



## **Historic Architectural Review Commission Staff Report for Item 11**

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: April 28, 2021

Applicant: Gary Burchfield, Contractor

Application Number: H2021-0016

Address: 1108 Petronia Street

### **Description of Work:**

Demolition of non-historic stairs and clamshell awning.

### **Site Facts:**

The building under review is a contributing structure to the historic district. The two-story frame house was built circa 1926 and unfortunately the front porch on both stories was partially enclosed at some time. Wooden exterior staircase was added on the northeast side of the house around 1983. The property used to have a carport where the exterior stairs are located. In January 21, 2021 the Planning Board approved a resolution for maximum building coverage and side yard setback variances for this proposed project.

### **Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

### **Staff Analysis:**

The Certificate of Appropriateness under review is for the demolition of a non-historic exterior wood stair and removal of an aluminum clamshell awning. New staircase with fixed roof are part of the application. 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 existing non-historic stairs do not add value to the historic character of the house nor to the historic urban fabric.

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

The proposal does not include the demolition of a historic structure.

- (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.*

Current wood staircase and clamshell awning are not historic features therefore do not define the historic character of the building and surroundings.

- (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 staircase will not qualify as a contributing resource to the house or to the historic district in a near future.

In conclusion, staff finds that the requested demolition can be considered by the Commissioners as it complies with current ordinances for demolition under the LDR's. If approved, this will be the only required reading.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>2021-0016</b>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1108 Petronia St	
NAME ON DEED:	Patricia Gray	PHONE NUMBER 772-539-1630
OWNER'S MAILING ADDRESS:	1108 Petronia St	EMAIL mrsgray2@aol.com
	Key West, FL 33040	
APPLICANT NAME:	Gary The Carpenter	PHONE NUMBER 305-292-0261
APPLICANT'S ADDRESS:	800 Simonton St,	EMAIL garythecarpenter@hotmail.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 3/29/2021

**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: Removal of existing wood frame porch and stairs and replacement with new framing new guardrails, fixed roof over the porch
MAIN BUILDING: All work on the right side of the main building. Access to the second floor condo.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

**RECEIVED**  
**MAR 29 2021**  
 BY:

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

ACCESSORY STRUCTURE(S): Not applicable	
PAVERS: Not applicable	FENCES: Not applicable
DECKS: Not applicable	PAINTING: All framing shall be primed and painted
	white color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
NotApplicable	Not applicable
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Not applicable	

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:		
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	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1108 Petronia St, Key West, FL 33040
PROPERTY OWNER'S NAME:	Patricia Gray
APPLICANT NAME:	Gary Burchfield (Gary The Carpenter)

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

*[Handwritten Signature]*  
PATRICIA GRAY

3/29/2021

DATE AND PRINT NAME

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolish existing left side wood frame porch, stairs, railing and awnings.

## 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.

Existing wood frame porch is in poor condition and is not historic.

(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.

Not applicable

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.
Not associated with any 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.
No significant character, interest or value are attached to the proposed demolished elements.
(d) Is not the site of a historic event with significant effect upon society.
Not a site of a historic events.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
No cultural, political, economic, social, or historic heritage of the city is affected by the proposed demolition.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Does not portray the environment in an era of history.
(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.
Not applicable
(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.
Not an unique location or special physical characteristic.

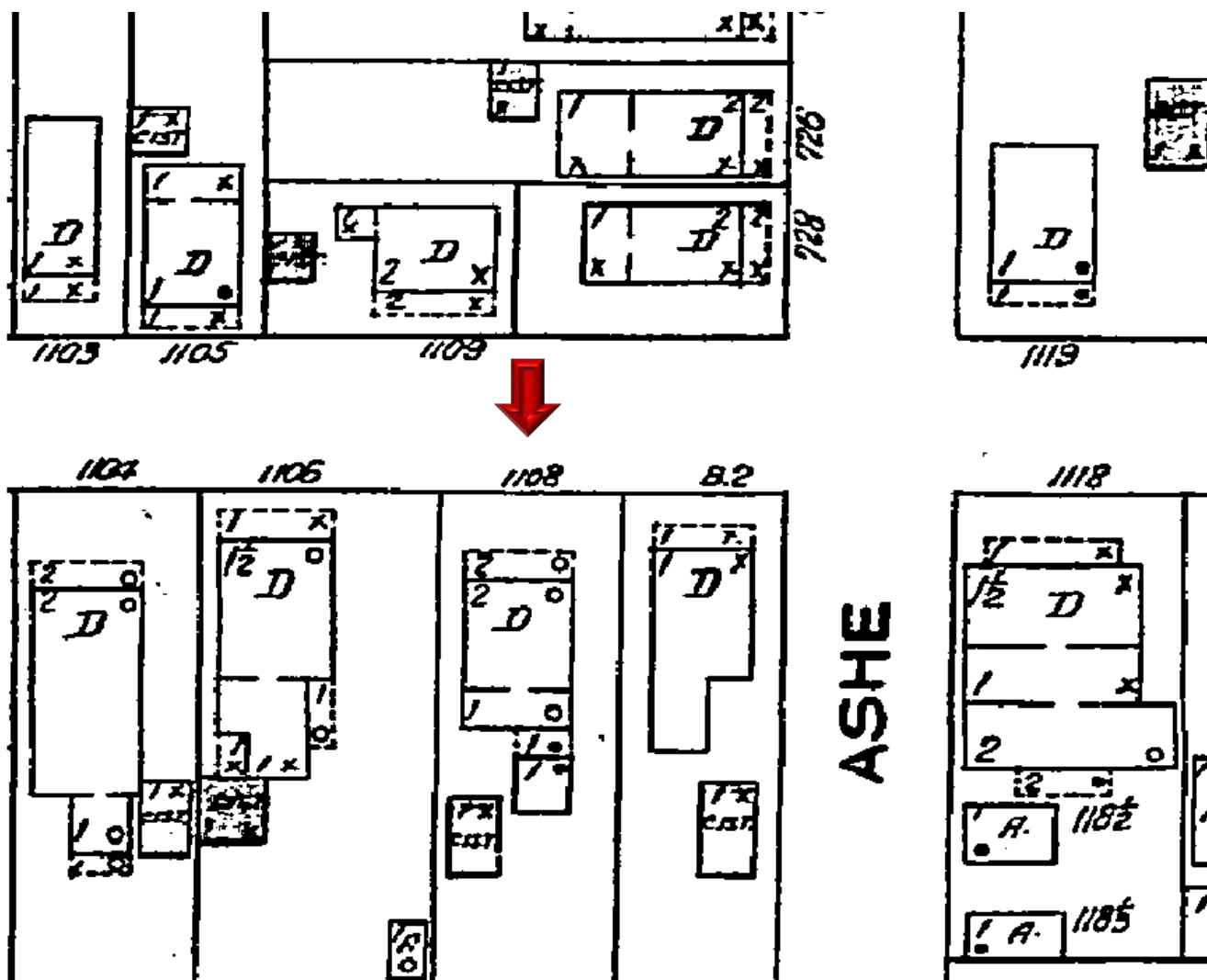
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
No information related to history is associated with the elements proposed for demolition.

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
Replacement with new and improved porch is proposed.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Not applicable
(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.
Not applicable
(4) Removing buildings or structures that would otherwise qualify as contributing.
Not applicable

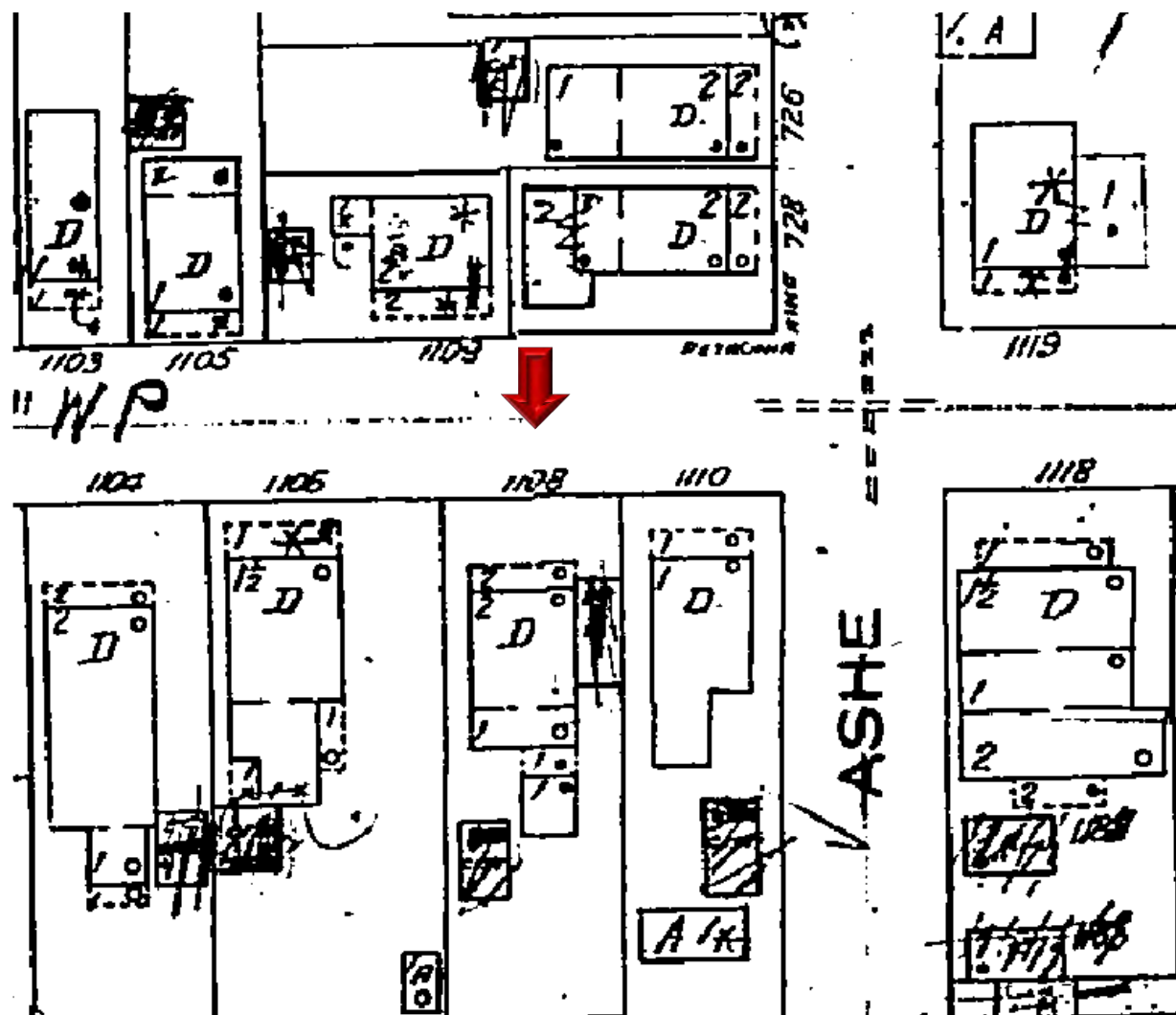


# SANBORN MAPS



1926 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS





**1108 Petronia Street circa 1965. Monroe County Library.**

















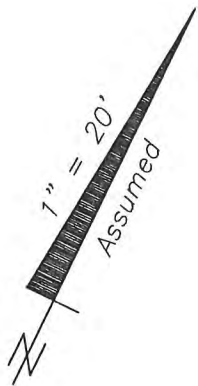






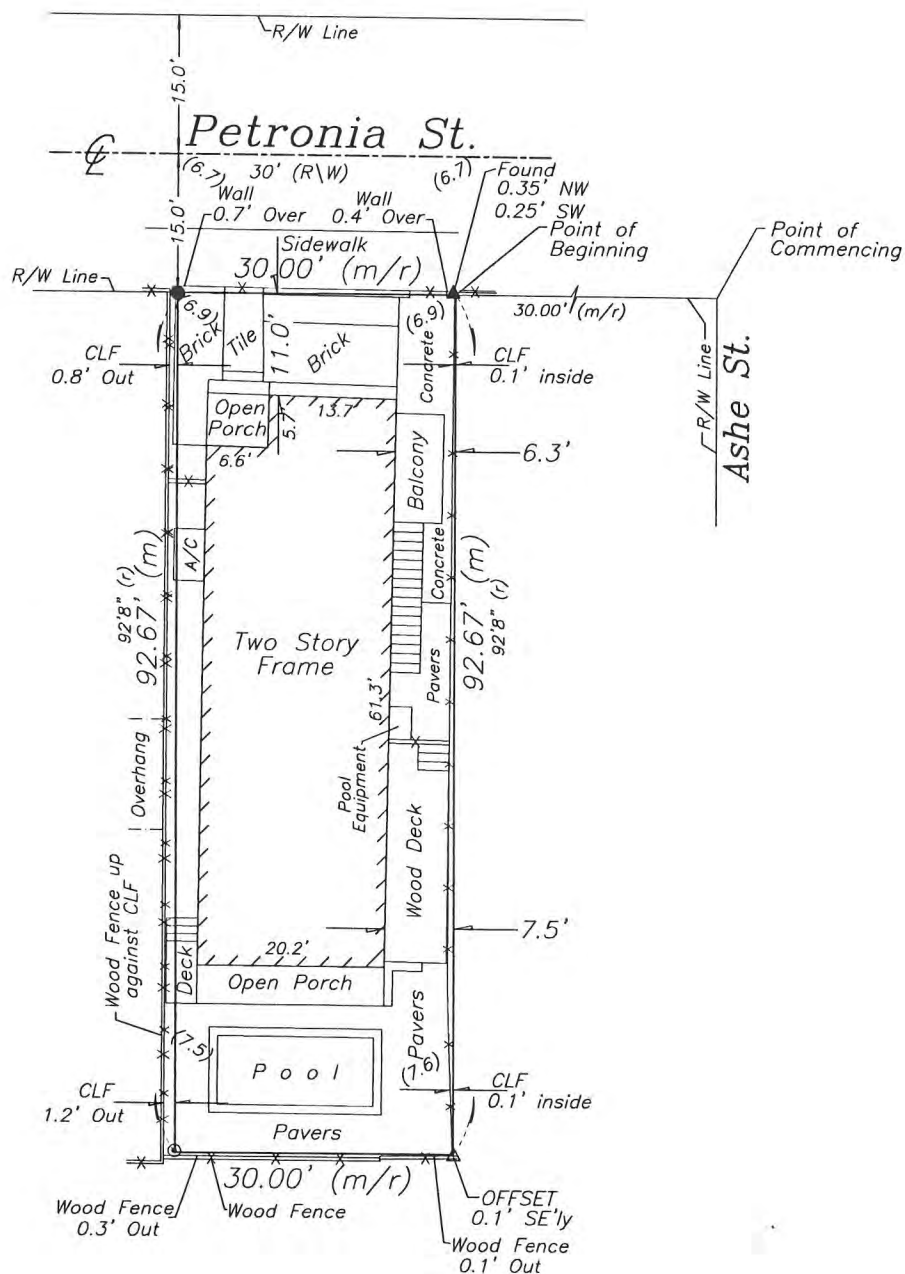
# SURVEY

# Boundary Survey Map of part of Lot 7, Square 4, Tract 6, Island of Key West



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found Concrete Nail (No ID)
- ▲ Found Nail & Disc (PTS)
- △ 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
- (6.5) Spot Elevation (Typical)



## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1108 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: April 15, 2011 and October 12, 2020
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: BASIC

**BOUNDARY SURVEY OF:** On the Island of Key West, known as Part of Lot Seven (7) in Square Number Four (4), or Tract Number Six (6), according to a subdivision of said Tract made by Thomas J. Ashe - commencing at a point Thirty (30) feet from the corner of Petronia and Ashe Streets, and running thence along Petronia Street in a southwesterly direction Thirty (30) feet; thence at right angles in a southeasterly direction and parallel with Ashe Street Ninety-two (92) feet and Eight (8) inches; thence at right angles northeasterly and parallel with Petronia Street Thirty (30) feet; thence at right angles and parallel with Ashe Street northwesterly Ninety-two (92) feet and Eight (8) inches back to the place of beginning.

**BOUNDARY SURVEY FOR:** Robert M. Gray and Patricia L. Gray;

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

April 15, 2011  
Updated 10/13/20 & add elevations

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



# CONSTRUCTION PLANS FOR 1108 PETRONIA ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
1108 PERTRONIA ST,  
KEY WEST, FL 33040

CLIENT:  
GARY THE CARPENTER  
CONSTRUCTION, INC



Digitally signed by  
Serge Mashtakov P.E.  
71480 State of  
Florida  
Date: 2020.06.04  
16:55:03 -04'00'

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND LICENSE HERE.			
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480			
DATE	2020.06.04		
SCALE	FINAL		
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING 3710N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304 3512 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: GARY THE CARPENTER CONSTRUCTION, INC PROJECT: 1108 PETRONIA ST SITE: 1108 PETRONIA ST KEY WEST, FL 33040 TITLE: COVER			
DATE	DATE	DATE	DATE
AS SHOWN	06/04/20	06/04/20	06/04/20
PROJECT NO.	2005-11	DESIGN NO.	G-100
		REVISION	1

# **GENERAL REQUIREMENTS:**

1. PRIOR TO STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE SUPERVISION OF THE CONTRACTOR NOR HIS EMPLOYEES DURING THE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS AND ESTABLISH METHODS OF THE CONSTRUCTION TO MEET REQUIREMENTS OF ALL APPLICABLE CODES, INDUSTRY STANDARDS AND REQUIREMENTS OF THESE PLANS.
3. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
4. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

## **DESIGN DATA:**

1. APPLICABLE BUILDING CODE: FBC 6TH EDITION (2017)
2. APPLICABLE DESIGN LOADS: PER ASCE/SEI 7-10  
FLOOR LIVE LOAD: 40 PSF  
ROOF LIVE LOAD: 20 PSF (300 LB CONC.)  
BASIC WIND SPEED: 150 MPH  
EXPOSURE: D  
STRUCTURAL CATEGORY: II

ALL PRESSURES SHOWN ARE BASED ON ASD DESIGN, WITH A LOAD FACTOR OF 1.6

## **ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION**

FLOOD ZONE: X

## **SOILS AND FOUNDATIONS:**

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIEU OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A "SEGMENTARY AND FOLIATED ROCK" WITH AN ALLOWABLE LOAD BEARING PRESSURE OF 3,000 PSF. NOTIFY THE ENGINEER IF SOIL CONDITIONS ARE DIFFERENT.

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 24" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

## **AUGERCAST PILES**

1. AUGERCAST PILES SHALL BE 16" DIAMETER WITH MINIMUM EMBEDMENT OF 3FT INTO THE CAP ROCK UNLESS OTHERWISE SHOWN ON THE PLANS.
2. CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
3. REINFORCEMENT SHALL BE FOUR (4) #5 REBAR VERTICALLY WITH #3 STIRRUPS AT 12" O.C. CONTRACTOR SHALL USE PLASTIC CHAIRS OR CENTRALIZERS TO PROVIDE A 3" COVER ON ALL SIDES OF THE REINFORCEMENT.

## **CONCRETE:**

1. APPLICABLE CODE ACI 318 LATEST EDITION AND ACI 301.
  2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
  3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM DRYING PER ACI 308R-10 "HOT WEATHER CONCRETING".
  4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
  5. NO COU-D JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
  6. TESTING: ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY AN INDEPENDENT SPECIALIZED COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF THE TESTING COMPANY.
- THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME.
- MINIMUM SAMPLING FREQUENCY:
- A) EACH DAY OF CONCRETING FOR EVERY CONCRETE MIX;
  - B) EVERY 50 CUBIC YARDS;
  - C) EVERY 2000 SQ. FT. OF SLAB AREA.

ALL TESTING SHALL BE PER LATEST ACI AND ASTM REQUIREMENTS. LABORATORY SHALL SUPPLY THREE (3) ORIGINAL SIGNED & SEALED REPORT RESULTS TO THE ENGINEER.

7. CAST-IN-PLACE AND PRECAST MEMBER ERECTION TOLERANCES SHALL BE AS SPECIFIED IN THE TABLE B.2.2 OR IN SECTION B.3 OF "PCI DESIGN HANDBOOK/SIXTH EDITION"

## **REINFORCEMENT:**

1. ALL REBAR SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
1. ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 GRADE 100 (MMFX2) AS CORROSION RESISTANT ALTERNATIVE FOR ALL REINFORCEMENT.
2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
4. ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REBAR SUPPORT.

## **ALUMINUM COMPONENTS:**

1. TYPE 6061-T6 ALUMINUM.
2. MIG WELD ALL JOINTS W/ CONTINUOUS 1/8" WELD. USE 5356 FILLER WIRE ALLOY.
3. ALL ALUMINUM IN CONTACT WITH CONCRETE, PT WOOD, DISSIMILAR METALS AND OTHER CORROSIVE MATERIALS SHALL COATED WITH COAL-TAR EPOXY OR PROTECTED BY OTHER ENGINEER APPROVED METHOD.

## **HARDWARE:**

1. HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON EXPOSED SHIMPOUS PRODUCTS, UNLESS OTHERWISE SPECIFIED.

## **STRUCTURAL LUMBER:**

1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/APFPA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHERN PINE NO2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWPA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 6TH EDITION (2017). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACP APPROVED TREATED.
6. SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 8D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

## **STRUCTURAL STEEL:**

1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 2005 OR LATER EDITION.
2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
3. STEEL PLATES, FLANGES AND MISCELLANEOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1 (D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

## **STRUCTURAL STEEL COATING:**

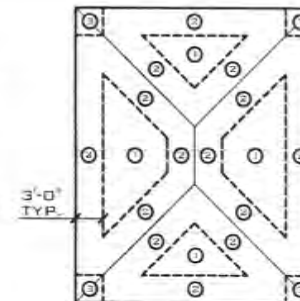
1. ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10) EXPOSED STEEL.
2. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
3. APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
4. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
5. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.
6. COLORS SHALL MATCH EXISTING OR TO BE SELECTED BY THE OWNER.
7. 2 COATS OF "SUMMER COATINGS" UNIVERSAL PRIMER (6.0 MILS DFT) OR APPROVED EQUAL.

## **REINFORCED MASONRY (CMU):**

1. ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
2. INSTALL ALL BLOCKS IN RUNNING BOND.
3. MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (F'M) BE 2000 PSI.
4. TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
5. FILLED CELLS SHALL BE REINFORCED WITH #5 REBAR @ 24" O.C. UNLESS OTHERWISE IS SPECIFIED ON THE PLANS.
6. GROUT SHALL BE PEA ROCK PUMP MIX (ASTM C476) WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAY) (ASTM C1019). TARGETED SLUMP SHALL BE 8"-11".
7. EACH GROUTED CELL SHALL HAVE CLEANOUT OPENINGS AT THE BOTTOM. THERE SHALL BE NO LOOSE MORTAR OR OTHER DEBRIS IN THE BOTTOM OF THE CELL. USE BLAST PRESSURE WASHING FOR SURFACE PREPARATION.

## **WINDOWS & DOORS:**

1. ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED.
2. ALL EXTERIOR WINDOWS SHALL HAVE FLORIDA PRODUCT APPROVAL AND NOA. PRODUCT APPROVAL LABELS SHALL BE PERMANENTLY ATTACHED TO THE FRAME.
3. WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)



ROOF WIND PRESSURES DIAGRAM  
SCALE NTS



Digitally signed by  
Serge Mashtakov  
P.E. 71480 State of  
Florida  
Date: 2020.06.04  
16:55:18 -04'00'

SEAL OF SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

STATUS: FINAL

ARTIBUS DESIGN  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710N. ROOMVELL BLVD  
KEY WEST, FL 33040  
(305) 304-3532  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

GARY THE CARPENTER  
CONSTRUCTION, INC

1108 PETRONIA ST

1108 PETRONIA ST  
KEY WEST, FL 33040

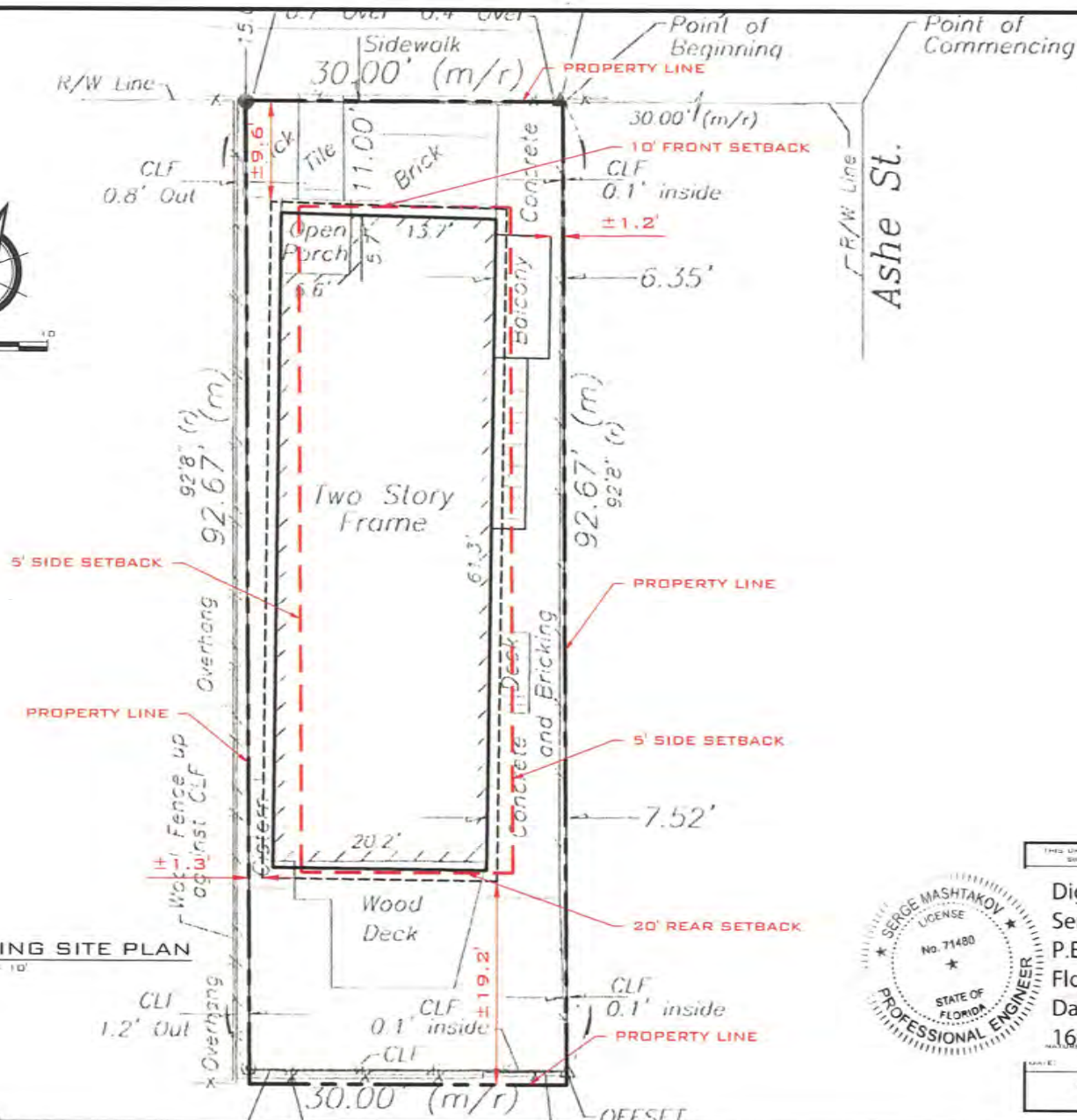
NOTES

DATE: 2020-11-11	BY: GARY THE CARPENTER	CHECKED: GARY THE CARPENTER	DATE: 2020-11-11
PROJECT: 1108 PETRONIA ST	SCALE: 1/8"=1'-0"	REVISION: 1	

PARTIALLY ENCLOSED - BOUNDING PORCH						
WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)						
DESCRIPTION	WIND-UP	WIND-DOWN	WIND-UP	WIND-DOWN	WIND-UP	WIND-DOWN
Roof	1	1	1	1	1	1
Wall	1	1	1	1	1	1
Door	1	1	1	1	1	1
Window	1	1	1	1	1	1
Roof	1	1	1	1	1	1
Wall	1	1	1	1	1	1



**EXISTING SITE PLAN**  
SCALE: 1" = 10'



Digitally signed by  
Serge Mashtakov  
P.E. 71480 State of  
Florida  
Date: 2020.06.04  
16:55:31 -04'00'

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL.

NAME: SERGE MASHTAKOV  
LICENSE NO. 71480  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

DATE	10/10/2019	BY	FINAL
PROJECT	ARTIBUS DESIGN ENGINEERING AND PLANNING		
CLIENT	ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835		
OWNER	GARY THE CARPENTER CONSTRUCTION, INC.		
PROJECT	1108 PETRONIA ST		
DATE	1108 PETRONIA ST KEY WEST, FL 33040		
PROJECT	EXISTING SITE PLAN		
DATE AT 10% AS SHOWN	05-27-20	DATE 05-27-20	DATE 05-27-20
PROJECTED 2005-11	C-101	DATE 05-27-20	DATE 05-27-20







**EXISTING FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND EXPIRATION DATE

Digitally signed by  
Serge Mashtakov P.E.  
71480 State of Florida  
Date: 2020.06.04  
16:56:03 -04'00'

SIGNATURE: SERGE MASHTAKOV  
DATE: PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

DATE: 2020.06.04  
TIME: 16:56:03  
STATUS: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3710N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
13051 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

OWNER: GARY THE CARPENTER  
CONSTRUCTION, INC

ADDRESS: 1108 PETRONIA ST

PROJECT: 1108 PETRONIA ST  
KEY WEST, FL 33040

DATE: EXISTING FRONT ELEVATION

DATE	BY	CHKD	DATE	CHKD
2005-11	AS SHOWN	05-04-20	06-04-20	06-04-20





PROPOSED FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



THIS DOCUMENT IS NOT VALID WITHOUT THE  
SIGNATURE AND CHISEL SEAL

Digitally signed by  
Serge Mashtakov  
P.E. 71480 State of  
Florida  
Date: 2020.06.04  
16:56:17 -04'00'

DATE: 2020.06.04  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

NO. 71480  
FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
13051 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

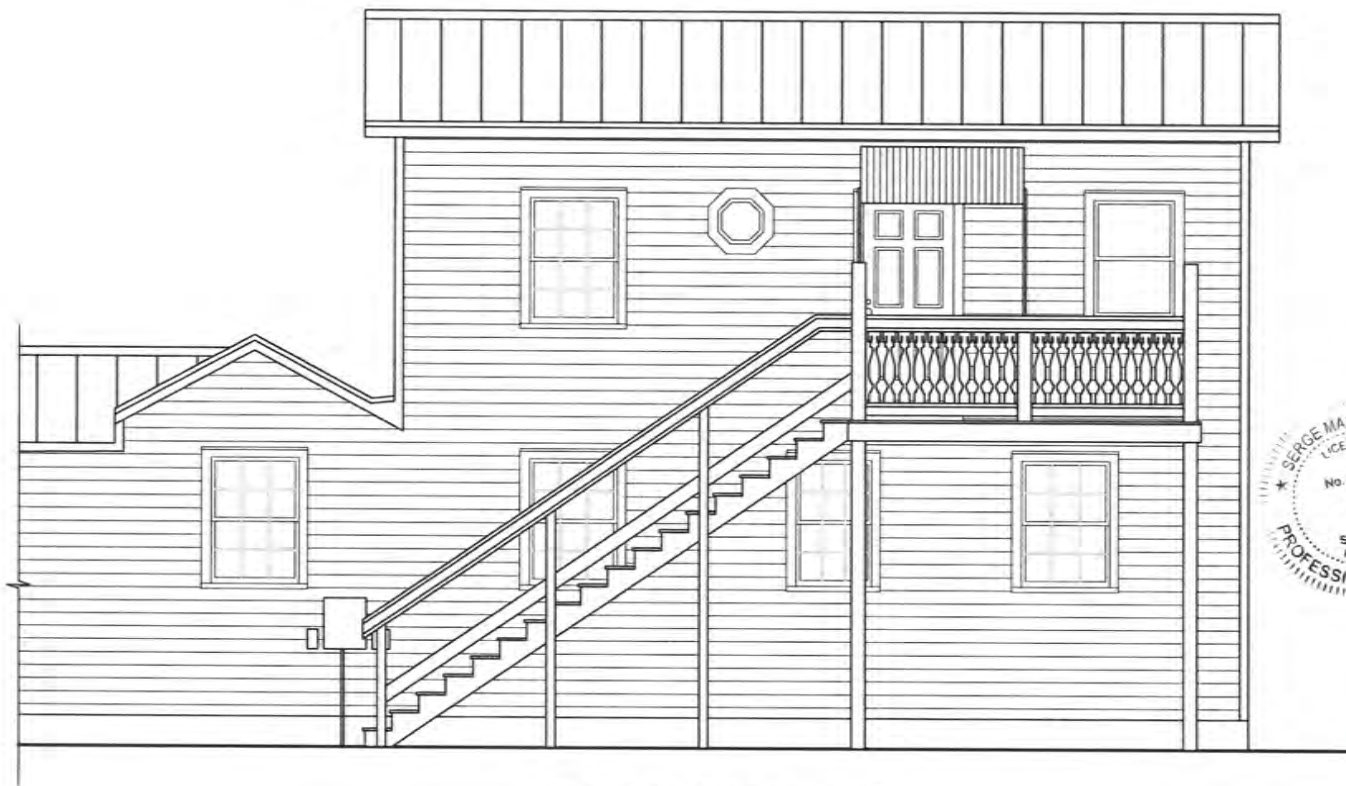
CLIENT: GARY THE CARPENTER  
CONSTRUCTION, INC.

1108 PETRONIA ST

1108 PETRONIA ST  
KEY WEST, FL 33040

PROPOSED FRONT ELEVATION

DATE OF STUDY	DATE	REVISION	PROJECT
2005-11	2005-11	A-102	1



**EXISTING LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



THIS DRAWING IS NOT VALID WITHOUT THE  
REGISTERED ARCHITECT'S SEAL

Digitally signed by  
Serge Mashtakov  
P.E. 71480 State of  
Florida  
Date: 2020.06.04  
16:56:34 -04'00'

DATE: 2020.06.04  
DESIGNED BY: SERGE MASHTAKOV  
PROJECT: 1108 PETRONIA ST  
STATE OF FLORIDA  
LICENSE NO. 71480

REVISION: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710N. RUSSELL BLVD  
KEY WEST, FL 33040  
305.304.3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY THE CARPENTER  
CONSTRUCTION, INC

PROJECT: 1108 PETRONIA ST

DATE: 1108 PETRONIA ST  
KEY WEST, FL 33040

DESCRIPTION: EXISTING LEFT ELEVATION

DATE	BY	CHK	APP	REV
2005-11	1108 PETRONIA ST	1108 PETRONIA ST	1108 PETRONIA ST	1108 PETRONIA ST



**PROPOSED LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE OF THE ENGINEER.

Digitally signed  
by Serge  
Mashtakov P.E.  
71480 State of  
Florida  
Date: 2020.06.04  
16:56:51 -04'00'

DATE: SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

NO. OF SHEETS: 1  
SHEET: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3710N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
13051 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY THE CARPENTER  
CONSTRUCTION, INC.

PROJECT: 1108 PETRONIA ST.

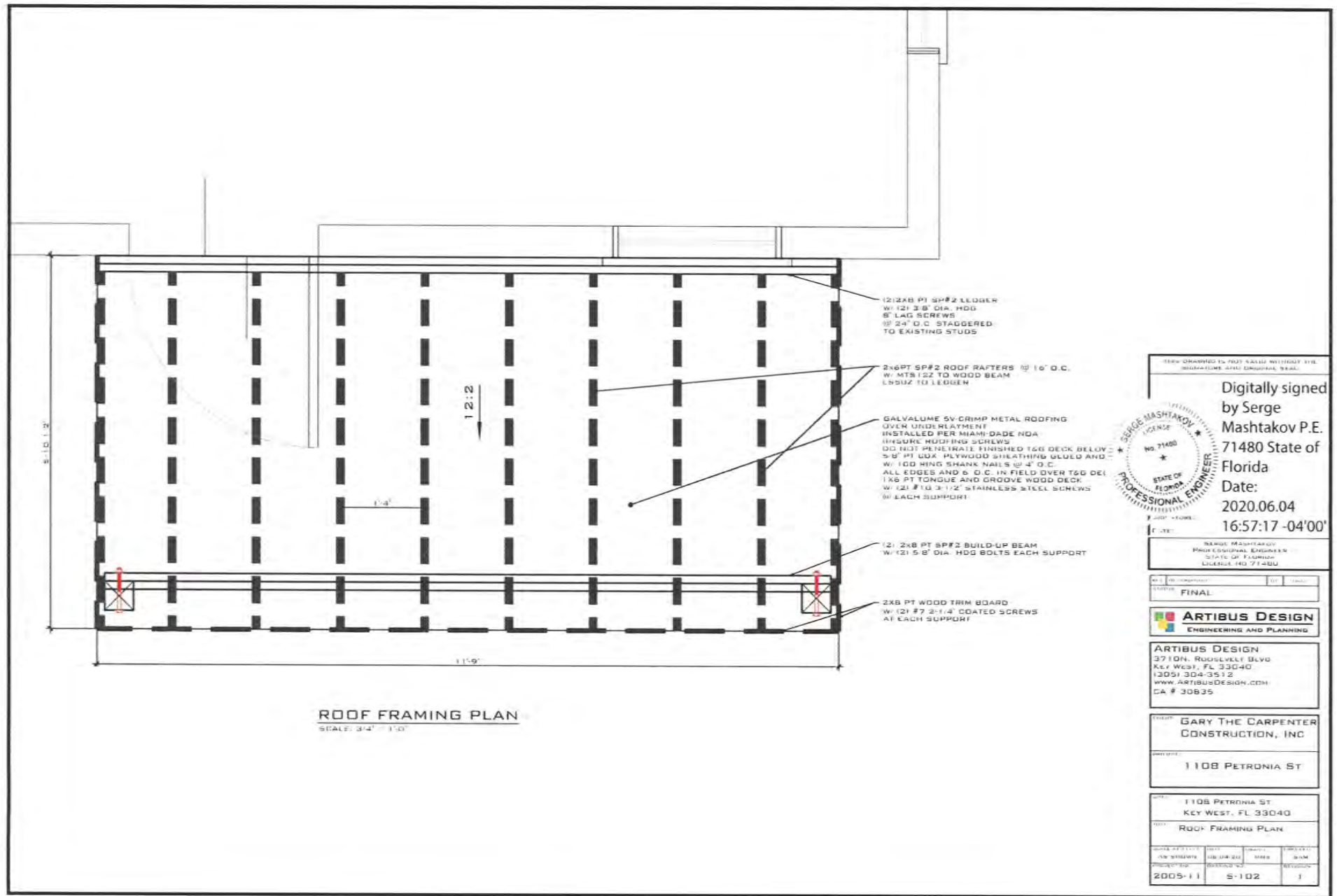
NO. 1108 PETRONIA ST.  
KEY WEST, FL 33040

SHEET: PROPOSED LEFT ELEVATION

DATE	BY	CHKD	APPD	REVISION
2005-11	A-104			1







100% CHECKED TO PREP CALLS WITHOUT THE  
MISCELLANEOUS SPECIFICATIONS, ETC.

Digitally signed  
by Serge  
Mashtakov P.E.  
71480 State of  
Florida  
Date:  
2020.06.04  
16:57:17 -04'00'

STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
LICENSE NO. 71480  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
13051 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

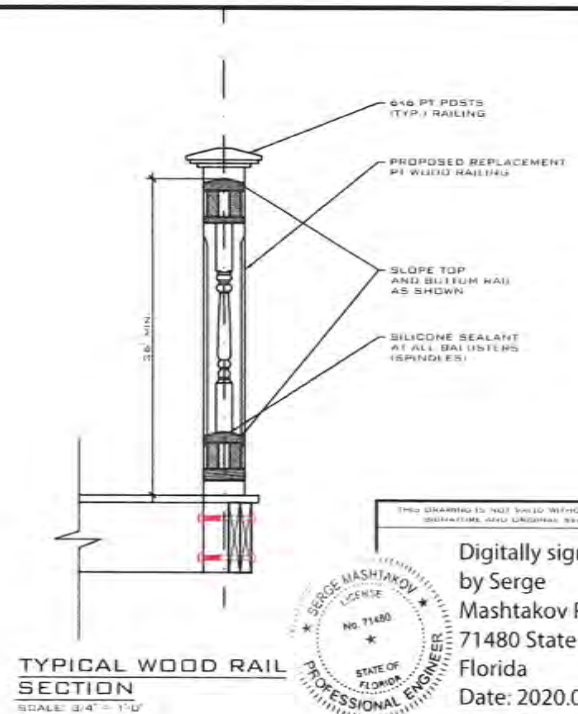
CLIENT: GARY THE CARPENTER  
CONSTRUCTION, INC

PROJECT: 1108 PETRONIA ST

DATE: 1108 PETRONIA ST  
KEY WEST, FL 33040

TITLE: ROOF FRAMING PLAN

DATE	BY	CHKD	APP'D	REV
2005-11	5-102			



A circular professional engineer seal for Serge Washakov. The outer ring contains the text "SERGE WASHAKOV" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "NO. 71480" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars.

MS. 2	ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED	DATE	
EXEMPT FROM AUTOMATIC DECLASSIFICATION			
REASON: FINAL			


**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD.  
KEY WEST, FL 33040  
13051 304-3512  
[www.ARTIBUSDESIGN.COM](http://www.ARTIBUSDESIGN.COM)  
DA # 30835

**GARY THE CARPENTER  
CONSTRUCTION, INC.**

1108 PETRONIA ST

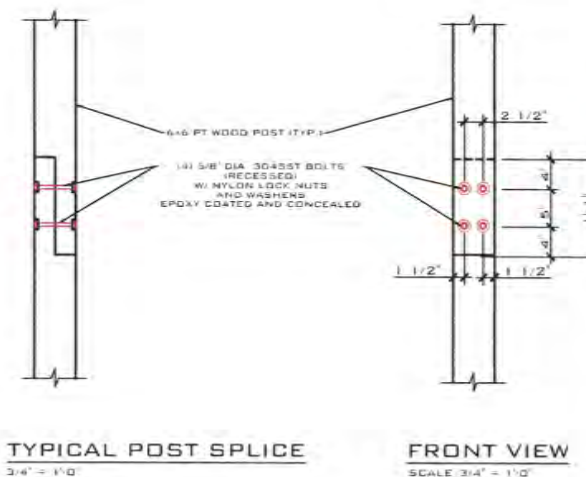
1105 PETRONIA ST  
KEY WEST, FL 33040

FIGURE 1  
TYPICAL POST SPLICE  
TYPICAL RAILING SECTION

Author(s)	Year	Country	Topic
A. S. S. S. S.	2004	India	Health
...	...	...	...

2005-11	S-103	1
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1. PREDRILL HOLES ON END CONNECTIONS TO AVOID SPLITTING.
2. AFTER INSTALLATION USE A SILICON SEALANT AROUND ALL SPINDLES.
3. ALL LUMBER SHALL BE PRESSURE-TREATED (PT) UC4A GRADE PER AWPA STANDARDS.



# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., April 28, 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>. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**NEW STAIRS, GUARDRAILS, AND FIXED FRAME ROOF FOR EGRESS TO SECOND FLOOR. DEMOLITION OF NON-HISTORIC STAIRS AND CLAMSHELL AWNING.**

**#1108 PETRONIA STREET**

**Applicant – Gary Burchfield    Application #H2021-0016**

**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



# Monroe County, FL

## 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 00022380-000000  
 Account# 1023167  
 Property ID 1023167  
 Millage Group 10KW  
 Location 1108 PETRONIA St, KEY WEST  
 Address  
 Legal SQR 4 PT LT 7 KEY WEST TR 6 OR255-68/69 OR1251-293/94 OR2463-922/23  
 Description OR2516-1737/39  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



## Owner

GRAY ROBERT M  
 1108 Petronia St  
 Key West FL 33040

GRAY PATRICIA L  
 1108 Petronia St  
 Key West FL 33040

## Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$330,299	\$330,299	\$265,676	\$272,856
+ Market Misc Value	\$17,953	\$18,393	\$18,835	\$19,275
+ Market Land Value	\$430,295	\$417,660	\$470,307	\$470,307
= Just Market Value	\$778,547	\$766,352	\$754,818	\$762,438
= Total Assessed Value	\$404,544	\$396,140	\$387,567	\$372,802
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$379,544	\$371,140	\$364,112	\$359,118

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	2,780.00	Square Foot	30	92.7

## Buildings

Building ID 1709  
 Style 2 STORY ELEV FOUNDATION  
 Building Type M.F. - R2 / R2  
 Gross Sq Ft 2000  
 Finished Sq Ft 1869  
 Stories 2 Floor  
 Condition AVERAGE  
 Perimeter 270  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 8  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1938  
 EffectiveYearBuilt 2010  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 3  
 Full Bathrooms 3  
 Half Bathrooms 0  
 Grade 550  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	49	0	0
FLA	FLOOR LIV AREA	1,869	1,869	0
OUU	OP PR UNFIN UL	40	0	0
OUF	OP PRCH FIN UL	42	0	0
TOTAL		2,000	1,869	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1964	1965	1	120 SF	5
CONC PATIO	1964	1965	1	124 SF	2
RES POOL	2012	2013	1	112 SF	5
FENCES	2012	2013	1	180 SF	2
WOOD DECK	2012	2013	1	280 SF	2

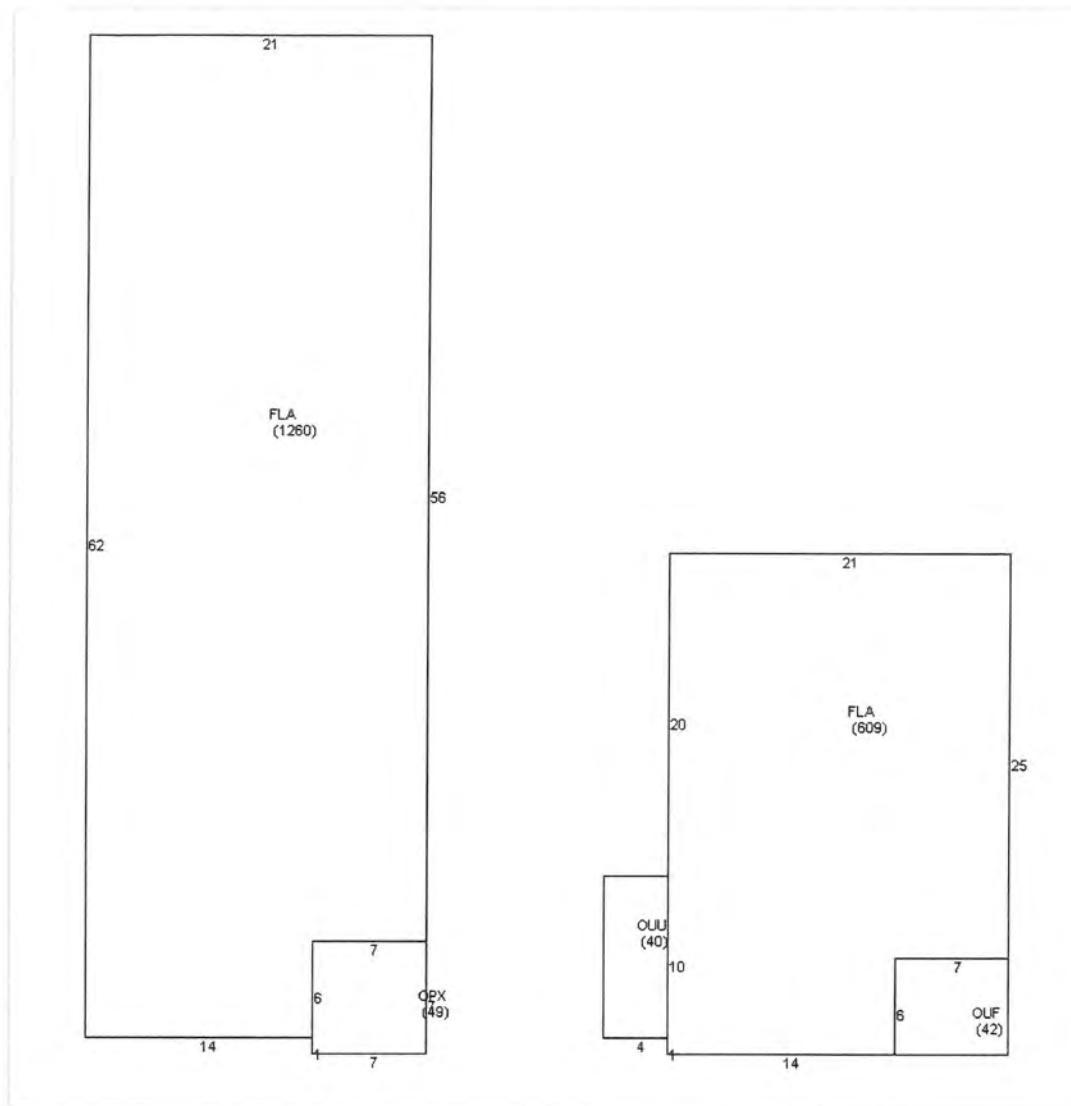
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/2/2011	\$300,000	Warranty Deed		2516	1737	01 - Qualified	Improved
4/21/2010	\$100	Quit Claim Deed		2463	922	11 - Unqualified	Improved
2/1/1993	\$125,000	Warranty Deed		1251	293	Q - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-3110	7/19/2018	3/18/2019	\$15,000		REPLACE ALL KITCHEN CABINETS AND COUNTER TOPS
14-0262	2/12/2014	12/2/2014	\$9,000		TEAR OFF METAL SHINGLES INSTALL PLYWOOD INSTALL VIC METAL SHINGLES
12-2820	8/6/2012	1/30/2013	\$24,000	Residential	INSTALL NEW 49 L.F. RESIDENTIAL SWIMMING POOL. POOL \$23,250, SAFETY NEW 750. ON REAR JUST FOR POOL. POOL NEEDS TO MEET SETBACKS. POOL EQUIPMENT NEEDS TO MEET SETBACKS.
12-1475	4/25/2012	1/30/2013	\$4,000		INSTALL 800sf VCRIMP
12-0477	2/22/2012	1/30/2013	\$50,006		DEMO REAR FLAT ROOF EXTEND EXISTING SAWTOOTH ROOF 6'. CONSTRUCT NEW GABLE ROOF
11-2187	7/5/2011	11/13/2011	\$2,100		RUN CIRCUIT FOR INDUSTRIAL WATER HEATER. WIRE EXISTING LIVING ROOM, BED ROOM. INSTALL 6 CAN LIGHTS. RUN NEW CIRCUIT FOR EXISTING BATHROOM/BEDROOM TRIM OUT 14 OUTLETS
11-1718	5/26/2011	11/13/2011	\$17,395		COMPLETE LAP SIDING 120sf, PAINT EXTERIOR TO MATCH, INSTALL NEW FRONT DOOR, COMPLETE INTERIOR RENOVATIONS, FRAMING, DRYWALL & TRIM
05-0426	2/15/2005	11/23/2005	\$900		RED TAG PERMIT(DEMO UTILITY SHED BUIL WITHOUT A PERMIT.)
95/3241	10/3/1995	9/27/1997	\$3,250	Residential	DAMAGE REPAIR
95-3228	9/28/1995	9/27/1997	\$5,000		PLUMBING
95-3239	9/28/1995	9/27/1997	\$640		ELECTRICAL

**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.

The Monroe County Property Appraiser's Office maintains accurate property values for the County solely for the purpose of fulfilling its responsibility to ensure just valuation for all valuations purposes of all property within the County. The Monroe County Property Appraiser's Office does not guarantee the accuracy for any other purposes. Likewise, data provided regarding any tax year may not be accurate in prior or subsequent years. By consulting with data, you hereby understand and agree to these terms.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

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Version 2.3.84

Developed by  
 **Schneider**  
 GEOSPATIAL