Historic Architectural Review Commission
Staff Report for Item 8

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	August 28, 2018
Applicant:	David Knoll, Architect
Application Number:	H18-03-0035
Address:	#409 Margaret Street

Description of Work:

New one-story rear addition.

Site Facts:

The structure in question is one of three historic houses on a condominium complex. The house was first depicted in the 1899 Sanborn Map and originally was one of three houses located at 902 Eaton Street. Currently the one and a half-story dwelling structure is located at the rear of 409 Margaret Street and it is not visible from any street. The structure has a side gable roof and on its rear portion a shed roof, which extends towards the north side as part of a non-historic addition.

SOIS Guidelines Cited on Review:

- Secretary of the Interior's Standards (pages 16-23), specifically Standard 9
- Additions and Alterations (pages 37a-37k), specifically guidelines 11 and 13.

Staff Analysis

This staff report is for the review of a proposed covered porch at the rear of a historic house. The structure will be attached to the historic portion of the building and will have a front

gable roof that exceeds in height from the rear portion of the house. The proposed open structure will be 15'-8" in depth by 15'-8" wide by 13'- 8" from the existing deck to ridge. The roof will have metal v-crimp as its finished material and the structure will be built in wood.

Consistency with Guidelines

The proposed structure will not be visible from any street, however the scale, proportion and mass of the new structure is not harmonious with the historic building. The roof and the scale of the proposed structure overshadow the existing rear portion of the house, which is part of the original form. The roof form is foreign to the house. Staff opines that the proposed design is not appropriate to the historic house.

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FND 1/2" IR
NO ID
46.00'
FOL
FO 0.3'
CONC
POND
POOL
WOOD DECK
ROL
37.3'
ONE STORY AREA
ONE STORY
GROUND LEVEL
18.0'
12.9'
28.2'
WOOD DECK
10.2'
10.9'
24.4'
ROL
20.4'
15.7'
15.7'
2.68'
ONE STORY
GROUND LEVEL
WOOD DECK
ONE STORY
GROUND LEVEL
25.4'
25.4'
31.5'
UTILITY
LINE
FO 0.4'
ONE STORY AREA
13.7'
2.69'
SEWER
46.00'
CONC SIDEWALK
NOT FURNISHED
100.50'

FND 1/2" IR
NO ID
46.00'
FOL
FO 0.3'
CONC
POND
POOL
WOOD DECK
ROL
ONE STORY AREA
ONE STORY
GROUND LEVEL
WOOD DECK
ROL
2.68'
ONE STORY
GROUND LEVEL
WOOD DECK
FO 0.4'
2.69'
46.00'
NOT FURNISHED
100.50'

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
18-03-000035		7/27/18
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	409 MARGARET ST. 301	
NAME ON DEED:	JACKSON GLENN F REVOCABLE LIVING TRUST YAAG DENISE A REVOCABLE LIVING TRUST	PHONE NUMBER 301-570-6955
OWNER'S MAILING ADDRESS:	17727 STRILEY DR. ASHTON, MD 20861	EMAIL glennjackson@yahoo.com dayaag@yahoo.com
APPLICANT NAME:	DAVID KNOLL	
APPLICANT'S ADDRESS:	19581 MAYAN ST. SUMMERLAND KEY, FL 33042	PHONE NUMBER 305-745-8617
		EMAIL david@davidknollarch.com
APPLICANT'S SIGNATURE:	David Knoll	DATE 7 / 24 / 18

JUL 26 2018 12:35 pm

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ____ RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE ___

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES____ NO____ INVOLVES A HISTORIC STRUCTURE: YES X NO _____

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES____NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: CONSTRUCTION OF A WOOD FRAME ROOF ADDITION OVER AN EXISTING WOOD DECK WITH V-CRIMP METAL ROOFING; 15'-8" X 15'-8" PLAN DIMENSION (245 SQ. FT.) AND 13'-8" RIDGE HEIGHT; TO BE ATTACHED TO THE REAR WALL OF THE EXISTING NON- HISTORIC PORTION OF THE STRUCTURE.

MAIN BUILDING: N/A

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): N/A

Open: NEWREC Type: BF Drawer: L
Date: 7/27/18 27 Receipt no: 200035
2018 300035
FT - BUILDING PERMITS-NEW
1.00 $400.00
Trans number: 3131699
CK CHECK 3885 $400.00
Trans date: 7/27/18 Time: 12:56:28

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): N/A

PAVERS: N/A	**FENCES:** N/A
DECKS: N/A	**PAINTING:** SIDING, FRAMING, CEILING, FASCIA AND TRIM
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A	**POOLS (INCLUDING EQUIPMENT):** N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): N/A	**OTHER:** N/A

OFFICIAL USE ONLY:	**HARC COMMISSION REVIEW**	**EXPIRES ON:**
MEETING DATE:	____APPROVED_____NOT APPROVED_____DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	____APPROVED_____NOT APPROVED_____DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	____APPROVED_____NOT APPROVED_____DEFERRED FOR FUTURE CONSIDERATION	INITIAL:

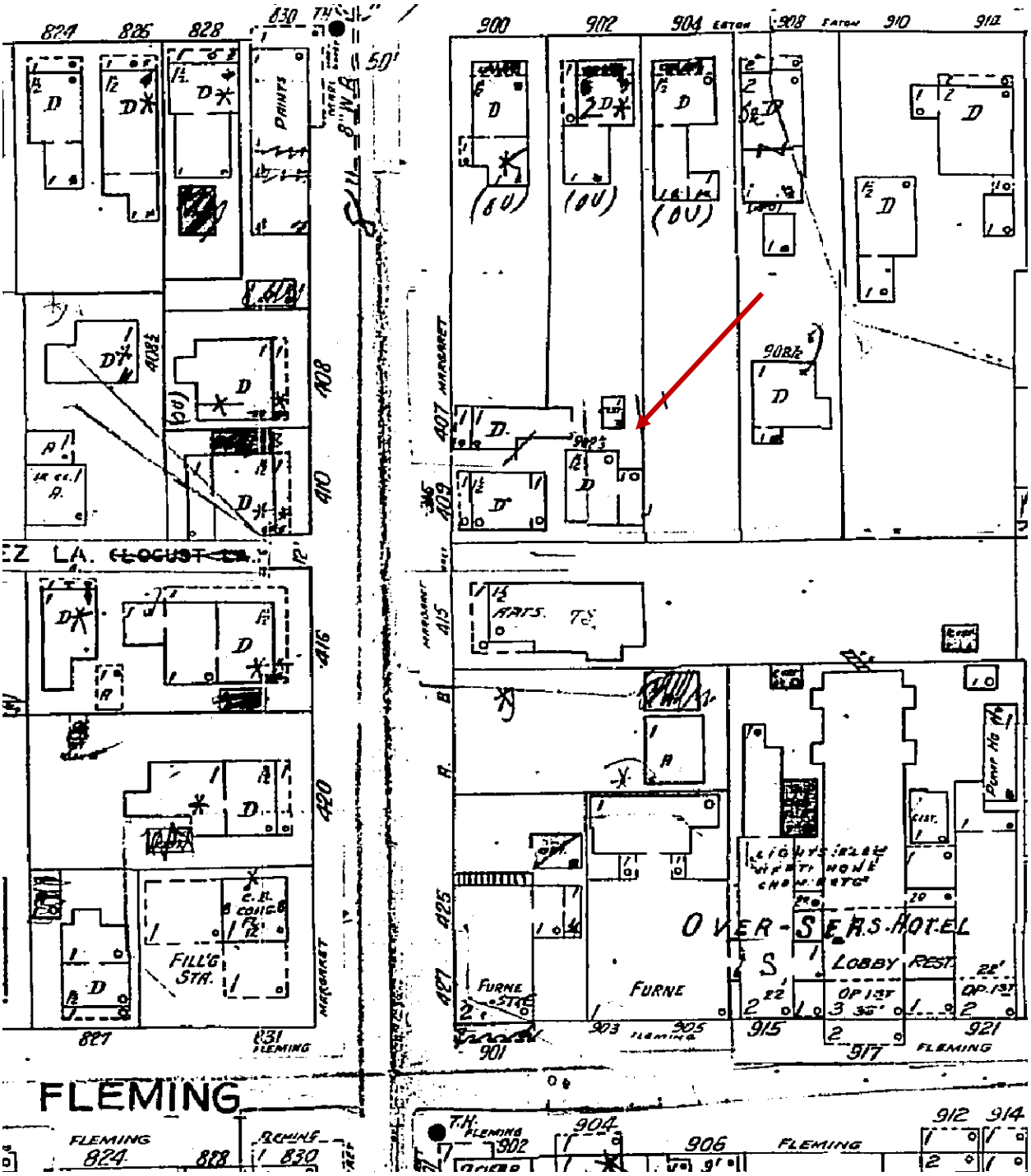
REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS: Building is historic. Guidelines for additions. 50159

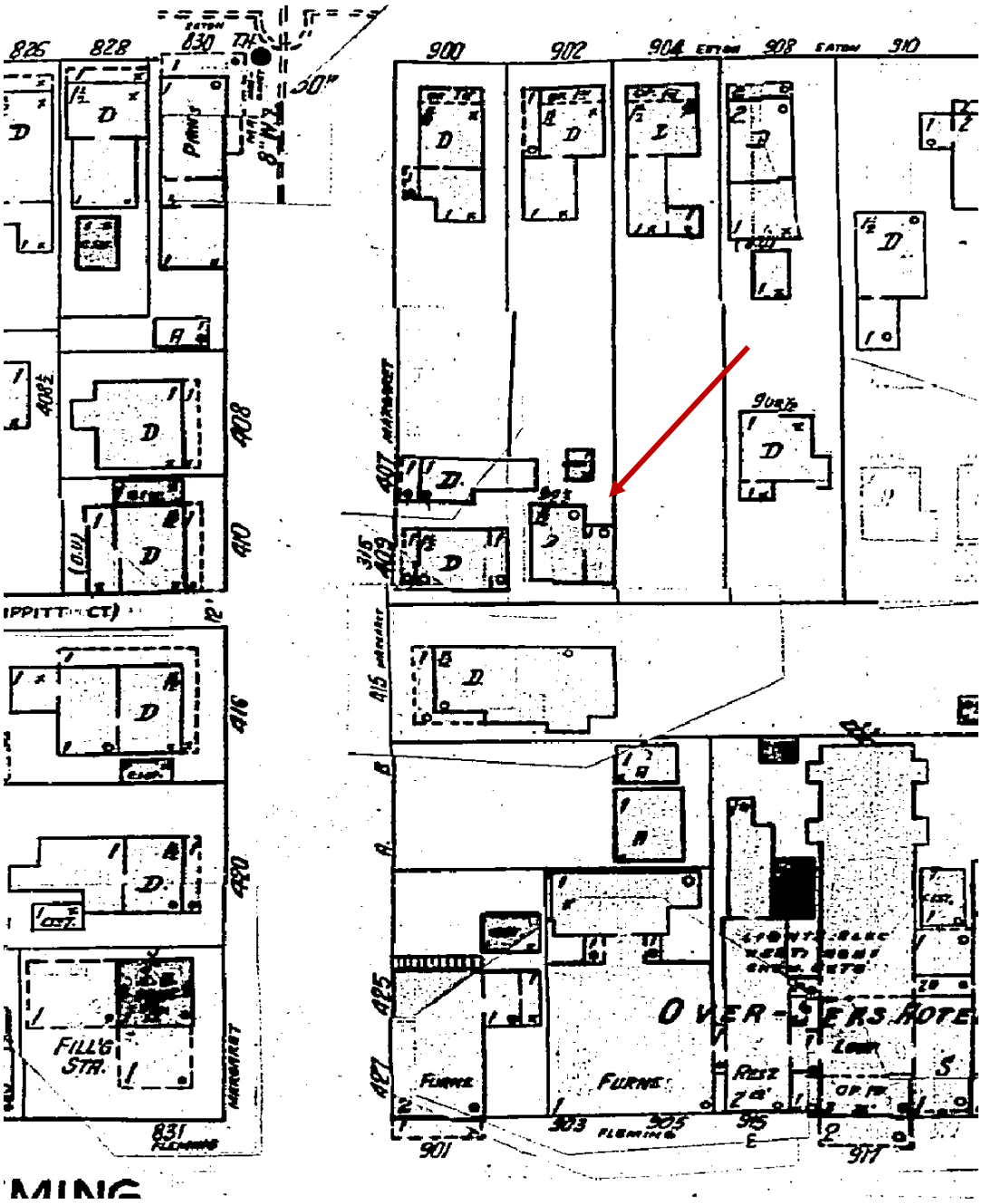
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

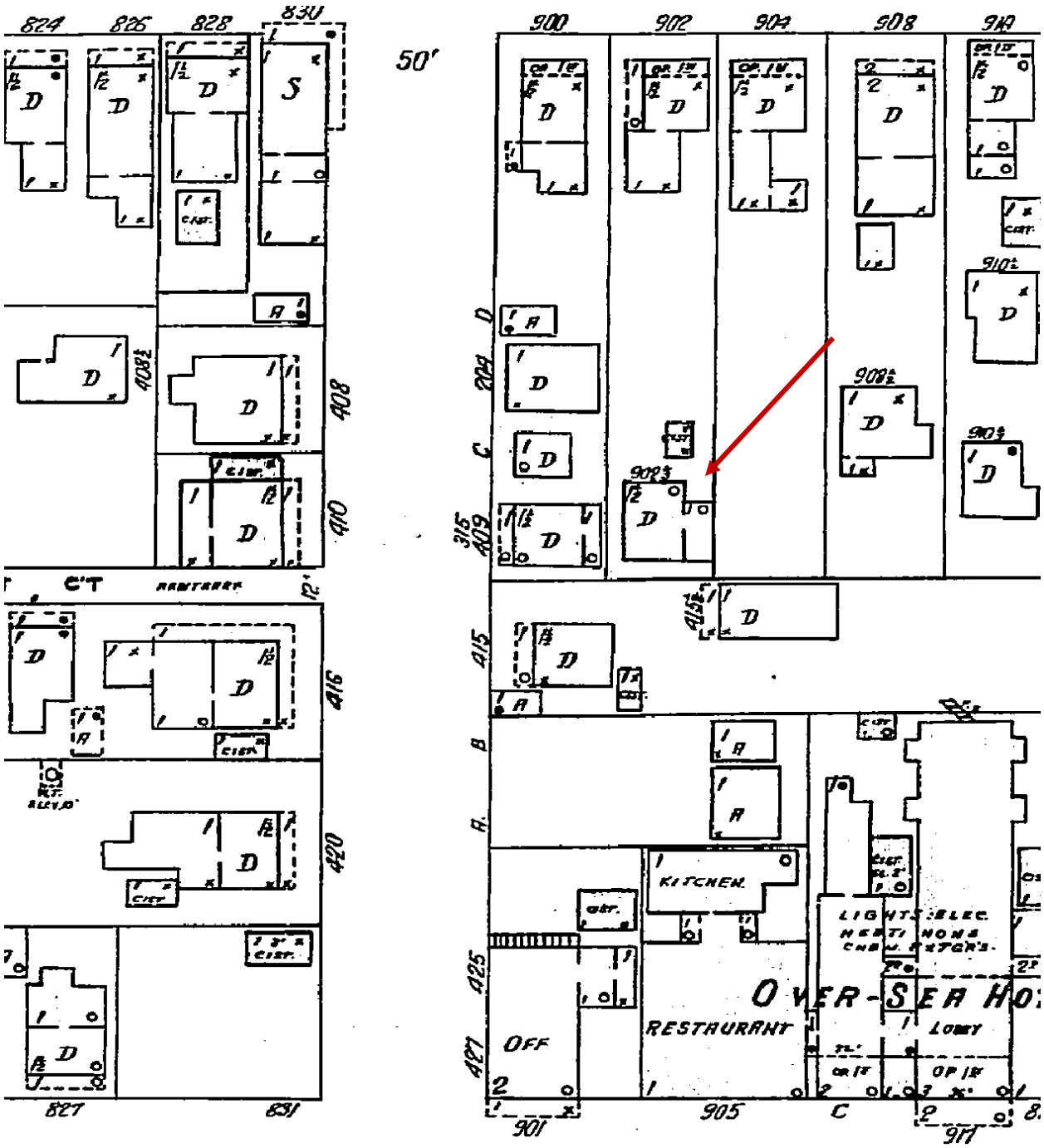
SANBORN MAPS



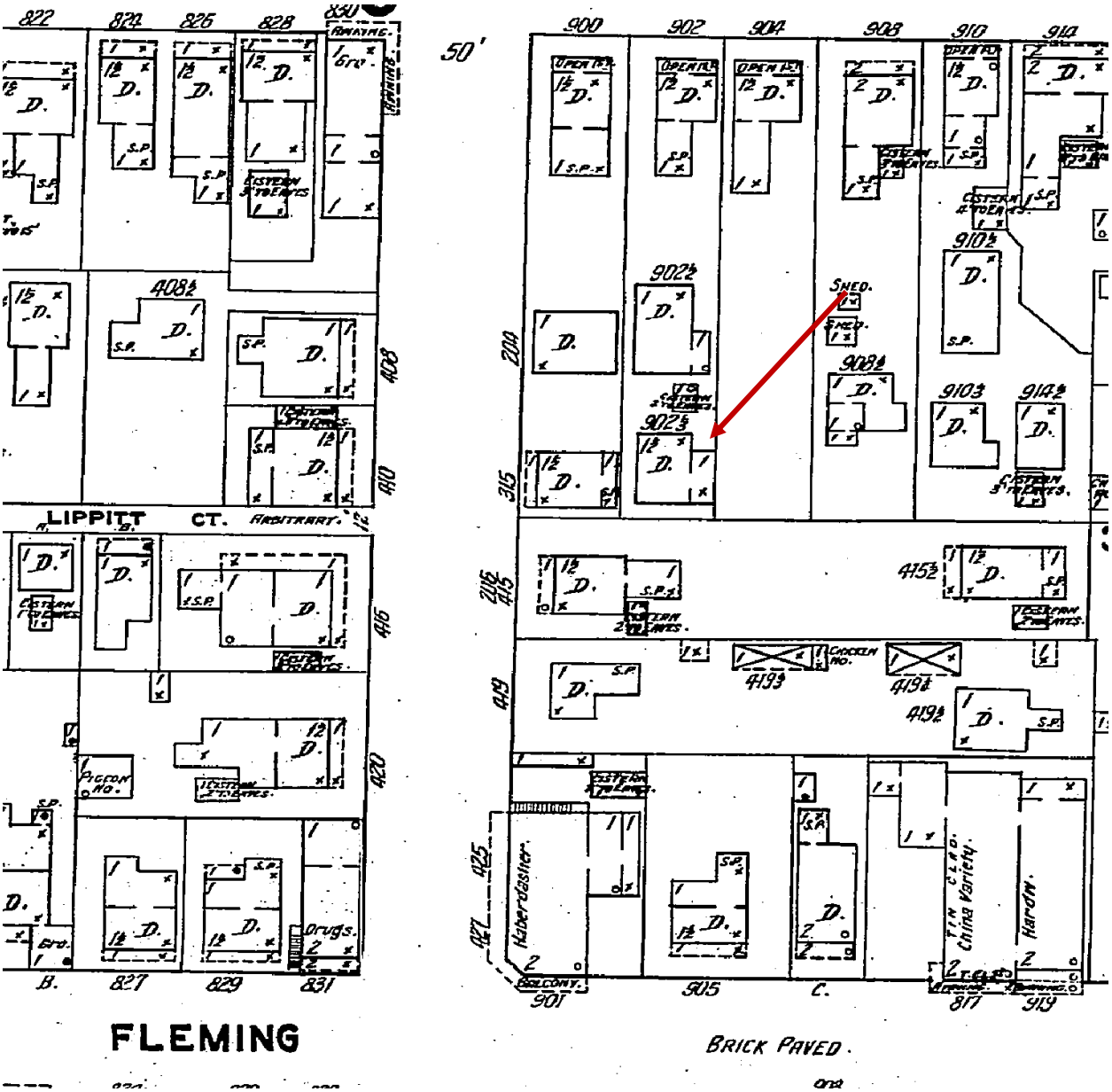
1962 Sanborn Map



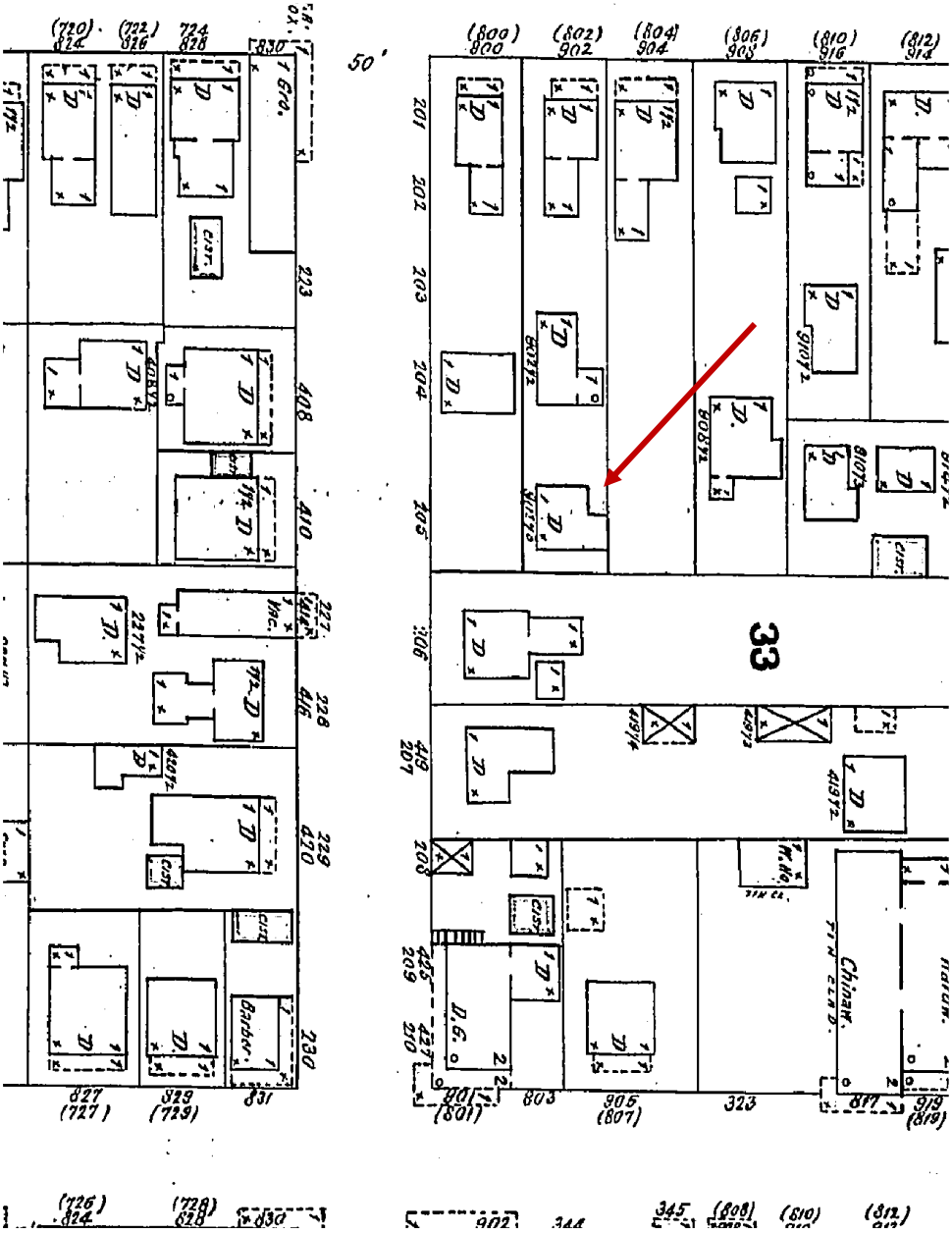
1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map

PROJECT PHOTOS

1968 Aerial Photograph

NO
PARKING
ANY
TIME
STOP
NO CARS
PUBLIC
FOOT PATH

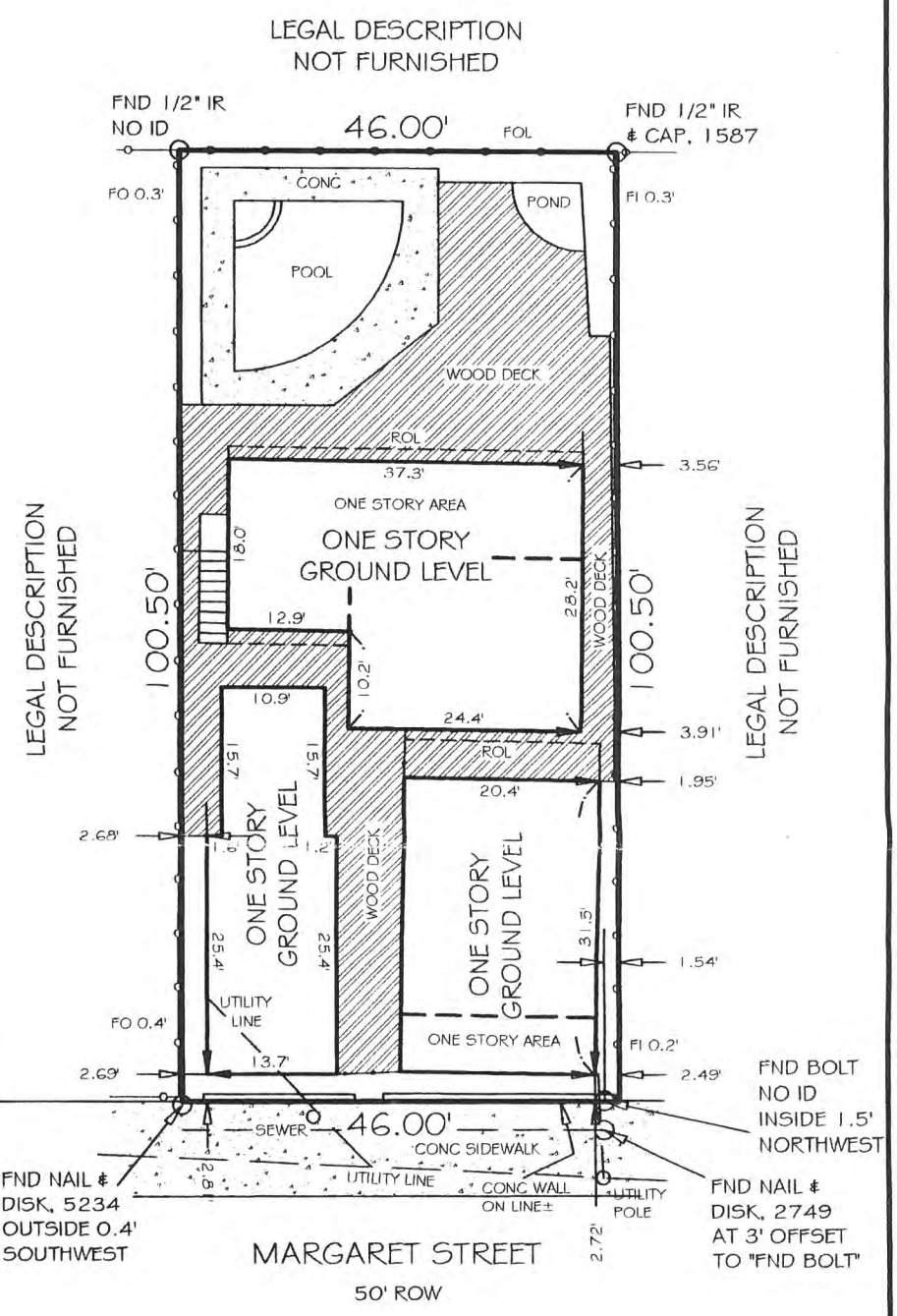
SURVEY

MAP OF BOUNDARY SURVEY
PART OF LOT 3, SQUARE 33
WILLIAM A. WHITEHEAD'S MAP
OF KEY WEST

LOCATION MAP - N.T.S.

LEGAL DESCRIPTION -

On the Island of Key West, and known as Part of Lot Three (3), of Square Thirty-three (33) of William A. Whitehead's map delineated in February A.D. 1829 and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Northeasterly right of way boundary line of Margaret Street with the Southeasterly right of way boundary line of Eaton Street and running thence in a Southeasterly direction along the said right of way line of Margaret Street for a distance of 130.0 feet to the Point of Beginning; thence at right angles in a Northeasterly direction for a distance of 100.5 feet; thence at right angles in a Southeasterly direction for a distance of 46.0 feet; thence at right angles in a Southwesterly direction for a distance of 100.5 feet to the said right of way line of Margaret Street; thence at right angles in a Northwesterly direction along Margaret Street for a distance of 46.0 feet back to the Point of Beginning.



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
409 MARGARET STREET
KEY WEST, FL
33040

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

DELTA = CENTRAL ANGLE
ASPH = ASPHALT
A = ARC LENGTH
CL = CENTERLINE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CVRD = COVERED
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
ENCR = ENCROACHMENT
EOP = EDGE OF PAVEMENT
FF = FINISHED FLOOR
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
IP = IRON PIPE
IR = IRON ROD
MEAS = MEASURED
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
PL = PROPERTY LINE
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RES = RESIDENCE
ROL = ROOF OVERHANG LINE
ROW = RIGHT OF WAY
ROWL = RIGHT OF WAY LINE
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER

CERTIFIED TO -
RESIDENCE REVIVAL, LLC
MARINE BANK OF THE FLORIDA KEYS, its successors and/or assigns
SOUTHERNMOST TITLE, INC.
UNITED GENERAL TITLE INSURANCE COMPANY

SCALE:	1"=20'
FIELD WORK DATE	06/07/04
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RR
INVOICE NO.:	4052009

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED

ROBERT E. REECE, PSM #5632, PROFESSIONAL SURVEYOR AND MAPPER, LB #6884

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
#5 SHIPS WAY, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

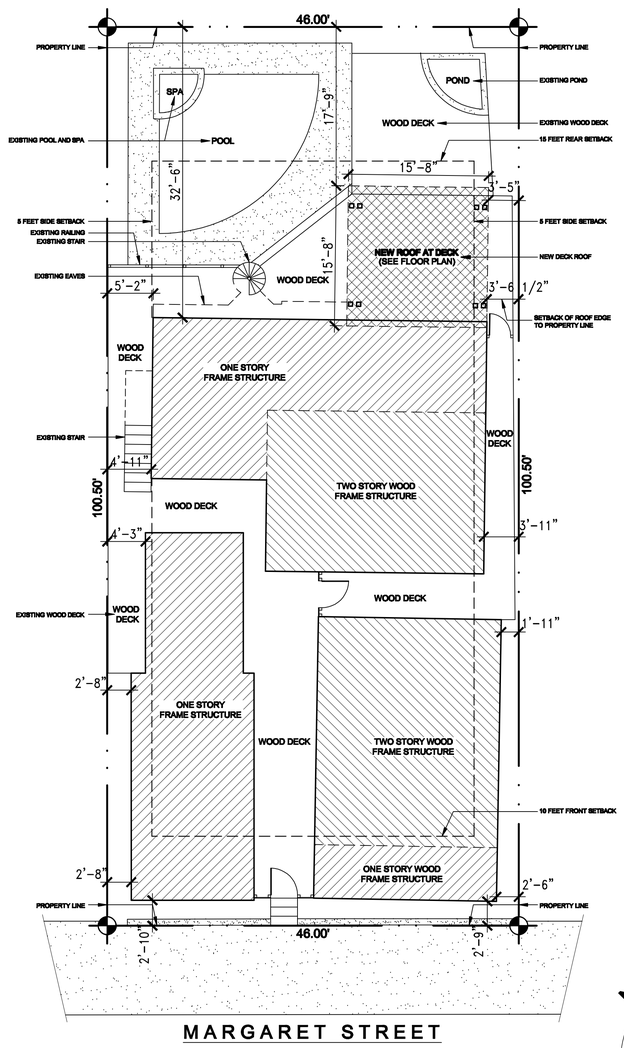
PROPOSED DESIGN

ROOF ADDITION TO:

409 MARGARET ST.

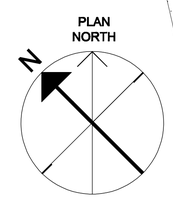
KEY WEST, FLORIDA

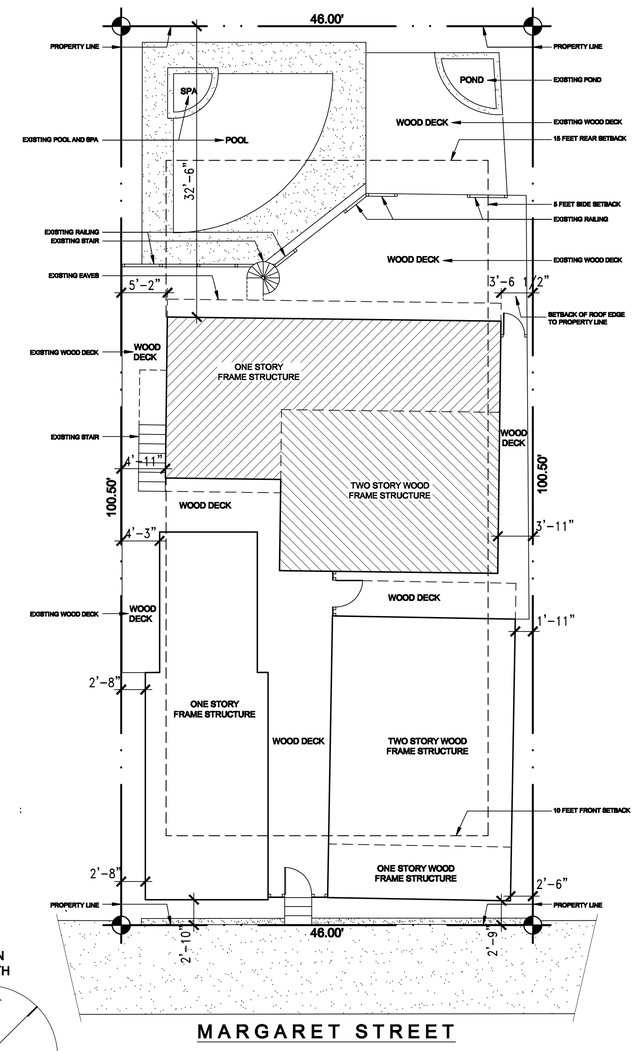
DATE OF ISSUE:
7 / 24 / 18



PROPOSED SITE PLAN

1/8" = 1'-0"





EXISTING SITE PLAN

1/8" = 1'-0"

SITE DATA

1.	LAND USE DISTRICT: HMDR			
2.	LOT AREA: 4623 S.F.			
3.	SETBACKS:	ALLOWED	EXISTING	PROPOSED
	FRONT	10.0'	2.66' + 2.50'	NO CHANGE
	SIDE	5.0'	3.54'	NO CHANGE
	REAR	15.0'	32.5'	17.75'
4.	LOT COVERAGE:	ALLOWED	EXISTING	PROPOSED
	BUILDING	40% (1849 S.F.)	45% (2085 S.F.)	49% (2289 S.F.)
	IMP. SURFACE	60% (2774 S.F.)	2700 S.F. (58%)	2940 S.F. (64%)
5.	STORMWATER RETENTION: THE WORK DEPICTED IN THESE DRAWINGS WILL NOT INCREASE STORMWATER RUNOFF			

ROOF ADDITION TO:

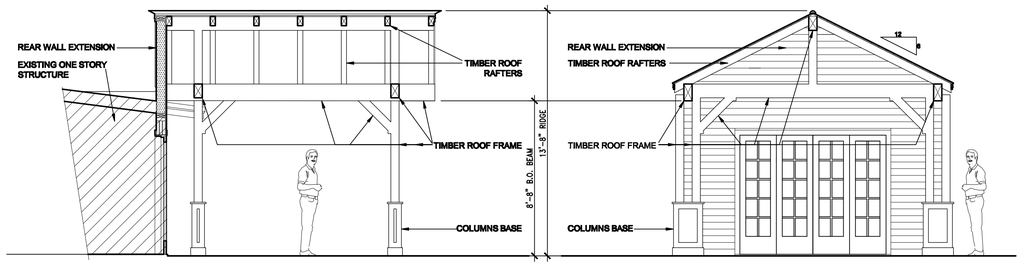
409 MARGARET ST.

KEY WEST, FLORIDA

OWNERS: GLENN JACKSON AND DENISE YAAG

DAVID KOLL
ARCHITECT
KEY WEST, FLORIDA · 305·745·8617

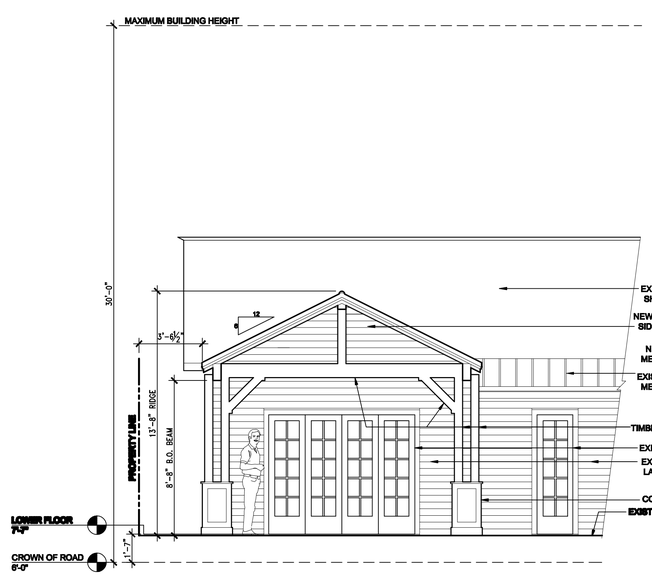
1 OF 2 SHEETS

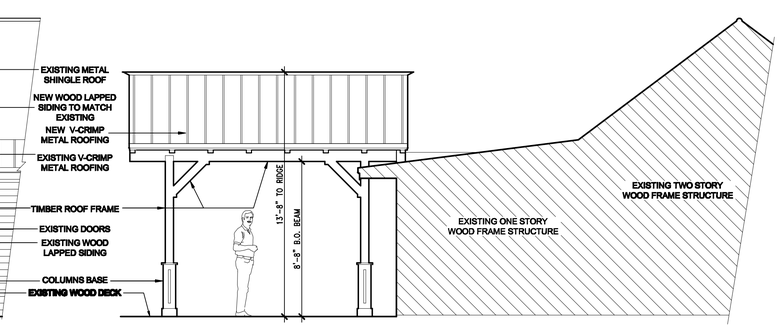


ROOF SECTIONS

EAST ELEVATION

1/4" = 1'-0"



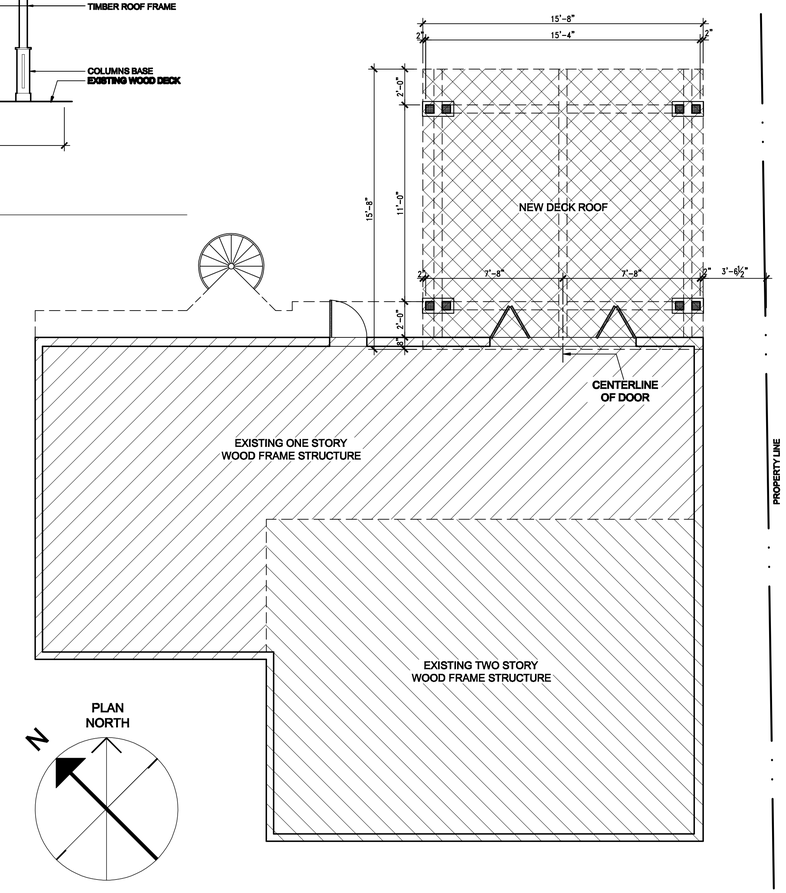


SOUTH ELEVATION

1/4" = 1'-0"

WEST ELEVATION

1/4" = 1'-0"



PROPOSED FLOOR PLAN

1/4" = 1'-0"

DATE OF ISSUE:
7 / 24 / 18

ROOF ADDITION TO:

409 MARGARET ST.

KEY WEST, FLORIDA

OWNERS: GLENN JACKSON AND DENISE YAAG

DAVID KNOLL
ARCHITECT
KEY WEST, FLORIDA · 305.745.8617

2 OF 2 SHEETS

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., August 28, 2018 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY REAR ADDITION.

#409 MARGARET STREET

Applicant – David Knoll, Architect Application #18-03-0035

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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 DAVID KNOLL, 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: 409 MARGARET ST. on the 16th day of AUGUST, 2018.

   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 AUGUST 28th, 2018.

   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 H18-03-2035

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

Signed Name of Affiant: [signature]
Date: 8-16-18
Address: 1581 MAY ST.
City: SUGARLOAF
State, Zip: FL. 33042

The forgoing instrument was acknowledged before me on this 16 day of August, 2018.

By (Print name of Affiant) David Knoll who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC
Sign Name: Natalie L. Hill
Print Name: Natalie L. Hill
Notary Public - State of Florida (seal)
My Commission Expires: 11/29/2020

NATALIE L. HILL
Commission # GG 051262
Expires November 29, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

409
Century 21
SCHWARTZ REALTY
C21Schwartz.com
JANINE SEIBERT
305-433-1911
Public Meeting Notice
GMC

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00005621-000400
Account #	9085543
Property ID	9085543
Millage Group	10KW
Location Address	409 MARGARET St 301, KEY WEST
Legal Description	UNIT D 409 MARGARET STREET CONDOMINIUM OR2208-930/992DEC OR2411-543 OR2411-542AFF OR2697-1822/23 OR2825-2176/77 (Note: Not to be used on legal documents)
Neighborhood	8156
Property Class	CONDOMINIUM (0400)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

JACKSON GLENN F REVOCABLE LIVING TRUST
3/4/2013
17727 Striley Dr
Ashton MD 20861

YAAG DENISE A REVOCABLE LIVING TRUST
3/4/2013
17727 Striley Dr
Ashton MD 20861

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$430,805	$430,805	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$0	$0	$381,478	$381,478
=	**Just Market Value**	**$430,805**	**$430,805**	**$381,478**	**$381,478**
=	**Total Assessed Value**	**$430,805**	**$419,626**	**$381,478**	**$381,478**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$430,805**	**$430,805**	**$381,478**	**$381,478**

Buildings

Building ID	56136	**Exterior Walls**	
Style		**Year Built**	1933
Building Type	CN_4 / CN_4	**EffectiveYearBuilt**	1933
Gross Sq Ft	920	**Foundation**	
Finished Sq Ft	920	**Roof Type**	
Stories		**Roof Coverage**	
Condition	AVERAGE	**Flooring Type**	
Perimeter	0	**Heating Type**	
Functional Obs	0	**Bedrooms**	2
Economic Obs	0	**Full Bathrooms**	2
Depreciation %	0	**Half Bathrooms**	0
Interior Walls		**Grade**	
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	920	920	0
TOTAL		**920**	**920**	**0**

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/29/2016	$100	Warranty Deed	2099500	2825	2176	11 - Unqualified	Improved
8/5/2014	$465,000	Warranty Deed		2697	1822	02 - Qualified	Improved
4/27/2009	$315,000	Warranty Deed		2411	543	02 - Qualified	Improved

Photos

Map

TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Land, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge).

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Developed by Schnei GEOSPA

Last Data Upload: 8/22/2018 2:19:01 AM