

Staff Report

9 Second story addition- **#616 Petronia Street, Carlos Rojas (H11-01-791)**

The house located on #616 Petronia Street is listed as a contributing resource in the 1998 and 2004 surveys. The one story frame vernacular house was built in 1948 and has exposed tail rafters and metal shingles on its roof. The back portion of the house, which is of cbs construction, is depicted in the 1962 Sanborn map. There are no clear specific dates as to when the cbs addition was built.

The proposed plans include a two story addition attached to the back portion of the house. This addition will require the removal of part of the roof of the back portion of the house in order to accommodate the new second story addition. According to the plans the existing house is 14'-8" high. The proposed two story addition will be 22'-11" high from ground to ridge. The proposed second story addition will be setback approximately 46' from the front façade and will match existing construction materials; wood siding and metal windows. V crimp metal panels will be covering the new addition and solid wood shutters will be installed in all windows.

Staff understands that the request to build a second story over part of the existing house constitutes demolition. The criteria when reviewing a Certificate of Appropriateness that request demolition in under Sec. 102-218 of the LDR's;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(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 criteria of section 102-125(1) through (9).

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff's belief that the existing roof is an integral part of the house and does not present evidence of extreme deterioration. Staff can not give a certain date of when the back portion of the house was built; therefore can not make a determination as whether it can be considered historic or not. The house itself is listed as a contributing resource.

Guidelines that should be reviewed for this application;

Additions; alterations and new construction (pages 36-38);

- (1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.
- (3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.
- (4) Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.
- (5) Additions should be attached to less publicly visible secondary elevations of an historic structure.
- (7) No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.

Staff understands that the proposed two story addition is inconsistent with the guidelines. The proposed design will change the mass, scale and proportions of the contributing structure. The majority of the surrounding buildings are one story structures; just one house, #612 Petronia Street and a church across the street are taller than the rest of the buildings in the area. The proposed addition will be visible from the right of way, since the surrounding houses are one story. It is staff's belief that the proposed new design is not appropriate for the surrounding historic urban context and for the existing historic house.

If approved this project may need variances due to expansion of a non conforming structure.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H11-01-791

OWNER'S NAME: Daniel Disgdiertt DATE: 6-16-11

OWNER'S ADDRESS: 616 Petronia Street PHONE #: 296-8003

APPLICANT'S NAME: Carlos Rojas AIA PHONE #: 923-3567

APPLICANT'S ADDRESS: 2012 Roosevelt Drive Key West

ADDRESS OF CONSTRUCTION: 616 Petronia Street # OF UNITS 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: 2nd Story Addition.

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 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: 6-16-11
Applicant's Signature: [Signature]

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 checked="" 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: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

✓ 1st reading demolition of shed only

Reason for Deferral or Denial:

6/28/11 - 1st reading demolition of shed only. Postpone
at applicant's request remainder of application for
design + demo of roof. PMH
7/12/11 - 2nd reading shed demo approved PMH

HARC Comments:

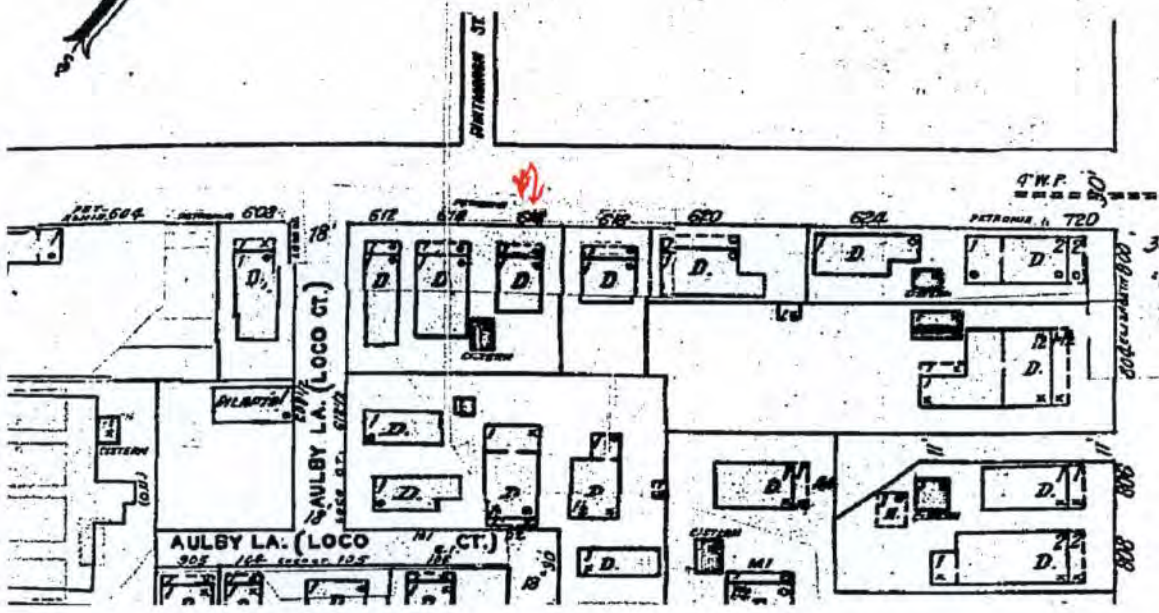
House is listed as contributing in the 1998 and 2004 surveys.
One story frame vernacular.
Guidelines for additions, alterations and
new construction. (pages 34-38)
Ordinance for demolition

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

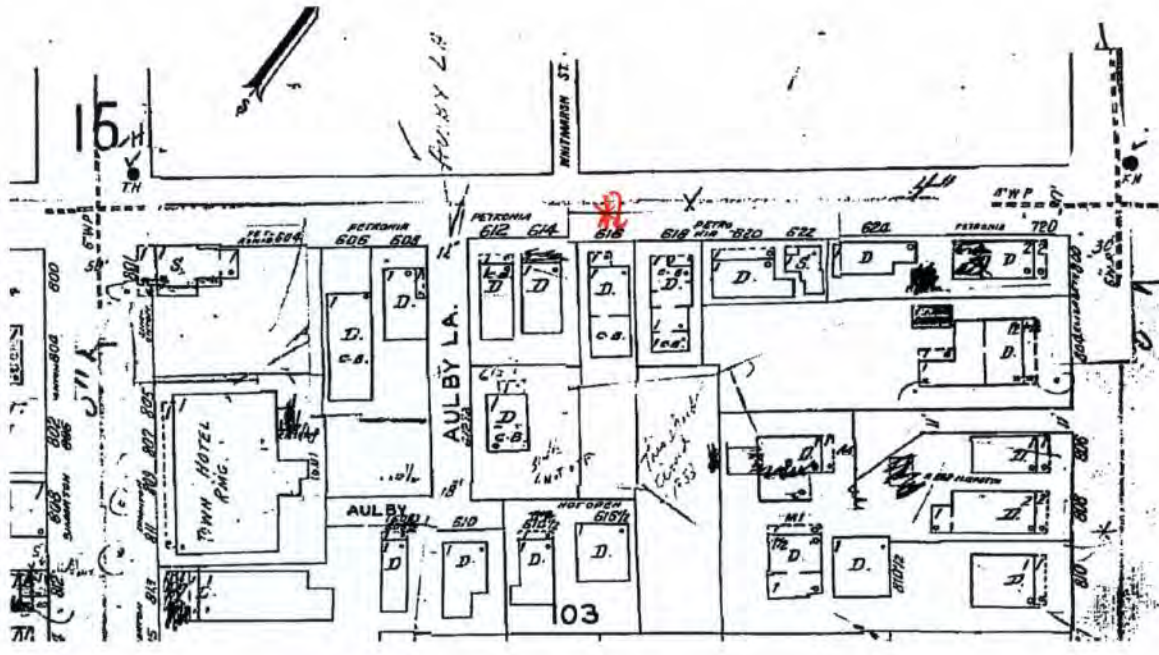
Date: 6/28/11
7/12/11

Signature: Rudy Stewart
Historic Architectural
Review Commission

Sanborn Map



#616 Petronia Street Sanborn map 1948 copy



#616 Petronia Street Sanborn map 1962 copy

Project Photos

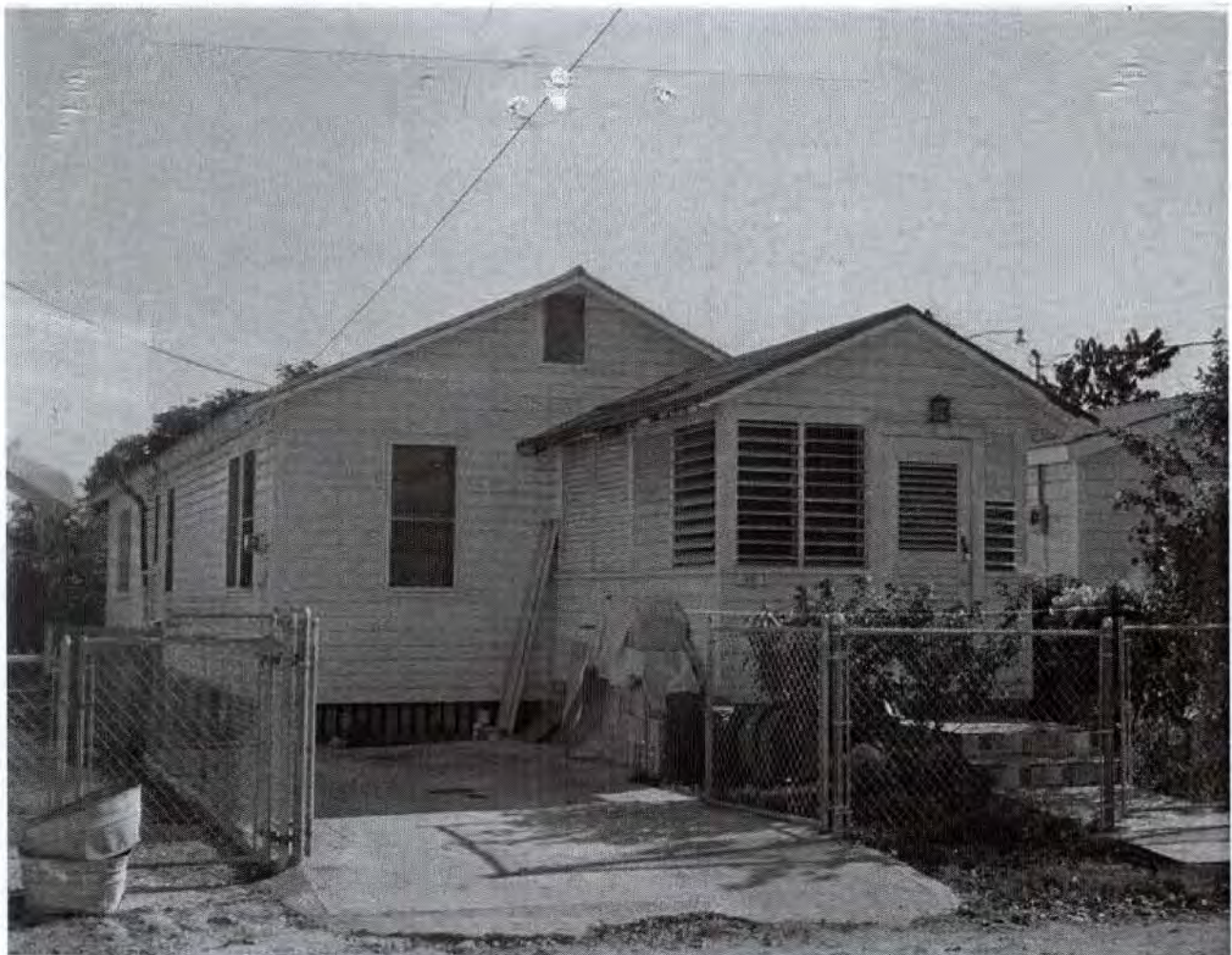


Photo taken by the Property Appraiser's office c1965; 616 Petronia St.; built 1948;
Monroe County Library



PLEASE
DO NOT
ENTER
THIS
YARD





DO NOT
BLOCK
DRIVEWAY
TOW AWAY ZONE



Listing Price
\$219,700 - \$250,000
Call
CONCH
305-292-8599









NO
PARKING
BETWEEN
SIGNS
→

612



PLEASE DO NOT ENTER THIS YARD

NO
PARKING
BETWEEN
SIGNS
→





616

DU 13651



616

Survey

SKETCH OF BOUNDARY SURVEY

Scale: 1" = 20'

DANIEL DISGDIERTT, JR. WITH A LIFE ESTATE TO DANIEL DISGDIERTT, SR.

FOR: AND SHEILA DISGDIERTT, HUSBAND AND WIFE.

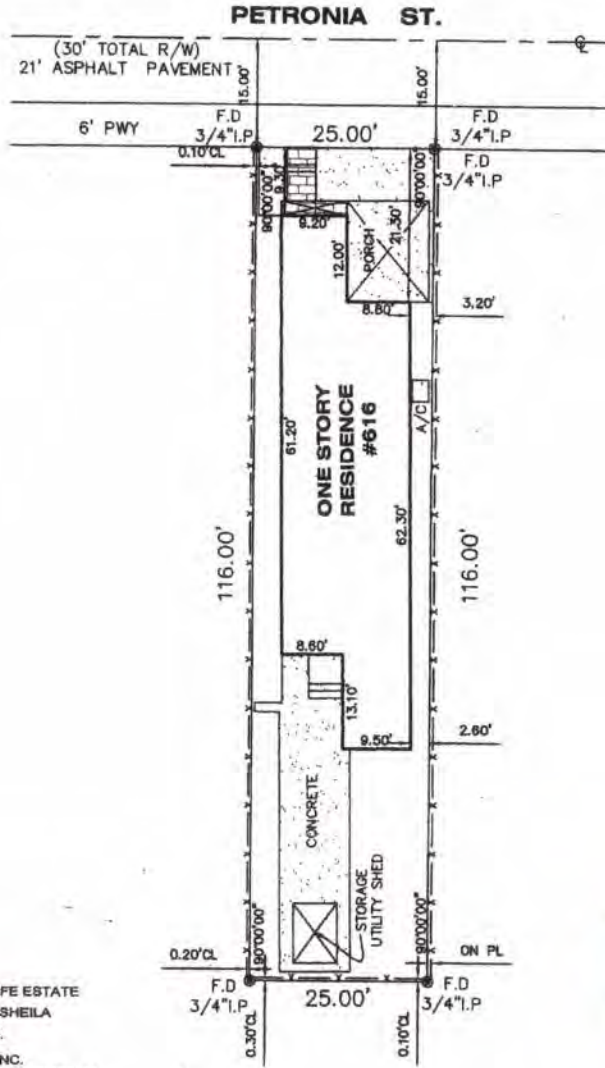
JOB No 4526

PROPERTY ADD: 816 PETRONIA ST KEY WEST, FL 33040

FIELD DATE. 05-24-04

LEGAL DESCRIPTION

KW PT LOT 1 SQR 4 TR 4 O.R. 132-21-22 O.B. 861-2353



DANIEL DISGDIERTT, JR. WITH A LIFE ESTATE
TO DANIEL DISGDIERTT, SR. AND SHEILA
DISGDIERTT, HUSBAND AND WIFE.
PREMIER LAND TITLE COMPANY, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
BANK OF AMERICA N.A., ISAOA



CERTIFIED TO:

(SEE ABOVE)

1. COMMUNITY NUMBER: 120168	2. PANEL NUMBER: 1718
3. SUPPDX: H	4. DATE OF THE FIRM INDEX: 3-3-97
5. FIRM ZONE: X	6. BASE: N/A

ABBREVIATIONS

SPW=SIDEWALK C.B.=CONCRETE BLOCK STRUCTURE AC= AIR CONDITIONER CL=CHAIN LINK FENCE E= PROPERTY LINE D.U.E.= DRAINAGE UTILITY EASEMENT
BLDG= BUILDING PC= PROPERTY CORNER F= FOUND B.J.H.= FOUND DRILL HOLE WF= WOOD FENCE RES= RESIDENCE C.= CLEAN ESW= ESEAL
U.E.= UTILITY EASEMENT RW= RIGHT OF WAY B.C.= BLOCK CORNER ENCR= ENCROACHMENT F.P.= FOUND IRON PIPE S.C.M.= SIDE OF WATER
C.B.= CHAIN BEARING F.N.= FOUNDING MEAS= MEASURED CONC= CONCRETE D.= DIAMETER D.M.E.= DRAINAGE MAINTENANCE EASEMENT TTY= TYPICAL
R= RECORDED M= MONUMENT LINE O.U.L.= OVERHEAD UTILITIES RAD.= RADIAL P.P.= POWER POLE P.C.= POINT OF CURVATURE WAL= WATER METER
P.O.B.= POINT OF BEGINNING P.O.C.= POINT OF COMMENCEMENT P.S.P.= PERMANENT CONTROL POINT P.R.M.= PERMANENT REFERENCE MARK C.= CENTER LINE

SURVEYORS NOTES

1. THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
2. UNLESS A COMPANION IS SHOWN ALL BEARINGS, ANGLES AND DISTANCES SHOWN ARE SAME AS PLAT VALUES.
3. THE LOTS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT KNOWN.
4. UNDERGROUND PORTIONS FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
5. FENCE AND WALL TIES ARE TO THE CENTER OF SAME.
6. ELEVATIONS WHEN SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NVD) UNLESS OTHERWISE NOTED.
7. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN.
8. THIS SURVEY IS FOR MORTGAGE PURPOSES ONLY, NOT TO BE USED FOR CONSTRUCTION PURPOSES.

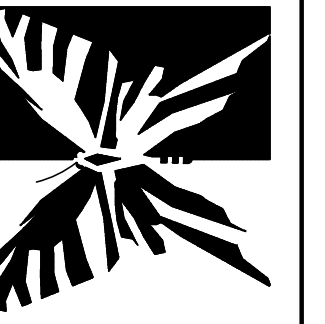
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OR SURVEY OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 21-114-2 FLORIDA ADMINISTRATIVE CODE, COMPLIANT TO SECTION 472.001 FLORIDA STATUTES.

3614 S.W. 38th STREET
MIAMI, FLORIDA 33135
FAX (305) 448-1028
TEL (305) 387-4334

FRANCISCO L. NUNEZ
P.S. & M. #8382

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPING

Site Plans



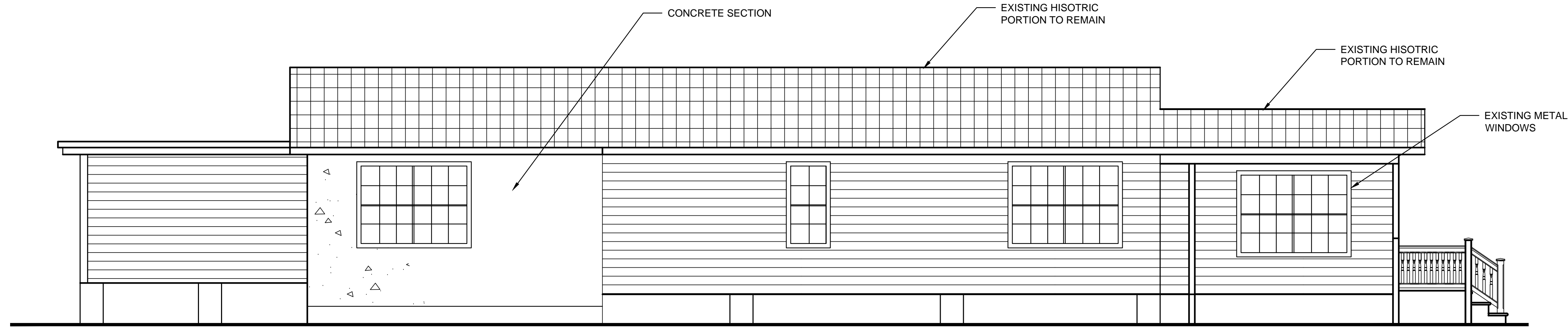
Carlos O. Rojas, Jr.
 AR 0016754
 2012 Roosevelt Drive
 Key West, FL 33040
 (305) 292-4870
 ArchitectK@notmail.com

Revisions

Carlos O. Rojas, Jr. Architect
 616 Petronia Street
 Key West, Florida

Project Number
 20110615
 Date
 07/11/11
 Drawn By
 COR

AB

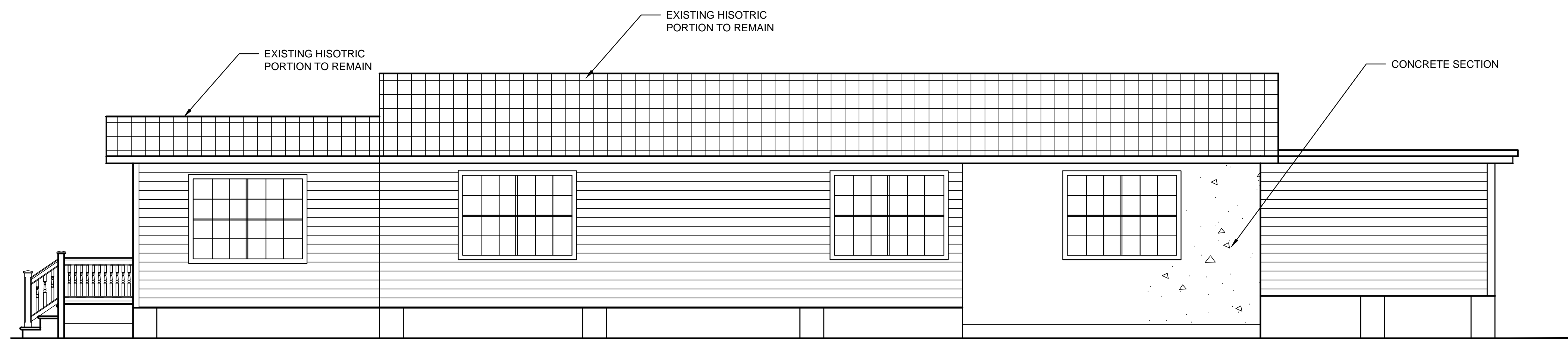


LEFT ELEVATION
 1/4" = 1"-0"



REAR ELEVATION
 1/4" = 1"-0"

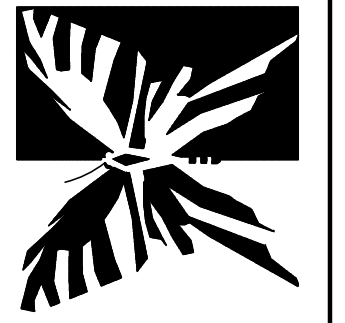
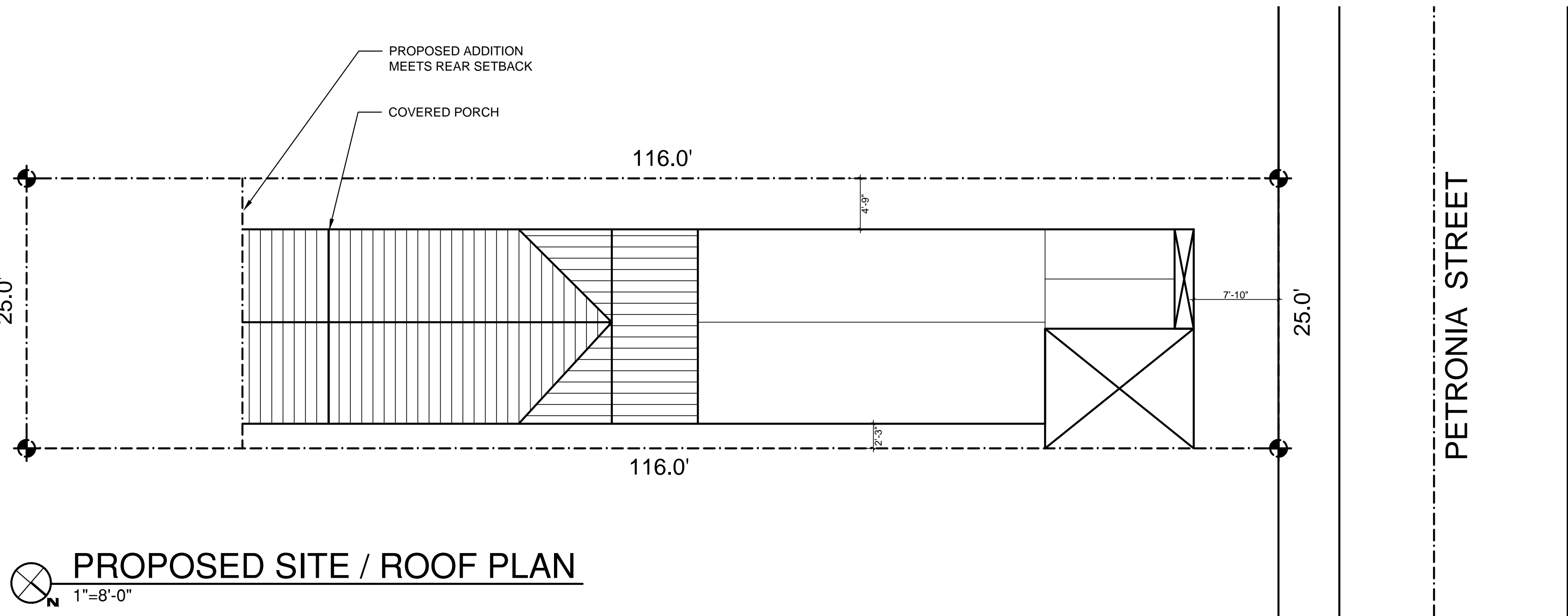
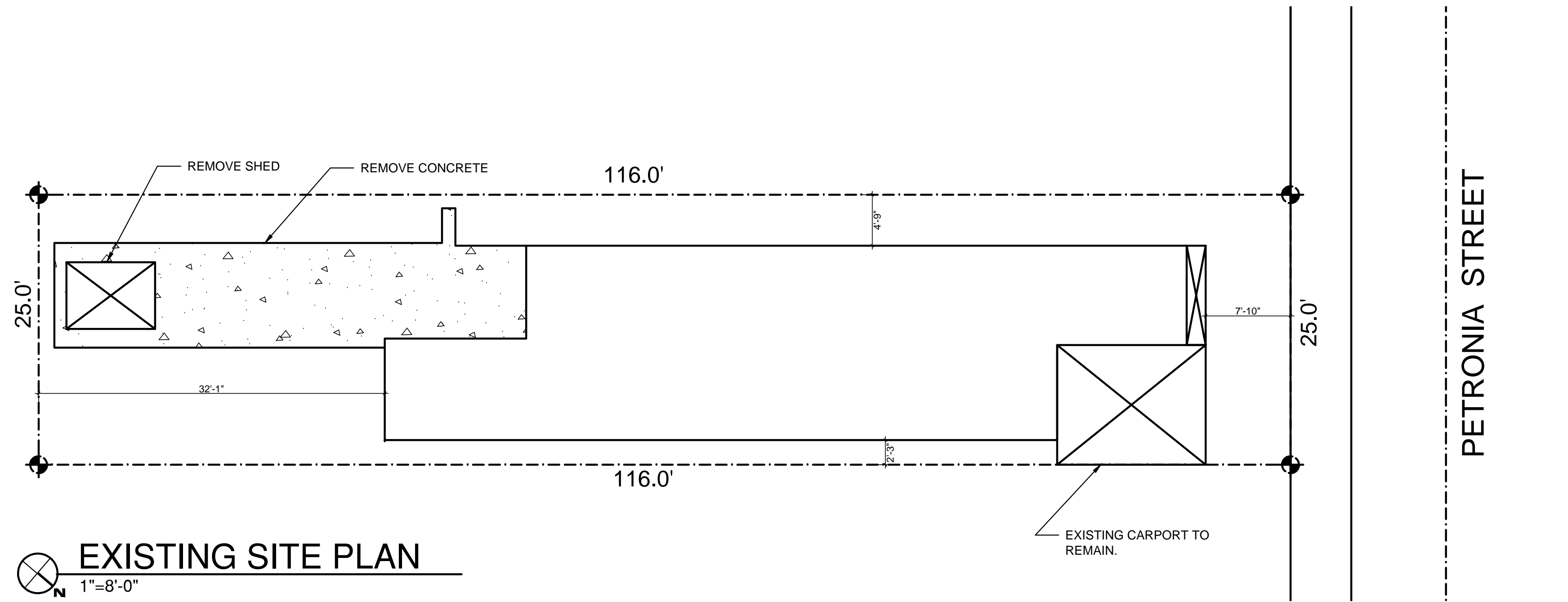
NOTE: AWNING
 SHUTTERS NOT SHOWN
 ARE TO REMAIN



RIGHT ELEVATION
 1/4" = 1"-0"



FRONT ELEVATION
 1/4" = 1"-0"



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 AR 0016754
 2012 Roosevelt Drive
 Key West, FL 33040
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C1



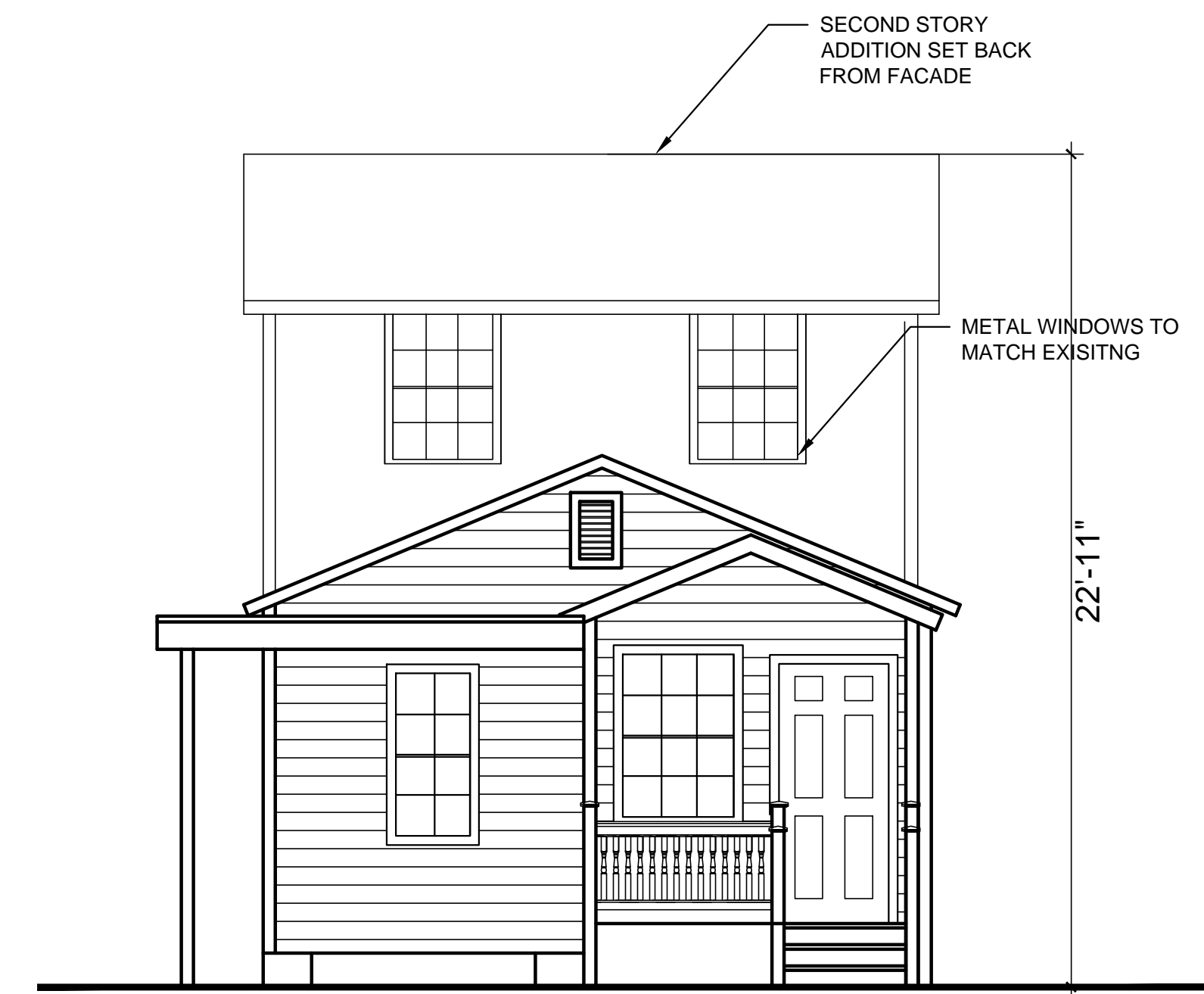
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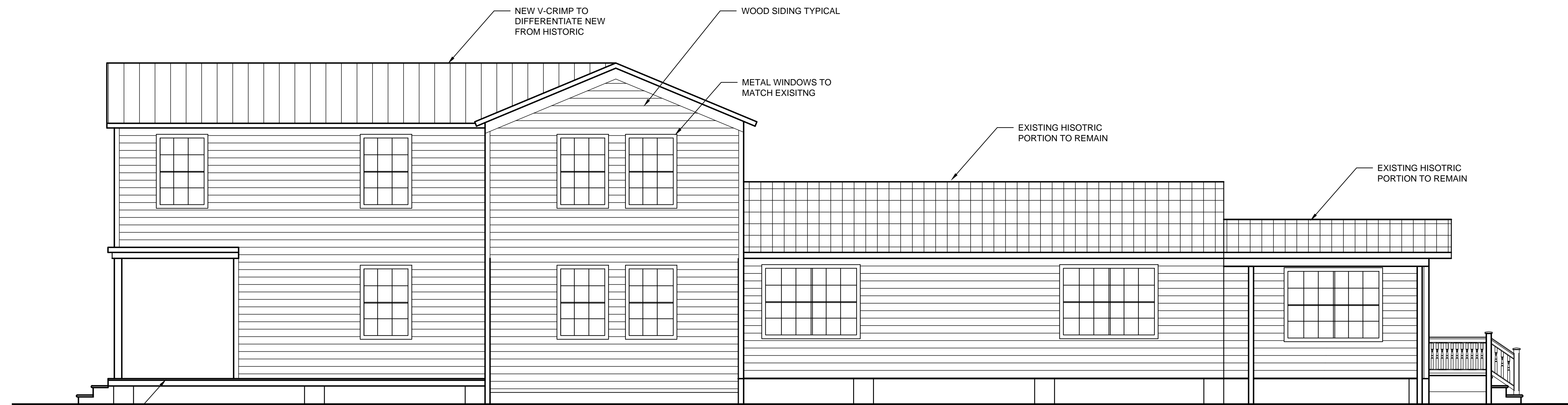
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A1



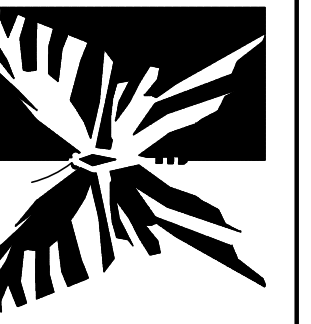
FRONT ELEVATION



LEFT ELEVATION

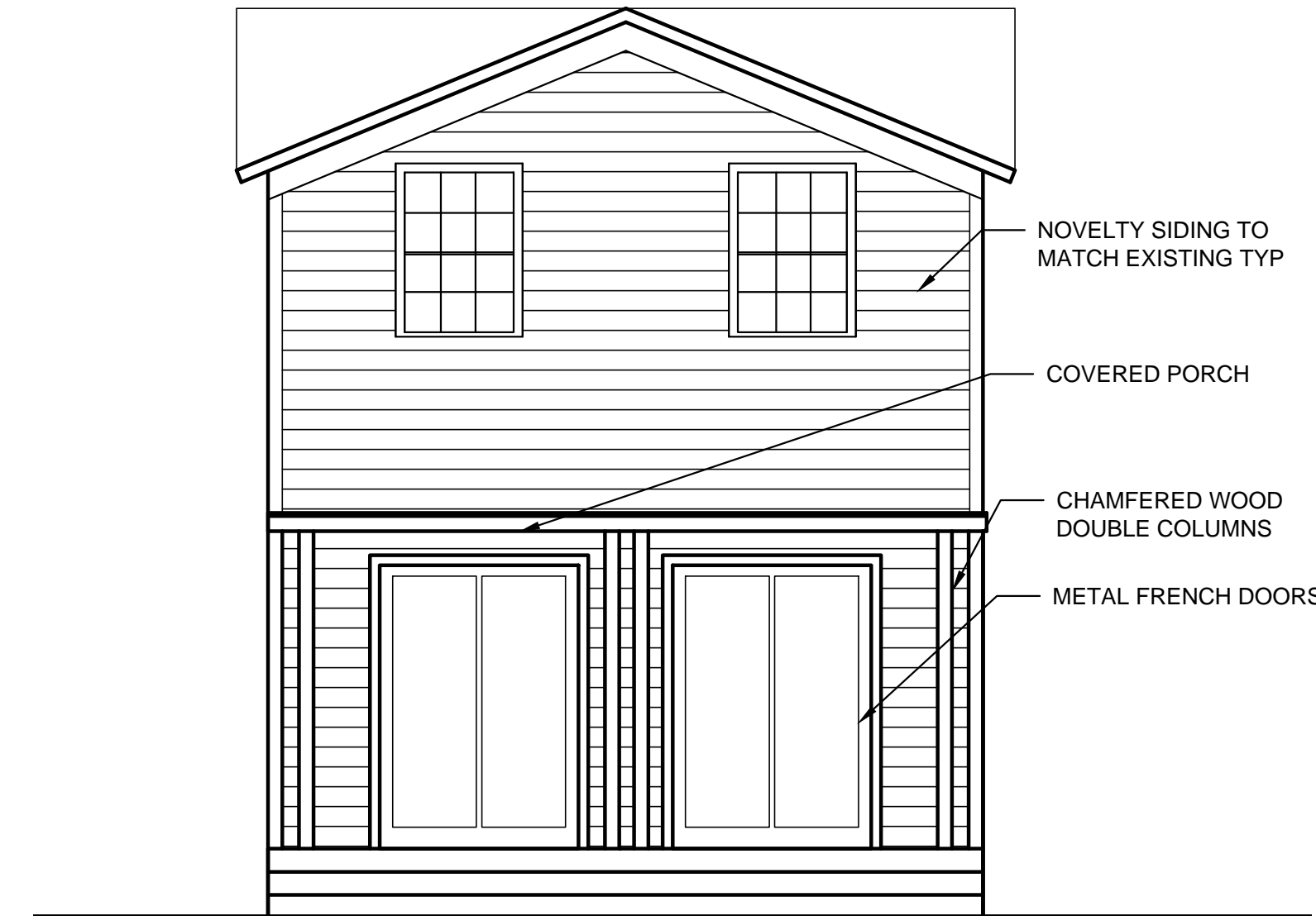
1/4" = 1'-0"

NOTE: EXISTING AWNING SHUTTERS NOT SHOWN.

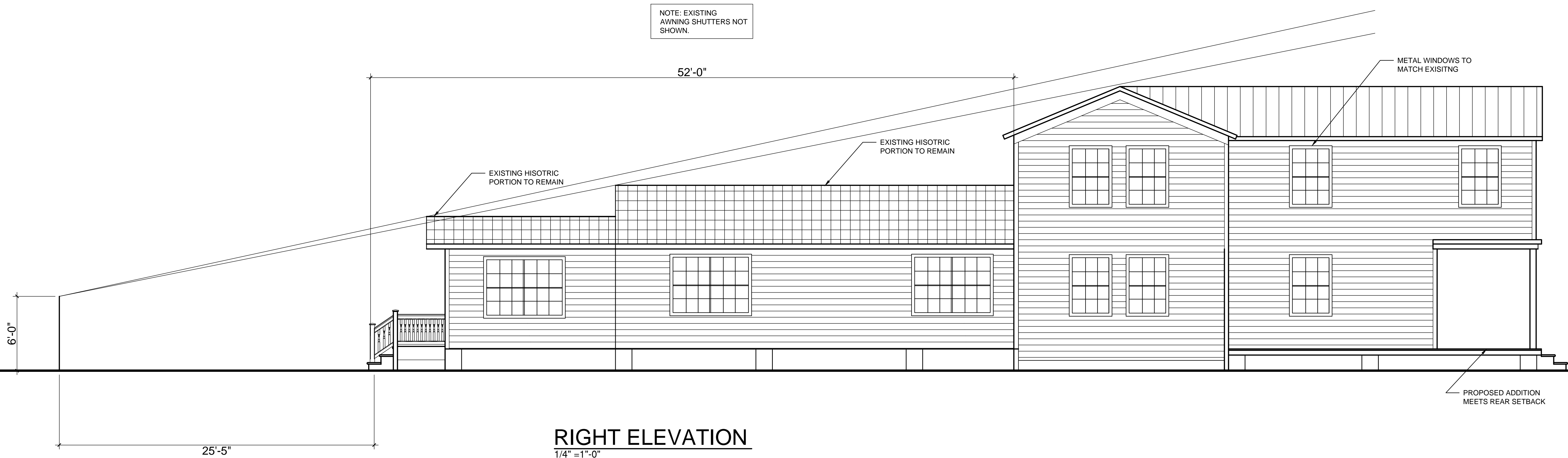


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 Date
 07/11/11
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 COR

A2

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., August 9, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

SECOND STORY ADDITION

#616 PETRONIA STREET

Applicant: Carlos Rojas- Application # H11-01-791

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 .

Property Appraiser Information

Karl Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1016721 Parcel ID: 00016330-000000

Ownership Details

Mailing Address:
DISGDIERTT SHEILA
616 PETRONIA ST
KEY WEST, FL 33040

All Owners:
DISGDIERTT DANIEL JR R/S, DISGDIERTT SHEILA

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 OR2016-1663/1664R/S OR2189-279D/C

Parcel Map



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	25	116	2,900.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 990
Year Built: 1948

Building 1 Details

Building Type R1	Condition A	Quality Grade 450
Effective Age 23	Perimeter 158	Depreciation % 30
Year Built 1948	Special Arch 0	Grnd Floor Area 990
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
1	FLA	12:ABOVE AVERAGE WOOD	1	1947	N N	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	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	PT5:TILE PATIO	16 SF	4	4	1947	1948	5	50

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
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
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
1998	64,420	1,638	49,300	115,358	87,615	25,000	62,615
1997	61,199	1,579	43,500	106,278	86,151	25,000	61,151
1996	39,618	1,038	43,500	84,156	83,642	25,000	58,642
1995	39,618	572	43,500	83,690	81,602	25,000	56,602

1994	35,431	526	43,500	79,457	79,457	25,000	54,457
1993	36,319	0	43,500	79,819	79,819	25,000	54,819
1992	36,319	0	43,500	79,819	79,819	25,000	54,819
1991	36,319	0	43,500	79,819	79,819	25,000	54,819
1990	32,658	0	34,075	66,733	66,733	25,000	41,733
1989	26,989	0	33,350	60,339	60,339	25,000	35,339
1988	23,562	0	29,000	52,562	52,562	25,000	27,562
1987	23,280	0	16,313	39,593	39,593	25,000	14,593
1986	23,410	0	17,458	40,868	40,868	25,000	15,868
1985	22,718	0	10,011	32,729	32,729	25,000	7,729
1984	21,220	0	10,011	31,231	31,231	25,000	6,231
1983	21,220	0	11,126	32,346	32,346	25,000	7,346
1982	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
7/1/1982	861 / 2353	42,000	WD	Q

This page has been visited 27,132 times.

Monroe County Property Appraiser
Karl Borglum
P.O. Box 1176
Key West, FL 33041-1176