



## Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: January 26, 2021

Applicant: A2O Architecture

Address: #1423 Petronia Street

### Description of Work:

Removal of non-historic side porch and rear awning.

### Site Facts:

The site under review is located at the Northwest corner of Petronia and Pearl Streets. The main structure on site is listed on our survey as historic and contributing to the district, with a year built circa 1889.

### Ordinances Cited on Review:

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

### Staff Analysis:

The Certificate of Appropriateness under review proposes the removal of an existing non-historic side porch with a canvas awning overhead, as well as a canvas awning structure at the rear of the property. As part of this application, plans are under review for a new one-story side addition in place of the existing side porch, as well as a new solid roof structure to replace the existing canvas awning at the rear.

The historic architectural review commission shall not issue a certificate of appropriateness 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;*

It is staff's opinion that the removal of the existing non-historic structures will not have a negative effect on the character of the surrounding neighborhood.

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

The structures under review for demolition are not historic.

- (3) *Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood;*

The non-historic structures under review are not significant later additions, and the structures have not acquired historic significance that is important to the site or surrounding district.

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

It is staff's opinion that the non-historic structures in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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

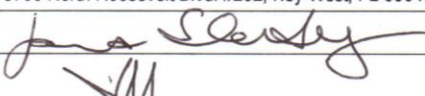


City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

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

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

ADDRESS OF PROPOSED PROJECT:	1423 Petronia Street	
NAME ON DEED:	James Sharkey & Richard Ryan	PHONE NUMBER 917.952.4055, 917.952.4059
OWNER'S MAILING ADDRESS:	1423 Petronia Street, Key West, FL 33040	EMAIL rcrjs@mac.com, j_p_s_52@yahoo.com
APPLICANT NAME:	A2O Architecure, LLC.	PHONE NUMBER 305.360.8644
APPLICANT'S ADDRESS:	3706 North Roosevelt Blvd. #202, Key West, FL 33040	EMAIL a2oarchitecure@gmail.com
APPLICANT'S SIGNATURE:	 DATE 12.28.2020	

### 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 ☒

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Elevation of historic residence, with one-story 70 SF addition structure at side yard, and open porch at rear facade of main structure. Site work includes carport structure, modifications to existing wood decks, and repair and repaint existing and 4' & 6' tall wood picket fences.
<b>MAIN BUILDING:</b> Modifications of side facade, including reestablishing historic window openings, elevation of structure to comply with proposed flood maps, new attached wood pergola at rear, and modified storage shed. Repair and/or replacement of historic wood windows, as necessary. Replace decking material throughout with 1x4 T&G at covered porches, and 1x6 at decks.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b> See appendix



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](mailto:HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b> New one-story 250 SF accessory structure at rear side yard, to comply with carport structure requirements.	
<b>PAVERS:</b> Modification [removal] of paved surfaces to comply with coverage requirements for this zoning district.	<b>FENCES:</b> Repair and repaint existing 4' & 6' wood picket fencing. New internal picket fencing at pool deck to match existing.
<b>DECKS:</b> Modify existing wood decks for compliance with coverages.	<b>PAINTING:</b> Paint siding and trim of existing main, and proposed accessory structures.
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
Existing landscape to remain.	Existing pool to remain; pool deck modifications only.
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>		<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

## HARC Certificate of Appropriateness: Demolition Appendix



**City of Key West**

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

<b>ADDRESS OF PROPOSED PROJECT:</b>	1423 Petronia Street
<b>PROPERTY OWNER'S NAME:</b>	Jim Sharkey & Richard Ryan
<b>APPLICANT NAME:</b>	A2O Architecture, LLC.

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

PROPERTY OWNER'S SIGNATURE	DATE: 12.28.2020 JIM SHARKEY & RICHARD RYAN DATE AND PRINT NAME
----------------------------	---

### DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove non-historic wood frame side porch addition and French doors, with P.T. lattice and awning structure; existing main wall of historic main structure to remain. Remove awning structure at rear facade. Remove siding directly adjacent to porch, to expose historic window openings at first story.

### CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

**Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):**

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

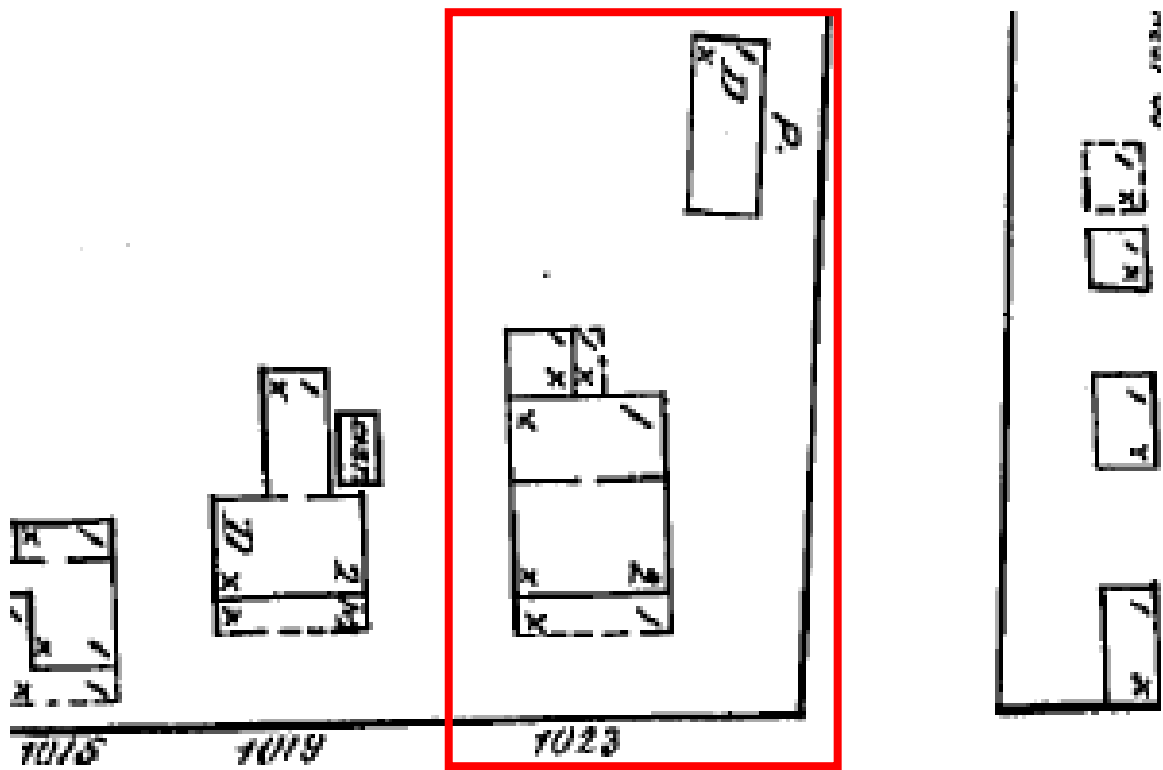


Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

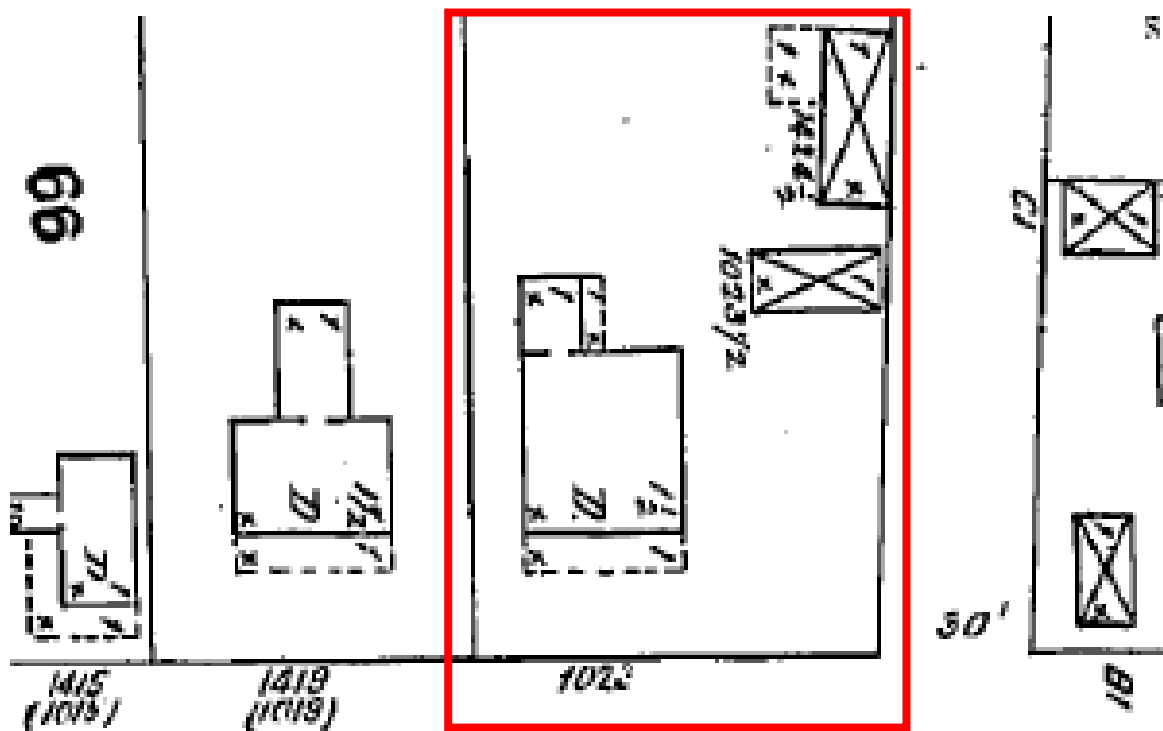
(i) Has not yielded, and is not likely to yield, information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:	
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);	
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.	
The existing porch addition is in the interior side yard, hidden by 6' fencing and heavily landscaped at the street. It is not a significant feature to the neighborhood, nor does it exemplify any architectural character or typology. Rear awning structure obstructs openings at rear facade, and confuses scale of existing structure in that area.	
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.	
The area of proposed demolition is a non-historic side porch addition with improperly located French doors, that holds no distinctive or significant relationship to the historic structure, or neighborhood.	
(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.	
The structure to be removed is primarily an open porch, and is not a significant or defining addition to the property.	
(4) Removing buildings or structures that would otherwise qualify as contributing.	
Side porch addition was constructed on or about 1987, and holds no significant architectural and/or historic value.	

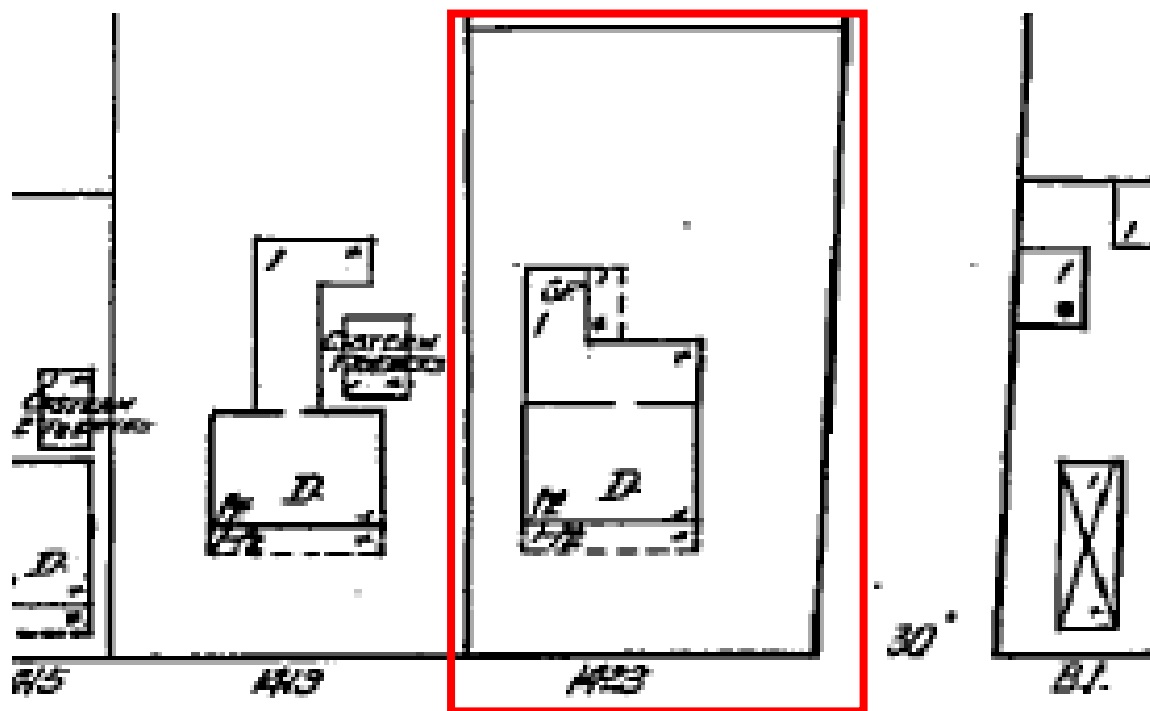
# SANBORN MAPS



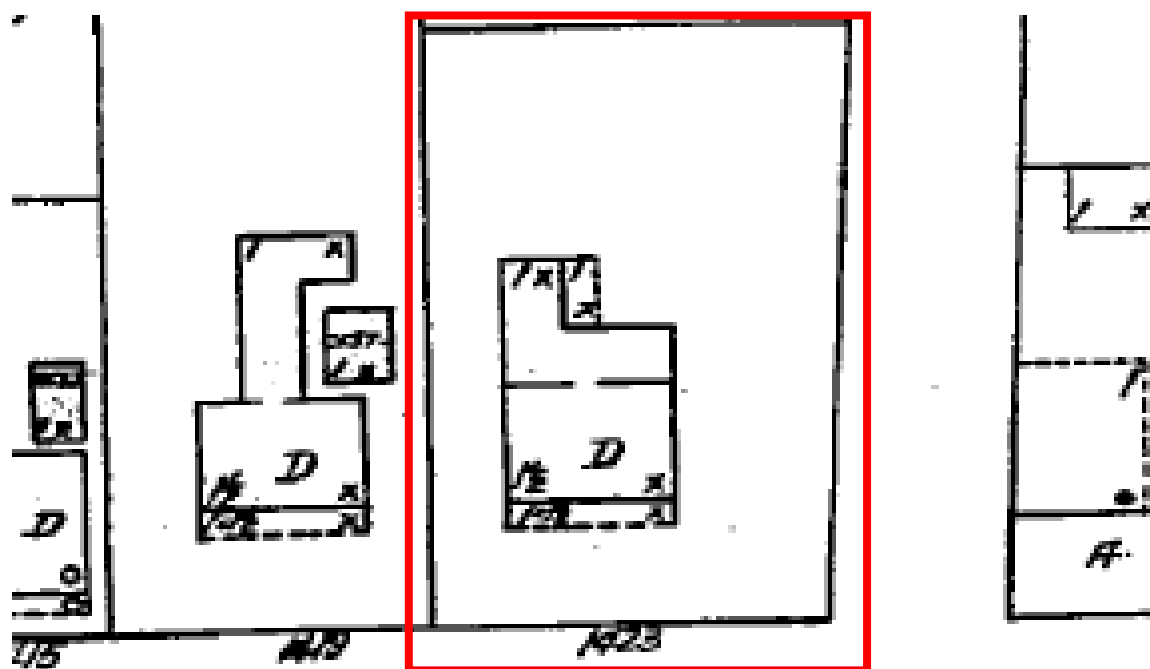
1892 Sanborn with the property at 1423 (1023) Petronia Street indicated in red.



1899 Sanborn with the property at 1423 (1023) Petronia Street indicated in red.

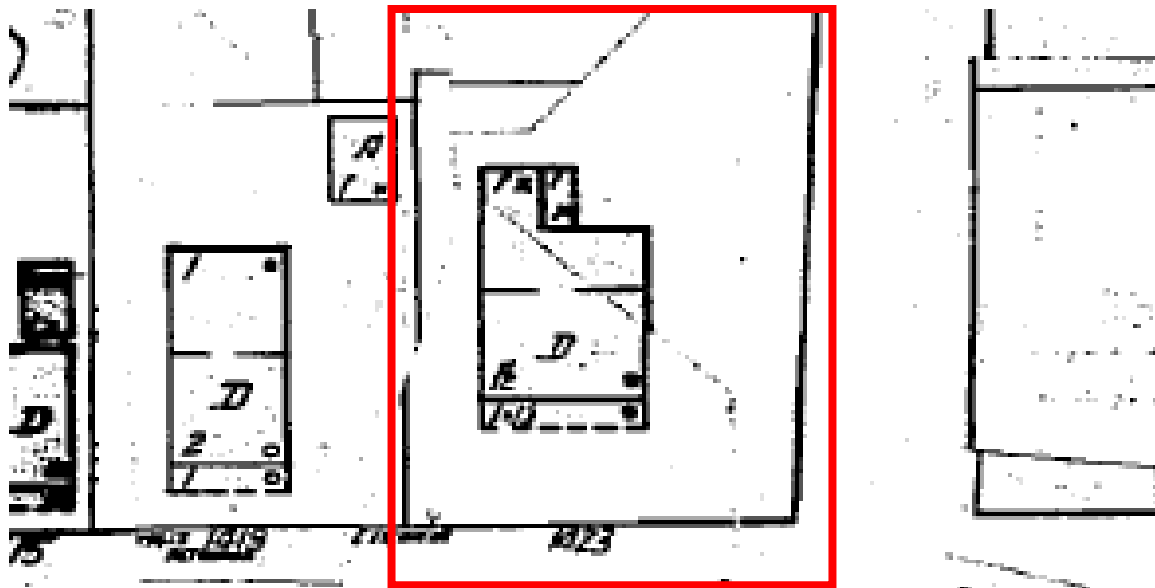


1912 Sanborn with the property at 1423 Petronia Street indicated in red.

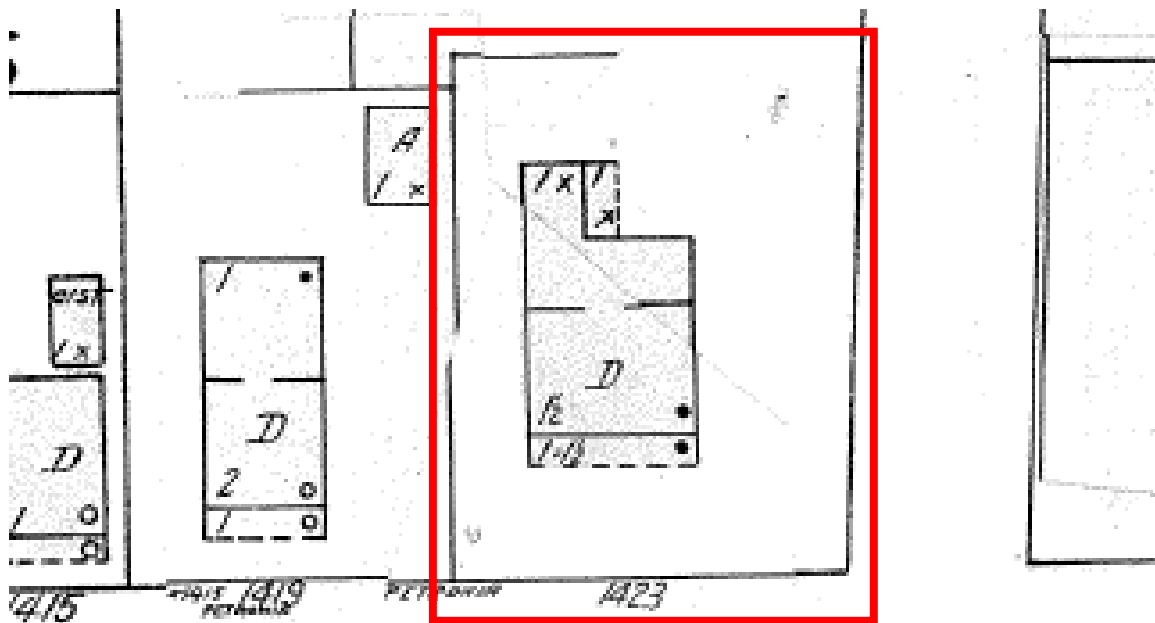


1926 Sanborn with the property at 1423 Petronia indicated in red.





1948 Sanborn with the property at 1423 Petronia Street indicated in red.



1962 Sanborn with the property at 1423 Petronia Street indicated in red.

# PROJECT PHOTOS



Historic photo of 1423 Petronia Street from 1965.



1423 PETRONIA ST.: [South Façade, as viewed from Petronia Street].



1423 PETRONIA ST.: [From the Corner of Petronia and Pearl St]





1423 PETRONIA ST.: [From Pearl St.]



1423 PETRONIA ST.: [From Pearl St.]





1415 PETRONIA ST.: [South Façade, as viewed from Petronia Street].



1419 PETRONIA ST.: [South Façade, as viewed from Petronia Street].





1419 PETRONIA ST.: [South Façade, as viewed from Petronia Street].



720 EISENHOWER ST.: [South Façade, as viewed from Petronia Street].





1424 PETRONIA ST.: [North Façade, as viewed from Petronia Street].



1424 PETRONIA ST.: [East Façade, as viewed from Pearl Street].





1424 NEWTON ST.: [East Façade, as viewed from Pearl Street].



1424 NEWTON ST.: [North Façade, as viewed from Newton Street].





718 EISENHOWER DR.-REAR.: [North Façade, as viewed from Newton Street].  
[Catty corner]



1423 PETRONIA ST.: [Rear at laundry room]





1423 PETRONIA ST.: Rear







Left façade windows.



Right facade non historic window/door placement and side porch





Side porch





1. Attached Double Garage – 718 Newton
2. Detached Garage – 1419 Newton
3. Attached Carport – 1414 Newton
4. Proposed Detached Single Carport – 1423 Petronia
5. Attached Carport - 702 Florida
6. Detached Garage - 1324 Florida
7. Similar to Proposed Open Accessory Structure Across the Street











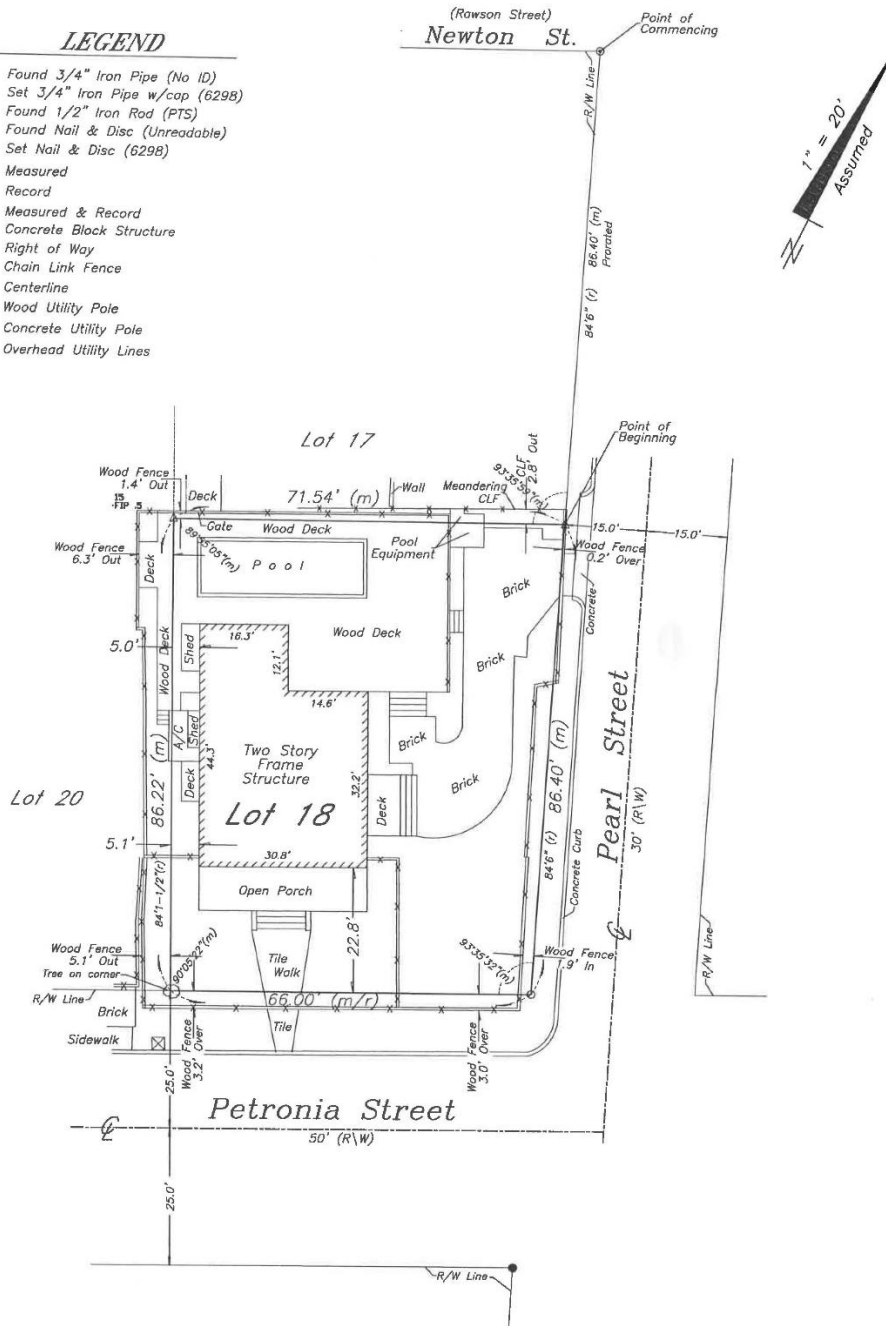


# SURVEY

# Boundary Survey Map of part of Lot 18, Square 1, Tract 7 Benjamin Albury's Subdivision, Island of Key West

## LEGEND

- ⊙ Found 3/4" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (Unreadable)
- △ 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



NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #8208

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

Boundary Survey Report of part of Lot 18, Square 1, Tract 7  
Benjamin Albury's Subdivision, Island of Key West

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: 1423 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: October 11, 2020
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of Tract Seven (7) better known as subdivision of Lot Eighteen (18) of Benjamin Albury's subdivision of part of said Tract Seven (7). Said lot being a part of and in Square One (1) of said subdivision:  
Commencing at a point on Pearl Street distant Eighty-four (84) feet six (6) inches from Newton Street, formerly Rawson Street, and running in a Southeasterly direction along Pearl Street Eighty-four (84) feet six (6) inches; thence in a Southwesterly direction along Petronia Street Sixty-Six (66) feet; thence in a Northwesterly direction Eighty-four (84) feet one and one-half (1-1/2) inches; thence in a Northeasterly direction to point of beginning on Pearl Street.

BOUNDARY SURVEY FOR: James Sharkey and Richard C. Ryan;  
1st Constitution Bank;  
Oropeza Stones Cardenas, PLLC;  
Old Republic 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

THIS SURVEY  
IS NOT  
ASSIGNABLE

October 14, 2020

Sheet Two of Two Sheets

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



# 1423 PETRONIA STREET

KEY WEST, FL 33040

# RESIDENTIAL RENOVATION

PARCEL 00023490-000000

# HARC DRAWINGS

## SCOPE OF WORK

ONE STORY SIDE ADDITION TO NON-HISTORIC PORTION, AND REAR FACADE MODIFICATIONS, OF MAIN STRUCTURE. SITE WORK INCLUDES DECK MODIFICATIONS AND ACCESSORY STRUCTURE TO REAR YARD.

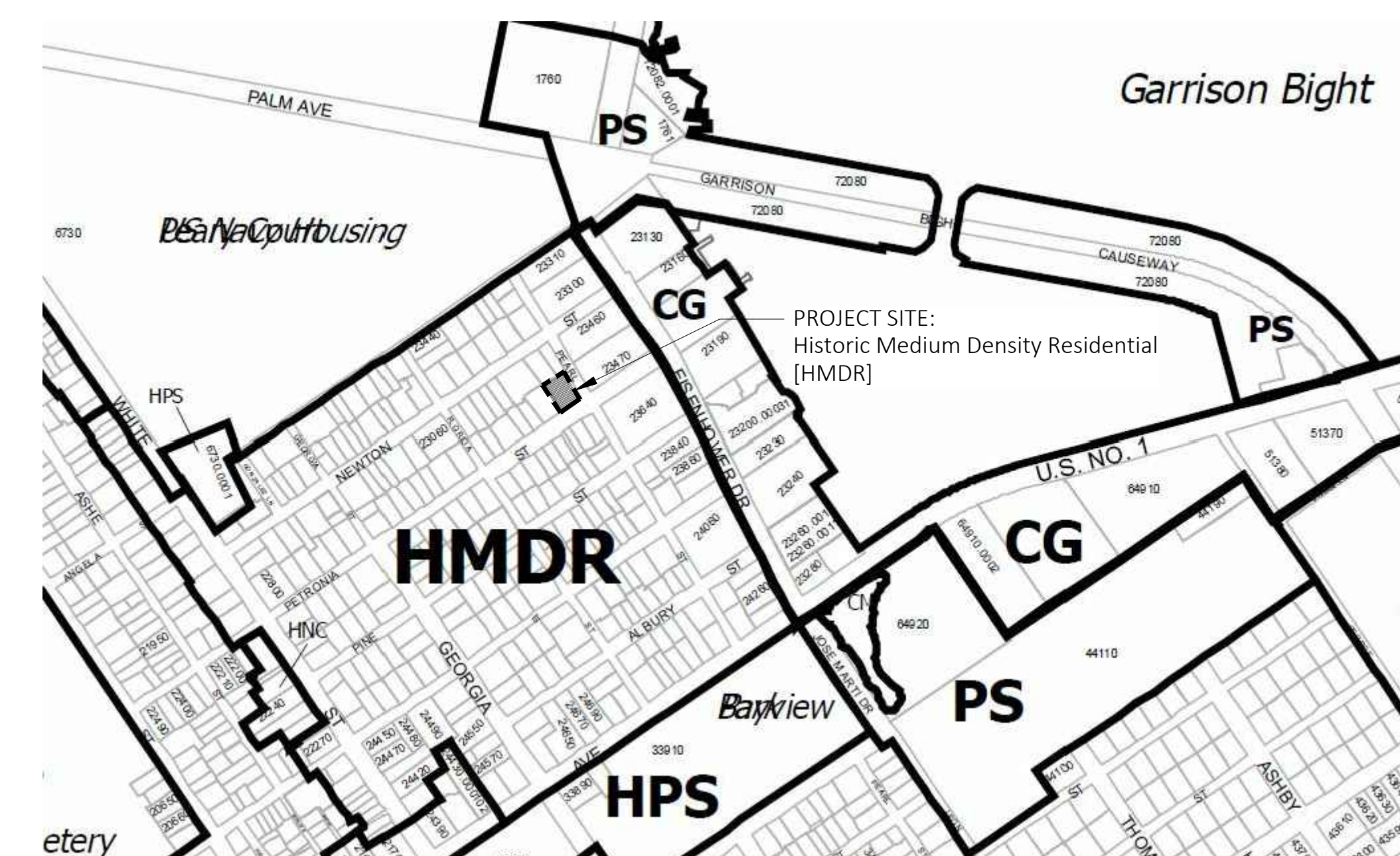
## DRAWING INDEX

G1.0	COVER, SCOPE OF WORK, & SURVEY
A1.1	SITE PLANS & SITE DATA TABLE
A1.2	NEIGHBORHOOD MASSING - EXISTING & PROPOSED
A2.1	EXISTING & PROPOSED FLOOR PLANS
A3.0	EXTERIOR ELEVATIONS - SOUTH - PETRONIA ST. - CONTEXT
A3.1	EXTERIOR ELEVATIONS - EAST - PEARL ST. - CONTEXT
A3.2	EXTERIOR ELEVATIONS - SOUTH - PETRONIA ST.
A3.3	EXTERIOR ELEVATIONS - EAST - PEARL ST.
A3.4	EXTERIOR ELEVATIONS - NORTH - REAR
A3.5	EXTERIOR ELEVATIONS - WEST - SIDE

## CODE INFORMATION

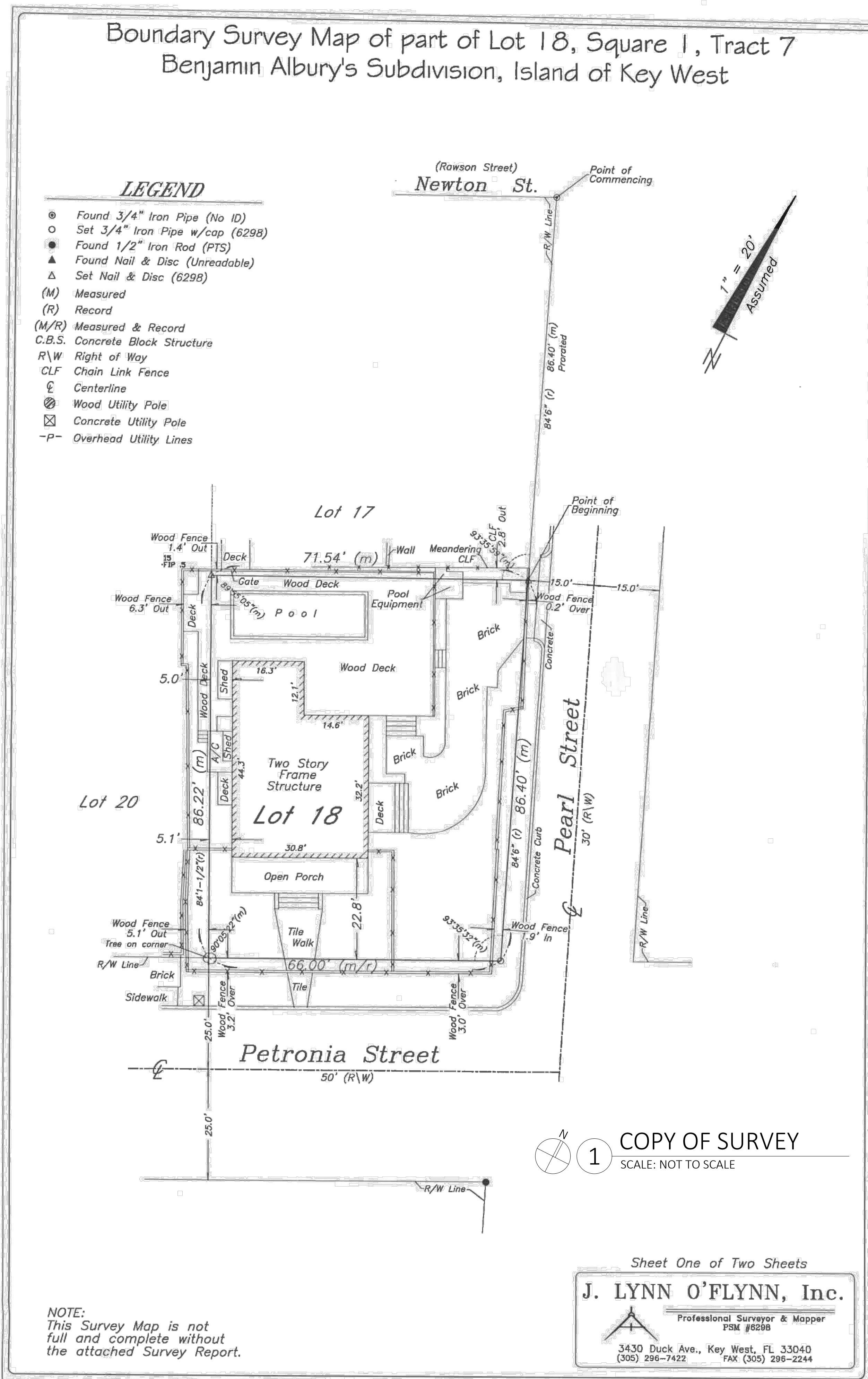
APPLICABLE CODES  
2017 FLORIDA BUILDING CODES - SIXTH EDITION

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS  
FLOOD ZONE: AE EL 6 [FUTURE: AE EL 9]



## ZONING MAP

SCALE: NOT TO SCALE



A<sub>2</sub>O  
ARCHITECTURE

# RESIDENTIAL RENOVATION

2020.12.28 HARC SUBMISSION

2020.12.28 HARC SUB

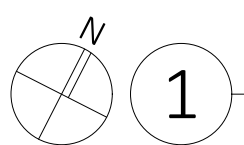
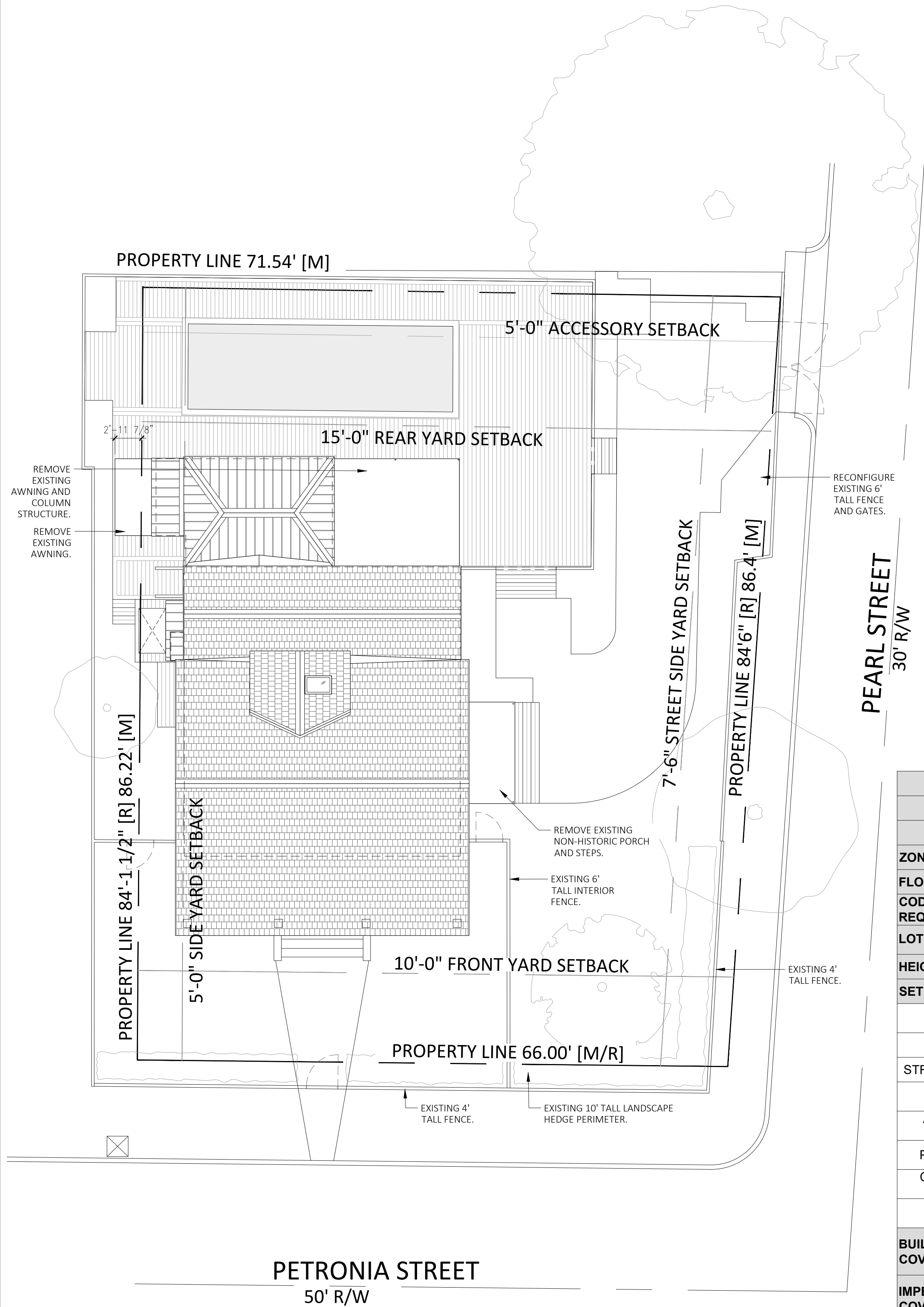
COVER, COPY OF  
SURVEY, & SCOPE  
OF WORK

COVER, CO

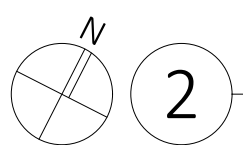
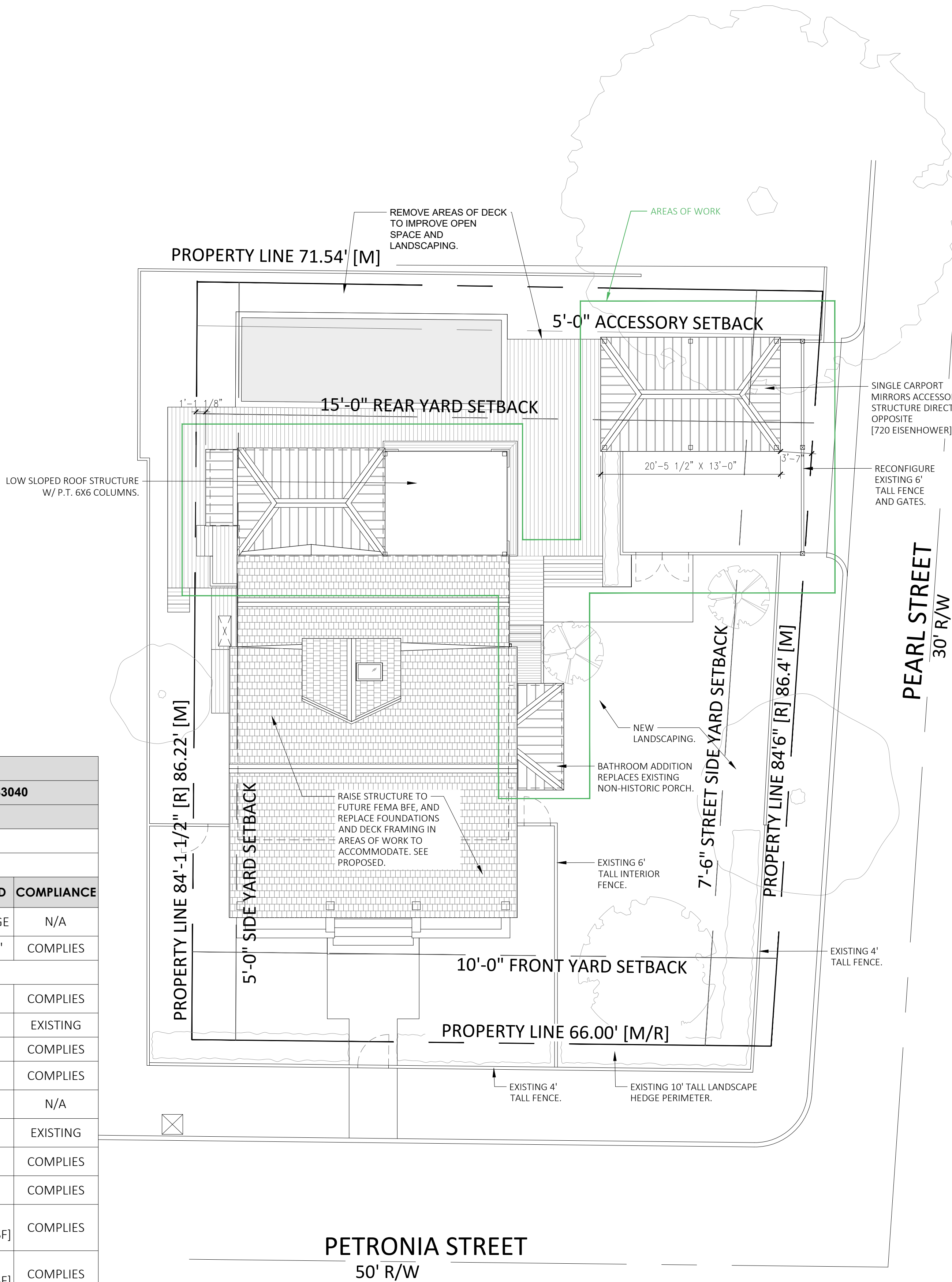
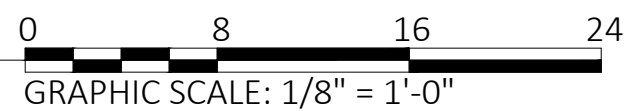
G1.0

DEC. 28, 2020  
© 2020 BY A2O ARCHITECTURE, LLC

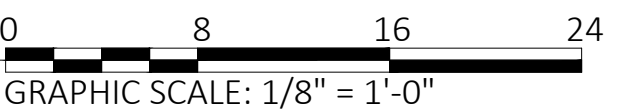




1 EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"



2 PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"



PROJECT SITE DATA				
1423 PETRONIA STREET, KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00023490-000000				
ZONING DISTRICT	HMDR			
FLOOD ZONE	AE EL 6			
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	5,906.25 SF	NO CHANGE	N/A
HEIGHT	30'-0"	25'-6 3/4"	27'-3 3/4"	COMPLIES
SETBACKS				
FRONT YARD	10'-0"	11'-3"	11'-8"	COMPLIES
SIDE YARD 1	5'-0"	1'-1 1/8"	1'-1 1/8"	EXISTING
STREET SIDE YARD 2	7'-6"	25'-5"	25'-7"	COMPLIES
REAR YARD	15'-0"	18'-7"	17'-7"	COMPLIES
ACCESSORY SIDE YARD	5'-0"	N/A	N/A	N/A
POOL REAR YARD	5'-0"	3'-10"	3'-10"	EXISTING
CARPORT STREET SIDE YARD	1'-0"	N/A	3'-7"	COMPLIES
CARPORT REAR YARD	5'-0"	N/A	5'-3 1/2"	COMPLIES
BUILDING COVERAGE	40% MAX [2,362.50 SF]	26.87% [1,587.13SF]	36.54% [2,157.95 SF]	COMPLIES
IMPERVIOUS COVERAGE	60% MAX [3,543.75 SF]	68.51% [4,046.34 SF]	59.95% [3,541.02 SF]	COMPLIES
OPEN SPACE	35% MIN [2,067.19 SF]	31.49% [1,859.91 SF]	40.05% [2,365.23 SF]	COMPLIES
REAR YARD ACCESSORY COVERAGE [AREA: 1,065.01 SF]	30% MIN [319.03 SF]	4.23% MIN [45.05 SF]	34.12% [137.4 SF]	COMPLIES

A<sup>2</sup>O

ARCHITECTURE

P. 305.741.7671  
T. 305.741.7671  
F. 305.741.7671  
P. 305.741.7671  
P. 305.741.7671

ARCHITECT:

CONSULTANTS:

RYAN & SHARKEY RESIDENCE

1423 PETRONIA STREET  
KEY WEST, FLORIDA 33040

PROJECT # 20.42

DEC. 28, 2020

RESIDENTIAL RENOVATION

1423 PETRONIA STREET  
KEY WEST, FLORIDA 33040

PROJECT # 20.42

DEC. 28, 2020

17.1

DEC. 28, 2020

























1 EXISTING SIDE ELEVATION - EAST - PEARL ST.  
SCALE: 1/4"=1'-0"



2 PROPOSED SIDE ELEVATION - EAST - PEARL ST.  
SCALE: 1/4"=1'-0"

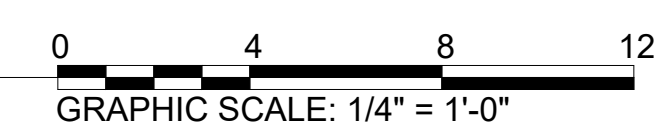
SHEET:  <b>A3.3</b>	TITLE: <b>EXTERIOR ELEVATIONS - EAST - PEARL ST.</b>	SUBMISSIONS: 2020.11.28 HARC SUBMISSION	ARCHITECT:  ALLEN A. GORDON, R.A. LICENSE NO. A007602 EXPIRATION DATE: 03/28/21	PROJECT # 2042 DEC. 28, 2020 © 2020 BY A2O ARCHITECTURE, LLC
	PROJECT # 2042	APPROVALS:	CONSULTANTS:	
	RESIDENTIAL RENOVATION			
	RYAN & SHARKEY RESIDENCE 1423 PETRONIA STREET KEY WEST, FLORIDA 33040			
A2O ARCHITECTURE P. 305.741.7671 F. 305.741.7672 WWW.A2OARCH.COM PROJECT # 2042 KEY WEST, FL 33040				



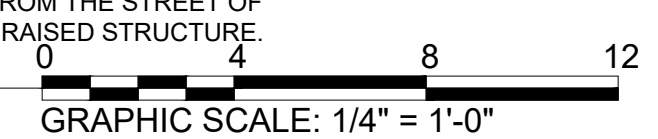




1 EXISTING SIDE ELEVATION - WEST  
SCALE: 1/4"=1'-0"



2 PROPOSED SIDE ELEVATION - WEST  
SCALE: 1/4"=1'-0"



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 26, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

[http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

**RENOVATIONS AND ELEVATION OF A HOUSE. ONE-STORY 70 SQUARE FEET SIDE ADDITION, ENCLOSURE OF SIDE SHED, AND NEW REAR OPEN PORCH. MODIFICATIONS TO EXISTING DECKS AND REPAIRS TO EXISTING FENCES. NEW CARPORT. REMOVAL OF NON-HISTORIC SIDE PORCH AND REAR AWNING.**

**#1423 PETRONIA STREET**

**Applicant – A2O Architecture    Application #H2020-0043**

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 305-809-3811 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** 00023490-000000  
**Account#** 1024295  
**Property ID** 1024295  
**Millage Group** 10KW  
**Location** 1423 PETRONIA ST, KEY WEST  
**Address**  
**Legal** KW BENJ ALBURY'S SUBD DIAGRAM I-389 LOT 18 SQR 1 TR 7 H2-361  
**Description** OR776-509 OR929-1004/08 OR970-493/94 OR1010-1563 OR3053-1461  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 6284  
**Property** SINGLE FAMILY RESID (0100)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

SHARKEY JAMES  
 1423 Petronia St  
 Key West FL 33040

RYAN RICHARD C  
 1423 Petronia St  
 Key West FL 33040

### Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$228,836	\$152,301	\$152,301	\$154,541
+ Market Misc Value	\$25,505	\$25,505	\$25,505	\$25,505
+ Market Land Value	\$635,319	\$768,040	\$739,755	\$622,265
= Just Market Value	\$889,660	\$945,846	\$917,561	\$802,311
= Total Assessed Value	\$889,660	\$847,615	\$770,559	\$700,509
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$889,660	\$945,846	\$917,561	\$802,311

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	5,802.00	Square Foot	68	84

### Buildings

Building ID	1807	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	Effective Year Built	2000
Gross Sq Ft	2432	Foundation	CONC BLOCK
Finished Sq Ft	2064	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	148	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	28	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,064	2,064	268
OPU	OP PR UNFIN LL	120	0	44
OPF	OP PRCH FIN LL	248	0	78
TOTAL		2,432	2,064	390



**Yard Items**

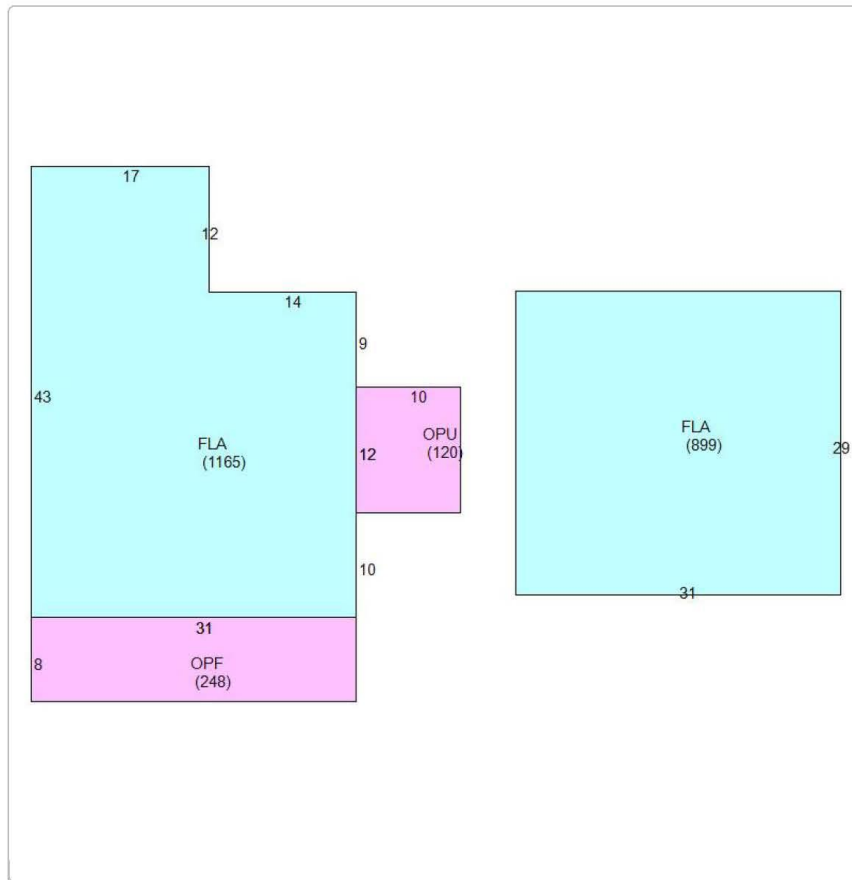
Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	1985	1986	1	1228 SF	2
RES POOL	1985	1986	1	341 SF	3
FENCES	1985	1986	1	332 SF	1
BRICK PATIO	1985	1986	1	783 SF	2
FENCES	1985	1986	1	858 SF	2

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/21/2020	\$1,100,000	Warranty Deed	2288631	3053	1461	01 - Qualified	Improved
4/1/1987	\$255,000	Warranty Deed		1010	1563	Q - Qualified	Improved
3/1/1986	\$110,000	Warranty Deed		970	493	Q - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-2912	7/13/2005	11/16/2005	\$200	Residential	EMERGENCY REPAIR METER 200AMP HURRICANE DENNIS DAMAGE
0003092	9/28/2000	12/29/2000	\$22,225	Residential	ROOF

**View Tax Info**
[View Taxes for this Parcel](#)
**Sketches (click to enlarge)****Photos**



## Map



## TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

## 2020 Notices Only

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

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