FINISHED ATTIC	630	0	102
FLA	FLOOR LIV AREA	770	770	122
<b>TOTAL</b>		<b>1,552</b>	<b>770</b>	<b>278</b>

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/21/2024	\$995,000	Warranty Deed	2462895	3277	1445	37 - Unqualified	Improved		
2/28/2024	\$100	Quit Claim Deed	2462892	3277	1439	11 - Unqualified	Improved		
5/5/2011	\$100	Warranty Deed		2516	255	11 - Unqualified	Improved		
3/29/2011	\$100	Warranty Deed		2510	2362	14 - Unqualified	Improved		

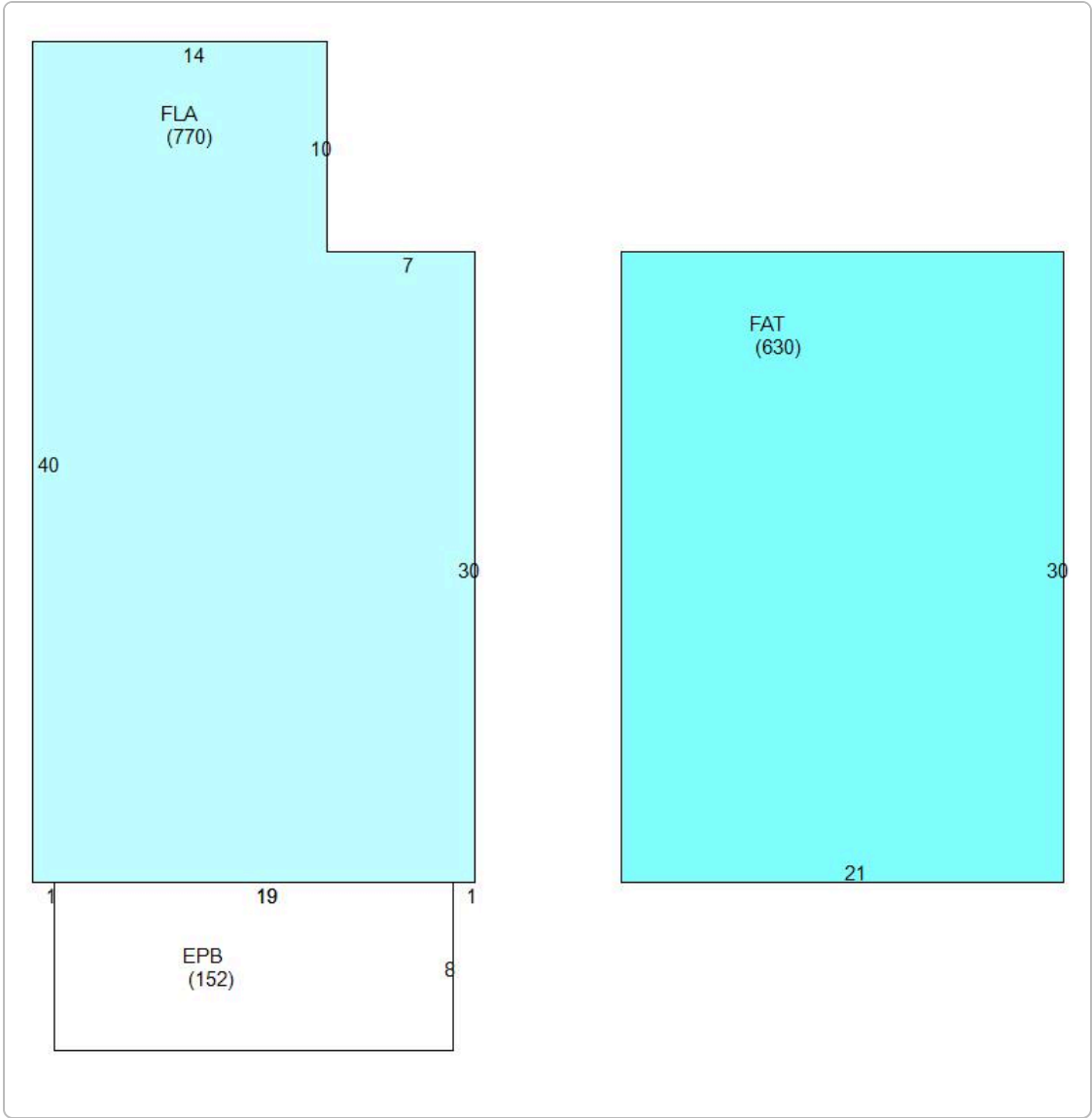
## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
24-1683	7/25/2024		\$0		REMOVAL OF ALL ALUMINUM SIDING

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos



## Map



## TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Yard Items.

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 9/18/2024, 9:14:29 AM

[Contact Us](#)

Developed by  
 Schneider  
GEOSPATIAL