



Staff Report for Item 7a

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 24, 2015

Applicant: Rob L. Delaune Architect P.A, Architect

Application Number: H15-01-0169

Address: #1407 Petronia Street

Description of Work:

New rear gabled roof for covered patio, changes to windows and doors, site work.

Site Facts:

The house at 1407 Petronia Street is currently a one-story, traditional frame vernacular house. The survey lists the structure as a contributing resource built c. 1906, and the house first appears on the 1912 Sanborn map. The house was built with a cross-gable roof, which is pretty unique for Key West. On the rear of the house, there is a covered patio with a shed roof, which is visible in the 1972 aerial photograph.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 9, and 10.

Additions, Alterations, and New Construction (page 36-38a), specifically guidelines 1, 3, 4, 5, 6, 7, and 8.

Staff Analysis

The Certificate of Appropriateness proposes removing the rear shed roof of a covered patio to build a new gable roof instead. The new height of the gable roof will be approximately two feet shorter than the main gable roof, and therefore it will not be visible.

The application also includes changing a door and a window on the rear to aluminum sliding glass doors and some site work, including the removal of a part of the deck, reconstruction of the rest of the deck, the removal of a section of the pool, and new steps and railings for the deck.

Consistency with Guidelines

1. The new patio roof, while taller than what is existing, will not be taller than the main house. It will not alter the mass, height, or scale of the house.

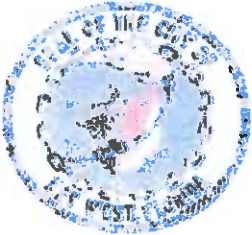
It is staff's opinion that the proposed alterations will not have an adverse effect on the historic district or house, as the change is not visible. Therefore, the plans as submitted are consistent with the guidelines pertaining to alterations and additions. The changes to the pool and deck are also consistent with the guidelines.

APPLICATION

HARC ONLY

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

HARC PERMIT NUMBER 15-01-169		BUILDING PERMIT NUMBER		INITIAL & DATE PL/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:

1407 PETRONIA STREET		# OF UNITS
00023580-000000		
DAVID DUKE McSHERY		PHONE NUMBER
1407 PETRONIA ST.		EMAIL
KEY WEST, FL 33040		
FOGARTY BUILDERS		PHONE NUMBER 304-115 304-1115
CHRIS FOGARTY		EMAIL CFB@BUILDERSOFBEUSAUTH.NET
ROBT L. DELAUNE ARCH. P.A.		PHONE NUMBER 304-4842
619 EATON ST, SUITE 1		EMAIL RDELAUNE@BEUSAUTH.NET
KEY WEST, FL 33040		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATIONS)

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

RECEIVED
FEB 09 2015

BY: *MC12:9J*

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.,

REDUCE AND REFINISH

EXIST. CONC. POOL, RECONSTRUCT & REDUCE WOOD POOL DECK, REMOVE EXIST. DOOR & WINDOW & INSTALL NEW DOOR; REMOVE EXIST. SHED ROOF @ REAR PORCH & INSTALL NEW GABLED ROOF.

*27028-50
14953-50*

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:		QUALIFIER PRINT NAME: CHRIS FOGARTY	
OWNER PRINT NAME:		QUALIFIER SIGNATURE: <i>Chris Fogarty</i>	
OWNER SIGNATURE:		Notary Signature as to qualifier:	
Notary Signature as to owner:		STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 9 DAY OF February 20 15	
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20__		MARTA CABALEIRO Commission # FF 089132 Expires February 22, 2018 Bonded Thru Troy Fair Insurance 800-385-7019	
Personally known or produced _____ as identification.		Personally known or produced _____ as identification.	

Trans date: 2/09/15
Trans number: 5023
CN CHECK: 50.00
PT: 1.00
Date: 2/09/15
Open: KEY WEST
Date: 2/09/15
Type: RP
Receipt no: 13125
Drawn: 1
50.00
50.00
50.00
50.00

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: SEE DESCRIPTION OF WORK ON PREVIOUS PAGE.

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
DOOR / WINDOW (REAR)	WOOD	ALUMINUM
WOOD POOL DECK	P.T. PINE	LPE

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

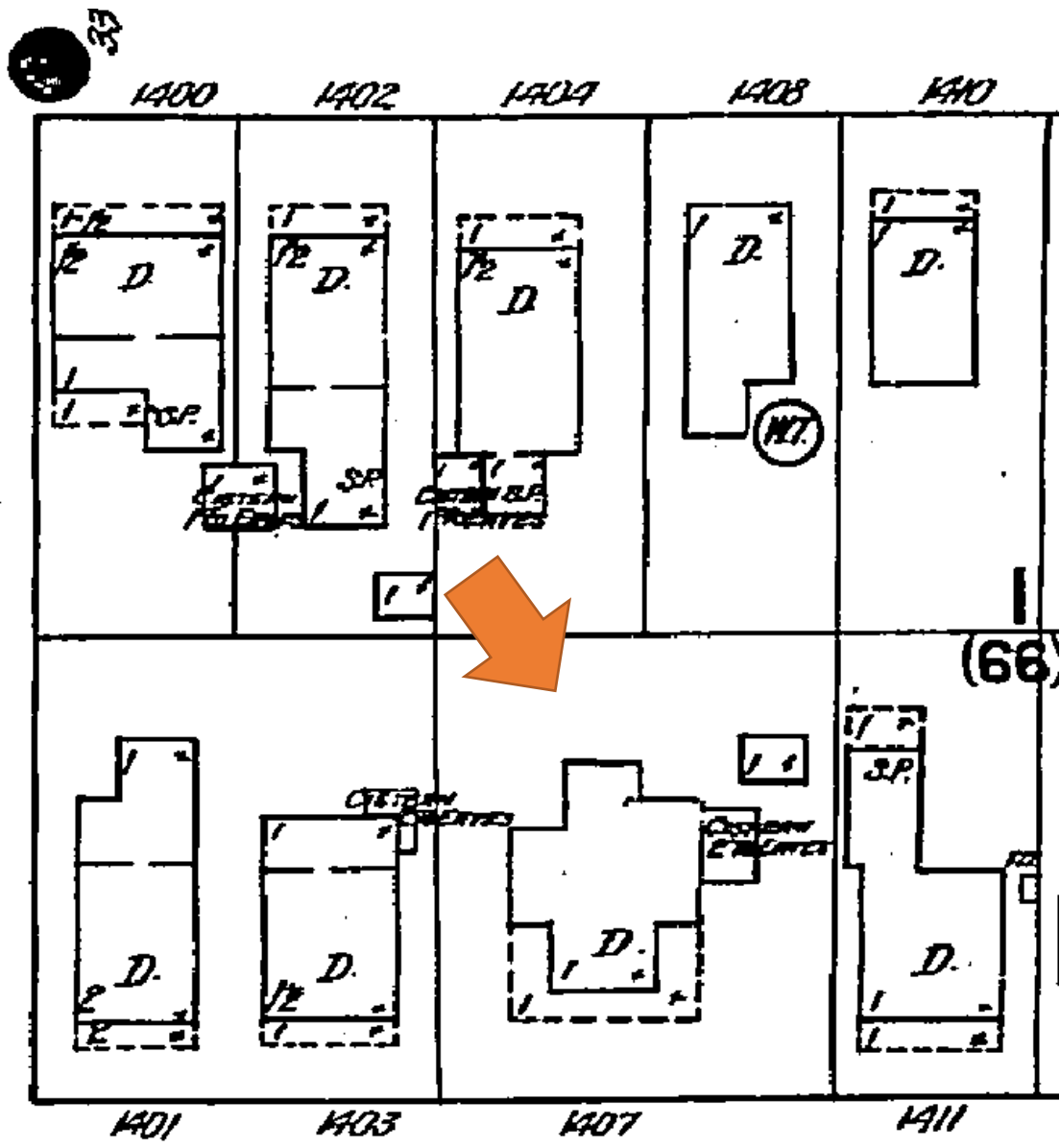
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

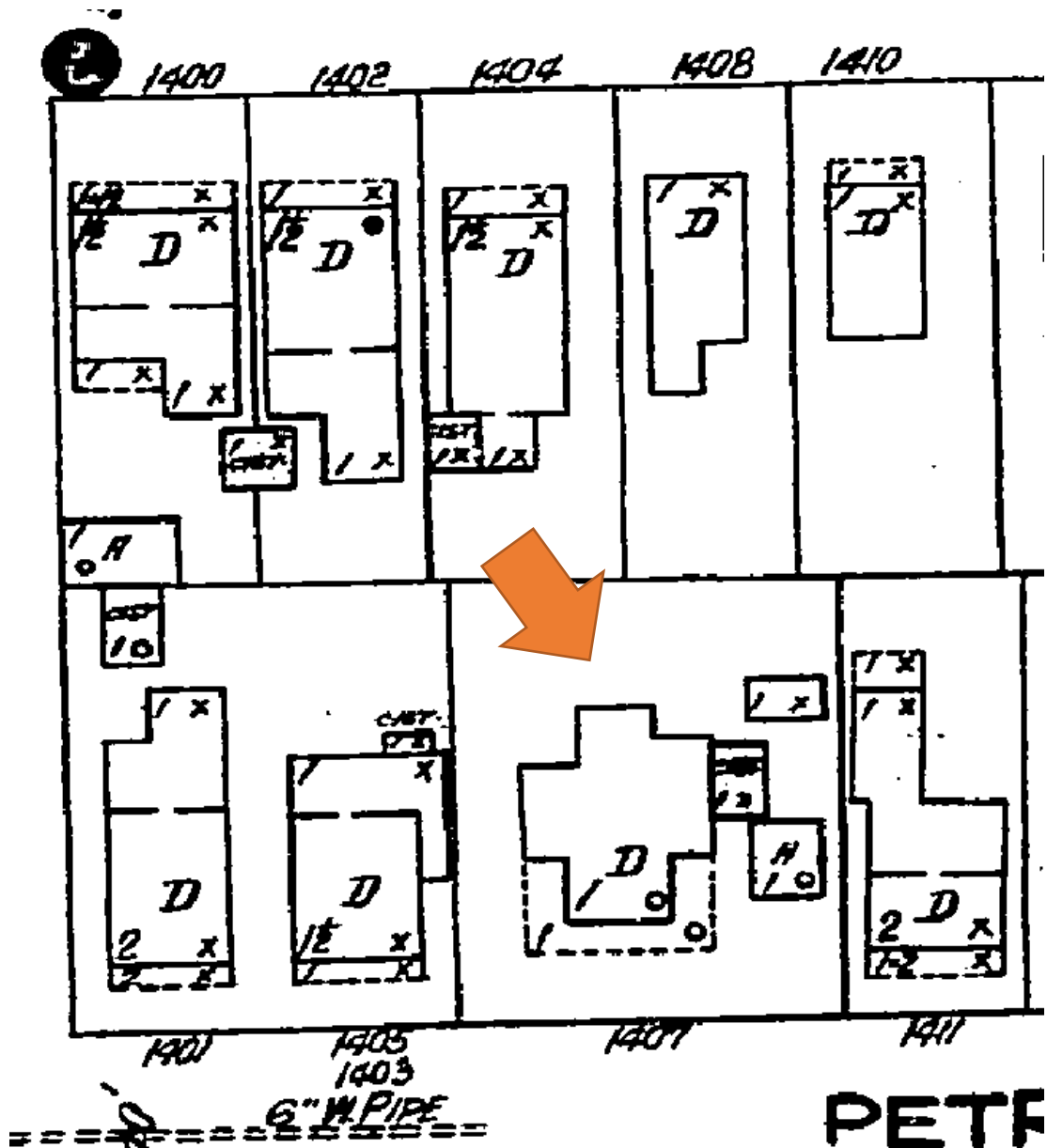
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

SANBORN MAPS

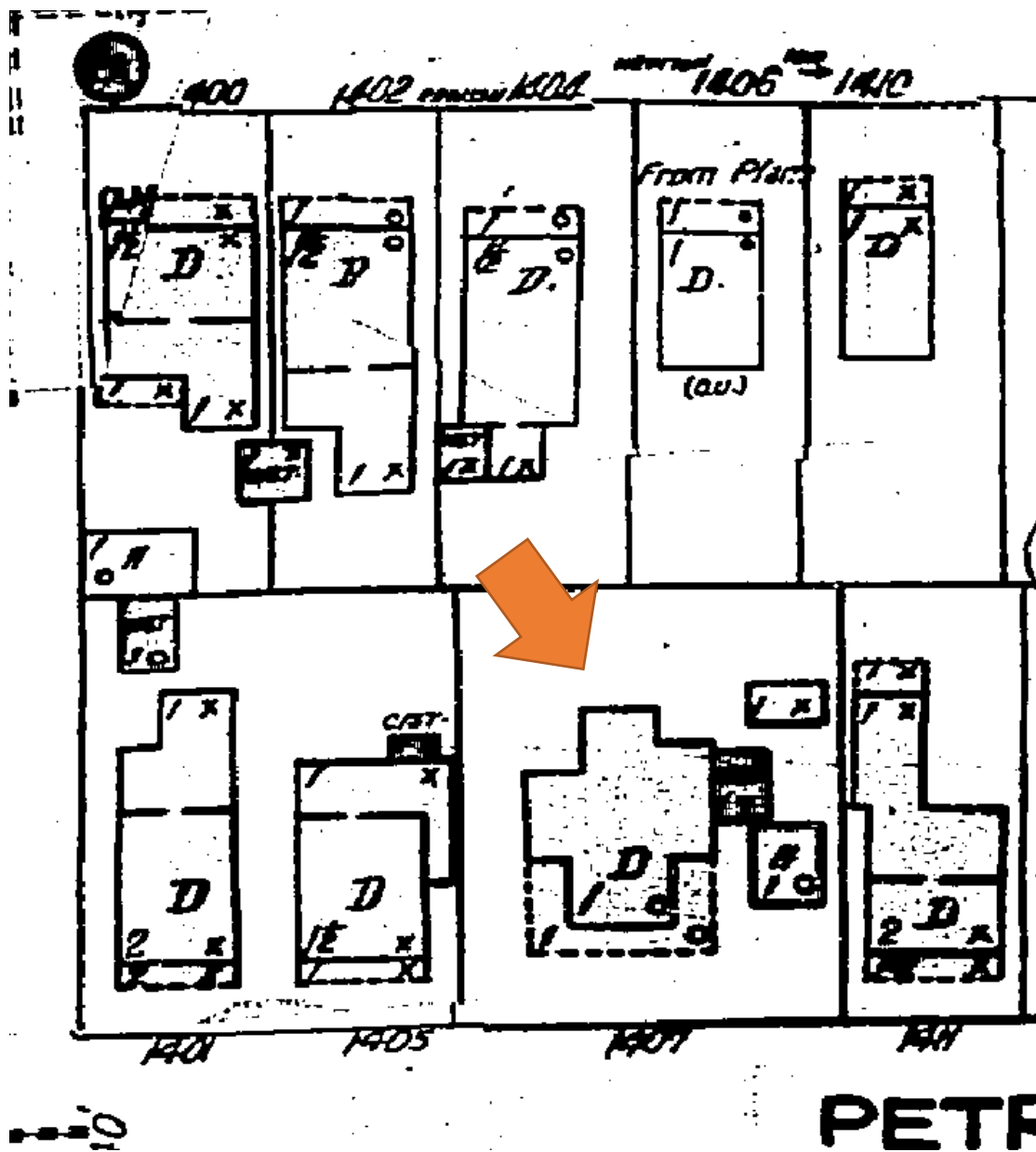


DETROIT

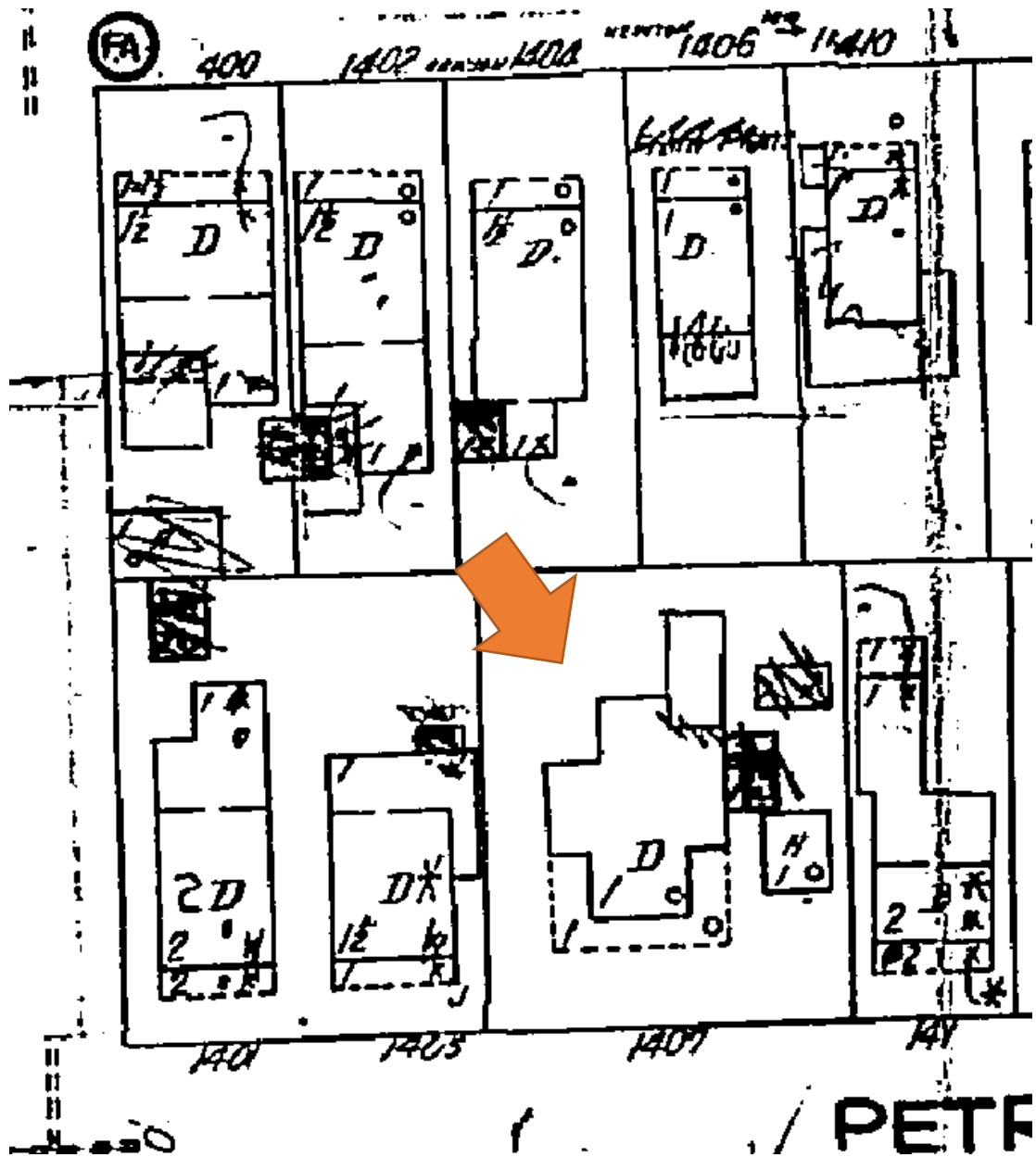
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

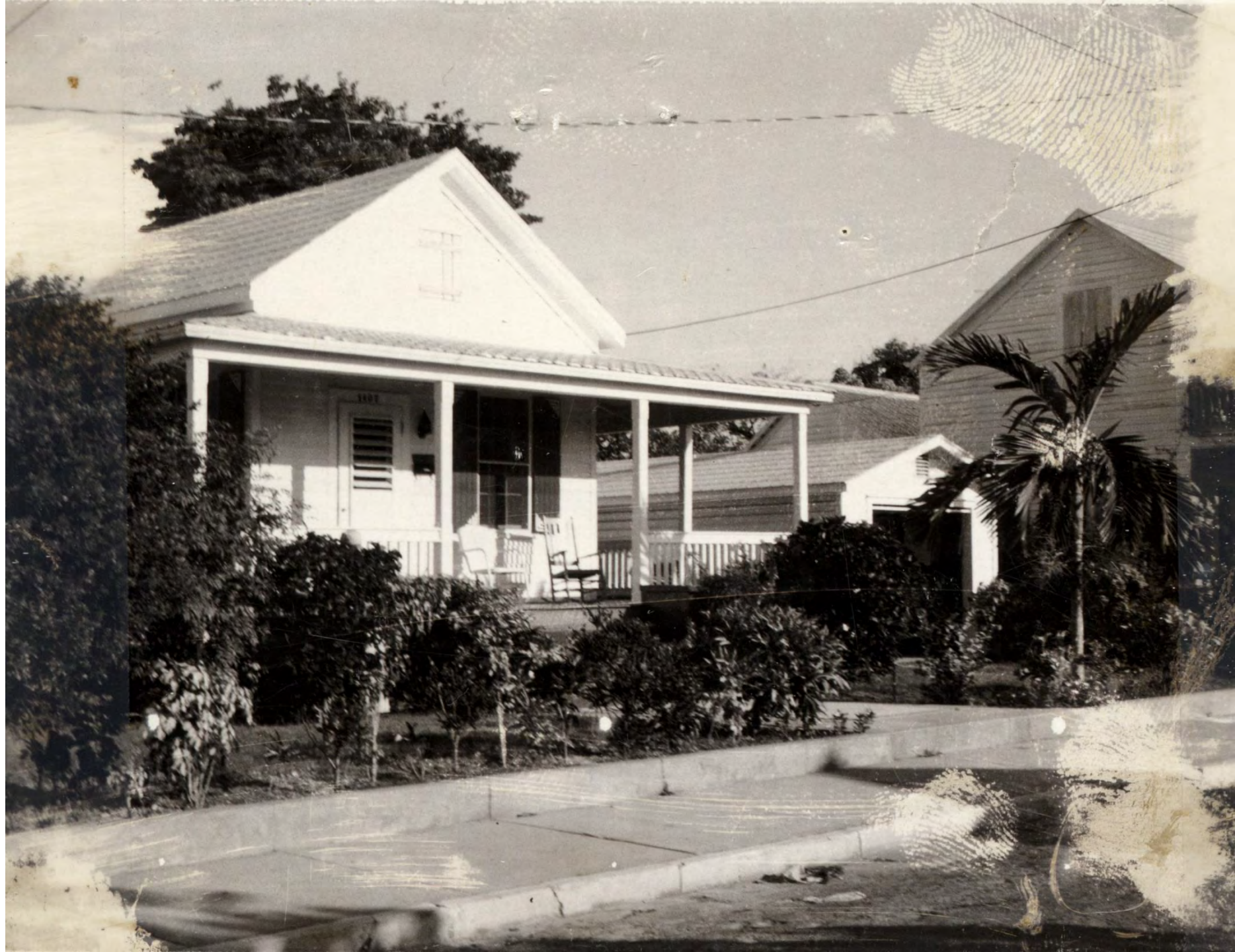


1972 Aerial Photograph

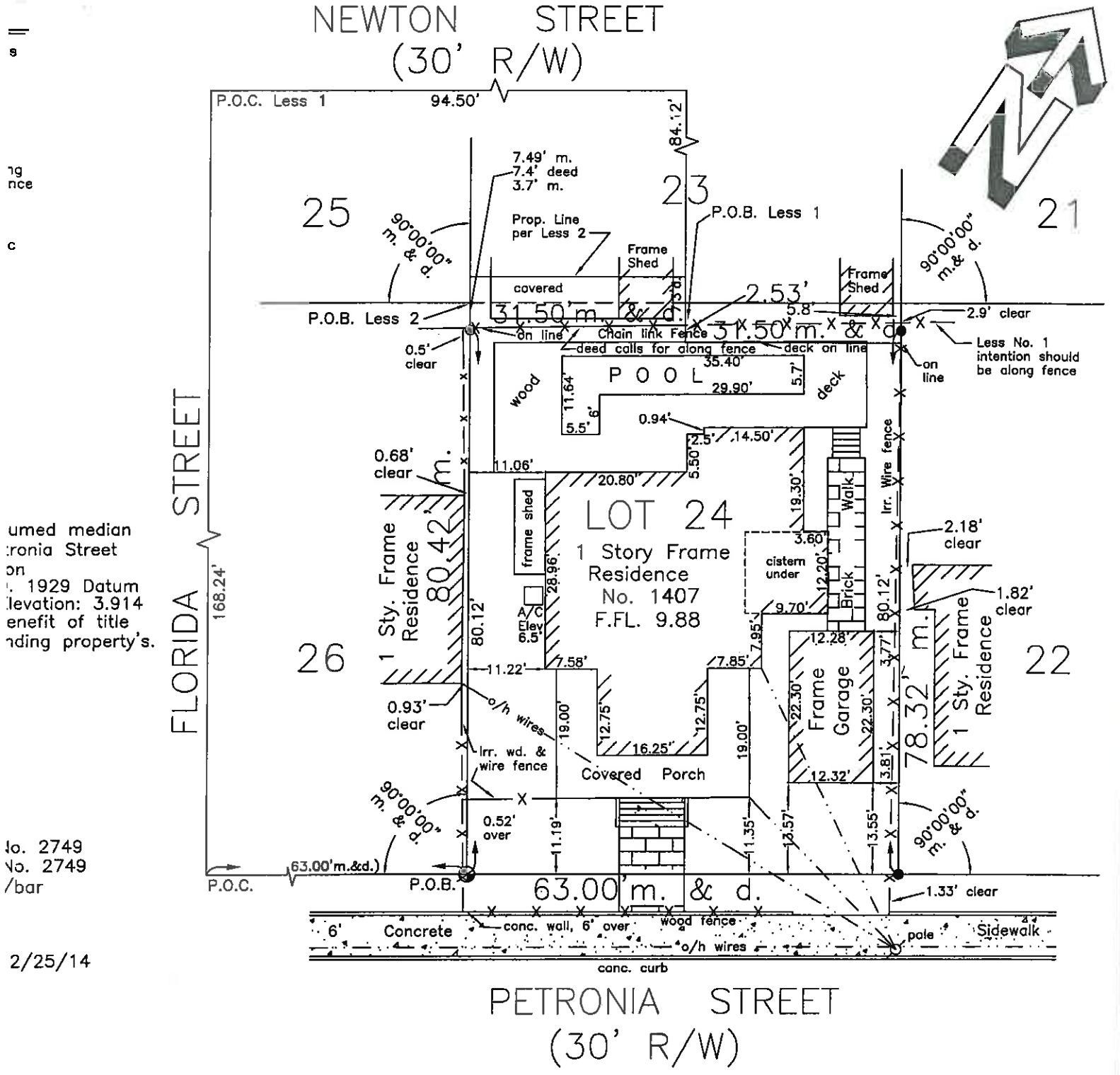


2011 Google Earth Image

PROJECT PHOTOS



SURVEY

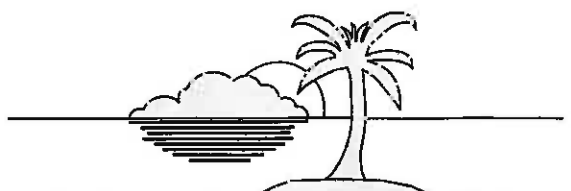


umed median
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No. 2749
/bar

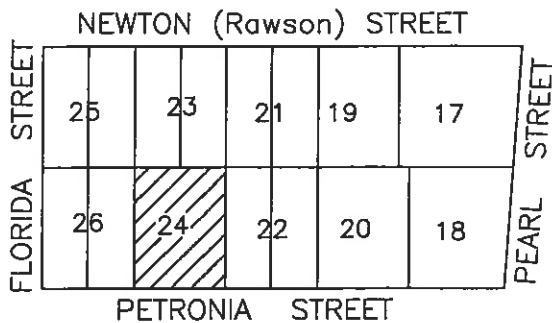
2/25/14

David Duke McSherry 1407 Petronia Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwg. No. 14-327	
Scale: 1" = 20'	Ref. 9-32 file	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date: 9/26/84		Flood Zone AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
9/19/01: Updated, owner, cert, pool			
1/7/15: Updated, frame shed, minor changes			
File:fred\dwg\keywest\block93\1407petronia			



ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS



LOCATION MAP

Part of Square 1, Tract 7
 Albury's Sub. (1-389)
 City of Key West

LEGEND

A/C	Air Conditioner	LB	Licensed Bu
BAL	Balcony		Number
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
CL	Center Line	O.R.	Official Rec
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Be
COV'D	Covered	P.O.C.	Point Of Co
D	Deed	R/W	Right Of Wa
ELEV	Elevation	SIB	Set Iron B
F.FL.	Finished Floor Elevation	SIP	Set Iron Pip
FD	Found	SPK	Set Nail An
FIB	Found Iron Bar	STY	Story
FIP	Found Iron Pipe	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

SYMBOLS

- ☒ Concrete Utility Pole
- ⊕ Fire Hydrant
- ⊗ Sanitary Sewer Clean
- ☼ Street Light
- ⊕ Wood Utility Pole
- ⊗ Water Meter

LEGAL DESCRIPTION;

On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, 1829, as part of Tract 7, but more fully described in a diagram made by Benjamin Albury, Sr., and recorded in Deed Book 1, Page 389, Monroe County, Florida Records, as Lot 24, Square 1, Tract 7. Commencing at a point distant from the corner of Petronia Street and Florida Street 63 feet and running along Petronia Street in a Northeasterly direction 63 feet; thence at right angles in a Northwesterly direction 84 feet and 1 1/2" inches; thence at right angles in a Southwesterly direction 63 feet; thence at right angles in a Southeasterly direction 84 feet and 1 1/2" inches back to the place of beginning.

LESS No. 1:

On the Island of Key West and known as a part of Lot 24, Square 1, Tract 7, described in a of Benjamin Albury's Diagram recorded in Deed Book "1", Page 389, of the Public records of Monroe County, Florida; said parcel being more particularlry described by metes and bounds as follows:

Commencing at the intersection of the Southeasterly right of way line of Newton Street with the Northeasterly right-of-Way Line of Florida Street and run thence in a Northeasterly direction along the Southeasterly right of way line of newton Street for a distance of 94.5 feet; thence Southeasterly and at right angles for a distance of 84.12 feet to the Point of Beginning; thence Northeasterly and at right angles for a distance of 31.5 feet; thence Southeasterly and at right angles for a distance of 5.8 feet; thence Southwesterly and at right angles for a distance of 31.5 feet; thence Northwesterly and at right angles for a distance of 5.8 feet back to the Point of Beginning.

LESS No. 2:

On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, 1829, as part of Tract 7; described by metes and bounds as follows: COMMENCING at the intersection of the Northeasterly right of way line of Florida Street with the Southeasterly right of way line of Newton Street (Rawson Street) and run thence Northeasterly along the Southwesterly right of way line of said newton Street for a distance of 63.0 feet; thence Southeasterly and at right angles for a distance of 84.12 feet to the Point of beginning; thence Northeasterly and at right angles for a distance of 31.5 feet; thence Southeasterly and at right angles for a distance of 7.3 feet to an existing chain link fence; thence Southwesterly with a deflection angle of 89°49'05" and along said fence for a distance of 31.5 feet; thence Northwesterly with a deflection angle of 90°10'55" to the right for a distance of 7.4 feet back to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on
 Reference Bearing: R/W
 3.4 denotes existing ele
 Elevations based on N.C
 Bench Mark No.: D-12
 Survey preformed withou
 search for said and su

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.
- ⊕ = Set 1/2" I.B., P.L.
- ⊗ = Found 1/2" iron

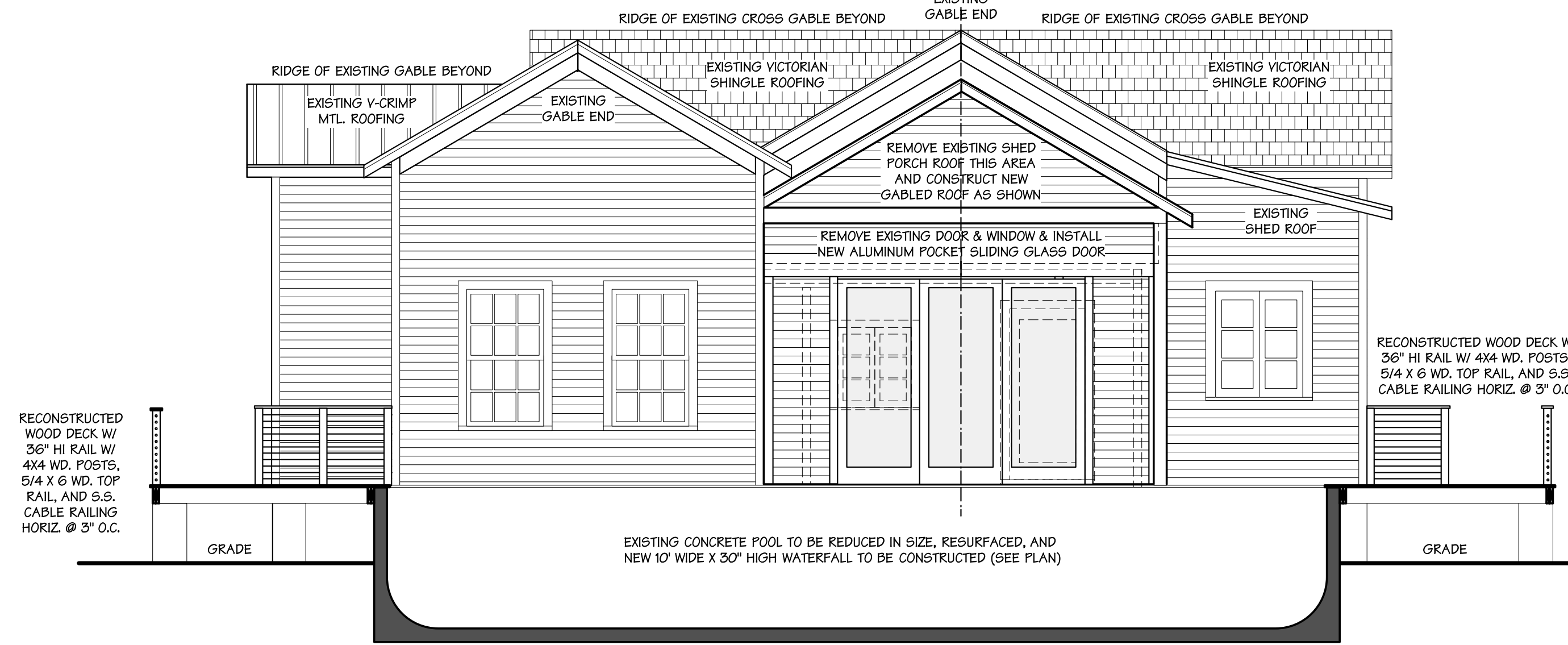
Field Work Preformed o

CERTIFICATION:

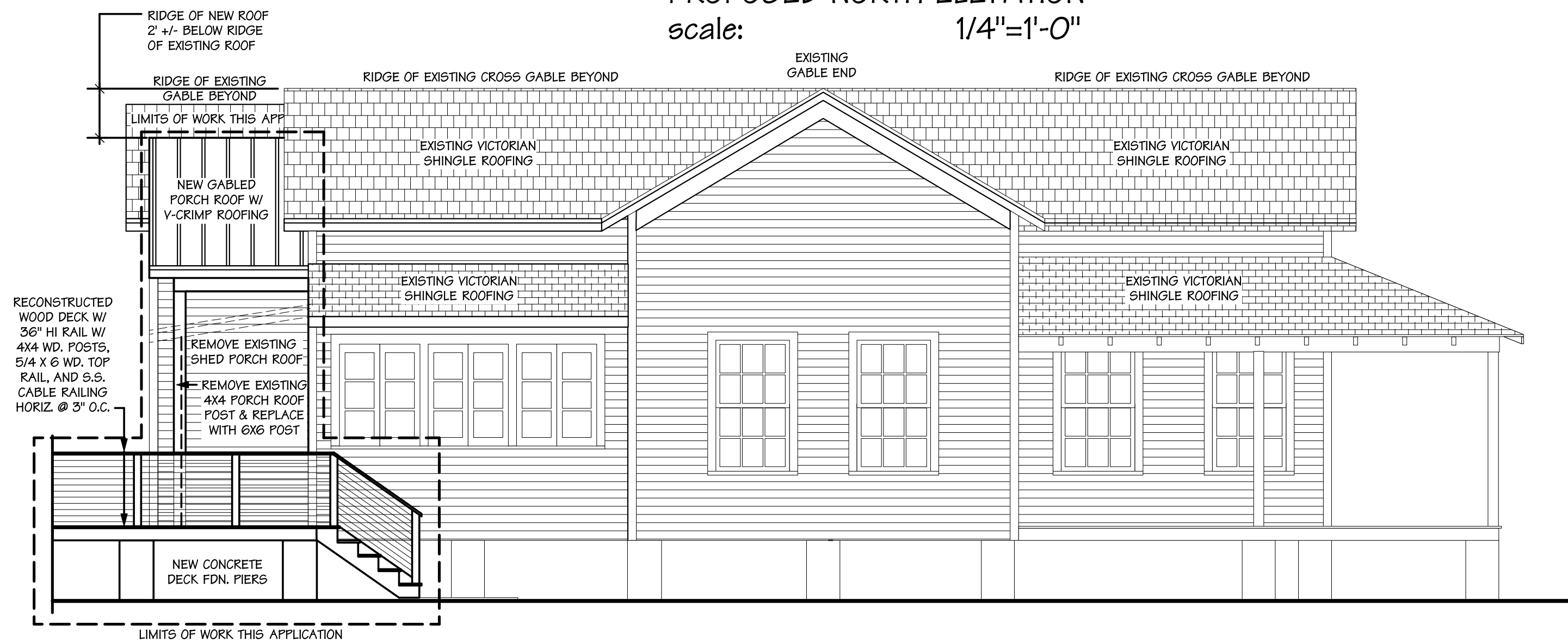
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that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

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

PROPOSED DESIGN



PROPOSED NORTH ELEVATION
scale: 1/4"=1'-0"



PROPOSED WEST ELEVATION
scale: 1/4"=1'-0"



ILLUSTRATION OF CABLE RAIL

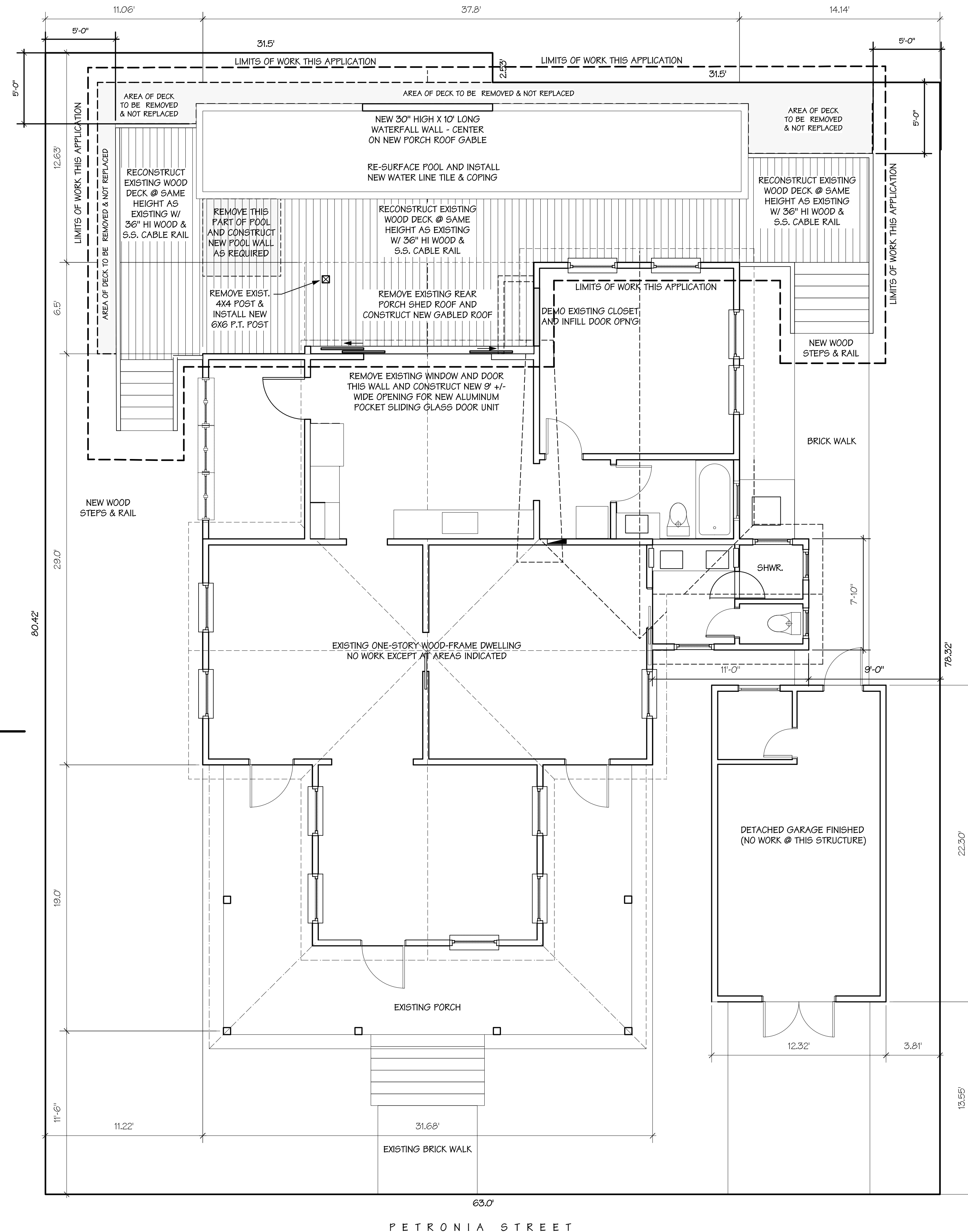


VIEW OF REAR SIDE OF HOUSE
SHOWING EXISTING DOOR, WINDOW, AND SHED ROOF TO BE REMOVED

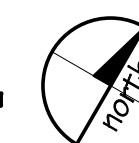
SITE DATA:
LOT AREA: 5014 S.F.
LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)
FEMA FLOOD ZONE: AE-6 (EXISTING FLOOR ELEVATION 9.88')

	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE:	2006 S.F. (40%)	2268 S.F. (45%)	2268 S.F. (45%)
IMPERVIOUS COVERAGE:	3008 S.F. (60%)		
BUILDINGS:		2268 S.F.	2268 S.F.
DECK:		488 S.F.	365 S.F.
POOL:		300 S.F.	254 S.F.
PAVING & WALKS:		215 S.F.	215 S.F.
TOTAL:	3008 S.F. (60%)	3271 S.F. (65%)	3102 S.F. (62%)

ALL BUILDING SETBACKS ARE UNCHANGED WITH THIS APPLICATION. DECK SETBACKS HAVE BEEN REDUCED TO 5' FROM SIDE AND REAR PROPERTY LINES. BUILDING HEIGHT IS UNCHANGED WITH THIS APPLICATION.
SITE DRAINAGE CALCULATIONS
NO INCREASE IN IMPERVIOUS COVERAGE IS PROPOSED; THEREFORE, NO NEW DRAINAGE STRUCTURES ARE REQUIRED.



PROPOSED SITE AND FLOOR PLAN
scale: 1/4"=1'-0"



deck modifications @
1407 PETRONIA STREET
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet
1
of
1

10 JANUARY 2015

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW REAR GABLE ROOF FOR COVERED PATIO, CHANGES TO WINDOWS AND DOORS, SITE WORK. DEMOLITION OF REAR SHED ROOF AND CLOSET.

FOR- #1407 PETRONIA STREET

Applicant – Rob L. Delaune Architect, P.A.

Application # H15-01-0169

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



1407

Public Meeting Notice

FOR THE CITY OF LOS ANGELES AND THE COUNTY OF LOS ANGELES
PUBLIC MEETING NOTICE
DATE: [illegible]
TIME: [illegible]
LOCATION: [illegible]

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ROBERT L. DELAUNE, 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: 1407 PETRONIA STREET on the 16th day of MARCH, 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 MARCH 24, 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-d-0169

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

Signed Name of Affiant:

Robert Delaune
Date: 3/17/15
Address: 419 EATON ST.
City: KEY WEST FL
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 17th day of March, 2015.

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

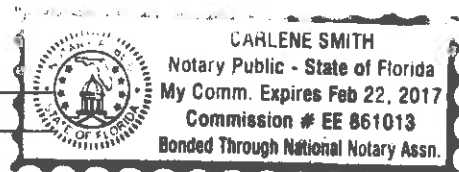
NOTARY PUBLIC

Sign Name: Carlene Smith

Print Name: Carlene Smith

Notary Public - State of Florida (seal)

My Commission Expires: _____



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: 1024384 Parcel ID: 00023580-000000

Ownership Details

Mailing Address:

MCSHERRY DAVID DUKE
 1407 PETRONIA ST
 KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1407 PETRONIA ST KEY WEST

Legal Description: KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 24 SQR 1 TR 7 G73-246/247 OR505-832D/C OR505-833 OR922-2439/2440/AFF OR922-2441 OR926-433/434/AFF OR1728-1547/48(LG)

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	63	77	4,885.34 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0

Total Living Area: 2367

Year Built: 1948

Building 1 Details

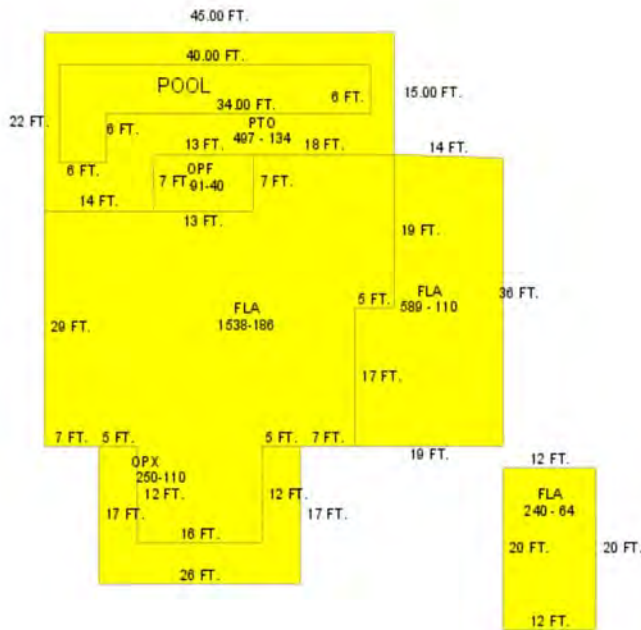
Building Type R1	Condition G	Quality Grade 600
Effective Age 17	Perimeter 360	Depreciation % 22
Year Built 1948	Special Arch 0	Grnd Floor Area 2,367
Functional Obs 0	Economic Obs 0	

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

Roof Type IRR/CUSTOM	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	1948				240
0	FLA	12:ABOVE AVERAGE WOOD	1	2010				589
1	FLA	12:ABOVE AVERAGE WOOD	1	1948	N N	0.00	0.00	1,538
2	OPF		1	1948		0.00	0.00	91

3	OPX	1	1948	0.00	0.00	250
5	PTO	1	2004			497

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	276 SF	0	0	2003	2004	4	50
2	FN2:FENCES	720 SF	0	0	1984	1985	2	30
3	FN2:FENCES	570 SF	0	0	1989	1990	2	30
4	PT5:TILE PATIO	64 SF	8	8	1986	1987	5	50

Appraiser Notes

2003-05-15- ASKING \$499,500 AS OF 07/20/01.SOLD FOR \$493,500 ON 09/17/01=% .99

2011-01-27 LEFT ACCESS LETTER FOR NEW CONSTRUCTION.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-2402	07/27/2010	11/18/2010	2,800		COMPLETE ALL ELECTRICAL ROUGH IN , INSTALL FIXTURES, AND FINISH
10-2400	07/27/2010	11/18/2010	25,249		DEMO OF EXISTING BATHROOM, BUILD NEW ONE STORY ADDITION
10-2836	08/26/2010	11/18/2010	14,000		REMOVE CONCH SHINGLES AND REPLACE WITH SAME, INSTALL 1/2 CDX SHEATING OVER SPACED SHEETING INCLUDE PORCHES 14 SQ WOOD 14 SQ SHINGLES
10-2403	07/27/2010	11/18/2010	3,300		INSTALL ICE AND WATER SHIELD, FLASHING, EAVES METAL SHINGLES , RIDGE CAP
B94-2924	09/01/1994	12/01/1994	975	Residential	REPLACE PORCH FLOOR/PAINT
04-1473	05/05/2004	10/19/2004	3,500	Residential	R&R DRYWALL, CEILING TILES, SAND & VARNISH FLOORS
04-1474	05/06/2004	10/19/2004	2,800	Residential	R&R DECK - 778SF
04-1809	06/15/2004	10/19/2004	1,900	Residential	RE-PLASTER POOL
04-1961	06/15/2004	10/19/2004	3,000	Residential	RE-WIRE & UPGRD 200 AMP
07-0043	01/05/2007	07/09/2007	500	Residential	REPLACE METER CAN

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	290,387	21,549	344,329	656,265	649,434	25,000	624,434
2013	297,470	22,050	417,245	736,765	639,836	25,000	614,836
2012	301,011	22,550	305,580	629,141	629,141	25,000	604,141

2011	304,552	23,050	293,972	621,574	621,574	25,000	596,574
2010	170,175	23,551	368,599	562,325	562,325	25,000	537,325
2009	189,155	24,051	560,270	773,476	773,476	0	773,476
2008	167,916	24,551	708,374	900,841	900,841	0	900,841
2007	303,522	19,210	830,508	1,153,240	1,153,240	0	1,153,240
2006	385,619	19,664	488,534	893,817	893,817	0	893,817
2005	421,101	20,099	341,974	783,174	783,174	0	783,174
2004	266,256	17,694	341,974	625,924	625,924	0	625,924
2003	266,256	18,289	151,446	435,991	419,227	25,000	394,227
2002	261,518	18,422	129,462	409,402	409,402	25,000	384,402
2001	161,306	19,081	129,462	309,849	309,849	0	309,849
2000	161,306	20,741	92,821	274,868	274,868	0	274,868
1999	142,403	18,894	97,166	258,462	258,462	0	258,462
1998	97,488	14,686	97,166	209,341	209,341	0	209,341
1997	88,886	13,801	86,938	189,626	189,626	0	189,626
1996	74,550	11,925	86,938	173,413	173,413	0	173,413
1995	70,536	11,610	86,938	169,084	169,084	0	169,084
1994	63,081	10,688	86,938	160,706	160,706	0	160,706
1993	63,081	10,237	86,938	160,255	160,255	0	160,255
1992	63,081	10,519	90,049	163,649	163,649	0	163,649
1991	63,081	10,777	90,049	163,906	163,906	0	163,906
1990	60,644	11,048	70,185	141,878	141,878	0	141,878
1989	55,131	10,288	68,861	134,280	134,280	0	134,280
1988	51,433	7,924	60,916	120,273	120,273	0	120,273
1987	50,835	8,100	36,284	95,219	95,219	0	95,219
1986	43,061	8,294	34,960	86,315	86,315	0	86,315
1985	37,892	0	21,795	59,687	59,687	0	59,687
1984	30,144	0	21,795	51,939	51,939	25,500	26,439
1983	30,144	0	21,795	51,939	51,939	25,500	26,439
1982	30,744	0	21,795	52,539	52,539	25,500	27,039

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
9/17/2001	1728 / 1547	493,500	<u>WD</u>	<u>Q</u>
10/1/1984	922 / 2441	100,000	<u>WD</u>	<u>Q</u>

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

P.O. Box 1176 Key West, FL 33041-1176