

Staff Report

- 14 Second floor addition of bedroom and porch at rear of existing house-
#513 Margaret Street- Michael Miller Architect (H12-01-895)

This staff report is for the review of a Certificate of Appropriateness for a proposed second floor addition on the back of the house with an arbor and spiral staircase. The main house located on 513 Margaret Street is listed as a contributing resource. The two story structure was built circa 1889. According to the Sanborn maps the back portion of the house used to have a one story attached structure. Through time this structure has been altered and today it has the same width as the main house.

The proposed second floor will be located over the back portion one story attached structure. The addition will be rectangular in footprint and will be lower in height than the main house. Proposed construction materials will match existing ones; novelty wood siding and metal v crimp roof. Doors and windows will be reused and new units will match existing ones.

Guidelines that should be reviewed for this application;

Additions/ Alterations and New Construction (pages 36-38a);

- (1) *A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (6) *Additions should not alter the balance and symmetry of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

New Construction:

1. **Siting** – New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing

historic structures. Areas reserved for parks or open space must be retained.

The proposed second story addition will not comply with side setback comply with minimum zoning requirements. The zoning requirements for this particular historic district HHDR are;

Front yard- 10 ft

Side- 5 ft

Rear- 20 ft

Maximum height- 30 ft

The project will require side variance since the building is less than 5 feet from the side property line.

It is staff's opinion that the proposed plans are consistent with the guidelines for additions and alterations. The proposed new addition will be in keeping with the mass and scale of the existing structure and surrounding buildings. If approved this project may require Planning Board review.

Application



CITY OF KEY WEST BUILDING DEPARTMENT

Fax 809-3978

CERTIFICATE of APPROPRIATENESS

APPLICATION # H12-01-0895

OWNER NAME: PAUL MANSOUR

DATE: 5/29/12

OWNERS ADDRESS: 513 MARGARET ST

PHONE #: (570) 313-6949

APPLICANT'S NAME: MICHAEL MILLER

PHONE #: 294-7687

APPLICANT'S ADDRESS: 517 DUVAL ST #200

ADDRESS OF CONSTRUCTION: 513 MARGARET ST.

OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
2ND FLOOR ADDITION OF
BEDROOM & PORCH AT REAR
OF EXISTING HOUSE

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 s. 775.083

This application for Certificate of Appropriateness must precede applications for building 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.



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 checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or 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: _____

Staff Approval: _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Contributing resource. Built c. 1889.
Guidelines for additions/alterations.

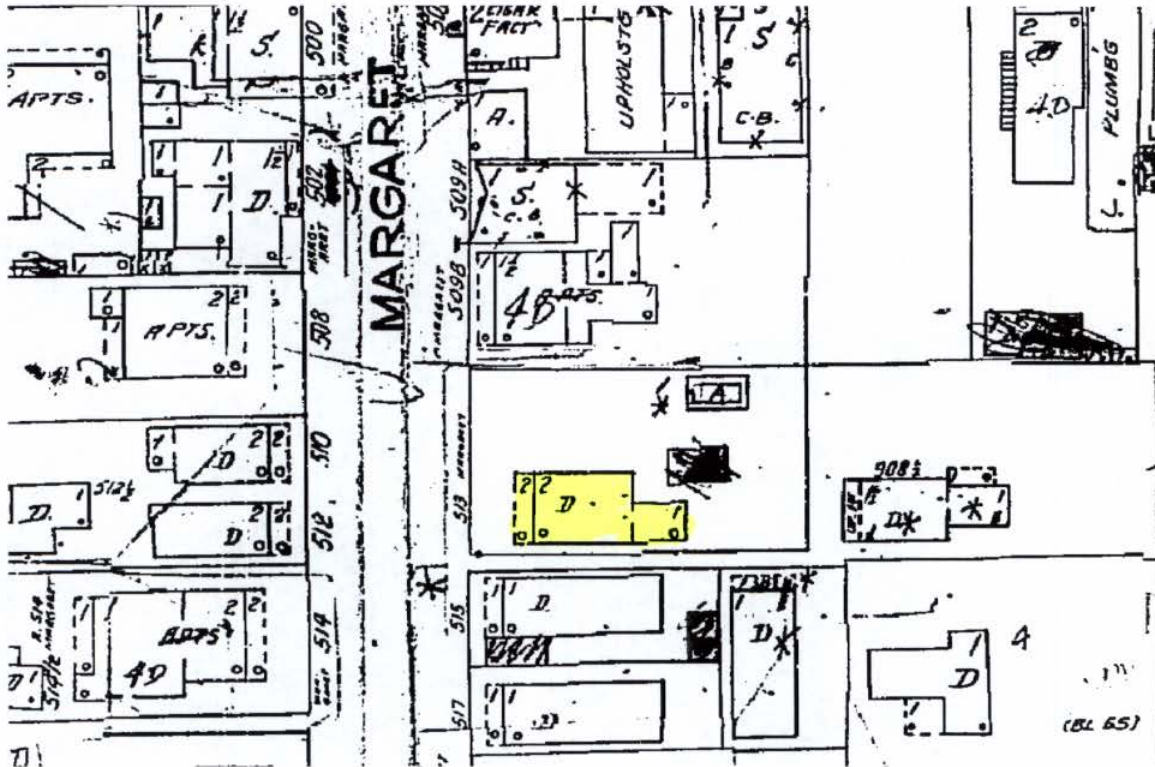
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#513 Margaret Street Sanborn map 1962

Project Photos



Photo taken by Property Appraiser's office c1965; 513 Margaret Street; built c1889;
Monroe County Library



© 2012 Google

Google earth

Google earth

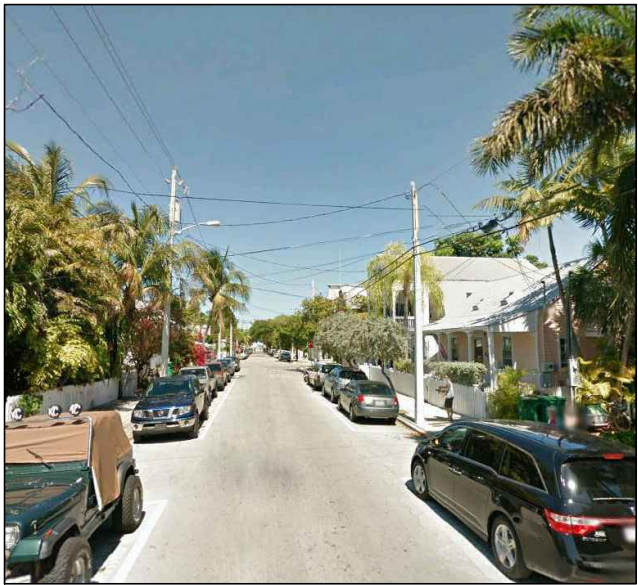
feet
meters



Plans



VIEW FROM MARGARET STREET



MARGARET STREET LOOKING NORTH



MARGARET STREET LOOKING SOUTH



VIEW OF EXISTING HOUSE
FROM COURTYARD



EXISTING KITCHEN ADDITION

MICHAEL MILLER . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mllrarch@bellsouth.net

**MANSOUR HOUSE
ADDITION**

513 MARGARET STREET.
KEY WEST, FLORIDA

DATE: MAY 25, 2012.

SCALE: AS NOTED

DRAWN BY: AA

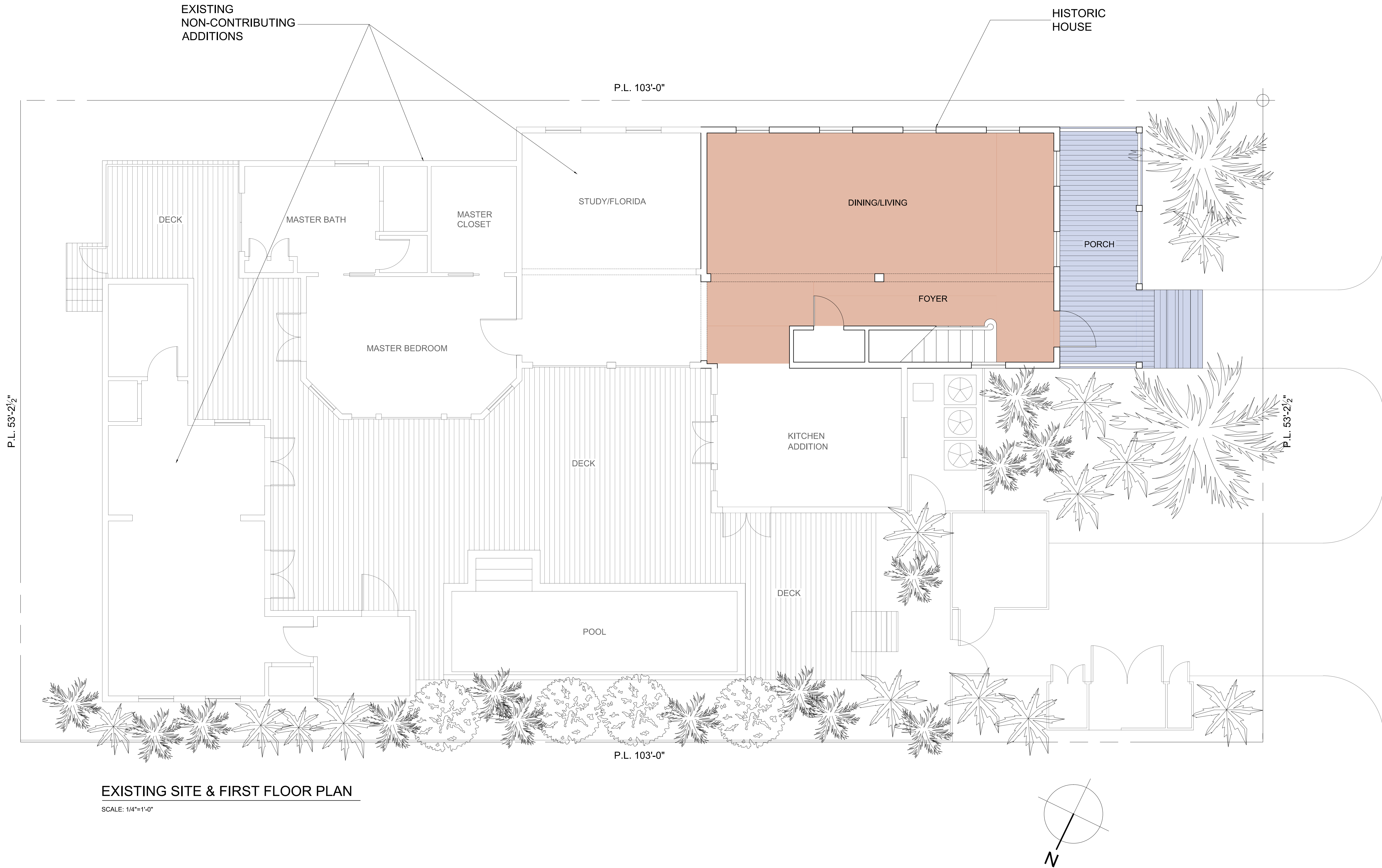
CHECKED BY: MM

PROJECT NO: 1108

**PHOTOGRAPHS OF
CONDITIONS**

PH1

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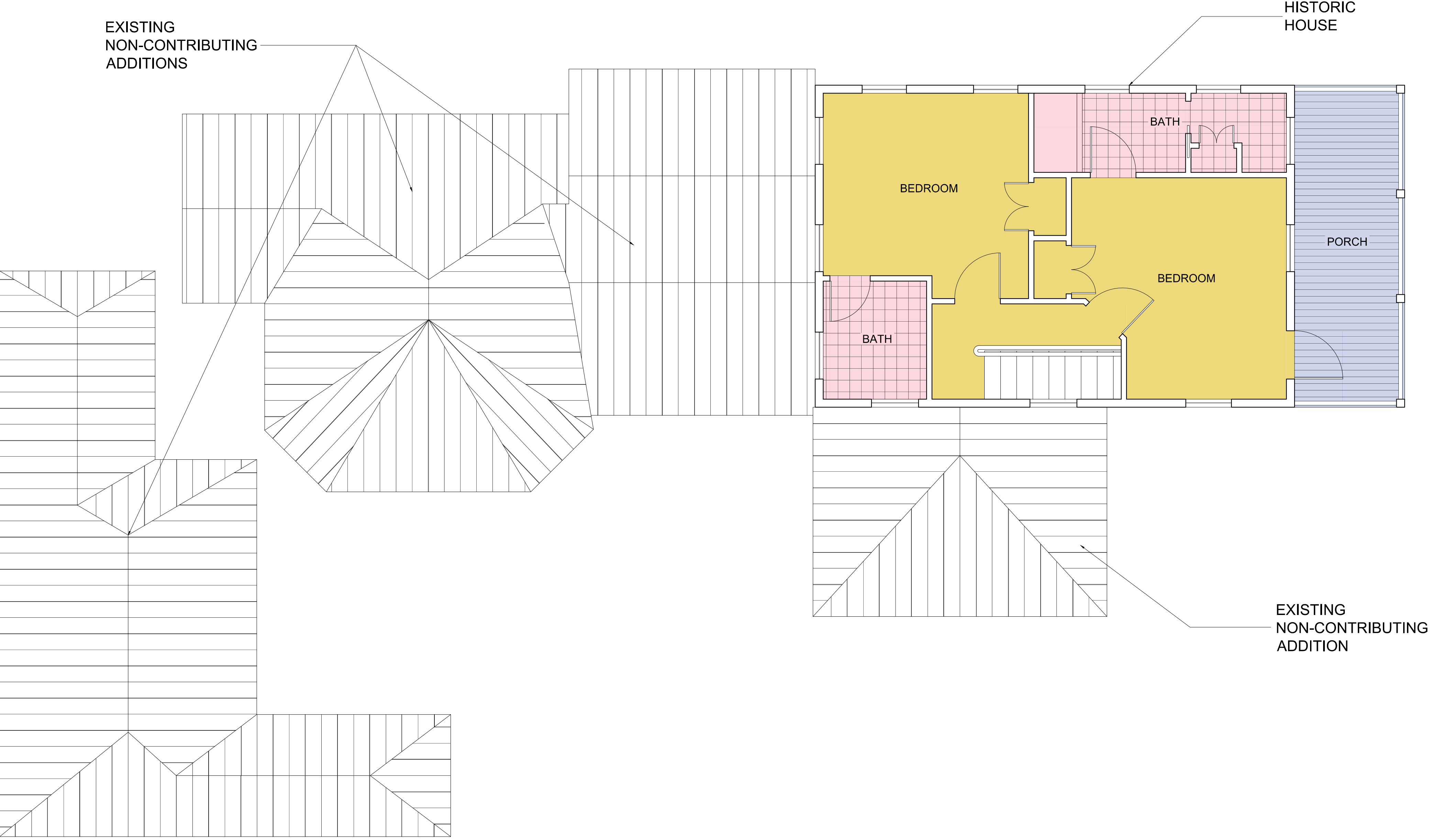
MANSOUR HOUSE
ADDITION

513 MARGARET STREET.
KEY WEST, FLORIDA

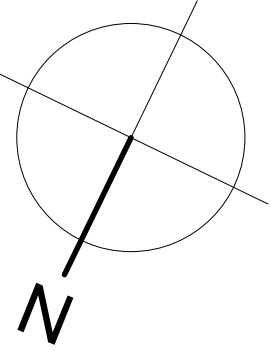
DATE: MAY 25, 2012.
SCALE: AS NOTED
DRAWN BY: AA
CHECKED BY: MM
PROJECT NO: 1108

MANSOUR HOUSE
EXISTING
SITE & FIRST FLOOR
PLAN

A1



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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**MANSOUR HOUSE
EXISTING SECOND
FLOOR PLAN**

A2



EXISTING NORTH ELEVATION

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

EXISTING STREET (WEST) ELEVATION

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



EXISTING SOUTH ELEVATION

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

EXISTING EAST ELEVATION

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

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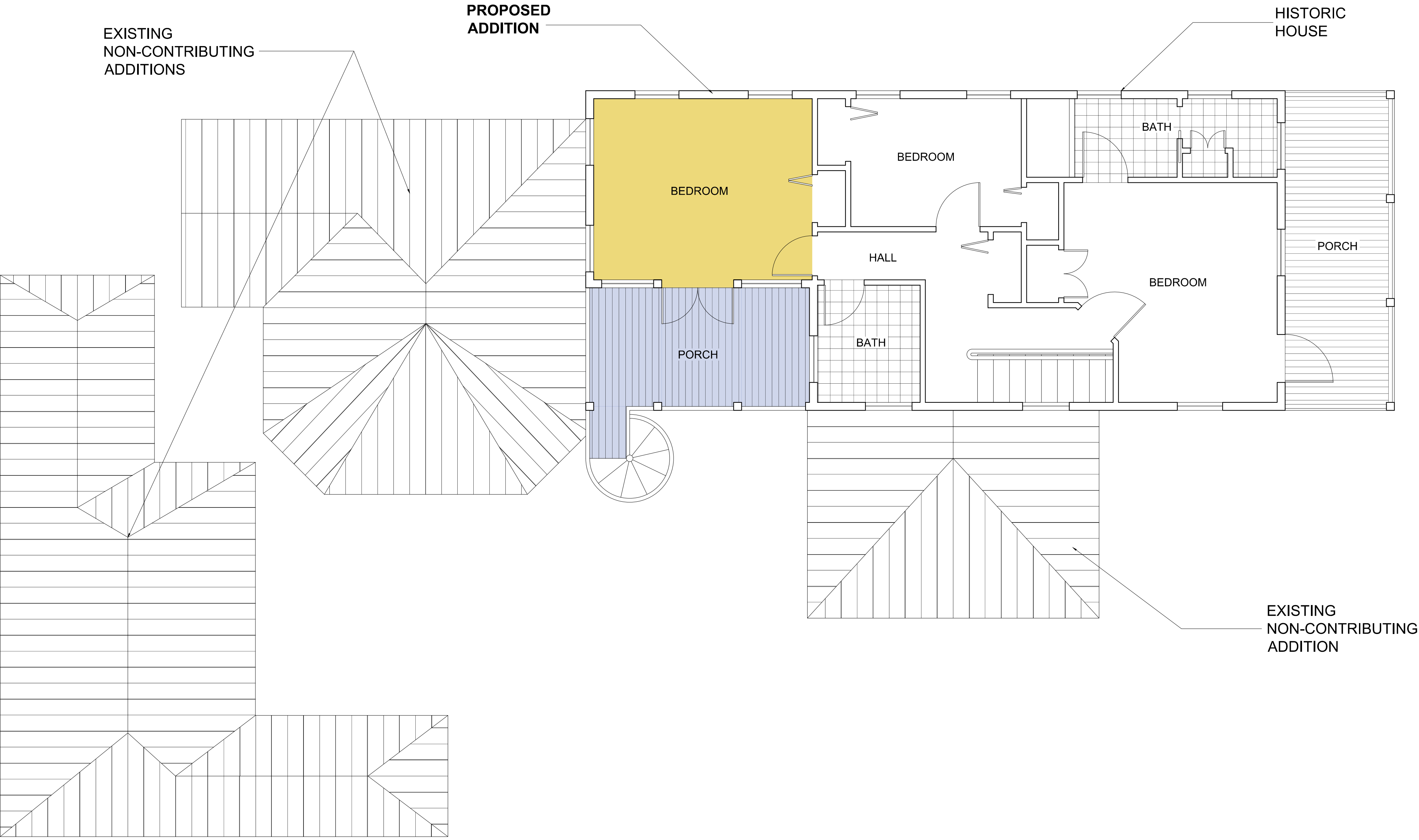
MANSOUR HOUSE
ADDITION

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KEY WEST, FLORIDA

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MANSOUR HOUSE
EXISTING ELEVATIONS

A3



SECOND FLOOR PLAN WITH ADDITION
SCALE: 1/4"=1'-0"

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**MANSOUR HOUSE
ADDITION**
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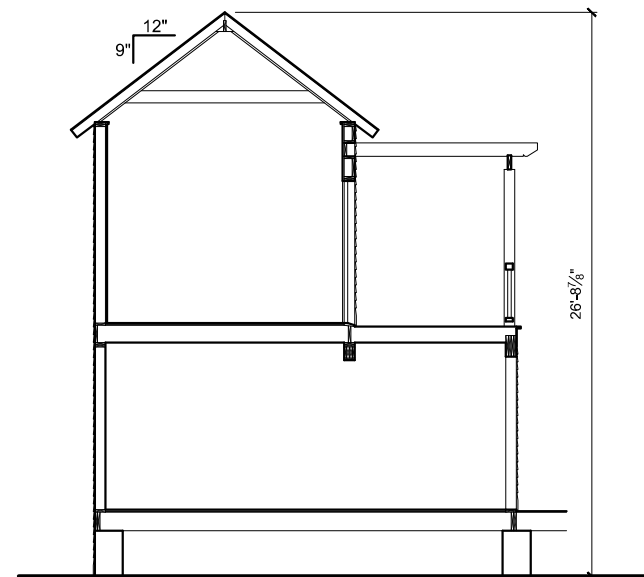
DATE: MAY 25, 2012.
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**MANSOUR HOUSE
PROPOSED SECOND
FLOOR PLAN**



NORTH ELEVATION

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



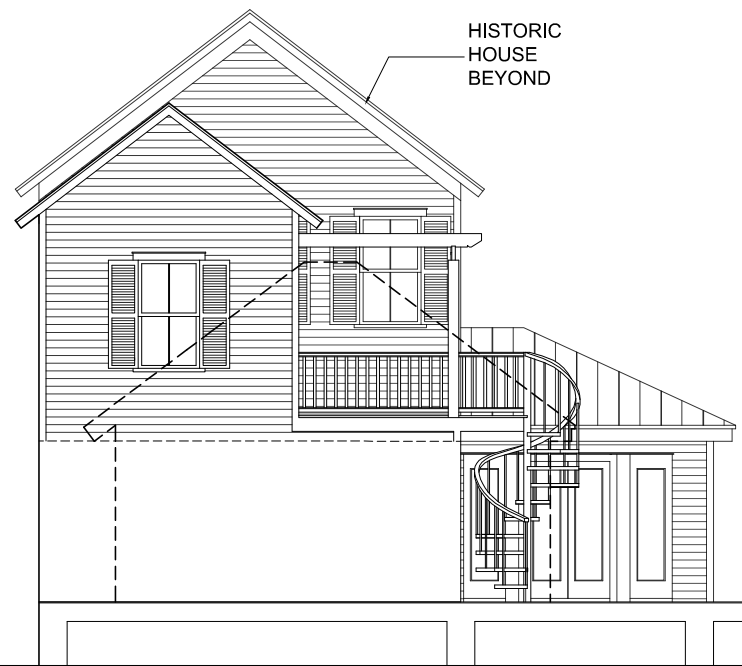
EAST SECTION A-A

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



SOUTH ELEVATION

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



EAST ELEVATION

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

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**MANSOUR HOUSE
ADDITION**

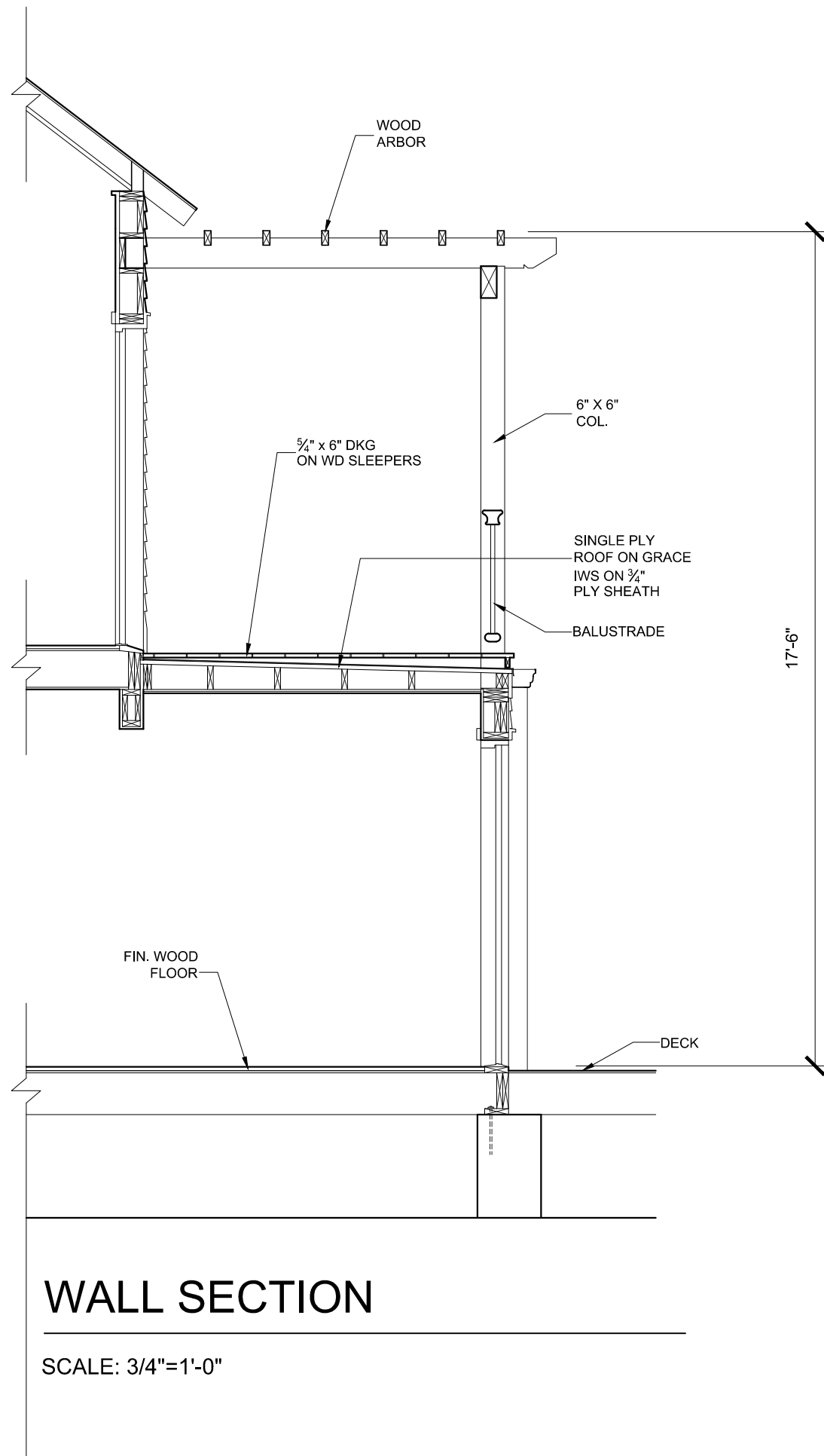
513 MARGARET STREET.
KEY WEST, FLORIDA

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SCALE: AS NOTED
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**MANSOUR HOUSE
PROPOSED
ELEVATIONS &
SECTION**

A5

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SECTION THROUGH
PROPOSED ADDITION

A6

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Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 12, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**SECOND FLOOR ADDITION OF BEDROOM AND PORCH AT REAR
OF EXISTING HOUSE**

#513 MARGARET STREET

Applicant- Michael Miller-

Application Number H12-01-895

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

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

Property Record Card

Alternate Key: 1008214 Parcel ID: 00007950-000000

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Ownership Details

Mailing Address:

MANSOUR PAUL S AND HEATHER L
544 JEFFERSON AVE
SCRANTON, PA 18510

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 513 MARGARET ST KEY WEST
Legal Description: KW PT LOT 3 SQR 46 G5-402 OR804-968D/C OR1466-2055D/C OR1589-2116/17P/R OR1590-1863R/S
OR1735-1290/91 OR1848-2153/2154 OR2414-1424

Parcel Map (Click to open dynamic parcel map)**Land Details**

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	54	101	5,350.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

6/5/2012

5	FLD	12:ABOVE AVERAGE WOOD	1	2002	N	Y	0.00	0.00	303
6	FLA	12:ABOVE AVERAGE WOOD	1	2002	N	Y	0.00	0.00	594

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	UB2:UTILITY BLDG	110 SF	0	0	1932	1933	2	50
6	PT2:BRICK PATIO	180 SF	15	12	2001	2002	2	50
7	PT2:BRICK PATIO	35 SF	7	5	2001	2002	2	50
8	WF2:WATER FEATURE	1 UT	0	0	2001	2002	3	20
9	PO4:RES POOL	180 SF	18	10	2001	2002	5	50
10	FN2:FENCES	1,290 SF	215	6	2001	2002	2	30

Appraiser Notes

2003-05-02 - ASKING \$1,800,000 2003-03-18 - MEASURED FROM STREET NOT ALLOWED ON PARCEL 2001-10-24 - SALE DOES NOT FIT MARKET

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	02-0664	04/25/2002	09/10/2002	4,000		ROOFING
	03-1539	05/01/2003	12/12/2003	300		REPAIR SEWER LATERAL
	02-0077	04/17/2002	09/10/2002	70,000		GUEST HOUSE
	02-0526	03/19/2002	09/10/2002	18,000		POOL
	01-3939	01/30/2002	09/10/2002	251,500		ADDITION
	02-0178	01/23/2002	09/10/2002	8,000		CENTRAL A/C
	01-3610	12/26/2001	09/10/2002	68,000		RENOVATION & PLUMBING
	01-3729	11/26/2001	09/10/2002	2,500		PAINTING

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	439,007	26,270	718,460	1,183,737	941,452	0	1,183,737
2010	443,678	27,362	384,826	855,866	855,866	0	855,866
2009	486,587	28,500	584,935	1,100,022	1,100,022	0	1,100,022
2008	446,960	29,591	743,650	1,220,201	1,220,201	0	1,220,201
2007	722,508	26,430	936,250	1,685,188	1,685,188	0	1,685,188
2006	1,210,830	27,474	508,250	1,746,554	1,746,554	0	1,746,554

2005	1,072,449	28,472	454,750	1,555,671	1,555,671	0	1,555,671
2004	762,665	29,469	374,500	1,166,634	1,166,634	0	1,166,634
2003	806,345	30,513	187,250	1,024,108	1,024,108	0	1,024,108
2002	236,047	1,109	189,140	426,296	426,296	0	426,296
2001	98,941	4,163	189,140	292,244	292,244	0	292,244
2000	135,787	5,651	102,676	244,115	244,115	0	244,115
1999	129,293	5,425	102,676	237,394	237,394	0	237,394
1998	109,220	4,619	102,676	216,516	216,516	0	216,516
1997	100,365	4,279	91,868	196,512	196,512	196,512	0
1996	79,701	3,425	91,868	174,994	174,994	174,994	0
1995	76,749	3,112	91,868	171,730	163,770	171,730	0
1994	64,942	2,655	91,868	159,465	159,465	159,465	0
1993	63,250	1,297	91,868	156,415	156,415	156,415	0
1992	63,250	1,297	91,868	156,415	156,415	156,415	0
1991	63,250	1,297	91,868	156,415	156,415	156,415	0
1990	46,448	1,297	71,603	119,347	119,347	119,347	0
1989	38,387	1,179	70,252	109,818	109,818	109,818	0
1988	33,561	1,179	59,444	94,184	94,184	94,184	0
1987	33,200	1,179	40,349	74,728	74,728	74,728	0
1986	33,378	1,179	38,876	73,433	73,433	73,433	0
1985	32,504	1,179	22,198	55,881	55,881	55,881	0
1984	30,231	1,179	22,198	53,608	53,608	53,608	0
1983	30,231	1,179	22,198	53,608	53,608	53,608	0
1982	30,884	1,179	22,198	54,261	54,261	54,261	0

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
5/22/2009	2414 / 1424	1,790,000	WD	37
1/2/2003	1848 / 2153	1,760,000	WD	Z
10/24/2001	1735 / 1290	610,000	WD	O

This page has been visited 7,542 times.

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