



**Historic Architectural Review Commission
Staff Report for Item 13**

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

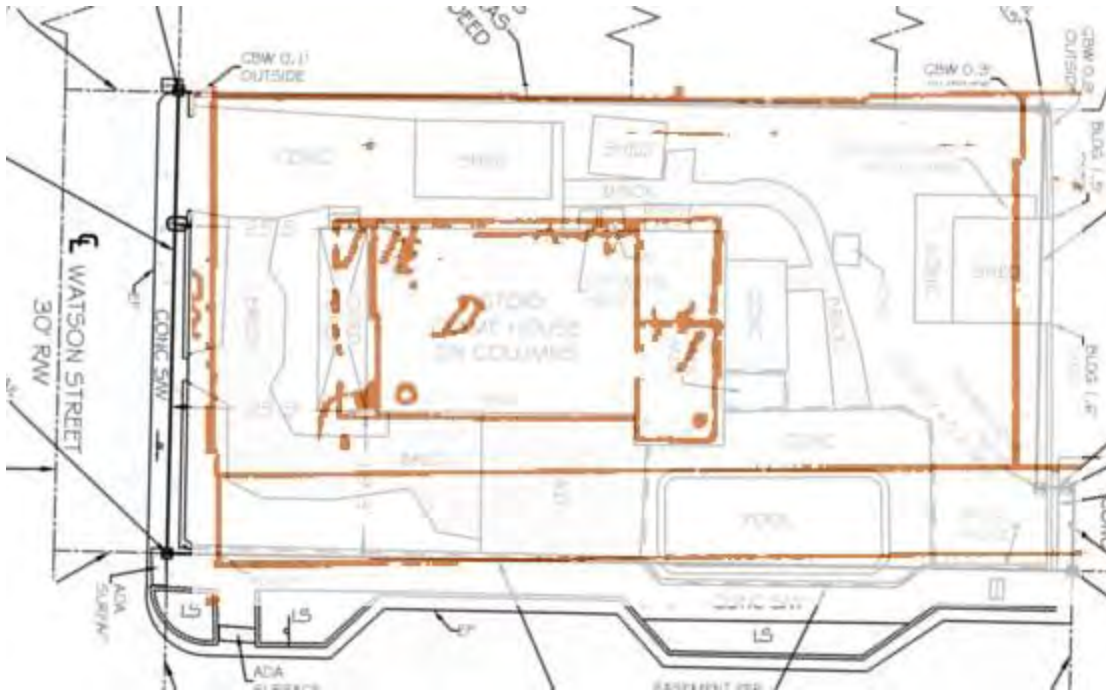
Renovations to existing house. New one-story side and rear additions. New accessory structure and new pool.

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.

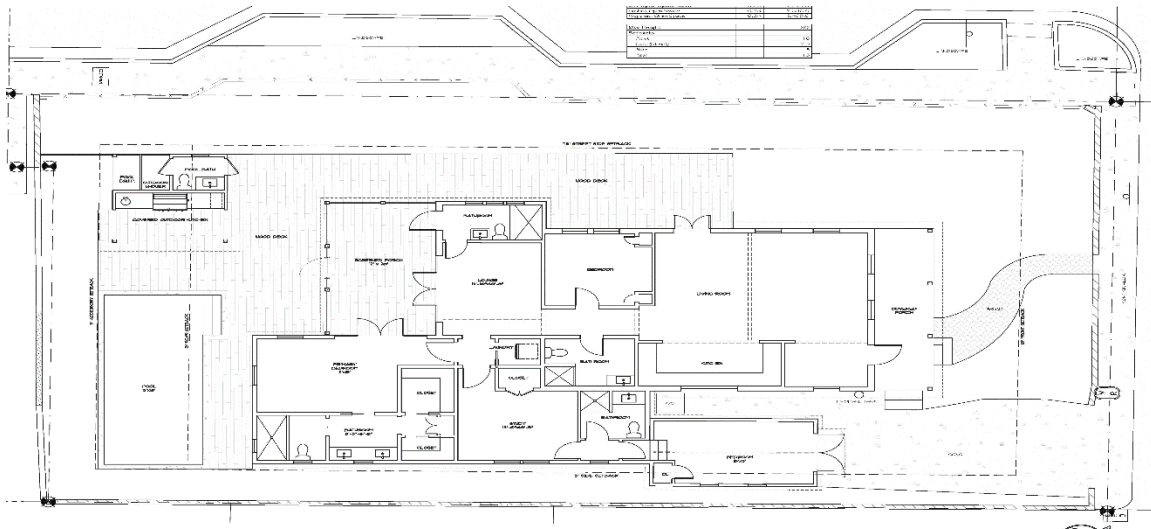
Guidelines Cited on Review

- Guidelines for windows (pages 29a-1), specifically guidelines 3 and 5.
- Entrances, porches, and doors (pages 32-33), specifically 5 and 7.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, 19, 22, and 26.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 5, 11, 12, 13, 18, 22, 23, 24, and 25.

- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically first paragraph and guideline 1 for new proposed deck.
- Outbuildings (pages 40-41), specifically guidelines 1, 3, 4, and 9.

Staff Analysis

A Certificate of Appropriateness is under review for renovations to the historic house, a new one-story addition to replace the northeast rear addition of the house, a new pool, and an accessory structure to screen the pool from public view. The plans propose the replacement of non-original aluminum supports on the front porch with four 6” by 6” wooden posts. The current floor of the front porch is concrete and new tiles are proposed to replace existing non-historic ones.



Proposed site plan.

A new addition is proposed for the rear and side of the house without removing the original sawtooth structure that faces Virginia Street. The north portion of the rear addition has a shed roof and barely has the minimum required height for interior habitable space. The new proposed addition will extend to the east and north elevation and will join the rear elevation of an existing one-story accessory structure. The new addition will be approximately seven inches higher than the rear addition but will be lower than the main house. The addition will have wood lap siding to match existing, aluminum windows and doors and 5 v-crimp panels as a finish material for the roof.



Existing and proposed front elevations.

The plan also includes a small accessory structure to be built on the southeast portion of the site. The new building will be facing Virginia Street and will screen the new pool that is proposed on the northeast portion of the lot. The structure will have a flat roof, and walls will be finished with wood siding and wood slats in portions of its east and south elevations. Overall, the structure will be approximately 10'-10" in height from grade to its highest point and will be rectangular in footprint the roof will extend towards the north creating an open porch.



Existing and proposed Virginia Street elevations.

The design also includes a rear covered open porch with a flat roof that will be below the eave line of the rear historic sawtooth. The structure will be made all of wood. A new pool and deck are also proposed in the new design.

Consistency with Guidelines Cited Guidelines

It is staff’s opinion that the proposed design conforms with all cited guidelines. The proposed addition will be attached to the rear side of the house and will not alter character defining features of the contributing house. The scale, mass and proportions of the new addition and accessory structure are in keeping with similar land use structures within the area and will not overshadow the principal or surrounding structures. The proposed pool will be behind the principal structure and the new accessory structure and not visible from the street.

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.

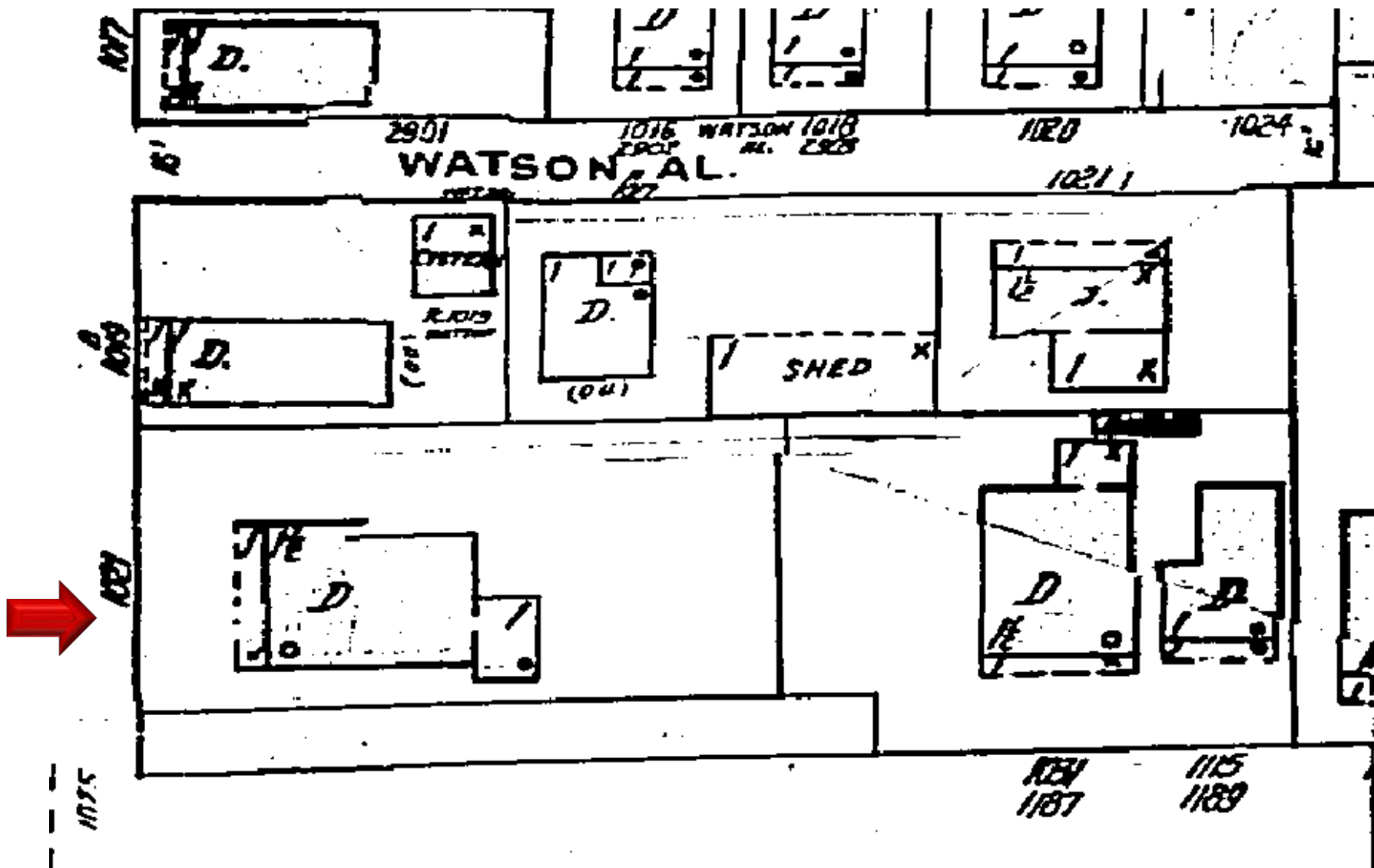
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

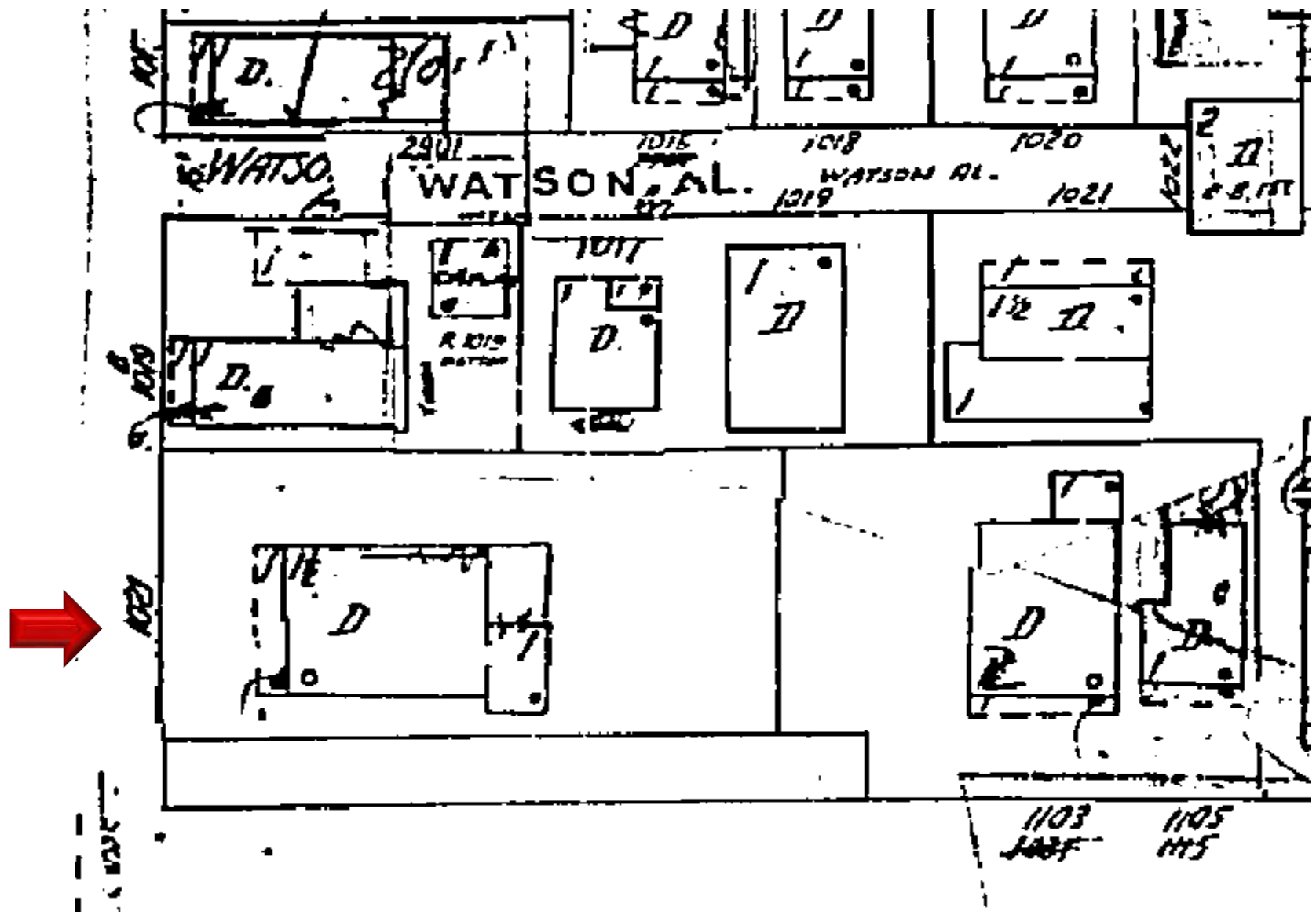
(4) Removing buildings or structures that would otherwise qualify as contributing.

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.

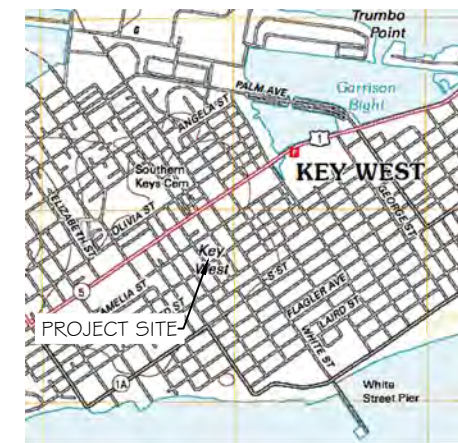
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

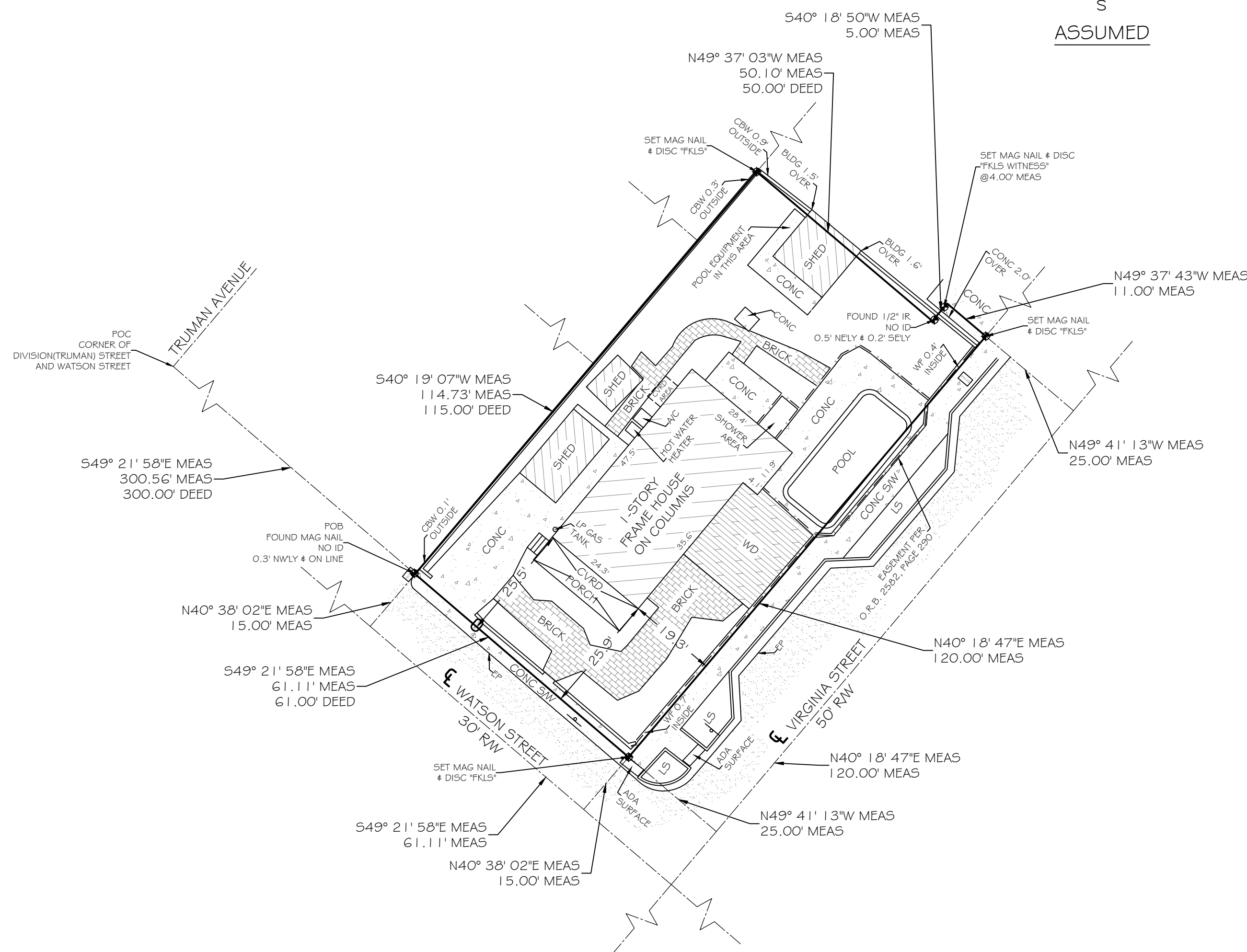
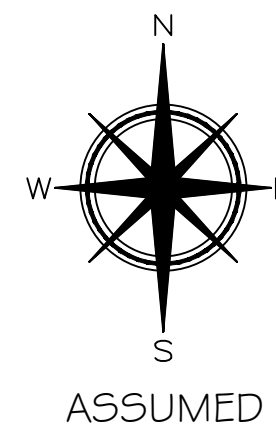
ADDRESS:
1021 WATSON STREET
KEY WEST, FL 33040

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 -

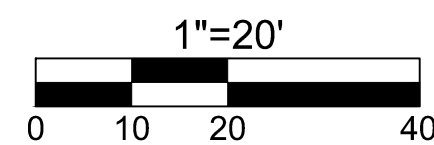
DAVID L. EARLEY JR. AND ALYSSA A. SOUMOFF;
OROPEZA, STONES & CARDENAS, PLLC;
PENTAGON FEDERAL CREDIT UNION;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

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 | GLY = GLY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IR = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CD = CONCRETE DUCK | IR = 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 (SEE NOTE) | TDB = TOP OF BANK |
| COVD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TDS = TOP OF SLOPE |
| DELTA = CENTRAL ANGLE | NOT = NOT TO SCALE | TS = TRAFFIC SIGN |
| Δ = DELTA | OT = OFF TOP | TY = TYPICAL |
| EL = ELEVATION | O.R.B. = OFFICIAL RECORDS BOOK | UR = UNREADABLE |
| ENC = ENCLOSURE | PC = POINT OF CURVE | UT = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PC = POINT OF BEGINNING | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PK = PARKER KALON NAIL | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PI = POINT OF INTERSECTION | WM = WATER METER |
| FI = FENCE INSIDE | | WPP = WOOD POWER POLE |
| FND = FOUND | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FO = FENCE OUTSIDE | | 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

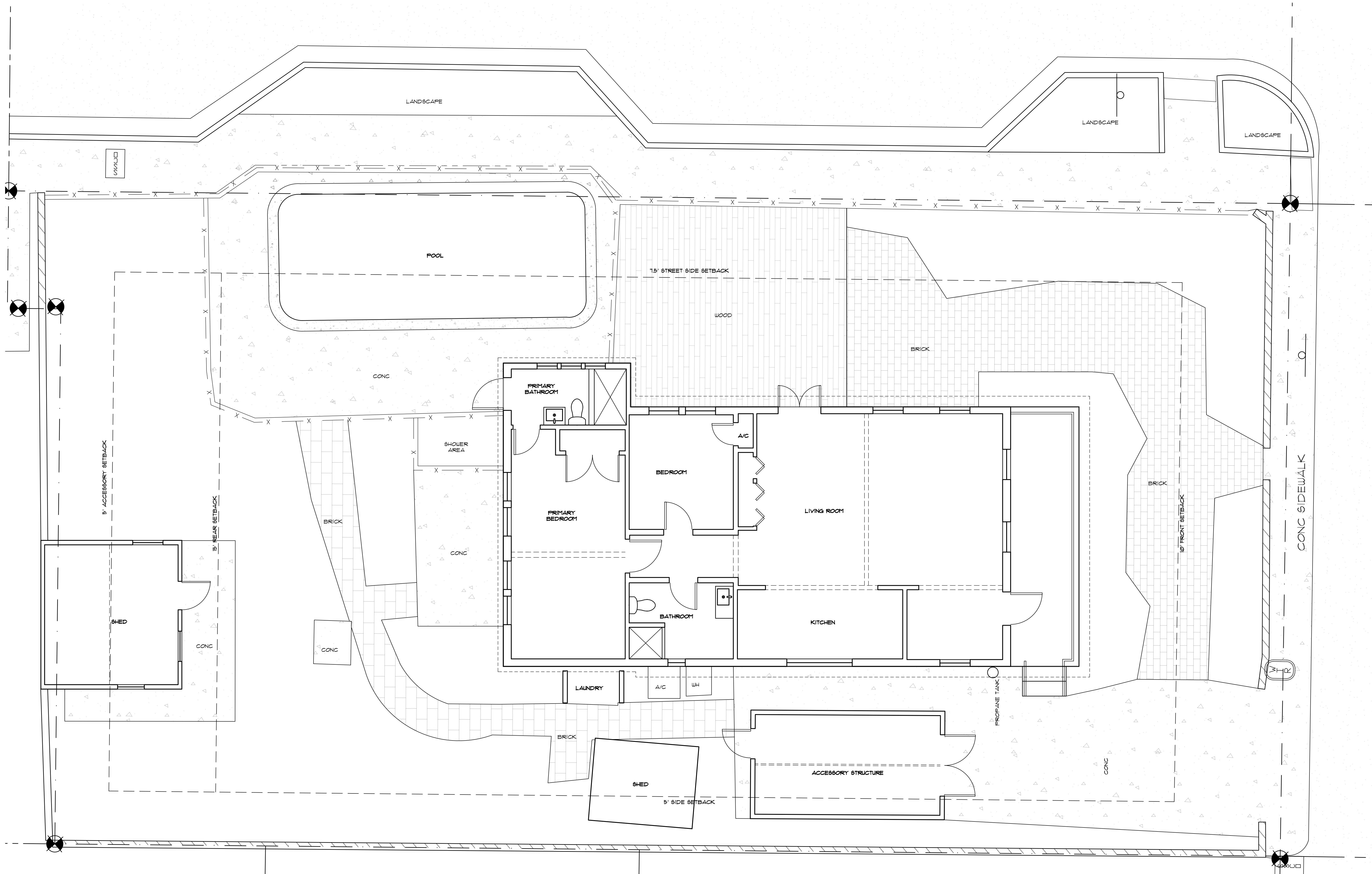
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



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

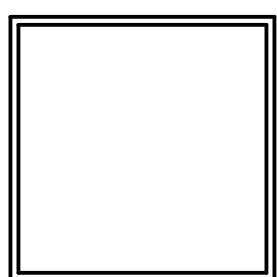
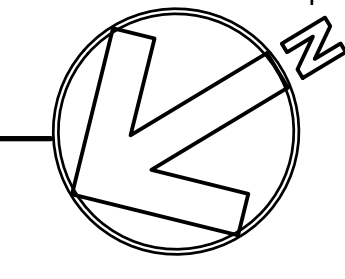
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

PROPOSED DESIGN



Existing Site Plan

1/4" = 1' - 0"



1021 Watson Street
 1021 Watson Street Key West, FL

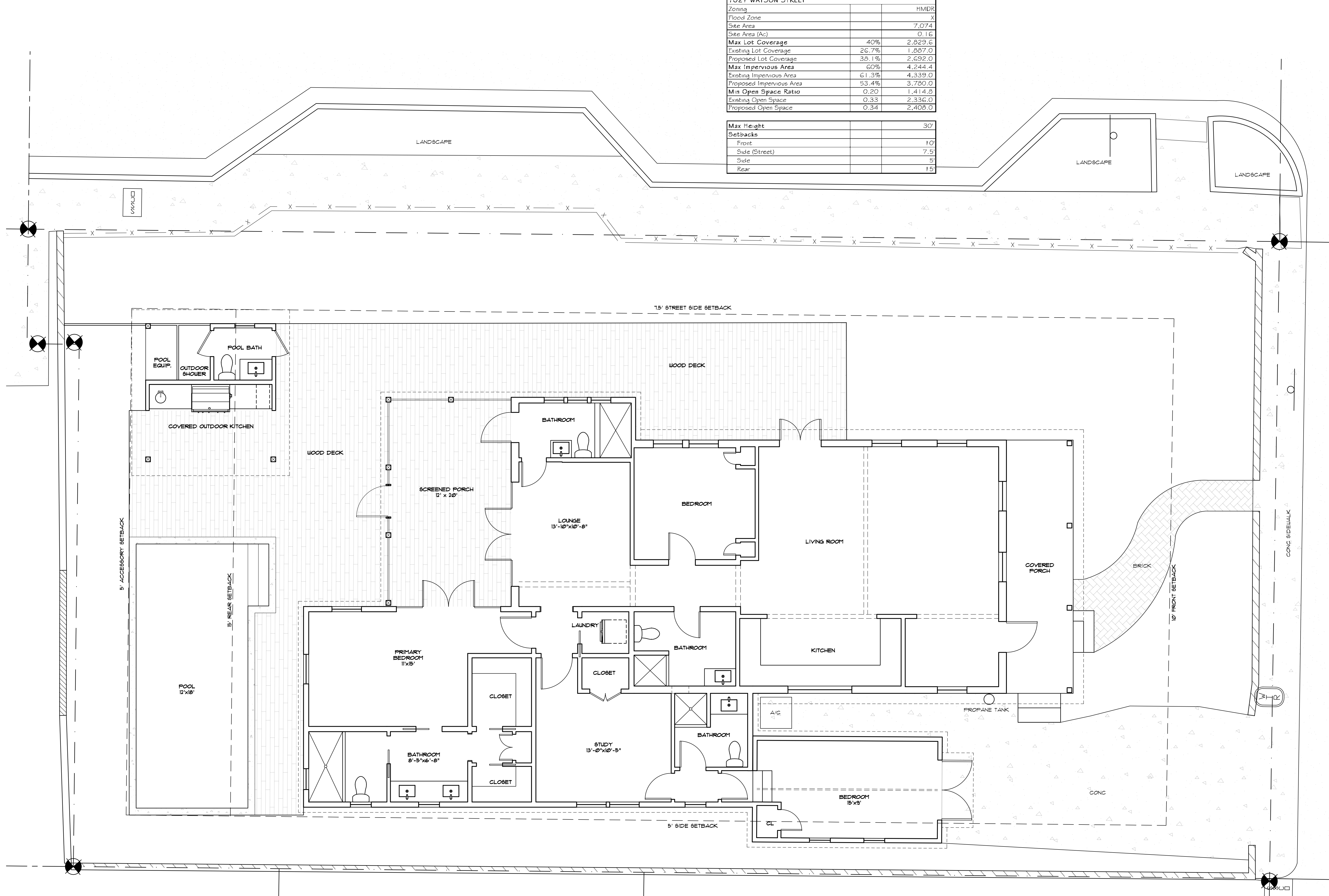
POPE-SCARBROUGH-ARCHITECTS
 THOMAS E. POPE, P.A.
 (305) 296 3611 610 White St. Key West FL

date:
 01/29/24
 revision:

sheet:
 A0.0

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

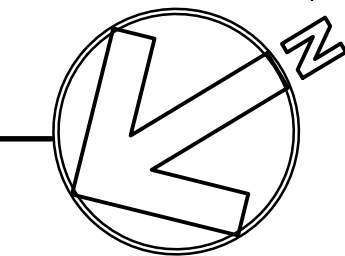
POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St. Key West FL
(305) 296 3611

date: 02/14/24
revision:

sheet:
A0.1

Proposed Site Plan

1/4" = 1' - 0"





Existing Front Elevation

1/8" = 1' - 0"



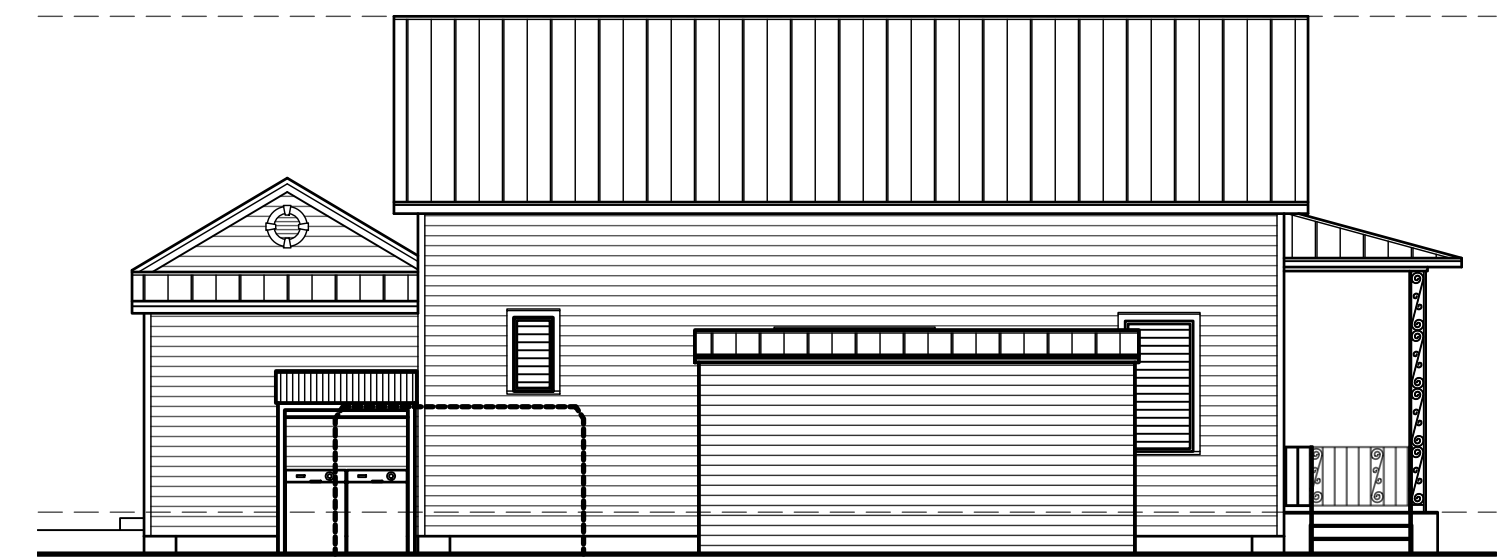
Existing East Side Elevation

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.

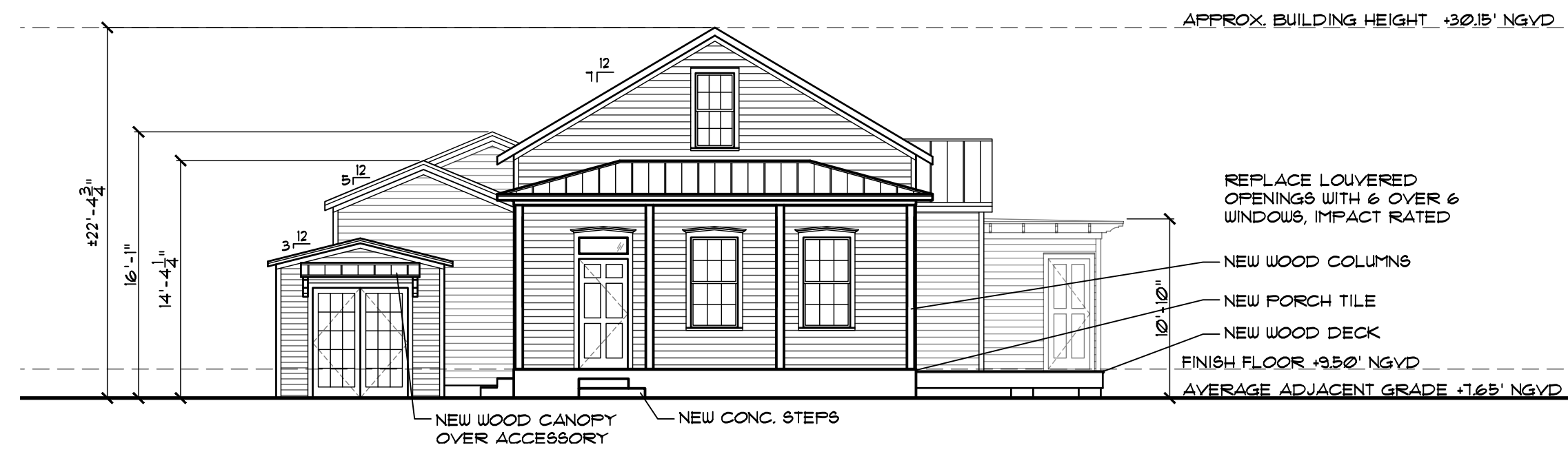
610 White St, Key West FL

(305) 296 3611

date:
01/29/24
revision:

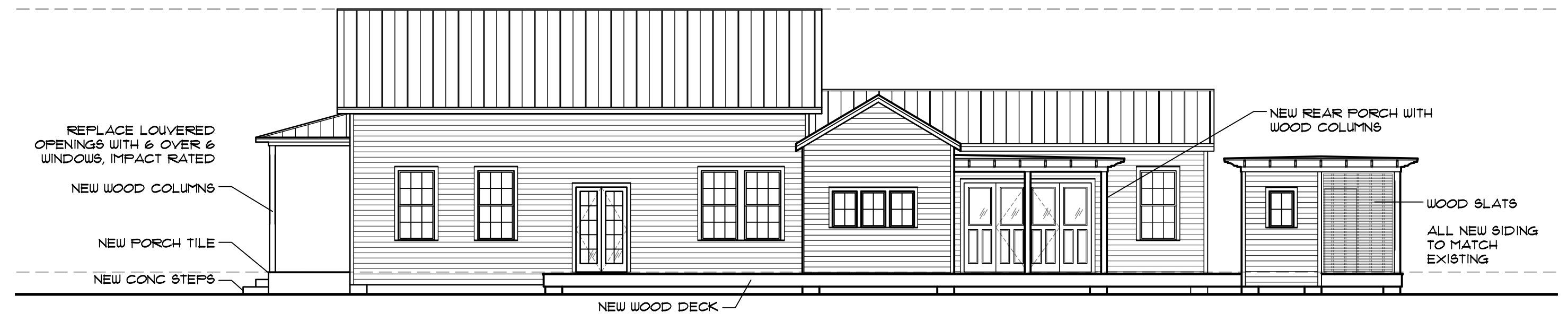
sheet:

A2.0



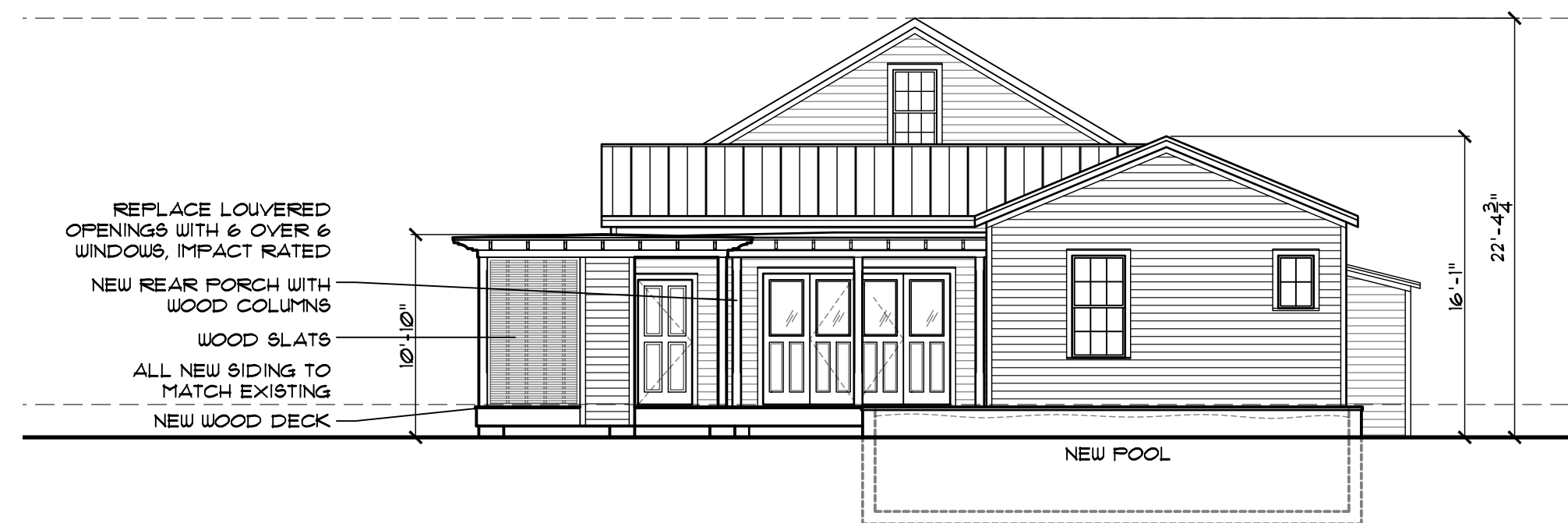
Proposed Front Elevation

1/8" = 1' - 0"



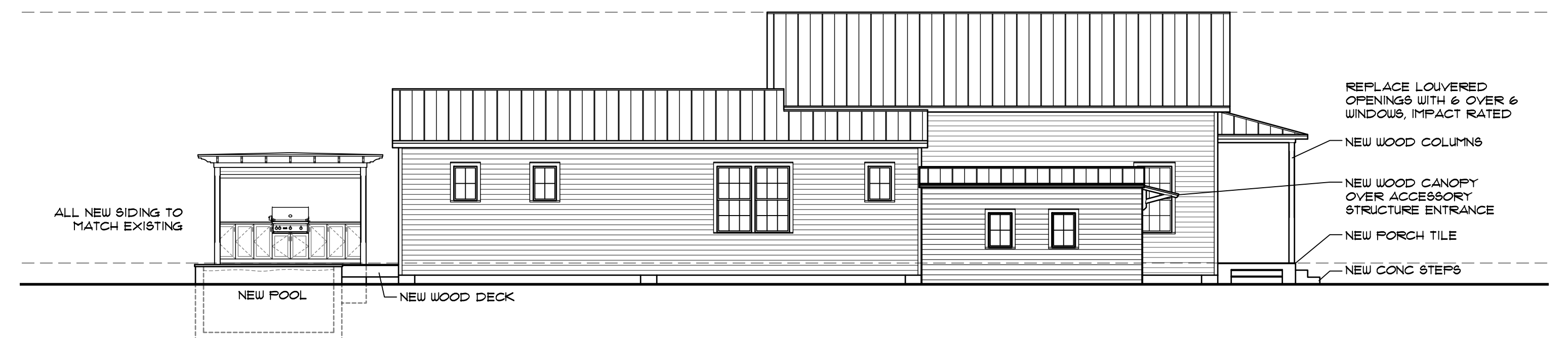
Proposed East Side Elevation

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,
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:

_____ 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
IMPACT STATEMENT ACT AND THE ENVIRONMENTAL
IMPACT STATEMENT ACT. THE PUBLIC IS INVITED TO
ATTEND A PUBLIC MEETING TO DISCUSS THE
PROPOSED PROJECT AND TO PROVIDE COMMENTS.
DATE: 15/05/2024
TIME: 10:00 AM
LOCATION: 1234567890
FOR MORE INFORMATION, CONTACT THE PROJECT MANAGER AT 0800 123 4567.
Project: 1234567890

PLEASE
CLEAN UP
AFTER YOU



1021

Public Meeting Notice
The following information is provided for the public to review and comment on the proposed rezoning application. The rezoning application is for a residential use and is located at 1021 W. 10th Street, Miami, Florida. The rezoning application is for a residential use and is located at 1021 W. 10th Street, Miami, Florida. The rezoning application is for a residential use and is located at 1021 W. 10th Street, Miami, Florida.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

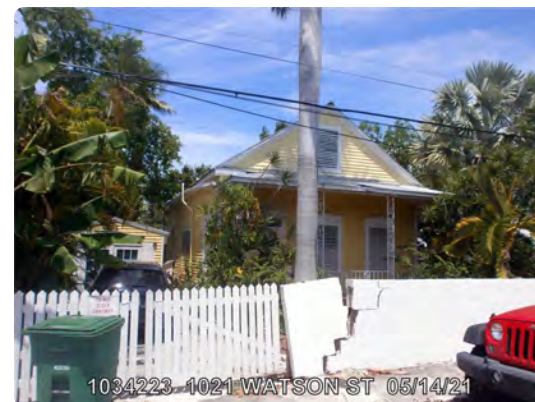
Disclaimer

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		

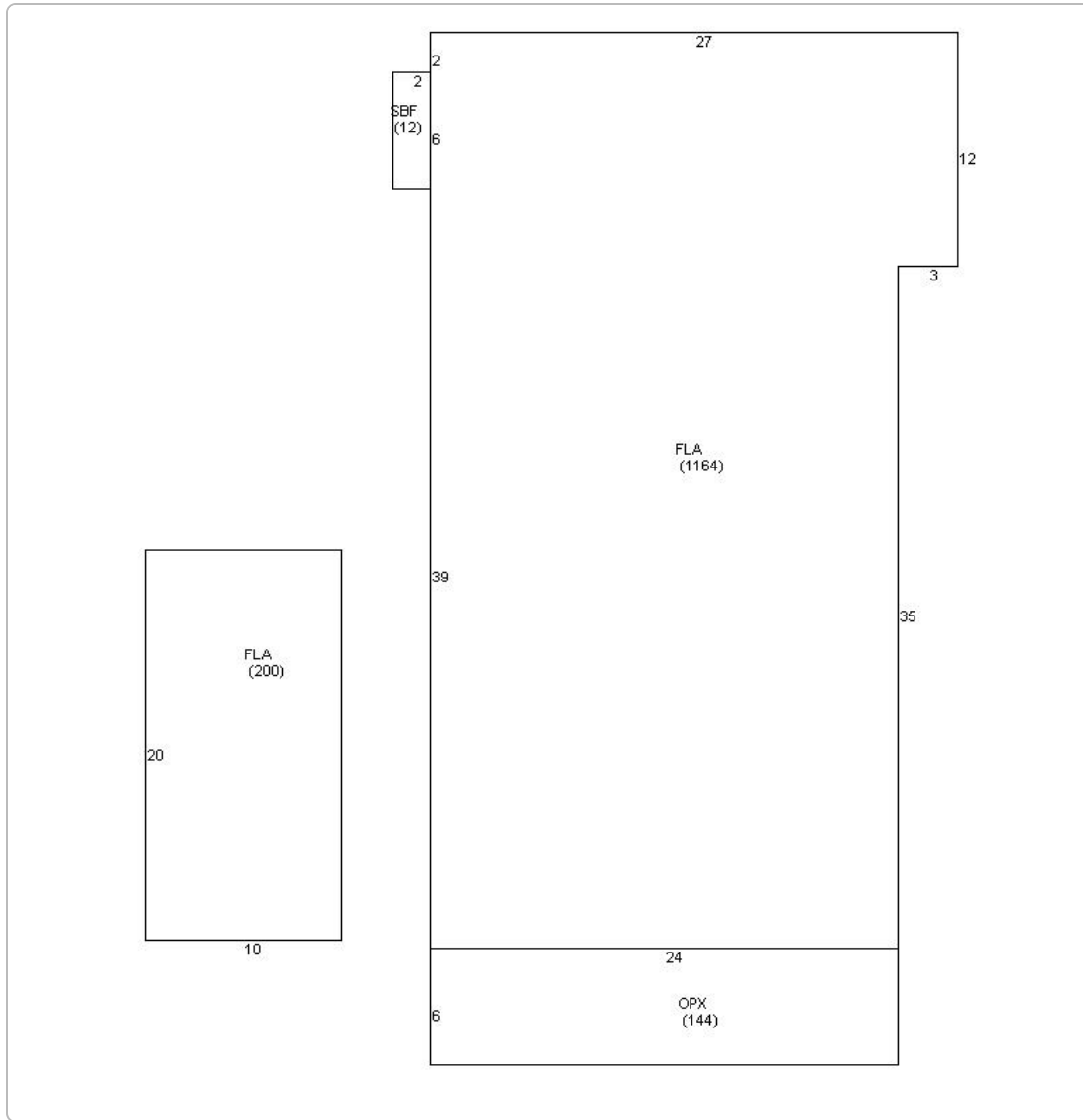
Permits

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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