



Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: March 22, 2022

Applicant: Matthew Stratton

Application Number: H2022-0007

Address: 1104 Petronia Street

Description of Work:

Convert one-story side addition to covered entry porch. Relocation of windows. New rear wall. New pool, deck, and site improvements.

Site Facts:

The property under review contains a two-story wood frame structure listed as a contributing resource to the historic district. The frame vernacular house was built circa 1883. Some changes to the house include a second-floor deck with an exterior staircase on the south and west elevations. A one-story structure was attached to the rear elevation and another one-story structure was attached at the mid-section of the east elevation. Windows and doors configurations have been also changed through time. Staff recently approved building permit 2021-2960 for new foundations, replacement of non-historic porch columns with turned wood replica columns, demolition with no build back of non-historic side porch, rear deck and stairs, window restoration and doors replacement. Revisions to the permit were submitted and approved for less than 20% siding repairs/ replacing in kind, painting, shutters, and new roofing finish with gutters.

Guidelines Cited on Review:

- Windows (pages 29-30), specifically guidelines 3 and 5.

- Additions and alterations (pages 37a-37k), specifically guidelines 1, 6, 11, 12,13, 14, 30, 32 and 33.
- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 12, 18, 14, and 24.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically first paragraph and guideline 1.
- Fences and walls (pages 41- 42), specifically guidelines 1, 2, 4, 6, and 9.
- Parking areas, landscaping, and open space environment (page 43), specifically guidelines1, 3, and 6.

Staff Analysis:

The Certificate of Appropriateness under review proposes to convert an existing non historic one-story addition to the east side of the house into a covered entry porch. For this change the design includes a new shed roof supported with two wood posts. A wood deck with two steps will serve as entryway. A half-glassed wood door will be installed within an existing wall opening. The plan also includes the removal of a rear addition and the expansion, towards the south, to an altered rear structure. The width of that structure will not be changed, but the slope of the shed roof will be slightly modified to create enough interior height.

The design also includes the relocation of a window in the west elevation and installation of faux louvered wood shutters on original fenestrations to recover the historic rhythm of the openings. On the rear façade an original fenestration will be re-opened and an existing 6 over 6 wood window will be relocated. A new 15 lite wood impact resistance French door will be added to the rear of the principal structure and extension of the new shed roof will provide protection from the elements. The design includes wood louvered shutters for all windows in the main building.

For the one-story attached addition two non-historic windows on the west elevation will be replaced with a single 6 over 6 wood window. At the rear elevation of the one-story structure the design adds one 15 lite wood impact resistance French door flanked with two sidelights. For the east elevation the plan includes two smaller wood windows with no shutters.

The site plan depicts a small pool with a water fall at the rear of the house and 330 square feet of wood decking. A brick driveway for one car is proposed on the northeast corner of the property and a brick walkway will give access from the sidewalk to the main entrance of the house. A six-foot wooden open fence with gates is proposed for the sides and rear yards.

Consistency with Cited Guidelines:

Staff finds the proposal to be consistent with cited guidelines. The proposed changes that will affect the three-dimensional envelope of the house will be done in secondary elevations and will be harmonious to the historic fabric. Bringing back the historic rhythm of fenestration is an appropriate design solution for elevations that have been altered through time.

Staff also opines that the proposed pool, deck, and site improvements all follows cited guidelines. The proposed renovations and maintenance scope of work will bring this historic structure to its glorious time.

APPLICATION

FEB 23 2022

HARC2022-0007

(HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2022-0007	REVISION #	INITIAL & DATE TK 2/23/2022
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1104 PETRONIA ST.	
LUX PERPETUA LLC	PHONE NUMBER (609) 924-2400
20 FAIRMOUNT AVE.	EMAIL CHRISMARIO@MAC.COM
CHATHAM NJ 07928	
MATTHEW STRATTON	PHONE NUMBER (305) 923-9670
3801 FLAGLER AVE	EMAIL MATTHEW@MSTRATTON
KEY WEST FL 33040	ARCHITECTURE.COM
MATTHEW STRATTON	DATE 2/18/22

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☒ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☐

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL:

MAIN BUILDING:

CONVERT 1-STORY SIDE ADDITION TO COVERED PORCH.
 REPLACE 2ND FLOOR DOOR WITH RELOCATED WINDOW FROM EAST SIDE.
 RELOCATE WINDOW FROM 2ND FLOOR EAST SIDE TO REAR. PERMANENTLY
 CLOSE SHUTTERS AND LEAVE EXTERIOR TRIM AT RELOCATED WINDOWS.
 DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
 REMOVE REAR WALL AND SHED ROOF AT 1-STORY REAR ADDITION

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS: 296 SF SIDEWALKS AND DRIVEWAY	FENCES: 200 LF 6' TALL WOOD PICKET
DECKS: 373 SF WOOD DECK AT POOL	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT): 8'x12' POOL + EQUIPMENT ON CONC. PAD
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): AC EQUIPMENT ON CONC. PAD	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: Harc is listed as contributing		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1104 PETRONIA

PROPERTY OWNER'S NAME:

LUX PERPETUA LLC

APPLICANT NAME:

MATTHEW STRATTON

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 a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

CR Mario

2/18/22.

Christopher B. Mario, manager

PROPERTY OWNER'S SIGNATURE

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE REAR WALL AND SHED ROOF AT 1-STORY REAR ADDITION. MODIFY FRAMING FOR WINDOWS. NEW WOOD LAP SIDING TO MATCH ORIGINAL HISTORIC STRUCTURE.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

(2) Or explain how the building or structure meets the criteria below:

(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.

THIS SMALL 1-STORY REAR ADDITION HAS AN UNCHARACTERISTIC LOW SLOPE MEMBRANE ROOF AND ODD WINDOW PLACEMENT AND PROPORTIONS. THE STRUCTURE WAS TUCKED UNDER A NON-HISTORIC ROOF DECK THAT HAS BEEN REMOVED, AND THERE IS ANOTHER NON-HISTORIC ADDITION ATTACHED TO THE REAR OF THIS STRUCTURE.

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.

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

NONE ARE KNOWN

(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.

NONE ARE KNOWN

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

NONE ARE KNOWN

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

IT DOES NOT

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

IT DOES NOT

(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.

IT IS NOT

(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.

IT DOES NOT

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) Has not yielded, and is not likely to yield, information important in history,

NOT LIKELY

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THIS ADDITION IS ODDLY PROPORTIONED AND DETRACTS FROM THE ORIGINAL HISTORIC STRUCTURE

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

THE REPLACEMENT STRUCTURE WILL MAINTAIN THE RELATIONSHIP BETWEEN THE BUILDINGS AND OPEN SPACE

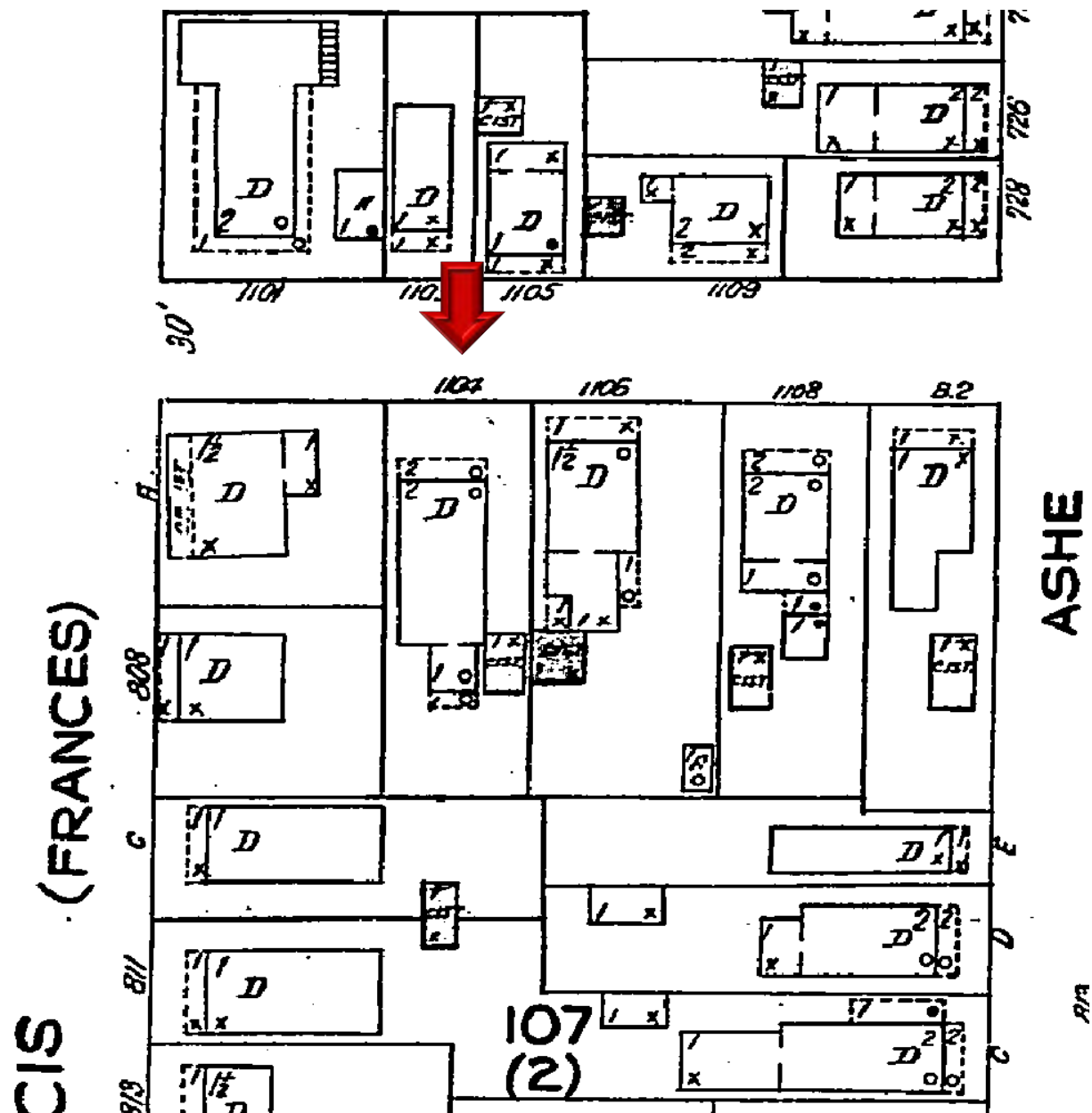
- (3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A THERE IS NOTHING CHARACTER DEFINING ABOUT THIS STRUCTURE

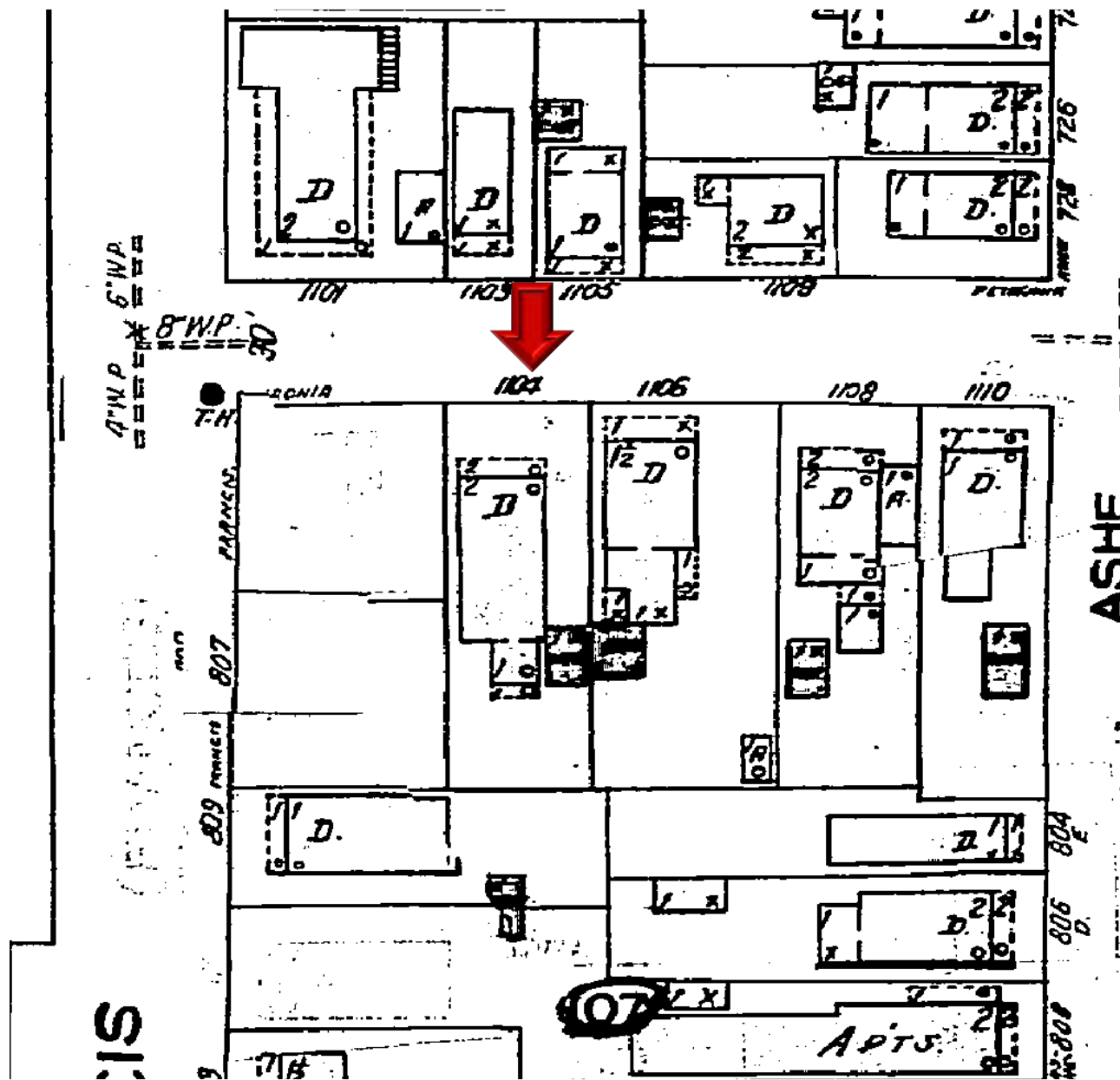
- (4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS





1104 Petronia Street, Key West, FL



West Side / Rear

Rear of 2-story historic structure on left

1-story historic addition in middle

Non-historic addition far right



Rear of house after removal of non-historic 2nd floor balcony and roof deck



View from rear looking forward along East Side
1-story rear addition on left (remove rear wall and roof)
1-story side addition on right (convert to porch)



1-story Side Addition – to be converted into a covered porch



East side of house – driveway location

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S65°54'06"W ASSUMED
ALONG THE CENTERLINE OF
PETRONIA STREET.

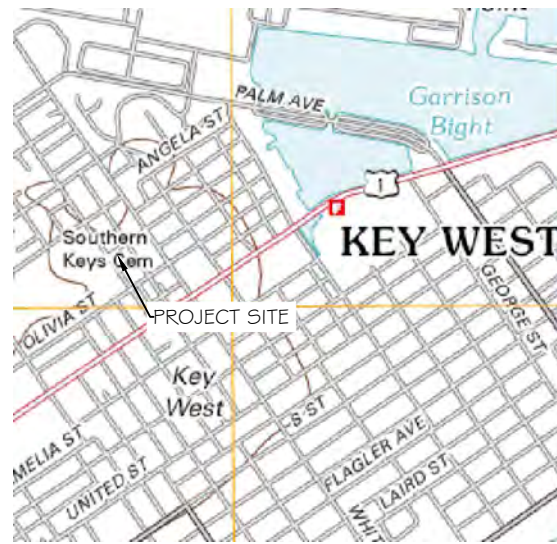
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

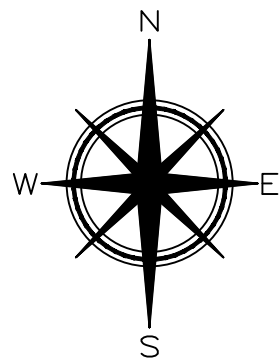
ADDRESS:
1102-1104 PETRONIA STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X SHADED

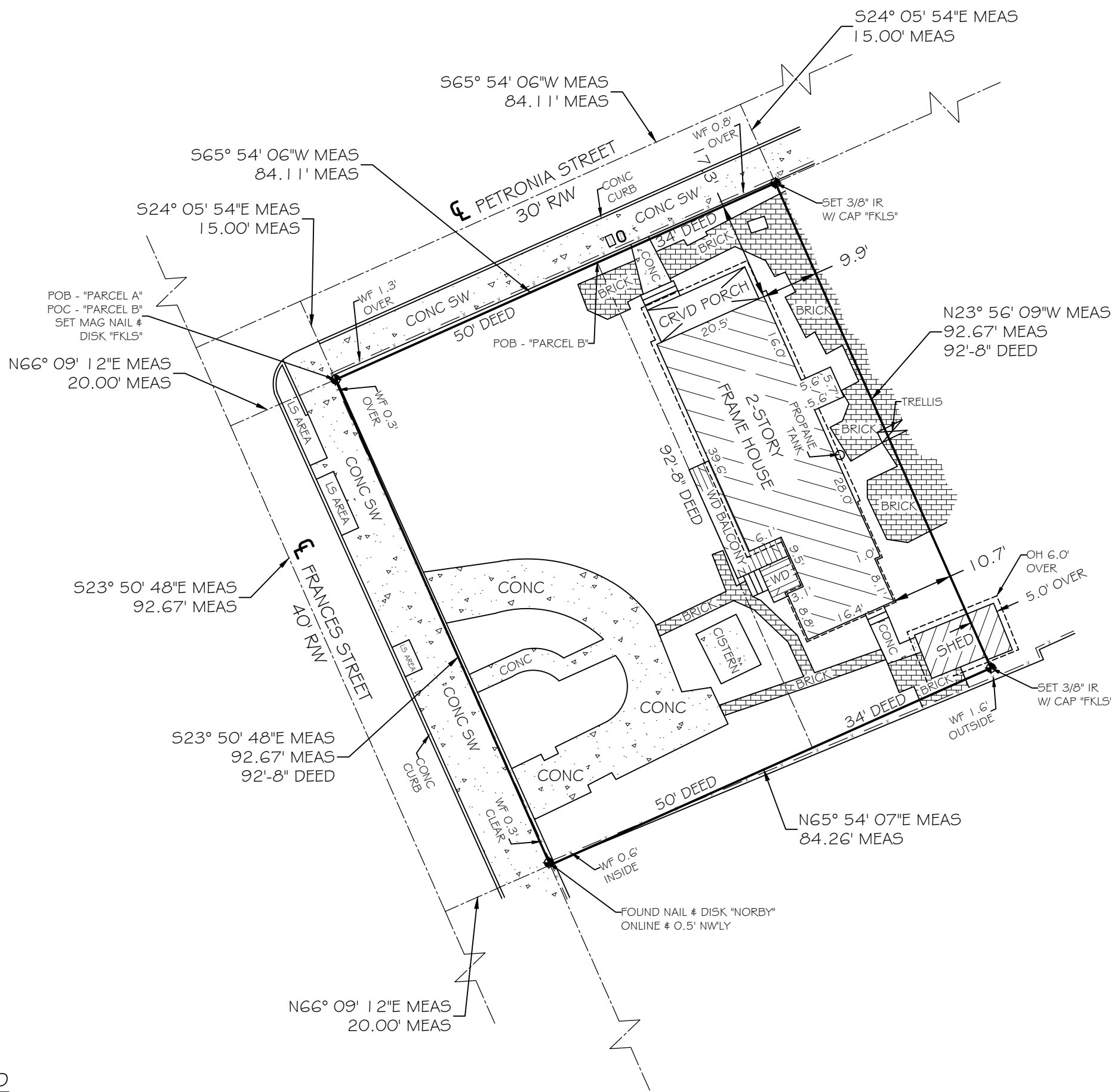
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T685-R25E

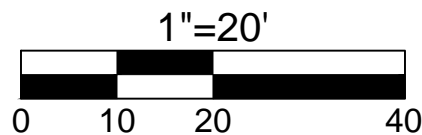


ASSUMED



LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE



TOTAL AREA = 7,801.31 SQFT±

CERTIFIED TO -

Christopher Mano;
Oropeza, Stones & Cardenas, PLLC;
Old Republic National Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTERLINE	LS = LANDSCAPING	R = RADIUS
CLP = CHAINLINK FENCE	MB = MAILBOX	RW = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MF = METAL FENCE	SW = SIDE WALK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
CRVD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOB = TOP OF BANK
DELT = CENTRAL ANGLE	NTS = NOT TO SCALE	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TS = TRAFFIC SIGN
EL = ELEVATION	DHW = OVERHEAD WIRES	TYP = TYPICAL
ENCL = ENCLOSURE	PC = POINT OF CURVE	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FR = FIRE HYDRANT	PCF = PERMANENT CONTROL POINT	WL = WOOD LANDING
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WM = WATER METER
FND = FOUND	POB = POINT OF BEGINNING	WFP = WOOD POWER POLE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

LEGAL DESCRIPTION -

On the Island of Key West and is part of Lot Ten (10) in Square (4), Tract Six (6), George G. Watson's Subdivision of Part of Tract 6, according to the map or plat thereof as recorded in Deed Book N, Page 49, Public Records of Monroe County, Florida:

"PARCEL A"
Commencing at the corner of Petronia and Frances Streets and running thence along Frances Street in a Southeasterly direction Ninety-two (92) feet, eight (8) inches; thence at right angles in a Northeasterly direction Fifty (50) feet; thence at right angles in a Northwesterly direction Ninety-two (92) feet eight (8) inches to Petronia Street; thence along Petronia Street Fifty (50) feet to the place of beginning.

"PARCEL B" - AND
On the Island of Key West and is part of Lot Ten (10) in Square (4), Tract Six (6), George G. Watson's Subdivision of Part of Tract 6, according to the map or plat thereof as recorded in Deed Book N, Page 49, Public Records of Monroe County, Florida:
Commencing at a point on Petronia Street which is Fifty (50) feet from the corner of Frances and Petronia Streets and running thence along the line of said Petronia Street in a Northeasterly direction Thirty-four (34) feet, and extending back at right angles in a Southeasterly direction Ninety-two feet and eight inches on both lines.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 06/11/2021
REVISION DATE: XX/XX/XXXX
SHEET: 1 OF 1
DRAWN BY: MPB
CHECKED BY: EAI
JOB NO.: 21-325

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED
ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

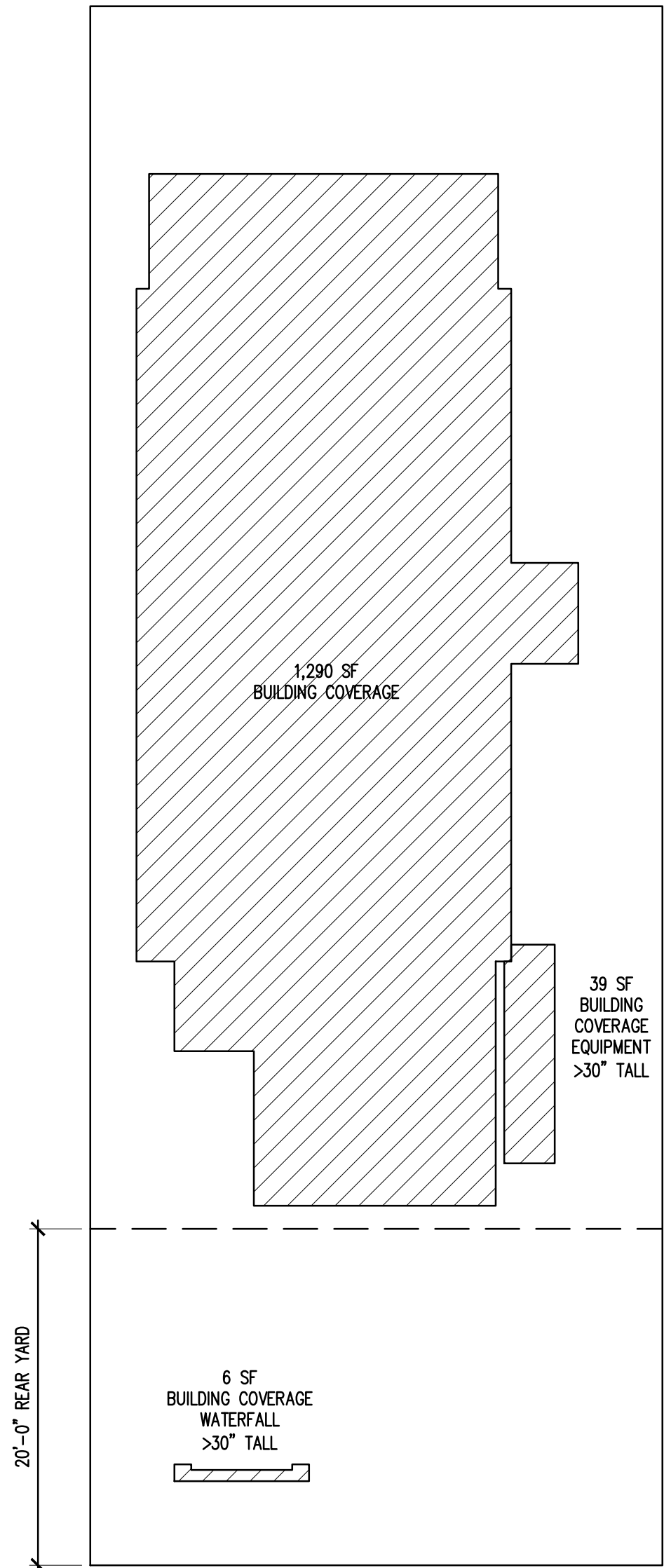
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



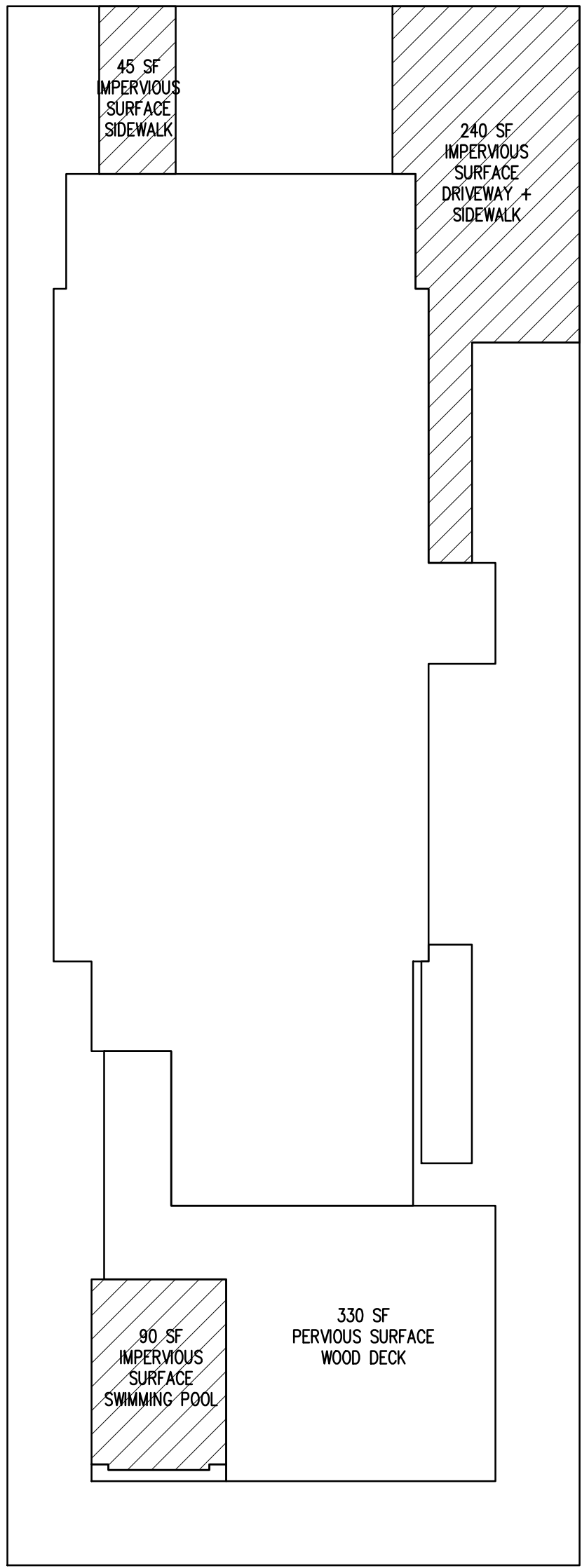
FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

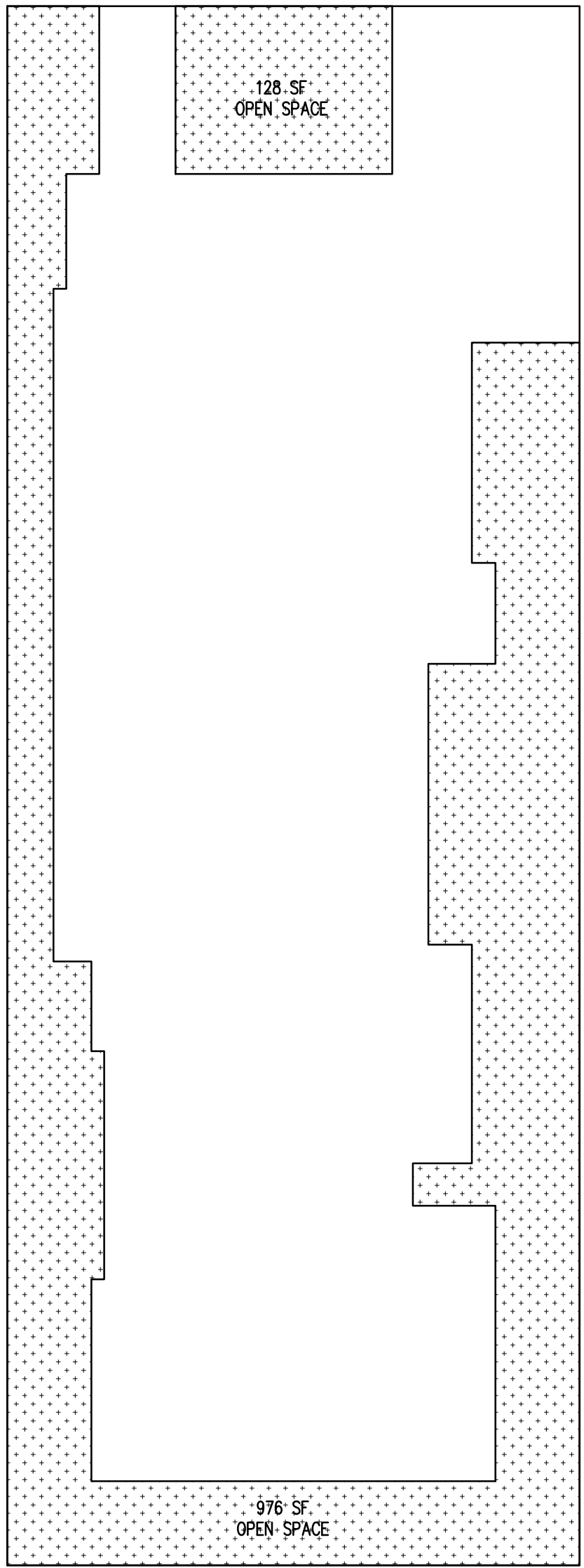
PROPOSED DESIGN



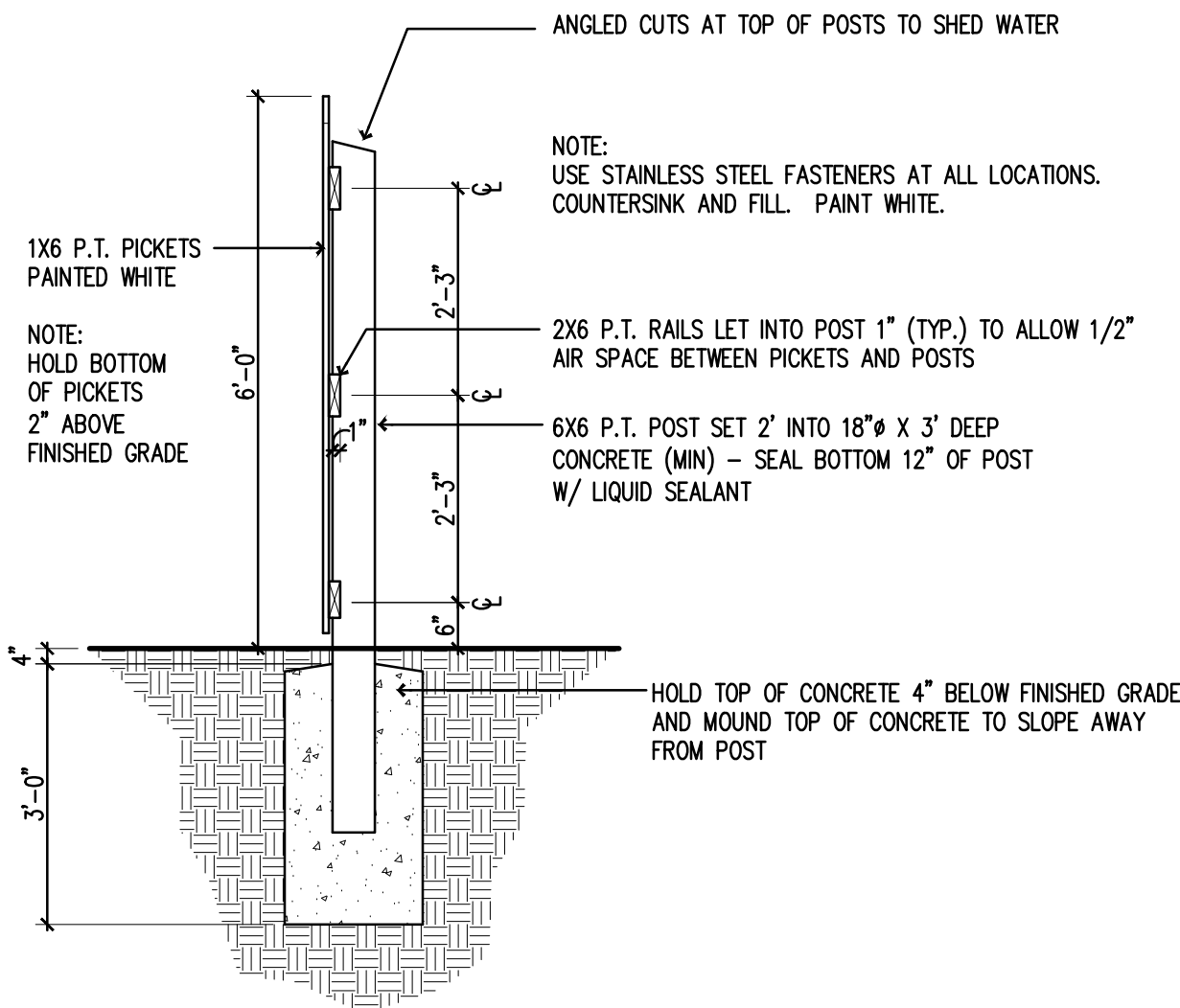
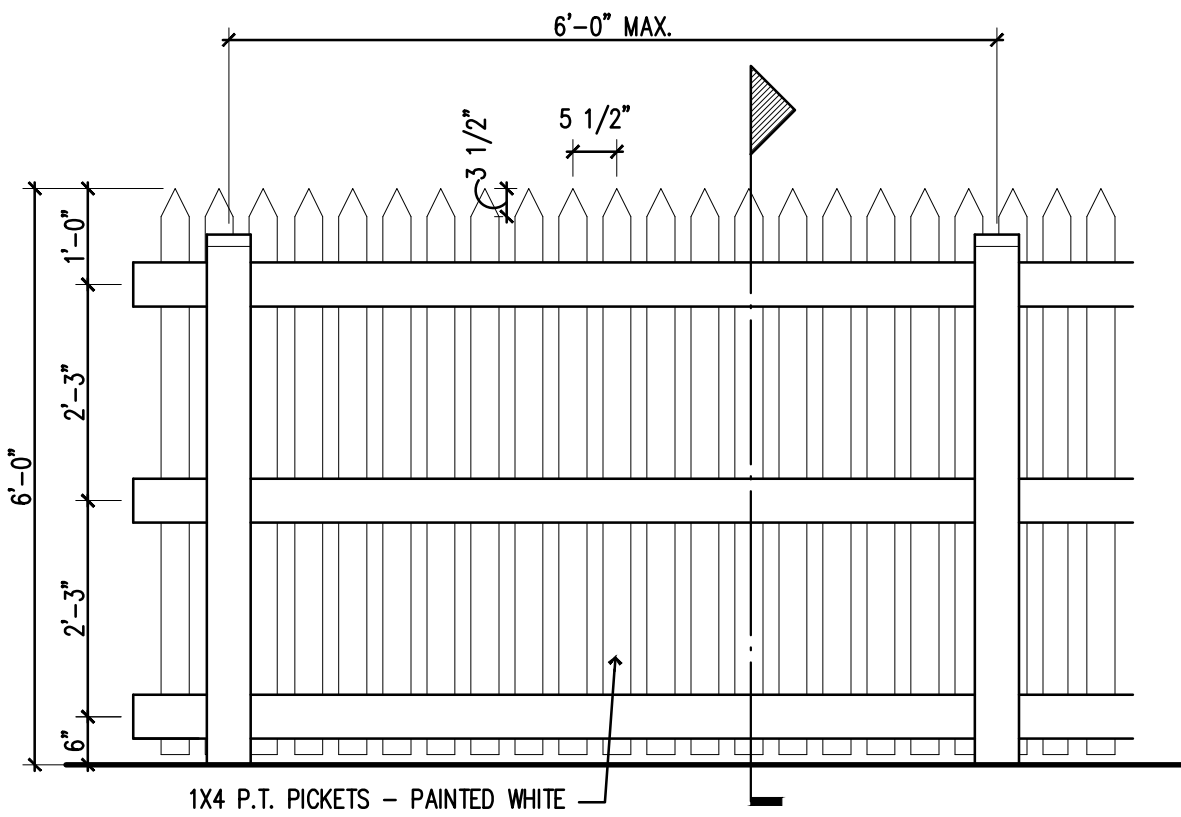
TOTAL BUILDING COVERAGE = 1,335 SF



TOTAL IMPERVIOUS SURFACE = 1,710 SF



TOTAL OPEN SPACE = 1,104 SF



WOOD PICKET FENCE DETAILS
1/2" = 1'-0"

SITE DATA: ZONE HHDR FLOOD ZONE "X" 3,151 SF LOT			
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE (MAX)	1,576 SF MAX (50%)	1,489 SF (47.3%)	1,335 SF (42.4%)
IMPERVIOUS SURFACE (MAX)	1,891 SF MAX (60%)	2,174 SF (69.0%)	1,710 SF (54.3%)
OPEN SPACE (MIN)	1,103 SF MIN (35%)	930 SF (29.5%)	1,104 SF (35.0%)

SCOPE OF WORK -- ADDITIONAL ITEMS TO PREVIOUS HARC APPROVAL:

- REMOVE REAR SHED ADDITION, EXTEND AND RE-FRAME BACK WALL OF 1-STORY REAR ADDITION, RECONFIGURE WINDOWS AND DOORS AND RAISE / RE-FRAME ROOF OVER 1-STORY REAR ADDITION
- CONSTRUCT NEW SWIMMING POOL AND PERVIOUS WOOD DECK AT REAR OF HOUSE
- CONVERT 1-STORY ADDITION AT EAST SIDE INTO COVERED PORCH
- INSTALL NEW WOOD PICKET FENCES AND GATES (PAINTED WHITE)
- RECONFIGURE / RESET EXISTING BRICK PAVERS INTO NEW SIDEWALKS AND DRIVEWAY
- REPLACE 2ND FLOOR DOOR FROM BEDROOM TO FRONT PORCH WITH RELOCATED HISTORIC WINDOW (FROM EAST SIDE), RELOCATE WINDOW ON 2ND FLOOR EAST SIDE TO REAR ELEVATION, LEAVE TRIM AND PERMANENTLY CLOSE SHUTTERS AT RELOCATED WINDOWS
- ADD (2) FAUX WINDOWS WITH TRIM AND CLOSED SHUTTERS ON WEST SIDE ELEVATION

IMPROVEMENTS TO
1104 PETRONIA STREET
Key West, Florida 33040

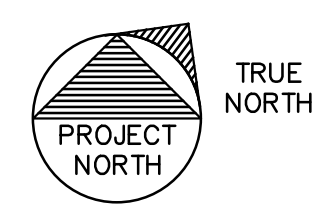
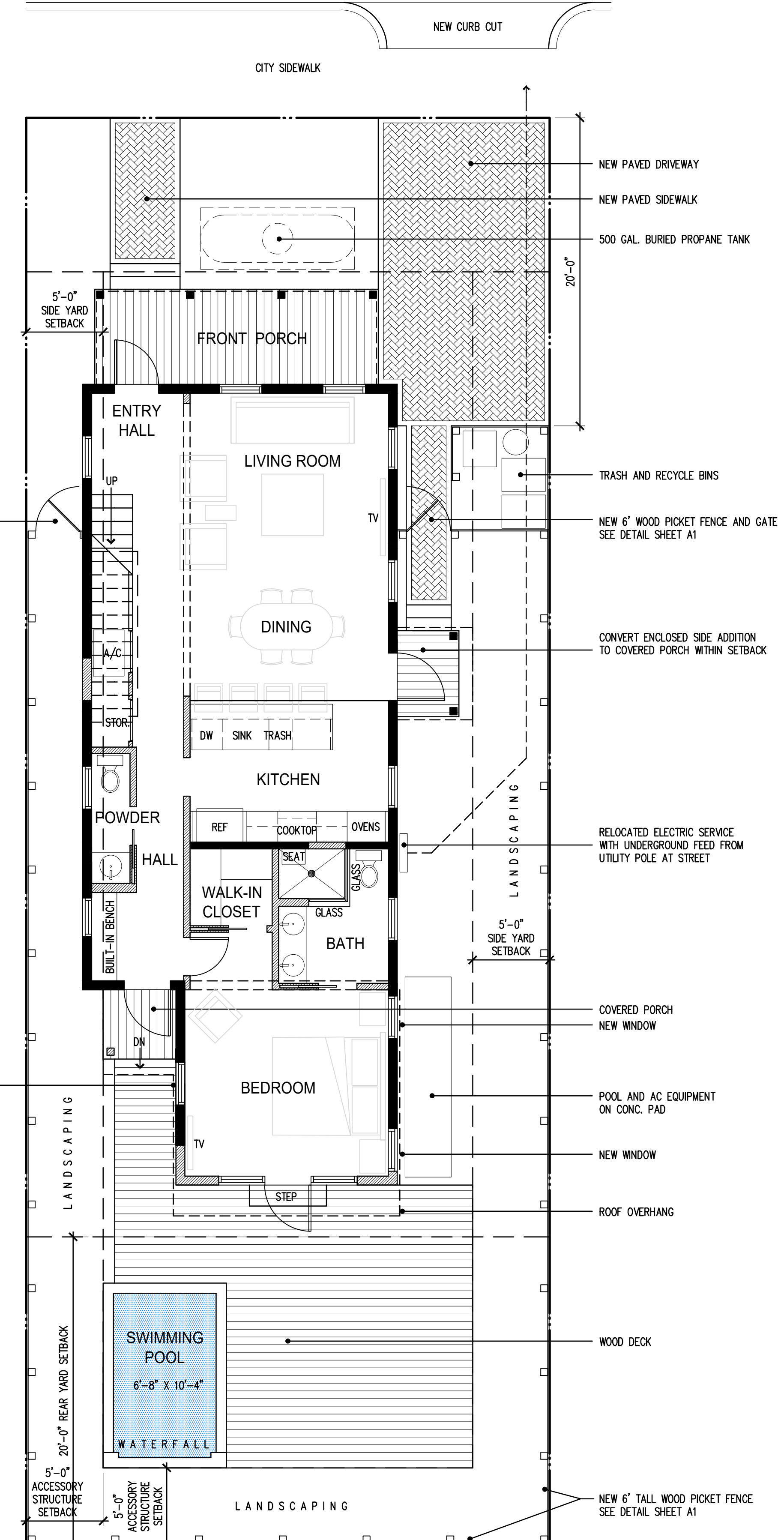
M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 1.10.22

Project #

A1



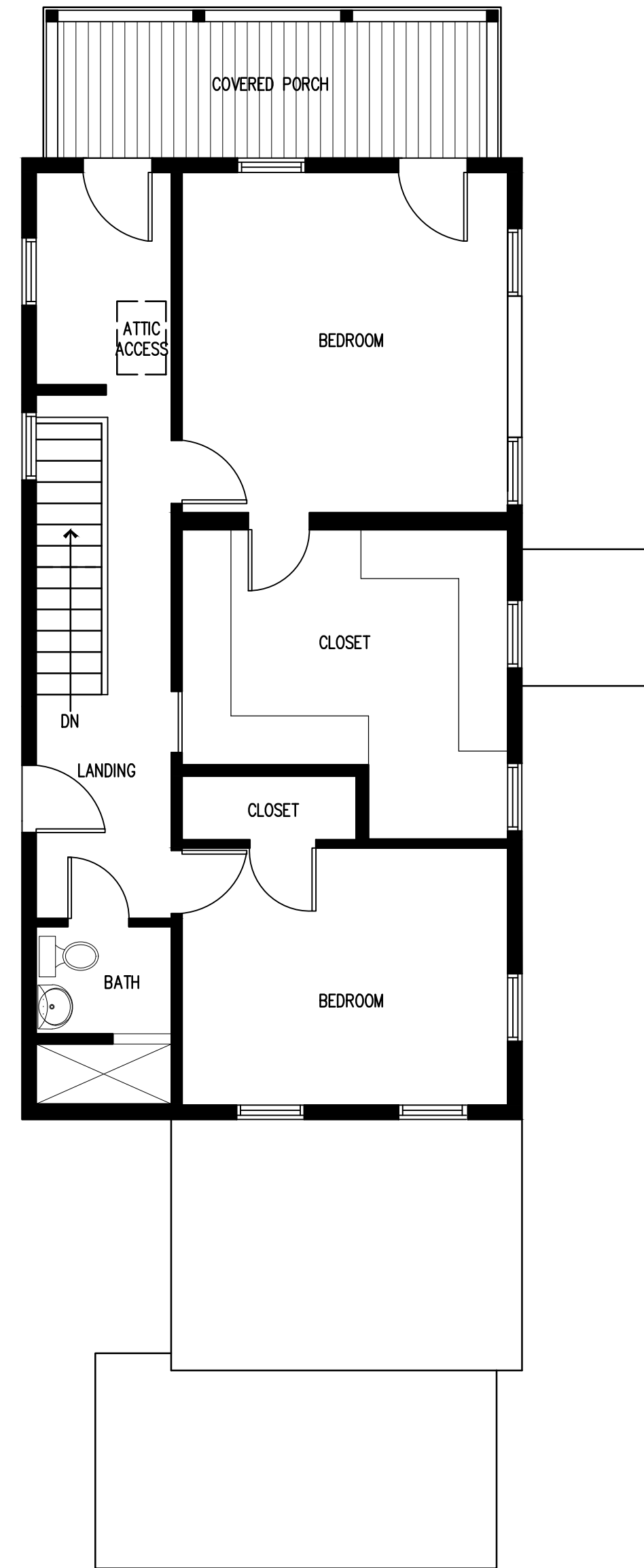
**IMPROVEMENTS TO
1104 PETRONIA STREET
Key West, Florida 33040**

M. Stratton Architecture
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Key West, Florida 33040
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Matthew@MStrattonArchitecture.com

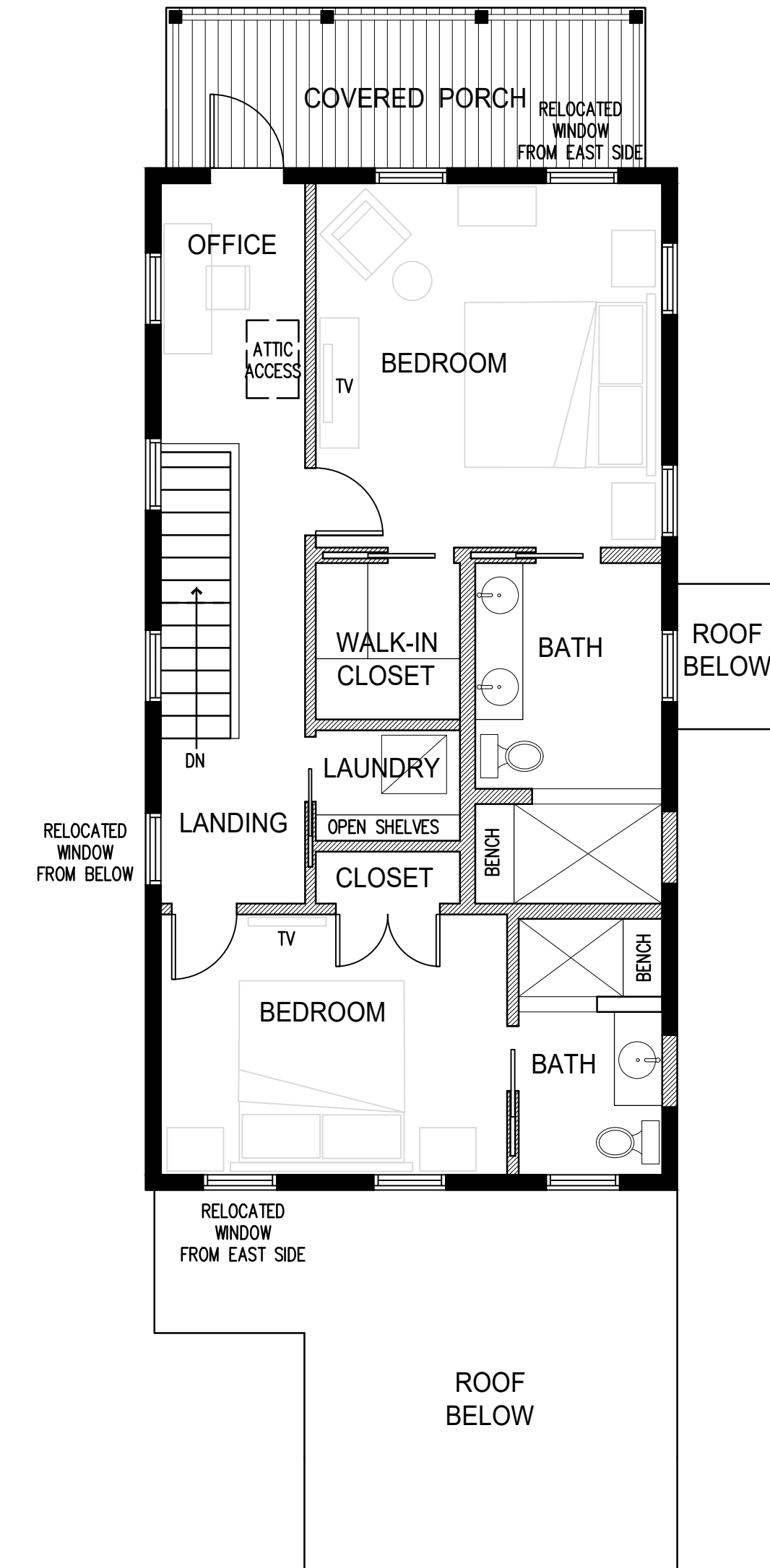


Date 1.10.22
Project #

A2

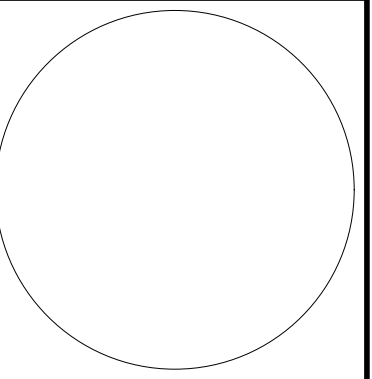


EXISTING SECOND FLOOR PLAN
3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

**IMPROVEMENTS TO
1104 PETRONIA STREET
Key West, Florida 33040**



M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date **1.10.22**

Project #

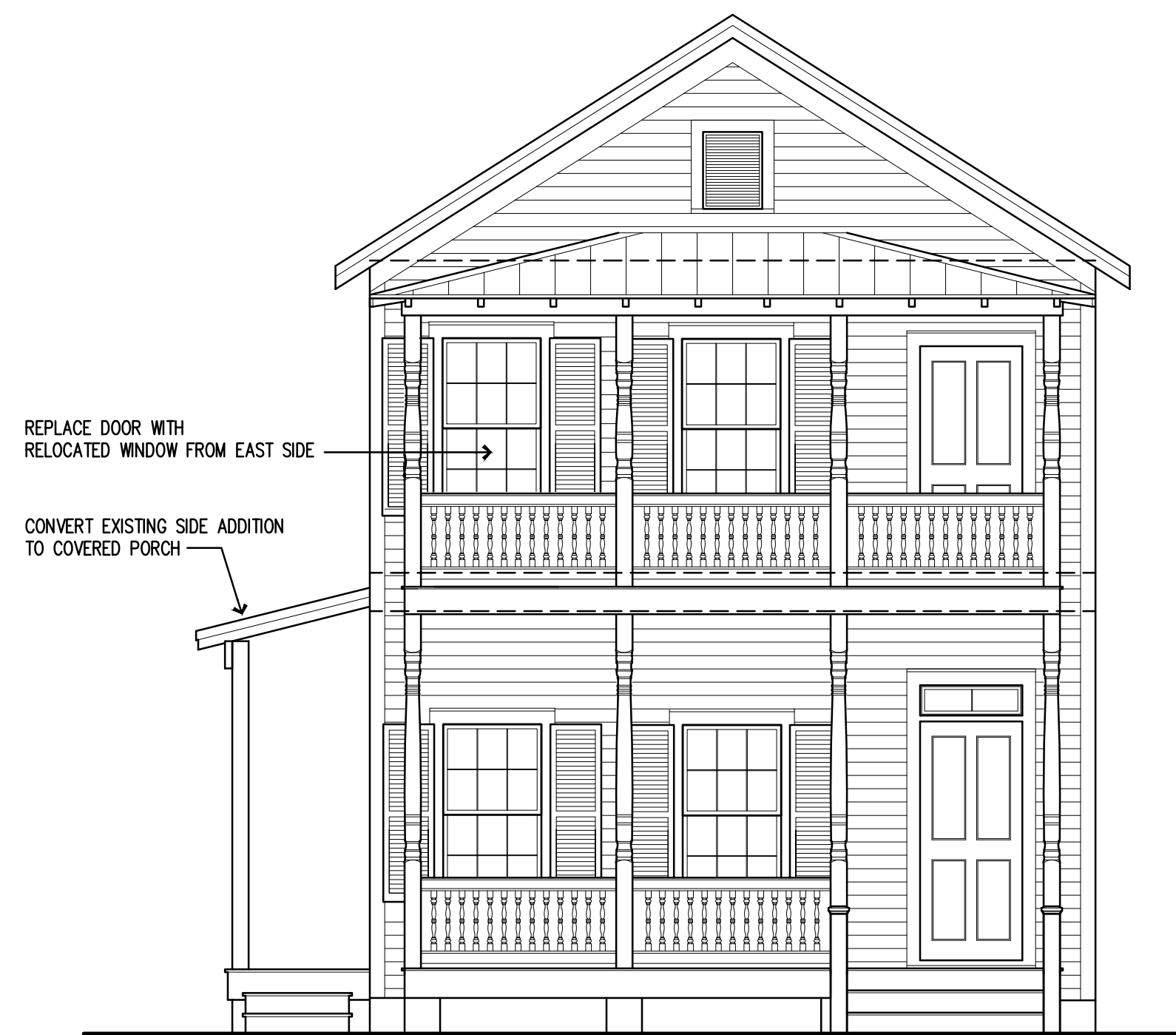
A3



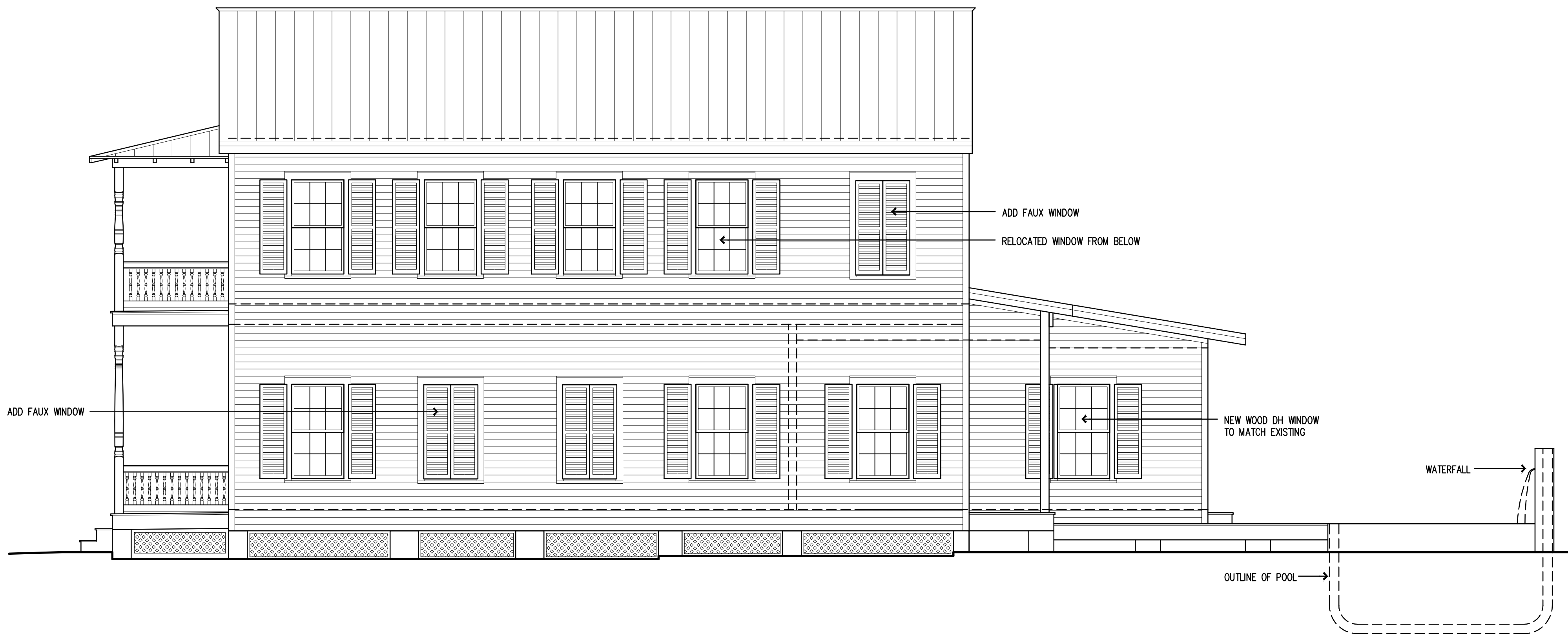
PREVIOUSLY APPROVED FRONT ELEVATION
1/4" = 1'-0"



PREVIOUSLY APPROVED SIDE (WEST) ELEVATION
1/4" = 1'-0"



PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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

IMPROVEMENTS TO
1104 PETRONIA STREET
Key West, Florida 33040

M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 1.10.22
Project #

A4



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



PREVIOUSLY APPROVED REAR ELEVATION
1/4" = 1'-0"



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

- NEW OPENING IN HISTORIC LOCATION WITH RELOCATED WINDOW FROM EAST SIDE
- NEW COVERED PORCH AT BACK DOOR
- NEW ROOF OVER 1-STORY REAR ADDITION
- CONVERT EXISTING SIDE ADDITION TO NEW COVERED PORCH
- NEW 15-LITE FRENCH DOOR IN EXISTING OPENING
- NEW 4-PANEL 2-LITE DOOR IN EXISTING OPENING
- NEW 15-LITE FRENCH DOOR / SIDELIGHTS



PROPOSED REAR ELEVATION
1/4" = 1'-0"

IMPROVEMENTS TO
1104 PETRONIA STREET
Key West, Florida 33040

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M. Stratton
ARCHITECTURE

Date 1.10.22

Project #

A5

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., Tuesday, March 22, 2022 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

CONVERT ONE-STORY SIDE ADDITION TO COVERED ENTRY PORCH. RELOCATION OF WINDOWS. NEW REAR WALL. NEW POOL, DECK, AND SITE IMPROVEMENTS. DEMOLITION OF REAR ADDITION AND WALL. DEMOLITION OF REAR SHED ROOF.

#1104 PETRONIA STREET

Applicant – Matthew Stratton- Architect Application #H2022-0007

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 305-809-3973 or visit our website at 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MATTHEW STRATTON, 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: 1104 PETRONIA on the 15 day of MARCH, 20 22.

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 3/22, 20 22.

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: [Signature]

Date: 3/15/22

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16 day of March, 20 22.

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

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Patrick Dominick Mobley

Notary Public - State of Florida (seal)

My Commission Expires: 10/31/23



PROPERTY APPRAISER INFORMATION

Disclaimer

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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00022480-000000
Account# 1023272
Property ID 1023272
Millage Group 10KW
Location 1104 PETRONIA St, KEY WEST
Address
Legal KW PT LOT 10 SQR 4 TR 6 H1-137 G25-350 OR271-111/12 OR548-1062 OR548-1063 OR565-515 OR1001-1779
Description OR1001-1780 OR1370-109 OR1527-2417/18 OR1527-2419/20 OR2088-862/63 OR2088-864/65 OR2088-866/67
 OR3106-1813 OR3106-1826
 (Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable Housing No



Owner

LUX PERPETUA LLC
 20 Fairmount Ave
 Chatham NJ 07928

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$322,827	\$330,001	\$219,442	\$222,622
+ Market Misc Value	\$4,543	\$4,543	\$4,543	\$4,495
+ Market Land Value	\$758,419	\$706,974	\$675,111	\$635,151
= Just Market Value	\$1,085,789	\$1,041,518	\$899,096	\$862,268
= Total Assessed Value	\$1,085,789	\$989,006	\$899,096	\$862,268
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,085,789	\$1,041,518	\$899,096	\$862,268

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	7,780.00	Square Foot	0	0

Buildings

Building ID 1718 Style 2 STORY ELEV FOUNDATION Building Type S.F.R. - R1 / R1 Gross Sq Ft 2092 Finished Sq Ft 1786 Stories 2 Floor Condition AVERAGE Perimeter 272 Functional Obs 0 Economic Obs 0 Depreciation % 8 Interior Walls WALL BD/WD WAL	Exterior Walls ABOVE AVERAGE WOOD Year Built 1938 EffectiveYearBuilt 2012 Foundation CONCR FTR Roof Type GABLE/HIP Roof Coverage METAL Flooring Type SFT/HD WD Heating Type FCD/AIR DUCTED Bedrooms 3 Full Bathrooms 1 Half Bathrooms 1 Grade 650 Number of Fire Pl 0
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Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,786	1,786	272
OPU	OP PR UNFIN LL	50	0	30
OPF	OP PRCH FIN LL	120	0	52
SBF	UTIL FIN BLK	136	0	50
TOTAL		2,092	1,786	404

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1937	1938	1	120 SF	2
CONC PATIO	1937	1938	1	800 SF	2
FENCES	1995	1996	1	102 SF	2
FENCES	1995	1996	1	429 SF	2
FIN DET UTILIT	1937	1938	1	180	2
BRICK PATIO	1995	1996	1	586 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/16/2021	\$1,900,000	Warranty Deed	2325977	3106	1826	03 - Qualified	Improved

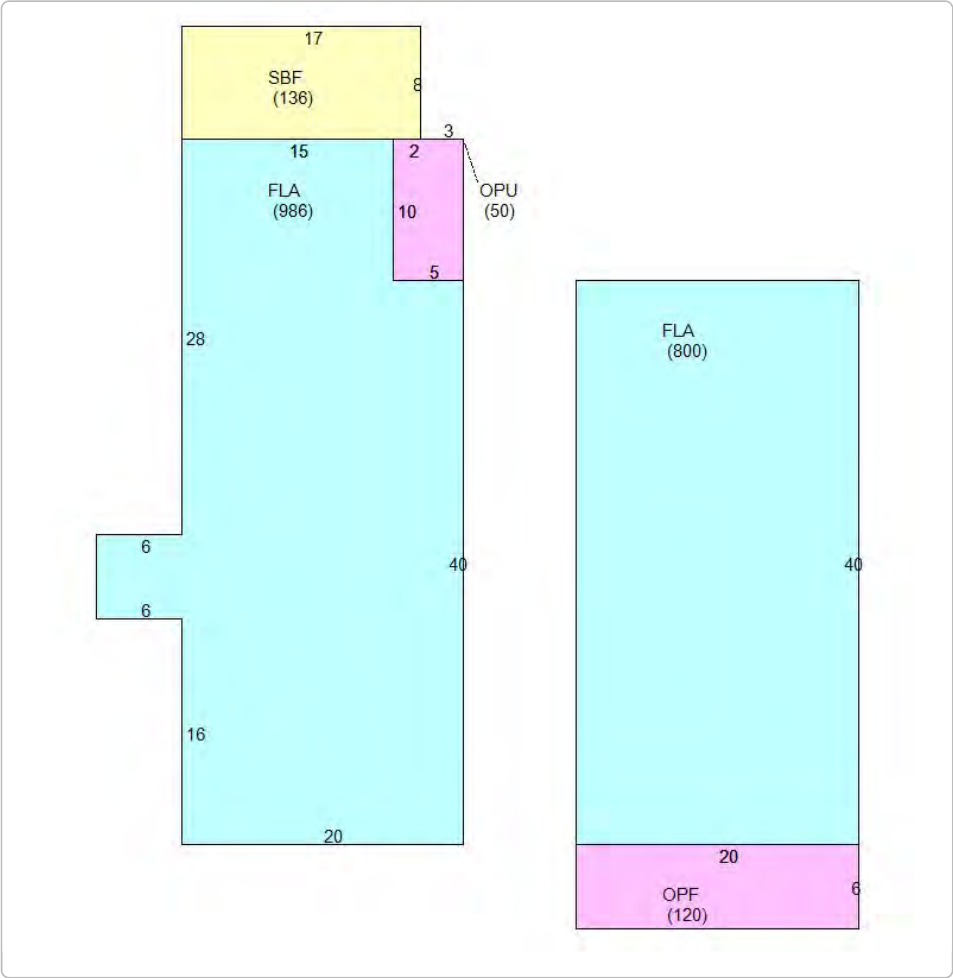
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-2960	1/11/2022		\$200,000	Residential	Interior demolition, all windows, siding & trim (20% max). Remove 2nd floor side porch and rear deck. New roofing & gutters, shutters, front steps. Replace exterior doors (4). Paint white siding and green shutters front porch columns to match existing wood turned columns at second floor, as per plans
9600434	1/1/1996	8/1/1996	\$9,945	Residential	FENCE 16%

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

No data available for the following modules: Exemptions.

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 **Schneider**
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