



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: May 25, 2021

Applicant: Seth Neal, Architect

Application Number: H2021-0019

Address: 1221 Royal Street

Description of Work:

New one-story residence, pool, deck, and site improvements.

Site Facts:

The site under review stands as a vacant lot as the historic house that used to be in the lot was declared unsafe by the CBO. Most adjacent historic houses are one-story structures.

Guidelines Cited on Review:

- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 22, 23, 24 and 25.
- Deck, Patios, Hot Tubs and Pools (pages 39-40), specifically guidelines 1 and 4.
- Fences and walls (pages 40-41), specifically guidelines 1, 2, 3, 4, 6, and 9.
- Parking Areas, Landscaping and Open Space Environment (page 43), specifically guidelines 1 and 3.

Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a new one-story frame house. The new structure will have an “L” shape form and its architectural vocabulary is based on the historic house once used to be in the site. The building will feature a three-bay full

front porch with concrete floor base. The house will have a maximum height of 18'-10" and will be built over a concrete slab. The house will have horizontal hardie board as siding, six over six wood impact windows, wood doors on the front and side and aluminum sliders on the rear elevation. All windows facing Royal Street will have louvered shutters. The plan includes the use of metal shingles as roofing system over the front porch and main core of the house, while proposing metal V-crimp for the rear sawtooths.

A pool with a fountain wall and deck are proposed on the rear yard and behind the house. A concrete driveway for one car is proposed as well as perimeter wood fences. Six-foot fences are proposed on both sides of the house and approximately 32'-3" setback from the front property line. A 4' tall rolling gate is also proposed for driveway access.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed new house meets the cited regulations. The new building front portion of the house reflects the same scale, mass, form, and proportions found in the historic building that was demolished. The introduction of the rear and side sawtooths helps in breaking the scheme mass. Staff finds that the design is harmonious to the surrounding historic houses and is an appropriate addition to the urban fabric. Staff finds the pool, deck and proposed fences also been in conformance with cited regulations.

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 # 2021-0019	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HMOR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

1221 ROYAL STREET

NAME ON DEED:

KWR LLC

PHONE NUMBER

843-290-8895

OWNER'S MAILING ADDRESS:

817 DUVAL ST.

EMAIL

SKYFLY11@gmail.com

APPLICANT NAME:

SETH NEAL, T.S. NEAL ARCHITECT

PHONE NUMBER

305-340-8857

APPLICANT'S ADDRESS:

22974 OVERSEAS HWY
CUDJOB KEY, FL 33042

EMAIL

SETHNEAL@TSNARCHITECTS.COM

APPLICANT'S SIGNATURE:

[Signature]

DATE

4-26-2021

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

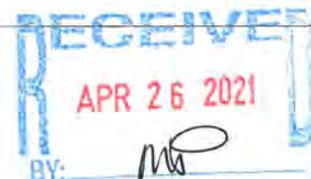
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: NEW SINGLE STORY RESIDENCE. THE HOUSE WILL HAVE LAP SIDING (HARDIBOARD) DOORS & METAL SHINGLES. WOOD IMPACT WINDOWS, 5-V METAL ROOF, AND REAR POOL DECK.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): NA



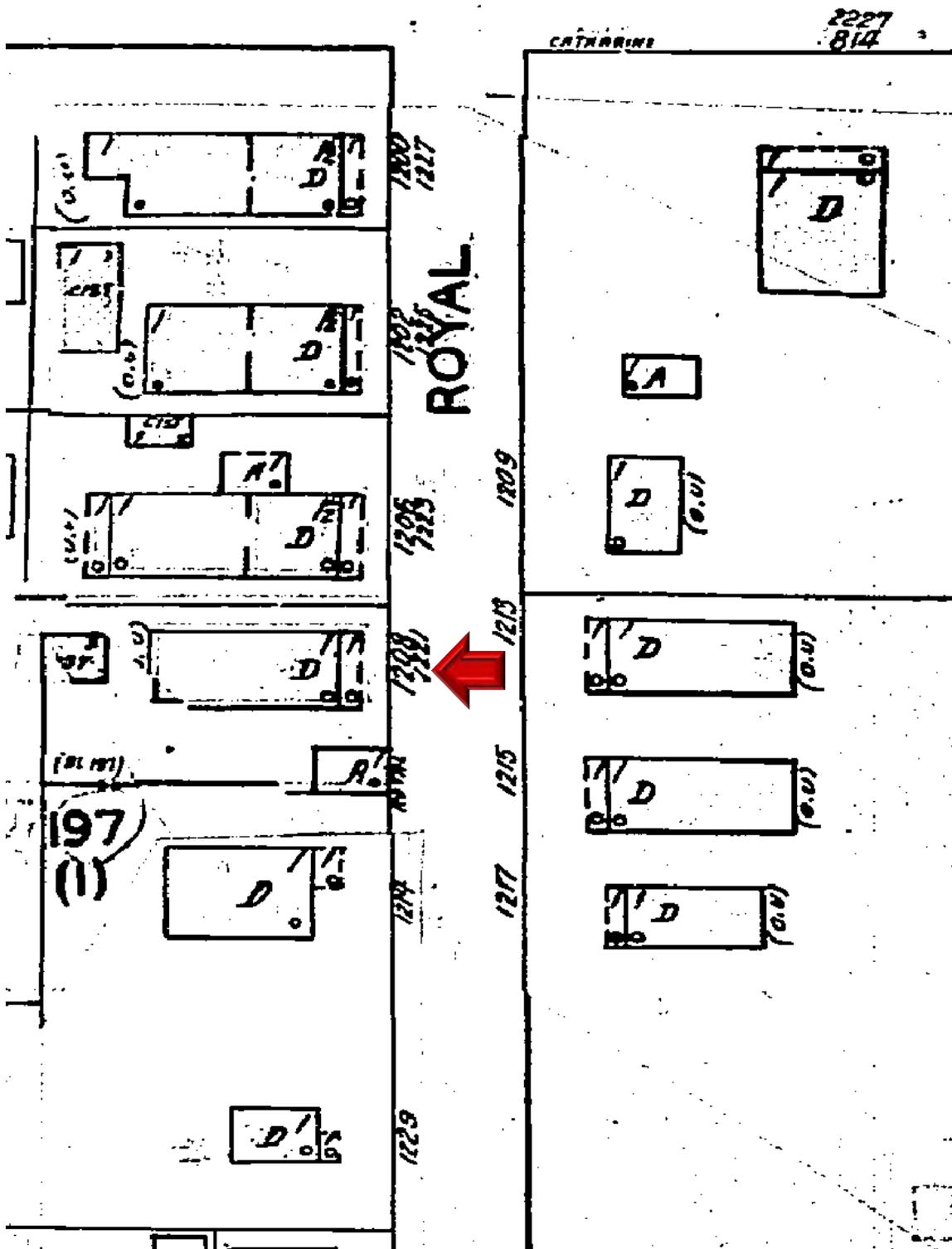
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
POOL AT REAR YARD	
PAVERS: NA	FENCES: YES, WOOD SEE SITE PLAN
DECKS: YES, SEE SITE PLAN	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.): —	POOLS (INCLUDING EQUIPMENT): YES, SEE SITE PLAN
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): YES, SEE SITE PLAN	OTHER:

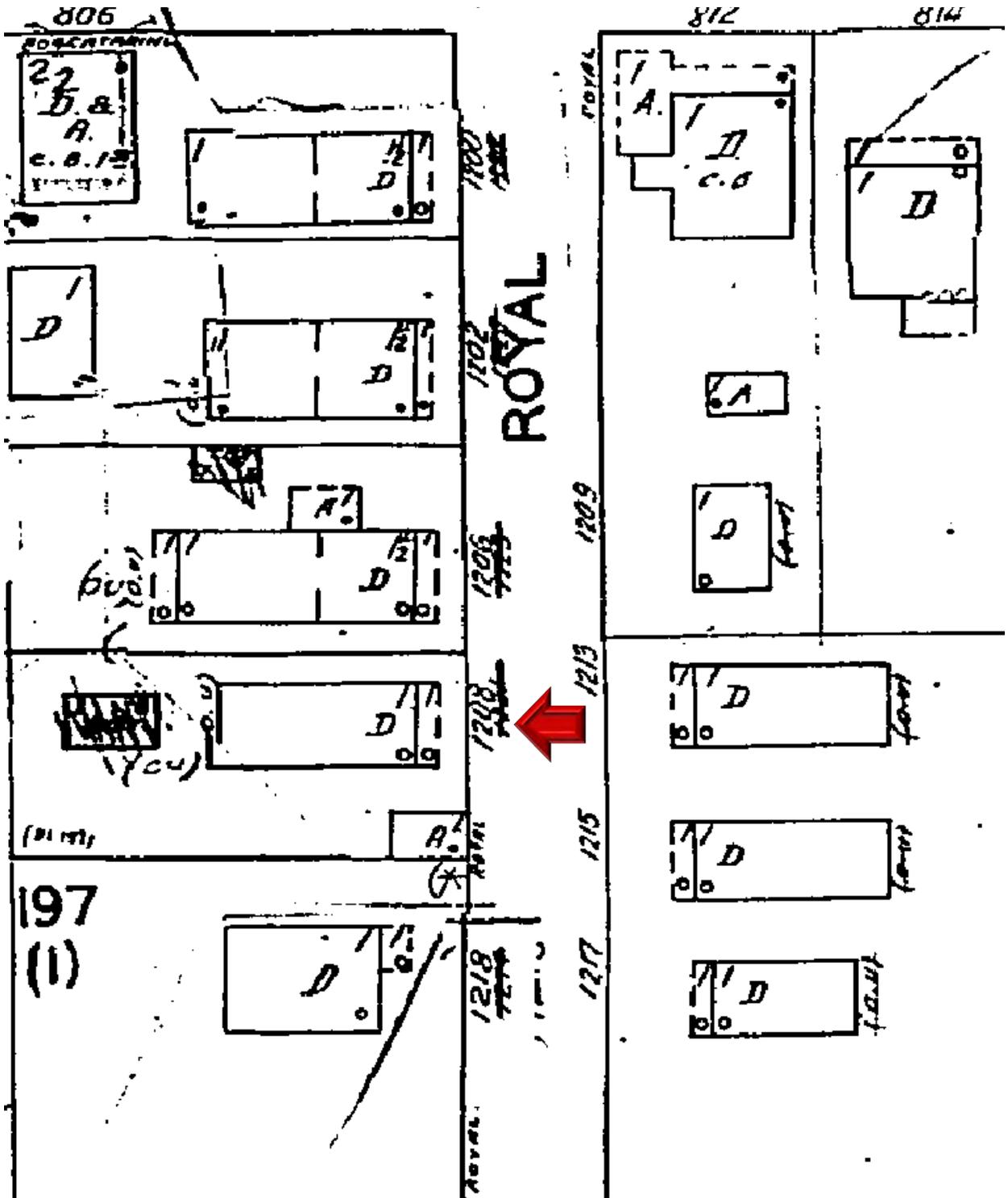
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
Vacant lot.		
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



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1221 Royal Street circa 1965. Monroe County Library.





1221



122





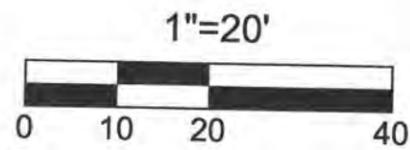


1218

DO NOT
BLOCK
DRIVEWAY



SURVEY



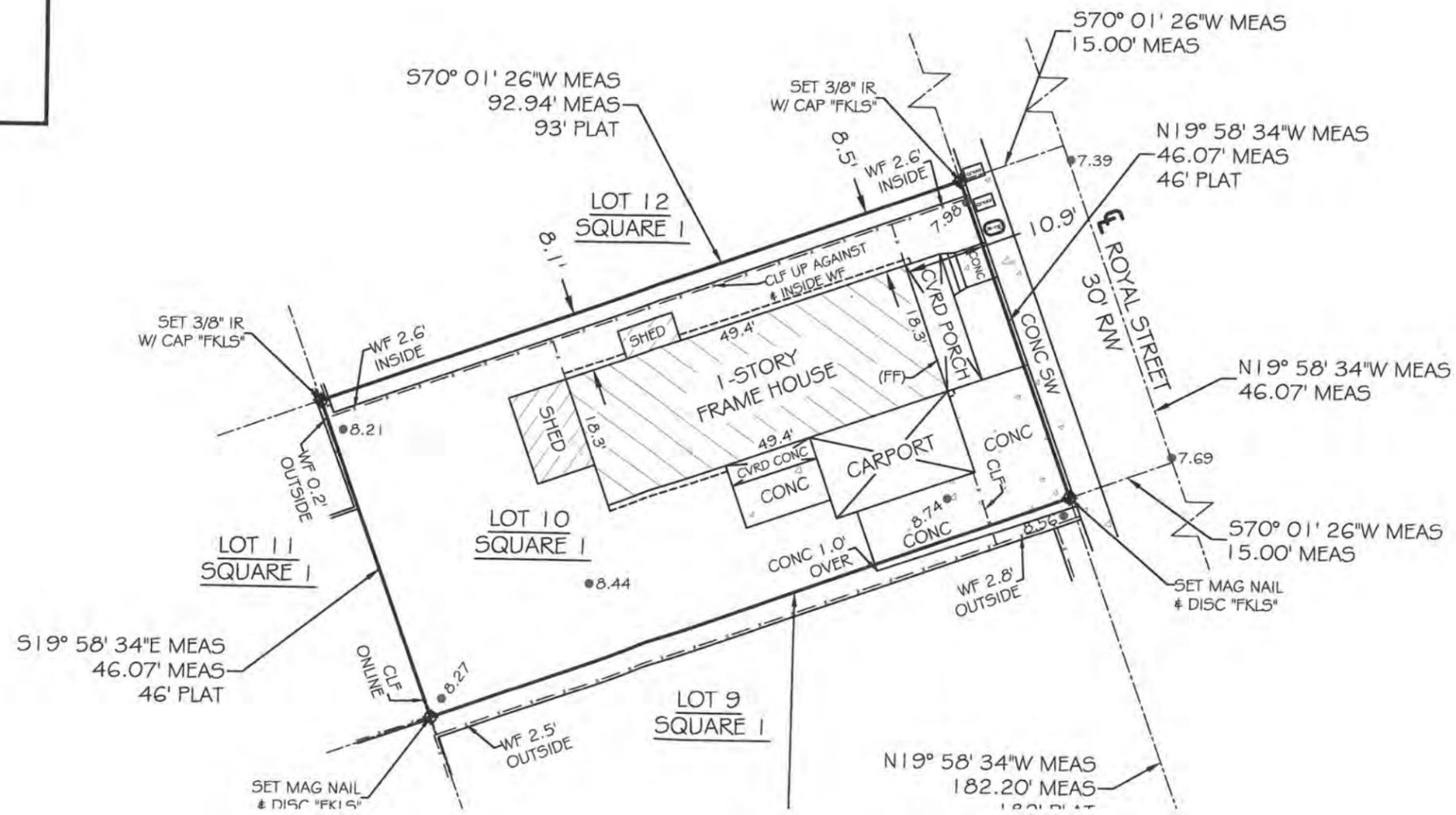
*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 4,281.36 SQFT±

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T685-R25E



SYMBOL LEGEND:

-  CATCH BASIN
-  DRAINAGE MANHOLE
-  CONCRETE UTILITY POLE
-  FIRE HYDRANT
-  GUY WIRE
-  LIGHT POLE
-  SANITARY CLEANOUT
-  SANITARY MANHOLE
-  SIGN
-  SEWER VALVE
-  WATER VALVE
-  WATER METER
-  WOOD UTILITY POLE
-  SPOT GRADE ELEVATION (TYPICAL)
-  TRAFFIC CONTROL BOX
-  OVERHEAD UTILITY LINE

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON N 19°58'34"W ASSUMED ALONG THE CENTERLINE OF ROYAL STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "872 4580 TIDAL 25" P.I.D. AA0004, ELEVATION=5.11' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 1221 ROYAL STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 10/30/2020.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: X-SHADED; BASE ELEVATION: N/A

(FF) = 9.9' (NGVD 1929)

- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

CERTIFIED TO -
KWRH LLC;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C + G = 2" CONCRETE CURB + GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RAW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPF = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOB = TOP OF BANK |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | UR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | U/E = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FI = FENCE INSIDE | PK = PARKER KALON NAIL | WM = WATER METER |
| FND = FOUND | FOB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WW = WATER VALVE |

LEGAL DESCRIPTION -

In the County of Monroe and State of Florida, on the Island of Key West, and known on the map or plan of said Island delineated in Feb., A.D., 1829, by William A. Whitehead, as a part of the Tract Twelve (12), but is better known and described as Lot Ten (10) in Square One (1), in a diagram of subdivision made by James A. Waddell of that part of Tract Twelve (12) formerly known as "PHILBRICK'S BUTCHER PEN" now included within the corporate limits of the City of Key West, said Lot having a frontage on Royal Street, of Forty-Six (46) feet and a depth at right angles to said Royal Street, of Ninety-Three (93) feet, a parallelogram of Forty-Six by Ninety (46 x 90) feet. Being the same land conveyed to James a Waddell and wife, to Sixto Martinez, by Deed dated April 8, 1890, and recorded in Deed Book "PP" of Monroe County, Florida Records.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
MAP DATE	11/09/2020
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	EAI

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED 

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@Gmail.com

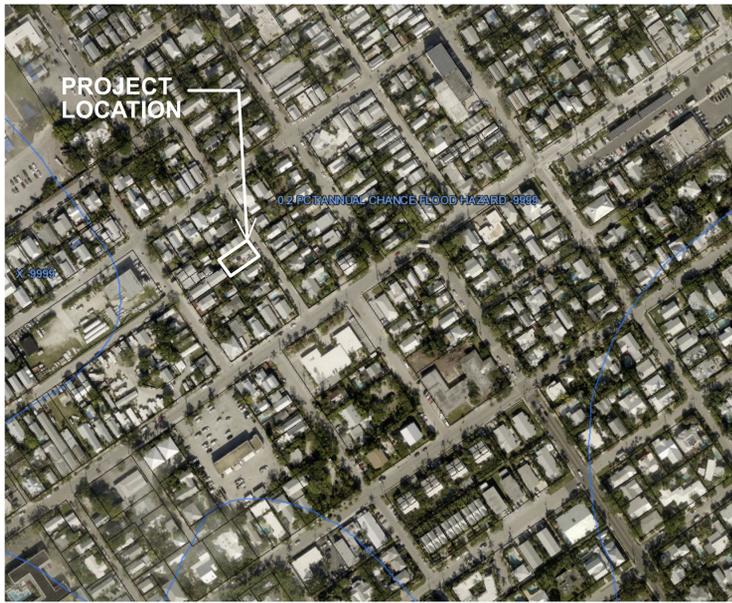
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

PROPOSED DESIGN

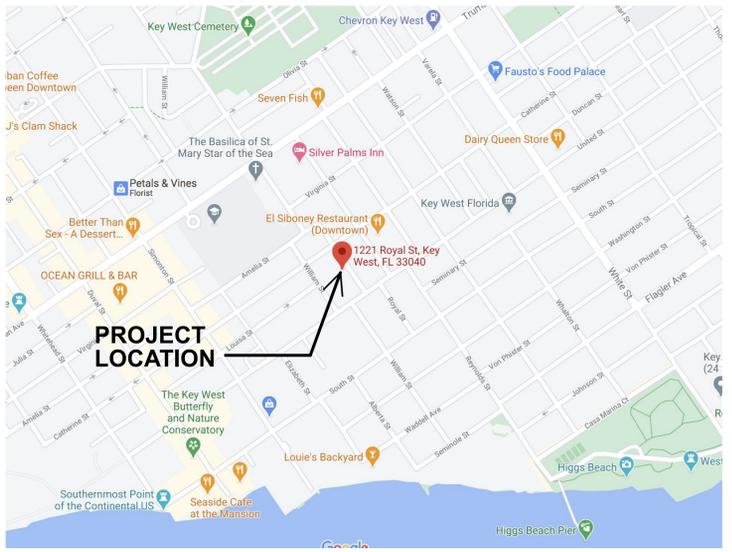
SITE DATA 1221 ROYAL STREET

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,281 Sq. Ft.	4,000 Sq. Ft.	EXISTING	SEE SURVEY
LOT SIZE	46' X 93' SEE SURVEY	40' X 90' (MIN)	EXISTING	SEE SURVEY
IMPERVIOUS	1,893 Sq. Ft. 44% IMPERVIOUS	2,568 (60% MAX)	2,040 Sq. Ft. 47.7% IMPERVIOUS	CONFORMS
OPEN SPACE	2,387 Sq. Ft. 55.7% OPEN SPACE	1,498 (35% MIN)	1,784 Sq. Ft. 41.7% OPEN SPACE	CONFORMS
BUILDING COV.	1,444 Sq. Ft. 33.7% BLD. COV.	1,712 (40% MAX)	1,711 Sq. Ft. 40% BLD. COV.	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	NA	207 (30% MAX COV.) 691 Sq. Ft. REAR YARD AREA	155 Sq. Ft. 22.4% COVERAGE (POOL)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	164 Sq. Ft. 35.6% OPEN SPACE	230 (50% MIN) 460 Sq. Ft. FRONT YARD AREA	169 Sq. Ft. 63.2% OPEN SPACE	CONFORMS
SETBACKS				
NORTH SIDE SETBACK	4'-2"	5'	7'-4"	CONFORMS
SOUTH SIDE SETBACK	7'-7"	5'	5'-4"	CONFORMS
REAR SETBACK	24'-4"	15'	19'-2 1/2"	CONFORMS
FRONT SETBACK	5'-11"	10'	5'-11"	NO CHANGE TO EXISTING
BUILDING HEIGHT	EXISTING	30'	EXISTING	NO CHANGE TO EXISTING

FEMA MAP FLOOD ZONE X



SITE LOCATION MAP



DESIGN 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 BE 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.

GENERAL NOTES:

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DRAWING SCHEDULE:

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

SCOPE OF WORK:

NEW ONE STORY WOOD FRAMED RESIDENCE WITH LAP SIDING & METAL ROOF. NEW POOL AND WOOD DECK AT REAR YARD.

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



KWRH, LLC
 1221 ROYAL STREET
 KEY WEST, FL 33040

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

DRAWN: TSN
CHECKED: 7
DATE: 04-26-2021

REVISION #	DATE

T1.1
 SHEET #

T.S. NEAL ARCHITECTS, INC.



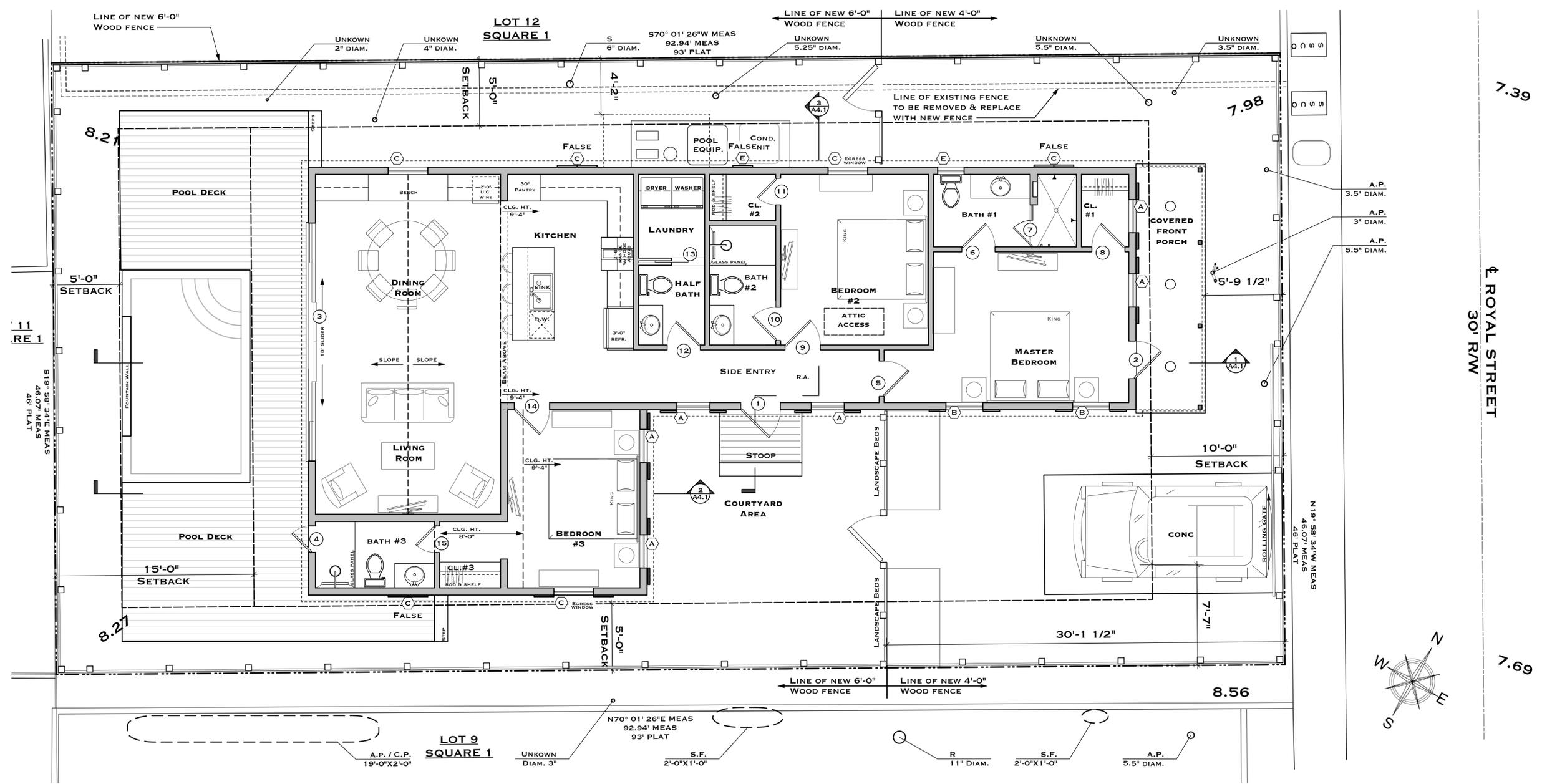
KWRH, LLC
 1221 ROYAL STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 PROPOSED SITE & FLOOR PLAN

DRAWN: TSN
CHECKED: 7
DATE: 04-26-2021

REVISION #	DATE

A1.1
 SHEET #



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

EXISTING TREE KEY & LEGEND:

- | | | | |
|------|----------------|-----------------|--------------------|
| A.P. | ALEXANDER PALM | OUTLINE OF TREE | - TYPE OF TREE |
| C.P. | CHRISTMAS PALM | ○ | - DIAMETER OF TREE |
| R | ROYAL PALM | | |
| S | SAPODILLA | | |
| S.F. | STRANGLER FIG | | |



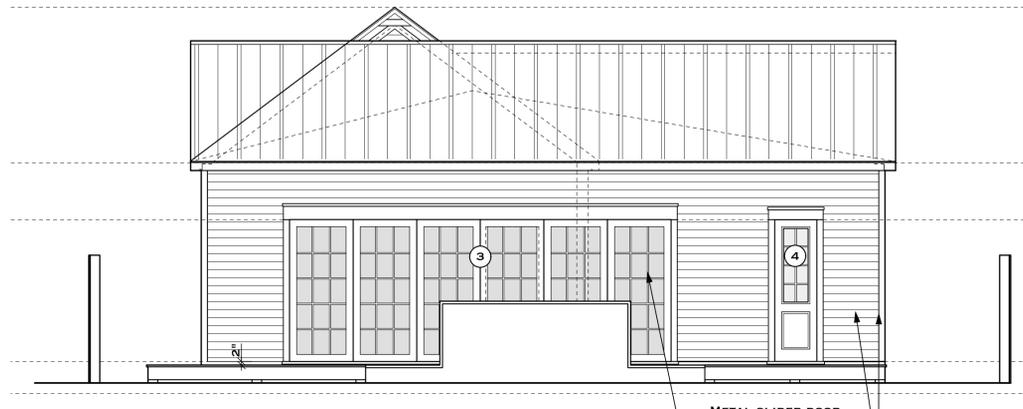


KWRH, LLC
 1221 ROYAL STREET
 KEY WEST, FL 33040

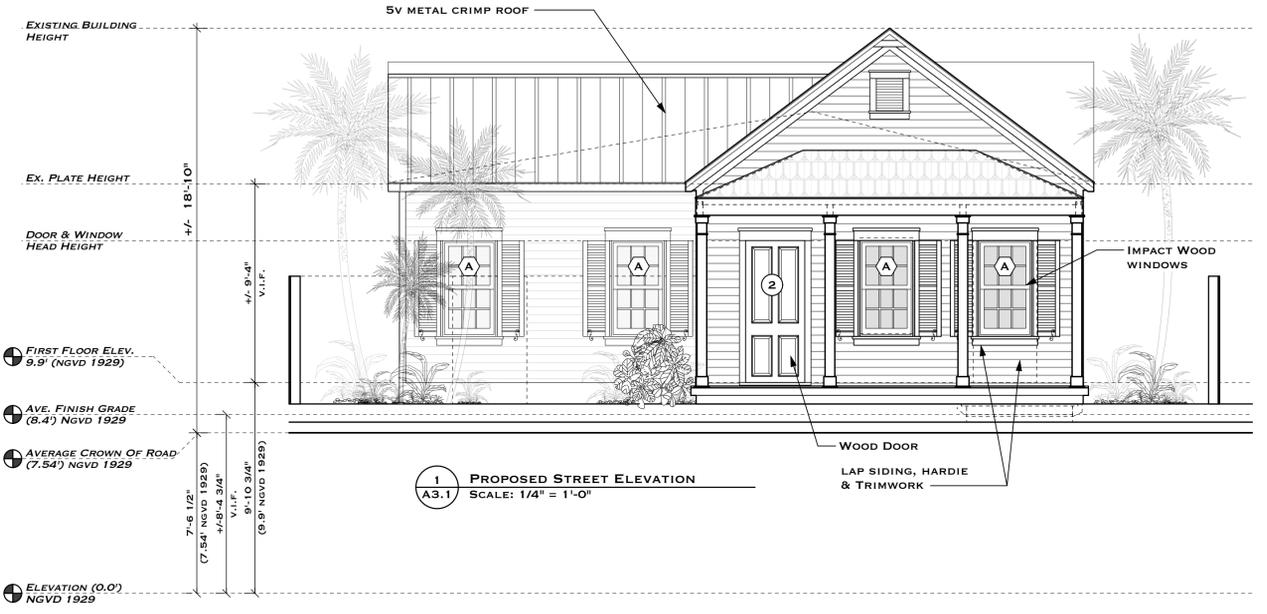
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REVISION #	DATE

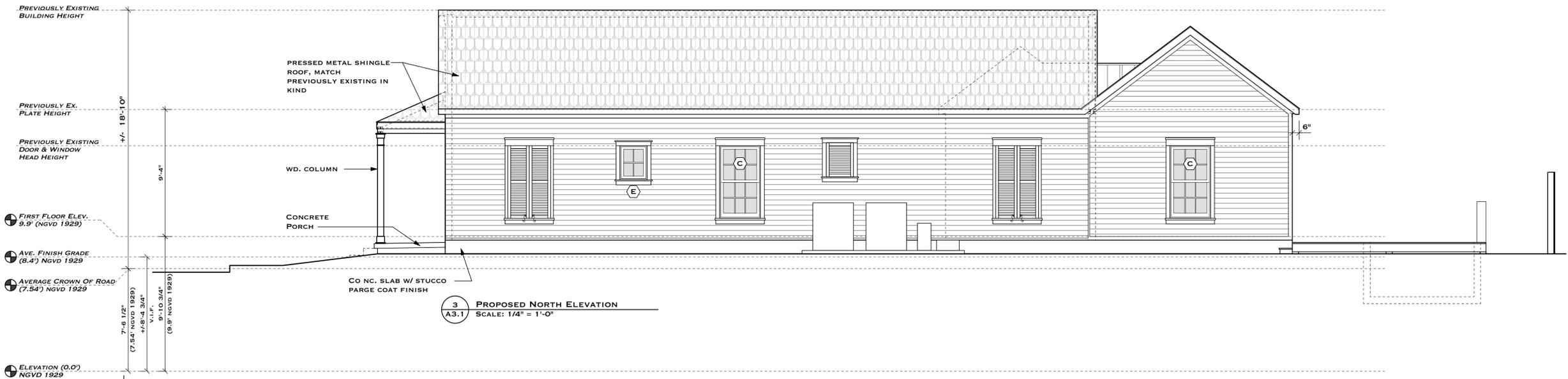
A3.1
 SHEET #



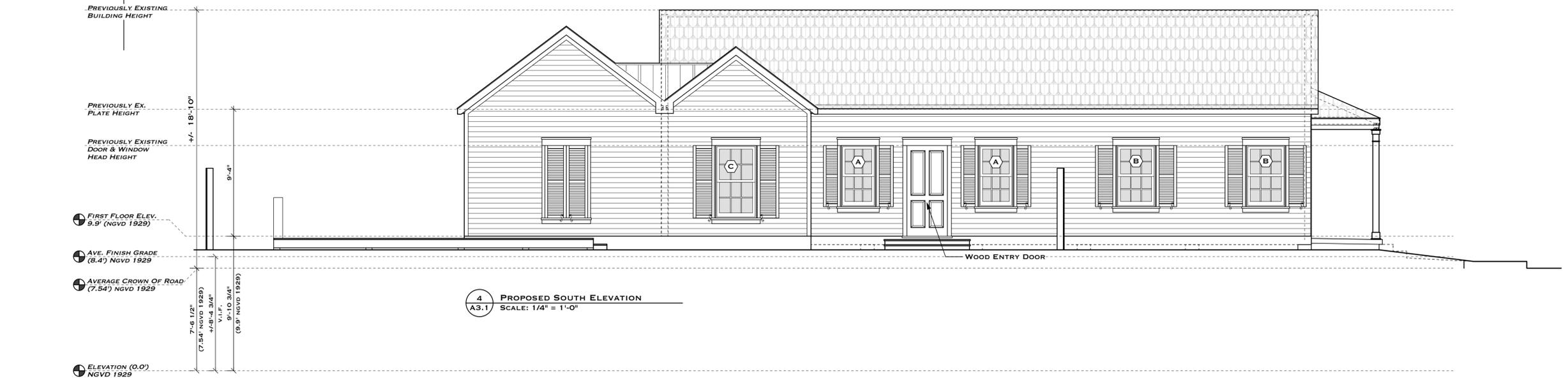
2 PROPOSED REAR ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"



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



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



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



1220 ROYAL STREET

1218 ROYAL STREET

1221 ROYAL STREET (SITE)

1223 ROYAL STREET

1202 ROYAL STREET

HARC CONTEXT ELEVATIONS - ROYAL STREET
SCALE: 1/8" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 25, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: <http://keywestcity.granicus.com/MediaPlayer>. 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:

NEW ONE-STORY RESIDENCE, POOL, DECK, AND SITE IMPROVEMENTS.

#1221 ROYAL STREET

Applicant –Seth Neal Application #H2021-0019

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 EVAN AMATO, 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: 1221 ROYAL STREET on the 19 day of MAY, 2021.

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 25th OF MAY, 2021.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is _____.

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

Signed Name of Affiant:

[Signature]

Date: 05-19-2021

Address: 1209 FLORIDA ST

City: KEY WEST

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 19th day of May, 2021.

By (Print name of Affiant) Evan D Amato who is personally known to me or has produced FLDLS 535204881640 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Margarita Pedroza

Print Name: Margarita Pedroza

Notary Public - State of Florida (seal)

My Commission Expires: 6/20/23



PROPERTY APPRAISER INFORMATION

qPublic.net™ 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 00029410-000000
 Account# 1030171
 Property ID 1030171
 Millage Group 10KW
 Location 1221 ROYAL St, KEY WEST
 Address
 Legal KW INVESTMENT CO SUB PB1-49 LOT 10 SQR 1 TR 12 Z-113 OR429-1090/91
 Description OR879-46/47 OR1070-2273 OR1081-1362 OR2991-1267 OR3008-1034 OR3054-1647
 (Note: Not to be used on legal documents.)
 Neighborhood 6097
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

KWRH LLC
 817 Duval St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$73,787	\$69,688	\$69,688	\$69,063
+ Market Misc Value	\$4,371	\$4,371	\$4,371	\$3,363
+ Market Land Value	\$474,858	\$465,233	\$502,515	\$502,515
= Just Market Value	\$553,016	\$539,292	\$576,574	\$574,941
= Total Assessed Value	\$553,016	\$539,292	\$576,574	\$535,976
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$553,016	\$539,292	\$576,574	\$574,941

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,278.00	Square Foot	46	93

Buildings

Building ID	2262	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999
Gross Sq Ft	972	Foundation	CONC BLOCK
Finished Sq Ft	882	Roof Type	FLAT OR SHED
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	134	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	1
Depreciation %	30	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade¹	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	882	882	134
OPF	OP PRCH FIN LL	90	0	46
TOTAL		972	882	180

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	660 SF	1
CONC PATIO	1983	1984	1	686 SF	2
WALL AIR COND	1983	1984	0	4 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/21/2020	\$649,000	Warranty Deed	2289422	3054	1647	03 - Qualified	Improved
1/28/2020	\$100	Quit Claim Deed	2255714	3008	1034	30 - Unqualified	Improved
4/1/2019	\$0	Order (to be used for Order Det. Heirs, Probate in	2242153	2991	1266	11 - Unqualified	Improved
2/1/1969	\$7,000	Conversion Code		429	1090	Q - Qualified	Improved

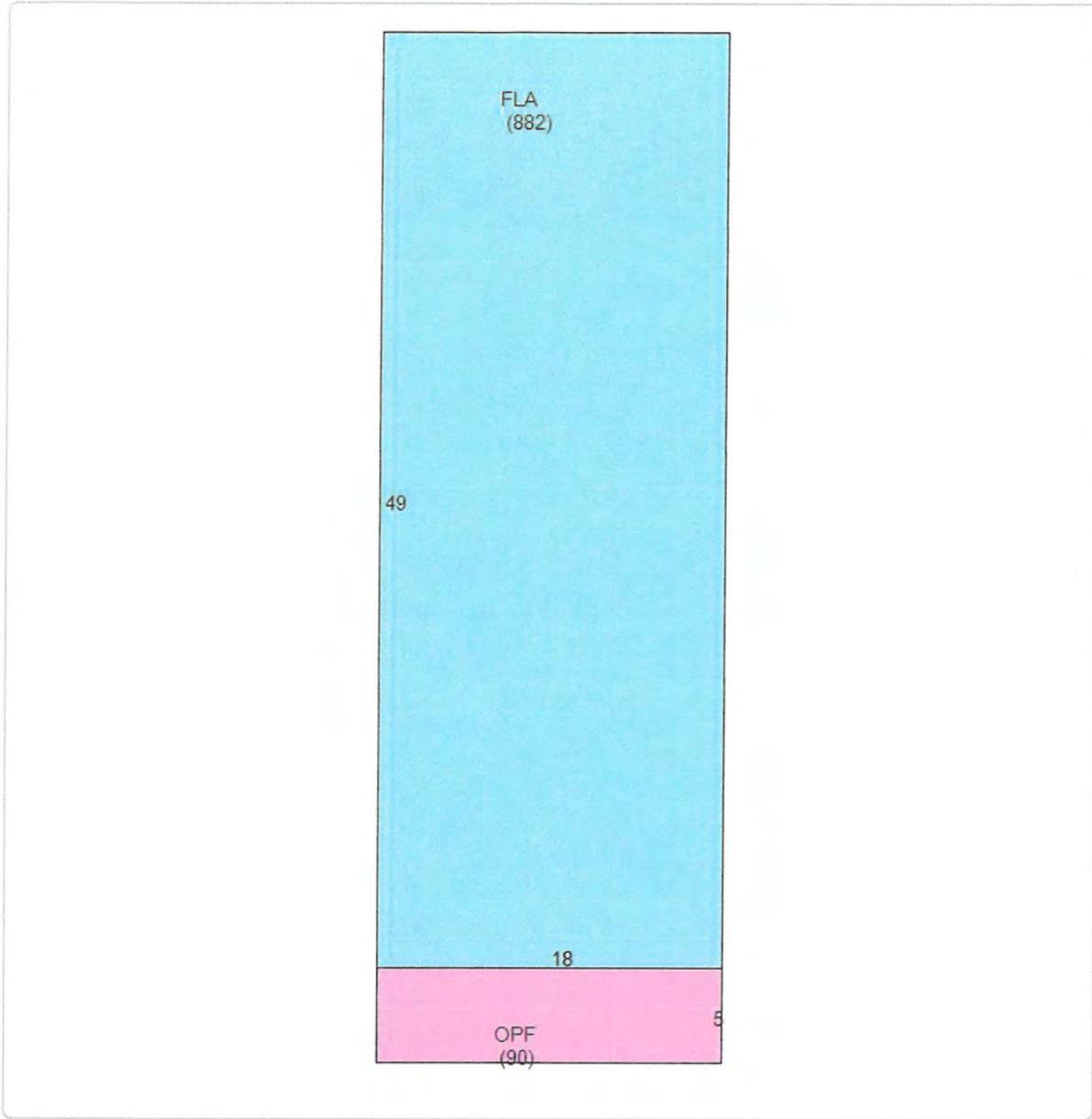
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-0811	4/21/2021	4/23/2021	\$10,000	Residential	BUILDING COLLAPSING DURING INVESTIGATION OF STRUCTURAL INTEGRITY EXTREME PUBLIC SAFETY ISSUE. NEEDS TO BE CONDEMNED AND DEMO'D. EMERGENCY PERMIT REQUESTED
20-3604	1/12/2021	2/9/2021	\$24,500	Residential	Remove 14SQ existing metal shingles and replace with new Berridge Metal Shingle roof system
20-3229	12/9/2020		\$50,000	Residential	Remove and replace cabinets and applied finishes. (1) kitchen (2) baths 1-Kitchen, 2-bath renovation same layout
20-3411	12/9/2020		\$40,000	Residential	Repair rotted siding as needed to match existing and sister studs as needed
20-3557	12/9/2020	4/23/2021	\$0	Residential	REMOVE BURNT OUT OLD 100 A SERVICE W/NEW 200 A Q O MWTR COMBO RISER GROUNDING SYSTEM. INSTALL GFCI RECEPTS FOR USE DURING REMODEL OF BLDG

View Tax Info

[View Taxes for this Parcel](#)

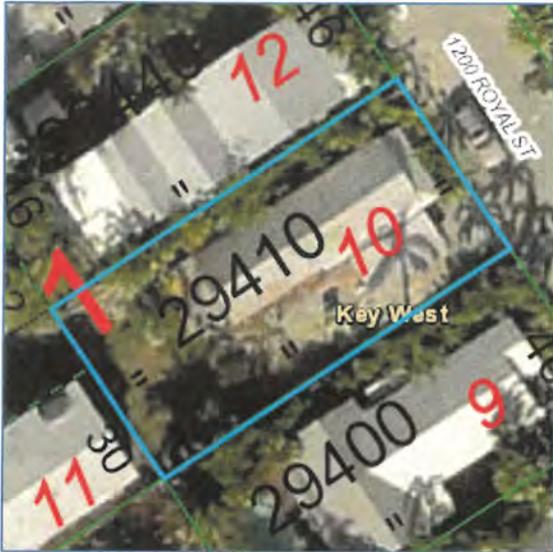
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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