



Historic Architectural Review Commission Staff Report for Item 15

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 28, 2022

Applicant: William P. Horn, Architect

Application Number: H2022-0026

Address: 532 Margaret Street

Description of Work:

Renovations to a restaurant and upstairs residential unit. New side shed structure and site improvements.

Site Facts:

The site under review contains a two-story historic but non-contributing cmu building build in 1958. The building has additions on its north, south and west elevations. The second floor comprises of one residential unit, recognized by the city, and an office was used for the restaurant. At the rear of the main building a set of dilapidated wood stairs are attached to a roof deck that gives access to the existing office. A cmu one-story structure is depicted in the 1962 Sanborn map as a storage but the structure has been altered through time. Since February 1997 the property has operated as a restaurant with 97 seats. On May 19, 2022, the Planning Board approved required variances for all yard setbacks, building coverage, impervious surface ratio and open space required for the property as the site is non-conforming. Staff approved a building permit for spalling corrections, and for tie beams and roof reconstruction.

Guidelines Cited on Review:

- Windows (pages 29-30), specifically guideline 4.
- Entrances, porches, and doors (pages 32-33), specifically guidelines 5 and 14.

- Additions and alterations (pages 37a- 37k), specifically guidelines 1, 11, 12, 13, 14, 19, and 23.
- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 22, and 23.
- Fences and walls (pages 41-42), specifically guidelines 1, 2, and 6.
- Air conditioning units and trash facilities (pages 42-43) specifically guidelines 5 and 6.

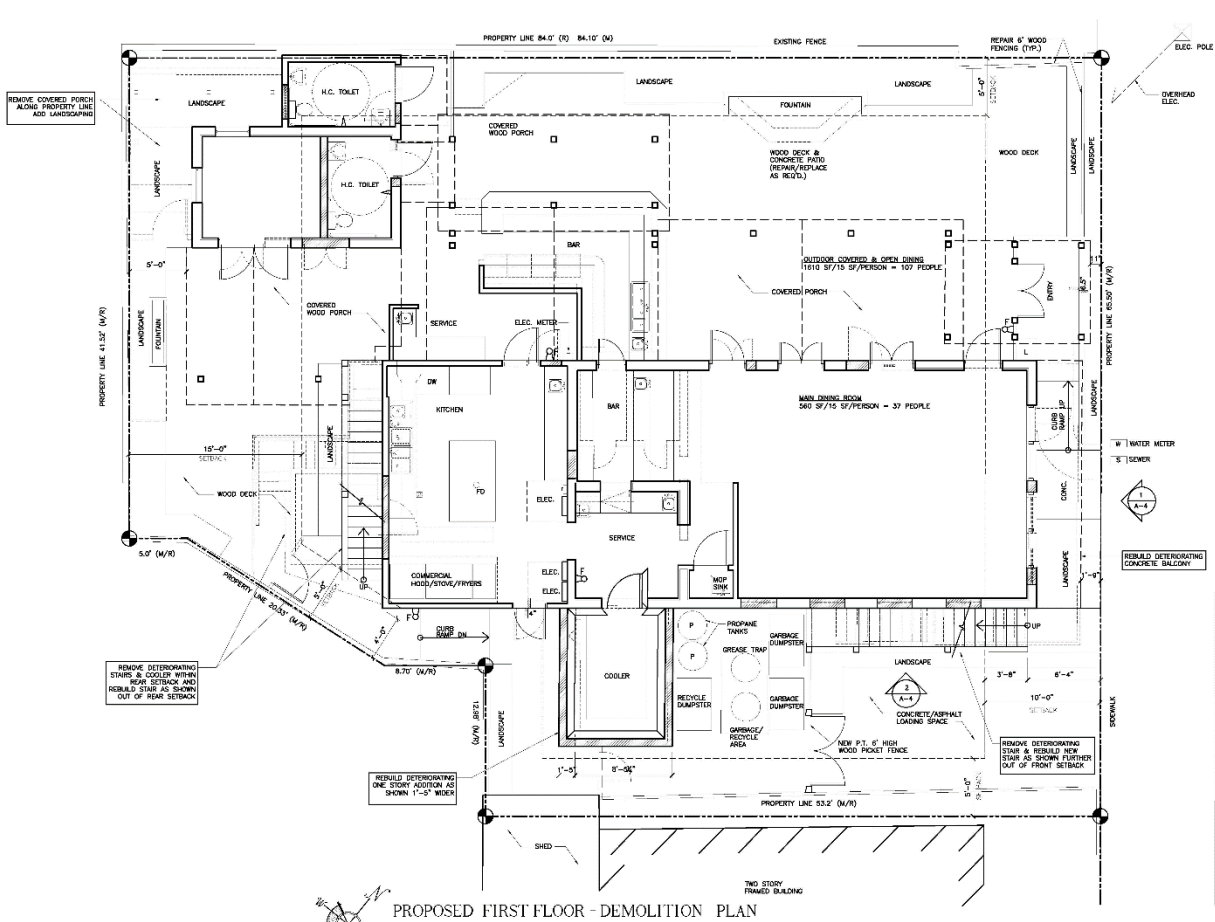
Staff Analysis:

The Certificate of Appropriateness under review proposes the rehabilitation of an existing restaurant to meet current codes and to bring some cohesiveness to the site. For the main building the front elevation will be reconfigure by the removal of an existing door at the first floor and installation of two pair of 2 over 2 aluminum impact windows. The second-floor main façade will add three windows and an existing door fenestration will be slightly relocated. In addition, the second-front concrete balcony will be reconstructed in the same footprint as it is deteriorated due to spalling. New metal railings will be installed in the newly reconstructed balcony. Also, due deterioration, the metal staircase, located on the south elevation, will be re-oriented and reconstructed but in wood.



Existing conditions and proposed front elevation.

The existing roof deck at the rear of the main building will be reconstructed and condensers units will be located on it. The existing rear wood staircase will be reconstructed with a different design to conform with building codes. The one-story south frame addition will be reconstructed but will be 1'-5" wider and the roof will be change from a gable to a shed one. The structure will house a walk-in cooler.



A grease trap, gas tanks and trash- recycle containers will be located on the south side of the main building, next to the walk-in cooler. A six-foot wood picket fence will serve as a screen. Accessory non-historic structures will be rehabilitated or modify to reduce footprint. Kitchen exhaust duct will be rebuilt on same location in the south elevation of the principal building.

Consistency with Cited Guidelines:

It is staff opinion that the proposed design meets the cited guidelines. Although the proposal alters the front façade fenestrations of a non-contributing, but historic building, staff finds that the improvements are more harmonious to the building and to the surrounding historic fabric. The re orientation of the side stairs will clean the front porch of a landing and will create a balanced front façade.

The reconstruction of the south addition slightly wider and with a new shed roof makes this structure more appropriate to the building as both will have same rooflines. The location of mechanical and needed infrastructure to operate the restaurant brings order to the site. It is staff opinion that the design will bring cohesion to a non-conforming site.

APPLICATION

(HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS)

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>2022-0026</i>	REVISION #	INITIAL & DATE <i>TAK</i>
FLOOD ZONE <i>AE+6.0'</i>	ZONING DISTRICT <i>HNC-2</i>	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

532 MARGARET ST.

NAME ON DEED:

BEAN JOB, LLC (BOB POLLAN) PHONE NUMBER *920-333-0192*

OWNER'S MAILING ADDRESS:

2791 HWY 42 (PO BOX 87) EMAIL *BPOLLMAN@BELLSOUTH.NET*
EGG HARBOR, NJ 08029

APPLICANT NAME:

WILLIAM P. HORN ANGLIMBER, PA. PHONE NUMBER *305-296-8302*

APPLICANT'S ADDRESS:

915 EATON ST. EMAIL *WILLIAM@WPHORNANGLIMBER.COM*
KEY WEST, FL. 33040

APPLICANT'S SIGNATURE:

[Signature] DATE *5/30/22*

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS 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 NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: <i>RENOVATIONS TO A RESTAURANT AND UPSTAIRS RESIDENTIAL UNIT.</i>
MAIN BUILDING: <i>RENOVATIONS INCLUDING NEW STAIRS, BALCONY, RAILS, WINDOWS + DOORS.</i>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
<i>SEC ATTACHED</i>

RECEIVED

MAY 31 2022

BY: *TAK*

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE

PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):		MINOR RENOVATIONS, INCLUDING NEW DOORS + WINDOW, NEW SINGLE PLY WHITE ROOF, REMOVE DETRIMENTAL/NO COVERED PORCH IN REAR SETBACK.	
PAVERS:	EXISTING WOOD DECKING TO BE REPAIRED OR REPLACED	FENCES:	EXISTING FENCING TO BE REPAIRED, NEW 6' WOOD PICKET FENCE/GATE @ SERVICE DRIVE
DECKS:	2 ND FLOOR REAR DECK TO GET NEW ROOF COVER - SINGLE PLY - WHITE	PAINTING:	ALL BUILDINGS TO BE REPAINTED - WHITE
SITE (INCLUDING GRADING, FILL, TREES, ETC):		POOLS (INCLUDING EQUIPMENT):	
MINOR RELOCATION OF LANDSCAPE AREAS (INCREASE BY 258 SF.)		NEW FOUNTAIN FEATURES	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):		OTHER:	
REPLACE EXISTING KITCHEN HOOD EXHAUST, A/C CONDENSATION UNITS			

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
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.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
22-0026	
ZONING DISTRICT	BLDG PERMIT #
HNC-2	

ADDRESS OF PROPOSED PROJECT: 582 MARGARET ST., KEY WEST, FL. 33040
 PROPERTY OWNER'S NAME: BEN JOB LLC (BOB POLLMAN)
 APPLICANT NAME: WILLIAM P. HORN ARCHITECT, P.A.

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE: *[Signature]* DATE AND PRINT NAME: 5/30/2022

DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMOLISH DETERIORATED STAIRS (2), FRONT CORNER BALCONY (REPLACE),
 REAR COVERED, REAR COVERED ROOF IN REAR CORNER SETBACK,
 SIDE SADD BUILDING, (REPLACE)

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
 - (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

THE ITEMS WE WANT TO DEMOLISH HAVE EXTREME DETRIORATION AND ARE A LIFE SAFETY HAZARD AND NEED TO BE REPLACED

- (2) Or explain how the building or structure meets the criteria below:

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N/A

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

N/A

(d) Is not the site of a historic event with significant effect upon society.

N/A

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

N/A

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

N/A

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

N/A

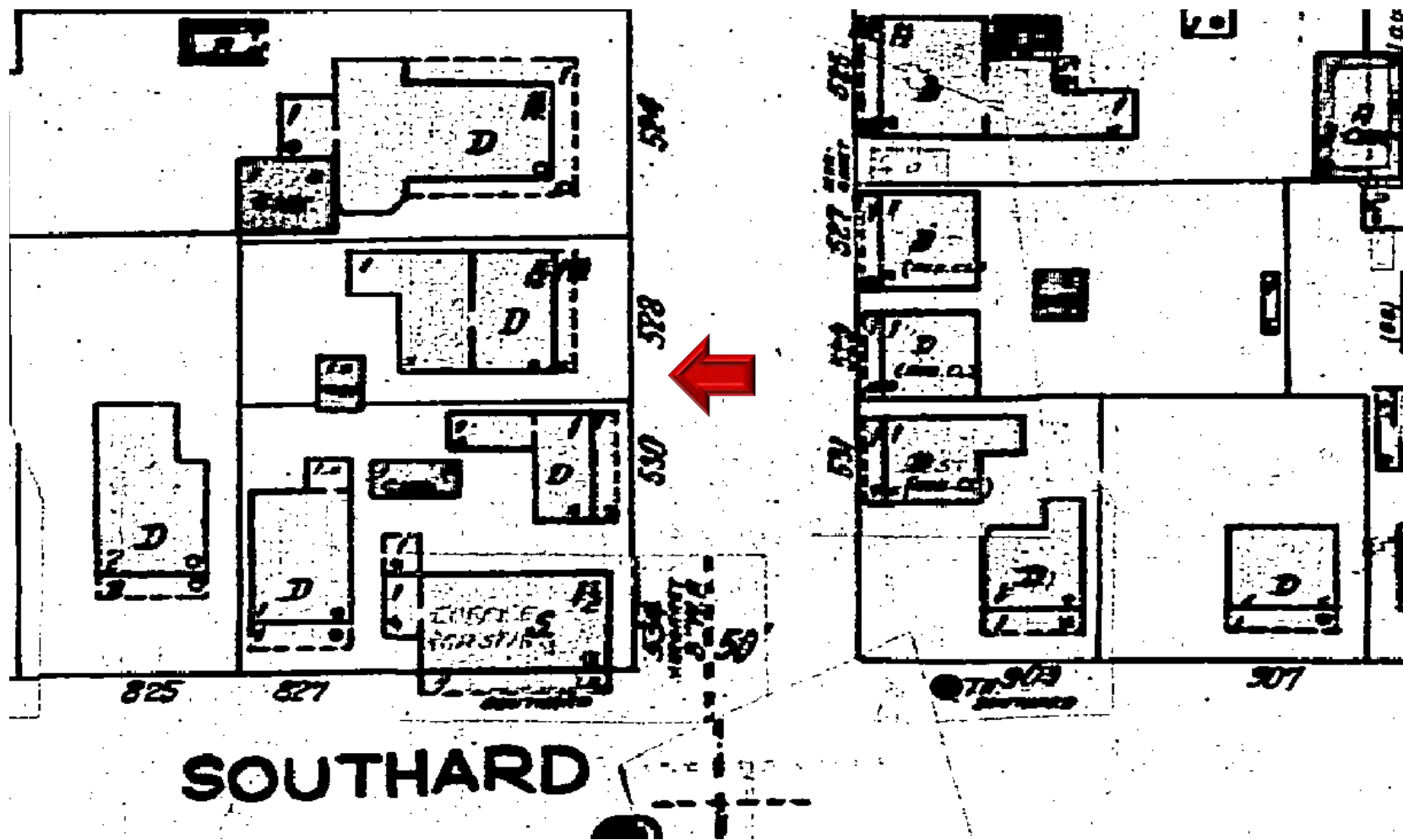
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

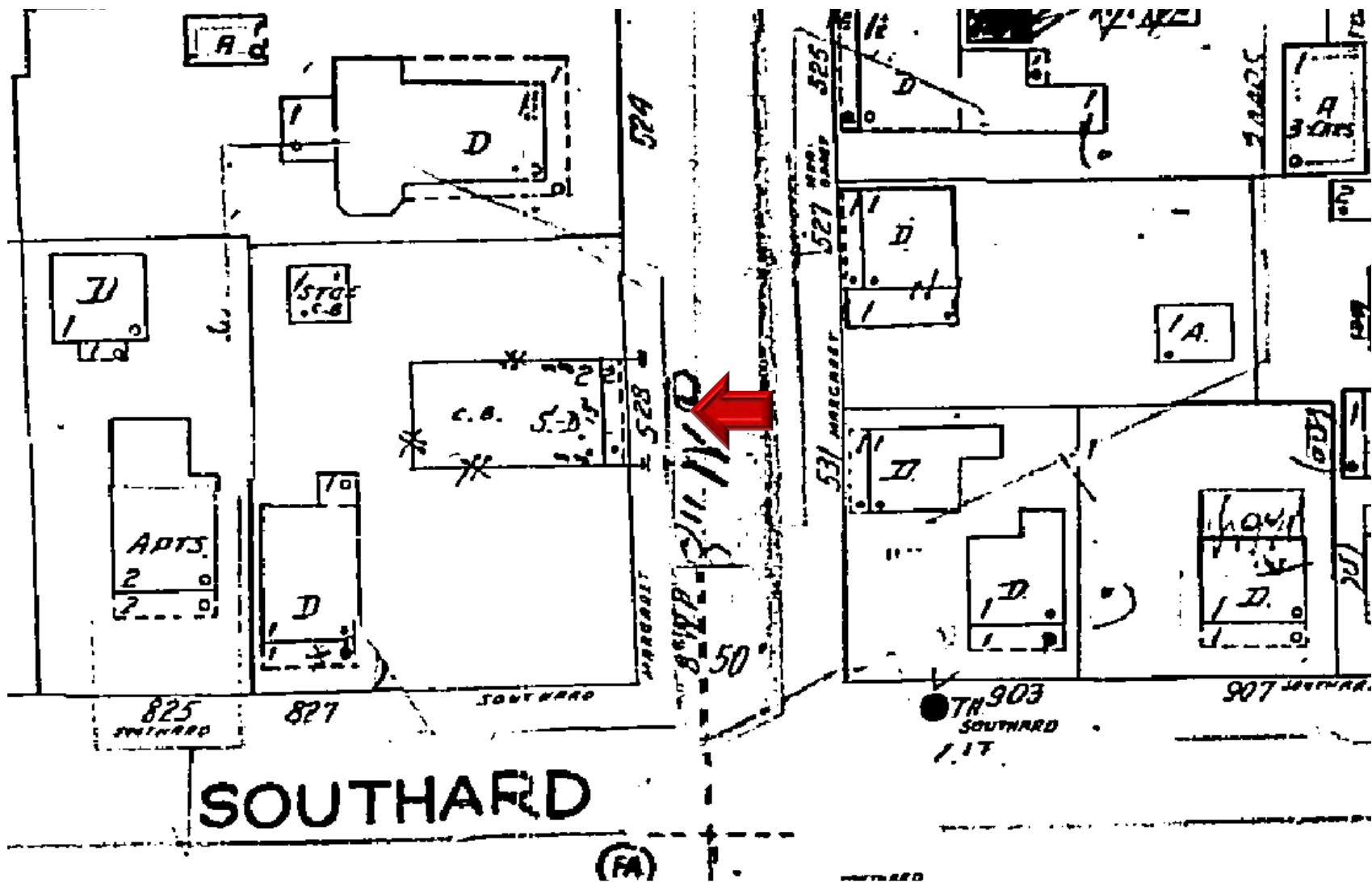
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



532 Margaret Street circa 1965. Monroe County Library.

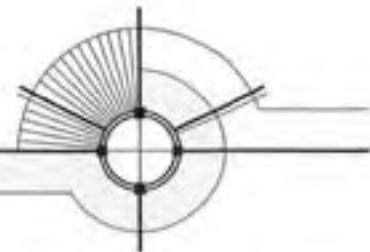


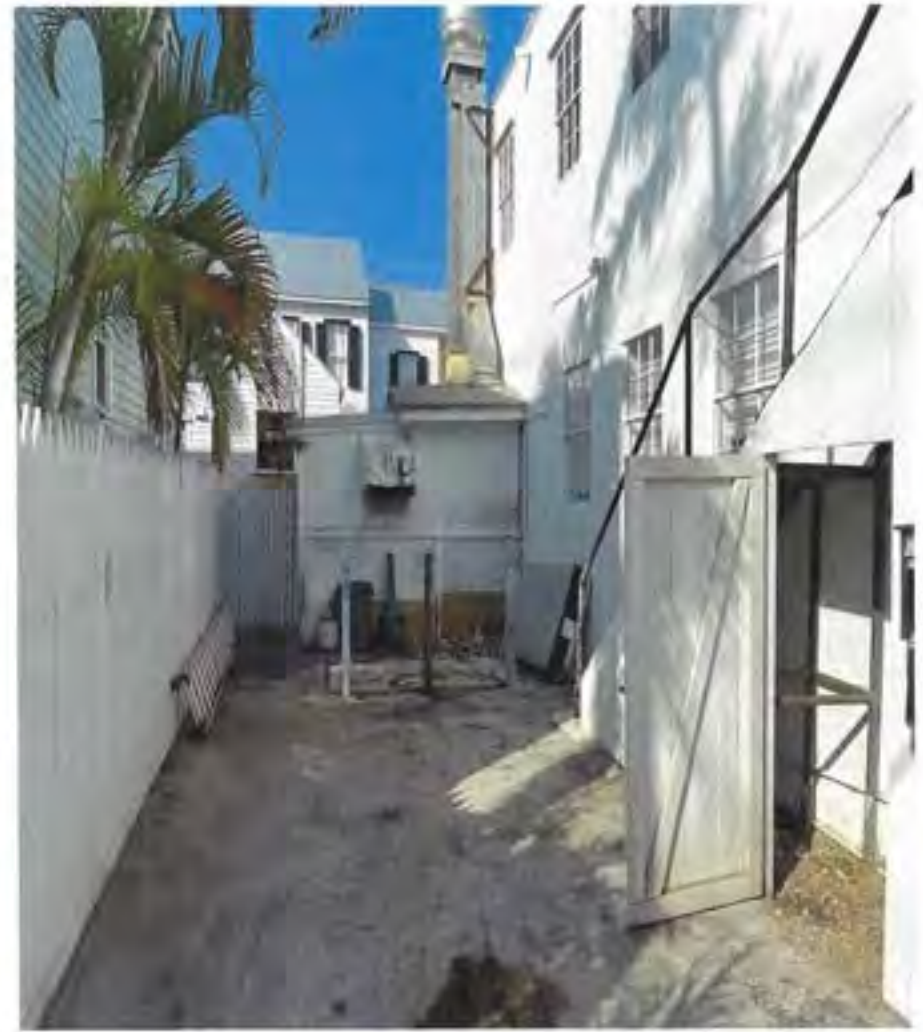
**532 MARGARET STREET
FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



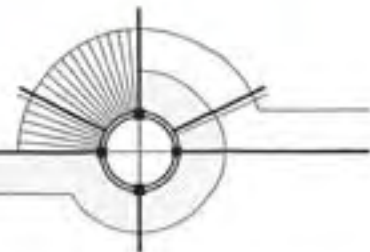


532 MARGARET STREET
SIDE VIEW (LEFT SIDE OF BUILDING)

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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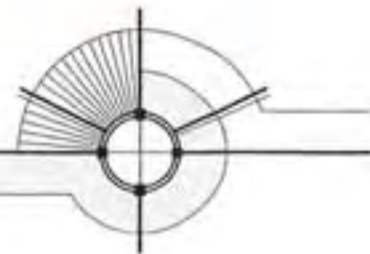


532 MARGARET STREET
SIDE VIEW (RIGHT SIDE OF BUILDING)

WILLIAM P. HORN ARCHITECT, PA.

915 EARTH ST., KEY WEST, FL 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



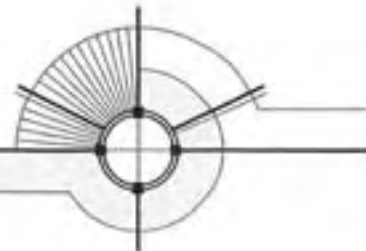


**532 MARGARET STREET
REAR VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EASON ST., KEY WEST, FL 33040 TEL 305-296-6302

WWW.WPHORNARCHITECT.COM



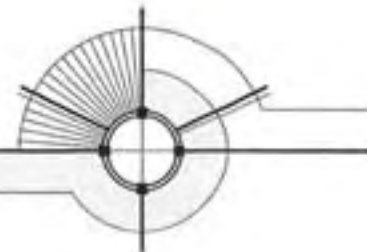


**532 MARGARET STREET
REAR VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EADEN ST., KEY WEST, FL 33040 TEL 305-296-6302

WWW.WPHORNARCHITECT.COM



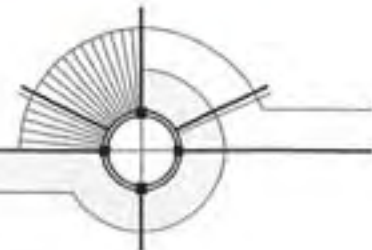


**532 MARGARET STREET
FRONT BALCONY & REAR STAIRS**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



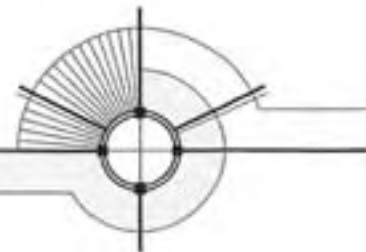


**532 MARGARET STREET
SIDE SHED TO BE DEMOLISHED**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



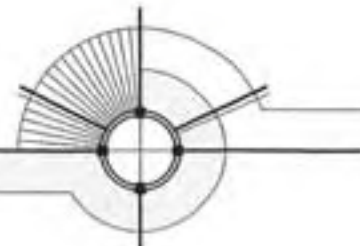


**532 MARGARET STREET
EXISTING REAR BUILDING
ELEVATIONS**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL 33040 TEL. 305-296-6302

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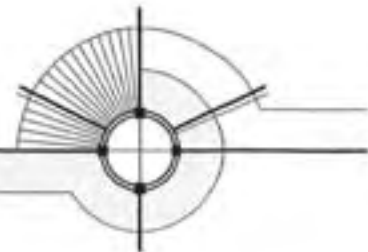


**532 MARGARET STREET
EXISTING REAR COVERED PORCH
TO BE REMOVED**

WILLIAM P. HORN ARCHITECT, PA.

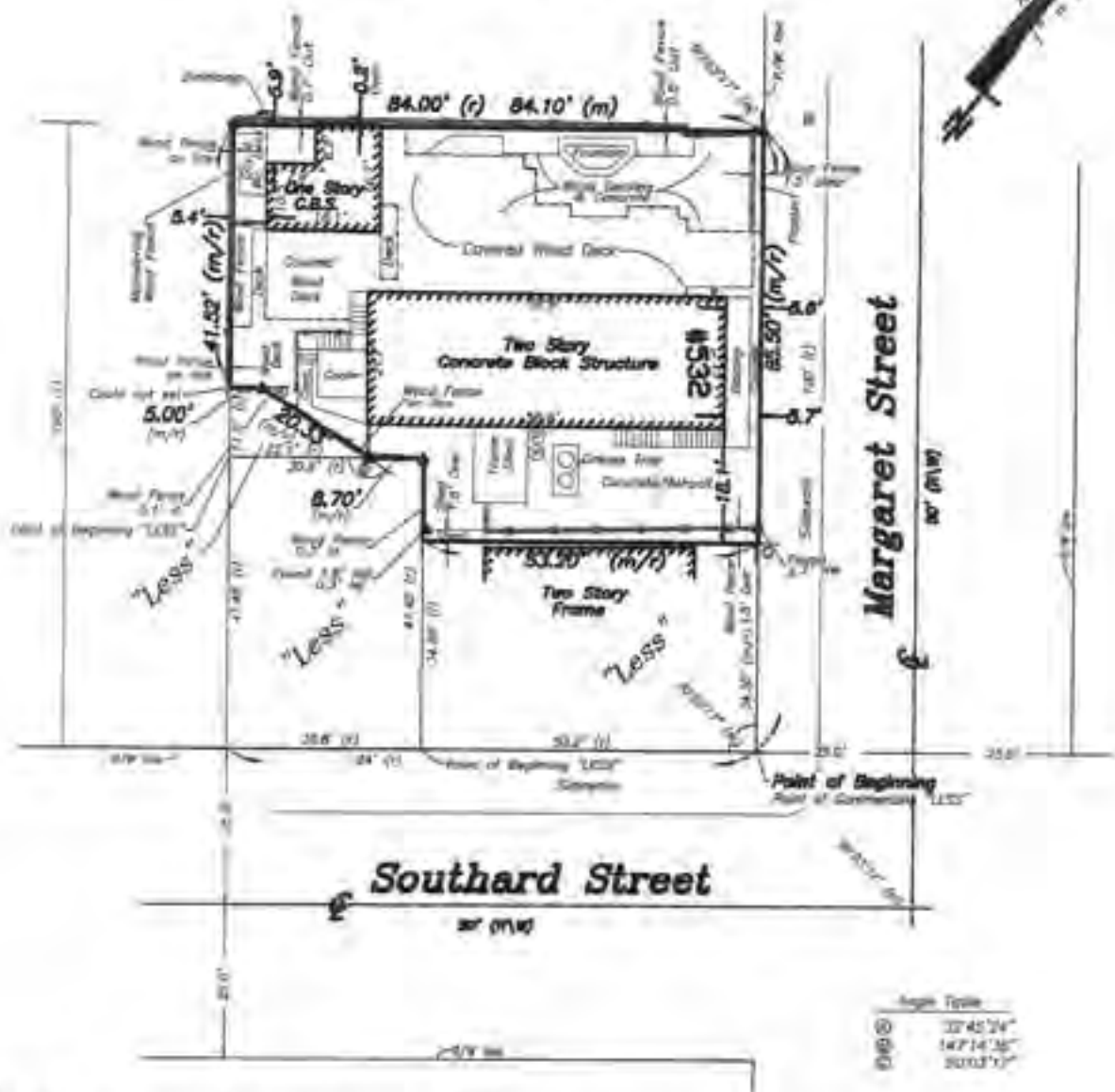
915 EATON ST., KEY WEST, FL 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



SURVEY

Boundary Survey Map of part of Lot 1, Square 47,
Island of Key West



NOTES

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 532 Margaret Street, Key West, FL
5. This survey is not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 2, 2011
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjainers are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

LEGEND

- | | |
|-----------------------------------|---------------------------------|
| ○ Found 2" Iron Pipe (Fence Post) | C.B.S. Concrete Block Structure |
| ○ Set 3/4" Iron Pipe w/cap (2296) | R/W Right of Way |
| ○ Found 1/2" Iron Rod (2293) | GLF Chain Link Fence |
| △ Found Nail & Disc (PIS) | E Easement |
| △ Set Nail & Disc (2290) | ⊙ Wood Utility Pole |
| (M) Measured | □ Concrete Utility Pole |
| (R) Record | — Overhead Utility Lines |
| (M/R) Measured & Record | ⊙ Proposed Tank |

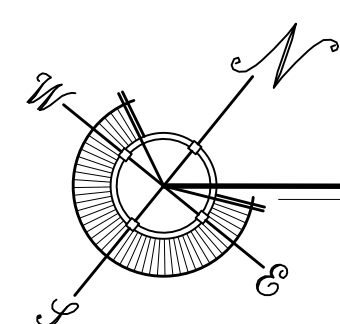
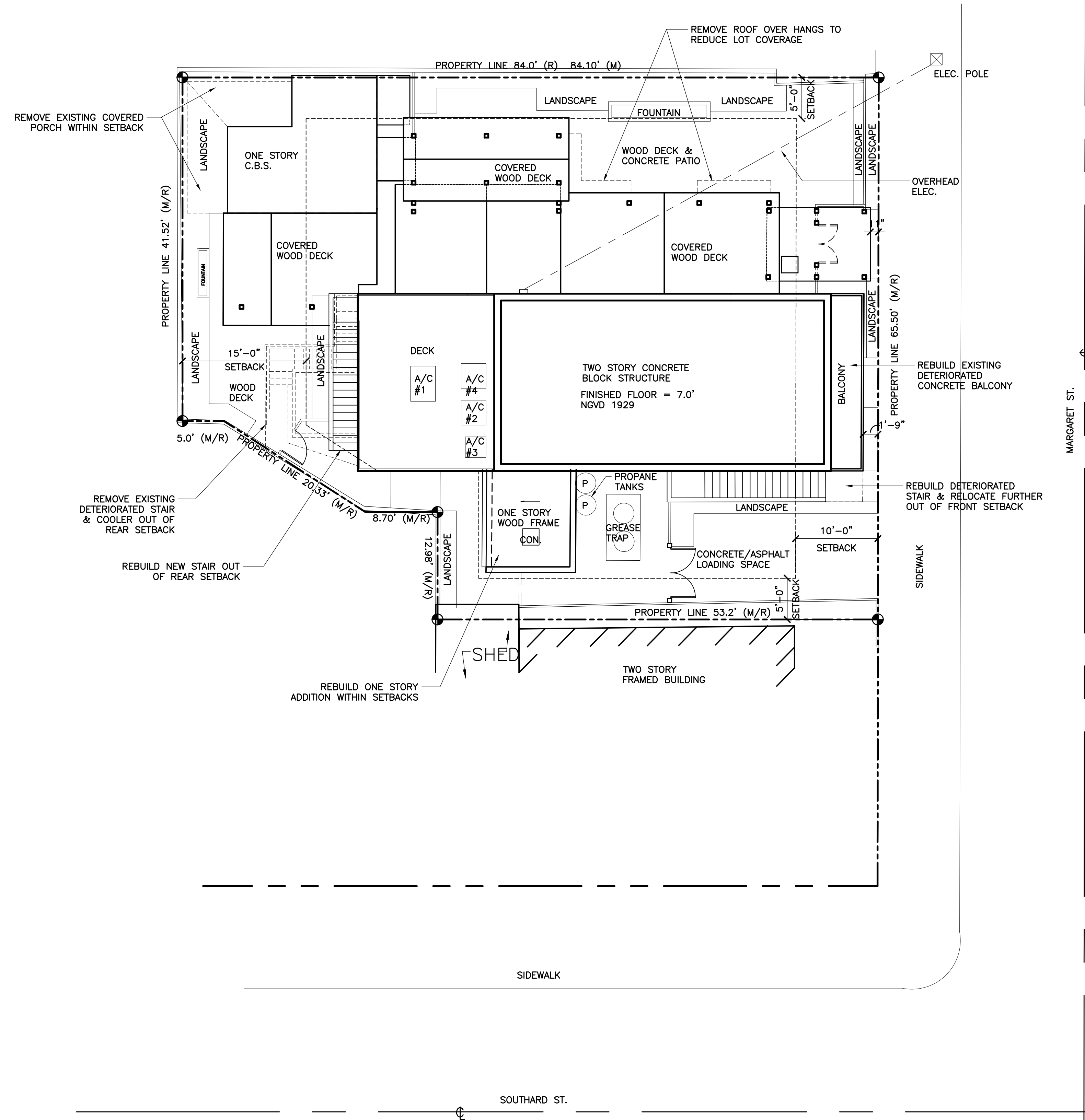
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
FLS 2000

3430 Duval Ave., Key West, FL 33040
305 282-7422 Fax 305 282-2544

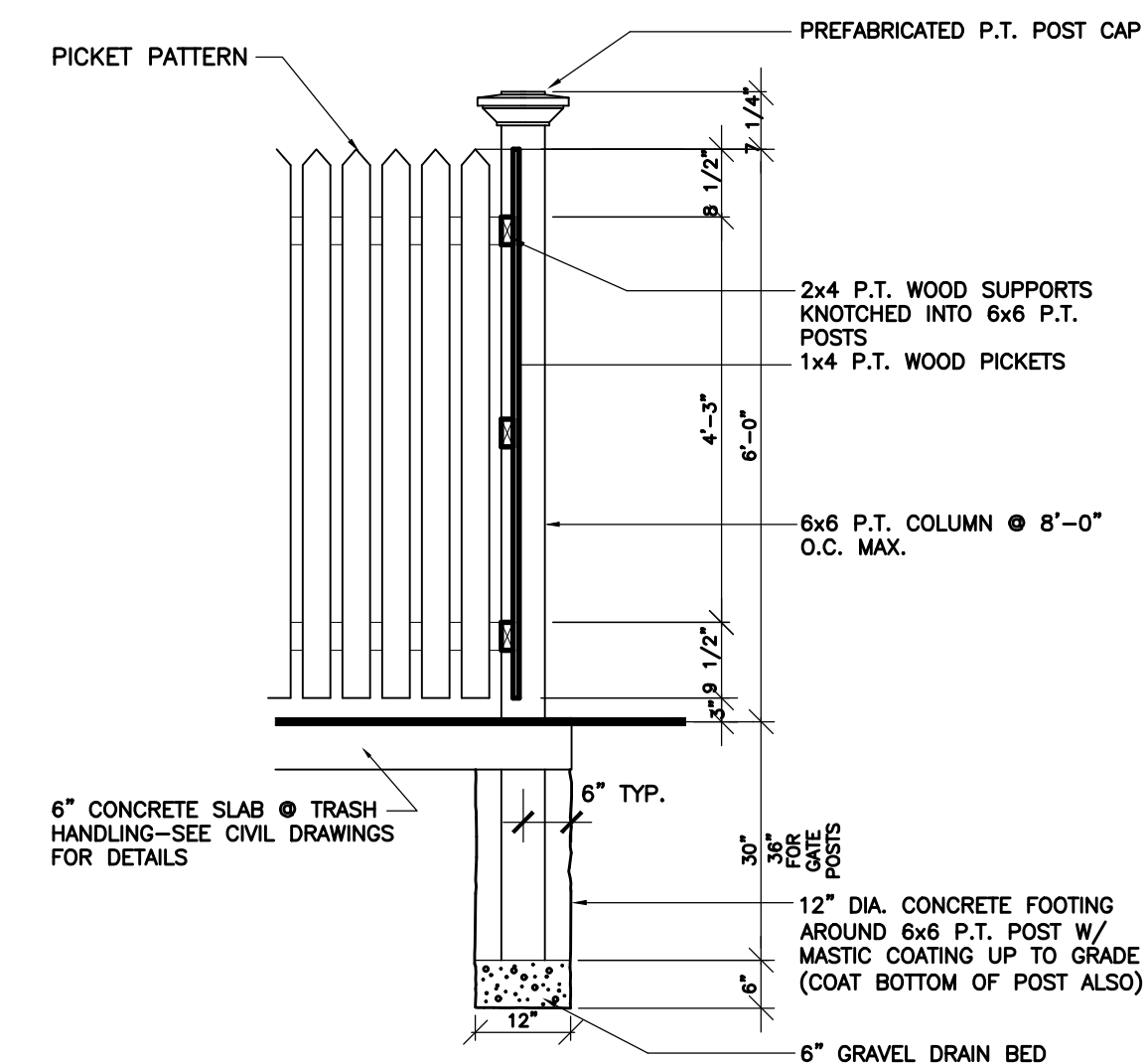
PROPOSED DESIGN



PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

SCALE: 1/8"=1'-0"



2 FENCE DETAIL

SCALE: 1/2"=1'-0"

SITE DATA

ZONING	: HNC-2 (HISTORIC NEIGHBORHOOD COMMERCIAL)
FLOOD ZONE	: AE +6.0'
(EXISTING FLOOR)	: +7.0'
LOT AREA	: 4,974 S.F.
MIN. LOT SIZE	: 4,000 S.F.
F.A.R. MAX	: 1.0 (4,974 S.F.)
EXISTING	: 79.9% (3,976.67 S.F.)
PROPOSED	: 79.3% (3,945.41 S.F.)
MAX. LOT COVERAGE	: 1,989.6 S.F. (40%)
EXISTING LOT COVERAGE	: 3,095.17 S.F. (62.2%)
PROPOSED LOT COVERAGE	: 3,063.91 S.F. (61.5%) REDUCED BY 31.26 S.F.
MAX. IMPERVIOUS SURFACE	: 2,984.4 S.F. (60%)
EXISTING IMPERVIOUS SURFACE	: 4,150.95 S.F. (83.4%)
PROPOSED IMPERVIOUS SURFACE	: 3,940.17 S.F. (79.2%) REDUCED BY 210.78 S.F.
MIN. LANDSCAPE	: 994.8 S.F. (20%)
EXISTING LANDSCAPE	: 407.9 S.F. (8.2%)
PROPOSED LANDSCAPE	: 666.8 S.F. (13.4%) INCREASED BY 258.9 S.F.
MIN. OPEN SPACE	: 994.8 S.F. (20%)
EXISTING OPEN SPACE	: 407.9 S.F. (8.2%)
PROPOSED OPEN SPACE	: 666.8 S.F. (13.4%) INCREASED BY 258.9 S.F.
MAX. HEIGHT	: 30 FEET
EXISTING HEIGHT	: 22 FEET
PROPOSED HEIGHT	: 22 FEET

SETBACKS:

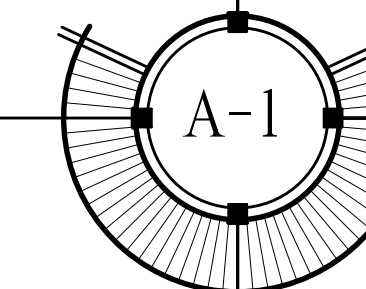
FRONT SETBACK:	REQUIRED: 10'
EXISTING:	FRONT STAIR: 1'-9"
PROPOSED:	FRONT STAIR: 6'-4" IMPROVED BY 4'-7"
EXISTING:	BALCONY: 1'-9"
PROPOSED:	BALCONY: 1'-9"
NORTH SIDE SETBACK:	REQUIRED: 5'
EXISTING:	0'
PROPOSED:	0' (REMOVED COVERED PORCH WITHIN SETBACK)
SOUTH SIDE SETBACK:	REQUIRED: 5'
EXISTING:	REAR STAIR & COOLER: 3'-0"
PROPOSED:	REAR STAIR: 4'-0"
REAR SETBACK:	REQUIRED: 15'
EXISTING:	0'
PROPOSED:	5' (REMOVED COVERED PORCH WITHIN SETBACK AND EXISTING STAIR & COOLER)

SEAL

DATE
12-27-2021
03-16-2022 VAR.
05-27-2022 HARC

REVISIONS

DRAWN BY
CAB
EMA
PROJECT NUMBER
2134



SEAL

DATE
12-27-2021
03-16-2022 VAR.
05-27-2022 HARC

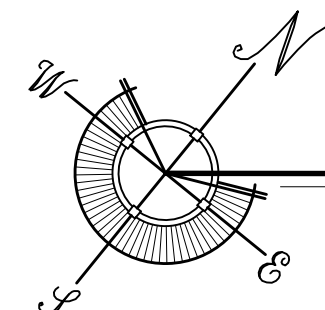
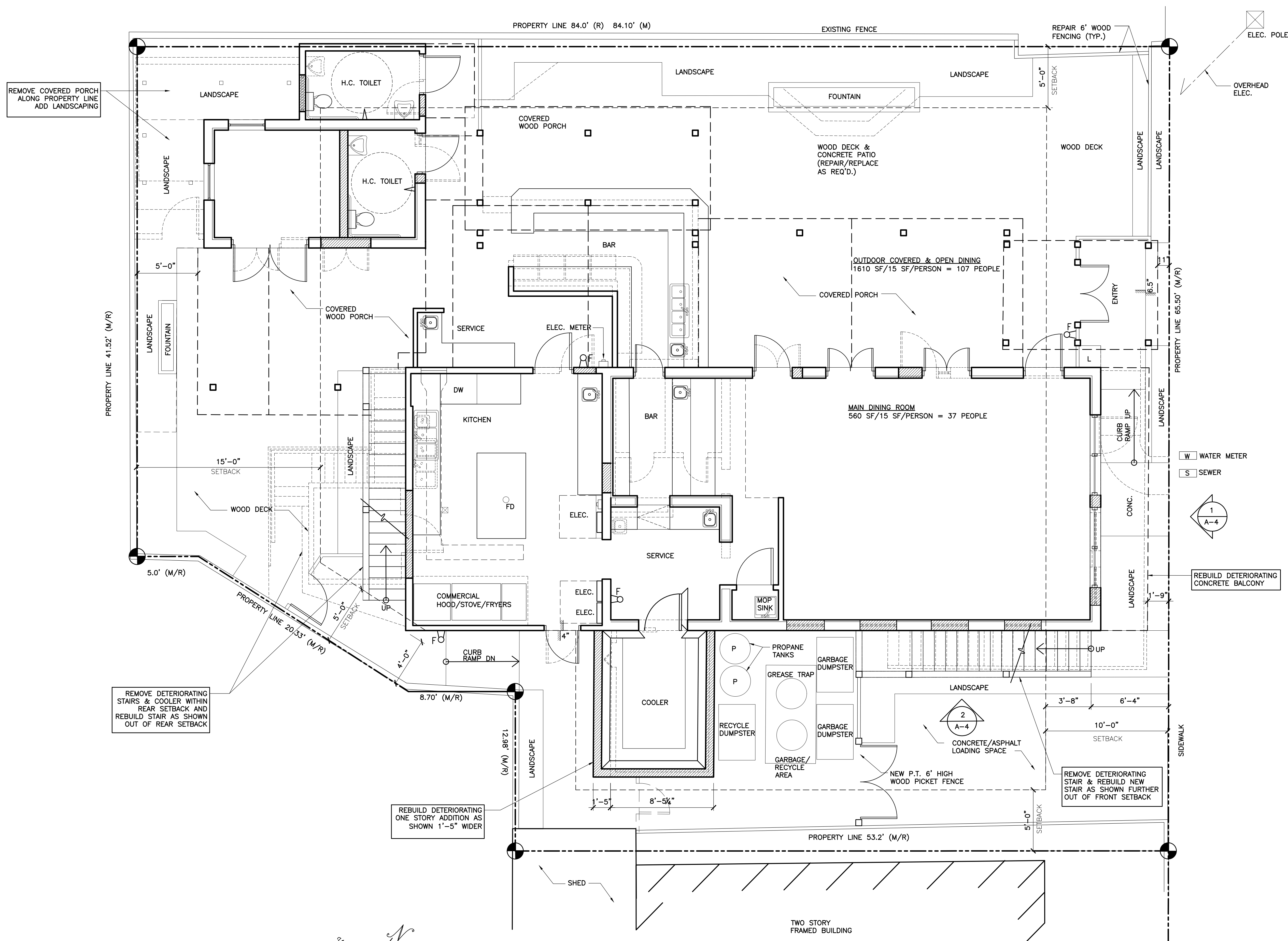
REVISIONS

DRAWN BY

CAB
EMA

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NUMBER

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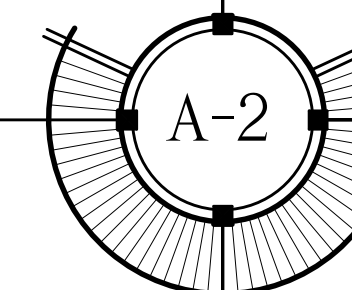


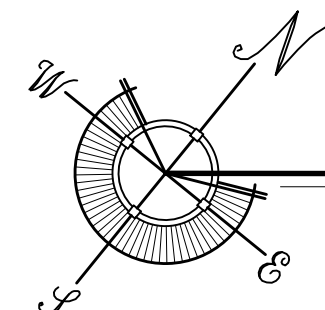
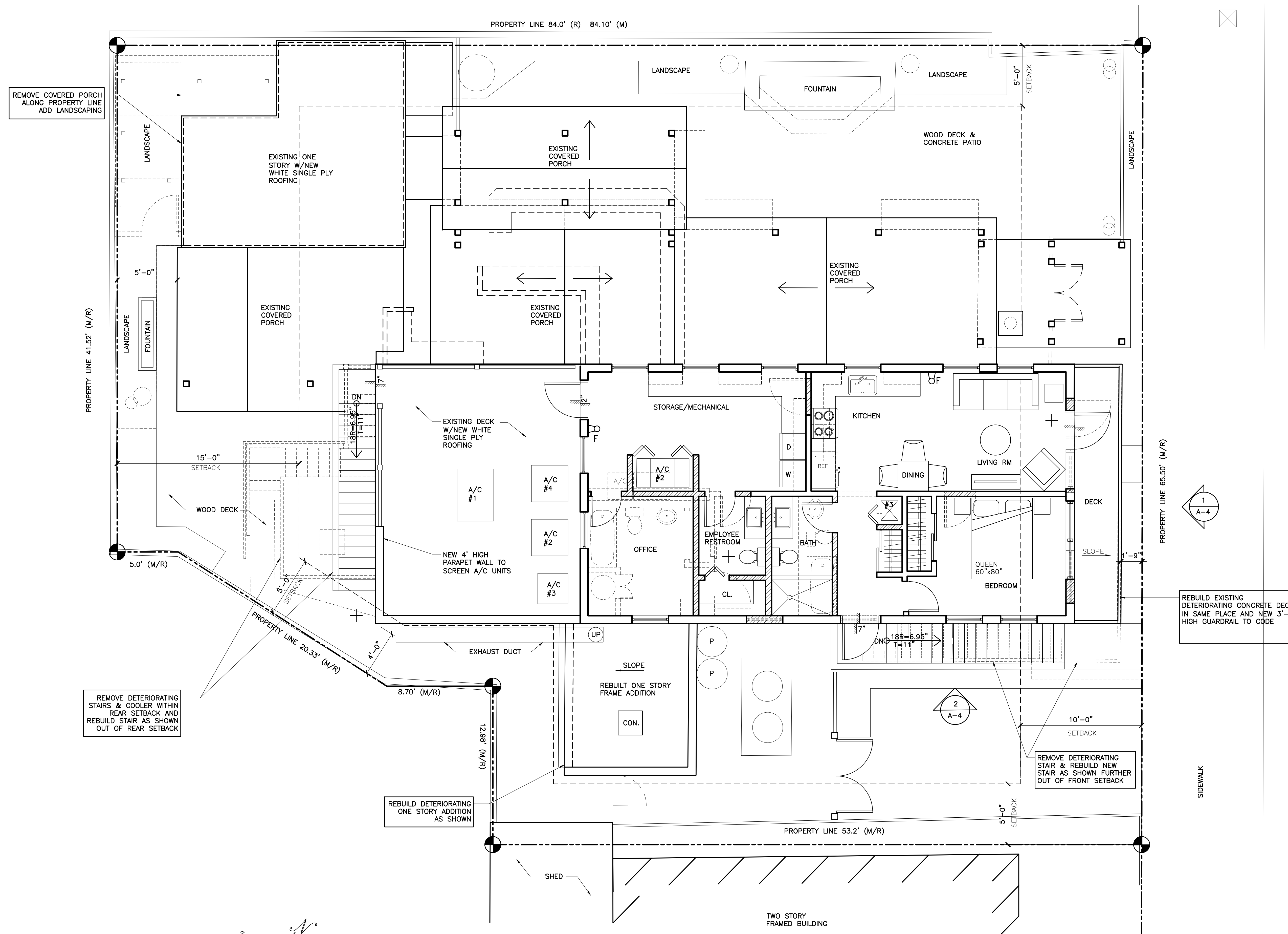
PROPOSED FIRST FLOOR - DEMOLITION PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

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

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA





PROPOSED SECOND FLOOR - DEMOLITION PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

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

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA

SEAL

DATE

12-27-2021
03-16-2022 VAR.
05-27-2022 HARC

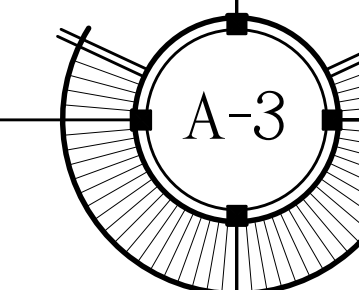
REVISIONS

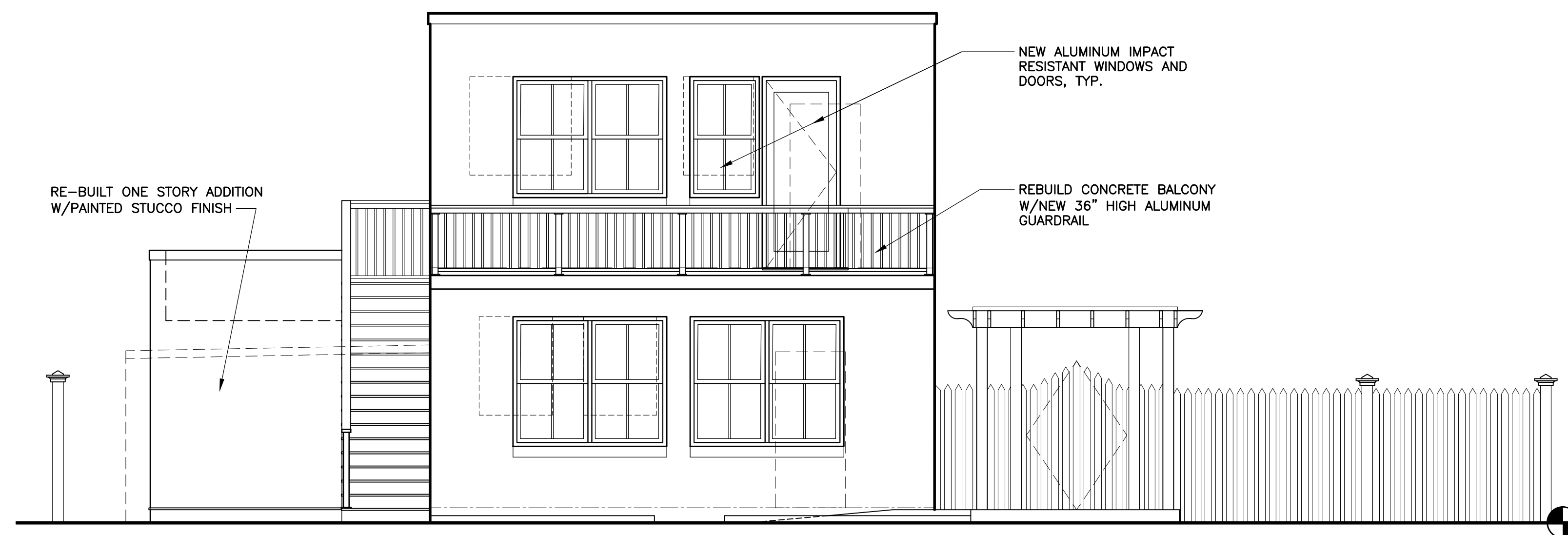
DRAWN BY

CAB
EMA

PROJECT
NUMBER

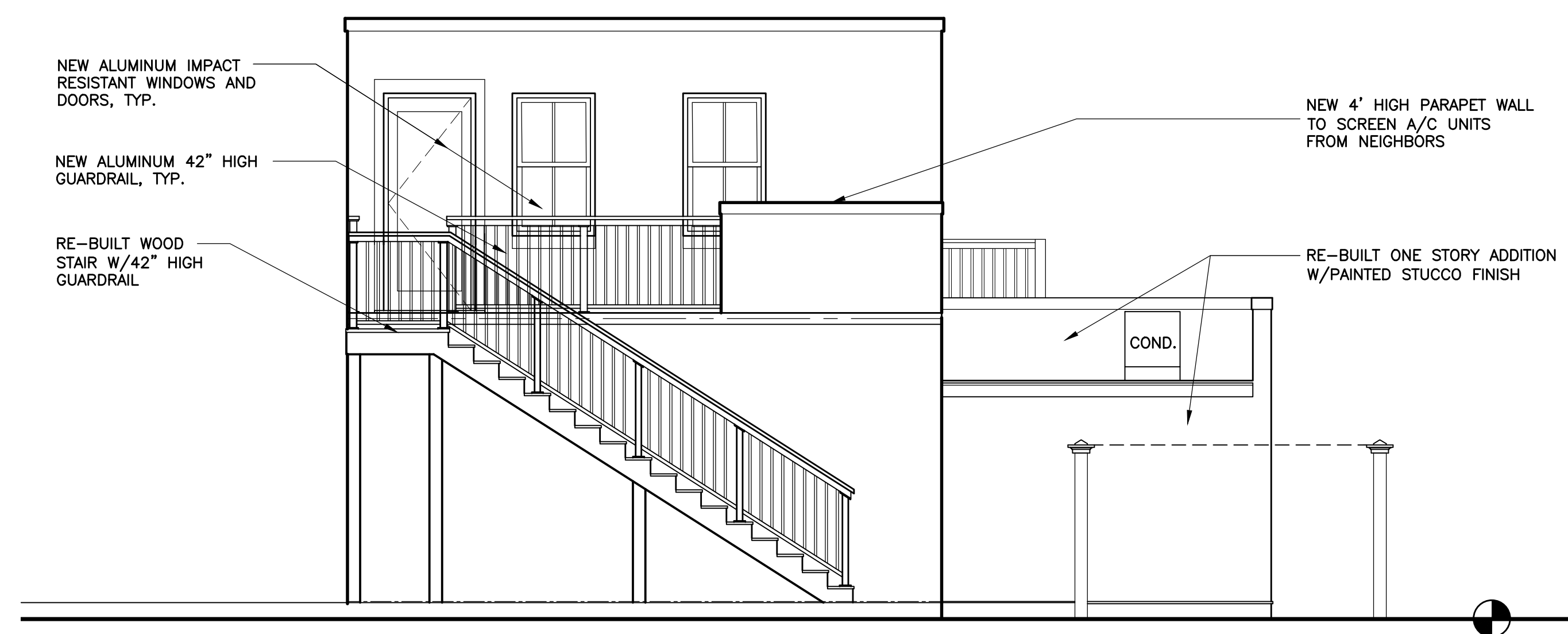
2134





1
A-4
PROPOSED FRONT ELEVATION

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



2
A-4
PROPOSED REAR ELEVATION

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

SEAL

DATE
12-27-2021
03-16-2022 VAR.
05-27-2022 HARC

REVISIONS

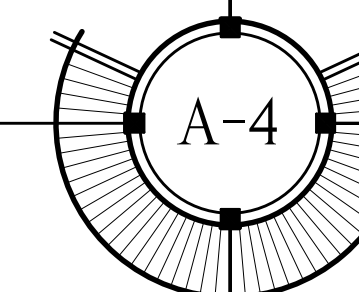
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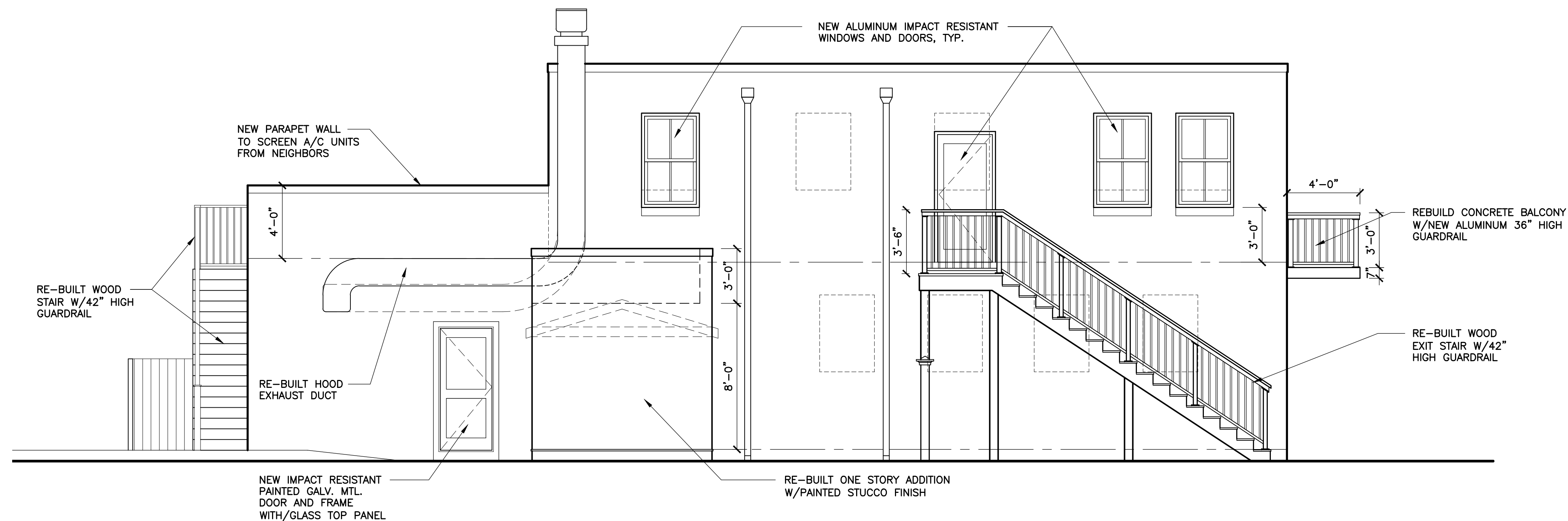
CAB
EMA

PROJECT
NUMBER

2134

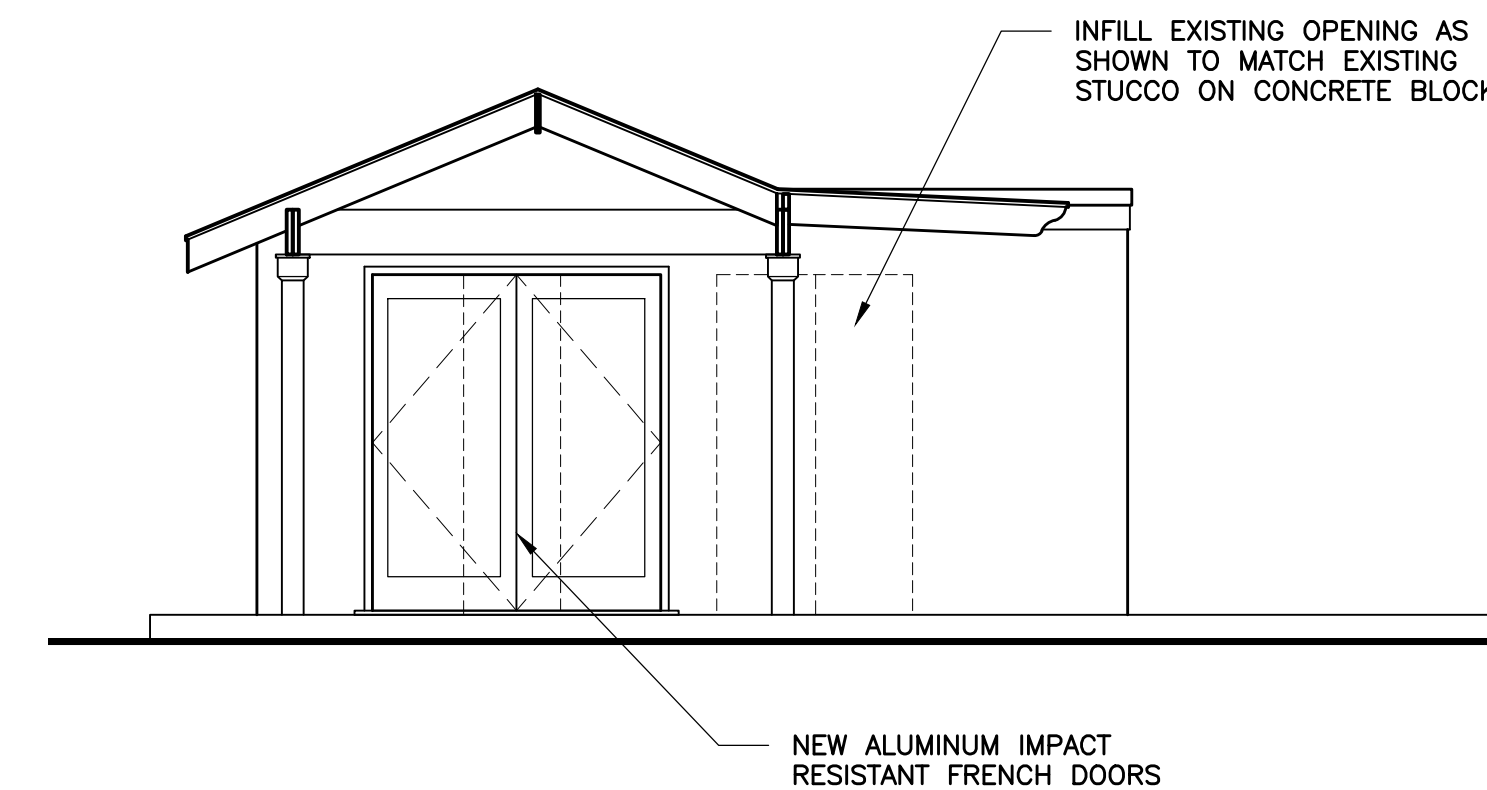
532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA





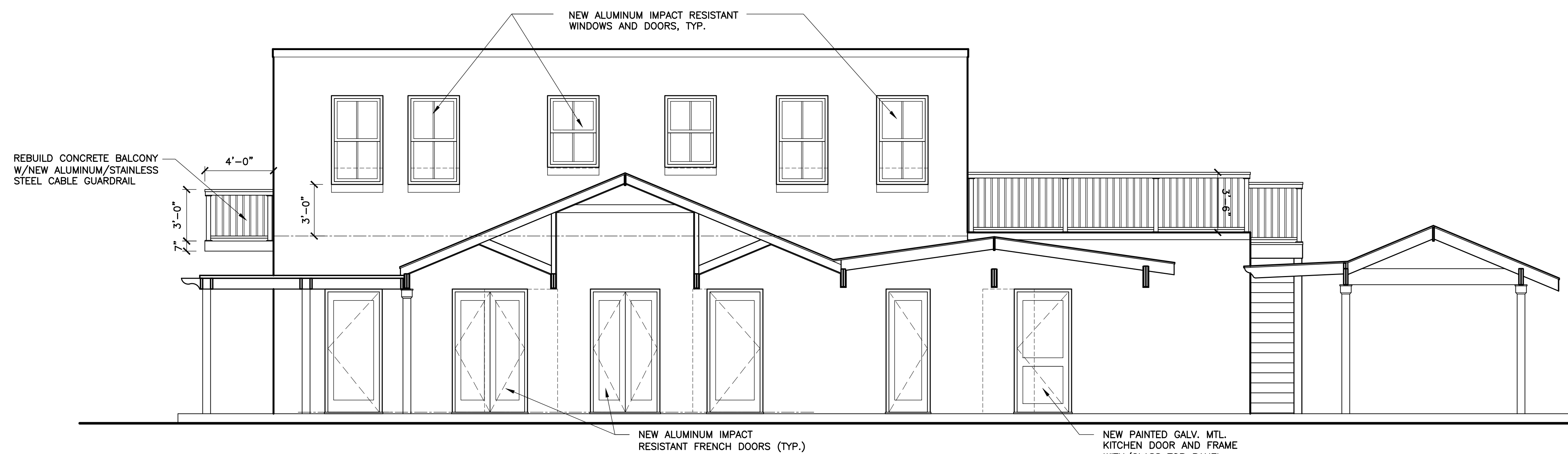
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A-5
PROPOSED SIDE ELEVATION

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



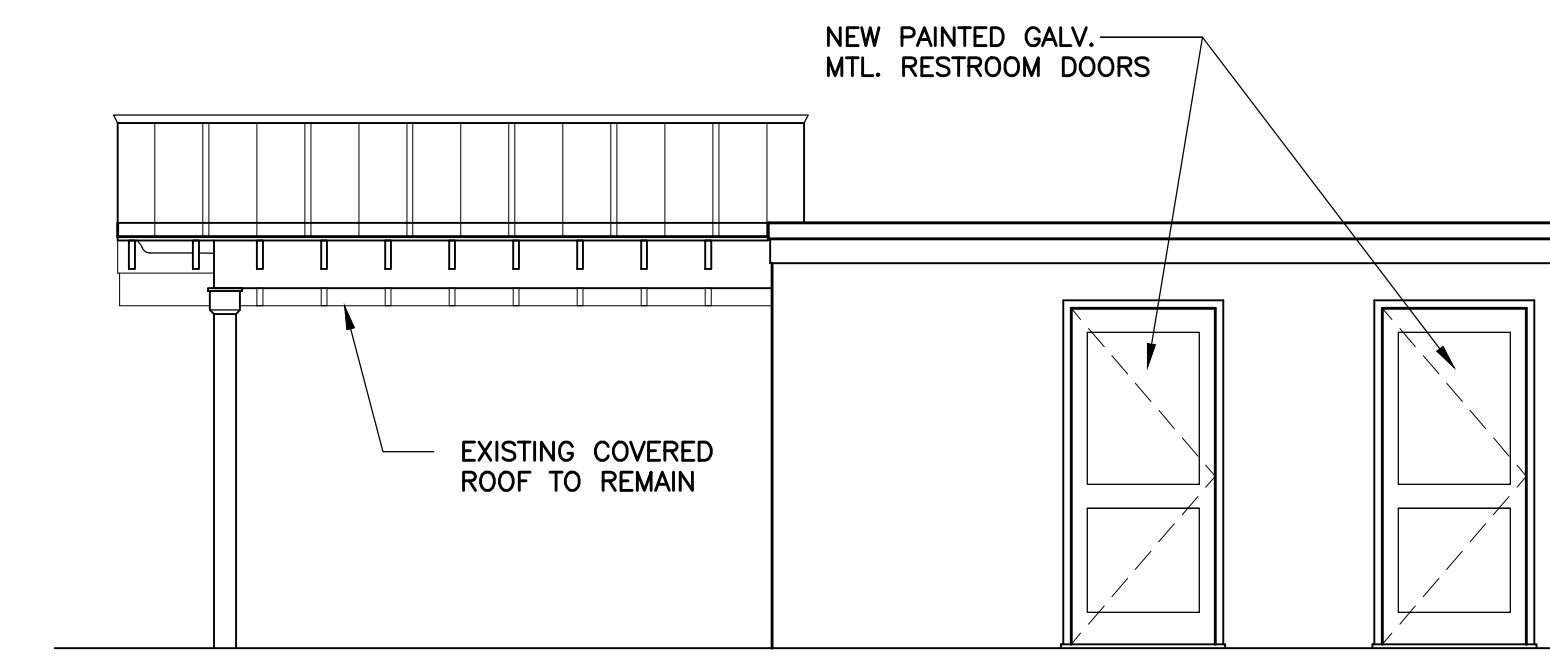
3
A-5
REAR BLDG. SIDE ELEVATION

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



2
A-5
PROPOSED SIDE ELEVATIONSECTION

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



4
A-5
REAR BLDG. FRONT ELEVATION

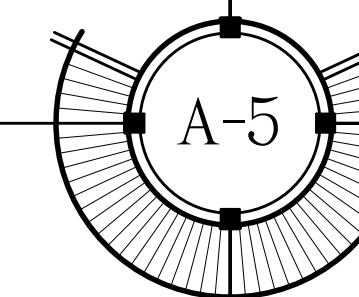
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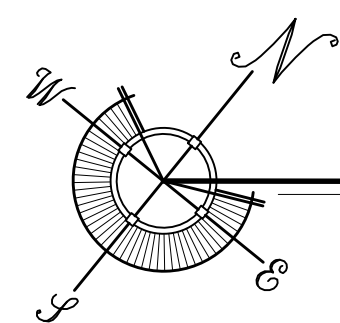
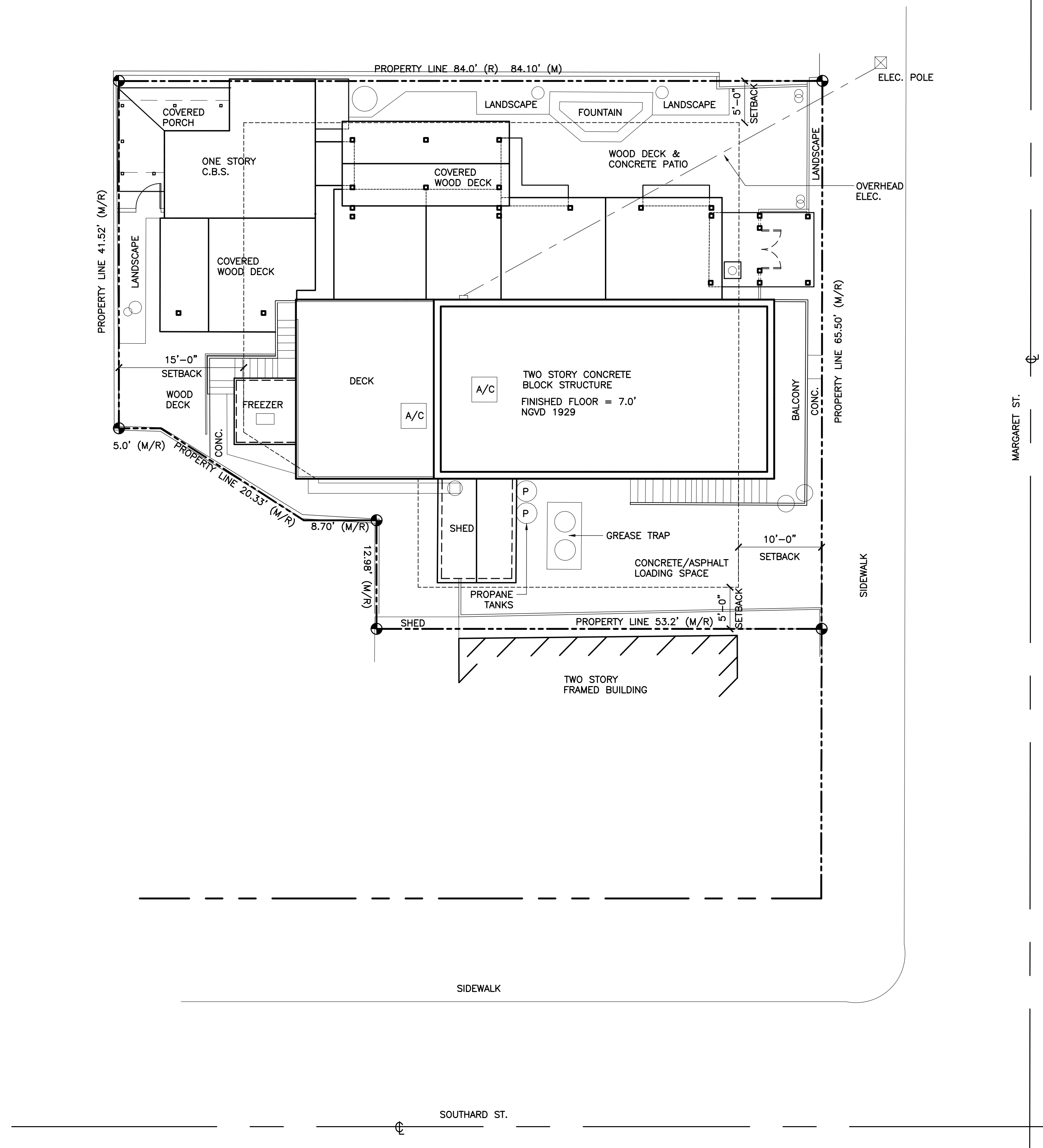
SEAL

DATE
12-27-2021
03-16-2022 VAR.
05-27-2022 HARC

REVISIONS

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CAB
EMA
PROJECT
NUMBER
2134





EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN
O'FLYNN, INC. DATED ON 12-02-21.

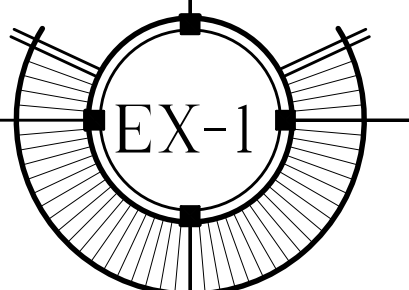
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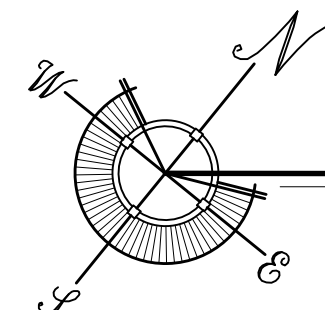
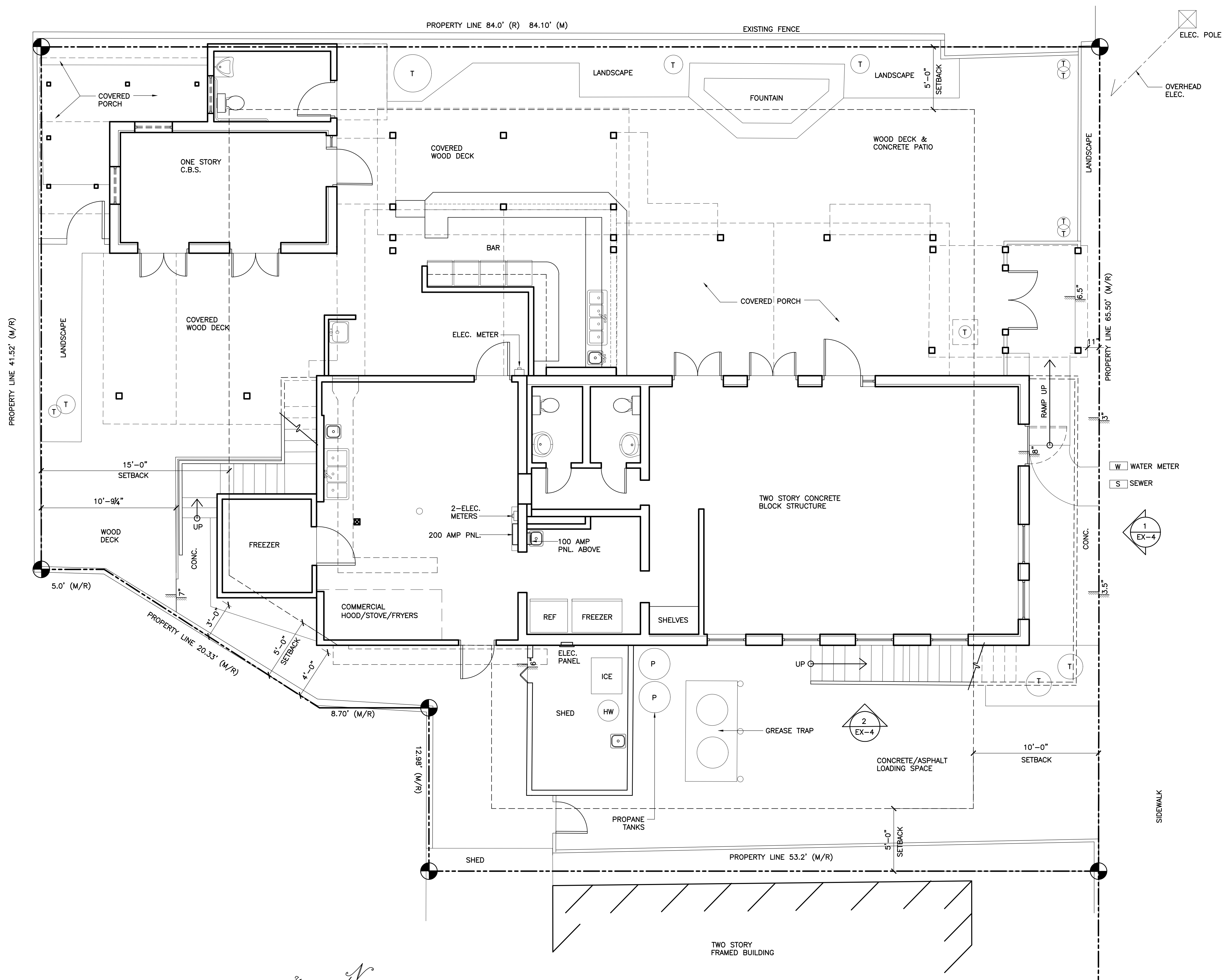
SEAL _____

DATE
12-27-2021
03-16-2022 VAR.
05-27-2022 HARC

REVISIONS _____

DRAWN BY
CAB
EMA
PROJECT
NUMBER
2134





EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

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

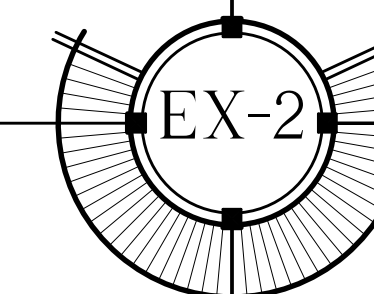
SEAL

DATE
12-27-2021
03-16-2022 VAR.
05-27-2022 HARC

REVISIONS

DRAWN BY
CAB
EMA
PROJECT NUMBER
2134

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA

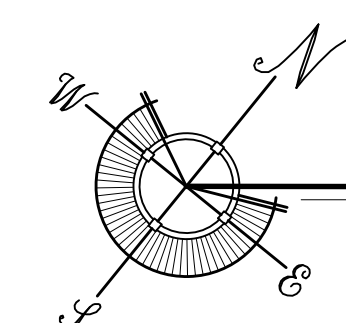
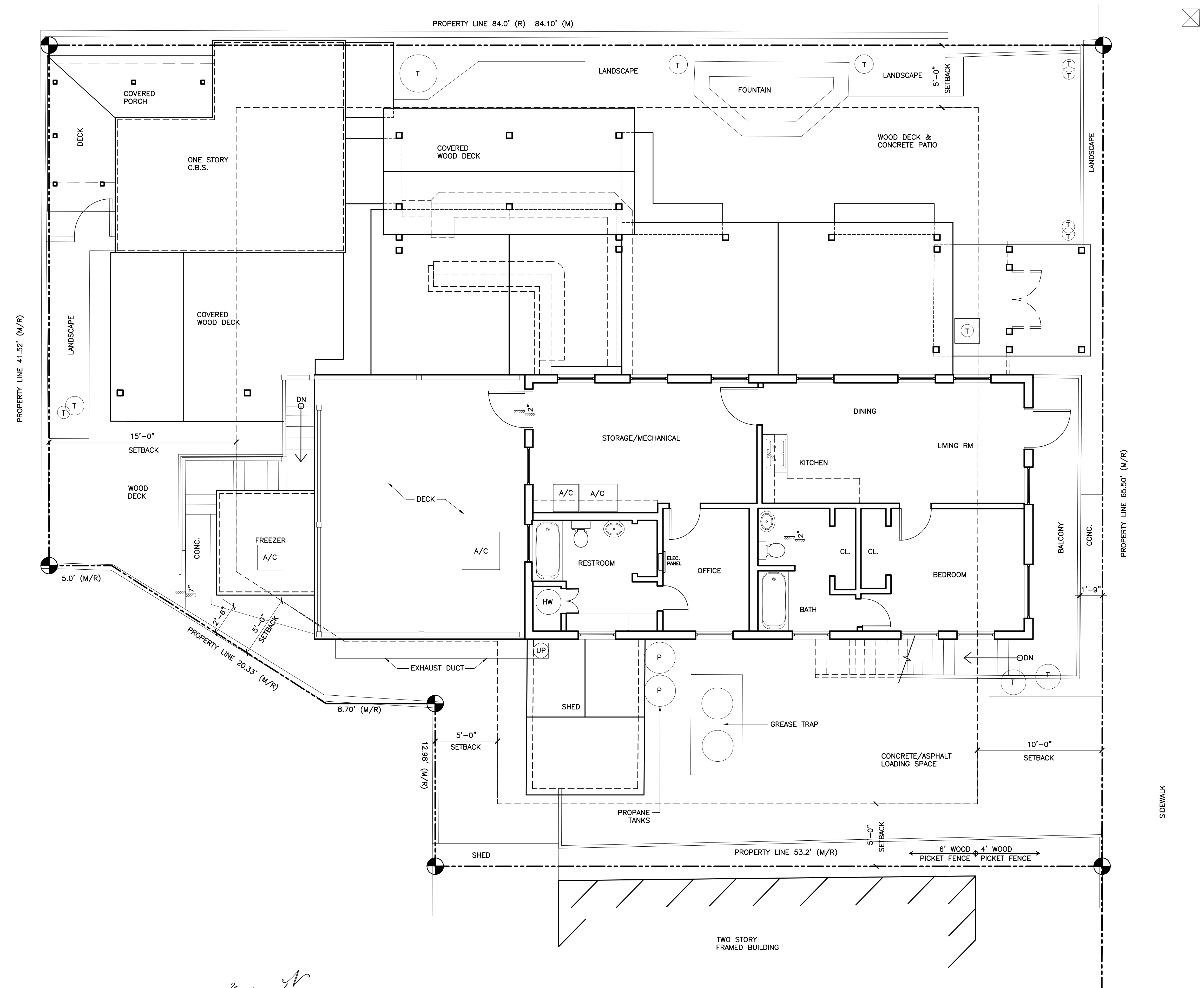


SEAL

DATE
12-27-2021
03-16-2022 VAR.
05-27-2022 HARC

REVISIONS

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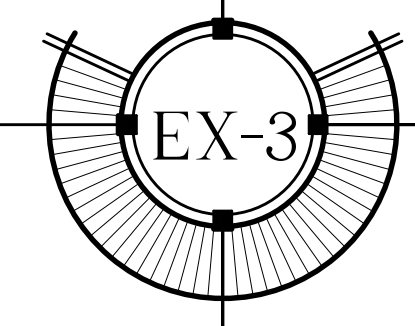


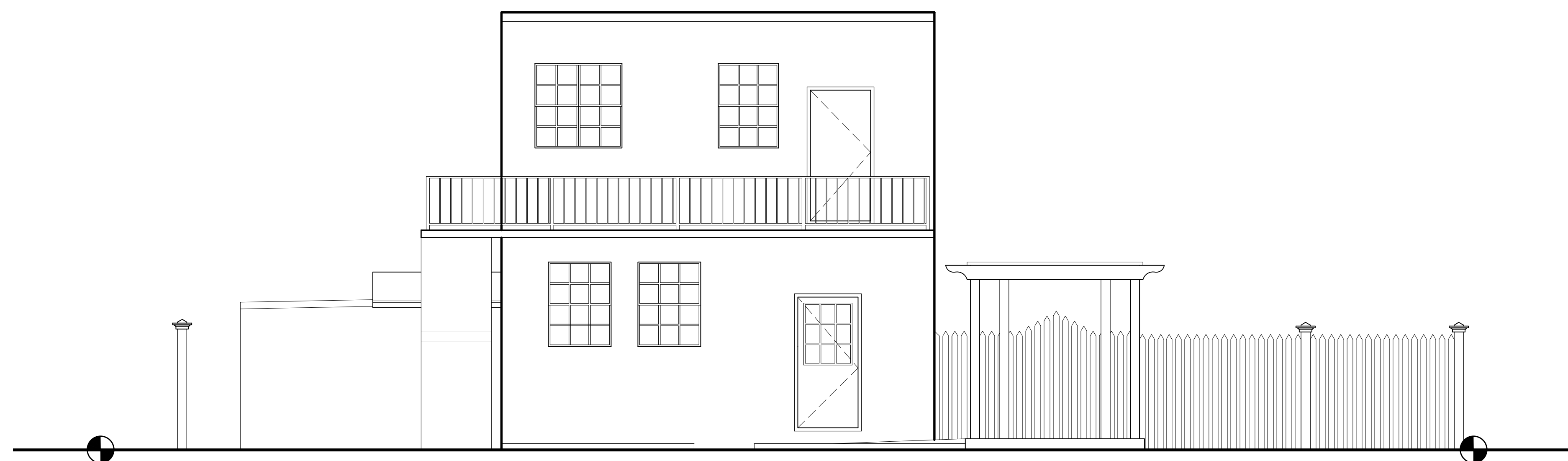
EXISTING SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

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

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA





1
EX-4

EXISTING FRONT ELEVATION

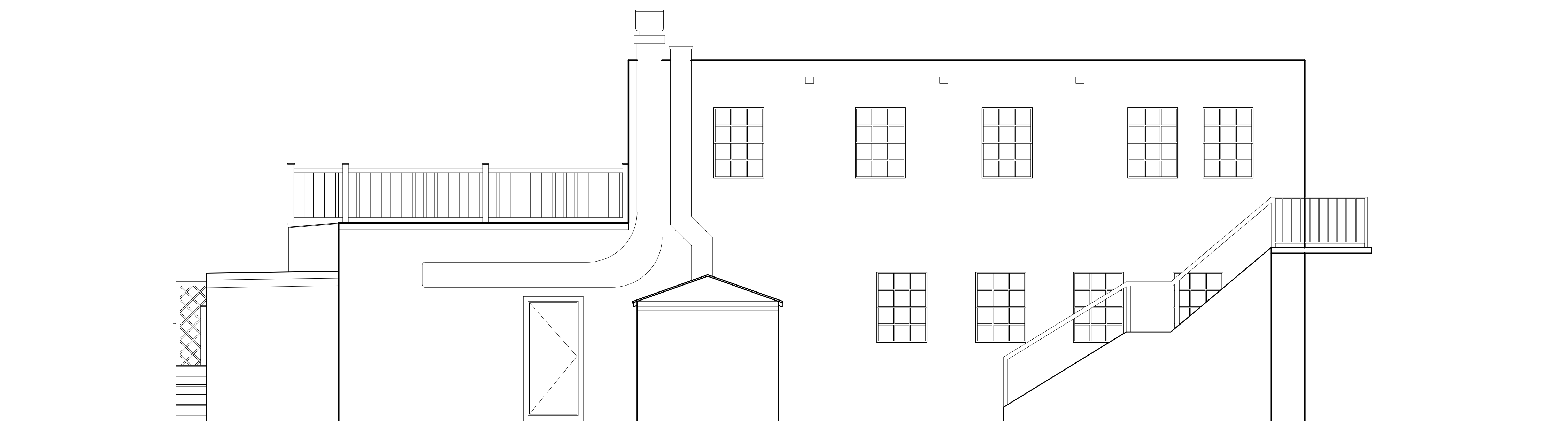
SCALE: 1/4"=1'-0"



1
EX-4

EXISTING REAR ELEVATION

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



2
EX-4

EXISTING SIDE ELEVATION

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

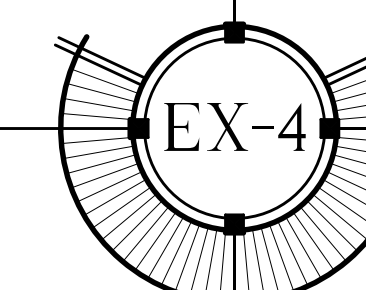
SEAL _____

DATE
12-27-2021
03-16-2022 VAR.
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REVISIONS _____

DRAWN BY
CAB
EMA
PROJECT
NUMBER
2134

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 28, 2022, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO A RESTAURANT AND UPSTAIRS RESIDENTIAL UNIT. NEW SIDE SHED STRUCTURE AND SITE IMPROVEMENTS. DEMOLITION OF STAIRS, FRONT CONCRETE BALCONY, REAR COOLER, REAR COVERED ROOF, AND SIDE SHED BUILDING.

#532 MARGARET STREET

Applicant –William P. Horn, Architect

Application #H2022-0026

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.

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

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.

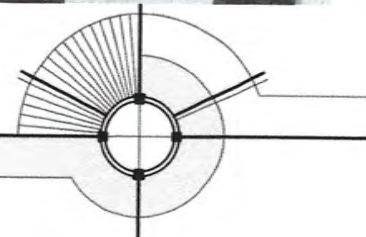


**532 MARGARET STREET
PUBLIC MEETING NOTICE**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM P. HORN, 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: 532 MARGARET ST., KEY WEST on the 10th day of JUNE, 2022.

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 28, 2022.

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 H 2022-0026

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

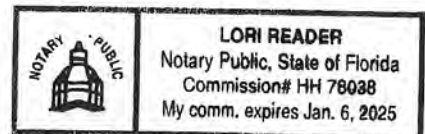
Signed Name of Affiant: William P. Horn
Date: _____
Address: 915 BAYON ST.
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 14th day of June, 2022.

By (Print name of Affiant) William P. Horn who is personally known to me or has produced Florida Drivers License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Lori Reader
Print Name: Lori Reader
Notary Public - State of Florida (seal)
My Commission Expires: 01/06/2025



PROPERTY APPRAISER INFORMATION

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 00008110-000000
 Account# 1008371
 Property ID 1008371
 Millage Group 10KW
 Location 532 MARGARET St, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 47 OR520-1006 OR823-2116 OR842-147 OR1250-1952 OR1418-793 OR1481-1072 OR2780-961 OR2906-697 OR2911-534 OR2911-531 OR2951-2488 OR2952-2429 OR2985-0212 OR3144-2016
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 32090
 Property STORE COMBO (1200)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BEAN JOB LLC
 PO Box 87
 Egg Harbor WI 54209

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$322,196	\$332,936	\$332,936	\$317,795
+ Market Misc Value	\$5,447	\$5,470	\$5,493	\$5,604
+ Market Land Value	\$708,298	\$602,053	\$752,566	\$735,655
= Just Market Value	\$1,035,941	\$940,459	\$1,090,995	\$1,059,054
= Total Assessed Value	\$1,034,504	\$940,459	\$1,090,995	\$827,115
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,035,941	\$940,459	\$1,090,995	\$1,059,054

Land

Land Use (1200)	Number of Units	Unit Type	Frontage	Depth
	4,974.00	Square Foot	53	65.5

Buildings

Building ID	39409	Exterior Walls	C.B.S.
Style	2 STORY ON GRADE	Year Built	1958
Building Type	COM/RES A / 12A	EffectiveYearBuilt	1995
Gross Sq Ft	3984	Foundation	CONCRETE SLAB
Finished Sq Ft	2368	Roof Type	FLAT OR SHED
Stories	2 Floor	Roof Coverage	MIN/PAINT CONC
Condition	EXCELLENT	Flooring Type	VINYL/LAMINATE
Perimeter	350	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	1
Interior Walls	DRYWALL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	360	0	0
FLA	FLOOR LIV AREA	2,368	2,368	0
OUU	OP PR UNFIN UL	404	0	0
OPF	OP PRCH FIN LL	209	0	0
PDO	PATIO DIN OPEN	619	0	0
SBF	UTIL FIN BLK	24	0	0

TOTAL	3,984	2,368	0
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Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1991	1992	1	112 SF	2
WALL AIR COND	1991	1992	1	3 UT	2
WATER FEATURE	1995	1996	1	1 UT	1
WOOD DECK	1995	1996	1	420 SF	1
FENCES	1995	1996	1	584 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
12/16/2021	\$1,250,000	Warranty Deed	2354011	3144	2016
9/12/2019	\$100	Quit Claim Deed	\$0.70	2985	0212
2/28/2019	\$100	Warranty Deed	2210236	2952	2429
2/28/2019	\$100	Warranty Deed	2209451	2951	2488
5/10/2018	\$100	Warranty Deed	2168687	2906	697
12/30/2015	\$100	Warranty Deed		2780	961
8/1/1996	\$750,000	Warranty Deed		1418	0793
2/1/1972	\$35,000	Conversion Code		520	1006

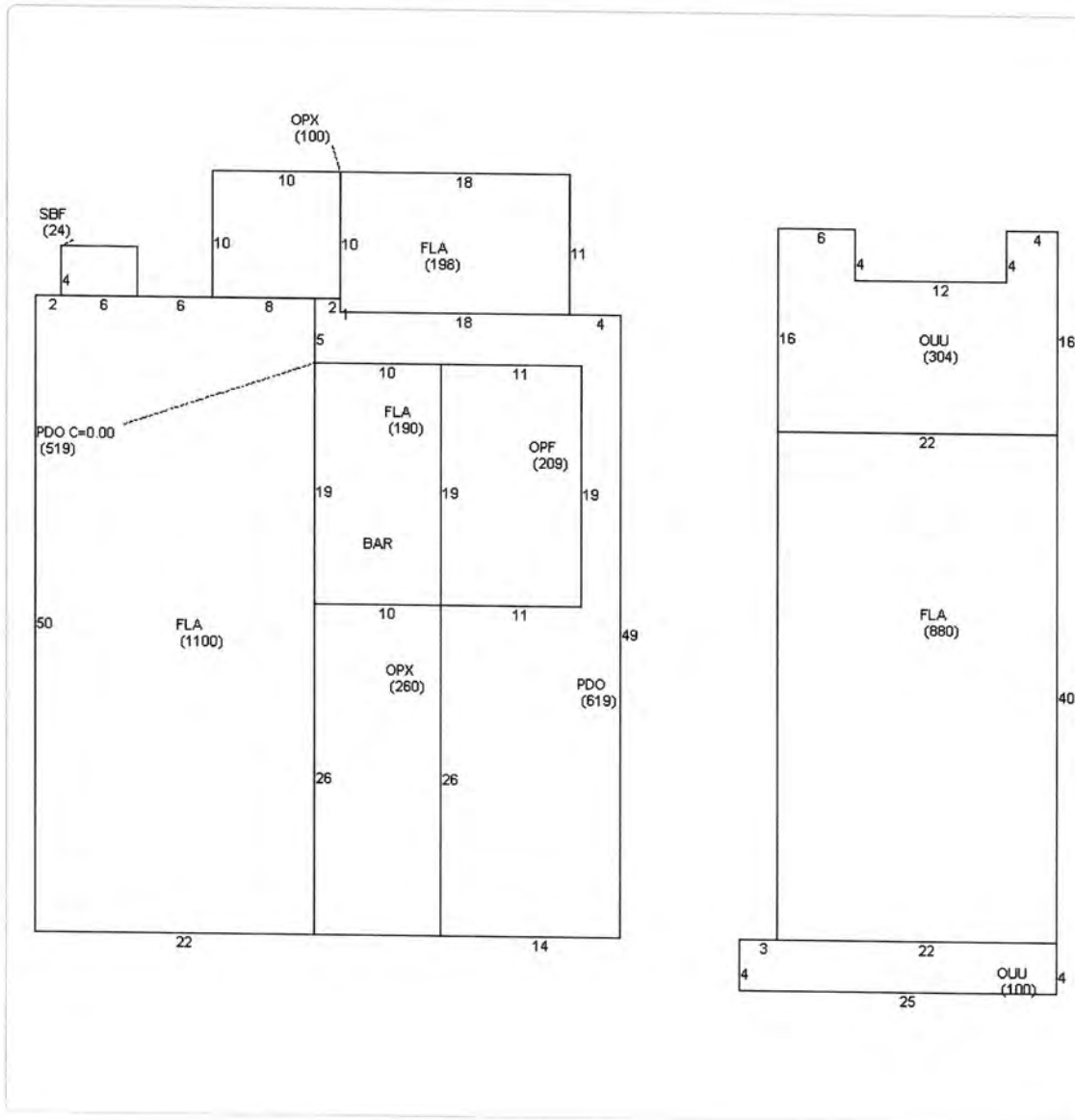
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
BLD2022-1073	5/4/2022		\$78,000	Commercial
BLD2020-0900	3/24/2020		\$7,500	Commercial
07-5028	11/13/2007	11/21/2007	\$5,800	Commercial
04-3328	12/9/2004	10/16/2004	\$9,900	Commercial
04-2159	10/15/2004	12/17/2004	\$4,500	Commercial
04-1414	7/14/2004	12/16/2004	\$1,950	Commercial
03-3603	10/27/2003	10/16/2004	\$38,500	Commercial
03-3558	10/9/2003	10/16/2004	\$1,000	Commercial
03-3380	9/29/2003	10/16/2004	\$8,900	Commercial
03-3286	9/12/2003	12/16/2004	\$7,500	Commercial
03-3118	9/9/2003	12/15/2003	\$600	Commercial
0000610	3/8/2000	8/1/2000	\$1,500	Commercial
0000447	2/23/2000	8/1/2000	\$6,200	Commercial
9902533	9/1/1999	11/15/1999	\$4,800	Commercial
9900607	2/19/1999	8/18/1999	\$2,000	Commercial
9800299	1/22/1999	8/18/1999	\$180	
9802844	11/23/1998	1/1/1999	\$15,000	Commercial
9802844	11/23/1998	8/18/1999	\$15,000	Commercial
9802844	10/27/1998	1/1/1999	\$15,000	Commercial
9700665	3/1/1997	8/1/1997	\$385	Commercial
9604697	12/1/1996	8/1/1997	\$1,800	Commercial
9604538	11/1/1996	12/1/1996	\$2,500	
9604139	10/1/1996	12/1/1996	\$1,000	
9604140	10/1/1996	12/1/1996	\$2,000	
9604229	10/1/1996	12/1/1996	\$5,000	
9603662	9/1/1996	8/1/1997	\$21,000	Commercial
9603818	9/1/1996	12/1/1996	\$730	
9603459	8/1/1996	8/1/1997	\$1	
9603523	8/1/1996	8/1/1997	\$5,000	

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: [5/31/2022, 2:22:49 AM](#)

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