

Historic Architectural Review Commission

Staff Report Item 16b

Meeting Date:	February 24, 2014
Applicant:	Meridian Engineering, LLC
Application Number:	H14-01-0235
Address:	1121 Watson Street, #2
Description of Work:	Demolition of a portion of the roof, demolition of the front wall.
Building Facts:	The house is located at 1121 Watson Street, #2 and is not listed as a contributing resource. The one-story frame vernacular house was built ca. 1958. According to a ca. 1965 photo, the house exists in its original configuration.
Ordinance and Guidelines Cited in Review:	<p>Demolition of non-historic and non-contributing structures, Sec. 102-217 (2) of the Land Development Regulations.</p> <p>Sec 102-218 Criteria for demolitions, (a) (2), <i>for a contributing or non-contributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission</i> of the Land Development Regulations.</p>

Staff Analysis

The Certificate of Appropriateness proposes the demolition of an existing non-historic front wall adjacent to the existing porch. The plans also propose partial demolition of the roof.

Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed demolition of these non-historic elements will have no effect on the historic neighborhood. The house is located in a compound at the center of the block and is not visible from any public right-of-way.

It is staff's opinion that none of the elements that are proposed to be demolished are non-contributing to the house or will not be deemed contributing in the near future. The Commission should consider the demolition request since it is consistent with preservation guidelines and with Sec. 102-217 -218 of the Land Development Regulations. If approved, this review will count as the first and only reading for a demolition request.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 02-03-2014 010235

OWNER'S NAME:

Linda Condon

DATE:

2/3/14

OWNER'S ADDRESS:

1121 Watson St. Apt 2, Key West

PHONE #:

APPLICANT'S NAME:

Meridian Engineering LLC

PHONE #:

305-293-3263

APPLICANT'S ADDRESS:

201 Front St, Suite 209, Key West

ADDRESS OF CONSTRUCTION:

1121 Watson St., Apt 2

OF
UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Demolish portion of roof and front wall for new 1/2 story addition, enclose existing porch and add new front porch.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 2/3/14

Applicant's Signature: [Signature]

Required Submittals

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

City of Key West
BUILDING DEPARTMENT

Oper: CHALKER Date: 2/06/14
Staff: [Signature] Receipt no: 17037

Year: 2014 Number: 1000235 Amount: \$100.00
1121 WATSON ST. Apt 2
KEY WEST, FL 33040
PT

Approval:

* BUILDING PERMITS-NEW
Fee Due: \$100.00

Sender detail
VN VISA/MASTERC \$100.00
Total tendered \$100.00
Trans date: 2/06/14 Time: 7:50:46

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

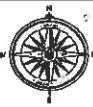
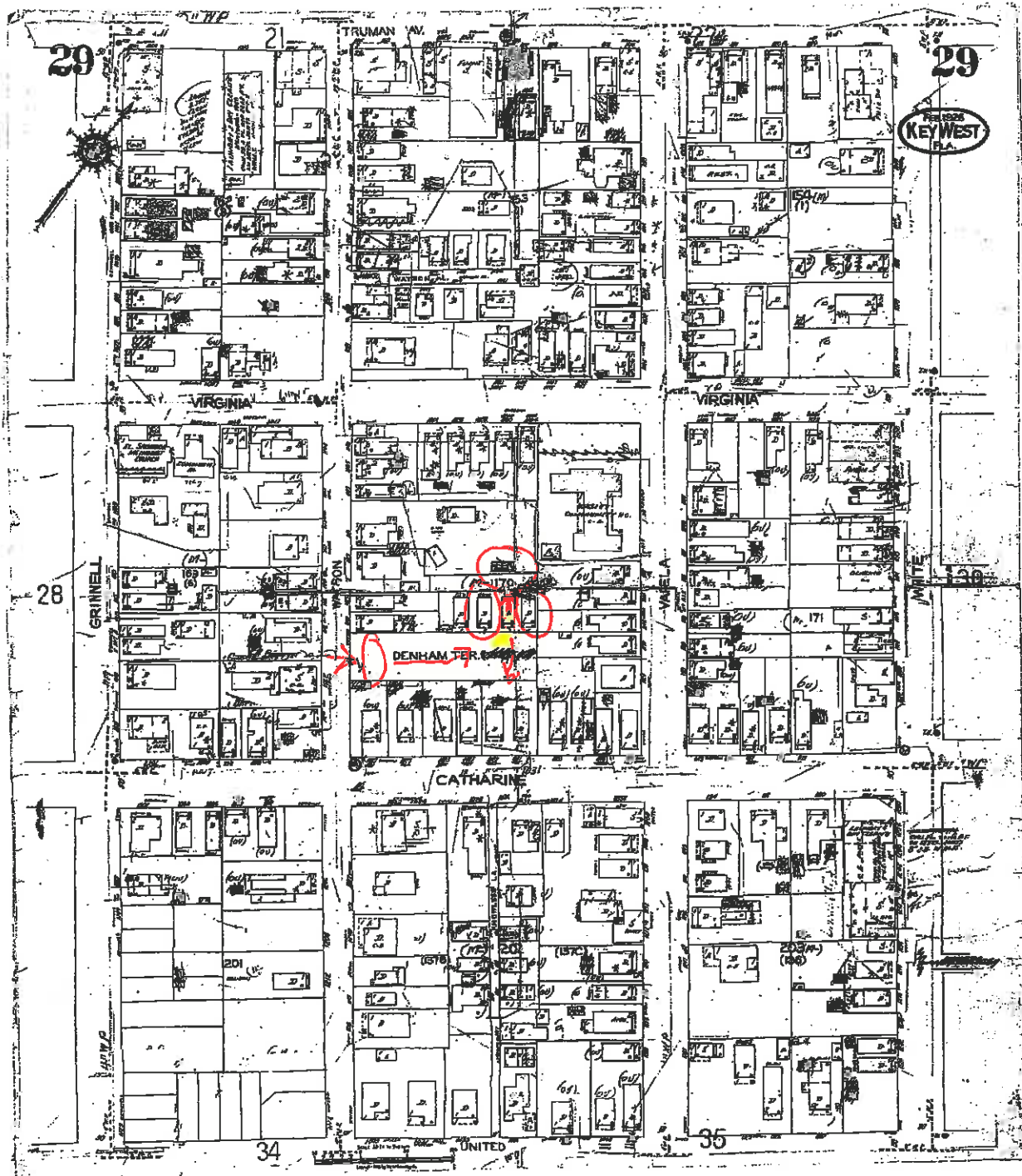
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in

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 Year
 NFS
 Product with Accuracy

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= 1121 Watson St. #2

Project Photos





Entrance to Conch Compound



Looking left
inside main gate
entrance to Conch
Compound



Looking right
inside main gate
entrance to Conch
Compound



**Main Path to
common pool
area in Conch
Compound**



Main Path to
Common Pool
Area in Conch
Compound



First Residence
Adjacent to
Common Pool
Area in Conch
Compound



1121 Watson St.
#2 Photographed
from Main Path
and Common
Pool Area in
Conch Compound



**1121 Watson St.
#2 Photographed
from Main Path
and Common
Pool Area in
Conch Compound**



View of Adjacent
Residence,
Photographed
from 1121
Watson St. #2
Porch

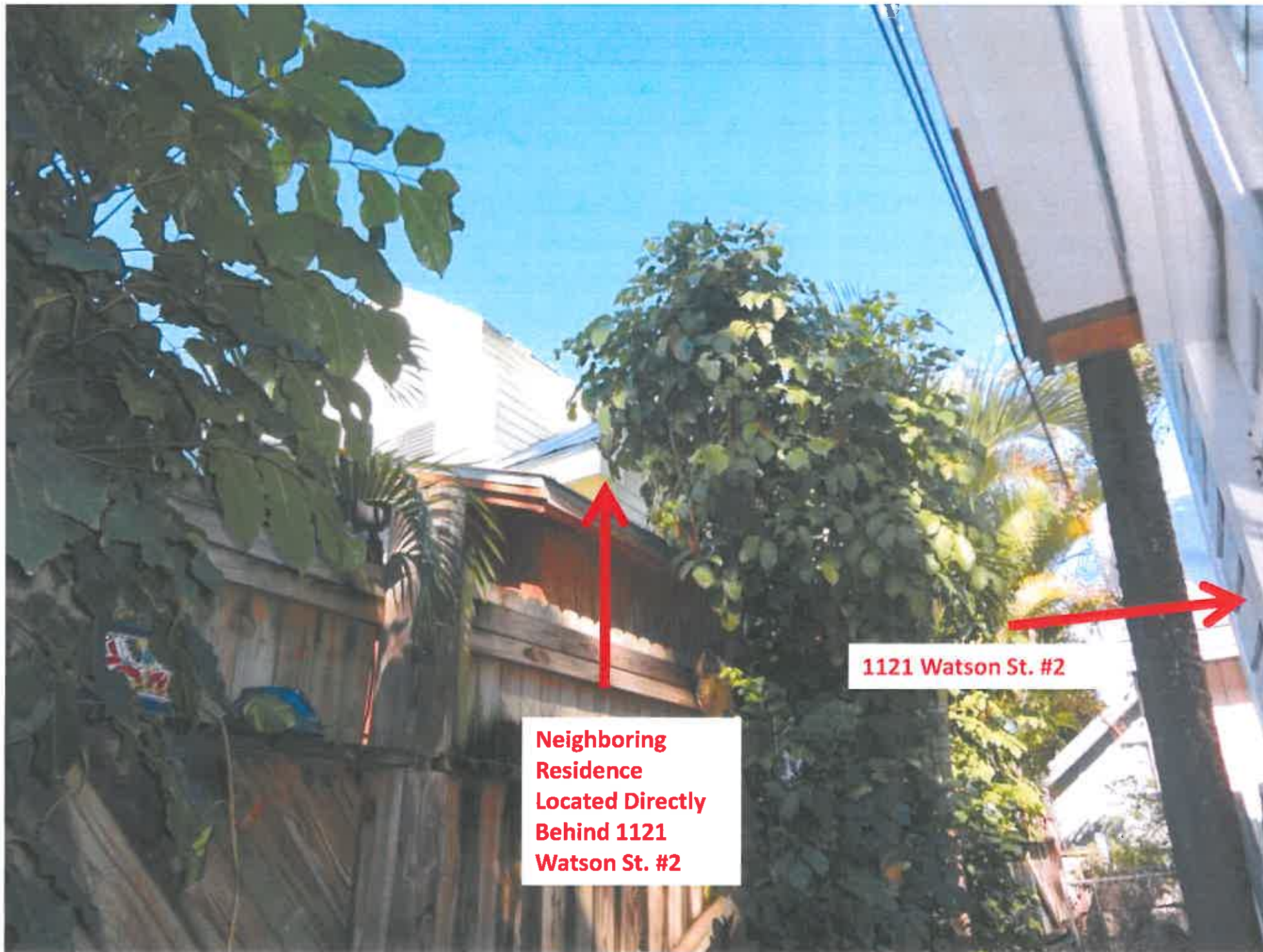


**View of Conch
Compound
Common Pool
Area from 1121
Watson St. #2**





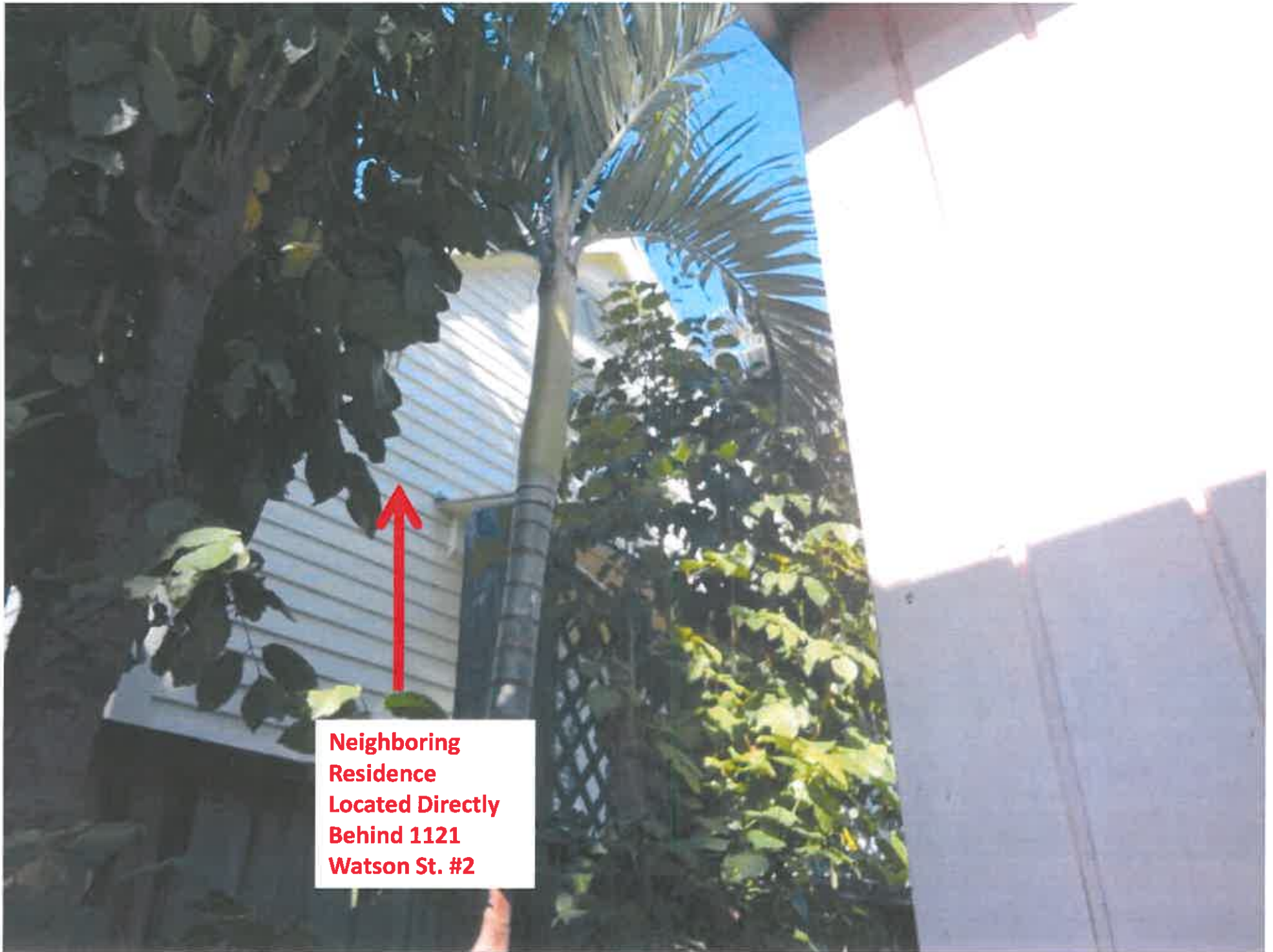
**Neighboring
Residence
Located Directly
to the Right of
1121 Watson St.
#2**



**Neighboring
Residence
Located Directly
Behind 1121
Watson St. #2**

1121 Watson St. #2



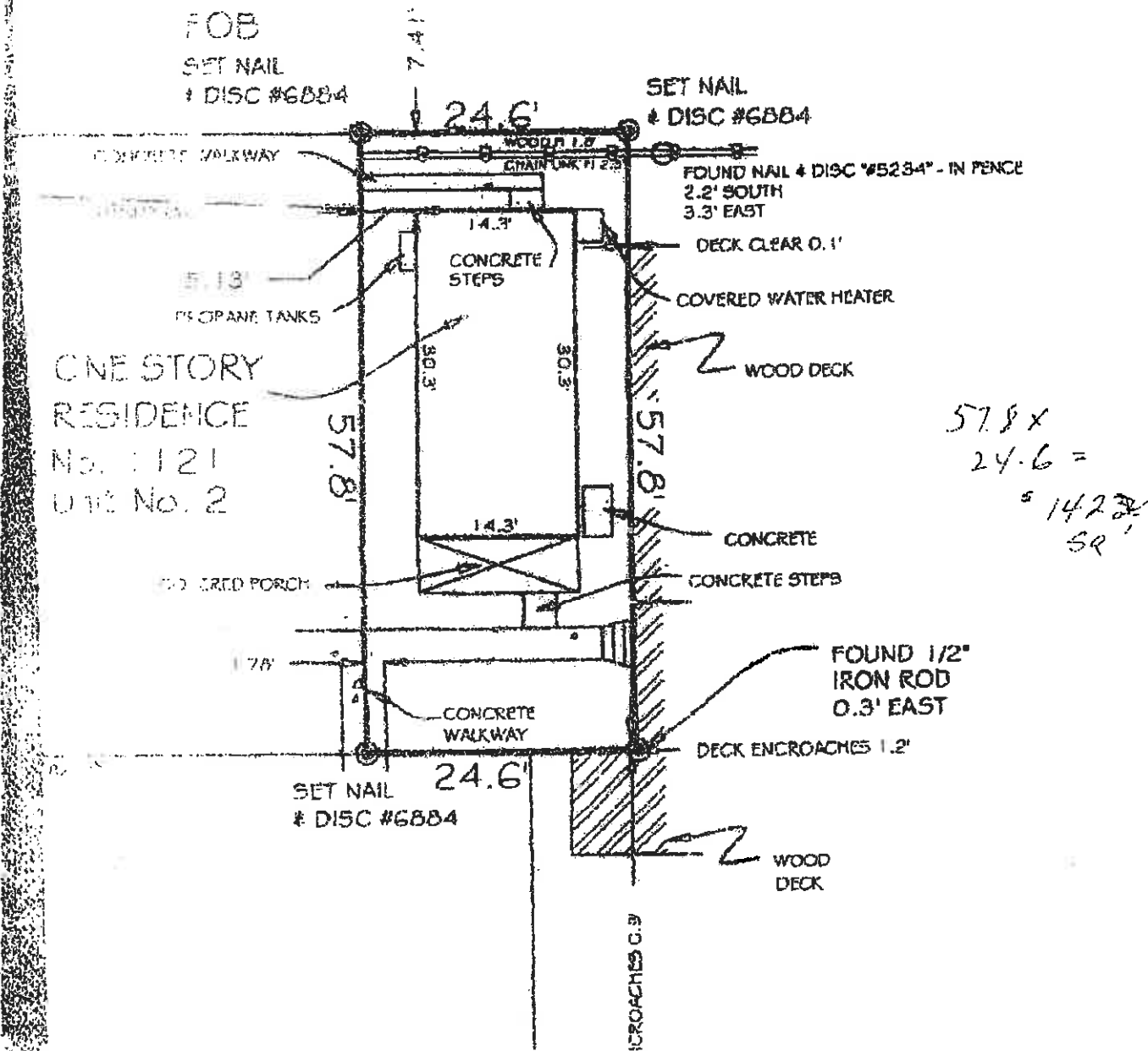


Survey

Kon-

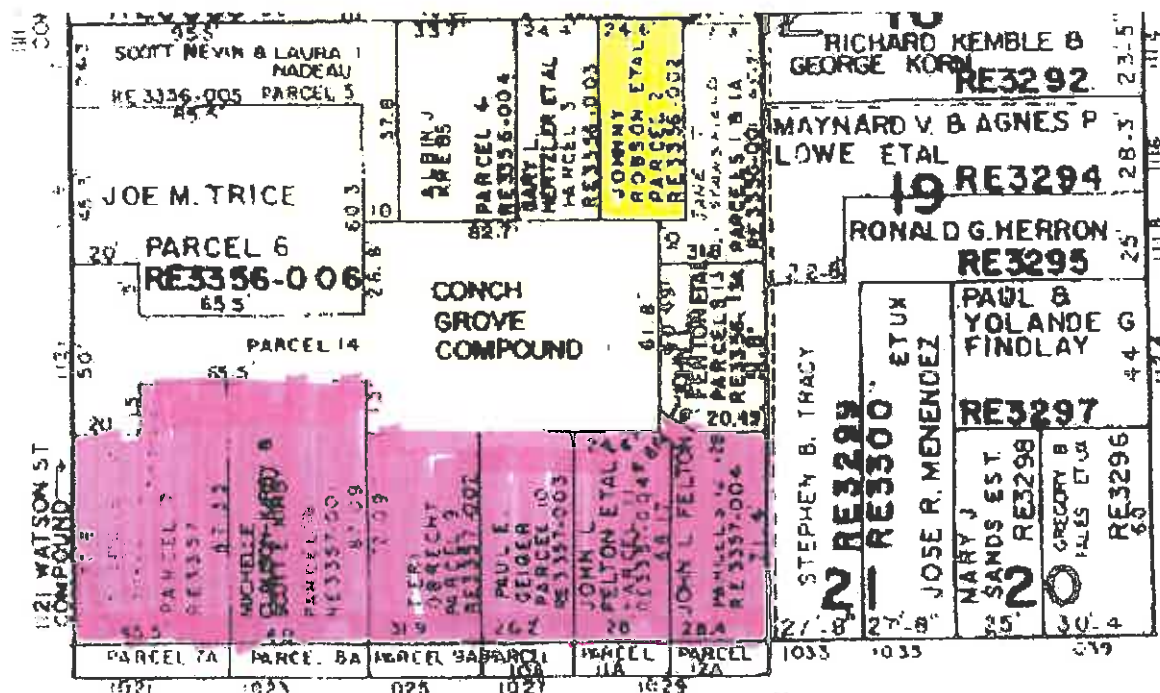
the Point of Beginning of the parcel of land being described
Northeasterly and perpendicular to the said Watson Street
thence run Southeasterly and parallel with said Watson Street
thence run Southwesterly and perpendicular to the said Watson Street
24.6 feet; thence run Northwesterly and parallel with the said Watson Street
of 57.8 feet back to the Point of Beginning.

Together with an undivided interest into the common area.



$$57.8 \times 24.6 = 1422.88 \text{ sq'}$$

Con. Walkway St



1 2 3 4 5 6

← Catherine St →



= Site of proposed renovation



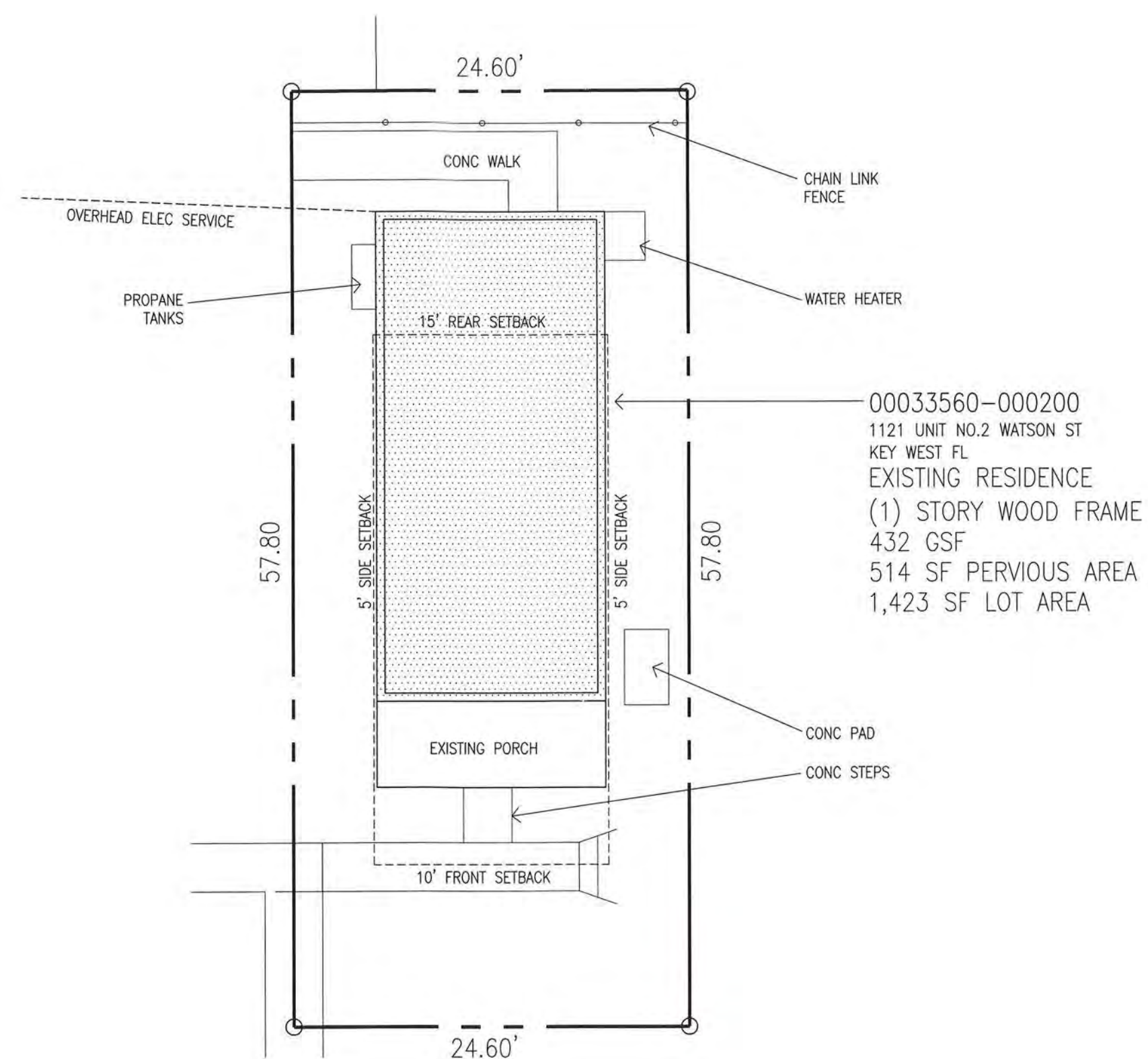
= Adjacent Conch Compound properties
with addresses on Catherine St.

See photo number listed on this survey to
correspond with front elevation photos (following sheet)

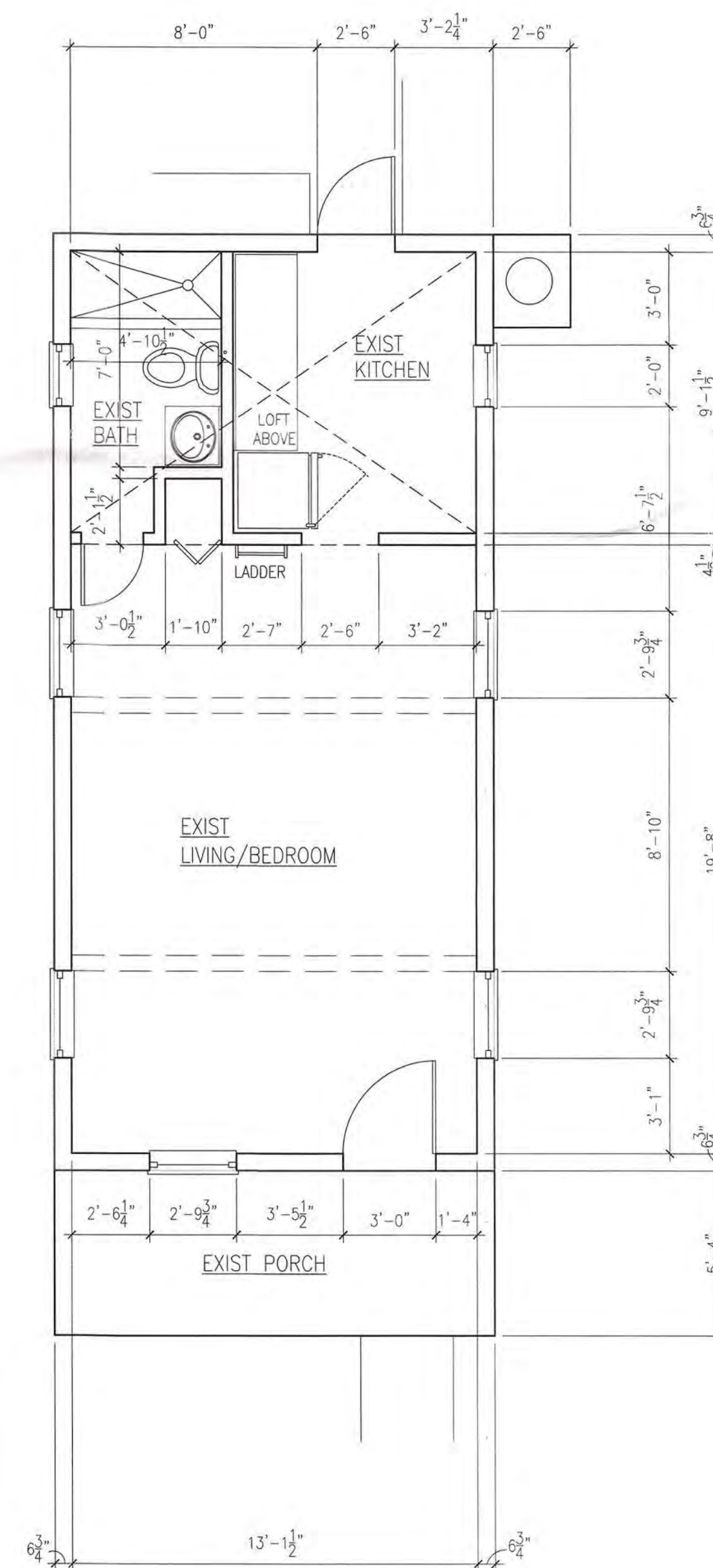
Proposed Plans



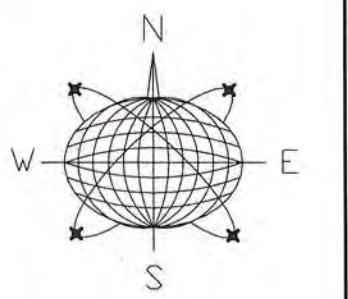
3 EXISTING ELEVATIONS
A-1 SCALE: 1/4"= 1'-0"



1 EXISTING SITE PLAN
A-1 SCALE: 1/8"= 1'-0"



2 EXISTING FLOOR PLAN
A-1 SCALE: 1/4"= 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENCE RENOVATIONS UNIT B, 1121 WATSON KEY WEST, FLORIDA

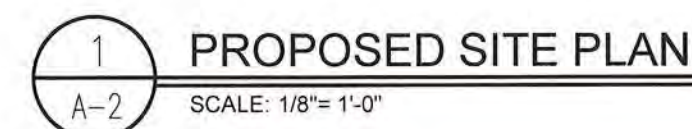
Drawn By: RJM
Checked By: RJM
Project No. 11-0102
Scale: AS NOTED
HTA AutoCad File No.

Revisions:

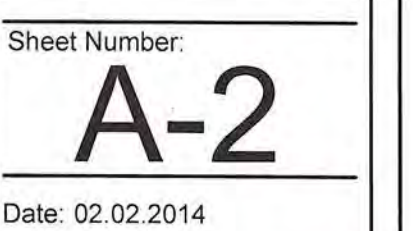
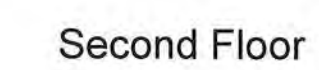
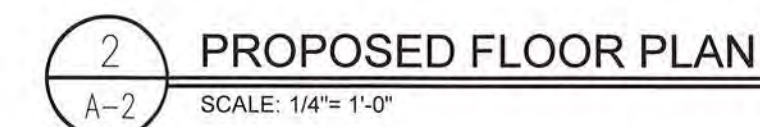
Title:
EXISTING
FLOOR PLANS

Sheet Number:
A-1
Date: 02.02.2014

- 1.
- 2.
- 3.



EXIST = 514 SF
PROPOSED = 663 SF
LOT AREA = 1,423 SF



- 1.
- 2.
- 3.

- 5V CRIMP ROOF
- EXPOSED RAFTER TAILS
- NOVELTY SIDING
- 1X4 CORNER BOARD TRIM
- SINGLE LIGHT WOOD FRENCH DOOR AND RAIL
- EXIST OPERABLE WOOD SHUTTER W/ 1" HINGES, ADD SURFACE BOLTS AND SHUTTER DOGS
- 5/4X6 WOOD HEAD AND SILL TRIM, 5/4X4 JAMB TRIM
- EXIST WOOD WINDOW

ALL NOTES ARE TYPICAL
SEE FLOOR PLAN FOR
WINDOW AND DOOR TYPES
— EXIST SHED
— EXIST WINDOW
— EXIST PIER FOUNDATION
— EXIST STEP
— APPROX GRADE

EXIST OPERABLE WOOD SHUTTER
W/ "1" HINGES. ADD SURFACE BOLTS
AND SHUTTER DOGS

EXIST WOOD WINDOW

LINE OF INT STAIR

EXIST DOOR

Diagram showing the elevation view of the roof structure with the following dimensions and labels:

- EXIST FL (Existing Finish Line)
- 9'-0"
- 10'
- 6'-0"
- 3'-0"
- PROPOSED BRG (Proposed Break)
- 20'-6"
- PROPOSED FL (Proposed Finish Line)
- RIDGE HT (Ridge Height)



Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

General Notes:

**RESIDENCE
RENOVATIONS**
UNIT B, 1121 WATSON
KEY WEST, FLORIDA

Drawn By: RJM	Checked By: RJM
Project No. 11-0102	Scale: AS NOTED
HTA AutoCad File No.	

Revisions:

Title:

PROPOSED
FLOOR ELEVATIONS

Sheet Number:
A-3
Date: 02.02.2014

1
A-3 PROPOSED ELEVATIONS
SCALE: 1/4"= 1'-0"

Property Appraiser Information



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

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

Property Record Card - Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1034380 Parcel ID: 00033560-000200

Ownership Details

Mailing Address:
CONDON LINDA
1121 WATSON ST APT 2
KEY WEST, FL 33040-3348

Property Details

PC Code: 07 - COMPOUNDS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1121 WATSON ST UNIT: 2 KEY WEST
Legal Description: KW GWYNN SUB PT TR 13 PARCEL 2 AND 1/13 INTEREST IN PARCEL 14 OR506-568 OR508-652 OR562-224/228 OR575-446 OR763-584/586 OR1737-1376/77 OR1981-2393/2394 OR2653-325/26

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	25	58	1,422.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 420
Year Built: 1958

Building 1 Details

Building Type R1
Effective Age 24
Year Built 1958
Functional Obs 0

Condition A
Perimeter 88
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 31
Grnd Floor Area 420

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1957	N N	0.00	0.00	420
2	OPF		1	1957	N N	0.00	0.00	70

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	150 SF	25	6	1987	1988	2	30
2	AC2:WALL AIR COND	1 UT	0	0	1991	1992	3	20
3	CL2:CH LINK FENCE	96 SF	24	4	1964	1965	1	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	02-3486	01/08/2003	09/17/2003	2,000		REPLACE SEWER LATERAL
	04-0872	03/22/2004	11/22/2004	500		R&R BREAKER PANEL
	04-846	03/22/2004	11/22/2004	4,500		CABINETS, TILE, PAINT

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	48,600	517	197,338	246,455	228,873	0	246,455
2012	48,600	517	158,950	208,067	208,067	0	208,067
2011	49,294	517	191,063	240,874	232,443	0	240,874
2010	49,988	517	160,807	211,312	211,312	0	211,312
2009	55,695	517	247,464	303,676	303,676	0	303,676
2008	52,019	517	242,217	294,753	294,753	0	294,753
2007	56,181	510	396,760	453,451	453,451	0	453,451
2006	125,267	510	209,440	335,217	335,217	0	335,217
2005	106,576	526	229,545	336,647	336,647	0	336,647
2004	91,024	547	119,650	211,221	211,221	0	211,221
2003	78,702	593	40,427	119,722	119,722	0	119,722
2002	65,183	638	40,427	106,248	106,248	0	106,248
2001	63,122	689	40,427	104,238	104,238	0	104,238
2000	54,104	1,077	45,409	100,591	100,591	0	100,591
1999	52,816	1,125	45,409	99,351	99,351	0	99,351
1998	45,087	1,027	45,409	91,523	91,523	0	91,523
1997	45,087	1,090	41,423	87,600	87,600	0	87,600
1996	27,656	156	41,423	69,235	69,235	0	69,235
1995	30,925	185	41,423	72,532	72,532	0	72,532
1994	27,656	172	41,423	69,251	69,251	0	69,251
1993	27,656	178	41,423	69,257	69,257	0	69,257
1992	27,656	187	41,423	69,266	69,266	0	69,266
1991	27,656	194	41,423	69,273	69,273	0	69,273
1990	34,898	217	39,430	74,546	74,546	0	74,546

1989	23,170	0	39,430	62,600	62,600	0	62,600
1988	17,141	0	30,665	47,806	47,806	0	47,806
1987	16,930	687	20,210	37,827	37,827	0	37,827
1986	17,024	694	20,210	37,928	37,928	0	37,928
1985	16,541	701	8,873	26,115	26,115	0	26,115
1984	15,586	709	8,873	25,168	25,168	0	25,168
1983	15,586	716	8,873	25,175	25,175	0	25,175
1982	9,474	551	6,297	16,322	16,322	0	16,322

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/30/2013	2653 / 325	247,000	WD *****	02 *****
3/2/2004	1981 / 2393	338,000	WD *****	Q *****
11/2/2001	1737 / 1376	40,000	WD *****	H *****
2/1/1973	763 / 584	6,500	00	Q *****

This page has been visited 222,151 times.

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

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW HALF STORY ADDITION OVER EXISTING HOUSE.
ENCLOSE EXISTING PORCH AND ADD NEW FRONT PORCH.
PARTIAL DEMOLITION OF ROOF. DEMOLITION OF FRONT WALL.

FOR: 1121 WATSON STREET- APT 2

Applicant - Meridian Engineering

Application # H14-01-0235

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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