

# Historic Architectural Review Commission

## Staff Report Item 16a

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**Meeting Date:** February 24, 2014

**Applicant:** Meridian Engineering

**Application Number:** H14-01-0235

**Address:** 1121 Watson Street, #2

**Description of Work:** New half-story addition over existing house, enclose existing porch and add new front porch.

**Building Facts:** The house located 1121 Watson Street, #2 is not listed as a contributing resource. The one-story frame vernacular house was built ca. 1958. A ca. 1965 photo shows the house in its current configuration.

**Guidelines Cited in Review:**

Roofing (page 26), specifically guideline 3.

Windows (pages 29-30), guidelines 4, 6 & 8.

Entrances, porches and doors (pages 29-33), guidelines 2 & 8 of page 33.

Additions, alterations and new construction (pages 36-38), specifically guidelines of page 38.

### Staff Analysis

The Certificate of Appropriateness proposes the renovation of and addition to a non-contributing house. A second-floor addition will be added to accommodate a bedroom. The existing front porch will be enclosed and then replaced by a new porch of similar dimensions and design. Tempered impact windows should be used on the new addition and the existing left-side window where it conflicts with the new interior staircase.

### Consistency with Guidelines

It is staff's opinion that the proposed changes will not have an adverse effect on the historic fabric of the neighborhood. The proposed design complies with all guidelines cited in this report.

# **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*

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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]  
Drawer: 1  
Receipt no: 17037

Year: 2014  
Number: 1000235  
Amount: \$100.00  
1121 WATSON ST.  
KEY WEST, FL 33040  
PT  
\* BUILDING PERMITS-NEW  
Fee Due: \$  
Tender detail  
VN VISA/MASTERC  
Total tendered  
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:

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HARC Comments:

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

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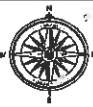
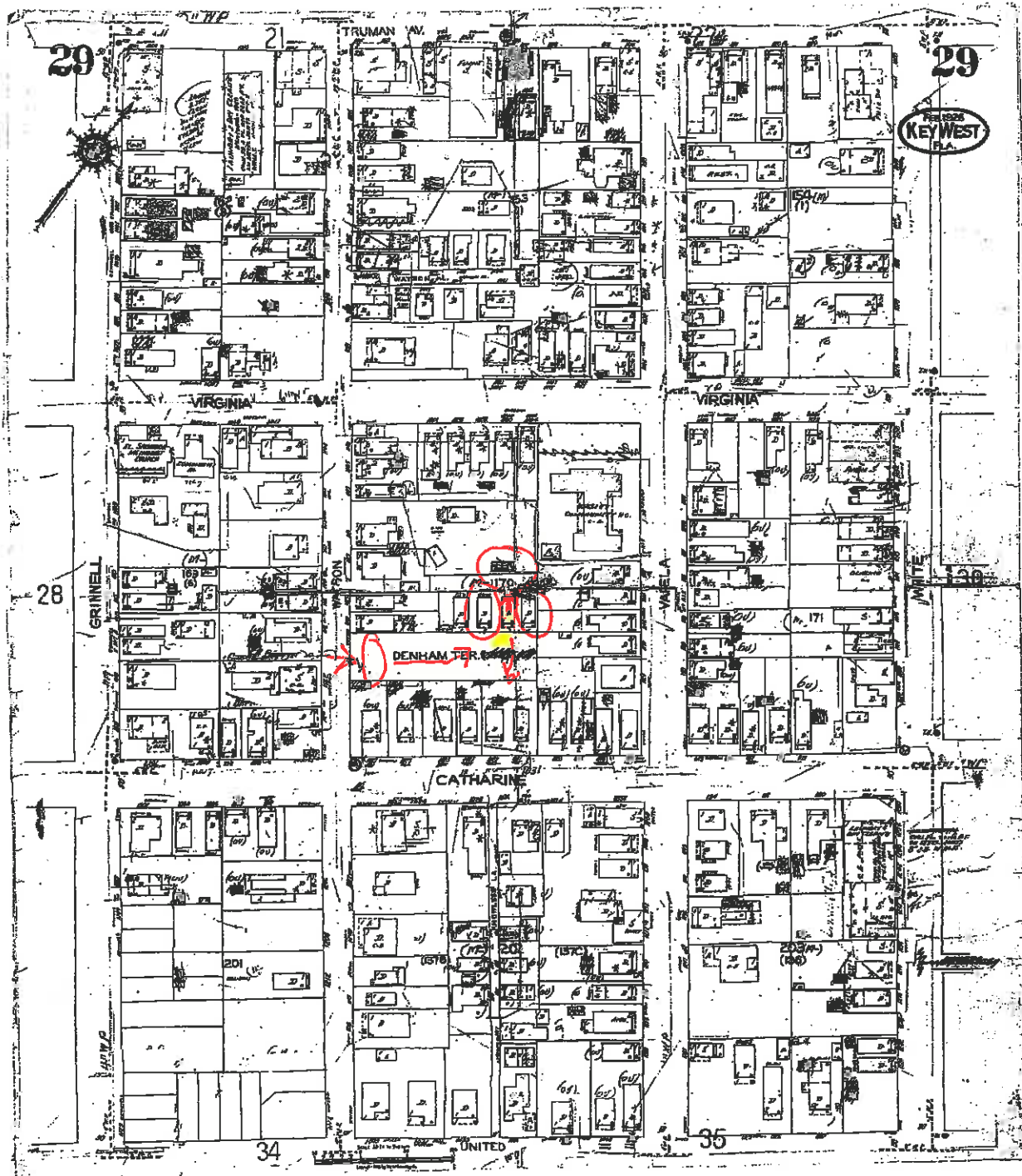
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Date: \_\_\_\_\_

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

Copyright © 1962 The Sanborn Library, LLC  
 Year  
 NFS  
 Product with Accuracy

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be produced without prior written permission from The Sanborn Library, LLC.

= 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**





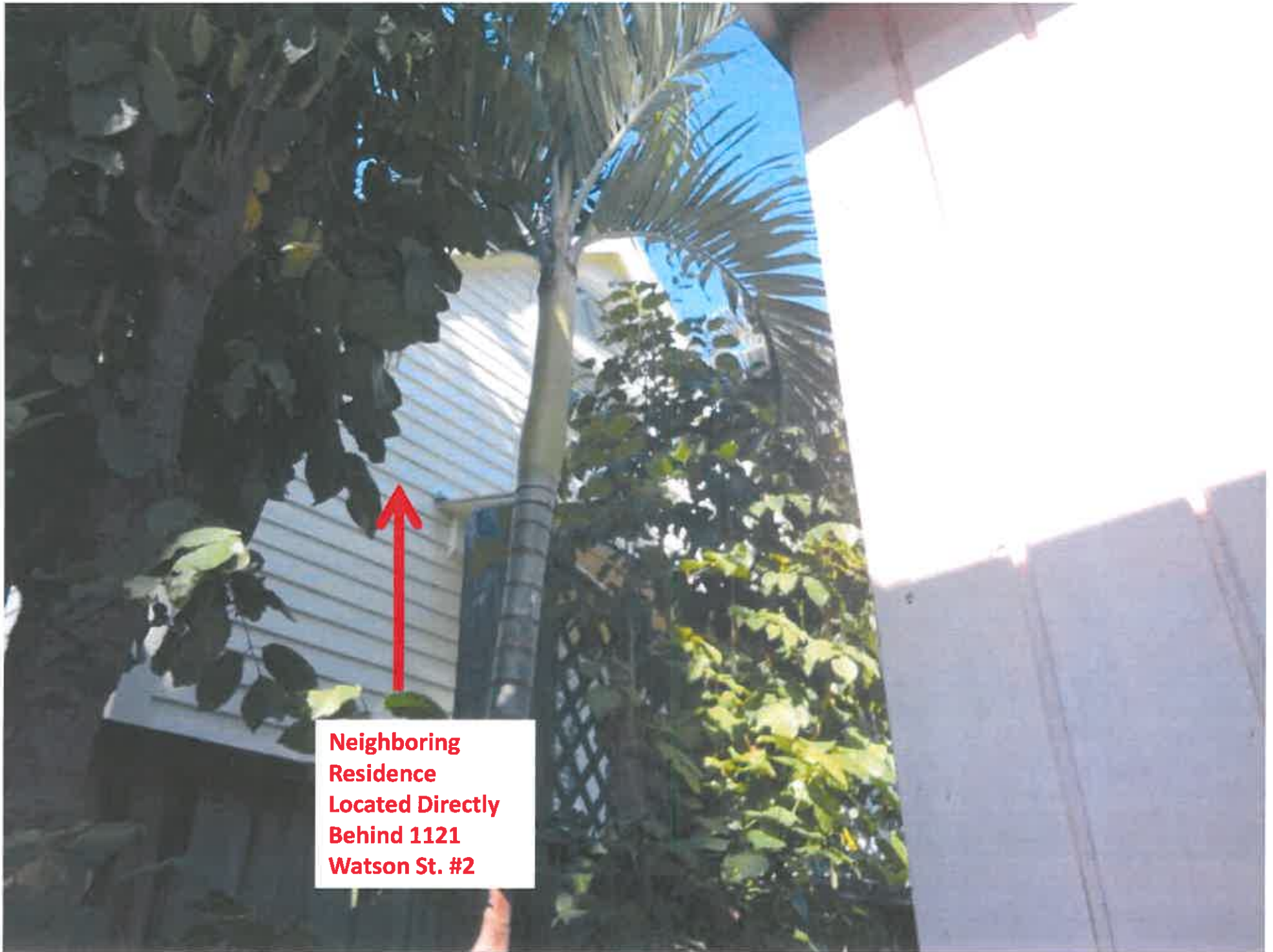
**Neighboring  
Residence  
Located Directly  
Behind 1121  
Watson St. #2**

**1121 Watson St. #2**





**Neighboring  
Residence  
Photographed  
from Back of 1121  
Watson St. #2**



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

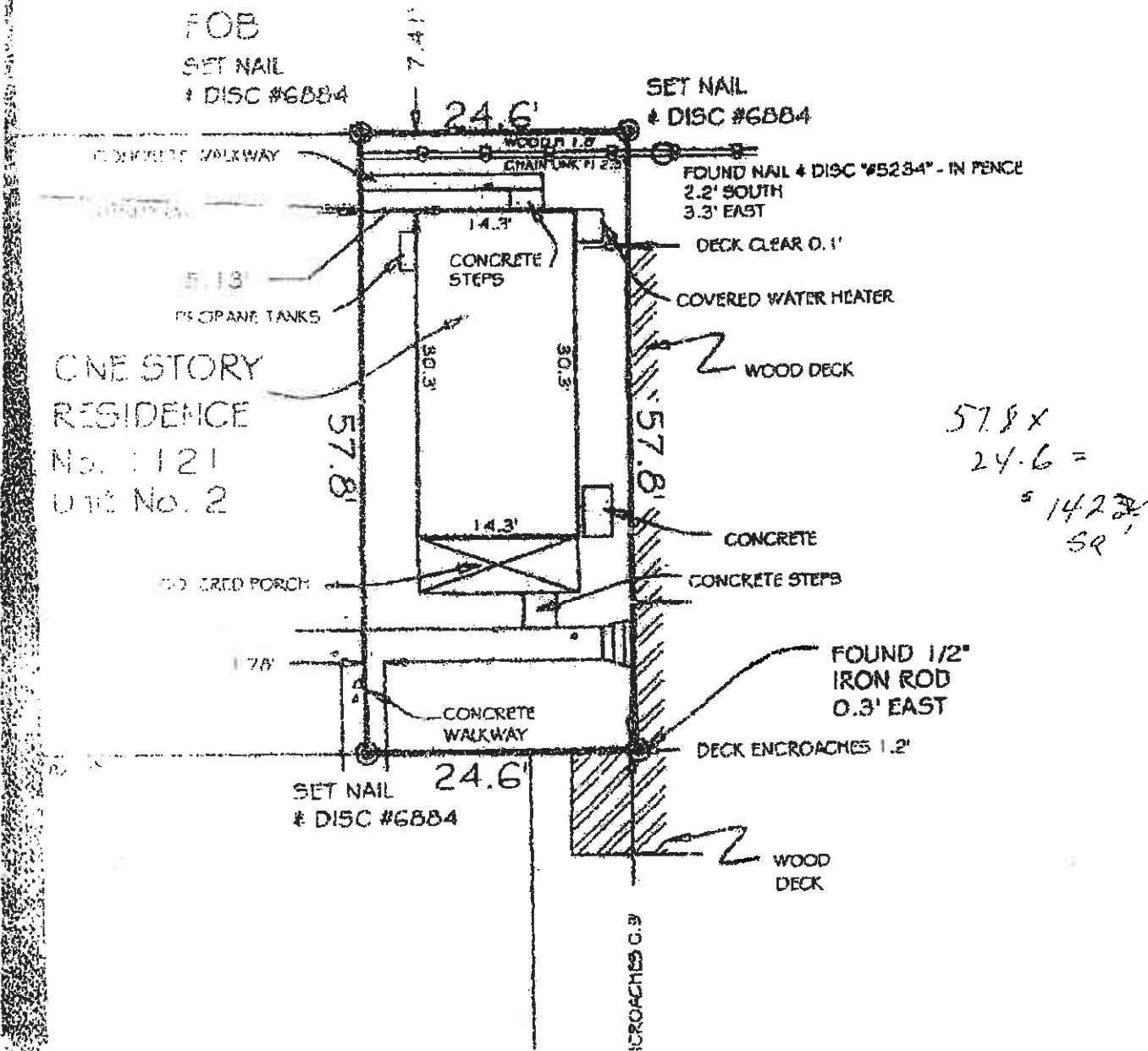
# Survey



Kon-

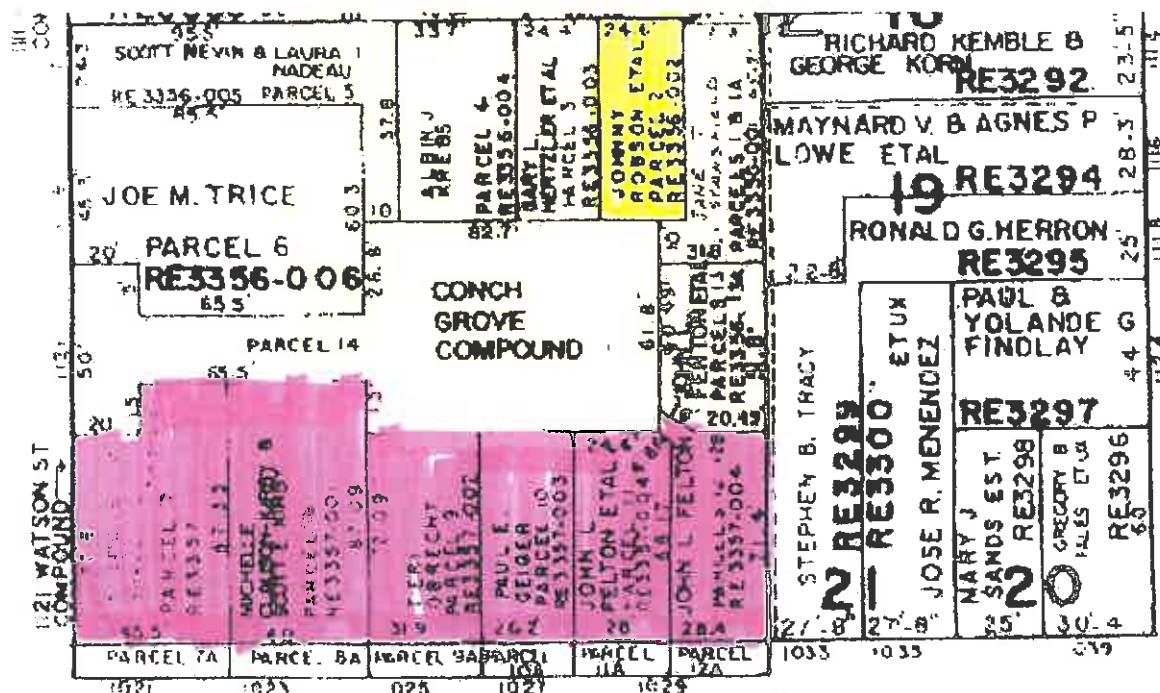
the Point of Beginning of the parcel of land being described  
Northeasterly and perpendicular to the said Watson Street  
thence run Southeasterly and parallel with said Watson Street  
thence run Southwesterly and perpendicular to the said Watson Street  
24.6 feet; thence run Northwesterly and parallel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

Together with an undivided interest into the common area.



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

Continuing St



1 2 3 4 5 6

← Catherine St. →



= Site of proposed renovation



= Adjacent Conch Compound properties  
with addresses on Catherine St.

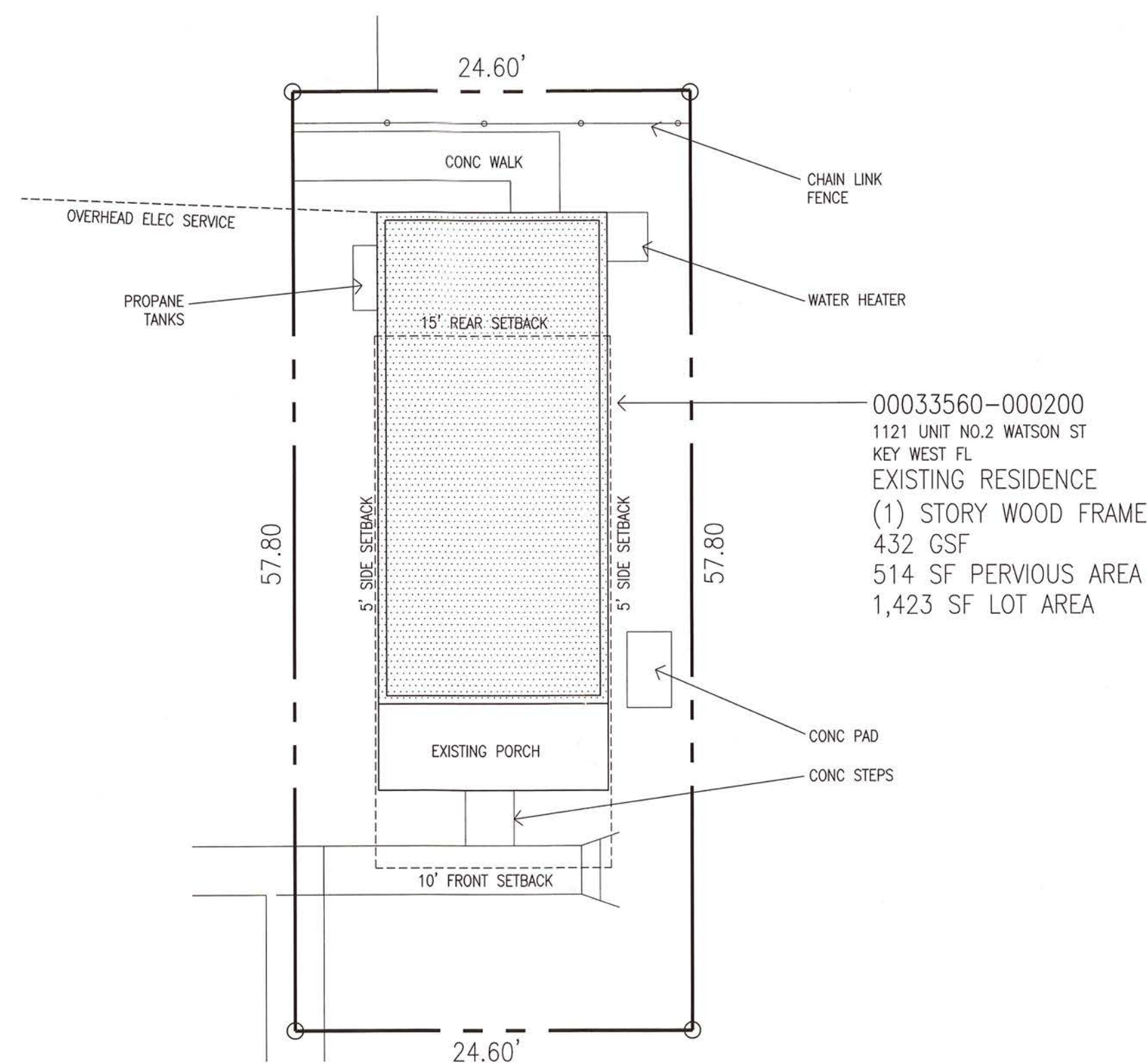
See photo number listed on this survey to  
correspond with front elevation photos (following sheet)

# **Proposed Plans**

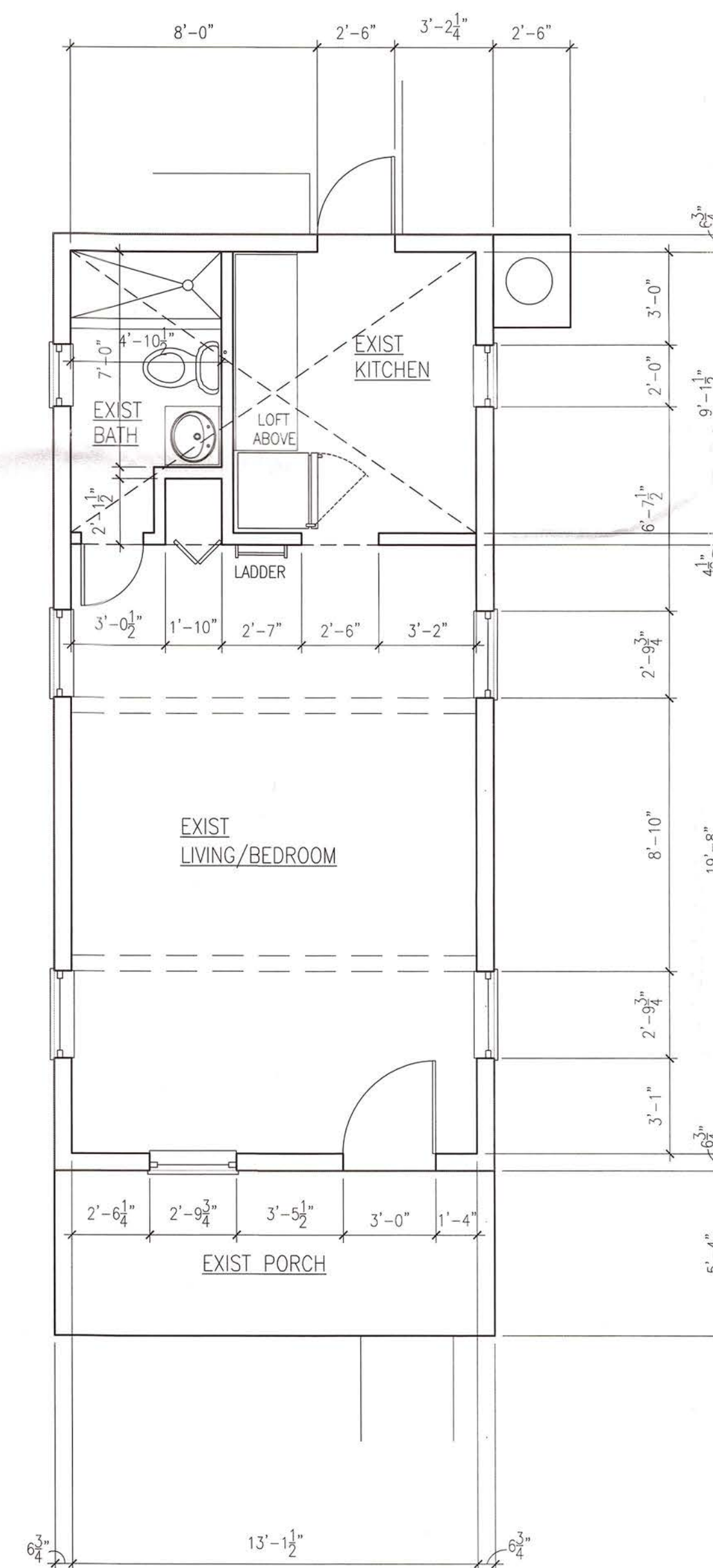




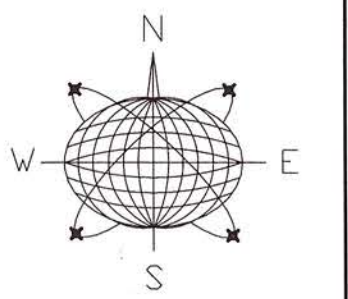
3 EXISTING ELEVATIONS  
A-1 SCALE: 1/4"= 1'-0"



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  
Project No: 11-0102  
HTA AutoCad File No.

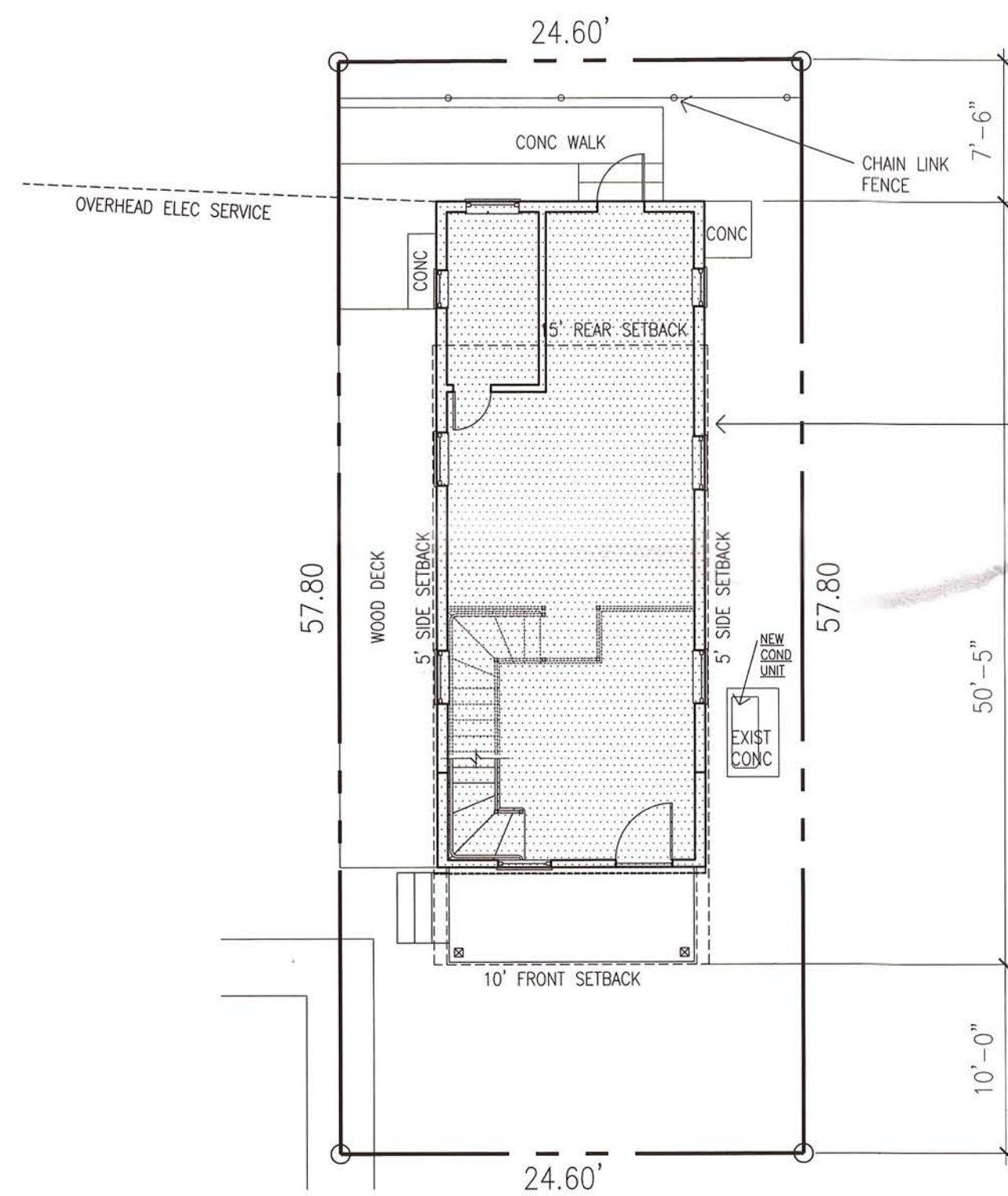
Checked By: RJM  
Scale: AS NOTED

Revisions:

Title:  
EXISTING  
FLOOR PLANS

Sheet Number:  
A-1  
Date: 02.02.2014





1  
A-2  
PROPOSED SITE PLAN  
SCALE: 1/8"= 1'-0"

00033560-000200  
1121 UNIT NO.2 WATSON ST  
KEY WEST FL

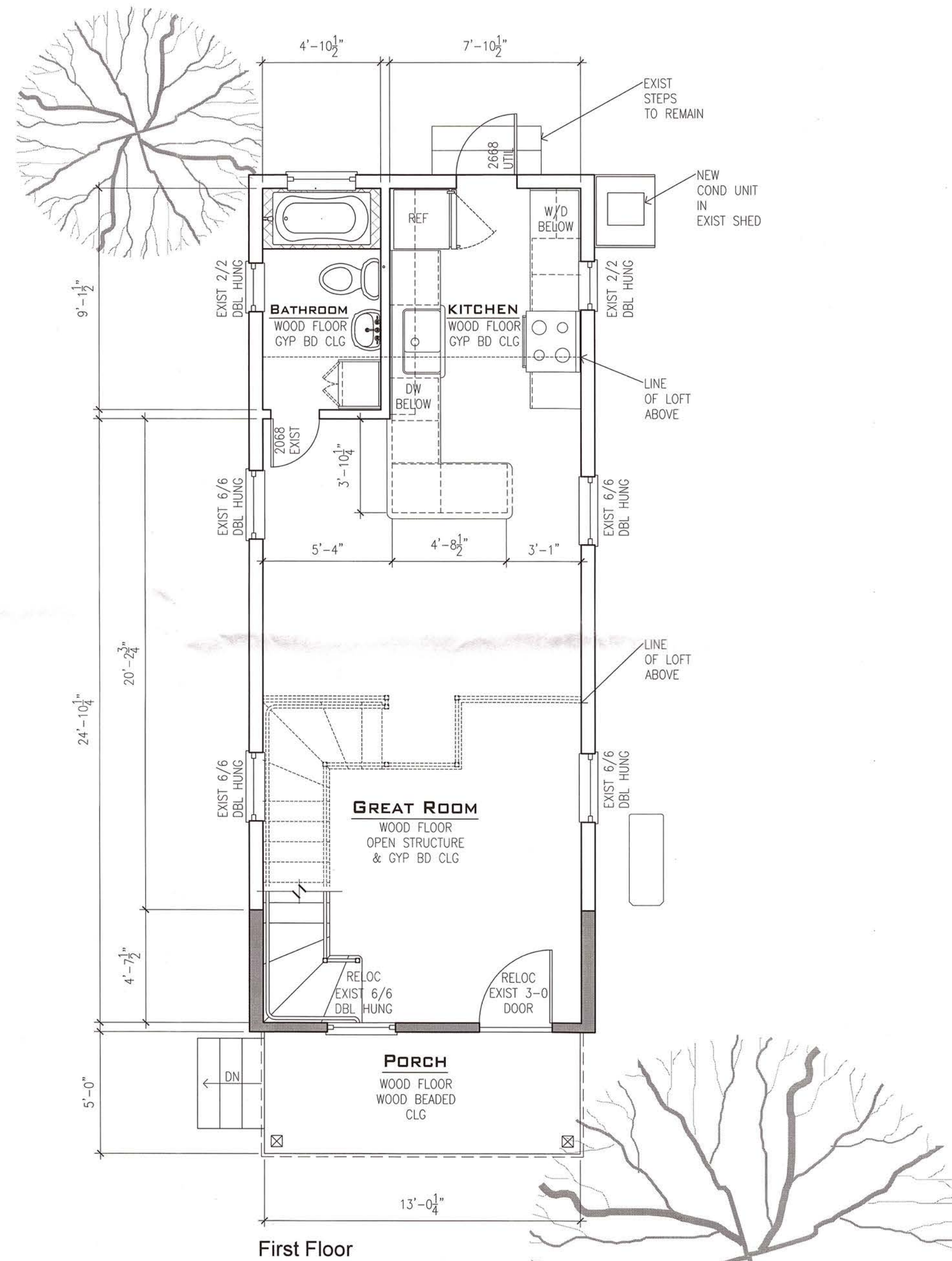
EXISTING RESIDENCE  
(1) STORY WOOD FRAME  
FIRST FL = 432 GSF  
LOFT FL = 142 GSF  
TOTAL = 574 GSF

PROPOSED  
FIRST FL = 503 GSF  
LOFT FL = 212 GSF  
TOTAL = 715 GSF

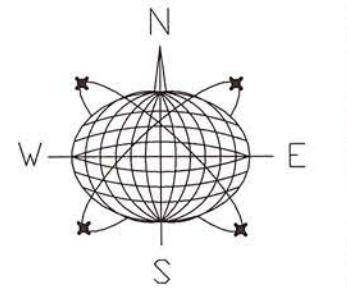
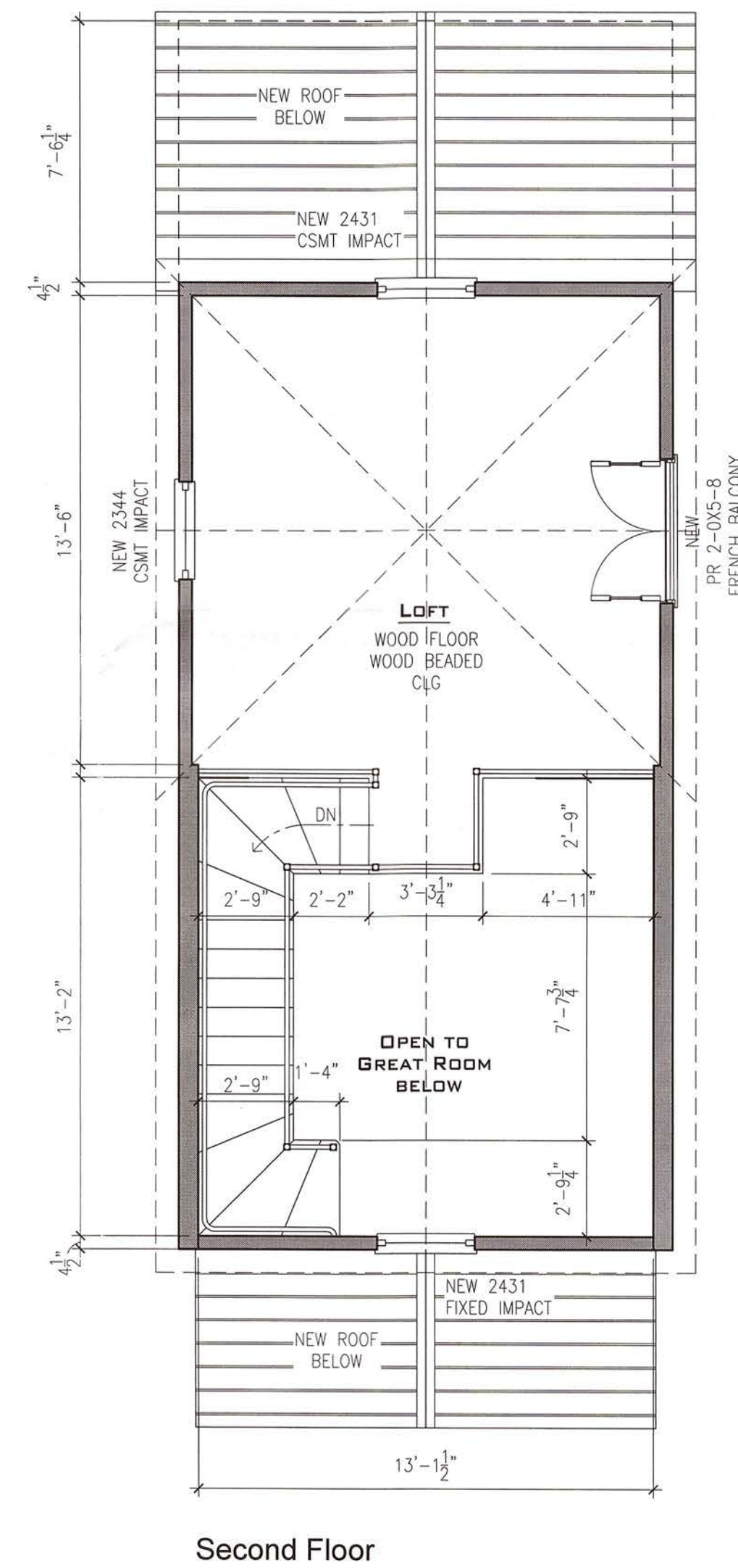
EXIST = 514 SF  
PROPOSED = 663 SF  
LOT AREA = 1,423 SF

## NOTES

- 1.
- 2.
- 3.



2  
A-2  
PROPOSED FLOOR PLAN  
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:  
PROPOSED  
FLOOR PLANS

Sheet Number:  
A-2  
Date: 02.02.2014





# NOTES

- 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

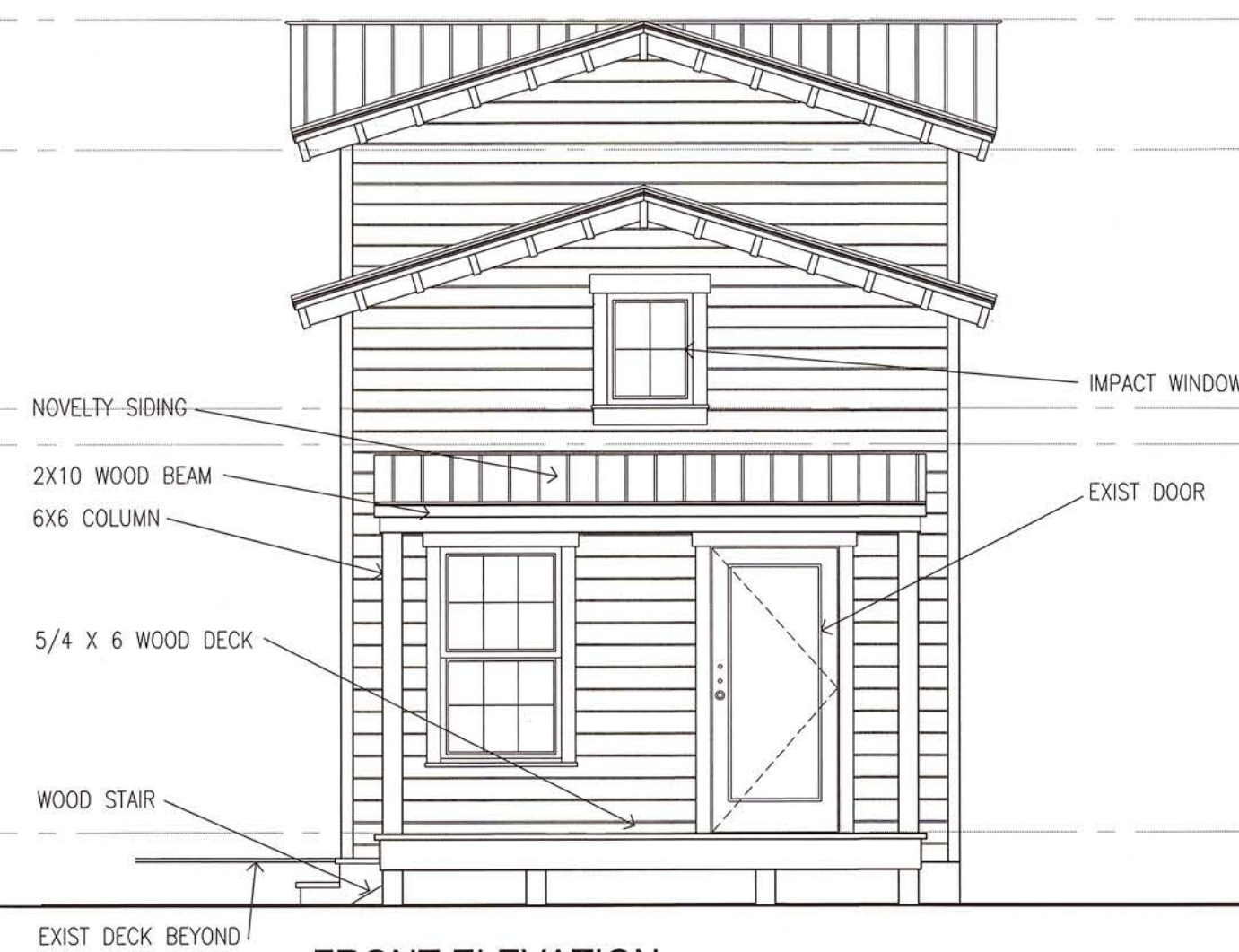
ALL NOTES ARE TYPICAL  
SEE FLOOR PLAN FOR  
WINDOW AND DOOR TYPES  
EXIST SHED  
EXIST WINDOW  
EXIST PIER FOUNDATION  
EXIST STEP  
APPROX GRADE

RIGHT SIDE ELEVATION

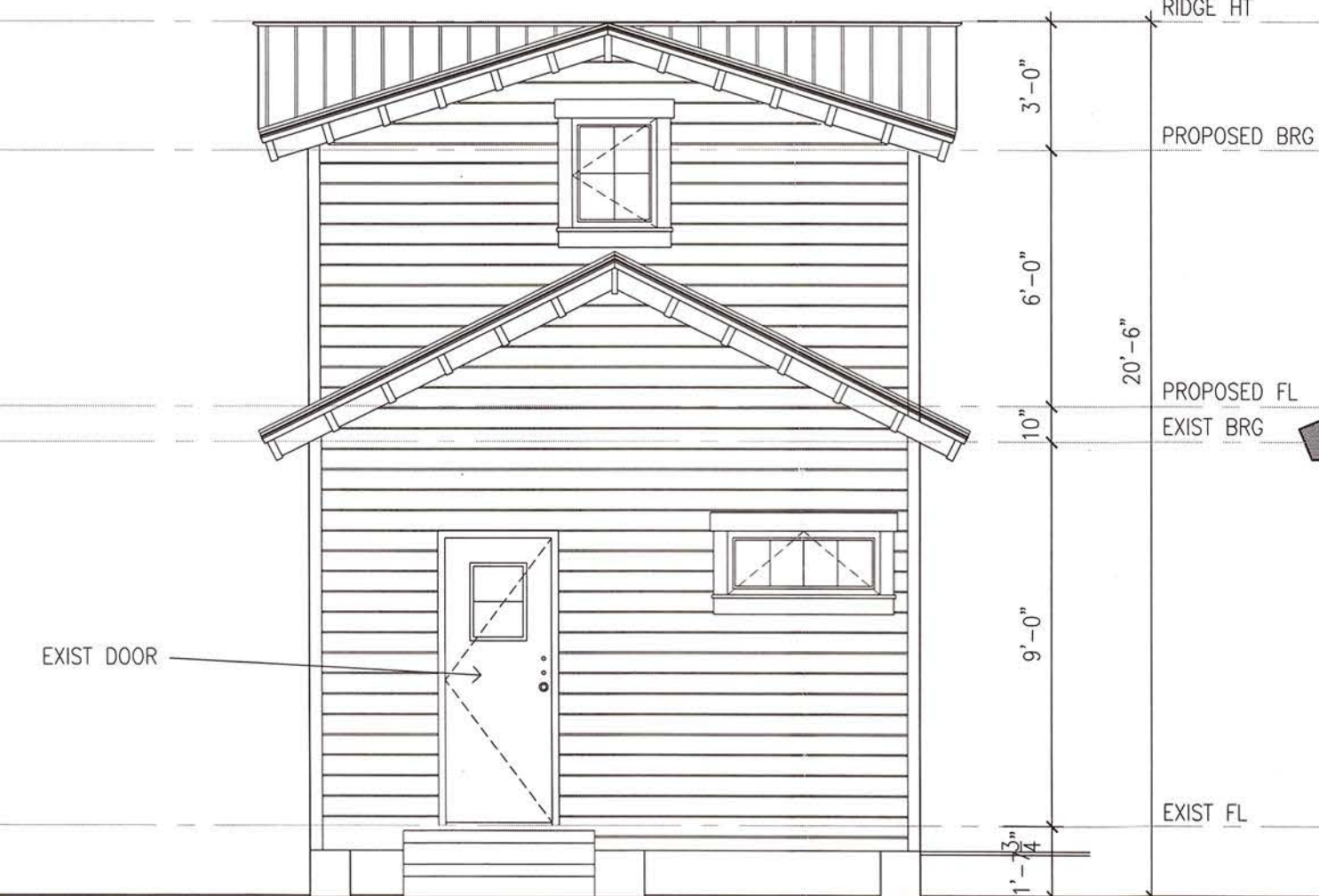


LEFT SIDE ELEVATION

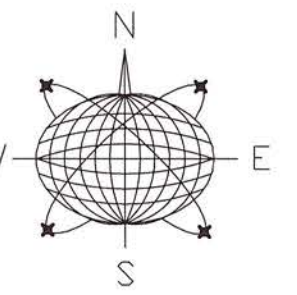
EXIST OPERABLE WOOD SHUTTER  
W/ 1" HINGES, ADD SURFACE BOLTS  
AND SHUTTER DOGS  
EXIST WOOD WINDOW  
LINE OF INT STAIR



FRONT ELEVATION



REAR ELEVATION



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-5263 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:  
PROPOSED  
FLOOR ELEVATIONS

Sheet Number:  
**A-3**  
Date: 02.02.2014



# **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](http://www.keywestcity.com).

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