

# Historic Architectural Review Commission

## Staff Report Item 9

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<b>Meeting Date:</b>	December 16, 2014
<b>Applicant:</b>	Mattingly Construction
<b>Application Number:</b>	H14-01-1878
<b>Address:</b>	#616 Petronia Street
<b>Description of Work:</b>	Demolition of non-historic shed in backyard and concrete slab.
<b>Building Facts:</b>	The house located at 616 Petronia Street is listed as a contributing resource. The single-story frame vernacular house was built in 1948 and first appears on the 1948 Sanborn map, but could be the same house that existed on earlier Sanborn maps. The rear shed in question does not appear on any Sanborn map or even on a survey completed in 2004 and therefore, is not historic.
<b>Ordinance Cited in Review:</b>	Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, and Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

### Staff Analysis

The Certificate of Appropriateness in review proposes the demolition of a non-historic shed and concrete block in the backyard. It will have no effect on the contributing resource.

It is staff's opinion that the proposed demolition will not cover historic elements. As the shed is not historic, it does not meet any of the criteria listed in Sec. 102-125 (1) through (9), and therefore can be considered for demolition. If the demolition is approved this will constitute the only review for this request.

# APPLICATION



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

APPLICATION # H-14-01-1878

OWNER'S NAME: LEONARD & JOY DAVIS DATE: 12/23/14

OWNER'S ADDRESS: 1235 LAKEWOOD DR. WILMINGTON DE. 19803 PHONE #: 302-530-6899

APPLICANT'S NAME: MATTINGLY CONST. PHONE #: 305-797-6435

APPLICANT'S ADDRESS: 2932 HARRIS AVE KEY WEST FL. 33040

ADDRESS OF CONSTRUCTION: 616 Petronia # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DEMOLITION OF BIRD AVERY/SHED IN REAR YARD AS WELL AS APPROX 220 SQ. FT. OF EXISTING CONCRETE PATIO.

*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: 11/23/14

Applicant's Signature: [Signature]

**Required Submittals**

<input 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 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 APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

Demo of non-historic shed. See Sec. 102-217(2),  
-218, -125 in the land development regulations

\_\_\_\_\_  
\_\_\_\_\_

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

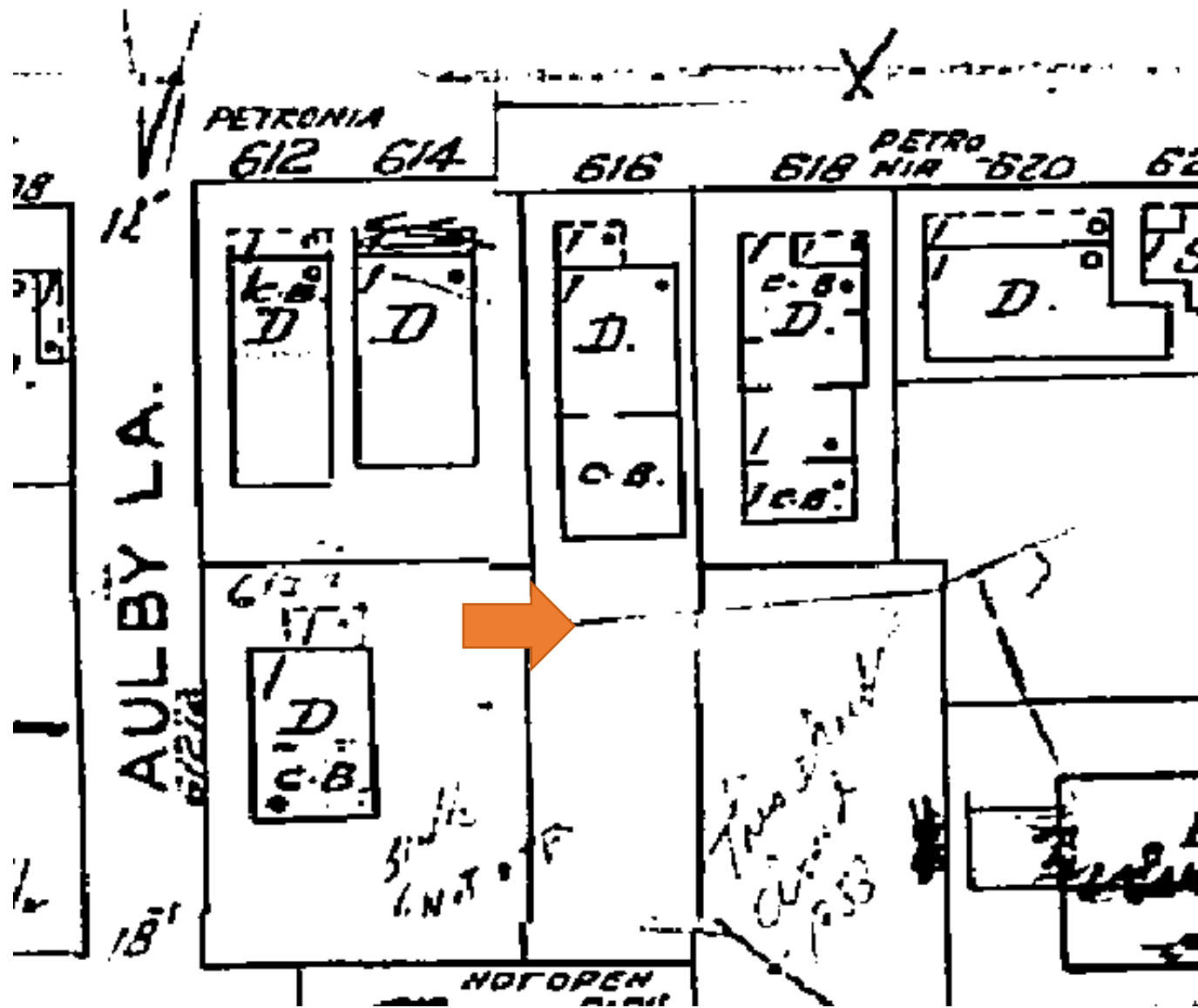
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# SANBORN MAPS



1962 Sanborn Map

# PROJECT PHOTOS









SCREW  
THE CRACKER  
POLLY WANTS  
A COCKTAIL!

I'M IN  
PARADISE

FISHING RULES

BAIT  
TALK  
YOUR OWN

Key West







# SURVEY



# PROPOSED DESIGN



REVISIONS	
NO.	DATE

RENOVATION AND ADDITIONS TO:

**616 PETRONIA STREET**

KEY WEST, FLORIDA

DAVID KNOLL  
ARCHITECT

KEY WEST, FL. (305) 745-8617

DATE OF ISSUE:

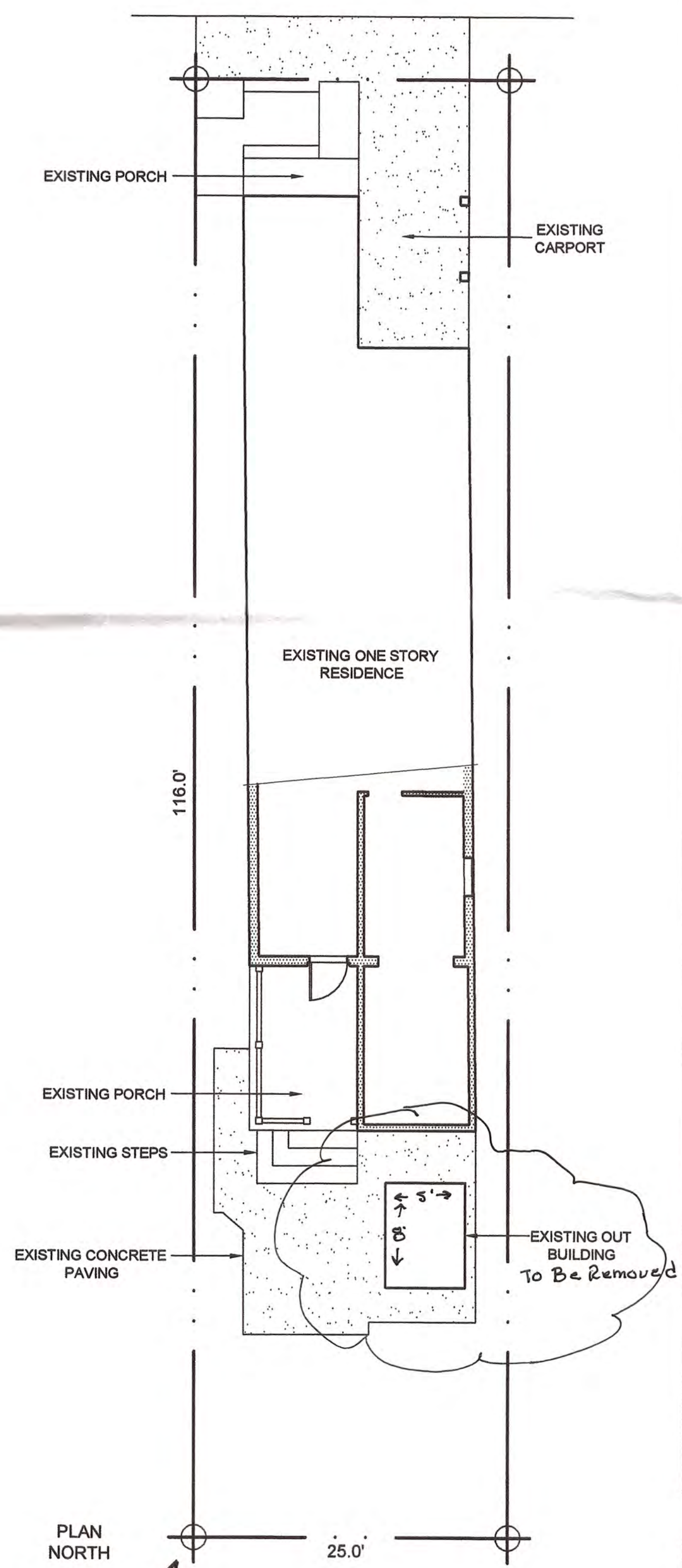
12 / 1 / 14

SHEET

2

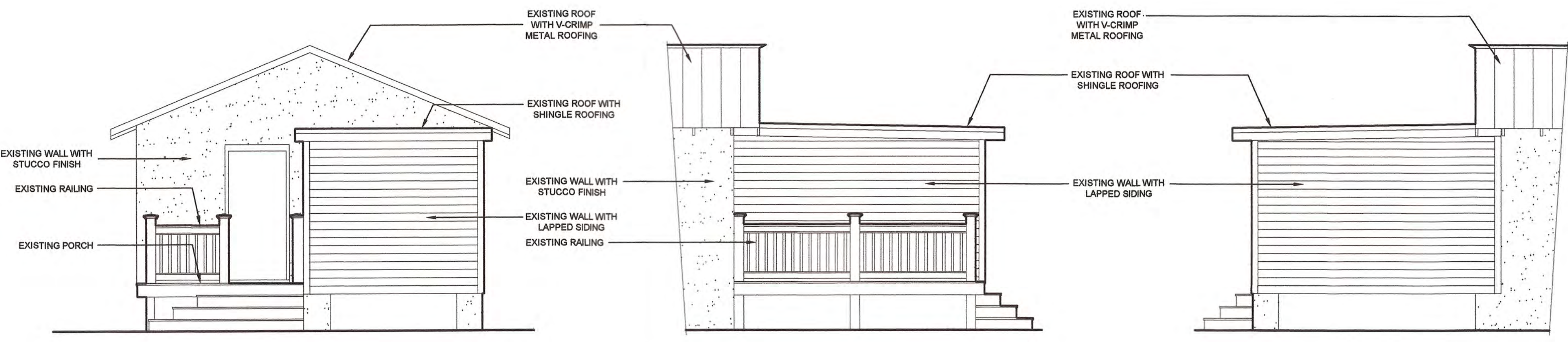
OF 2 SHEETS

PETRONIA STREET



AS-BUILT  
SITE PLAN

1/8" = 1' - 0"



SOUTH

WEST

EAST

AS-BUILT BUILDING ELEVATIONS AT REAR

1/4" = 1' - 0"



# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 16, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF NON-HISTORIC SHED IN BACKYARD AND  
CONCRETE SLAB.**

**FOR- #616 PETRONIA STREET**

**Applicant – Mattingly Construction**

**Application # H14-01-1878**

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](http://www.keywestcity.com).

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



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Lee Mattingly, 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: 616 Patronia Street on the 9 day of December, 2014.

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 12/16/ 2014.

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 H14-01-1878

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

Signed Name of Affiant:

Lee Mattingly

Date: 12/9/14

Address: 2937 Harris Ave

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 10th day of January, 2014.

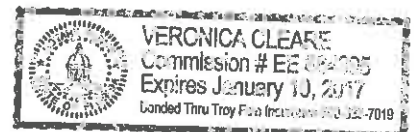
By (Print name of Affiant) Lee Mattingly who is personally known to me or has produced personally known as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Veronica Cleare  
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: 11/01/17



# 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

**Wednesday, December 17, Our Plantation Office will be closed, Marathon Office will be closed from 10 to 3 and Key West will be closed from 11:30 to 1:30 for training.**

Website tested on IE 9 & Firefox.  
Requires Adobe Flash 10.0 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1016721 Parcel ID: 00016330-000000

### Ownership Details

**Mailing Address:**

DAVIS LEONARD M AND JOY  
1235 LAKEWOOD DR  
WILMINGTON, DE 19803-3505

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

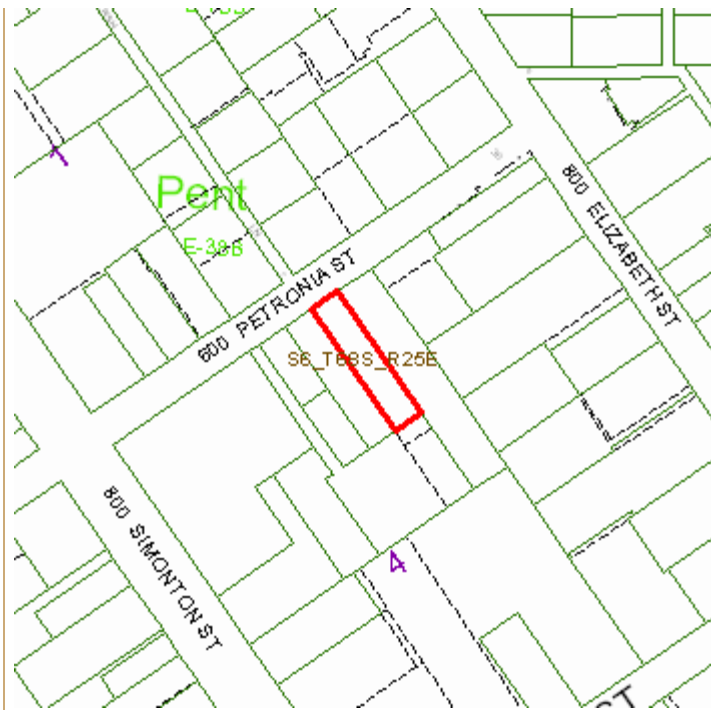
**Affordable Housing:** No

**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 OR895-1987 OR2016-1663/1664R/S OR2189-279D/C OR2709-987/88

**Click Map Image to open interactive viewer**



### 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: 1120  
 Year Built: 1948

## Building 1 Details

<b>Building Type</b> R1	<b>Condition</b> A	<b>Quality Grade</b> 450
<b>Effective Age</b> 17	<b>Perimeter</b> 184	<b>Depreciation %</b> 22
<b>Year Built</b> 1948	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 1,120
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 2
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	2001	Y			130



1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1947	N	Y	0.00	0.00	990
2	<u>CPF</u>		1	1947			0.00	0.00	132
3	<u>OPU</u>		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
0	FN2:FENCES	366 SF	61	6	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	WD2:WOOD DECK	104 SF	13	8	2005	2006	2	40

## 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
2014	88,909	1,727	366,971	457,607	347,317	25,000	322,317
2013	88,909	1,764	315,173	405,846	342,184	25,000	317,184
2012	90,216	1,792	244,456	336,464	336,464	25,000	311,464
2011	91,523	1,821	231,414	324,758	221,226	25,000	196,226
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
10/23/2014	2709 / 987	535,000	WD	02
7/1/1982	861 / 2353	42,000	WD	Q

This page has been visited 43,746 times.

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