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## Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Matthew Crawford  
Historic Architectural Preservationist

Meeting Date: June 23, 2026

Applicant: Robert Hulec

Application Number: C2026-0035

Address: 1211 Watson Street

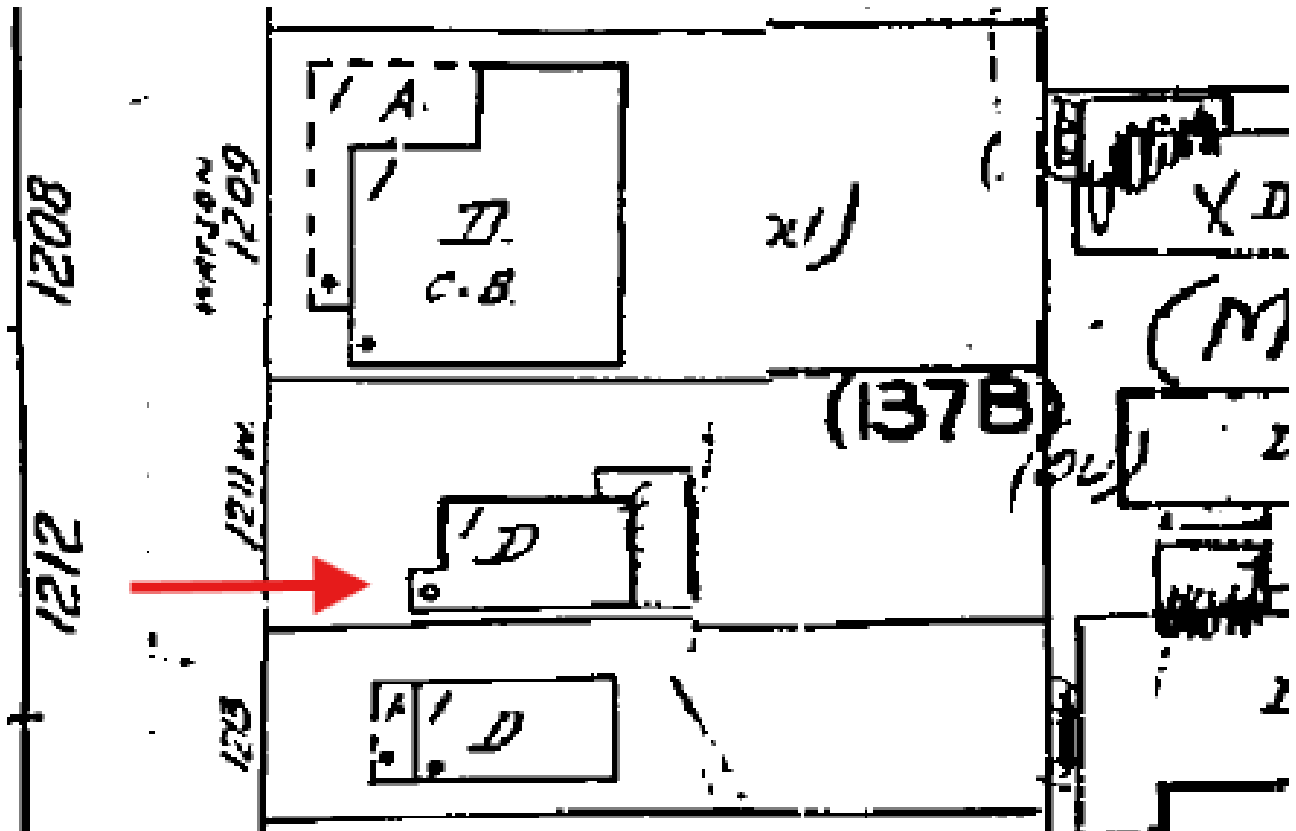
### **Description of Work:**

Renovations to rear additions. New one-story addition in rear of property and site improvements.

### **Site Facts:**

The property under review is altered contributing and was built in 1938 according to the Tax Assessor data. However, the property is first visible on the 1962 Sanborn Map. The property contains a 1 story wood framed structure. There is a non-historic rear addition built the rear of the structure.

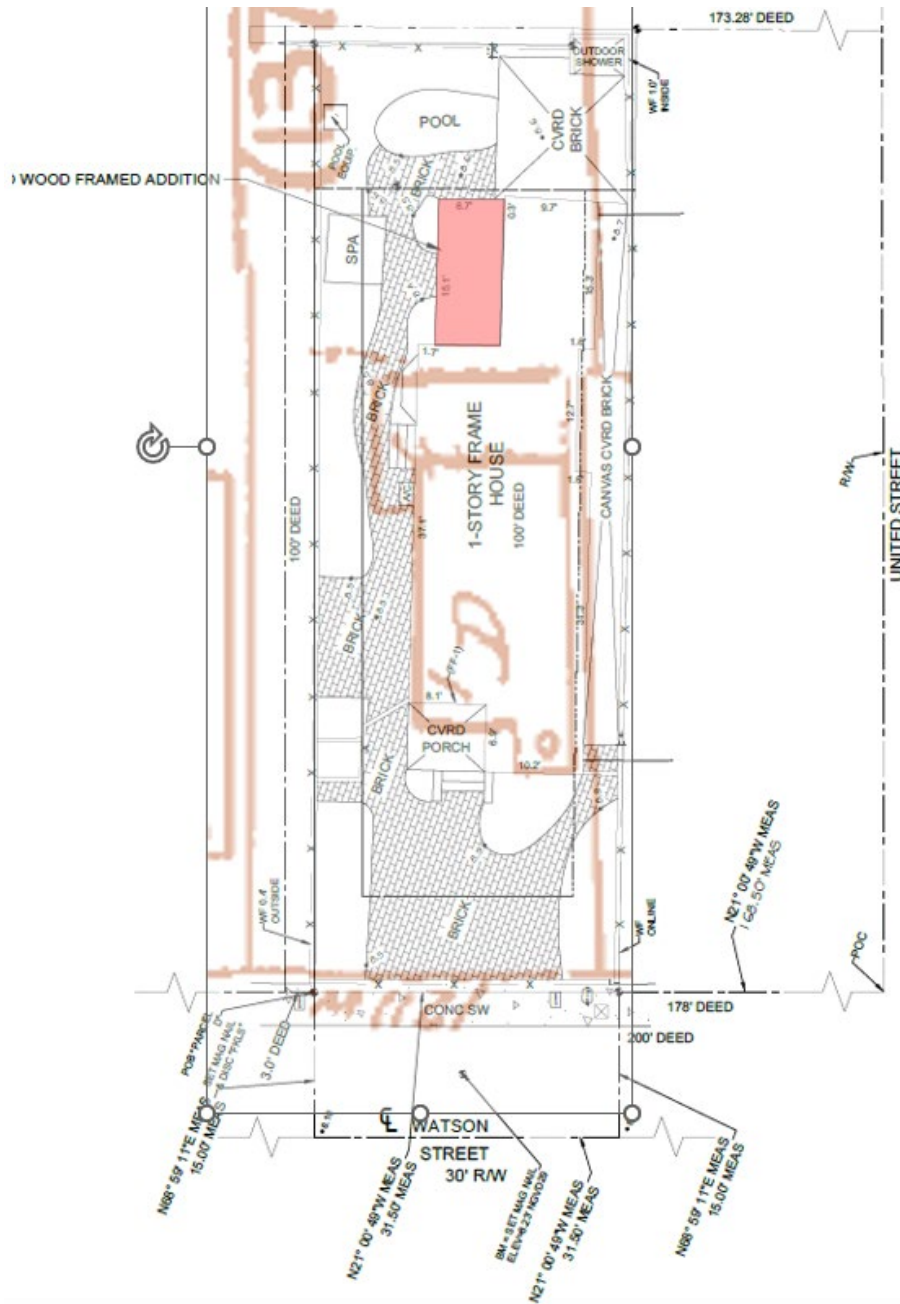
The property is currently in an X flood zone.



1962 Sanborn Map with Historic Rear Addition.



*c. 1975 Historic Photo of Property Under Review showing no Rear Addition.*



Survey and 1962 Sanborn Map.



*Photo of front of Property Under Review.*



*Photo of Rear of Property Under Review Showing Addition Proposed to be Demolished.*



*Photo of Rear of Property Under Review Showing Addition Proposed to be Demolished.*

### **Guidelines Cited on Review:**

- Guidelines for Building Exteriors (page 24), specifically guideline 2.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically first paragraph, guidelines 1, 3 (first sentence), 5, 9, 13, 14, and 15.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 3, 5, 6 (first two sentences), 8, 11 (second sentence), 12, 13, 14 (first sentence), 19, 22, 25, 26, 28, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 11, 12, 18, 20, 22, 23, 24, and 25.

### **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:**

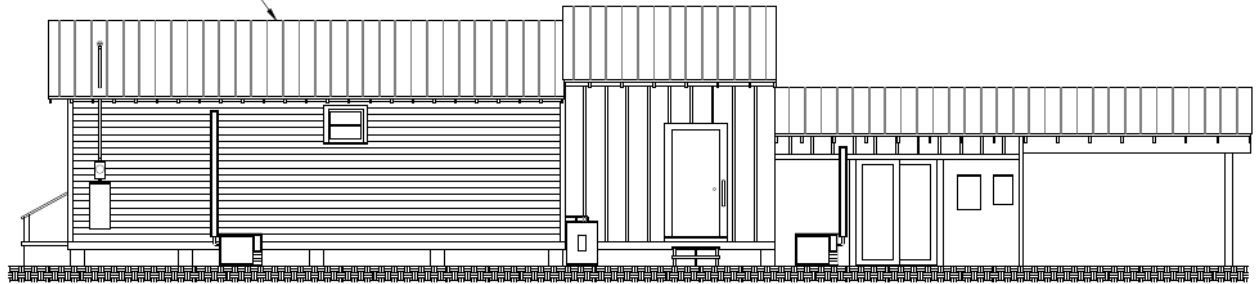
A Certificate of Appropriateness is currently under review for a new one-story addition in the rear of the property and site improvements. The newly proposed addition includes a 5V-Crimp roof and novelty siding. The north side elevation will include a full glass door and a 1 over 1 window. The rear elevation will include an accordion window. New novelty siding will be added to replace the board and batten siding on the rear of the main historic structure.

Demolition proposes the demolition of the non-historic one-story wood frame addition in the rear of the structure.



1  
A-4  
EXISTING FRONT ELEVATION WEST  
SCALE: 1/4" = 1'

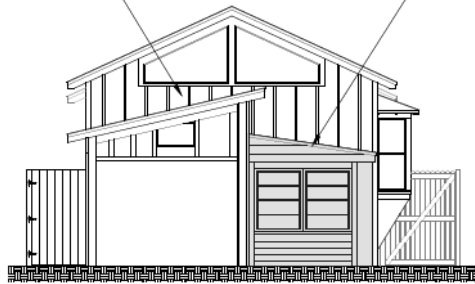
EXISTING CONTRIBUTING STRUCTURE



2  
A-4  
EXISTING SIDE ELEVATION SOUTH  
SCALE: 1/4" = 1'

REMOVE BOARD & BATTEN SIDING ON CENTER ADDITION

PROPOSED STRUCTURE TO BE DEMOLISHED



3  
A-4  
EXISTING REAR ELEVATION EAST  
SCALE: 1/4" = 1'



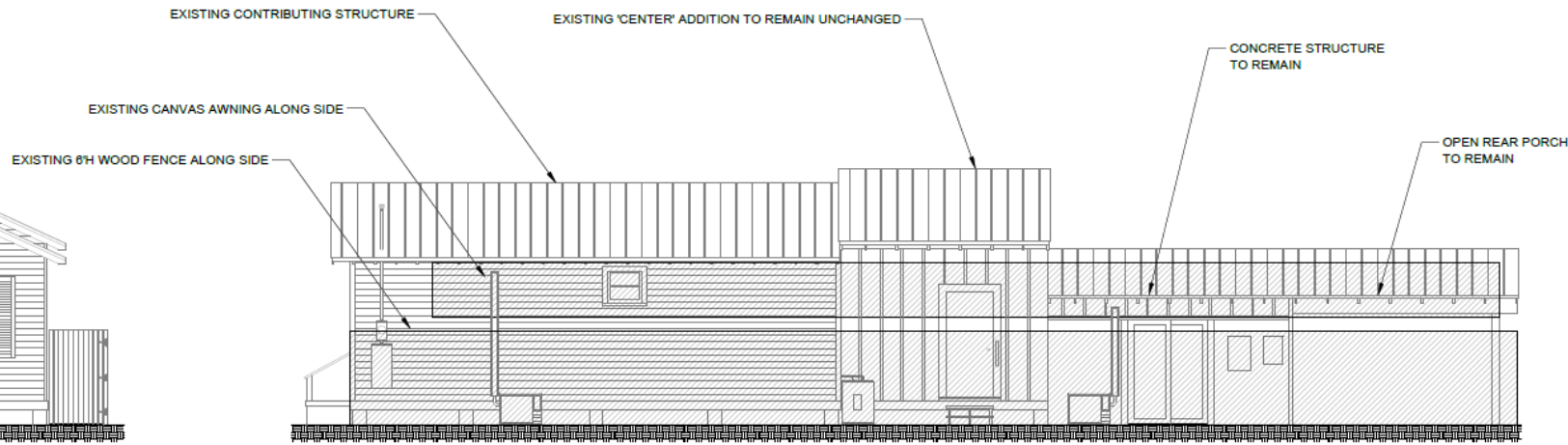
4  
A-4  
EXISTING SIDE ELEVATION NORTH  
SCALE: 1/4" = 1'

Activate Wi

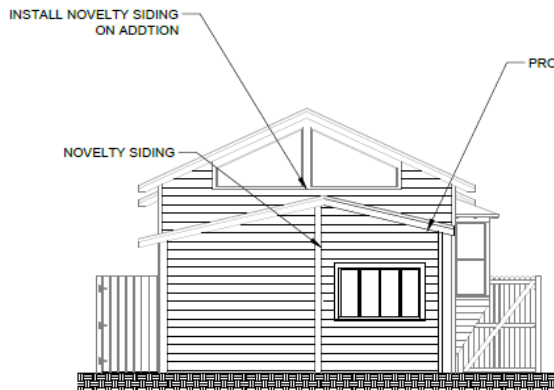
*Existing Elevations.*



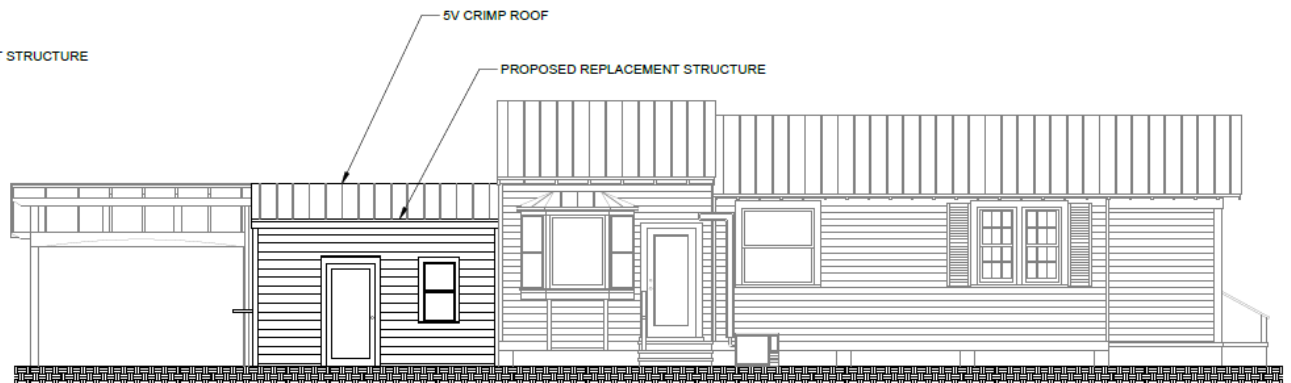
1  
A-4  
PROPOSED FRONT ELEVATION WEST  
SCALE: 1/4" = 1'



2  
A-4  
PROPOSED SIDE ELEVATION SOUTH  
SCALE: 1/4" = 1'



3  
A-4  
PROPOSED REAR ELEVATION EAST  
SCALE: 1/4" = 1'



4  
A-4  
PROPOSED SIDE ELEVATION NORTH  
SCALE: 1/4" = 1'

*Proposed Elevations.*

Activate V

## **Consistency with Cited Guidelines:**

The proposed plans are generally consistent with the HARC Guidelines. The rear addition is lower than the main historic structure. The proposed materials are appropriate for both the historic structure and new construction and are compatible with the surrounding neighborhood. The proposed aluminum windows and door are appropriate as this is a new addition and the openings are on the side and the rear of the structure.

## **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 addition is 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 addition is 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 addition is a non-contributing feature. 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

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



## City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

<b>ADDRESS OF PROPOSED PROJECT:</b>	1211 Watson St.	
<b>NAME ON DEED:</b>	Robert Hulec	<b>PHONE NUMBER</b> 978-270-7700
<b>OWNER'S MAILING ADDRESS:</b>	1211 Watson St. Key West, FL	<b>EMAIL</b> Bob@Lakewood-engineering.com
<b>APPLICANT NAME:</b>	Robert C & Laura M Hulec	<b>PHONE NUMBER</b> 305-890-6284
<b>APPLICANT'S ADDRESS:</b>	1211 Watson St. Key West, FL	<b>EMAIL</b> Bob@lakewood-engineering.com
<b>APPLICANT'S SIGNATURE:</b>		<b>DATE</b>

**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   NO     X   **INVOLVES A HISTORIC STRUCTURE:** YES      NO   X    
**PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER:** YES      NO   X  

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b>
Demo & Build back of existing non-historic addition at rear of structure, with proposed roof line modification.
<b>MAIN BUILDING:</b>
None
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b> Rear shed style wood framed structure

**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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)**

<b>ACCESSORY STRUCTURE(S):</b>	
None	
<b>PAVERS: No (all existing)</b>	<b>FENCES: Not at this time</b>
<b>DECKS: No</b>	<b>PAINTING: Yes (to match existing approved paint color)</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
None	No
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>
No - existing ductless AC unit to remain	

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:


*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

DATE AND PRINT NAME

### DETAILED PROJECT DESCRIPTION OF DEMOLITION


### 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.

(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 102-218 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.
(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 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) 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):**

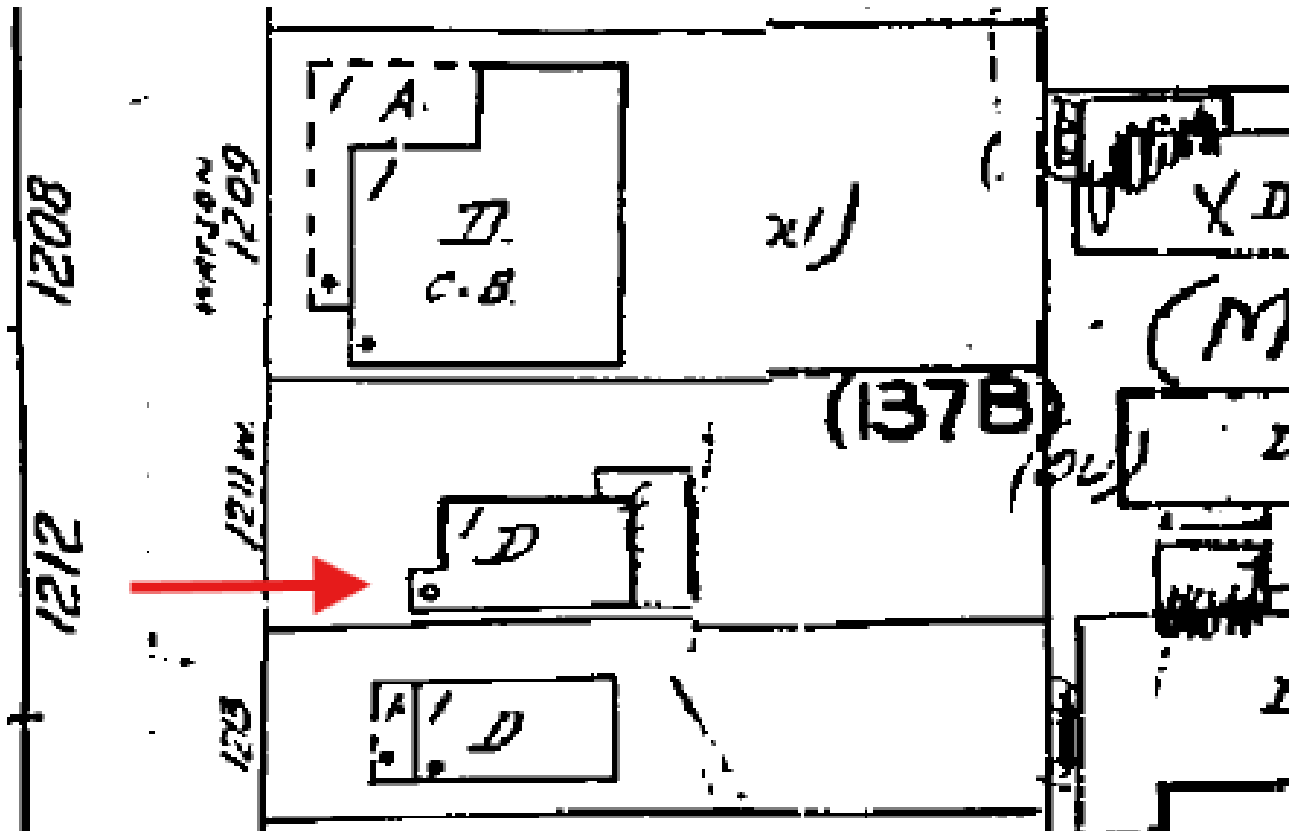
- (1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.  

- (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



1962 Sanborn Map with Historic Rear Addition.

# PROJECT PHOTOS

4 5 4 4 # DWVR Q #W1#SKR WR V#

#



**Figure 1 - Street View – Front of Contributing Structure**



**Figure 2 - Street View – North Side**



**Figure 3** - South Side - viewed from Rear. CMU structure to remain indicated by red arrow



**Figure 4** – Rear – North Side view of structure to be demolished



**Figure 5** – Rear view, beneath open porch. Structure to be demolished indicated by red arrow.



**Figure 6** – Rear Corner view - Structure to be demolished indicated by red arrow.

# SURVEY



# PROPOSED DESIGN

# 1211 WATSON ST. - DEMO/REPLACEMENT OF REAR ADDITION

SCOPE OF WORK:  
 DEMO AND REPLACEMENT OF EXISTING  
 NON-HISTORIC ADDITION WITH ROOFLINE

PROJECT LOCATION:  
 1211 WATSON ST.  
 KEY WEST, FL 33040

LEGAL DESCRIPTION:  
 KW GWYNN SUB PT OF TR 13 A1-73 A4-440 A5-609  
 G44-128/129 OR751-1536/1537

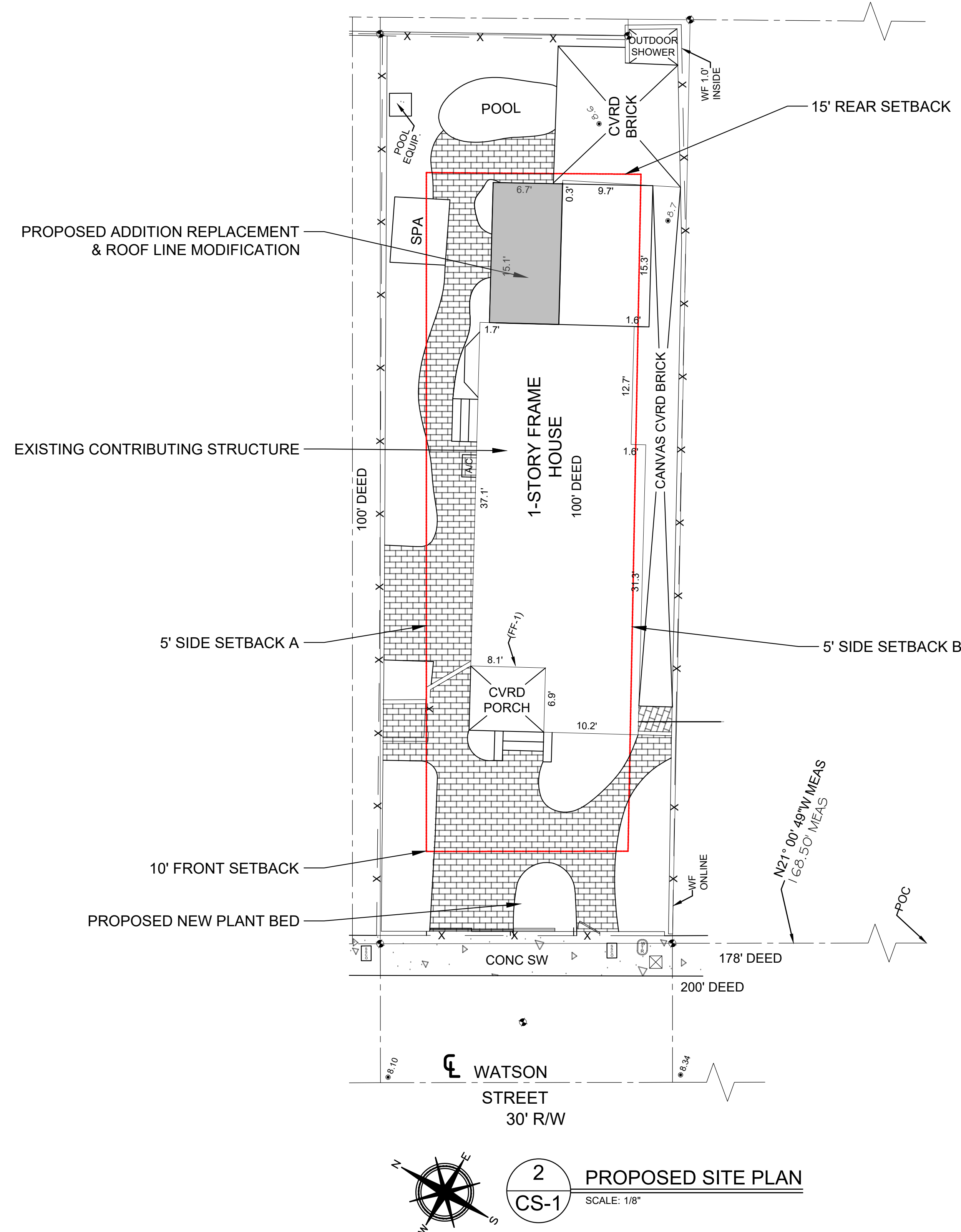
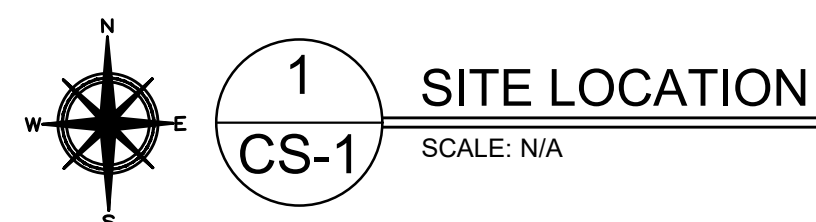
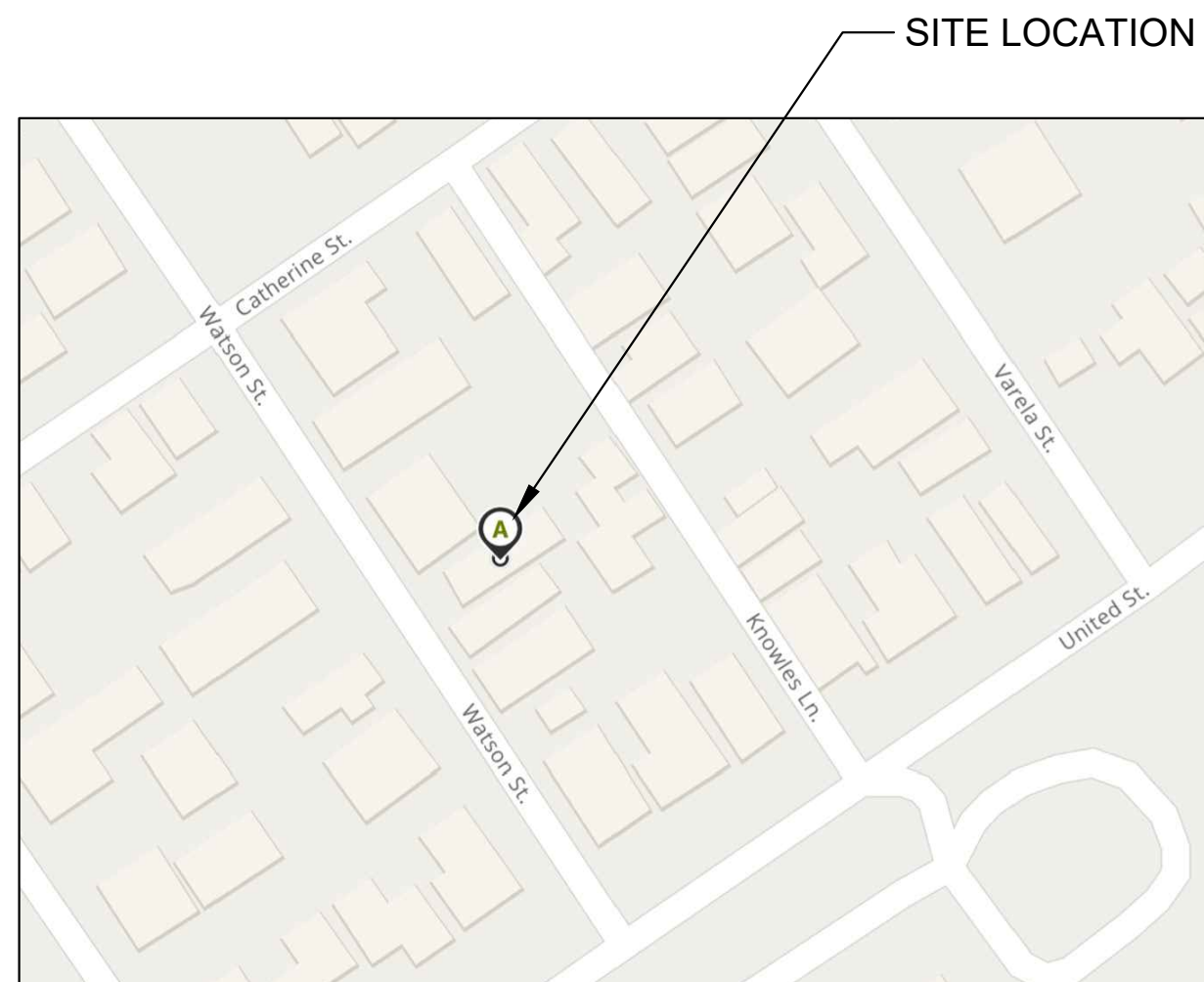
SEC/TWP/RANGE:  
 05/68/25

FLOOD CRITERIA:  
 FLOOD ZONE - X-9999  
 BASED UPON N.G.V.D. 1929

SHEET LIST:  
 CS-1 COVER SHEET & SITE PLAN  
 A-0 EXISTING SURVEY & DEMO PLAN  
 A-1 PROPOSED FLOOR PLAN  
 A-2 EXISTING ELEVATIONS  
 A-3 PROPOSED ELEVATIONS

GENERAL NOTES:  
 CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD  
 CHANGES OR UNFORSEEN CONDITIONS.  
 ALL WORK TO BE PERFORMED IN ACCORDANCE WITH  
 APPLICABLE CODES.

PROPOSED STRUCTURAL WORK AREA: 



2 PROPOSED SITE PLAN  
 CS-1 SCALE: 1/8"

SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
ZONING		HMDR		N/A
FLOOD ZONE		X		N/A
SIZE OF SITE		3,185		N/A
FRONT SETBACK	10'	22'-7"	22'-7"	NO CHANGE
SIDE SETBACK A	5'	9'-7"	9'-7"	NO CHANGE
SIDE SETBACK B	5'	0'-6"	0'-6"	NO CHANGE
REAR SETBACK	15'	1'-2"	1'-2"	NO CHANGE
REAR YARD ACCESSORY COVERAGE	30%	7%	7%	NO CHANGE
BUILDING COVERAGE	40%	37%	37%	DE MINIMUS
IMPERVIOUS SURFACE COVERAGE	60%	44%	43%	1% REDUCTION
OPEN SPACE/LANDSCAPING	35%	35%	37%	1% INCREASE

BUILDING COVERAGE				
		EXISTING	PROPOSED	DIFFERENCE
SIZE OF SITE		3,185 SF		
743 SF	PRINCIPAL STRUCTURE	743 SF		
255 SF	REAR ADDITION (IN SCOPE)	264 SF	9	
98 SF	REAR OPEN PORCH	98 SF		
30 SF	FRONT PORCH	30 SF		
42 SF	SPA	42 SF		
1,168	TOTAL (SF)	1,177	9	
37%	TOTAL COVERAGE (%)	37%		DE MINIMUS

IMPERVIOUS SURFACE CALCULATION				
		EXISTING	PROPOSED	DIFFERENCE
SIZE OF SITE		3,185 SF		
34 SF	BUILDING FOUNDATIONS	34 SF		
255 SF	REAR ADDITION	264 SF	9	
541 SF	REAR BRICKS & OPEN PORCH	532 SF	-9	
430 SF	FRONT BRICKS	385 SF	-45	
71 SF	FRONT PORCH/STAIRS	71 SF		
80 SF	POOL & POOL EQUIPMENT PAD	80 SF		
1,411	TOTAL (SF)	1,366	-45	
44%	TOTAL IMPERVIOUS %	43%		1% REDUCTION

OPEN SPACE CALCULATION				
		EXISTING	PROPOSED	DIFFERENCE
SIZE OF SITE		3,185 SF		
743 SF	PRINCIPLE STRUCTURE	743 SF		
255 SF	REAR ADDITION	264 SF	9	
541 SF	REAR BRICKS & OPEN PORCH	532 SF	-9	
430 SF	FRONT BRICKS	385 SF	-45	
15 SF	FRONT PORCH/STAIRS	15 SF		
80 SF	POOL & POOL EQUIPMENT PAD	80 SF		
2,064	NON OPEN SPACE (SF)	2,019	-36	
1,121	OPEN SPACE (SF)	1,166	45	
35%	OPEN SPACE (%)	37%		1% INCREASE

REAR YARD ACCESSORY COVERAGE				
		EXISTING	PROPOSED	DIFFERENCE
SIZE OF REAR YARD		513 SF		
80 SF	POOL	80 SF		
80	REAR YARD ACCESSORY USE	80		
1,160	REAR YARD AREA TOTAL	1,160		
7%	% REAR YARD COVERED	7%		NO CHANGE

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ROBERT HULEC, P.E.  
 LIC # 96937

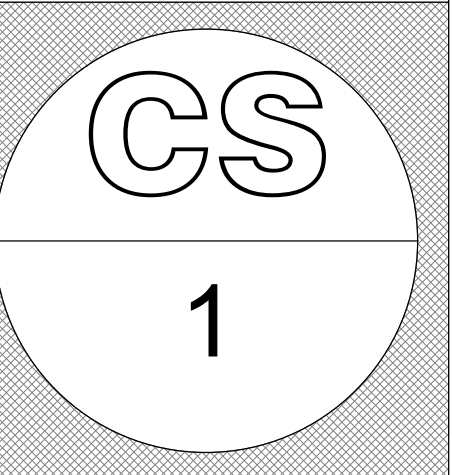


LAKWOOD ENGINEERING  
 1211 WATSON ST.  
 KEY WEST, FL 33040  
 305-890-6284

REV SET DESCRIPTION  
 1 ISSUED HARC SET  
 DATE: 5/25/26

REAR ADDITION REPLACEMENT  
 1211 WATSON ST.  
 KEY WEST, FL 33040

SHEET TITLE COVER & SITE PLAN



DRAWN BY: SW APPROVED BY: BH



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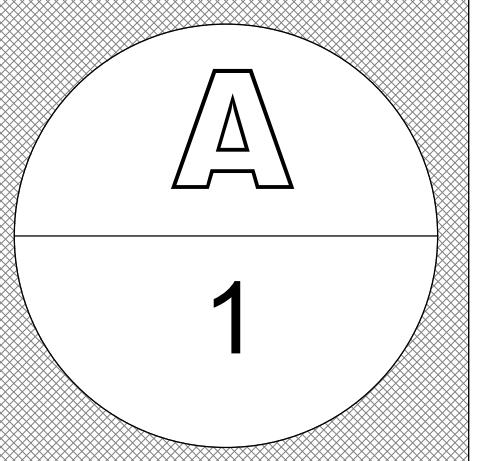
LAKEWOOD ENGINEERING  
 1211 WATSON ST.  
 KEY WEST, FL 33040  
 305-892-6284

DATE:	REV SET:	DESCRIPTION
5/25/26	1	ISSUED HARC SET

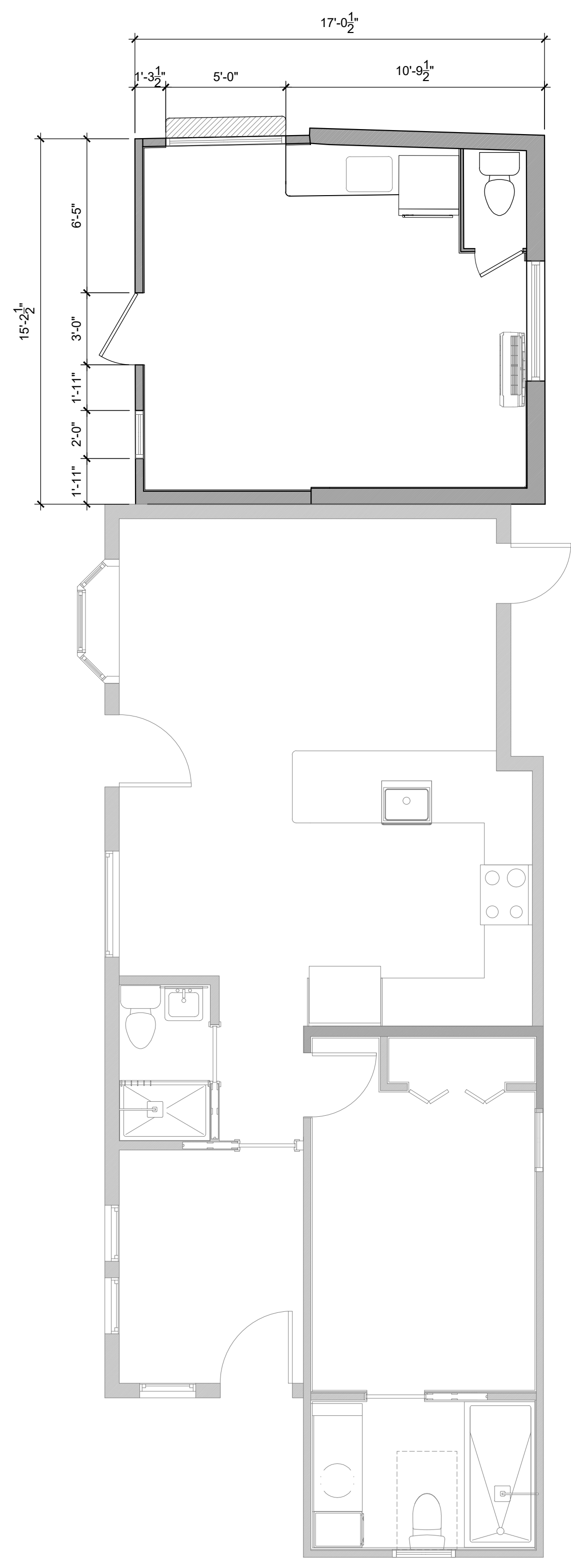
**REAR ADDITION REPLACEMENT**

1211 WATSON ST.  
 KEY WEST, FL 33040

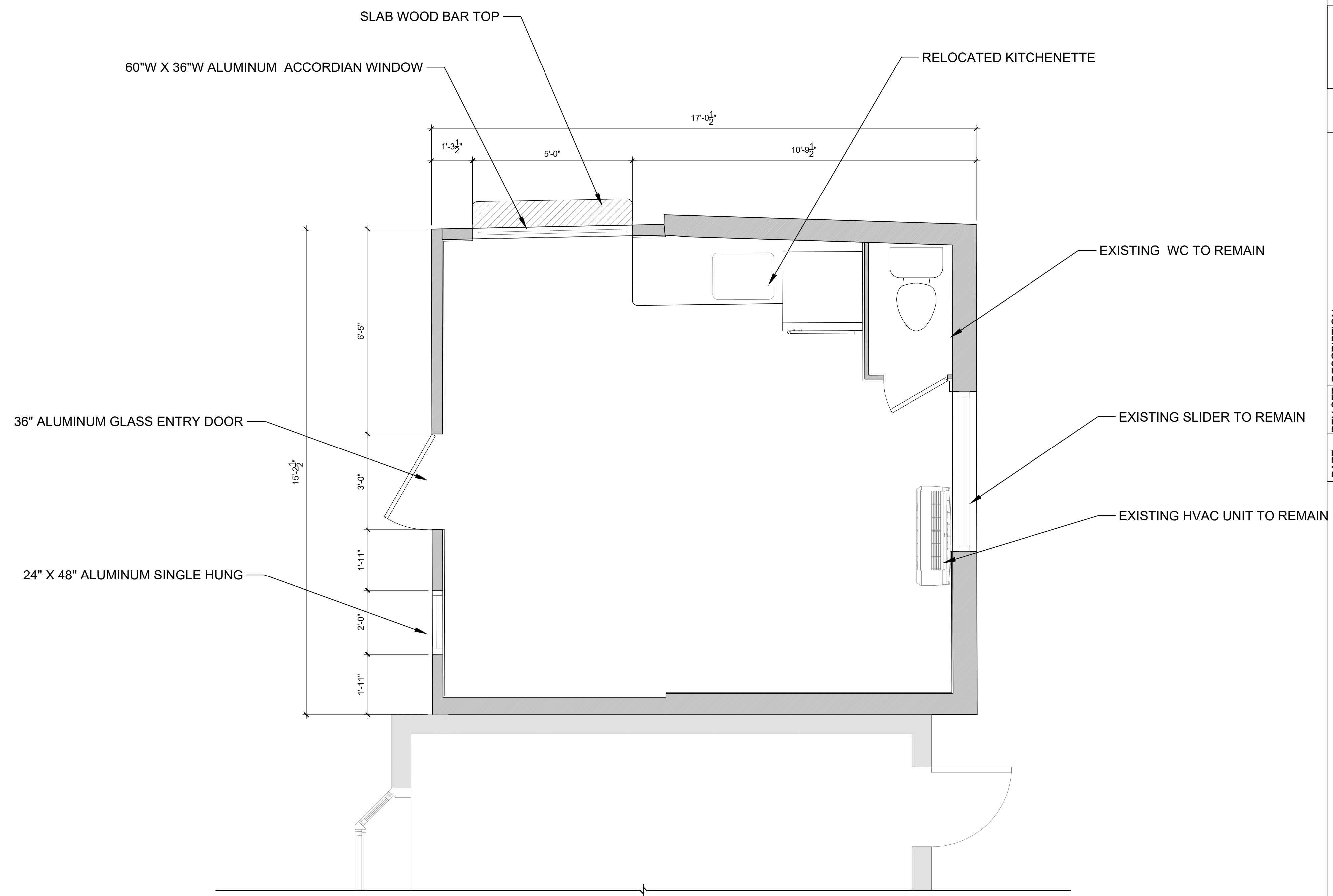
SHEET TITLE: DETAILED FLOOR PLAN



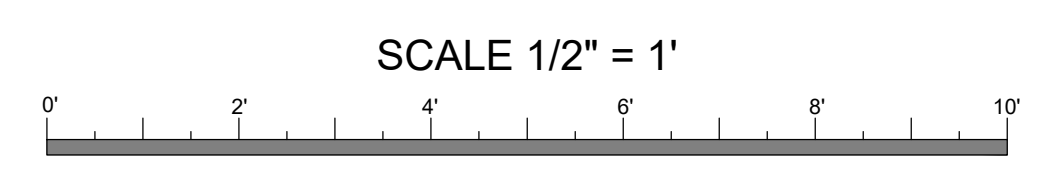
DRAWN BY: SW APPROVED BY: BH



**1** PROPOSED FLOOR PLAN  
 A-1 SCALE: 1/4" = 1'



**2** PROPOSED FLOOR PLAN - AREA IN SCOPE  
 A-1 SCALE: 1/2" = 1'



SEAL

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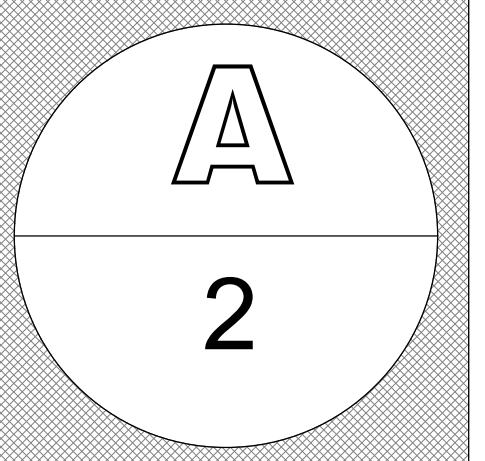
LAKWOOD ENGINEERING  
1211 WATSON ST.  
KEY WEST, FL 33040  
305-890-6284

REV SET	DESCRIPTION
1	ISSUED HARC SET

**REAR ADDITION REPLACEMENT**

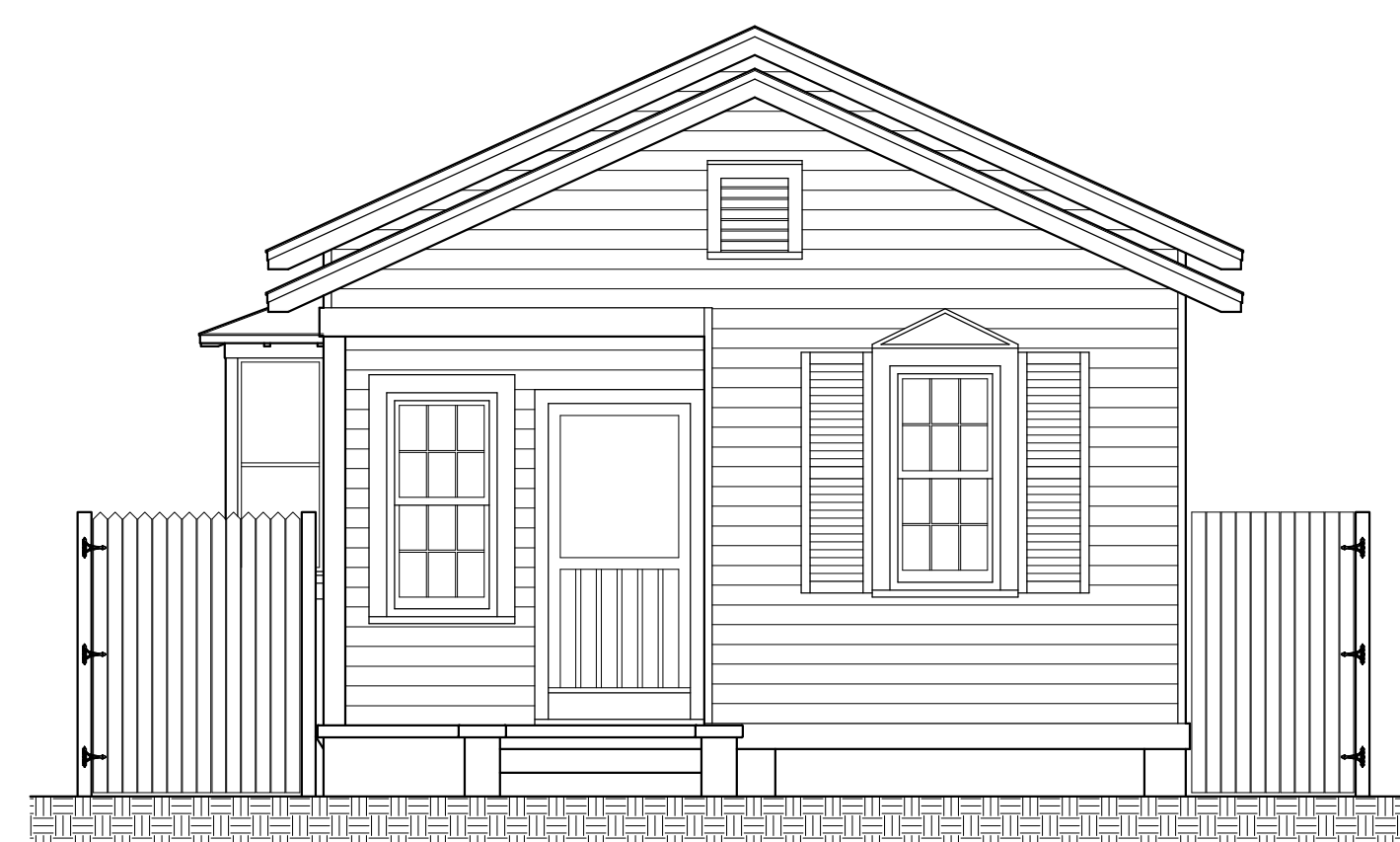
1211 WATSON ST.  
KEY WEST, FL 33040

SHEET TITLE  
EXISTING ELEVATIONS

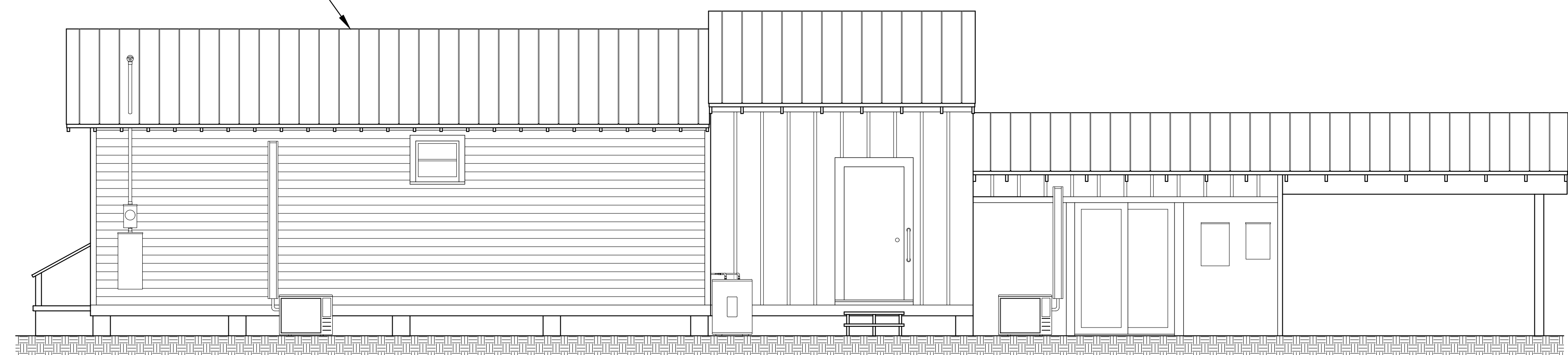


DRAWN BY: SW APPROVED BY: BH

EXISTING CONTRIBUTING STRUCTURE



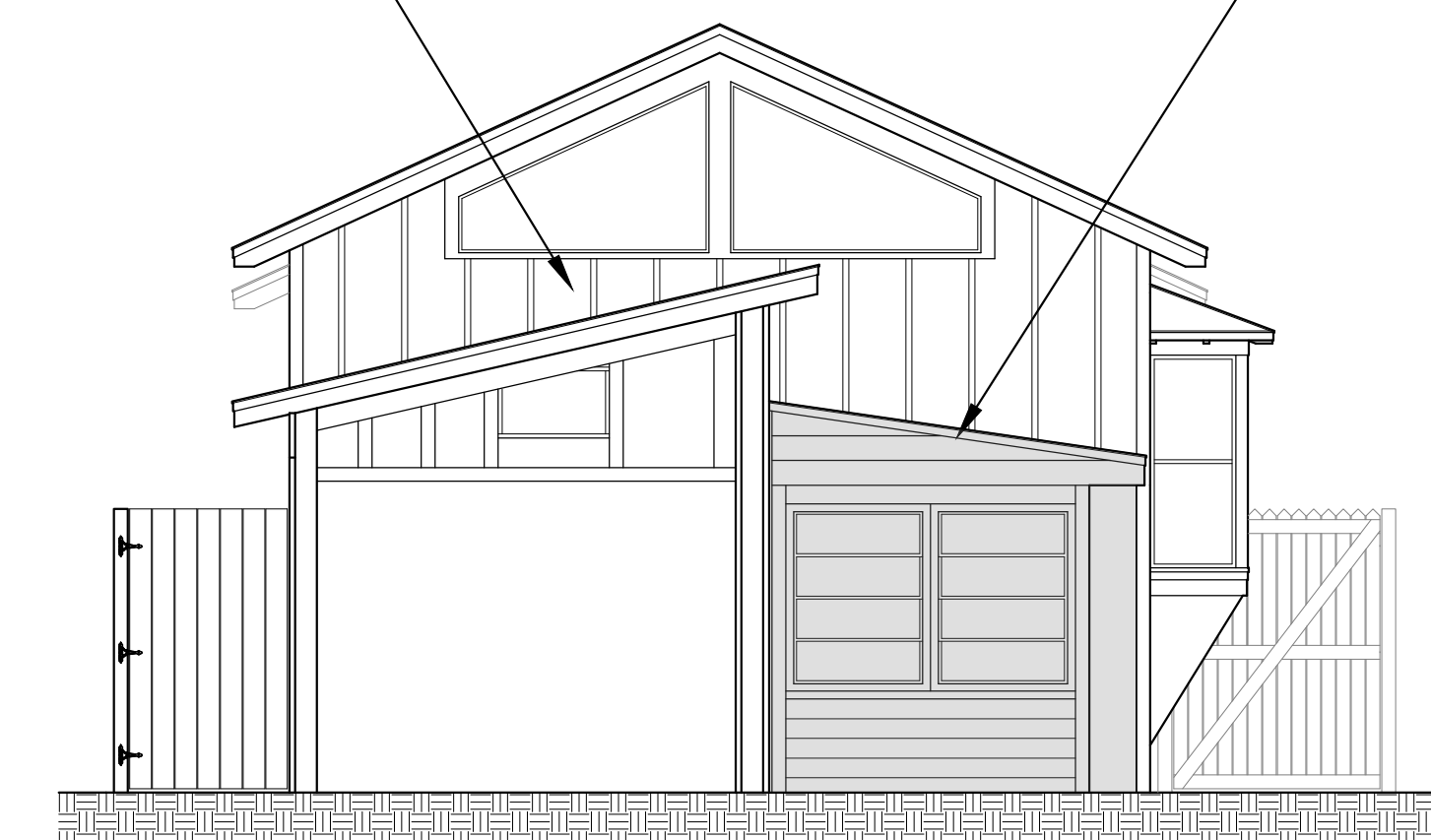
1 EXISTING FRONT ELEVATION WEST  
SCALE: 1/4" = 1'  
A-4



2 EXISTING SIDE ELEVATION SOUTH  
SCALE: 1/4" = 1'  
A-4

REMOVE BOARD & BATTEN SIDING ON CENTER ADDITION

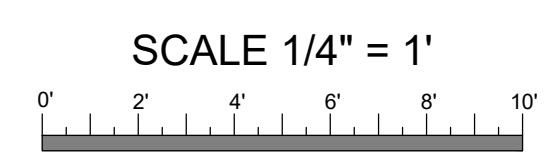
PROPOSED STRUCTURE TO BE DEMOLISHED



3 EXISTING REAR ELEVATION EAST  
SCALE: 1/4" = 1'  
A-4



4 EXISTING SIDE ELEVATION NORTH  
SCALE: 1/4" = 1'  
A-4



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ROBERT HULEC, P.E.  
LIC # 96937



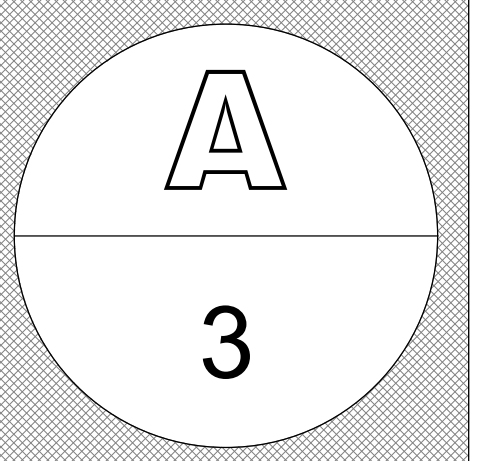
LAKWOOD ENGINEERING  
1211 WATSON ST.  
KEY WEST, FL 33040  
305-890-6284

REV SET	DESCRIPTION
1	ISSUED HARC SET

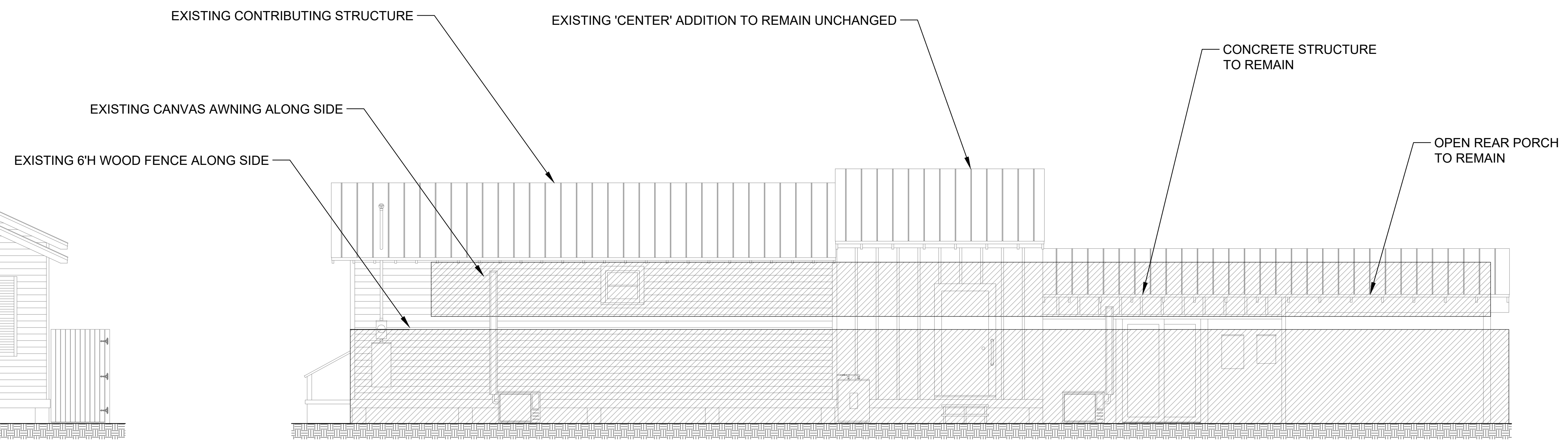
**REAR ADDITION REPLACEMENT**

1211 WATSON ST.  
KEY WEST, FL 33040

SHEET TITLE  
PROPOSED ELEVATIONS



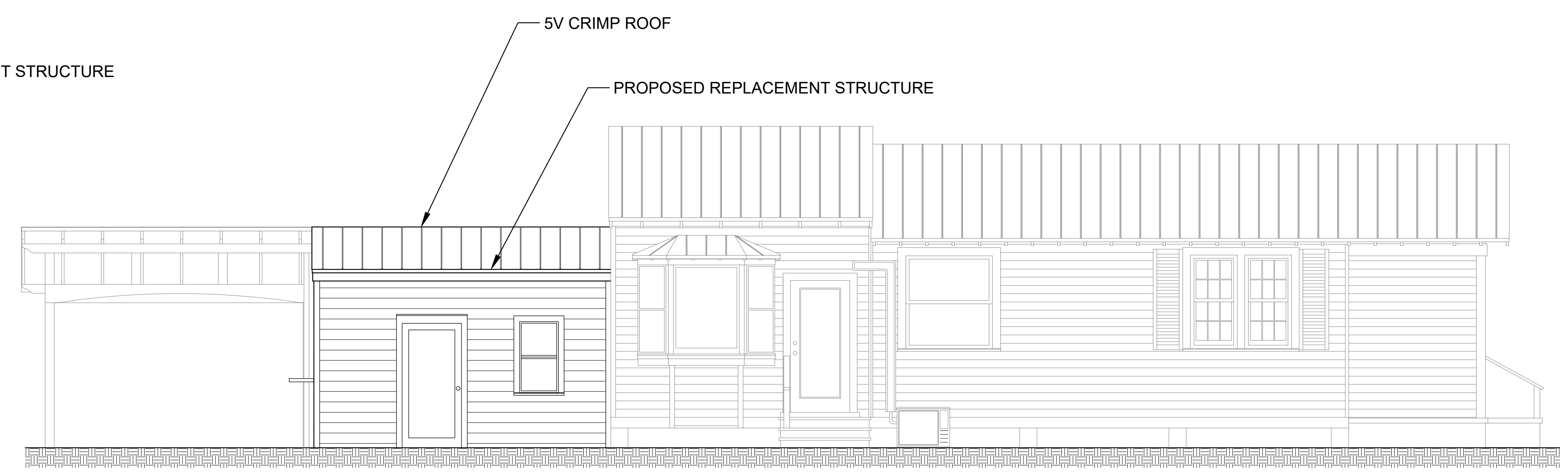
DRAWN BY: SW APPROVED BY: BH



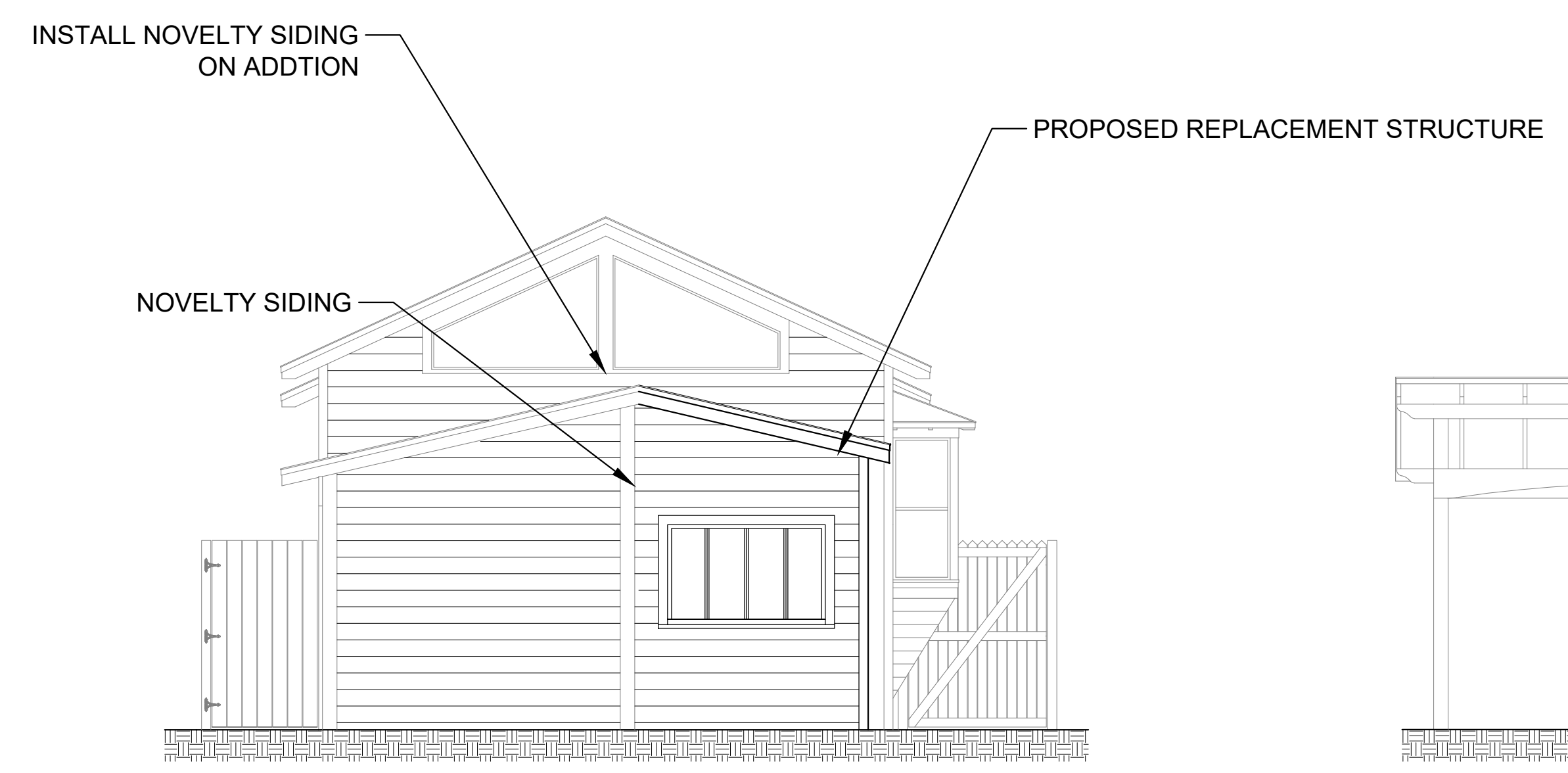
**2**  
A-4 **PROPOSED SIDE ELEVATION SOUTH**  
SCALE: 1/4" = 1'



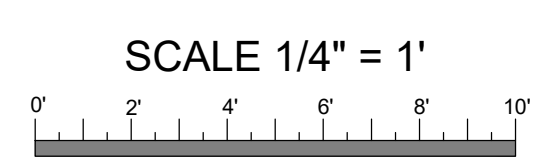
**1**  
A-4 **PROPOSED FRONT ELEVATION WEST**  
SCALE: 1/4" = 1'



**4**  
A-4 **PROPOSED SIDE ELEVATION NORTH**  
SCALE: 1/4" = 1'



**3**  
A-4 **PROPOSED REAR ELEVATION EAST**  
SCALE: 1/4" = 1'



SCALE 1/4" = 1'

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 23, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO REAR ADDITIONS. NEW ONE-STORY ADDITION IN REAR OF PROPERTY AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC ONE-STORY WOOD FRAME ADDITION IN THE REAR.**

**#1211 Watson Street**

**Applicant – Robert Hulec Application #C2026-0035**

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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 Robert Hulec, 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: 1211 Watson St. Key West, FL 33040 on the 16<sup>th</sup> day of June, 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 June 23, 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 C2026-0035.

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

### Signed Name of Affiant:

Date: 6/17/26  
Address: 1211 Watson St.  
City: Key West  
State, Zip: FL, 33040

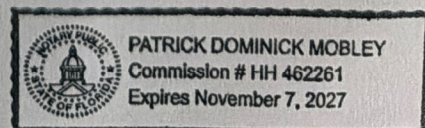
The forgoing instrument was acknowledged before me on this 17 day of June, 2026.

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

### NOTARY PUBLIC

Sign Name: Patrick Dominick Mobley  
Print Name: Patrick Dominick Mobley

Notary Public - State of Florida (seal)  
My Commission Expires: 11/7/2027





12110

12110

Private  
Public Meeting Notice

# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

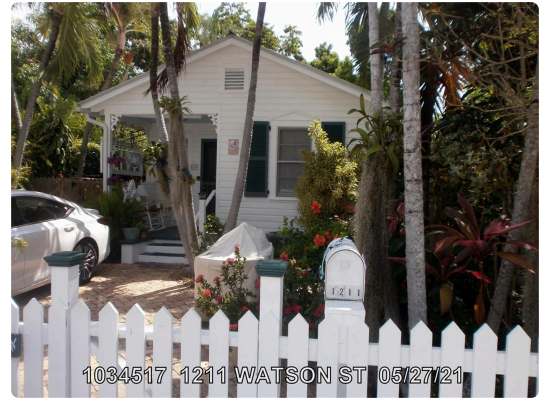
### Disclaimer

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 00033610-000000  
 Account# 1034517  
 Property ID 1034517  
 Millage Group 10KW  
 Location 1211 WATSON St, KEY WEST  
 Address  
 Legal Description KW GWYNN SUB PT OF TR 13 A1-73 A4-440 A5-609 G44-128/129 OR751-1536/1537 OR901-870 OR1281-1192/94 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 OR2633-2218/20 OR2690-346/47 OR2690-348/49 OR2994-0507 OR3096-1460 OR3096-1479  
 (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

HULEC III ROBERT C  
 1211 Watson St  
 Key West FL 33040

HULEC LAURA M  
 1211 Watson St  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$233,967	\$228,856	\$215,698	\$217,944
+ Market Misc Value	\$19,748	\$17,371	\$17,727	\$7,679
+ Market Land Value	\$755,355	\$755,355	\$657,034	\$564,955
= Just Market Value	\$1,009,070	\$1,001,582	\$890,459	\$790,578
= Total Assessed Value	\$863,045	\$838,723	\$814,295	\$790,578
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$838,045	\$813,723	\$789,295	\$765,578

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$755,355	\$228,856	\$17,371	\$1,001,582	\$838,723	\$25,000	\$813,723	\$162,859
2023	\$657,034	\$215,698	\$17,727	\$890,459	\$814,295	\$25,000	\$789,295	\$76,164
2022	\$564,955	\$217,944	\$7,679	\$790,578	\$790,578	\$25,000	\$765,578	\$0
2021	\$421,376	\$150,111	\$7,794	\$579,281	\$373,885	\$134,666	\$239,219	\$205,396
2020	\$461,952	\$122,336	\$16,040	\$600,328	\$368,723	\$133,117	\$235,606	\$231,605
2019	\$461,825	\$113,956	\$16,557	\$592,338	\$360,434	\$130,630	\$229,804	\$231,904
2018	\$447,126	\$115,632	\$17,077	\$579,835	\$353,714	\$128,614	\$225,100	\$226,121

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)	3,185.00	Square Foot	0	0

## Buildings

Building ID	2670	Exterior Walls	ABOVE AVERAGE WOOD with 27% WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2017
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1323	Roof Type	GABLE/HIP
Finished Sq Ft	1027	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	182	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	7	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	150	0	50
FLA	FLOOR LIV AREA	1,027	1,027	228
OPF	OP PRCH FIN LL	56	0	30
PTO	PATIO	90	0	66
<b>TOTAL</b>		<b>1,323</b>	<b>1,027</b>	<b>374</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1997	1998	0 x 0	1	1 UT	1
FENCES	1997	1998	6 x 180	1	1080 SF	2
CONC PATIO	1997	1998	3 x 5	1	15 SF	2
BRICK PATIO	1997	1998	0 x 0	1	220 SF	2
FENCES	2013	2014	4 x 31	1	124 SF	2
WOOD DECK	1997	1998	0 x 0	1	300 SF	2
BRICK PATIO	2013	2014	3 x 87	1	261 SF	2
RES POOL	1997	1998	7 x 13	1	91 SF	5

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
5/4/2021	\$830,000	Warranty Deed	2318917	3096	1479	01 - Qualified		
5/4/2021	\$100	Quit Claim Deed	2318915	3096	1460	11 - Unqualified		
10/31/2019	\$0	Quit Claim Deed	0507	2994	0507	11 - Unqualified		
1/31/2014	\$100	Warranty Deed		2690	348	11 - Unqualified		
1/31/2014	\$100	Warranty Deed		2690	346	11 - Unqualified		
5/29/2013	\$0	Warranty Deed		2633	2218	11 - Unqualified		
7/23/2010	\$100	Warranty Deed		2477	864	11 - Unqualified		
5/7/2010	\$420,000	Warranty Deed		2465	1933	02 - Qualified		
5/5/2010	\$100	Quit Claim Deed		2465	1931	11 - Unqualified		
5/5/2010	\$100	Quit Claim Deed		2465	1929	11 - Unqualified		
12/13/2002	\$40,000	Quit Claim Deed		1845	2445	H - Unqualified		
4/1/1997	\$145,000	Warranty Deed		1450	1901	Q - Qualified		
9/1/1995	\$100,000	Warranty Deed		1369	1575	Z - Unqualified		

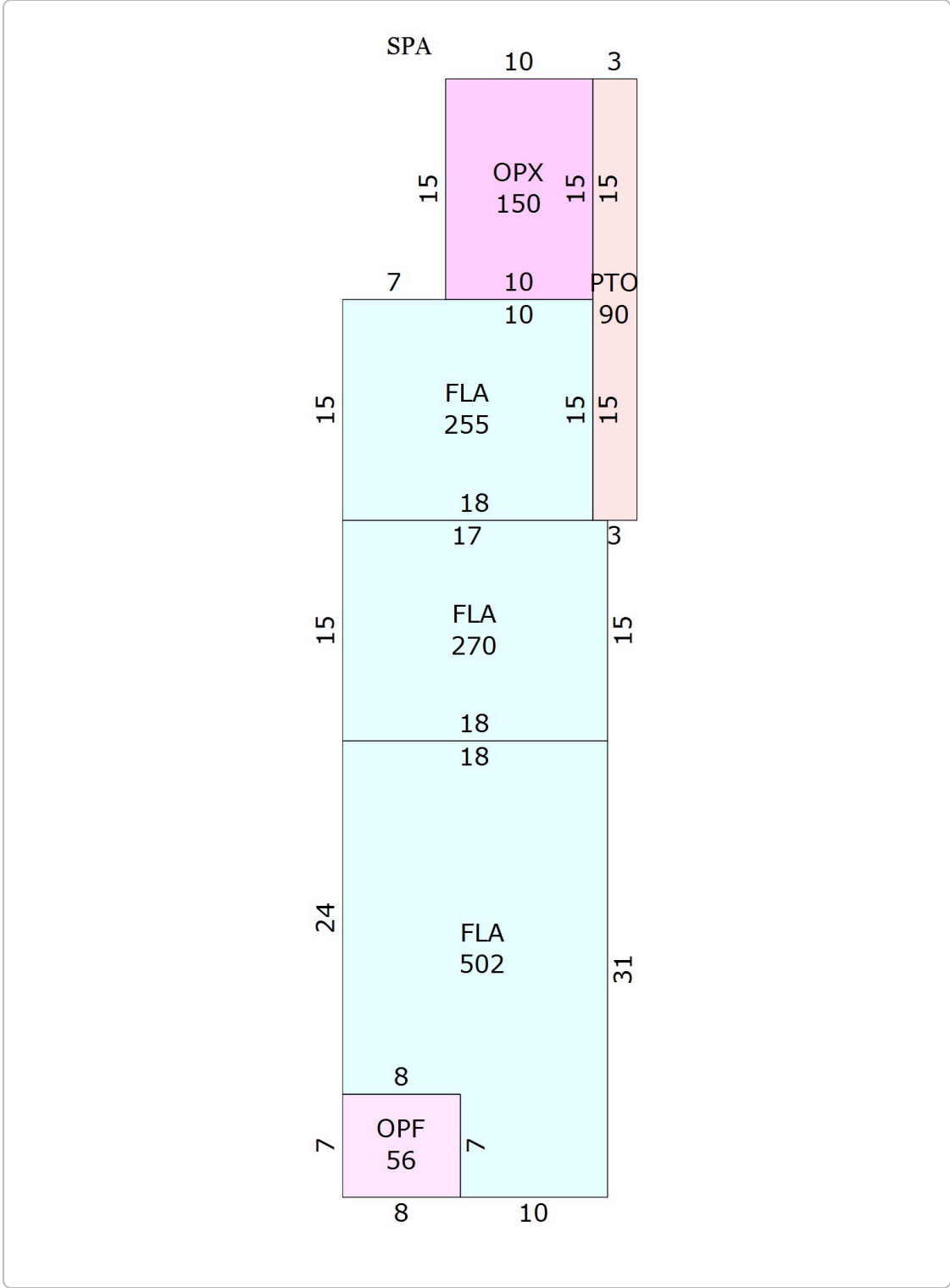
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-1485	06/09/2025	Active	\$0	Residential	
25-0902	05/29/2025	Active	\$0	Residential	New piers, lattice & porch tile
22-0038	02/07/2022	Completed	\$2,800	Residential	REPLACE 2 FRONT WINDOWS WITH HARC APPROVED. JELD-WEN CUSTOM WOOD IMPACT, 6/6 PAINTED WHITE TO MATCH EXISTING TRIM
12-4063	11/22/2012	Completed	\$7,000		NEW GABLE ROOF ON BACK PORTION OF HOUSE
12-378	02/09/2012	Completed	\$815		31 LF OF PICKET FENCE AT FRONT
06-5087	09/05/2006	Completed	\$5,600	Residential	REPLACE 9 SQS OF V-CRIMP ROOFING
9801342	05/13/1998	Completed	\$2,200	Residential	CENTRAL AC
9800303	03/09/1998	Completed	\$2,500	Residential	SPA
9800305	02/23/1998	Completed	\$1,600	Residential	DECK
9800538	02/19/1998	Completed	\$4,800	Residential	ELECTRICAL
9800089	01/19/1998	Completed	\$2,900	Residential	FENCE
B953206	09/01/1995	Completed	\$900	Residential	PAINT HOUSE
E953008	09/01/1995	Completed	\$1,000	Residential	150 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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[Contact Us](#)

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