Historic Architectural Review Commission

Staff Report Item 7a

Meeting Date:

October 22, 2013

Applicant:

Richard and Angela McChesney, Owners

Application Number:

H13-01-1516

Address:

#618 Petronia Street

Description of Work:

New second floor addition and porch addition on the

back.

Building/Site Facts:

The one story cbs house is listed as a non-contributing resource in the surveys. According to the Property Appraiser's records the house was built in 1948. By reviewing the Sanborn map from 1962 and the actual survey and photos it is evident that the back portion of the house has been altered to how it used to be in 1962. The majority of the buildings surrounding the property are one story

structures.

Ordinance and Guidelines Cited in Review:

Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 1

through 8 of pages 36-37

Staff Analysis

The Certificate of Appropriateness proposes the construction of a second floor over the back portion of an altered and not contributing structure. The new proposed second story will be setback from the front façade approximately 36' and will be approximately 9'-6" higher than the main roof. The design is contemporary in concept. Corrugated galvanized metal panels are proposed as the siding for the staircase volume and the North West corner of the proposed second story volume. Hardi board is proposed as the siding material for the rest of the addition. A two story back porch is also proposed in the plans. The second story addition will have a low slope pitched roof that will be perceived almost as a flat roof due to a prominent wood fascia. Impact resistant awning windows are proposed in the addition. Metal railings are proposed on the

second floor back porch. The proposed second story addition will conform to required side and back setbacks.

Consistency with Guidelines

- 1. The proposed second story addition on the back of the house will be compatible with the characteristics of the original house. The existing house does not have any significant architectural quality.
- 2. The proposed addition will have a scale, mass and height that is in keeping with the original structure.
- 3. The design proposes a second story addition, but it will be setback approximately 46' from the front property line. The proposed second story addition will not overshadow surrounding structures.
- 4. The proposed design is contemporary and will not mimic any traditional architectural elements found in the historic district.

It is staff's opinion that the proposed plans are consistent with the Historic Architectural Guidelines. The second story addition is well proportioned and scaled to the existing building.

Application

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENENSS

APPLICATION #

OWNER'S	NAME:

Richard and Angela McChesney

8/3/13

OWNER'S ADDRESS: 618 Petronia Street, Key West, Florida 33040

PHONE #:

305 296-7227

APPLICANT'S NAME: Richard McChesney

PHONE #: 305 296-7227

APPLICANT'S ADDRESS: 618 Petronia Street, Key West, Florida 33040

ADDRESS OF CONSTRUCTION: 618 Petronia Street

#OF UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Voluntary reconstruction of rear portion of non-contributing structure with second story addition and porch addition on structure located within the HHDR zone.

> 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

秦建中南江河、建设区、李森寺、李条寺中南省、区村以南州、广东南州南西市南南市、大区区南州市中市、安安广南中市市、省省、英田市市市、广东州、

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 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: 10/04/13

Applicant's Signature: ___

7	My	9	1

D	 n		- 1
HOULE		bmitta	18
		viiiilla	100

V	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<u>₽</u>	TREE REMOVAL PERMIT (if applicable)
V	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
V	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and edditions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC DOT: CHALKER SAMPLES YPE: \$4" Drawe SATE: 18/59/13 50" RECEIST NO:

PT -	* 011		-NEW
Trans CK CHE	unimper: Otau	I WSS OTILY	\$10 297
ск сня	Knare:	104	_ \$16

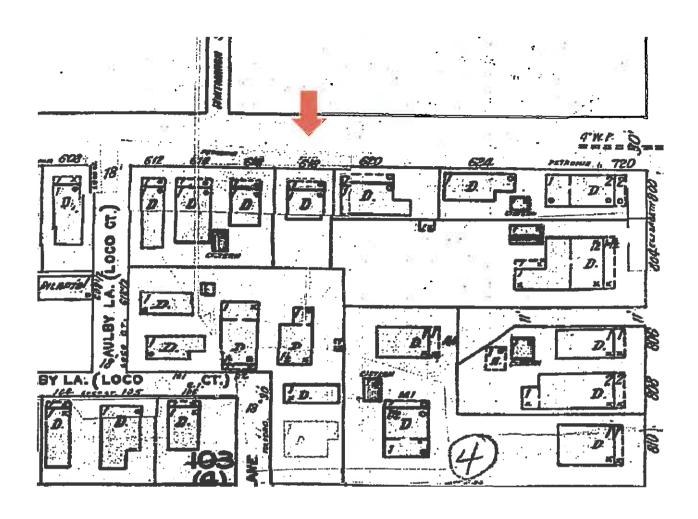
Trans Hastaff Deproval: Time: 8:91:4

Fee Due:\$

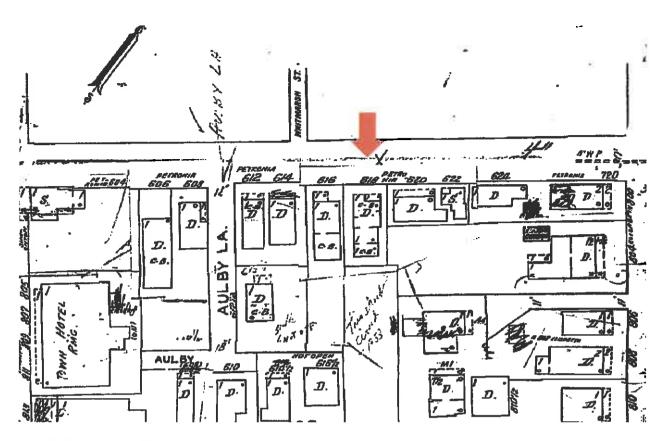
HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved	Denied	Deferred
Reason for Deferral o	Denial:	
ARC Comments:	as non contribution	y.
- Budunes Ordinance	For additions/al	functions (ps 36-
imit of Work Approve	ed, Conditions of Approval and	d/or Suggested
ti/		
Pate:	Signature:	
		ic Architectural

Sanborn Maps



#618 Petronia Street Sanborn map 1948



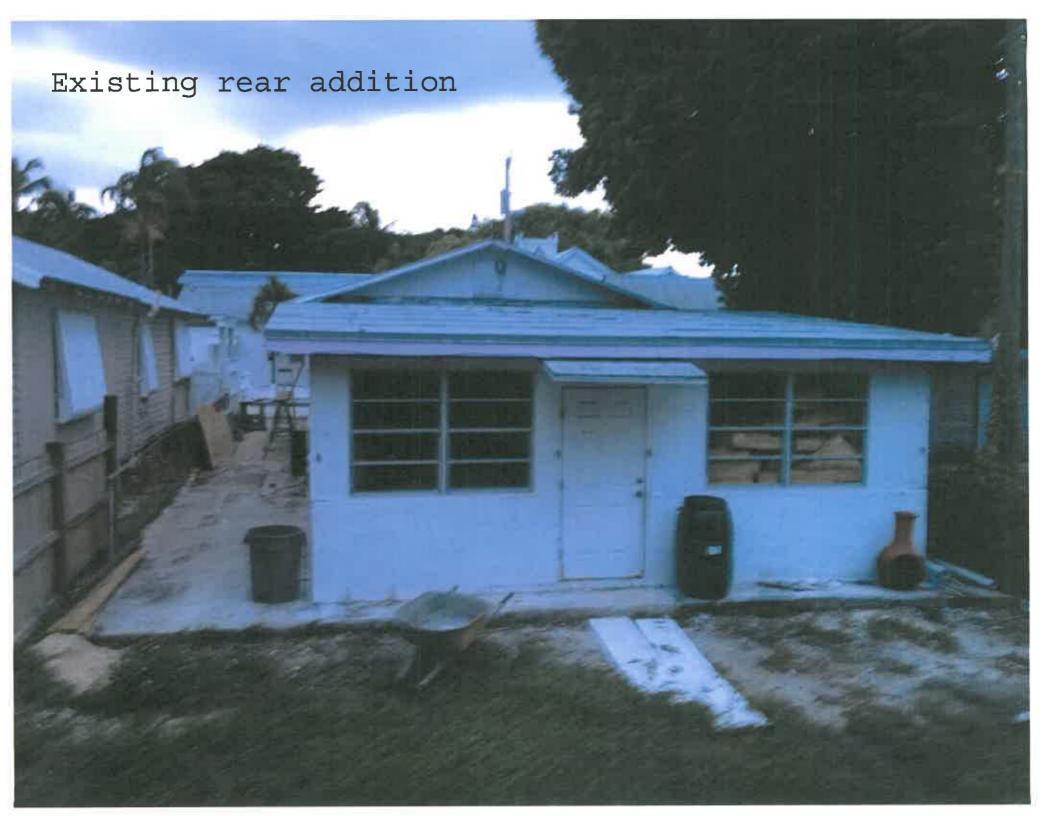
#618 Petronia Street Sanborn map 1962

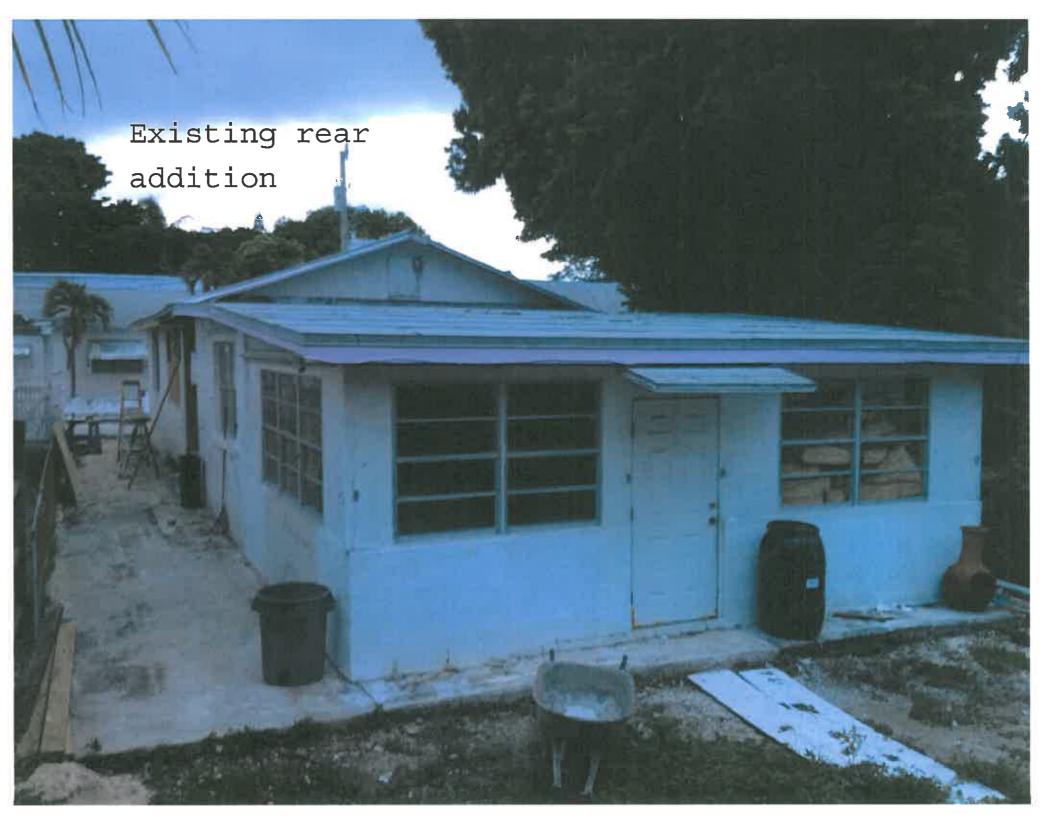
Project Photos



Photo taken by the Property Appraiser's office c1965; 618 Petronia Street. Monroe County Library











609 Petronia St.











728 Elizabeth St. (Corner of Petronia)





















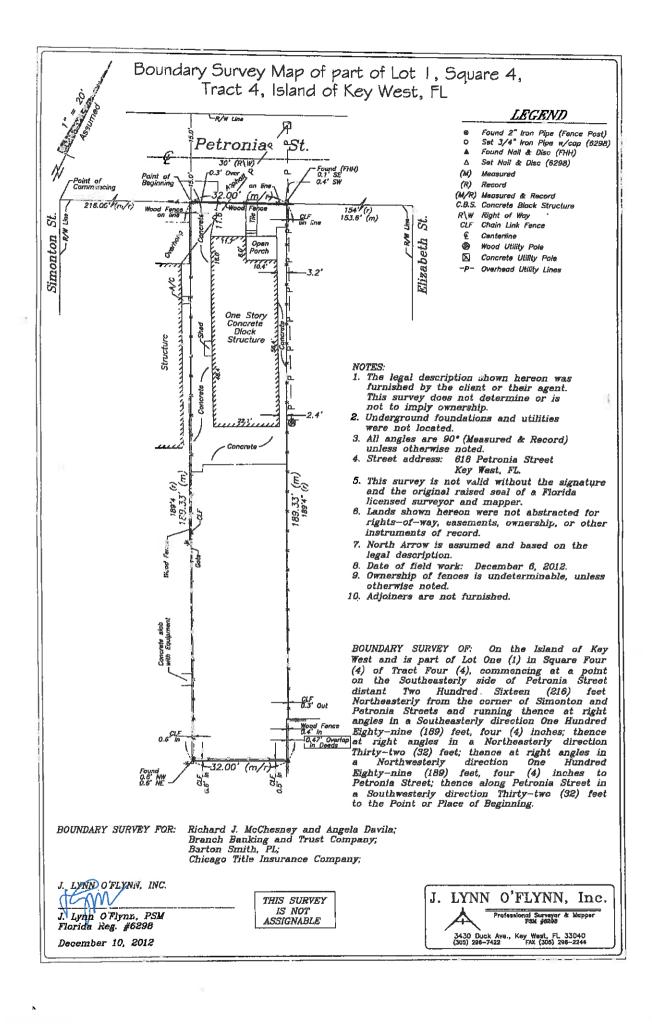


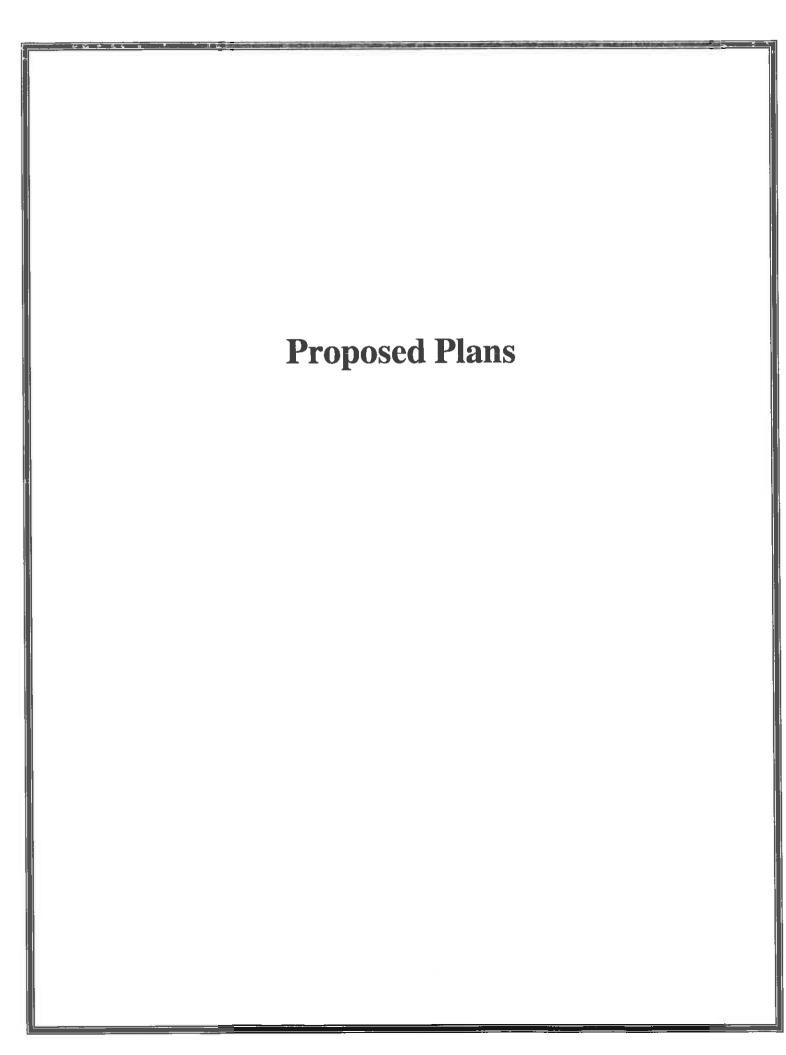


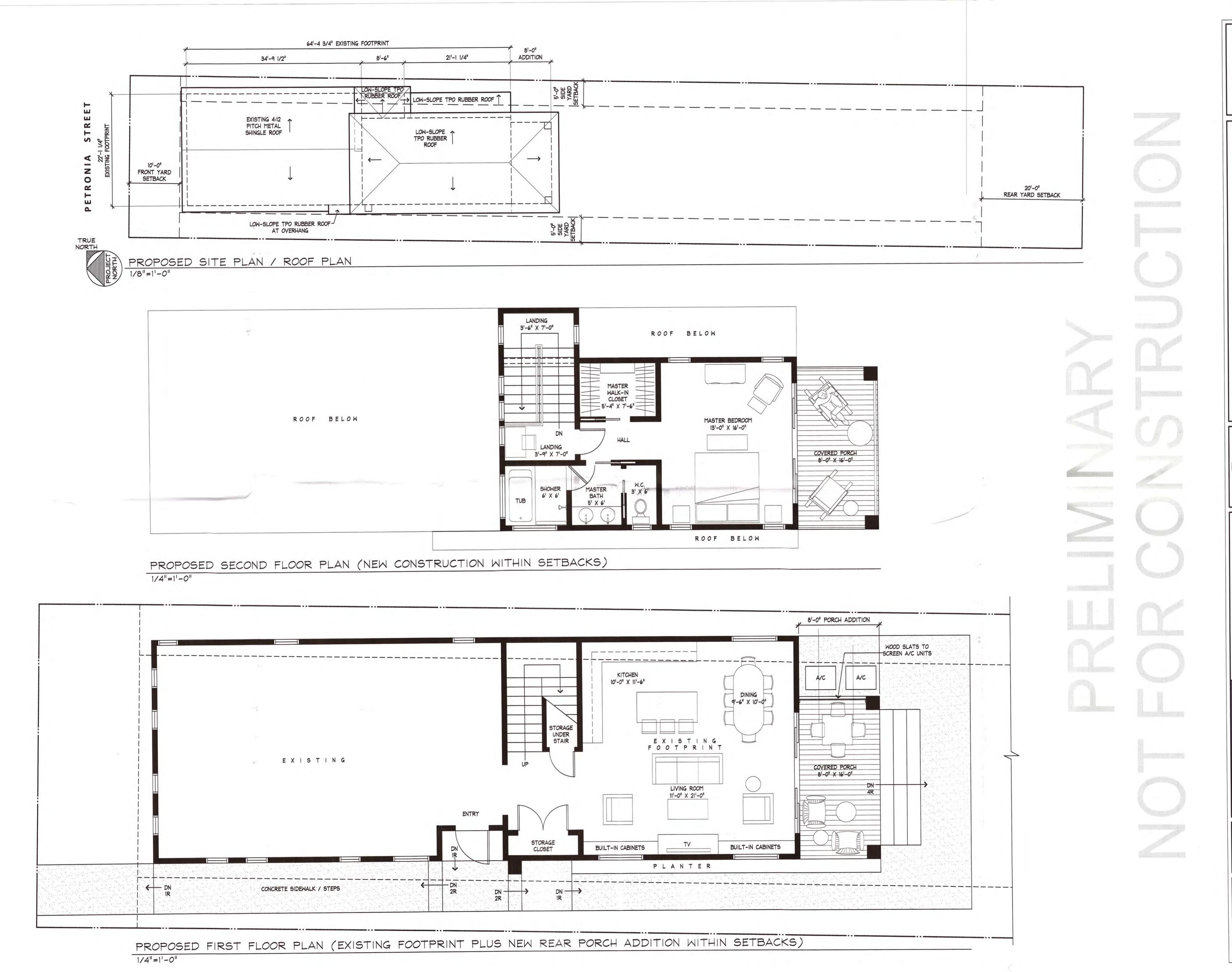




Survey







618 PETRONIA STREET
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670 mstrattonarchitect@gmail.com

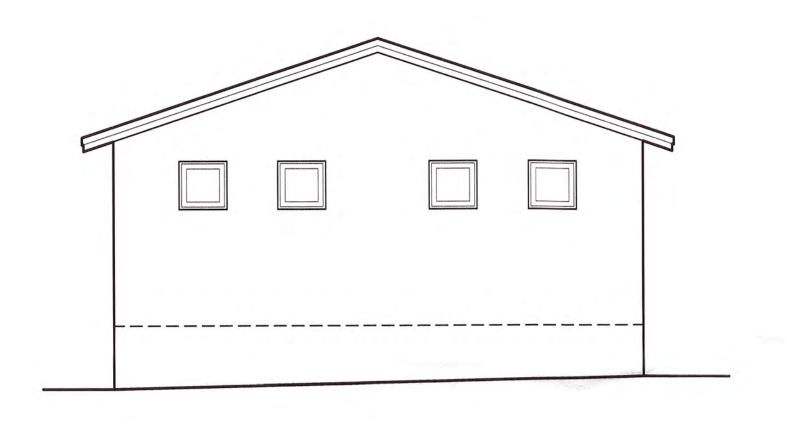
M. Stradlow
ARCHITECTURE

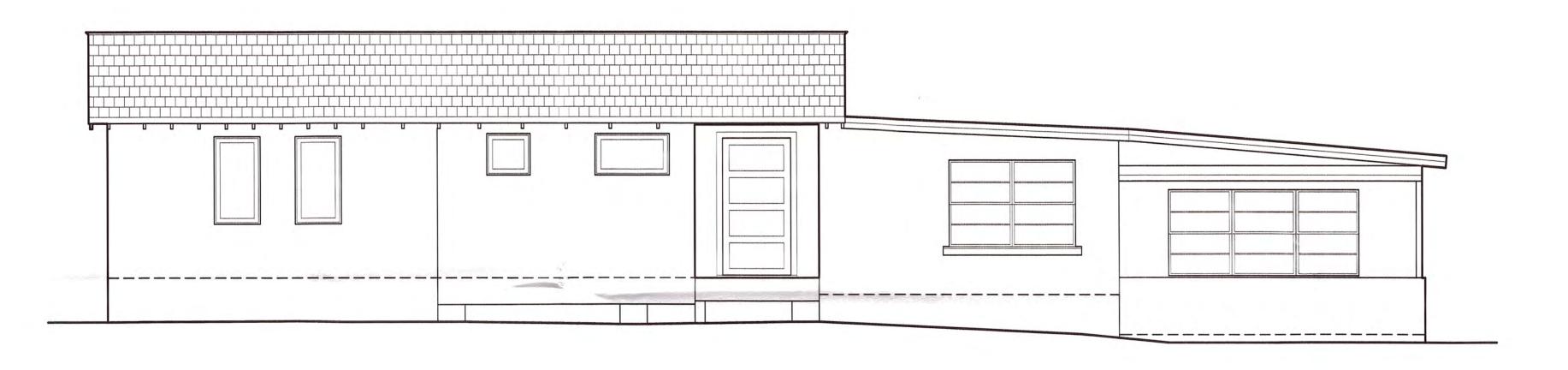
Date 10.1.13

Project # 1309

1

PRELIMINARY - NOT FOR CONSTRUCTION

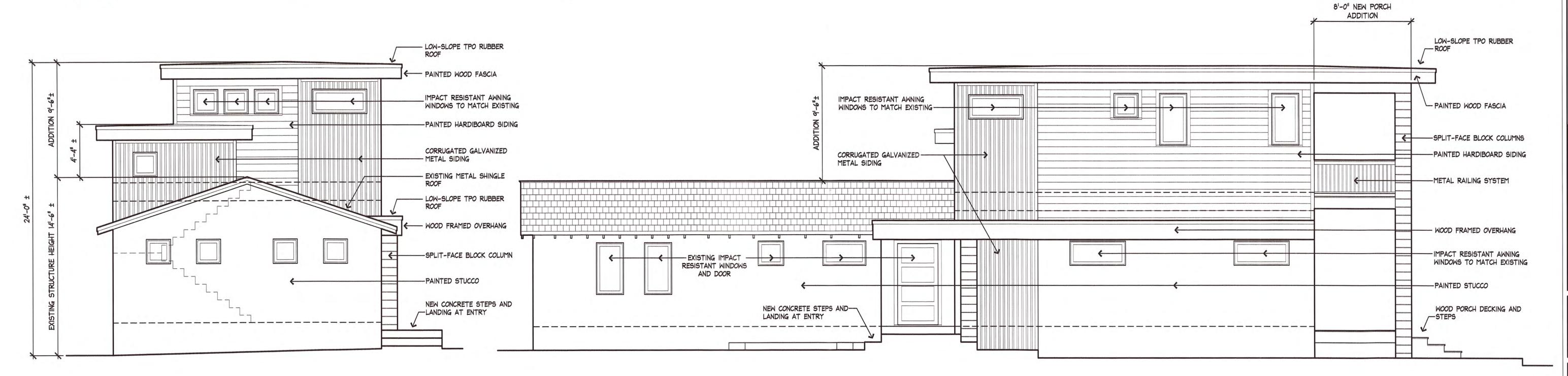




EXISTING FRONT ELEVATION (NORTH)

1/4"=1'-0"

EXISTING SIDE ELEVATION (WEST)



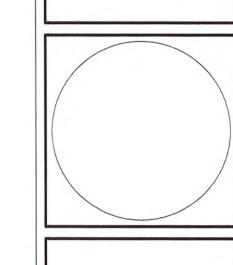
PROPOSED FRONT ELEVATION (NORTH)

PROPOSED SIDE ELEVATION (WEST)

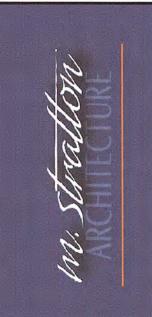
1/4"=1'-0"

DETRONIA STREET

H



1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670



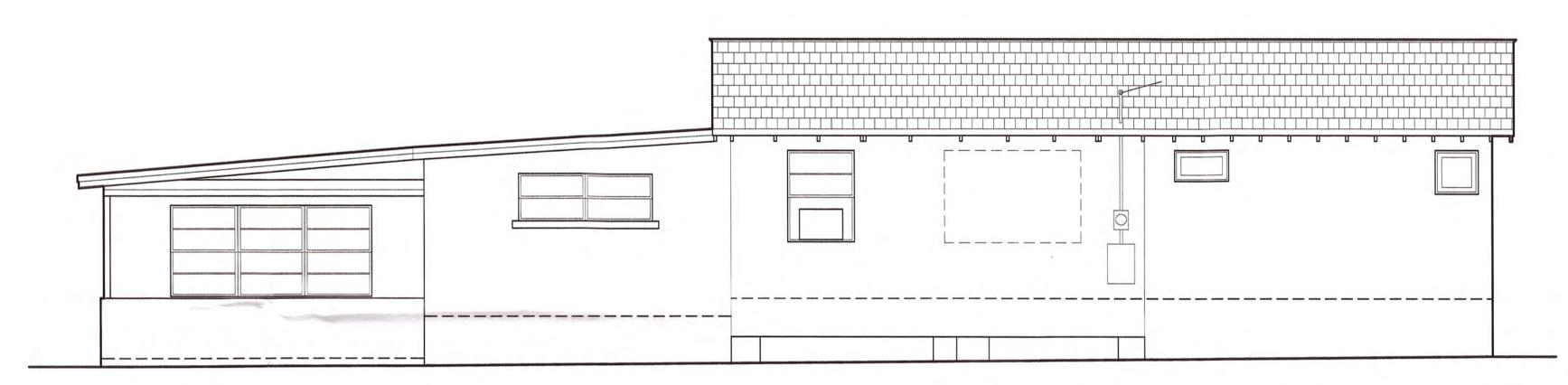
Date 10.1.13
Project # 1309

2

PRELIMINARY - NOT FOR CONSTRUCTION

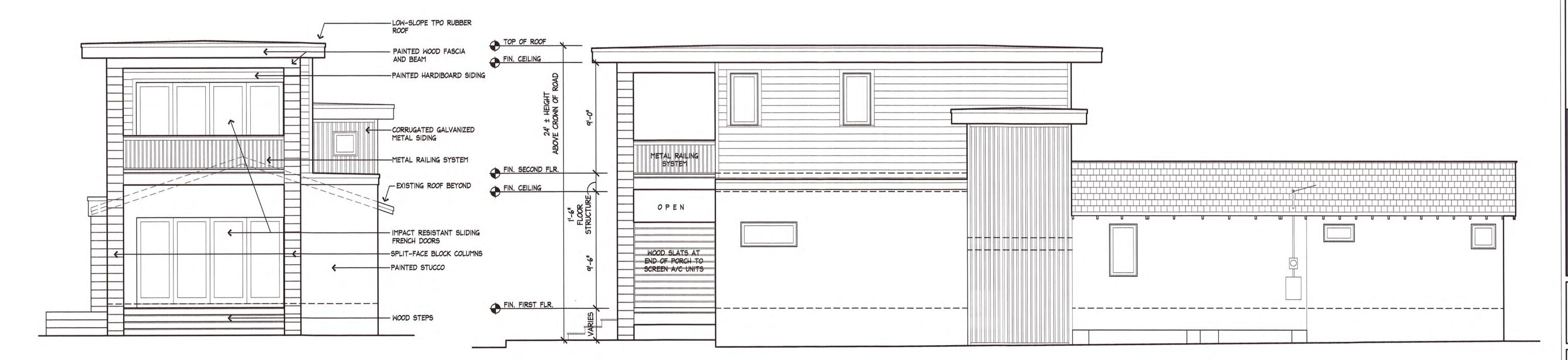


EXISTING REAR ELEVATION (SOUTH)



EXISTING SIDE ELEVATION (EAST)

1/4"=1'-0"



PROPOSED REAR ELEVATION (SOUTH)

1/4"=1'-0"

PROPOSED SIDE ELEVATION (EAST)

1/4"=1'-0"

618 PETRONIA

1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670 mstrattonarchitect@gmail.co

M. Stratton

Date 10.1.13
Project # 1309

3

Noticing

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 22, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SECOND FLOOR ADDITIONAND PORCH ADDITION ON BACK. DEMOLITION OF BACK PORTION OF HOUSE.

FOR-#618 PETRONIA STREET

Applicant- Richard and Angela McChesney

Application # H13-01-1516

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

Scott P. Russell, CFA Property Appraiser Monroe County, Florida

Key West (305) 292-3420 Marathon (305) 289-2550 Plantation Key (305) 852-7130

Property Record Card - Website tested on IE8,

Maps are now launching the new map application version be Flash

10.3 or higher

Alternate Key: 1016748 Parcel ID: 00016350-000000

Ownership Details

Mailing Address:

MCCHESNEY RICHARD J 618 PETRONIA ST KEY WEST, FL 33040-7483 All Owners:

DAVILA ANGELA R/S, MCCHESNEY RICHARD J

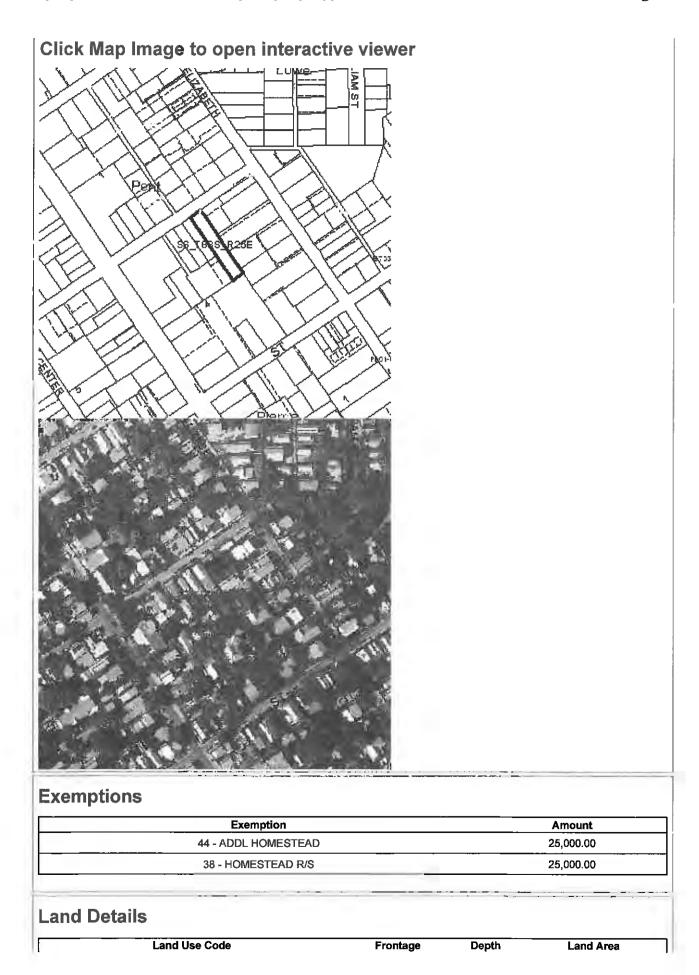
Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW Affordable Housing: No Section-Township-Range: 06-68-25

Property Location: 618 PETRONIA ST KEY WEST

Legal Description: KW PT LOT 1 SQR 4 TR 4 OR130-519/20 OR2050-2158D/C OR2348-380ORD OR2604-1622/25



010D - RESIDENTIAL DRY 6,059.00 SF **Building Summary** Number of Buildings: 1 Number of Commercial Buildings: 0 Total Living Area: 900 Year Built: 1948 **Building 1 Details Building Type R1** Condition A **Quality Grade 450** Effective Age 30 Perimeter 138 Depreciation % 35 Year Built 1948 Special Arch 0 **Grnd Floor Area 900** Economic Obs 0 Functional Obs 0 inclusions: R1 includes 1 3-fixture bath and 1 kitchen. Roof Type GABLE/HIP Foundation CONCR FTR Roof Cover METAL Heat 1 NONE Heat 2 NONE Bedrooms 3 Heat Src 1 NONE Heat Src 2 NONE Extra Features: 2 Fix Bath 0 Vacuum 0 3 Fix Bath 1 Garbage Disposal 0 4 Fix Bath 0 Compactor 0 5 Fix Bath 0 Security 0 6 Fix Bath 0 Intercom 0 7 Fix Bath 0 Fireplaces 0 Extra Fix 0 Dishwasher 0 20 FT. 900-138 41 FT. 49 FT. 10 FT OPF 8 FTB0-36 10 FT 10 FT. Sections: Nbr Type **Ext Wall** # Stories Year Built Attic A/C Basement % Finished Basement % Area

١.	1	FLA	5:C.B.S.	1	1992	N	N	0.00	0.00	900
	2	OPF	5:C.B.S.	1	1992	N	N	0.00	0.00	80

Misc Improvement Details

Nbr	Туре	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	620 SF	0	0	1974	1975	2	50
2	CL2:CH LINK FENCE	1,012 SF	0	0	1954	1955	1	30

Appraiser Notes

2011-05-16 MLS \$625,000 3/2 GREAT OLD TOWN LOCATION ON A QUIET STREET WITH AMPLE PARKING! HOUSE CONSISTS OF A 3 BEDROOM 2 BATH HOME WITH A REAR FAMILY ROOM THAT LEADS TO THE LARGE BACK YARD. LOT HAS OVER 6000 SQFT WITH PLENTY OF ROOM TO ADD A POOL AND A MOTHER IN LAW UNIT. PROPERTY IS IN THE X FLOOD ZONE (HIGH AND DRY).

2012-04-24 MLS \$499,000 3/2 GREAT OPPORTUNITY ON A HUGE OLD TOWN LOT.QUIET STREET WITH AMPLE PARKING. HOUSE CONSISTS OF A 3 BEDROOM 2 BATH HOME WITH A REAR FAMILY ROOM THAT LEADS TO THE LARGE BACK YARD. LOT HAS OVER 6000 SQ FT. WITH PLENTY OF ROOM TO ADD A POOL AND A MOTHER-IN-LAW UNIT OR POOL COTTAGE.AVACADO, KEY LIME AND SOUR ORANGE TREES. LOCATED IN THE X FLOOD ZONE (HIGH AND DRY

Building Permits

Bidg Number		Date Issued	Date Completed	Amount	Description	Notes
1 09- 4436		01/05/2010	02/02/2011	5,000		RE ROOF 8 SQRS OF VCRIMP
1	12- 4551	12/21/2012		500	Residential	REMOVE DROP CEILINGS. REMOVE WOOD PANELS FROM WALLS. REMOVE CERAMIC TILE IN KITCHEN. REMOVE BATHROOM FIXTURES.
1	13- 1153	04/03/2013		3,000	Residential	INSTALL A THREE (3) TON A.C. SYSTEM WITH FOURTEEN (14) DROPS, ONE (1) DRYER VENT AND TWO (2) EXHAUST FANS.
1	13- 1226	05/13/2013		22,000	Residential	ENCLOSED FRONT PORCH W/2 X 4 WALLS, STUCCO OVER. BUILD INTERIOR PARTITION WALLS, INSTALL DRYWALL, BUILD MASTER BATHROOM, GUEST BATHROOM & LAUNDRY ROOM CREATE RECESSED CEILING & MASTER BEDROOM, INSTALL ELEVEN (11) WINDOWS.

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
2013	78,881	2,692	308,779	390,352	390,352	25,000	365,352
2012	85,469	2,692	341,723	429,884	429,884	0	429,884
2011	86,726	2,692	326,399	415,817	415,817	0	415,817
2010	48,824	2,692	409,649	461,165	461,165	0	461,165
2009	53,653	2,692	622,666	679,011	679,011	0	679,011
2008	48,776	2,692	842,201	893,669	188,563	25,500	163,063

2007	80,732	2,615	1,060,325	1,143,672	183,071	25,500	157,571
2006	152,421	2,615	575,605	730,641	178,606	25,500	
							153,106
2005	120,969	2,615	521,074	644,658	173,404	25,500	147,904
2004	173,873	2,715	363,540	540,128	168,353	30,000	138,353
2003	138,308	2,814	212,065	353,187	165,214	30,000	135,214
2002	158,086	2,914	142,387	303,387	161,342	25,500	135,842
2001	126,042	3,013	142,387	271,442	158,802	25,500	133,302
2000	116,555	3,419	103,003	222,977	154,177	25,500	128,677
1999	95,219	2,868	103,003	201,090	150,124	25,500	124,624
1998	79,020	2,442	103,003	184,465	147,760	25,500	122,260
1997	75,069	2,379	90,885	168,333	145,291	25,500	119,791
1996	48,597	1,578	90,885	141,060	141,060	25,500	115,560
1995	48,597	1,144	90,885	140,626	139,058	25,500	113,558
1994	43,461	1,057	90,885	135,403	135,403	25,500	109,903
1993	43,461	0	90,885	134,346	134,346	25,500	108,846
1992	38,370	0	90,885	129,255	129,255	25,500	103,755
1991	38,370	0	90,885	129,255	129,255	25,500	103,755
1990	17,889	0	71,193	89,082	89,082	25,500	63,582
1989	15,776	0	69,679	85,455	85,455	25,500	59,955
1988	13,021	0	60,590	73,611	73,611	25,500	48,111
1987	12,884	0	34,082	46,966	46,966	25,500	21,466
1986	12,937	0	32,719	45,656	45,656	25,500	20,156
1985	12,611	0	20,866	33,477	33,477	25,500	7,977
1984	11,752	0	20,866	32,618	32,618	25,500	7,118
1983	11,752	0	20,866	32,618	32,618	25,500	7,118
1982	11,936	0	18,204	30,140	30,140	25,500	4,640

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
12/18/2012	2604 / 1622	440,000	WD	02
			•	

This page has been visited 42,453 times.

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