



## **Historic Architectural Review Commission Staff Report for Item 15**

To: Chairman Haven Burkee and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: October 26, 2022

Applicant: T.S. Neal, Architect

Application Number: H2022-0044

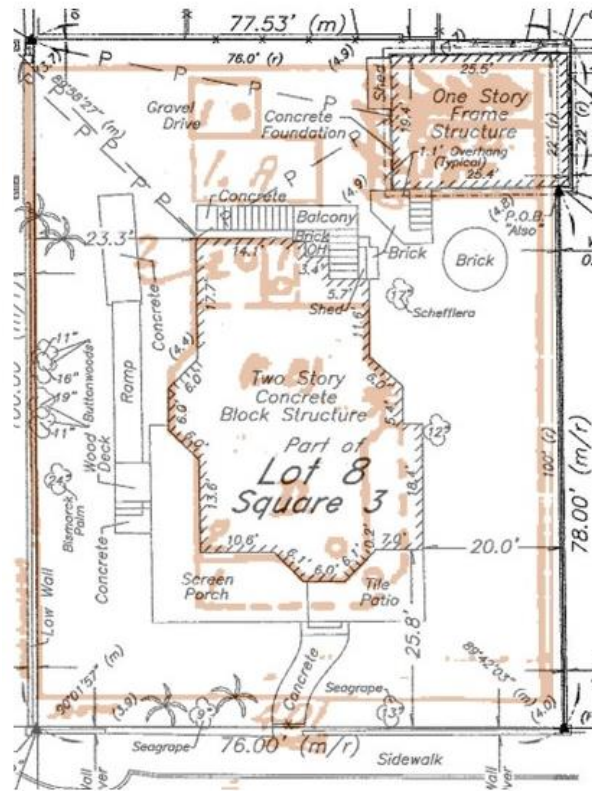
Address: 401 South Street

### **Description of Work:**

Partial demolition of altered wrap porch. Demolition of rear staircase and accessory structure.  
Partial demolition of cistern.

### **Site Facts:**

The property under review sits on the northeast corner of South and Whitehead Streets. The principal house is one of three contiguous sister structures facing South Street. During the 1920's the property served as the Cuban Consul's residence. The site comprises of two structures the primary house and an accessory structure build over a cistern and located on the northeast corner of the lot. The main house is a contributing resource to the district. Built circa 1910 the two-story Queen Anne revival building has undergone several changes through time, including the removal of original round columns, alterations, and enclosures to the wrap porch and second floor front porch, as well as side and rear additions. A rear staircase and a ramp are of latter addition. The current one-story accessory structure was built around 1968. The applicant has met with the urban forester manager and reviewed the submitted plans. The property is located on a VE flood zone.



Current survey and 1962 Sanborn Map over imposed.

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

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for all porch elements.

### **Staff Analysis:**

The Certificate of Appropriateness proposes the partial demolition of the current altered wrap porch. The removal of columns and knee walls, louvered enclosure, all non-original to the house but historic, were built more than fifty years ago. The plan also includes the demolition of a historic accessory structure and a non-historic wood rear staircase. Partial demolition of a historic cistern is also requested. The cistern has been compromised by the construction of the accessory structure over it. The north wall of the cistern will be kept in place as it serves as a retaining wall from the adjacent development. Submitted plans include replacements where proposed.

Since the wood rear staircase is non-historic, this review shall be based on section 102-217 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits 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 staircase will not jeopardize the historic character of the building or neighborhood. By the contrary, this is a visible structure that diminishes the house historic character.

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

The proposed structure to be demolished is not historic.

- (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.*

The non-historic stair is not a significant later addition that contributes to the property's character.

- (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 stairs will not qualify to be contributing to the house or district a near future.

It is staff's opinion that the request for the partial demolition of the front wrap porch and cistern, and accessory structure shall be reviewed based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria state the following.

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

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's opinion that the existing structures under review are not irrevocably compromised by extreme deterioration.

The following is the criteria of section 102-125:

- 1 Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a*

*significant and distinguishable building entity whose components may lack individual distinction;*

Staff opines that the current non-original wrap porch diminishes the distinctive characteristics of the house. Staff also finds that the accessory structure and cistern lack individual distinction and are not significant to the site and neighborhood.

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

Although the house was once the residence of a Cuban consul the wrap porch and accessory structure under review were built after this historic event.

- 3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation, and is not associated with the life of a person significant in the past;*

The structures under review are of no significant value to the development, heritage, or cultural record of the city. Materials used for the wrap porch and the design of current knee wall are not based on the original design of the house.

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

Although the house was once the residence of a Cuban consul the structures under review, except for the cistern, were not in place at that time in history.

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

The structures under review do not exemplify social, cultural, or historic heritage of the city.

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

The structures under review cannot be considered fine example of a distinctive architectural style, moreover when the current wrap porch is foreign to the original design of the house.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*

This is not the case.



- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The property under review is located on a prominent corner within the historic district. The structures under review do not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

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

The structures under review do not yield important information in history.

In conclusion, it is staff's opinion that the request for partial demolition of wrap porch and cistern, and demolition of non-historic staircase can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved, there will be only one reading for the demolition of the staircase, and a second reading for the partial demolition of the wrap porch and cistern.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

|                                    |                                |                |
|------------------------------------|--------------------------------|----------------|
| HARC COA #<br><u>HARC2022-0044</u> | REVISION #                     | INITIAL & DATE |
| FLOOD ZONE<br><u>VE-10</u>         | ZONING DISTRICT<br><u>HHDR</u> | BLDG PERMIT #  |

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

|   |                                     |
|---|-------------------------------------|
| 401 South Street Key West FL 33040                      |                                     |
| Sheckler Dennis L Trustee<br>Sheckler Allyson E Trustee | PHONE NUMBER<br>857-998-8189        |
| 500 Atlantic Avenue<br>Boston, MA 02210                 | EMAIL<br>asheckler@aol.com          |
| T.S. Neal Architect - Seth Neal                         | PHONE NUMBER<br>251-422-9547        |
| 22974 Overseas Highway<br>Cudjoe Key, FL 33042          | EMAIL<br>sethneal@tsnarchitects.com |
| <i>[Signature]</i>                                      | DATE<br>9/26/2022                   |

**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 ☒ 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 MAIN HOUSE + DEMO BACK ACCESSORY STRUCTURES + PARTIAL CISTERN-<br>DEMO. NEW ACCESSORY STRUCTURE IN REAR YARD- MAIN HOUSE, DEMO SCREEN PORCH, LOW WALLS,<br>SIDE ROOFTOPS + REAR STAIRS.  |
| MAIN BUILDING: MAIN HOUSE INTERIOR RENOVATION, DEMO EX SCREEN PORCH + LOW CMU WALLS, NEW PORCH COLUMNS +<br>2 <sup>ND</sup> FLOOR BALCONY PORCH, NEW WINDOW DOORS, NEW ROOF, + NEW 2 CAR GARAGE + GUEST HOUSE.<br>ACCESSORY STRUCTURE: RAISE GUEST HOUSE TO MEET VARIO STANDARDS, CMU WALLS WITH STICKED FINISH, +<br>METAL SWINGING ROOF. |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):   |

*[Signature]*



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-FL.GOV

ACCESSORY STRUCTURE(S): YES GARAGE & GUEST HOUSE.

PAVERS: YES, DUNHAM

FENCES: NA

EXISTING WALLS TO REMAIN + NO NEW FENCES  
NEW BACK GATE

DECK: YES, REAL WOOD DECK

PAINTING: YES

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT): NA

LANDSCAPE PLAN TO BE PROVIDED IN  
FRONT

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

OTHER:

YES, 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.

# HARC Certificate of Appropriateness: Demolition Appendix



**City of Key West**

1300 WHITE STREET

KEY WEST, FLORIDA 33040

|                                    |                |
|------------------------------------|----------------|
| HARC COA #<br><b>HARC2022-0044</b> | INITIAL & DATE |
| ZONING DISTRICT<br><b>HHDR</b>     | BLDG PERMIT #  |

ADDRESS OF PROPOSED PROJECT:

**401 South Street Key West, FL 33040**

PROPERTY OWNER'S NAME:

**Sheckler Dennis L Trustee Sheckler Allyson E Trustee**

APPLICANT NAME:

**T.S. Neal Architect, Inc - Beth Neal**

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

|                            |                          |
|----------------------------|--------------------------|
|                            | <b>Dennis L Sheckler</b> |
| PROPERTY OWNER'S SIGNATURE | DATE AND PRINT NAME      |

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

**Main house - To demo existing front screen porch & low concrete walls at porch sides. Rear stairs & added wood frame exterior walls at rear.**  
**Accessory Structure - Demo existing guest house which sits on existing cistern. To remove top and half of cistern walls.**

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

**The cistern is historic but lacks aesthetic or historic significance.**

SEP 30 2022  
BY:



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.

Cistern is not associated with contributing events

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

Cistern has no character or interest.

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

No

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

No

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

No

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

N/A

(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.

N/A

(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.

The parts that are being removed contributed to diminishing the historic architectural characteristics of the property

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

Does not result in destroying the historic relationship which we are trying to restore with this project.

(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.

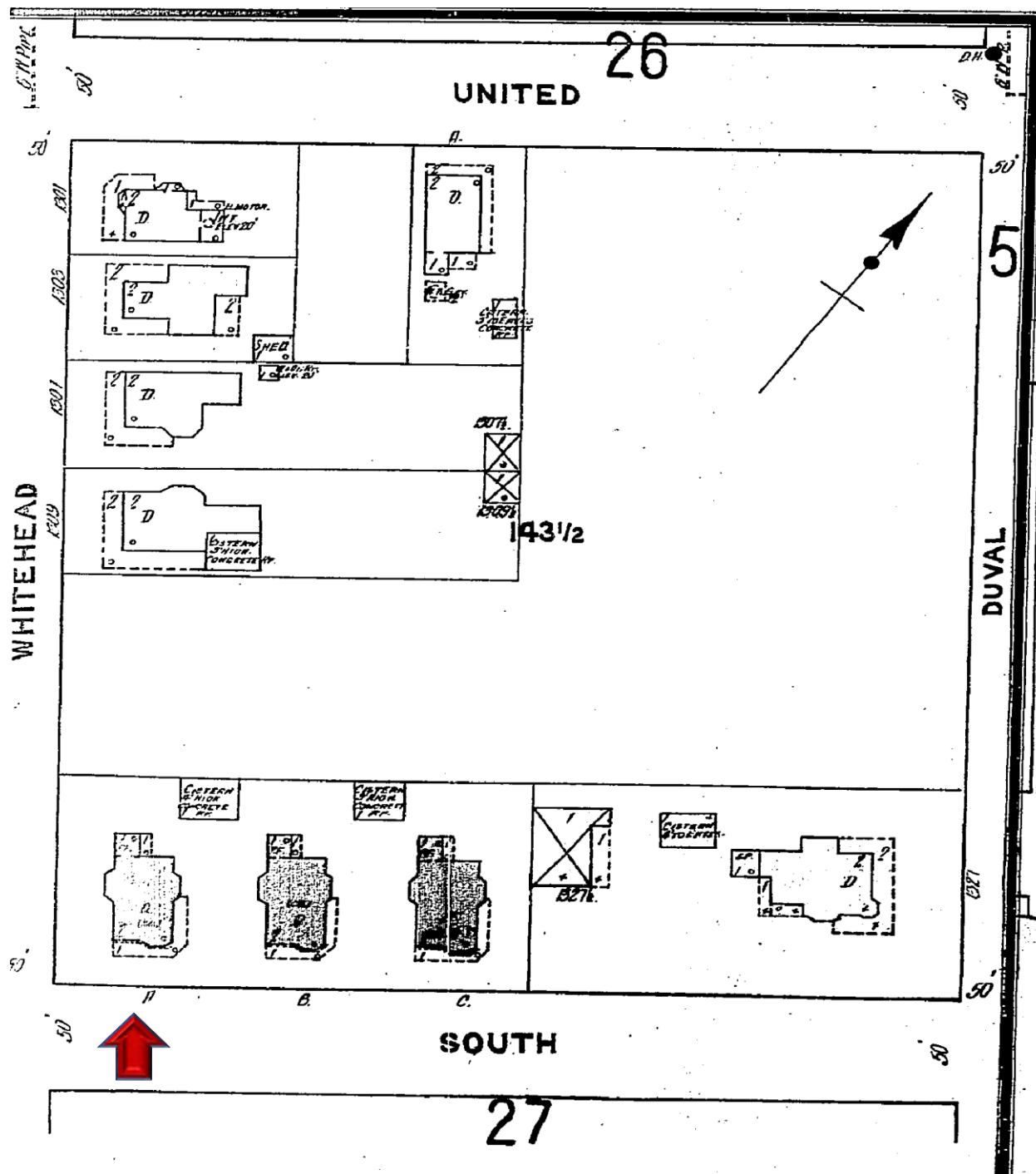
No

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

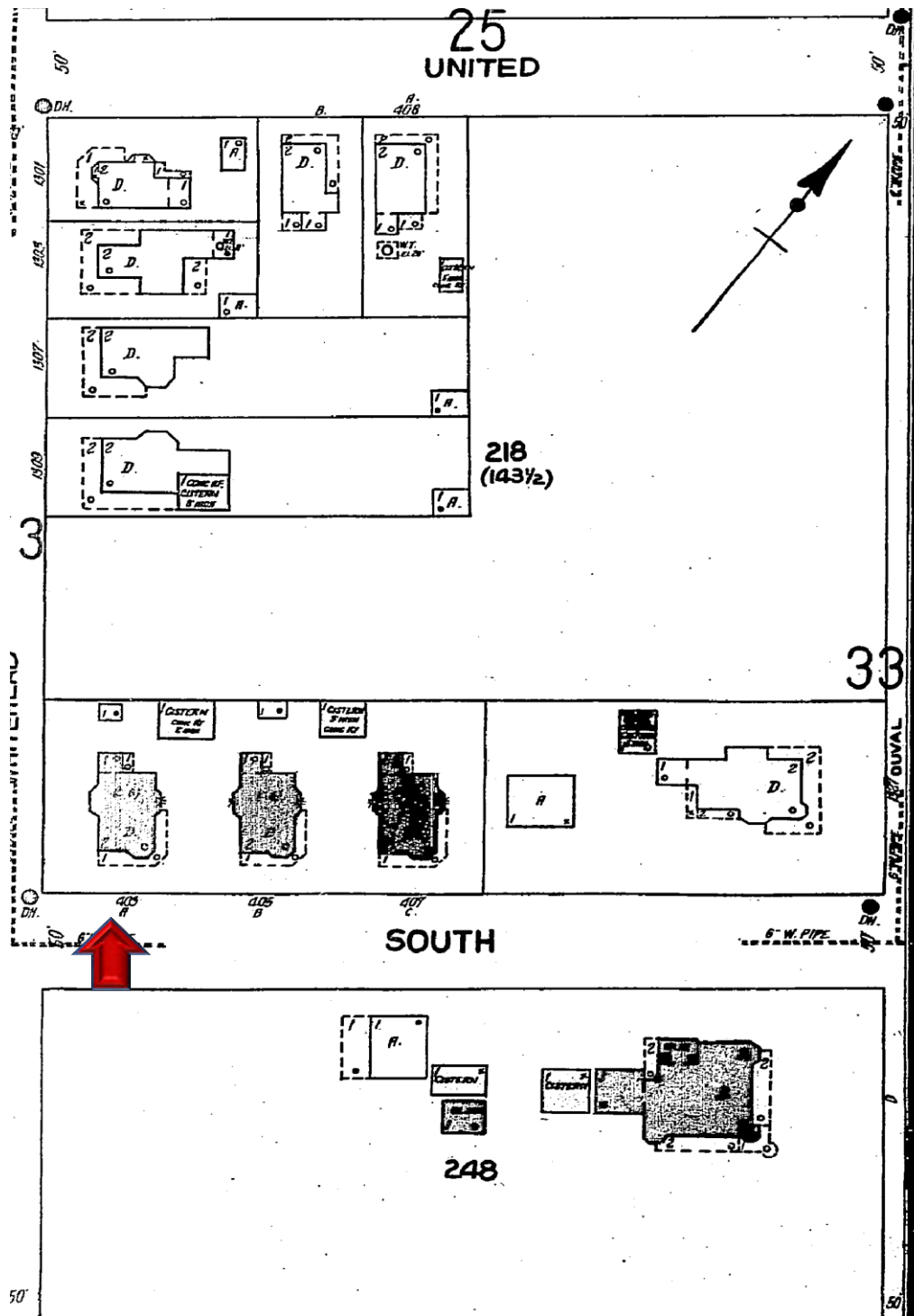
No

# SANBORN MAPS

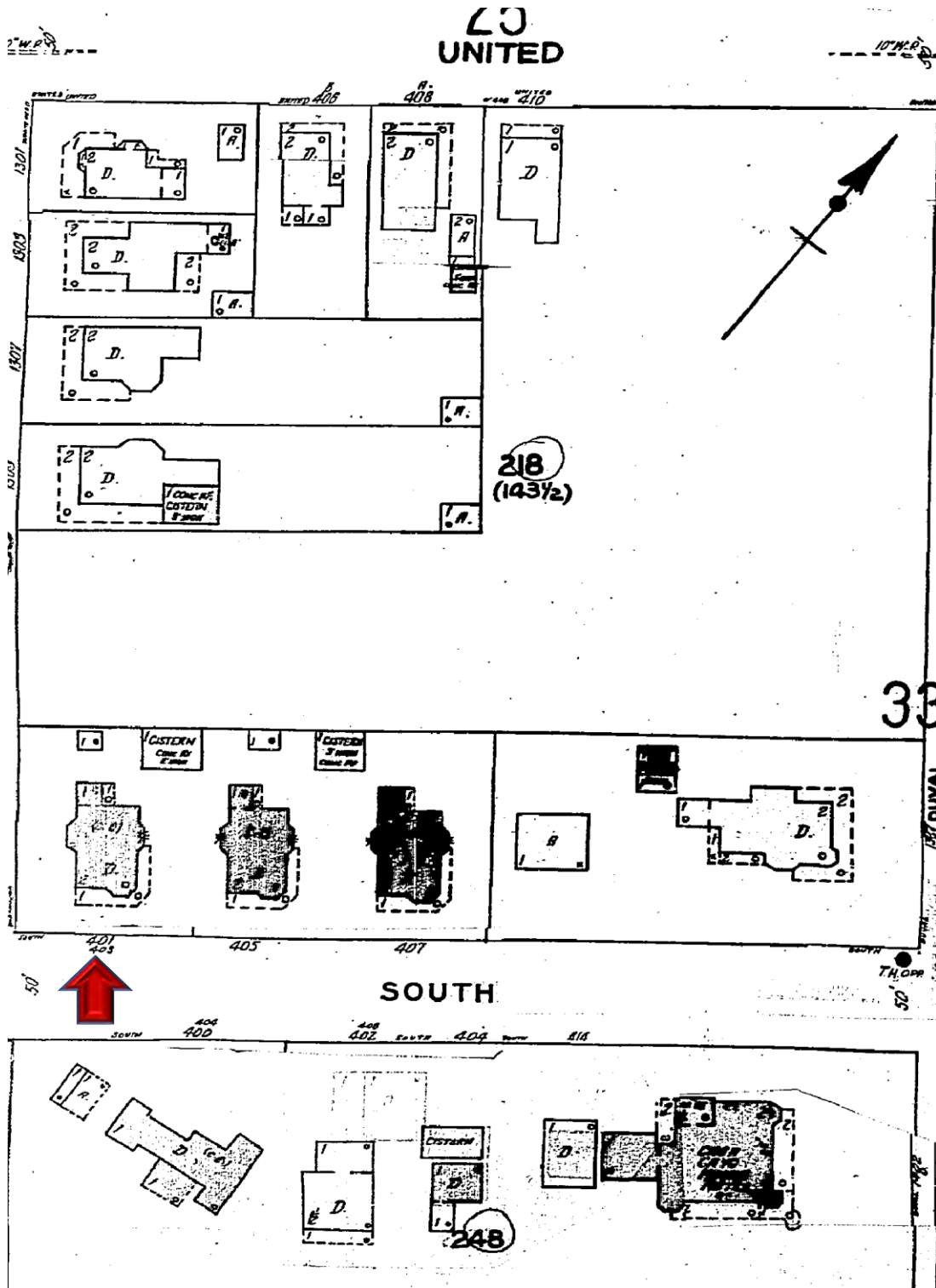




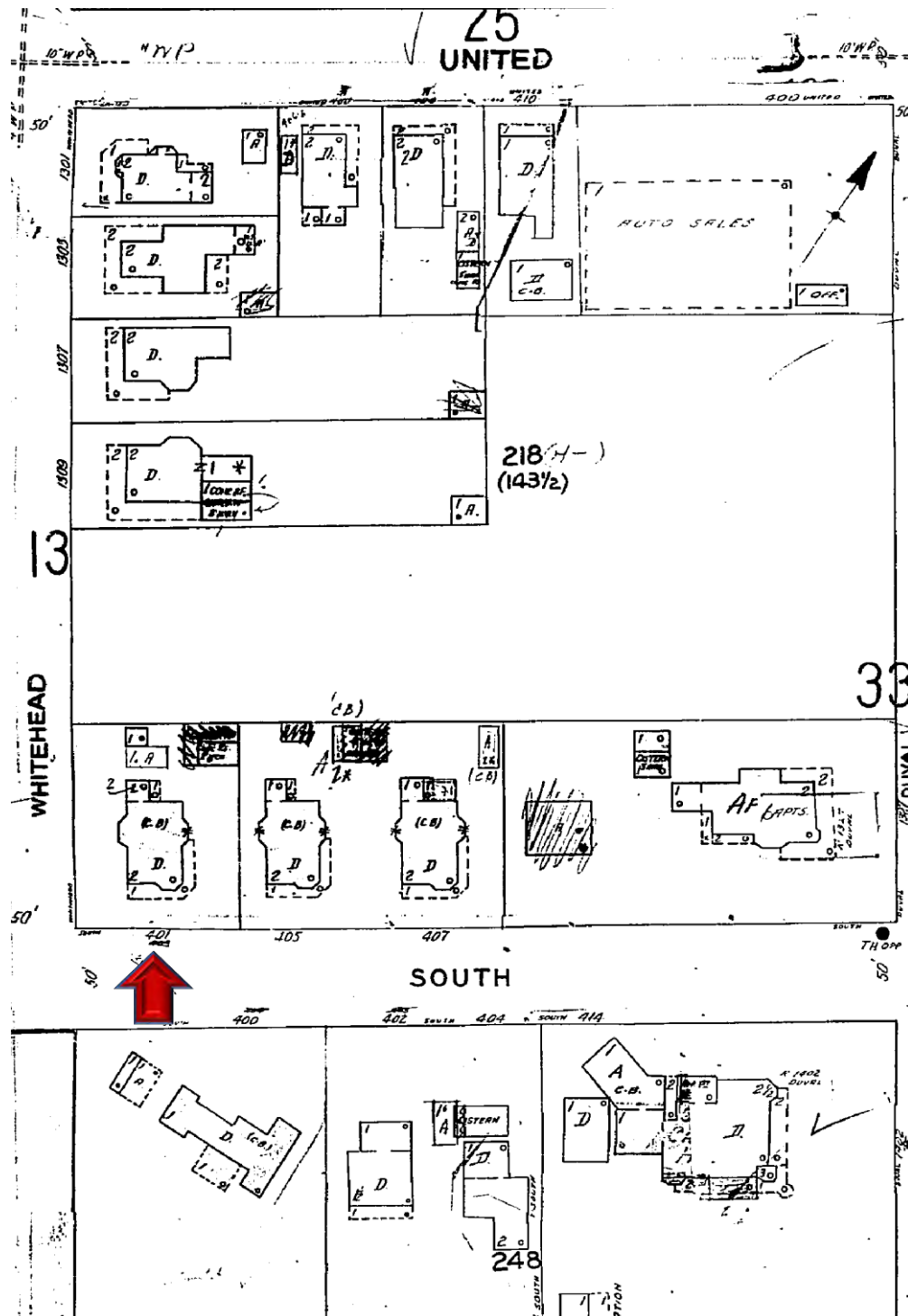
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS

Key West, Fla. - Outlook of South Beach Street







**Backyard damage from 1919 hurricane. Monroe County Library.**





**401 South Street in 1919 after hurricane. Monroe County Library.**





401 South Street in 1928. Monroe County Library.





**401 South Street after 1944 hurricane. Monroe County Library.**









**401 SOUTH STREET:  
SOUTH STREET ELEVATION (FRONT)**





**407 SOUTH STREET:  
SOUTH STREET ELEVATION**





**401 SOUTH STREET:  
ACCESSORY STRUCTURE  
SOUTH ELEVATION (FRONT)**





**401 SOUTH STREET:  
ACCESSORY STRUCTURE  
SIDE ELEVATION  
WHITEHEAD STREET**





**405 SOUTH STREET:  
SOUTH STREET ELEVATION**

**407 SOUTH STREET:  
SOUTH STREET ELEVATION**





**401 SOUTH STREET:  
NORTHWEST CORNER,  
(REAR) ELEVATION**





**401 SOUTH STREET:  
SOUTHERN MOST CORNER,  
SOUTH STREET / WHITEHEAD ELEVATION**





**401 SOUTH STREET:  
SOUTH-EAST CORNER,  
SOUTH STREET**





**405 SOUTH STREET:  
ACCESSORY STRUCT.  
(FRONT)**





**405 SOUTH STREET:  
ACCESSORY STRUCT.  
(SIDE)**





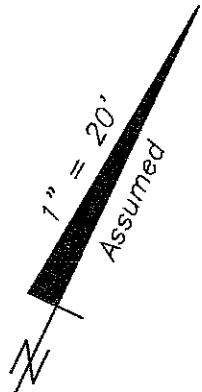
**407 SOUTH STREET:  
ACCESSORY STRUCT.  
(FRONT)**



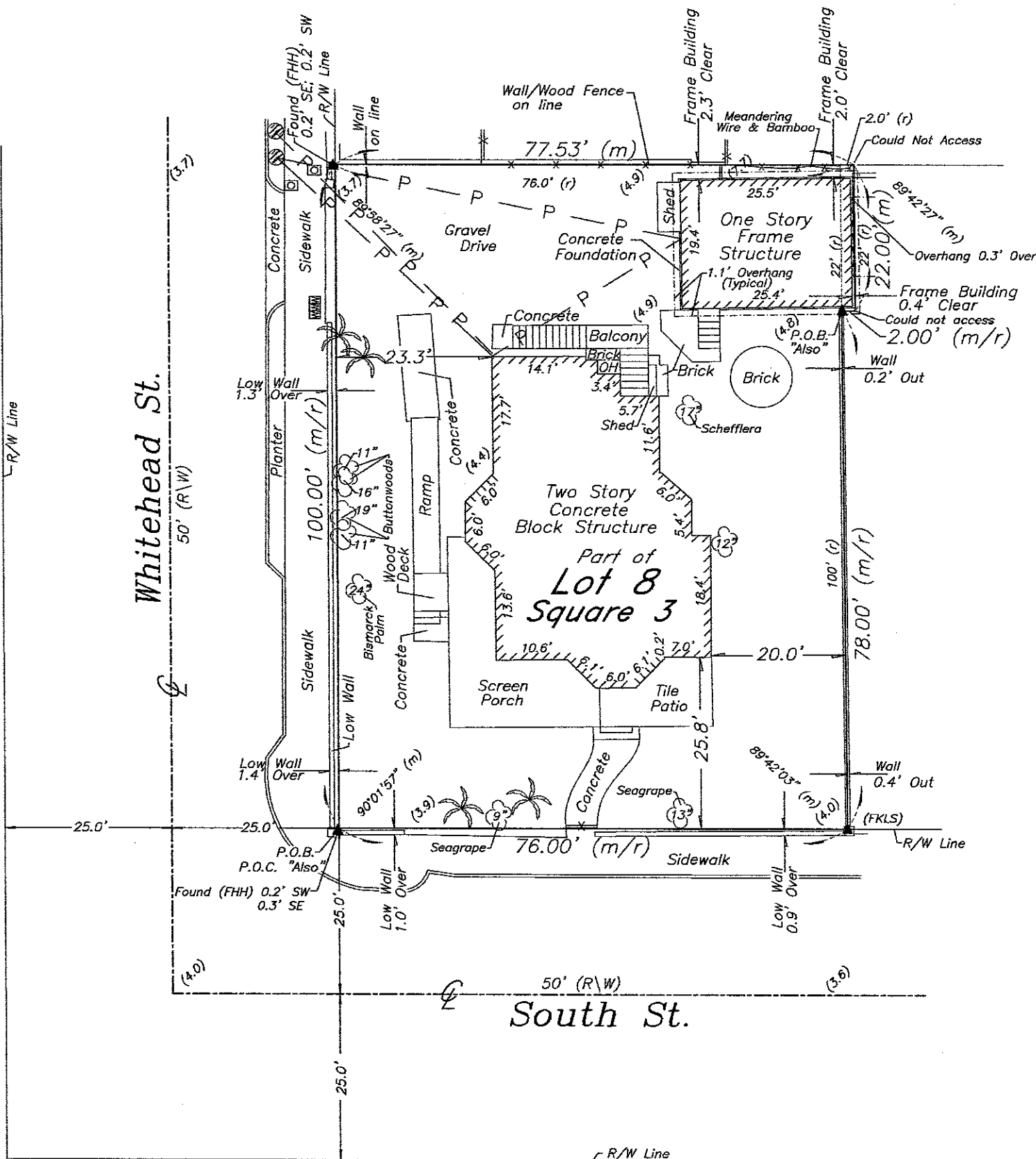
# SURVEY

# Boundary Survey Map of part of Lot 8, Square 3, Tract 16, Island of Key West, FL

## LEGEND



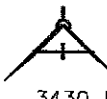
- |                                 |                             |
|---------------------------------|-----------------------------|
| ● Found 1/2" Iron Rod (No ID)   | ⊕ Centerline                |
| ▲ Found Nail & Disc (FHH)(FKLS) | ⊙ Utility Pole              |
| △ Set Nail & Disc (6298)        | OH Overhang                 |
| (M) Measured                    | P.O.C. Point of Commencing  |
| (R) Record                      | P.O.B. Point of Beginning   |
| (M/R) Measured & Record         | 🌴 Coconut Palm              |
| ⊠ Sewer Cleanout                | 🌳 Tree w/diameter (Typical) |
| ⊡ Water Meter                   |                             |
| R\W Right of Way                |                             |



NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

FAX (305) 296-2244



# Boundary Survey Report of part of Lot 8, Square 3, Tract 16, Island of Key West, FL

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 401 South 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 legal description.
8. Date of field work: February 4, 2022.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The Survey Report is not full and complete without the attached Survey Map.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
12. Benchmark utilized: U 397

**BOUNDARY SURVEY OF:** On the Island of Key West, and known and described as all that certain piece, parcel or lot of land Numbered 8 of Square 3, according to the diagram of the division of Tract 16, made between Frederick Filer and John Boyle, recorded in Deed Book N, Page 476 and according to diagram of Subdivision of the portion allotted to the said Frederick Filer, under the said agreement between himself and the said John Boyle, made by the heirs at law of said Frederick Filer, recorded in Deed Book N, Page 715, of Monroe County Records, and which Subdivision and subdivisions were confirmed by Decree of Circuit Court, dated 16th day of December, A.D. 1885. Said Lot commencing at the corner of South and Whitehead Streets, and running thence along South Street in a Northeasterly direction 76 feet; thence in a Northwesterly direction 100 feet; thence in a Southwesterly direction 76 feet to Whitehead Street; thence along Whitehead Street in a Southeasterly direction 100 feet back to place of beginning.

## ALSO

On the Island of Key West, and known and described as all that certain piece, parcel or lot of land Numbered 8 of Square 3, according to the diagram of the division of Tract 16, made between Frederick Filer and John Boyle, recorded in Book N, Page 476, and according to diagram of Subdivision of the portion allotted to the said Frederick Filer, under the said agreement between himself and the said John Boyle, made by the heirs at law of said Frederick Filer, recorded in Book N, Page 715, of Monroe County Records, and which subdivision and subdivisions were confirmed by Decree of Circuit Court, dated 16th day of December, A.D. 1885. Commencing at the corner of South and Whitehead Streets, and running thence along South Street in a Northeasterly direction 76 feet; thence in a Northwesterly direction 78 feet to the point of beginning of the parcel of land herein after described: From the said point of beginning continue Northwesterly for a distance of 22 feet; thence Northeasterly a distance of 2 feet; thence Southeasterly a distance of 22 feet; thence Southwesterly 2 feet to the point of beginning.

**BOUNDARY SURVEY FOR:** Dennis L. Sheckler Trust; Allyson E. Sheckler;  
Oropeza Stones & Cardenas;  
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

February 8, 2022

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

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



S I T E   D A T A                      401 SOUTH STREET

| ITEM                               | EXISTING                | REQ. PER LDR                              | PROPOSED                  | REMARK                            |
|------------------------------------|-------------------------|---|---------------------------|-----------------------------------|
| DISTRICT                           | HHDR                    | HHDR                                      | HHDR                      | HISTORIC HIGH DENSITY RESIDENTIAL |
| SITE AREA                          | 7,621 Sq. Ft.           | 4,000 Sq. Ft.                             | EXISTING                  |                                   |
| LOT SIZE                           | SEE SURVEY              | 40' X 90' (MIN)                           | EXISTING                  | NO CHANGE                         |
| IMPERVIOUS                         | 3,098 Sq. Ft.<br>40.6%  | 4,572.6 (60% MAX)                         | 3,684 Sq. Ft.<br>48%      | CONFORMS                          |
| OPEN SPACE                         | 4,523 Sq. Ft.<br>59%    | 2,667 (35% MIN)                           | 3,612 Sq. Ft.<br>47.4%    | CONFORMS                          |
| BUILDING COV.                      | 2,581 Sq. Ft.<br>33.8%  | 3,810.5 (50% MAX)                         | 2,785 Sq. Ft.<br>36.5%    | CONFORMS                          |
| FRONT YARD 50% GREEN SPACE COV.    | 708 Sq. Ft.<br>93% OPEN | 760 SF @ (50% MIN)<br>380 SQ FT           | 734 Sq. Ft.<br>96.5% OPEN | CONFORMS                          |
| ACCESSORY STRUCTURE REAR YARD COV. | 529 Sq. Ft.<br>34% OPEN | 1,552 SQ. FT. @ (30% MAX.)<br>= 466 SQ FT | 361 Sq. Ft.<br>23% OPEN   | CONFORMS                          |

|                                |            |     |          |          |
|--------------------------------|------------|-----|----------|----------|
| PRINCIPLE STRUTURE SETBACKS    |            |     |          |          |
| FRONT SETBACK SOUTH STREET     | 15'-2 3/4" | 10' | EXISTING | CONFORMS |
| REAR SETBACK                   | 24'-1"     | 20' | EXISTING | CONFORMS |
| SIDE STREET SETBACK, WHITEHEAD | 16'-5 1/2" | 5'  | EXISTING | CONFORMS |
| EAST SIDE SETBACK              | 19'-11"    | 5'  | EXISTING | CONFORMS |
| BUILDING HEIGHT                | 35'-6" +/- | 30' | EXISTING | CONFORMS |

|                                |        |     |         |          |
|--------------------------------|--------|-----|---------|----------|
| ACCESSORY STRUTURE SETBACKS    |        |     |         |          |
| FRONT SETBACK SOUTH STREET     | 75'-5" | 10' | 52'-9"  | CONFORMS |
| REAR SETBACK                   | 0'-10" | 5'  | 5'-0"   | CONFORMS |
| SIDE STREET SETBACK, WHITEHEAD | 48'-2" | 5'  | 47'-10" | CONFORMS |
| EAST SIDE SETBACK              | 0'-0"  | 5'  | 5'-0"   | CONFORMS |
| BUILDING HEIGHT                | 14'-4" | 30' | 24'-5"  | CONFORMS |

FEMA MAP FLOOD ZONE VE 10, 10'+1'=11'  
(FIRM DATE: 02-18-2005) (FLOOD MAP PANEL #""12087C1516K'')



A RENOVATION FOR  
DENNIS & ALLYSON SHECKLER  
401 SOUTH STREET  
KEY WEST, FL 33040

DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:  
FBC 2020 - RESIDENTIAL (FBC-R)  
A.S.C.E. 24-14 REGULATIONS  
PER FBC 07/ASCE 07-10  
EXPOSURE "D"  
CONSTRUCTION TYPE VB  
LIVE LOAD 40 PSF  
WIND LOAD 180 M.P.H.  
SEE STRUCTURAL DRAWINGS, SHEET S-1

GENERAL NOTES:

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

DRAWING SCHEDULE:

T1.1 TITLE, SITE DATA & PROJECT INFO  
C1.0 SURVEY + F.E.C.  
C1.1 EXISTING SITE PLAN  
EX1.1 EXISTING SITE PLAN  
EX1.2 EXISTING FLOOR PLAN  
EX2.1 EXISTING ELEVATIONS  
EX2.2 EXISTING ELEVATIONS  
EX2.3 EXISTING SECTIONS  
D1.1 DEMOLITION FLOOR PLAN  
D1.2 DEMOLITION ELEVATIONS

A1.1 PROPOSED SITE & FIRST FLOOR PLAN  
A1.2 PROPOSED SECOND FLOOR PLAN  
A3.1 PROPOSED ELEVATIONS  
A3.2 PROPOSED ELEVATIONS  
A3.3 PROPOSED ELEVATIONS

ABBREVIATION LEGEND:

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

SCOPE OF WORK:

RENOVATING TO THE EXISTING PRINCIPLE STRUCTURE ALONG WITH DEMO EXISTING ACCESSORY STRUCTURE AND BUILD NEW ACCESSORY STRUCTURE IN THE REAR YARD.



T.S. NEAL  
ARCHITECTS INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

A RENOVATION FOR  
DENNIS & ALLYSON SHECKLER  
401 SOUTH STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
TITLE & PROJECT  
INFORMATION

DRAWN: EDSA/TSN  
CHECKED: -  
DATE: 09-25-2022

| REV. #1    | 10-04-2022 |
|------------|------------|
|            |            |
|            |            |
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|            |            |
| REVISION # | DATE       |

T1.1  
SHEET #



T S N

T. S. NEAL ARCHITECTS, INC.



**Important:** Follow the instructions on pages 1–9

|                                  |                           |
|----------------------------------|---------------------------|
| SECTION A – PROPERTY INFORMATION | FOR INSURANCE COMPANY USE |
|----------------------------------|---------------------------|

| SECTION A – PROPERTY INFORMATION  |                  | FOR INSURANCE COMPANY USE  |
|---|------------------|--|
| A1. Building Owner's Name<br>SHECKLER   |                  | Policy Number:   |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>401 SOUTH STREET   |                  | Company NAIC Number:   |
| City<br>KEY WEST  | State<br>Florida | ZIP Code<br>33040  |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)<br>(TAX PARCEL #00036210-000000) (KW FILER BOYLE SUB N-476 PT LOT 8 SQR 3 TR 16) |                  |  |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)  |                  | RESIDENTIAL  |
| A5. Latitude/Longitude: Lat. 24.5467° N Long. -81.7974° W   |                  | Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 |
| A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.   |                  |  |
| A7. Building Diagram Number 8   |                  |  |
| A8. For a building with a crawlspace or enclosure(s):   |                  |  |
| a) Square footage of crawlspace or enclosure(s) 1685.00 sq ft   |                  |  |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 3  |                  |  |
| c) Total net area of flood openings in A8.b 592.00 sq in  |                  |  |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                  |  |
| A9. For a building with an attached garage:   |                  |  |
| a) Square footage of attached garage N/A sq ft  |                  |  |
| b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A   |                  |  |
| c) Total net area of flood openings in A9.b N/A sq in   |                  |  |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                  |  |

|   |                 |                                   |   |                         |  |
|---|-----------------|-----------------------------------|---|-------------------------|--|
| B1. NFIP Community Name & Community Number<br>CITY OF KEY WEST 120168 |                 | B2. County Name<br>MONROE         |   | B3. State<br>Florida    |  |
| B4. Map/Panel Number<br>12087C1516                                    | B5. Suffix<br>K | B6. FIRM Index Date<br>02-18-2005 | B7. FIRM Panel Effective/<br>Revised Date<br>02-18-2005 | B8. Flood Zone(s)<br>VE | B9. Base Flood Elevation(s)<br>(Zone AO, use Base Flood Depth)<br>10 |

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No  
Designation Date: ☐ CBRS ☐ OPA

OMB No. 1660-0008  
Expiration Date: November 30, 2022

|          |         |          |                     |
|----------|---------|----------|---------------------|
| City     | State   | ZIP Code | Company NAIC Number |
| KEY WEST | Florida | 33040    |                     |

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
Benchmark Utilized: U 267 Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929   ☐ NAVD 1988   ☐ Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

|    |  | Check the measurement used. |   |
|----|--|-----------------------------|---|
| a) | Top of bottom floor (including basement, crawlspace, or enclosure floor)   | 4.4                         | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| b) | Top of the next higher floor   | 7.0                         | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| c) | Bottom of the lowest horizontal structural member (V Zones only)   | 5.8                         | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| d) | Attached garage (top of slab)  | N/A                         | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| e) | Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | 5.0                         | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| f) | Lowest adjacent (finished) grade next to building (LAG)  | 3.7                         | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| g) | Highest adjacent (finished) grade next to building (HAG)   | 6.6                         | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| h) | Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | 4.4                         | <input type="checkbox"/> feet <input type="checkbox"/> meters |

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

|                  |                |  |
|------------------|----------------|--|
| Certifier's Name | License Number |  |
|------------------|----------------|--|

|                   |                |
|-------------------|----------------|
| Certifier's Name  | License Number |
| J. L YNN O'EL YNN | 6298           |

|                |       |
|----------------|-------|
| 9. ETNN OTETNN | 02.50 |
| Title          |       |

|        |       |
|--------|-------|
| Title  |       |
| P.S.M. | Bliss |

|              |       |
|--------------|-------|
| Company Name | Place |
|--------------|-------|

|                                       |      |
|---------------------------------------|------|
| Company Name<br>J. LYNN O'FLYNN, INC. | Seal |
|---------------------------------------|------|

|         |  |
|---------|--|
| Address |  |
|---------|--|

|                  |      |
|------------------|------|
| Address          | Here |
| 3430 DUCK AVENUE |      |

|                  |       |          |
|------------------|-------|----------|
| 0400 DOOR AVENUE |       |          |
| City             | State | ZIP Code |

|          |         |          |
|----------|---------|----------|
| City     | State   | ZIP Code |
| KEY WEST | Florida | 33040    |

|          |         |       |  |
|----------|---------|-------|--|
| REF WEST | Florida | 00040 |  |
|----------|---------|-------|--|

|           |            |                |      |
|-----------|------------|----------------|------|
| Signature | Date       | Telephone      | Ext. |
|           | 02.04.2023 | (205) 206-7422 |      |

02-04-2022 (305) 296-7422

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

|   |
|---|
| Comments (including type of equipment and location, per C2(e), if applicable) |
|---|

C2. a) - CRAWL SPACE

C2. b) - FIRST FLOOR LIVING  
C2. e) - WATER HEATER

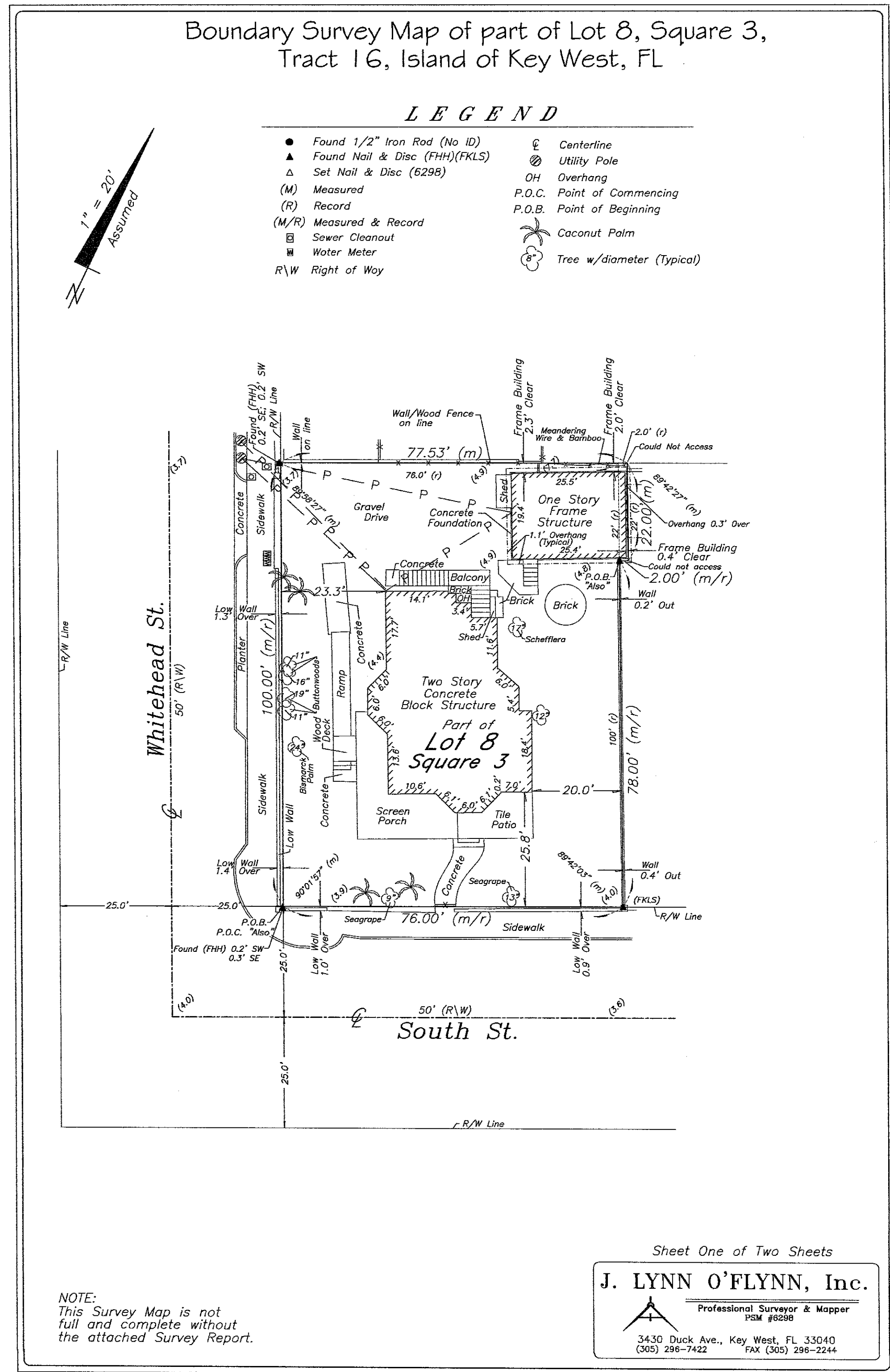
C2. e) - WATER HEATER

LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH

\_\_\_\_\_

FEMA Form 086-0-33 (12/19) Replaces all previous editions. Form Page 2 of 2

**NOTE:**  
ORIGINAL SIGNED & SEALED SURVEY TO BE  
SUBMITTED SEPARATELY WITH SUBMITTED  
PLANS. SURVEY COPY ON SHEET C1.0 IS  
FOR REFERENCE PURPOSES ONLY.



**SURVEY PROVIDED BY OWNER**

0-9852

305-340-8857  
251-422-9547

***A RENOVATION FOR***  
**DENNIS & ALLYSON SHECKLER**  
**401 SOUTH STREET**  
**KEY WEST, F L 33040**

**DRAWN:** EDSA/TSN  
**CHECKED:** -  
**DATE:** 09-25-2021

|                   |                   |
|-------------------|-------------------|
| <b>REV. #1</b>    | <b>10-04-2022</b> |
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| <b>REVISION #</b> | <b>DATE</b>       |

**C1.0**  
SHEET #

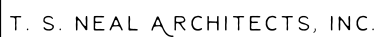


T. S. NEAL ARCHITECTS, INC.





1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
  - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
  - SKINNING AND BRUISES TO TRUNKS
  - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRICADE
2. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCRoACHMENT 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 ANY STANDARD OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ON SITE DURING THE ENTIRETY OF THE 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 TRIM TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE SHALL BE REMOVED DURING THE DEVELOPMENT SHALL BE REMOVED CLOSING THE ROOTS SHALL BE LEFT WITH CLEAN SMOOTH CUTS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS. REMOVE THE MULCH ONE HOUR OF DAMAGE OR EXPOSURE.
12. AFTER PRUNING, TREES ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.





22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

***A RENOVATION FOR***  
**DENNIS & ALLYSON SHECKLER**  
**401 SOUTH STREET**  
**KEY WEST, FL 33040**

**DRAWING TITLE:**  
**EXISTING FLOOR & ROOF PLAN**

DRAWN: EDSA/TSN

**CHECKED: -**

DATE: 09-25-2022

|         |            |
|---------|------------|
| REV. #1 | 10-04-2023 |
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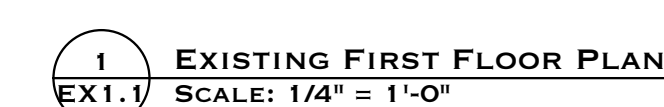
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| <b>REVISION #</b> | <b>DATE</b> |
|-------------------|-------------|

## EX 1.1

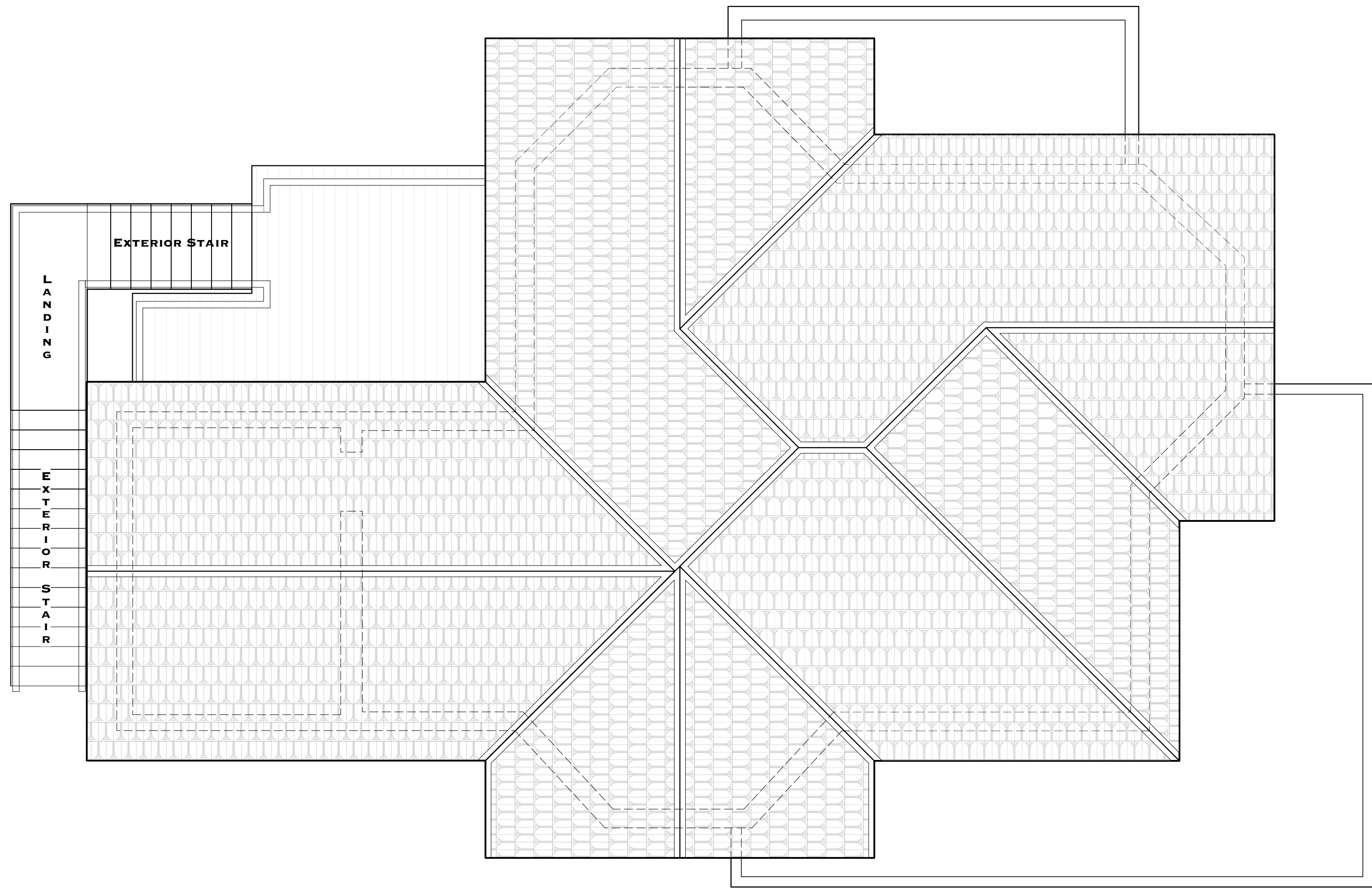
SHEET #



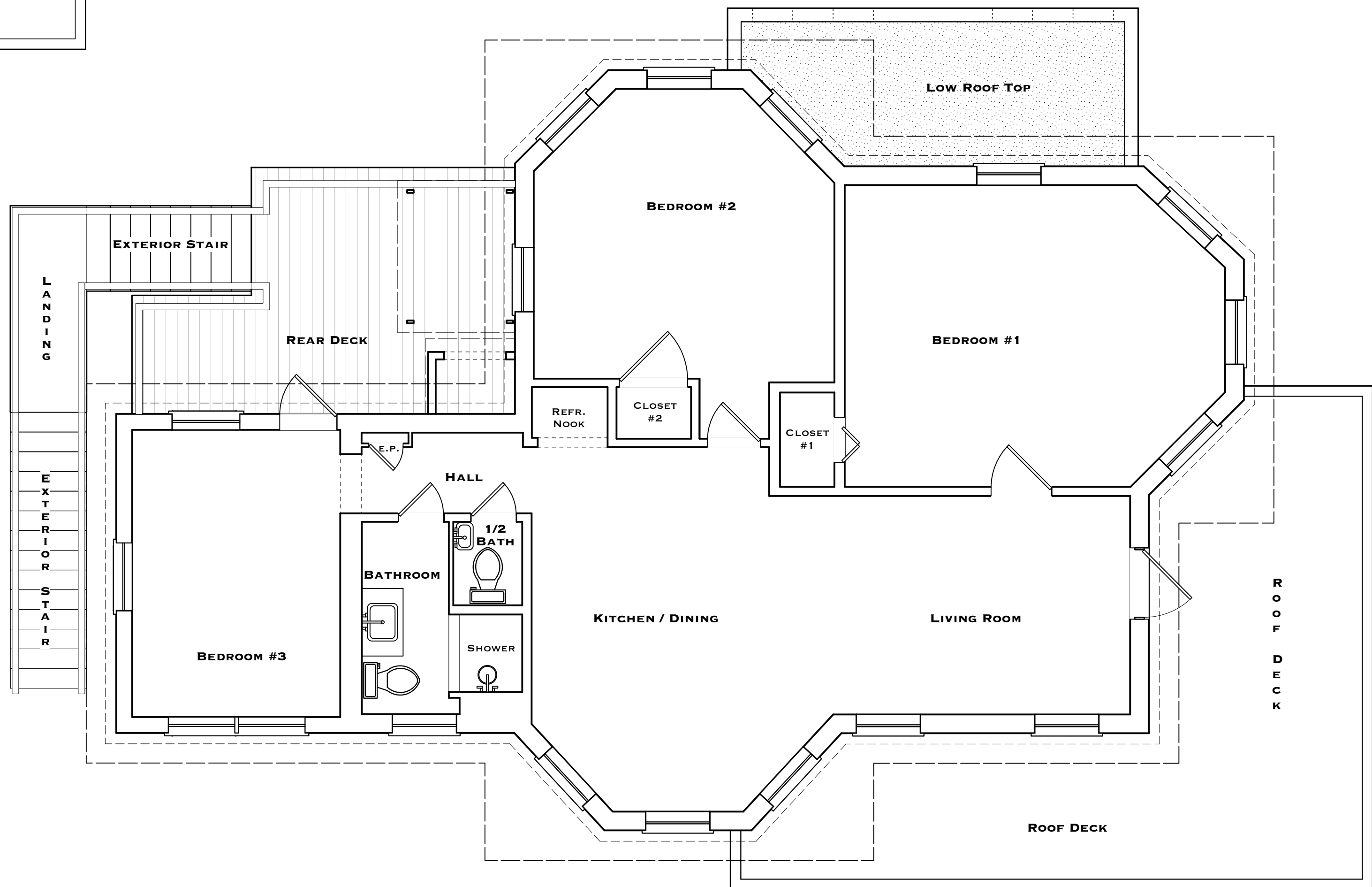
T. S. NEAL ARCHITECTS, INC.



**TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505**



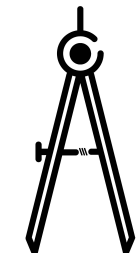
2 EXISTING ROOF PLAN  
EX1.2 SCALE: 1/4" = 1'-0"



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



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



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



**A RENOVATION FOR**  
**DENNIS & ALLYSON SHECKLER**  
**401 SOUTH STREET**  
KEY WEST, FL 33040

**DRAWING TITLE:**  
**EXISTING SECOND FLOOR**  
**& ROOF PLAN**

**DRAWN:** EDSA/TSN  
**CHECKED:** -  
**DATE:** 09-25-2022

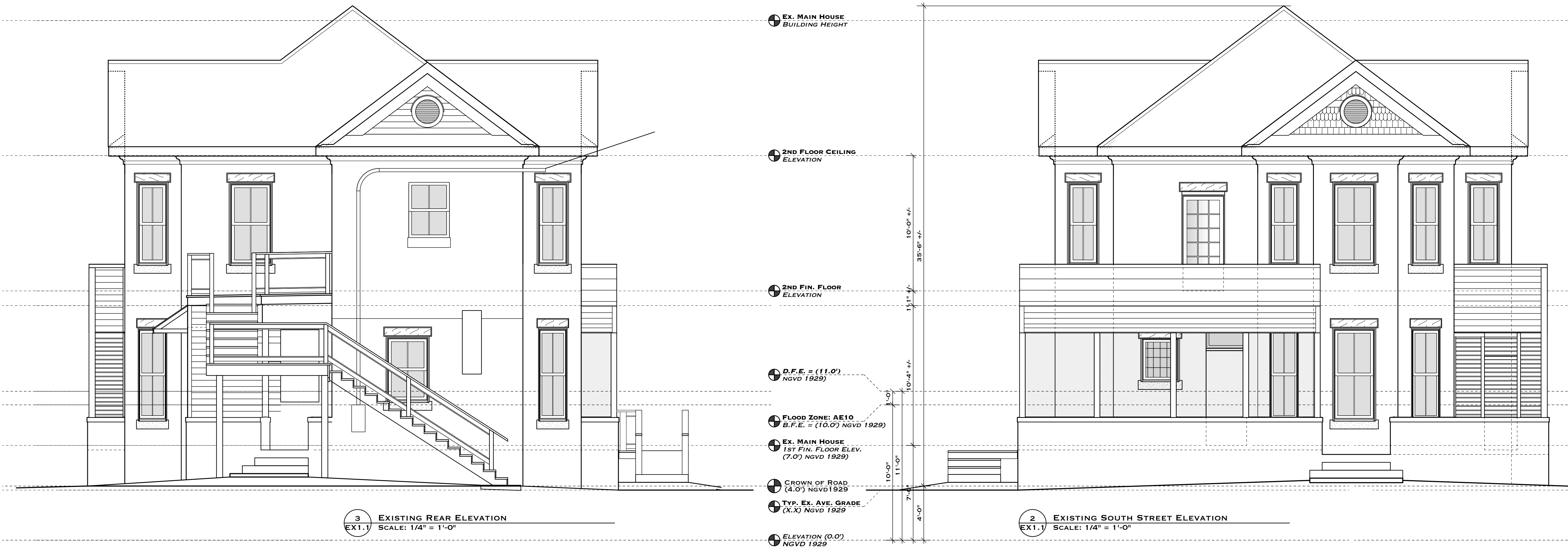
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REVISION # DATE

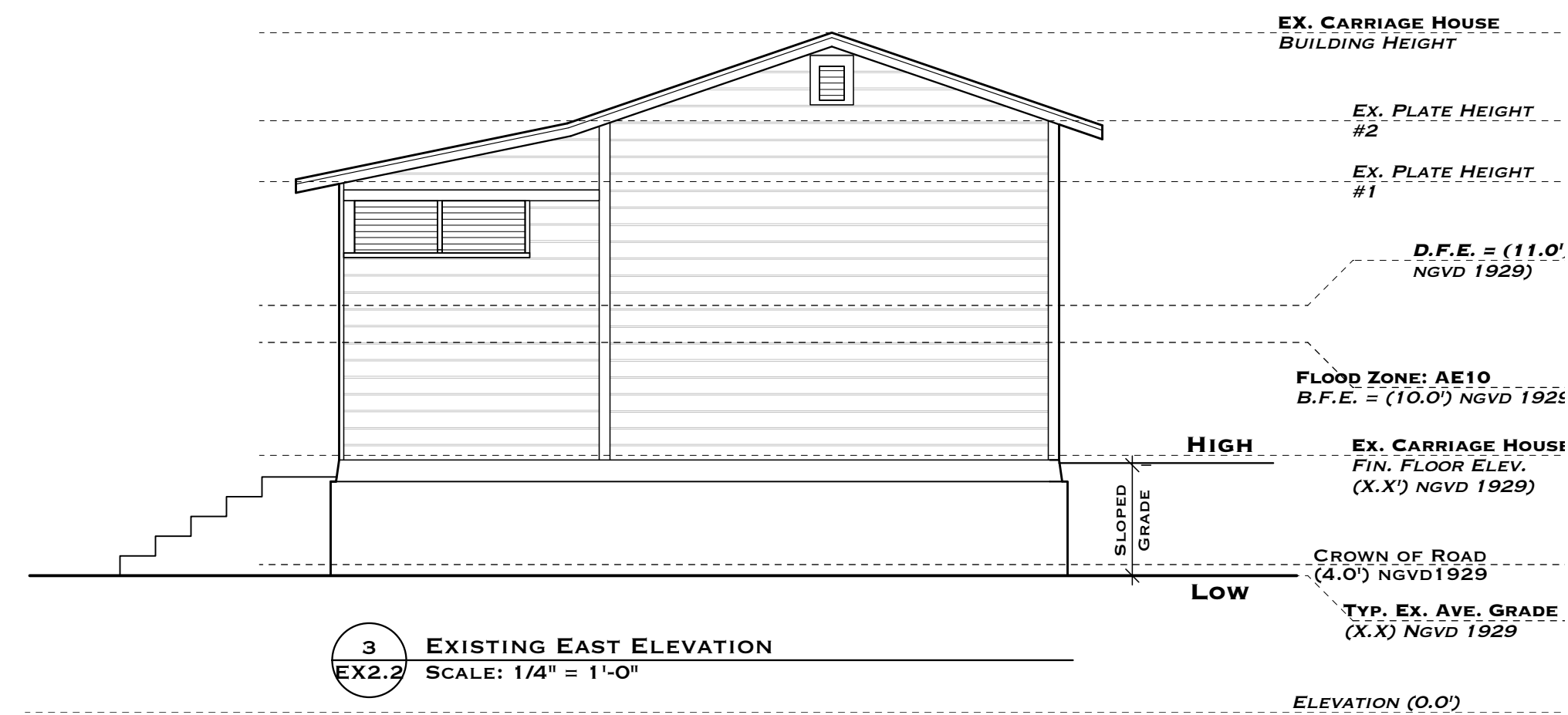
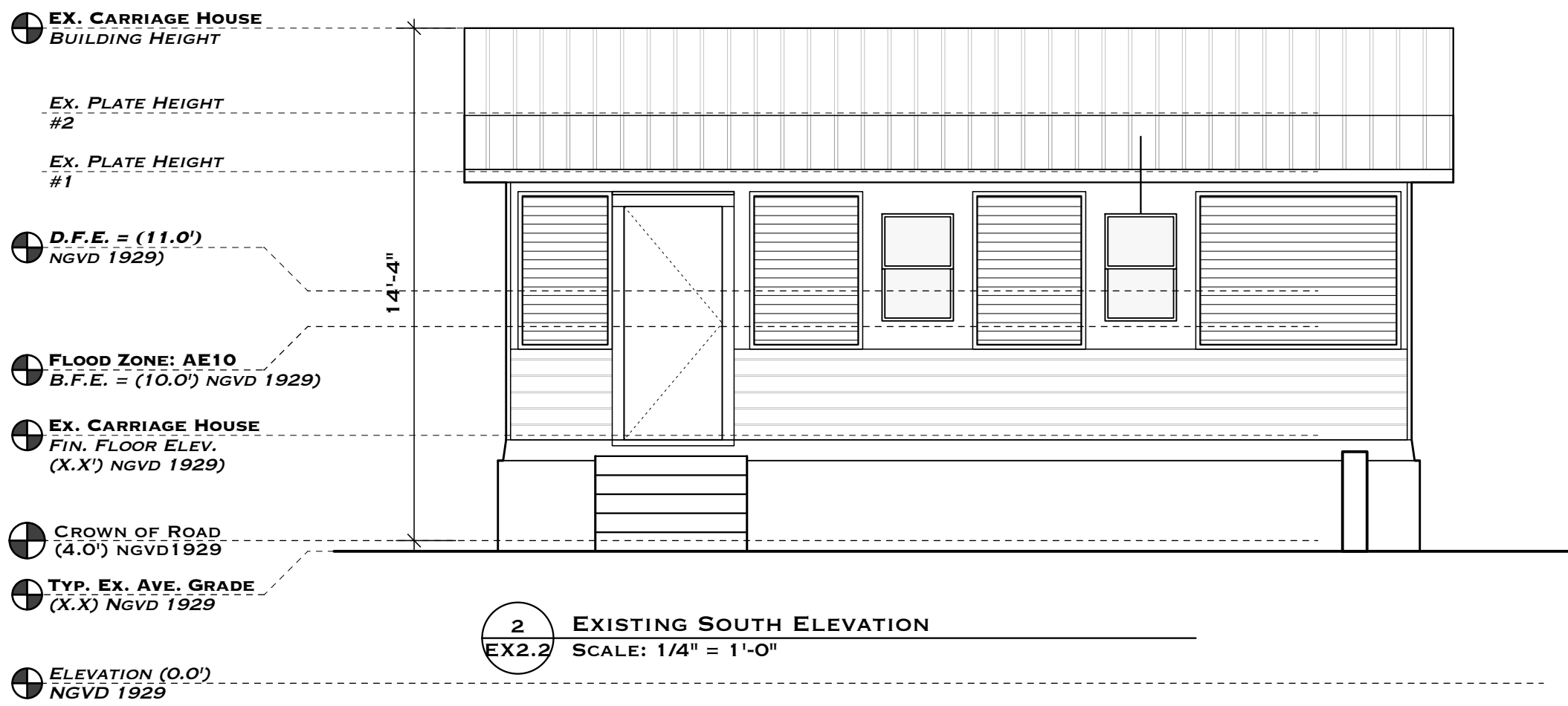
**EX1.2**  
SHEET #

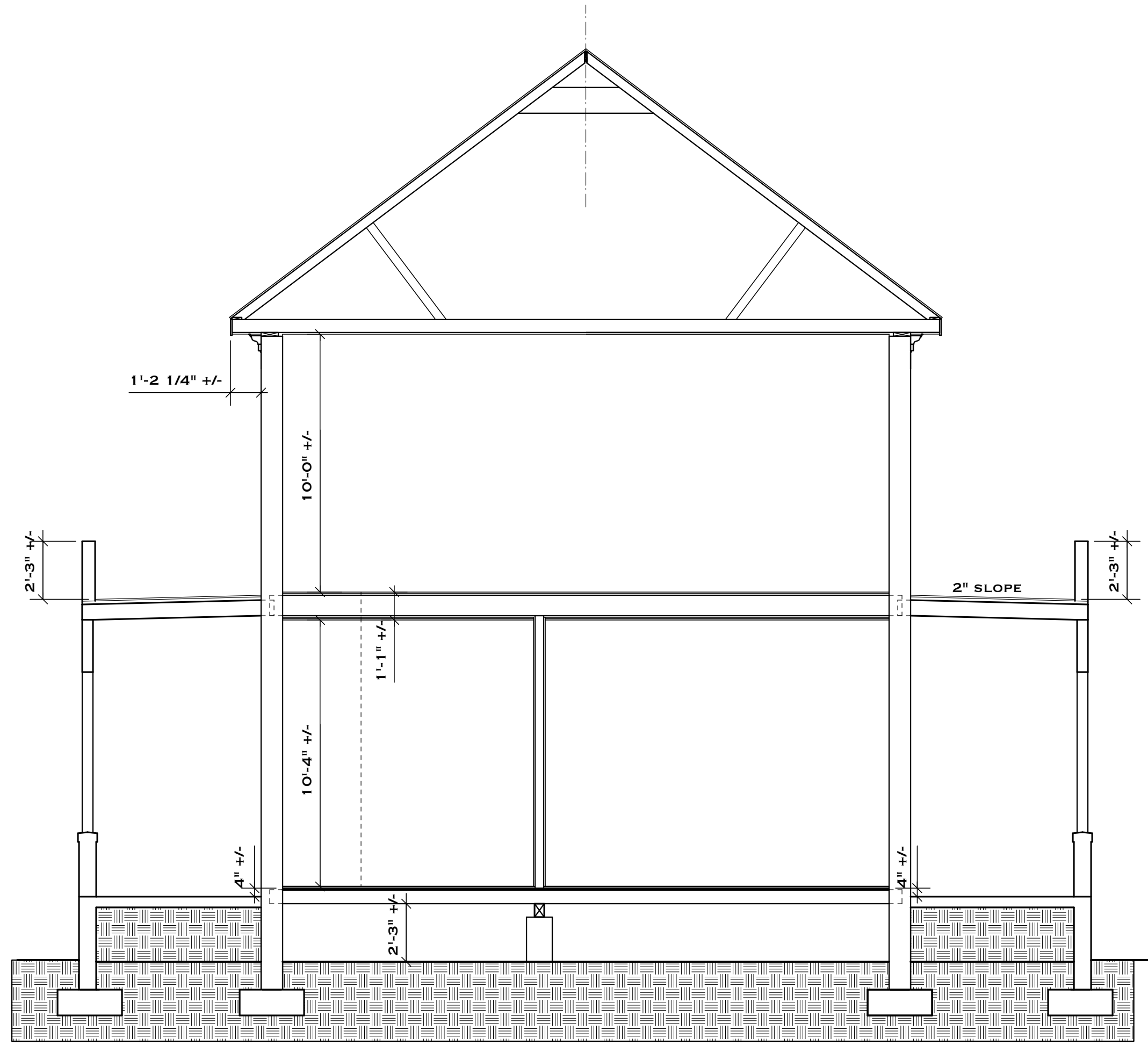


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T. S. NEAL ARCHITECTS, INC.

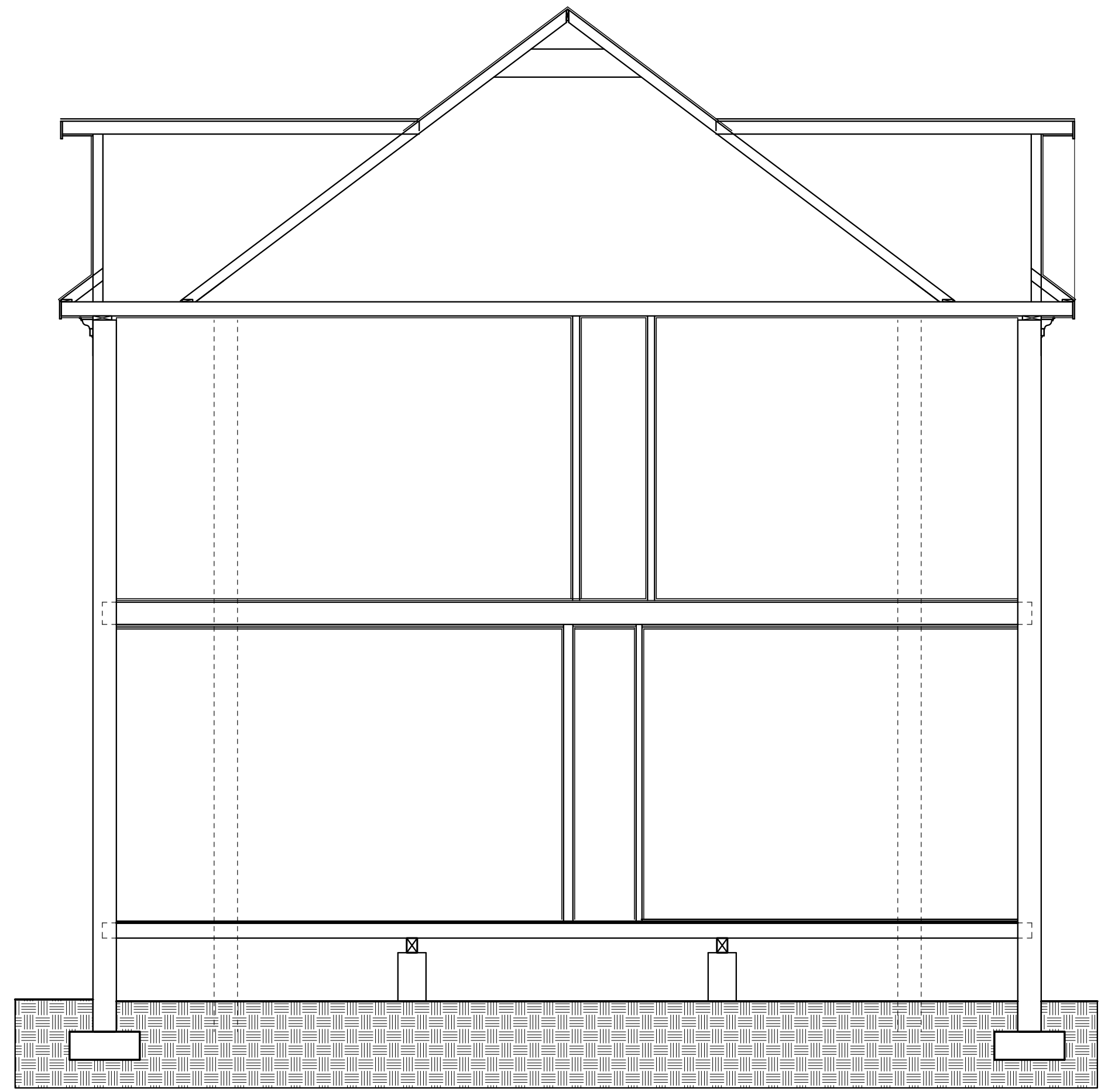




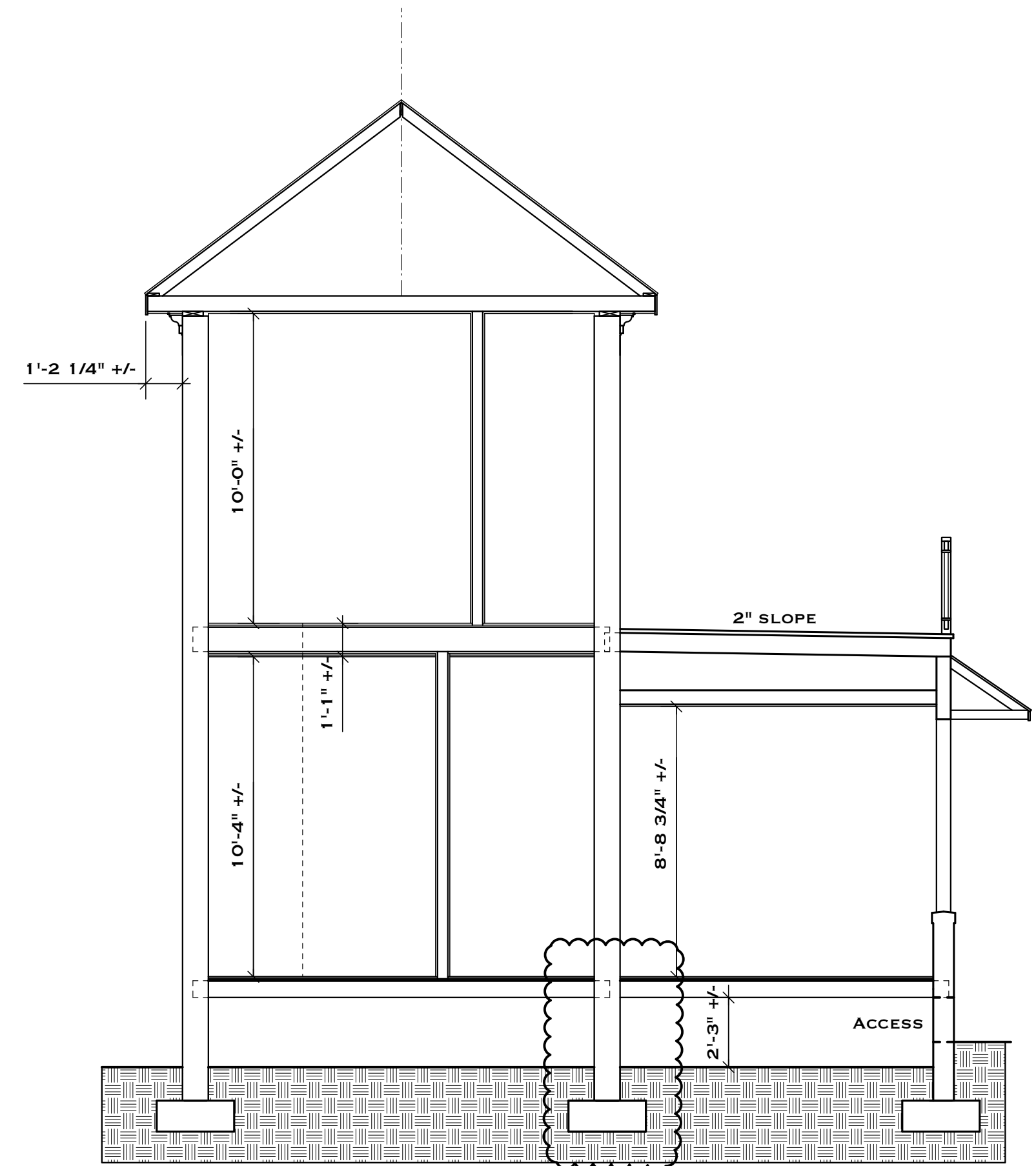




2 EXISTING SECTION  
EX2.3 SCALE: 1/4" = 1'-0"



1 EXISTING SECTION  
EX2.3 SCALE: 1/4" = 1'-0"

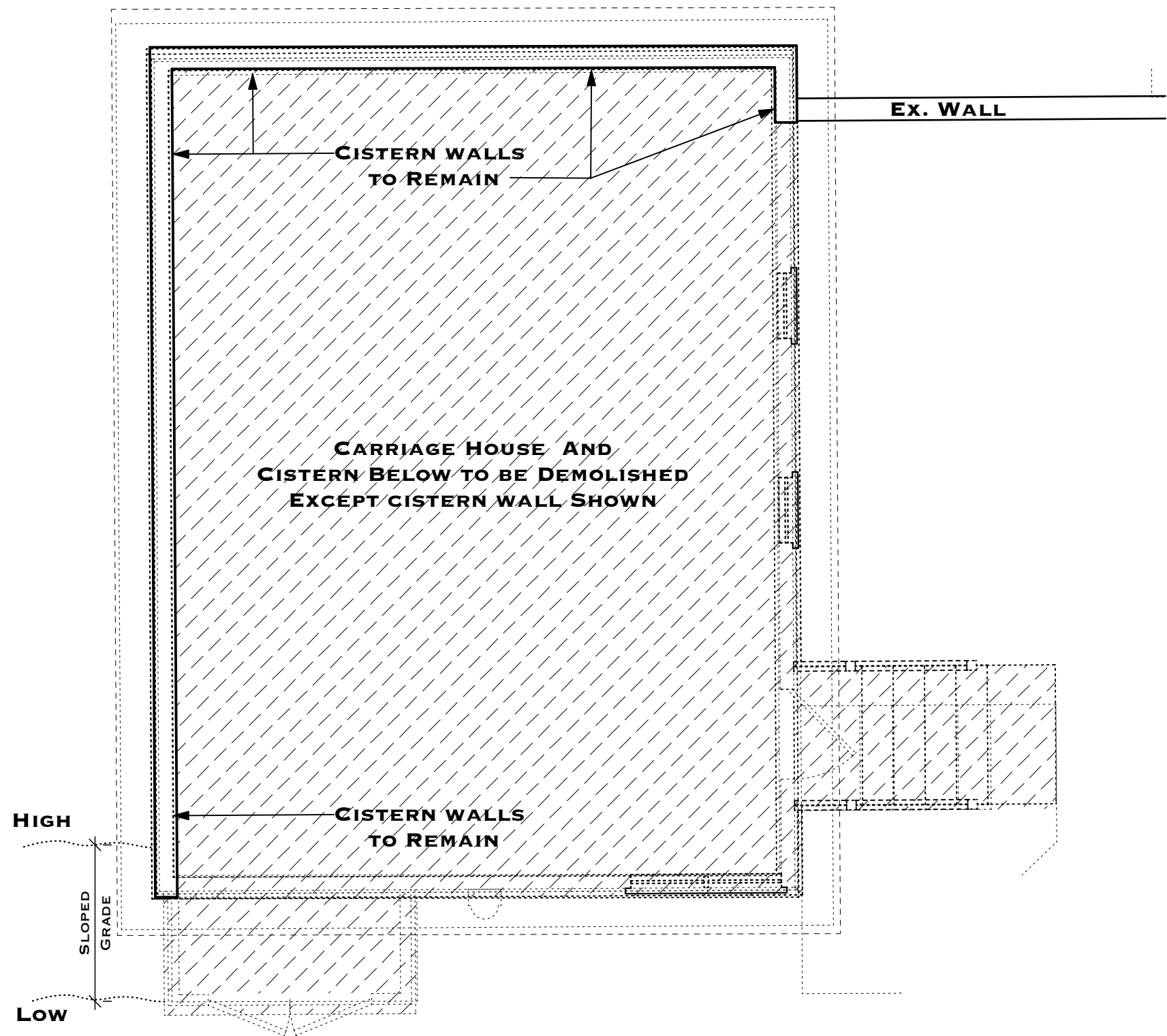
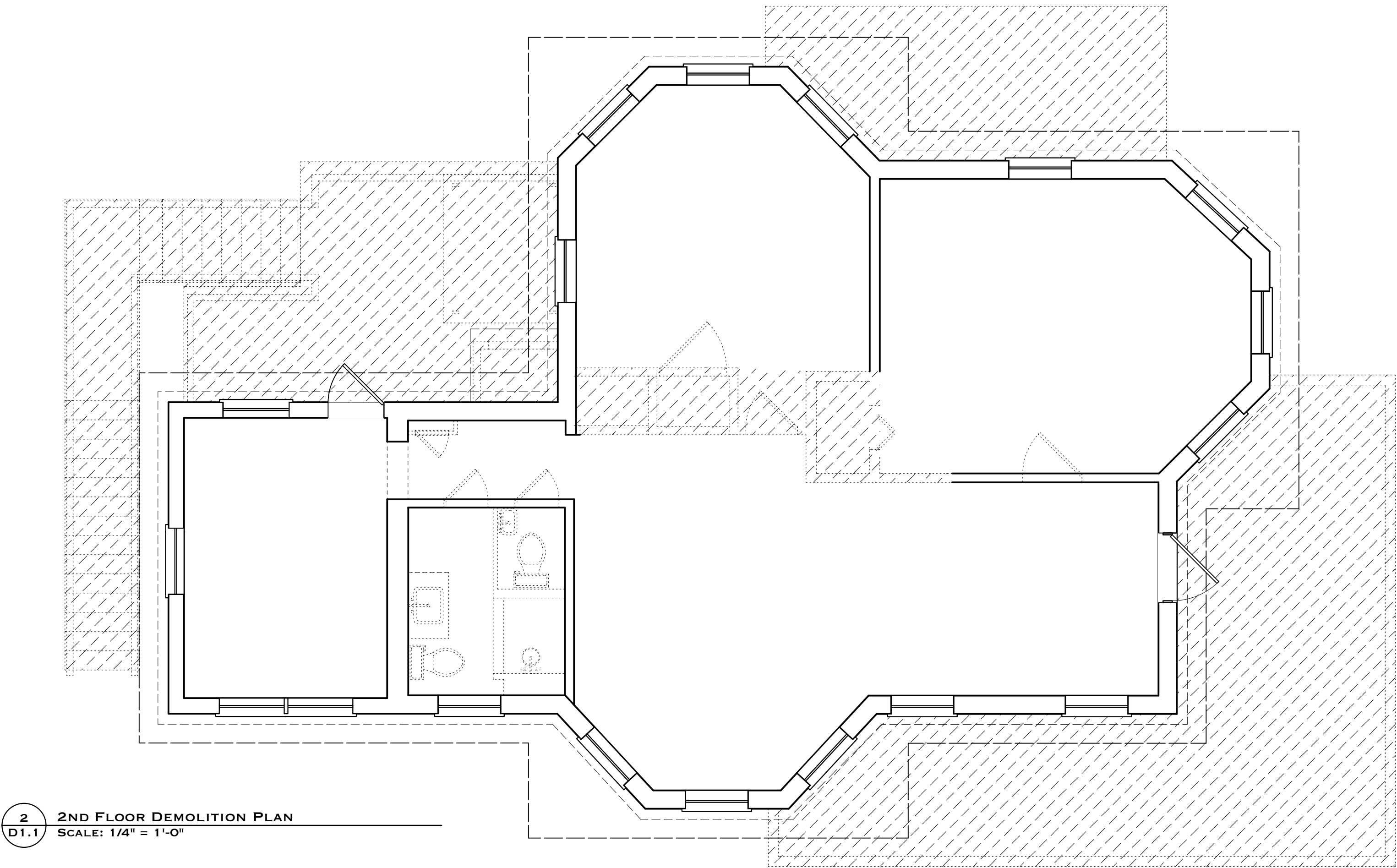


3 EXISTING SECTION  
EX2.3 SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

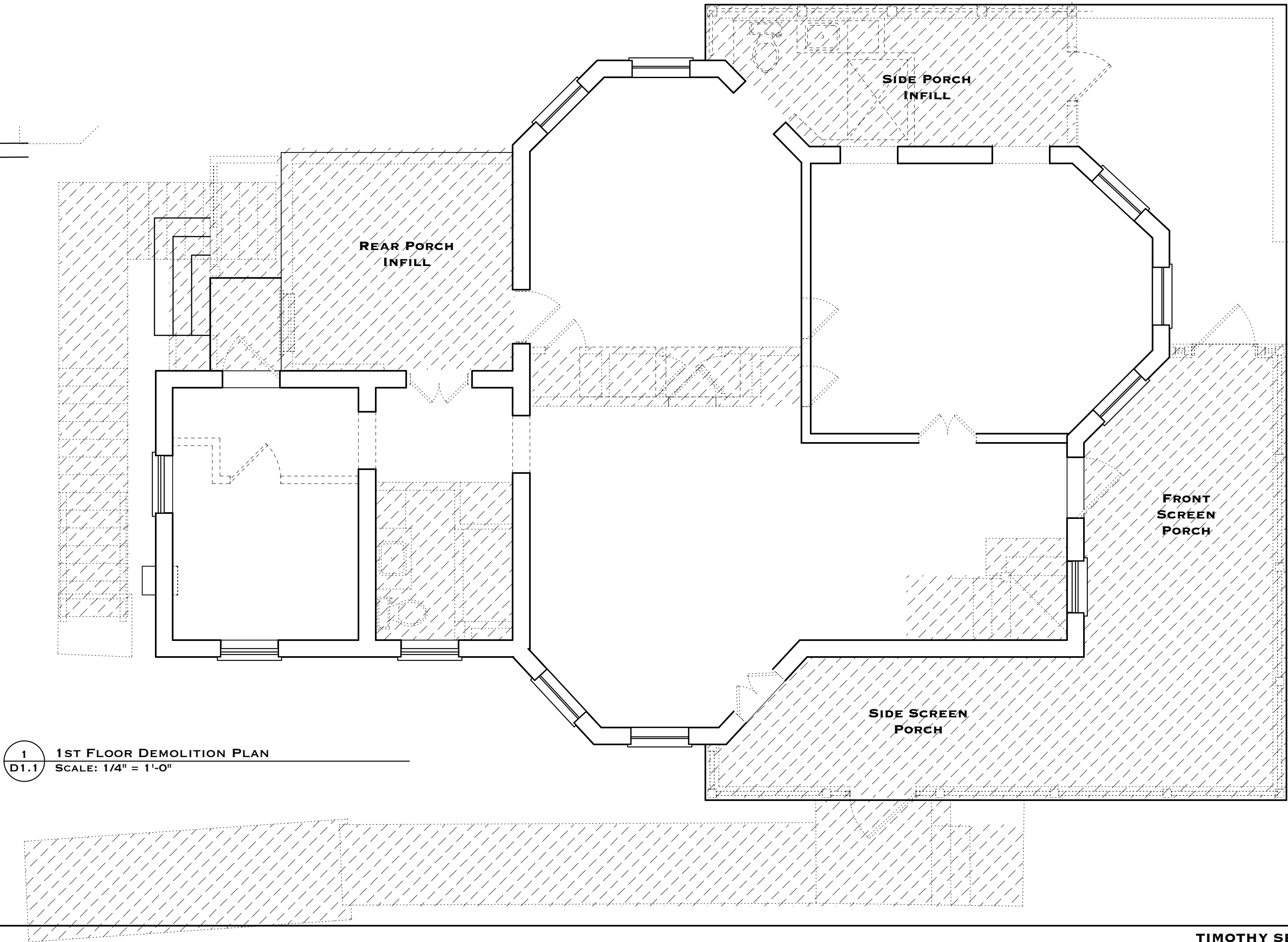
1. CONTRACTOR TO PROVIDE BARRICADES, RAILINGS, NETS, & ETC. FOR THE PROTECTION OF ALL PARTIES. THE HOURS OF OPERATION FOR DEMOLITION CONTRACTOR TO COORDINATE WITH OWNER AND CITY OF KEY WEST
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND EXECUTING ALL SAFETY PRECAUTIONS FOR THE DURATION OF THE WORK.
3. ALL UTILITIES UNDERGOING DEMOLITION ARE TO BE ADEQUATELY SECURED, CAPPED AND/OR COVERED SO THAT FULL SAFETY PROTECTION PER CODE IS PROVIDED.
4. ALL VISIBLE AREAS SHALL BE KEPT NEAT, CLEAN, AND ORGANIZED, AND SWEEPED CLEAN ON A DAILY BASIS.
5. PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION. CONTACT ARCHITECT FOR CLARIFICATION IF DIFFERING FROM DRAWINGS.
7. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IF ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL IS FOUND ON SITE AS SOON AS IT IS OBSERVED.
8. ANY DAMAGE OR DEFACEMENT TO EXISTING PROPERTY, NOT INDICATED FOR DEMOLITION IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.

2 2ND FLOOR DEMOLITION PLAN  
D1.1 SCALE: 1/4" = 1'-0"



3 ACC. STRUCTURE DEMOLITION FLOOR PLAN  
D1.1 SCALE: 1/4" = 1'-0"

1 1ST FLOOR DEMOLITION PLAN  
D1.1 SCALE: 1/4" = 1'-0"



GRAPHIC LEGEND:

- EXTENT OF DEMOLITION
- EXISTING EXTERIOR & INTERIOR WALLS
- WALLS, STAIRS, COLUMNS & BALCONY TO BE REMOVED

A RENOVATION FOR  
DENNIS & ALLYSON SHECKLER  
401 SOUTH STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
DEMOLITION FLOOR PLAN

DRAWN: EDSA/TSN  
CHECKED: -  
DATE: 09-25-2022

| REV. #1    | 10-04-2022 |
|------------|------------|
|            |            |
| REVISION # | DATE       |

D1.1  
SHEET #







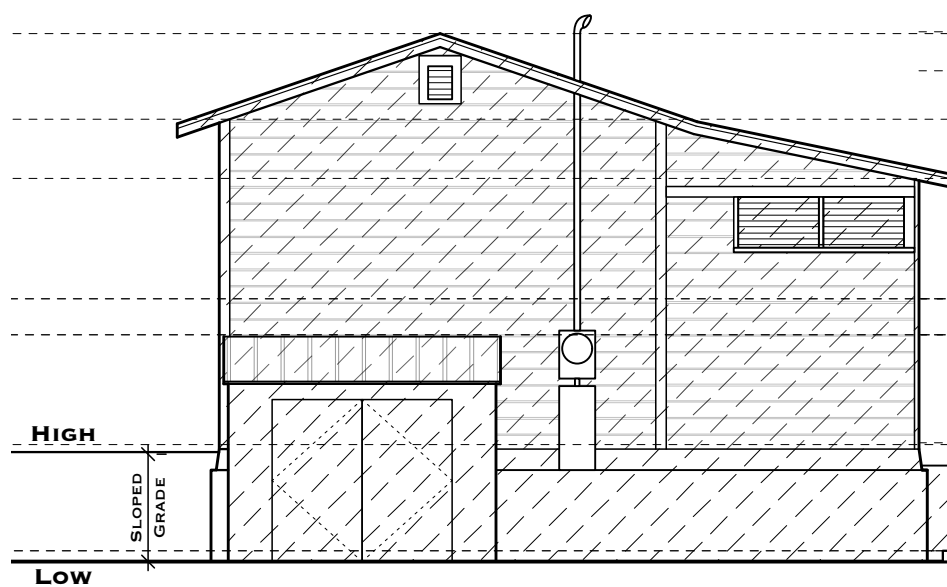
2  
D1.1  
ELEVATION DEMOLITION  
SCALE: 3/16" = 1'-0"



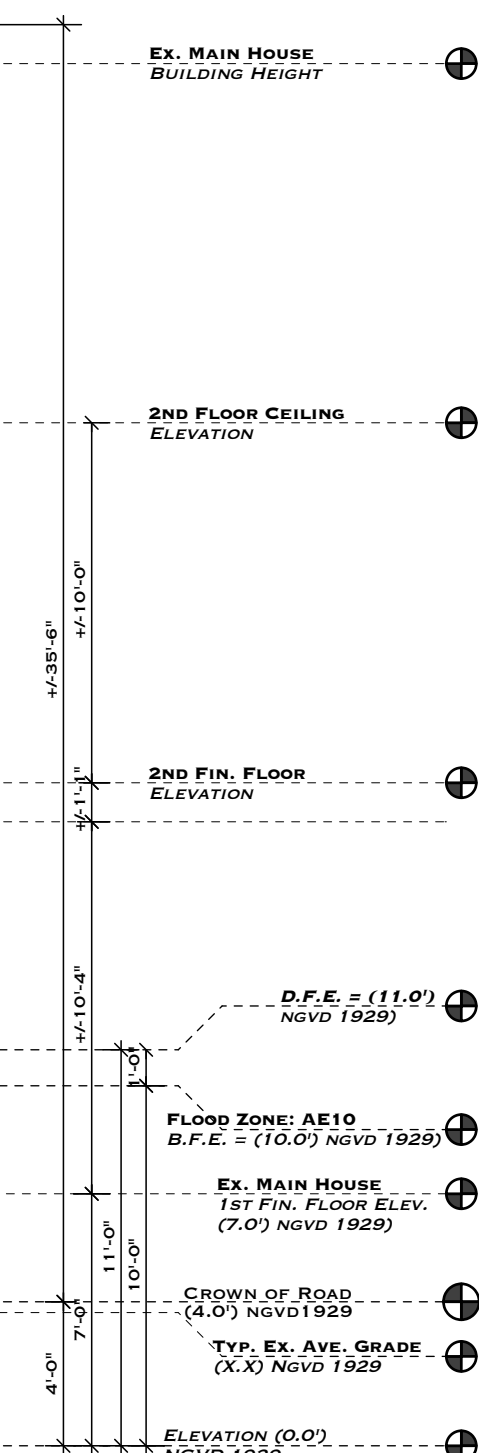
1  
D1.1  
ELEVATION DEMOLITION  
SCALE: 3/16" = 1'-0"



4  
D1.1  
ELEVATION DEMOLITION  
SCALE: 3/16" = 1'-0"



3  
D1.1  
ELEVATION DEMOLITION  
SCALE: 3/16" = 1'-0"

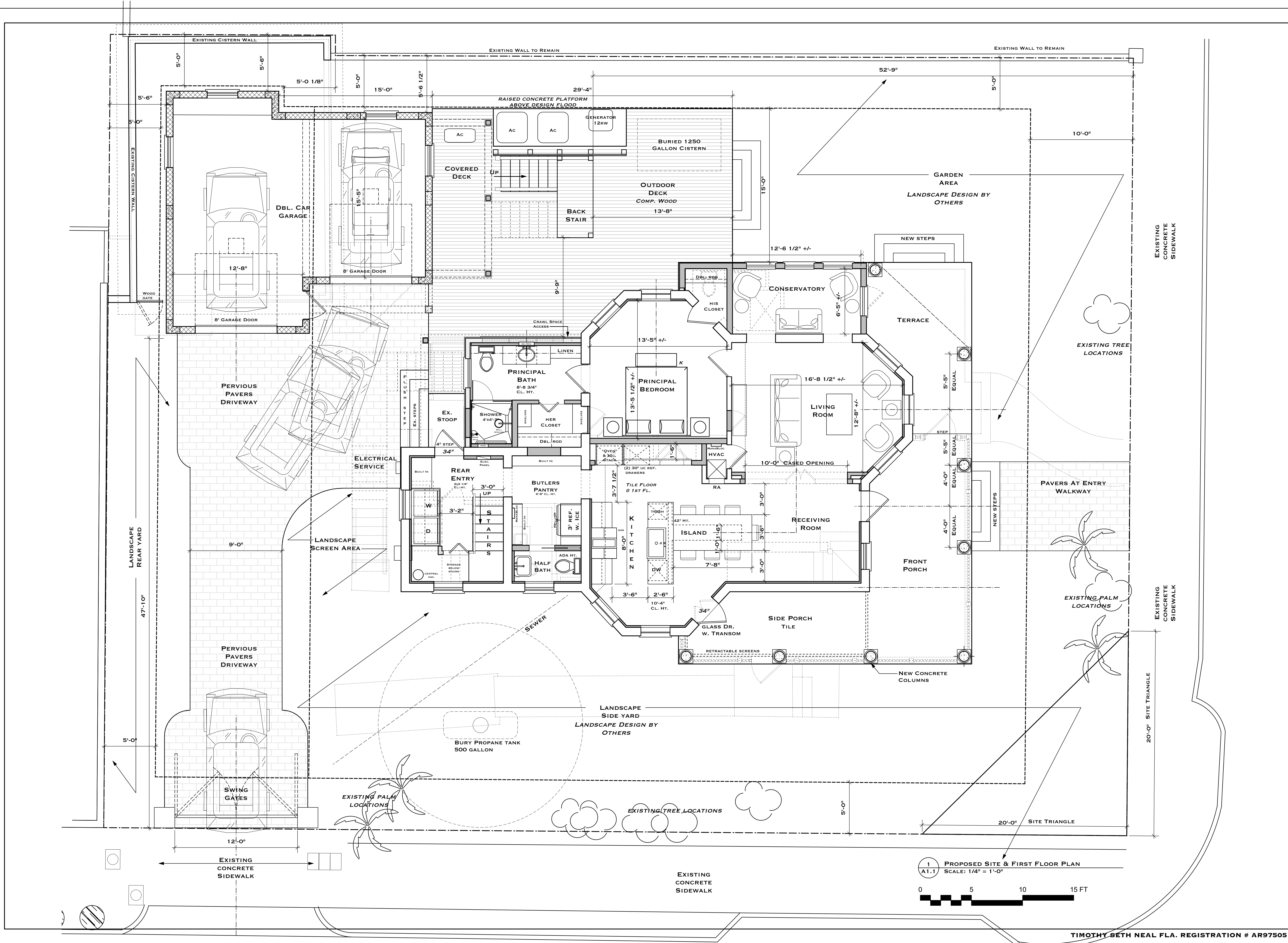


#### GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO PROVIDE BARRICADES, RAILINGS, NETS, & ETC. FOR THE PROTECTION OF ALL PARTIES. THE HOURS OF OPERATION FOR DEMOLITION CONTRACTOR TO COORDINATE WITH OWNER AND CITY OF KEY WEST
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND EXECUTING ALL SAFETY PRECAUTIONS FOR THE DURATION OF THE WORK.
3. ALL UTILITIES UNDERGOING DEMOLITION ARE TO BE ADEQUATELY SECURED, CAPPED AND/OR COVERED SO THAT FULL SAFETY PROTECTION PER CODE IS PROVIDED.
4. ALL VISIBLE AREAS SHALL BE KEPT NEAT, CLEAN, AND ORGANIZED, AND SWEEPED CLEAN ON A DAILY BASIS.
5. PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION. CONTACT ARCHITECT FOR CLARIFICATION IF DIFFERING FROM DRAWINGS.
7. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IF ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL IS FOUND ON SITE AS SOON AS IT IS OBSERVED.
8. ANY DAMAGE OR DEFAACEMENT TO EXISTING PROPERTY, NOT INDICATED FOR DEMOLITION IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.

#### GRAPHIC LEGEND:

- EXTENT OF DEMOLITION
- EXISTING EXTERIOR & INTERIOR WALLS
- WALLS, STAIRS, COLUMNS & BALCONY TO BE REMOVED



A RENOVATION FOR  
DENNIS & ALLYSON SHECKLER  
401 SOUTH STREET  
KEY WEST, FL 33040

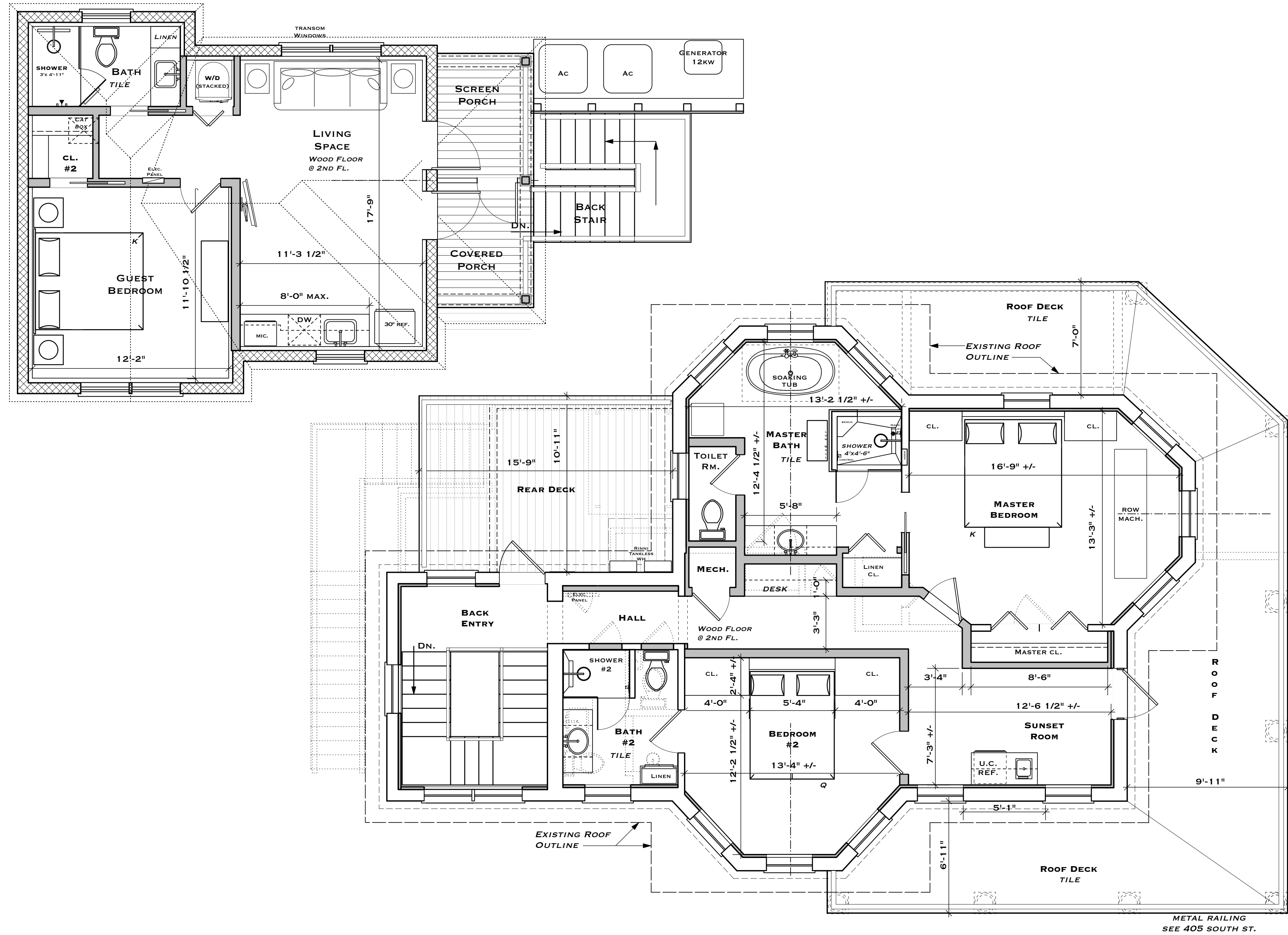
DRAWING TITLE:  
PROPOSED SITE &  
FIRST FLOOR PLANS

DRAWN: EDSA/TSN  
CHECKED: -  
DATE: 09-25-2022

| REV. #1 | 10-04-2022 |
|---------|------------|
|         |            |
|         |            |

REVISION # DATE

A1.1  
SHEET #



1  
A1.2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"









1 BACK ELEVATION  
A3.2 SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
A3.2 SCALE: 1/4" = 1'-0"



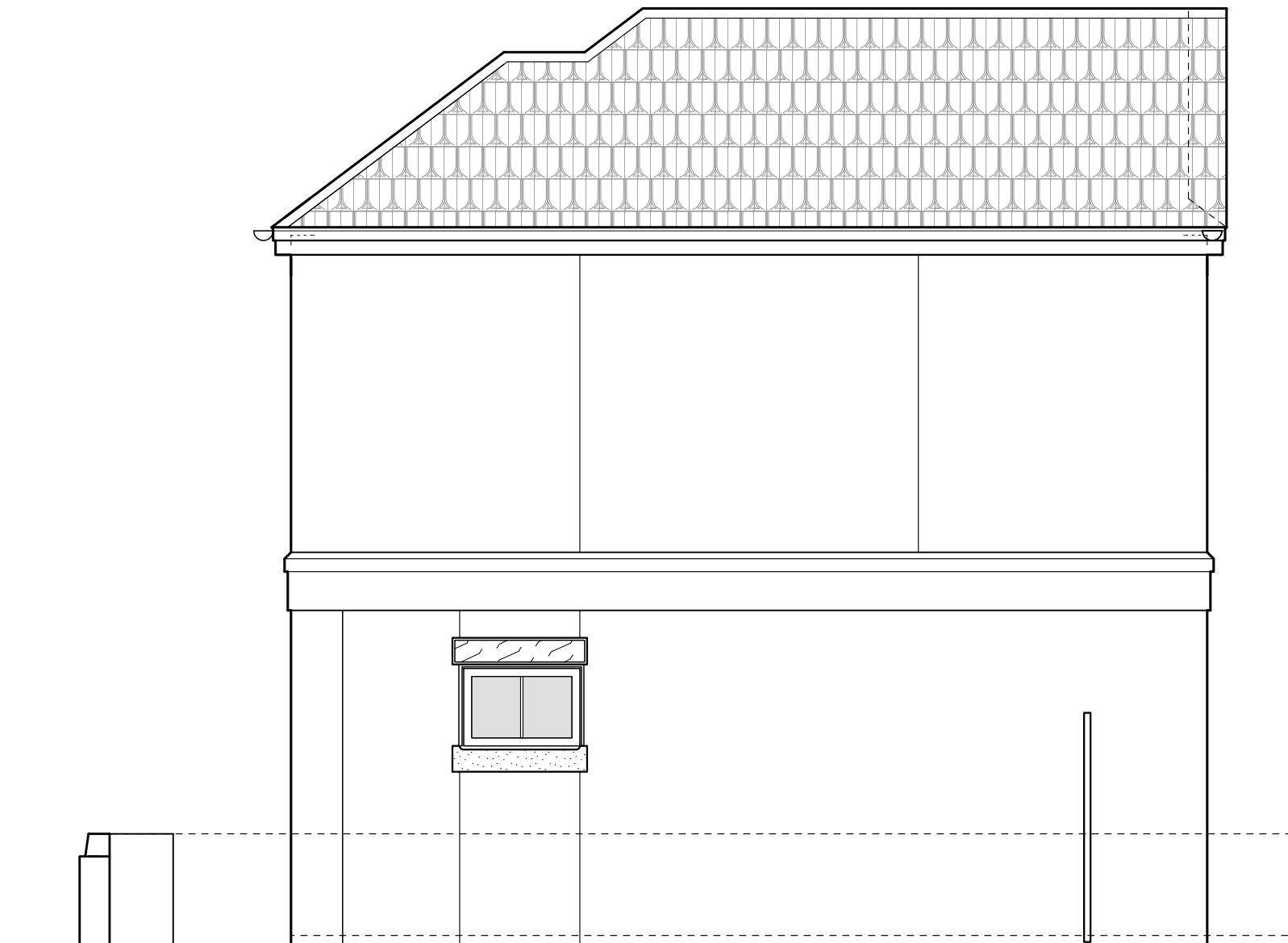
2 SOUTH STREET GARAGE ELEVATION  
A3.3 SCALE: 1/4" = 1'-0"



1 WHITEHEAD STREET GARAGE ELEVATION  
A3.3 SCALE: 1/4" = 1'-0"



4 EAST GARAGE ELEVATION  
A3.3 SCALE: 1/4" = 1'-0"



3 NORTH GARAGE ELEVATION  
A3.3 SCALE: 1/4" = 1'-0"



T.S. NEAL  
ARCHITECTS INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

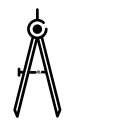
A RENOVATION FOR  
DENNIS & ALLYSON SHECKLER  
401 SOUTH STREET  
KEY WEST, FL 33040

DRAWING TITLE:

DRAWN: EDSA/TSN  
CHECKED: -  
DATE: 09-25-2022

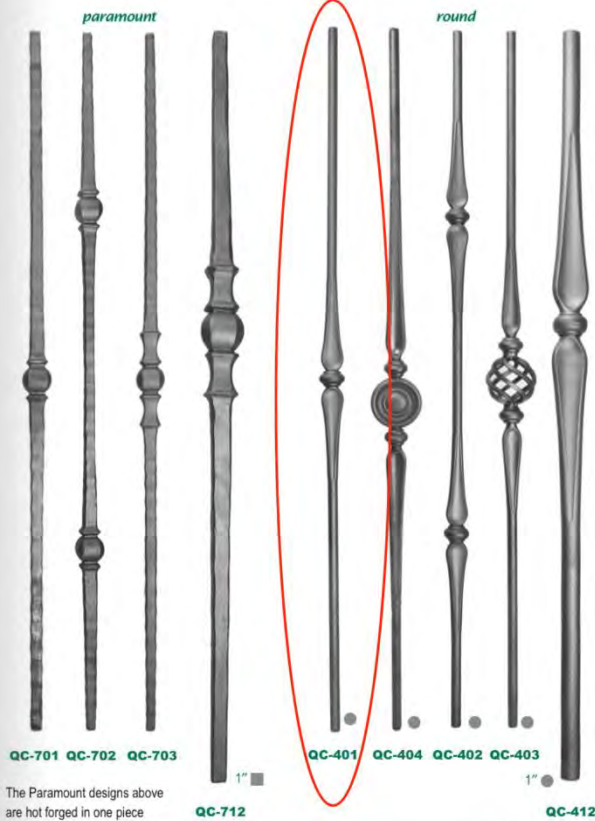
| REV. #1    | 10-04-2022 |
|------------|------------|
|            |            |
| REVISION # | DATE       |

A3.3  
SHEET #



T.S. NEAL ARCHITECTS, INC.





The Paramount designs above  
are hot forged in one piece  
with no welds - hammered bar.

QC-712

14 mm stock =  $\frac{1}{2}$ " -  $\frac{5}{16}$ " (unless otherwise noted)  
Lengths could vary up to  $\frac{1}{4}$ "

Please read all information carefully

QC-401

39  $\frac{1}{2}$ " H (2.75 lbs)

QC-402

39  $\frac{1}{2}$ " H (3 lbs)

QC-403

39  $\frac{1}{2}$ " H x 2  $\frac{1}{4}$ " W (3.25 lbs)

QC-404

39  $\frac{1}{2}$ " H x 3" W (3.5 lbs)

QC-412

47  $\frac{1}{4}$ " H (15.25 lbs)

QC-701

39  $\frac{1}{2}$ " H (3.75 lbs)

QC-702

39  $\frac{1}{2}$ " H (3.75 lbs)

QC-703

39  $\frac{1}{2}$ " H (4.25 lbs)

QC-712

47  $\frac{1}{4}$ " H (18 lbs)

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., October 26, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE. NEW TWO-STORY ACCESSORY STRUCTURE WITH GARAGE AND SITE IMPROVEMENTS. PARTIAL DEMOLITION OF ALTERED WRAP PORCH. DEMOLITION OF REAR STAIRCASE AND ACCESSORY STRUCTURE. PARTIAL DEMOLITION OF CISTERN.**

**#401 SOUTH STREET**

**Applicant – T.S. Neal Architect Application #H2022-0044**

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

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# PROPERTY APPRAISER INFORMATION



# Monroe County, FL

## 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** 00036210-000000  
**Account#** 1037079  
**Property ID** 1037079  
**Millage Group** 10KW  
**Location** 401 SOUTH St, KEY WEST  
**Address**  
**Legal** KW FILER BOYLE SUB N-476 PT LOT 8 SQR 3 TR 16 OR135-414 OR755-767 OR2680-  
**Description** 1635 OR3154-0585  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6108  
**Property Class** MULTI-FAMILY TRIPLEX (0803)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

SHECKLER DENNIS L TRUST 8/11/2011  
 500 Atlantic Ave  
 Unit 16P  
 Boston MA 02210

SHECKLER ALLYSON E TRUST 8/11/2011  
 500 Atlantic Ave  
 Unit 16P  
 Boston MA 02210

## Valuation

|                            | 2022 Certified Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$1,028,357           | \$548,341             | \$559,336             | \$450,908             |
| + Market Misc Value        | \$5,109               | \$5,486               | \$5,864               | \$6,241               |
| + Market Land Value        | \$1,009,467           | \$730,155             | \$709,975             | \$790,695             |
| = Just Market Value        | \$2,042,933           | \$1,283,982           | \$1,275,175           | \$1,247,844           |
| = Total Assessed Value     | \$1,412,380           | \$1,283,982           | \$1,275,175           | \$1,247,844           |
| - School Exempt Value      | \$0                   | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$2,042,933           | \$1,283,982           | \$1,275,175           | \$1,247,844           |

## Land

| Land Use                     | Number of Units | Unit Type   | Frontage | Depth |
|------------------------------|-----------------|-------------|----------|-------|
| MULTI-FAMILY SUPERIOR (08SD) | 7,644.00        | Square Foot | 76       | 100   |

## Buildings

**Building ID** 2880  
**Style** 2 STORY ON GRADE  
**Building Type** M.F. - R2 / R2  
**Gross Sq Ft** 3627  
**Finished Sq Ft** 2420  
**Stories** 2 Floor  
**Condition** AVERAGE  
**Perimeter** 307  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 7  
**Interior Walls** WALL BD/WD WAL  
**Exterior Walls** CUSTOM  
**Year Built** 1948  
**EffectiveYearBuilt** 2014  
**Foundation** CONCR FTR  
**Roof Type** IRR/CUSTOM  
**Roof Coverage** METAL  
**Flooring Type** CERM/CLAY TILE  
**Heating Type** FCD/AIR DUCTED  
**Bedrooms** 4  
**Full Bathrooms** 2  
**Half Bathrooms** 0  
**Grade** 650  
**Number of Fire Pl** 0

| Code | Description    | Sketch Area | Finished Area | Perimeter |
|------|----------------|-------------|---------------|-----------|
| FLG  | 6 SIDED SECT   | 147         | 147           | 56        |
| SPX  | EXEC SC PORCH  | 381         | 0             | 114       |
| FLA  | FLOOR LIV AREA | 2,273       | 2,273         | 307       |
| OPU  | OP PR UNFIN LL | 145         | 0             | 52        |
| OUU  | OP PR UNFIN UL | 562         | 0             | 169       |

|       |                |       |       |     |
|-------|----------------|-------|-------|-----|
| SBF   | UTIL FIN BLK   | 110   | 0     | 50  |
| SBU   | UTIL UNFIN BLK | 9     | 0     | 12  |
| TOTAL |                | 3,627 | 2,420 | 760 |

|                |                         |                    |                    |
|----------------|-------------------------|--------------------|--------------------|
| Building ID    | 2881                    | Exterior Walls     | ABOVE AVERAGE WOOD |
| Style          | 1 STORY ELEV FOUNDATION | Year Built         | 1958               |
| Building Type  | S.F.R. - R1 / R1        | EffectiveYearBuilt | 2004               |
| Gross Sq Ft    | 458                     | Foundation         | WD CONC PADS       |
| Finished Sq Ft | 425                     | Roof Type          | GABLE/HIP          |
| Stories        | 1 Floor                 | Roof Coverage      | ROLLED COMPOS      |
| Condition      | GOOD                    | Flooring Type      | SFT/HD WD          |
| Perimeter      | 84                      | Heating Type       | NONE with 0% NONE  |
| Functional Obs | 0                       | Bedrooms           | 1                  |
| Economic Obs   | 0                       | Full Bathrooms     | 1                  |
| Depreciation % | 26                      | Half Bathrooms     | 0                  |
| Interior Walls | WALL BD/WD WAL          | Grade              | 450                |
|                |                         | Number of Fire Pl  | 0                  |

| Code  | Description    | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| FLA   | FLOOR LIV AREA | 425         | 425           | 0         |
| OPU   | OP PR UNFIN LL | 12          | 0             | 0         |
| SBU   | UTIL UNFIN BLK | 21          | 0             | 0         |
| TOTAL |                | 458         | 425           | 0         |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units  | Grade |
|-------------|------------|-----------|----------|--------|-------|
| FENCES      | 1975       | 1976      | 1        | 16 SF  | 2     |
| FENCES      | 2004       | 2005      | 1        | 880 SF | 4     |
| BRICK PATIO | 2000       | 2007      | 1        | 133 SF | 2     |
| CONC PATIO  | 1948       | 2007      | 1        | 36 SF  | 2     |

Sales

| Sale Date | Sale Price  | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|-------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 2/8/2022  | \$2,800,000 | Warranty Deed   | 2360796           | 3154      | 0585      | 01 - Qualified     | Improved           |
| 4/22/2014 | \$1,400,000 | Warranty Deed   |                   | 2680      | 1635      | 02 - Qualified     | Improved           |
| 2/1/1978  | \$100,000   | Conversion Code |                   | 755       | 767       | Q - Qualified      | Improved           |

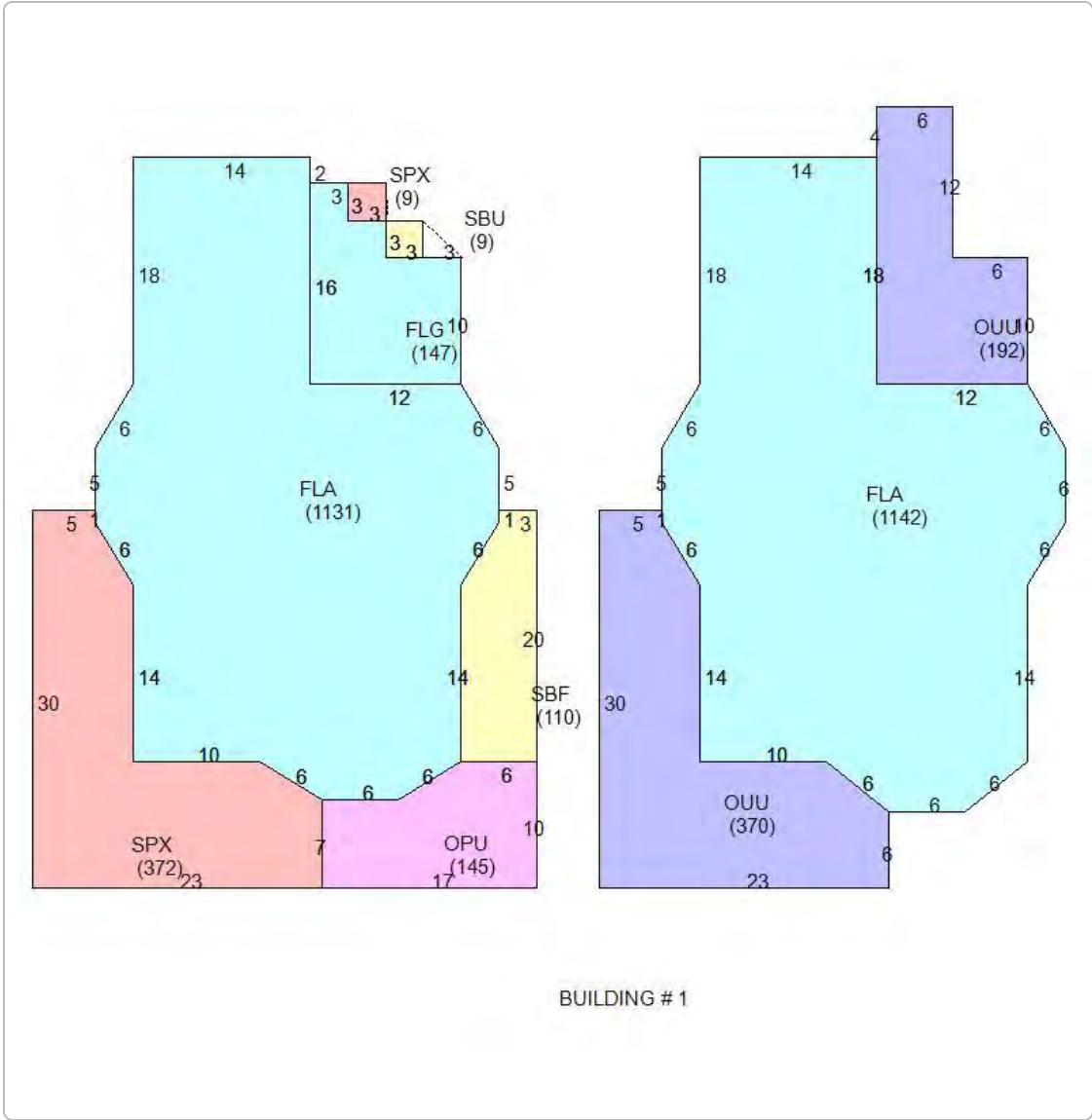
Permits

| Number  | Date Issued | Date Completed | Amount   | Permit Type | Notes   |
|---------|-------------|----------------|----------|-------------|---|
| 22-0568 | 3/1/2022    | 3/21/2022      | \$0      | Residential | Demo kitchen cabinets, bathroom tile, replace with owner supplied. Paint the interior NOC required 3/1/2022 2:29:04 PM Please change job value to \$10,000.00 for permit price. |
| 15-905  | 3/18/2015   | 4/7/2015       | \$7,500  | Residential | INSTALL 3 TON SPLIT SYSTEM WITH 3 RETURNS   |
| 06-3064 | 5/19/2006   | 8/14/2006      | \$2,500  | Residential | REMOVE ROLL ROOFING AND REPLACE WITH 5 SQS V-CRIMP  |
| 04-0604 | 3/1/2004    | 10/22/2004     | \$2,100  | Residential | SEWER LINE  |
| 03-3404 | 10/17/2003  | 9/24/2003      | \$6,000  | Residential | REPLACE UPSTAIRS PORCH  |
| 03-3423 | 9/25/2003   | 10/22/2004     | \$13,570 | Residential | REBUILD PERIMETER WALL  |
| 02-2174 | 8/20/2002   | 10/4/2002      | \$45,500 | Residential | PAINT ROOF COVER  |
| 98-3113 | 10/8/1998   | 3/6/2000       | \$3,000  | Residential | REPAIRS   |
| B950397 | 2/1/1995    | 9/1/1995       | \$1,920  | Residential | REPLACE ROTTEN LUMBER   |
| B943618 | 11/1/1994   | 12/1/1994      | \$3,000  | Residential | REPAIR PORCH & REPLACE SC   |
| B942538 | 8/1/1994    | 12/1/1994      | \$400    | Residential | REPLACE SOFFIT F/PORCH  |
| B942092 | 6/1/1994    | 12/1/1994      | \$500    | Residential | REPLACE ROTTEN DECK WOOD  |

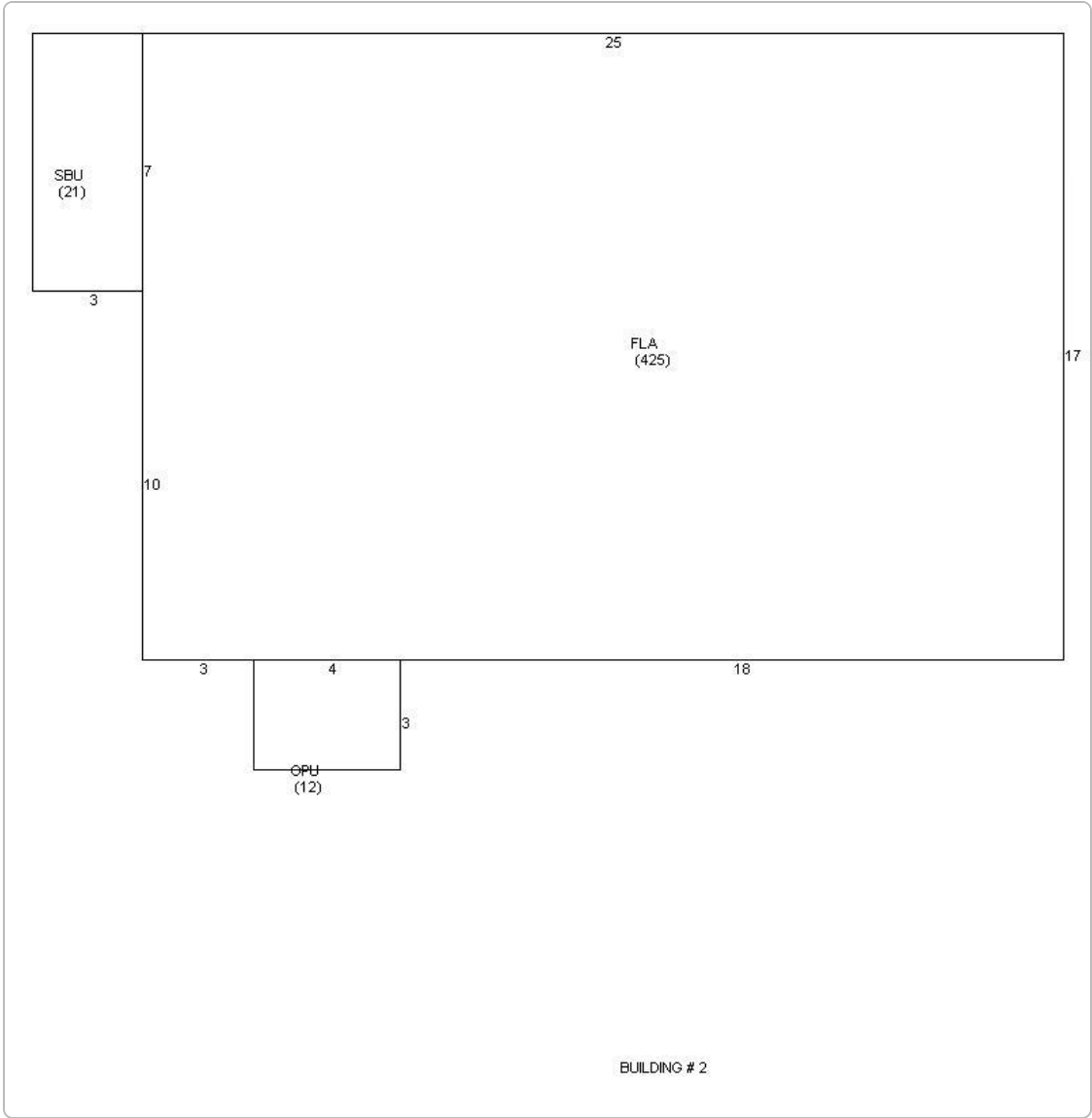
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)







Photos







Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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