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**Historic Architectural Review Commission**  
**Staff Report for Item 15**

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

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** May 28, 2019

**Applicant:** Matthew Stratton, Architect

**Application Number:** H2019-0015

**Address:** #533 Petronia Street

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**Description of Work**

Renovations to historic house and one-story addition at rear. Site improvements including new pool, accessory structure, driveway, paving, and fences.

**Site Facts**

The house under review is a contributing resource to the historic district. Build circa 1920, the house exhibits many alterations, particularly on its rear and side elevations. The frame vernacular house sits on the north side on the middle of the 500 block. No original windows or doors had survived.

**Guidelines Cited on Review**

- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 6, 11, 12, 13, 14, 19, and 22.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 14, 17, 18, 22, and 23.
- Guidelines for decks, Patios, Hot Tubs and Pools (pages 39-40), specifically guidelines 1, 3, and 4.
- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, 9, 10 and 11.
- Fences and walls (pages 41-42), specifically guidelines 1, 2, 4, and 9.

### **Staff Analysis**

A Certificate of Appropriateness is under review for renovations and construction of a new rear addition to replace non-historic existing ones. The design includes the removal of all jalousie windows and their replacements with two over two wood double hung units. Renovations to wood siding and replacement of individual a/c units are also proposed on the main house.

A new rear addition, lower than the main house, is as a replacement to several add-ons. Portions of the roof will have an inverted shed form. The plan includes the construction of a pool and deck in the back portion of the lot. An accessory structure for a bathroom and storage facilities is proposed on the west side of the main house. A driveway and fences are also included in the plans.

### **Consistency with Cited Guidelines**

It is staff's opinion that the proposed design conforms the stated guidelines. The proposed renovations to the main house will bring much appropriate windows that will be in keeping with the character of the house. The proposed pool and deck will be at the rear of the lot and not visible from the street. The proposed accessory structure will have a flat roof but will be sufficiently set back from the front property line that will read as a secondary structure, as it also is smaller in volume and scale.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA # 2019-0015	REVISION #	INITIAL & DATE WWM 4/30/19
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

533 PETRONIA	
ERIC REYES & SCOTT BURAU	PHONE NUMBER
533 PETRONIA	EMAIL
KEY WEST FL 33040	
MATTHEW STRATTON	PHONE NUMBER (305) 923-9670
3801 FLAGLER AVE	EMAIL MSTRATTON@CITYHRC@GMAIL.COM
KEY WEST FL 33040	
MATTHEW STRATTON	DATE 4/29/19

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☒ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐

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

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

GENERAL: RENOVATION OF HISTORIC MAIN BUILDING AND 2 SAWTOOTH ADDITIONS. NEW ADDITION AT REAR. NEW SWIMMING POOL. WOOD DECK AND ACCESSORY CABANA STRUCTURE. OFF STREET PARKING, PAVING AND NEW FENCING.

MAIN BUILDING: COMPLETE RENOVATION, NEW METAL SHINGLE ROOF, LAP SIDING TO MATCH, NEW WOOD WINDOWS, DOORS AND SHUTTERS, NEW INTERIOR PARTITIONS, FINISHES, EQUIPMENT

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

NON HISTORIC REAR ADDITION, CARPORT, GAZEBO, SHEDS



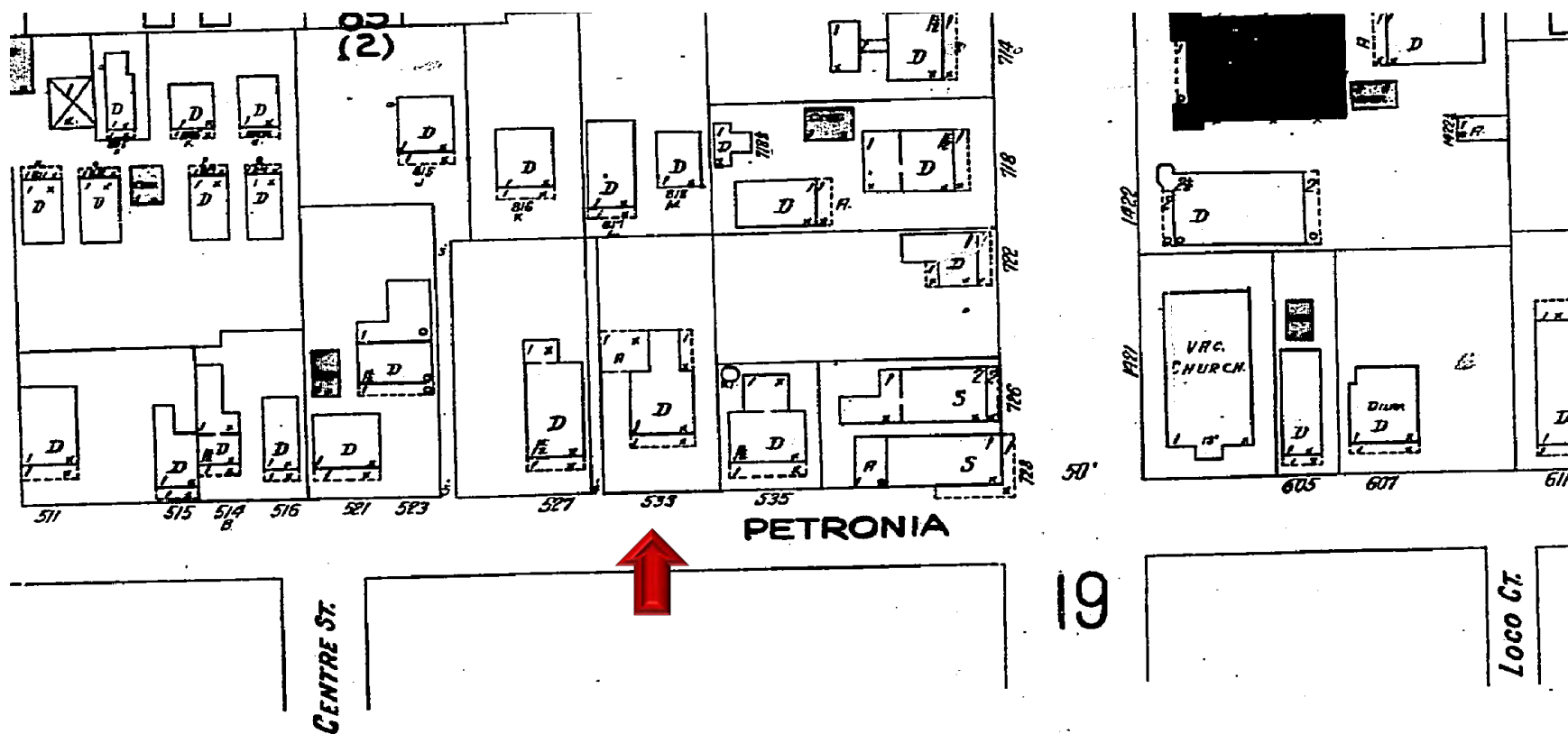
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>NEW 6'X16' CABANA</i>	
PAVERS: <i>APPROX. 300 SF</i> <i>CONC. PAVERS AT OFF STREET</i> <i>PARKING AND SIDEWALKS</i>	FENCES: <i>21 LF 6' TALL SOLID WOOD PICKET FENCE</i> <i>36 LF 4' TALL WOOD PICKET FENCE</i>
DECKS: <i>APPROX. 500 SF</i> <i>WOOD DECKING</i>	PAINTING: <i>100% INTERIOR &amp; EXTERIOR</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC.): <i>NEW TROPICAL LANDSCAPING</i>	POOLS (INCLUDING EQUIPMENT): <i>6'X14' POOL + WATERFALL FEATURE</i> <i>3'X8' EQUIPMENT ON CONC. SLAB AT SIDE</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): <i>HVAC EQUIPMENT ON CONC. SLAB</i> <i>AT SIDE</i>	OTHER:

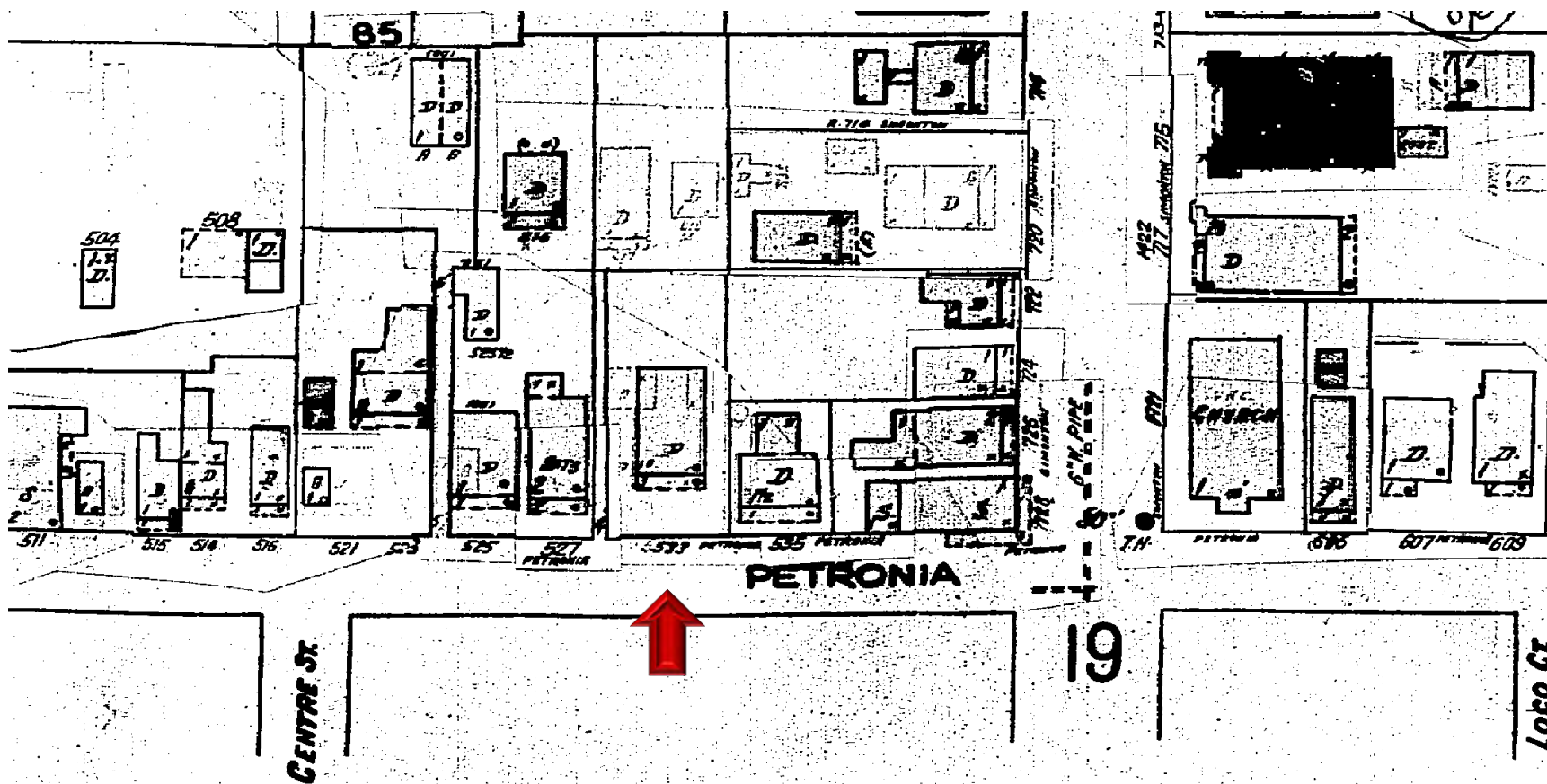
OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS: <i>Rain house is contributing.</i>			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# SANBORN MAPS



1926 Sanborn map



1948 Sanborn map



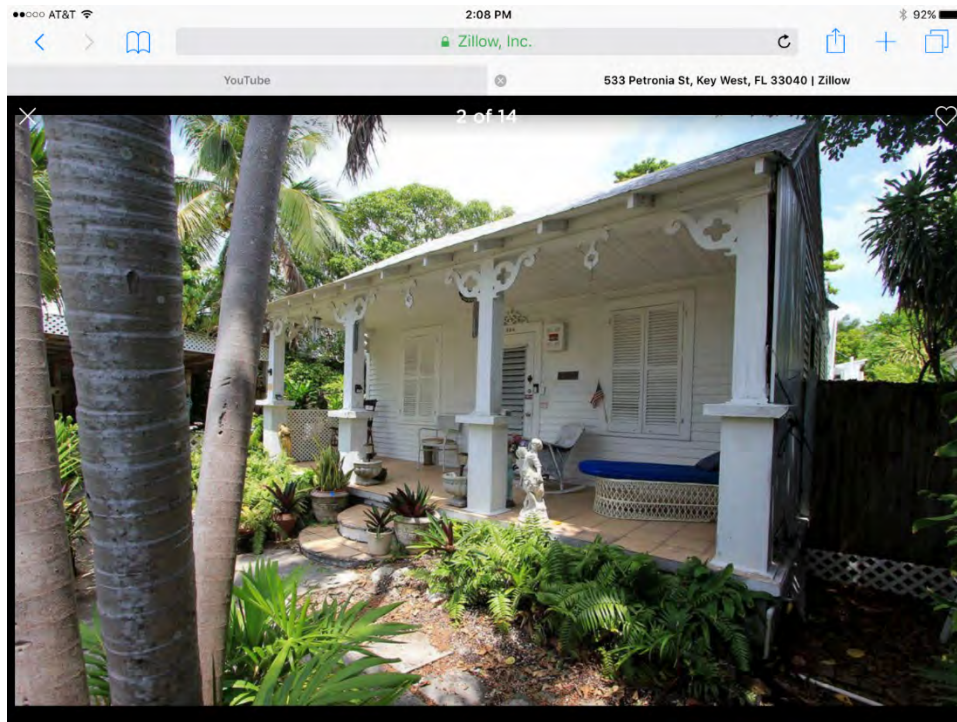


# PROJECT PHOTOS



**533 Petronia Street circa 1965. Monroe County Library.**





**533 PETRONIA – FRONT**



**CARPORT**





**EAST SIDE**





**EAST SIDE - REAR**



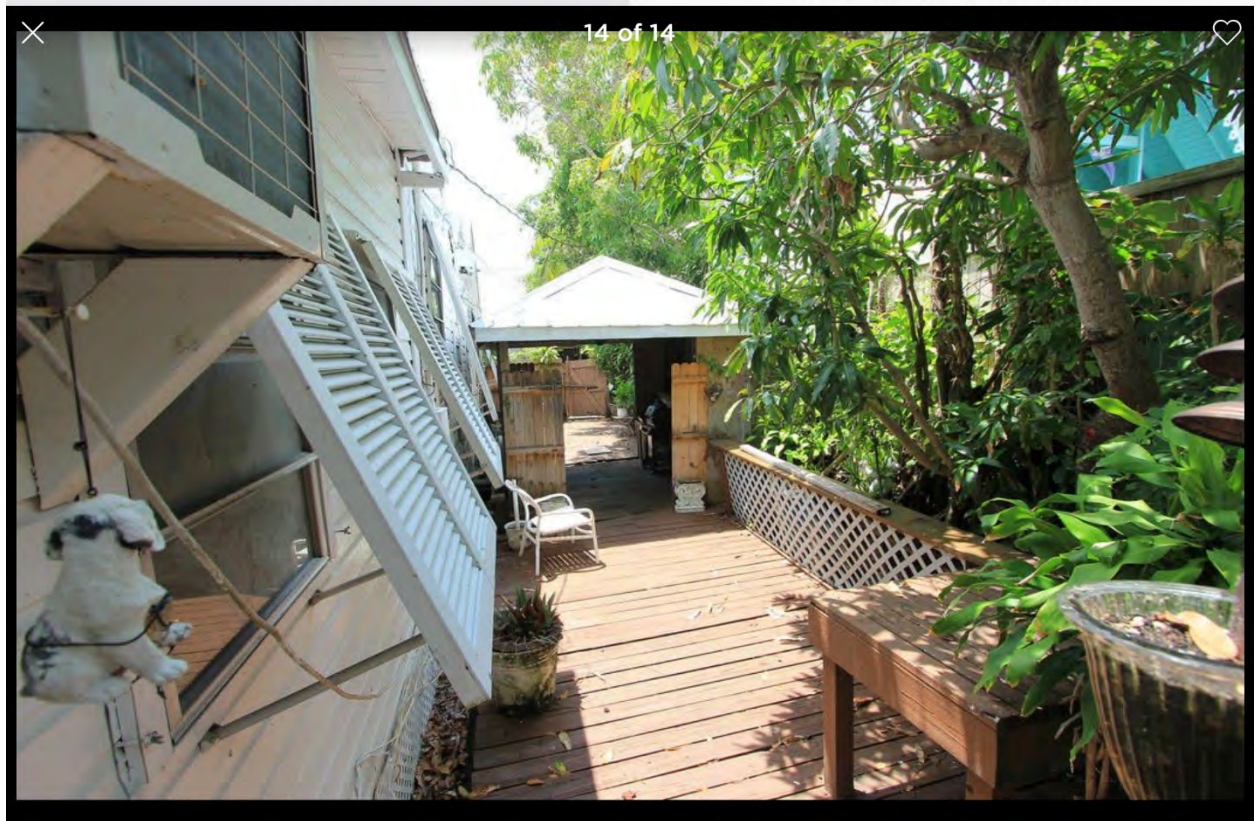


**WEST SIDE – 2 SAWTOOTH ADDITIONS TO REMAIN**



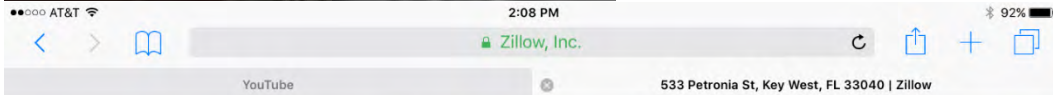


**MAIN ROOF (RIGHT) AND 2 SAWTOOTH ADDITIONS (LEFT) TO REMAIN**



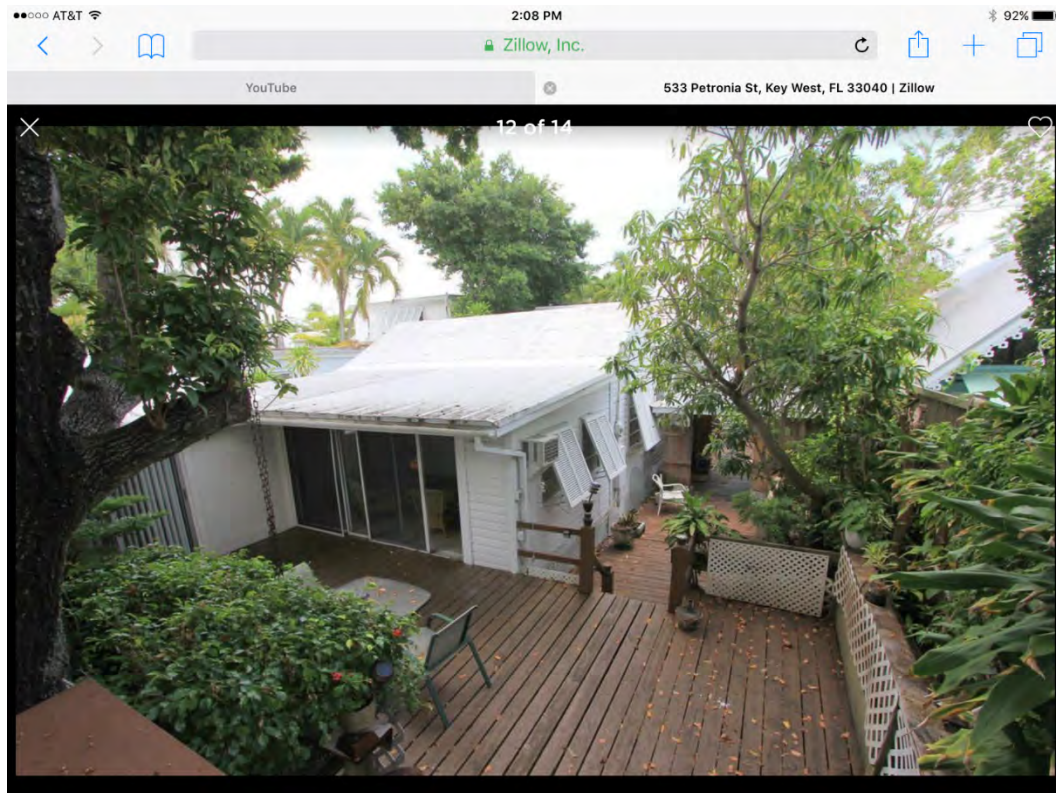
**WEST SIDE LOOKING TOWARD PETRONIA STREET  
WOOD DECK, GAZEBO AND CARPORT TO BE REMOVED**





**REAR NON-HISTORIC ADDITIONS AND DECK STRUCTURE TO BE REMOVED**





**REAR OF PROPERTY LOOKIING TOWARD FRONT**





**REAR NEIGHBOR'S ACCESSORY STRUCTURE (LEFT) AND SIMONTON ALLEY**



**NEIGHBOR TO EAST**



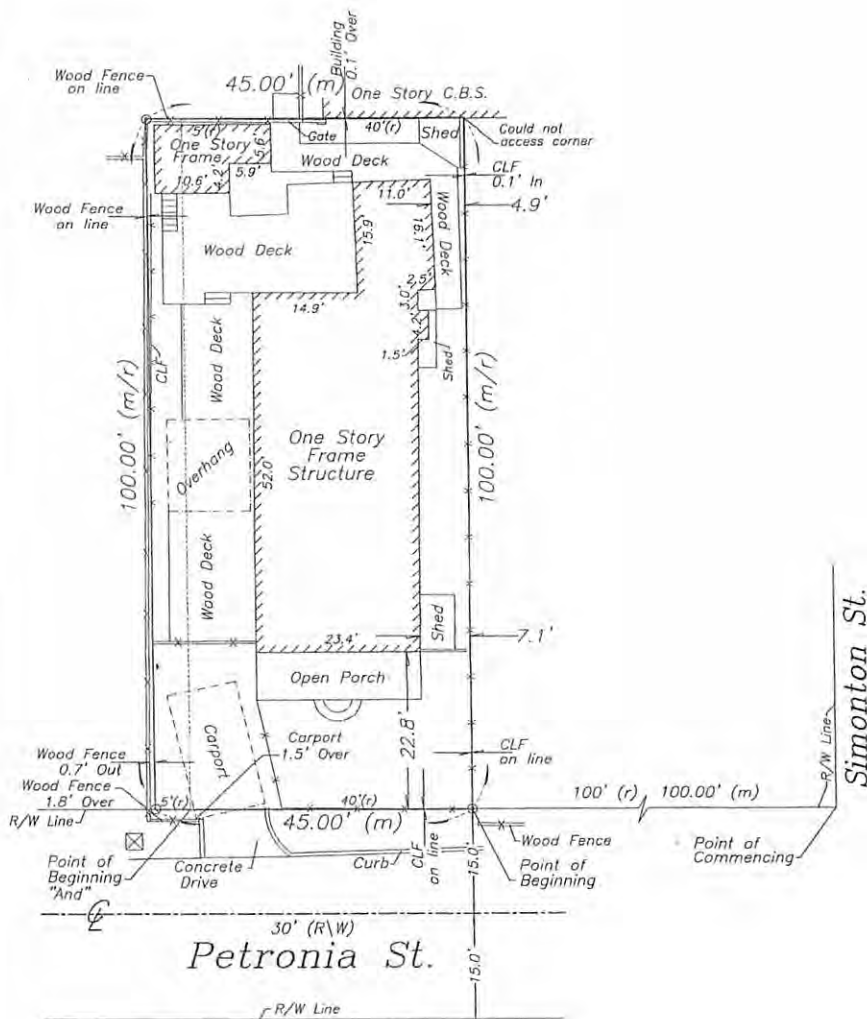


**NEIGHBOR TO WEST**

# SURVEY



# Boundary Survey Map of part of Lot 3, Square 2, Tract 4, Island of Key West, FL



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 533 Petronia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: August 7, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. All brick, decking & concrete is not shown.

**BOUNDARY SURVEY OF:** In the City of Key West, Florida, and is Part of Lot Number Three (3) of Square Two (2) in Tract Four (4) of Simonton and Wall's Addition to the City of Key West; but being more particularly described as follows: Commencing at a point on Petronia Street, distant One Hundred (100) feet from the corner of Petronia Street and Simonton Street, and running thence along said Petronia Street in a Southwesterly direction Forty (40) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Forty (40) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet back to the Point of Beginning on Petronia Street.

**AND TOGETHER WITH** Commencing at a point on Petronia Street, distant 140 feet from the corner of Petronia and Simonton Streets, and running thence along Petronia Street in a Southwesterly direction Five (5) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Five (5) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet back to the Point of Beginning on Petronia Street.

**BOUNDARY SURVEY FOR:** John L. Lally and Kiera Lally;  
Branch Banking & Trust Company;  
Spottswood, Spottswood & Sterling, PLLC;  
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

August 8, 2018

THIS SURVEY  
IS NOT  
ASSIGNABLE

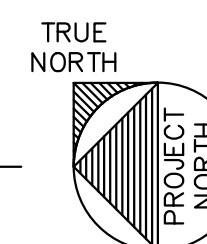
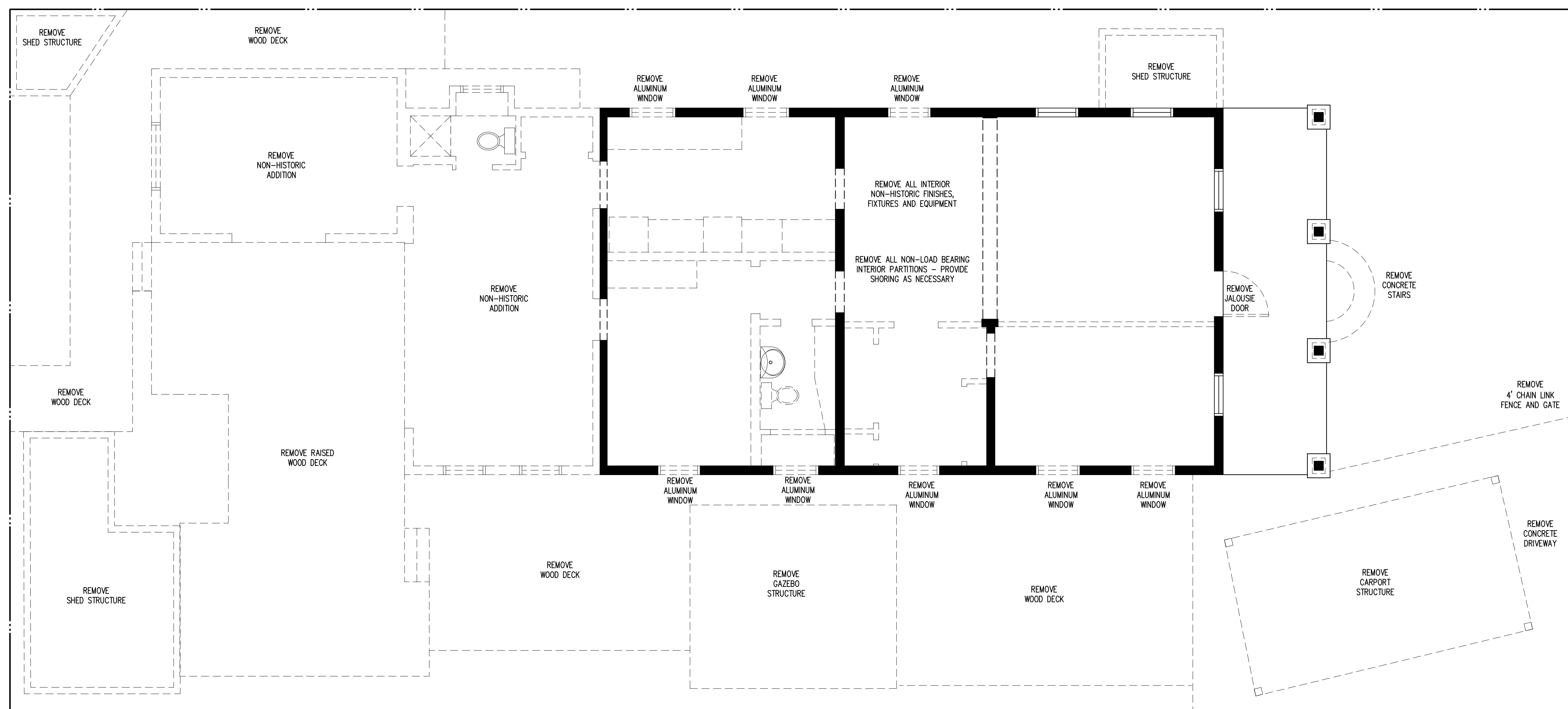
J. LYNN O'FLYNN, Inc.



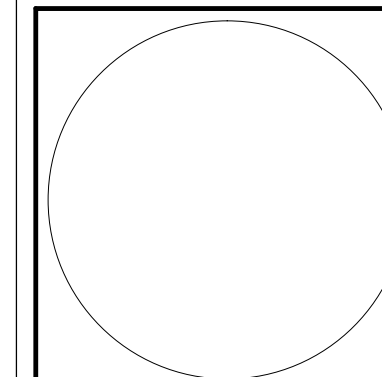
Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

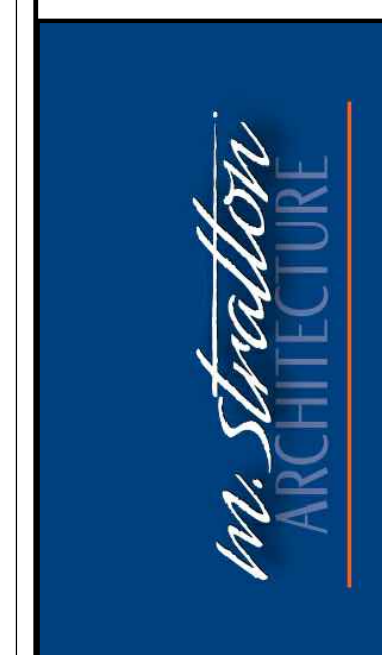
# PROPOSED DESIGN



**RENOVATIONS TO  
533 Petronia Street  
Key West, Florida 33040**



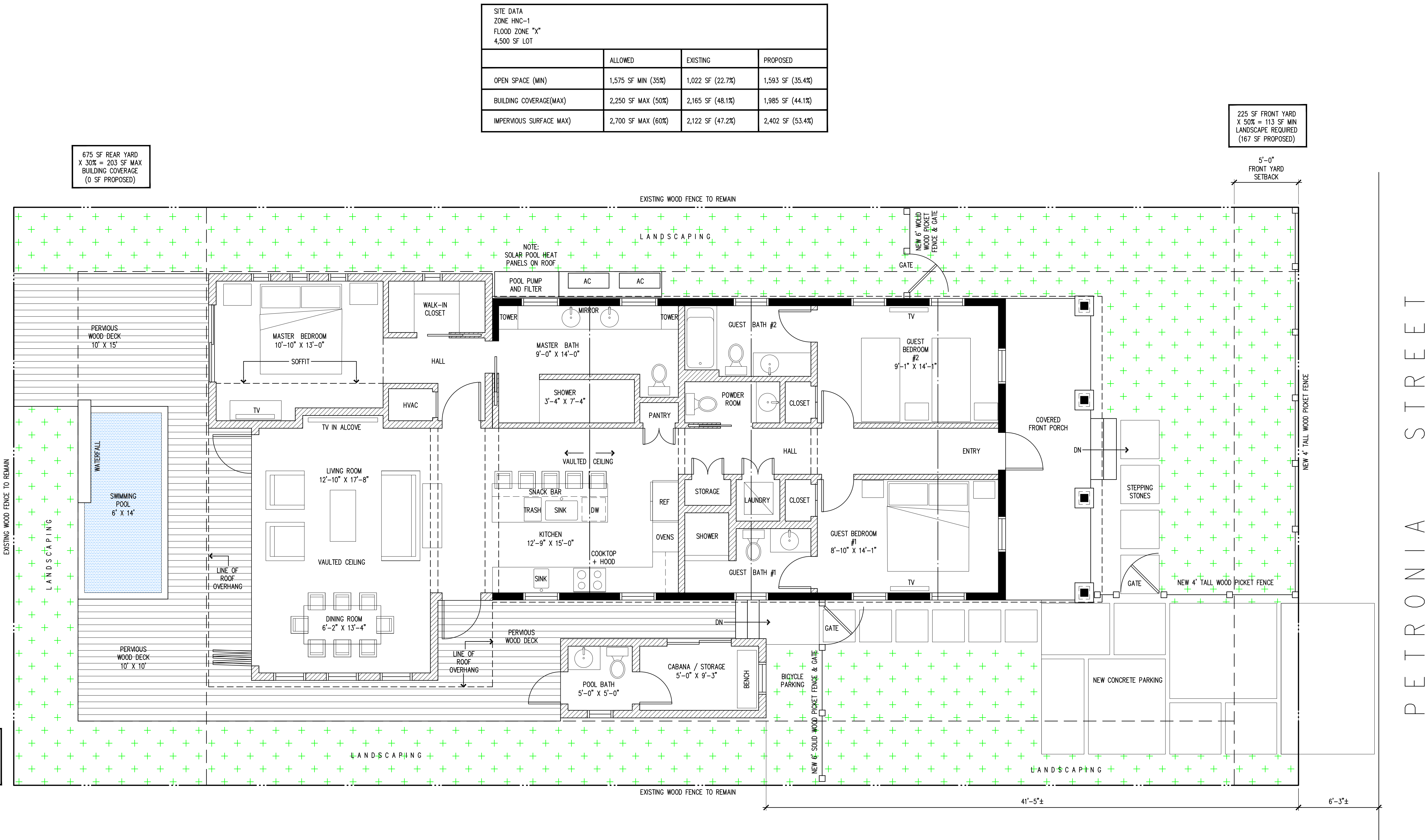
**M. Stratton Architecture**  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



Date	4.26.19
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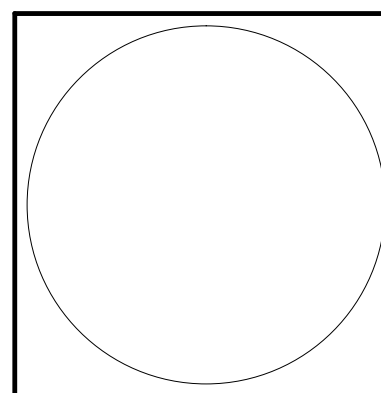
Project #

D-1



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

RENOVATIONS TO  
533 Petronia Street  
Key West, Florida 33040



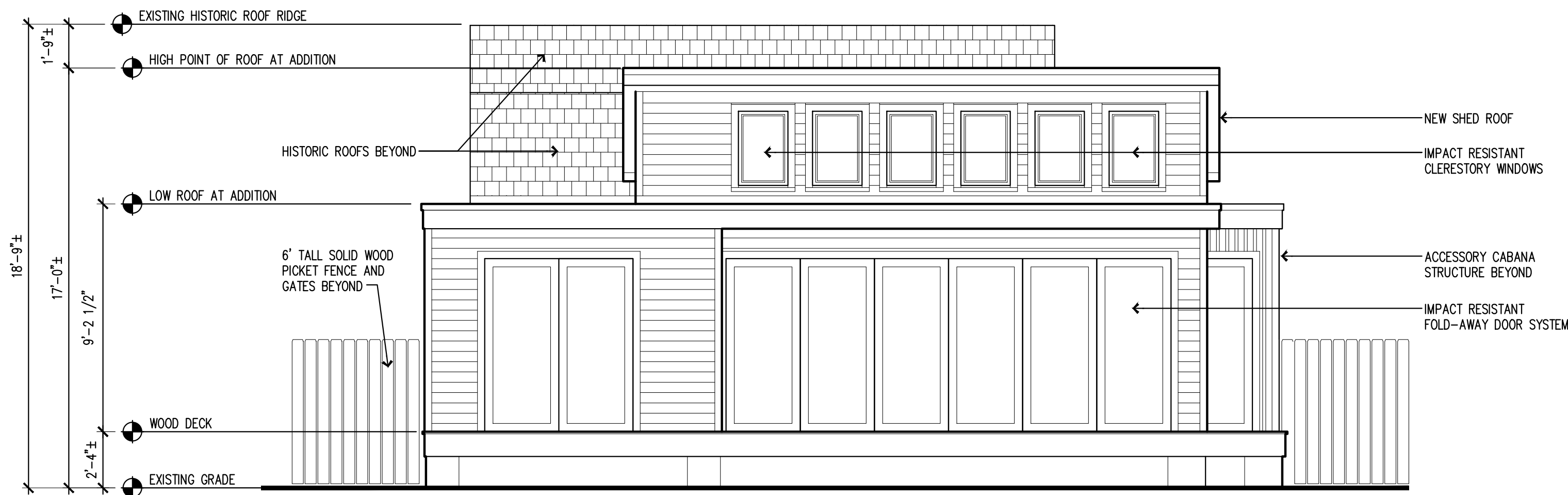
M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



Date 4.26.19  
Project #

A-1

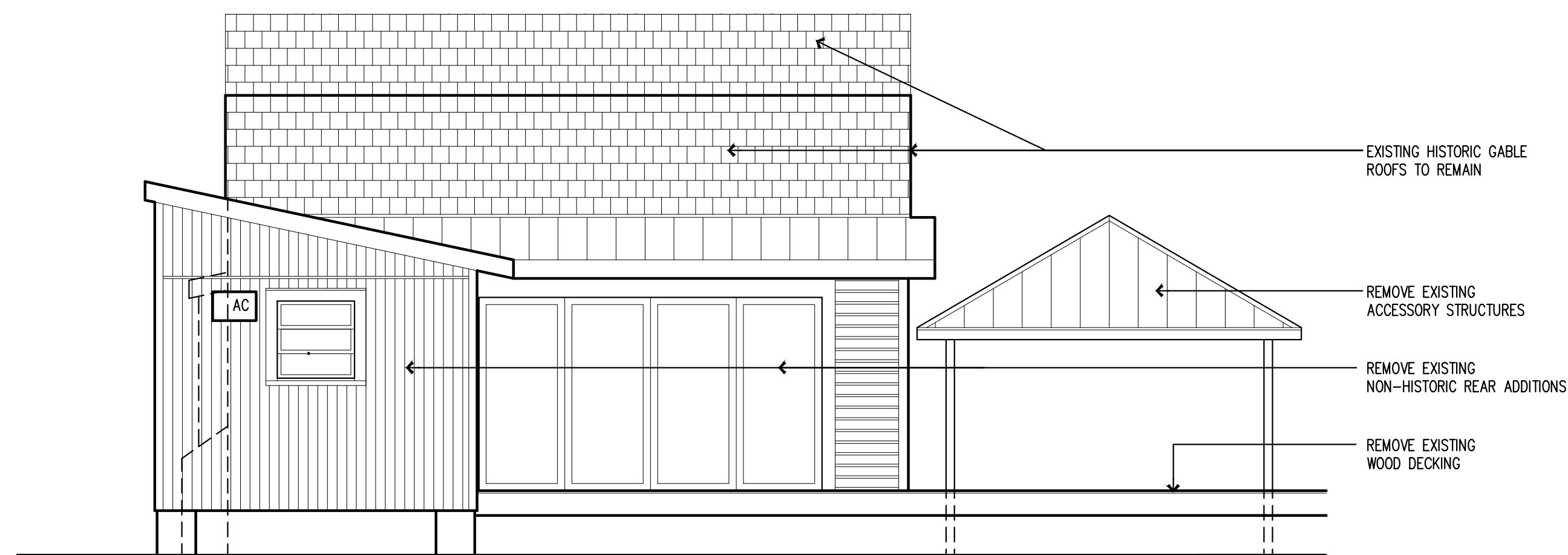




PROPOSED REAR ELEVATION  
1/4"=1'-0"



PROPOSED FRONT ELEVATION  
1/4"=1'-0"



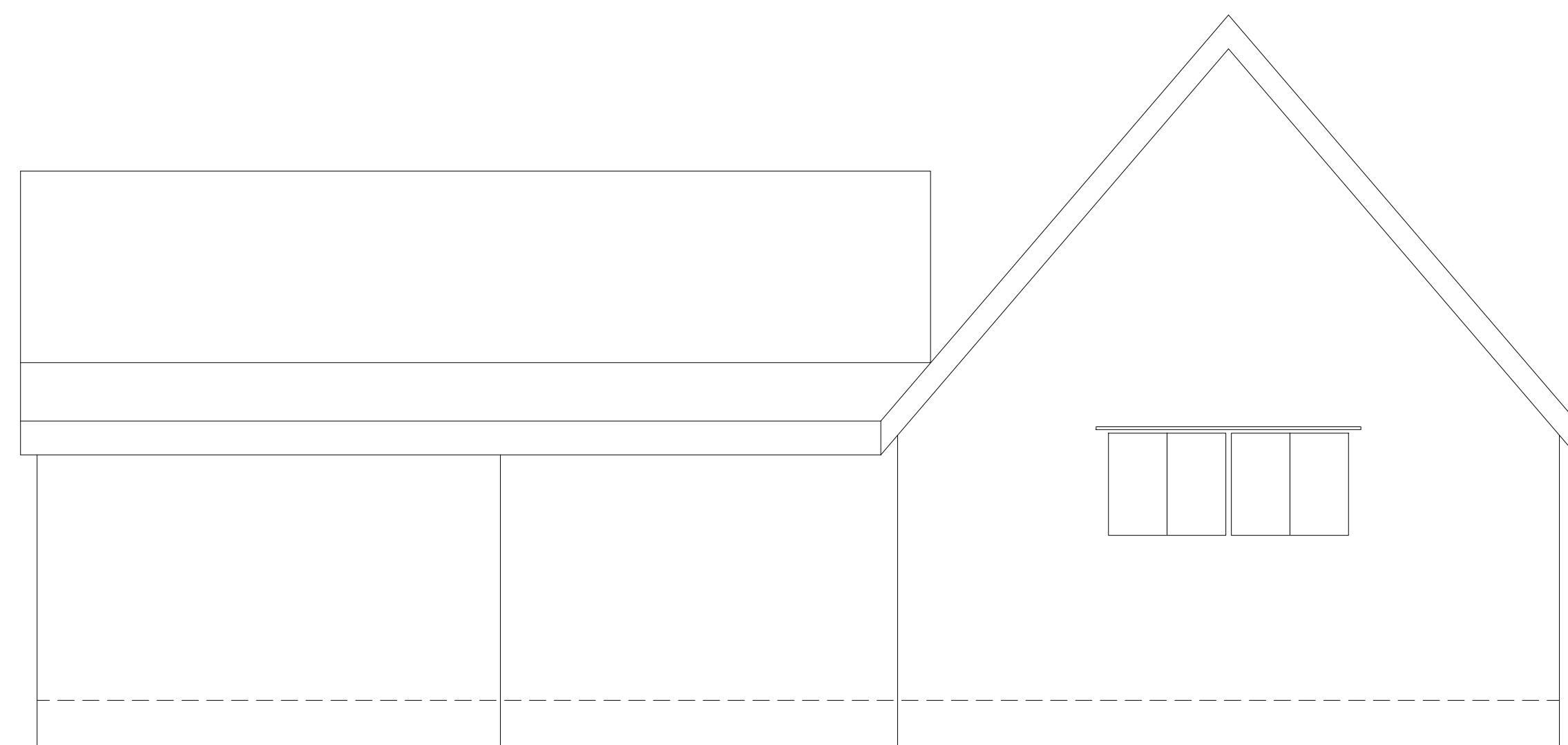
EXISTING REAR ELEVATION  
1/4"=1'-0"



EXISTING FRONT ELEVATION  
1/4"=1'-0"

EXISTING

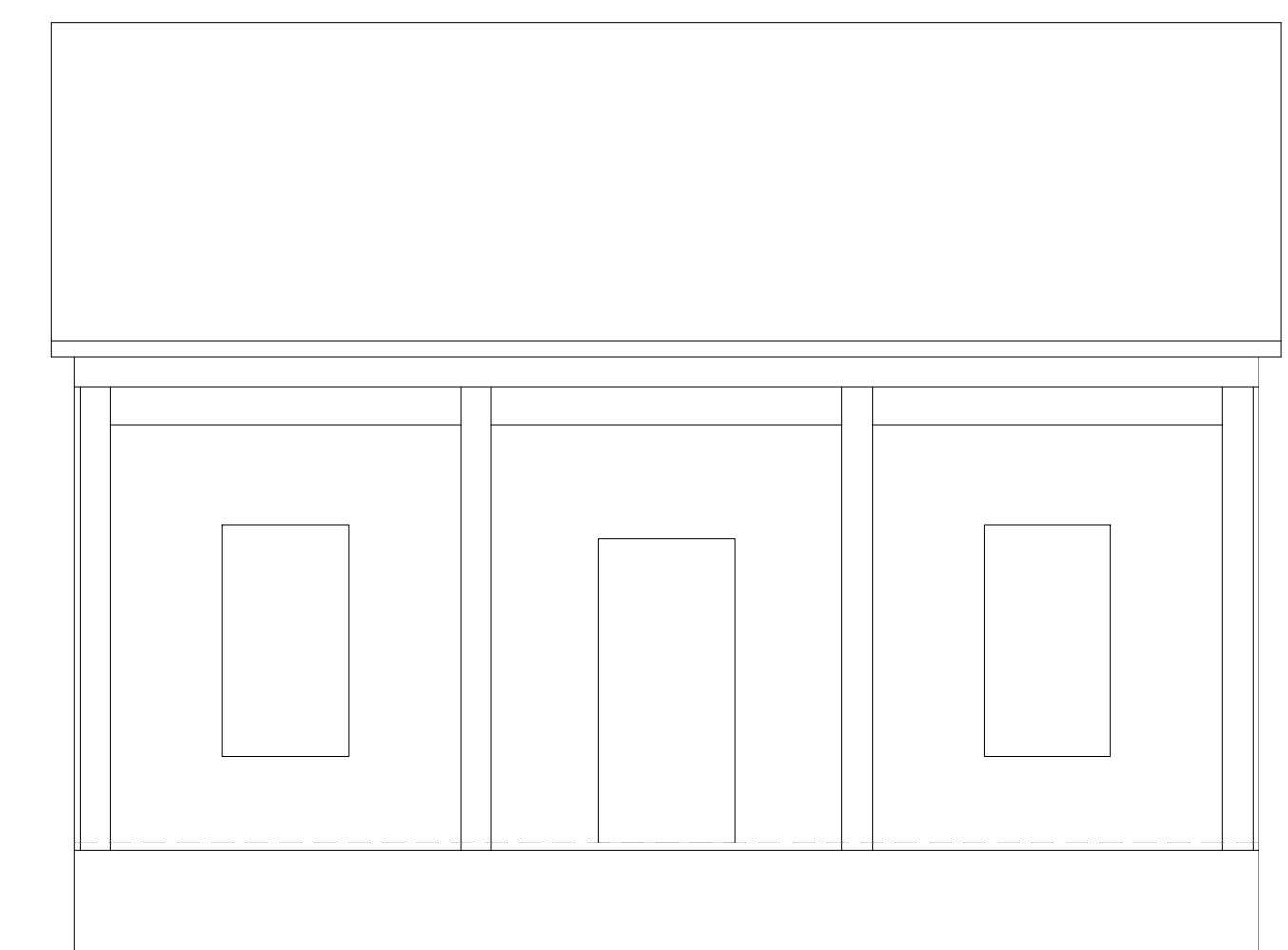
EXISTING



525 PETRONIA



533 PETRONIA



535 PETRONIA

RENOVATIONS TO  
**533 Petronia Street**  
Key West, Florida 33040

M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com

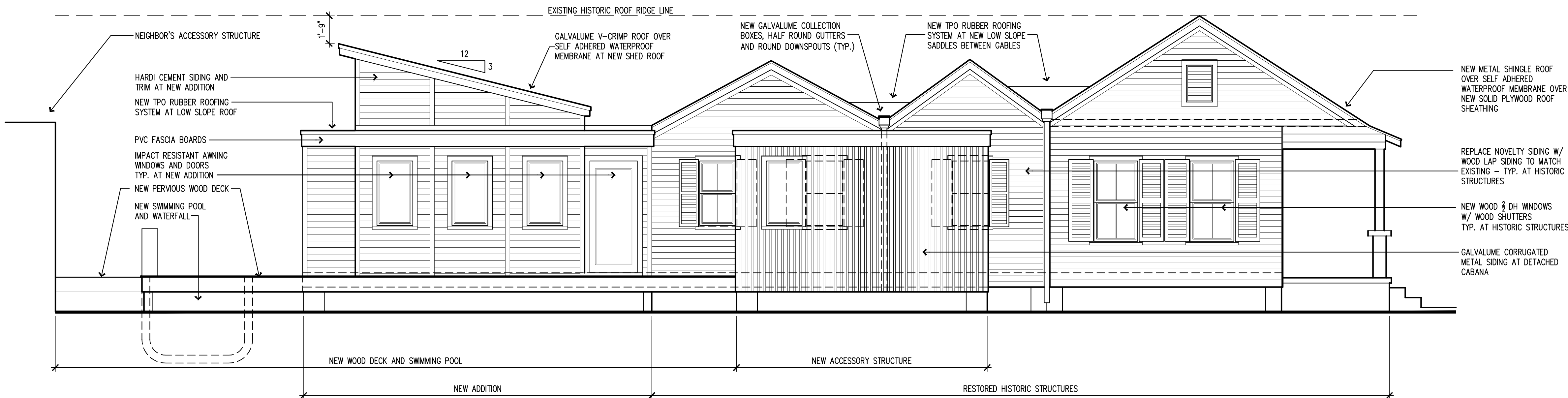
*M. Stratton*  
ARCHITECTURE

Date 4.26.19

Project #

A-2





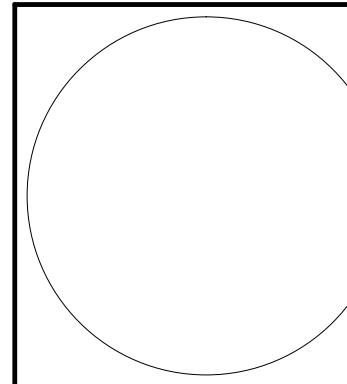
PROPOSED SIDE ELEVATION  
1/4"=1'-0"



EXISTING SIDE ELEVATION  
1/4"=1'-0"

EXISTING

RENOVATIONS TO  
**533 Petronia Street**  
Key West, Florida 33040



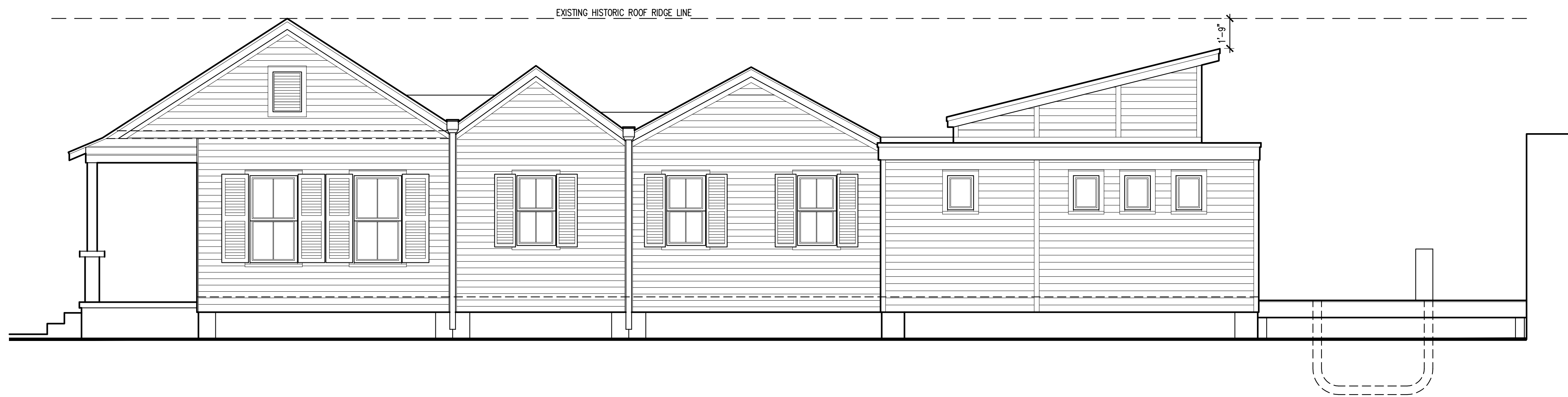
M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



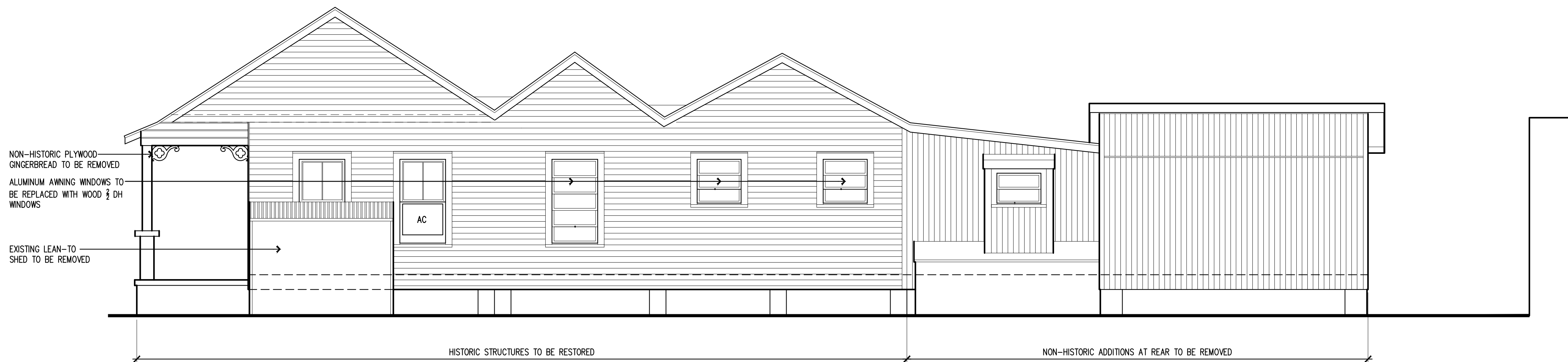
Date 4.26.19

Project #

A-3



PROPOSED SIDE ELEVATION  
1/4"=1'-0"



EXISTING SIDE ELEVATION  
1/4"=1'-0"

RENOVATIONS TO  
**533 Petronia Street**  
Key West, Florida 33040

M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com

*m. stratton*  
ARCHITECTURE

Date 4.26.19

Project #

A-4

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., May 28, 2019** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE AND ONE-STORY ADDITION AT REAR. SITE IMPROVEMENTS INCLUDING NEW POOL, ACCESSORY STRUCTURE, DRIVEWAY, PAVING, AND FENCES. DEMOLITION OF REAR NON-HISTORIC ADDITION, CARPORT, GAZEBO, AND SHEDS**

**#533 PETRONIA STREET**

**Applicant – Matthew Stratton, Architect    Application #H2019-0015**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# 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** 00015890-000000  
**Account#** 1016276  
**Property ID** 1016276  
**Millage Group** 10KW  
**Location** 533 PETRONIA St, KEY WEST  
**Address**  
**Legal** KW PT LOT 3 SQR 2 TR 4 OR323-314/15 OR756-51 OR756-52 OR1054-362/63TR  
**Description** OR1054-365 OR2562-1219/21 OR2571-1931/33C OR2929-973ORD OR2951-0875  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6108  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

TEVES ERIC CHRISTIAN  
533 Petronia St  
Key West FL 33040

BURAU MICHAEL SCOTT  
533 Petronia St  
Key West FL 33040

### Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$109,489	\$111,200	\$96,955	\$100,483
+ Market Misc Value	\$2,911	\$2,992	\$3,154	\$2,813
+ Market Land Value	\$665,453	\$665,453	\$589,210	\$474,096
= Just Market Value	\$777,853	\$779,645	\$689,319	\$577,392
= Total Assessed Value	\$430,669	\$421,811	\$413,136	\$410,264
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$405,669	\$396,811	\$388,136	\$385,264

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,496.00	Square Foot	0	0

### Buildings

<b>Building ID</b>	1169	<b>Exterior Walls</b>	WD FRAME
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1923
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1979
<b>Gross Sq Ft</b>	1736	<b>Foundation</b>	WD CONC PADS
<b>Finished Sq Ft</b>	1424	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	1 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	SFT/HD WD
<b>Perimeter</b>	148	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	3
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Depreciation %</b>	39	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	400
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,424	1,424	208
OPF	OP PRCH FIN LL	312	0	110
<b>TOTAL</b>		<b>1,736</b>	<b>1,424</b>	<b>318</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	492 SF	1
CONC PATIO	1969	1970	1	50 SF	2
FENCES	1992	1993	1	186 SF	2
CARPORT	1992	1993	1	200 SF	4
WOOD DECK	1998	1999	1	489 SF	2



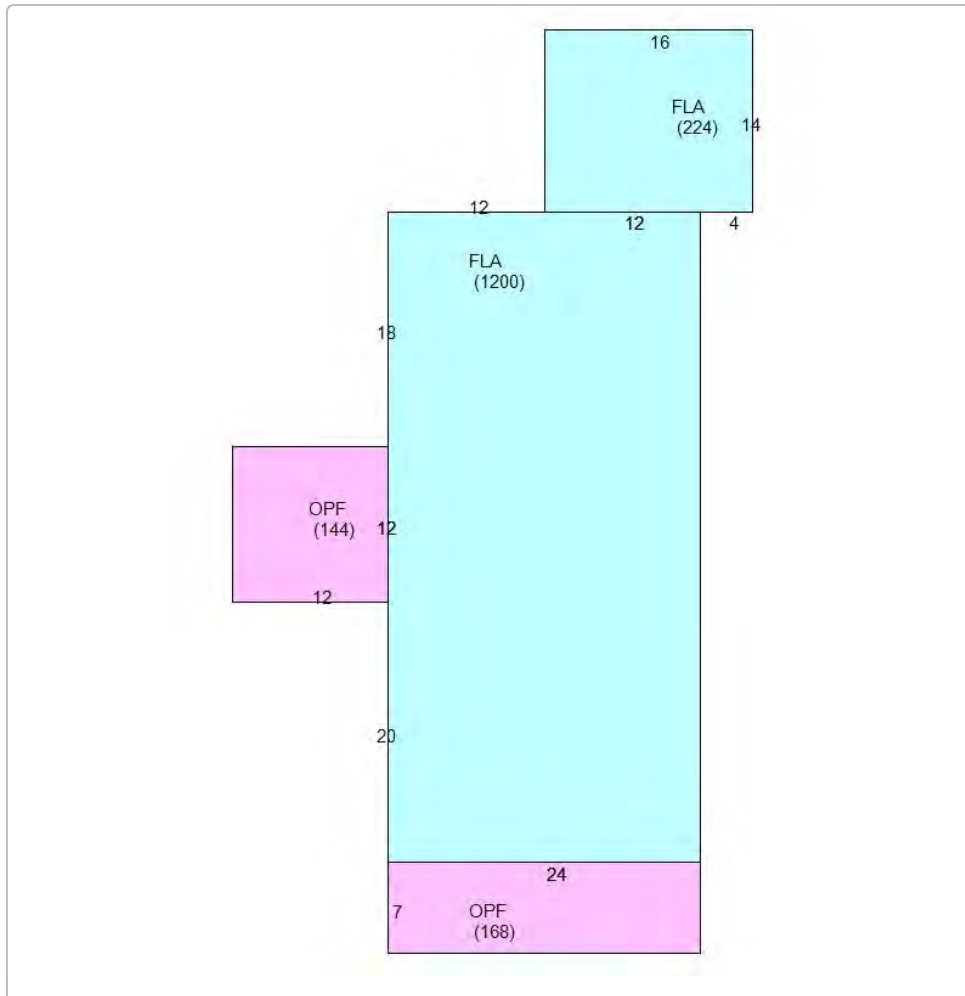
## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/27/2019	\$700,000	Warranty Deed	2208944	2951	0875	01 - Qualified	Improved
4/8/2018	\$0	Order (to be used for Order Det. Heirs, Probate in	2188645	2929	973	88 - Unqualified	Improved
5/21/2012	\$0	Quit Claim Deed		2571	1931	11 - Unqualified	Improved
3/29/2012	\$100	Warranty Deed		2562	1219	11 - Unqualified	Improved
3/1/1978	\$43,000	Conversion Code		756	52	Q - Qualified	Improved

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



## Photos



## Trim Notice

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

Last Data Upload: 5/15/2019 5:29:38 AM



Version 2.2.18