



Historic Architectural Review Commission Staff Report for Item 6

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/Seth Neal

Application Number: C2026-0041

Address: 901 Washington Street

Description of Work:

Demolition of historic one-story garage, side porch, and water feature.

Site Facts:

The structure is a non-contributing resource within the Historic District built in 1958. It is located in a corner lot between Washington Street and Reynolds Street. The site consists of a two-story concrete block structure with covered porches, a garage, a pool and a pool deck. Currently the property is located within an AE-6 flood zone.



Photo taken by the Property Appraiser's office c1965. Monroe County Library.



1040533 901 WASHINGTON ST 07/19/22

Photo of property under review. Property Appraisers website 06/19/2013.



WASHINGTON STREET
ELEVATION

Photo of property under review (Washington Street).



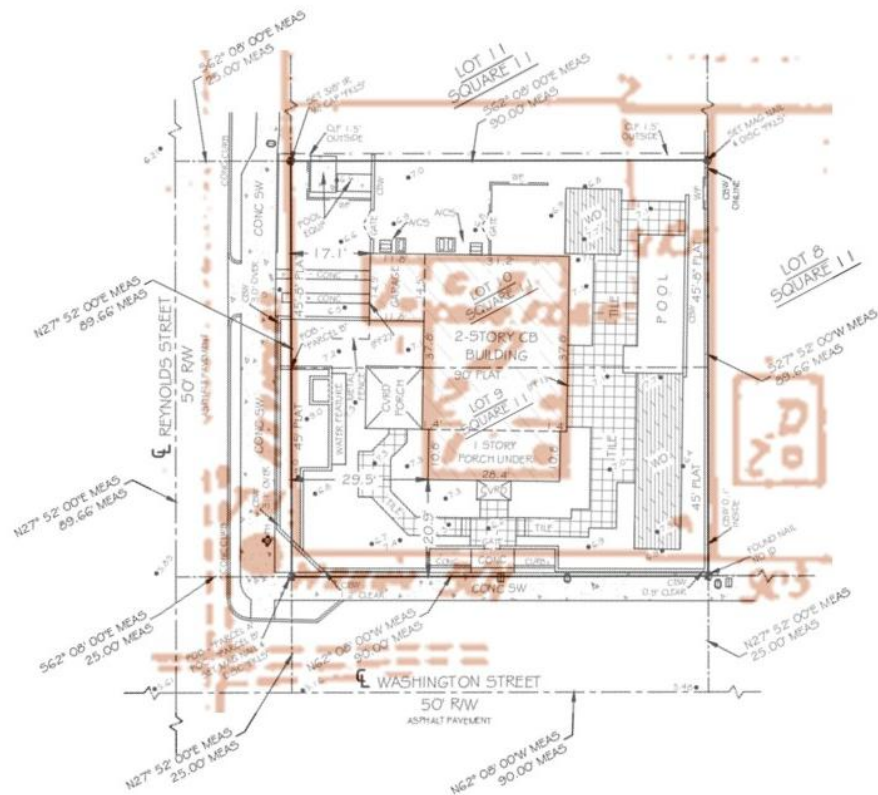
WEST ELEVATION

Photo of property under review (West Elevation).



EAST ELEVATION

Photo of property under review (East Elevation).



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Building Exteriors-Masonry (page 25), specifically guideline 4.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Gutters (page 27), specifically guidelines 1, 2, and 5.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (6, 7, 8, 9) and B (1 and 3-first sentence).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (page 32), specifically guidelines 2, 6, 8, 9, 10, and 11.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 8, 11, 12, 13, 14, 15 (first sentence), 19, 22, 24, 25, 26, 28, 29, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7, 8, 10, 11, 12, 13, 14, 18, 20, 22, 23, 24, and 25.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 3, 4, 9, and 11.

Ordinance Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition.

Staff Analysis:

A Certificate of Appropriateness is currently under review for renovations to a non-contributing structure, including a new pool house, garage expansion with a second-story addition, side porch extension, new elevator, covered pool deck with an upper deck, and site improvements.

On the west elevation facing Reynolds Street, the proposal includes expanding the existing first floor garage beyond its current footprint, enclosing the second-floor balcony to create additional living space, extending the first floor side covered porch to create an outdoor grill area, and adding a second story covered deck above the existing non-historic side covered porch.

On the east elevation, the proposal includes a new two-story covered porch overlooking the pool and a new elevator shaft adjacent to it.

On the north (rear) elevation, the proposal includes a new one-story pool house, the expanded first floor garage, and the enclosed second floor living space above the garage.

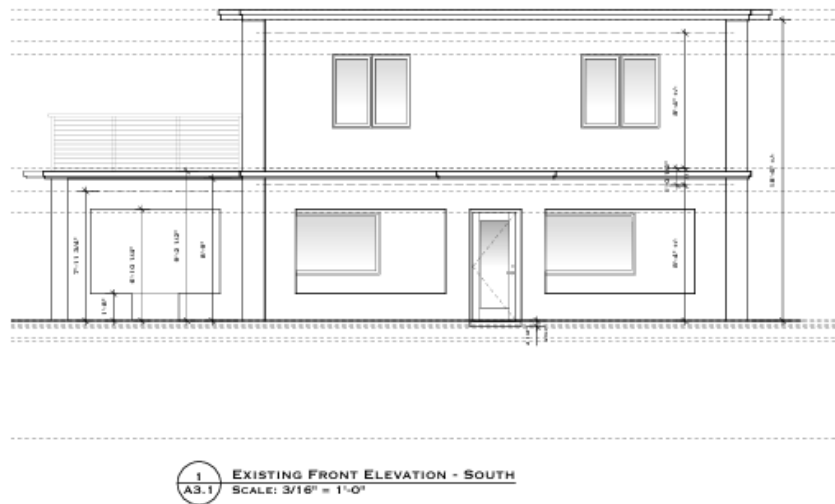
The house is currently stucco and the additions will match the existing cornice height and finish. The new railings will be stainless steel rail system, windows will be aluminum, and roofs for the main structure will be flat. Gutters will be 5"x4" rectangular gutters on the main house and 4" square gutters on the pool house.

The pool house will feature aluminum windows, aluminum doors, stucco finish, hardie soffit and fascia, and a gable roof with 5 v-crimp metal roofing.

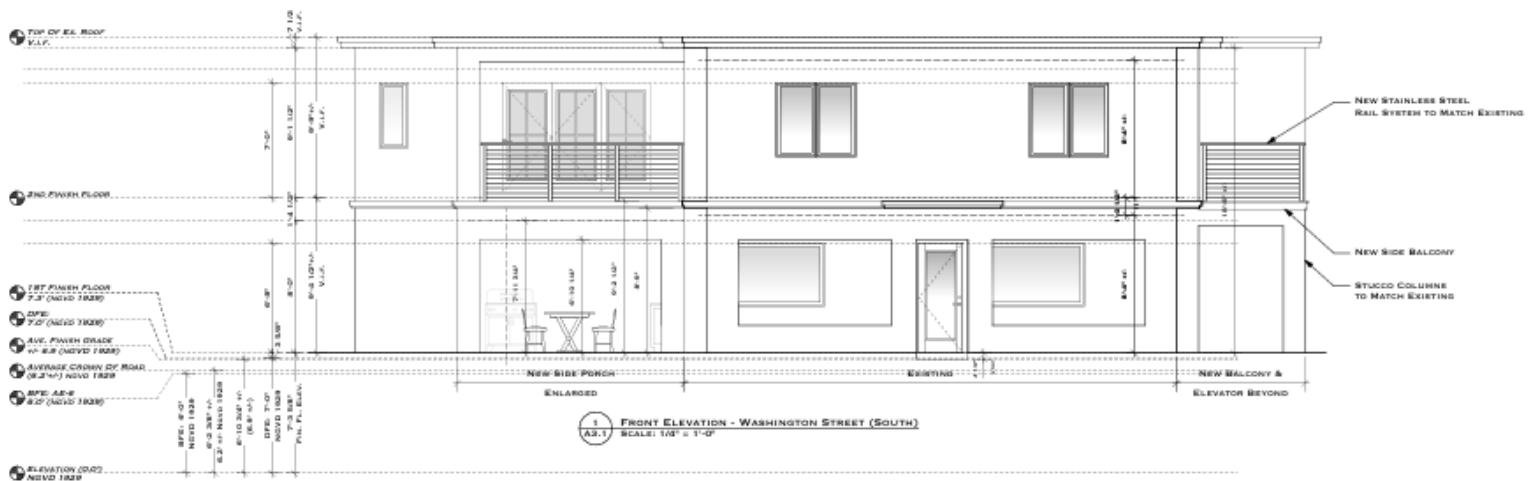
The proposal includes the demolition of the existing historic garage and side porch to allow for their expansion. Additionally, the removal of the water feature and the low walls around it.



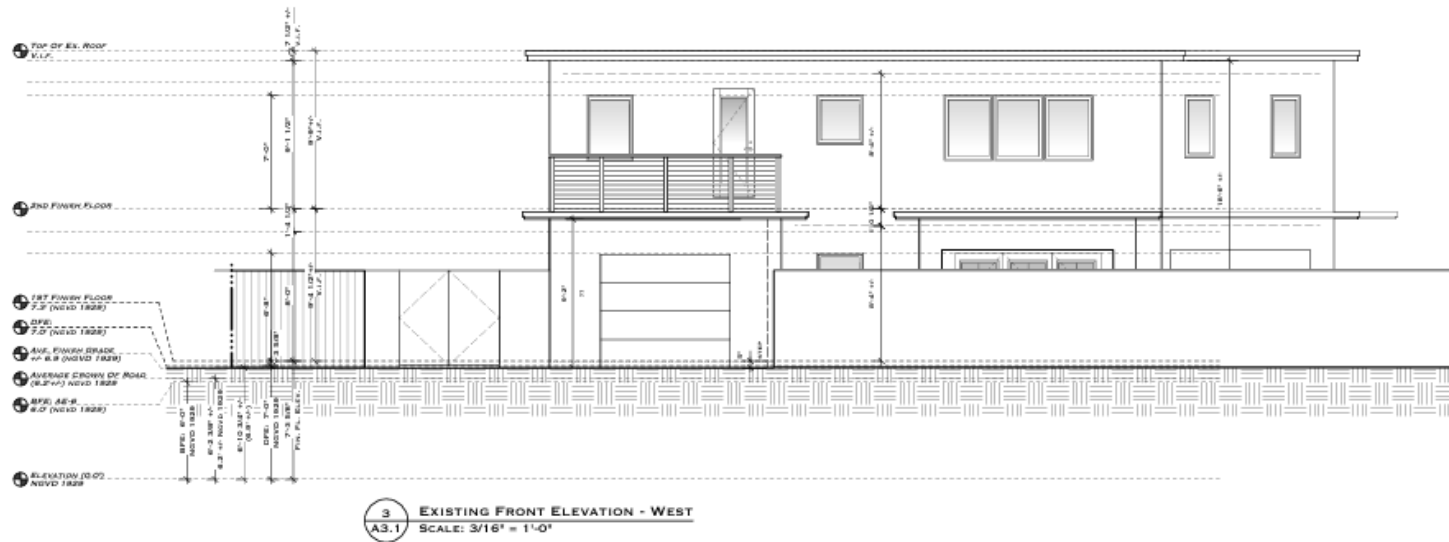




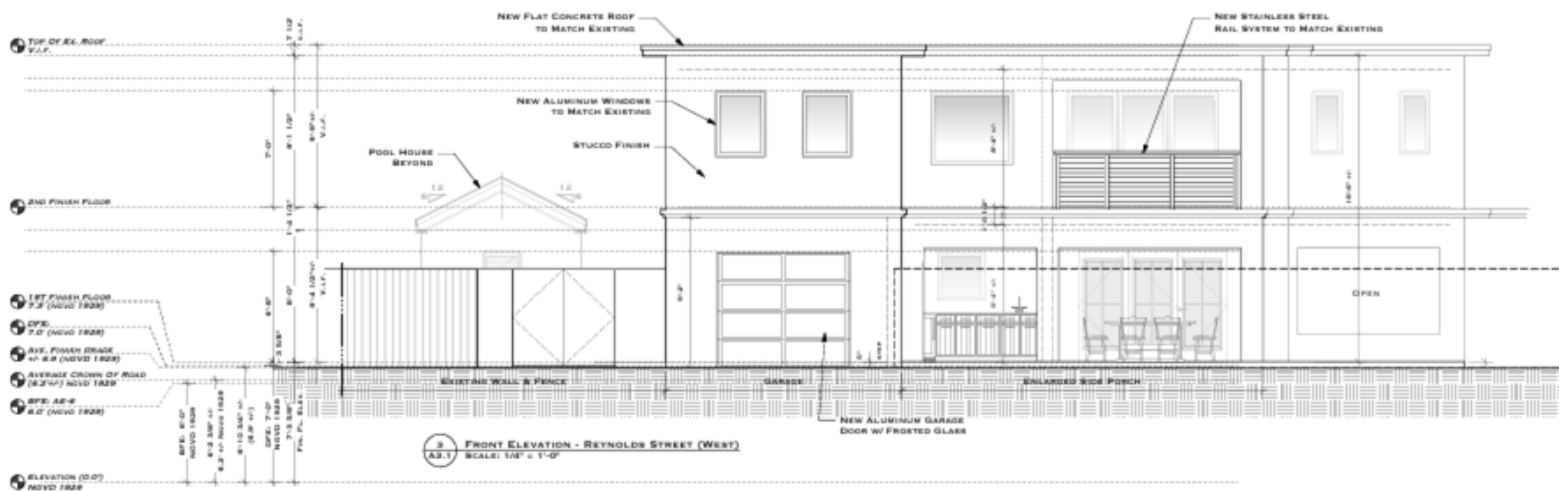
Existing South Elevation (Washington Street).



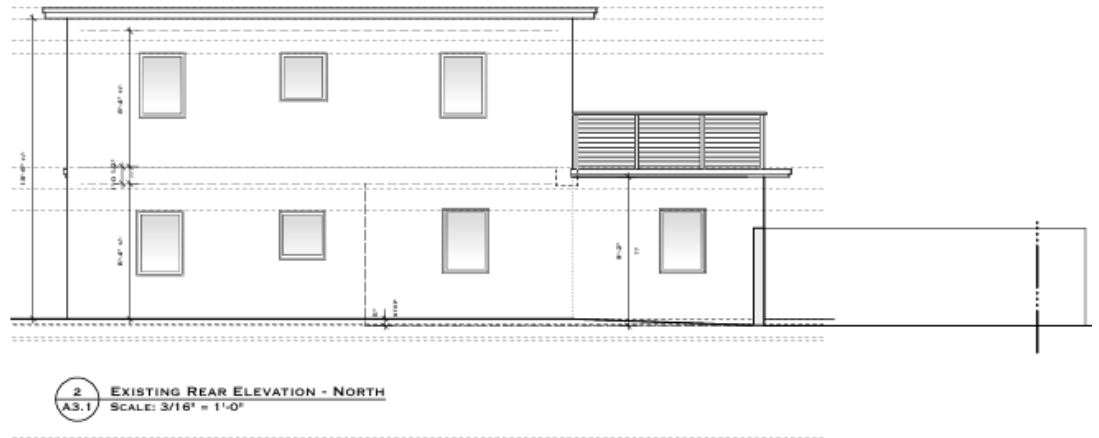
Proposed South Elevation (Washington Street).



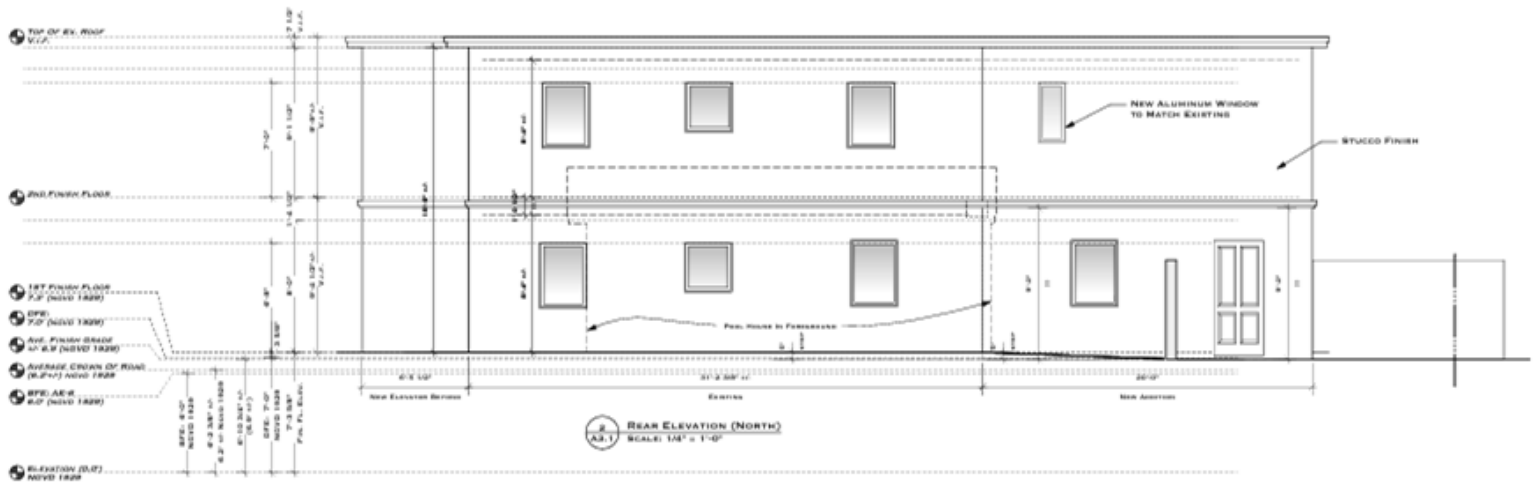
Existing West Elevation (Reynolds Street).



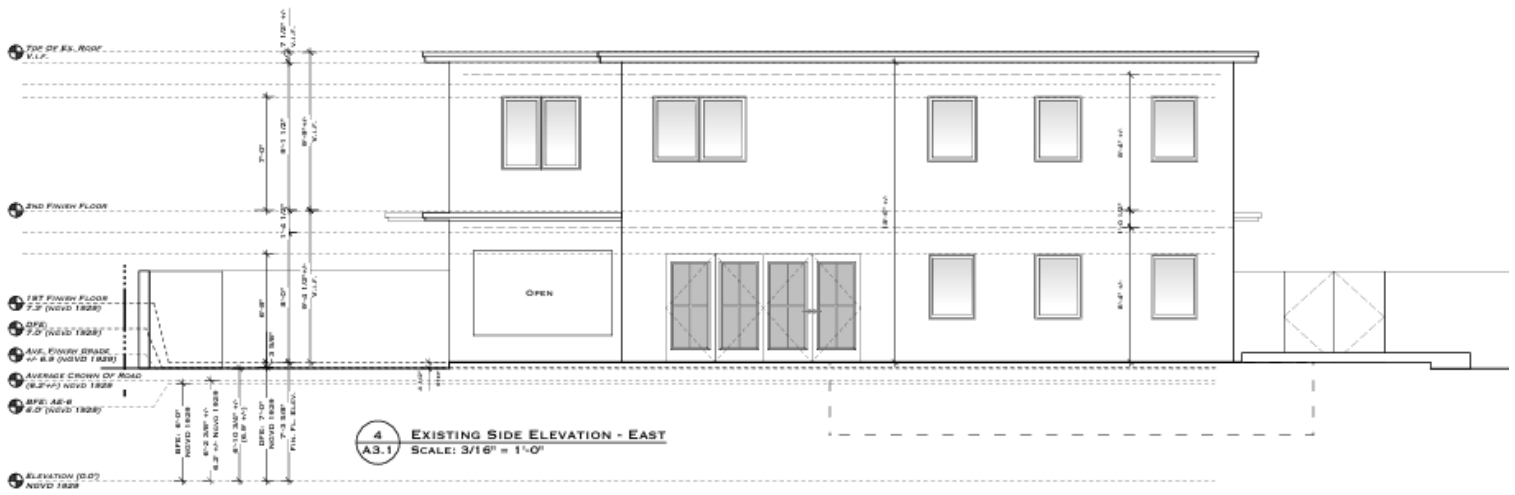
Proposed West Elevation (Reynolds Street).



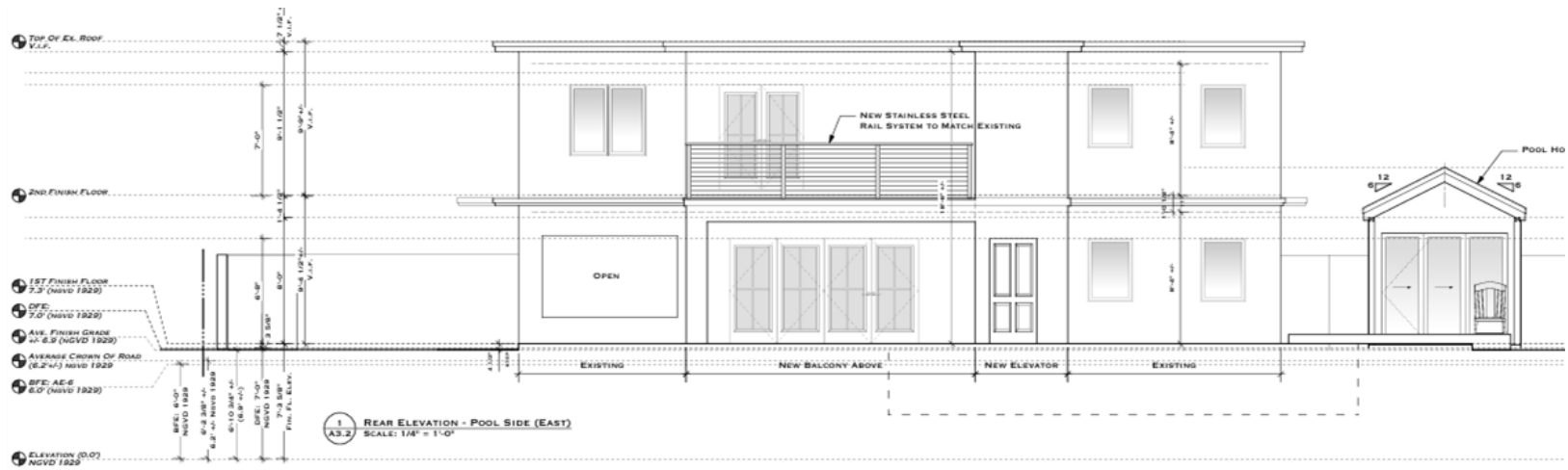
Existing North (Rear) Elevation.



Proposed North Elevation.



Existing East Elevation.



Proposed East Elevation.

Consistency with Cited Guidelines:

The proposed renovations and additions are partially consistent with the HARC Guidelines for non-contributing structures. The proposal includes a new second-story covered deck above the existing non-historic side porch, as shown on the west and south elevations. **Guideline 6** of the Entrances, Porches, and Doors Guidelines states that one-story porches may not be altered to two stories and that open roof decks may not be built on the roofs of one-story porches. While the existing side porch is non-historic, **Guideline 8** of the New Additions Guidelines allows additions over a non-historic portion of a building only when they are not visible from any street. In this case, the proposed balcony would be somewhat visible from the public right-of-way as this structure is in a corner lot.

In addition, **Guideline 11** of the New Additions Guidelines states that additions should remain subordinate to the original building and be lower than the original building height. The proposed additions are the same height as the existing structure. Finally, **Guideline 15** of New Additions Guidelines states that roof decks over pitched roofs, or the removal or partial removal of a pitched roof to accommodate a roof deck, are prohibited. Finally, **Guideline 5** of the Gutters Guidelines states that half-round or “ogee” style gutters may be appropriate for structures built after 1940. Although the proposal includes square and rectangular gutters, staff finds that the proposed design is compatible with the architecture of the building.

Staff recommends reducing the height and massing of the additions so they remain subordinate to the existing historic but non-contributing building.

Criteria for Demolition:

It is staff’s opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR’s. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

Elements proposed for demolition are the historic one-story garage, the side porch, and water feature. Staff does not believe these elements portray extreme deterioration.

The following is the criteria of section 102-125:

- 1 *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.*

Staff opines that the elements proposed for demolition have no distinctive characteristics of a type, period or method of construction.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

- 3 *Has no significant character, interest, or value as part of 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.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

Staff believes that the elements proposed for demolition do not portray an era of history characterized by a distinctive architectural style.

- 7 *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.*

This is not the case.

- 8 *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; and*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that the elements under review do not yield important information in history.

It is staff's opinion that the request for demolition may be considered, as the structures under review meet the criteria for demolition. If approved, this will be the only required reading for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

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

ADDRESS OF PROPOSED PROJECT:	901 Washington Street	
NAME ON DEED:	Stack Denise M Revocable Trust	PHONE NUMBER 412-889-6164
OWNER'S MAILING ADDRESS:	901 Washington Street	EMAIL stack.denise@gmail.com
	Key West Fl 33040	
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 06-16-2026

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 ☐ 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:
Renovation & additions to existing residence with new pool house at rear yard and garage extension at side yard. See Plans for additional information
MAIN BUILDING:
New side yard porch addition, extension of garage and 2nd floor bedroom addition above, new elevator, and one story pool house at rear yard. Exterior to match existing stucco, flat roofs to have gutters, match ex. metal door and windows style, and metal railings to match existing style.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
yes, side yard porch and portion of existing garage do to pour condition, see drawings.

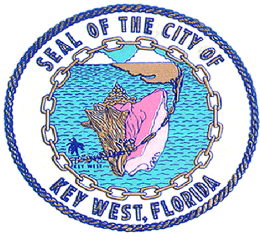
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
Pool house	
PAVERS:	FENCES: -
-	
DECKS: -	PAINTING:
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.

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:

901 Washington Street

PROPERTY OWNER'S NAME:

Stack Denise M Revocable Trust

APPLICANT NAME:

T.S. Neal Architect- 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 	4/17/2026 - Denise Stack DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demo existing one story garage portion as the walls, tie beam, corners and the roof are pour condition and demo side street porch 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.

yes for the garage portion

(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.

No, nothing of historic significance

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.

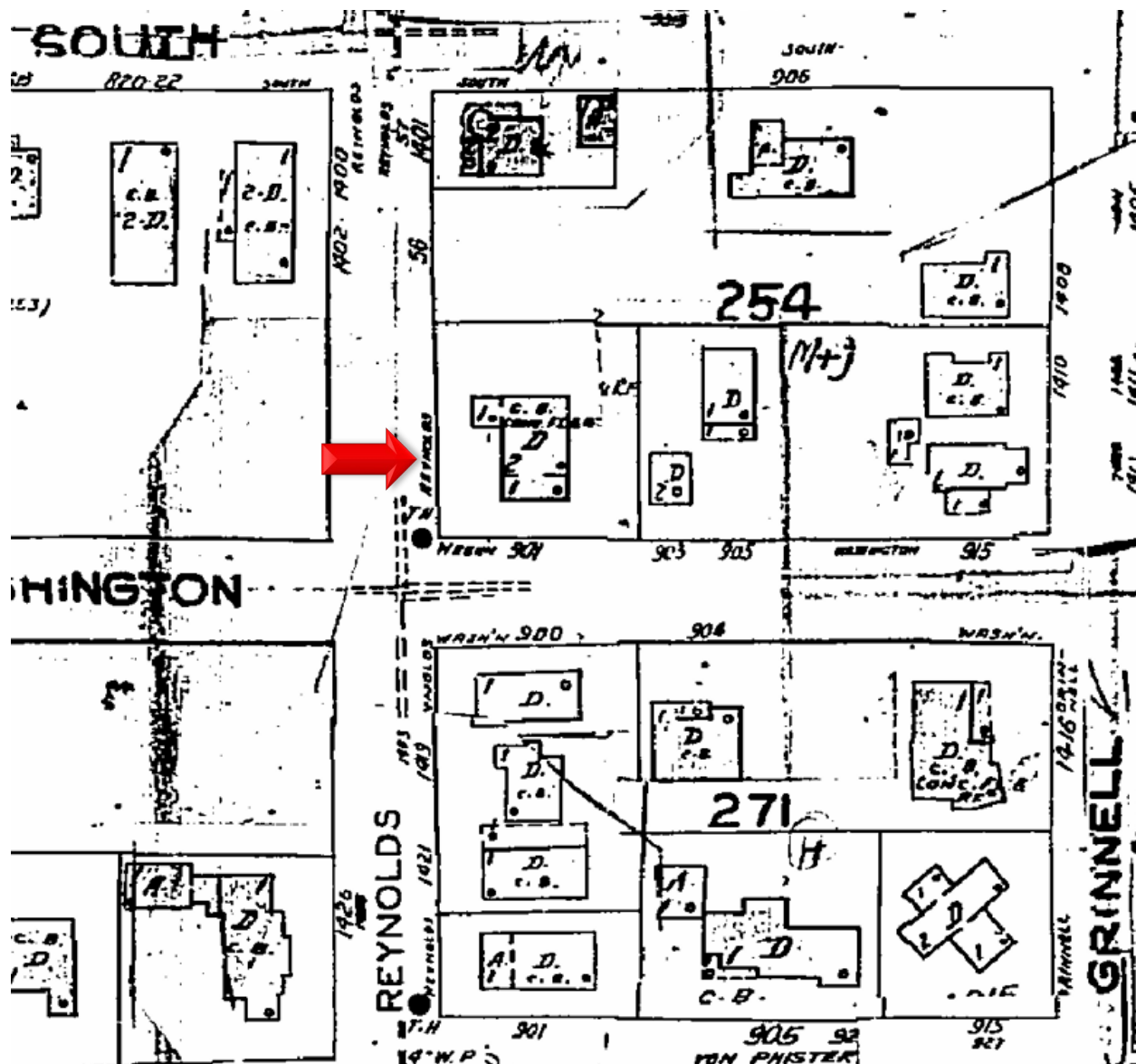
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
no, not to our knowledge
(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
no, not to our knowledge
(d) Is not the site of a historic event with significant effect upon society.
no, 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



1962 Sanborn Map

PROJECT PHOTOS



NORTH ELEVATION
/ BACK YARD



**EAST & NORTH
ELEVATION**



EAST ELEVATION



**WASHINGTON STREET
ELEVATION**



WEST ELEVATION









SURVEY

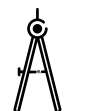
DRAWING TITLE:
SURVEY

DRAWN: TSN/JE
CHECKED: -
DATE: 06-22-2026

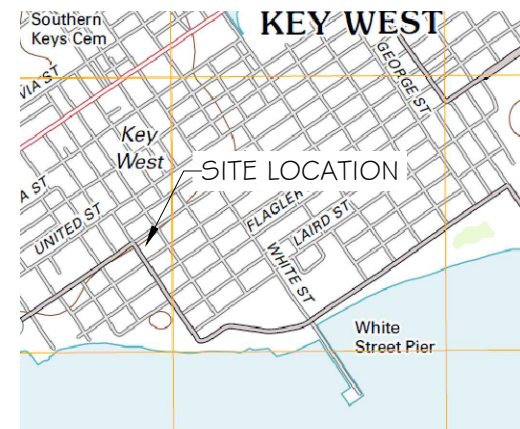
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REVISION #	DATE
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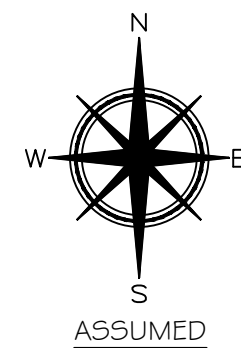
C1.1
SHEET #



MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T68S-R25E



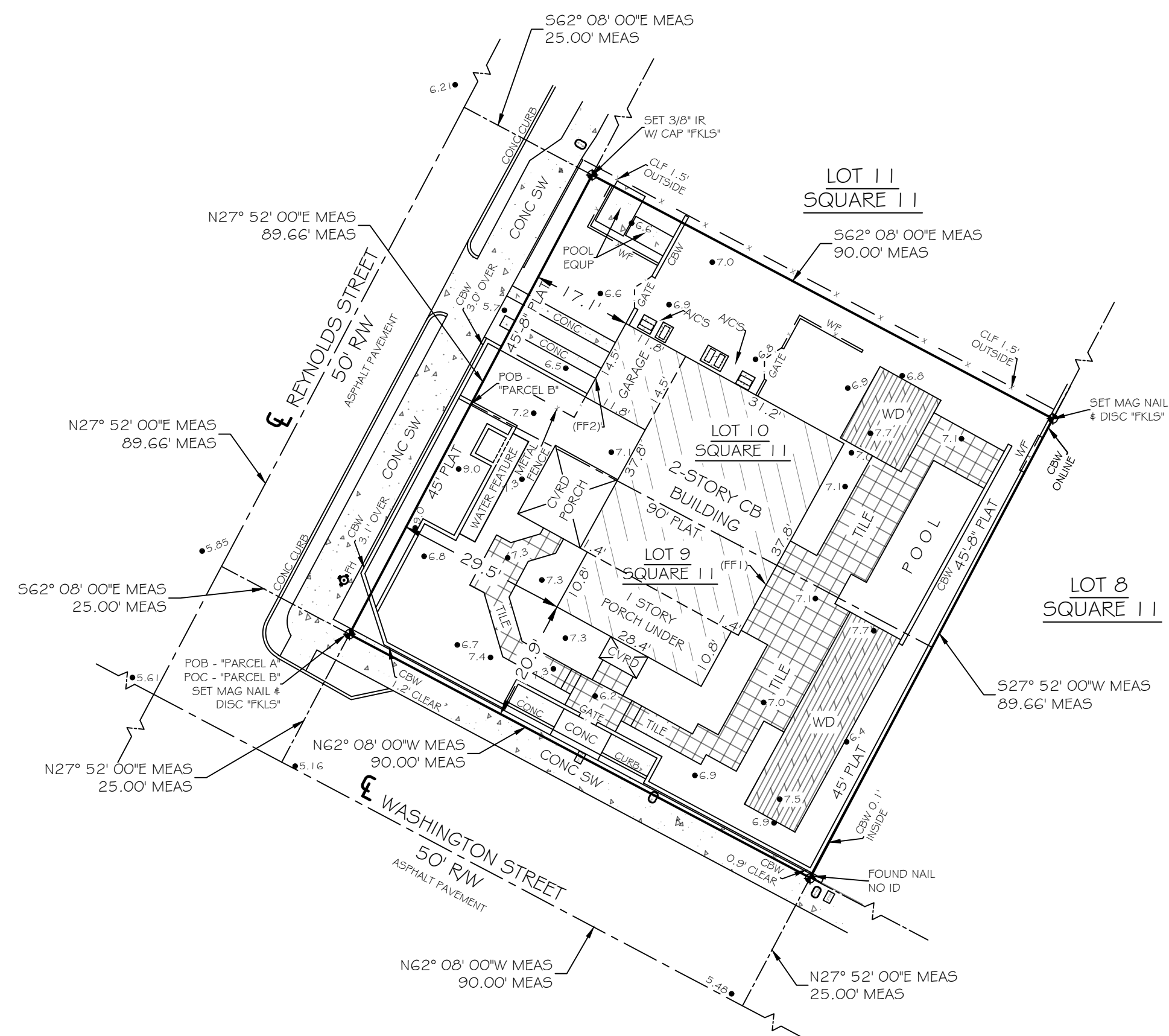
BEARING BASE:
ALL BEARINGS ARE BASED
ON N62°08'00"W ASSUMED
ALONG THE CENTER LINE OF
WASHINGTON STREET

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
901 WASHINGTON STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED & AE
BASE ELEVATION: AE-6

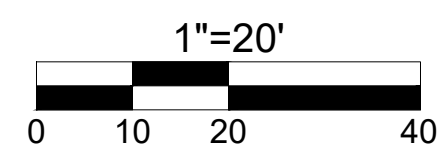


SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF $\pm 0.10'$.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (F.I.D. A00020), ELEVATION = 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF1)=7.3' (NGVD 1929) (FF2)=6.8' (NGVD 1929)
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR, SHALL BE DEEMED TO BE A VIOLATION OF THE MAPPER. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

LEGEND

-  - WATER METER
 - SANITARY SEWER CLEAN OUT
 - MAILBOX
 - WOOD POWER POLE
 - CONCRETE POWER POLE
 - 8" WOOD PYLON
 - SPOT GRADE ELEVATION (TYPE)



TOTAL AREA = 8,100.00 SQFT±

- LEGAL DESCRIPTION -

On the Island of Key West and is Part of Tract 18, according to WA. Whitehead's map or plan of said Island, delineated in February 1829, and is now better known as Lot 9 of Square 111 of a part of Said Tract 18, according to a diagram of the Webb Realty Company, recorded in Plat Book 1, Page 42, Monroe County, Public Records/ Said Lot 9 commences at the corner of Washington and Reynolds Street and runs on Reynolds Street NWly Forty-five (45) feet; thence at right angles SWly along Washington Street Ninety (90) feet to the Place of Beginning.

"PARCEL B" - ALSO

On the Island of Key West and is Part of Tract 18, according to W/A/ Whitehead's map or plan of said Island, delineated in February 1829, and is now better known as Lot 10 of Square 11 of a part of said Tract 18, according to a diagram of the Webb Realty Company, recorded in Plat Book 1, Page 42, Monroe County, Public Records. Commencing at a point on Reynolds Street distant Forty-five (45) feet Northwesterly from Washington Street and running thence in a Northwesterly direction Forty-four (44) feet, Eight (8) inches; thence at right angles in a Northeasterly direction Ninety (90) feet; thence at right angles in a Southeasterly direction Forty-four (44) feet, Eight (8) inches; thence at right angles in a Southwesterly direction Ninety (90) feet out to Reynolds Street to the Point of Beginning.

CERTIFIED TO -

DENISE M. STACK REVOCABLE TRUST;

[illegible]

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR FORMER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREIN REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE OF THE SITE SUCH AS OBSERVATION OF VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, THE FAIR AND MEAN HIGH WATER SURVEYING ACT, REFERENCE ONLY.

SCALE: 1"=20'

FIELD WORK DATE 10/31/2025

MAP DATE 11/11/2025

REVISION DATE	XX/XX/XXX
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SHEET	1	OF	1
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DRAWN BY: IDG

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITH



NOTED WITHIN
SIGNATURE AND THE
SEAL OF A FLO

SIGNED _____ SURVEYOR AND I

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

FLORIDA KEYS
LAND SURVEYING

21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

NOTE:
SURVEY PROVIDED BY
OWNER, FOR REF, ONLY

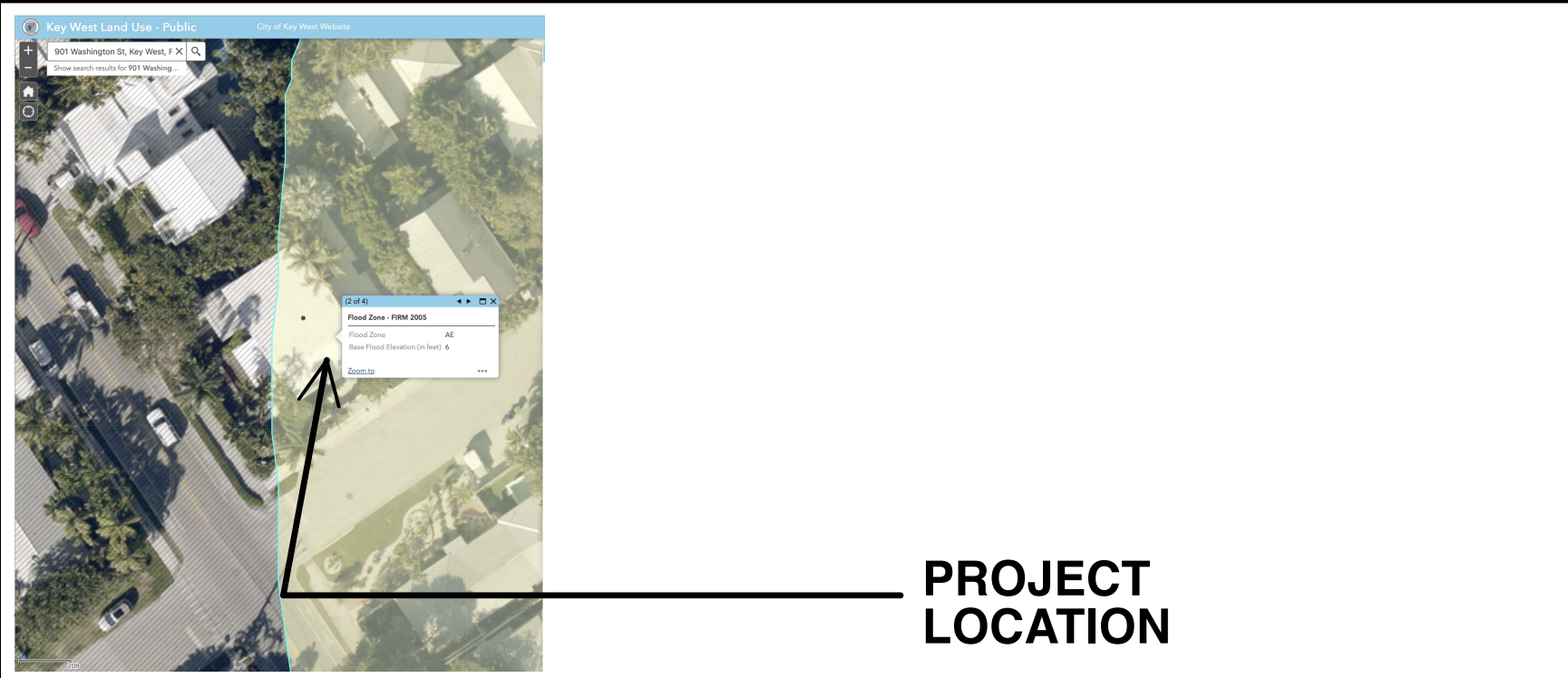
PROPOSED DESIGN

SITE DATA

901 WASHINGTON ST.
RE# 00039800-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	No CHANGE
SITE AREA	8,069.4 SQ. FT.	4,000 SQ. FT.	EXISTING	No CHANGE
LOT SIZE	SEE SURVEY	40' X100' (MIN)	EXISTING	No CHANGE
IMPERVIOUS	3,833.8 SQ. FT. (47.5% MAX)	4,841.6 SQ. FT. (60% MAX)	4,219.4 SQ. FT. (52.3%)	CONFORMING
OPEN SPACE	3,688.5 SQ. FT. (45.7% MAX)	2,824.2 SQ. FT. (35% MIN)	3,304.75 SQ. FT. (40.9%)	CONFORMING
BUILDING COV.	2,068.8 SQ. FT. (25.6% MAX)	3,227.7 SQ. FT. (40% MAX)	2,456.8 SQ. FT. (30.4%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	NA	1,350 SQ. FT. (30% MAX.) 405 SQ FT	250 SQ FT (18.5% MAX.)	CONFORMING
FRONT YARD 50% GREEN SPACE COV.	563.6 SQ. FT. (62.6% MAX)	900 Sq Ft. @ (50% MIN) 450 SQ FT	EXISTING	No CHANGE
SETBACKS				
FRONT SETBACK	16'-11"	10'	16'-11"	No CHANGE
REAR SETBACK	18'-5 1/2"	15'	18'-5 1/2"	No CHANGE
SIDE SETBACK	28'-5"	5'	22'-7 1/2"	CONFORMS
SIDE SETBACK (SIDE STREET)	8'-8 1/2"	7.5'	7'-8"	CONFORMS
BUILDING HEIGHT	NA	25' +5'= 30'-0"	EXISTING	No CHANGE

FEMA MAP FLOOD:
ZONE AE-6 (NGVD 1929)



SITE LOCATION MAP:



GENERAL NOTES:

1. DO NOT SCALE ANY DRAWING.
2. 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.
3. 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.
4. 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.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
6. 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.
7. 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.
8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
12. 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.
13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
14. 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.

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	SURVEYOR: FLORIDA KEYS LAND SURVEYING MATTHEW BLOMBERG 21460 OVERSEAS HWY, SUITE 4 CUDJOE KEY, FL 33402 MBLOMBERG.FKLS@GMAIL.COM O 305-394-3690
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DRAWING SCHEDULE:

T1.1 C1.1	TITLE, SITE DATA & PROJECT INFO SURVEY
EX1.0 EX1.1 EX1.2	EXISTING SITE PLAN EXISTING FIRST & SECOND FLOOR PLAN EXISTING ELEVATIONS
A1.0 A1.1 A1.2 A3.1 A3.2	ARCHITECTURAL SITE PLAN FIRST FLOOR PLAN SECOND FLOOR & ROOF PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS

ABBREVIATION LEGEND:

ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
ALUMIN.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL.	= CLOSET
CL.	= CENTERLINE
CONC.	= CONCRETE
COORD.	= COORDINATE
C.O.R.	= CROWN OF ROAD
D	= DRYER
DIM.	= DIMENSION
DN.	= DOWN
DW	= DISHWASHER
DWG	= DRAWING
ELECT.	= ELECTRICAL
ELEV.	= ELEVATOR
E.P.	= ELECTRICAL PANEL
EQ.	= EQUAL
EX.	= EXISTING
E.J.	= EXPANSION JOINT
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

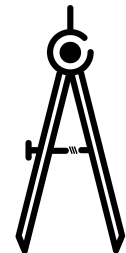
A RENOVATION FOR
901 WASHINGTON STREET
KEY WEST, FL 33040

DESIGN NOTES:

SQUARE FOOT TABLE

SCOPE OF WORK:

RENOVATION TO EXISTING PRINCIPLE STRUCTURE: DEMO & ENLARGE SIDE PORCH & GARAGE. ADD NEW BEDROOM ABOVE, ADD ELEVATOR & MASTER PORCH. NEW POOL HOUSE ADDED IN THE REAR YARD.



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

A RENOVATION FOR
901 WASHINGTON STREET
KEY WEST, FL 33040

DRAWING TITLE:
TITLE, SITE DATA &
PROJECT INFORMATION

DRAWN: TSN/JE
CHECKED: -
DATE: 06-22-2026

-	-
-	-
-	-

REVISION # DATE

T1.1
SHEET #



TSN
T. S. NEAL ARCHITECTS, INC.

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON: N62°08'00"W ASSUMED
ALONG THE CENTER LINE OF
WASHINGTON STREET

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

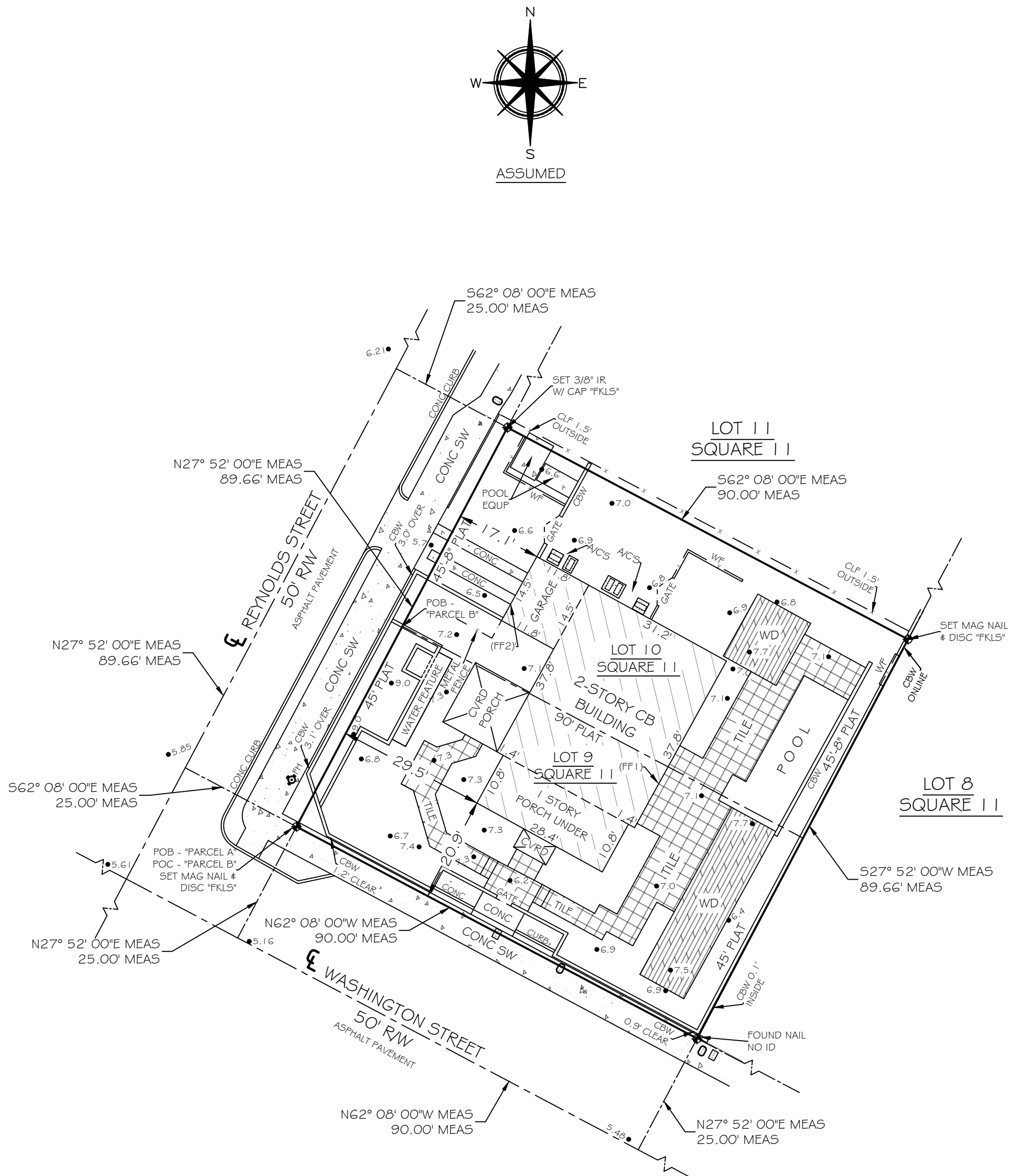
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
901 WASHINGTON STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED # AE
BASE ELEVATION: AE-6



LOCATION MAP - NT5
SEC. 05-T686-R25E

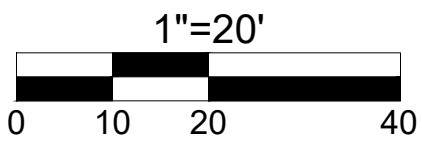


SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 'D 121' (P.I.D. AAO020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.
- (FF1)=7.3 (NGVD 1929) (FF2)=6.8 (NGVD 1929)
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

LEGEND

- 0 - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- - 8" WOOD PLYLON
- - SPOT GRADE ELEVATION (TYPICAL)



TOTAL AREA = 8,100.00 SQFT±

- LEGAL DESCRIPTION -

"PARCEL A"
On the Island of Key West and is Part of Tract 18, according to WA. Whitehead's map or plan of said Island, delineated in February 1829, and is now better known as Lot 9 of Square 11 of a part of Said Tract 18, according to a diagram of the Webb Realty Company, recorded in Plat Book 1, Page 42, Monroe County, Public Records/ Said Lot 9 commences at the corner of Washington and Reynolds Street and runs on Reynolds Street Ninety (90) feet; thence at right angles SWly along Washington Street Ninety (90) feet to the Place of Beginning.

"PARCEL B" - ALSO
On the Island of Key West and is Part of Tract 18, according to WA/ Whitehead's map or plan of said Island, delineated in February 1829, and is now better known as Lot 10 of Square 11 of a part of said Tract 18, according to a diagram of the Webb Realty Company, recorded in Plat Book 1, Page 42, Monroe County, Public Records. Commencing at a point on Reynolds Street distant Forty-five (45) feet Northwesternly from Washington Street and running thence in a Northwesternly direction Forty-four (44) feet, Eight (8) inches; thence at right angles in a Northeastly direction Ninety (90) feet; thence at right angles in a Southeastly direction Forty-four (44) feet, Eight (8) inches; thence at right angles in a Southwesterly direction Ninety (90) feet out to Reynolds Street to the Point of Beginning.

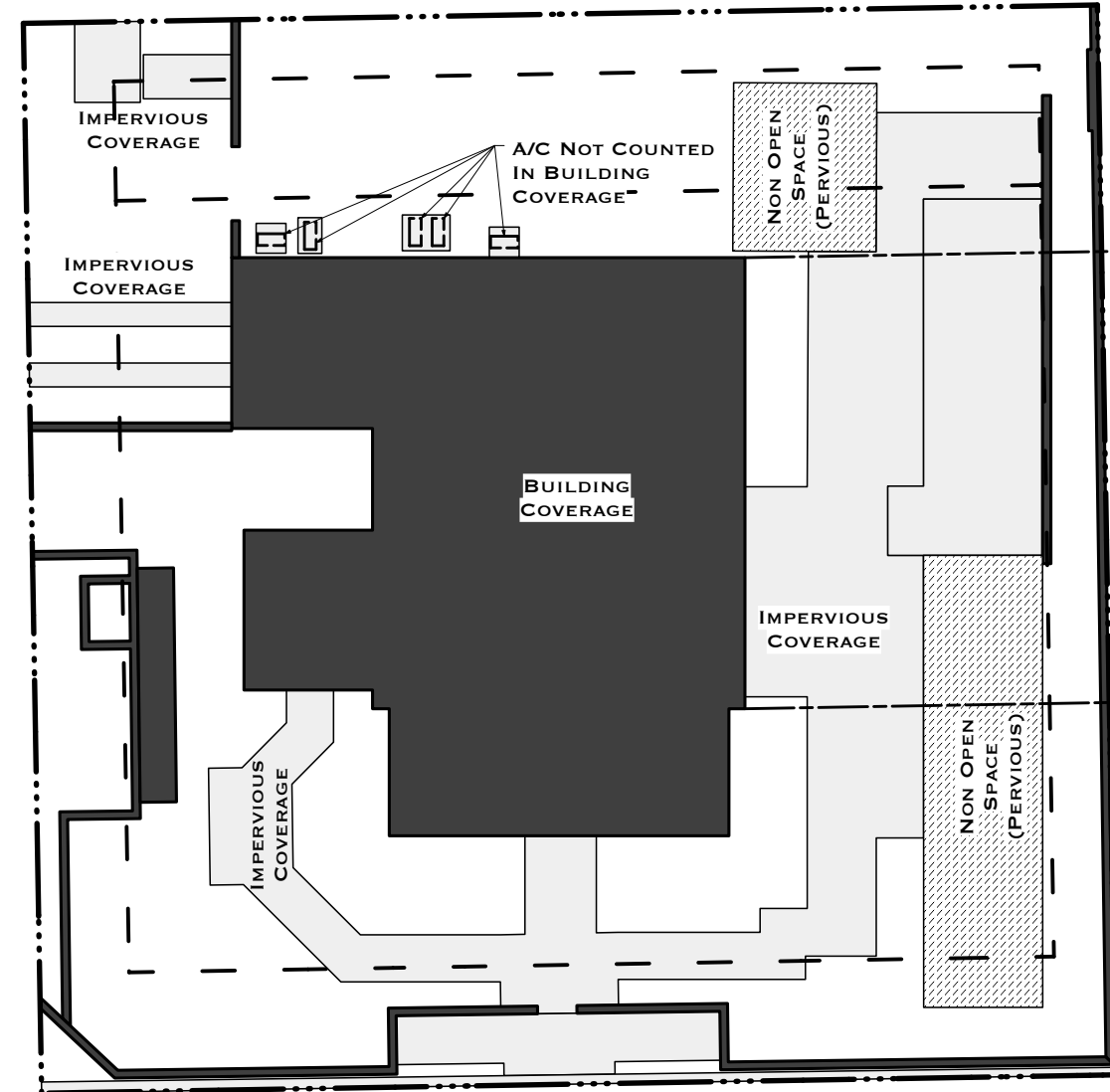
CERTIFIED TO -
DENISE M. STACK REVOCABLE TRUST;

SCALE: 1"=20'	FIELD WORK DATE: 10/31/2025	MAP DATE: 11/11/2025	REVISION DATE: XXXXXXXX	SHEET 1 OF 1	DRAWN BY: IDG	JOB NO.: 25-137
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 201.41, 147 & 51-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.						
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER			ERIC A. ISANES PFSM #6763, PROFESSIONAL SURVEYOR AND MAPPER, LBN 7647			

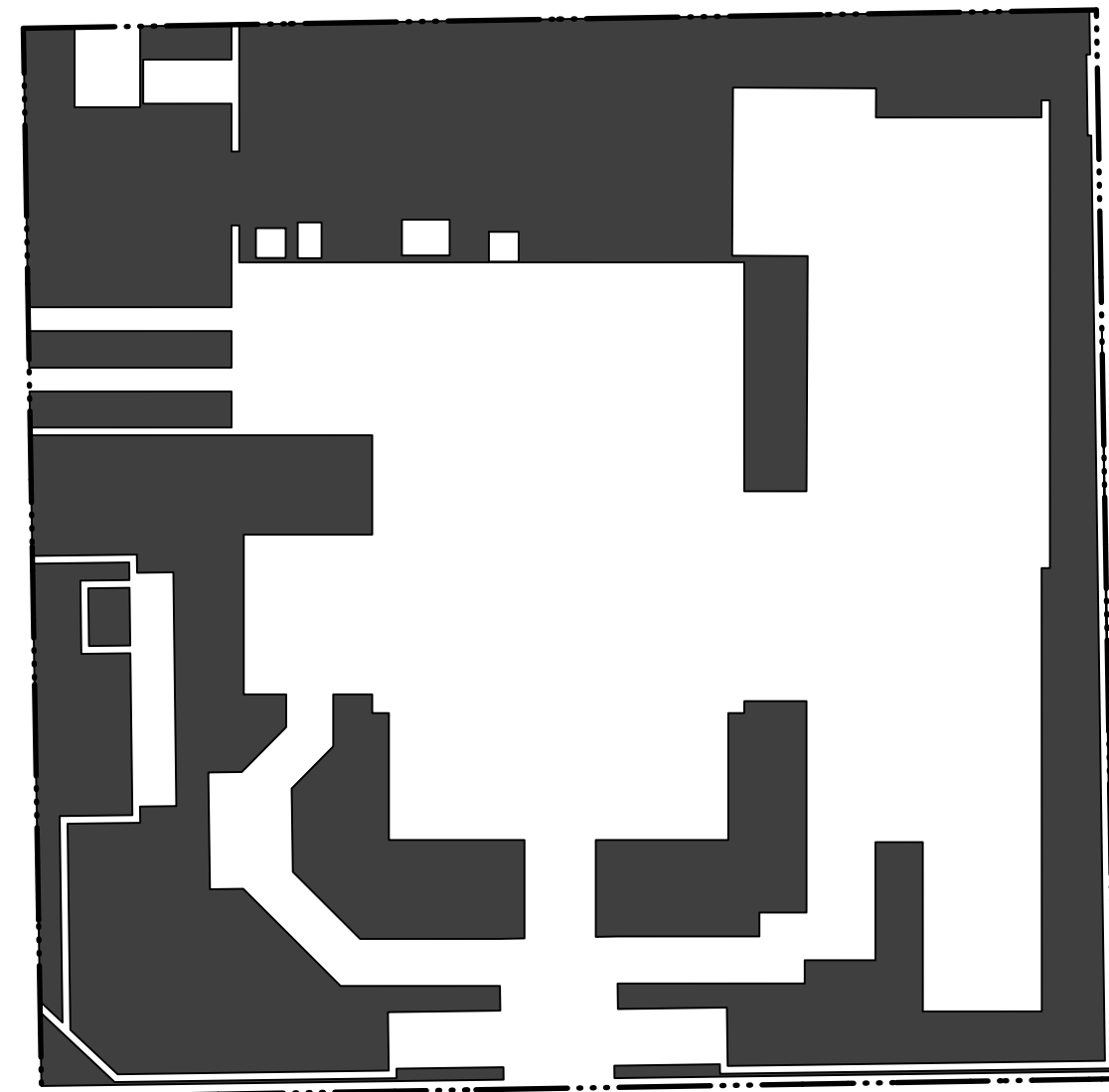


FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3630
FAX: (305) 909-7373
EMAIL: FKL5email@gmail.com

NOTE:
SURVEY PROVIDED BY
OWNER, FOR REF, ONLY

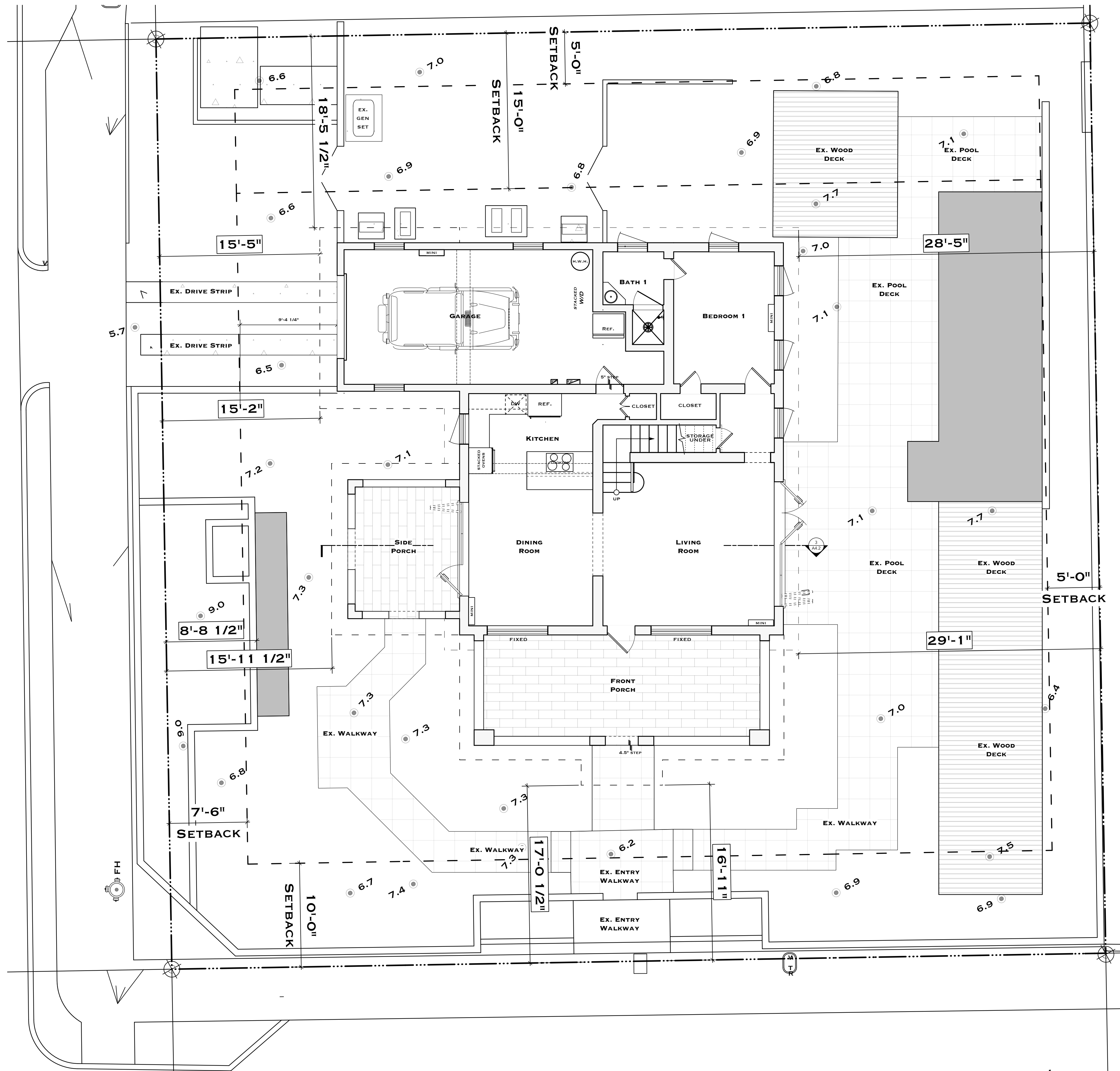


2
EX1.1
Ex. SITE PLAN DIAGRAM
SCALE: 1/16" = 1'-0"

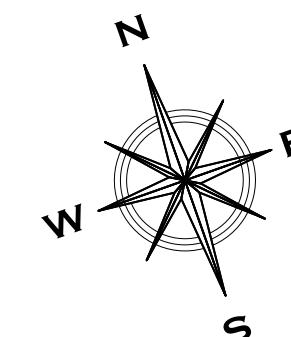


3
EX1.1
Ex. SITE PLAN DIAGRAM - OPEN SPACE
SCALE: 1/16" = 1'-0"

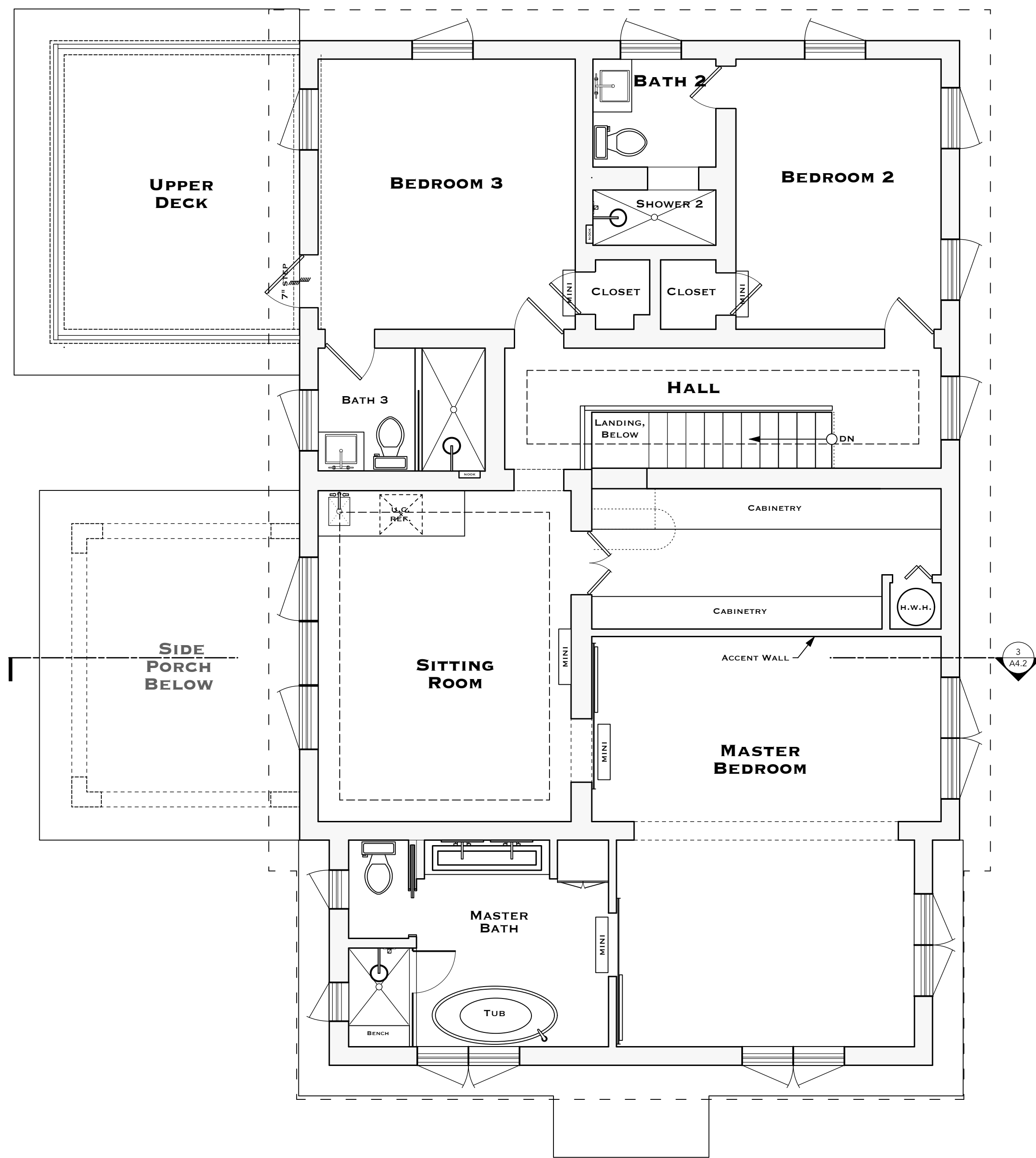
SITE DATA 901 WASHINGTON ST. RE# 00039800-000000				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	No CHANGE
SITE AREA	8,069.4 SQ. FT.	4,000 SQ. FT.	EXISTING	No CHANGE
LOT SIZE	SEE SURVEY	40' X100' (MIN)	EXISTING	No CHANGE
IMPERVIOUS	3,833.8 SQ. FT. (47.5% MAX)	4,841.6 SQ. FT. (60% MAX)	4,219.4 SQ. FT. (52.3%)	CONFORMING
OPEN SPACE	3,688.5 SQ. FT. (45.7% MAX)	2,824.2 SQ. FT. (35% MIN)	3,304.75 SQ. FT. (40.9%)	CONFORMING
BUILDING COV.	2,068.8 SQ. FT. (25.6% MAX)	3,227.7 SQ. FT. (40% MAX)	2,456.8 SQ. FT. (30.4%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	NA	1,350 SQ. FT. (30% MAX.) 405 SQ FT	250 SQ FT (18.5% MAX.)	CONFORMING
FRONT YARD 50% GREEN SPACE COV.	563.6 SQ. FT. (6.2% MAX)	900 SQ FT. @ (50% MIN) 450 SQ FT	EXISTING	No CHANGE
SETBACKS				
FRONT SETBACK	16'-11"	10'	16'-11"	No CHANGE
REAR SETBACK	18'-5 1/2"	15'	18'-5 1/2"	No CHANGE
SIDE SETBACK	28'-5"	5'	22'-7 1/2"	CONFORMS
SIDE SETBACK (SIDE STREET)	8'-8 1/2"	7.5'	7'-8"	CONFORMS
BUILDING HEIGHT	NA	25' +5' = 30'-0"	EXISTING	No CHANGE



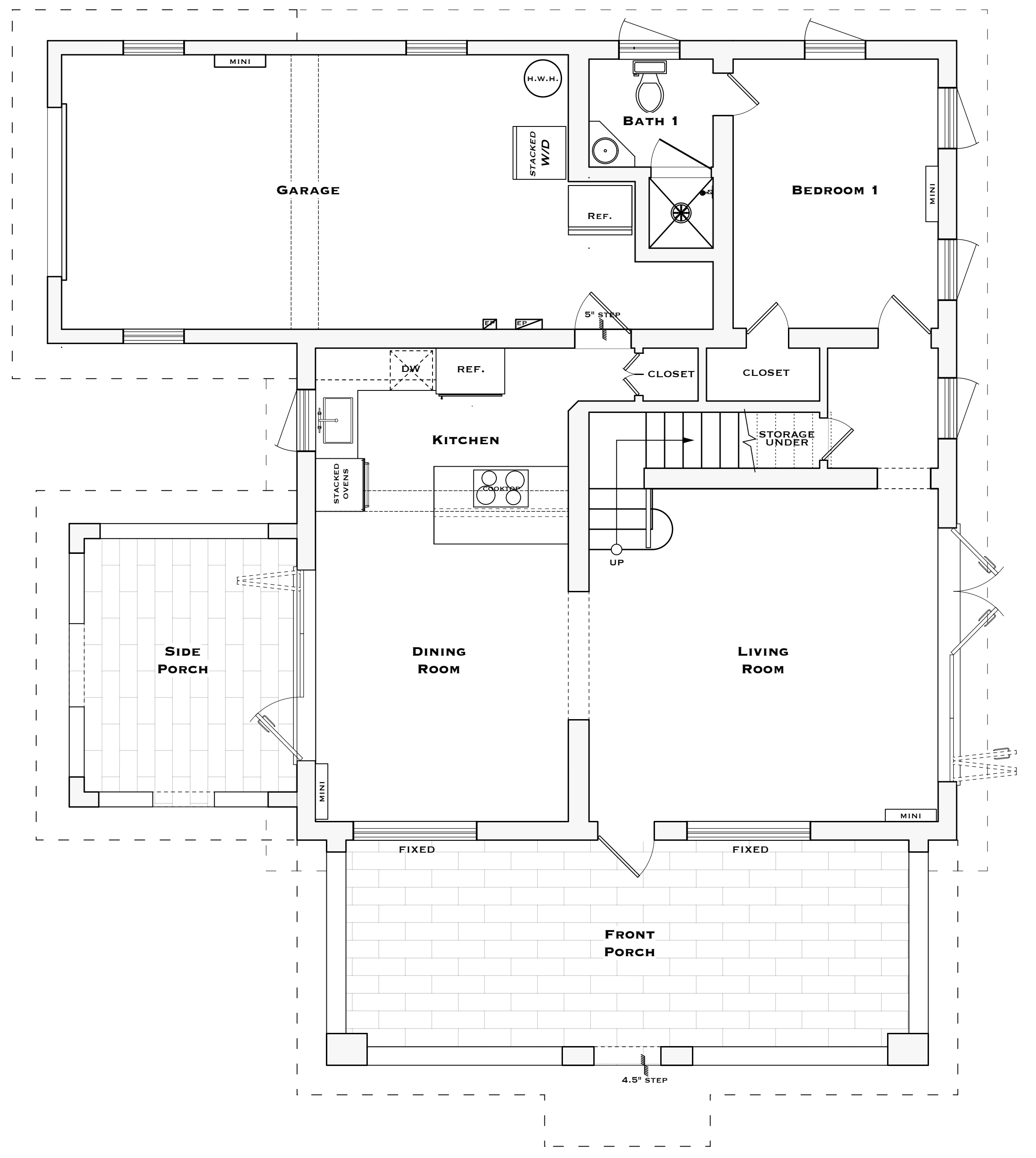
1
EX1.1
Ex. SITE PLAN
SCALE: 3/16" = 1'-0"



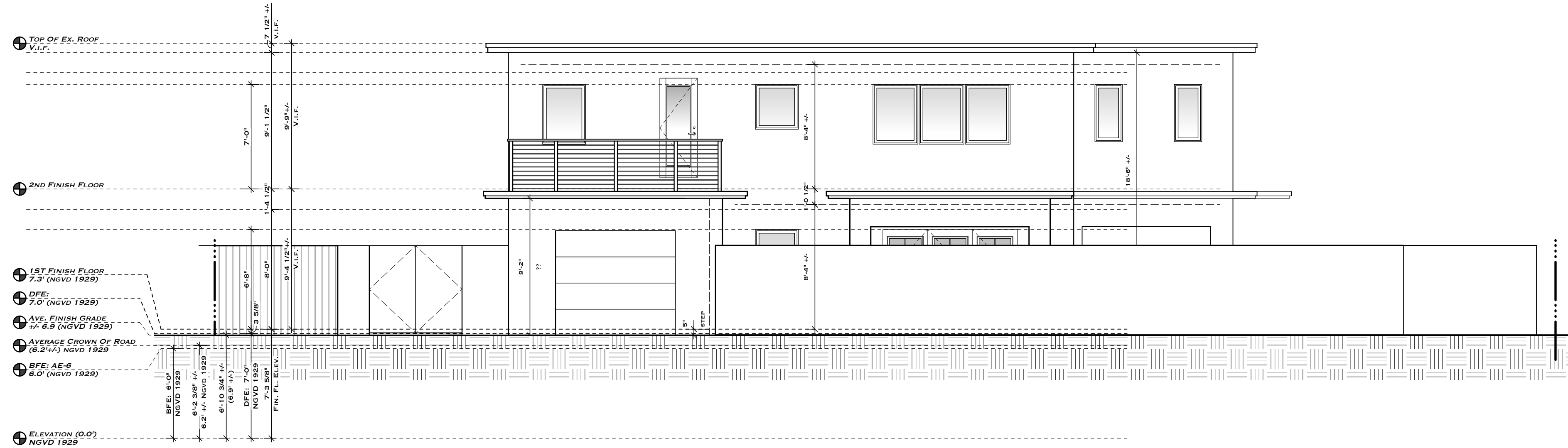
-	-
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-	-
REVISION #	DATE



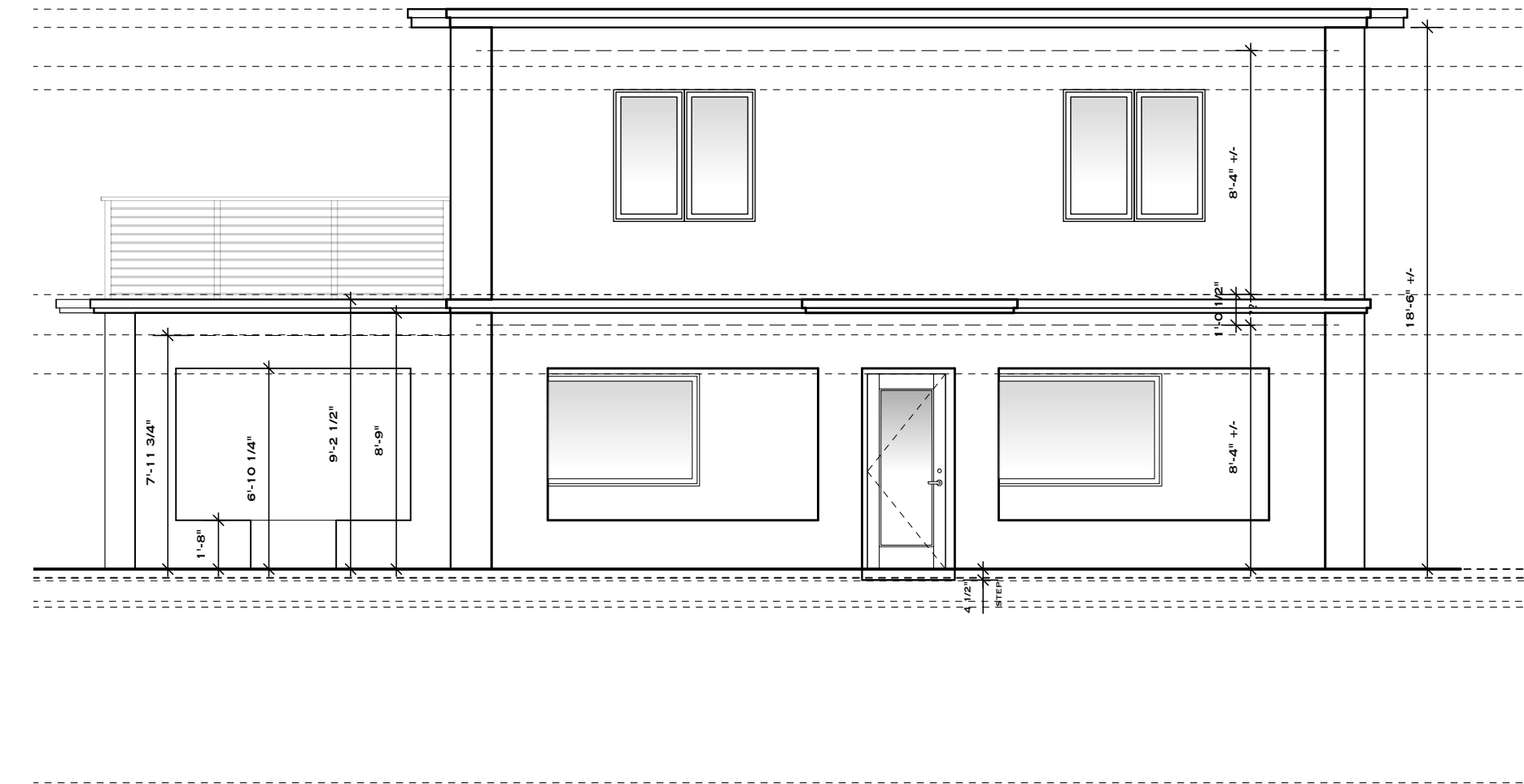
2 EXISTING SECOND FLOOR PLAN
EX1.2 SCALE: 1/4" = 1'-0"



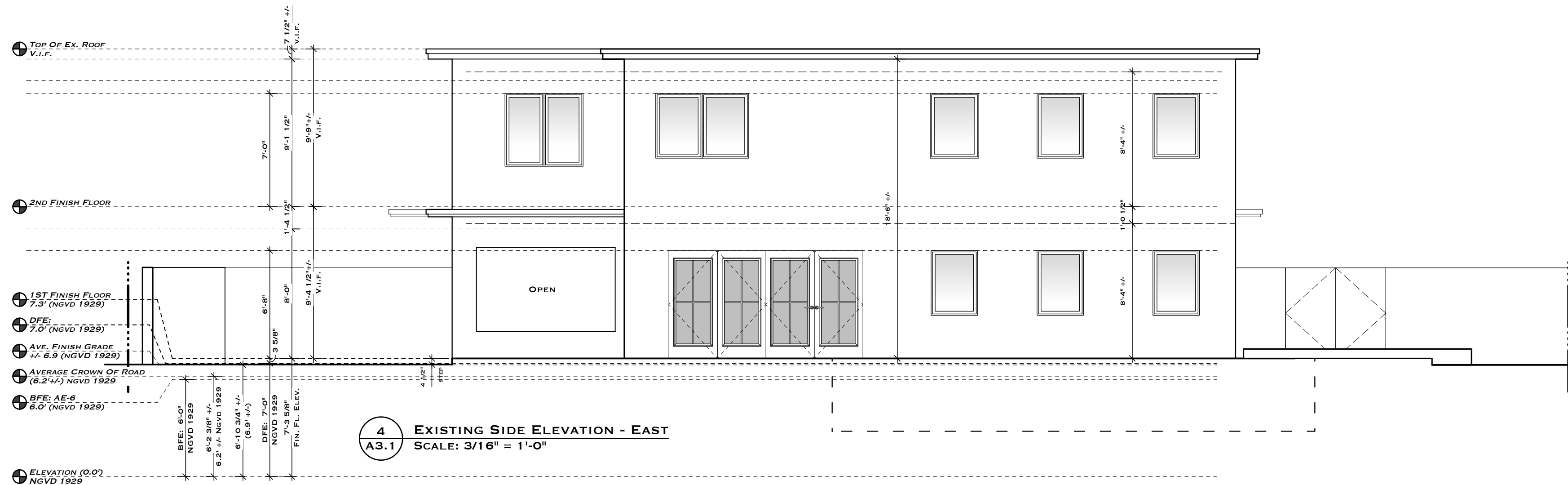
1 EXISTING FIRST FLOOR PLAN
EX1.2 SCALE: 1/4" = 1'-0"



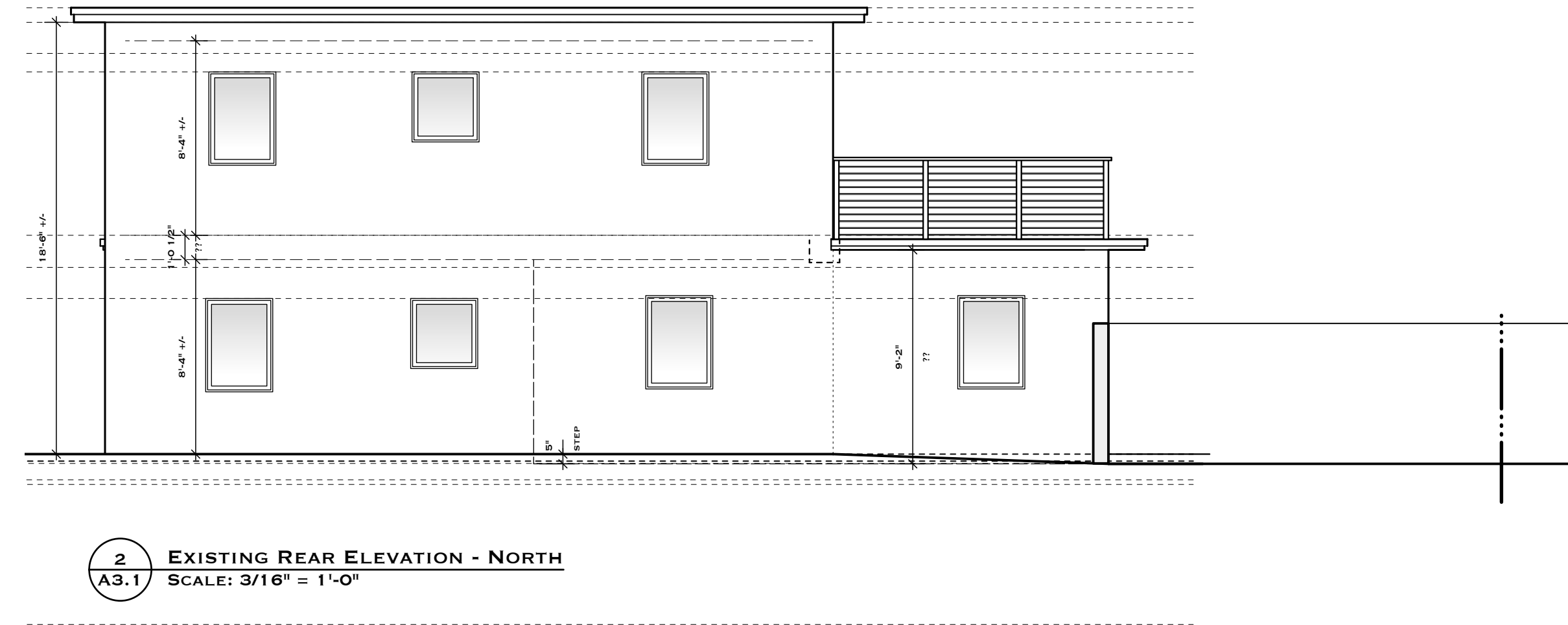
3 EXISTING FRONT ELEVATION - WEST
SCALE: 3/16" = 1'-0"



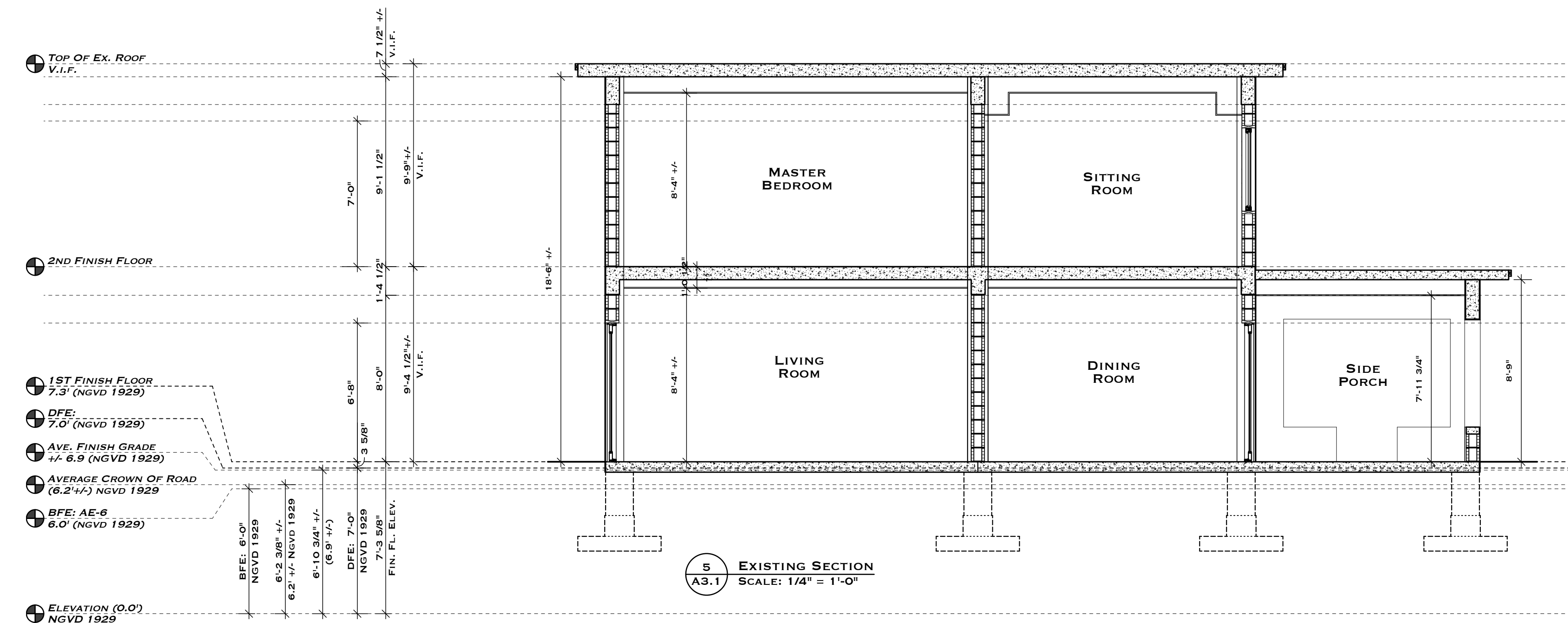
1 EXISTING FRONT ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



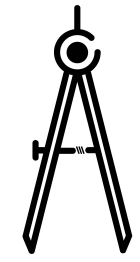
4 EXISTING SIDE ELEVATION - EAST
SCALE: 3/16" = 1'-0"



2 EXISTING REAR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



5 EXISTING SECTION
SCALE: 1/4" = 1'-0"



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

A RENOVATION FOR
901 WASHINGTON STREET
KEY WEST, FL 33040

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

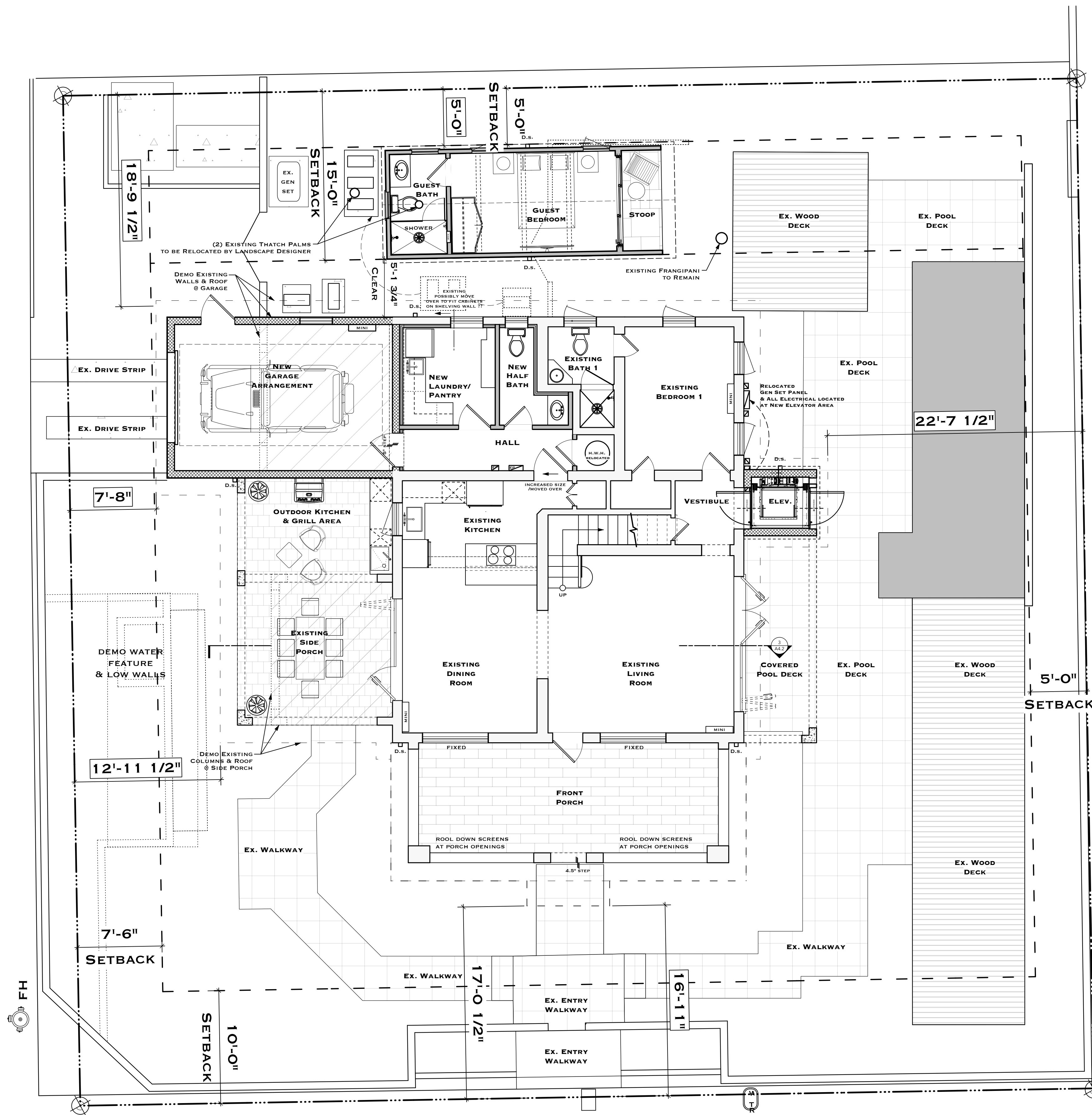
DRAWN: TSN/JE
CHECKED: -
DATE: 06-22-2026

REVISION # DATE

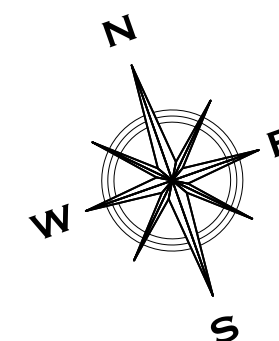
A1.0
SHEET #



T. S. NEAL ARCHITECTS, INC.



1 SITE PLAN
A1.1 SCALE: 3/16" = 1'-0"



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



305-340-8857
251-422-9547

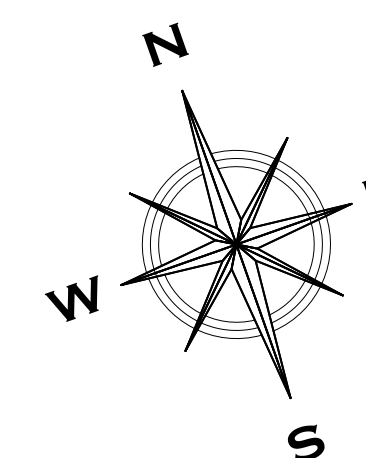
**A RENOVATION FOR
901 WASHINGTON STREET
KEY WEST, FL 33040**

DRAWING TITLE:
FIRST FLOOR PLANS & POOL
HOUSE ROOF PLAN

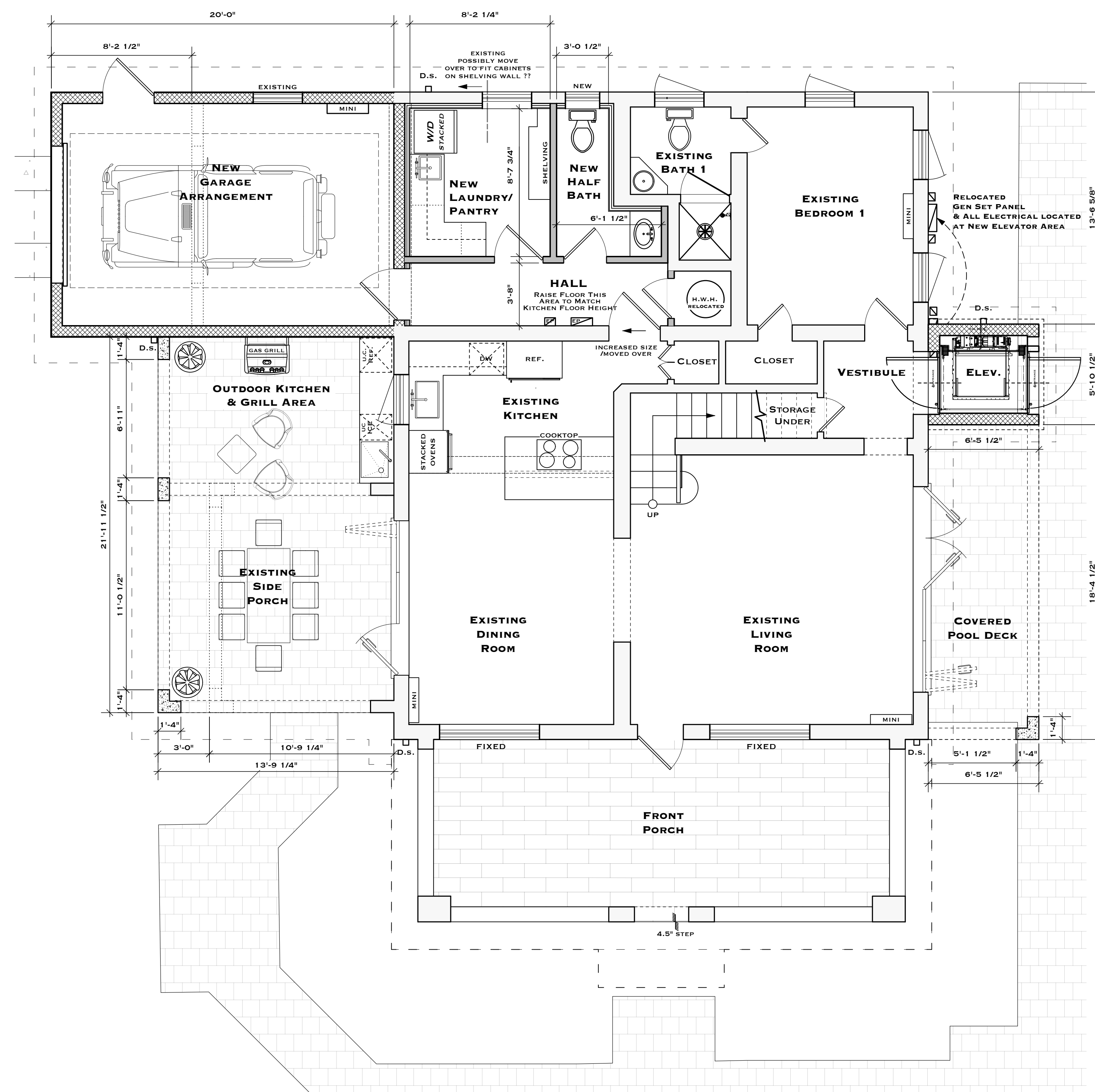
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CHECKED: -
DATE: 06-22-202

REVISION #	DATE
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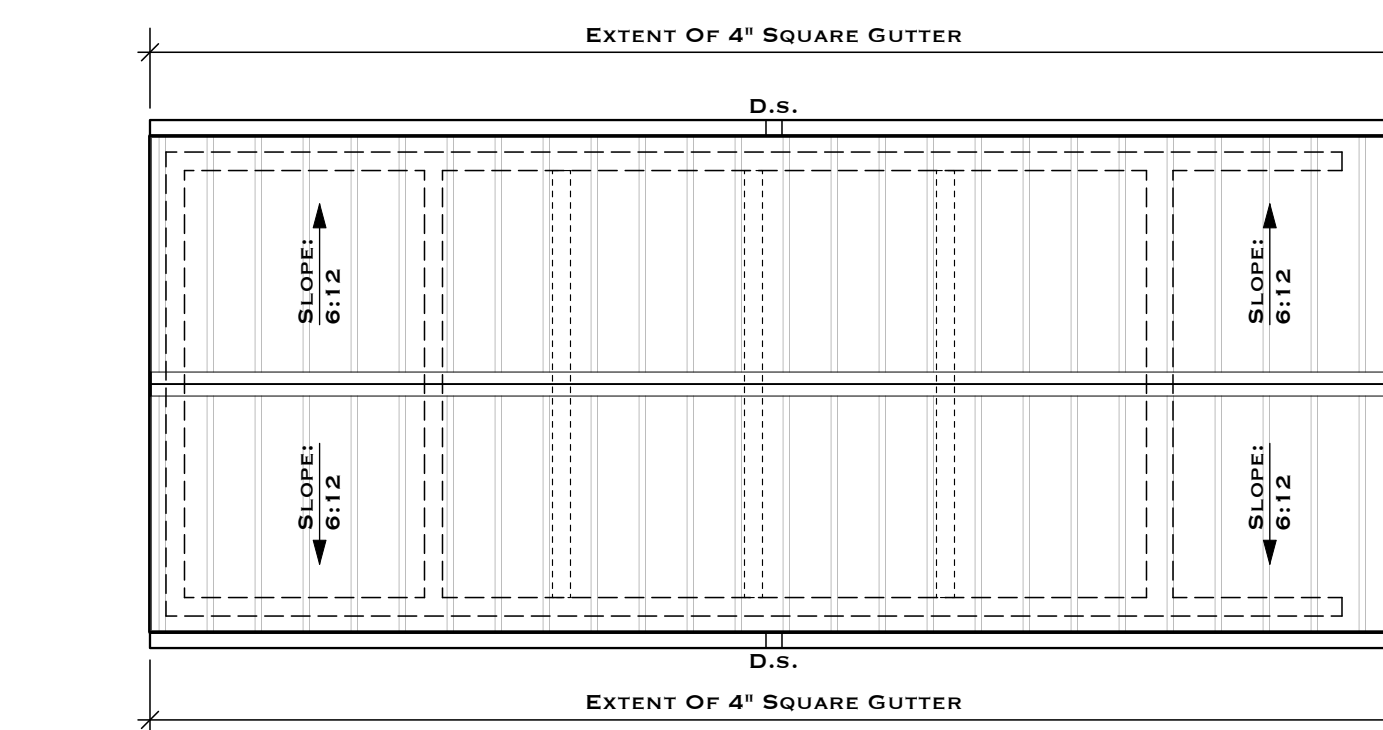
A1.1
SHEET #



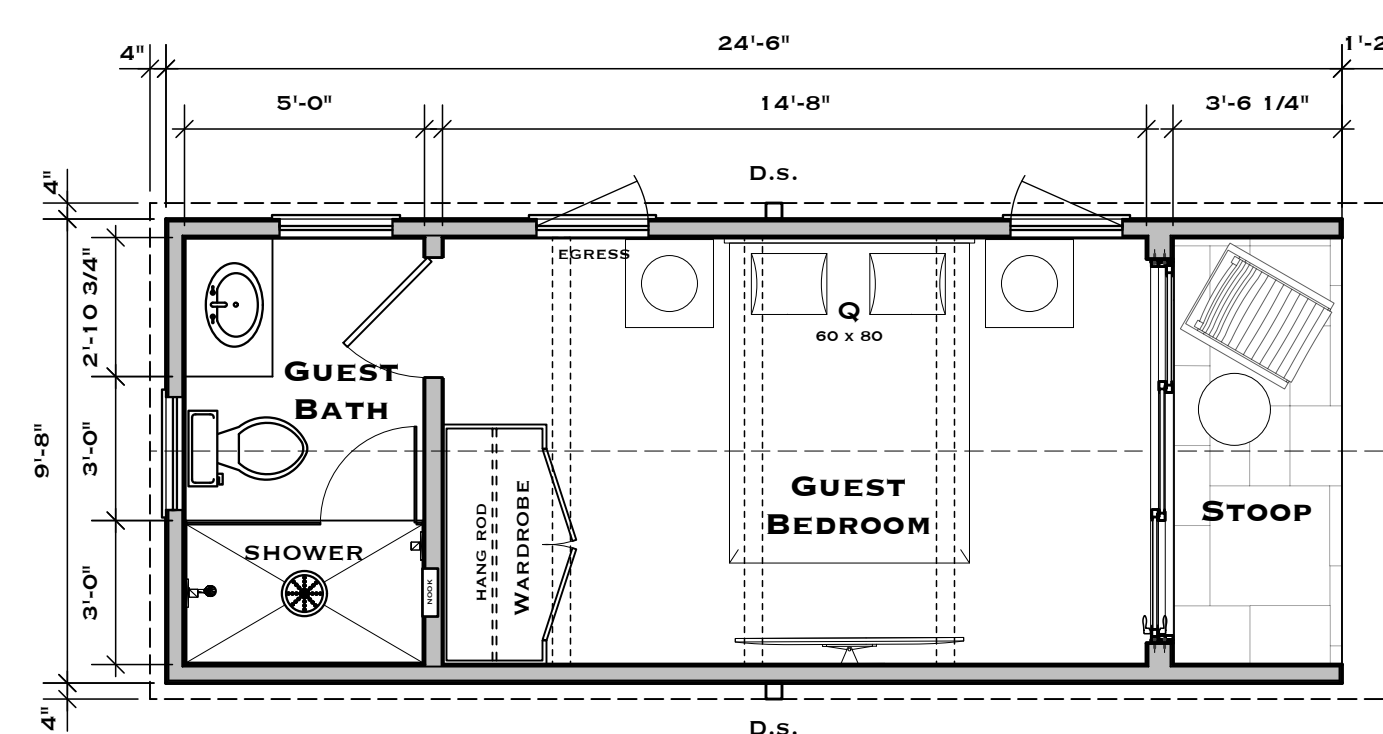
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



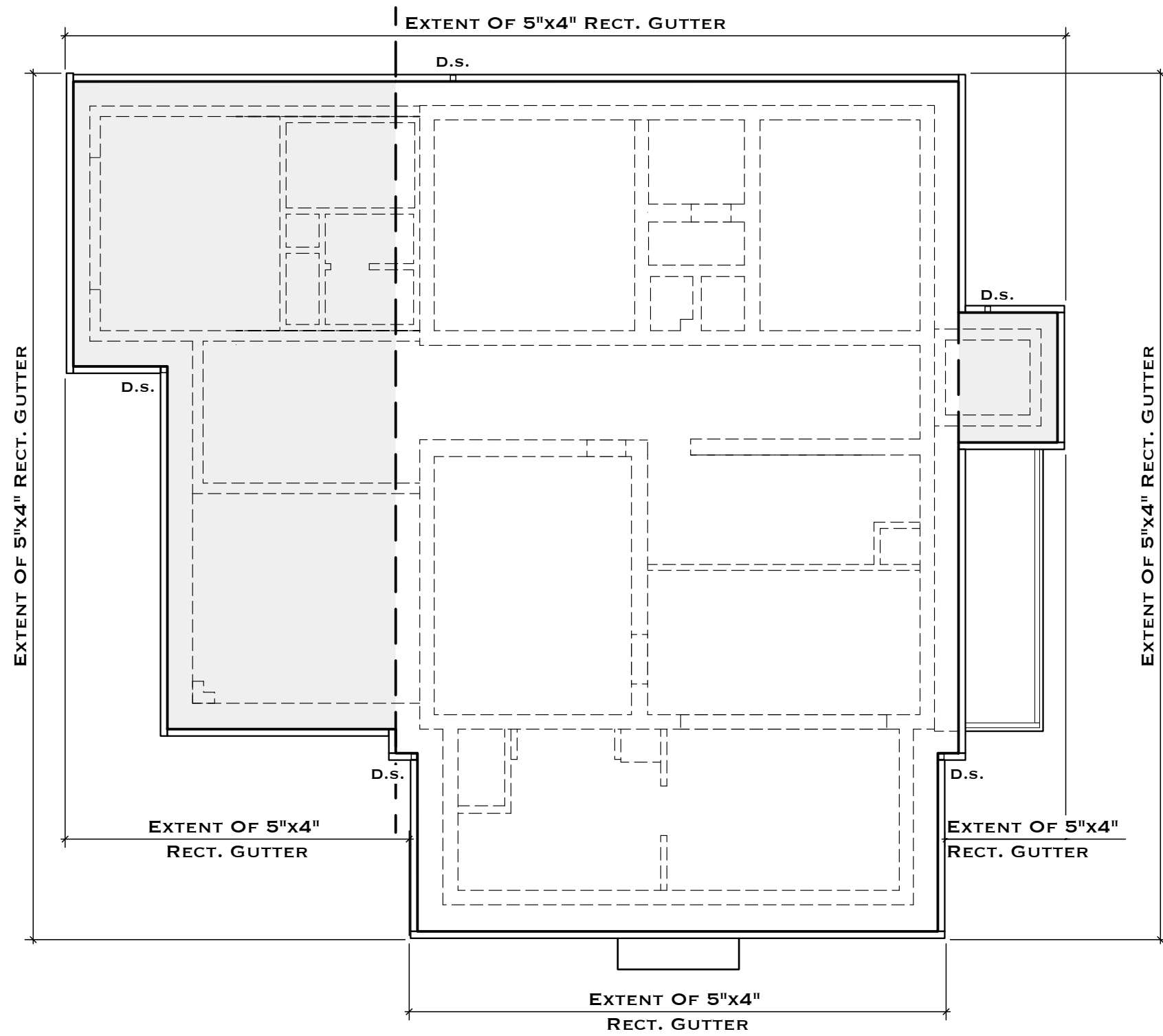
1 FIRST FLOOR PLAN - MAIN HOUSE
A1.1 SCALE: 1/4" = 1'-0"



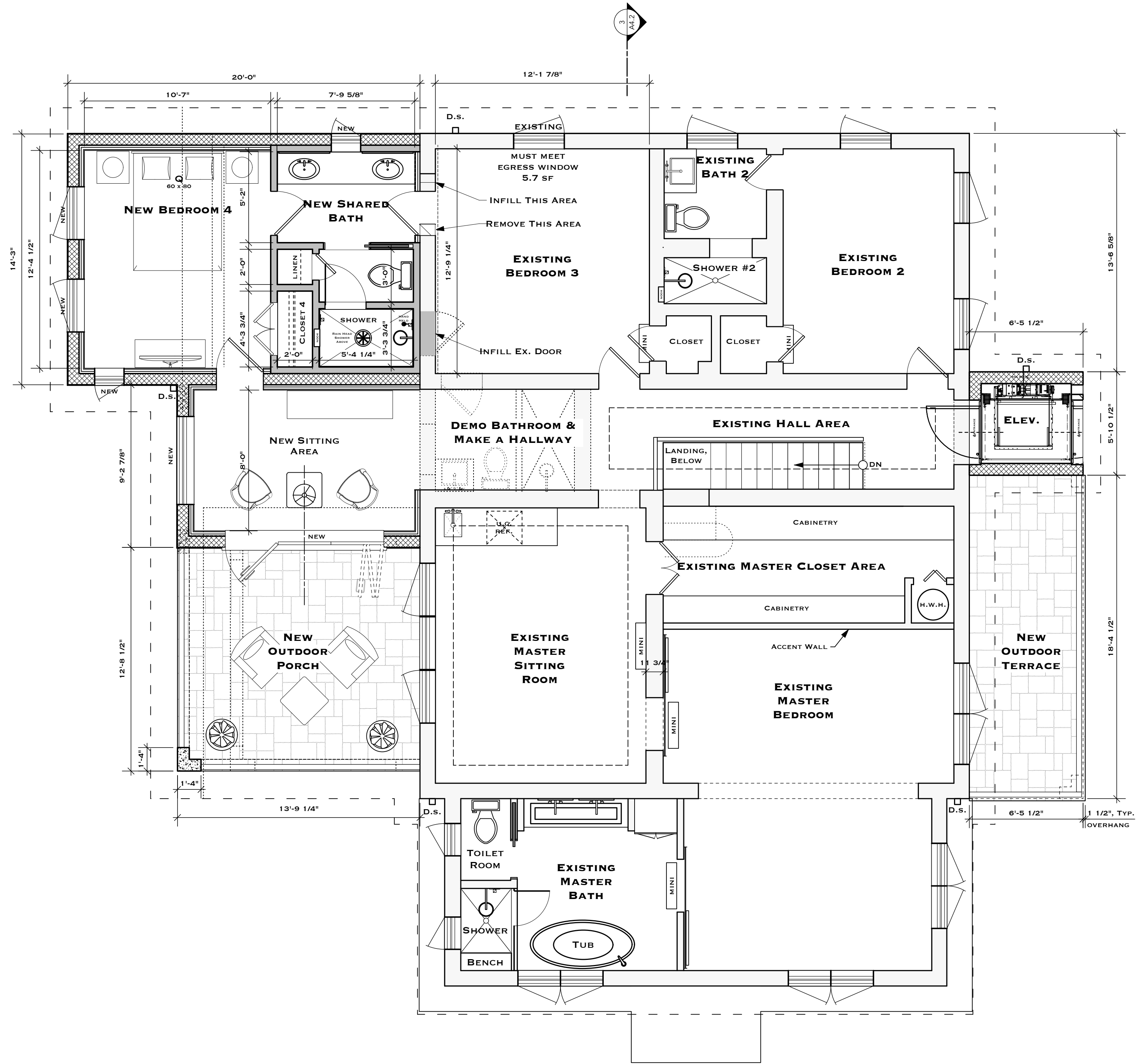
3 ROOF PLAN - POOL HOUSE
A1.1 SCALE: 1/4" = 1'-0"



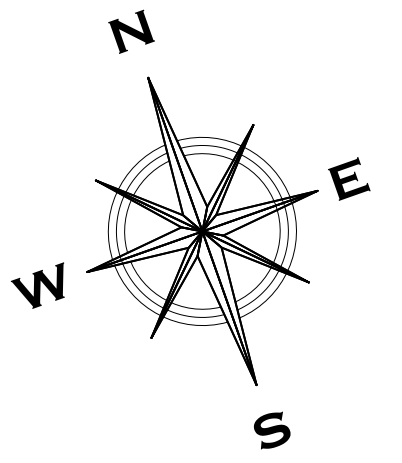
2 FIRST FLOOR PLAN - POOL HOUSE
A1.1 SCALE: 1/4" = 1'-0"

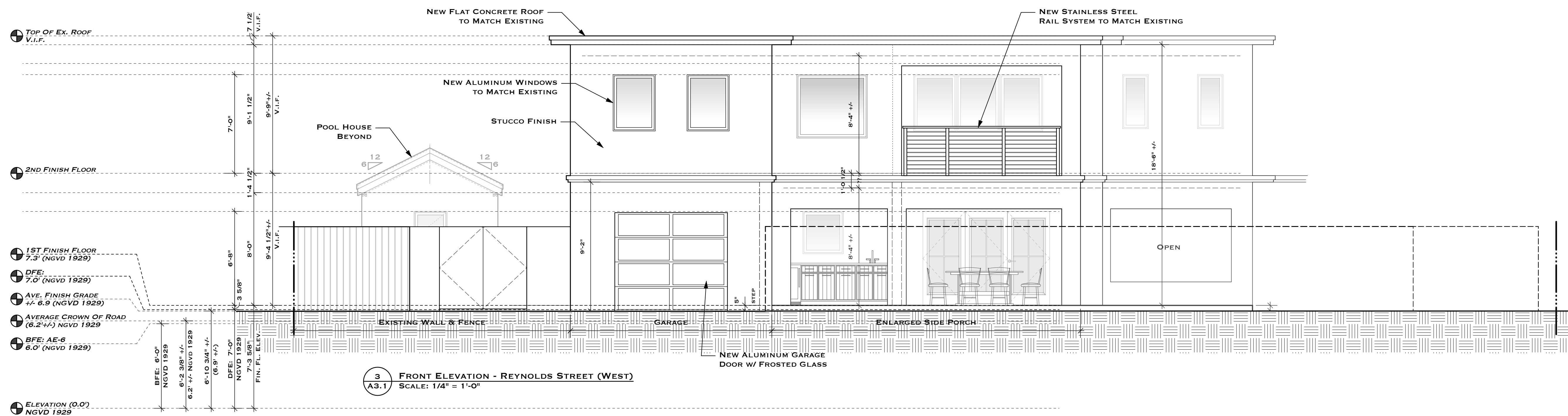
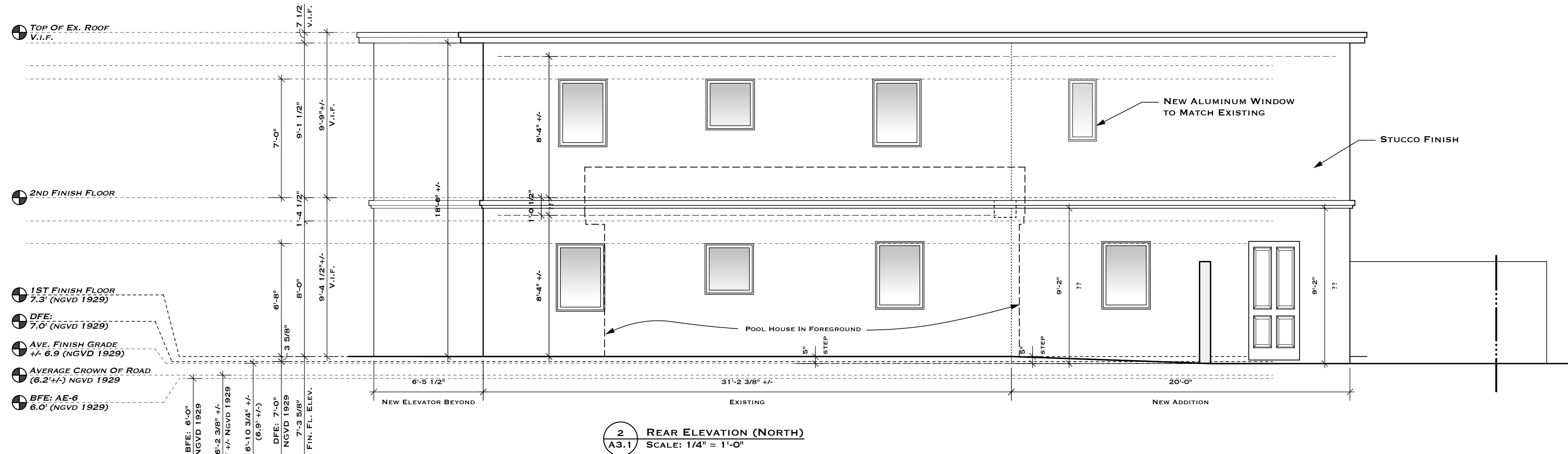
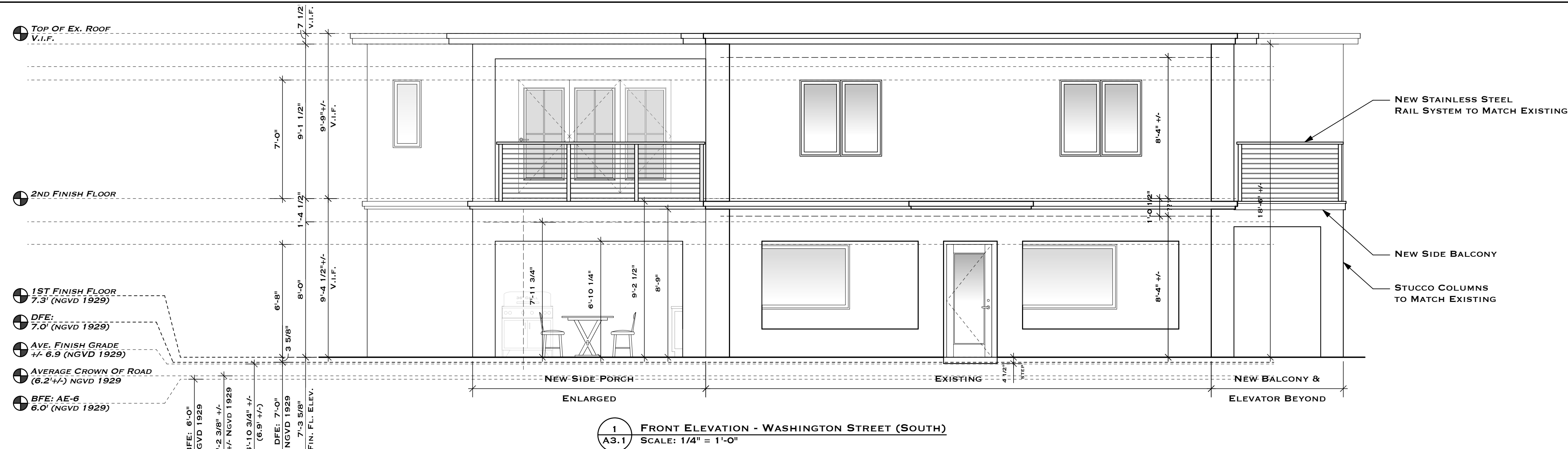


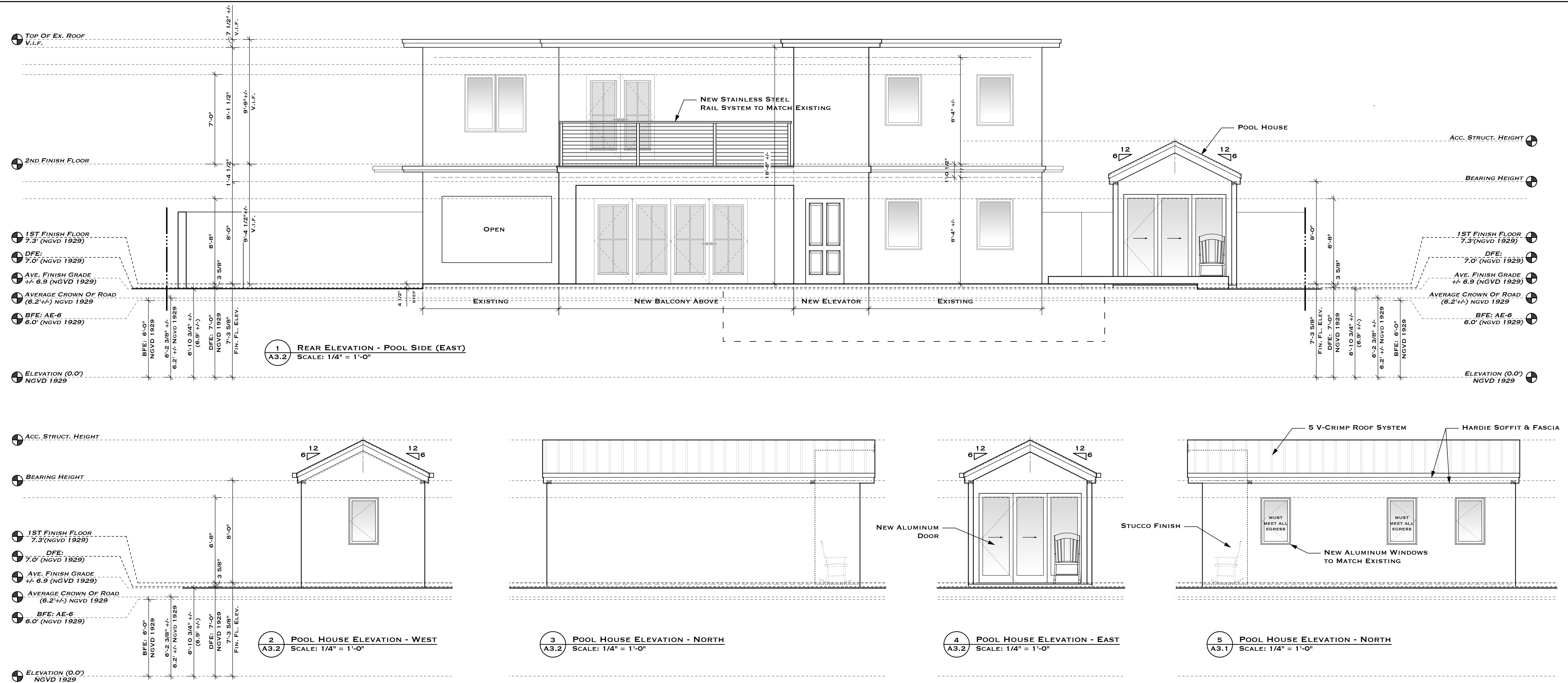
2 ROOF PLAN - MAIN HOUSE
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN - MAIN HOUSE
SCALE: 1/4" = 1'-0"







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:

RENOVATIONS TO NON-CONTRIBUTING STRUCTURE, NEW REAR POOL HOUSE, GARAGE EXPANSION WITH SECOND-STORY ADDITION, SIDE PORCH EXTENSION, NEW ELEVATOR, COVERED POOL DECK WITH UPPER DECK, AND SITE IMPROVEMENTS. DEMOLITION OF HISTORIC ONE-STORY GARAGE, SIDE PORCH, AND WATER FEATURE.

#901 WASHINGTON STREET

Applicant – T.S. Neal Architects/Seth Neal Application #C2026-0041

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: 901 WASHINGTON 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 C2026-0041

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

Signed Name of Affiant:

Timothy Seth Neal

Date: 6-21-2026

Address: 22974 OVERSEAS HWY

City: CUDSOB HS

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.

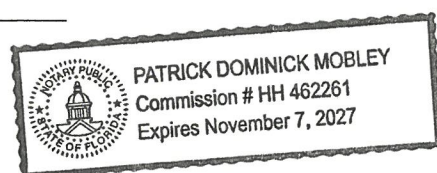
NOTARY PUBLIC

Sign Name: Patrick Dominick Mobley

Print Name: Patrick Dominick Mobley

Notary Public - State of Florida (seal)

My Commission Expires: 11/7/2027





Public
Meeting
Notice

90%

STANDARD 2
PROTECTION PLAN
SEE US AT THE SHOW

PROPERTY APPRAISER INFORMATION

PROPERTY RECORD CARD

Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00039800-000000
Account# 1040533
Property ID 1040533
Millage Group 10KW
Location 901 WASHINGTON St, KEY WEST
Address
Legal KW WEBB REALTY CO SUB PB1-42 LOT 9-10 SQR 11 TR 18 G46-447/48
Description OR354-111/112 OR1781-2246/47 OR1814-1347D/C OR1814-1350 OR2202-1305/06R/S OR2739-1220/21

(Note: Not to be used on legal documents.)

Neighborhood 6131
Property Class SINGLE FAMILY RESID (0100)
Subdivision The Webb Realty Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

STACK DENISE M REVOCABLE TRUST 8/17/2010
2003 Old Orchard Pl
Gibsonia PA 15044

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$2,454,415	\$2,307,023	\$2,197,356	\$2,002,705
+ Market Misc Value	\$51,548	\$52,595	\$54,940	\$57,283
+ Market Land Value	\$1,447,579	\$1,447,579	\$1,510,517	\$1,139,181
= Just Market Value	\$3,953,542	\$3,807,197	\$3,762,813	\$3,199,169
= Total Assessed Value	\$3,953,542	\$3,728,449	\$3,389,499	\$3,081,363
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,953,542	\$3,807,197	\$3,762,813	\$3,199,169

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,447,579	\$2,307,023	\$52,595	\$3,807,197	\$3,728,449	\$0	\$3,807,197	\$0
2023	\$1,510,517	\$2,197,356	\$54,940	\$3,762,813	\$3,389,499	\$0	\$3,762,813	\$0
2022	\$1,139,181	\$2,002,705	\$57,283	\$3,199,169	\$3,081,363	\$0	\$3,199,169	\$0
2021	\$748,965	\$1,992,647	\$59,627	\$2,801,239	\$2,801,239	\$0	\$2,801,239	\$0
2020	\$692,320	\$1,951,134	\$62,426	\$2,705,880	\$2,705,880	\$0	\$2,705,880	\$0
2019	\$748,965	\$1,869,720	\$65,225	\$2,683,910	\$2,683,910	\$0	\$2,683,910	\$0
2018	\$720,642	\$1,889,401	\$66,681	\$2,676,724	\$2,676,724	\$0	\$2,676,724	\$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
RES SUPERIOR DRY (01SD)	8,069.00	Square Foot	89.7	90

Buildings

Building ID	3122	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1958
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2017
Building Name		Foundation	CONCR FTR
Gross Sq Ft	3587	Roof Type	FLAT OR SHED
Finished Sq Ft	2403	Roof Coverage	ROLLED COMPOS
Stories	3 Floor	Flooring Type	CONC ABOVE GRD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	302	Bedrooms	3
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	7	Grade	700
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	484	0	0
FLA	FLOOR LIV AREA	2,403	2,403	0
GBF	GAR FIN BLOCK	330	0	0
OPU	OP PR UNFIN LL	40	0	0
OUU	OP PR UNFIN UL	330	0	0
TOTAL		3,587	2,403	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2003	2004	6 x 180	1	1080 SF	5
CUSTOM PATIO	2012	2013	2 x 68	1	136 SF	2
CUSTOM PATIO	2012	2013	0 x 0	1	628 SF	2
WOOD DECK	2014	2015	10 x 30	1	300 SF	2
RES POOL	2004	2005	10 x 30	1	300 SF	5
WATER FEATURE	2014	2015	0 x 0	1	1 UT	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
4/15/2015	\$2,800,000	Warranty Deed		2739	1220	02 - Qualified		
4/13/2006	\$1,500,000	Warranty Deed		2202	1305	Q - Qualified		
9/10/2002	\$699,900	Warranty Deed		1814	1350	Q - Qualified		

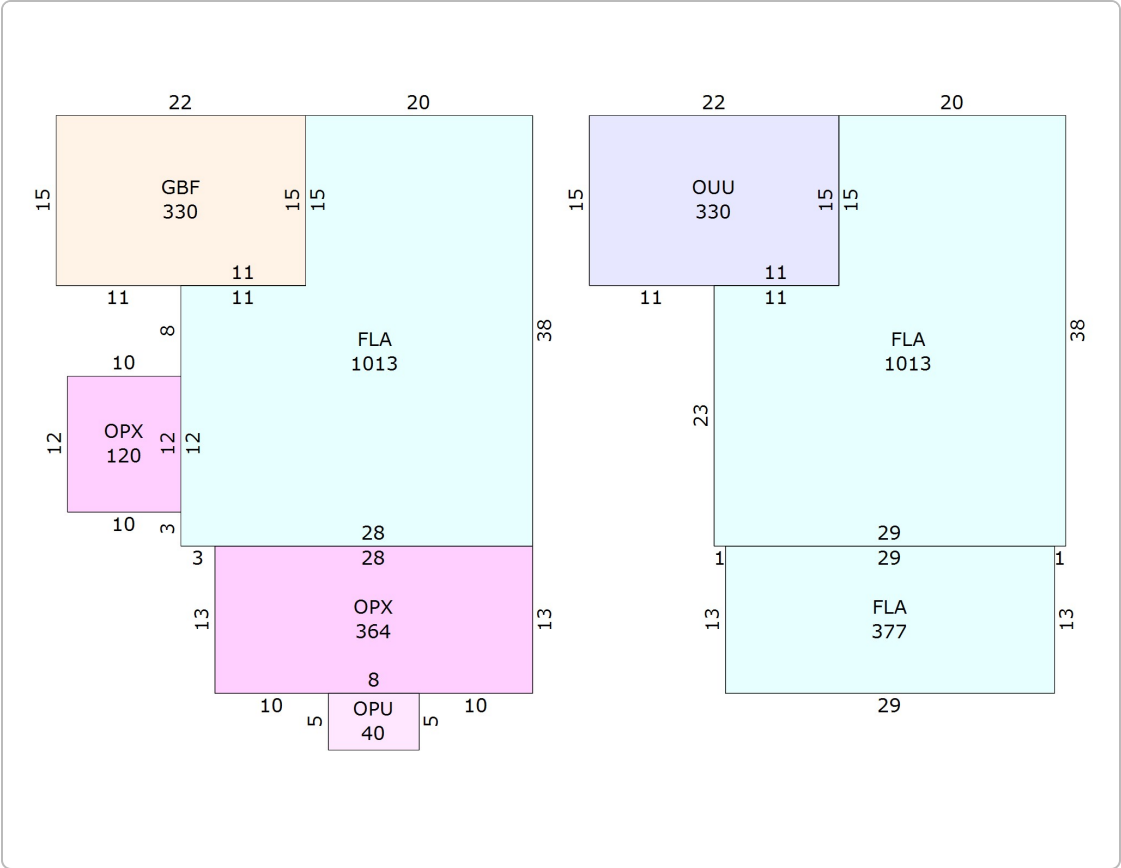
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
21-2877	12/02/2021	Completed	\$31,000	Commercial	WASHINGTON ST EXTERIOR SPALLING REPAIR CONCRETE SPALLING REPAIR
14-1547	07/21/2014	Completed	\$92,000		BUILD NEW FOUNTAIN, SIDEWALKS,NEW DECK AND PLANTER
13-1611	05/02/2013	Completed	\$4,000	Residential	REPLACE EXISTING FOOTPRINT PAVER POOL DECK WALKWAY. 1200 S.F. NEW IMPERVIOUS AREA.
13-0229	01/18/2013	Completed	\$0	Residential	TELEPHONE & T.V. WIRING
12-3683	10/11/2012	Completed	\$5,034	Residential	INSTALL 700 SF OF 60 MIL TPO SINGLE PLY ON THE SLAT ROOF ADDITION
12-2561	08/01/2012	Completed	\$256,000	Residential	REMODELING AND DINNING ROOM ADDITION AS PER ATTACHED PLANS.
11-4359	12/05/2011	Completed	\$12,000	Residential	REPAIR APPROX 70lf TIE BEAM AS PER HARC PAINT TO MATCH
11-4228	11/18/2011	Completed	\$10,678	Residential	INSTALL 1425 sf SINGLE PLY ROOFING
09-0677	03/06/2009	Completed	\$7,000	Residential	REPLACE APPROX 35LF OF LOWER DAMAGED PORTION OF CONCRETE TIE BEAM
07-1535	04/12/2007	Completed	\$10,000	Residential	REPLACE EXIST'G HURRICANE PANELS.,WITH DADE COUNTY APPROVED IMPACT & WIND LOAD RATED
05-1394	05/04/2005	Completed	\$200	Residential	INSTALL POOL ALARM SYSTEM
04-1206	04/15/2004	Completed	\$2,500	Residential	BRICK PAVERS
04-0789	03/19/2004	Completed	\$5,000	Residential	BLOCK WALL
04-0695	03/11/2004	Completed	\$2,400	Residential	AWNING
03-4318	01/02/2004	Completed	\$33,000	Residential	POOL
03-4323	01/02/2004	Completed	\$2,000	Residential	200 AMP
03-4292	12/24/2003	Completed	\$10,000	Residential	BUILD GATES & WALLS
03-3182	09/08/2003	Completed	\$6,317	Residential	PLASTIC ROOF
03-3066	09/05/2003	Completed	\$10,200	Residential	CENT A/C
03-2450	07/31/2003	Completed	\$25,000	Residential	WINDOWS CABINETS,DOORS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

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