

# Historic Architectural Review Commission

## Staff Report Item 8b

---

**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.

**Ordinance and  
Guidelines Cited in  
Review:**

Demolition of historic or contributing structures, Sec. 102-217 (3) of the Land Development Regulations.

### Staff Analysis

The Certificate of Appropriateness proposes the demolition of the existing roof in order to build a proposed second story. Staff opines that even though the metal v-crimp may not be historic the structural components of the roof are

historic. Staff did not find any evidence that there has been any roof demolition on this house.

### **Consistency with Guidelines and Ordinance for Demolition**

It is staff's opinion that the proposed demolition of a historic roof in order to build a second floor will have an adverse effect on the building. It is staff's opinion that the existing roof and its configuration is a character defining architectural feature the house possesses. The demolition request is inconsistent with preservation guidelines and with Sec. 102-217 -218 of the Land Development Regulations. If the Commission decides to approve the requested demolition, this review will be the first of two readings since the existing roof is historic.

# 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

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

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

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.

6. Covenants, conditions, restrictions, limitations, reservations, rights of ingress and egress and easements of record and such other easements, encroachments, overlaps and boundary line disputes which an accurate survey would reveal or which are necessary for the development of the Condominium.

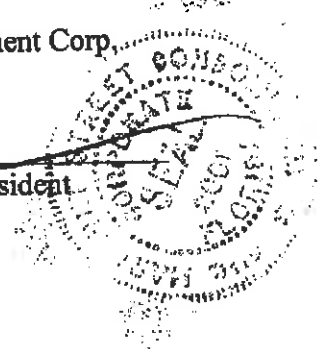
Grantor hereby fully warrants title to the afore described Condominium Unit and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

Grantee, by acceptance and recordation of this Deed, expressly and specifically accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declaration, if and when applicable, which provisions and requirements are acknowledged to be reasonable, and all of which are incorporated herein by this reference.

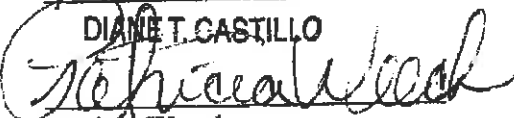
Witness:

Margaret Street Development Corp,  
a Florida corporation

By:   
Michael Vereline, President



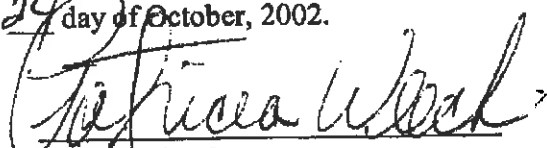
  
DIANE T. CASTILLO

  
Patricia Weech

STATE OF FLORIDA )  
  )SS:  
COUNTY OF MONROE

Before me personally appeared Michael Vereline, as president of Margaret Street Development Corp., a Florida corporation. He is personally known to me.

WITNESS, my hand and official seal, this 24 day of October, 2002.

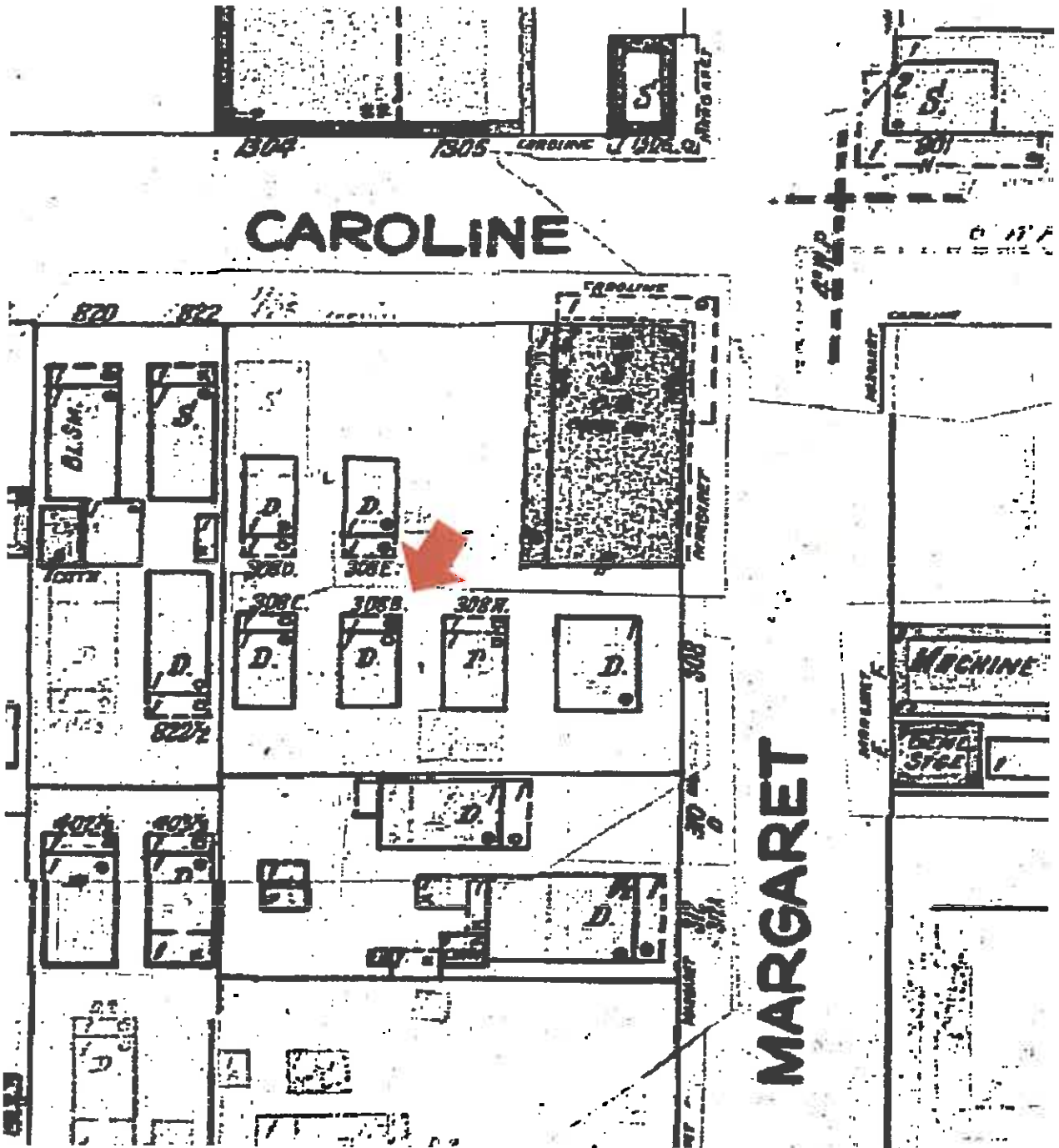
  
Patricia Weech  
Notary Public  
State of Florida at Large



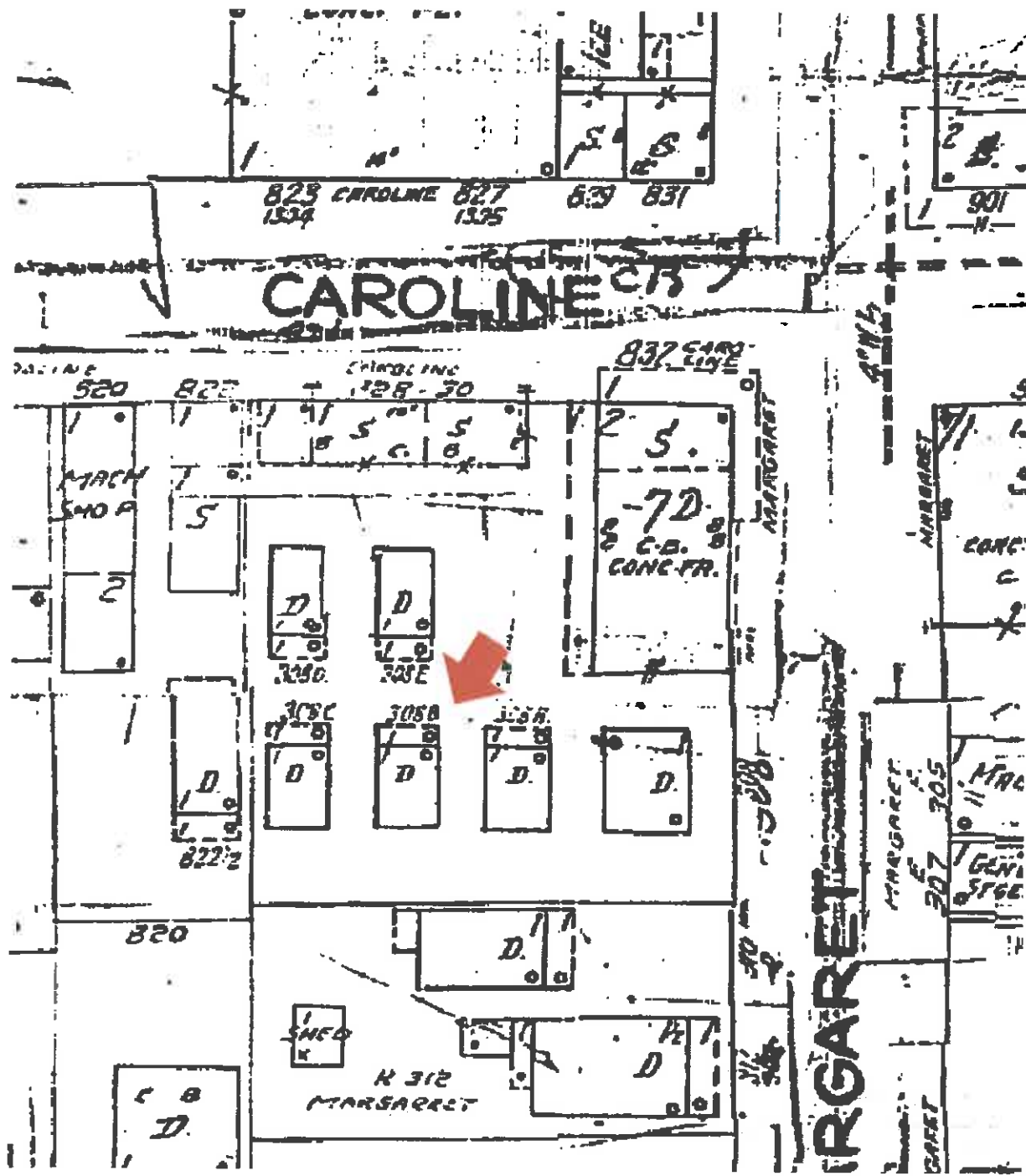
My commission expires:

# 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.



PUSH

**WARNING**  
WALKING SAFELY MAY AVOID DEATH OR  
SERIOUS INJURY.  
CHILDREN & SENIORS SHOULD BE  
SUPERVISED AT ALL TIMES.  
IT IS STRONGLY RECOMMENDED THAT  
YOU WEAR YOUR SEATBELT AND DRIVE  
SAFELY. PLEASE DO NOT DRINK AND  
DRIVE. FOR MORE INFORMATION VISIT  
WWW.SAFETYCOUNCILONTOURISM.COM

















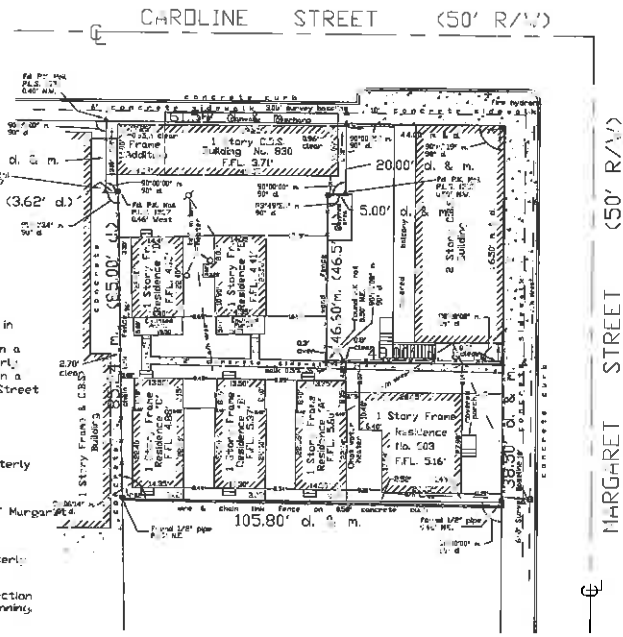




RESTAURANT

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 Southeastern 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 Westerly right-of-way of Margaret Street in a Southeastern direction 105 feet to the Point of Beginning; thence at right angles in a Southeastern direction 111 feet; thence at right angles in a Northeastern direction 62 feet; thence at right angles in a Southeastern direction 45 feet; thence at right angles in a Northeastern direction 49 feet to the Westerly right-of-way of Margaret Street; thence along the Westerly right-of-way of Margaret Street in a Southeastern direction 33.5 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 Westerly right-of-way of Margaret Street in a Southeastern direction 105 feet to a point; thence at right angles in a Southeastern direction 105.8 feet to the Point of Beginning of the parcel of land herein being described; thence continue in a Southeastern direction 5.2 feet; thence at right angles in a Northeastern 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
STY	Stitch-in-way	CNCR	Concrete
FD	Found	IP	Iron Pipe
P	Plot	CBS	Concrete Block Stucco
M	Measured	CD/M	Covered
NTS	Not to Scale	IB	Iron Bar
A/C	Air conditioner	VD	Wood
F.F.L.	Finished floor	BM	Bench Mark
CL	Centerline		

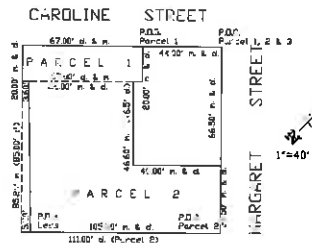
FIELD WORK PERFORMED 2/15/01

**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. 35610  
 State of Florida

NOT VALID UNLESS EMBOSS'ED WITH RAISED SEAL & SIGNATURE



Project Location 305 Margaret Street	
Surveyor FREDERICK H. HILDEBRANDT	Date 02-15-01
Scale 1"=40'	Drawn by F.H.H.
Plate 10-1-01	Check by F.H.H.
Notes See notes on drawing	Project No. 2001-001

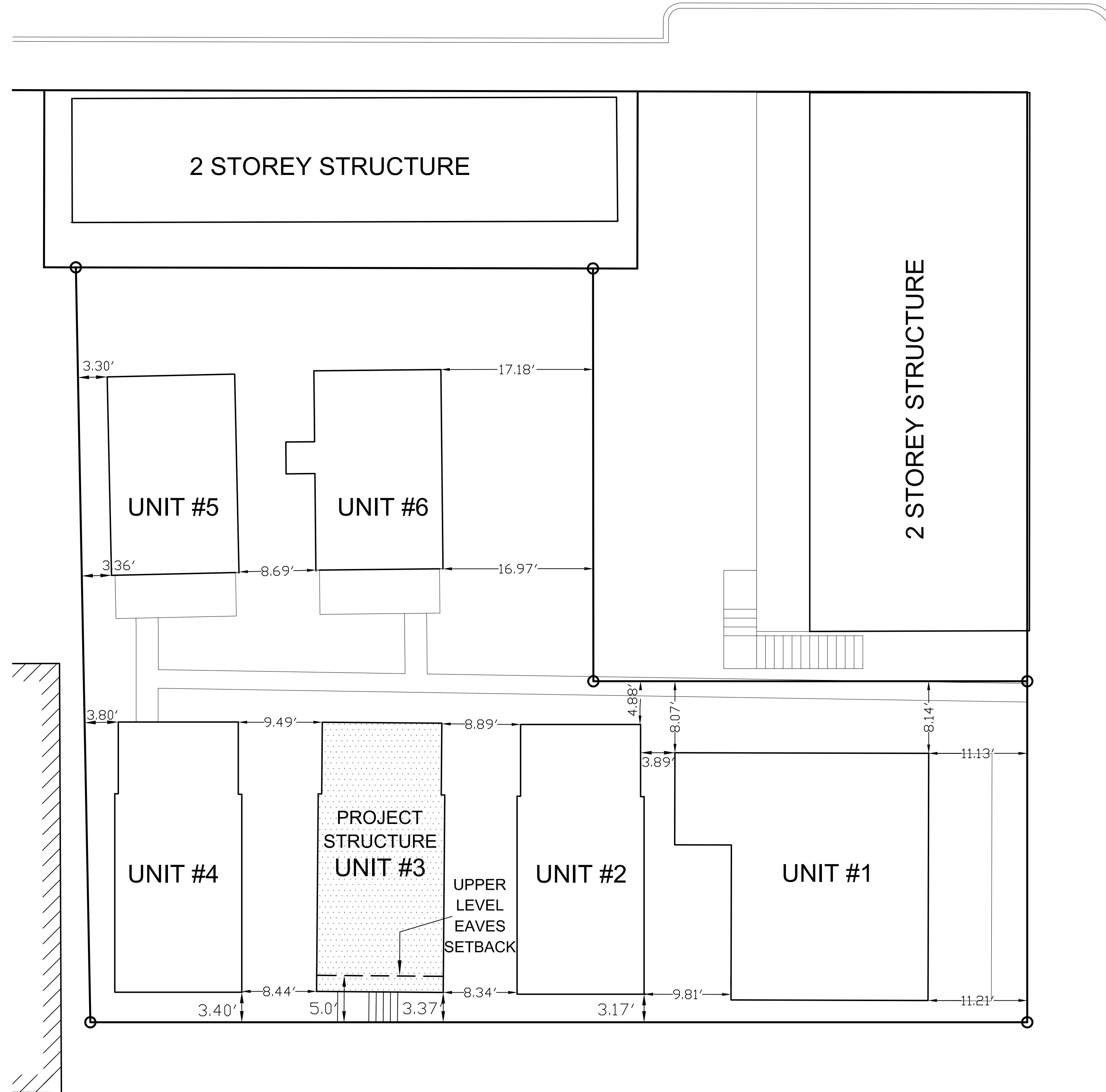
**FREDERICK H. HILDEBRANDT**  
 ENGINEER PLANNER SURVEYOR

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



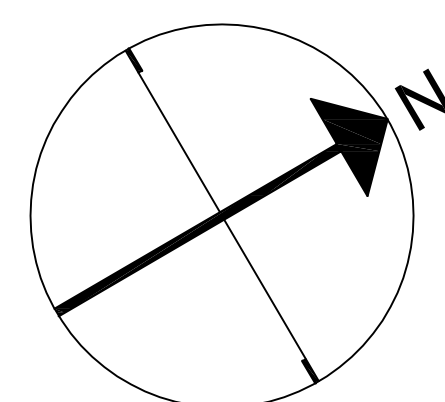
# Proposed Plans

# CAROLINE STREET



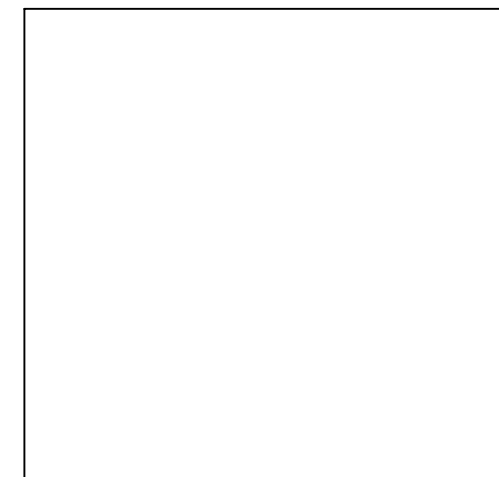
MARGARET STREET

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

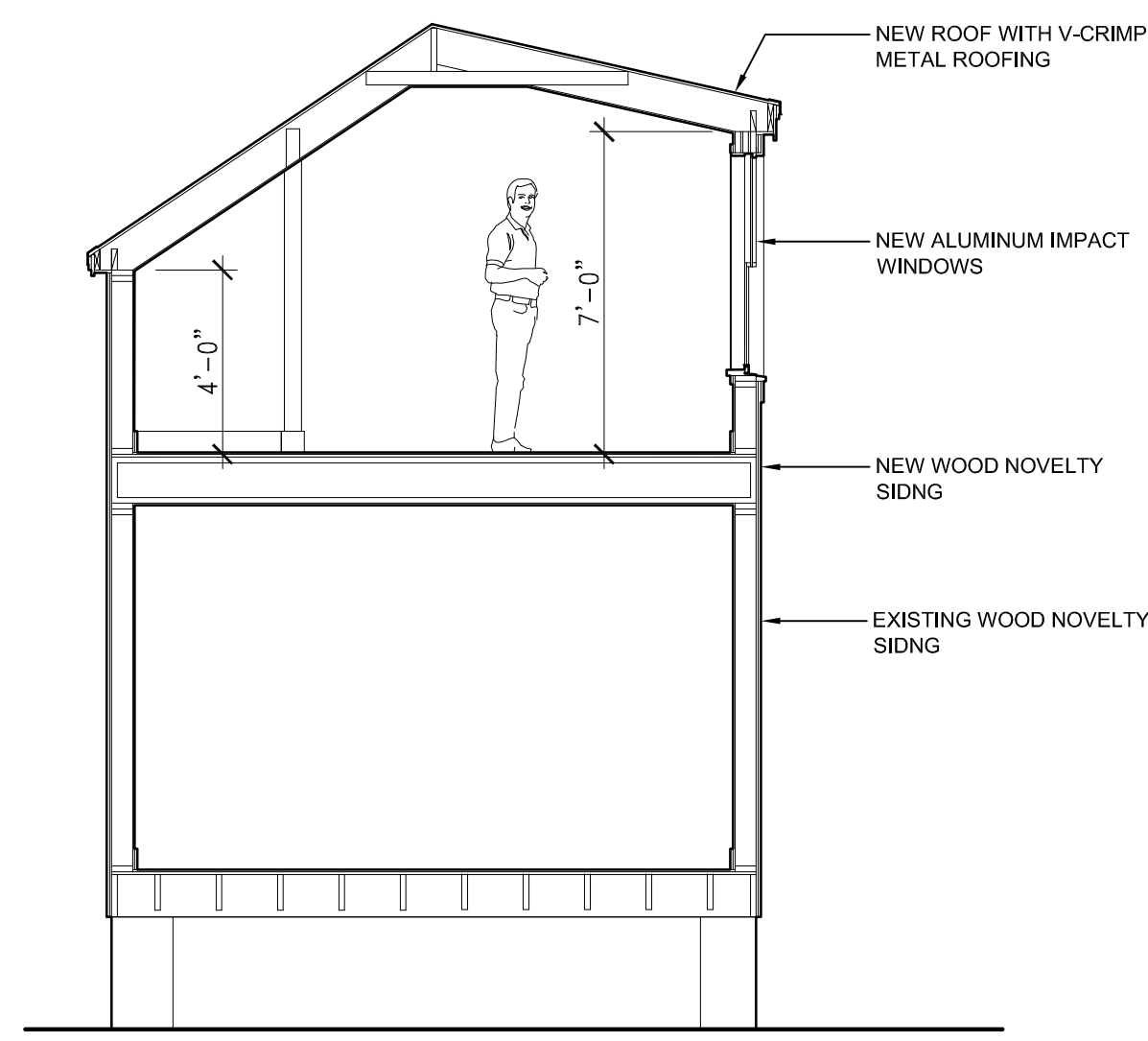
RENOVATION OF AN EXISTING RESIDENCE AT:

## 308 MARGARET ST. #3

KEY WEST, FLORIDA

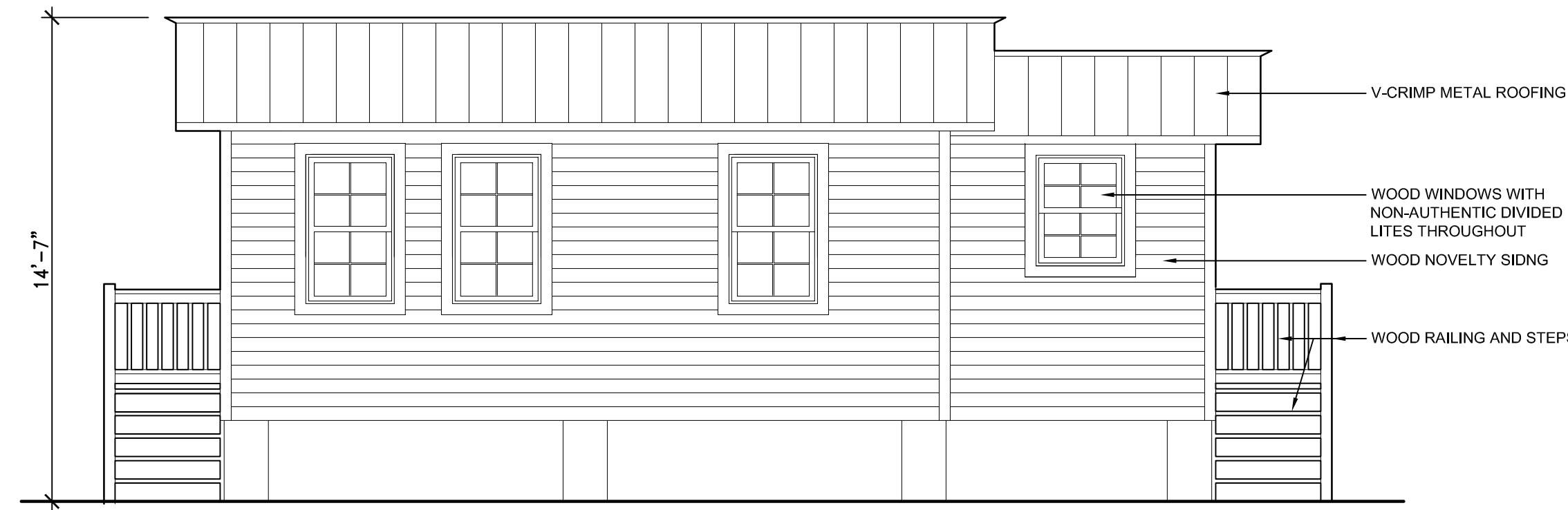
DAVID KNOLL  
ARCHITECTS  
KEY WEST, FL. (305) 715-8617

SHEET  
**1**  
OF 2 SHEETS



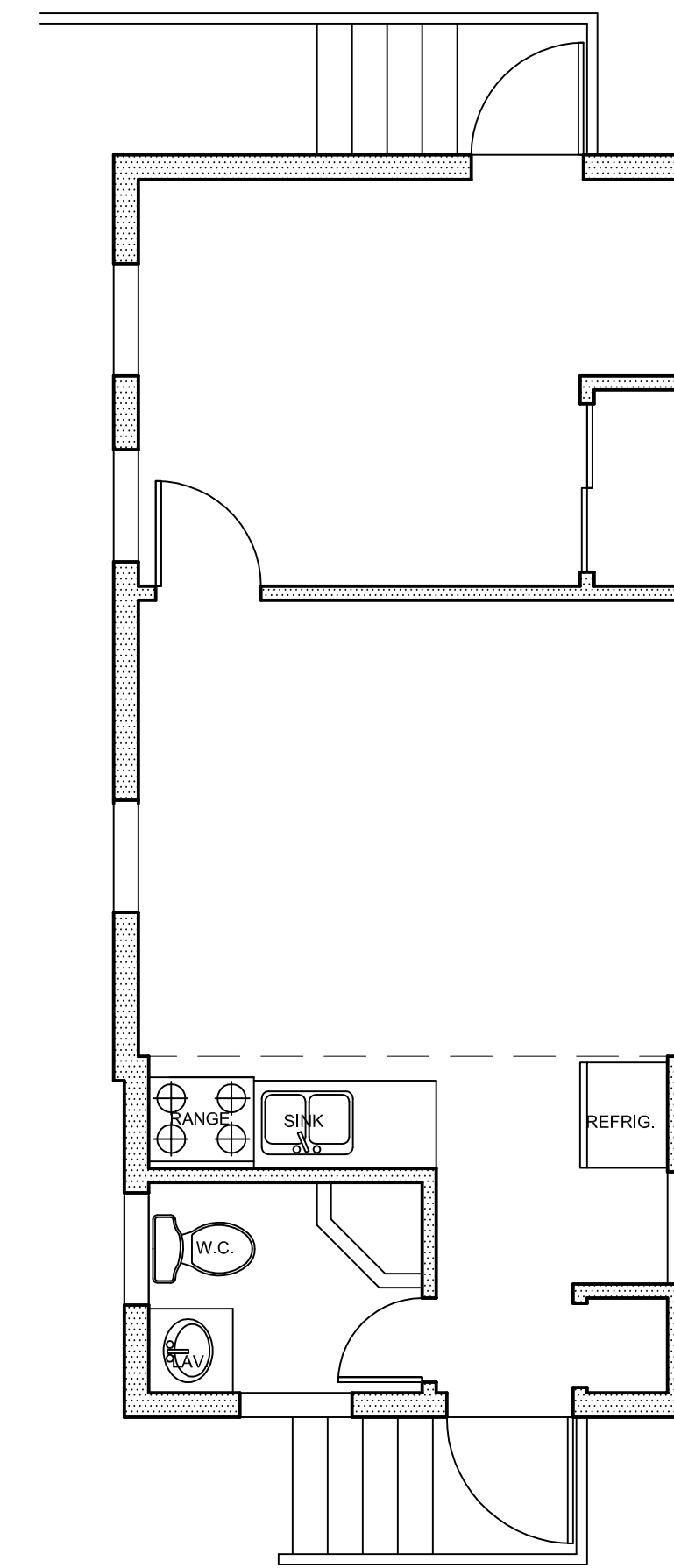
**SECTION**

1/4" = 1' - 0"



**EXISTING STRUCTURE**

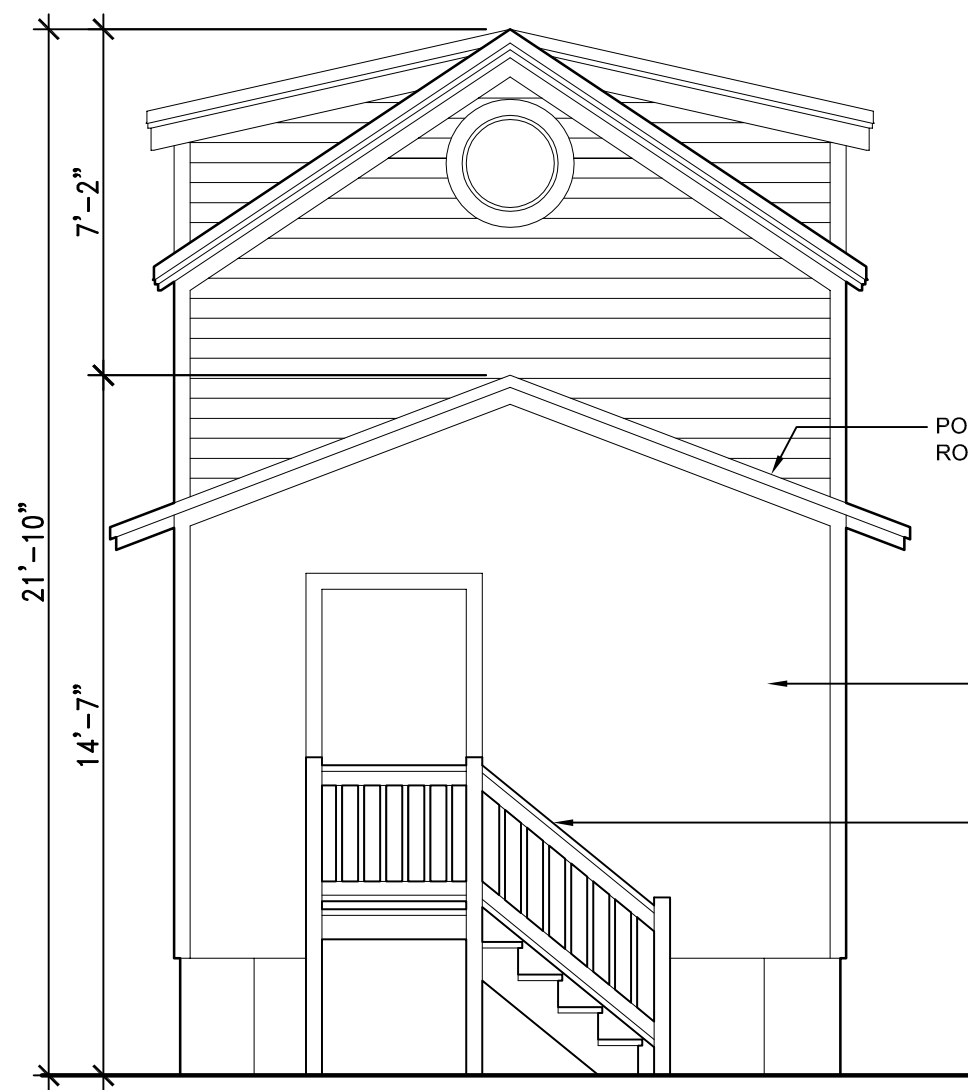
1/4" = 1' - 0"



**EXISTING PLAN**

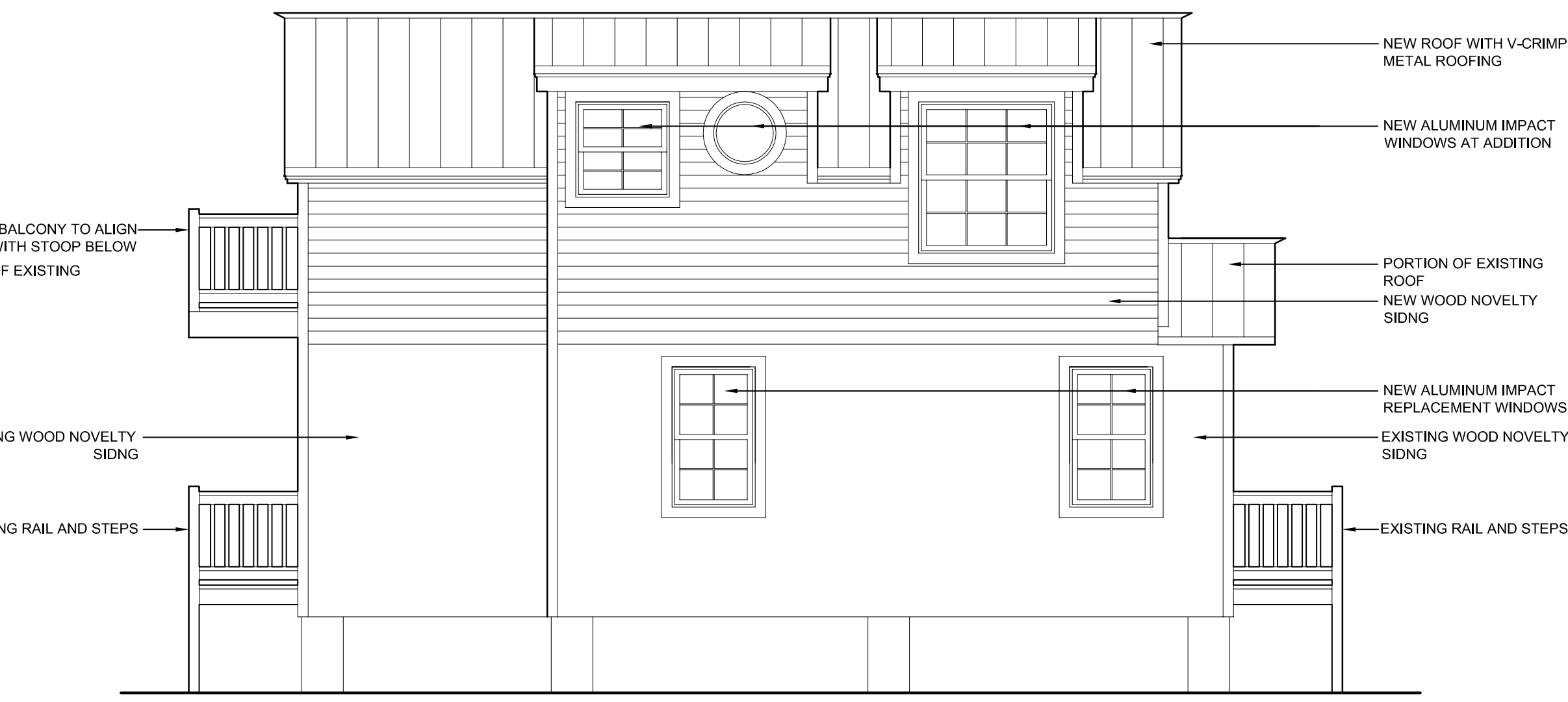
1/4" = 1' - 0"

SEE RIGHT AND LEFT SIDES FOR TYPICAL NOTES



**REAR**

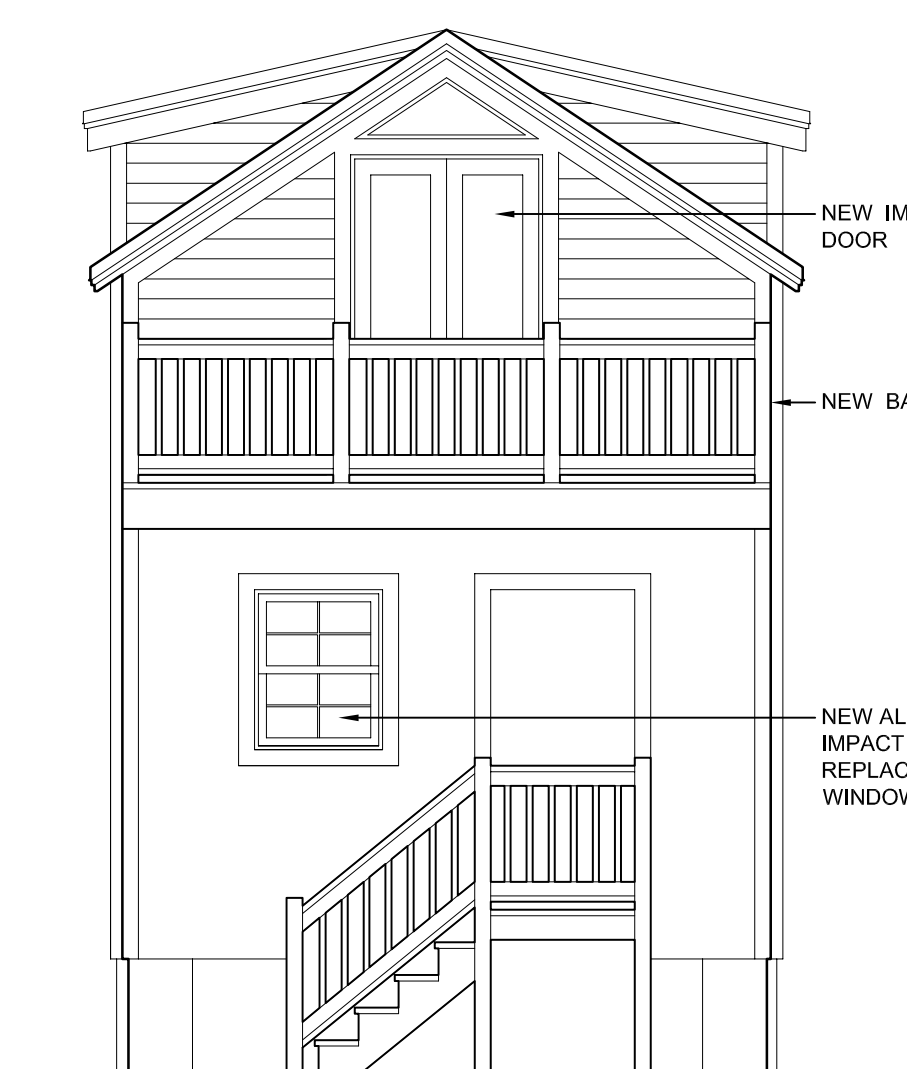
1/4" = 1' - 0"



**RIGHT SIDE**

1/4" = 1' - 0"

SEE RIGHT AND LEFT SIDES FOR TYPICAL NOTES



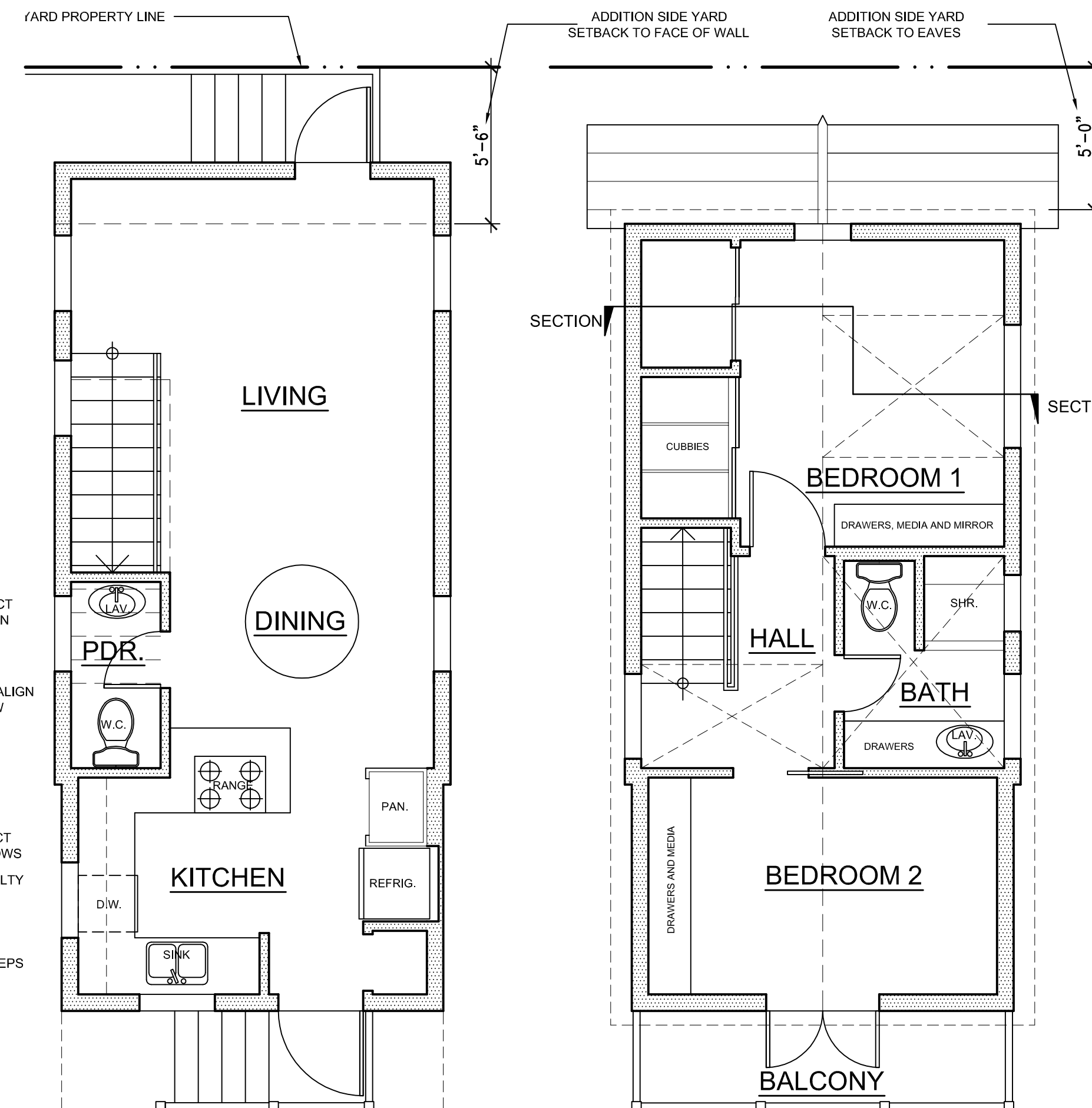
**FRONT**

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**

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
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)

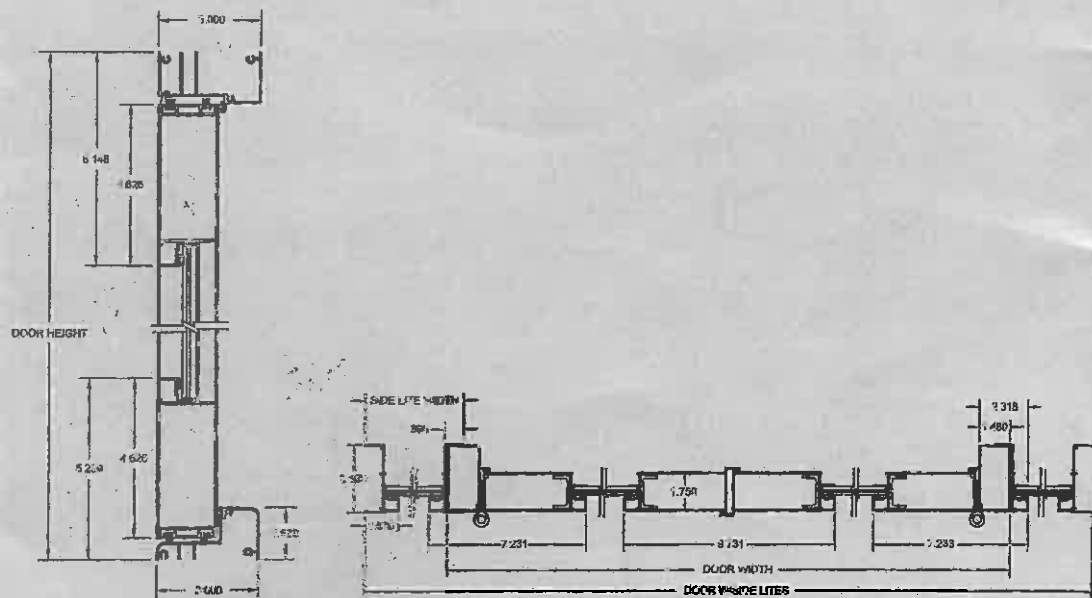
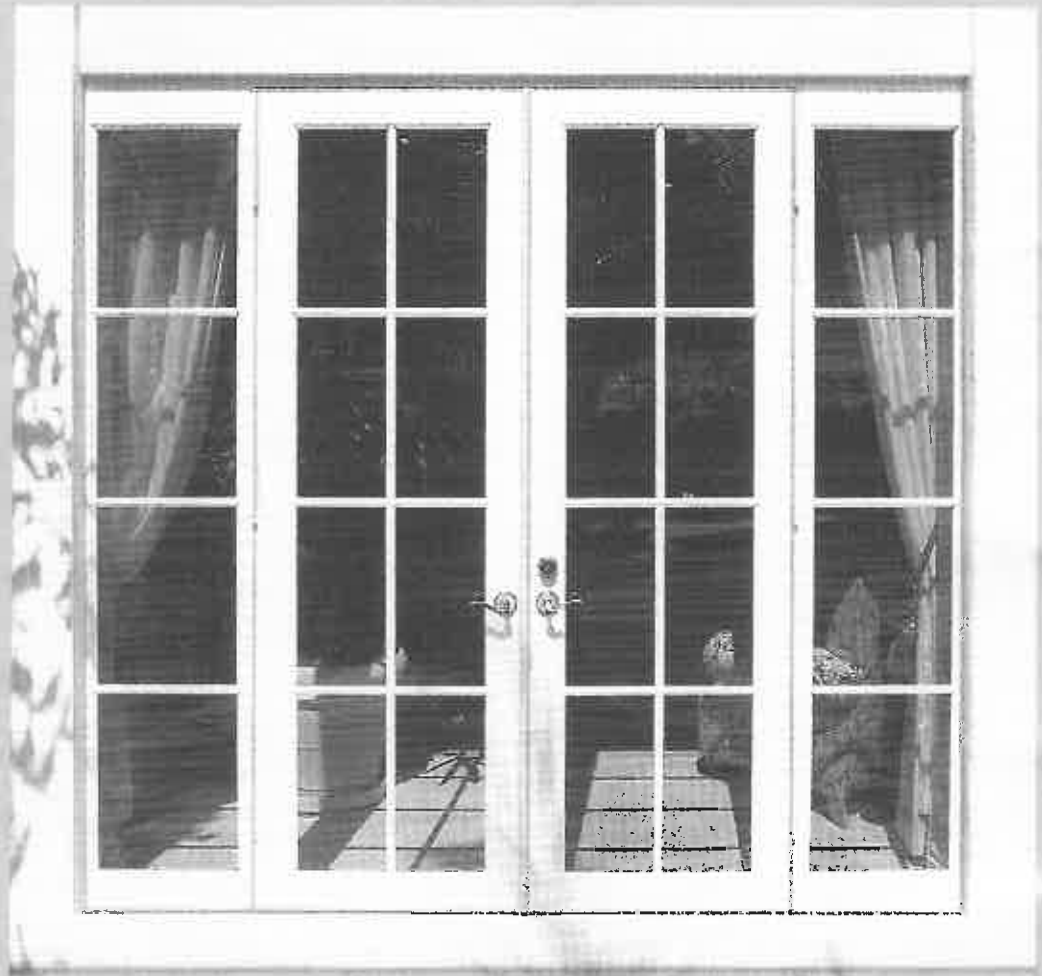


Rear View (5/15/14)

# ALUMINUM FRAMES

## FRENCH DOORS – SERIES FD101

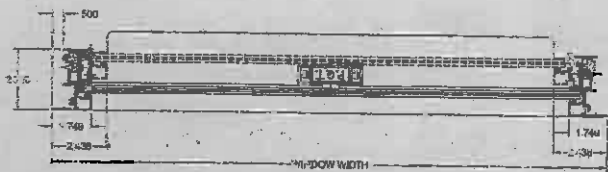
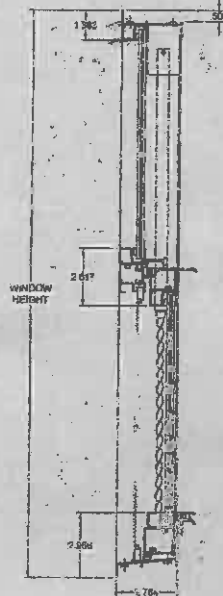
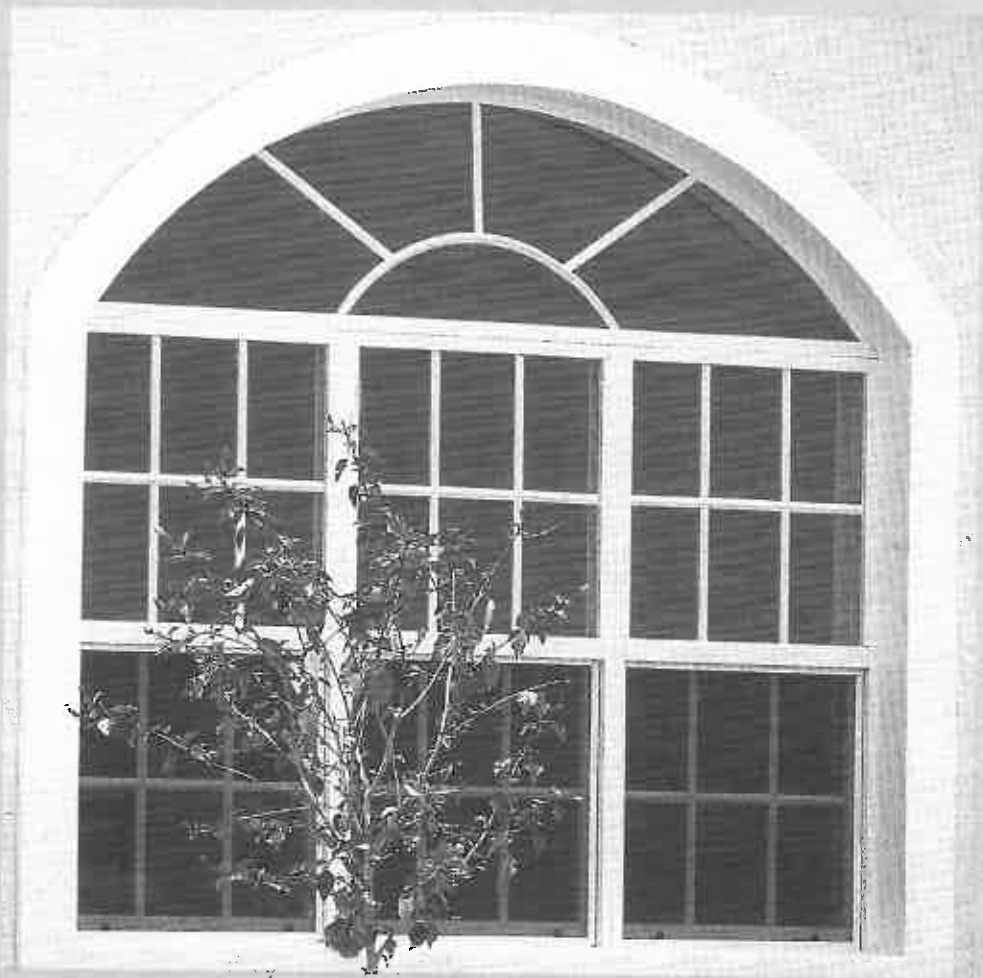
- Concealed 2-point locking system for added strength and protection
- Doors are pre-hung with 7" aluminum hinges for added strength and protection
- Double raised muntins available
- Tubular door jamb for extra strength
- Bumper threshold prevents water infiltration
- French doors have extruded aluminum glazing bead
- Sidelites are available
- Custom and standard sizes available
- Prepped for standard hardware (not included, available at local hardware and big box retailers/home supply stores)



# 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 3/4" 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 1/2" 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 1st 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: \_\_\_\_\_

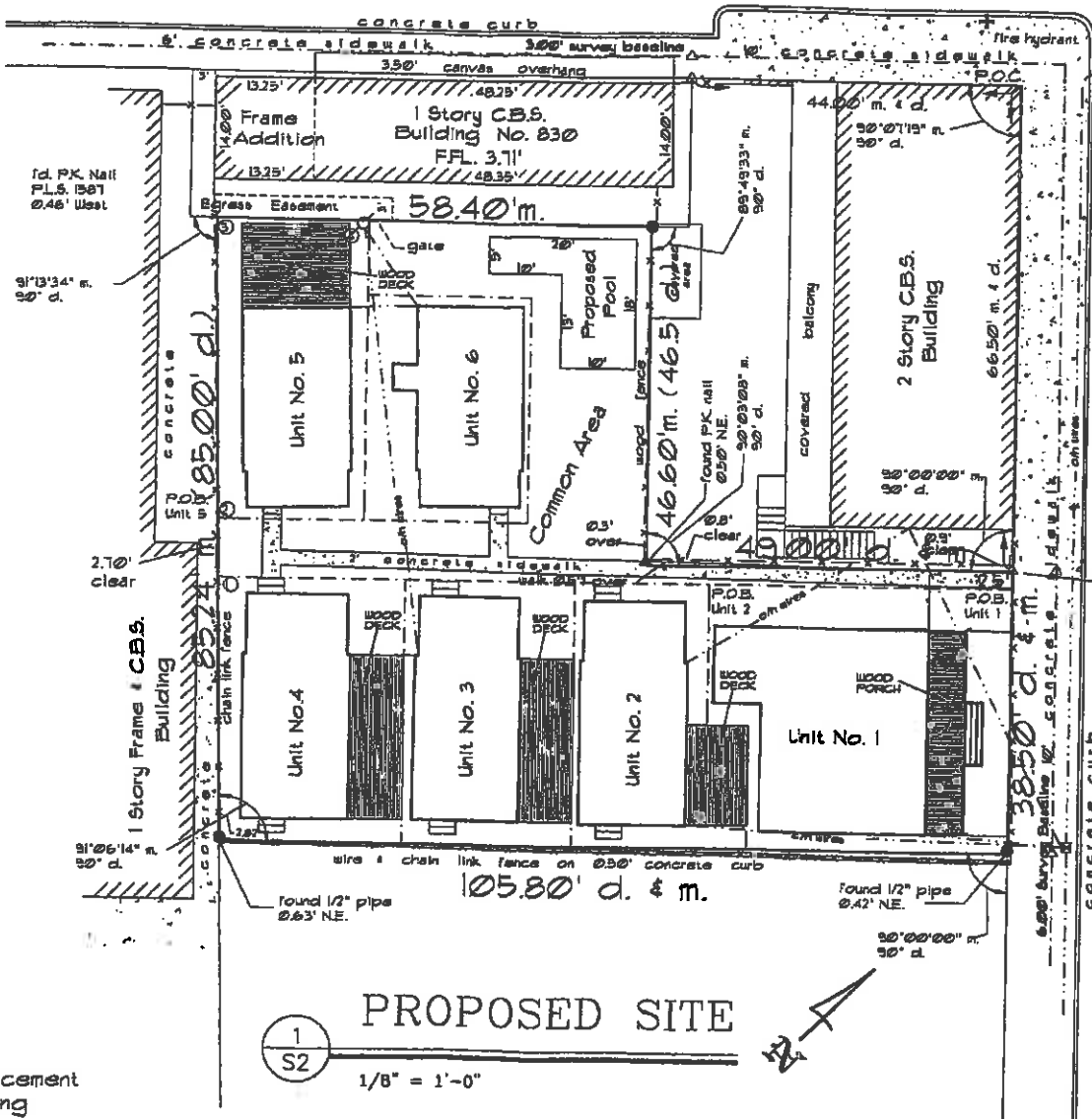
By: 

Historic Architectural Review Commission

JAN 22 2002  
HISTORICAL ARCHITECTURAL  
REVIEW COMMISSION



CAROLINE STREET (50' RW)





All angles are 90° unless otherwise noted

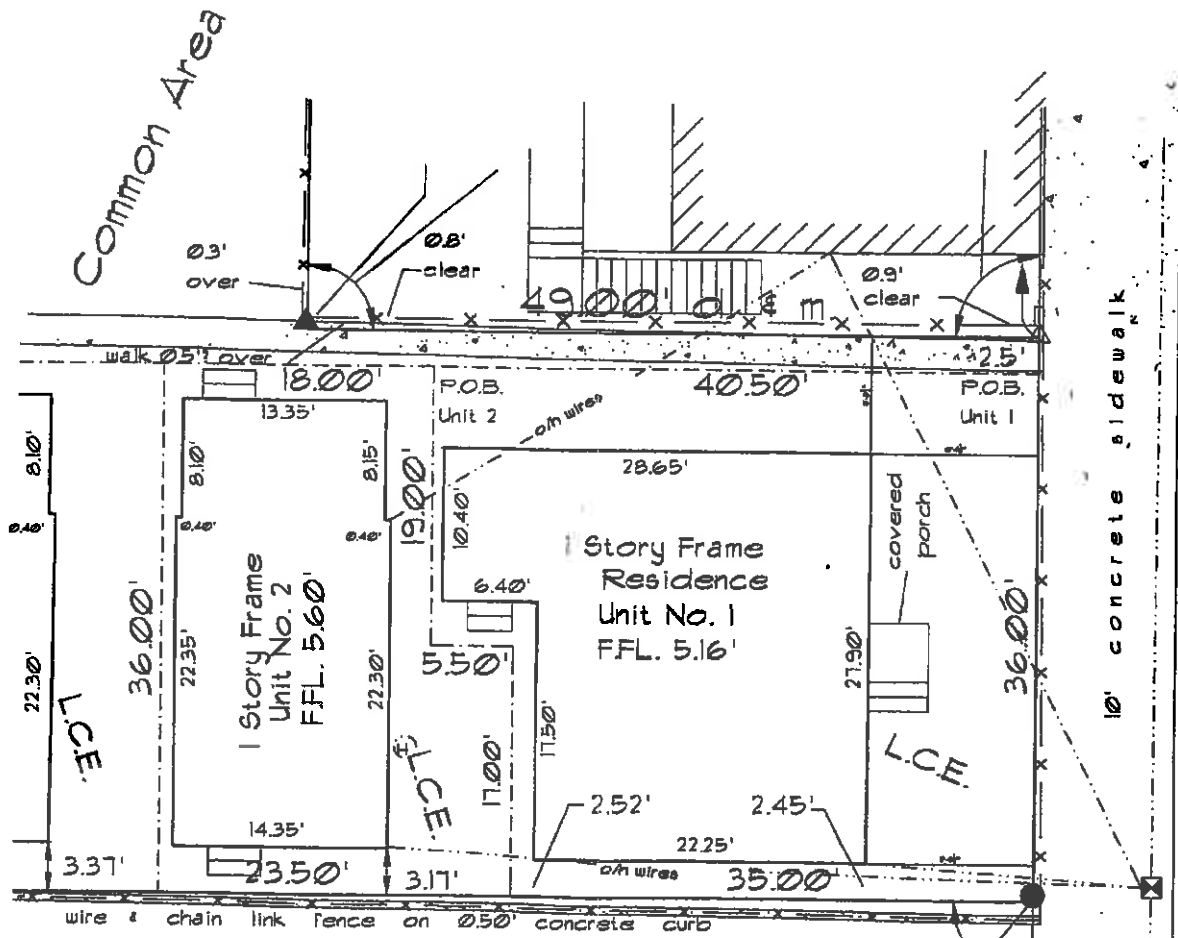
Angle No.	Angle
1	88°53'46"
2	91°06'14"
3	88°46'26"
4	92°07'20"

P.O.C.=Point of Commencement  
P.O.B.=Point of Beginning

1  
S2  
PROPOSED SITE  
1/8" = 1'-0"

MARGARET STREET (50' RW)

  
 Gary The Carpenter Const.  
 Stock Island Florida  
 308 Margaret Street Key West, Florida  
 304-8502  
 DATE: 1/27/07  
 DRAWING: S2  




1  
S3

EXISTING UNITS 1 & 2

1/4" = 1'-0"

30'00"00" m.  
30" d.



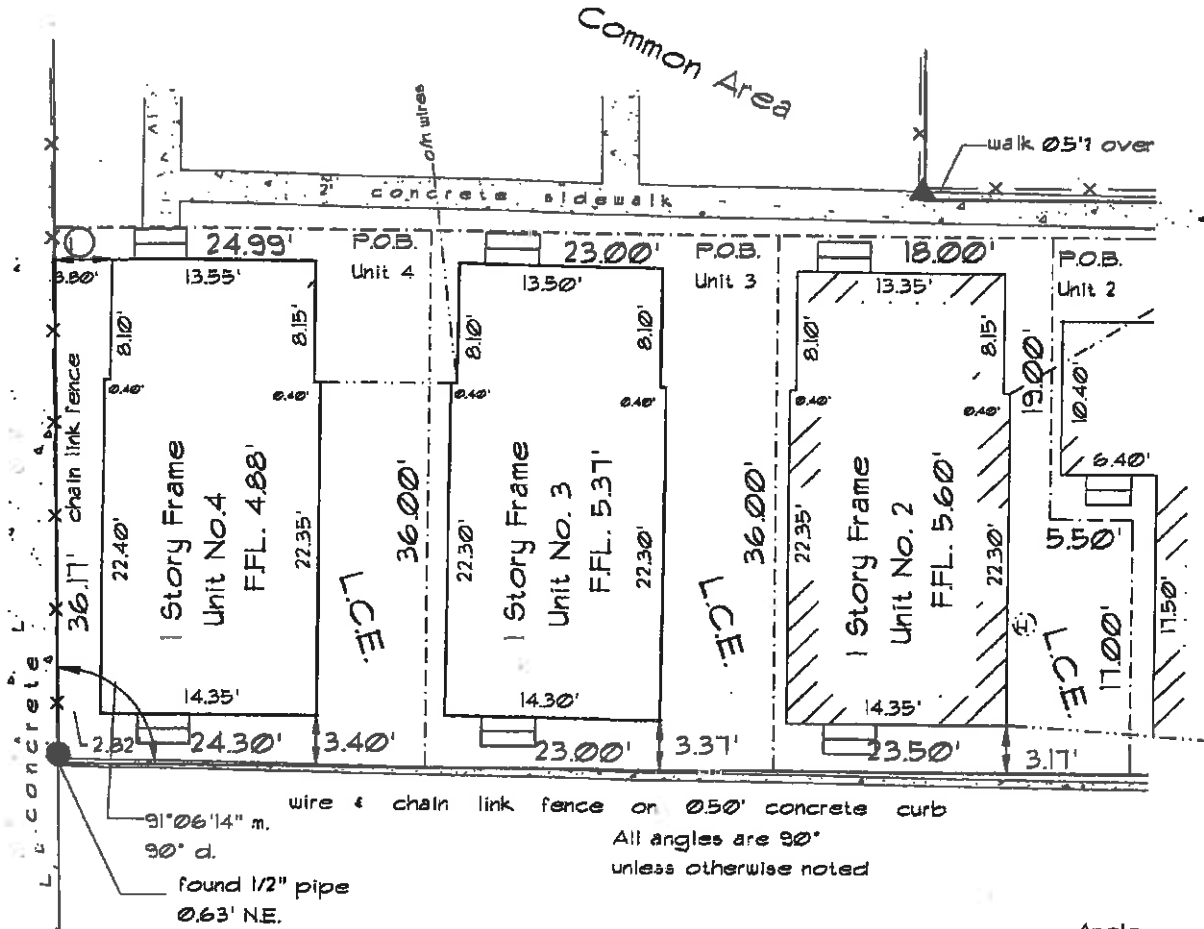
Radio Radio  
(305) 881-6000  
304-8853

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°01'20"



Robin Luder  
(800) 288-6668  
304-8563

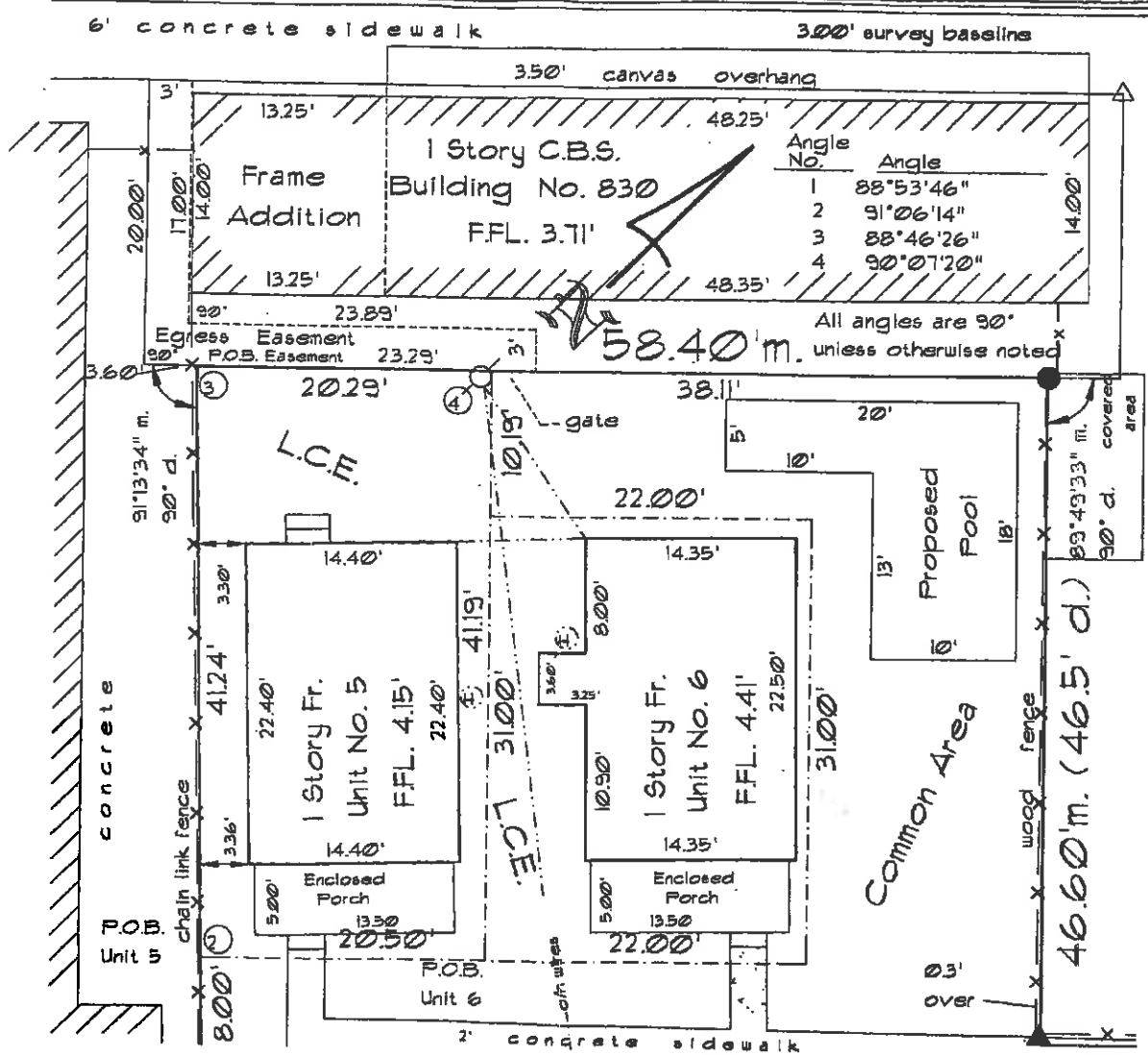
Gary The Carpenter Const  
Stock Island Florida

Margaret Street Condominiums  
908 Margaret Street Key West, Florida

DATE:  
SCALE:  
REVISION:

S4





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

All angles are 90° unless otherwise noted.

**EXISTING UNITS 5 & 6**

1  
S5

1/4" = 1'-0"

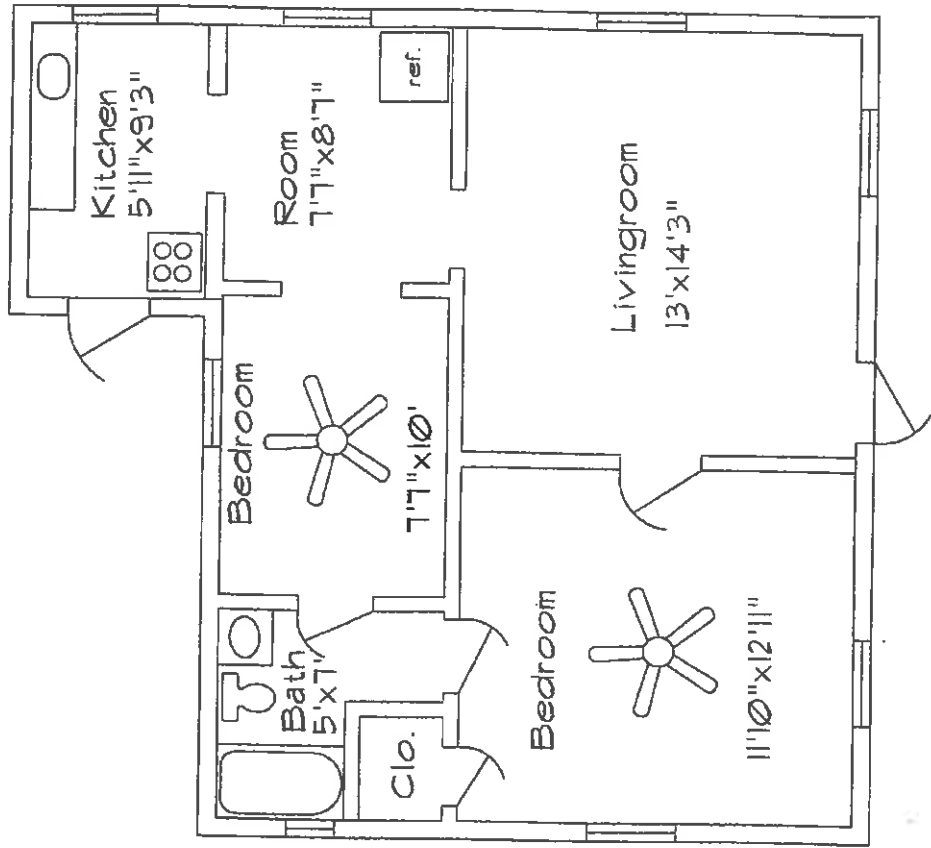
Bobin Latta  
(904) 286-8006  
304-8568

Gary The Carpenter Const.  
Stock Island Florida

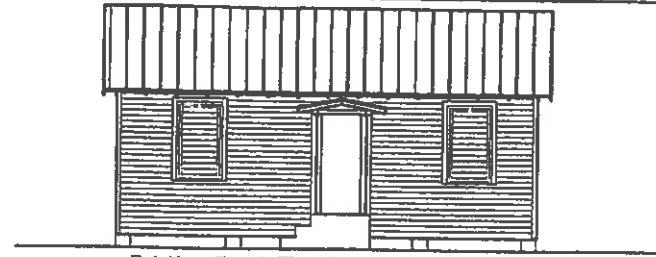
Margaret Street Condominiums  
308 Margaret Street Key West, Florida

DATE: 10/20/01  
REVISION:

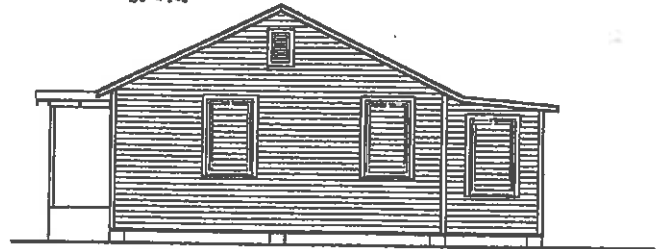
55



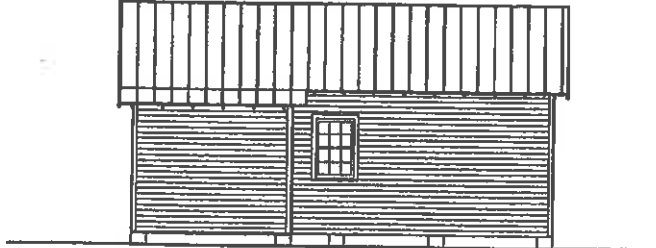
3  
A1  
Existing Floor Plan  
1/4" = 1'-0"



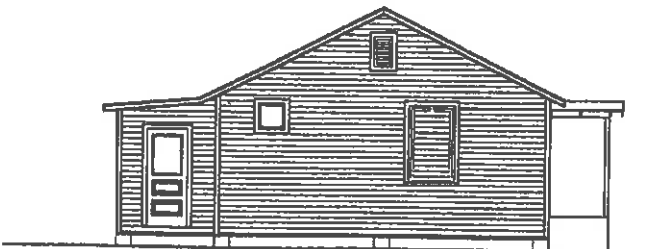
1  
A1  
Existing Front Elevation  
1/8" = 1'-0"



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

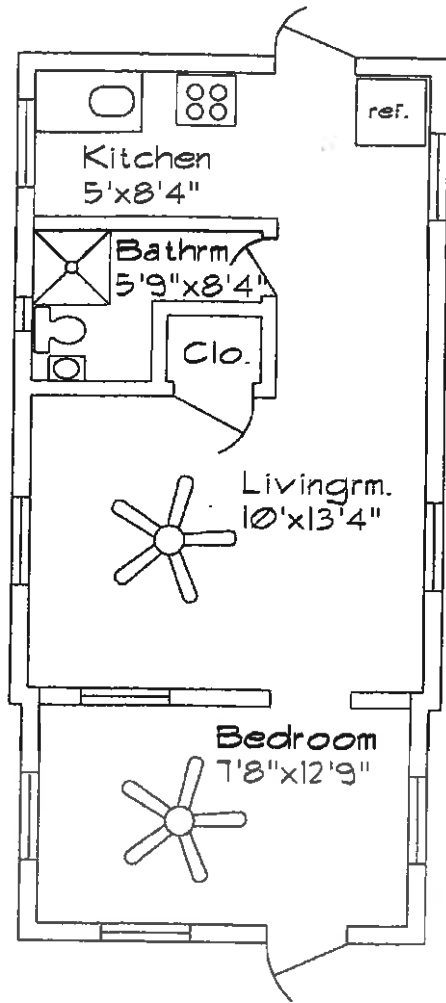
Register License  
 (888) 266-6650  
 304-6053

**Gary The Carpenter Const.**  
 Stock Island Florida

**Margaret Street Condominiums**  
 308 Margaret Street Key West, Florida

DATE:  
 SCALE:  
 REVISION:

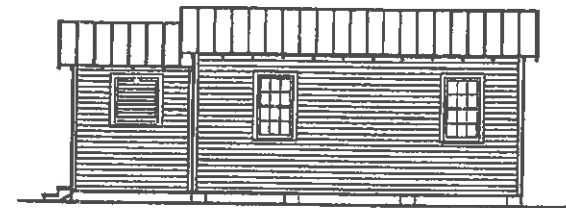
SHEET  
**A1**



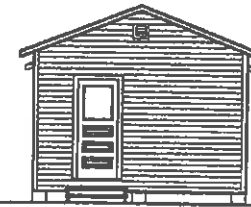
308 Margaret Street  
Unit No. 2



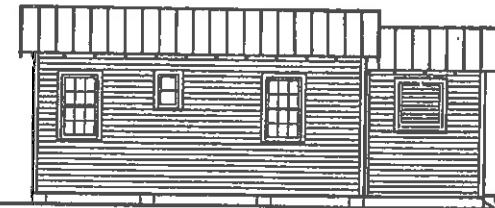
Existing Front Elevation  
1/8" = 1'-0"



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



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



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



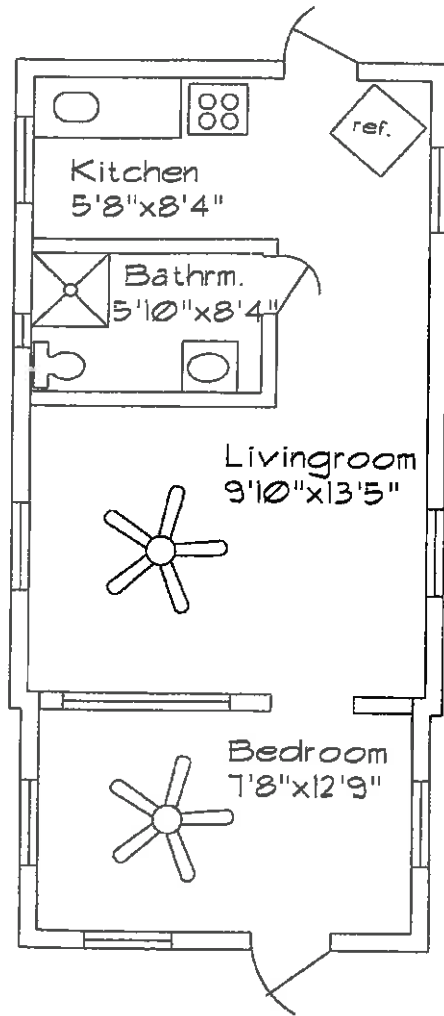
Maria Loria  
(305) 228-0553  
204-0552

Gary The Carpenter Const  
Stock Island Florida

Margaret Street Condominiums  
308 Margaret Street Key West, Florida

DATE:  
SCALE:  
REVISION:

1/25/21  
A2



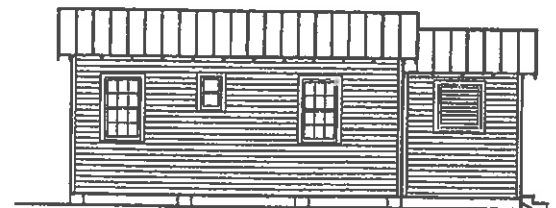
1  
AS Existing Front Elevation  
1/8" = 1'-0"



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"

308 Margaret Street  
Unit No. 3



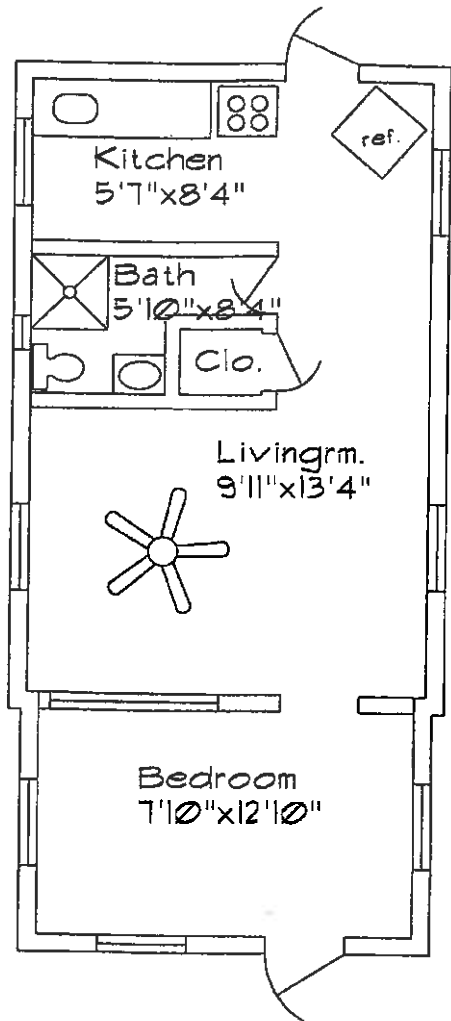
Robin Leslie  
(305) 292-8559  
304-0048

Gary The Carpenter Const.  
Stock Island Florida

Margaret Street Condominiums  
508 Margaret Street Key West, Florida

DATE:  
DRAWN:  
REVISIONS:

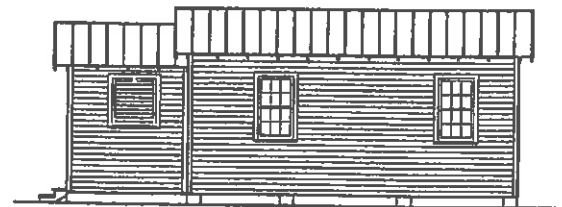
10/27/07  
A3



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



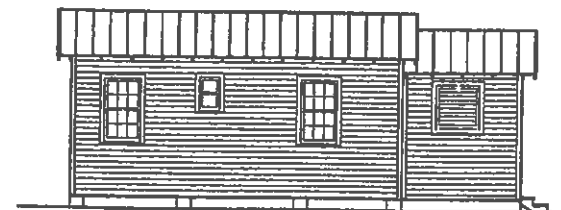
1 Existing Front Elevation  
1/8" = 1'-0"



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



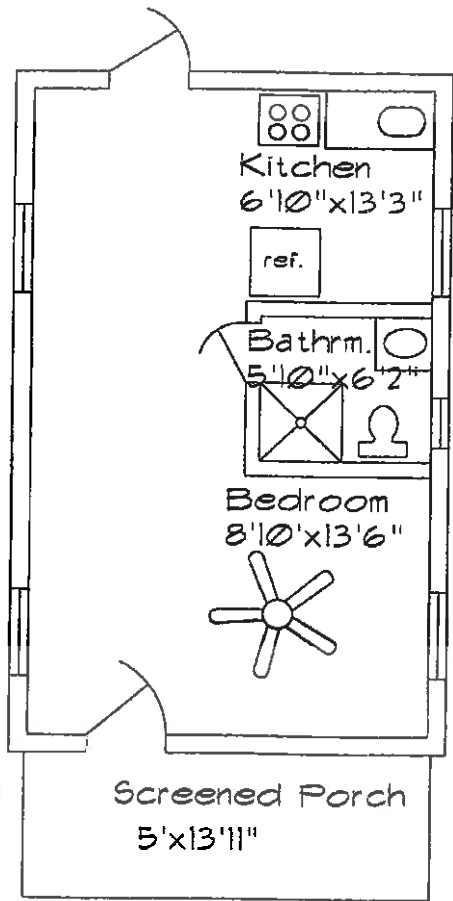
Robbie Leslie  
(813) 291-8889  
304-8888

Gary The Carpenter Const  
Stock Island Florida  
X

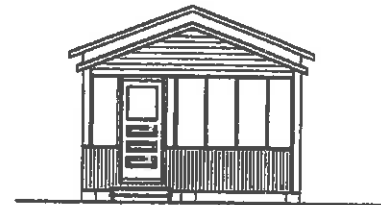
Margaret Street Condominiums  
308 Margaret Street Key West, Florida

DATE:  
DRAWN:  
REVISION:

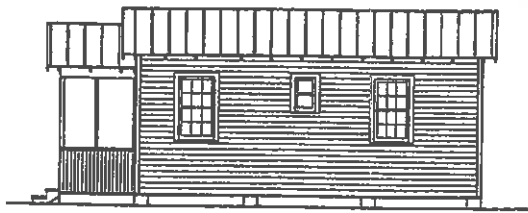
KEY  
A4



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



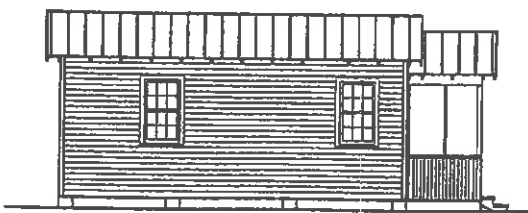
Existing Front Elevation  
1/8" = 1'-0"



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



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



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

308 Margaret Street  
Unit No. 9



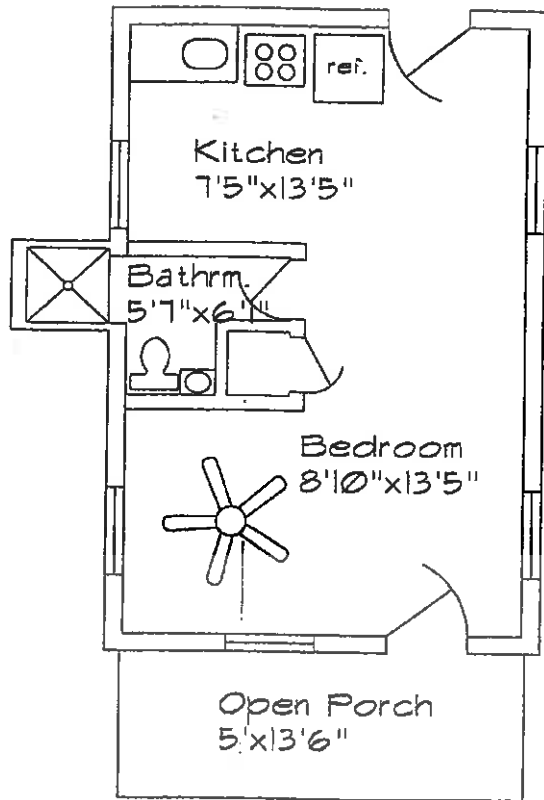
Robin Lewis  
(904) 268-6616  
304-6528

Gary The Carpenter Const  
Stock Island Florida

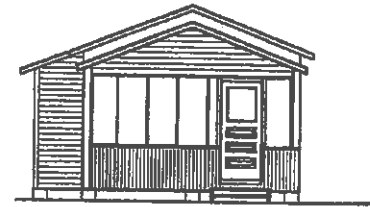
Margaret Street Condominiums  
308 Margaret Street Key West, Florida

DATE:  
BY:  
REVISION:

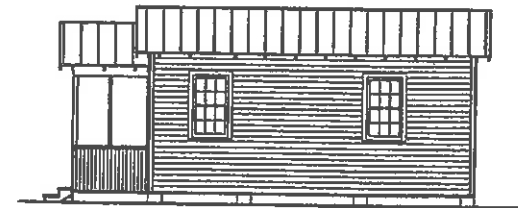
REVISION  
A5



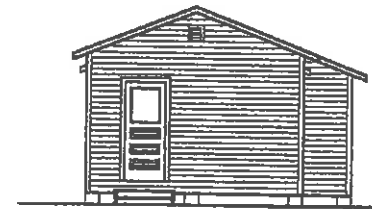
3 Existing Floor Plan  
1/8" = 1'-0"



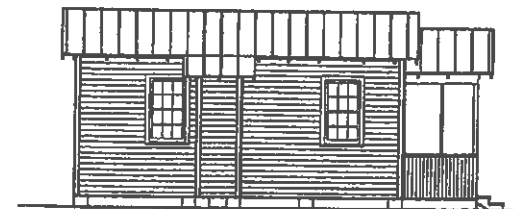
1 Existing Front Elevation  
1/8" = 1'-0"



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



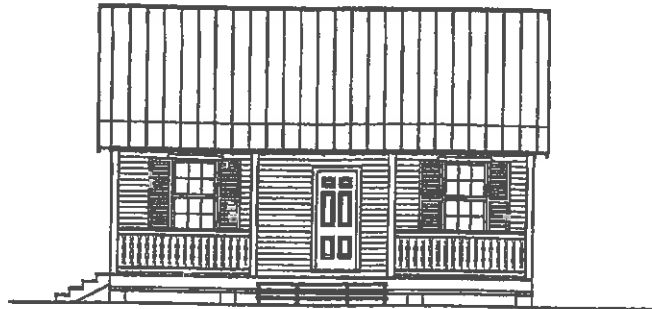
Bobbi Lewis  
(800) 288-0666  
304-5588

Gary The Carpenter Const  
Stock Island Florida  
I

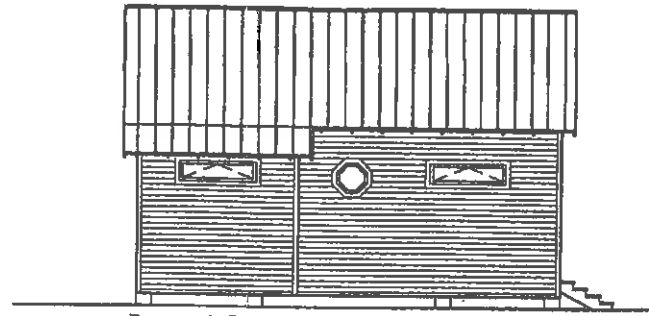
Margaret Street Condominiums  
Key West, Florida  
308 Margaret Street

DATE:  
DRAWN:  
REVISIONS:

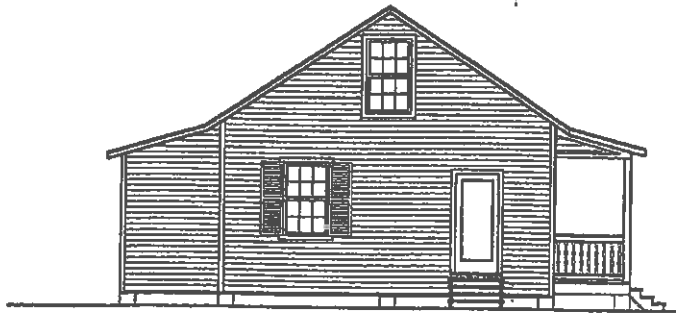
SHEET  
A6



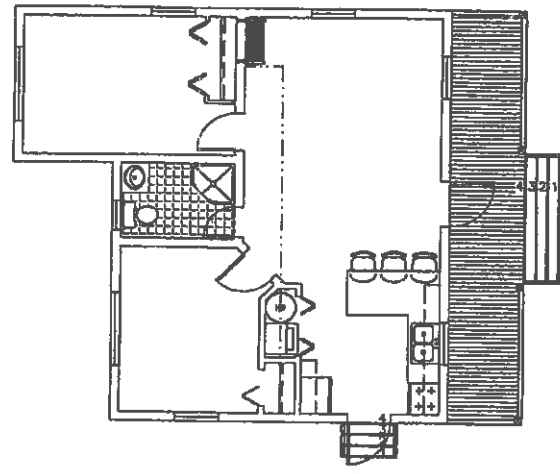
1  
A7  
Proposed Front Elevation  
1/8" = 1'-0"



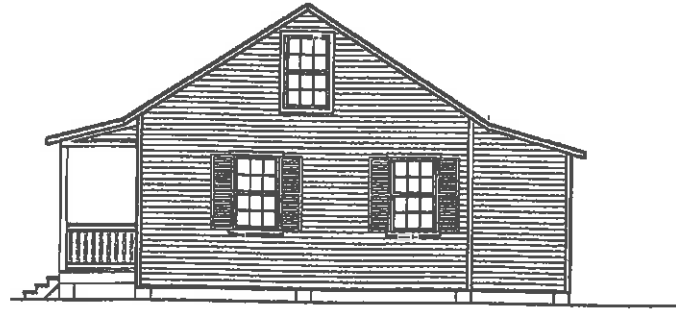
2  
A7  
Proposed Rear Elevation  
1/8" = 1'-0"



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

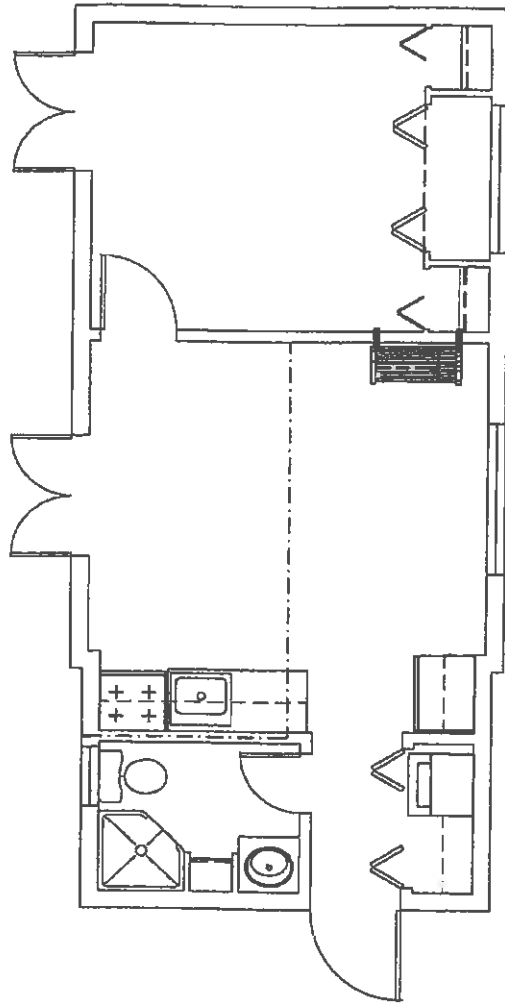
Gary The Carpenter Const  
Stock Island Florida

Margaret Street Condominiums  
308 Margaret Street Key West, Florida

DATE:  
DRAWN:  
REVISION:

KEY  
A7

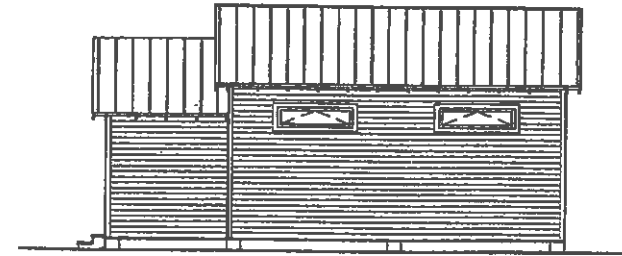




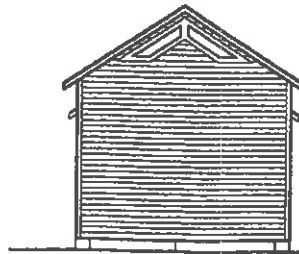
3  
A8  
Proposed Floor Plan  
1/4" = 1'-0"



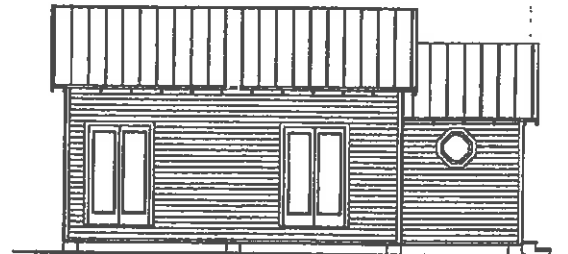
1  
A8  
Proposed Front Elevation  
1/8" = 1'-0"



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

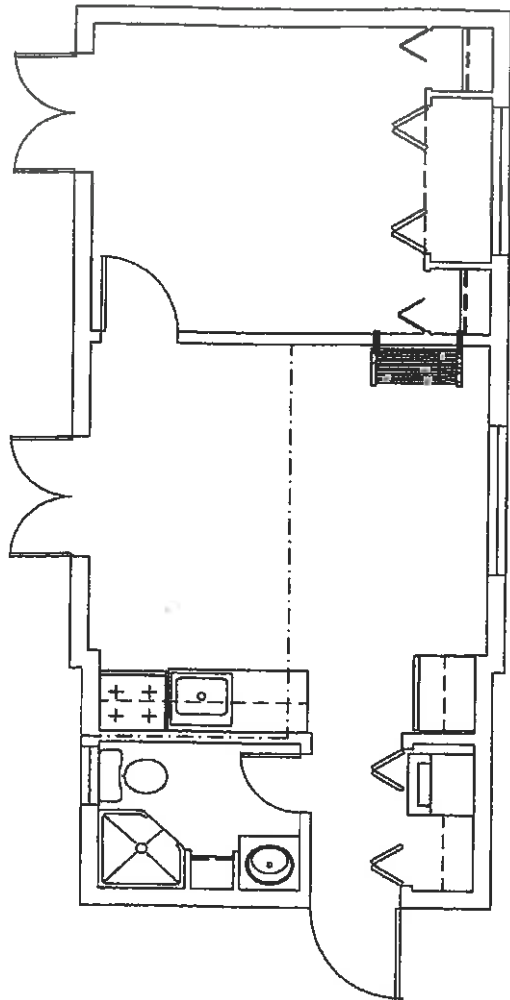
Books Available  
(306) 288-8000  
804-8548

Gary The Carpenter Const  
Stock Island Florida

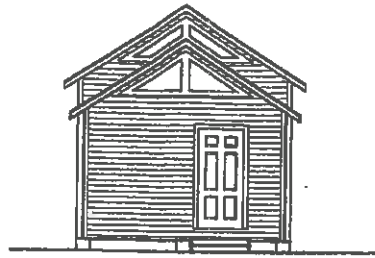
Margaret Street Condominiums  
308 Margaret Street Key West, Florida

DATE:  
DRAWN:  
REVISION:

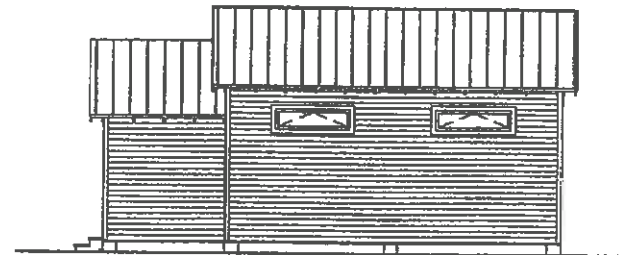
BOOK  
A8



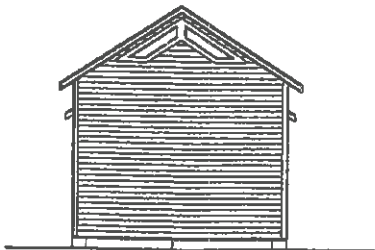
5  
AS  
Proposed Floor Plan  
1/8" = 1'-0"



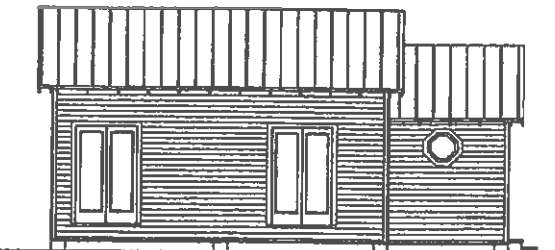
1  
AS  
Proposed Front Elevation  
1/8" = 1'-0"



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



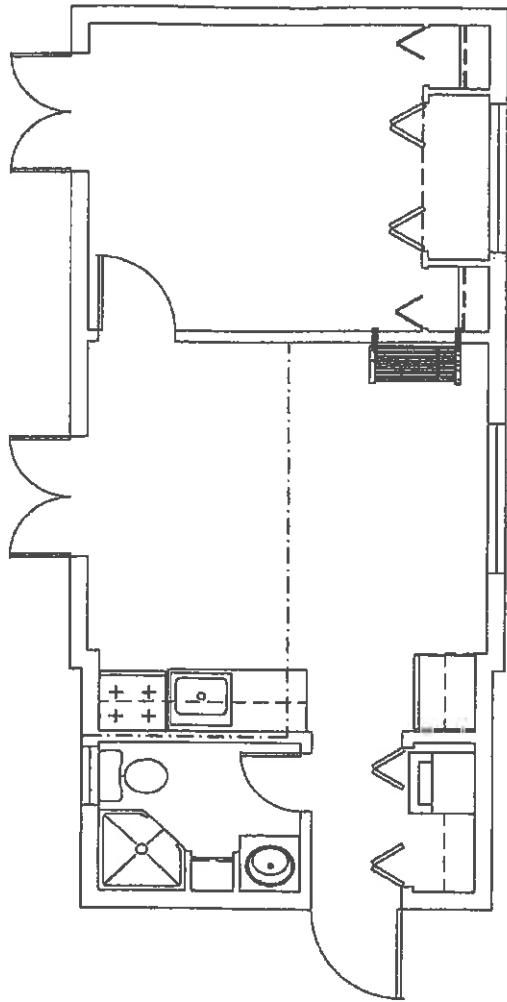
Robin Lewis  
(202) 293-2222  
204-8822

Gary The Carpenter Const.  
Stock Island Florida

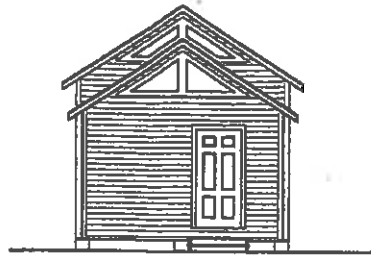
Margaret Street Condominiums  
308 Margaret Street Key West, Florida

DATE:  
REVISION:  
X

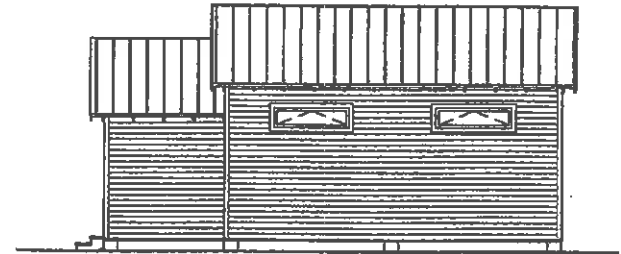
9/27  
A9



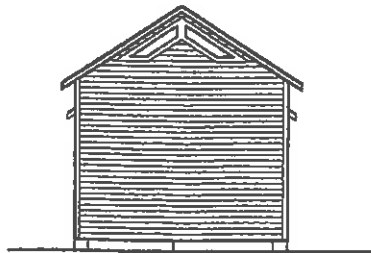
3  
A10  
Proposed Floor Plan  
1/8" = 1'-0"



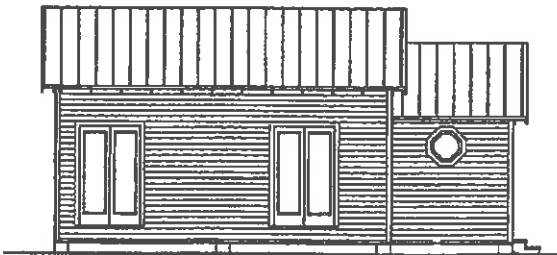
1  
A10  
Proposed Front Elevation  
1/8" = 1'-0"



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



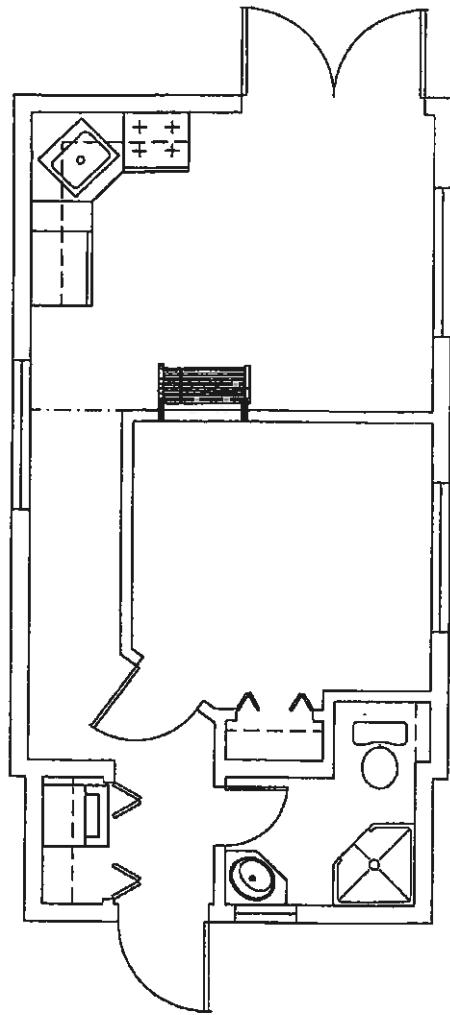
Robin Lewis  
(305) 288-8888  
304-8888

Gary The Carpenter Const  
Stock Island Florida

Margaret Street Condominiums  
308 Margaret Street Key West, Florida

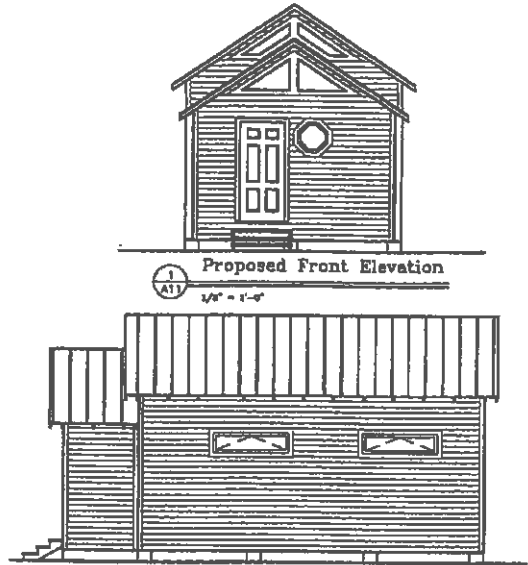
DATE:  
BY:  
EXTENSION:

BOOKET  
A10

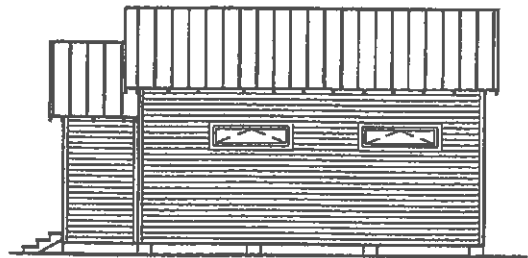


3  
A11 Proposed Floor Plan  
1/8" = 1'-0"

308 Margaret Street  
Unit No. B



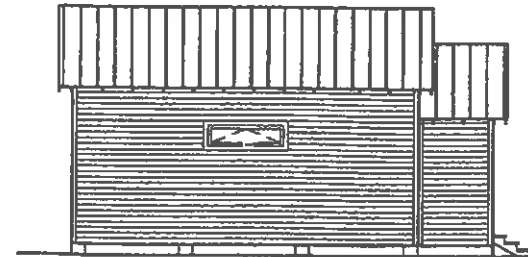
1  
A11 Proposed Front Elevation  
1/8" = 1'-0"



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"



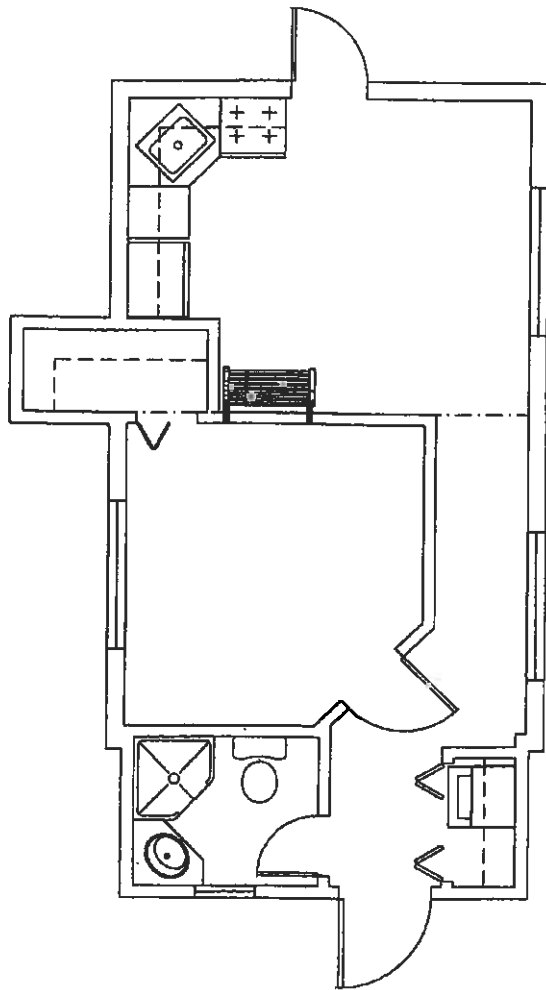
Bohco Lambie  
(202) 292-0159  
304-8829

Gary The Carpenter Const  
Stock Island Florida

Margaret Street Condominiums  
Key West, Florida  
308 Margaret Street

DATE:  
BY:  
REVISION:

A11

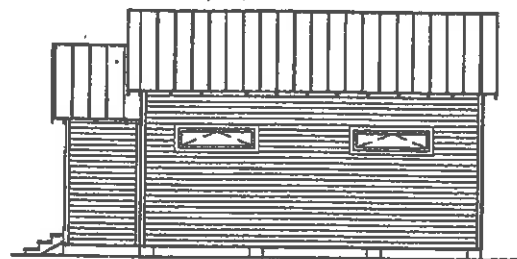


3  
A12  
Proposed Floor Plan  
1/8" = 1'-0"

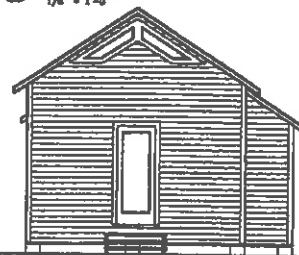
308 Margaret Street  
Unit No. 6



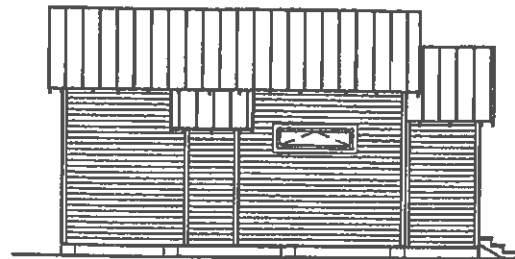
1  
A12  
Proposed Front Elevation  
1/8" = 1'-0"



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 Leslie  
(305) 898-8888  
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 adjacent<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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;

---

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

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

<sup>3</sup> 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.

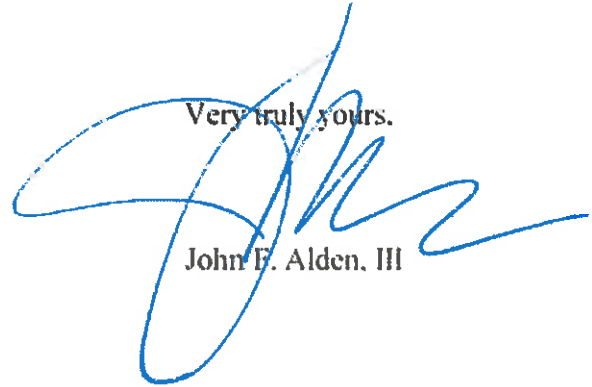
We appreciate that the owners of number 3 want to have more space, since they've now moved to Key West full time. People have individual needs -- such as the O'Loughlins' for more room. However, when they sell their property (as everyone eventually does), the historic compound will have been irrevocably 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

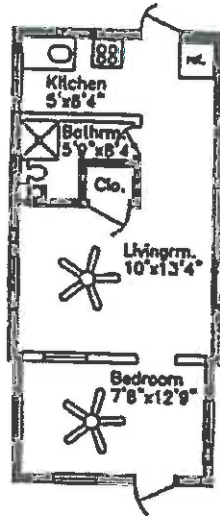
**ATTACHMENT A: ENID TORREGROSA LETTER**

**DRAWINGS**

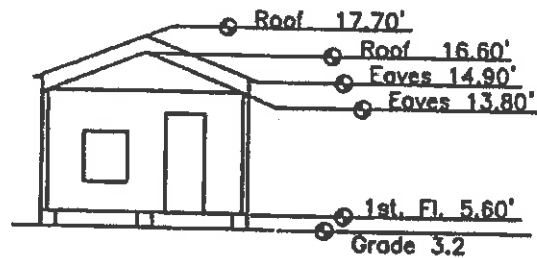
# 308 Margaret Street A Condominium

## 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			

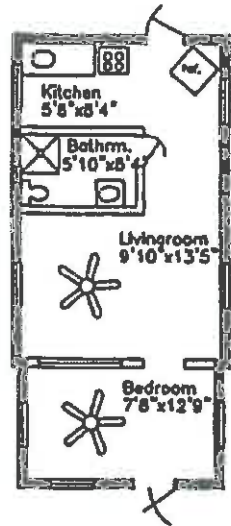
**FREDERICK H. HILDEBRANDT**  
ENGINEER PLANNER SURVEYOR

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

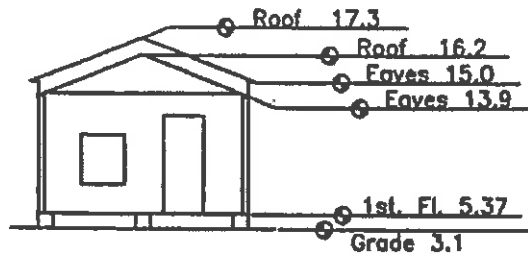
# 308 Margaret Street A Condominium

## Unit No. 3 Layout & Elevation

FILE #1277878  
BK#1754 PG#535



LAYOUT



ELEVATION  
Looking Southeast

All dimensions are 6"±

Sheet 12 of 20

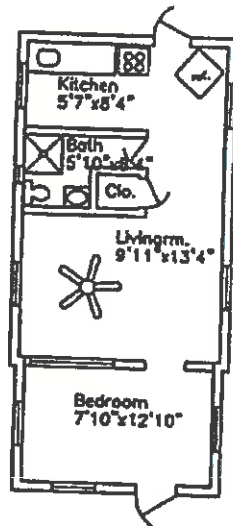
308 Margaret Street Condominium 308 Margaret Street, Key West, Florida 33040			
Condominium Survey		Dwn No.: 01-191	
Scale: 1"=10'	Ref. 159-80	Flood panel No. 1716H	Dwn. By: F.H.H.
Date: 6/25/01		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

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

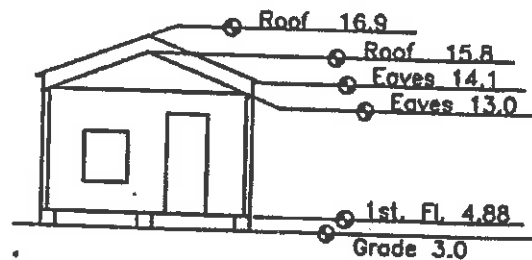
# 308 Margaret Street A Condominium

## 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

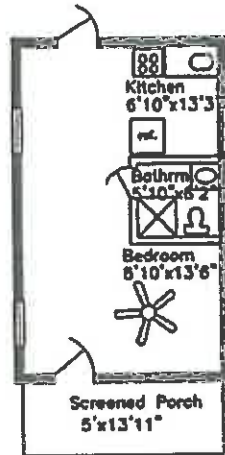
3150 Northside Drive  
Suite 101  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0237



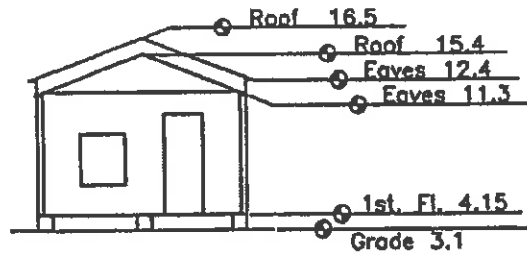
# 308 Margaret Street A Condominium

## 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			

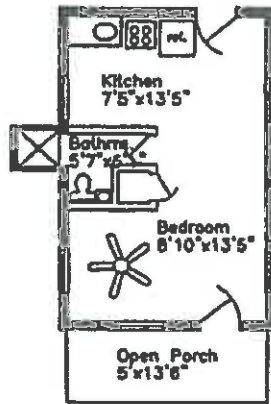
**FREDERICK H. HILDEBRANDT**  
ENGINEER PLANNER SURVEYOR

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

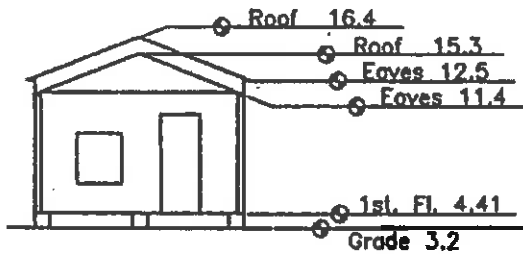
# 308 Margaret Street A Condominium

## 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.
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

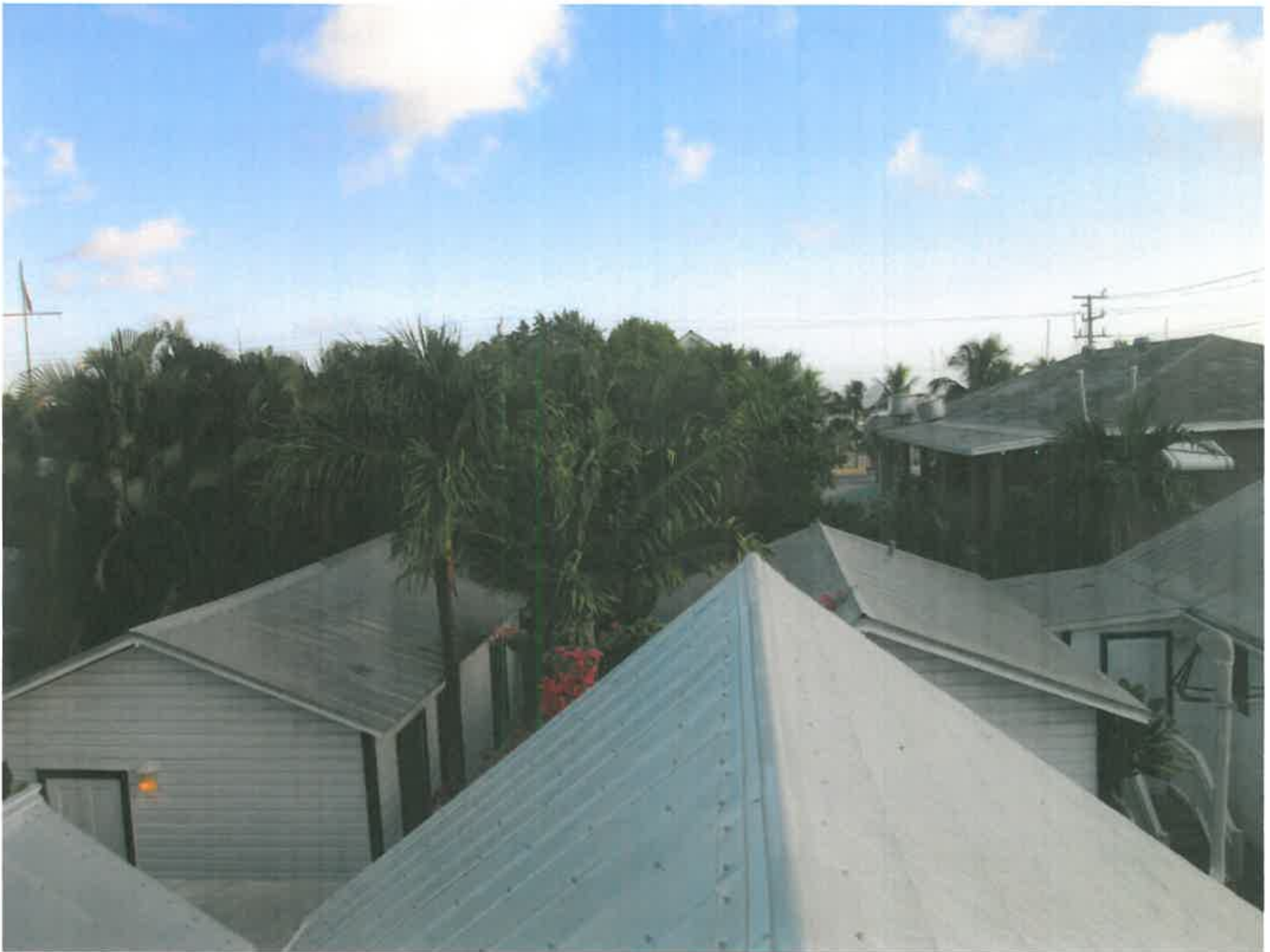


WARNING  
NO PARKING  
IN THIS ZONE  
EXCEPT AS  
INDICATED













**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](http://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**

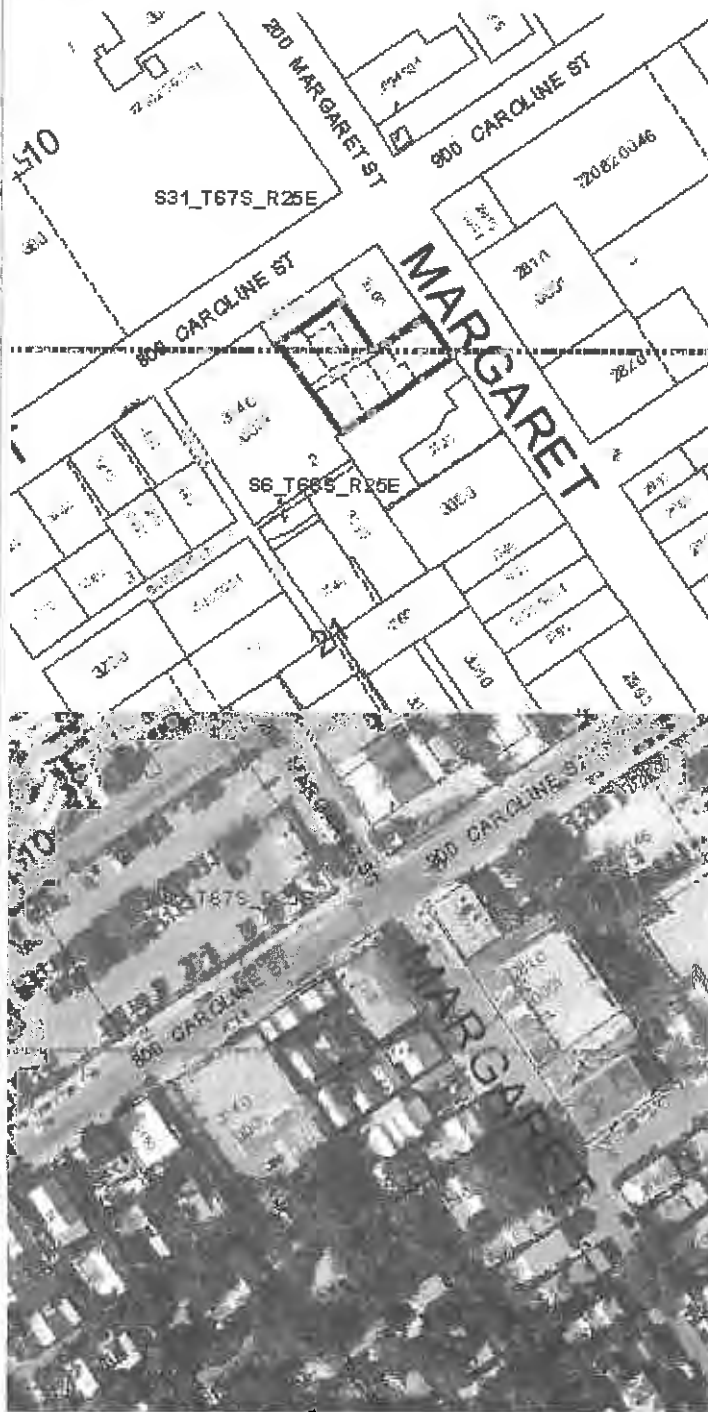
**Ownership Details**

**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

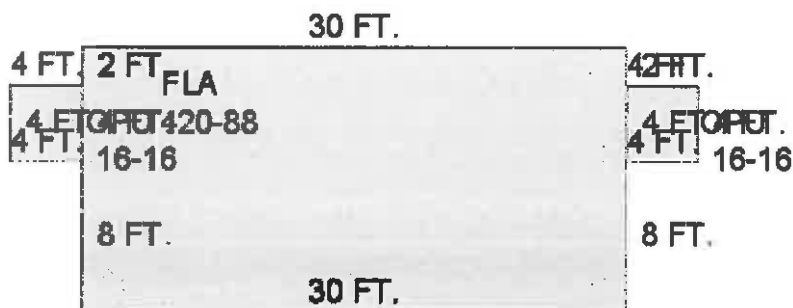
Building Type R1	Condition A	Quality Grade 450
Effective Age 13	Perimeter 88	Depreciation % 13
Year Built 1954	Special Arch 0	Grnd Floor Area 420
Functional Obs 0	Economic Obs 0	

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