



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: May 24, 2022

Applicant: T. S. Neal Architects

Address: #1209 Royal Street

Description of Work:

Demolition of a shed addition at rear. Removal of concrete stoops at front and rear. Removal of low wall at sidewalk and portion of wall at side entry.

Site Facts:

The property under review contains a historic one-story frame vernacular structure, which is listed on our survey as contributing, with a year built circa 1928. The structure is approximately 670-square-feet, and the footprint has only had relatively minor additions since its construction. The front portion of the house with the low slope is a 184-square-foot addition that was likely done sometime between 1962 and 1965, as it does not show up on the 1962 Sanborn map, but it does show in the 1965 photo. There is also a small non-historic shed attached to the rear of the house.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of a shed addition at the rear of the house at 1209 Royal Street. The proposal also includes the removal of concrete stoops at the front and rear and low walls at the front and sides. Renovations and an addition to the historic house are under review as part of this application.

It is staff's opinion that the request for the demolition of the shed, stoops, and low walls shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *The historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

- (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;*

It is staff's opinion that the removal of the elements in question will not have a negative effect on the character of the surrounding neighborhood.

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

The elements in question are non-historic.

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

The elements under review for demolition have not acquired historic significance that is important to the site or surrounding district.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the elements in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1 300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #
X	HMDR	

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

ADDRESS OF PROPOSED PROJECT:	1209 ROYAL	
NAME ON DEED:	ROBERT PATTERSON / PETER MATVICHUK	PHONE NUMBER 978-789-2121
OWNER'S MAILING ADDRESS:	6 SILAS MERTAM WAY MIDDLETON MA 01949	EMAIL rjpatterson@gmail.com petematvichuk@gmail.com
APPLICANT NAME:	SETH NEAL / TS. NEAL ARCHITECT	PHONE NUMBER 305-340-8854
APPLICANT'S ADDRESS:	22974 OVERSBAS HWY CLOSOS KEY FL 33042	EMAIL seth.neal@tsnealarchitects.com
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 4-20-2022

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 ^{Some} 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 TO EXISTING RESIDENCE, NEW REAR ADDITION, AND NEW POOL & DECK AT REAR YARD.
MAIN BUILDING: REPAIR FOUNDATIONS & FLOOR FRAMING, NEW ROOF, COMPLETE INT. RENOVATION, REPAIR/REPLACE SIDING AS REQUIRED, NEW WOOD FRAMES REAR ADDITION, WOOD SIDING ^{SHINGLES} AT ADDITION, NEW WOOD & PAVER POOL DECK. NEW WOOD FENCE & PARKING SPILL AT FRONT.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): YES

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FLGOV

ACCESSORY STRUCTURE(S): POOL AT REAR YARD	
PAVERS: PAVING + REAR POOL DECK	FENCES: WOOD 4'x6' FENCE
DECKS: WOOD POOL DECK	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): YES
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
YES - A.C. + POOL EQ.	

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
FIRST READING FOR DEMO:			SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

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

ADDRESS OF PROPOSED PROJECT:	1209 ROYAL STREET
PROPERTY OWNER'S NAME:	PETER MATVICHUK & ROBERT PATTERSON
APPLICANT NAME:	SETH NEAL / T.S. NEAL ARCHITECT

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	4/20/2022 Peter Matvichuk DATE AND PRINT NAME
---	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION
REPLACE FOUNDATIONS & FLOOR FRAMING, REMOVE SHED ADDITION AT REAR, REMOVE CONCRETE SLOOP AT FRONT PORCH, REMOVE LOW WALL AT SIDEWALK, REMOVE PORTION OF WALL AT SIDE ENTRY, REMOVE BEDROOM WINDOW TO MOST EGRESS STEPS

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p>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);</p> <p>(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:</p> <p>(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> <p style="text-align: center; margin-left: 40px;">N/A</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p>(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.</p>

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.

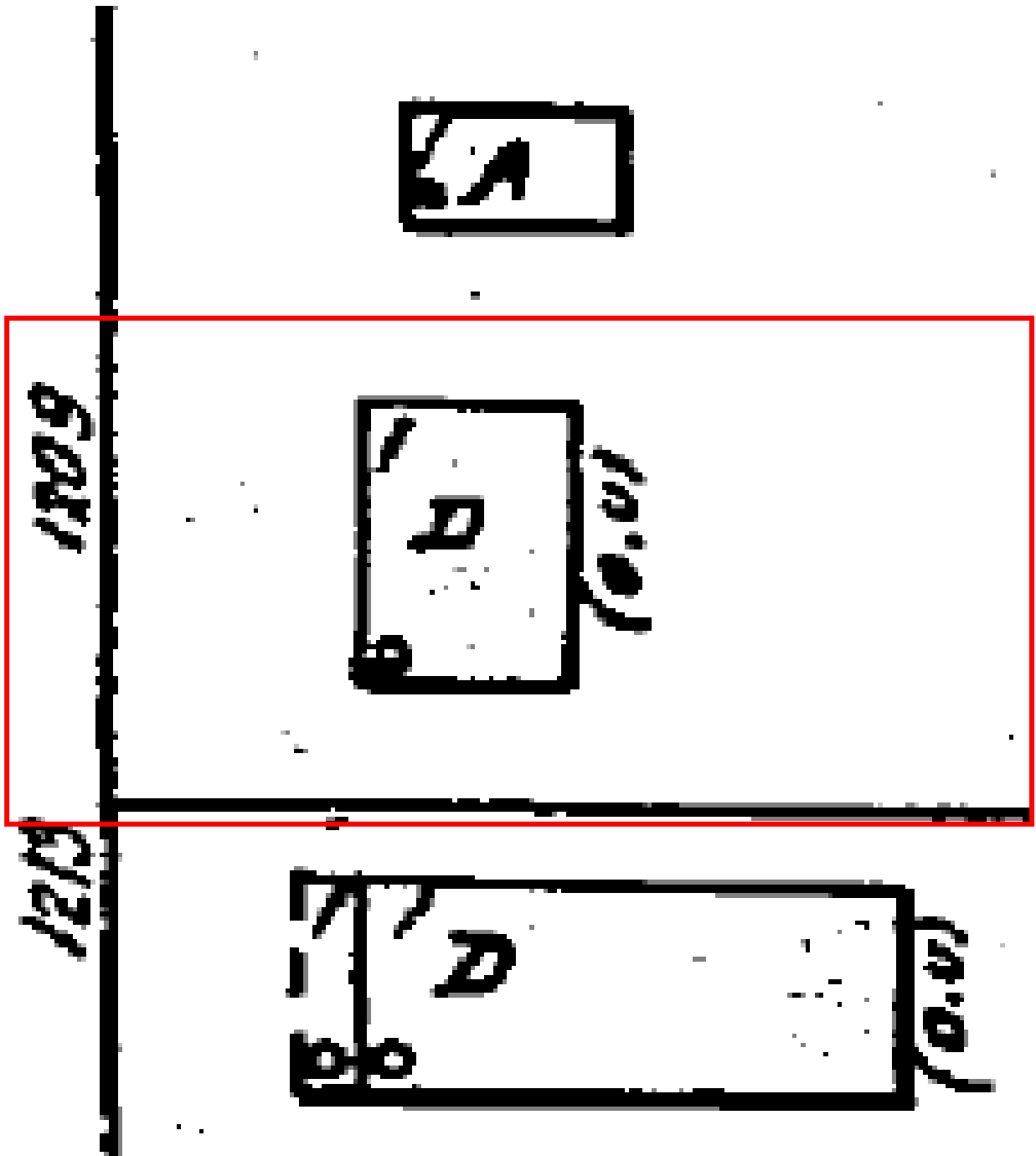
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
NOT TO OUR KNOWLEDGE
(c) Has no significant character, interest, or value as part to the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
NON ALB KNOWN
(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.
IT DOES NOT
(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.

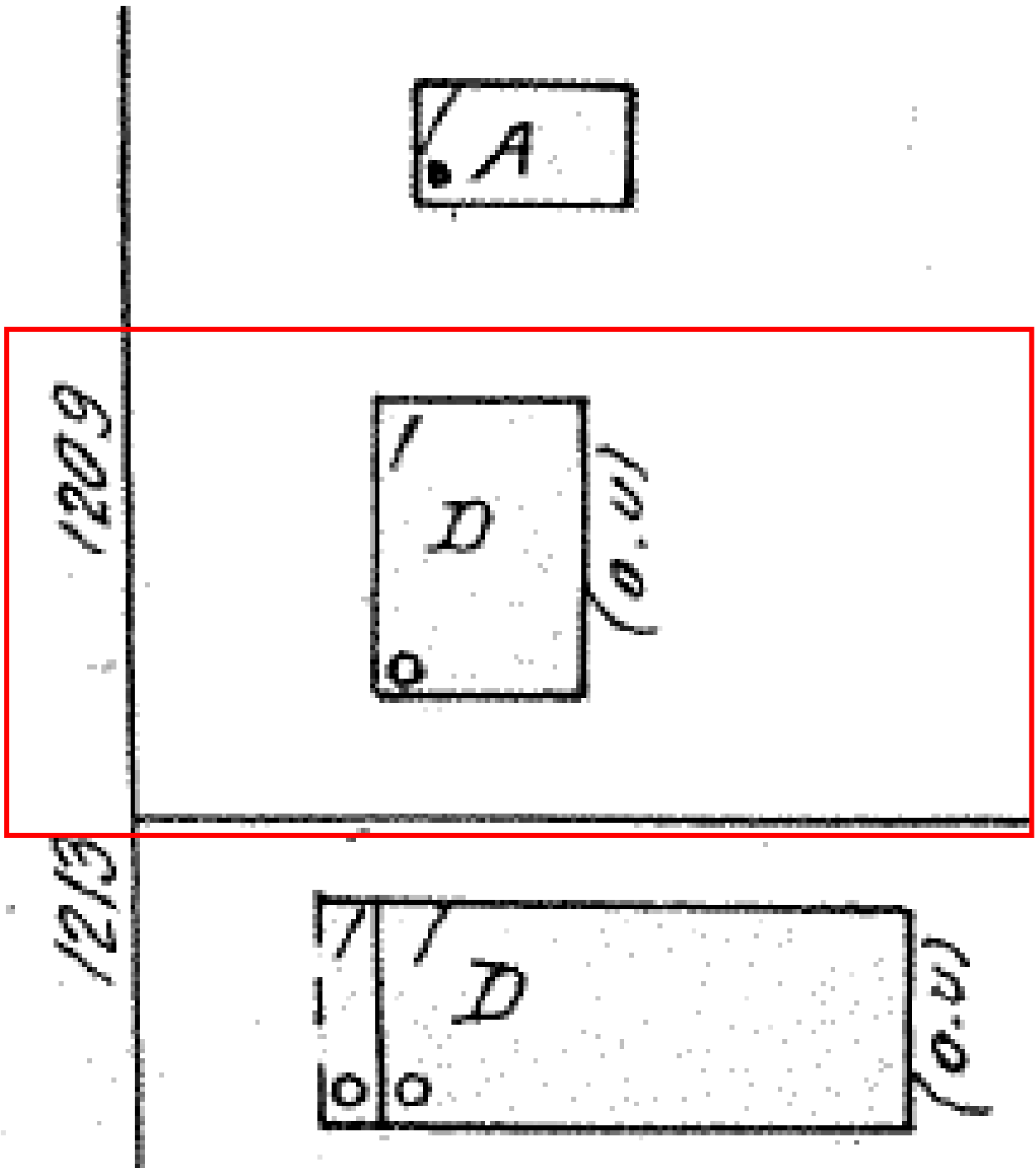
NO
(i) Has not yielded, and is not likely to yield, information important in history.
NO

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



1948 Sanborn map with the property at 1209 Royal Street indicated in red.



1962 Sanborn map with the property at 1209 Royal Street indicated in red.

PROJECT PHOTOS



1965 photo showing the structure at 1209 Royal Street.



1209 ROYAL STREET:
FRONT FACADE (ROYAL STREET)



1209 ROYAL STREET:
REAR FACADE



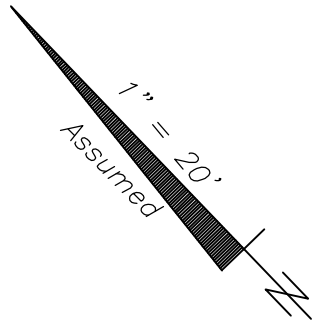
**1209 ROYAL STREET:
SIDE FACADE (SOUTH)**



**1209 ROYAL STREET:
SIDE FACADE (NORTH)**

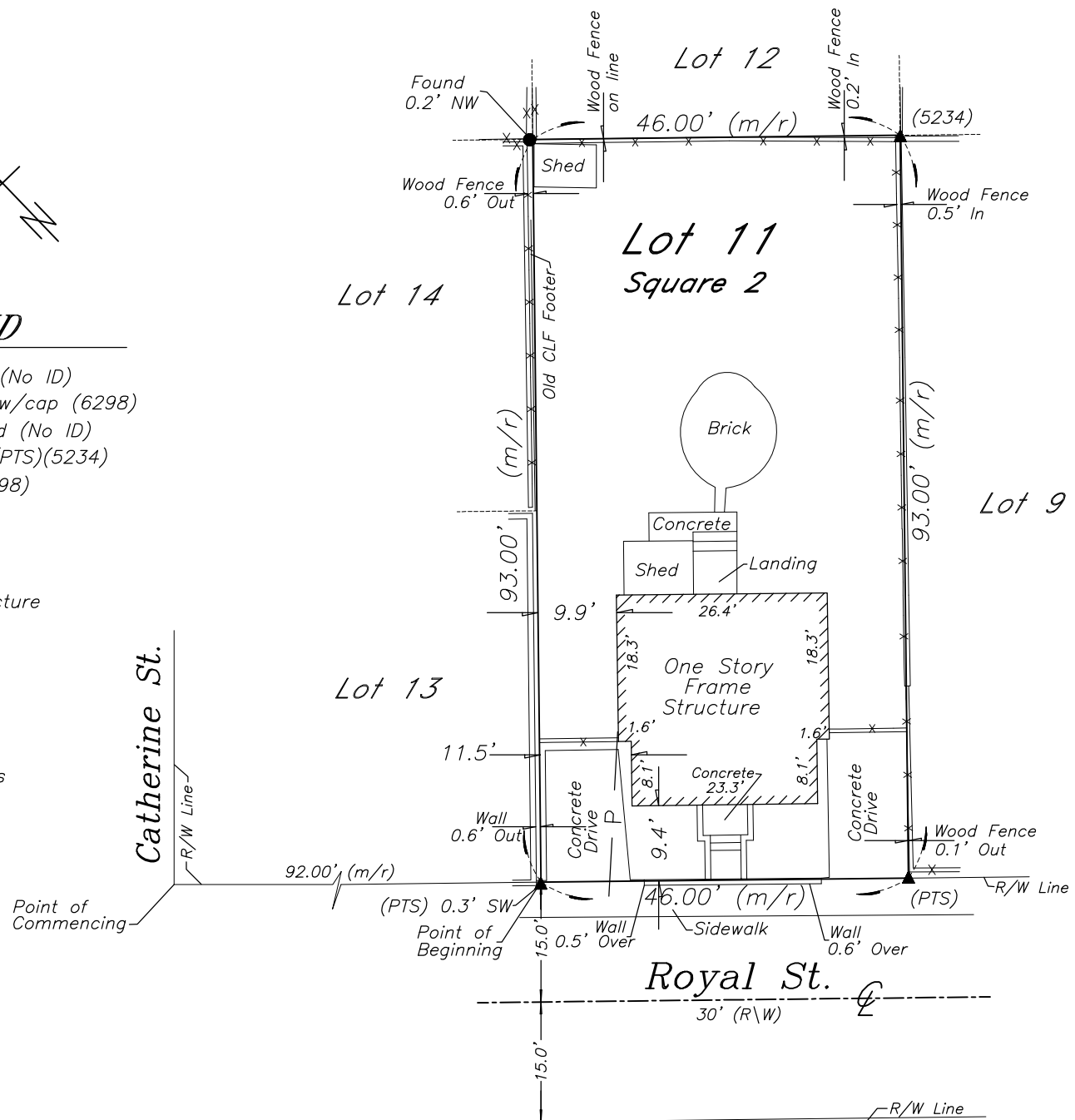
SURVEY

Boundary Survey Map of Lot 11, Square 2, Tract 12 of KEY WEST INVESTMENT COMPANY'S AMENDED DIAGRAM



LEGEND

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



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1209 Royal Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North arrow is assumed and based on the Plat.
8. Date of field work: March 3, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West known as Lot Eleven (11) of Square Two (2) in Tract Twelve (12) according to the Key West Investment Company's amended diagram of part of Tract Twelve (12), duly recorded in Plat Book 1, Page 49, Monroe County, Florida, and which lot is bounded and described as follows:
COMMENCING 92 feet from the corner of Catherine and Royal Streets, and run thence along Royal Street 46 feet in a Southeasterly direction; thence at right angles in a Northeasterly direction 93 feet; thence at right angles in a Northwesterly direction 46 feet; thence at right angles in a Southwesterly direction 93 feet to the Point of Beginning on Royal Street.

BOUNDARY SURVEY FOR: Robert Patterson;
 Oropeza Stones & Cardenas, PLLC;
 Old Republic National Title Insurance Company;

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


J. LYNN O'FLYNN, INC.

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

March 8, 2022

THIS SURVEY
 IS NOT
 ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
 PSM #6298

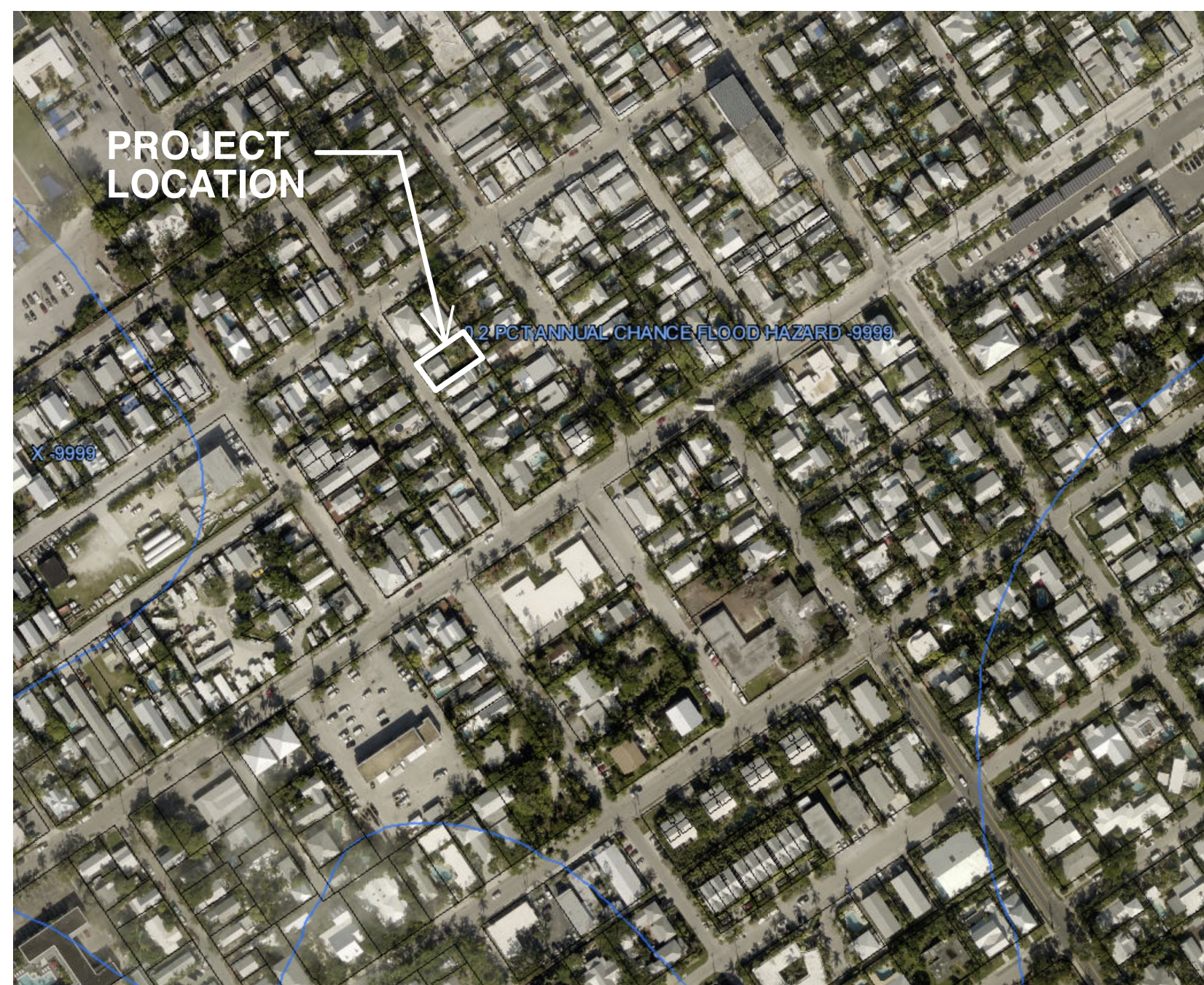
3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

SITE DATA 1209 ROYAL STREET

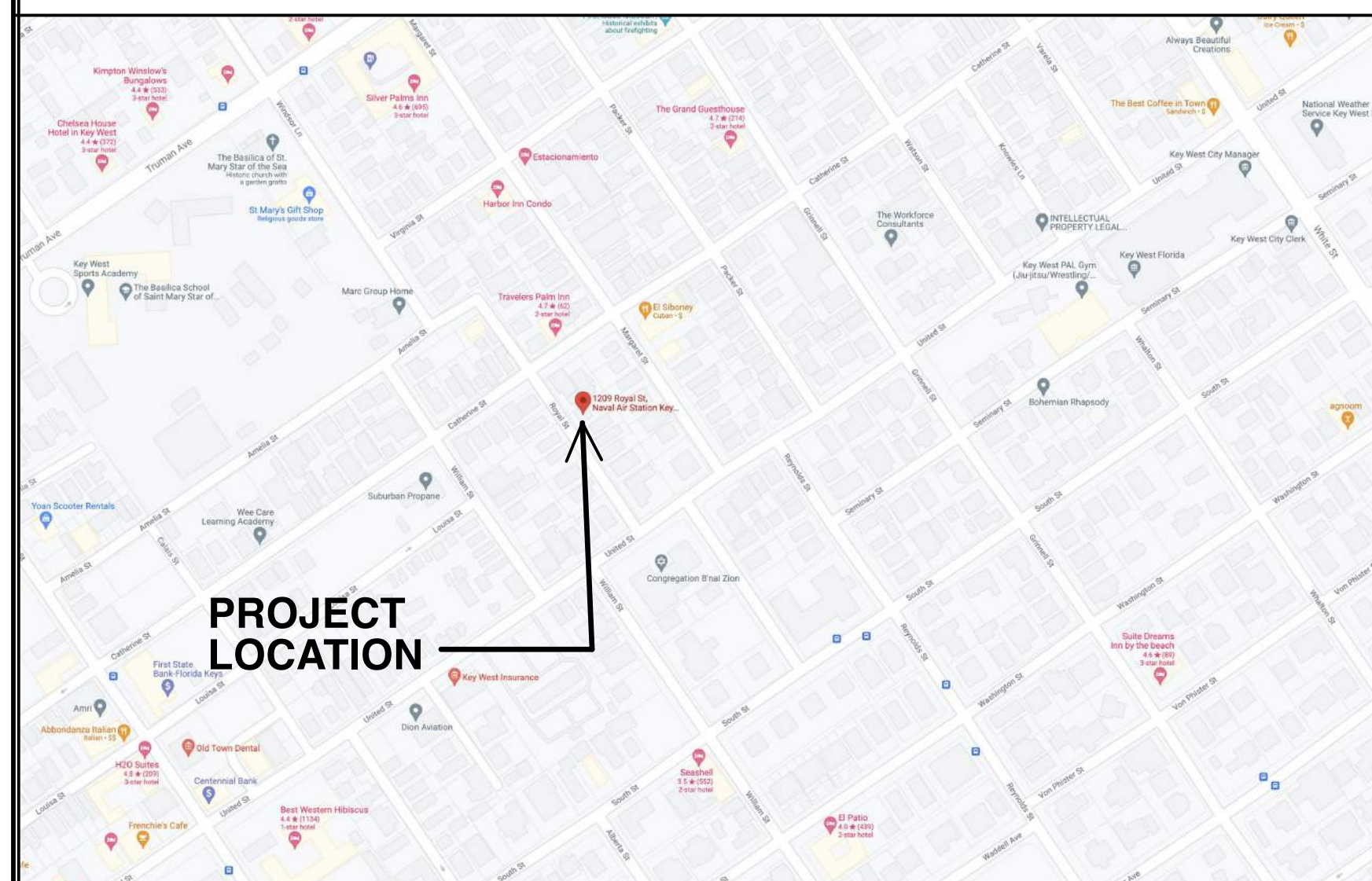
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,278 SQ. FT.	4,000 SQ. FT.	EXISTING	SEE SURVEY
LOT SIZE	46' X 93' SEE SURVEY	40' X 90' (MIN)	EXISTING	SEE SURVEY
IMPERVIOUS	1,501 SQ. FT. 35% IMPERVIOUS	2,566.8 SQ. FT. (60% MAX)	2,378 SQ. FT. 55.5% IMPERVIOUS	CONFORMS
OPEN SPACE	2,777 SQ. FT. 64.9% OPEN SPACE	1,497 SQ. FT. (35% MIN)	1,523 SQ. FT. 35.6% OPEN SPACE	CONFORMS
BUILDING COV.	927 SQ. FT. 21.6% BLD. COV.	1,711 SQ. FT. (40% MAX)	1,694 SQ. FT. 39.6% BLD. COV.	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	42 SQ. FT. 6% BLD. COV.	207 (30% MAX COV.) 690 SQ. FT. REAR YARD AREA	197 SQ. FT. 28% COVERAGE (POOL)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	169 SQ. FT. 36.7% OPEN SPACE	230 (50% MIN) 460 SQ. FT. FRONT YARD AREA	290 SQ. FT. 63% OPEN SPACE	CONFORMS
SETBACKS				
NORTH SIDE SETBACK	8'-4"	5'	5'-10 1/2"	CONFORMS
SOUTH SIDE SETBACK	8'-4"	5'	5'-9"	CONFORMS
REAR SETBACK	52'-5 1/2"	15'	30'-8"	CONFORMS
FRONT SETBACK	8'-6 1/2"	10'	8'-6 1/2"	NO CHANGE TO EXISTING
BUILDING HEIGHT	18'-8" +/-	30'	NO CHANGE TO EXISTING	

FEMA MAP FLOOD ZONE X



**1209 ROYAL STREET
KEY WEST, FL 33040**

SITE LOCATION MAP



DESIGN NOTES:

THE NEW STRUCTURE IS CLASSIFIED AS AN R-3 TYPE OCCUPANCY & IS DESIGNED TO MEET THE FOLLOWING:

**FBC 2020 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE "C"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS**

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.

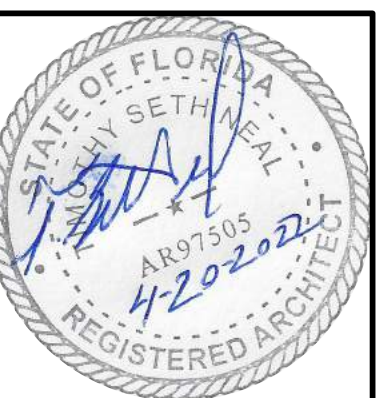
DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA, SURVEY & PROJECT INFORMATION
- C1.1 SURVEY & EXISTING SITE PLAN + TREE PROTECTION
- EX1.1 EXISTING FLOOR PLANS & ELEVATIONS
- AD1.1 DEMOLITION PLAN & ELEVATIONS
- A1.1 PROPOSED SITE & FLOOR PLAN
- A3.1 PROPOSED ELEVATIONS

SCOPE OF WORK:

RENOVATION TO EXISTING RESIDENCE WITH REAR ADDITION, POOL DECK AND POOL.

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



NOT FOR CONSTRUCTION,
FOR HARC APPROVAL
PURPOSES ONLY

**1209 ROYAL STREET
KEY WEST, FL 33040**

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

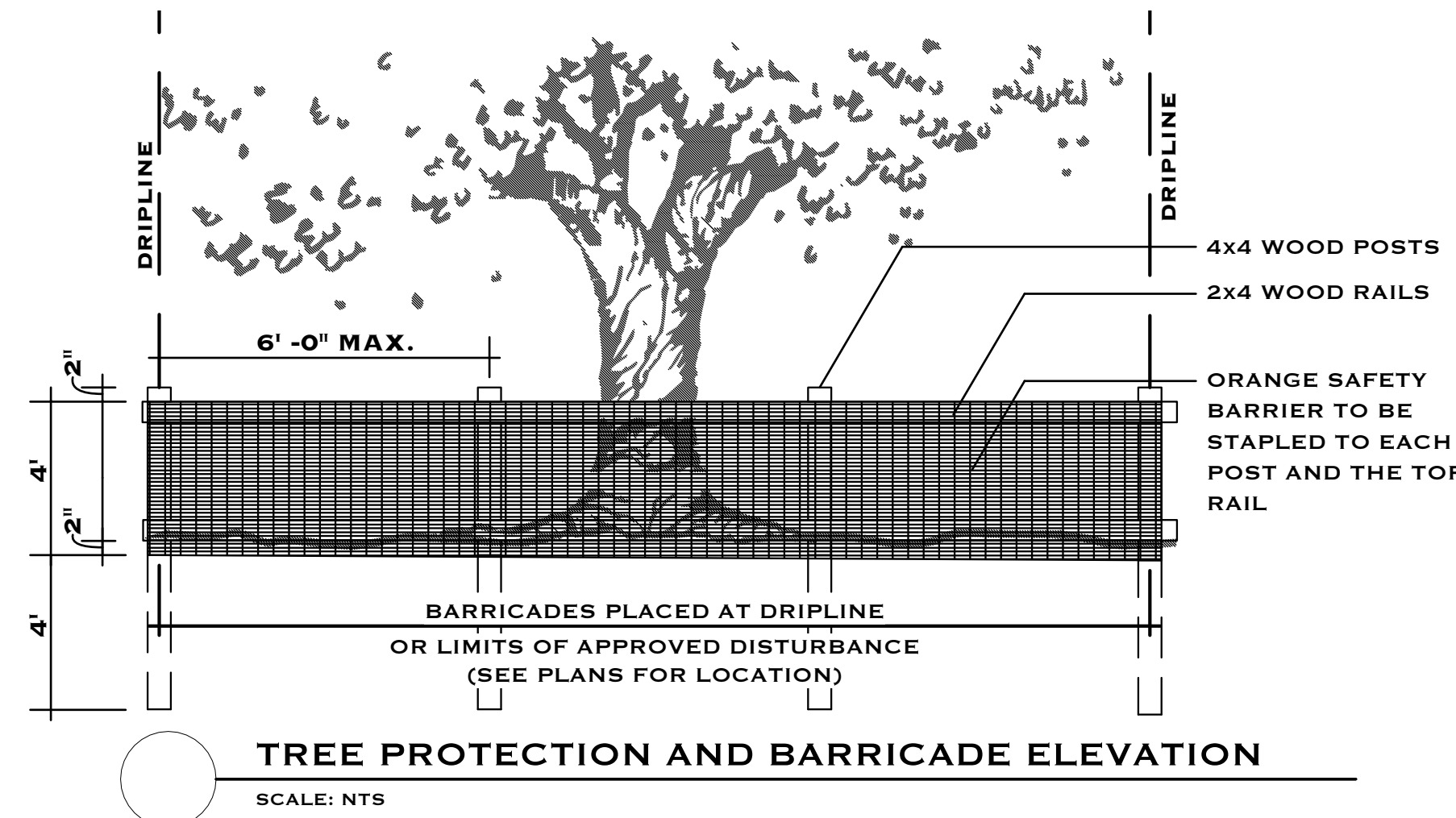
DRAWN: EDSA / TSN
CHECKED:
DATE: 04-20-2022

REVISION # DATE
T1.1
SHEET #

T.S. NEAL ARCHITECTS, INC.

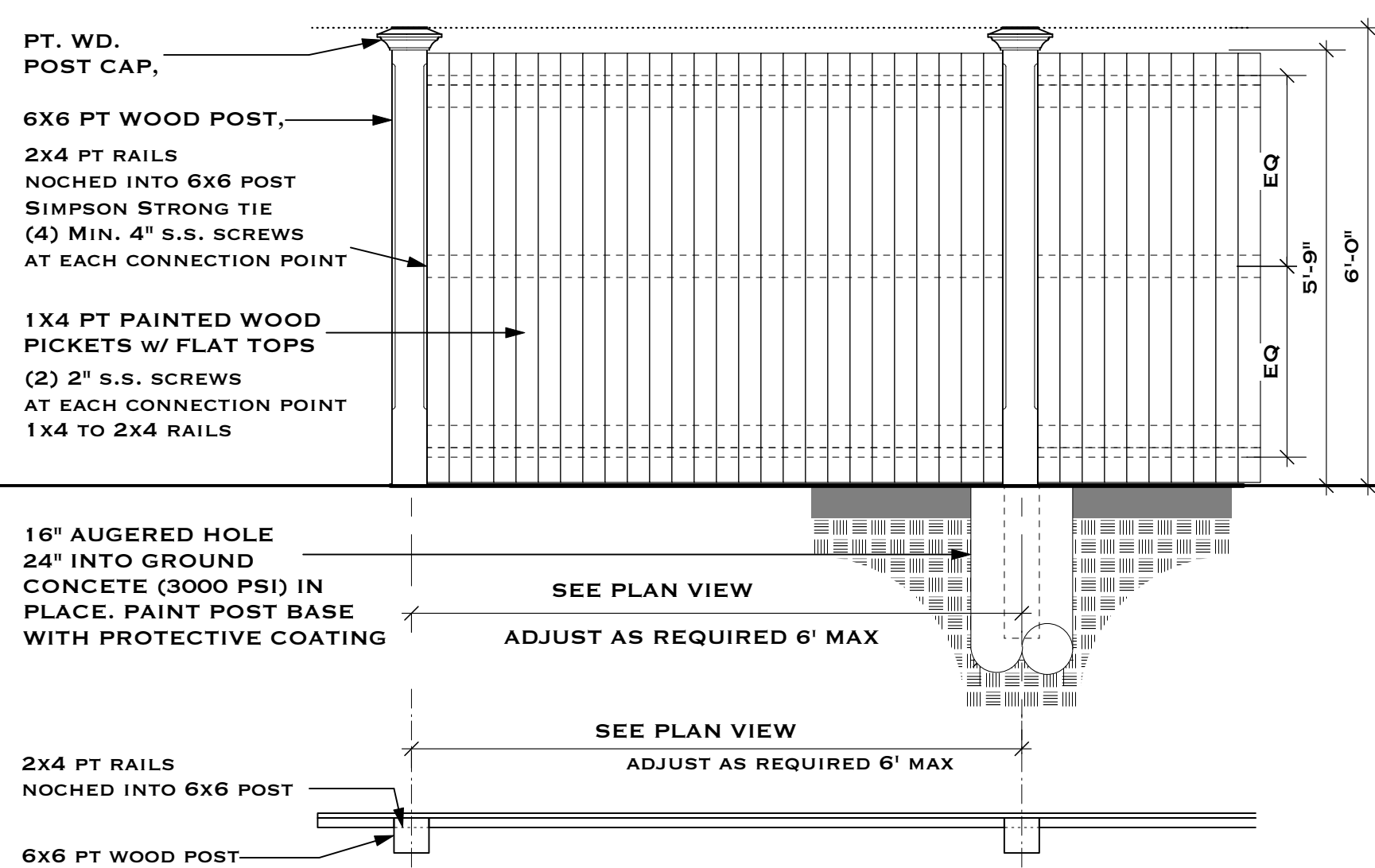
GENERAL SITE NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, PORCHES AND POOL IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING STEPS. THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED & AGREED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
3. THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER AT THE TIME OF BUILDING STAKEOUT. ACTUAL NUMBERS OF TRENCHES AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM HOUSE AND DRIVES. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS & SILT FENCES AS NECESSARY.
5. THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & OWNER PRIOR TO REMOVAL. IF TREES OCCUR IN THE AREA ADJACENT TO NEW CONSTRUCTION, THEIR REMOVAL SHALL BE APPROVED BY THE OWNER & ARCHITECT. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-O-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVICING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME A NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.
6. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION.
7. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER.
8. SHOULD THE OWNER OR CONTRACTOR DECIDE TO PLACE FILL DIRT ON SITE IN THE BUILDING AREA THEY SHALL NOTIFY THE ARCHITECT & GEOTECHNICAL ENGINEERS FOR RECOMMENDATIONS ON PLACEMENT OF FILL SO AS NOT TO CAUSE ANY ADVERSE EFFECT ON TREES OR EXISTING SOILS.

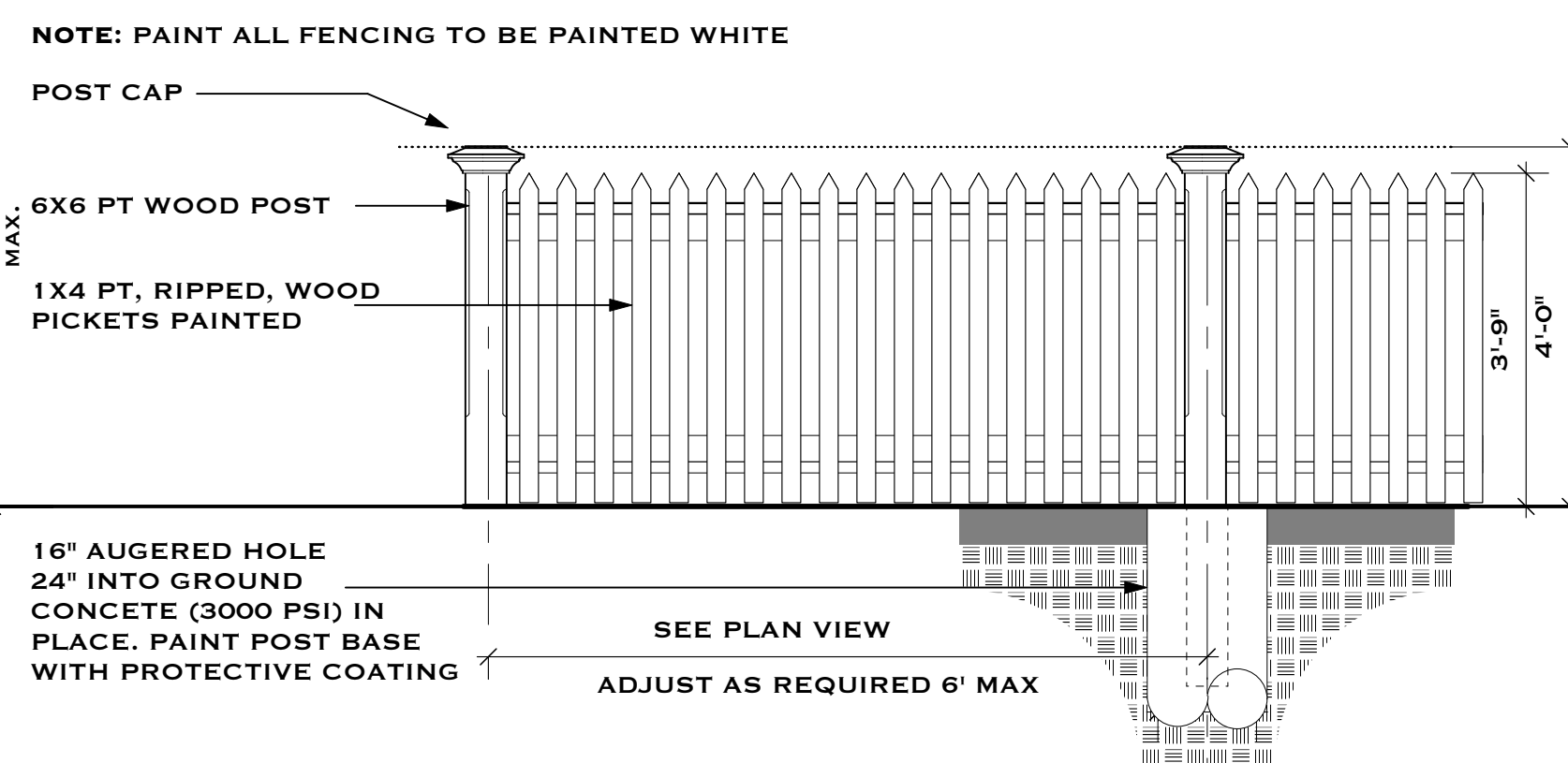


TREE PROTECTION AND PRESERVATION NOTES

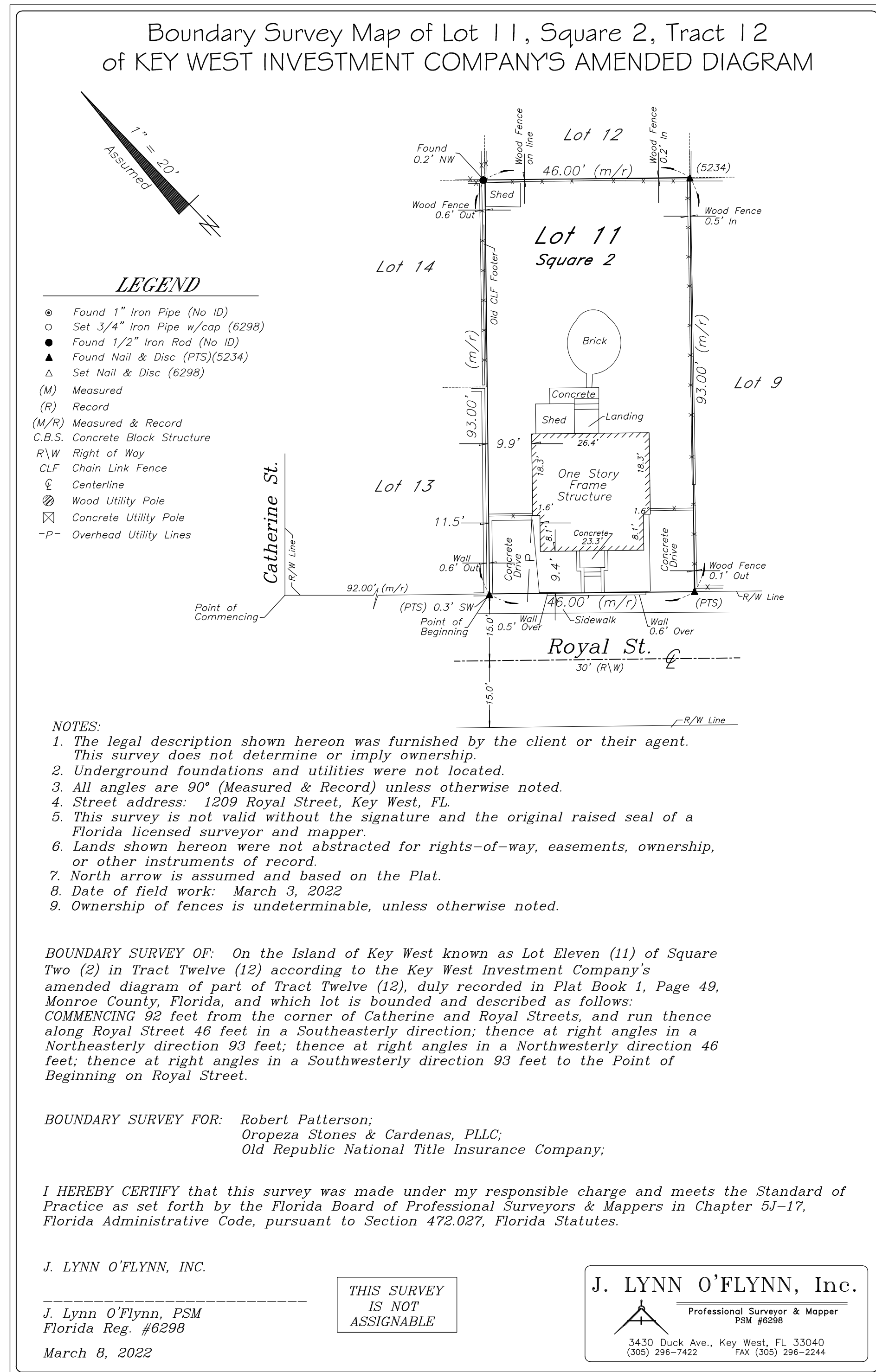
1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
2. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENDOACHMENT WITHIN THE BARRICADE.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
5. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
7. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
10. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
12. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.



TYP. 6' TALL WD FENCE DETAIL
SCALE: 1/2" = 1'-0"



TYP. 4' TALL WD FENCE DETAIL
SCALE: 1/2" = 1'-0"



SURVEY FOR REFERENCE ONLY. CONTRACTOR TO SUBMIT ORIGINAL SIGNED & SEALED SURVEY

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



NOT FOR CONSTRUCTION,
FOR HARC APPROVAL
PURPOSES ONLY

1209 ROYAL STREET
KEY WEST, FL 33040

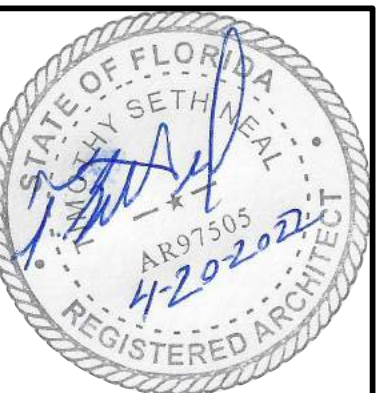
DRAWING TITLE:
SURVEY & EXISTING SITE PLAN +
TREE PROTECTION

DRAWN: EDSA / TSN
CHECKED:
DATE: 04-20-2022

REVISION # DATE

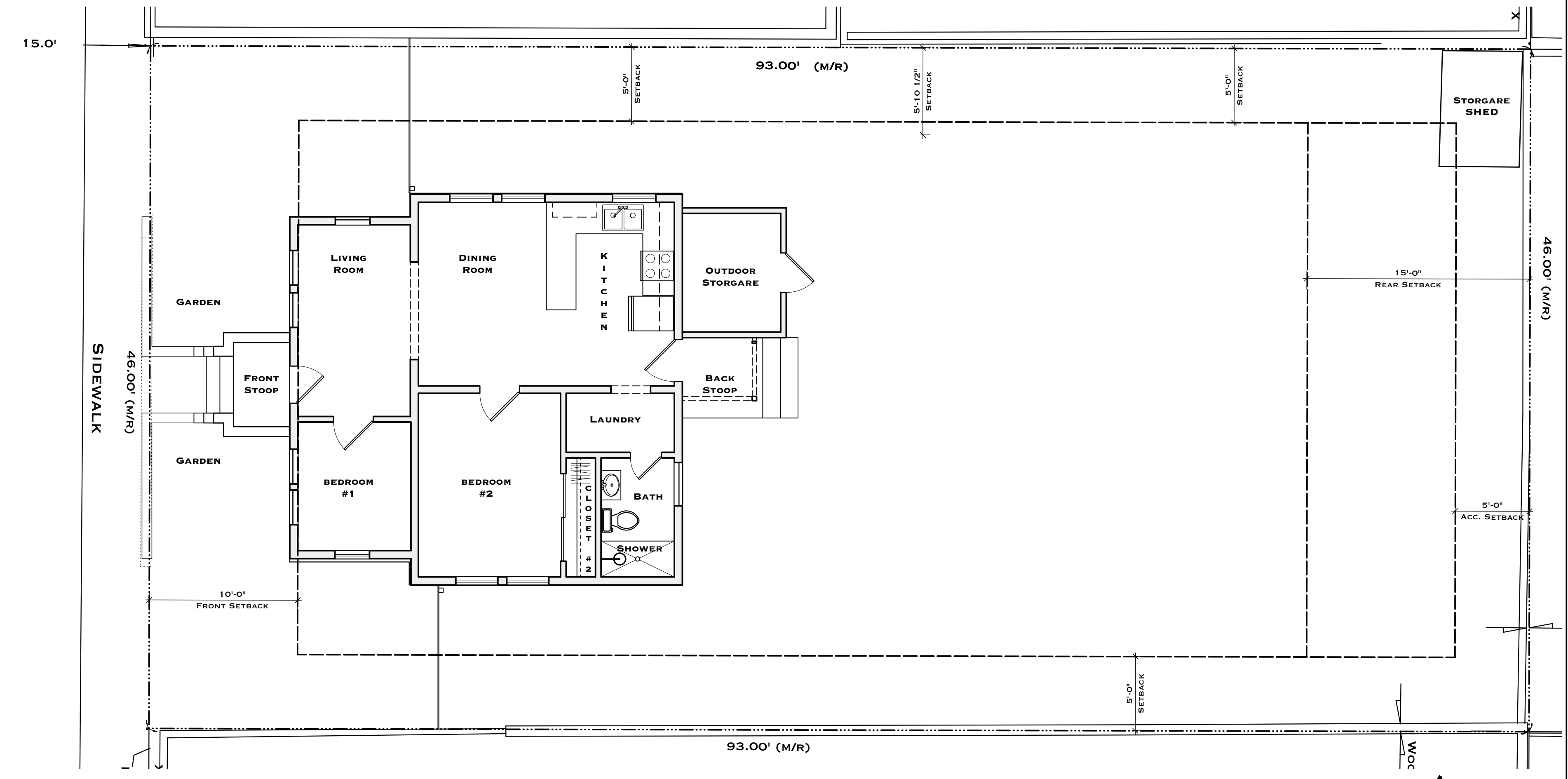
C1.1
SHEET #

T.S. NEAL ARCHITECTS, INC.

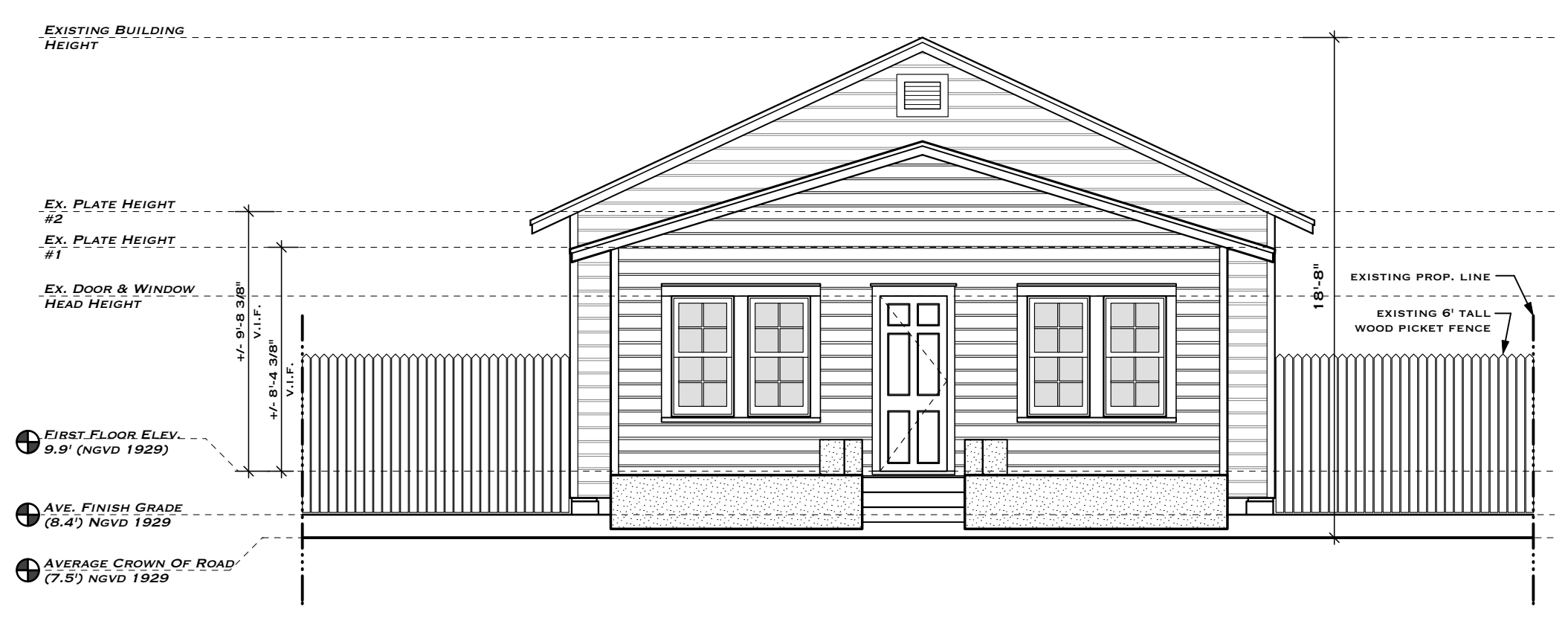
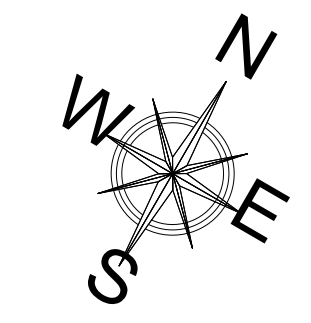


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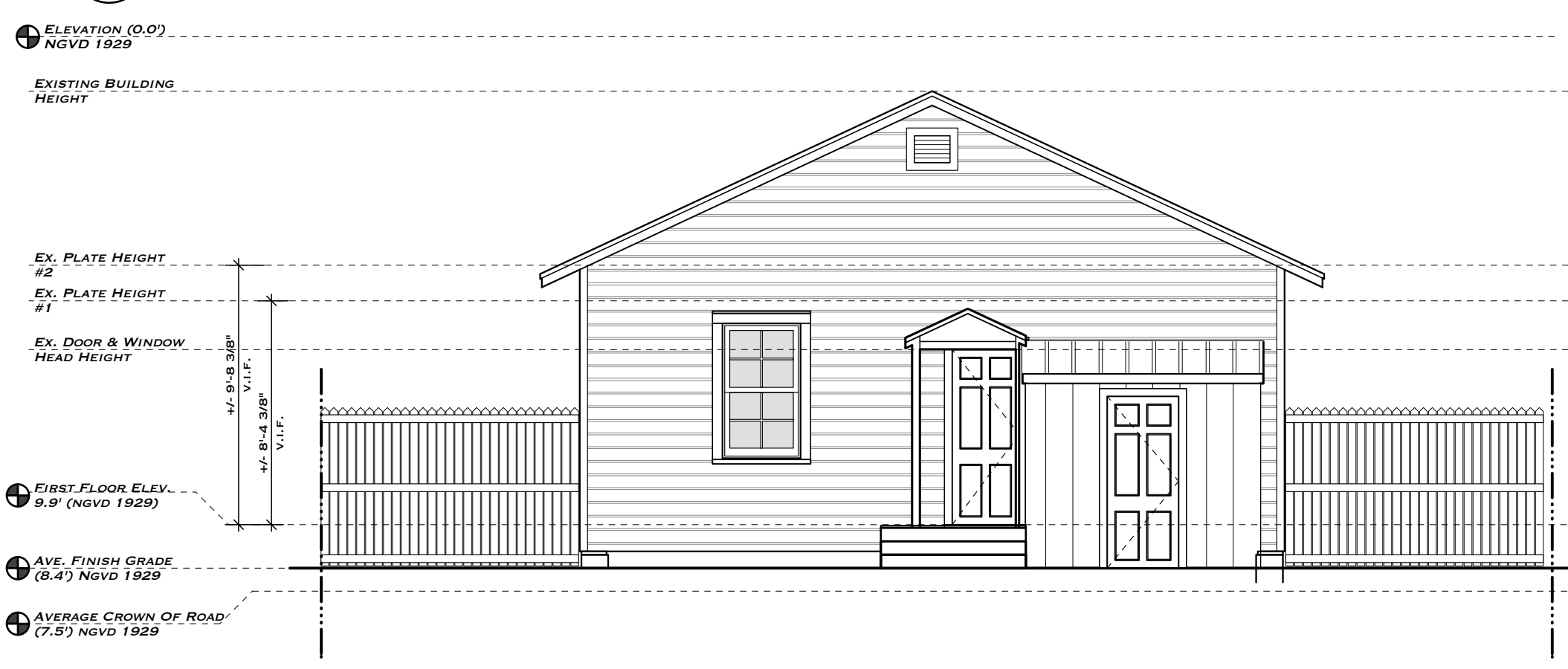
1209 ROYAL STREET
 KEY WEST, FL 33040



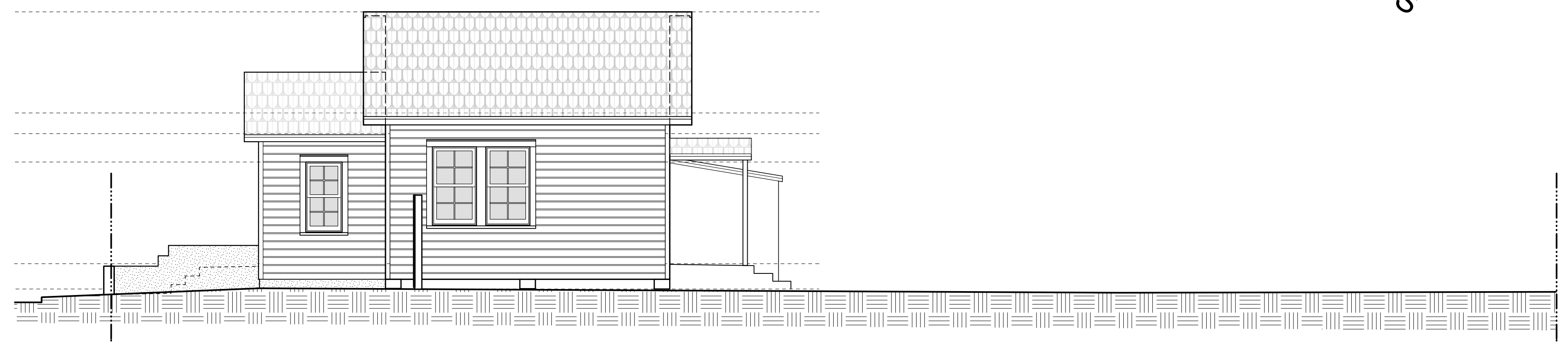
1 EX. SITE & FLOOR PLAN
 EX1.1 SCALE: 3/16" = 1'-0"



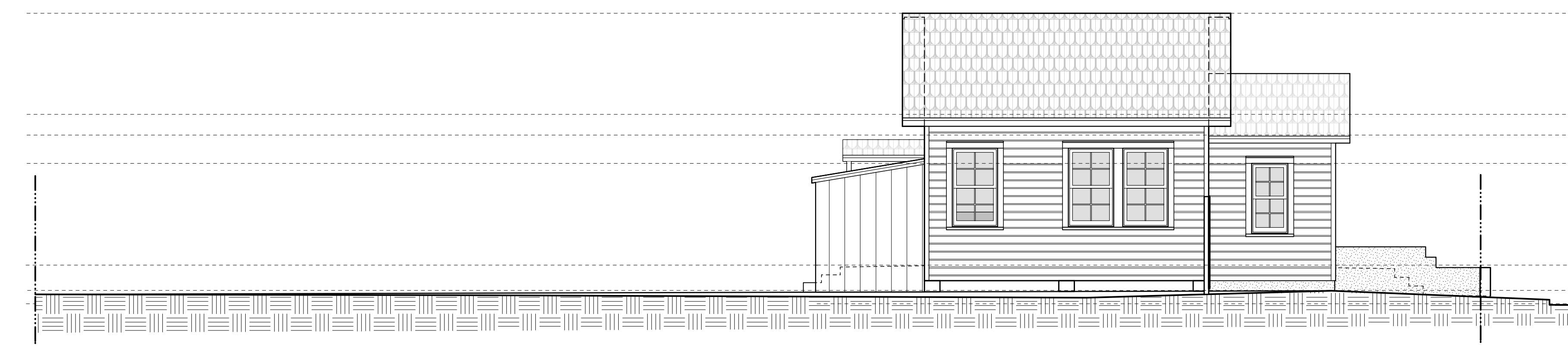
3 EX. ELEVATION (ROYAL STREET)
 EX1.1 SCALE: 3/16" = 1'-0"



5 EX. ELEVATION
 EX1.1 SCALE: 3/16" = 1'-0"



2 EX. ELEVATION
 EX1.1 SCALE: 3/16" = 1'-0"

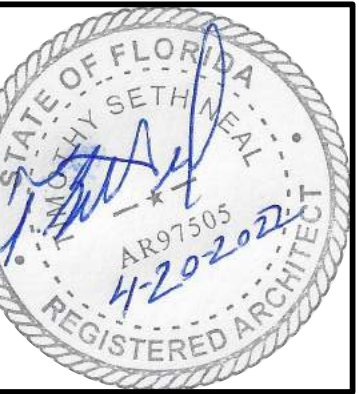


4 EX. ELEVATION
 EX1.1 SCALE: 3/16" = 1'-0"

DRAWING TITLE:
 EX. SITE & FLOOR PLAN + EX.
 ELEVATIONS

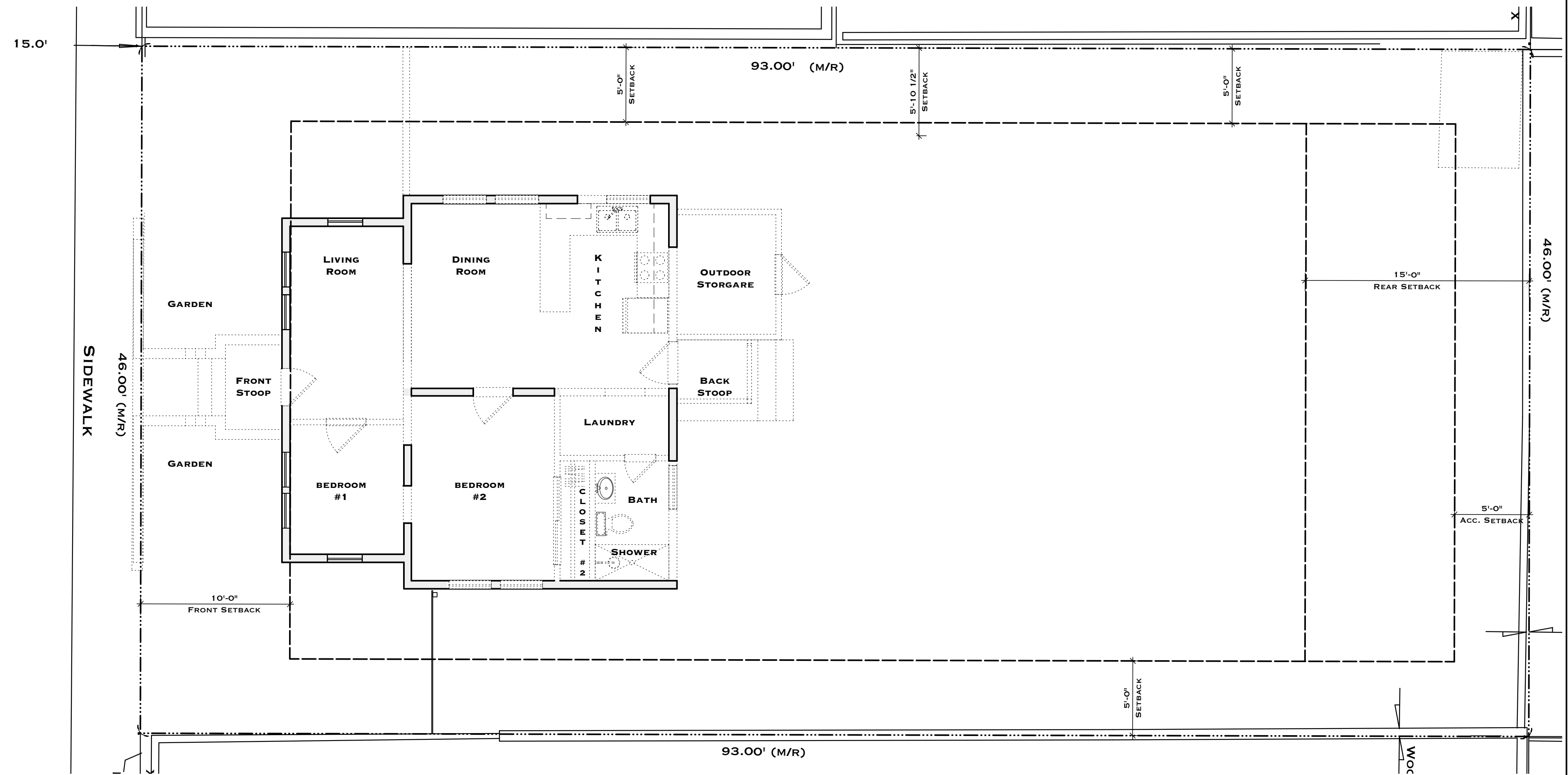
DRAWN: EDSA / TSN
 CHECKED:
 DATE: 04-20-2022

REVISION # DATE
EX1.1
 SHEET #

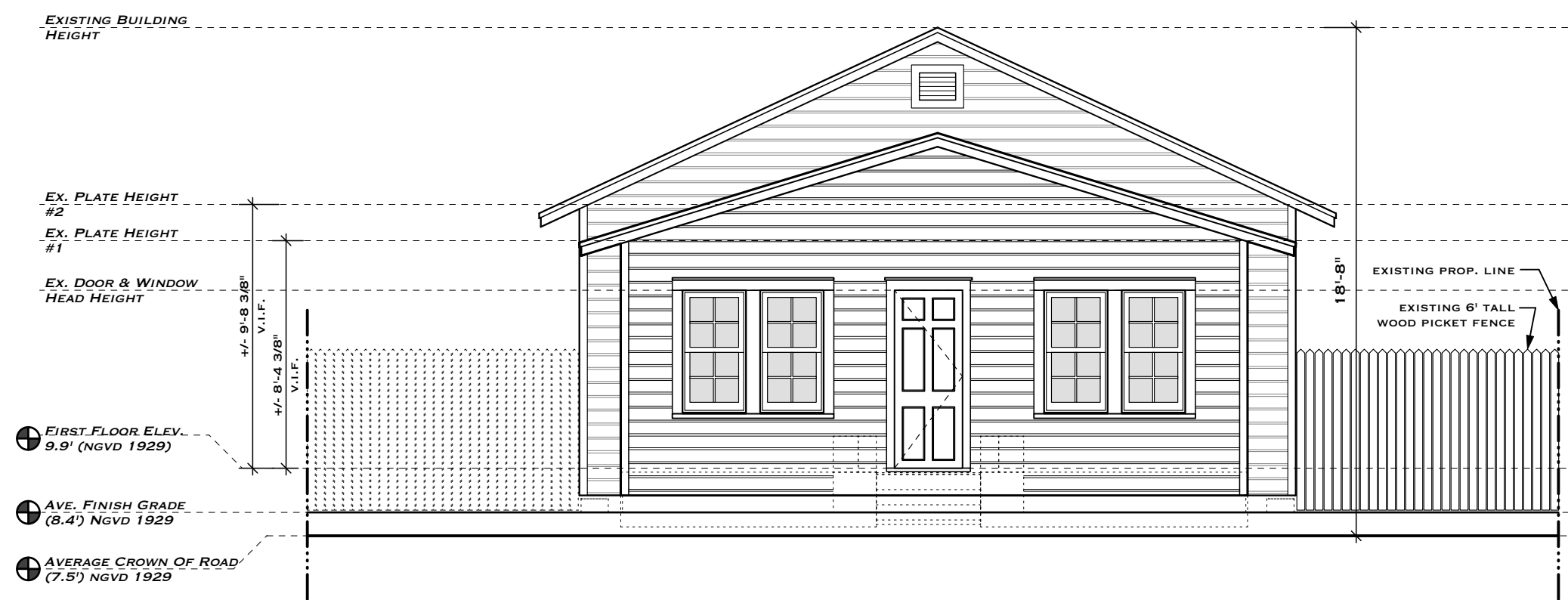
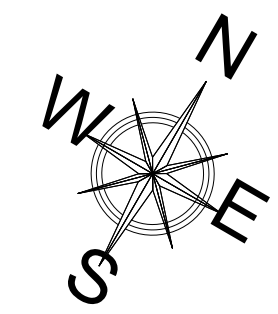


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 PURPOSES ONLY

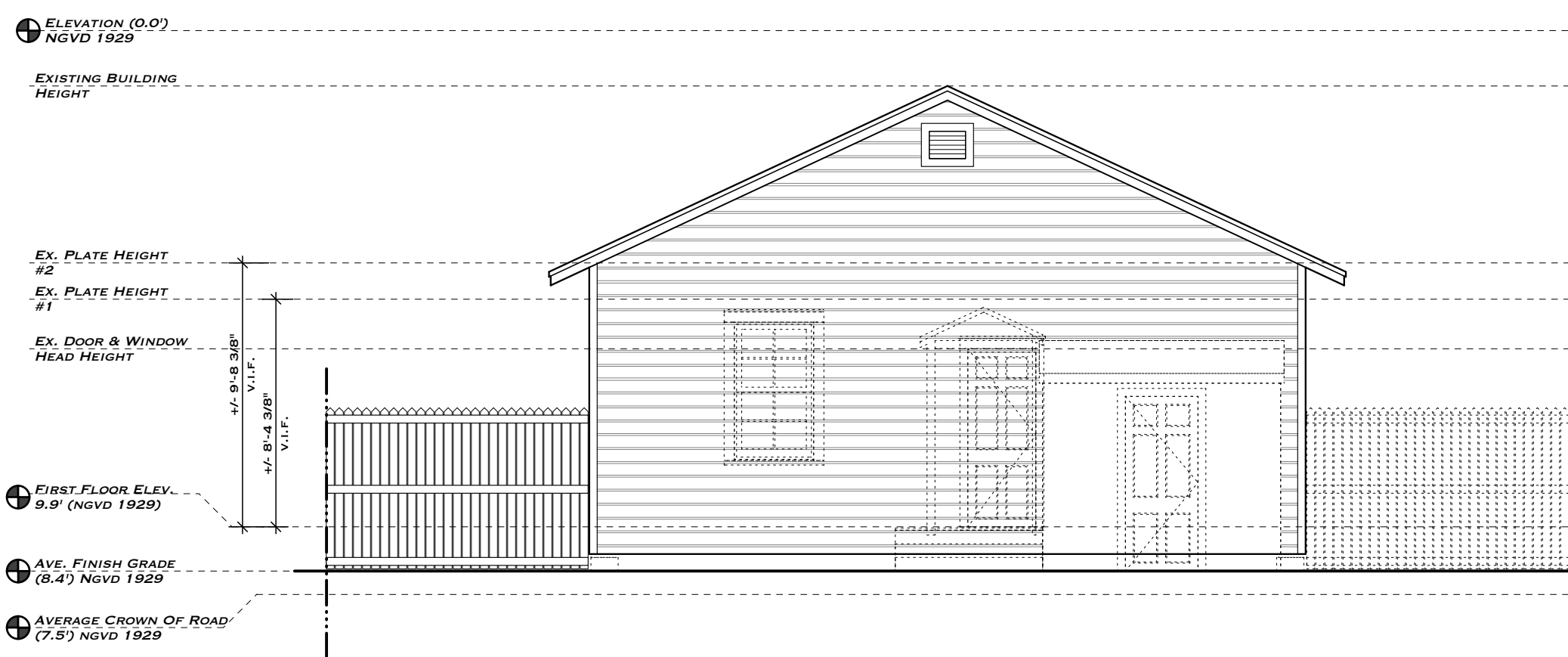
1209 ROYAL STREET
 KEY WEST, FL 33040



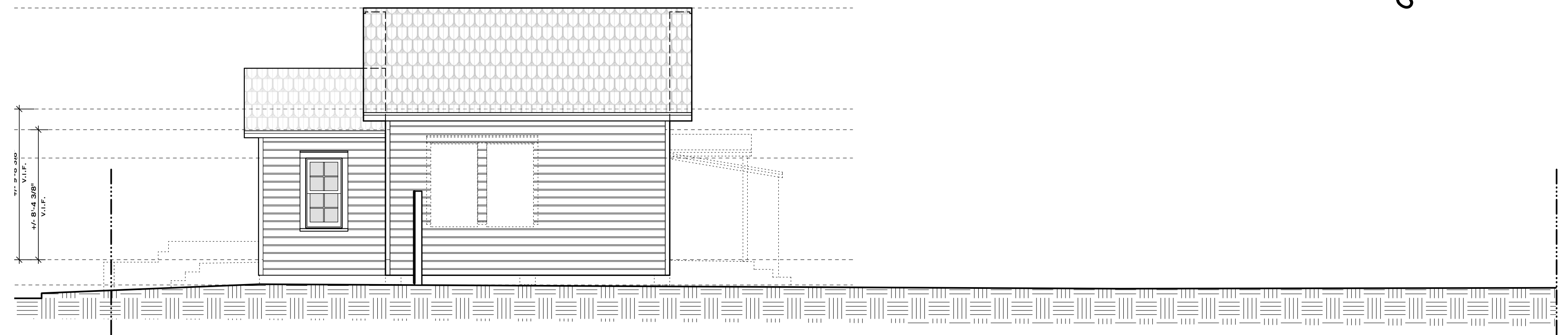
1 DEMOLITION PLAN
 AD1.1 SCALE: 3/16" = 1'-0"



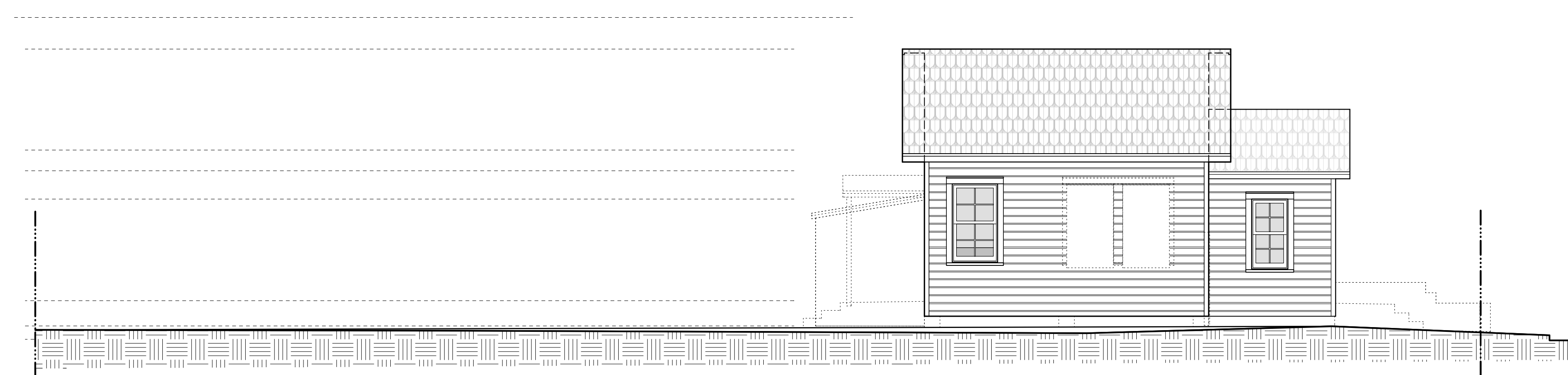
3 DEMOLITION ELEVATION (ROYAL STREET)
 AD1.1 SCALE: 3/16" = 1'-0"



5 DEMOLITION ELEVATION
 AD1.1 SCALE: 3/16" = 1'-0"



2 DEMOLITION ELEVATION
 AD1.1 SCALE: 3/16" = 1'-0"

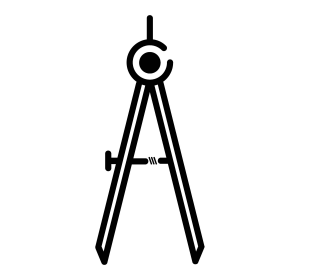


4 DEMOLITION ELEVATION
 AD1.1 SCALE: 3/16" = 1'-0"

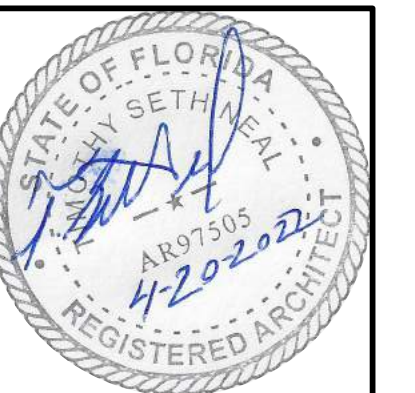
DRAWING TITLE:
 DEMOLITION PLANS & ELEVATIONS

DRAWN: EDSA / TSN
 CHECKED:
 DATE: 04-20-2022

REVISION # DATE
 AD1.1 SHEET #



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



NOT FOR CONSTRUCTION.
 FOR HARC APPROVAL
 PURPOSES ONLY

1209 ROYAL STREET
 KEY WEST, FL 33040

DRAWING TITLE:
FLOOR & SITE PLAN

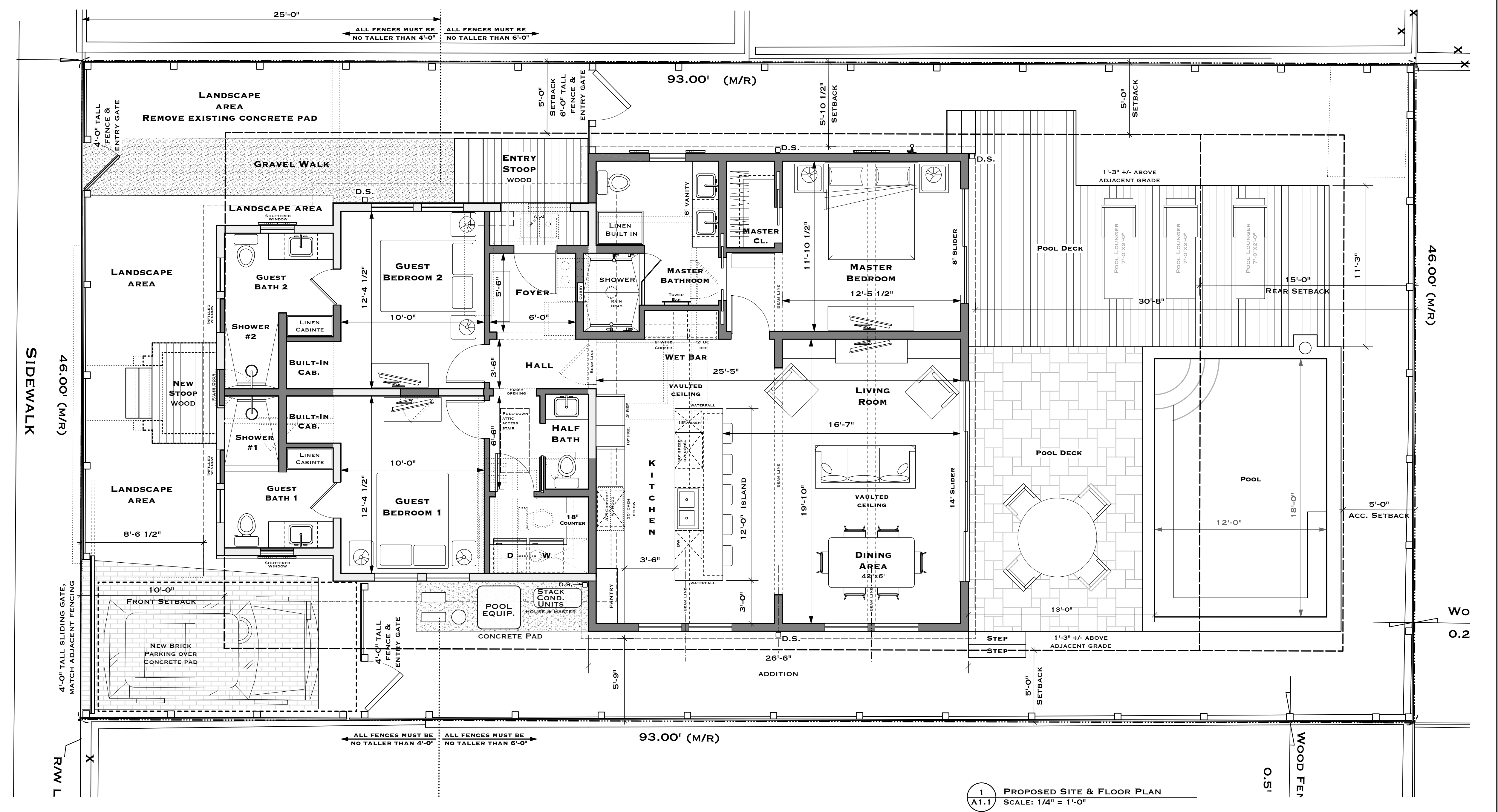
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CHECKED:
DATE: 04-20-2022

REVISION # DATE

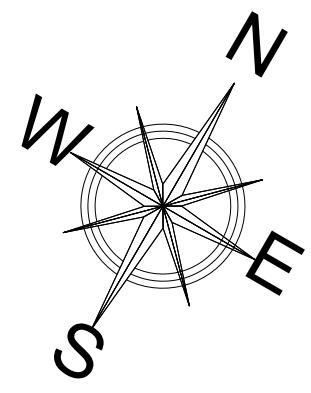
A1.1
 SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



1 PROPOSED SITE & FLOOR PLAN
 A1.1 SCALE: 1/4" = 1'-0"



ROYAL ST.

30' (RW) L C

15.0'

SIDEWALK

46.00' (M/R)

R/W L

93.00' (M/R)

46.00' (M/R)

WO
0.2

WOOD FEN
0.5'



NOT FOR CONSTRUCTION,
 FOR HARC APPROVAL
 PURPOSES ONLY

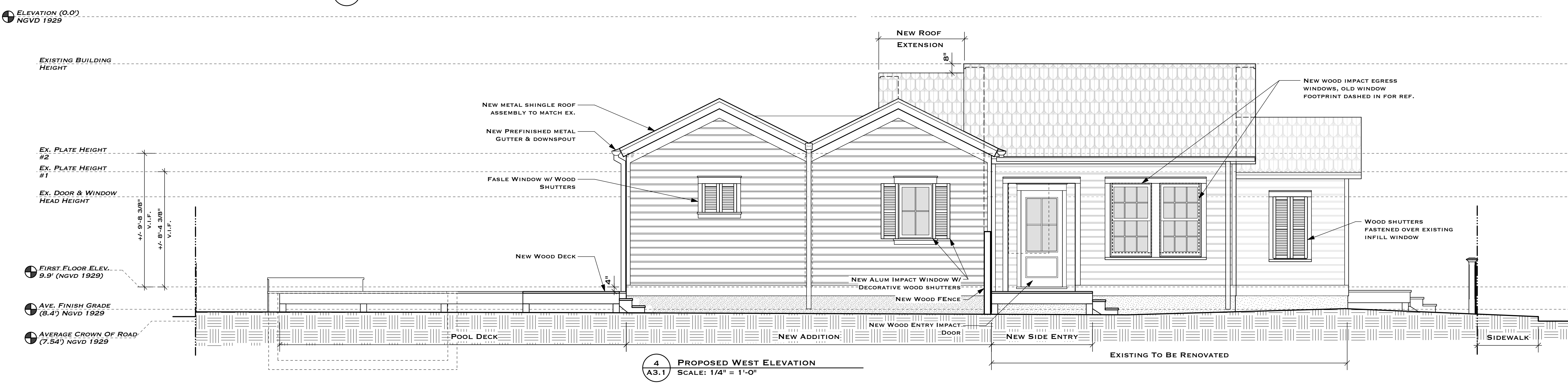
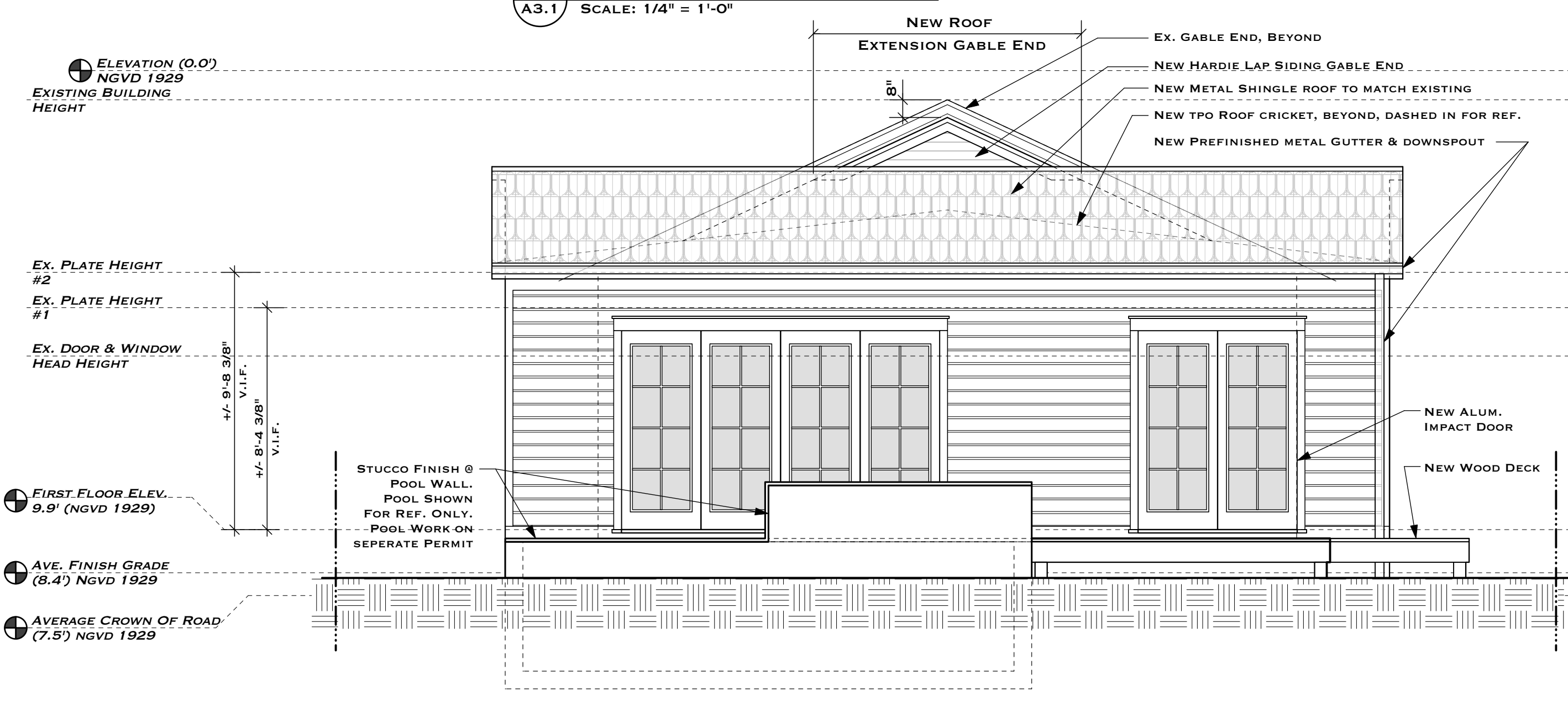
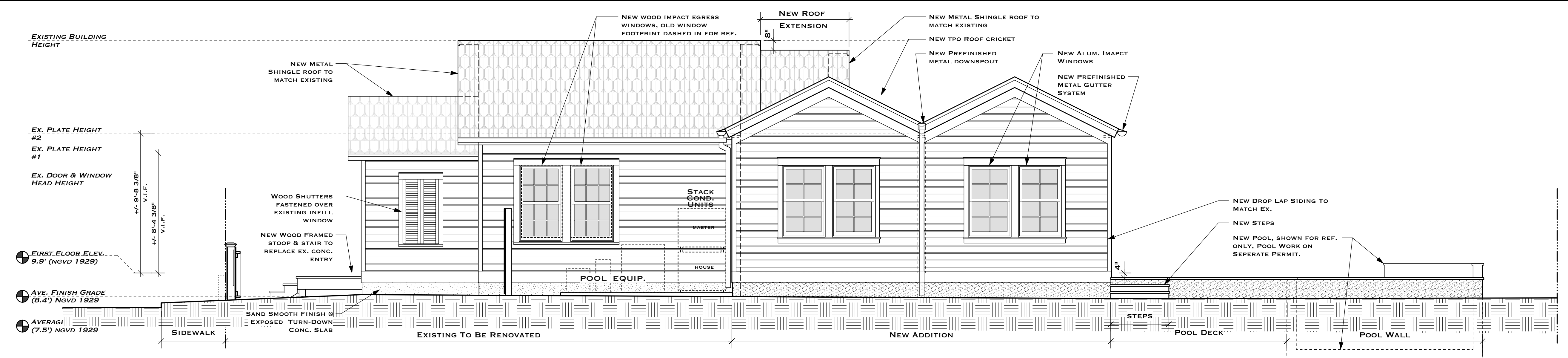
1209 ROYAL STREET
 KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: EDSA / TSN
 CHECKED:
 DATE: 04-20-2022

REVISION # DATE

A3.1
 SHEET #



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 24, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

RENOVATION TO HISTORIC RESIDENCE, NEW REAR ADDITION, AND NEW POOL AND DECK AT REAR YARD. DEMOLITION OF A SHED ADDITION AT REAR. REMOVAL OF CONCRETE STOOPS AT FRONT AND REAR. REMOVAL OF LOW WALL AT SIDEWALK AND PORTION OF WALL AT SIDE ENTRY.

#1209 ROYAL STREET

Applicant – T.S. Neal Architects Application #H2022-0015

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 305-809-3975 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 T. 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:

1209 ROYAL L on the 18 day of MAY, 2022.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on MAY 24, 2022.

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 _____.

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

Signed Name of Affiant:

T. SETH NEAL

Date: 5-24-2022

Address: 22974 9th Street NW

City: CLAYTON, GA

State, Zip: FL 33047

The forgoing instrument was acknowledged before me on this 18 day of MAY, 2022.

By (Print name of Affiant) Timothy Neal who is personally known to me or has produced Drivers license as identification and who did take an oath.

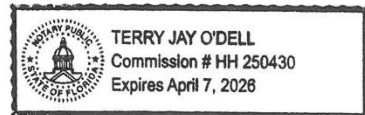
NOTARY PUBLIC

Sign Name: Terry O'Dell

Print Name: Terry O'Dell

Notary Public - State of Florida (seal)

My Commission Expires: April 7, 2026







1209

Public Meeting Notice

PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

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

Summary

Parcel ID 00029590-000000
 Account# 1030350
 Property ID 1030350
 Millage Group 10KW
 Location 1209 ROYAL ST, KEY WEST
 Address
 Legal KW INVESTMENT CO SUB PB1-49 LOT 11 SQR 2 TR 12 OR290-339/43 OR966-560
 Description OR1172-1394/95 OR2268-74 OR2313-1358
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

PATTERSON ROBERT
 6 Silas Meriam Way
 Middleton MA 01949
 MATVICHUK PETER P
 6 Silas Meriam Way
 Middleton MA 01949

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$77,921	\$79,003	\$73,592	\$73,592
+ Market Misc Value	\$1,257	\$1,257	\$1,257	\$1,257
+ Market Land Value	\$473,575	\$519,178	\$514,857	\$502,515
= Just Market Value	\$552,753	\$599,438	\$589,706	\$577,364
= Total Assessed Value	\$552,753	\$599,438	\$589,706	\$565,764
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$552,753	\$599,438	\$589,706	\$577,364

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	4,278.00	Square Foot	46	93

Buildings

Building ID 2282
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1/ R1
 Gross Sq Ft 682
 Finished Sq Ft 670
 Stories 1 Floor
 Condition GOOD
 Perimeter 106
 Functional Obs 0
 Economic Obs 0
 Depreciation % 12
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1948
 Effective Year Built 2010
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE
 Heating Type
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	670	670	0
OPU	OP PR UNFIN LL	12	0	0
TOTAL		682	670	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1984	1985	1	100 SF	2
CONC PATIO	1984	1985	1	16 SF	1
CONC PATIO	1984	1985	1	160 SF	1
CONC PATIO	1984	1985	1	180 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/24/2022	\$940,000	Warranty Deed	2367795	3163	1899	01 - Qualified	Improved
6/1/1991	\$102,000	Warranty Deed		1172	1394	Q - Qualified	Improved

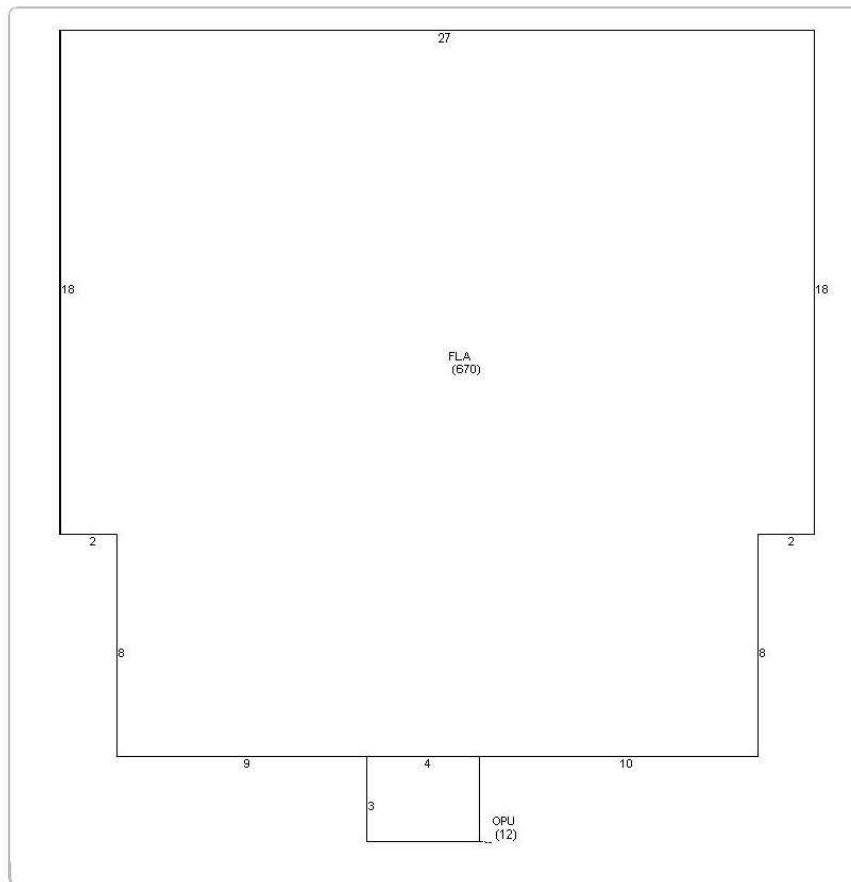
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0000389	2/18/2000	11/29/2000	\$150		REPLACE 100 SF SIDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

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