Historic Architectural Review Commission

Staff Report
Item 7b

Meeting Date:	October 22, 2013
Applicant:	Richard and Angela McChesney, Owners
Application Number:	H13-01-1516
Address:	#618 Petronia Street
Description of Work:	Demolition of back portion of house.
Building/Site Facts:	The one story cbs house is listed as a non-contributing resource in the surveys. According to the Property Appraiser's records the house was built in 1948. By reviewing the Sanborn map from 1962 and the actual survey and photos it is evident that the back portion of the house has been altered to how it used to be in 1962. The majority of the buildings surrounding the property are one story structures.
Ordinance and Guidelines Cited in Review:	Demolition of non-historic and non-contributing structures, Sec. 102-217 (2) of the Land Development Regulations. Sec 102-218 Criteria for demolitions, (a) (2), *for a contributing or non-contributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission* of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of the back portion of a non-contributing house. The back portion in question has been altered and expanded through time and after 1962. It is staff's opinion that the back portion of the house can be considered historic.

Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed demolition of a non-historic addition of n the back of the house can be considered by the Commission since it is consistent with Sec. 102-217 (2) and 102-218 (a) (2) of the Land Development Regulations. The structure does not have any qualities or significance that will deem it to be considered contributing in a near future. If the demolition request is approved this review will count as the first and only reading for a demolition request.

Application

CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENENSS

APPLICATION # 10-04-H13-011516

OWNER'S NAME:	Richard and Angela McChesney	DATE:	8/3/13
OWNER'S ADDRESS:	618 Petronia Street, Key West, Florida 33040	PHONE #:	305 296-7227
APPLICANT'S NAME:	Richard McChesney	PHONE #:	305 296-7227
APPLICANT'S ADDRESS:	618 Petronia Street, Key West, Florida 33040		
ADDRESS OF CONSTRUCTION:	618 Petronia Street	# OF UNITS	1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Voluntary reconstruction of rear portion of non-contributing structure with second story addition and porch addition on structure located within the HHDR zone.

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: 10/04/13

Applicant's Signature: _____

Required Submittals

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

Oper: CHALKER Type: BP Drawer: 1
Date: 10/09/13 50 Receipt no: 022
2013 INVOICE
PT * BUILDING PERMITS-NEW $10
Trans number: 297
CK CHECK 104 $10
Trans date: 10/09/13 Time: 8:0

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due:$_____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

****

Approved _____ Denied _____ Deferred _____

Reason for Deferral or Denial:

HARC Comments:

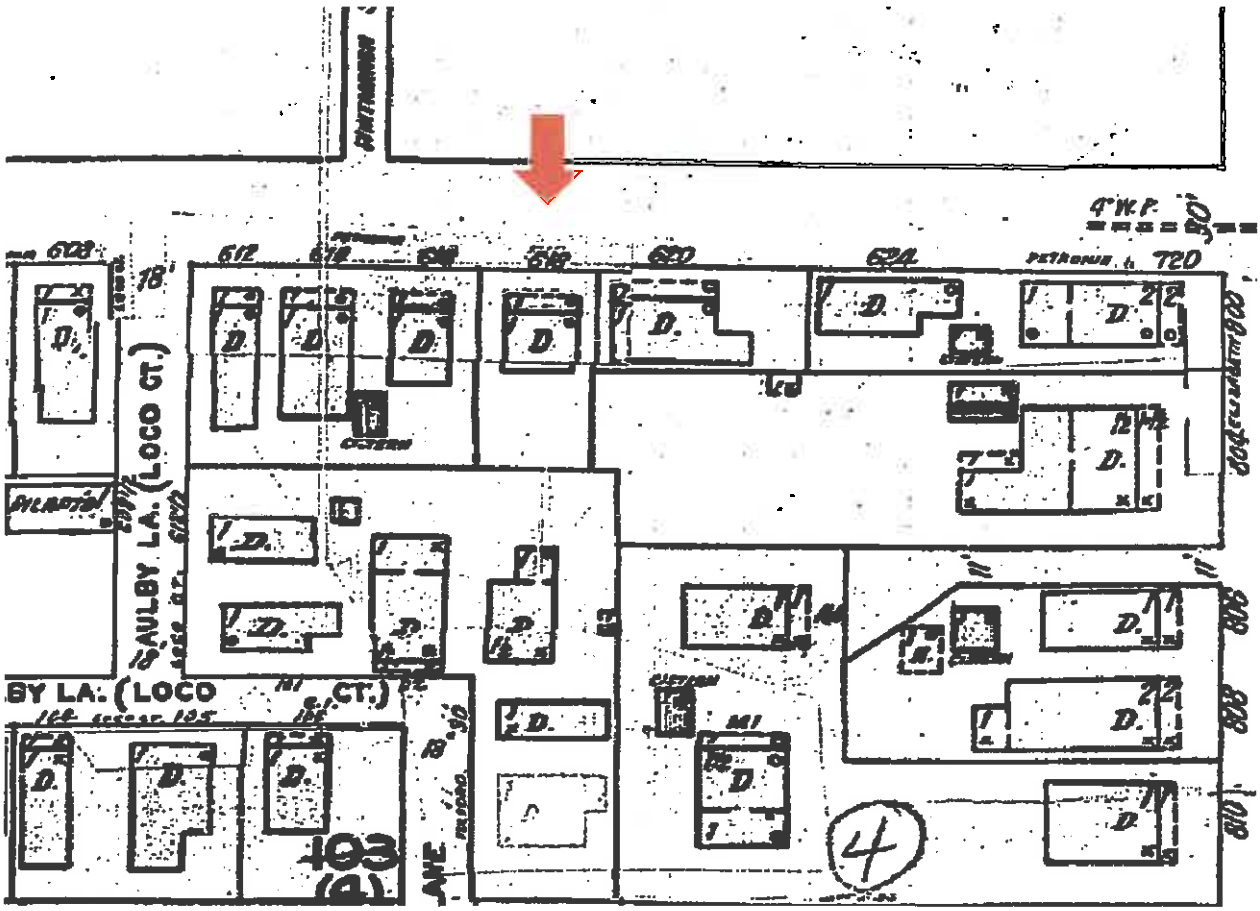
House is listed as non contributing.
Guidelines for additions/alterations (pgs 36-37)
Ordinance for Demolitions.

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

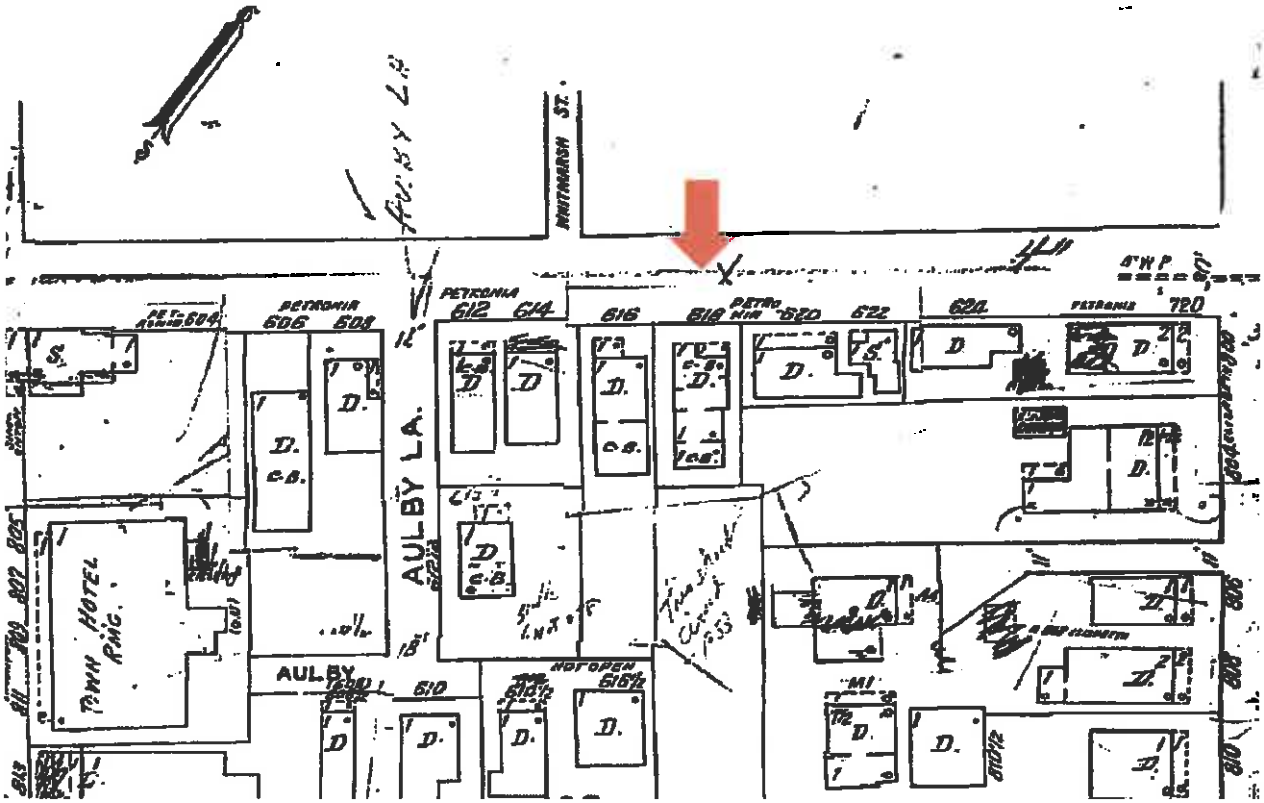
Date: _____ Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#618 Petronia Street Sanborn map 1948

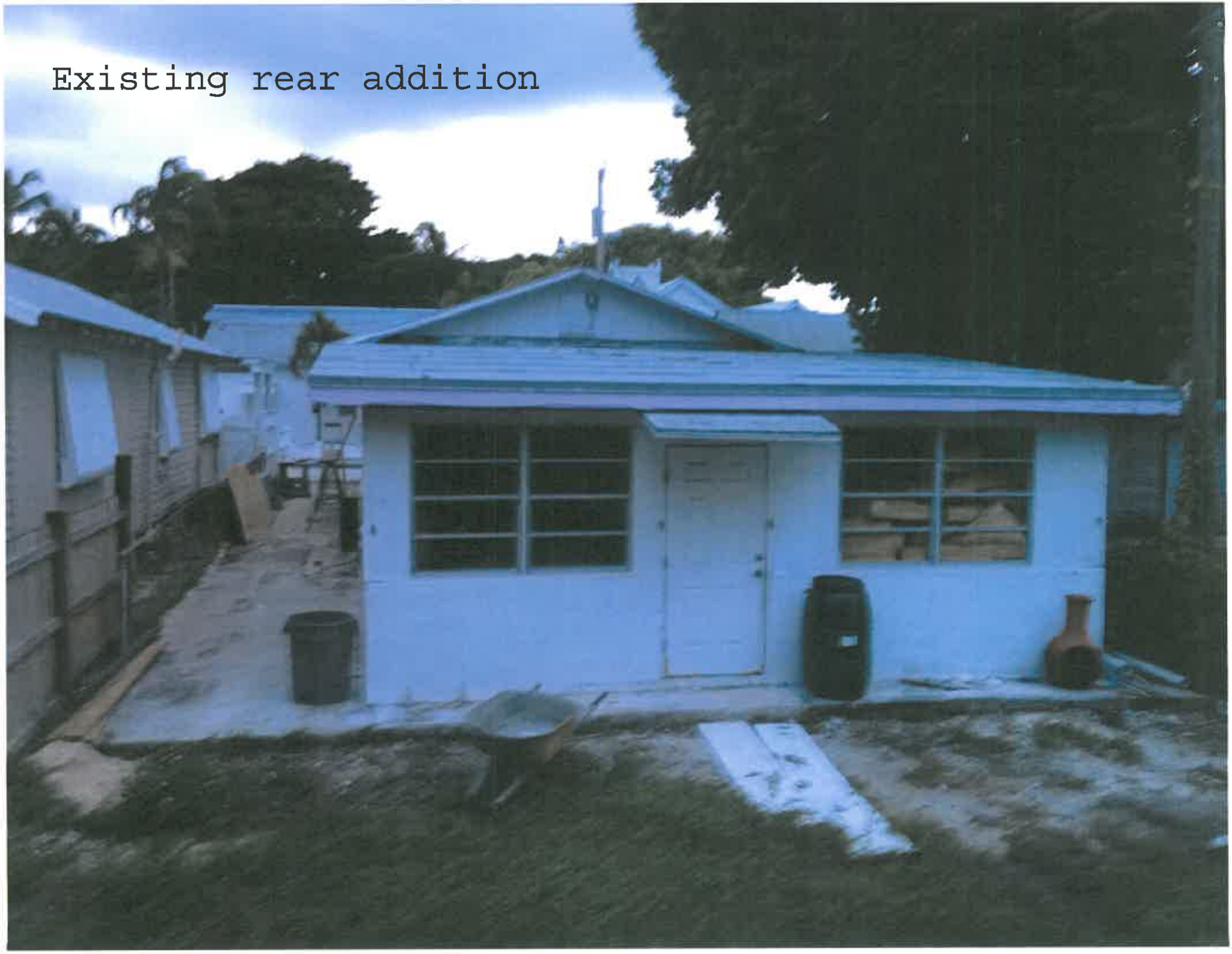


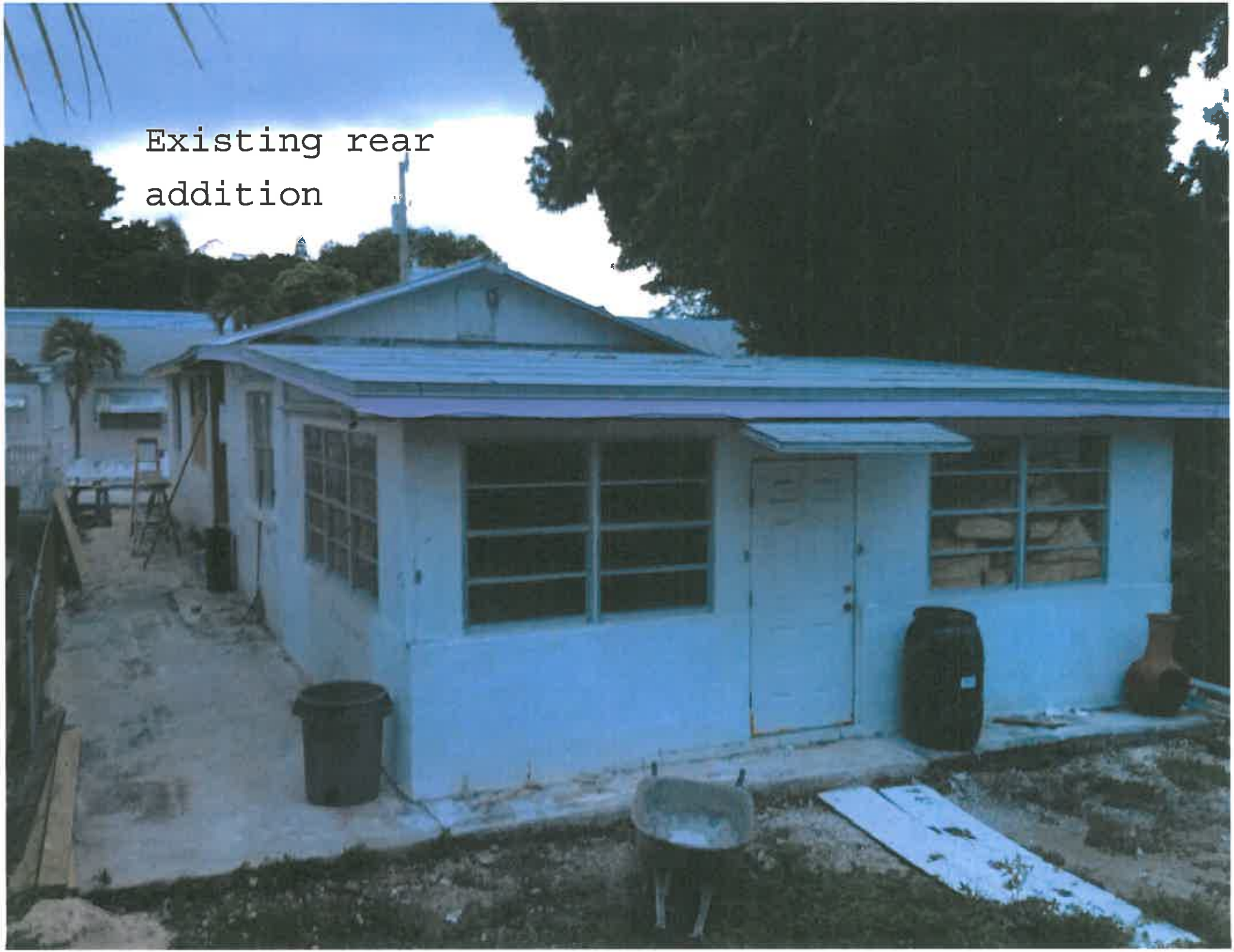
#618 Petronia Street Sanborn map 1962

Project Photos

Photo taken by the Property Appraiser's office c1965; 618 Petronia Street. Monroe County Library

618 Petronia


Existing rear addition


Existing rear
addition

Existing rear
addition

609 Petronia St.

611 Petronia St.

613 Petronia Street

Philip L. Allen
Memorial Hall
619 Petronia St.

621 Petronia St.

623 Petronia St.

728 Elizabeth St. (Corner of Petronia)

612 Petronia St.

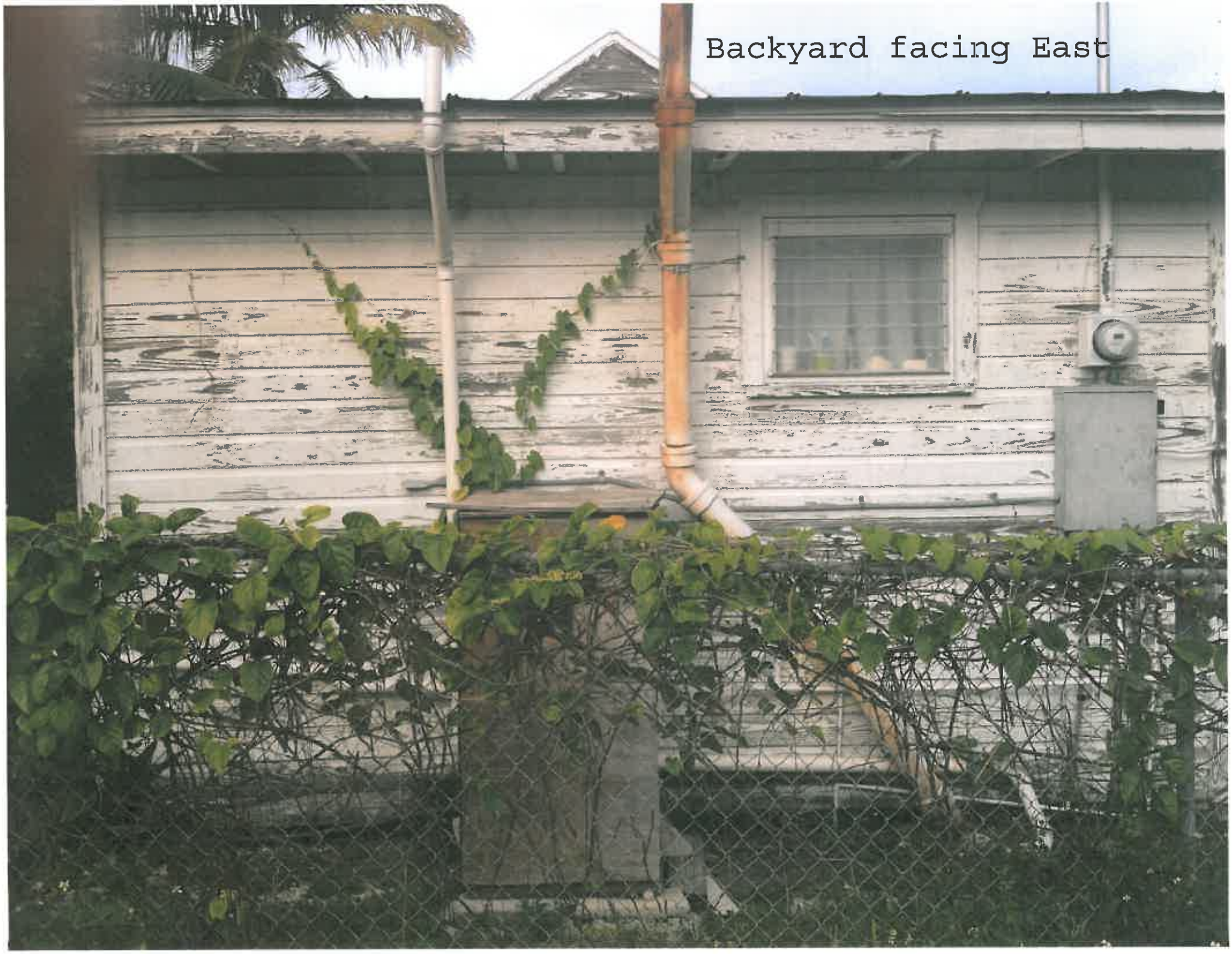
614 Petronia St.

616 Petronia St.

620 Petronia St.

624 Petronia St.

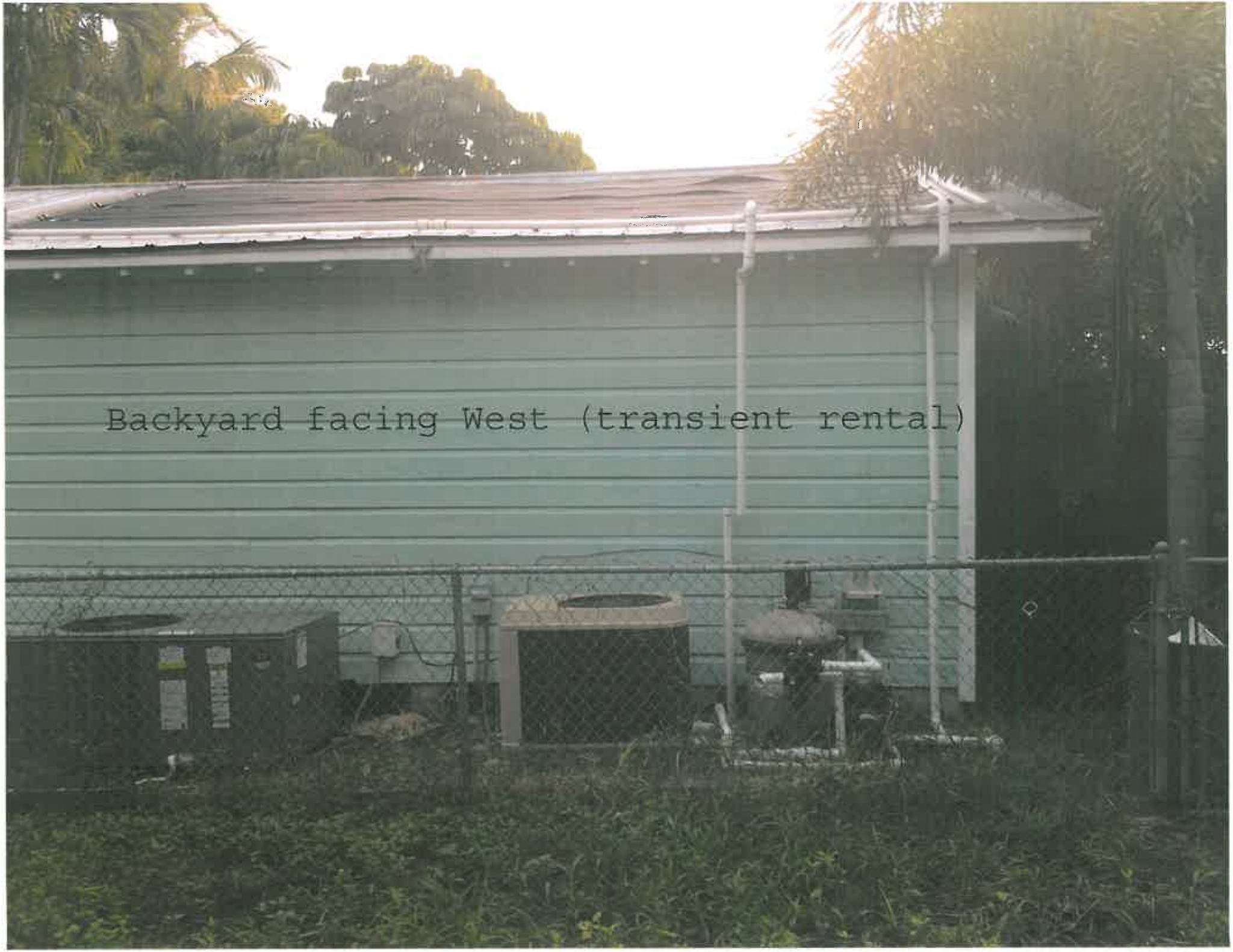
624 Petronia St.


Backyard facing East

Backyard facing East

Backyard
facing East
(3)

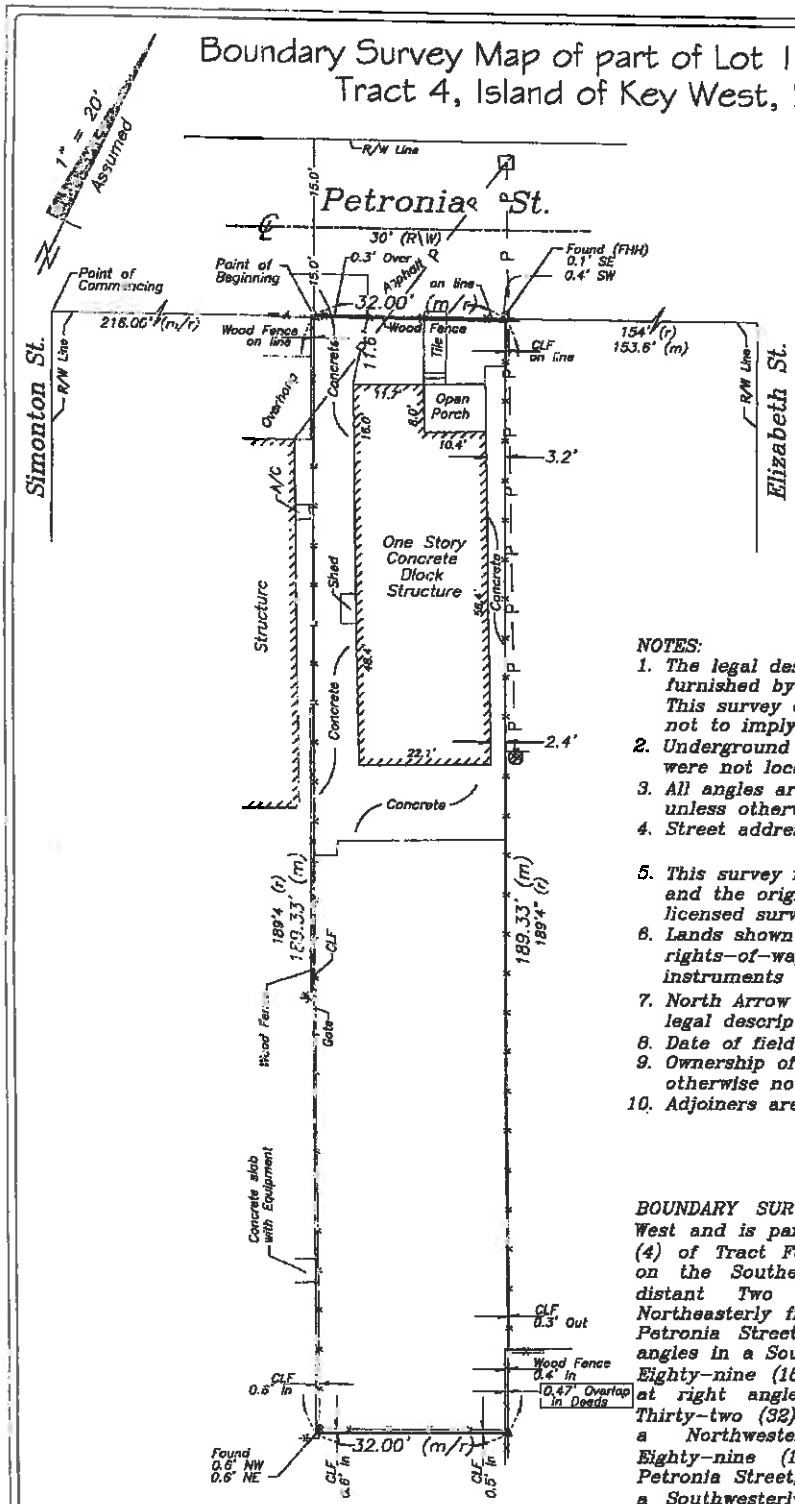
2 story rear property (Paradise Inn)


Backyard facing West (transient rental)

Backyard facing West
616 Petronia St.

Survey

Boundary Survey Map of part of Lot 1, Square 4, Tract 4, Island of Key West, FL



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found Nail & Disc (FHH)
- Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- Wood Utility Pole
- Concrete Utility Pole
- -P- Overhead Utility Lines

NOTES:

1. *The legal description shown hereon was furnished by the client or their agent. This survey does not determine or is not to imply ownership.*
2. *Underground foundations and utilities were not located.*
3. *All angles are 90° (Measured & Record) unless otherwise noted.*
4. *Street address: 618 Petronia 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. *Date of field work: December 6, 2012.*
9. *Ownership of fences is undeterminable, unless otherwise noted.*
10. *Adjoiners are not furnished.*

BOUNDARY SURVEY OF: On the Island of Key West and is part of Lot One (1) in Square Four (4) of Tract Four (4), commencing at a point on the Southeasterly side of Petronia Street distant Two Hundred Sixteen (216) feet Northeasterly from the corner of Simonton and Petronia Streets and running thence at right angles in a Southeasterly direction One Hundred Eighty-nine (189) feet, four (4) inches; thence at right angles in a Northeasterly direction Thirty-two (32) feet; thence at right angles in a Northwesterly direction One Hundred Eighty-nine (189) feet, four (4) inches to Petronia Street; thence along Petronia Street in a Southwesterly direction Thirty-two (32) feet to the Point or Place of Beginning.

BOUNDARY SURVEY FOR: Richard J. McChesney and Angela Davila; Branch Banking and Trust Company; Barton Smith, PL; Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

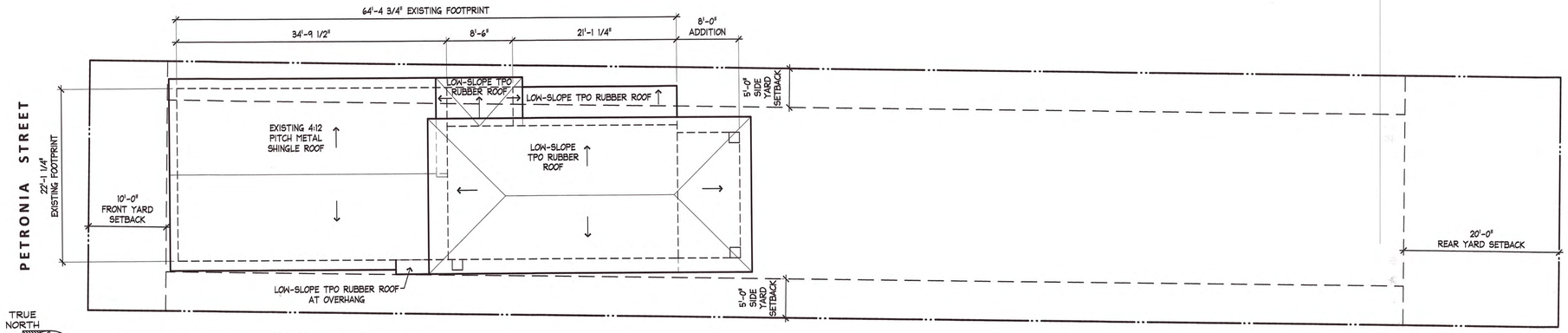
J. Lynn O'Flynn, PSM
Florida Reg. #6298

December 10, 2012

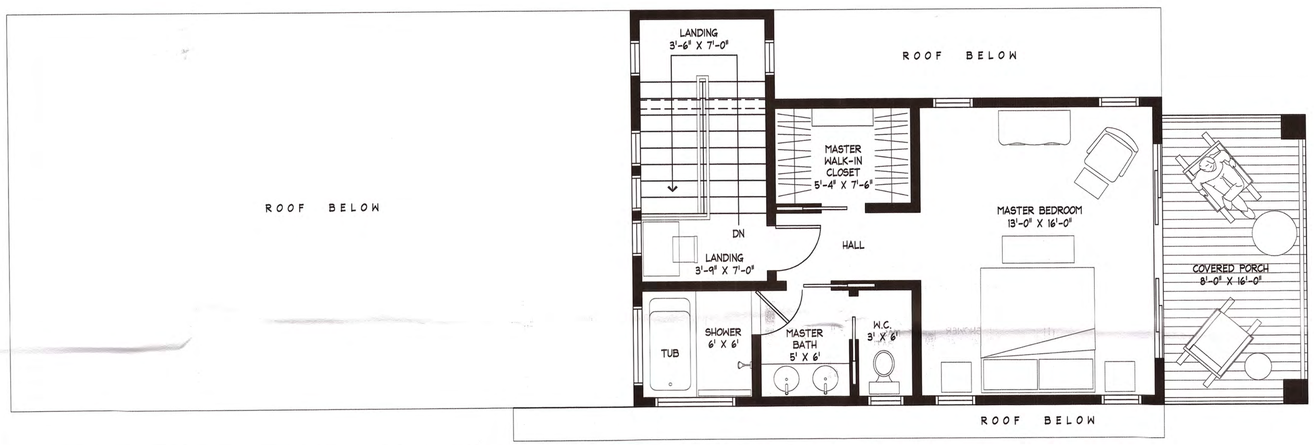
THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

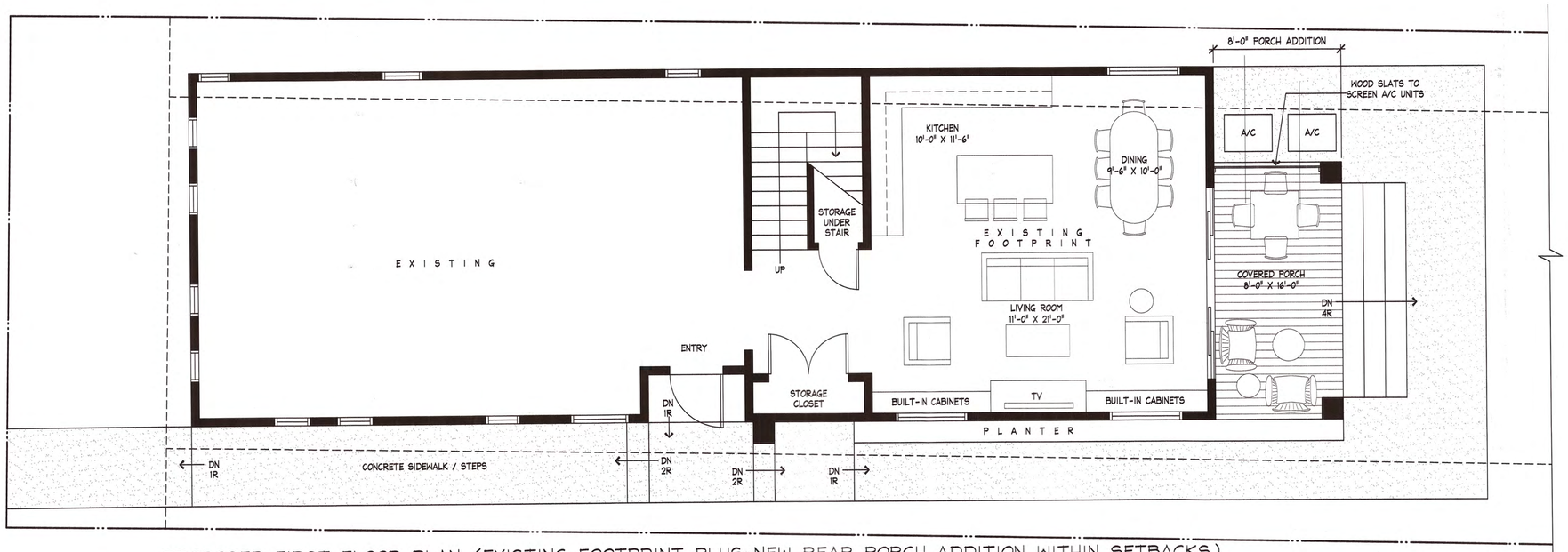
Proposed Plans



PROPOSED SITE PLAN / ROOF PLAN
1/8"=1'-0"



PROPOSED SECOND FLOOR PLAN (NEW CONSTRUCTION WITHIN SETBACKS)
1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN (EXISTING FOOTPRINT PLUS NEW REAR PORCH ADDITION WITHIN SETBACKS)
1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Improvements to
618 PETRONIA STREET
Key West, FL 33040

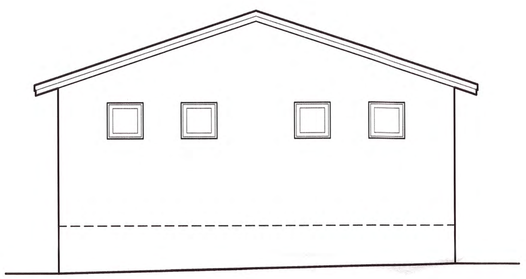
1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
mstrattonarchitect@gmail.com

m. Stratton ARCHITECTURE

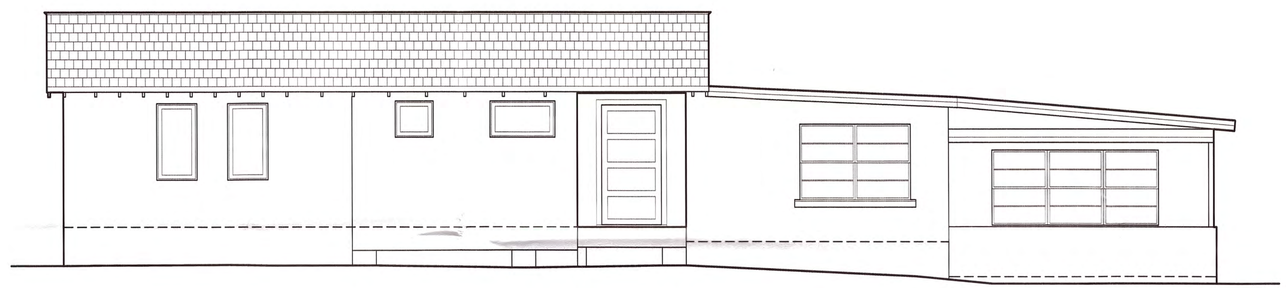
Date	10.1.13
Project #	1309

1

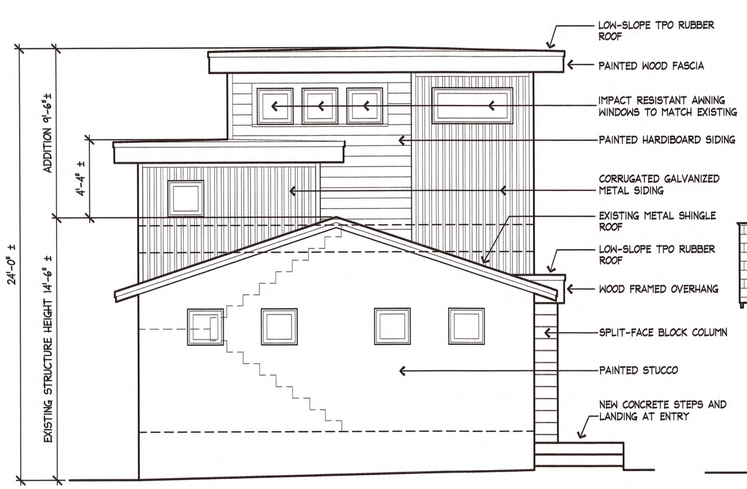
PRELIMINARY - NOT FOR CONSTRUCTION



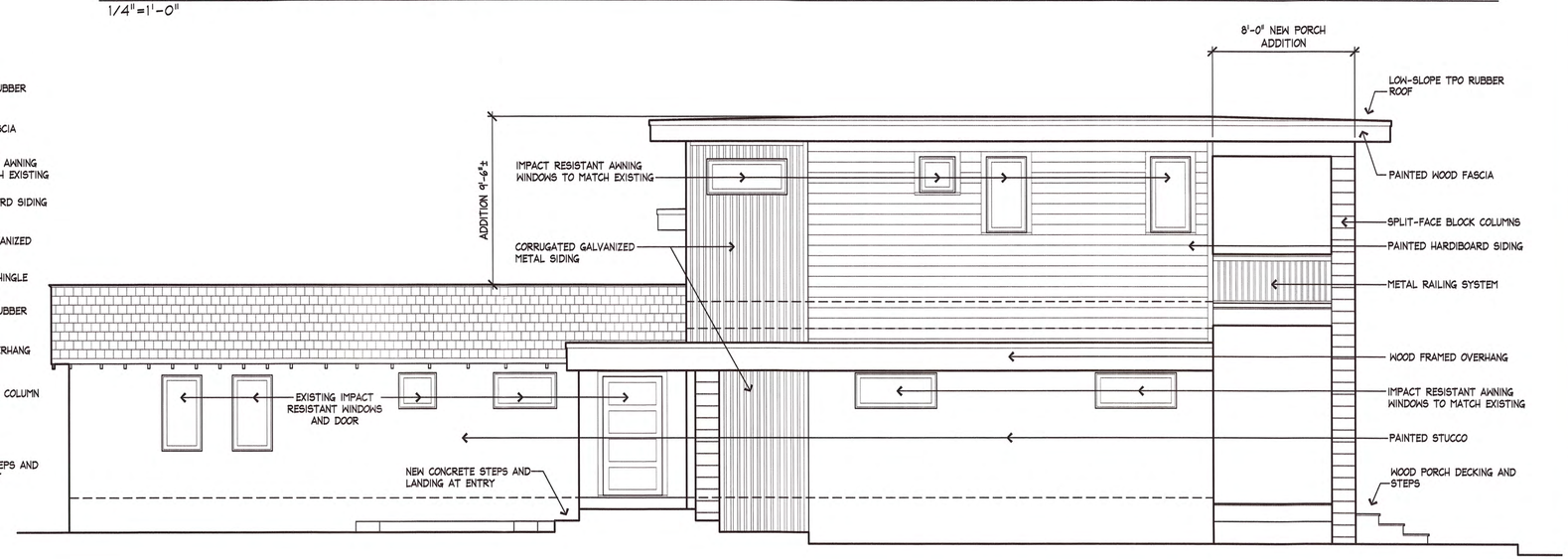
EXISTING FRONT ELEVATION (NORTH)
1/4"=1'-0"



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



PROPOSED FRONT ELEVATION (NORTH)
1/4"=1'-0"



PROPOSED SIDE ELEVATION (WEST)
1/4"=1'-0"

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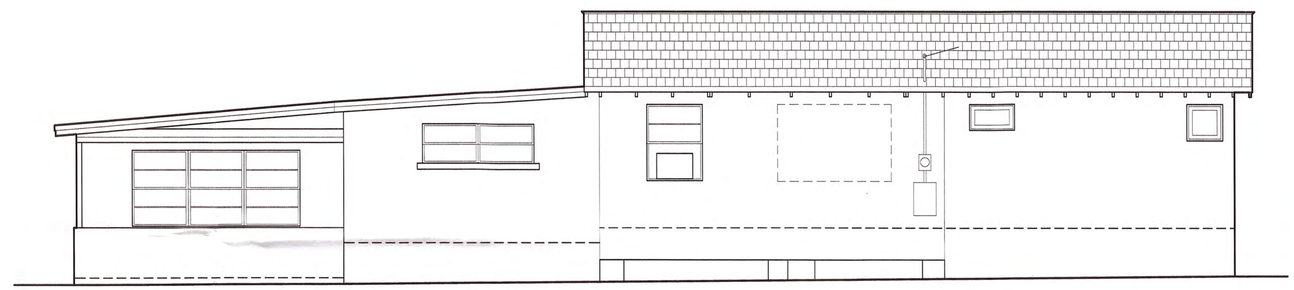
m. stratton ARCHITECTURE

Date	10.1.13
Project #	1309

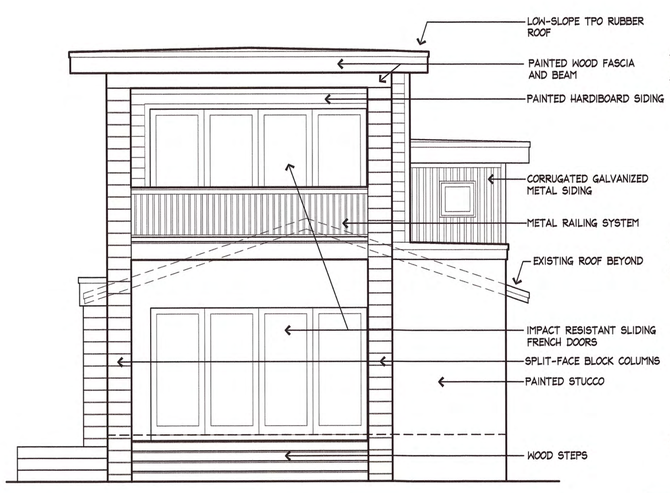
2

PRELIMINARY - NOT FOR CONSTRUCTION

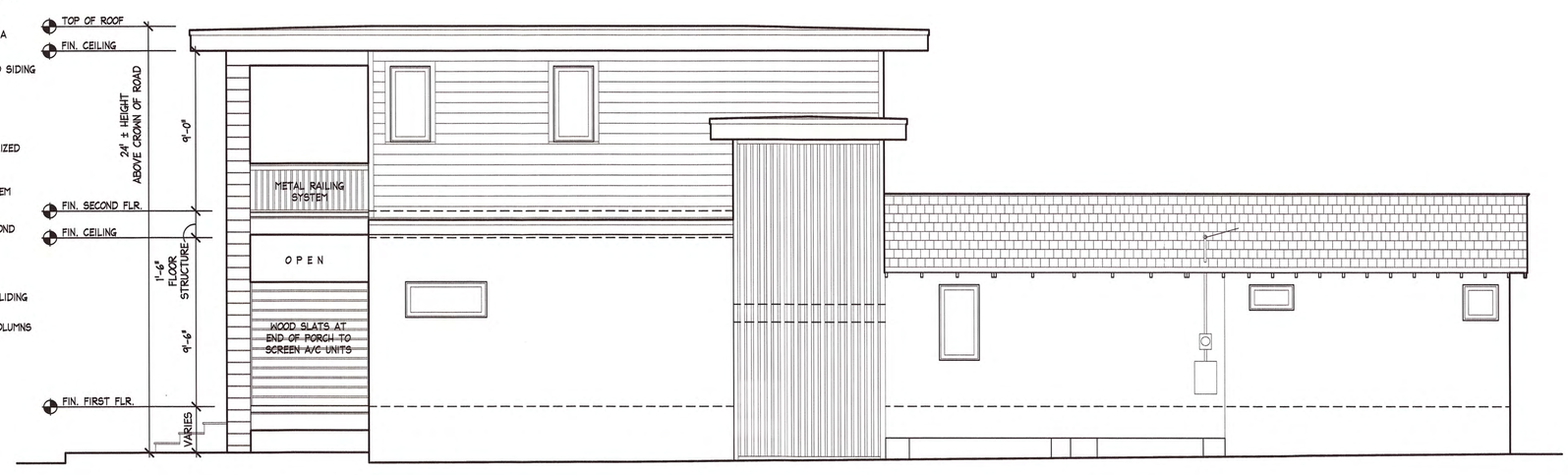
EXISTING REAR ELEVATION (SOUTH)
1/4"=1'-0"



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



PROPOSED REAR ELEVATION (SOUTH)
1/4"=1'-0"



PROPOSED SIDE ELEVATION (EAST)
1/4"=1'-0"

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Key West, FL 33040

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m. Stratton ARCHITECTURE

Date	10.1.13
Project #	1309

3

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., October 22, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SECOND FLOOR ADDITIONAND PORCH ADDITION ON BACK. DEMOLITION OF BACK PORTION OF HOUSE.

FOR- #618 PETRONIA STREET

Applicant- Richard and Angela McChesney **Application # H13-01-1516**

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

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

Property Record Card -
Maps are now launching the new map application version.

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

Alternate Key: 1016748 **Parcel ID:** 00016350-000000

Ownership Details

Mailing Address:
MCCHESNEY RICHARD J
618 PETRONIA ST
KEY WEST, FL 33040-7483

All Owners:
DAVILA ANGELA R/S, MCCHESNEY RICHARD J

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 618 PETRONIA ST KEY WEST
Legal Description: KW PT LOT 1 SQR 4 TR 4 OR130-519/20 OR2050-2158D/C OR2348-380ORD OR2604-1622/25

Click Map Image to open interactive viewer

Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
38 - HOMESTEAD R/S	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area

010D - RESIDENTIAL DRY	0	0	6,059.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 900
Year Built: 1948

Building 1 Details

Building Type	R1	Condition	A	Quality Grade	450
Effective Age	30	Perimeter	138	Depreciation %	35
Year Built	1948	Special Arch	0	Grnd Floor Area	900
Functional Obs	0	Economic Obs	0		

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

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	CONCR FTR
Heat 1	NONE	Heat 2	NONE	Bedrooms	3
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	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

1	FLA	5:C.B.S.	1	1992	N	N	0.00	0.00	900
2	OPF	5:C.B.S.	1	1992	N	N	0.00	0.00	80

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	620 SF	0	0	1974	1975	2	50
2	CL2:CH LINK FENCE	1,012 SF	0	0	1954	1955	1	30

Appraiser Notes

2011-05-16 MLS $625,000 3/2 GREAT OLD TOWN LOCATION ON A QUIET STREET WITH AMPLE PARKING! HOUSE CONSISTS OF A 3 BEDROOM 2 BATH HOME WITH A REAR FAMILY ROOM THAT LEADS TO THE LARGE BACK YARD. LOT HAS OVER 6000 SQFT WITH PLENTY OF ROOM TO ADD A POOL AND A MOTHER IN LAW UNIT. PROPERTY IS IN THE X FLOOD ZONE (HIGH AND DRY).

2012-04-24 MLS $499,000 3/2 GREAT OPPORTUNITY ON A HUGE OLD TOWN LOT.QUIET STREET WITH AMPLE PARKING. HOUSE CONSISTS OF A 3 BEDROOM 2 BATH HOME WITH A REAR FAMILY ROOM THAT LEADS TO THE LARGE BACK YARD. LOT HAS OVER 6000 SQ FT. WITH PLENTY OF ROOM TO ADD A POOL AND A MOTHER-IN-LAW UNIT OR POOL COTTAGE.AVACADO, KEY LIME AND SOUR ORANGE TREES. LOCATED IN THE X FLOOD ZONE (HIGH AND DRY

Building Permits

Bldg Number		Date Issued	Date Completed	Amount	Description	Notes
1	09-4436	01/05/2010	02/02/2011	5,000		RE ROOF 8 SQRS OF VCRIMP
1	12-4551	12/21/2012		500	Residential	REMOVE DROP CEILINGS. REMOVE WOOD PANELS FROM WALLS. REMOVE CERAMIC TILE IN KITCHEN. REMOVE BATHROOM FIXTURES.
1	13-1153	04/03/2013		3,000	Residential	INSTALL A THREE (3) TON A.C. SYSTEM WITH FOURTEEN (14) DROPS, ONE (1) DRYER VENT AND TWO (2) EXHAUST FANS.
1	13-1226	05/13/2013		22,000	Residential	ENCLOSED FRONT PORCH W/2 X 4 WALLS, STUCCO OVER. BUILD INTERIOR PARTITION WALLS, INSTALL DRYWALL, BUILD MASTER BATHROOM, GUEST BATHROOM & LAUNDRY ROOM CREATE RECESSED CEILING & MASTER BEDROOM, INSTALL ELEVEN (11) WINDOWS.

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
2013	78,881	2,692	308,779	390,352	390,352	25,000	365,352
2012	85,469	2,692	341,723	429,884	429,884	0	429,884
2011	86,726	2,692	326,399	415,817	415,817	0	415,817
2010	48,824	2,692	409,649	461,165	461,165	0	461,165
2009	53,653	2,692	622,666	679,011	679,011	0	679,011
2008	48,776	2,692	842,201	893,669	188,563	25,500	163,063

2007	80,732	2,615	1,060,325	1,143,672	183,071	25,500	157,571
2006	152,421	2,615	575,605	730,641	178,606	25,500	153,106
2005	120,969	2,615	521,074	644,658	173,404	25,500	147,904
2004	173,873	2,715	363,540	540,128	168,353	30,000	138,353
2003	138,308	2,814	212,065	353,187	165,214	30,000	135,214
2002	158,086	2,914	142,387	303,387	161,342	25,500	135,842
2001	126,042	3,013	142,387	271,442	158,802	25,500	133,302
2000	116,555	3,419	103,003	222,977	154,177	25,500	128,677
1999	95,219	2,868	103,003	201,090	150,124	25,500	124,624
1998	79,020	2,442	103,003	184,465	147,760	25,500	122,260
1997	75,069	2,379	90,885	168,333	145,291	25,500	119,791
1996	48,597	1,578	90,885	141,060	141,060	25,500	115,560
1995	48,597	1,144	90,885	140,626	139,058	25,500	113,558
1994	43,461	1,057	90,885	135,403	135,403	25,500	109,903
1993	43,461	0	90,885	134,346	134,346	25,500	108,846
1992	38,370	0	90,885	129,255	129,255	25,500	103,755
1991	38,370	0	90,885	129,255	129,255	25,500	103,755
1990	17,889	0	71,193	89,082	89,082	25,500	63,582
1989	15,776	0	69,679	85,455	85,455	25,500	59,955
1988	13,021	0	60,590	73,611	73,611	25,500	48,111
1987	12,884	0	34,082	46,966	46,966	25,500	21,466
1986	12,937	0	32,719	45,656	45,656	25,500	20,156
1985	12,611	0	20,866	33,477	33,477	25,500	7,977
1984	11,752	0	20,866	32,618	32,618	25,500	7,118
1983	11,752	0	20,866	32,618	32,618	25,500	7,118
1982	11,936	0	18,204	30,140	30,140	25,500	4,640

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
12/18/2012	2604 / 1622	440,000	WD	02

This page has been visited 42,453 times.

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