

Historic Architectural Review Commission

Staff Report Item 17b

Meeting Date:	February 24, 2014
Applicant:	Anmthony D. Sarno, K2M Design, Inc.
Application Number:	H14-01-0237
Address:	1008 Watson Street
Description of Work:	Demolition of a portion of the roof, demolition of the rear porch.
Building Facts:	The house is located at 1008 Watson Street and is not listed as a contributing resource. The one and one-half story frame vernacular house was built ca. 1923. According to a ca. 1965 photo, the house exists in its original configuration.
Ordinance and Guidelines Cited in Review:	<p>Demolition of non-historic and non-contributing structures, Sec. 102-217 (2) of the Land Development Regulations.</p> <p>Sec 102-218 Criteria for demolitions, (a) (2), <i>for a contributing or non-contributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission</i> of the Land Development Regulations.</p>

Staff Analysis

The Certificate of Appropriateness proposes the demolition of an existing non-historic rear porch. The plans also propose partial demolition of the roof and maintenance, repair and replacement of wood siding .

Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed demolition of these non-historic elements will have no effect on the historic neighborhood. The demolition is on the rear portion of the property and is not visible from any public right-of-way.

It is staff's opinion that none of the elements that are proposed to be demolished are non-contributing to the house and will not be deemed contributing in the near future. The Commission should consider the demolition request since it is consistent with preservation guidelines and with Sec. 102-217 -218 of the Land Development Regulations. If approved, this review will count as the first and only reading for a demolition request.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 14-01-0237

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 tr

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:

[Handwritten signature]

Required Submittals

Table with 2 columns: checkbox, description. Includes items like 'TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS', 'PHOTOGRAPHS OF EXISTING BUILDING', etc.

Stamp area with fields for User: CHALKER, Date: 2/06/14 53, Receipt no: 17038, and Staff Use Only section with amount \$100.00.

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:

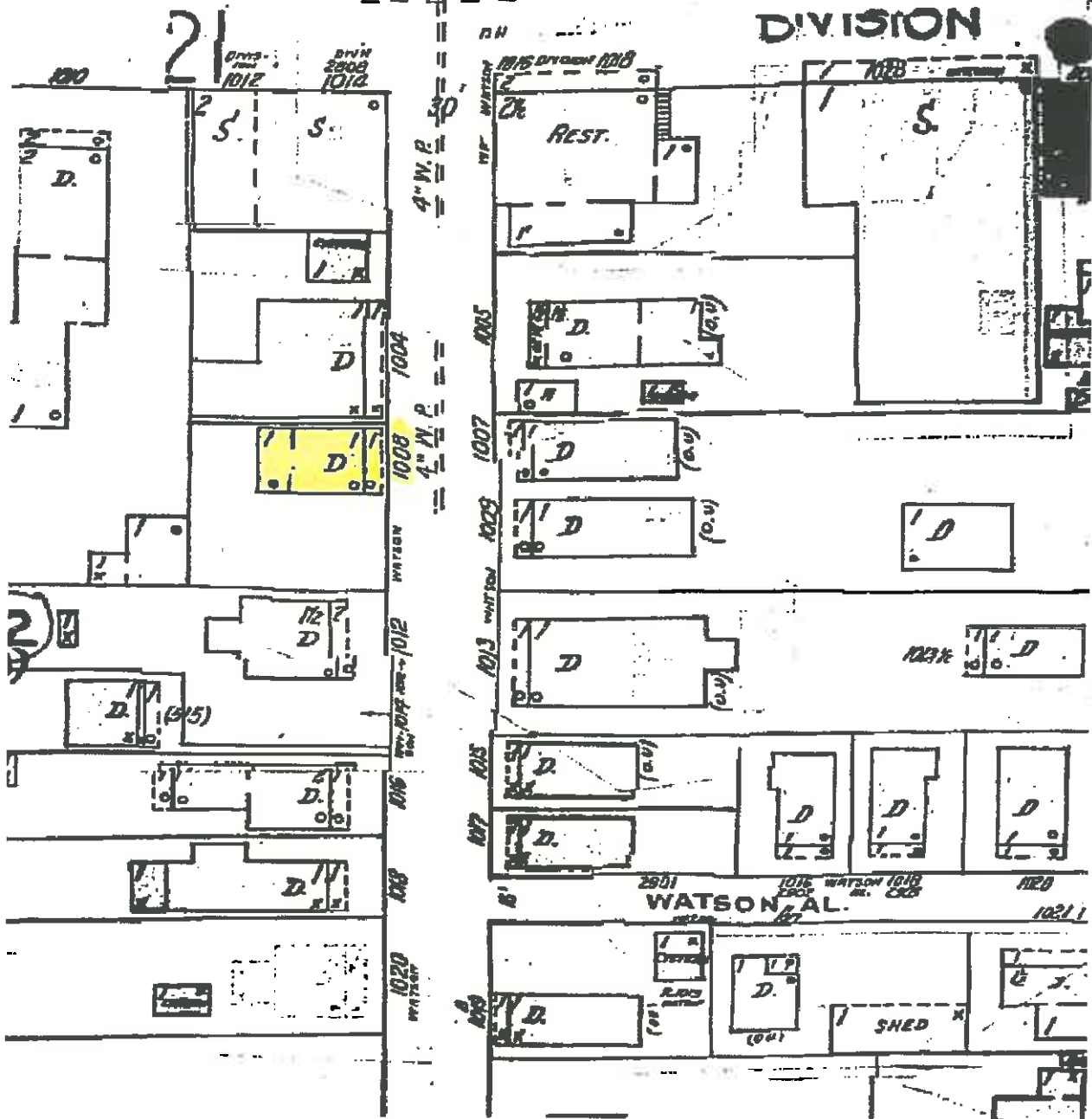
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

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

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: 305-292-2162
Email: info@mbi-k2m.com | URL: www.mbi-k2m.com
PROF. REG. AA26001059

SUBMISSIONS

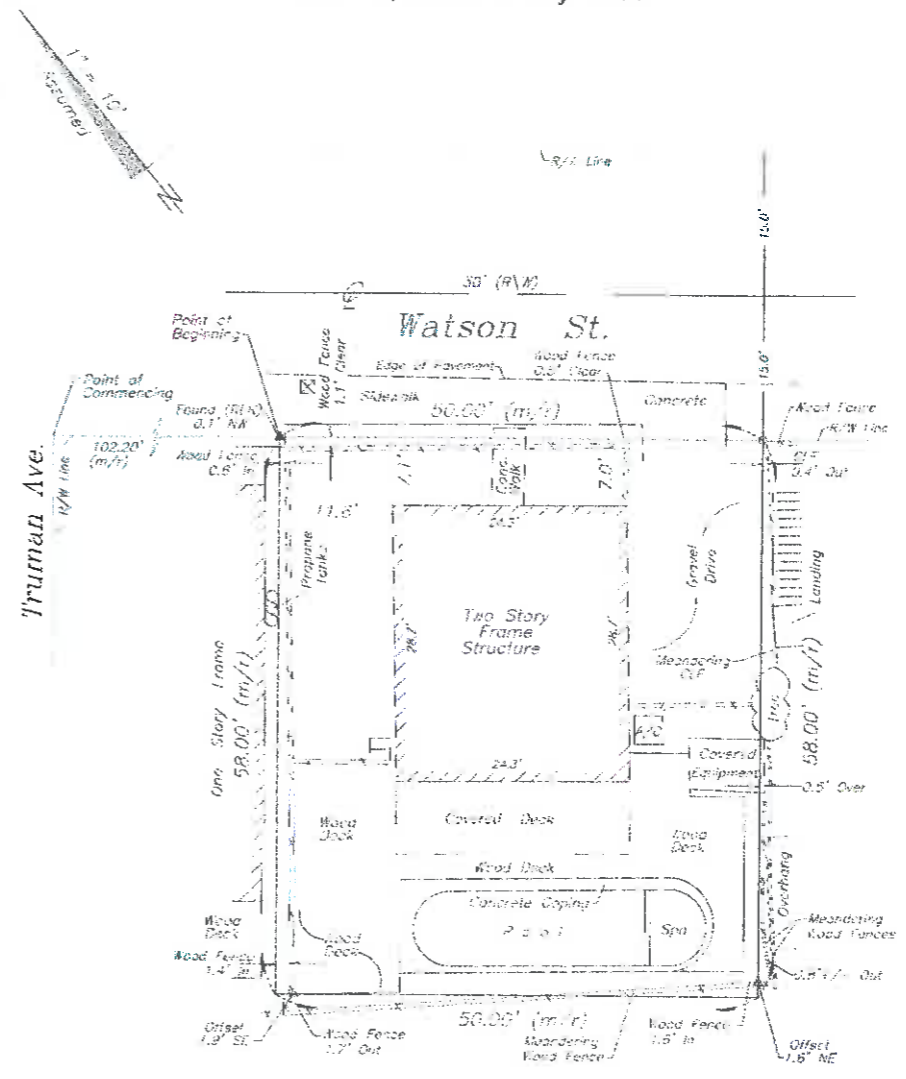
July 16, 2013 - Existing Conditions
September 16, 2013 - Variance Application
February 3, 2014 - HARC Application

Project No.	P
13 080	HARC A

COVER SHEET

A0.1

Boundary Survey Map of part of Lot 6, Square 3,
Tract 13, Island of Key West



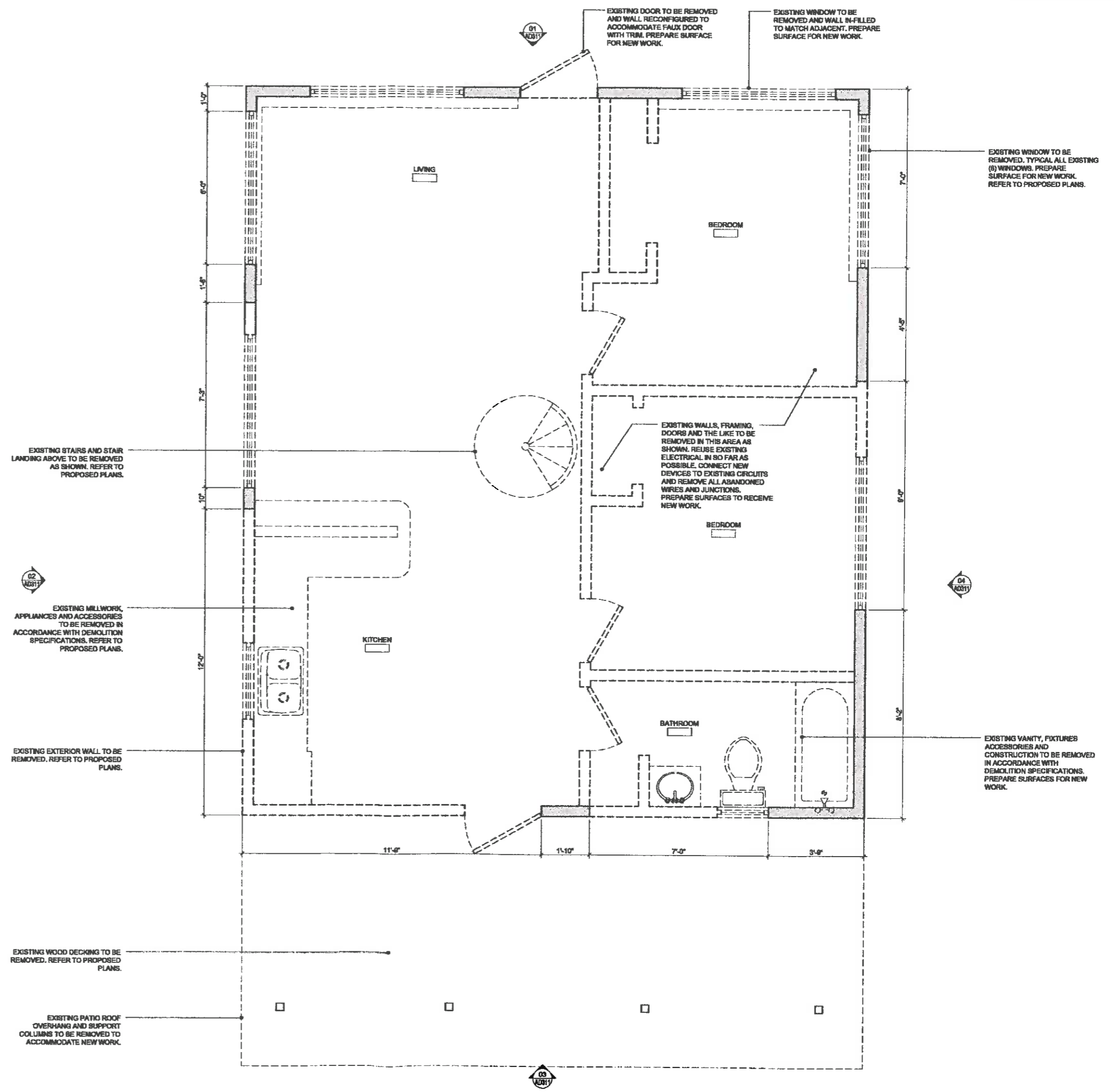
LEGEND

- * Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6292)
- Found 1/2" Iron Rod (11a 10)
- ▲ Found Nail & Disc (FHH) (RER)
- △ Set Nail & Disc (5296)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- C.L.F. Chain Link Fence
- C Centerline
- W.U.F. Wood Utility Pole
- C.U.F. Concrete Utility Pole
- O.U.L. Overhead Utility Lines

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

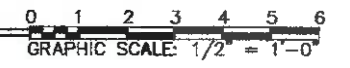
Sheet One of Two Sheets
J. LYNN O'LYNN, Inc.
 Professional Surveyor & Mapper
 1726 2025
 6540 S.W. 21st Ave., Key West, FL 33040
 (305) 285-1442 FAX (305) 285-2144





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

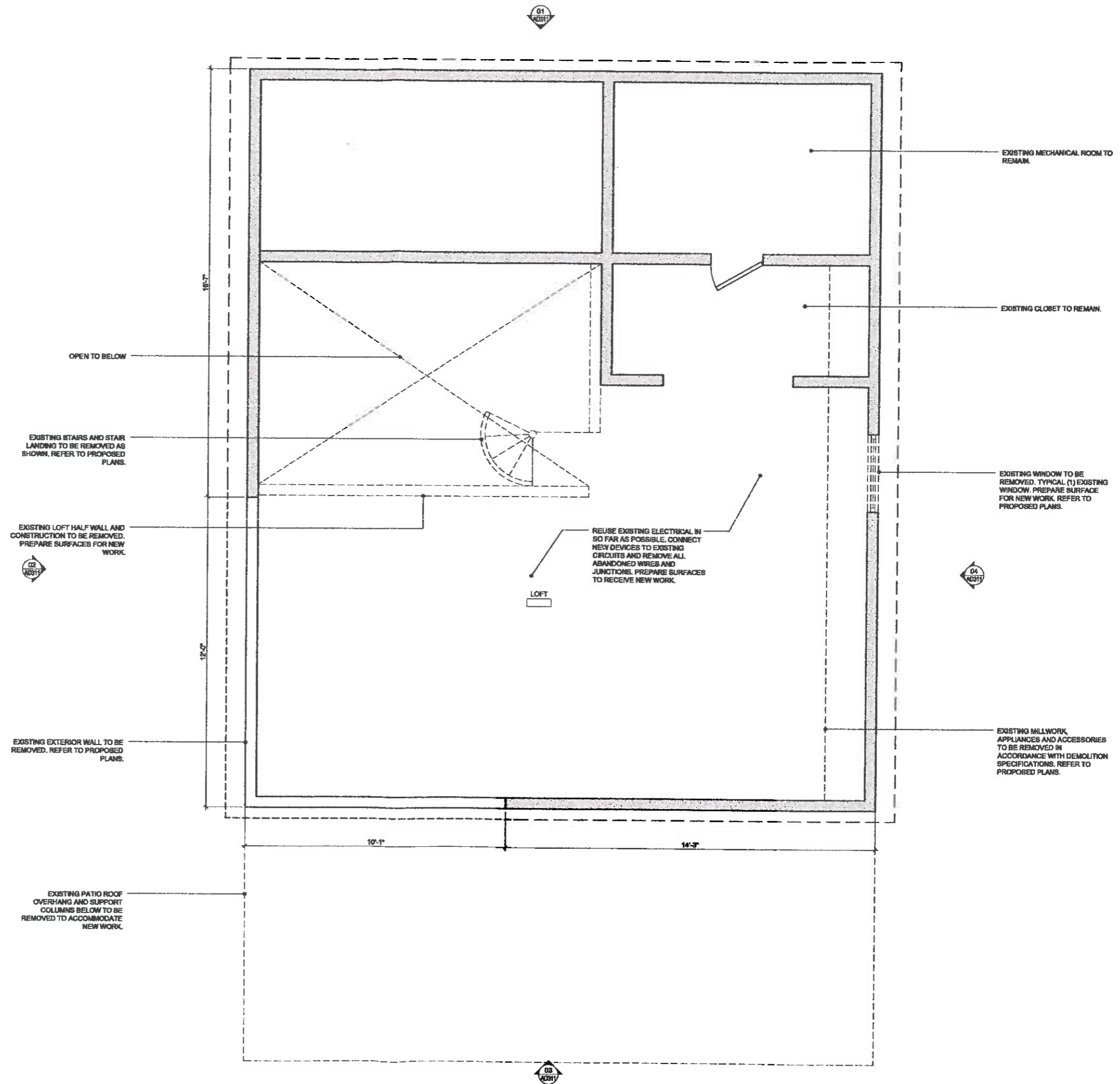


FIRST FLOOR DEMOLITION PLAN

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



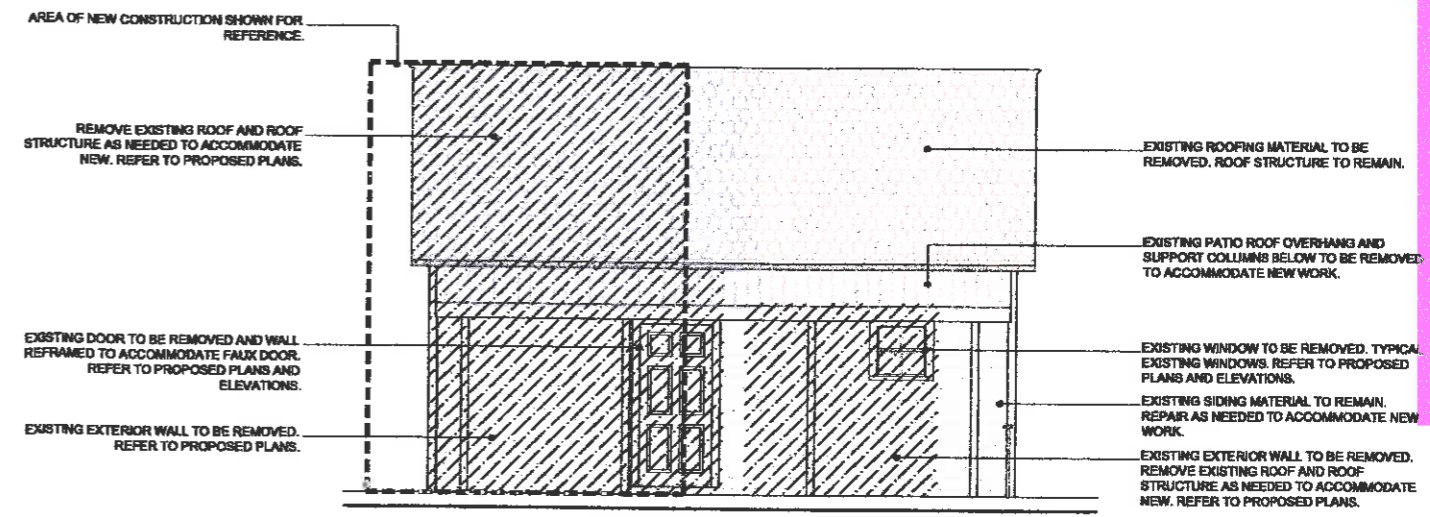
DEMOLITION PLAN LEGEND:	
	EXISTING WALL TO REMAIN.
	EXISTING WALLS TO BE REMOVED.
	EXISTING WINDOW TO BE REMOVED.
	EXISTING DOOR TO BE REMOVED.



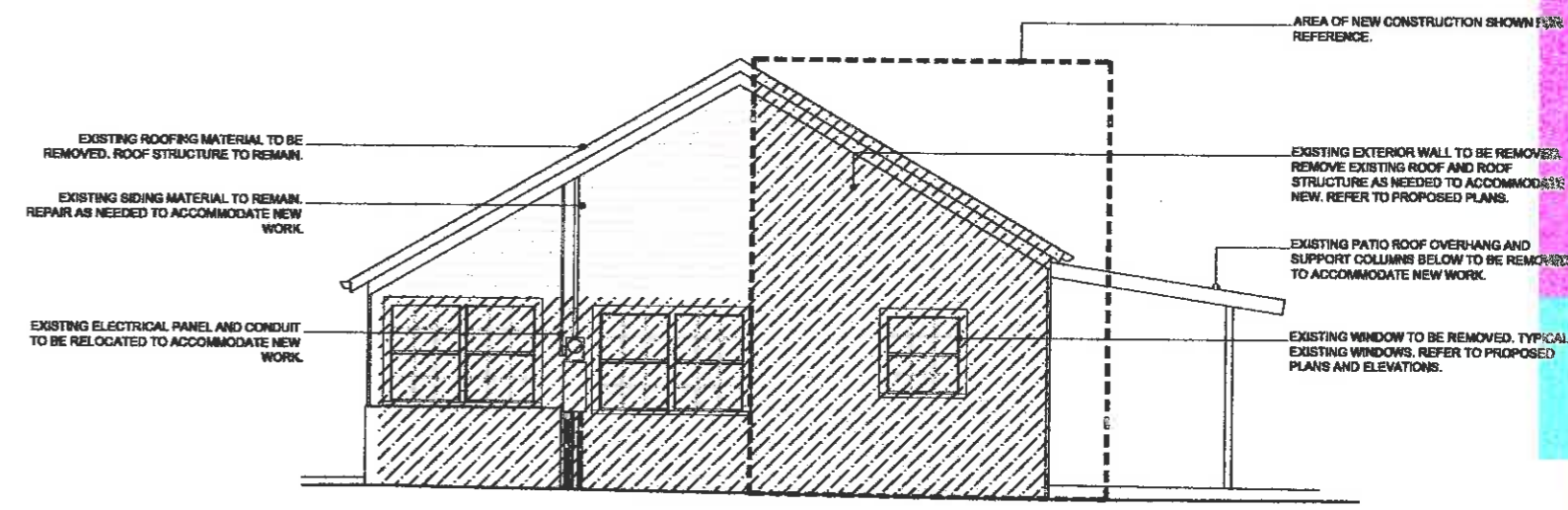
SECOND FLOOR DEMOLITION PLAN

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

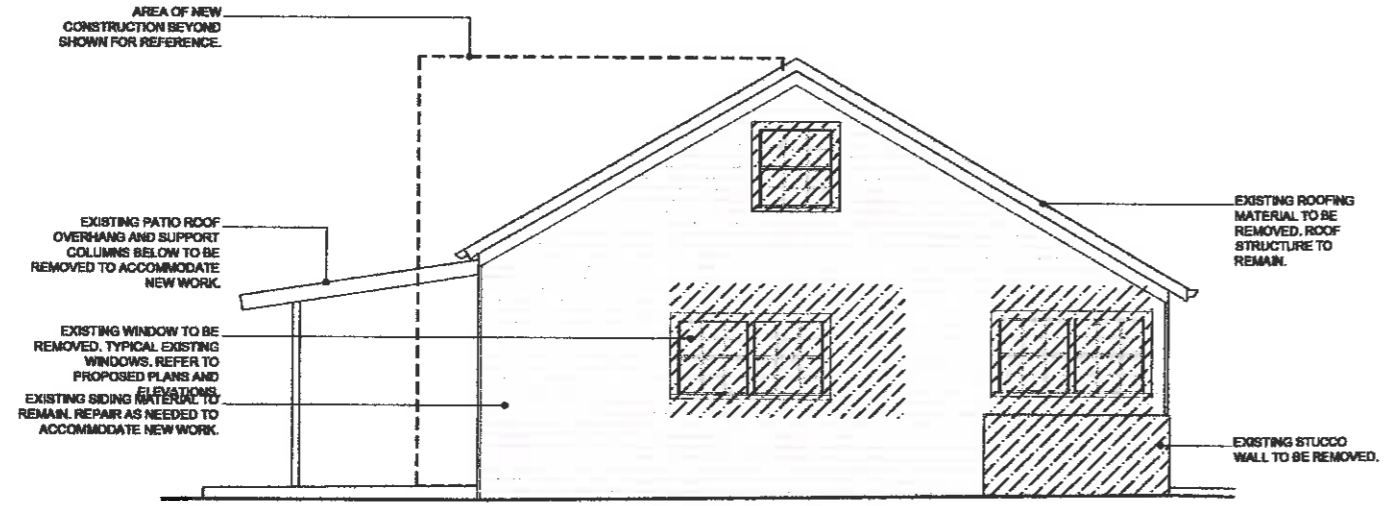
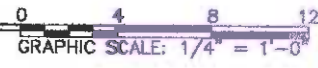




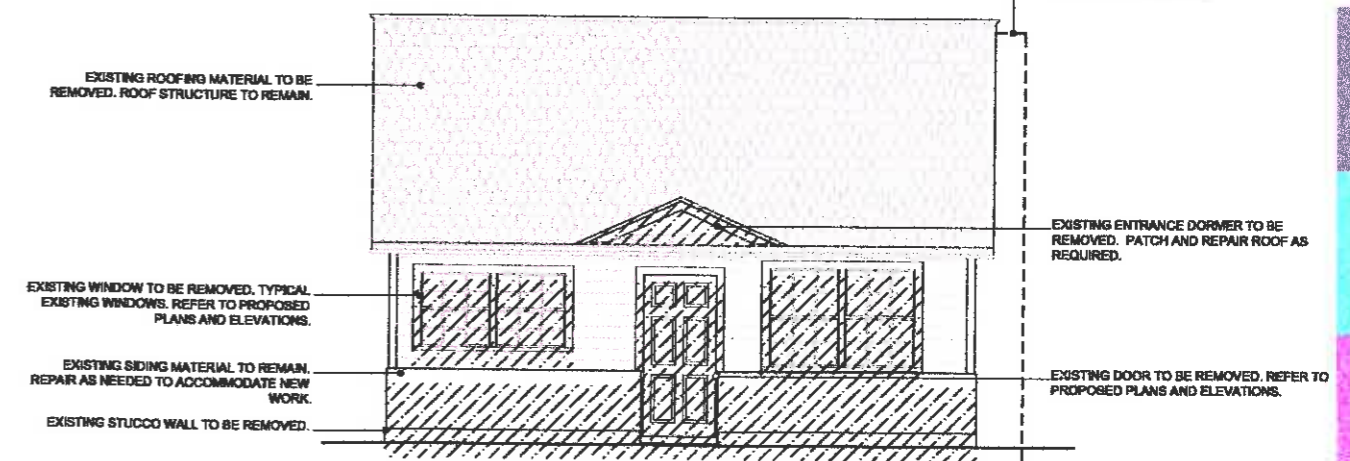
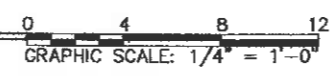
01 SOUTH ELEVATION DEMOLITION
AD3.1.1 SCALE: 1/4" = 1'-0"



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



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

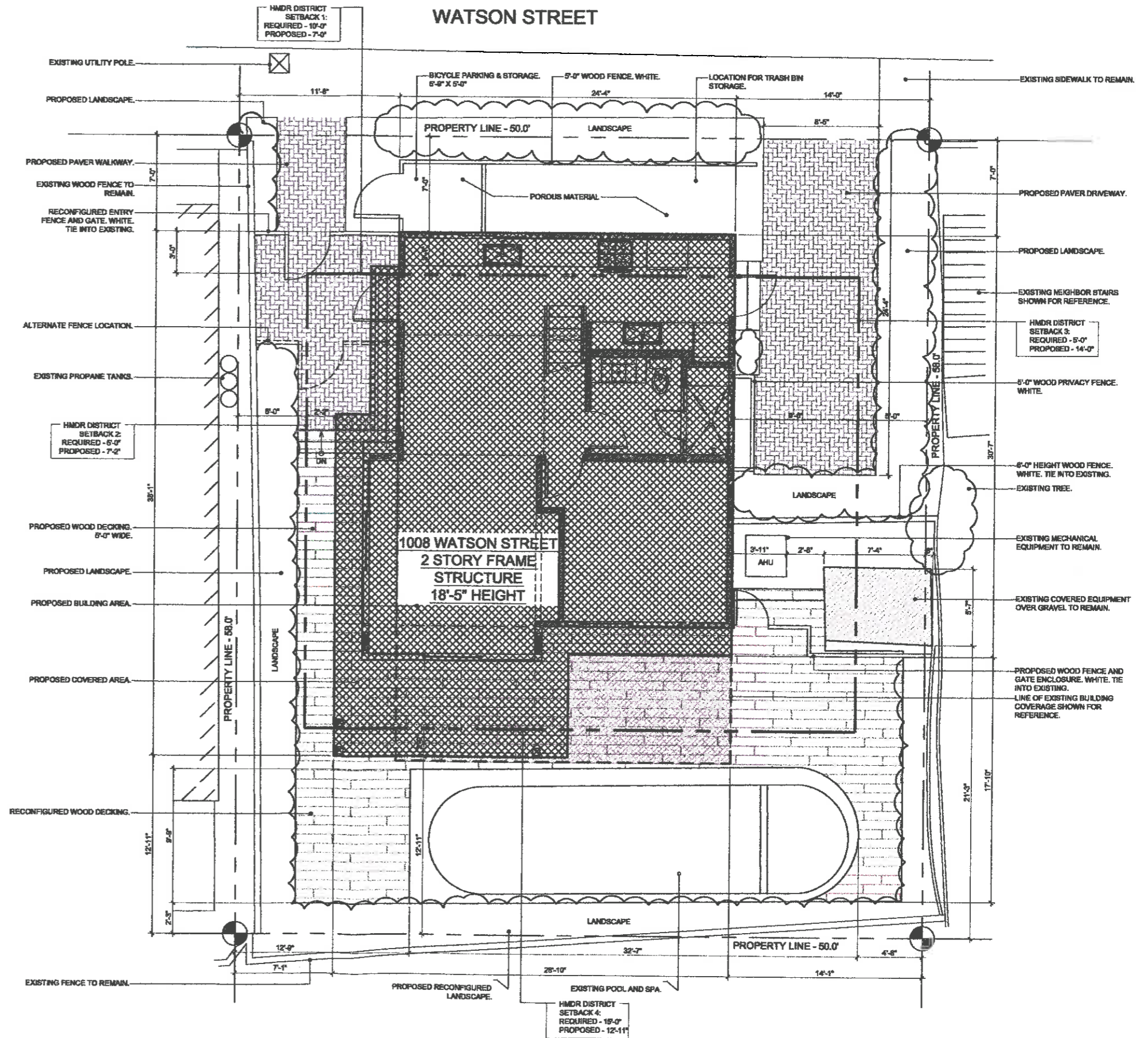


02 NORTH ELEVATION DEMOLITION
AD3.1.1 SCALE: 1/4" = 1'-0"

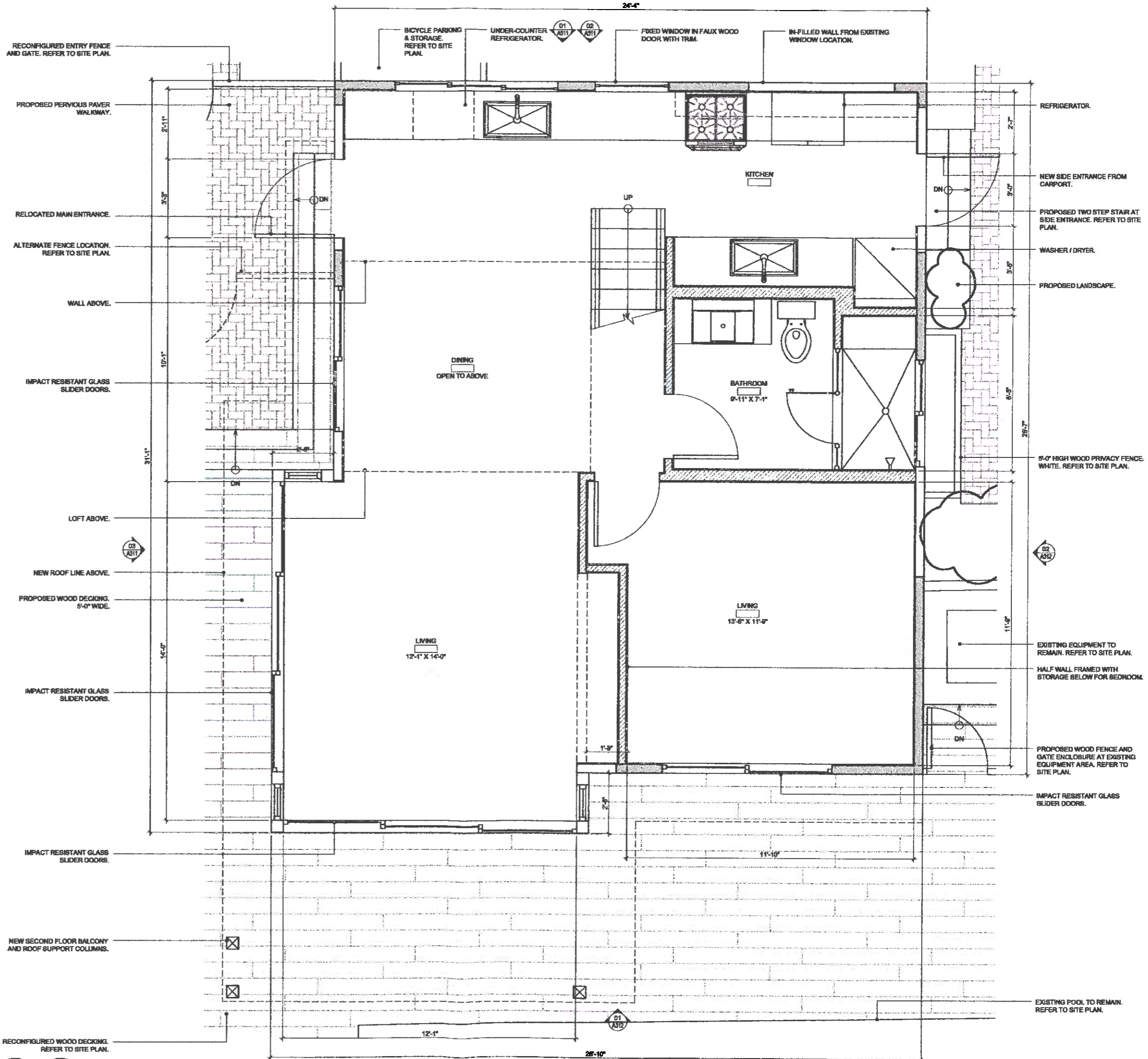


PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HMDR			
FLOOD ZONE	X			
SIZE OF SITE	4,000 SF MIN	2,980 SF		
HEIGHT	30'-0" MAX	18'-5"	18'-5"	NONE
SETBACK 1: FRONT	10'-0"	7'-0"	7'-0"	EXISTING (3'-0")
SETBACK 2: SIDE SETBACK	5'-0"	11'-7"	7'-2"	NONE
SETBACK 3: SIDE SETBACK	5'-0"	14'-0"	14'-0"	NONE
SETBACK 4: REAR SETBACK	15'-0"	12'-7"	12'-11"	IMPROVING (2'-1")
FLOOR AREA RATIO	1.0 MAX	.30	.35	NONE
BUILDING COVERAGE	40% (1,160 SF)	34 % (877 SF)	35 % (1,011 SF)	NONE
IMPERVIOUS SURFACE	60% (1,740 SF)	91% (2,636 SF)	79% (2,184 SF)	IMPROVING 15% (444 SF)

SITE PLAN LEGEND	
	PROPOSED BUILDING COVERAGE
	EXISTING BUILDING COVERAGE TO BE REMOVED
	WOOD DECK
	BRICK PAVERS
	EXISTING EQUIPMENT COVERAGE

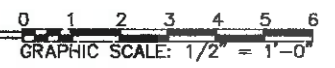


FLOOR PLAN LEGEND	
	ROOM NAME ROOM DIMENSION
	NEW FRAME WALL
	EXISTING FRAME WALL
	DOOR

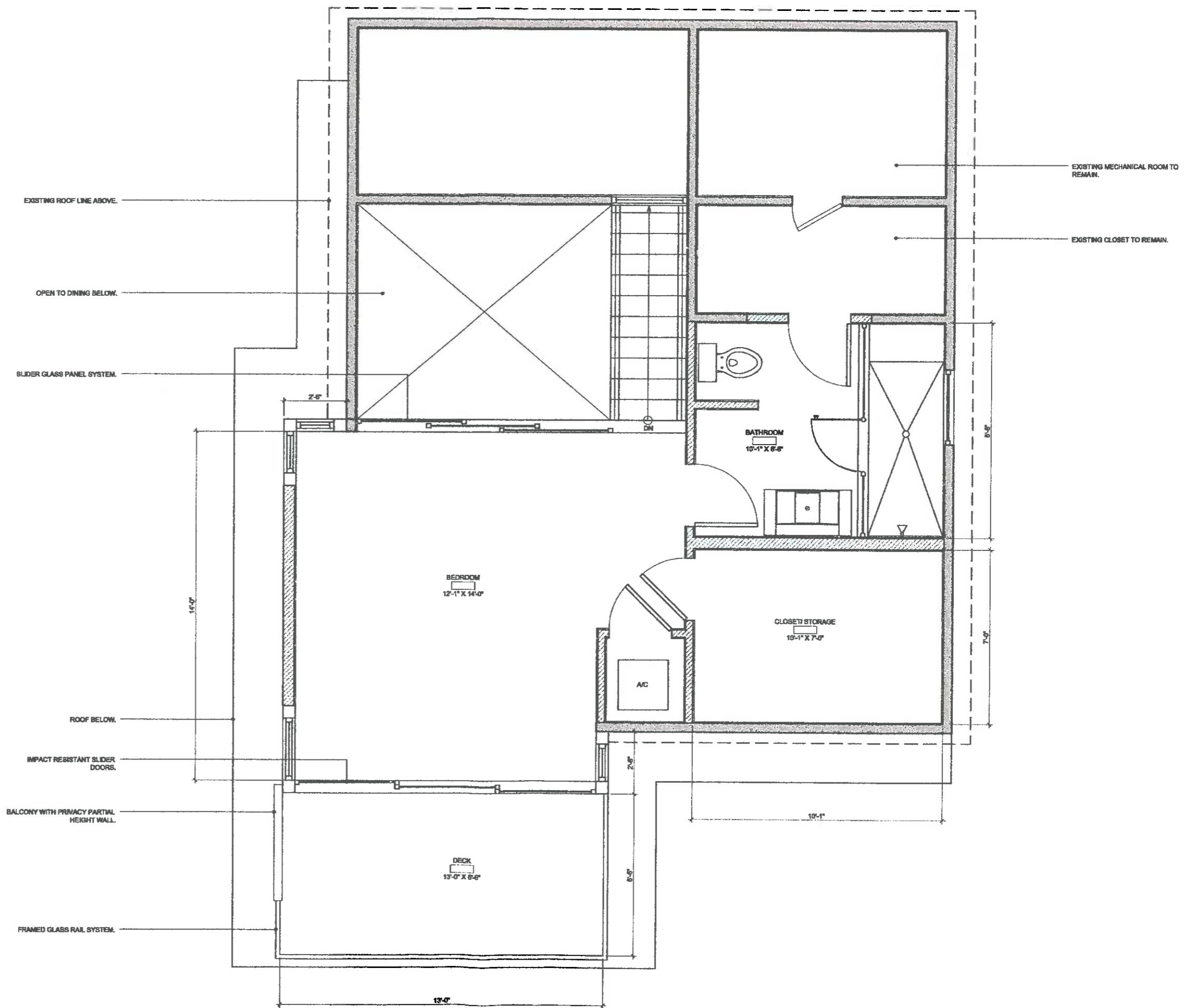


FIRST FLOOR PLAN

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



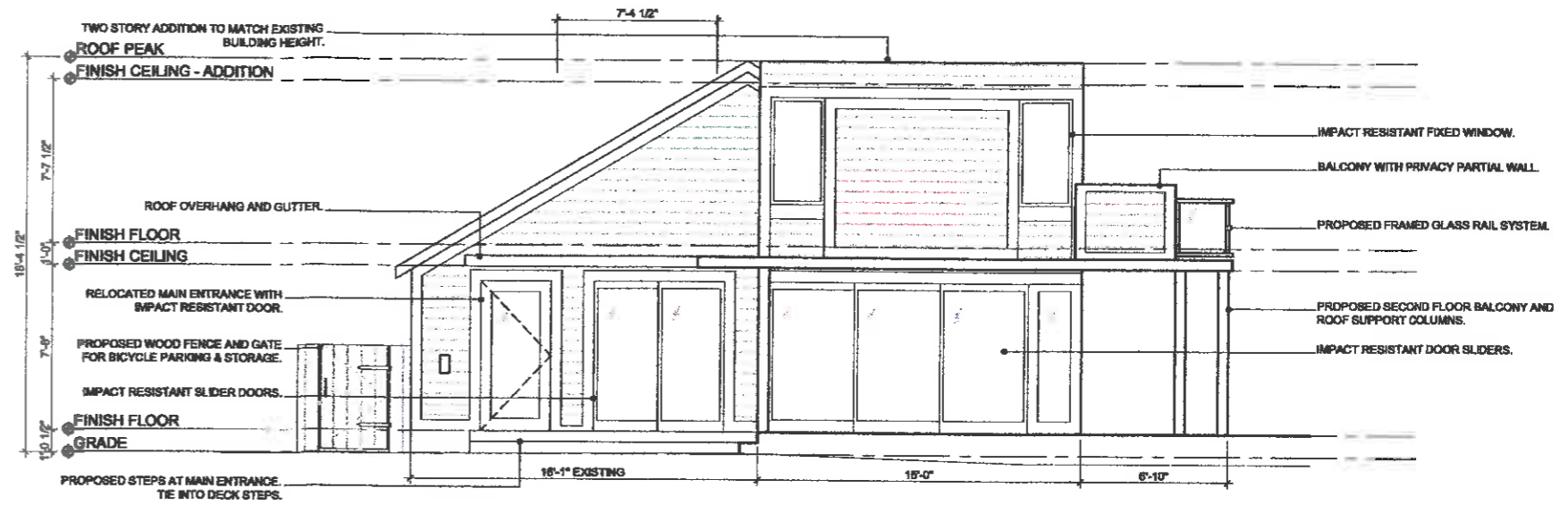
FLOOR PLAN LEGEND	
XXXX XXXX	ROOM NAME ROOM NUMBER
[Pattern]	NEW FRAME WALL
[Pattern]	EXISTING FRAME WALL
[Symbol]	DOOR



SECOND FLOOR PLAN

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





03
A3.1.1 WEST ELEVATION

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

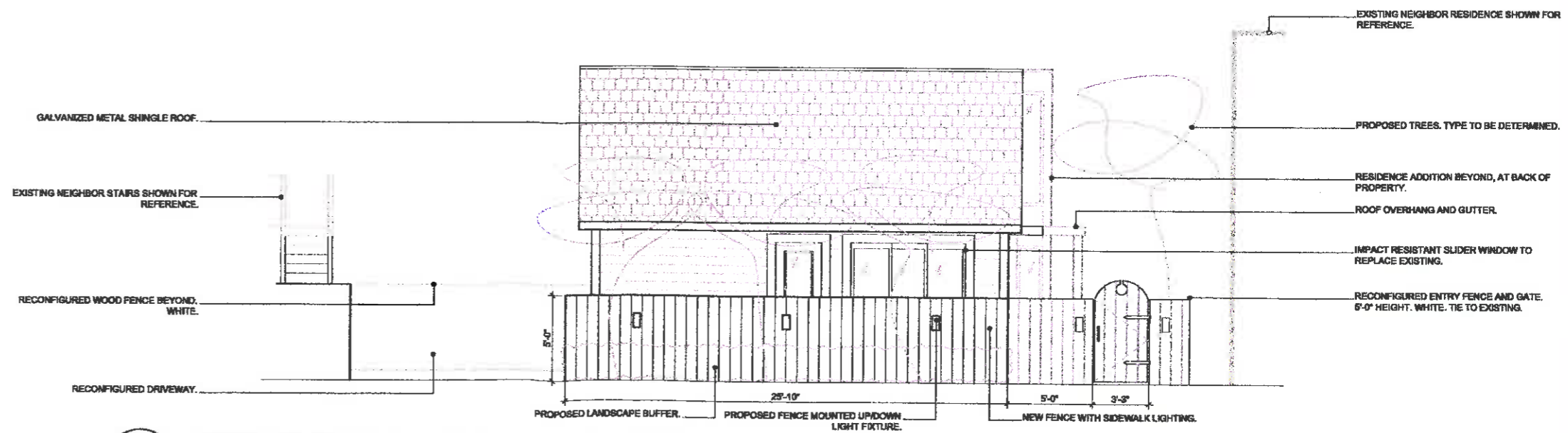
0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



02
A3.1.1 NORTH ELEVATION

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

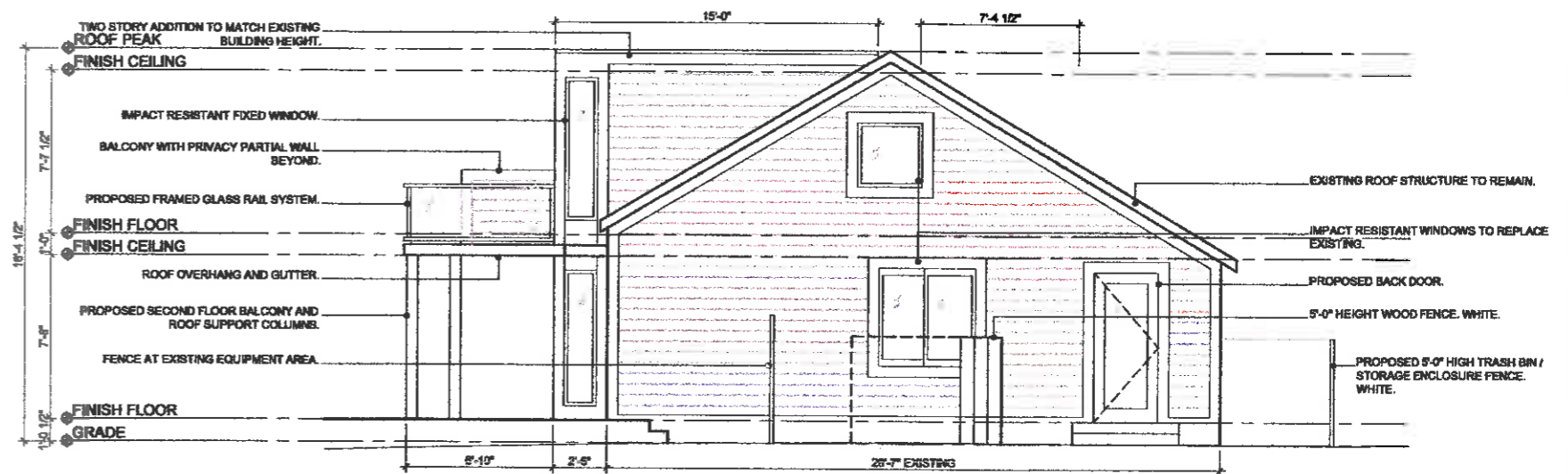
0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



01
A3.1.1 NORTH ELEVATION - FROM WATSON STREET

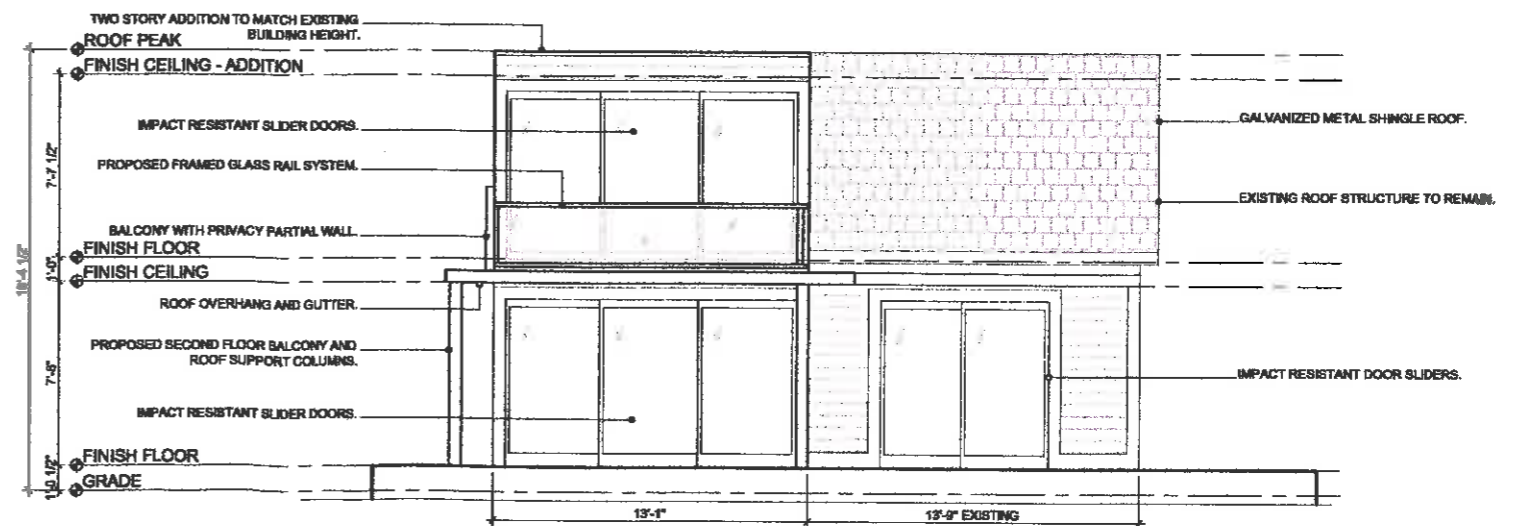
SCALE: 1/4" = 1'-0"

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



02
A3.1.2 EAST ELEVATION

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



01
A3.1.2 SOUTH ELEVATION

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

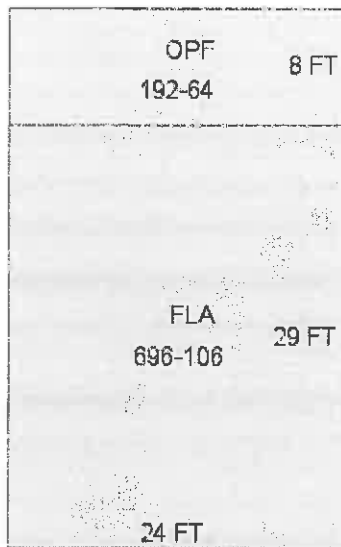
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

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. Saroo, 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:

AS
Date: February 14, 2014
Address: 102 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 Saroo who is personally known to me or has produced PL DL as identification and who did take an oath.

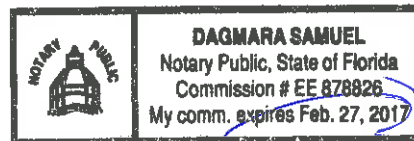
NOTARY PUBLIC

Sign Name: Dagmara Samuel

Print Name: Dagmara Samuel

Notary Public - State of Florida (seal)

My Commission Expires: Feb 27, 2017





Public Meeting Notice

NOTICE OF PUBLIC MEETING
The following information is provided for your information regarding the public meeting to be held on the above described property. The meeting will be held on the date and at the time and place indicated below. The purpose of the meeting is to discuss the proposed project and to receive comments from the public. The meeting will be held in the presence of the Planning Commission. The meeting will be held in the presence of the Planning Commission. The meeting will be held in the presence of the Planning Commission.

NG

Public Comments