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**Historic Architectural Review Commission  
Staff Report for Item 8**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** January 29, 2019

**Applicant:** Richard McChesney

**Application Number:** H2019-0001

**Address:** #1327 Duval Street

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**Description of Work:**

New accessory structure and new brick pavers

**Site Facts:**

The main structure at 1327 Duval Street was built c.1894 by Eduardo H. Gato, Sr., a member of one of Key West's most prominent families. The two and half-story, frame structure with Queen Anne details has a wraparound two-story front and side porch with double pillars. The property also contains two accessory structures on the property, including a non-historic pergola that is under review.

**Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 9, and 10.

HARC Guidelines for New Construction (pages 37a-37k), specifically guidelines 1, 2, 6, 8, 11, 12, 13, 14, 18, 22, and 25.

HARC Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 3, 4, 9, 10, and 11.

### **Staff Analysis**

This Certificate of Appropriateness proposes a new structure that will have ADA compliant bathrooms and a breakfast bar. It will be 12 feet, 8 inches tall, and will be 16 feet by 17 feet. The structure will have a hip roof with v-crimp roofing material. The structure will be located in a similar footprint where a pergola currently stands.

### **Consistency with Guidelines**

It is staff's opinion that the design is consistent with the guidelines for new construction and outbuildings. While the new structure will be publicly visible, staff does not feel that the proposed accessory structure is intrusive, as it will be located in the same place as an existing pergola. It will be more solid than the current pergola. While it will obscure part of the historic house, that portion of the building has already been covered by a concrete staircase, air conditioning units, and the previously mentioned pergola. The new proposed structure will be pushed further back from the main house, so that more of the side of the house will be visible. The design of the new structure is in keeping with the architecture of the property.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956  
BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT		ZONING		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

1327 Duval St, Key West, FL 33040

# OF UNITS  
10

RE # OR ALTERNATE KEY:

00036190-000100

NAME ON DEED:

Santiago Family Partnership LTO.

PHONE NUMBER

(305) 304-6063

OWNER'S MAILING ADDRESS:

407 South St.

EMAIL

sandy.kw@aol.com

Key West, FL 33040

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Artibus Design

PHONE NUMBER

(305) 304-3512

ARCHITECT / ENGINEER'S ADDRESS:

3706 N. Roosevelt Blvd, Ste 1-201

EMAIL

serge@artibusdesign.com

Key West, FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES \_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$ 80,000.00

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

Construction of new ADA Bathrooms and breakfast bar

Printed name of property owner or licensed contractor.

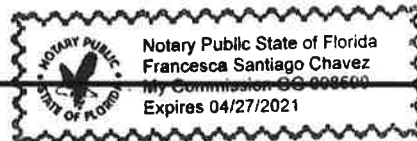
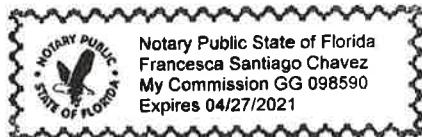
Inocente Santiago Jr

Signature.

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

Personally known or produced \_\_\_\_\_ as identification.

Official Use Only:



**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE  \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
**ATTENTION:** NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER  
 ADDITIONAL INFORMATION: \_\_\_\_\_

**PROJECT SPECIFICATIONS:** PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

**DEMOLITION:** PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.  
 SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_  
 BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:                      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

<b>OFFICIAL USE ONLY:</b>		<b>HARC STAFF OR COMMISSION REVIEW</b>	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

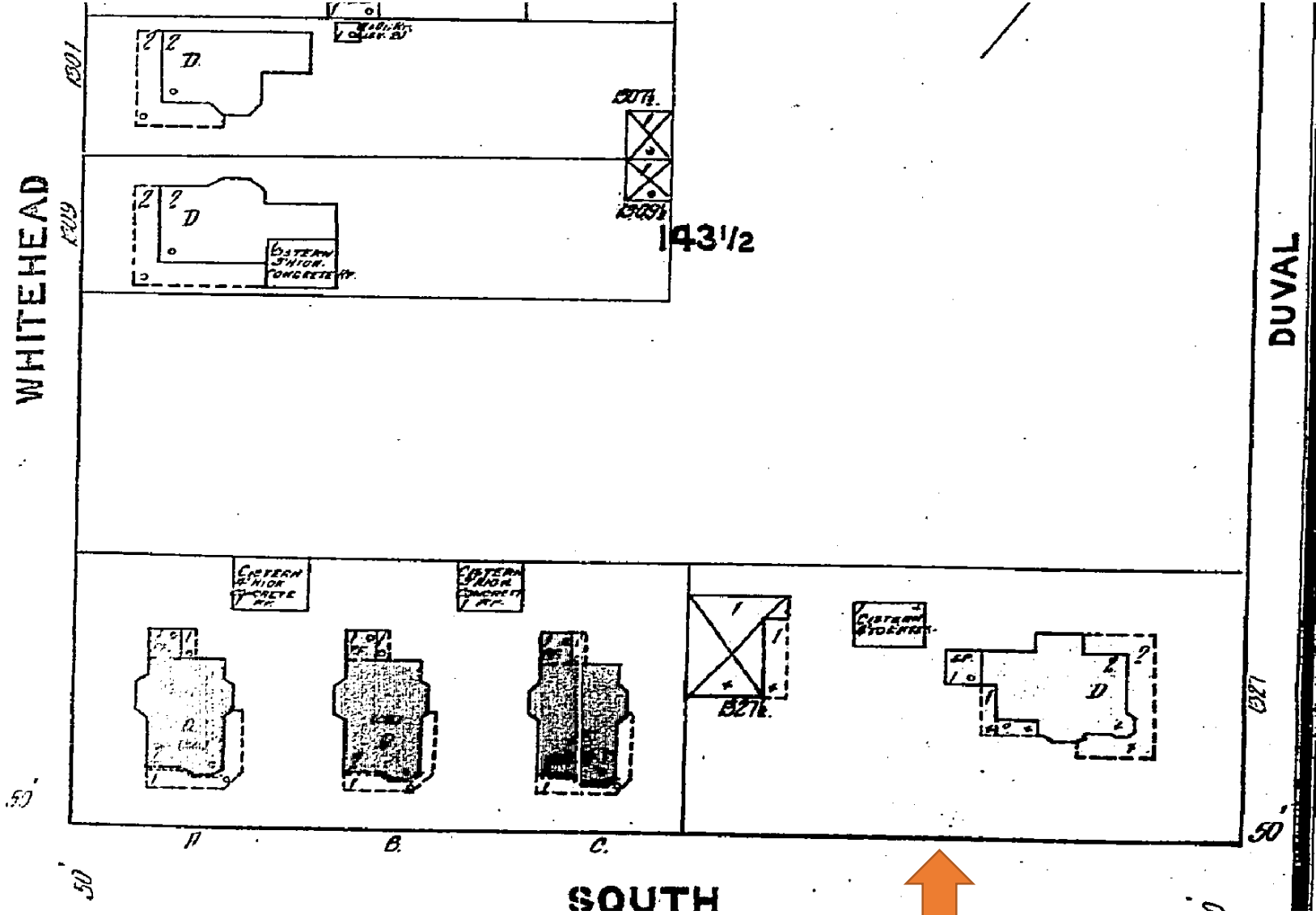
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

# SANBORN MAPS

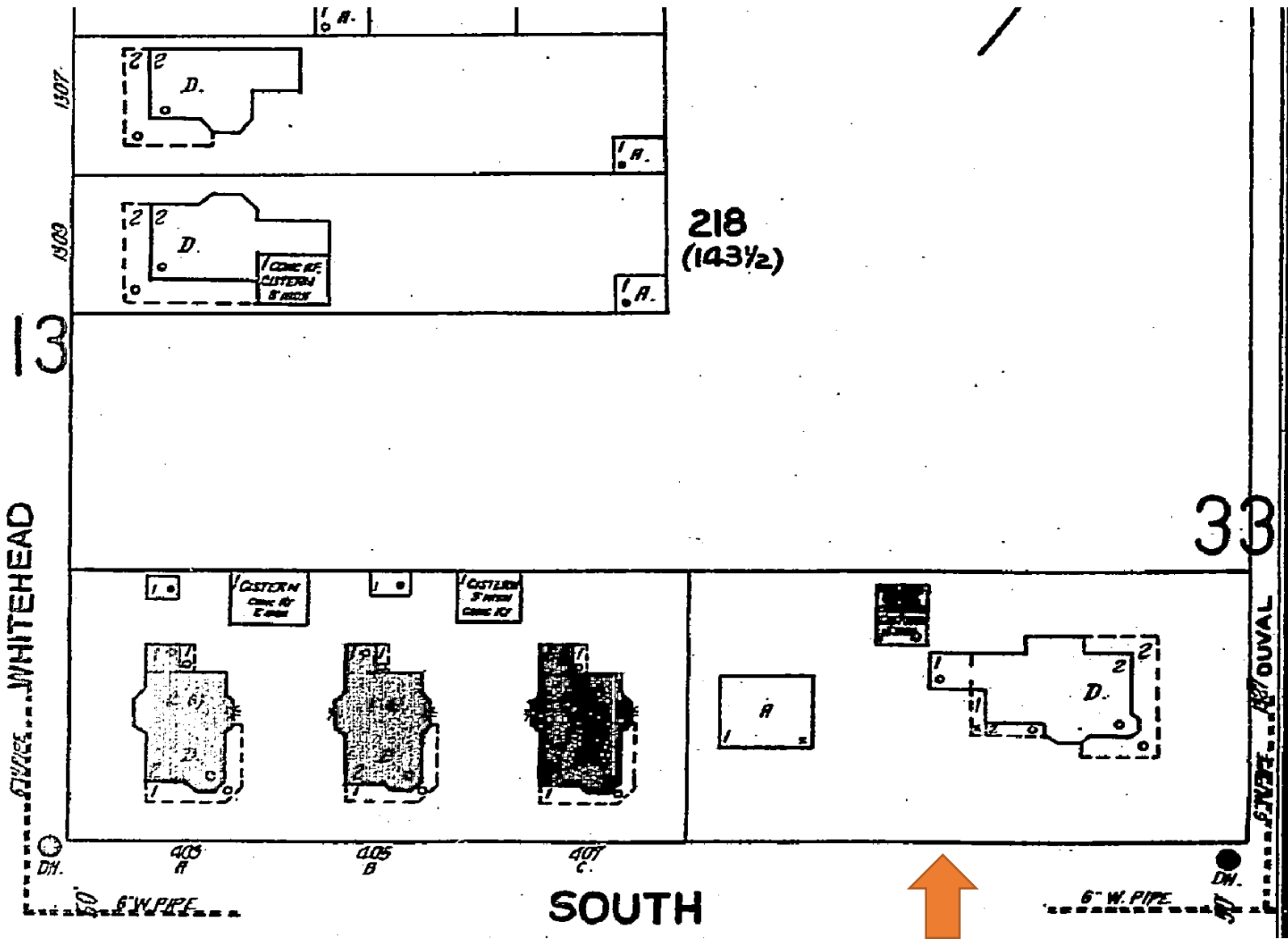
WHITEHEAD

DUVAL

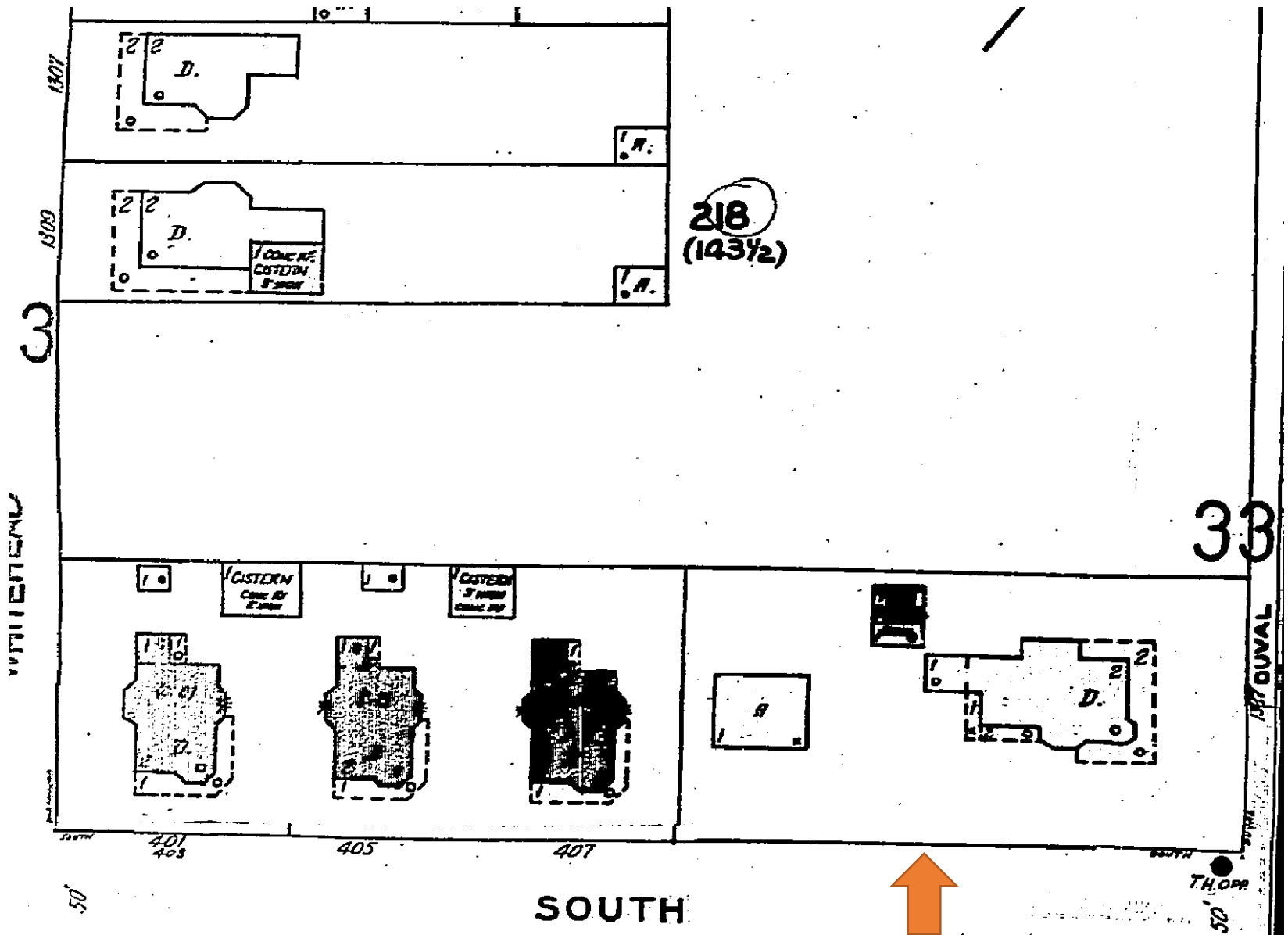


1912 Sanborn Map

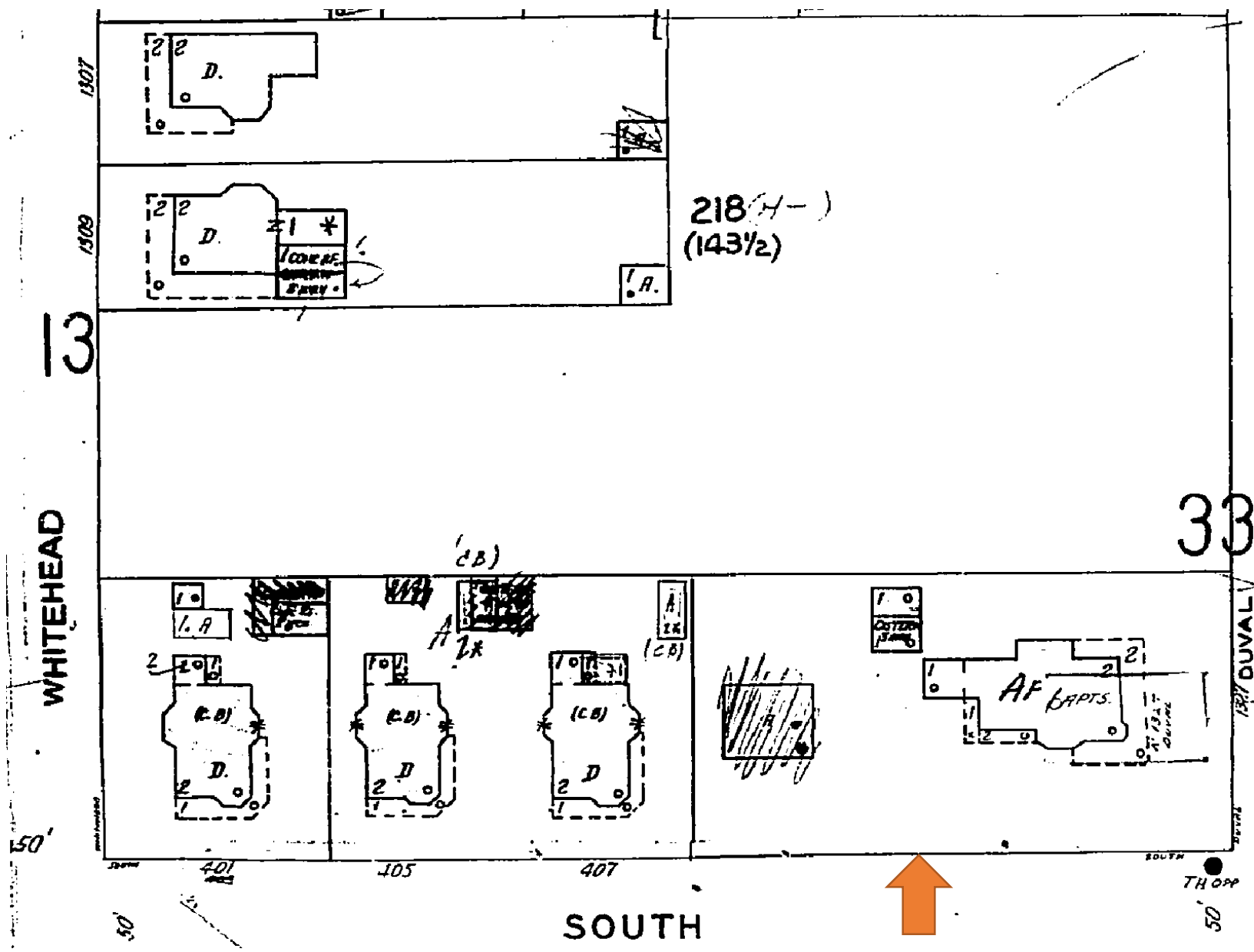




1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Cropped aerial of the southwestern section of Key West taken C 1920s. Heritage House Collection donated by the Campbell, Poirier and Pound families. Monroe County Public Library.



The 1300 block of Duval Street, c.1937. Monroe County Public Library.



An oversized postcard aerial of the south end of Duval Street C 1960. Gift Theo Victery.

Monroe County Public Library.



Property Appraiser's Photograph, c.1965. Monroe County Public Library.





The house at 1327 Duval Street c.1970. From the Dale McDonald Collection.  
Monroe County Public Library.



Undated Photo of 1327 Duval Street. Monroe County Public Library.





NO BUSES OR TRUCKS

SINGLE LANE INTERSECTION AHEAD

PAID TO PARK

P

EDWARD H. CATO HOUSE





# PROPOSED DESIGN

# CONSTRUCTION PLANS FOR 1327 DUVAL ST ADA BATHROOMS AND BREAKFAST BAR

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
1327 DUVAL ST,  
KEY WEST, FL 33040

CLIENT:  
SANTIAGO FAMILY PARTNERSHIP LTD

NOT FOR CONSTRUCTION  
HARC AND PLANNING  
REVIEW ONLY

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

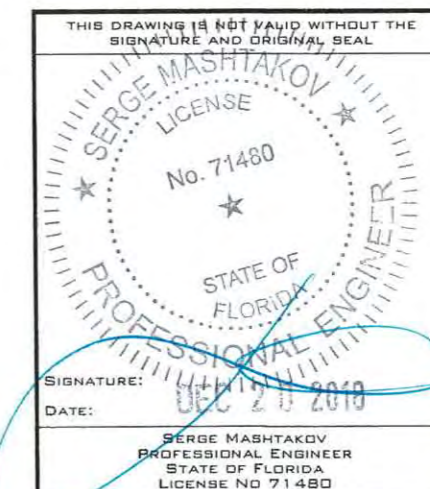
CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST  
ADA BATHROOMS

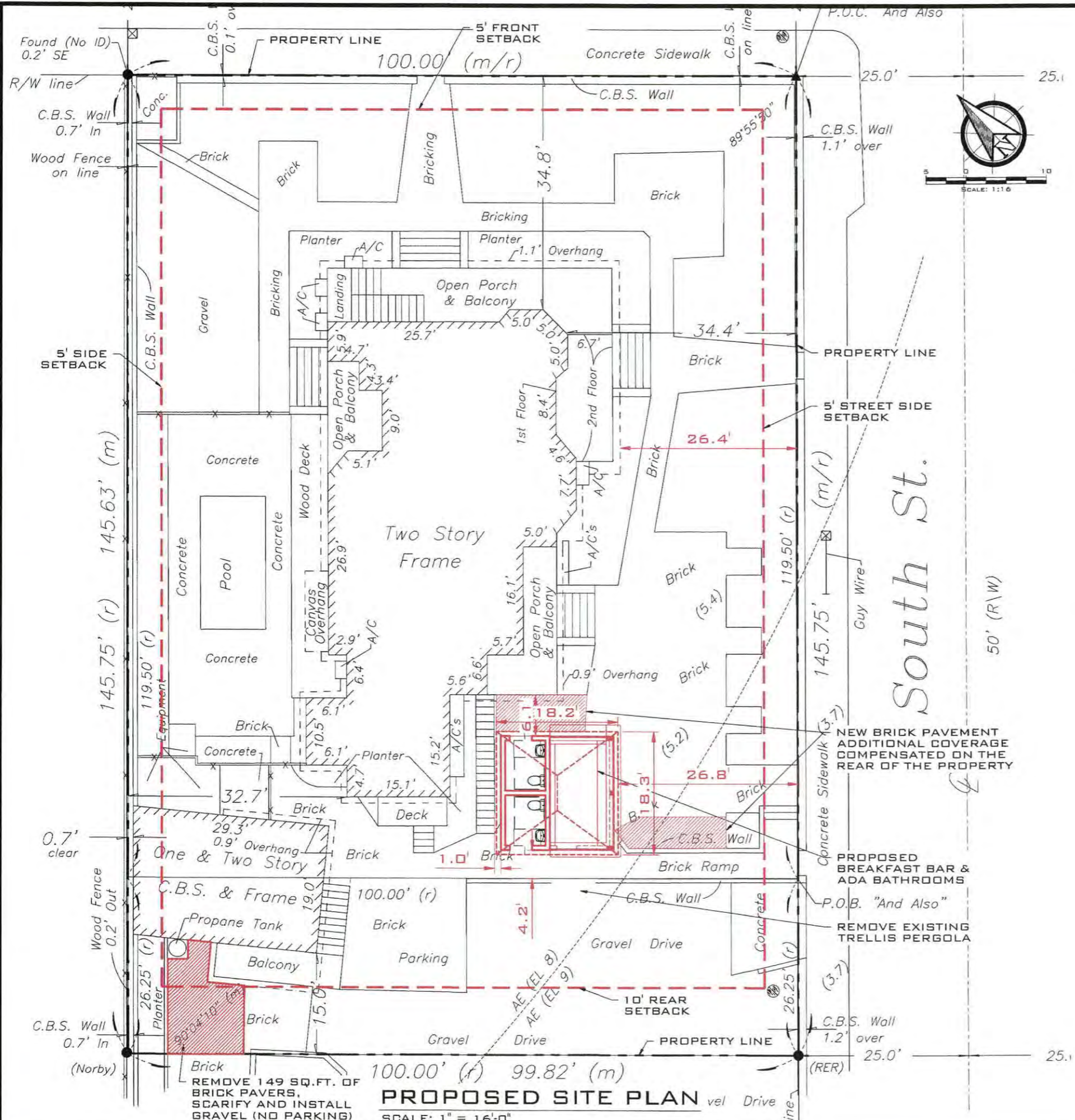
SITE: 1327 DUVAL ST,  
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/06/18	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1805-01	G-100	1	







**SITE DATA:**

TOTAL SITE AREA: ±14,556.09 SQ.FT

LAND USE: HCT

FLOOD ZONE: AEB

**SETBACKS**

**FRONT:**  
 REQUIRED: 5 FT  
 EXISTING: ±27'-6" (ROOF)  
 PROPOSED: NO CHANGE

**STREET SIDE:**  
 REQUIRED: 5 FT  
 EXISTING: ±26'-4" (ROOF)  
 PROPOSED: NO CHANGE

**SIDE:**  
 REQUIRED: 5 FT  
 EXISTING: ±5'-2" (HOUSE)  
 PROPOSED: NO CHANGE

**REAR:**  
 REQUIRED: 10 FT  
 EXISTING: ±9'-9" (HOUSE)  
 PROPOSED: NO CHANGE

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 70% (10,189.09 SQ.FT.)  
 EXISTING: 72.49% (±10,552.65 SQ.FT.)  
 PROPOSED: NO CHANGE

**MAXIMUM BUILDING COVERAGE:**

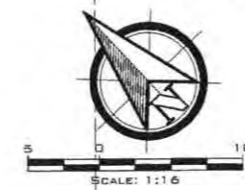
REQUIRED: 50.00% (7,278.05 SQ.FT.)  
 EXISTING: 25.95% (±3,778.0 SQ.FT.)  
 PROPOSED: 28.24% (±4,110.9 SQ.FT.)

**OPEN SPACE MINIMUM:**

REQUIRED: 20% (2,911.22 SQ.FT.)  
 EXISTING: 27.50% (±4,003.44 SQ.FT.)  
 PROPOSED: NO CHANGE

**MAXIMUM HEIGHT: 35 FT**

EXISTING: N/A  
 PROPOSED: NO CHANGE



REMOVE 149 SQ.FT. OF BRICK PAVERS, SCARIFY AND INSTALL GRAVEL (NO PARKING)

**PROPOSED SITE PLAN**

SCALE: 1" = 16'-0"

NEW BRICK PAVEMENT  
 ADDITIONAL COVERAGE  
 COMPENSATED ON THE  
 REAR OF THE PROPERTY

PROPOSED  
 BREAKFAST BAR &  
 ADA BATHROOMS

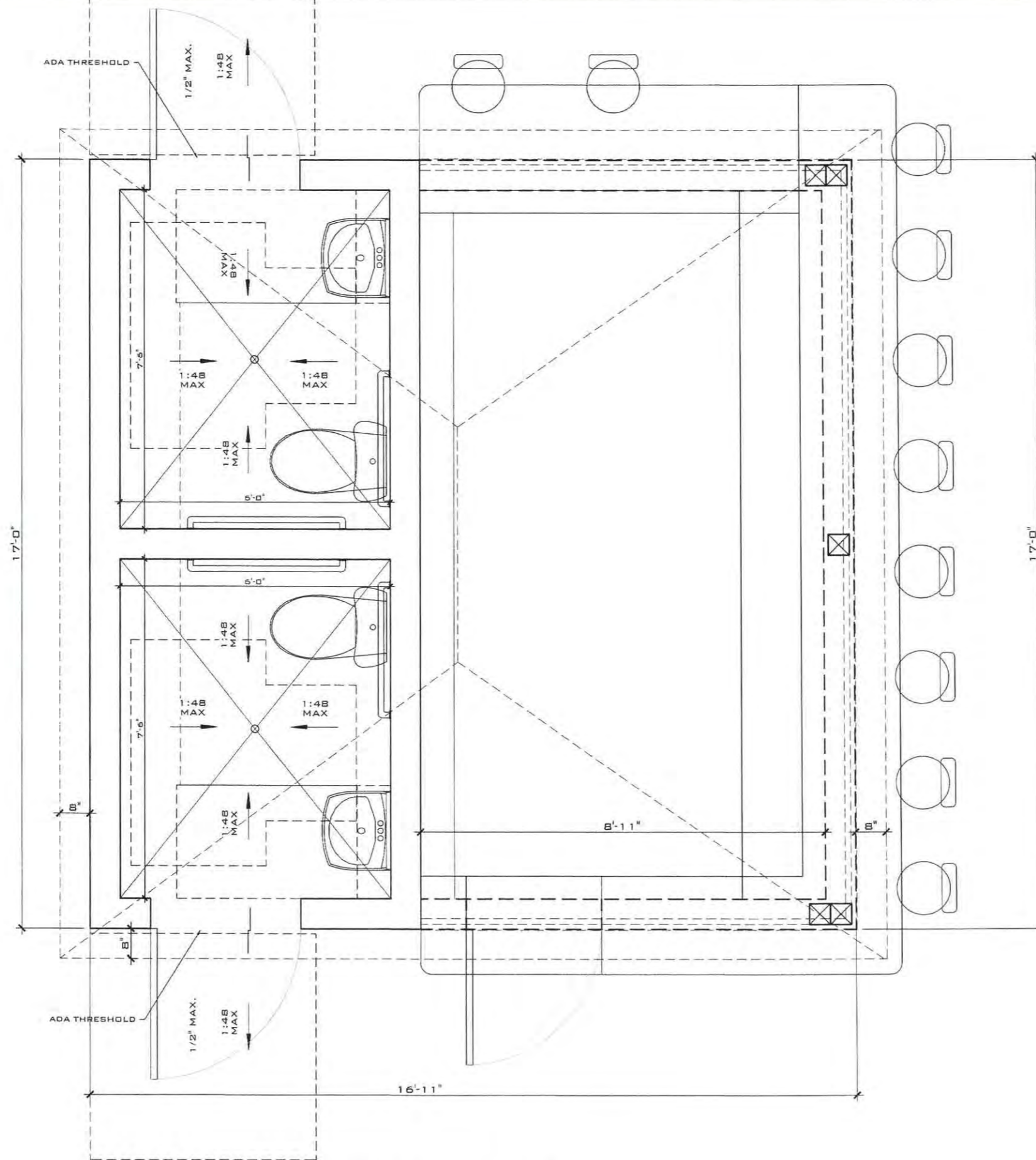
REMOVE EXISTING  
 TRELIS PERGOLA

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHTAKOV  
 DATE: 05/28/18

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING		
ARTIBUS DESIGN 3706 N. ROOSEVELT BLVD SUITE 1-208 KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835		
CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD		
PROJECT: 1327 DUVAL ST ADA BATHROOMS		
SITE: 1327 DUVAL ST, KEY WEST, FL 33040		
TITLE: PROPOSED SITE PLAN		
SCALE AT 1/16" = 1' DATE: 05/28/18 DRAWN: MNS CHECKED: SAM	PROJECT NO: 1805-01	DRAWING NO: C-101
		REVISION: 1



**PROPOSED ADA BATHROOM AND  
BREAKFAST BAR FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CA # 30835

CLIENT: **SANTIAGO FAMILY PARTNERSHIP LTD**

PROJECT: **1327 DUVAL ST ADA BATHROOMS**

SITE: **1327 DUVAL ST, KEY WEST, FL 33040**

TITLE: **PROPOSED FLOOR PLAN**

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/06/18	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1805-01	A-101	1	

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SIGNATURE: *[Signature]*  
DATE: **DEC 10 2018**

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



- ◆ BASE FLOOD AEB  
EL. +8.00' (NGVD)
- ◆ EXISTING GRADE  
EL. ±5.50' (NGVD)
- ◆ CROWN OF ROAD  
EL. ±3.70' (NGVD)

**EXISTING  
STREET SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		



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 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST  
 ADA BATHROOMS

SITE: 1327 DUVAL ST,  
 KEY WEST, FL 33040

TITLE: STREET SIDE ELEVATION

SCALE AT 1/8" = 1'-0": AS SHOWN	DATE: 07/06/18	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1805-01	DRAWING NO: A-102	REVISION: 1	

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SIGNATURE: *[Signature]*  
 DATE: 07/06/2018

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



- ◆ BASE FLOOD AES  
EL. +8.00' (NGVD)
- ◆ EXISTING GRADE  
EL. ±5.50' (NGVD)
- ◆ CROWN OF ROAD  
EL. ±3.70' (NGVD)

**PROPOSED  
STREET SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		



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(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD  
PROJECT: 1327 DUVAL ST ADA BATHROOMS

SITE: 1327 DUVAL ST, KEY WEST, FL 33040  
TITLE: STREET SIDE ELEVATION

SCALE AT 1/8" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/06/18	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1805-01	A-103	1	

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SIGNATURE: *Serge Mashtakov*  
DATE: 07/06/2018

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**EXISTING  
REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	STATUS:		
	FINAL		



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CA # 30835

CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST ADA BATHROOMS

SITE: 1327 DUVAL ST, KEY WEST, FL 33040

TITLE: REAR ELEVATION

SCALE AT 1/16" = 1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/06/18	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1805-01	A-104	1	

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SIGNATURE: *[Signature]*  
DATE: 07/06/2018

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



BASE FLOOD AEB  
EL. +8.00' (NGVD)

EXISTING GRADE  
EL. ±5.50' (NGVD)

CROWN OF ROAD  
EL. ±3.70' (NGVD)

**PROPOSED  
REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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CA # 30835

CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST  
ADA BATHROOMS

SITE: 1327 DUVAL ST,  
KEY WEST, FL 33040

TITLE: REAR ELEVATION

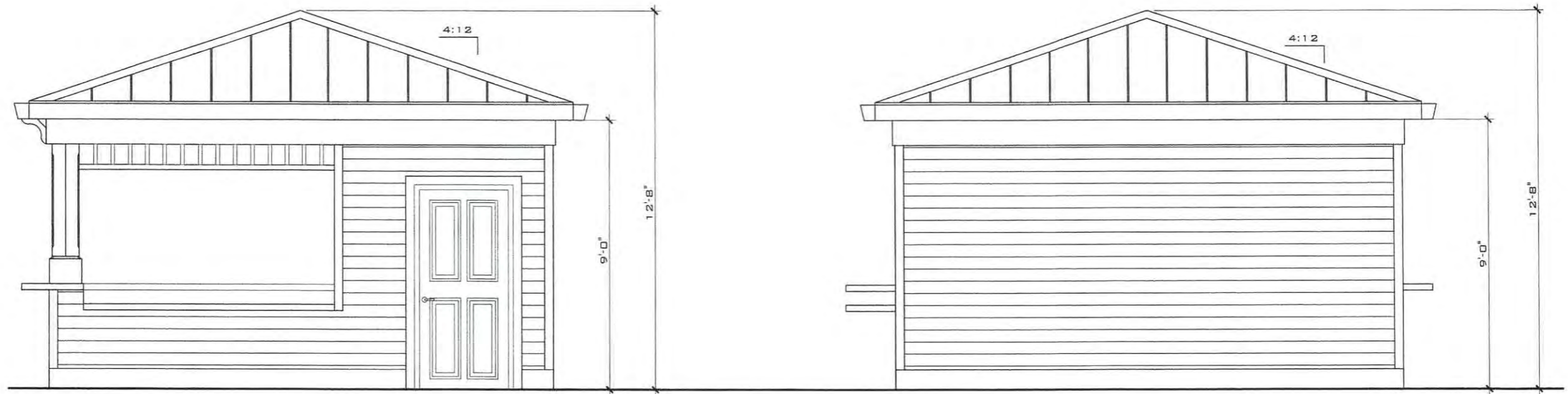
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AS SHOWN	07/06/18	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1805-01	A-105	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*

DATE: DEC 20 2018

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**PROPOSED ELEVATIONS  
 ADA BATHROOM AND BREAKFAST  
 BAR (NOT VISIBLE FROM MAIN  
 ELEVATIONS)**

SCALE: 1/4" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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SITE: 1327 DUVAL ST,  
 KEY WEST, FL 33040

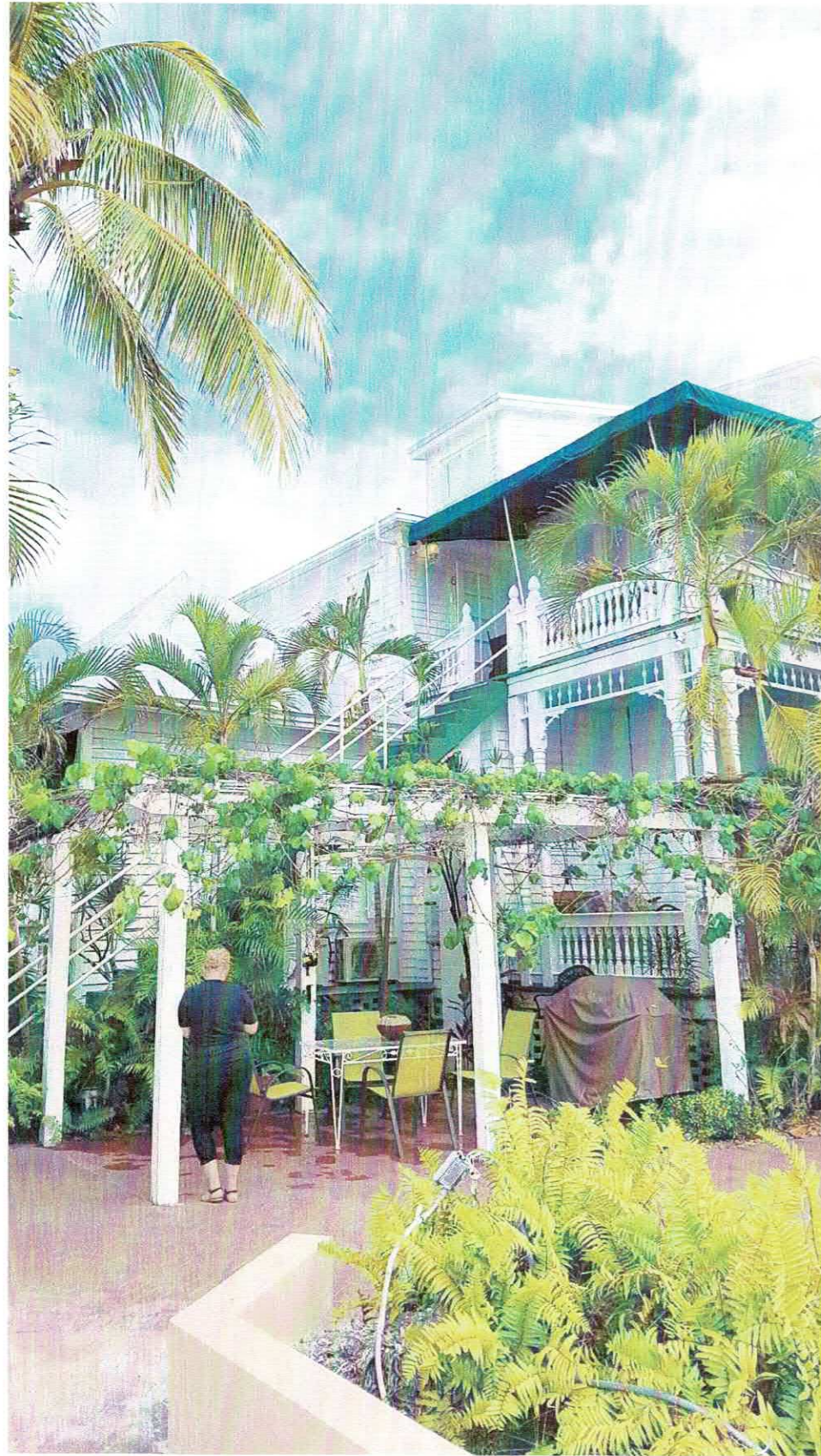
TITLE: PROPOSED ELEVATIONS

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/06/18	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1805-01	A-106	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*  
 DATE: DEC 21 2018

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



**FIG. 1 PROPOSED LOCATION**



**FIG. 2 STREET SIDE**



**FIG. 3 REAR**

**EXISTING CONDITIONS**  
SCALE: NTS



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 29, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **NEW ACCESSORY STRUCTURE AND NEW BRICK PAVERS. DEMOLITION OF PERGOLA. FOR #1327 DUVAL STREET**

**Applicant – Richard McChesney**

**Application #H2019-0001**

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.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 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 Richard McChesney, 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:

1327 Duval Street, Key West, Florida 33040 on the 22nd day of January, 2019.

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 January 29, 2019.

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 H2019-0001.

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

**Signed Name of Affiant:**

Richard McChesney

**Date:** 1/22/19

**Address:** 500 Fleming St.

**City:** Key West, FL

**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 22<sup>nd</sup> day of January, 2019.

By (Print name of Affiant) Richard McChesney who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

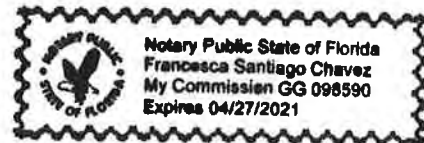
Sign Name:

Print Name: Francesca S. Chavez

Francesca S. Chavez

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_





# PROPERTY APPRAISER INFORMATION

**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** 00036190-000100  
**Account#** 8712456  
**Property ID** 8712456  
**Millage Group** 10KW  
**Location** 1327 DUVAL St, KEY WEST  
**Address**  
**Legal** KW FILER BOYLE SUB N-476 PT LOT 7 SQR 3 TR 16 G56-497/502 OR1013-656  
**Description** OR1257-874/88EST-PROBATE #93-105-CP-10 OR1258-2083/2100EST-PROBATE #93-111-CP-08 OR1345-723/5(ORDER) OR1335-2372/73 OR1345-727/9P/R OR1345-730/2Q/C OR1490-2392/94 OR1522-1973/75 OR1710-113 OR2340-26/30C  
(Note: Not to be used on legal documents.)  
**Neighborhood** 32110  
**Property Class** HOTEL/MOTEL (3900)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



**Owner**

SANTIAGO FAMILY PARTNERSHIP LTD  
 1301 United St  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$1,584,347	\$1,572,934	\$0	\$0
+ Market Misc Value	\$176,039	\$174,770	\$0	\$0
+ Market Land Value	\$1,760,385	\$1,747,705	\$3,338,342	\$3,338,342
= <b>Just Market Value</b>	<b>\$3,520,771</b>	<b>\$3,495,409</b>	<b>\$3,338,342</b>	<b>\$3,338,342</b>
= <b>Total Assessed Value</b>	<b>\$3,520,771</b>	<b>\$3,495,409</b>	<b>\$3,338,342</b>	<b>\$3,338,342</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= <b>School Taxable Value</b>	<b>\$3,520,771</b>	<b>\$3,495,409</b>	<b>\$3,338,342</b>	<b>\$3,338,342</b>

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	14,575.00	Square Foot	0	0

**Commercial Buildings**

**Style** HOTEL/MOTEL B / 39B  
**Gross Sq Ft** 8,296  
**Finished Sq Ft** 4,328  
**Perimeter** 0  
**Stories** 4  
**Interior Walls**  
**Exterior Walls** AB AVE WOOD SIDING  
**Quality** 500 ()  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** AB AVE WOOD SIDING  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**  
**Full Bathrooms** 7  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1938  
**Year Remodeled**

**Effective Year Built** 1991  
**Condition**

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,395	0	0
FAT	FINISHED ATTIC	1,913	0	0
FLA	FLOOR LIV AREA	4,328	4,328	0
OPU	OP PR UNFIN LL	133	0	0
OOU	OP PR UNFIN UL	85	0	0
OUF	OP PRCH FIN UL	85	0	0
SBF	UTIL FIN BLK	357	0	0
<b>TOTAL</b>		<b>8,296</b>	<b>4,328</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1937	1938	1	440 SF	1
FENCES	1975	1976	1	290 SF	3
TIKI	1991	1992	1	15 SF	1
COMM POOL	1991	1992	1	200 SF	2
TIKI	1991	1992	1	36 SF	2
FENCES	1991	1992	1	480 SF	3
WALL AIR COND	2001	2002	1	1 UT	2
FENCES	1975	1976	1	240 SF	3
FENCES	1975	1976	1	316 SF	4
FENCES	1975	1976	1	40 SF	2
CONC PATIO	1991	1992	1	1175 SF	2
BRICK PATIO	1991	1992	1	1275 SF	2
BRICK PATIO	1991	1992	1	416 SF	2

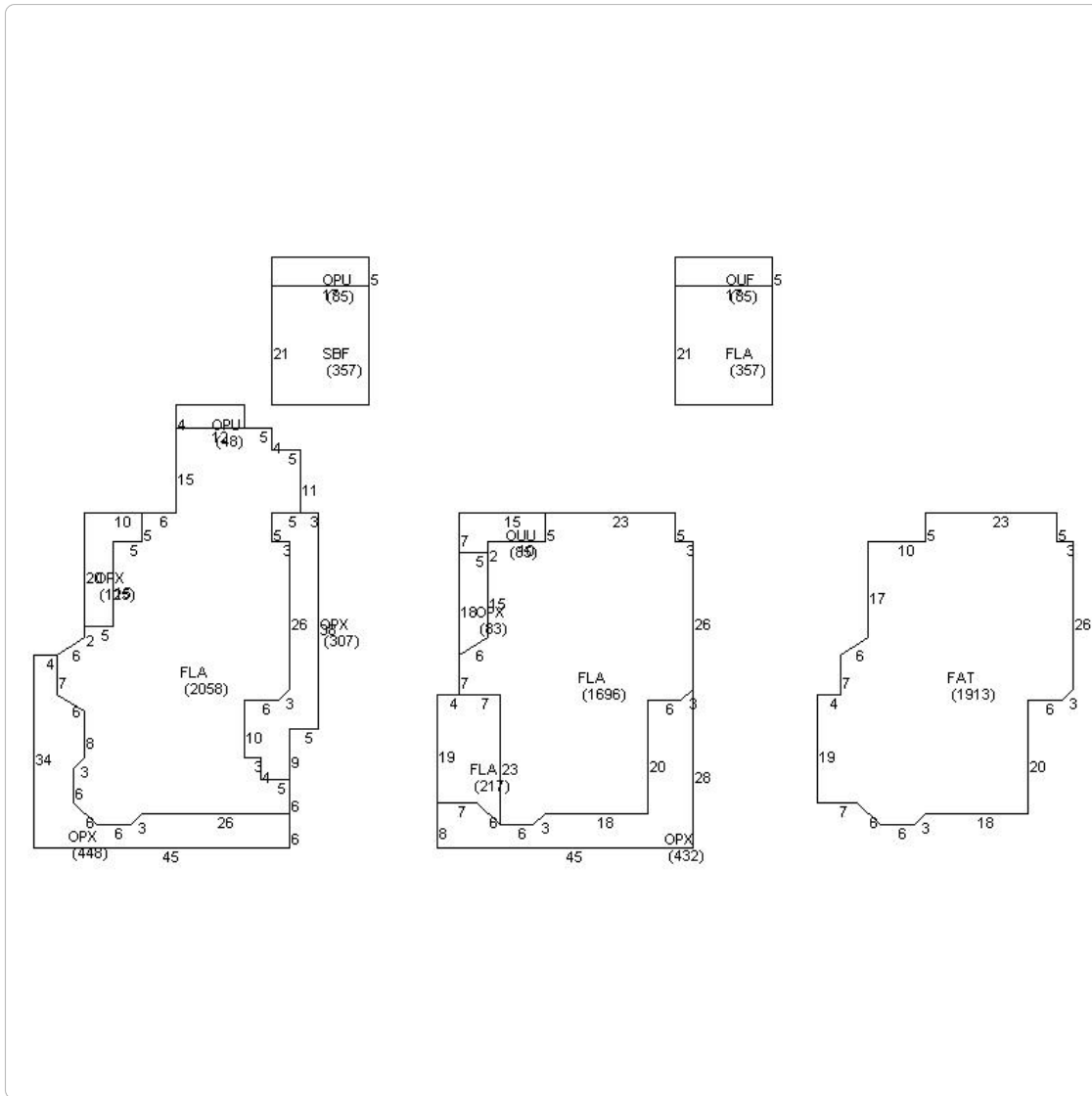
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/31/2007	\$188,500	Warranty Deed		2340	26	K - Unqualified	Improved
5/1/1998	\$540,000	Warranty Deed		1522	1973	K - Unqualified	Improved
5/1/1987	\$550,000	Warranty Deed		1013	656	Q - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-3649	9/16/2015		\$7,000	Commercial	R/R PORCH DECKING, PAINT.
13-4887	11/15/2013		\$2,500	Commercial	REPLACE FRONT PORCH DECKING APPROX 300SF DOWNSTAIRS.
13-4278	10/11/2013		\$2,800		REMOVE TWO METAL SHINGLES AND INSTALL SHINGLES.
12-4241	12/4/2012	12/31/2012	\$300	Commercial	3' X 3' X 12 CONCRETE FOOTING FOR POOL LIFT W/FOUR ANCHORS
12-2335	6/28/2012	12/31/2012	\$1,600	Commercial	PLYWOOD SUBFLOOR AND TILE APPROX. 289SF ( INTERIOR WORK)
05-4322	10/6/2005	7/26/2006	\$3,500	Commercial	REPLACE DRYWALL & INSULATION FOR NOISE CONTROL
00-1812	11/29/2000	7/30/2001	\$48,000	Commercial	EMPLOYEE LIVING UNIT
0003241	11/15/2000	11/6/2001	\$22,500	Commercial	POOL/DECKING
B952439	7/1/1995	9/1/1995	\$2,000	Commercial	PAINT HOUSE

**Sketches (click to enlarge)**



Photos





Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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