

Historic Architectural Review Commission

Staff Report Item 12a

Meeting Date:	July 15, 2014
Applicant:	William Shepler, Architect Ralph Sanchez
Application Number:	H14-01-1103
Address:	#527 Margaret Street
Description of Work:	Restore original historic structure. New one story addition. New dip pool.
Building Facts:	The house was listed as an altered contributing structure in the 1982 survey. The structure has an active front yard easement with the City. The proposed project received an administrative variance approval on June 17, 2014.
Guidelines Cited in Review:	<p>Guidelines for Decorative Elements and Details (page 24), specifically guideline 1.</p> <p>Roofing (page 26), specifically guideline 4.</p> <p>Guidelines for Additions (pages 36-38a), specific guidelines 1 through 8.</p> <p>Guidelines for Decks and Pools (pages 39-40)</p> <p>Guidelines for Air Conditioning Units (pages 42-43), specifically guideline 4.</p>

Staff Analysis

The Certificate of Appropriateness proposes the restoration of a historic house and a new one story addition that will replace a two story one on the back of the house. The plan includes a new front porch built in wood where decorative brackets are added to new posts. The plans also include a one story addition to be attached on the back of the structure. The plans depicts that the house will be raised 6" from its actual height, but this is not included in the application.

The new addition will have a new gable roof that will run from the back of the main roof and on its back façade will be almost transparent, where aluminum glass doors and windows are proposed. All windows in the historic portion of the house and units facing the street will be wood, windows on the addition and on non-historic portions of the house will be in aluminum. The addition will have hardiboard siding.

The plan also includes a condenser unit to be installed in the south side of the roof with louvers to screen it. The plans depict a swimming pool on the back portion of the site as well as a deck.

Consistency with Guidelines

It is staff's opinion that the proposed plans are in conflict with some of the guidelines as specified;

1. The proposed decorative brackets in the new front porch are speculative at this point. Staff has not found any evidence that such decorative element were original to the house.
2. The site has a large back yard that can accommodate the unit instead of installing it on a roof. Installation of units on a gable roof is not traditional; the unit will require a metal platform to be built over the sloped roof and security guards (louvers in this case) of at least 42" height as per Florida Building Code.
3. The new back roof will be of the same height than the main roof. Lowering the ridge may be an appropriate solution in order to distinct the historic form of the roof with the new one and will also lower the scale of the addition.

With the exception of the three items discussed it is staff's opinion that the other elements included in the application are consistent with the guidelines.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION #**

07-01-2014 011103

OWNER'S NAME:

Paul Misch

DATE:

6/30/14

OWNER'S ADDRESS:

527 Margaret St., Key West, FL 33040

PHONE #:

908-917-1711

APPLICANT'S NAME:

William Shepler Architect / Ralph Sanchez

PHONE #:

305-890-6191

APPLICANT'S ADDRESS:

513 Fleming Street, Suite 14, Key West, FL 33040

ADDRESS OF CONSTRUCTION:

1403-1405 Truman Ave., Key West, FL 33040

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Restore original historic structure, remove and replace non-historic additions with new one story addition as per plans. New impact windows and alum. & glass sliding doors at rear elevation. New dip pool.

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:

7/1/14

Applicant's Signature:

[Signature]

Required Submittals

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

Staff Use Only

Date: 7/1/14

Staff Approval: *[Signature]*

Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

altered/ contributing
Guidelines for additions
Guidelines for decks and pools
Ordinance for demolitions of
non historic structures.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#527 Margaret Street Sanborn Map 1948

Project Photos



Photo taken by Property Appraiser's office c1965; 527 Margaret St.. Monroe County Library

527 Margaret Street
H.A.R.C. APPLICATION PHOTOS 6.30.14



527 Margaret Street- Street View



527 Margaret Street - Rear 2 Story Addition

527 Margaret Street
H.A.R.C. APPLICATION PHOTOS 6.30.14



527 Margaret Street- View of roof from second story of rear addition



527 Margaret Street - Rear Yard

527 Margaret Street
H.A.R.C. APPLICATION PHOTOS 6.30.14



Margaret Street- View towards Southard Street



Margaret Street - View towards Fleming Street

527 Margaret Street
H.A.R.C. APPLICATION PHOTOS 6.30.14

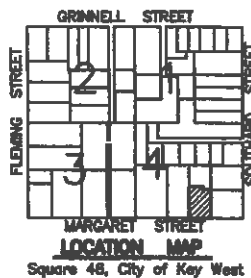


525 Margaret Street



531 Margaret Street

Survey



LEGAL DESCRIPTION:

527 Margaret Revisited:
Prepared by undersigned:
On the Island of Key West, Monroe County, Florida and being known as part of Lot 4, in Square 48, according to William A. Whitehead's Map of said island delineated in February, 1829 and being more particularly described as follows: Commence at the intersection of the Northeastly Right-of-Way line of Margaret Street and the Northeastly Right-of-Way line of Southard Street; thence in a Northeastly direction along the said Northeastly Right-of-Way line of Margaret Street for 74.00 feet to the Point of Beginning; thence continue in a Northeastly direction along the said Northeastly right-of-way line of Margaret Street for 41.00 feet; thence at a right angle and in a Northeastly direction for 54.50 feet; thence at a right angle and in a Southeastly direction for 35.00 feet; thence at a right angle and in a Southwestly direction for 1.30 feet; thence at a right angle and in a Southwestly direction for 6.00 feet; thence at a right angle and in a Southwestly direction for 53.20 feet to the said Northeastly Right of Way line of Margaret Street and the Point of Beginning. Containing 2225.70 square feet, more or less.

Ingress and Egress Easement:
On the Island of Key West, Monroe County, Florida and being known as a part of Lot 4 in Square 48, according to William A. Whitehead's Map of said island, delineated in February, 1829 and being more particularly described as follows: Commence at the intersection of the Northeastly Right-of-Way line of Margaret Street and the Northeastly Right-of-Way line of Southard Street; thence in a Northeastly direction along the said Northeastly Right-of-Way line of Margaret Street for 74.00 feet to the Point of Beginning; thence continue in a Northeastly direction along the said Northeastly Right-of-Way line of Margaret Street for 3.00 feet; thence at a right angle and in a Northeastly direction for 53.20 feet; thence at a right angle and in a Southwestly direction for 3.00 feet; thence at a right angle and in a Southwestly direction for 53.20 feet to the said Northeastly Right-of-Way line of Margaret Street and the Point of Beginning.

CERTIFICATION made to:
PP KW, LLC
Sanchez & Ashley, P.A.
Chicago Title Insurance Company

SURVEYOR'S NOTES:
North arrow based on assumed meridian
Elevations based on N.G.V.D. 1929 Datum
B.M. No. BASIC elevation: 14.324
Bearing reference, Margaret Street
All angles are 90° unless noted
Legal description for 527 missing coils
Legal descriptions overlap
Above access easement for 529 dead, 527 dead is 1.7' shorter
Abbreviations:
SV = Story
R/W = Right-of-Way
F.L. = Finish Floor Elevation
L.B. = Low Beam
P. = Plot
M. = Measured
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation
B.M. = Bench Mark
P.B. = Plot Book
pp. = page
Field Work performed on: 1/2/14

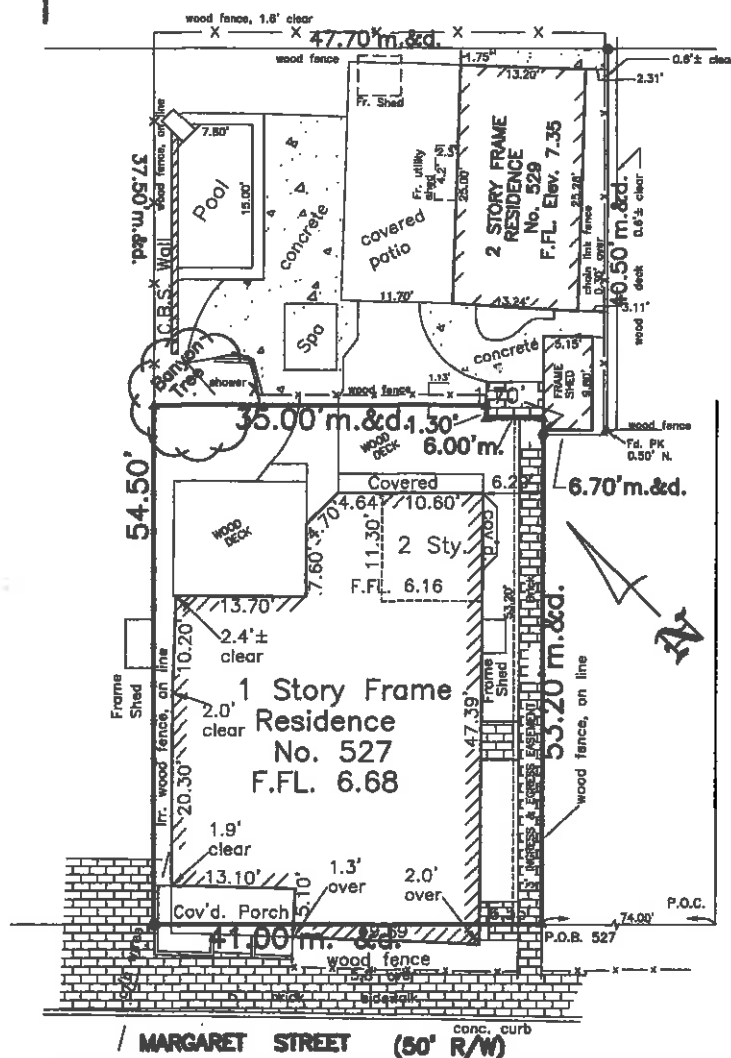
Measurements:
⊙ = set 1/2" Iron Pipe, P.L.S. No. 2748
⊙ = Found 1/2" Iron Bar
Δ = Set P.K. Nail, P.L.S. No. 2748
Δ = Found P.K. Nail

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no viable encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2748
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



PP KW, LLC
527 Margaret Street, Key West, Florida

BOUNDARY SURVEY
Scale: 1"=10'
Date: 8/14/87
Ref: 44-46
213-46
21a
Flood panel No. 6518 K
Flood Zone: AE
Flood Elev. 8'

REVISIONS AND/OR ADDITIONS
1/3/14: Updated, dead problems
1/22/14: Correct Legal

g:/data/fred/hdp/hayward/block_39

Dim No.: 13-495
Dim. By: F.H.M.
Flood Elev. 8'

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
hildebr@islandsurveying.net
P.O. Box 7700

**Administrative Variance Resolution
And
Easement Determination**



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

January 23, 2014

VIA ELECTRONIC MAIL

Ralph Sanchez
Century 21 All Keys Inc.
1223 White Street
Key West 33040

Re: 527 Margaret Street

Dear Mr. Sanchez,

This letter is in response to your request for a determination regarding whether an existing easement could be maintained when modifications to the structure affected are made. As follows:

The City of Key West, as grantor, under the Easement Agreement dated February 27, 1987 and recorded March 4, 1987 in OR Book 1004, Page 951 of the Monroe County Public Records, Key West, FL (hereinafter Easement), hereby recognizes and agrees that as of this date 1.31.14, the property located at Margaret Street, Key West FL is in compliance with the Easement, subject to the new owner removing the front fence on City property within thirty days of February 15, 2014.

In addition, pursuant to Section I of the Easement, the City agrees that the owner may restore and preserve the integrity of the porch as it is now, but may not further encroach onto the City's right-of-way and in doing so, the owner will not be in violation of the Easement or contrary to the "structural life" language stated therein.

Please contact me should you have any questions (305) 809-3720.

Respectfully,

Donald Leland Craig, AICP, Planning Director
Director of Community Development Services

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
ADMINISTRATIVE VARIANCE
WRITTEN DECISION OF APPROVAL NO. 2014-02

A request by PPKW LLC for an administrative variance to the minimum front, side and rear setbacks in order to demolish an existing non-historic addition and construct a new one-story addition to an existing single-family residence on property located at 527 Margaret Street (RE # 00008020-000300, AK # 8743611) within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-398, 122-630(6)a., 122-630(6)b. and 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Pursuant to Section 90-398 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City"), a public hearing was not requested within the 30-working-day period provided above. The City Planner has viewed all public responses to the request with respect to whether the request complies with the requirements and standards of City Code Section 90-398.

Whereas, the Development Review Committee reviewed the request on March 27, 2014, the public notice was posted on April 25, 2014 and the deadline to request a public hearing or submit a written response was June 9, 2014 at 5:00PM.

Therefore, this notice shall hereby serve as the written decision of the City Planner approving the requested administrative variance with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the attached plans signed and sealed on April 2, 2014 by William Shepler, Architect.
2. The proposed addition shall comply with the City's floodplain management ordinance, unless exempt pursuant to Code Section 34-129.

Conditions required to be completed prior to issuance of a building permit:

3. The owner shall obtain a Certificate of Appropriateness for the proposed development, as required pursuant to City Code Chapter 102.

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
WRITTEN DECISION OF APPROVAL NO. 2014-02 FOR ADMINISTRATIVE VARIANCE

4. The owner shall obtain a Revocable License pursuant to City Code Section 2-939 for the existing brick pavers adjacent to the property located within City right-of-way. Alternatively, the owner shall obtain a building permit to remove the existing brick pavers.

Pursuant to City Code Section 90-396, an order granting a variance from the LDRs shall be deemed applicable to the parcel for which it is granted and not to the individual applicant, provided that no order granting a variance shall be deemed valid with respect to any use of the premises other than the use specified in the application for a variance.

This Written Decision of Approval shall not be effective or acted upon by the Applicant until forty-five (45) days following the rendition to the Florida Department of Economic Opportunity (DEO), pursuant to Chapter 73C-44 of the Florida Administrative Code. During those forty-five (45) days, the DEO may appeal this resolution to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

Signed and executed on this 10th day of June, 2014 by the City Planner.



Donald Leland Craig, City Planner

6-11-14

Date

Filed with the Clerk:

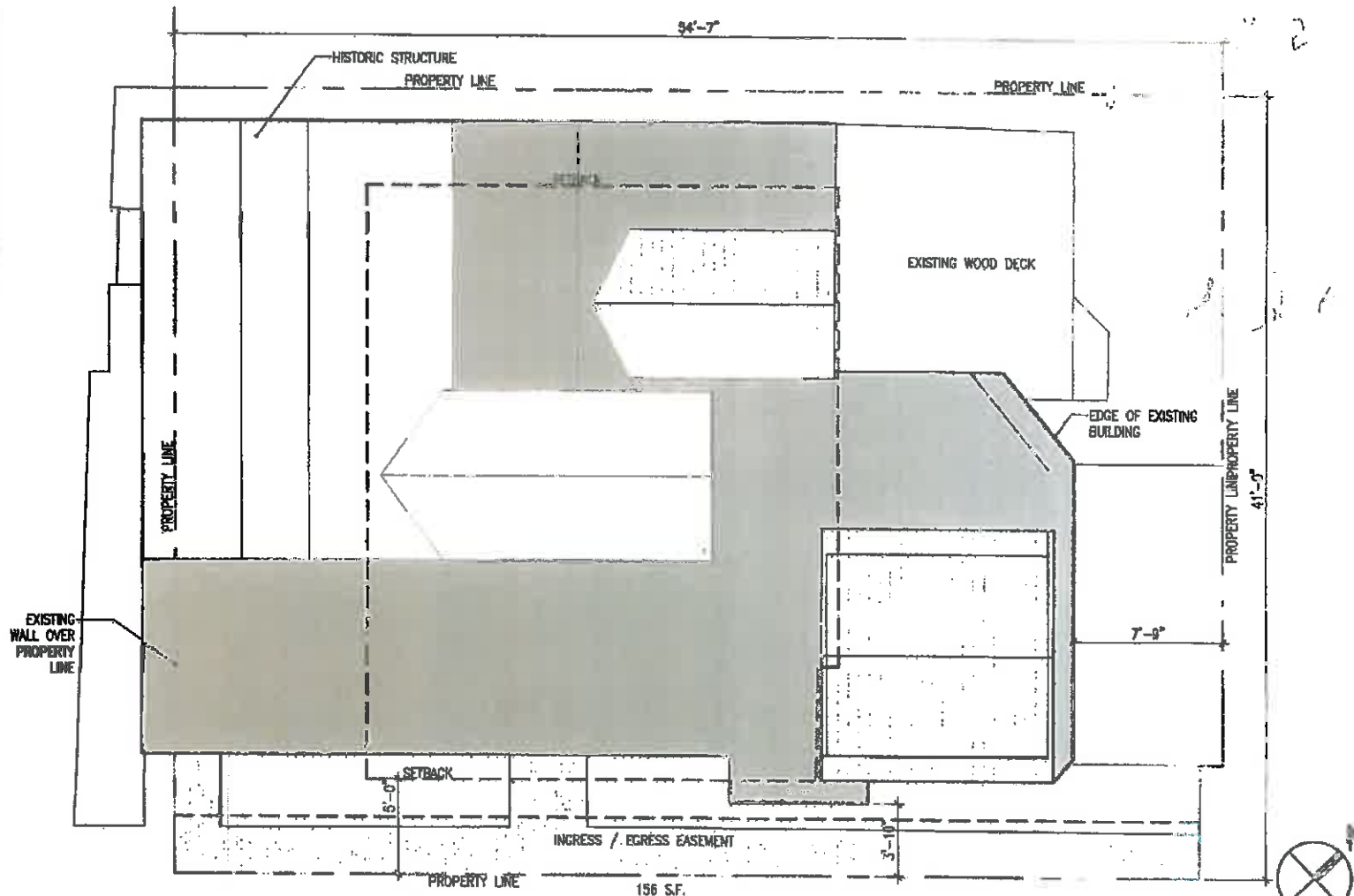


Cheryl Smith, City Clerk

6-17-14

Date

MARGARET STREET



1
AE1
EXISTING SITE PLAN
SCALE: 3/16"=1'-0"

WS
William Shepler

613 Fleming St., Suite 94
Key West, FL 33040
Tel: 305.866.6191
Email: info@wsshepler.com

William Shepler
3/3/14

527 MARGARET STREET
KEY WEST, FL
RESIDENTIAL REMODELING
PROJECT

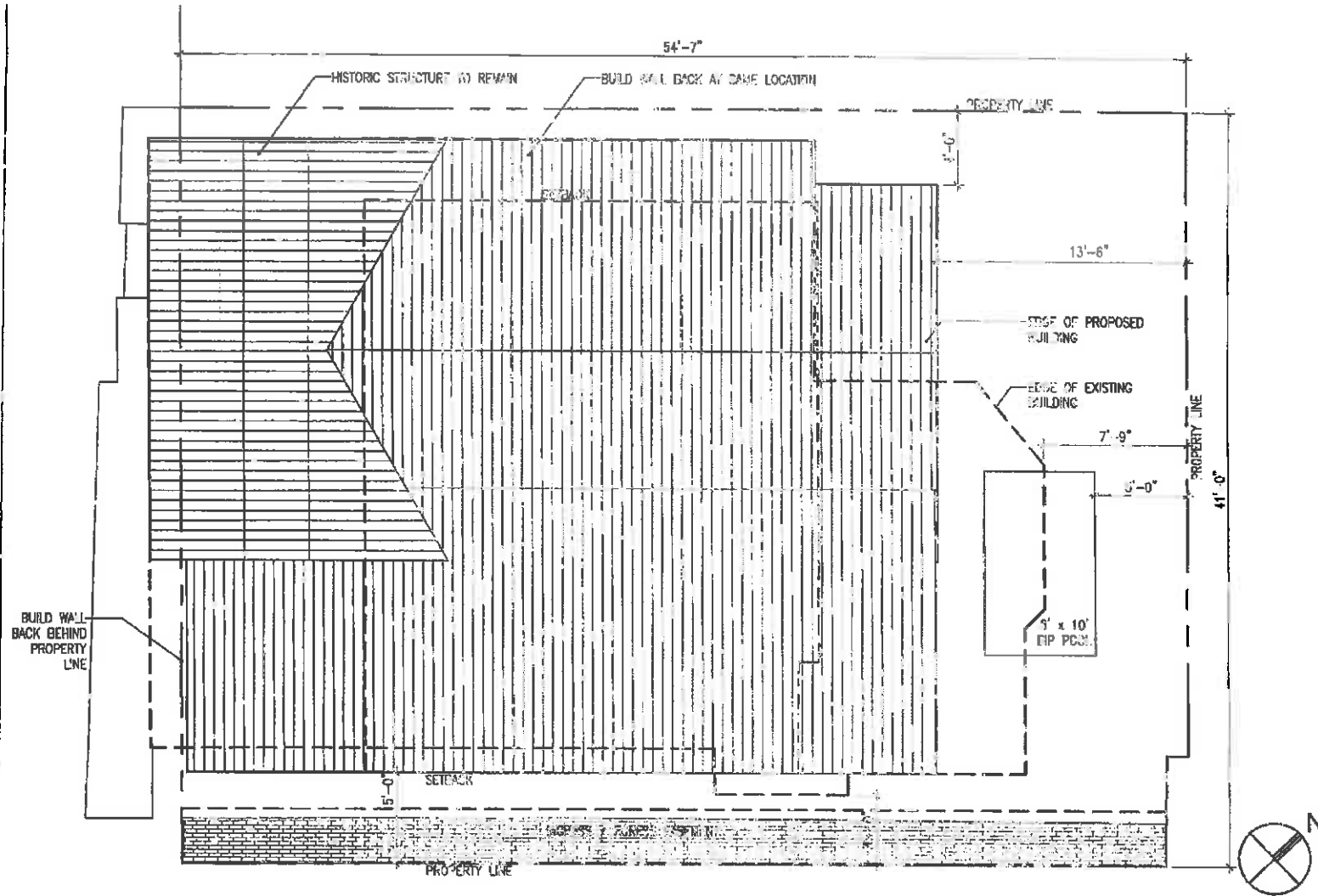
Drawing Size: 11x17
Project #: 13-022

Title:
**EXISTING
SITE PLAN**

Scale:
Sheet Number:
AE-1

Date: MARCH 3, 2014
©2014 by William Shepler Architect

MARGARET STREET



1
A1

PROPOSED SITE PLAN

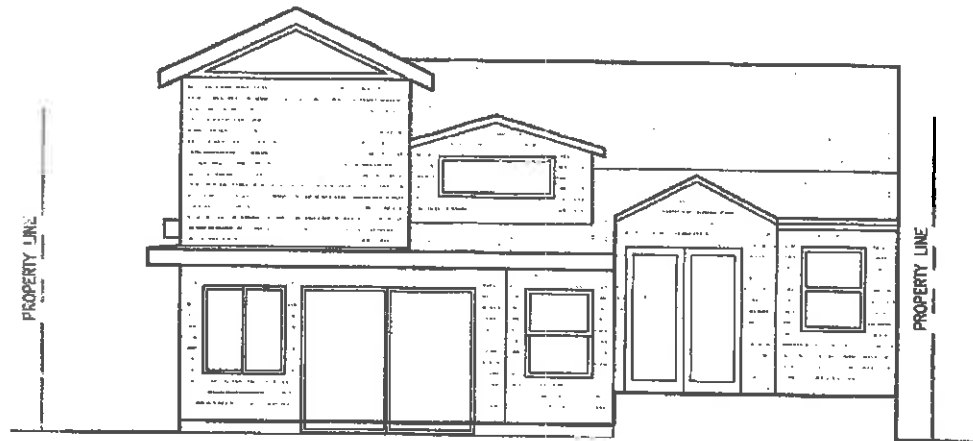
SCALE: 3/16"=1'-0"

William Shepler, architect

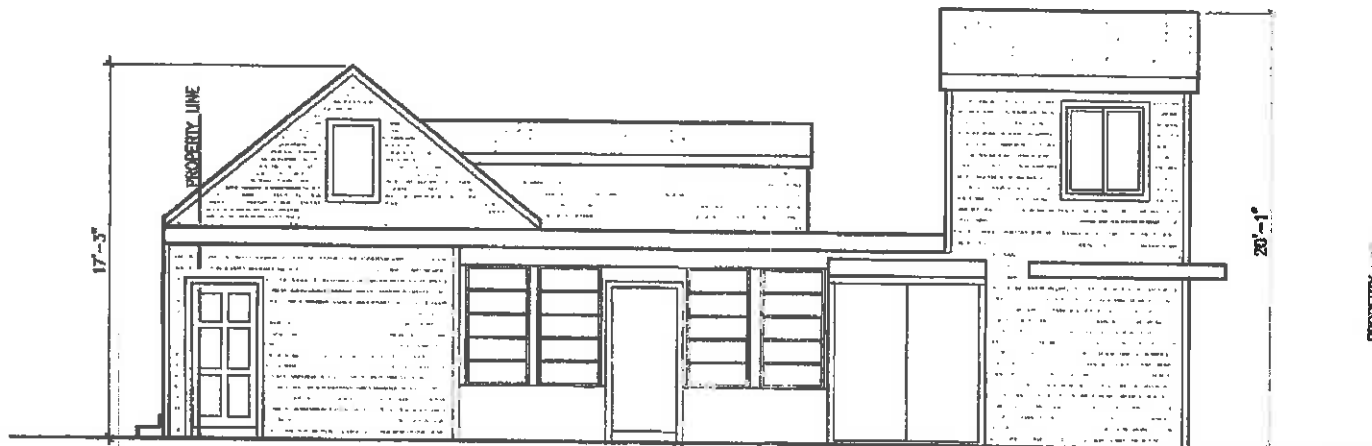
313 Fleming St., Suite 14
Key West, FL 33401
Tel: 305.236.5194
Email: info@wsa-ak.com

527 MARGARET STREET
KEY WEST, FL
RESIDENTIAL REMODELING
PROJECT

Drawing Size: 11x17 Project #: 13-020
Title: PROPOSED SITE PLAN
Scale: _____
Sheet Number: **A-1**
Date: MARCH 3, 2014
©2014 by William Shepler Architect



2 EAST ELEVATION
A31 SCALE: 3/16"=1'-0"



1 SOUTH ELEVATION
A31 SCALE: 3/16"=1'-0"

WCS
within shapes

415 Fleming St., Suite 14
Key West, FL 33906
Tel: 305.230.8191
Email: info@wshapex.com

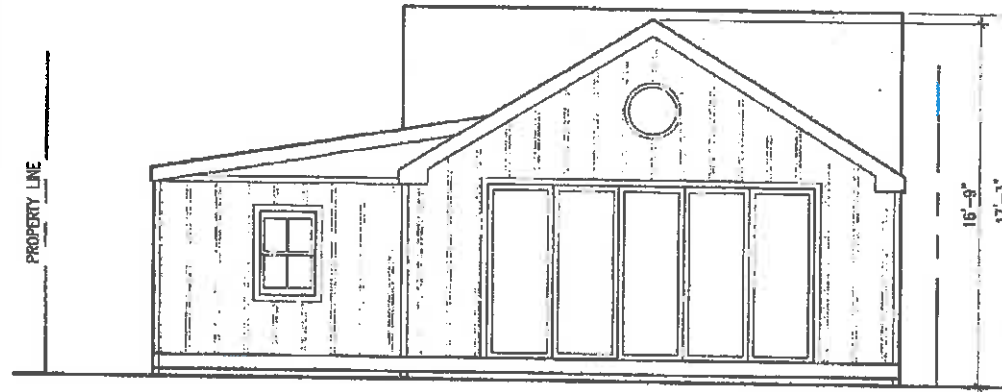
With John
2/3/14

527 MARGARET STREET
KEY WEST, FL
RESIDENTIAL REMODELING
PROJECT

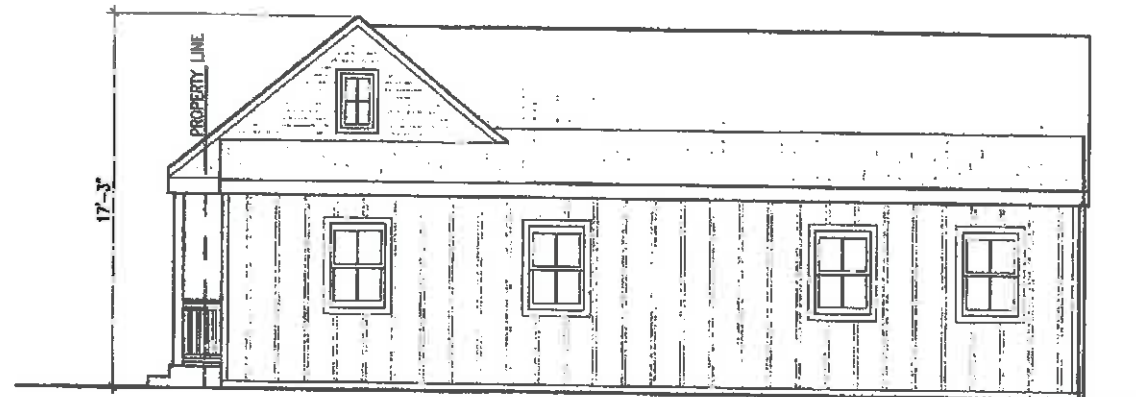
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Title: EXISTING ELEVATIONS
Scale:
Sheet Number:
AE-2
Date: MARCH 3, 2014
©2014 by WSH: :: Shepler Architect

SITE CALCULATIONS - HHDR ZONING DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	17'-3"	No Change	N/A
BUILDING COVERAGE	40%	1,465 s.f.	1,427 s.f.	N/A
IMPERVIOUS SURFACE RATIO	60%	1,621 s.f.	1,338 s.f.	N/A
LOT SIZE	Min. 4,000 s.f.	2,232 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	49'	N/A	N/A
LOT DEPTH	Min. 30'	54'-7"	N/A	N/A
FRONT SETBACK	Min. 10'	2' over	6'	N/A
SIDE SETBACK (SOUTH)	Min. 5'	3'-10"	5'-0"	Yes
SIDE SETBACK (NORTH)	Min. 5'	2'	No Change	N/A
STREET SIDE SETBACK	Min. 5'	N/A	N/A	N/A
REAR SETBACK	Min. 20'	7'-9"	1A	NO



2 EAST ELEVATION
A31 SCALE: 3/16"=1'-0"



1 SOUTH ELEVATION
A31 SCALE: 3/16"=1'-0"

WRITTEN BY: WEAVER

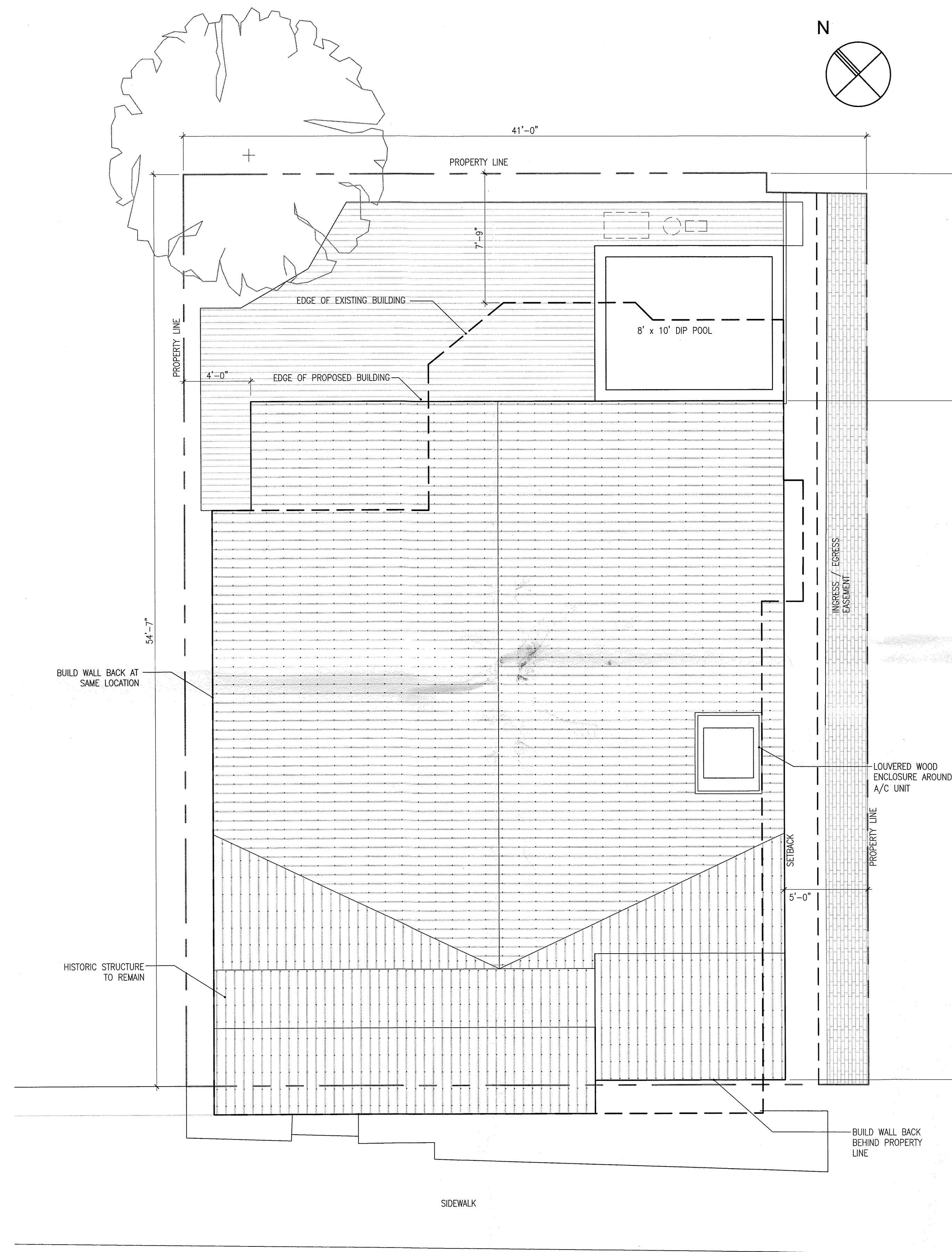
815 Fleming St., Suite 14
Key West, FL 33040
Tel: 305.830.8181
Email: info@weaver.com

William Weaver
3/3/14

527 MARGARET STREET
KEY WEST, FL
RESIDENTIAL REMODELING
PROJECT

Drawing Size: 11x17 Project ID: 13-020
Title:
PROPOSED ELEVATIONS
Scale:
Sheet Number:
A31
Date: MARCH 3, 2014
©2014 by William Weaver Architect

Proposed design

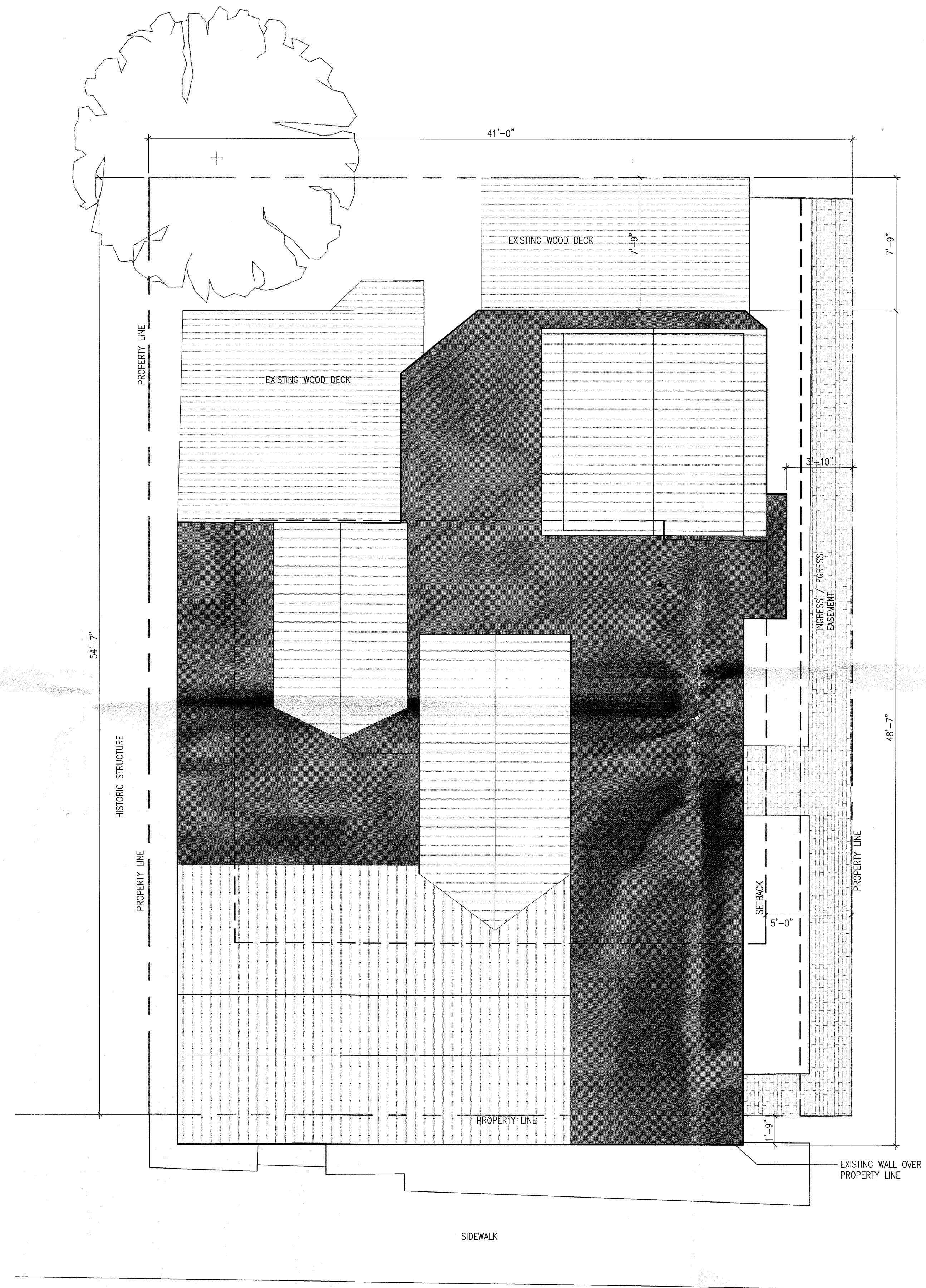


MARGARET STREET

2
A11

PROPOSED SITE / ROOF PLAN

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



MARGARET STREET

1
A11

EXISTING SITE / ROOF PLAN

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

wsa

william shepler

architect

Tel: 305-890-6191

Email: info@wshepler.com

513 Fleming St. Suite 14
Key West, FL 33040

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION - 2014.6.30

527 MARGARET STREET
KEY WEST, FL

REMODELING PROJECT

Drawing Size 24x36

Project # 13020

Title:

**EXISTING &
PROPOSED
SITE PLANS**

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

Sheet Number:

A-1.1

Date: - JUNE 25, 2014

©2014 by William Shepler Architect

527 MARGARET STREET
KEY WEST, FL
REMODELING PROJECT

Drawing Size: 24x36 | Project #: 13020

Title:

FLOOR / SITE
PLAN

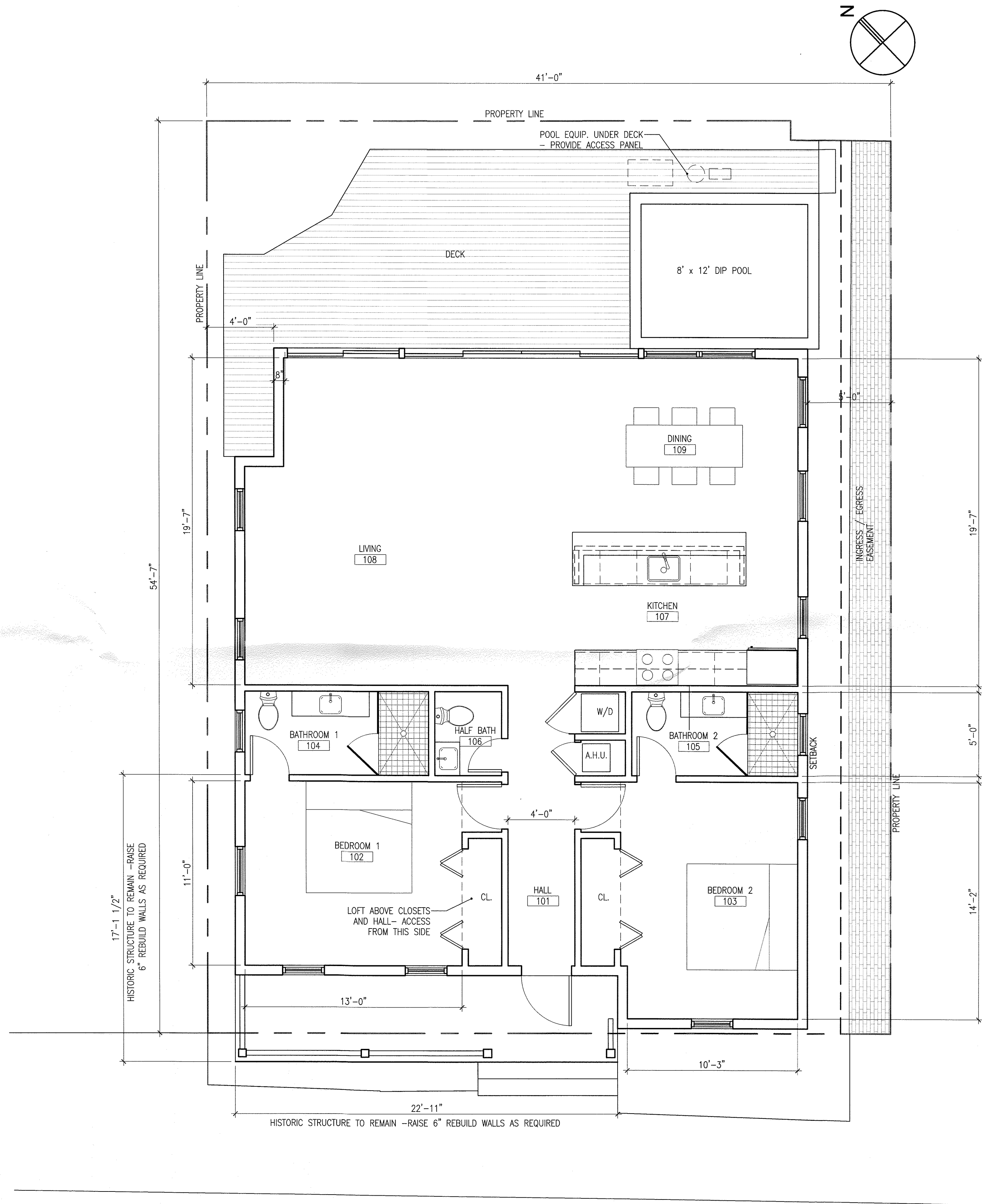
SCALE: 1/4" = 1'-0"

Sheet Number:

A-2.1

Date: - JUNE 25, 2014

©2014 by William Shepler Architect



MARGARET STREET

1
A2.1

FLOOR PLAN - SITE PLAN

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

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION - 2014.6.30

527 MARGARET STREET
KEY WEST, FL
REMODELING PROJECT

Drawing Size: 24x36
Project #: 13020

Title:

**EXISTING
ELEVATIONS**

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

Sheet Number:

AE-3.1

Date: - JUNE 25, 2014

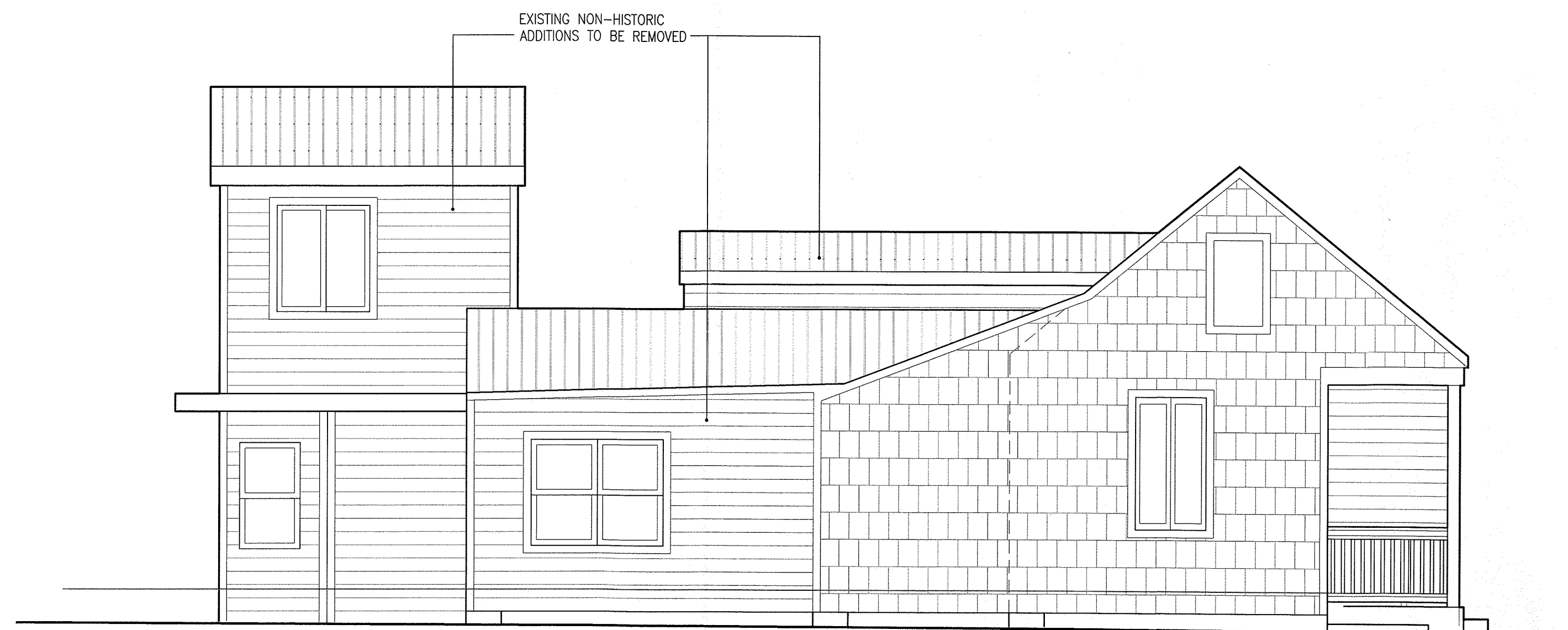
©2014 by William Shepler Architect



4
AE3.1
EAST ELEVATION
SCALE: 1/4"=1'-0"



3
AE3.1
SOUTH ELEVATION
SCALE: 1/4"=1'-0"

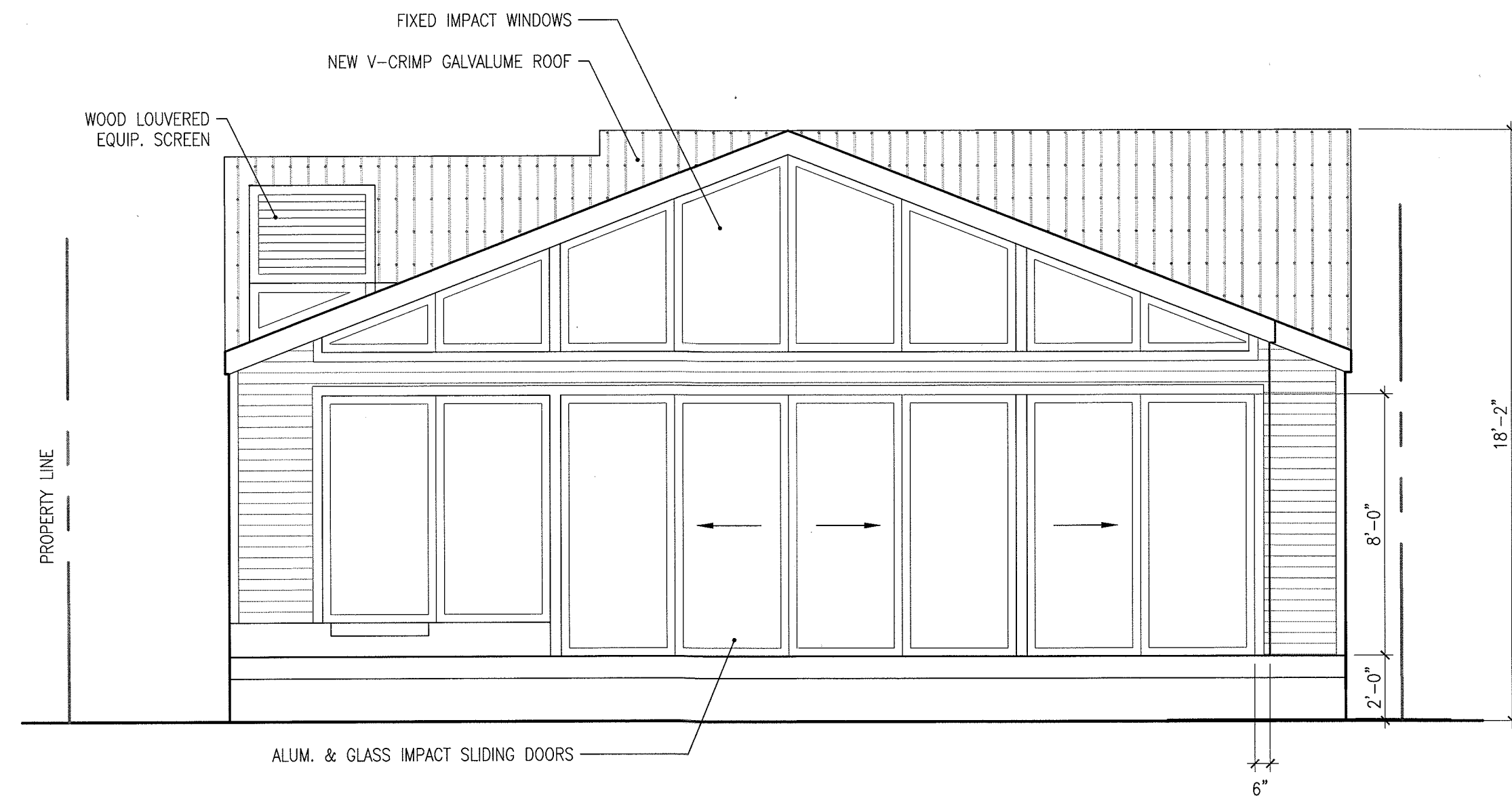


2
AE3.1
NORTH ELEVATION
SCALE: 1/4"=1'-0"



1
AE3.1
WEST ELEVATION
SCALE: 1/4"=1'-0"

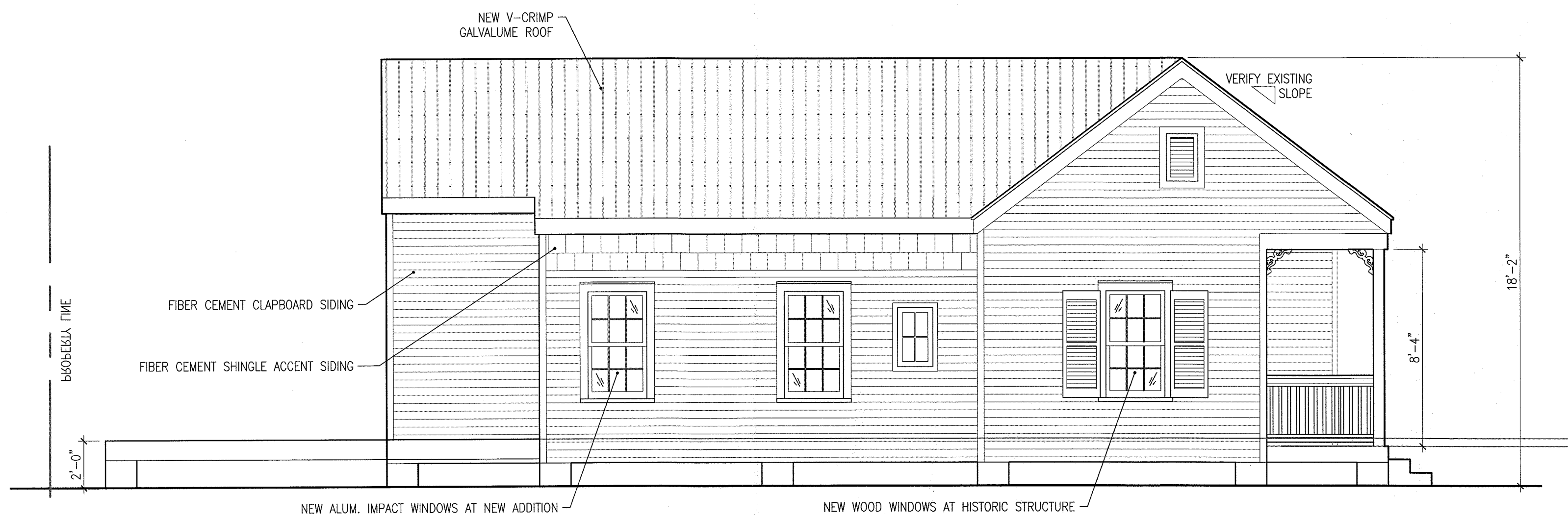
527 MARGARET STREET
KEY WEST, FL
REMODELING PROJECT



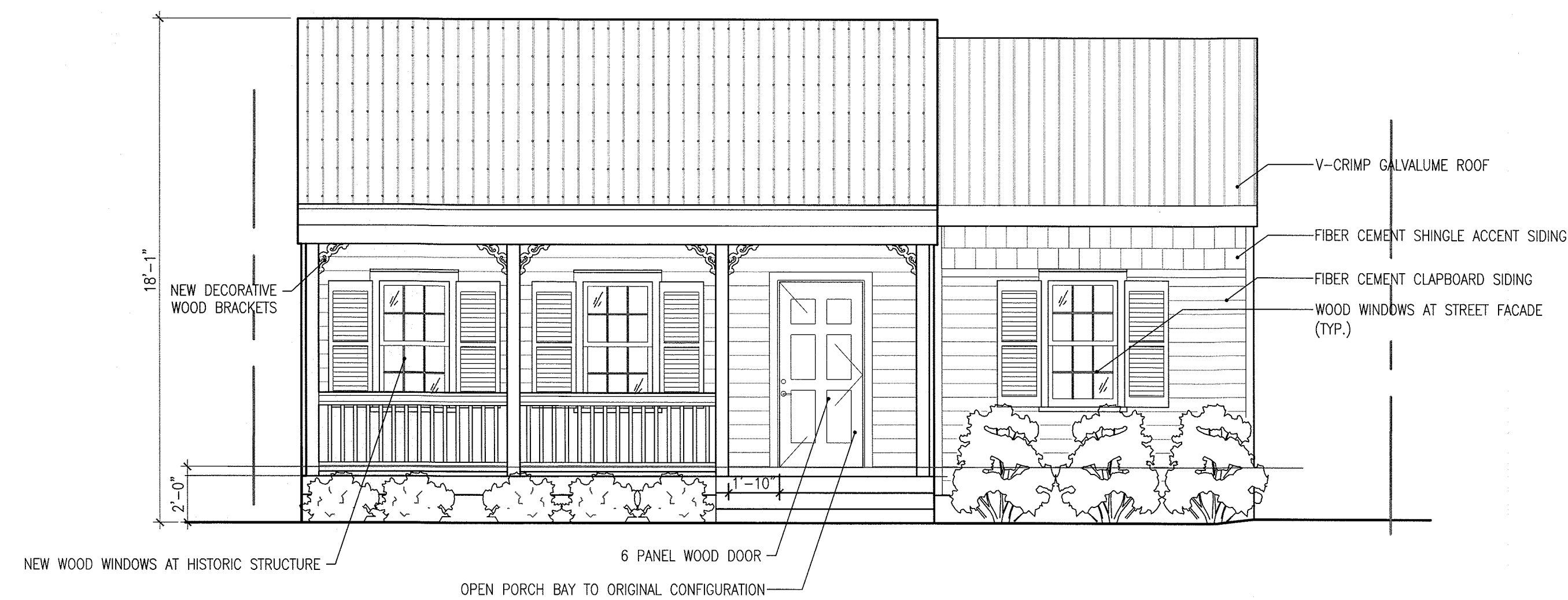
2
A3.1
EAST ELEVATION
SCALE: 1/4"=1'-0"



1
A3.1
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2
A3.1
NORTH ELEVATION
SCALE: 1/4"=1'-0"



1
A3.1
WEST ELEVATION
SCALE: 1/4"=1'-0"



Lincoln Windows & Patio Doors

MANUFACTURING EXCELLENCE SINCE 1947

[Products](#)[Discover](#)[Customer Support](#)[Professionals](#)[Company Info](#)

DOUBLE HUNG WINDOWS

Double hung windows are widely accepted because of excellent curb appeal, they are easy to open and uncomplicated to tilt and clean.

Lincoln double hung products may feature brilliant colors and grills to create exterior lines that look great for a conventional building theme. And because we use low-profile sash locks and tilt latches, interiors have an unobstructed view for crisp cosmetics. Enjoy both traditional exterior lines and beautiful, clean interiors—choose Lincoln double hung windows for your next project.

Check out our NEW Quantum and Lifestyle Double Hung windows!

[New Quantum Double Hung](#)[New Lifestyle Double Hung](#)

LOCATE A DEALER



PRODUCTS

[Windows](#)[Casement Windows](#)[Awning Windows](#)[Double Hung Windows](#)[Glider Windows](#)[Bay/Bow Windows](#)[Specialty Windows](#)[Patio Doors](#)[Lincoln Collections](#)[Replacement Product](#)[Impact Product](#)[New at Lincoln](#)[Timeline Vinyl](#)

Exteriors

Lincoln offers a selection of five exterior collections for windows including: aluminum clad, vinyl clad, hybrid, primed and natural wood.

Select an exterior:

- [Distinction Collection](#)
- [Harmony Collection](#)
- [Innovation Collection](#)
- [Traditions Collection](#)
- [Luxury Collection](#)
- [More About Lincoln Collections](#)



Styles

Traditional Double Hung Windows

This arrangement is an ageless window type that offers some unique advantages. Sash tilt in for easy cleaning, ventilation is improved by opening the top and bottom sash equally and classic historical appeal is achieved when using Lincoln double hungs.

Our traditional window is equipped with advanced energy saving features. For example, Lincoln double hung checkrails incorporate the use of interlocks, weatherstrip and high-quality sash locks for a precision fit.

Radius Top Double Hung Windows

Built as a single hung, Lincoln segment head and quarter segment windows are part of our double hung family. By utilizing the same parts and simply fixing the top sash, radius top hung windows can be mixed with traditional double hungs to create exciting elevations.

As with all Lincoln radius shapes, interior trim is available for the finishing touch. Segment head windows include a half screen.





Impact Resistant Windows & Doors

WE'RE STRONGER™

Who Is CGI? / [Dealers](#) / [Architects](#) / [Blog](#) / [News](#)
[Spec us on ARCAT](#)

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INFO

DOORS

WINDOWS

COLLECTIONS

GALLERIES

Single Hung Window Series 360

Estate Collection



ESTATE COLLECTION

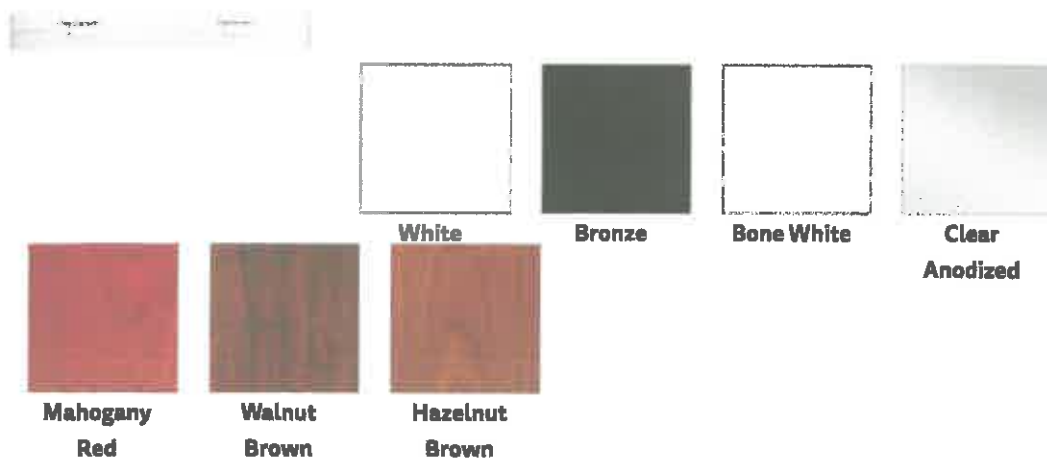
Impact Resistant Windows & Doors



The CGI Estate Collection single-hung impact window has been designed with many of the features you have come to expect from CGI. The single-hung window is constructed with commercial-grade aluminum frames, architecturally correct and even sightlines, a water and air resistant captured bottom rail, stainless steel fasteners and multiple points of weatherstripping while maintaining the stylish look of a traditional single-hung window.

Available Finishes





We offer 3 wood grain finishes in our Aspen Collection- Mahogany Red, Walnut Brown, and Hazelnut Brown. The Aspen Collection of simulated finishes is based on a unique patented wood grain painting process from Decoral. The Decoral finish is created using a two-step process combining a powder coat base with ink sublimation, and was originally commercialized in 1996.

Our Aspen Collection of premium wood grain finished windows and doors are constructed out of the same high quality commercial-grade aluminum as our standard finishes. Every window and door is produced to our exacting, best in class standards. The Aspen Collection finishes are backed by a five year warranty.

Simulated wood grain finishes by nature are designed to imitate real wood, and therefore will exhibit color variability. This is not considered to be a defect in the product.

Glass Types

- 5/16" Laminated
- 7/16" Laminated
- 13/16" Insulated Laminated

Glass Coatings

- Energy Efficient LoE Coatings

Glass Colors



Standard Hardware

SLIDING GLASS DOOR (SGD770/770HP)

Expansions of up to 40 feet

- Amazing, uninterrupted views and a great source of natural light

Panels up to 4' x 10' or 5' x 8'

- Sizes available for every opening

By-pass, pocket, and 90-degree corner door configurations

- Customizable with multiple tracks from 2 to 8 panels

Dual-point locking mechanism

- Provides added security for your home by restricting panels from being lifted off the tracks

Heavy-duty tandem rollers

- Allow easy opening with just your fingertips

Hidden installation and assembly screws

- Deliver a sleek, finished appearance

Raised pull handles or recessed pulls available

High performance options

- Available to meet all your design pressure needs

Optional screens available

- Standard or box screen



Crystal Achievement
Award-winning
Design

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 15, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RESTORE ORIGINAL HISTORIC STRUCTURE. NEW ONE STORY ADDITION. NEW DIP POOL. DEMOLITION OF NON-HISTORIC ADDITIONS.

FOR- #527 MARGARET STREET

Applicant-William Shepler/ Ralph Sanchez

Application # H14-01-1103

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



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -
Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 8743611 Parcel ID: 00008020-000300

Ownership Details

Mailing Address:

PPKW LLC
101 GULFVIEW DR APT 205
ISLAMORADA, FL 33036-4142

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 527 MARGARET ST KEY WEST

Legal Description: KW PT LOT 4 SQR 46 OR1004-951/955(RES NO 87-23) OR1049-2303/2304 OR1068-600/01 OR1612-1282/83 OR1612-1285/86 OR2671-72/74C OR2671-75/77

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY

41

55

2,227.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1443
 Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 14
 Year Built 1938
 Functional Obs 0

Condition G
 Perimeter 202
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 15
 Grnd Floor Area 1,443

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

Roof Type GABLE/HIP

Heat 1 NONE

Heat Src 1 NONE

Roof Cover METAL

Heat 2 NONE

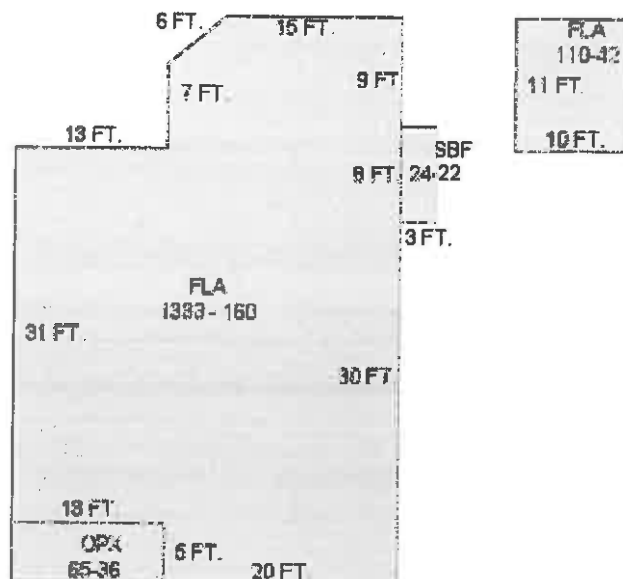
Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 3

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 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	Attic A/C	Area
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			# Stories	Year Built			Basement %	Finished Basement %	
1	FLA	1:WD FRAME/COMPOSITE	1	1989	N	N	0.00	0.00	1,333
2	OPX		1	1989	N	N	0.00	0.00	65
5	SBF		1	1989	N	N	0.00	0.00	24
6	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	110

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	243 SF	0	0	2002	2003	2	40
2	PT2:BRICK PATIO	144 SF	48	3	0	2002	2	50
3	FN2:FENCES	488 SF	61	8	1988	1989	5	30
4	FN2:FENCES	90 SF	30	3	2001	2002	5	30
5	AC2:WALL AIR COND	2 UT	0	0	1983	1984	1	20
6	PT5:TILE PATIO	354 SF	59	6	1975	1976	3	50

Appraiser Notes

2004-10-19 BEING OFFERED FOR \$1,200,000 3 UNITS.-SKI TPP AK-8748515.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	0103873	12/26/2001	09/10/2002	3,000		RENOVATIONS
	06-5790	10/19/2006	12/28/2006	3,000		REPLACE 2 WINDOWS AND ROTTEN SILLS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	152,645	6,985	253,408	413,038	302,748	25,000	277,748
2012	154,399	7,116	202,384	363,899	297,687	25,000	272,687
2011	198,730	4,247	112,201	315,178	281,392	25,000	256,752
2010	200,845	4,274	79,780	284,899	272,463	25,000	247,464
2009	223,032	4,310	226,984	454,326	300,684	25,000	275,684
2008	204,868	4,337	222,700	431,905	295,990	25,000	270,990
2007	238,927	4,364	367,455	610,746	325,653	25,000	300,653
2006	409,781	4,546	211,565	625,892	323,718	25,000	298,718
2005	409,781	4,836	167,025	581,642	309,085	25,000	284,085
2004	224,489	5,077	155,890	385,456	274,317	25,000	249,317

2003	242,115	5,326	77,945	325,386	258,626	25,000	233,626
2002	234,558	5,616	77,945	318,119	252,636	25,000	227,636
2001	180,887	5,470	77,945	264,302	233,130	25,000	208,130
2000	162,808	8,248	42,313	213,369	213,369	25,000	188,369
1999	155,021	8,156	42,313	205,490	205,490	0	205,490
1998	136,140	7,122	42,313	185,575	185,575	0	185,575
1997	125,101	6,758	37,859	169,718	169,718	0	169,718
1996	94,613	5,553	37,859	138,025	138,025	0	138,025
1995	91,109	5,563	37,859	134,531	134,531	0	134,531
1994	77,092	4,888	37,859	119,840	119,840	0	119,840
1993	77,092	5,085	41,769	123,947	123,947	0	123,947
1992	94,054	5,268	41,769	141,091	141,091	0	141,091
1991	94,054	5,448	41,769	141,272	141,272	0	141,272
1990	94,054	5,645	32,555	132,255	132,255	0	132,255
1989	39,009	2,436	31,954	73,399	73,399	0	73,399
1988	33,166	2,226	27,038	62,430	62,430	0	62,430

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
2/5/2014	2671 / 75	405,000	WD *****	38 *****
1/23/2014	2671 / 72	0	WD *****	11 *****
1/3/2000	1612 / 1285	307,000	WD *****	Q

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Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176