



Staff Report for Item 4a

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: April 28, 2015

Applicant: Michael Ingram

Application Number: H15-01-0322

Address: #608 Petronia Street

Description of Work:

New parking lot.

Site Facts:

There is an entry for #608 Petronia that says the resource is altered but contributing. Historically, the building at 608 Petronia was a one-story vernacular frame home situated directly on Petronia Street. It has been altered over the years, and now its address is 811 Simonton Street. The building that is under review was once known as 104 Aulby Lane, but the address was changed in the 1950s to 608 Petronia Rear. Over time, 608 Petronia Rear shifted to just 608 Petronia Street, which is its current address. Staff believes that the entry listed in the survey for 608 Petronia actually refers to the one-story frame house now addressed at 811 Simonton Street.

Therefore, the building under review is not contributing. There was a one-story frame house with a gable roof there that was very historic (first appearing on the 1899 Sanborn map), but between 1962 and 1965, an addition was added to the front. That front addition is still present today, but it appears the historic house on the rear was demolished. Even the front addition has been heavily altered over the years, with a complete change in roof configuration, materials, entryway, and now there is a completely different addition on the rear. The only two identifiable features remaining are the awning windows on the front and side.

Guidelines Cited in Review:

Fences (pages 41-42), specifically guidelines 1, 2, and 3.

Parking areas (page 43), specifically guidelines 2, 3, 4, 5, and 8.

Exterior lighting (page 50), specific guideline 23.

Staff Analysis

The Certificate of Appropriateness for review proposes a new parking lot for the Merlin Guesthouse. They own all of the surrounding properties. The plan proposes a 4 feet tall wood picket fence that will surround the parking area. On the drive from Petronia Street, the plan proposes to use brick, which will then switch to crushed stone for the parking area. One light post is proposed.

Consistency with the Guidelines

The proposed parking space will not be visible to the street. It will call for the demolition of a historic, but altered structure. The guidelines do call for parking lots to be located behind structures in an effort “to reduce the impact of parking on historic streetscapes.” As the parking lot will not be seen by the public, it is located in an appropriate location.

Therefore, the proposed parking, fence, and light fixtures are consistent with the guidelines in regards to parking, fences, and lighting.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

15-01332		BUILDING PERMIT NUMBER	INITIAL & DATE 3/9/15
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

RE # 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:

608 PETRONIA ST	# OF UNITS
RE 1628-001	
MERLINN INN, INC.	PHONE NUMBER
	EMAIL
	RECEIVED MAR 09 2015
	PHONE NUMBER BY: MC 1:55
	EMAIL
MICHAEL B. INGRAM	PHONE NUMBER 305-320-0211
1001 WHITEHEAD ST. # 101	EMAIL MINGRAM@K2MDESIGN.COM

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:

\$5000.00

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
<input checked="" type="checkbox"/> DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., REMOVE ± 1000 SF.

RESIDENTIAL STRUCTURE; DISCONNECT UTILITIES

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Juha Fondriest	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>Juha Fondriest</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>6th</u> DAY OF <u>March</u> , 20 <u>15</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.
 STACY L. GIBSON Commission # FF 170806 Expires October 22, 2018	User: KEYBLD Type: BP Drawer: 1 Date: 3/09/15 50 Receipt no: 15764 2015 1000332 PT * BUILDING PERMITS-NEW CK CHECK 1.00 \$100.00 Total tendered 19493 \$100.00 Total payment \$100.00
Personally known or produced <u>16148127</u> as identification.	Personally known or produced _____ as identification.

036-0

57464-19100-8925 Pdb
20407-10400

LP: PETRONIA

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

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
REMOVE STRUCTURE @ 600 PETRONIA	2x4 FRAME W/ T-111 SIDING	
REMOVE STAIRS and porches.		

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.

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<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 AUTHORITY, 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.

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- 16 - 01 - 352



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N.A.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

ORIGINAL STRUCTURE HAS BEEN REMOVED & REPLACED
& IS LESS THAN 50 YEARS OLD.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N.A.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

NEW STRUCTURES

- (d) Is not the site of a historic event with a significant effect upon society.

N.A.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

N.A.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

N.A.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N.A.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N.A. - PARCEL IS MID-BLOCK (SEE ATTACHED PLAT MAP.)

- (i) Has not yielded, and is not likely to yield, information important in history.

N.A.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

No Reason SITE IS TO BE UTILIZED IN CONJUNCTION WITH
HERLINN GUESTHOUSE 806-813 SIMONTON

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

EXISTING BUILDING IS NOT CONTRIBUTING TO HISTORIC CHARACTER
AS IT IS A REPLACEMENT STRUCTURE OF NO ARCHITECTURAL
MERIT

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

NOT CONTRIBUTING -

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

ORIGINAL STRUCTURE(S) HAVE BEEN PREVIOUSLY REMOVED,

(4) Removing buildings or structures that would otherwise qualify as contributing.

AGE & CHARACTER DO NOT QUALIFY

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

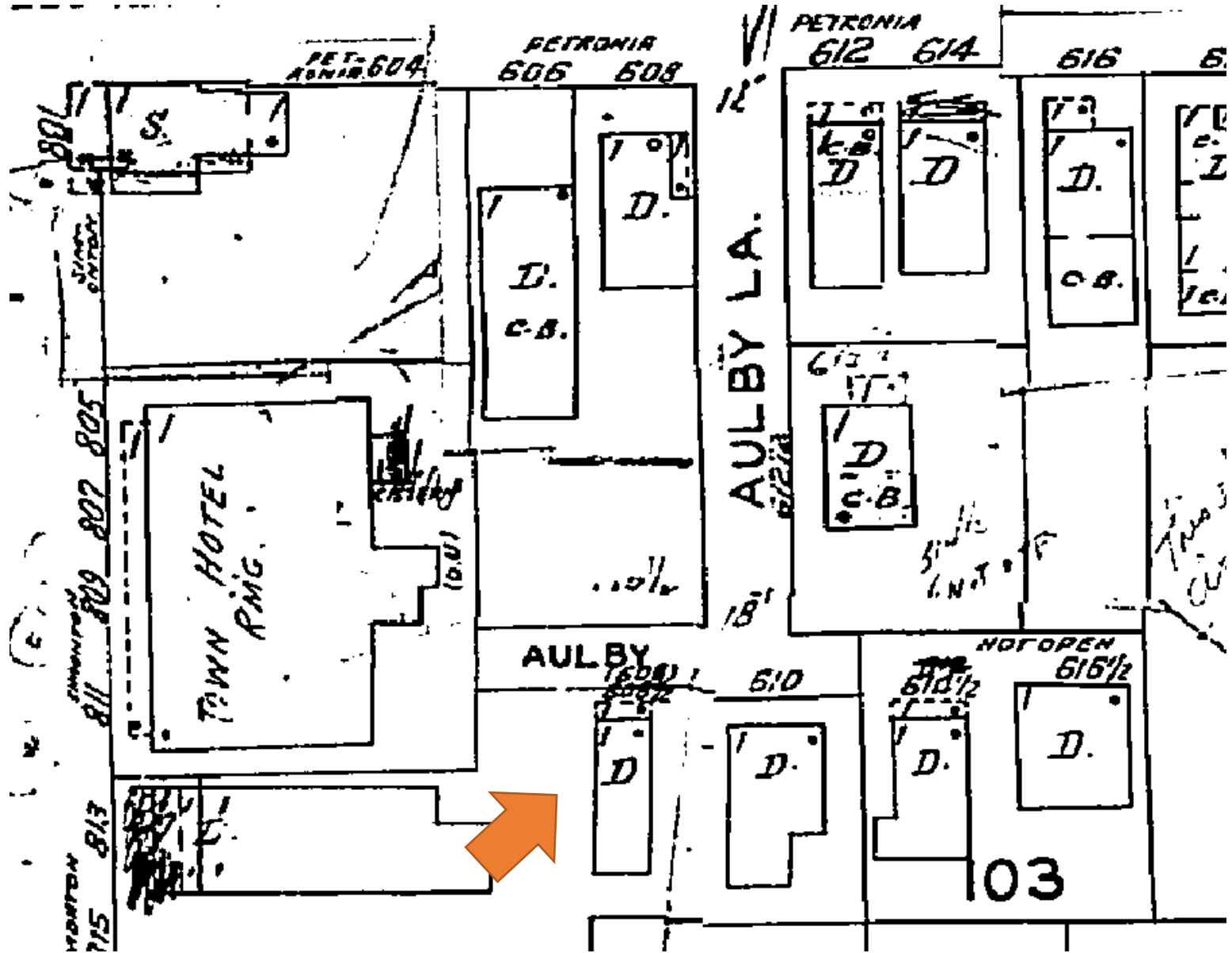
 PROPERTY OWNER'S SIGNATURE:	JULIA FOUNDRIST 3.6.15 DATE AND PRINT NAME:
--	---

OFFICE USE ONLY

BUILDING DESCRIPTION:			
<input type="checkbox"/> Contributing	Year built <u>c.1965</u>	Style _____	Listed in the NRHP _____ Year _____
<input checked="" type="checkbox"/> Not listed	Year built _____	Comments _____	

Reviewed by Staff on <u>3/9/2015</u> Notice of hearing posted <u>4/21/2015</u> First reading meeting date <u>4/28/2015</u> Second Reading meeting date <u>N/A</u> TWO YEAR EXPIRATION DATE _____	Staff Comments the building that is there was built c.1965. It has been heavily altered. Very little historic fabric left.
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SANBORN MAPS



1962 Sanborn Map



2011 Google Earth Aerial

You can tell that today's footprint is much larger than the historic house

PROJECT PHOTOS



608 Petronia, formerly 608 Petronia Rear
Property Appraiser's Photograph, c. 1965. Monroe County Public Library.









View from the street. The building is not publicly visible.

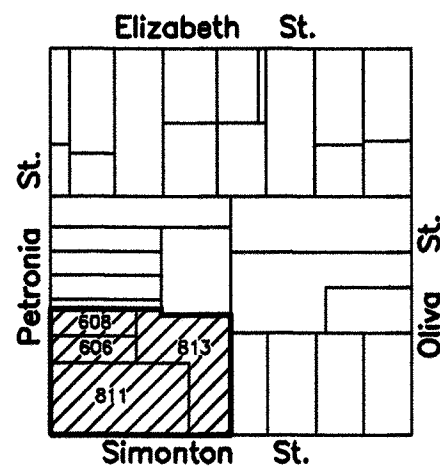


811 Simonton, formerly 608 Petronia
Property Appraiser's Photograph, c. 1965. Monroe County Public Library.



811 Simonton, formerly 608 Petronia Street

SURVEY



LOCATION MAP
Square 4, Tract 4 & 5
City of Key West, Fl.

811 Simonton Street Key West Florida:
Part of Lot 1 in Square 4 of Simonton and Walls Addition to the City of Key West more particularly described as follows: BEGINNING at a point on Simonton Street which is 60 feet from the junction of Simonton and Petronia Streets and running thence along said Simonton Street in a Southeasterly direction 84.33 feet; thence at right angles in a Northeasterly direction 75 feet; thence at right angles in a Northwesterly direction 84.33 feet; thence at right angles in a Southwesterly direction 75 feet out to the Place of Beginning.

ALSO:

Part of Lot 1 in Square 4 of Simonton and Walls Addition to the City of Key West more particularly described as follows: BEGINNING at the corner of Simonton and Petronia Street and running thence along Petronia Street in a Northeasterly direction 75 feet; thence at right angles in a Southeasterly direction 59.33 feet; thence at right angles in a Southwesterly direction 75 feet to Simonton Street; thence along the line of Simonton Street in a Northwesterly direction 59.33 feet to the Place of Beginning.

ALSO:

Part of Lot 1 in Square 4 of Simonton and Walls Addition to the City of Key West more particularly described as follows: BEGINNING at a point on Simonton Street which point is 59.33 feet Southeasterly from the corner of Simonton and Petronia Streets and running along said Simonton Street in a Southeasterly direction 0.67 feet of a foot; thence at right angles in a Northeasterly direction 75 feet; thence at right angles in a Northwesterly direction 0.67 of a foot; thence at right angles in a Southwesterly direction 75 feet out to the Place of Beginning.

ALSO:

606 Petronia Street Key West Florida:

On the Island of Key West and is part of Lot 1, in Square 4 of Tract 4: COMMENCING at a point on the Southeasterly side of Petronia Street distant 75 feet Northeasterly from the corner of Simonton and Petronia Streets, and running thence at right angles in a Southeasterly direction 90 feet; thence at right angles in a Northeasterly direction 26 feet; thence at right angles in a Northwesterly direction 90 feet; thence at right angles in a Southwesterly direction 26 feet to the Point of Beginning.

ALSO:

608 Petronia Street Key West Florida:

On the Island of Key West and is a Part of Lot One (1), Square Four (4). COMMENCING at a point on the Southeast side of Petronia Street distant 101 feet Northeast from the corner of Simonton and Petronia Streets, and running thence at right angles in a Southeast direction 90 feet; thence at right angles in a Northeast direction 30 feet; thence at right angles in a Northwest direction 90 feet to Petronia Street; thence at right angles along Petronia Street in a Southwest direction 30 feet to the Point of Beginning.

ALSO:

813 Simonton Street Key West, Florida:

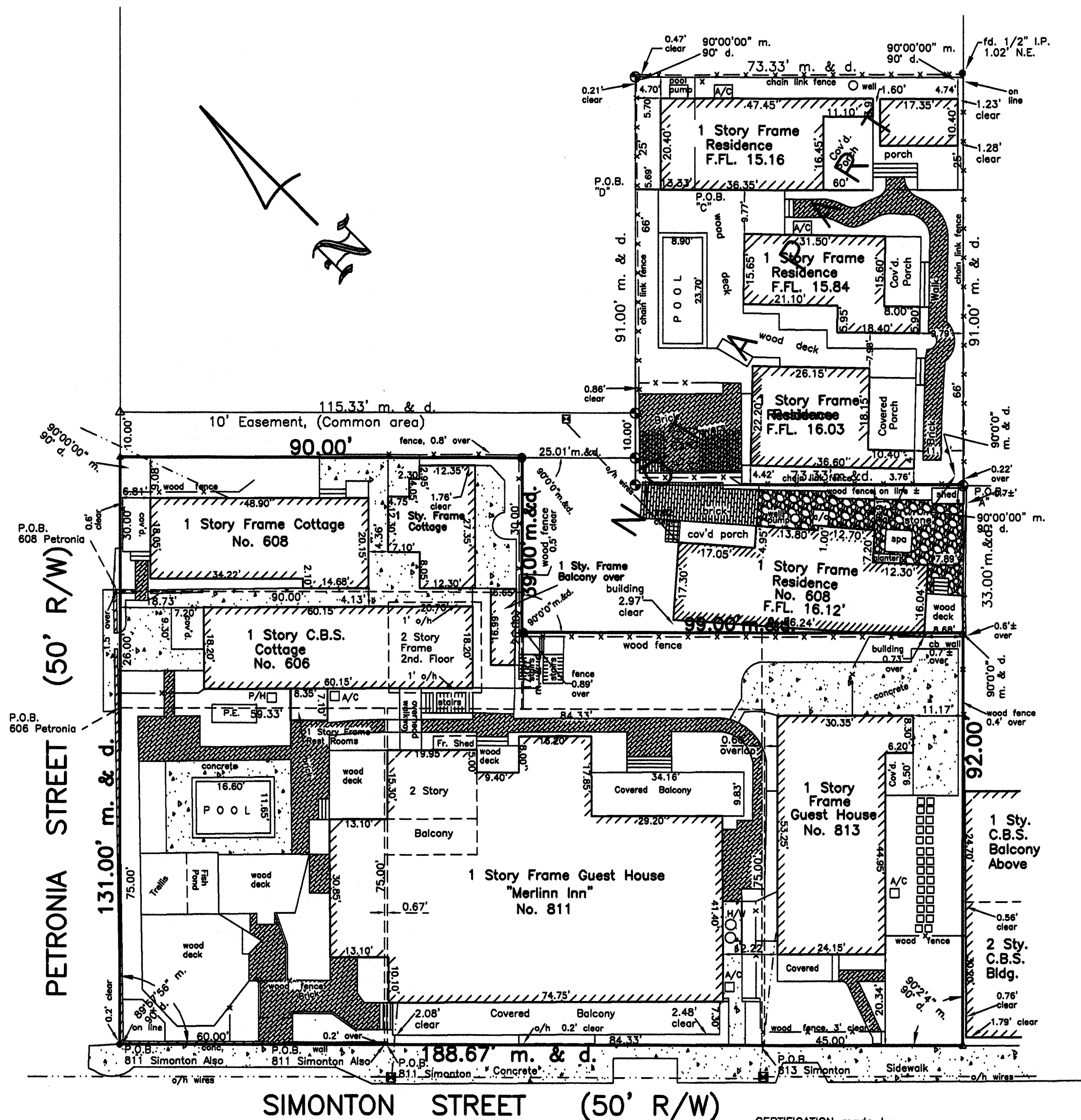
On the Island of Key West and is part of Lot One (1) of Square Four (4), beginning at a point on the Northeast side of Simonton Street distant 143.67 feet Southeasterly from the corner of Simonton and Petronia Streets and thence Southeasterly along the said Northeast boundary line of Simonton Street 45 feet to a point; thence Northeasterly at right angles 92 feet to a point; thence Northwesterly at right angles 99 feet to a point; thence Southwesterly at right angles 17 feet to a point; thence Southeasterly at right angles 54 feet to a point; thence Southwesterly at right angles 75 feet back to the point of beginning.

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Petronia Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- d. = Deed
- N.T.S. = Not to Scale
- CL = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- C.L.F. = Chain Link Fence

Monumentation:

- = Found 1/2" Iron Bar, P.L.S. No. 1587
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail, P.L.S. No. 5234
- ⊙ = set 1/2" Iron Bar, P.L.S. No. 2749

- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- wd. = Wood
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- A/C = Air Conditioner
- P.E. = Pool Equipment
- P/H = Pool Heater

Field Work performed on: 1/29/15

CERTIFICATION made to:

Merlenn Inn, Inc.
Chicago Title Insurance Company
Spottswood, Spottswood & Spottswood
Capital Bank, its successors and/or
assigns, as their interest may appear
Jones Walker, LLP

Merlenn Inn, Inc.
811 Simonton Street
Key West, Fl. 33040

BOUNDARY SURVEY

Scale: 1"=20'
Date: 5/16/00

Ref. 153-31 file
Flood panel No. 1516 K
Flood Zone: X

Dwn No.: 15-138

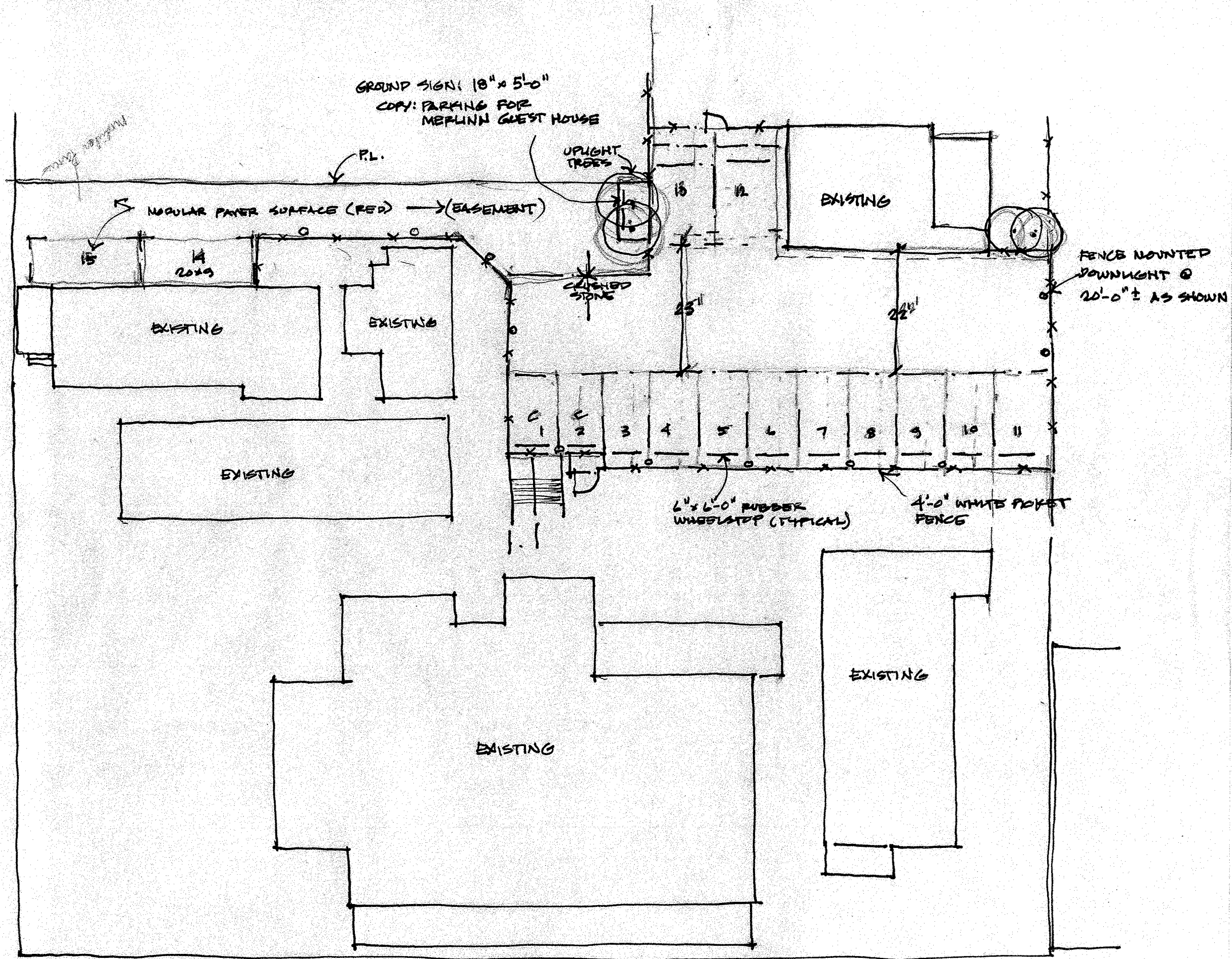
Dwn. By: F.H.H.

Flood Elev. -

REVISIONS AND/OR ADDITIONS

dated/dwg/key_west/block_70/811_Simonton

PROPOSED DESIGN



PROPOSED PARKING @ 608 PETRONIA
& PROPERTY OF MERLINN INN, INC.
1" = 20'
3.24.15

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 28, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW PARKING LOT. DEMOLITION OF A CONTRIBUTING, BUT
HEAVILY ALTERED BUILDING.**

FOR- #608 PETRONIA STREET

Applicant – Michael Ingram

Application # H15-01-0322

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.

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



Public Meeting Notice

NEW PLANNING CORP. IS A PART OF A COMPANY THAT
IS A REGISTERED INVESTMENT ADVISOR
IN THE STATE OF CALIFORNIA
FOR MORE INFORMATION
PLEASE VISIT OUR WEBSITE AT
[WWW.NEWPLANNING.COM](http://www.newplanning.com)

608



HARC POSTING AFFIDAVIT

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

BEFORE ME, the undersigned authority, personally appeared MARLON GARNETT, 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: 608 PETRONIA ST. REAR on the 21 day of April, 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 4/28, 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 H15-01-0184

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

Signed Name of Affiant: Marlon Garnett
Date: _____
Address: _____
City: _____
State, Zip: _____

The forgoing instrument was acknowledged before me on this 21 day of April, 2015.

By (Print name of Affiant) Marlon Garnett who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC
 Sign Name: Elizabeth McHenry
 Print Name: Elizabeth McHenry
 Notary Public - State of Florida (seal)
 My Commission Expires: Jan 9, 2017



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.

Alternate Key: 1016675 Parcel ID: 00016280-000100

Ownership Details

Mailing Address:

MERLINN INN INC
811 SIMONTON ST
KEY WEST, FL 33040-7445

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

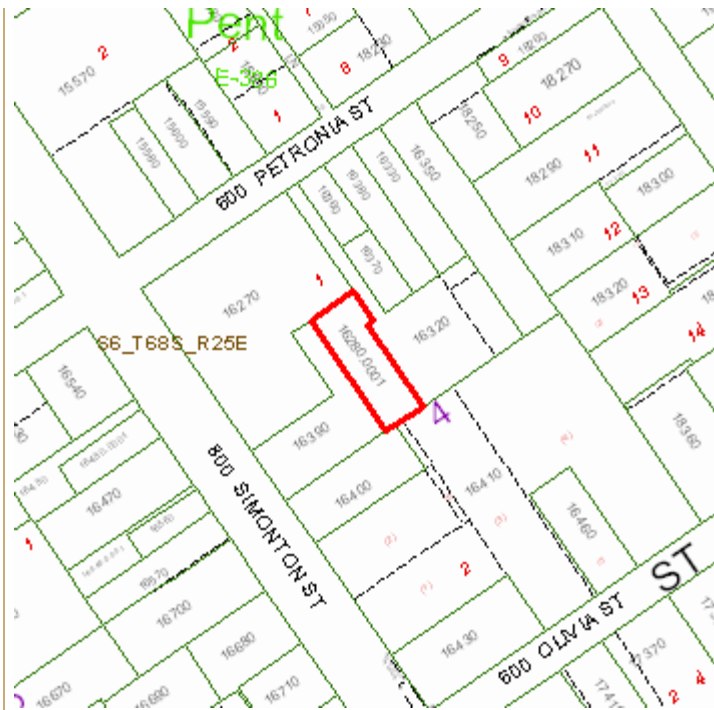
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 608 PETRONIA ST REAR: KEY WEST

Legal Description: KW PT LOT 1 SQR 4 TR 4 G39-167/169 OR518-301 OR775-804D/C OR892-827 OR893-112 OR928-2153L/E OR1140-2201 (UR D/C ON FILE NODA CARMELINA) OR1807-98/99R/S OR2067-690/692 OR2233-2231D/C OR2335-453D/C OR2558-495/496C/T OR2558-1390/91AMD OR2616-1263 OR2725-826/29

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	56	99	3,417.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1088
Year Built: 1933

Building 1 Details

Building Type R1
Effective Age 17
Year Built 1933
Functional Obs 0

Condition A
Perimeter 158
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 22
Grnd Floor Area 1,088

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1933	N	Y	0.00	0.00	1,088
2	OPF		1	1933			0.00	0.00	68

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT4:PATIO	242 SF	0	0	2006	2007	2	50

3	PT2:BRICK PATIO	240 SF	24	10	2006	2007	2	50
4	WD2:WOOD DECK	100 SF	10	10	2006	2007	2	40

Appraiser Notes

2014-11-14 MLS \$599,900 2/2 GREAT HIDDEN GEM IN OLD TOWN JUST 2 BLOCKS FROM DUVAL & TUCKED AWAY ON A PRIVATE LANE OFF PETRONIA STREET. WITH 2 BEDROOMS AND 2 BATHS THIS HOME HAS BEEN RENOVATED WITH BRAZILLIAN HARDWOOD FLOORS, A GAS STOVE AND AN OUTDOOR DECK & JACUZZI. THERE IS OFF STREET PARKING & ROOM FOR A SMALL POOL. WALK TO EVERYTHING!!

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	06-3551	06/12/2006	07/28/2006	4,500	Residential	REPLACE ROOF W/ 1,200 SF V-CRIMP.
	06-3630	06/14/2006	07/28/2006	3,500	Residential	REPLACE A/C UNIT W/ 2.5 TON.
1	9704224	12/17/1997	12/31/1997	4,000	Residential	OUTLETS/SWITCHES ETC

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	90,443	4,292	394,936	489,671	489,671	0	489,671
2013	90,458	1,670	341,248	433,376	433,376	0	433,376
2012	91,697	1,673	260,373	353,743	353,743	0	353,743
2011	92,936	1,676	385,542	480,154	480,154	0	480,154
2010	95,414	1,678	407,556	504,648	504,648	0	504,648
2009	110,298	1,681	483,029	595,008	595,008	0	595,008
2008	112,826	1,843	600,950	715,619	715,619	0	715,619
2007	165,261	1,846	458,439	625,546	625,546	0	625,546
2006	262,450	1,848	326,230	590,528	590,528	0	590,528
2005	274,245	1,915	260,984	537,144	119,322	25,500	93,822
2004	144,318	1,982	243,814	390,114	115,847	25,500	90,347
2003	138,973	2,048	130,492	271,513	113,687	25,500	88,187
2002	149,465	2,115	80,699	232,279	111,023	25,500	85,523
2001	119,168	2,181	80,699	202,048	109,275	25,500	83,775
2000	119,168	2,617	60,095	181,880	106,093	25,500	80,593
1999	97,354	2,188	60,095	159,638	103,304	25,000	78,304
1998	70,784	500	60,095	131,379	101,678	25,000	76,678
1997	67,245	475	53,227	120,947	99,979	25,000	74,979
1996	43,532	308	53,227	97,067	97,067	25,000	72,067
1995	43,532	308	53,227	97,067	94,928	25,000	69,928
1994	38,931	275	53,227	92,433	92,433	25,000	67,433

1993	38,931	275	53,227	92,433	92,433	25,000	67,433
1992	38,931	297	53,227	92,455	92,455	25,000	67,455
1991	41,619	614	53,227	95,459	95,459	25,000	70,459
1990	13,917	614	42,925	57,456	57,456	25,000	32,456
1989	12,273	558	42,067	54,898	54,898	25,000	29,898
1988	10,114	558	36,916	47,588	47,588	25,000	22,588
1987	9,984	558	19,316	29,858	29,858	25,000	4,858
1986	10,041	558	18,544	29,143	29,143	25,000	4,143
1985	9,726	558	9,618	19,902	19,902	0	19,902
1984	9,072	558	9,618	19,248	19,248	0	19,248
1983	9,072	558	9,618	19,248	19,248	19,248	0
1982	9,256	558	9,618	19,432	19,432	19,432	0

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
2/6/2015	2725 / 826	575,000	<u>WD</u>	<u>30</u>
3/4/2013	2616 / 1283	475,000	<u>WD</u>	<u>37</u>
3/6/2012	2558 / 1390	0	<u>CT</u>	<u>12</u>
3/5/2012	2558 / 495	321,000	<u>CT</u>	<u>12</u>
12/16/2004	2067 / 690	133,000	<u>WD</u>	<u>K</u>
2/1/1972	775 / 804D	4,000	00	<u>Q</u>

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