



Staff Report for Item 7a

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 24, 2015

Applicant: Rob L. Delaune Architect P.A, Architect

Application Number: H15-01-0169

Address: #1407 Petronia Street

Description of Work:

New rear gabled roof for covered patio, changes to windows and doors, site work.

Site Facts:

The house at 1407 Petronia Street is currently a one-story, traditional frame vernacular house. The survey lists the structure as a contributing resource built c. 1906, and the house first appears on the 1912 Sanborn map. The house was built with a cross-gable roof, which is pretty unique for Key West. On the rear of the house, there is a covered patio with a shed roof, which is visible in the 1972 aerial photograph.

Guidelines Cited in Review:

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

Additions, Alterations, and New Construction (page 36-38a), specifically guidelines 1, 3, 4, 5, 6, 7, and 8.

Staff Analysis

The Certificate of Appropriateness proposes removing the rear shed roof of a covered patio to build a new gable roof instead. The new height of the gable roof will be approximately two feet shorter than the main gable roof, and therefore it will not be visible.

The application also includes changing a door and a window on the rear to aluminum sliding glass doors and some site work, including the removal of a part of the deck, reconstruction of the rest of the deck, the removal of a section of the pool, and new steps and railings for the deck.

Consistency with Guidelines

1. The new patio roof, while taller than what is existing, will not be taller than the main house. It will not alter the mass, height, or scale of the house.

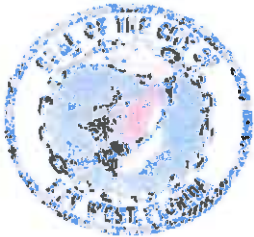
It is staff's opinion that the proposed alterations will not have an adverse effect on the historic district or house, as the change is not visible. Therefore, the plans as submitted are consistent with the guidelines pertaining to alterations and additions. The changes to the pool and deck are also consistent with the guidelines.

APPLICATION

**HARC ONLY*

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

| | | |
|--|------------------------|---------------------------------|
| HARC PERMIT NUMBER 15-01-169 | BUILDING PERMIT NUMBER | INITIAL & DATE 1/9/15 |
| FLOODPLAIN PERMIT | | REVISION # |
| FLOOD ZONE | PANEL # | ELEV. L. FL. |
| SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ % | | |

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

| | | |
|-----------------------------------|--|--------------------------------------|
| 1407 PETRONIA STREET | | # OF UNITS |
| 00023580-000000 | | |
| DAVID DUKE McSHERY | | PHONE NUMBER |
| 1407 PETRONIA ST. | | EMAIL |
| KEY WEST, FL 33040 | | |
| FOGARTY BUILDERS | | PHONE NUMBER 304-1115 |
| CHRIS FOGARTY | | EMAIL CFB@FOGARTYBUILDERS.COM |
| ROBT L. DELAUNE ARCH. P.A. | | PHONE NUMBER 304-4842 |
| 619 EATON ST, SUITE 1 | | EMAIL RDELAUNE@BELSAUTH.NET |
| KEY WEST, FL 33040 | | |

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATIONS)

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

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.

PROJECT TYPE: ☐ ONE OR TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ NEW ☐ REMODEL
☐ CHANGE OF USE / OCCUPANCY ☐ ADDITION ☐ SIGNAGE ☐ WITHIN FLOOD ZONE
☐ DEMOLITION ☐ SITE WORK ☐ INTERIOR ☐ EXTERIOR ☐ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

REDUCE AND REFINISH EXIST. CONCR. POOL, RECONSTRUCT & REDUCE WOOD POOL DECK, REMOVE EXIST. DOOR & WINDOW & INSTALL NEW DOOR; REMOVE EXIST. SHED ROOF @ REAR PORCH & INSTALL NEW GABLED ROOF.

| | | | |
|--|--|---|--|
| I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT: | | QUALIFIER PRINT NAME: CHRIS FOGARTY | |
| OWNER PRINT NAME: | | QUALIFIER SIGNATURE: <i>Chris Fogarty</i> | |
| OWNER SIGNATURE: | | Notary Signature as to qualifier: | |
| Notary Signature as to owner: | | STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 9 DAY OF February , 20 15 <i>Marta Cabaleiro</i> | |
| STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____ | | MARTA CABALEIRO Commission # FF 089132 Expires February 22, 2018 Bonded Thru Troy Fair Insurance 800-385-7019 | |
| Personally known or produced _____ as identification. | | Personally known or produced _____ as identification. | |

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

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: SEE DESCRIPTION OF WORK ON PREVIOUS PAGE.

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

| ARCHITECTURAL FEATURES TO BE ALTERED: | ORIGINAL MATERIAL: | PROPOSED MATERIAL: |
|---------------------------------------|--------------------|--------------------|
| DOOR / WINDOW (REAR) | WOOD | ALUMINUM |
| WOOD POOL DECK | P.T. PINE | IPE |
| | | |
| | | |

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 _____

RECEIVED
FEB 09 2015

| 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. | | |

| | | | |
|---|--------------------|--------------------------------------|--|
| OFFICIAL USE ONLY: | | HARC STAFF OR COMMISSION REVIEW | |
| <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

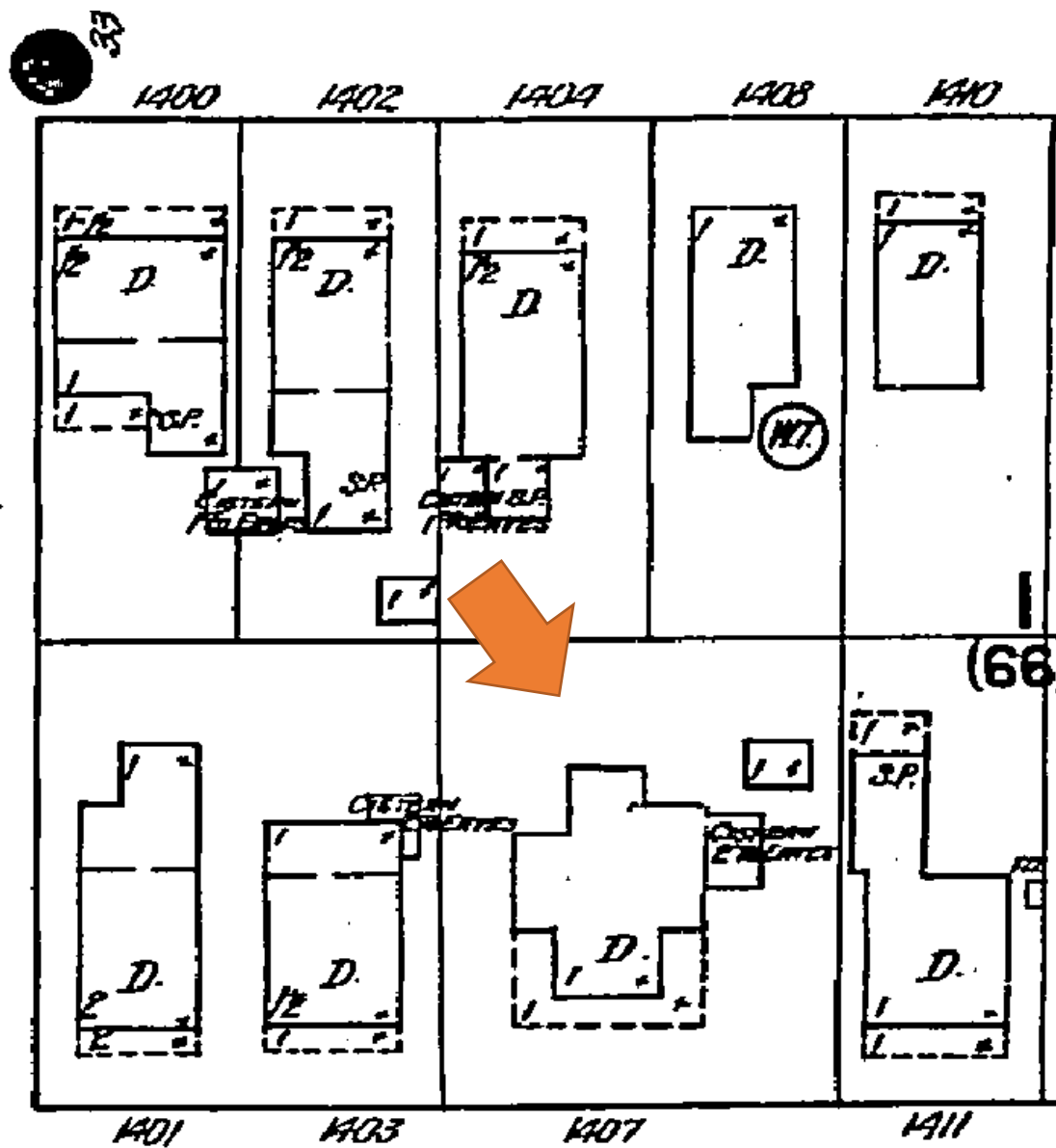
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A "NOTICE OF COMMENCEMENT" MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

FLORIDA STATUTE 469: ASBESTOS 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 AUTHORITY, 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.

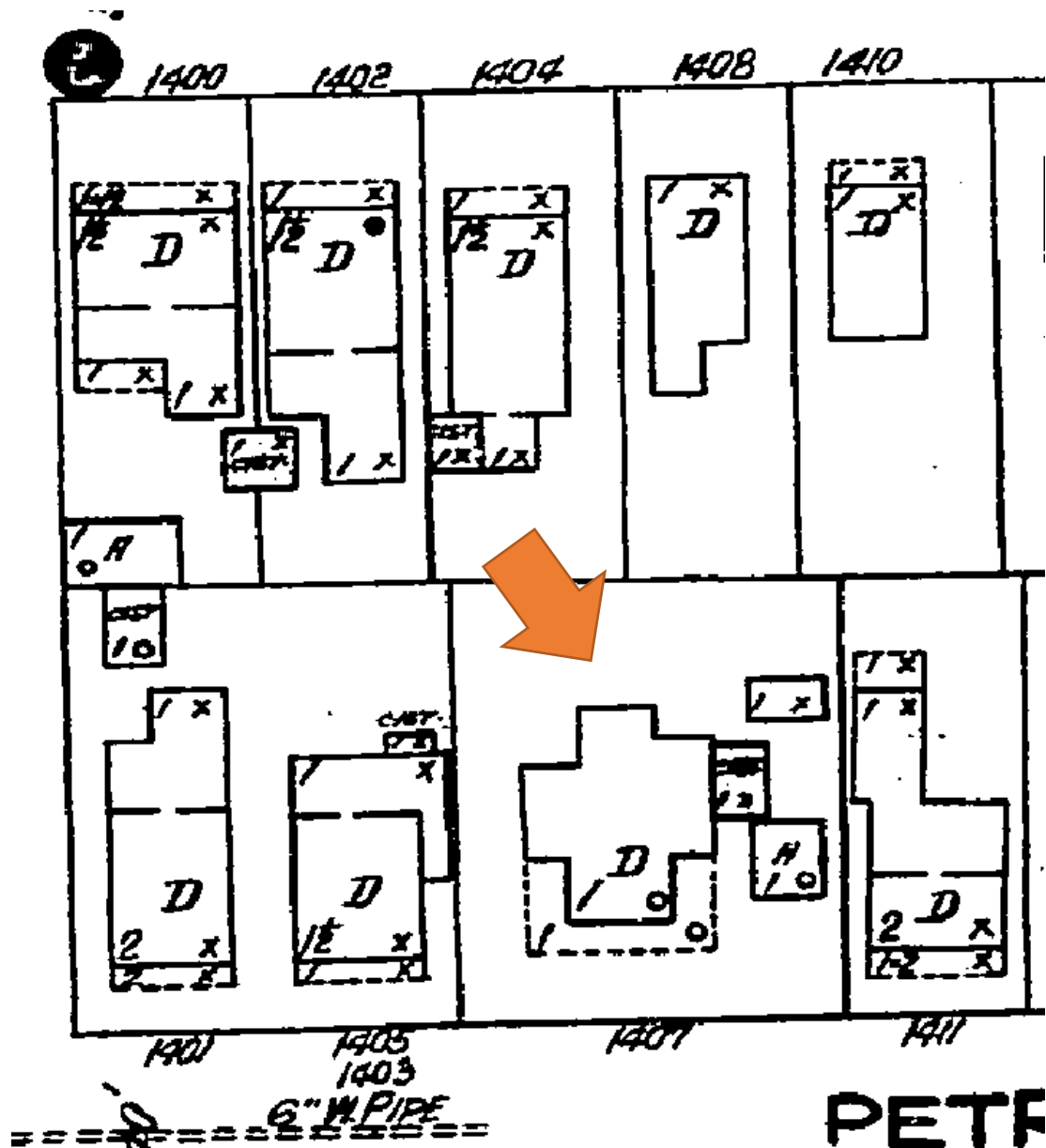
| OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL: | | | | CBO OR PL. EXAM. APPROVAL: |
|---|-------------|-------------------|--------------|----------------------------|
| HARC FEES: | BLDG. FEES: | FIRE MARSHAL FEE: | IMPACT FEES: | |
| | | | | DATE: |
| | | | | |

SANBORN MAPS

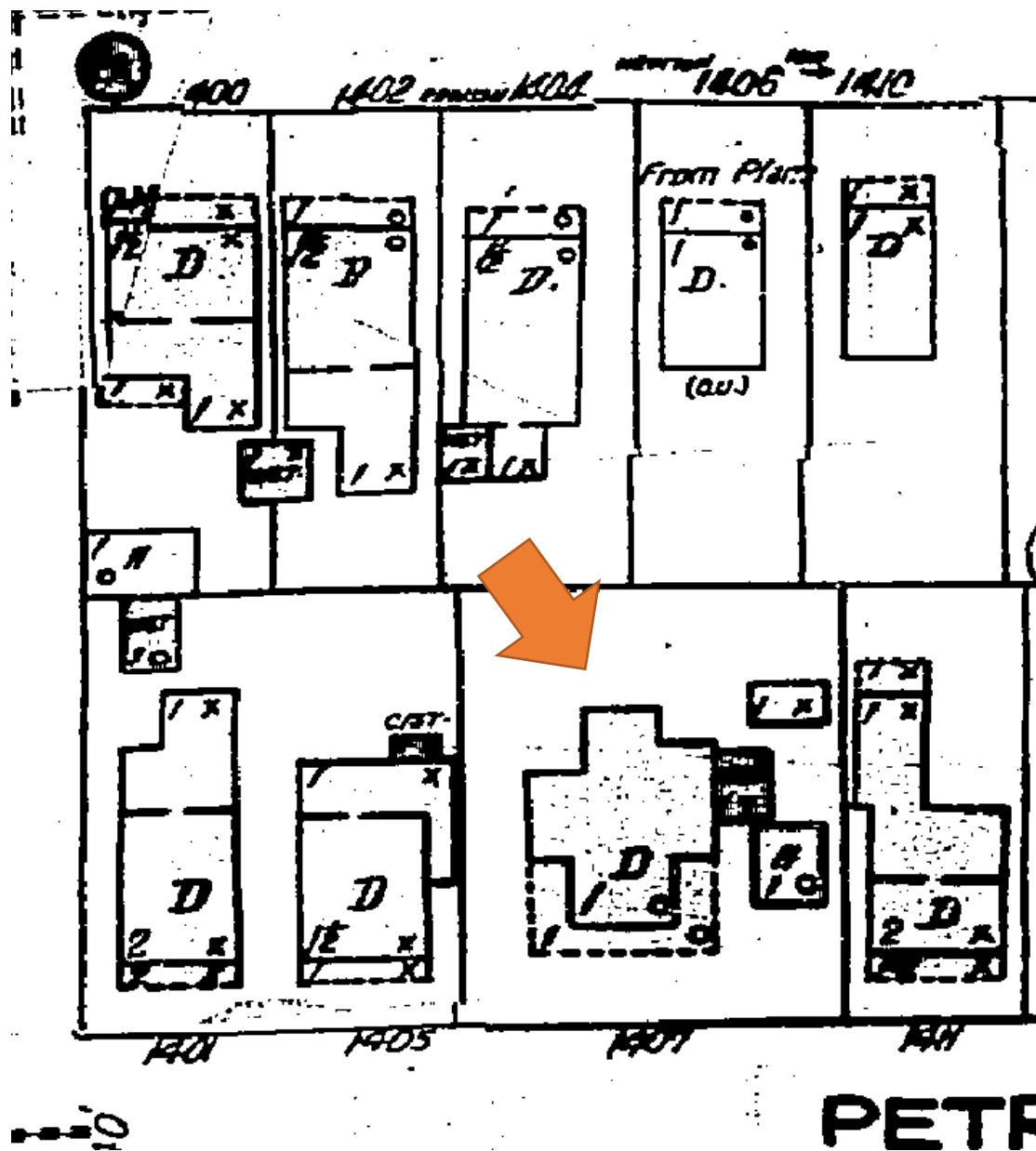


DETROIT

1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



1972 Aerial Photograph

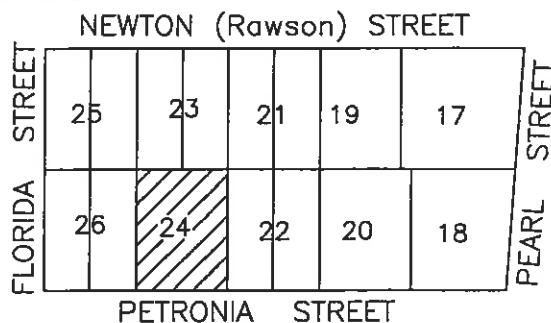


2011 Google Earth Image

PROJECT PHOTOS



SURVEY



LOCATION MAP

Part of Square 1, Tract 7
Albury's Sub. (1-389)
City of Key West

LEGEND

| | | | |
|--------|--------------------------|--------|--------------|
| A/C | Air Conditioner | LB | Licensed Bu |
| BAL | Balcony | Number | |
| BM | Bench Mark | M | Measured |
| CB | Catch Basin | N.T.S. | Not To Scale |
| CL | Center Line | O.R. | Official Rec |
| CO | Clean Out | OH | Over Head |
| CONC | Concrete | P | Plat |
| C.B.S. | Concrete Block Stucco | PB | Plat Book |
| CUP | Concrete Utility Pole | P.O.B. | Point Of Be |
| COV'D | Covered | P.O.C. | Point Of Co |
| D | Deed | R/W | Right Of Wa |
| ELEV | Elevation | SIB | Set Iron B |
| F.F.L. | Finished Floor Elevation | SIP | Set Iron Pip |
| FD | Found | SPK | Set Nail An |
| FIB | Found Iron Bar | STY | Story |
| FIP | Found Iron Pipe | UP | Utility Pole |
| INV | Invert | WM | Water Meter |
| IRR | Irregular | WV | Water Valve |

SYMBOLS

| | |
|--|-----------------------|
| | Concrete Utility Pole |
| | Fire Hydrant |
| | Sanitary Sewer Clean |
| | Street Light |
| | Wood Utility Pole |
| | Water Meter |

LEGAL DESCRIPTION;

On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, 1829, as part of Tract 7, but more fully described in a diagram made by Benjamin Albury, Sr., and recorded in Deed Book 1, Page 389, Monroe County, Florida Records, as Lot 24, Square 1, Tract 7. Commencing at a point distant from the corner of Petronia Street and Florida Street 63 feet and running along Petronia Street in a Northeasterly direction 63 feet; thence at right angles in a Northwesterly direction 84 feet and 1 1/2" inches; thence at right angles in a Southwesterly direction 63 feet; thence at right angles in a Southeasterly direction 84 feet and 1 1/2" inches back to the place of beginning.

LESS No. 1:

On the Island of Key West and known as a part of Lot 24, Square 1, Tract 7, described in a of Benjamin Albury's Diagram recorded in Deed Book "1", Page 389, of the Public records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Southeasterly right of way line of Newton Street with the Northeasterly right-of-Way Line of Florida Street and run thence in a Northeasterly direction along the Southeasterly right of way line of newton Street for a distance of 94.5 feet; thence Southeasterly and at right angles for a distance of 84.12 feet to the Point of Beginning; thence Northeasterly and at right angles for a distance of 31.5 feet; thence Southeasterly and at right angles for a distance of 5.8 feet; thence Southwesterly and at right angles for a distance of 31.5 feet; thence Northwesterly and at right angles for a distance of 5.8 feet back to the Point of Beginning.

LESS No. 2:

On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, 1829, as part of Tract 7; described by metes and bounds as follows: COMMENCING at the intersection of the Northeasterly right of way line of Florida Street with the Southeasterly right of way line of Newton Street (Rawson Street) and run thence Northeasterly along the Southwesterly right of way line of said newton Street for a distance of 63.0 feet; thence Southeasterly and at right angles for a distance of 84.12 feet to the Point of beginning; thence Northeasterly and at right angles for a distance of 31.5 feet; thence Southeasterly and at right angles for a distance of 7.3 feet to an existing chain link fence; thence Southwesterly with a deflection angle of 89°49'05" and along said fence for a distance of 31.5 feet; thence Northwesterly with a deflection angle of 90°10'55" to the right for a distance of 7.4 feet back to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on
Reference Bearing: R/W
3.4 denotes existing ele
Elevations based on N.C
Bench Mark No.: D-12
Survey performed withou
search for said and su

MONUMENTATION:

▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.
⊙ = Set 1/2" I.B., P.L.
● = Found 1/2" iron

Field Work Performed o

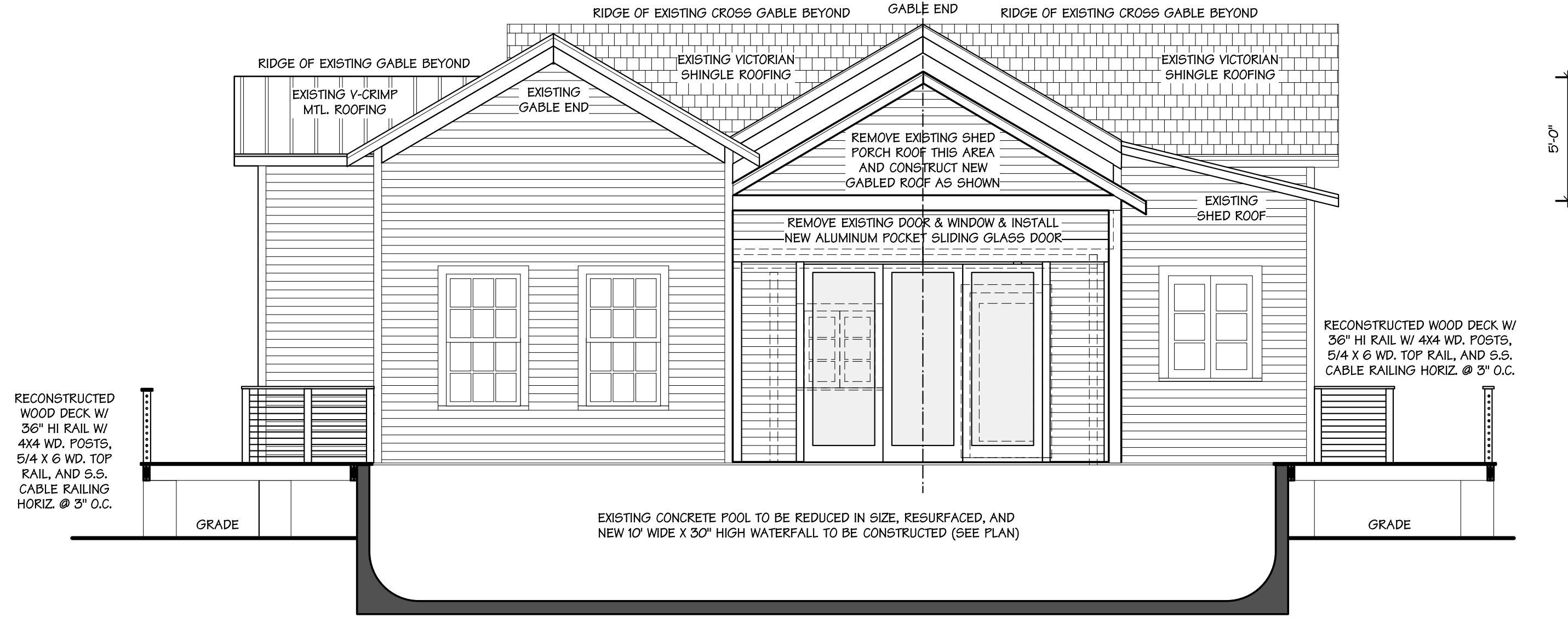
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

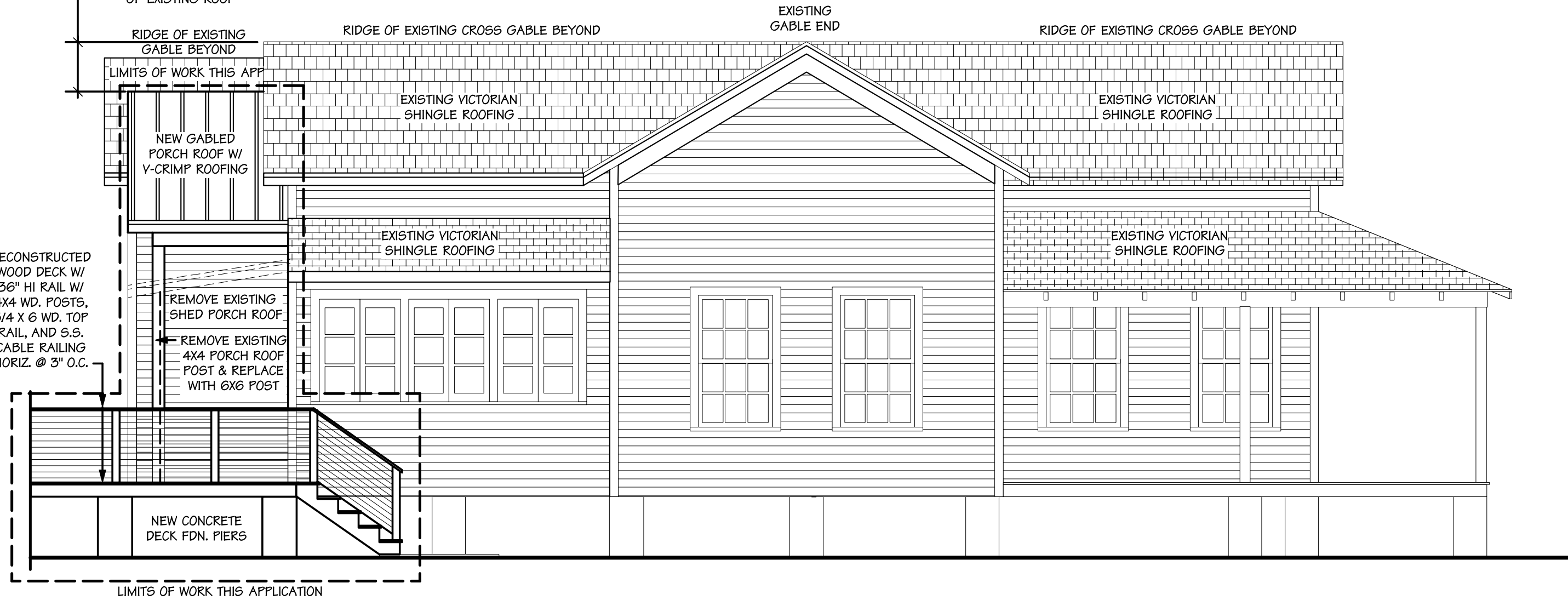
FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

PROPOSED DESIGN



PROPOSED NORTH ELEVATION
scale: 1/4"=1'-0"



PROPOSED WEST ELEVATION
scale: 1/4"=1'-0"



ILLUSTRATION OF CABLE RAIL



VIEW OF REAR SIDE OF HOUSE
SHOWING EXISTING DOOR, WINDOW, AND SHED ROOF TO BE REMOVED

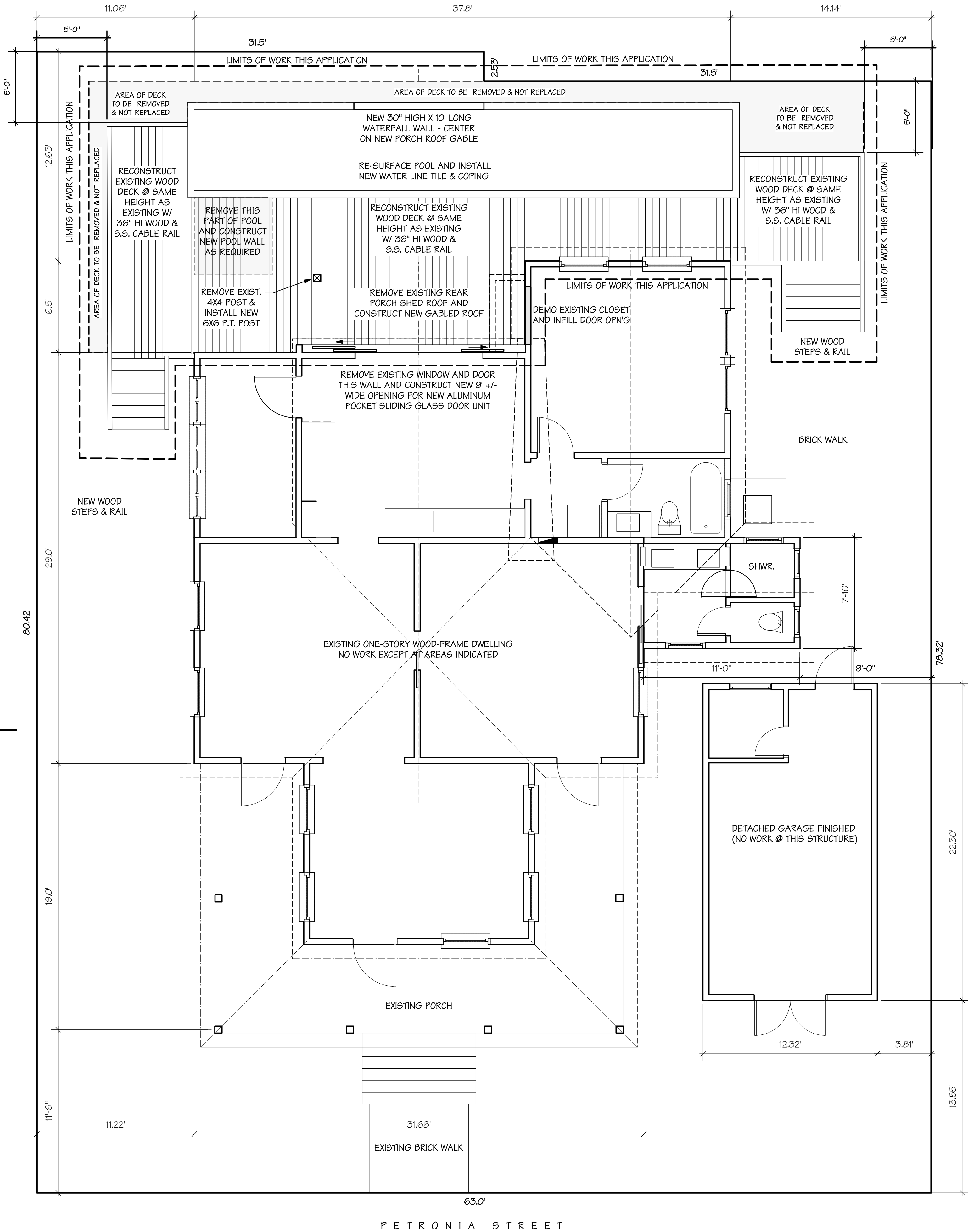
SITE DATA:
LOT AREA: 5014 S.F.
LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)
FEMA FLOOD ZONE: AE-6 (EXISTING FLOOR ELEVATION 9.88')

| | ALLOWED | EXISTING | PROPOSED |
|----------------------|-----------------|-----------------|-----------------|
| BUILDING COVERAGE: | 2006 S.F. (40%) | 2268 S.F. (45%) | 2268 S.F. (45%) |
| IMPERVIOUS COVERAGE: | 3008 S.F. (60%) | | |
| BUILDINGS: | | 2268 S.F. | 2268 S.F. |
| DECK: | | 488 S.F. | 365 S.F. |
| POOL: | | 300 S.F. | 254 S.F. |
| PAVING & WALKS: | | 215 S.F. | 215 S.F. |
| TOTAL: | 3008 S.F. (60%) | 3271 S.F. (65%) | 3102 S.F. (62%) |

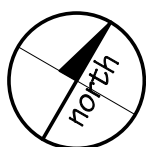
ALL BUILDING SETBACKS ARE UNCHANGED WITH THIS APPLICATION. DECK SETBACKS HAVE BEEN REDUCED TO 5' FROM SIDE AND REAR PROPERTY LINES. BUILDING HEIGHT IS UNCHANGED WITH THIS APPLICATION.

SITE DRAINAGE CALCULATIONS

NO INCREASE IN IMPERVIOUS COVERAGE IS PROPOSED; THEREFORE, NO NEW DRAINAGE STRUCTURES ARE REQUIRED.



PROPOSED SITE AND FLOOR PLAN
scale: 1/4"=1'-0"



deck modifications @
1407 PETRONIA STREET
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet
1
of
1

10 JANUARY 2015

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW REAR GABLE ROOF FOR COVERED PATIO, CHANGES TO
WINDOWS AND DOORS, SITE WORK. DEMOLITION OF REAR
SHED ROOF AND CLOSET.**

FOR- #1407 PETRONIA STREET

Applicant – Rob L. Delaune Architect, P.A.

Application # H15-01-0169

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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



Public Meeting Notice

NOTICE IS HEREBY GIVEN that the City of [City Name] will hold a public meeting on [Date] at [Time] at the [Location] to discuss the [Topic]. The meeting is open to the public and all interested parties are invited to attend. For more information, please contact [Contact Information].

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ROBERT L. DELAUNE, 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:
1407 PETRONIA STREET on the
16th day of MARCH, 2015.

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 MARCH 24, 2015.

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 H15-d-0169

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

Signed Name of Affiant:

[Signature]
Date: 3/17/15
Address: 619 EATON ST.
City: KEY WEST FL
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 17th day of March, 2015.

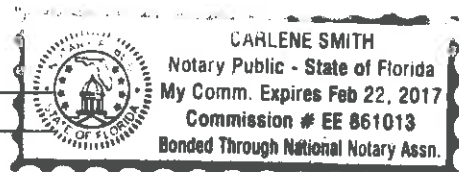
By (Print name of Affiant) Rob Delaune who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Carlene Smith

Notary Public - State of Florida (seal)
My Commission Expires: _____



PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1024384 Parcel ID: 00023580-000000

Ownership Details

Mailing Address:

MCSHERRY DAVID DUKE
1407 PETRONIA ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

**Section-Township-
Range:** 05-68-25

Property Location: 1407 PETRONIA ST KEY WEST

Legal Description: KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 24 SQR 1 TR 7 G73-246/247 OR505-832D/C OR505-833
OR922-2439/2440/AFF OR922-2441 OR926-433/434/AFF OR1728-1547/48(LG)

Click Map Image to open interactive viewer



Exemptions

| Exemption | Amount |
|----------------------|-----------|
| 39 - 25000 HOMESTEAD | 25,000.00 |
| 44 - ADDL HOMESTEAD | 25,000.00 |

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 63 | 77 | 4,885.34 SF |

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 2367

Year Built: 1948

Building 1 Details

Building Type R1
 Effective Age 17
 Year Built 1948
 Functional Obs 0

Condition G
 Perimeter 360
 Special Arch 0
 Economic Obs 0

Quality Grade 600
 Depreciation % 22
 Grnd Floor Area 2,367

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0

Vacuum 0

3 Fix Bath 0

Garbage Disposal 0

4 Fix Bath 0

Compactor 0

5 Fix Bath 0

Security 0

6 Fix Bath 0

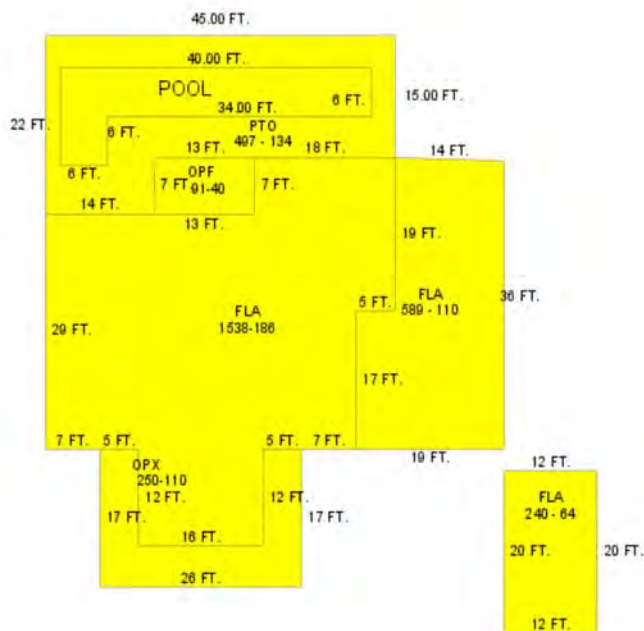
Intercom 0

7 Fix Bath 0

Fireplaces 0

Extra Fix 0

Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------------|-----------------------|-----------|------------|-----------|------------|---------------------|-------|
| 0 | <u>FLA</u> | 12:ABOVE AVERAGE WOOD | 1 | 1948 | | | | 240 |
| 0 | <u>FLA</u> | 12:ABOVE AVERAGE WOOD | 1 | 2010 | | | | 589 |
| 1 | <u>FLA</u> | 12:ABOVE AVERAGE WOOD | 1 | 1948 | N N | 0.00 | 0.00 | 1,538 |
| 2 | <u>OPF</u> | | 1 | 1948 | | 0.00 | 0.00 | 91 |

| | | | | | | |
|---|-----|---|------|------|------|-----|
| 3 | OPX | 1 | 1948 | 0.00 | 0.00 | 250 |
| 5 | PTO | 1 | 2004 | | | 497 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|----------------|---------|--------|-------|------------|-----------|-------|------|
| 1 | PO4:RES POOL | 276 SF | 0 | 0 | 2003 | 2004 | 4 | 50 |
| 2 | FN2:FENCES | 720 SF | 0 | 0 | 1984 | 1985 | 2 | 30 |
| 3 | FN2:FENCES | 570 SF | 0 | 0 | 1989 | 1990 | 2 | 30 |
| 4 | PT5:TILE PATIO | 64 SF | 8 | 8 | 1986 | 1987 | 5 | 50 |

Appraiser Notes

2003-05-15- ASKING \$499,500 AS OF 07/20/01.SOLD FOR \$493,500 ON 09/17/01=% .99

2011-01-27 LEFT ACCESS LETTER FOR NEW CONSTRUCTION.DKRAUSE

Building Permits

| Bldg | Number | Date Issued | Date Completed | Amount | Description | Notes |
|------|----------|-------------|----------------|--------|-------------|--|
| | 10-2402 | 07/27/2010 | 11/18/2010 | 2,800 | | COMPLETE ALL ELECTRICAL ROUGH IN , INSTALL FIXTURES, AND FINISH |
| | 10-2400 | 07/27/2010 | 11/18/2010 | 25,249 | | DEMO OF EXISTING BATHROOM, BUILD NEW ONE STORY ADDITION |
| | 10-2836 | 08/26/2010 | 11/18/2010 | 14,000 | | REMOVE CONCH SHINGLES AND REPLACE WITH SAME, INSTALL 1/2 CDX SHEATING OVER SPACED SHEETING INCLUDE PORCHES 14 SQ WOOD 14 SQ SHINGLES |
| | 10-2403 | 07/27/2010 | 11/18/2010 | 3,300 | | INSTALL ICE AND WATER SHIELD, FLASHING, EAVES METAL SHINGLES , RIDGE CAP |
| | B94-2924 | 09/01/1994 | 12/01/1994 | 975 | Residential | REPLACE PORCH FLOOR/PAINT |
| | 04-1473 | 05/05/2004 | 10/19/2004 | 3,500 | Residential | R&R DRYWALL, CEILING TILES, SAND & VARNISH FLOORS |
| | 04-1474 | 05/06/2004 | 10/19/2004 | 2,800 | Residential | R&R DECK - 778SF |
| | 04-1809 | 06/15/2004 | 10/19/2004 | 1,900 | Residential | RE-PLASTER POOL |
| | 04-1961 | 06/15/2004 | 10/19/2004 | 3,000 | Residential | RE-WIRE & UPGRD 200 AMP |
| | 07-0043 | 01/05/2007 | 07/09/2007 | 500 | Residential | REPLACE METER CAN |

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2014 | 290,387 | 21,549 | 344,329 | 656,265 | 649,434 | 25,000 | 624,434 |
| 2013 | 297,470 | 22,050 | 417,245 | 736,765 | 639,836 | 25,000 | 614,836 |
| 2012 | 301,011 | 22,550 | 305,580 | 629,141 | 629,141 | 25,000 | 604,141 |

| | | | | | | | |
|------|---------|--------|---------|-----------|-----------|--------|-----------|
| 2011 | 304,552 | 23,050 | 293,972 | 621,574 | 621,574 | 25,000 | 596,574 |
| 2010 | 170,175 | 23,551 | 368,599 | 562,325 | 562,325 | 25,000 | 537,325 |
| 2009 | 189,155 | 24,051 | 560,270 | 773,476 | 773,476 | 0 | 773,476 |
| 2008 | 167,916 | 24,551 | 708,374 | 900,841 | 900,841 | 0 | 900,841 |
| 2007 | 303,522 | 19,210 | 830,508 | 1,153,240 | 1,153,240 | 0 | 1,153,240 |
| 2006 | 385,619 | 19,664 | 488,534 | 893,817 | 893,817 | 0 | 893,817 |
| 2005 | 421,101 | 20,099 | 341,974 | 783,174 | 783,174 | 0 | 783,174 |
| 2004 | 266,256 | 17,694 | 341,974 | 625,924 | 625,924 | 0 | 625,924 |
| 2003 | 266,256 | 18,289 | 151,446 | 435,991 | 419,227 | 25,000 | 394,227 |
| 2002 | 261,518 | 18,422 | 129,462 | 409,402 | 409,402 | 25,000 | 384,402 |
| 2001 | 161,306 | 19,081 | 129,462 | 309,849 | 309,849 | 0 | 309,849 |
| 2000 | 161,306 | 20,741 | 92,821 | 274,868 | 274,868 | 0 | 274,868 |
| 1999 | 142,403 | 18,894 | 97,166 | 258,462 | 258,462 | 0 | 258,462 |
| 1998 | 97,488 | 14,686 | 97,166 | 209,341 | 209,341 | 0 | 209,341 |
| 1997 | 88,886 | 13,801 | 86,938 | 189,626 | 189,626 | 0 | 189,626 |
| 1996 | 74,550 | 11,925 | 86,938 | 173,413 | 173,413 | 0 | 173,413 |
| 1995 | 70,536 | 11,610 | 86,938 | 169,084 | 169,084 | 0 | 169,084 |
| 1994 | 63,081 | 10,688 | 86,938 | 160,706 | 160,706 | 0 | 160,706 |
| 1993 | 63,081 | 10,237 | 86,938 | 160,255 | 160,255 | 0 | 160,255 |
| 1992 | 63,081 | 10,519 | 90,049 | 163,649 | 163,649 | 0 | 163,649 |
| 1991 | 63,081 | 10,777 | 90,049 | 163,906 | 163,906 | 0 | 163,906 |
| 1990 | 60,644 | 11,048 | 70,185 | 141,878 | 141,878 | 0 | 141,878 |
| 1989 | 55,131 | 10,288 | 68,861 | 134,280 | 134,280 | 0 | 134,280 |
| 1988 | 51,433 | 7,924 | 60,916 | 120,273 | 120,273 | 0 | 120,273 |
| 1987 | 50,835 | 8,100 | 36,284 | 95,219 | 95,219 | 0 | 95,219 |
| 1986 | 43,061 | 8,294 | 34,960 | 86,315 | 86,315 | 0 | 86,315 |
| 1985 | 37,892 | 0 | 21,795 | 59,687 | 59,687 | 0 | 59,687 |
| 1984 | 30,144 | 0 | 21,795 | 51,939 | 51,939 | 25,500 | 26,439 |
| 1983 | 30,144 | 0 | 21,795 | 51,939 | 51,939 | 25,500 | 26,439 |
| 1982 | 30,744 | 0 | 21,795 | 52,539 | 52,539 | 25,500 | 27,039 |

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|-----------|----------------------------|---------|------------|---------------|
| 9/17/2001 | 1728 / 1547 | 493,500 | <u>WD</u> | <u>Q</u> |
| 10/1/1984 | 922 / 2441 | 100,000 | <u>WD</u> | <u>Q</u> |

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Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA

P.O. Box 1176 Key West, FL 33041-1176