



Historic Architectural Review Commission Staff Report for Item 17

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Architectural Preservationist

Meeting Date: May 26, 2026

Applicant: Nautilus Drafting & Design

Application Number: C2026-0034

Address: 1105 Watson Street

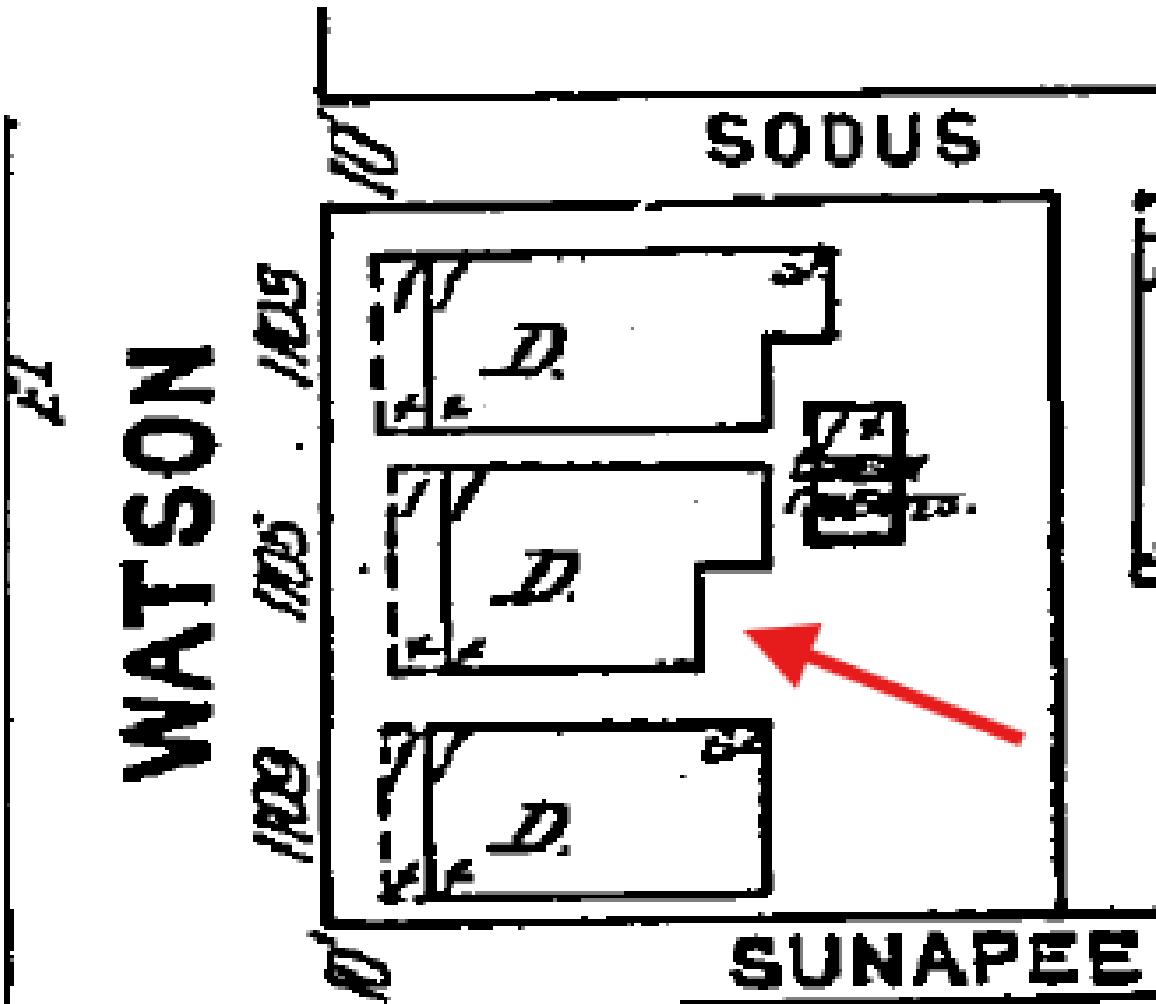
Description of Work:

Demolition of rear historic mono-slope roofs and removal of CBS side and rear walls.

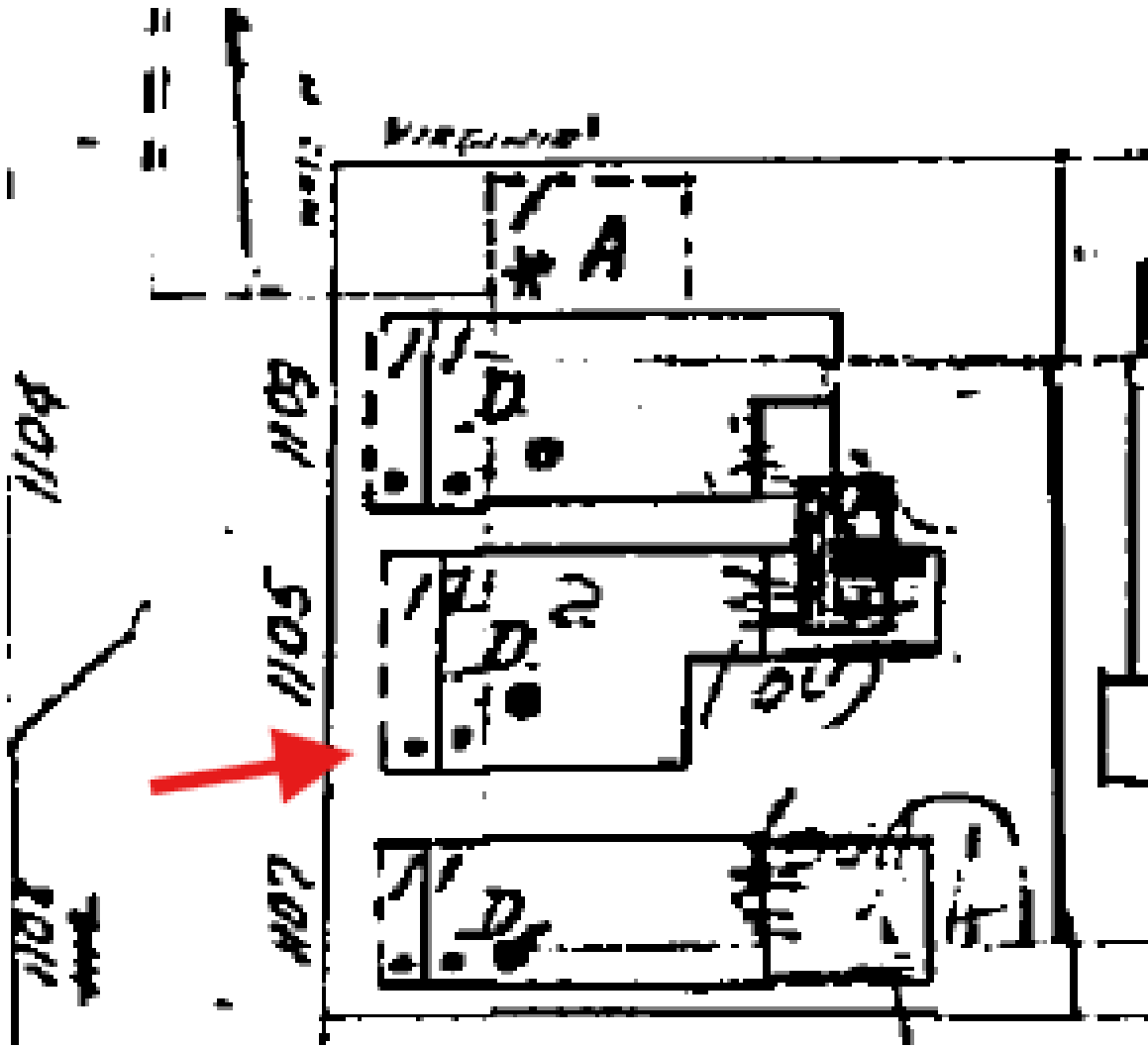
Site Facts:

The property under review is contributing and was built in c. 1906. The property contains a 2 story wood framed structure. There was a historic rear addition built the rear of the structure between 1948-1962. Staff believes this addition was removed and a new addition was built between 1962-1972.

The property is currently in an X flood zone.



1912 Sanborn Map



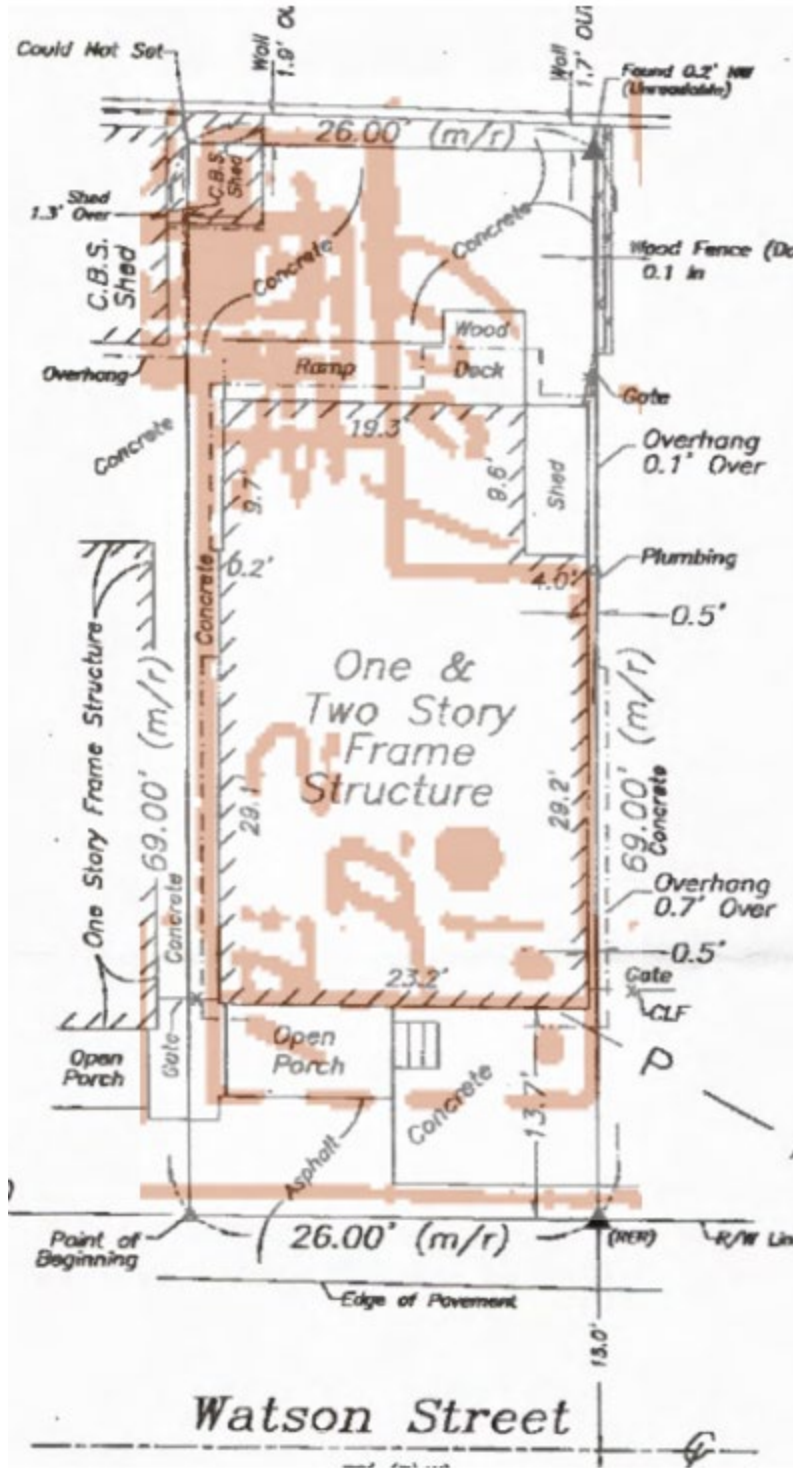
1962 Sanborn Map with Historic Rear Addition.



C. 1965 Historic Photo of Property Under Review.



c. 1972 Historic Photo of Property Under Review with Historic Additions.



Survey and 1965 Sanborn Map.



Photo of rear of Property Under Review.



Phot of Rear of Property Under Review Showing both Rear Rooflines.

Guidelines Cited on Review:

- Guidelines for Building Exteriors-Wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26), specifically guidelines 1, 3, 4, 5, and 6.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 6 (first two sentences), 13, 14 (first sentence), 19, 22, and 25.
- New construction (pages 38a-38q), specifically guidelines 1 (first sentence), 2, 12, 14, 18 and 21.

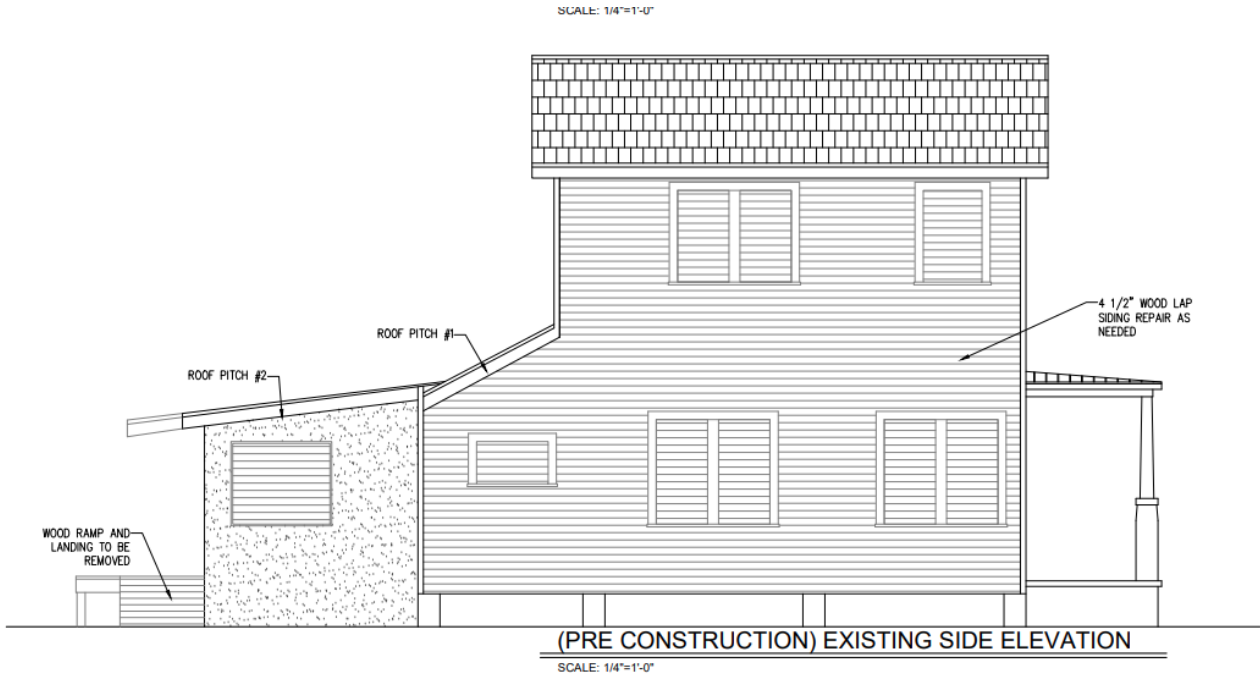
Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations

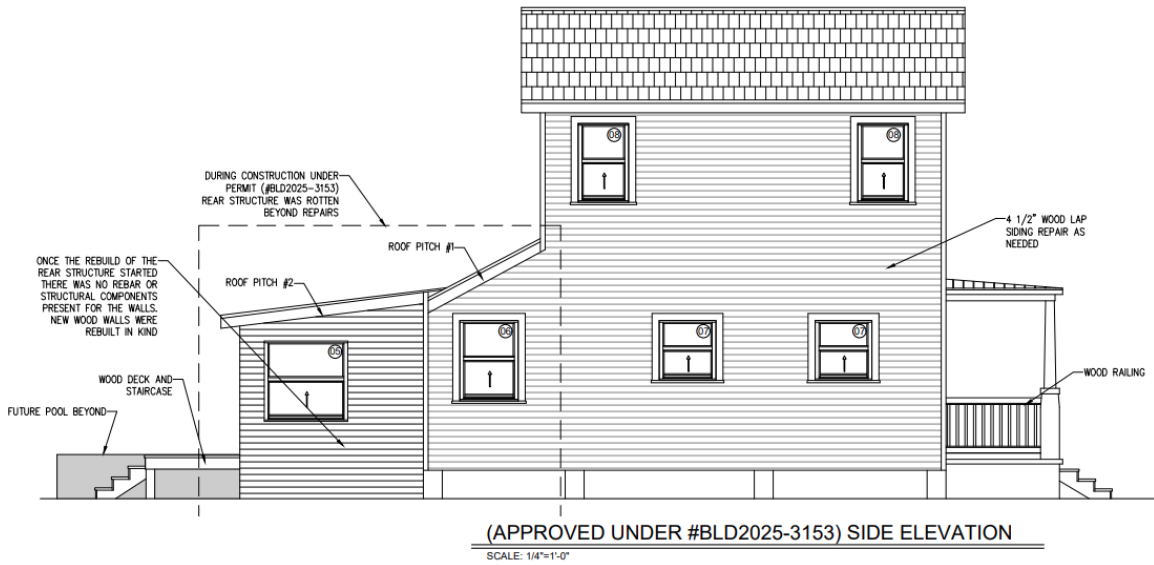
Staff Analysis:

A Certificate of Appropriateness is currently under review for a new mono-slope roof on the historic rear additions. During construction under permit BLD2025-3153, the contractor found that the rear roof structure was rotten beyond repair and the rear and side CBS walls had no rebar or structural components. The proposed mono-slope roof will be a new roof that uses the rearmost addition roof slope and extends it all the way to the rear of the main house. New wood lap siding will be used on the new walls.

Demolition proposes the demolition of rear historic mono-slope roofs and the removal of the rear and side CBS walls.



Side Elevation of Property Under Review Prior to Building Permit.



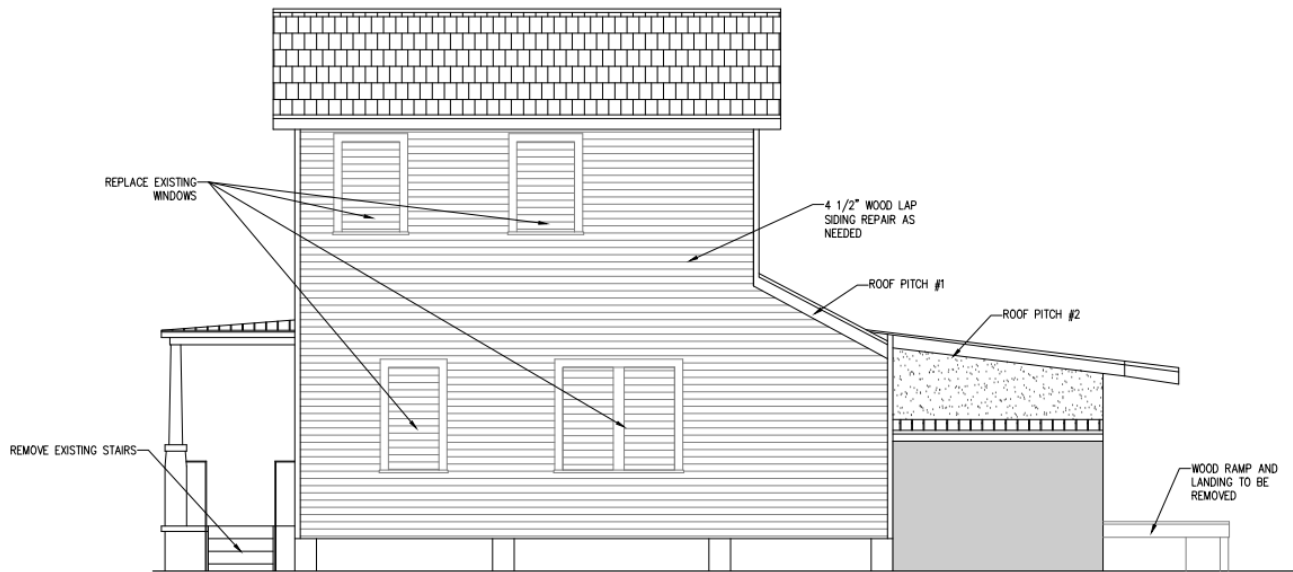
Side Elevation Approved Under Building Permit.



(REVISION UNDER #BLD2025-3153) SIDE ELEVATION

SCALE: 1/4"=1'-0"

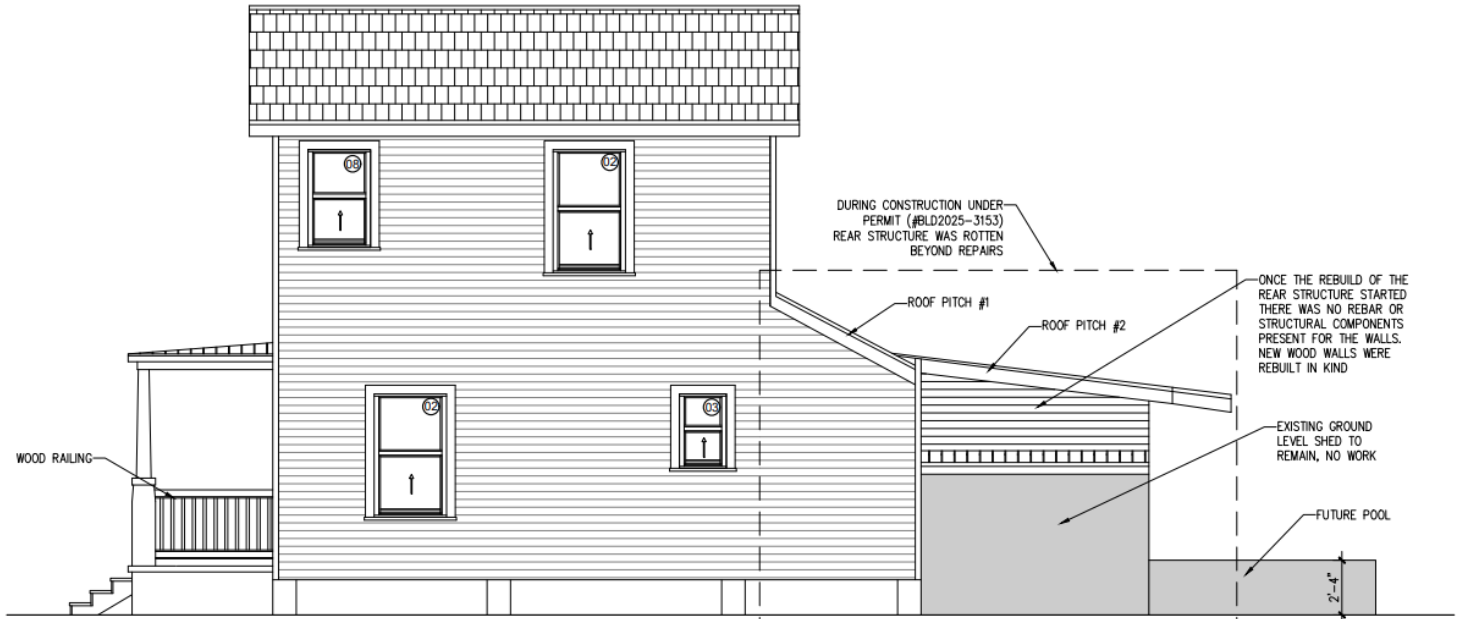
Currently Proposed Side Elevation.



(PRE CONSTRUCTION) EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"

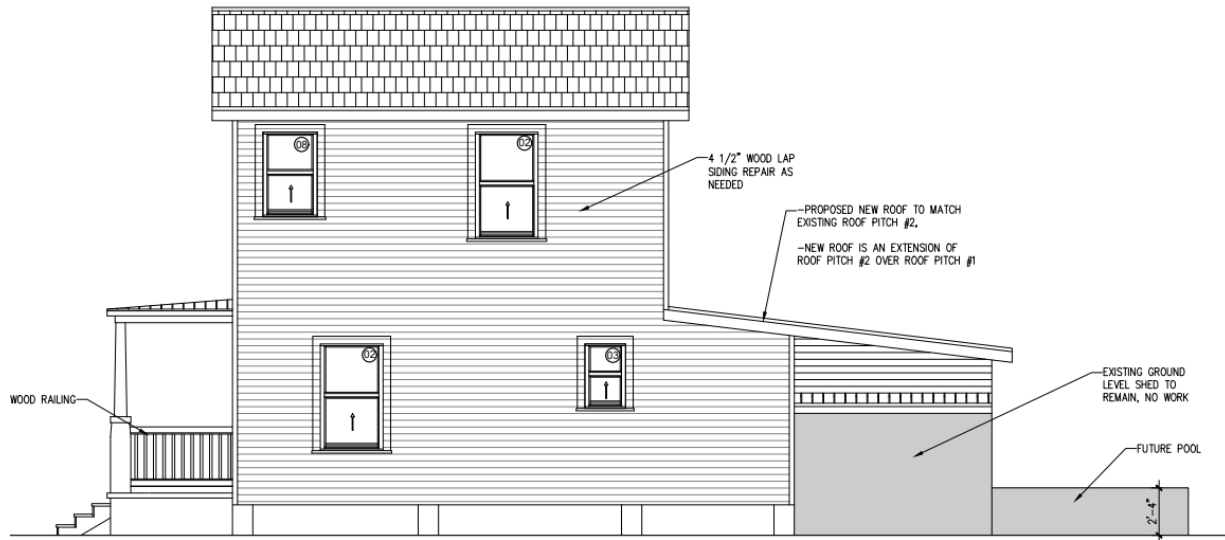
Side Elevation of Property Under Review Prior to Building Permit.



(APPROVED UNDER #BLD2025-3153) SIDE ELEVATION

SCALE: 1/4"=1'-0"

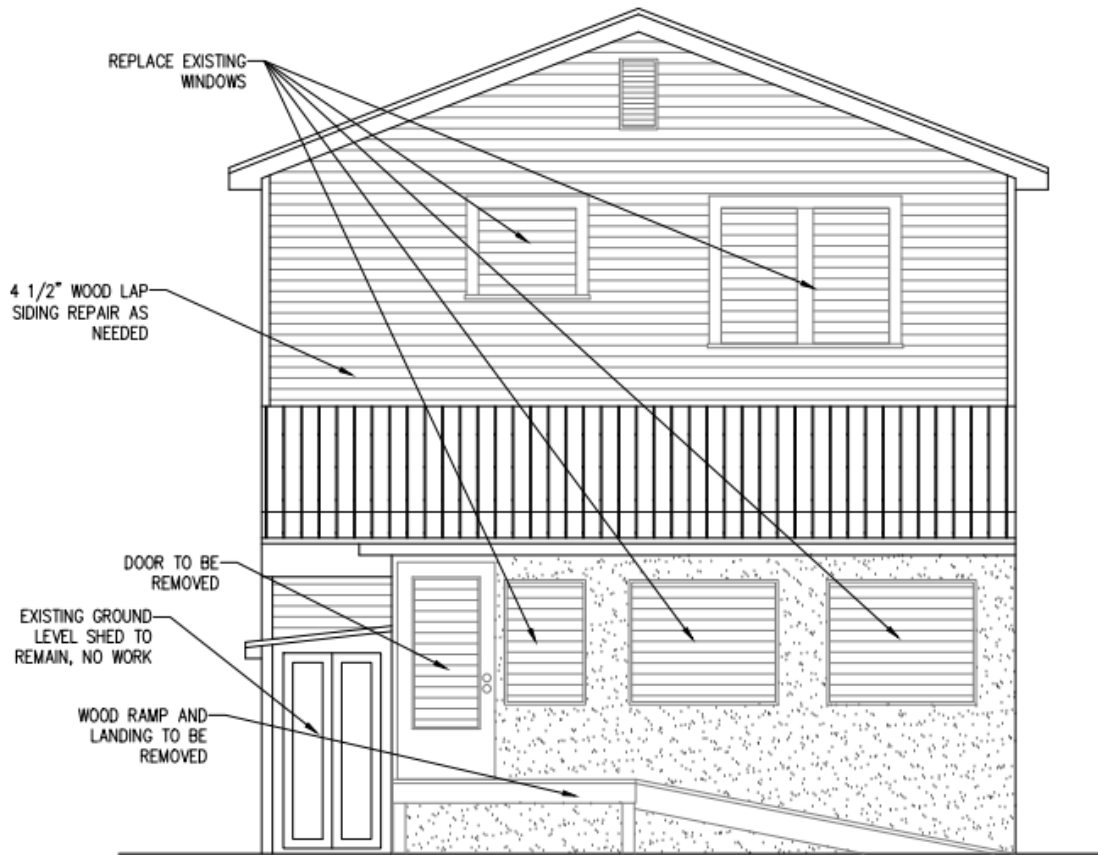
Side Elevation Approved Under Building Permit.



(REVISION UNDER #BLD2025-3153) SIDE ELEVATION

SCALE: 1/4"=1'-0"

Currently Proposed Side Elevation.



(PRE CONSTRUCTION) EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"

Rear Elevation of Property Under Review Prior to Building Permit.



(APPROVED UNDER #BLD2025-3153)
REAR ELEVATION

SCALE: 1/4"=1'-0"

Rear Elevation Approved Under Building Permit.



(REVISION UNDER #BLD2025-3153)
REAR ELEVATION

SCALE: 1/4"=1'-0"

Currently Proposed Rear Elevation.

Consistency with Cited Guidelines:

Staff finds the proposed design generally compatible with the existing structure and with the surrounding commercial context. The new proposed roofline will be on the rear and not visible from the ROW and will use the same roofline as one of the already existing additions. This will keep the massing of the additions very similar to what they are now. The size and scale will overall be compatible with the original main house.

The proposed wood lap siding will match what is existing on the main house and the additions. The new roof should either be 5V-Crimp or metal shingles as it is historic.

Criteria for Demolition:

Since the rear mono-slope roofs and CBS walls under review are non-contributing, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

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;

The rear mono-slope roofs and CBS walls are not historic and does not contribute to the character of the building.

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

The rear mono-slope roofs and CBS walls are not historic and does not destroy the historic 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.

This will not be the case.

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

The rear mono-slope roofs and CBS walls are non-contributing features. Staff opines that the structure would not qualify as contributing in the near future.

In conclusion, it is the staff's opinion that the request for demolition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development

Regulations. If the Commission finds the design appropriate this will be the only required reading for demolition.

APPLICATION

**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):	
PAVERS:	FENCES:
DECKS:	PAINTING:
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:	<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 #	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 1105 Watson St. Key West, Florida

PROPERTY OWNER'S NAME: BJN1 LLC

APPLICANT NAME: Jonathan Tavarez (Nautilus Drafting and Design Services)

*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: *John B Wass* DATE AND PRINT NAME: 4/27/20

DETAILED PROJECT DESCRIPTION OF DEMOLITION

DURING CONSTRUCTION UNDER PERMIT #BLD2025-3153 IT WAS FOUND THAT REAR ROOF STRUCTURE WAS ROTTEN BEYOND REPAIR AND REAR AND SIDE CBS WAS WERE FOUND TO HAVE NO REBAR OR STRUCTURAL COMPONENTS.

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.

During construction under permit #BLD2025-3153 it was found the existing rear roof structure was rotten beyond repairs. and the rear and side cbs was were found to have no rebar or structural components

(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.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings as provided in Section 102-21 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.

(c) 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.

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

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

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

(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.

(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 102-21 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) <input type="checkbox"/> Has not yielded, and is not likely to yield, information important in history,

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):

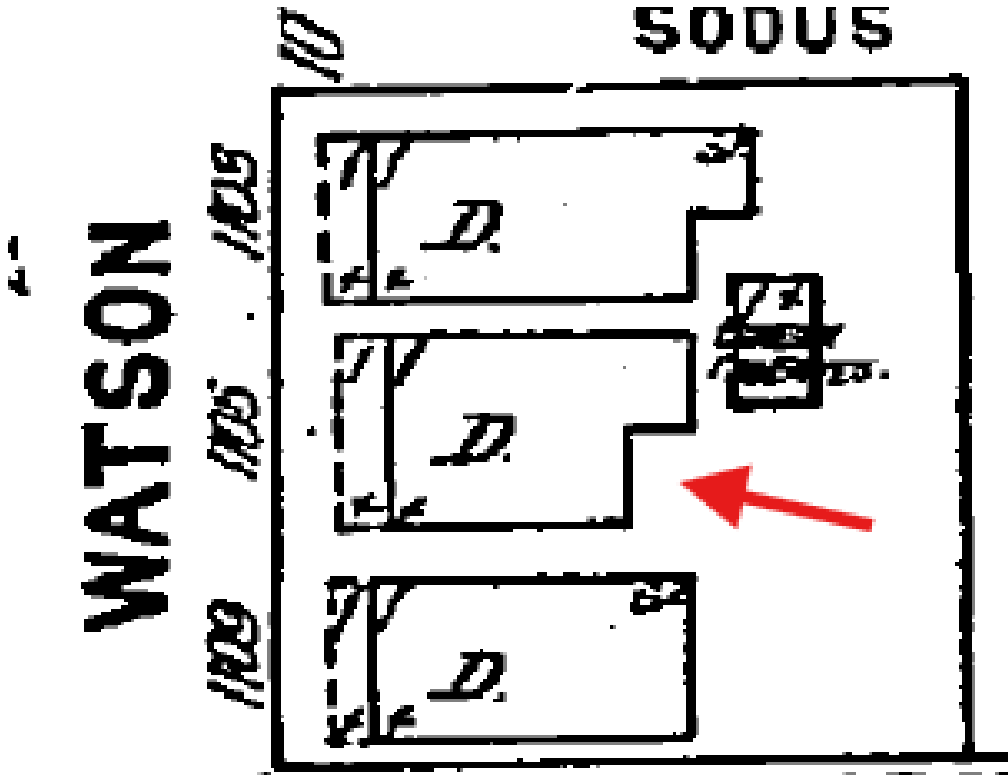
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(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

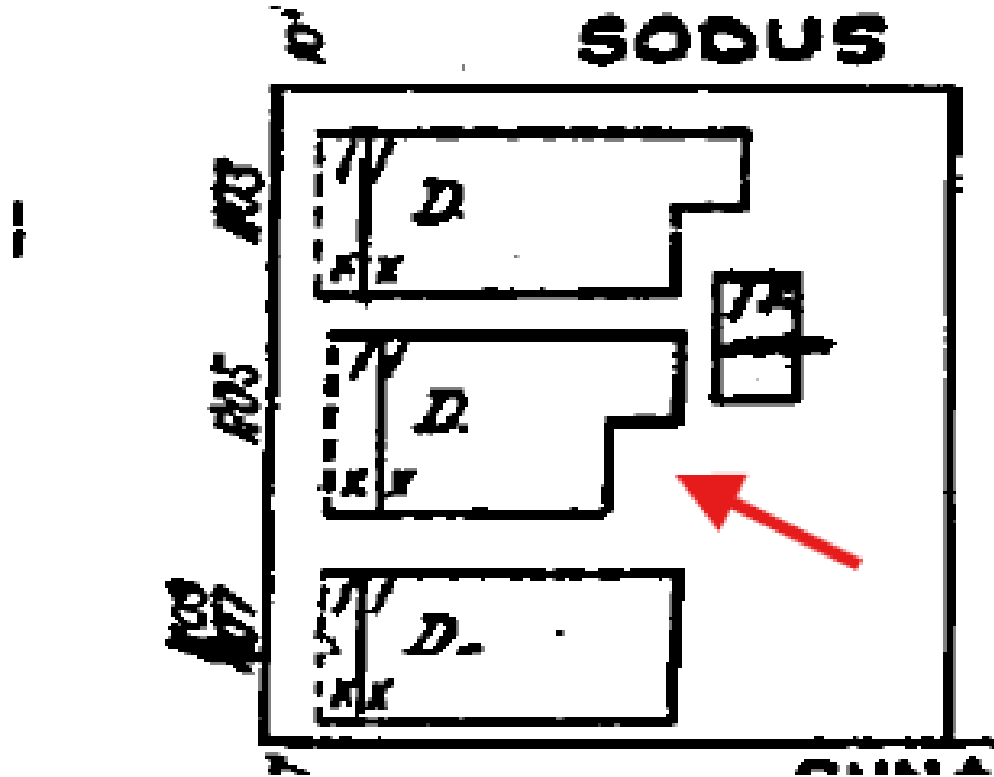
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

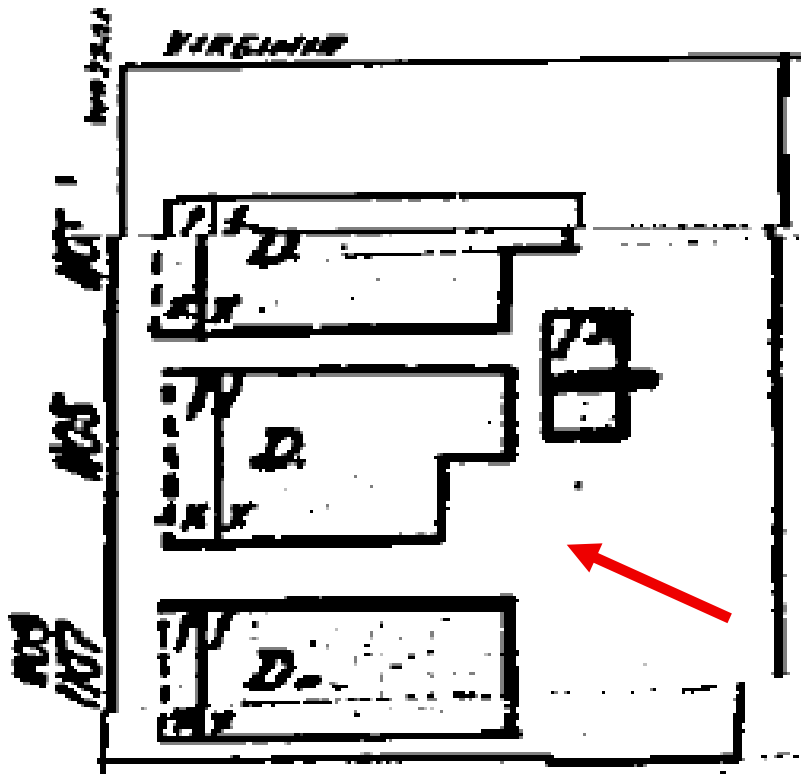
SANBORN MAPS



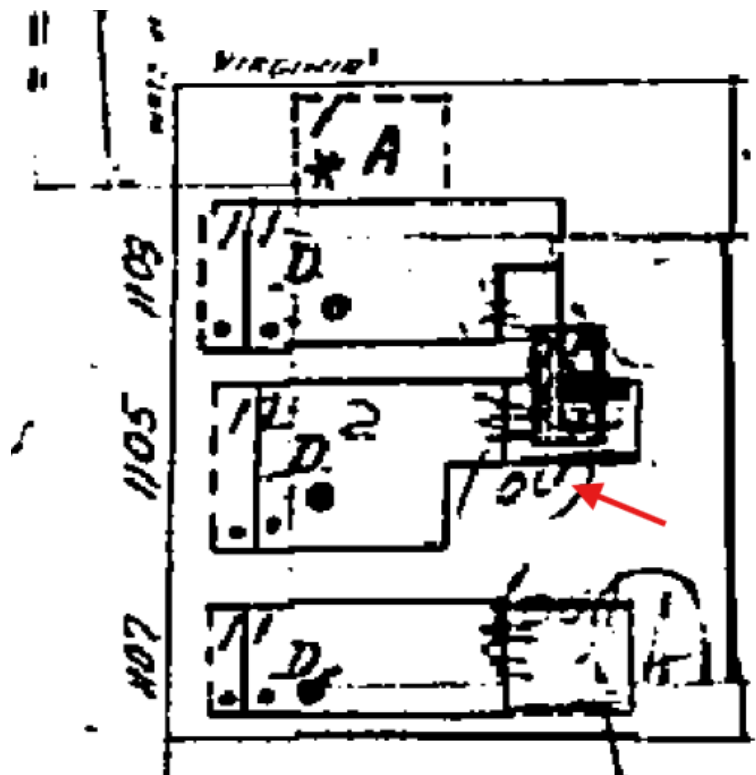
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

HARC Application photos 1105 Watson St.

1. Historic Front of 1105 Watson St.



HARC Application photos 1105 Watson St.

2. Current front view of 1105 Watson St.



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1105 Watson St.

3. Rear photo



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1105 Watson St.

4. Partial side view



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1105 Watson St.

5. Side View of home from front right corner (roof changes hardly visible from side of property)



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1105 Watson St.

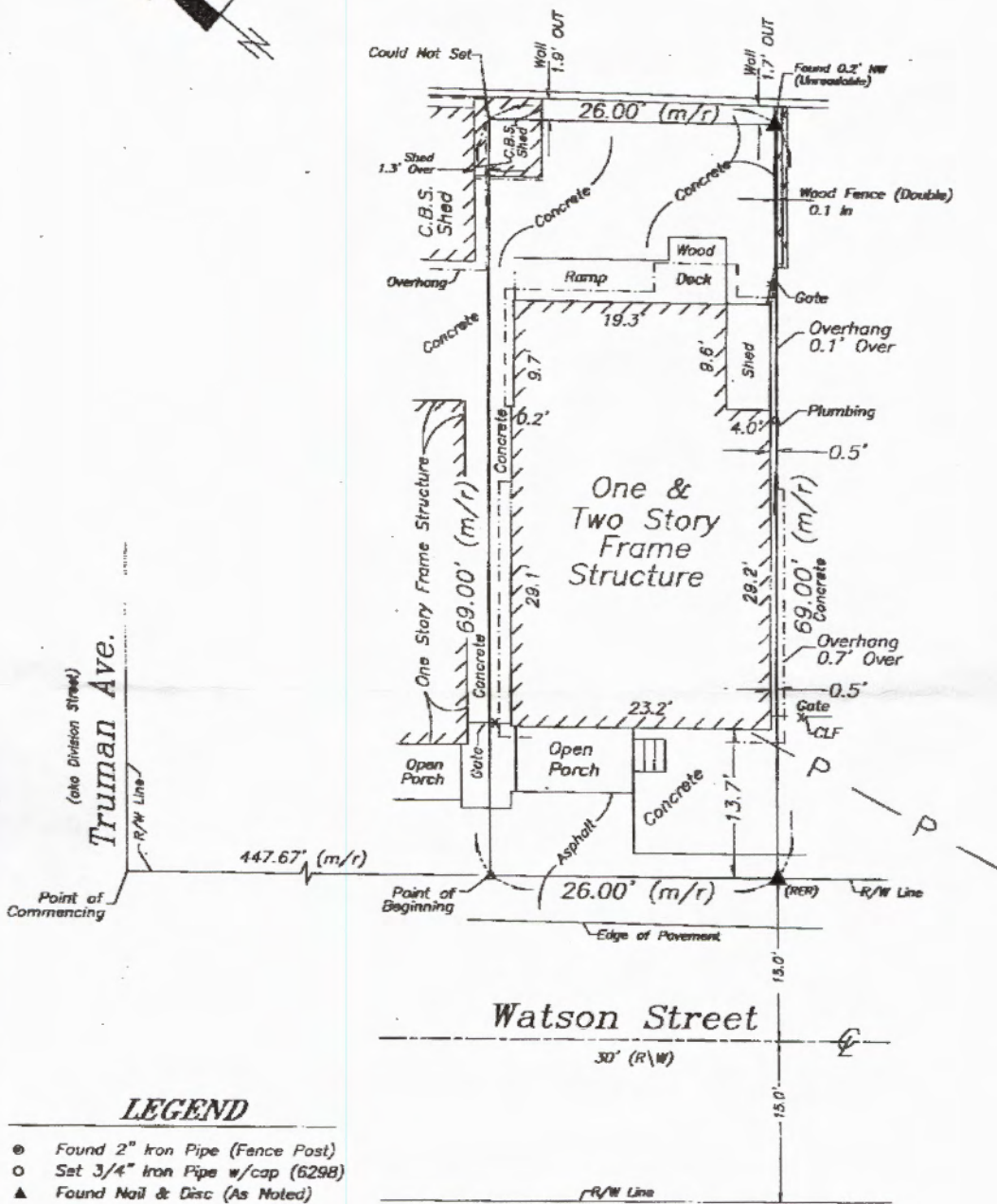
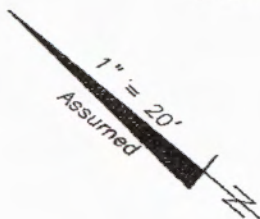
6. Rot and termite damaged rafters.



Prepared by Nautilus Drafting and Design Services

SURVEY

Boundary Survey Map of part of Tract 13, ISLAND OF KEY WEST



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- ▲ Found Nail & Disc (As Noted)
- △ Found Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

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
FSM 8828

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

Boundary Survey Report of part of Tract 13,
ISLAND OF KEY WEST

NOTES:

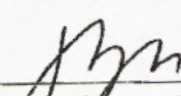
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1105 Watson Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: June 16, 2025
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's map delineated in February, A.D. 1829, as part of Tract 13, but more particularly described as follows: COMMENCING at the corner of Division and Watson Streets and thence in a Southeasterly direction and along the Northeasterly side of Watson Street 447.67 feet to a Point of Beginning; thence Northeasterly at right angles for a distance of 69 feet to a point; thence Southeasterly at right angles for a distance of 26 feet to a point; thence Southwesterly at right angles for a distance of 69 feet to a point; thence Northwesterly at right angles for a distance of 26 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Charles Fraga; Paul Fraga & Linda Roberts;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.



J. Lynn O'Flynn, PSM
Florida Reg. #6298

June 20, 2025

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

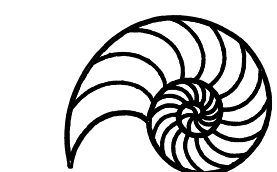
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PMS #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN



**NAUTILUS
DRAFTING & DESIGN
SERVICES**

CONTACT INFO:
JONATHAN TAVAREZ
EMAIL:
NAUTILUSDRAFTING@GMAIL.COM
CELLPHONE:
305-906-1530

HARC PLAN

1105 WATSON ST.
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

Revisions:

Title:
**PRE-CONSTRUCTION
EXISTING FLOOR
PLANS AND
ELEVATIONS**

Sheet Number:

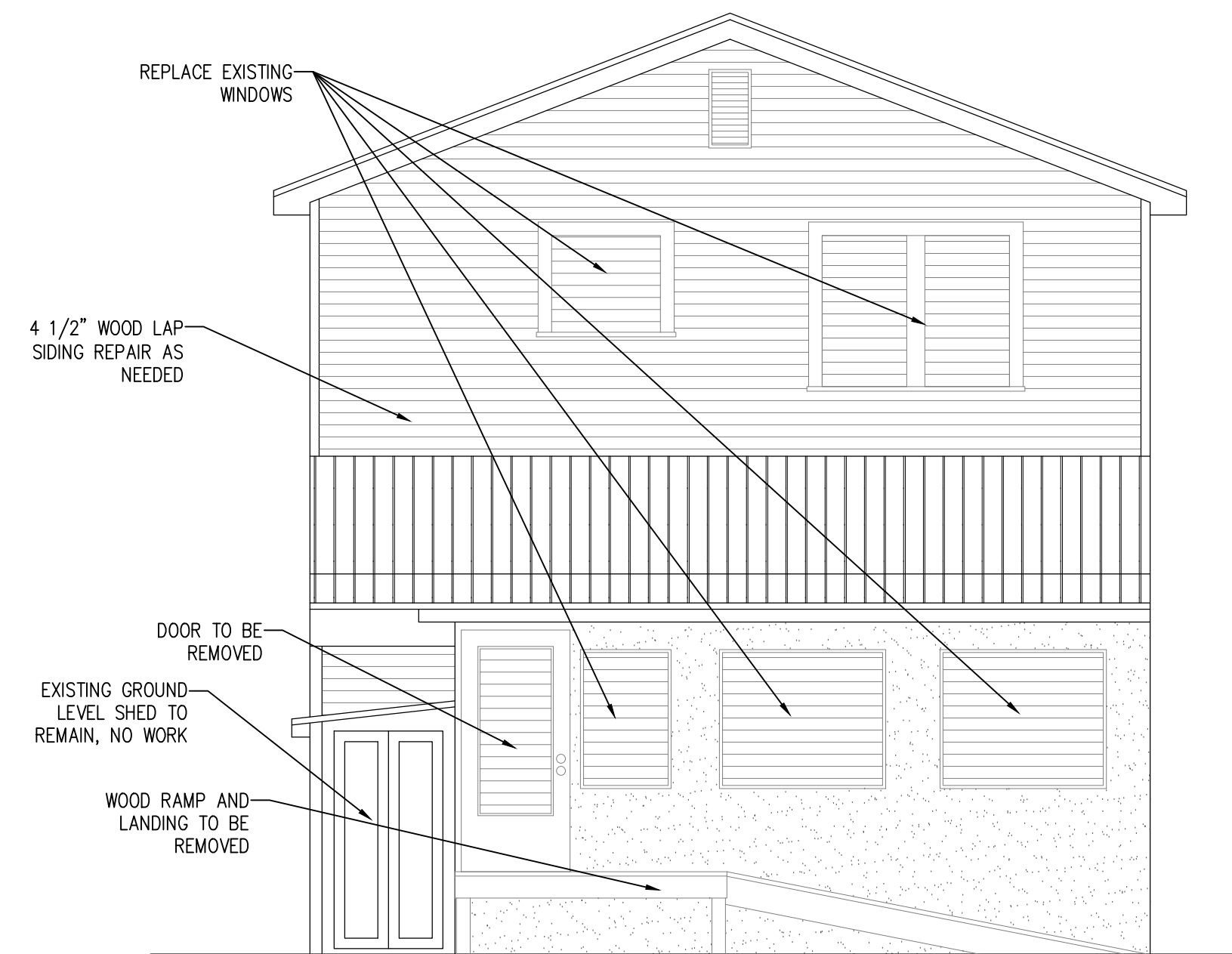
D-1

Date: 4.27.2026



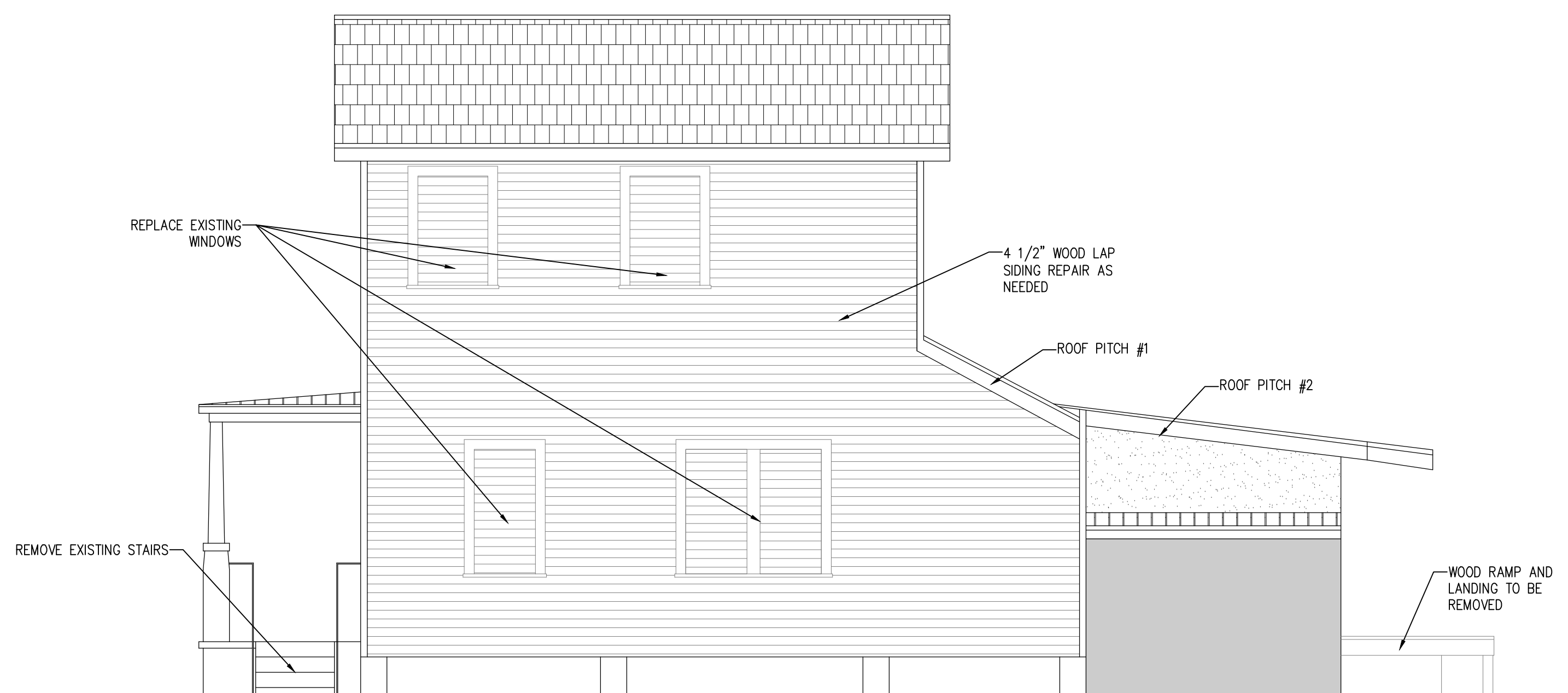
(PRE CONSTRUCTION) EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



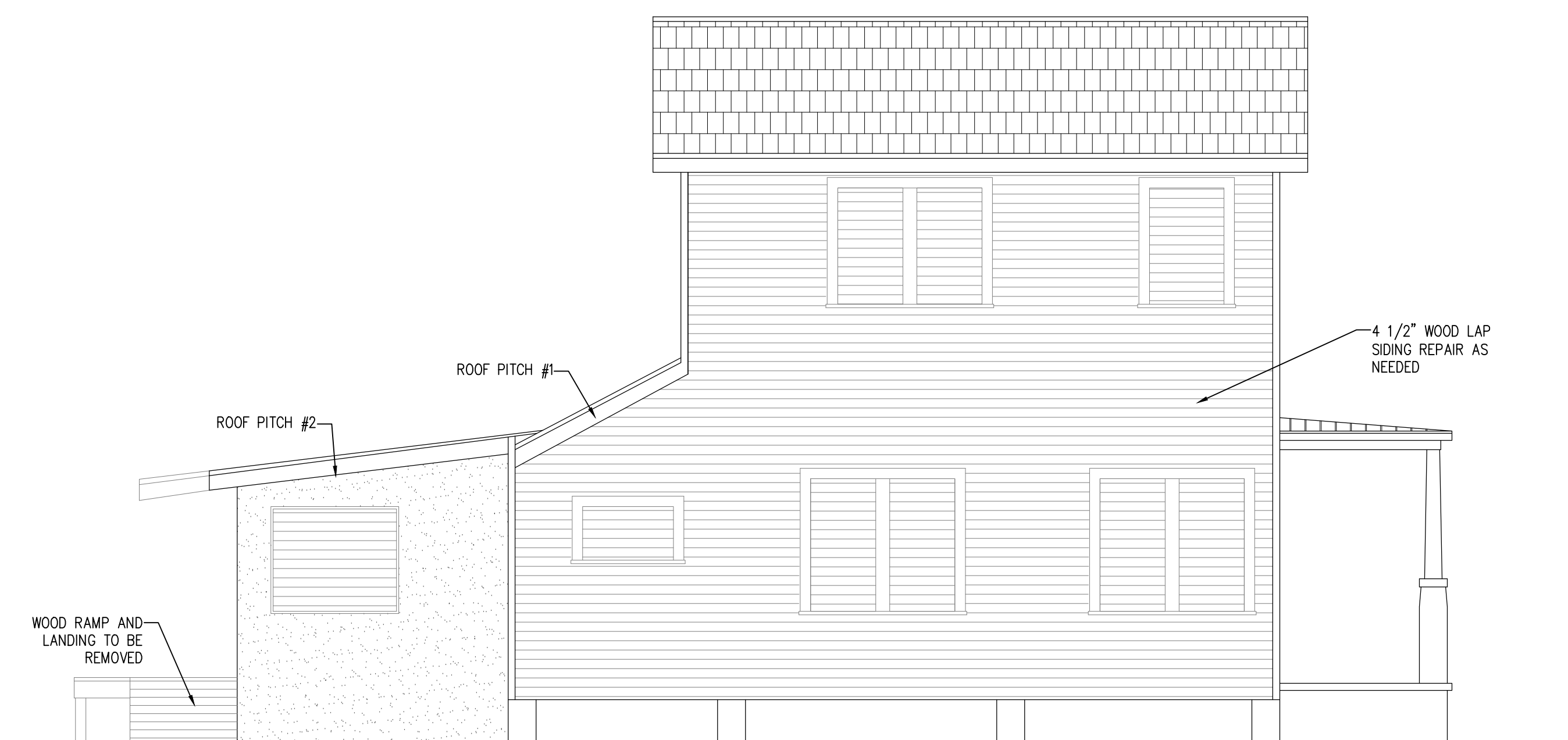
(PRE CONSTRUCTION) EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"



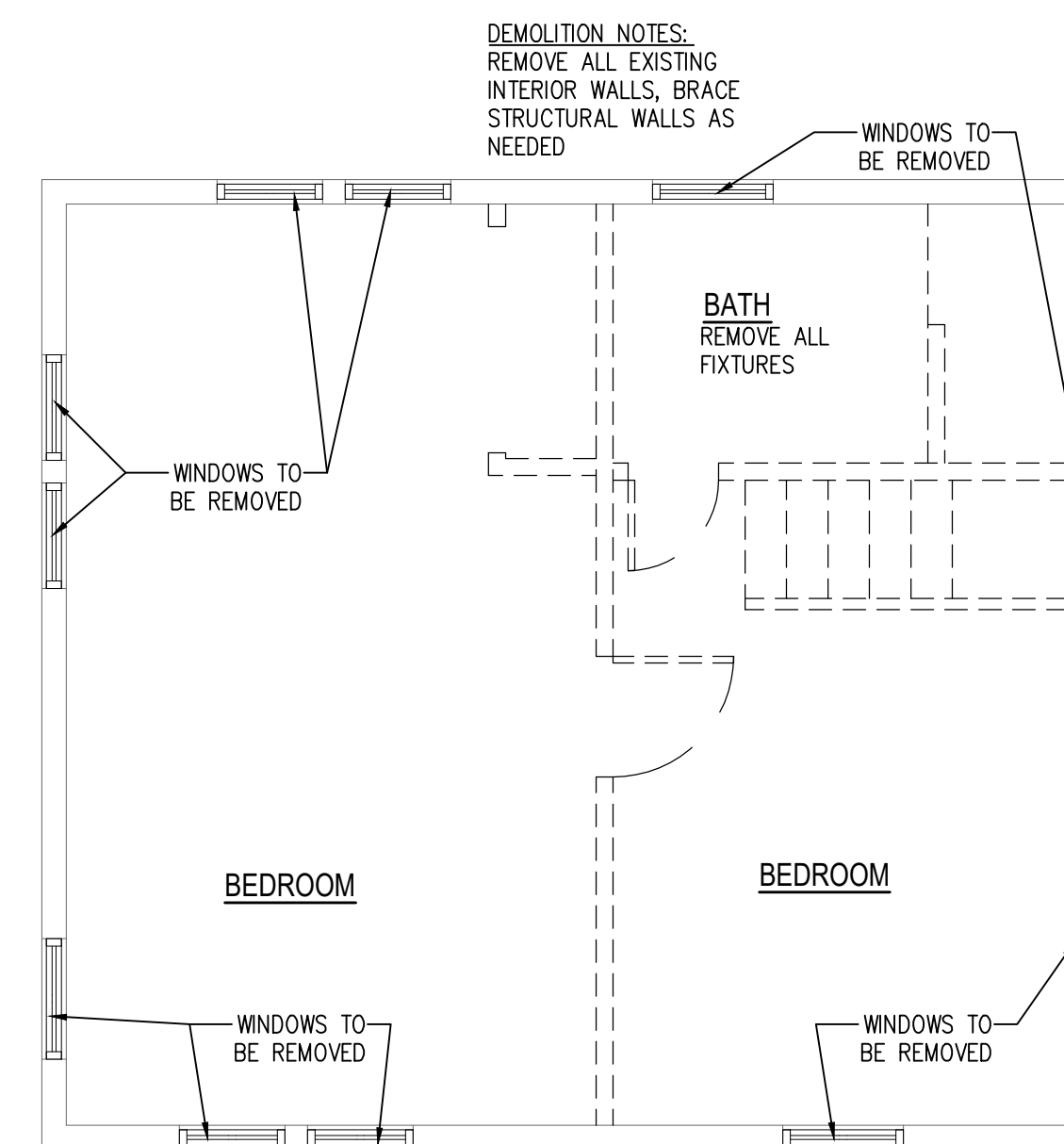
(PRE CONSTRUCTION) EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"



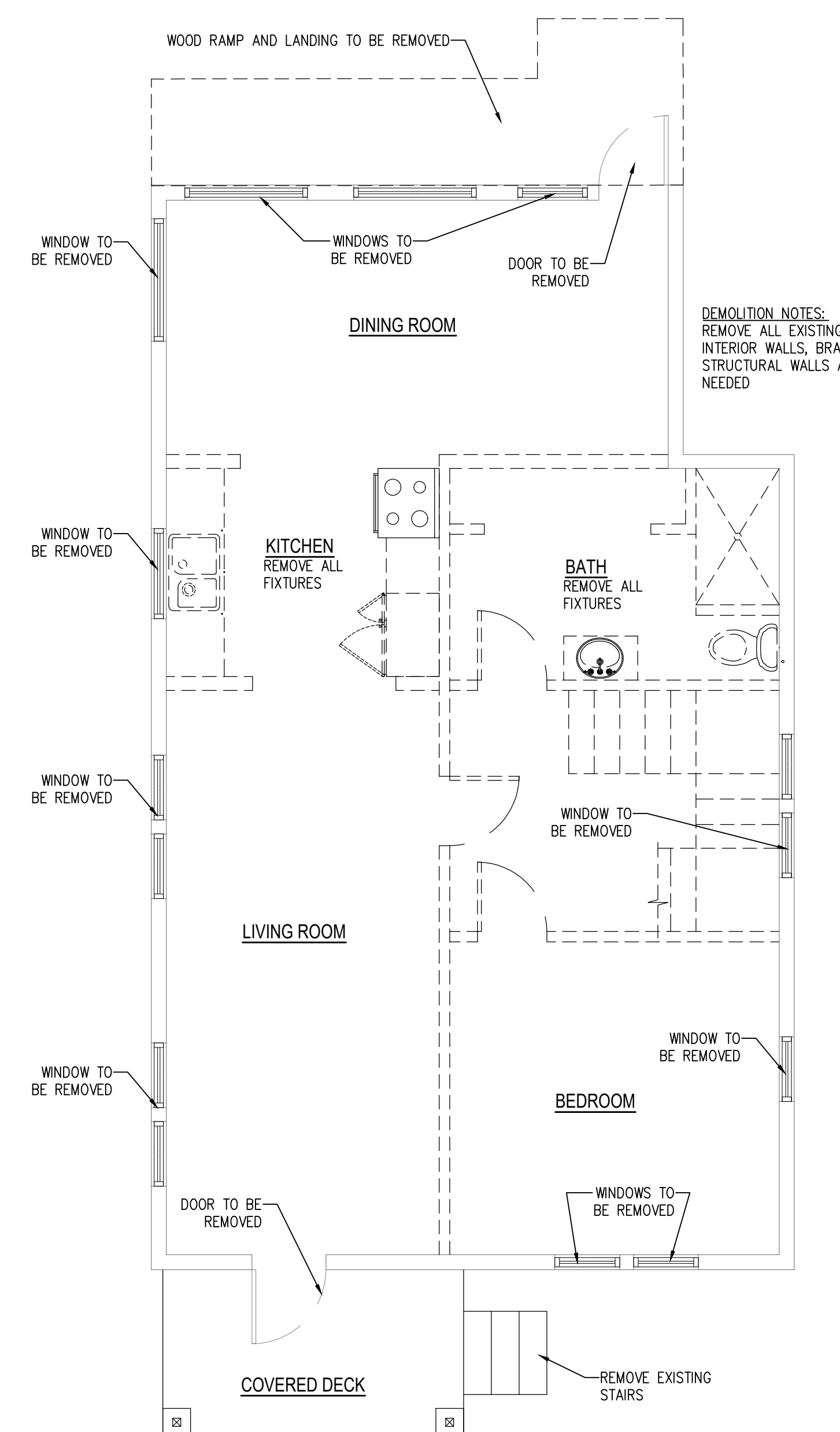
(PRE CONSTRUCTION) EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"



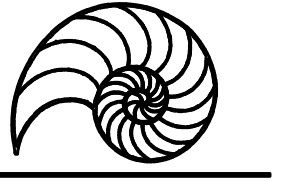
**(PRE CONSTRUCTION)
EXISTING 2ND FLOOR PLAN**

SCALE: 1/4"=1'-0"



**(PRE CONSTRUCTION)
EXISTING 1ST FLOOR PLAN**

SCALE: 1/4"=1'-0"



**NAUTILUS
DRAFTING & DESIGN
SERVICES**

CONTACT INFO:
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EMAIL:
NAUTILUSDRAFTING@GMAIL.COM
CELLPHONE:
305-906-1530

HARC PLAN

1105 WATSON ST.
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

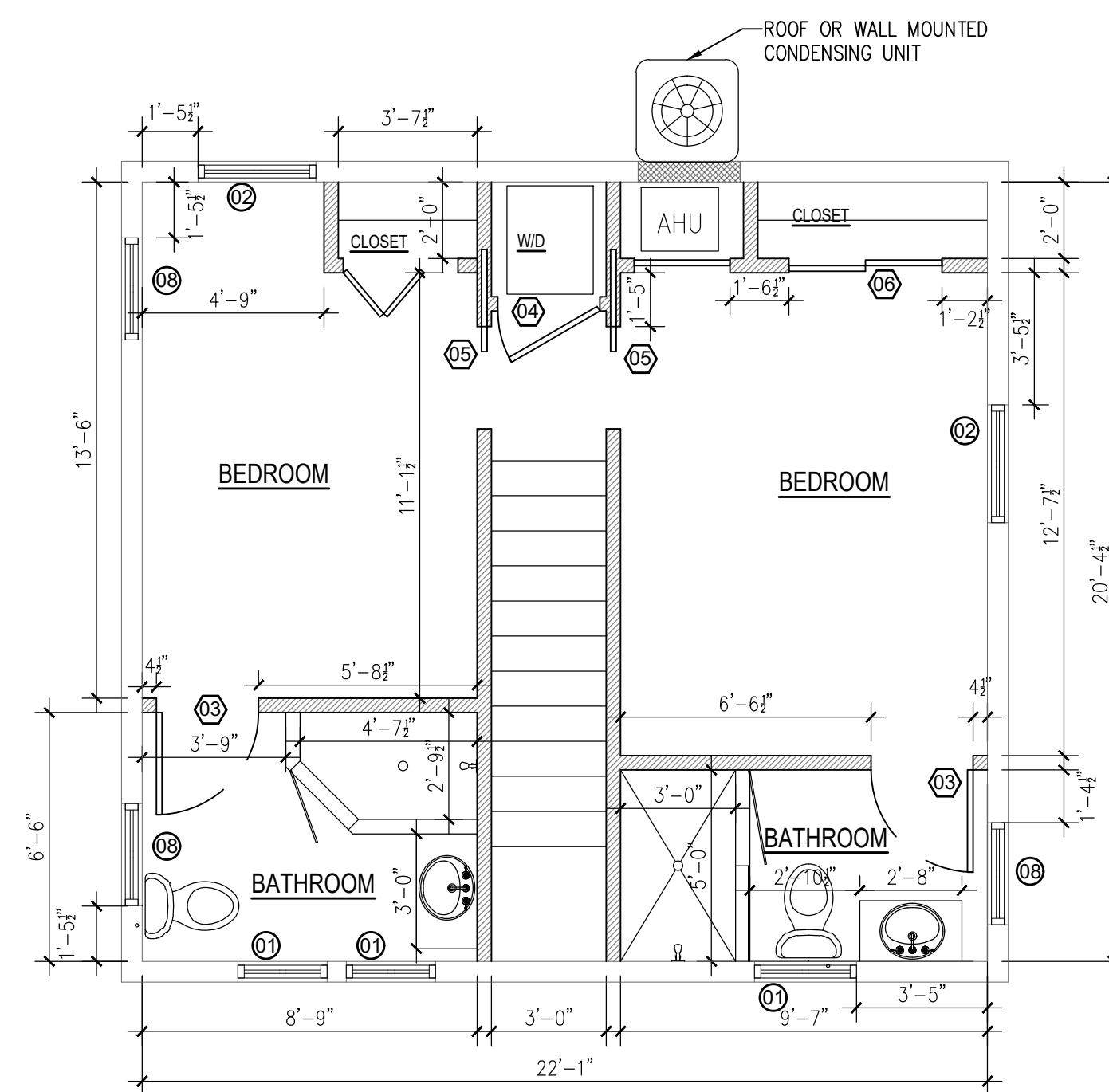
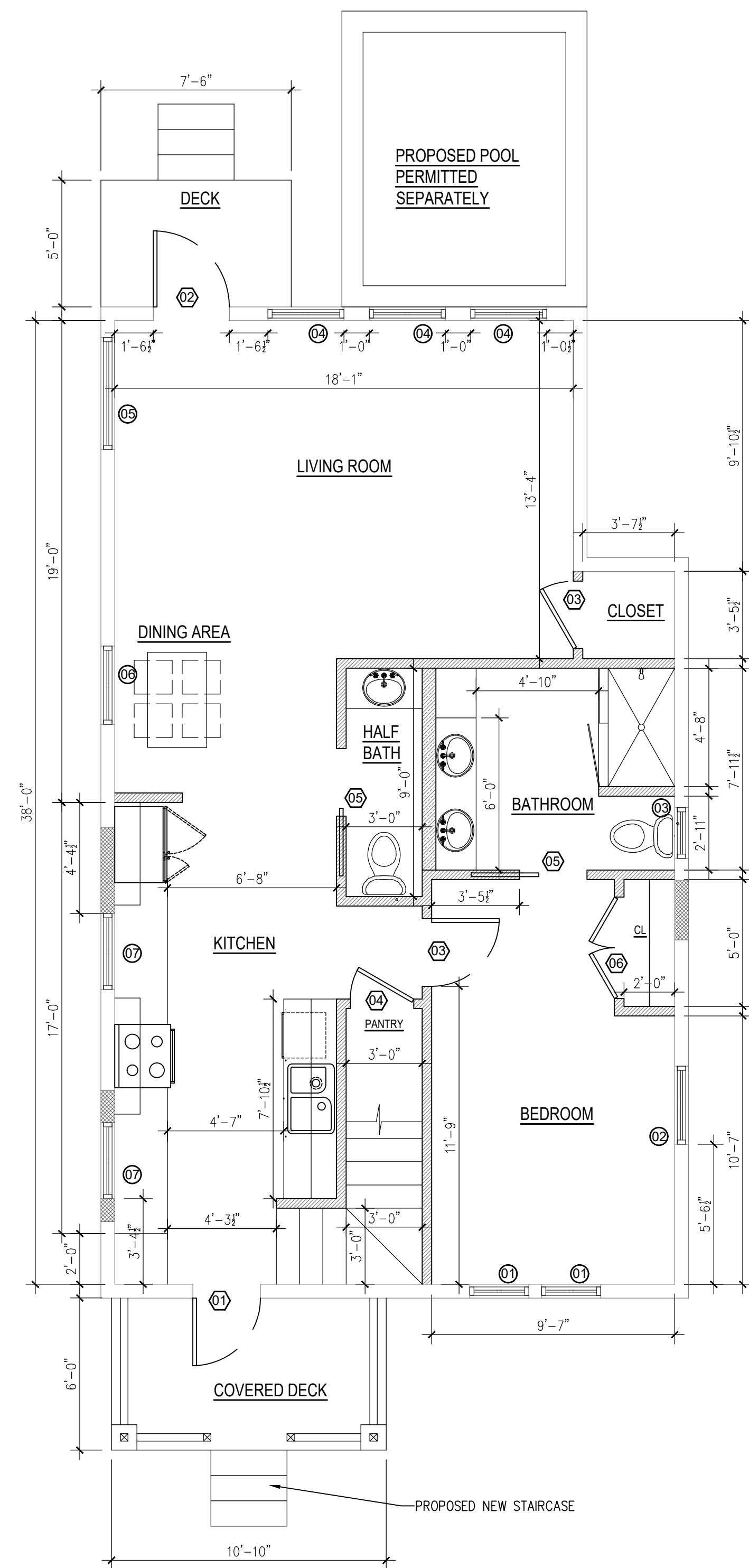
Revisions:

Title:
PROPOSED
FLOOR PLANS

Sheet Number:

A-1

Date: 4.27.2026



INTERIOR NOTES:

- OWNER TO SELECT ALL FIXTURES
- OWNER TO SPECIFY BASE BOARDS, DOOR AND WINDOW TRIM, AND CROWN MOLDING
- OWNER TO SELECT PAINT
- OWNER TO SELECT INTERIOR DOOR STYLE
- OWNER TO SELECT FLOOR FINISH

- 1ST FLOOR 866 SQ.FT.
- 2ND FLOOR 497 SQ.FT.

WALL LEGENDS:

- INTERIOR 2X4 WALLS
- INTERIOR 2X6 WALLS
- EXTERIOR WALL INFILL

WINDOW SCHEDULE

MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT, PSF (ASCE 7-22)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	2'-8" X 4'-2" (WOOD)	SINGLE HUNG	+48.6/-53.1	BY CONTRACTOR	PROVIDED BY CONTRACTOR
02	3'-1" X 5'-3" (ALUMINUM)	SINGLE HUNG	+47.4/-51.7	BY CONTRACTOR	PROVIDED BY CONTRACTOR
03	2'-0" X 3'-2" (ALUMINUM)	SINGLE HUNG	+48.7/-52.8	BY CONTRACTOR	PROVIDED BY CONTRACTOR
04	3'-0" X 5'-0" (ALUMINUM)	FIXED	+47.6/-63.0	BY CONTRACTOR	PROVIDED BY CONTRACTOR
05	4'-5" X 4'-3" (ALUMINUM)	SINGLE HUNG	+46.9/-58.6	BY CONTRACTOR	PROVIDED BY CONTRACTOR
06	3'-0" X 4'-0" (ALUMINUM)	SINGLE HUNG	+48.3/-52.3	BY CONTRACTOR	PROVIDED BY CONTRACTOR
07	3'-0" X 3'-2" (ALUMINUM)	SINGLE HUNG	+48.7/-63.1	BY CONTRACTOR	PROVIDED BY CONTRACTOR
08	2'-8" X 4'-2" (ALUMINUM)	SINGLE HUNG	+48.6/-53.1	BY CONTRACTOR	PROVIDED BY CONTRACTOR

NOTE: ALL BEDROOM WINDOWS ARE TO MEET FL. BLDG. CODE 2023 FOR EGRESS. A MIN. 5 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20".

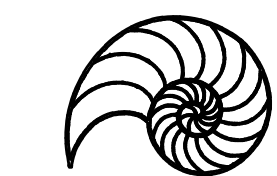
ADDITIONAL NOTES:

- CONTRACTOR TO PROVIDE THE MIAMI DADE NOA'S OR FL. PRODUCT APPROVALS.
- CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
- CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

DOOR SCHEDULE

MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT, PSF (ASCE 7-22)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	3'-0" x 6'-8"	IMPACT SLIDING DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR
02	3'-0" x 6'-8"	SOLID WOOD DOOR	+46.5/-60.7	BY CONTRACTOR	PROVIDED BY CONTRACTOR
03	2'-8" x 6'-8"	SOLID WOOD DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR
04	2'-6" x 6'-8"	SOLID WOOD DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR
05	2'-8" x 6'-8"	SOLID WOOD POCKET DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR
06	4'-0" x 6'-8"	SOLID WOOD DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR

- CONTRACTOR TO PROVIDE THE MIAMI DADE NOA'S OR FL. PRODUCT APPROVALS.
- CONTRACTOR TO FIELD VERIFY ALL DOOR DIMENSIONS.
- CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.



NAUTILUS
DRAFTING & DESIGN
SERVICES

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HARC PLAN

1105 WATSON ST.
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

Revisions:

Title:
REVISION UNDER
#BLD2025-3153
PROPOSED
ELEVATIONS

Sheet Number:

A-3

Date: 4.27.2026



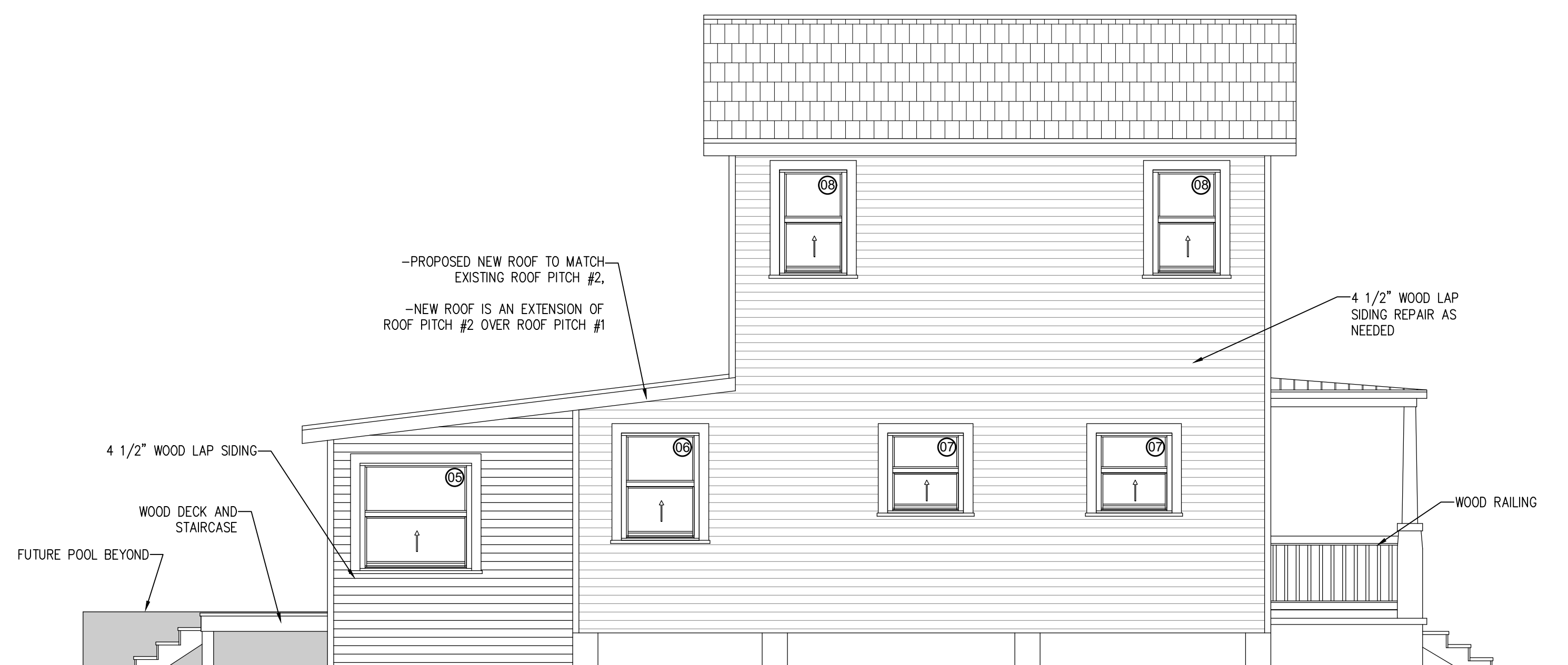
(REVISION UNDER #BLD2025-3153)
FRONT ELEVATION

SCALE: 1/4"=1'-0"



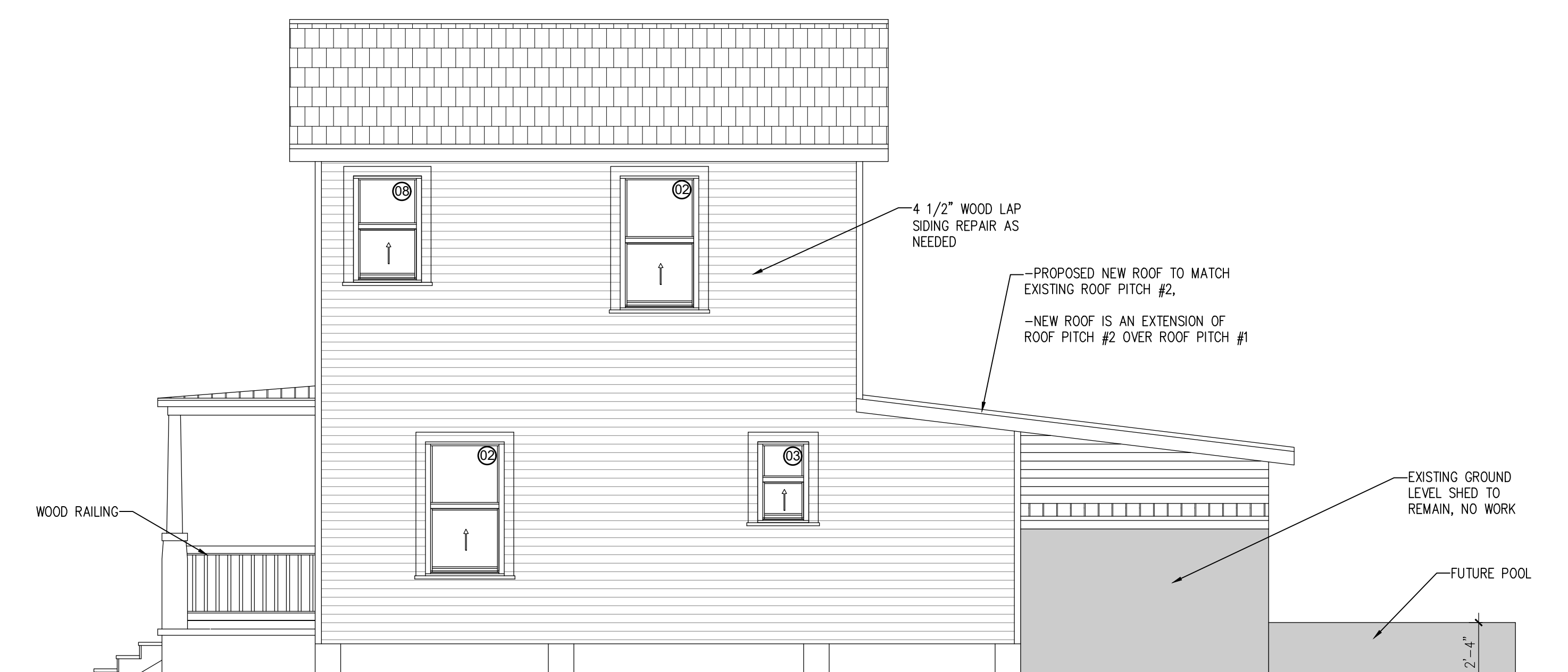
(REVISION UNDER #BLD2025-3153)
REAR ELEVATION

SCALE: 1/4"=1'-0"



(REVISION UNDER #BLD2025-3153) SIDE ELEVATION

SCALE: 1/4"=1'-0"



(REVISION UNDER #BLD2025-3153) SIDE ELEVATION

SCALE: 1/4"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. May 26, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW MONO-SLOPE ROOF ON REAR ADDITIONS. DEMOLITION OF
REAR HISTORIC MONO-SLOPE ROOFS AND REMOVAL OF CBS
SIDE AND REAR WALLS.**

#1105 WATSON STREET

Applicant –Nautilus Drafting & Design Application #C2026-0034

If you wish to see the application or have any questions, you may visit the Growth Management 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 Jonathan Tavaréz
1105 Watson, 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:

1105 Watson on the
18 day of May, 2026.

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 May 26, 2026.

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 C2026-0034.

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

Signed Name of Affiant:

[Signature]
Date: 5/18/2026

Address: 21460 Overseas Hwy Unit 3

City: Cudjoe Key

State, Zip: FL, 33042

The forgoing instrument was acknowledged before me on this 18 day of
May, 2026.

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

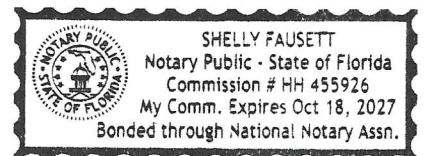
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Shelly Fausett

Notary Public - State of Florida (seal)

My Commission Expires: 10-18-27





Public Meeting Notice

NO TRESPASSING

Frank's
Plumbing
"Over 35 years experience!"
State Certified License CFC051616
305 293 0227



THE CITY OF AUSTIN
PLUMBING PERMIT
PLUMBING PERMIT

THE CITY OF AUSTIN
PLUMBING PERMIT
PLUMBING PERMIT

THE CITY OF AUSTIN
PLUMBING PERMIT
PLUMBING PERMIT

Public Meeting Notice
The Austin...
DEAR SHONDRA...
MILWAUKEE...

NO TRESPASSING

Frank's Plumbing
"Over 35 years experience!"
State Certified License CFC 051616
305 293 0227

PROPERTY APPRAISER INFORMATION

Monroe County, FL

** PROPERTY RECORD CARD **

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 00033500-000000
 Account# 1034291
 Property ID 1034291
 Millage Group 10KW
 Location 1105 WATSON St, KEY WEST
 Address
 Legal KW GWYNN SUB PT OF TR 13 H1-536 OR474-597 OR786-1956 OR900-1363
 Description OR1210-325 OR2900-2065 OR3348-1589 OR3348-1590
 (Note: Not to be used on legal documents.)
 Neighborhood 6097
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

BJN1 LLC
 19 A E Circle Dr
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$185,728	\$183,826	\$171,919	\$176,831
+ Market Misc Value	\$3,745	\$2,554	\$2,554	\$2,554
+ Market Land Value	\$477,897	\$477,897	\$415,691	\$357,435
= Just Market Value	\$667,370	\$664,277	\$590,164	\$536,820
= Total Assessed Value	\$667,370	\$129,046	\$125,288	\$121,639
- School Exempt Value	\$0	(\$30,000)	(\$30,000)	(\$25,500)
= School Taxable Value	\$667,370	\$99,046	\$95,288	\$96,139

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$477,897	\$183,826	\$2,554	\$664,277	\$129,046	\$30,000	\$99,046	\$500,000
2023	\$415,691	\$171,919	\$2,554	\$590,164	\$125,288	\$30,000	\$95,288	\$464,876
2022	\$357,435	\$176,831	\$2,554	\$536,820	\$121,639	\$25,500	\$96,139	\$415,181
2021	\$292,267	\$152,815	\$2,554	\$447,636	\$118,097	\$25,500	\$92,597	\$329,539
2020	\$292,267	\$154,909	\$2,554	\$449,730	\$116,467	\$25,500	\$90,967	\$333,263
2019	\$286,343	\$124,406	\$2,554	\$413,303	\$113,849	\$25,500	\$88,349	\$299,454
2018	\$293,562	\$126,320	\$2,554	\$422,436	\$111,727	\$25,500	\$86,227	\$310,709

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)	1,794.00	Square Foot	26	69

Buildings

Building ID	2646	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2001
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1692	Roof Type	GABLE/HIP
Finished Sq Ft	1592	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	232	Bedrooms	3
Functional Obs	90	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	32	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,592	1,592	0
OPF	OP PRCH FIN LL	60	0	0
SBU	UTIL UNFIN BLK	40	0	0
TOTAL		1,692	1,592	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1974	1975	0 x 0	1	162 SF	2
CONC PATIO	1974	1975	0 x 0	1	498 SF	2
WALL AIR COND	1984	1985	0 x 0	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
10/9/2025	\$600,000	Warranty Deed	2518208	3348	1590	01 - Qualified		
4/11/2018	\$0	Quit Claim Deed	2163975	2900	2065	14 - Unqualified	FRAGA ZAIDA D	

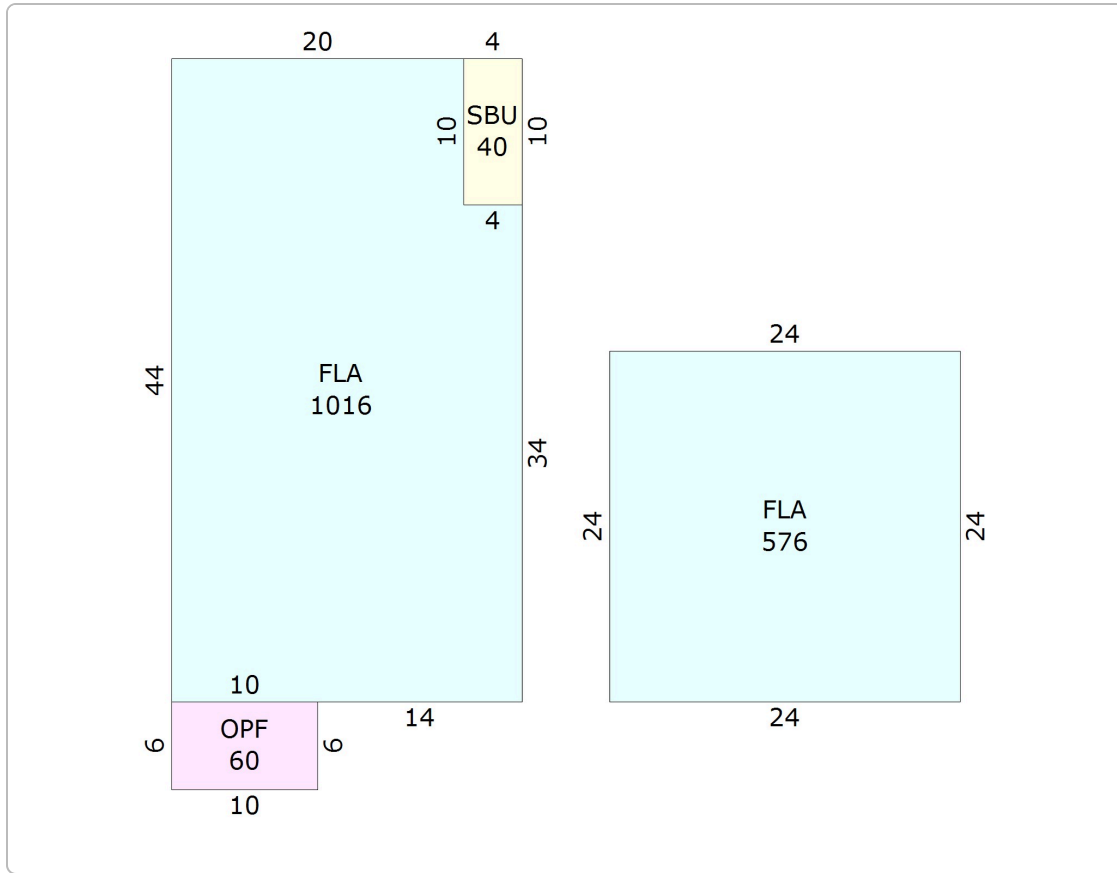
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
26-0361	03/27/2026	Active	\$30,000	Residential	
26-0301	03/05/2026	Active	\$20,000	Residential	Renovate bathrooms, kitchen, washer, heaterough & trim 5 lavs, 4 toilets, 3 showers, kit sink, dishwasher, refrig ice maker, washer, heater.
25-3153	01/27/2026	Active	\$300,000	Residential	DEMO AND REBUILD OF SINGLE-FAMILY RESIDENCE APPROX 1600 SQ/FT PER DRAWINGS.
BLD2025-3153	01/27/2026	Active	\$0	Residential	DEMO AND REBUILD OF SINGLE-FAMILY RESIDENCE APPROX 1600 SQ/FT PER DRAWINGS
0102386	10/01/2001	Completed	\$1,250		200 AMP SERVICE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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Last Data Upload: 4/27/2026, 11:09:20 PM

[Contact Us](#)

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 **SCHNEIDER**
GEOSPATIAL