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## Staff Report for Item 13

**To:** Chairman Michael Miller and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** May 26, 2015

**Applicant:** Mattingly Construction

**Application Number:** H15-01-0635

**Address:** #616 Petronia Street

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### Description of Work:

New front entryway and rear roof deck.

### Site Facts:

#616 Petronia is listed as a contributing resource in the surveys, and it first appears on the 1912 Sanborn map. The house originally had a one-story porch all the way across the front of the building. Between 1948 and 1962, the building was massively altered with a new cbs addition in the rear and a new front enclosure. After 1962, another small addition was added onto the rear. The front enclosure has been altered, most likely when the carport was added onto the front of the house. The house has gone through recent renovations. This address came to HARC in December to demolish a shed, and staff have approved changes to windows and a new addition in the rear.

For this proposal, the project received a variance on April 16<sup>th</sup> from the Planning Board.

### Guidelines Cited in Review:

U.S. Secretary of the Interior's Standards for Rehabilitation, specifically Standards 3, 4, 9, and 10.

Widow's Walks and Roof Decks (page 28a), the entire section.

Entrances, Porches, and Doors (pages 32-33), specifically guidelines 3, 7, and 8.

Additions, Alterations, and New Construction (pages 36-37), specifically guidelines 1 through 8.

### **Staff Analysis**

The Certificate of Appropriateness for review proposes adding a new front entryway onto the existing front addition and a rear roof deck. The new front entryway is somewhat bungalow in style, with two tapered columns supporting a gable roof. The new front porch will utilize the materials: v-crimp roof and wood lap siding. The only issue is that the house has a metal shingle roof, not v-crimp roof. The plans are incorrect.

The roof deck will be in the rear, but will extend past the house's existing roof line. The roof deck will include a rail wall that will have lap siding. From a side angle, the roof deck will be publicly visible.

### **Consistency with the Guidelines**

1. The Secretary of the Interior's Standards state that, "Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." While the style of this building's original front porch is unknown, the contributing structure did not have a bungalow style front porch that only took up half of the front façade. This project is proposing to add an architectural element that never existed historically.
2. The guidelines state that roof decks were not typical on one story structures. Roof decks must be compatible in scale and design with the existing structure. The roof deck will extend above the existing roof line, and staff feels that it is not a compatible design.

This is another case of a contributing building whose front entrance has been altered. The added front entryway is historic, as it was constructed sometime between 1948 and 1962, but it appears to have been altered as well. Rather than attempt to restore the contributing house's front porch, this project intends to add another element to a very publicly visible elevation that is not original to the contributing house. Therefore staff feels that it is not consistent with the Secretary of the Interior's Standards for Rehabilitation. In addition, staff believes that the roof deck is not consistent with the guidelines in regards to widow's walks and roof decks.

# APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC only  
 \$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE  
 KEY WEST, FLORIDA 33040  
 Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-0635	BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT YES NO %		

ADDRESS OF PROPOSED PROJECT:  
 KEY # OR ALTERNATE KEY:  
 NAME ON DEED:  
 OWNER'S MAILING ADDRESS:  
 CONTRACTOR COMPANY NAME:  
 CONTRACTOR'S CONTACT PERSON:  
 ARCHITECT / ENGINEER'S NAME:  
 ARCHITECT / ENGINEER'S ADDRESS:

616 Petronia street		# OF UNITS 1
1016721		
LEONARD DAVIS	PHONE NUMBER	302-530-6899
1235 Lakewood DR.	EMAIL	JD2thesun@
Wilmington, DE. 19803-3505	PHONE NUMBER	305-797-6435
MATTINGLY CONST	EMAIL	mattinglyconst@aol.com
Lee Mattingly	PHONE NUMBER	
	EMAIL	

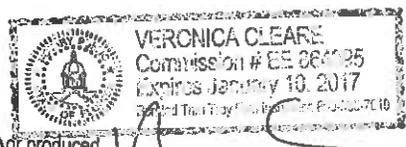
HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)  
 CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: \$

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.

PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,  
Build out entryway over hang to cover entire front porch, construct 91 SF sun deck at flat roof at rear addition.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: Lee Mattingly
OWNER SIGNATURE:	QUALIFIER SIGNATURE: [Signature]
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS ____ DAY OF _____, 20__	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 1st DAY OF May, 20 15
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



3182-8947-01c

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE  AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER  
 ADDITIONAL INFORMATION: *Extend over Hang @ Front Porch, Build 91 SF Sun Deck @ Rear Roof*

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.  
 SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_  
 BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

<b>OFFICIAL USE ONLY:</b>			<b>HARC STAFF OR COMMISSION REVIEW</b>				
<input type="checkbox"/> APPROVED		<input type="checkbox"/> NOT APPROVED		<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		<input type="checkbox"/> TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
HARC PLANNER SIGNATURE AND DATE:				HARC CHAIRPERSON SIGNATURE AND DATE:			

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

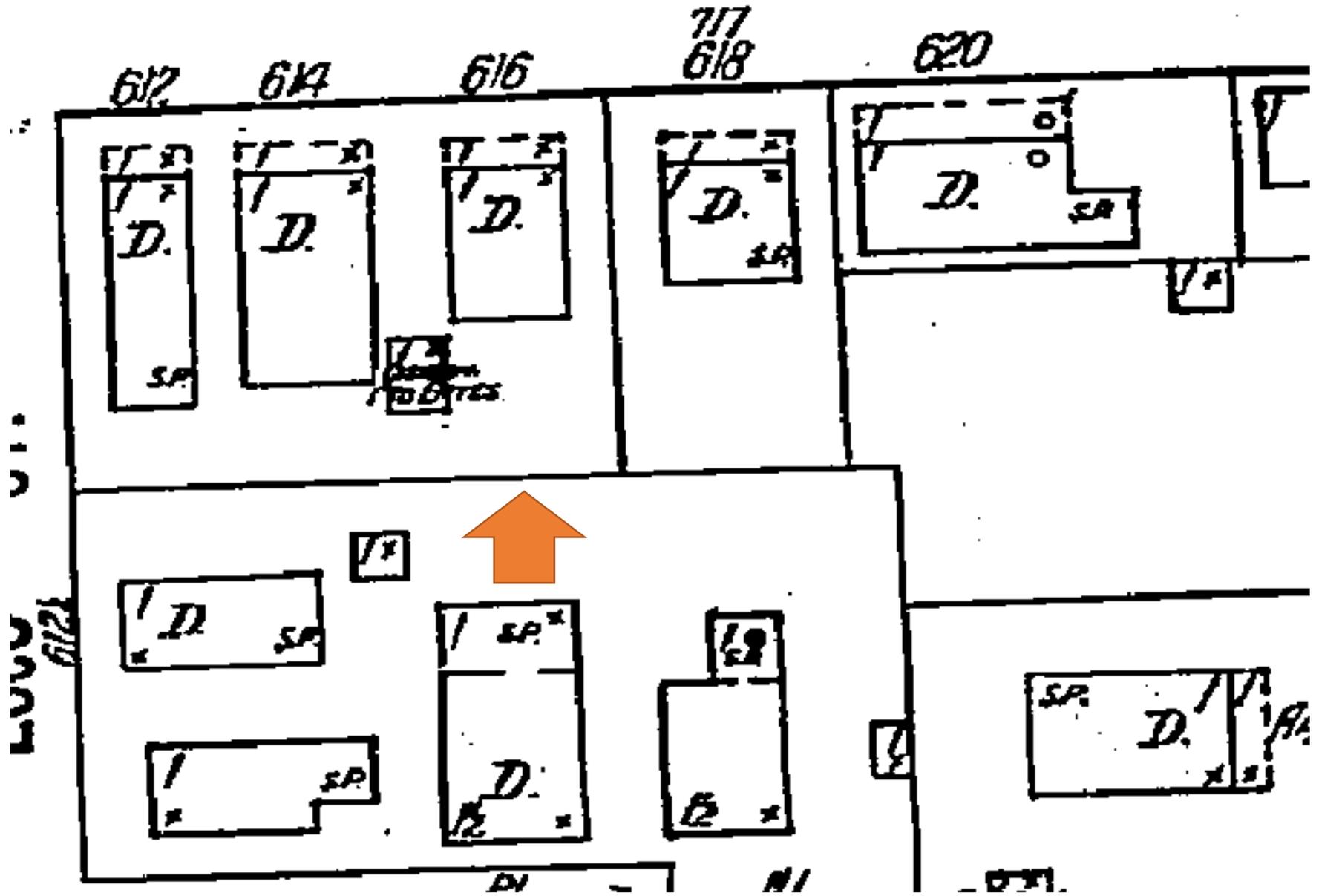
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

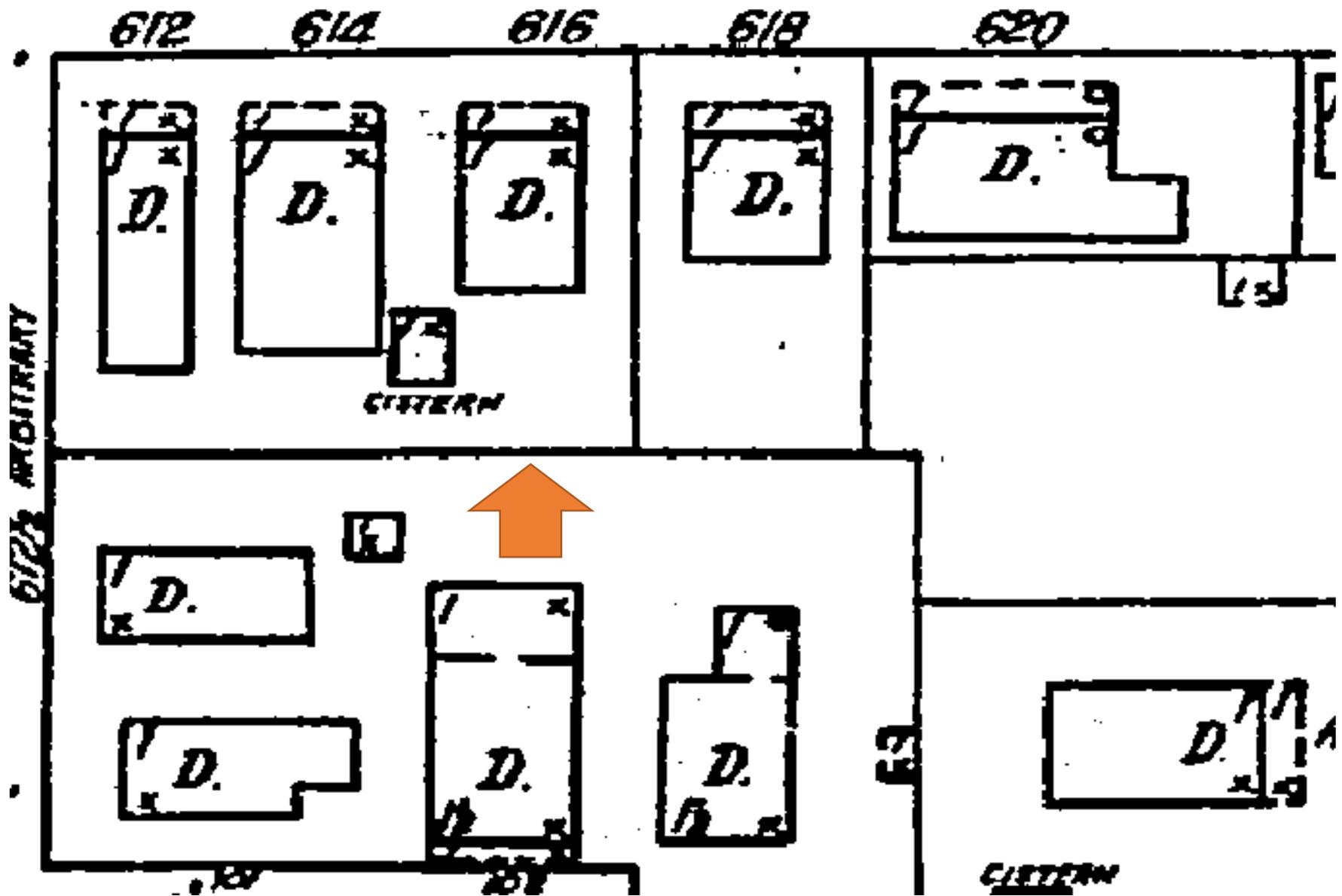
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

<b>OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:</b>				<b>CBO OR PL. EXAM. APPROVAL:</b>	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

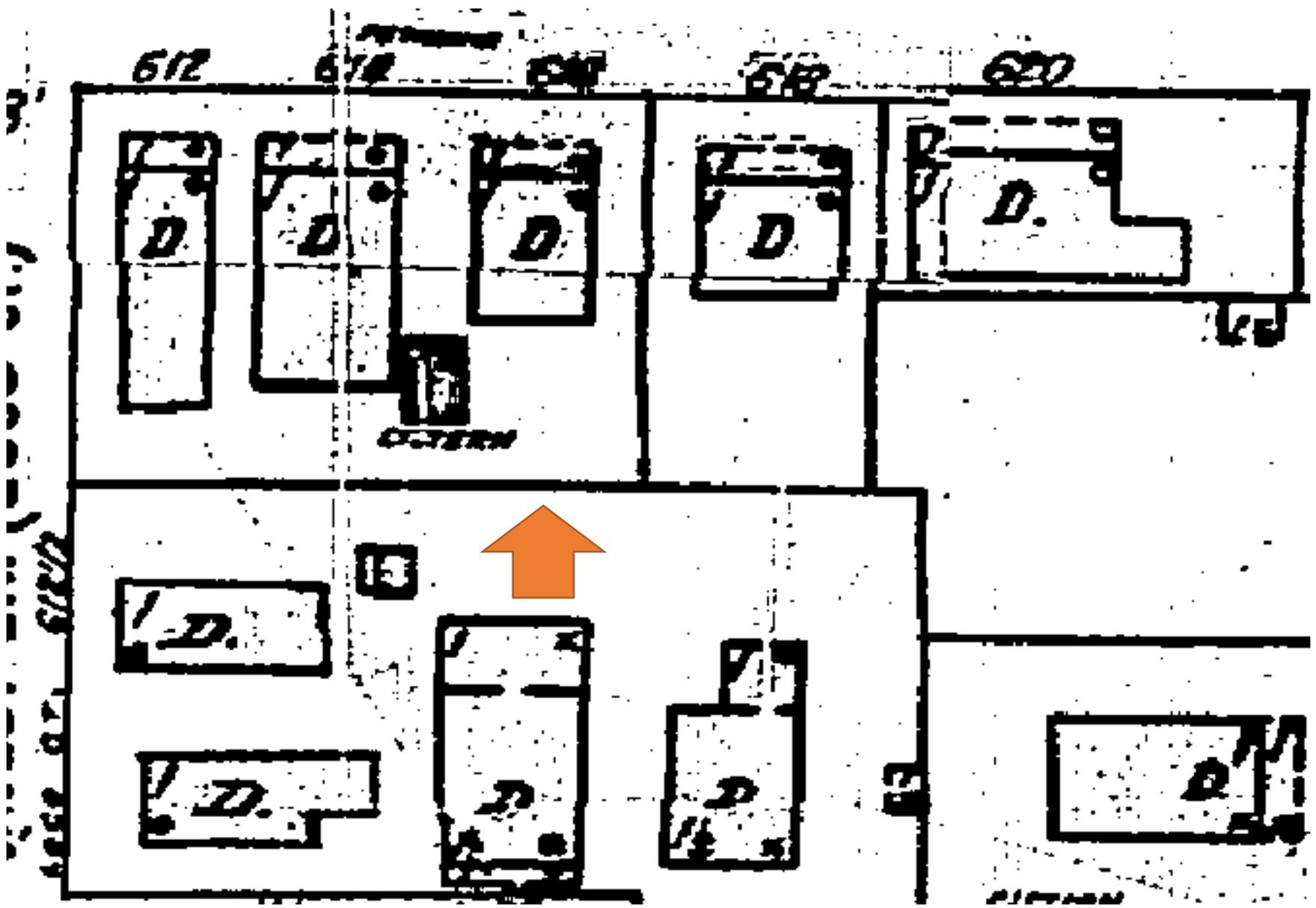
# SANBORN MAPS



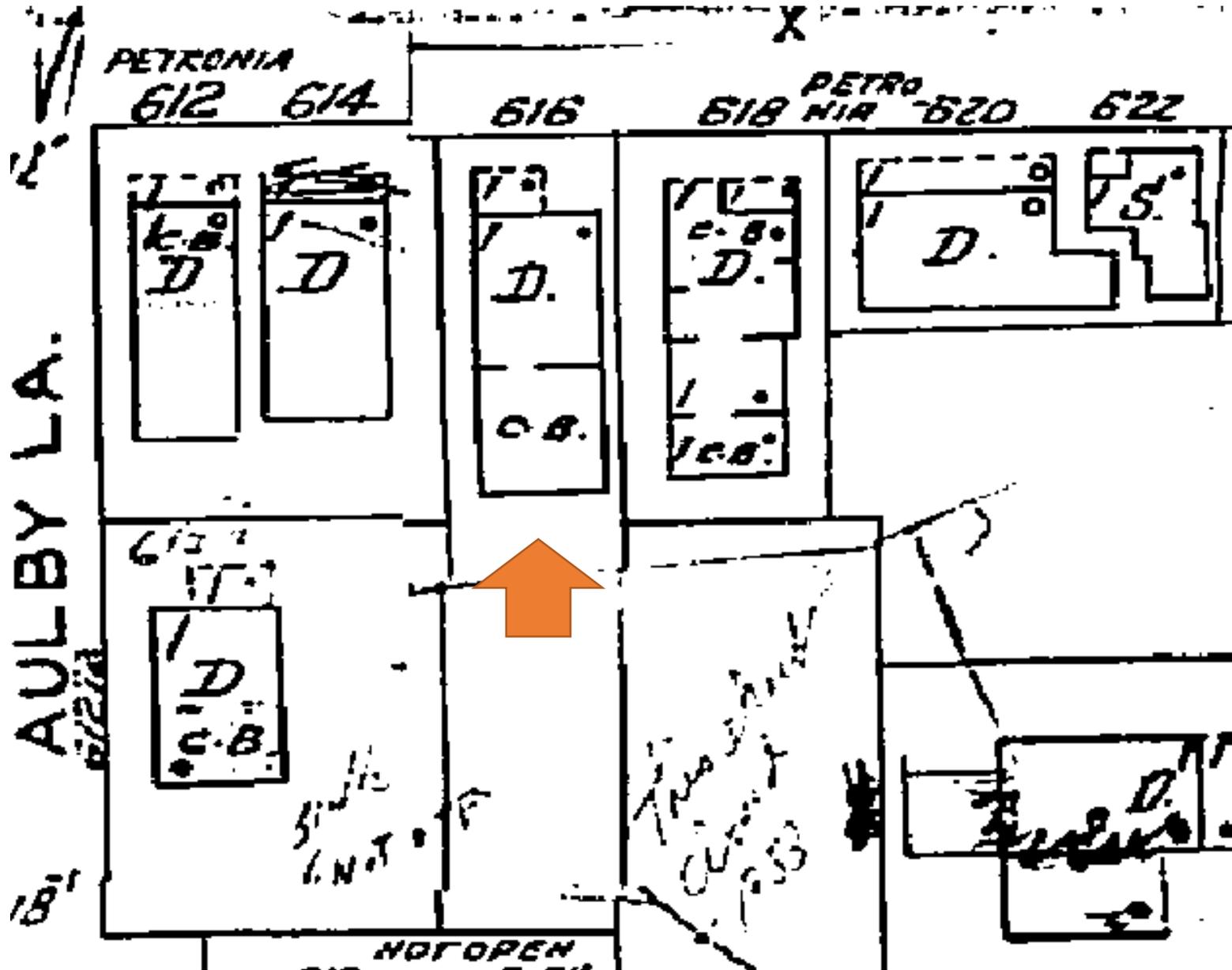
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.



PLEASE  
Do NOT Block  
DRIVEWAY  
OR  
GATE

**MATTINGLY**  
construction  
Cor mare v - R vider let  
v f str on str vlv

WinGuard  
WinGuard

Public

ARCHITECTUR



616

ARCHITECTURE



**MATTEGLY**  
construction  
Commercial - Residential  
1111 Commercial Blvd  
Miami, FL 33134  
305-555-1234

WinGuard  
WinGuard  
WinGuard  
WinGuard

Green mailbox





Rear addition where the roof deck will be added.

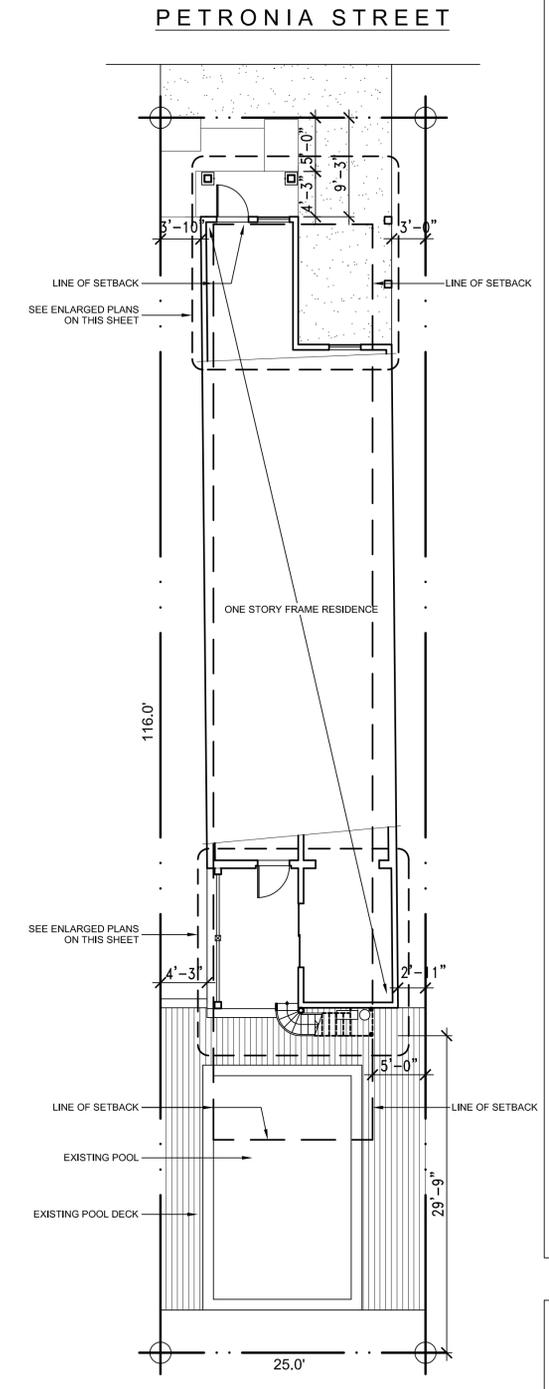
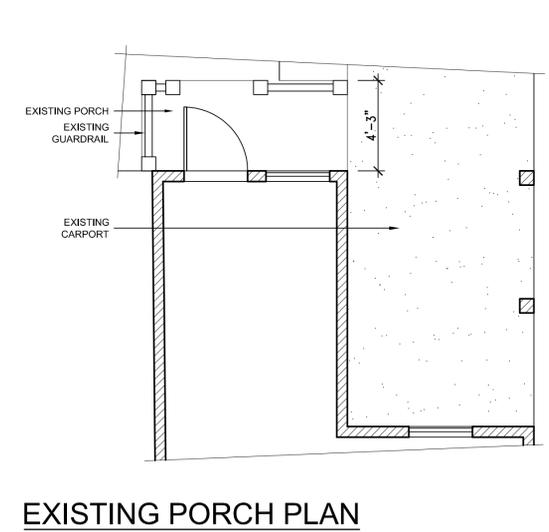
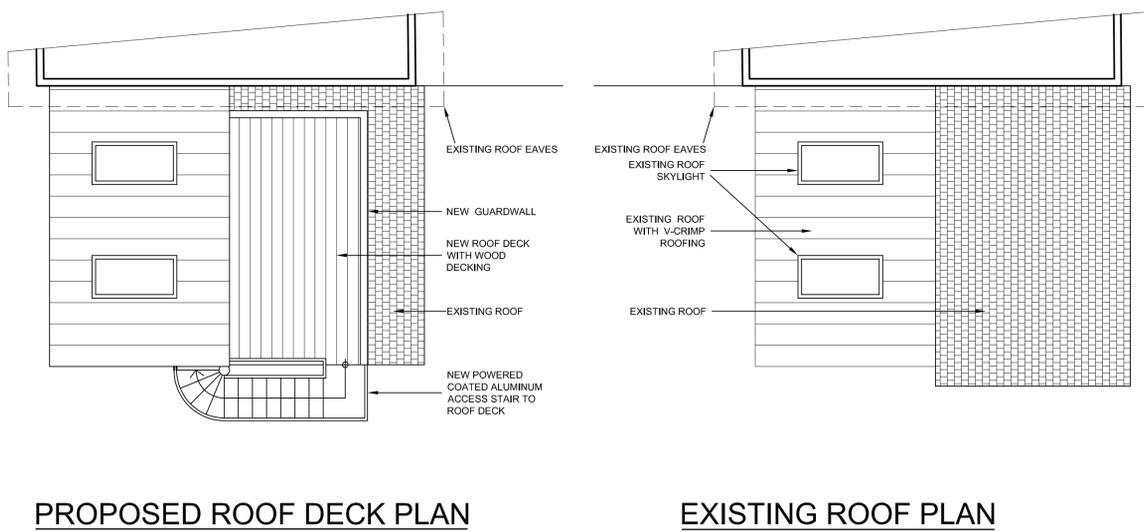
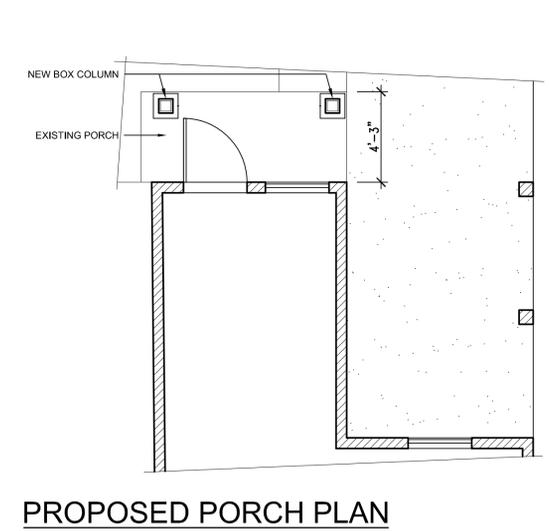
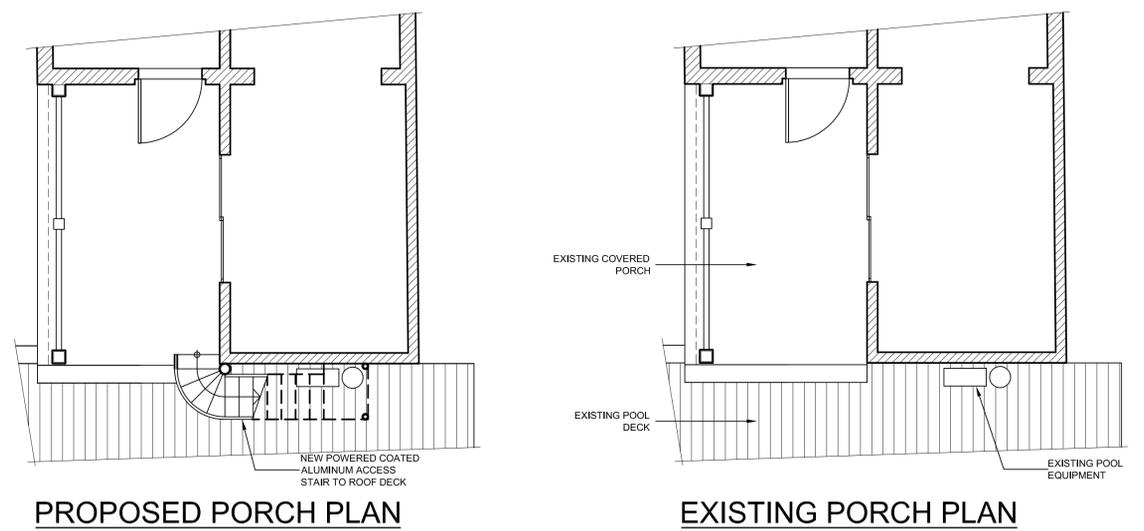
# PROPOSED DESIGN

# RENOVATION AND ADDITIONS TO: 616 PETRONIA STREET

## KEY WEST, FLORIDA

REVISIONS	
NO.	DATE

RENOVATION AND ADDITIONS TO:  
**616 PETRONIA STREET**  
KEY WEST, FLORIDA



**ENLARGED REAR PORCH AND ROOF DECK PLANS**  
1/4" = 1' - 0"

**ENLARGED FRONT PORCH PLANS**  
1/4" = 1' - 0"

**SITE PLAN**  
1/8" = 1' - 0"

DAVID KNOLL  
ARCHITECT  
KEY WEST, FL. (305) 715-8617

SHEET  
**1**  
OF 2 SHEETS

REVISIONS	
NO.	DATE

RENOVATION AND ADDITIONS TO:

**616 PETRONIA STREET**

KEY WEST, FLORIDA

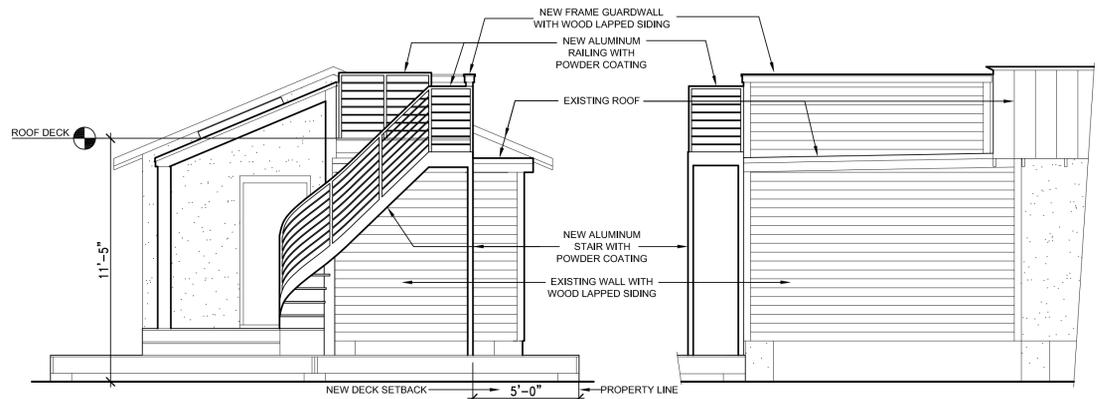
DAVID KNOLL  
 ARCHITECT  
 KEY WEST, FL. (305) 715-8617

DATE OF ISSUE:  
 4 / 30 / 15

SHEET

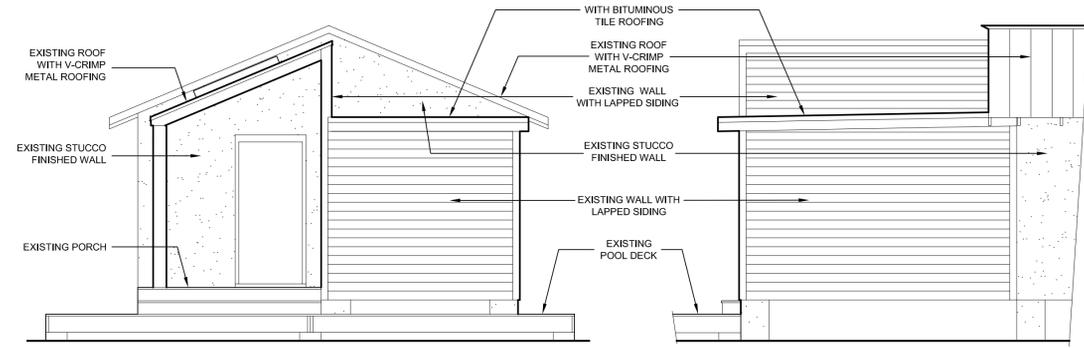
2

OF 2 SHEETS



PROPOSED REAR DECK ELEVATION

PROPOSED SIDE ELEVATION

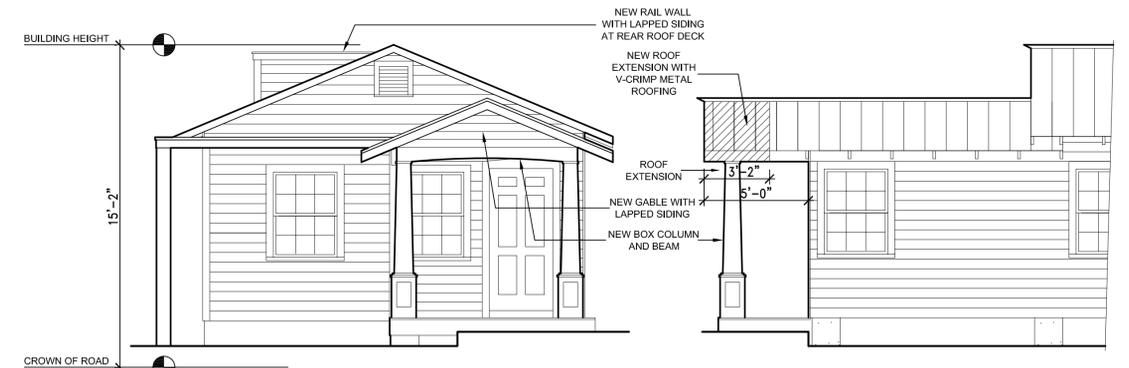


EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION

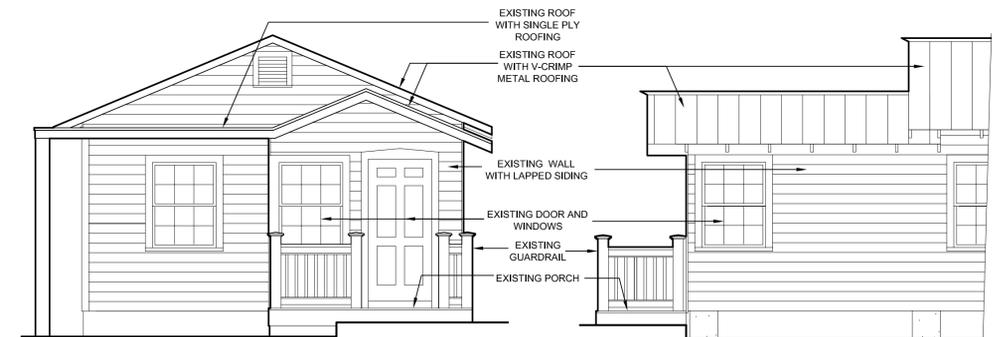
**REAR ROOF DECK ELEVATIONS**

1/4" = 1' - 0"



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION



EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

**FRONT PORCH ELEVATIONS**

1/4" = 1' - 0"

# PLANNING BOARD RESOLUTION

**PLANNING BOARD  
RESOLUTION NO. 2015-18**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCE TO MINIMUM FRONT AND SIDE YARD SETBACKS ON PROPERTY LOCATED AT 616 PETRONIA STREET (RE # 00016330-000000; AK # 1016721) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630(6)A. & B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to add an additional 26 square feet of building coverage by constructing a roof extension over the existing front entry porch on property located at 616 Petronia Street (RE # 00016330-000000; AK # 1016721); and

**WHEREAS**, Section 122-630 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum front yard setback is ten (10) feet and the minimum side yard setback is five (5) feet (or 10 percent of lot width to a maximum of 15 feet, whichever is greater); and

**WHEREAS**, the proposed front yard setback is 4.25 feet from the 10 feet minimum required; and

**WHEREAS**, the proposed northwest side yard setback is 2.48 feet from the 5 feet minimum required; and

**WHEREAS**, the applicant requests a variance to the minimum front and side yard setbacks; and

  
\_\_\_\_\_  
Vice-Chairman  
  
\_\_\_\_\_  
Planning Director

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on April 16, 2015; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in

  
\_\_\_\_\_  
Vice-Chairman  
  
\_\_\_\_\_  
Planning Director

other districts are grounds for the issuance of the requested variance; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for front and side yard setback variances for the construction of a roof extension over an existing front entry porch on property located at 616 Petronia Street (RE # 00016330-000000; AK # 1016721) in the HHDR Zoning District pursuant to Sections 90-395 and 122-630(6)a. & b. of the City of Key West Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans signed and sealed March 16, 2015, by David Knoll, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the roof extension over the existing front entry porch.

**Conditions required to be completed prior to issuance of a building permit:**

2. A Certificate of Appropriateness shall be obtained for the proposed roof extension over the existing front entry porch.
3. Trees near and within the project area will be protected during construction. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission. If a root or roots of a neighboring tree are located within the proposed work area, the property owner/contractor must consult with the Urban Forestry Manager before commencing any work that will result in severing the root/roots.

**Condition to be completed prior to the issuance of certificate of occupancy:**

  
\_\_\_\_\_  
Vice-Chairman  
  
\_\_\_\_\_  
Planning Director

4. Roof gutters shall be installed and downspouts shall be routed back onto the property, into landscaped areas, to prevent stormwater runoff from impacting adjacent properties.

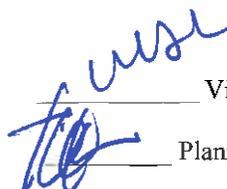
**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not

  
\_\_\_\_\_  
Vice-Chairman  
\_\_\_\_\_  
Planning Director

effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of April 2015.

Authenticated by the Vice-Chairman of the Planning Board and the Planning Director;

  
\_\_\_\_\_  
Sam Holland, Jr., Planning Board Vice-Chairman  
Date 4/21/15

**Attest:**

  
\_\_\_\_\_  
Thaddeus Cohen, Planning Director  
Date 4/20/15

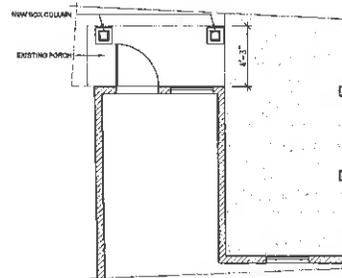
**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk  
Date 4-24-15

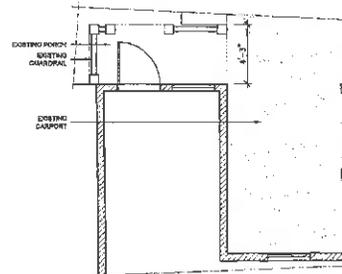
  
\_\_\_\_\_  
Vice-Chairman  
  
\_\_\_\_\_  
Planning Director

# RENOVATION AND ADDITIONS TO: 616 PETRONIA STREET KEY WEST, FLORIDA

SITE DATA			
1. LAND USE DISTRICT:	KHOR - HISTORIC HIGH DENSITY RESIDENTIAL		
2. FLOOD ZONE:	X		
3. SETBACKS (FEET)			
4. BUILDING HEIGHT:	ALLOWED	EXISTING	REQUESTED
	35.0'	45.17'	NONE
A. SETBACKS:	ALLOWED	EXISTING	REQUESTED
FRONT	10.0'	7.40'	4.25'
SIDE	5.0'	5.0'	5.44'
REAR	25.0'	32.4'	NONE
B. FLOOR COVERAGE:	ALLOWED	EXISTING	PROPOSED
BUILDING	80%	1275 S.F. (20%)	1451 S.F. (26%)
PAV SURFACE	80%	1028 S.F. (20%)	NO CHANGE
5. SIDEWALK:	ALLOWED	EXISTING	REQUESTED
	30%	629 S.F. (27%)	NONE

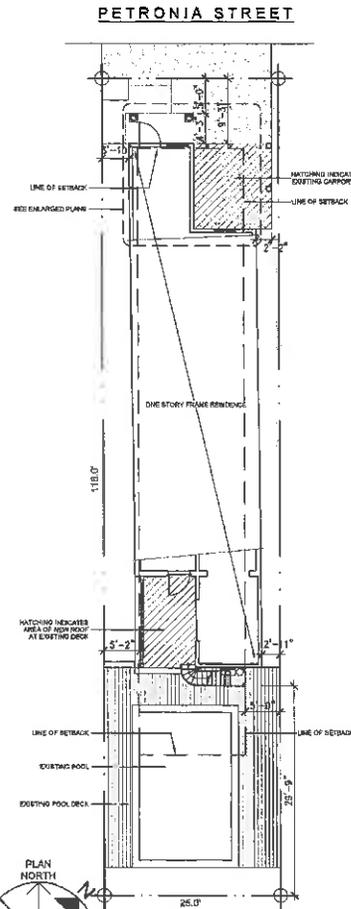


PROPOSED PORCH PLAN



EXISTING PORCH PLAN

ENLARGED FRONT PORCH PLANS  
1/4" = 1'-0"



SITE PLAN  
1/8" = 5'-0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:  
**3 / 16 / 15**

*David Knoll*

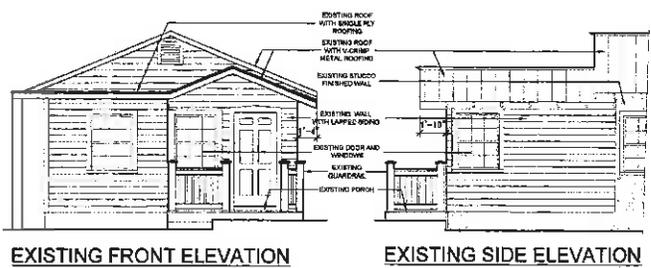
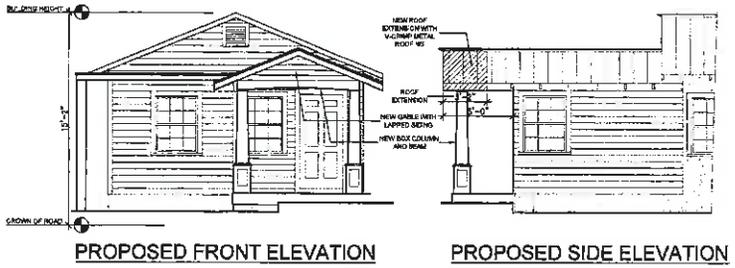
RENOVATION AND ADDITIONS TO:  
**616 PETRONIA STREET**  
KEY WEST, FLORIDA

DAVID KNOLL  
ARCHITECT  
KEY WEST, FL. (305) 715-0617

1

SHEET 2 OF 2

4/21/15  
*WV*



**FRONT PORCH ELEVATIONS**

1/4" = 1'-0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:  
3 / 16 / 15

*David Knoll*

RENOVATION AND ADDITIONS TO:  
**616 PETRONIA STREET**  
 KEY WEST, FLORIDA  
 4/21/15

**DAVID KNOLL**  
 ARCHITECT  
 KEY WEST, FL. (305) 745-8617

2  
 of 2 sheets

*David Knoll*

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW FRONT ENTRYWAY AND REAR ROOF DECK.**

**FOR- #616 PETRONIA STREET**

**Applicant – Mattingly Construction**

**Application # H15-01-0635**

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 809-3975 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**

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Lee Mattingly, 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:  
666 Petronia street on the 21 day of MAY, 2015.

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 MAY 26, 2015.

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 HIS-01-0635

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

Signed Name of Affiant:

[Signature]  
Date: 5/21/15  
Address: 2932 HARRIS AVE  
City: KEY WEST  
State, Zip: FL. 33040

The forgoing instrument was acknowledged before me on this 21<sup>st</sup> day of May, 2015.

By (Print name of Affiant) Lee Mattingly who is personally known to me ~~or has produced~~ [Signature] as ~~identification and who did take an oath.~~

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: JO BENNETT

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015



# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

The Offices of the Property Appraiser will be closed Monday the 25th for Memorial Day.

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1016721 Parcel ID: 00016330-000000

### Ownership Details

**Mailing Address:**

DAVIS LEONARD M AND JOY  
1235 LAKEWOOD DR  
WILMINGTON, DE 19803-3505

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

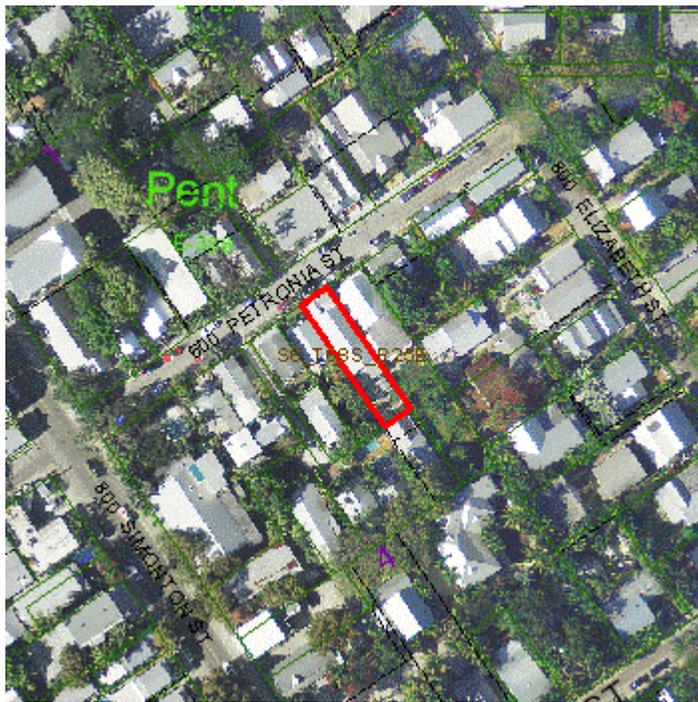
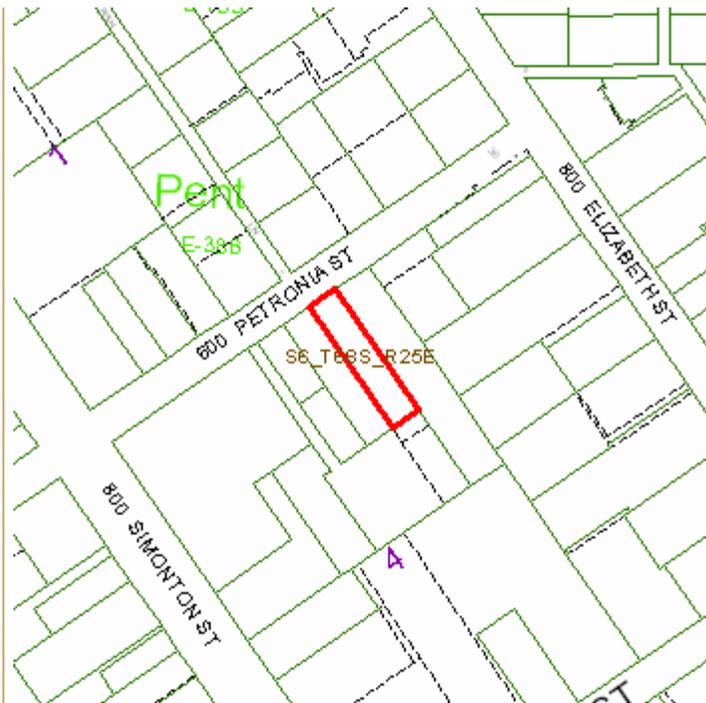
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 616 PETRONIA ST KEY WEST

**Legal Description:** KW PT LOT 1 SQR 4 TR 4 OR132-21-22 OR861-2353 OR895-1987 OR2016-1663/1664R/S OR2189-279D/C OR2709-987/88 OR2713-2161/62C

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	25	116	2,900.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1120  
 Year Built: 1948

## Building 1 Details

<b>Building Type</b> R1	<b>Condition</b> A	<b>Quality Grade</b> 450
<b>Effective Age</b> 17	<b>Perimeter</b> 184	<b>Depreciation %</b> 22
<b>Year Built</b> 1948	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 1,120
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

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

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 1	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	2001	Y			130
1	FLA	12:ABOVE AVERAGE WOOD	1	1947	N Y	0.00	0.00	990
2	CPF		1	1947		0.00	0.00	132
3	OPU		1	1947		0.00	0.00	16

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	366 SF	61	6	2005	2006	2	30
0	FN2:FENCES	268 SF	67	4	2005	2006	2	30
1	UB3:LC UTIL BLDG	90 SF	0	0	1965	1966	1	30
2	PT3:PATIO	250 SF	0	0	1974	1975	2	50
4	WD2:WOOD DECK	104 SF	13	8	2005	2006	2	40

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-0068	01/22/2015		44,500		BUILD 120 SF PATIO ROOF, NEW POOL DECK 320 SF. INSTALL 100 SF OF FLOORING, 1500 SF OF DRYWALL VAULTED CEILINGS, 6 INTERIOR DOORS, 2 EXTERIOR DOORS TOTAL PAINT INSTALL 6 SKYLIGHTS AND 90' OF FENCE 6' HIGH
15-0243	02/03/2015		1,800		INSTALL 200 AMP SERVICE AND 40 CIRCUIT OUTDOOR PANEL
15-0177	02/09/2015		45,500		CONSTRUCT POOL 13' X 22', 3' X 5' WATER FEATURE. INSTALL HEAT PUMP AND SALT GENERATOR
1 01-3779	11/27/2001	12/11/2001	1,000	Residential	INSTALL NEW CIRCUITRY
05-0521	02/17/2005	11/23/2005	750	Residential	INSTALL PICKET FENCE

## 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	88,909	1,727	366,971	457,607	347,317	25,000	322,317
2013	88,909	1,764	315,173	405,846	342,184	25,000	317,184
2012	90,216	1,792	244,456	336,464	336,464	25,000	311,464
2011	91,523	1,821	231,414	324,758	221,226	25,000	196,226
2010	91,523	1,858	292,088	385,469	250,711	25,000	225,712
2009	102,012	1,886	443,974	547,872	330,389	25,000	305,389
2008	94,044	1,914	507,500	603,458	358,126	25,000	333,126
2007	133,230	1,952	387,150	522,332	315,920	25,000	290,920
2006	282,853	1,980	275,500	560,333	333,586	25,000	308,586
2005	211,085	1,683	249,400	462,168	221,403	25,000	196,403
2004	173,371	1,724	217,500	392,595	99,824	25,000	74,824
2003	137,909	1,764	101,500	241,173	97,963	25,000	72,963
2002	141,976	1,804	68,150	211,930	95,667	25,000	70,667
2001	113,197	1,844	68,150	183,191	94,161	25,000	69,161
2000	114,023	2,342	49,300	165,666	91,419	25,000	66,419
1999	93,151	1,942	49,300	144,394	89,016	25,000	64,016

<b>1998</b>	64,420	1,638	49,300	115,358	87,615	25,000	62,615
<b>1997</b>	61,199	1,579	43,500	106,278	86,151	25,000	61,151
<b>1996</b>	39,618	1,038	43,500	84,156	83,642	25,000	58,642
<b>1995</b>	39,618	572	43,500	83,690	81,602	25,000	56,602
<b>1994</b>	35,431	526	43,500	79,457	79,457	25,000	54,457
<b>1993</b>	36,319	0	43,500	79,819	79,819	25,000	54,819
<b>1992</b>	36,319	0	43,500	79,819	79,819	25,000	54,819
<b>1991</b>	36,319	0	43,500	79,819	79,819	25,000	54,819
<b>1990</b>	32,658	0	34,075	66,733	66,733	25,000	41,733
<b>1989</b>	26,989	0	33,350	60,339	60,339	25,000	35,339
<b>1988</b>	23,562	0	29,000	52,562	52,562	25,000	27,562
<b>1987</b>	23,280	0	16,313	39,593	39,593	25,000	14,593
<b>1986</b>	23,410	0	17,458	40,868	40,868	25,000	15,868
<b>1985</b>	22,718	0	10,011	32,729	32,729	25,000	7,729
<b>1984</b>	21,220	0	10,011	31,231	31,231	25,000	6,231
<b>1983</b>	21,220	0	11,126	32,346	32,346	25,000	7,346
<b>1982</b>	21,631	0	9,707	31,338	31,338	0	31,338

## 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
<b>11/25/2014</b>	2713 / 2161	0	<u>WD</u>	<u>11</u>
<b>10/23/2014</b>	2709 / 987	535,000	<u>WD</u>	<u>02</u>
<b>7/1/1982</b>	861 / 2353	42,000	<u>WD</u>	<u>Q</u>

This page has been visited 94,545 times.

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