

Staff Report

- 6 Removal from city right-of-way 6' high by 130 lineal feet of cbs wall-
#1021 Watson Street- City of Key West/ Jim Scholl (H11-01-1600)

This staff report is for the review of a second reading for a Certificate of Appropriateness for a demolition request of a non historic cbs wall that was built on city right-of-way. The house located on #1021 Watson Street is listed as a contributing resource; the fence is not included as part of the exterior elements that makes this house contributing to the district. According to the Property Appraiser's records the fence was built in 1979. The city has plans to built new sidewalks in the area. On December 14, 2011 the Commission approved the first reading for demolition.

It is staff's belief that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, Chapter 102 Section 218 of the LDR's. Staff understands that the fence can not be considered contributing to the historic district in a future.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # 11-01**

RECEIVED
4:30
NOV 29 2011
By 1600
11-30-11

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: CITY OF KEY WEST DATE: 11-29-11

OWNER'S ADDRESS: 3140 FLAGLER AVE PHONE #: 809-3963

APPLICANT'S NAME: JIM SCHOLL PHONE #: _____

APPLICANT'S ADDRESS: 3140 FLAGLER AVE

ADDRESS OF CONSTRUCTION: 1021 WATSON ST. # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: ALL WORK IS REMOVAL FROM CITY RIGHT-OF-WAY
1021 WATSON ST - REMOVE 6'H x 130'L.F. BLOCK WALL

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: 29 Nov 2011

Applicant's Signature: J.K. Scholl

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, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and 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:\$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

✓ 1st reading 12/14/11

Reason for Deferral or Denial:

12/14/11 - 1st reading approved consent

HARC Comments:

fence is not listed in the surveys. Main house is listed
in the surveys.

Ordinance for demolition.

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

Date: 12/14/11

Signature: 

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

December 21, 2011

Mr. Jim Scholl
City Manager
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

**RE: REMOVAL FROM CITY RIGHT-OF-WAY 6' HIGH BY 130
LINEAL FEET OF CBS WALL
FOR: #1021 WATSON STREET - HARC APPLICATION # H11-01-1600
KEY WEST HISTORIC DISTRICT**

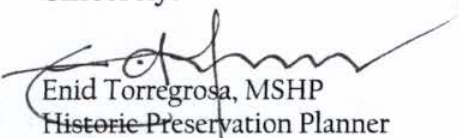
Dear Mr. Scholl:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the first reading for the above mentioned project on the public hearing held on Wednesday, December 14, 2011. The Commissioners motioned to approve your application based on the submitted documents and Ms. Olson presentation.

Because this project includes a demolition request, a second reading will take place on Wednesday, December 28, 2011, 6:00 pm at Old City Hall, 510 Greene Street.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


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

305.809.3973

etorregr@keywestcity.com

Project Photos



Photo taken by the Property Appraiser's office c1965; 1021 Watson St.; built 1940;
Monroe County Library

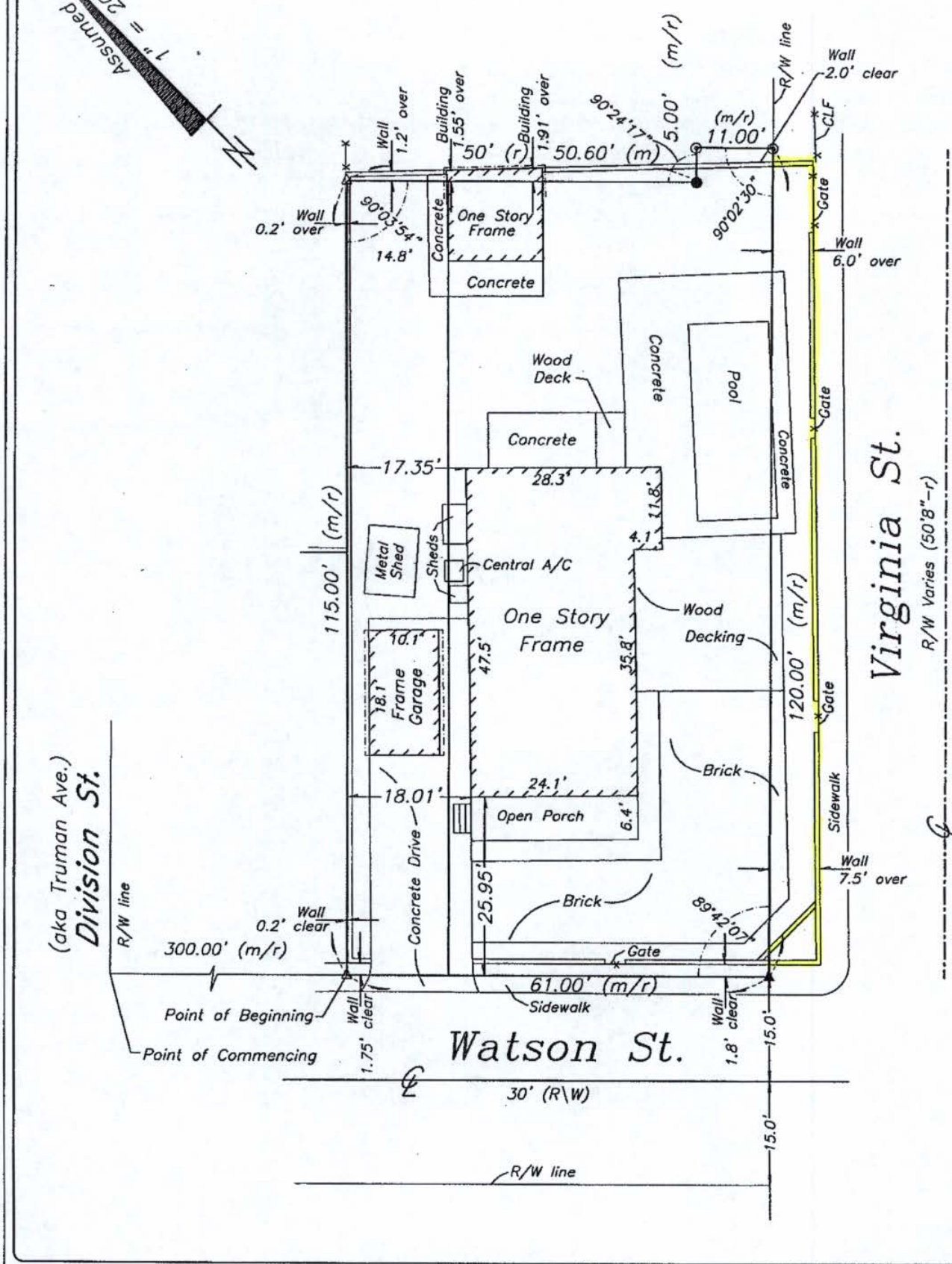
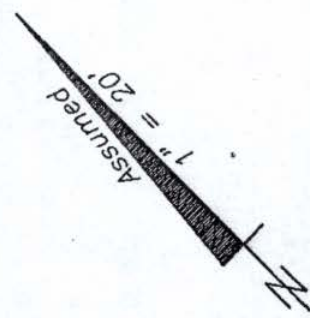


11/29/2011

15
Norslow 1201
St

Survey

Boundary Survey Map of part of



Virginia St.
R/W Varies (50'8"-r)

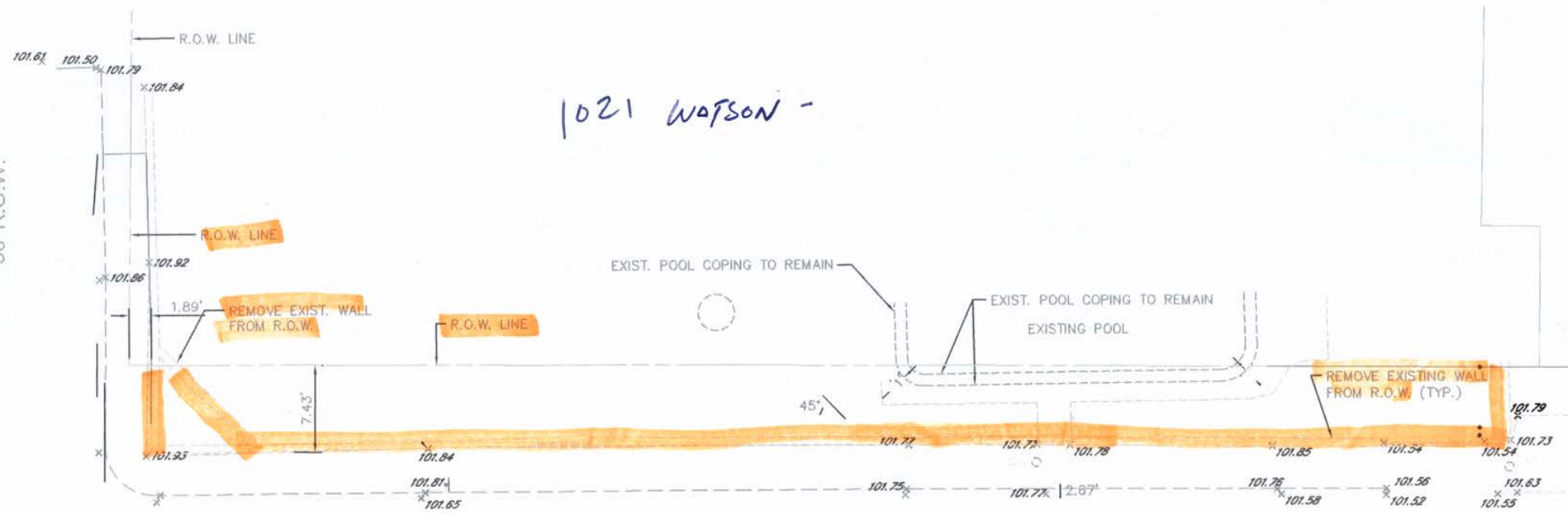
(aka Truman Ave.)
Division St.

Watson St.
30' (R\W)

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WATSON STREET
30' R.O.W.

1021 WATSON -



VIRGINIA STREET (50' R.O.W.)

4" VISIBILITY
(TYP.)

Miscellaneous Information



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 MO02881
Recorder # _____
Field Date _____
Form Date _____
FormNo 200402
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) SCHNELL, E P HOUSE Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name Key West Historic Resources Survey Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>1021</u>		<u>WATSON</u>	<u>Street</u>	

Cross Streets (nearest/ between) VIRGINIA AND TRUMAN
City / Town (within 3 miles) KEY WEST In Current City Limits? YES
County Monroe Tax Parcel #(s) RE-33430.000000
Subdivision Name _____ Block _____ Lot _____
Ownership Private Individual
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) NORTH SIDE OF WATSON STREET BETWEEN VIRGINIA AND TRUMAN

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> KEY WEST, 1971
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 67S ; 25E ; 34 ; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone 0 Easting 0 Northing 0
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 1.5
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Piers
Other Foundation Types _____
Foundation Material(s) _____ >> Other
Other Foundation Material(s) LIMESTONE
Exterior Fabric(s) _____ >> Beaded weatherboard
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Gable
Other Roof Type(s) _____
Roof Material(s) _____ >> Other
Other Roof Material(s) V-CRIMP
Roof Secondary Structure(s) (dormers etc) _____ >> Other
Other Roof Secondary Structure(s) HIP
Number of Chimneys 0
Chimney Material Not applicable
Other Chimney Material(s) _____
Chimney Location(s) NOT APPLICABLE

HISTORICAL STRUCTURE FORM

8MO02881

DESCRIPTION (continued)

Window Descriptions FIXED, JALOUSIE

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) 3 BAY PROJECTING ENTRY S

Porch Roof Types(s) UNSPECIFIED

Exterior Ornament ATTIC VENT, PEDIMENTS, EXPOSED RAFTERS, ALUMINUM SUPPORTS

Interior Plan Unspecified

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) ONE OUTBUILDING

Archaeological Remains (describe): NONE OBSERVED

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional) THIS HOUSE IS SIMILAR IN STYLE AND SIZE TO OTHERS IN THE IMMEDIATE AREA. THERE IS A CARPORT.

HISTORY

Construction year 1940

Architect (last name first): UNKNOWN

Builder (last name first): UNKNOWN

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Unspecified;;;</u>			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence;;;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) UNSPECIFIED

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods Sanborn Maps

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible Key West Historic District

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Architecture

Other Historical Associations _____

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

HISTORICAL STRUCTURE FORM

8MO02881

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents:

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> Photographs (Archived)

RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost

Recorder Address / Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9780

Recorder Affiliation Other Other Affiliation URS Corporation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: RECORDERS SMARTFORM

Computer Entry Date: 4/7/2004

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

MO02881-200402

Supplementary Printout

- > [Other name(s)]:

- > **USGS map name/year of publication or revision:**
KEY WEST;1971

- > **Township/Range/Section/Qtr:**
67S ;25E ;34;UNSP

- > **Foundation types:**
Piers

- > **Foundation materials:**
Other

- > **Exterior fabrics:**
Beaded weatherboard

- > **Roof types:**
Gable

- > **Roof materials:**
Other

- > **Roof secondary structures (dormers etc):**
Other

- > **Change status/year changed/date noted/nature:**
Unspecified;;;

- > **Original, intermediate, present uses/year started/year ended:**
Private residence;;
Unspecified;;
Private residence;1940;

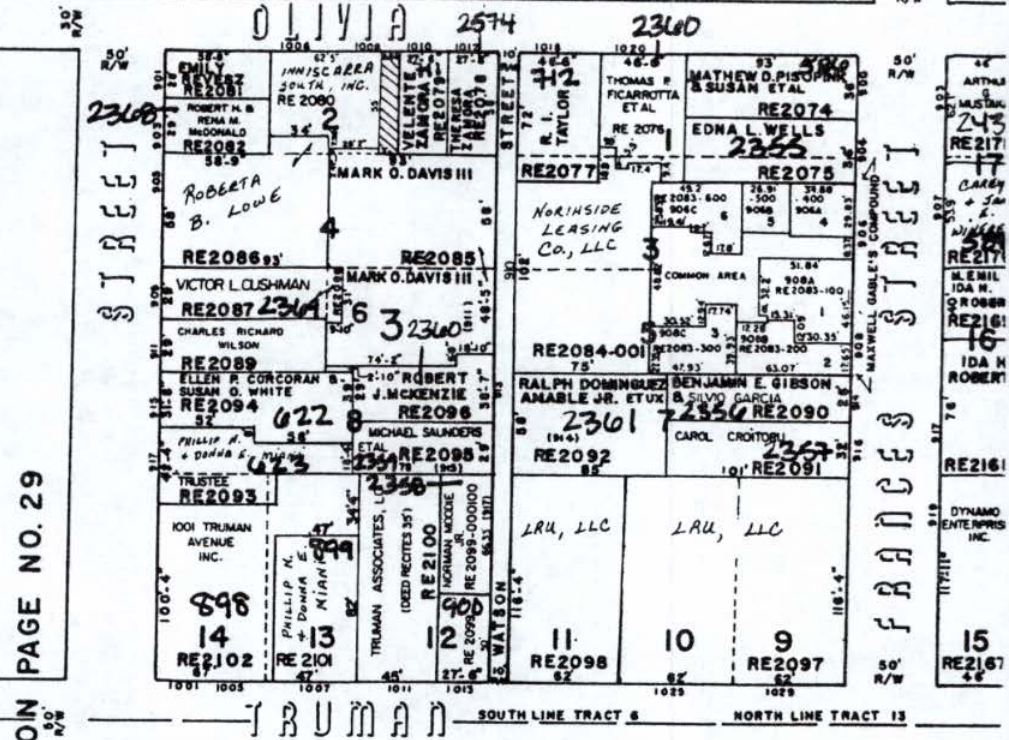
- > **Research methods:**
Examine local tax records

- > **Area(s) of historical significance:**
Architecture

- > **Repositories: Collection/Housed/Accession#/Describe**
;;;Photographs (Archived)

- > **Structural system(s):**
Wood frame

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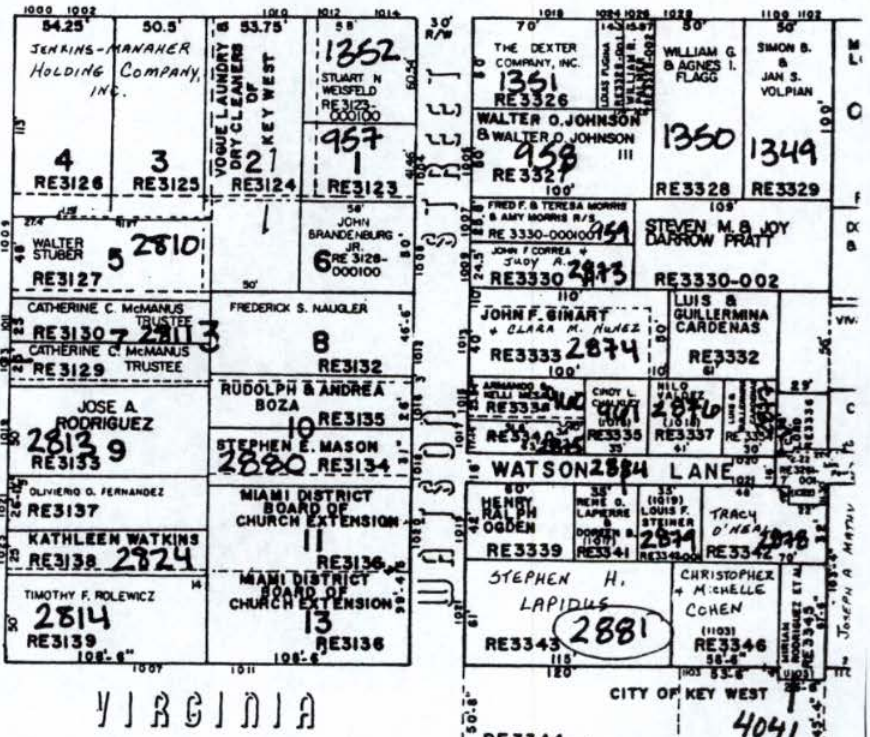
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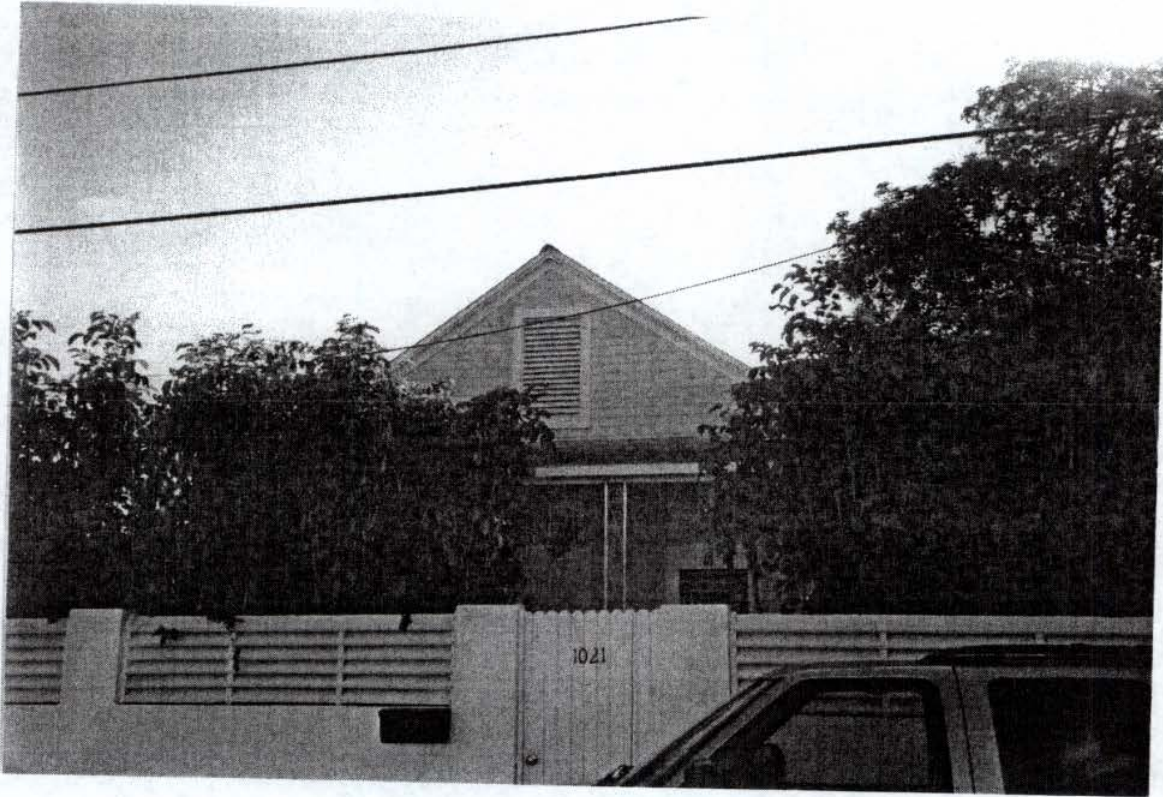
CONTINUED

BRINNE

50' R/W



CONTINUED ON PAGE



M02881
1021 Watson Street
Key West
Monroe
May 2004.

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 6:00 p.m., December 14, 2011 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

REMOVAL FROM CITY RIGHT-OF-WAY 6' HIGH BY 130 LINEAL FEET OF CBS WALL

#1021 Watson Street

Applicant- City of Key West/ Jim Scholl -Application Number H11-01-1600

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**

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1034223 Parcel ID: 00033430-000000

Ownership Details

Mailing Address:
KEENAN TERANCE E AND GWEN L
5008 BRILL POINT RD
TALLAHASSEE, FL 32312

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1021 WATSON ST KEY WEST
Legal Description: KW GWYNN SUB PT OF TR 13 G12-556 G48-482/483 OR69-233/234 OR207-375/376 OR633-605 OR755-987/988 OR755-1342 OR758-1036/1038 OR759-355 CO JUDGES DOCKET 78-69 OR769-896 OR769-894/895 OR761-1816/1820 OR765-421/422 OR772-282/283 OR772-900 OR1548-648/650 OR1683-2035/36 OR1981-1258/59

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	61	115	7,070.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1364
Year Built: 1940

Building 1 Details

Building Type R1
Effective Age 24
Year Built 1940
Functional Obs 0

Condition G
Perimeter 208
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 31
Grnd Floor Area 1,364

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

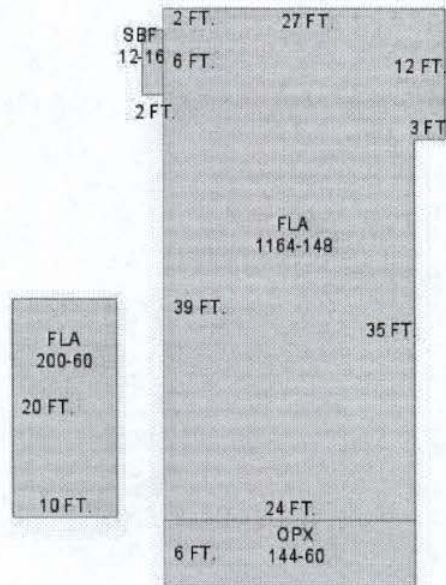
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
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 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	1979				200
1	FLA	12:ABOVE AVERAGE WOOD	1	1992	N Y	0.00	0.00	1,164
2	OPX		1	1992		0.00	0.00	144
4	SBF		1	1995	N N	0.00	0.00	12

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	348 SF	0	0	1983	1984	3	50
2	FN2:FENCES	168 SF	0	0	1979	1980	4	30
3	FN2:FENCES	1,872 SF	0	0	1979	1980	5	30
4	PT2:BRICK PATIO	910 SF	0	0	1979	1980	2	50
5	WD2:WOOD DECK	468 SF	0	0	1979	1980	2	40
6	PT3:PATIO	304 SF	0	0	1979	1980	2	50
8	UB2:UTILITY BLDG	144 SF	0	0	1979	1980	3	50
9	AC2:WALL AIR COND	1 UT	0	0	1984	1985	2	20
10	PT4:PATIO	228 SF	0	0	1979	1980	4	50

Appraiser Notes

TPP 8996373 - RENTAL

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9903530	10/20/1999	12/05/1999	1,200		ELECTRICAL
	0000043	01/11/2000	08/15/2000	800		CENTRAL AC

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	124,134	28,629	357,159	509,922	483,214	0	509,922
2010	105,413	29,155	304,718	439,286	439,286	0	439,286
2009	117,493	29,970	389,954	537,417	537,417	0	537,417
2008	109,400	30,784	623,396	763,580	763,580	0	763,580
2007	199,051	27,652	735,280	961,983	745,867	25,000	720,867

2006	196,101	28,316	565,600	790,017	701,585	25,000	676,585
2005	253,297	28,984	424,200	706,481	706,481	25,000	681,481
2004	162,110	29,651	424,200	615,961	615,961	0	615,961
2003	162,110	30,499	161,345	353,954	353,954	0	353,954
2002	153,146	31,287	161,345	345,778	345,778	0	345,778
2001	101,558	33,354	161,345	296,257	296,257	0	296,257
2000	87,920	33,695	119,255	240,870	240,870	0	240,870
1999	84,445	33,267	119,255	236,967	236,967	0	236,967
1998	74,848	27,340	119,255	221,443	221,443	221,443	0
1997	67,363	25,495	105,225	198,083	198,083	198,083	0
1996	48,651	19,119	105,225	172,995	172,995	172,995	0
1995	46,032	18,729	105,225	169,986	168,110	169,986	0
1994	41,166	17,300	105,225	163,691	163,691	163,691	0
1993	41,166	17,918	105,225	164,309	164,309	164,309	0
1992	44,537	10,426	105,225	160,188	160,188	160,188	0
1991	44,537	10,706	105,225	160,468	160,468	160,468	0
1990	54,797	11,013	71,904	137,714	137,714	137,714	0
1989	39,416	10,267	70,150	119,833	119,833	25,000	94,833
1988	34,462	7,918	56,120	98,500	98,500	25,000	73,500
1987	34,015	8,122	37,881	80,018	80,018	25,000	55,018
1986	34,205	8,309	37,881	80,395	80,395	25,000	55,395
1985	33,094	8,497	25,254	66,845	66,845	25,000	41,845
1984	30,737	2,747	25,254	58,738	58,738	25,000	33,738
1983	30,737	2,828	25,254	58,819	58,819	25,000	33,819
1982	31,411	2,933	21,887	56,231	56,231	5,000	51,231

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
2/24/2004	1981 / 1258	733,000	WD	Q
3/19/2001	1683 / 2035	425,000	WD	Q
11/16/1998	1548 / 0648	255,000	WD	Q

This page has been visited 9,061 times.

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