

Staff Report

- 11a New gable roof on back portion of house and bay window addition on the side- **#1211 Watson Street- Michael Skoglund (H12-01-1034)**

This staff report is for the review for a Certificate of Appropriateness for changing a shed roof to a gable roof on an attached addition on the back of the main house. The plans also include the addition of a bay window on the side. The house is not listed in the actual survey. According to the Sanborn maps a structure with a similar footprint of the front portion of the house is depicted in the 1962 one. There was no structure in the site in the 1948 Sanborn map. It is evident that the roof of the back portion of the house is a non-historic addition.

The new roof will be 1'-4" taller than the main house roof and will be covered with metal v-crimp panels. New novelty siding will be covering the exterior walls. The new proposed bay window will be made of wood.

Guidelines that should be reviewed for this application;

Additions/ Alterations and New Construction (pages 36-38a);

- (1) *A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (6) *Additions should not alter the balance and symmetry of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

It is staff's opinion that the proposed design is consistent with the guidelines. The proposed addition as well as the new roof will be sensible to the existing structure. Although the roof will be 1'-4" tall it will not be visible from the street.

Application



CITY OF KEY WEST *Fax 809-3978*
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # *HC-12-01-1034*

OWNER NAME: *MARSHALL FOREMAN* DATE: *6-15-12*

OWNERS ADDRESS: *1211 WATSON ST* PHONE #:

APPLICANT'S NAME: *M. SKOGLUND* PHONE #: *296-2632*

APPLICANT'S ADDRESS: *522 ELIZABETH ST.*

ADDRESS OF CONSTRUCTION: *1211 WATSON ST* # OF UNITS: *1*

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

*RENOVATE EXISTING SHED ROOF
REPLACE WITH GABLE END
ROOF. ADD PAN WINDOW.*



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 s. 775.083

This application for Certificate of Appropriateness must precede applications for building 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.

REQUIRED SUBMITTALS

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

Date: *6-15-12*
Applicant Signature: *M Skoglund*

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*House is not listed as within the surveys
Additions/alterations / pages 34-38a
Ordinance for demolitions.*

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

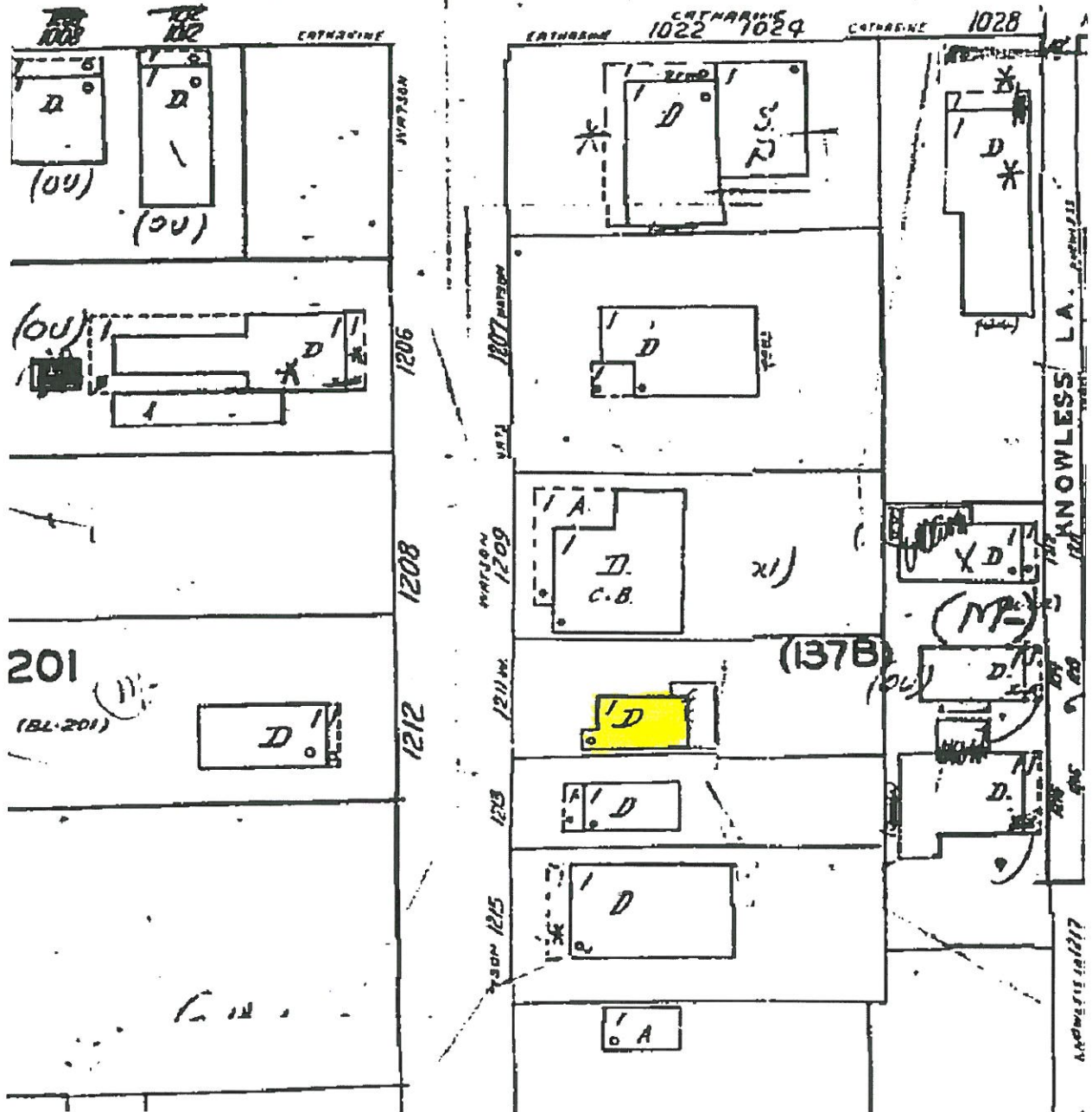
Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps

CATHARINE



#1211 Watson Street Sanborn map 1962

Photos



Photo taken by the Property Appraiser's office c1965; 1211 Watson St., Monroe County Library

AREA OF COLIST.



LEFT SIDE

AREA OF CONSTRUCTION



LEFT SIDE



LEFT SIDE REAR

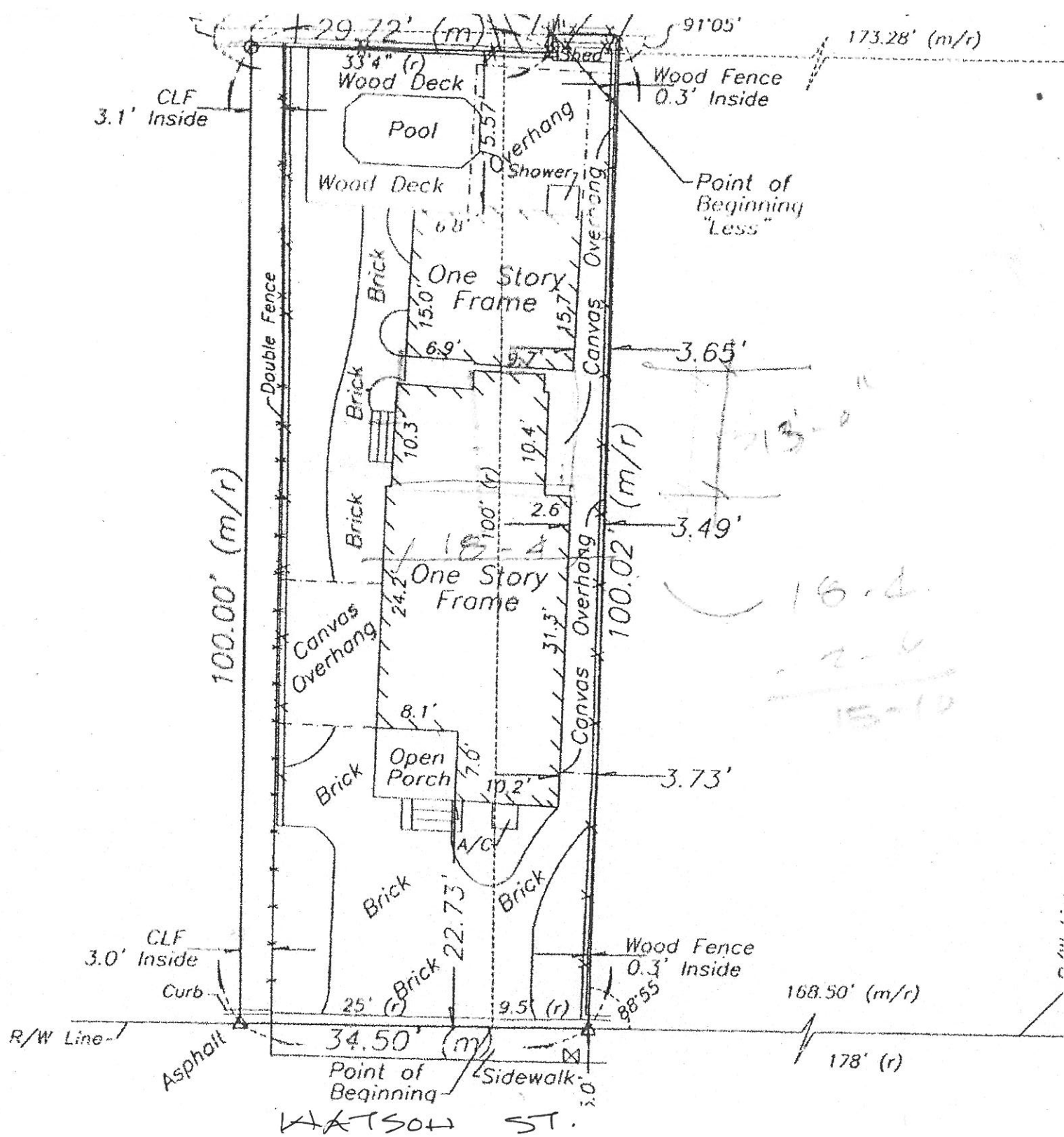


LEFT SIDE (MIDPOINT)

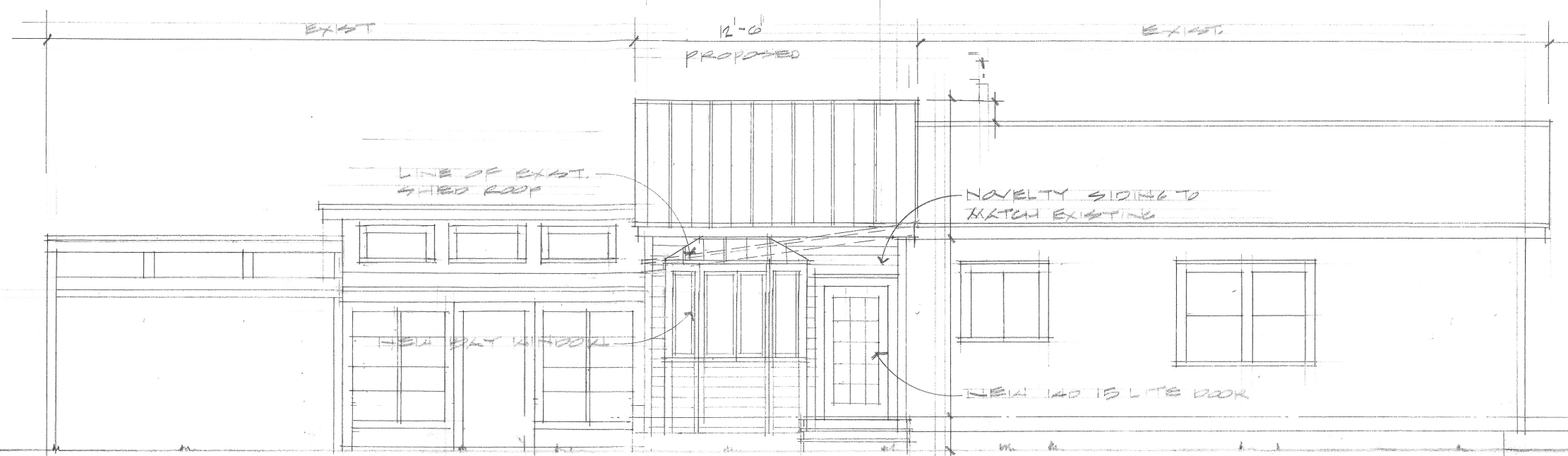


LEFT SIDE (MID REAR)

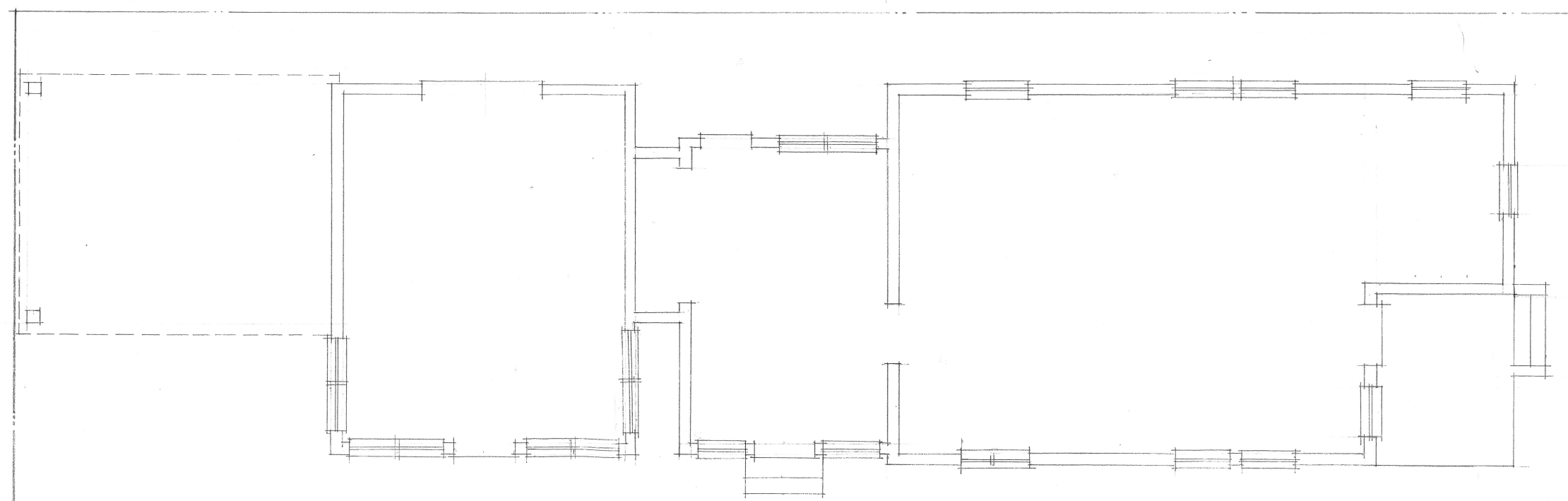
Survey



Proposed Plans

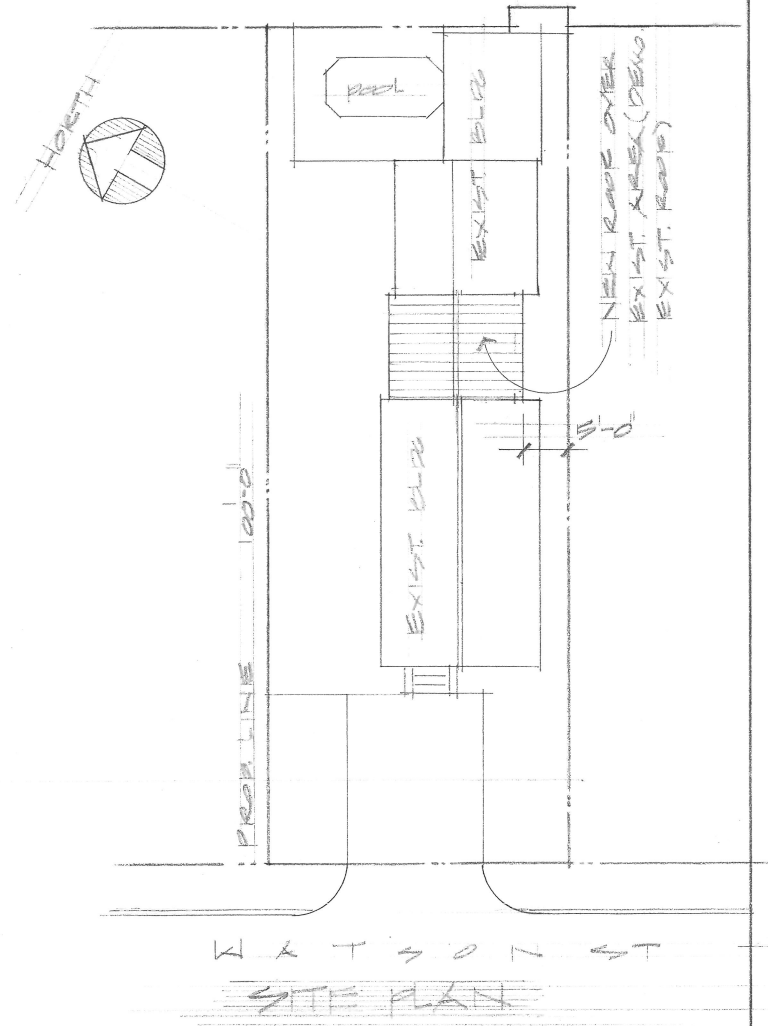
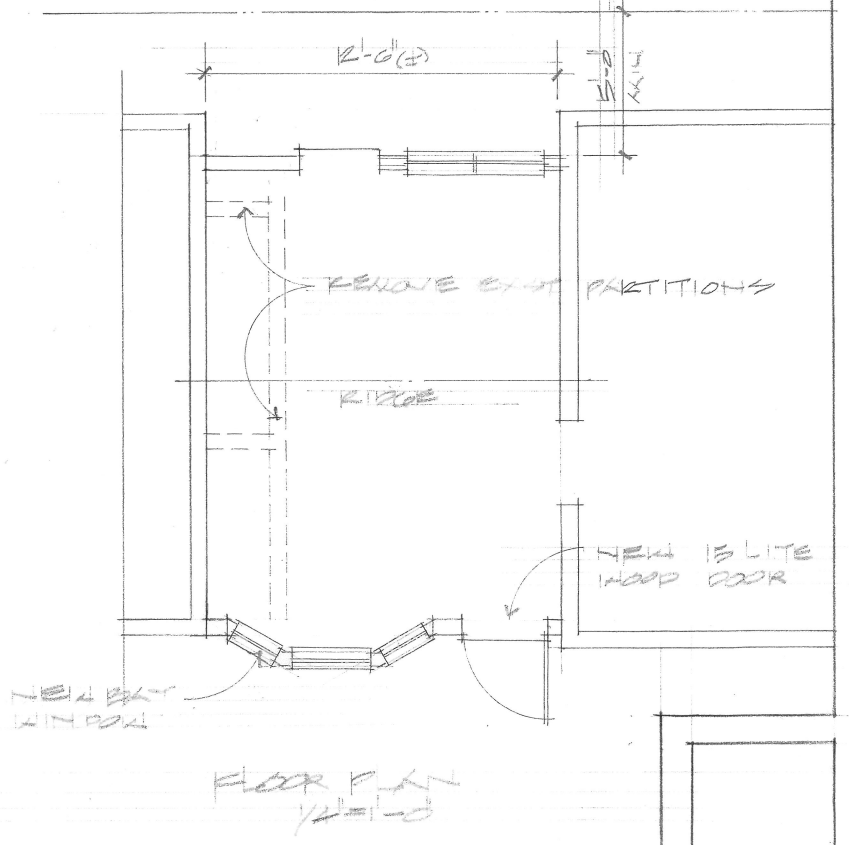
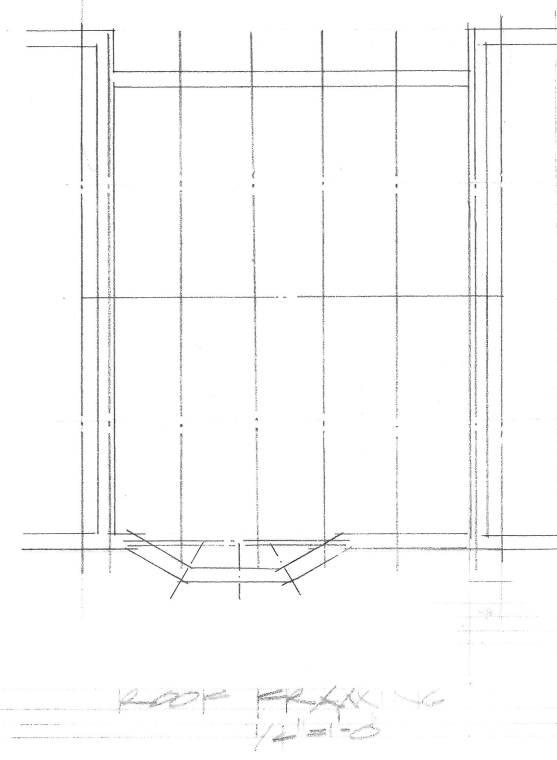
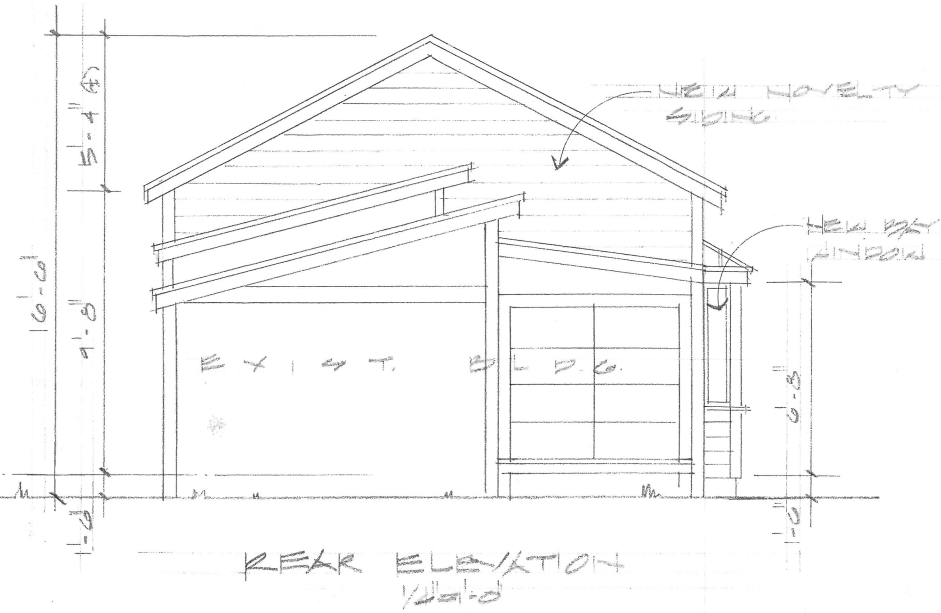


LEFT SIDE ELEVATION
1/4" = 1'-0"



EXISTING BUILDING
1/4" = 1'-0"

DETAIL



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., July 10, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW GABLE ROOF ON BACK PORTION OF HOUSE AND
BAY WINDOW ADDITION ON THE SIDE. DEMOLITION
OF SHED ROOF ON BACK PORTION OF THE HOUSE**
#1211 WATSON STREET

Applicant- Michael Skoglund - Application Number H12-01-1034

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

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card

Alternate Key: 1034517 Parcel ID: 00033610-000000

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

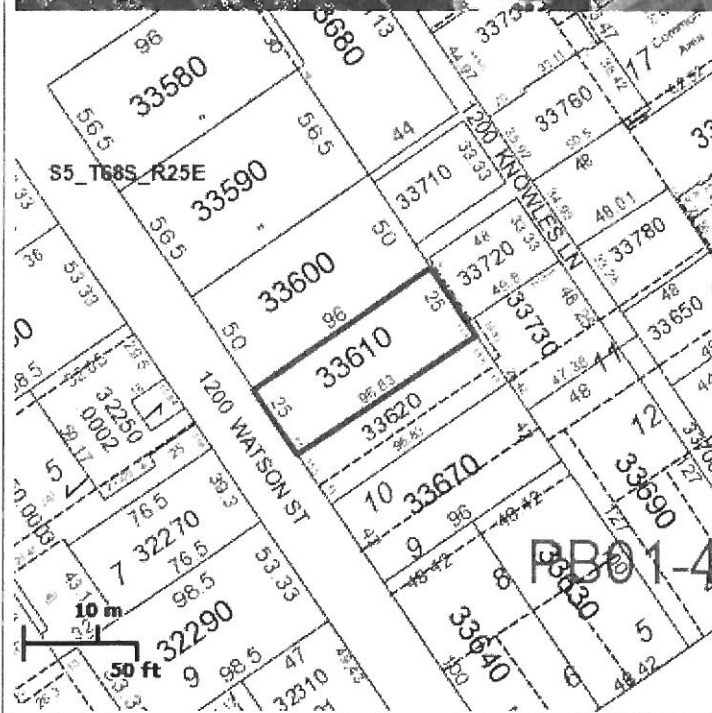
Ownership Details

Mailing Address:
FOREMAN MARSHALL
1211 WATSON ST
KEY WEST, FL 33040-3321

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 05-68-25
Range:
Property Location: 1211 WATSON ST KEY WEST
Legal Description: KW GWYNN SUB PT OF TR 13 G44-128/129 OR751-1536/1537 OR901-870D/C OR1281-1192/94L/E OR1356-844/5 OR1369-1567/69 OR1369-1575/6 OR1450-1901/02 OR1531-2143/46R/S OR1845-2445/46 OR2465-1929/30 OR2465-1931/32 OR2465-1933/34 OR2477-864/65

Parcel Map (Click to open dynamic parcel map)



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00
03 - VETERAN 5000	5,000.00
47 - VETERAN'S PROPERTY TAX DISCOUNT	86,680.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			3,485.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 757
 Year Built: 1938

Building 1 Details

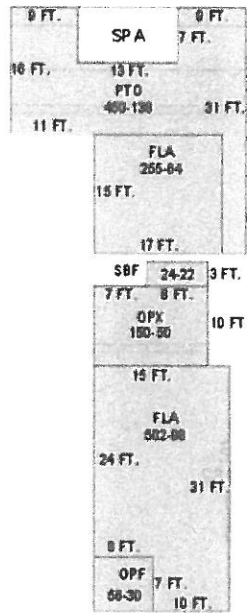
Building Type R1	Condition G	Quality Grade 450
Effective Age 17	Perimeter 162	Depreciation % 22
Year Built 1938	Special Arch 0	Grnd Floor Area 757
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 2
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 1
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 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	1937	N Y	0.00	0.00	502
2	OPF		1	1937		0.00	0.00	56
3	OPX		1	1998		0.00	0.00	150
4	SBF	12:ABOVE AVERAGE WOOD	1	1998	N N	0.00	0.00	24
5	FLA	1:WD FRAME	1	1998	N Y	0.00	0.00	255
6	PTO		1	1998		0.00	0.00	450

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	15 SF	5	3	1997	1998	2	50
2	PT2:BRICK PATIO	220 SF	0	0	1997	1998	2	50
3	HT2:HOT TUB	1 UT	13	7	1997	1998	5	50
4	FN2:FENCES	1,080 SF	180	6	1997	1998	2	30
5	FN2:FENCES	80 SF	20	4	1997	1998	2	30
6	AC2:WALL AIR COND	1 UT	0	0	1997	1998	1	20

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9800303	03/09/1998	12/02/1998	2,500	Residential	SPA
1	9800305	02/23/1998	12/02/1998	1,600	Residential	DECK
1	9801342	05/13/1998	12/02/1998	2,200	Residential	CENTRAL AC
1	9800538	02/19/1998	12/02/1998	4,800	Residential	ELECTRICAL
1	9800089	01/19/1998	12/02/1998	2,900	Residential	FENCE
	B953206	09/01/1995	12/01/1995	900	Residential	PAINT HOUSE
	E953008	09/01/1995	12/01/1995	1,000	Residential	150 AMP SERVICE
	06-5087	09/05/2006	09/20/2006	5,600	Residential	REPLACE 9 SQS OF V-CRIMP ROOFING

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
2011	97,552	17,105	251,727	366,384	366,384	123,415	242,969
2010	108,520	17,621	212,823	338,964	325,949	25,000	300,949
2009	120,624	18,158	277,042	415,824	317,380	25,000	292,380
2008	112,013	18,737	401,333	532,083	317,063	25,000	292,063
2007	205,287	19,273	368,680	593,240	307,828	25,000	282,828
2006	312,082	19,810	283,600	615,492	300,320	25,000	275,320
2005	234,099	20,389	301,325	555,813	291,573	25,000	266,573
2004	185,732	20,926	219,790	426,448	283,081	25,000	258,081
2003	174,806	21,462	81,535	277,803	277,803	25,000	252,803
2002	166,817	22,041	81,535	270,393	270,393	0	270,393
2001	141,370	22,578	81,535	245,483	245,483	0	245,483
2000	143,066	11,367	60,265	214,699	214,699	0	214,699
1999	137,412	11,251	60,265	208,928	208,928	0	208,928
1998	59,234	3,688	60,265	123,187	123,187	0	123,187
1997	53,311	3,400	53,175	109,886	109,886	0	109,886
1996	38,502	2,514	53,175	94,191	94,191	0	94,191
1995	29,379	1,240	37,500	68,118	66,666	25,000	41,666
1994	26,273	1,141	37,500	64,914	64,914	25,000	39,914
1993	26,342	853	37,500	64,694	64,694	25,000	39,694
1992	26,342	862	37,500	64,704	64,704	25,000	39,704
1991	26,342	872	37,500	64,714	64,714	25,000	39,714
1990	22,481	882	25,625	48,988	48,988	25,000	23,988
1989	9,957	811	37,000	47,768	47,768	25,000	22,768
1988	8,761	820	29,600	39,181	39,181	25,000	14,181
1987	8,653	829	19,980	29,462	29,462	25,000	4,462
1986	8,701	838	19,980	29,519	29,519	25,000	4,519
1985	8,447	846	13,320	22,613	22,613	22,613	0

1984	7,937	855	13,320	22,112	22,112	22,112	0
1983	7,937	864	13,320	22,121	22,121	22,121	0
1982	8,075	873	11,544	20,492	20,492	20,492	0

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
7/23/2010	2477 / 864	100	WD	11
5/7/2010	2465 / 1933	420,000	WD	02
5/5/2010	2465 / 1929	100	QC	11
5/5/2010	2465 / 1931	100	QC	11
12/13/2002	1845 / 2445	40,000	QC	H
4/1/1997	1450 / 1901	145,000	WD	Q
9/1/1995	1369 / 1575	100,000	WD	Z

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Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176