



---

**Historic Architectural Review Commission  
Staff Report for Item 5**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** June 27, 2023

**Applicant:** Haven Burkee, Architect

**Application Number:** H2023-0017

**Address:** 1200 Margaret Street

---

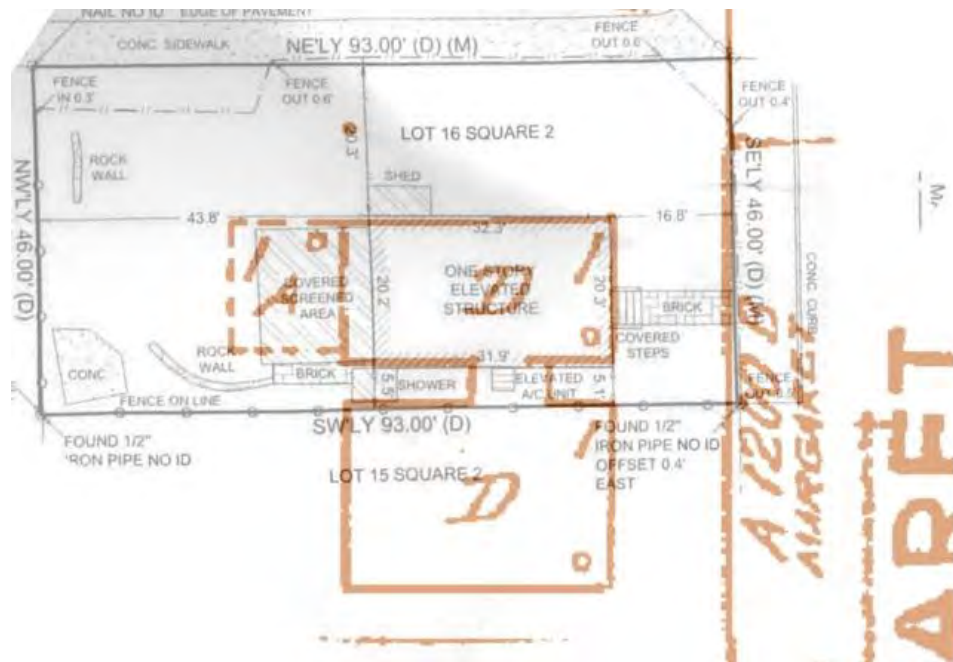
**Description of Work**

Principal structure relocation, new porch, new addition, and new accessory structure.

**Site Facts**

The site under review is located on the southwest corner of Margaret and Catherine Streets. The lot comprises of a principal contributing house that has been altered with a rear covered screen structure and a shed attached to the north elevation. According to the Property Appraiser's Records the one-story frame vernacular house was built in 1938. At one point the house was attached on its south elevation to another structure but currently this is not the case. Existing principal structure has metal shingles as its finish roof material and windows are metal jalousie. The property is on the "X" flooding zone.

Two large poinciana trees are in the site and the design has taken into consideration these trees.



*Current survey and 1962 Sanborn Map*



*Front elevation*

## **Guidelines and Ordinances Cited on Review**

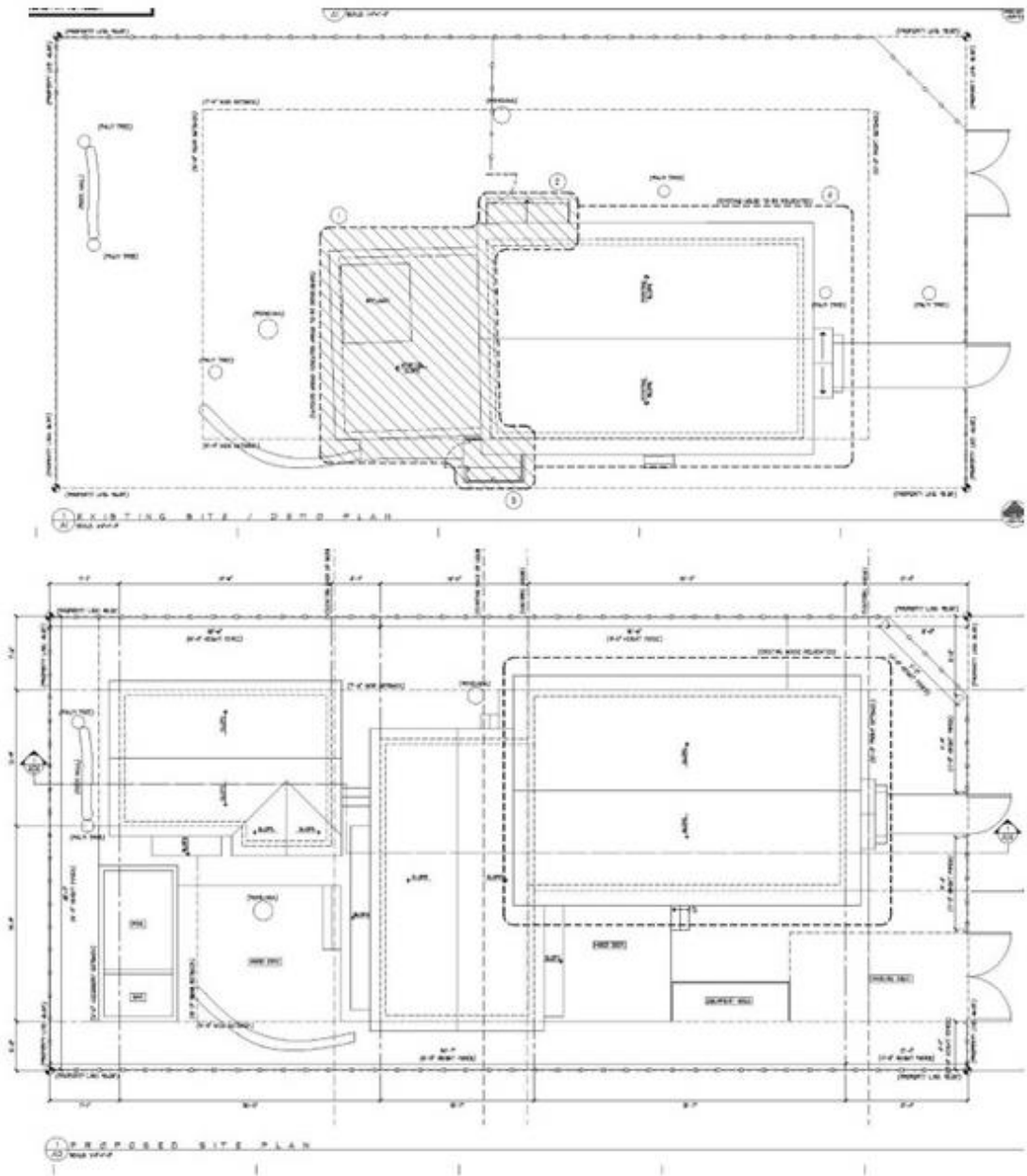
- Roofing (page 26), specifically 1 and 3.
- Windows (pages 29-a 29-l), specifically guidelines A 3 and 4.
- Foundations (page 34), specifically first paragraph, and guidelines 1 and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, 19, 22, and 26.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 12, 13, 14, 18, 22, and 23.
- Pools (page 39a), specifically first paragraph.
- Outbuildings (page 40), specifically guidelines 1, 3, 4, and 9.
- Chapter 102- Section 252- Requirements precedent to relocation.

## **Staff Analysis**

A Certificate of Appropriateness is under review for a new one-story rear addition. The plan also includes the relocation of the house towards the street side yard and new foundations that will match existing ones. In addition, the plan includes a new one-story accessory structure and a pool. Changes to windows, roof and siding repairs are also part of this application.

The principal house will be relocated towards the north side of the lot, making it more prominent towards Catherine Street. This also will allow for more space for a rear addition. The house will receive new wood 6 over 6 impact windows and siding will re repair and replaced when needed.

The new rear addition will replace an existing one and will extend towards the south of the lot. The new addition will be setback from the north elevation of the principal house approximately 5' - 6" as there is a large Poinciana tree that will be retained. A small canopy will protect new aluminum doors at the rear of the structure. The new addition will have a front gable roof, lower than the principal existing roof. Materials for the new addition includes wood siding, double hung impact rated wood windows, and metal 5 v-crimp will be used to finish the roof.



*Existing and proposed site plans.*



the corners of the south side of the 800 block of Catherine Street. The design respects existing large trees and new structures will be harmonious to the existing house and surrounding historic context. The scale massing and proportions of the rear addition and accessory structure are in keeping with surrounding same land use structures.

Renovations of the house meet the cited guidelines as well as the location of the new pool.

# APPLICATION



RECEIVED  
 MAY 30 2023  
 BY: TK

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



**City of Key West**  
 1300 White Street  
 Key West, Florida 33040

HARC COA # H2023-0017	REVISION #	INITIAL & DATE TK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1200 Margaret St.	
NAME ON DEED:	Dori Ann & Michael Bridger	PHONE NUMBER
OWNER'S MAILING ADDRESS:	1200 Margaret St.	EMAIL
APPLICANT NAME:	Bender & Associates Architects.	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela St.	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 05.23.2023

**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 \_\_\_ RELOCATION OF A STRUCTURE \_\_\_ ELEVATION OF A STRUCTURE \_\_\_  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES \_\_\_ NO \_\_\_ INVOLVES A HISTORIC STRUCTURE: YES \_\_\_ NO \_\_\_  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_ NO \_\_\_

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Principal structure relocation, interior renovation, new porch, new addition and new accessory structure.
<b>MAIN BUILDING:</b> Building to be relocated. Interior & exterior renovation.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
Demolition of existing covered porch, shed and outdoor shower. Remove kitchen appliances and demolition of interior walls.



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> New Accessory structure at the rear of the property.	
<b>PAVERS:</b> None	<b>FENCES:</b> Exterior fences at property line
<b>DECKS:</b> New elevated wood deck	<b>PAINTING:</b> All new paint to be white
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b> None	<b>POOLS (INCLUDING EQUIPMENT):</b> By others
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b> N/A
AC & Pool equipment	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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
H 2023-0017	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1200 Margaret St.
PROPERTY OWNER'S NAME:	Dori Ann & Michael Bridger
APPLICANT NAME:	Bender & Associates Architects

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE  Dori Ann & Michael Bridger 5-26-23  
DATE AND PRINT NAME

### DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of existing covered porch, shed and outdoor shower. Remove kitchen appliances and demolition of interior walls.

### 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.

N/A

(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.

N/A

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.
N/A
(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.
N/A
(d) Is not the site of a historic event with significant effect upon society.
N/A
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A
(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.
N/A
(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.
N/A



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.

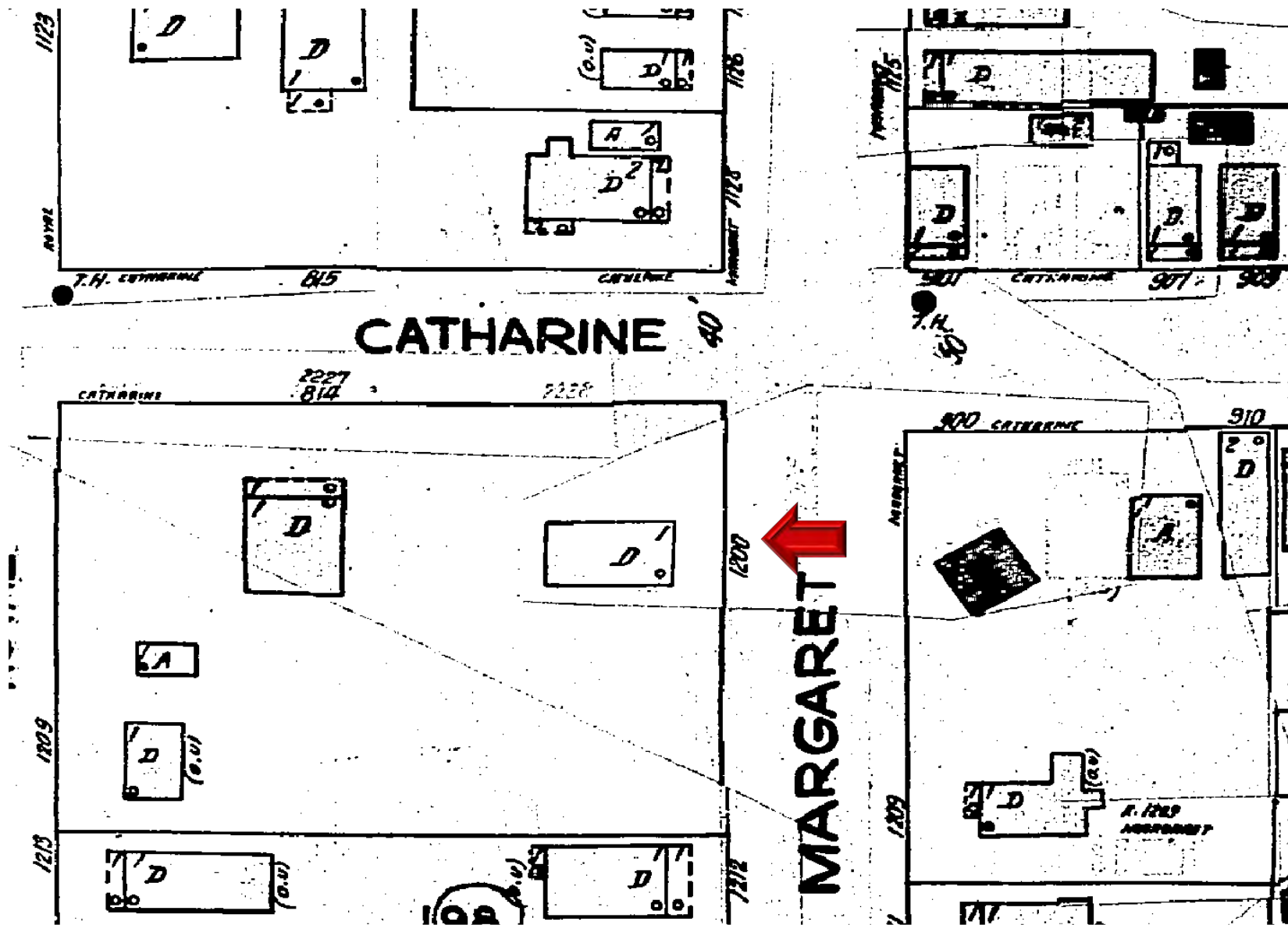
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

**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):

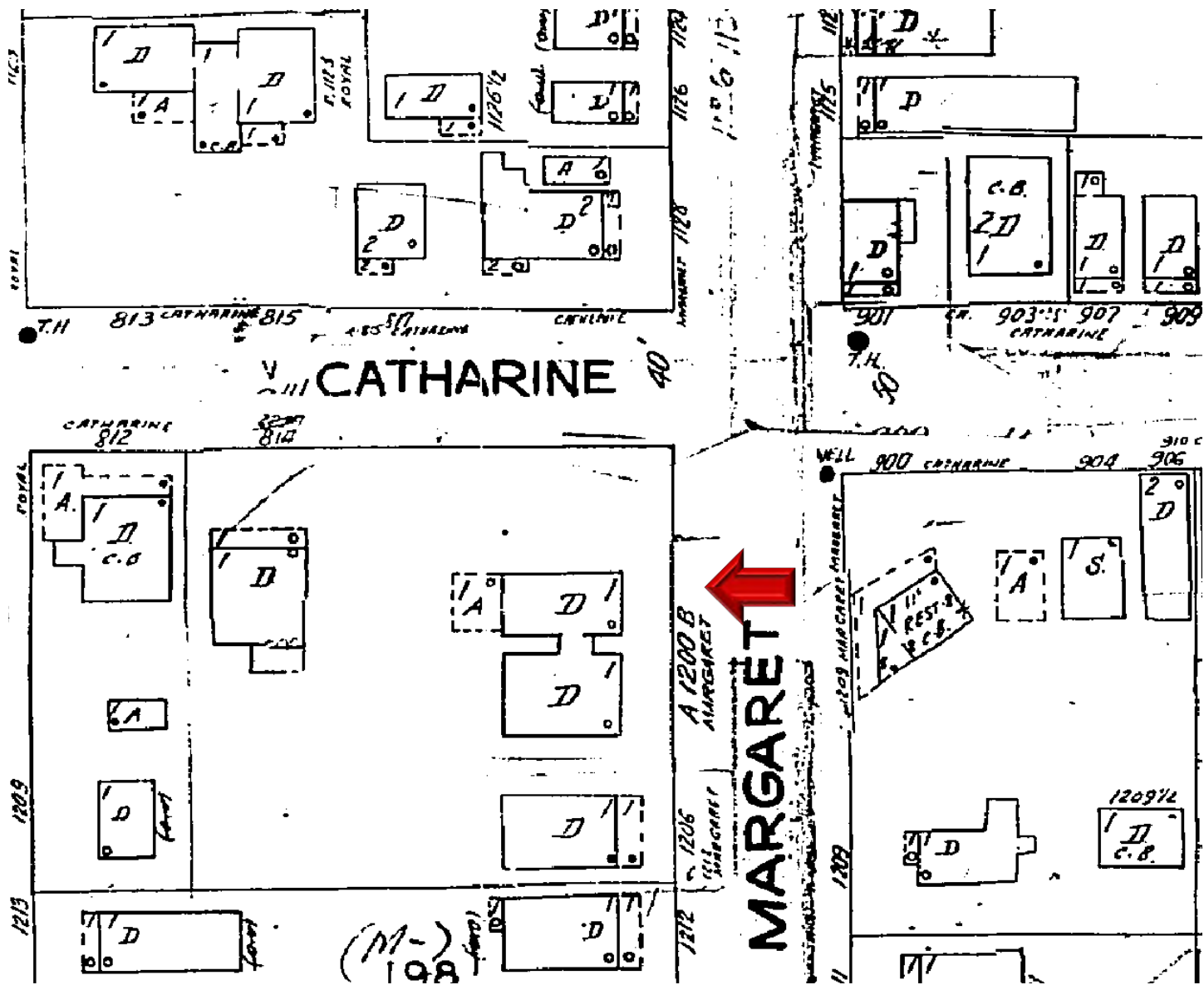
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
N/A
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
N/A
(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.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

# SANBORN MAPS



1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



**1200 Margaret Street circa 1965. Monroe County Library.**





**Front elevation facing Margaret Street.**



**North elevation facing Catherine Street.**





VIEW FROM MARGARET STREET (EXISTING EAST ELEVATION)





**VIEW FROM CATHERINE STREET (EXISTING NORTH ELEVATION)**



EXISTING SOUTH ELEVATION





**VIEW FROM CATWERINE STREET (EXISTING WEST ELEVATION)**

# SURVEY



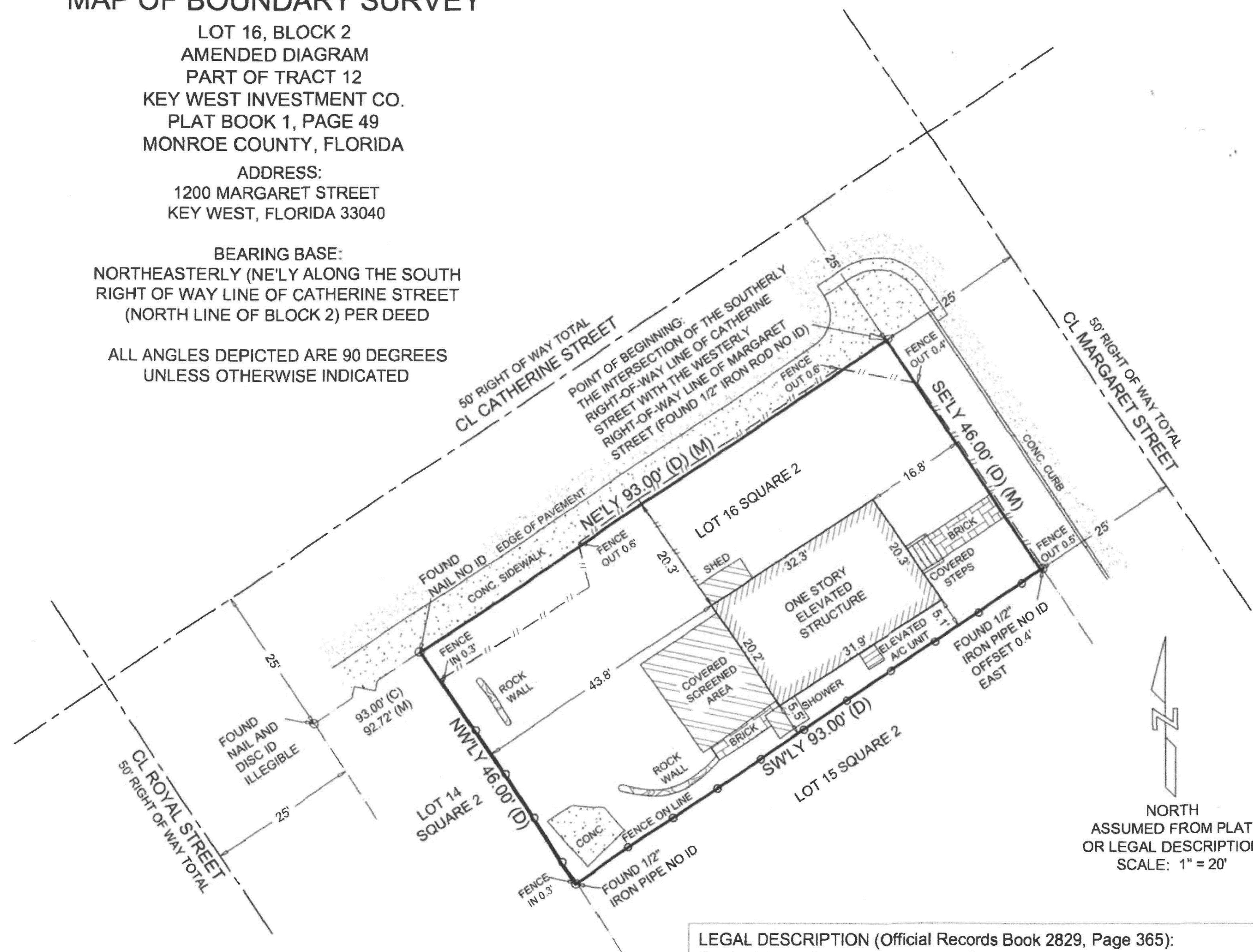
**MAP OF BOUNDARY SURVEY**

LOT 16, BLOCK 2  
 AMENDED DIAGRAM  
 PART OF TRACT 12  
 KEY WEST INVESTMENT CO.  
 PLAT BOOK 1, PAGE 49  
 MONROE COUNTY, FLORIDA

ADDRESS:  
 1200 MARGARET STREET  
 KEY WEST, FLORIDA 33040

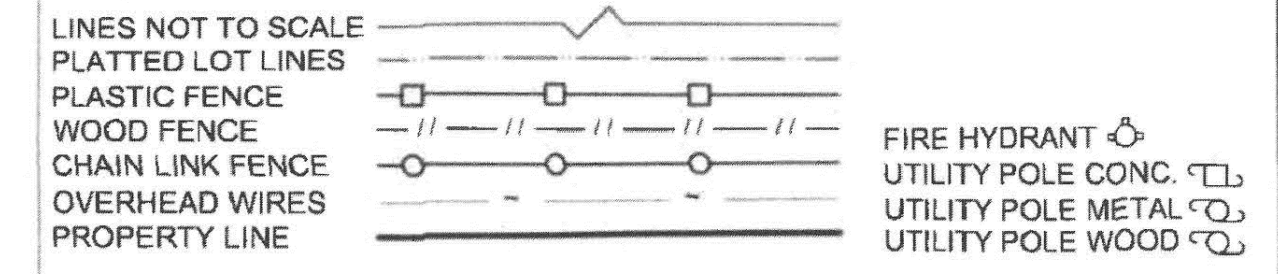
BEARING BASE:  
 NORTHEASTERLY (NE'LY ALONG THE SOUTH  
 RIGHT OF WAY LINE OF CATHERINE STREET  
 (NORTH LINE OF BLOCK 2) PER DEED

ALL ANGLES DEPICTED ARE 90 DEGREES  
 UNLESS OTHERWISE INDICATED



**ABBREVIATIONS:**

(C) = CALCULATED	NAVD = NORTH AMERICAN VERTICAL DATUM 1988
CA = CENTRAL ANGLE	NGS = NATIONAL GEODETIC SURVEY DATUM (1929)
CL = CENTERLINE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
CLF = CHAINLINK FENCE	P = PLAT
CONC. = CONCRETE	PID = PERMANENT IDENTIFIER
(D) = DEED	R = RADIUS
EB = ELECTRIC BOX	ROL = ROOF OVERHANG LINE
EM = ELECTRIC METER	SCO = SANITARY CLEAN-OUT
(F) = FIELD	SMH = SANITARY MANHOLE
FI = FENCE INSIDE	SV = SEWER VALVE
FO = FENCE OUTSIDE	WM = WATER METER
FOL = FENCE ON LINE	WV = WATER VALVE
GL = GROUND LEVEL	
L = ARC LENGTH	
(M) = MEASURED	



- GENERAL NOTES**
- 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
  - 2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
  - 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
  - 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
  - 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
  - 7.) UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
  - 8.) THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
  - 9.) SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE

**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 LICENSED BUSINESS (LB) NO. 7846  
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043  
 OFFICE (305) 872 - 1348  
 EMAIL: info@reecesurveying.com

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED:   
 ROBERT E. REECE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS 5632

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

**LEGAL DESCRIPTION (Official Records Book 2829, Page 365):**  
 On the Island of Key West, Monroe County, Florida and known as Lot 16 "Amended Diagram, Part of Tract 12, Key West Investment Company" as recorded in Plat Book 1, at Page 49, of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Begin at the intersection of the Southerly right-of-way line of Catherine Street with the Westerly right-of-way line of Margaret Street and run Southeasterly along said line of Margaret Street 46 feet to a point; thence Southwesterly at right angles 93 feet to a point; thence Northwesterly at right angles 46 feet to a point on Catherine Street; thence Northeasterly at right angles and along Catherine Street 93 feet back to the Point of Beginning.

SCALE: 1"=20'	<b>CERTIFIED TO:</b> - Dori Ann Bridger and Michael J. Bridger - Spottswood, Spottswood, Spottswood & Sterling, PLLC - Cardinal Financial Company, LP, its successors and/or assigns as their interest may appear - Fidelity National Title Insurance Company
FIELD WORK DATE: 05/06/21	
REVISION DATE: -/-	
SHEETS: 1 OF 1	
DRAWN BY: GF	
CHECKED BY: RER	
INVOICE NO: 21042808	

1200 MARGARET ST.  
 KEY WEST, FLORIDA

410 Angela Street  
 Key West, Florida 33040  
 Telephone (305) 296-1347  
 Facsimile (305) 296-2727  
 Florida License AAC002022

Bender & Associates  
 ARCHITECTS  
 p.a.

Project No: 2302  
 Date: 05/22/2023

# PROPOSED DESIGN

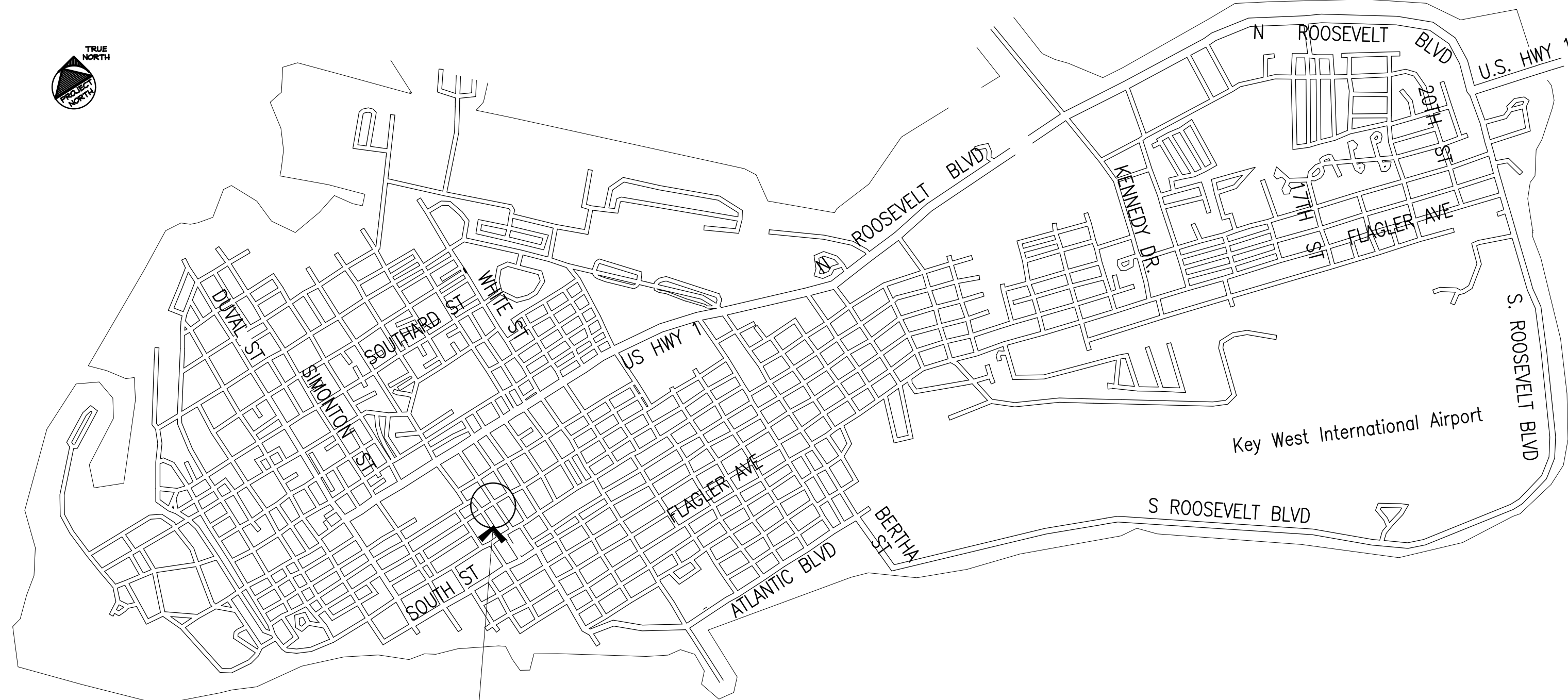


# 1200 MARGARET STREET

Key West Florida 33040

HARC PERMIT SET

## SITE MAP - KEY WEST



SITE LOCATION:  
1200 MARGARET STREET  
KEY WEST, FL 33040

Not to Scale

## PROJECT DIRECTORY

PROJECT: 1200 MARGARET STREET  
ARCHITECT'S PROJECT No.: 2302

CONTACT: DORI ANN & MICHAEL BRIDGER  
Address: 1200 Margaret St.,  
Key West Florida, 33040

Tel: --  
Email: --

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.  
Address: 410 Angela Street, Key West, FL 33040  
Tel: (305) 296-1347 Fax: (305) 296-2727  
E-mail: info@benderarchitects.com  
Architect: Haven Burke  
Designer Associate: Ana Catalina Alvarez

## GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:  
FLORIDA BUILDING CODE - Building 2020 7th EDITION  
FLORIDA BUILDING CODE - Existing 2020 7th EDITION  
FLORIDA BUILDING CODE - Residential 2020 7th EDITION  
FLORIDA BUILDING CODE - Plumbing 2020 7th EDITION  
FLORIDA BUILDING CODE - Fuel Gas 2020 7th EDITION  
FLORIDA BUILDING CODE - Mechanical 2020 7th EDITION  
FLORIDA BUILDING CODE - Energy Conservation 2020 7th EDITION  
NATIONAL ELECTRICAL CODE 2020 7th EDITION  
NFPA 101 LIFE SAFETY CODE w/ Florida Modifications  
FLORIDA FIRE PREVENTION CODE 2020 7th EDITION  
NFPA 1 2020 EDITION
- This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

## FLORIDA ADMINISTRATIVE CODE

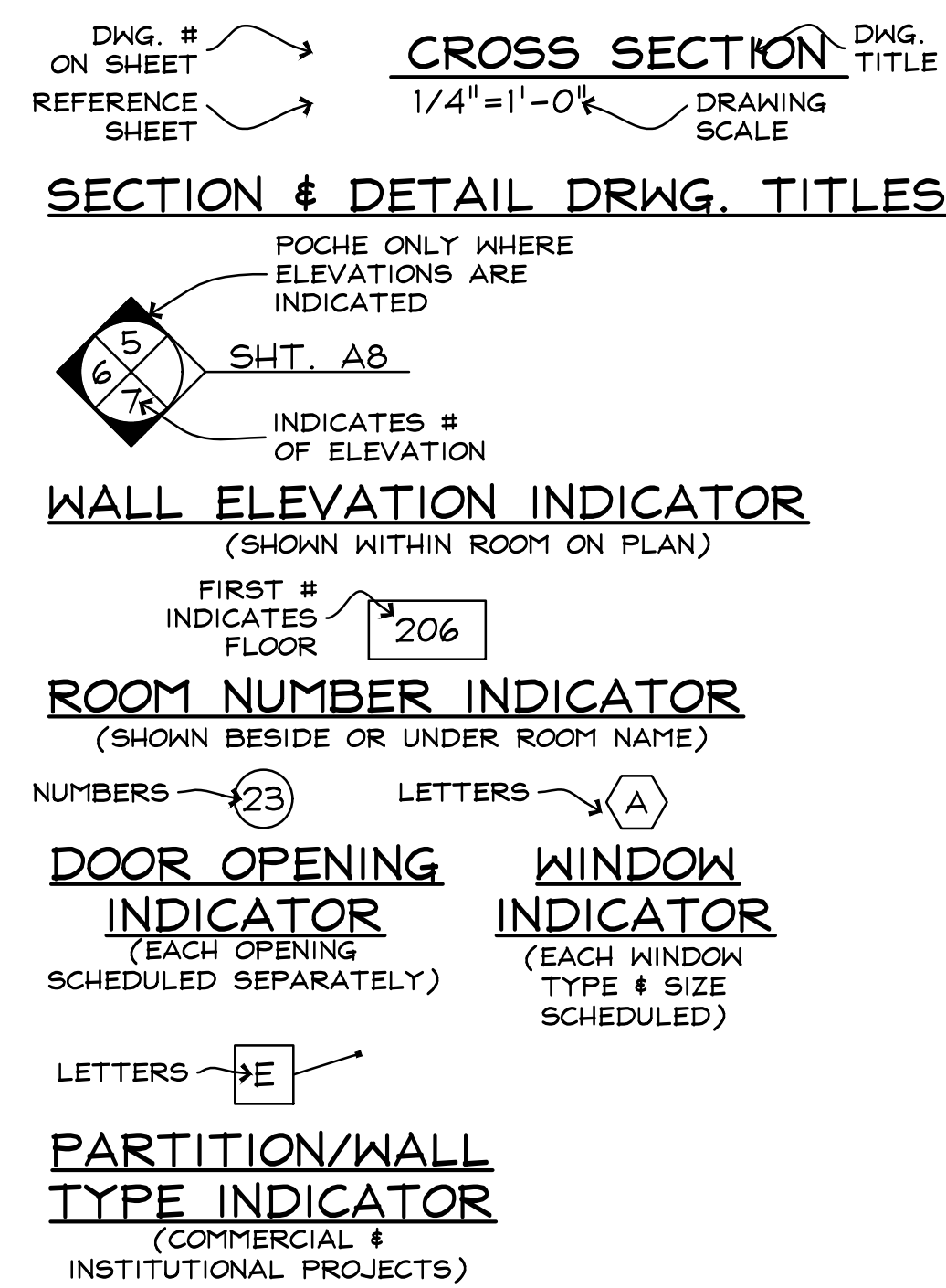
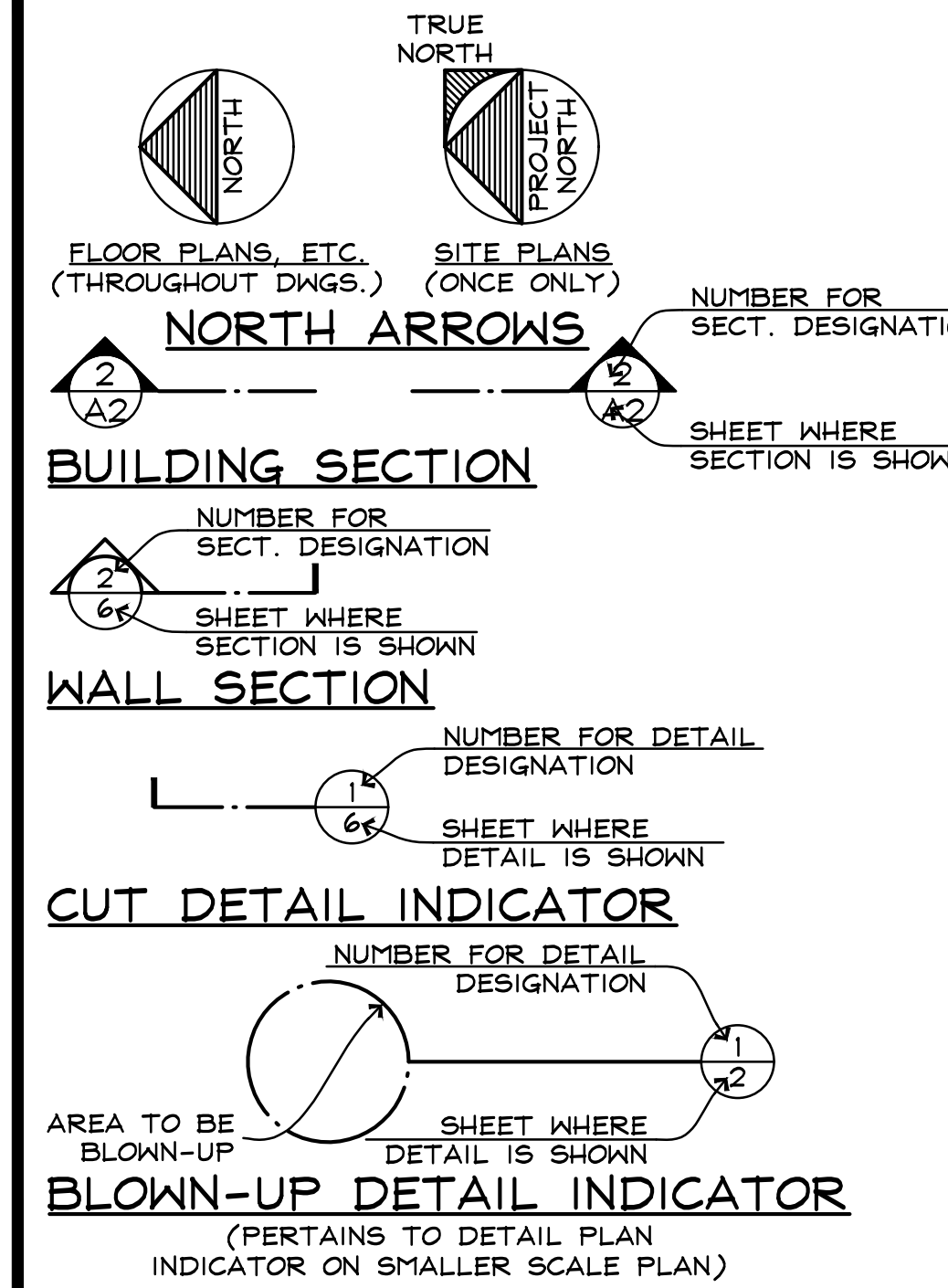
61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.  
Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (i), 481.225(1)(a), (h), (i) FS. History- New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

DESCRIPTION OF WORK:  
MAIN HOUSE RELOCATION. INTERIOR AND EXTERIOR RENOVATION. NEW ACCESSORY STRUCTURE

## ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BLR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED POINT
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE
DBL	DOUBLE	R	RADIUS (OR) RISER
DIAG	DIAGONAL	R/A	RETURN AIR
DS	DOWNSPOUT	REBAR	STEEL REINF. BAR
DTL	DETAIL	REFR.	REFRIGERATOR
DWR	DRAWER	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SS	STAINLESS STEEL
EL	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRIC	T	TYPICAL
EQ	EQUAL	TYP	TYPICAL
EXH	EXHAUST	UNO	UNLESS NOTED OTHERWISE
FV	FIELD VERIFY	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GI	GALVANIZED IRON	WD	WOOD
HORZ	HORIZONTAL	W/F	WELDED WIRE FABRIC
HDN	HARDWARE	WH	WATER HEATER
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

## SYMBOLS LEGEND



## MATERIAL DESIGNATIONS

[Symbol]	CONCRETE MASONRY UNITS IN PLAN
[Symbol]	CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
[Symbol]	METAL IN ELEVATION
[Symbol]	METAL IN SECTION
[Symbol]	FINISH WOOD IN ELEV. & IN SECTION
[Symbol]	DIMENSION LUMBER IN SECTION (CONTINUOUS)
[Symbol]	WOOD BLOCKING IN SECTION (DISCONTINUOUS)
[Symbol]	GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
[Symbol]	EARTH, NATURAL SUBSTRATE
[Symbol]	GRAVEL, AGGREGATE BASE COURSE, FILL
[Symbol]	FIBERGLASS BATT INSULATION
[Symbol]	RIGID INSULATION

## PARTITIONS & WALLS

[Symbol]	CONCRETE MASONRY UNITS
[Symbol]	POURED CONCRETE
[Symbol]	WOOD FRAME
[Symbol]	METAL STUDS
[Symbol]	EXISTING CONSTRUCTION TO REMAIN
[Symbol]	EXISTING CONSTRUCTION TO BE DEMOLISHED

## SHEET INDEX

C.	COVER
S.	SURVEY
A1.	EXISTING SITE / DEMO PLAN, EXISTING FLOOR / DEMO PLAN
A2.	PROPOSED SITE PLAN, PROJECT STATISTICS.
A3.	PROPOSED FLOOR PLAN
A4.	EXISTING & PROPOSED NORTH & SOUTH ELEVATION
A5.	EXISTING & PROPOSED EAST & WEST ELEVATION, STREET ELEVATIONS

1200 MARGARET ST.  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

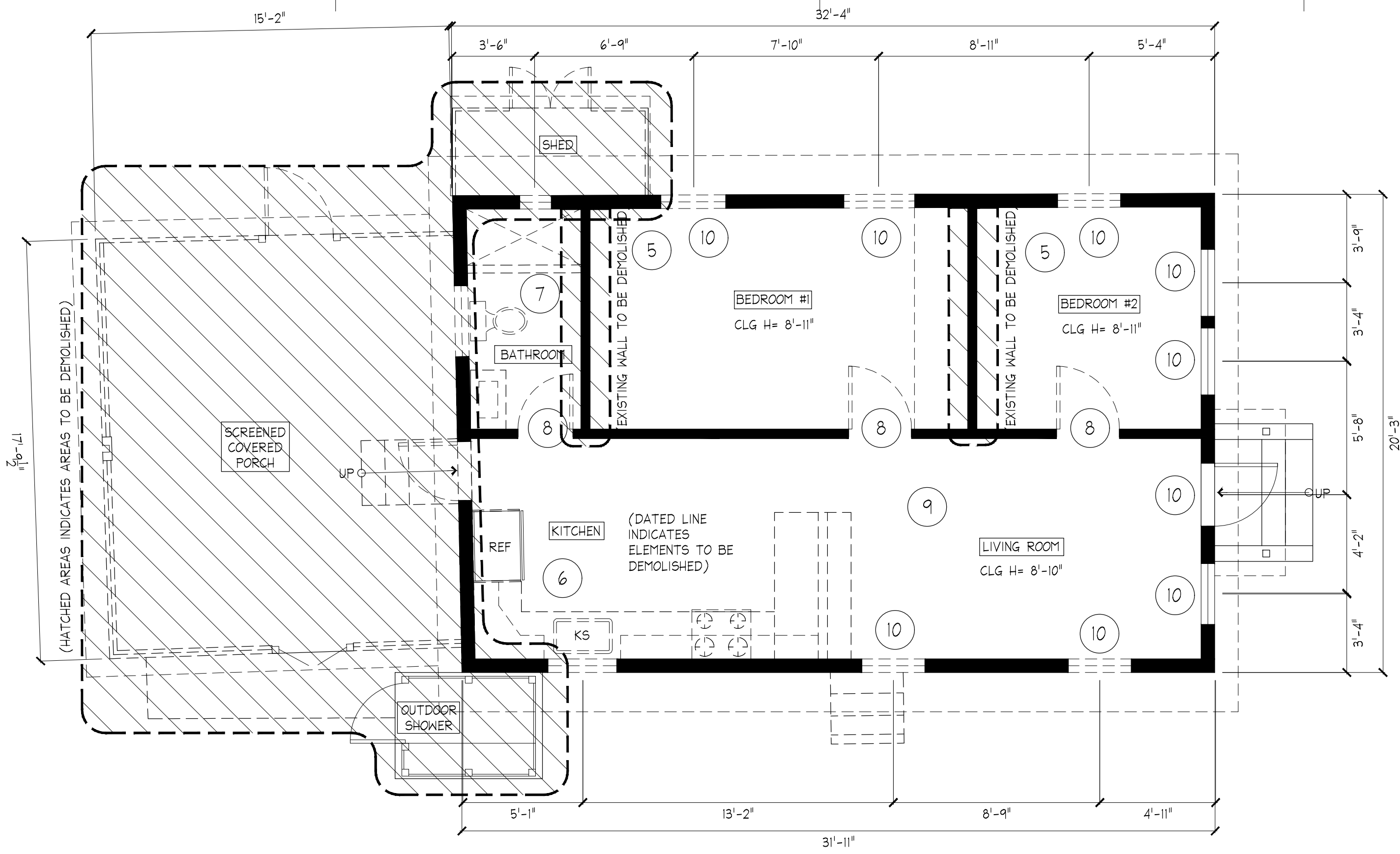
Bender & Associates  
ARCHITECTS  
p.c.

Project No.: 2302  
SITE MAP KEY WEST  
GENERAL NOTES  
SYMBOLS LEGEND  
SHEET INDEX

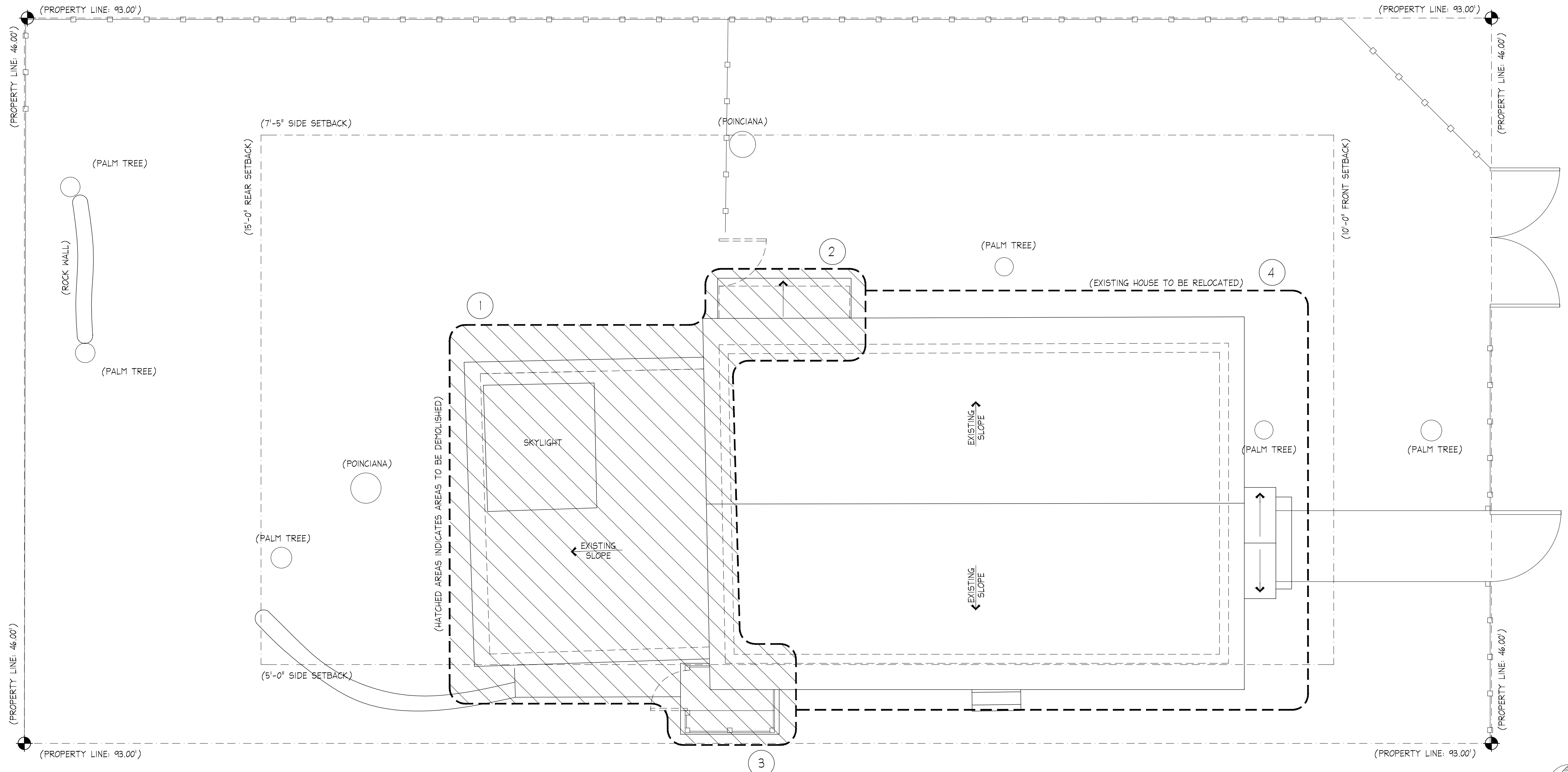
Date:  
**C**

- ### CODED DEMOLITION NOTES
1. EXISTING COVERED SCREENED PORCH TO BE DEMOLISHED.
  2. EXISTING SHED TO BE DEMOLISHED.
  3. EXISTING OUTDOOR SHOWER TO BE DEMOLISHED.
  4. EXISTING HOUSE TO BE RELOCATED.
  5. EXISTING INTERIOR WALLS TO BE DEMOLISHED.
  6. KITCHEN: EXISTING APPLIANCES, FINISH FLOOR, CABINETRY, ISLAND TO BE REMOVED.
  7. BATHROOM: EXISTING FIXTURES, FINISH FLOOR, FINISH WALL (TILE) AND WALL TO BE REMOVED.
  8. INTERNAL DOOR TO BE REMOVED.
  9. FINISH FLOOR TO BE REMOVED.
  10. EXISTING WINDOWS AND DOOR TO BE REMOVED AND REPLACE. SEE PROPOSED PLANS AND ELEVATIONS.

- ### DEMOLITION GENERAL NOTES
1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOBSITE, AND ALSO AFTERWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
  2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE. COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
  3. ALL COSTS OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
  5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.
  6. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.



2 EXISTING / DEMO FLOOR PLAN  
A1 SCALE: 1/4"=1'-0"



1 EXISTING SITE / DEMO PLAN  
A1 SCALE: 1/4"=1'-0"

**1200 MARGARET ST.**  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

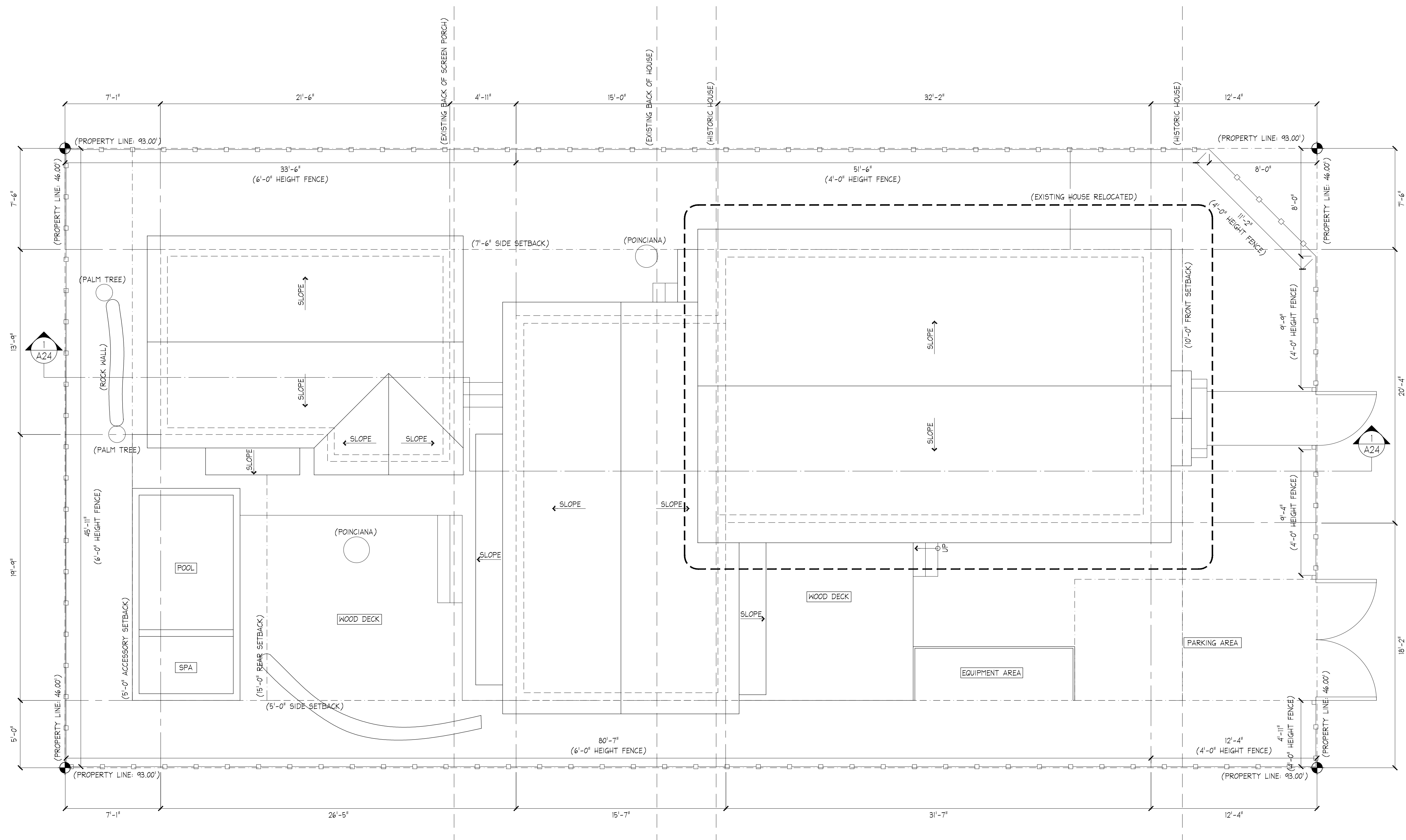
*Bender & Associates*  
**ARCHITECTS**  
p.a.

Project No: 2302  
Date: 05/22/2023

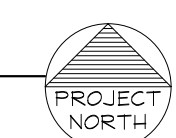
**A1**

## PROJECT STATISTICS

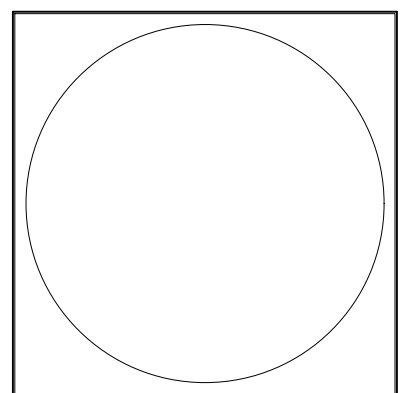
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HNC-2		
LOT SIZE	4,278 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	1,711 S.F. MAX.	1,185 S.F.	1,403 S.F.
4,278 S.F. X 40%			
IMPERVIOUS SURFACE	2,567 S.F. MAX.	1,333 S.F.	1,739 S.F.
4,278 S.F. X 60%			
FRONT SETBACK (MARGARET)	10'-0" MIN.	16'-9"	12'-4"
SIDE SETBACK (CATHERINE)	7'-5" MIN.	20'-4"	7'-6"
SIDE SETBACK (SOUTH)	5'-0" MIN.	5'-1"	5'-0"
REAR SETBACK (WEST)	15'-0" MIN.	29'-0"	33'-6" TO PRINCIPAL STRUCTURE 7'-1" TO ACCESSORY STRUCTURE
OPEN SPACE (35%)	1,497 S.F. MIN.	2,945 S.F.	2,539 S.F.
REAR YARD ACCESSORY STRUCTURE BLDG COVERAGE (30% MAX)	REAR YARD AREA: 690 S.F. (15'-0" X 46'-0") MAX ALLOWED: 207 S.F. (.3 X 690 S.F.)	0 S.F.	109 S.F.



1 PROPOSED SITE PLAN  
A2 SCALE: 1/4"=1'-0"



1200 MARGARET ST.  
KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

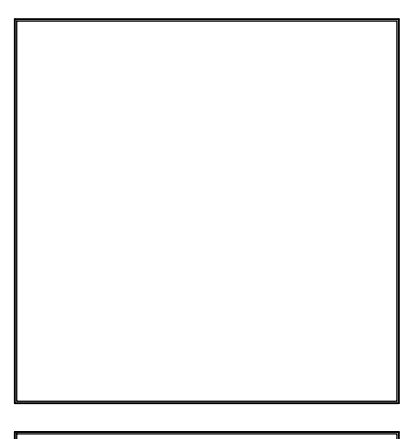
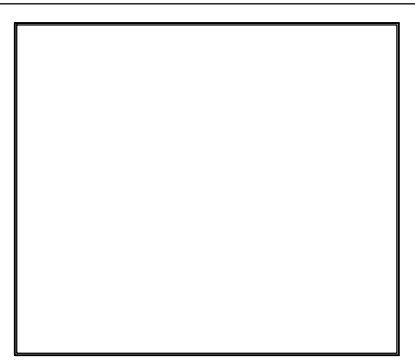
Project No: 2302

Date: 05/22/2023

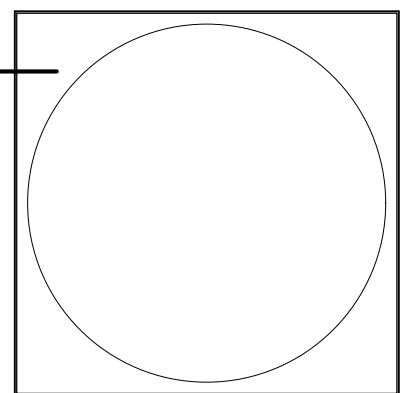
A2







1200 MARGARET ST.  
KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

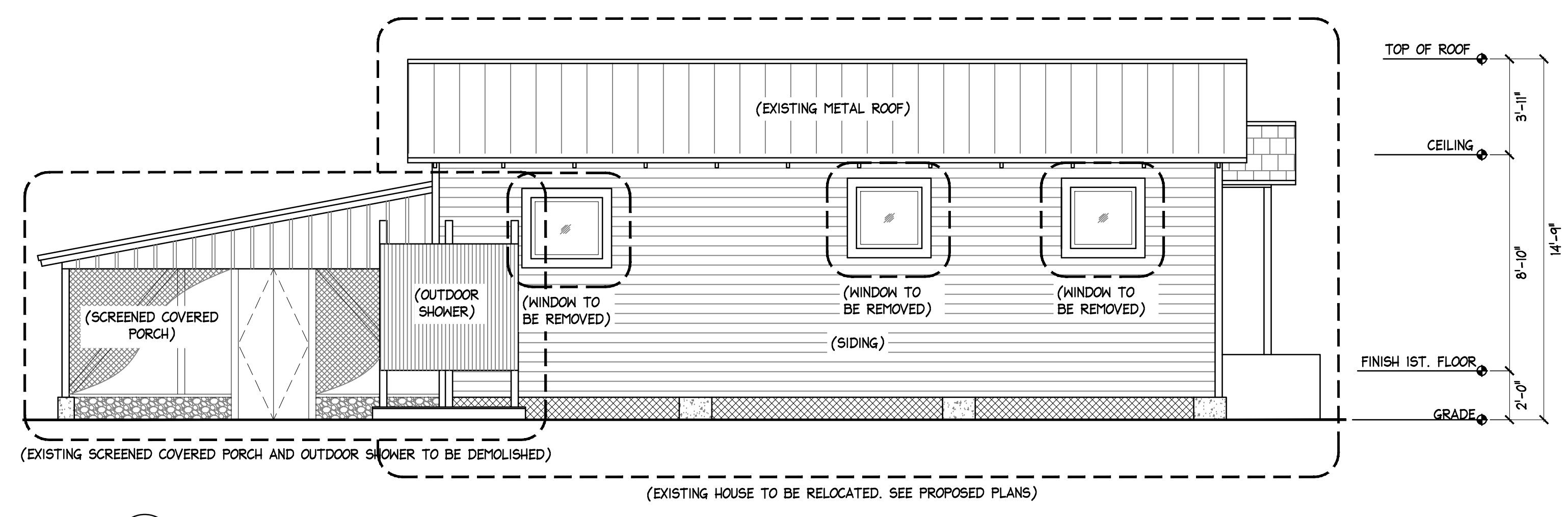
Bender & Associates  
ARCHITECTS  
p.c.

Project No: 2302

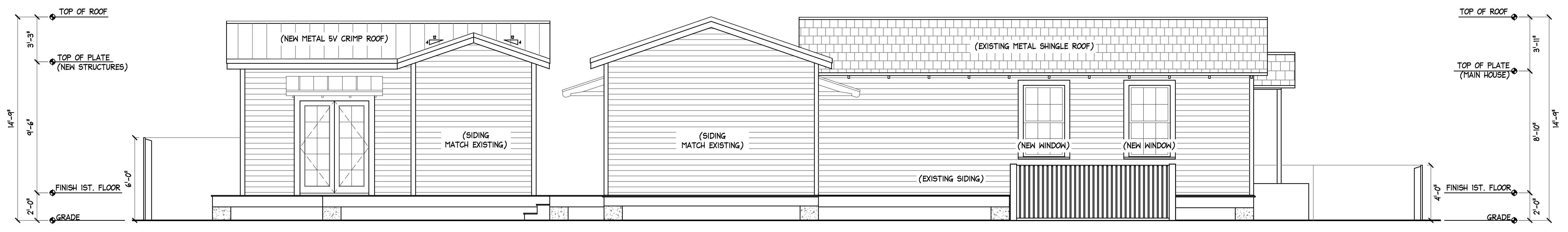


Date: 05/22/2023

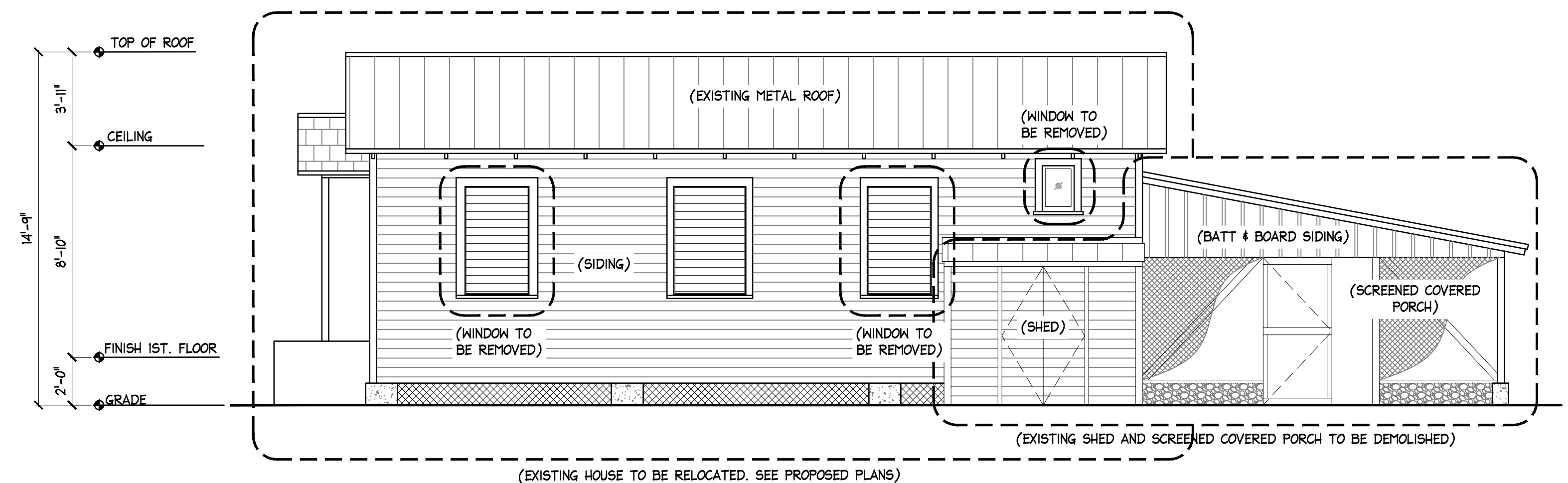
A4



4 EXISTING SOUTH ELEVATION  
A4 SCALE: 1/4"=1'-0"

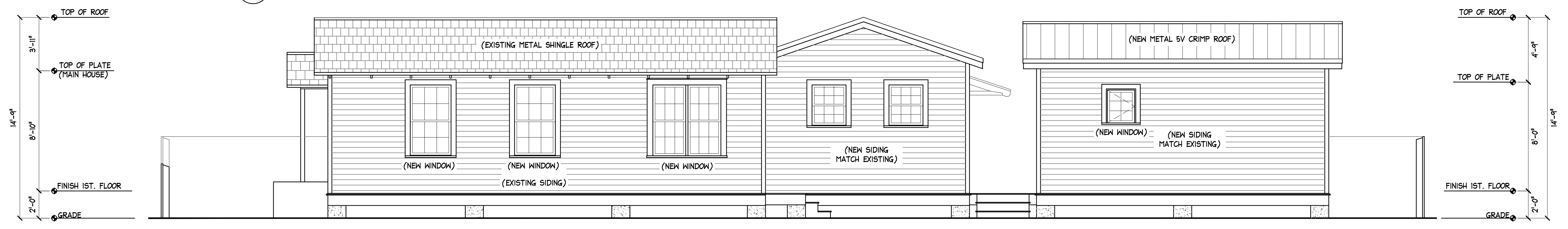


3 PROPOSED SOUTH ELEVATION  
A4 SCALE: 1/4"=1'-0"

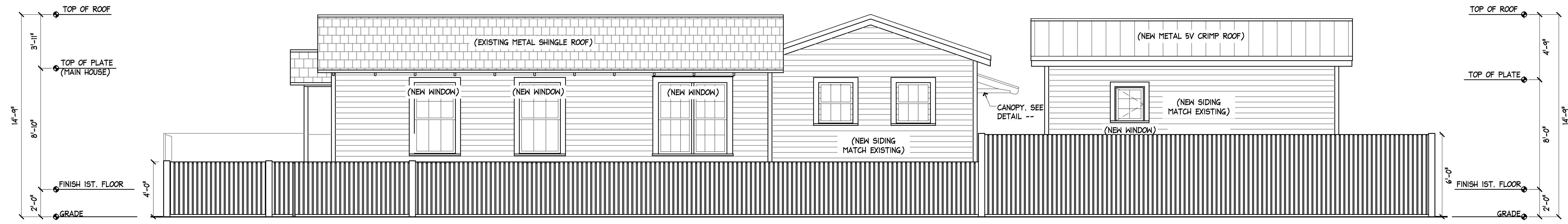


2 EXISTING NORTH ELEVATION  
A4 SCALE: 1/4"=1'-0"

- GENERAL ELEVATION NOTES**
1. EXISTING EXTERIOR LAP SIDING IS TO BE SANDED AND REPAIRED IN PREPARATION FOR PAINT. FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING. ALL NEW SIDING TO MATCH EXISTING. ALL SIDING PAINTED WHITE.
  2. EXISTING FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. PATCH AND REPAIR AS REQUIRED. ALL NEW TRIM TO MATCH EXISTING. ALL TRIM TO BE PAINTED WHITE.
  3. ALL WINDOWS AND DOORS AT HISTORIC STRUCTURE ARE TO BE WOOD IMPACT RATED PAINTED WHITE.
  4. HISTORIC STRUCTURE METAL SHINGLES ARE TO REMAIN. ANY REQUIRED REPAIRS ARE TO BE FINISHED WITH NEW METAL SHINGLES THAT MATCH EXISTING.
  5. AT NEW ADDITION AND NEW ACCESSORY STRUCTURE ALL EXTERIOR SIDING, CORNER TRIM, FASCIA, BASE TRIM, DOOR TRIM AND WINDOW TRIM IS TO MATCH HISTORIC STRUCTURE (PAINTED WHITE).
  6. AT NEW ADDITION AND NEW ACCESSORY STRUCTURE ALL ROOFING IS TO BE METAL 5V CRIMP GALVALUME.
  7. AT NEW ADDITION AND NEW ACCESSORY STRUCTURE ALL WINDOWS ARE TO BE WOOD IMPACT RESISTANT PAINTED WHITE.
  8. AT NEW ADDITION AND NEW ACCESSORY STRUCTURE ALL DOORS ARE TO BE ALUMINUM PAINTED WHITE.



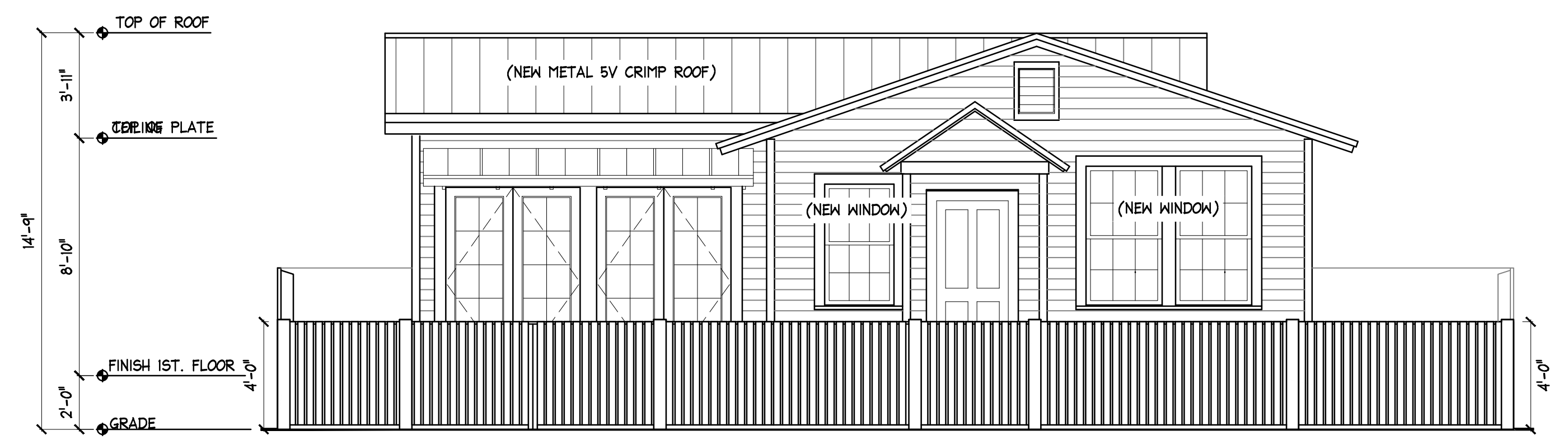
1 PROPOSED NORTH ELEVATION  
A4 SCALE: 1/4"=1'-0"



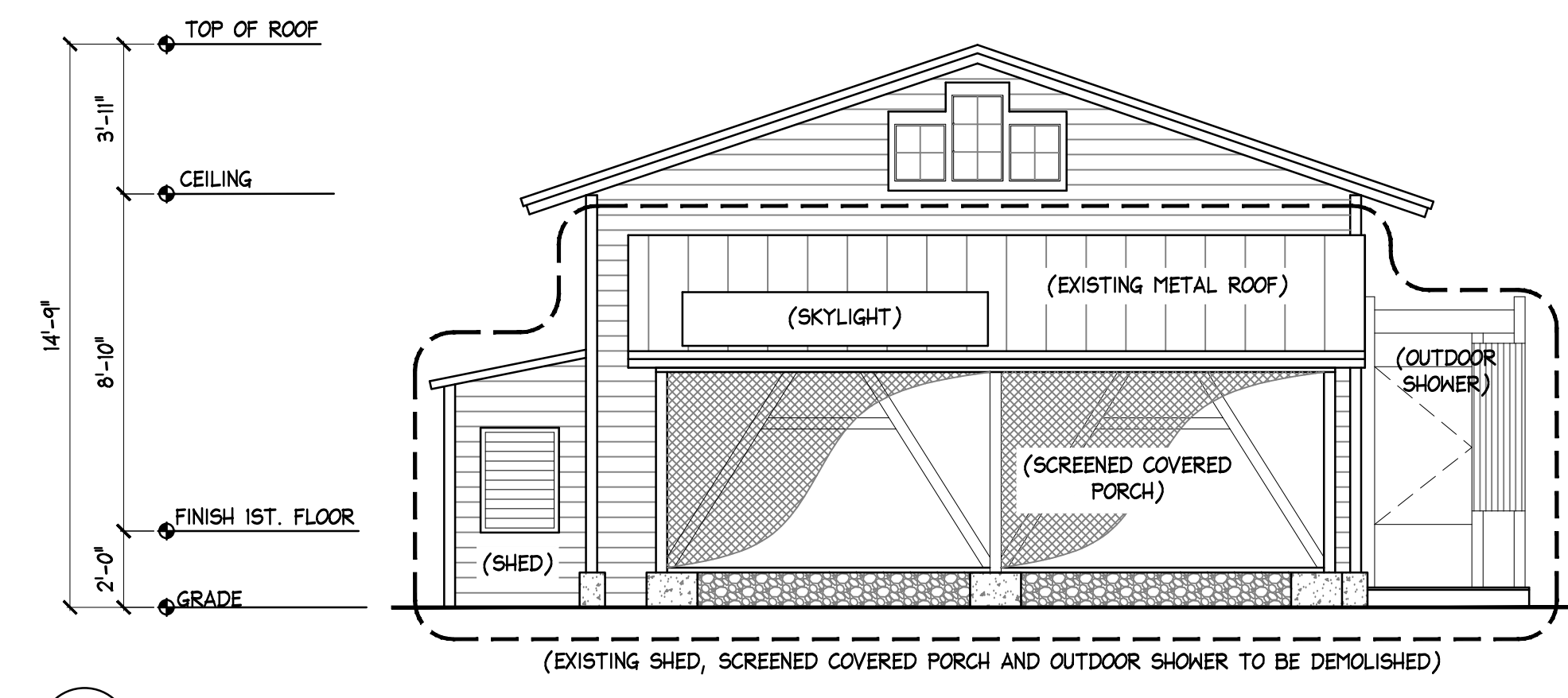
**6 PROPOSED NORTH ELEVATION - (SITE VIEW CATHERINE ST.)**  
 A5 SCALE: 1/4"=1'-0"

**GENERAL ELEVATION NOTES**

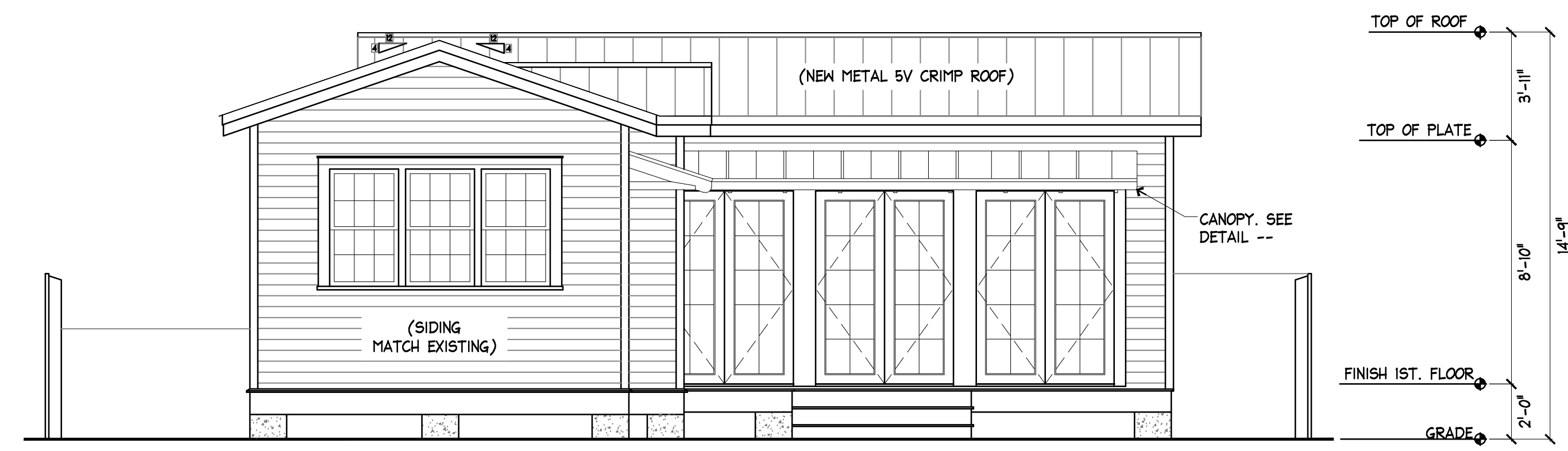
1. EXISTING EXTERIOR LAP SIDING IS TO BE SANDED AND REPAIRED IN PREPARATION FOR PAINT. FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING. ALL NEW SIDING TO MATCH EXISTING. ALL SIDING PAINTED WHITE.
2. EXISTING FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. PATCH AND REPAIR AS REQUIRED. ALL NEW TRIM TO MATCH EXISTING. ALL TRIM TO BE PAINTED WHITE.
3. ALL WINDOWS AND DOORS AT HISTORIC STRUCTURE ARE TO BE WOOD IMPACT RATED PAINTED WHITE.
4. HISTORIC STRUCTURE METAL SHINGLES ARE TO REMAIN. ANY REQUIRED REPAIRS ARE TO BE FINISHED WITH NEW METAL SHINGLES THAT MATCH EXISTING.
5. AT NEW ADDITION AND NEW ACCESSORY STRUCTURE ALL EXTERIOR SIDING, CORNER TRIM, FASCIA, BASE TRIM, DOOR TRIM AND WINDOW TRIM IS TO MATCH HISTORIC STRUCTURE (PAINTED WHITE).
6. AT NEW ADDITION AND NEW ACCESSORY STRUCTURE ALL ROOFING IS TO BE METAL 5V CRIMP GALVALUME.
7. AT NEW ADDITION AND NEW ACCESSORY STRUCTURE ALL WINDOWS ARE TO BE WOOD IMPACT RESISTANT PAINTED WHITE.
8. AT NEW ADDITION AND NEW ACCESSORY STRUCTURE ALL DOORS ARE TO BE ALUMINUM PAINTED WHITE.



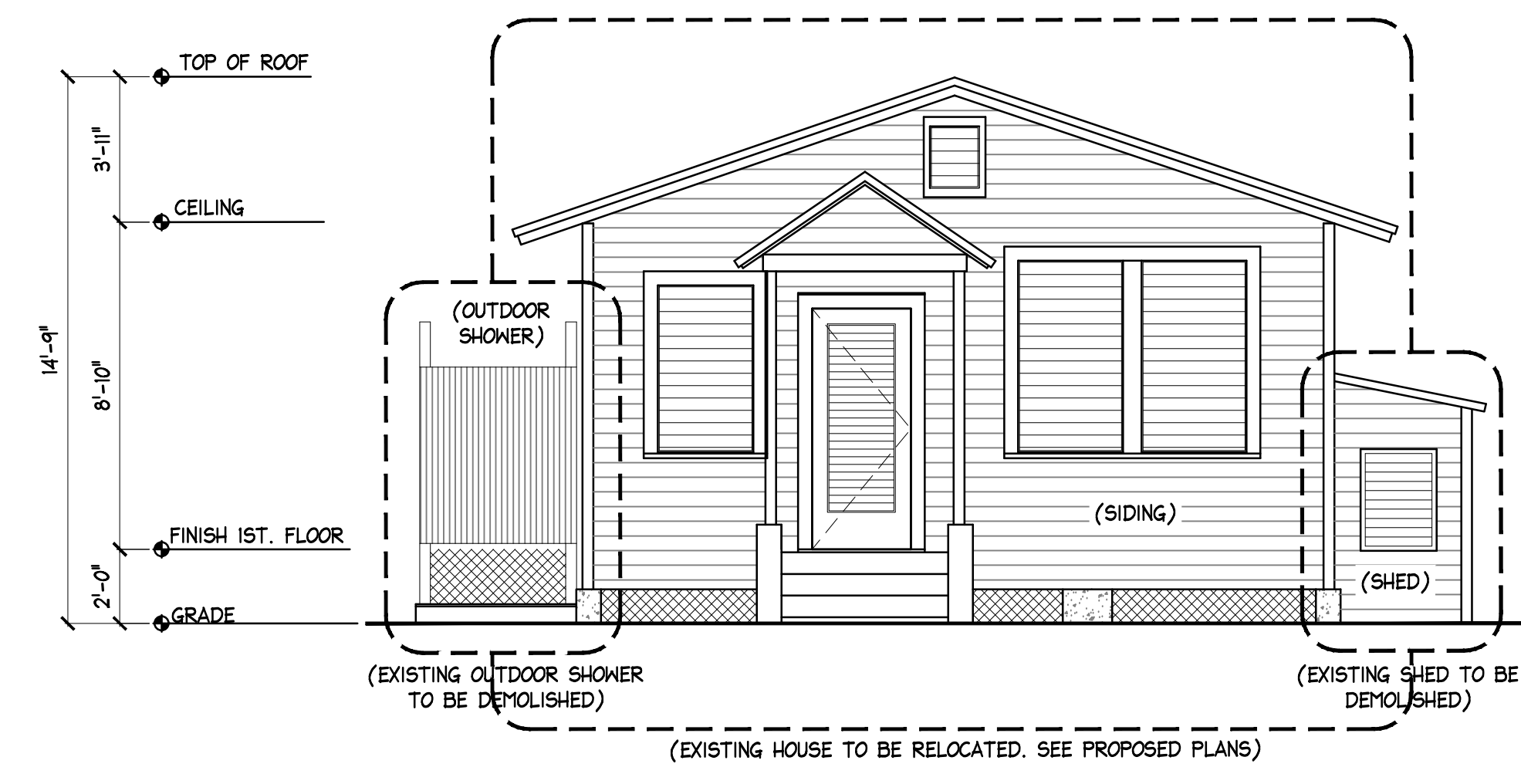
**5 PROPOSED EAST ELEVATION - (SITE VIEW MARGARET ST)**  
 A5 SCALE: 1/4"=1'-0"



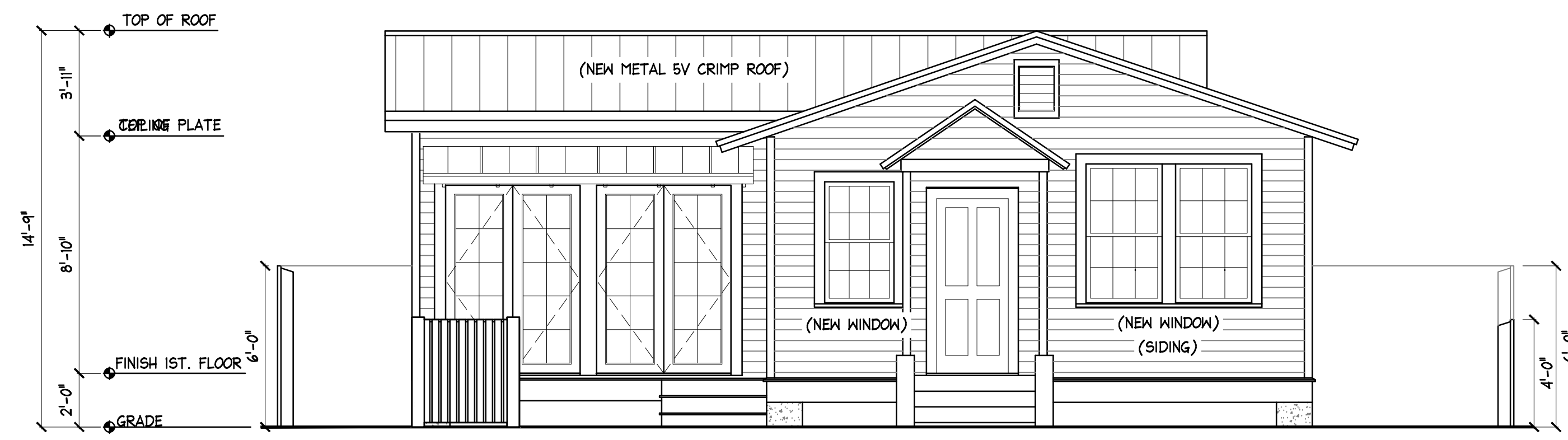
**4 EXISTING WEST ELEVATION**  
 A5 SCALE: 1/4"=1'-0"



**3 PROPOSED WEST ELEVATION**  
 A5 SCALE: 1/4"=1'-0"

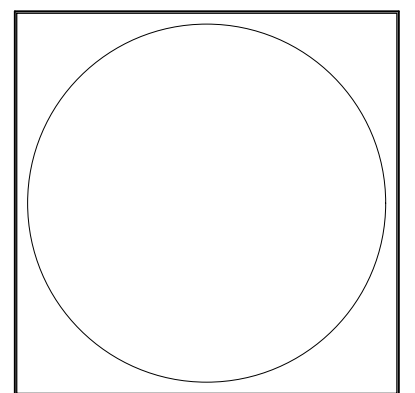


**2 EXISTING EAST ELEVATION**  
 A5 SCALE: 1/4"=1'-0"



**1 PROPOSED EAST ELEVATION**  
 A5 SCALE: 1/4"=1'-0"

1200 MARGARET ST.  
 KEY WEST, FLORIDA



410 Angela Street  
 Key West, Florida 33040  
 Telephone (305) 296-1347  
 Facsimile (305) 296-2727  
 Florida License AAC002022

Bender & Associates  
 ARCHITECTS  
 p.c.

Project No: 2302

Date: 05/22/2023

**A5**



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 27, 2023, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**PRINCIPAL STRUCTURE RELOCATION, NEW PORCH, NEW ADDITION, AND NEW ACCESSORY STRUCTURE. DEMOLITION OF EXISTING COVERED PORCH, SHED, AND OUTDOOR SHOWER.**

**#1200 Margaret Street**

**Applicant – Haven Burkee, Architect    Application #H2023-0017**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](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.





Public Meeting Notice

SECURED BY  
**ADT**  
800.ADT.ASAP  
ADT.COM



# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared \_\_\_\_\_  
Ana Alvarez \_\_\_\_\_, 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:  
1200 Margaret St. \_\_\_\_\_ on the  
22 day of June \_\_\_\_\_, 2023.

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 27 \_\_\_\_\_, 2023.

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 #H2023-0017.

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

**Signed Name of Affiant:**

Ana Alvarez  
Date: June 22/2023  
Address: 410 Angela St.  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 22nd day of June, 2023.

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

**NOTARY PUBLIC**

Sign Name: Ayn Lewis  
Print Name: Ayn Lewis  
Notary Public - State of Florida (seal)  
My Commission Expires: 5-2-2025





# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

Parcel ID 00029640-000000  
 Account# 1030406  
 Property ID 1030406  
 Millage Group 10KW  
 Location Address 1200 MARGARET St A, KEY WEST  
 Legal Description KW INVESTMENT CO SUB PB1-49 LOT 16 SQR 2 TR 12 H3-212 V-23/24 OR525-729 OR749-242 OR867-409 OR3100-0363  
 (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



1030406 1200 MARGARET ST 06/30/21

## Owner

BRIDGER DORI ANN GIGLIO  
 1200 Margaret St  
 Key West FL 33040

BRIDGER MICHAEL JOHN  
 1200 Margaret St  
 Key West FL 33040

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$119,793	\$104,030	\$87,387	\$89,527
+ Market Misc Value	\$2,419	\$2,503	\$2,588	\$2,684
+ Market Land Value	\$634,941	\$473,575	\$519,178	\$514,857
= Just Market Value	<b>\$757,153</b>	<b>\$580,108</b>	<b>\$609,153</b>	<b>\$607,068</b>
= Total Assessed Value	<b>\$757,153</b>	<b>\$580,108</b>	<b>\$609,153</b>	<b>\$607,068</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$757,153</b>	<b>\$580,108</b>	<b>\$609,153</b>	<b>\$607,068</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$473,575	\$104,030	\$2,503	\$580,108	\$580,108	\$0	\$580,108	\$0
2020	\$519,178	\$87,387	\$2,588	\$609,153	\$609,153	\$0	\$609,153	\$0
2019	\$514,857	\$89,527	\$2,684	\$607,068	\$607,068	\$0	\$607,068	\$0
2018	\$502,515	\$63,386	\$891	\$566,792	\$566,792	\$0	\$566,792	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,278.00	Square Foot	46	93

## Buildings

Building ID	2287	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2011
Gross Sq Ft	957	Foundation	CONC BLOCK
Finished Sq Ft	640	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	104	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1

Depreciation %	12	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	640	640	0
OPF	OP PRCH FIN LL	15	0	0
SPF	SC PRCH FIN LL	270	0	0
SBU	UTIL UNFIN BLK	32	0	0
<b>TOTAL</b>		<b>957</b>	<b>640</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1990	BRICK PATIO (PT2)	4 x 14	0	56 SF	2
FENCES	2018	2019	4 x 46	1	184 SF	2
FENCES	2018	2109	6 x 96	1	576 SF	2

**Sales**

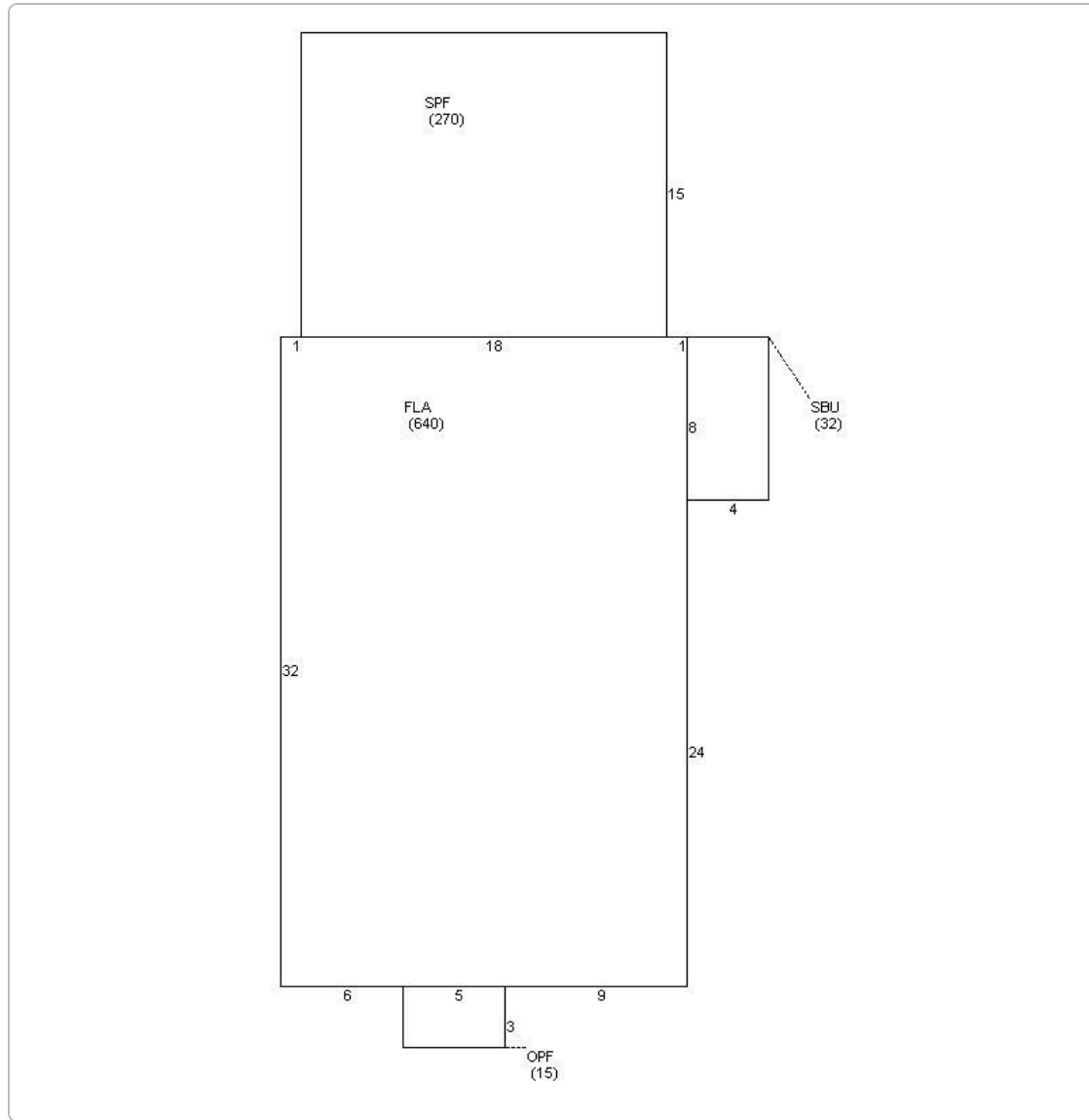
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/21/2021	\$775,000	Warranty Deed	2321512	3100	0363	01 - Qualified	Improved		
12/2/2016	\$520,000		2101962	2829	365	37 - Unqualified	Improved	COGNATO RICHARD A	
11/1/1977	\$32,500	Conversion Code		749	242	Q - Qualified	Improved		

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-1603	6/11/2018		\$3,000	Residential	BUILD WHITE PICKET FENCE ALONG FRONT AND RIGHT SIDE OF PROPERTY LINE 4X46 AND 6X93
17-688	2/23/2017	5/9/2017	\$12,500	Residential	REPLACE 12 SQRS METAL SHINGLES WITH SAME

**View Tax Info**

[View Taxes for this Parcel](#)



Map

