



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: September 23, 2025

Applicant: T.S. Neal Architects

Application Number: C2025-0072

Address: 938 Whitehead Street

Description of Work:

Renovations to contributing structure. New addition at rear, new accessory storage structure and site improvements at Lighthouse Museum.

Site Facts:

The property under review has multiple construction dates according to the Property Appraisers website. The date of the lighthouse is listed as 1824. The date of the "Keepers Quarters" is 1943; however, this date is not supported by other sources. The "Keepers Quarters" appears on the 1892 Sanborn Map. The site contains multiple historic buildings and features including the lighthouse, a "Keepers Quarters", an "oil house", a historic shed, a cistern, a gift shop, and a well.

Currently the house is located within an X flood zone.





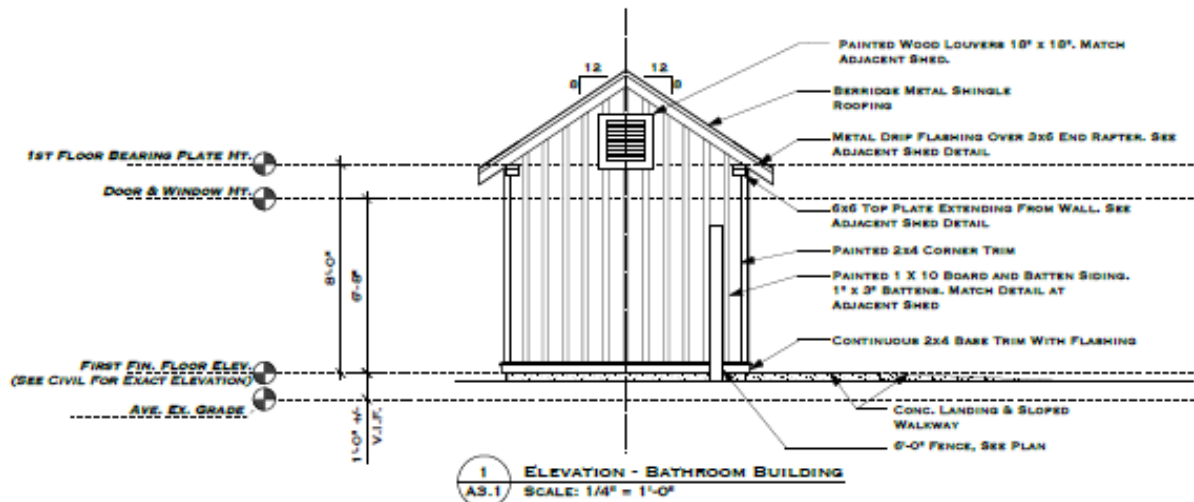
4 | Page - 938 Whitehead Street - item 5

Guidelines Cited on Review:

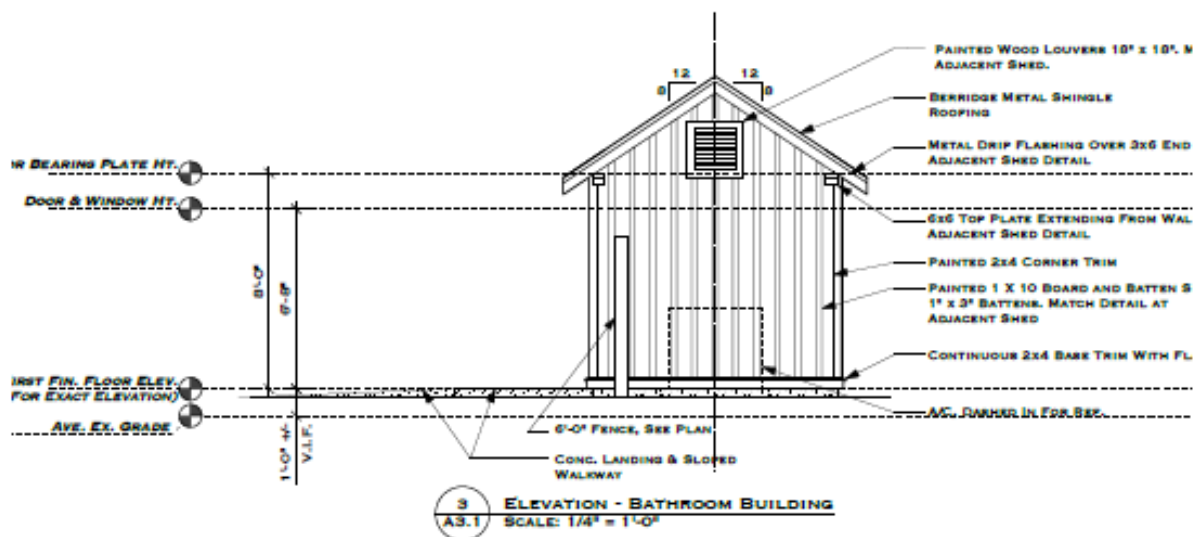
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 6, 13, 14, 19, 25 (first sentence), and 26.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 8, 12, 14, 18, and 22.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters & Accessory Structures (page 40), specifically Guidelines 1 and 3.
- Guidelines for Fences and Walls (page 41), specifically Guidelines 1, 4, and 8.
- Guidelines for Air Conditioning Units, Antennas, Trash Facilities & Satellite Dishes (page 42), specifically Guideline 1.
- Guidelines for Parking Areas, Landscaping, & Open Space Environment (page 43), specifically guidelines 4 and 5.

Staff Analysis:

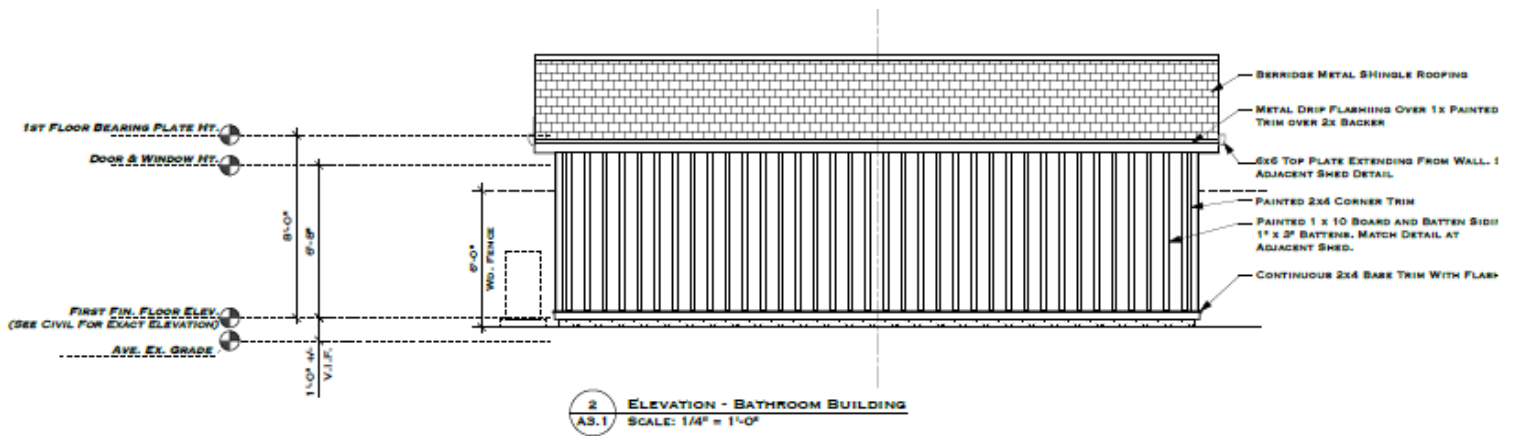
A Certificate of Appropriateness is currently under review for the construction of a new accessory storage structure and new accessory bathroom structure. Both structures will include metal shingle roofs, board and batten siding, a vent with wood louvers, and four panel wood doors. Each structure will have its own concrete walkway in front that connects to the current walkway on the property. A portion of the existing 6' white picket fence will be removed in the location of the accessory structures. A portion of the fence will remain between the two buildings and a new 6' gate will be added to the south of the bathroom buildings to connect to the existing fence. New A/C equipment is proposed to the north of the bathroom building and the storage building. New traffic bollards will be installed between the buildings and the existing parking lot to the West.



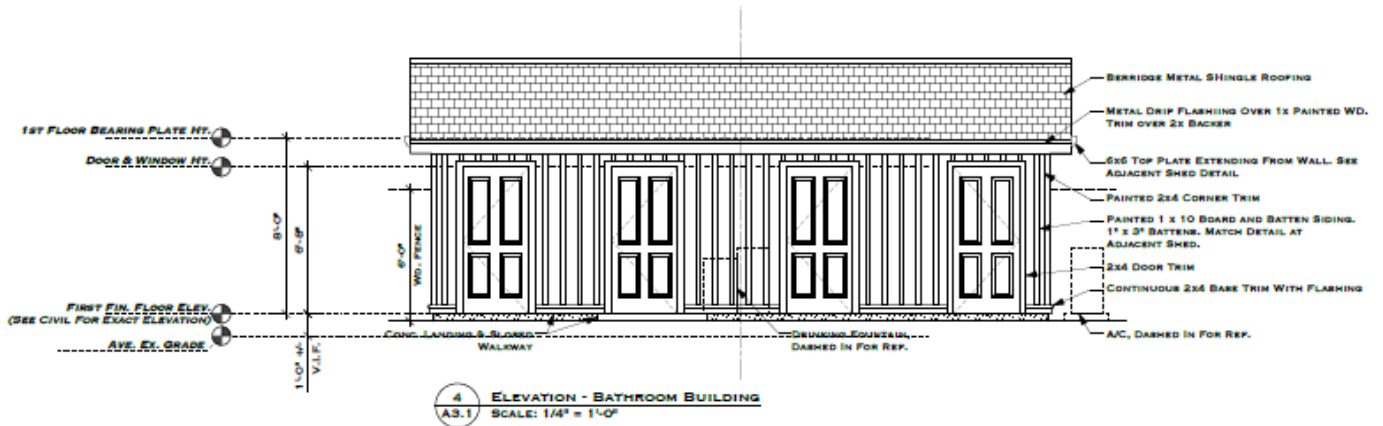
Proposed Bathroom Building Side (South Elevation).



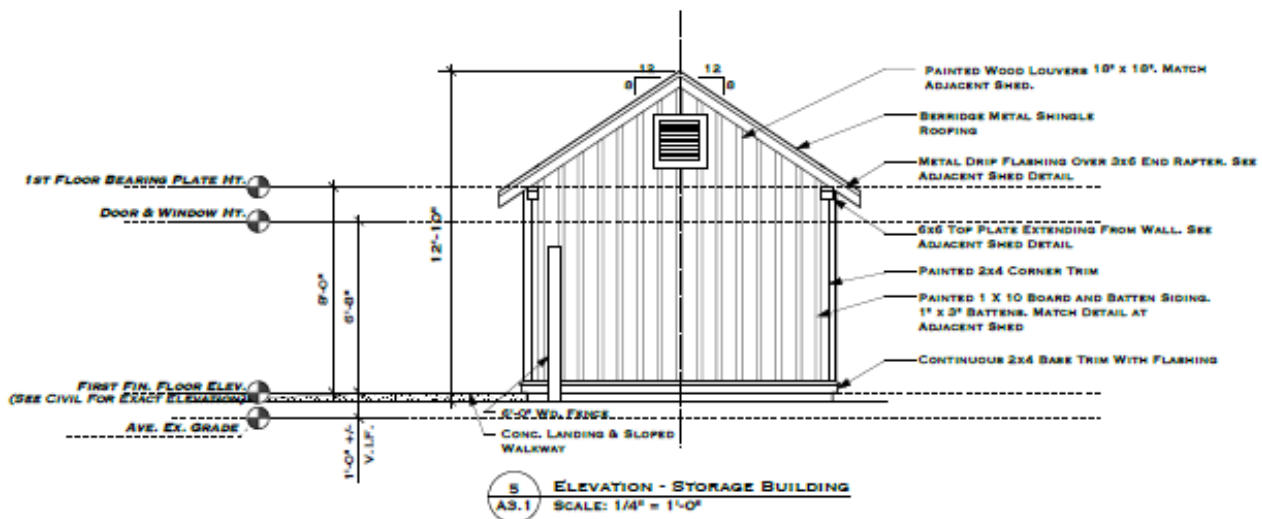
Proposed Bathroom Building Side (North) Elevation.



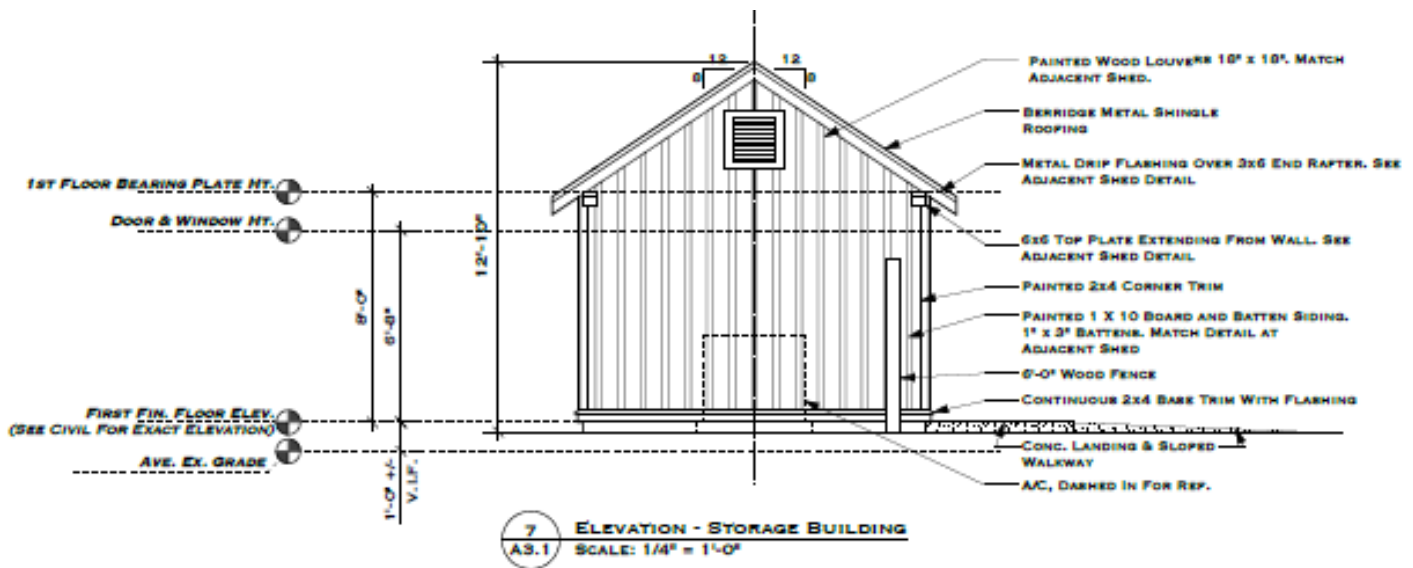
Proposed Bathroom Building Rear (West) Elevation.



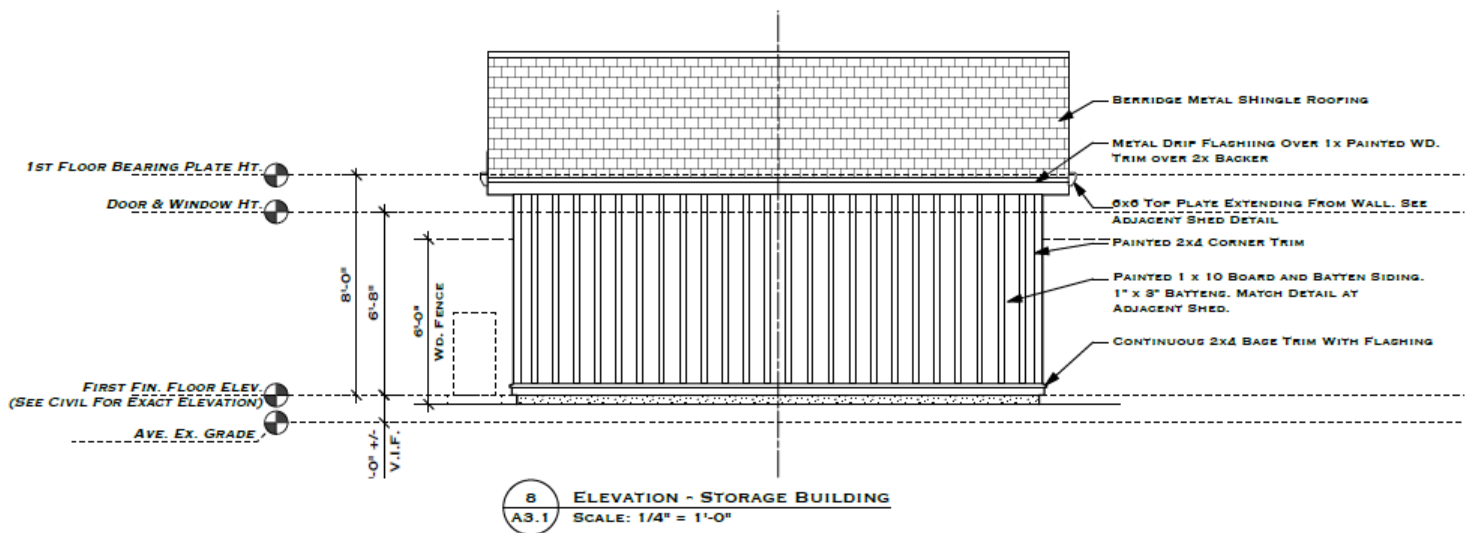
Proposed Bathroom Building Rear (West) Elevation.



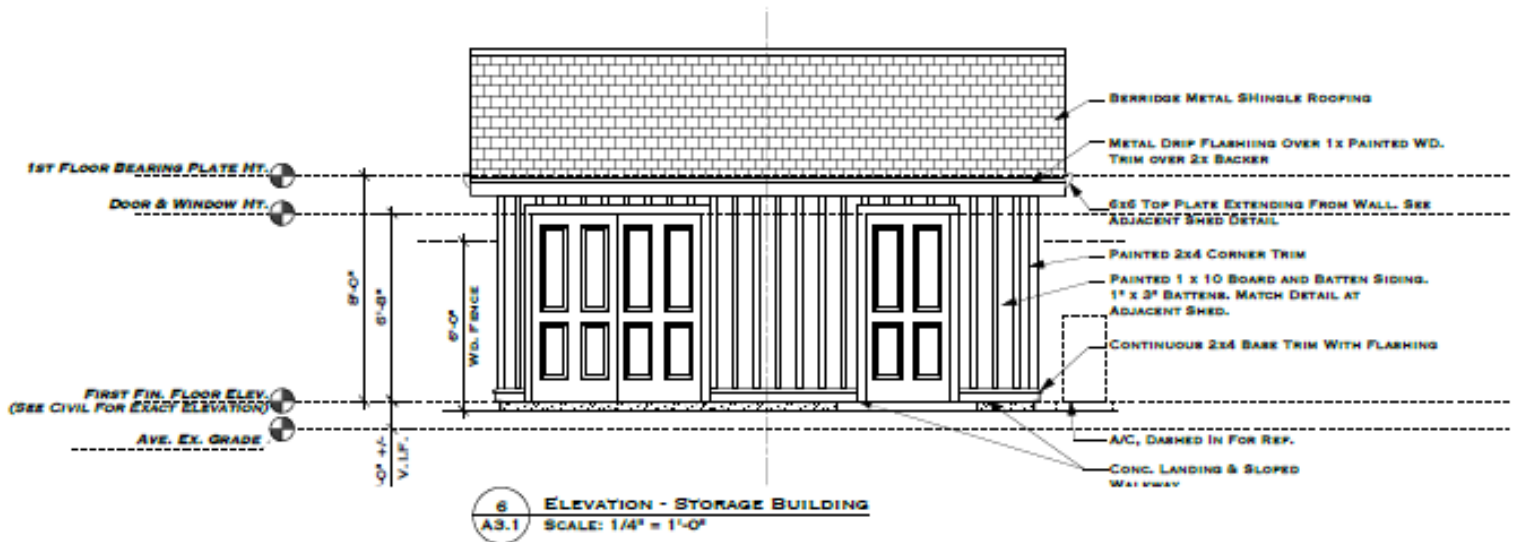
Proposed Storage Building Side (South Elevation).



Proposed Storage Building Side (North Elevation).



Proposed Storage Building Rear (West) Elevation.



Proposed Storage Building Front (East) Elevation.

Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with structure under construction and surrounding context. The proposed addition follows the Guidelines for Roofing including Guideline 3 which states “roofing materials and forms used in new construction must be visually compatible with the existing historical and architectural context of the streetscape and neighborhood.” The proposed addition will have a metal shingle roof, which is the same material as the historic gift shop building. The structure also follows the Guidelines for additions. Guideline 1 states that “additions shall require no or minimal changes to the character defining features of a building and its site.” The two new accessory structures would not alter any character-defining features of the property.

The structure follows Guideline 13 of New Additions which states “New additions must have a similar building form found in the existing structure. New addition massing shall be similar or smaller than the massing found in the existing building and adjacent structures. It also follows Guideline 18 of New Construction which states structures should have “roof forms that appear similar to the established range of roof shapes of same typology in the immediate surrounding area and are compatible with the architectural style of a new building.” The massing of the proposed accessory structures is similar to the massing of other buildings on the property. The proposed accessory structures will both have the same gable form as seen on the gift shop and “Keepers Quarters.” The addition also Guideline 22 states that “materials used for roofs, walling and windows etc. shall echo those used on the predominant or adjacent historic structures of same typology.” The proposed accessory structures will have a metal shingle metal roof and board and batten siding, which is compatible with the current structure and the surrounding area.

The new accessory structures also follow Guideline 14 of New Construction, which states “there must be a consistency of scale and proportion. The width and height of new construction shall be similar to those buildings of the same land use immediately adjacent to it.” The proposed accessory structures stay consistent with the width and height of construction on and immediately adjacent to the property. They also follow Guideline 18, as the roof forms follow the established roof shapes in the surrounding area.

The proposed accessory structures also follow Guidelines 1 and 3 of outbuildings. Both accessory structures are compatible with the historic gift shop and “Keeper’s Quarters” on the property in materials, design, height, scale, and massing. They also will not exceed the height of the principal structures on the site.

The proposed new 6’ tall wood gate to the south of the bathroom building meets Guidelines 4 and 8 of fences. The fence will be on the side of the property and will be part of the current 6’ foot fence. The fence will be a white wood picket fence to match the current fence on the property. The new A/C units meet Guideline 1 of Air Conditioning Units as both units will be behind the accessory structures and out of the public right-of-way.

The proposed concrete walkways follow the Guidelines for Parking Areas, Landscaping, & Open Space Environment, specifically guideline 5. Guideline 5 states “excessive use of paving, driveways or walkways that cover traditionally open space is discouraged.” The design of the proposed walkways are appropriately scaled and would maintain a balance between hardscape and landscape. Guideline 7 states that “concrete or gravel lawns, front patios and circular driveways are not appropriate.” The proposed walkways are straight with no circular pattern.

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 X	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	938 Whitehead Street	
NAME ON DEED:	Monroe County	PHONE NUMBER 305-395-8283
OWNER'S MAILING ADDRESS:	1100 Simonton Street Key West, FL 33040	EMAIL Sanders-Steven@monroecounty-fl.gov Contact person: Steve Sanders
APPLICANT NAME:	T.S. Neal Architects- Seth Neal	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22974 Oversea Hwy Cudjoe Key Fl	EMAIL sethneal@tsnarchitects.com
APPLICANT'S SIGNATURE:	<i>Seth Neal</i>	DATE 07-22-2025

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:	
New one story wood framed bathroom building and new one story wood framed accessory storage building at existing Lighthouse Museum.	
MAIN BUILDING:	
Painted Wood siding 1x10 board & 1x3 battens, 4 panel doors, 2x4 trim & corner boards at siding, 1x wood fascia with exposed 3x rafter tails and pressed metal roofing shingles.	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
No	

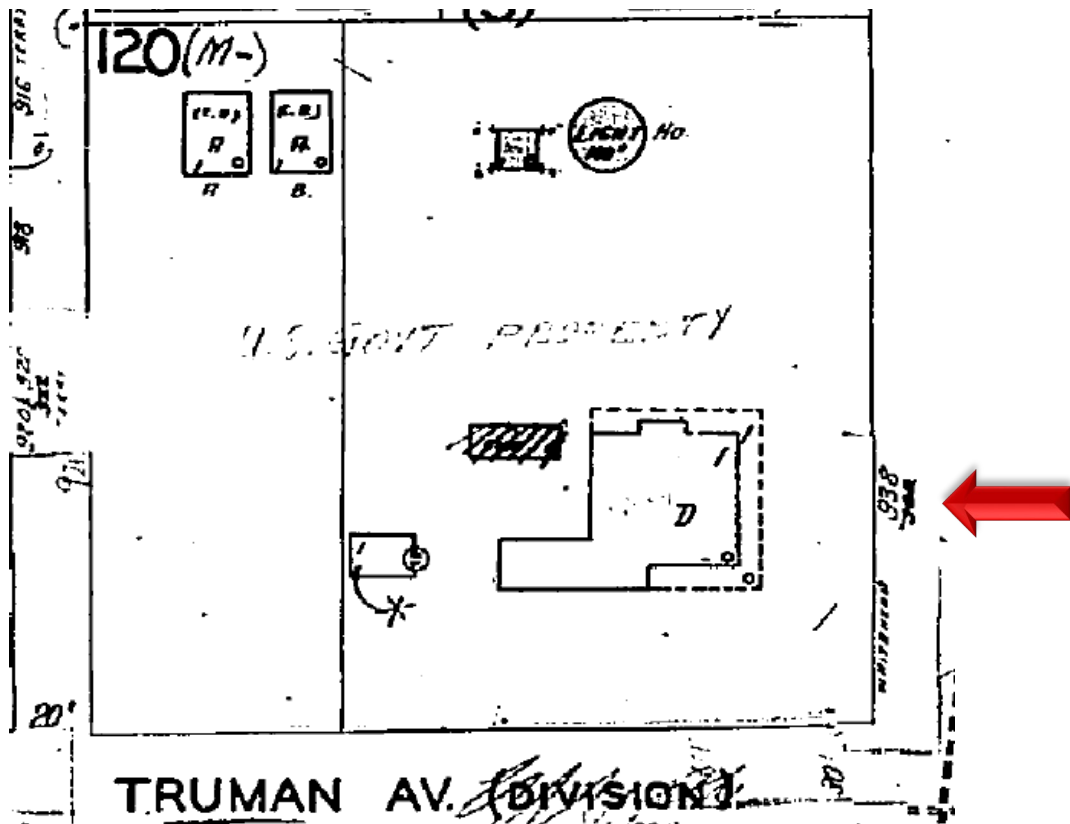
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
Yes	
PAVERS:	FENCES: patch & repair existing wood fence
New concrete walkways to match existing textured concrete	
DECKS: no	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	-
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Yes, condensor see site plan	

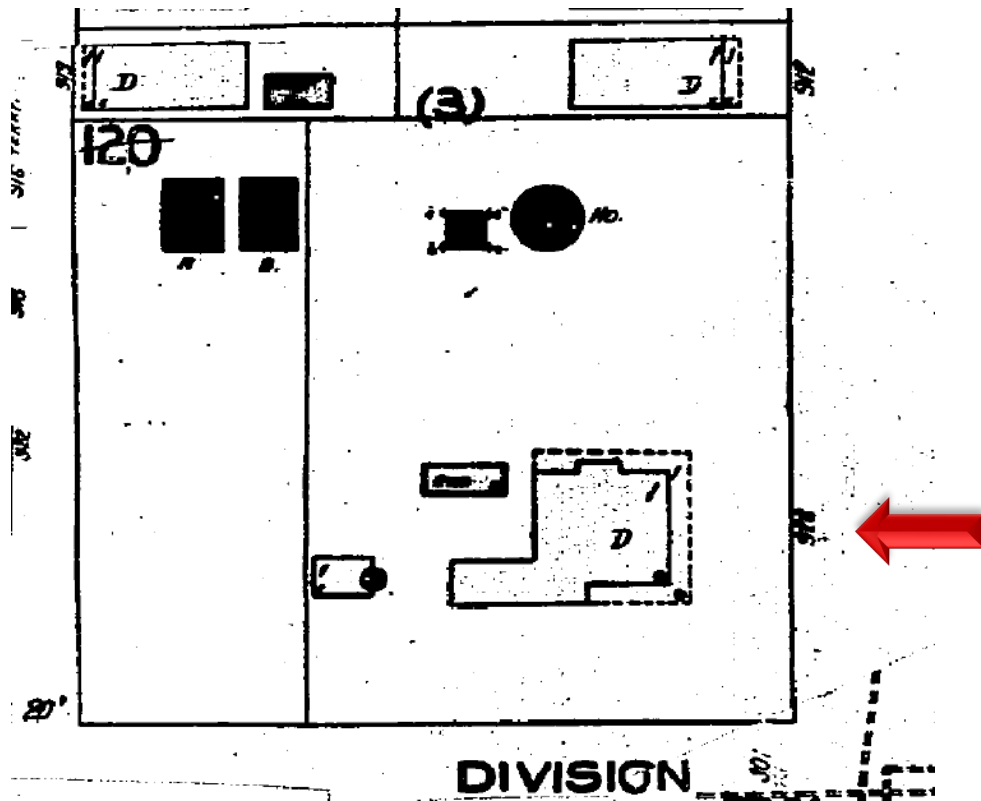
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE 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.

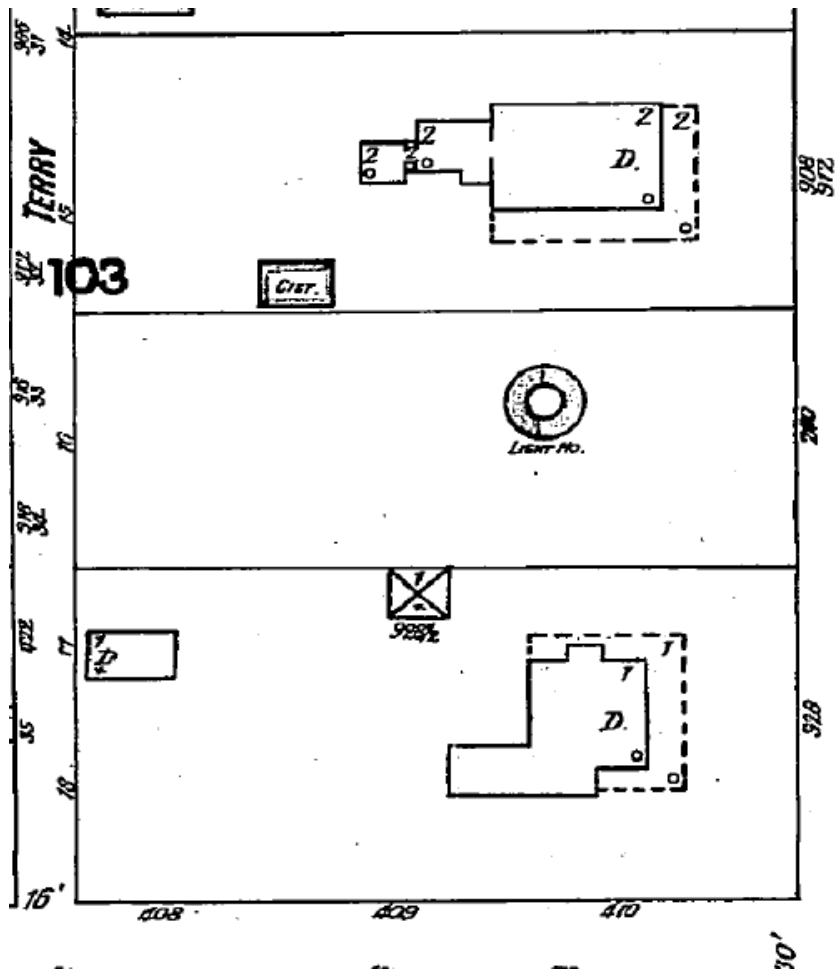
SANBORN MAPS



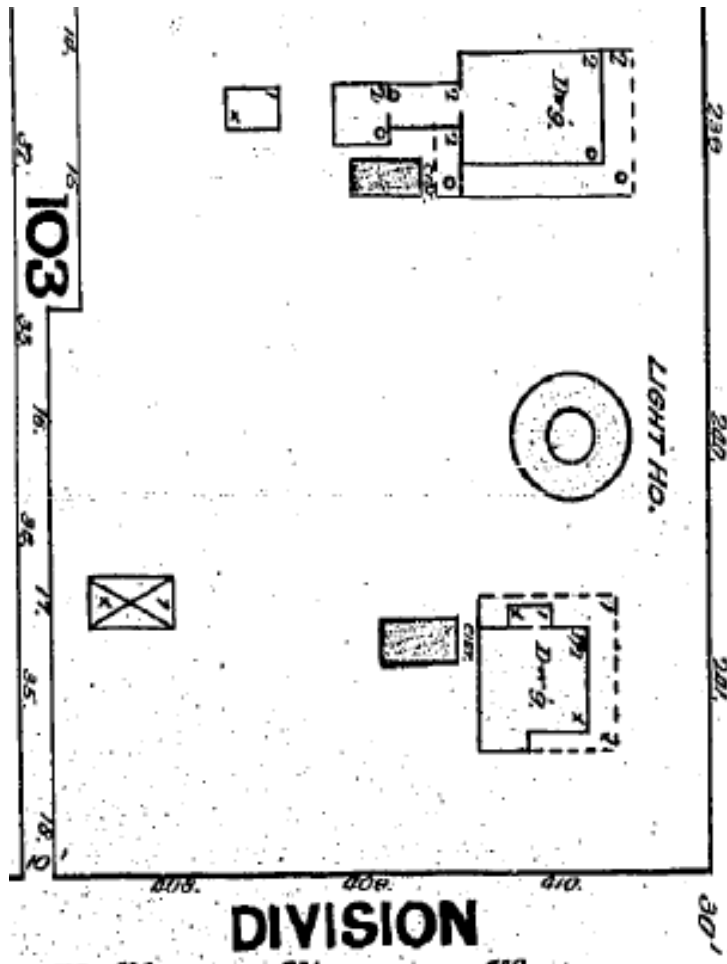
1962 Sanborn Map



1948 Sanborn Map



1899 Sanborn Map



1889 Sanborn Map

PROJECT PHOTOS



VIEW FROM
LIGHTHOUSE & WELL



VIEW FROM TRUMAN AVENUE



VIEW FROM PARKING LOT



VIEW FROM WHITEHEAD STREET

SURVEY

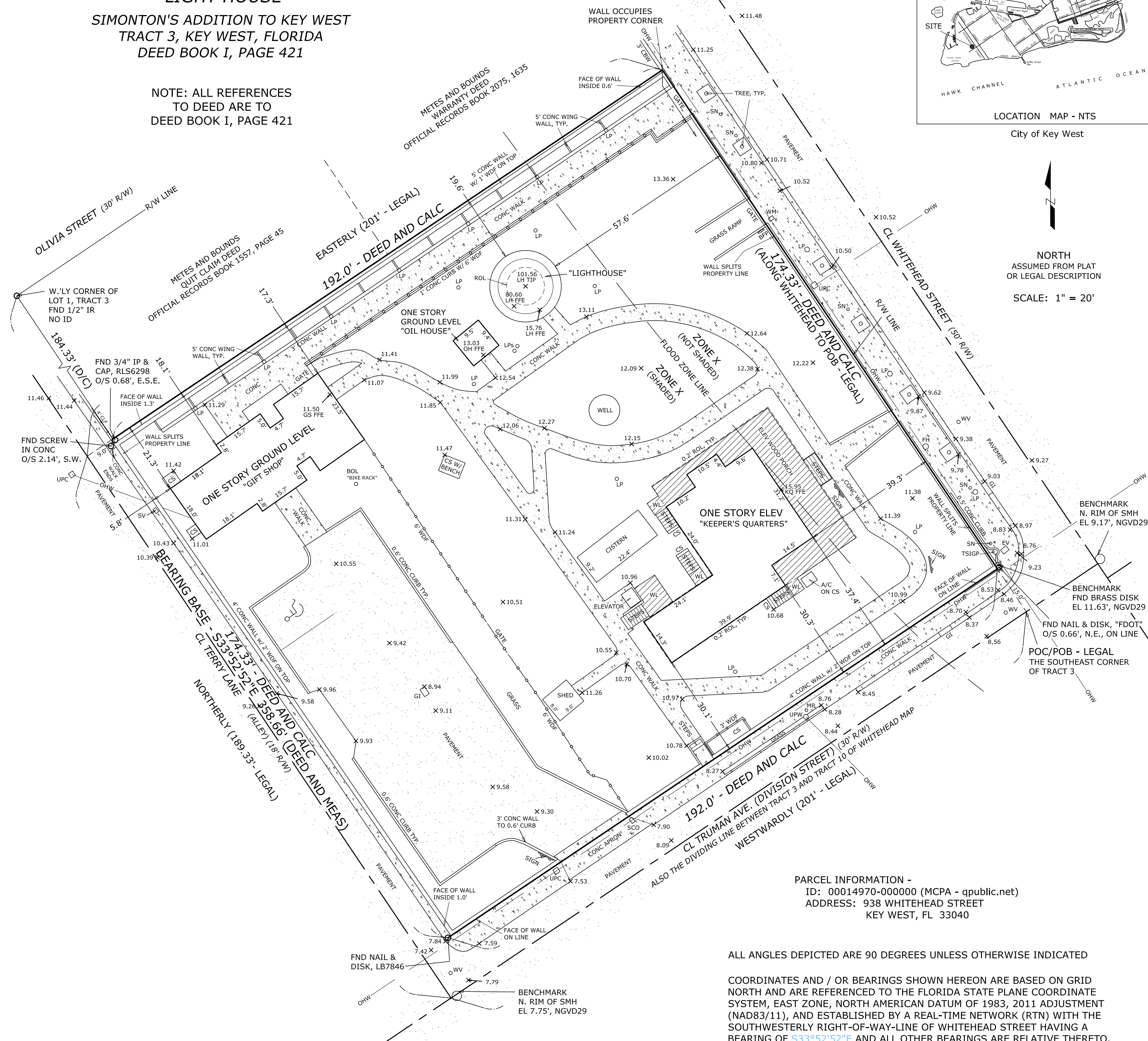
SIMONTON'S ADDITION TO KEY WEST
TRACT 3, KEY WEST, FLORIDA
DEED BOOK I, PAGE 421

City of Key West

7

NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 20'



PARCEL INFORMATION -
ID: 00014970-000000 (MCPA - qpublic.net)
ADDRESS: 938 WHITEHEAD STREET
KEY WEST, FL 33040

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

COORDINATES AND / OR BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/11), AND ESTABLISHED BY A REAL-TIME NETWORK (RTN) WITH THE SOUTHWESTERLY RIGHT-OF-WAY-LINE OF WHITEHEAD STREET HAVING A BEARING OF S33°52'52"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

ELEVATIONS SHOWN HEREON AS X --, ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) UNLESS NOTED OTHERWISE, AS ESTABLISHED BY NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT U 267, "PID AA0018" HAVING A PUBLISHED ELEVATION OF 11.63 FEET NGVD29 AND 10.29 FEET (NAVD88). TO REACH NAVD88 ELEVATIONS FROM NGVD29 SHOWN HEREON YOU SUBTRACT (-) 1.34 FEET (NGVD29 - 1.34' = NAVD88).

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (NOT SHADED) AND ZONE X (SHADED), PER FEMA FIRM MAP NUMBER 12087C, PANEL NUMBER 1516K, WITH AN EFFECTIVE DATE OF 02/18/05. FIRM MAP BASE FLOOD ELEVATION REFERS TO NGVD29. FLOOD ZONE LINES SHOWN ON THIS SURVEY WERE DOWNLOADED FROM <https://msc.fema.gov> ON 6/19/2024 AS A GEOREFERENCED SHAPE FILE AND IMPORTED. NO REVISIONS HAVE BEEN POSTED FOR THIS AREA AS OF THE DATE OF THIS SURVEY. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF SAID MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE(S) AS NOTED.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS
NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

This field survey was completed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whatsoever. 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.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

The accuracy standard for this survey is from the Standards and Specifications for Geodetic Control Networks published by the Federal Geodetic Control Committee dated September 1984 Third-order, Class I with a minimum of 1:10,000. The accuracy for this survey exceeds this standard.

Units of measurement are in U.S. Survey Feet and decimal parts thereof.

The location of utilities was limited to visible and above ground evidence only. No underground improvements, if any, were located except as shown hereon.

LEGAL DESCRIPTION -

LEGAL DESCRIPTION FROM RESTRICTIVE COVENANTS:
OFFICIAL RECORD BOOK 1117, PAGE 0113

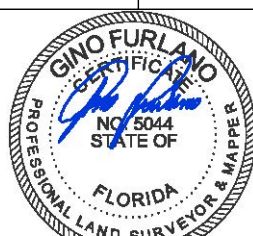
THAT CERTAIN PIECE OF PARCEL OF LAND ON THE ISLAND OF KEY WEST BEING A PART OF TRACT NUMBER 3 (THREE) AS DESIGNATED ON THE MAP OF PLAN OF SAID ISLAND, DELINEATED BY WILLIAM A WHITEHEAD, FEBRUARY, 1829 AND COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 3 (THREE) ON WHITEHEAD STREET OF THE CITY OF KEY WEST EXTENDED AND RUNNING THENCE WESTWARDLY ON THE LINE BETWEEN TRACT NUMBER 3 (THREE) AND 10 (TEN) TWO HUNDRED AND ONE FEET (201) FEET; THENCE IN A NORTHERLY DIRECTION AT RIGHT ANGLES WITH SAID LINE ONE HUNDRED AND EIGHTY NINE FEET FOUR INCHES (189 4/12 FEET); THENCE IN AN EASTERLY DIRECTION TO WHITEHEAD STREET AFORESAID TWO HUNDRED AND ONE FEET (201). THENCE ALONG WHITEHEAD STREET TO THE PLACE OF BEGINNING.

CERTIFIED TO -
MONROE COUNTY

LEGEND - (THE FOLLOWING ABBREVIATIONS MAY BE FOUND ON THIS SURVEY)
SYMBOLS SHOWN HEREON MAY HAVE BEEN ENLARGED FOR CLARITY. SYMBOLS SHOWN HEREON HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

BFP = BACK-FLOW PREVENTOR	GS = GIFT SHOP	PRM = PERMANENT REFERENCE
BO = BLOW OUT	GU = GUY WIRE	MONUMENT
CB = CALCULATED	HB = HOUSE BIB	PVCF = PVC FENCE
CBW = CONCRETE BLOCK WALL	ILL = ILLIGIBLE	R = RADIUS
CBRW = CURBED BLOCK WALL	IP = IRON PIPE	ROOF = ROOF OVERHANG LINE
RETAINING WALL	IR = IRON ROD	R/W = RIGHT OF WAY
CL = CENTERLINE	KQ = KEEPER'S QUARTERS	SA = SANITARY CATCH BASIN
CLF = CHAINLINK FENCE	LA = ARC LENGTH	SMH = SANITARY MANHOLE
CM = CONCRETE CURB	LE = LOWER ENCLOSURE	SN = STREET SIGN
CMC = CONCRETE MOUNT	LH = LIGHT HOUSE	SV = SEWER VALVE
CS = CONCRETE SLAB	LP = LIGHT POLE	TBM = TIE BENCHMARK
CVRD = COVERED	LS = LANDSCAPING	TB = TOP OF BANK
D = DEED	M = MEASURED	TOS = TOP OF SLOPE
DEASE = DRAINAGE EASEMENT	MHWL = MEAN HIGH WATER LINE	TSOP = TRAFFIC SIGNAL POLE
EB = ELECTRIC BOX	MP = METAL POLE	TYP = TYPICAL
ELB = ELEVATION	MTPF = METAL FENCE	UTP = UTILITY EASEMENT
ELV = ELEVATED	NAVJ = NORTH AMERICAN	UCP = CONCRETE UTILITY POLE
ENCL = ENCLOSURE	NAVJ = NORTH AMERICAN	UPM = METAL UTILITY POLE
ENCL = ENCLOSURE	NGVD = NATIONAL GEODETIC	UPW = WOOD UTILITY POLE
FFF = FINISHED FLOOR ELEVATION	NVD = NATIONAL DATUM (1929)	WD = WOOD DECK
FI = FINISH	NTS = NOT TO SCALE	WF = WOOD FENCE
F = FENCE INSIDE	OH = OIL HOUSE	WF = WIRE FENCE
FO = FENCE	OHW = OVERHEAD WIRES	WL = WOOD LANDING
FO = FENCE OUTSIDE	P = PLAT	WM = WOOD WATER
FOL = FENCE ON LINE	P/M = PLAT & MEASURED	WRACK LINE = LINE OF DEBRIS
GI = GATE INLET	PKP = PERMANENT CONTROL POINT	ON SHORE
GL = GROUND LEVEL	PI = POINT OF INTERSECTION	
GP = GRINDER PUMP	PK = PARKER KALON NAL	
	PO = POINT OF BEGINNING	
	POC = POINT OF COMMENCEMENT	

SCALE:	1"=20'	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 CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE "B" HAS BEEN PROVIDED, MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1.01(C)(SETBACKS), 1.01(D)(ENCROACHMENTS), & 1.04(E)(EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.
FIELD WORK DATE	07/02/25	
REVISION DATE	-/-/-	
SHEET	1 OF 1	
DRAWN BY:	JM	
CHECKED BY:	GF	
INVOICE #: 25062301	I, <u>GINO FURIO</u> , A SURVEYOR AND MAPPER, STATE OF FLORIDA, DO 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 CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE "B" HAS BEEN PROVIDED, MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1.01(C)(SETBACKS), 1.01(D)(ENCROACHMENTS), & 1.04(E)(EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.	



☒ THIS DIGITAL SURVEY IS NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND ELECTRONIC SEAL

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE: (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

PROPOSED DESIGN

S I T E D A T A 938 WHITEHEAD STREET
RE# 00014970-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	No CHANGE
SITE AREA	33,471 SQ. FT.	4,000 SQ. FT.	EXISTING	No CHANGE
LOT SIZE	SEE SURVEY	40' X90' (MIN)	EXISTING	No CHANGE
IMPERVIOUS	14,947.73 SQ. FT. (44.65%)	20,082.6 SQ. FT. (60% MAX)	15,462 SQ. FT. (46.2% MAX)	CONFORMING
OPEN SPACE	18,914 SQ. FT. (56.5%)	11,714.85SQ. FT. (35% MIN)	18,009.5 SQ. FT. (53.8% MIN)	CONFORMING
BUILDING COV.	4,255.7 SQ. FT. (12.7%)	13,338.4 SQ. FT. (40% MAX)	4,770 SQ. FT. (14.25% MAX)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV. (30% MAX.)	161.6 SQ. FT. (6.2%)	REAR YARD: 2,615 sq ft (30% MAX) = 784.5 sq ft	EXISTING	No CHANGE
FRONT YARD 50% GREEN SPACE COV.	1,430 SQ. FT. (82%)	1,743.3 SQ. FT. / 2= 871.65 Sq Ft, Min	EXISTING	No CHANGE
SETBACKS				
FRONT SETBACK (WHITEHEAD ST)	28'-10" KEEPERS QUARTERS	10'	EXISTING	No CHANGE
REAR SETBACK (TERRY LANE)	6'-3" GIFT SHOP	15'	EXISTING	No CHANGE
FRONT SETBACK (TRUMAN)	26'-5" KEEPERS QUARTERS	10'	EXISTING	No CHANGE
SIDE SETBACK	17'-6" GIFT SHOP	5'	EXISTING	No CHANGE
BUILDING HEIGHT	90'-10" LIGHTHOUSE	30'-0"	EXISTING	No CHANGE

FEMA MAP FLOOD ZONE: FLOOD ZONE X SITE LOCATION MAP:



GENERAL NOTES:

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

SCOPE OF WORK:
A NEW 1 STORY, BATHROOM BUILDING & 1 STORY STORAGE BUILDING.
COMMENTS:

PROJECT CONTACT LIST:

ARCHITECT: T. S. NEAL ARCHITECTS, INC. 22974 OVERSEAS HIGHWAY CUDJOE KEY, FL 33042 SETHNEAL@TSNARCHITECTS.COM JOE@TSNARCHITECTS.COM M 251-422-9547 O 305-340-8857	SURVEYOR: REECE & ASSOCIATES 31193 AVENUE A BIG PINE KEY, FL 33043 INFO@REECESURVEYING.COM O 305-872-1348	CONTRACTOR: PEDRO FALCON CONTRACTORS, INC. 31160 AVE C BIG PINE KEY, FL 33043 KEY WEST, FL 33040 O 305-872-2200 M 305-731-6978 KENB@PEDROFALCON.COM
--	--	--

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO
C0.1	SURVEY
C1.1	ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLANS
A3.1	ELEVATIONS

ABBREVIATION LEGEND:

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

A NEW RESTROOM & STORAGE BUILDING FOR
KEY WEST LIGHTHOUSE
938 WHITEHEAD ST.

-MONROE COUNTY BOARD OF COUNTY COMMISIONERS
-KEY WEST ART & HISTORICAL SOCIETY

KEY WEST, FL 33040

DESIGN NOTES:

THE NEW STRUCTURE IS
DESIGNED TO MEET THE FOLLOWING:
FBC 2023 - RESIDENTAL (FBC-R)
A.S.C.E. 24-14 REGULATIONS
PER FBC 07/ASCE 07-22
EXPOSURE "C"
LIVE LOAD 40 Psf
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET S0.0
CONSTRUCTION TYPE: TYPE VB

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

SCHEMATIC
DESIGN PLANS
FOR HARC
REVIEW ONLY

A NEW RESTROOM & STORAGE SHED FOR
938 WHITEHEAD STREET
-MONROE COUNTY BOARD OF COUNTY COMMISIONERS
-KEY WEST ART & HISTORICAL SOCIETY
KEY WEST, FL 33040

DRAWING TITLE:
TITLE & PROJECT
INFORMATION

DRAWN: JFS & JE
CHECKED: TSN
DATE: 07-23-2025

REVISION #	DATE

T1.1
SHEET #

T S N
T. S. NEAL ARCHITECTS, INC.

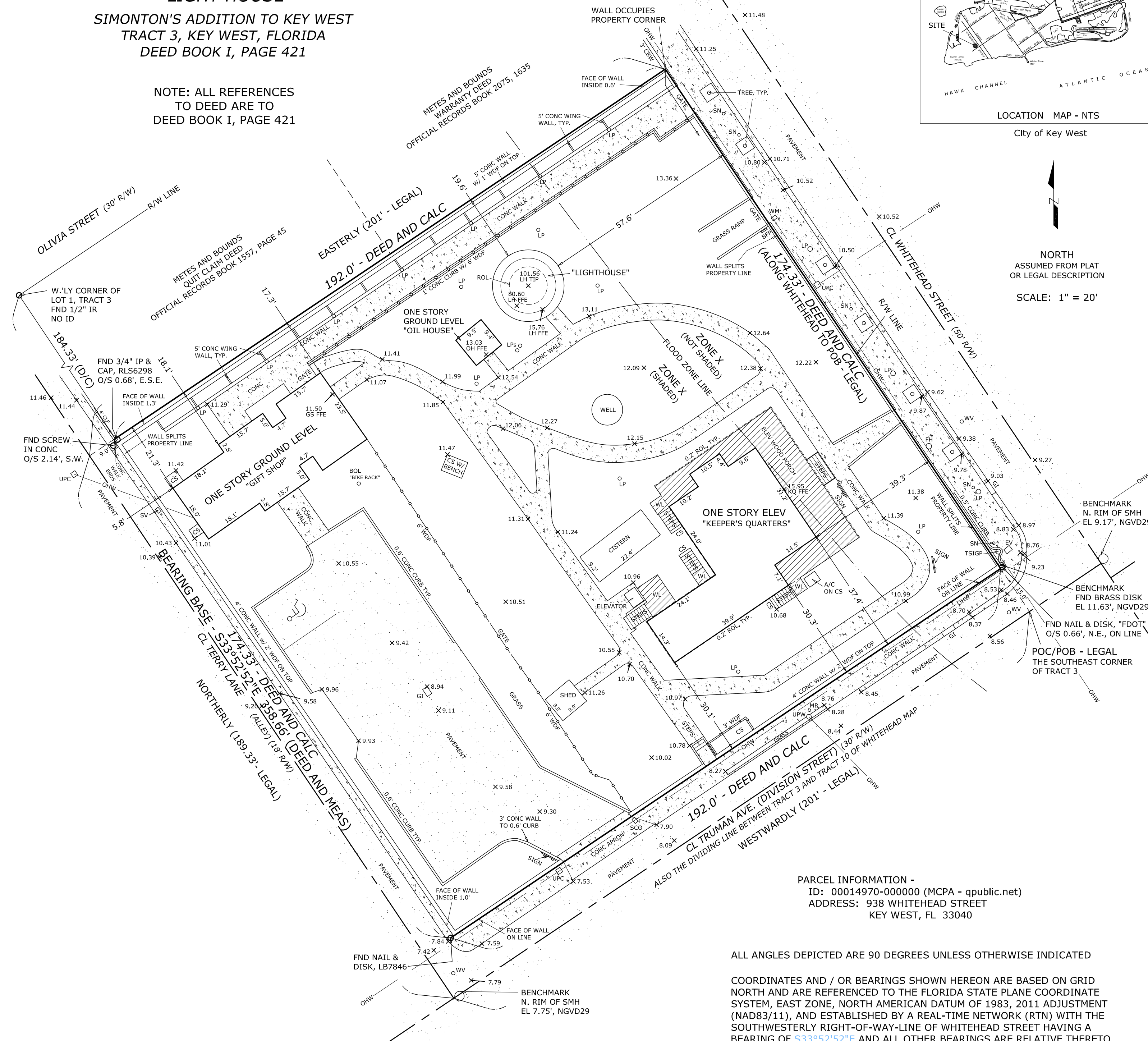
*SIMONTON'S ADDITION TO KEY WEST
TRACT 3, KEY WEST, FLORIDA
DEED BOOK I, PAGE 421*

Map of Key West showing the location of the NTS (North Terminal Station) in the City of Key West. The map includes labels for Bay of Florida, Hawk Channel, Atlantic Ocean, and the City of Key West. A line points to the NTS location.

***SCHEMATIC
DESIGN PLANS
FOR HARC
REVIEW ONLY***

**A NEW RESTROOM & STORAGE SHED FOR
938 WHITEHEAD STREET
-MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
-KEY WEST ART & HISTORICAL SOCIETY
KEY WEST, FL 33040**

KEY WEST, FL 33040



PARCEL INFORMATION -
ID: 00014970-000000 (MCPA - qpublic.net)
ADDRESS: 938 WHITEHEAD STREET
KEY WEST, FL 33040

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

COORDINATES AND/OR BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/11), AND ESTABLISHED BY A REAL-TIME NETWORK (RTN) WITH THE SOUTHWESTERLY RIGHT-OF-WAY-LINE OF WHITEHEAD STREET HAVING A BEARING OF S33°52'52"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO

ELEVATIONS SHOWN HEREON AS X -.-, ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) UNLESS NOTED OTHERWISE, AS ESTABLISHED BY NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT U 267, "PID AA0018" HAVING A PUBLISHED ELEVATION OF 11.63 FEET NGVD29 AND 10.29 FEET (NAVD88). TO REACH NAVD88 ELEVATIONS FROM NGVD29 SHOWN HEREON YOU SUBTRACT (-) 1.34 FEET (NGVD29 - 1.34' = NAVD88).

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (NOT SHADED) AND ZONE X (SHADED), PER FEMA FIRM MAP NUMBER 12087C, PANEL NUMBER 1516G, WITH AN EFFECTIVE DATE OF 02/18/05. FIRM MAP BASE FLOOD ELEVATION REFERS TO NGVD29. FLOOD ZONE LINES SHOWN ON THIS SURVEY WERE DOWNLOADED FROM <https://msc.fema.gov> ON 6/19/2024 AS A GEOREFERENCED SHAPE FILE AND IMPORTED. NO REVISIONS HAVE BEEN MADE FOR THIS SURVEY. FIRM MAPS, SURVEYS, AND AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF SAID MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE(S) AS NOTED.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS
NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

This field survey was completed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomever, likewise, any reuse of this survey for any purpose other than that which was originally intended, without the written consent of the undersigned Surveyor & Mapper, will be done so at the risk of the reading party and without any liability to the undersigned surveyor & mapper.

Additions or deletions to survey maps or reports by other than the signing party or at risk without written consent of the undersigned Surveyor & Mapper.

The accuracy standard for this survey is from the Standards and Specifications for Geodetic Control Networks published by the Federal Geographic Control Committee dated September 1984 Third-order, Class I with a minimum of 1:10,000. The accuracy for this survey exceeds this standard.

Units of measurement are in U.S. Survey Feet and decimal parts thereof.

The location of utilities was limited to visible and above ground evidence only. No underground improvements, if any, were located.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

LEGAL DESCRIPTION -

LEGAL DESCRIPTION FROM RESTRICTIVE COVENANTS:
OFFICIAL RECORD BOOK 1117, PAGE 0113

THAT CERTAIN PIECE OF PARCEL OF LAND ON THE ISLAND OF KEY WEST BEING A PART OF TRACT NUMBER 3 (THREE) AS DESIGNATED ON THE MAP OF PLAN OF SAID ISLAND, DELINEATED BY WILLIAM A WHITEHEAD, FEBRUARY, 1829 AND COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 3 (THREE) ON WHITEHEAD STREET OF THE CITY OF KEY WEST EXTENDED AND RUNNING THENCE WESTWARDLY ON THE LINE BETWEEN TRACT NUMBER 3 (THREE) AND 10 (TEN) TWO HUNDRED AND NINE FEET (201) FEET; THENCE IN A NORTHERLY DIRECTION AT RIGHT ANGLES WITH SAID LINE ONE HUNDRED AND EIGHTY NINE FEET FOUR INCHES (189 4/12) FEET; THENCE IN AN EASTERLY DIRECTION TO WHITEHEAD STREET AFORESAID TWO HUNDRED AND ONE FEET (201). THENCE ALONG WHITEHEAD STREET TO THE PLACE OF BEGINNING.

CERTIFIED TO -
MONROE COUNTY

SCALE:	1"=20'
FIELD WORK DATE	07/02/25
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	GF
INVOICE #:	2506230

[illegible]

REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

1193 AVENUE A, BIG PINE KEY, FL 3304

OFFICE: (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

DRAWING TITLE:
**SURVEY & FLOOD ELEVATION
CERTIFICATE**

DRAWN: JFS & JE
CHECKED: TSN
DATE: 07-23-2025

REVISION #	DATE
------------	------

C1.0
SHEET #



T. S. NEAL ARCHITECTS, INC.

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 SETBACKS. 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 TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.

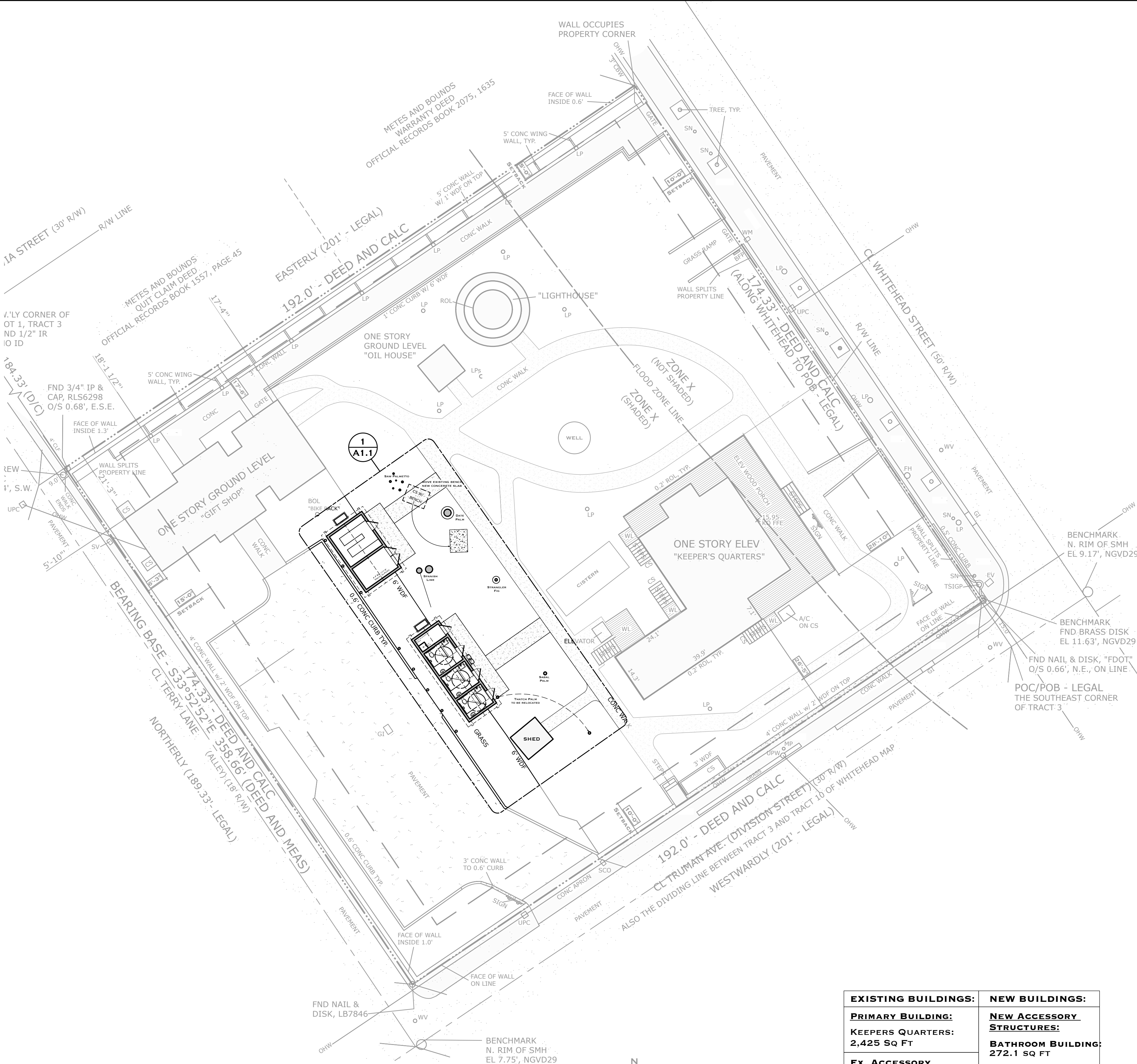
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM HOUSE AND DRIVES. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS & SILT FENCES AS NECESSARY.

5. THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT. PROVIDE 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 AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.

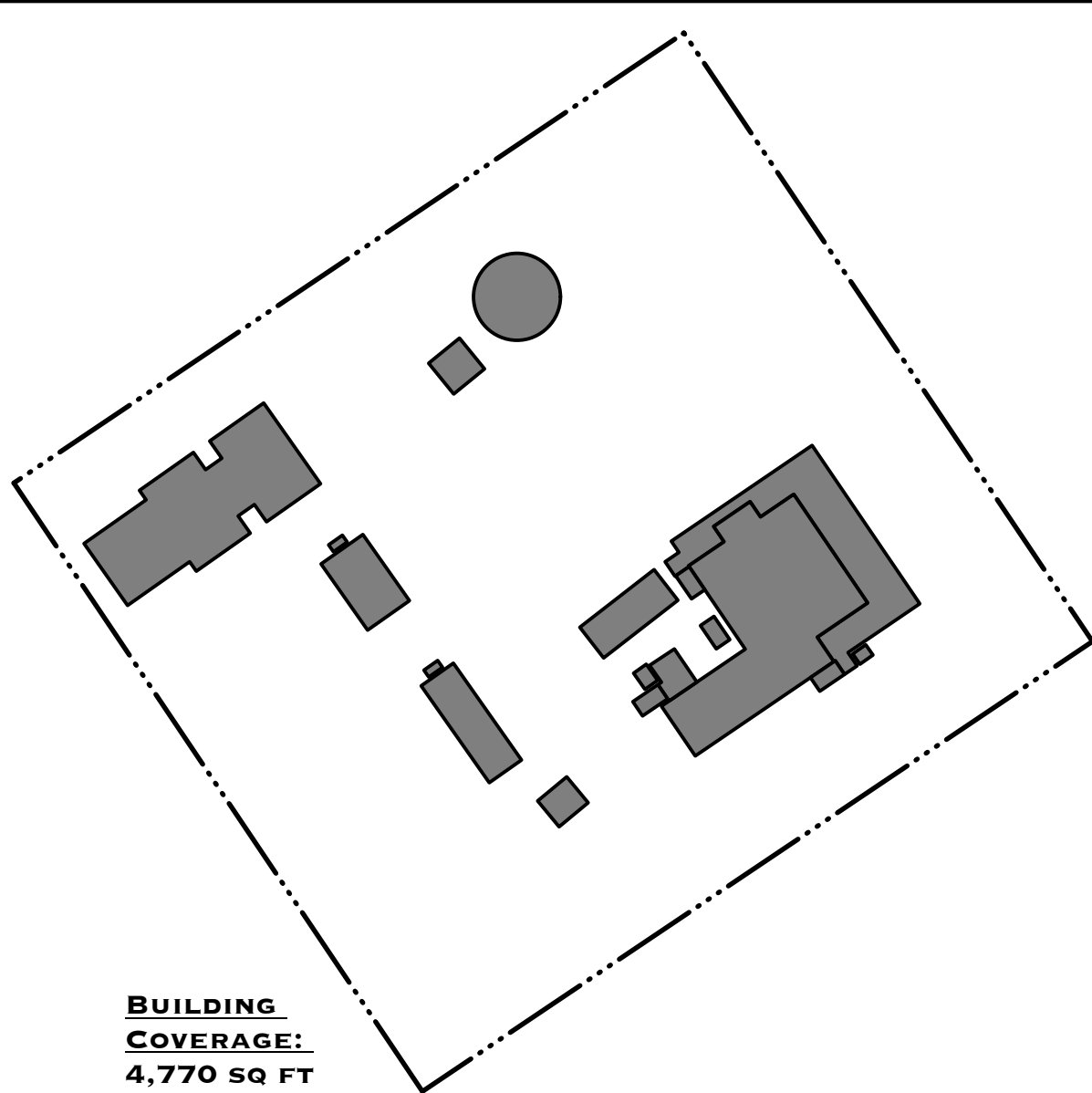
6. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW 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.

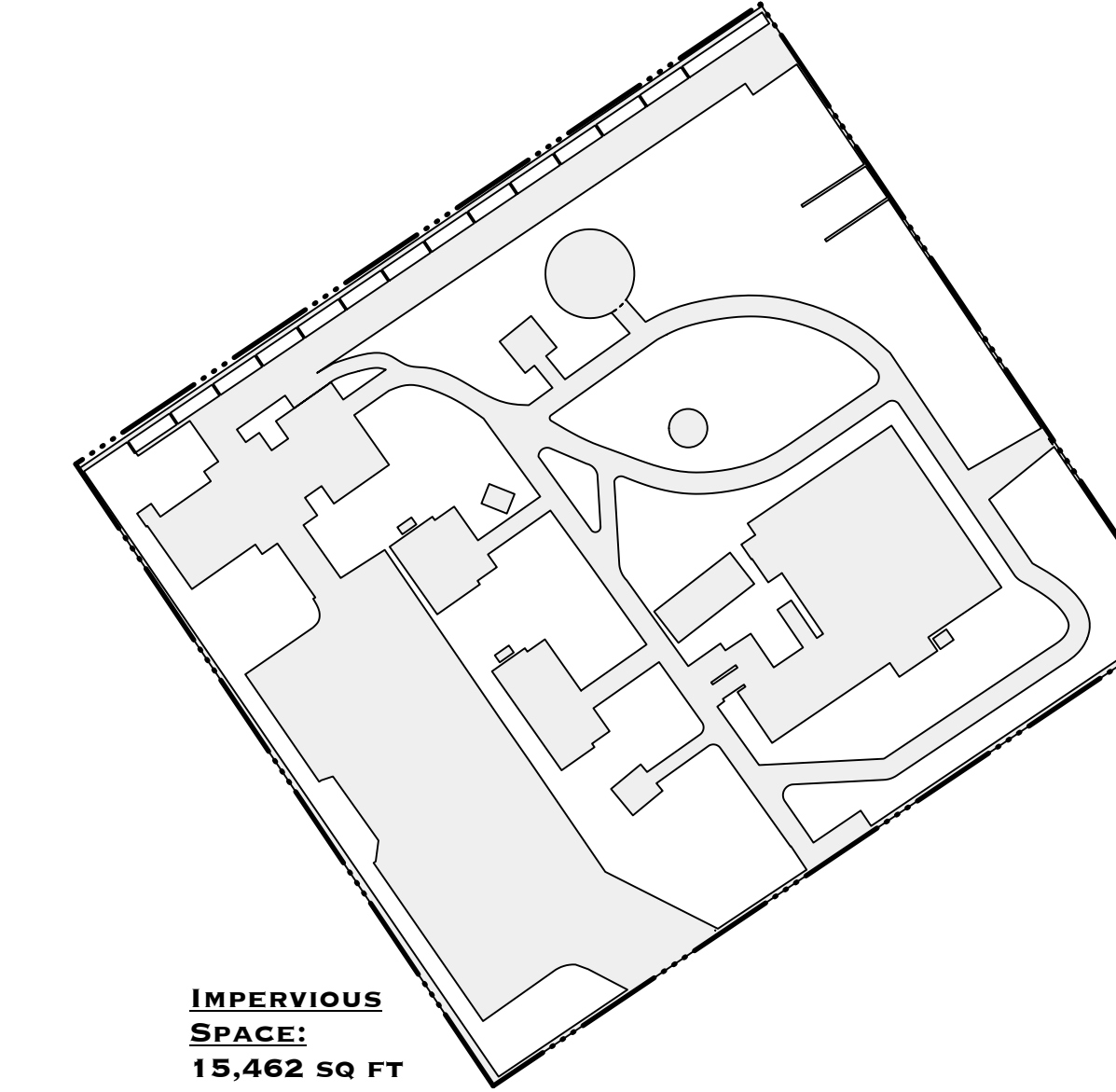


1 ARCH. SITE PLAN
SCALE: 1/16" = 1'-0"



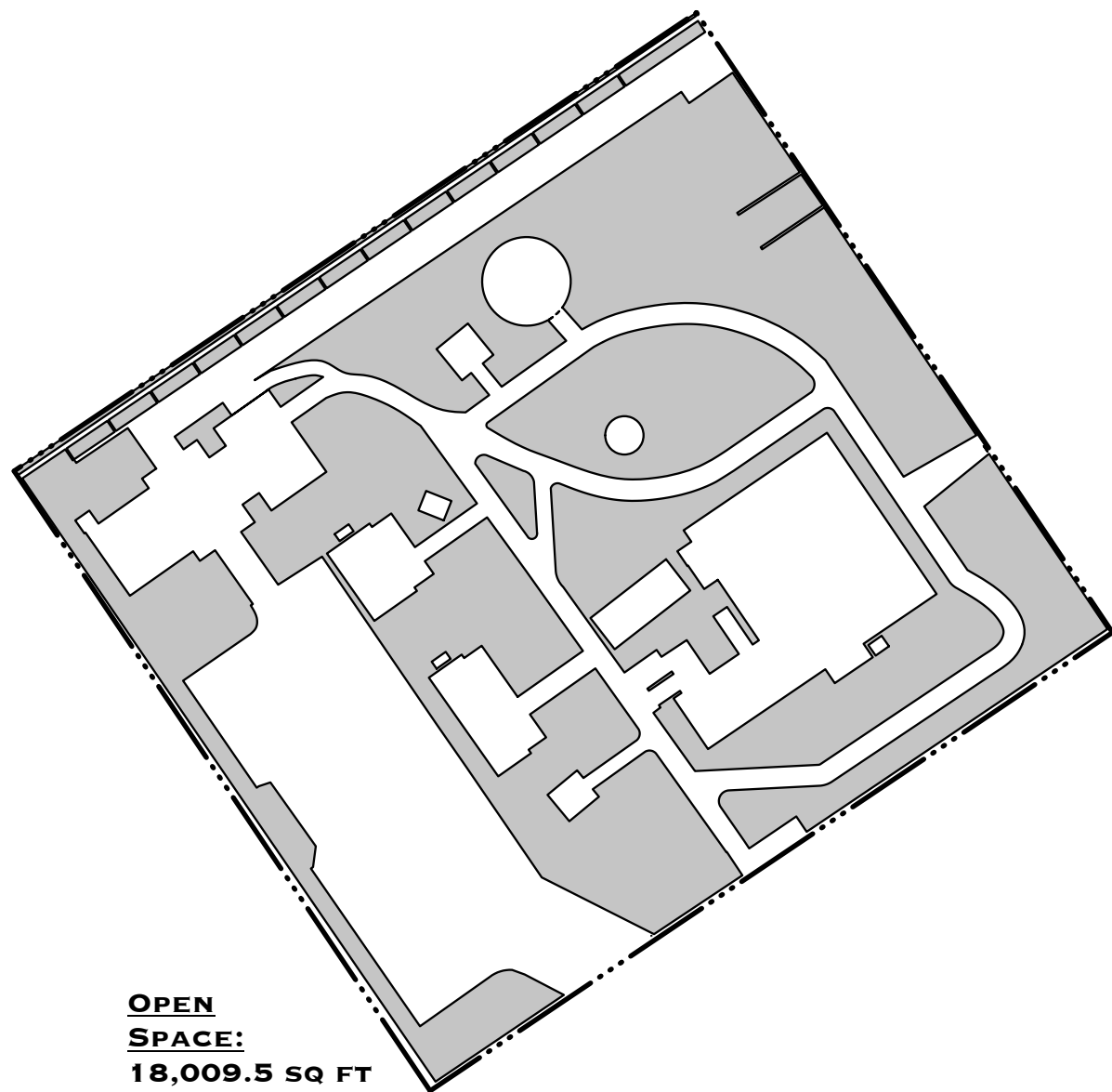
BUILDING
COVERAGE:
4,770 SQ FT

2 SITE DIAGRAM - BUILDING COVERAGE
SCALE: 1:500



IMPERVIOUS
SPACE:
15,462 SQ FT

3 SITE DIAGRAM - IMPERVIOUS SPACE
SCALE: 1:500



OPEN
SPACE:
18,009.5 SQ FT

4 SITE DIAGRAM - OPEN SPACE
SCALE: 1:500

EXISTING BUILDINGS:	NEW BUILDINGS:
PRIMARY BUILDING: KEEPERS QUARTERS: 2,425 SQ FT	NEW ACCESSORY STRUCTURES: BATHROOM BUILDING: 272.1 SQ FT STORAGE BUILDING: 242.2 SQ FT
EX. ACCESSORY STRUCTURES: CISTERN: 206.5 SQ FT LIGHTHOUSE: 336.1 SQ FT OIL HOUSE: 89.3 SQ FT GIFT SHOP: 1,126.6 SQ FT SHED: 71.8 SQ FT	

T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

SCHEMATIC
DESIGN PLANS
FOR HARC
REVIEW ONLY

A NEW RESTROOM & STORAGE SHED FOR
938 WHITEHEAD STREET
-MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
-KEY WEST ART & HISTORICAL SOCIETY
KEY WEST, FL 33040

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

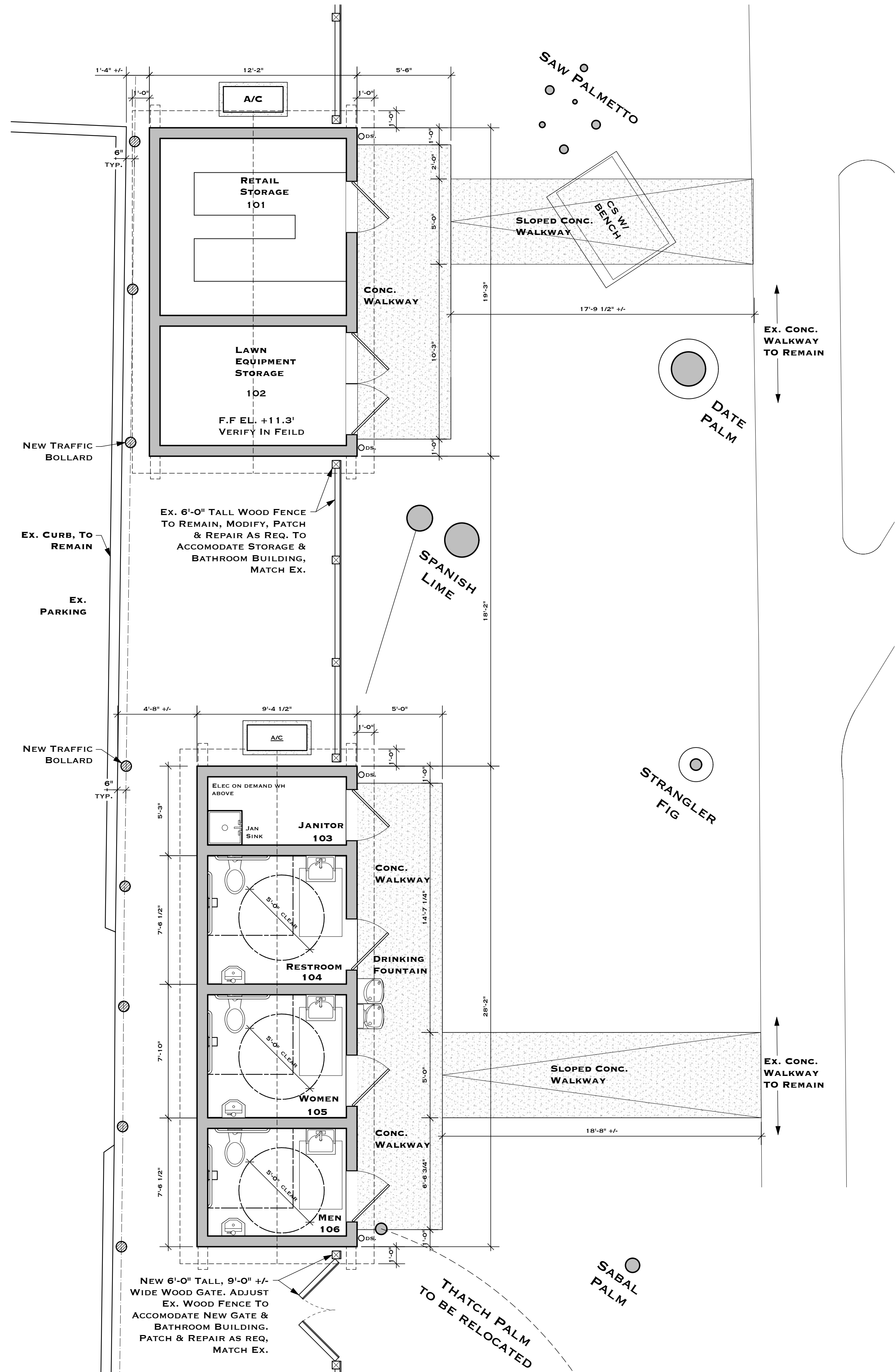
DRAWN: JFS & JE
CHECKED: TSN
DATE: 07-23-2025

REVISION # DATE

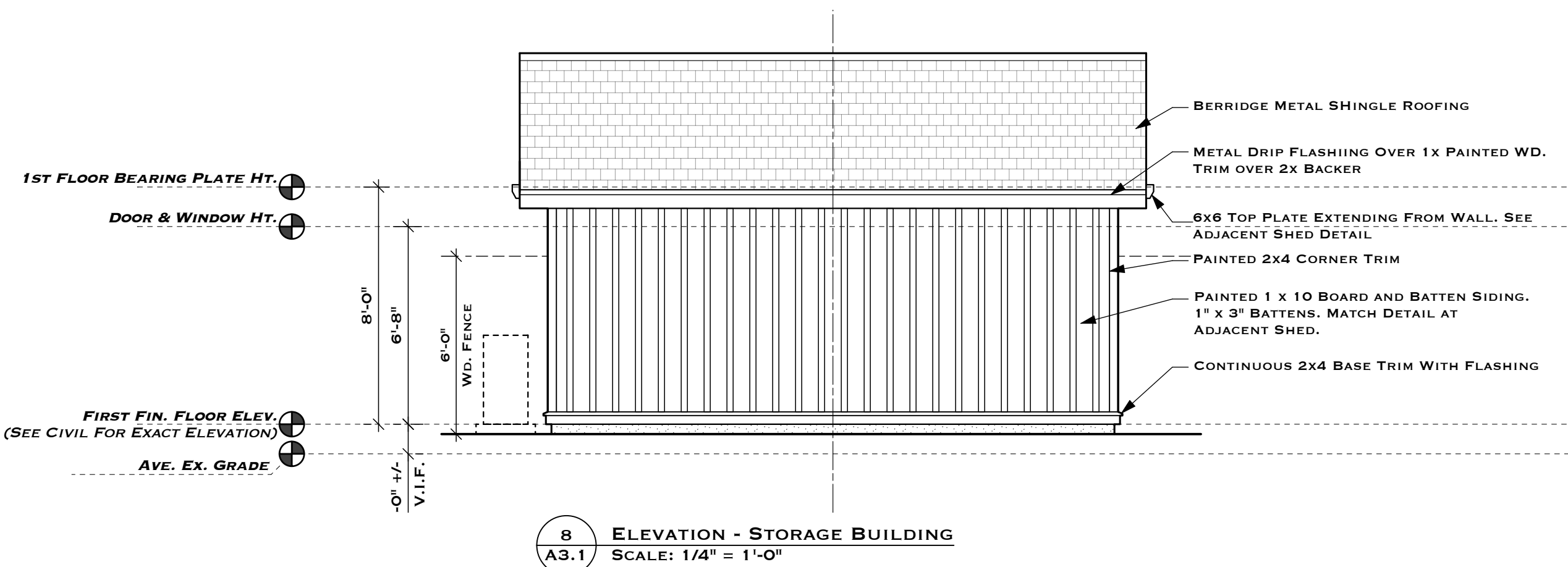
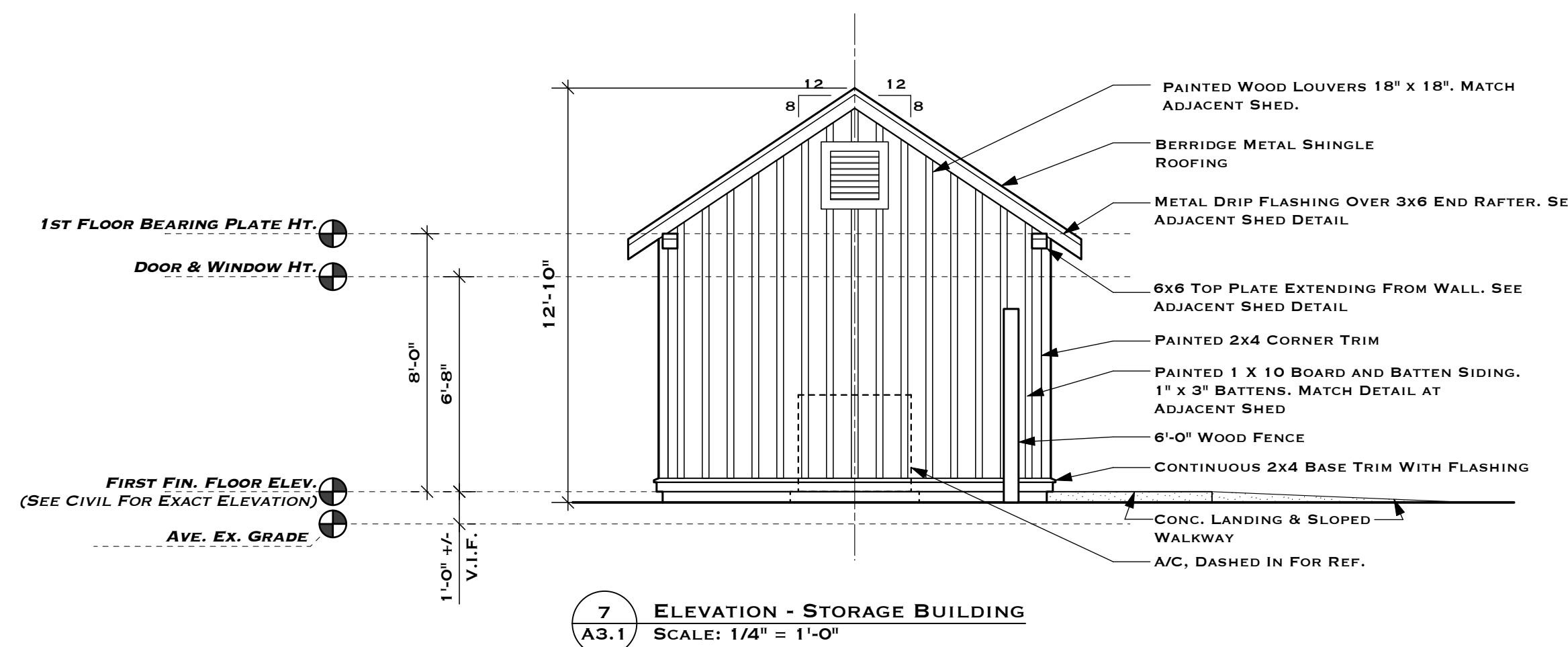
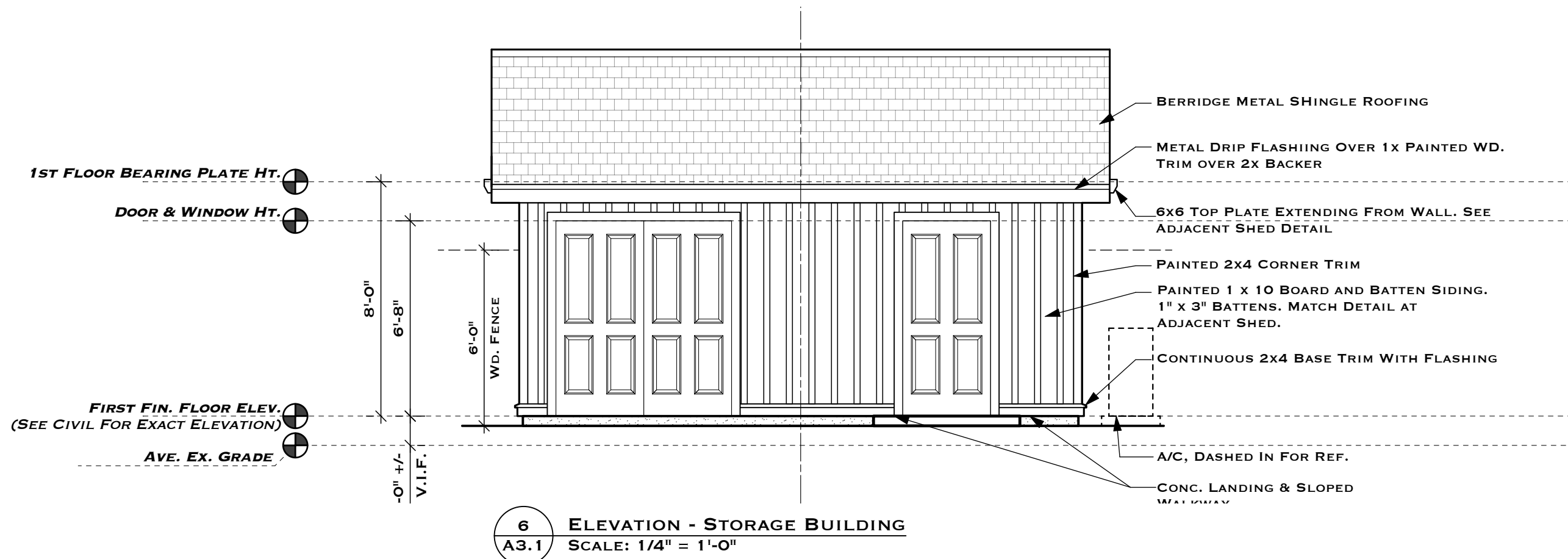
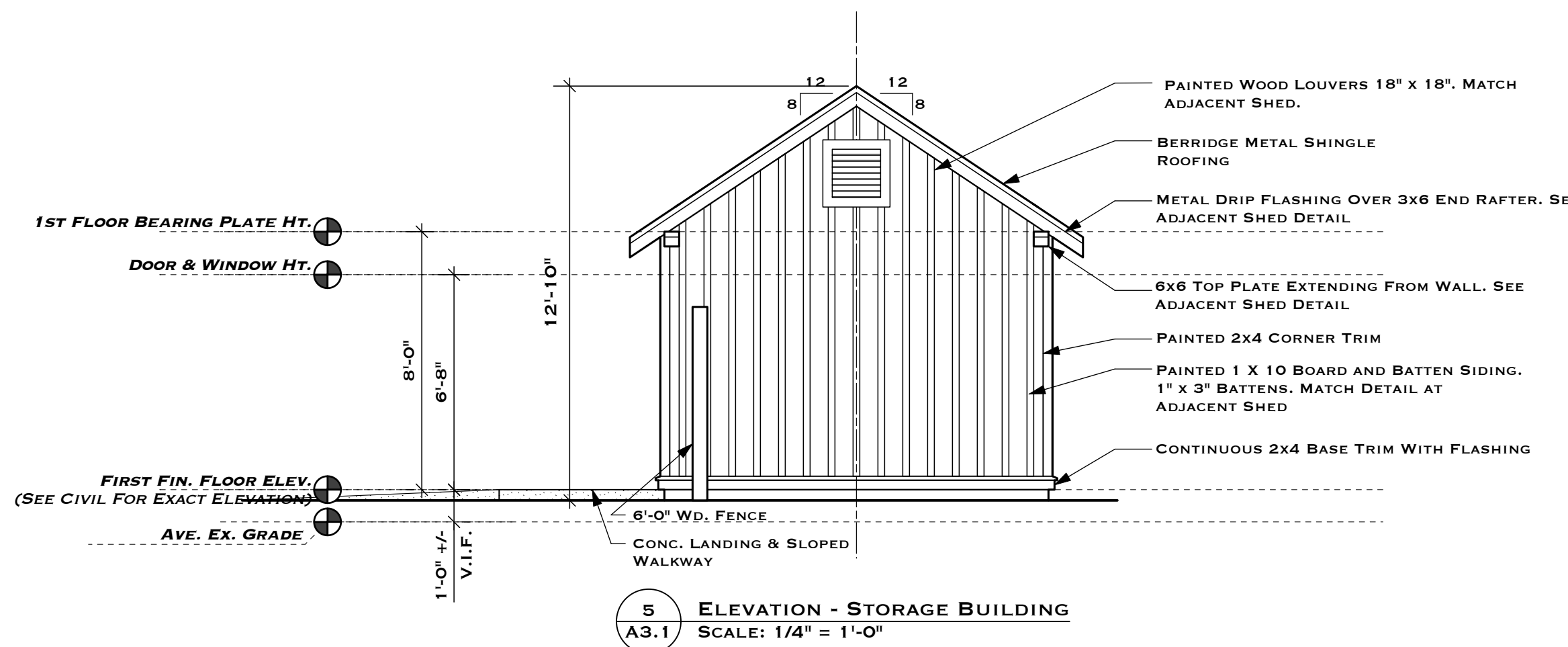
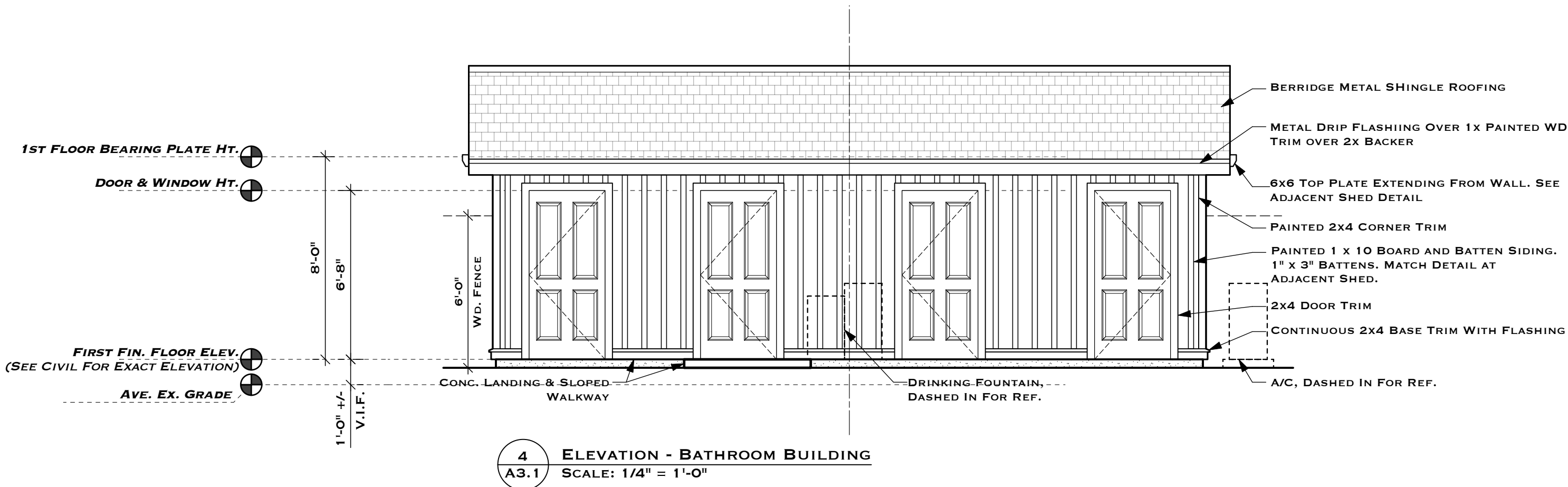
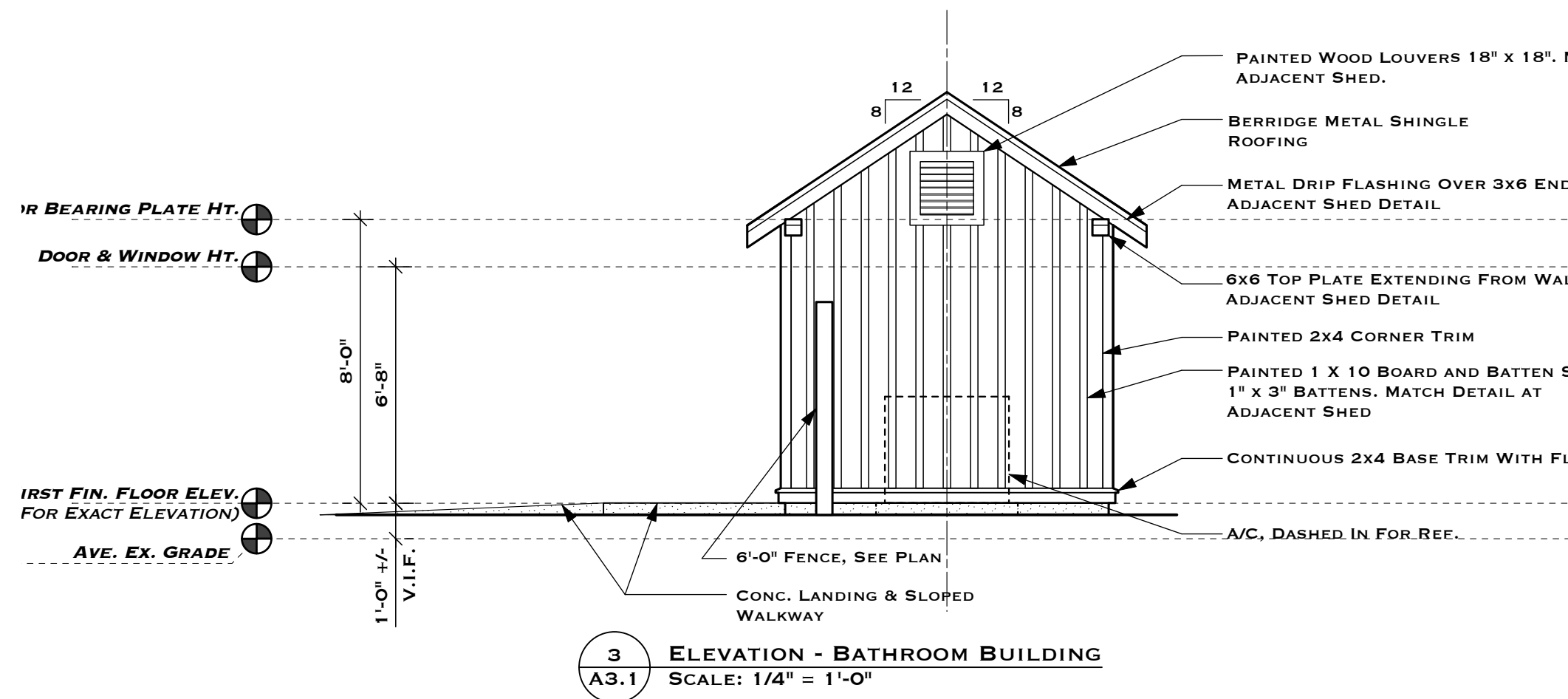
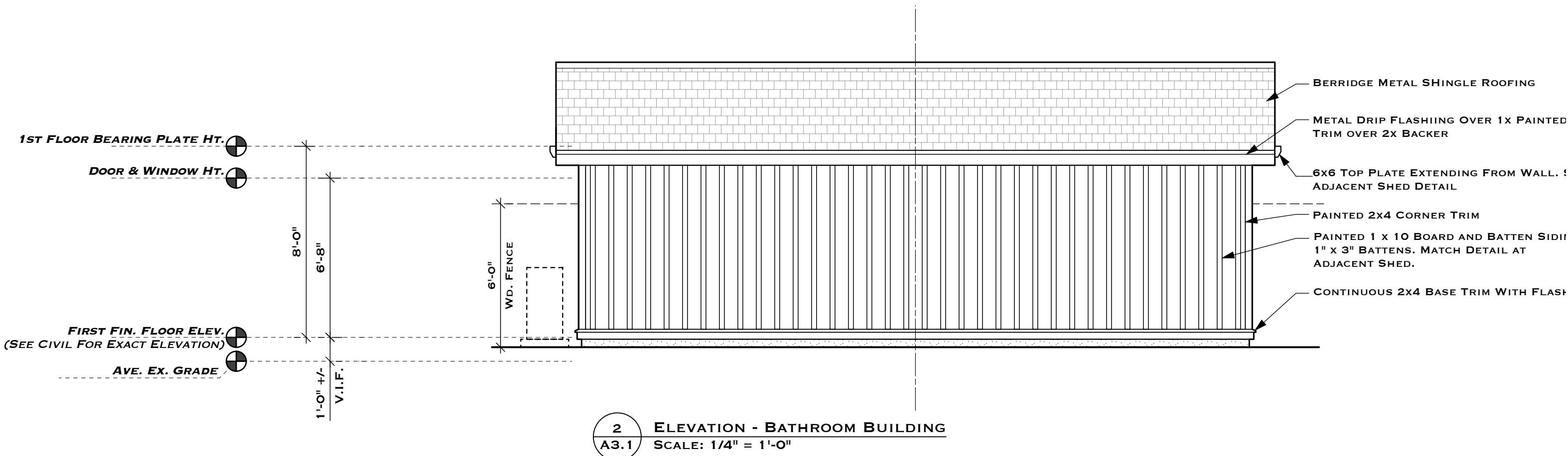
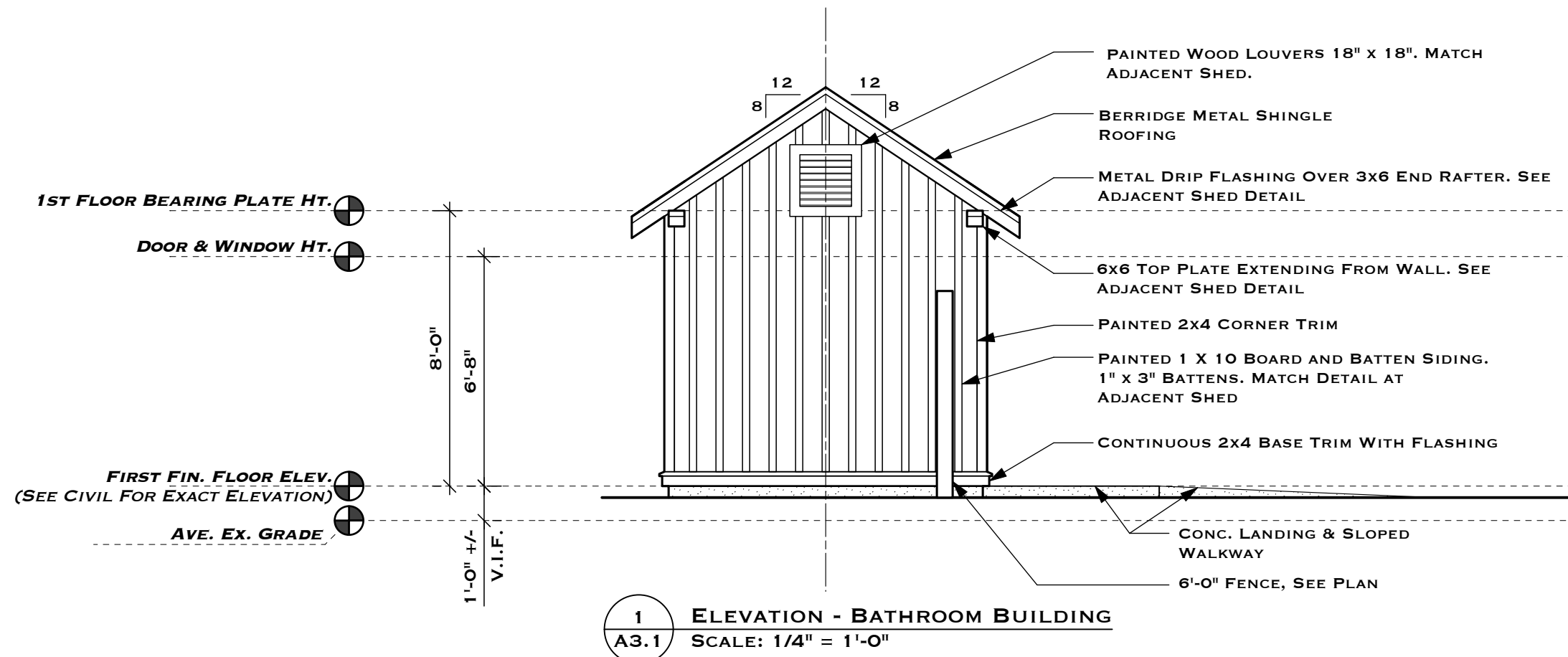
C1.1
SHEET #

T.S. NEAL
ARCHITECTS, INC.

REVISION #	DATE



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



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. September 23, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. NEW ADDITION AT REAR, NEW ACCESSORY STORAGE STRUCTURE AND SITE IMPROVEMENTS AT LIGHTHOUSE MUSEUM.

#938 WHITEHEAD STREET

Applicant – T.S. Neal Architects Application #C2025-0072

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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 [Signature], 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: 938 WHITEHEAD STREET on the 16 day of SEPTEMBER, 2025.

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 SEPTEMBER 23rd, 2025.

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 C2025-0072.

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

Signed Name of Affiant:

[Signature]

Date: 9-16-2025

Address: 22974 OVERSEAS HWY

City: COCONA KEY

State, Zip: FL 33042

The forgoing instrument was acknowledged before me on this 16 day of SEP., 2025.

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

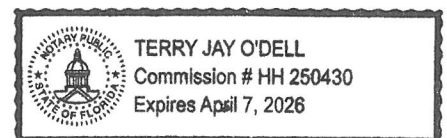
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Terry O'Dell

Notary Public - State of Florida (seal)

My Commission Expires: April 7, 2026





Key West Lighthouse & Keeper's Quarters Museum

OPEN Everyday 10:00am - 5:00pm
(last admission at 4:30pm)

Adult	\$17.00
Senior (62+)/Local/College ID/ Retired Military	\$13.00
Youth (7-18)	\$9.00
Children (Under 7)	Free
Active Military	Free



BOOK TICKETS ONLINE

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting on **September 23, 2025**, at **City Hall**, 3200 White Street, Key West, Florida. The purpose of the meeting will be to consider a request for:

**RENOVATIONS TO CONTRIBUTING STRUCTURE, NEW ADDITION
AT REAR, NEW ACCESSORY STORAGE STRUCTURE, AND SITE
IMPROVEMENTS AT LIGHTHOUSE MUSEUM.**

#938 WHITEHEAD STREET

Applicant - T.S. Neal Architects Application #C2025-0972

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3200 White Street, call 305-856-2977 or visit our website at www.cityofkeywest.com.

THIS NOTICE CAN NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

AND REMARKS: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call 305-775-3300 for more information or 305-856-2977 for the ADA Coordinator. At 305-856-3322, we have live captioning for sign language interpretation, audio recording, and other services.

Office use only



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting on **September 27, 2024, at 1:00 p.m.** at the **Old Town, Fort Worth, Texas**. The purpose of the meeting will be to review the proposed project.

RENOVATIONS TO CONTRIBUTING STRUCTURE, NEW ADDITION AT REAR, NEW ACCESSORY STORAGE STRUCTURE AND SITE IMPROVEMENTS AT LIGHTHOUSE MUSEUM, 8928 WHITEHEAD STREET

Applicant - T.A. Neal Architects Application #C-2024-0072

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1000 Main Street, Suite 300, Fort Worth, Texas 76102 or call the Planning Department at 817-524-2200.

For additional information, please visit the City of Fort Worth website at <https://www.fortworth.gov/planning> or call the Planning Department at 817-524-2200.

Office use only

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

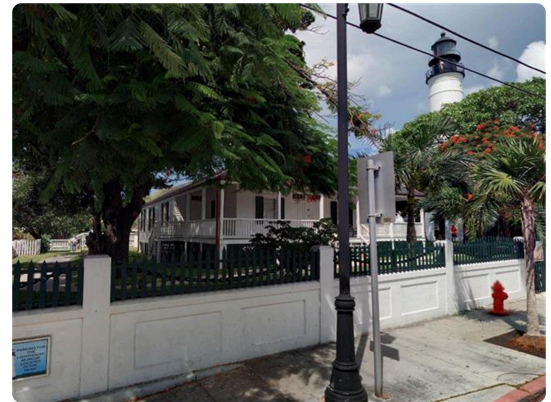
Disclaimer

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

Summary

Parcel ID 00014970-000000
 Account# 1015318
 Property ID 1015318
 Millage Group 11KW
 Location Address 938 WHITEHEAD St, KEY WEST
 Legal Description KW PT SQR 3 TR 3 OR267-367/71 OR1117-113/15
 (Note: Not to be used on legal documents.)
 Neighborhood 32060
 Property Class COUNTY (8600)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

[MONROE COUNTY](#)
 1100 Simonton St
 Ste 205
 Key West FL 33040

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$587,279	\$587,279	\$587,279	\$587,279
+ Market Misc Value	\$79,070	\$79,070	\$79,070	\$79,070
+ Market Land Value	\$1,628,833	\$1,628,833	\$1,628,833	\$1,628,833
= Just Market Value	\$2,295,182	\$2,295,182	\$2,295,182	\$2,295,182
= Total Assessed Value	\$2,295,182	\$2,295,182	\$2,295,182	\$2,295,182
- School Exempt Value	(\$2,295,182)	(\$2,295,182)	(\$2,295,182)	(\$2,295,182)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,628,833	\$587,279	\$79,070	\$2,295,182	\$2,295,182	\$2,295,182	\$0	\$0
2023	\$1,628,833	\$587,279	\$79,070	\$2,295,182	\$2,295,182	\$2,295,182	\$0	\$0
2022	\$1,628,833	\$587,279	\$79,070	\$2,295,182	\$2,295,182	\$2,295,182	\$0	\$0
2021	\$1,628,833	\$587,279	\$79,070	\$2,295,182	\$2,295,182	\$2,295,182	\$0	\$0
2020	\$1,628,833	\$587,279	\$79,070	\$2,295,182	\$2,295,182	\$2,295,182	\$0	\$0
2019	\$1,628,833	\$587,279	\$79,070	\$2,295,182	\$2,295,182	\$2,295,182	\$0	\$0
2018	\$1,628,833	\$587,279	\$79,070	\$2,295,182	\$2,295,182	\$2,295,182	\$0	\$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
COMMERCIAL EXEMPT (100E)	33,471.00	Square Foot	174	192

Buildings

Building ID	39640	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1943	
Building Type	TOURIST ATTRAC-A- / 35A	EffectiveYearBuilt	1993	
Building Name		Foundation		
Gross Sq Ft	2245	Roof Type		
Finished Sq Ft	1445	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	EXCELLENT	Heating Type		
Perimeter	194	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	450	
Interior Walls		Number of Fire Pl	1	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	768	0	0
FLA	FLOOR LIV AREA	1,445	1,445	0
OPU	OP PR UNFIN LL	32	0	0
TOTAL		2,245	1,445	0

Building ID	39641	Exterior Walls	C.B.S.	
Style		Year Built	1990	
Building Type	TOURIST ATTRAC-A- / 35A	EffectiveYearBuilt	1995	
Building Name		Foundation		
Gross Sq Ft	1162	Roof Type		
Finished Sq Ft	1162	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	EXCELLENT	Heating Type		
Perimeter	178	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	400	
Interior Walls		Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,162	1,162	0
TOTAL		1,162	1,162	0

Building ID	39642	Exterior Walls	REIN CONCRETE	
Style		Year Built	1824	
Building Type	TOURIST ATTRAC-A- / 35A	EffectiveYearBuilt	2005	
Building Name		Foundation		
Gross Sq Ft	531	Roof Type		
Finished Sq Ft	314	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	0	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	23	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	314	314	0
OUU	OP PR UNFIN UL	217	0	0
TOTAL		531	314	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1975	1976	8 x 9	1	72 SF	3
UTILITY BLDG	1983	1984	9 x 10	1	90 SF	4
FENCES	1984	1985	0 x 0	1	7808 SF	5
RW2	1989	1990	0 x 0	1	297 SF	3
CONC PATIO	1989	1990	0 x 0	1	3888 SF	2
ASPHALT PAVING	1996	1997	21 x 104	1	2184 SF	2
BRICK PATIO	2004	2005	0 x 0	1	1900 SF	2

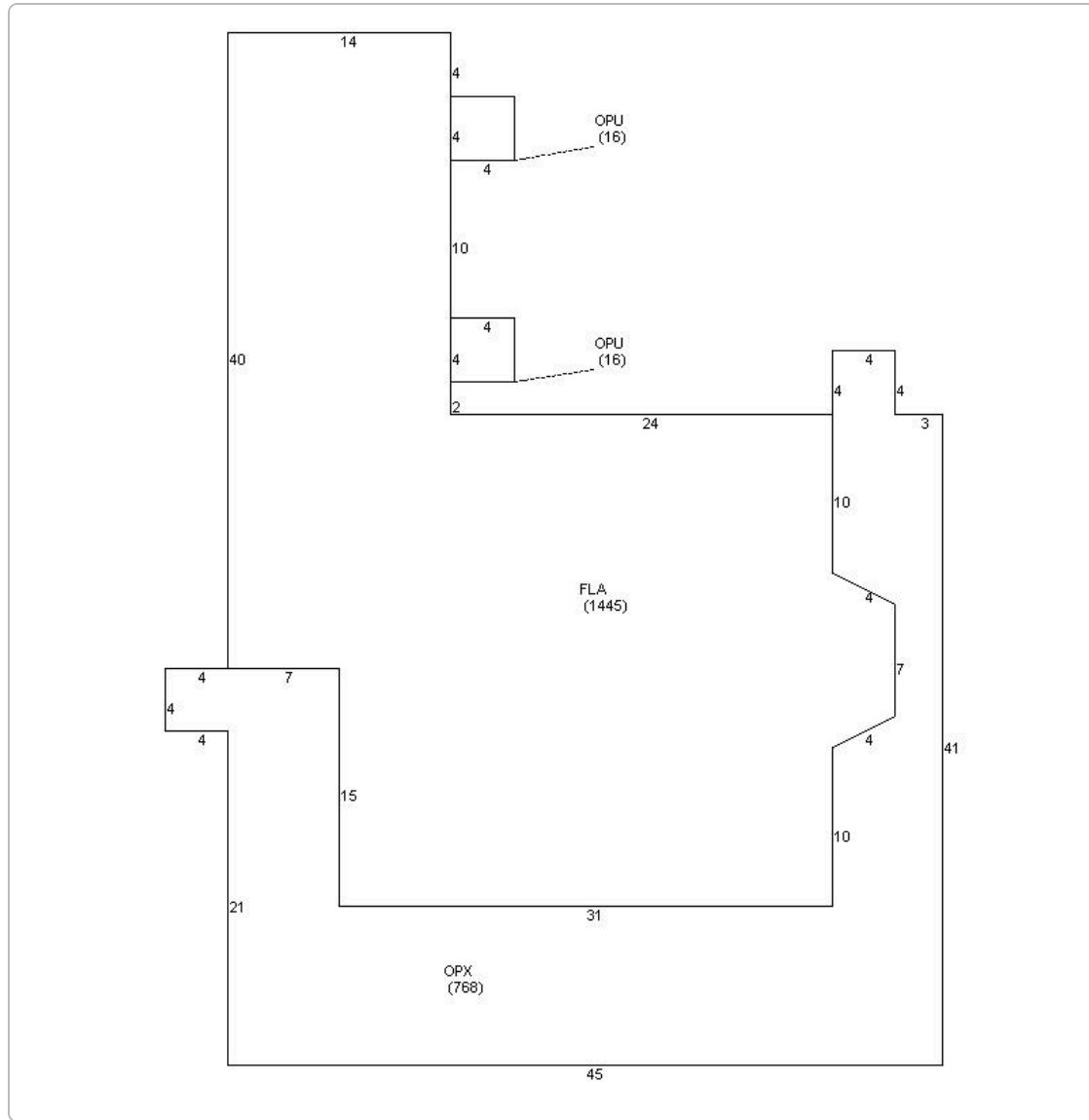
Permits

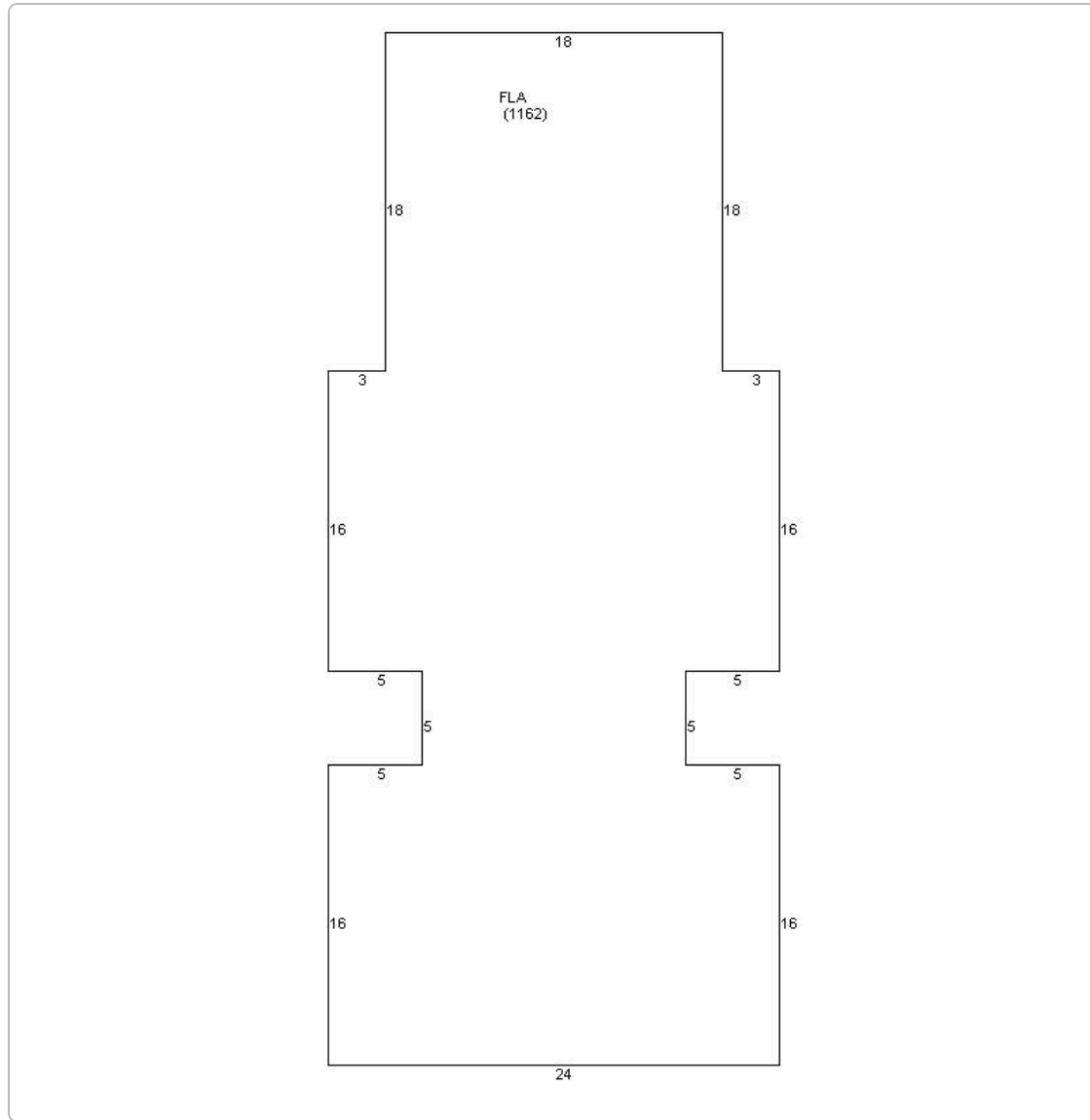
Number	Date Issued	Status	Amount	Permit Type	Notes
24-2003	08/09/2024	Completed	\$11,413	Commercial	Lighthouse Hurricane Ian Repairs repair trash enclosure, repair porch, replace missing shingles, replace gutter
BLD2023-1551	05/25/2023	Canceled	\$7,472	Commercial	Repair and replace existing damaged outlet box in stairwell. Demo for our work. Furnish and install (4) 2 Head interior Floodlights. Furnish and install (1) light fixture at top of Lighthouse. Reuse existing branch wiring at existing light fixtures being replaced.
BLD2022-2278	09/14/2022	Completed	\$282,820	Commercial	Lighthouse repairs Replacing a door to a new display building and repairing/painting the Lighthouse.
BLD2021-2454	08/24/2021	Completed	\$5,000	Commercial	PROVIDE NEW CIRCUITS FOR AHU/CU, GFCI RECEPTACLE, DAMPER, AND HUMIDIFIER FOR HVAC SYSTEM AT GIFT SHOP
BLD2021-1855	06/25/2021	Completed	\$26,000	Commercial	REPAIRING/REPLACING PARTS OF FAILING OUT-BUILDING AT THE LIGHTHOUSE NOC REQUIRED HARC REQUIRED NOC REQUIRED CONTRACTOR REQUIRED
2018-00001600	07/09/2018	Completed	\$54,000	Commercial	BRICK AND MORTAR RESTORATION FOR 37 FOUNDATION PIERS
17-756	07/05/2017	Completed	\$34,519	Commercial	CONVERSION OF AN EXISTING LIGHTHOUSE GIFT SHOP STORAGE ROOM TO A NEW CUSTOMER ENTRY AND TICKET DESK. THE WORK WILL INCLUDE, CONCRETE SLAB, WOOD STUD FRAMING, NEW DOOR W/PAINT AND TRIM AND NEW TICKET COUNTER
15-1098	10/13/2015	Completed	\$300,000	Commercial	REPAIR AND PAINTING AT KW HISTORICAL LIGHTHOUSE, KEEPER QUARTERS AND GIFT SHOP.
15-0538	02/26/2015	Expired	\$4,600	Commercial	REPLACE WOOD PICKETS & FRAMING AT TOP OF WALL
05-2434	06/16/2005	Completed	\$2,000	Commercial	EMERGENCY REPLACEMENT OF 5-TON A/C
04-2609	08/04/2004	Completed	\$30,750	Commercial	STRIP & RE-PAINT
04-1799	06/02/2004	Completed	\$3,456	Commercial	FIRE ALARM
04-1634	05/19/2004	Completed	\$5,000	Commercial	BRICK PAVERS
04-1102	04/07/2004	Completed	\$2,000	Commercial	TRACK LIGHTING
04-0363	02/10/2004	Completed	\$4,700	Commercial	INSTALL GUTTERS 61/2"
0000230	09/01/2000	Completed	\$22,000	Commercial	NEW SLATE ROOF
0000230	09/01/2000	Completed	\$22,000	Commercial	ROOF
9803699	11/30/1998	Completed	\$3,800	Commercial	REPLACE A C UNIT
B940078	01/01/1994	Completed	\$6,200	Commercial	REPAIR & REPLACE PORCH

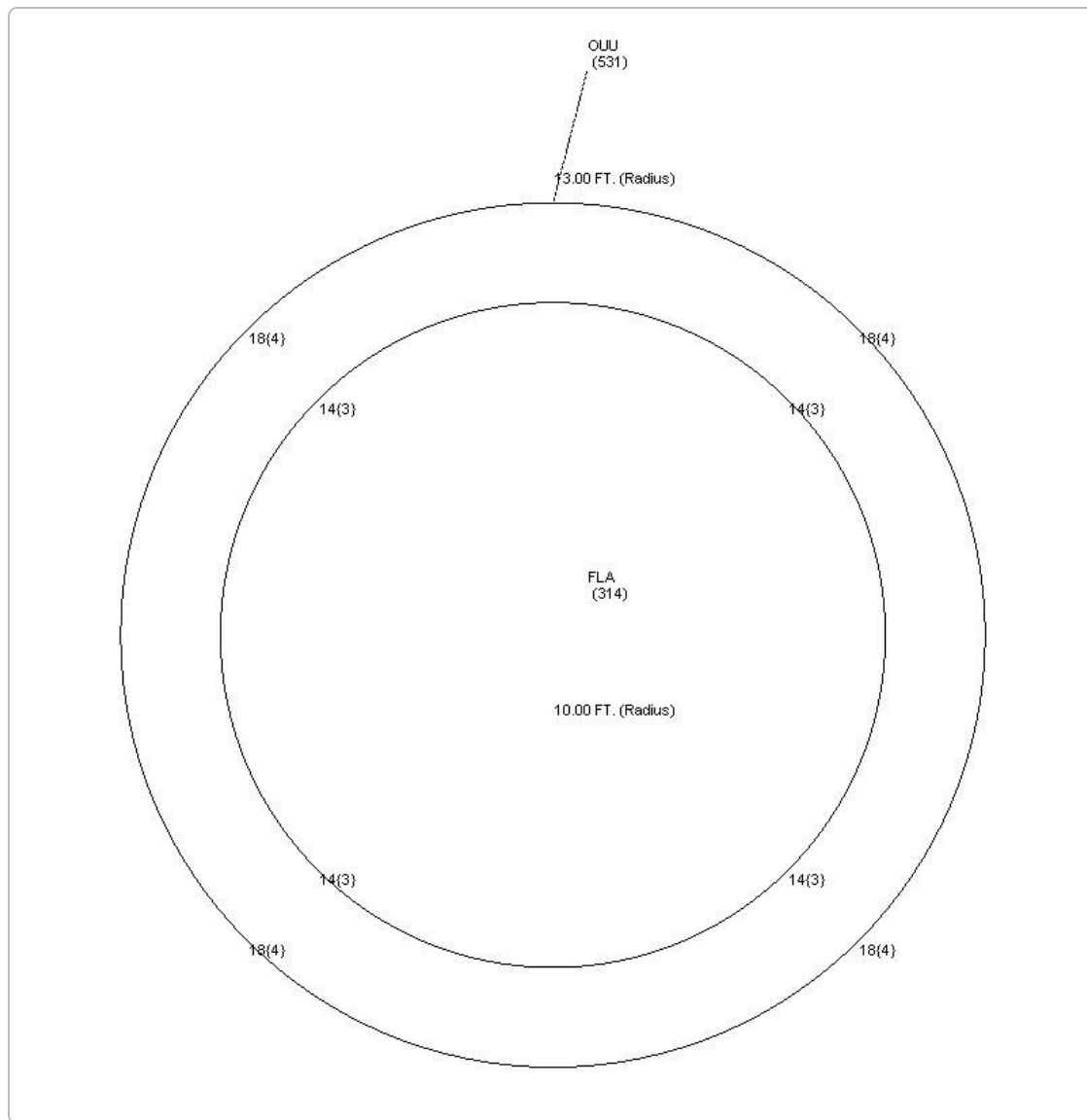
View Tax Info

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Sketches (click to enlarge)







Photos



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