



## **Historic Architectural Review Commission Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: May 25, 2021

Applicant: Matthew Stratton, Architect

Application Number: H2021-0017

Address: 911 Watson Street

### **Description of Work:**

New accessory structure with garage. New covered porch addition and decking. New driveway.

### **Site Facts:**

The site under review consists of one historic building, not listed in the survey. In 2012, the principal house was fully renovated. Under those renovations, new additions were built on the south side and rear of the main house. A pool and garden walls were also built. In 2018 the Commission approved plans to renovate 1010 and 1012 Olivia Street and to add a bathroom to the north side of the main house. The original approved plans also included an addition towards the north side of the house and behind the Olivia Street houses. The houses facing Olivia Street are not part of the site. The property used to have a dilapidated frame carport located on the south east corner of the lot. There is a carport and a double garage in adjacent properties.

### **Guidelines Cited on Review:**

- Additions and Alterations- for the covered porch (pages 37a- 37k), specifically guidelines 5, 6, 11, 12, 13, 14, and 23.
- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 6, 8, 10, 11, 12, 13, 14, 18, 22, and 23.
- Outbuildings (pages 40-41), specifically 1, 3, 4, 5, and 9.

- Deck, Patios, Hot Tubs and Pools (pages 39-40), specifically guidelines 2 and 4.
- Parking Areas, Landscaping and Open Space Environment (pages 41-42), specifically guidelines 1, 3 and 5.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes the construction of an accessory structure that will include a garage and guest room. The structure will be setback from the street approximately 23' and its maximum height, approximately 17'-7", will be at the rear. The historic house on the site is approximately 15'-2" height from grade. The new structure will be located towards the north portion of the site. The new building will have a one-story off-center volume with a front gable roof facing the street followed with a slightly taller volume with a side gable roof. The front volume will have horizontal hardi siding and a white upward steel / composite garage door. The gable roof will have exposed rafter tails and will be covered with metal V-crimp. The rear portion of the building will be the tallest one, same concept as the two previous approved additions. That portion of the building will have horizontal hardi siding, exposed rafter tails, impact windows as clerestory fenestrations on all four elevations and metal V-crimp as the roofing material. The tallest volume will not be parallel to the street. Towards the south elevation sliding doors will give access from a new proposed covered porch.

The new proposed covered porch is attached to the north side of the main house. The frame structure will be approximately 15' height from grade and will have a side gable roof with exposed rafter tails and finished with V-crimp. Under the covered porch and towards the east side of the parcel a new IPE deck is proposed. A paved driveway is also included in the plans.

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

It is staff's opinion that the proposed new accessory structure meets all cited regulations for accessory structures. The revised plan proposes a concept like other additions that were approved in the past, where the taller portion of the building is at the rear. The scale, massing and building materials are in keeping with adjacent structures.

Staff finds the proposed covered porch, driveway, and deck consistent with respective regulations.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>2021-0017</b>	REVISION #	INITIAL & DATE
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:

<b>911 WATSON STREET</b>		<b>MICHAEL HOGAN</b>
<b>JOSEPH KIELY</b>	PHONE NUMBER	<b>(603) 738-8652</b>
<b>911 WATSON ST</b>		EMAIL
<b>KEY WEST FL 33040</b>		<b>HOGANMT2@ICLOUD.COM</b>
<b>MATTHEW STRATTON</b>		PHONE NUMBER
<b>3801 FLAGLER AVE</b>		EMAIL
<b>KEY WEST, FL 33040</b>		<b>MSTRATTONARCHITECT@GMAIL.COM</b>
<b>Matthew Stratton</b>		DATE
		<b>3/29/21</b>

**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 ☐

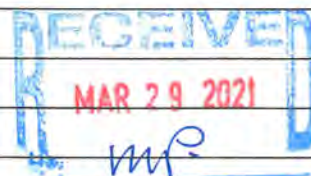
DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: **COVERED PORCH ADDITION, NEW ACCESSORY STRUCTURE, NEW DRIVEWAY PAVING, NEW WOOD DECKING**

MAIN BUILDING: **13'x18' COVERED PORCH ADDITION ON NORTH SIDE OF STRUCTURE**

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

**N/A**





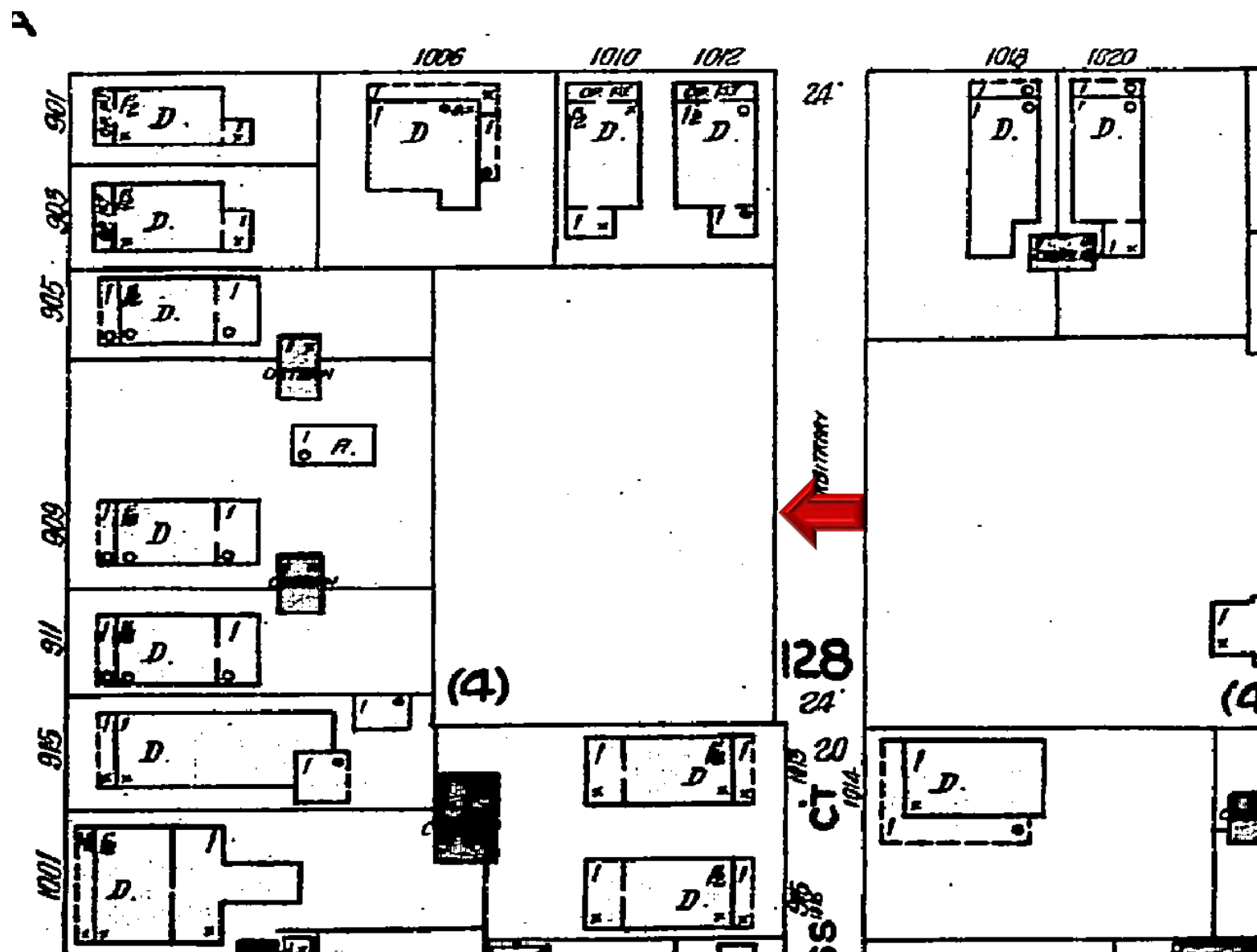
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S):	
NEW 894 SF ACCESSORY STRUCTURE — 1 STORY WITH 1-CAR GARAGE AND OFFICE/GUEST BEDROOM SUITE	
PAVERS:	FENCES:
NEW 320 SF DRIVEWAY PAVERS BRICK TO MATCH EXIST. SIDEWALK	6' TALL NEW 88 LF WOOD PICKET FENCE AT NORTH PROPERTY
DECKS:	PAINTING:
NEW 482 SF IPE WOOD DECKS (EXPAND EXISTING DECK)	WHITE TO MATCH EXISTING
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
NEW STEPPING STONES BETWEEN DRIVEWAY AND DECK	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
1 NEW AC UNIT	

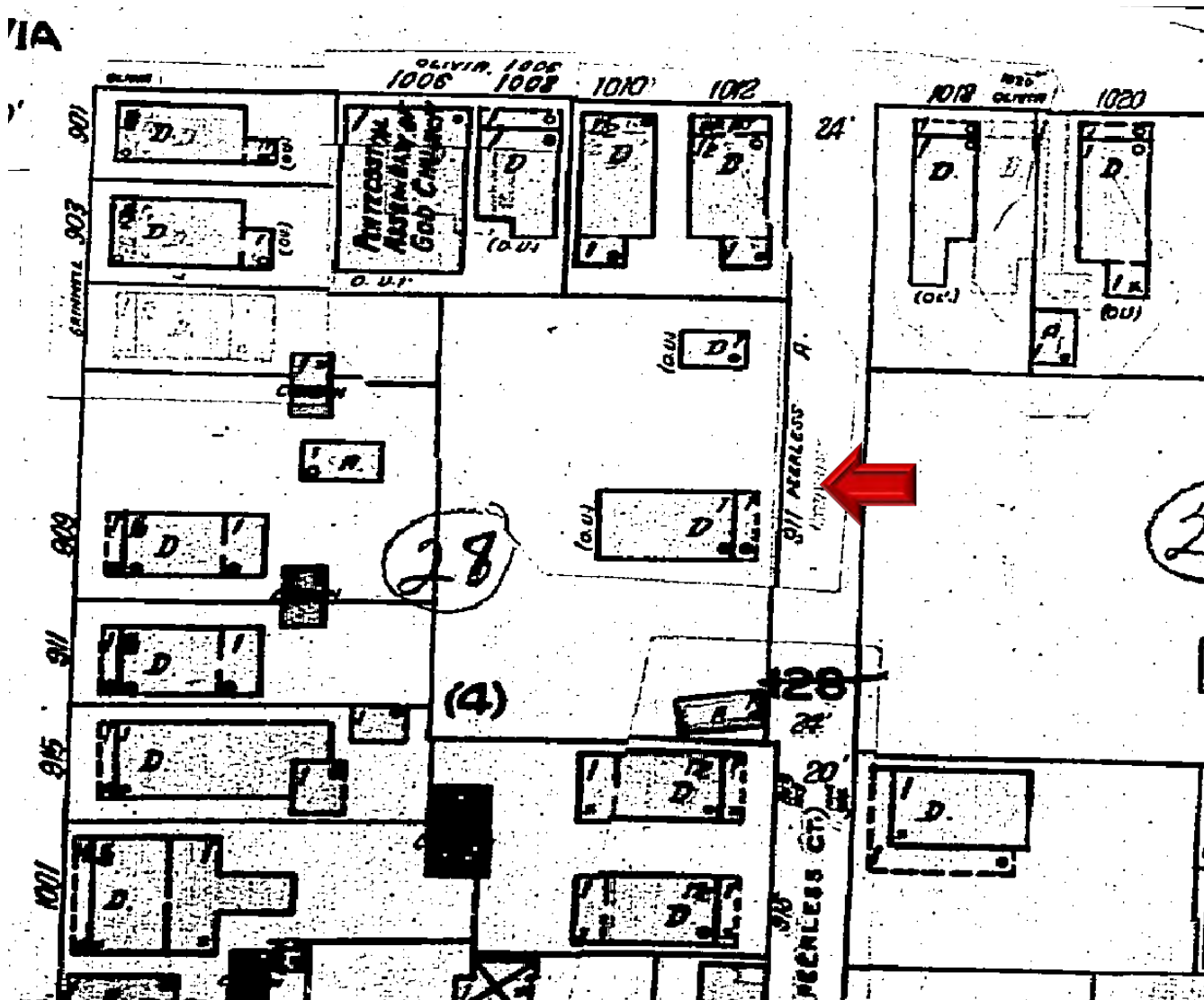
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE 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.

# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map





# PROJECT PHOTOS



**911 Watson Street circa 1965. Monroe County Library.**



911 WATSON STREET LOOKING NORTH





NORTH YARD – LOCATION FOR PROPOSED ACCESSORY STRUCTURE





NORTH YARD – LOCATION FOR PROPOSED ACCESSORY STRUCTURE



NORTH YARD – LOCATION FOR PROPOSED ACCESSORY STRUCTURE



EXISTING STRUCTURE –

COVERED PORCH ADDITION TO EXTEND GABLE ROOF ON LEFT





OLD CARPORT AT SOUTH END OF PROPERTY PRIOR TO 2012 RENOVATION  
(DEMOLISHED)



OLD GARAGE AT NORTH END OF PROPERTY PRIOR TO 2012 RENOVATION  
(DEMOLISHED)





EXISTING CARPORT NEXT DOOR AT 913 WATSON STREET



EXISTING OFF-STREET PARKING 911 WATSON  
(PROPOSED DRIVEWAY & GARAGE LOCATION)





EXISTING DRIVEWAY AND GATE ACROSS STREET AT 910-914 WATSON STREET

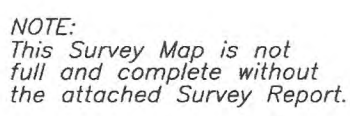


EXISTING DRIVEWAY AND GARAGE ACROSS STREET AT 910-914 WATSON STREET

# SURVEY



1" = 20°  
Assumed



Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**

 Professional Surveyor & Mapper  
PSM #6298

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

## Boundary Survey Report of part of Subdivision Lots 2, 4 & 6, Square 3, Tract 6, Island of Key West, FL

### NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.  
This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 911 Watson Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: March 8, 2021.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

**BOUNDARY SURVEY OF:** Monroe and State of Florida and known according to John Lowe's Subdivision of Tract Six (6) as recorded in Deed Book "I", Page 425 of the Monroe County Official Records, as part of Subdivision Four (4) and Six (6) of Square Three (3) of Said Tract Six (6) and is more particularly described as follows: COMMENCE at the intersection of the Southerly right of way of Olivia Street and the Westerly right of way of Watson Lane and run thence Southeasterly along the Westerly line of said Watson Lane a distance of 58 feet to the Point of Beginning of the parcel of land herein being described. From said Point of Beginning continue Southeasterly a distance of 106 feet 5 inches to a point, which is the Northwestern corner of lands described in Official Records Book 422, Page 351 of the Public Records of Monroe County, Florida; thence at right angles run Southwesterly along the Westerly line of said lands described in Official Records Book 422, Page 351, and said line extended Southwesterly a distance of 18 feet, 10 inches to a point; thence at right angles run Southeasterly a distance of 6 feet, 9 inches to a point, said line running along a boundary line of said lands described in Official Records Book 422, Page 351; thence at right angles run Southwesterly a distance of 74 feet, 2 inches to a point which is the Southwesterly corner of said lands described in Official Records Book 422, Page 351; thence at right angles run Northwesterly a distance of 24 feet, 2 inches to a point which is the Southeasterly corner of lands described in Official Records Book 387, Page 305 of the Public Records of Monroe County, Florida; thence at right angles run Northeasterly a distance of 9 feet, 10 inches to a point which is the Northeasterly corner of said lands described in Official Records Book 387, Page 305; thence at right angles run Northwesterly a distance of 31 feet to a point which is the Northwestern corner of said lands described in Official Records Book 387, Page 305; thence at right angles run Southwesterly a distance of 9 feet, 10 inches to a point which is the Southwesterly corner of said lands described in Official Records Book 387, Page 305; thence at right angles run Northwesterly a distance of 58 feet to a point; thence at right angles run Northeasterly a distance of 93 feet back to the Point of Beginning.

### AND ALSO:

On the Island of Key West, known on William A. Whitehead's Map of said Island delineated in February, 1829, as a Part of Tract Six (6), but now better known as Part of Lot Two (2) in Square Three (3) of said Tract Six (6), described by metes and bounds as follows:

Commencing at a point of Olivia Street distant One hundred Twenty One (121) feet, two (2) inches in a Northeasterly direction from the corner of Olivia and Grinnell Streets, run thence at right angles in a Southeasterly direction Fifty five (55) feet to the Point of Beginning; From the Point of Beginning continue thence along the same line in a Southeasterly direction three (3) feet; thence at right angles in a Southwesterly direction Twenty eight (28) feet two (2) inches; thence at right angles in a Northwesterly direction Twenty nine (29) inches thence at slightly more than right angles in a Northeasterly direction in a straight line back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Michael T. Hogan and Belinda Whitmore Trustees;  
Oropeza Stones Cardenas, PLLC;  
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

March 10, 2021

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

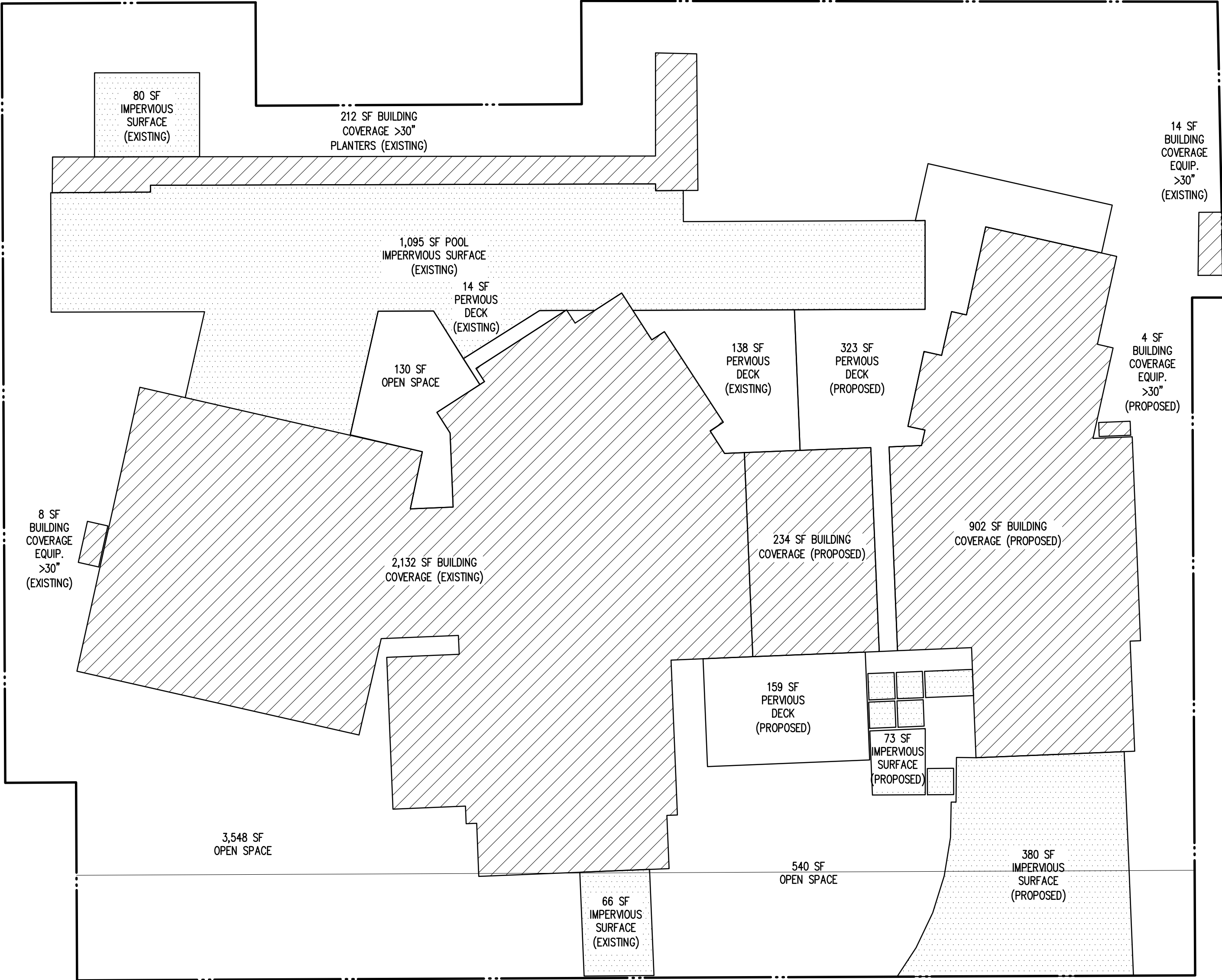


Professional Surveyor & Mapper  
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# PROPOSED DESIGN





SITE DATA ZONE HHDR FEMA FLOOD ZONE "X" 10,160 SF LOT			
	ALLOWED	EXISTING	PROPOSED
OPEN SPACE	3,556 SF MIN. (35%)	6,320 SF (61.3%)	4,226 SF (41.6%)
BUILDING COVERAGE	5,080 SF MAX. (50%)	2,366 SF (23.3%)	3,506 SF (34.5%)
IMPERVIOUS SURFACE	6,096 SF MAX. (60%)	3,607 SF (35.5%)	5,200 SF (51.2%)
FRONT YARD	10'	9'-9"	UNCHANGED
STREET SIDE YARD	10'	N/A	N/A
SIDE YARD	5' OR 10% LOT WIDTH	5'-0"	UNCHANGED
REAR YARD	20'	28' ±	UNCHANGED
BLDG. HEIGHT	30'	22' ±	UNCHANGED

911 WATSON STREET  
Key West, FL 33040

3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
mstrattonarchitect@gmail.com

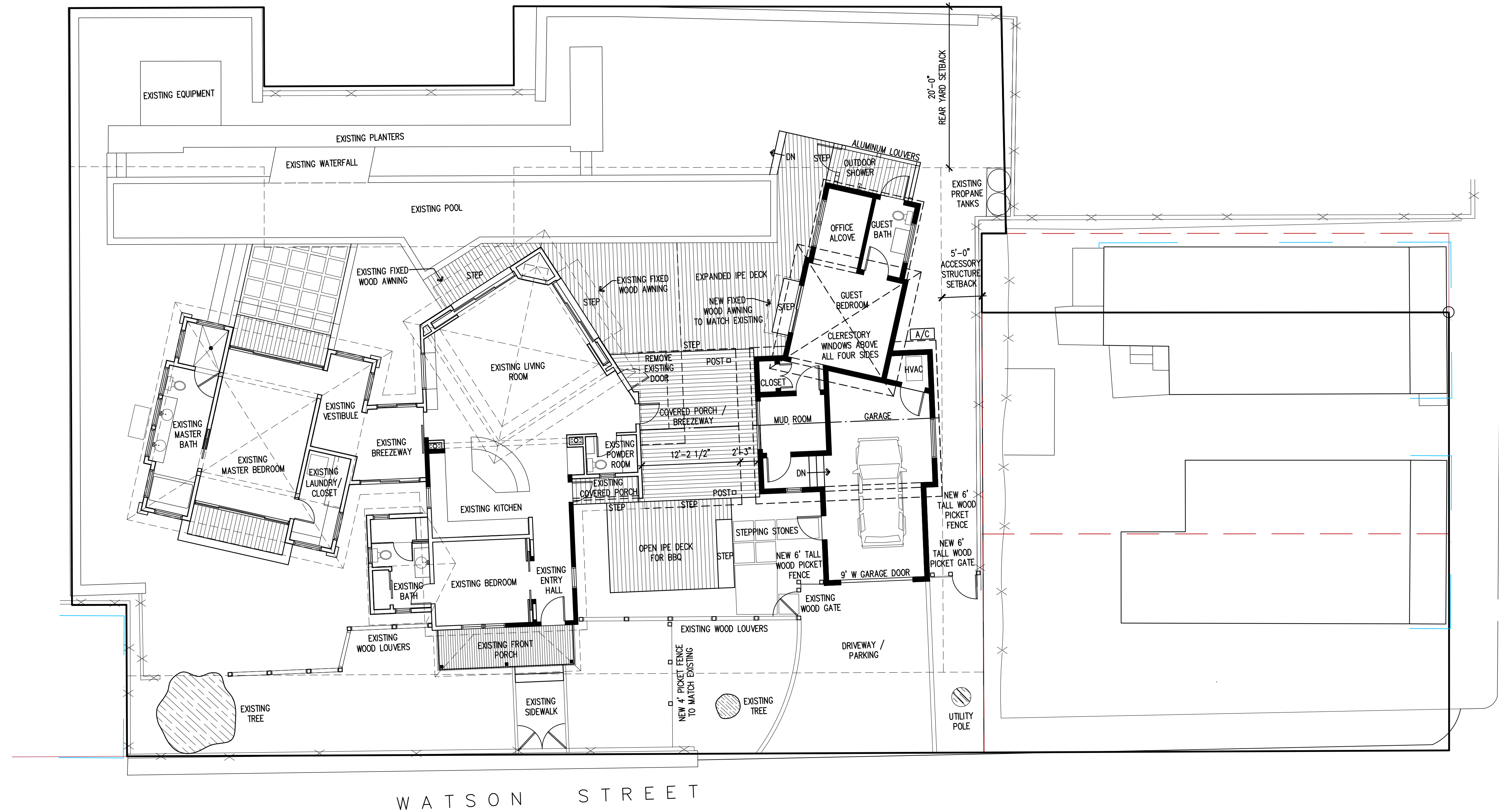


Date 5.7.21

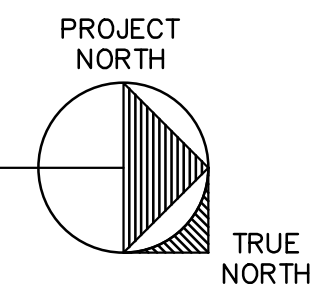
Project #

A-5





SITE PLAN  
1/8"=1'-0"



913 WATSON

911 WATSON

1012 OLIVA

WATSON STREET ELEVATION  
1/8"=1'-0"

Improvements to  
**911 WATSON STREET**  
Key West, FL 33040

3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
mstrattonarchitect@gmail.com

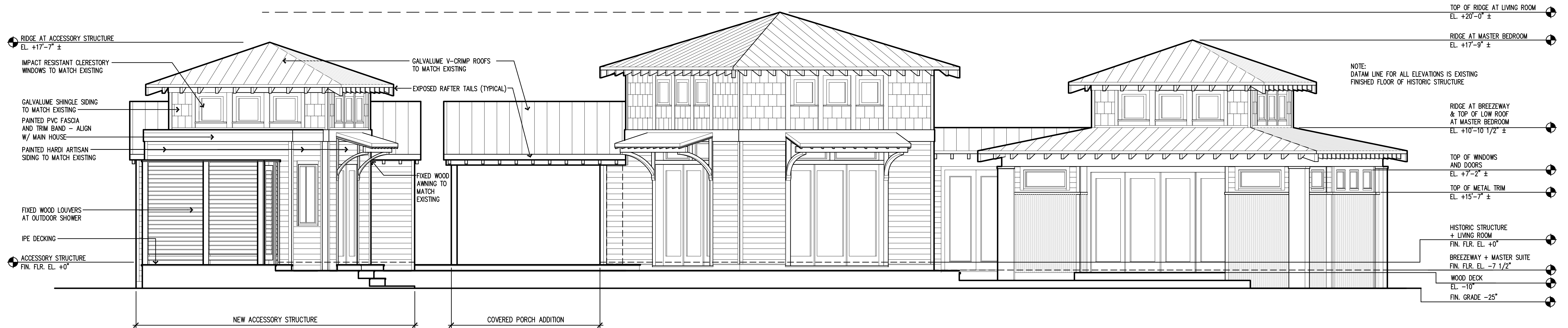
*m. stratton*  
ARCHITECTURE

Date 5.7.21

Project #

A-1

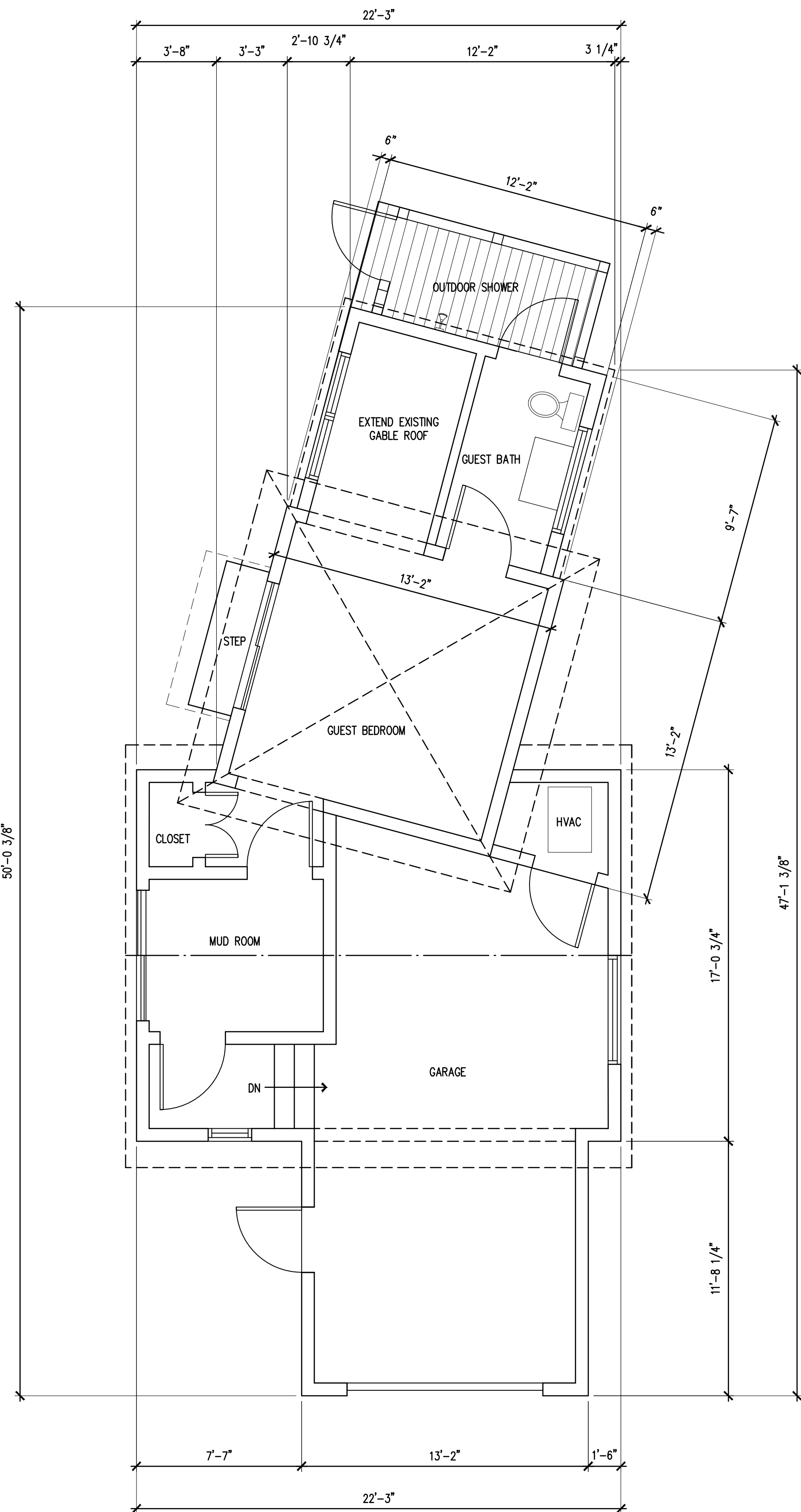




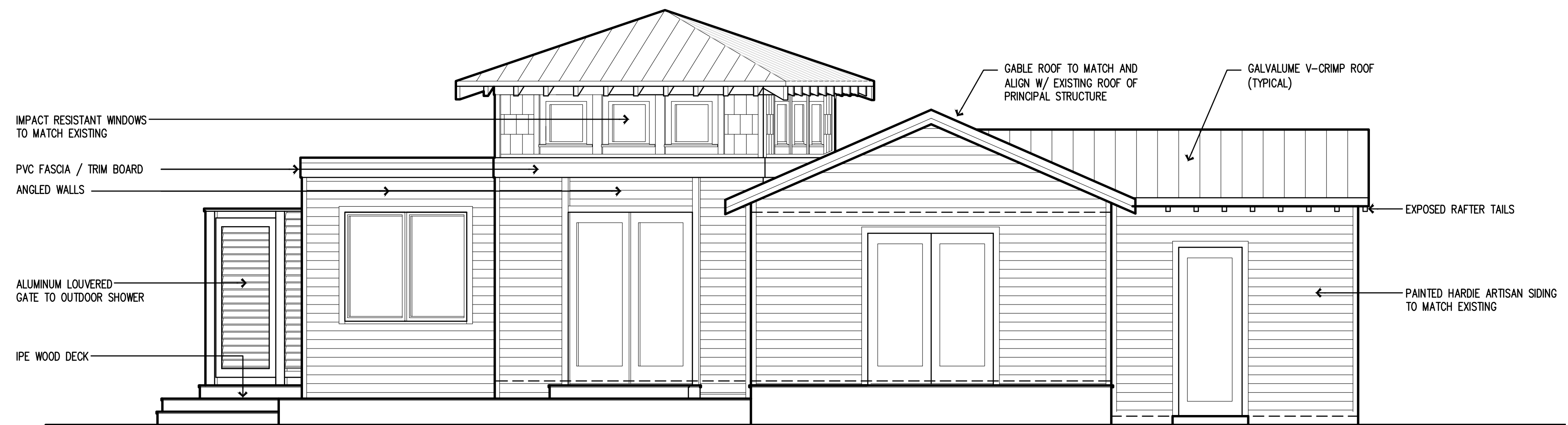
REAR ELEVATION  
1/4"=1'-0"



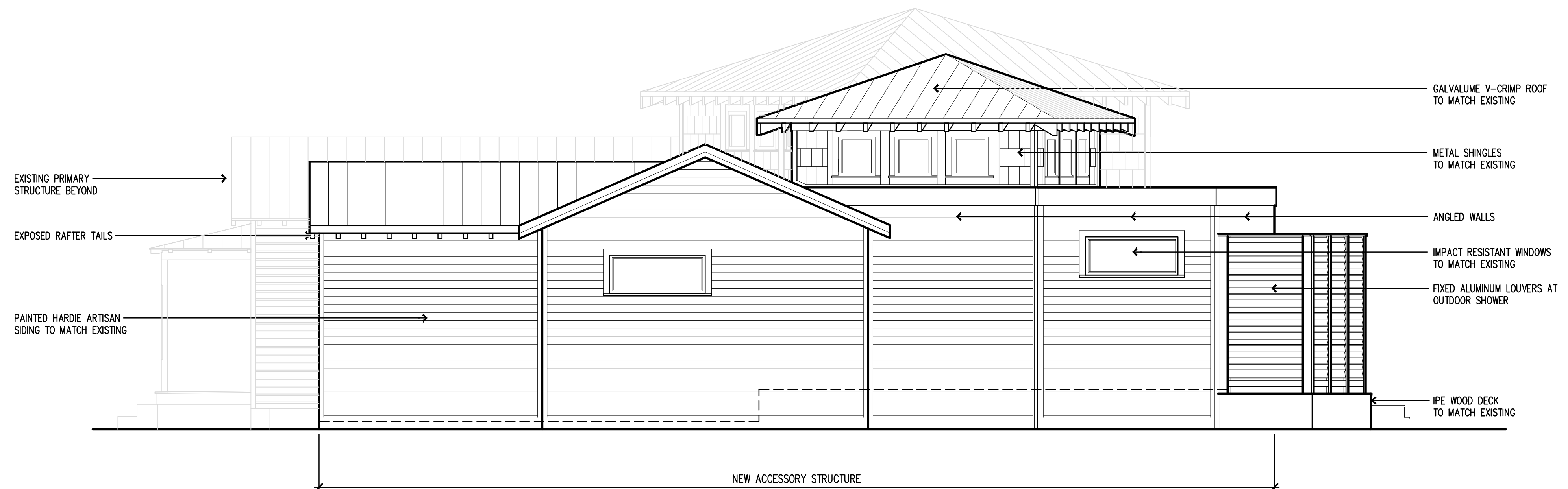
FRONT ELEVATION  
1/4"=1'-0"



ENLARGED FLOOR PLAN  
1/4"=1'-0"



SOUTH SIDE ELEVATION  
1/4"=1'-0"



NORTH SIDE ELEVATION  
1/4"=1'-0"

911 WATSON STREET  
Key West, FL 33040

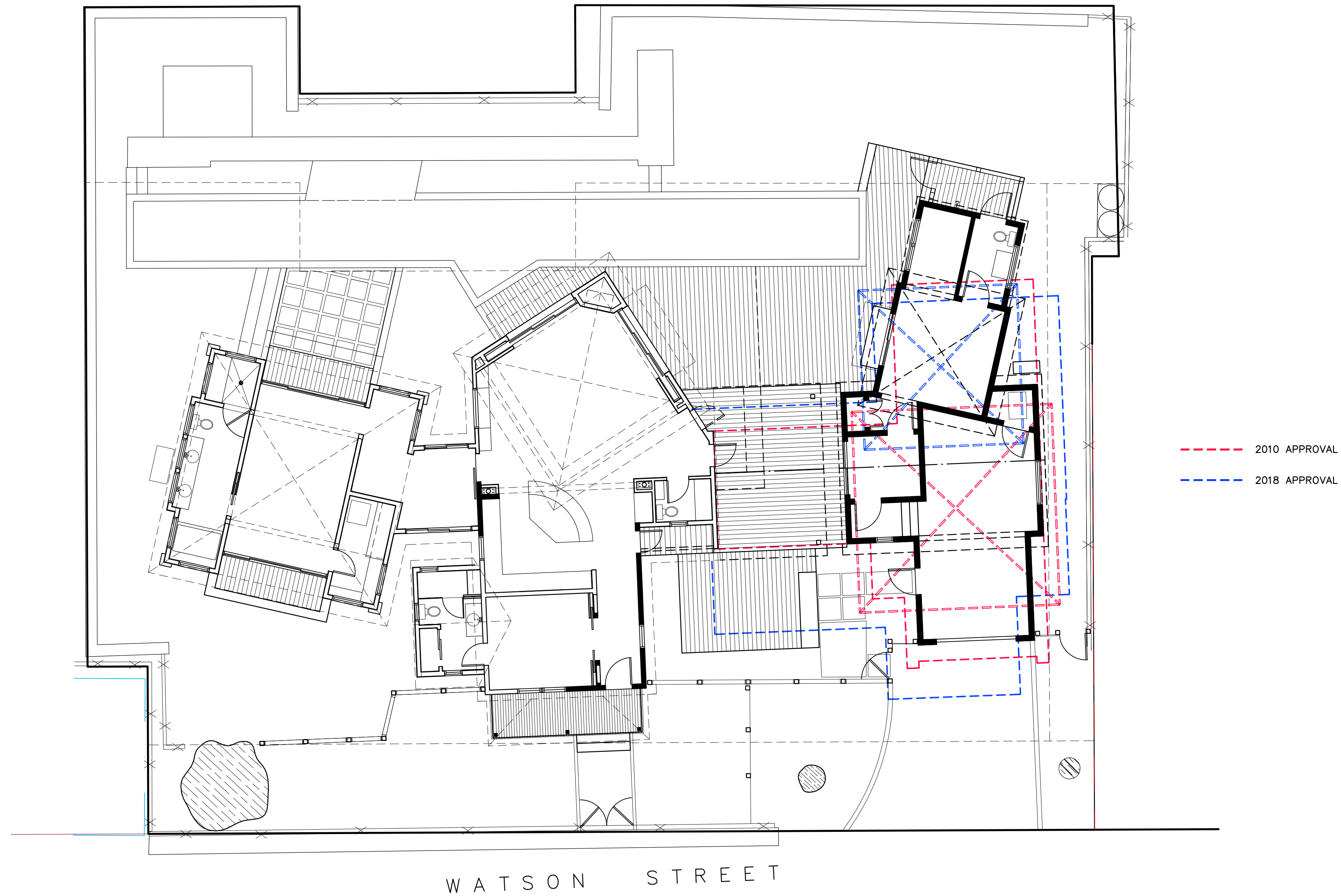
3801 Flagler Ave.  
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305.923.9670  
mstrattonarchitect@gmail.com

*m. Stratton*  
ARCHITECTURE

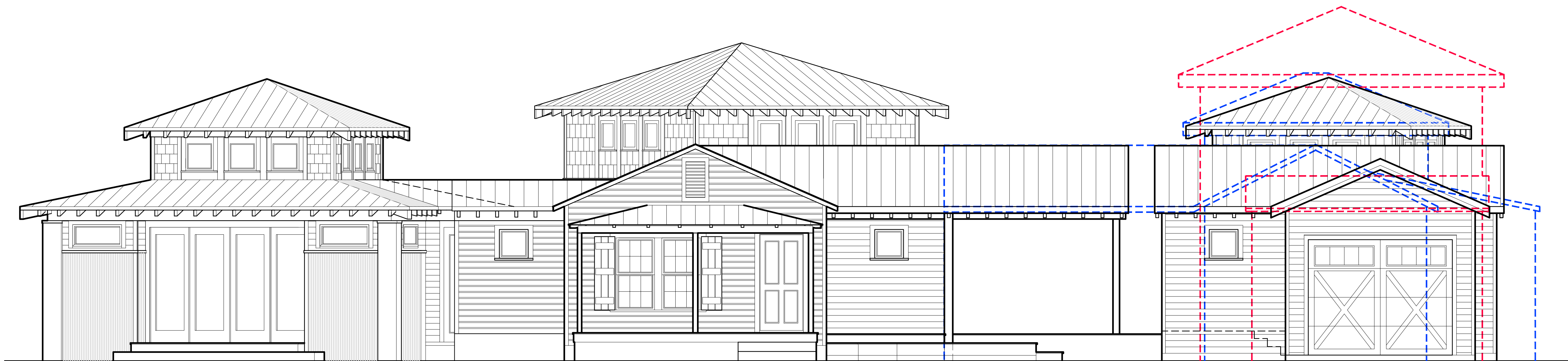
Date 5.7.21  
Project #

A-3





SITE PLAN  
1/8"=1'-0"



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

911 WATSON STREET  
Key West, FL 33040

3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
mstrattonarchitect@gmail.com

*m. Stratton*  
ARCHITECTURE

Date 5.7.21

Project #

A-4



America's Favorite Doors™



- CANYON RIDGE ▼
- COACHMAN
- GRAND HARBOR
- GALLERY STEEL
- BRIDGEPORT STEEL
- CLASSIC STEEL
- MODERN STEEL
- AVANTE
- RESERVE ▼
- CLASSIC WOOD

[HOME](#) / [RESIDENTIAL GARAGE DOORS](#) / [CANYON RIDGE CARRIAGE HOUSE \(4-LAYER\)](#)

FAUX WOOD-LOOK CARRIAGE HOUSE GARAGE DOORS



Double click to zoom



CANYON RIDGE® CARRIAGE HOUSE (4-LAYER)

★★★★★ 4.5 (31) [Write a review](#)

insulated carriage house garage doors with faux wood-look overlays on a steel base



Intelliscore®



Color Blast®



WindCode®

Clopay's Canyon Ridge® Carriage House 4-Layer garage doors add character and charm to your home. Enjoy the authentic look of swing-out coach house doors paired with the modern-day functionality of upward operation. Not only beautiful, these doors provide quiet operation and energy efficiency for years to come.

WHERE TO BUY

SEE ON MY HOUSE

OVERVIEW

DESIGN OPTIONS

CONSTRUCTION

BROCHURE

INSTALLATION & CARE

Customize your Clopay® Canyon Ridge® Carriage House (4-Layer) garage door to make it your own. Designs, colors and windows create the perfect look. If you are in search of more color options, our [ColorBlast® program](#) allows you to select from hundreds of Sherwin-Williams® color options or mix the perfect custom color.

DOOR DESIGNS

ENTER TO WIN \$1,000! +

CHAT WITH US +



SERIES 1



DESIGN 11

DESIGN 12

DESIGN 13

[View All Door & Window Combinations for Series 1](#)

SERIES 2



DESIGN 21

DESIGN 22

DESIGN 23

[View All Door & Window Combinations for Series 2](#)

SERIES 3



DESIGN 31

DESIGN 32

DESIGN 33

DESIGN 34



DESIGN 35

DESIGN 36

DESIGN 37

DESIGN 38

[View All Door & Window Combinations for Series 3](#)

For more information regarding construction options per panel style, [click here](#)

TOP SECTIONS

SOLID TOP SECTIONS



TOP11

TOP12

TOP13

ENTER TO WIN \$1,000! +

CHAT WITH US +



ARCH1

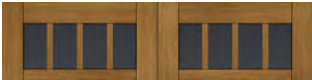
WINDOW DESIGNS



REC11



REC13



REC14



SQ23



SQ24



ARCH1



ARCH3



ARCH4



ARCH13



ARCH14

DOUBLE TOP SECTIONS



ARC1A - SOLID (DOUBLE DOOR)



ARC1A - WINDOW (DOUBLE DOOR)



ARC3A - WINDOWS (DOUBLE DOOR)



ARC4A - WINDOWS (DOUBLE DOOR)



ARC13A - WINDOWS (DOUBLE DOOR)

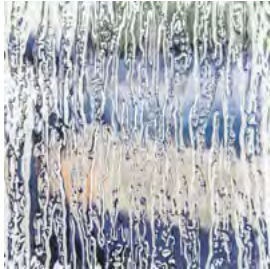


ARC14A - WINDOWS (DOUBLE DOOR)

SPECIALTY GLASS OPTIONS



SEEDED



RAIN



FROSTED



OBSCURE

Note: Impact rated windows available only in clear.

ENTER TO WIN \$1,000! +

CHAT WITH US +

MATERIAL OPTIONS

STEEL BASE DOOR MATERIALS



ULTRA-GRAIN® FINISH  
CLEAR CYPRESS OR SOLID  
COLOR STEEL

COMPOSITE OVERLAY MATERIALS



MAHOGANY



CLEAR CYPRESS



COLORS



ULTRA-  
GRAIN®  
CYPRESS  
MEDIUM  
FINISH



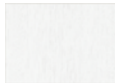
ULTRA-  
GRAIN®  
CYPRESS  
WALNUT  
FINISH



ULTRA-  
GRAIN®  
CYPRESS  
SLATE FINISH



BLACK FINISH



WHITE FINISH



PRIMED(NO  
FINISH)

Steel surfaces have woodgrain texture.

For more information regarding color availability, [click here](#).

Two-tone option available. One color for the base layer (steel) and one color for the top layer (composite overlay).



Custom color available through ColorBlast® program.

REQUEST COLOR SAMPLES

HARDWARE DESIGNS

HANDLES



SPADE LIFT HANDLES  
(INCLUDED)



SPEAR LIFT HANDLES



COLONIAL LIFT HANDLES



DECORATIVE LIFT HANDLES

ENTER TO WIN \$1,000!

+

CHAT WITH US +



RING DOOR KNOCKER



ESCUTCHEON PLATE(S)



TWISTED "L" HANDLES

HINGES



SPADE STRAP HINGE



SPEAR STRAP HINGE



COLONIAL STRAP HINGE

PLATES



SPADE STEP PLATE



SPEAR STEP PLATE



COLONIAL STEP PLATE

Customer Photos



Cally - Guelph, ON



Gregory - Southington, CT

★★★★★ 4.5 | 31 Reviews



Search topics and reviews



Reviews

[Write a review](#)

Rating Snapshot

Select a row below to filter reviews.

5 ★	<div></div>	27
4 ★	<div></div>	0
3 ★	<div></div>	0
2 ★	<div></div>	1
1 ★	<div></div>	3

Average Customer Ratings

ENTER TO WIN \$1,000! +

CHAT WITH US +



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 25, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: <http://keywestcity.granicus.com/MediaPlayer>. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**NEW ACCESSORY STRUCTURE WITH GARAGE. NEW COVERED PORCH ADDITION AND DECKING. NEW DRIVEWAY.**

**#911 WATSON STREET**

**Applicant –Matthew Stratton    Application #H2021-0017**

**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.

# 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:

911 WALTON ST on the 13<sup>TH</sup> day of MAY, 2021.

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 MAY 25, 2021.

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 42021-001.7

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

Signed Name of Affiant: Matthew Stratton

Date: 5/14/21

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 14<sup>th</sup> day of May, 2021.

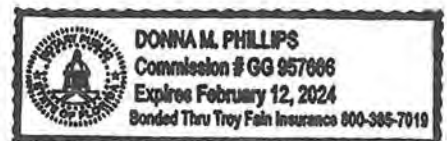
By (Print name of Affiant) Matthew Stratton who is personally known to me or has produced FL DL 5363-557-62-289-0 as identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: Donna Phillips  
Print Name: Donna Phillips

Notary Public - State of Florida (seal)

My Commission Expires: 2-12-2024









# PROPERTY APPRAISER INFORMATION



# Monroe County, FL

## 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** 00020850-000000  
**Account#** 1021598  
**Property ID** 1021598  
**Millage Group** 10KW  
**Location** 911 WATSON ST, KEY WEST  
**Address**  
**Legal** KW PT LOTS 2, 4 AND 6 SQR 3 TR 6 PP-271 WW-147/148 E1-149 OR261-279/81 OR315-542/43 OR452-1/2 OR455-617 OR566-761/62 OR654-249 OR1294-1930 OR1294-1931 OR1407-1178/79 OR2464-1043/44 OR2464-1045/46 OR2487-1621/22 OR2554-1629/33 OR2627-1073/77 OR2653-1964/66 OR2691-729 OR2691-730/33 OR3080-1481  
**Description** (Note: Not to be used on legal documents.)  
**Neighborhood** 6103  
**Property Class** MULTI FAMILY LESS THAN 10 UNITS (0800)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



## Owner

KIELY JOSEPH K  
 911 Watson St  
 Key West FL 33040

KIELY KELLIE P  
 911 Watson St  
 Key West FL 33040

## Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$1,170,180	\$1,182,946	\$1,082,064	\$1,094,047
+ Market Misc Value	\$80,661	\$83,955	\$87,246	\$90,535
+ Market Land Value	\$975,935	\$883,632	\$811,632	\$811,632
= Just Market Value	\$2,226,776	\$2,150,533	\$1,980,942	\$1,996,214
= Total Assessed Value	\$2,039,397	\$1,979,671	\$1,874,128	\$1,865,270
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$2,014,397	\$1,954,671	\$1,849,128	\$1,840,270

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	9,585.00	Square Foot	0	0

## Buildings

**Building ID** 1583  
**Style** 1 STORY ELEV FOUNDATION  
**Building Type** S.F.R. - R1 / R1  
**Gross Sq Ft** 1799  
**Finished Sq Ft** 1647  
**Stories** 1 Floor  
**Condition** EXCELLENT  
**Perimeter** 290  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 1  
**Interior Walls** WALL BD/WD WAL  
**Exterior Walls** CUSTOM  
**Year Built** 1924  
**EffectiveYearBuilt** 2018  
**Foundation** CONC BLOCK  
**Roof Type** GABLE/HIP  
**Roof Coverage** METAL  
**Flooring Type** CONC S/B GRND  
**Heating Type** FCD/AIR DUCTED with 0% NONE  
**Bedrooms** 4  
**Full Bathrooms** 1  
**Half Bathrooms** 0  
**Grade** 650  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	130	0	96
FLA	FLOOR LIV AREA	1,647	1,647	337
OPU	OP PR UNFIN LL	22	0	26
<b>TOTAL</b>		<b>1,799</b>	<b>1,647</b>	<b>459</b>

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2012	2013	1	138 SF	5
FENCES	2012	2013	1	252 SF	2
FENCES	2012	2013	1	576 SF	5
FENCES	2012	2013	1	576 SF	5
FENCES	2012	2013	1	960 SF	5
FENCES	2013	2014	1	456 SF	2
WATER FEATURE	2012	2013	1	1 UT	5
RES POOL	2012	2013	1	656 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/29/2010	\$100	Quit Claim Deed		2464	1045	11 - Unqualified	Improved
4/29/2010	\$600,000	Warranty Deed		2464	1043	02 - Qualified	Improved
2/1/1974	\$12,000	Conversion Code		566	761	Q - Qualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-2552	12/4/2019	8/16/2019	\$3,300	Residential	Install grace ice + water ht to new construction, Install 26 gauge galvaume 5V crimp roof per plans to 450 sq. ft. Add to EGAN Built INC Permit 2019-1087 ****NOC Required & HARC Inspection Required **** (FH)
19-2553	12/4/2019	10/15/2020	\$5,000	Residential	ROUGH-IN AND SET PLUMBING FIXTURES FOR NEW BATHROOM TO INCLUDE: 1 W.C., 1 VANITY, 1 SHOWER. ASSOC. WITH PERMIT BLD2019-1087 -TJ
19-3106	12/4/2019	10/15/2020	\$2,000	Residential	INSTALL NEW ELECTRICAL WIRING FOR BATH ADDITION AS PER PAGE E.1 ON ATTACHED DRAWINGS WHICH INCLUDES FLOWWING SCOPE OF WORK: 2 GFI OUTLETS 2 RECESS LIGHTS 2 WALL LIGHTS AND WIRING FOR EXHAUST FA- LIGTING/XFAN TO BE CONTROLLED BY
19-1087	5/10/2019	10/15/2020	\$52,000	Residential	REMOVE AWNING, REMOVE DECK AND STARIS , BUILD NEW BATHROOM
13-1069	3/21/2013	4/8/2014	\$3,500	Residential	BUILD 72 LF OF 4' HIGH PICKET FENCE W/1 GATE 4' HIGH 42LF, PAINT WHITE
11-2764	11/28/2012	4/8/2014	\$200,000	Residential	SWALE REVISION
12-1940	5/30/2012	11/29/2012	\$2,700		INSTALL COMPLETE SECURITY SYSTEM
11-4299	4/23/2012	11/29/2012	\$99,900		NEW RESIDENTIAL POOL PER PLANS
12-1319	4/16/2012	11/29/2012	\$0		INSTALL 1900SF OF VCRIMP METAL ROOFING
11-2763	8/12/2011	11/29/2012	\$2,000		DEMO EXISTING CARPORT,CONCRETE,ROOF STRUCTURE, WALL AT BACK OF PROPERTY,DOORS & WINDOWS,BACKROOM AND SAWTOOTH ADDITION
11-2764	8/12/2011	11/29/2012	\$200,000		1328sf NEW CONSTRUCTION INCLUDING FOUNDATION,FRAMING,FINISHES. 335sf RENOVATION OF EXISTING RESIDENTIAL STRUCTURE INCLUDING FOUNDATION,FRAMING,FINISHES
11-2765	8/12/2011	11/29/2012	\$20,067		INSTALL AC CONDENSOR,NO DUCTWORK
11-2766	8/12/2011	11/29/2012	\$56,500		COMPLETE WIRING FOR NEW CONSTRUCTION AND RENOVATION
11-2767	8/12/2011	11/29/2012	\$6,000		RUN NEW WATER AND SEWER LINE, USE EXISTING SEWER TAP AND WATER METER
11-2768	8/12/2011	11/29/2012	\$15,000		INSTALL 283lf 6' CMU FENCE, 50lf LOUVERED FENCE, 8'H (INSIDE PROPERTY)
10-4056	1/24/2011	11/29/2012	\$20,000		DEMOLISH EXISTING NON HISTORIC STRUCTURES 2500SF, FILL SWIMMING POOL WITH ORGANIC FILL. GRADE LOT BOARD HISTORIC STRUCTURE W PLYWOOD TO SECURE
E953063	9/1/1995	12/1/1995	\$1,000	Residential	100 AMP SUBFEED FOR 1010 OLIVIA STREET

## View Tax Info

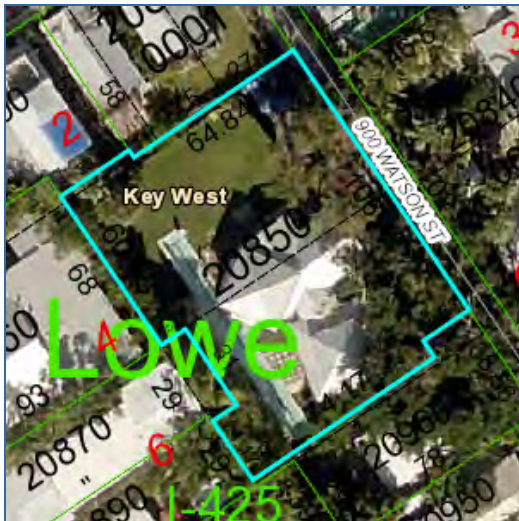
[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





## Map



## TRIM Notice

[2020 TRIM Notice \(PDF\)](#)**2020 Notices Only**

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

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 **Schneider**  
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Version 2.3.118