



## **Historic Architectural Review Commission Staff Report for Item 10**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: July 28, 2021

Applicant: Michael Mazzorana

Address: #1307 Newton Street

### **Description of Work:**

New one-story rear addition. New pool and deck at rear.

### **Site Facts:**

The site under review is located at 1307 Newton Street. According to our survey, the one-story frame vernacular structure on site is historic and contributing, with a year built circa 1890. The house historically had lap siding on the front façade and board and batten siding along the sides. There is an existing one-story shed roof addition at the rear of the main structure, which is not historic or contributing.

In June 2021, this project received variances to the maximum building coverage and minimum open space ratio from the Planning Board.

### **Guidelines Cited on Review:**

- Guidelines for Roofing (page 26), specifically guideline 5.
- Guidelines for Additions and Alterations to Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, 19, 26, 29 and 33.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment (page 39a), specifically guidelines 1 and 3.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes a new one-story addition at the rear of the house at 1307 Newton Street. The new addition would replace the existing non-historic shed roof addition. This application also proposes siding replacement on the east elevation of the historic main house, as well as a new deck and pool at the rear.

The new addition will reach a height of 19-feet-8-inches from grade and will be 2-feet-3-inches lower than the height of the historic main house. The new roof will be a gable with 5v-crimp metal roofing and siding for the new addition is proposed to be cementitious lap boards. All new windows and doors are proposed to be aluminum. Fixed Bahama shutters are proposed in place of fenestration on the west elevation of the new addition for privacy purposes. On the east elevation of the new addition, 3 skylights are proposed.

Existing asbestos siding on the east elevation of the historic main house is to be removed and replaced with wood board and batten siding.

A new deck and pool are proposed at the rear of the house. The pool is to be 6-feet by 16-feet, and the necessary pool equipment is to be located on the west elevation of the new addition.

#### Consistency with Cited Guidelines:

Staff finds the proposed renovations to be consistent with the guidelines.

The proposed addition would not require any changes to the character defining features of the historic main house. If the new addition is removed in the future, no character defining features of the historic main house would be impaired. The addition is proposed at the rear, would not be publicly visible, and would not dominate any surrounding historic structures. The size and scale will also be limited in relation to the historic house, and it will be lower in height than the ridgeline of the historic main house. The proposed form and massing of the new addition is appropriate in relation to the main building. The proposed skylights will not be visible from any public elevation. Proposed materials would not stand out from the surrounding historic structures and will be harmonious with the existing structures on site.

The replacement of the asbestos siding on the east elevation of the historic main house with wood board and batten siding will return the east elevation of the house to its historic state. The house's board and batten siding is a character-defining feature that was obscured by asbestos siding on this particular elevation.

The proposed deck and pool meet the cited guidelines, and the pool equipment will be shielded from view by an existing 6-foot fence.

# 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>2021-0032</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:

1307 Newton St Key West, FL 33040

NAME ON DEED:

Tina and Michael Mazzorana

PHONE NUMBER 305-842-0576

OWNER'S MAILING ADDRESS:

1307 Newton St Key West, FL 33040

EMAIL mmazzora1@gmail.com

APPLICANT NAME:

Tina and Michael Mazzorana (with Artibus Design)

PHONE NUMBER 305-842-0576

APPLICANT'S ADDRESS:

1307 Newton St Key West, FL 33040

EMAIL mmazzora1@gmail.com

APPLICANT'S SIGNATURE:

*Michael Mazzorana*

DATE 6/22/21

**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:	Demolition and Re-build of approximately 430 Sq Ft of new building attached to back main home
Material descriptions described in detail of architecture and elevation drawings consisting of a wood frame structure, hardy board siding, vCrimp metal roof matching main house, cement support piers, and a lower pitched roof extending with original front house, but out of the sightline view from the street to preserve historic characteristics. Pool & deck in rear also out of sight from street.	
MAIN BUILDING:	Faux Window left back Shutter will be traditional half shutters closed and we will match same shutters on Kitchen Window to the right of same wall.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	



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

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	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:		
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 #

<b>ADDRESS OF PROPOSED PROJECT:</b>	1307 Newton St Key West, FL 33040
<b>PROPERTY OWNER'S NAME:</b>	Tina and Michael Mazzorana
<b>APPLICANT NAME:</b>	Tina and Michael Mazzorana (with Artibus Design)

*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.***

<b>PROPERTY OWNER'S SIGNATURE</b> <i>Michael Mazzorana</i>	<b>DATE AND PRINT NAME</b> <i>6/22/21</i> <b>MICHAEL MAZZORANA</b>
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Remove and rebuild lower / sloped roof portion attached to the main original home structure. Approximately 400 sq ft.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p><b>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):</b></p> <p>(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:</p> <p style="margin-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> <p>Was constructed in three different sections in 3 different periods. First, an extension on right was added and appears in the 1889 Sanborn Map. Then evidence shows porches on the left and back were added at some point (no evidence when) and were enclosed. The enclosed areas are now a kitchen and a bathroom with severe 5-7 inch floor slopes from front to back. Wood suspensions are built under the home to keep fridge/washer/dryer from falling through floor. All piers and support beams rotted beyond repair.</p> <p>(2) Or explain how the building or structure meets the criteria below: <span style="float: right;">Ceilings slope sub 7 foot height in rear</span></p> <p style="margin-left: 40px;">(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.</p> <p>N/A</p>

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,
N/A

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.
N/A
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
N/A
(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.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

# SANBORN MAPS

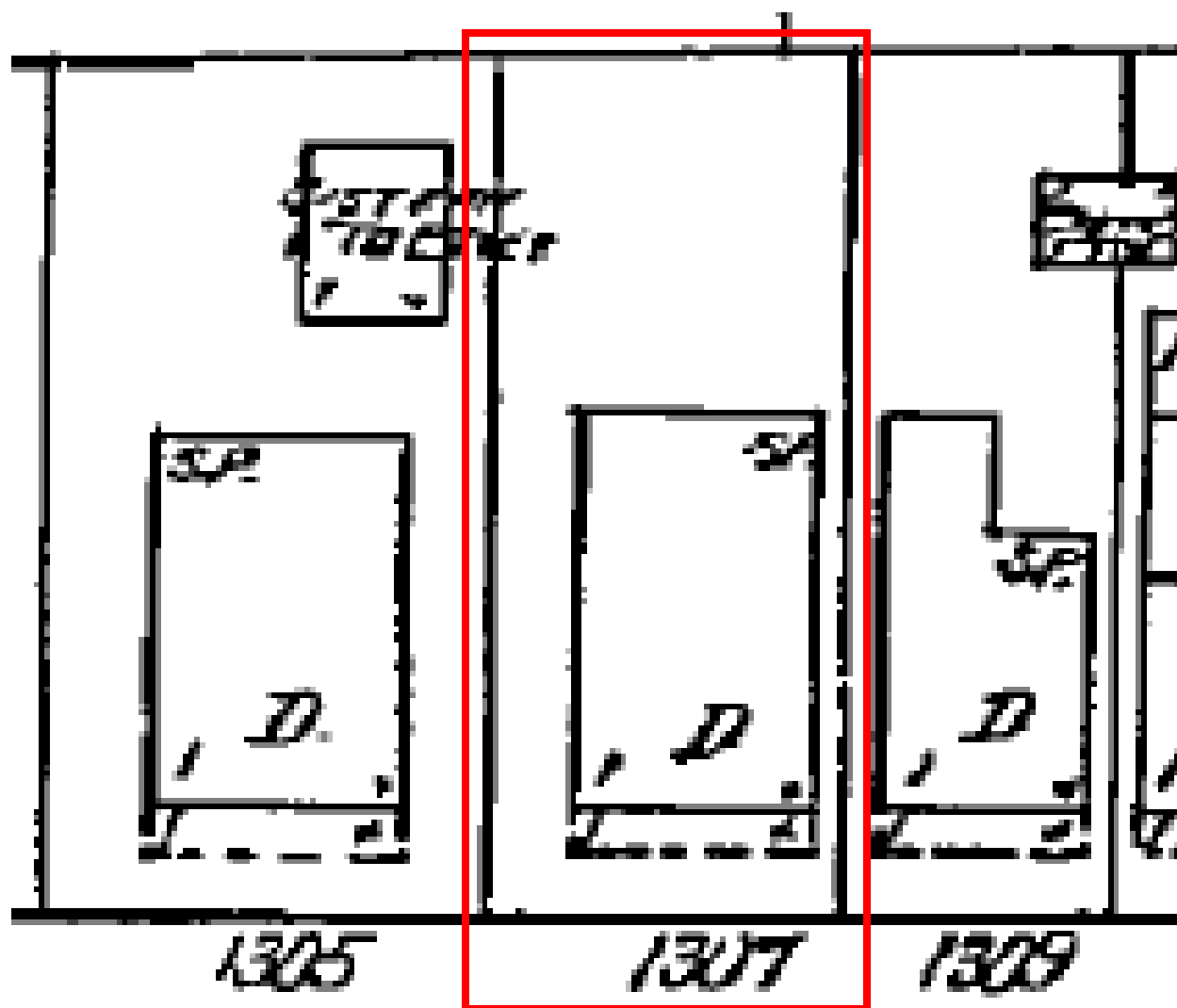


1892 Sanborn with the property at 1307 (205) Newton Street indicated in red.

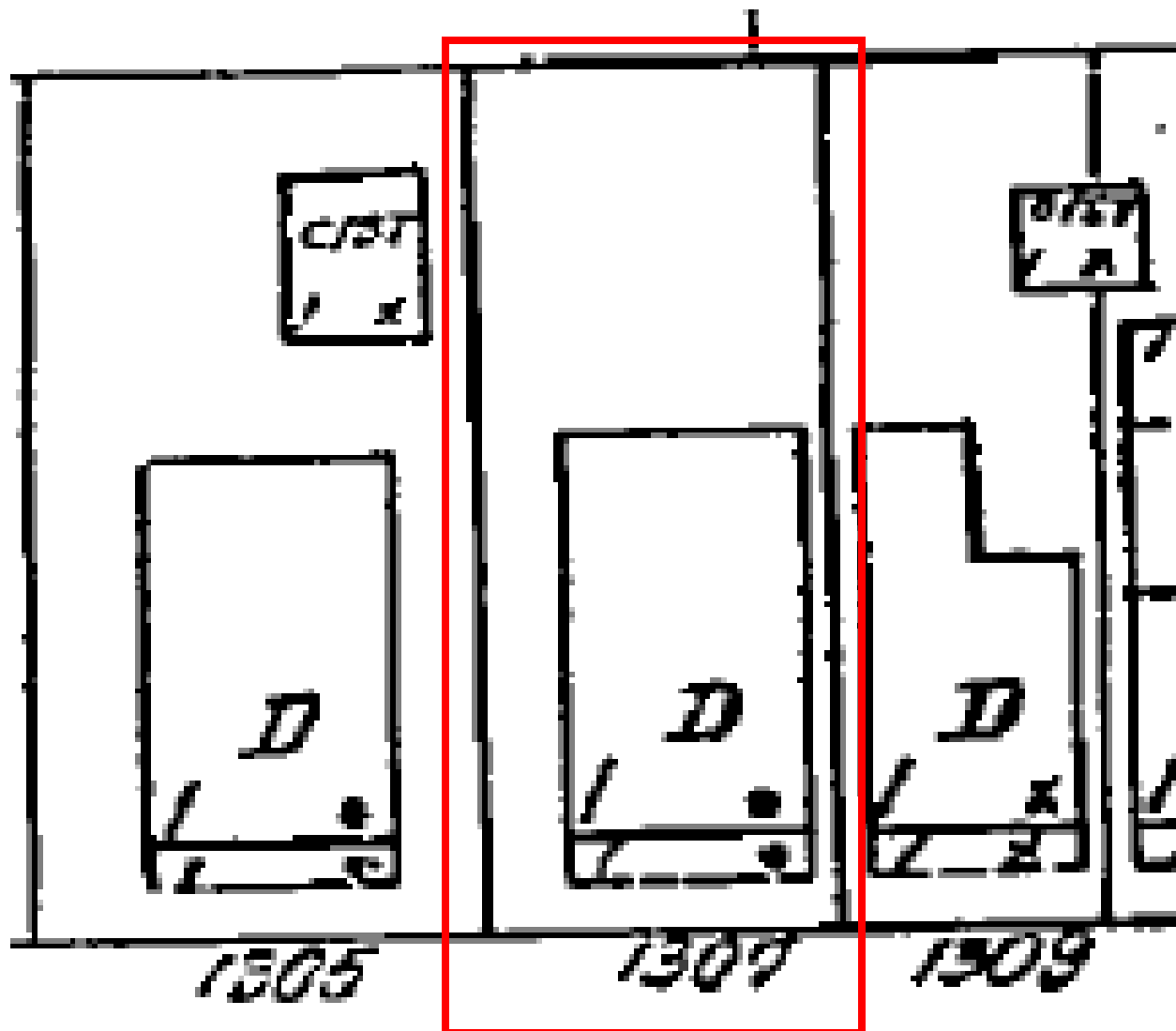


1899 Sanborn with the property at 1307 (205) Newton Street indicated in red.



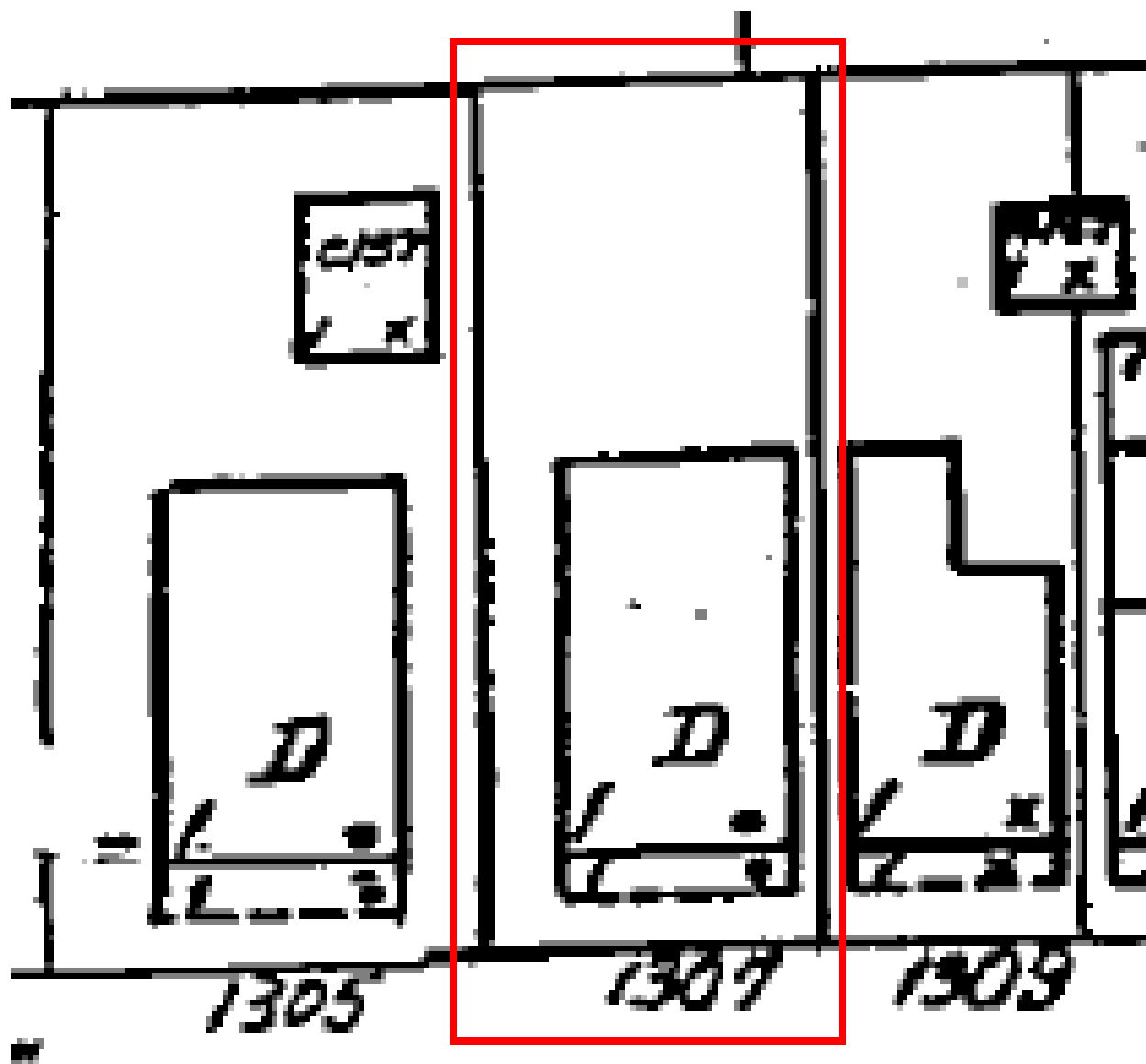


1912 Sanborn with the property at 1307 Newton Street indicated in red.

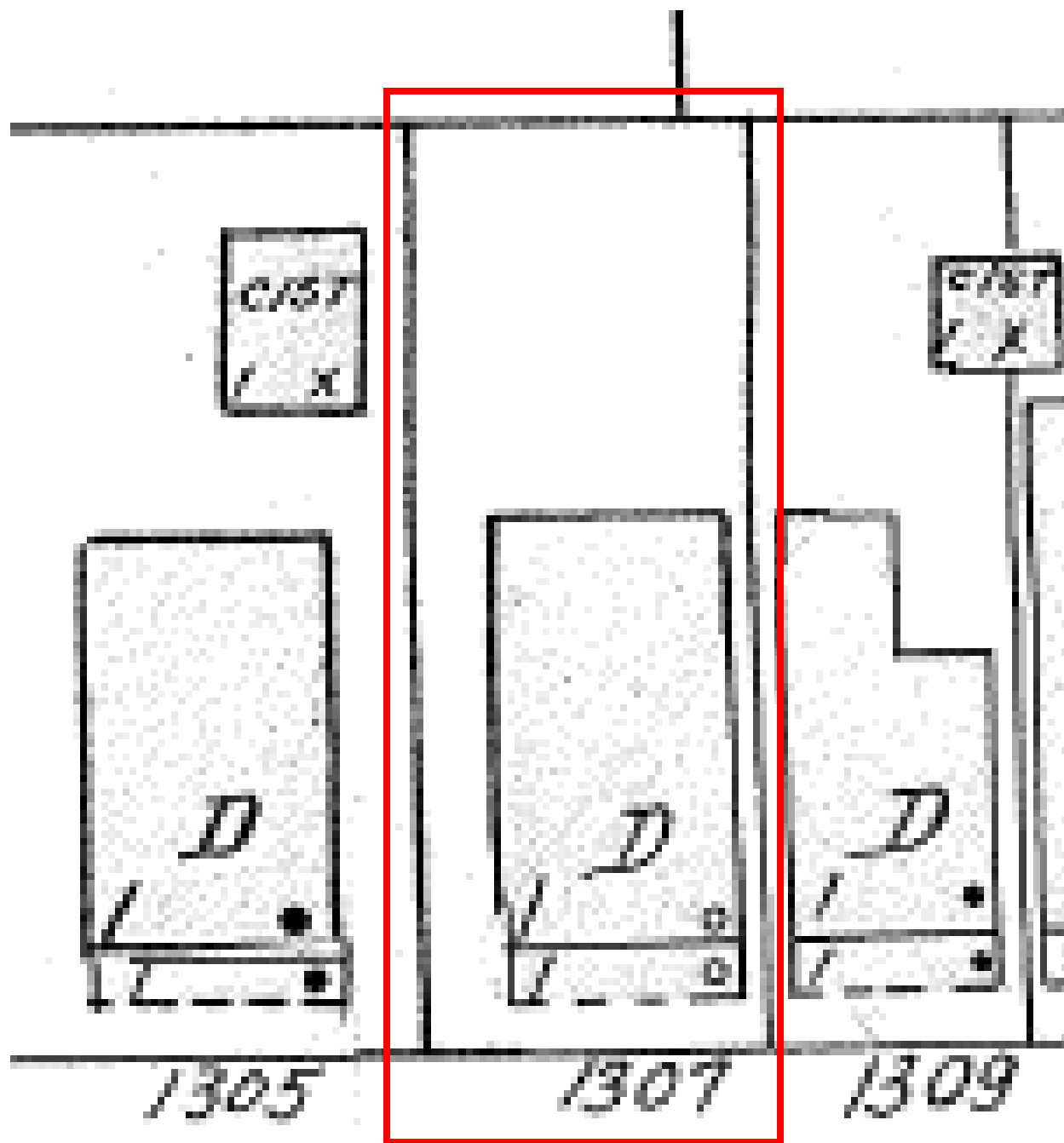


**THE BUILDING**

1926 Sanborn with the property at 1307 Newton Street indicated in red.



1948 Sanborn with the property at 1307 Newton Street indicated in red.



1962 Sanborn with the property at 1307 Newton Street indicated in red.

# PROJECT PHOTOS



1965 photo of the house at 1307 Newton Street. The enclosed porch has since been opened back up.



# **1307 Newton St**



**Left**

**Right**



**Front**





**Rear - Under  
Sloped Roof**

**Demo**



**Demo**

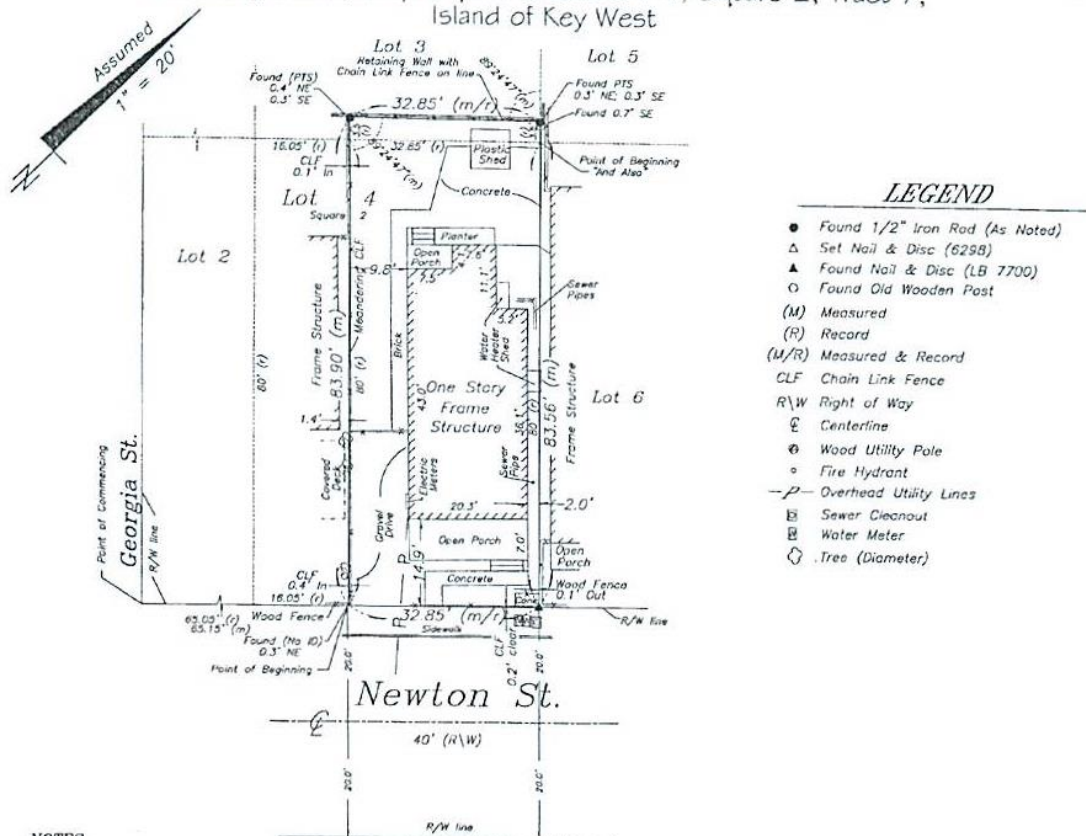
**Keep Wall**



# SURVEY



# Boundary Survey Map of part of Lots 3 & 4, Square 2, Tract 7, Island of Key West



## NOTES:

1. The legal descriptions shown hereon were 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: 1307 Newton 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. All concrete and bricking is not shown.
9. Date of field work: April 4, 2019.
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** In the City of Key West and known as part of Tract Seven (7) according to the Map of said City of Key West, delineated in February, A.D. 1829, by William A. Whitehead, but better known as part of Lot Four (4), of Square Two (2), of said Tract Seven (7), according to James A. Waddell's Subdivision recorded in Plat Book 1, Page 28 of the Public Records of Monroe County, Florida, and more particularly described as follows: COMMENCING Sixty-five (65) feet and Two-thirds inches Northeasterly from the corner of Georgia and Newton Streets, and running thence in a Northeasterly direction Thirty-two and 85/100 (32.85) feet to a point; thence at right angles in a Northwesterly direction Eighty (80) feet to a point at the intersection of Lots 3, 4, 5 and 6, all of Square Two, Tract 7, thence at right angles in a Southwesterly direction Thirty-two and 85/100 (32.85) feet to a point; and thence at right angles in a Southeasterly direction Eighty (80) feet back to the Point of Beginning.

AND ALSO;

In the City of Key West and known as part of Tract Seven (7) according to the Map of said City of Key West, delineated in February, A.D. 1829, by William A. Whitehead, but better known as part of Lot Three (3), of Square Two (2), of said Tract Seven (7), according to James A. Waddell's Subdivision recorded in Plat Book 1, Page 28 of the Public Records of Monroe County, Florida, and more particularly described as follows: COMMENCING at the intersection of Lots 3, 4, 5 and 6 or 80 feet North and West of Newton Street and 98 feet North and East of Georgia Street; bear Northwesterly along the boundary between Lots 3 and 5, a distance of 3.5 feet to a point; thence bear Southwesterly at right angles and along an existing chain link fence a distance of 32.85 feet to a point; thence bear Southeasterly at right angles a distance of 3.5 feet to a point; and thence bear Northeasterly at right angles a distance of 32.85 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Michael Mazzorana & Tina Mazzorana;  
Foundation Mortgage Corporation;  
Spottswood, Spottswood & Sterling, PLLC;  
Old Republic National 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  
April 8, 2019

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

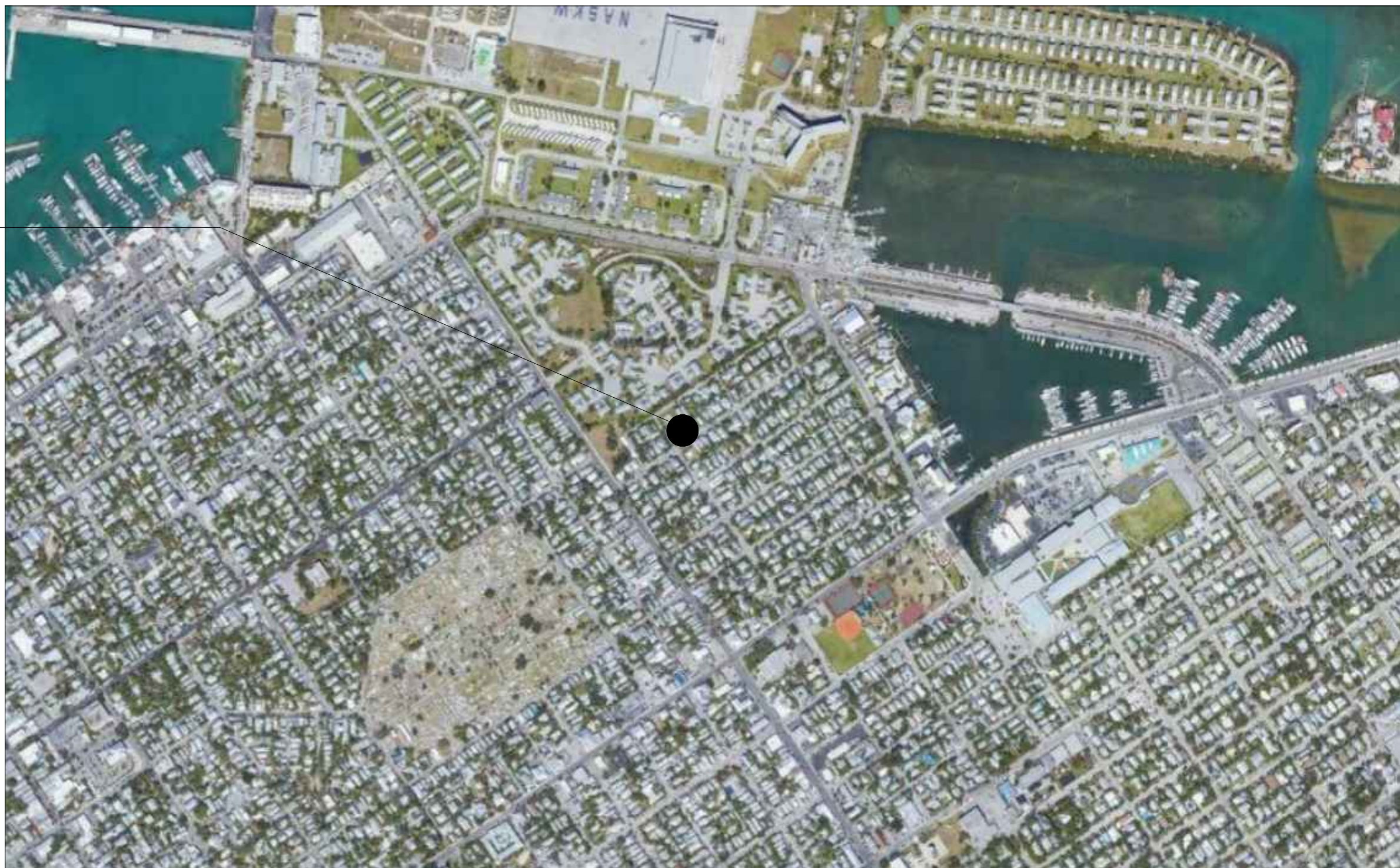
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-7244

# PROPOSED DESIGN



REQUEST FOR HARC  
APPLICATION  
1307 NEWTON ST

SITE LOCATION



PROJECT LOCATION:  
1307 NEWTON ST  
KEY WEST, FL 33040

CLIENT:  
TINA & MICHAEL MAZZORANA

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

SITE: 1307 NEWTON STREET  
KEY WEST, FL 33040

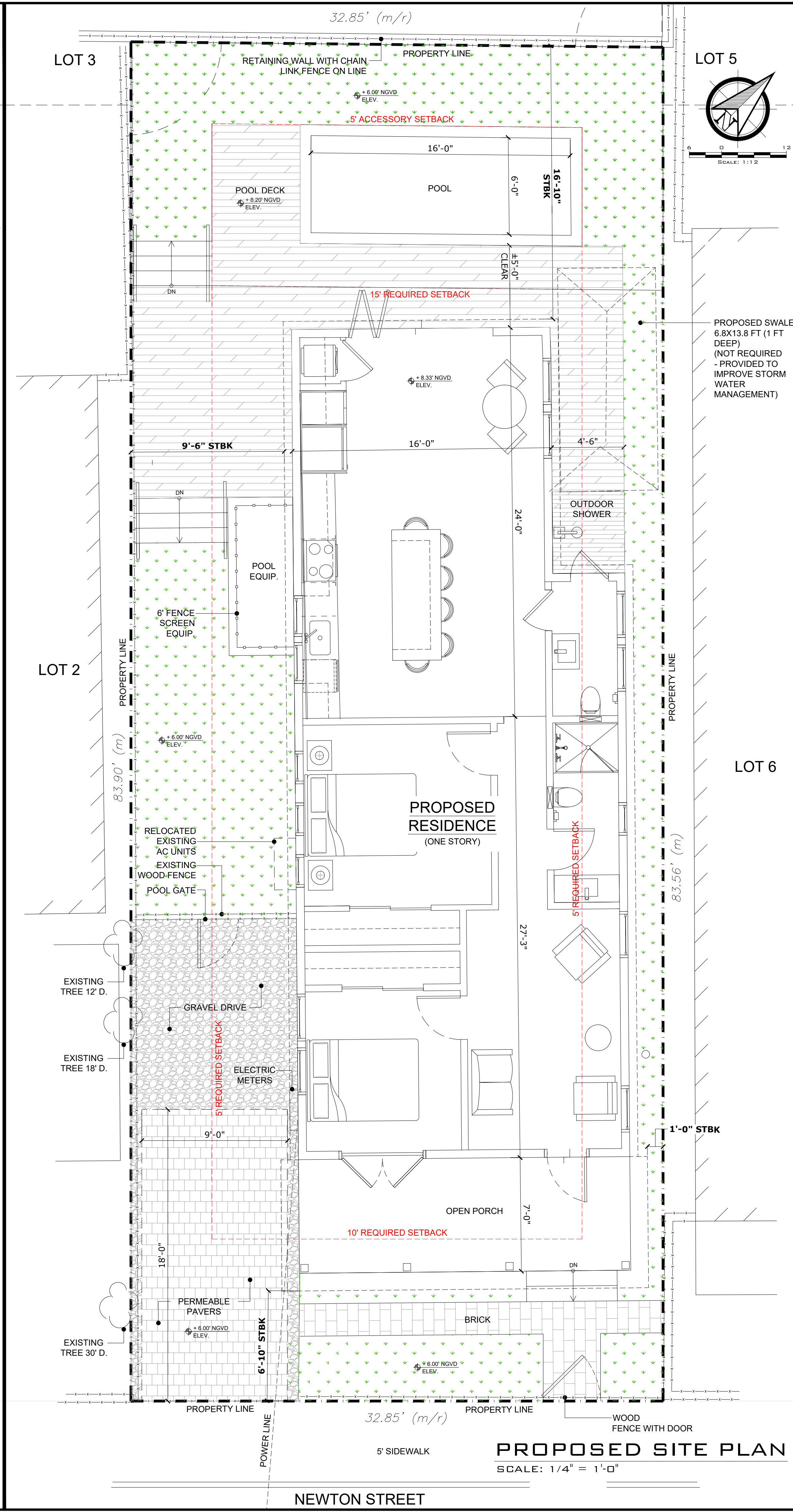
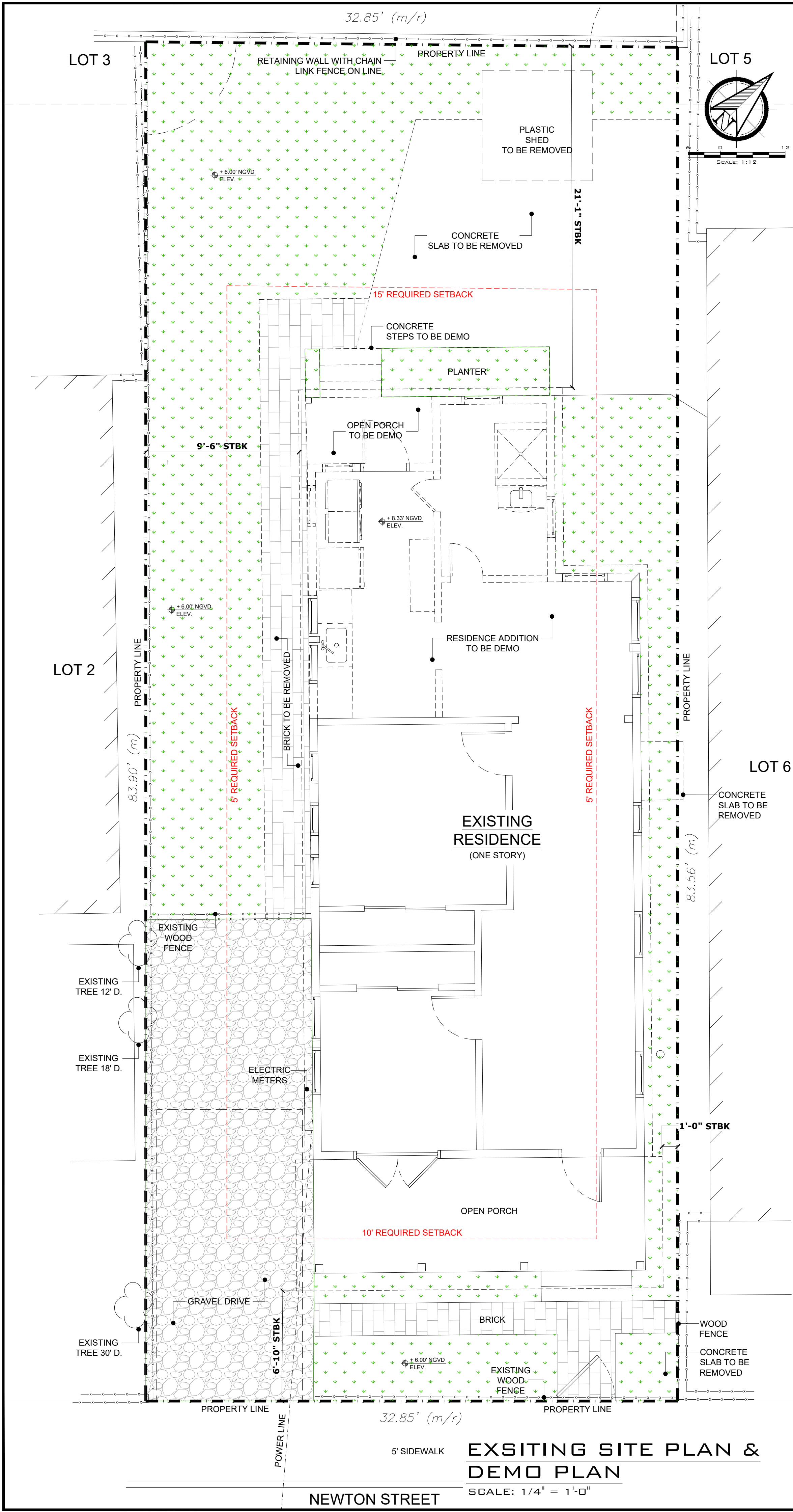
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PROJECT NO: 2011-08	DRAWING NO: G-100	REVISION: 1	

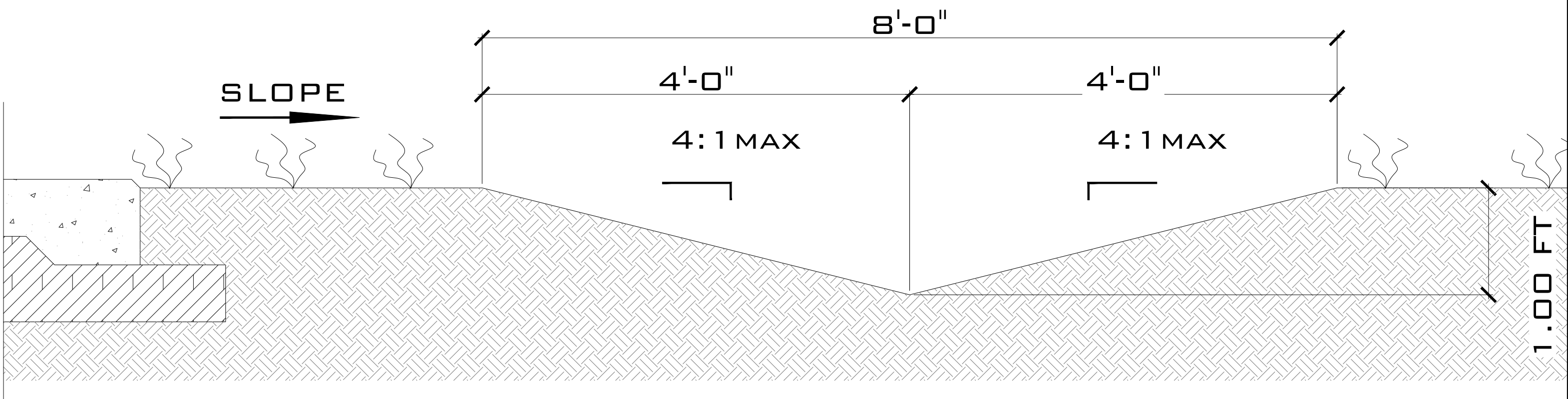
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SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE: SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 77480





SITE DEVELOPMENT SUMMARY			
SITE DATA:			
TOTAL SITE AREA:	±2,751 SQ.FT		
LAND USE:	HMDR		
FLOOD ZONE:	AE6		
SETBACKS - RESIDENCE			
FRONT:			
REQUIRED	10'-0"		
EXISTING	±6'-10"		
PROPOSED	NO CHANGE		
SIDE:			
REQUIRED	5'-0"		
EXISTING	±9'-6"		
PROPOSED	NO CHANGE		
SIDE:			
REQUIRED	5'-0"		
EXISTING	±1'-0"		
PROPOSED	NO CHANGE		
REAR:			
REQUIRED	15'-0"		
EXISTING	±21'-1"		
PROPOSED	±16'-10"		
MAXIMUM IMPERVIOUS SURFACE RATIO:			
REQUIRED	60.00% (1,650.6 SQ.FT.)		
EXISTING	58.78% (±1,617 SQ.FT.)		
PROPOSED	58.42% (±1,607 SQ.FT.)		
IMPROVEMENT			
BUILDINGS	± 1,226 SQ.FT.		
POOL	± 128 SQ.FT.		
POOL EQUIPMENT	± 34 SQ.FT.		
DRIVEWAY PAVERS	± 159 SQ.FT.		
EXISTING BRICK PAVERS	± 60 SQ.FT.		
TOTAL	± 1,607 SQ.FT.		
MAXIMUM BUILDING COVERAGE:			
REQUIRED	40.00% (±1,100.4 SQ.FT.)		
EXISTING	41.65% (±1,146 SQ.FT.)		
PROPOSED	45.91% (±1,263 SQ.FT.)		
(INCLUDING POOL EQUIPMENT PAD @ A/C OVER)			
VARIANCE REQUIRED			
MINIMUM OPEN SPACE:			
REQUIRED	35.00% (±962.85 SQ.FT)		
EXISTING	34.24% (±942 SQ.FT.)		
PROPOSED	28.17% (±775 SQ.FT.)		
VARIANCE REQUIRED			
MAXIMUM HEIGHT:			
PROPOSED	NO CHANGE		
REAR SETBACK COVERAGE: < 30% (± 147.9 SQ.FT.)			
TOTAL AREA:	± 493 SQ.FT.		
COVERED BY BUILDING:	0% ±0 SQ.FT.		
REV: DESCRIPTION: BY: DATE:			
STATUS: FINAL			
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: TINA & MICHAEL MAZZORANA			
PROJECT: 1307 NEWTON STREET			
SITE: 1307 NEWTON STREET KEY WEST, FL 33040			
TITLE: SITE PLAN			
SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/24/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	C-101	1	
SIGNATURE: DATE: SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480			



TYPICAL 8'-0" FT SWALE DETAIL  
(WIDTH VARIES)  
SCALE: NTS

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN  
ENGINEERING AND PLANNING

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KEY WEST, FL 33040  
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CA # 30835

CLIENT: TINA & MICHAEL MAZZORANA  
PROJECT: 1307 NEWTON STREET

SITE:	1307 NEWTON STREET KEY WEST, FL 33040		
TITLE:	SWALES CALCULATIONS		
SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/24/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	C-102	1	

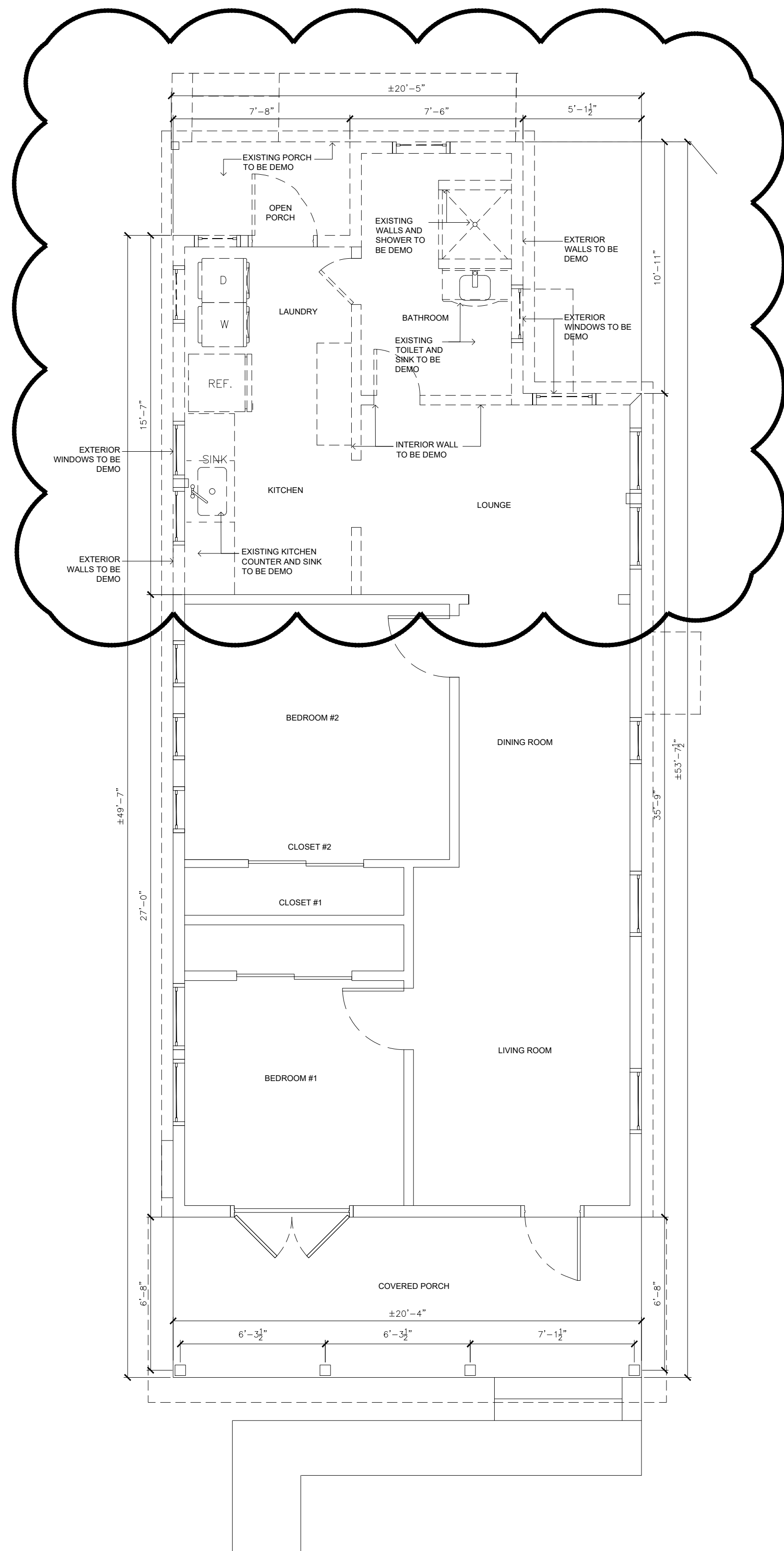
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SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

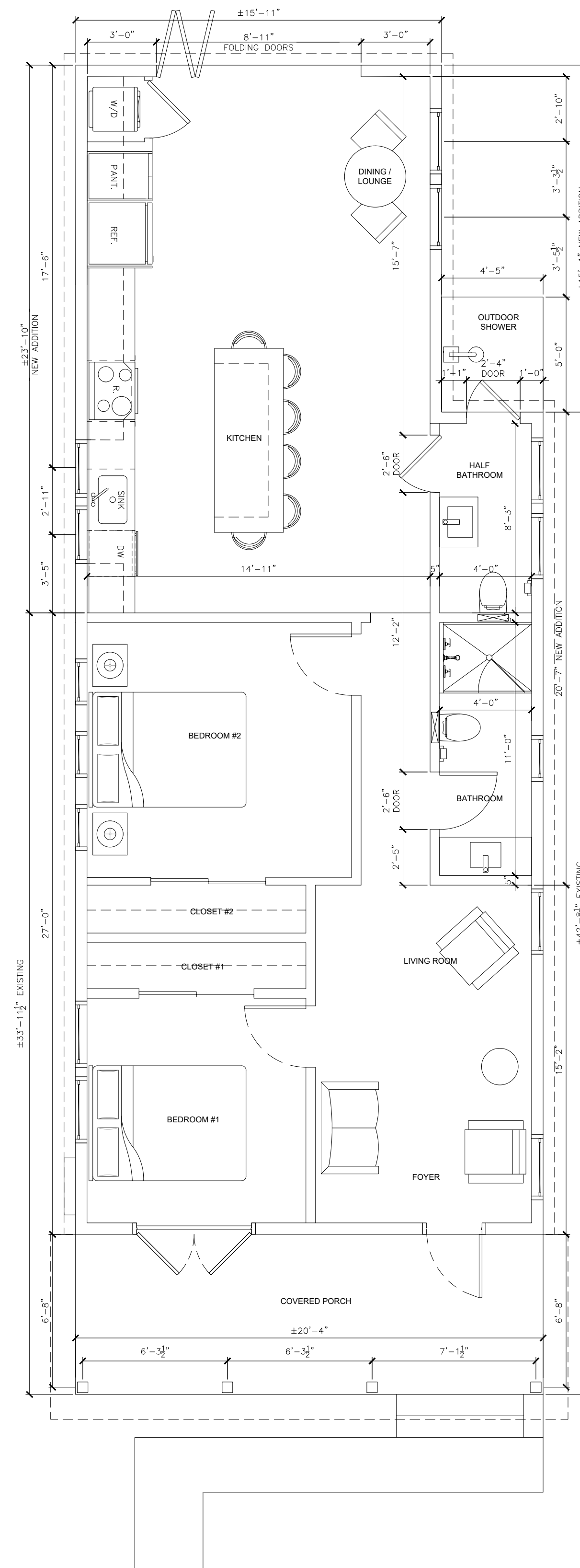
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





EXISTING FIRST FLOOR AND DEMO PLAN  
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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

SIGNATURE:  
DATE:

SENSE MASHKADY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



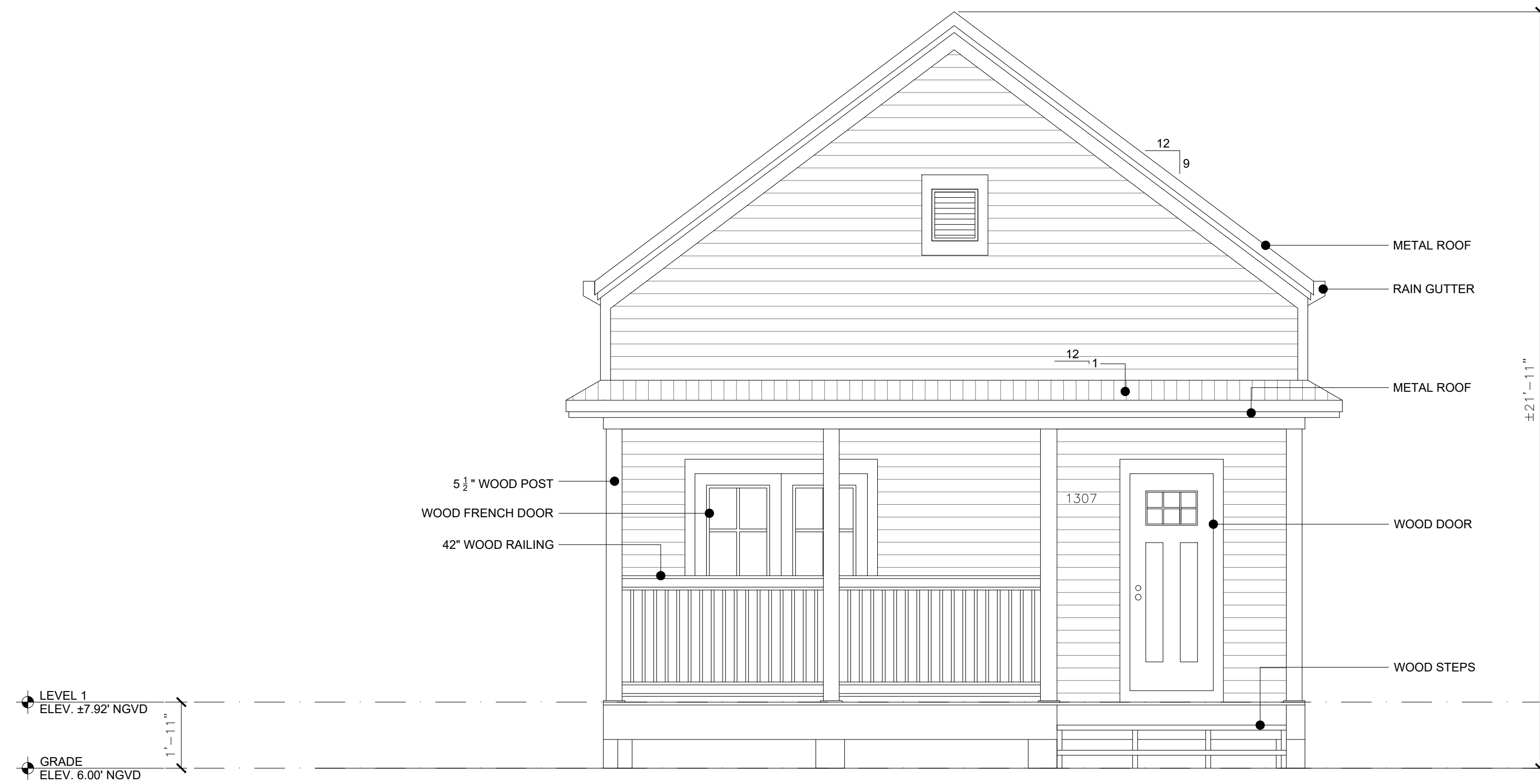
ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

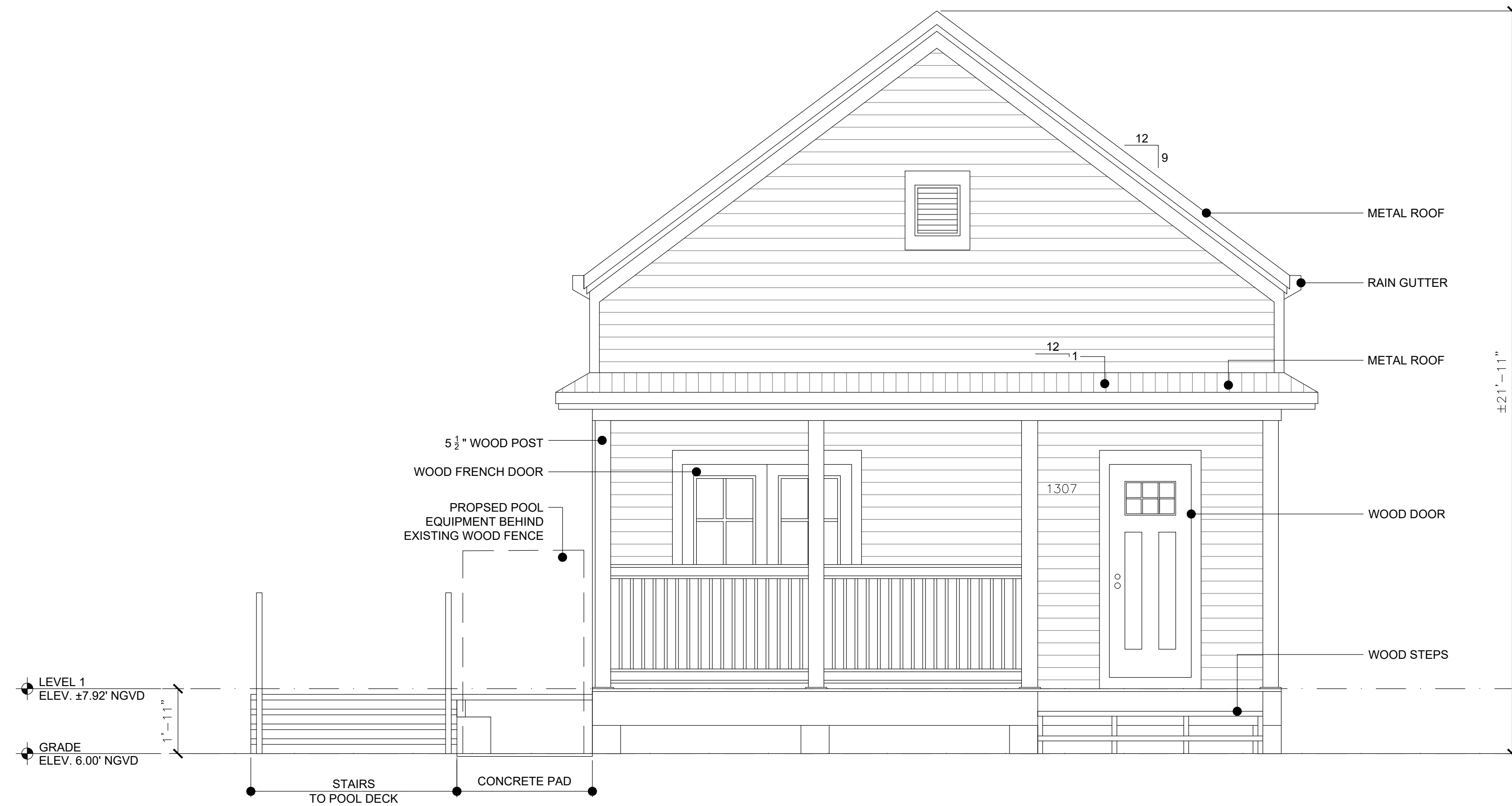
SITE: 1307 NEWTON STREET  
KEY WEST, FL 33040  
TITLE: FLOOR PLANS

SCALE AT 1/4" = 1'-0": AS SHOWN	DATE: 03/24/21	DRAWN: VF	CHECKED: SM
PROJECT NO: 2011-08	DRAWING NO: A-101	REVISION: 1	



### EXISTING FRONT ELEVATION

SCALE: 3/8" = 1'-0"



### PROPOSED FRONT ELEVATION

SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

SITE: 1307 NEWTON STREET  
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/21/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	A-201	1	

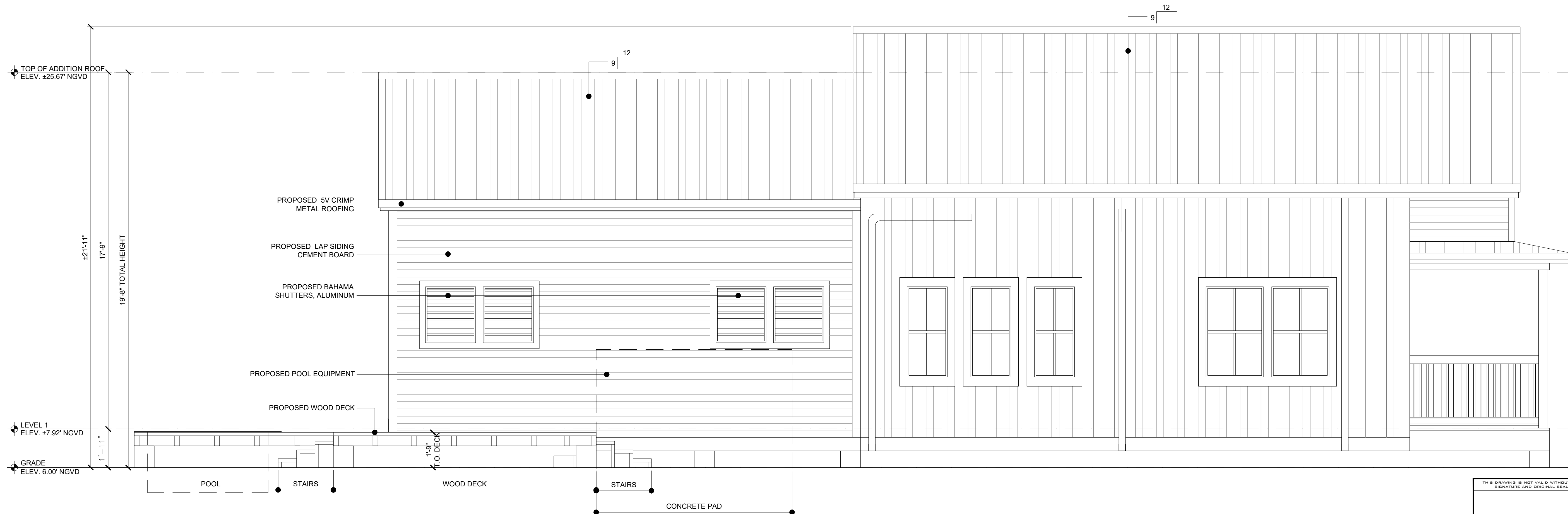
THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

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



### EXISTING LEFT SIDE ELEVATION

SCALE: 3/8" = 1'-0"



### PROPOSED LEFT SIDE ELEVATION

SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: **TINA & MICHAEL MAZZORANA**

PROJECT: **1307 NEWTON STREET**

SITE: **1307 NEWTON STREET  
KEY WEST, FL 33040**

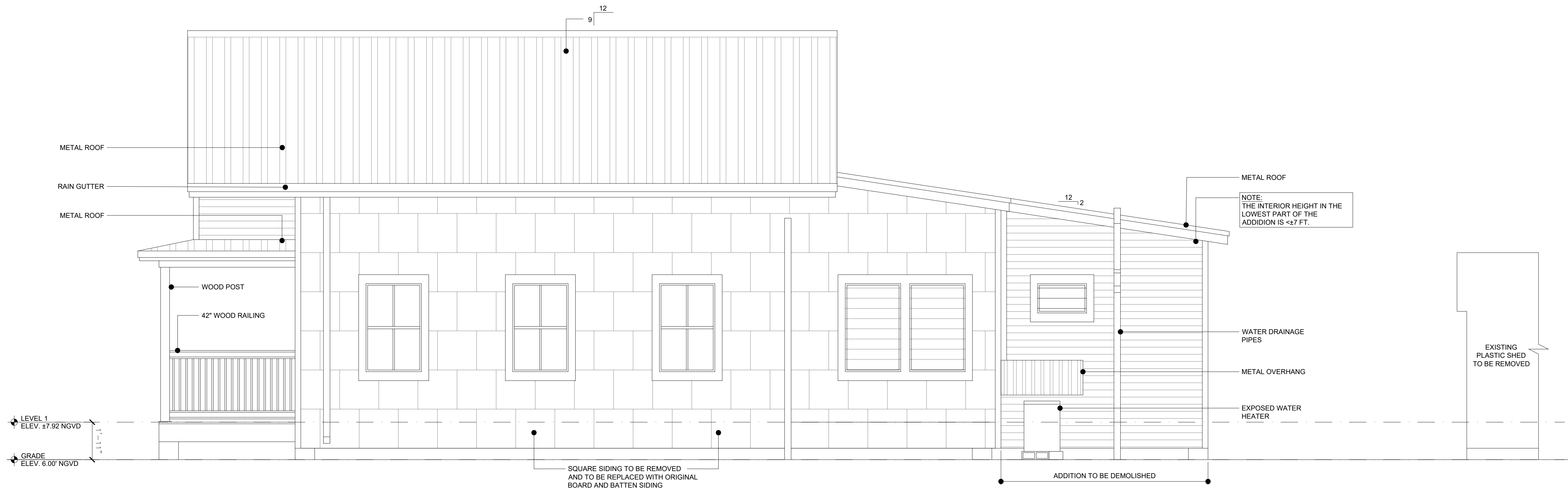
TITLE: **ELEVATIONS**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/21/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	A-202	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHKADOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



EXISTING RIGHT SIDE ELEVATION

SCALE: 3/8" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

SITE: 1307 NEWTON STREET  
KEY WEST, FL 33040  
TITLE: ELEVATIONS

SCALE AT 1/4"=1'-0": AS SHOWN	DATE: 06/21/21	DRAWN: VF	CHECKED: SM
PROJECT NO: 2011-08	DRAWING NO: A-203	REVISION:	1

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

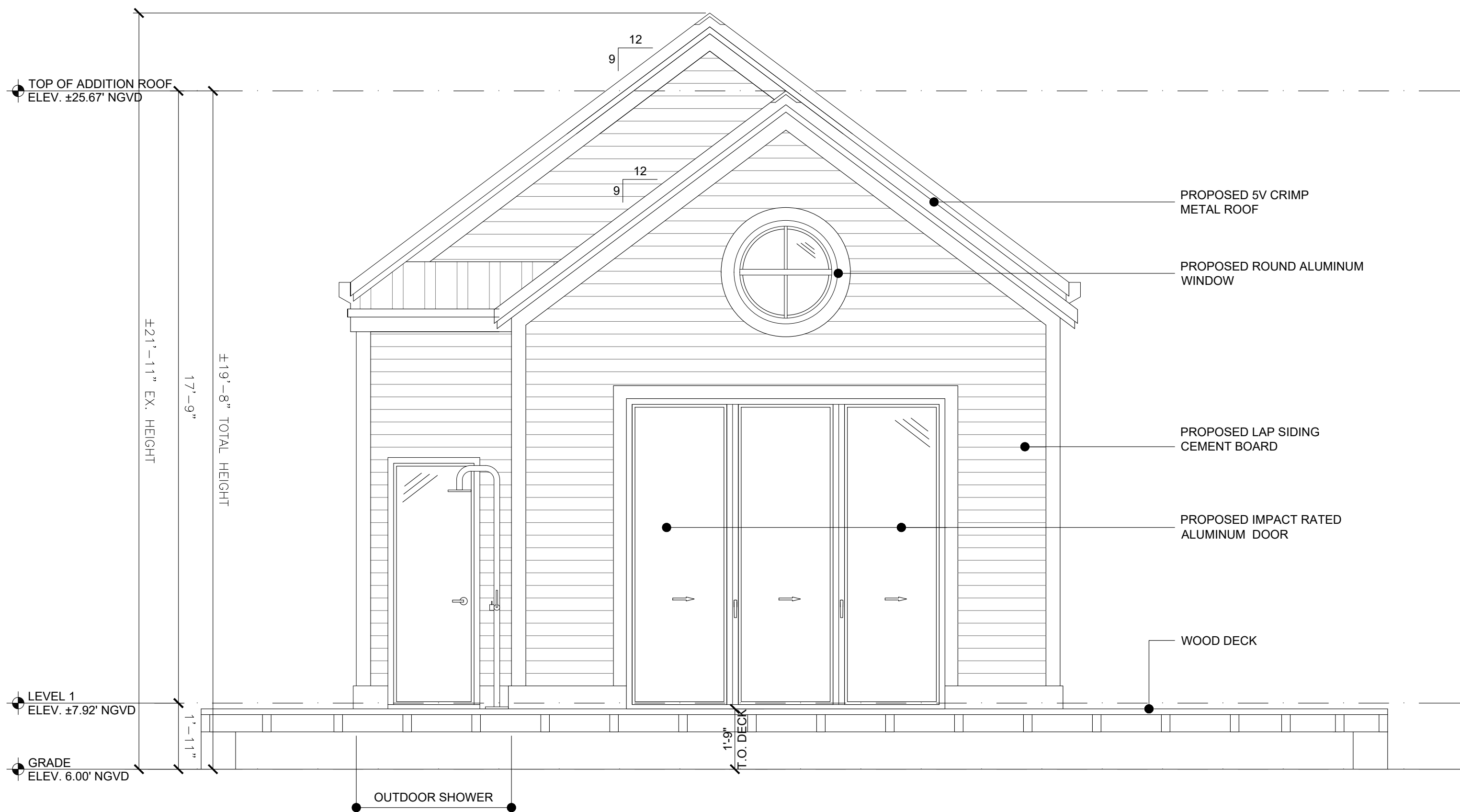
SIGNATURE:  
DATE:

SENSE MASHKADY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



### EXISTING REAR ELEVATION

SCALE: 3/8" = 1'-0"

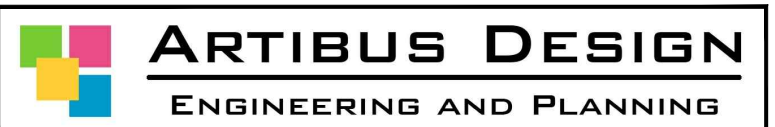


### PROPOSED REAR ELEVATION

SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.	
SIGNATURE:	
DATE:	
SERGE MASHKADY PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

SITE: 1307 NEWTON STREET  
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/21/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	A-204	1	

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 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.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:

## **NEW ONE-STORY REAR ADDITION. INSTALLATION OF BOARD AND BATTEN ON EAST ELEVATION OF HISTORIC HOUSE. NEW POOL AND DECK AT REAR.**

**#1307 NEWTON STREET**

**Applicant – Michael Mazzorana    Application #H2021-0032**

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.



## HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Kathleen McDonald, 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: 1307 Newton Street on the 21 day of July, 2021.

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 July 28th, 2021.

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 2021-0032.

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

**Signed Name of Affiant:**

Kathleen McDonald

**Date:** 7/21/2021

**Address:** 1300 White Street

**City:** Key West

**State, Zip:** FL, 33040

The forgoing instrument was acknowledged before me on this 21<sup>st</sup> day of July, 2021.

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

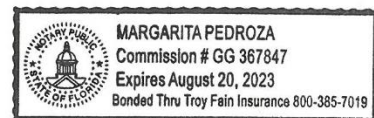
**NOTARY PUBLIC**

Sign Name: Margarita Pedroza

Print Name: Margarita Pedroza

Notary Public - State of Florida (seal)

My Commission Expires: 8/20/23





# 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 00022630-000000  
 Account# 1023426  
 Property ID 1023426  
 Millage Group 10KW  
 Location 1307 NEWTON ST, KEY WEST  
 Address  
 Legal KW WADDELLS SUBDIVISION PB 1-28 PT LT 4 SQR 2 TR 7 OR586-994 OR652-509 OR917-1275 OR922-1547/48 OR930-381/82 OR930-383 OR1047-2241/42 OR1196-1741/42 OR1866-646/47 OR2040-996/98  
 Description OR2501-137/38 OR2962-946  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6284  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing

**Owner**

MAZZORANA MICHAEL  
 1307 Newton St  
 Unit A  
 Key West FL 33040

MAZZORANA TINA  
 1307 Newton St  
 Unit A  
 Key West FL 33040

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$104,959	\$122,453	\$94,755	\$94,755
+ Market Misc Value	\$237	\$1,819	\$1,569	\$1,569
+ Market Land Value	\$420,502	\$374,420	\$401,781	\$448,583
= Just Market Value	\$525,698	\$498,692	\$498,105	\$544,907
= Total Assessed Value	\$455,715	\$343,318	\$312,107	\$283,734
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$430,715	\$498,692	\$498,105	\$544,907

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,743.00	Square Foot	32	83.5

**Buildings**

Building ID 1731  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1025  
 Finished Sq Ft 857  
 Stories 1 Floor  
 Condition EXCELLENT  
 Perimeter 134  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 4  
 Interior Walls WD PANL/CUSTOM

Exterior Walls B & B  
 Year Built 1938  
 Effective Year Built 2015  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type FCD/AIR NON-DC  
 Bedrooms 2  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	857	857	0
OPF	OP PRCH FIN LL	168	0	0
TOTAL		1,025	857	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	2009	2010	1	49 SF	2
FENCES	2020	2021	1	132 SF	2

7/14/2021

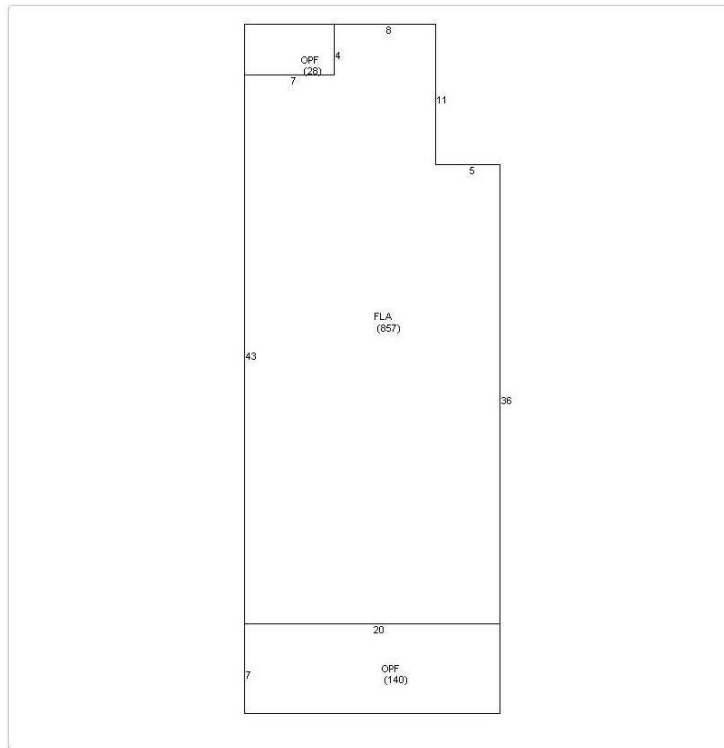
qPublic.net - Monroe County, FL - Report: 00022630-000000

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/3/2019	\$630,000	Warranty Deed	2218463	2962	946	Q3 - Qualified	Improved
1/14/2011	\$250,000	Warranty Deed		2501	137	Q2 - Qualified	Improved
8/26/2004	\$615,000	Warranty Deed		2040	996	Q - Qualified	Improved
2/18/2003	\$399,000	Warranty Deed		1866	0646	Q - Qualified	Improved
1/1/1992	\$117,000	Warranty Deed		1196	1741	Q - Qualified	Improved
4/1/1988	\$131,000	Warranty Deed		1047	2241	U - Unqualified	Improved
12/1/1984	\$55,900	Warranty Deed		990	381	Q - Qualified	Improved
2/1/1976	\$27,000	Conversion Code		652	509	Q - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-1995	9/17/2020	10/2/2020	\$10,526	Residential	R&R MAIN ROOF ONLY
19-4269	1/28/2020	3/23/2020	\$0	Residential	Complete electrical installation of two bedrooms and living room per drawings
19-2743	11/26/2019	4/16/2020	\$0	Residential	Replacing chain link fence w/wood plank and picket fence, both 6 feet and 4 feet height in compliance w/HARC and Town Code, as shown in detail on survey diagram. Replacement areas - Left side, front and 6 foot wood fence at end of driveway
19-3553	11/13/2019	8/4/2020	\$48,576	Residential	REPLACE 8 WINDOWS, 1 FRENCH DOOR, 1 FRONT DOOR, INSTALL 450SF OF FLOORING, RE FINISH DADE CO WALLS, DRYWALL CEILINGS AND WALLS APPROX 1200sf CUT IN TWO DOORWAYS INTO WALLS TO COMBINE UNITS AS ONE
11-0349	2/9/2011	2/10/2014	\$2,200	Residential	REPAIR APPROX 500 LN FT OF LAP SIDING, 40 LN FT OF TRIM AND PAINT TO MATCH EXISTING (WHITE) AS PER HARC.
11-0305	2/7/2011	2/10/2014	\$4,508	Residential	PAINT 900 SQ/FT 9 SQS OF OLD V-CRIMP METAL ROOF SYSTEM
02/1647	6/24/2002	9/11/2002	\$1,800	Residential	PORCH RAILINGS
0000314	2/8/2000	8/1/2000	\$400	Residential	ELECTRICAL

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



## Map



## TRIM Notice

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

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

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 Schneider  
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Version 2.3.131