

Historic Architectural Review Commission

Staff Report Item 7b

Meeting Date:	December 16, 2014
Applicant:	Guillermo Orozco
Application Number:	H14-01-1871
Address:	#620 Petronia Street
Description of Work:	Demolition of front porch and back addition. Removal of existing coral piers.
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.
Ordinance Cited:	Demolition of non-historic and non-contributing structures, Section 102-217 (2) of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of rear attached additions that staff has opined that they are non-historic. The 1962 Sanborn map as well as construction materials are evidence that proof that the additions are not original to the historic fabric, nor are historic.

Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed demolition of non-historic structures will have no effect in the historic house and on its site. The applicant has submitted plans including how the built back will look and relate to the historic house.

It is staff's opinion that none of the elements that are proposed to be demolished are contributing to the house or will be deemed contributing in a near future. The Commission should consider the demolition request since it is consistent with preservation guidelines and with Sections 102-217/218 of the Land Development Regulations. If approved, this review will be the only required reading for the demolition request.

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

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

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

Date: _____

Signature: _____

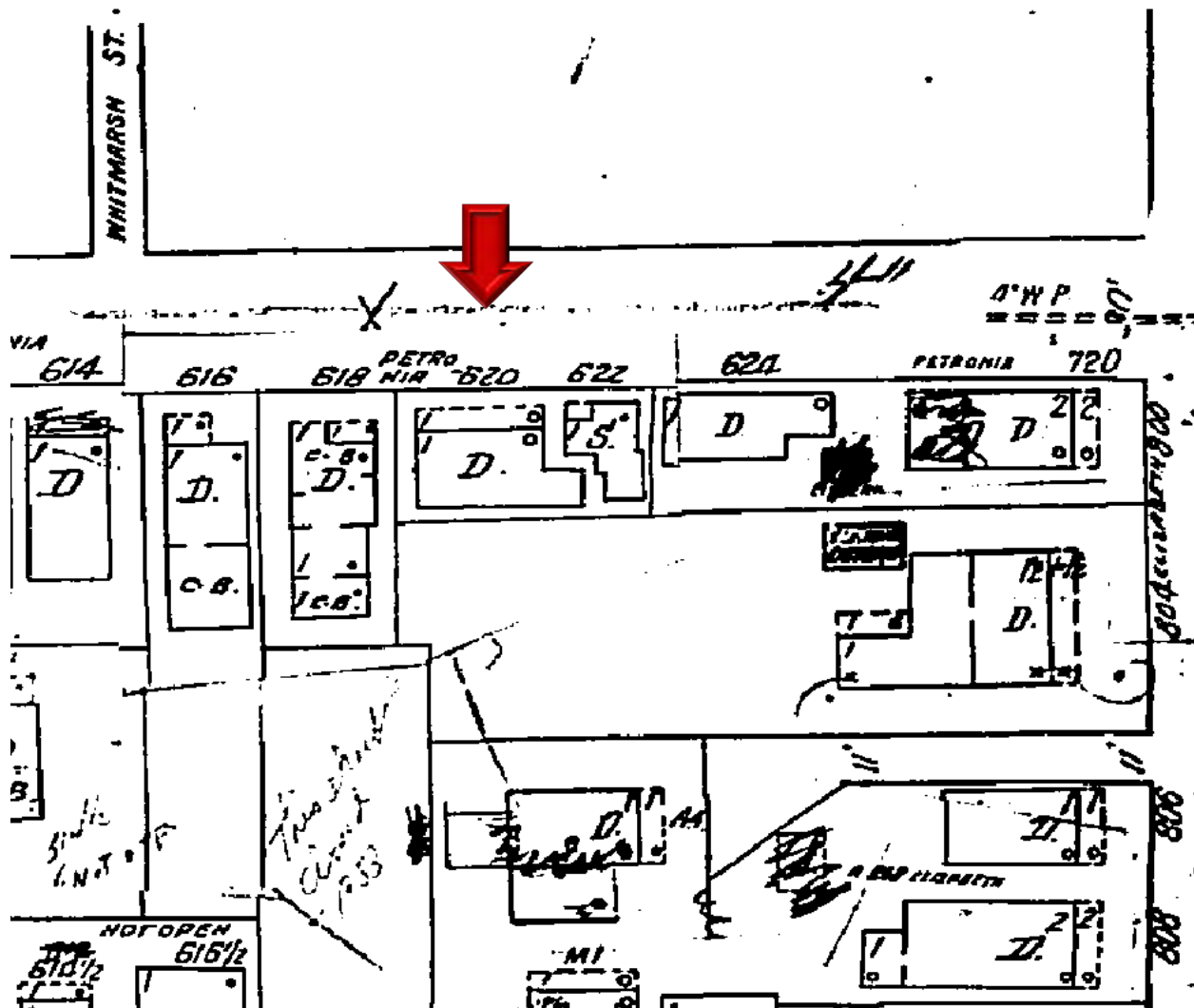
Historic Architectural
Review Commission

LIST OF WORK AT 620 PETRONIA ST

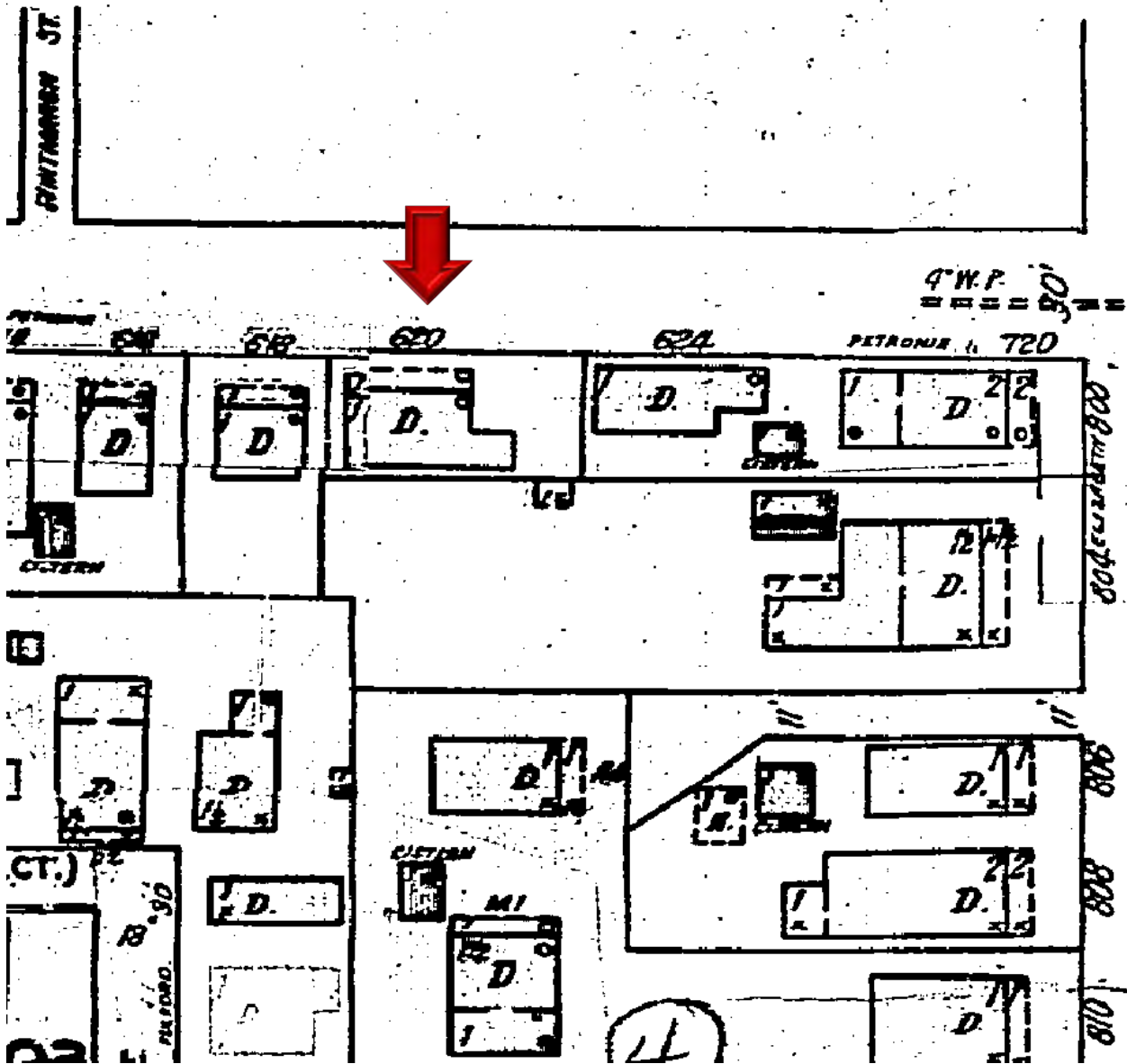
- 1.) REMOVAL OF FRONT PORCH AND RECONSTRUCT
- 2.) REMOVAL OF REAR ADDITIONS (SEE DEMOLITION FLOOR PLAN AND ELEVATIONS)
- 3.) REMOVAL OF ALL EXIST CORAL STONE PIERS @ HISTORIC STRUCTURE AND REPLACE WITH CONCRETE AT SAME HEIGHT.
- 4.) REMOVAL OF EXISTING METAL WINDOW AT HISTORIC STRUCTURE AND REPLACE 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

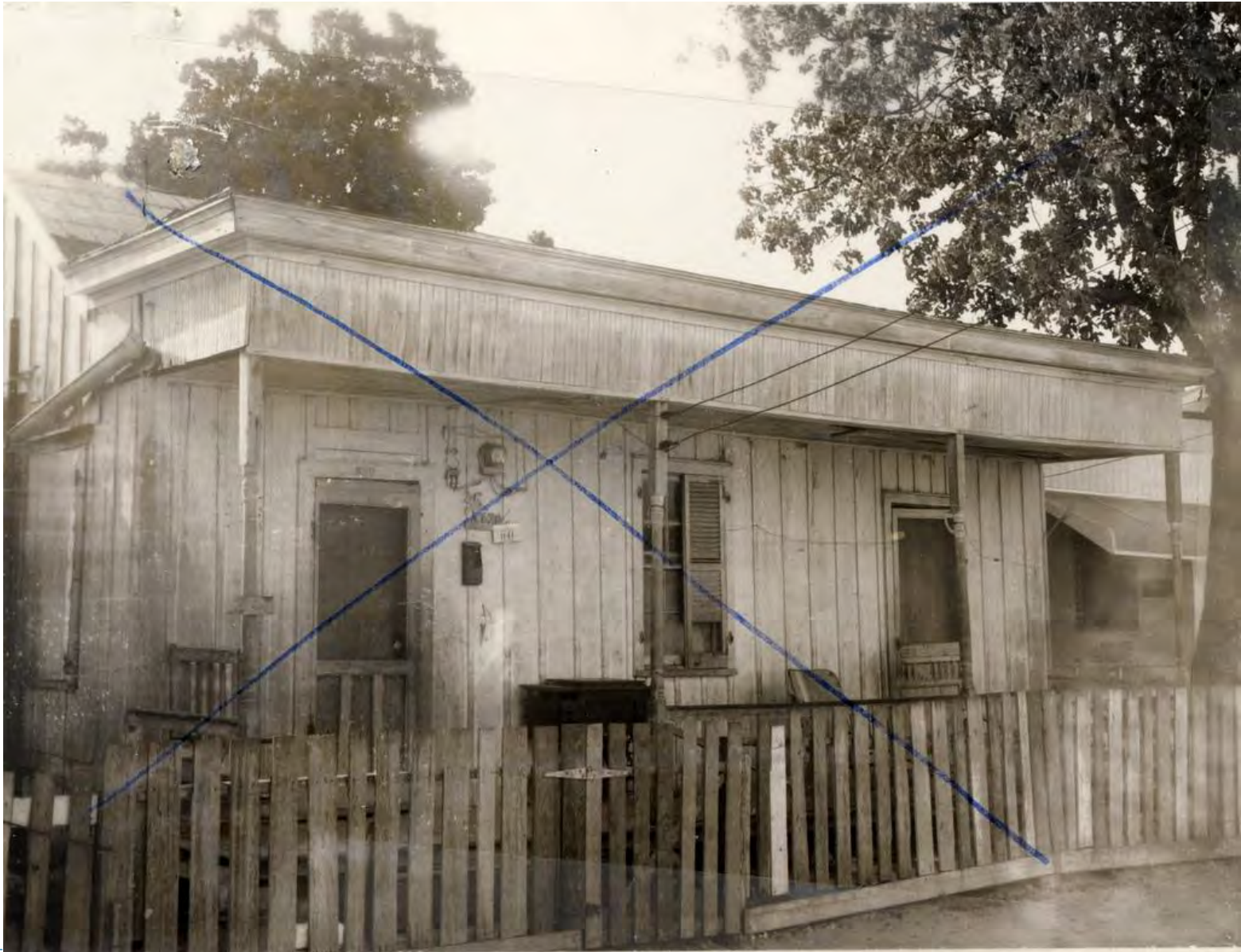


#620 Petronia Street Sanborn map 1962



#620 Petronia Street Sanborn map 1948

PROJECT PHOTOS



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



SILVERADO

CHEVROLET

012 LFN









PROPOSED DESIGN

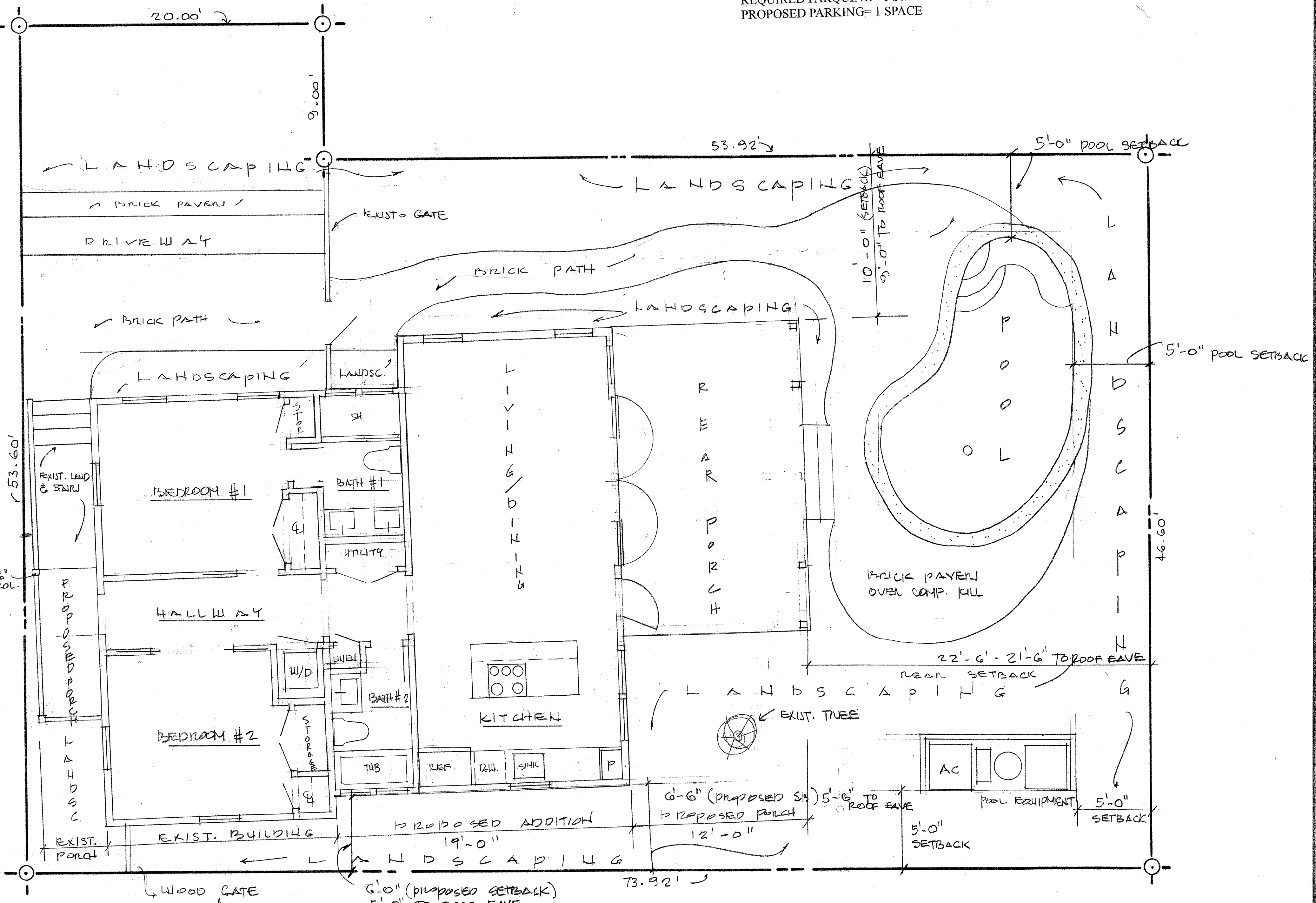
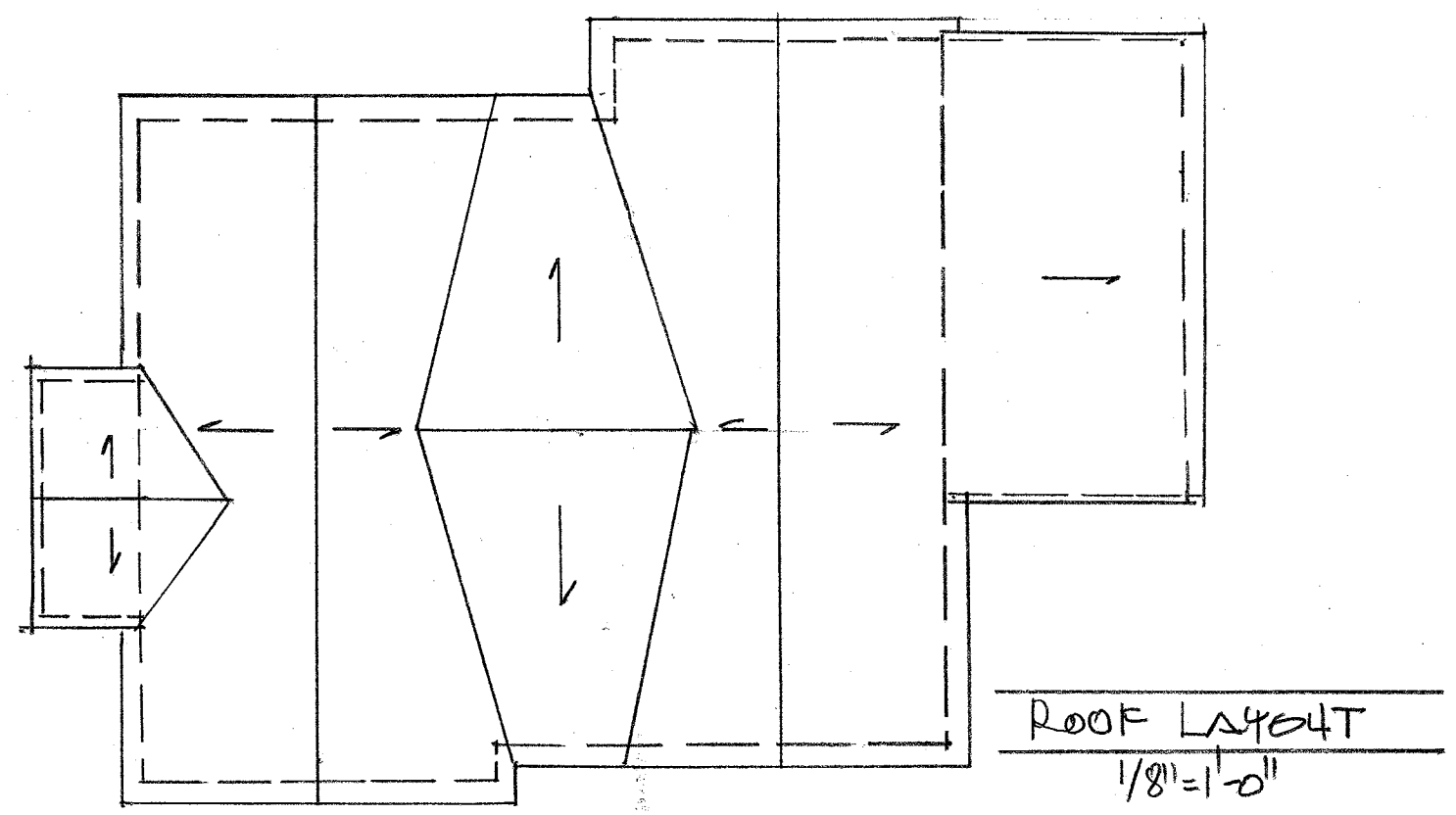
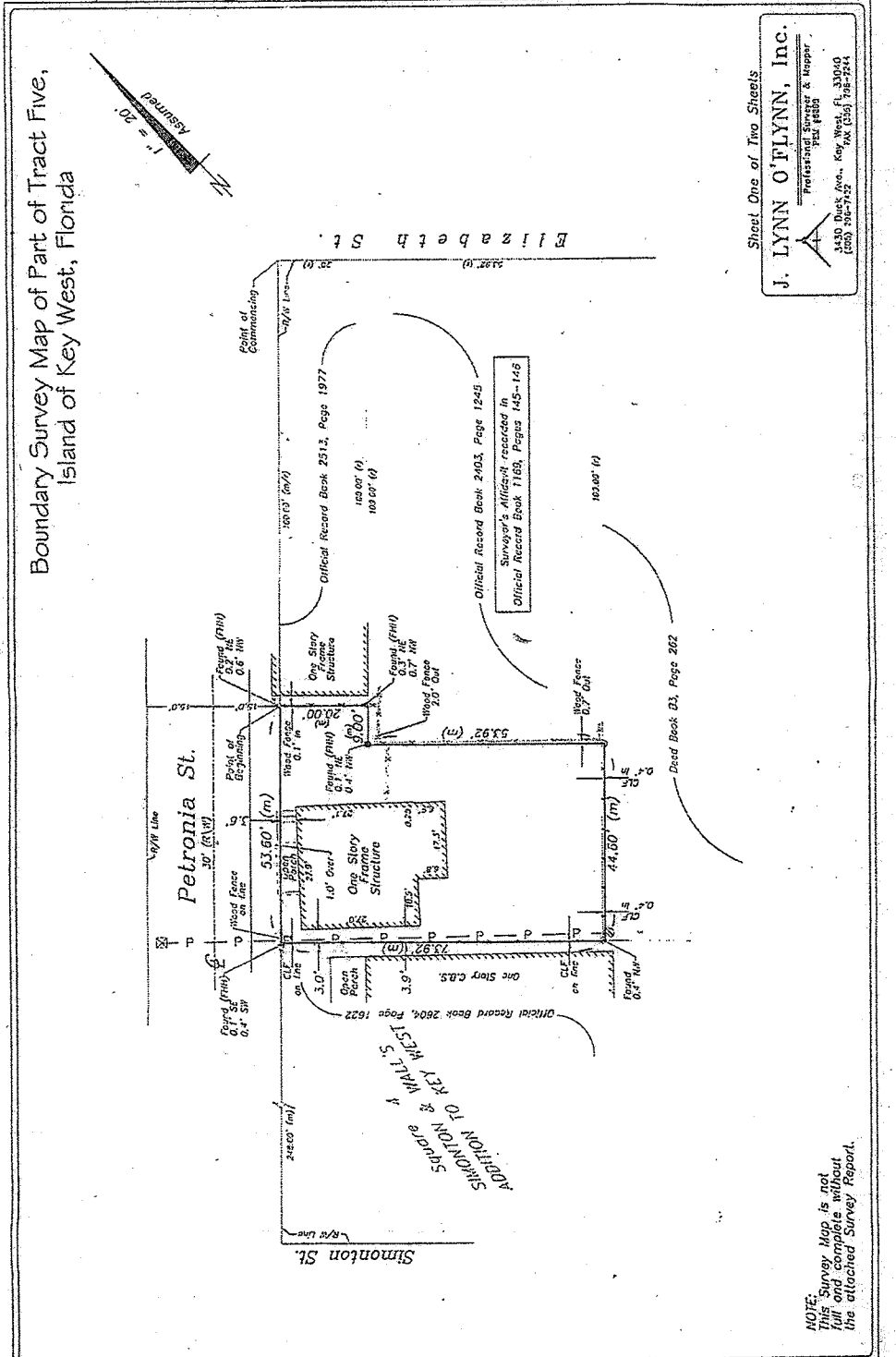
REVISIONS	BY

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

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



PROPERTY SURVEY

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

NOTES:

- The legal description shown herein was authored by the undersigned.
- This survey does not determine or imply ownership.
- Underground foundations and utilities were not located.
- All angles are 90° (Observed or Derived) unless otherwise noted.
- Street address: 620 Petronia Street, Key West, FL.
- This survey is not valid without the signature and the original raised seal of a State Licensed Surveyor and Mapper.
- Land shown herein were not abstracted for rights-of-way, easements, ownership, or other encumbrances of record.
- North Arrow is assumed based on the legal description.
- Date of field work: September 2, 2013
- Ownership of fences is undeterminable, unless otherwise noted.
- Adjacents are not furnished.
- The Survey Report is not full and complete without the attached Survey Map.
- Adjacents are not furnished.
- Surveys prepared are described 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. 1898, 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 Chase 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 with the Southeastery right of way line of Petronia Street and run Southeastery along the Southeastery right of way line of the said Petronia Street for a distance of 100.00 feet to the Point of Beginning; thence Southeastery and at right angles along the Southeastery boundary line of the lands described in Official Record Book 2017 at Page 1277 as recorded in Herkules County, Florida, for a distance of 20.00 feet; thence Southeastery and at right angles along the Southeastery boundary line of the lands described in Official Record Book 2403 at Page 1245 for a distance of 8.00 feet; thence Southeastery and at right angles along the Southeastery boundary line of the said lands described in Official Record Book 2403 at Page 1245 for a distance of 53.66 feet to the Southeastery corner of said lands; thence Southeastery and at right angles along the Southeastery boundary line of lands described in Official Record Book 2403 at Page 1245 for a distance of 44.80 feet to the Southeastery boundary line of Square Four (4) of said lands described in Official Record Book 2403 at Page 1245; thence Southeastery and at right angles along the Southeastery boundary line of Square Four (4) of said lands described in Official Record Book 2403 at Page 1245 for a distance of 46.80 feet to the Southeastery boundary line of Square Four (4) of said lands described in Official Record Book 2403 at Page 1245; thence Southeastery and at right angles along the Southeastery boundary line of Square Four (4) of said lands described in Official Record Book 2403 at Page 1245 for a distance of 23.87 feet to the Southeastery right of way line of the said Petronia Street; thence Southeastery and at right angles along the said Southeastery right of way line of Petronia Street for a distance of 53.66 feet back to the Point of Beginning.

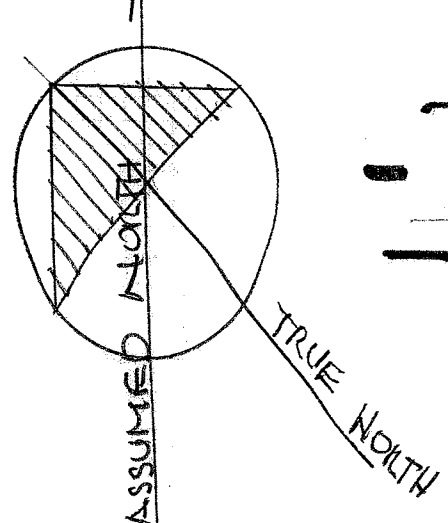
BOUNDARY SURVEY FOR: David W. Lehmkah; Steven A. Cavallone; Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.
 THIS SURVEY IS NOT ASSURABLE
 J. Lynn O'Flynn, RSM
 Florida Reg. #5938
 September 20, 2013

Sheet One of Two Sheets
 J. LYNN O'FLYNN, Inc.
 1400 S.W. 21st Ave., Suite 100
 Ft. Lauderdale, FL 33304
 954-562-8888

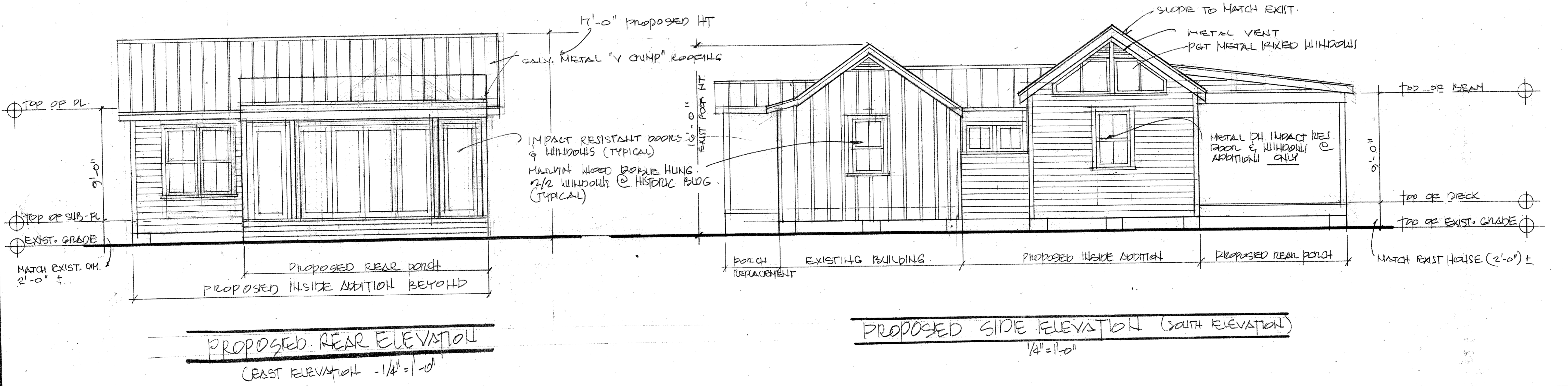
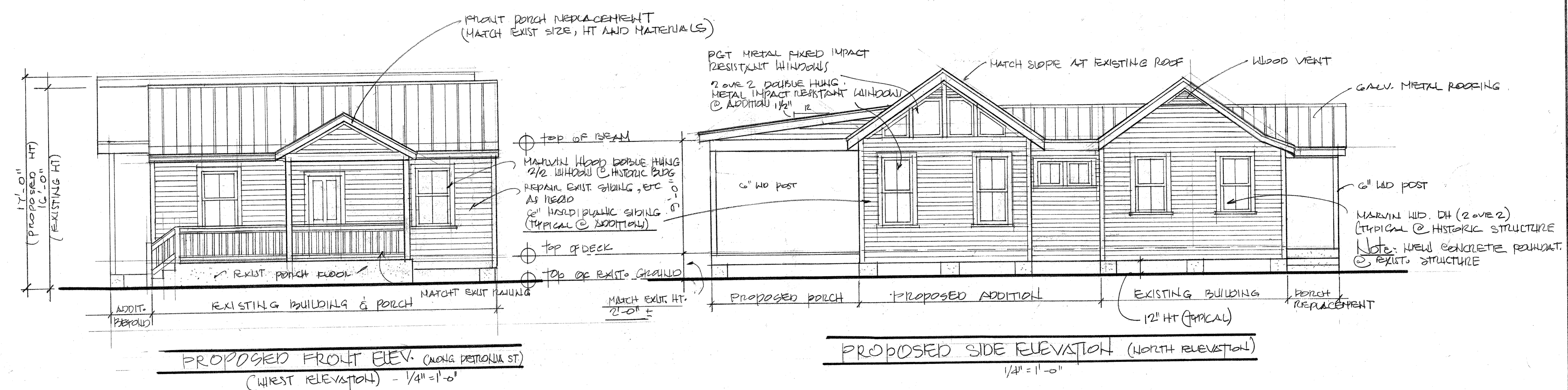
PROPOSED SITE/FLOOR PLAN

1/4" = 1'-0"



REVISIONS	BY

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

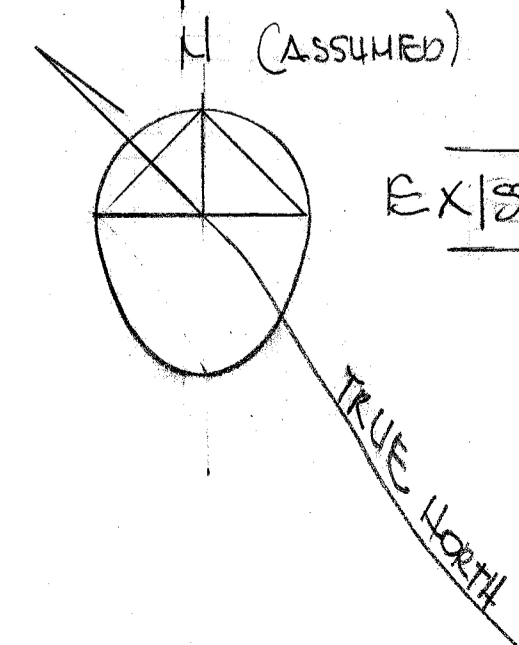
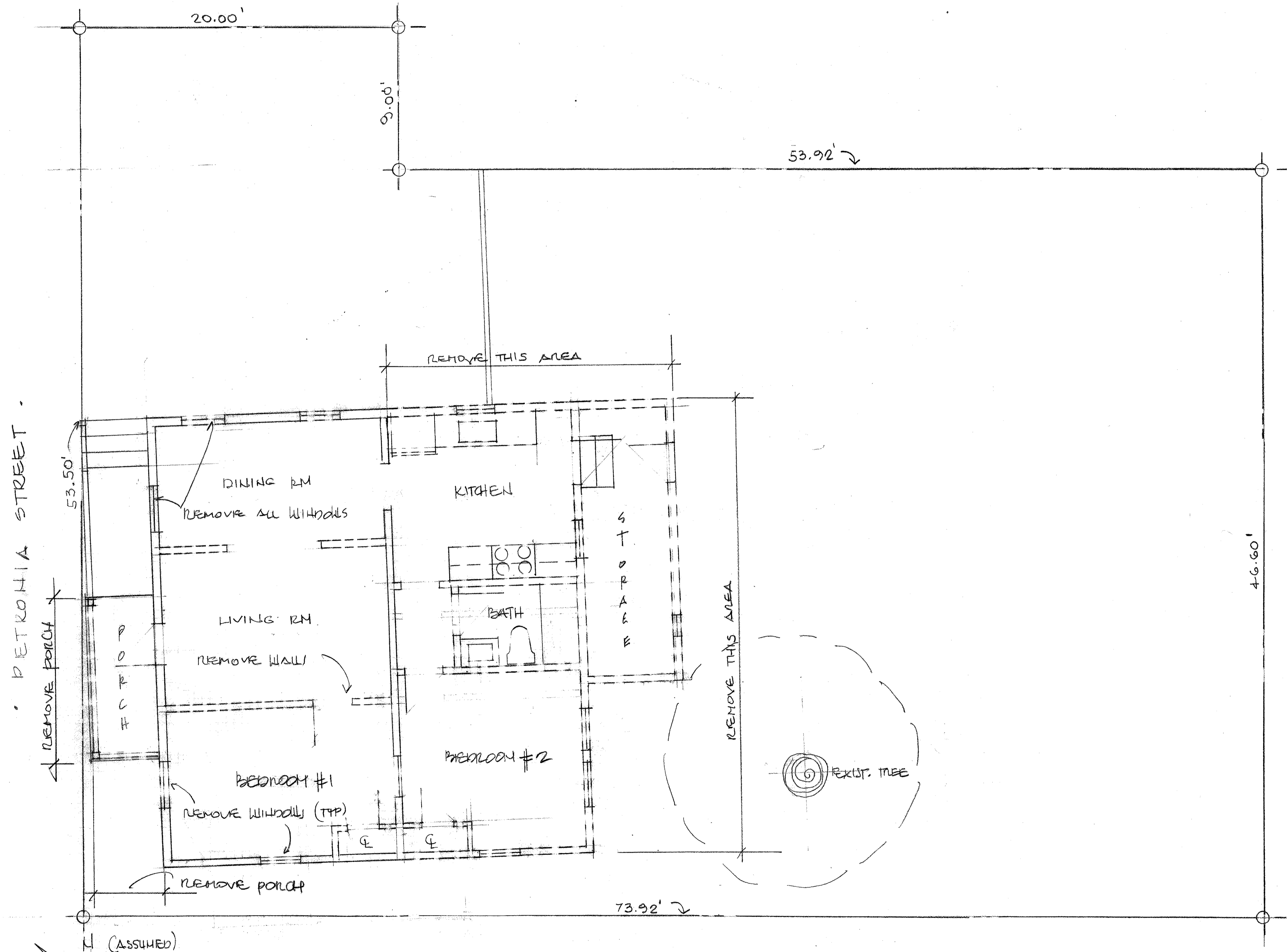


Guillermo A. Orozco
Residential Design
1517 Washington Street
Key West, FL 33040
305-292-1694

Date 11-21-14
 Scale 1/4" = 1'-0"
 Drawn GAO
 Job
 Sheet 2
 of 4 Sheets

REVISIONS	BY

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



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

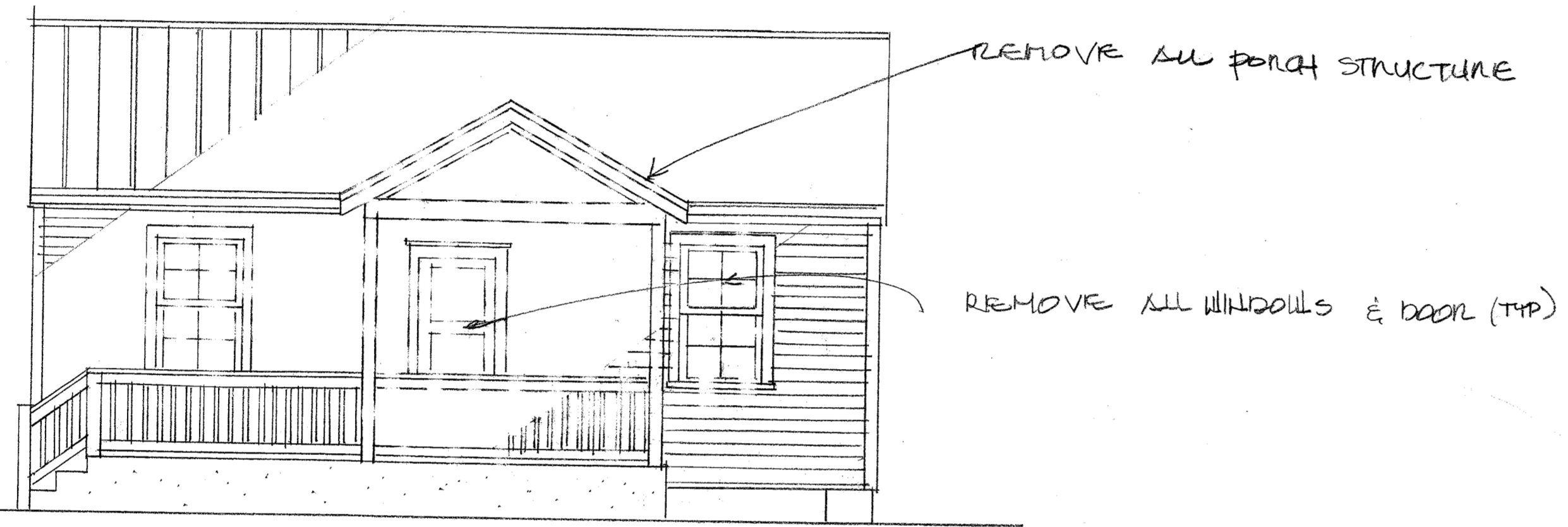
Note: DOTTED LINE INDICATES AREAS TO BE DEMOLISHED

Guillermo A. Orozco
 Residential Design
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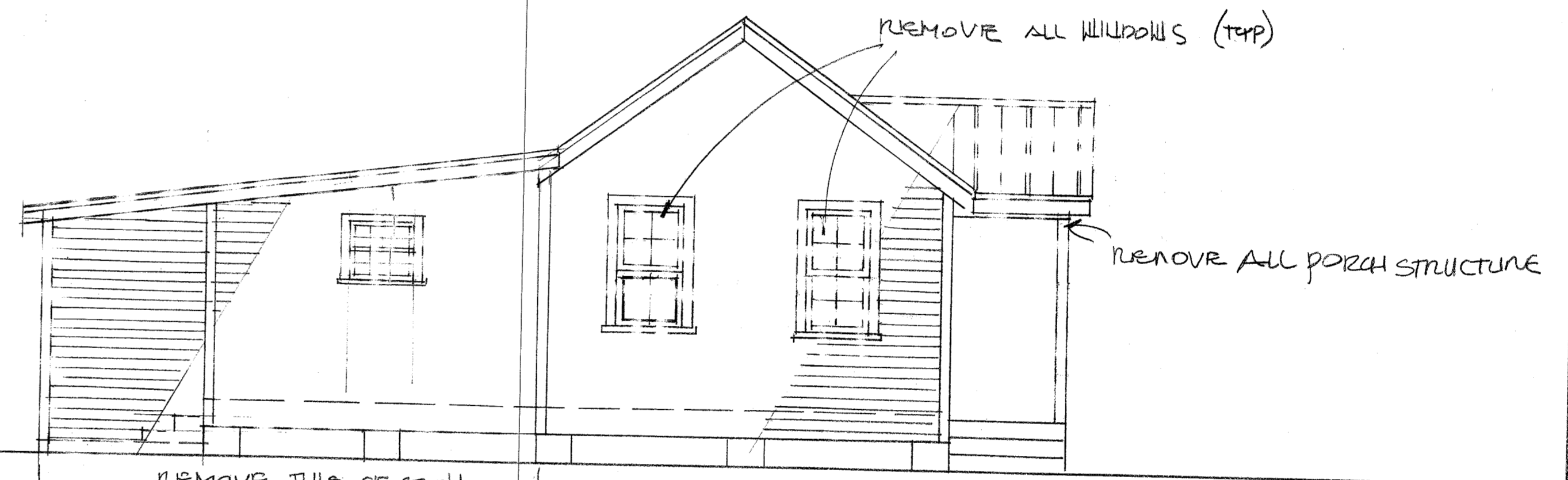
Date 11-21-14
 Scale 1/4" = 1'-0"
 Drawn GAO
 Job
 Sheet 3
 Of 4 Sheets

REVISIONS	BY

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

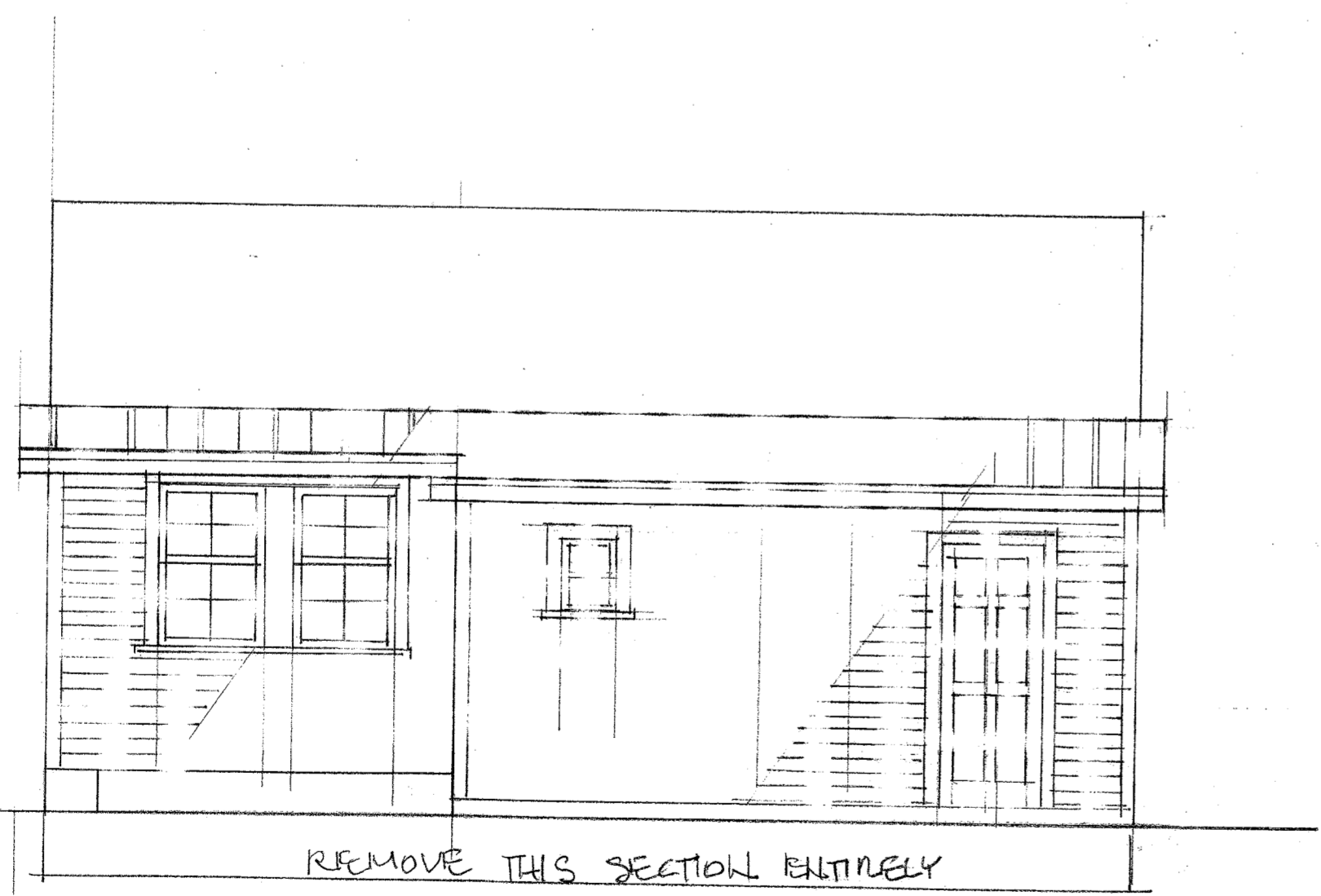


EXISTING/DEMOLITION FRONT ELEVATION
 WEST ELEVATION ALONG PETRONIA ST. 1/4" = 1'-0"



REMOVE THIS SECTION ENTIRELY
 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
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 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.

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, 20 14.

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

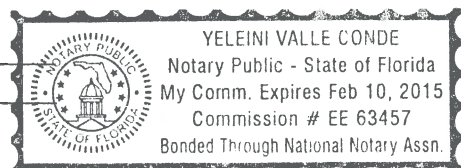
The forgoing instrument was acknowledged before me on this 10 day of December, 20 14.

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

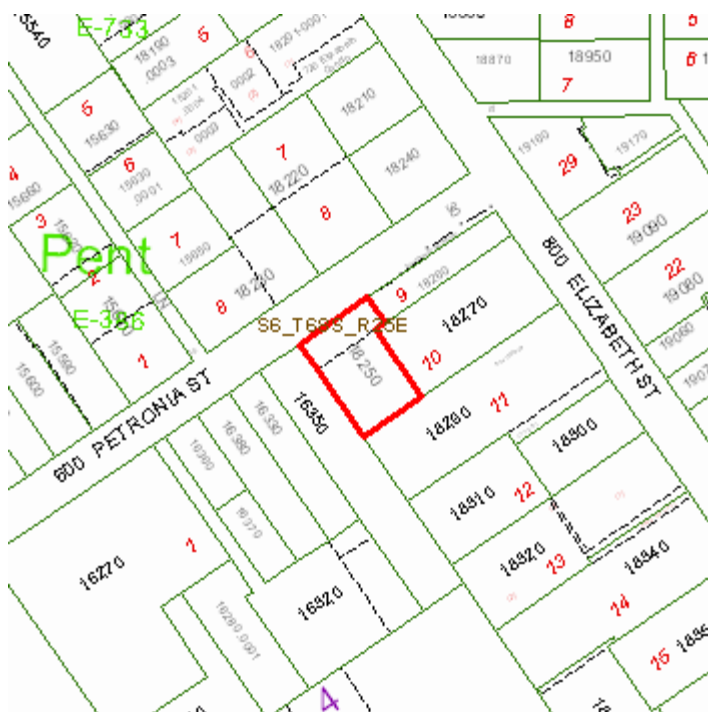
Affordable Housing: No

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

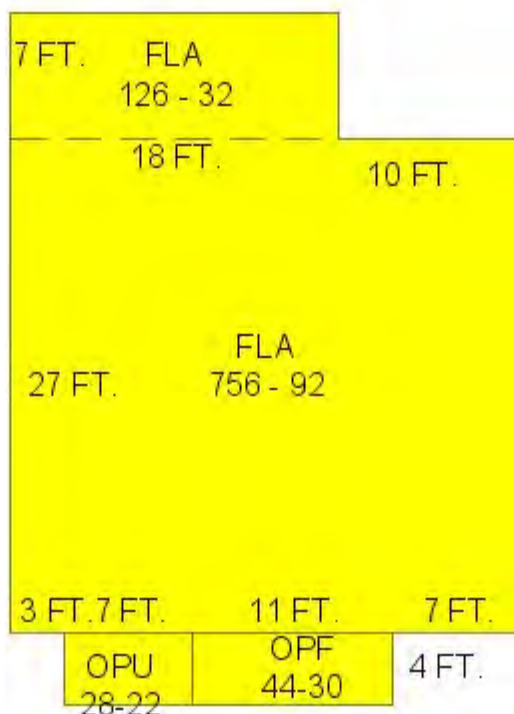
Building Type	R1	Condition	A	Quality Grade	450
Effective Age	13	Perimeter	124	Depreciation %	13
Year Built	1938	Special Arch	0	Grnd Floor Area	882
Functional Obs	0	Economic Obs	0		

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

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

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