



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 29, 2020

Applicant: Matthew Stratton

Application Number: H2020-0021

Address: 1121 Watson Street Unit 4

Description of Work:

New one-story rear addition, replacement of gable end louvered vent with fixed wood window.
New deck at rear.

Site Facts:

The building under review is in the middle of a block, in a residential complex known as the Conch Grove Compound and historically Denham Terrace. The building under review is listed as non-contributing. Portions of the structure is historic, but the west addition is not. In 2003 an awning was approved and installed on the northwest portion of the house. The front of the two-bay building faces a common area pool.

Guidelines Cited on Review:

- Additions and Alterations (pages 37a-k), specifically guidelines 1, 11,12, 13, 14, 22, and 26.
- New Construction (pages 38a-q), specifically guidelines 1, 2, 12, 18, 22, and 23.

Staff Analysis:

The Certificate of Appropriateness under review is for the enclosure and new permanent roof to be built at the northwest corner of the house. Currently the area has a wood deck covered with a canvas awning. The proposed enclosure will have a gable roof covered with metal v-crimp panels and the exterior walls will be finished with horizontal lap hardie board. Three impact resistant windows are proposed on the west side elevation and sliders will be placed at the rear elevation.

The plan also includes the replacement of the front gable roof vent with a fixed wood window with impact glass. A new 102 square feet deck is proposed at the rear of the house

Consistency with Cited Guidelines:

It is staff's opinion that the proposed addition is consistent with cited guidelines. The proposed roof form, materials and scale of the new addition are harmonious to the existing structure and surrounding urban context. No demolitions are required for this application, only the removal of the existing canvas awning.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	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:

1121 WATSON STREET #4	PHONE NUMBER	(302) 521-2154
MARY & MICHAEL CUDDYRE	EMAIL	MIKE@CUDDYRE.COM
1121 WATSON STREET #4	PHONE NUMBER	(305) 923-9670
KEY WEST, FL 33040	EMAIL	MSTRATTONARCHITECT@GMAIL.COM
MATTHEW STRATTON	DATE	6/29/2020
3801 FLAGLER AVE.		
KEY WEST, FL 33040		

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: REPLACE 9'x12' REAR DECK AND CANVAS AWNING WITH ENCLOSED ADDITION — SAME FOOTPRINT WITH GABLE ROOF. ADD 102 SF WOOD DECK AT REAR. VAULT CEILING AT FRONT BEDROOM AND REPLACE WOOD LOUVERED VENT WITH FIXED WOOD WINDOW. ADD STORAGE LOFT WITH NEW INTERIOR MAIN BUILDING: ATTIC ACCESS. FIX SHUT AND WATERPROOF EXISTING LOUVERED ATTIC ACCESS DOOR IN REAR GABLE.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

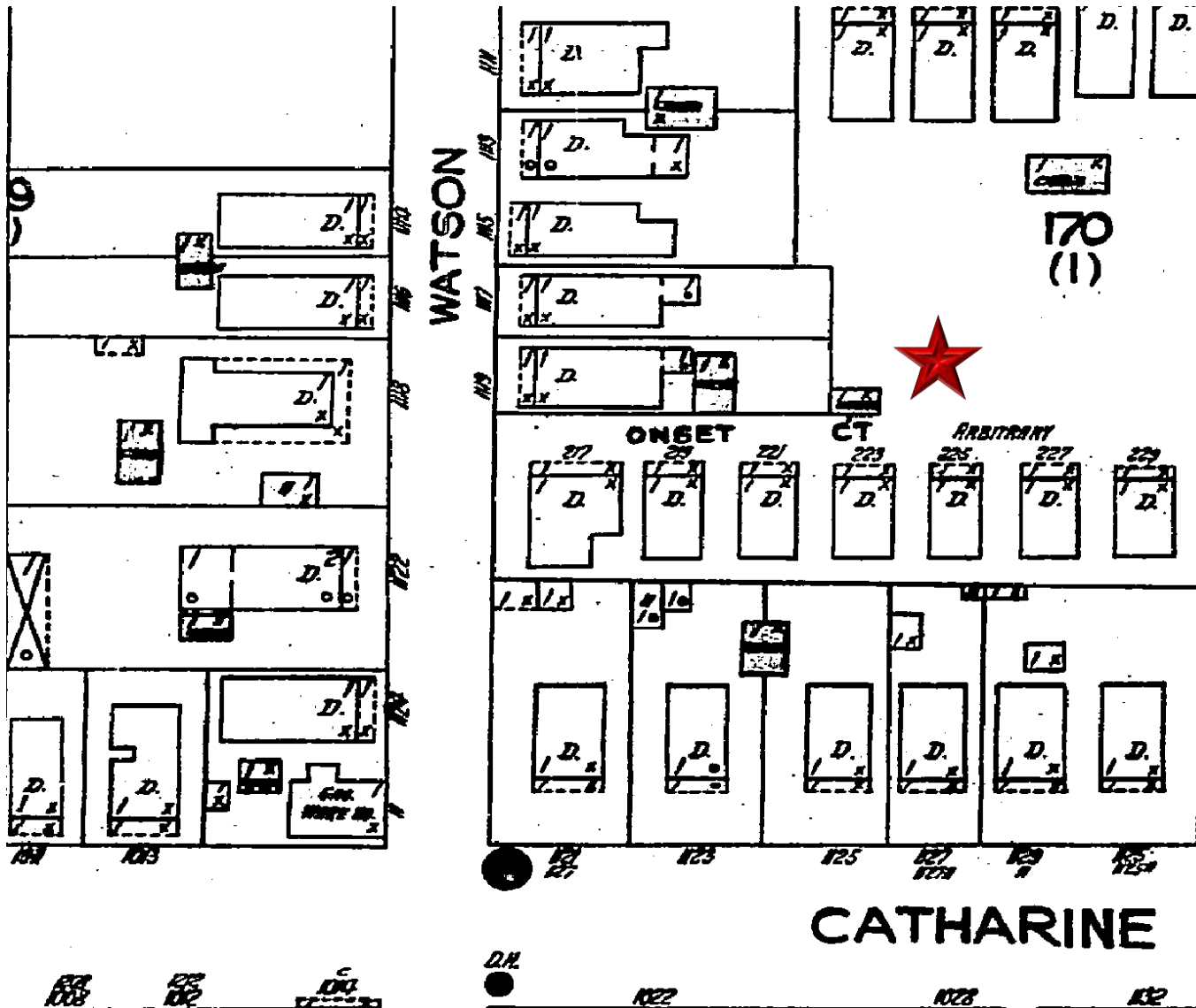
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS: 102 SF WOOD DECK AT REAR	PAINTING: NEW ADDITION PAINTED WHITE TO MATCH EXISTING
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

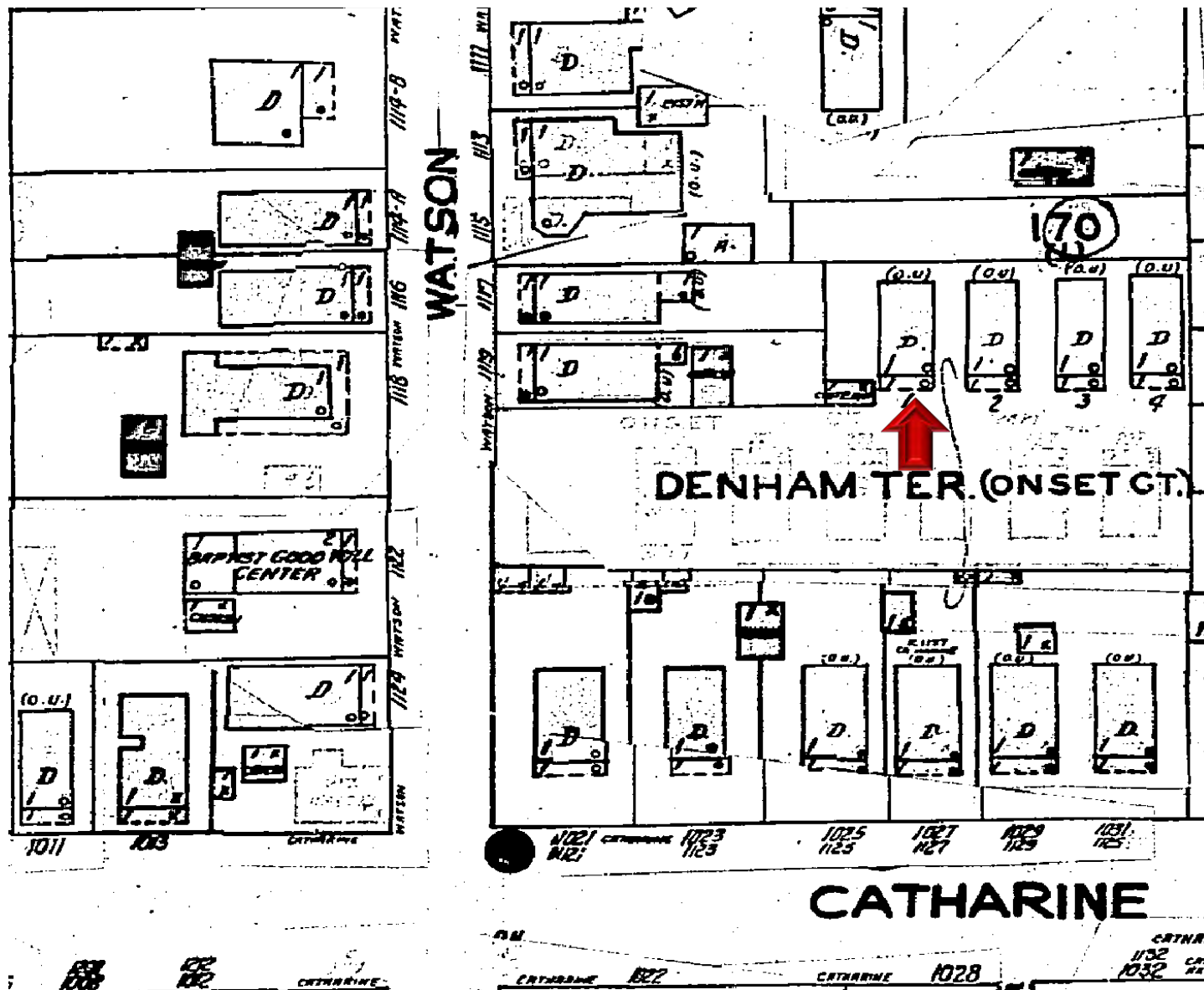
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE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

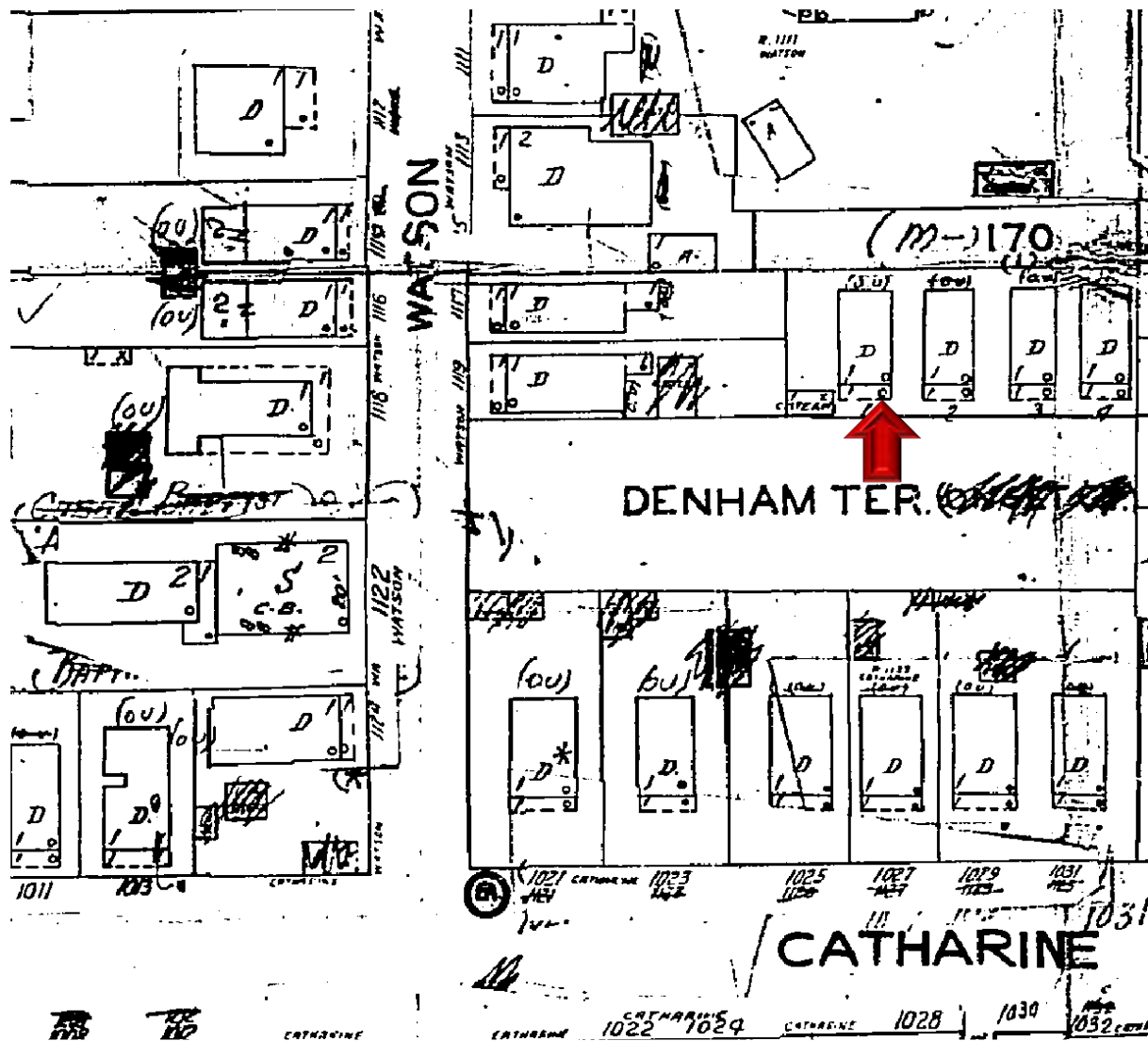
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



**1121 Watson Street Unit 4. Historically Denham Terrace or Onset Court, circa 1965.
Monroe County Library.**

1121 Watson Street #4 – Conch Grove Compound







SURVEY

Point of Commencing
Truman Ave. (Division St.)

Boundary Survey Map of Part of Tract 13, on the Island of Key West

Watson Street (30' R/W)

600.00' (m/r)

69.6' (r)

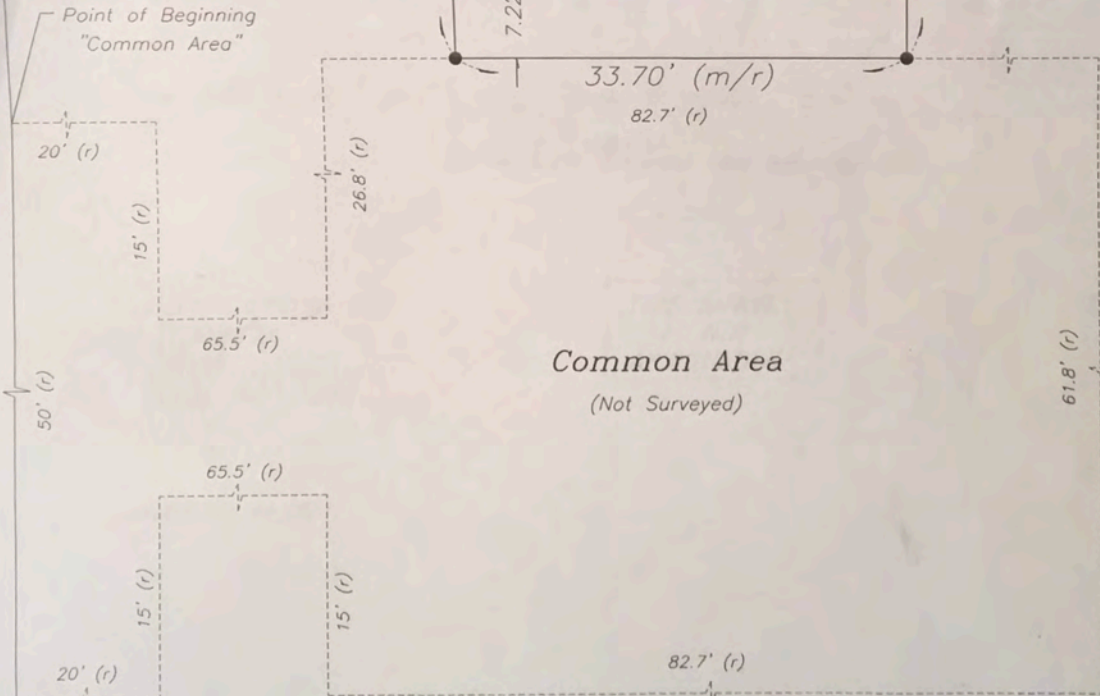
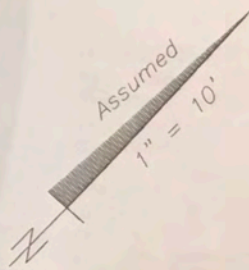
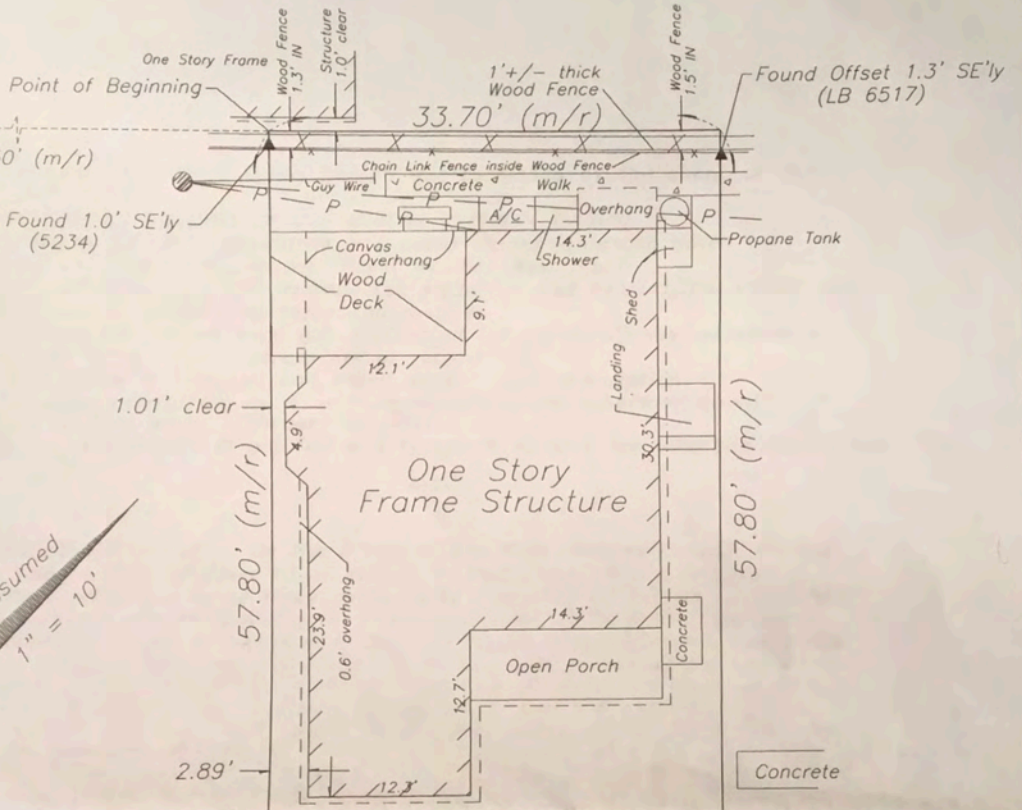
50' (r)

20' (r)

15' (r)

15' (r)

20' (r)



LEGEND

- ▲ Found Nail & Disc (5234)(LB6517) (M) Measured
- Set 3/4" Iron Pipe (6298) (R) Record
- Found 1/2" Iron Rod (LB 7131) (M/R) Measured & Record
- △ Set Nail & Disc (6298) CLF Chain Link Fence
- ⊙ Wood Utility Pole R\W Right of Way
- ⊕ Centerline

NOTE:
 This Survey Map is not full and complete without the attached Survey Report.

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

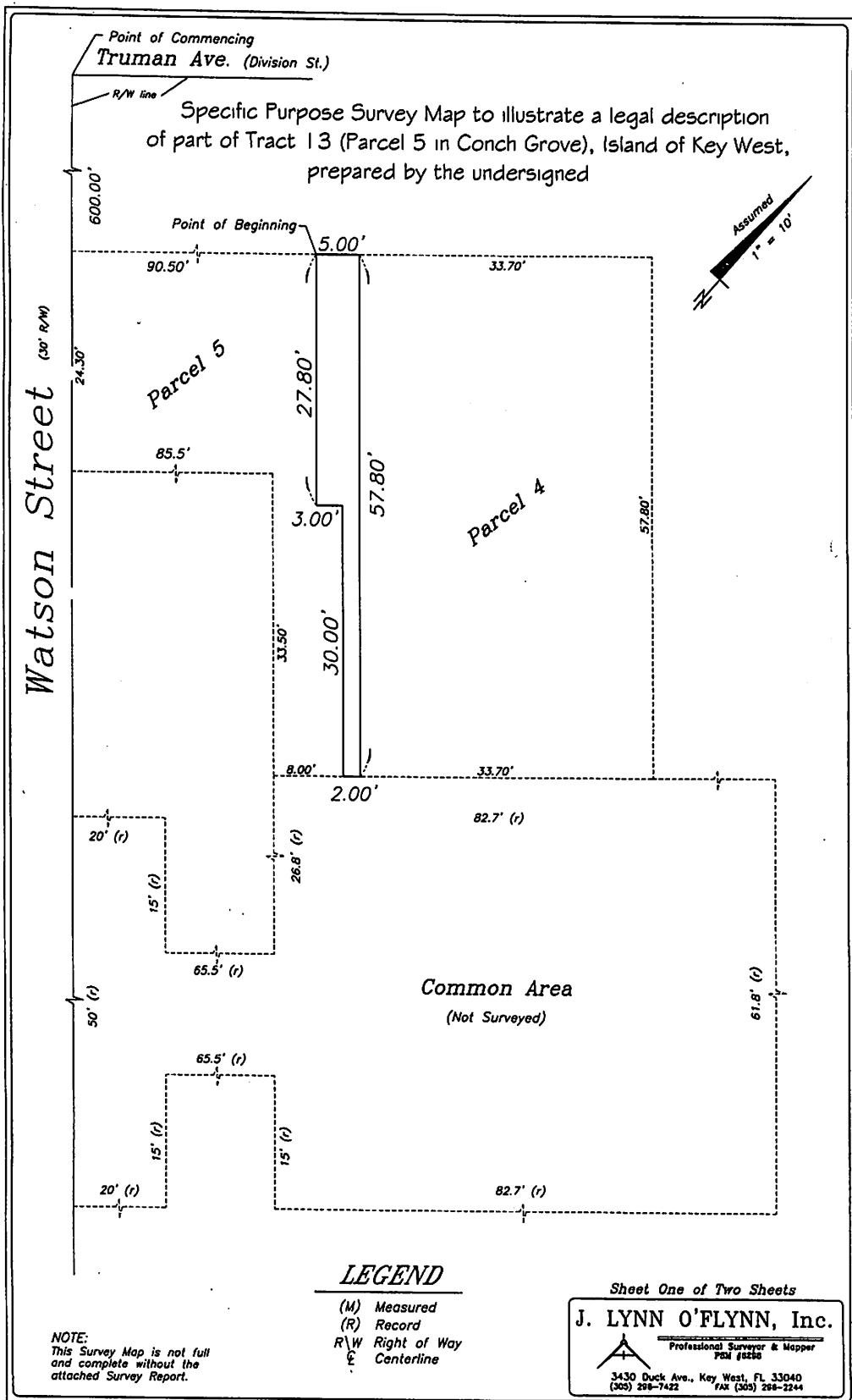
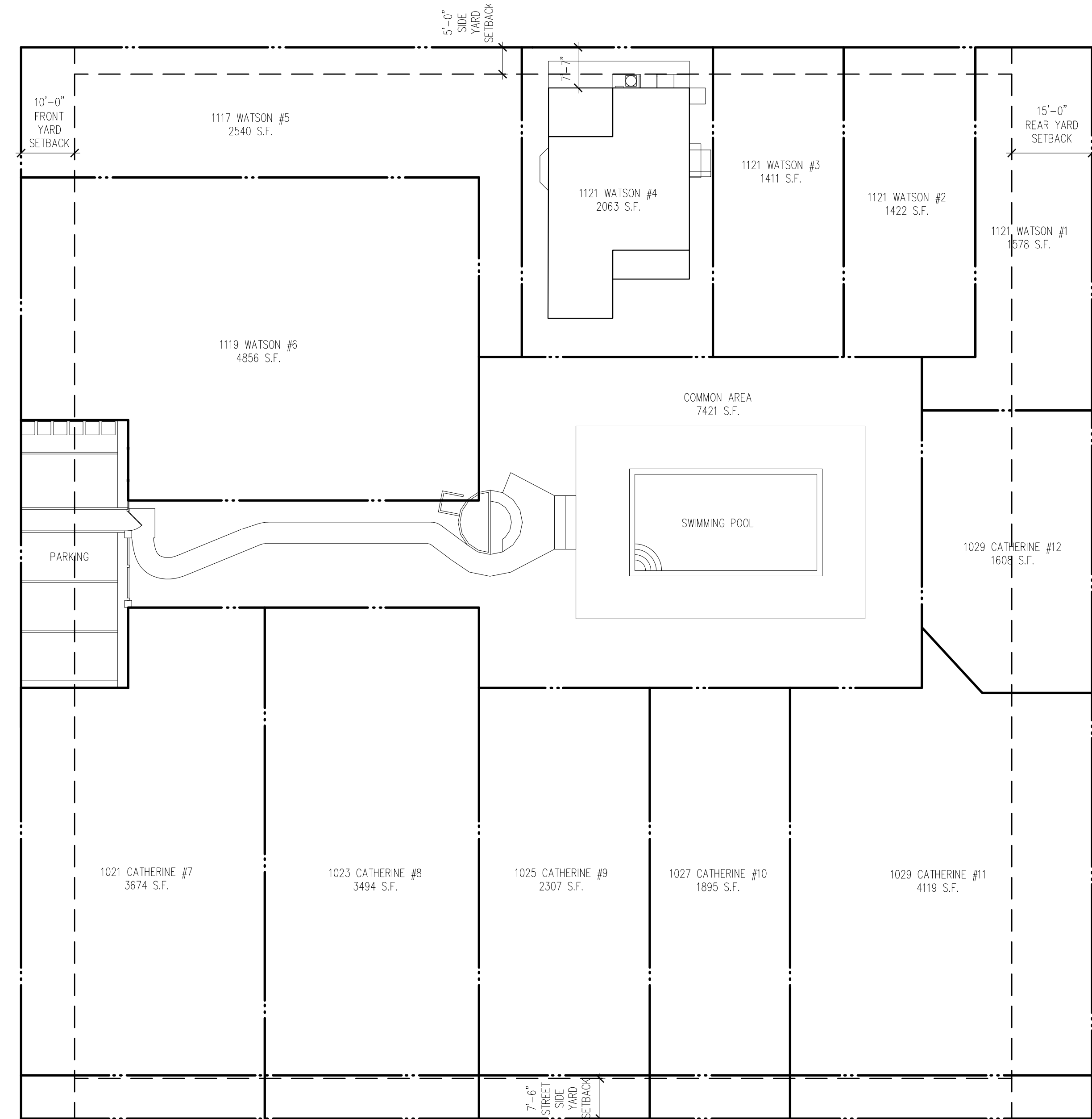


EXHIBIT "A"

PROPOSED DESIGN

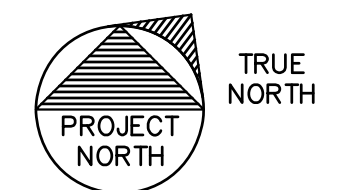
SITE DATA ZONE HMDR FEMA FLOOD ZONE X 2,063 SF LOT			
	REQUIRED	EXISTING	PROPOSED
OPEN SPACE	722 SF MIN. (35%)	855 SF (41.4%)	777 SF (37.7%) -78 SF
BUILDING COVERAGE	825 SF MAX. (40%)	1,135 SF (55.0%)	UNCHANGED
IMPERVIOUS SURFACE	1,238 SF MAX. (60%)	1,185 SF (57.4%)	UNCHANGED
FRONT YARD	10'	96'-10"	UNCHANGED
STREET SIDE YARD	7'-6"	149'-5"	UNCHANGED
SIDE YARD	5'	7'-7"	UNCHANGED
REAR YARD	15'	72'-2"	UNCHANGED
BLDG. HEIGHT	30'	15' ±	UNCHANGED

WATSON STREET

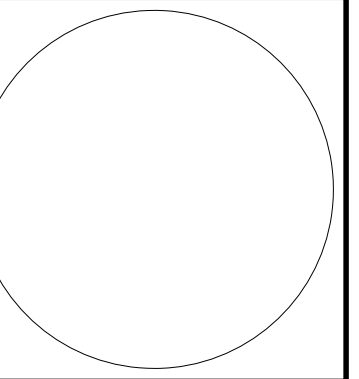


CATHERINE STREET

CONCH GROVE COMPOUND SITE PLAN
1/16"=1'-0"



**IMPROVEMENTS TO
1121 Watson Street #4
Key West, Florida 33040**



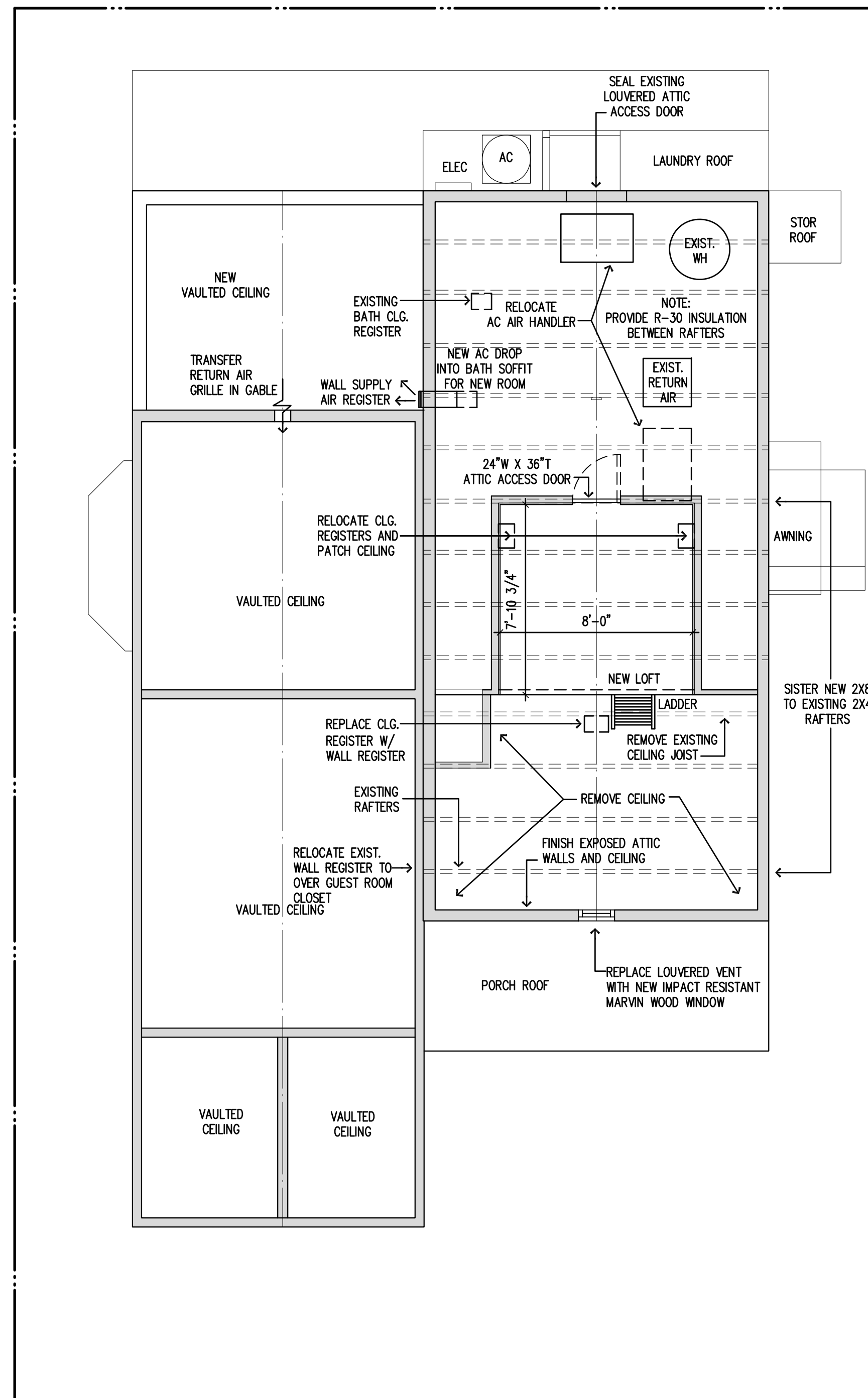
M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



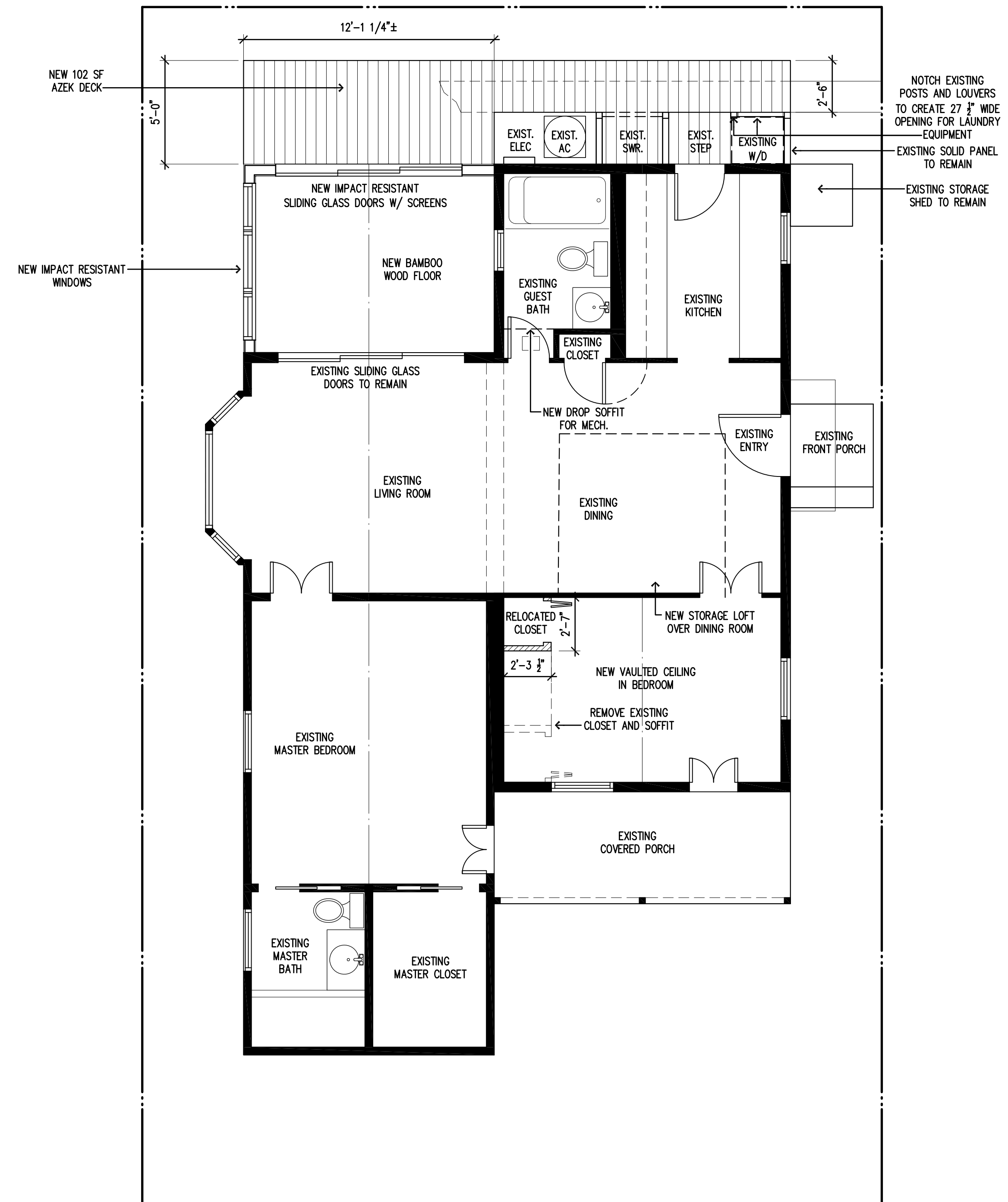
Date 6.11.20

Project #

A-1



ATTIC / LOFT PLAN
1/4"=1'-0"



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

IMPROVEMENTS TO
1121 Watson Street #4
Key West, Florida 33040

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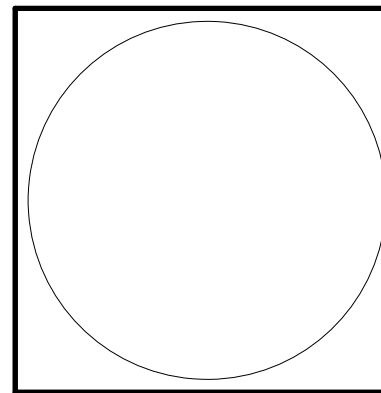


Date 6.11.20

Project #

A-2

IMPROVEMENTS TO
1121 Watson Street #4
 Key West, Florida 33040

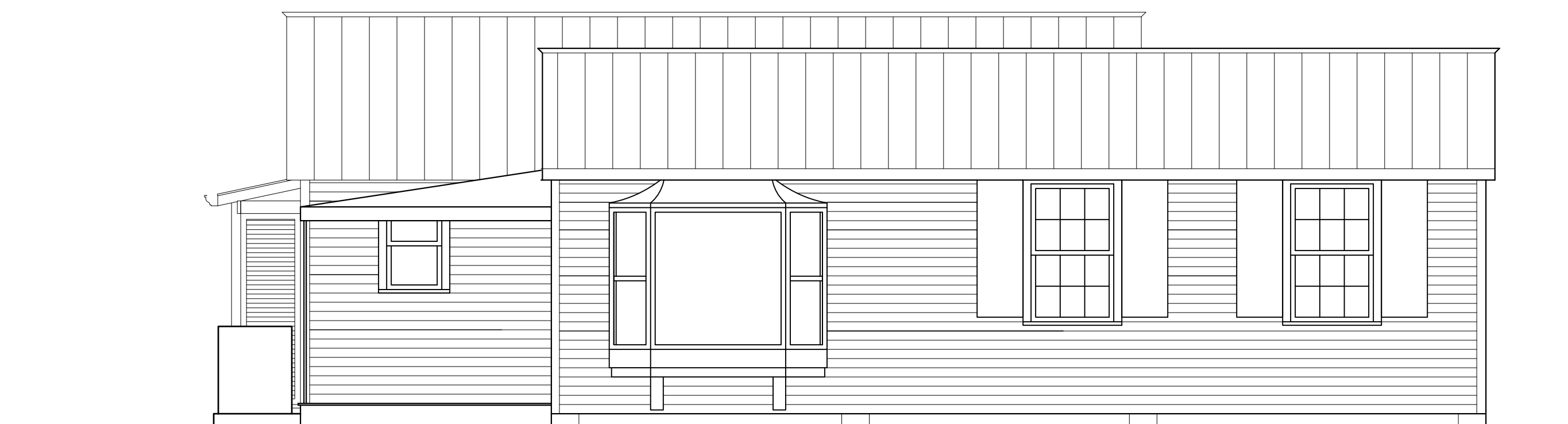


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Date 6.11.20
 Project #

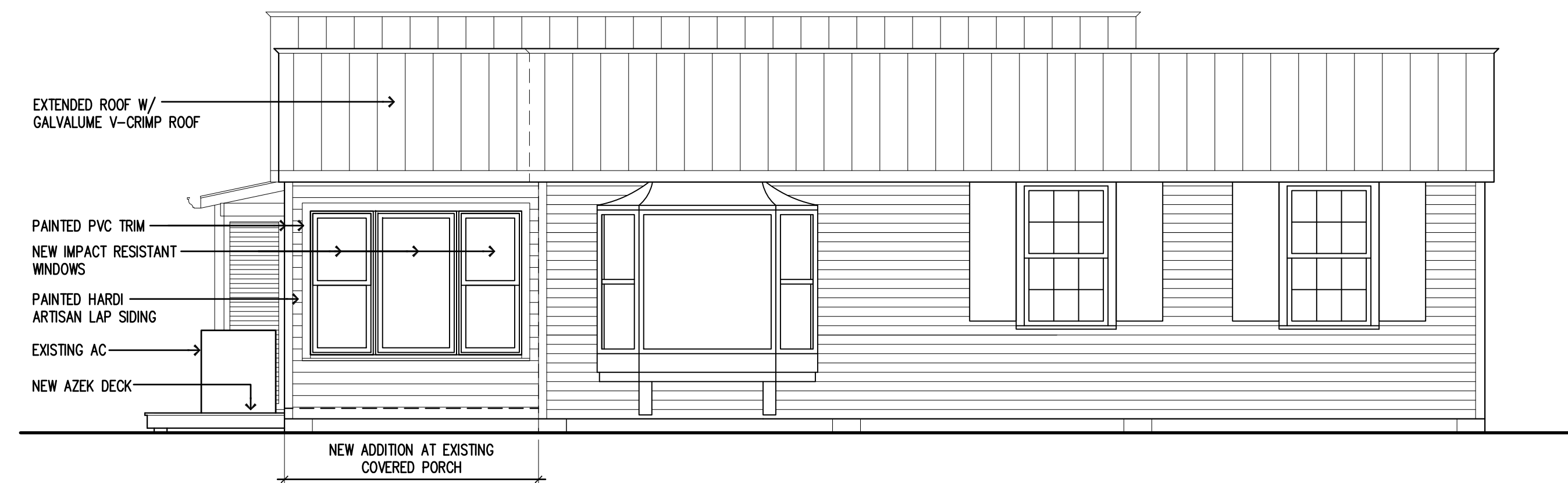
A-3



EXISTING SIDE ELEVATION – WEST
 1/4"=1'-0"



EXISTING SIDE ELEVATION – EAST
 1/4"=1'-0"



PROPOSED SIDE ELEVATION – WEST
 1/4"=1'-0"



PROPOSED SIDE ELEVATION – EAST
 1/4"=1'-0"



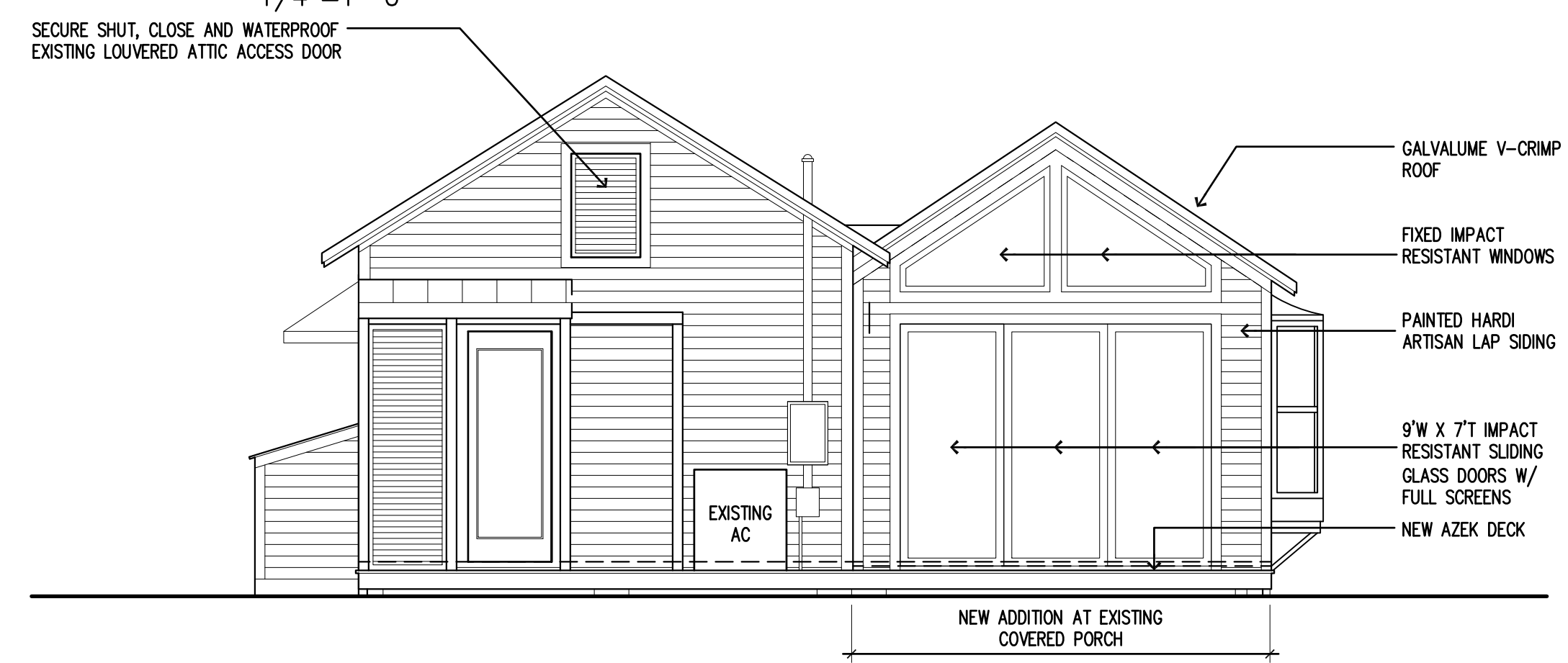
EXISTING FRONT ELEVATION – SOUTH
 1/4"=1'-0"



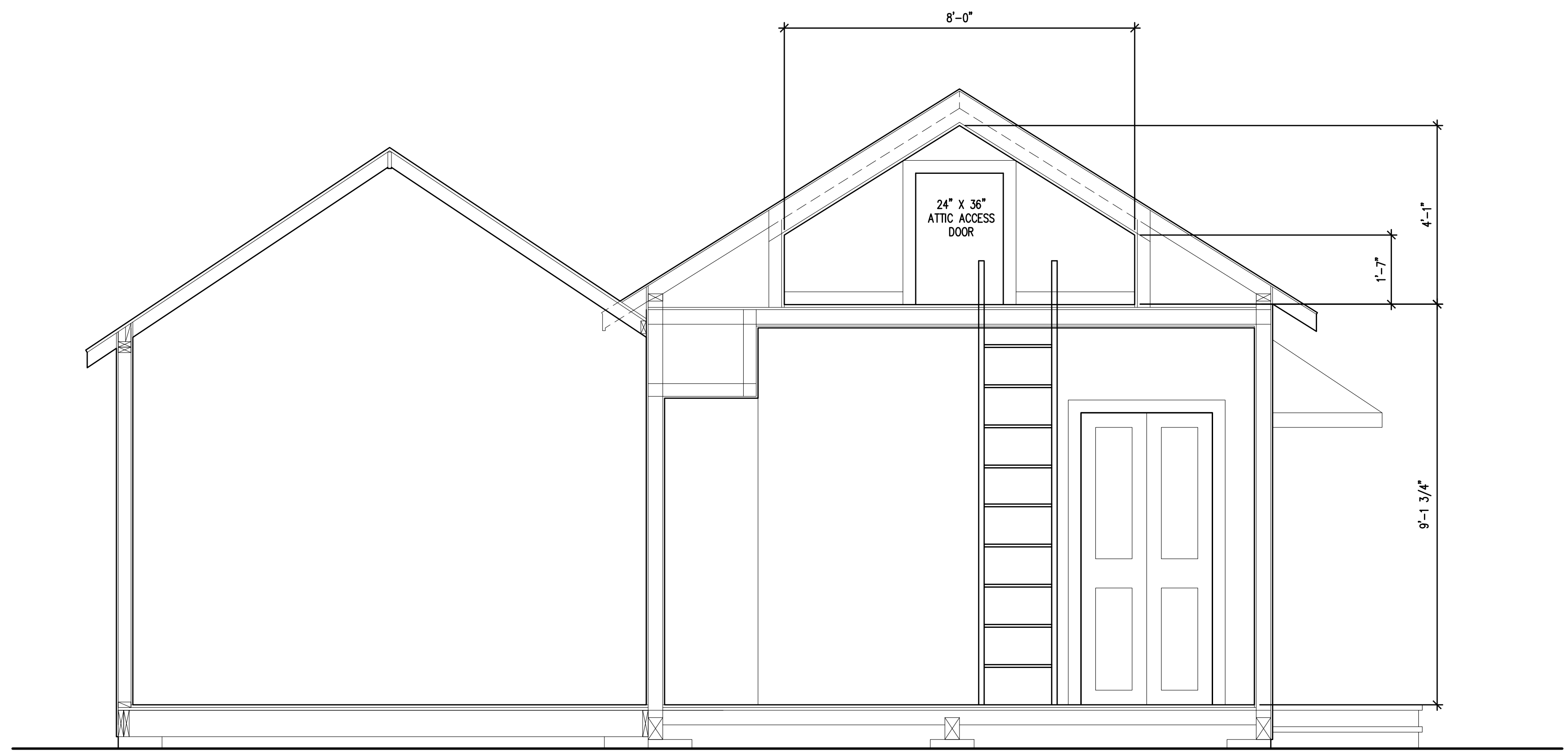
EXISTING REAR ELEVATION – NORTH
 1/4"=1'-0"



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

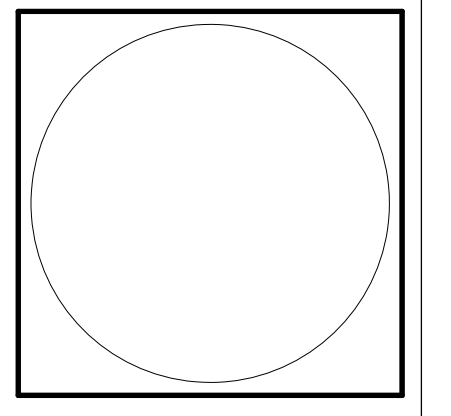


PROPOSED REAR ELEVATION – NORTH
 1/4"=1'-0"



BUILDING SECTION
 1/2"=1'-0"

IMPROVEMENTS TO
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 Key West, Florida 33040



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 Key West, Florida 33040
 305.923.9670
 Matthew@MStrattonArchitecture.com



Date 6.11.20
 Project #

A-4

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., July 29, 2020.** 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.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY REAR ADDITION, REPLACEMENT OF
GABLE END LOUVERED VENT WITH FIXED WOOD
WINDOW. NEW DECK AT REAR.
#1121 WATSON STREET- UNIT 4**

Applicant – Matthew Stratton, Architect Application #H2020-0021

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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.

PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00033560-000400
 Account# 1034401
 Property ID 1034401
 Millage Group 10KW
 Location 1121 WATSON St 4, KEY WEST
 Address
 Legal KW GWYNN SUB PT TR 13 OR506-568 OR507-1065 OR624-183/84 PARCEL 4 AND
 Description 1/13 INTEREST IN PARCEL 14 OR763-584/86 OR1850-630/32P/R OR1968-301/03
 OR2207-1604/05 OR2510-140D/C OR2510-136/37 OR2854-2059/62
 (Note: Not to be used on legal documents.)
 Neighborhood 6110
 Property Class COMPOUNDS (0700)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

CUDDYRE MARY A 1121 Watson St Apt 4 Key West FL 33040
 CUDDYRE MICHAEL JOSEPH 1121 Watson St Apt 4 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$133,649	\$133,649	\$137,467	\$148,033
+ Market Misc Value	\$602	\$602	\$602	\$602
+ Market Land Value	\$412,759	\$427,351	\$469,044	\$443,560
= Just Market Value	\$547,010	\$561,602	\$607,113	\$592,195
= Total Assessed Value	\$547,010	\$561,602	\$607,113	\$592,195
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$547,010	\$561,602	\$607,113	\$592,195

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,064.00	Square Foot	33.7	57.8

Buildings

Building ID 2659
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1070
 Finished Sq Ft 858
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 140
 Functional Obs 0
 Economic Obs 0
 Depreciation % 31
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1958
 EffectiveYearBuilt 1996
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	75	0	0
FLA	FLOOR LIV AREA	858	858	0
OPU	OP PR UNFIN LL	128	0	0
SBU	UTIL UNFIN BLK	9	0	0
TOTAL		1,070	858	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1987	1988	1	198 SF	2
WALL AIR COND	1999	1999	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/21/2011	\$525,000	Warranty Deed		2510	136	02 - Qualified	Improved
5/1/2006	\$800,000	Warranty Deed		2207	1604	Q - Qualified	Improved
1/12/2004	\$572,000	Warranty Deed		1968	0301	Q - Qualified	Improved
1/10/2003	\$335,000	Warranty Deed		1850	0630	Q - Qualified	Improved
2/1/1973	\$13,000	Conversion Code		763	584	Q - Qualified	Improved

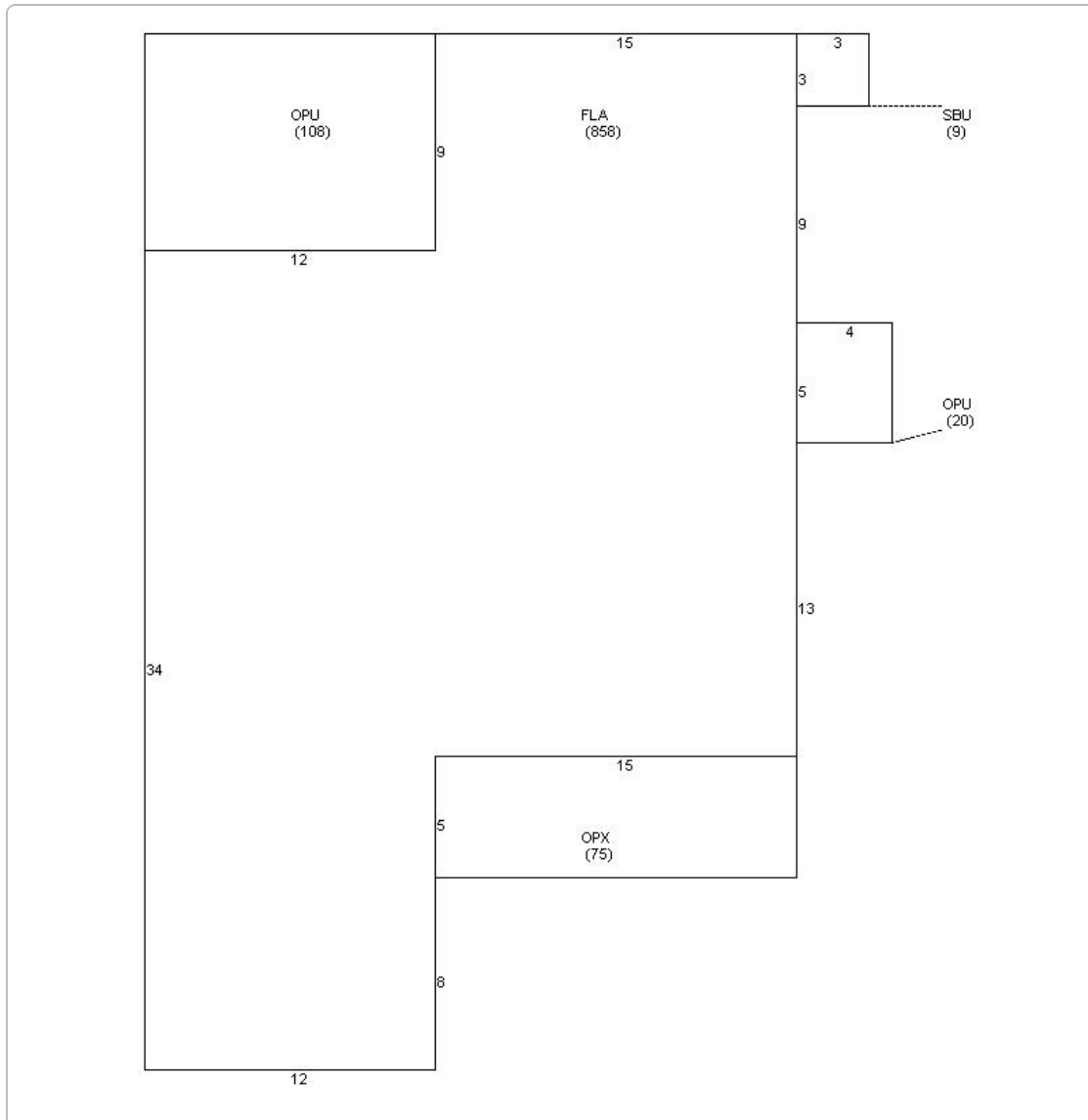
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-4743	10/27/2005	12/31/2005	\$100	Residential	HURRICANE DAMAGE FENCE MENDING
03-2195	6/30/2003	10/28/2003	\$1,750	Residential	AWNINGS
03-1510	5/19/2003	10/28/2003	\$55,900	Residential	COMPLETE RENOV. & A/C
02-3488	1/8/2003	10/28/2003	\$2,000	Residential	REPLACE SEWER LATERAL

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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