

Staff Report

6b Demolition of low pitched roof- **#1108 Petronia Street- Robert and Patricia Gray (H12-01-19)**

This staff report is for the review of a first reading for a Certificate of Appropriateness for a demolition request for a low pitched shed roof. The proposed roof to be demolished is part of a non historic addition that is attached to a historic sawtooth. The actual roof is lower than the sawtooth's gable roof. On December 28, 2011 the Commission approved the demolition of the roof with the condition that an approved new gable roof should replace the non historic one.

Staff understands that the request for this demolition should be reviewed with the criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

(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 opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district. The existing addition and its roof can not be considered in a near future a contributing or character defining element to the historic fabric of the house. If the demolition is approved a second reading will be required.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**
APPLICATION # H-12-010000L9

OWNER'S NAME: Robert and Patricia Gray DATE: JAN 4, '12
 OWNER'S ADDRESS: 1108 Petronia St PHONE #: 772 539 1630 ←
 APPLICANT'S NAME: Robert and Patricia Gray PHONE #: 305-433-0280
 APPLICANT'S ADDRESS: 1108 Petronia St
 ADDRESS OF CONSTRUCTION: 1108 Petronia St # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Extend existing sawtooth 6 ft
ADD NEW SHED ROOF

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: Jan 4, 12
 Applicant's Signature: _____

[Handwritten 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: \$ _____

S-OK

HISTORIC ARCHITECTURAL REVIEW APPLICATION



HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Contributing resource. Frame Vernacular built in 1938.
Ordinance for demolitions
Guidelines for Roofing (Page 26).
Guidelines for Alterations (pages 36-38a)

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



We want to replace an old shed roof with a new, properly pitched shed roof. We have put a great deal of thought and planning into this design. We feel the saw tooth previously approved by HARC will cause us problems. To begin with, we will have a gulley in the middle of our roof. Water collecting in the middle of our roof is NOT what we want. This water will come off the back of the house onto the middle of our deck/patio area in one stream.. In heavy rains, guttering could not sufficiently catch and distribute a heavy stream of water coming from one point in the roof.

The saw tooth may be an historic design but I would never choose to build new with this design for myself.

I have replayed the video from the December 14th meeting. I couldn't remember what reasons were given for the unfavorable response we received for our application. In addition to Staff siting page 26, Item 4, comments from the board included...

"The shape is awkward"

"It's not very pretty"

[Guideline "Do's and Dont's" for HARC members say's "Do not apply your idea of what is "pretty" or "in good taste" to decide if a proposed alteration is appropriate"]. I personally think it will look better than a new saw tooth addition.. And...

"It's not typical for the Historic district"

We have submitted photo's of three houses., two on my block and one in the next block. I can see all three of these houses from my front porch. 1103 Petronia Street has done exactly what we want to do. This work looks to have been done in 1965. You can see from the Property Appraisers pictures that the work is in it's final stages. In three years, this work will be considered "Historic". I don't know what they did to the original roof. I don't know what it looks like on the inside. I'm guessing they removed some historic materials. This is NOT my plan. My plan is to highlight the historic and differentiate it from the new/modern roof, both inside and out.

We understand you are trying to get away from the reasoning that "you can't see it from the street". HOWEVER, I think that fact should be taken into consideration. As the roof stands today, you can barely see one (west) side from the street. This portion of the roof will STILL be seen. The other side of the roof cannot be seen from the street. I can't even see it from my yard unless I get up on a ladder. It is this part which cannot be seen now that we wish to "cover" with the new shed roof. We don't want to remove any of it, just cover over it. It won't be damaged and it WILL be reversible. We want to PRESERVE and HIGHLIGHT it.



On the outside, we will highlight the historic structure (as I have drawn into Mr. Rowans plan) with trim. On the inside, I will use tongue and groove cypress with a stain resembling Dade county pine in the saw-tooth's ceiling. The shed roof ceiling will be drywall. The historic "room" which will likely be my dining room will be "showcased" as historic. I think the contrast between the old and the new will be impressive.

I think the new shed roof will save the existing historic saw tooth. Again, we want to keep the water off of the center of our roof. We feel that our plan will save the historic structure by stopping water intrusion now and in the future and hopefully, preserve it for another 100 years.

We are thrilled to live in the historic district. We do not want to take away from the historic feel of the neighborhood or "streetscape". We have been thanked and complimented by passers-by for the work we have done so far. Neighbors on both sides of us have expressed their pleasure at finally having owners who care about the property.

We hope you will carefully consider this application.

In addition to portions of the Guidelines which I have highlighted, please consider the fact that this is OUR home. We have a definite vision of what we want it to be and are passionate about our plans.

Thank you,
Patricia and Robert Gray

DO'S AND DONT'S FOR HARC MEMBERS

DO

- Read the City's HARC guidelines and other historic preservation regulations and refer to them often.
- Be friendly with all applicants and leave them with a good impression of the local government process.
- Use the design guidelines when making a decision on the appropriateness of a building alteration.
- Review each application as a separate case and apply the regulations criteria each time.
- Remember due process.

DO NOT

- Apply your idea of what is "pretty" or "in good taste" to decide if a proposed alteration is appropriate.
- Require the design of all new buildings, alterations or additions to follow a particular theme or architectural style.
- Embarrass the applicant by criticizing his/her application openly in the meeting or in the media.
- Turn down an application without giving the applicant specific guidance as to how the application could be improved to meet the criteria of the ordinance.
- Be hesitant to ask the applicant for more information if the application is incomplete or if there is not enough information to make a decision.



IV. Guidelines for Rehabilitation Of Historic Buildings

The Key West Architectural Guidelines are firmly based on the *Secretary of the Interior's Standards for Rehabilitation*. The *Guidelines for Rehabilitation* were developed to interpret and explain the *Standards*. They were also written to assist cultural resource managers and owners of significant structures to manage them with sensitivity and to preserve their architectural integrity and historical significance.

The Federal guidelines for rehabilitating historic buildings were first developed in 1977 to assist property owners, developers, and government managers apply the Secretary of the Interior's "Standards for Rehabilitation" during the project planning stage by providing general design and technical recommendations. Together with the "Standards for Rehabilitation" they provide a model process for owners and developers.

The guidelines are intended to assist in applying the Standards to projects generally; they are not intended to give case-specific advice or address exceptions or rare instances. They cannot tell which features of a specific historic building are important in defining its historic character and should be preserved or which features could be altered, if necessary. Case-by-case decisions are best accomplished by seeking assistance from qualified historic preservation professionals in the planning stages of a project. Such professionals include architects, architectural historians, historians, archaeologists and others experienced in the preservation, rehabilitation and restoration of historic properties.

The guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types, and apply to interior and exterior work as well as new exterior additions. The guidelines seek to assure the preservation of a building's important or "character-defining" architectural materials and features and also make an efficient contemporary use possible. The rehabilitation process begins with protection and maintenance; the work should be designed to achieve preservation goals. When some deterioration is present, repairing a building's historic materials and features is recommended. However, when the deterioration is so extensive that repair is not possible, the replacement of historic materials and features with new materials is then considered. The complex design issues of alterations and additions require particular sensitivity to preserve a building's historical character.

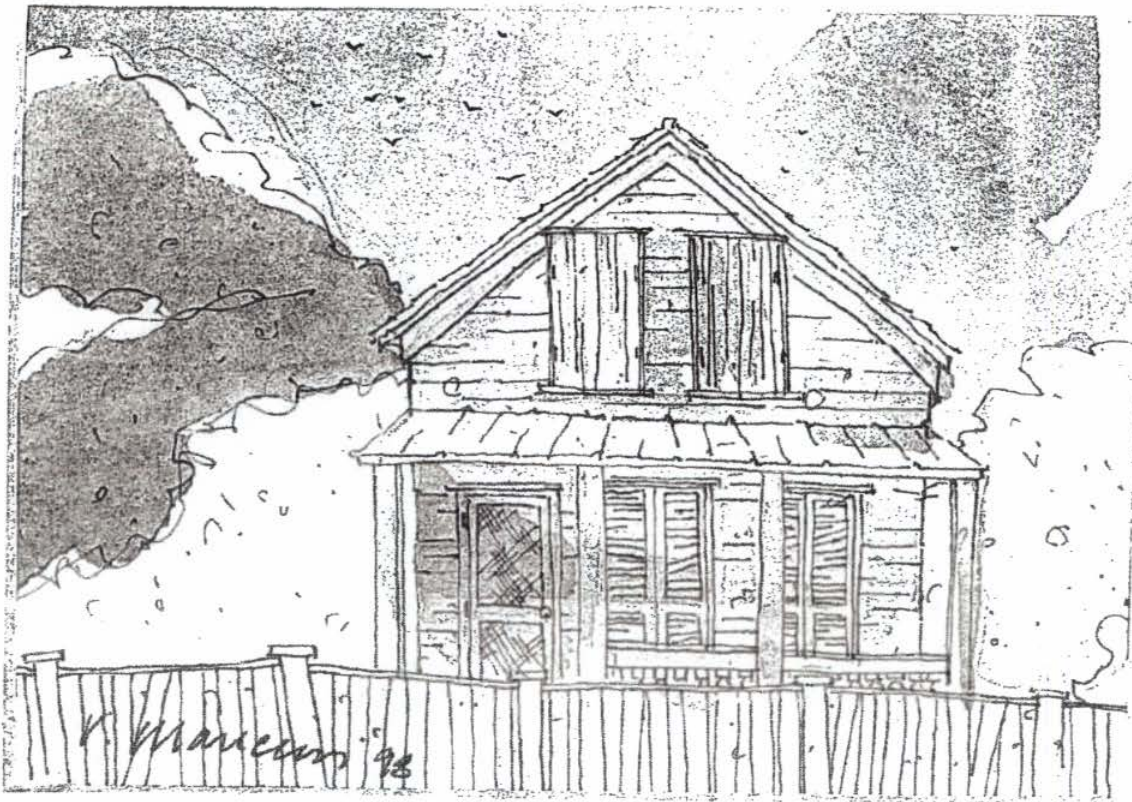


Identify, Retain, Preserve

The guidance basic to the treatment of all historic buildings – identifying, retaining and preserving the form and detailing of architectural materials and features that are important in defining historic character. It is important to remember that such loss of character can be caused by the cumulative effect of a series of seeming minor changes to the building and the total impact of actions on a building must be considered.

Protect and Maintain

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings. Protection includes cleaning roof gutter systems, installing fencing, alarm systems and other protective measures.



A HARC review of proposed construction plans considers:

1892-1899

- What was the original design of the structure, and how much has survived? **ORIGINAL STRUCTURE WAS ONE STORY (NO SAWTOOTH ADDITIONS)**
- How will new construction affect exterior elements and appearance? **NOT RADICALLY**
- Will the project alter the massing and setback patterns of the building or streetscape? **NO**
- Are the proposed changes reversible or permanent alterations? **REVERSIBLE**
- Will the project cause damage to architectural integrity and design? **NO**
- Are the proposed changes appropriate to the site and its character? **YES**
- Will the proposed materials and methods endanger the longevity of the structure? **NO. THEY WILL PROTECT THE STRUCTURE**
- Is the building a contributing or noncontributing structure in the district? **CONTRIBUTING**
- Will proposed landscaping, fencing and paving changes alter its historic character? **NIA**
- Does the condition of the structure warrant proposed demolition of original fabric? **NIA**
- Will proposed outbuildings, additions, pools, or other structures detract from the site? **NIA**
- What was the evolution of the building over time and what elements should be retained?



illustration by George Minard Sanders

PER SANBORN MAPS...

1892-1899 SINGLE STORY

1899-1912 TWO SAWTOOTH ADDITIONS ADDED

1993-2011 SHED ROOF/ADDITION ADDED

5/14/02

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- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

Character defining elements such as porches, columns, finials, hood moldings, and the forecourt relationship of a building to the street are all important character defining elements. Enclosing porches or constructing new elements between an historic building and the street should be avoided. Removal of elements including column capitals, hood moldings, finials, cupolas, entablatures, etc; should be avoided. If severe deterioration requires their removal, they should be replaced at the same time. Leaving deteriorated elements intact without repair is preferable to their removal without immediate replacement.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

Each property contributes its own unique characteristics to the district. Modifications such as converting a mid 20th century stucco façade to replicate a wood Victorian mansion should be avoided.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

Historic properties are a record of the development history of a community and the standards recognize that changes have, and will continue to take place. President Harry S. Truman converted a Victorian mansion to his Key West retreat, "the Little White House". Returning it to its pre-Truman era appearance would be inappropriate as his modifications "have acquired significance in their own right".

These standards recognize that some exterior and interior alterations to the historic buildings are occasionally needed to assure continued use, but it is important that such alterations do not radically change, obscure, damaged, or destroy character – defining materials, features, or finishes.

The construction of an exterior addition to an historic building may seem to be essential for the new use, but such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering interior space. The building's features should not be radically changed, obscured, damaged, or destroyed. HARC shall allow additions, preferably at the rear of the structure.

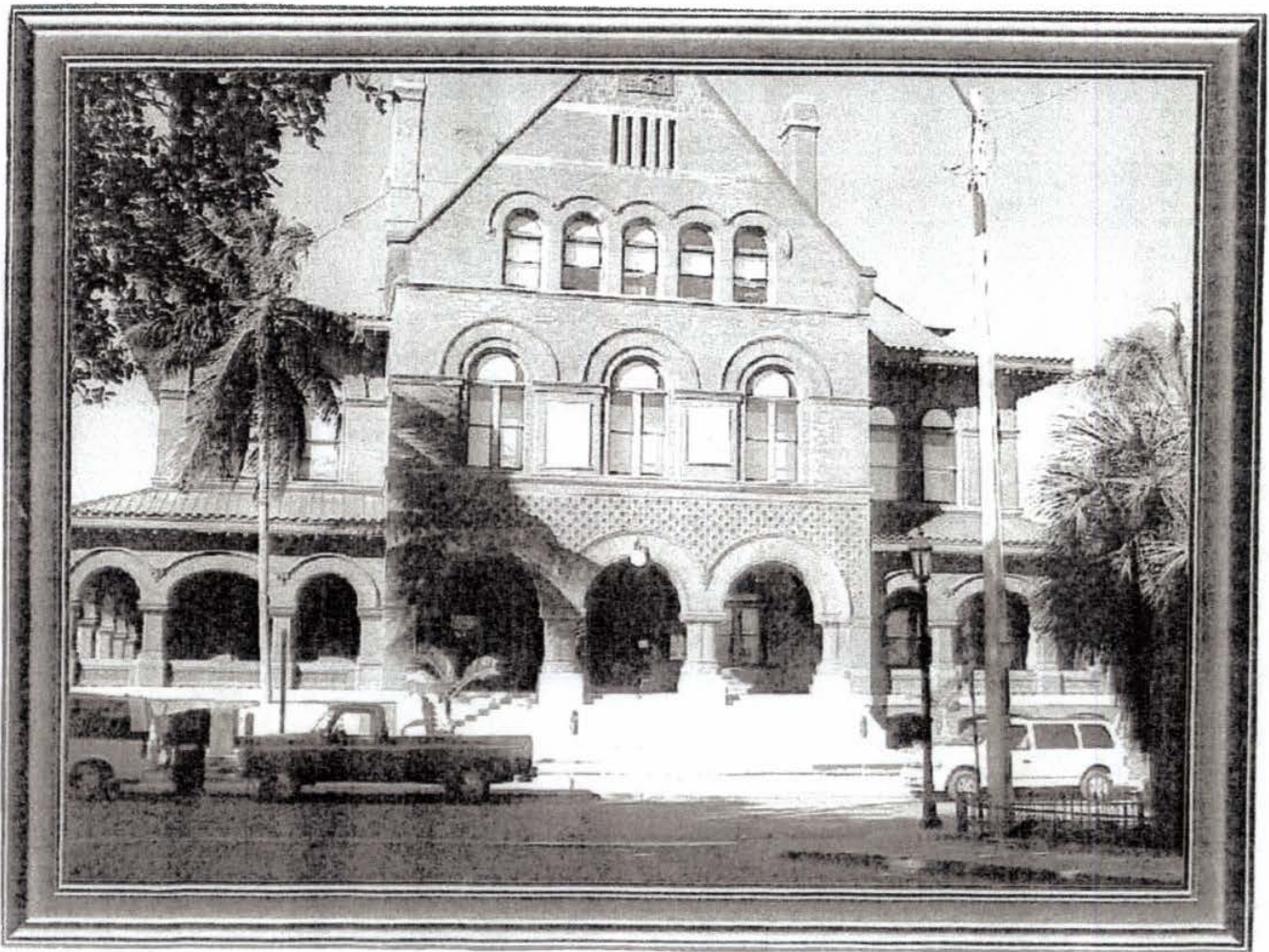
Additions should be designed so that they do not compete with the historic characteristics of a building, site or its environment. With tight building sites in Key West, construction of an addition in the rear of the property is not always possible, but respecting the scale, detailing and special relationships of the historic elements will result in a successful project. Hopefully, our contemporary additions will "acquire



historic significance in their own right and future generations will retain and preserve them.

5. Distinctive features, finishes, construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Key West has a unique and rich architectural fabric with many diverse building types, finishes, styles and details. This standard recognizes that each of these character defining elements contribute to the district's heritage and should be preserved. The terracotta detailing of the Custom House, cut coral façade of the Federal Courthouse, concrete formed to replicate rusticated stone at the Harris School, and the Victorian detailing of the "gingerbread house" at 615 Elizabeth each have unique and different "*construction techniques or examples of craftsmanship that characterize the historic property*". Each property is unique and we should endeavor to identify and preserve those features and finishes that are unique to each property.



5/14/02

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9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Alterations/Additions to an Historic Building

Some exterior alterations to an historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that is intrusive and therefore detracts from overall historic personality.

The construction of an exterior addition to an historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not (radically) changed, obscured, damaged, or destroyed.

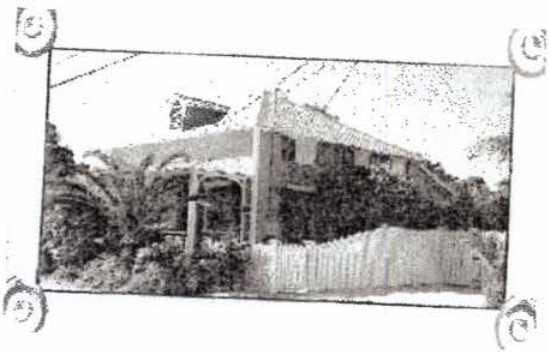


New elements added to an historic structure should be reversible to allow restoration at a future date. Original walls and windows, for example, could be left in place with a new wall constructed adjacent to it so that when removed, the original would still be intact. The addition of the roof windows to attics might be sized to fit between existing rafters so that the original structure is not altered and future removal and roof replacement would be simplified.



ROOFING

Many historic structures in Key West have metal shingle roofing. Other common roofing materials include metal V-crimp, and conventional asphalt shingles. Roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless HARC believes the replacement material to be more suitable than the existing roofing material. Roof form and secondary features such as dormers, chimneys, and other details are important in defining the architectural style of the building.



1. Historical roofing materials such as metal shingles *should be preserved* when possible. If replacement is necessary, similar metal shingles must be used, not inappropriate roofing materials such as V-crimp metal. If a roof can be shown to have been made of another material such as wood shingles or slate, it may be replaced with that material. V-crimp roofs may be replaced with metal shingles.
2. Conventional modern roofing materials such as asphalt shingles, V-crimp, or composition roofing may be used on non-contributing structures, provided that they do not detract from the characteristics of nearby historic properties.
3. Roofing materials and forms used in new construction must be *visually compatible* with the existing historical and architectural context of the streetscape and neighborhood.
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. Original features such as scuttles, chimneys and roof porches should not be removed or altered.
5. The public view of the roofline should not be altered by the addition of new features such as dormers, scuttles, vents or skylights. Such features may be allowed on roof surfaces not visible from a public right-of-way.
6. Fascia, soffit, cornice and bracket elements shall not be altered or removed unless it can be documented by photographic or other verifiable historical evidence that they were not historically accurate in form and placement.



PAINT PREPARATION TECHNIQUES

Abrasive or harsh chemical paint removal methods cause permanent damage to historic structures. Surface cleaning in preparation for painting shall always be accomplished by the gentlest means possible to avoid damage to historic fabric.

1. *Hand-scraping, sanding and the use of passive thermal devices such as heat guns* (not blowtorches) is recommended or preferred.
2. Rotary power sanders or sandblasting must *never be used* to remove paint from historic buildings as it will prematurely age wood. Sandblasting to achieve a weathered "natural" wood effect is *prohibited*. High-pressure water blasting of historic structures is discouraged because of the *high probability of permanent damage* to the structure.
3. Detachable elements such as shutters, doors, decorative features and columns *may be temporarily removed* for chemical paint removal.
4. The use of *preservation-quality paint removal chemicals* in the form of paint removal poultices, pastes or solutions applied in place is encouraged. Materials should be applied according to the manufacturer's recommendations.
5. Masonry should be cleaned *only to halt deterioration or remove heaving soiling* prior to repainting. Masonry surfaces must be cleaned using gentle methods such as low-pressure water washes using diluted detergent and chlorine with natural bristle brushes.
6. *Remove old paint only to the next sound layer whenever possible*. Removal of crazed or cracking old paint with gentle methods is recommended. A flat vibrating sander may be used sparingly to even out scraped and uneven surfaces.
7. *Spot priming* with a latex or oil-based primer on bare or newly exposed wood is recommended to encourage the adherence of new paint to surfaces.

ADDITIONS & ALTERATIONS/ NEW CONSTRUCTION

Alterations, additions, and new construction can permanently damage the design of historic buildings and streetscapes by introducing out of scale, poorly designed changes, which alter the symmetry and beauty of historic districts. Poorly constructed additions may lead to the deterioration of a building by altering the functional design of a historic structure, redirecting water into areas, which produce wood rot and decay. Modern additions commonly deteriorate before historic original portions of structure and if deemed necessary, should be carefully planned and constructed to minimize impact on the structure's health and appearance.



HARC reviews alterations to non-contributing structures to ensure that the proposed alterations will not create a structure that is an intrusion in the historic district. Whenever possible, HARC will encourage projects that lessen the detracting of an addition, alteration or new structure upon the integrity of the historic district, whether the construction is new or proposed for contributing or noncontributing buildings within the district.

1. A structure shall not be altered and/or expanded in such a manner that its essential character-defining features are disguised or concealed.
2. Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.
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.
6. Additions should not alter the balance and symmetry of an historic structure.
7. No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.
8. New additions should be designed and constructed to be clearly differentiated from the historical so that character-defining features are not changed, obscured, damaged or destroyed.

In order to preserve the integrity of the Historic District, a number of design criteria have been developed by which individual structures may be compared and evaluated. The intent in developing these criteria has been to identify specific design elements which, if repeated or echoed a sufficient number of times, will assure the maintenance and preservation of the architectural character of the district.

1101 Petronia, 1103 Petronia, 1119 Petronia

These criteria will become the working tools for the developer, architect and builder. Ideally, they should be studied and evaluated before design development work begins so that the desired relationships can be established as design objectives, properly relating individual buildings to the total environment.

These Design Guidelines are not intended to exclude good contemporary design, as new complementary design is encouraged. Traditional design elements are also encouraged, yet the distinction between historic and contemporary should be evident.

The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.



3. **Height** – must not exceed two and a half stories (see Figures 1 and 2 pages 77 and 78). There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.

4. **Proportion, scale and mass** – massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.

5. **Compatibility** – Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.

6. **Building Detail** – All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not (precisely) mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.

7. **Relationship of materials** – Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.

VII. HISTORIC ARCHITECTURE DESIGN PRINCIPLES

The following basic principles of compatible architectural design are also considered by HARC when determining if a project is appropriate for a specific building, street or historic preservation zone:

Siting: Structures should be placed so that their siting is compatible with the zone's historical period as well as city codes.

Massing: The structure should be compatible with the existing massing patterns of buildings in its historic zone.

Scale & Proportion: Projects should not exceed the established size and scale of other buildings in the vicinity. Proportion and scale refer to the relationship of height to width of the front elevation. When most of the buildings along a streetscape have similar proportions, it would be harmful to construct a new building of substantially different proportion.

Material: Materials used should be identical or similar in appearance to original fabric.

Texture: Key West's historic buildings use a variety of materials including wood, brick, stone, concrete, steel and stucco. New buildings, which use materials of a similar texture, are more compatible in historic zones.

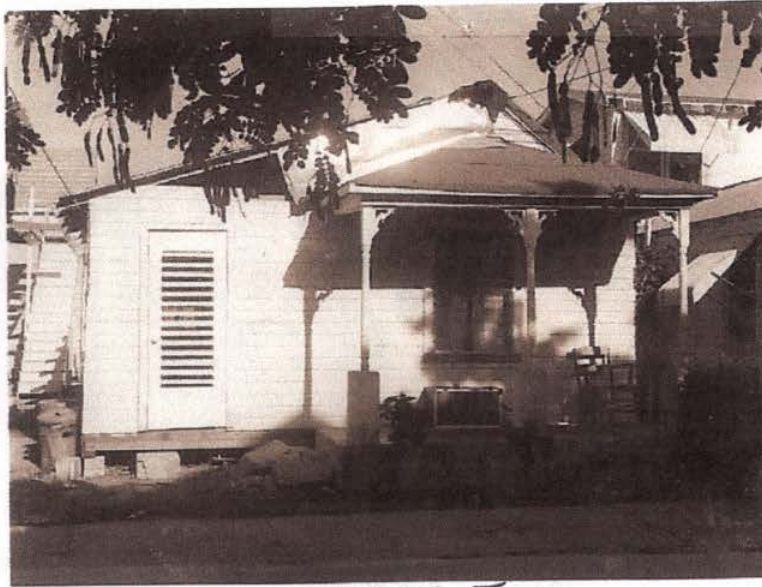
Roof form: Most roofing in the historic residential zones consists of sloped gables or hipped roofs. Many commercial structures have flat roofing. New structures will be more compatible if the common roof forms of nearby properties are used in their design.

Rhythm: The concept of rhythm is the regular recurrence of related elements. In a building this is generally the recurrent alternating pattern of solids and voids (such as the relationship of wall space to windows and doors) experienced while passing by or through a building. By using a similar rhythmic pattern in a new building a more sympathetic relationship can be obtained.

Detailing: Design elements such as trim or railings, which are important to the historic appearance of a structure, should be retained or duplicated if deterioration makes retention impossible.

Color: Color is an important factor in Key West architecture. Key West houses were usually painted in subtle colors, predominantly white, gray, and lightly hued pastels with contrasting trim and shutters. Color is an intrinsic quality of a building material such as brick or stone, as well as an applied coating such as paint. Historic research is often used to determine original paint colors for renovations.





MM00027077

"1965"

Photo taken by the Property Appraiser's office c1965, 1103 Petronia St.; built 1920's; Tract 6, Sqr 2, Pt Lot 24

By Florida Keys--Public Libraries
No real name given + Add Contact

This photo was taken on September 22, 2009

17 views

This photo belongs to

Florida Keys--Public Libraries' photostream (11,214)



This photo also appears in

The Way We Were--Key West 1960s (set: 4,159)

Tags

key west, fl historic preservation
historic architecture historic district

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This photo is visible to everyone



"2011"



Favorite Actions

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"1965"

Photo taken by the Property Appraiser's office c1965; 1101 Petronia St.; built 1938; Tract 6, Sqr 2, Pt Lot 24

By Florida Keys--Public Libraries
No real name given + Add Contact

This photo was taken on September 22, 2009

23 views

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The Way We Were--Key West 1960s (set)

Tags

key west, fl historic preservation
historic architecture historic district

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Privacy

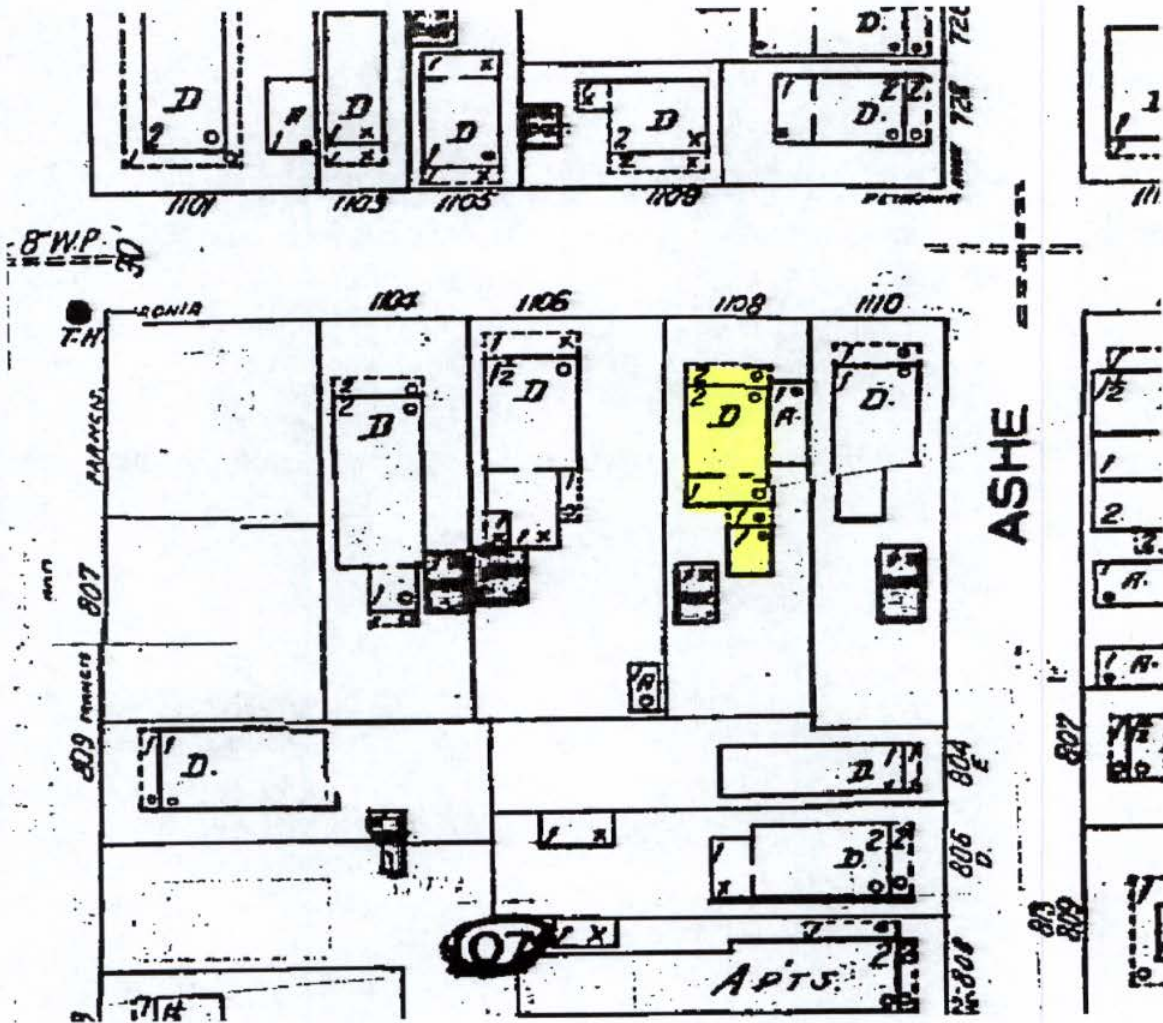
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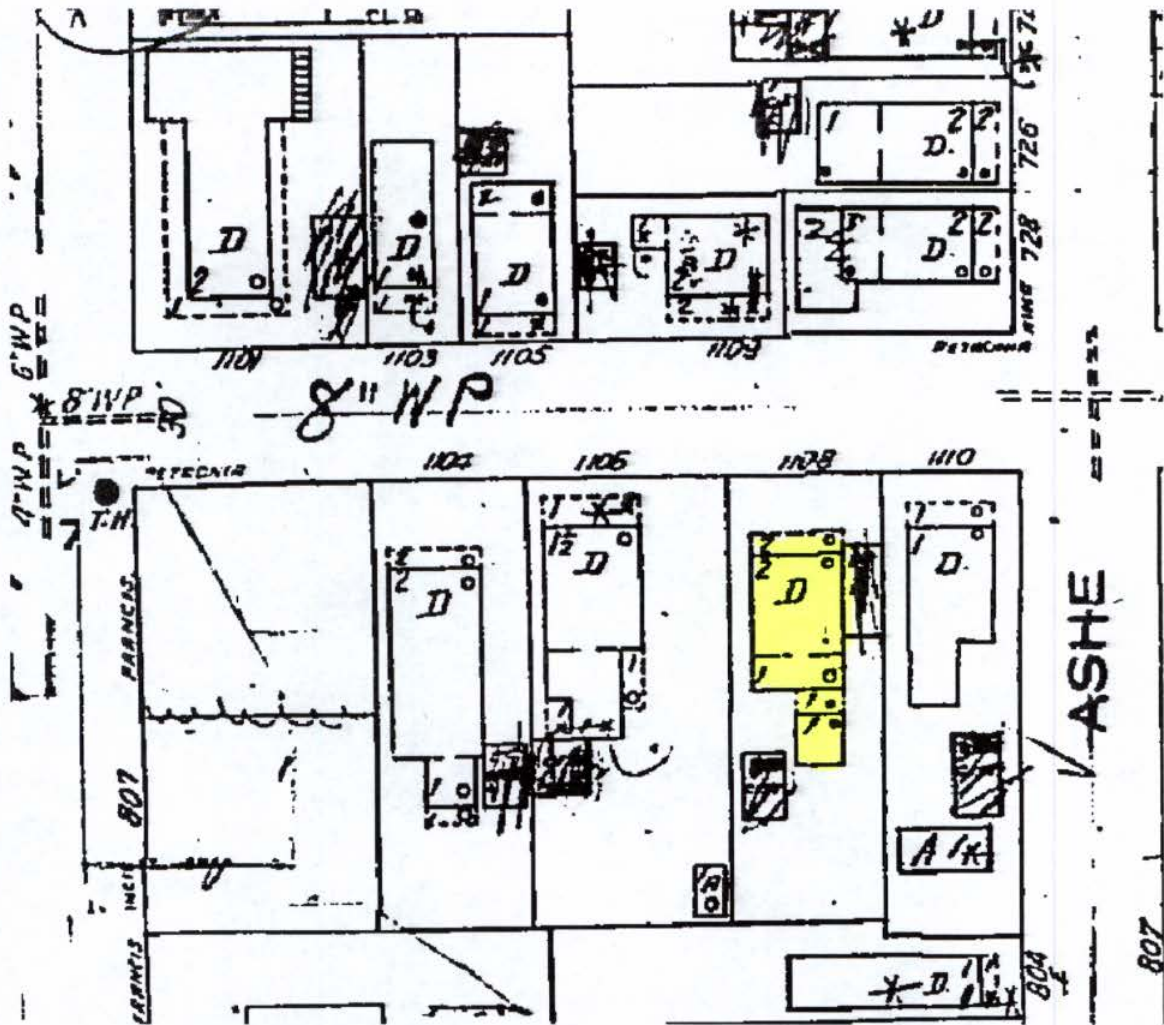
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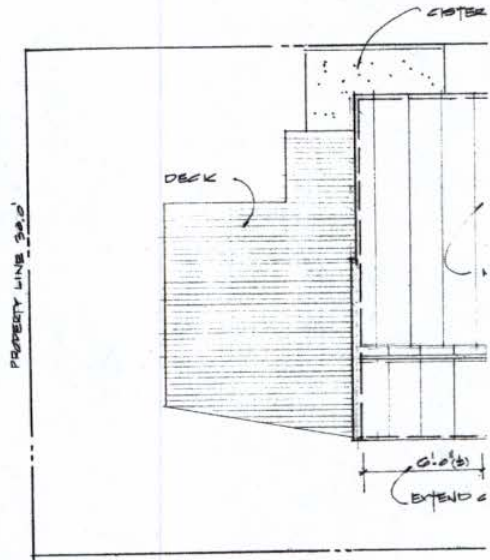
Sanborn Maps



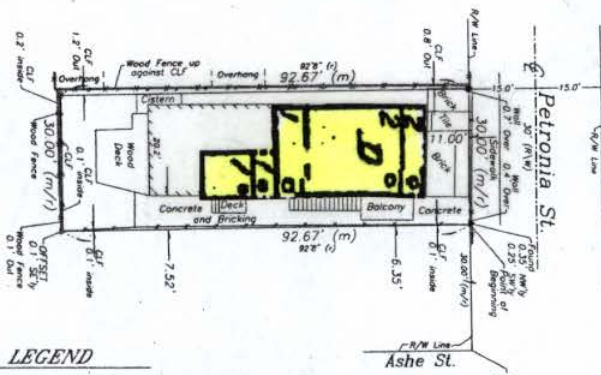
#1108 Petronia Street 1948 Sanborn map copy



#1108 Petronia Street 1962 Sanborn map copy



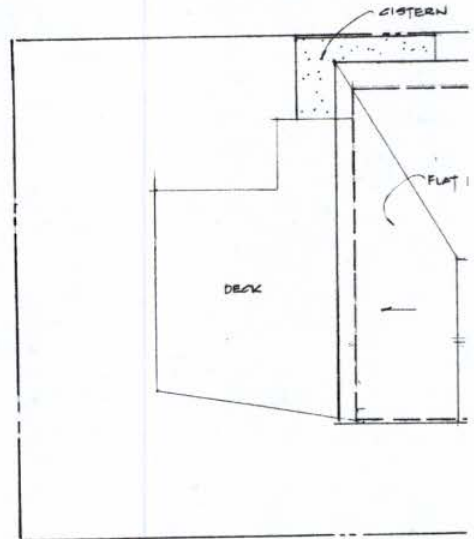
- 1962 Sanborn map overlapping survey.



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found Concrete Nail (No ID)
- ▲ Found Nail & Disc (PIS)
- △ 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

Boundary Survey



Project Photos



Photo taken by the Property Appraiser's office c1965; 1108 Petronia St.; built 1938,
Monroe County Library



Enid Torregrosa <etorregr@keywestcity.com>

1108 Petronia St.

2 messages

William Rowan <wrowan@gmail.com>
To: etorregr@keywestcity.com

Mon, Nov 28, 2011 at 8:53 AM



IMG_2499



IMG_2500



IMG_2501



IMG_2503

Enid Torregrosa <etorregr@keywestcity.com>
To: William Rowan <wrowan@gmail.com>

Mon, Nov 28, 2011 at 11:25 AM

Bill:

Can you send them as an attachment to the email? Then they can be saved for the electronic packets

Thanks!

Enid Torregrosa
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
[305.809.3973](tel:305.809.3973) Direct
[305.808.3978](tel:305.808.3978) Fax

[Quoted text hidden]

Correspondence

WILLIAM ROWAN ARCHITECTURE N

321 PEACON LANE • KEY WEST, FLORIDA 33040 • (305) 296-3784 • FLORIDA LICENSE AR-0017751

JAN. 17, 2012

CITY OF KEY WEST
DIRECTOR HARC

RE: 1108 PETRONIA ST.
REAR ROOF OF EXISTING ADDITION
ORIGINAL SUBMITTAL

DEAR ENID,

THIS LETTER WILL VERIFY THAT THE ABOVE REFERENCED ROOF IS PROPOSED TO BE OVERFRAMED ON ONE SIDE ONLY AND WILL BE REVERSIBLE IN KEEPING WITH THE INTENT OF THE HISTORICAL GUIDELINES.

IN ORDER TO REROOF THE EXISTING ADDITION, EITHER ROOF OPTION WOULD IN EFFECT COVER PORTIONS OF THE SAWTOOTH AS WELL AS THE GABLE, BOTH OF WHICH ARE HISTORIC.

ACTUALLY THE FIRST SUBMITTAL (A SHED ROOF) WOULD COVER LESS OF THE TWO OPTIONS.

SINCERELY,





Enid Torregrosa <etorregr@keywestcity.com>

1108 Petronia...

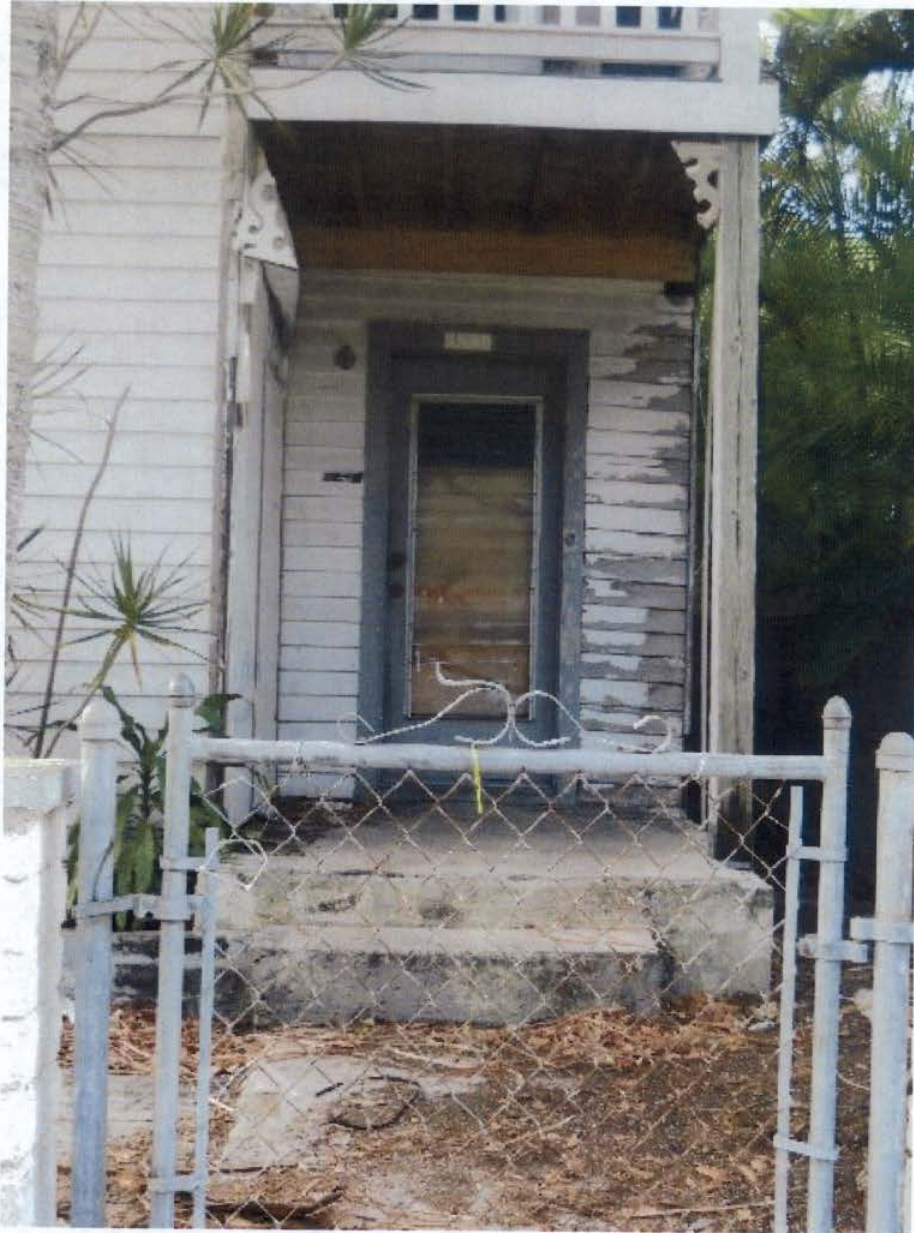
1 message

MrsGray2@aol.com <MrsGray2@aol.com>
To: etorregr@keywestcity.com

Fri, Jan 20, 2012 at 8:39 AM

I'd like to include these pictures in my presentation. Before and after pictures of permitted work we have done since May, 2011. When we purchased the house, it was divided in two on the ground level. The previous owner was beginning to make an illegal third unit. We opened it up to make it one legal unit again. I'm submitting these pictures because I think that the board may want to see some of my efforts over the past 8 months. I think it may help you all to see how my ideas ultimately turn out. I think I'm doing a pretty good job. This is my home. I am very passionate about my plans.

Front entry...



Getting there...



Entry hall...

You can see in the ceiling where the staircase accessing the second story used to be. I had my contractor frame the entry hall leaving plenty of room to easily access and re-build that staircase in the future.



The end of this hall is where we had to open the wall to the rest (back) of the house...





bathroom...



I found some Dade county pine in the "attic". I cleaned it up, scraping and sanding and used it on the knee walls of the shower...





Master bedroom...



Nothing special, but there it is...

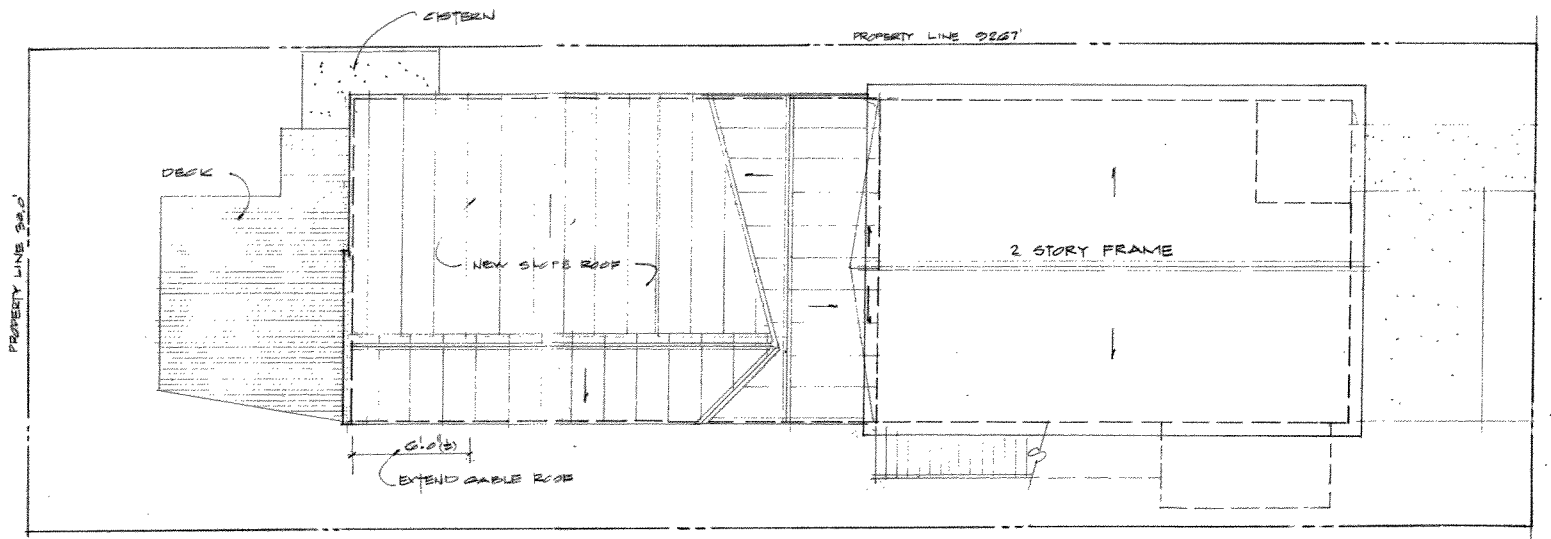


Site Plans

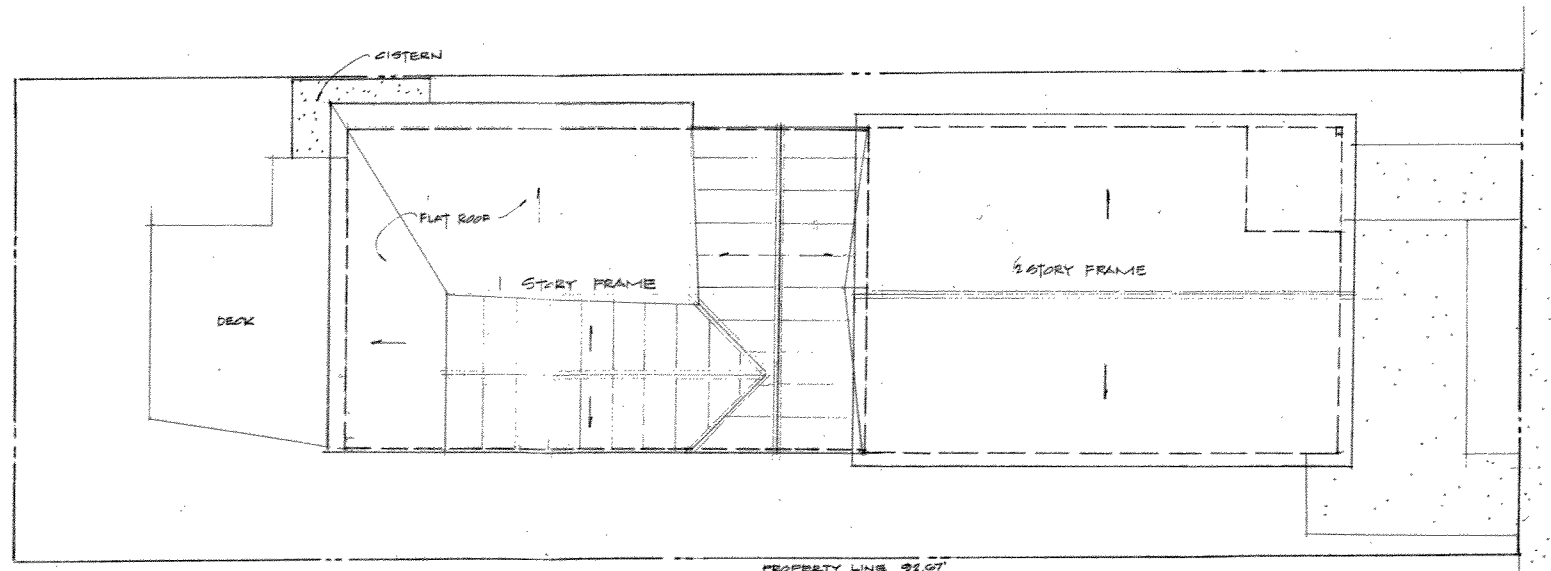
22



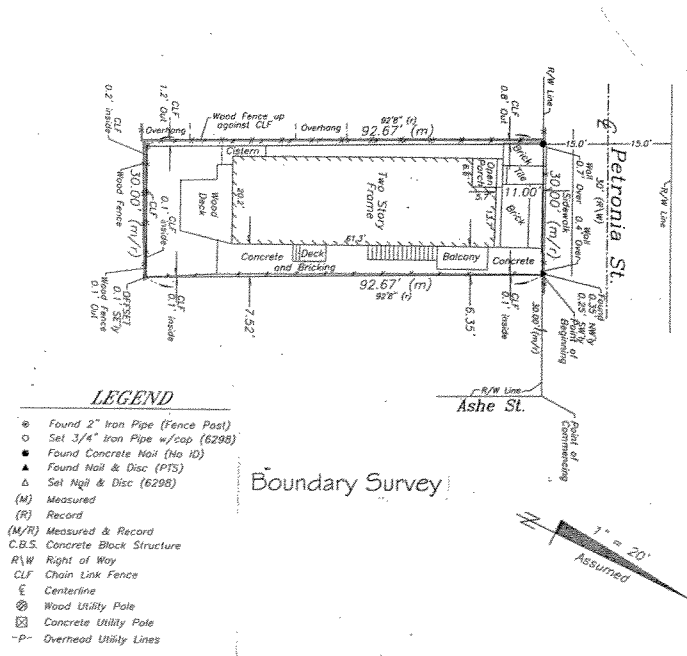
**GREY RESIDENCE
ROOF RECONFIGURATION**
1108 PETRONIA STREET KEY WEST, FLORIDA



SITE PLAN (PROPOSED)
SCALE 3/16" = 1'-0"

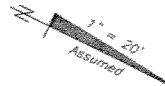


SITE PLAN (EXISTING)
SCALE 3/16" = 1'-0"



- LEGEND**
- Found 2" Iron Pipe (Fence Post)
 - Set 3/4" Iron Pipe w/cap (6298)
 - ▲ Found Concrete Nail (No ID)
 - ▲ Found Nail & Disc (PTS)
 - △ 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

Boundary Survey



**WILLIAM R. OWAN
ARCHITECTURE**
321 PEACOCK LANE
305 296 5784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

JOB NUMBER
1161

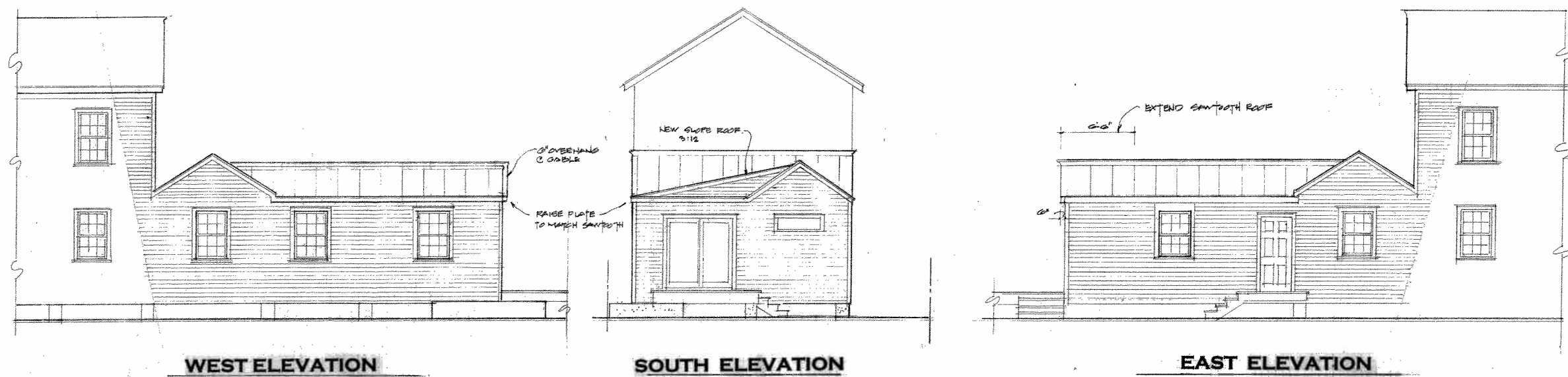
DATE 11-20-11

A1

1 OF 2



GREY RESIDENCE
ROOF RECONFIGURATION
1108 PETRONIA STREET KEY WEST, FLORIDA



WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

PROPOSED
SCALE 3/16" = 1'-0"



SOUTH ELEVATION

EAST ELEVATION

EXISTING
SCALE 3/16" = 1'-0"

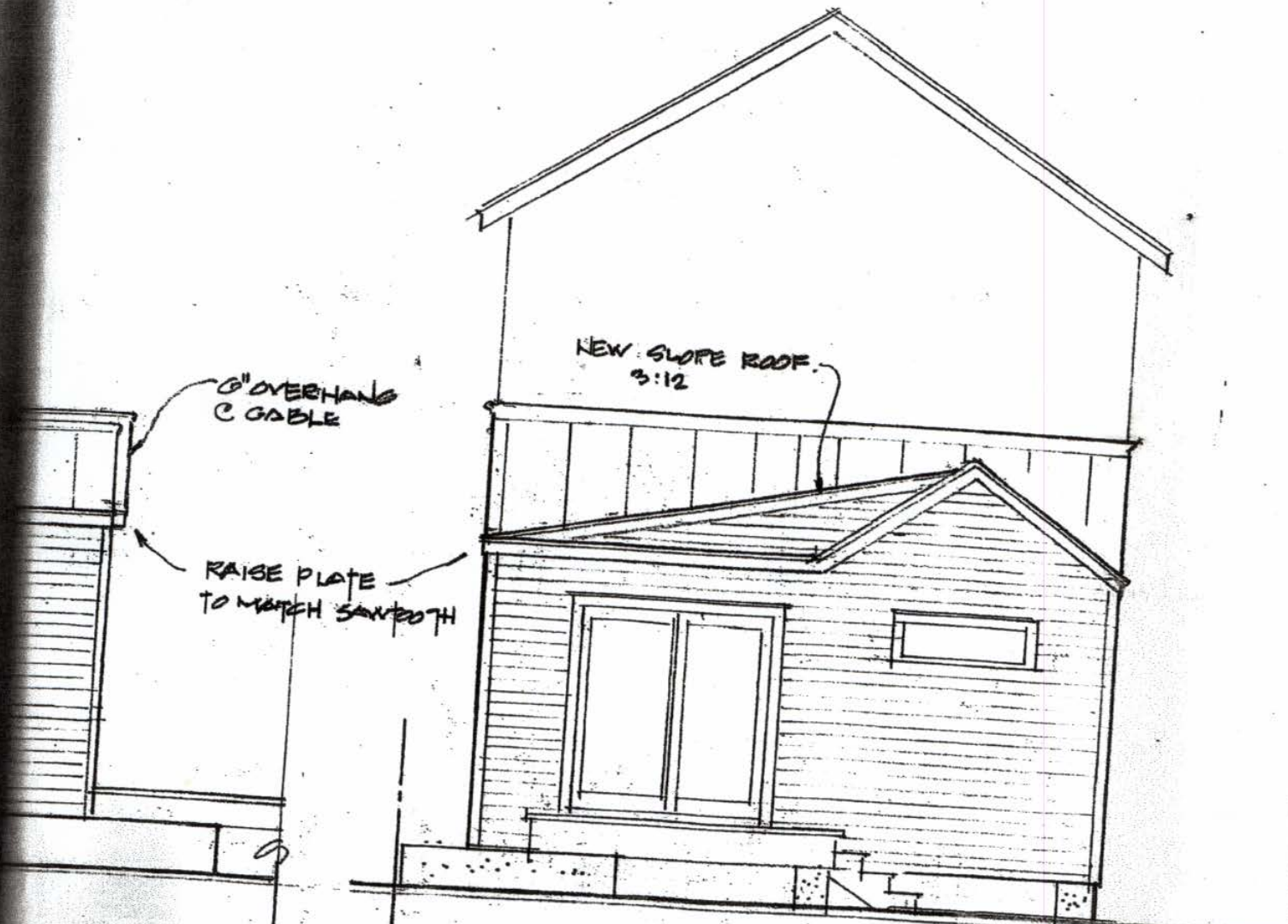
WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
305 266-9784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001725

JOB NUMBER
1161

DATE 11.20.11

A2
2 of 2

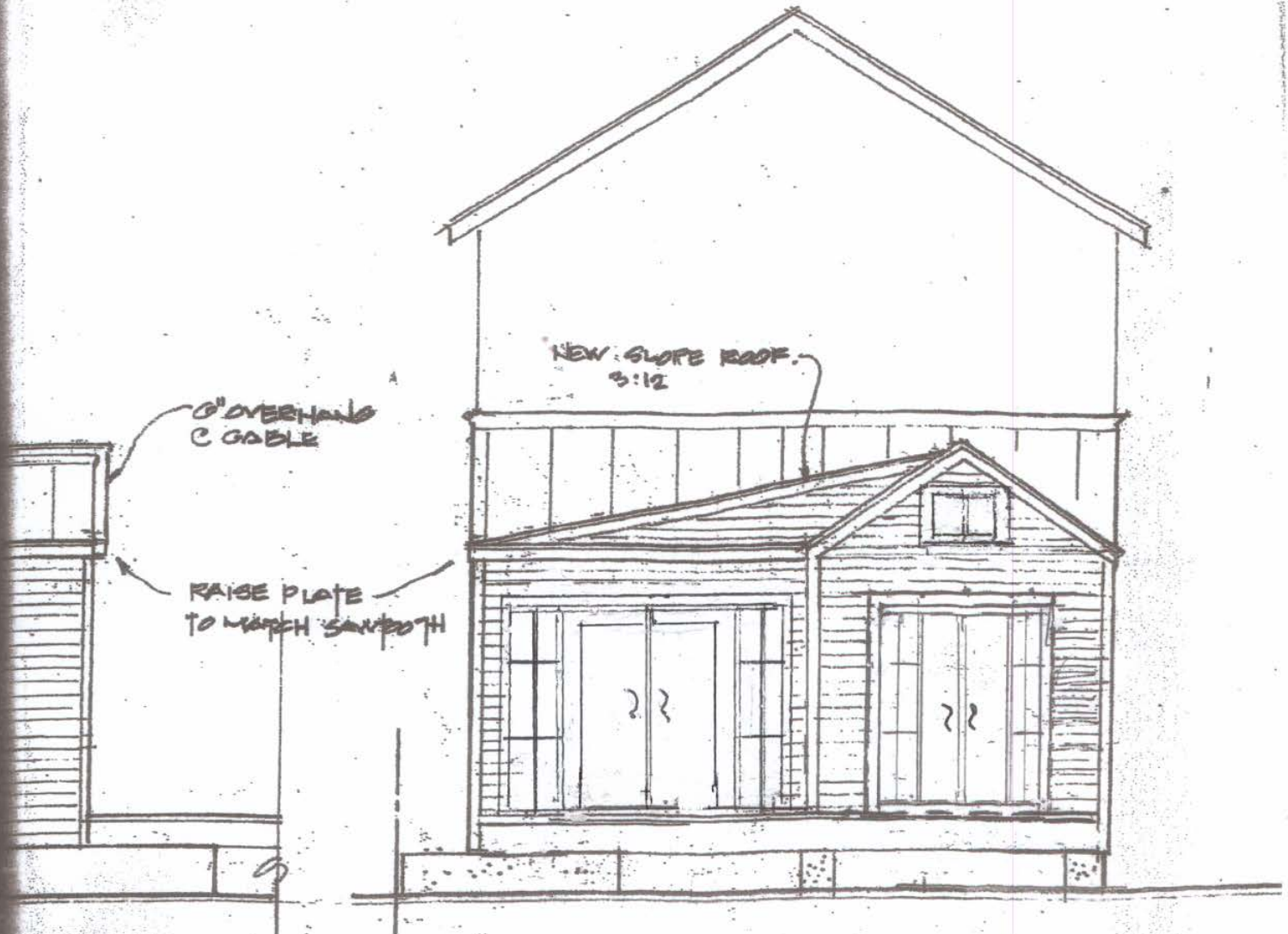
ORIGINAL SUBMISSION



SOUTH ELEVATION



OUR VISION



SOUTH ELEVATION



Meeting Minutes

Minutes of the Key West Historical Architectural Review Commission

December 14, 2011

Approved – January 11, 2012

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	<p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is a Code Compliance Case item. Ms. Torregrosa added that this is the first reading for the demolition of the shed and if approved a second reading will be required.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Michael Miller, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
11	<p>Add an awning 2'-10" by 6' at rear side -#928 Truman Avenue- David Knoll (H11-01-1567)</p> <p>This item was Withdrawn by the applicant prior to the meeting.</p>
12a	<p>Extend existing sawtooth roof 6' and construct new slope roof 3:12- #1108 Petronia Street- William Rowan (H11-01-1573)</p> <p>Bill Rowan presented the project. Mr. Rowan stated that the roof on this structure have become problematic resulting in leaks. Mr. Rowan added that the runoff is potentially causing issues with the foundation.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is to extend the existing sawtooth roof that is historic and an additional shed roof over one of the sawtooth gables. Ms. Torregrosa stated that the design is not within compliance with the guidelines.</p> <p>Commission Discussion: The Commissioners discussed the design with the applicant and gave suggestions as to how to improve the design in order to be more consistent with the guidelines. The Commission asked the applicant if he wanted to postpone the item and bring back revised plans. The applicant requested postponement.</p> <p>Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Mr. Bryan Green, that the item be Postponed. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
12b	<p>Demolish rear flat roof- #1108 Petronia Street- William Rowan (H11-01-1573)</p> <p>Item 12a was Postponed therefore the Commissioners agreed item 12b should be postponed also.</p>

Minutes of the Key West Historical Architectural Review Commission
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	<p>reading for this project and that the Commission can consider the request since it is consistent with the LDRs.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Ms. Donna Bosold, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p>3</p>	<p>Demolition of unpermitted temporary shed-#804 Eisenhower Drive-Sandra Henning (H11-01-1559) Second reading</p> <p>Roger Akers the owner presented the project. Mr. Akers stated he didn't have anything to add from the last meeting.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is the second reading for this project and that the Commission can consider the request since it is consistent with the LDRs.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Theo Glorie, seconded by Mr. Bryan Green, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p>4a</p>	<p>Extend existing sawtooth roof 6' and construct new slope roof 3:12 Revised drawings with gable roof- #1108 Petronia Street- William Rowan (H11-01-1573)</p> <p>Patricia Gray the owner presented the project. Ms. Gray stated she did not like the revised design and would prefer the design presented at the previous meeting. Ms. Gray discussed her options for the project with the Commissioners. Following a discussion with the Chair and the Assistant City Attorney, Ms. Gray decided to have the Commissioners to vote on the new plans. Ms. Gray stated that she plans to bring the old plans back before the Commissioners at a future meeting and if those plans are denied then she would pursue the option to appeal that denial.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this structure is listed as a contributing resource in the surveys. Ms. Torregrosa stated that according to the owners the existing addition has a roof that does not have a proper slope for</p>

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	<p>drainage. Ms. Torregrosa stated that staff did not find approvals or building permits for that addition. Ms. Torregrosa added that it is staff's belief that the proposed revised design is more appropriate than the first proposal.</p> <p>Commission Discussion: The Commissioners had a lengthy discussion concerning the application with the applicant as noted above. The Commissioners discussed that they feel this new design is more appropriate than the one first proposed.</p> <p>Actions/Motions: A motion was made by Mr. Bryan Green seconded by Mr. Michael Miller, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p>4b</p>	<p>Demolish rear flat roof- #1108 Petronia Street- William Rowan (H11-01-1573)</p> <p>Patricia Gray the owner presented the project. Ms. Gray stated she did not anything to add.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that the proposed roof to be demolished is part of a non historic addition that is attached to a historic sawtooth. Ms. Torregrosa added that the actual roof is lower than the sawtooth's gable roof. Ms. Torregrosa stated that the proposed demolition is consistent with the LDRs. Ms. Torregrosa stated that if approved, a second reading will be required.</p> <p>Commission Discussion: The Commissioners had a short discussion concerning the potential that the applicant may return with the original design for review and how that action would impact this item.</p> <p>Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be Approved with the understanding the demolition approval is tied to the approval of the revised plans of item 4a. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p>5</p>	<p>Partial demolition of existing house- #919 Southard Street-Robert M. Gurney (H11-01-1586) Second reading</p> <p>Mr. Gurney was not present but the Commissioners decided to hear the item in his absence.</p> <p>Public Comments: There were no public comments.</p>

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 25, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

EXTEND EXISTING SAWTOOTH ROOF 6 FEET TO THE BACK AND CONSTRUCT NEW SHED ROOF. DEMOLITION OF SLOW PITCHED ROOF

#1108 PETRONIA STREET

Applicant- Robert and Patricia Gray-Application Number H12-01-19

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 .

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1023167 Parcel ID: 00022380-000000

Ownership Details

Mailing Address:
GRAY ROBERT M AND PATRICIA L
1108 PETRONIA ST
KEY WEST, FL 33040-7137

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1108 PETRONIA ST KEY WEST
Legal Description: SQR 4 PT LT 7 KEY WEST TR 6 OR255-68/69 OR1251-293/94 OR2463-922/23 OR2516-1737/39

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	93	2,780.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1869
Year Built: 1938

Building 1 Details

Building Type R2
Effective Age 20
Year Built 1938
Functional Obs 0

Condition A
Perimeter 270
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 28
Grnd Floor Area 1,869

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 3

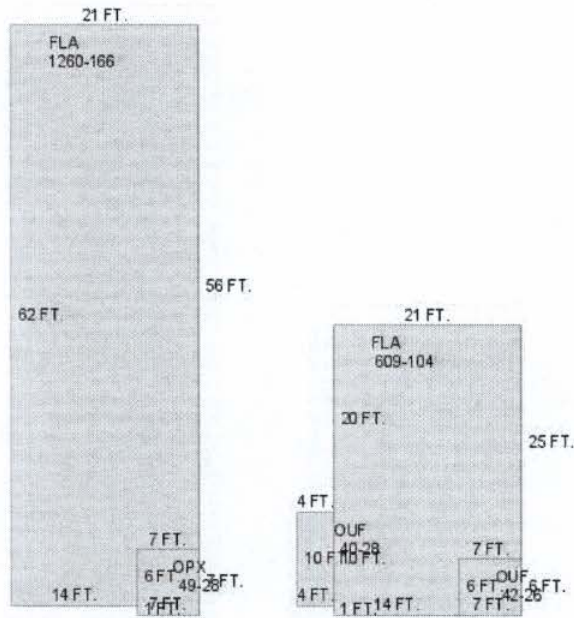
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 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	1992	N Y	0.00	0.00	1,260
2	OPX		1	1992	N Y	0.00	0.00	49
3	FLA	12:ABOVE AVERAGE WOOD	1	1992	N Y	0.00	0.00	609
4	OUF		1	1992	N Y	0.00	0.00	42

5 OUF 1 2000 N Y 0.00 0.00 40

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	40 SF	0	0	1977	1978	3	50
3	FN2:FENCES	120 SF	30	4	1964	1965	5	30
4	PT3:PATIO	124 SF	0	0	1964	1965	2	50

Appraiser Notes

2011-02-15 MLS \$360,000 3/2 JUST APPRAISED AT \$360,000. NEEDS TLC, PERFECT FOR THE PERSON WHO WANTS A COMPLETE FIXER-UPPER IN A GREAT, QUIET NEIGHBORHOOD 3 DOORS FROM THE CEMETARY. CURRENTLY A TWO-STORY DUPLEX BUT WOULD BE PERFECT FOR SOMEONE WITH VISION TO CONVERT INTO A WONDERFUL SINGLE FAMILY HOME. ROOM FOR A POOL IN THE REAR SURROUNDED BY LUSH VEGETATION

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-1718	05/26/2011	11/13/2011	17,395	COMPLETE LAP SIDING 120sf, PAINT EXTERIOR TO MATCH. INSTALL NEW FRONT DOOR, COMPLETE INTERIOR RENOVATIONS, FRAMING, DRYWALL & TRIM	
11-2187	07/05/2011	11/13/2011	2,100	RUN CIRCUIT FOR INDUSTRIAL WATER HEATER, WIRE EXISTING LIVING ROOM, BED ROOM, INSTALL 6 CAN LIGHTS, RUN NEW CIRCUIT FOR EXISTING BATHROOM/BEDROOM TRIM OUT 14 OUTLETS	
95-3239	09/28/1995	09/27/1997	640		ELECTRICAL
95-3228	09/28/1995	09/27/1997	5,000		PLUMBING
1 95/3241	10/03/1995	09/27/1997	3,250	Residential	DAMAGE REPAIR
05-0426	02/15/2005	11/23/2005	900	RED TAG PERMIT(DEMO UTILITY SHED BUIL WITHOUT A PERMIT.)	

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
2011	191,647	1,260	133,344	326,251	326,251	0	326,251
2010	205,738	1,260	94,822	301,820	227,674	25,000	202,675
2009	232,280	1,260	262,246	495,786	288,316	25,000	263,316
2008	244,950	1,260	278,000	524,210	297,571	25,000	272,571
2007	322,095	1,209	458,700	782,004	379,014	25,000	354,014
2006	554,229	1,222	264,100	819,551	388,455	25,000	363,455
2005	437,857	1,234	208,500	647,591	328,271	25,000	303,271

2004	239,869	1,247	194,600	435,716	242,705	25,000	217,705
2003	248,753	1,260	75,060	325,073	204,348	25,000	179,348
2002	210,590	1,273	75,060	286,923	189,483	25,000	164,483
2001	189,816	1,286	75,060	266,162	181,139	25,000	156,139
2000	201,338	973	52,820	255,130	173,764	25,000	148,764
1999	161,699	804	52,820	215,324	158,273	25,000	133,273
1998	137,359	678	52,820	190,857	148,825	25,000	123,825
1997	127,548	655	47,260	175,463	142,311	25,000	117,311
1996	84,098	470	47,260	131,828	125,453	25,000	100,453
1995	76,623	444	47,260	124,327	120,980	25,000	95,980
1994	68,525	410	47,260	116,195	116,195	25,000	91,195
1993	68,525	425	47,260	116,209	116,209	0	116,209
1992	73,579	0	47,260	120,839	120,839	0	120,839
1991	73,579	0	47,260	120,839	120,839	0	120,839
1990	44,803	0	36,835	81,638	81,638	0	81,638
1989	40,730	0	36,140	76,870	76,870	25,000	51,870
1988	33,273	0	31,970	65,243	65,243	25,000	40,243
1987	32,856	0	19,043	51,899	51,899	25,000	26,899
1986	33,042	0	18,348	51,390	51,390	25,000	26,390
1985	32,025	0	11,021	43,046	43,046	25,000	18,046
1984	29,858	0	11,021	40,879	40,879	25,000	15,879
1983	29,858	0	11,021	40,879	40,879	25,000	15,879
1982	30,464	0	11,021	41,485	41,485	25,000	16,485

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
5/2/2011	2516 / 1737	300,000	WD	01
4/21/2010	2463 / 922	100	QC	11
2/1/1993	1251 / 293	125,000	WD	Q

This page has been visited 75,224 times.

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