

Staff Report

- 5 Second story addition and demolition of shed on back of lot - #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, has exposed tail rafters and metal shingles on its roof. The proposed plans include the addition of a second floor, the demolition of a non historic shed. According to the plans the existing house is 14'- 8" high and the proposed second story addition will increase the house up to 22'-11". The proposed second story addition will be setback 13'-9" from the front façade. The proposed addition will match existing construction materials, wood siding and metal windows. Nevertheless the new roof will be covered with metal v-crimp. On June 28, 2011 the Commission approved the demolition request for the non historic shed. On that meeting the Commission motioned to postpone the request for demolition of the main house's roof as well as the proposed new second story addition.

Staff understands that the request to build a second story over an existing house constitutes demolition. Staff also believes that the proposed demolition of the existing shed will need to be reviewed. 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 understands that the proposed removal of the existing roof is inconsistent with the Ordinance, Section 102-218- Demolitions in the historic district. This is a first reading for the demolition request.

For the proposed demolition of the shed staff understands that the structure is not historic since it is not depicted in the Sanborn maps. It

is Staff's belief that the Commission can consider the request for the demolition of the non historic shed.

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 it's 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 also understands that guidelines for roofing (page 26); particularly guideline 4 should be reviewed for this request;

- (4) *The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form.*

Staff understands that the proposed second 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 and the proposed change will have an adverse impact in the urban fabric. The proposed addition will be visible from the right of way. 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.

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 for in s. 775.082 or 775.083



This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

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

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

✓ 15 reading demolition shed only

Reason for Deferral or Denial:

6/28/11 - 15 reading demolition of shed only. Postpone
at applicant's request remainder of application for
design + demol. of roof. PHM

HARC Comments:

Home 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

Signature: Ruddy Stewart

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

July 5, 2011

Arch. Carlos Rojas
2012 Roosevelt Drive
Key West, Florida 33040

RE: SECOND STORY ADDITION AND DEMOLITION OF SHED ON BACK
LOT
FOR: #616 PETRONIA STREET - HARC APPLICATION # H11-01-791
KEY WEST HISTORIC DISTRICT


Dear Architect Rojas:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the first reading of the proposed demolition of the shed for the above mentioned project on the public hearing held on Tuesday, June 28, 2011. The Commission also motioned to postpone the demolition request for the roof on the main house as well as the proposed design.

Because a demolition request for the shed was approved, a second meeting will take place on July 12, 2011 at Old City Hall. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

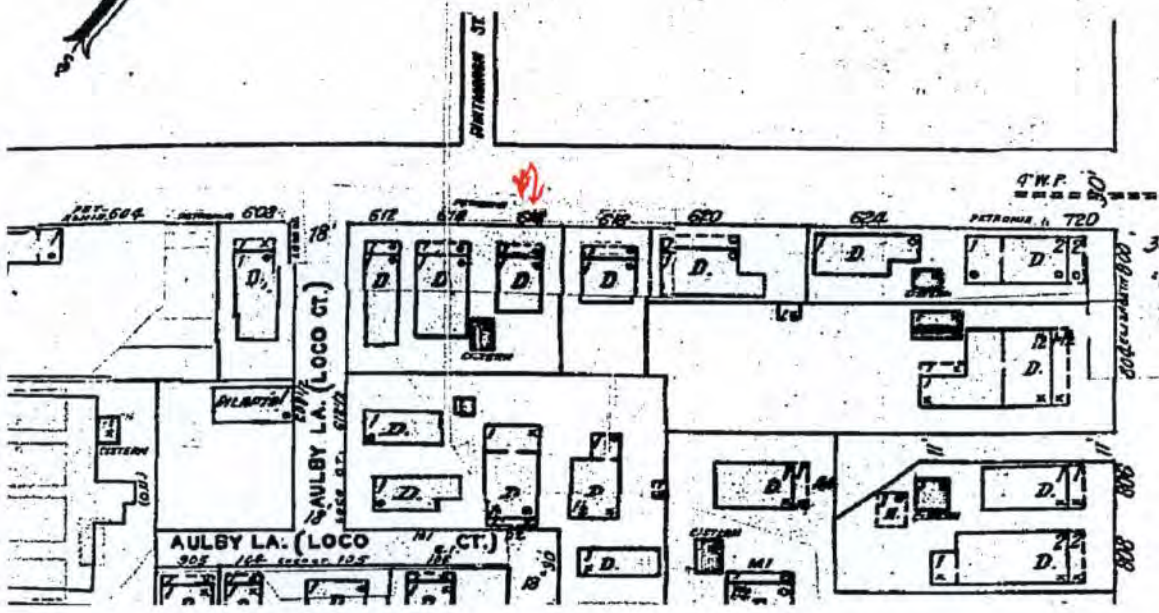
Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

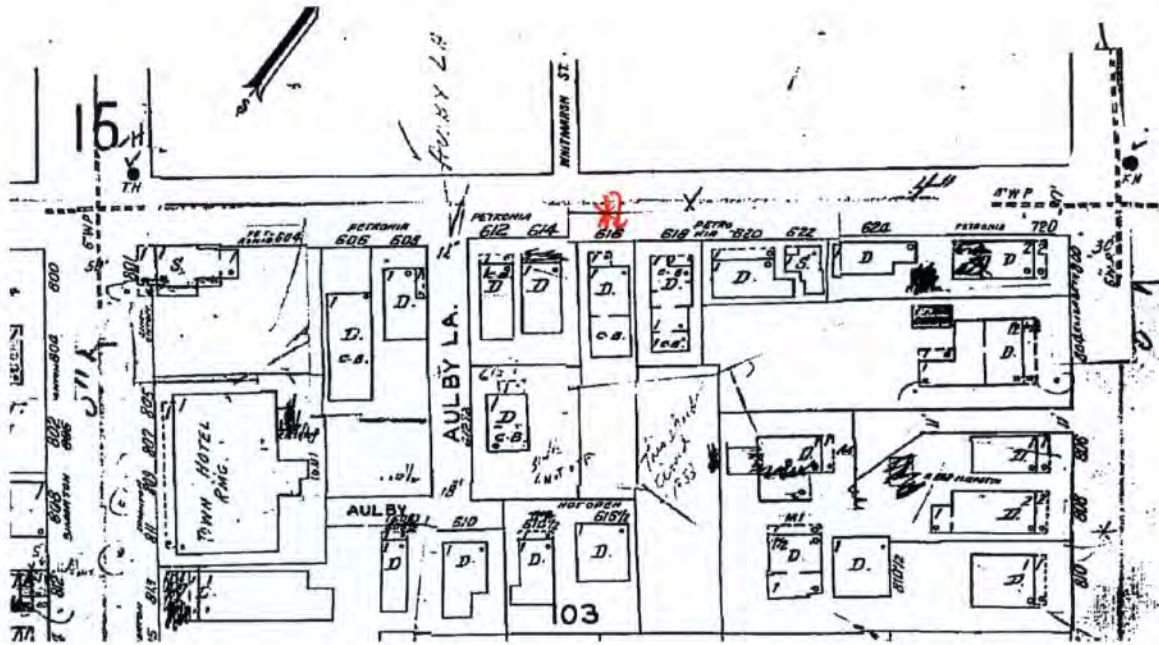
305.809.3973

etorregr@keywestcity.com

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



616

NO STOPPING



DO NOT
BLOCK
DRIVEWAY
TOW AWAY ZONE



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









NO
PARKING
BETWEEN
SIGNS
→

612



NO
PARKING
BETWEEN
SIGNS
→





616

DU 13651



616

A person is visible on the porch, partially obscured by the white picket fence.

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.

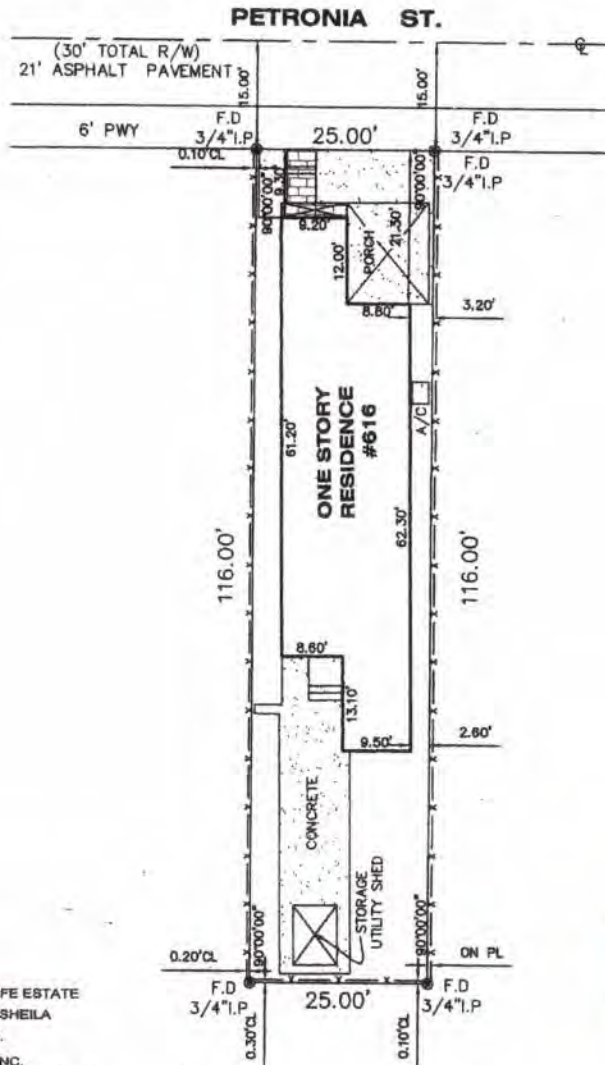
JOB No 4526

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)

ABBREVIATIONS

SPW=SIDEWALK C.S.=CONCRETE BLOCK STRUCTURE AC= AIR CONDITIONER CL=CHAIN LINK FENCE E= PROPERTY LINE S.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.= CHORD 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.C.P.= PERMANENT CONTROL POINT P.R.M.= PERMANENT REFERENCE MARK C.= CENTER LINE

SURVEYORS NOTES

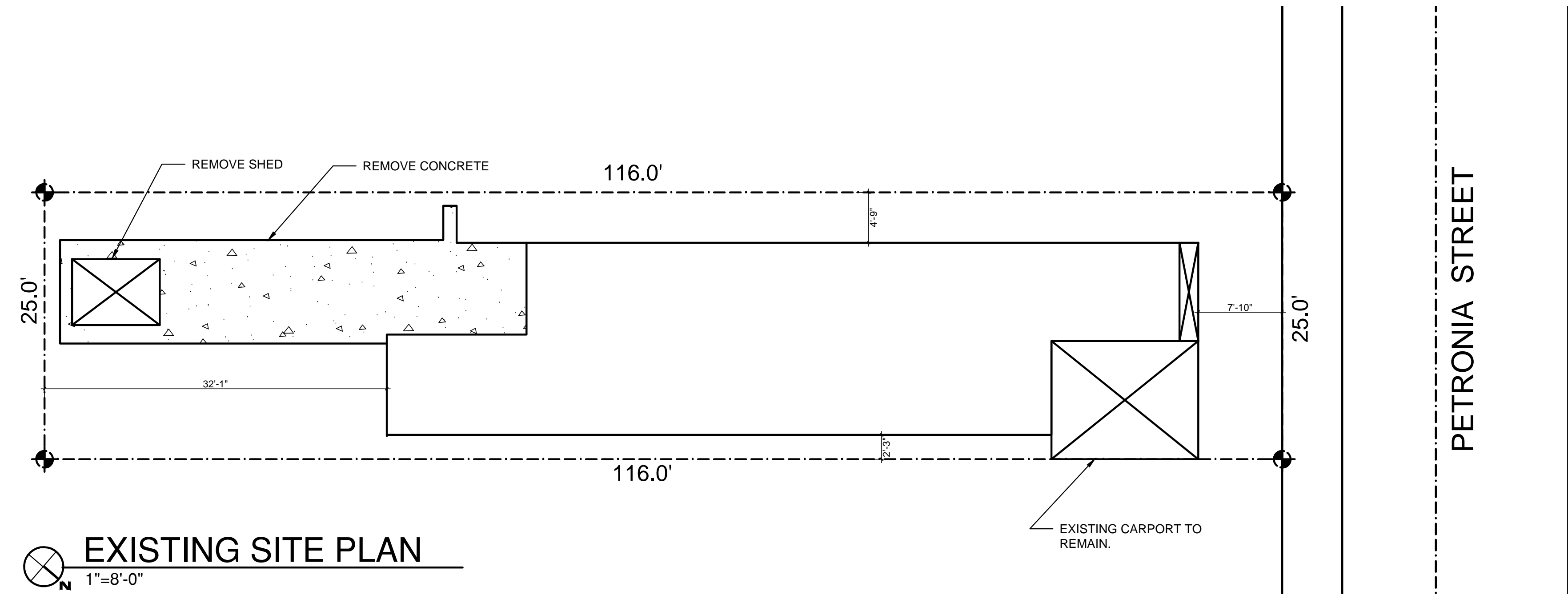
1. THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
 2. UNLESS A COMPASS BEARING IS SHOWN ALL BEARINGS, ANGLES AND DISTANCES SHOWN ARE SAME AS PLAT VALUES.
 3. THE LOTS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT 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.

3514 S.W. 3RD STREET
MIAMI, FLORIDA 33135
FAX (305) 448-1028
TEL (305) 387-4354

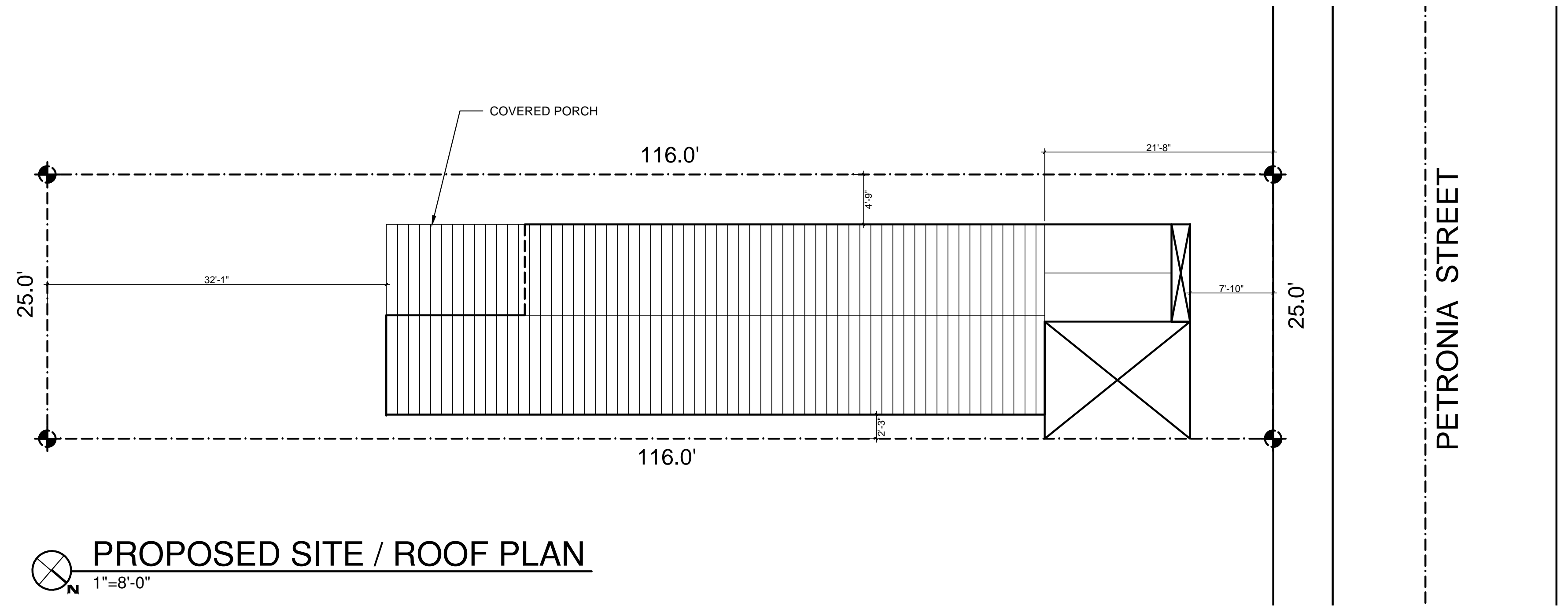
FRANCISCO L. NUNEZ P.S. & M. #8382

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

Site Plans



EXISTING SITE PLAN
1"=8'-0"



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

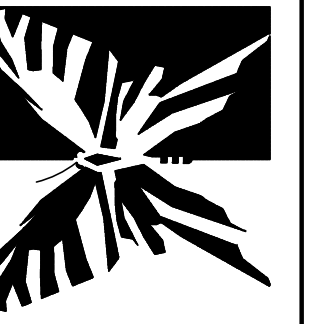


Carlos O. Rojas, Jr.
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 292-4870
ArchitectKJ@hotmail.com

Revisions

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

Project Number
20110615
Date
06/15/11
Drawn By
COR



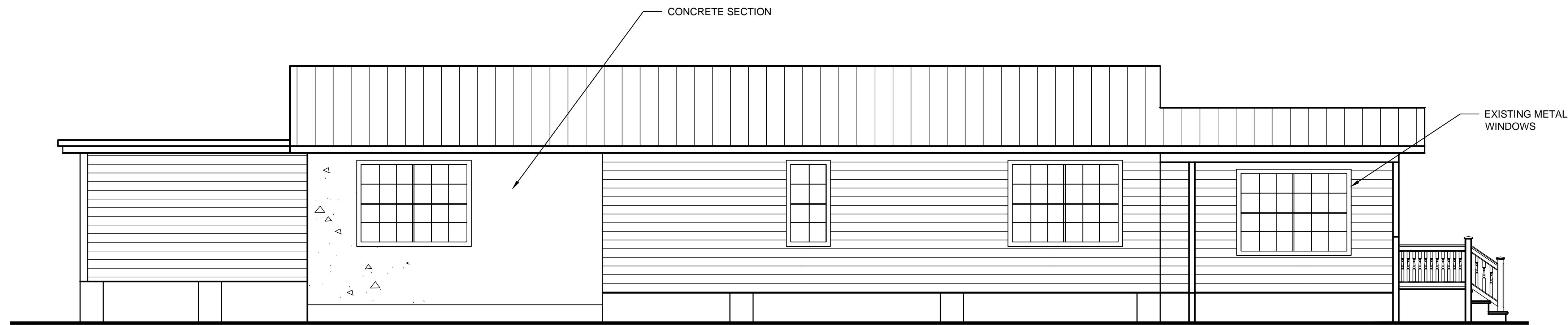
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AB

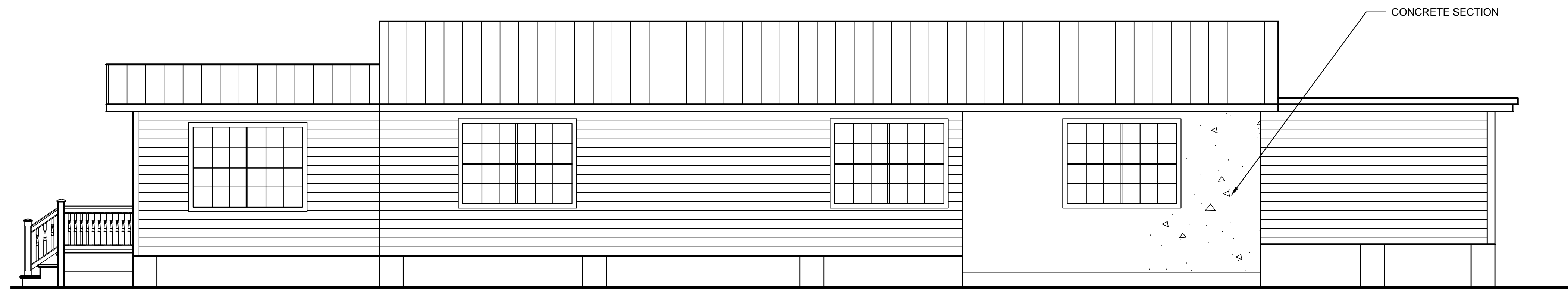


LEFT ELEVATION
 1/4" = 1"-0"



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

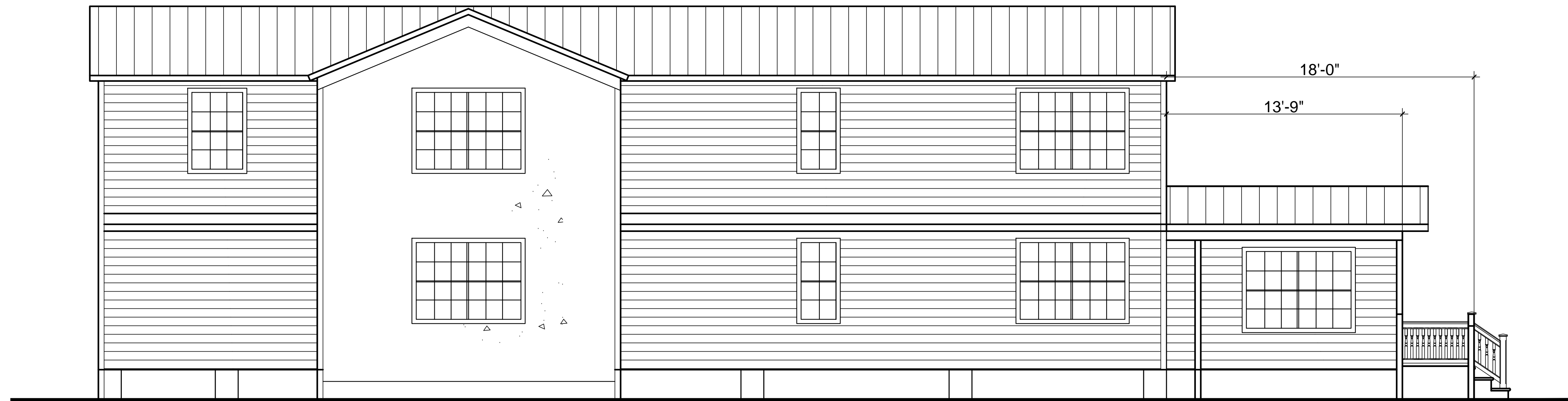
NOTE: AWNING
 SHUTTERS NOT SHOWN
 ARE TO REMAIN



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

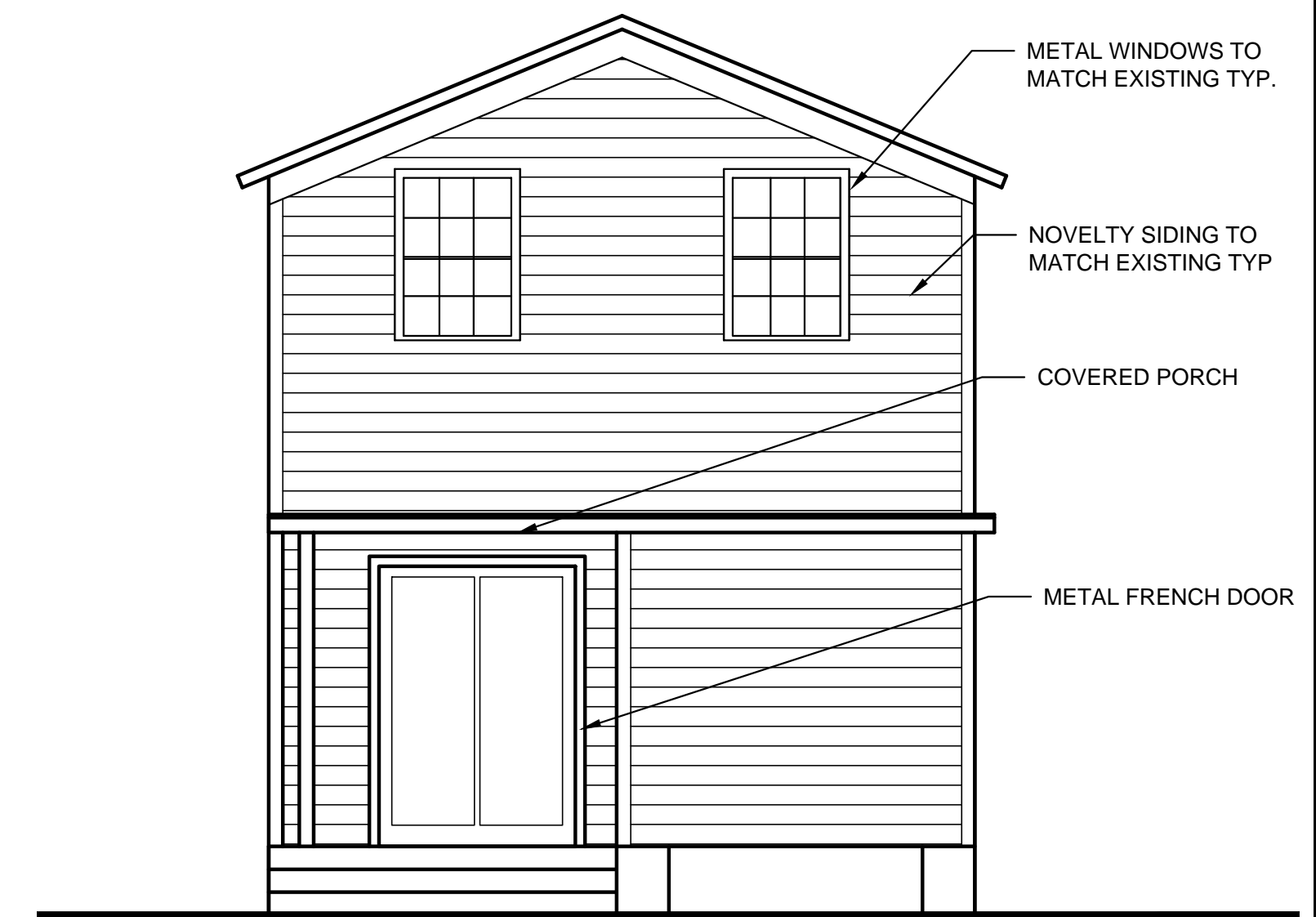


FRONT ELEVATION
 1/4" = 1"-0"



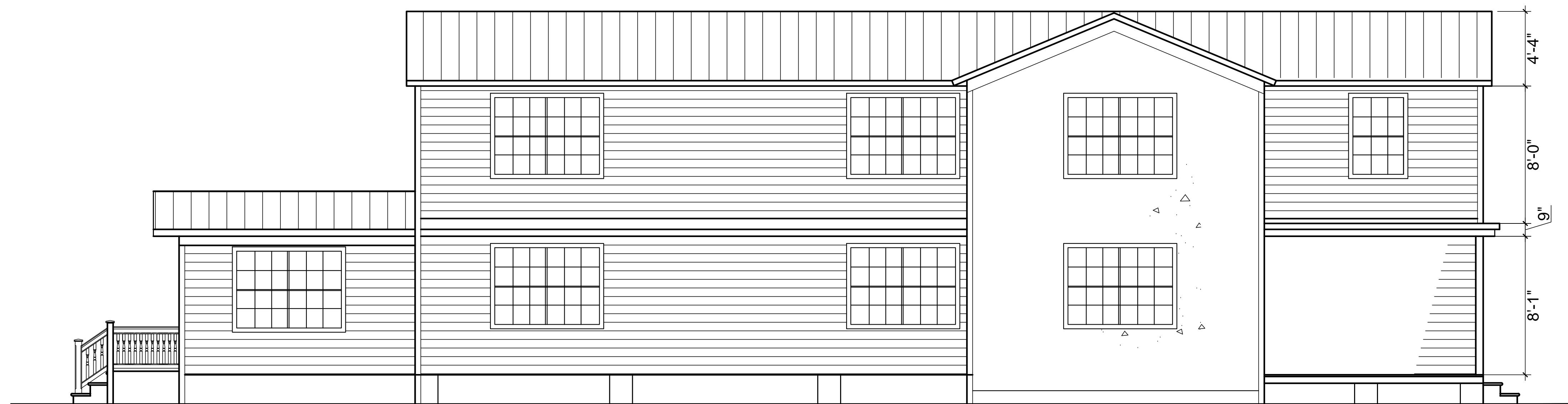
LEFT ELEVATION

1/4" = 1"-0"



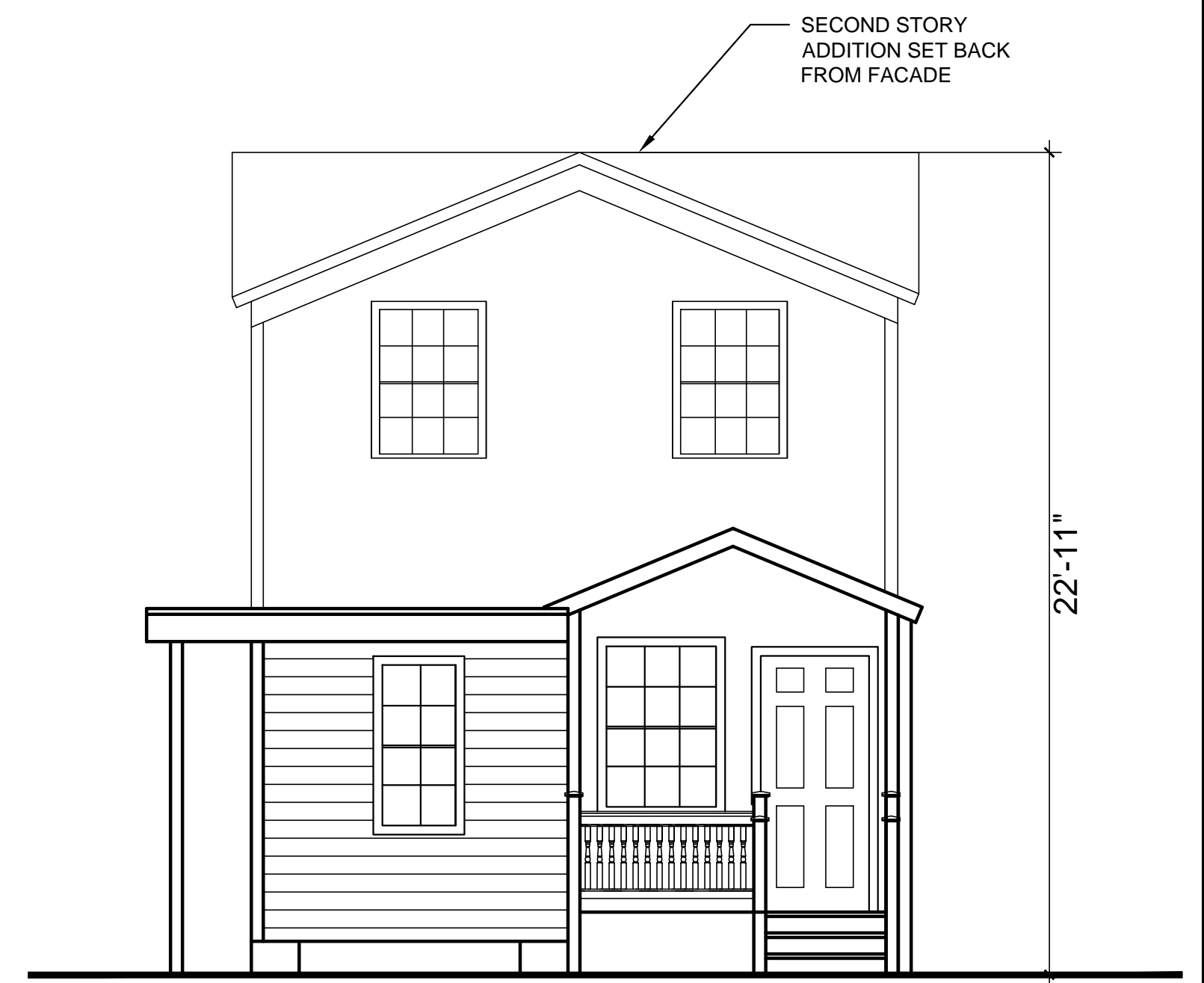
REAR ELEVATION

1/4" = 1"-0"



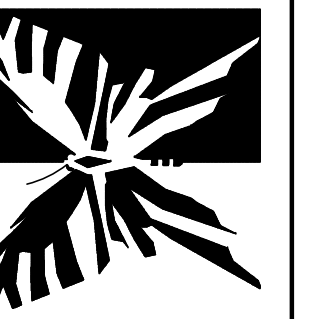
RIGHT ELEVATION

1/4" = 1"-0"



FRONT ELEVATION

1/4" = 1"-0"



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ArchitectKW@hotmail.com

Revisions

No.	Description

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

Project Number
20110615
Date
06/15/11
Drawn By
COR

A1

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., June 28, 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 AND
DEMOLITION OF SHED ON BACK OF LOT
#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

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