

# Historic Architectural Review Commission

## Staff Report Item 7a

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- Meeting Date:** December 16, 2014
- Applicant:** Guillermo Orozco
- Application Number:** H14-01-1871
- Address:** #620 Petronia Street
- Description of Work:** Rebuild front porch to match existing. New piers to match existing height. Renovations to house including door and windows. New back addition. New swimming pool, side fence, and site improvements.
- Building Facts:** The building is listed as a contributing resource to the historic district. Over time the house has been altered, the historic front porch was demolish in the mid 1960's and several additions have been added to the back of the house. Today the house has a small entry front porch elevated over a concrete slab. The site has a large old tree on the back.
- Guidelines and Ordinance Cited in Review:**
- Windows, specifically guideline 3 of page 29.
  - Additions, alterations and new construction, specifically guidelines for additions (pages 36-38a).
  - Pools (pages 39-40).

### Staff Analysis

The Certificate of Appropriateness for review proposes the reconstruction of the front porch over the existing concrete slab. The plan also includes the replacement of a non-historic back addition with a new frame structure. The new proposed sawtooth structure will be 17 feet height and will have a lower crossing gable that will connect it with the back of the historic structure. On the back portion of the new structure the plan depicts an open porch with a shed roof.

The proposed additions will have metal impact windows and metal v crimp panels for the new roofs. The plan includes the replacement of windows on the historic portion of the house with 2 over 2 true divided lites wood windows. A swimming pool is proposed at the back of the site as well as a new wood picket fence on the south side of the lot. Improvements to the site plan including brick ways and a driveway are also proposed. The plans also includes the construction of new piers, matching the same height of existing.

#### Consistency with Guidelines

1. The proposed additions will be in keeping with the existing historic house and sensitive to its urban context.
2. The proposed reconstruction of the non-historic front porch will not have any effect on the surrounding properties nor in the historic fabric.
3. The replacement of non-historic metal windows with wood true divided lites is appropriate and a positive change to the historic portion of the house.
4. The proposed new swimming pool will be behind the house and not visible from the street.

It is staff's opinion that the proposed design complies with cited guidelines. Still the applicant must coordinate with the urban forester in order to make sure that the existing old tree is not impacted through the construction phase.

# APPLICATION



**CITY OF KEY WEST  
BUILDING DEPARTMENT**  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION # \_\_\_\_\_

11-24-2014 011871

OWNER'S NAME: DAVID LEHMKHUL DATE: 11-24-14

OWNER'S ADDRESS: 620 PETRONIA ST. PHONE #: (201) 420-3311

APPLICANT'S NAME: GUILLELMO OROZCO PHONE #: 305 292-1694

APPLICANT'S ADDRESS: 1517 WASHINGTON ST.

ADDRESS OF CONSTRUCTION: 620 PETRONIA ST # OF UNITS 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:  
SEE ATTACHED LIST

*Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 11-24-14  
Applicant's Signature: Guillermo Orozco

**Required Submittals**

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: 11/25/14

Staff Approval: \_\_\_\_\_

Trans date: 11/25/14 Time: 1:15:04

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

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Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

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Date: \_\_\_\_\_

Signature: \_\_\_\_\_

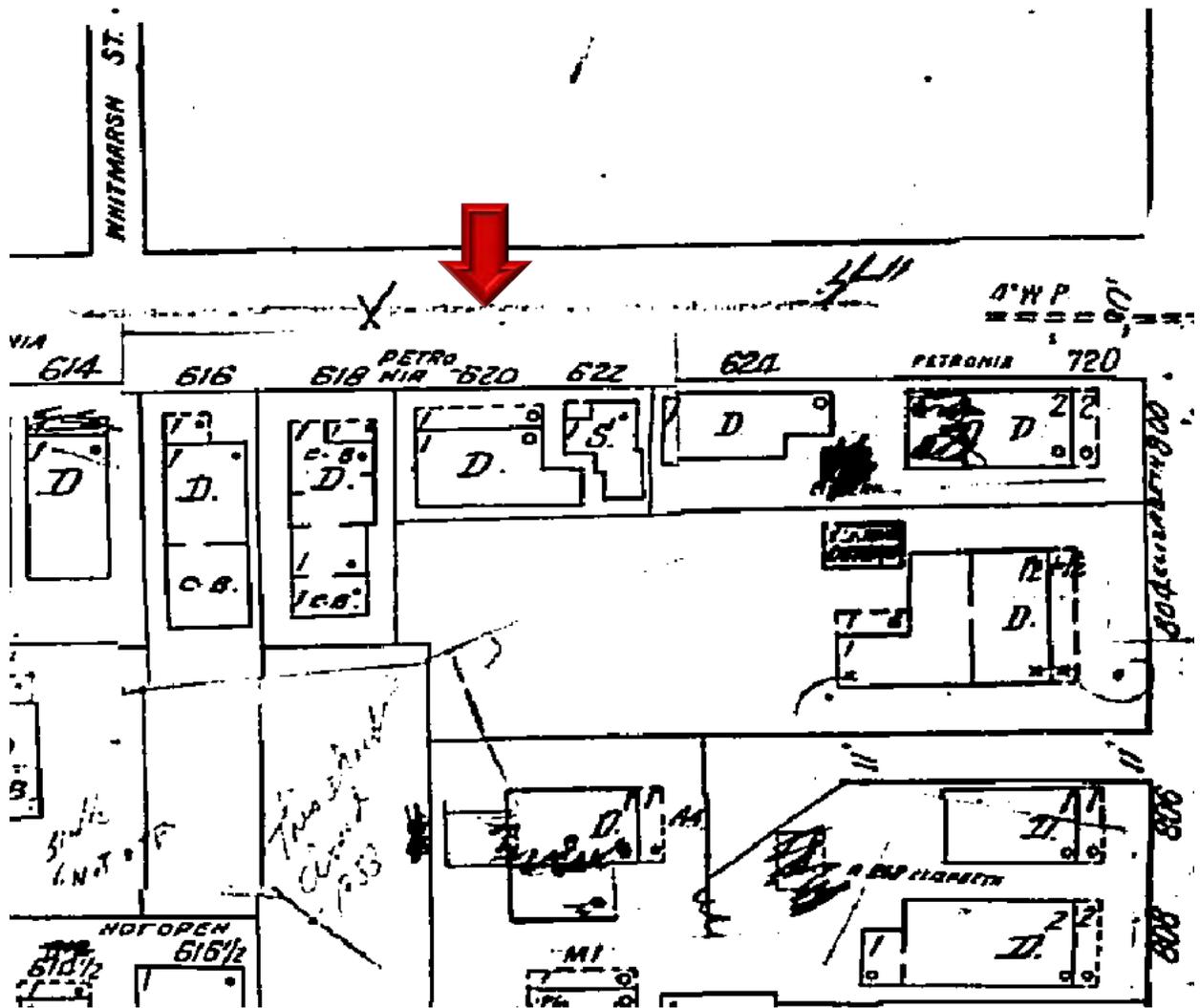
Historic Architectural  
Review Commission

# LIST OF WORK AT 620 PETRONIA ST

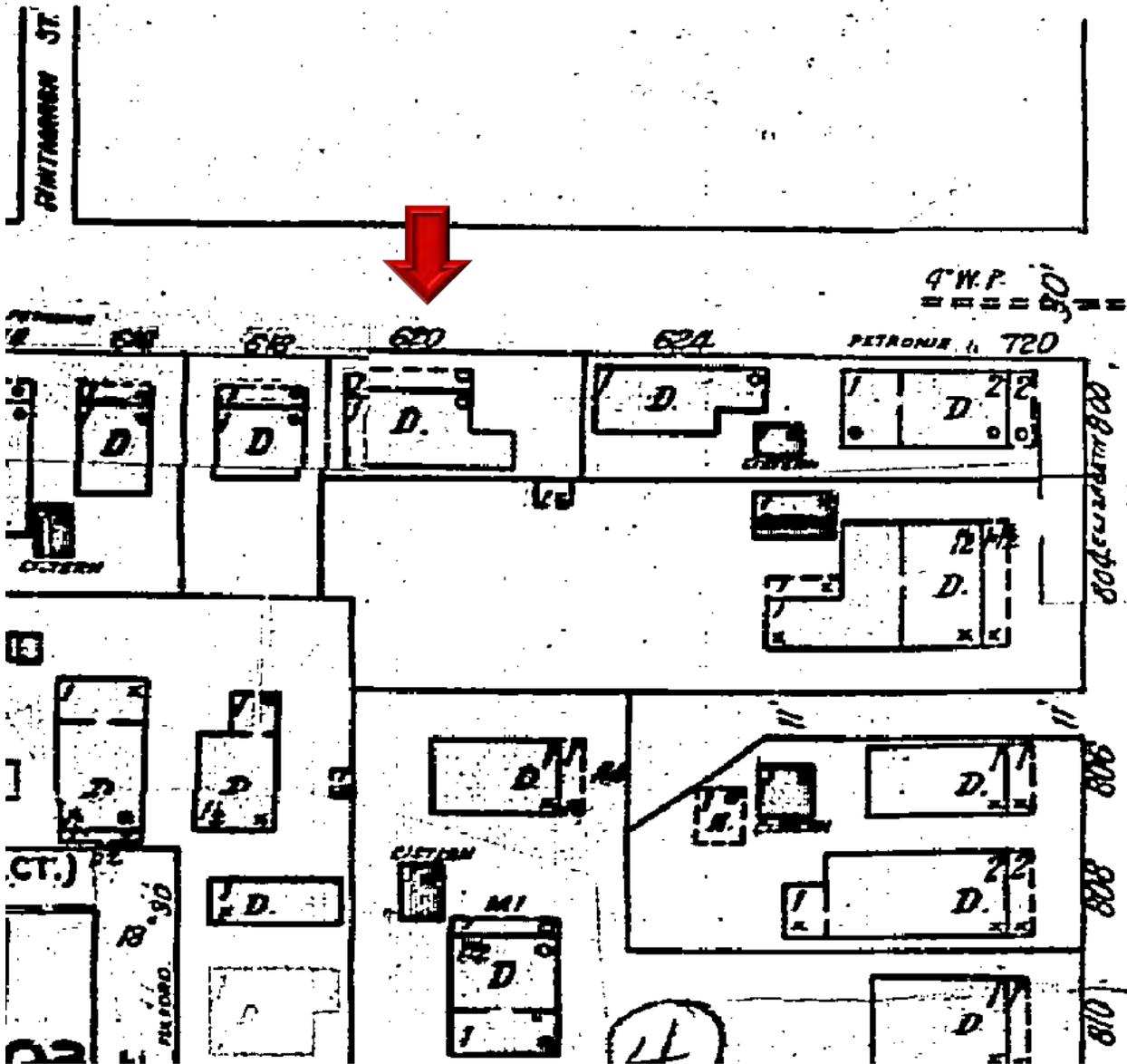
- 1.) REMOVAL OF FRONT PORCH AND RECONSTRUCT
- 2.) REMOVAL OF REAR ADDITIONS (SEE DEMOLITION FLOOR PLAN AND ELEVATIONS)
- 3.) REMOVAL OF ALL EXIST CORN STONE PIERS @ HISTORIC STRUCTURE AND REPLACE WITH CONCRETE AT SAME HEIGHT.
- 4.) REMOVAL OF EXISTING METAL WINDOW AT HISTORIC STRUCTURE AND REPLACE WITH MARVIN WOOD DOUBLE HUNG (2/2).
- 5.) REMOVAL & REPLACEMENT OF NEW FRONT DOOR TO BE 1 3/4" SOLID WOOD 4 PANEL DOOR.
- 6.) NEW CONSTRUCTION OF ADDITIONS TO MATCH EXIST FLOOR HEIGHT (SEE FLOOR PLANS & ELEVATIONS)
- 7.) NEW CONSTRUCTION OF PORCH.
- 8.) NEW CONSTRUCTION OF POOL & DECK @ REAR OF LOT.
- 9.) MISCELLANEOUS BRICK WALLS OVER COMPACTED FILL
- 10.) NEW WOOD PICKET FENCE AT SOUTH SIDE

NOTE: FRONT PORCH TO BE REBUILT TO MATCH EXIST HEIGHT, SIZE AND EXACT PROPORTIONS.

# SANBORN MAPS

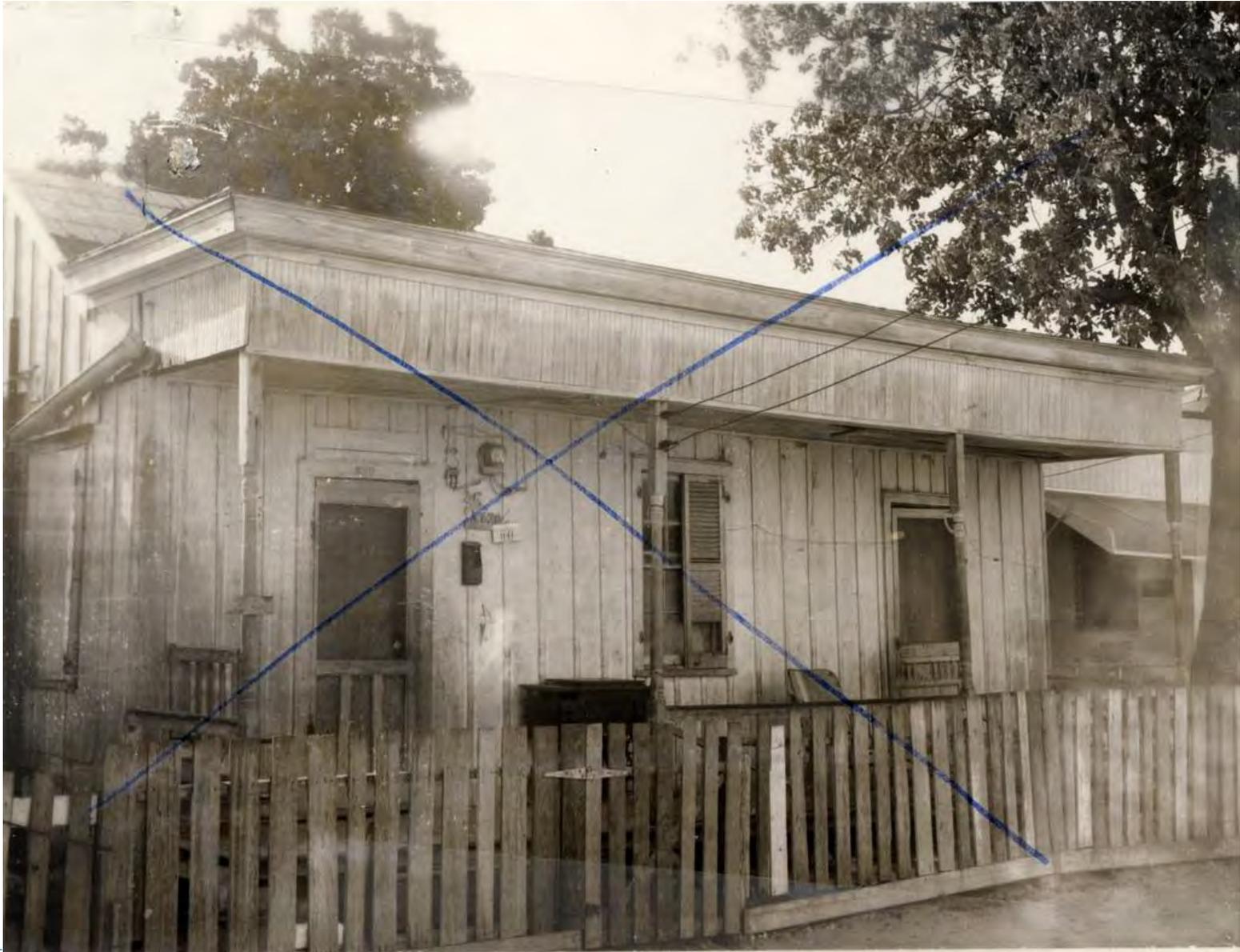


#620 Petronia Street Sanborn map 1962

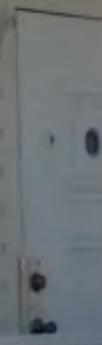


#620 Petronia Street Sanborn map 1948

# PROJECT PHOTOS



→ #620 Petronia Street ca. 1965. Monroe County Library.











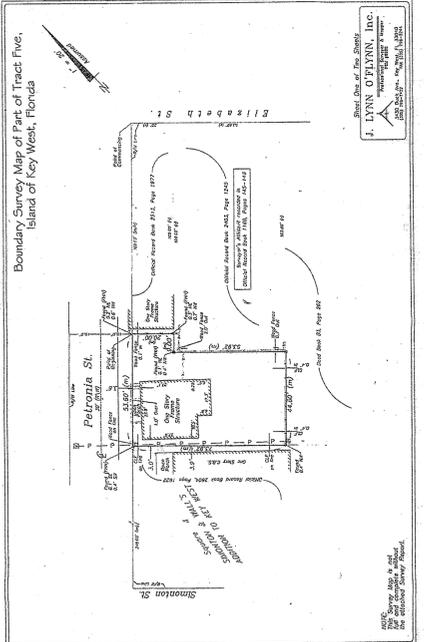
# PROPOSED DESIGN

REVISIONS	BY

Additions and Renovations to:  
**620 Petronia Street**  
 Key West - Florida

**Guillermo A. Orozco**  
 Residential Design  
 1517 Washington Street  
 Key West, FL 33040  
 305-292-1694

Date 11-21-14  
 Scale 1/4"=1'-0"  
 Drawn GAO  
 Job  
 Sheet 1  
 Of 4 Sheets



PROPERTY SURVEY

Boundary Survey Report of Part of Tract Five, Island of Key West, Florida

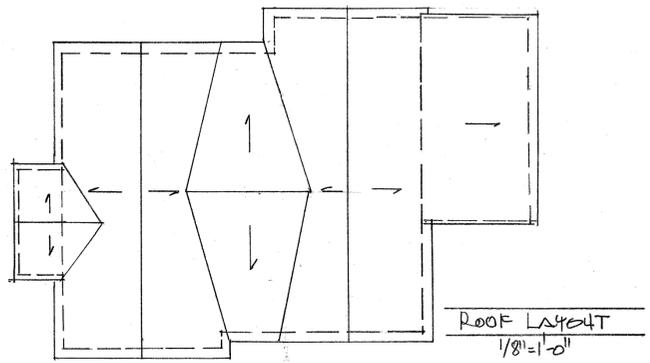
NOTES:  
 1. The legal description shown herein was authored by the undersigned.  
 2. This survey does not determine or imply ownership.  
 3. Undersigned foundations and utilities were not located.  
 4. All angles are 90° (Observed or Derived) unless otherwise noted.  
 5. Street address: 620 Petronia Street, Key West, FL.  
 6. This survey is not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.  
 7. Land shown herein were not abstracted for rights-of-way, easements, ownership, or other encumbrances of record.  
 8. North Arrow is assumed and based on the legal description.  
 9. Date of field work: September 2, 2013  
 10. Ownership of fences is undeterminable, unless otherwise noted.  
 11. Adjoining are not furnished.  
 12. The Survey Report is not full and complete without the attached Survey Map.  
 13. Surveyor prepared new description based on surrounding deeds as shown on survey.

BOUNDARY SURVEY OF: a parcel of land on the Island of Key West, and known as William A. Whitehead's map of said Island delineated in February, A.D. 1828, as Part of Tract Five (5), but now better known and described as part of Subdivision Nine (9) and Ten (10) of part of said Tract Five (5) made by Charles Stone, and known as the subject part of said Tract Five (5), said parcel being more particularly described by metes and bounds as follows:  
 COMMENCE at the intersection of the Southwesterly right of way line of the said Petronia Street for a distance of 100.00 feet to the Point of Street and run Southwesterly along the Southwesterly right of way line of the said Petronia Street for a distance of 8.00 feet to the Point of Beginning; thence Southwesterly and at right angles along the Southwesterly boundary line of the lands described in Official Record Book 2017 at Page 1277 as received in Her Majesty's County of Monroe, Florida, for a distance of 20.00 feet thence Southwesterly and at right angles along the Southwesterly boundary line of the lands described in Official Record Book 2403 at Page 1245 for a distance of 8.00 feet thence Southwesterly and at right angles along the Southwesterly boundary line of the lands described in Official Record Book 2403 at Page 1245 for a distance of 53.60 feet to the Substantive corner of said lands thence Southwesterly and at right angles along the Northwesterly boundary line of lands described in Official Record Book 2403 at Page 1245 for a distance of 46.60 feet to the Northwesterly boundary line of Square Four (4) of Simitation and Wall's Addition to Key West thence Southwesterly and at right angles along the said boundary of Square Four (4) for a distance of 23.00 feet to the Southwesterly right of way line of the said Petronia Street, thence Northwesterly and at right angles along the said Southwesterly right of way line of Petronia Street for a distance of 53.60 feet back to the Point of Beginning.

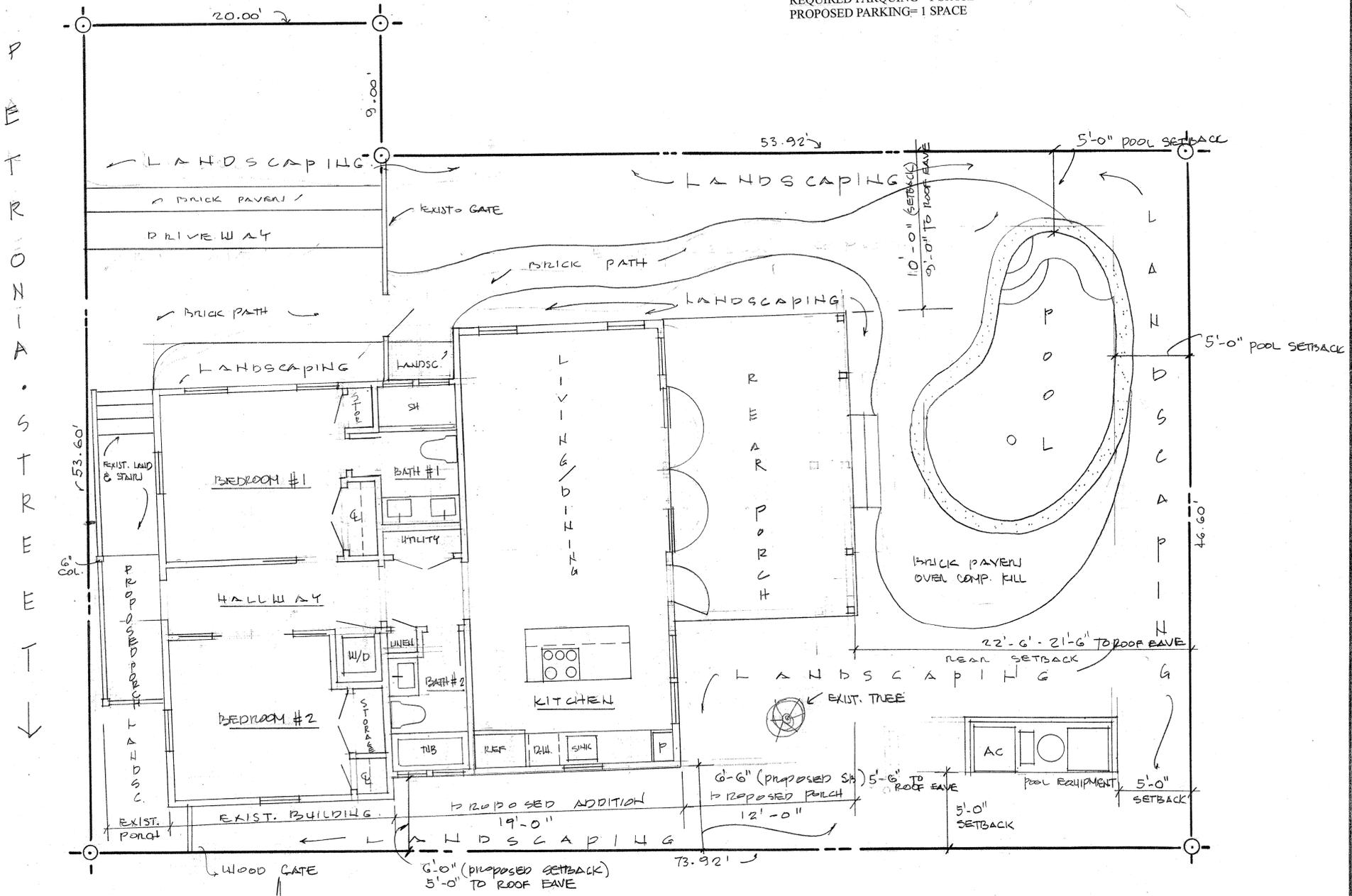
BOUNDARY SURVEY FOR: David W. Lehmkuhl; Steven A. Caviness; Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.  
 THIS SURVEY IS NOT ASSURABLE  
 J. Lynn O'Flynn, RSM  
 Florida Reg. #5038  
 September 20, 2013

Sheet One of Two Sheets  
 J. LYNN O'FLYNN, Inc.  
 10000 SW 11th St., Suite 100  
 Miami, FL 33156  
 Phone: 305-224-1111  
 Fax: 305-224-1112

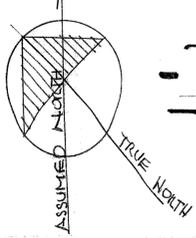


**SITE DATA:**  
 DISTRICT: (HHDR) HISTORIC HIGH DENSITY RESIDENTIAL DISTRICT  
 FLOOD ZONE: X  
 LOT AREA: 3,625 SF  
 MAXIMUM BUILDING COVERAGE: 1,812.5 SF = 50%  
 EXISTING BUILDING COVERAGE: 872.30 SF = 25.16%  
 PROPOSED BUILDING COVERAGE: 1,251 SF = 34.51 %  
 MAXIMUM IMPERVIOUS AREAS: 2,125 SF = 60%  
 EXISTING IMPERVIOUS AREAS: 956 SF = 26.37%  
 PROPOSED IMPERVIOUS AREAS: 2,033 SF = 56%  
 MAX HEIGHT ALLOWED: 30.00'  
 MAX HEIGHT PROPOSED: 17.00'  
 REQUIRED SIDE SETBACK: 5.00'  
 PROPOSED SIDE SEBACKS AT ADDITIONS: 5.5' AND 11.00'  
 REQUIRED REAR SETBACK: 20.00'  
 PROPOSED REAR SETBACK AT ADDITIONS: 22.5'  
 MINIMUM LANDSCAPING REQUIRED: 725 SF = 20%  
 PROPOSED LANDSCAPING: 1,595 SF = 44%  
 REQUIRED PARKING= 1 SPACE  
 PROPOSED PARKING= 1 SPACE



**- PROPOSED SITE/FLOOR PLAN -**

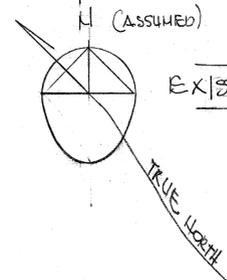
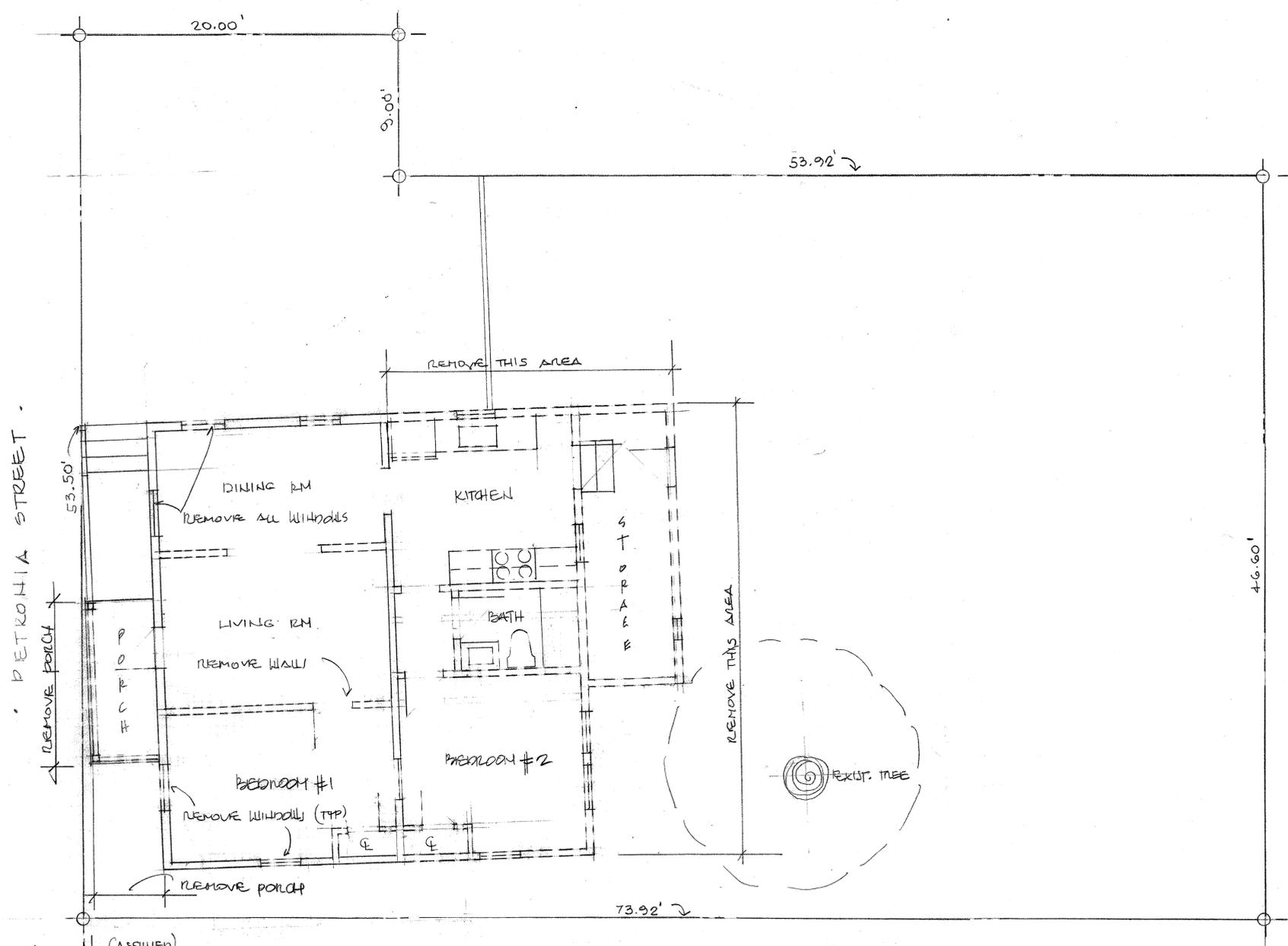
1/4" = 1'-0"





REVISIONS	BY

Additions and Renovations to:  
**620 Petronia Street**  
 Key West - Florida



EXISTING/DEMOLITION SITE / FLOOR PLAN - 1/8" = 1'-0"

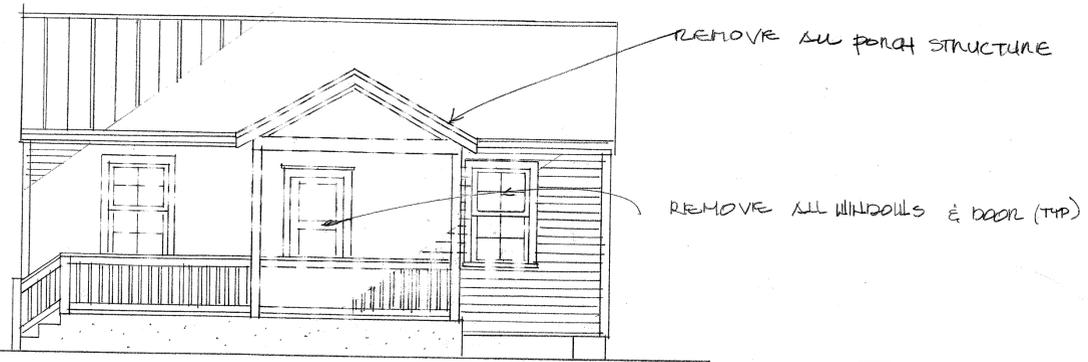
Note: DOTTED LINE INDICATES AREAS TO BE DEMOLISHED

**Guillermo A. Orozco**  
 Residential Design  
 1517 Washington Street  
 Key West, FL 33040  
 305-292-1694

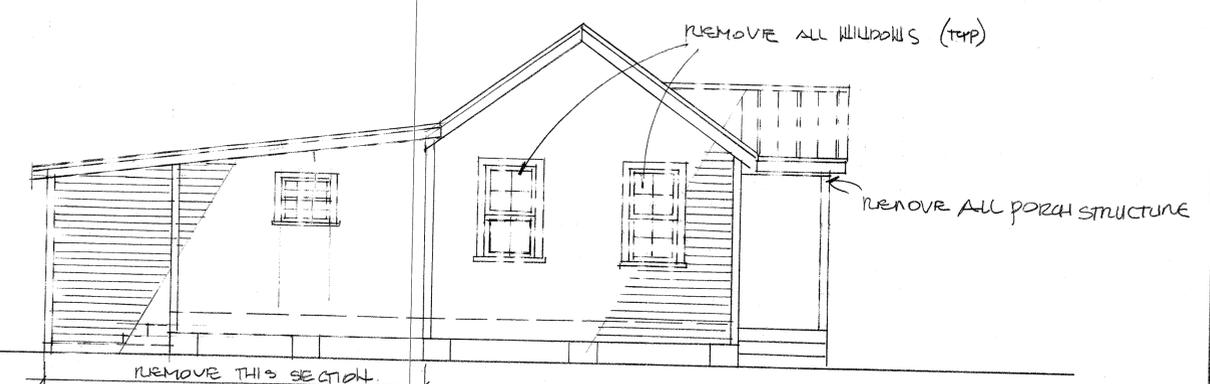
Date 11-21-14  
 Scale 1/4" = 1'-0"  
 Drawn GAO  
 Job  
 Sheet 3  
 Of 4 Sheets

REVISIONS	BY

Additions and Renovations to:  
**620 Petronia Street**  
 Key West - Florida

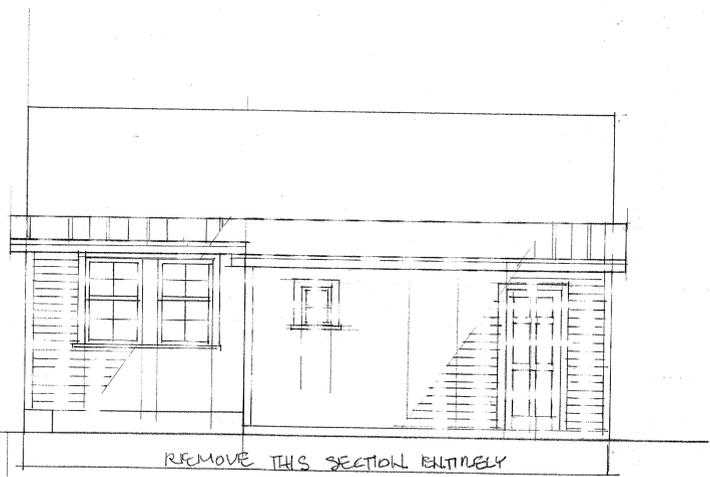


EXISTING/DEMOLITION FRONT ELEVATION  
 WEST ELEVATION ALONG PETRONIA ST. 1/4" = 1'-0"



EXISTING/DEMOLITION SIDE ELEVATION  
 (NORTH ELEVATION) - 1/4" = 1'-0"

Note: DOTTED LINE INDICATES AREAS TO BE REMOVED



EXISTING/DEMOLITION REAR ELEVATION  
 (EAST ELEVATION) 1/4" = 1'-0"



EXISTING/DEMOLITION SIDE ELEVATION  
 (SOUTH ELEVATION) - 1/4" = 1'-0"

**Guillermo A. Orozco**  
 Residential Design  
 1517 Washington Street  
 Key West, FL 33040  
 • 305-292-1694

Date 11-21-14  
 Scale 1/4" = 1'-0"  
 Drawn GAO  
 Job  
 Sheet  
 4  
 Of 4 Sheets

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 16, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REBUILD FRONT PORCH TO MATCH EXISTING. NEW PIERS TO MATCH EXISTING HEIGHT. RENOVATIONS TO HOUSE INCLUDING DOOR AND WINDOWS. NEW BACK ADDITION. NEW SWIMMING POOL, SIDE FENCE, AND SITE IMPROVEMENTS. DEMOLITION OF FRONT PORCH AND BACK ADDITION. REMOVAL OF EXISTING CORAL PIERS.**

**FOR- #620 PETRONIA STREET**

**Applicant – Guillermo Orozco**

**Application # H14-01-1871**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

# HARC POSTING AFFIDAVIT

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

**BEFORE ME**, the undersigned authority, personally appeared Samuel Dann, 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: 620 Petronia St. Key West FL 33040 on the 0th day of December, 20 14.

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 December 16, 2014.

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 H14-01-1871

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

**Signed Name of Affiant:**

[Signature]

**Date:** 12-10-14

**Address:** 624 Petronia St

**City:** Key West

**State, Zip:** FL 33040

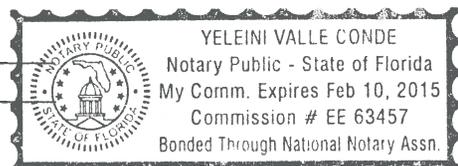
The forgoing instrument was acknowledged before me on this 10 day of December, 20 14.

By (Print name of Affiant) Samuel Eli Dann who is personally known to me or has produced FL DL as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: Yeleani Valle

Notary Public - State of Florida (seal)  
My Commission Expires: 2-10-15





Public Meeting Notice

# PROPERTY APPRAISER INFORMATION

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

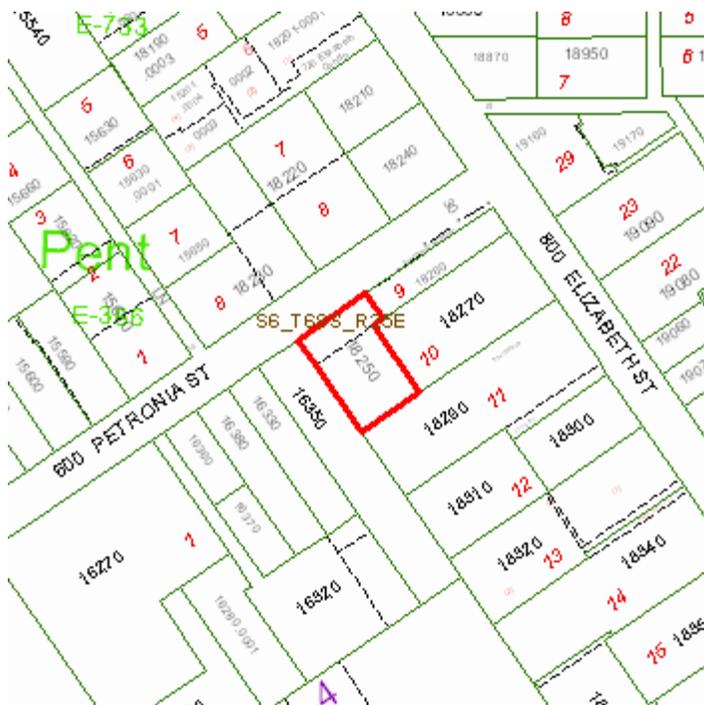
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 620 PETRONIA ST KEY WEST

Legal Description: KW PT LT 9 AND 10 OF TR 5 G11-365 G25-171 G39-210/211 G52-3/4 OR2293-1205/06ORD OR2480-86/88 OR2520-1040/41F/J OR2520-1743/45AMD OR2652-1472/78WILL OR2652-1486/87 OR2674-631/33C

[Click Map Image to open interactive viewer](#)



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			3,477.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 882  
 Year Built: 1938

### Building 1 Details

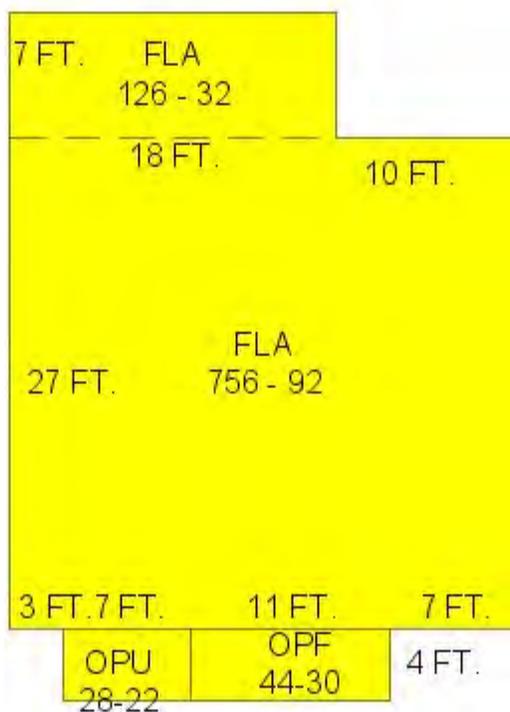
Building Type	R1	Condition	A	Quality Grade	450
Effective Age	13	Perimeter	124	Depreciation %	13
Year Built	1938	Special Arch	0	Grnd Floor Area	882
Functional Obs	0	Economic Obs	0		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	WD CONC PADS
Heat 1	NONE	Heat 2	NONE	Bedrooms	2
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement % Finished	Basement % Area	
0	FLA	1:WD FRAME/COMPOSITE	1	2003	N			126	
1	FLA	1:WD FRAME/COMPOSITE	1	1992	N	N	0.00	0.00	756
2	OPU	1:WD FRAME/COMPOSITE	1	1992	N	N	0.00	0.00	28
3	OPF	1:WD FRAME/COMPOSITE	1	1992	N	N	0.00	0.00	44

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	108 SF	0	0	1991	1992	2	30

Appraiser Notes

PT LOT 10 (RE 00018280-000000 AK 1018775) HAS NOW BEEN COMBINED WITH THIS PARCEL PER PROPERTY OWNER'S REQUEST, DONE FOR THE 2008 TAX ROLL. 3/26/08 LG

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9901913	06/08/1999	08/12/1999	1	Residential	PAINT EXTERIOR

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	88,975	151	357,820	446,946	446,946	0	446,946
2013	64,478	151	346,806	411,435	363,459	0	411,435
2012	65,373	151	264,894	330,418	330,418	0	330,418
2011	79,702	151	257,427	337,280	337,280	0	337,280
2010	81,493	151	322,328	403,972	403,972	0	403,972
2009	91,520	163	489,939	581,622	581,622	0	581,622
2008	84,095	178	495,396	579,669	579,669	0	579,669
2007	141,144	189	176,397	317,730	317,730	0	317,730
2006	289,859	200	94,810	384,869	384,869	0	384,869
2005	230,047	215	85,828	316,090	316,090	0	316,090
2004	190,914	227	74,850	265,991	265,991	0	265,991
2003	153,696	238	34,930	188,864	188,864	0	188,864

<b>2002</b>	130,573	253	23,453	154,279	154,279	0	154,279
<b>2001</b>	104,106	265	23,453	127,824	127,824	0	127,824
<b>2000</b>	107,292	301	16,966	124,558	124,558	0	124,558
<b>1999</b>	68,267	294	16,467	85,027	85,027	0	85,027
<b>1998</b>	60,235	269	16,467	76,971	76,971	0	76,971
<b>1997</b>	57,725	267	14,970	72,962	72,962	0	72,962
<b>1996</b>	42,667	207	14,970	57,844	57,844	0	57,844
<b>1995</b>	30,871	155	14,970	45,996	45,996	0	45,996
<b>1994</b>	27,608	143	14,970	42,721	42,721	0	42,721
<b>1993</b>	27,608	150	14,970	42,727	42,727	0	42,727
<b>1992</b>	21,670	0	14,970	36,640	36,640	0	36,640
<b>1991</b>	21,670	0	14,970	36,640	36,640	0	36,640
<b>1990</b>	30,720	0	11,727	42,447	42,447	0	42,447
<b>1989</b>	27,179	0	11,477	38,656	38,656	0	38,656
<b>1988</b>	22,736	0	9,980	32,716	32,716	0	32,716
<b>1987</b>	22,441	0	5,614	28,055	28,055	0	28,055
<b>1986</b>	22,567	0	5,389	27,956	27,956	0	27,956
<b>1985</b>	21,876	0	3,474	25,350	25,350	0	25,350
<b>1984</b>	20,498	0	3,474	23,972	23,972	0	23,972
<b>1983</b>	20,498	0	3,474	23,972	23,972	0	23,972
<b>1982</b>	20,882	0	3,041	23,923	23,923	0	23,923

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>3/7/2014</b>	2674 / 631	100	QC	11
<b>9/30/2013</b>	2652 / 1486	410,000	WD	37
<b>8/13/2010</b>	2480 / 86	100	WD	19

This page has been visited 43,694 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176