



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 23, 2024

Applicant: Richard McChesney, Applicant

Application Number: H2024-0029

Address: 1202 Simonton Street

Description of Work:

New clerestory over flat roof and extension of parapet wall.

Site Facts:

The site under review contains a commercial building listed as a contributing resource. The parcel sits on the southwest corner of Simonton and Catherine Streets. The commercial building is of cmu built and has been altered through times. The structure has a flat roof, and a parapet wall extends to the east and partially on the north elevation. A frame gable roof, that belonged to a previous house that sits on the site is embedded into the principal roof. The southernmost part of the current building dates from 1953, as a circa 1965 photograph depicts a covered open sitting area for a restaurant known as Luigi's. By reviewing aerial photographs and scope of work for building permits it is staff conclusion that the current building form and facades the building exhibits today were done between 2000 and 2004. This makes most of the building fabric a non-historic structure.



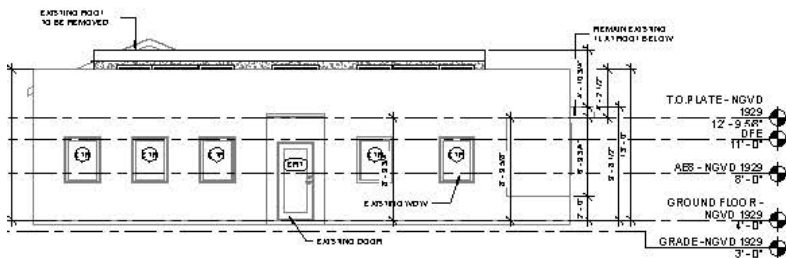
1202 Simonton Street ca. 1965 and current photographs.

Guidelines Cited on Review:

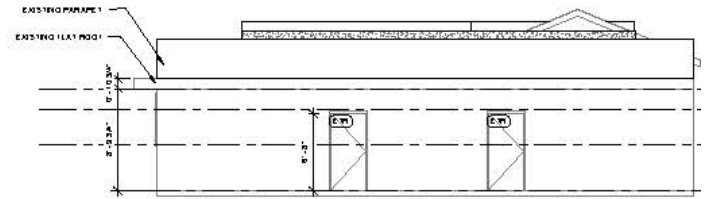
- Addition and alterations (pages 37a -k), specifically first paragraph under location -page 37-d, guidelines 6, 8, 17, paragraph about proportions and rhythm -page 37-g and guideline 20.
- New Construction (pages 38a-q), specifically guidelines 2, 11, 12, 13, 14 and 18.

Staff Analysis:

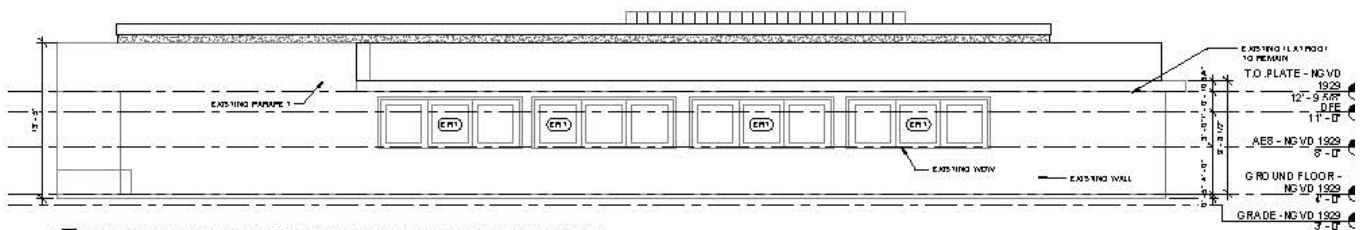
The Certificate of Appropriateness under review proposes an addition in the form of a clerestory that will require the partial demolition of the existing roof. The application also includes the extension of the existing non-historic parapet wall on the north and west elevations. This is for screening the existing air conditioner condenser unit and at the same time for improving the scale and proportions of the existing building, specifically on the north and west elevations.



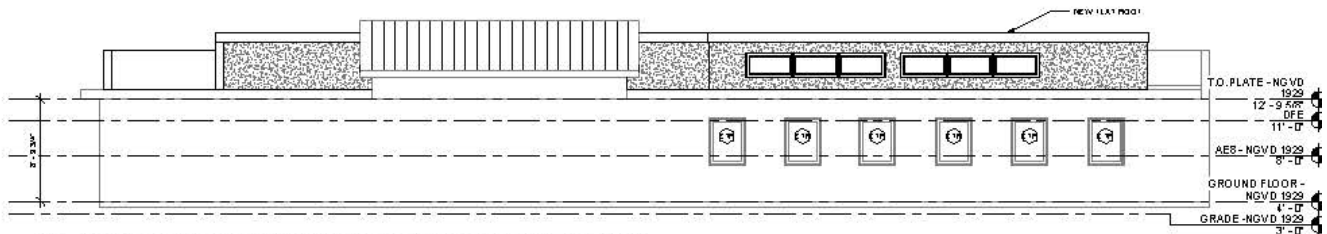
1 EXIST/PROP PHASE 2B NORTHEAST ELEVATION
3/16" = 1'-0"



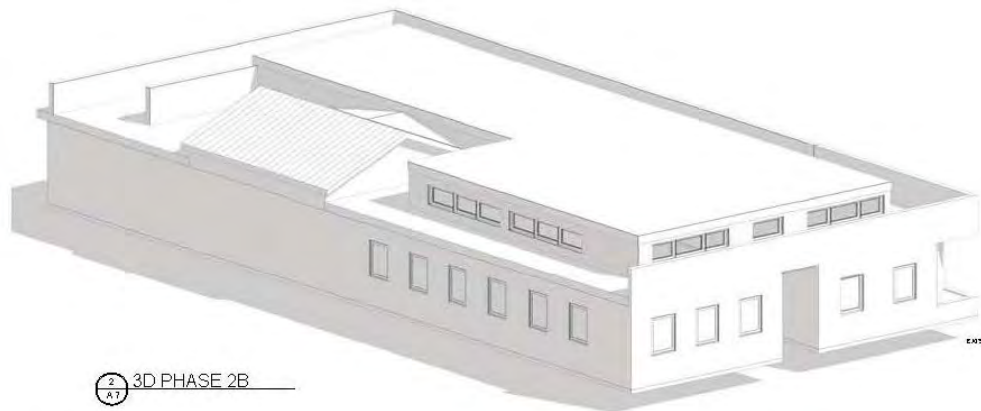
4 EXIST/PROP PHASE 2B SOUTHWEST ELEVATION
3/16" = 1'-0"



2 EXIST/PROP PHASE 2B NORTHWEST ELEVATION
3/16" = 1'-0"



Proposed elevations.



Axonometric model.

Consistency with Cited Guidelines:

Although this building was deemed contributing in 2004 it is staff’s opinion that the current building form and architectural vocabulary were done at least 24 years ago and therefore more than 55 percent of the current building is of newer fabric. As such, the request to add needed height for the new use is in keeping with the architectural character of the cmu building. The commercial building across the street, First State Bank, has an extended parapet wall, for which this proposed new parapet walls design will be similar to another commercial structure within the urban context. Clerestory additions is a common design practice for cmu buildings. The design will not detract from the urban context.

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
1300 White Street
Key West, Florida 33040

HARC COA # HARC 2024-0029	REVISION # 0029	INITIAL & DATE TK 6/24/24
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

1202 SIMONTON ST.

NAME ON DEED:

PASION PROJECT LLC

PHONE NUMBER

OWNER'S MAILING ADDRESS:

1107 KEY PLAZA #517

EMAIL

KEY WEST, FL 33040

APPLICANT NAME:

RICHARD McCHESNEY

PHONE NUMBER

305-294-5560

APPLICANT'S ADDRESS:

500 FLEMING ST.

EMAIL

RICHARD@SPOTTSWOODLAW.COM

KEY WEST FL 33040

APPLICANT'S SIGNATURE:

[Handwritten Signature]

DATE

6/24/24

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: CONTRIBUTING/ALTERED STRUCTURE. PROPOSAL IS TO ADD A CLEARESTORY TO THE FLAT ROOF TO INCREASE INTERIOR CEILING HEIGHT. EXISTING PARAPET WALL WILL BE INCREASED IN HEIGHT & EXTENDED ALONG THE REAR & STREETSIDE.
MAIN BUILDING: BUILDING IS LISTED AS CONTRIBUTING HOWEVER, THERE HAVE BEEN MANY ALTERATIONS OVER THE YEARS WHICH COMPROMISE THAT DESIGNATION.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): N/A

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

ACCESSORY STRUCTURE(S): <i>NA</i>	
PAVERS: <i>NA</i>	FENCES: <i>NA</i>
DECKS: <i>NA</i>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC): <i>NA</i>	POOLS (INCLUDING EQUIPMENT): <i>NA</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): <i>NA</i>	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:		
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 # <i># 2024-002</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1202 Simonton Street
PROPERTY OWNER'S NAME:	Pasion Project LLC
APPLICANT NAME:	Richard McChesney

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

 PROPERTY OWNER'S SIGNATURE	Pamela Connolly <i>6/24/24</i> DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demo portions of the exiting flat roof per the submitted plans to allow for the construction of a clerestory addition.

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.
This structure embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and due to the alterations of the original structure, it is not a significant and distinguishable building.

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.

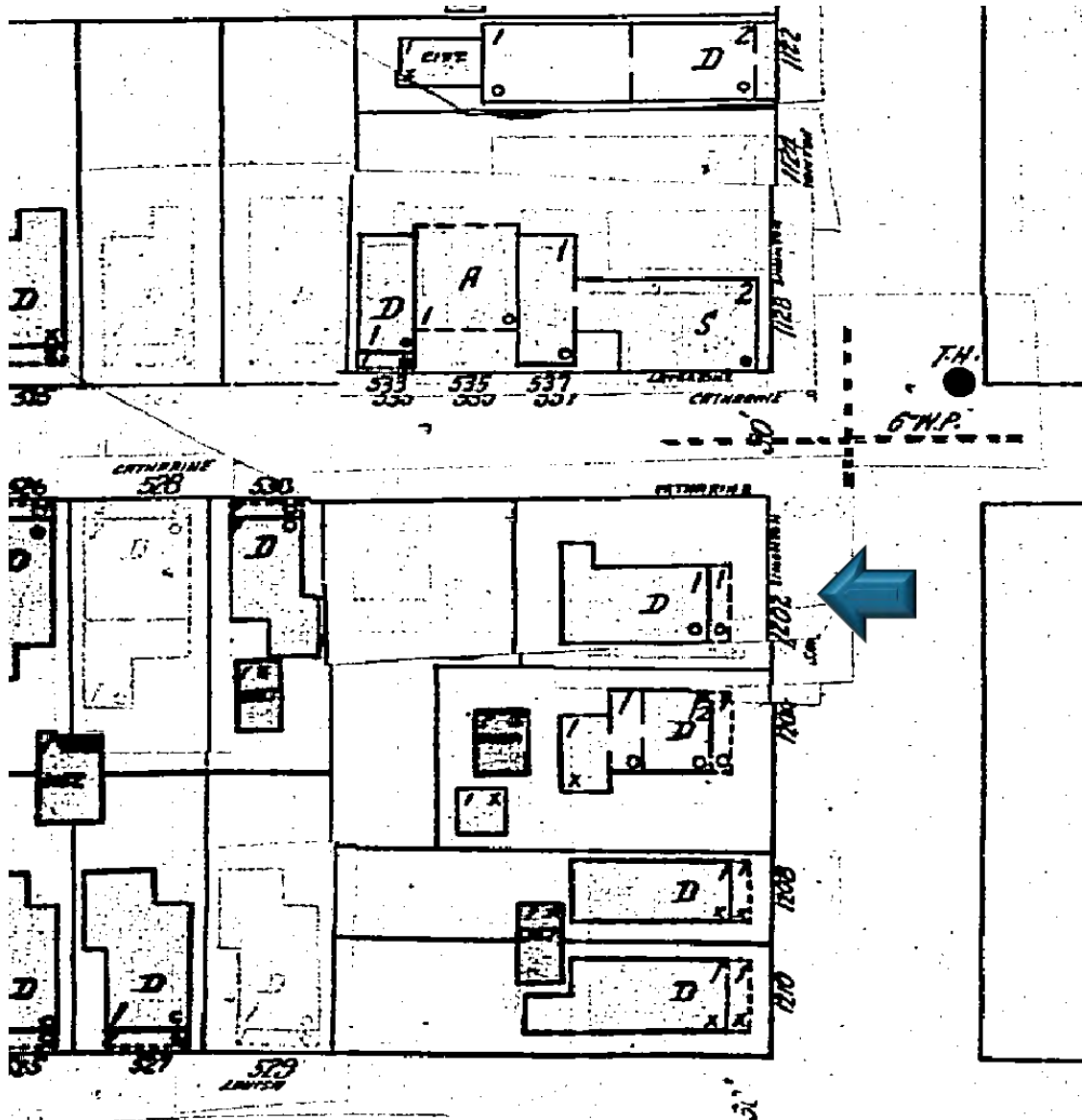
Alterations to the original structure and site have compromised the contributing status of the property.
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
The building is not associated with any significant historic events.
(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.
The building has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation. Nor is it associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
The building is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
The building does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
The building does not portray the environment in an era of history characterized by a distinctive architectural style.
(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.
The building is not a part of or related to a square, park or other distinctive area.
(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.

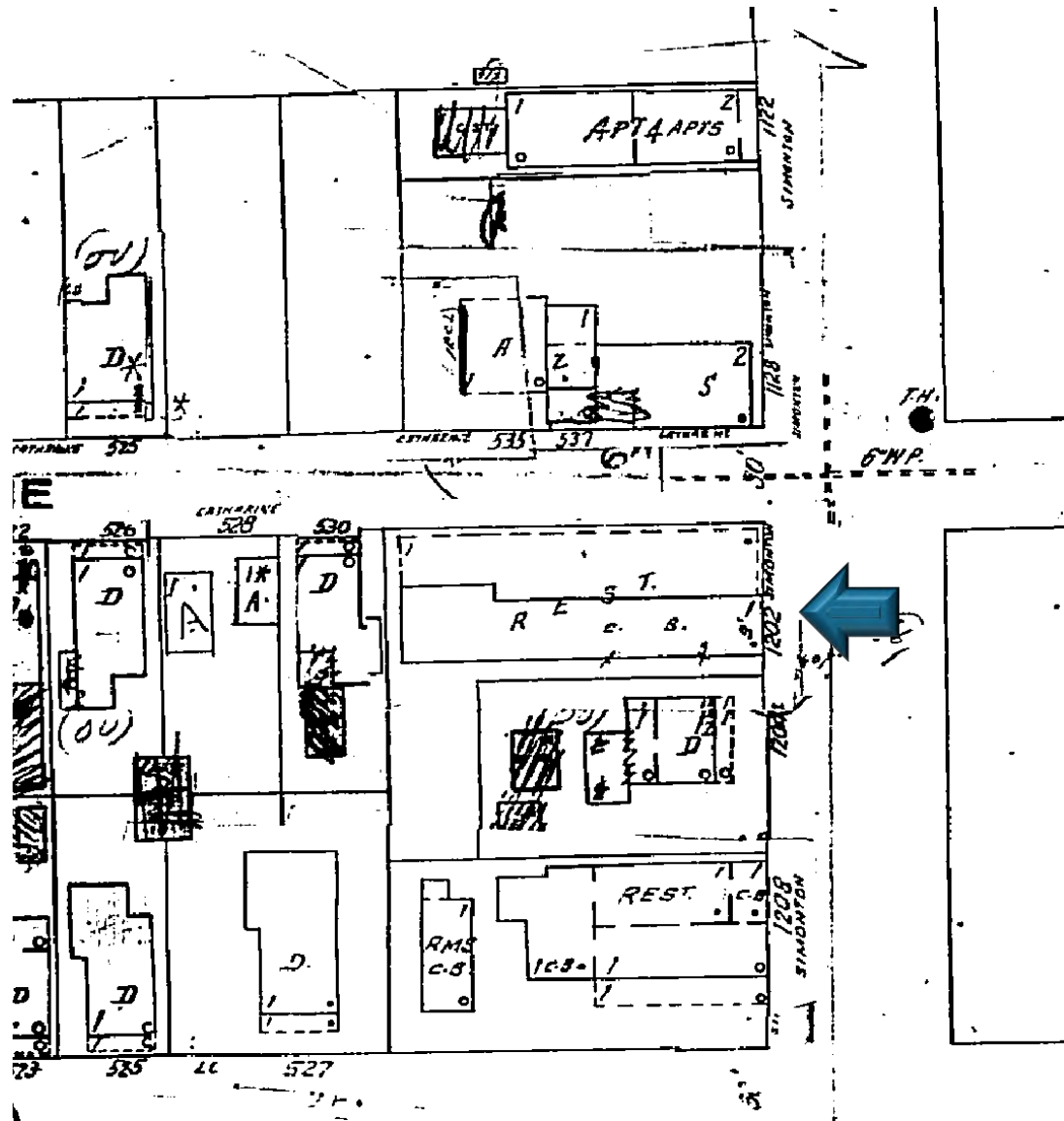
The building does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or the city and definitely does not exemplify the best remaining architectural style in the neighborhood or city.
(i) Has not yielded, and is not likely to yield, information important in history.
The structure has not and is not likely to yield information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1202 Simonton Street ca. 1965. Monroe County Library.

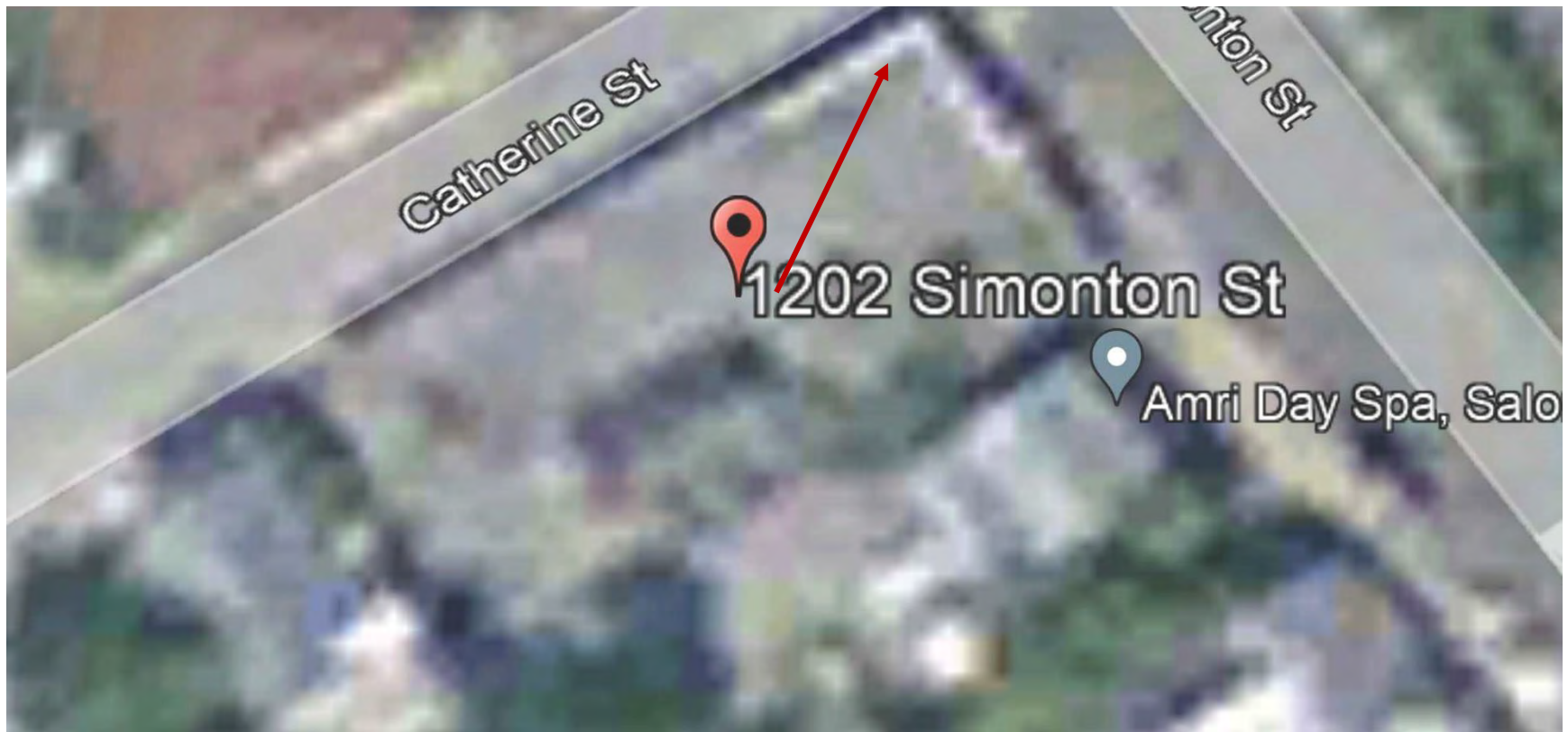
Luigi's Ital. Bar,?
where Halfmoon
Saloon → Penill's
Sumner St



Interior of sitting area Luigi's. Monroe County Library.



Aerial from 1994. Still parapet wall only on the southeast portion of the building.



2004 Google earth aerial. Notice parapet walls on entire front and partial on street side elevation.

1202 Simonton Street



Front (Northeast) Elevation



Looking north – Intersection of Simonton and Catherine streets.

1202 Simonton Street



Streetside (Catherine) & Rear (Southwest) Elevation





SURVEY

MAP OF BOUNDARY SURVEY

LOT 20
 DIAGRAM OF SQUARE 8
 DOUGLAS T. SWEENEY
 DEED BOOK "L", PAGE 215
 MONROE COUNTY, FLORIDA



LOCATION MAP - NTS

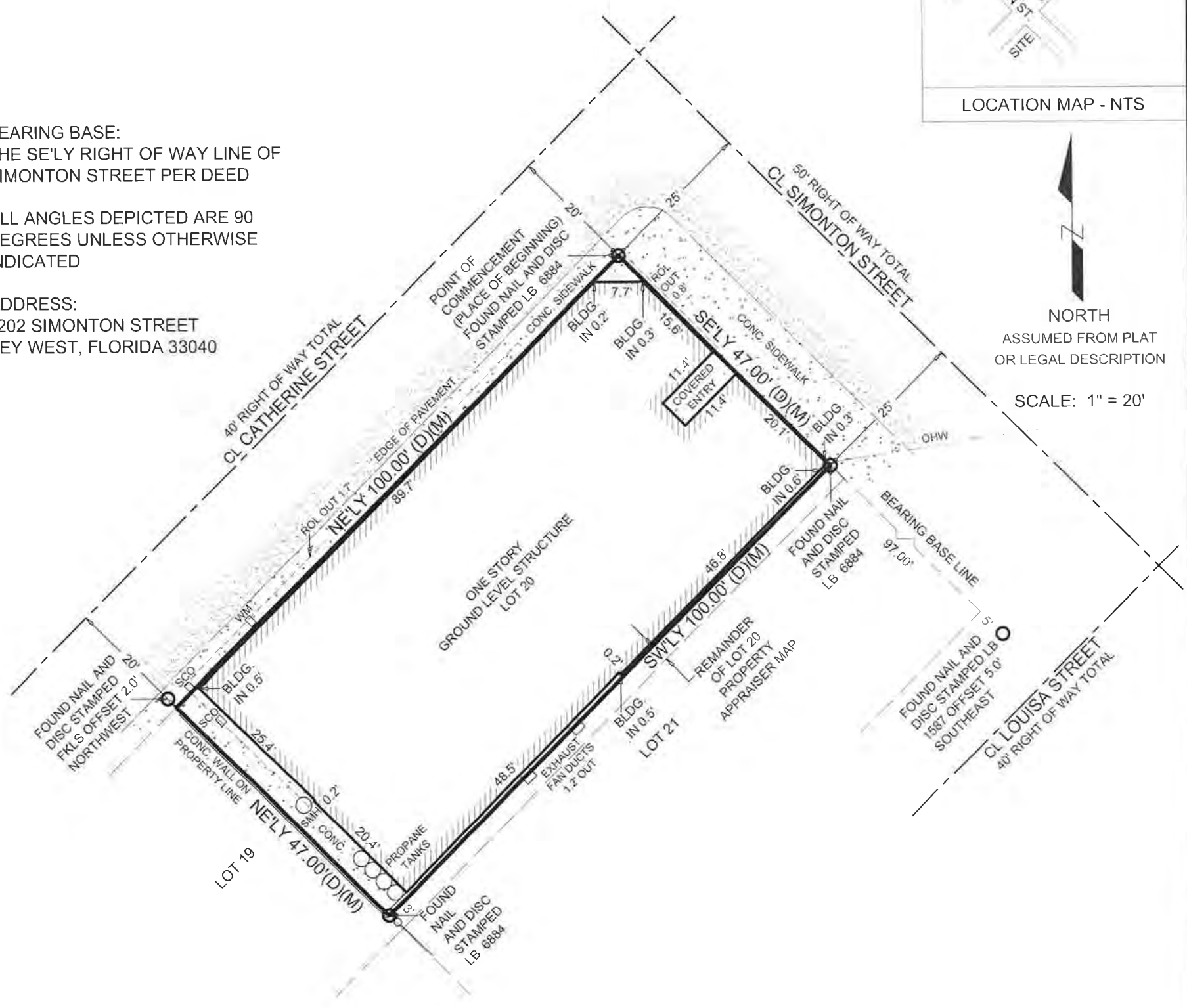
BEARING BASE:
 THE SE'LY RIGHT OF WAY LINE OF
 SIMONTON STREET PER DEED

ALL ANGLES DEPICTED ARE 90
 DEGREES UNLESS OTHERWISE
 INDICATED

ADDRESS:
 1202 SIMONTON STREET
 KEY WEST, FLORIDA 33040



SCALE: 1" = 20'



LEGAL DESCRIPTION:
 On the Island of Key West in Tract 11, Square 8, according to Whitehead's plan of said Island of Key West in 1829, but better known and described as Lot 20, according to a diagram made of said Square 8 by Douglas T. Sweeney, and which diagram is recorded in Book "L" of Deeds, Page 215, of the Public Records of Monroe County, Florida.
 Commencing at the corner of Simonton and Catherine Streets and running thence along said Simonton Street in a Southeasterly direction 47 feet; thence in a Southwest direction 100 feet; thence at right angles in a Northwest direction 47 feet out to Catherine Street; thence along Catherine Street in a Northeast direction 100 feet back to the place of beginning.

CERTIFIED TO:
 1202 Simonton, LLC, a Florida limited liability company
 Centennial Bank, its successors and/or assigns as their interest may appear
 Spottswood, Spottswood, Spottswood & Sterling
 Chicago Title Insurance Company

- NOTES:**
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
 - LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
 - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
 - ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - 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	OHW = OVERHEAD WIRES
BO = BLOW OUT	P = PLAT
C = CALCULATED	PC = POINT OF CURVE
CB = CONCRETE BLOCK	PCC = POINT OF COMPOUND CURVE
CBW = CONCRETE BLOCK WALL	PCP = PERMANENT CONTROL POINT
CBRW = CONCRETE BLOCK RETAINING WALL	PI = POINT OF INTERSECTION
CI = CURB INLET	POB = POINT OF BEGINNING
CL = CENTERLINE	POC = POINT OF COMMENCEMENT
CLF = CHAINLINK FENCE	PRC = POINT OF REVERSE CURVE
CM = CONCRETE MONUMENT	PRM = PERMANENT REFERENCE MONUMENT
CONC = CONCRETE	PI = POINT OF TANGENT
CVRD = COVERED	R = RADIUS
D = DEED	ROL = ROOF OVERHANG LINE
DELTA = DELTA ANGLE	ROWL = RIGHT OF WAY LINE
DMH = DRAINAGE MANHOLE	R/W = RIGHT OF WAY
EB = ELECTRIC BOX	SCO = SANITARY CLEAN-OUT
EL = ELEVATION	SMH = SANITARY MANHOLE
ELEV = ELEVATED	SV = SEWER VALVE
EM = ELECTRIC METER	TB = TELEPHONE BOX
ENCL = ENCLOSURE	TBM = TIDAL BENCHMARK
FFE = FINISHED FLOOR ELEVATION	TOB = TOP OF BANK
FH = FIRE HYDRANT	TOS = TOE OF SLOPE
FI = FENCE INSIDE	TYP = TYPICAL
FND = FOUND	UPC = CONCRETE UTILITY POLE
FO = FENCE OUTSIDE	UPM = METAL UTILITY POLE
FOL = FENCE ON LINE	UPW = WOOD UTILITY POLE
GB = GRADE BREAK	WD = WOOD DECK
GI = GRATE INLET	WDF = WOOD FENCE
GL = GROUND LEVEL	WL = WOOD LANDING
GW = GUY WIRE	WM = WATER METER
IP = IRON PIPE	WV = WATER VALVE
IR = IRON ROD	TYP = TYPICAL
L = ARC LENGTH	UPC = CONCRETE UTILITY POLE
LE = LOWER ENCLOSURE	UPM = METAL UTILITY POLE
LP = LIGHT POLE	UPW = WOOD UTILITY POLE
LS = LANDSCAPING	WD = WOOD DECK
LS = MEASURED	WDF = WOOD FENCE
MHWL = MEAN HIGH WATER LINE	WL = WOOD LANDING
NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	WM = WATER METER
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	WV = WATER VALVE
NTS = NOT TO SCALE	

SCALE:	1"=20'
FIELD WORK DATE:	08/24/17
REVISION DATE:	-/-
SHEET:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	17082103

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 472, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

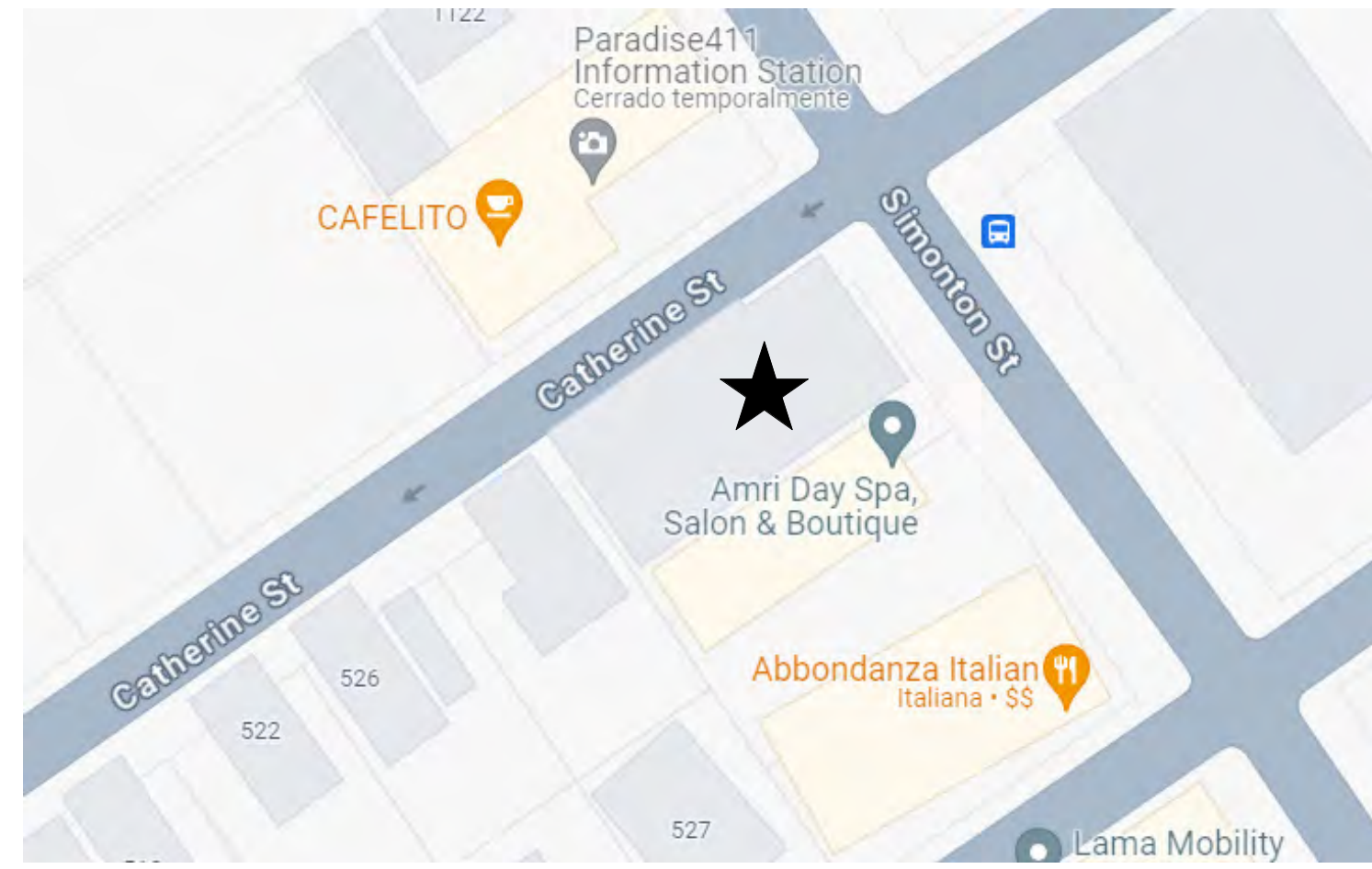
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: *Robert E. Reece*
 ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
 OFFICE (305) 872 - 1348
 FAX (305) 872 - 5622

PROPOSED DESIGN

LOCATION MAP



BUILDING DATA

INTERIOR RENOVATION 1202 SIMONTON ST, KEY WEST FL 33040

USE GROUP:
BUSINESS B

OCCUPANCY CALCULATIONS:
B 100 SF/ASSEMBLY A-2 (SEE BOX ON THE RIGHT)

NUMBER OF EXITS:
REQUIRED = 2
PROVIDED = 3

CONSTRUCTION TYPE: TABLE 601 TYPE VB

BUILDING IS NOT SPRINKLED

FIRE RESISTANCE RATINGS:	
SHAFT WALLS	0 HR
FIRE STAIR WALLS	0 HR
FIRE STAIR DOORS/WINDOWS	0 HR
FIRE SEPARATION @ LOBBY	0 HR
FIRE SEPARATION @ MAIN HALL	0 HR
LOBBY INTERIOR DOORS	0 HR
NON-LOAD BEARING EXT WALLS	0 HR

BUILDING SQUARE FOOTAGE:

TOTAL (EXISTING): 4306 SF

CONTRACTOR GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6
WALL R-VALUE (CAVITY) = 13
ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SITE DATA:
FLOOD ZONE ZONE X

LEGAL DESCRIPTION:
KW LOT 20 SQR 8 TR 11 (L-215) D2-587 H2-18 OR175-379 OR262.2 OR1279-373OR1292-2455 OR1292-2458 OR2073-1588 OR2871-2202 OR3112-2004 OR3245-0027

RE #: 00028700-000000

ADDRESS: 1202 SIMONTON ST, KEY WEST, FL, 33040, USA

TYPE OF CONSTRUCTION: RESTRNT/CAFETR-VB
SQUARE FOOTAGES PER FLOOR:
GROUND FLOOR (EXISTING) 4306 SF

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
- NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE (8TH EDITION), LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
- CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
- PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
- PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
- COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
- PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
- ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
- NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
- ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

SCOPE OF WORK:

DEMO: DEMO OF INTERIOR FRAME WALLS, KITCHEN EQUIPMENT AND HOODS. CAP ALL LINES AS REQUIRED. DEMO FINISHES, FLOORS, AND CEILINGS AS REQUIRED.

RENOVATION: INTERIOR RENOVATION OF FULL SPACE. NEW BATHROOM FIXTURES, NEW BAR FIXTURES, NEW ELECTRICAL PER PLAN, NEW BATHROOM AT REAR. NEW MECHANICAL PER PLAN. NEW PLUMBING PER PLAN. INTERIOR FINISHED TBD BY CLIENT / CONTRACTOR.

NO FOOTPRINT INCREASE WITH THIS PERMIT. NO GAS PER THIS PERMIT.

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	SECTION TAG	SECTION NUMBER SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE	
	WINDOW TAG. REFER TO WINDOW SCHEDULE	
	WALL TAG. REFER TO WALL TYPES.	
	BREAK LINE	
	GRAPHIC SCALE	
	NORTH ARROW	
	DRAWING TITLE	DETAIL NUMBER SHEET NUMBER TITLE SCALE

ACCESSIBILITY

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE TO THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE 2020 FLORIDA ACCESSIBILITY CODE.

CODE INFORMATION

BUILDING CODE	2023 FLORIDA BUILDING CODE, 8TH EDITION
MECHANICAL CODE:	2023 FLORIDA MECHANICAL CODE
PLUMBING CODE	2023 FLORIDA PLUMBING CODE
ELECTRICAL CODE:	2020 NATIONAL ELECTRIC CODE (NEC) NFPA
FUEL GAS CODE	2023 FLORIDA FUEL GAS CODE
ENERGY CODE:	2023 FLORIDA ENERGY CONSERVATION CODE
ADA ACCESSIBILITY CODE:	2023 FLORIDA ACCESSIBILITY CODE
STANDARD LOAD DESIGN CRITERIA	ASCE 7-22
LOCAL BUILDING REQUIREMENTS:	CITY OF KEY WEST CODES AND ORDINANCES
FEMA REQUIREMENTS:	FLOOD ZONE: X-ZONE NGVD 1929
DESIGN FLOOD ELEVATION:	FLOOD ZONE: X-ZONE NGVD 1929
CURRENT ZONING	NHC1 COMMERCIAL/URBAN COMMERCIAL
MAX BUILDING HEIGHT:	35' FROM COR/LAG
FLORIDA GREEN BUILDING:	MIN REQUIREMENTS TO BE MET
USE GROUP:	ASSEMBLY A-2

ALL ELEVATIONS PROVIDED IN NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
A/V	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GW/B	GYPSUM WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TOP	TOP OF
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER

DRAWING INDEX

A 0	COVER SHEET
A 1	ACCESSIBILITY GUIDELINES
A 2	ACCESSIBILITY GUIDELINES
A 3	EXIST/DEMO/PROP PHASE 2A FLOOR PLANS
A 4	PROP 3D & EXIST. ROOF FLOOR PLAN PHASE 2A
A 5	EXIST/ PROP. PHASE 2A ELEVATIONS & SECTION
A 6	EXIST/DEMO/PROP PHASE 2B FLOOR PLANS
A 7	EXIST/ PROP. 3D & ROOF FLOOR PLAN PHASE B
A 8	EXIST/ PROP. PHASE 2B ELEVATIONS & SECTION
A 9	EXIST/ PROP. RCP PHASE 2A & 2B
E1	ELECTRICAL NOTES
E2	GROUND FLOOR ELECTRICAL PLAN
M1	MECHANICAL NOTES
M2	GROUND FLOOR MECHANICAL PLAN
P1	PLUMBING NOTES
P2	GROUND FLOOR PLUMBING PLAN
P3	RISER DIAGRAMS/ NOTES

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

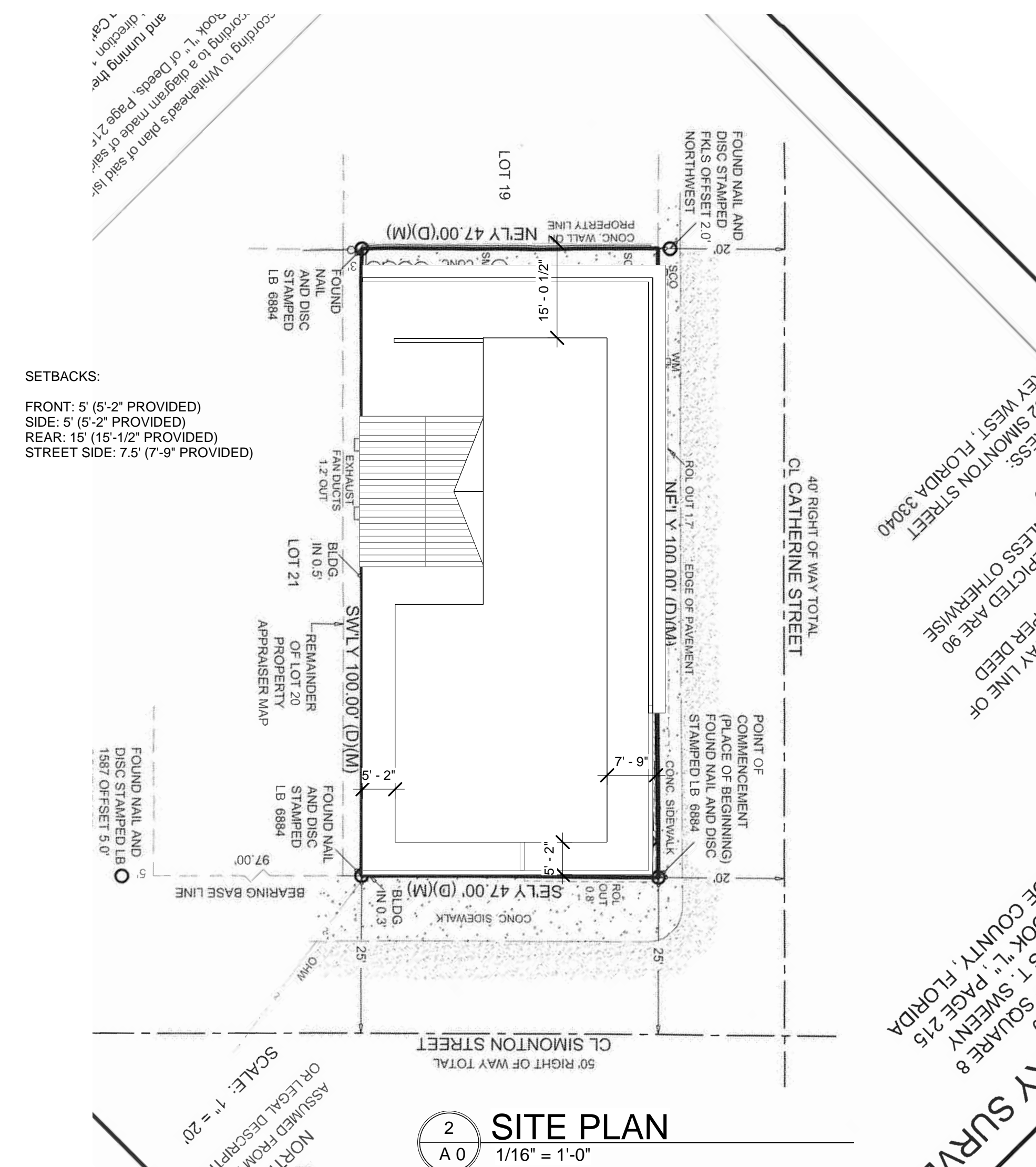
Assembly without fixed seats
Concentrated (chairs only - not fixed)
7net
5net

Standing space
Unconcentrated (tables and chairs)
15 net

[F] 903.2.1.2 Group A-2

An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exist:

- The fire area exceeds 5000 square feet (464.5m2).
- The fire area has an occupant load of 100 or more
Exception: A restaurant, cafeteria, or similar dining facility, including an associated commercial kitchen, is required to have sprinklers only if it has a fire area occupancy load of 200 patrons or more.
- The fire area is located on a floor other than a level of exit discharge serving such occupancies.



SITE PLAN
1/16" = 1'-0"
2
A 0

DATE:	REV. SET/DESCRIPTION
2024.04.10	SCHEMATIC DESIGN SET

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK
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#AR98525



Interior Renovation
1202 Simonton Street
Key West, FL 33040

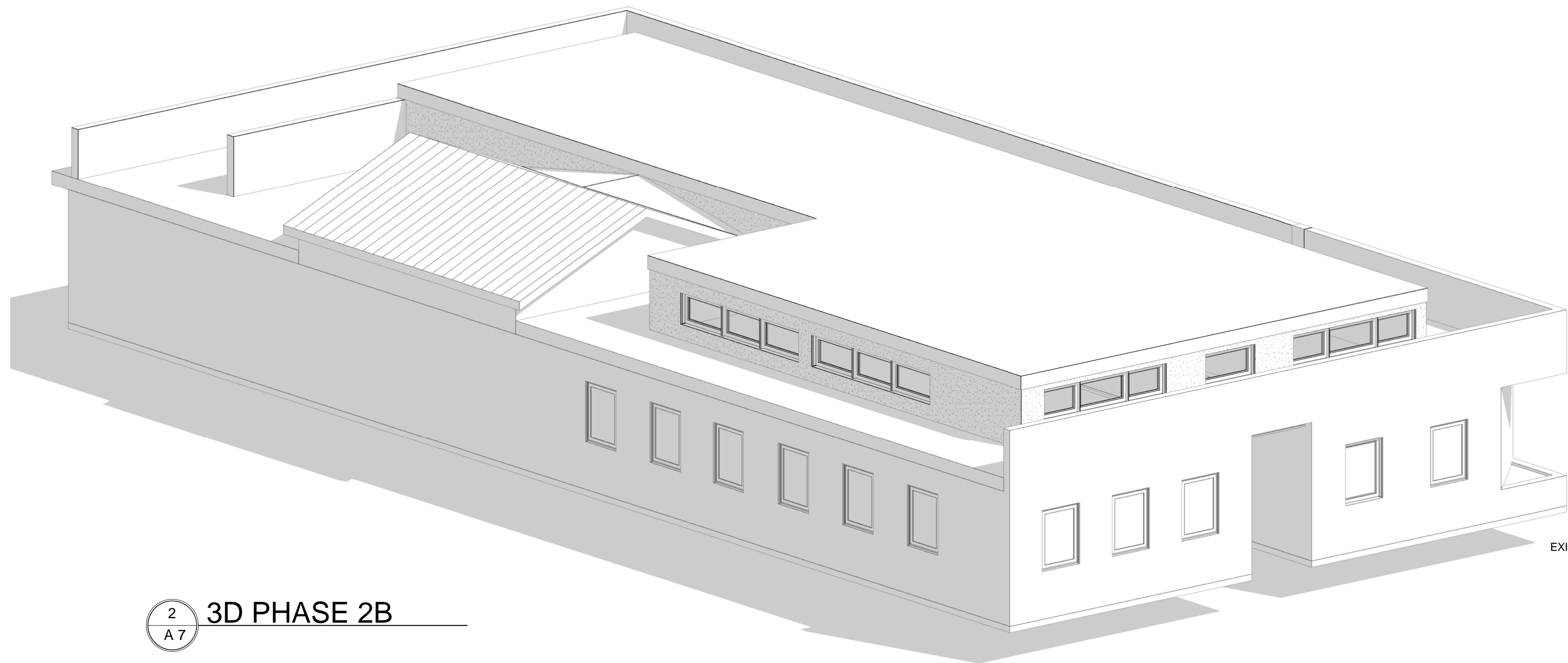
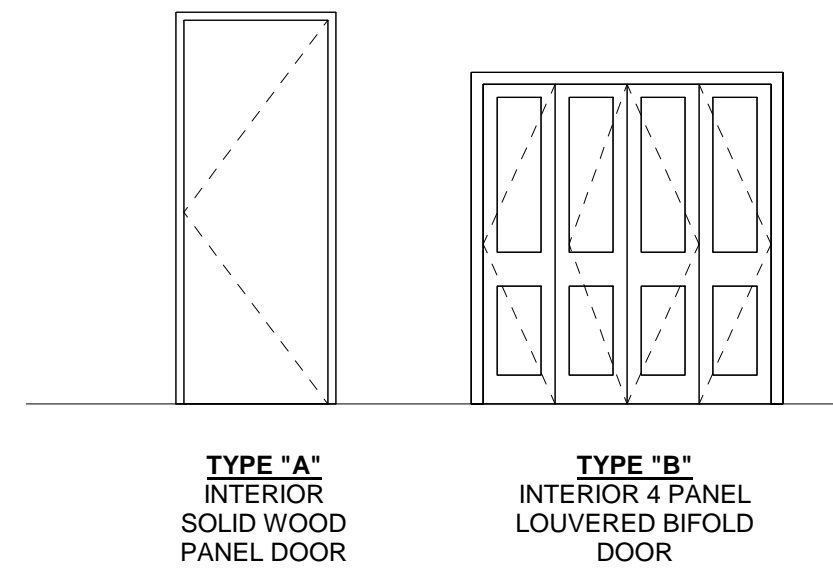
SHEET COVER SHEET

A
0

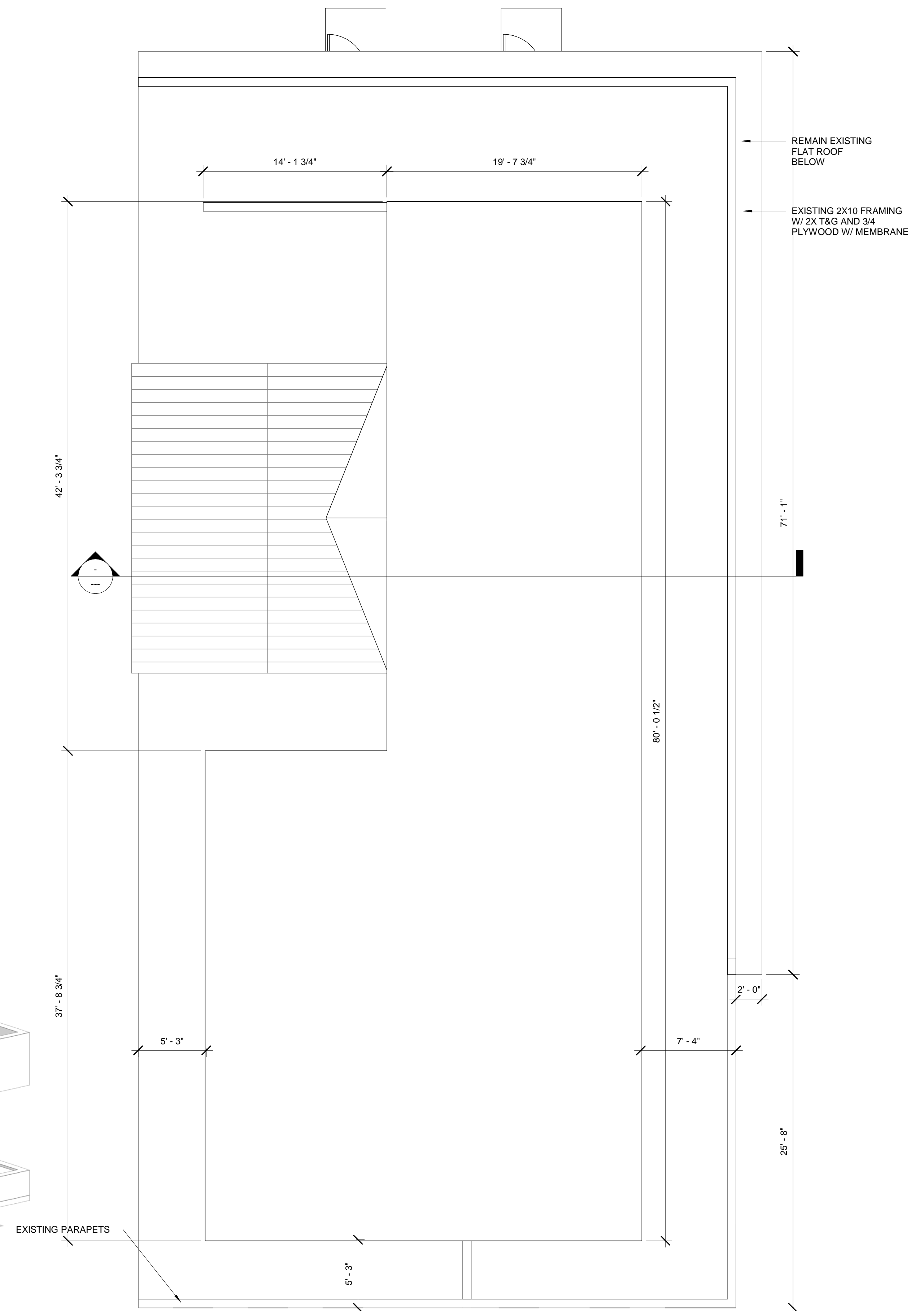
PROJECT NO: PSC2023 DRAWN BY: M4E LLC APPROVED BY: EHP

WALL SCHEDULE			
Mark	Type	Description	Thickness
C	3 1/2" WOOD STUD W/ GWB BOTH SIDES	2X4 WD STUD WALL, STUDS 16" O.C.	0' - 4 3/4"

DOOR SCHEDULE							
Mark	Manufacturer	Model	Type	Description	Width	Height	Comments
001	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
002	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
003	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
004	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
005	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
006	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
007	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
008	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
009	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
010	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	2' - 6"	6' - 8"	FULL-LITE GLASS
011	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	B	INTERIOR 4 PANEL LOUVERED BIFOLD DOOR	6' - 0"	6' - 8"	



2
A 7
3D PHASE 2B



1
A 7
PROPOSED PHASE 2B ROOF PLAN
3/16" = 1'-0"

DATE	REV.	DESCRIPTION
2024.04.10		SCHEMATIC DESIGN SET

SEAL:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

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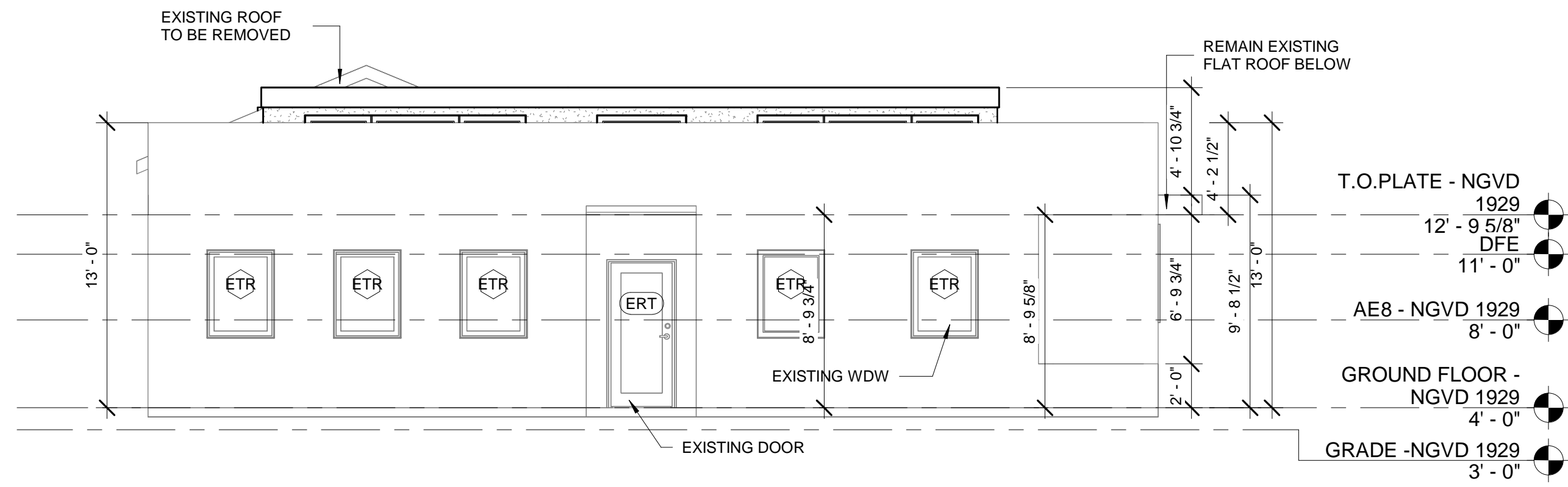


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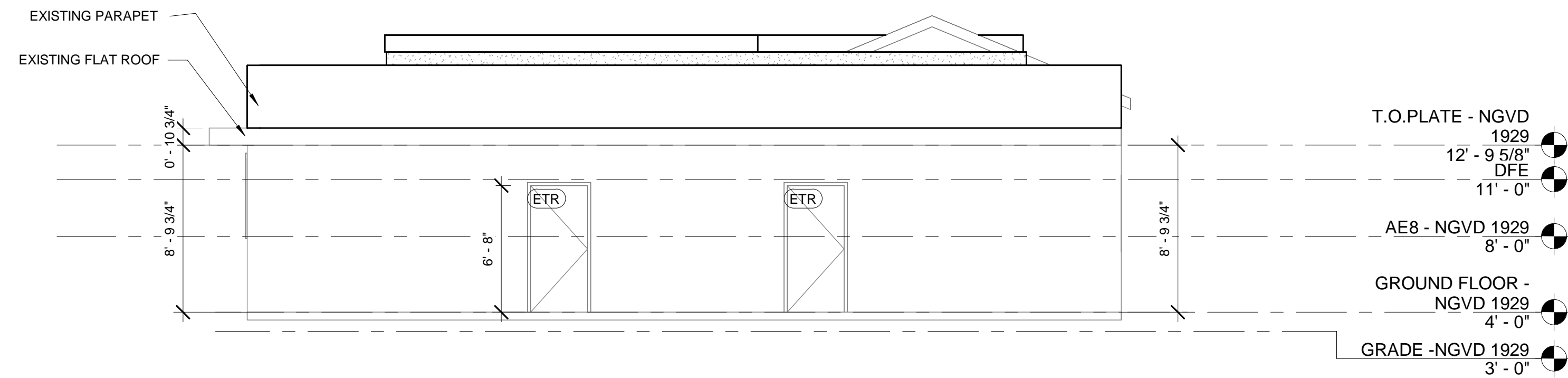
SHEET
EXIST/ PROP, 3D & ROOF FLOOR
PLAN PHASE B

A
7

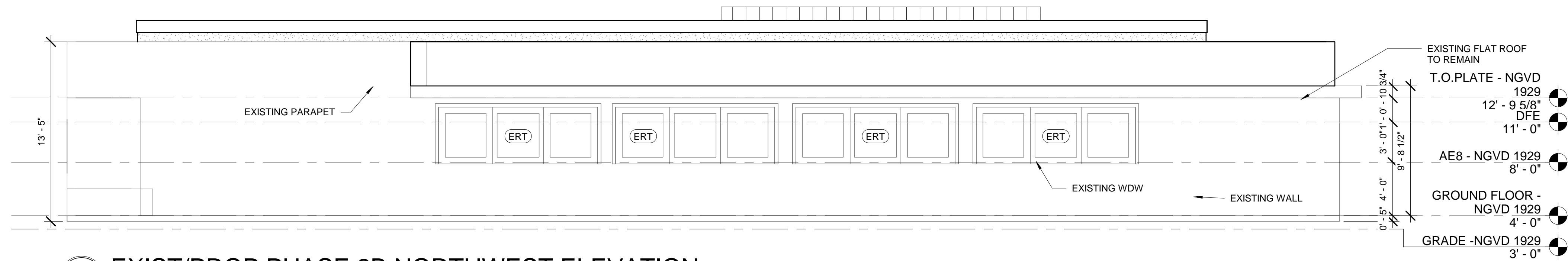
PROJECT NO. PSC2023
DRAWN BY: M4E LLC
APPROVED BY: EHP



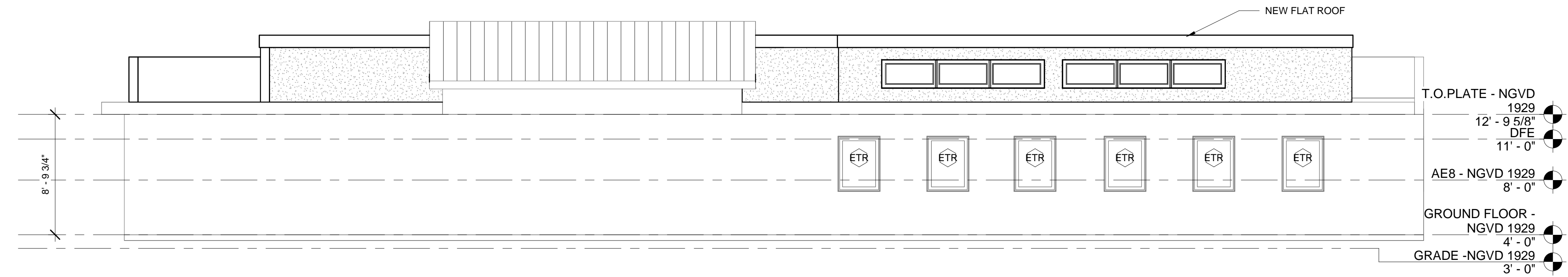
1
A 8
EXIST/PROP PHASE 2B NORTHEAST ELEVATION
3/16" = 1'-0"



4
A 8
EXIST/PROP PHASE 2B SOUTHWEST ELEVATION
3/16" = 1'-0"



2
A 8
EXIST/PROP PHASE 2B NORTHWEST ELEVATION
3/16" = 1'-0"



3
A 8
EXIST/PROPOSED PHASE 2B SOUTHEAST ELEVATION
3/16" = 1'-0"

DATE	REV.	SET DESCRIPTION
2024.04.10		SCHEMATIC DESIGN SET

SEAL:

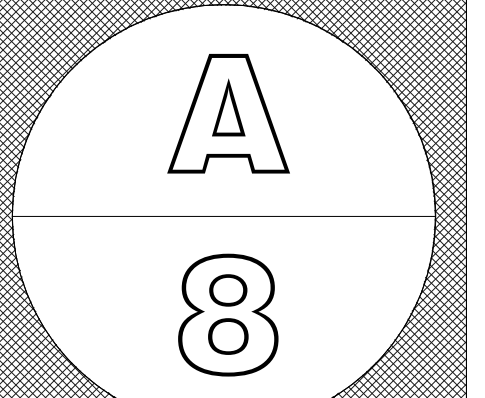
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Interior Renovation
1202 Simonton Street
Key West, FL 33040

SHEET
EXIST/ PROP. PHASE 2B
ELEVATIONS & SECTION



PROJECT NO: PSC2023
DRAWN BY: M4E LLC
APPROVED BY: EHP

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., July 23, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW CLERESTORY OVER FLAT ROOF AND
EXTENSION OF EXISTING PARAPET WALL. PARTIAL
DEMOLITION OF FLAT ROOF.**

#1202 SIMONTON STREET

Applicant – Richard McChesney Application #H2024-0029

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.

PROPERTY APPRAISER INFORMATION

PROPERTY RECORD CARD

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 00028700-000000
Account# 1029483
Property ID 1029483
Millage Group 10KW
Location 1202 SIMONTON St, KEY WEST
Address
Legal Description KW LOT 20 SQR 8 TR 11 (L-215) D2-587 H2-18 OR175-379 OR262-2 OR1279-373 OR1292-2455 OR1292-2458 OR2073-1588 OR2871-2202 OR3112-2004 OR3245-0027 OR3261-0536
(Note: Not to be used on legal documents.)
Neighborhood 32080
Property Class RESTAURANT (2100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable Housing No



Owner

PASION PROJECT LLC
 1107 Key
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$431,525	\$456,183	\$404,053	\$404,053
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,334,170	\$758,051	\$606,441	\$606,441
= Just Market Value	\$1,765,695	\$1,214,234	\$1,010,494	\$1,010,494
= Total Assessed Value	\$1,335,657	\$1,214,234	\$1,010,494	\$1,010,494
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,765,695	\$1,214,234	\$1,010,494	\$1,010,494

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$758,051	\$456,183	\$0	\$1,214,234	\$1,214,234	\$0	\$1,214,234	\$0
2021	\$606,441	\$404,053	\$0	\$1,010,494	\$1,010,494	\$0	\$1,010,494	\$0
2020	\$606,441	\$404,053	\$0	\$1,010,494	\$1,010,494	\$0	\$1,010,494	\$0
2019	\$695,130	\$422,145	\$0	\$1,117,275	\$1,117,275	\$0	\$1,117,275	\$0
2018	\$1,032,473	\$380,814	\$0	\$1,413,287	\$1,413,287	\$0	\$1,413,287	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2100)	4,700.00	Square Foot	50	100

Buildings

Building ID	39970
Style	GROUND LEVEL
Building Type	RESTRNT/CAFETR-B- / 21B
Building Name	
Gross Sq Ft	4366
Finished Sq Ft	4366
Stories	1 Floor
Condition	AVERAGE
Perimeter	282
Functional Obs	35
Economic Obs	0
Depreciation %	30
Interior Walls	DRYWALL

Exterior Walls	C.B.S.
Year Built	1953
EffectiveYearBuilt	2000
Foundation	CONCRETE SLAB
Roof Type	FLAT OR SHED
Roof Coverage	MIN/PAINT CONC
Flooring Type	CONC S/B GRND
Heating Type	FCD/AIR DUCTED
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Grade	300
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,366	4,366	0
TOTAL		4,366	4,366	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/2/2024	\$100	Warranty Deed	2449975	3261	0536	11 - Unqualified	Improved		
9/29/2023	\$1,700,000	Warranty Deed	2434351	3245	0027	01 - Qualified	Improved		
7/12/2021	\$1,442,000	Warranty Deed	2330310	3112	2004	03 - Qualified	Improved		
8/31/2017	\$1,800,000	Warranty Deed	2137413	2871	2202	35 - Unqualified	Improved	MARIGOLD INC	
1/4/2005	\$900,000	Warranty Deed		2073	1588	Q - Qualified	Improved		

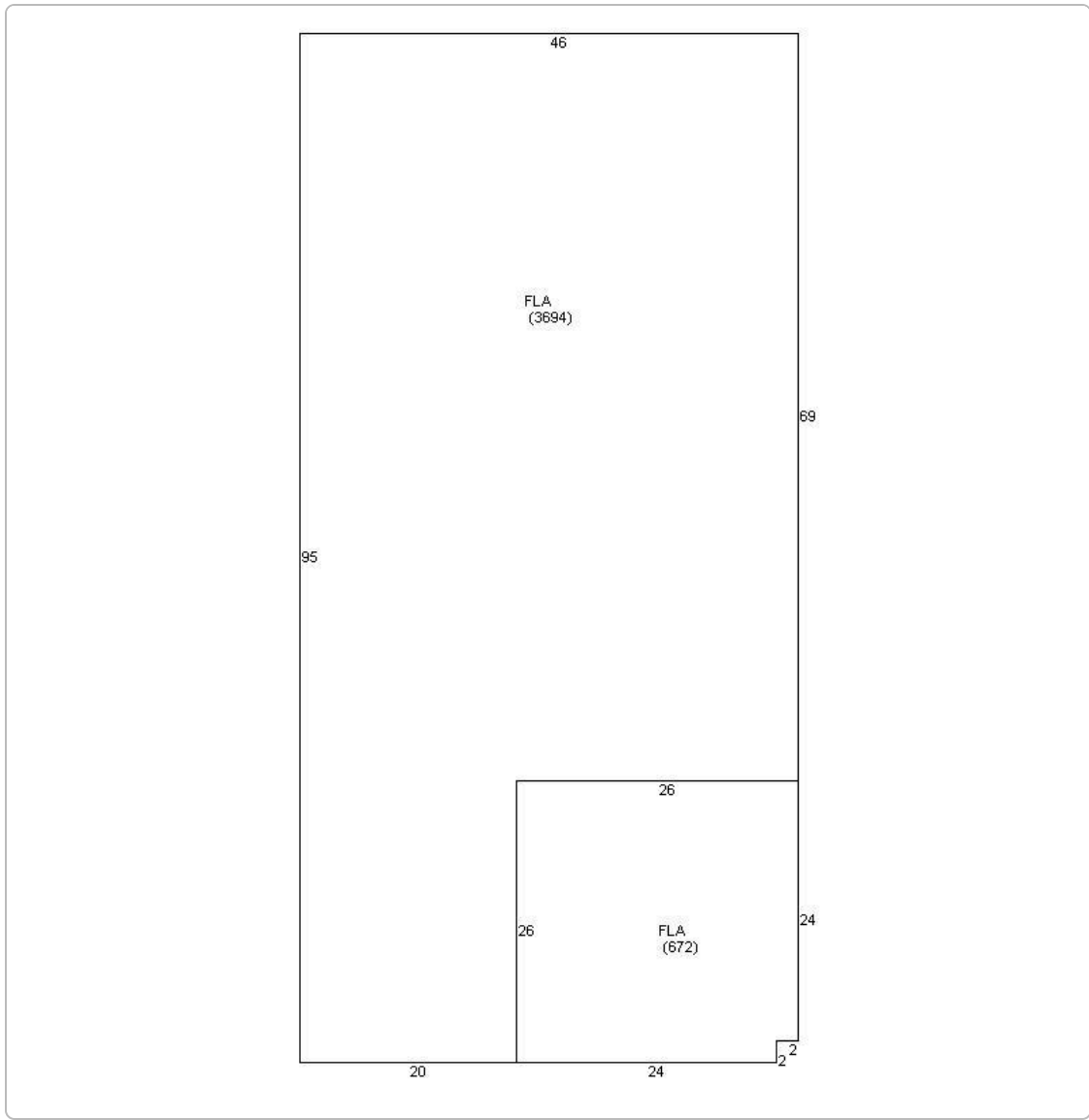
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
24-0531	2/28/2024		\$7,200	Commercial	Demo kitchen hood, selective removal of drywall and soffits. Construct temporary walls infill door openings. Interior work only.
HARC2021-0153	11/19/2021	8/11/2023	\$0	Commercial	CHINA WHITE. TRICORN BLACK FOR SHUTTERS.
BLD2021-2181	8/6/2021	9/5/2023	\$0	Commercial	DEMO OLD EQUIPMENT, LVT FLOORING, DRYWALL, PAINT
18-00002514	6/14/2018	7/2/2021	\$11,875	Commercial	REPLACE EXISTING 10 TO RHEEM RPWL - 120C RHGM- 120Z. **NOC REQUIRED**
14-0318	1/28/2014	5/13/2017	\$1,135	Commercial	EXISTING ROOF TOP CONDENSOR BURNED OUT AND WAS REPLACED WNEW. NEW UNIT WAS CONNECTED TEMP. ORDERED NEW EQUIP. APPLIED FOR PERMIT. EXT. ROOF TOP 100A 3-PHASE DISCONNECT SWITCH FEEDING CONDENSOR AND EQUIP. WILL BE REPLACED W/100A UP 3 PHASE BREAKER PANEL. 3-POLE 50A BREAKER FOR CONDENSOR PANEL. 3-POLE 50A BREAKER FOR EVAP. COIL.
11-3742	10/12/2011		\$0		INSTALL 700SF GALVALUME V-CRIMP METAL ROOFING
10-3583	11/10/2010		\$800		REPLACE CBS BLOCK WALL BETWEEN PROPERTIES AT REAR.
0102921	11/8/2001	10/3/2002	\$650		INSTALL SEC SYSTEM
0102879	8/17/2001	10/31/2001	\$9,500		NEW C/AC
0102706	8/1/2001	10/31/2001	\$50,000		REMODEL/RENOVATION
0102673	7/26/2001	10/31/2001	\$3,000		DEMO INTERIOR
0003418	11/28/2000	1/4/2001	\$1,300		REPAINT BUILDING
9901772	5/24/1999	11/18/1999	\$400	Commercial	BURGLAR ALARM
9901682	5/17/1999	11/18/1999	\$500	Commercial	ELECTRICAL
9901681	5/16/1999	11/18/1999	\$300	Commercial	PLUMBING
9900535	2/16/1999	11/18/1999	\$2,900	Commercial	RENOVATIONS
9702742	8/1/1997	12/1/1997	\$4,300		REPLACE EXISTING AC UNIT
9701227	4/1/1997	12/1/1997	\$250		SIGN
9700358	2/1/1997	12/1/1997	\$6,000		MECHANICAL
9700148	1/1/1997	12/1/1997	\$963		FIRE ALARM
9700188	1/1/1997	12/1/1997	\$3,500		MECHANICAL
9700189	1/1/1997	12/1/1997	\$8,800		MECHANICAL
9700210	1/1/1997	12/1/1997	\$1,160		PLUMBING
9604567	12/1/1996	12/1/1997	\$1,000		PLUMBING
9604693	12/1/1996	12/1/1997	\$9,000		REPAIR ROOF
9604748	12/1/1996	12/1/1997	\$2,000		ELECTRICAL
9604363	11/1/1996	12/1/1997	\$20,000		REPAIR/REMODELING
A953317	10/1/1995	12/1/1995	\$7,000		45 SQS BUILTUP
A953089	9/1/1995	12/1/1995	\$2,500		REPAIRS
E952927	9/1/1995	12/1/1995	\$4,000		ALTERATION TO ELECTRICAL
A951143	4/1/1995	12/1/1995	\$250		CANVAS AWNINGS
B950019	1/1/1995	12/1/1995	\$10,000		REMODEL FACADE
M941879	6/1/1994	12/1/1994	\$2,500		INSTALL 3 TON AC
B941714	5/1/1994	12/1/1994	\$1,200		PAINT EXT/REPLACE AWN/SIG

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Yard Items.

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