

# Staff Report

# Historic Architectural Review Commission

## Staff Report Item 10-a

- Meeting Date:** January 22, 2013
- Applicant:** Bender and Associates, Architects
- Application Number:** H13-01-057
- Address:** #625 Margaret Street
- Description of Work:** Renovation of historic structure and construction of new additions. Re build accessory structure and new wood fence at front yard.
- Building Facts:** House is not listed in the surveys. The one story frame vernacular house was built circa 1938. In the front yard there is a large old ficus tree. The lot has an unusual wide frontage to the street. The house has been modified through time by the construction of many attached additions and accessory structures. The house has a brick chimney extending over the gable roof. Siding is board and batten and roof is metal v-crimp.
- Guidelines Cited in Review:** Secretary of the Interior's Standards (pages 16-17), specifically Standards 1, 2, 9 and 10.
- Windows (Pages 29-30), specifically guideline 1.
- Additions, alterations and new construction (pages 36-38a), specifically guidelines 1, 4, 5,6 and 7 of page 38-38a.

### Staff Analysis

The Certificate of Appropriateness proposes the removal of non-historic additions and the restoration of the historic house. The new additions are treated as pavilions and have been designed to meet current setbacks. The plan also proposes the restoration of existing historic windows and exterior walls.

The proposed new additions will be attached on both sides of the house and recessed from the main façade. The new additions will have hardi board and batten and metal v-crimp roof. The additions will be lower in height than the

main structure. A detached accessory structure will be built on the back part of the lot as well as a new swimming pool.

A new four feet tall picket fence is proposed on the front yard. The applicant has expressed that the existing old tree on the front will be protected and preserved.

### **Consistency with Guidelines**

1. The proposed new one story attached additions are sensible to the mass, scale and character of the lot and its surrounding historic urban fabric.
2. Although the proposed additions will be visible from the street, this particular lot is very wide; proposing new frontage to the front yard will increase the urban façade of the block, most in need on this particular site.
3. The textures and construction materials are in keeping with the historic fabric of the existing house.
4. The new proposed pool and accessory structure will be located on the back and will not be visible from the street.

It is staff's opinion that the proposed plans are consistent with the Secretary of the Interior's Standards and the Historic Architectural Guidelines. The proposed design will improve the urban façade and will promote the preservation of the historic portion of the existing house. The scheme is sensitive to its natural environment and its urban historic context. If approved the applicant and owners need to coordinate with the landscape division to assure that proper care is taken during demolition and construction phases.

# **Application**



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

APPLICATION # 113-01-0057

OWNER'S NAME: Claus Jensen DATE: 1.10.13

OWNER'S ADDRESS: 625 Margaret Street PHONE #: \_\_\_\_\_

APPLICANT'S NAME: Bender & Associates PHONE #: 305-296-1347

APPLICANT'S ADDRESS: 410 Angela Street

ADDRESS OF CONSTRUCTION: 625 Margaret Street # OF UNITS: 1

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

Demolition of non-historic structures, renovation of historic structure, construction of new additions to historic structure, re-build of accessory structure, and construction of new wood picket fence at front yard.

*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: 1.10.13  
Applicant's Signature: [Signature]

**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

Staff Use Only

Date: \_\_\_\_\_  
Staff Approval: \_\_\_\_\_  
Fee Due: \$ \_\_\_\_\_

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Not listed. Historic house built c. 1938*  
*additions/ alterations/ new construction.*  
\_\_\_\_\_  
\_\_\_\_\_

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

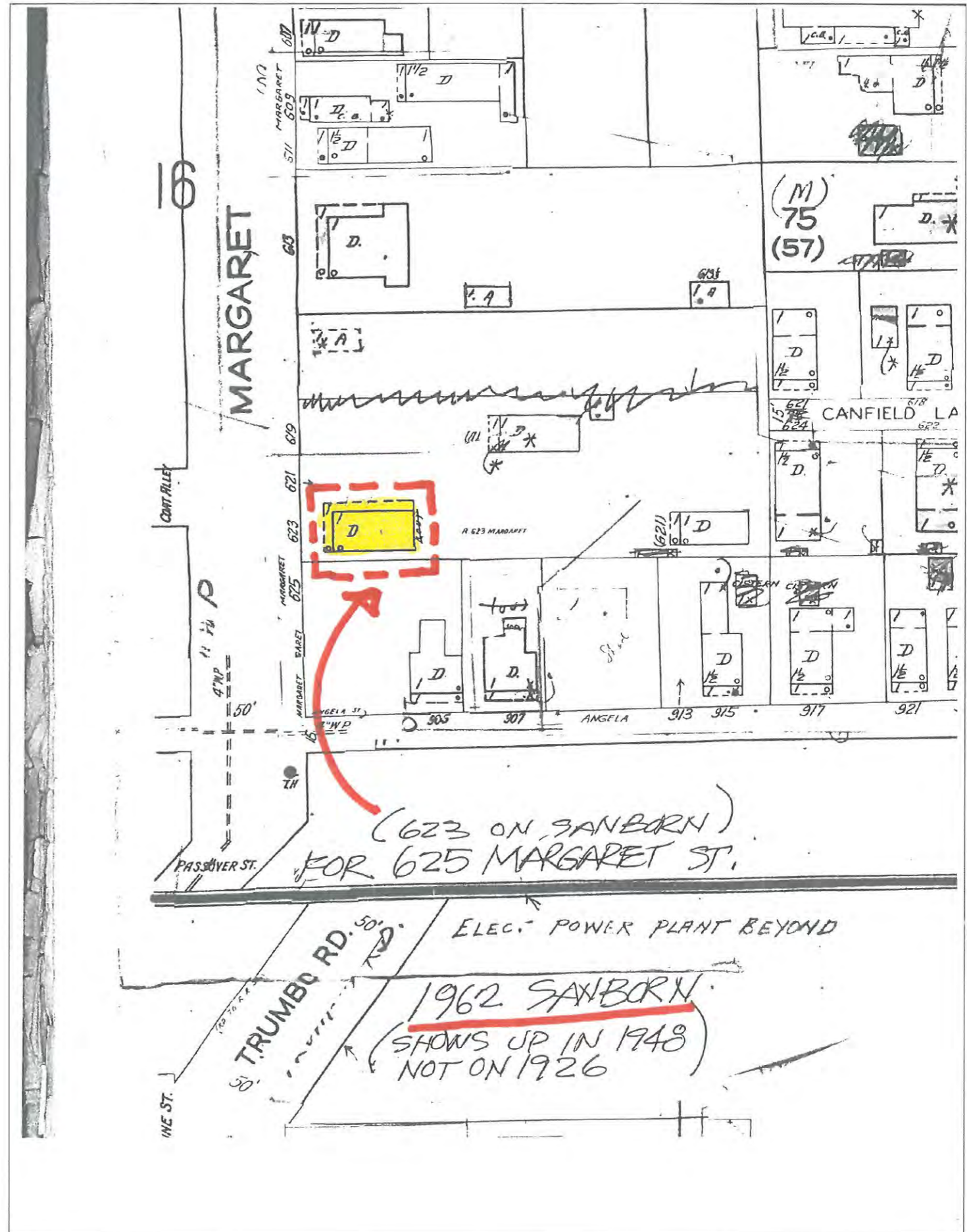
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# Sanborn Maps



(623 ON SANBORN)  
FOR 625 MARGARET ST.

1962 SANBORN  
(SHOWS UP IN 1948)  
NOT ON 1926

JENSEN & HOLBAEK RESIDENCE  
625 MARGARET STREET KEY WEST, FLORIDA

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

Bender & Associates  
ARCHITECTS  
P.A.

Project No: 0129  
Date: 01/01/13

SB1



# **Project Photos**



Photo taken the Property Appraiser's office c1965; 625 Margaret St.; built 1938, Monroe County Library

PHOTOGRAPH LOOKING AT THE PROPERTY FROM MARGARET STREET (HISTORIC STRUCTURE CONCEALED BY TREE)



PHOTOGRAPH LOOKING AT THE PROPERTY FROM MARGARET STREET (HISTORIC STRUCTURE CONCEALED BY TREE)



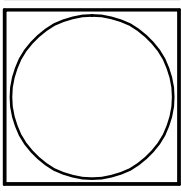
PHOTOGRAPH LOOKING AT THE ADDITION TO THE SOUTH OF THE HISTORIC STRUCTURE FROM MARGARET STREET



CLOSE-UP PHOTOGRAPH OF THE ADDITION TO THE SOUTH OF THE HISTORIC STRUCTURE



JENSEN & HOLBAEK RESIDENCE  
625 MARGARET STREET KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1947  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS p.a.

Project N° : 0909



Date: 01/10/13

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PHOTOGRAPH OF THE MAIN STRUCTURE FROM REAR YARD



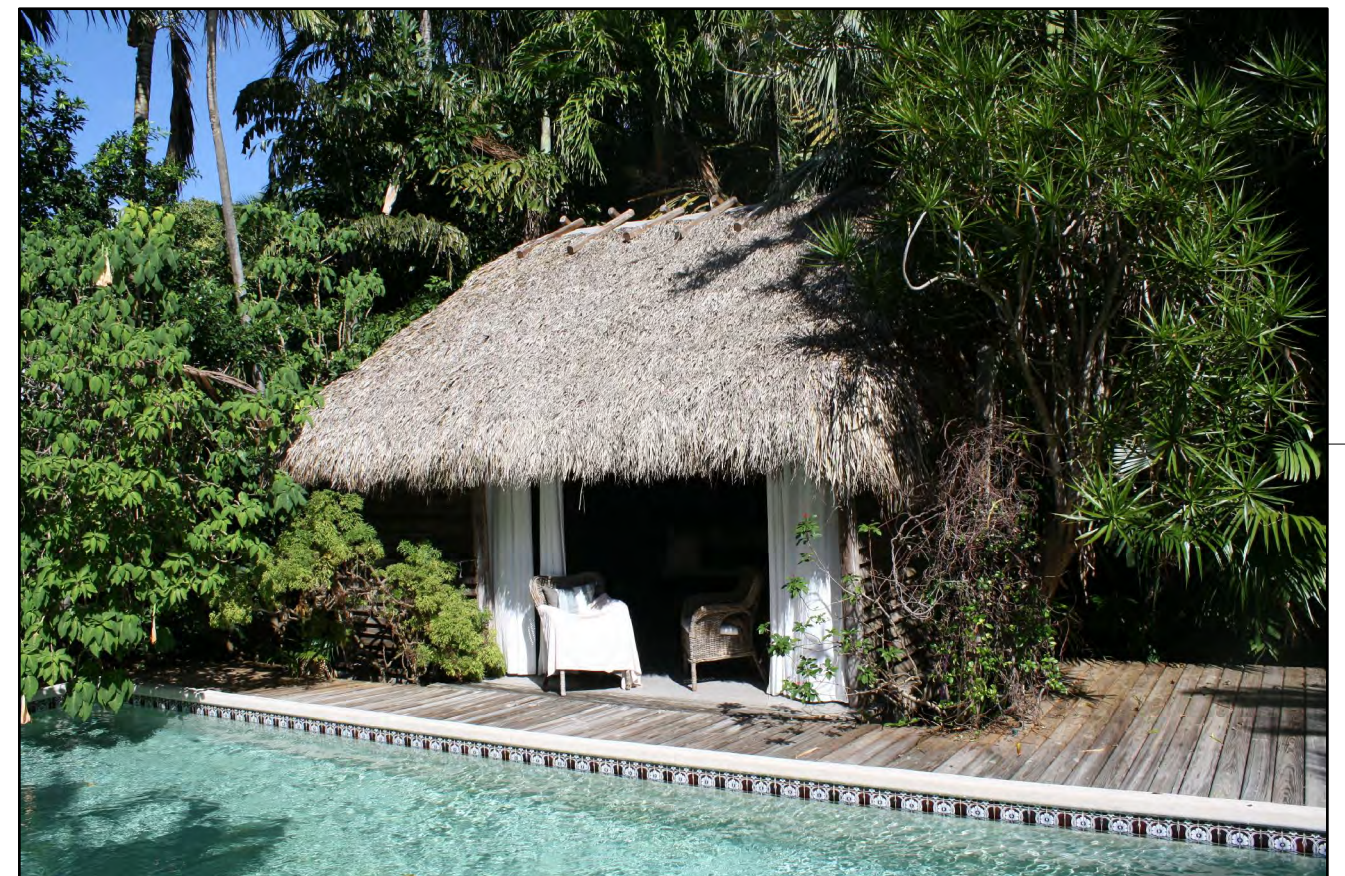
PHOTOGRAPH OF THE ADDITION TO THE NORTH OF THE HISTORIC STRUCTURE FROM THE SIDE YARD



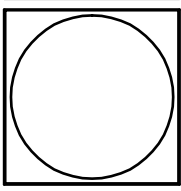
PHOTOGRAPH OF THE CARPORT AND WORKSHED TO THE NORTH OF THE HISTORIC STRUCTURE FROM THE REAR YARD



PHOTOGRAPH OF THE ACCESSORY STRUCTURE



JENSEN & HOLBAEK RESIDENCE  
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Bender & Associates  
ARCHITECTS p.c.

Project No: 0929



Date: 01/10/13

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2 OF 11

PHOTOGRAPH SHOWING THE BOARD & BATTEN AT HISTORIC STRUCTURE (NORTH SIDE)



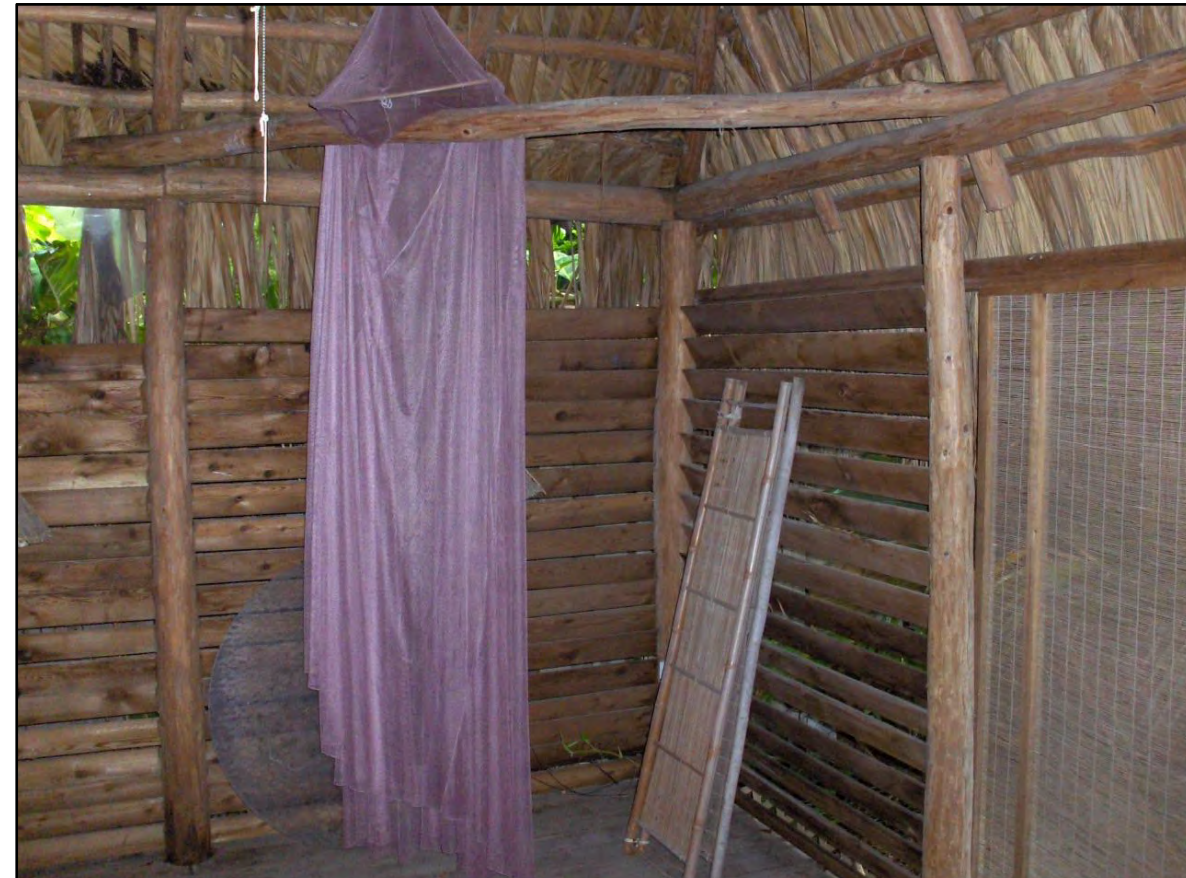
DETAIL PHOTOGRAPH SHOWING THE BOARD AND BATTEN AT HISTORIC STRUCTURE (SOUTH SIDE)



PHOTOGRAPH OF THE INTERIOR OF THE ACCESSORY STRUCTURE



PHOTOGRAPH OF THE INTERIOR OF THE ACCESSORY STRUCTURE



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ARCHITECTS p.a.

Project No: 0929

Date: 01/10/13

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PHOTOGRAPH OF ADJACENT PROPERTY TO THE SOUTH



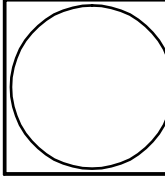
PHOTOGRAPH OF ADJACENT PROPERTY TO THE NORTH



PHOTOGRAPH OF PROPERTIES TO THE WEST (ACROSS MARGARET STREET)



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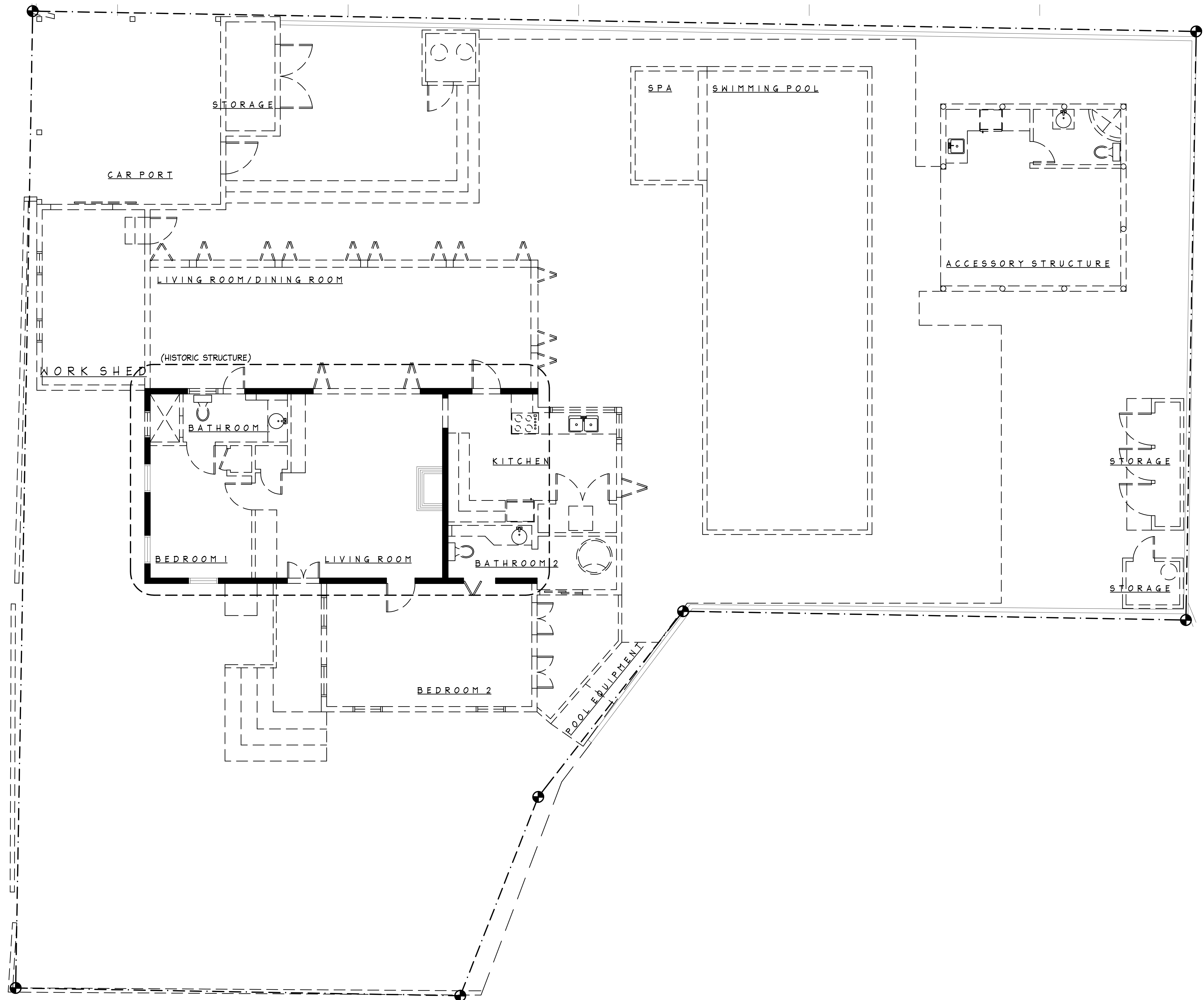
Project N° : 0929



Date: 01/10/13

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# **Proposed Plans**



1 DEMOLITION PLAN (DASHED LINES INDICATE AREAS TO BE DEMOLISHED)

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



**JENSEN & HOLBAEK RESIDENCE**  
625 MARGARET STREET KEY WEST, FLORIDA

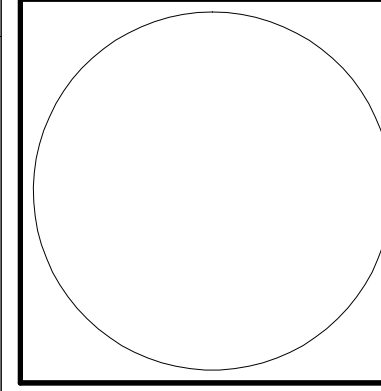
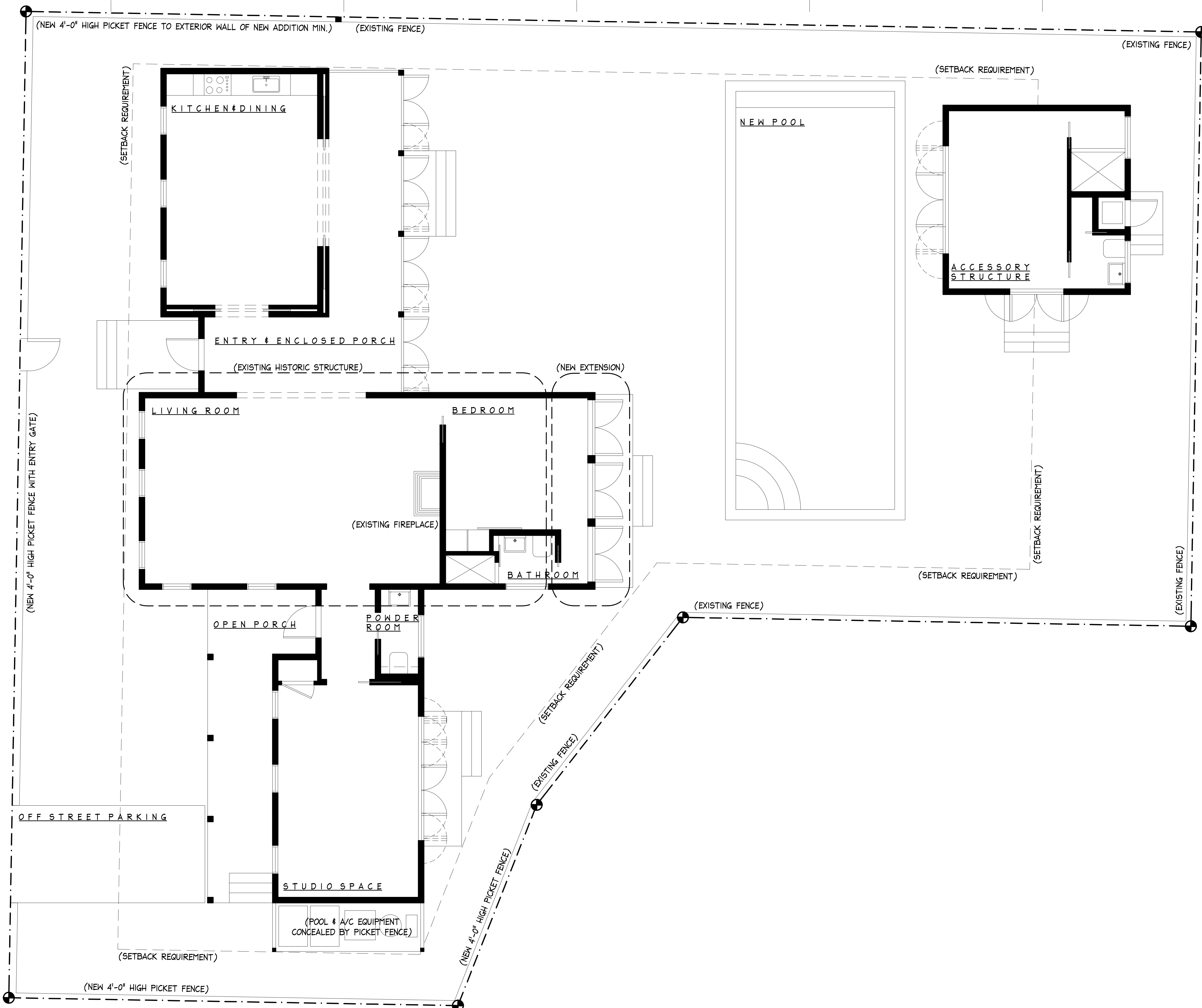
410 Angela Street  
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*Bender & Associates*  
**ARCHITECTS**  
p.a.

Project No. 0929  
Date: 01/01/13

**A1**  
6 OF 11

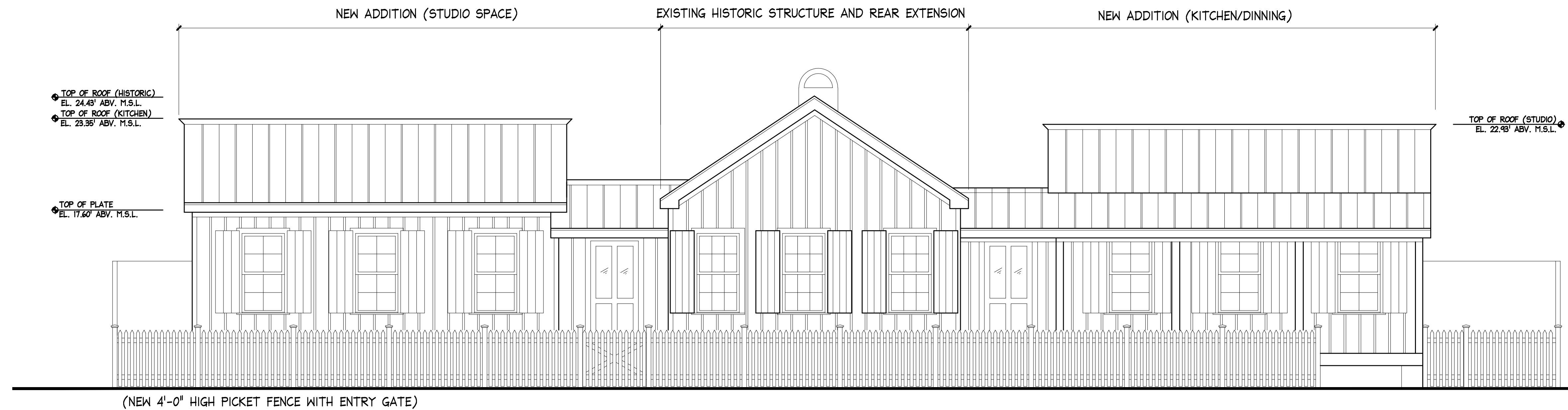




FINISH NOTES:

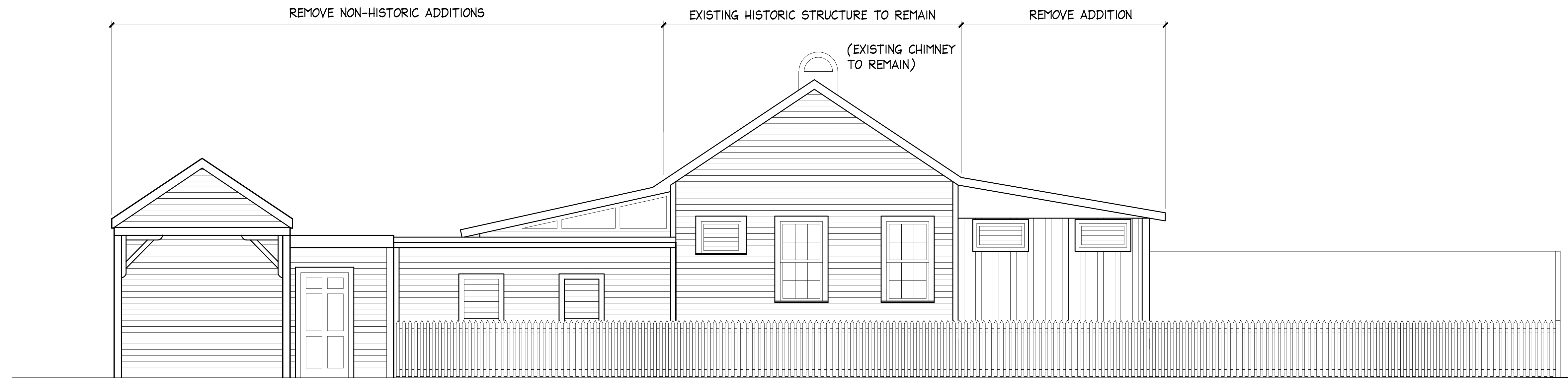
- \* ALL EXISTING SIDING & NEW SIDING AT EXISTING BUILDING IS TO BE WOOD BOARD AND BATTEN.
- \* ALL SIDING AT NEW ADDITIONS AND ACCESSORY STRUCTURE IS TO BE HARDIBOARD AND WOOD BATTENS.
- \* THE NEW PICKET FENCE AT FRONT YARD IS TO BE WOOD PAINTED WHITE.
- \* ALL EXTERIOR ACCESS STAIRS AND LANDINGS ARE TO BE CHICAGO BRICK (ACCEPT AT OPEN PORCH WHICH WILL BE WOOD STAIRS).
- \* SIDE YARD AND REAR YARD FENCES ARE EXISTING AND ARE TO REMAIN.
- \* ALL EXISTING HISTORIC WINDOWS ARE TO BE RESTORED AND PAINTED WHITE.
- \* ALL ROOFING IS TO BE NEW AND BE GALVALUME V-CRIMP.

- \* ALL NEW WINDOWS ARE TO BE WOOD DOUBLE HUNG WITH CLADDING (MARVIN STORMPLUS) IN WHITE.
- \* ALL SHUTTERS ARE TO BE VERTICAL BOARD SHUTTERS WITH 'Z' BACKS PAINTED DARK GREEN (BENJAMIN MOORE CHROME GREEN).
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- \* ALL PORCH COLUMNS ARE TO BE WOOD PAINTED WHITE.
- \* EXISTING FENCE IS MADE OF WOOD LATTICE, VERTICAL BOARDS, AND WOOD POSTS.



1 PROPOSED WEST ELEVATION (MARGARET STREET)

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



2 EXISTING WEST ELEVATION (MARGARET STREET)

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

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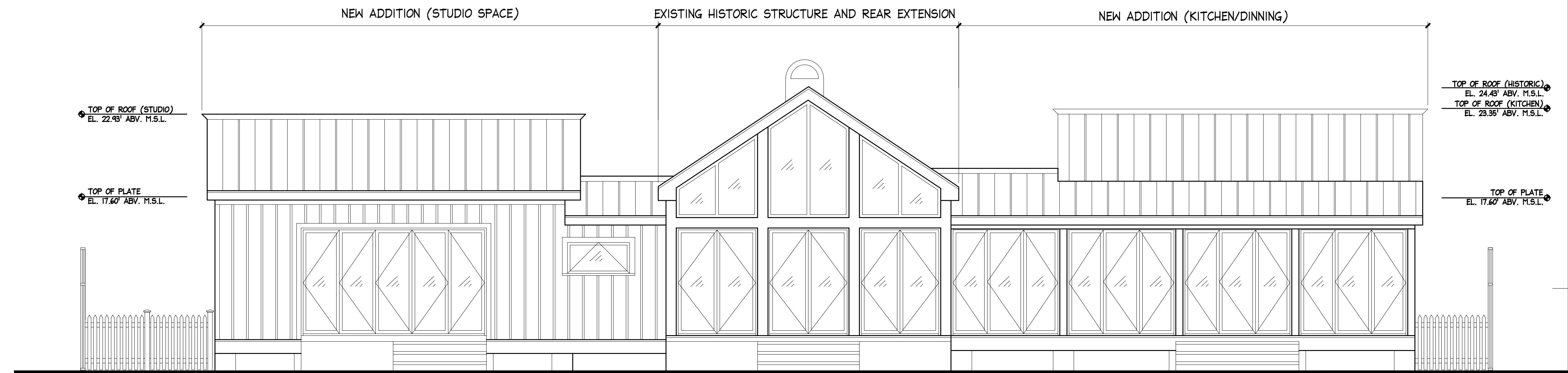
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Project No. 0929  
Date: 01/10/13

A3

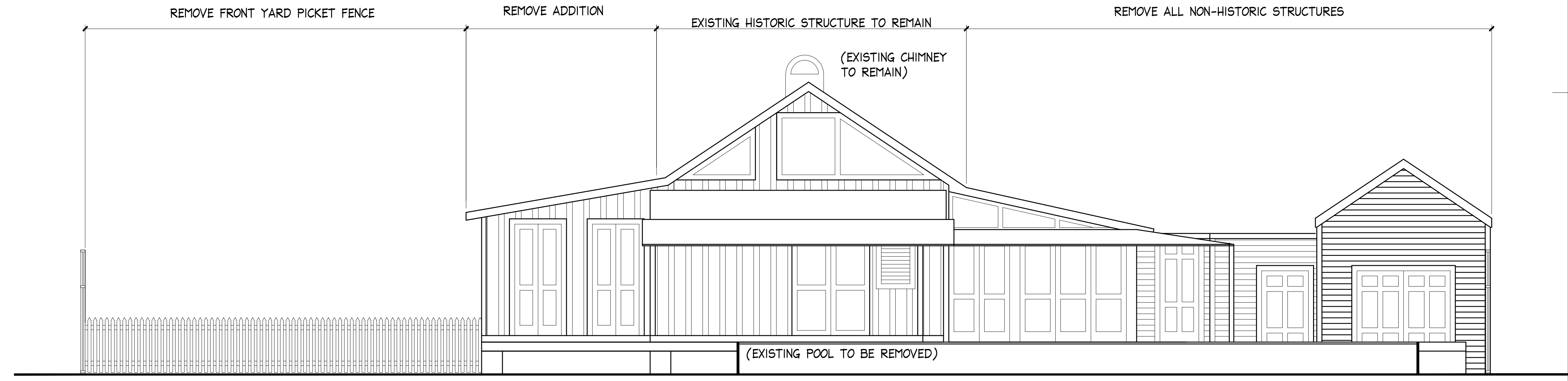
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1 PROPOSED EAST ELEVATION (REAR YARD ELEVATION)

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



2 EXISTING EAST ELEVATION (REAR YARD ELEVATION)

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

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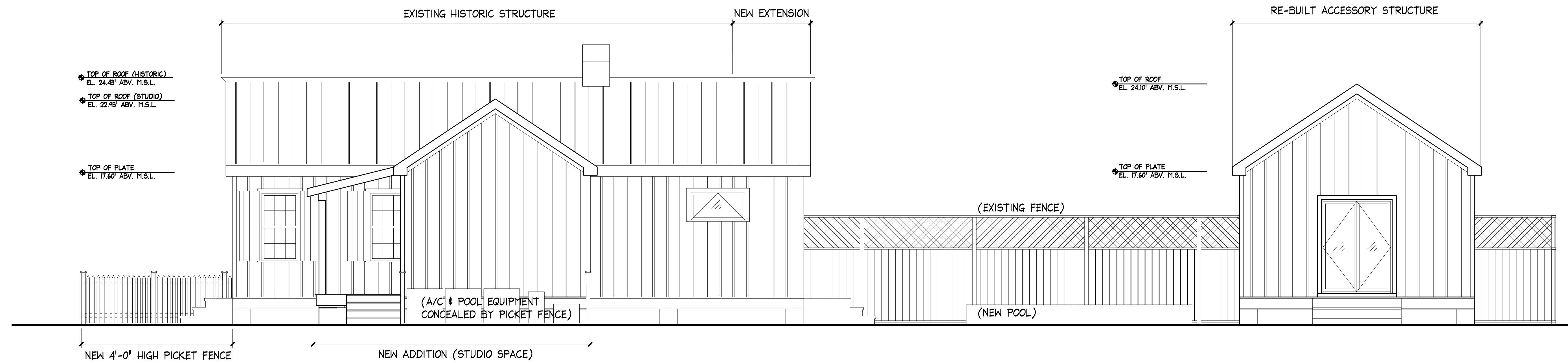
Project No: 0929  
Date: 01/10/13

A4

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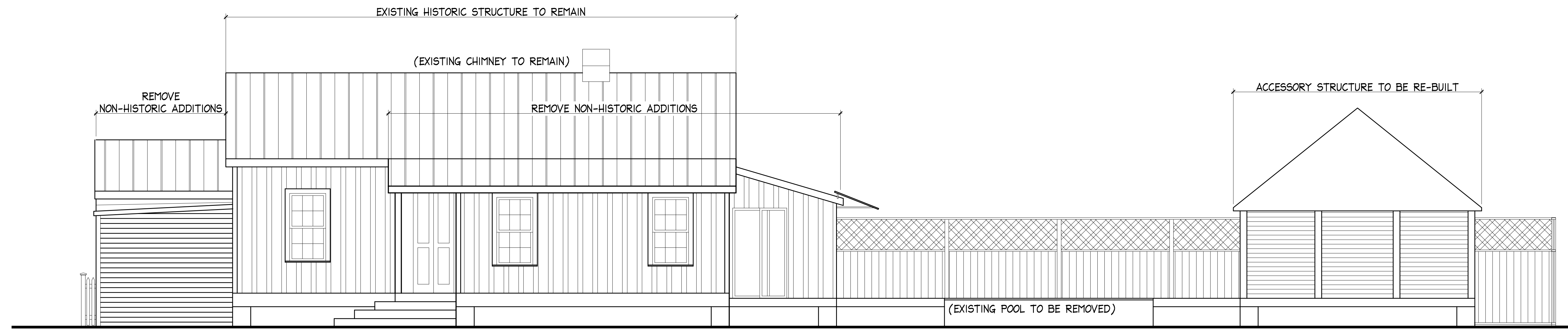
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1 PROPOSED SOUTH ELEVATION

A5

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

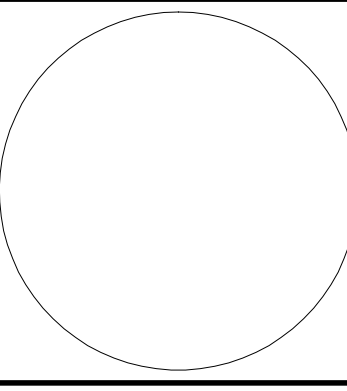


2 EXISTING SOUTH ELEVATION

A5

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

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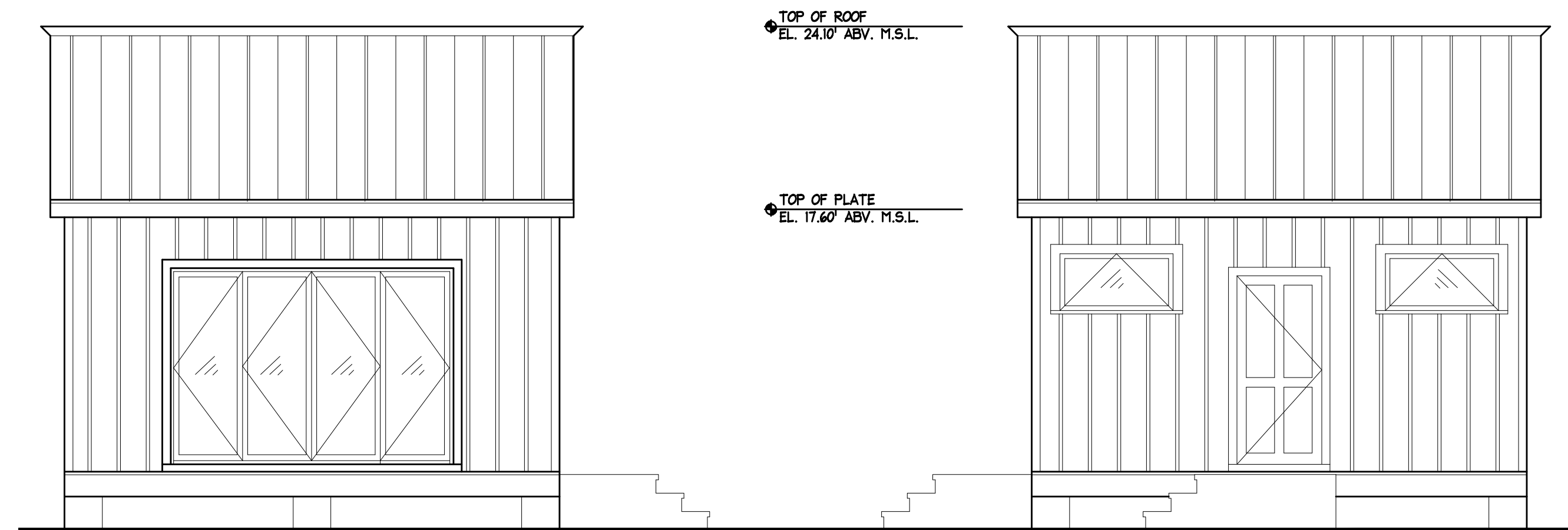
Project No. 0929  
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A5  
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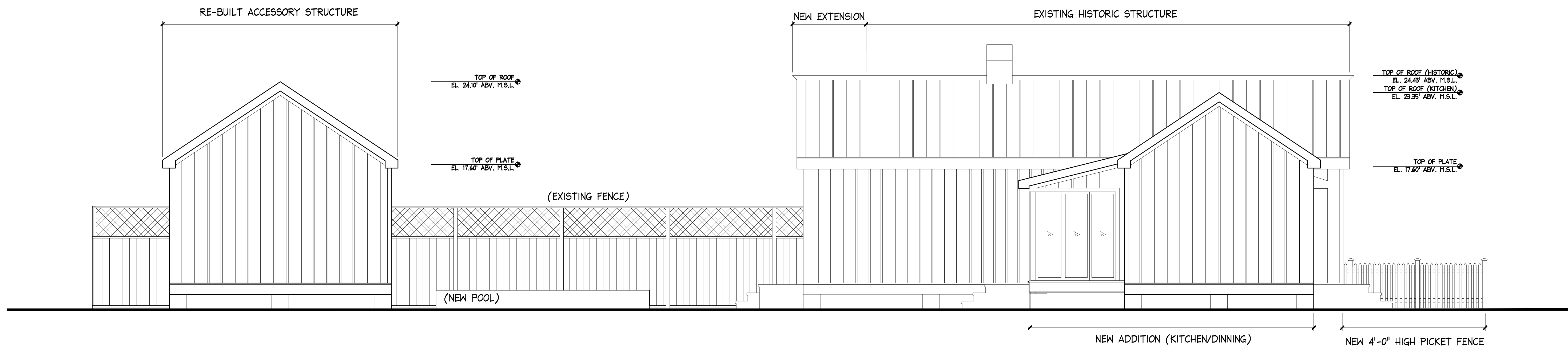
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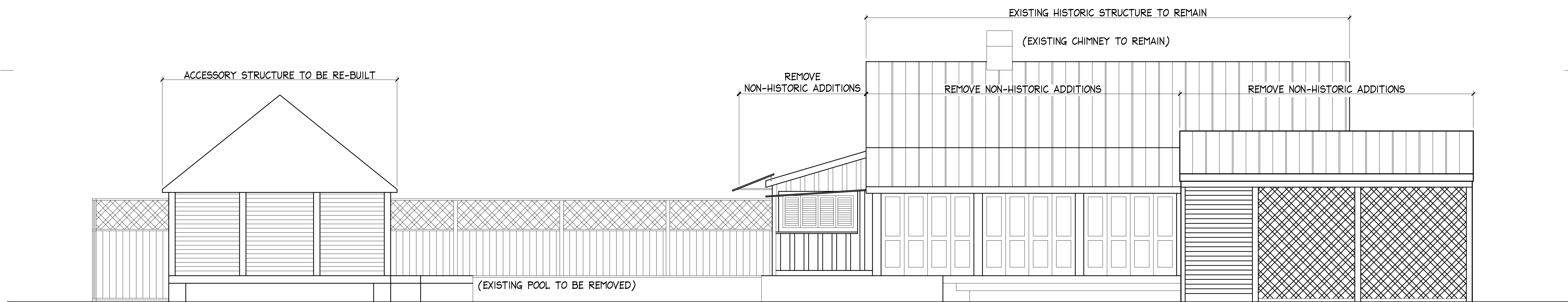
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1 ACCESSORY STRUCTURE EAST AND WEST ELEVATIONS SCALE: 1/4" = 1'-0"



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



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

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# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 22, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATION OF HISTORIC STRUCTURE AND CONSTRUCTION OF NEW ADDITIONS. RE BUILD ACCESSORY STRUCTURE AND NEW WOOD FENCE AT FRONT YARD. DEMOLITION OF NON-HISTORIC STRUCTURES.**

**FOR- #625 MARGARET STREET**

**Applicant- BENDER AND ASSOCIATES-ARCHITECTS**

**Application # H13-01-057**

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](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**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

The offices of the Property Appraiser will be closed Monday the 21st for Martin Luther King, Jr. Day.

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

**Property Record Card -**  
**Map portion under construction.**

**Alternate Key: 1011614 Parcel ID: 00011310-000000**

**Ownership Details**

**Mailing Address:**  
JENSEN CLAU  
RENTEMESTERVEJ 23 A  
COPENHAGEN, 2400  
DENMARK

**All Owners:**  
HOLBAEK HENRIK R/S, JENSEN CLAU

**Property Details**

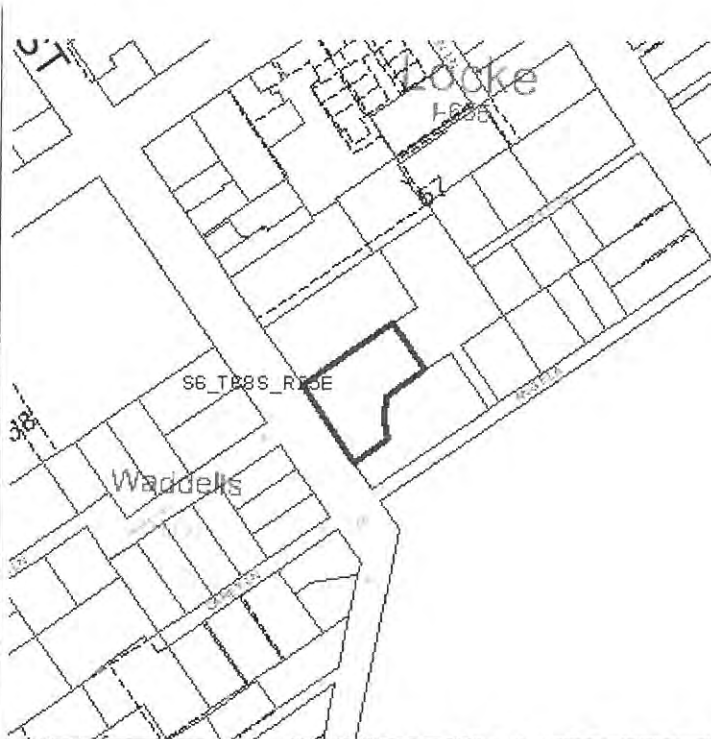
PC Code: 01 - SINGLE FAMILY  
Millage Group: 10KW

Affordable Housing: No

Section-  
Township- 06-68-25  
Range:

Property Location: 625 MARGARET ST KEY WEST

Legal Description: KW PT LOT 4 SQR 57 E1-334 H1-55 G47-317/19 OR239-24/28 OR382-615/17 OR674-769/72 OR897-1135  
OR1296-1213/25 PROB94-34-CP-10 OR1352-1021/23DIS OR2320-1013/15ORDER OR2376-1763/65ORDER  
OR2376-1766/69 OR2430-2188/92R/S



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	42	91	7,780.00 SF

**Building Summary**

Number of Buildings: 1



4	OPU	1	1990	0.00	0.00	102
5	OPF	1	1991	0.00	0.00	60
6	DCU	1	1986			187

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,298 SF	0	0	1985	1986	2	30
2	WD2:WOOD DECK	735 SF	0	0	1976	1977	2	40
3	PO4:RES POOL	715 SF	0	0	1976	1977	2	50
6	PT2:BRICK PATIO	420 SF	0	0	1972	1973	2	50
7	TK2:TIKI	306 SF	18	17	1989	1990	5	40

### Appraiser Notes

ADJ LAND FROM 7871 TO 7780 PER OR 2320-1013/15 FOR THE 2008 TAX ROLL.

11-25-03 OFFERED FOR \$1,599,000 FROM THE CITIZEN

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
2 04-1389	04/29/2004	10/13/2004	2,475	Residential	SEWER LINING
3 05-1388	05/03/2005	11/10/2005	7,500	Residential	DECK REPLACEMENT
4 05-2258	06/23/2005	11/10/2005	7,000	Residential	INSTALL 5 TON A/C
5 05-2459	06/20/2005	11/10/2005	1,000	Residential	REPLACE ROTTEN WOOD SIDING
6 05-2259	06/09/2005	11/10/2005	700	Residential	ELECTRIC FOR A/C
7 07-3356	07/05/2007	07/12/2007	1,400	Residential	CHECK EXISTING POOL EQUIPMENT & BONDING AND WIRING UP TO CODE
1 98-3996	12/21/1998	11/15/1999	800	Residential	UPGRADE ELECTRIC

### 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
2012	163,682	25,567	513,192	702,441	702,441	0	702,441
2011	163,682	25,704	486,195	675,581	675,581	0	675,581
2010	184,915	32,228	469,912	687,055	687,055	0	687,055

2009	205,567	32,383	714,266	952,216	952,216	0	952,216
2008	189,027	32,492	1,081,420	1,302,939	1,302,939	0	1,302,939
2007	305,880	28,343	1,377,425	1,711,648	307,298	25,500	281,798
2006	425,455	29,067	747,745	1,202,267	290,703	25,500	265,203
2005	352,001	29,837	590,325	972,163	291,071	25,500	265,571
2004	176,275	31,857	468,325	676,457	282,593	25,500	257,093
2003	218,594	32,802	275,485	526,881	277,324	25,500	251,824
2002	256,173	33,810	236,130	526,113	270,825	25,500	245,325
2001	220,504	34,818	236,130	491,452	266,561	25,500	241,061
2000	217,227	57,733	149,549	424,509	258,798	25,500	233,298
1999	183,712	50,859	149,549	384,120	251,995	25,500	226,495
1998	133,440	38,543	149,549	321,532	248,027	25,500	222,527
1997	121,027	36,262	133,807	291,096	243,882	25,500	218,382
1996	83,788	26,136	133,807	243,731	236,779	25,500	211,279
1995	76,340	24,634	133,807	234,781	231,004	25,500	205,504
1994	68,272	22,852	133,807	224,931	224,931	25,500	199,431
1993	68,272	23,605	133,807	225,683	225,683	25,000	200,683
1992	67,357	24,429	133,807	225,593	225,593	25,000	200,593
1991	67,357	25,160	133,807	226,325	226,325	25,000	201,325
1990	41,765	23,176	104,291	169,232	169,232	25,000	144,232
1989	37,968	21,658	102,323	161,949	161,949	25,000	136,949
1988	30,855	17,918	90,517	139,290	139,290	25,000	114,290
1987	31,075	8,238	53,916	93,229	93,229	25,000	68,229
1986	31,221	8,238	51,949	91,408	91,408	25,000	66,408
1985	30,538	8,238	32,039	70,815	70,815	25,000	45,815
1984	28,377	8,238	32,039	68,654	68,654	25,000	43,654
1983	28,377	8,238	32,039	68,654	68,654	0	68,654
1982	28,969	8,238	32,039	69,246	69,246	0	69,246

### 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
8/25/2009	2430 / 2188	790,000	WD	02
2/1/1976	674 / 769	54,000	00	Q

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

