

**Historic Architectural Review Commission
Staff Report for Item 15**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa Silva, MSHP
Historic Preservation Planner

Meeting Date: January 23, 2023

Applicant: Matthew Stratton, Architect

Application Number: H2024-0001

Address: 913 Watson Street

Description of Work:

Renovations to existing house. New side addition and rear covered porch. New glass window and doors at rear. New accessory structure, pool, deck, and fencing.

Site Facts:

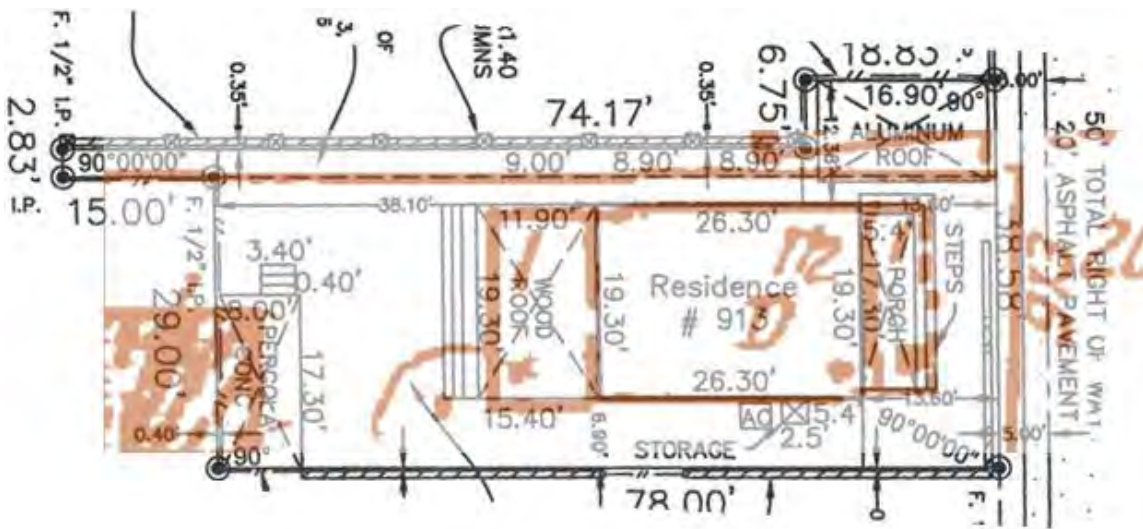
The site under review contains a principal structure and two accessory structures, a non-historic carport, and a pergola. The principal structure on the site is listed as a contributing resource to the historic district. The one and a half-story house was built circa 1910. The house still preserves its historic footprint, but the existing rear shed roof is not part of the historic fabric. A building permit was submitted for new kitchen and bathroom but has not been circulated to staff.



Building under review circa 1965.



Front elevation.



1962 Sanborn Map and Current Survey

Secretary of the Interior's Standards and Guidelines Cited on Review

- Secretary of the Interior's Standards, (pages 16-23), specifically Standard 1,2, 4, 5, 9, and paragraphs 7 and 8 of page 19;

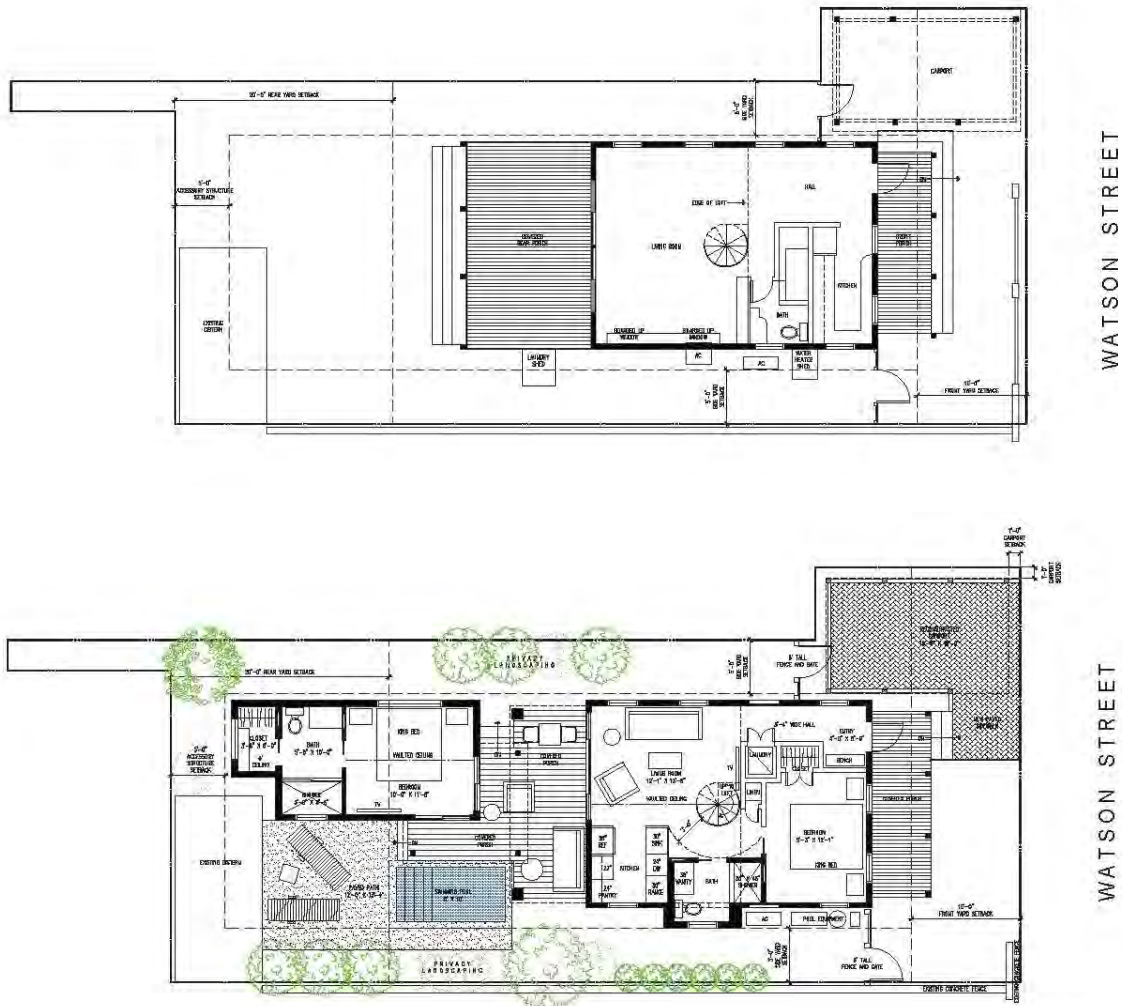
These standards recognize that some exterior and interior alterations to the historic buildings are occasionally needed to assure continued use, but it is important that such alterations do not radically change, obscure, damage, or destroy character –defining materials, features, or finishes.

The construction of an exterior addition to an historic building may seem to be essential for the new use, but such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering interior space. The building's features should not be radically changed, obscured, damaged, or destroyed. HARC shall allow additions, preferably at the rear of the structure.

- Guidelines for windows (pages 29a-1), specifically guidelines 3 and 5.
- Guidelines for entrances (pages 32-33), specifically guidelines 4 and 5.
- Guidelines for Additions (pages 37a-37k), specifically guidelines **1, 2, 5, 6, 11, 12, 13-** specifically first sentence, **14, 19, 21, 23, 29,** and **30.**
- New construction (pages 38a-38q), specifically guidelines 1, 2, **5, 11, 12, 13, 14, 18, 22, 23,** and 25.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically guideline 1 for new proposed deck.
- Outbuildings (pages 40-41), specifically guidelines 1, 3, and 9.

Staff Analysis

A Certificate of Appropriateness is under review for renovations to an existing historic house and for a new one-story addition that will be attached on the south elevation of the historic house, and specifically over the third window counting from the east. Renovations to the house include restoration of the existing front porch, replacement of windows with wood impact, new rear aluminum doors, wood siding replacement where needed to match existing and new foundations.

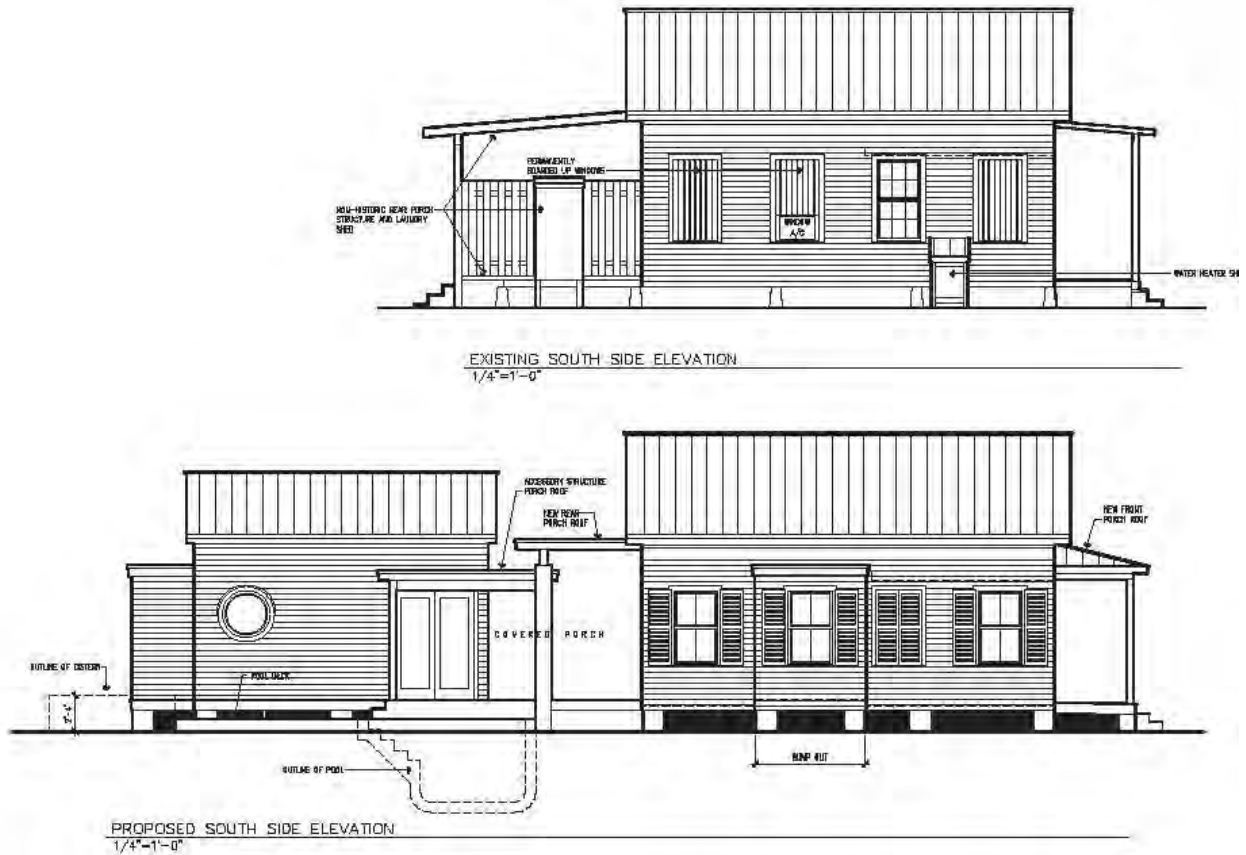


Existing and Proposed Site Plans.

The design includes total reconstruction of the interior of the house but keeping an existing spiral metal staircase. The plan includes adding a bay on the south elevation where a window is to add space for a new bathroom. The addition will be small in footprint but will have a flat roof, will obscure historic fabric, and will rear as a bump out. The addition will

have wood siding and a wood impact window. The rear non-historic shed roof behind the house will be replaced with a smaller flat roof to create an open porch.

In addition the design includes a new accessory structure that will be located behind the house. The one-story structure will have a front gable roof with a lower flat roof in the back. The structure will be lower in height than the principal house and will be finished with hardi lap siding, pvc trim, wood impact windows and roofing material for all structures will be 5-v-crim, except for the proposed flat roofs where Hydrostop roofing system will be installed.



Existing and Proposed South Elevations.

The plan includes a small pool and deck, all behind the principal building. The existing carport will be renovated in its current location and compliant fences with gates are proposed within the site.

Consistency with Guidelines Cited Guidelines

It is the staff's opinion that the proposed design fails many of the guidelines specific to the addition proposed on the historic south wall. Staff met with the applicant and discussed other solutions for the configuration of the new bathroom. Although the entire interior of

the house will be gutted and new spaces, including the bathroom and kitchen will be created, the spiral staircase is truly dictating why a portion of the exterior fabric of a historic building will be obscured and altered. A laundry shed that is depicted on the existing front elevation is located behind the historic house and attached to a fence that encloses the south side or the rear porch. The historic house does not have any bump-out on any of its four elevations. This addition. Although the structure will be small in footprint, it will obscure portions of the historic fabric, will have a foreign roof form, and will alter the symmetry of the historic resource.



*Rear View of The House.
Arrow is pointing to the shed structure that is reflected as a bump-out
in the existing street view elevation.*

For the rest of the proposal staff finds that the scale, mass, and proportions of the new accessory structure is like adjacent same land use structures within the area and will not overshadow the principal or surrounding structures. The proposed deck and pool will be behind the principal building and will not be visible from the street.

APPLICATION

RECEIVED
 DEC 28 2023
 DEC 28 2023
 TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA # HARC 2024	REVISION # 0001	INITIAL & DATE TK 12/28/2023
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	913 WATSON STREET		
NAME ON DEED:	BELINDA C. WHITMORE LIVING TRUST	PHONE NUMBER	(603) 821-0775
OWNER'S MAILING ADDRESS:	129 KEYES RD.	EMAIL	LOOMATTCS@ICLOUD.COM
	SUMAPEE, NH 03782		
APPLICANT NAME:	MATTHEW STRATTON	PHONE NUMBER	(305) 923-9670
APPLICANT'S ADDRESS:	3801 FLAGLER AVE.	EMAIL	MSTRATTONARCHITECT@GMAIL.COM
	KEY WEST, FL 33940		
APPLICANT'S SIGNATURE:	<i>Matthew Stratton</i>	DATE	12/27/23

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:	GENERAL REPAIRS AND RESTORATION OF HISTORIC STRUCTURE PREVIOUSLY APPROVED BY STAFF, INCLUDING NEW CONCRETE PIERS, REPLACE WOOD WINDOWS AND DOORS, SOLID ROOF SHEATHING AND GALVALUME V-CRIMP ROOF, AND RECONSTRUCTION OF FRONT PORCH.
MAIN BUILDING:	THIS APPLICATION PROPOSES A SMALL 13 SF BUMP OUT ON SOUTH SIDE, A NEW COVERED PORCH AT REAR, AND NEW GLASS WINDOW & DOORS AT REAR. ALSO NEW ACCESSORY STRUCTURE, SWIMMING POOL & DECK, AND FENCING.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

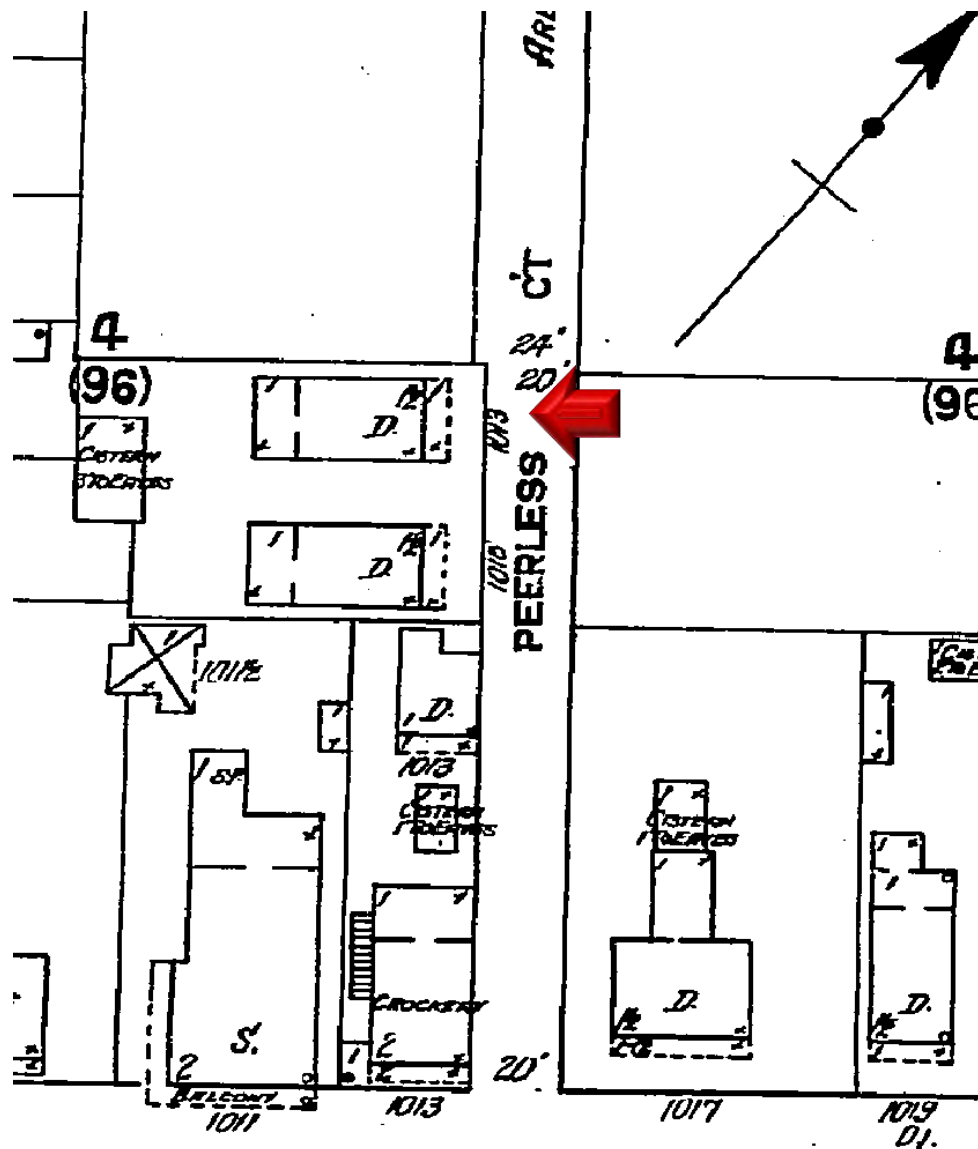
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
283 SF 1-STORY DETACHED BEDROOM SUITE WITH 77 SF COVERED PORCH	
REPAIR EXISTING CARPORT STRUCTURE	
PAVERS: 223 SF SIDEWALK AND DRIVEWAY	FENCES: 6' WOOD PICKET FENCE AND PEDESTRIAN GATES AT EACH SIDE YARD
176 SF TILE POOL DECK	
DECKS:	PAINTING:
	WHITE SIDING AND TRIM SHUTTER COLOR T.B.D.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	5'X10' IN GROUND POOL WITH PUMP, FILTER, AND HEATER/CHILLER
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
A/C CONDENSING UNIT AT SOUTH SIDE YARD	

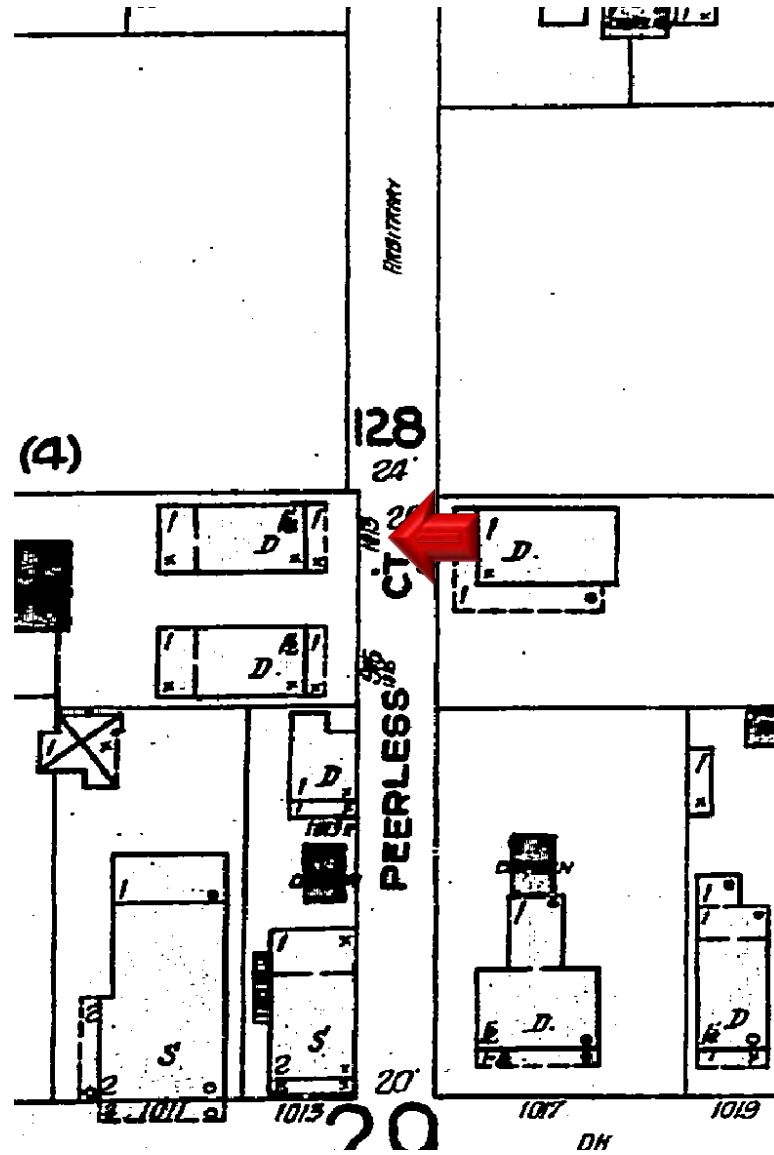
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

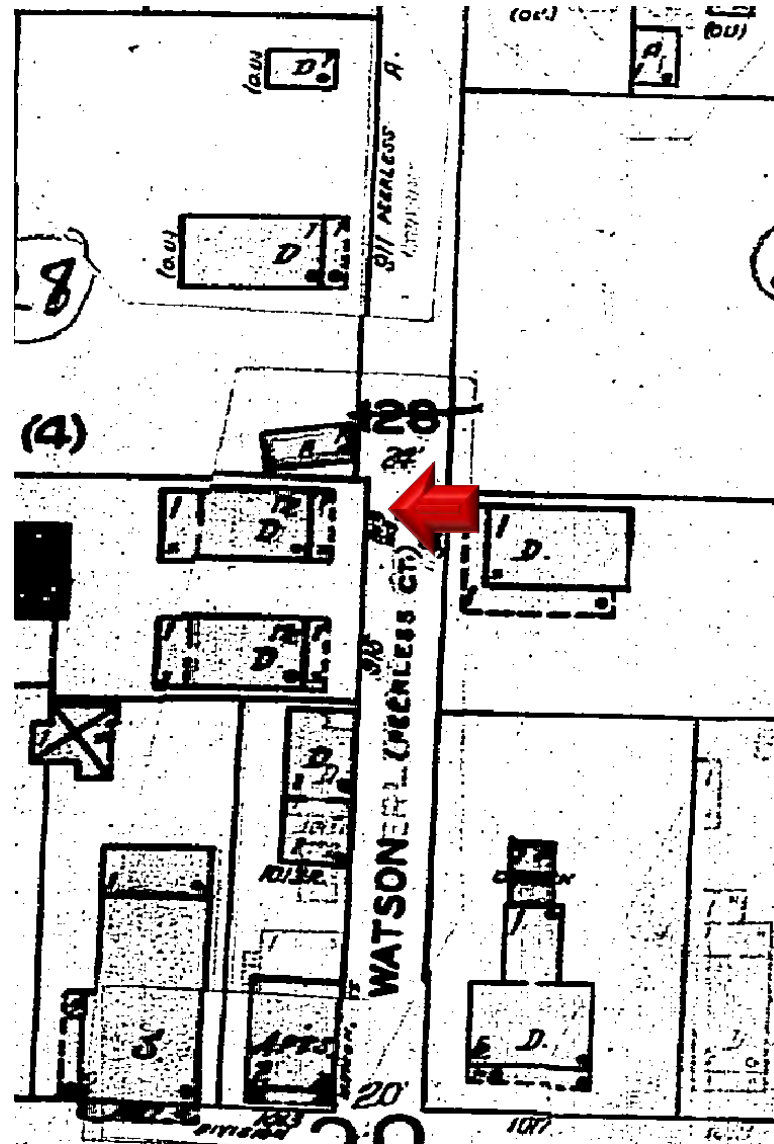
SANBORN MAPS



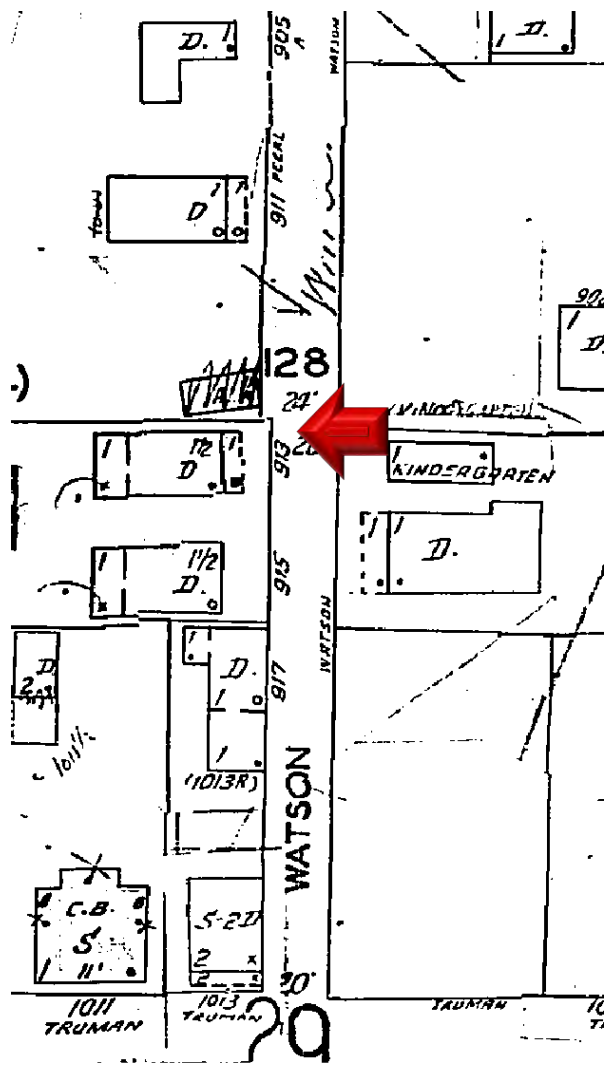
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



913 Watson Street circa 1965. Monroe Couty Library.



HISTORIC PHOTO FROM PROPERTY APPRAISER CIRCA 1965



913 WATSON STREET FRONT



VIEW FROM WATSON STREET
HISTORIC STRUCTURE AND CARPORT



SE CORNER

FRONT WALL OF HISTORIC STRUCTURE, FRONT PORCH ROOF, SOFFITS



FRONT PORCH ROOF (ALTERED)



FRONT PORCH FOUNDATION



SOUTH SIDE OF HISTORIC STRUCTURE



SW CORNER

BACK WALL AND SOUTH WALL OF HISTORIC STRUCTURE

NON-HISTORIC REAR PORCH ROOF CONNECTION



NON-HISTORIC REAR PORCH AND STEPS FOUNDATIONS



REAR

NON-HISTORIC COVERED PORCH

REAR WALL AND REAR GABLE OF HISTORIC STRUCTURE



REAR AND NORTH SIDE

CARPORT IN DISTANCE



REAR YARD LOOKING NORTH



REAR YARD LOOKING WEST



NW CORNER (REAR)

BACK WALL OF HOUSE / BACK PORCH (NOTE: NO FOUNDATIONS UNDER BACK WALL OF HOUSE)



HISTORIC STRUCTURE AND CARPORT



CARPORT



INTERIOR

SURVEY



VIZCAYA SURVEYING AND MAPPING Inc.

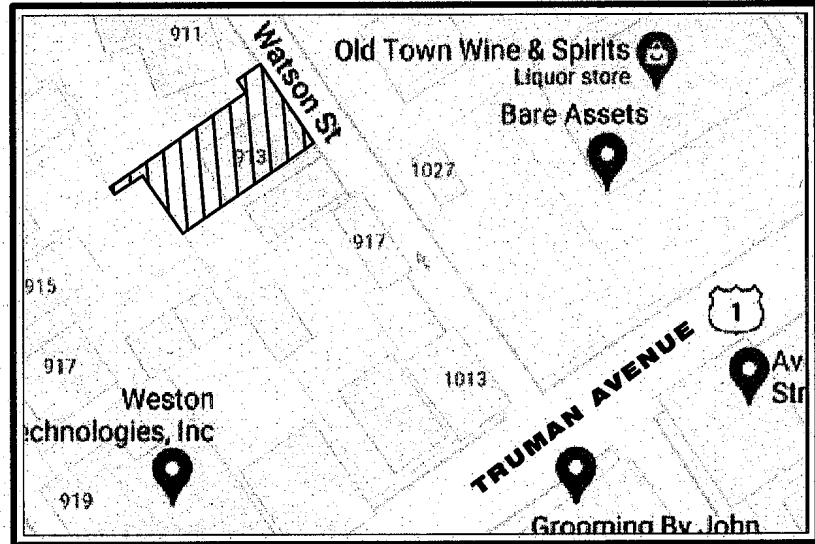
Phone/Fax: (305) 300-8926
E-mail: lopez.232@gmail.com

L.B. 8000

714 NW 20 AVE.
Miami, Florida 33125

LOCATION MAP

NOT TO SCALE



PROPERTY ADDRESS: 913 WATSON STREET,
KEY WEST, FLORIDA, 33040

FOLIO: 00020960-000000

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING ON THE ISLAND OF KEY WEST AND KNOWN ON WM. A. WHITEHEAD'S MAP OF SAID ISLAND, DELINEATED IN FEBRUARY A.D. 1829, AS A PART OF TRACT 6 BUT NOW BETTER KNOWN AS PART OF LOT 6 OF SQUARE 3 OF SAID TRACT 6, ACCORDING TO "JOHN LOWE'S SUBDIVISION" RECORDED IN DEED BOOK 1, PAGE 425 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS:
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 164.50 TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN BEING DESCRIBED. FROM SAID POINT OF BEGINNING CONTINUE SOUTHEASTERLY A DISTANCE OF 9.70 TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 390 ON PAGES 431-433 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 390, PAGES 431-433, AND SAID LINE EXTENDED SOUTHWESTERLY, A DISTANCE OF 93.0 TO A POINT; THENCE AT RIGHT ANGLES RUN NORTHWESTERLY, A DISTANCE OF 2.10 TO A WIRE FENCE; THENCE ALONG SAID WIRE FENCE, A DISTANCE 74.2 TO A POINT; THENCE NORTHWESTERLY ALONG SAID WIRE FENCE, A DISTANCE OF 6.90 TO A POINT; THENCE NORTHEASTERLY ALONG SAID WIRE FENCE, A DISTANCE OF 18.10 BACK TO THE POINT OF BEGINNING.

BLOCK CORNER

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7,500. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

FOR:

DATE OF FIELD WORK: JUNE 3, 2023

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

NOTES:

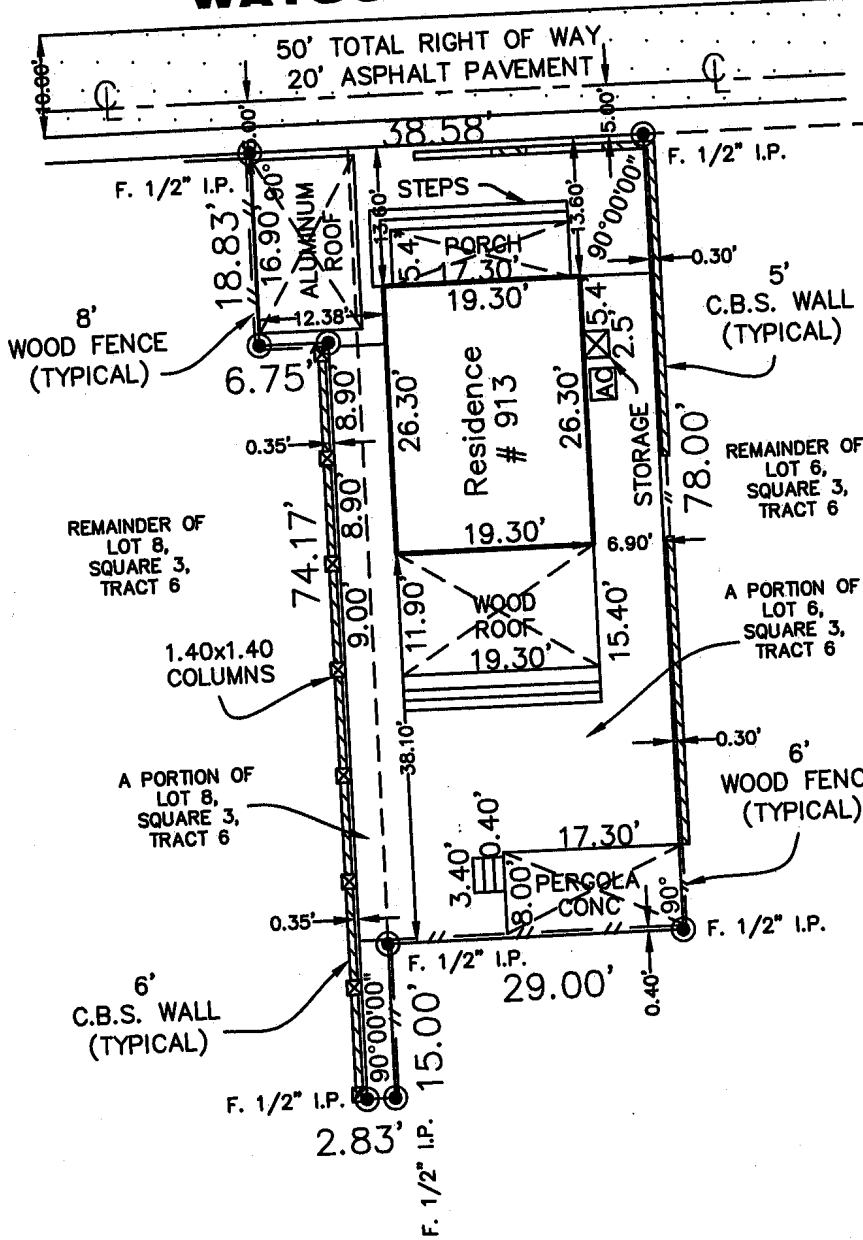
ARTURO R. TOIRAC P.S.M. 3102

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

-267 ELEV: 1.789'

WATSON STREET

BLOCK CORNER



TRUMAN AVENUE

LEGEND AND ABBREVIATIONS

- ⊙ = ELEVATION
 - ⊕ = WATER METER
 - ⊖ = POWER POLE
 - ⊗ = LIGHT POLE
 - ⊘ = FIRE HYDRANT
 - Ⓜ = MANHOLE
 - ⊞ = CATCH BASIN
 - ⊟ = SANITARY SEWER
 - ⊠ = WATER VALVE
 - ⊡ = TV BOX
 - ⊣ = FPL TRANS
 - ⊤ = CONC. POWER POLE
- MIL = MONUMENT LINE
 O.H. = OVERHEAD UTILITIES
 P.C.P. = PERMANENT CONTROL POINT
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RADIUS
 RES = RECORD
 R/W = RIGHT-OF-WAY
 TYP = TYPICAL
 U.E. = UTILITY EASEMENT
 W.F. = WOOD FENCE
 W.M. = WATER METER
 ⌀ = DIAMETER
 Ⓢ = CENTER LINE
- AS = ARC DISTANCE
 AC = AIR CONDITIONED UNIT
 B.C. = BLOCK CORNER
 C.B. = CATCH BASIN
 (C) = CALCULATED
 CL = CLEAR
 C.L.F. = CHAIN LINK FENCE
 CONC. = CONCRETE
 D.M.E. = DRAINAGE METER
 ENC. = ENCROACHMENT
 FD. = FOUND
 F.F. = FINISHED FLOOR ELEVATION
 L.F. = IRON FENCE
 L.F. ELEV. = LOWEST FLOOR ELEVATION
 (M) = MEASURED
- W.F. = UTILITY EASEMENT
 W.F. = WOOD FENCE
 W.M. = WATER METER
 ⌀ = DIAMETER
 Ⓢ = CENTER LINE

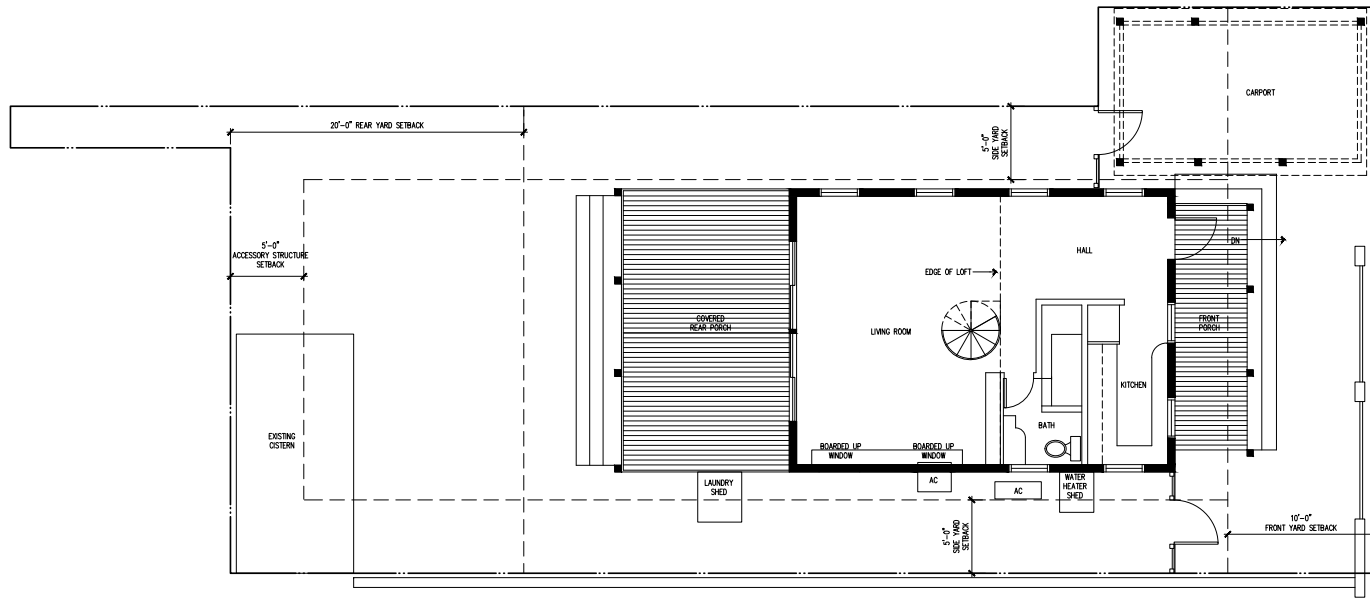
COMMUNITY NAME AND NUMBER:
 CITY OF KEY WEST : 120168
 COUNTY NAME: MONROE
 STATE: FLORIDA

PANEL NUMBER AND SUFFIX:
 12087 C 1516 - K
 FLOOD ZONE: X

FIRM PANEL EFFECTIVE:
 02 / 18 / 20

BASF

PROPOSED DESIGN



WATSON STREET

EXISTING SITE PLAN / FIRST FLOOR PLAN
 1/4"=1'-0"



Improvements to
913 Watson Street
 Key West, Florida 33040

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

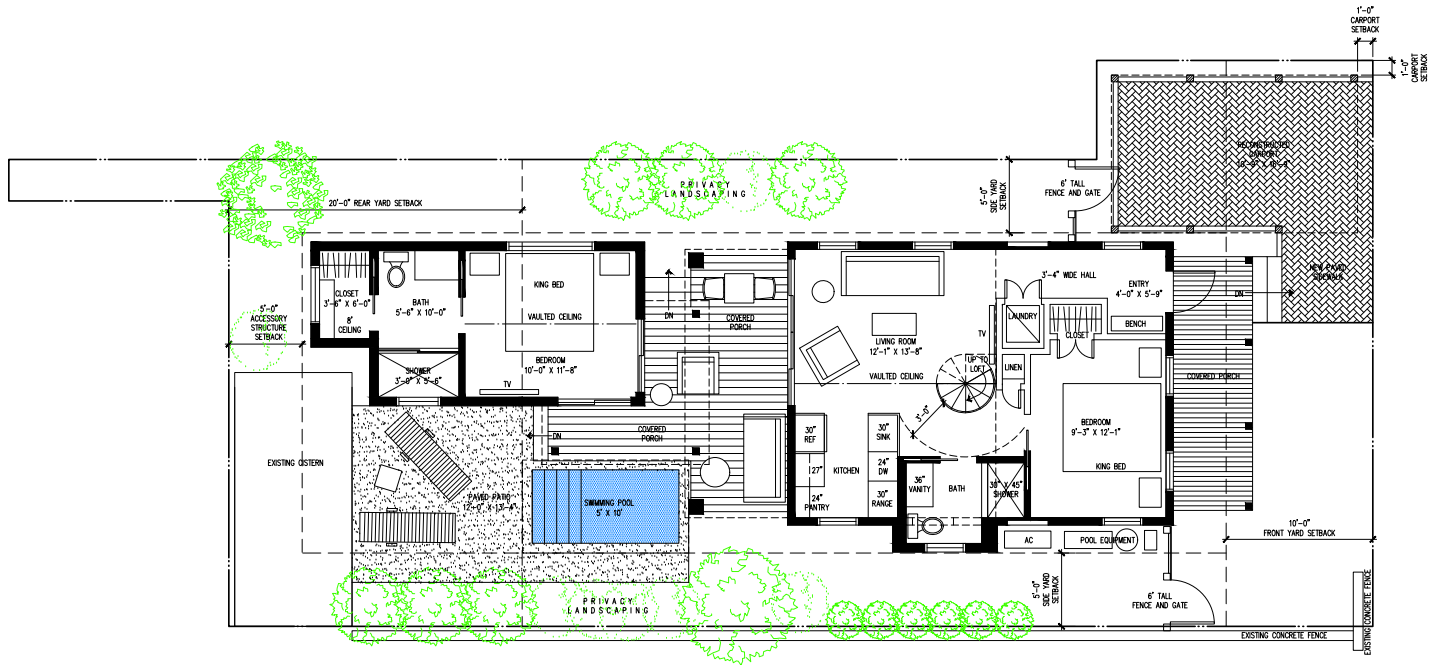


Date 12.26.23

Project #

A-1

SITE DATA CALCULATIONS			
2,652 SF LOT ZONING DISTRICT HHDR	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	1,326 SF (50%) MAX.	1,060 SF (40%) MAX.	1,218 SF (45.9%)
IMPERVIOUS SURFACE	1,591 SF (60%) MAX.	331 SF (12.5%) MAX.	676 SF (25.5%)
OPEN SPACE	928 SF (35%) MIN.	1,401 SF (52.8%) MAX.	978 SF (36.9%)
FRONT YARD SETBACK	10'	8' ±	UNCHANGED
SIDE YARD SETBACK	5'	5'-10" / 4'-7"	5'-0" / 4'-7"
REAR YARD SETBACK	20'	26' ±	31' ±
REAR YARD COVERAGE	679 SF REAR YARD X 30% MAX. COVERAGE = 204 SF		145 SF (21.4%)
BUILDING HEIGHT	30'	19'-3" ±	UNCHANGED



PROPOSED SITE PLAN / FIRST FLOOR PLAN
1/4"=1'-0"



WATSON STREET

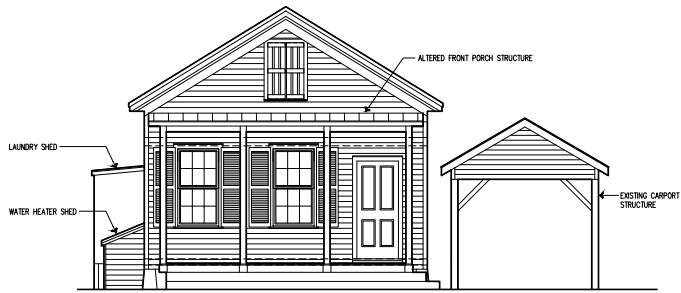
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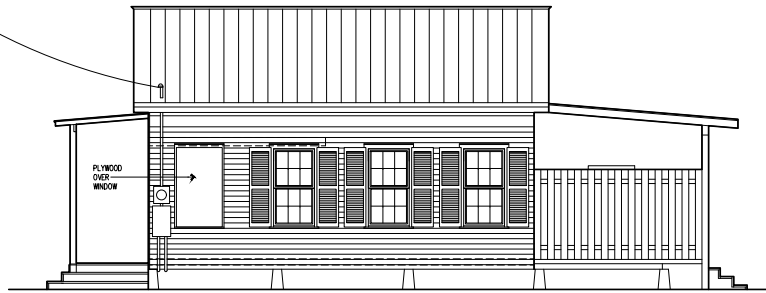


Date 12.26.23
Project #

A-2



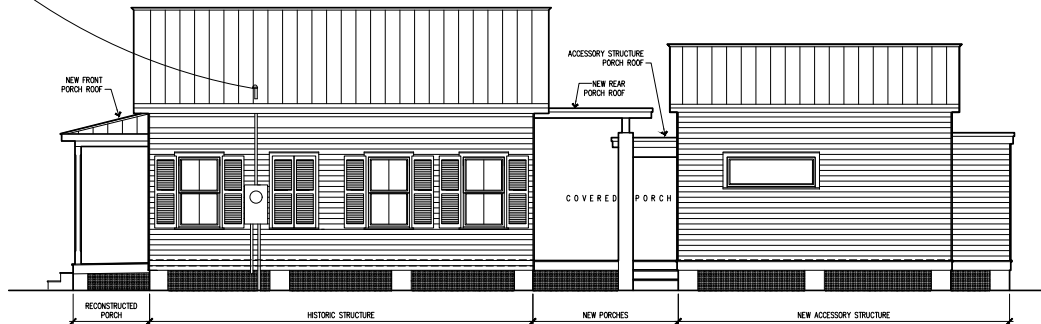
EXISTING FRONT ELEVATION
1/4"=1'-0"



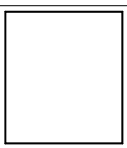
EXISTING NORTH SIDE ELEVATION
1/4"=1'-0"



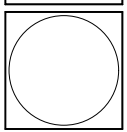
PROPOSED FRONT ELEVATION
1/4"=1'-0"



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



Improvements to
913 Watson Street
Key West, Florida 33040

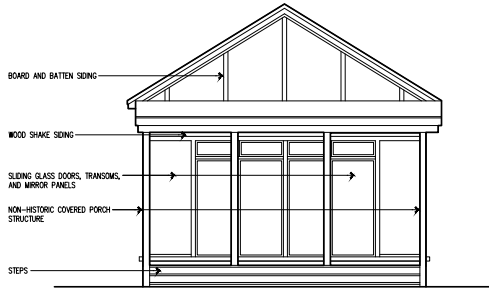


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3801 Flagler Ave.
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305.923.9670
Matthew@MStrattonArchitecture.com



Date 12.26.23
Project #

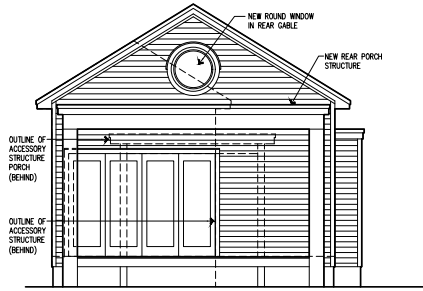
A-3



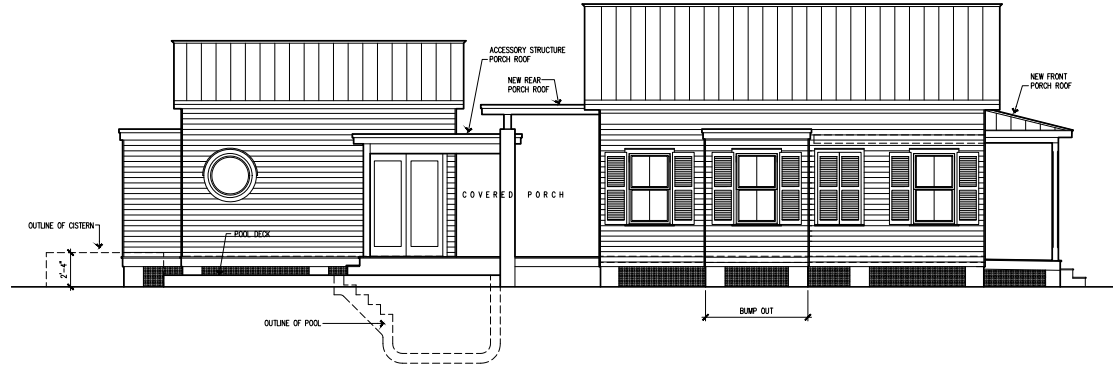
EXISTING REAR ELEVATION
1/4"=1'-0"



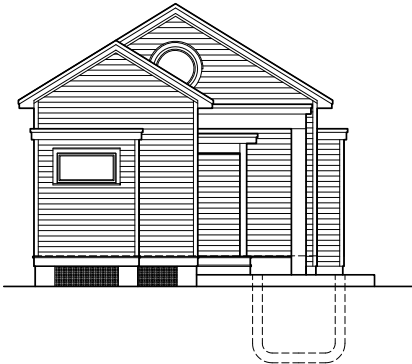
EXISTING SOUTH SIDE ELEVATION
1/4"=1'-0"



PROPOSED REAR ELEVATION
WITHOUT ACCESSORY STRUCTURE
1/4"=1'-0"



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



PROPOSED REAR ELEVATION
INCLUDING ACCESSORY STRUCTURE
1/4"=1'-0"

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Key West, Florida 33040

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Matthew@MStrattonArchitecture.com



Date 12.26.23

Project #

A-4

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., January 23, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE. NEW SIDE ADDITION AND REAR COVERED PORCH. NEW GLASS WINDOW AND DOORS AT REAR. NEW ACCESSORY STRUCTURE, POOL, DECK, AND FENCING. PARTIAL DEMOLITION OF SOUTH WALL.

#913 WATSON STREET

Applicant – Matthew Stratton, Architect

Application #H2024-0001

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:
18th 913 WATSON ST. KEY WEST FL on the 18th day of JANUARY, 2024.

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 JANUARY 23, 2024.

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: Matthew Stratton
Date: 1/18/24
Address: 3801 FLAGLER AVE
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this _____ day of _____, 20____.

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

NOTARY PUBLIC

Sign Name: _____
Print Name: _____

Notary Public - State of Florida (seal)
My Commission Expires: _____



Public
Meeting
Notice

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 00020960-000000
 Account# 1021709
 Property ID 1021709
 Millage Group 10KW
 Location Address 913 WATSON St, KEY WEST
 Legal Description KW PT LOTS 6 & 8 SQR 3 TR 6 OR237-48/49 OR497-947 OR538-131 OR780-1315-1316 OR784-104 OR3234-1083
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[WHITMORE BELINDA C LIVING TRUST 08/17/2016](#)
 129 Keyes Rd
 Sunapee NH 03782

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$85,768	\$88,131	\$75,317	\$76,363
+ Market Misc Value	\$372	\$372	\$372	\$372
+ Market Land Value	\$1,014,390	\$649,210	\$425,368	\$386,821
= Just Market Value	\$1,100,530	\$737,713	\$501,057	\$463,556
= Total Assessed Value	\$136,556	\$132,579	\$128,718	\$126,941
- School Exempt Value	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)
= School Taxable Value	\$106,556	\$102,579	\$98,718	\$96,941

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$649,210	\$88,131	\$372	\$737,713	\$132,579	\$30,000	\$102,579	\$500,000
2021	\$425,368	\$75,317	\$372	\$501,057	\$128,718	\$30,000	\$98,718	\$372,339
2020	\$386,821	\$76,363	\$372	\$463,556	\$126,941	\$30,000	\$96,941	\$336,615
2019	\$365,180	\$73,225	\$372	\$438,777	\$124,087	\$30,000	\$94,087	\$314,690
2018	\$335,425	\$75,317	\$372	\$411,114	\$121,774	\$30,000	\$91,774	\$289,340

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,652.00	Square Foot	0	0

Buildings

Building ID	1593	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2000
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1210	Roof Type	GABLE/HIP
Finished Sq Ft	494	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR NON-DC with 0% NONE
Perimeter	90	Bedrooms	1

Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	31	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	228	0	0
FLA	FLOOR LIV AREA	494	494	0
OPF	OP PRCH FIN LL	318	0	0
DCU	U DET CARPORT	170	0	0
TOTAL		1,210	494	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1990	1991	9 x 15	1	135 SF	2
FENCES	1990	1991	7 x 5	1	35 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/14/2023	\$902,000		2425145	3234	1083	19 - Unqualified	Improved		
1/1/1979	\$45,000	Conversion Code		784	104	Q - Qualified	Improved		

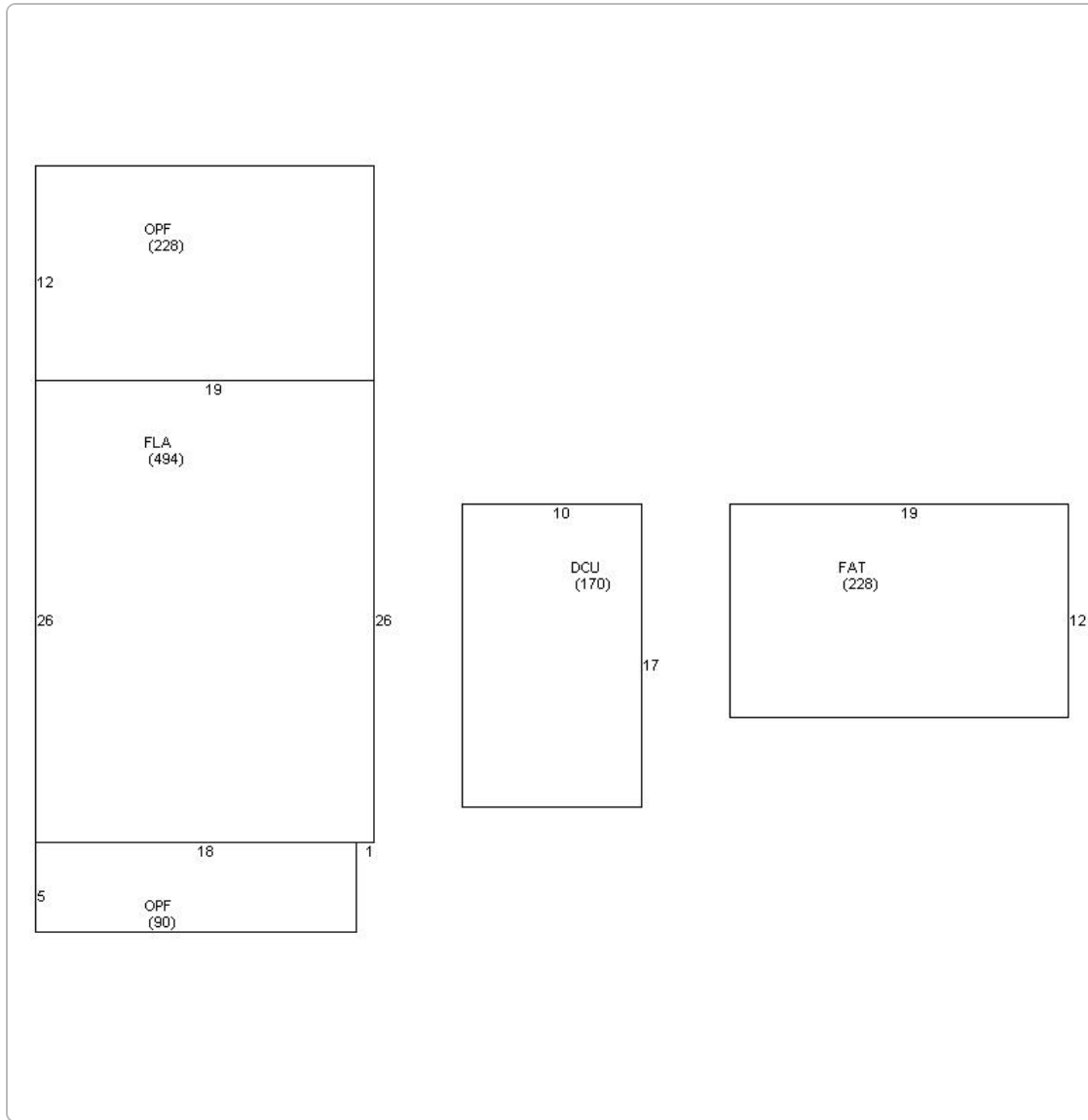
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-1134	4/8/2016	4/19/2016	\$2,400	Residential	INSTALL NEW 12000 SINGLE DUCTLESS AC

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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Contact Us

