

Historic Architectural Review Commission

Staff Report Item 8a

Meeting Date: June 24, 2014

Applicant: David Knoll, Architect

Application Number: H14-01-0918

Address: #308 Margaret Street Unit 3

Description of Work: Second story addition to one story house.

Building Facts: The house in question is part of a residential complex of six units. Although the units are not listed in the surveys it is evident that the compound of houses is historic. The 1948 and 1962 Sanborn Maps depict same footprint of the house in question, unit B or as today is called unit 3. All the six cottages in the compound are one story and the majority of the surrounding buildings abutting unit 3 are also one story. Although the house does not face the street it is visible since the house located on the south side is setback from the street.

The complex was renovated in 2002 and was also converted into a condominium on the same year. The owners of the unit have met with staff and had expressed the need of more space. Other owners are also planning on adding a second floor in their units as expressed to staff.

Guidelines Cited in Review: Secretary of the Interior Standards (pages 16-23), specifically Standards 1, 2, 9 and 10.

Additions, alterations and new construction (pages 36-38a), specifically first two paragraphs under guidelines for Additions, alterations and new construction(Pages 36-37) and guidelines for additions 1 through 8 of page 37.

Staff Analysis

The Certificate of Appropriateness in review proposes the addition of a second story addition over a historic house. The second floor addition will be flush with all existing exterior walls, with the exception of the south wall in order to comply with side setbacks. The addition will have dormers on both sides and will have a balcony towards the front of the house.

The plan includes new aluminum resistant windows for the existing house and new addition, new wood novelty siding and metal v-crimp roofing.

Consistency with Guidelines

1. The proposed additions will completely change the mass and scale of the historic building, which will be contrasting with existing surrounding one story structures.
2. The proposed addition will not be in scale that is appropriate to the original building.
3. The proposed addition will alter the balance and symmetry of the existing house.
4. The proposed design will change the historic character of the existing house and the whole complex.

It is staff's opinion that the proposed second floor addition will have an adverse effect on the historic house. The plans as submitted are inconsistent with the guidelines pertaining additions, alterations and new construction and with the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The additions will outsize surrounding structures within the historic fabric.

Application



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

05-28-2014 010918

APPLICATION # _____

OWNER'S NAME: **DIANE + KEVIN O'LOUGHLIN** DATE: **5 / 2 8 / 1 4**

OWNER'S ADDRESS: **308 MARGARET ST. #3** PHONE #: **296-9086**

APPLICANT'S NAME: **DAVID KNOLL, ARCHITECT** PHONE #: **745-8617**

APPLICANT'S ADDRESS: **19581 MAYAN ST. SUGARLOAF KEY, FL**

ADDRESS OF CONSTRUCTION: **308 MARGARET ST. #3** # OF UNITS: **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
AN ADDITION OF A SECOND FLOOR TO A NON-HISTORIC ONE STOREY RESIDENCE

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: 5 / 2 8 / 1 4

Applicant's Signature: *David Knoll*

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 and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Trans: KEVIN
 Date: 5/28/14
 DT
 Trans: 1.00
 CA DATE: 5/28/14
 Trans: 5/28/14 Time: 14:30
 Fee Due: \$

Staff Use Only

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

#puz is not listed in surveys but is historic
Guidelines for additions/new construction (p 30-38a)
Ordinances for demolitions
Secretary of Interior's standards, 1, 2, 9 & 10

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

RCD Oct 30 2002 09:50AM
DANNY L KOLHAGE, CLERK

This instrument prepared by:
John R. Allison, III
Allison & Robertson, P.A.
100 S.E. Second St. #3350
Miami, Florida 33131

DEED DOC STAMPS 1410.50
10/30/2002 DEP CLK

Folio No.00003100-000302

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED, made this 24 day of October, 2002, between Margaret Street Development Corp., a Florida corporation, (hereinafter called "Grantor"), and **KEVIN F. O'LOUGHLIN and DIANE O'LOUGHLIN, husband and wife**, whose address is **48 Lufkin Lane, Bristol, CT 06010** (hereinafter called "Grantee").

WITNESSETH:

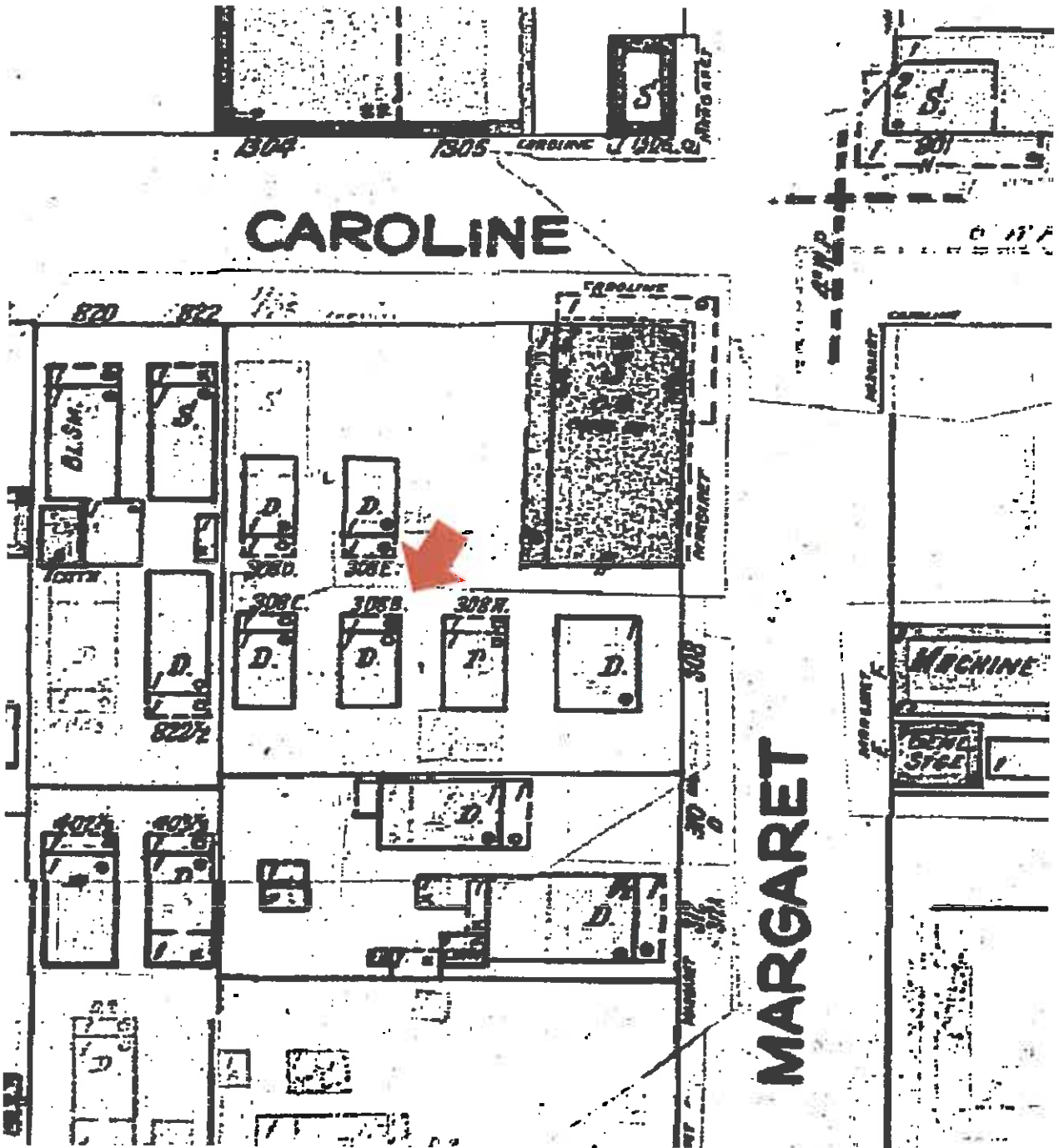
That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, their heirs and assigns forever, the following described Condominium Unit, lying and being in Monroe County, Florida, to-wit:

UNIT NO. 3, in 308 MARGARET STREET, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1754 at Page 504 of the Public Records of Monroe County, Florida, and any amendments thereto, together with an undivided interest in the Common Elements appurtenant thereto.

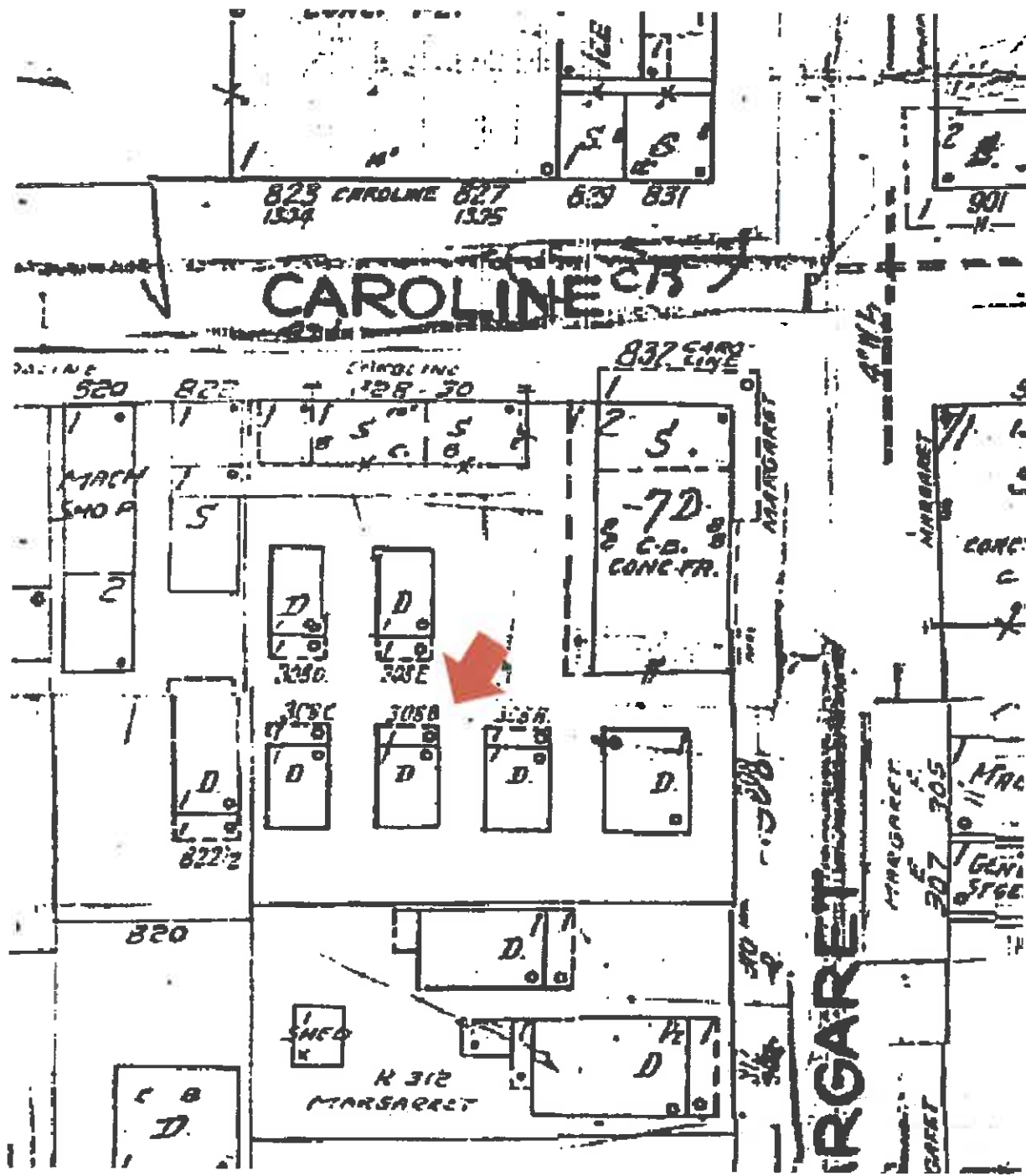
This conveyance is subject to the following:

1. Real estate taxes and assessments for the current year and all subsequent years;
2. Covenants, conditions, easements, restrictions, liens, terms and other provisions set forth in the aforesaid Declaration of Condominium, and all amendments and supplements to said Declaration, and any Rules and Regulations now or hereafter adopted by the Condominium Association of this Condominium; and
3. Laws and ordinances of all appropriate governmental authorities, including without limitation existing zoning ordinances and the Florida Condominium Act, Chapter 718, Florida Statutes; and
4. State Law under Chapter 76-190 and Chapter 22F-8.02, of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, recorded in Official Records Book(s) 668, Page 43.
5. City of Key West Ordinance No. 81-43 providing for collection of waste and assessment of charges thereof.

Sanborn Maps



#308 Margaret Street Sanborn Map 1948



#308 Margaret Street Sanborn Map 1962

Project Photos



Photo taken by Property Appraiser's office circa 1965; cottages at 308 Margaret St. Monroe County Library. Building in question is the third one.



WARNING
WELLING WATER MAY CAUSE DEATH OR
SERIOUS ILLNESS
CHILDREN & ADULTS SHOULD NOT
ENTER WITHOUT ADULT SUPERVISION
IF YOU NOTICE ANY DAMAGE TO THE
WELL COVER OR THE WELL ITSELF, PLEASE
CONTACT THE HEALTH DEPARTMENT AT
335-3333

PUSH















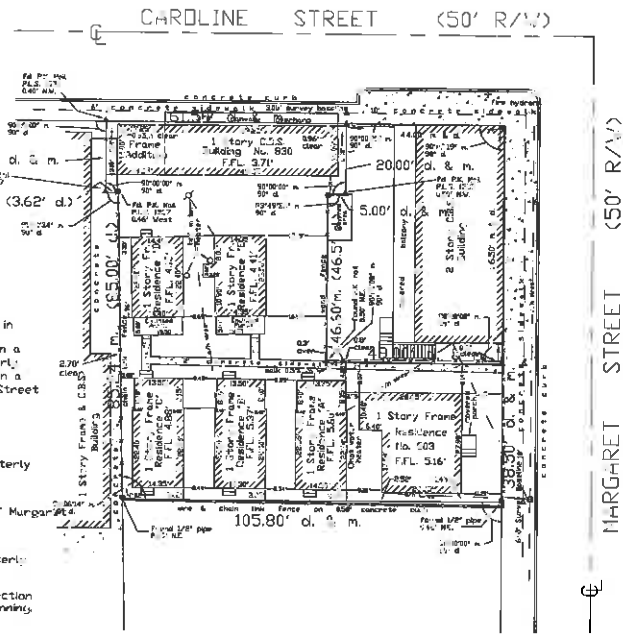




RESTAURANT

RESTAURANT

Survey



LEGAL DESCRIPTION

PARCEL 1:

A part of Lot Two (2) in Square Twenty-One (21), on the Island of Key West, according to William A. Whitehead's Map delineated in February, A.D. 1829.
 COMMENCING at the Southwest corner of Caroline and Margaret Streets, and running thence along the line of Caroline Street in a Southeastern direction Forty-Four (44) feet to the Point of Beginning; thence continue along Caroline Street in a Southwestern direction Sixty-Seven (67) feet; thence at right angles in a Southeastern direction Twenty (20) feet; thence at right angles in a Northeastern direction Sixty-Seven (67) feet; thence at right angles in a Northwestern direction and parallel with Margaret Street Twenty (20) feet, back to the Point of Beginning. Also known as 330 Caroline Street, Key West, Florida.

PARCEL 2:

A part of Lot Two (2) in Square Twenty-One (21), on the Island of Key West, Florida, according to William A. Whitehead's Map delineated in February, A.D. 1829.
 COMMENCING at the Southwest corner of the intersection of Caroline and Margaret Streets, and running thence along the Western right-of-way of Margaret Street in a Southeastern direction 105 feet to the Point of Beginning; thence at right angles in a Southwestern direction 111 feet; thence at right angles in a Northeastern direction 62 feet; thence at right angles in a Southwestern direction 45 feet; thence at right angles in a Northeastern direction 49 feet to the Western right-of-way of Margaret Street; thence along the Western right-of-way of Margaret Street in a Southeastern direction 38.5 feet back to the Point of Beginning.

LESS:

COMMENCING at the Southwest corner of the intersection of Caroline and Margaret Streets and running thence along the Western right-of-way of Margaret Street in a Southeastern direction 105 feet to a point; thence at right angles in a Southwestern direction 105.8 feet to the Point of Beginning of the parcel of land herein being described; thence continue in a Southwestern direction 5.2 feet; thence at right angles in a Northwestern direction 85 feet; thence at right angles in a Northeastern direction 3.6 feet to the face of a chain link fence; thence in a Southeastern direction along said fence 25 feet to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed meridian
 Elevations based on NGVD 1929 Datum
 S.M. No. 2851C elevation 14.354

- = Found 1/2" Iron pipe, cap PLS 2749
- = Found 1/2" BAR, no 158
- = Set P.K. Nail/PCP no PLS 2749
- ▲ = Found P.K. Nail

STY	Story	IRI	Irregular
CONC	Concrete	CONC	Concrete
FD	Found	IP	Iron Pipe
P	Plot	CBS	Concrete Block Stucco
M	Measured	COV	Covered
NTS	Not to Scale	IB	Iron
A/C	Air conditioner	VD	Wood
F.F.L.	Finished floor	BM	Bench Mark
CL	Centerline		

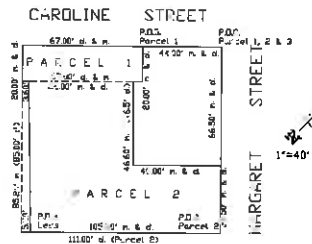
FIELD WORK PERFORMED 2/15/01

CERTIFICATION:

I HEREBY CERTIFY that the attached 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 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36610
 State of Florida

NOT VALID UNLESS EMBOSS'ED WITH RAISED SEAL & SIGNATURE



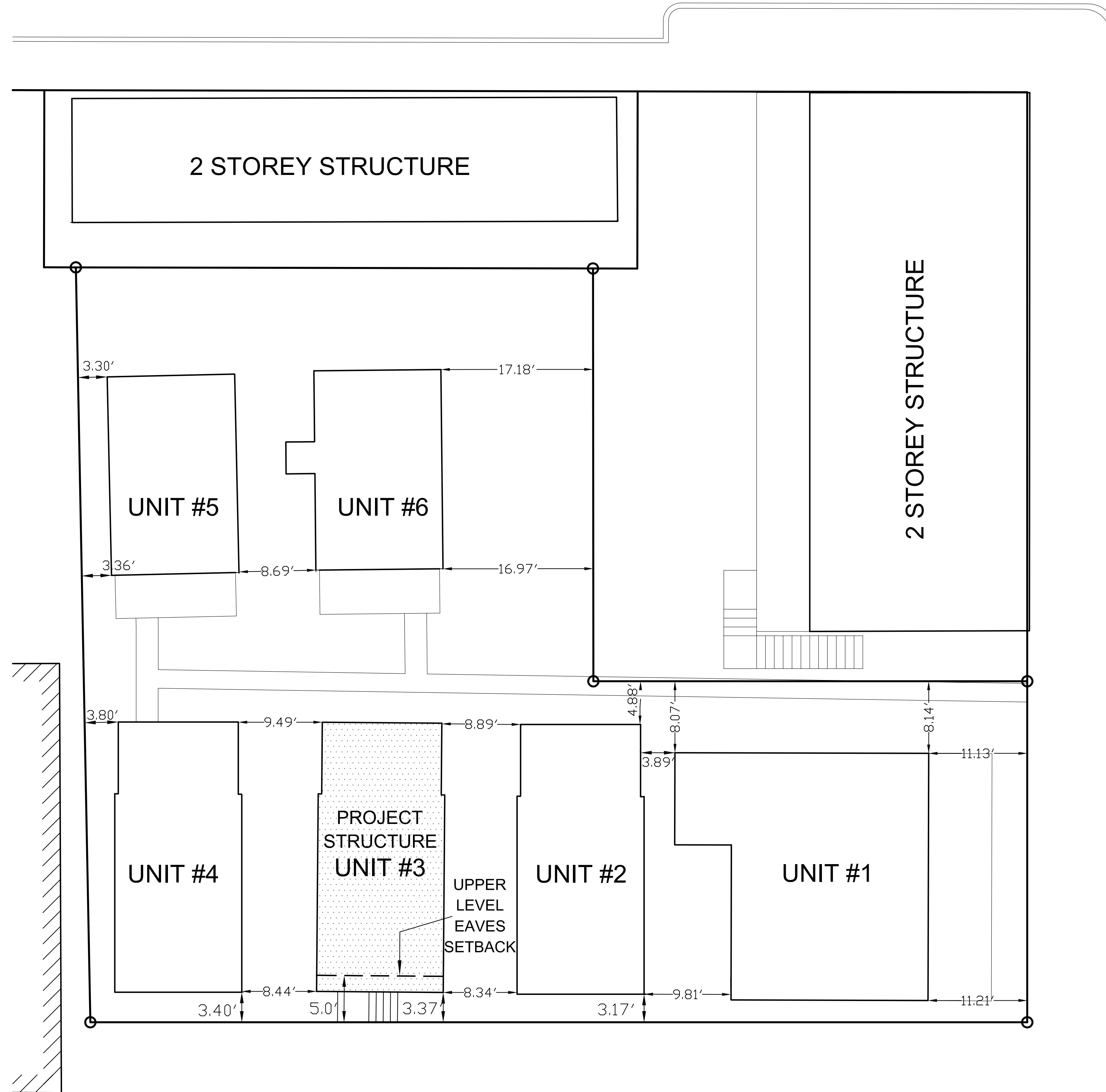
Project Location 305 Margaret Street	
PROPERTY SURVEY	Job No. 11-01
Date: 2-22-01	Scale: 1"=40'
Drawn: F.H.H.	Checked: F.H.H.
Approved: F.H.H.	Professional Seal

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3155 Northside Drive
 Suite 111
 Key West, FL 33940
 (305) 292-0465
 Fax: (305) 292-0297

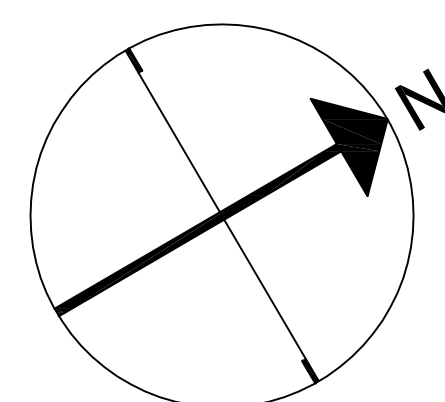
Proposed Plans

CAROLINE STREET



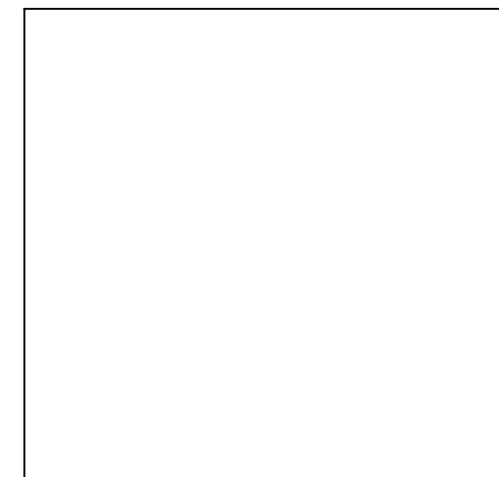
MARGARET STREET

SITE DATA			
1. LAND USE DISTRICT: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL			
2. LOT AREA: 7,171 S.F.			
3. SETBACKS:			
	ALLOWED	EXISTING	PROPOSED
FRONT	10.0'	85.36' THIS PROJECT STRUCTURE	NO CHANGE
SIDE	5.0'	2.0' THIS PROJECT STRUCTURE	5.0' THIS PROJECT STRUCTURE
REAR	15.0'	25.61' THIS PROJECT STRUCTURE	NO CHANGE
4. LOT COVERAGE:			
	ALLOWED	EXISTING	PROPOSED
BUILDING	40%	2777 S.F. (38%)	2812 S.F. (39%)
IMP. SURFACE	60%	EXISTING COVERAGE	NO CHANGE
5. STORMWATER RETENTION: THIS PROPOSAL DOES NOT INCREASE RAIN WATER RUNOFF			



SITE PLAN
NOT TO SCALE

DATE OF ISSUE:
6 / 12 / 14



REVISIONS	
NO.	DATE

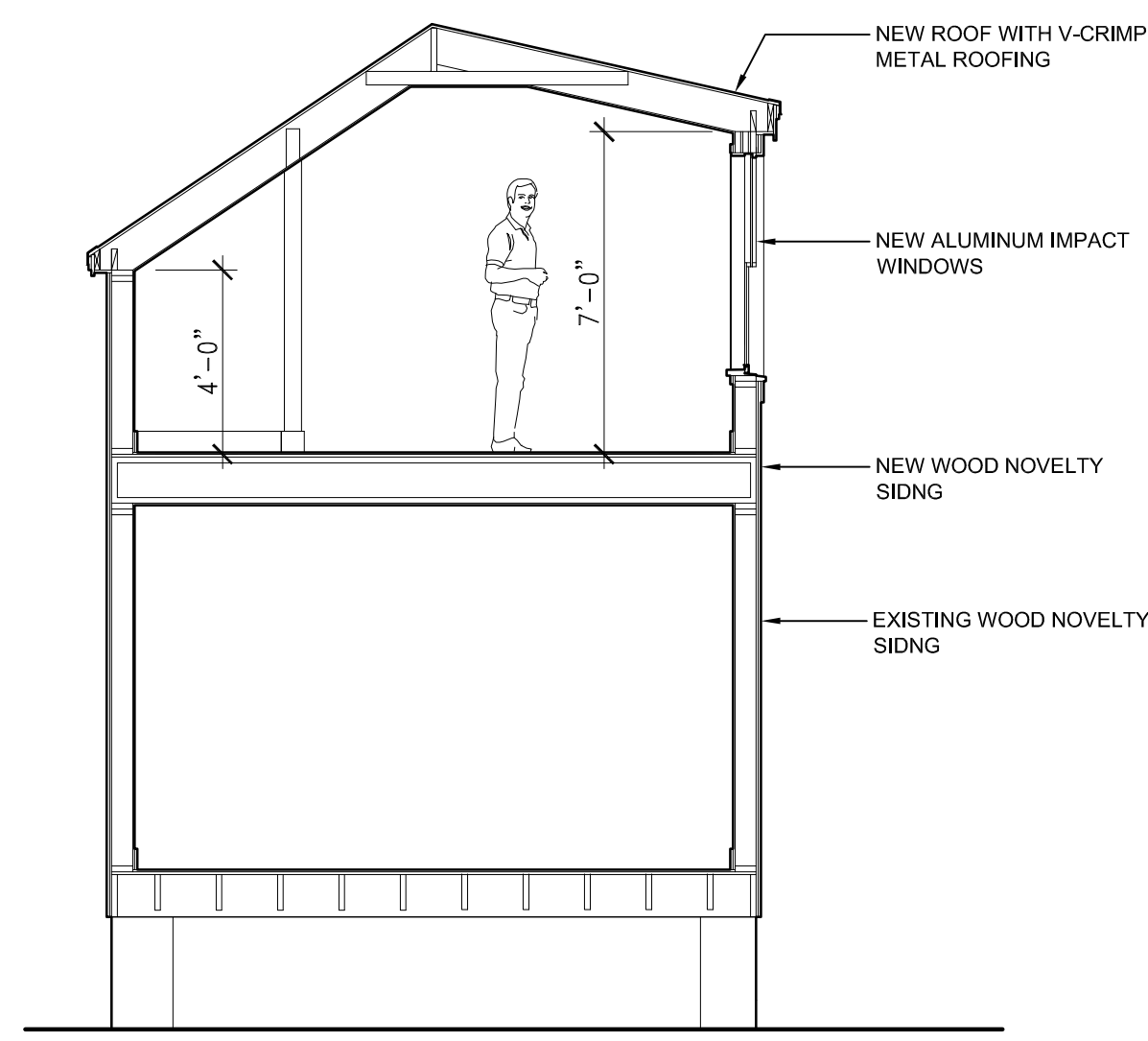
RENOVATION OF AN EXISTING RESIDENCE AT:

308 MARGARET ST. #3

KEY WEST, FLORIDA

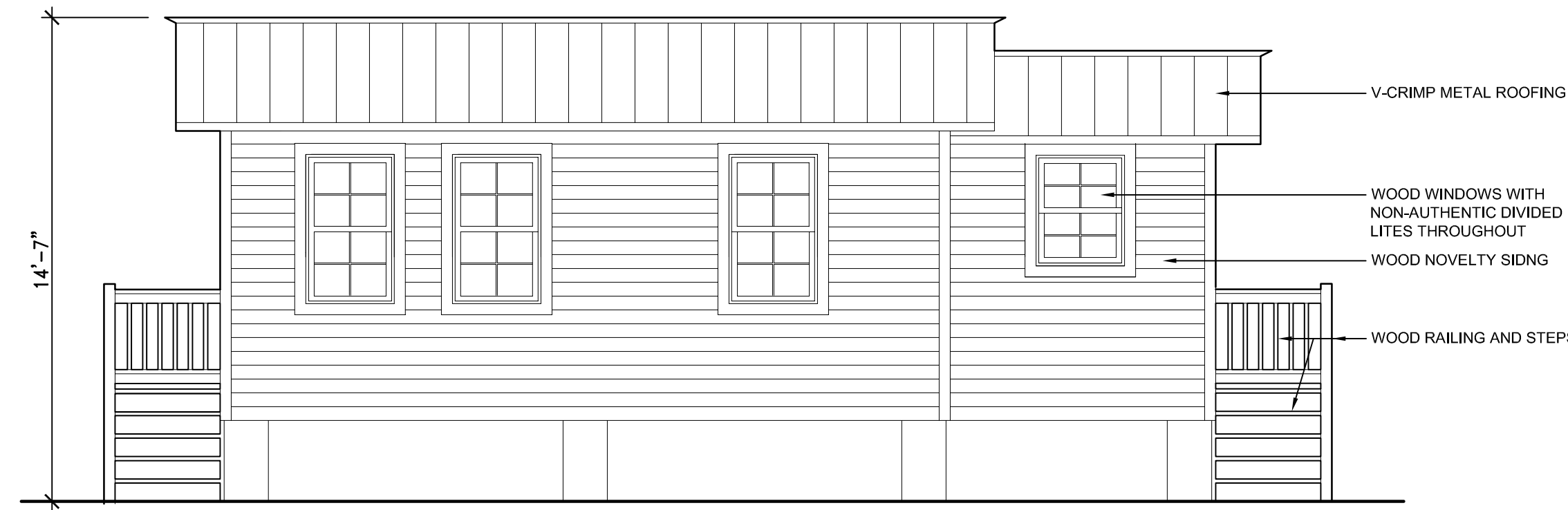
DAVID KNOLL
ARCHITECTS
KEY WEST, FL. (305) 715-8617

SHEET **1** OF 2 SHEETS



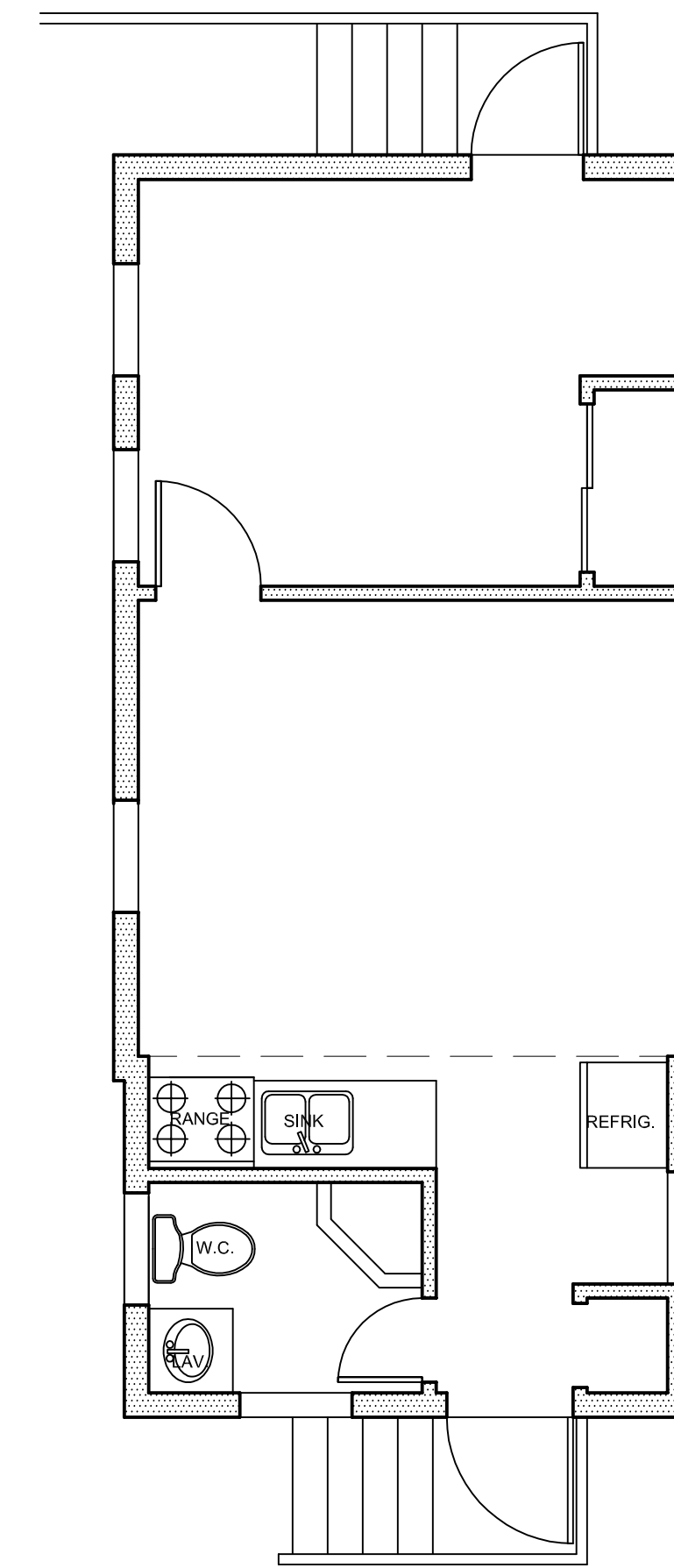
SECTION

1/4" = 1' - 0"



EXISTING STRUCTURE

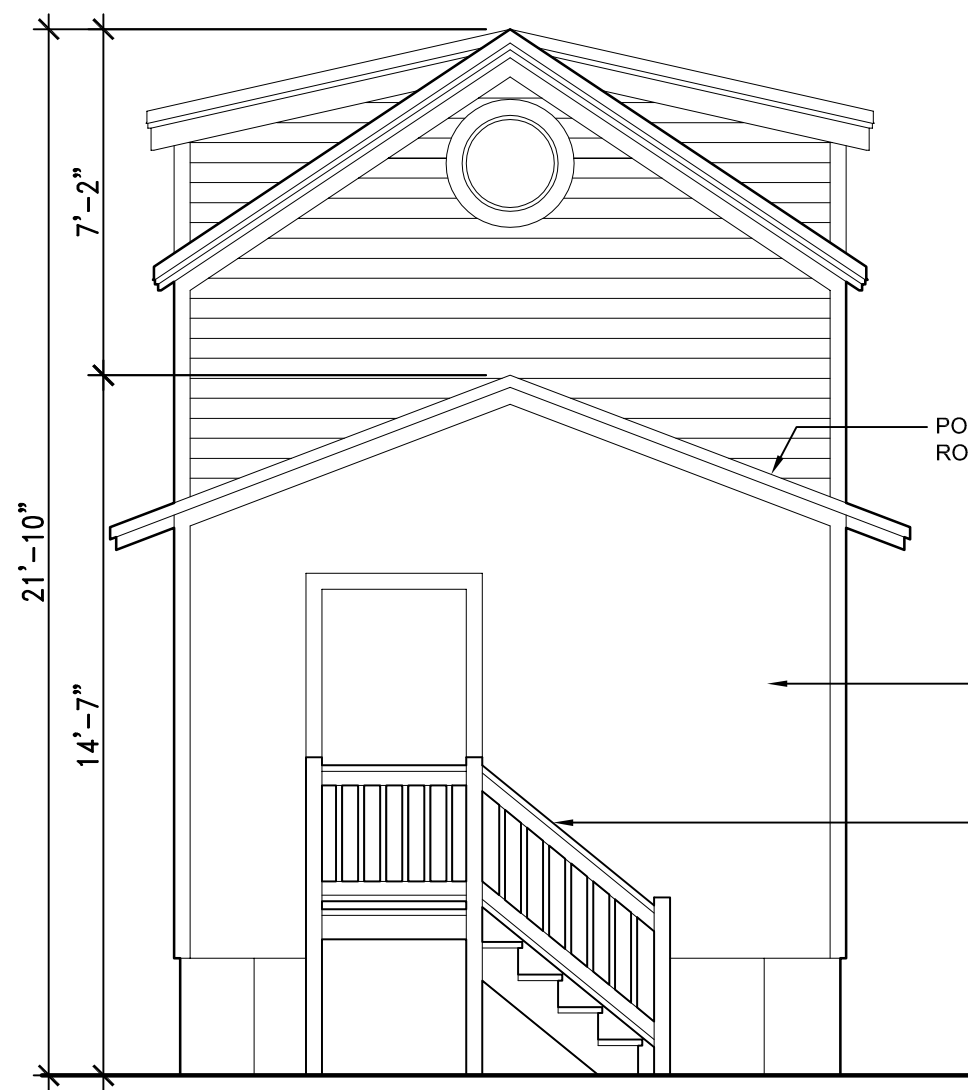
1/4" = 1' - 0"



EXISTING PLAN

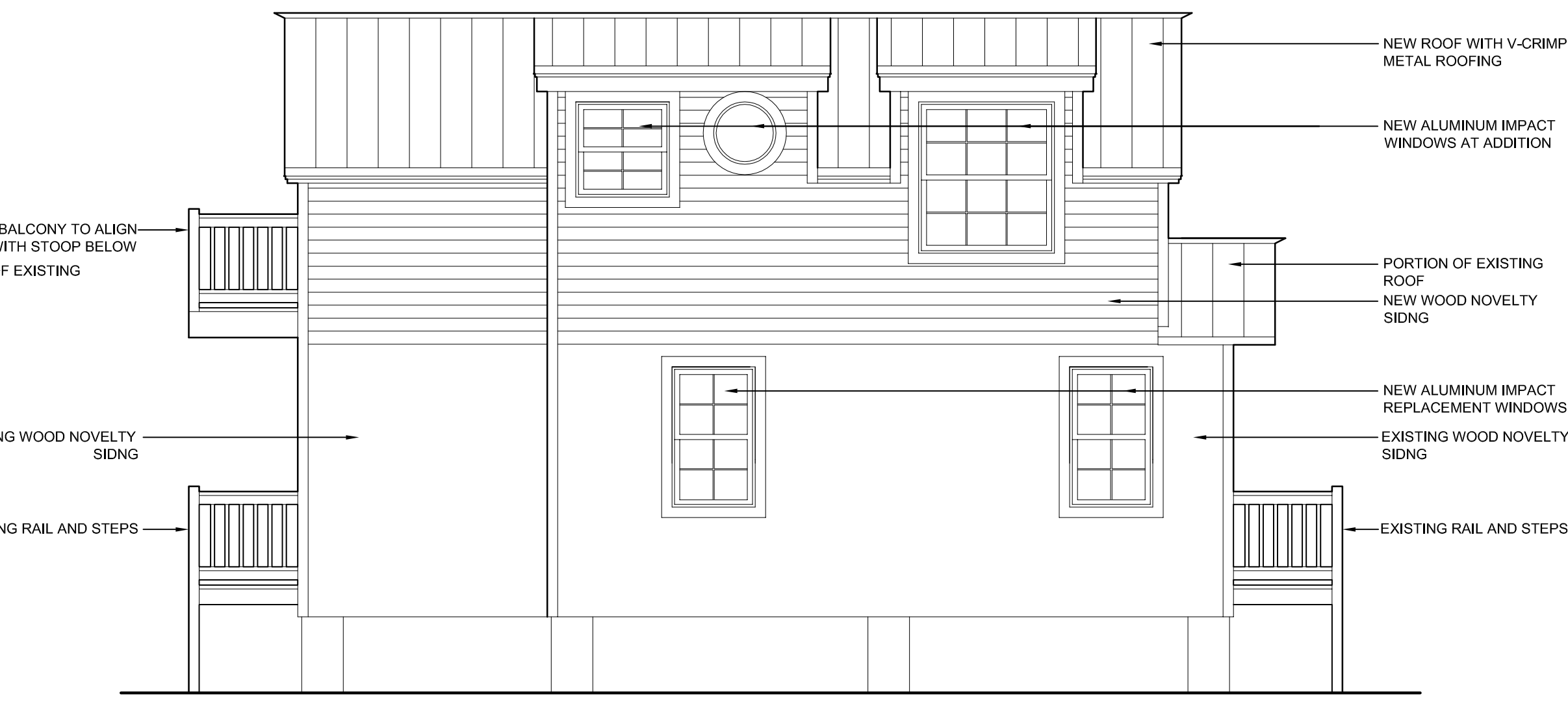
1/4" = 1' - 0"

SEE RIGHT AND LEFT SIDES FOR TYPICAL NOTES



REAR

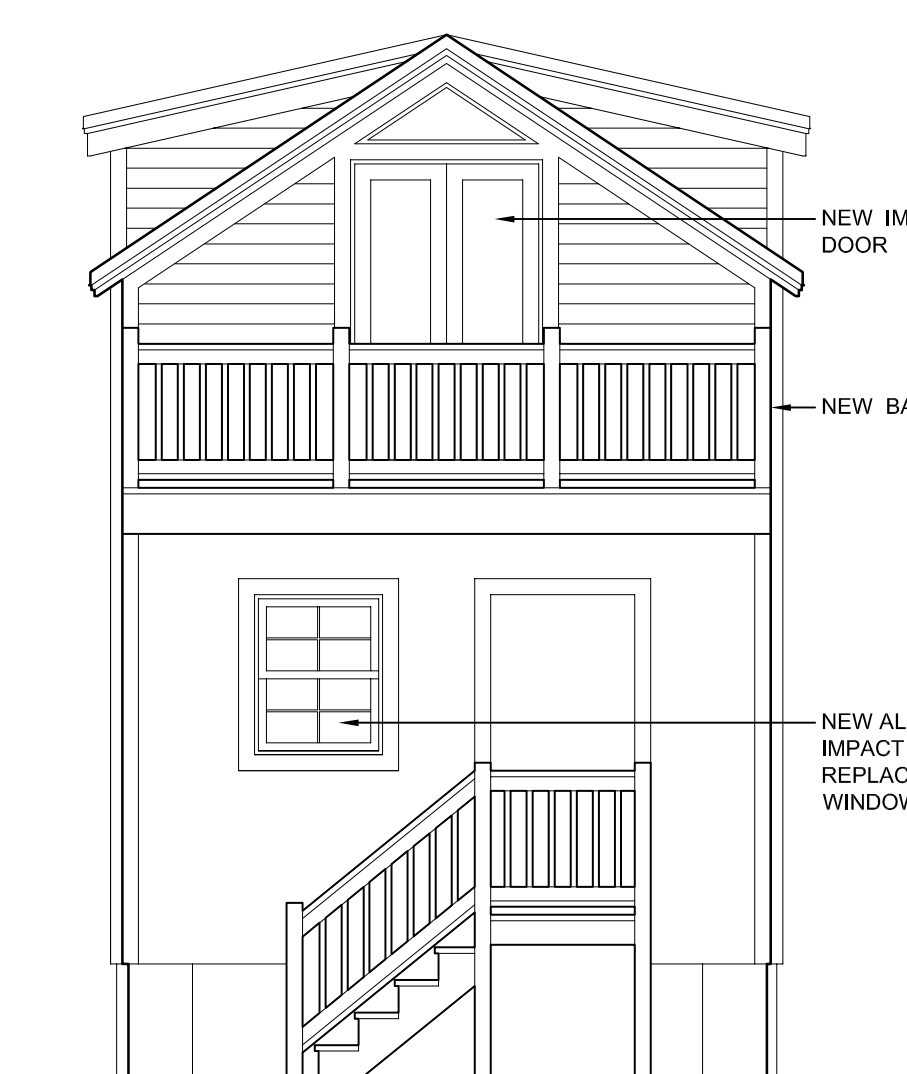
1/4" = 1' - 0"



RIGHT SIDE

1/4" = 1' - 0"

SEE RIGHT AND LEFT SIDES FOR TYPICAL NOTES



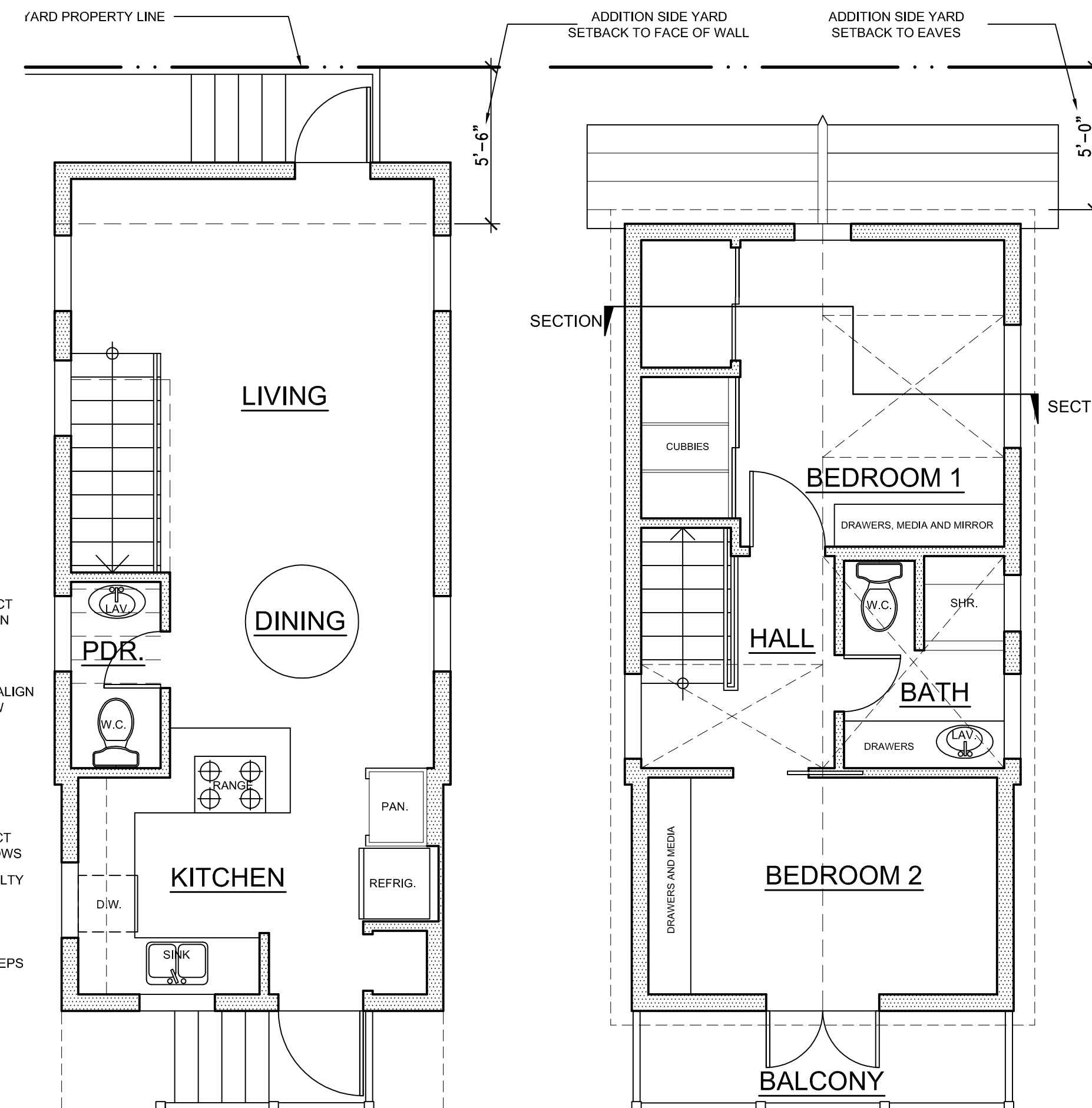
FRONT

1/4" = 1' - 0"



LEFT SIDE

1/4" = 1' - 0"



PROPOSED FLOOR PLANS

1/4" = 1' - 0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:
6 / 6 / 14

RENOVATION OF AN EXISTING RESIDENCE AT:

308 MARGARET ST. #3

KEY WEST, FLORIDA

DAVID KNOWLTON
ARCHITECT

KEY WEST, FL. (305) 715-8617

SHEET

2

OF 2 SHEETS

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name Kevin O'loughlin and Diane o'loughlin		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 308 Margaret Street, Unit 3		Company NAIC Number
City Key West	State Fl	ZIP Code 33040
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Unit 3 & 1/6 Int. Common Element 308 Margaret Street Condominium, Parcel No. 00003100-000303		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24 33'38.3"N</u> Long. <u>81 47'59.5W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>n/a</u> sq ft		a) Square footage of attached garage <u>n/a</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>n/a</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>n/a</u>
c) Total net area of flood openings in A8.b <u>n/a</u> sq in		c) Total net area of flood openings in A9.b <u>n/a</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West 120168		B2. County Name Monroe		B3. State Florida	
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 7'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: Basic Vertical Datum: NGVD 1929
 Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>7.46</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>5.4</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>4.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>4.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>4.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments.

Certifier's Name Fred H. Hildebrandt	License Number PLSM 2749
Title P.E., P.L.S.	Company Name Island Surveying, Inc.
Address 3152 Northside Drive	City Key West State Fl ZIP Code 33040
Signature	Date 5/15/14 Telephone 305-293-0466



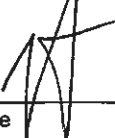
ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 308 Margaret Street, Unit 3			Policy Number
City Key West	State Fl	ZIP Code 33040	Company NAIC Number

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Lat and Long. obtained using hand held G.P.S. , C2e, Hot water heater in unit at elevation 7.5'.

Signature 

Date 5/15/14

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
308 Margaret Street, Unit 3

Policy Number

City Key West

State FL

ZIP Code 33040

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View (5/15/14)

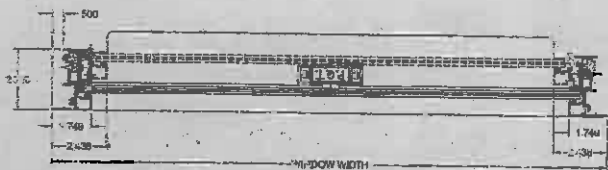
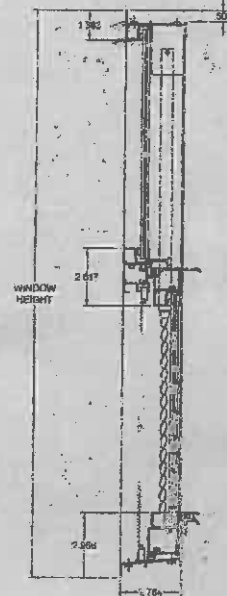
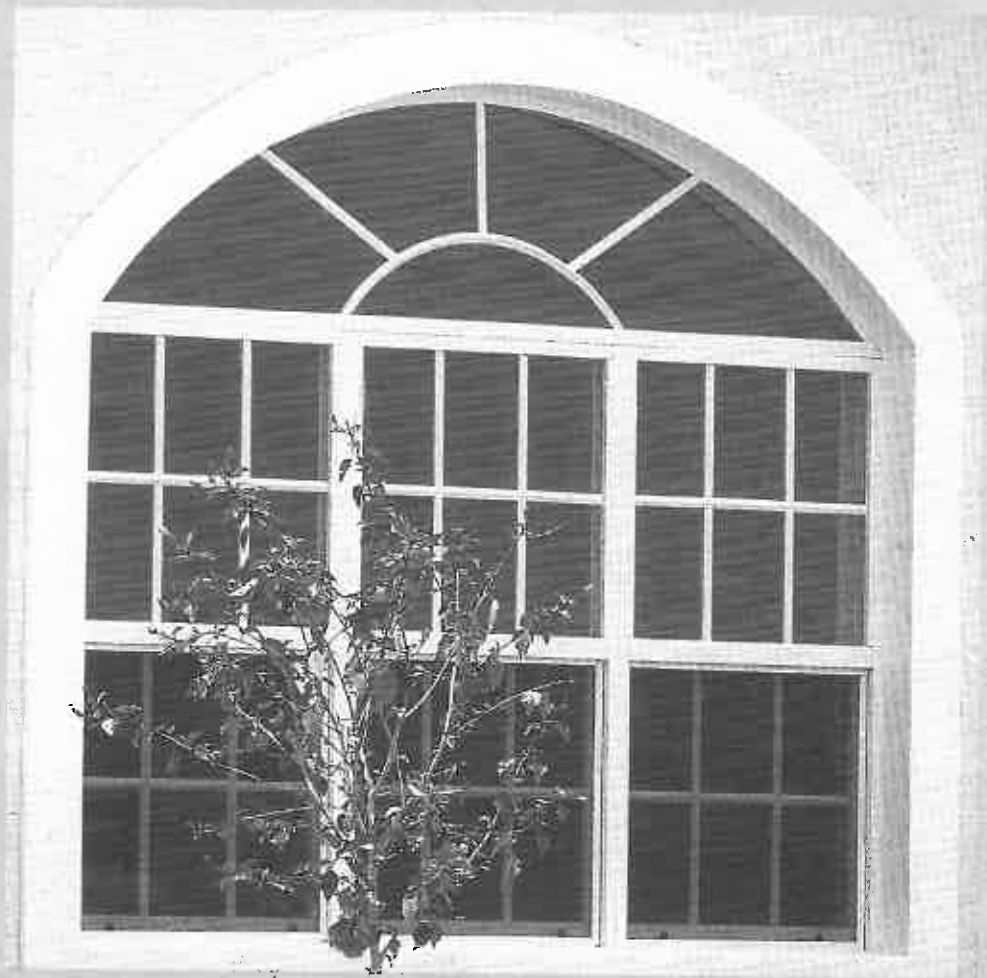


Rear View (5/15/14)

ALUMINUM FRAMES

SINGLE HUNG – SERIES SH700

- Bottom sash locks available for egress and/or handicap requirements
- Spiral balances for easy lifting
- Pro-View (Oriel style) and Radius Top options available
- Integral Fin Frame
- Ogee double applied muntins (ogee/flatbar)
- Nominal sizes available for Integral Fin Frame
- Factory mull prepping available



DESIGN PRESSURE GUIDE

STYLE	TESTED PRESSURE	WATER-TESTED PRESSURE	TESTED SIZE	TYPE OF TEST	RATING
Single Hung, Flange	+/-80 psf	12 psf High Rise Sill 9.8 psf Low Rise Sill	53 1/4" x 76"	Miami-Dade Protocols TAS 201, 202, 203	
Single Hung, Integral Fin	+/-80 psf	12 psf High Rise Sill 9.8 psf Low Rise Sill	52 1/4" x 75"	ANSI/AAMA/NWWDA	H-R80 High Sill H-R60 Low Sill

Miscellaneous Information
HARC Approval for Renovation of Compound 2002

HARC MINUTERS AND ORDERS
22 JANUARY 2002

APPROVED X DISAPPROVED _____ DEFERRED _____

DEFERRALS:

D1. H01-12-13-1325 308 Margaret Street, Gary the Carpenter
Renovation of compound. Addition of pool.

Gary Burchfield and Michael Veraline presented the project. The Commission explained that in the future applicants must request placement on the deferral agenda and must submit any outstanding documentation well before the meeting.

Gary Burchfield explained that they are trying to add porches as they were shown in the 1926 Sanborn. Two over two windows and four-panel wood doors will be used. It was requested that a full rear window be added on the left elevation of unit 1. Sharon Wells asked that the balustrades are proportional to small scale of the structure. Railings would not be required if the deck were less than 30" above grade. If a railing is desired, it should be 32" so that it is compatible with the scale of the building. Siding will be repaired as necessary. They are proposing some new V-crimp roofing. Where metal shingles exist, Mr. Burchfield said that they would repair and paint where possible. Alan VanWieren motioned to approve unit 1. Carlos Rojas seconded the motion.

The Commission then reviewed unit 2, and requested that the rear window type be changed. It should be more vertically oriented. They also asked that the bathroom window is also more vertical. Perhaps a casement window could be used. Mr. Burchfield asked if he can use a square 2' X 2' window. The Commission asked that he use a rectangular 24" X 30" window instead. Alan VanWieren and Carlos Rojas motioned to approve, units 2, 3, and 4 as they are the same the same.

The Commission discussed units 5 and 6. The Commission was concerned with the enclosure of the front porch. The Commission reviewed Standard 5, guidelines for porches (page 20) that states, "HARC will not approve the removal or permanent enclosure of an historic entrance or front porch with non-operable closures. The existing exterior wall must still read as the exterior wall after any operable closures are installed." They agreed that the porch is an important character-defining feature and that it should be preserved although, it does not face the street. One of the Commissioners felt that the installation of operable wood louvers would be a means of keeping the appearance of a porch. Another felt that this would create a false appearance. Carlos Rojas motioned to approve with the addition of wood louvers. Alan VanWieren seconded the motion.

The Commission had no concerns about the placement of the pool and deck. Alan VanWieren motioned to approve the pool and the decks. Carlos Rojas seconded the motion. There were no objections. Revised drawings must be submitted to staff.

APPROVED X DISAPPROVED _____ DEFERRED _____

HARC

Application No. 401-12-13-1325

RECEIVED
FEB 21 2002
BY KW BUILDING DEPT.
#02-452

RECEIVED
DEC 13 2001
BY PS
KW BUILDING DEPT.



Historic Architectural Review Commission 2001 Certificate of Appropriateness

A HARC application must precede applications for building permits, variances, and development review approvals. HARC applications must meet the requirements as outlined by the *Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District*. The filing of an application does not ensure approval.

This application should be completed to the best of your ability and returned to HARC at the Building Department, 604 Simonton Street, Key West, Florida. All applications will be forwarded to the HARC board for a decision. The applicant must be present at the scheduled HARC meeting.

- Unless scope of work follows staff approval criteria, application review period is typically 14 days.
- Consult the tree commission for questions regarding tree removal.
- Please refer to the *Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District* (available at the City Building Department) for additional information.

Required attachments:

- Photographs of existing building (for repairs, rehabilitations, or expansions)
- Photographs of adjoining buildings (for new buildings or additions)
- Two (2) sets of to scale drawings of floor plans, site plans, exterior elevations (for new buildings or additions)
- Illustrations of manufactured products to be used such as shutters, doors, and windows; paint color chips; and awning fabric samples
- Brief written description of scope of work intended under this application

Applications that do not have the required attachments will be considered incomplete and will not be brought to the HARC board.

Address of Construction: 308 MARGARET

Name of Property Owner: Michael Verasque Phone: _____

Permanent Home Address: 308 Margaret

Applicant (owner or legally designated agent): Cathy The Carpenter Phone: 797 4708

Applicant's Mailing Address: 5680 W. Ave # 5

I have received a copy of the "Design Guidelines in Key West's Historic District" (initial) - CS

HARC

Historic Architectural Review Commission

Applicant's Summary of Scope of Work (Please type or print): Renovation

of compounds and pool.

I attest that I will not exceed the scope of work as summarized above without coming back before the HARC for additional review.

Date: 11/13/01

Signature: 

For HARC Use Only

Approved _____

Denied _____

Deferred 1/5/01

Reason for deferral/denial: _____

New Hearing Date: _____

HARC staff comments: Contributing - one-story frame
vernacular, 1920's - Standard 6 - p. 20-22
Fenestration should be more traditional, original
openings should be retained where possible -

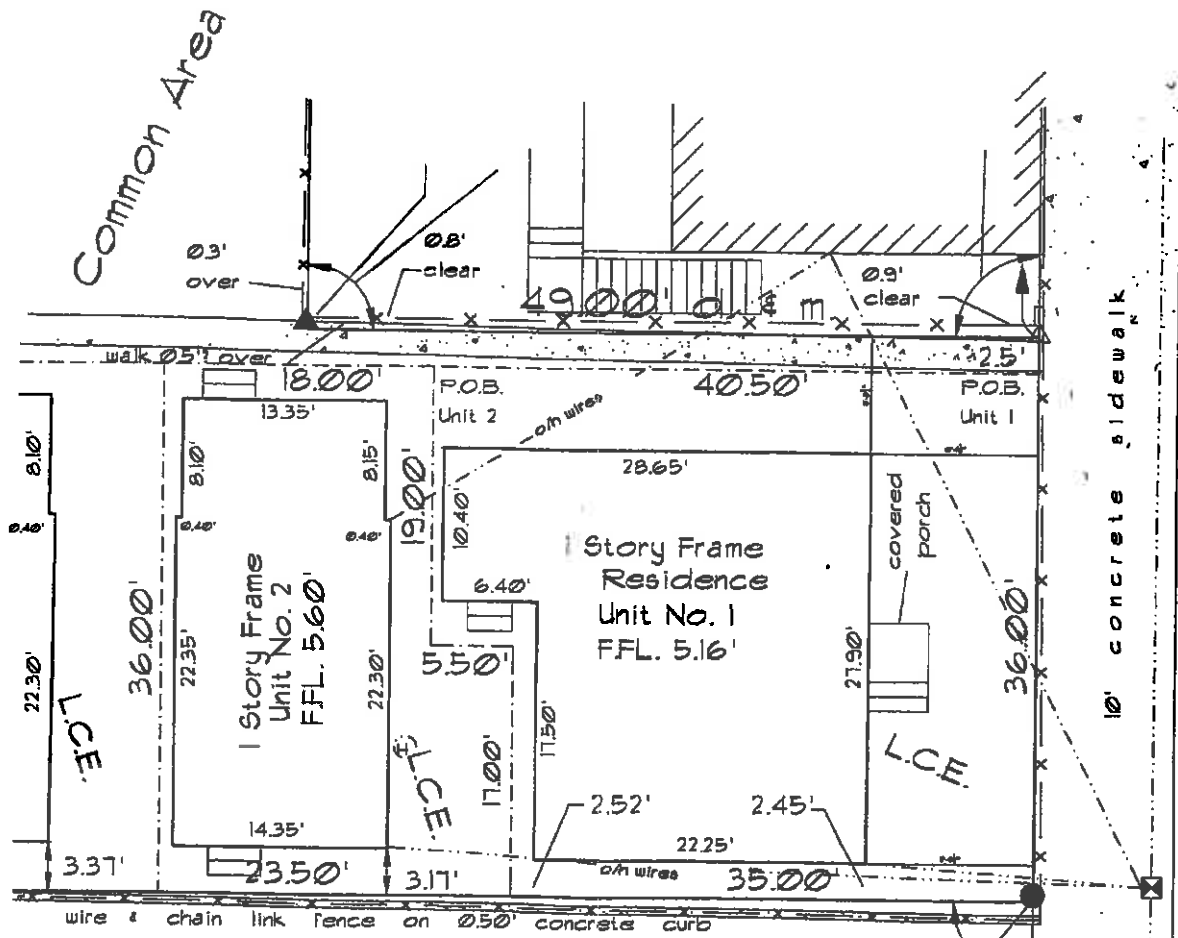
Limits of work approved, conditions of approval, and/or suggested changes, etc.: _____

Date: _____

By: 

Historic Architectural Review Commission

JAN 22 2002
HISTORICAL ARCHITECTURAL
REVIEW COMMISSION



1
S3

EXISTING UNITS 1 & 2

1/4" = 1'-0"



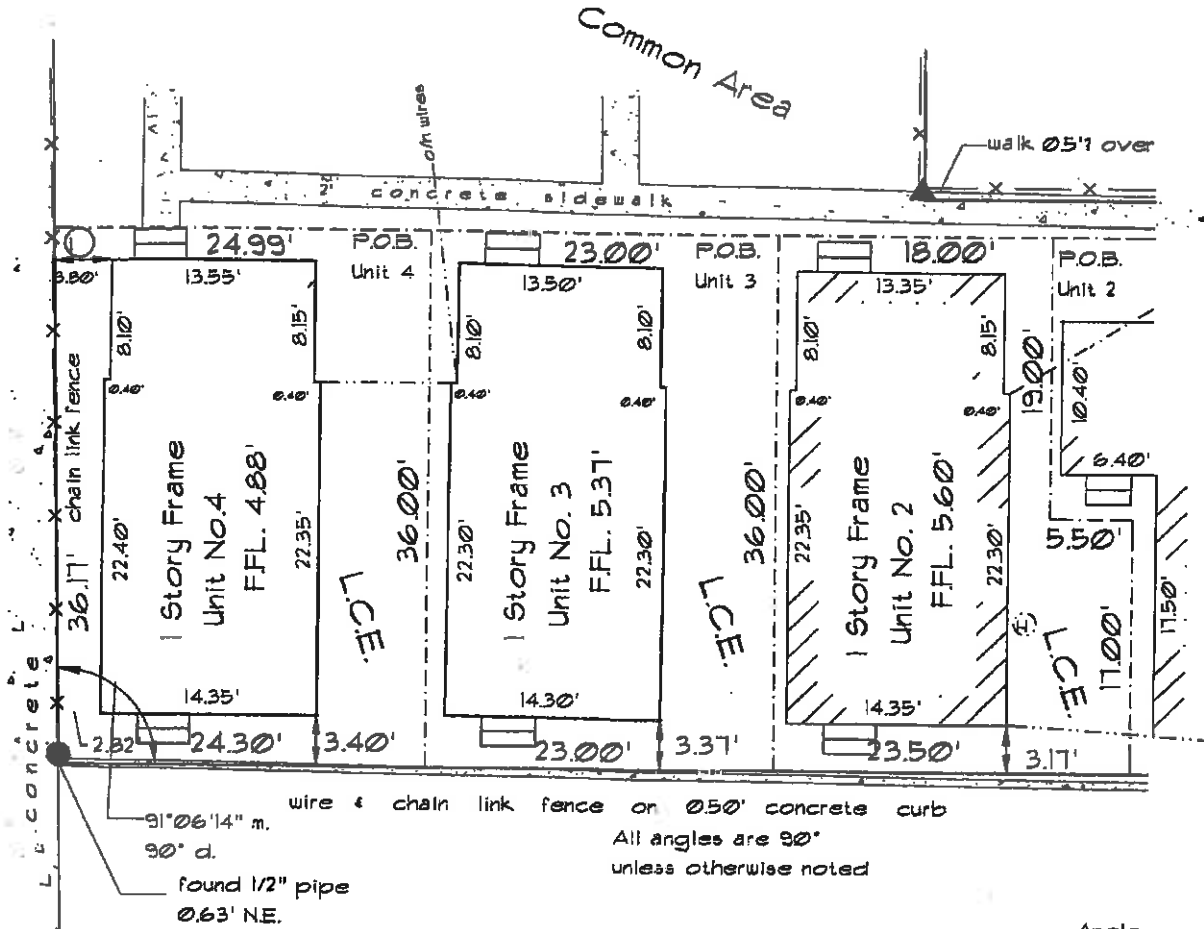
Garbino Lealio
(305) 881-6000
304-8853

Gary The Carpenter Const.
Stook Island Florida

Margaret Street Condominiums
308 Margaret Street Key West, Florida

DATE:
DRAWN:
REVISION:

SHEET
S3



EXISTING UNITS 3 & 4

1
S4

1/4" = 1'-0"

Angle No.	Angle
1	88°53'46"
2	91°06'14"
3	88°46'26"
4	90°07'20"



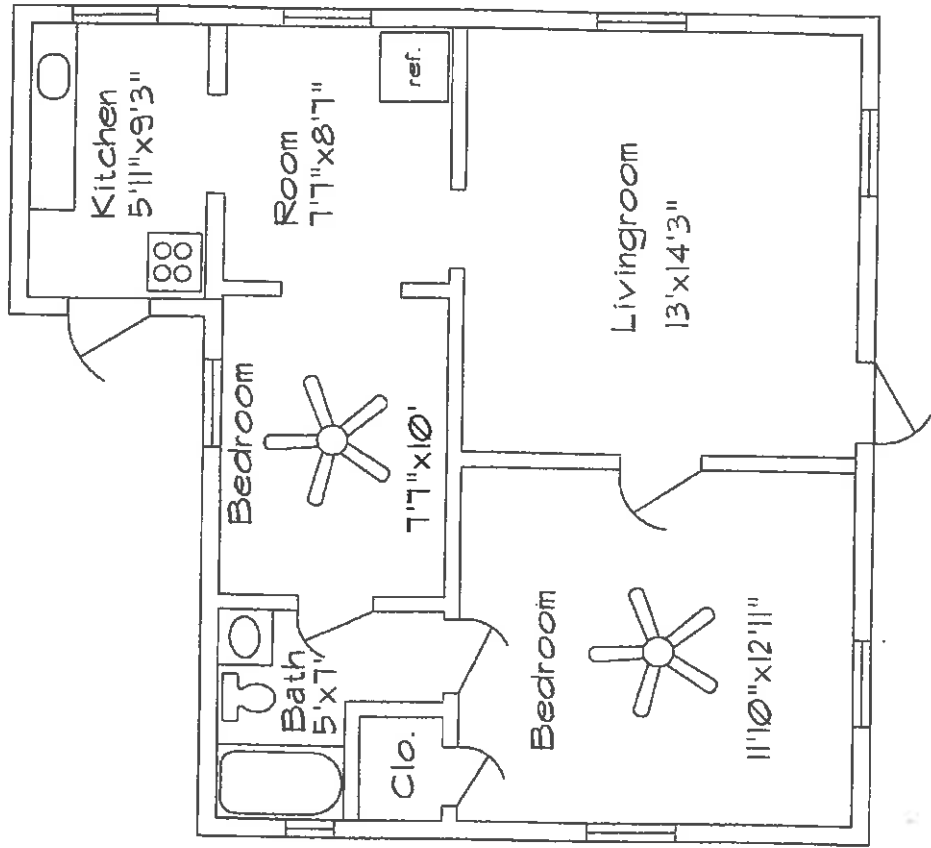
Robin Laska
(800) 288-6668
304-8553

Gary The Carpenter Const
Stock Island Florida

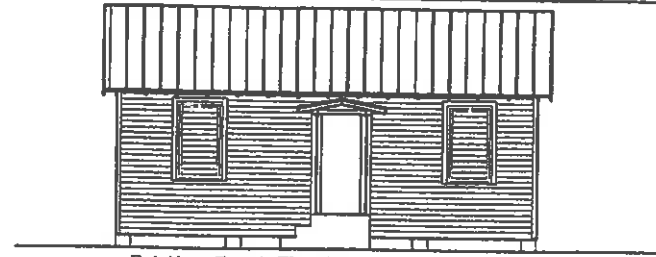
Margaret Street Condominiums
908 Margaret Street Key West, Florida

DATE:
SCALE:
REVISION:

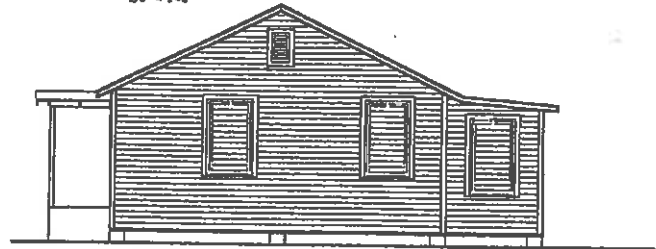
S4



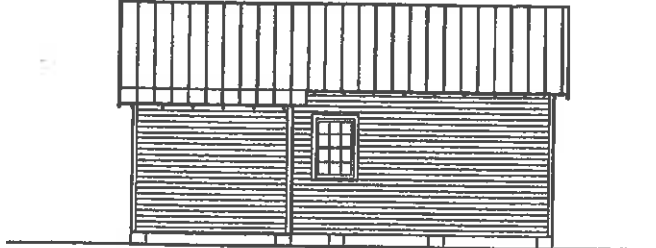
3
A1
Existing Floor Plan
1/4" = 1'-0"



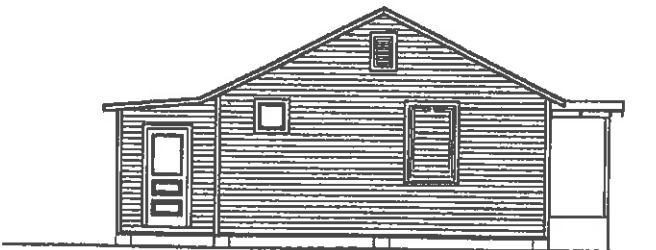
1
A1
Existing Front Elevation
1/8" = 1'-0"



2
A1
Existing Right Elevation
1/8" = 1'-0"



3
A1
Existing Rear Elevation
1/8" = 1'-0"



4
A1
Existing Left Elevation
1/8" = 1'-0"

308 Margaret Street
UNIT 1



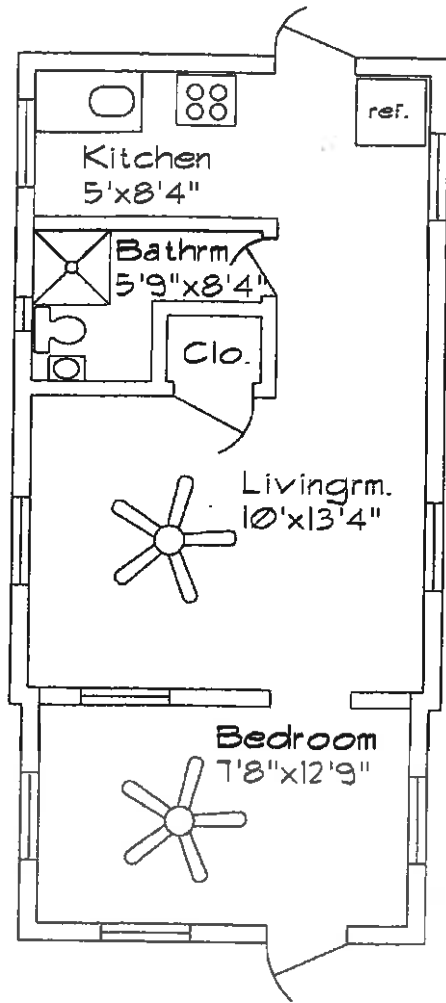
Reskin Leads
(888) 266-8850
304-6053

Gary The Carpenter Const.
Stock Island Florida

Margaret Street Condominiums
308 Margaret Street Key West, Florida

DATE:
SCALE:
REVISION:

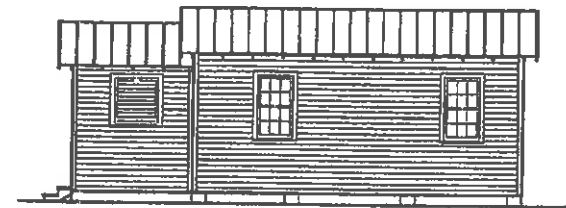
PROJECT
A1



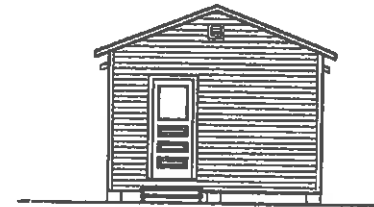
308 Margaret Street
Unit No. 2



Existing Front Elevation
1/8" = 1'-0"



Existing Right Elevation
1/8" = 1'-0"



Existing Rear Elevation
1/8" = 1'-0"



Existing Left Elevation
1/8" = 1'-0"



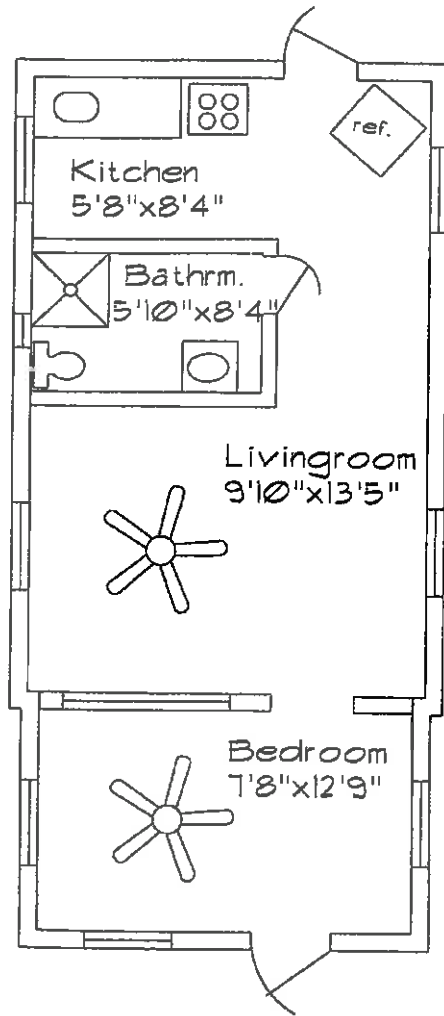
Maria Loria
(305) 281-0553
204-0552

Gary The Carpenter Const
Stock Island Florida

Margaret Street Condominiums
308 Margaret Street Key West, Florida

DATE:
SCALE:
REVISION:

1/25/21
A2



308 Margaret Street
Unit No. 3



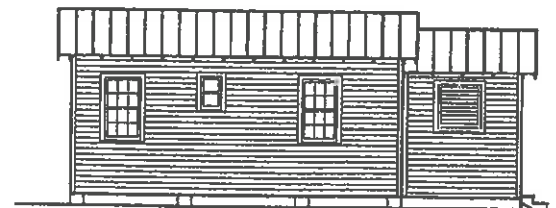
1
AS Existing Front Elevation
1/8" = 1'-0"



2
AS Existing Right Elevation
1/8" = 1'-0"



3
AS Existing Rear Elevation
1/8" = 1'-0"



4
AS Existing Left Elevation
1/8" = 1'-0"



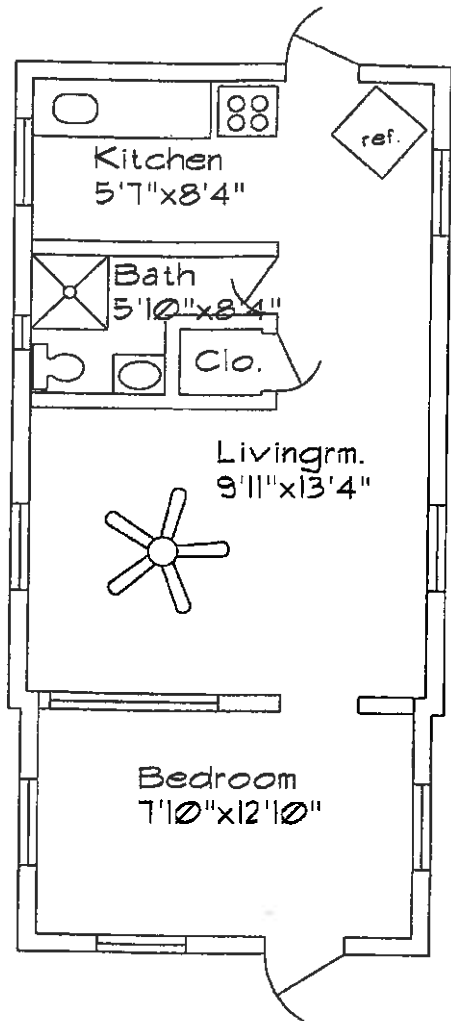
Robin Larkin
(305) 292-8559
304-0048

Gary The Carpenter Const
Stock Island Florida

Margaret Street Condominiums
508 Margaret Street Key West, Florida

DATE:
DRAWN:
REVISIONS:

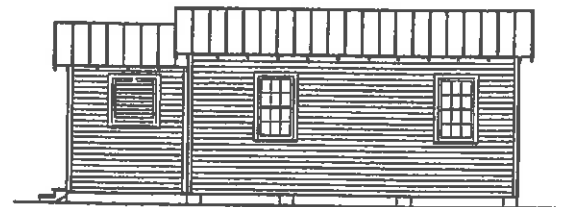
10/27/07
A3



3 Existing Floor Plan
1/4" = 1'-0"



1 Existing Front Elevation
1/8" = 1'-0"



2 Existing Right Elevation
1/8" = 1'-0"



3 Existing Rear Elevation
1/8" = 1'-0"



4 Existing Left Elevation
1/8" = 1'-0"

308 Margaret Street
Unit No. 4



Robbie Leslie
(813) 291-8889
304-8888

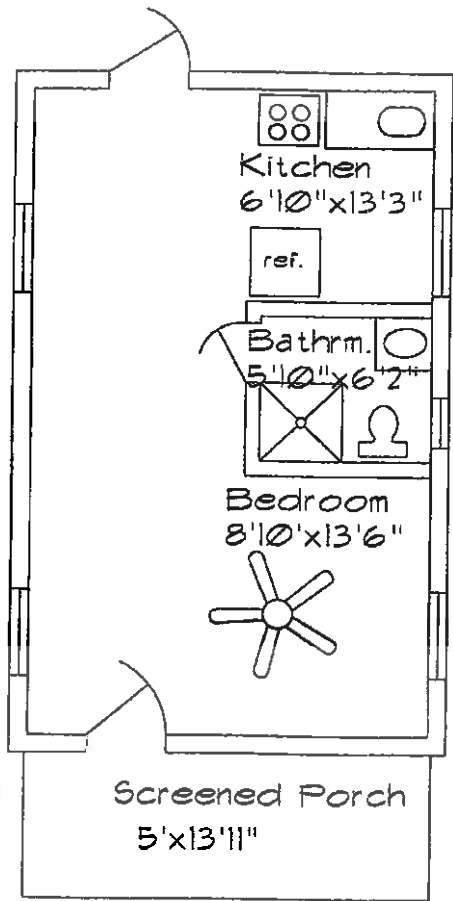
Gary The Carpenter Const
Stock Island Florida

Margaret Street Condominiums
308 Margaret Street Key West, Florida

DATE:
DRAWN:
REVISION:

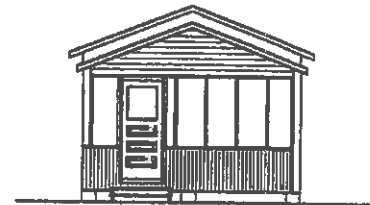
KEY:

A4



5
AS Existing Floor Plan
1/8" = 1'-0"

308 Margaret Street
Unit No. 9



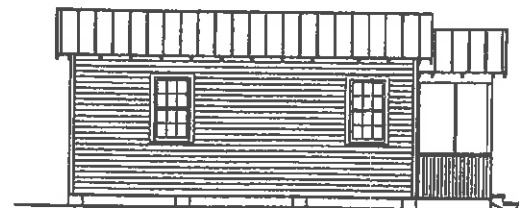
1
AS Existing Front Elevation
1/8" = 1'-0"



2
AS Existing Right Elevation
1/8" = 1'-0"



3
AS Existing Rear Elevation
1/8" = 1'-0"



4
AS Existing Left Elevation
1/8" = 1'-0"



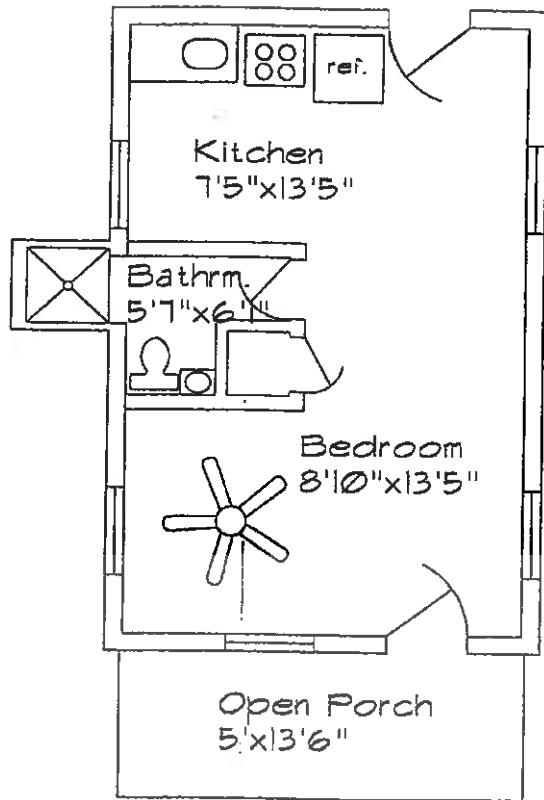
Robin Lewis
(904) 288-8816
304-8528

Gary The Carpenter Const
Stock Island Florida
I

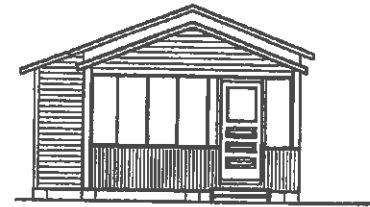
Margaret Street Condominiums
Key West, Florida
308 Margaret Street

DATE:
BY:
REVISION:

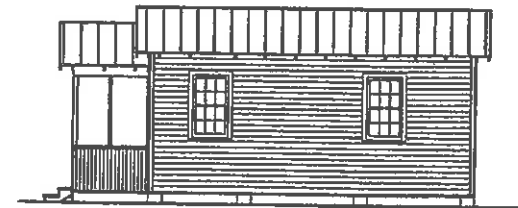
REVISION
A5



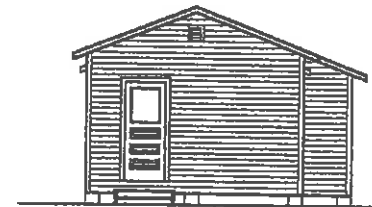
3 Existing Floor Plan
1/8" = 1'-0"



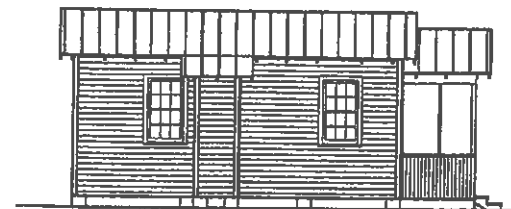
1 Existing Front Elevation
1/8" = 1'-0"



2 Existing Right Elevation
1/8" = 1'-0"



3 Existing Rear Elevation
1/8" = 1'-0"



4 Existing Left Elevation
1/8" = 1'-0"

308 Margaret Street
Unit No. 6



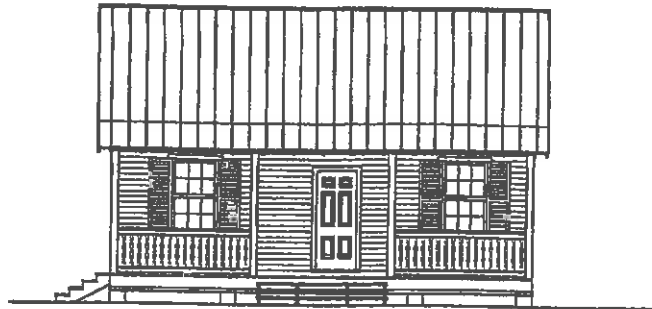
Bobbi Lewis
(800) 288-0666
304-5588

Gary The Carpenter Const
Stock Island Florida
I

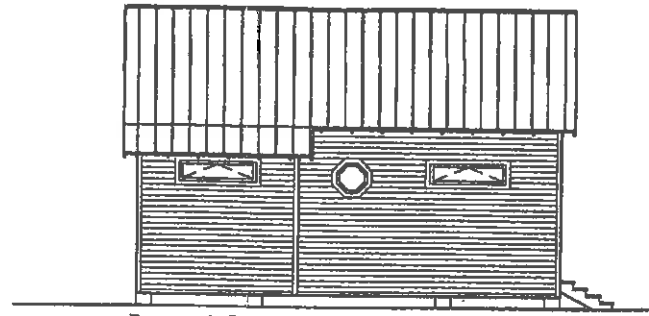
Margaret Street Condominiums
Key West, Florida
308 Margaret Street

DATE:
DRAWN:
REVISION:
"

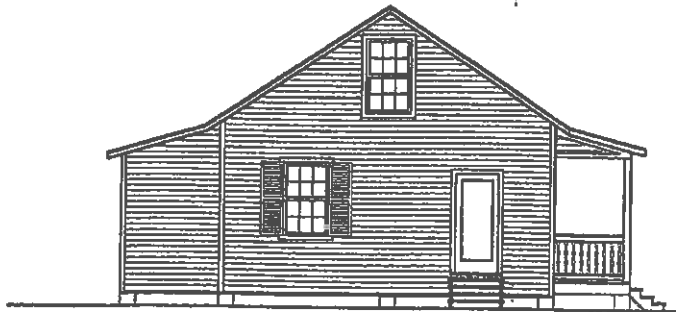
SHEET
A6



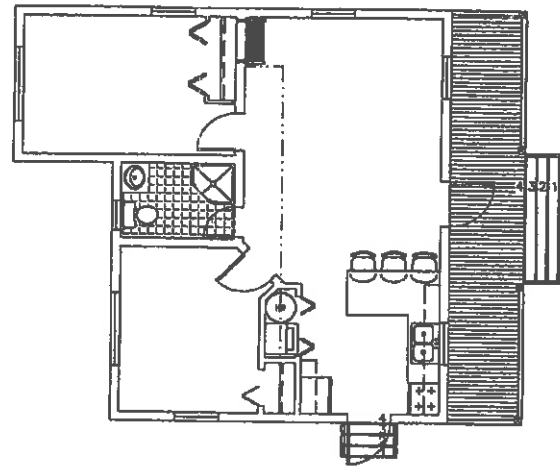
1
A7
Proposed Front Elevation
1/8" = 1'-0"



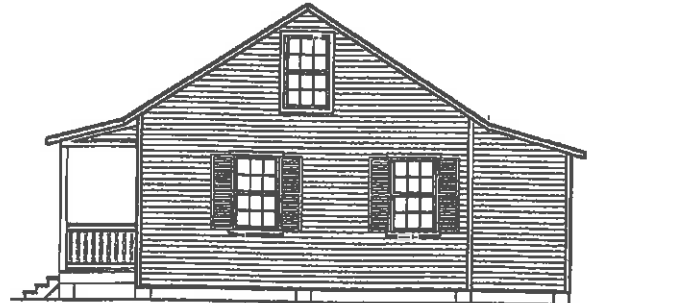
2
A7
Proposed Rear Elevation
1/8" = 1'-0"



3
A7
Proposed Left Elevation
1/8" = 1'-0"



4
A7
Proposed Floor Plan
1/8" = 1'-0"



5
A7
Proposed Right Elevation
1/8" = 1'-0"

308 Margaret Street
UNIT 1

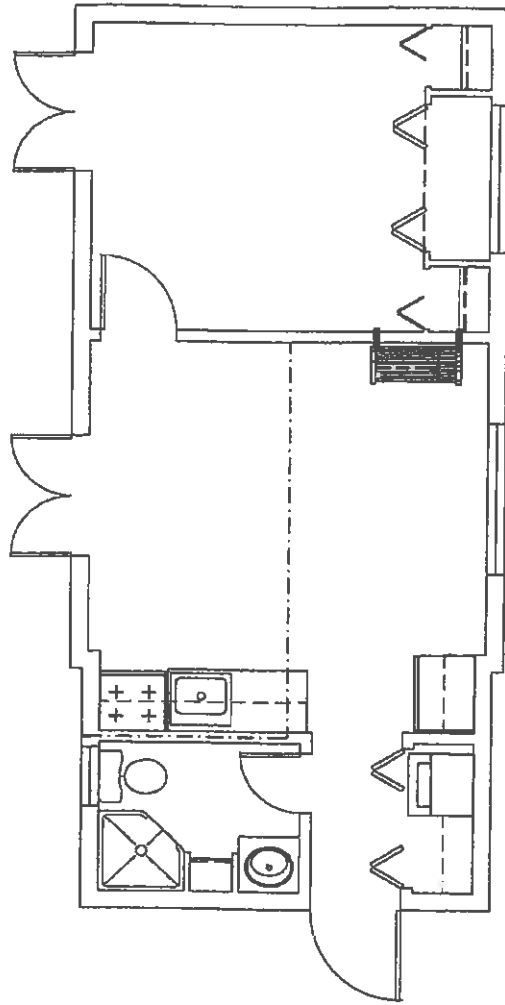
Robin Laska
(304) 238-0559
304-5552

Gary The Carpenter Const
Stock Island Florida

Margaret Street Condominiums
308 Margaret Street Key West, Florida

DATE:
DRAWN:
REVISION:

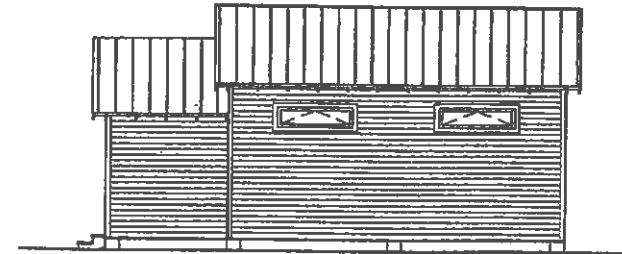
KEY
A7



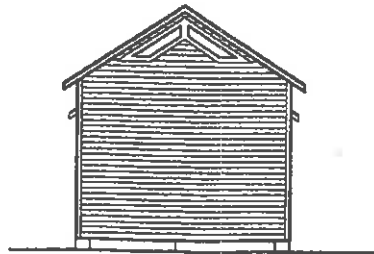
3
A8
Proposed Floor Plan
1/4" = 1'-0"



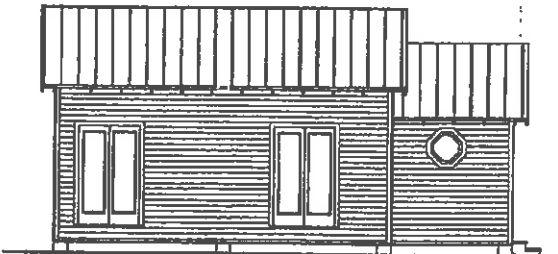
1
A8
Proposed Front Elevation
1/8" = 1'-0"



2
A8
Proposed Right Elevation
1/8" = 1'-0"



3
A8
Proposed Rear Elevation
1/8" = 1'-0"



4
A8
Proposed Right Elevation
1/8" = 1'-0" *Left*

308 Margaret Street
Unit No. 2



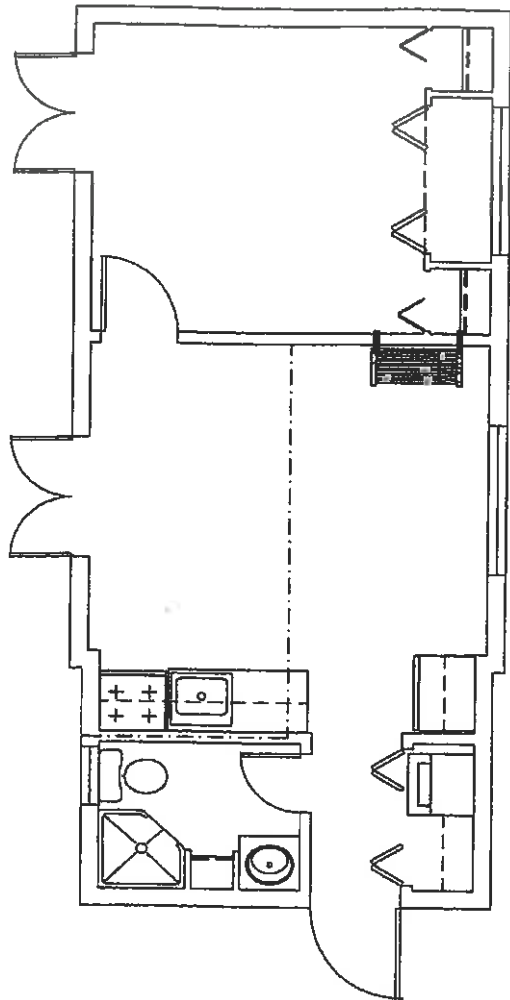
Mobile Leads
(306) 288-8000
904-8562

Gary The Carpenter Const
Stock Island Florida

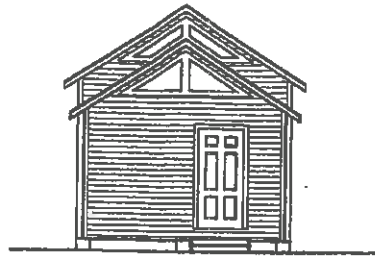
Margaret Street Condominiums
308 Margaret Street Key West, Florida

DATE:
DRAWN:
REVISION:

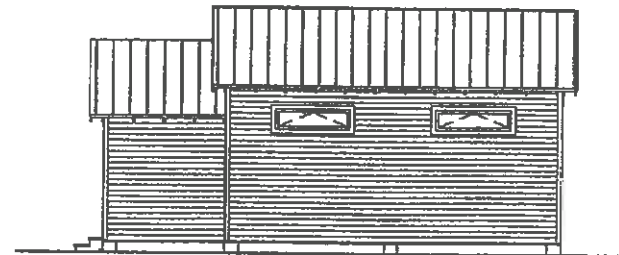
PROJECT
A8



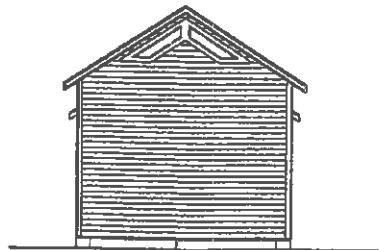
5
AS
Proposed Floor Plan
1/8" = 1'-0"



1
AS
Proposed Front Elevation
1/8" = 1'-0"



2
AS
Proposed Right Elevation
1/8" = 1'-0"



3
AS
Proposed Rear Elevation
1/8" = 1'-0"



4
AS
Proposed Right Elevation
1/8" = 1'-0"

308 Margaret Street
Unit No. 3



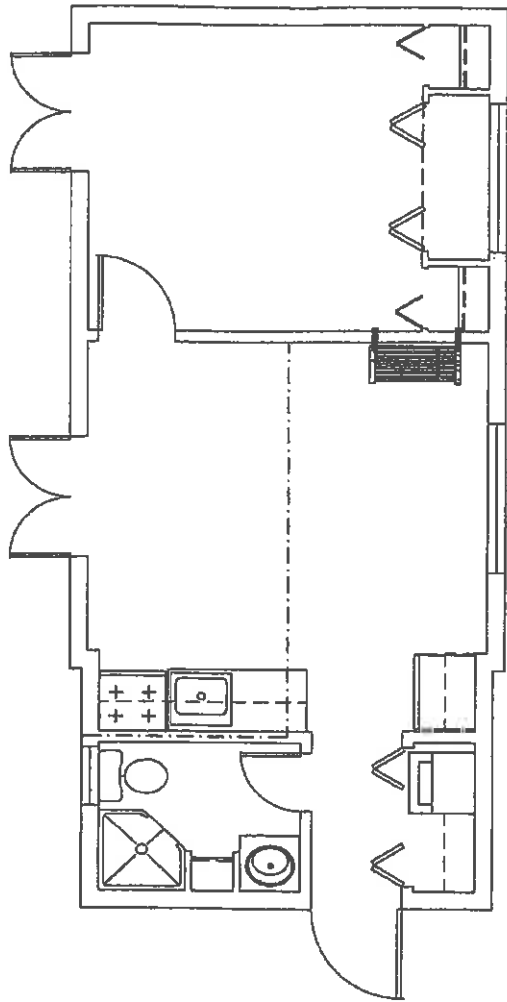
Robin Lewis
(202) 293-2222
204-8822

Gary The Carpenter Const.
Stock Island Florida

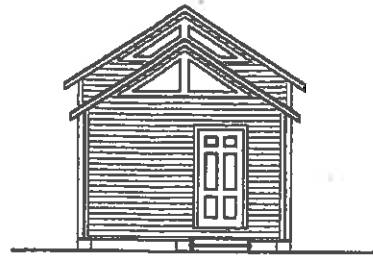
Margaret Street Condominiums
308 Margaret Street Key West, Florida

DATE:
REVISION:
X

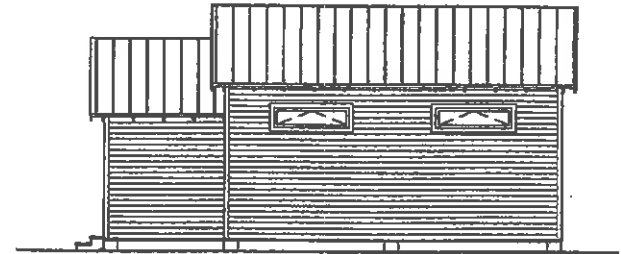
9/27
A9



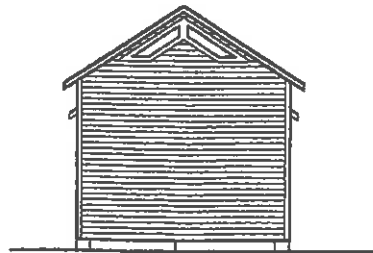
3
A10
Proposed Floor Plan
1/8" = 1'-0"



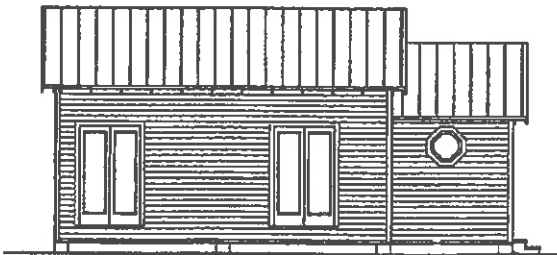
1
A10
Proposed Front Elevation
1/8" = 1'-0"



2
A10
Proposed Right Elevation
1/8" = 1'-0"



3
A10
Proposed Rear Elevation
1/8" = 1'-0"



4
A10
Proposed Right Elevation
1/8" = 1'-0"

308 Margaret Street
Unit No. 3 42



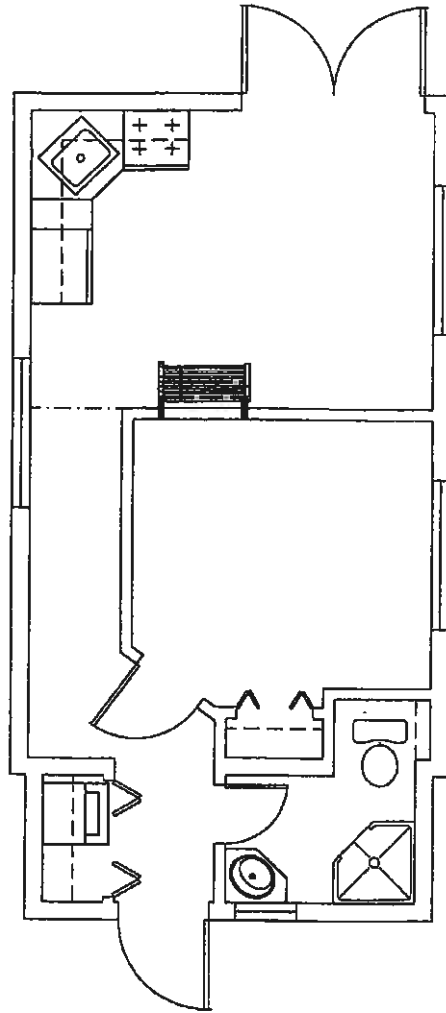
Robin Lewis
(305) 288-8888
304-8888

Gary The Carpenter Const
Stock Island Florida

Margaret Street Condominiums
308 Margaret Street Key West, Florida

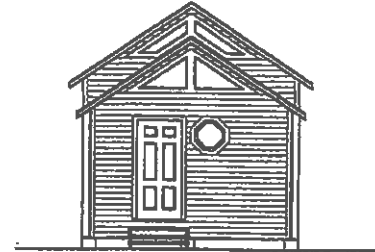
DATE:
BY:
EXTENSION:

BOOKET
A10

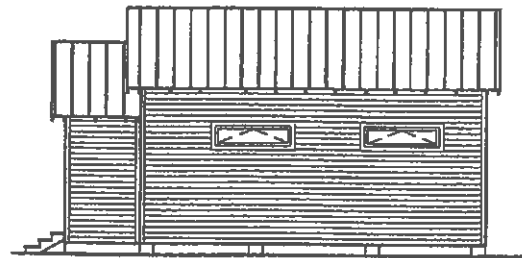


3
A11 Proposed Floor Plan
1/8" = 1'-0"

308 Margaret Street
Unit No. B



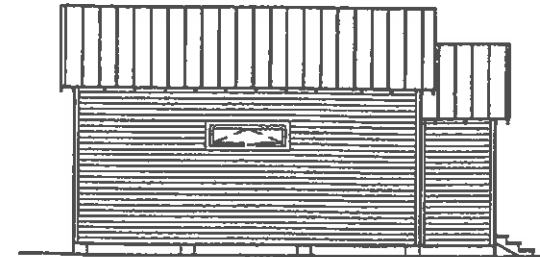
1
A11 Proposed Front Elevation
1/8" = 1'-0"



2
A11 Proposed Right Elevation
1/8" = 1'-0"



3
A11 Proposed Rear Elevation
1/8" = 1'-0"



4
A11 Proposed Left Elevation
1/8" = 1'-0"



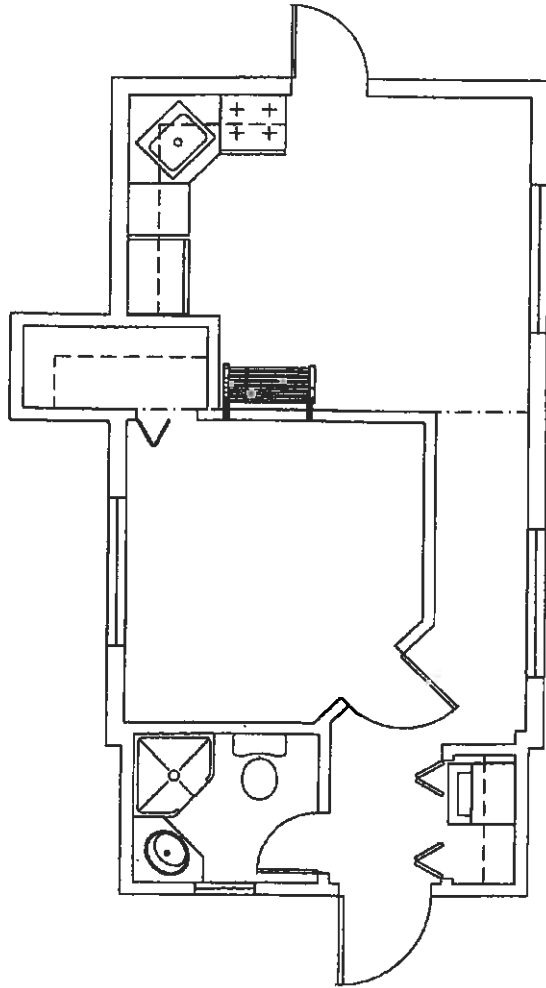
Bohls Lumber
(205) 293-6159
204-8829

Gary The Carpenter Const
Stock Island Florida

Margaret Street Condominiums
Key West, Florida
308 Margaret Street

DATE:
BY:
REVISION:

A11

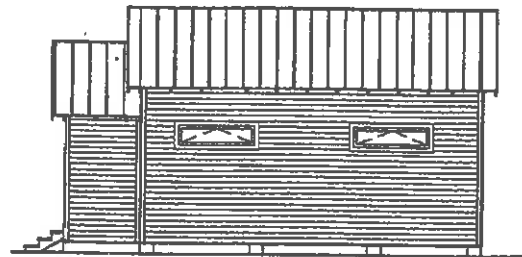


3
A12
Proposed Floor Plan
1/8" = 1'-0"

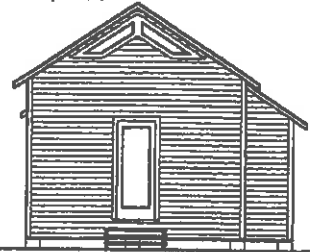
308 Margaret Street
Unit No. 6



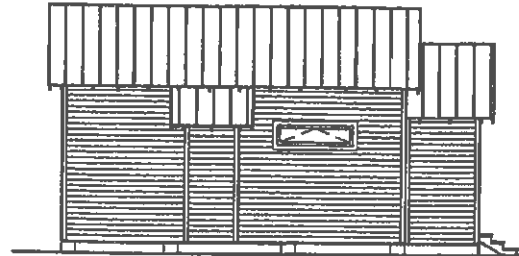
1
A12
Proposed Front Elevation
1/8" = 1'-0"



2
A12
Proposed Right Elevation
1/8" = 1'-0"



3
A12
Proposed Rear Elevation
1/8" = 1'-0"



4
A12
Proposed Left Elevation
1/8" = 1'-0"



Becky Lewis
(305) 999-8888
304-0018

Gary The Carpenter Const
Stock Island Florida

Margaret Street Condominiums
308 Margaret Street Key West, Florida

DATE:
DRAWN:
REVISION:
X

A12



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE of APPROPRIATENESS

#02-452

APPLICATION # 102-03-13-345

OWNER NAME: Margaret St Development DATE: 3/13/02

OWNERS ADDRESS: 308 Margaret St PHONE #:

APPLICANT'S NAME: Gary The Carpenter PHONE #: 7974708

APPLICANT'S ADDRESS: 5680 1st Ave #5

ADDRESS OF CONSTRUCTION: 308 Margaret 1-2-3-4-5-6 # OF UNITS: 6

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
 Raise units 1 1/2 feet to 2 feet
 to accommodate FEMA. Houses now
 sit 6" above grade

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.

Date: 3/13/02
 Applicant Signature: [Signature]

REQUIRED SUBMITTALS

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

Staff Use Only

Date: 3/13

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:

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



THE CITY OF KEY WEST

Historic Preservation Division

P.O.Box 1409, Key West, FL 33041

July 19, 2002

To:File

From: Diane Silvia, Historic Preservation Planner

Re: In progress HARC inspection for 308 Margaret Street, for units 1-6.

Building Inspector Wally Waynick and I met on-site for an in progress inspection of work to date. I found the work completed is in accord with the HARC approvals. Original wood, including siding has been preserved where possible, as required by the HARC. Installed windows and doors were also approved.

Public Comments

JOHN F. ALDEN LAW FIRM
700 LUMBER EXCHANGE BUILDING
10 SOUTH FIFTH STREET
MINNEAPOLIS, MINNESOTA 55402

June 18, 2014

Enid Torregrosa
Historic Preservation Planner
3140 Flagler Avenue
Key West, FL 33040

[Via Email to etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

Re: 308 Margaret Street Number 3, second story addition.

Dear Ms. Torregrosa:

My wife and I are the owners of 308 Margaret Street number 2, the cottage immediately adjacent¹ to 308 Margaret Street, number 3. There are five virtually identical cottages (numbers 2-6) on this condominium tract, all of them one story and approximately 430 to 450 square feet in area.² There is also one somewhat larger cottage (number 1), also one story, that faces Margaret. The units are part of a six unit condominium association. My understanding is the cottages were originally built in the early '40s to provide housing for members of the Navy and their families.

My wife and I oppose the proposed addition to number 3 because we feel such an expansion would destroy the historical, architectural and aesthetic integrity of our compound.³ The 308 Margaret Street cottages form a uniform and historic whole that typifies old Key West, the way it was back when the area was largely used by shrimpers.

The HARC Guidelines were drawn to prevent alterations and additions which can permanently damage the design of historic buildings and streetscapes by introducing out of scale changes -- altering the symmetry and beauty of historic districts. HARC Guidelines, page 36. To accomplish this goal, HARC sets forth certain rules, among them:

i) A structure *shall not be altered* and/or expanded in such a manner that its essential character-defining features are disguised or concealed;

¹ Indicative of the tight-knit uniformity of the compound is the fact that unit 2 is only eight feet from unit 3.

² I've attached the elevation drawings for cottages two through six as exhibit A to this letter, and pertinent photos to the accompanying email.

³ I note that no vote has ever been called or held on this proposed addition, and consequently there is no letter from the condominium association approving of the proposal. The applicant is the President of the association.

(iii) Addition designs should be *compatible with the characteristics* of the original structure, neighboring buildings and streetscapes;

(iv) Additions should not *alter the balance and symmetry of an historic structure*;

(vi) Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors;

(vii) No existing structure shall be enlarged so that its proportions are out of scale with its surroundings. [All emphases as in HARC Guidelines, p.37].

We believe that the proposed addition to number 3 fails all of the above criteria. To change one of the five one-story buildings into a two-story, non-historical structure would totally change the balance and symmetry of the historic compound. The height, scale and mass of the addition is inappropriate to the surrounding structures, all of which have identical roof lines and nearly identical mass and square footage. Not only would such an addition, disguise the essential character-defining features of the original structure, but it would be completely out of proportion with its neighbors.

To see the problem, all one has to do is look at the attached elevated drawings showing the remarkable symmetry of the original cottages, along with the photographs of the identical buildings that make up the compound. Put simply, one unit with a second story rising above the others would stick out like the proverbial sore thumb.

Like many people who've purchased homes here, we came (in 2002) because Key West had so uniquely kept its heritage, largely through the efforts of HARC. When the compound was redeveloped in 2001, HARC even required that the developer keep the original roof joists -- hence our roof is supported by new joists placed right next to the "old" ones, which are still in place. Likewise, two of the cottages have faux louvered windows at the front. HARC required the developer to keep the non-functioning louvres, even though real windows (louvered or otherwise) would have been preferable for ventilation. To allow the owners of unit 3 to strip off their roof entirely and add a second story would be a complete reversal of previous HARC policy.

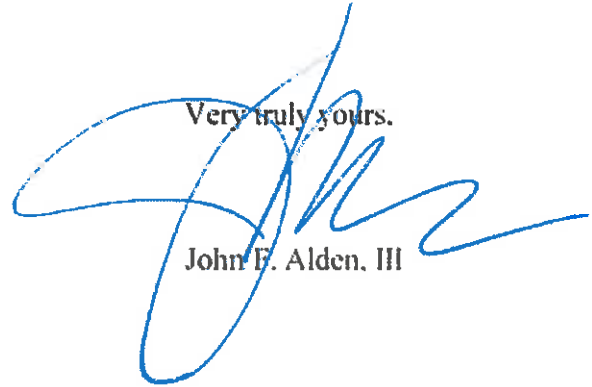
We appreciate that the owners of number 3 want to have more space, since they've now moved to Key West full time. People have individual needs -- such as the O'Loughlins' for more room. However, when they sell their property (as everyone eventually does), the historic compound will have been irrevocably changed forever to accommodate a relatively temporary need for space. It would be shortsighted, given HARC's mission to protect the historic buildings and streetscapes of Key West, to grant this application.

Enid Torregrosa
June 18, 2014
Page Three

Thank you for your consideration.

Very truly yours.

John F. Alden, III

A handwritten signature in blue ink, appearing to read 'John F. Alden, III', is written over the typed name. The signature is stylized with large loops and a long horizontal stroke at the end.

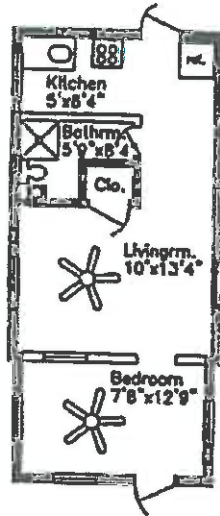
cc: Paulette Alden

ATTACHMENT A: ENID TORREGROSA LETTER

DRAWINGS

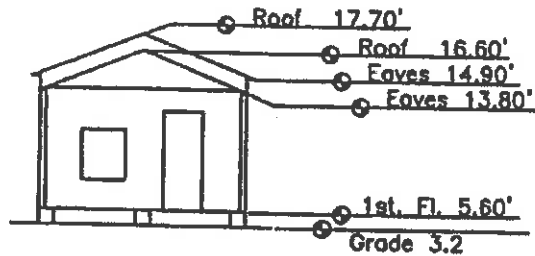
308 Margaret Street A Condominium

Unit No. 2 Layout & Elevation



FILE # 1 2 7 7 8 7 8
BK# 1 7 5 4 PG# 5 3 4

LAYOUT



ELEVATION
Looking Southeast

All dimensions are 6"±

Sheet 11 of 20

308 Margaret Street Condominium 308 Margaret Street, Key West, Florida 33040			
Condominium Survey		Dwn No.: 01-191	
Scale: 1"=10'	Ref. 159-60	Flood panel No. 1716H	Dwn. By: F.H.H.
Date: 6/25/01		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			

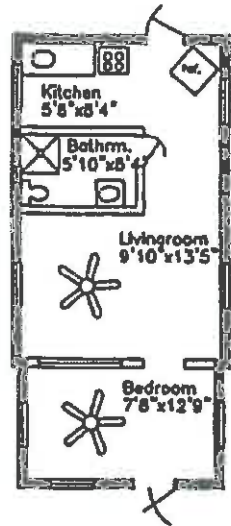
FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237

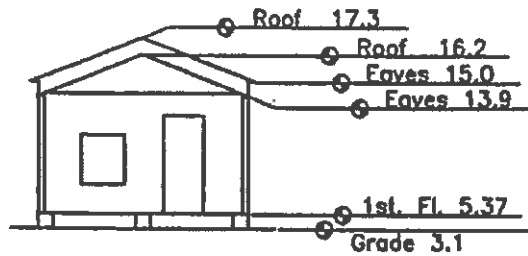
308 Margaret Street A Condominium

Unit No. 3 Layout & Elevation

FILE # 1 2 7 7 8 7 8
BK# 1 7 5 4 PG# 5 3 5



LAYOUT



ELEVATION
Looking Southeast

All dimensions are 6"±

Sheet 12 of 20

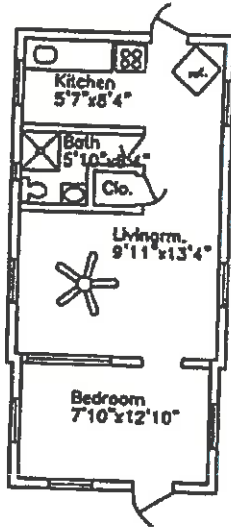
308 Margaret Street Condominium 308 Margaret Street, Key West, Florida 33040			
Condominium Survey		Dwn No.: 01-191	
Scale: 1"=10'	Ref. 159-80	Flood panel No. 1716H	Dwn. By: F.H.H.
Date: 6/25/01		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northalde Drive
Suite 101
Key West, Fl. 33040
(305) 293-0488
Fax. (305) 293-0237

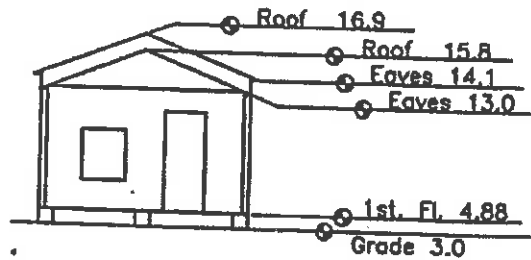
308 Margaret Street A Condominium

Unit No. 4 Layout & Elevation



LAYOUT

FILE # 1 2 7 7 8 7 8
BK# 1 7 5 4 PG# 5 3 6



ELEVATION
Looking Southeast

All dimensions are 6"±

308 Margaret Street Condominium
308 Margaret Street, Key West, Florida 33040

Sheet 13 of 20

Condominium Survey			Dwn No.: 01-191
Scale: 1"=10'	Ref. 159-60	Flood panel No. 1716H	Dwn. By: F.H.H.
Date: 6/25/01	Flood Zone: AE	Flood Elev. 7'	
REVISIONS AND/OR ADDITIONS			

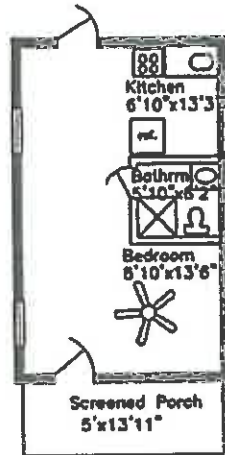
FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, FL 33040
(305) 293-0466
Fax. (305) 293-0237

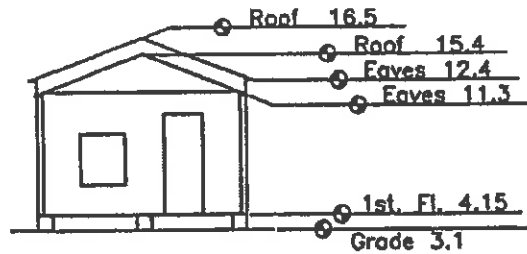
308 Margaret Street A Condominium

Unit No. 5 Layout & Elevation

FILE # 1277878
BK# 1754 PG# 537



LAYOUT



ELEVATION
Looking Northwest

All dimensions are 6"±

Sheet 14 of 20

308 Margaret Street Condominium 308 Margaret Street, Key West, Florida 33040			
Condominium Survey		Dwn No.: 01-191	
Scale: 1"=10'	Ref. 159-60	Flood panel No. 1716H	Dwn. By: F.H.H.
Date: 6/25/01		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			

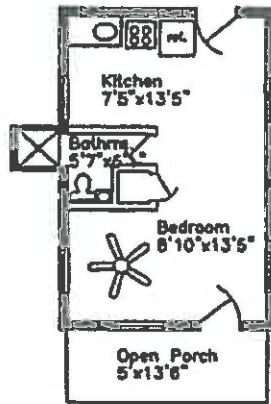
FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237

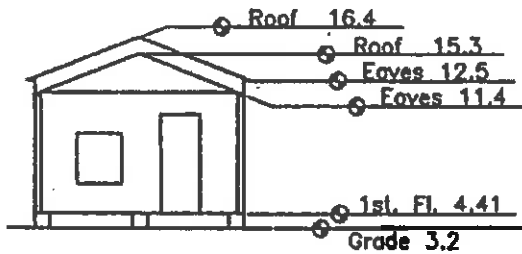
308 Margaret Street A Condominium

Unit No. 6 Layout & Elevation

FILE #1277878
BK#1754 PG#538



LAYOUT



ELEVATION
Looking Northwest

All dimensions are 6"±

Sheet 15 of 20

308 Margaret Street Condominium 308 Margaret Street, Key West, Florida 33040			
Condominium Survey			Dwn No.: 01-191
Scale: 1"=10'	Ref. 159-60	Flood panel No. 1716H	Dwn. By: F.J.H.L.
Date: 6/25/01		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237



WARNING
NO PARKING
IN THIS ZONE
EXCEPT AS
INDICATED









**Statement of Support for Diane and Kevin O'Loughlin
@ 308 Margaret #3
Hearing June 24th**

What's special about Key West is also special about Diane and Kevin O'Loughlin. Just as the Conch Republic is famous for fostering acceptance of every human being, these two are generous in spirit, gracious, and always have a sunny smile for everyone they meet. I can't imagine two more admirable examples of the people who make our island community great. Diane works at Harpoon Harry's and Kevin at Yours and Mayan. In addition, Diane volunteers with the Society for the Prevention of Cruelty to Animals and works to ease the problems of people without homes.

The couple has been happily married for forty-four years. They live at 308 Margaret Street as part of a condo association comprising six stand-alone cottages. Diane is president of the association, and Kevin helps oversee the pool and ground maintenance. They have lived year-round in their four-hundred-square-foot cottage for six years with their dog Schooner.

But let's face it, something that size is more a vacation space than a full-time home. With an eye to getting a little more room, Keven and Diane have kept watch on the island's real estate market. But as we all know, KW property is some of the most expensive in the country. Anything for sale in a middle-class price range needs major (expensive) renovation to be livable.

Since the untimely and tragic death of their son Ryan, family ties have become even more precious to Diane and Kevin. The rest of their family lives in Connecticut, however, which makes getting together a costly proposition. Putting a modest second story on their cottage would provide space for family members to visit and stay, going a long way toward maintaining those ties so important to us all. With the exception of one owner in the compound (who is worried mostly about the potential loss in rental income for the three/four months of off-season construction), everyone in the condo association is enthusiastically behind Kevin and Diane on this project.

After it is re-done, Kevin and Diane's cottage would not only give them and Schooner a bit more breathing room but also add to Key West's tiny pool of modest places that are move-in ready, affordable, and appropriate for full-time residency. We fully support their pursuit of the renovation and appreciate the benefits it will provide to them, their family, and the wider KW community.

Kalo Clarke
Kim Pederson
308 Margaret #5
KW

PAUL A. TAGLIA
MICHAEL E. DUMKE
L. A. WHITE
LAURIE L. SCHMIDT
JEFFREY R. HOLMSTROM
STEVEN L. WOLFRAM
JENNIFER L. BAGGIANI

**TAGLIA, DUMKE,
WHITE & SCHMIDT, P.C.**

ATTORNEYS AT LAW

720 STATE STREET
P.O. BOX 890
ST. JOSEPH, MICHIGAN 49085

TELEPHONE
(269) 983-0755

FACSIMILE
(269) 983-0774

OF COUNSEL
ROBERT L. JUDD

June 16, 2014

Ms. Enid Torregrosa
510 Greene Street
Key West, Florida 33040

Re: 308 Margaret, Unit 3

Dear Ms. Torregrosa:

On June 18, 2014 my wife and I will be closing on the purchase of Unit 6, 308 Margaret Street. One of the reasons we elected to become owners in this compound and invest money there was because of the historical and architectural nature of this development. We certainly would like to have the current nature of the compound continue. We further believe that the addition of a second floor would change the nature of the property as well as failing to meet the standards set forth in the Commission Guidelines.

Very truly yours,



MICHAEL E. DUMKE

MED/tas

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

SECOND STORY ADDITION TO A ONE STORY HOUSE. DEMOLITION OF EXISTING ROOF.

FOR- #308 MARGARET STREET UNIT 3

Applicant- David Knoll, Architect Application # H14-01-0918

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Kevin O'Loughlin, 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: 308 MARGARET ST, Unit 3, Key West, FL on the 17th day of JUNE, 2014.

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 24, 2014.

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 H14-01-0918

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

Signed Name of Affiant:

Kevin S. O'Loughlin

Date: 6-18-2014

Address: 308 MARGARET ST UNIT #3

City: Key West

State, Zip: FL 33040

The foregoing instrument was acknowledged before me on this 18th day of June, 2014.

By (Print name of Affiant) Kevin O'Loughlin who is personally known to me or has produced Drivers License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015



Public
Meeting
Notice

24 HOURS
K&N
K&N
K&N

3083

**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: 9008286 Parcel ID: 00003100-000303

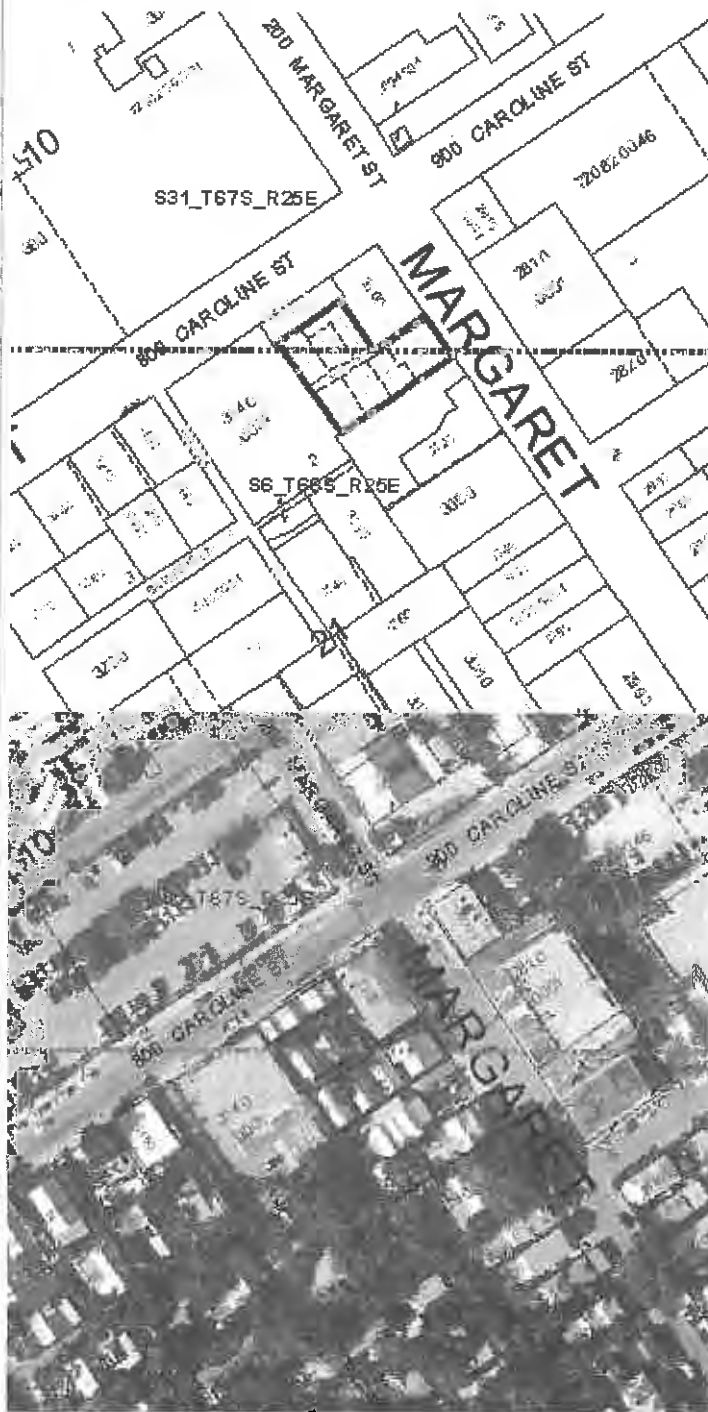
Ownership Details

Mailing Address:
OLOUGHLIN KEVIN F AND DIANE
308 MARGARET ST
UNIT 3
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 06-88-25
Property Location: 308 MARGARET ST UNIT: 3 KEY WEST
Legal Description: UNIT 3 & 1/6 INT IN COMMON ELEMENTS 308 MARGARET STREET A CONDOMINIUM OR1827-757/58(CMS)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	36	23	741.50 SF

Condominium Details

Condo Name: 308 MARGARET STREET
 Footage: 0 Year Built: 0

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 420
 Year Built: 1954

Building 1 Details

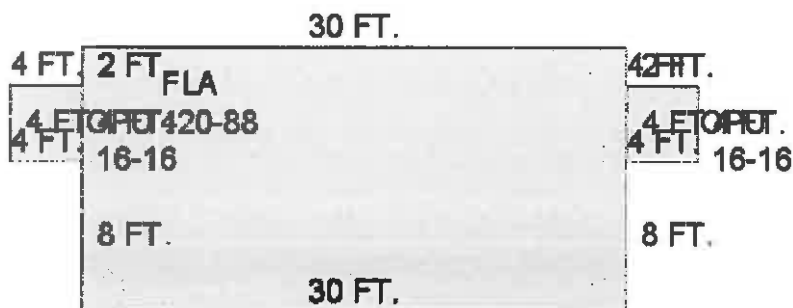
Building Type R1	Condition A	Quality Grade 450
Effective Age 13	Perimeter 88	Depreciation % 13
Year Built 1954	Special Arch 0	Grnd Floor Area 420
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 1
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 1
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	10:CUSTOM/HARDIE BD	1	1989	N	Y	0.00	0.00	420
2	OPU		1	2002			0.00	0.00	16

3	OPU	1	2002	0.00	0.00	16
---	-----	---	------	------	------	----

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	138 SF	23	6	2002	2003	2	30
2	PT5:TILE PATIO	72 SF	9	8	2002	2003	1	50
3	PT5:TILE PATIO	99 SF	33	3	2002	2003	1	50

Appraiser Notes

2005 APR 12: MISCELANEOUS ITEMS ASSIGNED ACCORDING TO LAND LINES - BKC

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
0200530	03/11/2002	10/17/2002	2,300		NEW FOUNDATION/FLOOR FRAM
0200722	04/25/2002	10/17/2002	48,450		REMODEL/RENOVATE

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	71,207	1,213	145,631	218,051	179,688	0	218,051
2012	72,745	1,250	95,089	169,084	163,353	0	169,084
2011	72,016	1,287	107,082	180,385	148,503	0	180,385
2010	76,264	1,327	57,412	135,003	135,003	0	135,003
2009	85,649	1,364	92,532	179,545	179,545	0	179,545
2008	78,700	1,401	194,132	274,233	274,233	0	274,233
2007	82,280	1,443	273,441	357,164	357,164	0	357,164
2006	295,717	1,480	70,443	367,640	367,640	0	367,640
2005	260,385	1,516	59,320	321,221	321,221	0	321,221
2004	133,076	0	37,075	170,151	170,151	0	170,151
2003	153,776	0	20,540	174,316	174,316	0	174,316
2002	45,772	0	20,540	66,312	66,312	0	66,312

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
10/24/2002	1827 / 0757	201,500	VVD	Q

This page has been visited 3,096 times.

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