



**Historic Architectural Review Commission
Staff Report for Item 14**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 27, 2024

Applicant: Pope-Scarborough Architects

Application Number: H2024-0010

Address: 1021 Watson Street

Description of Work

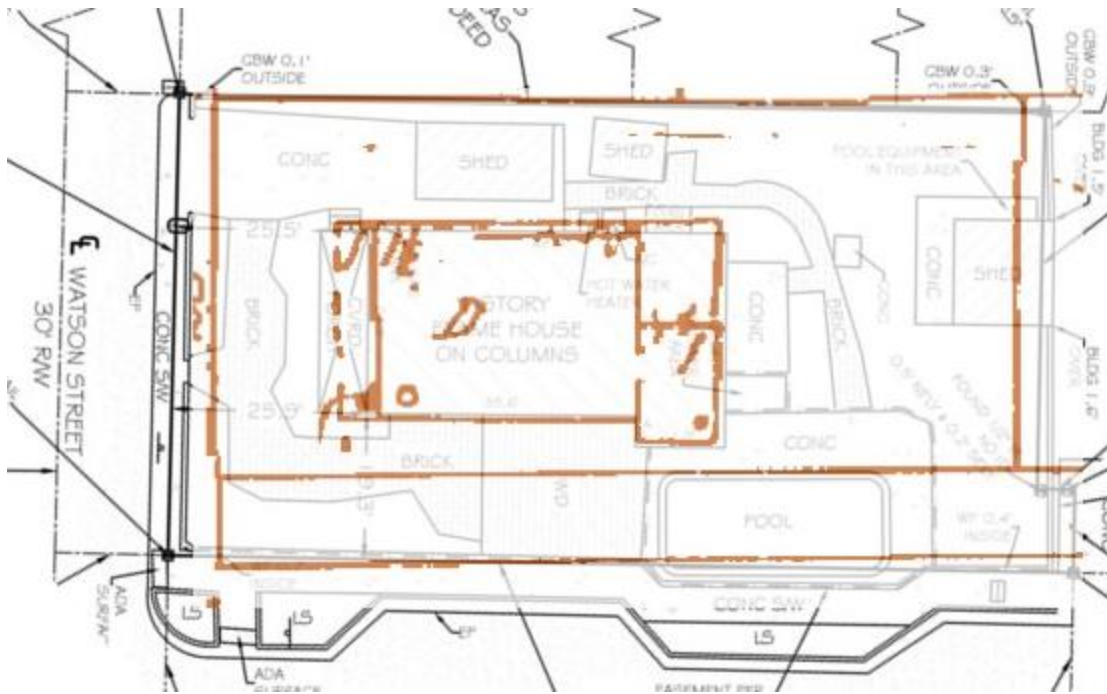
Partial demolition of rear of main house. Demolition of accessory structures and pool.

Site Facts

The site under review is on a corner located on the northeast lot on Watson and Virginia Streets. The site consists of a principal historic house with three accessory structures and a swimming pool. The principal building under review is a contributing resource to the historic district. The one -story frame vernacular house was built circa 1900. The sawtooth structure attached at the rear, and visible from Virginia Street is part of the historic fabric, while the northern portion of the rear was added between 1948 and 1962. The free-standing structure located on the northwest side of the lot was originally built as a carport between 1962 and 1965. All windows and doors are not original to the house. The current non-conforming pool was built over city's right-of-way and an easement was granted by the City Commission. The urban forester reviewed these plans and concluded that the addition will not be detrimental to the historic tree.



Aerial photograph from 1972 depicting the house with the northeast addition.



Current survey and 1962 Sanborn Map



Front and street side elevations circa 1965.



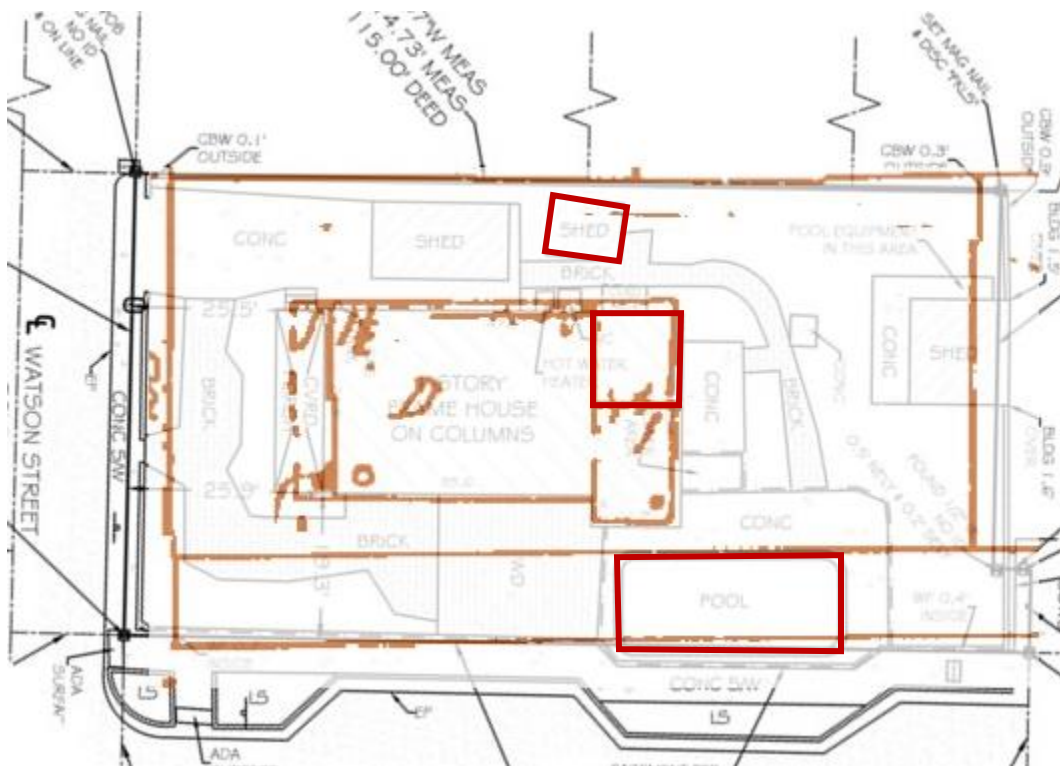
Current front elevation.

Ordinances Cited on Review:

- Section 102-217 (3), demolition of a historic but noncontributing structures, non-historic structures, and Section 102-218 criteria for demolitions of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of an existing one-story rear addition attached to the northeast corner of a contributing house. The structure was built more than 50 years ago, but it is not original to the historic fabric. The plan also requests the demolition of a shed located on the north side of the lot and the removal of the existing swimming pool. Both structures are not historic. Staff approved the demolition of the non-historic shed located on the east side of the property, part of it stands over the neighboring lot.



Current survey with highlighted structure under review.

It is staff's opinion that the request for the rear addition demolition should be reviewed based by the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria state the following.

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's opinion that existing structure does not qualify as an irrevocable compromised building.

The following is the criteria of section 102-125:

- 1 *Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction;*

Staff opines that the structure is a typical 1950's addition with a shed roof that does not meet today's standards for habitable space due to its height. It does not have any significant or unique characteristics that contributes to the character of the historic house or surrounding buildings.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff understanding that no significant events have ever occurred in the site relevant to local, state, or national history.

- 3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;*

The existing structure under review has no significant value to the development, heritage, or cultural record of the city.

- 4 *Is not the site of a historic event with a significant effect upon society;*

The site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The structure under review does not exemplify social, cultural, or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The structure under review cannot be considered a fine example of a distinctive architectural style.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The structure under review does not exemplify the remaining architectural type in its neighborhood and does not possess any significant visual features.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The structure under review does not yield important information in history.

For the review of the proposed demolition for a non-historic shed and pool, staff finds that the following criteria be considered:

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the structures under review are not character defining features to the historic house or the site, therefore they are not significant elements of the historic district. On the contrary, the existing pool has created a visual incompatibility within the area. Built in the 1980's, part of the structure was built over city's right-of-way. Its removal from its current location will bring the streetscape and urban realm back to its historic character.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The proposed structures to be demolish are not historic.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

The non-historic structures under review cannot be considered significant later additions that contributes to the historic character of the property or neighborhood.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structures under review will not qualify to be contributing to the district in a near future.

In conclusion, it is staff's opinion that the request for demolition of the non-historic shed and pool and historic rear addition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition. Staff will review construction plans to assure that the approved design plans and any conditions are captured in final plans.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # HARC 2024-0010	REVISION # 0010	INITIAL & DATE TK 1/29/24
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT # JAN 30 2024

RECEIVED
JAN 30 2024
TK

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

ADDRESS OF PROPOSED PROJECT:	1021 Watson	
NAME ON DEED:	Marcy Haymaker	PHONE NUMBER
OWNER'S MAILING ADDRESS:	1021 Watson	EMAIL
	Key West, FL 33040	
APPLICANT NAME:	Pope - Scarbrough Architects	PHONE NUMBER 305-296-3611
APPLICANT'S ADDRESS:	610 White Street	EMAIL holly@p-s-architects.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 1/26/2024

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 X RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES X NO INVOLVES A HISTORIC STRUCTURE: YES X NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
Remove existing swimming pool. New pool and deck. New bedroom/bathroom addition. Outdoor kitchen in new accessory structure. Remove existing tile on front porch. Replacement material to be approved by staff.
MAIN BUILDING:
Addition to altered side and rear elevations.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Demolition of shed addition on main house. Demolition of non historic free standing sheds at rear and side of property. Demolition of existing pool.

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):	
New wood frame accessory structure with outdoor kitchen and bath.	
PAVERS:	FENCES:
DECKS:	PAINTING:
New deck at rear of house as per plans.	
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	New pool and equipment as per plans.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
As per plans.	

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.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA # # 2024-0010	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1021 Watson
PROPERTY OWNER'S NAME:	Marcy Haymaker
APPLICANT NAME:	Pope - Scarbrough Architects

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

PROPERTY OWNER'S SIGNATURE <i>M. Haymaker</i>	Marcy Haymaker 1-26-24 DATE AND PRINT NAME
---	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of shed addition on main house and non historic free standing sheds at rear and side of property. Demolition of existing pool.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

NA

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Roof structure in shed form is unsympathetic to the historic main structure.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

NA

(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

NA

(d) Is not the site of a historic event with significant effect upon society.

NA

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

NA

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

NA

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

NA

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

NA

(i) Has not yielded, and is not likely to yield, information important in history.

NA

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Removal does not diminish overall historic character.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

Removal does not diminish historical relationship between buildings or structures and open space.

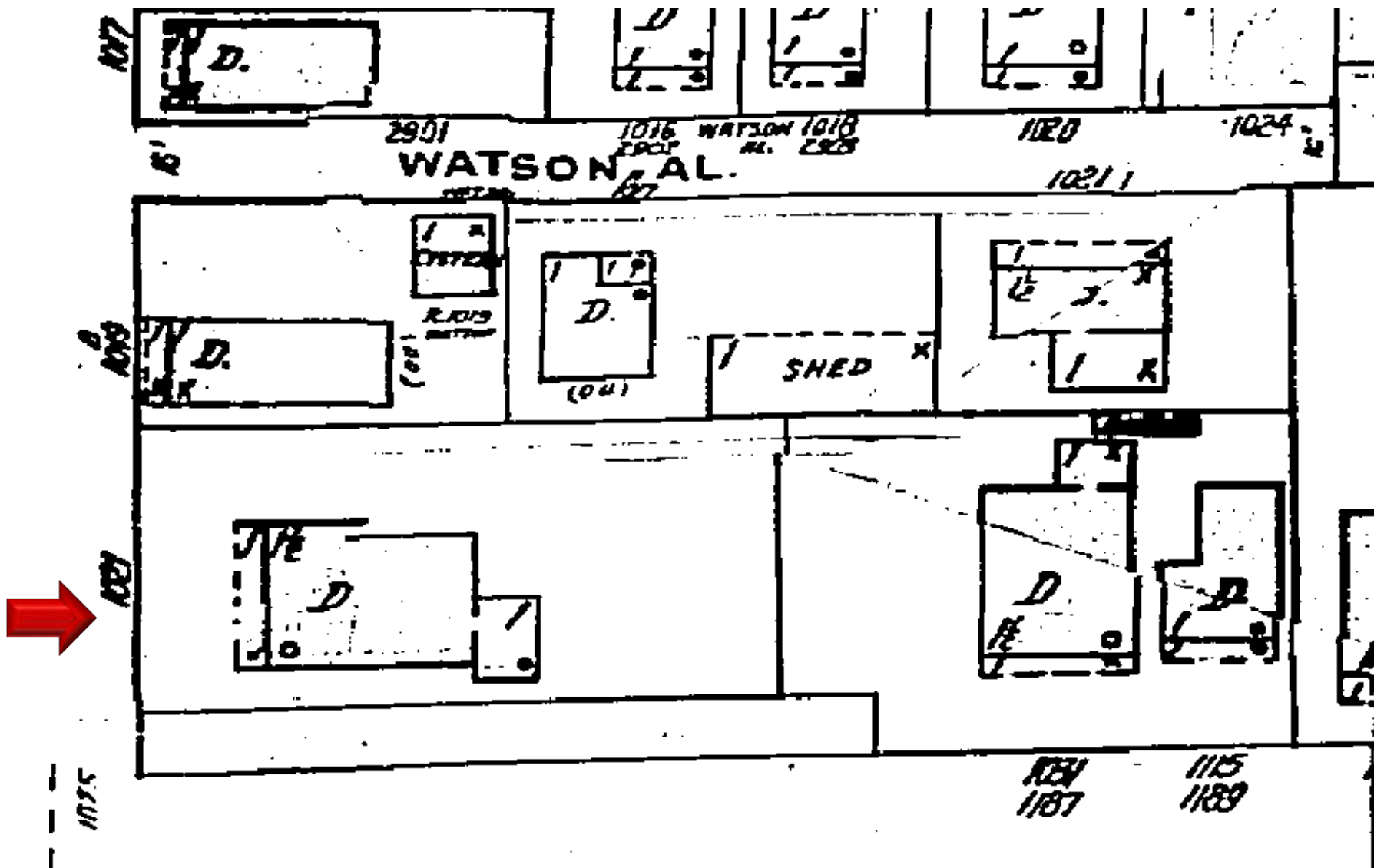
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Removal does not diminish historic character of a site or the surrounding district or neighborhood.

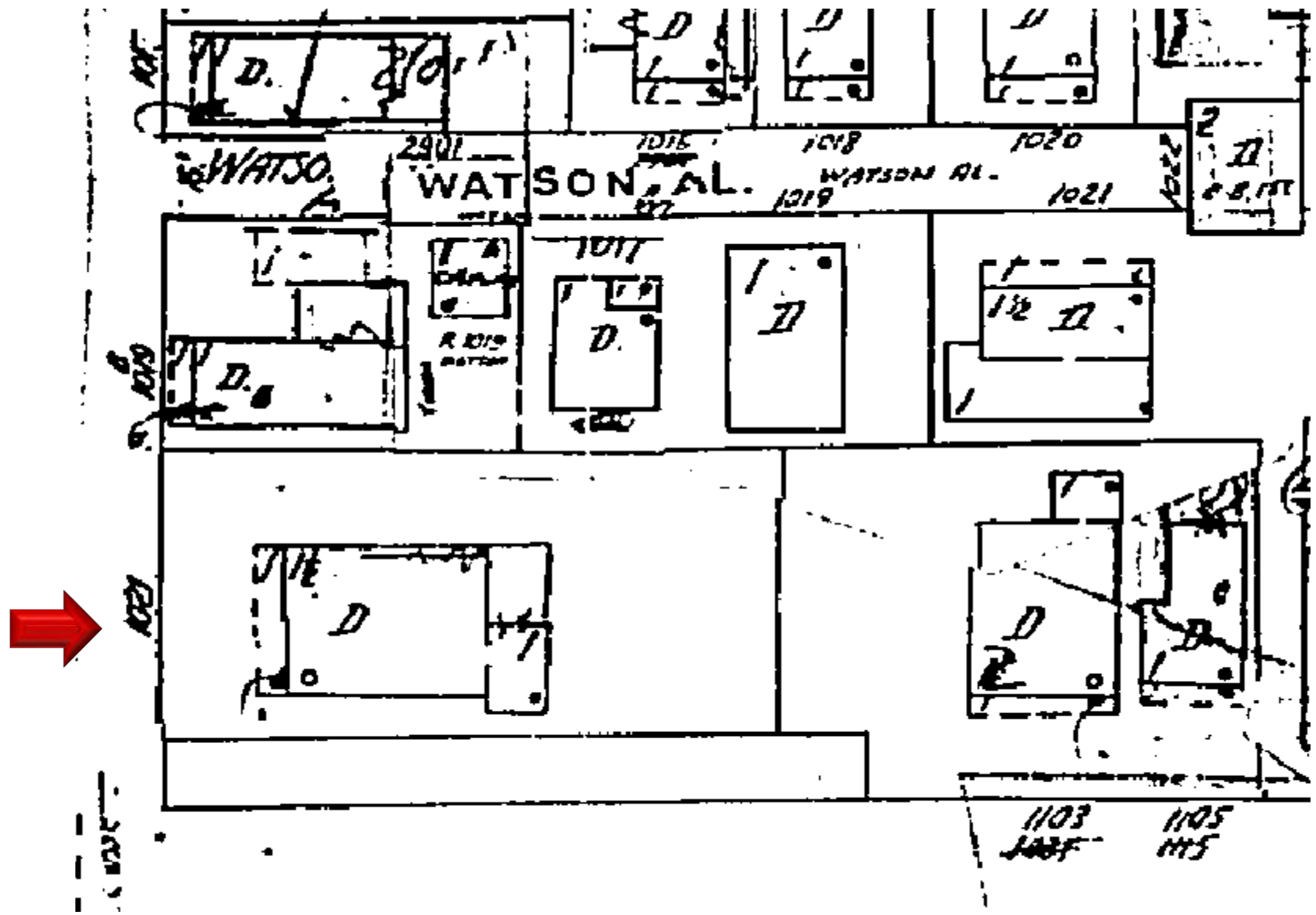
(4) Removing buildings or structures that would otherwise qualify as contributing.

Structure is unsympathetic to the historic main structure.

SANBORN MAPS



1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



1021 Watson Street circa 1965. Monroe County Library.

1021 Watson



Façade / Street View

1021 Watson



Street View 1021 Watson
with
Neighboring House

1021 Watson



Drive View

1021 Watson



Rear of House

1021 Watson



Across Street on Watson

1021 Watson



Catherine Street View

1021 Watson



Catherine Street View with Neighbor

1021 Watson



Catherine Street
Neighbor

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S49°21'58"E ASSUMED ALONG
THE CENTERLINE OF WATSON
STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

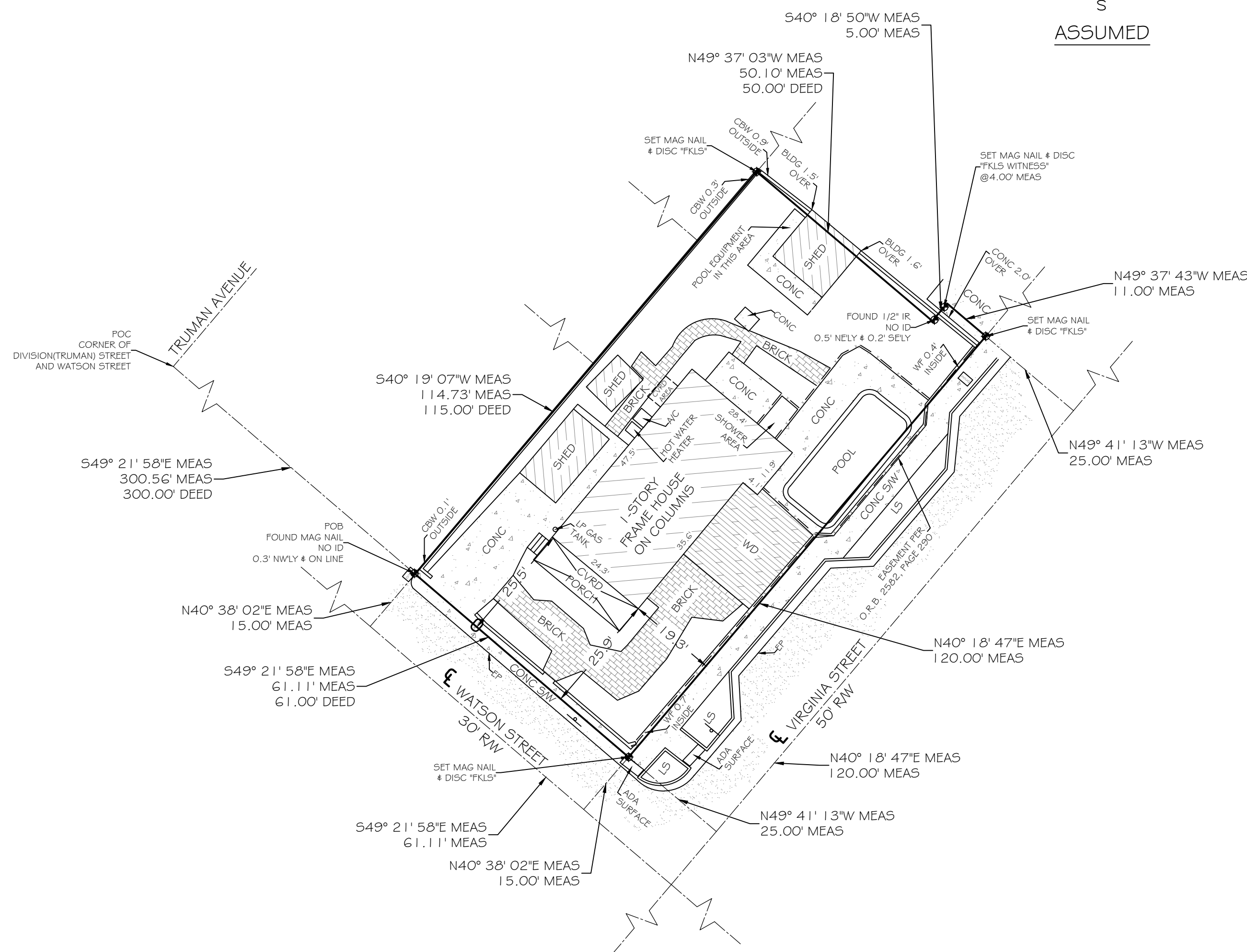
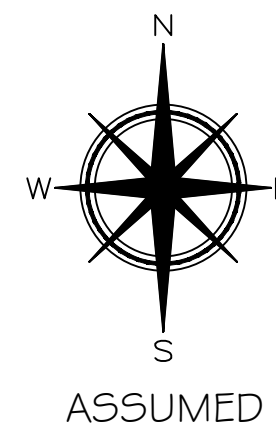
ADDRESS:
1021 WATSON STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED
BASE FLOOD ELEVATION: N/A

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T685-R25E



REVISION (1) - 04/07/2021 - REVISED CERTIFICATIONS

CERTIFIED TO -

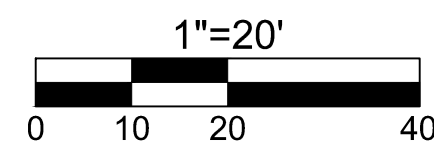
DAVID L. EARLEY JR. AND ALYSSA A. SOUMOFF;
OROPEZA, STONES & CARDENAS, PLLC;
PENTAGON FEDERAL CREDIT UNION;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN, MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GLW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CD = CONCRETE DUCK	L = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPT = CONCRETE POWER POLE	MFWL = MEAN HIGH WATER LINE	TDB = TOP OF BANK
COVD = COVERED	(SEE NOTE)	TOS = TOP OF SHOULDER
DELTA = CENTRAL ANGLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TS = TRAFFIC SIGN
Δ = DELTA	NOT = NOT TO SCALE	TY = TYPICAL
EL = ELEVATION	OT = OFF TOP OVERHANG	UR = UNREADABLE
ENC = ENCLOSURE	O.R.B. = OFFICIAL RECORDS BOOK	UL = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PM = PARKING METER	WF = WOOD FENCE
FI = FIRE HYDRANT	PK = PARKER KALON NAIL	WM = WATER METER
FI = FENCE INSIDE	PK = PERMANENT CONTROL POINT	WFP = WOOD POWER POLE
FND = FOUND	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WV = WATER VALVE
FOL = FENCE ON LINE		

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- SIGN



TOTAL AREA = 7,073.57 SQFT ±

LEGAL DESCRIPTION -

ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY, A.D. 1829 AS A PART OF TRACT THIRTEEN (13), BETTER DESCRIBED ON A DIAGRAM OF A PART OF SAID TRACT MADE BY GEORGE G. WATSON, AND IS FURTHER DESCRIBED AS COMMENCING AT A POINT THREE HUNDRED (300) FEET FROM THE CORNER OF DIVISION (TRUMAN) AND WATSON STREETS AND RUNNING IN A SOUTHEASTERLY DIRECTION ALONG SAID WATSON STREET SIXTY-ONE (61) FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ON HUNDRED AND TWENTY (120) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION ELEVEN (11) FEET; THENCE IN A SOUTHWESTERLY DIRECTION FIVE (5) FEET; THENCE IN A NORTHWESTERLY DIRECTION FIFTY (50) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ONE HUNDRED AND FIFTEEN (115) FEET TO THE PLACE OF BEGINNING.

SCALE:	1"=20'
FIELD WORK DATE:	03/23/2021
MAP DATE:	04/06/2021
REVISION DATE:	04/07/2021
SHEET:	1 OF 1
DRAWN BY:	GBF
JOB NO.:	21-215

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**

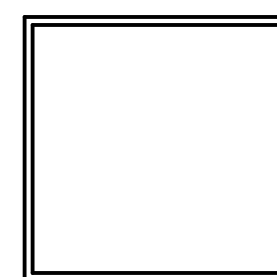
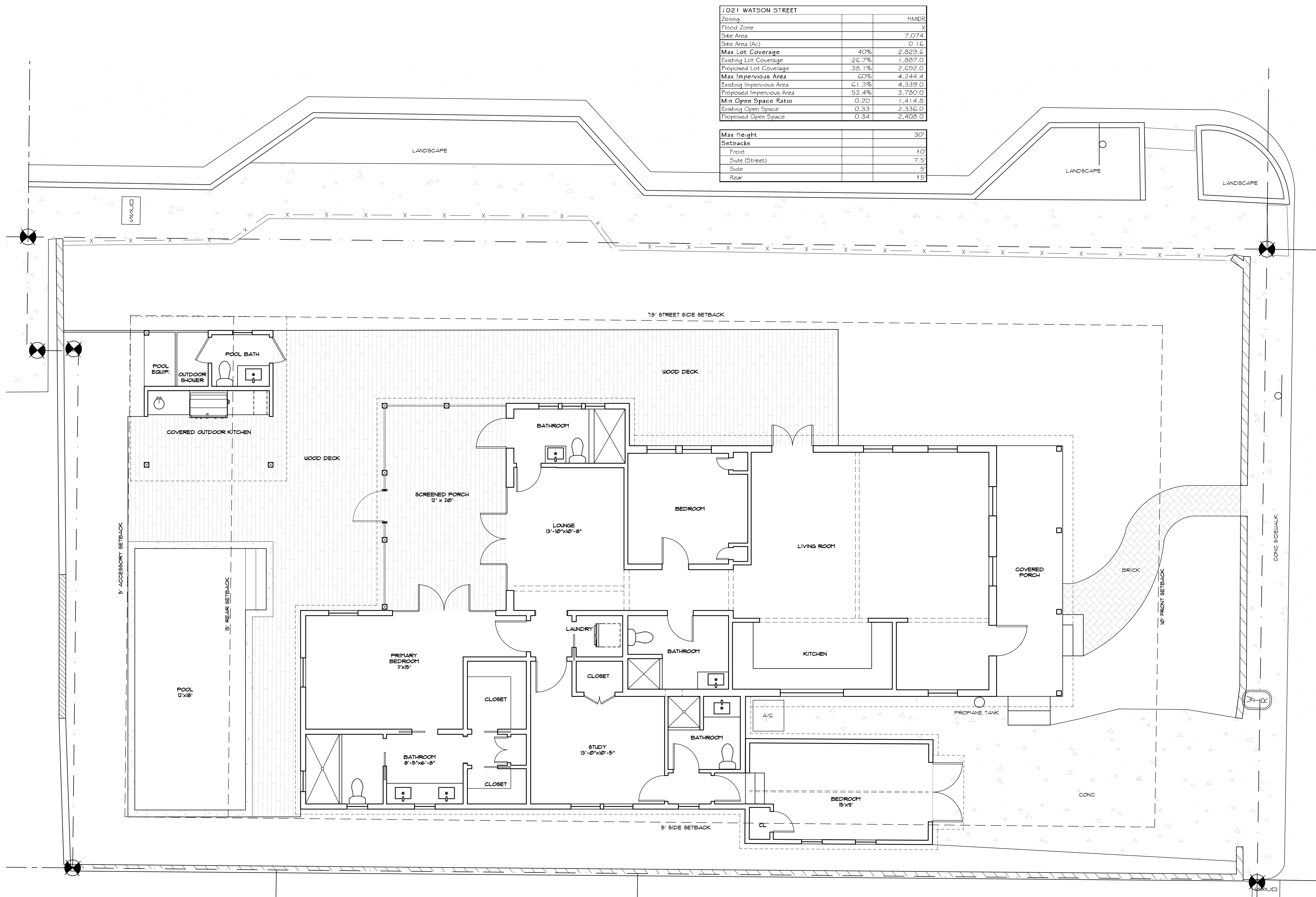
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

PROPOSED DESIGN

1021 WATSON STREET		
Zoning		HMDR
Flood Zone		X
Site Area		7,074
Site Area (Ac)		0.16
Max Lot Coverage	40%	2,829.6
Existing Lot Coverage	26.7%	1,887.0
Proposed Lot Coverage	38.1%	2,692.0
Max Impervious Area	60%	4,244.4
Existing Impervious Area	61.3%	4,339.0
Proposed Impervious Area	53.4%	3,780.0
Min Open Space Ratio	0.20	1,414.8
Existing Open Space	0.33	2,336.0
Proposed Open Space	0.34	2,406.0

Max Height		30'
Setbacks		
Front		10'
Side (Street)		7.5'
Side		5'
Rear		15'



1021 Watson Street
Key West, FL
1021 Watson Street

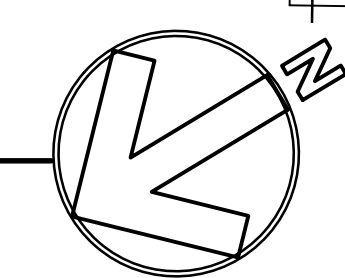
POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St. Key West FL
(305) 296 3611

date:
02/14/24
revision:

sheet:
A0.1

Proposed Site Plan

1/4" = 1' - 0"





Existing Front Elevation

1/8" = 1' - 0"



Existing East Side Elevation

1/8" = 1' - 0"



Existing Rear Elevation

1/8" = 1' - 0"



Existing West Side Elevation

1/8" = 1' - 0"

1021 Watson Street

Key West, FL

1021 Watson Street

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.

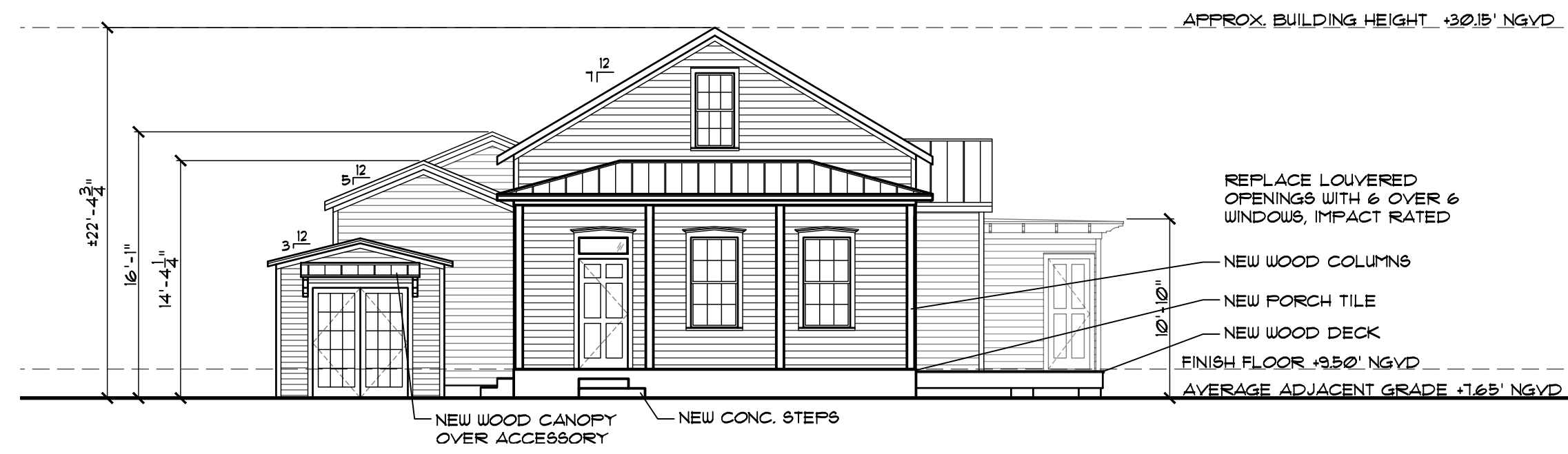
610 White St, Key West FL

(305) 296 3611

date:
01/29/24
revision:

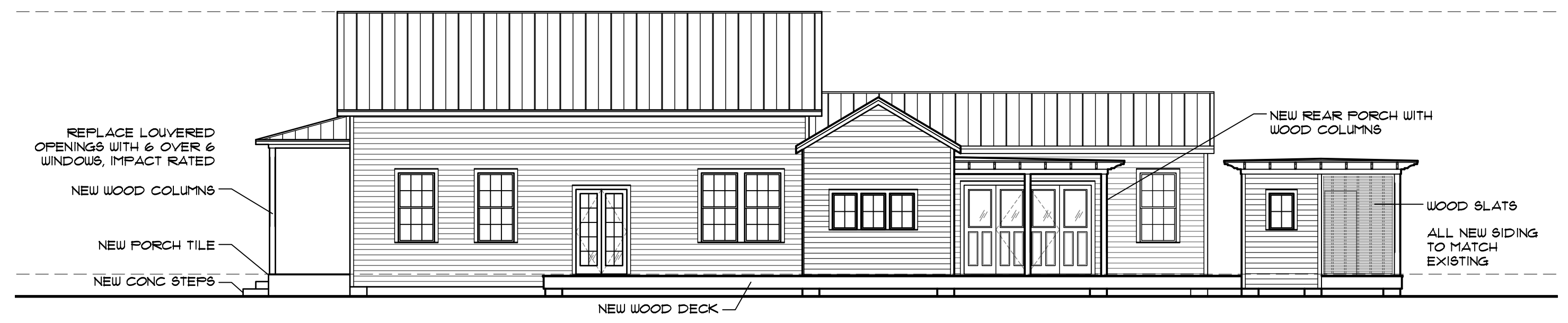
sheet:

A2.0



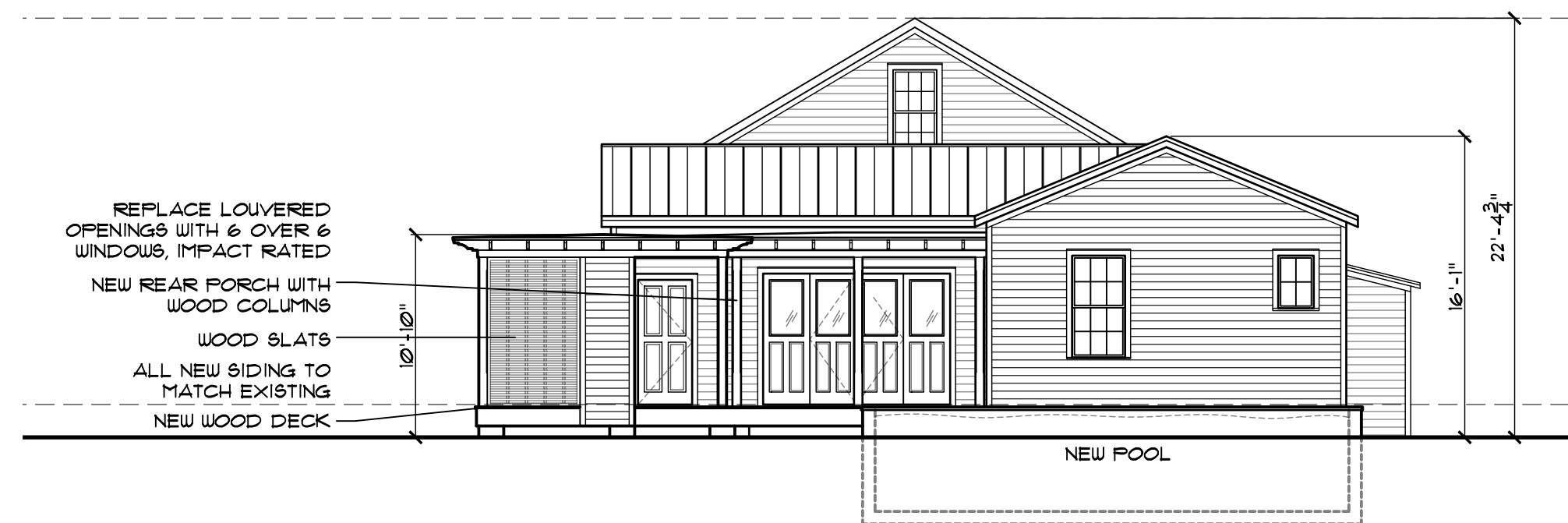
Proposed Front Elevation

1/8" = 1' - 0"



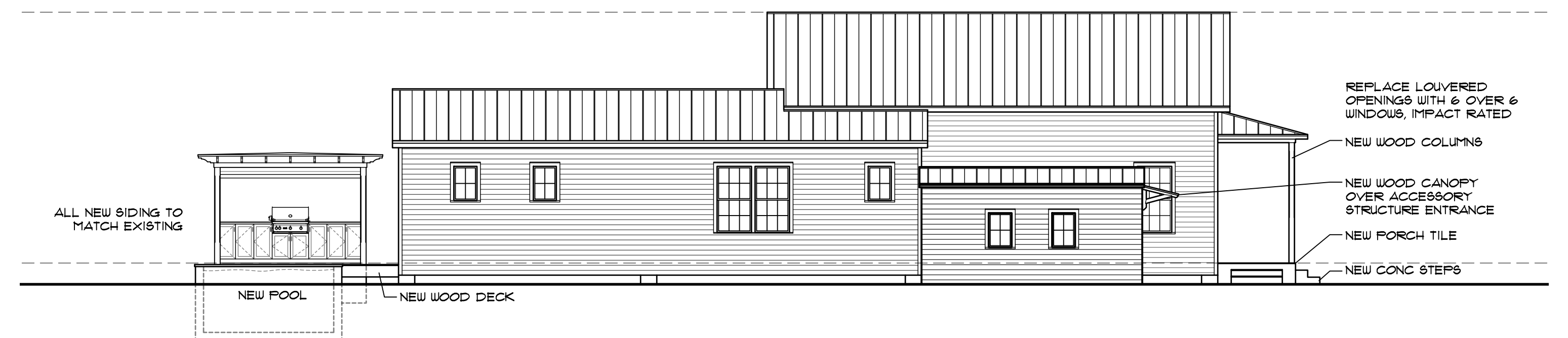
Proposed East Side Elevation

1/8" = 1' - 0"



Proposed Rear Elevation

1/8" = 1' - 0"



Proposed West Side Elevation

1/8" = 1' - 0"

1021 Watson Street

Key West, FL

1021 Watson Street

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.

610 White St, Key West FL

(305) 296 3611

date:
01/29/24
revision:

sheet:

A2.1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., February 27, 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 ONE-STORY SIDE AND REAR ADDITIONS. NEW ACCESSORY STRUCTURE, AND NEW POOL. PARTIAL DEMOLITION OF REAR OF MAIN HOUSE. DEMOLITION OF ACCESSORY STRUCTURES AND POOL.

#1021 WATSON STREET

Applicant – Pope- Scarbrough Architects Application #H2024-0010

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 _____
Garvin Scarbrough, who, first being duly sworn, on oath,
depone 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:

_____ on the
20 day of February, 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 February 27, 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 H2024.0010

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

Signed Name of Affiant:

[Signature]

Date: 2/20/24

Address: 610 White

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of
February, 2024.

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

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: 1/24/26



MARJORIE HOLLY BOOTON
Commission # HH 219698
Expires January 24, 2026



Public Meeting Notice
REGULATION IS PENDING UNDER THE ENVIRONMENTAL QUALITY ACT, 1986. ANY STATEMENT MADE BY THE STATE, ANY INFORMATION OR DOCUMENTATION MADE BY ANY BODY OR ANY INDIVIDUAL, SHALL BE MADE PUBLIC. PUBLIC MEETING NOTICE.
BILWAHOLAH
Approved: State Government, Bangalore, Karnataka 560001

PLEASE
CLEAN UP
AFTER YOU



1021

Public Meeting Notice
REGARDING TO EXISTING HOME AND LOT 1021
AND BEING ADJACENT TO LOT 1022
BEING AND NEW 200' PARTIAL DEVELOPMENT OF
PART OF SAID HOME, SITUATION OF JACKSON
STREET AND JAY
1021, WATSON STREET



PROPERTY APPRAISER INFORMATION

Monroe County, FL

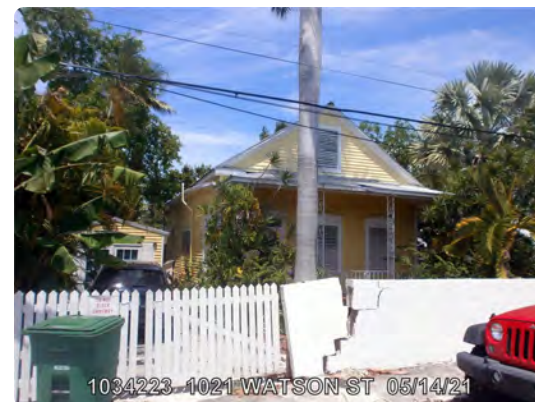
Disclaimer

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 00033430-000000
Account# 1034223
Property ID 1034223
Millage Group 10KW
Location 1021 WATSON St, KEY WEST
Address
Legal KW GWYNN SUB PT OF TR 13 G12-556 G48-482 OR69-233 OR207-375 OR633-605 OR755-987 OR755-1342 OR758-1036 OR759-355 CO
Description JUDGES DOCKET 78-69 OR769-896 OR769-894 OR761-1816 OR765-421 OR772-282 OR772-900 OR1548-648 OR1683-2035 OR1981-1258 OR3091-2004 OR3257-0681
(Note: Not to be used on legal documents.)
Neighborhood 6096
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

HAYMAKER MARCY
 1021 Watson St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$172,368	\$176,286	\$114,008	\$115,592
+ Market Misc Value	\$44,486	\$45,260	\$27,977	\$28,057
+ Market Land Value	\$761,976	\$655,191	\$617,352	\$617,352
= Just Market Value	\$978,830	\$876,737	\$759,337	\$761,001
= Total Assessed Value	\$964,411	\$876,737	\$759,337	\$761,001
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$978,830	\$876,737	\$759,337	\$761,001

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$655,191	\$176,286	\$45,260	\$876,737	\$876,737	\$0	\$876,737	\$0
2021	\$617,352	\$114,008	\$27,977	\$759,337	\$759,337	\$0	\$759,337	\$0
2020	\$617,352	\$115,592	\$28,057	\$761,001	\$761,001	\$0	\$761,001	\$0
2019	\$604,839	\$102,498	\$28,137	\$735,474	\$735,474	\$0	\$735,474	\$0
2018	\$648,178	\$102,498	\$27,852	\$778,528	\$778,528	\$0	\$778,528	\$0

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)	7,070.00	Square Foot	61	115

Buildings

Building ID 2640
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Building Name
Gross Sq Ft 1520
Finished Sq Ft 1364
Stories 2 Floor
Condition GOOD
Perimeter 208
Functional Obs 0
Economic Obs 0
Depreciation % 13
Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
Year Built 1940
EffectiveYearBuilt 2011
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 2
Full Bathrooms 1
Half Bathrooms 0
Grade 500
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	144	0	0
FLA	FLOOR LIV AREA	1,364	1,364	0
SBF	UTIL FIN BLK	12	0	0
TOTAL		1,520	1,364	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1979	1980	0 x 0	1	144 SF	3
FENCES	1979	1980	0 x 0	1	168 SF	4
CUSTOM PATIO	1979	1980	0 x 0	1	228 SF	4
CONC PATIO	1979	1980	0 x 0	1	304 SF	2
WOOD DECK	1979	1980	0 x 0	1	468 SF	2
BRICK PATIO	1979	1980	0 x 0	1	910 SF	2
WALL AIR COND	1984	1985	0 x 0	1	1 UT	2
FENCES	2013	2014	4 x 136	1	544 SF	2
RES POOL	1983	1984	0 x 0	1	348 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/3/2024	\$1,495,000	Warranty Deed	2446704	3257	0681	01 - Qualified	Improved		
4/16/2021	\$888,000	Warranty Deed	2315686	3091	2004	01 - Qualified	Improved		
2/24/2004	\$733,000	Warranty Deed		1981	1258	Q - Qualified	Improved		
3/19/2001	\$425,000	Warranty Deed		1683	2035	Q - Qualified	Improved		
11/16/1998	\$255,000	Warranty Deed		1548	0648	Q - Qualified	Improved		

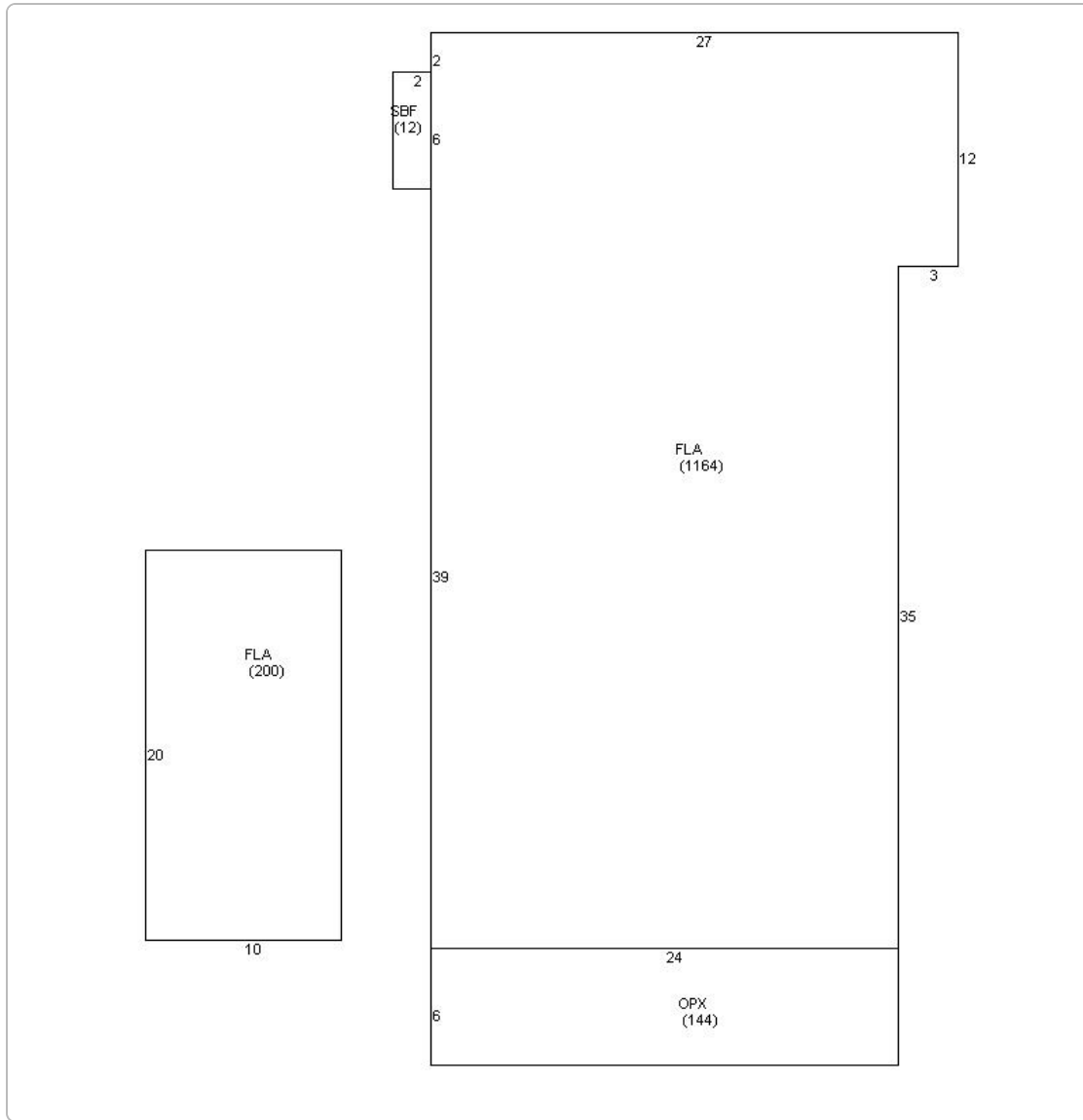
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-0855	11/15/2022	11/15/2022	\$0	Residential	Remove and replace existing cabinets and countertop with new. Same location.
21-3391	2/7/2022	11/15/2022	\$3,550	Residential	ROUGH IN AND TRIM OUT 1 BATHROOM 1 toilet, 1 lavatory and 1 shower
21-2397	12/2/2021	12/7/2021	\$1,800	Residential	Block wall fence repair to match existing NOC exempt HARC required Revision#1 The request is made so we can repair approximately 110' (LF) of 4' tall wooden picket fence from the Corner of Watson Street to the back corner of the property (adjacent to Virginia Street). (Fence was accidentally removed due to a miscommunication). Replace 60' (LF) from Watson Street corner of the property to West edge of pool with 4' high wooden picket fence to match existing. Replace remaining approximately 50' (LF) along the pool to back corner of property with 6' high wooden picket fence to match existing. ***Approved as per last plans; 6 feet tall fence
12-1501	7/31/2012	4/8/2014	\$5,000	Residential	WOOD PICKET FENCE REPLACE TEMP CHAIN LINK 136' OF 4'H PICKET ON VIRGINIA SIDE
0000043	1/11/2000	8/15/2000	\$800	Residential	CENTRAL AC
9903530	10/20/1999	12/5/1999	\$1,200	Residential	ELECTRICAL

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice



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