

Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review

Commission Members

From: Daniela Salume, MFA

Historic Architectural Preservationist

Meeting Date: April 22, 2025

Applicant: Richard J. McChesney

Application Number: C2025-0033

Address: 1300 Tropical Street

Description of Work:

Partial demolition of roof for dormer installation.

Site Facts:

The building under review is a one-story, non-historic residence constructed in 1988, located on the corner of Seminary Street and Tropical Street. The property spans two parcels, Lot 13 and Lot 14. It features a private pool at the rear of the residence, surrounded by brick and concrete pavers. Additional site features include multiple wood decks on the east and west sides of the home, a small storage area at the southwest corner, and a 6-foot wood fence enclosing the property on three sides. A portion of the property frontage along Seminary Street includes a 6-foot rock wall.

Currently the house sits on piers and is located within an AE-6 flood zone.

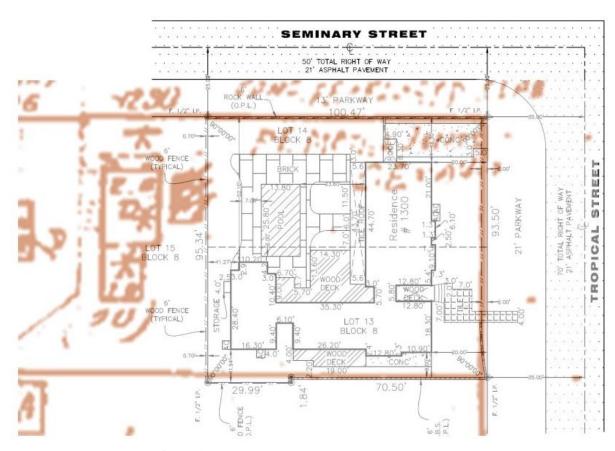


Photo of house under review. Property Appraisers website 10/12/23.





Photo of house under review. View from corner of Tropical and Seminary Street.



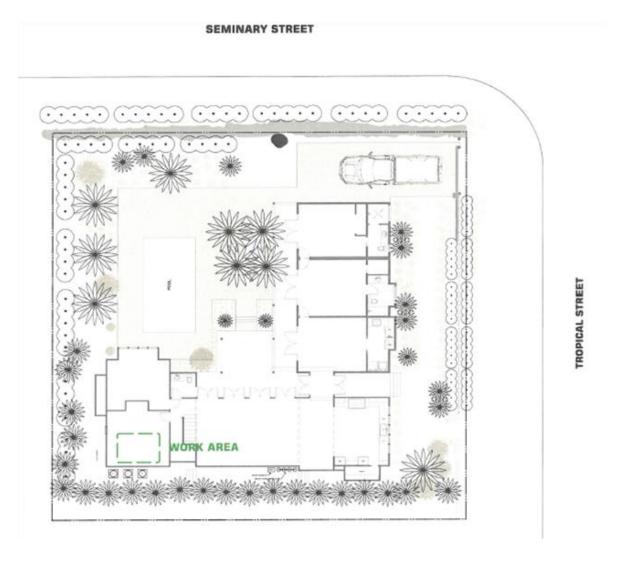
1962 Sanborn Map and survey. House is not present.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for non-contributing and non-historic structures of the Land Development Regulations.
- Section 102-218 Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness includes the partial demolition of the existing roof to accommodate the installation of a new shed-style dormer on the southeast elevation of the structure.



Existing Site Plan.

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (b) of the LDR's. The criteria for demolition state the following:

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:

The proposed demolitions are not historic and do not contribute to the character of the neighborhood.

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

The proposed demolitions are not historic therefore they don't destroy the relationship with its surroundings.

(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.

This will not be the case.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in <u>section 102-62(3)</u>.

Staff opines that the proposed demolition components would not qualify as contributing in the near future.

In conclusion, it is staff's opinion that the request for demolition meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1300 Tropical St.		
NAME ON DEED:	Montgomery Family Investments LLC	PHONE NUMBER	
OWNER'S MAILING ADDRESS:	927 Private Rd 764	EMAIL	
	Lipan TX 76462		
APPLICANT NAME:	Richard J. McChesney	PHONE NUMBER 305-294-9556	
APPLICANT'S ADDRESS:	500 Fleming Street, Key West, FL 33040	EMAIL Richard@spottswoodlaw.com	
APPLICANT'S SIGNATURE:		DATE	
FLORIDA STATUTE 837.06: WHOEVER KNOSERVANT IN THE PERFORMANCE OF HIPUNISHABLE PER SECTION 775.082 OR DESCRIBED IN THE APPLICATION SHALL APPLICANT FURTHER STIPULATES THAT DESCRIPTION OF WORK, AS DESCRIBED AND THE SUBMITTED PLANS, THE AFORE PROJECT INCLUDES: REPLACEMENT OF PROJECT INVOLVES A STRUCTURE THAT DETAILED PROJECT DESCRIPTION OF WORK, AS DESCRIPTION OF WORK, AS DESCRIBED AND THE SUBMITTED PLANS, THE AFORE PROJECT INVOLVES A STRUCTURE THAT DETAILED PROJECT DESCRIPTION DETAILED PROJECT	TO AN APPROVED CERTIFICATE OF APPROPRIATENE OWINGLY MAKES A FALSE STATEMENT IN WRITING AN IS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A I 775.083. THE APPLICANT FURTHER HERBY ACKNOV. BE THE SCOPE OF WORK THAT IS CONTEMPLATED TO SHOULD FURTHER ACTION BE TAKEN BY THE CIT HEREIN, AND IF THERE IS CONFLICTING INFORMATION OF WORK SHALL BE CONTEMPLATED OF WINDOWS. A RELOCATION OF A STRUCTURE. STRUCTURE: YES. NO. X. INVOLVES A HALT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTANT OF MATERIALS, HEIGHT, DIMENSIONS, SOUND OF MATERIALS, HEIGHT, DIMENSIONS, MATERIALS, HEIGHT, DIMENSIONS, MATERIALS, HEIGHT, DIMENSIONS, MATERIALS, HEIGHT, DIMENSIONS, MAT	ID WITH THE INTENT TO MISLEAD A PUBLIC MISDEMEANOR OF THE SECOND-DEGREE VLEDGES THAT THE SCOPE OF WORK AS D BY THE APPLICANT AND THE CITY. THE TY FOR EXCEEDING THE SCOPE OF THE DN BETWEEN THE DESCRIPTION OF WORK ROLLING. **ELEVATION OF A STRUCTURE** **ISTORIC STRUCTURE: YES NO_X STER: YES NO_X	
MAIN BUILDING: No work proposed	for the main residential structure which is non-co	ontributing to the historic district.	
DEMOLITION (DI FACE EIL LOUT AND A	TTACH DEMOLITION ADDENDIVA		
DEMOLITION (PLEASE FILL OUT AND A	No demotion pi	roposed	

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	Ξ(S) :		
The proposed acces	ssory structure is an open carp	oort over an existing concrete drive.	
Proposed structure is	14'-8" in height and approximate	ly 275 sq. ft.	
PAVERS:		FENCES:	
Old Chicago brick to b	pe installed over existing		
concrete driveway			
DECKS:		PAINTING:	
SITE (INCLUDING GRADIN	G, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):	
ACCESSORY EQUIPMENT	(GAS, A/C, VENTS, ETC):	OTHER: metal shingle roof supporte	d by wood posts
OFFICIAL USE ONLY:	HARC COM	MISSION REVIEW	EXPIRES ON:
MEETING DATE:	APPROVED NOT APPROVED	_ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:		_ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:		_ 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 MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

THE COLUMN
VEST, FLORIDA

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

HARC COA#	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT#

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

ADDRESS OF PROPOSED PROJECT:	Boo Tropical St.				
NAME ON DEED:	Montgomery Family Investments LLC	PHONE NUMBER			
OWNER'S MAILING ADDRESS:	927 Private Rd 764	EMAIL			
	Linux TX 76462				
APPLICANT NAME:	Richard McChesney	PHONE NUMBER 305 293-8791			
APPLICANT'S ADDRESS:	500 Heming St.	EMAIL richardo sontisuos dan con			
	Key West FL 33040	000			
APPLICANT'S SIGNATURE:	ficer co	DATE 4/10/25			
ANY PERSON THAT MAKES CHANGES	TO AN APPROVED CERTIFICATE OF APPROPRIATEN	ESS 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 NO					
DETAILED PROJECT DESCRIPTION	ON INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SC	QUARE FOOTAGE, LOCATION, ETC.			
GENERAL: Add Dormer to	SE portion of Structure.				
MAIN BUILDING: See above					
DEMOLITION (PLEASE FILL OUT AND A	ATTACH DEMOLITION APPENDIX):				

Page 1 of 2

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ACCESSORY STRUCTURE(S):

FIRST READING FOR DEMO:

HARC STAFF SIGNATURE AND DATE:

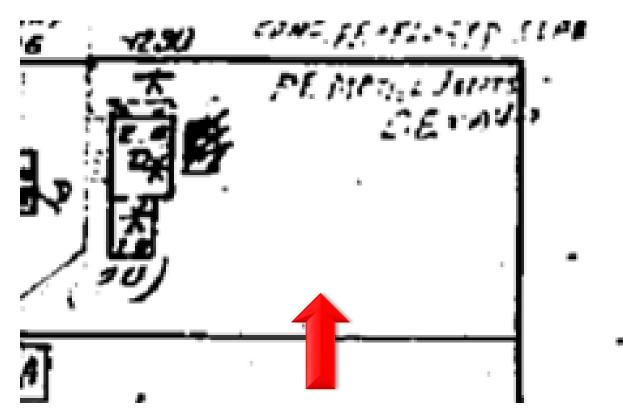
PAVERS:		FENCES:		
DECKS:		PAINTING:		
SITE (INCLUDING GRADIN	G, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):		
ACCESSORY EQUIPMENT	(GAS, A/C, VENTS, ETC):	OTHER: Metal roof Shingles to match Impact resistant sliding window		
		Impact resistant sliding window		
OFFICIAL USE ONLY:	HARC COM	MISSION 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:				

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SECOND READING FOR DEMO:

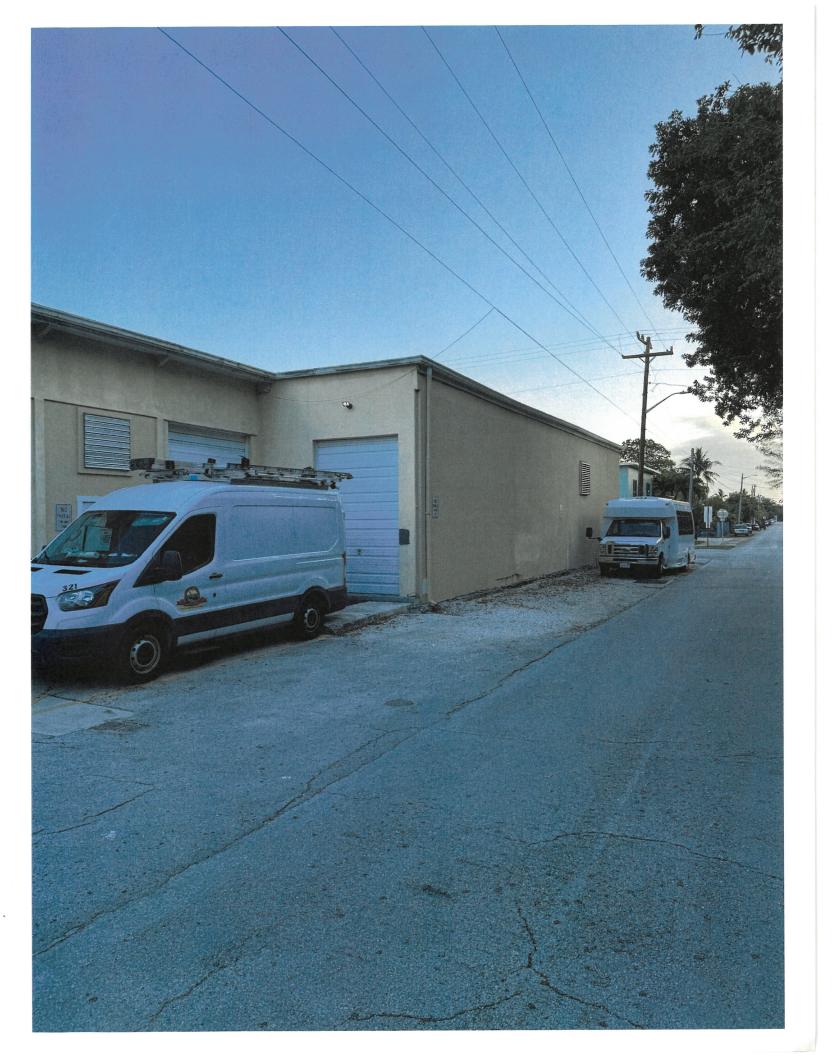
HARC CHAIRPERSON SIGNATURE AND DATE:

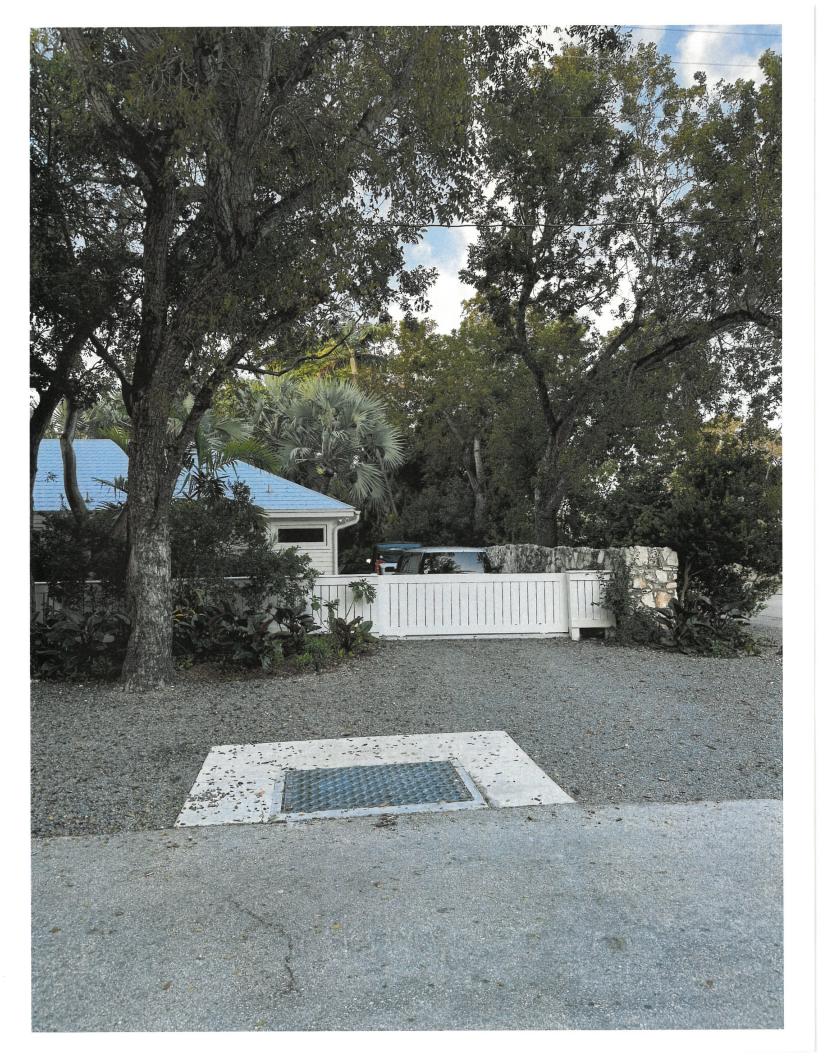
Page 2 of 2

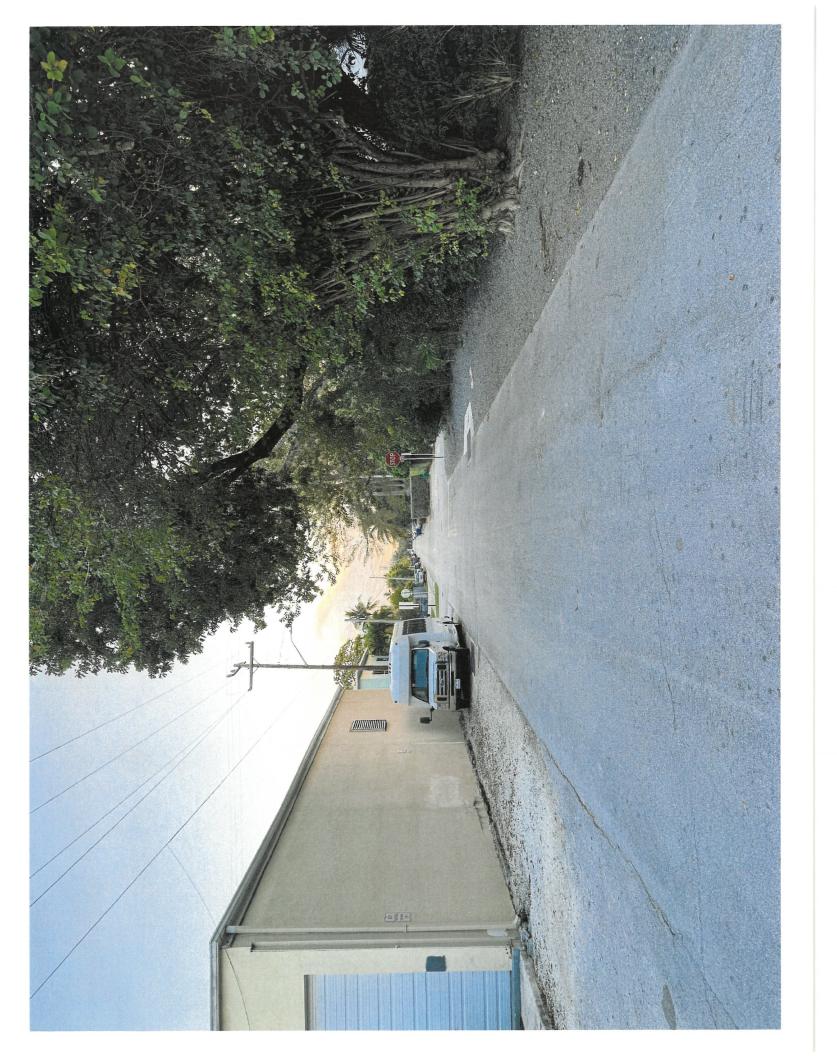


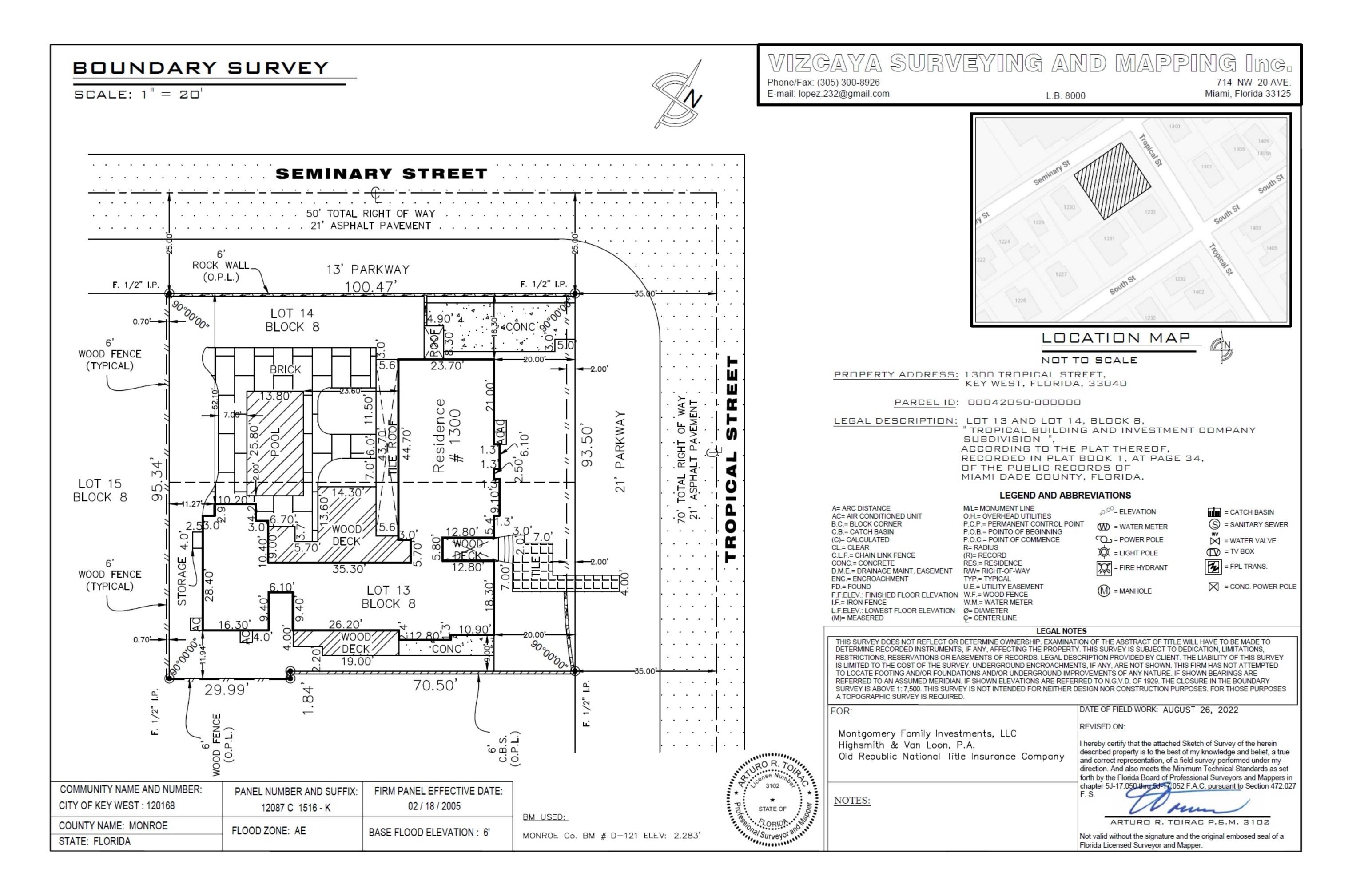
1962 Sanborn Map.

PROJECT PHOTOS









PARCON

GENERAL CONTRACTORS

Par-Con, Inc. 906 Grinnell St Key West, FL 33040 850-532-1250

CGC1525303

PROPOSED DESIGN

CARPORT ADDITION

Sherri and Doug Montgomery Residence 1300 Tropical Street Key West, Florida 33040

SHEET INDEX

1 COVER SHEET

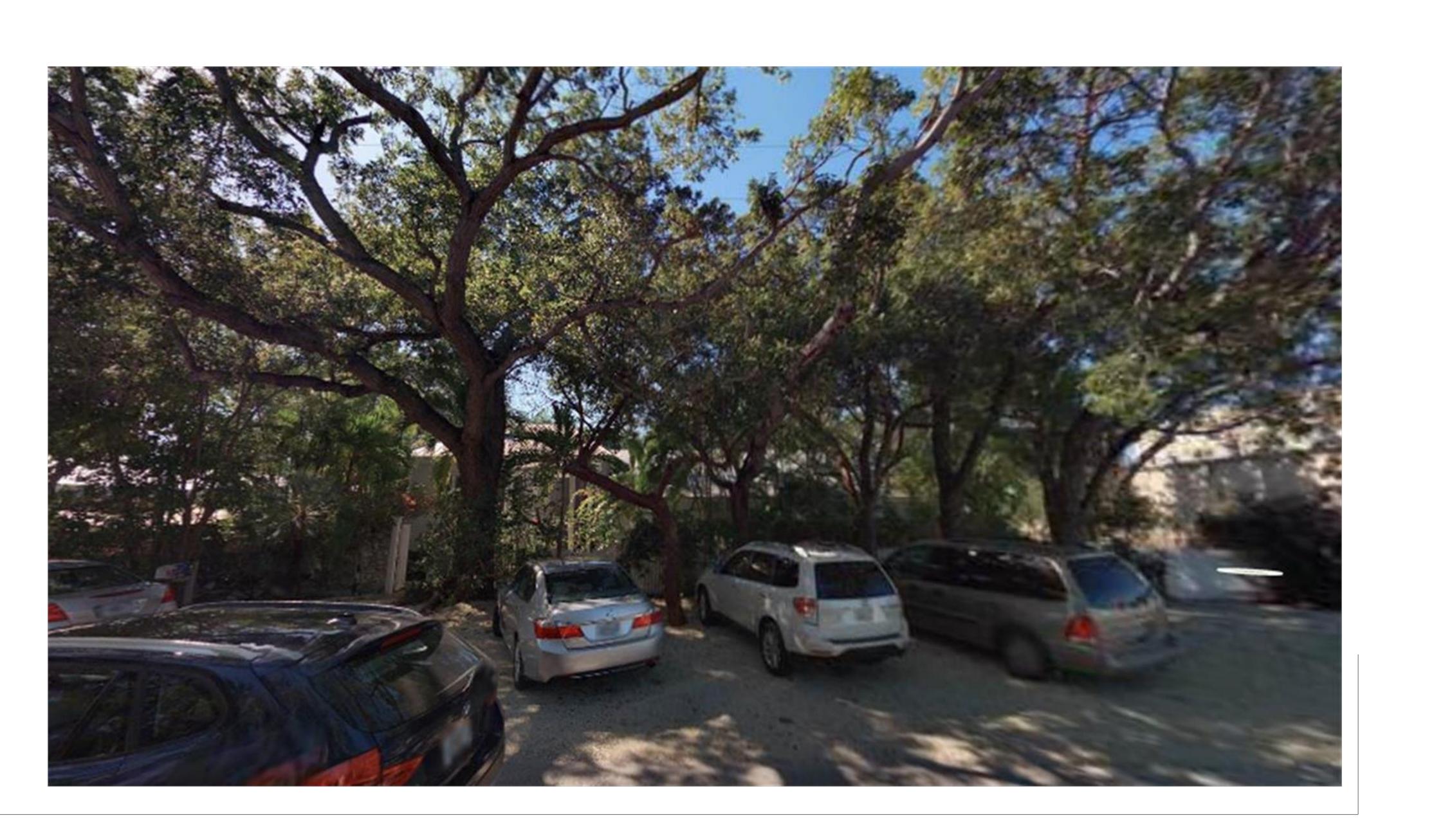
2 PARCEL SUMMARY

3 SURVEY

4 SITE PLAN

5 CARPORT ADDITION

6 FRAMING DETAILS



COVER SHEET

PARCON

GENERAL

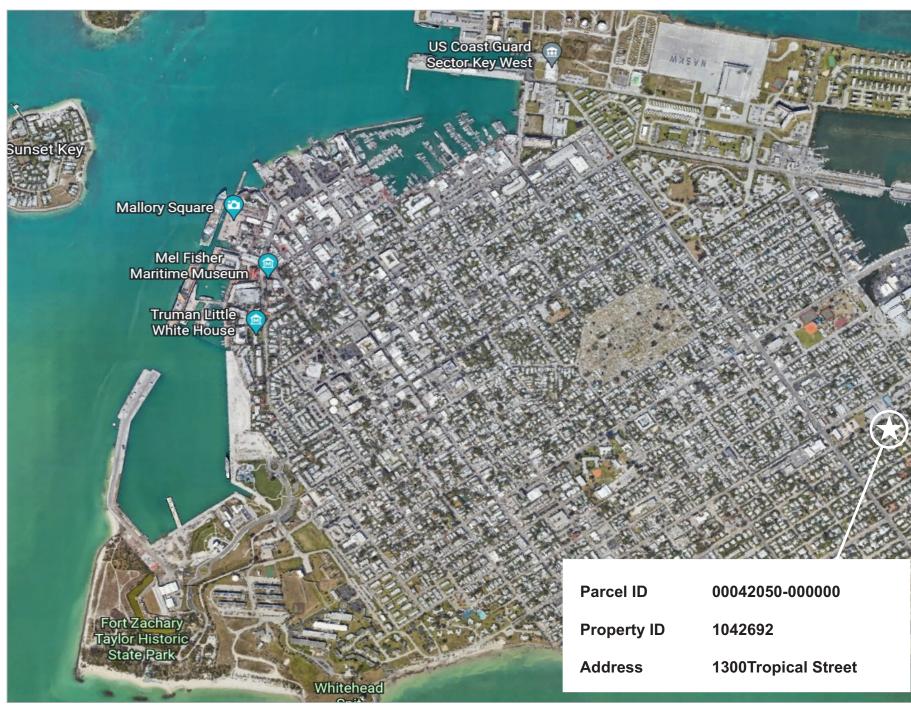
CONTRACTORS

Par-Con, Inc. 906 Grinnell St

Key West, FL 33040

850-532-1250

CGC1525303





GENERAL NOTES

ELECTRICAL

All work shall comply with the Florida Building Code 2020, and all applicable laws, codes and ordinances of the city, county and state of Florida. In the county of Monroe, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

Florida Building Code, 2020 BUILDING

Florida Building Code (Plumbing) 2017

National Electric Code, 2017

PLUMBING

MECHANICAL Florida Building Code (Mech) 2017

GAS LP Gas Code (Mech) 2017

WIND: This project is designed in accordance with ASCE 7-16 to resist wind loads of 180 miles per hour (gusts) (exposure D).

WIND: The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.

Verify field dimensions prior to submitting bid.

Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.

Dimensions shall take precedence over scale, larger scale details shall take precedence over smaller details and, in the case of additions, renovations or refurbishing projects, actual dimensions shall take precedence over written dimensions.

All new utilities shall be underground, unless otherwise specified.

Contours and existing grades shown are approximate. Verify with field conditions. Slope all grades away from building(s). Planting areas shall be graded with soil suitable for planting.



STREET VIEW

PARCEL SUMMARY

PARCEL ID 00042050-000000

PROPERTY ID 1042692 10KW MILLAGE GROUP

LEGAL DESCRIPTION KW TROPICAL BLDG AND INVESTMENT CO

> SUB LOTS 13 AND 14 AND PT LOT15 AND PT LOT 12 SQR 8 TR 19 PB1-34 H1-221 OR522-728 OR1006-2167 OR1442-136/37 OR1482-1666/69AFF

OR2817-1647D/C

NEIGHBORHOOD 6157

PROPERTY CLASS SINGLE FAMILY RESID (0100)

NO

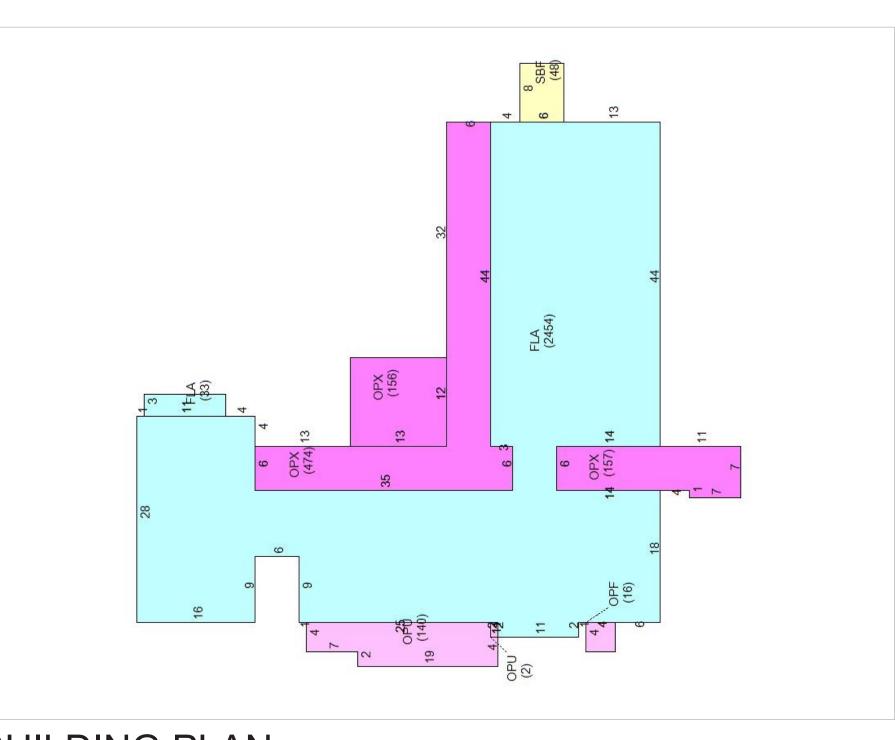
SUBDIVISION Tropical Building and Investment Co

SEC / TWP / RNG 05/68/25

AFFORDABLE HOUSING

OWNER

MONTGOMERY, DOUG & SHERRI 1300 TROPICAL STREET KEY WEST, FLORIDA 33040



BUILDING PLAN

CODE	DESCRIPTION	SKETCH AREA	FINISHED AREA	PERIMETER
SBF	UTIL FIN BLK	48	0	28
OPF	OP PR FIN LL	16	0	16
FLA	FLOOR LIV AREA	2487	2487	382
OPU	OP PR UNFIN LL	142	0	70
OPX	EXC OPEN PORCH	787	0	284
TOTAL		3,480	2,487	780

BUILDING SUMMARY

3295 **BUILDING ID**

STYLE 1 STORY ELEV FOUNDATION

BUILDING TYPE SFR - R1 / R1 3480 GROSS SQ FT FINISHED SQ FT 2487

STORIES 1 FLOOR CONDITION GOOD PERIMETER 382

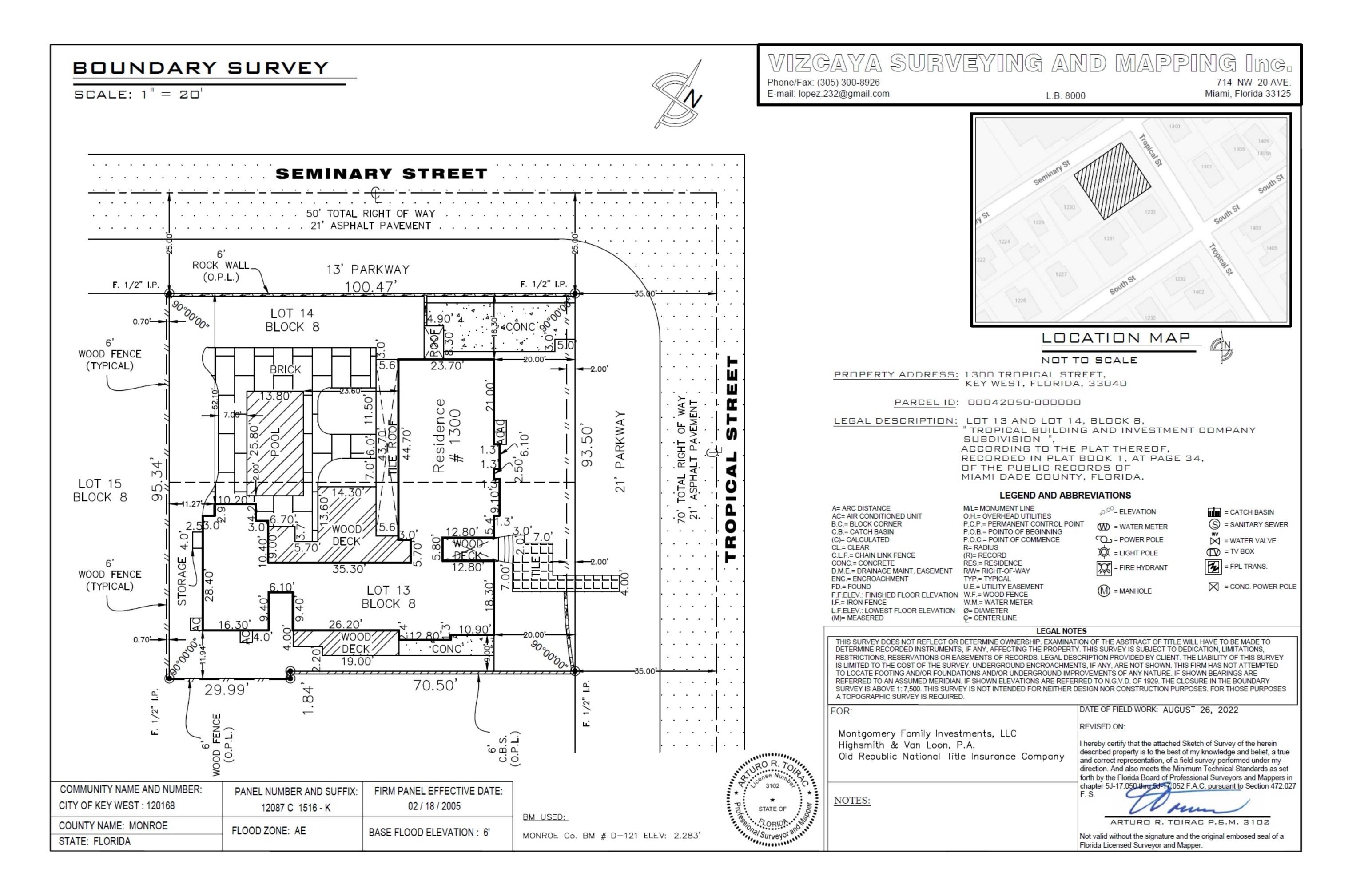
INTERIOR WALLS WD PANL/CUSTOM **EXTERIOR WALLS** ABOVE AVERAGE WOOD

YEAR BUILT 1988 2015 **EFFECTIVE YEAR BUILT**

FOUNDATION CONC BLOCK ROOF TYPE GABLE/HIP ROOF COVERAGE **METAL**

FLOOR TYPE CONC S/B GRND NONE with 0% NONE **HEATING TYPE**

BEDROOMS FULL BATHROOMS HALF BATHROOMS **GRADE** 650 NUMBER OF FIRE PL



PARCON

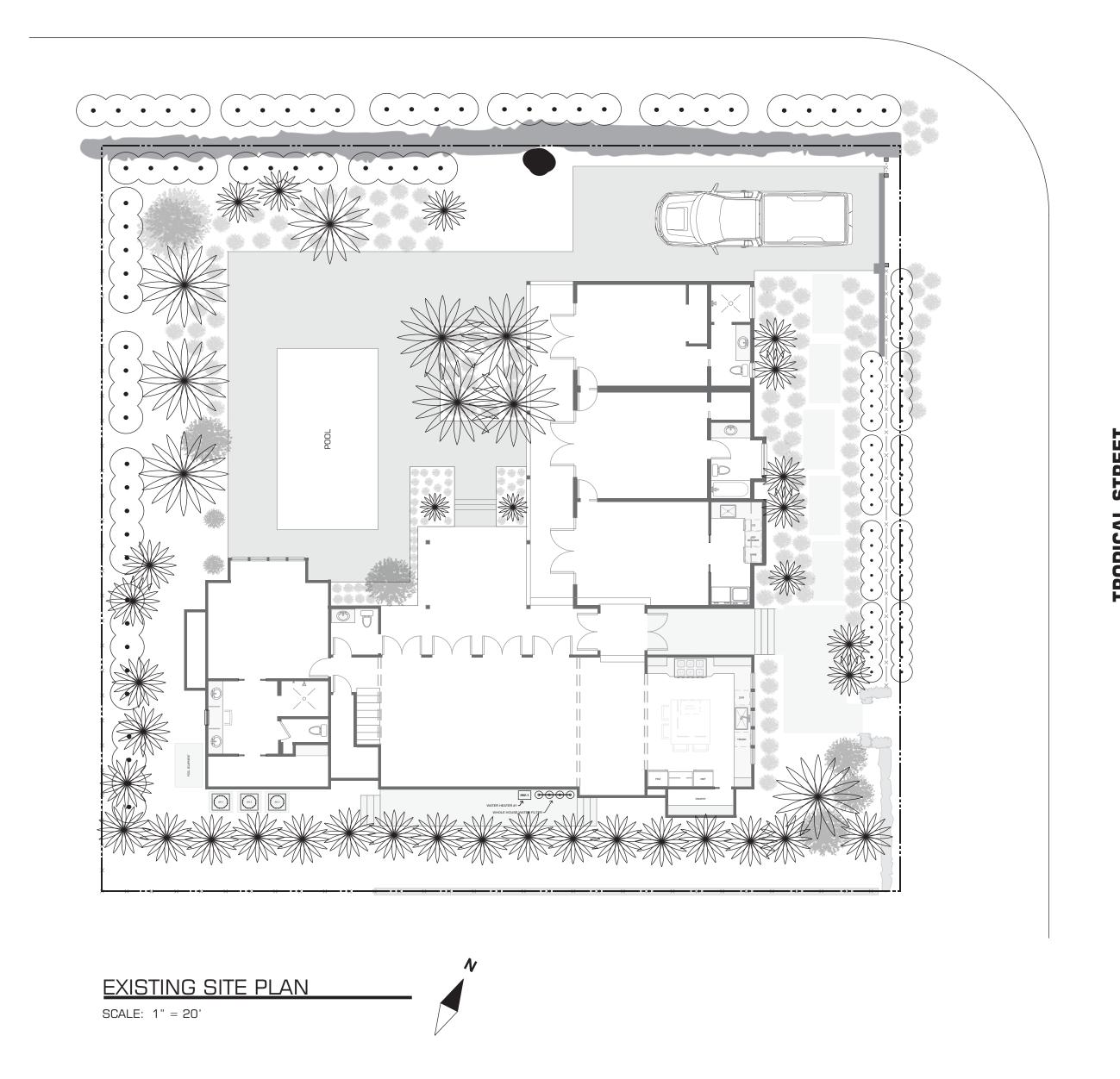
GENERAL CONTRACTORS

Par-Con, Inc. 906 Grinnell St Key West, FL 33040 850-532-1250

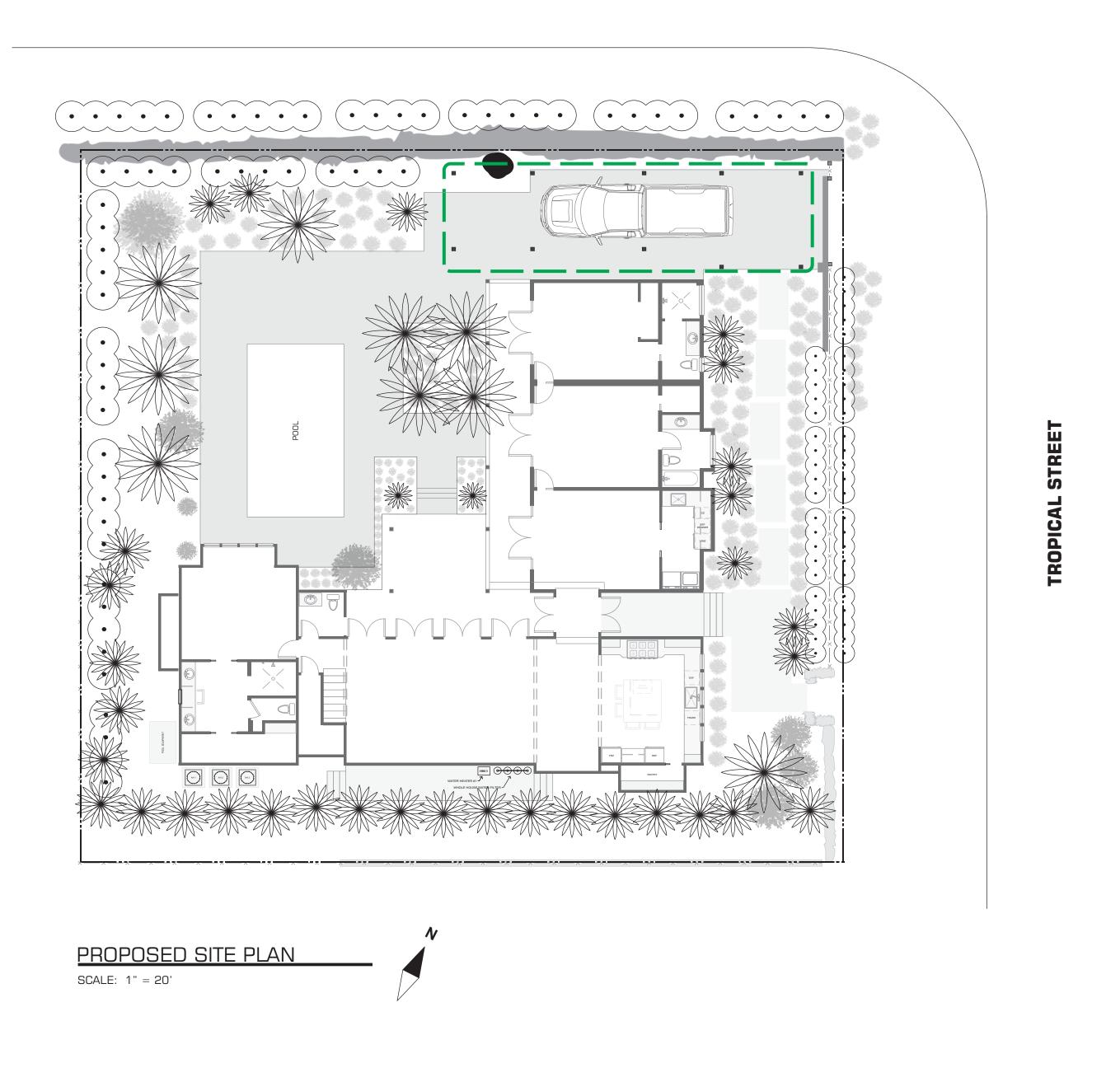
CGC1525303

PROPOSED SEMINARY STREET VIEW

SEMINARY STREET



SEMINARY STREET



—Dec. 1, 2024— Feb.13, 2025

SITE PLAN

GENERAL CONTRACTORS Par-Con, Inc.

PARCON

906 Grinnell St Key West, FL 33040 850-532-1250

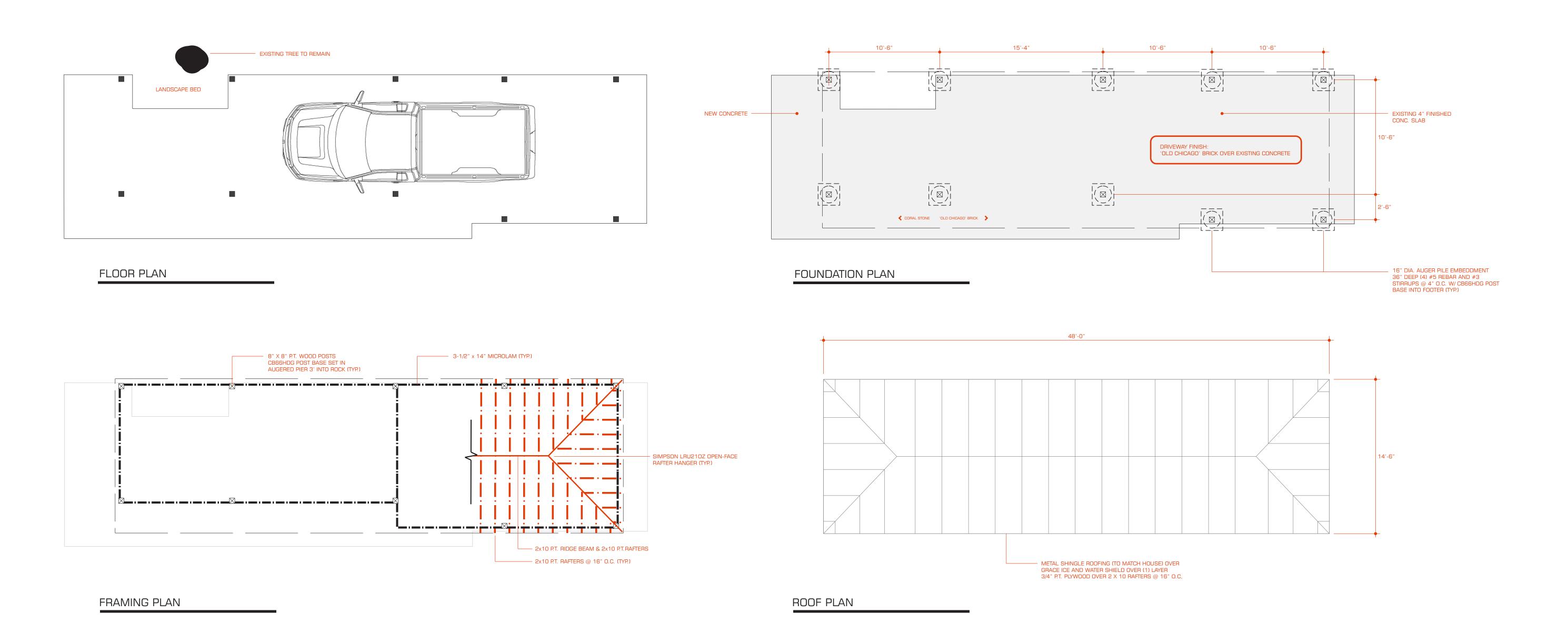
CGC1525303

GENERAL

Par-Con, Inc. 906 Grinnell St

850-532-1250





—Dec. 1, 2024—

Feb.13, 2025

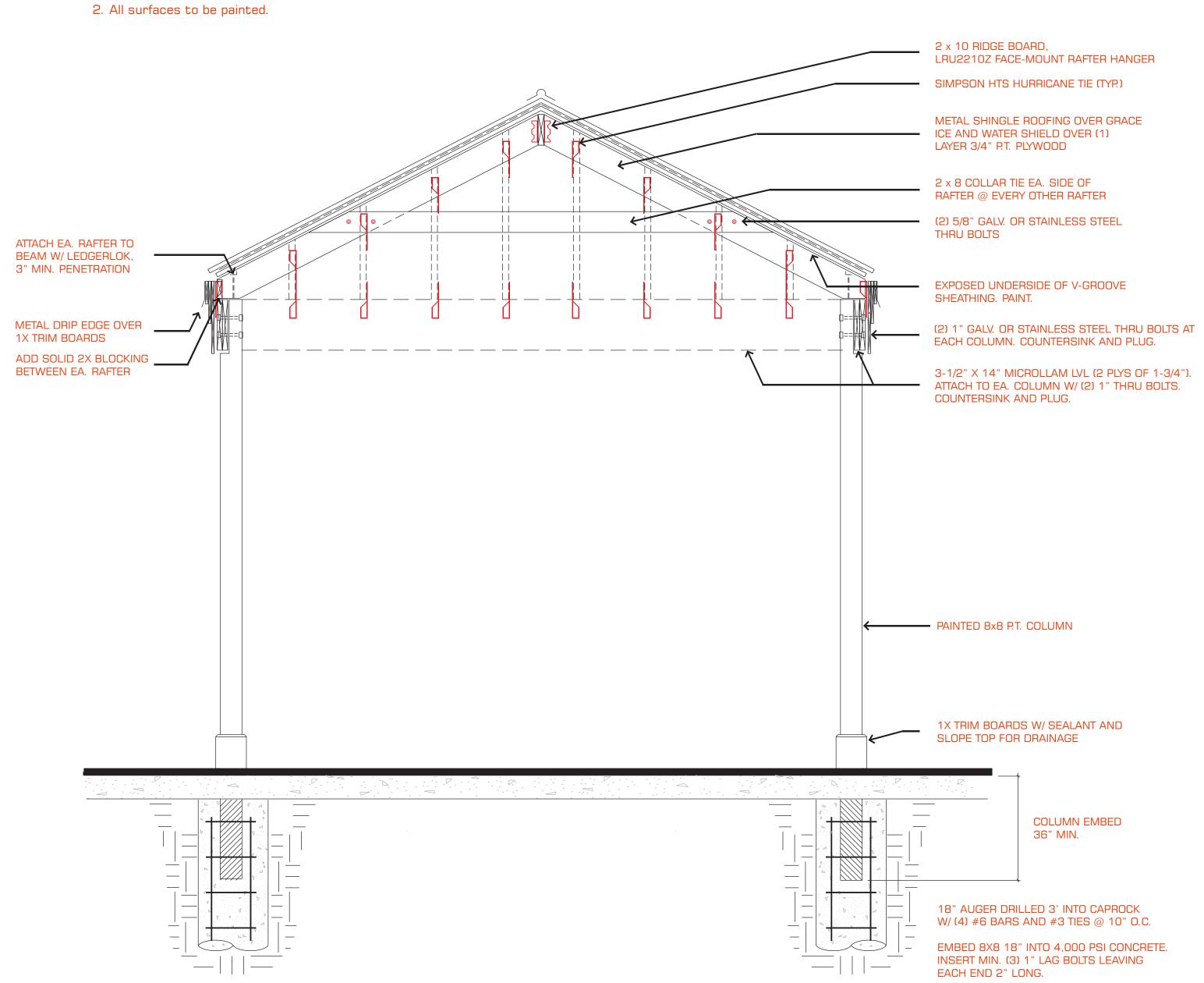
Par-Con, Inc.

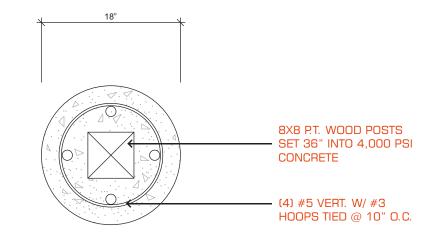




1. No exposed fasteners. (TYP.)

SECTION





COLUMN BASE DETAIL

DORMER ADDITION

Montgomery Residence 1300 Tropical Street Key West, Florida 33040

GENERAL CONTRACTORS Par-Con, Inc.

PARCON

906 Grinnell St Key West, FL 33040 850-532-1250

CGC1525303

SHEET INDEX

- 1 COVER SHEET
- 2 PARCEL SUMMARY
- **WORK AREA IN LOFT**
- **ROOF PLAN**
- 5 FRAMING PLAN





This item has been digitally signed and sealed by James C. Reynolds, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any James C. Reynolds, PE 24478 Overseas Highway Summerland Key, Fl. Jim@ReynoldsEngineeringServices.com electronic copies. 2025.03.19 10:01:24-04'00'

Reynolds Engineering Services, Inc.

Mar 5, 2025



GENERAL NOTES

All work shall comply with the 8th Ed. Florida Building Code 2023, and all applicable laws, codes and ordinances of the city, county and state of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

Florida Building Code, 2023 BUILDING **ELECTRICAL** National Electric Code, 2020

PLUMBING Florida Building Code (Plumbing) 2023

MECHANICAL Florida Building Code (Mech) 2023

LP Gas Code (Mech) 2023

WIND: This project is designed in accordance with ASCE 7-22 to resist wind loads of 180 miles per hour (gusts) (exposure C).

WIND: The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.

Verify field dimensions prior to submitting bid.

Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.

Dimensions shall take precedence over scale, larger scale details shall take precedence over smaller details and, in the case of additions, renovations or refurbishing projects, actual dimensions shall take precedence over written

All new utilities shall be underground, unless otherwise specified.

Contours and existing grades shown are approximate. Verify with field conditions. Slope all grades away from building(s). Planting areas shall be graded with soil suitable for planting.



STREET VIEW

00042050-000000 1042692

PARCEL SUMMARY

00042050-000000 PARCEL ID

1042692 PROPERTY ID

MILLAGE GROUP

LEGAL DESCRIPTION

KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 13 AND 14 AND PT LOT15 AND PT LOT 12 SQR 8 TR 19 PB1-34 H1-221 OR522-728 OR1006-2167 OR1442-136/37 OR1482-1666/69AFF

OR2817-1647D/C

GENERAL NOTES

Design and construction shall be in compliance with the 8th edition of the Florida Building Code (2023), and the specific requirements of the City of Key West.

1.2 Scope of Work: The Engineering Certification is limited to the proposed wood-framed bedroom dorme

1.3 Construction Loads; Structural members as shown in the working drawings have been designed to carry the code 1.3 Construction Loads. Subcutain Helinies's activity in the working transparance before the considered loads that may be imposed during construction. Construction loads may exceed the service design loads. The Contractor shall be responsible for engaging the necessary construction engineering and design, determining and employing the methods necessary to support all for

plumbling and electrical working drawings, and shall verify all dimensions, elevations, and the location and sizes of all chases, inserts, openings, sleeves, finishes, depressions, and other project requirements not shown on the structural

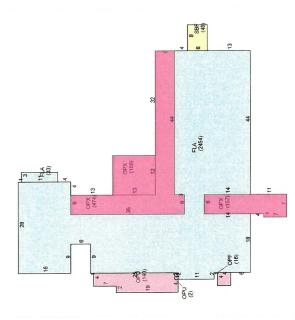
1.6 Engineer's Limitation of Responsibility: The Limit of the Engineer's Responsibility is to the Scope of Work Stated above. The Engineer shall not be responsible for the quality of composition of materials, shop drawings, fabrication, construction aspection, supervision, or review, special inspection, or the quality or correctness of construction. The

1.7 Engineer's Statement of Compliance: To the best of the Engineer's information, knowledge, and belief, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards

a. Design Loads: ASCE 7-22 b. Floor Load: Live Load = 40 psf, Dead Load = 25 psf c. Roof Load: Live Load = 20 psf, Dead Load = 10 psf d. Wind Speeds: 180 mph, Ultimate.

d. Wind Speeds: 180 mph, Ulimate. e. Exposure Category. C f. Base Flood Elevation: Zone AE-6 g. Design Flood Elevation: 7' NGVD29 h. Wind Loads: Roof: Zone 1 = +19,8 psf. -40,5 psf Zone 2 = +19,8 psf. -90,8 psf Zone 3 = +19,8 psf. -90,8 psf

PARCEL SUMMARY



BUILDING PLAN

CODE	DESCRIPTION	SKETCH AREA	FINISHED AREA	PERIMETER
SBF	UTIL FIN BLK	48	0	28
OPF	OP PR FIN LL	16	0	16
FLA	FLOOR LIV AREA	2487	2487	382
OPU	OP PR UNFIN LL	142	0	70
OPX	EXC OPEN PORCH	787	0	284
TOTAL		3,480	2,487	780

BUILDING SUMMARY

BUILDING ID 1 STORY ELEV FOUNDATION STYLE **BUILDING TYPE** SFR - R1 / R1

GROSS SQ FT 3480 FINISHED SQ FT 2487 **STORIES** 1 FLOOR CONDITION GOOD **PERIMETER** 382

INTERIOR WALLS WD PANL/CUSTOM ABOVE AVERAGE WOOD **EXTERIOR WALLS**

YEAR BUILT 1988 2015 **EFFECTIVE YEAR BUILT** CONC BLOCK **FOUNDATION** GABLE/HIP **ROOF TYPE METAL** ROOF COVERAGE

CONC S/B GRND FLOOR TYPE NONE with 0% NONE **HEATING TYPE**

BEDROOMS FULL BATHROOMS 0 HALF BATHROOMS 650 **GRADE** NUMBER OF FIRE PL

Mar 5, 2025

Reynolds Engineering Services, Inc.

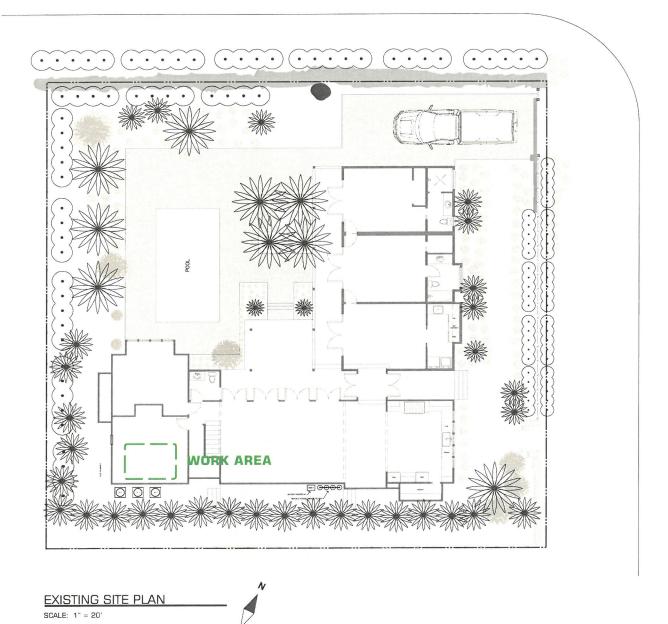
James C. Revnolds, PE 24478 Overseas Highway Summerland Key, Fl. Jim@ReynoldsEngineeringServices.com PARCON

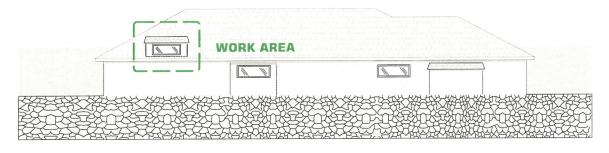
GENERAL CONTRACTORS

Par-Con, Inc. 906 Grinnell St Key West, FL 33040 850-532-1250

CGC1525303

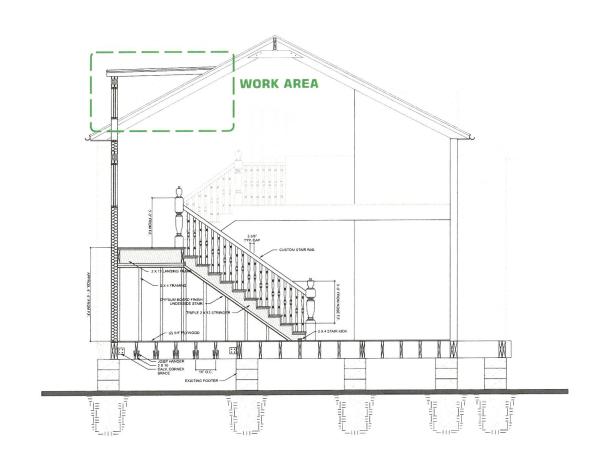
SEMINARY STREET





PROPOSED ELEVATION

TROPICAL STREET



PROPOSED ELEVATION



James C. Reynolds, PE 24478 Overseas Highway Summerland Key, Fl. Jim@ReynoldsEngineeringServices.com

PARCON

GENERAL CONTRACTORS

Par-Con, Inc. 906 Grinnell St Key West, FL 33040 850-532-1250

CGC1525303

CGC1525303

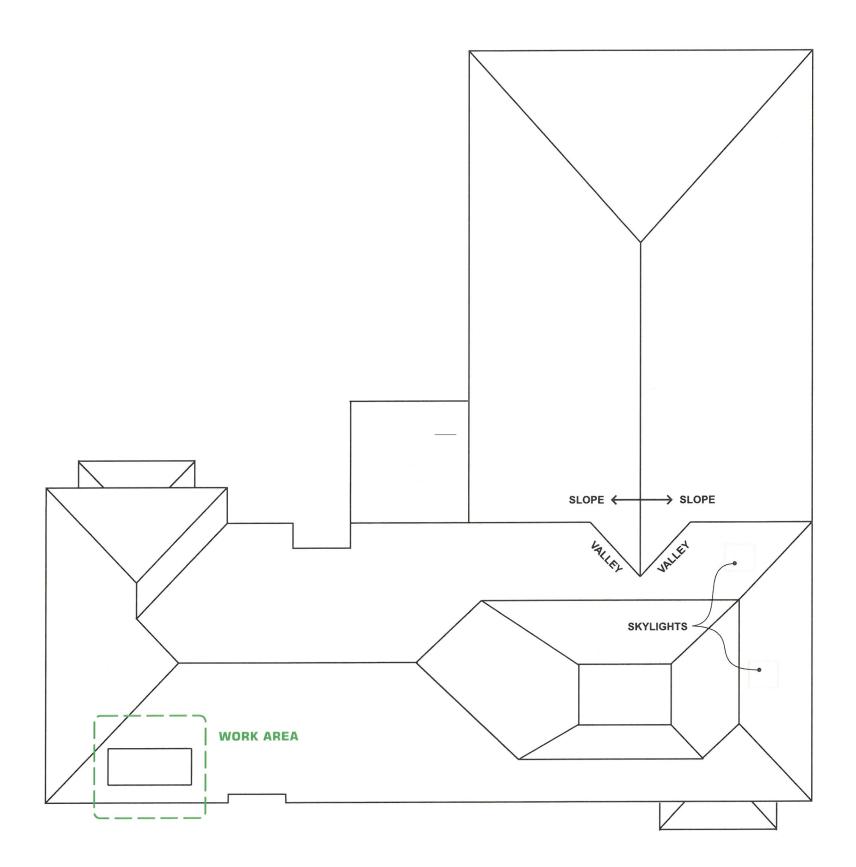
Y RESIDENCE

LIGOMERY R



Reynolds
Engineering
Services, Inc.

James C. Reynolds, PE 24478 Overseas Highway Summerland Key, Fl. Jim@ReynoldsEngineeringServices.com



PROPOSED FRAMING PLAN

CGI IMPACT RESISTANT SLIDING WINDOW SERIES 238 SN CASEMENT WINDOW SHALL MEET EMERGENCY EGRESS REQUIREMENTS Product Family: Sentinel

DP += 110, DP -= 161.9, NOA # = 24-0624,04, FPA # = 9065

U-Factor = 1.04, SHGC = 0.51, VT = 0.56, CR = 15, CPD = CDR-K-6-00057-0001

Frame Type = Flange Frame, Clazing Bead = Square Bead, Handing (Viewed from outside) = Left Hinge Aluminum Finish = White Powder

Hardware Finish = White, Operator Arm Finish = Stainless Steel

Washability Hinges = No, Vent Limiter = No

Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)

Glass Color = Clear, Textured Glass = None

ROOF AND WINDOW PRESSURES

PARCON

GENERAL CONTRACTORS

Par-Con, Inc. 906 Grinnell St Key West, FL 33040 850-532-1250

CGC1525303

RESIDENCE

Mar 5, 2025

Engineering Services, Inc. James C. Reynolds, PE 24478 Overseas Highway Summerland Key, Fl. Jim@ReynoldsEngineeringServices.com

Reynolds

The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m., April 22, 2025, at City</u> <u>Hall, 1300 White Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW OPEN CARPORT, DORMER, AND SITE IMPROVEMENTS. PARTIAL DEMOLITION OF ROOF FOR DORMER INSTALLATION.

#1300 TROPICAL STREET

Applicant – Richard McChesney Application #C2025-0033

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 305-809-3975 or visit our website at www.citvofkevwest-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 FLORI DA: COUNTY OF MONROE:	
BEFORE ME, the undersigned authority, personally ap	st being duly sworn, on oath,
depose and says that the following statements are true his/her knowledge and belief:	e and correct to the best of
 That a legal notice for Public Notice of Hearing of Review Commission (HARC) was placed on the fol 1300 Tropical Street Key West, FL 33040 	
This legal notice(s) contained an area of at least 8	3.5"x11".
The property was posted to notice a public hearing Architectural Review Commission to be held on Apr 20 25 .	before the Key West Historic
The legal notice(s) is/are clearly visible from the property.	public street adjacent to the
The Certificate of Appropriateness number for this	legal notice is <u>C2025-0033</u> .
2. A photograph of that legal notice posted in the pr	operty is attached hereto.
Signed Name of A And Market Signed Name of A Date: 4/17/25 Address: 50 Po City: Key Wey State, Zip: F1	1990 - 33040
The forgoing instrument was acknowledged before me	
personally known to me or has producedidentification and who did take an oath.	as
identification and who did take an oath.	
NOTARY PUBLIC	INTEROV DUDANIAM
Sign Name:	JEFFERY BURNHAM Notary Public
Notary Public - State of Florida (seal)	State of Florida Comm# HH284408
My Commission Expires: 7/5/2026	Expires 7/5/2026



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 00042050-000000 Account# 1042692 Property ID 1042692

10KW Location 1300 TROPICAL St, KEY WEST

Address

Millage Group

KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 13 AND 14 AND PT LOT15 Legal Description AND PT LOT 12 SQR 8 TR 19 PB1-34 H1-221 OR522-728 OR1006-2167 OR1442-

136/37 OR1482-1666/69AFF OR2817-1647D/C OR3201-1383

(Note: Not to be used on legal documents.)

Neighborhood 6157

SINGLE FAMILY RESID (0100) **Property Class** Subdivision Tropical Building and Investment Co

05/68/25 Sec/Twp/Rng

Affordable No Housing





Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,147,308	\$1,312,735	\$1,089,792	\$394,661
+ Market Misc Value	\$44,144	\$45,083	\$46,041	\$32,778
+ Market Land Value	\$1,156,743	\$1,055,184	\$750,506	\$495,747
= Just Market Value	\$2,348,195	\$2,413,002	\$1,886,339	\$923,186
= Total Assessed Value	\$2,348,195	\$2,413,002	\$582,031	\$565,079
- School Exempt Value	\$0	\$0	(\$25,500)	(\$25,500)
= School Taxable Value	\$2,348,195	\$2,413,002	\$556,531	\$539,579

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,156,743	\$1,147,308	\$44,144	\$2,348,195	\$2,348,195	\$0	\$2,348,195	\$0
2023	\$1,055,184	\$1,312,735	\$45,083	\$2,413,002	\$2,413,002	\$0	\$2,413,002	\$0
2022	\$750,506	\$1,089,792	\$46,041	\$1,886,339	\$582,031	\$25,500	\$556,531	\$500,000
2021	\$495,747	\$394,661	\$32,778	\$923,186	\$565,079	\$25,500	\$539,579	\$358,107
2020	\$468,205	\$400,380	\$33,607	\$902,192	\$557,278	\$25,500	\$531,778	\$344,914
2019	\$539,087	\$400,380	\$34,436	\$973,903	\$544,749	\$25,500	\$519,249	\$429,154
2018	\$545,784	\$411,820	\$35,220	\$992,824	\$534,592	\$25,500	\$509,092	\$458,232

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
RES SUPERIOR DRY (01SD)	9,432.02	Square Foot	0	0

Buildings

Building ID3295Exterior WallsABOVE AVERAGE WOODStyle1 STORY ELEV FOUNDATIONYear Built1988

| 1316 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142

 Stories
 1 Floor
 Flooring Type
 CONC S/B GRND

 Condition
 GOOD
 Heating Type
 FCD/AIR DUCTED with 0% NONE

Perimeter 382 Bedrooms 3 **Functional Obs** 0 **Full Bathrooms** 4 **Economic Obs** 0 **Half Bathrooms** 0 Depreciation % Grade 650 Interior Walls WD PANL/CUSTOM Number of Fire PI 0

Sketch Area Finished Area Perimeter Code Description 284 787 OPX EXC OPEN PORCH FLOOR LIV AREA 2,687 FLA 2,687 442 OPU 70 OP PR UNFIN LL 142 0 OPF OP PRCH FIN LL 16 0 16 UTIL FIN BLK 48 28 SBF 0 TOTAL 3,680 2,687 840

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1974	1975	6 x 159	1	954 SF	1
LC UTIL BLDG	1981	1982	0 x 0	1	90 SF	2
FENCES	1986	1987	6 x 92	1	552 SF	2
LC UTIL BLDG	1987	1988	4 x 5	1	20 SF	2
FENCES	1987	1988	4 x 75	1	300 SF	2
TILE PATIO	1987	1988	0 x 0	1	993 SF	4
RES POOL	2001	2002	0 x 0	1	405 SF	4
CONC PATIO	1993	1994	0 x 0	1	100 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
11/15/2022	\$3,000,000	Warranty Deed	2397660	3201	1383
9/22/2022	\$n	Order (to be used for Order Det Heirs Probate in	2392540	3105	1133

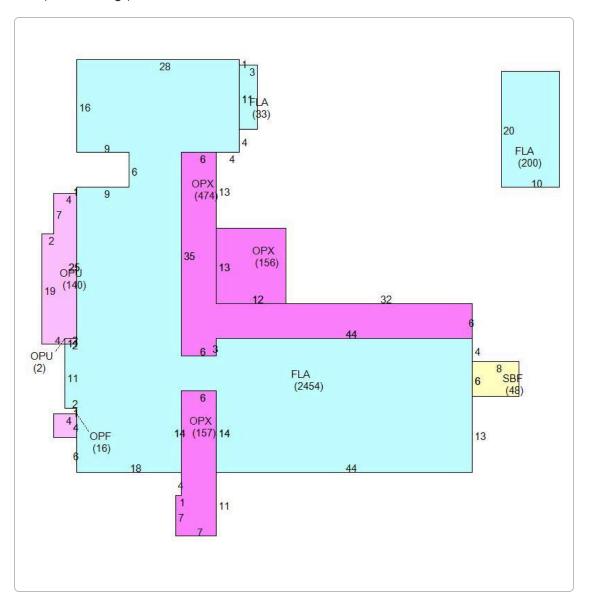
		<u>.</u>		Permit	
Number	Date Issued	Status	Amount	Туре	Notes
24-0483	02/22/2024	Active	\$1,500	Residential	Wiring Pool Pump with existing wiring and Bond Swimming Pool.*
23-3366	12/26/2023	Active	\$0	Residential	Backfilling trenches dug by pool company for plumbing and apply clean coat on existing slab. Not adding to impervious surface- deducted actually per plan.
23-3214	12/14/2023	Completed	\$0	Residential	Pour and set pad for 500 gallon tank, set tank, run lines from tank to appliances. Will not be adding to existing system.
23-3281	11/30/2023	Completed	\$0	Residential	RESURFACING OVER EXISTING POOL
23-3000	11/20/2023	Completed	\$72,000	Residential	Replace existing windows and doors with Marvin coastline hurricane impact units
23-2759	10/03/2023	Completed	\$25,000	Residential	Remove and Replace All Ductwork, Install One (1) Ruud $1\frac{1}{2}$ Ton Split System (RA14AZ18AJ1 Condenser - RH1PZ1817STANNJ) Remove Existing 4 Ton and $1\frac{1}{2}$ Ton Units and Reinstall After Renovations, Install an ERV, Install Bathroom Exhaust Fans - All as Per Plans Install One (1) Ruud $1\frac{1}{2}$ Ton Split System
23-2306	08/10/2023	Completed	\$30,000	Residential	Install Wiring per Plans Lights Outlets and Switches
23-1771	06/15/2023	Completed	\$22,000	Residential	Replace existing plumbing fixtures as per plans.
23-1524	06/07/2023	Completed	\$62,375	Residential	Remove 45SQ existing metal roofing and install a new Berridge Metal Shingle roofing system with Grace Ice & water Shield underlayment. Remove 3.5SQ existing flat roofing and install a new HydroStop Rubber Membrane roofing system.
23-0841	04/25/2023	Active	\$0	Residential	Replace (I) Flooring (ii) Bathroom & Kitchen Cabinets (iii) Kitchen Appliances (iv) Paint (v) Bathroom Fixtures (vi) Light Switches, Cover Plates, Light Fixtures. Remove fiberglass insulation and replace w/ spray foam insulation. Replace spiral staircase w/ conventional staircase. Enclose kitchen service door and add pantry. Relocate toilet in master bath into new powder room under stairs. Install new door hardware. Remove skylights. Replace gutters, downspouts and metal roof.
23-0519	02/27/2023	Completed	\$25,000	Residential	Interior and Exterior Demo Please see detail on plans for scope of work- basic tear out REMOVE COUNTER TOP(S) & UPPER AND LOWER CABINET(S) DISCONNECT & REMOVE ALL APPLIANCES REMOVE ALL RECESSED CAN LIGHTS IN KITCHEN AREA DISCONNECT & REMOVE HOT WATER HEATER DISCONNECT & REMOVE WINE CAPTAIN REMOVE ALL INTERIOR DOORS **TO BE RE-INSTALLED** REMOVE EXISTING FLOORING IN EACH ROOM Demo of pavers
07-5230	12/04/2007	Completed	\$600	Residential	REMOVE EXISTING 120 GAL TANK & SET 100 GAL. TANK ON PAD
02-0620	07/02/2002	Completed	\$4,000	Residential	RESURFACE POOL
02-0620	03/14/2002	Completed	\$4,000	Residential	RESURFACE POOL
98-2132	07/09/1998	Completed	\$4,900	Residential	INSTALL CENTRAL AC UNIT
B95- 3335	10/01/1995	Completed	\$5,000	Residential	INTERIOR ATRIUM/PLANTER

				Permit	
Number	Date Issued	Status	Amount	Type	Notes
M94-	11/01/1994	Completed	\$1,000	Residential	REWORK DUCTS
3784					
B94-	10/01/1994	Completed	\$1,500	Residential	INTERIOR DEMO
3374					
B94-	10/01/1994	Completed	\$21,500	Residential	ROOF/INTERIOR IMPROVMENTS
3515					
B94-	09/01/1994	Completed	\$6,100	Residential	HURRICANE SHUTTERS
3149					
A94-	01/01/1994	Completed	\$6,320	Residential	NEW ROOFING
0272					
B94-	01/01/1994	Completed	\$7,500	Residential	CONSTRUCT NEW PORCH
0310					

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



Photos



Мар



TRIM Notice

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