



## **Historic Architectural Review Commission Staff Report for Item 10**

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: April 26, 2022

Applicant: T.S. Neal Architects

Application Number: H2022-0013

Address: 1106 Petronia Street

### **Description of Work:**

Renovations to existing residence including the replacement of vertical wood siding with board and batten. New one-story rear addition. Relocation of existing accessory structure to be used as pool house. New pool, deck, driveway, and site improvements.

### **Site Facts:**

The property under review contains a one and a half-story wood frame house listed as a contributing resource to the historic district. Portions of a one-story accessory structure is shared with the west side neighboring property, 1104 Petronia Street. The frame vernacular house was built circa 1883, while the construction date for the accessory structure dates approximately from 1972. Some changes to the house include four dormers with gable roofs, the most southernmost rear addition, and the existing east side addition. The latter two are not historic alterations.



Aerial photograph from 1972.  
Arrows marking the accessory structure and the principal structure.

**Ordinance and Guidelines Cited on Review:**

- Building exteriors-Wood (page 24), specifically guideline 1.
- Roofing (page 26), specifically guideline 1.
- Windows (pages 29-30), specifically guidelines 1, 2, and 3.
- Additions and alterations (pages 37a-37k), specifically guidelines 1, 6, 11, 12,13,14, 19, 24, 30, and 31.
- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 12, 18, 22, 23, and 24.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically first paragraph and guideline 1.
- Fences (pages 41-42), specifically 1, 2, and 3.
- Parking areas, landscaping, and open space environment (page 43), specifically guidelines 1, 3, and 6.
- Lan Development Regulations, Section 102-252, Requirements precedent to relocation.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes renovations to the historic house consisting of repairs of wood windows and wood replacement windows for the dormers. In addition, new wood board and batten is proposed to replace existing wood tongue and groove board installed vertically in both, east and west elevations, and repairs of wood siding where needed. Other renovations to the historic house include replacement of existing gingerbread railings with same and posts replacements, all at the front porch. New metal shingle roofing and gutters system is noted in the plans. Furthermore, the plans include the replacement of an existing non-historic rear addition with a one-story frame structure. The historic sawtooth portion of the house has been altered in the east and south elevations, but the west elevation will be restored, including its roof form. The new proposed rear addition will have a gable roof and will extend approximately 4'-6" to the east side of the house. Both side elevations of the new rear addition will be similar, and the rear elevation will have 5 insulated aluminum doors. The new addition will have wood lap siding with 5" reveal and azek trims, 6 over 6 insulated windows, insulated impact aluminum doors at the rear, and metal 5 v-crimp as roofing system.

The plan also includes the relocation of a one-story accessory structure from the southwest corner of the lot to the southeast portion of the site. The structure will be installed over a new deck and will be used as a pool cabana with a full bathroom. New impact windows and doors will be installed, and replacement of siding and metal shingles are proposed as needed.

A new pool and deck are proposed behind the historic house. The deck will be approximately 22" above adjacent grade. In addition, a brick driveway is proposed on the northwest side of the lot and a 4 feet tall picket fence and gate are proposed as an entryway from the driveway to the front yard.

### **Consistency with Cited Guidelines:**

Staff finds the proposal to be consistent with cited guidelines. Staff also finds the relocation and re use of the accessory structure to be consistent with the relocation ordinance and the intent of the guidelines. This house has very unusual proportions due to the size and location of the four dormers. The proposed board and batten will accentuate the verticality of the house, but the design approach is a correct solution to stop water infiltration while maintaining the visual characteristics of the current siding.

# 1106 Petronia Street



# APPLICATION



# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA # <b>22-0013</b>	REVISION #	INITIAL & DATE <b>TK</b>
FLOOD ZONE <b>X</b>	ZONING DISTRICT <b>HHDR</b>	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

**1106 PETRONIA ST. KEY WEST, FL**

NAME ON DEED:

**JOHN COMBS & KRISTEN COMBS**

PHONE NUMBER **616-560-3306**  
**616-364-2552**

OWNER'S MAILING ADDRESS:

**3645 REEDS LAKE BLVD SE**

EMAIL

**GRAND RAPIDS MI 49506**

APPLICANT NAME:

**SETH NEAL / T.S. NEAL ARCHITECT**

PHONE NUMBER **305-340-8857**  
**251-422-9547**

APPLICANT'S ADDRESS:

**22974 OVERSEAS HWY**

EMAIL **SETHNEAL@TSNEALARCHT5CB.COM**

**COUDSB KEY FL 33042**

APPLICANT'S SIGNATURE:

*[Signature]*

DATE  
**3-27-2022**

**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 <sup>SOMBS</sup> ☒ RELOCATION OF A STRUCTURE <sup>ACCB55007</sup> ☒ 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: **RENOVATION OF EXISTING RESIDENCE, NEW POOL & DECK ON REAR YARD, AND RELOCATE SMALL STRUCTURE (POOL HOUSE) ON PROPERTY.**

MAIN BUILDING: **REPLACE FOUNDATIONS, COMPLETE INTERNAL RENOVATION, NEW ROOF, ON SITE PARKING SPACE, REPLACE VERTICAL SIDING W. BOARD & BATTEN SIDING, NEW POOL & DECK AT REAR YARD. COMPLETE RENOVATION OF ACC. STRUCTURE TO NEW LOCATION ON PROPERTY.**

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

**MAR 28 2022**

**TK**

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

ACCESSORY STRUCTURE(S): POOL , EX. SHED BLD. TO BECOME A POOL HOUSE	
PAVERS: REMOVE & REWORK BRICK PAVERS AT PARKING SPACE	FENCES: EXISTING TO BE REPAIRED AS REQUIRED
DECKS: YES	PAINTING: YES
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): YES
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
YES - A/C AN CONC. PAD	

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:			
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: 1106 PETRONA STREET

PROPERTY OWNER'S NAME: JOHN & KRISTEN COMBS

APPLICANT NAME: SETH NEAL

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.**

PROPERTY OWNER'S SIGNATURE

JOHN COMBS & KRISTEN COMBS  
3/24/22  
DATE AND PRINT NAME

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVED EXISTING FOUNDATIONS & FLOORS. REMOVE EXISTING REAR A SYMMETRICAL SANTOOTH ADDITION, REMOVE EXISTING REAR & SIDE PORCHES.

## 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.

THE REAR A SYMMETRICAL ADDITION HAS BEEN MODIFIED OVER THE YEARS & ADDED ONTO WITH OTHER INFILL ADDITIONS & PORCHES.



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.

NOT TO OUR KNOWLEDGE

(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.

NOT ALE KNOWN

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

NOT TO OUR KNOWLEDGE

(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.

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.

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.

N9

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

N8

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

THE INFILL ADDITIONS & PORCHES COVER THE HISTORIC PORTION OF RESIDENCES  
& WILL NOT DIMINISH CHARACTER OF NEIGHBORHOOD

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

THE NEW ADDITION WILL KEEP THE RELATIONSHIPS BETWEEN THE BUILDINGS & OPEN SPACE.

(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.

THERE IS NOTHING CHARACTER DEFINING ABOUT THESE ADDITIONS.

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

N/A

April 13, 2022

HARC  
1300 White Street  
Key West FL 33040

**RE: 1104 and 1106 Petronia Rear Shed**

Dear HARC Members:

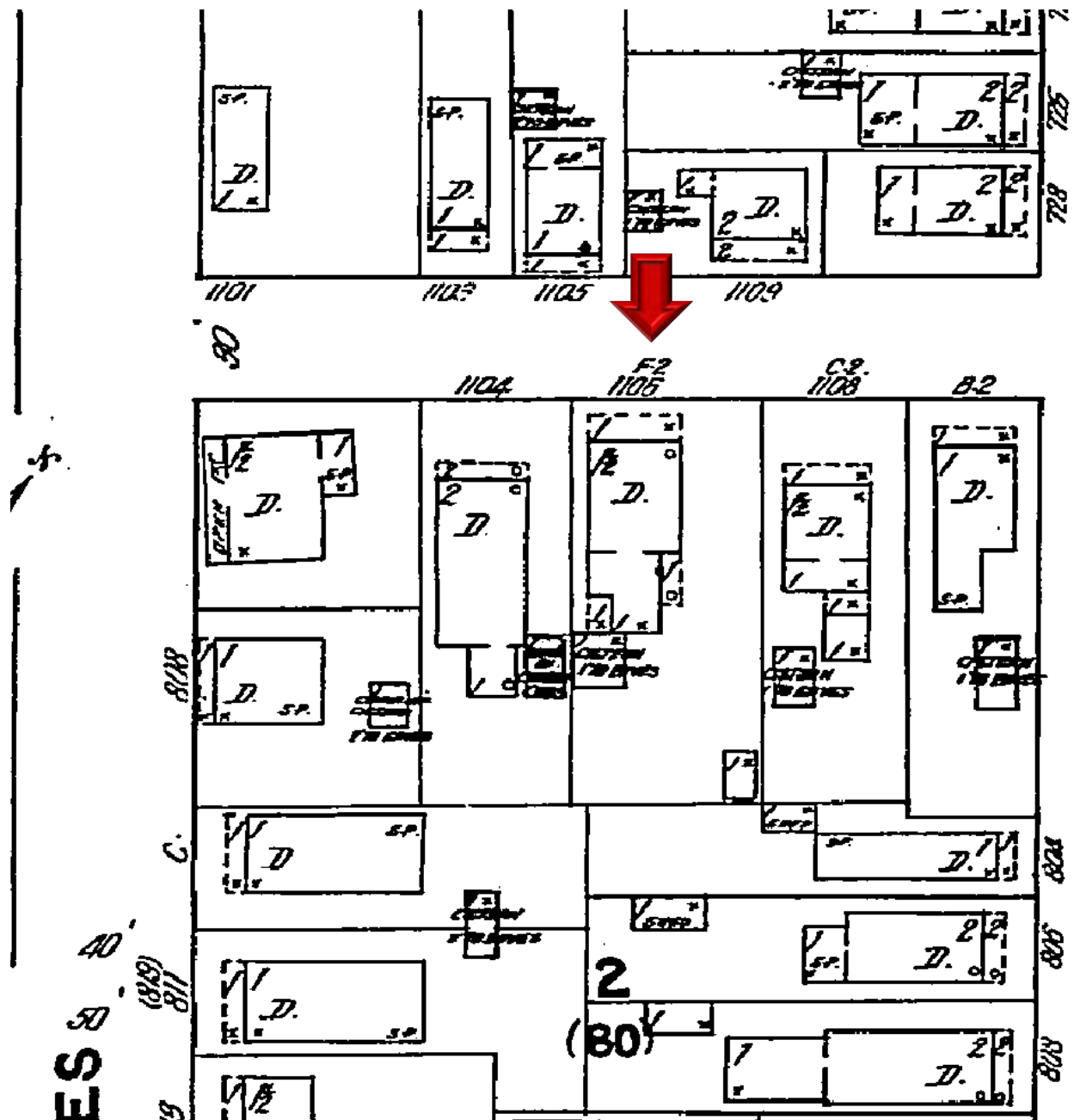
This letter serves to confirm that I am in agreement with the Combs proposal to relocate the rear shed (currently located on the property line between our properties) onto their property. As you will recall, the Commission recently approved our plan which included removal of the shed from 1104 Petronia. In consideration of the Combs agreement to pay for the relocation, I have relinquished any rights I may have had to the rear shed.

Very truly yours,

A handwritten signature in black ink, appearing to read "Chris Mario".

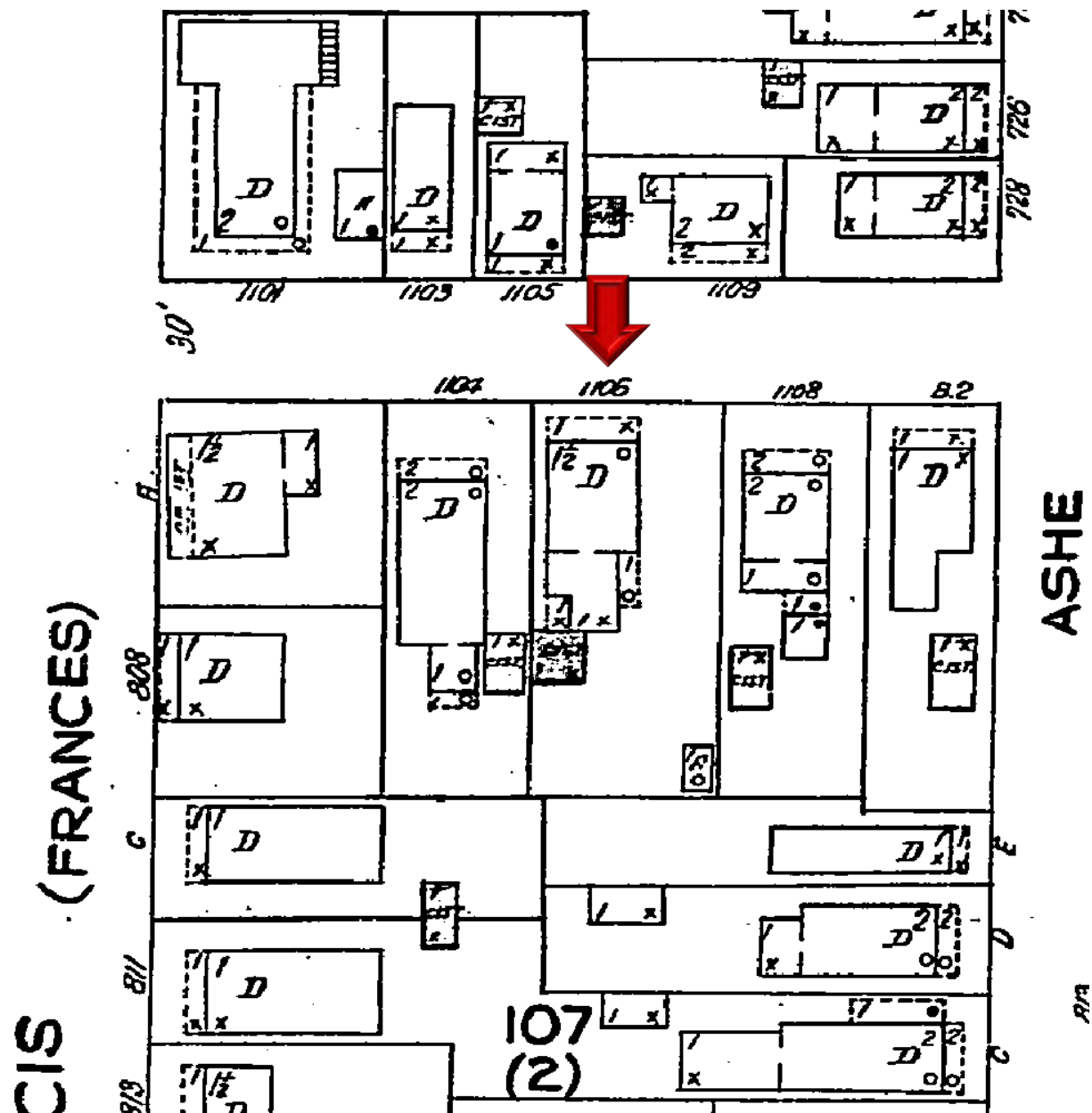
Chris Mario  
Owner 1104 Petronia

# SANBORN MAPS

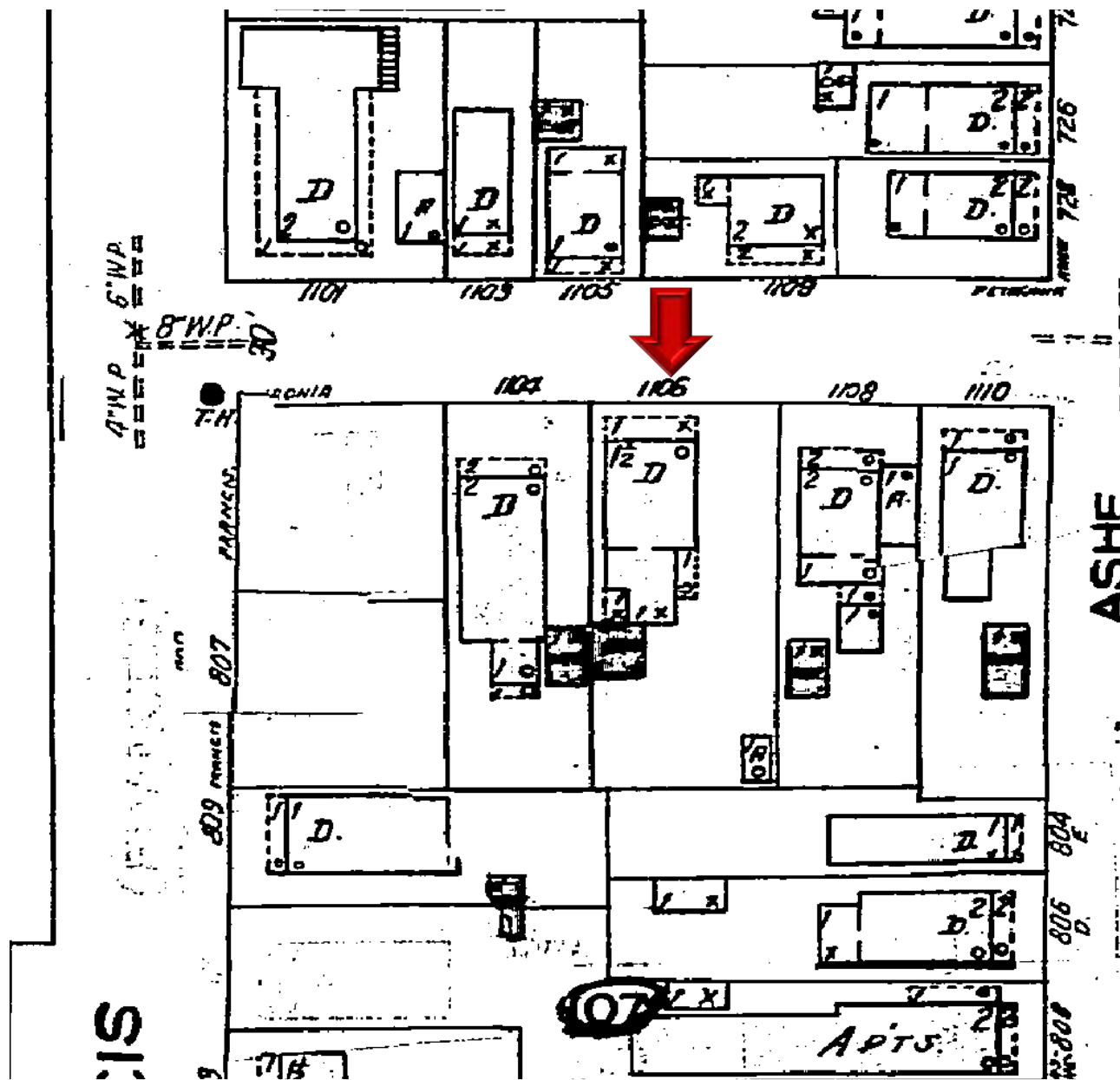


1912 Sanborn Map

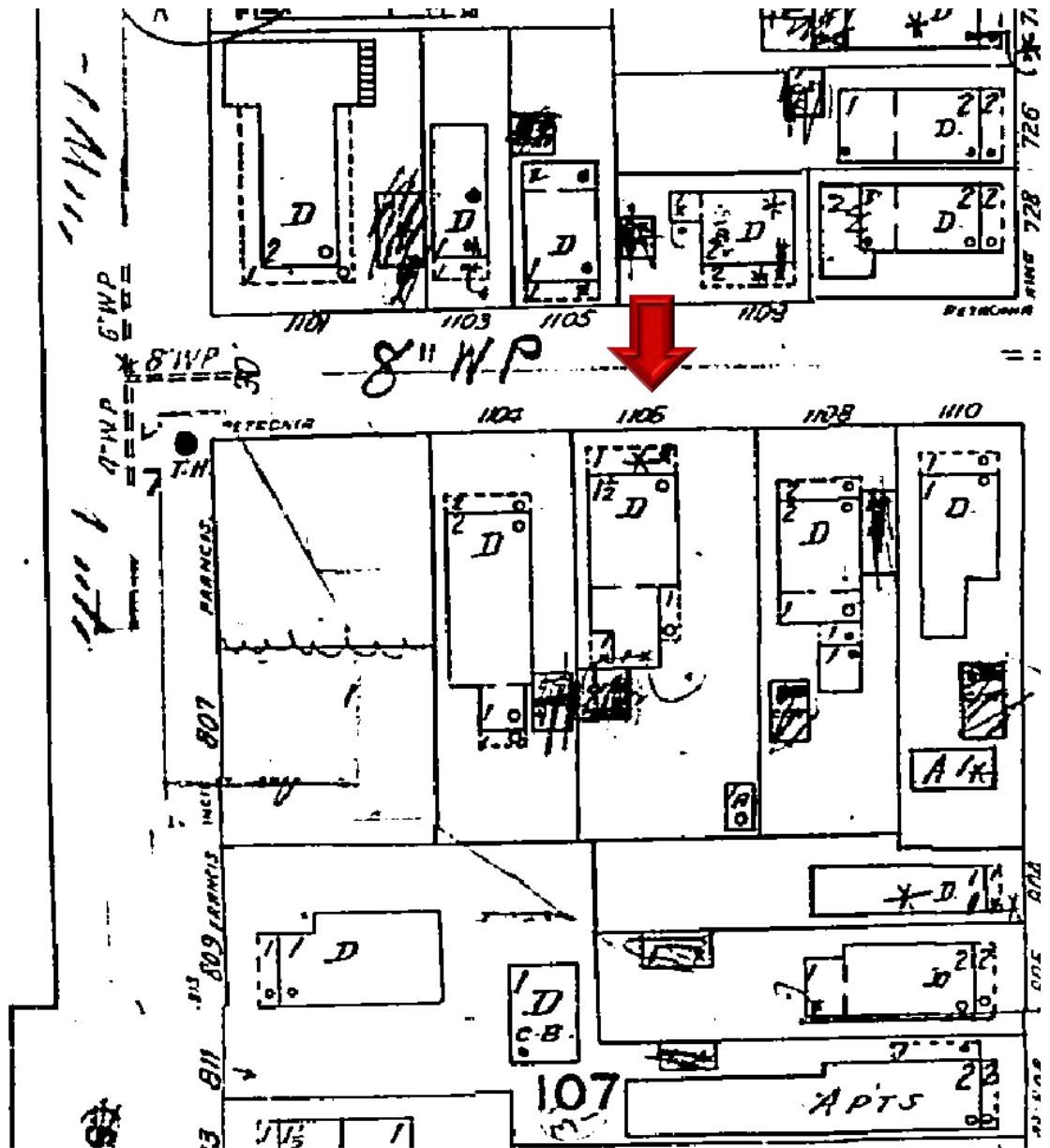




1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**1106 Petronia Street circa 1965. Monroe County Library.**





Petronia Street





East side Elevation  
at Back of yard





















Interior at Rear  
to be removed





Ex. Accessory  
Structure

# SURVEY



BEARING BASE:  
ALL BEARINGS ARE BASED  
ON NG5°54'06"E ASSUMED  
ALONG THE CENTERLINE OF  
PETRONIA STREET.

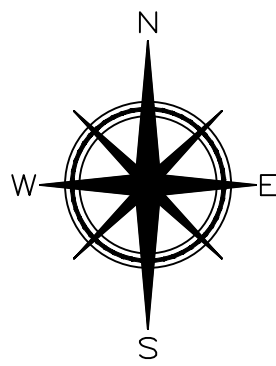
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

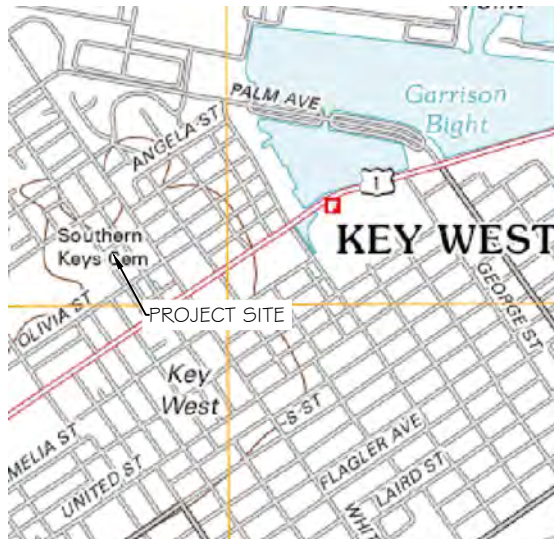
ADDRESS:  
1106 PETRONIA STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X-SHADED  
BASE FLOOD ELEVATION: N/A

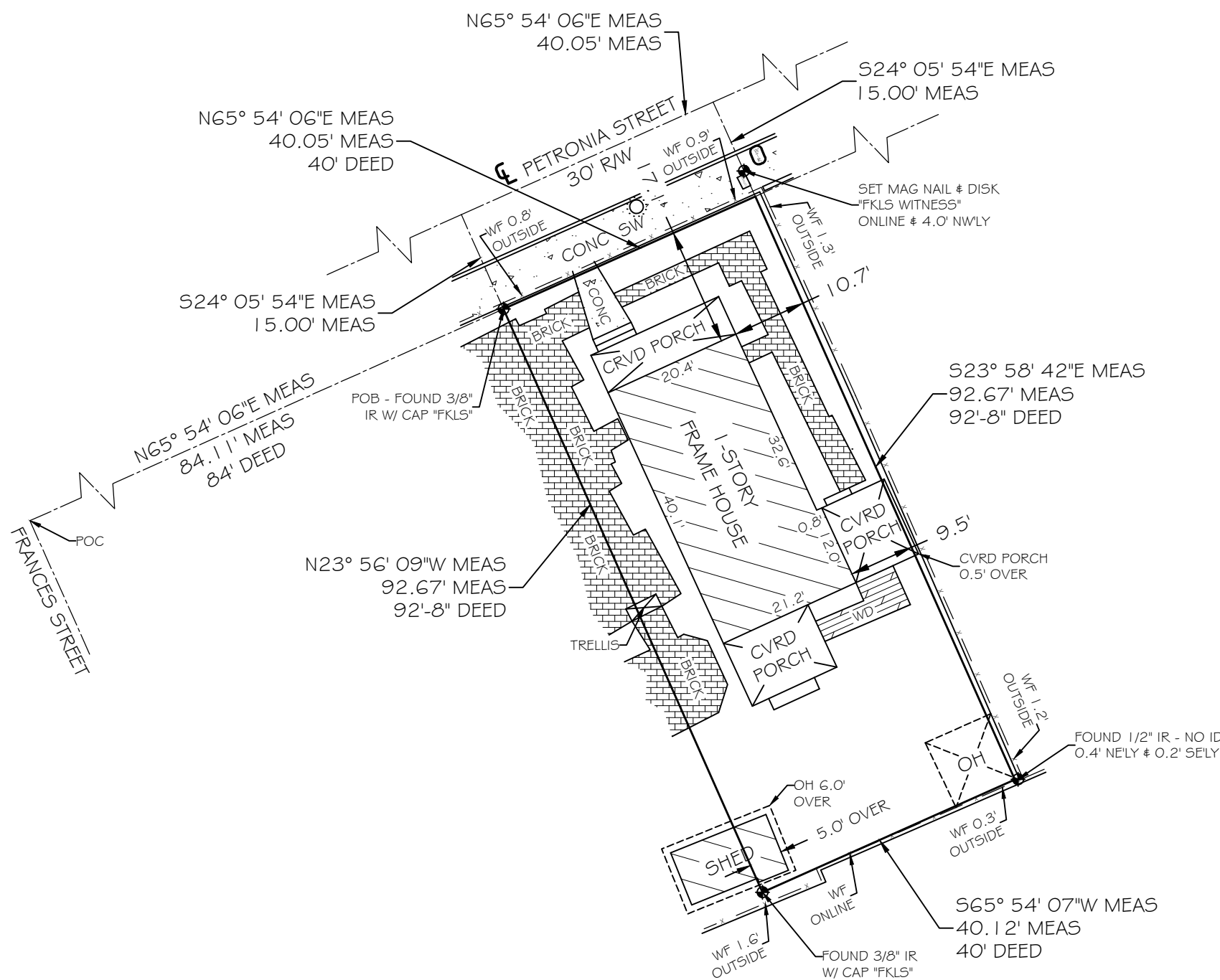
# MAP OF BOUNDARY SURVEY



ASSUMED



LOCATION MAP - NTS  
SEC. 05-T68S-R25E



CERTIFIED TO -

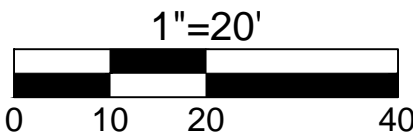
John Combs;  
Oropeza, Stones & Cardenas, PLLC;  
Old Republic National Title Insurance Company;

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	GB = 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
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TOS = TOP OF SLOPE
EL = ELEVATION	OH = ROOF OVERHANG	TS = TRAFFIC SIGN
ENCL = ENCLOSURE	OHV = OVERHEAD WIRE	TYP = TYPICAL
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	UR = UNREADABLE
FF = FINISHED FLOOR ELEVATION	PM = PARKING METER	UE = UTILITY EASEMENT
FR = FIRE HYDRANT	PCC = POINT OF COMPOUND CURVE	WD = WOOD DECK
FI = FENCE INSIDE	PCF = PERMANENT CONTROL POINT	WF = WOOD FENCE
FND = FOUND	PK = PARKER KALON NAIL	WL = WOOD LANDING
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WM = WATER METER
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	WPF = WOOD POWER POLE
		WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

## LEGEND

- 0 - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ☼ - WOOD POWER POLE
- ☒ - CONCRETE POWER POLE



TOTAL AREA = 3,714.93 SQFT ±

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 SURVEYORS 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: 10/05/2021  
MAP DATE: 10/12/2021  
REVISION DATE: XXXXXXXX  
SHEET: 1 OF 1  
DRAWN BY: MPB  
JOB NO.: 21-521

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

## LEGAL DESCRIPTION -

ON THE ISLAND OF KEY WEST AND KNOWN ON WM. A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, BUT BETTER KNOWN AS A PART OF TRACT 6 BUT NOW BETTER KNOWN AS A PART OF LOTS SEVEN (7) AND TEN (10) IN SQUARE FOUR ACCORDING TO A GEORGE G. WATSON'S SUBDIVISION; OF A PART OF TRACT 6, DULY RECORDED IN BOOK "N", PAGE 49 OF MONROE COUNTY, FLORIDA RECORDS. COMMENCING AT A POINT ON PETRONIA STREET DISTANT 84 FEET FROM THE CORNER OF FRANCES AND PETRONIA STREETS AND RUNNING THENCE ALONG SAID PETRONIA STREET IN A NELY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A SE'LY DIRECTION NINETY-TWO (92) FEET AND EIGHT (8) INCHES; THENCE AT RIGHT ANGLES IN A SW'LY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A NW'LY DIRECTION NINETY-TWO (92) FEET AND EIGHT (8) INCHES BACK TO THE POINT OF BEGINNING.



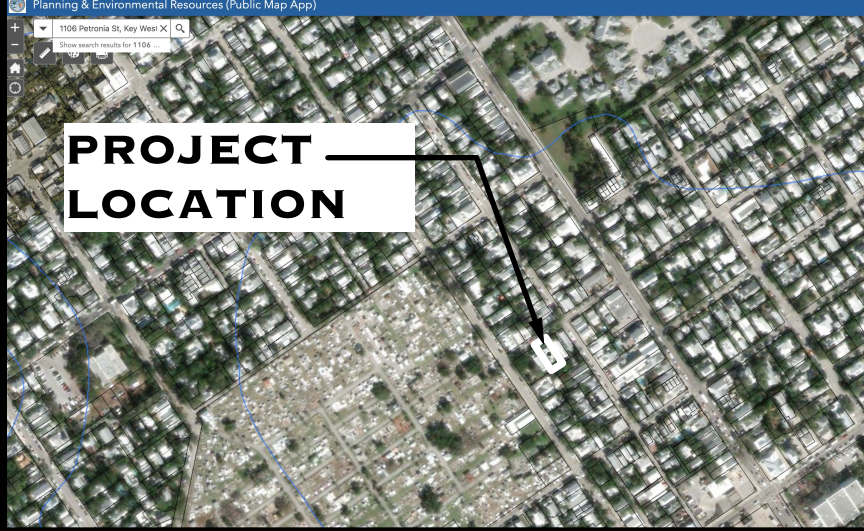
# PROPOSED DESIGN

S I T E   D A T A            1 1 0 6 P E T R O N I A S T R E E T

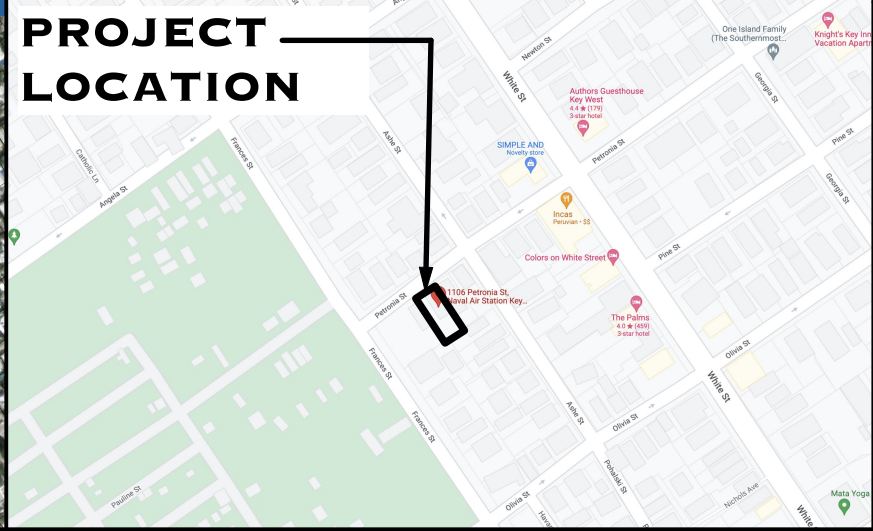
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	HISTORIC HGH DENSITY RESIDENTIAL
SITE AREA	3,715 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	2,024 SQ. FT. 54.4%	2,229 (60% MAX)	2,128 SQ. FT. 57.3 %	CONFORMS
OPEN SPACE	1,616 SQ. FT. 43.5%	1,300 (35% MIN)	1,302 SQ. FT. 35%	CONFORMS
BUILDING COV.	1,375 SQ. FT. 37%	1,857.5 (50% MAX)	1,412 SQ. FT. 38%	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	187 SQ. FT. 47%	400 SF @ (50% MIN) 200 sq FT	144 SQ. FT. 64%	CONFORMS

YARD SETBACKS				
FRONT SETBACK	10'-6"	10'	EXISTING	CONFORMS NO CHANGE
REAR SETBACK	25'-4"	20'	28'-1"	CONFORMS
WEST SIDE SETBACK	8'-5"	5'	EXISTING	CONFORMS NO CHANGE
EAST SIDE SETBACK	8" OVER EX. PROP. LINE	5'	5'-3 1/2"	CONFORMS
BUILDING HEIGHT	EXISTING	30'	EXISTING	CONFORMS NO CHANGE

FEMA MAP FLOOD ZONE X



SITE LOCATION MAP



**GENERAL NOTES:**

1. DO NOT SCALE ANY DRAWING.

2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.

3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.

4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.

5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.

6. ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.

7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.

9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.

10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.

11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.

12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.

13. ANY REVISIONS MUST BE APPROVED BY ARCHITECT PRIOR TO TO CONSTRUCTION.

14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

**DESIGN NOTES:**

**COMMENTS:**

**DRAWING SCHEDULE:**

T1.1 C1.0 C1.1 EX1.1 EX1.2 A1.1 A3.1	TITLE, SITE DATA & PROJECT INFO SURVEY ARCHITECTURAL SITE PLANS EXISTING FLOOR PLANS & ELEVATIONS EXISTING SECTIONS 1ST & 2ND FLOOR PLANS PROPOSED ELEVATIONS
--	---

**ABBREVIATION LEGEND:**

ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
ALUM.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
B.O.	= BOTTOM OF ...
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL.	= CLOSET
CL.	= CENTERLINE
CONC.	= CONCRETE
COOR.	= COORDINATE
C.O.R.	= CROWN OF ROAD
D	= DRYER
DIM.	= DIMENSION
DN.	= DOWN
DW	= DISHWASHER
DWG	= DRAWING
ELECT.	= ELECTRICAL
ELEV.	= ELEVATOR
E.P.	= ELECTRICAL PANEL
EQ.	= EQUAL
EX.	= EXISTING
E.J.	= EXPANSION JOINT
F.F.E.	= FINISH FLOOR ELEVATION
FIN.	= FINISH
FREZ.	= FREEZER
GYP. BD.	= GYPSUM WALL BOARD
HORZ.	= HORIZONTAL
HR.	= HOUR
MAX.	= MAXIMUM
MECH.	= MECHANICAL
MIC.	= MICROWAVE OVEN
MIN.	= MINIMUM
M.R.	= MOISTURE RESISTANT
N.A.	= NOT APPLICABLE
N.I.C.	= NOT IN CONTRACT
O.H.	= OPPOSITE HAND
PT.	= PAINTED
P.T.	= PRESSURE TREATED
R.A.	= RETURN AIR
REF.	= REFERENCE
REFR.	= REFRIGERATOR
REQ.	= REQUIRED
SCHED.	= SCHEDULE
S.F.	= SQUARE FOOT
SIM.	= SIMILAR
STOR.	= STORAGE
STRUCT.	= STRUCTURAL
SQ.	= SQUARE
TL	= TILE
T.O.	= TOP OF ...
TYP.	= TYPICAL
U.C.	= UNDER COUNTER
U.N.O.	= UNLESS NOTED OTHERWISE
VERT.	= VERTICAL
V.I.F.	= VERIFY IN FIELD
W	= WASHER
W/	= WITH
WD.	= WOOD
W.H.	= WATER HEATER

**SCOPE OF WORK:**

RENOVATION TO EXISTING HISTORIC STRUCTURE WITH NEW ADDITIONS TO REAR, NEW POOL & DECK AREA, AND A RELOCATED POOL CABANA STRUCTURE.



**T.S. NEAL**  
ARCHITECTS INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547



A RENOVATION FOR  
JOHN & KRIS COMBS  
1106 PETRONIA STREET  
KEY WEST, F L 33040

**DRAWING TITLE:**  
TITLE & PROJECT  
INFORMATION

DRAWN:    **EDSA**

CHECKED:    **TSN**

DATE:    **03-21-2022**

REVISION #	DATE

**T1.1**  
SHEET #



**T S N**

T . S . NEAL ARCHITECTS, INC.



BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N65°54'06"E ASSUMED  
ALONG THE CENTERLINE OF  
PETRONIA STREET.

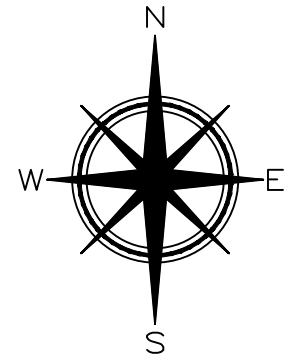
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

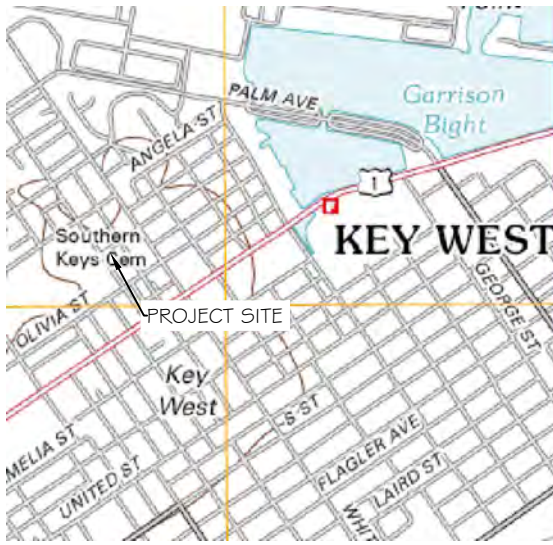
ADDRESS:  
1106 PETRONIA STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X-SHADED  
BASE FLOOD ELEVATION: N/A

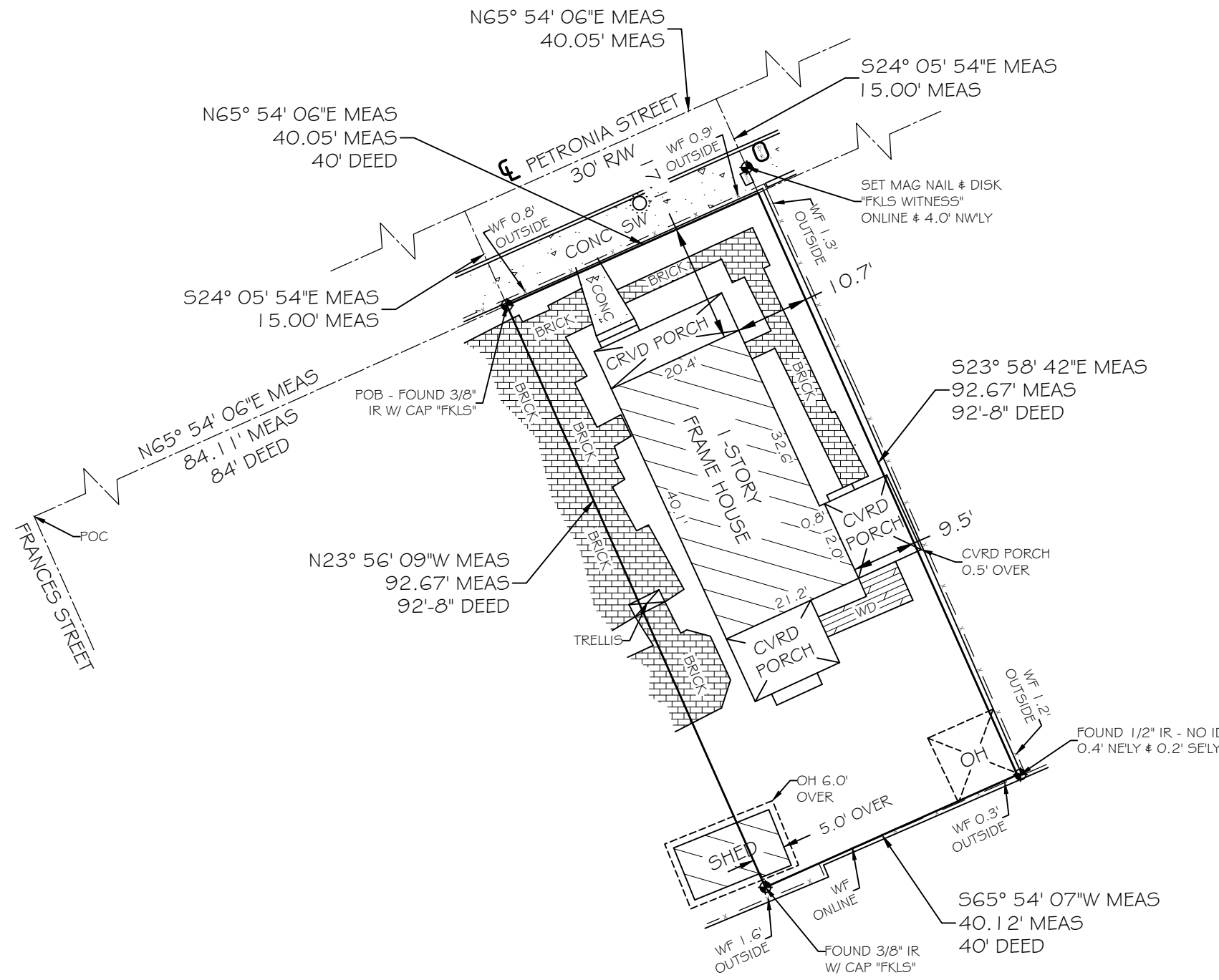
# MAP OF BOUNDARY SURVEY



ASSUMED



LOCATION MAP - NTS  
SEC. 05-T685-R25E



CERTIFIED TO -

John Combs;  
Oropeza, Stones & Cardenas, PLLC;  
Old Republic National Title Insurance Company;

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 SURVEYORS 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: 01/05/2021

DATE: 01/05/2021

MAP DATE: 01/12/2021

REVISION: XXXXXXXX

DATE: 01/12/2021

SHEET: 1 OF 1

DRAWN BY: MPB

JOB NO.: 21-521

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

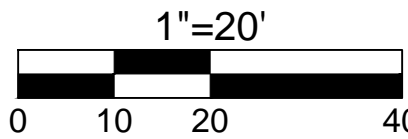
ERIC A. ISAAC, 00016763, PROFESSIONAL SURVEYOR AND MAPPER, LBN 7647

FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 984-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

## LEGEND

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



TOTAL AREA = 3,714.93 SQFT±

## LEGAL DESCRIPTION -

ON THE ISLAND OF KEY WEST AND KNOWN ON WM. A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, BUT BETTER KNOWN AS A PART OF TRACT 6 BUT NOW BETTER KNOWN AS A PART OF LOTS SEVEN (7) AND TEN (10) IN SQUARE FOUR ACCORDING TO A GEORGE G. WATSON'S SUBDIVISION; OF A PART OF TRACT 6, DULY RECORDED IN BOOK "N", PAGE 49 OF MONROE COUNTY, FLORIDA RECORDS, COMMENCING AT A POINT ON PETRONIA STREET DISTANT 84 FEET FROM THE CORNER OF FRANCES AND PETRONIA STREETS AND RUNNING THENCE ALONG SAID PETRONIA STREET IN A NELY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A SELY DIRECTION NINETY-TWO (92) FEET AND EIGHT (8) INCHES; THENCE AT RIGHT ANGLES IN A SWLY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A NWLY DIRECTION NINETY-TWO (92) FEET AND EIGHT (8) INCHES BACK TO THE POINT OF BEGINNING.

T.S. NEAL  
ARCHITECTS INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

A RENOVATION FOR  
JOHN & KRIS COMBS  
1106 PETRONIA STREET  
KEY WEST, F L 33040

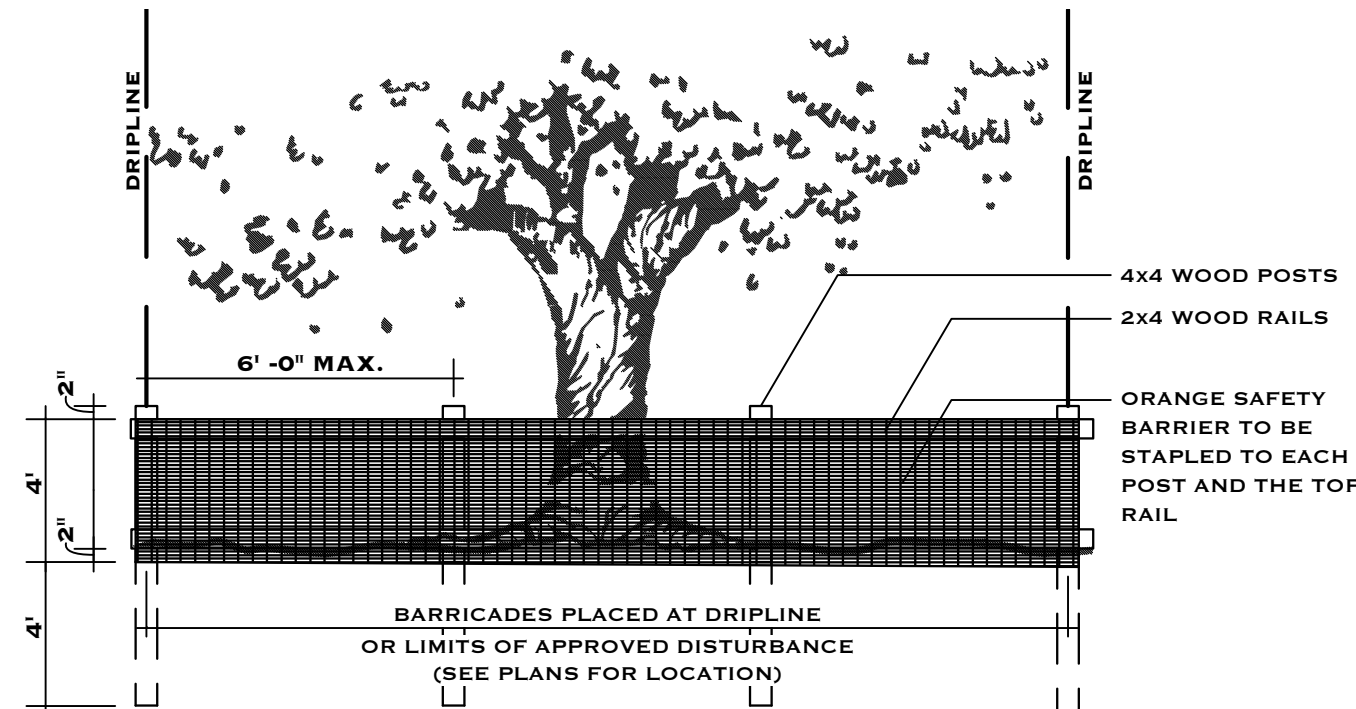
DRAWING TITLE:  
SURVEY & FEC

DRAWN: EDSA  
CHECKED: TSN  
DATE: 03-21-2022

REVISION #	DATE

C1.0  
SHEET #

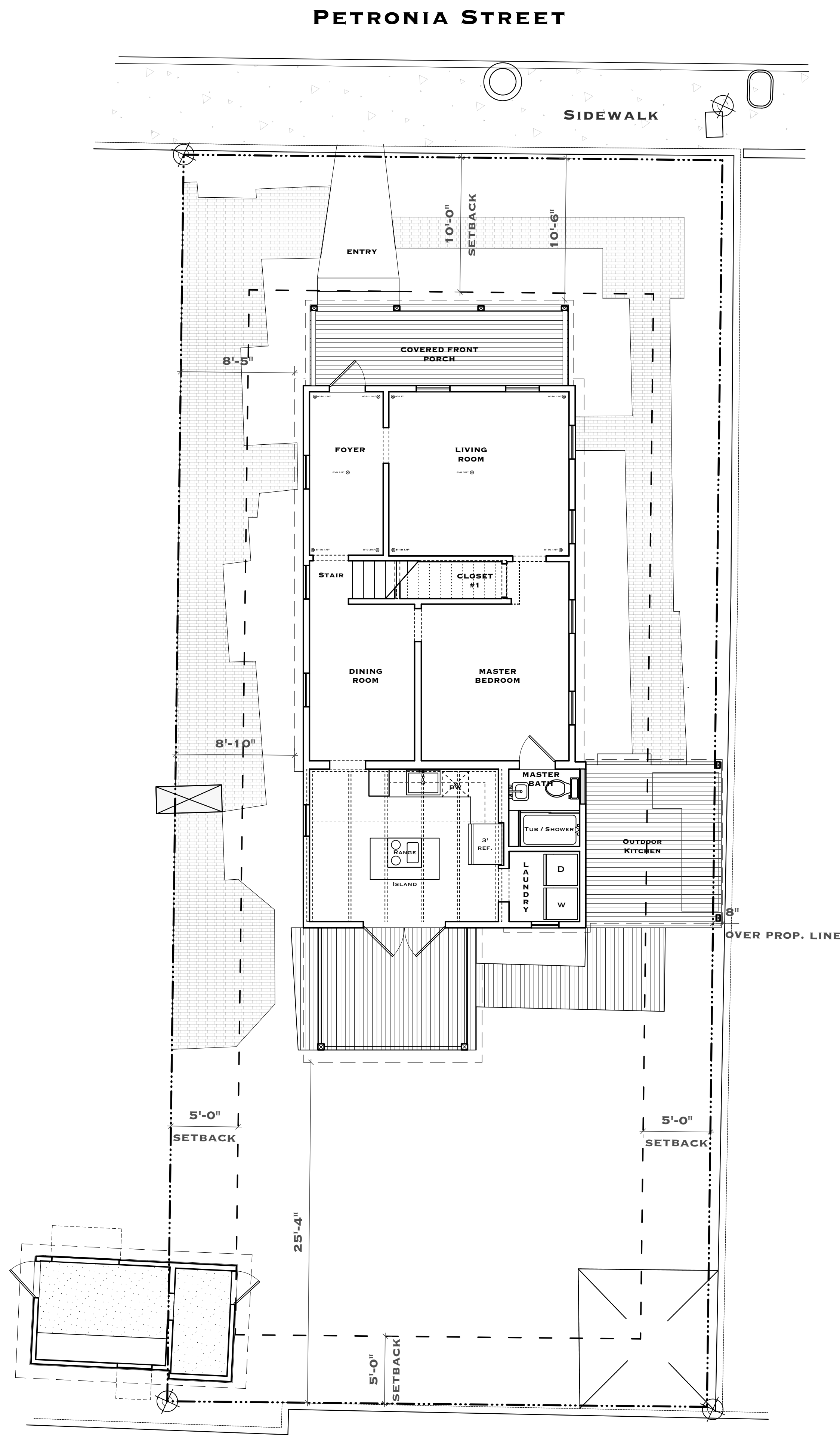
T.S. NEAL ARCHITECTS, INC.



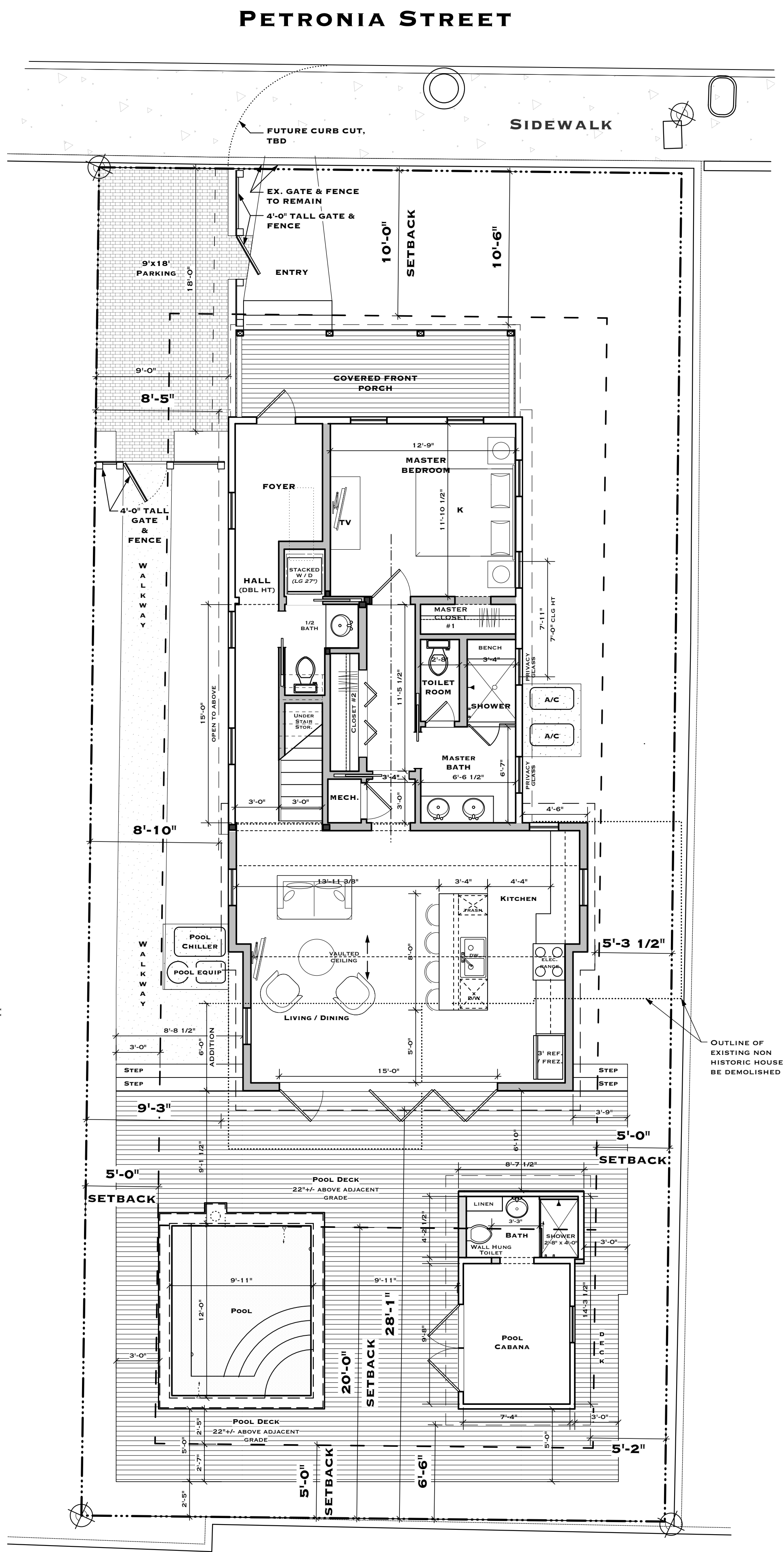
SCALE: NTS

#### TREE PROTECTION AND PRESERVATION NOTES

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
  - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
  - SKINNING AND BRUISING OF BARK
  - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
2. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT WITHIN THE BARRICADE.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
5. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
7. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ON-SITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
10. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
12. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.



1 EX. ARCHITECTURAL SITE PLAN  
C1.1 SCALE: 3/16" = 1'-0"



2 PROPOSED ARCHITECTURAL SITE PLAN  
C1.1 SCALE: 3/16" = 1'-0"

T.S. NEAL  
ARCHITECTS INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
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305-340-8857  
251-422-9547

A RENOVATION FOR  
JOHN & KRIS COMBS  
1106 PETRONIA STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
EXISTING & PROPOSED SITE  
PLAN / FLOOR PLANS

DRAWN: EDSA  
CHECKED: TSN  
DATE: 03-21-2022

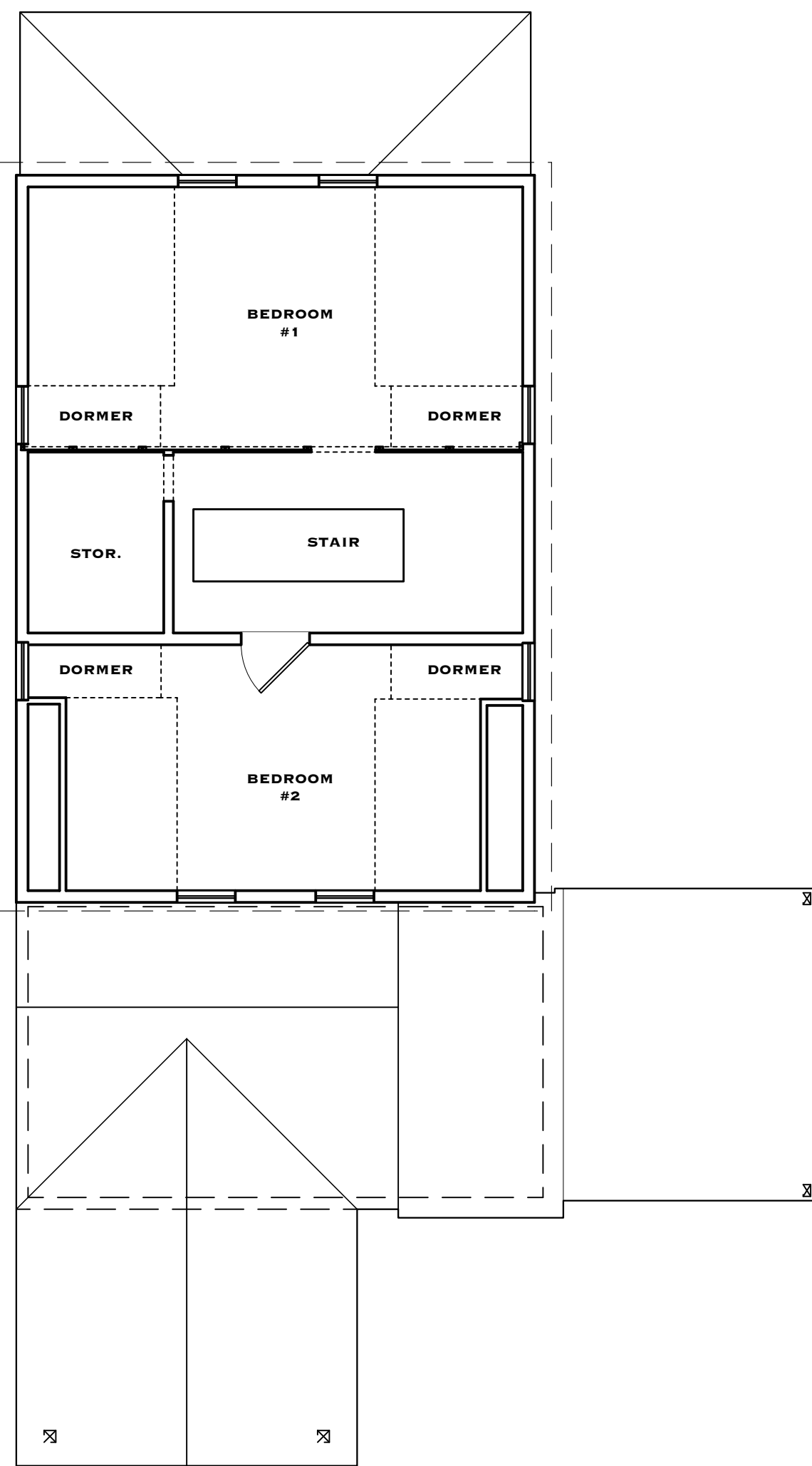
REVISION # DATE

C1.1  
SHEET #

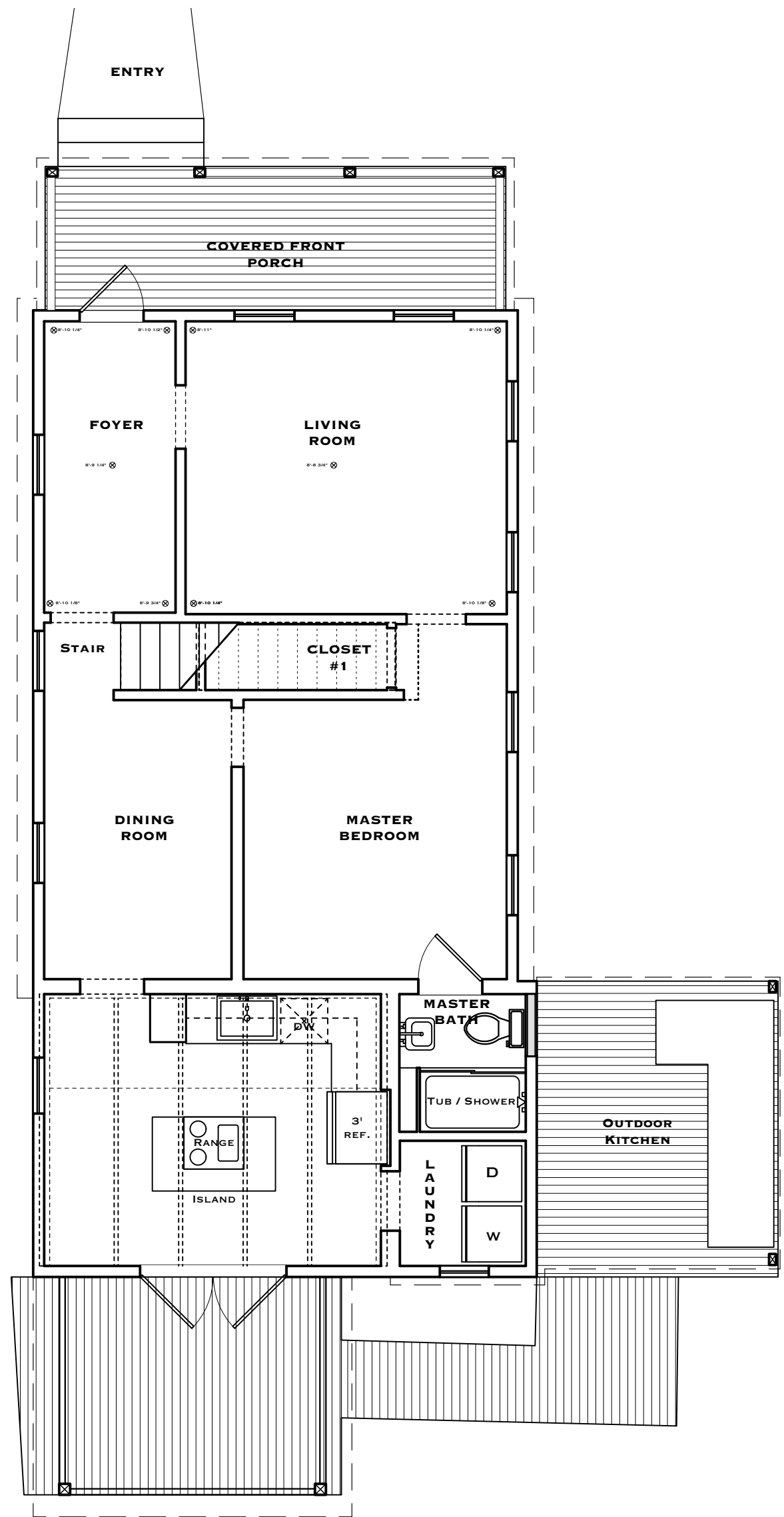
T S N  
T. S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505





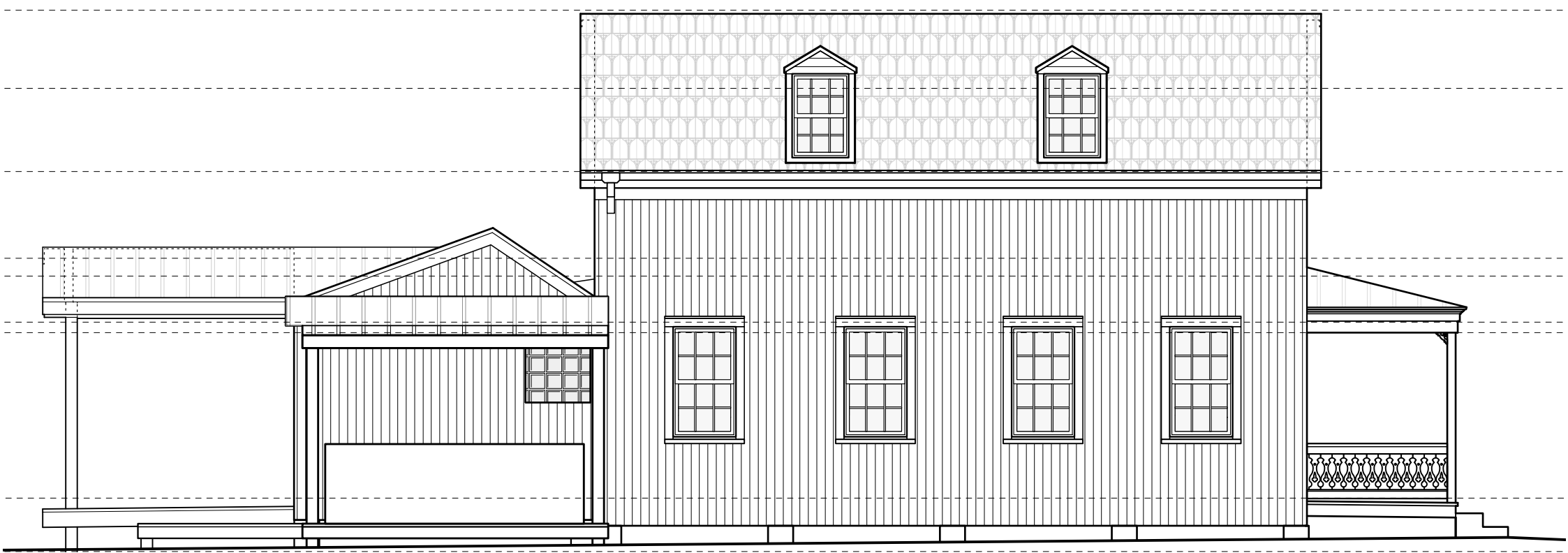
**2 EXISTING 2ND FLOOR PLAN**  
EX1.1 SCALE: 3/16" = 1'-0"



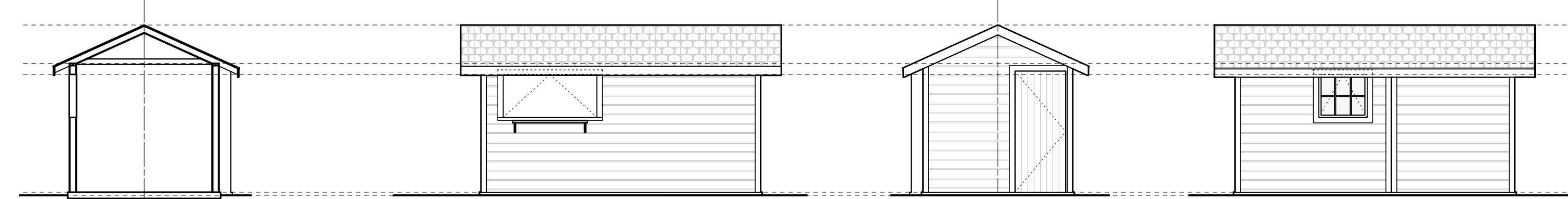
**1 EXISTING 1ST FLOOR PLAN**  
EX1.1 SCALE: 3/16" = 1'-0"



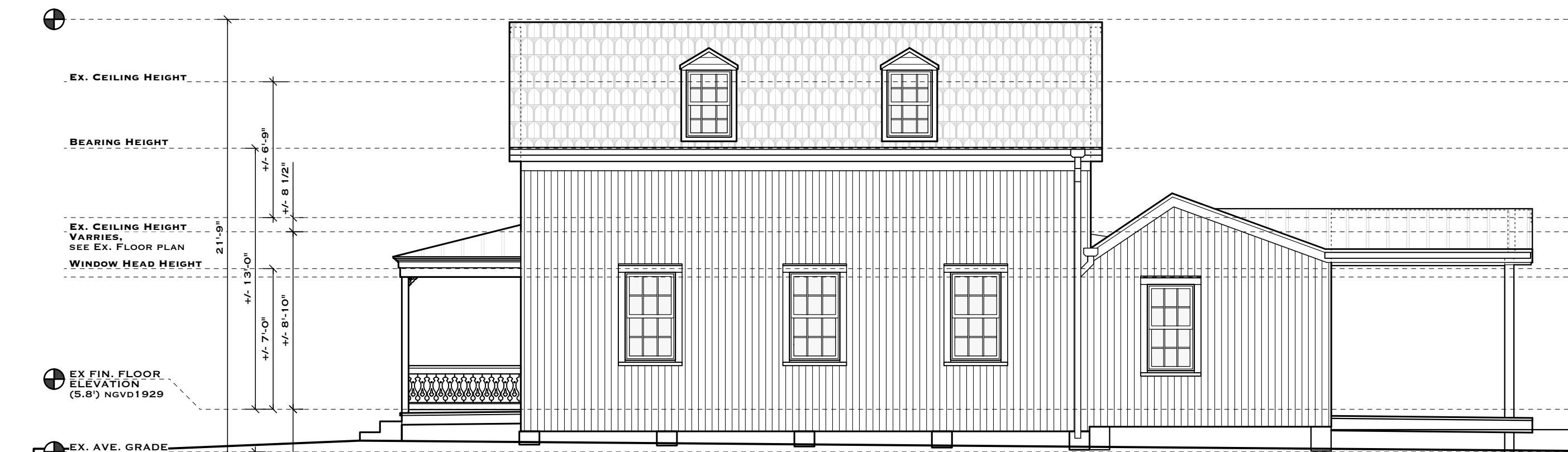
**3 EXISTING ELEVATION - NORTH (PETRONIA ST.)**  
EX1.1 SCALE: 3/16" = 1'-0"



**4 EXISTING ELEVATION - EAST**  
EX1.1 SCALE: 3/16" = 1'-0"



**7 EX. ACCESSORY STRUCT. SECTION** EX1.1 SCALE: 3/16" = 1'-0"  
**8 EX. ACCESSORY STRUCT. ELEV.** EX1.1 SCALE: 3/16" = 1'-0"  
**9 EX. ACCESSORY STRUCT. ELEV.** EX1.1 SCALE: 3/16" = 1'-0"  
**10 EX. ACCESSORY STRUCT. ELEV.** EX1.1 SCALE: 3/16" = 1'-0"



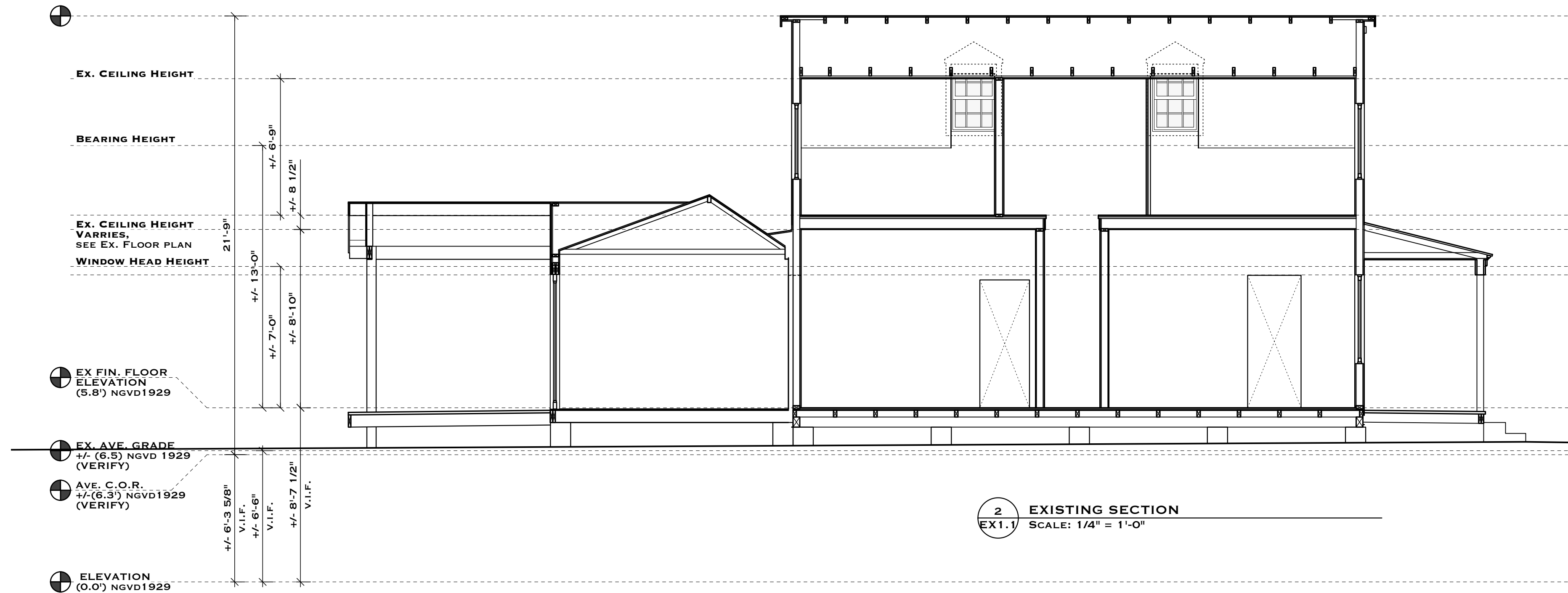
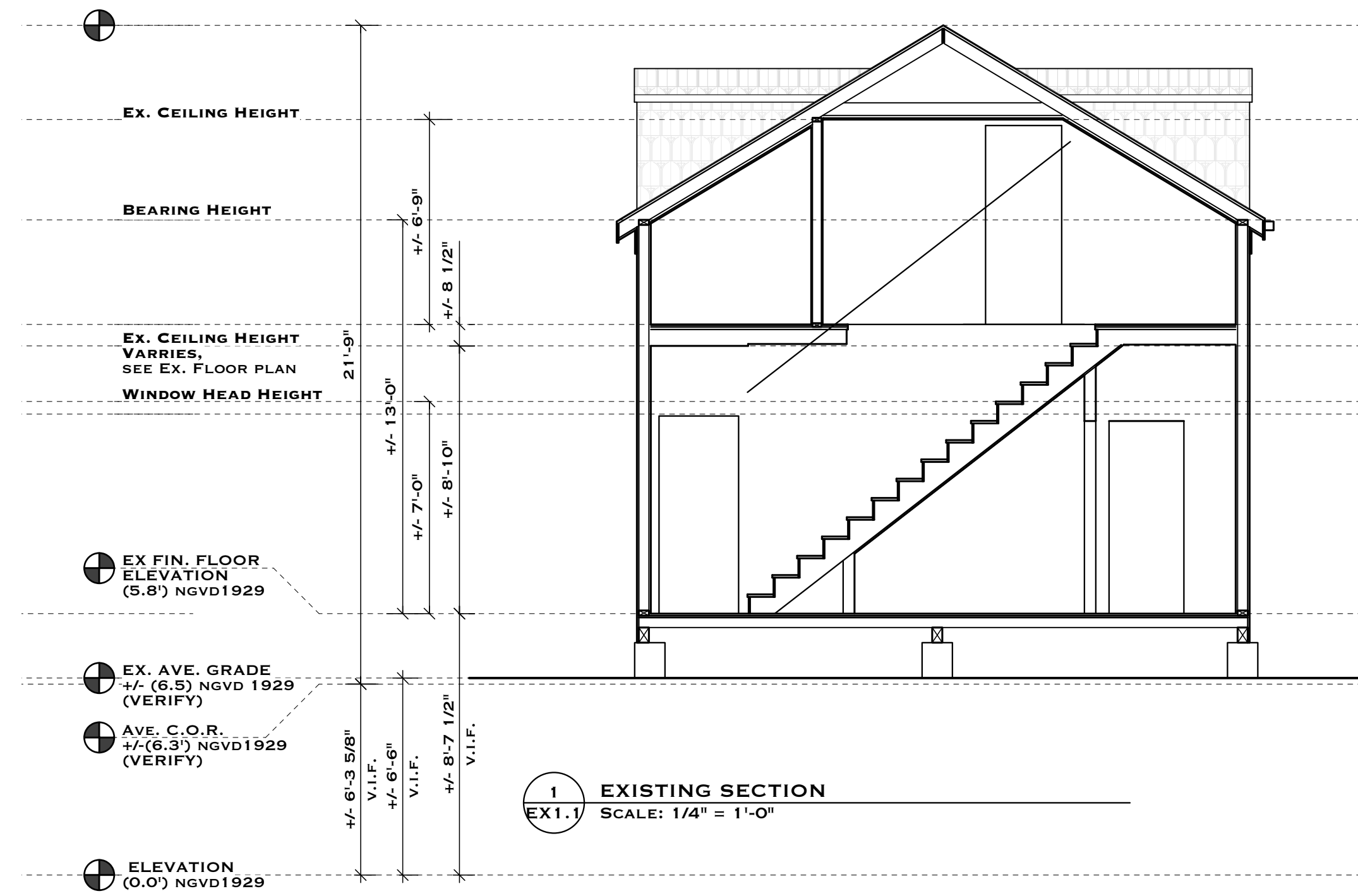
**6 EXISTING ELEVATION - WEST**  
EX1.1 SCALE: 3/16" = 1'-0"

EX. CEILING HEIGHT  
BEARING HEIGHT  
EX. CEILING HEIGHT  
VARIES;  
SEE EX. FLOOR PLAN  
WINDOW HEAD HEIGHT  
EX FIN. FLOOR  
ELEVATION  
(5.8') NGVD1929  
EX. AVE. GRADE  
(+/- 6.5') NGVD1929  
(VERIFY)  
AVE. C.O.R.  
(+/- 6.3') NGVD1929  
(VERIFY)  
ELEVATION  
(0.0') NGVD1929



**5 EXISTING ELEVATION - REAR (SOUTH)**  
EX1.1 SCALE: 3/16" = 1'-0"

EX. CEILING HEIGHT  
BEARING HEIGHT  
EX. CEILING HEIGHT  
VARIES;  
SEE EX. FLOOR PLAN  
WINDOW HEAD HEIGHT  
EX FIN. FLOOR  
ELEVATION  
(5.8') NGVD1929  
EX. AVE. GRADE  
(+/- 6.5') NGVD1929  
(VERIFY)  
AVE. C.O.R.  
(+/- 6.3') NGVD1929  
(VERIFY)  
ELEVATION  
(0.0') NGVD1929







22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

**A RENOVATION FOR  
JOHN & KRIS COMBS  
1106 PETRONIA STREET  
KEY WEST, F L 33040**

**DRAWING TITLE:**  
**PROPOSED SITE &  
FLOOR PLANS SCHEME A**

**DRAWN:** EDSA  
**CHECKED:** TSN  
**DATE:** 03-21-2022


REVISION #	DATE
------------	------

## A1.1

**SHEET #**



T. S. NEAL ARCHITECTS, INC.

[illegible]

OUTLINE OF  
EXISTING NON  
HISTORIC HOUSE TO  
BE DEMOLISHED

1 FIRST FLOOR PLAN

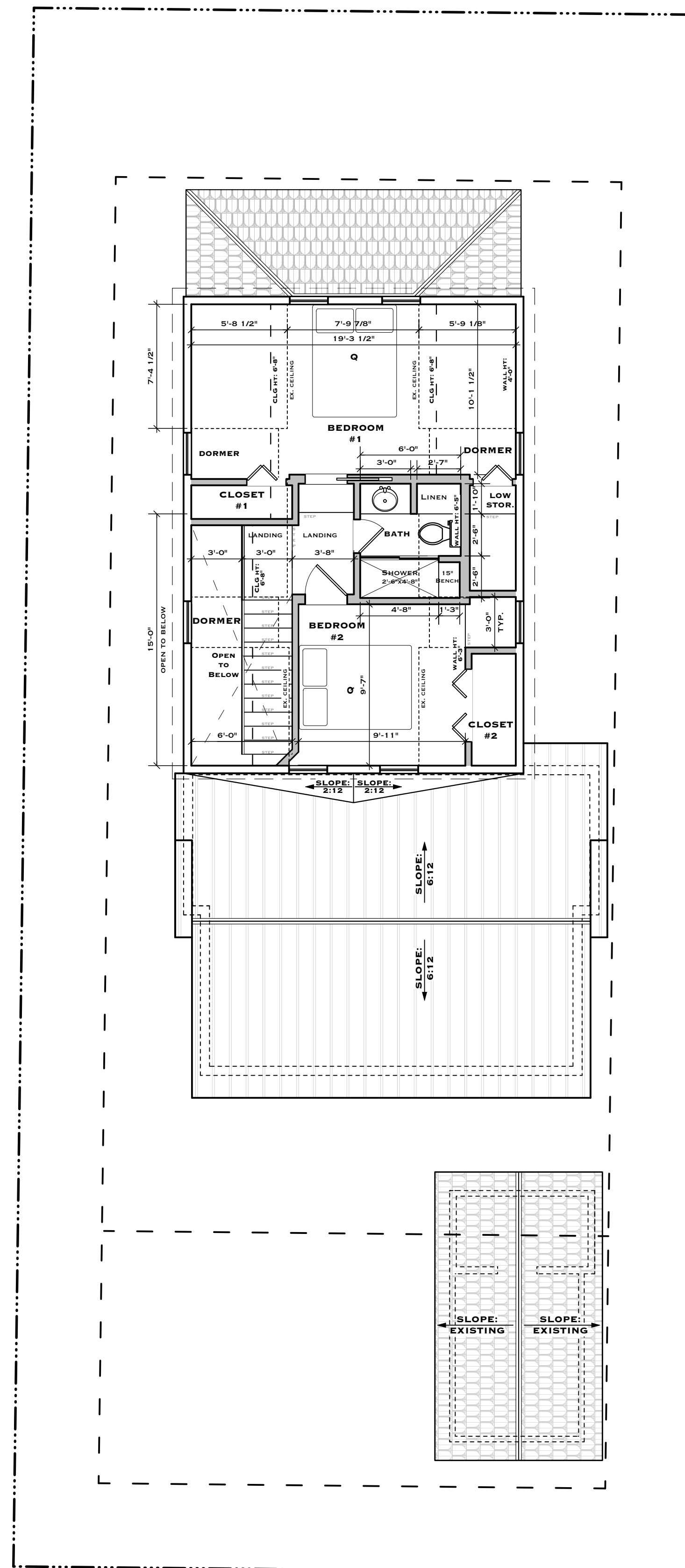
SCALE:  $3/16'' = 1'-0''$

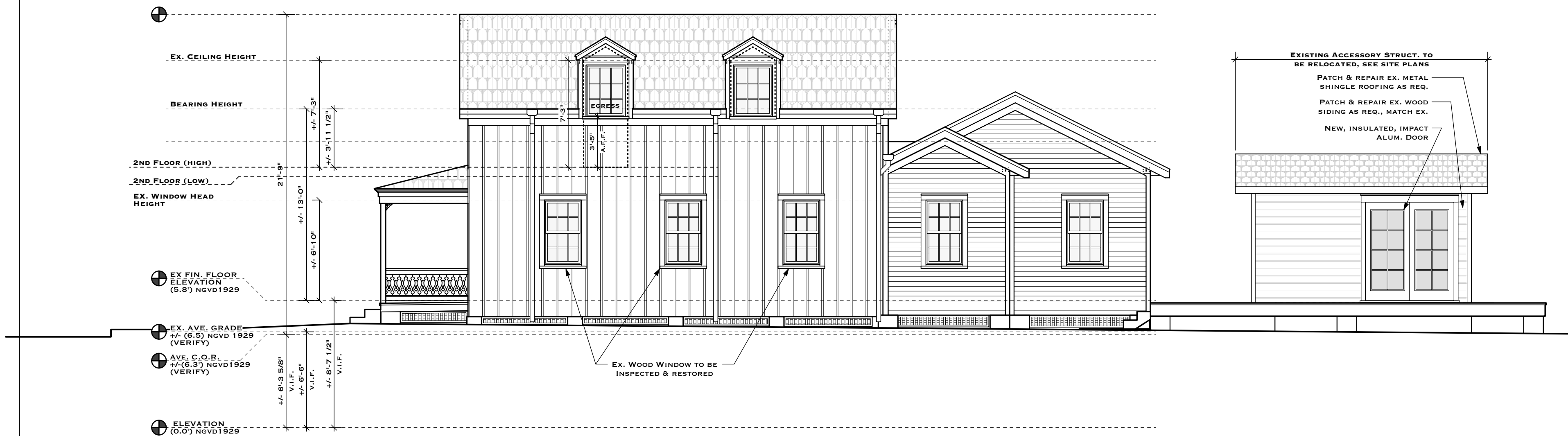


**TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505**

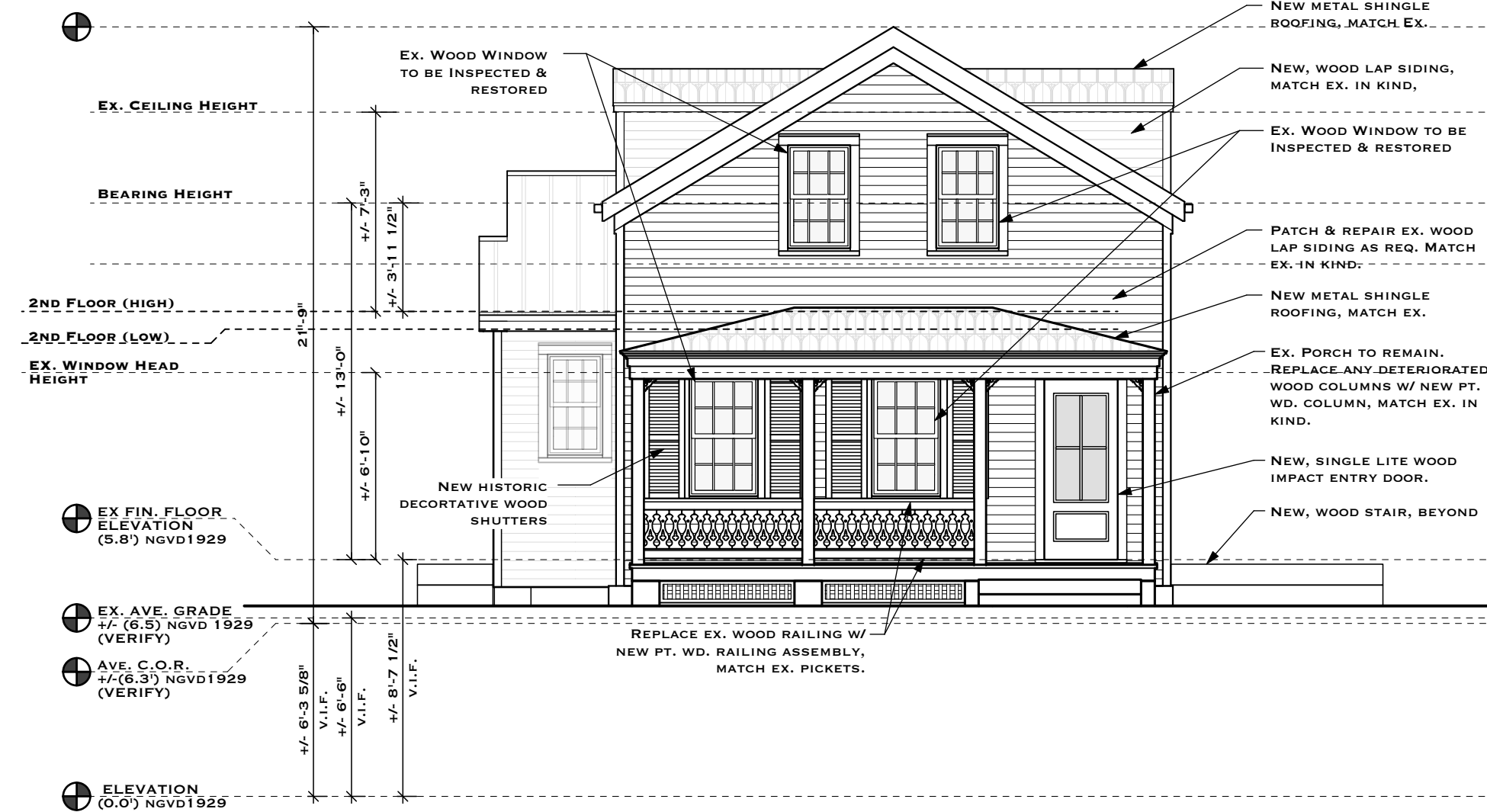
2 2ND FLOOR PLAN  
A1.1 SCALE: 3/16" = 1'-0"

(A1.1) SCALE: 3/16" = 1'-0"

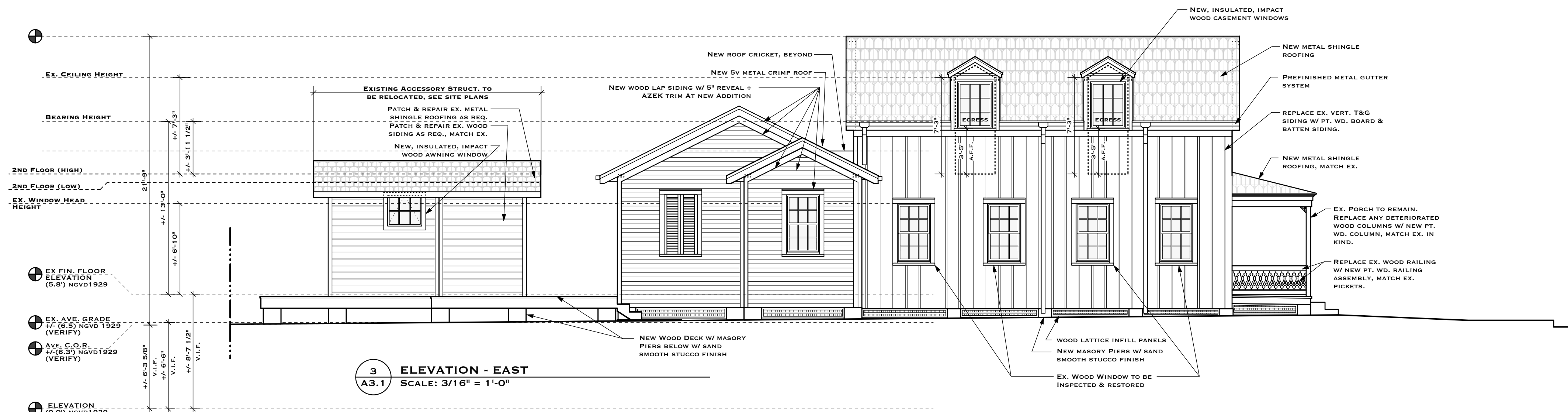




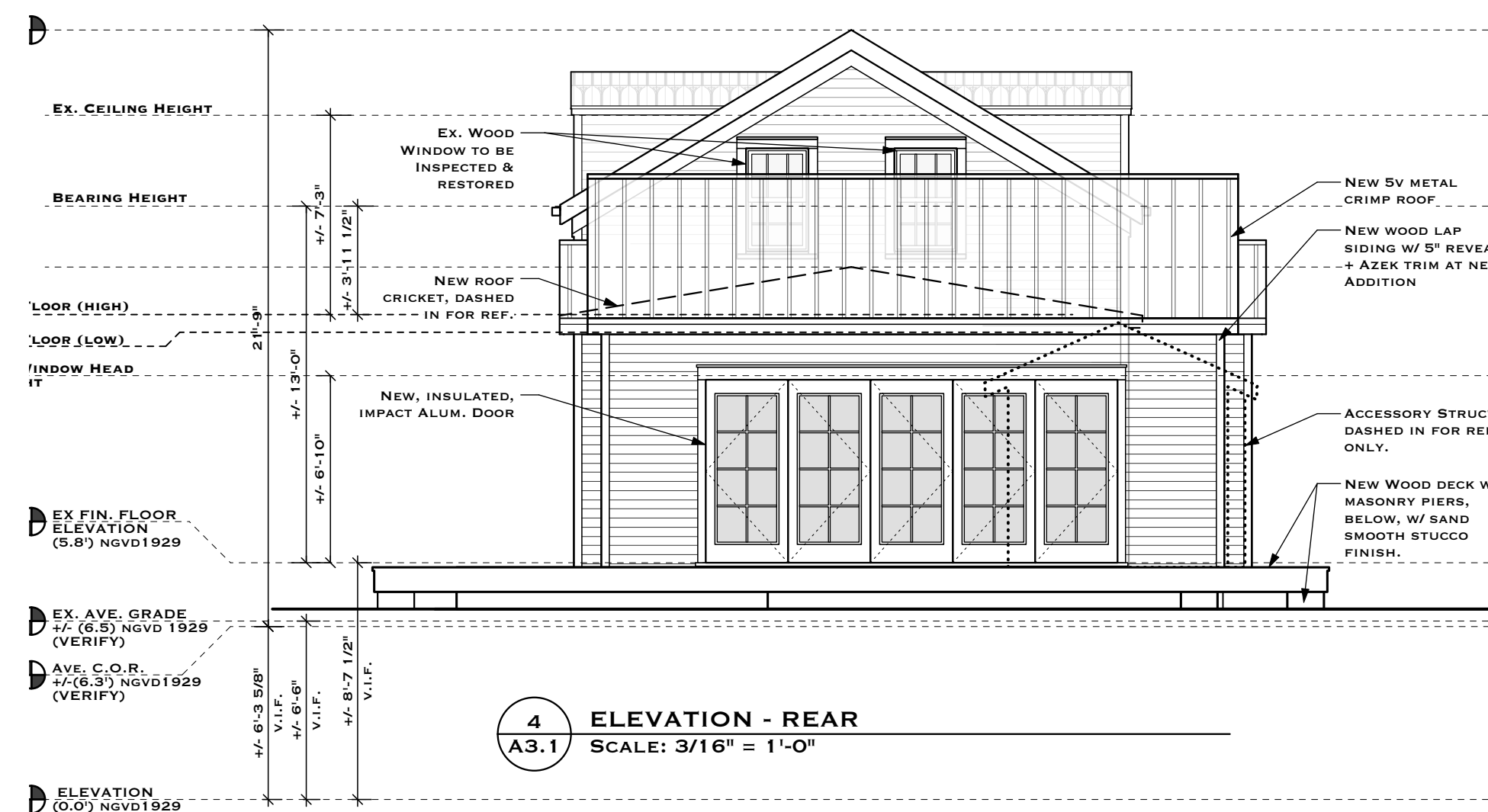
2 ELEVATION - WEST  
A3.1 SCALE: 3/16" = 1'-0"



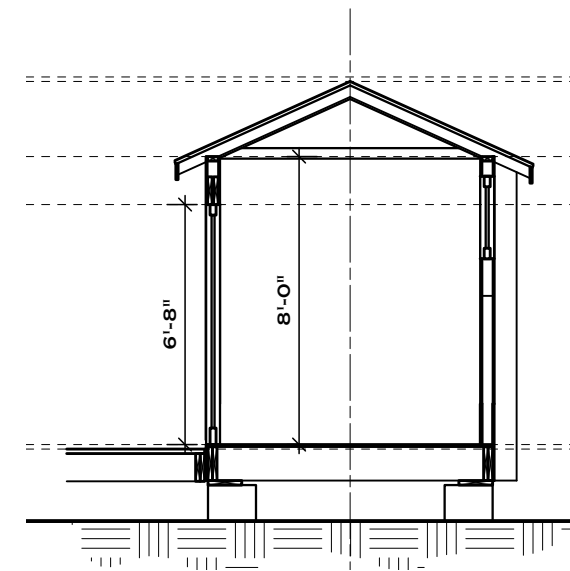
1 ELEVATION - NORTH (PETRONIA ST.)  
A3.1 SCALE: 3/16" = 1'-0"



3 ELEVATION - EAST  
A3.1 SCALE: 3/16" = 1'-0"



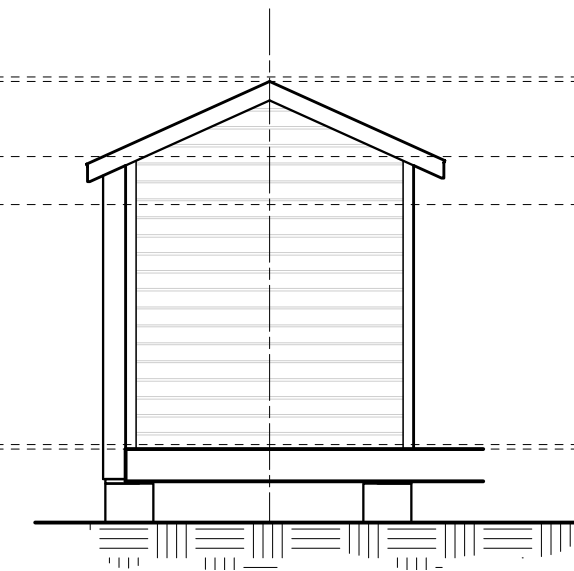
4 ELEVATION - REAR  
A3.1 SCALE: 3/16" = 1'-0"



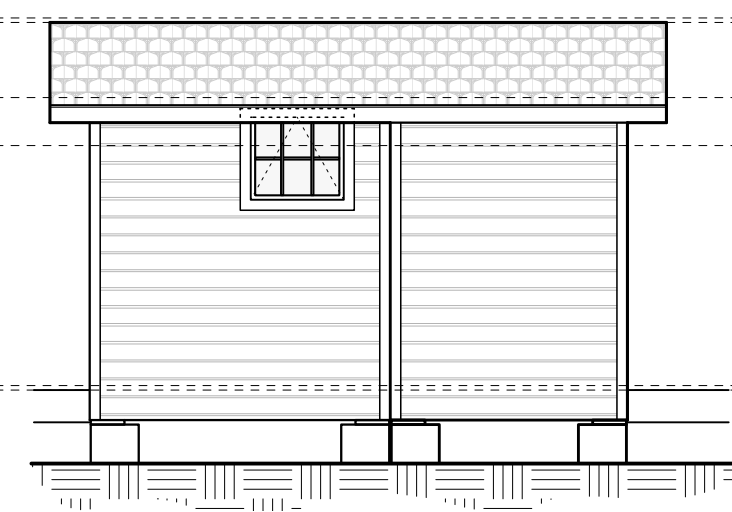
5 ACCESSORY STRUCT. SECTION  
A3.1 SCALE: 3/16" = 1'-0"



6 ACCESSORY STRUCT. ELEV.  
A3.1 SCALE: 3/16" = 1'-0"



7 ACCESSORY STRUCT. ELEV.  
A3.1 SCALE: 3/16" = 1'-0"



8 ACCESSORY STRUCT. ELEV.  
A3.1 SCALE: 3/16" = 1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., Tuesday, April 26, 2022 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS OF EXISTING RESIDENCE INCLUDING THE REPLACEMENT OF VERTICAL WOOD SIDING WITH BOARD AND BATTEN. NEW ONE-STORY REAR ADDITION. RELOCATION OF EXISTING ACCESSORY STRUCTURE TO BE USED AS POOL HOUSE. NEW POOL, DECK, DRIVEWAY AND SITE IMPROVEMENTS. DEMOLITION OF ALTERED REAR ADDITION, SIDE ADDITION AND ACCESSORY STRUCTURE.**  
**#1106 PETRONIA STREET**

**Applicant – T.S. Neal- Architect Application #H2022-0013**

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

# 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** 00022400-000000  
**Account#** 1023183  
**Property ID** 1023183  
**Millage Group** 10KW  
**Location** 1106 PETRONIA St, KEY WEST  
**Address**  
**Legal** KW PT LOTS 7-10 SQR 4 TR 6 G2-78 OR1001-1777 OR1001-1778 OR1075-772/73  
**Description** OR1206-518 OR1990-454/55 OR3134-0390  
(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

COMBS JOHN  
 3645 Reeds Lake Blvd SE  
 Grand Rapids MI 49506

COMBS KRISTEN  
 3645 Reeds Lake Blvd SE  
 Grand Rapids MI 49506

### Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$126,597	\$129,685	\$104,711	\$107,703
+ Market Misc Value	\$1,071	\$1,071	\$1,071	\$1,071
+ Market Land Value	\$501,181	\$455,764	\$430,267	\$395,208
= Just Market Value	<b>\$628,849</b>	<b>\$586,520</b>	<b>\$536,049</b>	<b>\$503,982</b>
= Total Assessed Value	<b>\$188,391</b>	<b>\$185,790</b>	<b>\$181,613</b>	<b>\$178,227</b>
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	<b>\$163,391</b>	<b>\$160,790</b>	<b>\$156,613</b>	<b>\$153,227</b>

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,706.00	Square Foot	0	0

## Buildings

Building ID	1711	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Gross Sq Ft	1641	Foundation	WD CONC PADS
Finished Sq Ft	1311	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	120	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	1
Depreciation %	12	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	114	0	50
FLA	FLOOR LIV AREA	1,311	1,311	214
OPF	OP PRCH FIN LL	216	0	84
TOTAL		1,641	1,311	348

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1959	1960	1	40 SF	1
FENCES	1983	1984	1	232 SF	2
FENCES	1995	1996	1	120 SF	2
TIKI	1995	1996	1	120 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/21/2021	\$1,225,000	Warranty Deed	2346021	3134	0390	01 - Qualified	Improved

## Permits

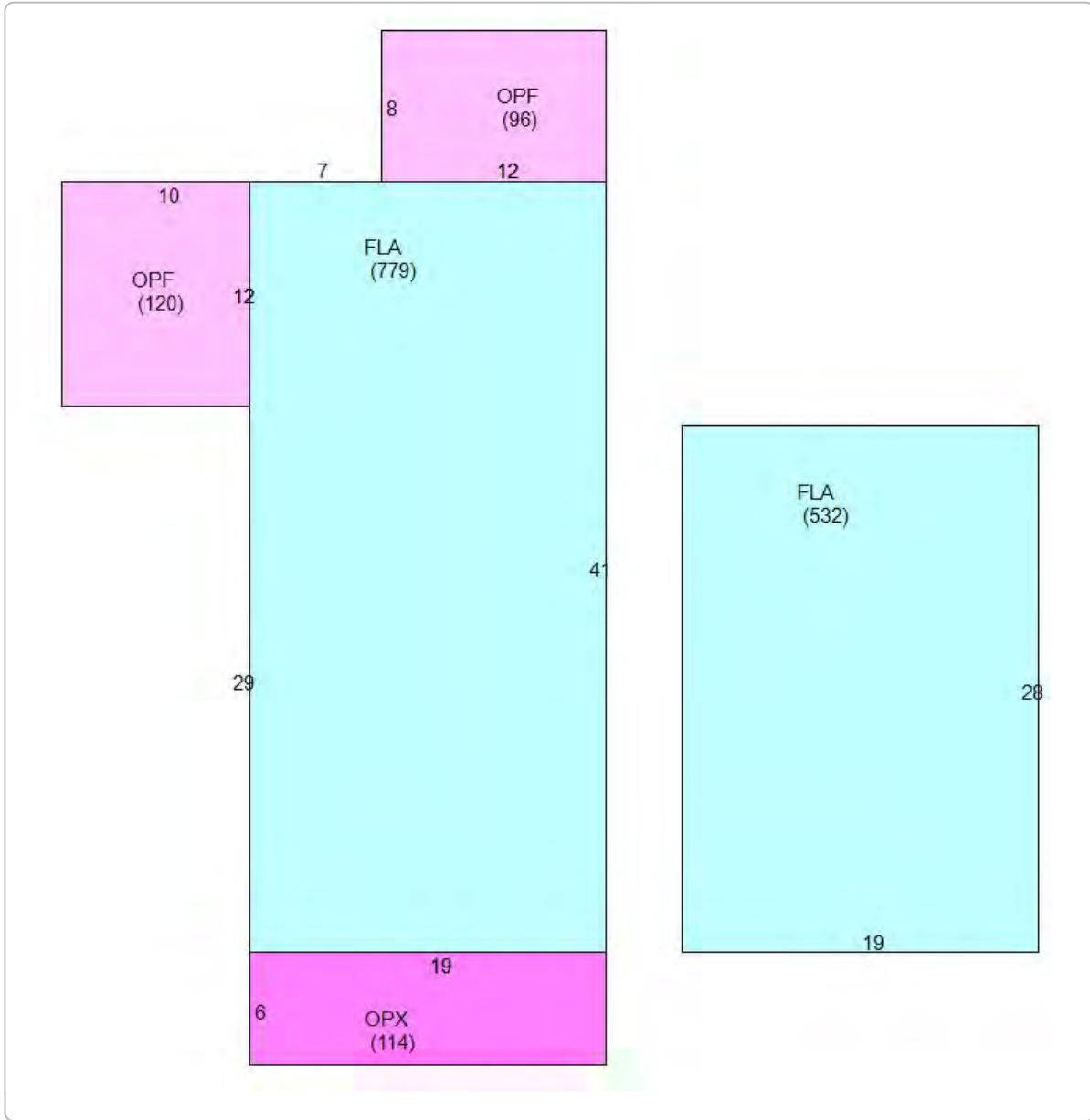
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9600434	1/1/1996	8/1/1996	\$9,945		FENCE 18%

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





### Photos



**Map****TRIM Notice**[2021 TRIM Notice \(PDF\)](#)**2021 Notices Only**

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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