

Staff Report

8a Renovate building for office use and new addition with ramp- **#313 Margaret Street-Michael Ingram (H11-01-1445)**

This staff report is for the review of a Certificate of Appropriateness for a new building on the side of a non contributing structure. The building located on #313 Margaret Street is not listed in the surveys. The one story reinforce concrete structure was built in 1954 and is one of the fewest utilitarian concrete structures in the area that still stand. On the site there is a metal box shed, rectangular in footprint which is not depicted in the Sanborn maps. The site is on a corner lot on Margaret and James Streets.

The proposed plans include the rehabilitation of the main building. A one story frame structure will be added to the north side of the building. Between the two structures a flat roof with a sky lite will connect both buildings. Under the new roof a ramp will give access to both structures. The proposed new building will have galvanized corrugated siding and will be lower in height than the main building and will be setback from Margaret Street.

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 HRCC-2 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- 35 feet

It is staff understanding that the proposed plans are in keeping with the character of the site. The actual building is on an AE-7 FEMA zone, which will require that, by building the proposed improvements, the structure must comply with the elevation requirements. This design proposes a ramp in order to raise the floors inside of the building. Due to this new design the real entrance to the building will be on the back side. The new proposed opening on the back wall will create a main entrance character. The new proposed building will resemble the existing metal shed that has been in the site for many years, while creating new space necessary for the new business. The proposed design is sensible to the character of this modern industrial building. The project, as presented, will not require any variances if approved. Staff understands that the proposed design is consistent with the guidelines.

Application



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



APPLICATION # 11-01-1445
10-31-11

OWNER'S NAME:

KEYS FEDERAL CREDIT UNION

DATE:

10/25/11

OWNER'S ADDRESS:

PO BOX 1898, KW FL. 33041

PHONE #:

APPLICANT'S NAME:

MICHAEL B. INGRAM

PHONE #:

APPLICANT'S ADDRESS:

1001 WHITEHEAD ST. K.W. FL. 33040

ADDRESS OF CONSTRUCTION:

313 MARGARET ST. K.W. FL.

OF

UNITS

0

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: RENOVATE BUILDING FOR OFFICE USE - ADD NEW OFFICE SPACE & CIRCULATION. REAR (EAST) WALL TO BE STRUCTURALLY REPLACED W/ NEW OPENINGS, EXISTING SOUTH WINDOWS REFURBISHED, (WEST) - TO BE RENOVATED TO ORIGINAL. FLOOR TO BE RAISED TO COMPLY W/FEMA. NEW ROOF, WHITE PAINT.

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: 10/25/11

Applicant's Signature: *Michael Ingram*

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 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: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY



Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Building is not listed as contributing.
Ordinance for demolitions
Guidelines for additions/new construction (p 34-38a)

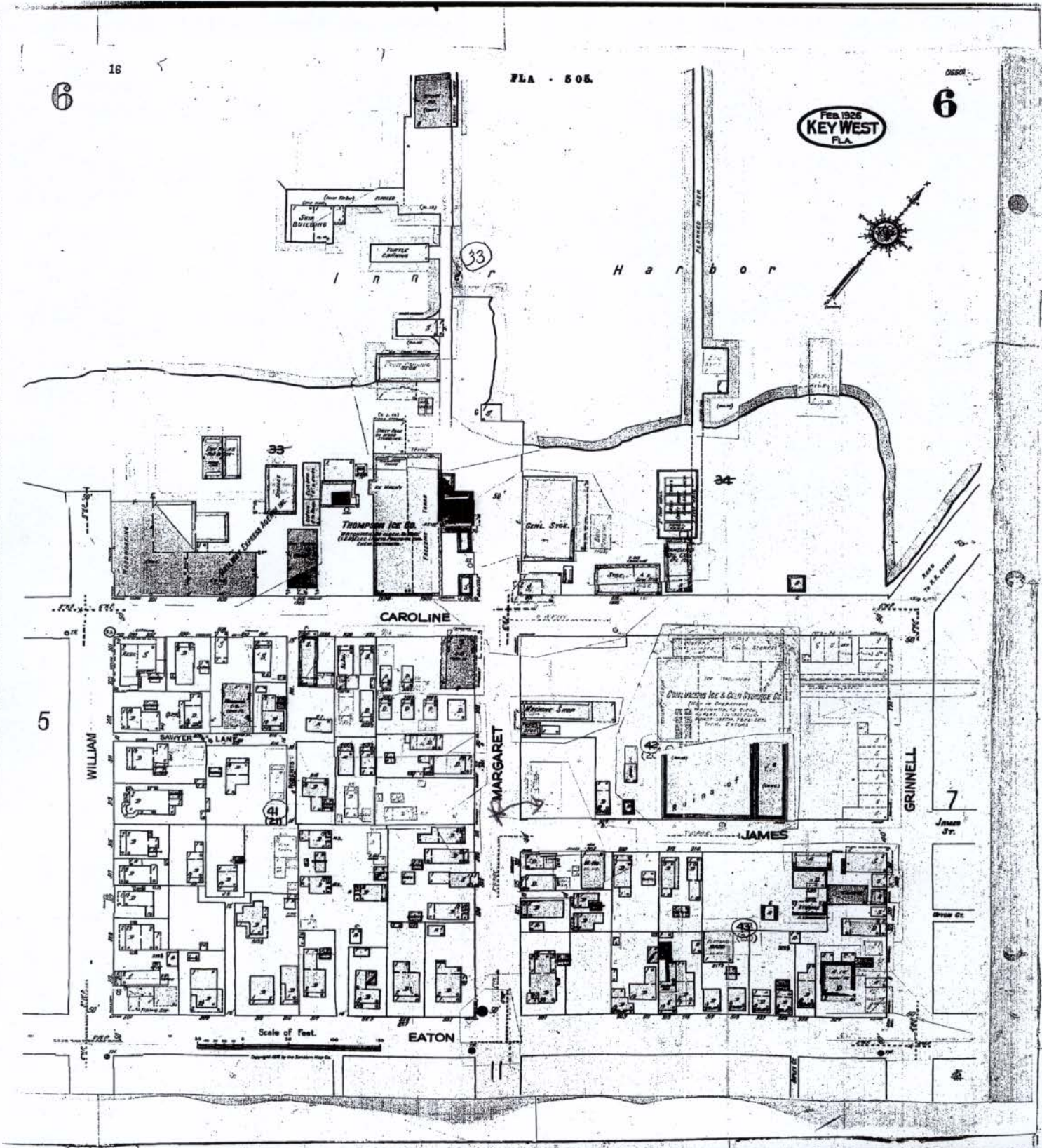
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps

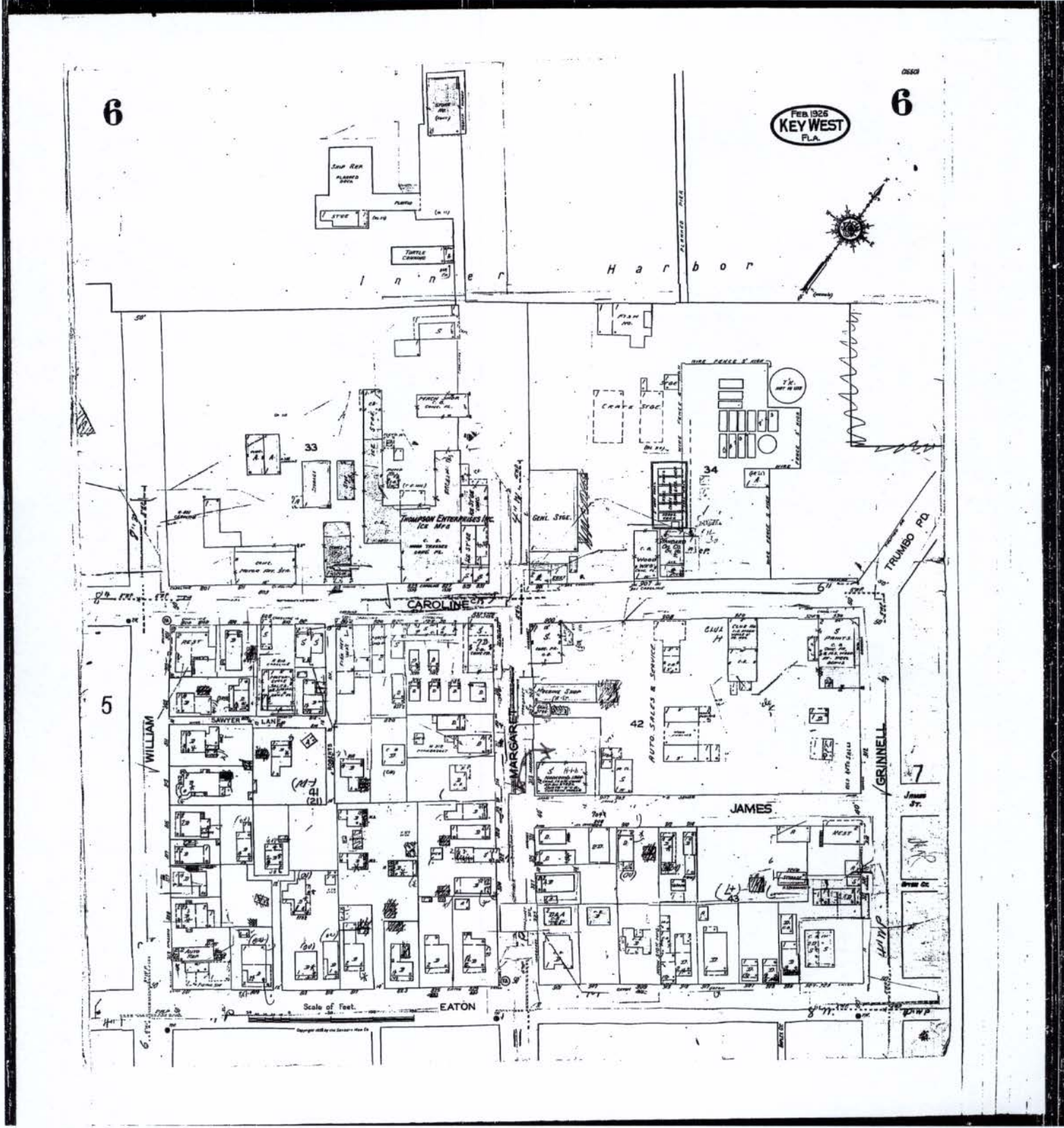


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Year EDR Research Associate

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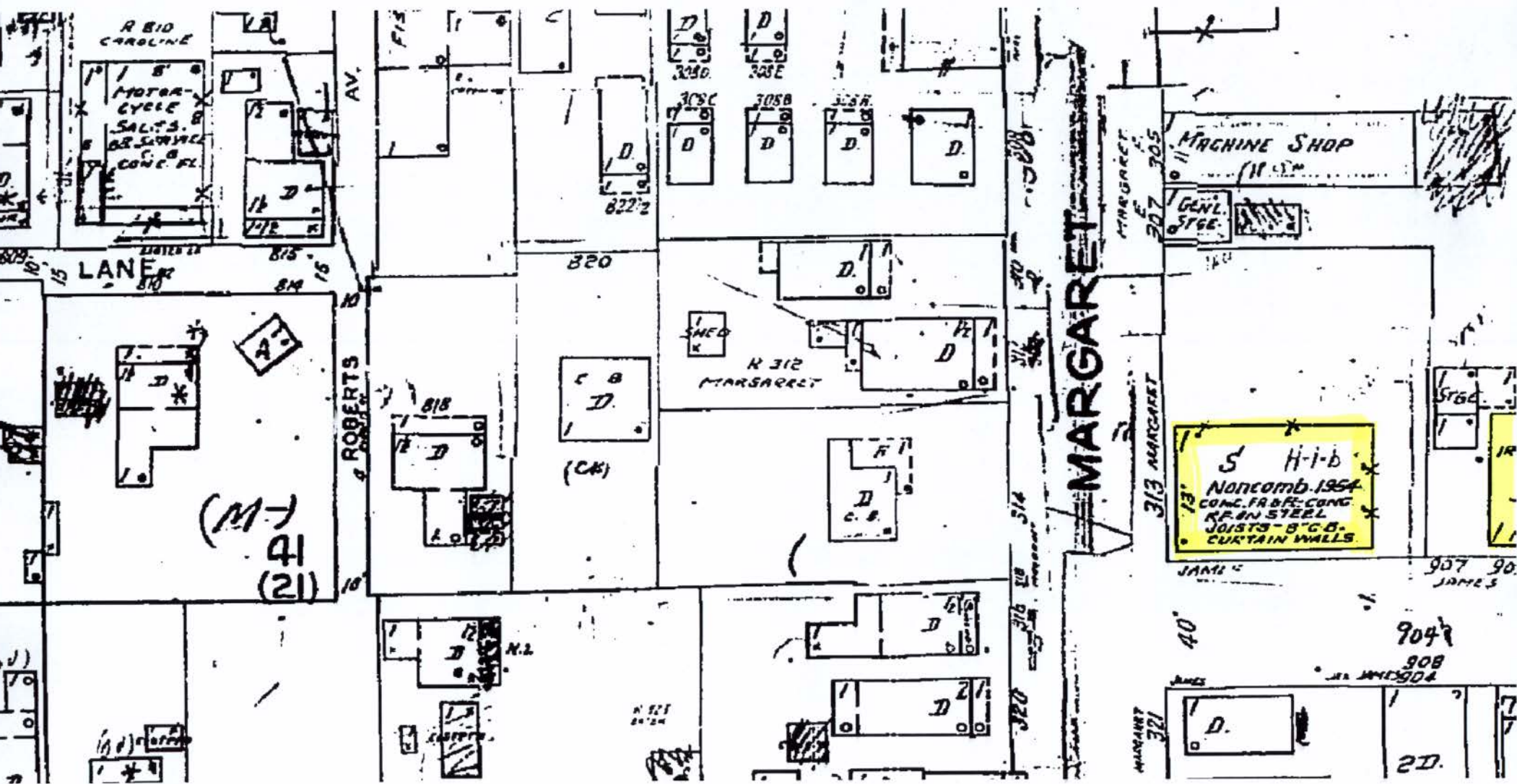


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Year EDR Research Associate

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1962 SANBORN MAP



Project Photos



This photo w



This photo Florida Keys-



This photo a The Way W

Tags historic district historic archite key west, FL

MM00022753

1956

Photo taken by Property Appraiser's office c1965 313 Margaret St.; Shelley Tractor; Sqr 20, Pt Lot 3

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Privacy This photo

Comments and faves

Add your comment here...

Want to format your comment?

POST COMMENT

keyboard shortcuts: ← previous photo → next photo L view in light box F favorite < scroll film strip left > scroll film s

You Sign in Create Your Free Account Explore Places Last 7 Days This Month Popular Tags The Commons Creative Commons Search Help Community Guidelines The Help Forum FAQ Sitemap Get Help

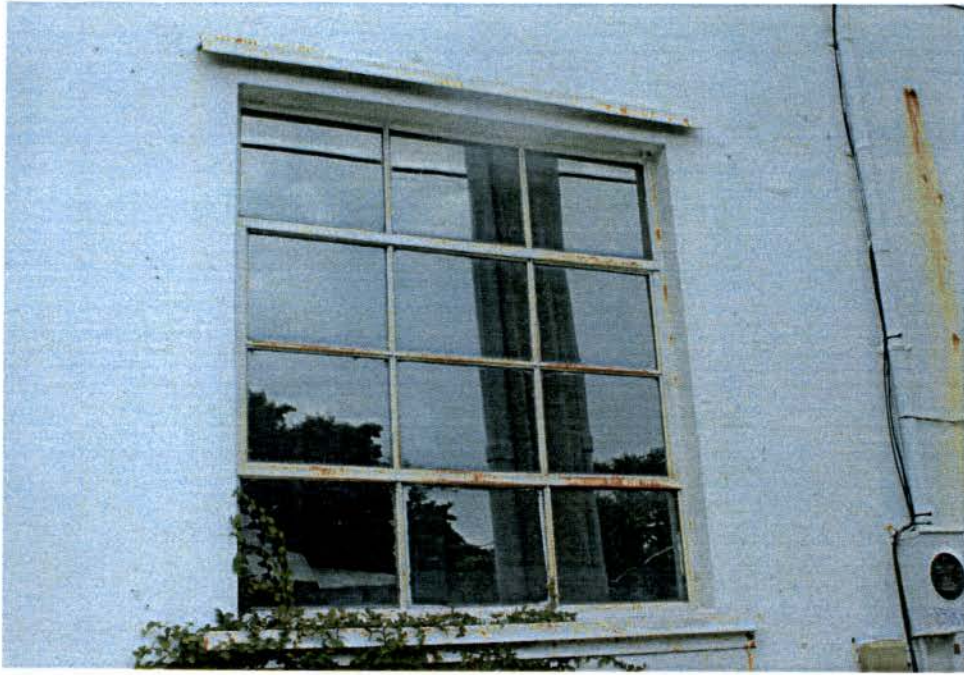
Flickr Blog About Flickr Jobs Terms of Use Your Privacy About Our Ads Copyright/IP Policy Yahoo! Safety Report Abuse















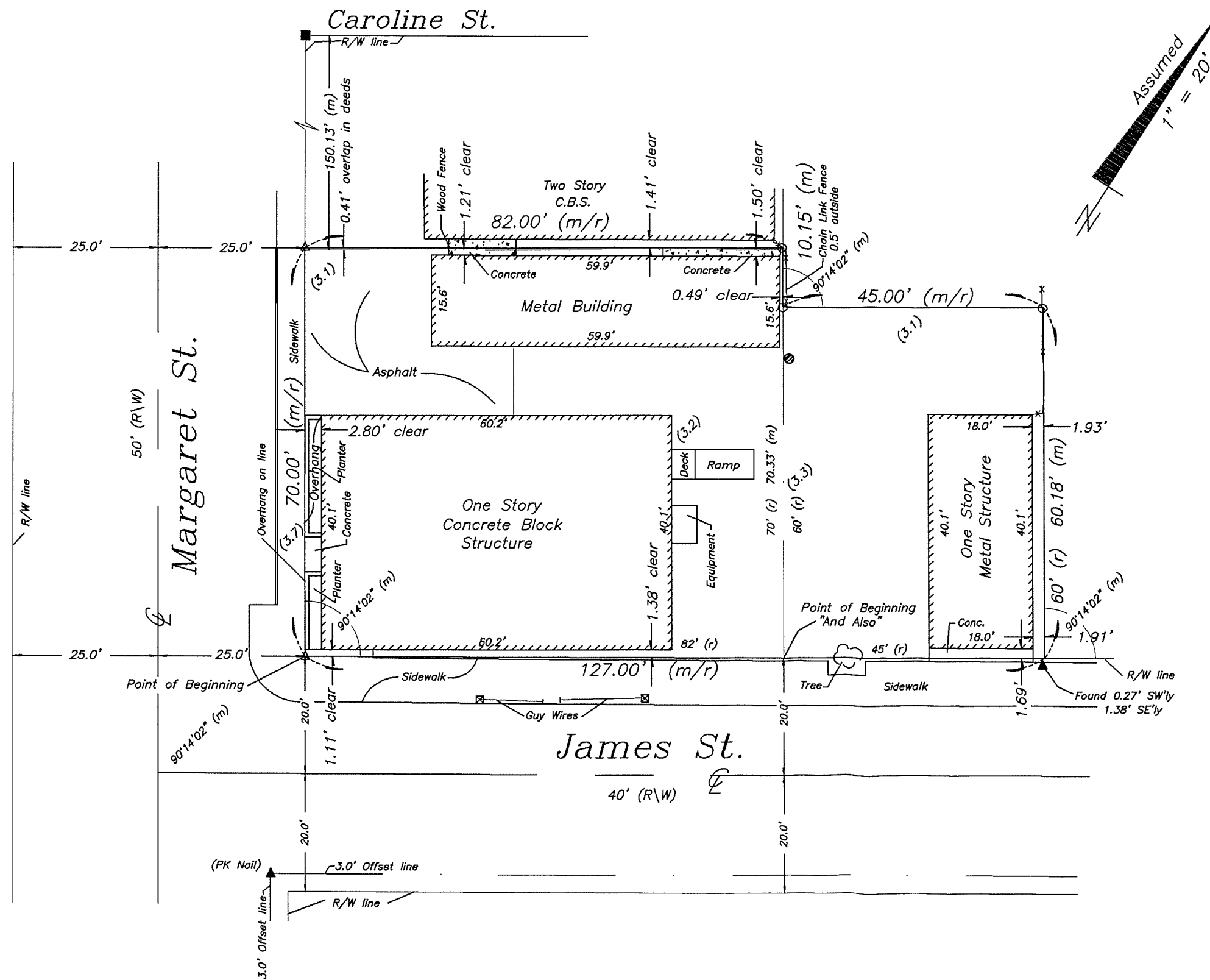


JAMES STREET - EXISTING SAFOPIWA



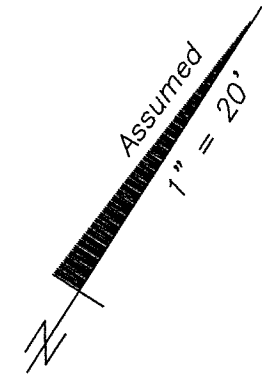
Survey

Boundary Survey Map of part of Lot 3, Square 20, Island of Key West



LEGEND

- Found Bolt
- Found 1/2" Iron Rod (6298)
- ▲ Found Nail & Disc (FHH) (PK nail)
- △ Set Nail & Disc (6298)
- Set 3/4" Iron Pipe w/cap (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- Conc. Concrete
- R/W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Light Pole
- P— Overhead Utility Lines



Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 3, Square 20, Island of Key West

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 313 Margaret Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
9. Date of field work: October 23, 2011
10. Adjoiners are not furnished.
11. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Lying in the County of Monroe, State of Florida: On the Island of Key West, and known on William A. Whitehead's Map delineated in February 1829 as a part of Lot 3 in Square 20 and more particularly described by metes and bounds as follows: COMMENCING at the Southerly corner of said Lot 3 in said Square 20, being at the corner of James and Margaret Streets, and running thence in a Northwesterly direction on the Northeasterly side of Margaret Street 70 feet; thence at right angles in a Northeasterly direction 82 feet; thence at right angles in a Southeasterly direction 70 feet to James Street; thence along the Northwesterly side of James Street in a Southwesterly direction 82 feet back to the Point of Beginning.

AND ALSO;

That certain piece, parcel or lot of land on the Island of Key West, County and State aforesaid, and is part of Lot Three (3) in Square Twenty (20) according to Wm. A. Whitehead's Map or plan of said Island, and commencing at a point on James Street (a street which was formerly a twenty foot street but made a forty foot street by James R. Curry and is so laid out on Chas. W. Tift's Map of the City of Key West) distant Eighty-two (82) feet from the corner of Margaret Street; and running thence parallel with Margaret Street in a Northwesterly direction Sixty (60) feet; thence in a Northeasterly direction Forty-five (45) feet; thence in a Southeasterly direction Sixty (60) feet to James Street; thence along James Street in a Southwesterly direction Forty-five (45) feet back to the Place of Beginning.

BOUNDARY SURVEY FOR: Scott Saunders;

J. LYNN O'FLYNN, INC.

*J. Lynn O'Flynn, PSM
Florida Reg. #6298*

October 23, 2011

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Site Plans

Seal:

Consultants:

CIVIL ENGINEER:
Meridian Engineering, LLC

Submissions:

October 18, 2011 - Meeting with Planning
October 25, 2011 - HARC / Planning Submissions

SCOTT SAUNDERS
313 Margaret Street, Key West, Florida 33040
BUILDING RENOVATION AND ADDITION
FOR
FOR
Scott Saunders, 201 Front Street, Key West, Florida 33040

PLOTTED: 10/27/2011 1:39 PM

Drawing Size	Project #
24x36	MK-11084
Drawn By:	Checked By:
ADS	MBI

Title:

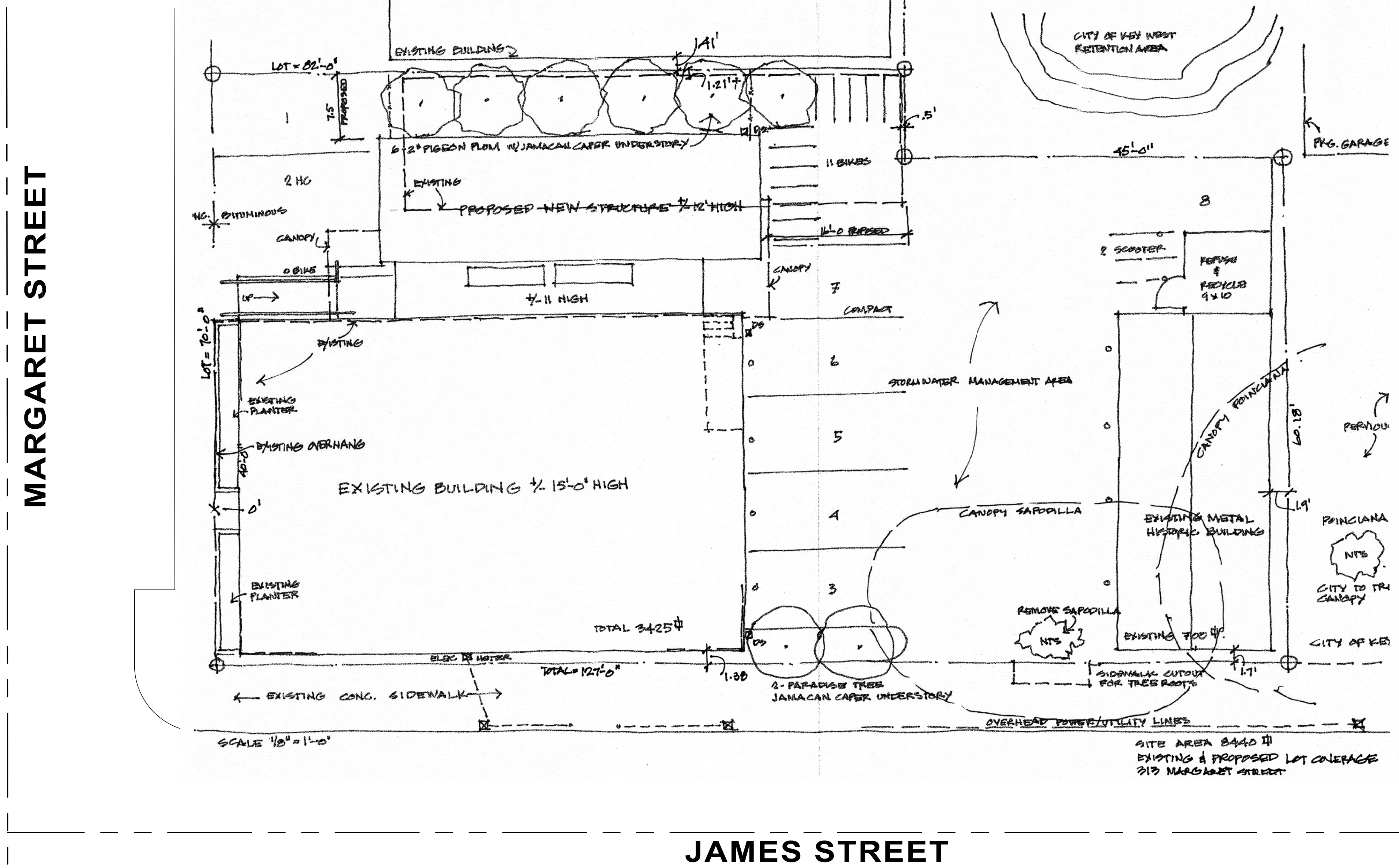
SITE
PLAN

Sheet Number:

A1.1.1

Date: October 25, 2011

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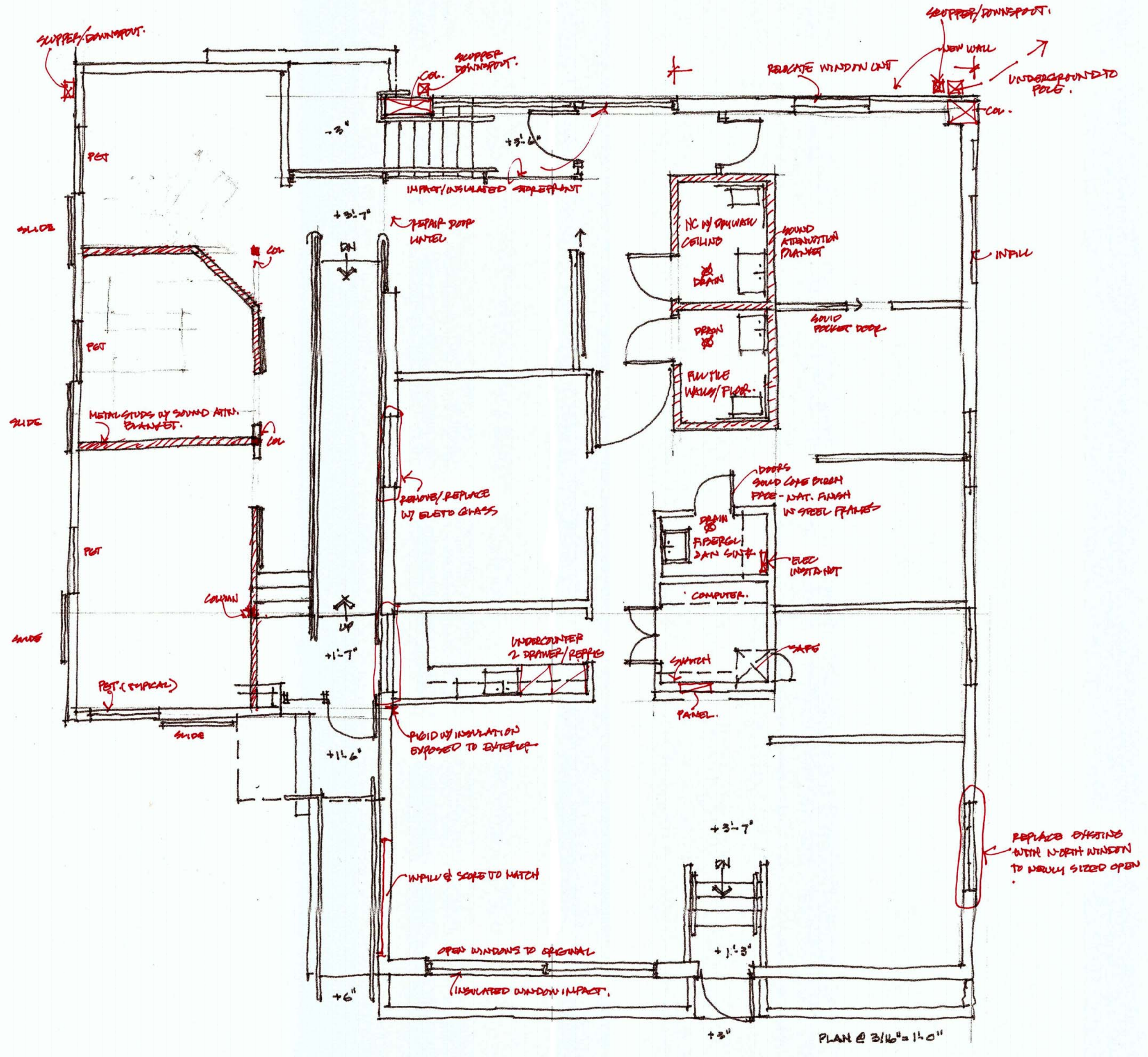
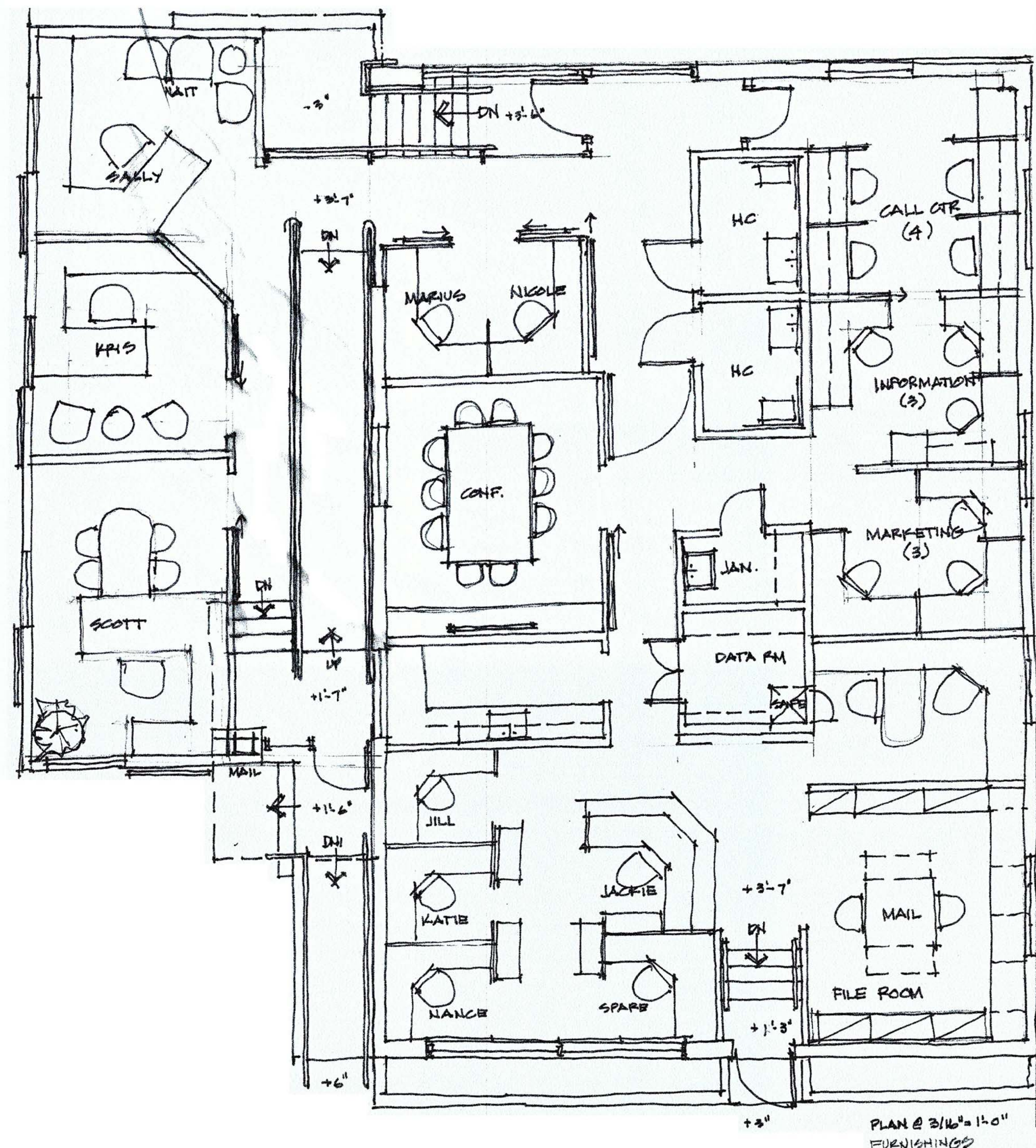
MARGARET STREET

JAMES STREET

01 SITE PLAN
A1.1.1 SCALE: 1/8" = 1'-0"



C:\Users\MBI\My Documents\313 Margaret\Drawings\A1.1.1.dwg, 10/27/2011 1:39 PM, scale: 1/8" = 1'-0", author: a. saunders



FLOOR: FULL GIVE RENS CARPET
RAMP: REPOD CONCRETE.
TOWELS: TILE.

ROOF: REMOVE EXISTING - TAPERED INSULATION
MEMBRANE

HLAC: PACKAGES *1 NORTH OFFICES
*2 ZONE SOUTH ZONE/EAST
ZONE 2 WEST.

PAINTED RECALL TO UNDERSIDE OF JOISTS: TOP W/ J'HEAD.
BASE - RUBBER.

INDUSTRIAL WINDOW SYSTEM - CLEAR/FULL PANES.

? GENERATOR/GEN'S



08 HISTORIC WEST/NORTH ELEVATIONS
A3.1.1 SCALE: N.T.S.



07 EXISTING NORTH ELEVATION
A3.1.1 SCALE: N.T.S.



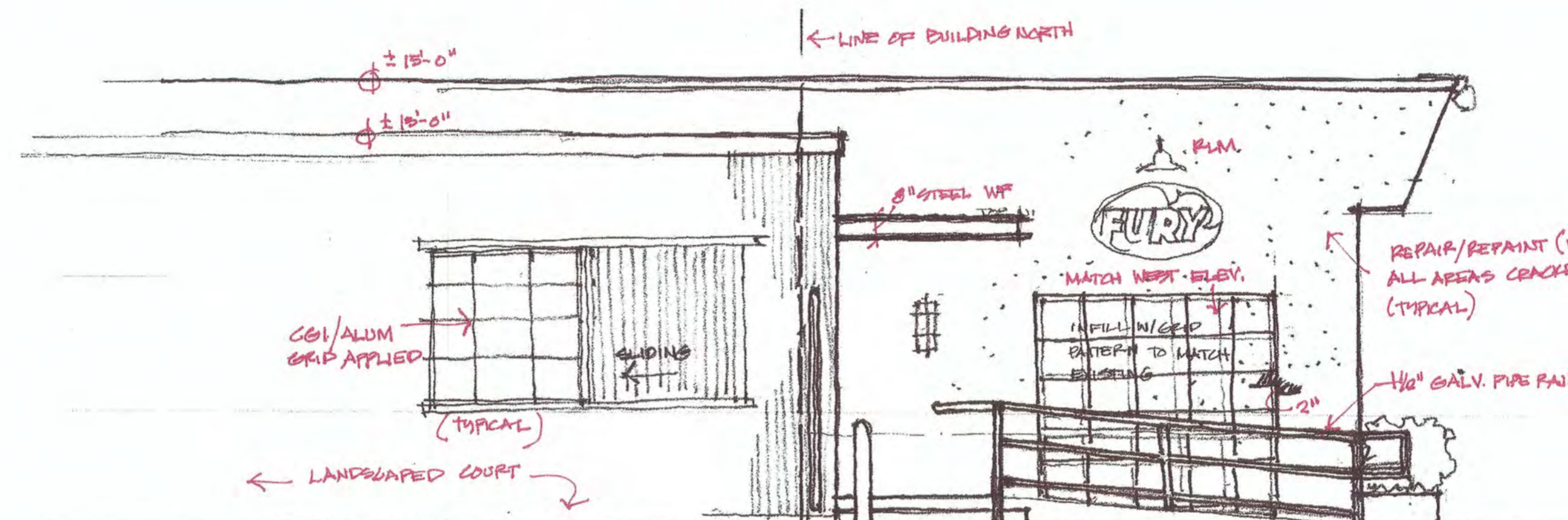
06 EXISTING EAST ELEVATION
A3.1.1 SCALE: N.T.S.



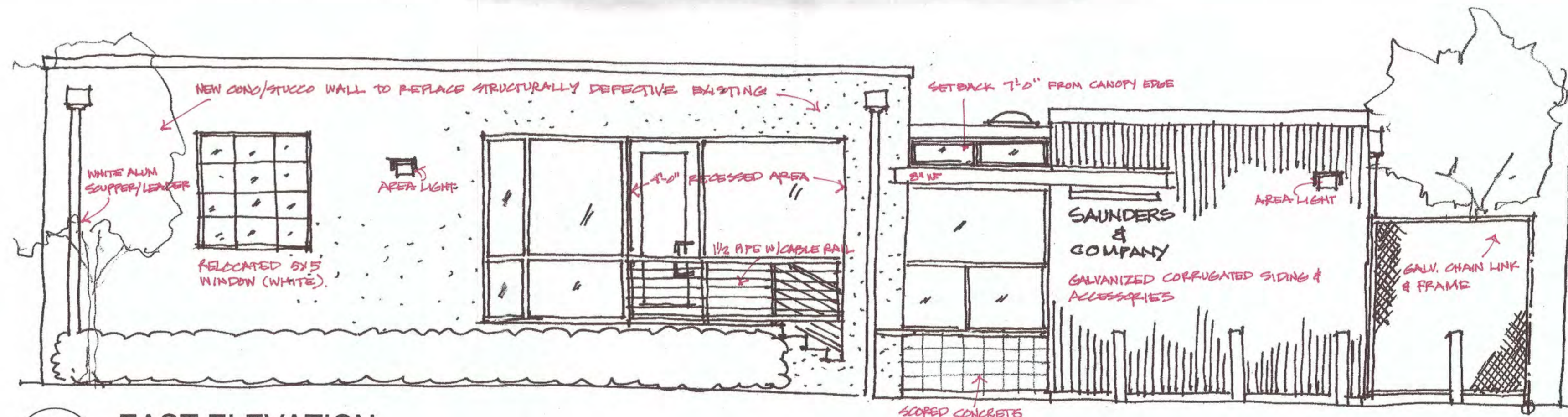
05 EXISTING WEST ELEVATION
A3.1.1 SCALE: N.T.S.



04 SOUTH ELEVATION (EXISTING)
A3.1.1 SCALE: 1/4" = 1'-0"



03 NORTH ELEVATION (PARTIAL)
A3.1.1 SCALE: 1/4" = 1'-0"



02 EAST ELEVATION
A3.1.1 SCALE: 1/4" = 1'-0"



01 WEST ELEVATION - MARGARET STREET
A3.1.1 SCALE: 1/4" = 1'-0"



ARCHITECT:

mbi | k2m
ARCHITECTURE, INC.

Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

1001 Whitehead Street
Key West, Florida 33040
Tel: 305.292.7722
Fax: 305.292.2162
Email: info@mbi-k2m.com
www.mbi-k2m.com
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Southwest Florida | Washington DC

Seal:

Consultants:

Submissions:

October 18, 2011 - Meeting with Planning

SCOTT SAUNDERS
313 Margaret Street, Key West, Florida 33040
BUILDING RENOVATION AND ADDITION
FOR
SCOTT SAUNDERS, 201 Front Street, Key West, Florida 33040

PLOTTED: 10/18/2011 11:12 AM

Drawing Size | Project #:
24x36 | MK-11084

Drawn By: | Checked By:
ADS | MBI

Title:

EXTERIOR
ELEVATIONS

Sheet Number:

A3.1.1

Date: October 18, 2011

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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:

**RENOVATE BUILDING FOR OFFICE USE AND NEW ADDITION WITH RAMP.
DEMOLITION OF REAR WALL TO BE STRUCTURAL REPLACED WITH NEW OPENINGS
#313 MARGARET STREET**

Applicant: Michael Ingram- Application # H11-01-1445

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: 1002917 Parcel ID: 00002820-000000

Ownership Details

Mailing Address:
KEYS FEDERAL CREDIT UNION
C/O MCCARTHY ERIC ESQ
PO BOX 370
KEY WEST, FL 33041

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 12KW
Affordable Housing: No
Section-Township -Range: 06-68-25
Property Location: 313 MARGARET ST KEY WEST
Legal Description: KW PT LOT 3 SQR 20 OR9-102/03 OR410-790/91 OR1135-698D/C OR1248-1330/36PET/WILL OR1809-479D/C OR1830-142RESIGN OR1898-2353/55P/R OR2054-863/64 OR2054-865/66P/R OR2054-867/68 OR2464-1862/63C/T

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	70	82	5,740.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 2400
Year Built: 1953

Building 1 Details

Building Type
Effective Age 18
Year Built 1953
Functional Obs 0

Condition A
Perimeter 200
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 2,400

Inclusions:

Roof Type
Heat 1
Heat Src 1

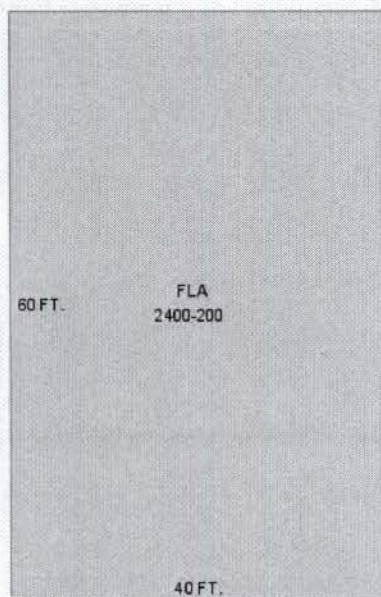
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

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 3

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	1990					2,400

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	937	1 STY STORE-A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
296	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	944 SF	59	16	1981	1982	1	50
2	CL2:CH LINK FENCE	420 SF	70	6	2006	2007	2	30

Appraiser Notes

2006/03/01 BUILDING IS OWNER OPERATED AS PASCAL DELISSE INTERIOR DESIGN & THE MEADOWS OF KEY WEST INC. REAL ESTATE OFFICE. ML

14-1 VALUE REDUCED FROM \$798,913

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
6	07-4008	08/17/2007	1,800	Commercial	INSTALL ONE WALL SIGN 16SQ FT
5	06-4828	09/07/2006	10/04/2006	1,000 Commercial	INSTALL TEMPORARY CHAIN LINK FENCE 6" AROUND REAR OF PROPERTY
7	07-5052	11/13/2007	1,000	Commercial	PERMIT EXTENSION #06-4828 TO INSTALL CHAIN LINK FENCE
1	97-1468	05/01/1997	08/01/1997	2,500 Commercial	CENTRAL AC
2	97-2180	07/01/1997	08/01/1997	800 Commercial	ELECTRICAL
3	99-2893	08/16/1999	11/15/1999	8,000 Commercial	BUILTUP ROOF
4	01-1658	04/18/2001	10/18/2001	2,800 Commercial	PLUMBING

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	270,099	3,705	604,793	878,597	878,597	0	878,597
2010	284,130	3,871	598,042	886,043	886,043	0	886,043
2009	284,130	4,038	661,474	949,642	925,872	0	949,642
2008	298,161	4,213	861,000	841,702	841,702	0	841,702
2007	197,830	4,351	861,000	841,702	841,702	0	841,702
2006	135,108	3,682	545,300	785,402	785,402	0	785,402

2005	138,287	3,823	430,500	572,610	572,610	0	572,610
2004	128,111	3,965	344,400	476,476	476,476	0	476,476
2003	128,111	4,106	132,020	264,237	264,237	0	264,237
2002	128,111	4,248	132,020	264,379	264,379	0	264,379
2001	129,583	4,390	132,020	265,993	265,993	0	265,993
2000	129,583	2,417	120,540	252,540	252,540	0	252,540
1999	113,385	2,492	120,540	236,417	236,417	0	236,417
1998	75,767	2,568	120,540	198,875	198,875	0	198,875
1997	75,767	2,883	109,060	187,710	187,710	0	187,710
1996	68,879	2,959	109,060	180,898	180,898	0	180,898
1995	68,879	3,064	109,060	181,003	181,003	0	181,003
1994	68,879	3,170	109,060	181,109	181,109	0	181,109
1993	62,224	1,817	109,060	173,101	173,101	0	173,101
1992	62,224	1,941	109,060	173,225	173,225	0	173,225
1991	62,224	2,042	109,060	173,326	173,326	0	173,326
1990	36,360	983	91,840	129,183	129,183	0	129,183
1989	36,360	983	91,840	129,183	129,183	0	129,183
1988	34,508	983	80,360	115,851	115,851	0	115,851
1987	33,554	983	42,763	77,300	77,300	0	77,300
1986	33,707	983	41,328	76,018	76,018	0	76,018
1985	32,569	983	21,238	54,790	54,790	0	54,790
1984	31,655	983	21,238	53,876	53,876	0	53,876
1983	31,655	983	21,238	53,876	53,876	0	53,876
1982	25,312	983	21,238	47,533	47,533	0	47,533

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
5/7/2010	2464 / 1862	100	CT	12
10/5/2004	2054 / 867	890,000	WD	M
9/24/2004	2054 / 863	1,500	QC	M
2/1/1969	410 / 790	21,500	00	Q

This page has been visited 23,346 times.

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