

Historic Architectural Review Commission

Staff Report Item 17a

Meeting Date: February 24, 2014

Applicant: Anthony D. Sarno, K2M Design, Inc.

Application Number: H14-01-0237

Address: 1008 Watson Street

Description of Work: Reconfiguration of the front façade, new addition at the rear of the house to include a second floor deck area. Plans also include maintenance and repairs to existing siding, trim and shingle roof.

Building Facts: The house located at 1008 Watson Street is not listed as a contributing resource. The one and one-half story frame vernacular house was built ca. 1923. A ca. 1965 photo shows the building in its current configuration. The property has been before HARC as recently as 2010-11 for superficial changes such as paint, resurfacing the pool and paving.

Guidelines Cited in Review:

Roofing (page 26), specifically guideline 1.

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

Paint (page 36), guidelines 2 & 5

Additions, alterations and new construction (pages 36-38a), specifically guidelines 1 and 2 and guideline 2 of page 38.

Staff Analysis

The Certificate of Appropriateness proposes the renovation of a non-contributing house. The façade will be updated, wood siding will be repaired, replaced and painted in kind as necessary, a rear addition will be added to include a second-story deck.

An existing one story porch at the back of the house will be removed and replaced with a small addition and new porch. The location of the rebuilt porch and new deck were the subject of a variance approval for encroachment into the

required rear-yard setback. It should be noted that the replacement porch is half the size of the existing.

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 # **44-01-0237**

OWNER'S NAME:

Michael Dutzer

DATE:

February 3, 2014

OWNER'S ADDRESS:

1200 Steuart Street, Unit 312, Baltimore, Maryland 21230

PHONE #:

202.246.0508

APPLICANT'S NAME:

Anthony D. Sarno, K2M Design, Inc.

PHONE #:

305.292.7722

APPLICANT'S ADDRESS:

1001 Whitehead Street, Key West, Florida 33040

ADDRESS OF CONSTRUCTION:

1008 Watson Street, Key West, Florida 33040

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

The renovation of 1008 Watson includes reconfiguration of the interior and exterior with impact resistant aluminum doors and windows, roof reconfiguration at the rear second floor to increase second floor headroom, rear second floor deck to replace existing roof, fence with landscaping at front facade, and updated finishes including wood siding, galvanized shingle roof, and to

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

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: **February 3, 2014**

Applicant's Signature: 

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

User: CHALKER Date: 2/06/14 5:53 PM
SAVED BY: JCL Drawer: 1
Receipt no: 17038
2014 1008237

PF

Trans number:

VM VISA/MC/AMEX

Date: **2/06/14**

Trans date: **2/06/14**

Time: **7:54:11**

Fee Due:\$

PAST DUE

PAST DUE

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

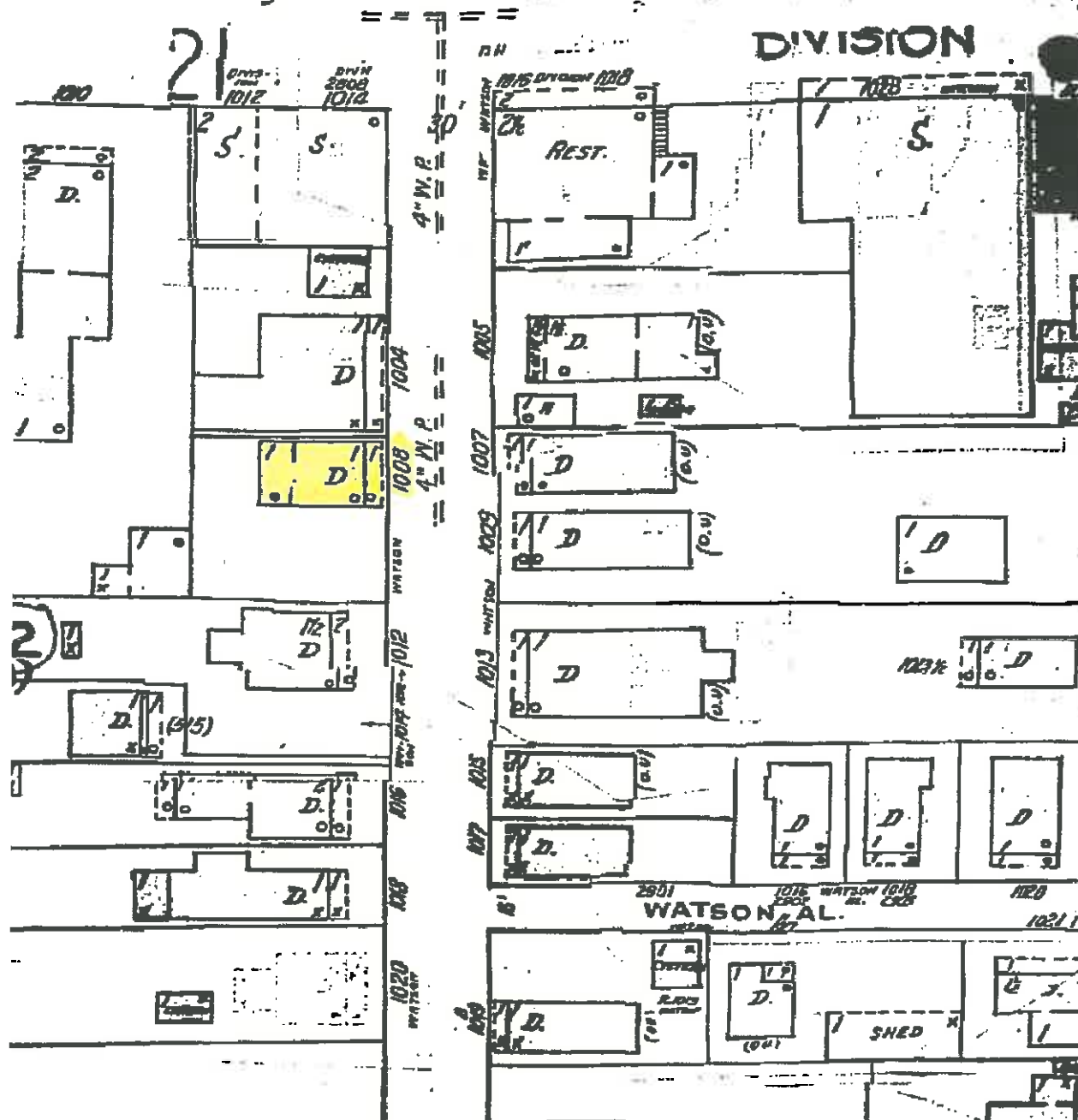
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



1008 Watson Street, Sanborn Map circa 1948

Project Photos



February 3, 2014

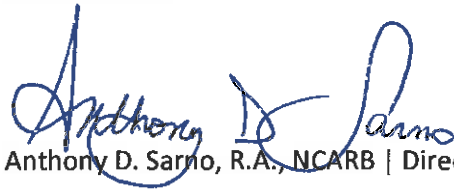
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
Attn: Enid Torregrosa, Historic Preservation Planner

Re: 1008 Watson Street
HARC Application – Photo Documentation

Dear Enid,

The following photographs represent the existing conditions at 1008 Watson Street.

Best regards,



Anthony D. Sarno, R.A., NCARB | Director of Key West



1008 Watson Street – Front Elevation



1008 Watson Street – Front Elevation



1008 Watson – Covered Rear Deck



1008 Watson – Rear Deck and Pool



1008 Watson – Covered Rear Deck



1008 Watson – Side Elevation



1008 Watson – Side Elevation



1008 Watson – Side Elevation

Survey

Proposed Plans

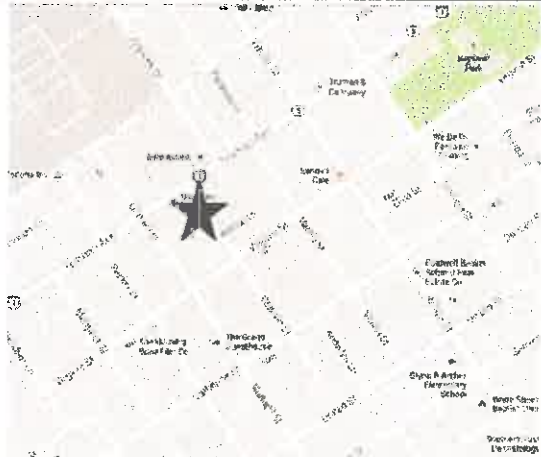
MICHAEL AND ROB RESIDENCE

RESIDENTIAL RENOVATION

1008 WATSON STREET, KEY WEST, FLORIDA 33040

HARC APPLICATION

FEBRUARY 3, 2014

DESIGN TEAM ARCHITECT: mbi k2m Architecture, Inc. Anthony D. Sarno, R.A., NCARB 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722	SCOPE OF WORK <u>GENERAL</u> A0.1.1 COVER SHEET <u>ARCHITECTURAL</u> AE1.0.1 SITE SURVEY AE1.1.1 EXISTING SITE PLAN AD2.1.1 FIRST FLOOR DEMOLITION PLAN AD2.1.2 SECOND FLOOR DEMOLITION PLAN AD3.1.1 EXTERIOR ELEVATIONS - DEMOLITION A1.1.1 SITE PLAN A2.1.1 FIRST FLOOR PLAN A2.1.2 SECOND FLOOR PLAN A3.1.1 EXTERIOR ELEVATIONS A3.1.2 EXTERIOR ELEVATIONS	PROJECT APPROVALS <u>VARIANCE APPLICATION</u> SUBMITTED: SEPTEMBER 16, 2013 DRC: DECEMBER 20, 2013 (ITEM #13-6170) PLANNING BOARD: JANUARY 23, 2014 (ITEM #13-6170 - APPROVED) <u>HISTORIC ARCHITECTURAL REVIEW COMMISSION</u> SUBMITTED: FEBRUARY 3, 2014
LOCATION MAP  PROJECT LOCATION ★	CODE INFORMATION <u>APPLICABLE CODES</u> 2010 FLORIDA BUILDING CODE RESIDENTIAL <u>FEMA REQUIREMENTS</u> FLOOD ZONE: X <u>GENERAL BUILDING HEIGHTS AND AREAS</u> MAX HEIGHT - 30'-0" EXISTING TO REMAIN - NO CHANGE MAX STORIES - 3 ACTUAL - 2 MAX AREA PER FLOOR - UNLIMITED	

MICHAEL AND ROB RESIDENCE
1008 WATSON STREET
HARC APPLICATION

mbi | k2m
ARCHITECTURE, INC.

1001 Whitehead St., Suite 101, Key West, Florida 33040
Tel: 305-292-7722 | Fax: 305-292-2182
Email: info@mbi-k2m.com | URL: www.mbi-k2m.com
PROF. REG. AA26001059

SUBMISSIONS

July 18, 2013 - Existing Conditions

September 16, 2013 - Variance Application

February 3, 2014 - HARC Application

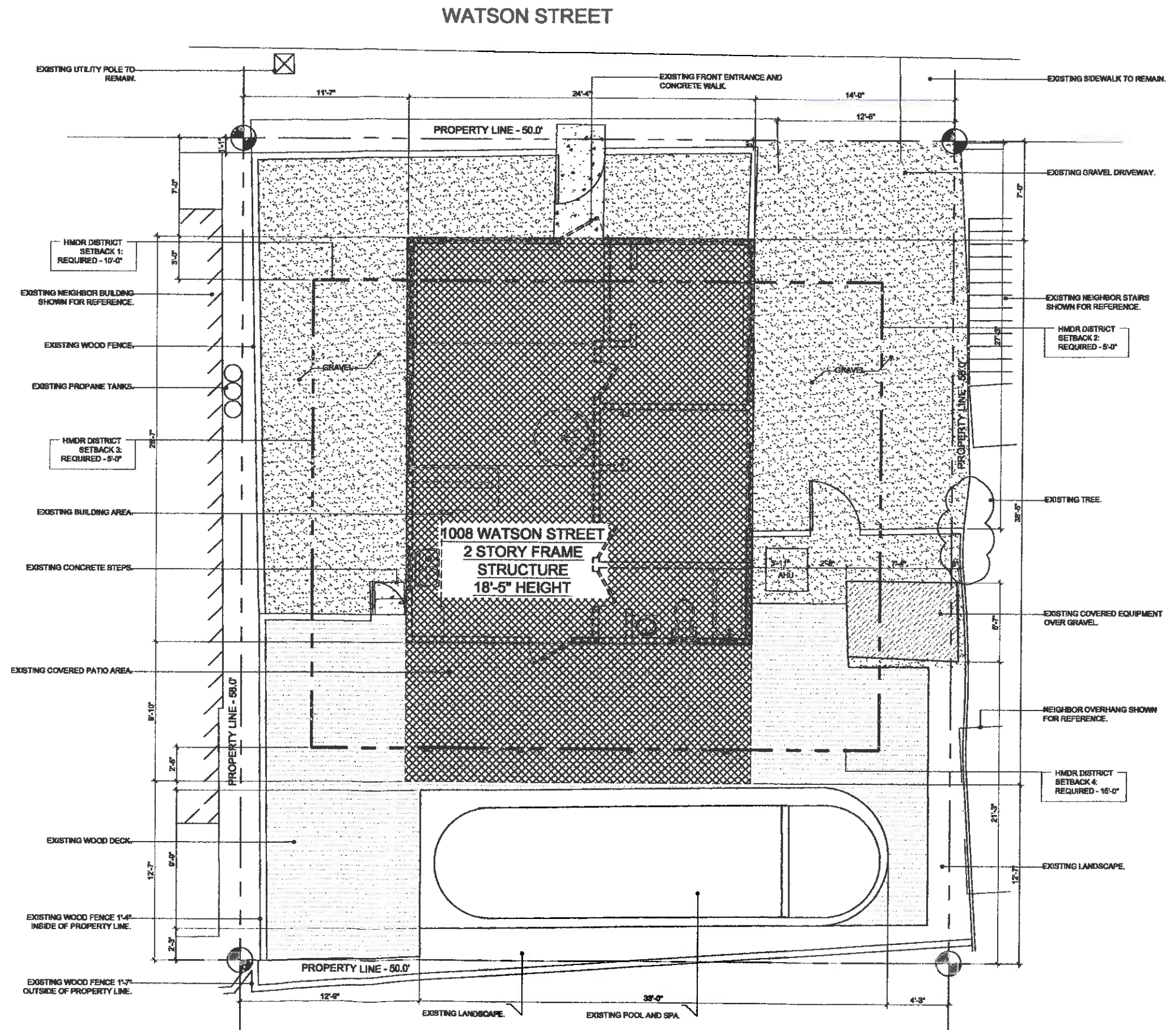
Project No. 13 080
HARC Application

COVER SHEET

A0.1

PROJECT STATISTICS:		
	CODE REQUIREMENT	EXISTING
ZONING	HMDR	
FLOOD ZONE	X	
SIZE OF SITE	2,800 SF	
HEIGHT	30'-0" MAX	18'-5"
SETBACK 1: FRONT	10'-0"	7'-0"
SETBACK 2: SIDE SETBACK	5'-0"	11'-7"
SETBACK 3: SIDE SETBACK	5'-0"	14'-0"
SETBACK 4: REAR SETBACK	15'-0"	12'-7"
FLOOR AREA RATIO	1.0 MAX	.24
BUILDING COVERAGE	40% (1,160 SF)	34 % (877 SF)
IMPERVIOUS SURFACE	60% (1,740 SF)	91% (2,638 SF)





SITE PLAN LEGEND	
	EXISTING BUILDING COVERAGE
	EXISTING WOOD DECK
	EXISTING GRAVEL
	EXISTING CONCRETE WALKWAY
	EXISTING EQUIPMENT COVERAGE

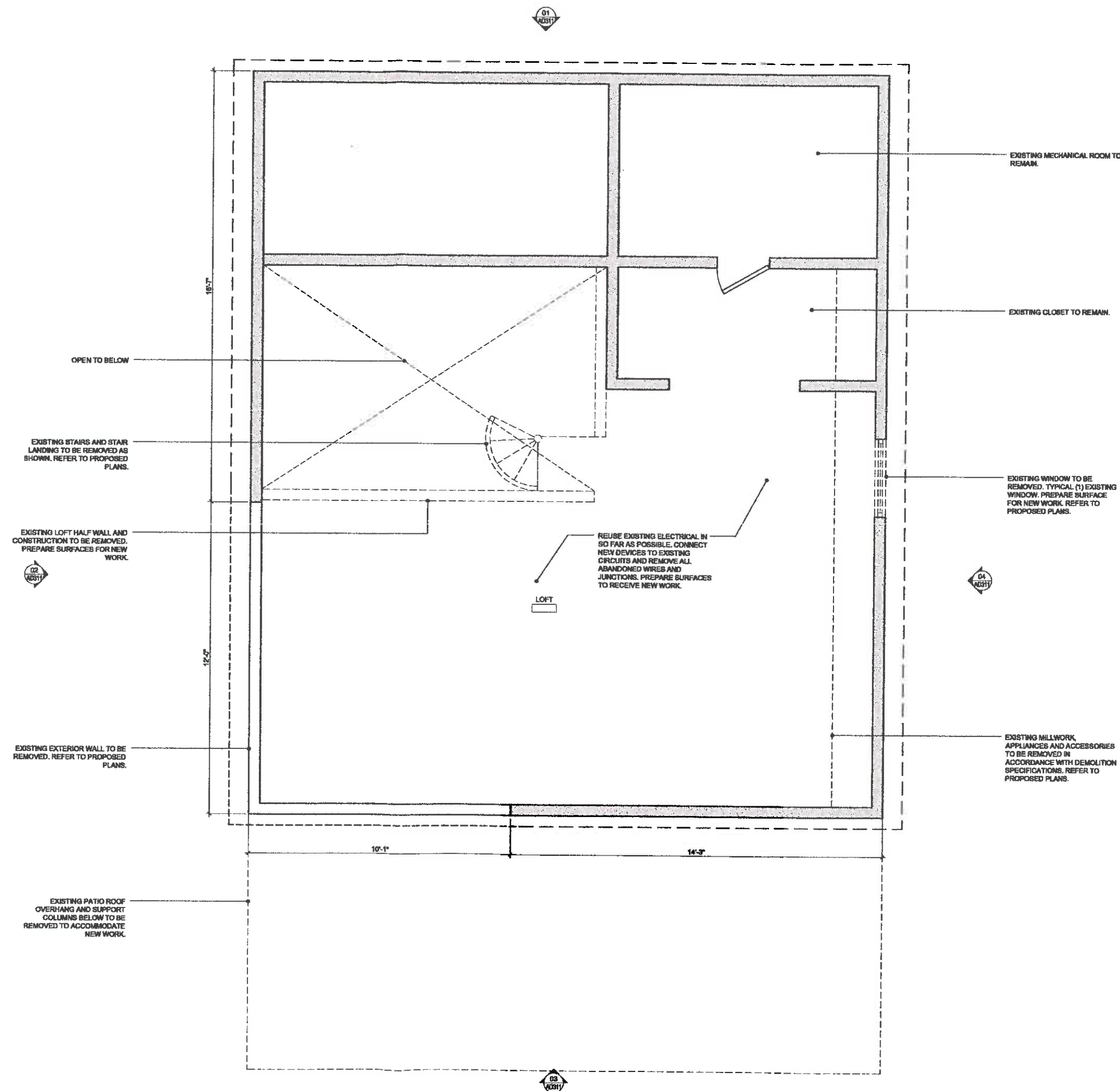


EXISTING SITE PLAN

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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

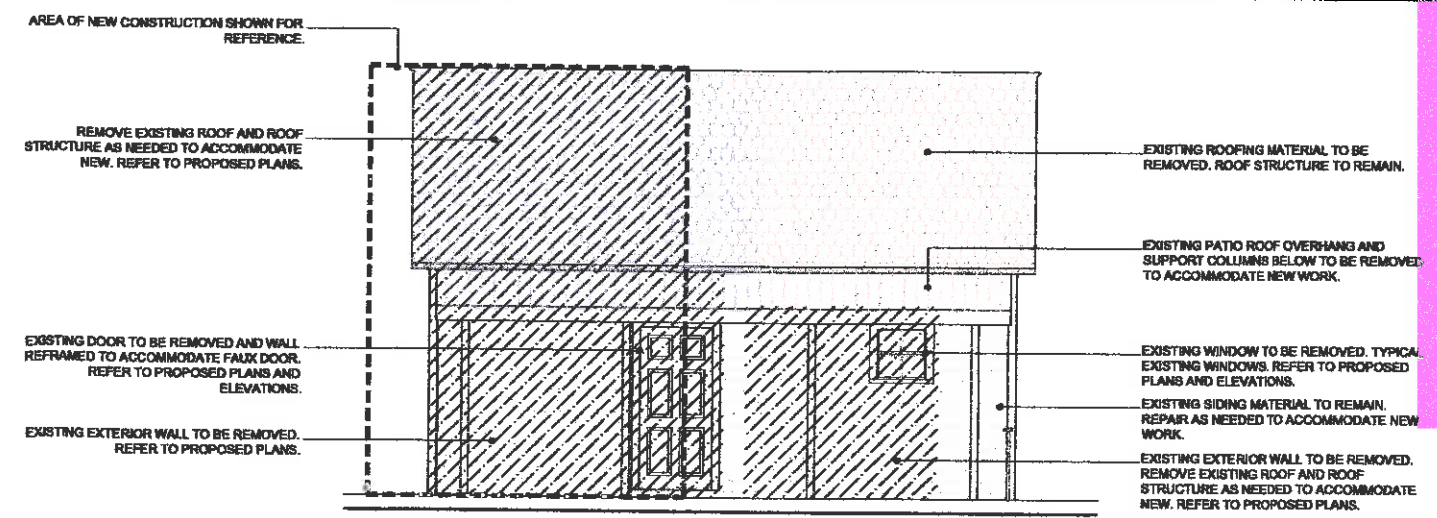
DEMOLITION PLAN LEGEND:	
	EXISTING WALL TO REMAIN.
	EXISTING WALLS TO BE REMOVED.
	EXISTING WINDOW TO BE REMOVED.
	EXISTING DOOR TO BE REMOVED.



SECOND FLOOR DEMOLITION PLAN

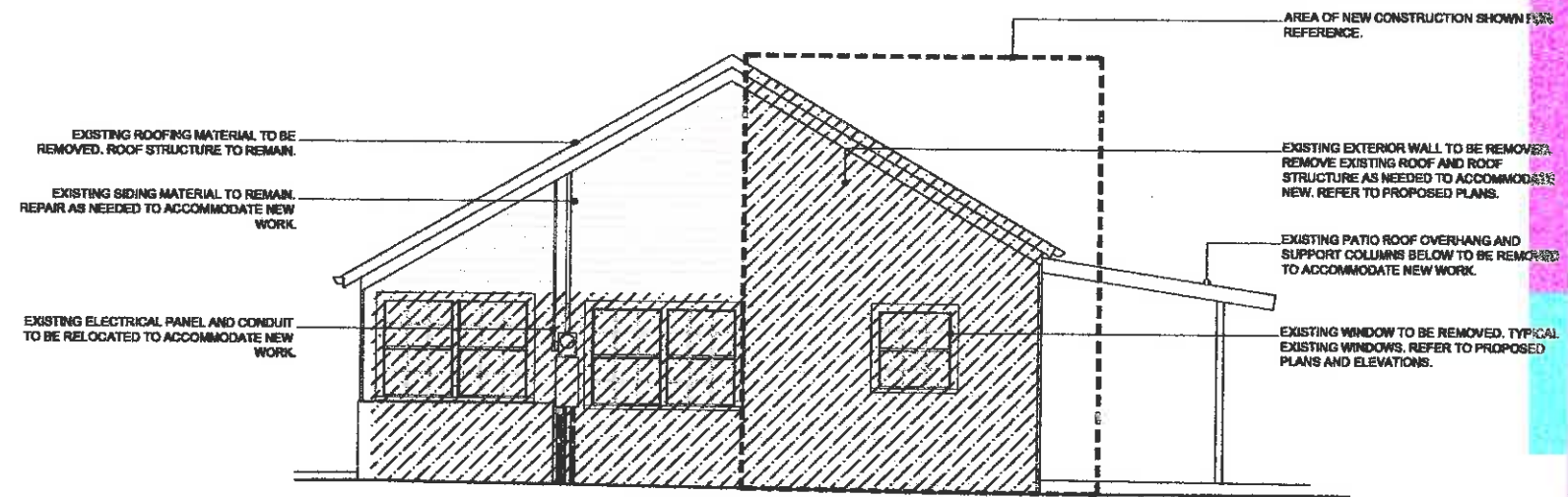
SCALE: 1/2" = 1'-0"

0 1 2 3 4 5 6
GRAPHIC SCALE: 1/2" = 1'-0"



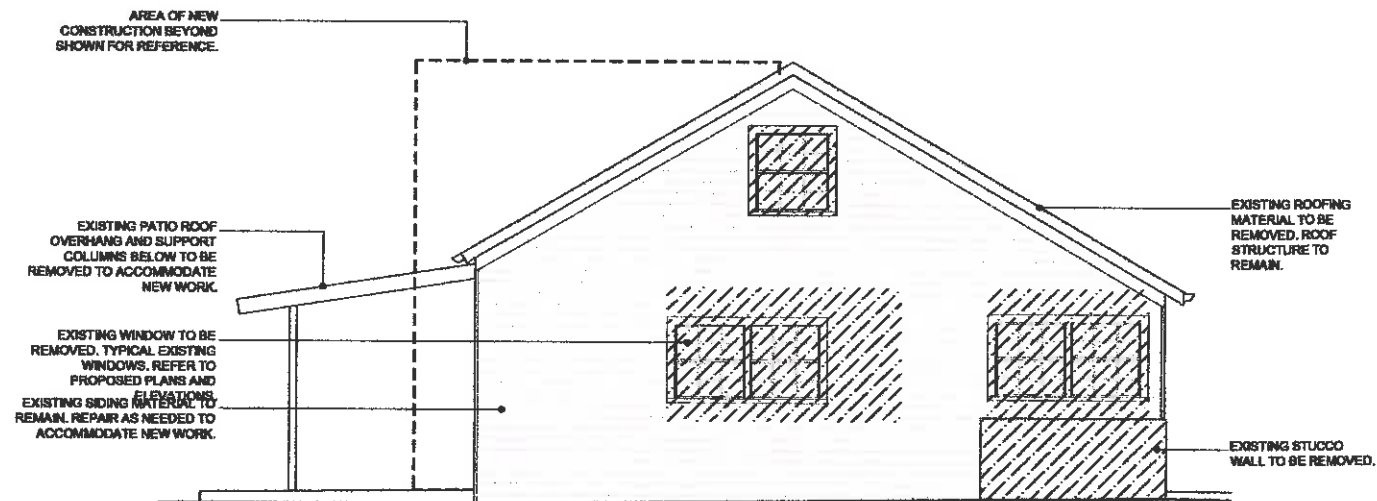
01
AD3.1.1 SOUTH ELEVATION DEMOLITION
SCALE: 1/4" = 1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



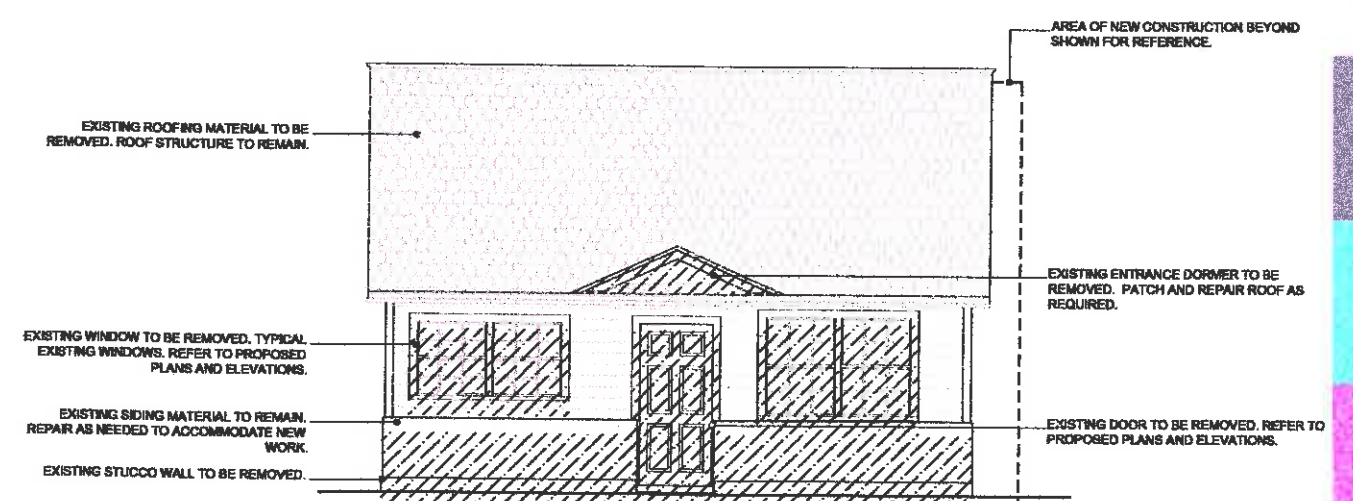
03
AD3.1.1 WEST ELEVATION DEMOLITION
SCALE: 1/4" = 1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



02
AD3.1.1 EAST ELEVATION DEMOLITION
SCALE: 1/4" = 1'-0"

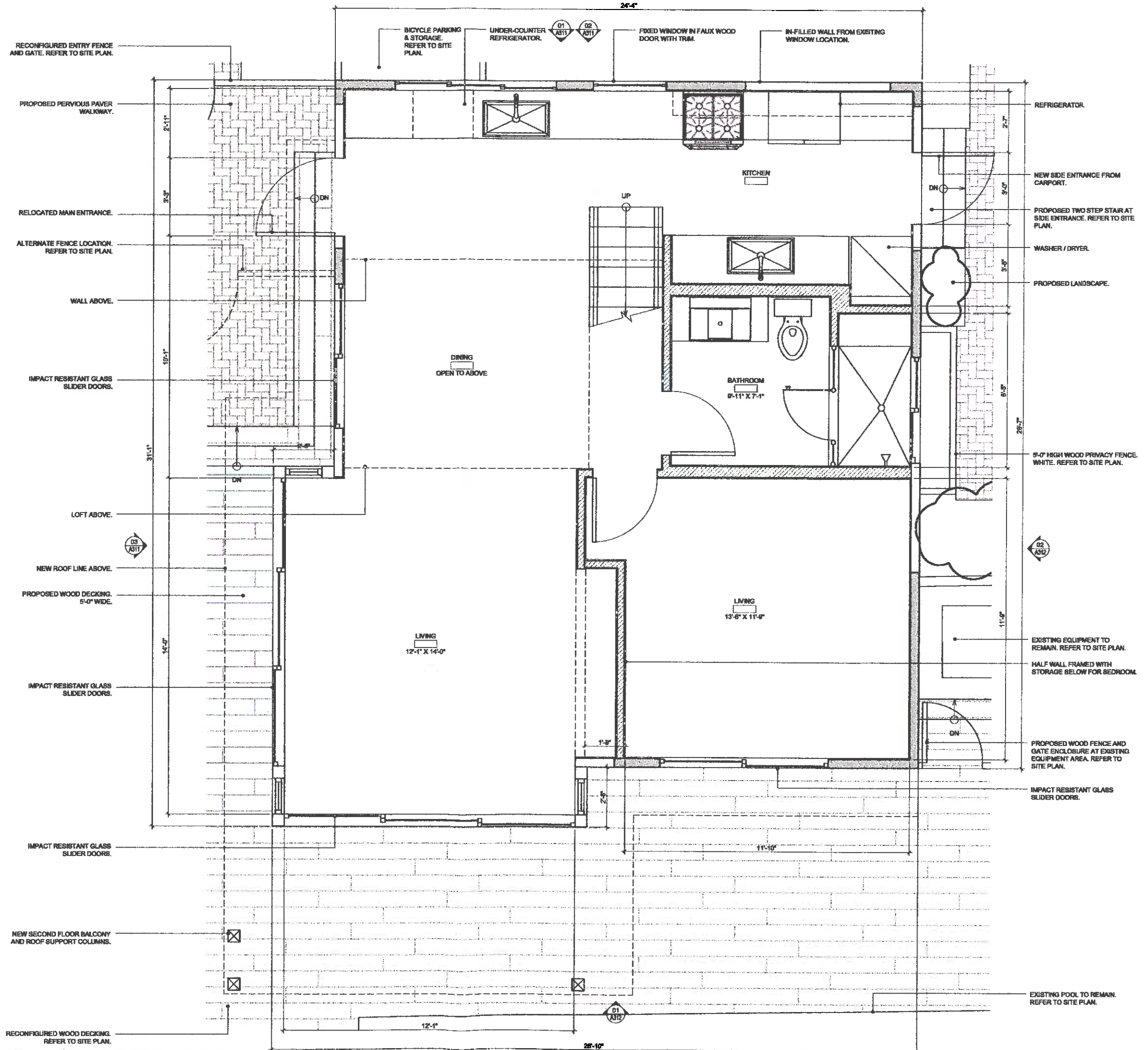
0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



02
AD3.1.1 NORTH ELEVATION DEMOLITION
SCALE: 1/4" = 1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND	
XXXX XXX	ROOM NAME ROOM DIMENSION
	NEW FRAME WALL
	EXISTING FRAME WALL
	DOOR

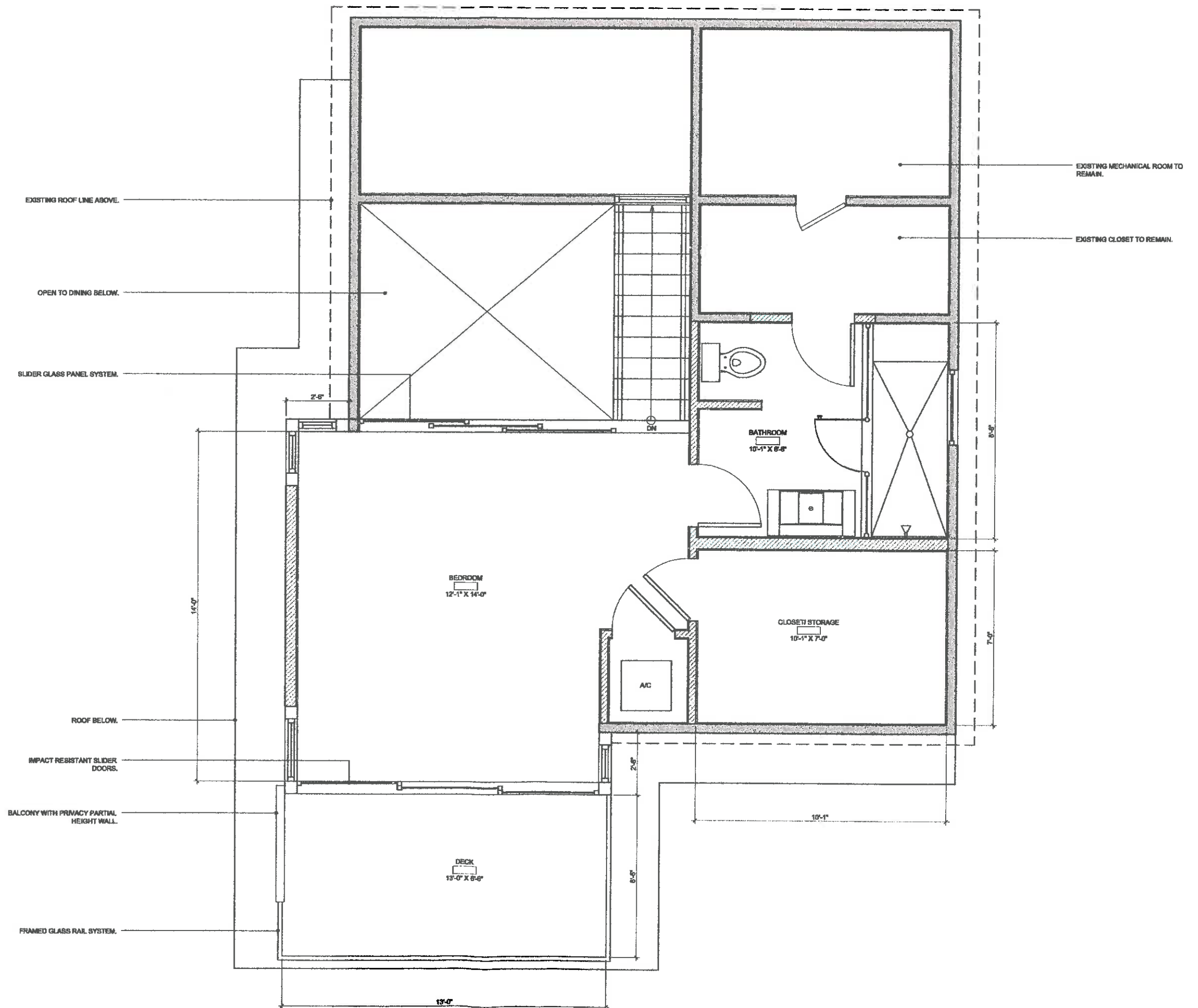


FIRST FLOOR PLAN

SCALE: 1/2" = 1'-0"

0 1 2 3 4 5 6
GRAPHIC SCALE: 1/2" = 1'-0"

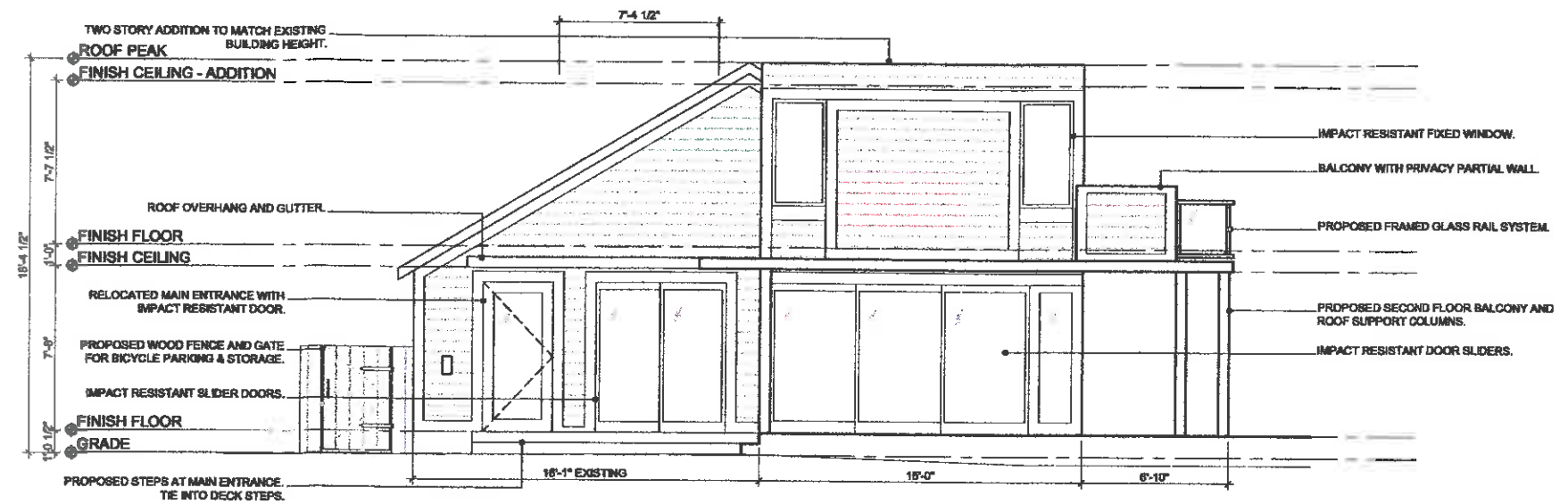
FLOOR PLAN LEGEND	
XXXX XXXX	ROOM NAME ROOM NUMBER
	NEW FRAME WALL
	EXISTING FRAME WALL
	DOOR



SECOND FLOOR PLAN

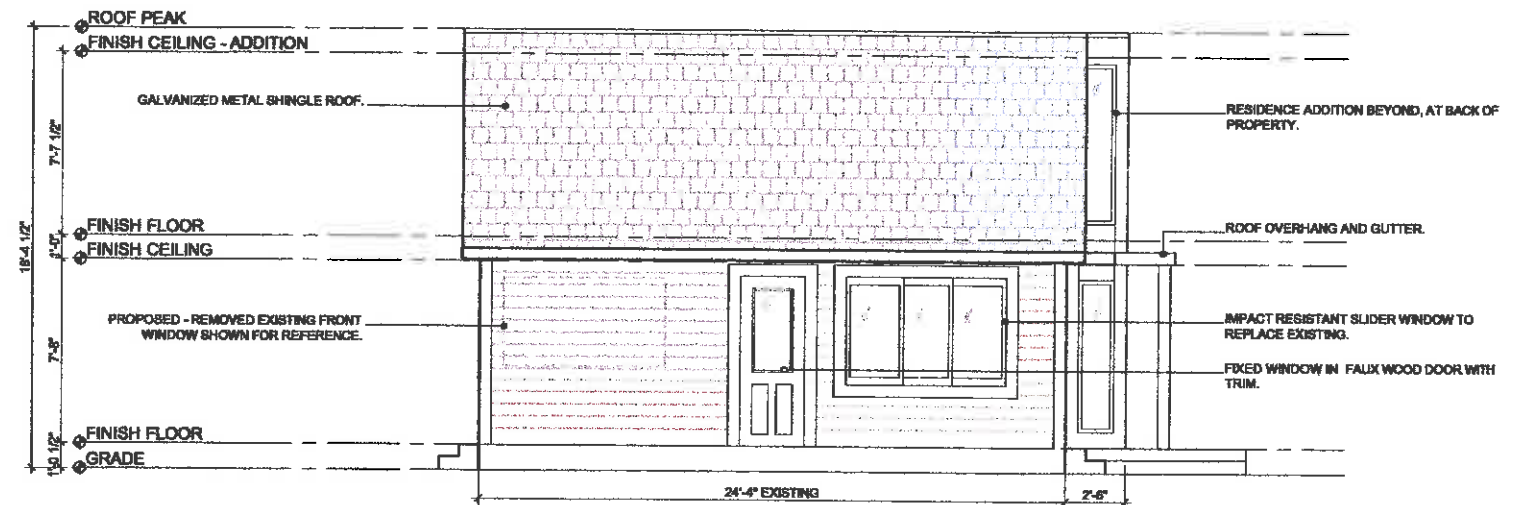
SCALE: 1/2" = 1'-0"

0 1 2 3 4 5 6
GRAPHIC SCALE: 1/2" = 1'-0"



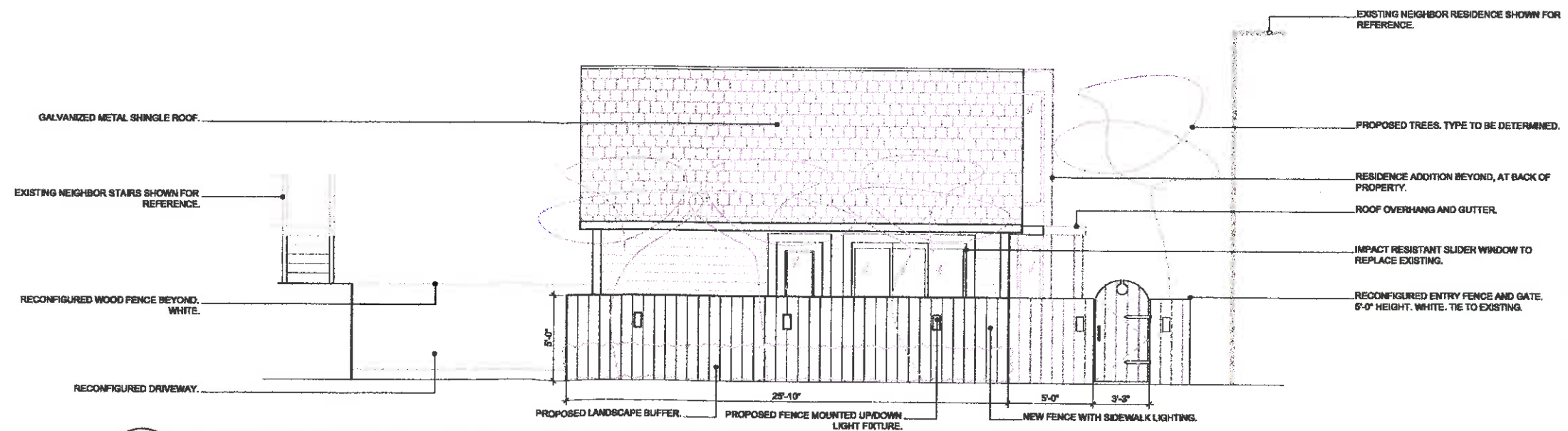
03
A3.1.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



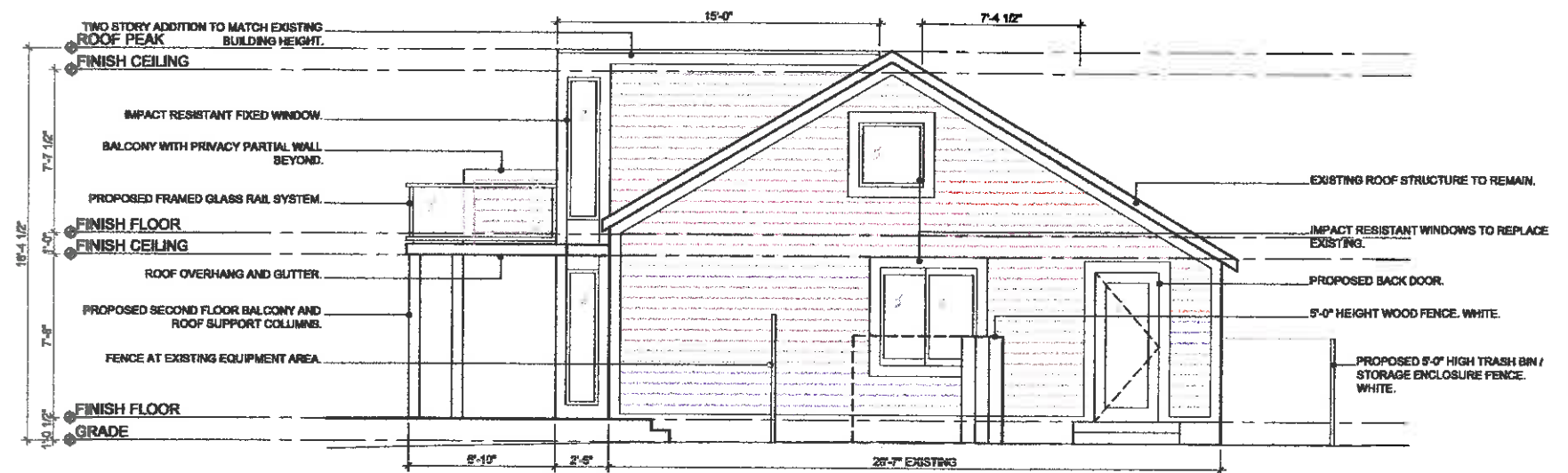
02
A3.1.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



01
A3.1.1 NORTH ELEVATION - FROM WATSON STREET
SCALE: 1/4" = 1'-0"

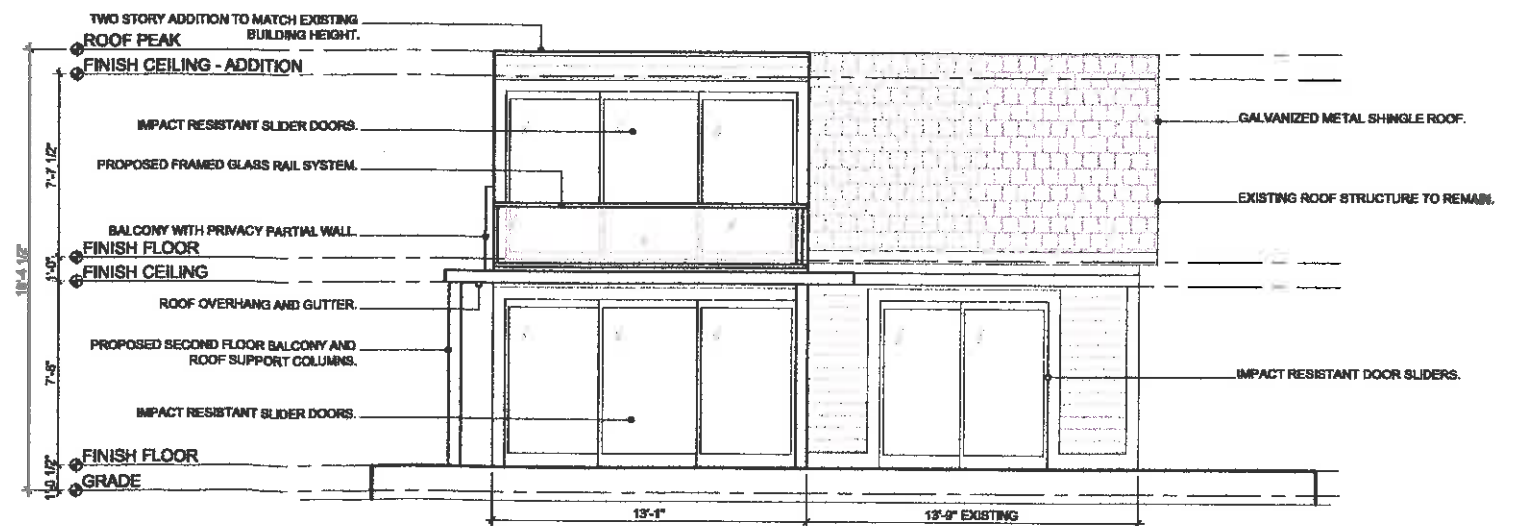
0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



02
A3.1.2 EAST ELEVATION

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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



01
A3.1.2 SOUTH ELEVATION

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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

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: 8843224 Parcel ID: 00031280-000100

Ownership Details

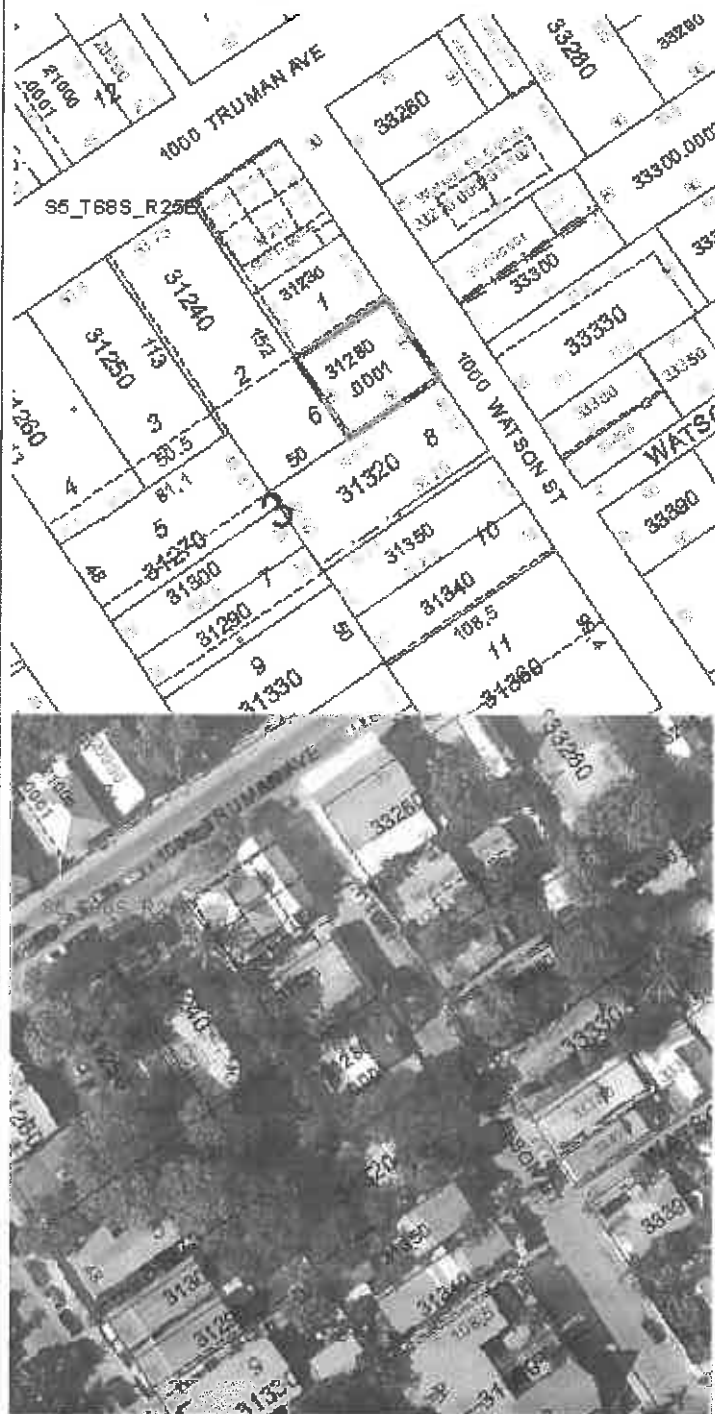
Mailing Address:
MANSMAN ROBERT
1200 STEUART ST UNIT 312
BALTIMORE, MD 21230-5351

All Owners:
DUTZER MICHAEL A R/S, MANSMAN ROBERT

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1008 WATSON ST KEY WEST
Legal Description: KW G G WATSON SUB I-209 PT LOT 6 SQR 3 TR 13 OR1275-250 OR2628-2236/37

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	58	2,900.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 696
Year Built: 1923

Building 1 Details

Building Type R1
Effective Age 21
Year Built 1923
Functional Obs 0

Condition P
Perimeter 106
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 28
Grnd Floor Area 696

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

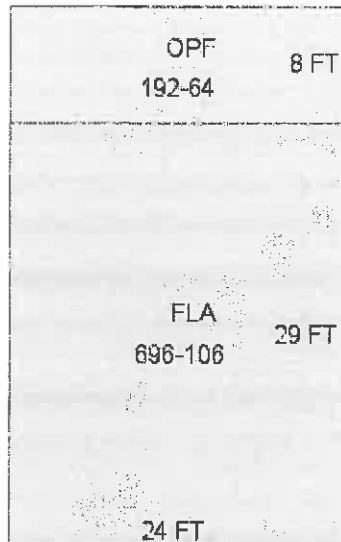
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

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 1
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	1987	N	Y	0.00	0.00	696
2	OPF		1	1987			0.00	0.00	192
3	FAT	12:ABOVE AVERAGE WOOD	1	1987	N	Y	0.00	0.00	696

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	444 SF	0	0	1986	1987	2	30
2	WD2:WOOD DECK	530 SF	0	0	1986	1987	2	40
3	UB3:LC UTIL BLDG	100 SF	25	4	1986	1987	1	30
4	FN2:FENCES	300 SF	50	6	1993	1994	2	30
5	PO4:RES POOL	192 SF	24	8	1993	1994	5	50
6	HT2:HOT TUB	1 UT	0	0	1993	1994	2	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B933449	12/01/1993	07/01/1994	13,000	Residential	POOL & JACUZZI
A940670	02/01/1994	07/01/1994	2,540	Residential	FENCE 6 X 50
06-2677	05/01/2006	09/20/2006	1,800	Residential	RELOCATE SEWER LATERAL AND TIE IN TO BOX

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	80,397	19,627	316,682	416,706	351,010	0	416,706
2012	81,499	20,132	217,469	319,100	319,100	0	319,100
2011	82,600	20,668	234,538	337,806	337,087	0	337,806
2010	84,803	21,278	200,362	306,443	306,443	0	306,443
2009	98,031	21,952	256,408	376,391	376,391	0	376,391
2008	92,232	22,695	360,686	475,613	475,613	0	475,613
2007	167,311	19,650	301,600	488,561	488,561	0	488,561
2006	264,500	20,292	232,000	516,792	516,792	0	516,792
2005	189,873	20,866	246,500	457,239	457,239	0	457,239
2004	149,884	21,567	179,800	351,251	351,251	0	351,251
2003	141,067	22,205	66,700	229,972	229,972	0	229,972
2002	137,340	22,898	66,700	226,938	226,938	0	226,938
2001	105,595	23,532	66,700	195,827	195,827	0	195,827
2000	106,862	26,896	49,300	183,059	183,059	0	183,059
1999	102,638	26,480	49,300	178,418	178,418	0	178,418
1998	84,476	22,380	49,300	156,156	156,156	0	156,156
1997	76,028	20,632	43,500	140,160	117,094	25,000	92,094
1996	54,909	15,275	43,500	113,684	113,684	25,000	88,684
1995	51,953	14,783	43,500	110,236	110,236	0	110,236
1994	38,718	3,406	43,500	85,623	85,623	0	85,623

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
5/10/2013	2628 / 2236	429,000	WD	02
9/1/1993	1275 / 0250	132,000	WD	U

This page has been visited 223,846 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:

RECONFIGURATION OF FRONT FAÇADE. NEW ADDITION ON THE BACK SIDE OF THE HOUSE. REAR SECOND FLOOR DECK. MAINTENANCE AND REPAIRS OF SIDING, SHINGLE ROOF AND TRIMS. NEW FRONT FENCE. PARTIAL DEMOLITION OF BACK SIDE ROOF.

FOR: 1008 WATSON STREET

Applicant - K2M Design- Anthony Sarno

Application # H14-01-0237

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.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Anthony D. Sarno, 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: 1008 Watson Street Key West, FL 33040 on the 14 day of February, 2014.

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 25, 2014.

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 14-01-0237.

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

Signed Name of Affiant:

Anthony D. Sarno
Date: February 14, 2014
Address: 1008 Whitehead St
City: Key West
State, Zip: Florida, 33040

The forgoing instrument was acknowledged before me on this 14 day of February, 2014.

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

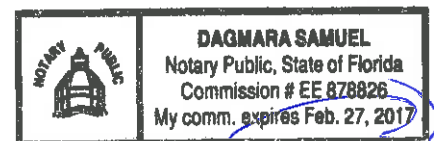
NOTARY PUBLIC

Sign Name: Dagmara Samuel

Print Name: Dagmara Samuel

Notary Public - State of Florida (seal)

My Commission Expires: Feb 27, 2017





Public Meeting Notice

The City of San Diego is holding a public meeting on the proposed San Diego County Regional Water Purification Project on Wednesday, June 15, 2011, at 7:00 PM at the San Diego County Administration Center, 1600 La Jolla Village Drive, San Diego, CA 92161. For more information, please call (619) 491-2222 or visit the project website at http://www.sandagwater.com.

NG

Public Comments