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**Historic Architectural Review Commission  
Staff Report for Item 17**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** June 27, 2017

**Applicant:** Guilermo Orozco

**Application Number:** H17-03-0022

**Address:** #1408 Petronia Street

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**Description of Work:**

Demolition of rear addition.

**Site Facts:**

The one and a half story house at 1408 Petronia is listed as a contributing resource per the survey. The frame vernacular building first appeared on the 1912 Sanborn map. As of the 1962 Sanborn map, the building only had a one-story sawtooth structure on the rear. Between 1962 and 1962, a small shed roof addition was added on the rear. Over the years, the shed roof addition has been expanded and altered. Very little historic fabric remains, and the structure is in poor condition.

**Ordinances Cited in Review:**

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

**Staff Analysis**

This Certificate of Appropriateness proposes the removal of a historic shed roof addition on the rear. The addition has been altered over the years, expanded even, and the addition is in poor condition. Therefore, staff does not feel that the wall meet any of the criteria listed in Sec. 102-218, the Commission can consider the request for demolition:

(1) The addition does not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.

(2) The addition is not specifically associated with events that have made a significant contribution to local, state, or national history;

(3) The addition has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;

(4) The addition to be demolished is not the site of a historic event with a significant effect upon society;

(5) The addition does not exemplify the cultural, political, economic, social, or historic heritage of the city;

(6) The addition does not portray the environment in an era of history characterized by a distinctive architectural style;

(7) The addition is not related to a square, park, or other distinctive area.

(8) The addition does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and

(9) The addition has not yielded, and is not likely to yield, information important in history.

Since this element is historic, two readings are required for demolition.

# APPLICATION

100<sup>00</sup>



# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <b>H1703-22</b>		BUILDING PERMIT NUMBER	INITIAL & DATE <b>5/30/18</b>
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE <b>AE-6</b>	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:

<b>1408 PETRONIA ST</b>	# OF UNITS <b>1</b>
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RE # OR ALTERNATE KEY:

NAME ON DEED:

<b>LINCOLN DAY</b>	PHONE NUMBER <b>(954) 648-5500</b>
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OWNER'S MAILING ADDRESS:

<b>1408 PETRONIA ST</b>	EMAIL <b>LINCDAY@GMAIL.COM</b>
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CONTRACTOR COMPANY NAME:

	PHONE NUMBER
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CONTRACTOR'S CONTACT PERSON:

<b>GUILLERMO OROZCO</b>	EMAIL <b>GAOROZCO@MSN.COM</b>
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RESIDENTIAL DESIGNER  
ARCHITECT/ENGINEER'S NAME:

<b>1517 WASHINGTON ST</b>	PHONE NUMBER <b>(305) 292-1694</b>
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ARCHITECT / ENGINEER'S ADDRESS:

	EMAIL <b>GAOROZCO@MSN.COM</b>
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HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT:

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FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: <input checked="" type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input type="checkbox"/> WITHIN FLOOD ZONE
<input checked="" type="checkbox"/> DEMOLITION <input type="checkbox"/> SITE WORK <input checked="" type="checkbox"/> INTERIOR <input checked="" type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**DEMOLITION OF REAR SHED ROOF BUILDING & REPLACEMENT IN SAME LOCATION & SQUARE FOOTAGE, DECK REPLACEMENT, AC & POOL EQUIPMENT RELOCATION, REPAIR/REPLACE MISMANAGED/ILL FITTING & WINDOW SILLS AS REQUIRED**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: <b>GUILLERMO OROZCO</b>
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

27526/3001 dk

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS  
 RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER  
 ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
DEMOLITION OF NEAR BLDG		REPLACEMENT OF BLDG
		REPLACEMENT OF REAR DECK

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.  
 SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_  
 BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

User: KEYMGAC Type: BP Drawer: 1  
 Date: 5/30/17 58 Receipt no: 13102  
 2017 300/22  
 PT \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans number: 3705814  
 Via VISA/MASTERC \$150.00  
 Trans Date: 5/30/17 Time: 16:49:47

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F, S, 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (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 following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OR THAT THE BUILDING OR STRUCTURE;**

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

THE BUILDING DOES NOT APPEAR IN THE 1962 SURVEY, IT HAS BEEN ALTERED SUBSTANTIALLY  
\_\_\_\_\_  
\_\_\_\_\_

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

NO  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

NO

- (d) Is not the site of a historic event with a significant effect upon society.

NO

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

NO

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

NO

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

NO

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

NO

- (i) Has not yielded, and is not likely to yield, information important in history.

NO



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans (4) DRAWING - DATE: 5-24-17  
 No Reason \_\_\_\_\_

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

REMOVAL OF BUILDING WILL NOT AFFECT THE HISTORIC CHARACTER OF THE NEIGHBORHOOD

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

NO

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

NO

(4) Removing buildings or structures that would otherwise qualify as contributing.

NO

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

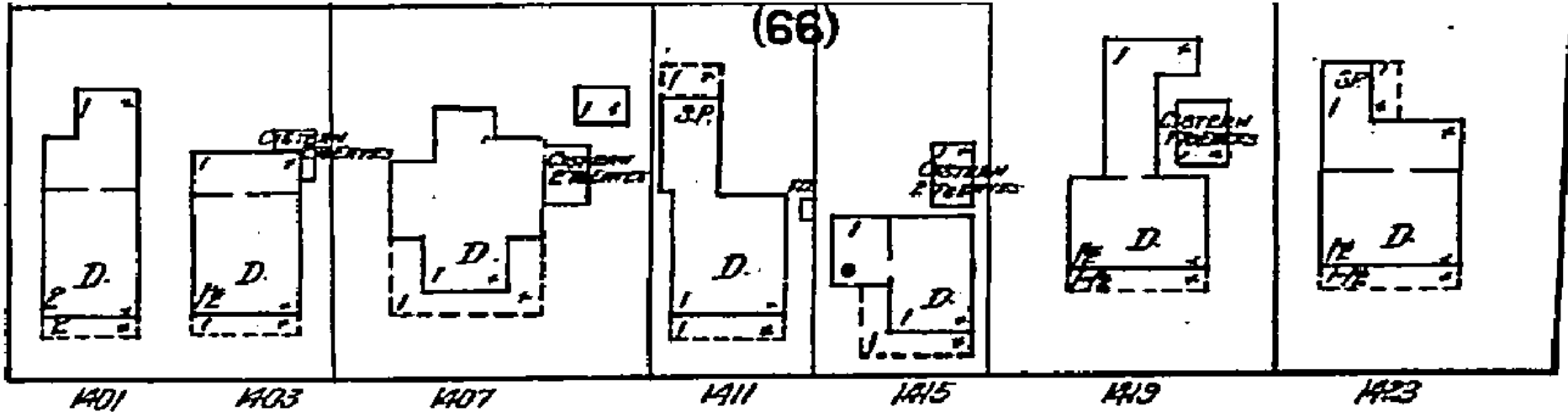
I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

 PROPERTY OWNER'S SIGNATURE	Lincoln W. Day 5/30/17 DATE AND PRINT NAME
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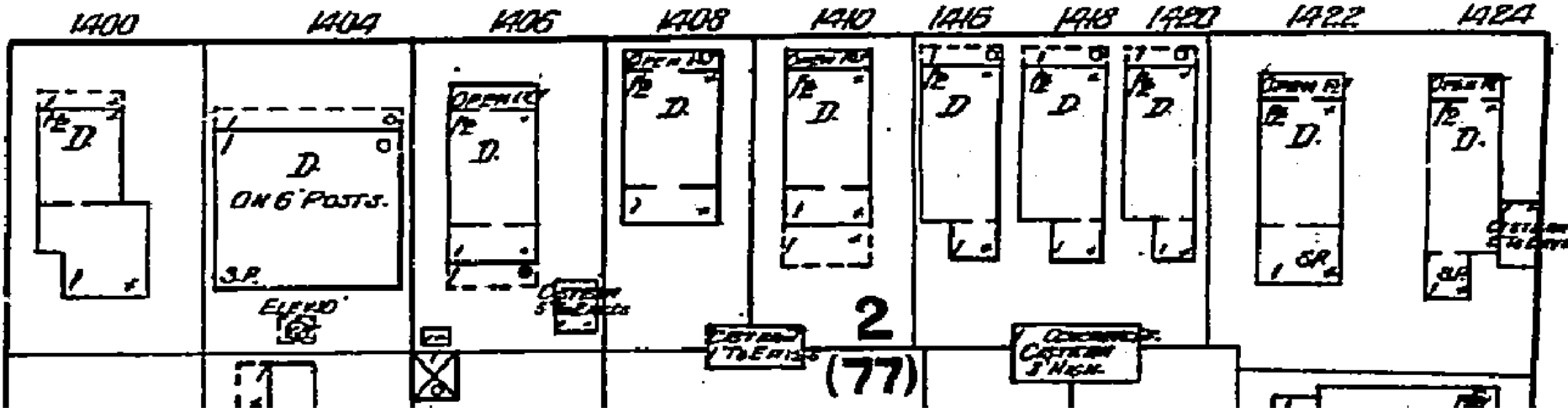
OFFICE USE ONLY

BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing	Year built _____ Style _____ Listed in the NRHP _____ Year _____
<input type="checkbox"/> Not listed	Year built _____ Comments _____
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments

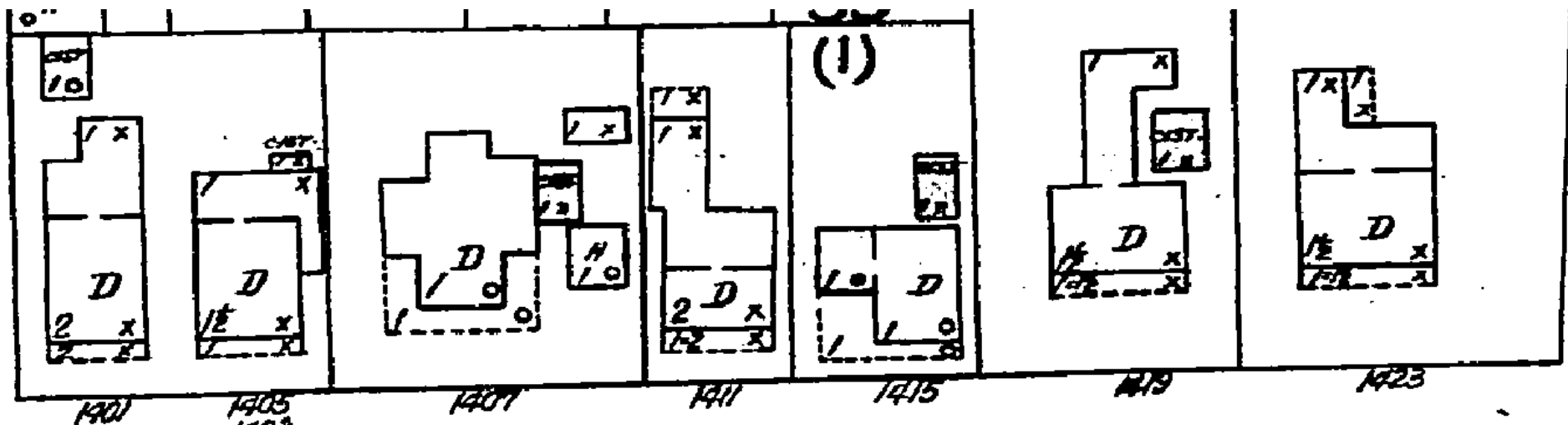
# SANBORN MAPS



40'      **PETRONIA** ↓      40'



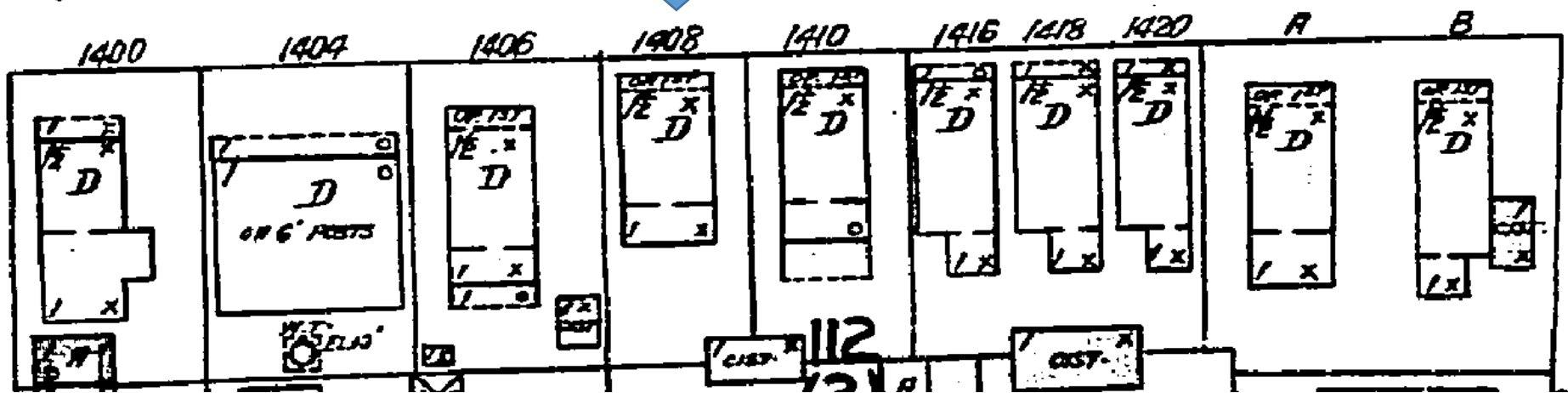
1912 Sanborn Map



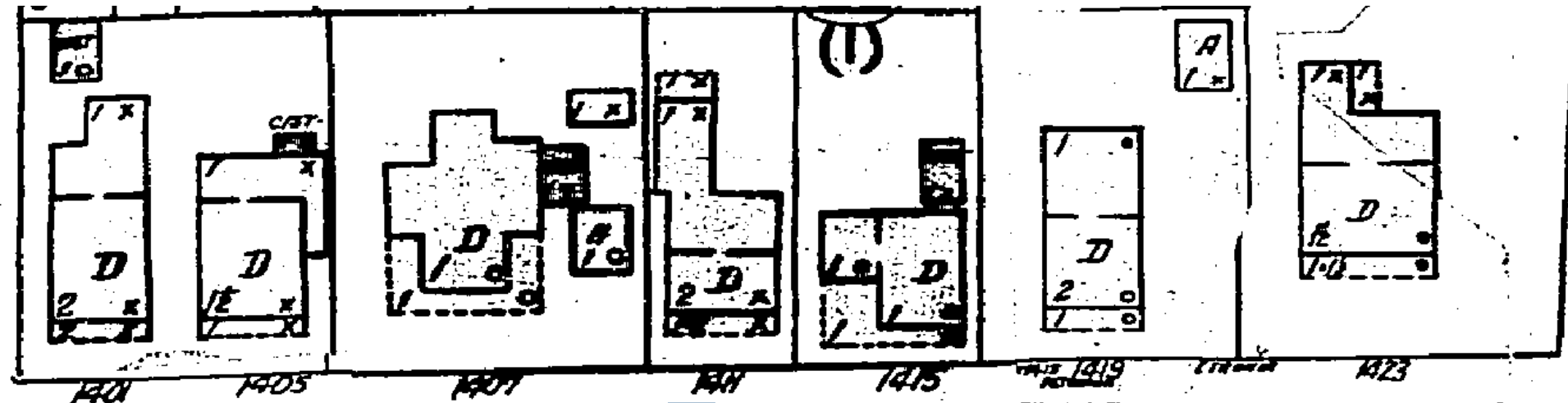
6" W PIPE

**ETRONIA**

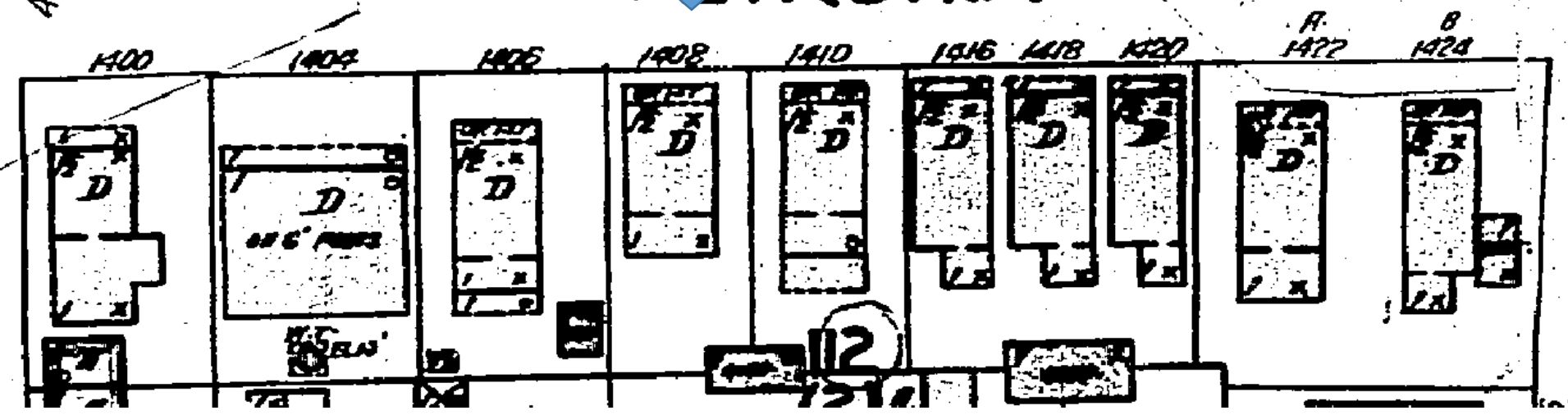
40



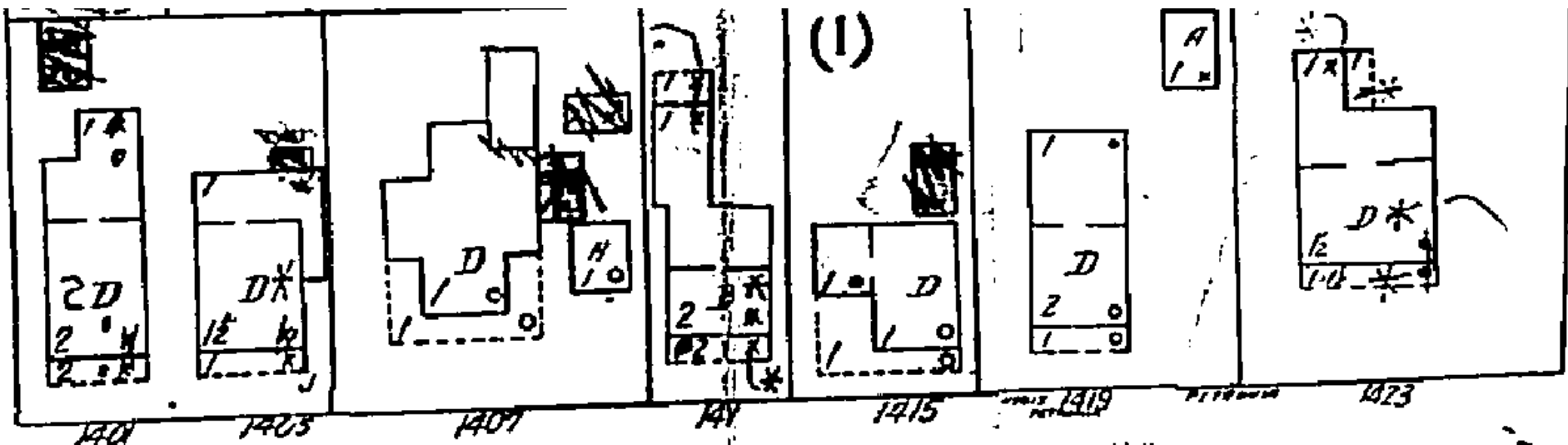
1926 Sanborn Map



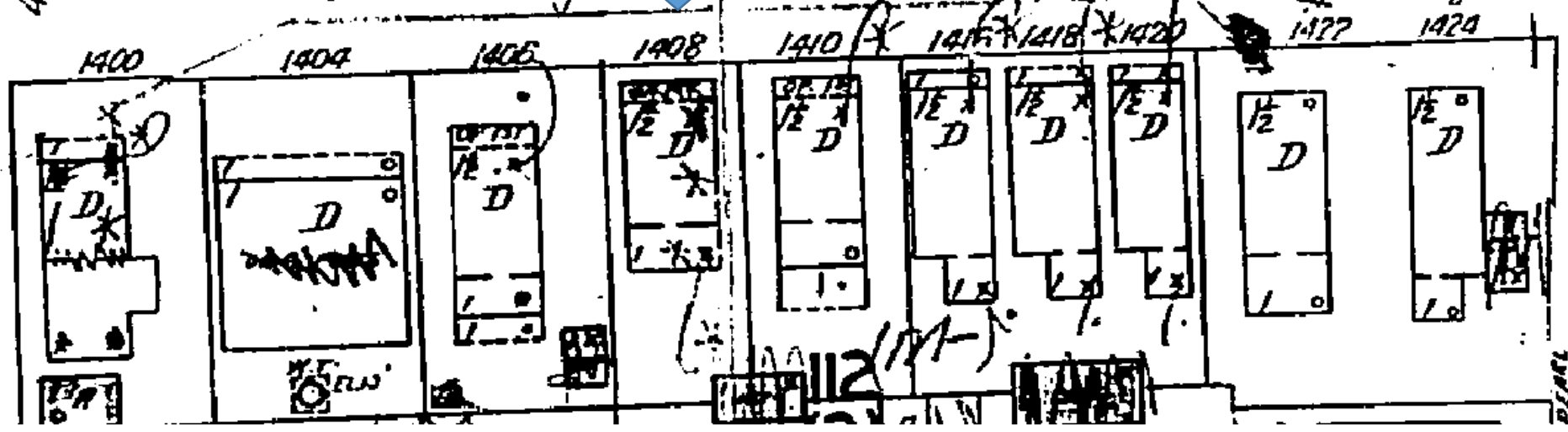
**PETRONIA**



1948 Sanborn Map



**PETRONIA**



1962 Sanborn Map

# PROJECT PHOTOS





Property Appraiser's Photograph, c.1965. Monroe County Public Library.















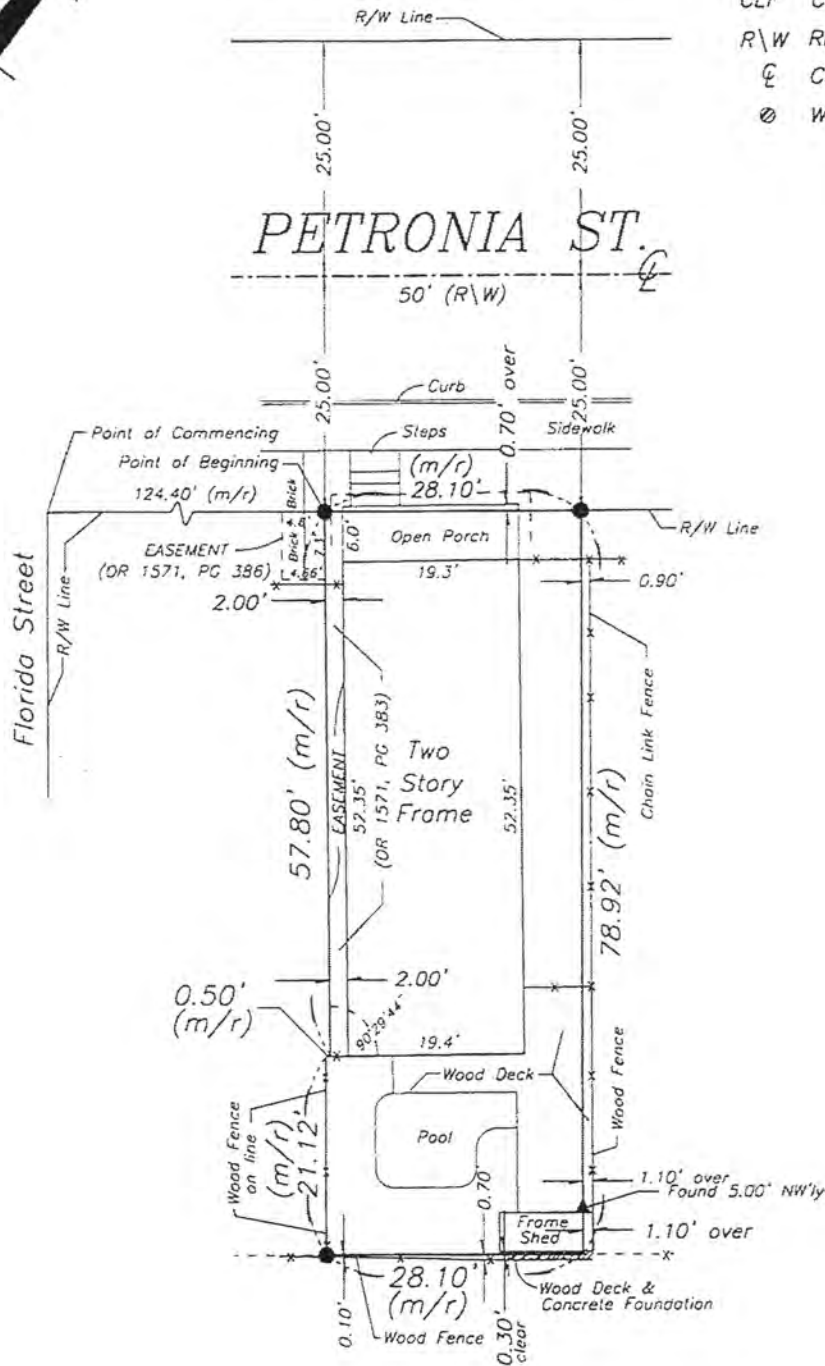
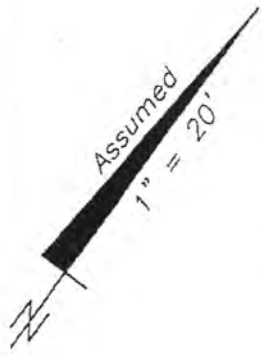




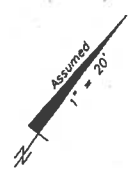
# SURVEY

# LEGEND

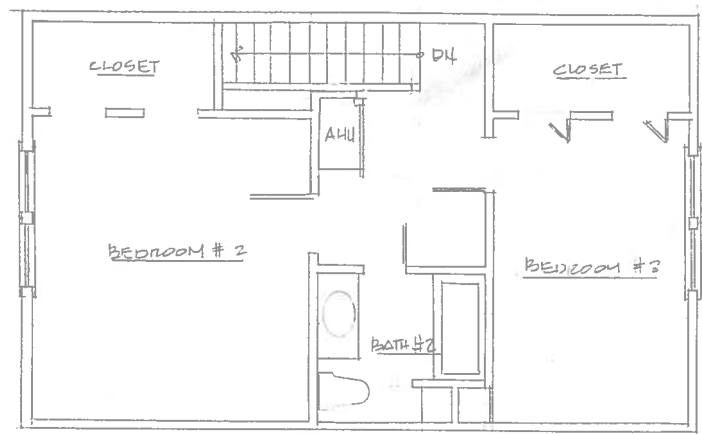
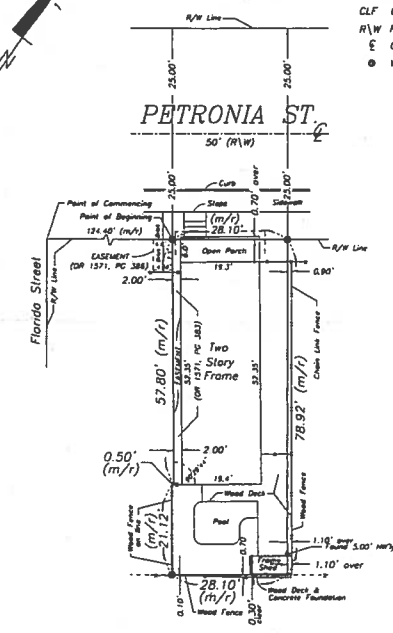
- Found Iron Rod (LB 2863 or No ID)
- ▲ Found Nail & Disc (PTS or LB 540)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊕ Centerline
- ⊗ Wood Utility Pole



# PROPOSED DESIGN



- LEGEND**
- Found Iron Rod (LB 2863 or No ID)
  - ▲ Found Nail & Disc (PTS or LB 54G)
  - (M) Measured
  - (R) Record
  - (M/R) Measured & Record
  - CLF Chain Link Fence
  - R/W Right of Way
  - ± Centerline
  - Wood Utility Pole



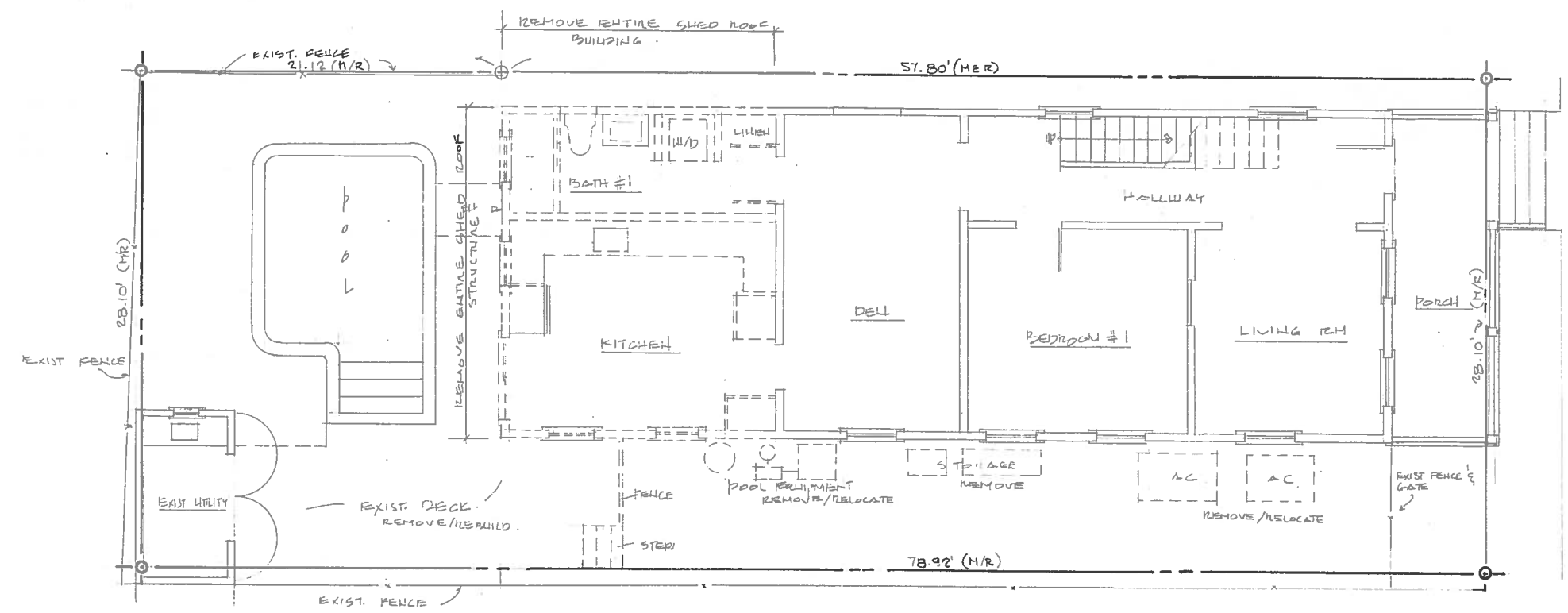
**SITE DATA:**

ADDRESS: 1408 Petronia Street  
 DISTRICT: HMDR  
 FLOOD ZONE AE-6

EXISTING PARKING: 0  
 PROPOSED PARKING: 0

LOT SIZE: 28.10' x 78.92' = 2,217 SF.  
 MAXIMUM building COVERAGE ALLOWED: 40% OR 887 SF.  
 EXISTING LOT COVERAGE: 58.35' x 19.4' = 1,132 sf main bldg. and 6 x 10 = 60 sf utility bldg. total sf. = 1,192 sf or 54%  
 PROPOSED LOT COVERAGE: same as above  
 MAXIMUM IMPERVIOUS AREAS ALLOWED: 60% OR 1,330 sf  
 EXISTING IMPERVIOUS AREAS: 1,192 sf blg + 156 pool + 110 sf concr. paths = 1,458 sf or 66%  
 PROPOSED IMPERVIOUS AREAS: same as above  
 EXISTING AND PROPOSED SETBACKS ARE THE SAME= see site plan  
 Proposed height = 16' (match rear building). See elevation

EXISTING SECOND FLOOR PLAN  
 1/4" = 1'-0"



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

REVISIONS	BY

Renovations and Building Replacement to:  
**1408 Petronia Street**  
 Key West, Florida

**Guillermo A. Orozco**  
 Residential Design  
 1517 Washington Street  
 Key West, FL 33040  
 305-292-1694

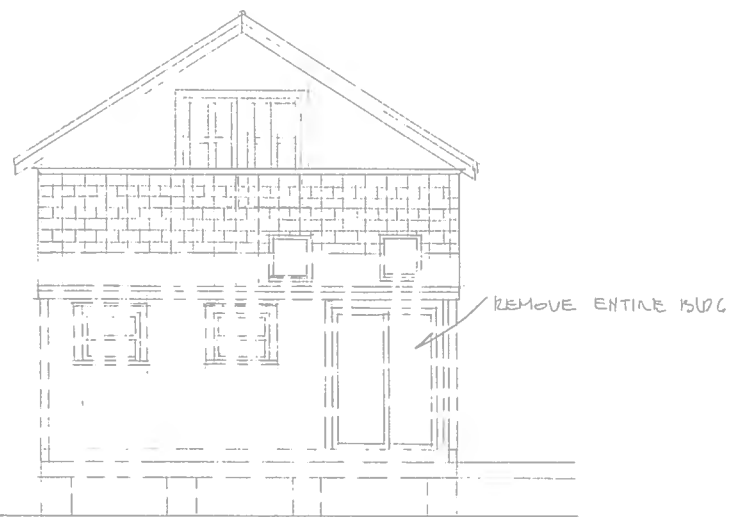
Date	5/25/17
Scale	1/4" = 1'-0"
Drawn	GAO
Job	1403 PETRONIA
Sheet	1
Of	1 Sheets



EXISTING NORTH ELEVATION (FRONT)  
DEMOLITION 1/4" = 1'-0"



EXISTING/EAST ELEVATION (SIDE)  
DEMOLITION 1/4" = 1'-0"



EXISTING/EAST ELEVATION (REAR)  
DEMOLITION 1/4" = 1'-0"



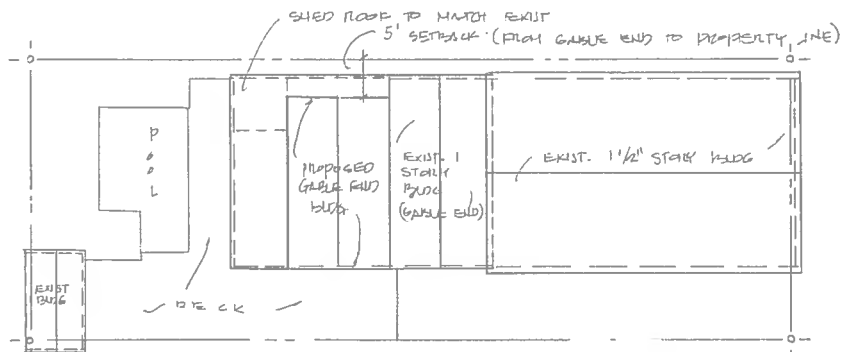
EXISTING/EAST ELEVATION (SIDE ELEVATION)  
DEMOLITION 1/4" = 1'-0"

REVISIONS	BY

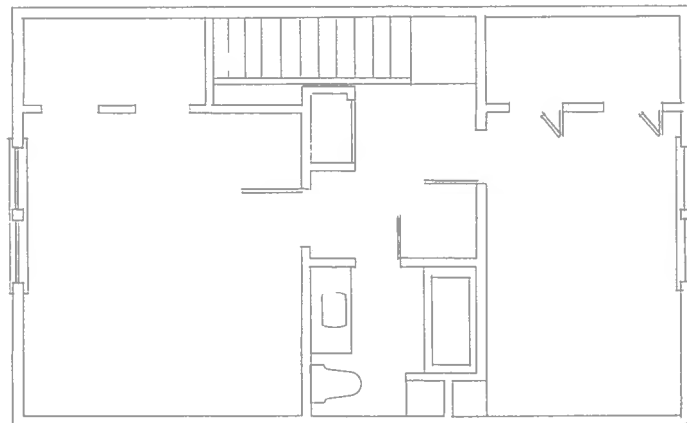
Renovations and Building Replacement to:  
**1408 Petronia Street**  
Key West, Florida

**Guillermo A. Orozco**  
Residential Design  
1517 Washington Street  
Key West, FL 33040  
305-292-1694

Date 5-24-17  
Scale 1/4" = 1'-0"  
Drawn GAO  
Job 1408 PETRONIA  
Sheet  
2  
Of Sheets

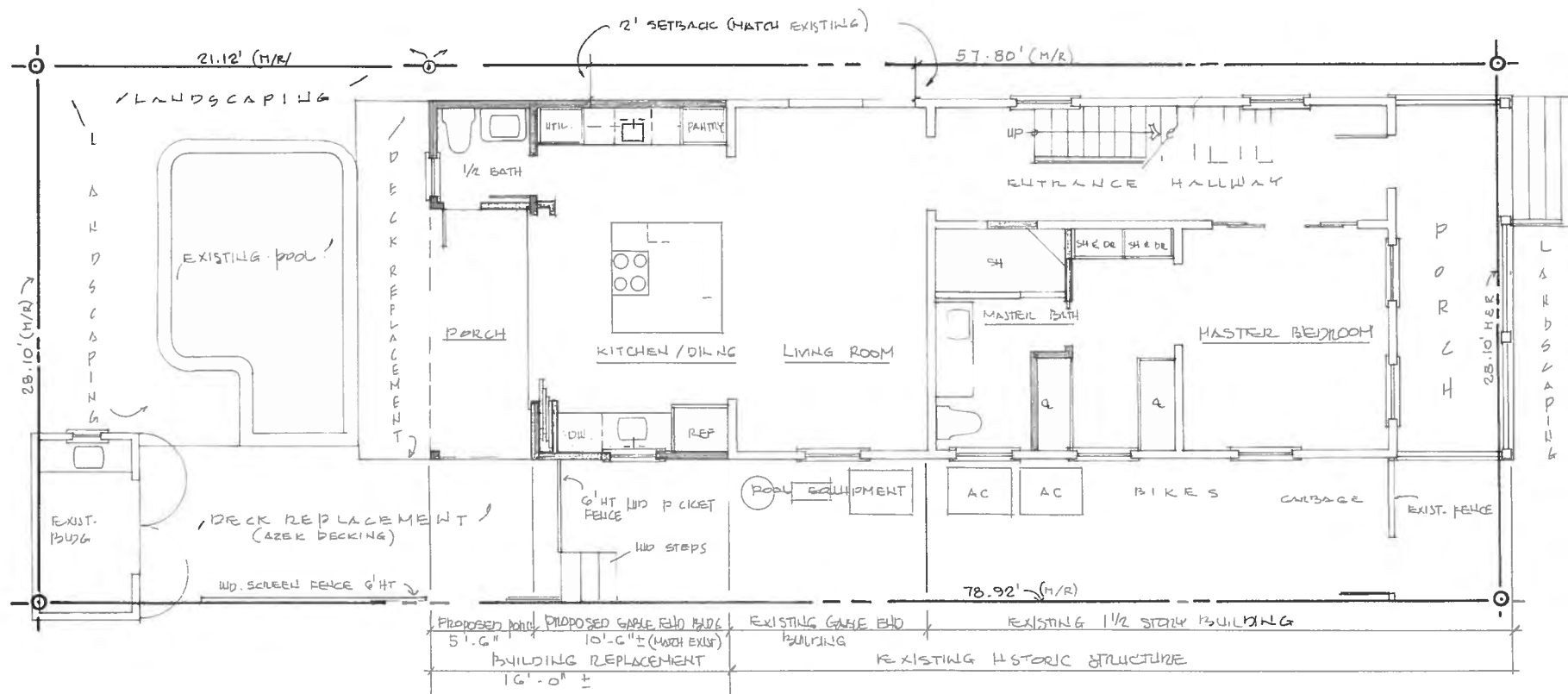


ROOF LAYOUT N.T.S.



SECOND FLOOR PLAN

1/4" = 1'-0"



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



P  
E  
T  
R  
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N  
I  
A  
  
S  
T.

REVISIONS	BY

Renovations and Building Replacement to:  
**1408 Petronia Street**  
Key West, Florida

**Guillermo A. Orozco**  
Residential Design  
1517 Washington Street  
Key West, FL 33040  
305-292-1694

Date 5/25/17

Scale 1/4" = 1'-0"

Drawn GAO

Job 1408 PETRONIA

Sheet

3

Of Sheets

REVISIONS	BY

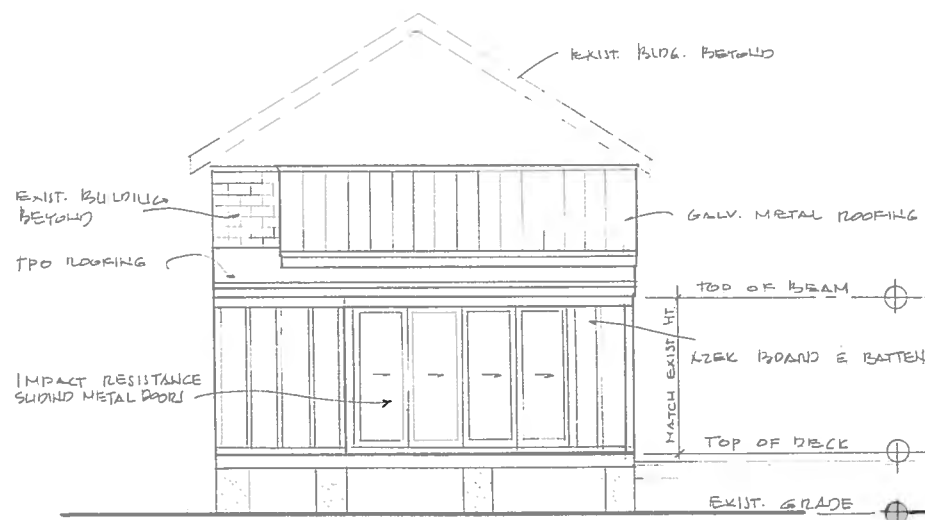
Renovations and Building Replacement to:  
**1408 Petronia Street**  
 Key West, Florida



EXISTING / PROPOSED NORTH ELEVATION  
 (FRONT ELEVATION) 1/4" = 1'-0"



PROPOSED EAST ELEVATION (SIDE)  
 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION  
 (REAR ELEVATION) 1/4" = 1'-0"



PROPOSED EAST ELEVATION (SIDE ELEVATION)  
 1/4" = 1'-0"

**Guillermo A. Orozco**  
 Residential Design  
 1517 Washington Street  
 Key West, FL 33040  
 305-282-1694

Date 5-24-17  
 Scale 1/4" = 1'-0"  
 Drawn GAO  
 Job 1408 PETRONIA

Sheet **4**  
 of 8 Sheets



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 27, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW REAR ADDITION AND REPLACEMENT OF POOL DECK. REPAIR AND REPLACE OF SIDING AND WINDOW WILLS AS REQUIRED. DEMOLITION OF REAR ADDITION.**

**FOR- #1408 PETRONIA STREET**

**Applicant – Guillermo Orozco**

**Application #H17-03-0022**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

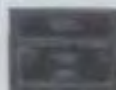
1408

# Public Meeting Notice

NEW BEAR ARBITERS AND REPLACEMENT OF POOL DECK, REPAIR AND REPLACE OF SIDING AND WINDOW WELLS AS REQUIRED. IDENTIFIERS OF BEAR ARBITERS.

FOR 1408 PALMVIEW STREET

By order of the Board of Directors, the undersigned hereby certifies that the above information is true and correct to the best of their knowledge and belief.



1408



Public Meeting Notice



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared GUILLERMO A. OROZCO, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
1408 PETRONIA STREET on the 21<sup>st</sup> day of JUNE, 2017.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JUNE 27<sup>th</sup>, 2017.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

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

Signed Name of Affiant:

Date:

Address:

City:

State, Zip:

Guillermo Orozco

6-21-17

1517 WASHINGTON ST

KEY WEST

33040

The forgoing instrument was acknowledged before me on this 21 day of June, 2017.

By (Print name of Affiant) Guillermo A. Orozco who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

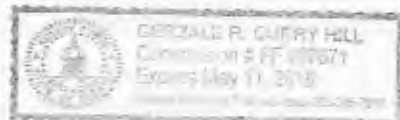
NOTARY PUBLIC

Sign Name:

Print Name:

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_



# PROPERTY APPRAISER INFORMATION

**qPublic.net**™ Monroe County, FL

**Summary**

Parcel ID 00023740-000000  
 Account # 1024546  
 Property ID 1024546  
 Millage Group 10KW  
 Location 1408 PETRONIA ST, KEY WEST  
 Address  
 Legal KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 5 SQR 2 TR 7 G11-84 OR601-802  
 Description OR850-2190 OR1174-2319/2324(WILL) PROB#91-147-CP-10 OR1230-1073/75P/R  
 OR1232-232/34C/P/R OR1235-1762R/S OR1383-1749 OR1413-905/909F/J  
 OR1568-403/404 OR1571-372/373-C OR1571-374 OR1571-384/386-E  
 OR1755-2062/64 OR2839-2402/03  
 (Note: Not to be used on legal documents)  
 Neighborhood 6284  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

DAY LINCOLN  
 2310 NE 33rd ST  
 Lighthouse Point FL 33064

**Valuation**

	2016	2015	2014	2013
+ Market Improvement Value	\$173,844	\$158,198	\$165,278	\$169,309
+ Market Misc Value	\$15,238	\$13,135	\$12,249	\$12,559
+ Market Land Value	\$382,905	\$304,143	\$206,163	\$249,821
= Just Market Value	\$571,987	\$475,476	\$383,690	\$431,689
= Total Assessed Value	\$389,467	\$386,760	\$383,690	\$389,958
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$364,467	\$361,760	\$358,690	\$364,958

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,203.00	Square Foot	28.1	78.9

**Buildings**

Building ID	1827	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1900	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	2108	Roof Type	GABLE/HIP	
Finished Sq Ft	1100	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	176	Bedrooms	3	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	12	Grade	500	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
OPX	EXC OPEN PORCH	120	0	0
FHS	FINISH HALF ST	620	0	0
FLA	FLOOR LIV AREA	1,100	1,100	0
OPU	OP PR UNFIN LL	268	0	0
<b>TOTAL</b>		<b>2,108</b>	<b>1,100</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1977	1978	1	2 UT	2
BRICK PATIO	1984	1985	1	204 SF	2
WATER FEATURE	1999	2000	1	1 UT	1
RES POOL	1999	2000	1	128 SF	5
TILE PATIO	1999	2000	1	45 SF	3
FENCES	1999	2000	1	90 SF	2

**Sales**

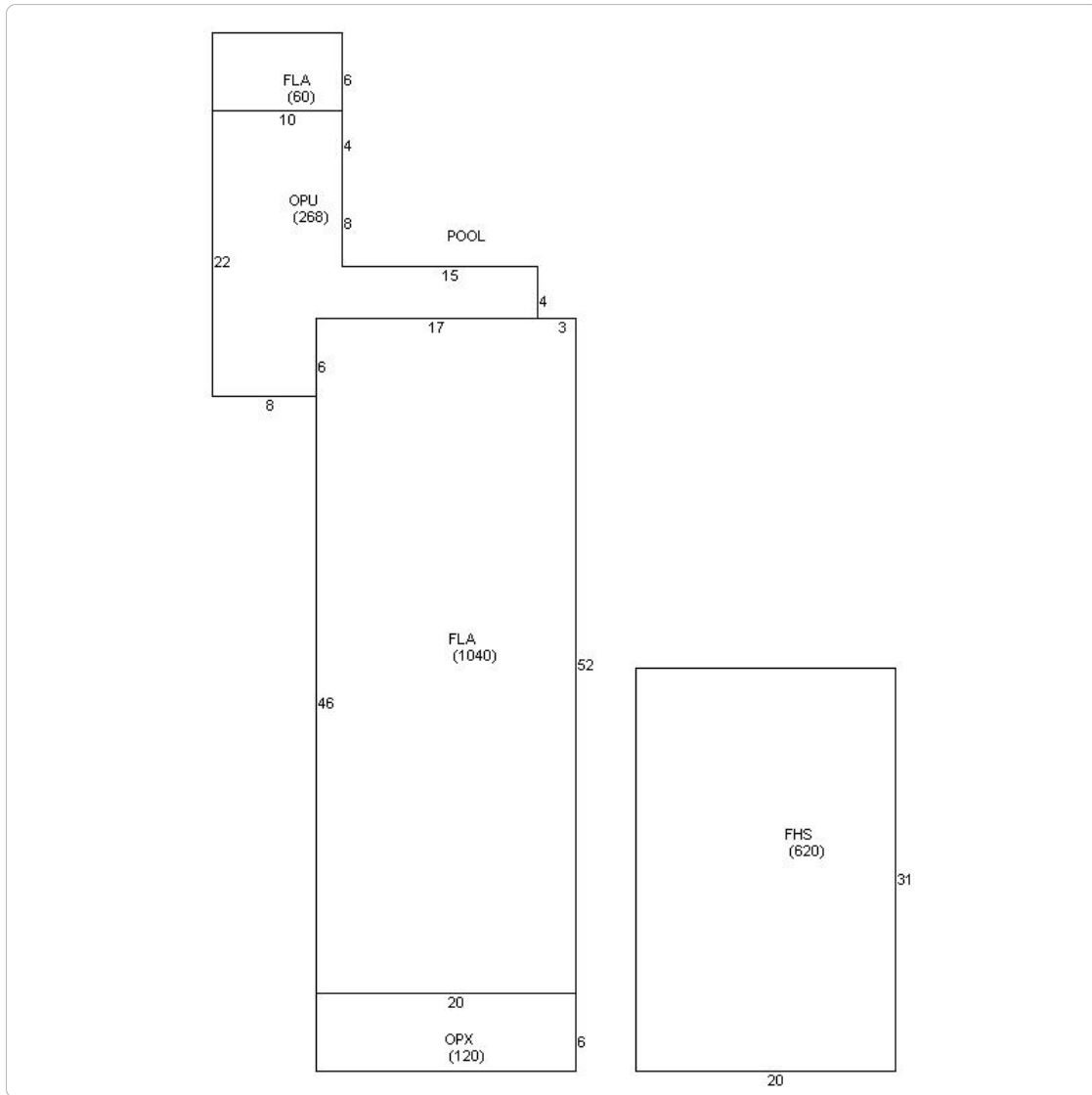
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/21/2017	\$910,000	Warranty Deed	2111039	2839	2402	02 - Qualified	Improved
1/16/2002	\$400,000	Warranty Deed		1755	2062	Q - Qualified	Improved
4/8/1999	\$360,000	Warranty Deed		1571	0374	Q - Qualified	Improved
11/1/1992	\$177,500	Warranty Deed		1235	1762	Q - Qualified	Improved
2/1/1982	\$80,000	Warranty Deed		850	2190	Q - Qualified	Improved
2/1/1974	\$14,500	Conversion Code		601	802	Q - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-2663	7/28/2011	3/14/2012	\$2,000		REPLACE 250sf OF WOOD DECKING AT REAR GARDEN
8-3950	10/21/2008	3/10/2010	\$5,000		REMODEL 100SF BATHROOM INCLUDING TILE, DRYWALL, FRAME NEW CLOSET HANG 2 DOORS
8-3944	10/20/2008	3/10/2010	\$1,500		R & R 1 TUB, 1 W/C, 1 LAV
8-3957	10/20/2008	3/10/2010	\$800		RELO W/D OUTLETS, RELO EXHAUST FAN
05-4474	10/11/2005	11/16/2005	\$10,000		R & R CONCH SHINGLES
9901598	5/13/1999	8/12/1999	\$15,000		SWIMMING POOL
9700150	1/1/1997	7/1/1997	\$950		ELECTRICAL
9604019	10/1/1996	7/1/1997	\$2,314		REPAIR/REMODELING
9604098	10/1/1996	7/1/1997	\$250		ELECTRICAL
9604103	10/1/1996	7/1/1997	\$500		PLUMBING
9604116	10/1/1996	7/1/1997	\$1,200		ROOF

Sketches (click to enlarge)





Photos





Map



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

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

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