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Structural Report

Single Family Residence
309 William Street
Key West, FL 33040

Prepared By:

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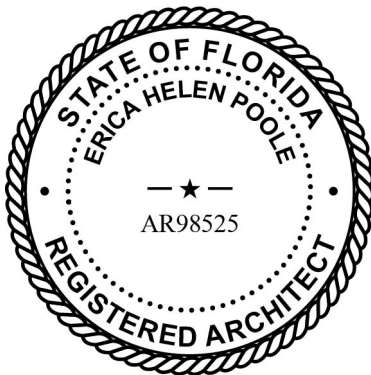
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Background

This report was commissioned by the client & contractor to evaluate the condition of the existing wood frame residence at 309 William Street. This home is on limerock columns, brick, and wood piles. The residence is approximately 1,432 SF with a 130 SF covered front porch.

Procedure

A site visit was conducted on August 26th where visual observations were noted and photographs were taken.

Observations

The contractor, Gulf Southern Construction Company, performed exploratory demo in order to expose specific elements associated with wall framing, floor framing, and foundation. Within steps of entering, two persons, myself included, fell through the floor.

The wall framing is in a deteriorated state in all exposed locations. Duct tape was found to be holding one corner together. No strapping or sheathing was present in any exposed location. Daylight is visible through the siding. Wracking of the structure is visually evident. The ceiling and roof structure show visible signs of significant water damage, termite damage, and rot.

The floor framing is in a deteriorated state in all exposed locations. The floor sheathing/flooring material is soft and unstable for walking. Exposed locations indicate no structural attachment to the sill beams, and floor framing is resting on the ground below. A series of photos depict a significant slope in the floor, indicating failure of the floor framing and/or foundation settling. The lower diaphragm is completely compromised and in full need of replacement.

The siding is unsalvageable and in very poor condition due to a variety of factors including water damage, termite damage, and rot/decay. There is no sheathing present in the exposed areas.

The foundation has been determined to be either non-existent, sunken into the ground, or deteriorated. It consists of limestone columns, bricks, and wood piles in varied locations with no indications of tie downs between the foundation and structure.

Conclusion

In my opinion as a Registered Architect in the State of Florida, the structure and foundation pose a significant safety hazard and should be demolished. The conditions pose an unsafe working environment for any involved. In the event of a hurricane, a debris field would

likely be generated impacting the surrounding the historic structures. This is an unsafe structure and not a candidate for renovation/repair.



FRONT OF RESIDENCE



NORTH SIDE OF RESIDENCE



NORTH SIDE OF RESIDENCE



SOUTH SIDE OF RESIDENCE



SOUTH SIDE OF RESIDENCE



REAR OF RESIDENCE (REMAINDER NOT VISIBLE)



DETERIORATED EXTERIOR SIDING W/ NO SHEATHING





DETERIORATED FLOOR FRAMING & SHEATHING



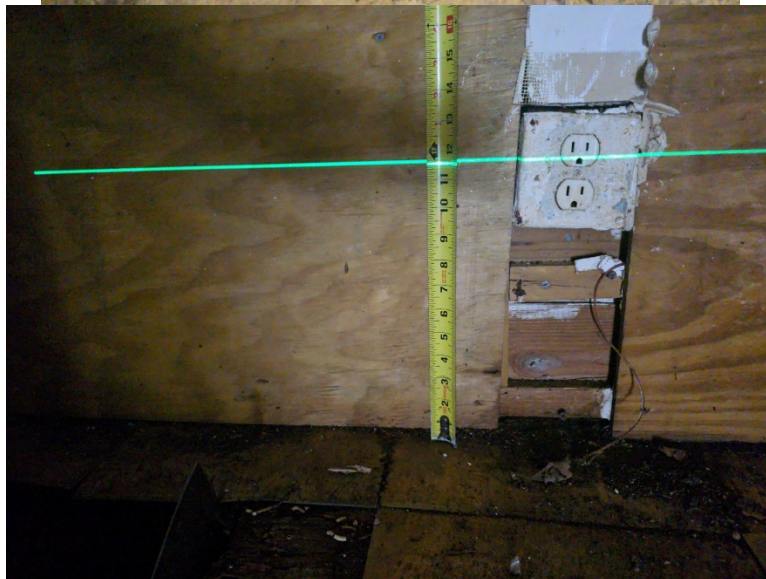
DETERIORATED WALL CONDITION (SEPARATION)



FLOOR FRAMING ON GRADE



UNLEVEL FLOOR (SUNKEN FOUNDATION & FRAMING)



UNEVEL FLOOR (SUNKEN FOUNDATION & FRAMING)



UNLEVEL FLOOR (SUNKEN FOUNDATION & FRAMING)



UNLEVEL FLOOR (SUNKEN FOUNDATION & FRAMING)



CONDITION OF EXTERIOR SIDING



CONDITION OF EXTERIOR SIDING





FOUNDATION ELEMENTS



FOUNDATION ELEMENTS



DETERIORATED RIM JOIST



½ STORY WATER DAMAGE



$\frac{1}{2}$ STORY WATER DAMAGE



½ STORY WATER DAMAGE



½ STORY WATER DAMAGE













SEPARATED ROOF FRAMING