

Staff Report

9 Additions and renovations of three existing cottages. New swimming pool-
#1124-1126 Margaret Street-Michael Miller (H11-01-1446)

This staff report is for the review of a Certificate of Appropriateness for renovations and additions to three structures and the construction of a swimming pool on the back of the lot. The complex consists of three one story frame structures, two of these buildings, #1124 and #1126 Margaret Street are listed in the surveys as contributing resources. Both houses were built c. 1930. The building located behind #1124 Margaret is not a historic structure. The site has old and large trees.

The proposed plans include the rehabilitation of the three houses. For #1124 Margaret (unit 2) the front porch will be restored and a small addition on the back is proposed to add living room area. A wood deck and a pergola will be added on the back of the building as well as a shed for laundry and storage use. The addition will have a gable roof that will be an extension of the existing one. For #1126 Margaret Street (unit 1) the plans include the restoration of the front porch, an attached addition on the back to expand the living room area and a new porch will be added on the back. For the building located on the back of the lot (unit 3) a new side porch is proposed. New fences are proposed.

Staff understands that the following guidelines can be applied when reviewing 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.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (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.

The structure is located in the HMDR zoning district which has the following zoning restrictions;

Front yard- 10 feet
Street side-7.5 feet
Side yard- 5 feet
Back yard- 15 feet
Maximum height- 30 feet

It is staff understanding that the proposed renovation and new additions are in keeping with the historic buildings and its surroundings. The proposed additions will have an appropriate scale and massing in relationship to the existing buildings. The project, as presented, will not require any variances if approved. The proposed swimming pool will be located on the back of the side and will not be visible from the street. Staff understands that the proposed design is consistent with the guidelines. Staff recommends that the applicant coordinates with the landscape division due to the existence of old trees in the site.

Application



CITY OF KEY WEST Fax 809-3978
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # 11-01-1446

OWNER NAME: SAM DICKSON

DATE: 10/26/11

OWNERS ADDRESS: 512 ANGELA ST

PHONE #: 296-7893

APPLICANT'S NAME: MICHAEL MILLER

PHONE #: 294-7687

APPLICANT'S ADDRESS: 517

ADDRESS OF CONSTRUCTION: 1124-1126 MARGARET ST

OF UNITS: 3

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
ADDITIONS AND RENOVATIONS
AND POOL FOR 3 EXISTING
COTTAGES



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 and will not be reviewed for approval.

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, rehab, 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: _____

Fee Due: \$ _____

Date: 10/26/11
Applicant Signature: *[Signature]*

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Building located on #1124 & #1126 Margaret Street are listed
as contributing. Built c. 1930*

Guidelines for additions/new construction (p34-39)

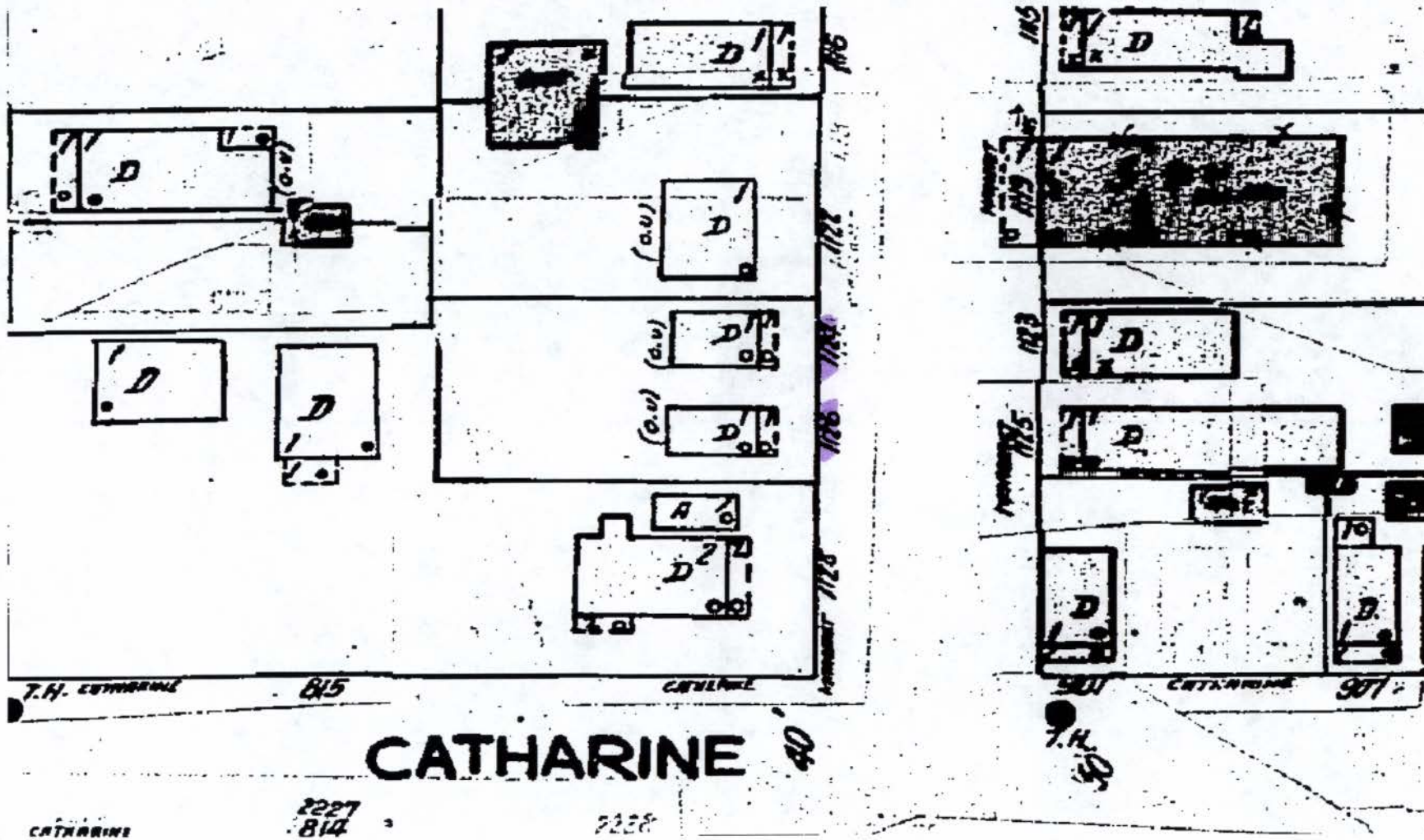
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

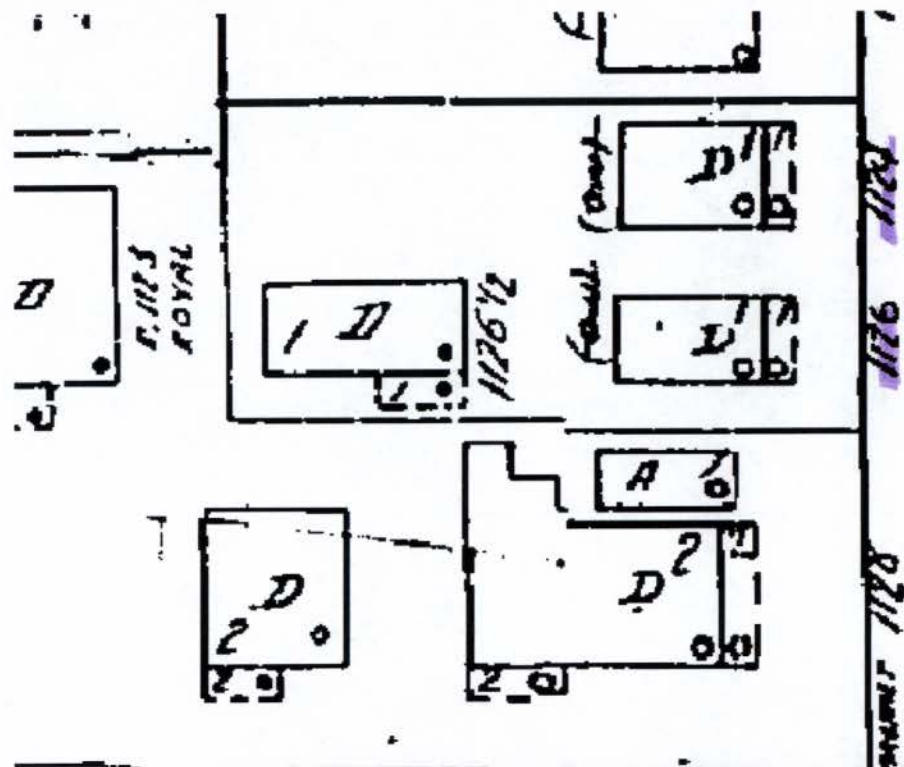
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



Sanborn map 1948 Copy 1124 1126 Margaret Street



1126 1/2
1126 1/2
1126 1/2

815
485 5/11
CATHADINE
CATHADINE

Sanborn map 1962 Copy 1124 1126 Margaret Street

Project Photos

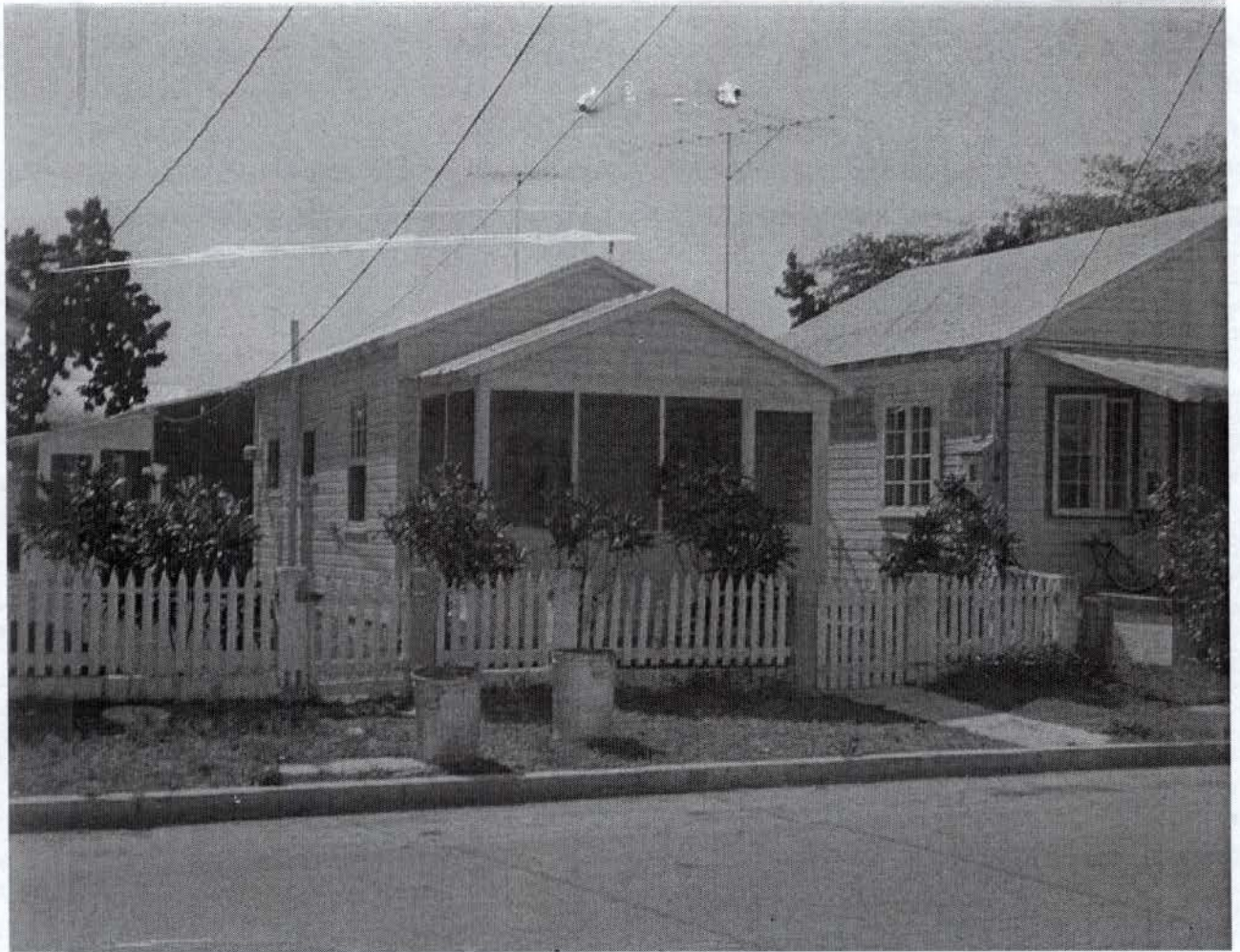


Photo taken by the Property Appraiser's office c1965; 1124 Margaret St.; built 1930's;
Monroe County Library

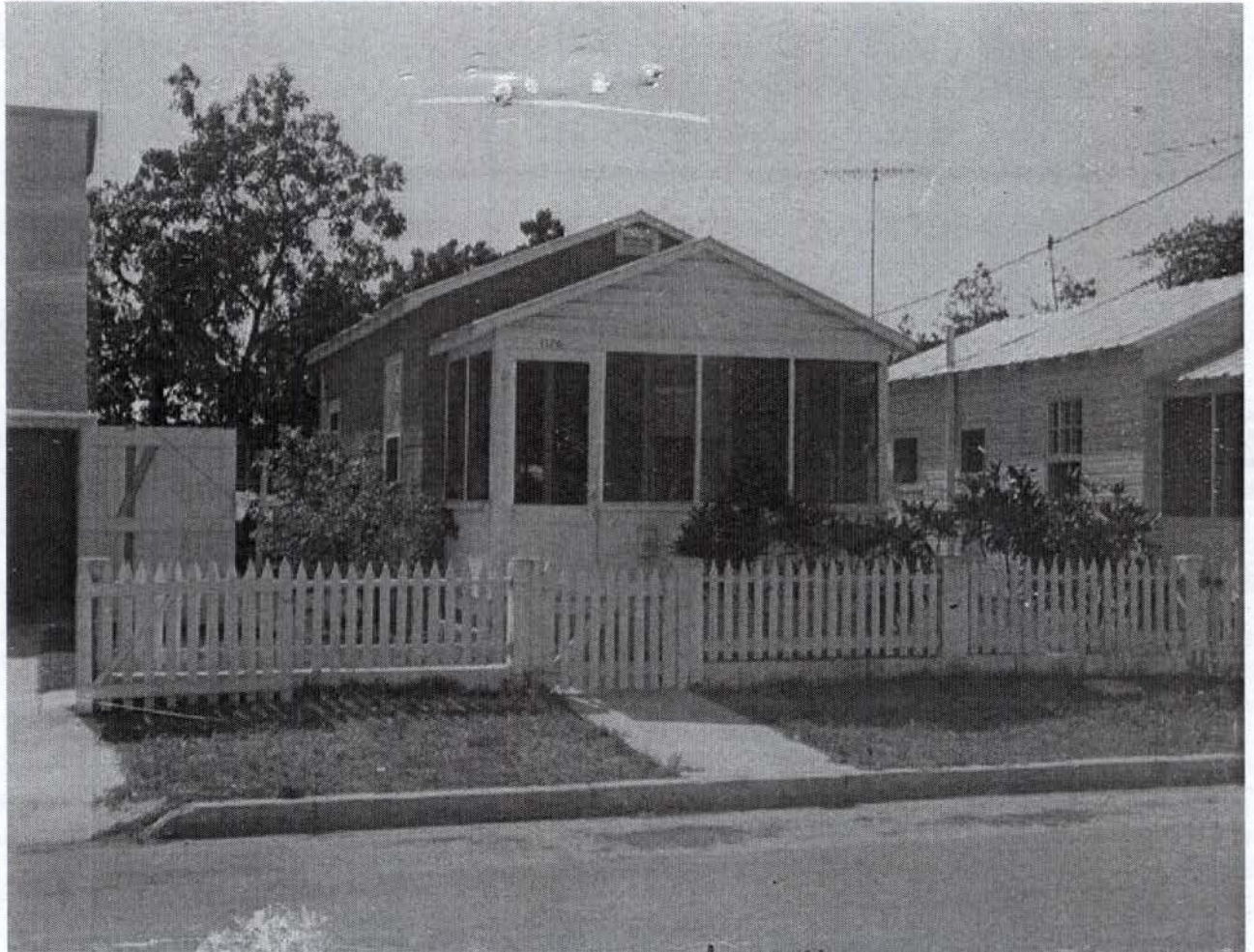


Photo taken by the Property Appraiser's office c1965; 1126 Margaret St.; built 1930's.
Monroe County Library



















Survey

In the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1825, as parts of Tracts 11 (22) and 12 (23) and now better known as the Island of Key West, Florida, Monroe County, Florida, Public Records: Commencing at the Northwest corner of the intersection of Catherine and Margaret Streets and thence Northwesterly along the Southwesterly at a right angle 88 feet to the Point of Beginning of the parcel of land herein described; thence Southwesterly 4 feet to a point; thence Northwesterly at a right angle 13 feet to a point; thence Northwesterly at a right angle 4 feet to a point; thence Southwesterly at a right angle 13 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

1. A parcel of land on the Island of Key West, Monroe County, Florida; the said parcel being described as follows: COMMENCE at the intersection of the NWly right-of-way line (ROWL) of Catherine Street with the SWly ROWL of Margaret Street and thence run in a NWly direction and along the ROWL of the said Margaret Street for a distance of 49.0 feet; thence SWly and at right angles for a distance of 15.50 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence NWly and at right angles for a distance of 0.60 of a foot; thence SWly and at right angles for a distance of 16.30 feet; thence SEly and at right angles for a distance of 0.60 of a foot; thence NEly and at right angles for a distance of 16.30 feet back to the POINT OF BEGINNING.

Subject to the reservation of the following two easements in and to grantor:

Permanent Easement 1 (This is a permanent easement for walkway purposes.)

In the Island of Key West and is part of Tract 12 according to James A. Waddell's corrected subdivision of said Tract 12 recorded in Plat Book 1 at Page 49, Monroe County Public Records; Commence at the Northwest corner of the intersection of Catherine and Margaret Streets and thence Northwesterly along the Southwesterly at a right angle 88 feet to the Point of Beginning of the parcel of land herein described; thence continue Southwesterly 4 feet to a point; thence Northwesterly at a right angle 13 feet to a point; thence Northwesterly at a right angle 4 feet to a point; thence Southwesterly at a right angle 13 feet to the Point of Beginning.

Permanent Easement 2 with termination provision: (This is a permanent easement for walkway purposes.)

In the Island of Key West and is part of Tract 12 according to James A. Waddell's corrected subdivision of said Tract 12 recorded in Plat Book 1 at Page 49, Monroe County Public Records; Commence at the Northwest corner of the intersection of Catherine and Margaret Streets and thence Northwesterly along the Southwesterly at a right angle 83 feet to a point; thence Northwesterly at a right angle 39 feet to the Point of Beginning of the parcel of land herein described; thence continue Northwesterly 10 feet to a point; thence Northwesterly at a right angle 4 feet to a point; thence with an angle of 68°19' and Southerly 10.77 feet back to the Point of Beginning.

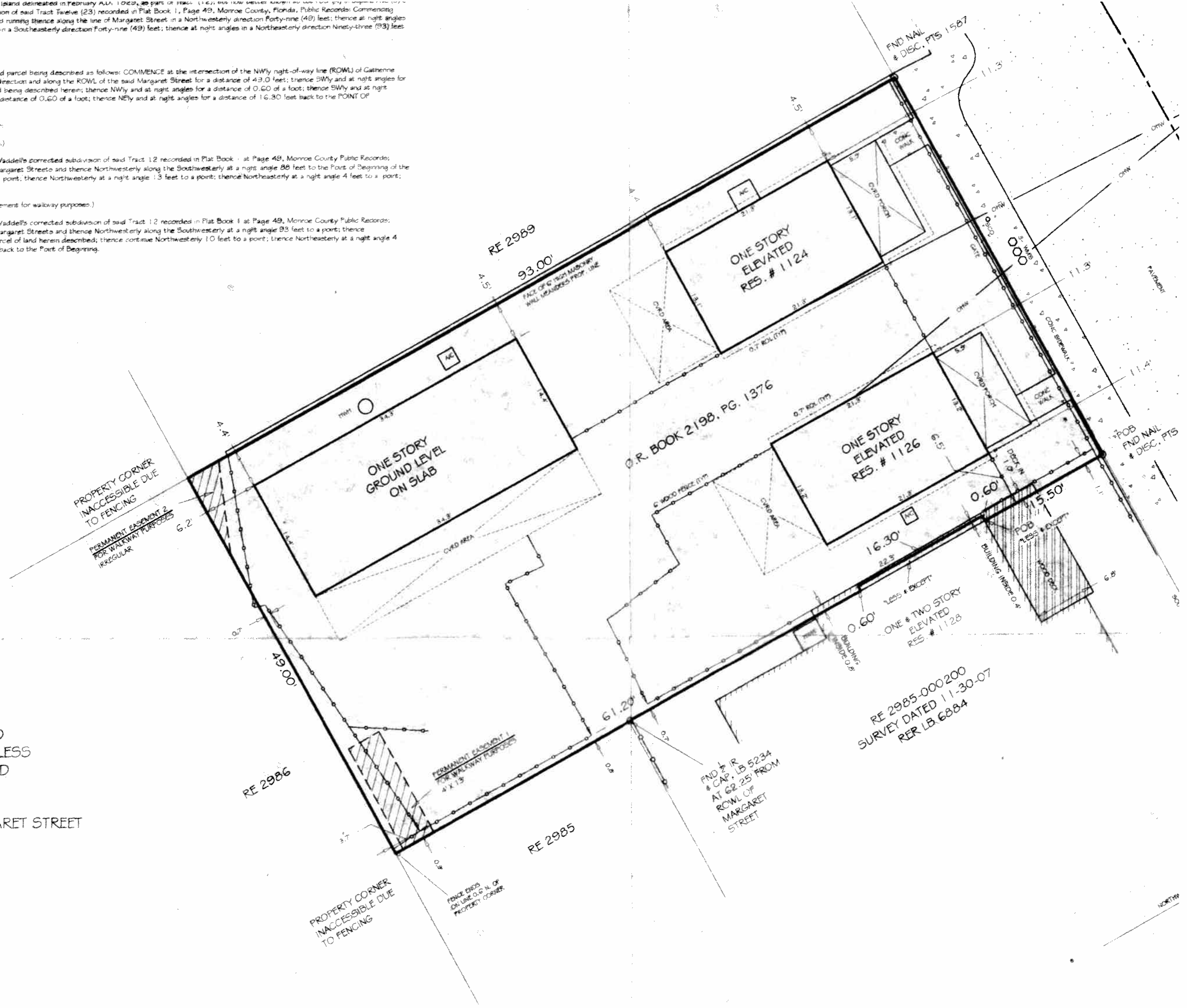


SCALE: 1" = 10'

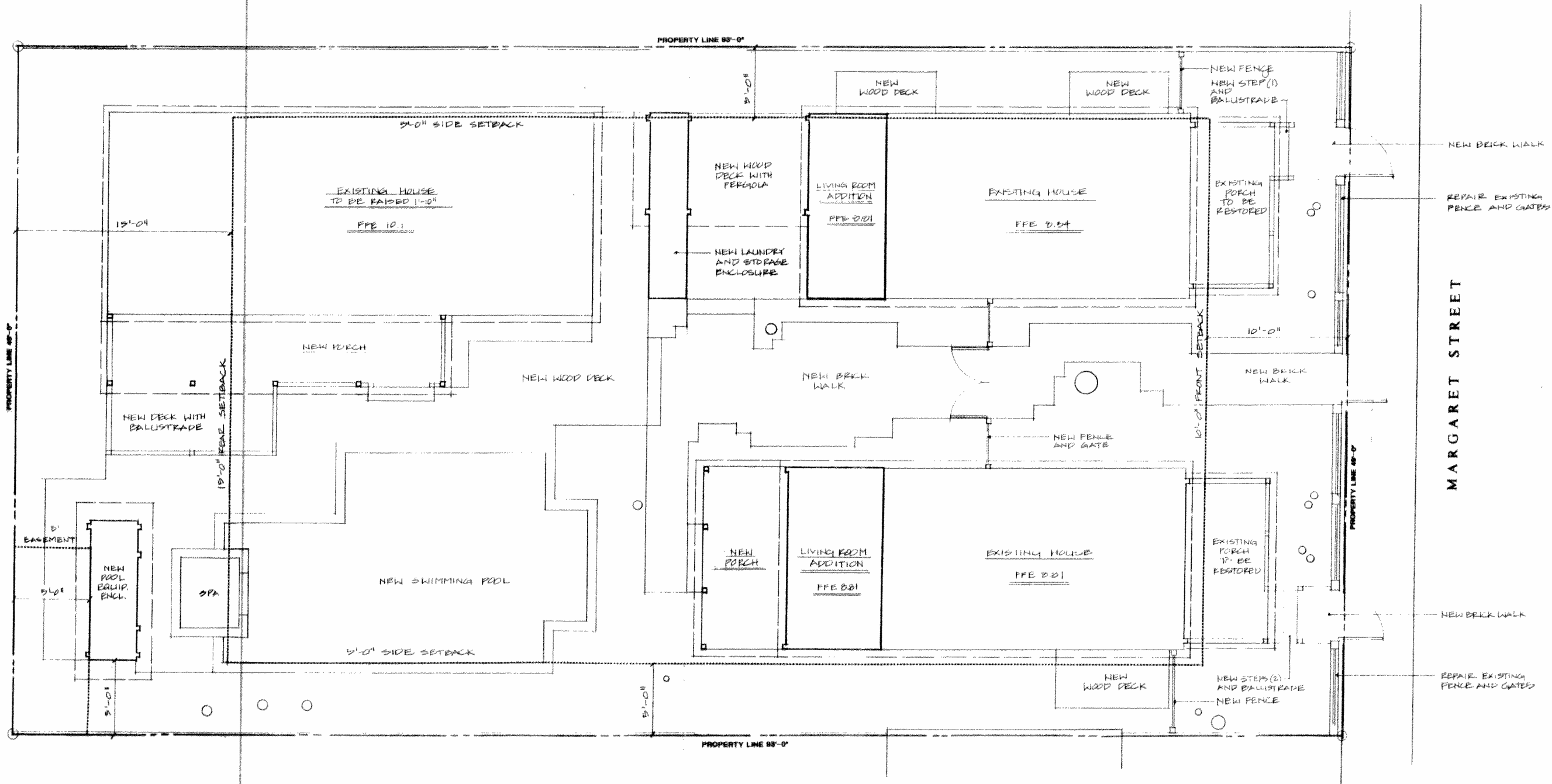
BEARING BASE:
DERIVED FROM
LEGAL DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1124 & 1126 MARGARET STREET
KEY WEST, FL 33040



Site Plans



SITE PLAN

SCALE 1/4"=1'-0"



NORTH

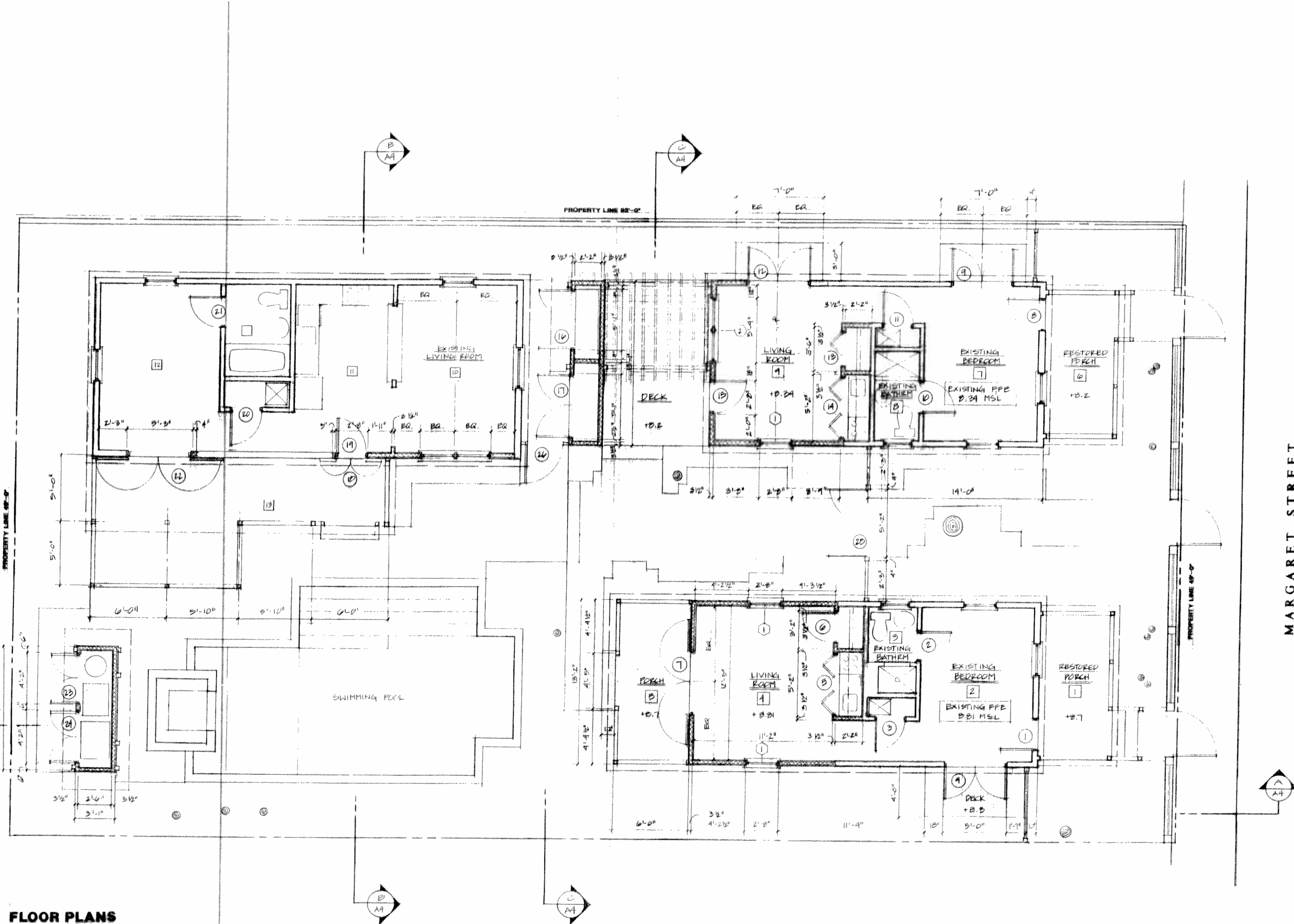


PENNYWIS

1124-1126 MARGARET STREET
KEY WEST, FLORIDA

DATE _____
SCALE 1/4"=1'-0"
DRAWN BY: _____
PROJECT NO: 9903

SITE PLAN



PENNYWISE

1124 - 1126 MARGARET STREET
KEY WEST, FLORIDA

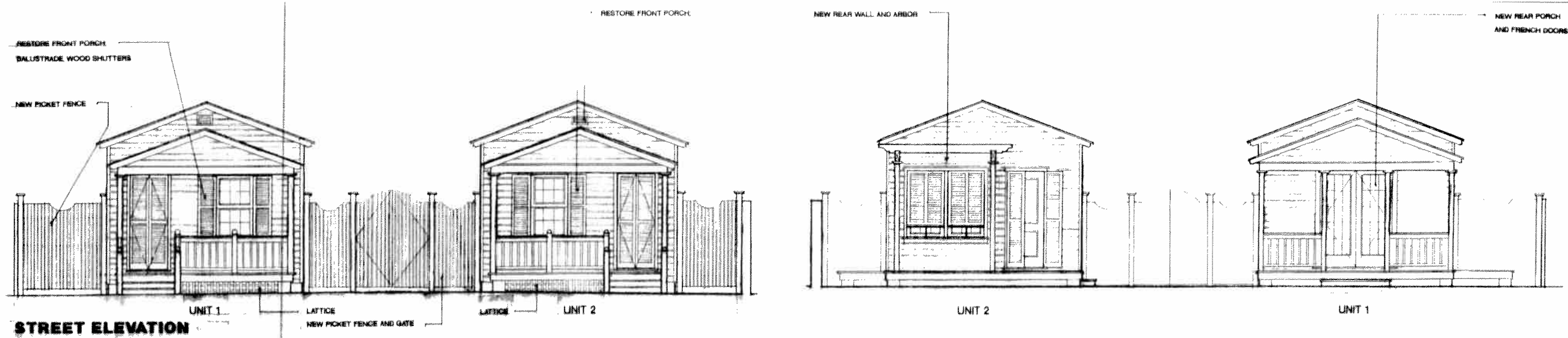
DATE:
SCALE: 1/4"=1'-0"
DRAWN BY:
PROJECT NO: 9903

FLOOR PLANS

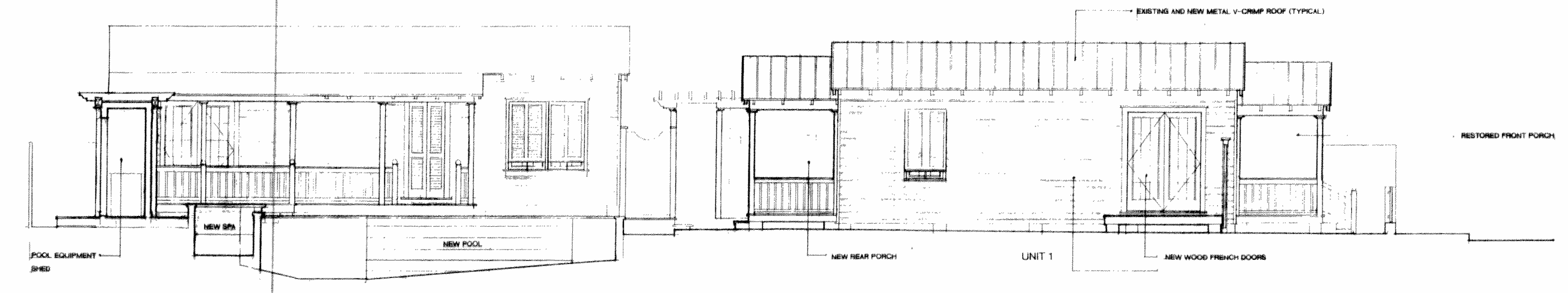
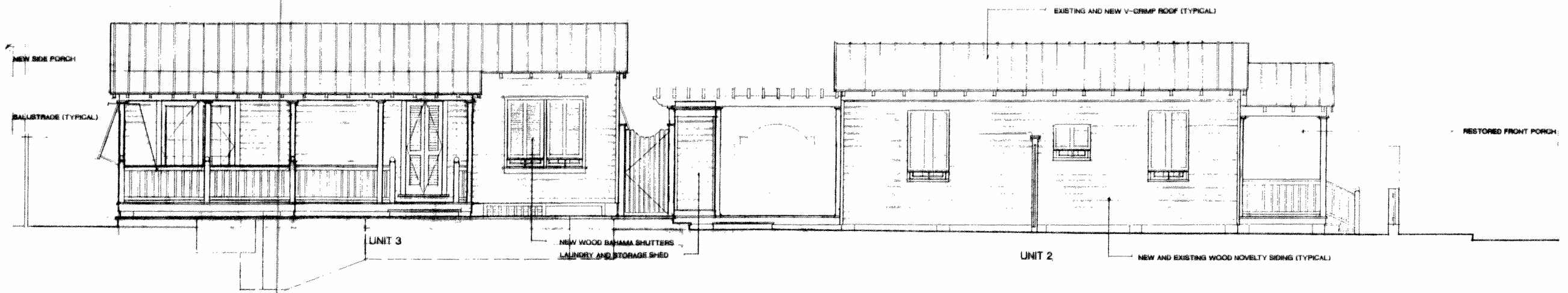
SCALE 1/4"=1'-0"



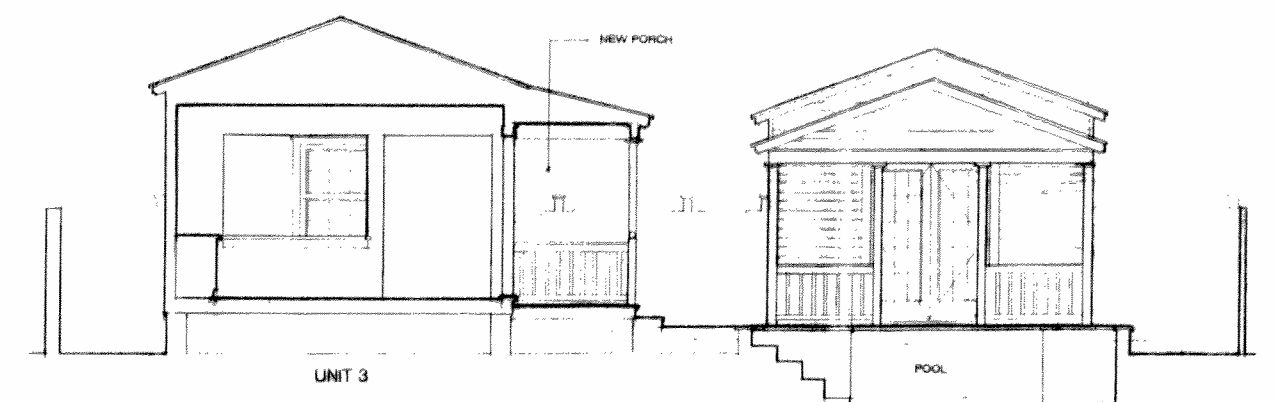
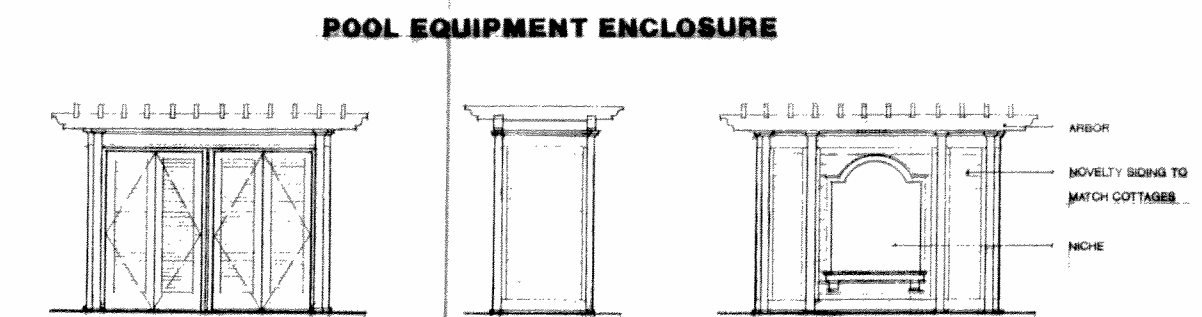
FLOOR PLANS



STREET ELEVATION



COURTYARD SECTION-ELEVATION A-A



PENNYWIS

1124 - 1126 MARGARET STREET
KEY WEST, FLORIDA

DATE: _____
SCALE: 1/4"=1'-0"
DRAWN BY: _____
PROJECT NO: 9903

ELEVATIONS & SECTIONS

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., November 9, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ADDITIONS AND RENOVATIONS OF THREE EXISTING COTTAGES.
NEW SWIMMING POOL**

#1124- #1126 MARGARET STREET

Applicant: Michael Miller- Application # H11-01-1446

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 .

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 8798938 Parcel ID: 00029850-000100

Ownership Details

Mailing Address:
DICKSON SAM G
512 ANGELA ST
KEY WEST, FL 33040-7433

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1124 AND 1126 MARGARET ST KEY WEST
Legal Description: KW INVESTMENT CO SUB PB1-49 PT LOT 4 SQR 5 TR 12 OR120-413/414 OR291-407/408 PROB #83-217-CP-12 OR889-1542/1543P/R OR976-2132/2133R/S OR1067-475/476 OR1100-792C OR1103-946C OR1206-2239/40 OR1529-665/667 OR2198-1376/77 OR2198-1379/81T/C OR2198-1382/84Q/C OR2335-1254/55Q/C

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	49	93	4,547.00 SF

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 0

Total Living Area: 1022
Year Built: 1943

Building 1 Details

Building Type R1
Effective Age 14
Year Built 1943
Functional Obs 0

Condition A
Perimeter 68
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 16
Grnd Floor Area 273

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

Roof Type GABLE/HIP

Heat 1 FCD/AIR NON-DC

Heat Src 1 ELECTRIC

Roof Cover METAL

Heat 2 NONE

Heat Src 2 NONE

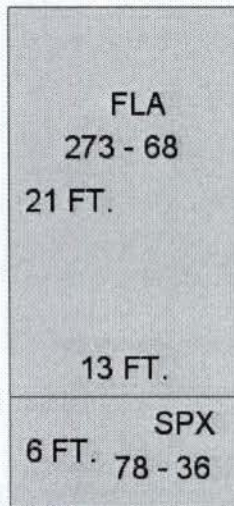
Foundation WD CONC PADS

Bedrooms 1

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement	% Finished	Basement	% Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1988	N	Y	0.00	0.00		273
2	SPX		1	1988			0.00	0.00		78

Building 2 Details

Building Type R1
 Effective Age 14
 Year Built 1943
 Functional Obs 0

Condition A
 Perimeter 68
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 16
 Grnd Floor Area 273

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

Roof Type GABLE/HIP
 Heat 1 CONVECTION
 Heat Src 1 ELECTRIC

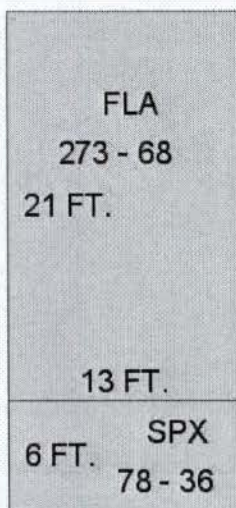
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 1

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1991	N	Y	0.00	0.00	273
2	SPX		1	1991	N	N	0.00	0.00	78

Building 3 Details

Building Type R1
 Effective Age 14
 Year Built 1943
 Functional Obs 0

Condition A
 Perimeter 96
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 16
 Grnd Floor Area 476

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 CONVECTION

Heat 2 NONE

Bedrooms 1

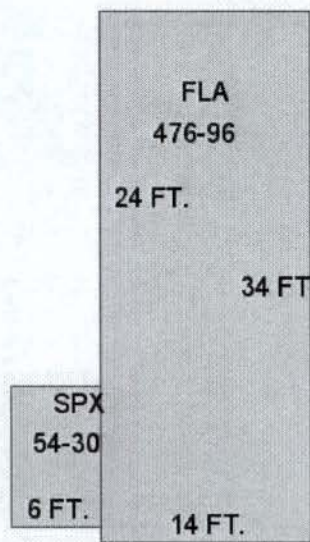
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1991	N	Y	0.00	0.00	476
2	SPX		1	1991	N	N	0.00	0.00	54

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	372 SF	93	4	1979	1980	3	30
2	FN2:FENCES	196 SF	49	4	1979	1980	2	30
3	FN2:FENCES	582 SF	97	6	1987	1988	2	30

Appraiser Notes

2011-01-20 MLS \$749,000 A TRANSIENTLY LICENSED COMPOUND OF 3 UNITS. 2 ARE A CONTRIBUTING FACTOR TO THE HISTORIC DISTRICT; OLD WORKMANS COTTAGES. THE 3RD HAS BEEN GRANTED A PERMIT FOR DEMOLITION.

BLDG 1 = 1124 2 = 1126 3 = 1124 (REAR) TPP 8808461 - RENTAL 2003-01-30 (SKI) 3 TRANSIENT RENTAL UNITS

KEYED COMBINED SALE PRICE FROM 2198-1376(140000.) WITH SALE PRICE FROM 2198-1378(330000)

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	160,171	2,205	191,320	353,696	353,696	0	353,696
2010	162,035	2,205	158,289	322,529	322,529	0	322,529
2009	180,105	2,205	295,751	478,061	478,061	0	478,061
2008	165,593	2,205	386,495	554,293	554,293	0	554,293
2007	227,698	2,205	522,905	752,808	752,808	0	752,808
2006	361,740	2,205	363,760	727,705	727,705	0	727,705
2005	316,522	2,266	272,820	591,608	591,608	0	591,608
2004	202,573	2,347	272,820	477,740	477,740	0	477,740
2003	257,269	2,409	104,581	364,259	364,259	0	364,259
2002	213,506	2,470	104,581	320,557	320,557	0	320,557
2001	180,938	2,551	104,581	288,070	288,070	0	288,070
2000	183,109	2,064	77,299	262,472	262,472	0	262,472
1999	175,871	2,039	77,299	255,209	255,209	0	255,209
1998	99,678	1,738	77,299	178,715	178,715	0	178,715
1997	86,107	1,656	68,205	155,968	155,968	0	155,968
1996	62,188	1,273	68,205	131,666	131,666	0	131,666
1995	58,840	1,276	68,205	128,320	128,320	0	128,320
1994	52,621	1,195	68,205	122,020	122,020	0	122,020
1993	52,621	1,258	68,205	122,084	122,084	0	122,084
1992	48,990	1,323	68,205	118,518	118,518	0	118,518

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
2/3/2006	2198 / 1379	470,000	WD	O
7/17/1998	1529 / 0665	359,000	WD	Q
3/1/1992	1206 / 2239	135,000	WD	Q
9/1/1988	1067 / 475	1	WD	M

This page has been visited 23,654 times.

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