

Staff Report

- 13 Demolition of pool, laundry, shed and portion of back cottage. Demolition of front porch of #1214 Petronia Street. New addition to connect both houses. New covered porch on back. Replace windows and doors- **#1214-1216 Petronia Street - Dar Castillo- Affiliated Design and Construction Managers (H11-01-860)**

The houses located on #1214 and 1216 Petronia Street are not listed in the surveys. Both houses were depicted in the Sanborn maps in 1948; nevertheless the houses had been altered through time that they no longer preserve their integrity. #1214 Petronia Street exhibits a front porch that is not historic, according to the Sanborn maps and the Property Appraiser's photo circa 1965.

The proposed plans include the demolition of a non historic structures and swimming pool, all located on the back of the lot, as well as the demolition of the non historic front porch. All proposed demolitions will be done on 1214 Petronia Street. According to the Property Appraisers records all structures to be demolished were built in 1993. The plans also include the construction of a connector between the two houses and the construction of a covered porch on the back side of 1214 Petronia Street. New metal impact resistant windows will be installed in 1214 Petronia Street.

It is staff's belief that the demolition criteria stated in the LDR, Sec. 102-218, needs to be applied for the review of the demolition request:

(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.

Staff understands that the proposed demolitions of the non historic structures, pool and front porch can be considered by this Commission since such structure is not historic nor can be consider contributing resources in a near future. There will be no built back for a front porch on #1214 Petronia Street. This demolition request will require a second reading.

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 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.*

The proposed connector will have the same height of the houses as well as the same roof treatment. Although the connection will be set back from the front façade it is staff's belief that the roof should be lower than the main house's roofs in order to keep the appearance of both houses as two structures. A lower roof may be a more appropriate transition between the two houses.

The proposed back porch has an appropriate mass and scale and staff understands that it is consistent with the guidelines. The proposed color scheme is also consistent with the guidelines.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**
APPLICATION # 11-01-860

OWNER'S NAME: RITA LINDER / PERRY ARNOLD DATE: 6-30-11

OWNER'S ADDRESS: 1216 PETRONIA ST. PHONE #: (410) 207 3875

APPLICANT'S NAME: DAP CASTILLO PHONE #: 797-1085
AFFILIATED DESIGN & CONST. MGRS

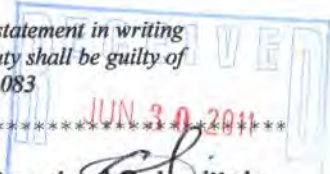
APPLICANT'S ADDRESS: P.O. BOX 5882, KEY WEST, FL. 33045

ADDRESS OF CONSTRUCTION: 1214-1216 PETRONIA ST. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DEMOLITION OF POOL, LAUNDRY & SHED & A PORTION OF GUEST COTTAGE, FRONT PORCH OF 1214 / CONSTRUCT AN ADDITION TO CONNECT 1214 TO 1216. REPLACE WINDOWS & DOORS ON 1214

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: 6-28-2011

Applicant's Signature: Rita Linder
W. Perry Arnold

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 APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Buildings are not listed in the surveys.
Ordinance for demolition
Guidelines for additions/alterations and
new construction (page 30-38).*

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



THE CITY OF KEY WEST

Building Department
P.O.Box 1409, Key West, FL 33040

2011

Homeowner Agent Authorization Letter

Property Address: 1214 - 1216 PETRONIA ST.

Homeowner Name: RITA LINDER/PERRY ARNOLD

Agent Name(s): DAN CASTILLO
AFFILIATED DESIGN & CONSTRUCTION MANAGERS
LLC

I, RITA LINDER
PERRY ARNOLD, hereby authorize the above listed agent to sign
Homeowner name

for permits for the property listed above. This authority will end on December 31, 2011, and must be reapplied for any future period.

The homeowner understands the liabilities involved in the granting of this authority and accepts full responsibility (thus holding the City of Key West harmless) for any and all of the actions of the agent named related to the acquisition of permits for the homeowner listed above.

Further, the homeowner acknowledges all rules and restrictions set forth in the disclosure statement pursuant to Florida Statute 489.103(7).

Rita Linder W. Perry Arnold
Signature of homeowner

State of FLORIDA
County of MONROE

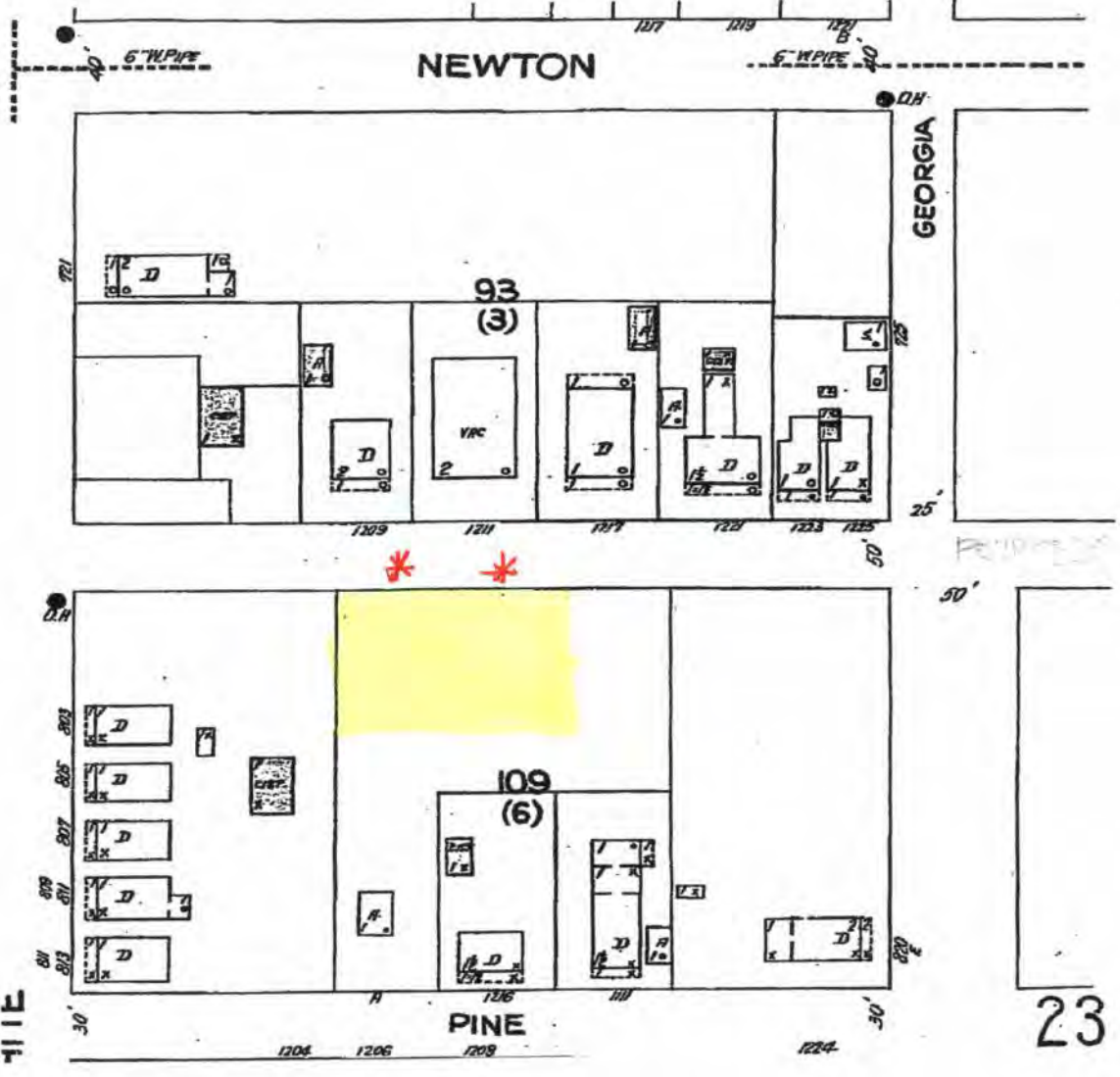
Subscribed and sworn to before me this 28TH day of JUNE, 2011

Notary Public



Teri Johnston

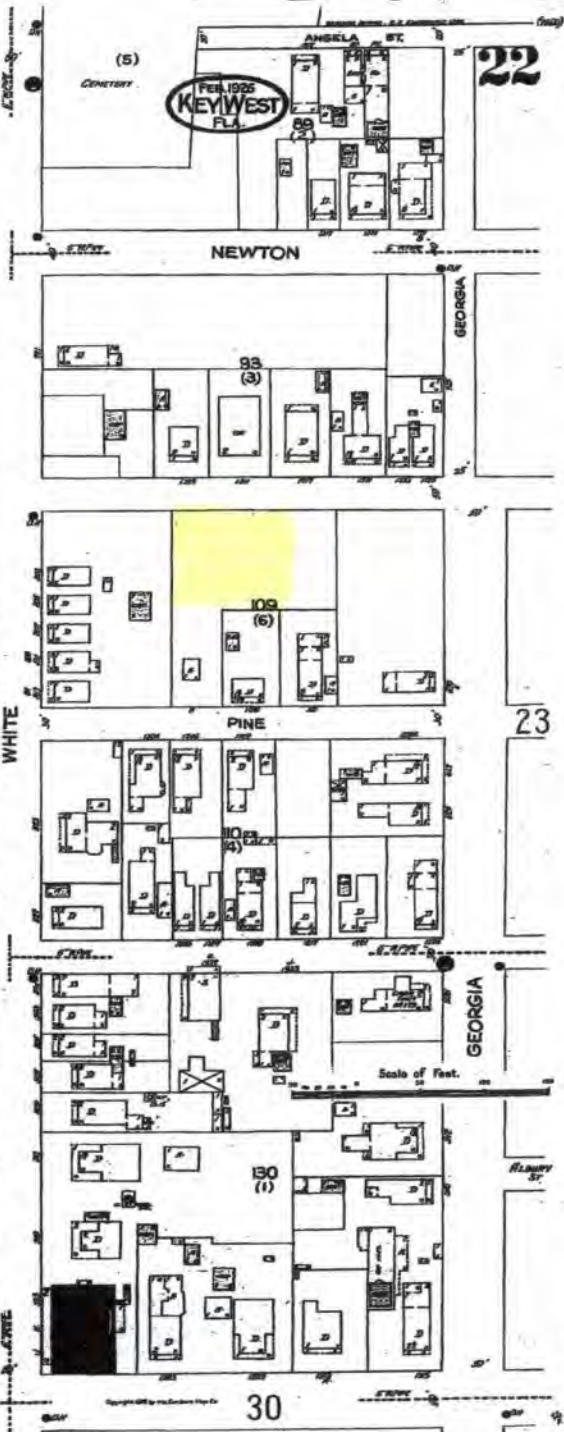
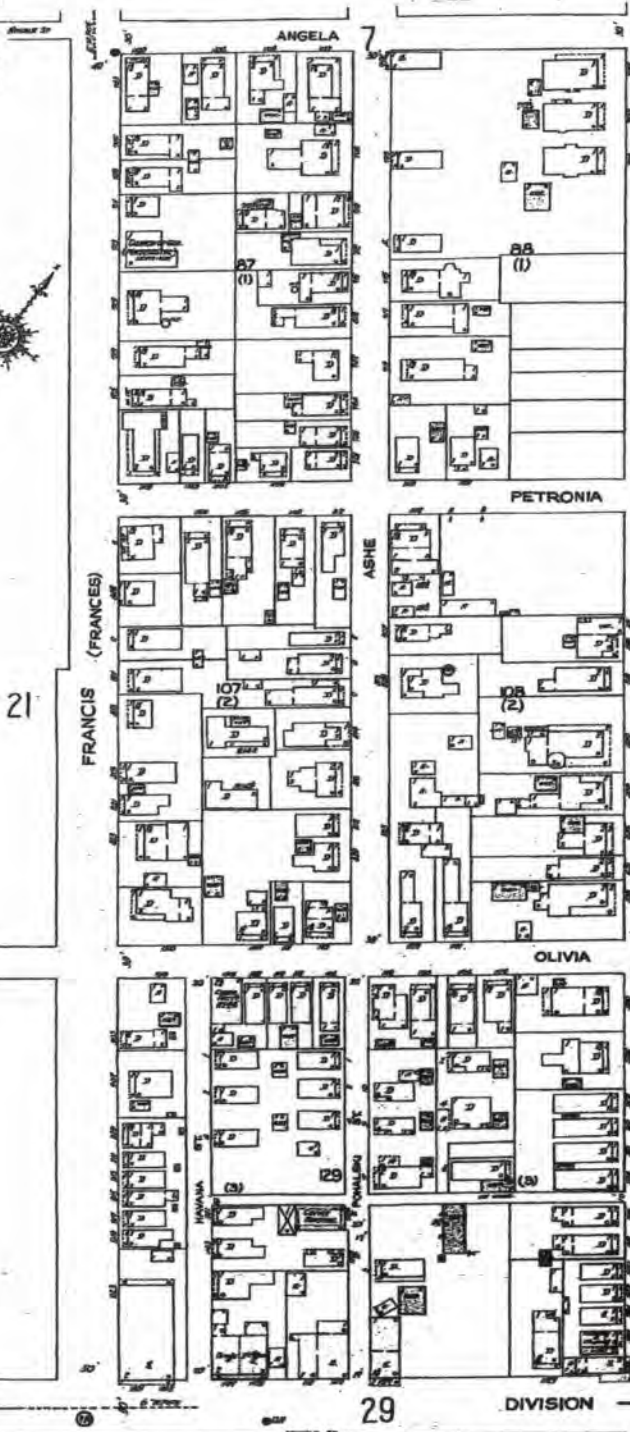
Sanborn Maps



#1214 1216 Petronia Street Sanborn map 1926

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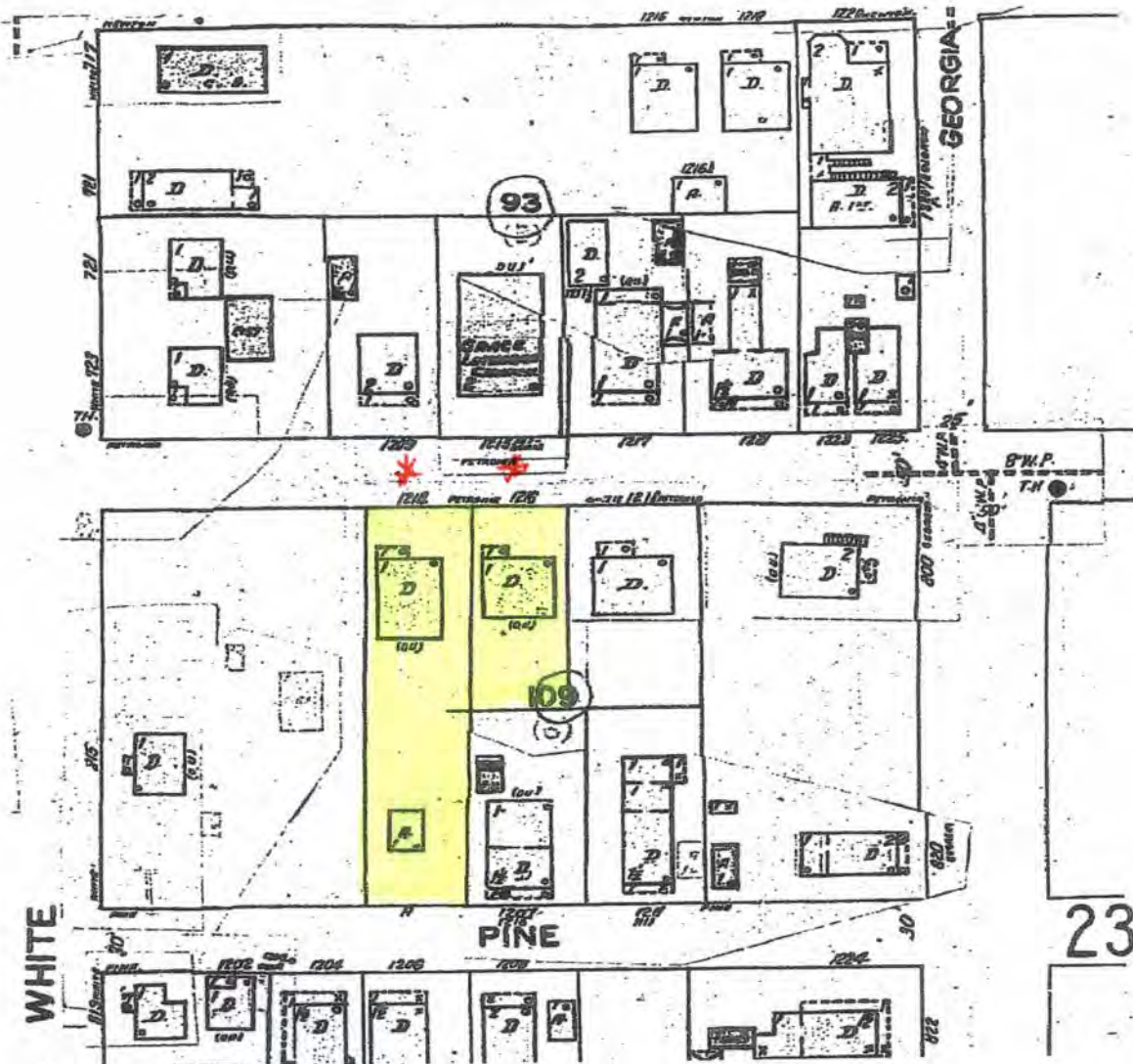


The Sanborn Library, LLC

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FCR Research Associate

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23

#1214-1216 Petronia Street Sanborn map 1948

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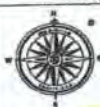


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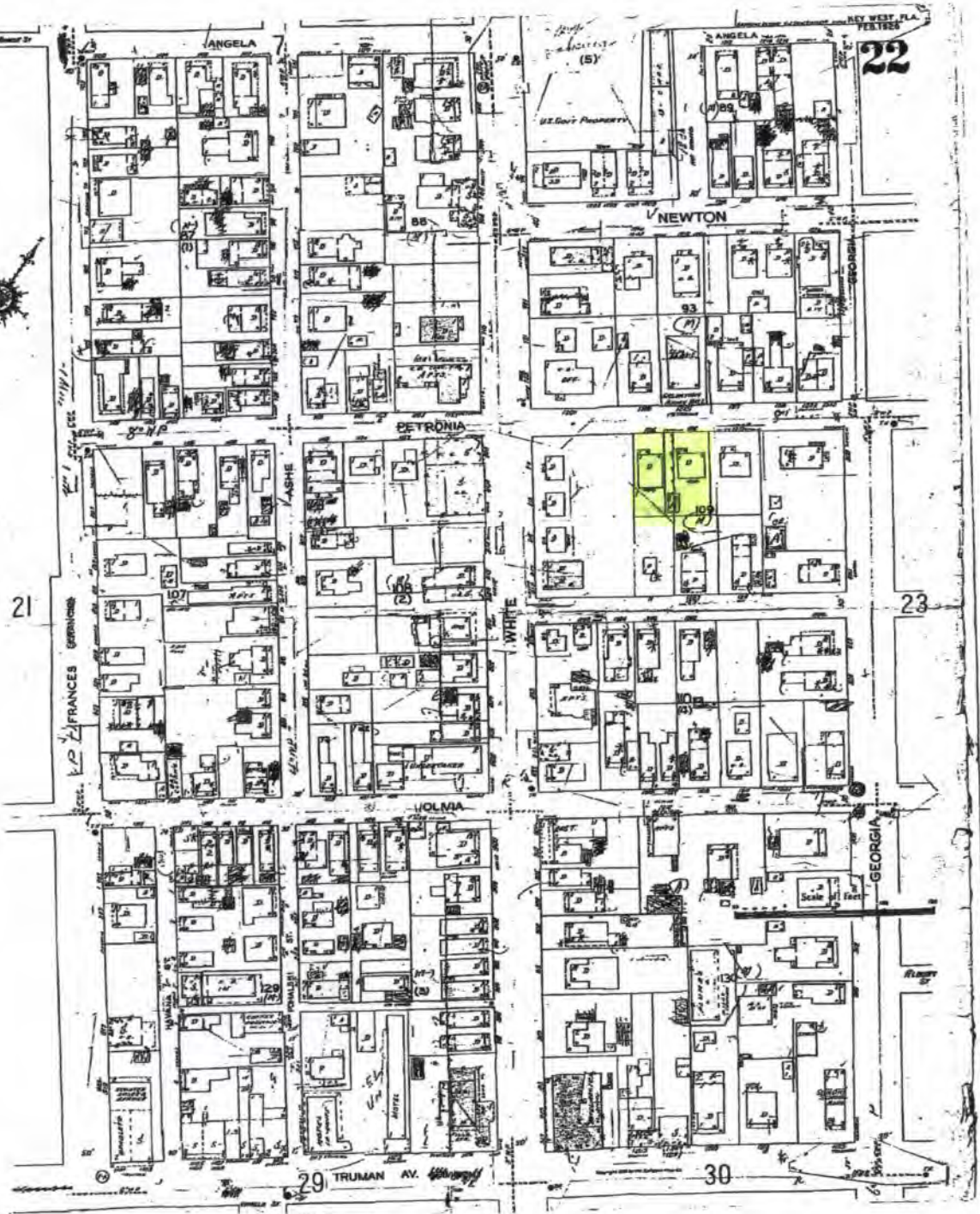
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#1214 1216 Petronia Street Sanborn map 1962

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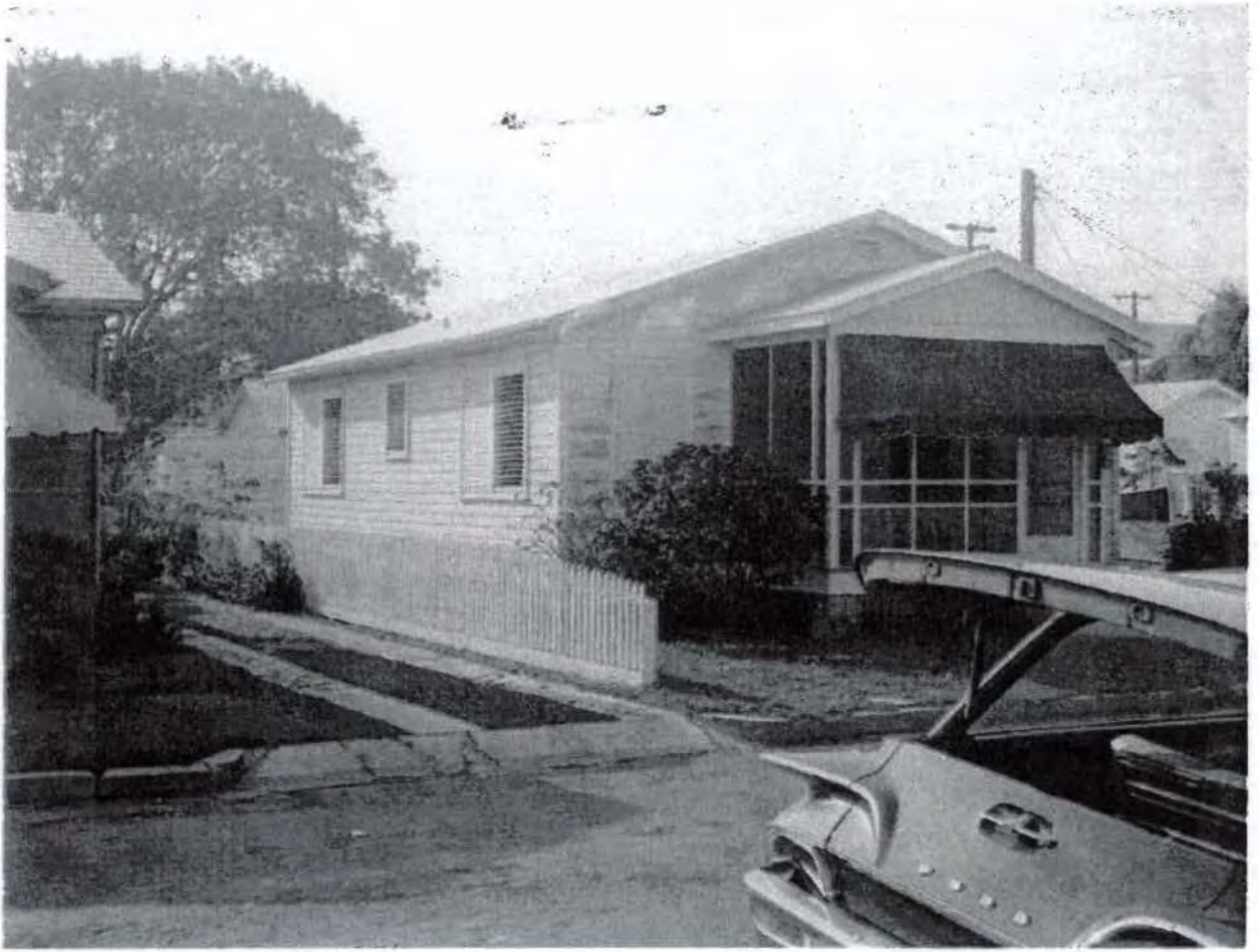
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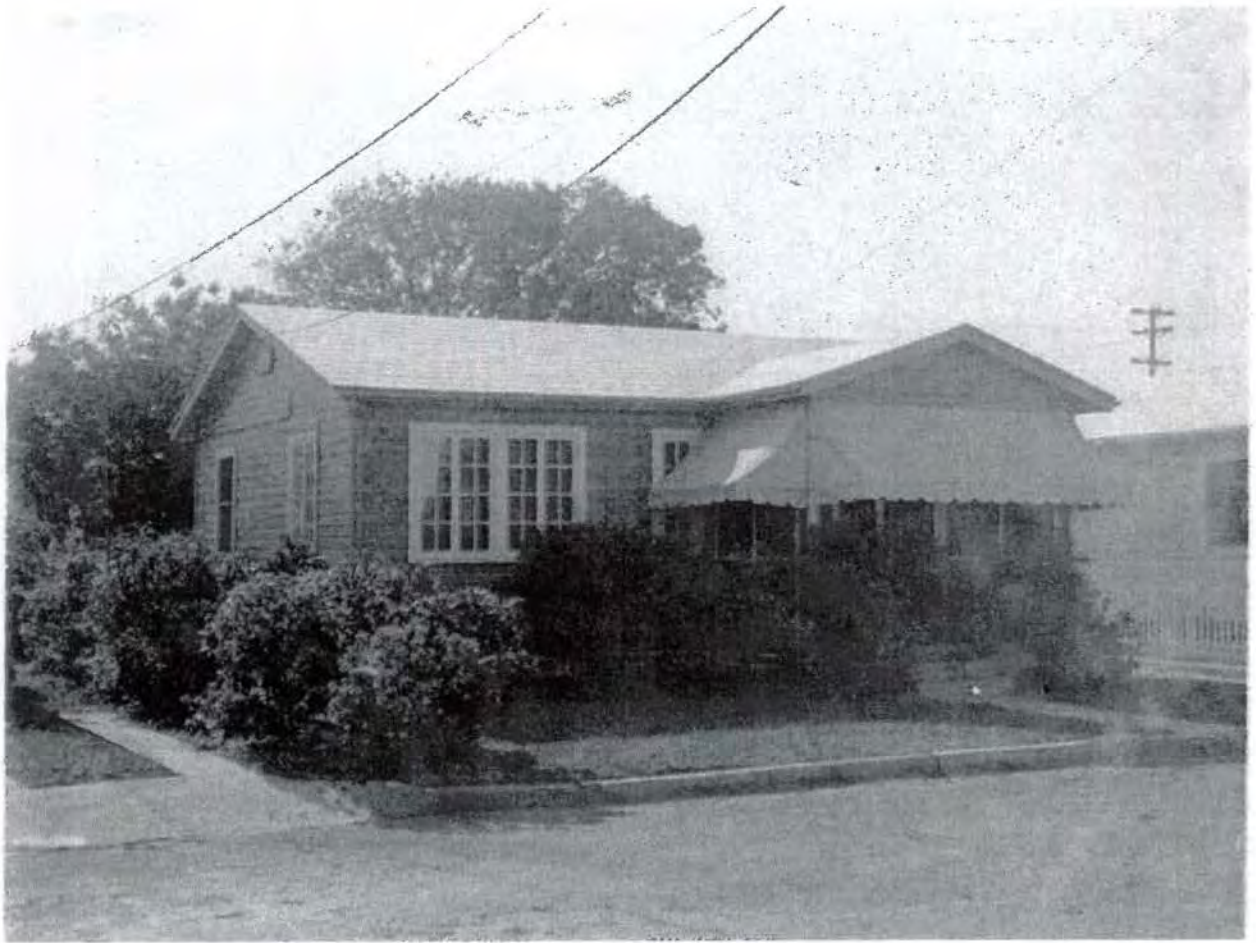
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Project Photos



MM00029223

Photo taken by the Property Appraiser's office c1965; 1214 Petronia St.;



MM00029225

Photo taken by the Property Appraiser's office c1965; 1216 Petronia St.; built 1920's;



**1214 Petronia
Front Elevation**

1D



**1214 Petronia
Demolition
Remove Non-Historic Additions- Decks**

1A



**1214 Petronia
Demolition
Remove Non-Historic Additions & Decking
1B**



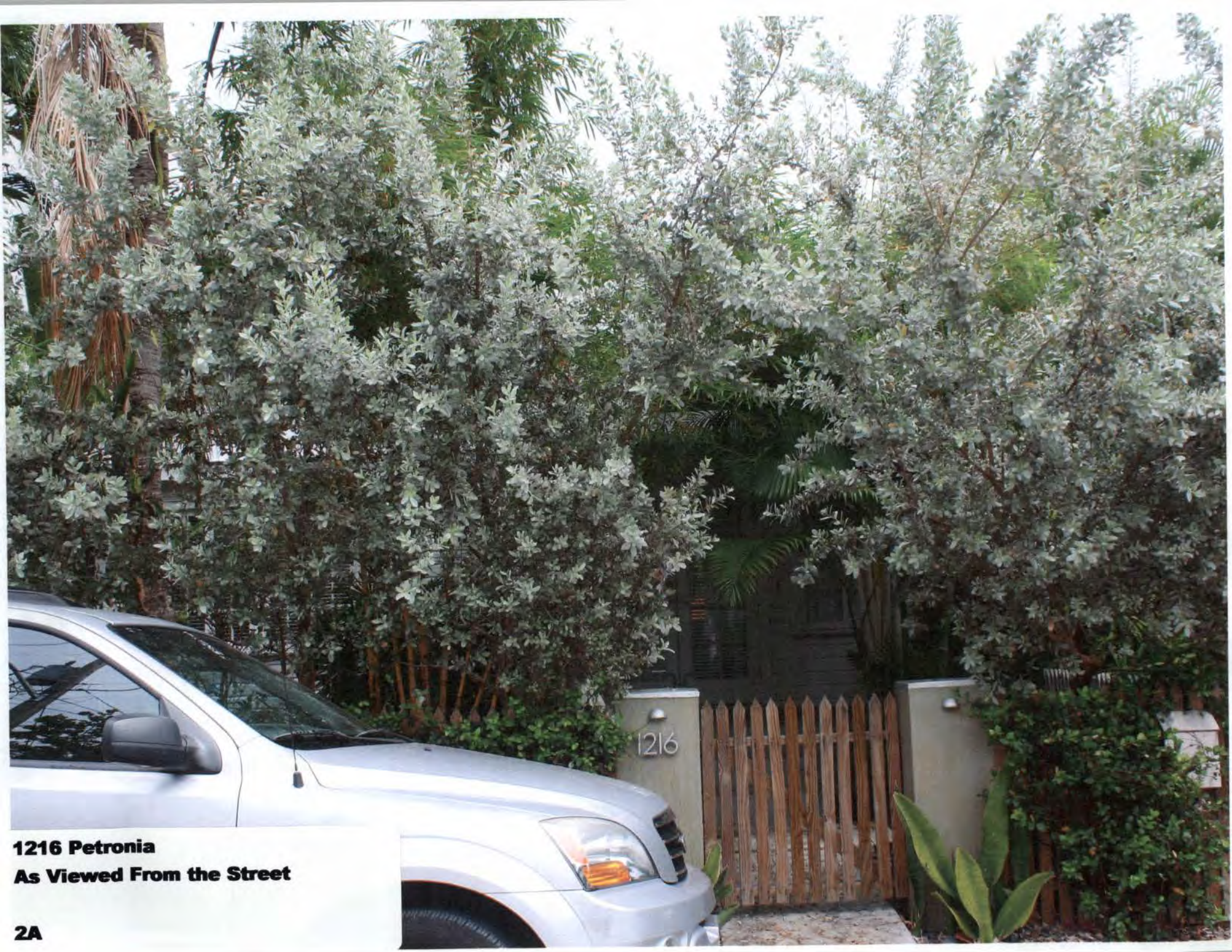
1214 Petronia
Demolition
Remove Non-Historic Fence-Front Porch &
Alum. Siding Hung Windows

1c



**1214 Petronia
Demolition
Remove Pool & Decking**

1E



**1216 Petronia
As Viewed From the Street**

2A

FLORIDA DESIGN'S

MIAMI

HOME & DECOR

Design In
The Tropics
Art & Antique
Preview

1216 Petronia
Cover of Miami Magazine
Affiliated Rehab from 2008

2B

Catching breezes that flow throughout this renovated conch house, Gypsy, the owners' dog, welcomes visitors at the front entrance. Lush landscaping and river rocks keep with the tropical setting.



1216 Petronia
Typical Front- White on White
With Gray Deck & Posts

Photo by Florida Design Miami Home & Decor
2C



1216 Petronia
Typical Rear Yard Colors & Materials
Pool & Waterfall

Photo By Florida Design Miami Home & Decor
2D



1216 Petronia
Typical Rear Yard Colors & Materials

Photo By Florida Design Miami Home & Decor
2E

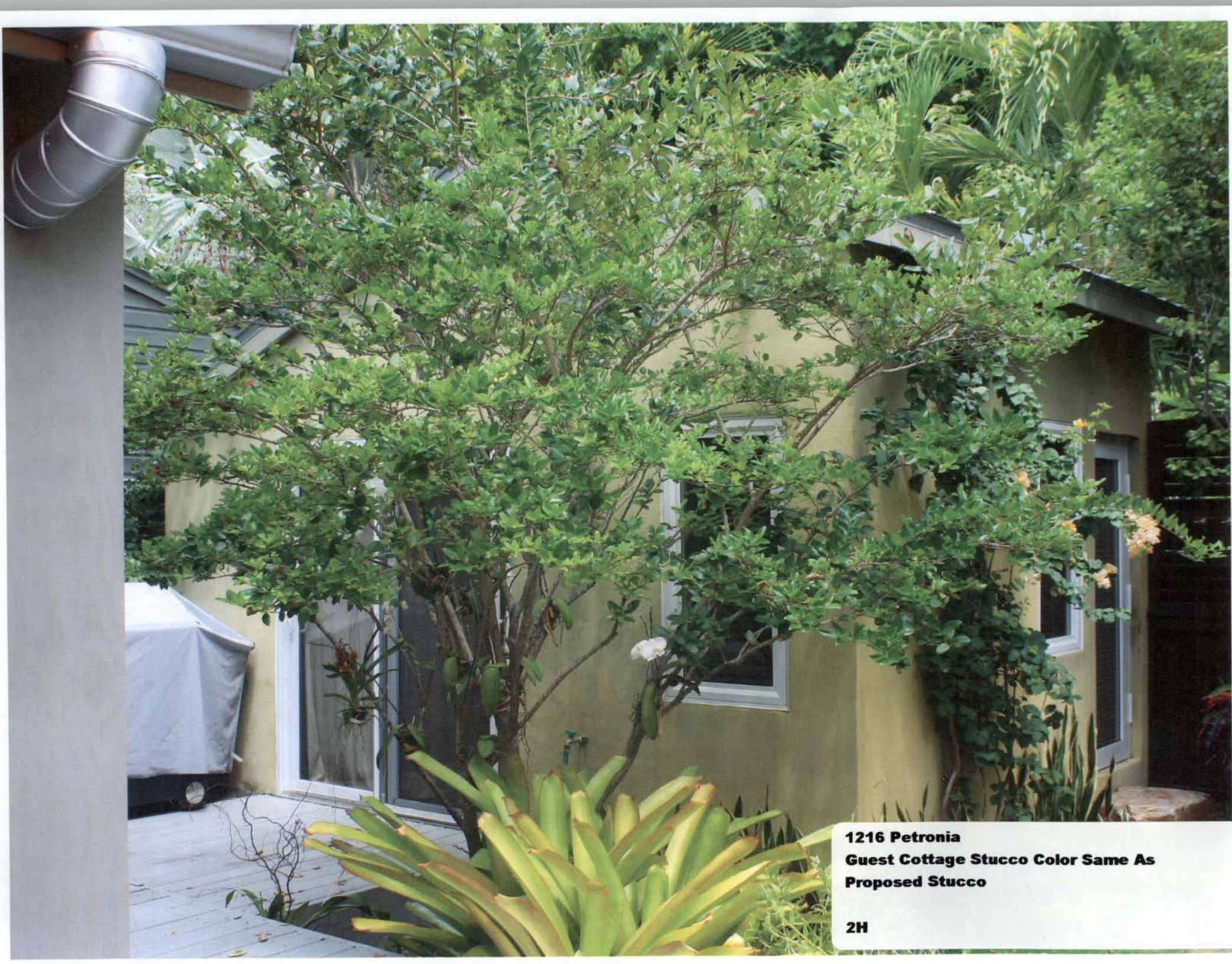


1216 Petronia
Typical Rear Yard Colors & Materials



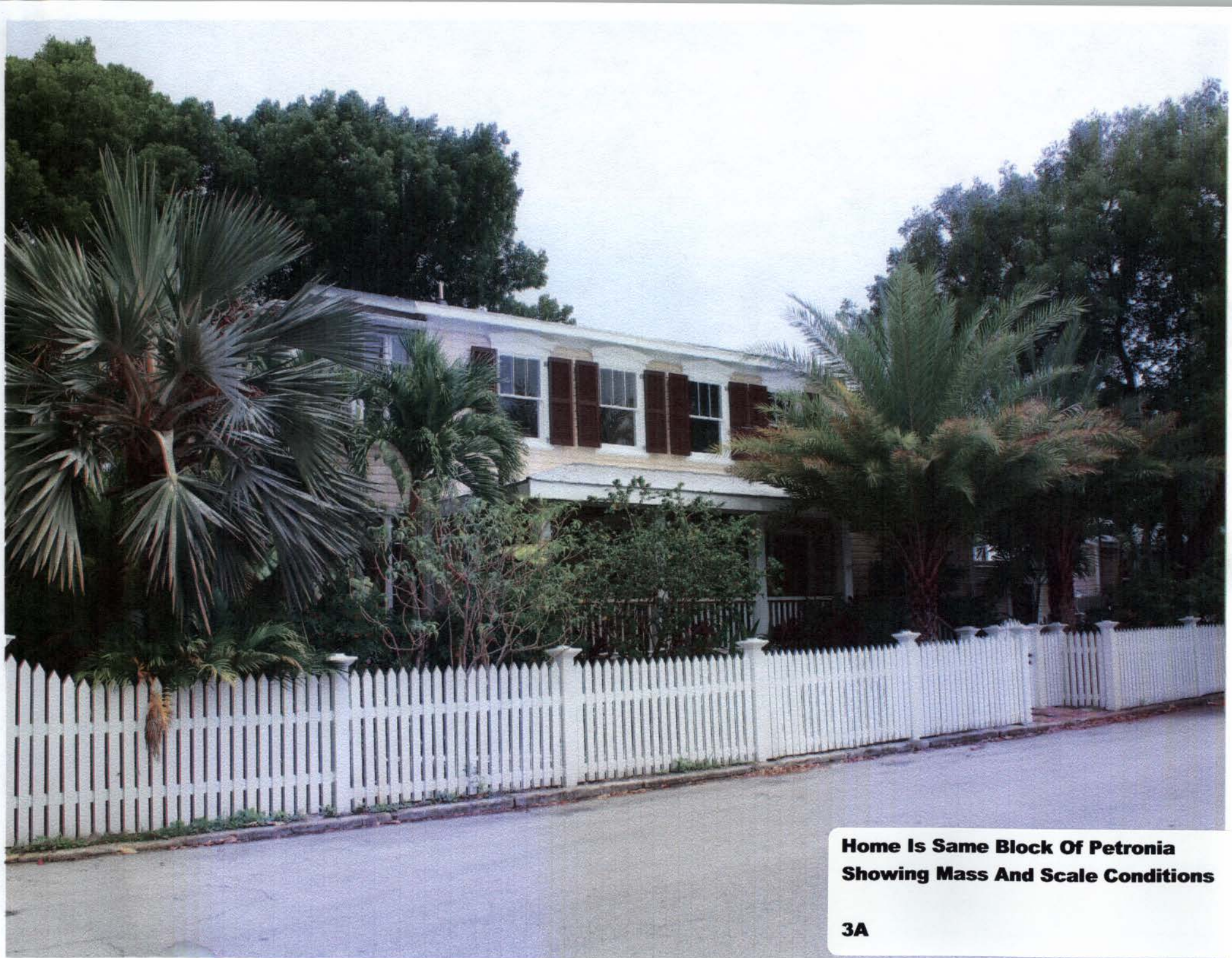
1216 Petronia
Wall With Gate To Be Extended To 1214
With Stucco Wall To Match Left Side

2G



**1216 Petronia
Guest Cottage Stucco Color Same As
Proposed Stucco**

2H



**Home Is Same Block Of Petronia
Showing Mass And Scale Conditions**

3A



**Home Is Same Block Of Petronia
Showing Mass And Scale Conditions**

3B



**Church Across Petronia
Showing Mass And Scale Conditions**



**Home In Same Block Of Petronia
Showing Mass And Scale Conditions**

3D



**Guest House On Same Block Of Petronia
Showing Mass And Scale Conditions**

3E

Miscellaneous Information

Prepared by and return to:
Susan Mary Cardenas
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 11-099-Munder

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 6th day of May, 2011 between Carol Munder, as Co-Trustee of the Ruth K. Munder Trust dated September 10, 2010 whose post office address is 16551 Old State Road , Summerland Key, FL 33042, grantor, and W. Perry Arnold and Rita A. Linder, husband and wife whose post office address is P. O. Box 6568, Key West, FL 33041, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Lot 5, of Square 6, Tract 7, of the Island of Key West, Diagram of W. C. Maloney, according to the plat thereof as recorded in Plat Book 1, Page(s) 22, Public Records of Monroe County, Florida.

Parcel Identification Number: 00025220-000000

Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Adelle V. Stones
Witness Name: Adelle V. Stones

Mary E. Turso
Witness Name: Mary E. Turso

Carol Munder
Carol Munder, Co-Trustee

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 10th day of May, 2011 by Carol Munder, Co-Trustee, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Mary E. Turso

Notary Public

Printed Name:

Mary E. Turso

My Commission Expires:

MONROE COUNTY
OFFICIAL RECORDS

Prepared By: Jondra Case
Chicago Title of the Florida Keys
801 Eisenhower Drive
Key West, FL 33040
410480071

FILE #1431788
BK#1984 PG#2124

RCD Mar 18 2004 12:19PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 6720.00
03/18/2004 DEP CLK

WARRANTY DEED

This Indenture, Made this 11th day of March, 2004, Between

CONRAD ALFONSO and CAROLINE ALFONSO, husband and wife, grantor

to

RITA A. LINDER and W. PERRY ARNOLD, married
grantee,

address is: 11216 Old Carriage Rd., Glen Arm, MD 21057

Witnesseth, that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

Lot 7, Square 6, Tract 7, of the Island of Key West, according to the Plat or Diagram of W.C. Maloney, recorded in Plat Book 1, Page 22 of the Public Records of Monroe County, Florida.

00025240-000000

And the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set my hand and seal the day and year first above written.

Signed, sealed and delivered in our presence

[Signature]
CONRAD ALFONSO
[Signature]
CAROLINE ALFONSO

Address:

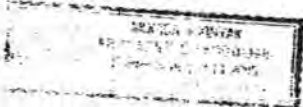
[Signature]
Printed Name: Monica Hernandez
Witness

[Signature]
Printed Name: Teri Dale
Witness

STATE OF FL
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11th day of March, 2004, by CONRAD ALFONSO and CAROLINE ALFONSO, who is personally known to me or who have produced FL Driver Licenses as identification.

[Signature]
Notary Public
Commission Expires





AFFILIATED

DESIGN & CONSTRUCTION MANAGERS, LLC

Florida Qualified Contracting Business License #QB45643

P.O. Box 5882, Key West FL 33045-5882

Office Telephone (305) 296-6021 Office Fax (305) 296-4867

Dar Cell: 305-797-1085 Email: darcastillo@att.net

Florida Certified General Contractors License. #CGC1515977

1214 Petronia St.
Proposed Paint Colors

Exterior to be painted to match the existing at 1216 (several photos enclosed depicting the existing paint colors used in various locations)

Front Elevation: White siding with White trim.

Rear & Side Elevations: Creekside Green siding and trim.

Stucco/ Studio & Rear Covered Porch

See Photos:2B-2D-2E-2F-2G-2H

Rear Fences: Riverrock

Survey

Boundary Survey Map of Lots 5 & 7, Square 6, Tract 7, Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1214 & 1216 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, easement, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 21, 2011.
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Lot 5, of Square 6, Tract 7, of the Island of Key West, according to the Plat or Diagram of W.C. Maloney, recorded in Monroe County, Florida Public Records, in Plat Book 1, Page 22.

AND ALSO:

Lot 7, Square 6, Tract 7, of the Island of Key West, according to the Plat or Diagram of W.C. Maloney, recorded in Plat Book 1, Page 22 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR:

W. Perry Arnold and Ruth A. Linder;
Stones and Cardenas;
Old Republic National Title Insurance Co.;

J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

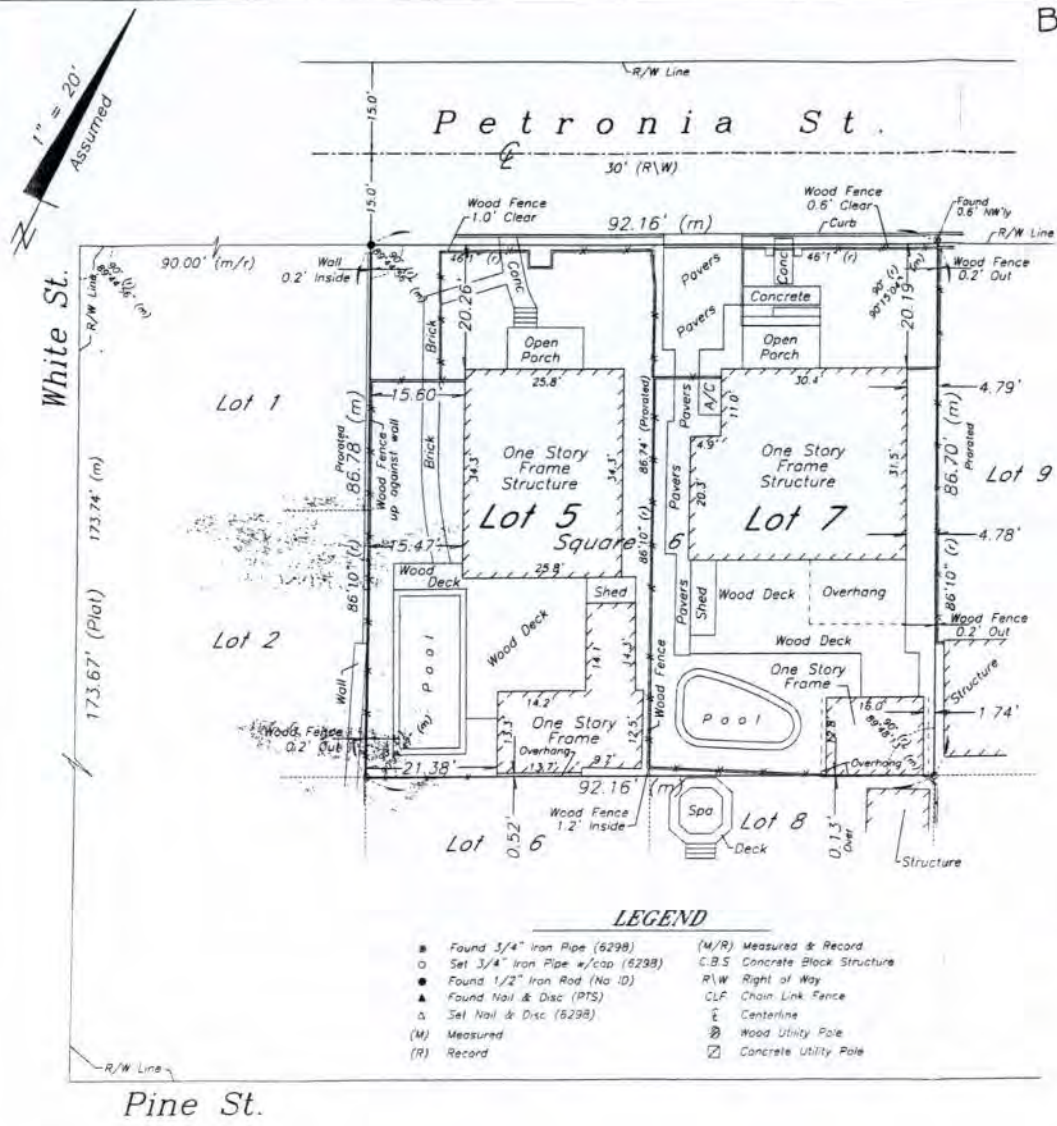
April 27, 2010

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

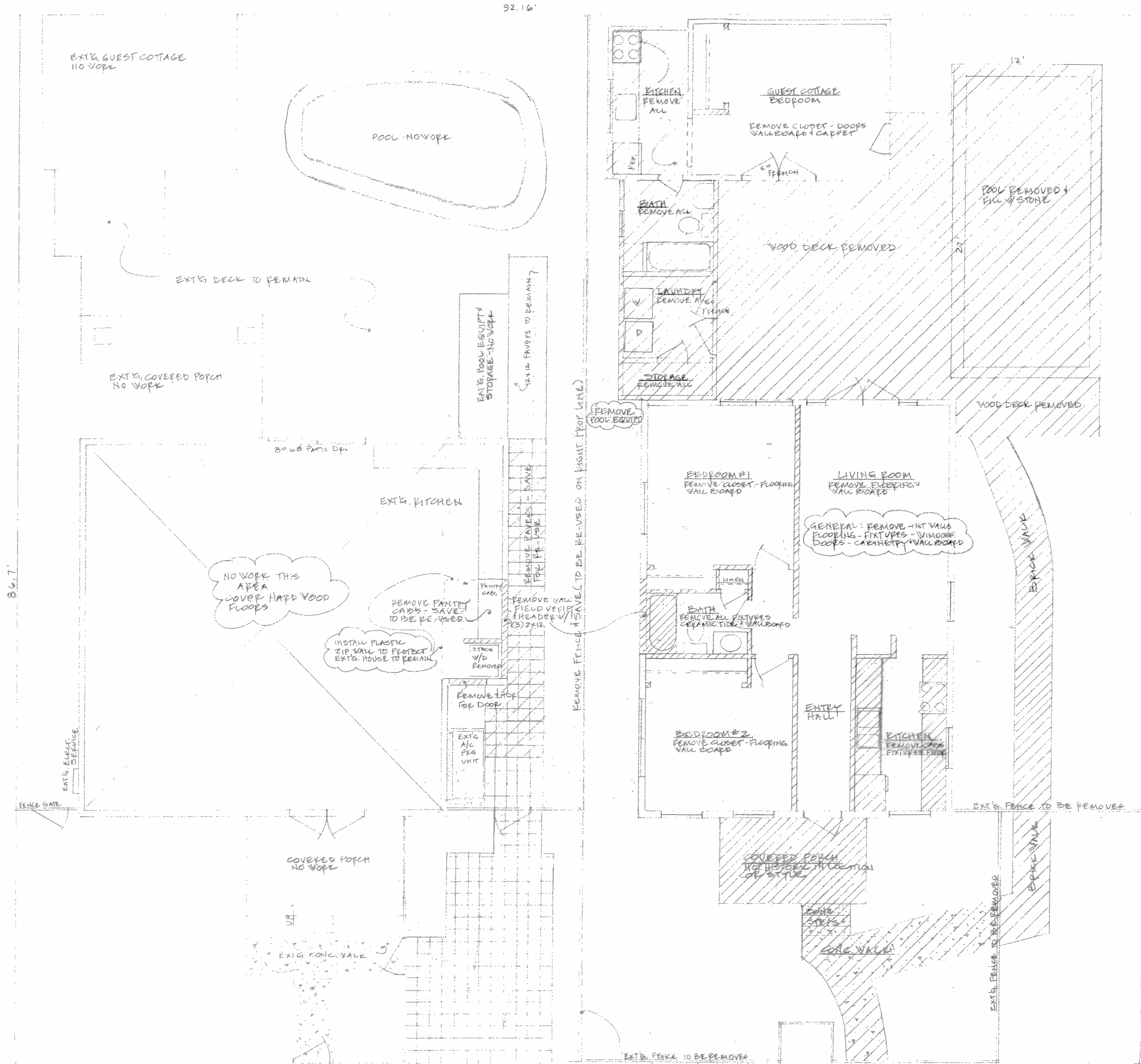


LEGEND

- | | |
|-----------------------------------|---------------------------------|
| ● Found 3/4" Iron Pipe (6298) | (M/R) Measured & Record |
| ○ Set 3/4" Iron Pipe w/cap (6298) | C.B.S. Concrete Block Structure |
| ● Found 1/2" Iron Rod (No ID) | R/W Right of Way |
| ▲ Found Nail & Disc (PTS) | CLF Chain Link Fence |
| ▲ Set Nail & Disc (6298) | ⊕ Centerline |
| (M) Measured | ⊗ Wood Utility Pole |
| (R) Record | ⊠ Concrete Utility Pole |

Pine St.

Site Plans



SITE CALCULATIONS

PROPOSED BUILDING USE: RESIDENTIAL
 ZONING: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMOR)
 MAX. FLOOR AREA RATIO: 1.0

LOT COVERAGE CALCULATIONS

TOTAL LOT SIZE (82.16 x 86.7) 7,119.86 SQ. FT.
 EXISTING STRUCTURE 2,951.54 SQ. FT. (137.3%)
 PROPOSED STRUCTURE 3,096.24 SQ. FT. (138%)
 MAX. COVERAGE ALLOWED 3,164.3 SQ. FT. OR 40%
 PROPOSED COVERAGE 2,883.5 SQ. FT. OR 28%
 FRONT SETBACK N/A EXISTING
 SIDE SETBACK 5'
 REAR SETBACK 15'
 MAX. HEIGHT ALLOWED 20'
 PROPOSED HEIGHT EXISTING 21'

STORM WATER CALCULATIONS

TOTAL LOT SIZE 7,119.86 SQ. FT.
 EXISTING IMPERVIOUS COVERAGE 4,856.94 SQ. FT.
 MAX. IMPER. COV. ALLOWED 4,746.0 SQ. FT. OR 60%
 PROPOSED IMPERVIOUS COVERAGE (WE CAN ADD APPROX. 935.26 SQ. FT.)
 INC. WALKS, POOL, PATIO & DRIVES 3,781.24 SQ. FT. OR 48%

ENGINEER:

DESIGNED BY:

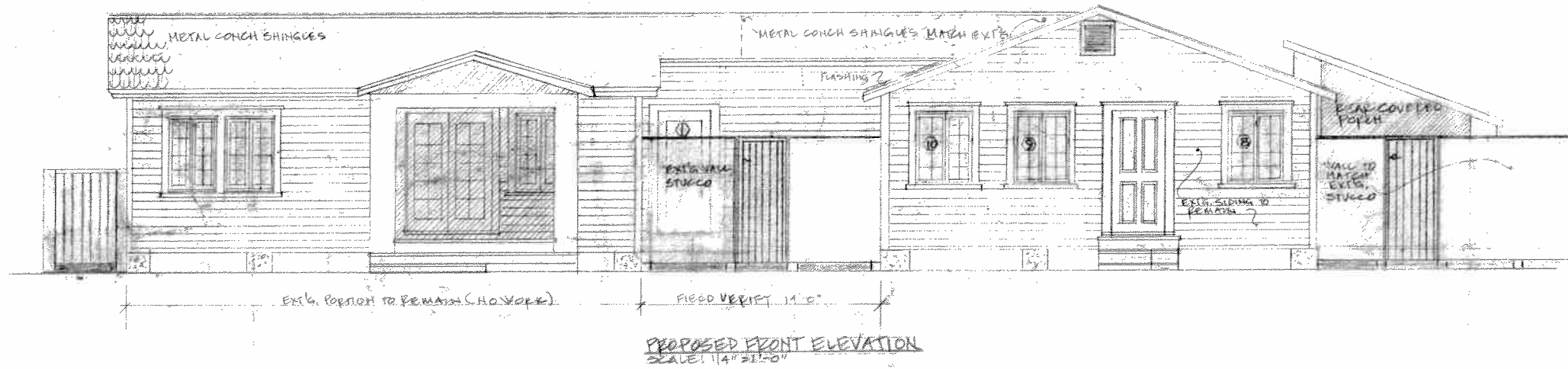
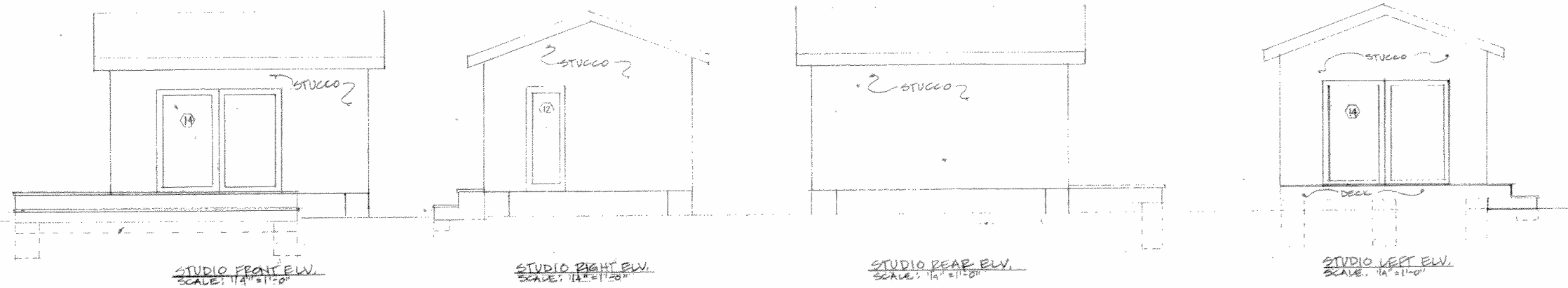
PROPOSED RENOVATION & ADDITION
 1216 / 1214 PETRONIA ST.

1 OF 5
 SITE PLAN
 DEMO PLAN

AFFILIATED
 DESIGN & CONSTRUCTION MANAGERS, LLC
 P.O. BOX 8962 Key West, Florida 33045-9982
 Ph: 305.296.6021 Fax: 305.296.4867
 Dar's Cell: 305.787.1085
 Florida State Certified General Contractors License #CFC-193977

LINDER/ARNOLD RESIDENCE
 1216 PETRONIA ST.
 KEY WEST, FL. 33040
 JUNE 22, 2011

THESE PLANS AND SPECIFICATIONS HAVE BEEN CREATED BY THE BUILDER FOR THE SOLE USE OF THE BUILDER, ARE COPYRIGHTED, AND WILL REMAIN THE PROPERTY OF THE BUILDER. THEY ARE NOT FOR USE BY THE CLIENT TO BUILD THE PROJECT OR FOR THE USE OF ANY OTHER CONTRACTOR. THE CLIENT ABSOLVES THE BUILDER OF ANY RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THESE PLANS IF THE PROJECT IS NOT BUILT BY THE BUILDER.



ENGINEER:

DESIGNED BY:

PROPOSED RENOVATION & ADDITION
1216 / 1214 PETRONIA ST.

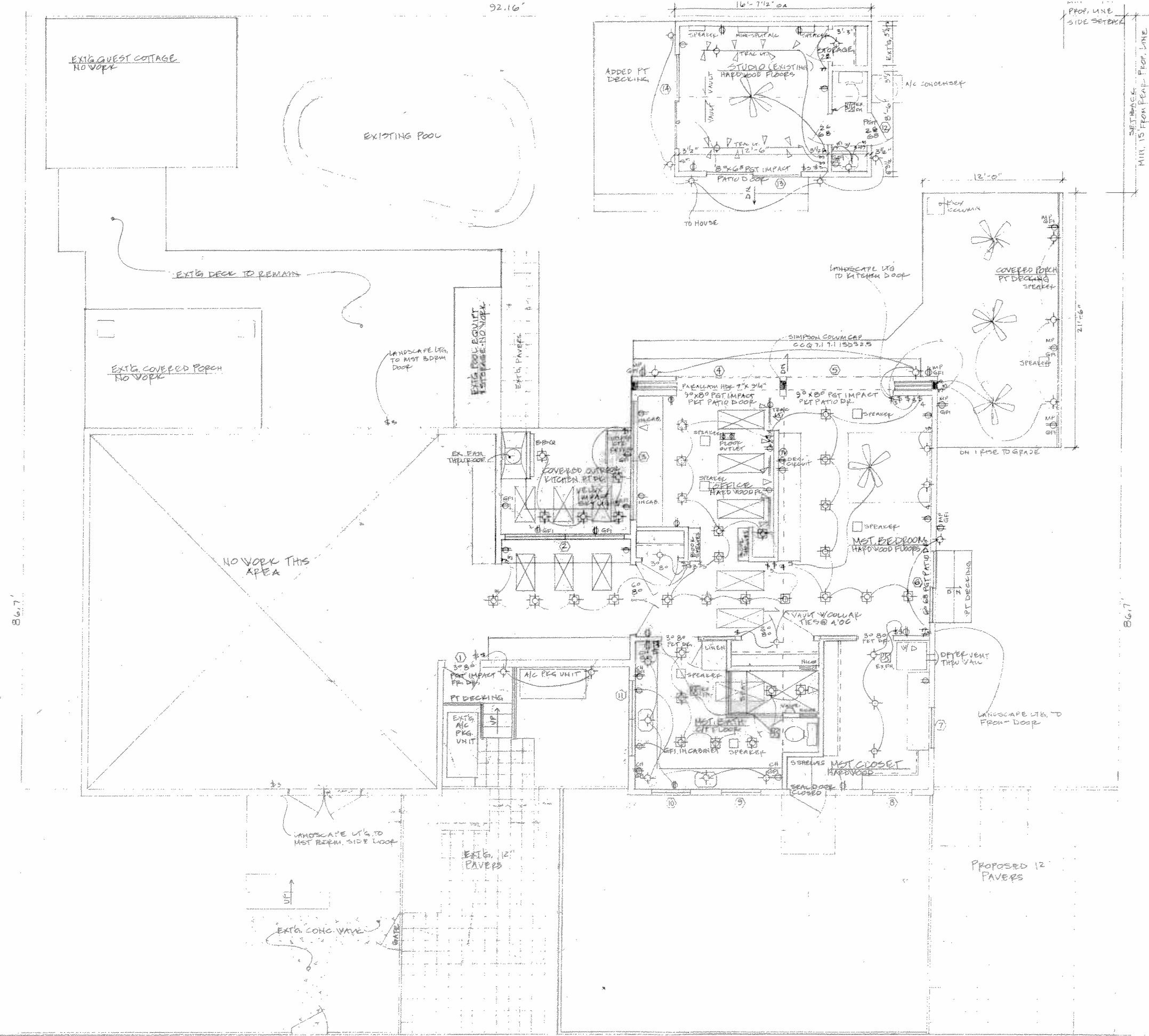
2 OF 5
PROPOSED FRONT
REAR/STUDIO
ELEVATIONS

AFFILIATED
DESIGN & CONSTRUCTION MANAGERS, LLC

P.O. BOX 8882 Key West, Florida 33045-3882
Ph: 305.296.6021 Fax: 305.296.4667
Dar's Cell 305.797.1083
Florida State Certified General Contractors License #CFC-151977

LINDER/ARNOLD RESIDENCE
1216 PETRONIA ST.
KEY WEST, FL 33040
JUNE 22, 2011

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DESIGNED BY:
AFFILIATED
 DESIGN & CONSTRUCTION MANAGERS, LLC

ENGINEER:

PROPOSED RENOVATION & ADDITION
 1216 / 1214 PETRONIA ST.

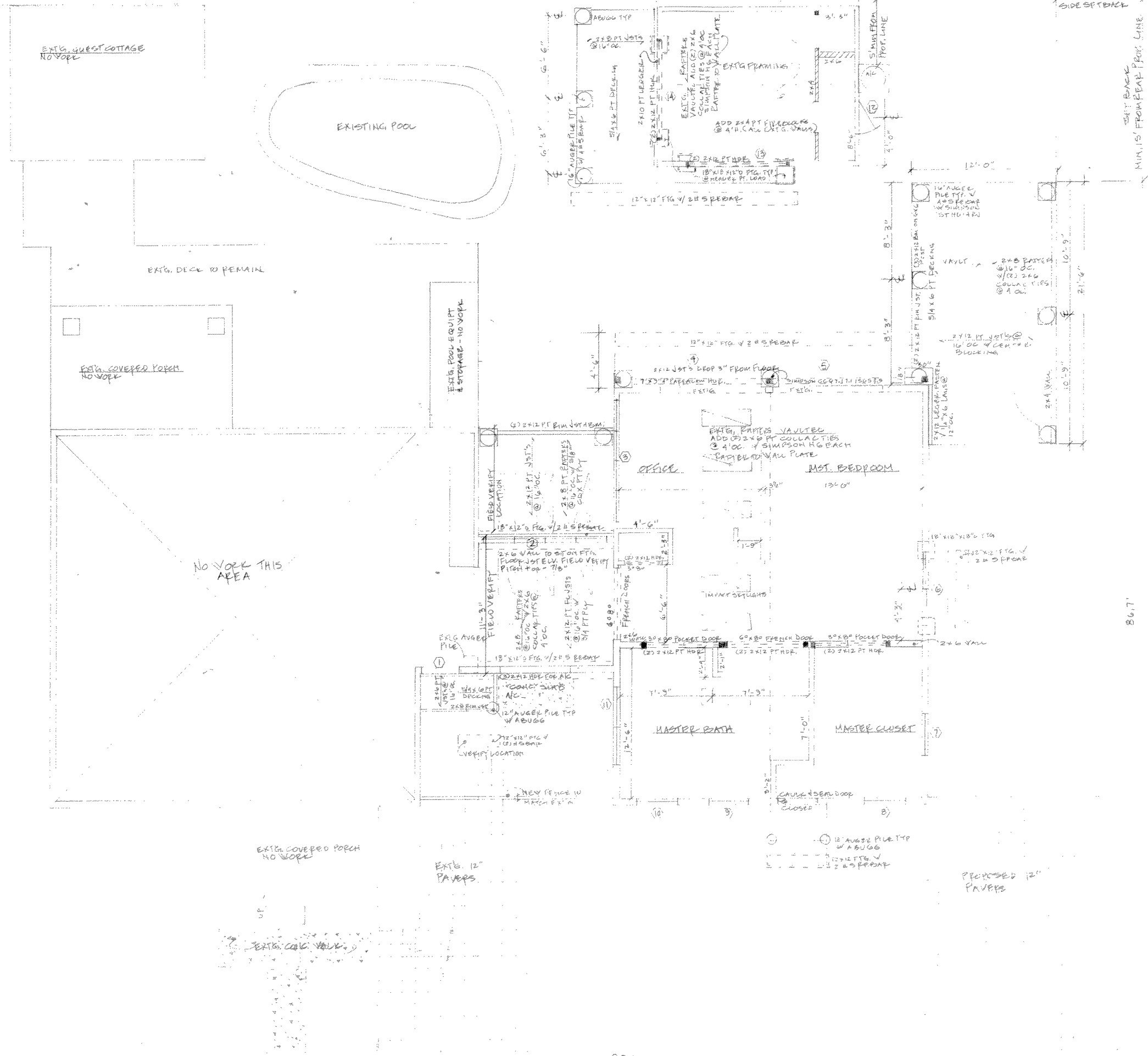
LINDER/ARNOLD RESIDENCE
 1216 PETRONIA ST.
 KEY WEST, FL 33040
 JUNE 22, 2011

P.O. BOX 8882, Key West, Florida 33045-8882
 PH: 305.296.6021, FAX: 305.296.4867
 Our e-mail: 305.797.1085
 Florida State Certified General Contractors License #060-1515977

3 OF 5
 PROPOSED
 FLOOR PLAN
 SITE PLAN

THESE PLANS AND SPECIFICATIONS HAVE BEEN CREATED BY THE BUILDER FOR THE SOLE USE OF THE BUILDER, ARE COPYRIGHTED, AND WILL REMAIN THE PROPERTY OF THE BUILDER. THEY ARE NOT FOR USE BY THE CLIENT TO BUILD THE PROJECT OR FOR THE USE OF ANY OTHER CONTRACTOR. THE CLIENT ABSOLVES THE BUILDER OF ANY RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THESE PLANS IF THE PROJECT IS NOT BUILT BY THE BUILDER.

86.7'



EXIST. COVERED PORCH NO WORK

EXIST. 12" PAVERS

PROPOSED 12" PAVERS

92.16

DESIGNED BY:
ENGINEER:

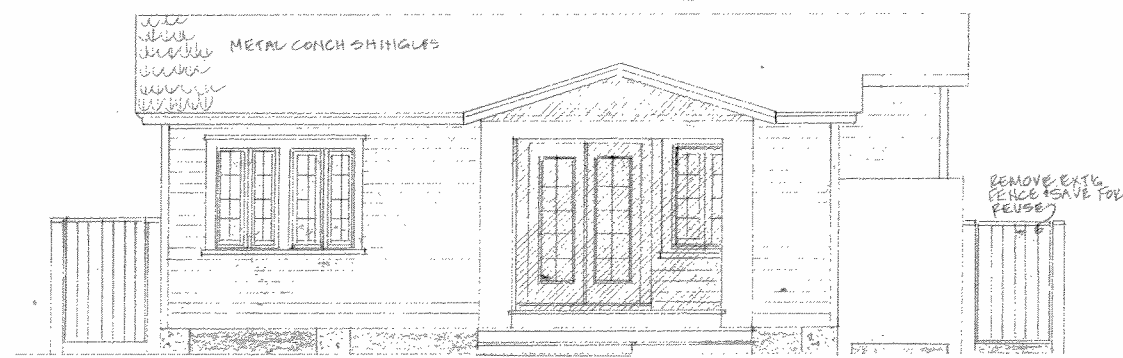
AFFILIATED
DESIGN & CONSTRUCTION MANAGERS, LLC

P.O. BOX 5862 Key West, Florida 33045-5002
PH: 305.296.6091 Fax: 305.296.4867
Drs & C/Es 305.797.1093
Florida State Certified General Contractors License #C8C-151977

LINDER/ARNOLD RESIDENCE
1216 PETRONIA ST.
KEY WEST, FL 33040
JUNE 22, 2011

4 OF 5
PROPOSED
FOUNDATION
FRAMING PLAN

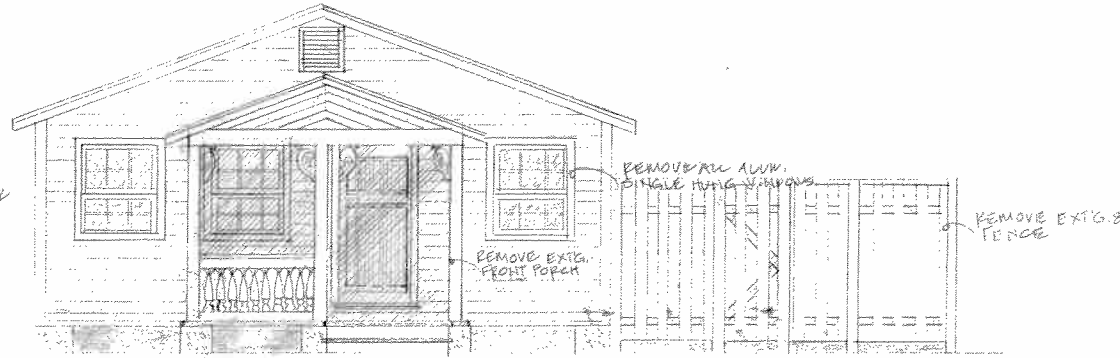
THESE PLANS AND SPECIFICATIONS HAVE BEEN CREATED BY THE BUILDER FOR THE SOLE USE OF THE BUILDER. THEY ARE NOT FOR USE BY THE CLIENT TO BUILD THE PROJECT OR FOR THE USE OF ANY OTHER CONTRACTOR. THE CLIENT ASSUMES THE BUILDER OF ANY RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THESE PLANS IF THE PROJECT IS NOT BUILT BY THE BUILDER.



NO WORK THIS AREA

ADD DOOR REMOVE FENCE

EXISTING FRONT ELEVATION 1216
SCALE: 1/4" = 1'-0"



REMOVE WINDOW

REMOVE PORCH WINDOW REMOVE DOOR

REMOVE WINDOW

REMOVE FENCE

EXISTING FRONT ELEVATION 1214
SCALE: 1/4" = 1'-0"



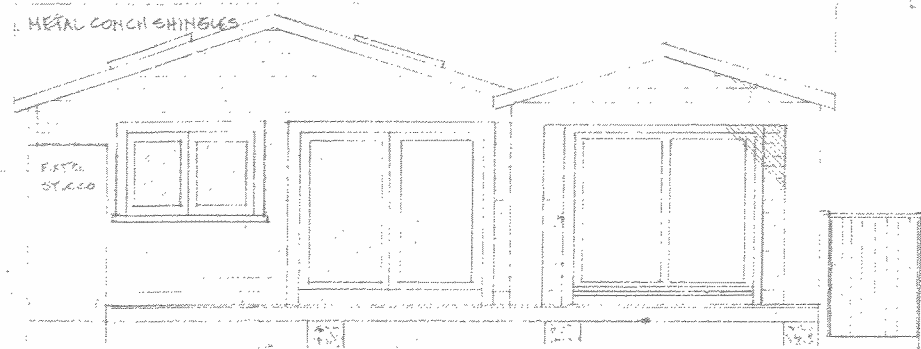
REMOVE FENCE

REMOVE FRONT DOOR - SHUTTER TRACKS - SIDING

REMOVE SHED + LAUNDRY

REMOVE FENCE

EXISTING REAR ELEVATION 1214
SCALE: 1/4" = 1'-0"



NO WORK THIS AREA

EXISTING REAR ELEVATION 1216
SCALE: 1/4" = 1'-0"

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ENGINEER:

DESIGNED BY:

AFFILIATED
DESIGN & CONSTRUCTION MANAGERS, LLC
P.O. BOX 9882 Key West, Florida 33045-5882
Ph: 305.296.6021 Fax: 305.296.4867
Dor's Cell: 305.797.1083
Florida State Certified General Contractors License #CCG-191977

PROPOSED RENOVATION & ADDITION
1216 / 1214 PETRONIA ST.

LINDER/ARNOLD RESIDENCE
1216 PETRONIA ST.
KEY WEST, FL 33040
JUNE 22, 2011

5 OF 5
AS BUILT
FRONT/REAR
ELEVATIONS

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., July 12, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF POOL, LAUNDRY, SHED AND PORTION OF BACK
COTTAGE. DEMOLITION OF FRONT PORCH OF #1214 PETRONIA. NEW ADDITION TO
CONNECT BOTH HOUSES. NEW COVERED PORCH ON BACK.
REPLACE WINDOWS AND DOORS
FOR #1214-1216 PETRONIA STREET**

Applicant: Dar Castillo/ Affiliated Design and Construction Managers- Application # H11-01-860

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 D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1026000 Parcel ID: 00025220-000000

Ownership Details

Mailing Address:
 ARNOLD W PERRY
 PO BOX 6568
 KEY WEST, FL 33041-6568

All Owners:
 LINDER RITA A H/W, ARNOLD W PERRY

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1214 PETRONIA ST KEY WEST
Legal Description: KW W C MALONEY DIAGRAM PB1-22 LOT 5 SQR 6 TR 7 G10-464 OR86-273/274 OR514-962 OR706-652/653 OR706-654/655 OR777-1808 OR778-913 OR2486-1930/31 OR2508-1230D/C OR2516-1769/70

Show Parcel Map

Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	89	4,001.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1201
Year Built: 1940

Building 1 Details

Building Type R1
Effective Age 15
Year Built 1940
Functional Obs 0

Condition A
Perimeter 200
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 17
Grnd Floor Area 1,201

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

Roof Type IRR/CUSTOM
Heat 1 NONE
Heat Src 1 NONE

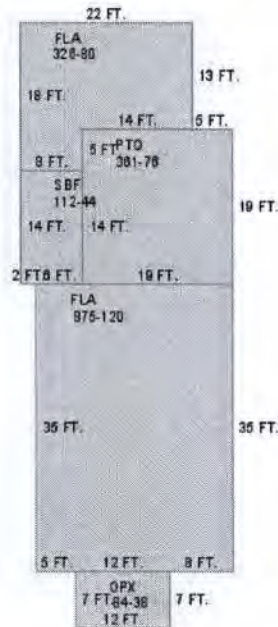
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
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	1993	N	N	0.00	0.00	875
2	OPX		1	1993			0.00	0.00	84
3	SBF	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	112
4	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	326
5	PTO		1	1993			0.00	0.00	361

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	250 SF	25	10	1978	1979	4	50
2	FN2:FENCES	125 SF	0	0	1978	1979	2	30
3	PT2:BRICK PATIO	99 SF	33	3	1983	1984	2	50
4	PT3:PATIO	30 SF	0	0	1969	1970	1	50
5	FN2:FENCES	120 SF	6	20	1978	1979	2	30
6	FN2:FENCES	184 SF	4	46	1996	1997	2	30
7	WD2:WOOD DECK	400 SF	0	0	2006	2007	2	40

Appraiser Notes

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
2	B942800	08/01/1994	12/01/1994	700	Residential	REPAIRS
1	97-3318	10/01/1997	12/01/1997	2,400	Residential	REROOF
3	98-0010	01/14/1998	12/31/1998	450	Residential	MOVE EXISTING FENCE
4	06-2860	10/01/1997	05/15/2006	2,000	Residential	REPLACE EXISTING DECK 400SF

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	143,329	14,749	337,644	495,722	294,558	25,000	269,558
2009	161,254	14,887	513,219	689,360	286,814	25,000	261,814
2008	148,299	15,517	580,145	743,961	286,527	25,000	261,527
2007	256,041	13,597	680,170	949,808	278,182	25,000	253,182
2006	322,469	8,757	400,100	731,326	266,324	25,000	241,324
2005	336,994	9,116	280,070	626,180	258,567	25,000	233,567
2004	195,345	9,482	280,070	484,897	251,036	25,000	226,036
2003	195,345	9,841	124,031	329,217	206,763	25,000	181,763
2002	160,934	10,201	106,027	277,162	189,945	25,000	164,945
2001	156,058	10,565	106,027	272,650	186,914	25,000	161,914
2000	156,058	11,832	76,019	243,909	175,854	25,000	150,854
1999	137,770	10,798	76,019	224,587	167,745	25,000	142,745
1998	88,267	7,975	76,019	172,261	151,930	25,000	126,930
1997	80,479	7,502	68,017	155,998	145,777	25,000	120,777
1996	67,499	6,492	68,017	142,008	138,981	25,000	113,981
1995	63,864	6,333	68,017	138,214	135,503	25,000	110,503

1994	57,114	5,833	68,017	130,965	130,965	25,000	105,965
1993	56,564	5,704	68,017	130,285	130,285	25,000	105,285
1992	56,564	5,704	68,017	130,285	130,285	25,000	105,285
1991	56,564	5,704	68,017	130,285	130,285	25,000	105,285
1990	43,295	5,704	53,013	102,011	102,011	25,000	77,011
1989	39,359	5,185	52,013	96,557	96,557	25,000	71,557
1988	33,229	5,185	46,012	84,426	84,426	25,000	59,426
1987	32,800	5,185	27,407	65,392	65,392	25,000	40,392
1986	32,983	5,185	26,407	64,575	64,575	25,000	39,575
1985	31,967	5,185	16,288	53,440	53,440	25,000	28,440
1984	29,913	5,185	16,288	51,386	51,386	25,000	26,386
1983	29,913	5,185	16,288	51,386	51,386	25,000	26,386
1982	30,486	5,185	16,288	51,959	51,959	25,000	26,959

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
5/10/2011	2516 / 1769	475,000	WD	30
9/13/2010	2486 / 1930	100	QC	11
12/1/1978	778 / 913	73,000	00	Q

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

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1026026 Parcel ID: 00025240-000000

Ownership Details

Mailing Address:
 LINDER RITA A H/W
 PO BOX 6568
 KEY WEST, FL 33041

All Owners:
 ARNOLD W PERRY , LINDER RITA A H/W

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1216 PETRONIA ST KEY WEST
Legal Description: KW W C MALONEY DIAGRAM PB1-22 LOT 7 SQR 6 TR 7 G26-345 OR372-259/260 OR742-693 OR753-1953 OR775-1190 OR1525-44/45 OR1814-2314/15 OR1984-2124(CTT)

Show Parcel Map

Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	88	4,001.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1153
Year Built: 1933

Building 1 Details

Building Type R1 **Condition** A **Quality Grade** 500

Effective Age 10
 Year Built 1933
 Functional Obs 0

Perimeter 193
 Special Arch 0
 Economic Obs 0

Depreciation % 11
 Grnd Floor Area 1,153

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 2

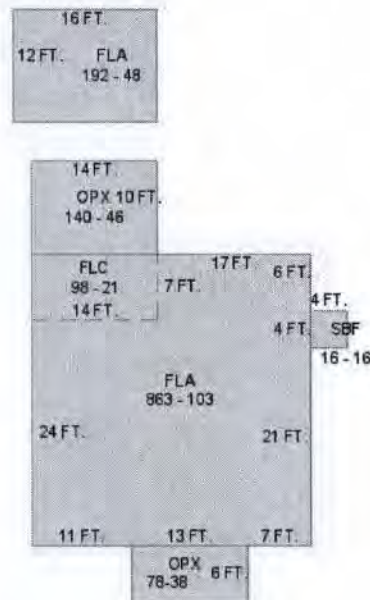
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

- 2 Fix Bath 0
- 3 Fix Bath 1
- 4 Fix Bath 0
- 5 Fix Bath 0
- 6 Fix Bath 0
- 7 Fix Bath 0
- Extra Fix 1

- 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	1932	N Y	0.00	0.00	863
2	OPX		1	1932		0.00	0.00	78
3	FLC	12:ABOVE AVERAGE WOOD	1	1999	N Y	0.00	0.00	98
4	OPX		1	1999		0.00	0.00	140
7	FLA	12:ABOVE AVERAGE WOOD	1	1999	N Y	0.00	0.00	192
10	SBF	12:ABOVE AVERAGE WOOD	1	1999				16

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1026000 Parcel ID: 00025220-000000

Ownership Details

Mailing Address:
 ARNOLD W PERRY
 PO BOX 6568
 KEY WEST, FL 33041-6568

All Owners:
 LINDER RITA A H/W, ARNOLD W PERRY

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1214 PETRONIA ST KEY WEST
Legal Description: KW W C MALONEY DIAGRAM PB1-22 LOT 5 SQR 6 TR 7 G10-464 OR86-273/274 OR514-962 OR706-652/653 OR706-654/655 OR777-1808 OR778-913 OR2486-1930/31 OR2508-1230D/C OR2516-1769/70

[Show Parcel Map](#)

Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	89	4,001.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1201
Year Built: 1940

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	170 SF	0	0	2008	2009	4	40
3	FN2:FENCES	900 SF	150	6	2008	2009	2	30
5	FN2:FENCES	184 SF	46	4	1997	1998	2	30
6	PT5:TILE PATIO	40 SF	10	4	1999	2000	3	50
7	PT2:BRICK PATIO	213 SF	0	0	2009	2010	2	50
8	PO4:RES POOL	190 SF	0	0	2008	2009	5	50
9	PT2:BRICK PATIO	180 SF	18	10	2009	2010	2	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
7 05-4230	09/27/2005	11/16/2005	2,475	Residential	INSTALL HURRICANE SHUTTERS
1 98-1341	05/04/1998	12/31/1998	600	Residential	REPAIR/REPLACE ROOF
2 98-3159	10/21/1998	12/31/1998	2,750	Residential	REPLACE FENCE
3 98-3445	01/07/1999	11/16/1999	8,000	Residential	RENOVATIONS/ADDITION
4 98-4075	01/13/1999	11/16/1999	18,500	Residential	POOL
5 99-0288	01/25/1999	11/16/1999	1,800	Residential	ELECTRICAL
6 99-1238	04/13/1999	11/16/1999	3,800	Residential	CENTRAL AC
8-2021	06/10/2008	12/23/2008	20,000		REMODEL POOL-REPLACE COPING,TILE,REPLASTER-RELO POOL EQUIPMENT
8-1968	06/10/2008	12/23/2008	73,335		REMOVE/RECONFIGURE INTERIOR - EXTERIOR 1200SF NEW CABINETS, 800 SF WOOD FLR, 150SF TILE BATH, INSTALL 10PST WINGUARD WINDOWS. NEW FENCING 165LF
8-3123	08/29/2008	12/23/2008	1,000		WIRE ELECTRIC FOR POOL
8-3036	08/23/2008	12/23/2008	0		INSTALL GUNITE WALL 15" H TO MAKE EXISTING POOL SMALLER AND CHANGE SHAPE
8-1969	08/07/2008	12/23/2008	17,800		RESET NEW EXISTING SINK, DW, W RESET TOILET, PED SINK, SHOWER, BATH, RESET 2 BATHS TOILET, LAV & SHOWER + GUEST BATH TOILET, PED SINK SHOWER INSTALL SOLAR WATER HTR.
8-1971	07/15/2008	12/23/2008	5,000		INSTALL 26 GAUGE CONCH SHINGLES 98 SQRS -INSTALL 26 GAUGE VCRIMP 334 SQRS
8-1970	07/17/2008	12/23/2008	21,800		COMPLETELY WIRE HS 1260SF AND POO HOUSE HOOK UP 2 MOTORS
8-3123	10/17/2008	12/23/2008	1,000		WIRE ELECTRIC FOR POOL
8-2521	10/17/2008	12/23/2008	700		INSTALL TELEPHONE AND 3 TELEVISION OUTLETS

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	154,569	28,213	337,644	520,426	520,426	25,000	495,426
2009	173,589	28,243	513,219	715,051	715,051	25,000	690,051
2008	183,174	23,798	580,145	787,117	787,117	25,000	762,117
2007	305,452	19,481	680,170	1,005,103	873,028	25,000	848,028
2006	504,043	19,977	400,100	924,120	851,735	25,000	826,735
2005	525,507	21,350	280,070	826,927	826,927	25,000	801,927
2004	323,588	21,890	280,070	625,548	625,548	0	625,548
2003	367,518	22,427	124,031	513,976	513,976	0	513,976
2002	198,684	23,000	106,027	327,711	308,347	25,000	283,347
2001	192,663	23,538	106,027	322,228	303,492	25,000	278,492
2000	192,663	25,971	76,019	294,653	294,653	25,000	269,653
1999	96,380	3,731	76,019	176,130	176,130	0	176,130
1998	60,549	728	76,019	137,296	137,296	0	137,296
1997	55,206	685	68,017	123,908	123,908	0	123,908
1996	46,302	597	68,017	114,916	114,916	0	114,916
1995	43,809	582	68,017	112,408	112,408	0	112,408
1994	39,179	538	68,017	107,734	107,734	0	107,734
1993	39,557	340	68,017	107,914	107,914	0	107,914
1992	39,557	345	68,017	107,920	107,920	0	107,920
1991	39,557	352	68,017	107,926	107,926	0	107,926
1990	26,297	359	53,013	79,668	79,668	0	79,668
1989	23,906	332	52,013	76,251	76,251	0	76,251
1988	20,369	315	46,012	66,696	66,696	0	66,696
1987	20,110	320	27,407	47,837	47,837	0	47,837
1986	20,215	325	26,407	46,947	46,947	0	46,947
1985	19,585	330	16,288	36,203	36,203	0	36,203
1984	18,212	334	16,288	34,834	34,834	0	34,834
1983	18,212	280	16,288	34,780	34,780	0	34,780
1982	18,583	283	16,288	35,154	35,154	5,000	30,154

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
3/11/2004	1984 / 2124	960,000	WD	Q
9/9/2002	1814 / 2314	650,000	WD	Q
6/1/1998	1525 / 0044	252,000	WD	Q
9/1/1978	775 / 1190	38,000	00	Q

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