



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: July 28, 2021

Applicant: Michael Mazzorana

Address: #1307 Newton Street

Description of Work:

Demolition of non-historic rear addition.

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.

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 demolition of an existing non-historic shed roof addition at the rear of the house at 1307 Newton Street. The existing shed roof addition is to be replaced with a new one-story gabled roof addition as part of this application.

It is staff's opinion that the request for the demolition of the existing shed roof addition shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) 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 shed roof addition 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 shed roof addition under review for demolition is 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 shed roof addition under review is not a significant later addition, and it has 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 shed roof addition in question will not qualify as a contributing element 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

\$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 #	REVISION #	INITIAL & DATE
2021-0032		
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
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OWNER'S MAILING ADDRESS:

1307 Newton St Key West, FL 33040	EMAIL	mmazzora1@gmail.com
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APPLICANT NAME:

Tina and Michael Mazzorana (with Artibus Design)	PHONE NUMBER	305-842-0576
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APPLICANT'S ADDRESS:

1307 Newton St Key West, FL 33040	EMAIL	mmazzora1@gmail.com
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APPLICANT'S SIGNATURE:

<i>Tina and Michael Mazzorana</i>	DATE	6/22/21
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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

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:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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:

1307 Newton St Key West, FL 33040

PROPERTY OWNER'S NAME:

Tina and Michael Mazzorana

APPLICANT NAME:

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.*

PROPERTY OWNER'S SIGNATURE

6/28/21
MICHAEL MAZZORANA

DATE AND PRINT NAME
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:	
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.	
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.	
(2) Or explain how the building or structure meets the criteria below:	Ceilings slope sub 7 foot height in rear
(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.	
N/A	

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.

- (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	

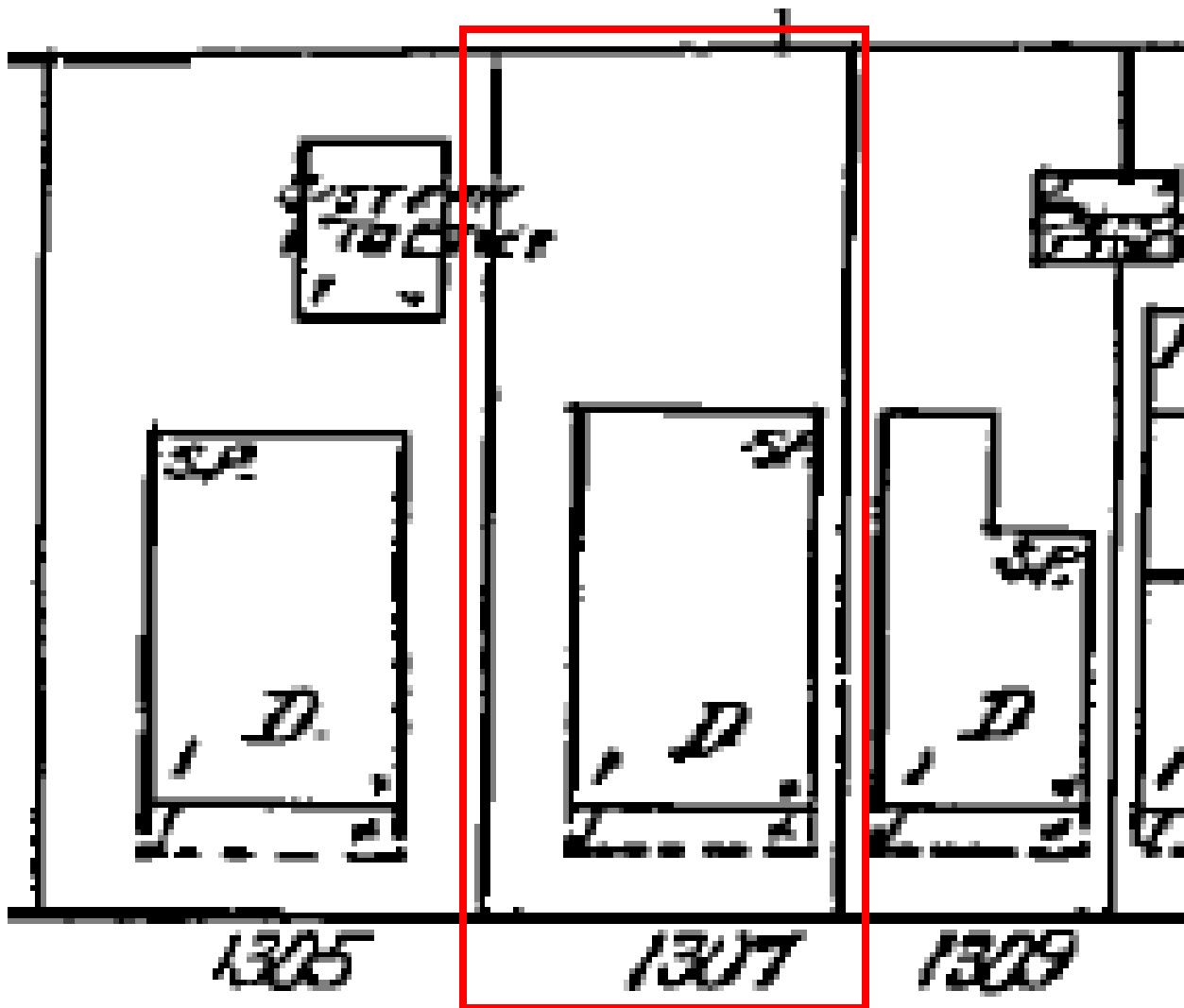
SANBORN MAPS



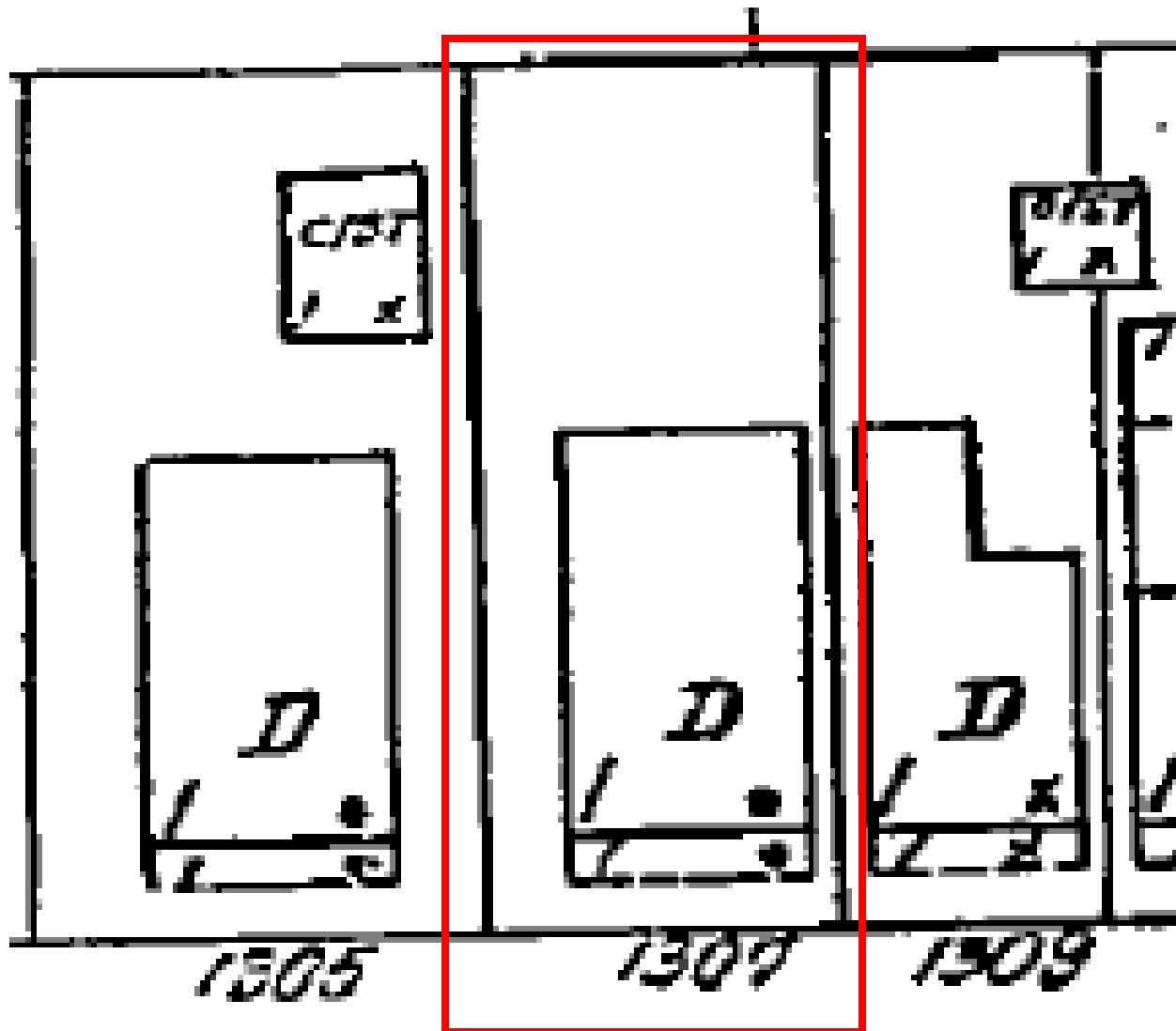
1892 Sanborn with the property at 1307 (205) Newton Street indicated in red.



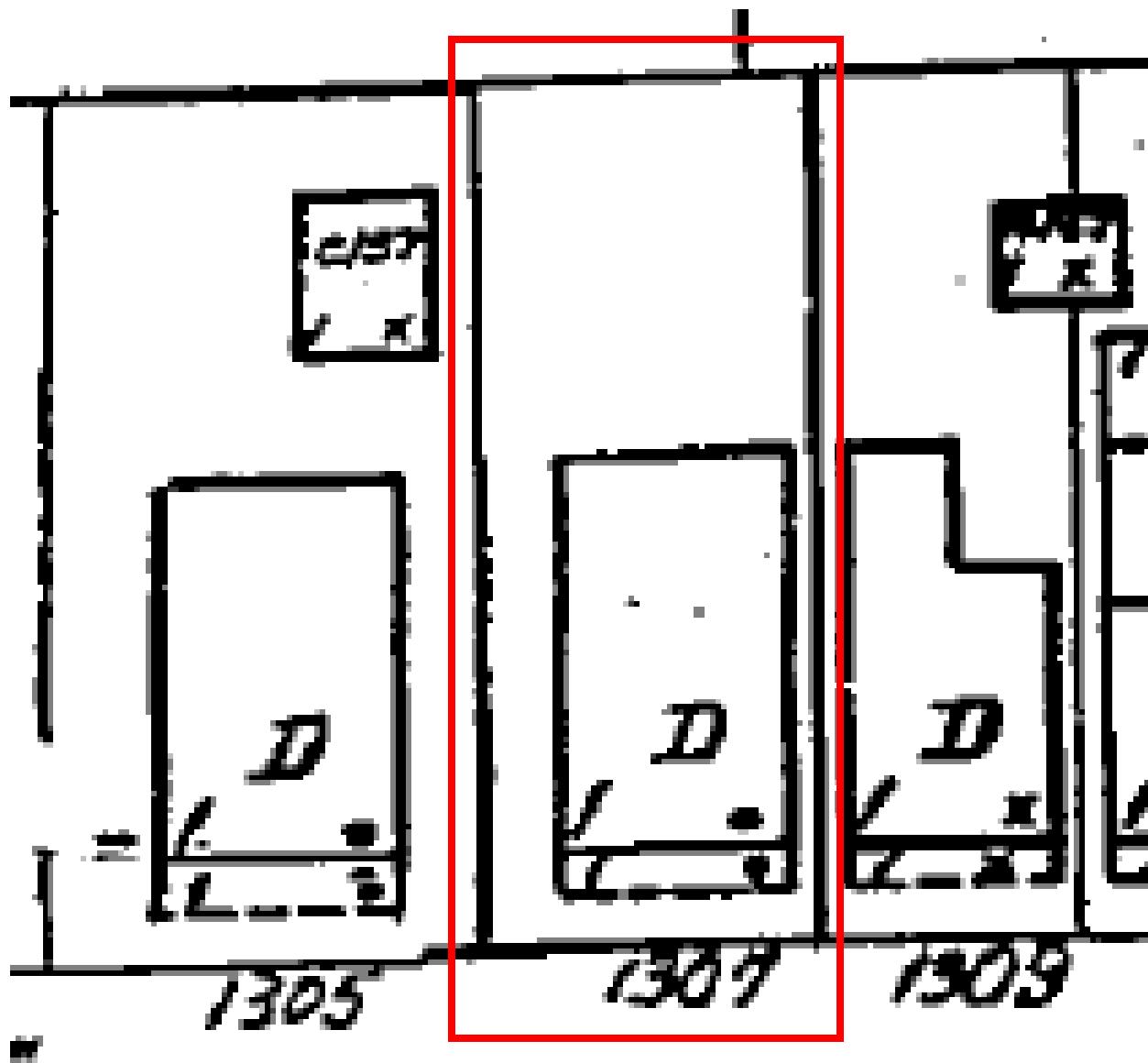
1899 Sanborn with the property at 1307 (205) Newton Street indicated in red.



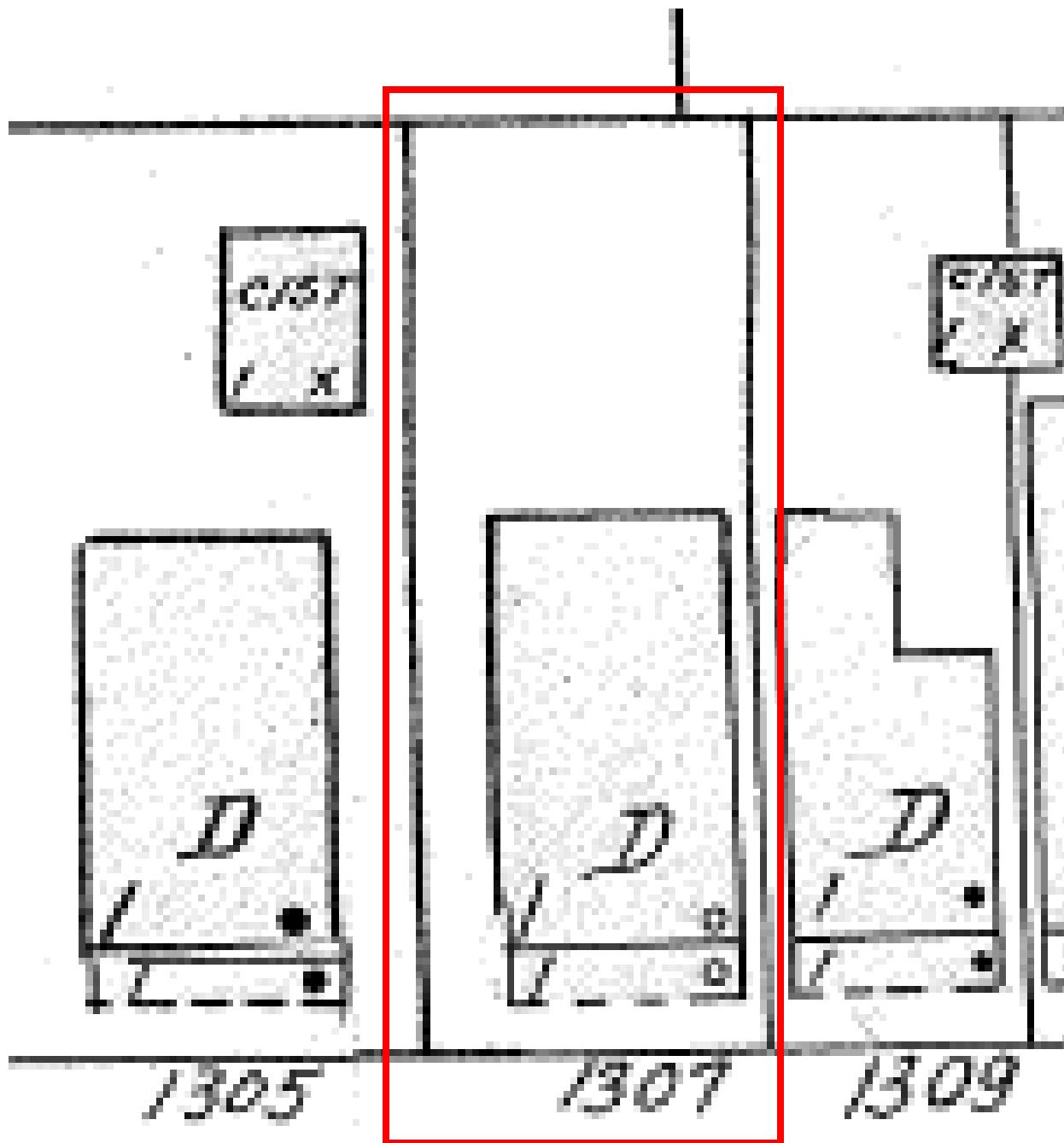
1912 Sanborn with the property at 1307 Newton Street indicated in red.



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

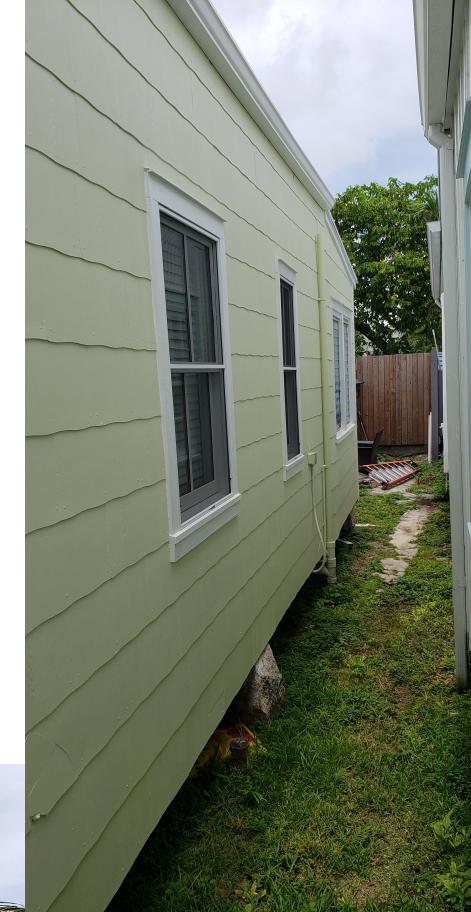


Left



Right

Front

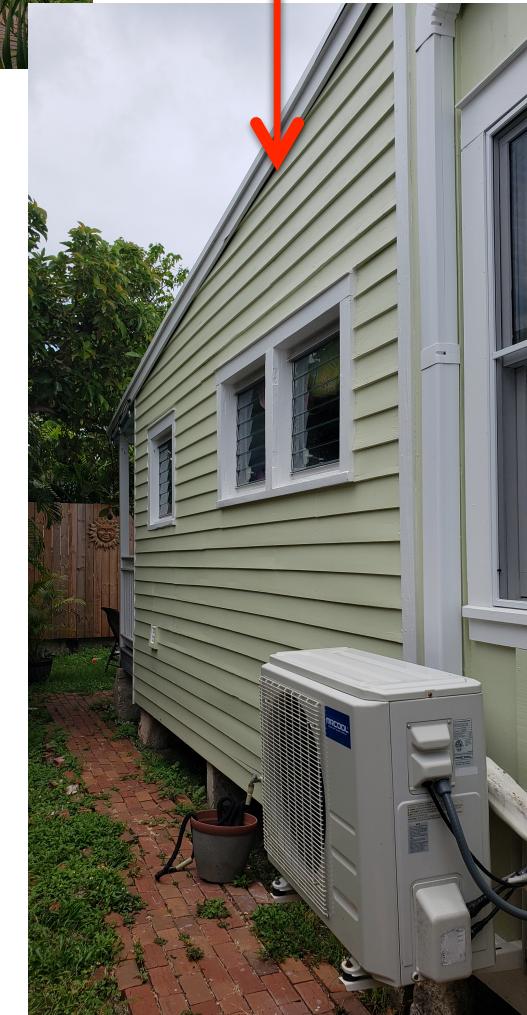


Rear - Under Sloped Roof

Demo



Demo

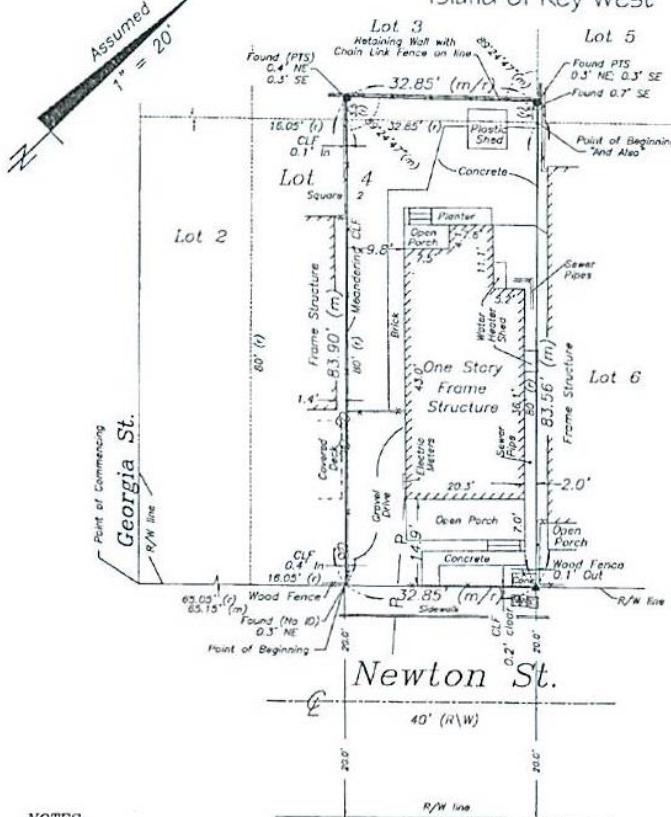


Keep Wall



SURVEY

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



LEGEND

- Found 1/2" Iron Rod (As Noted)
- △ Set Nail & Disc (6298)
- ▲ Found Nail & Disc (LB 7700)
- Found Old Wooden Post
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R/W Right of Way
- CL Centerline
- W Wood Utility Pole
- Fire Hydrant
- /— Overhead Utility Lines
- Sewer Cleanout
- Water Meter
- Tree (Diameter)

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 05/100 (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 05/100 (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;
Spotswood, Spotswood, Spotswood & 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.

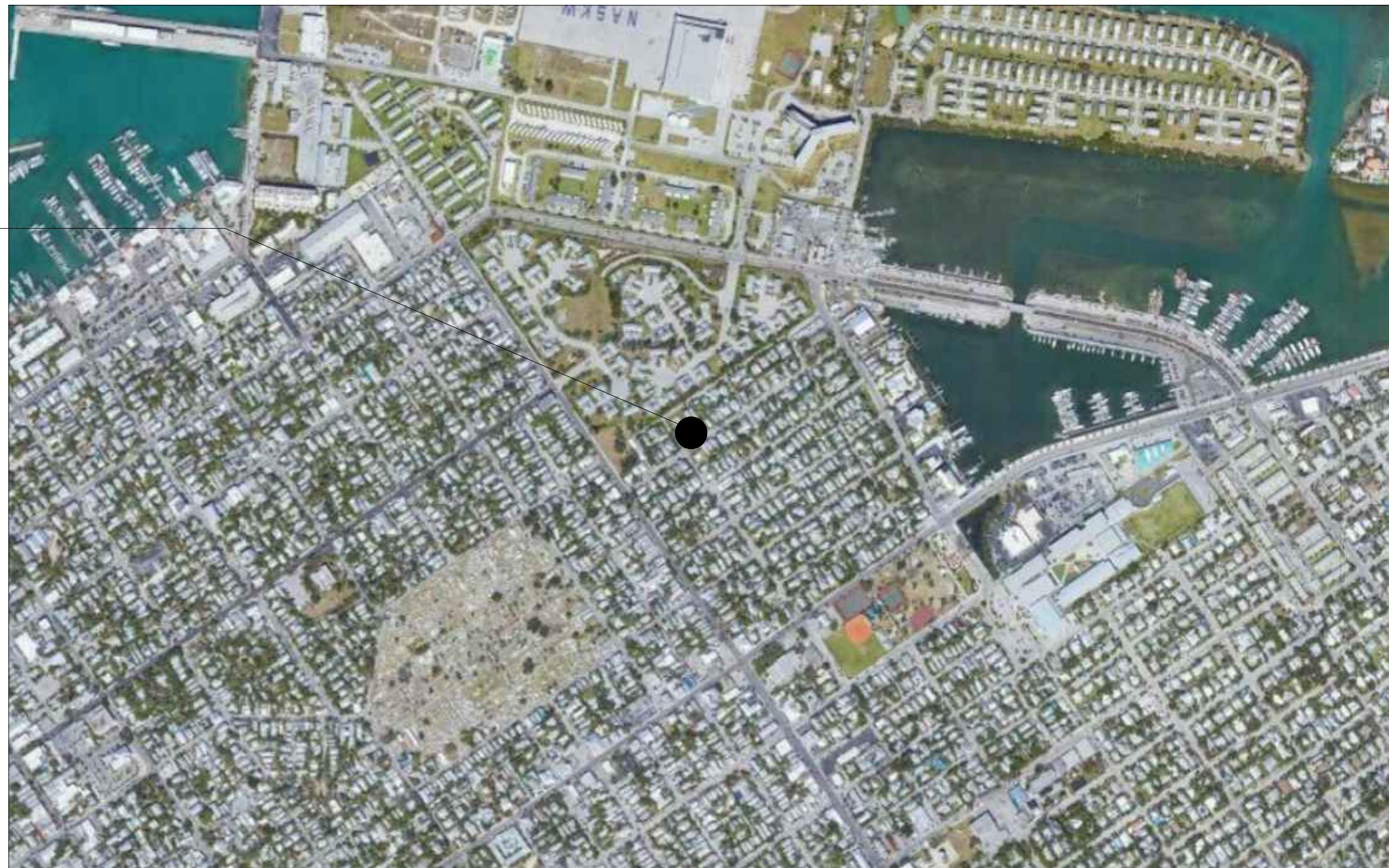
Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

REQUEST FOR HARC APPLICATION 1307 NEWTON ST

SITE LOCATION



PROJECT LOCATION:
1307 NEWTON ST
KEY WEST, FL 33040

CLIENT:
TINA & MICHAEL MAZZORANA

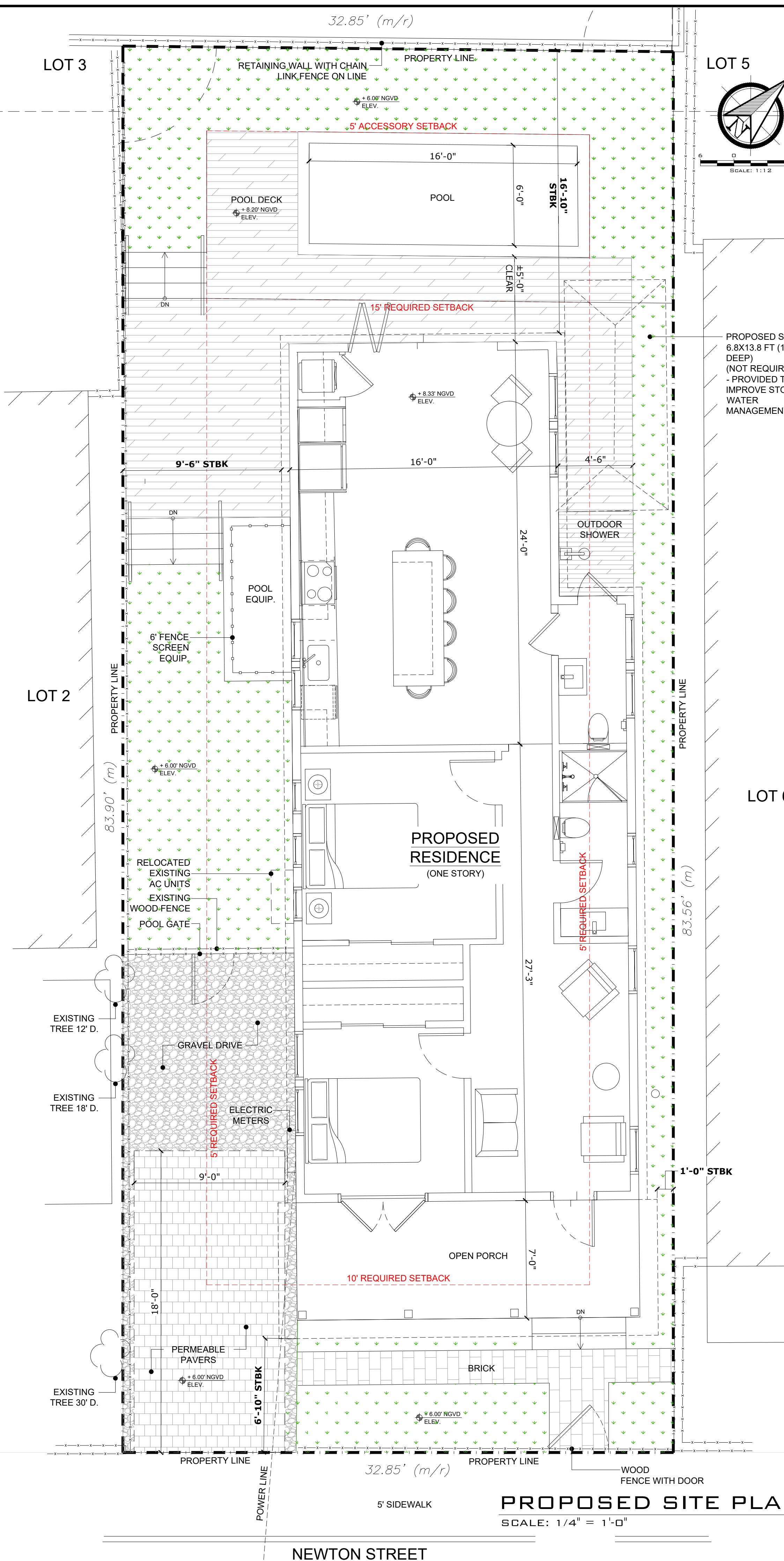
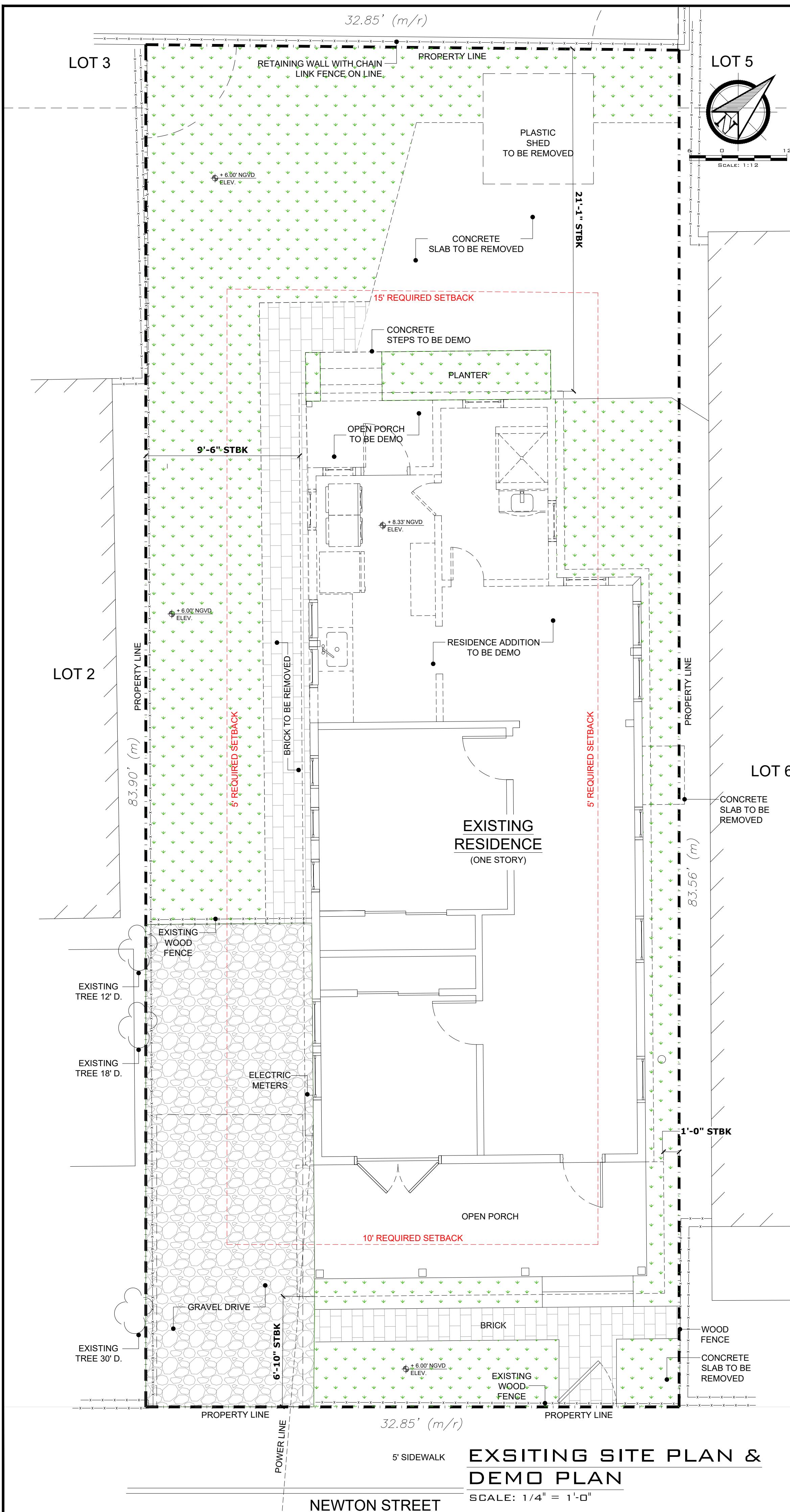
REV: DESCRIPTION: BY: DATE:
STATUS: FINAL

 **ARTIBUS DESIGN**
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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL			
SITE: 1307 NEWTON STREET KEY WEST, FL 33040			
TITLE: COVER			
SCALE AT 11x17: DATE: DRAWN: CHECKED: AS SHOWN 03/24/21 VF SM			
SIGNATURE: DATE: SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480			
PROJECT NO: DRAWING NO: REVISION: 2011-08 G-100 1			



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	$\pm 1'-0"$
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% (\pm 1,617 SQ.FT.)
PROPOSED	58.42% (\pm 1,607 SQ.FT.)

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% ($\pm 1,100.4$ SQ.FT.)
EXISTING	41.65% ($\pm 1,146$ SQ.FT.)
PROPOSED	45.91% ($\pm 1,263$ SQ.FT.)
(INCLUDING POOL EQUIPMENT PAD @ A/C OVER)	

MINIMUM OPEN SPACE:

REQUIRED	35.00% (± 962.85 SQ.FT)
EXISTING	34.24% (± 942 SQ.FT.)
PROPOSED	28.17% (± 775 SQ.FT.)

MAXIMUM HEIGHT: 30 FT
PROPOSED: NO CHANGE

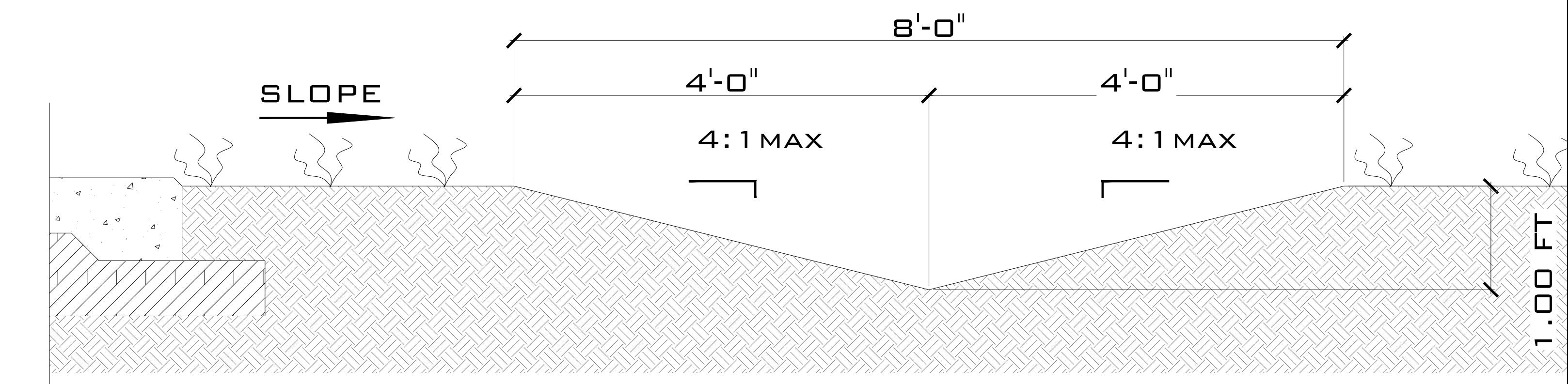
REAR SETBACK COVERAGE: < 30% (\pm 147.9 SQ.FT.)
TOTAL AREA: \pm 493 SQ.FT.
COVERED BY BUILDING: 0% \pm 0 SQ.FT.

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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CLIENT: **TINA & MICHAEL MAZZORANA**

<p>SITE: 1307 NEWTON STREET KEY WEST, FL 33040</p> <p>TITLE: SITE PLAN</p>			
SCALE AT 11x17: AS SHOWN	DATE: 03/24/21	DRAWN: VF	CHECKED: SM
PROJECT NO: 2011-08	DRAWING NO: C-101		REVISION: 1



**TYPICAL 8'-0" FT SWALE DETAIL
(WIDTH VARIES)**

SCALE: NTS

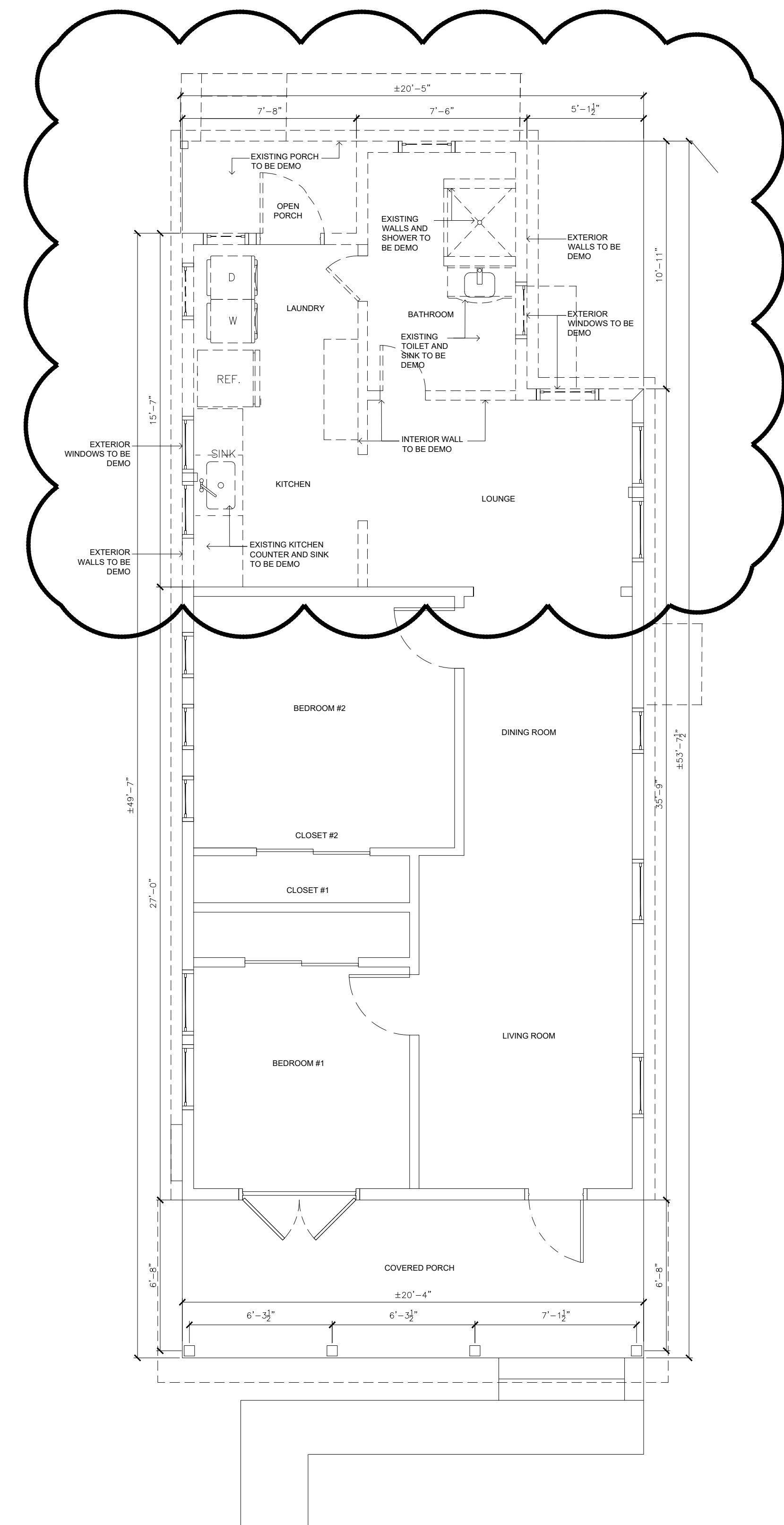
REV: DESCRIPTION: BY: DATE:
STATUS: FINAL

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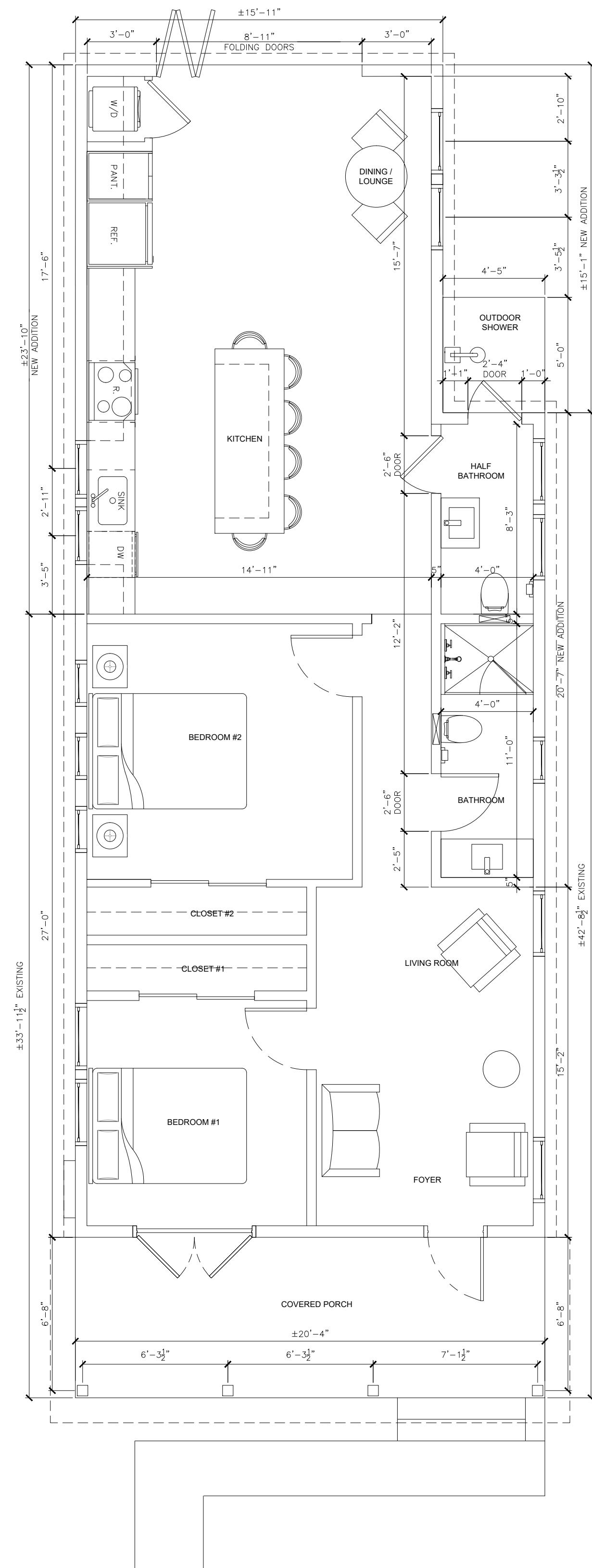
CLIENT: TINA & MICHAEL MAZZORANA
PROJECT: 1307 NEWTON STREET

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL
SITE: 1307 NEWTON STREET
KEY WEST, FL 33040
TITLE: SWALES CALCULATIONS
SIGNATURE: DATE: 03/24/21 DRAWN: VF CHECKED: SM
AS SHOWN DRAWING NO: REVISION: 1
PROJECT NO: 2011-08 C-102
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
FLORIDA
LICENSE NO. 71480



EXISTING FIRST FLOOR AND DEMO PLAN

SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

REV: DESCRIPTION: BY: DATE:
STATUS: FINAL

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CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SITE: 1307 NEWTON STREET
KEY WEST, FL 33040

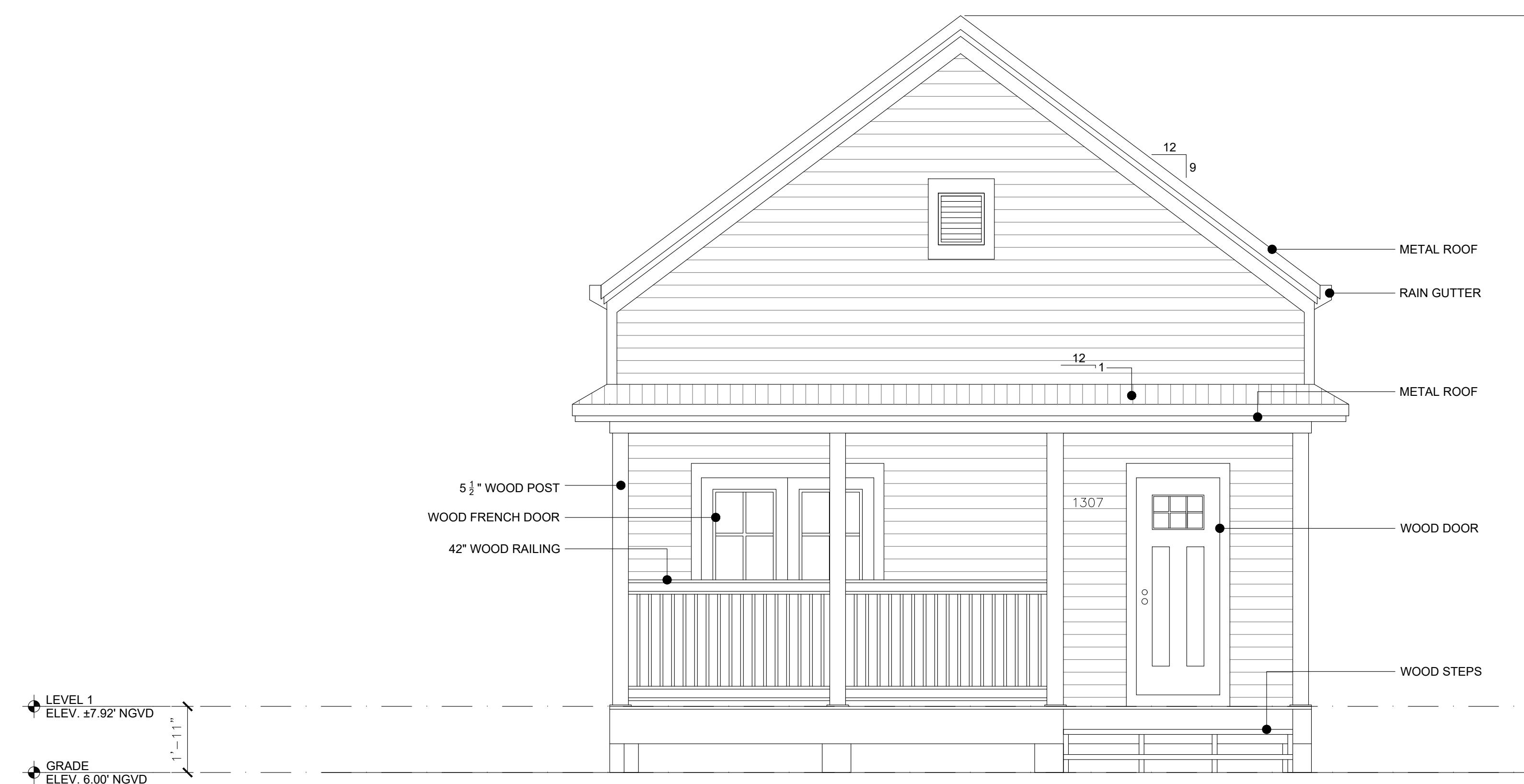
TITLE: FLOOR PLANS

SIGNATURE:
DATE:

SCALE AT 11x17: DATE: DRAWN: CHECKED:
AS SHOWN 03/24/21 VF SM

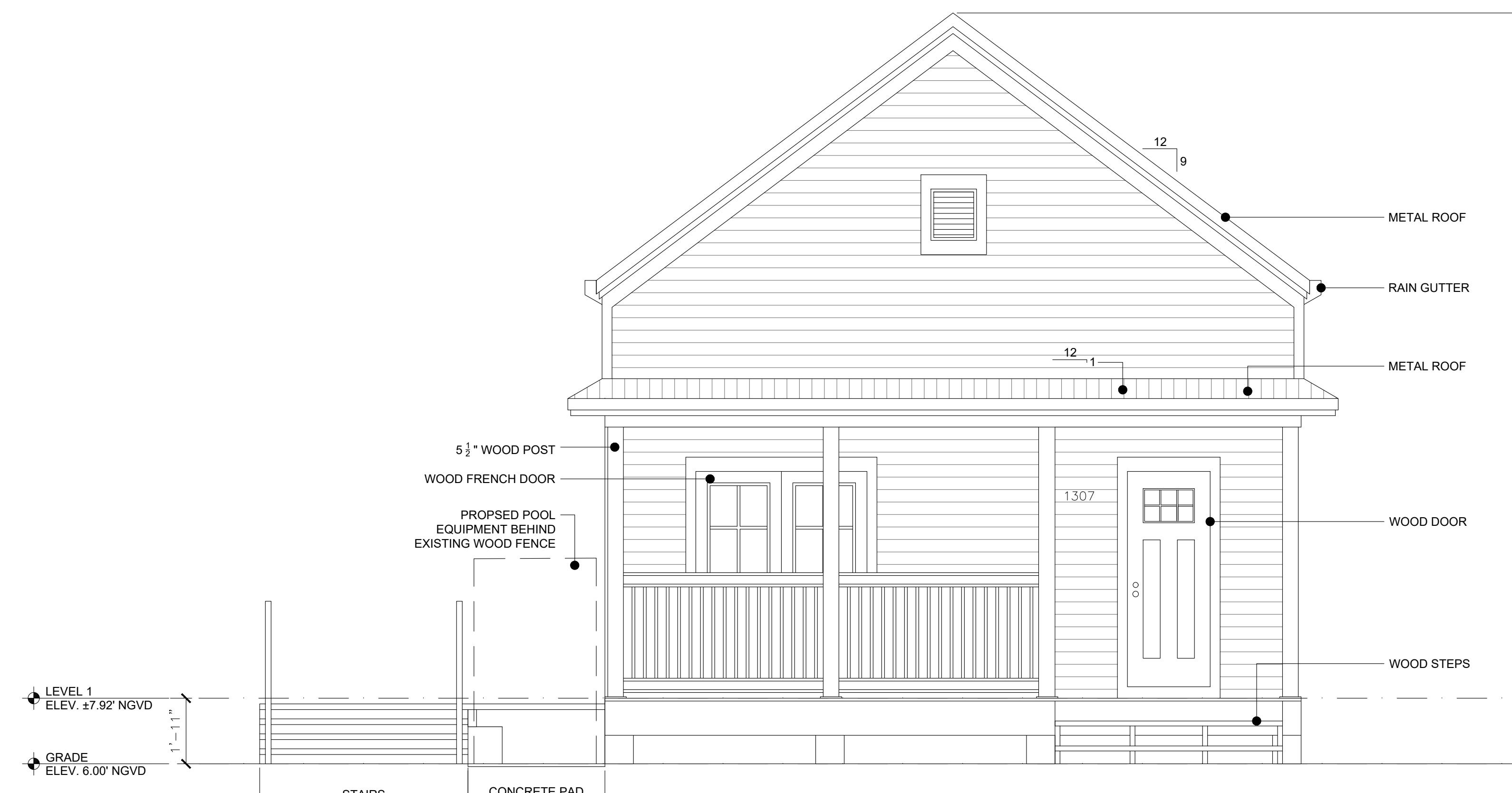
PROJECT NO: DRAWING NO: REVISION:
2011-08 A-101 1

SERGE MASHTAKOV
Professional Engineer
State of Florida
License No. 71480



EXISTING FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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

REV: DESCRIPTION: BY: DATE:
STATUS: FINAL

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PROJECT: 1307 NEWTON STREET

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SIGNATURE AND ORIGINAL SEAL
DATE: 06/21/21
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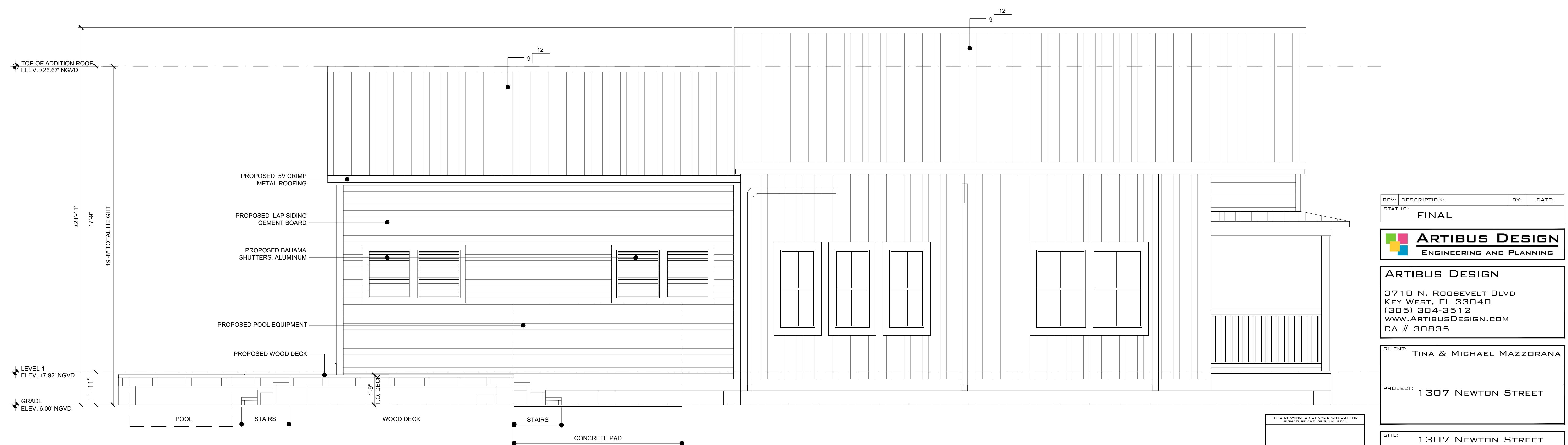
TITLE: ELEVATIONS

SCALE AT 11x17: DATE: DRAWN: CHECKED:
AS SHOWN 06/21/21 VF SM
PROJECT NO: DRAWING NO: REVISION:
2011-08 A-201 1



EXISTING LEFT SIDE ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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

REV: DESCRIPTION: BY: DATE:
STATUS: FINAL

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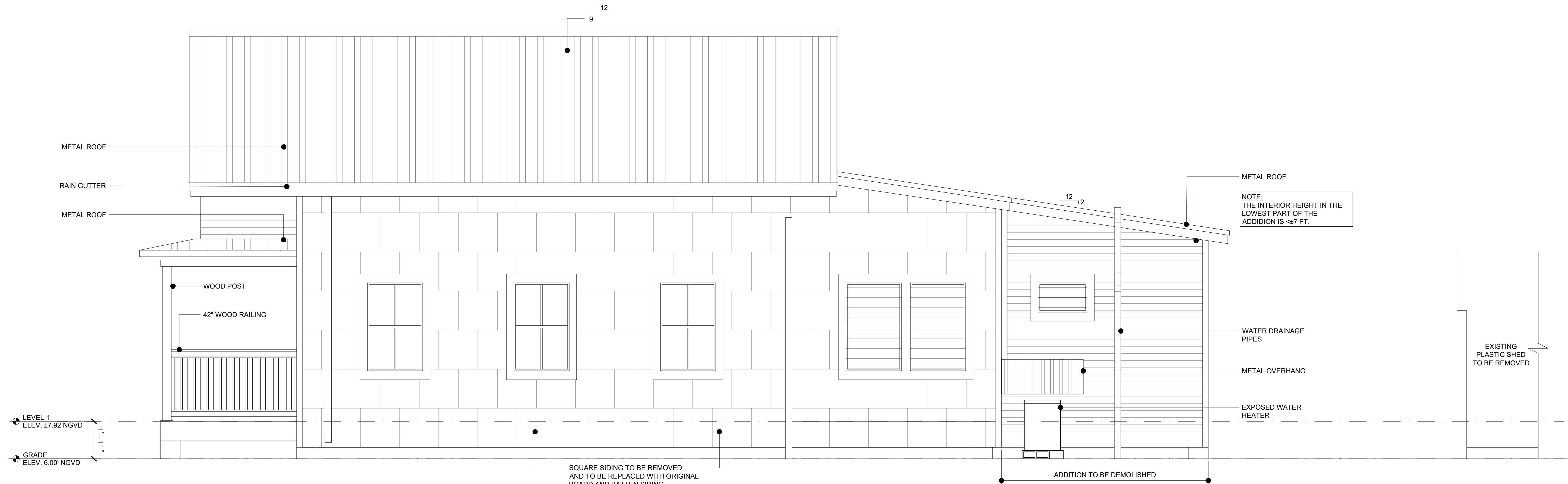
CLIENT: TINA & MICHAEL MAZZORANA
PROJECT: 1307 NEWTON STREET

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

SERGE MASHTAKOV
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

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
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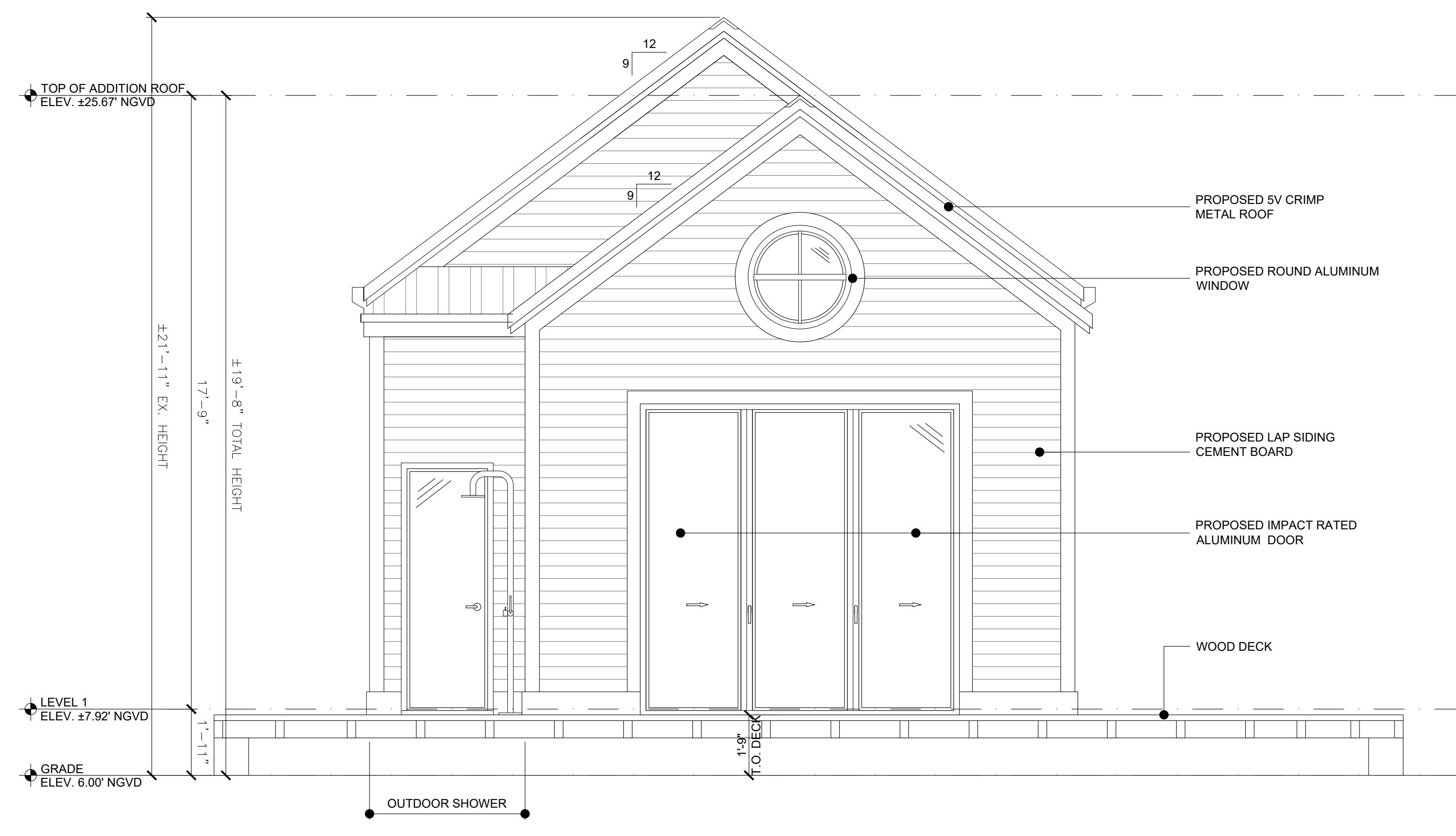
CLIENT: TINA & MICHAEL MAZZORANA
PROJECT: 1307 NEWTON STREET

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-203 1
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



EXISTING REAR ELEVATION

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



PROPOSED REAR ELEVATION

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

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			
<small>THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL</small>			
SITE: 1307 NEWTON STREET KEY WEST, FL 33040			
TITLE: ELEVATIONS			
SCALE AT 11x17": DATE: DRAWN: CHECKED: AS SHOWN 06/21/21 VF SM			
DATE: DRAWING NO: REVISION: SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480			
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 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.citofkeywest-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, deposes 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 21st 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.

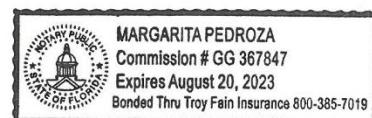
NOTARY PUBLIC

Sign Name: Margarita Pedroza

Print Name: Margarita Pedroza

Notary Public - State of Florida (seal)

My Commission Expires: 8/20/23





PROPERTY APPRAISER INFORMATION

 **qPublic.net™** 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	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 OR2501-137/38 OR2962-946
Description	(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**

MAZZORANA MICHAEL	MAZZORANA TINA
1307 Newton St	1307 Newton St
Unit A	Unit A
Key West FL 33040	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	Exterior Walls	B & B	
Style	1 STORY ELEV FOUNDATION	Year Built	1938	
Building Type	S.F.R.-R1/R1	Effective Year Built	2015	
Gross Sq Ft	1025	Foundation	WD CONC PADS	
Finished Sq Ft	857	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	EXCELLENT	Flooring Type	SFT/HD WD	
Perimeter	134	Heating Type	FCD/AIR NON-DC	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	4	Half Bathrooms	0	
Interior Walls	WD PANL/CUSTOM	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

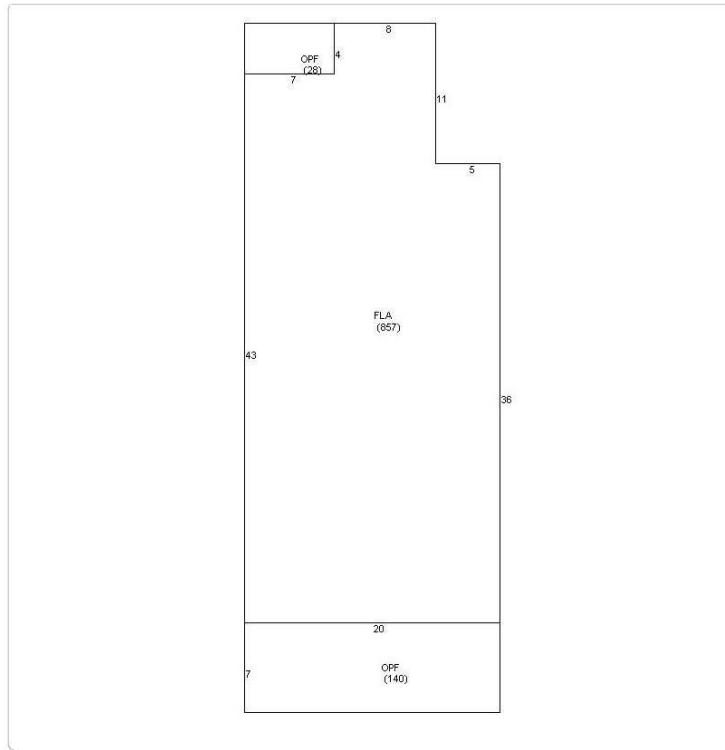
qPublic.net - Monroe County, FL - Report: 00022630-000000

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	\$65,000	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		930	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 SQ8 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**

