



**Historic Architectural Review Commission
Staff Report for Item 16**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 28, 2019

Applicant: Matthew Stratton, Architect

Application Number: H2019-0015

Address: #533 Petronia Street

Description of Work

Demolition of rear non-historic additions, carport, gazebo, and sheds.

Site Facts

The house under review is a contributing resource to the historic district. Built circa 1920, the house exhibits many alterations, particularly on its rear and side elevations. The frame vernacular house sits on the north side on the middle of the 500 block. No original windows or doors had survived.

Ordinances Cited on Review

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis

A Certificate of Appropriateness is under review for the demolition of rear additions, a carport, gazebo and a shed, all non-historic structures. The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

- (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;*

It is staff's opinion that the removal of the non- historic structures will not jeopardize the historic character of the house or the neighborhood. The rear additions and the accessory structure are not character-defining features in the site.

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

The structures under review are not historic.

- (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.*

The structures under review are not significant or important in defining the historic character of the site or surrounding context.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the non-historic structures in question will not qualify as a contributing element to the house or to the site in a near future.

It is staff's opinion that the Commission can review the request for demolition. If approved this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2019-0015	REVISION #	INITIAL & DATE MM 4/30/19
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

533 PETRONIA	
ERIC TEVES & SCOTT BURAU	PHONE NUMBER
533 PETRONIA	EMAIL
KEY WEST FL 33040	
MATTHEW STRATTON	PHONE NUMBER (305) 923-9670
3801 FLAGLER AVE	EMAIL MSTRATTONARC@HRC@GMAIL.COM
KEY WEST FL 33040	
<i>Matthew Stratton</i>	DATE 4/29/19

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	RENOVATION OF HISTORIC MAIN BUILDING AND 2 SAWTOOTH ADDITIONS. NEW ADDITION AT REAR. NEW SWIMMING POOL. WOOD DECK AND ACCESSORY CABANA STRUCTURE. OFF STREET PARKING, PAVING AND NEW FENCING.
MAIN BUILDING:	COMPLETE RENOVATION, NEW METAL SHINGLE ROOF, LAP SIDING TO MATCH, NEW WOOD WINDOWS, DOORS AND SHUTTERS, NEW INTERIOR PARTITIONS, FINISHES, EQUIPMENT
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
NON HISTORIC REAR ADDITION, CARPORT, GAZEBO, SHEDS	

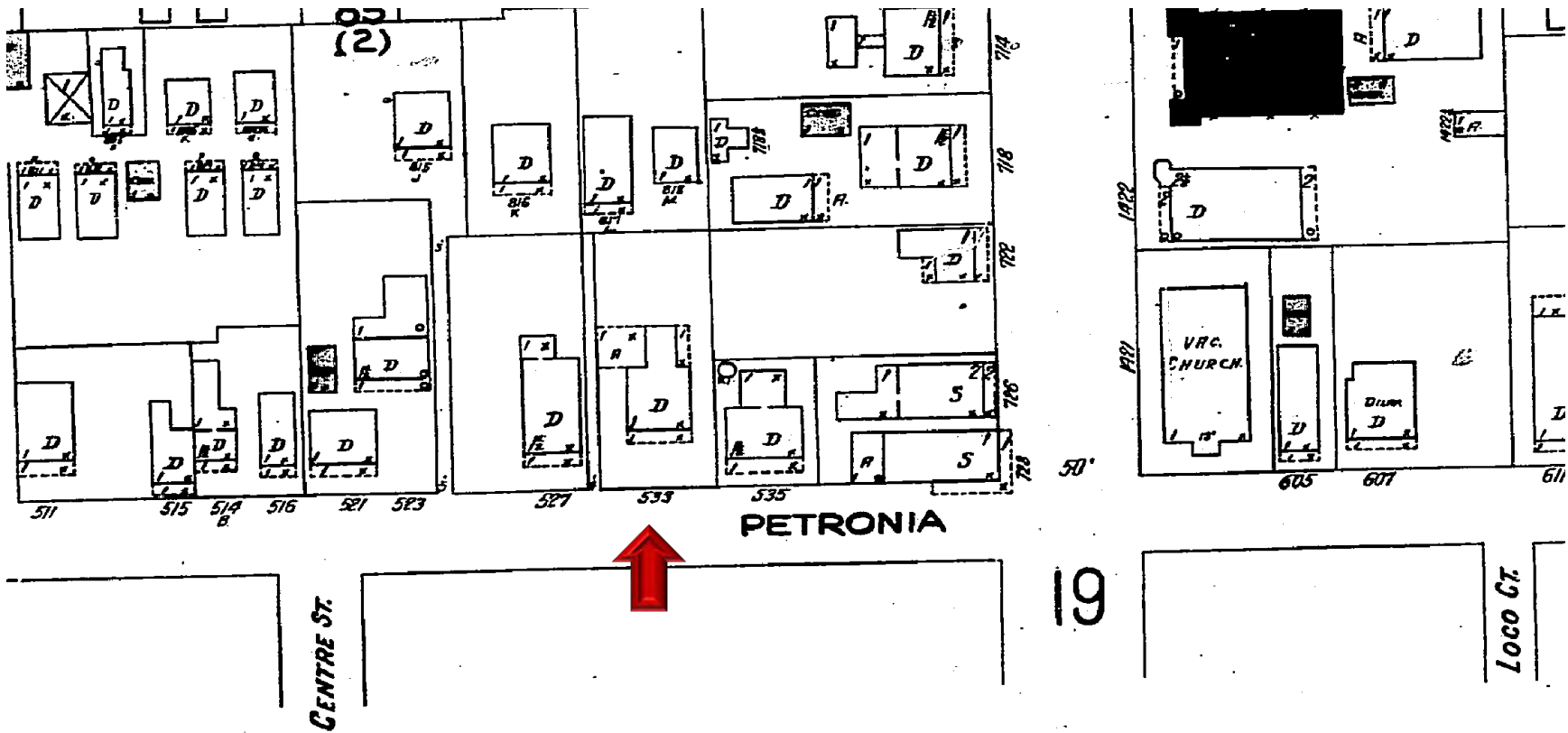
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>NEW 6'X16' CABANA</i>	
PAVERS: <i>APPROX. 300 SF CONC. PAVERS AT OFF STREET PARKING AND SIDEWALKS</i>	FENCES: <i>21 LF 6' TALL SOLID WOOD PICKET FENCE 36 LF 4' TALL WOOD PICKET FENCE</i>
DECKS: <i>APPROX. 500 SF WOOD DECKING</i>	PAINTING: <i>100% INTERIOR & EXTERIOR</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC.): <i>NEW TROPICAL LANDSCAPING</i>	POOLS (INCLUDING EQUIPMENT): <i>6'X14' POOL + WATERFALL FEATURE 3'X8' EQUIPMENT ON CONC. SLAB AT SIDE</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): <i>HVAC EQUIPMENT ON CONC. SLAB AT SIDE</i>	OTHER:

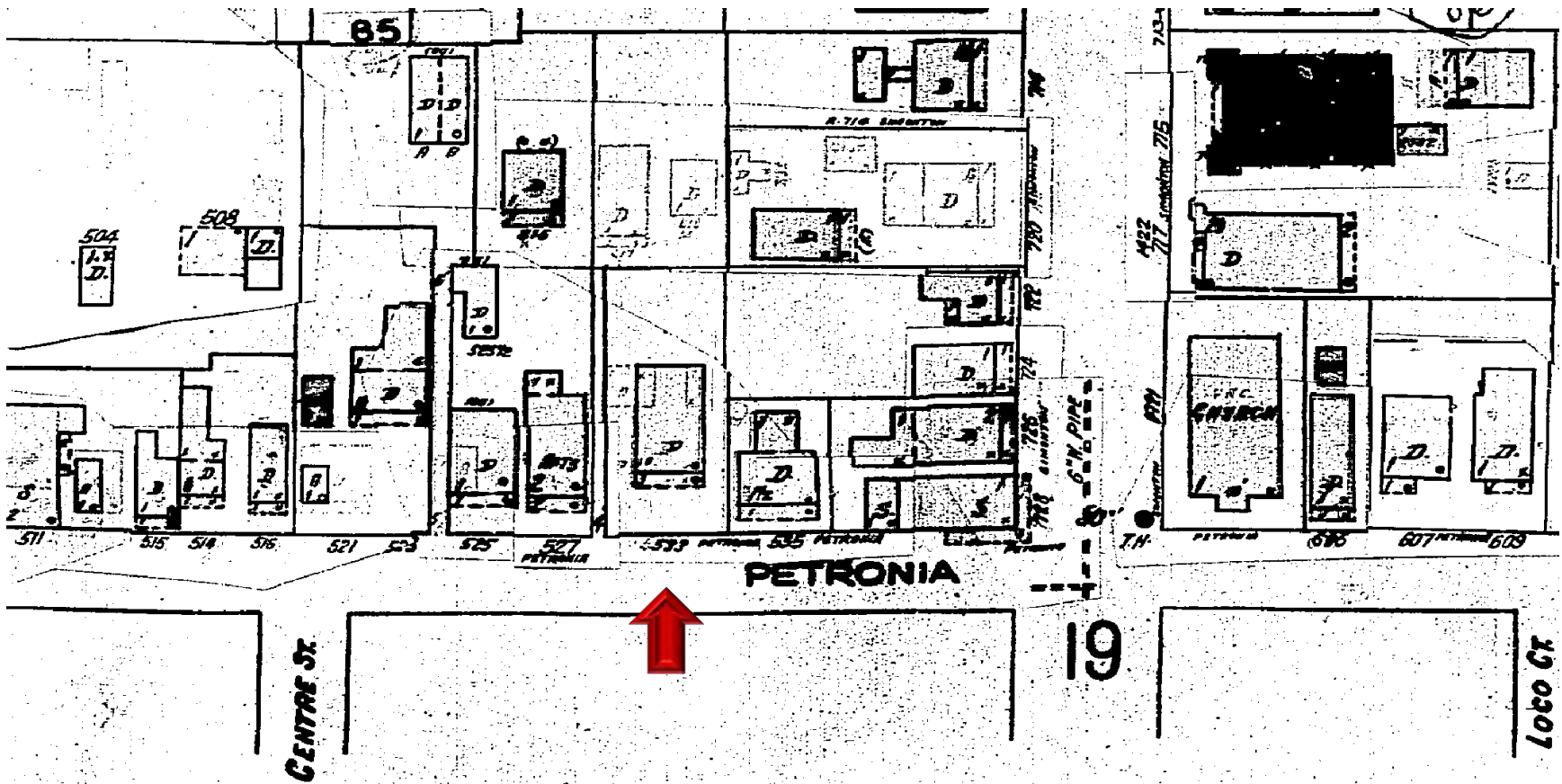
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: <i>Rain house is contributing.</i>		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

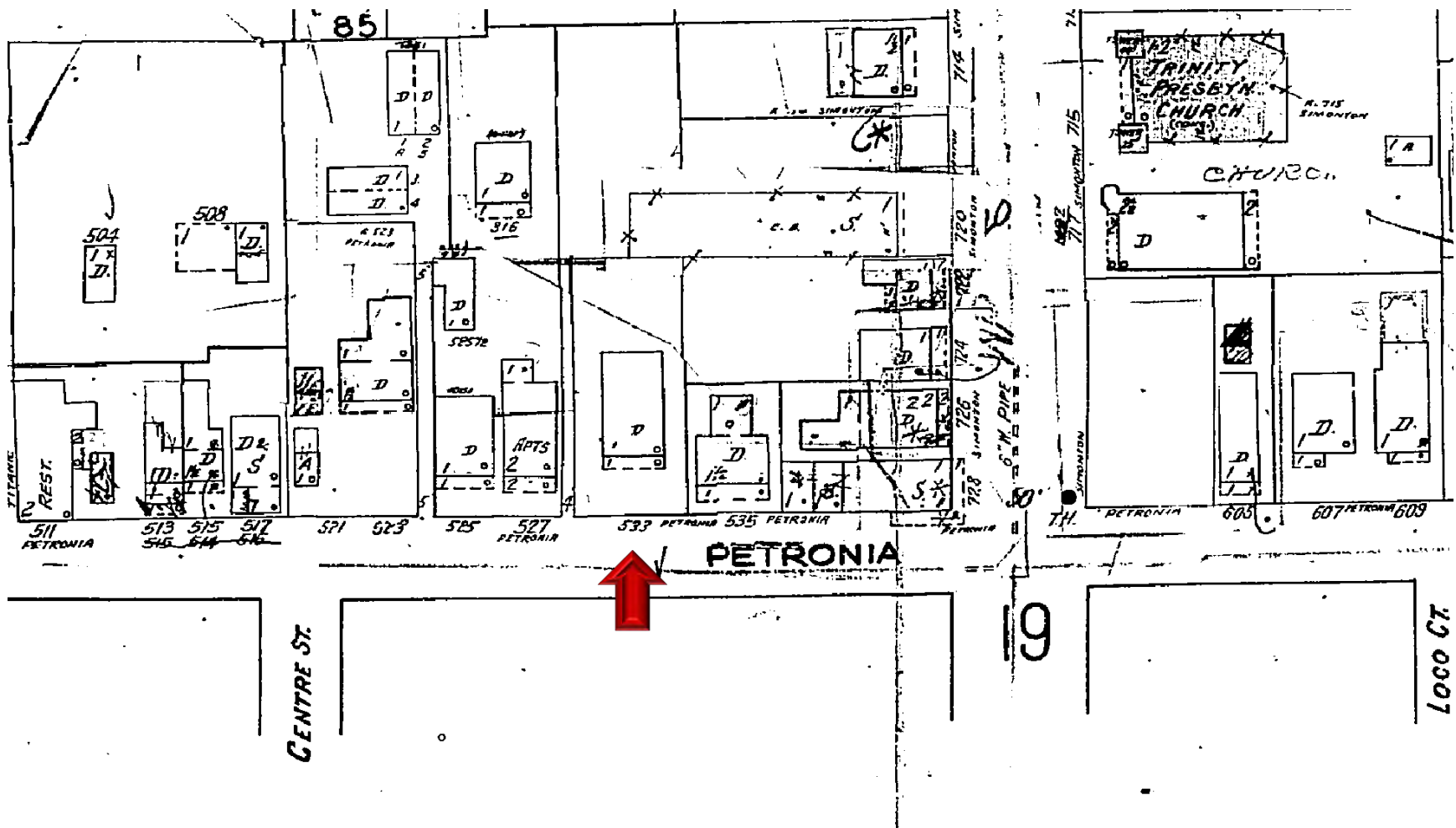
SANBORN MAPS



1926 Sanborn map



1948 Sanborn map

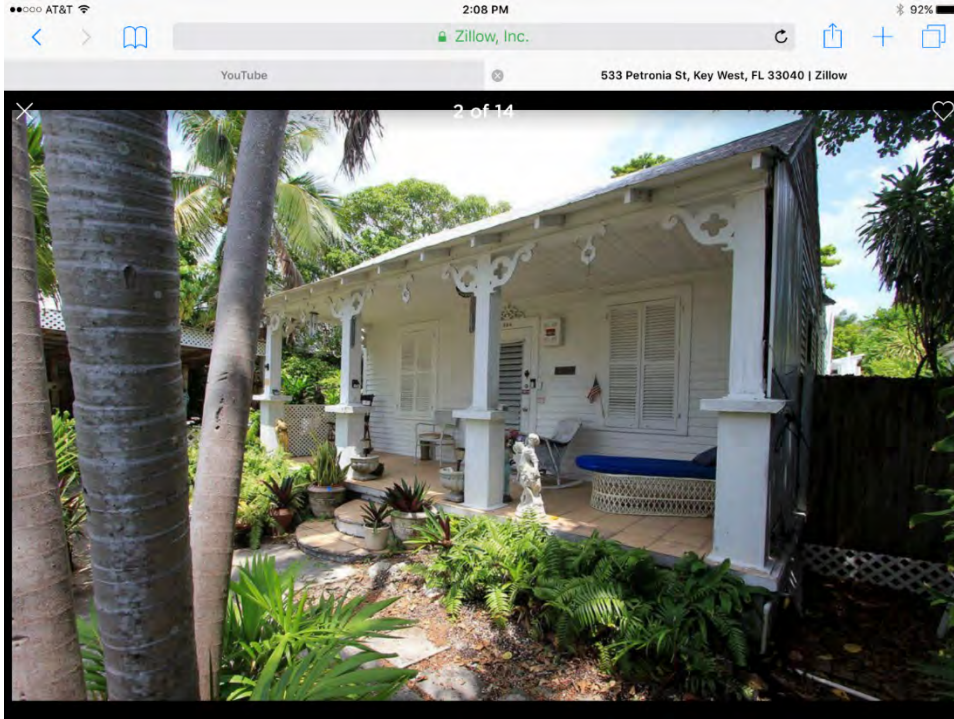


1962 Sanborn map

PROJECT PHOTOS



533 Petronia Street circa 1965. Monroe County Library.



533 PETRONIA – FRONT



CARPORT



EAST SIDE



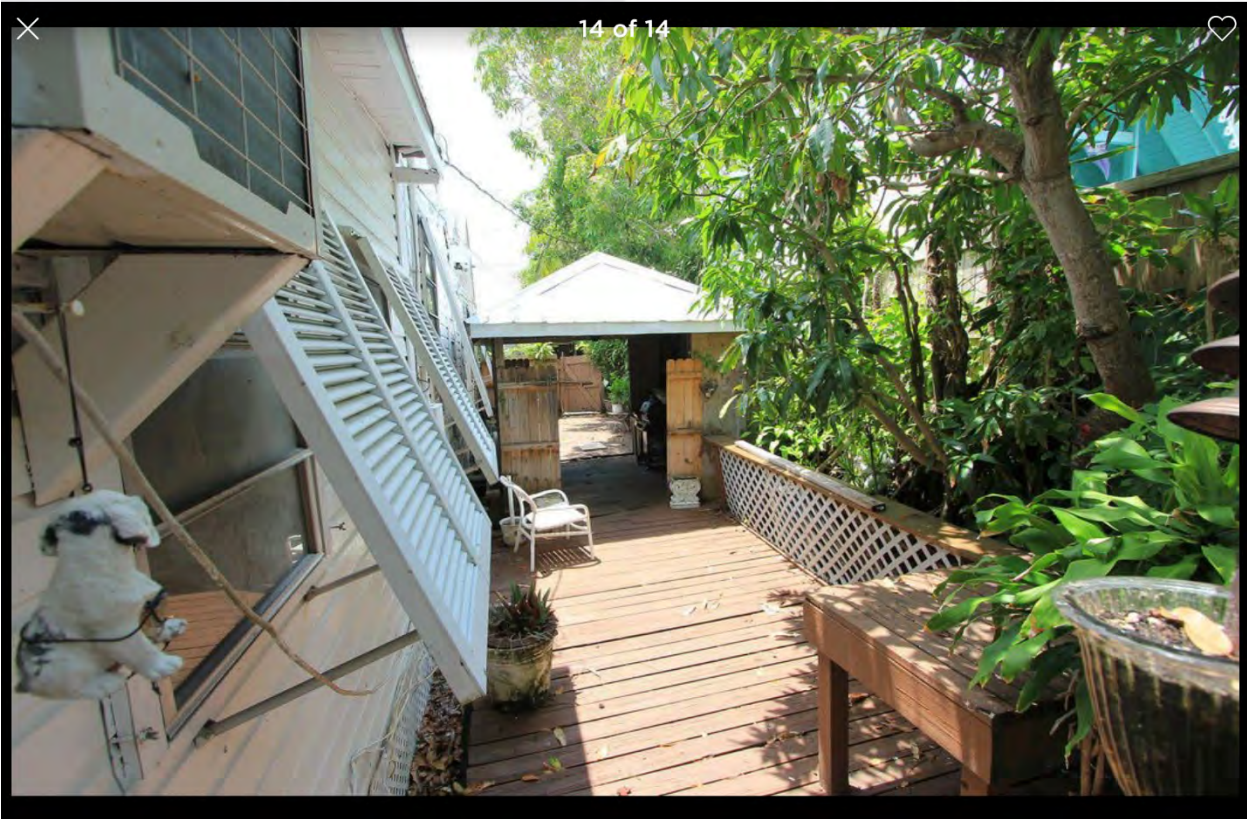
EAST SIDE - REAR



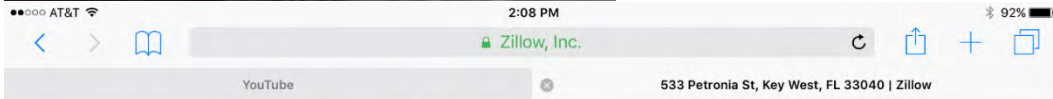
WEST SIDE – 2 SAWTOOTH ADDITIONS TO REMAIN



MAIN ROOF (RIGHT) AND 2 SAWTOOTH ADDITIONS (LEFT) TO REMAIN



**WEST SIDE LOOKING TOWARD PETRONIA STREET
WOOD DECK, GAZEBO AND CARPORT TO BE REMOVED**



REAR NON-HISTORIC ADDITIONS AND DECK STRUCTURE TO BE REMOVED



REAR OF PROPERTY LOOKIING TOWARD FRONT



REAR NEIGHBOR'S ACCESSORY STRUCTURE (LEFT) AND SIMONTON ALLEY



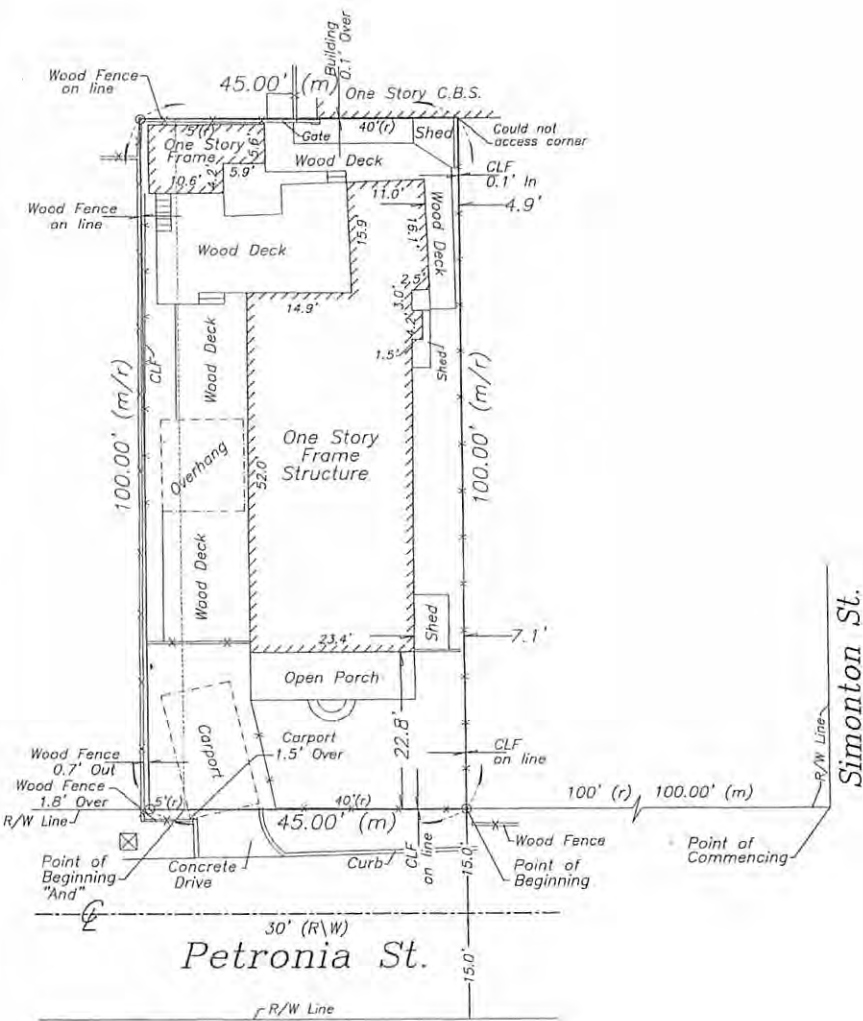
NEIGHBOR TO EAST



NEIGHBOR TO WEST

SURVEY

Boundary Survey Map of part of Lot 3, Square 2, Tract 4, Island of Key West, FL



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ 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 imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 533 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: August 7, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. All brick, decking & concrete is not shown.

BOUNDARY SURVEY OF: In the City of Key West, Florida, and is Part of Lot Number Three (3) of Square Two (2) in Tract Four (4) of Simonton and Wall's Addition to the City of Key West; but being more particularly described as follows: Commencing at a point on Petronia Street, distant One Hundred (100) feet from the corner of Petronia Street and Simonton Street, and running thence along said Petronia Street in a Southwesterly direction Forty (40) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Forty (40) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet back to the Point of Beginning on Petronia Street.

AND TOGETHER WITH
Commencing at a point on Petronia Street, distant 140 feet from the corner of Petronia and Simonton Streets, and running thence along Petronia Street in a Southwesterly direction Five (5) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Five (5) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet back to the Point of Beginning on Petronia Street.

BOUNDARY SURVEY FOR: John L. Lally and Kiera Lally;
Branch Banking & Trust Company;
Spottswood, Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

August 8, 2018

THIS SURVEY
IS NOT
ASSIGNABLE

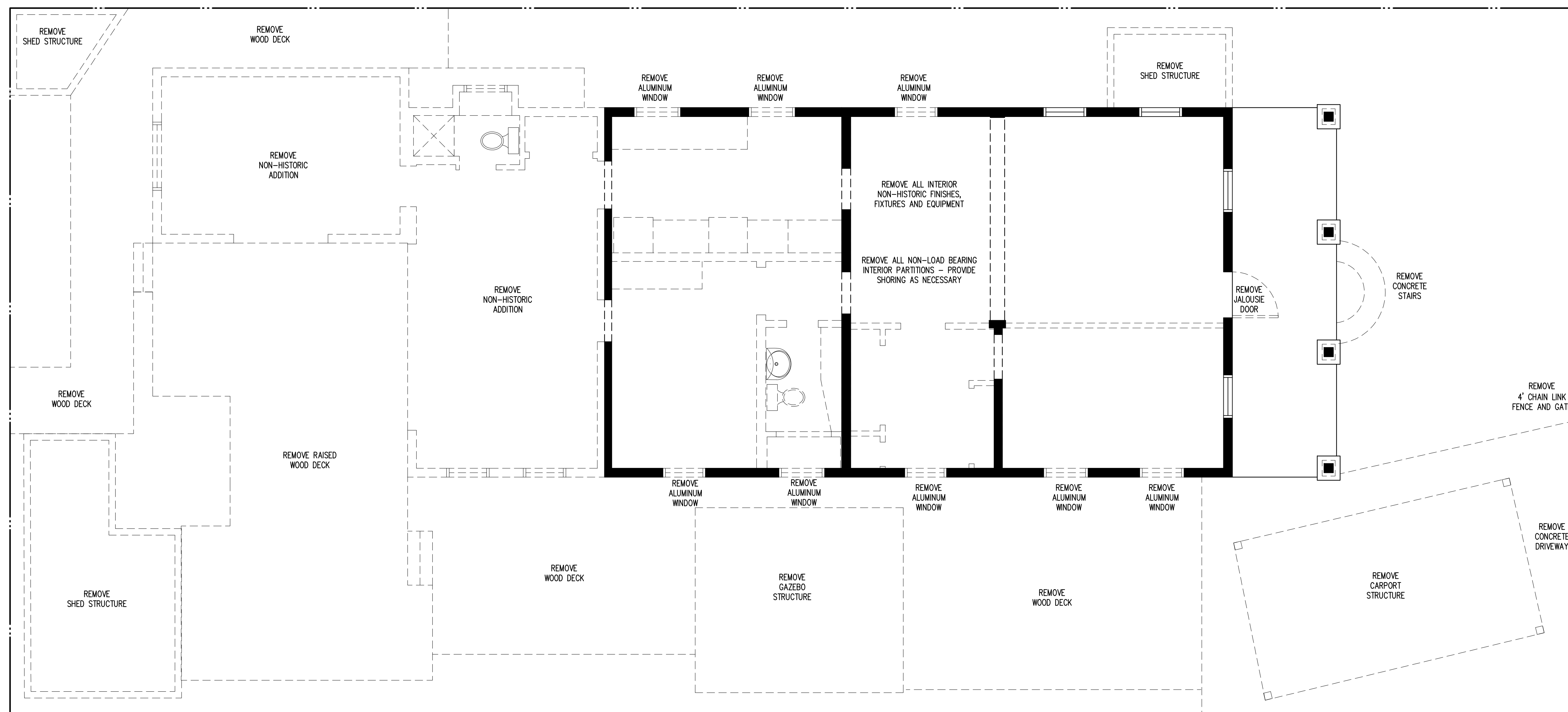
J. LYNN O'FLYNN, Inc.



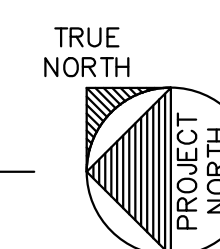
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

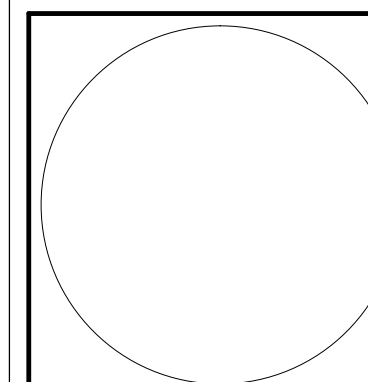
PROPOSED DESIGN



DEMOLITION / EXISTING SITE PLAN
 1/4"=1'-0"



RENOVATIONS TO
533 Petronia Street
 Key West, Florida 33040



M. Stratton Architecture
 3801 Flagler Ave.
 Key West, Florida 33040
 305.923.9670
 Matthew@MStrattonArchitecture.com



Date 4.26.19

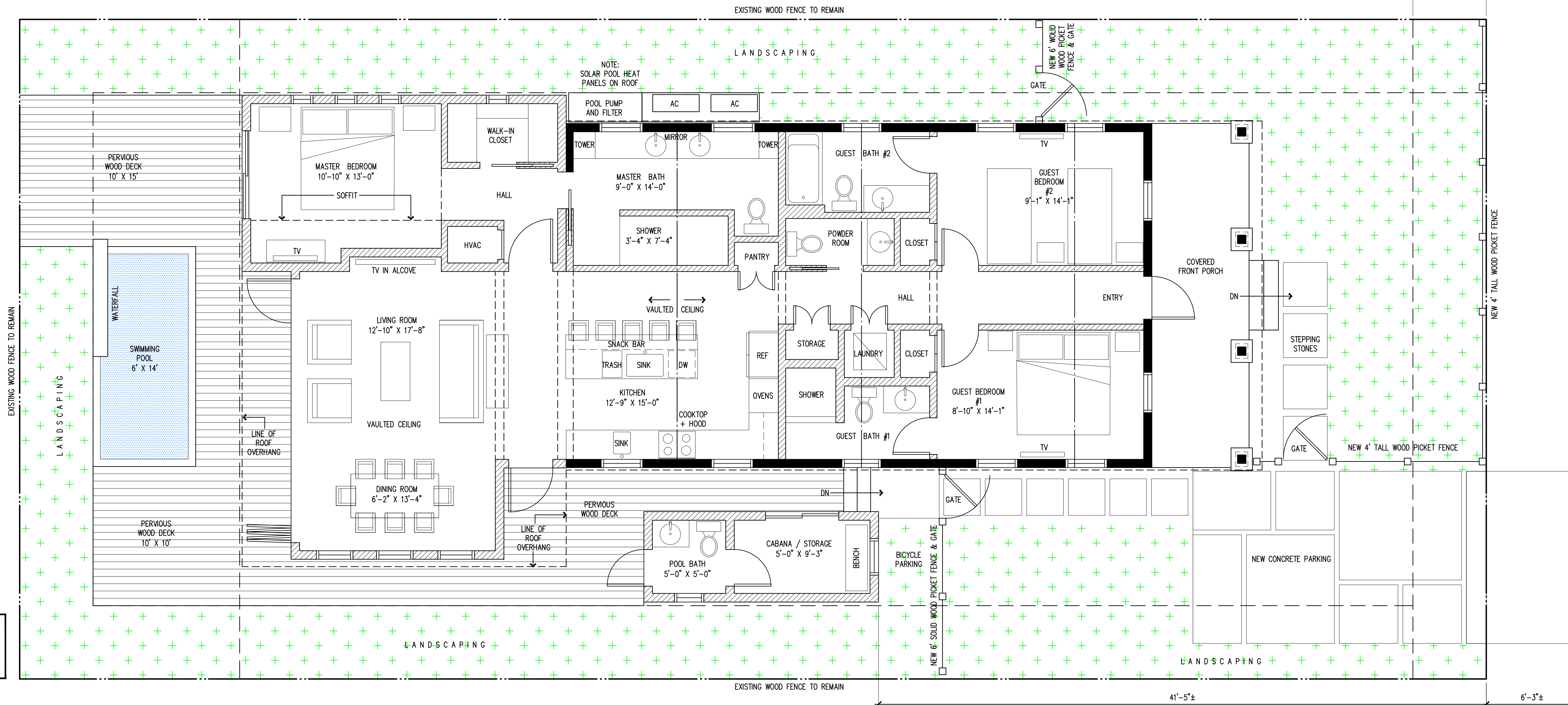
Project #

D-1

SITE DATA			
ZONE HNC-1			
FLOOD ZONE "X"			
4,500 SF LOT			
	ALLOWED	EXISTING	PROPOSED
OPEN SPACE (MIN)	1,575 SF MIN (35%)	1,022 SF (22.7%)	1,593 SF (35.4%)
BUILDING COVERAGE(MAX)	2,250 SF MAX (50%)	2,165 SF (48.1%)	1,985 SF (44.1%)
IMPERVIOUS SURFACE MAX	2,700 SF MAX (60%)	2,122 SF (47.2%)	2,402 SF (53.4%)

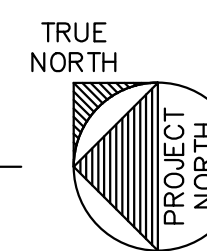
675 SF REAR YARD
X 30% = 203 SF MAX
BUILDING COVERAGE
(0 SF PROPOSED)

225 SF FRONT YARD
X 50% = 113 SF MIN
LANDSCAPE REQUIRED
(167 SF PROPOSED)



938 SF HISTORIC BUILDING
608 SF ADDITION
99 SF ACCESSORY STRUCTURE
1,645 SF TOTAL

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



RENOVATIONS TO
533 Petronia Street
Key West, Florida 33040

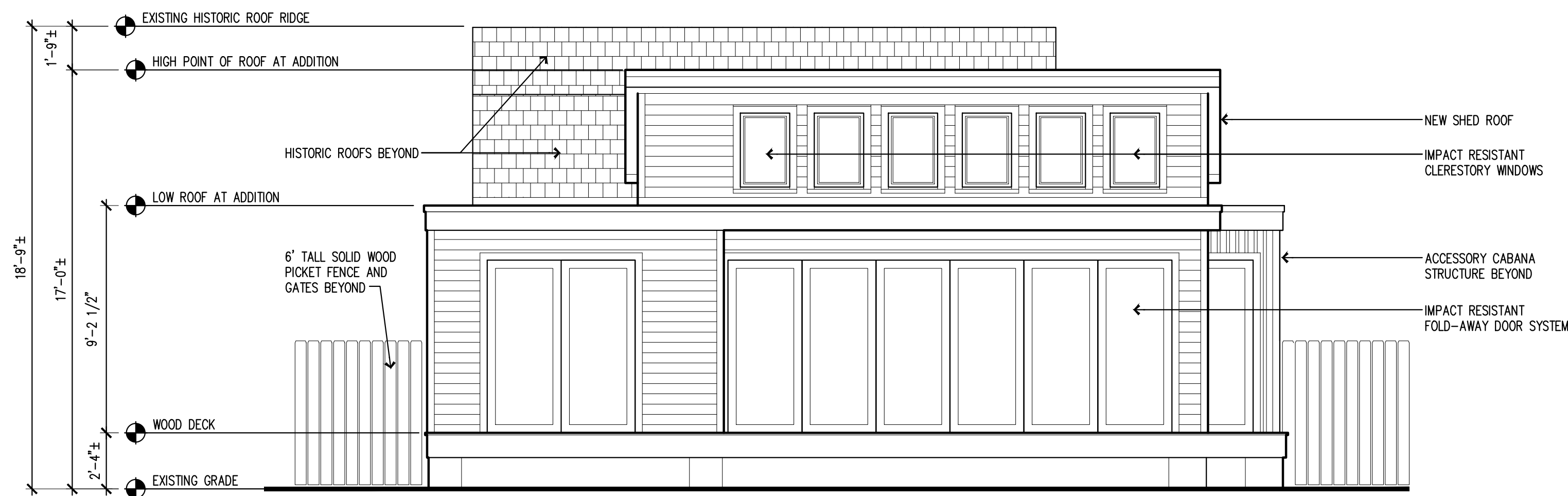
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Date 4.26.19

Project #

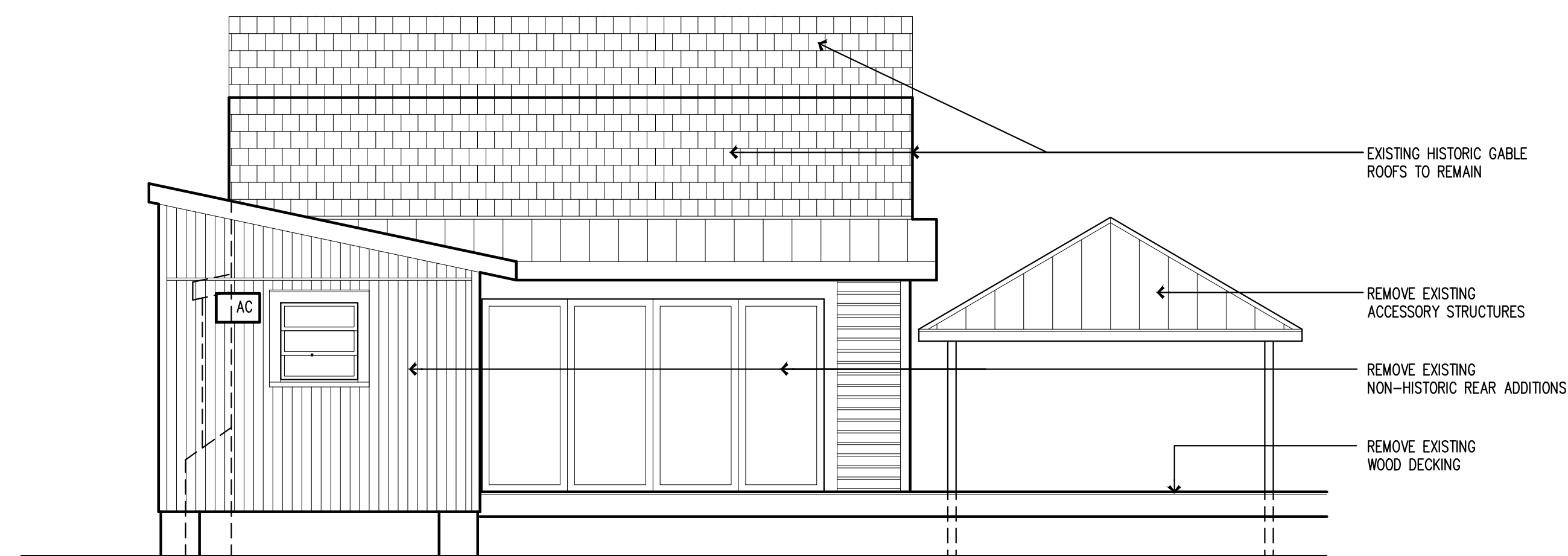
A-1



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



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



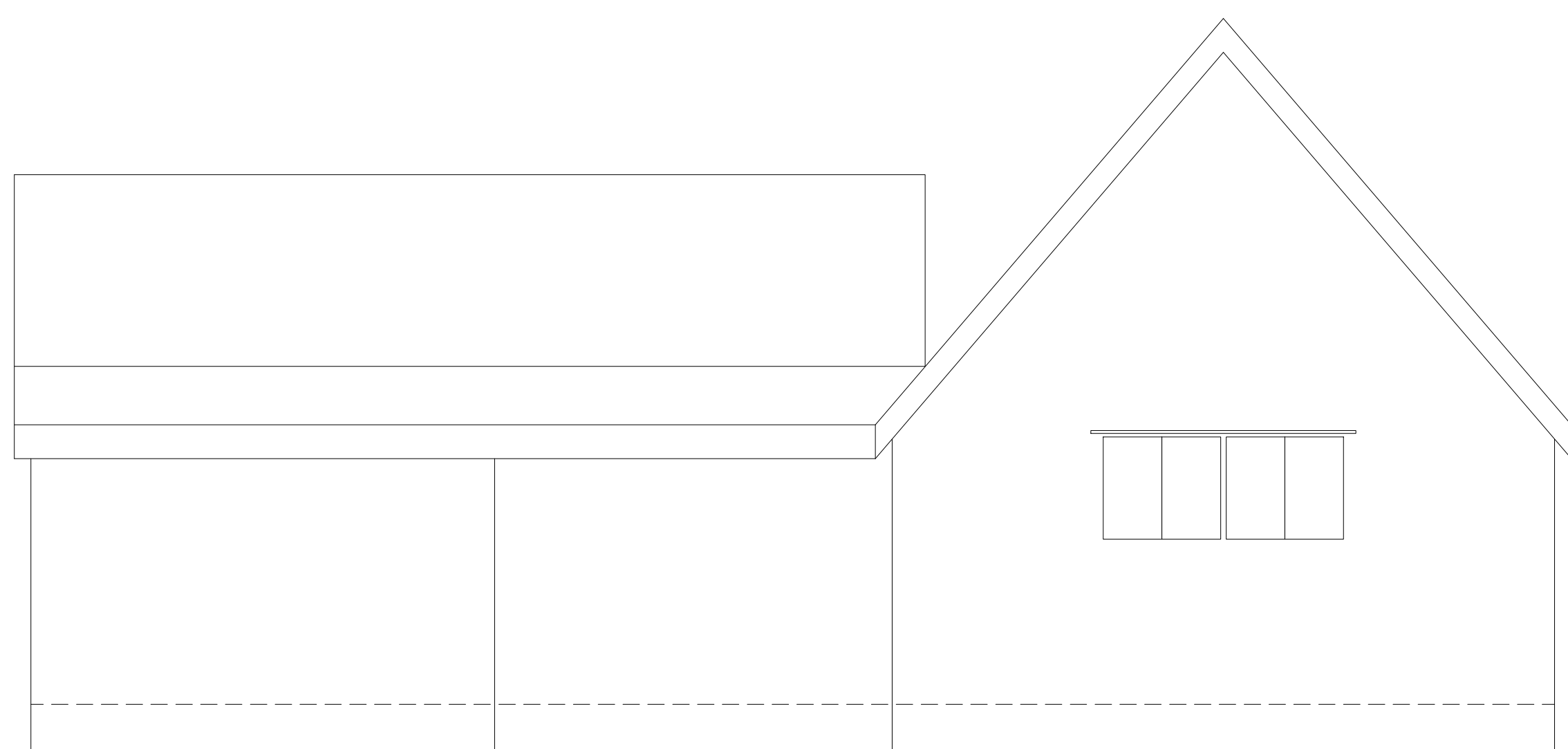
EXISTING REAR ELEVATION
1/4"=1'-0"

EXISTING



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

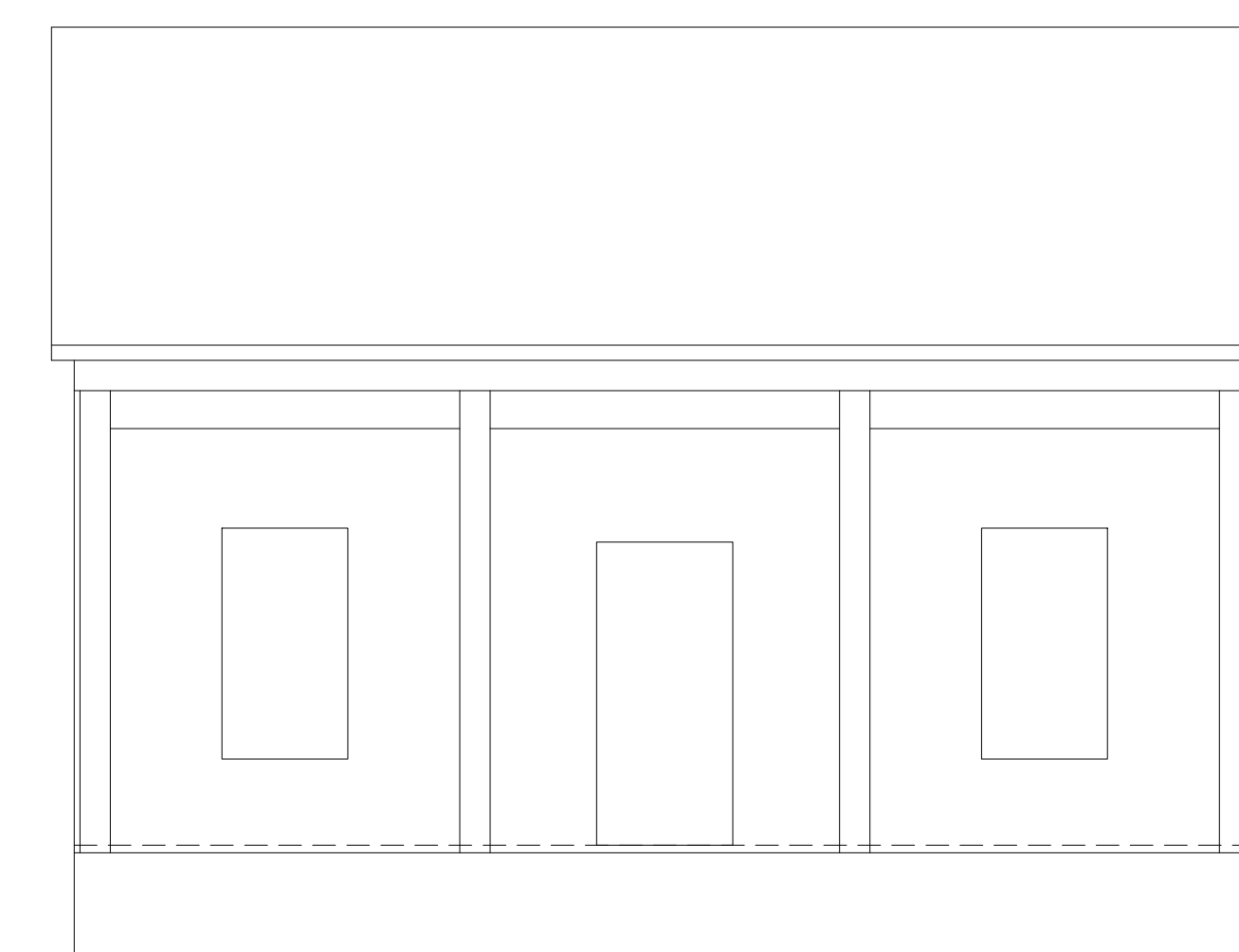
EXISTING



525 PETRONIA



533 PETRONIA



535 PETRONIA

RENOVATIONS TO
533 Petronia Street
Key West, Florida 33040

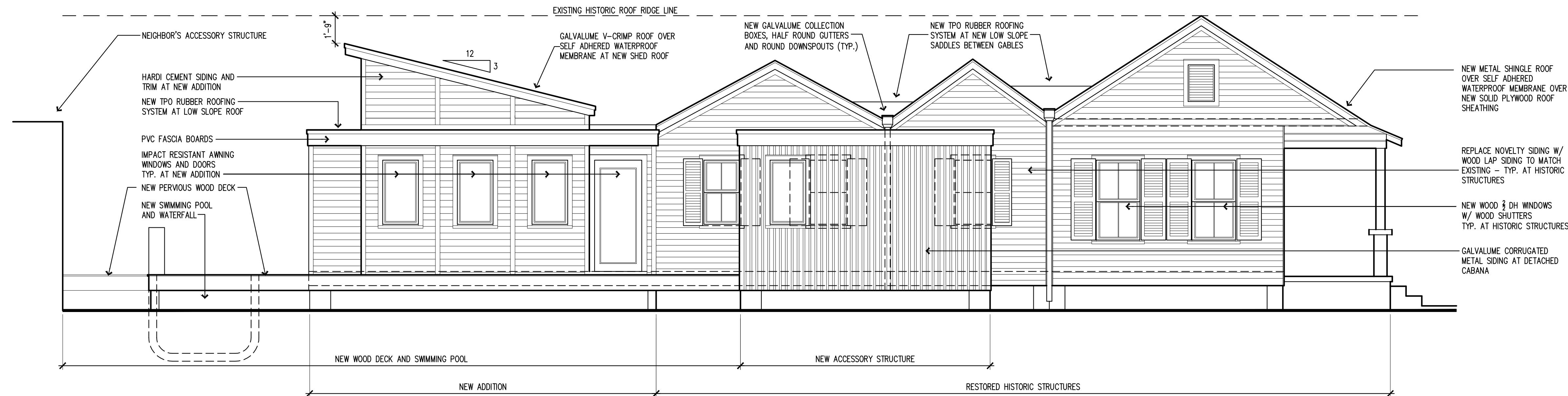
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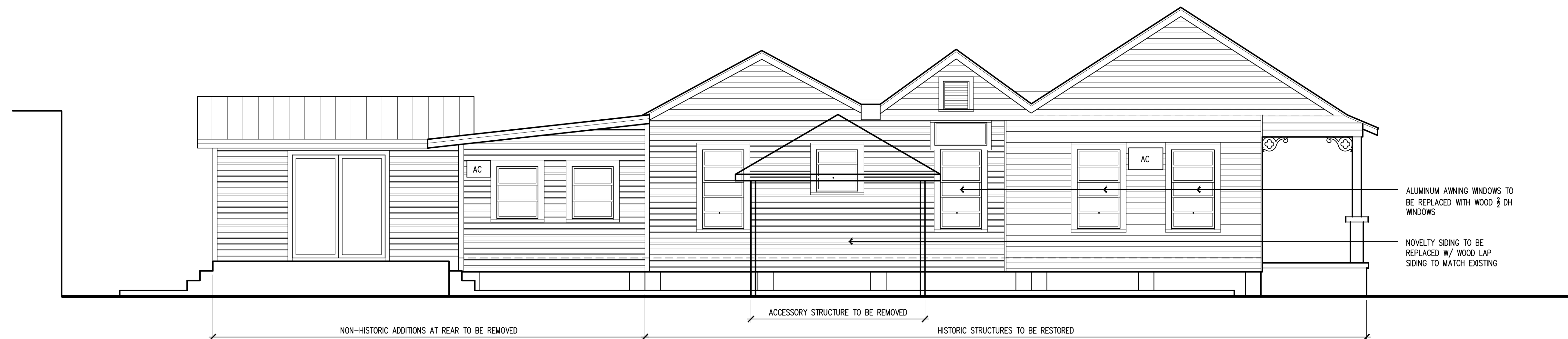
Date 4.26.19

Project #

A-2



PROPOSED SIDE ELEVATION
1/4" = 1'-0"



EXISTING SIDE ELEVATION
1/4" = 1'-0"

EXISTING

RENOVATIONS TO
533 Petronia Street
Key West, Florida 33040

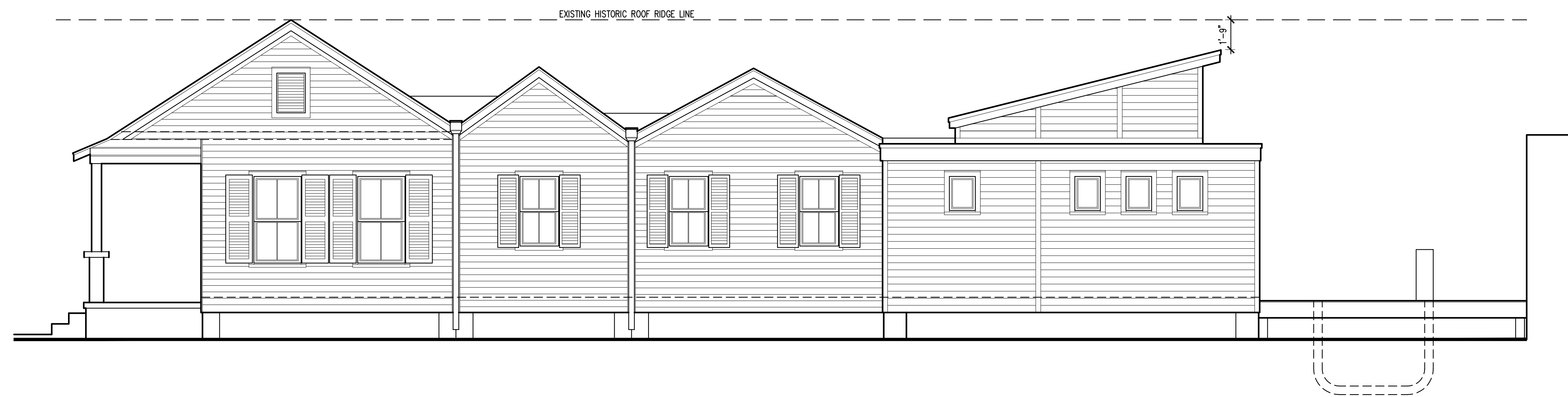
M. Stratton Architecture
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305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

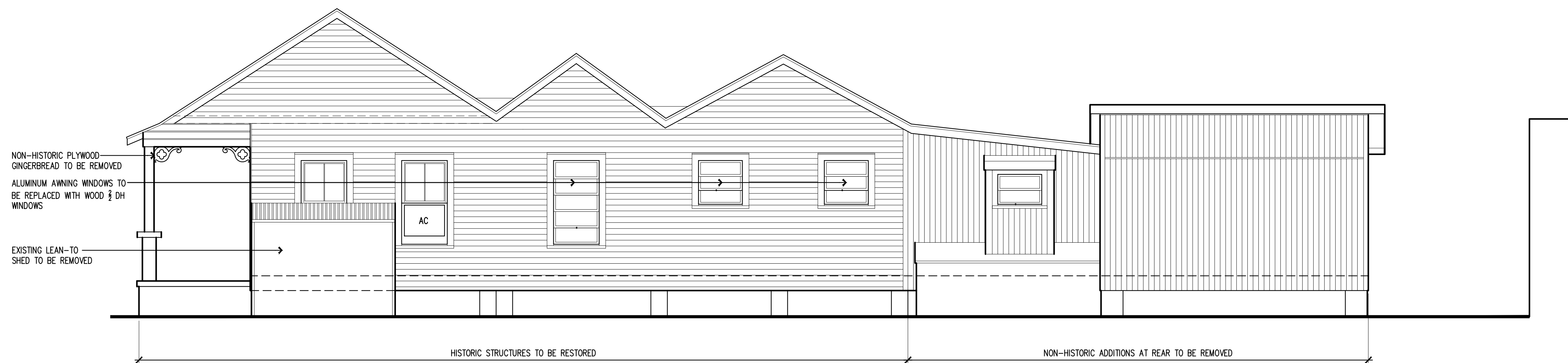
Date 4.26.19

Project #

A-3



PROPOSED SIDE ELEVATION
1/4"=1'-0"



EXISTING SIDE ELEVATION
1/4"=1'-0"

EXISTING

RENOVATIONS TO
533 Petronia Street
Key West, Florida 33040

M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

Date 4.26.19

Project #

A-4

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., May 28, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE AND ONE-STORY ADDITION AT REAR. SITE IMPROVEMENTS INCLUDING NEW POOL, ACCESSORY STRUCTURE, DRIVEWAY, PAVING, AND FENCES. DEMOLITION OF REAR NON-HISTORIC ADDITION, CARPORT, GAZEBO, AND SHEDS

#533 PETRONIA STREET

Applicant – Matthew Stratton, Architect Application #H2019-0015

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00015890-000000
 Account# 1016276
 Property ID 1016276
 Millage Group 10KW
 Location 533 PETRONIA St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 2 TR 4 OR323-314/15 OR756-51 OR756-52 OR1054-362/63TR
 Description OR1054-365 OR2562-1219/21 OR2571-1931/33C OR2929-973ORD OR2951-0875
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

TEVES ERIC CHRISTIAN
 533 Petronia St
 Key West FL 33040

BURAU MICHAEL SCOTT
 533 Petronia St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$109,489	\$111,200	\$96,955	\$100,483
+ Market Misc Value	\$2,911	\$2,992	\$3,154	\$2,813
+ Market Land Value	\$665,453	\$665,453	\$589,210	\$474,096
= Just Market Value	\$777,853	\$779,645	\$689,319	\$577,392
= Total Assessed Value	\$430,669	\$421,811	\$413,136	\$410,264
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$405,669	\$396,811	\$388,136	\$385,264

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,496.00	Square Foot	0	0

Buildings

Building ID 1169
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1/ R1
 Gross Sq Ft 1736
 Finished Sq Ft 1424
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 148
 Functional Obs 0
 Economic Obs 0
 Depreciation % 39
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
 Year Built 1923
 EffectiveYearBuilt 1979
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,424	1,424	208
OPF	OP PRCH FIN LL	312	0	110
TOTAL		1,736	1,424	318

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	492 SF	1
CONC PATIO	1969	1970	1	50 SF	2
FENCES	1992	1993	1	186 SF	2
CARPORT	1992	1993	1	200 SF	4
WOOD DECK	1998	1999	1	489 SF	2

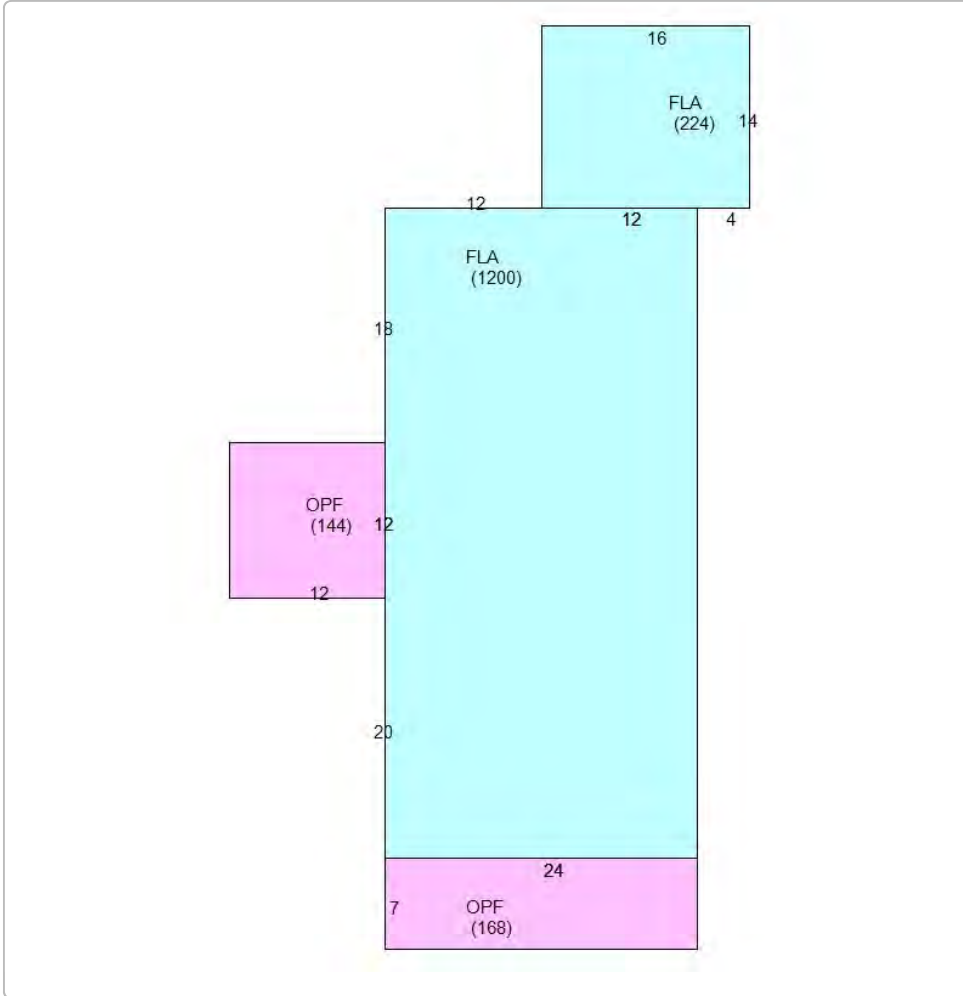
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/27/2019	\$700,000	Warranty Deed	2208944	2951	0875	01 - Qualified	Improved
4/8/2018	\$0	Order (to be used for Order Det. Heirs, Probate in	2188645	2929	973	88 - Unqualified	Improved
5/21/2012	\$0	Quit Claim Deed		2571	1931	11 - Unqualified	Improved
3/29/2012	\$100	Warranty Deed		2562	1219	11 - Unqualified	Improved
3/1/1978	\$43,000	Conversion Code		756	52	Q - Qualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions, Permits.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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