

EXIST. HOUSE

EXIST. FACADE REBUILT AS PART OF ADDITION

EXIST. PORCH REMOVED

EXIST. PAVING

EXIST. DRIVE REMOVED

NEW STRUCTURE

EXIST. CURB
NEW PAVERS

53.51' PROP. LINE

73.00' PROP. LINE

29.8'

19.8'

10'-0" +

4.5'

25.17'

23.0' PROP. LINE

2.5'

EXIST. HOUSE

EXIST. FENCE

EXIST. KEY LIME TREE

SEE ENLARGED PLAN FOR AREA OF NEW CONSTRUCTION

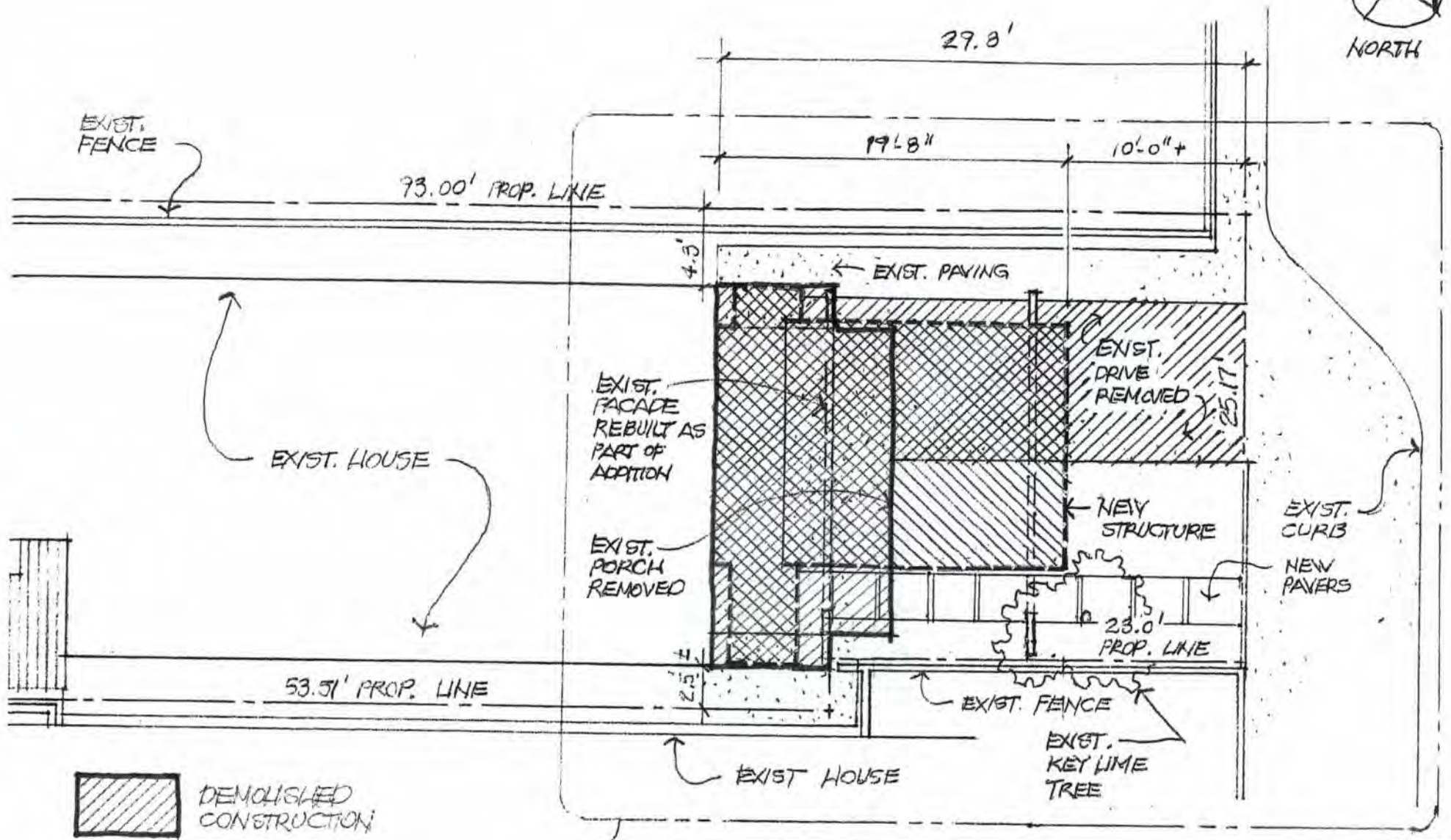
SITE PLAN


Scale 1/8" = 1'-0"

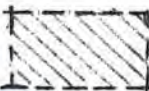
- SITE NOTES:
1. NO AREA OF SITE IS AFFECTED EXCEPT AT FRONT FACADE & PORCH
 2. REF. BOUNDARY SURVEY ATTACHED

1114 Margaret St. Key West, FL.





 DEMOLISHED CONSTRUCTION

 NEW CONSTRUCTION

SEE ENLARGED PLAN FOR NEW CONSTRUCTION

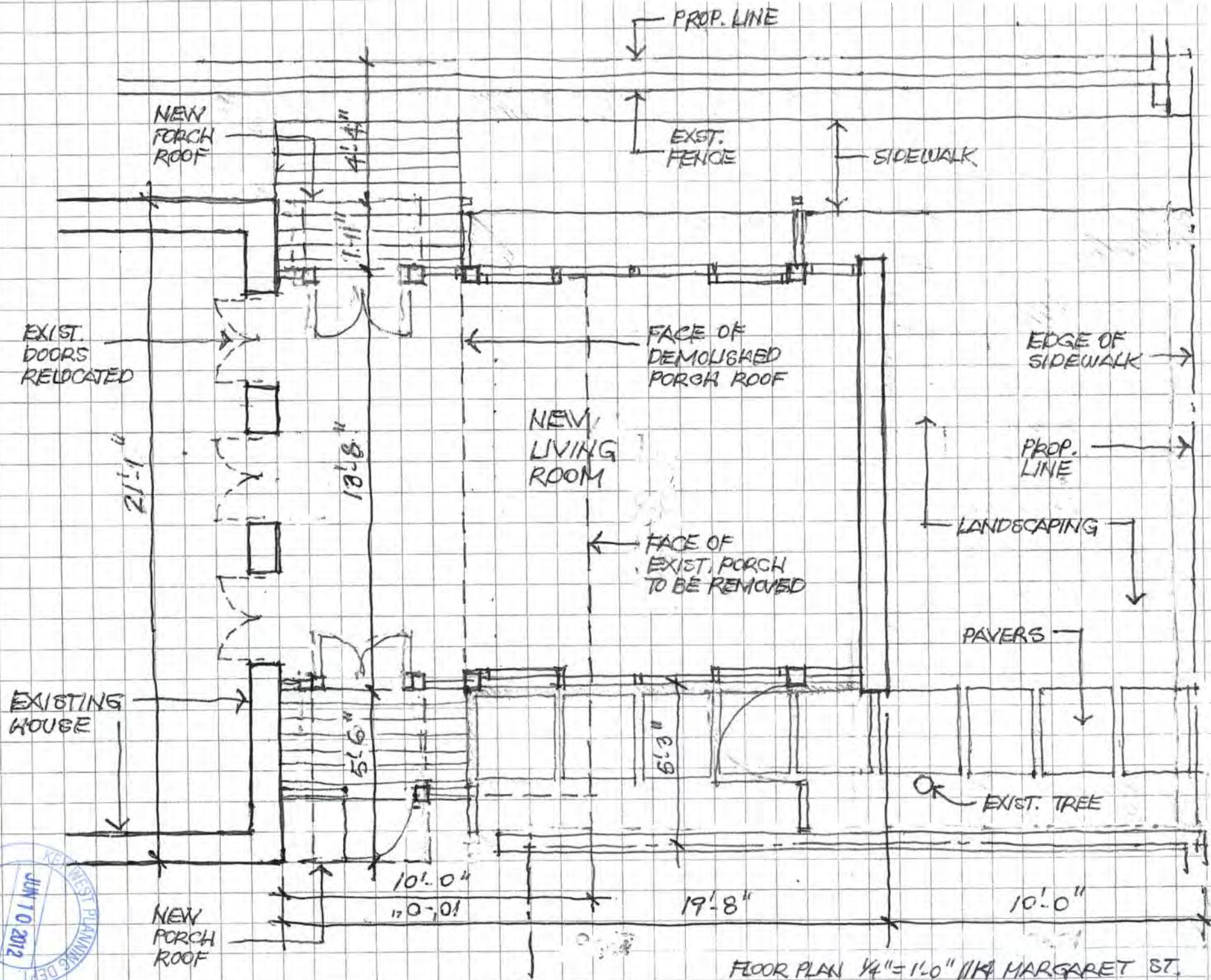
DEMOLITION PLAN

Scale 1/8" = 1'-0"

- SITE NOTES :
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FLOOR PLAN 1/4" = 1'-0" 1114 MARGARET ST.



SITE AND RENOVATION HISTORY



House as it appeared in 1970's.



House before recent renovations (2007).



House as it appears today (2012).

The house was built as a non-descript cinder-block bungalow in the 1960's (left photo) and the front yard was paved over. The house was later altered by a previous owner to mimic a more traditional house, and some paving was removed and landscaping added, though aluminum double-hung windows and the low roofline continued to betray its undistinguished origins. Within the last five years, (with HARC approval), the house was given a new front and plain windows were replaced with French doors by the present architect/owner. Now relatively modern, but with an "island" sensibility, the main house is framed by a delicate trellis façade and simple attractive landscaping. The front porch features hinged full-length shutters that swing up to provide a shaded cover over the enlarged porch. Removable curtains, usually present only in winter, provide privacy. The driveway, that would be an amenity, is rarely used for parking and cannot be accessed by curb cuts due to the location of two large storm drains at the front of the property.

DESIGN CONCEPT – A GARDEN PAVILION

The project, located in a somewhat bohemian neighborhood with few significant historic homes, has little relevant context with which to relate. The narrow street is lined with fences, several of which are six feet high. Homes are often hidden behind walls and those that are not are perilously close to the street and non-descript in character. The current residence at 1114 Margaret St., by its setting and refreshing simplicity, has provided a welcome relief from the disparate structures on the Margaret St. block. The proposed addition will discreetly continue the concept.

The design, developed by the award-winning architect/owner, is in keeping with previously approved alterations that created a more pleasing façade for an undistinguished, non-contributing cinder-block structure. The addition utilizes the 30 foot set-back and wide front sidewalk to create a pavilion in a garden that will minimally impact the street. The clean, minimal design will feature a sloped metal roof, with a natural wood interior ceiling, that will float above glazed side walls, open to and almost entirely obscured by the landscaping. (The screened sliding glass walls will allow the structure be left open-air in balmy weather). Allowing for privacy from the street, (and providing wall space to display a huge treasured painting), the solid front wall will be separated from the soaring roof by clerestory windows. Its natural wood siding (reminiscent of the previously incorporated front shutters and other homes clad in natural Dade County pine) will form a textured backdrop to the extensive landscaping. Walkways (one for entry and one for service) will extend from the street through the garden along both sides of the pavilion to side entrances utilizing the current French doors that were installed in the previous renovation.

The scale of the structure will be comparable to the adjacent older homes that are set on raised foundations and have high ceilings and gables, yet the new pavilion will feature a sloping ceiling that soars to 11'-6", significantly greater than the 7 ½ foot ceilings of the existing house. The trellis that graced the earlier approved alteration, reconstructed in the same location and repeated near the front of the new addition, will penetrate the interior of new structure, further reinforcing the interaction of indoor and outdoor space.



Previous renovation with shutters down.



New addition – aerial view from the street



View from the north (with fence removed)

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The model indicates stylized landscaping that in reality will be far more dense and lush. A prized key lime tree at the front left side of the addition will be preserved. The adjacent property features a mature and beautiful gumbo limbo tree that overhangs and screens the right side of the applicant's property, but will not be affected by the addition.

This project, though minimal in scale, will provide a gracious permanent residence for the occupants, and it will remain unobtrusive, by its design character, materials, landscaping and siting. Yet it will continue to promote the renaissance and improve the aesthetic quality of a diverse residential community south of Truman Ave.



Entrance walkway



View of trellises that extend to the interior

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NEIGHBORHOOD/SITE CONTEXT



1114 Margaret St. (center photo) is located mid-block on this quiet but eclectic street south of Truman Ave. The adjacent houses (which are set back 5 feet and 12 ½ feet from the sidewalk, profiles of which are shown on the last page of this submittal) are nearly invisible from the street because of high fences and foliage. The open landscaped yard at the applicant's site breaks the continuous line of seven other fenced properties along the west side of Margaret St. Seven houses and one commercial building (only two with fences) line the east side of the block.

The houses (pictured on the next two pages) range from two small identical rental bungalows to a converted garage, a large two-story duplex and the unsightly commercial building that is vaguely Spanish in style. With a couple of exceptions, most of the houses are well-maintained but have little character or architectural or historical distinction. Most homes were built in the early to mid-20th century. The oldest house (from the nineteenth century) at the southeast corner of Margaret and Virginia Sts. has been so extensively renovated that no trace of the original is visible. The overarching trees and vegetation create the visual interest on the street. A peculiar ten foot jog in the street occurs directly in front of the applicant's property.



Three houses to the north of applicant's site – same side of street

Corner Margaret St. at Virginia St. >



Applicant's site – 1114 Margaret St.



< Corner Margaret St. at Catherine St. Houses to the south of applicant's site- same side of street (one twin bungalow not shown) 11



< Corner Margaret St. at Virginia St.

Houses opposite and to the north of Applicant's site



House directly across from applicant's house



Houses and commercial building opposite and to the south of applicant's site

Corner Margaret St. at Catherine St. >