



## **Historic Architectural Review Commission Staff Report for Item 7**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: March 22, 2022

Applicant: Artibus Design

Address: #1218 Margaret Street

### **Description of Work:**

Restoration of front porch. Replacement of all doors and windows. New covered porch at rear. Replacement of two side windows with doors. New pool and pool house.

### **Site Facts:**

The property under review contains a historic, one-story, mission-style principal structure and a non-historic, one-story accessory structure. The principal structure is listed on our survey as contributing, with a year built circa 1948.

The Sanborn maps (1948 and 1962) show that the house had a centralized, open front porch. A historic photo from 1965 shows the house with the centralized, mission-style front porch, which had been enclosed with louvers by that point. That porch was later demolished and replaced by the existing flat roof, which is considered non-historic.

The accessory structure appears on the 1962 Sanborn, although the footprint has been altered and expanded significantly since then. Staff, therefore, considers the existing accessory structure to be non-historic.

### **Guidelines Cited on Review:**

- Guidelines for Windows (pages 29-30), specifically guideline 3.
- Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 7, 9 and 11.
- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 5, 6, 7, 11, 13, 14, 19, 22, 26, 30, 32 and 33.

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 2, 6, 11, 12, 13, 14, 18, 22, 23, 24 and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment (page 39a), specifically guidelines 1 and 2.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Shed, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 3 and 9.

### Staff Analysis:

The Certificate of Appropriateness under review proposes restoration of the front porch, replacement of all doors and windows, the addition of a new covered porch at the rear, and the construction of a new pool and pool house.

The new proposed front porch seeks to restore the look of the historic front porch by creating a centralized open porch structure with arches and tiled roofing. It is difficult to discern the roofing material of the historic porch from the 1965 photo, but the proposed barrel tile roofing is typical of the Mission style, which we do not have many examples of in Key West. The historic photo shows the front porch enclosed, but it was originally an open porch, according to the Sanborn maps. The existing flat roof over the front porch is non-historic.

Most of the existing windows are proposed to be replaced with two-over-two aluminum units. The front door is to be replaced with a new wood unit with glazing. The rear fenestrations are to be replaced with three sets of aluminum French doors. Two windows on the North elevation are to be removed. One window on the South elevation is to be removed, and another window is to be replaced with a set of aluminum French doors. None of the existing doors and windows are historic.

A covered porch is proposed to be added onto the rear elevation. The structure is to be a flat roof supported by concrete columns and arches. The height is to be 12-feet-5-inches from grade, which will be shorter than the height of the main house. This new covered porch would be utilized as an outdoor dining/kitchen area.

A new one-story accessory structure is proposed at the rear of the property. The accessory structure is to be of wood frame construction with cementitious lap siding, a gabled metal roof, and aluminum windows. The height of the accessory structure is to be 13-feet-1-inch from the top of the proposed rear deck.

A rear deck and pool are also proposed as part of this application. The rear deck is to be 1-foot-9-inches from grade. The proposed pool is to be 10-feet by 17.5-feet and is to have a water feature wall. There is also a small deck proposed on the South side elevation.

### Consistency with Cited Guidelines:

Staff finds the proposal to be mostly consistent with the cited guidelines.

The new proposed front porch takes design cues from the front porch visible in the historic photo, though it does not replicate details of the historic porch exactly. In terms of design, scale, massing, proportions, and material, staff finds the proposed front porch to be appropriate to the historic

Mission-style house at 1218 Margaret Street. The removal of the existing non-historic flat roof over the porch, which would be required to construct the new front porch, is encouraged by guidelines 32 and 33 under Additions and Alterations.

None of the existing windows and doors at 1218 Margaret Street are historic. The proposal to use aluminum replacement windows throughout the house is considered appropriate by staff, as the house was built circa 1948 (after aluminum windows were made available in Key West). Other changes to the fenestration are not in conflict with the guidelines, as none of the windows or doors are original. The new wood front door that is proposed is more appropriate to the Mission style of the house than what currently exists.

The proposed covered porch addition on the rear elevation does not conflict with any of the cited guidelines. The scale, form, massing, proportion, material, and location at the rear, are found by staff to be appropriate in relation to the historic house.

According to guideline 1 under Outbuildings, “Accessory structures shall be compatible with the principal structure on the lot in materials, detailing, color, style, design, height, scale and massing.” The proposed accessory structure is not exactly compatible with the principal structure in terms of materials, detailing, and design (the proposed accessory structure is in the wood frame vernacular style, while the principal structure is in the concrete/stucco Mission style). However, scale, form, materials, and character are consistent with other accessory structures in the surrounding context, which is in accordance with guidelines 11, 12, 13, 14, 18, and 22 under New Construction. These particular guidelines under New Construction are specific in utilizing buildings of same land use as the context, not necessarily the principal building on the site. Guideline 2 under New Construction also states that, “Acceptable development may be designed in a variety of architectural styles, so long as the design preserves or enhances and reflects the sense of place and creates a continuity of character of the area.”

The proposed rear deck and pool meet the current guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment. The proposed side deck also meets the current guidelines, as it is not on a street-side yard, it is not in front of the front façade, and it will be screened by a 6-foot fence according to the submitted plans.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1218 Margaret St, Key West, FL 33040	
NAME ON DEED:	Mark F Baker and Aasma Baker	PHONE NUMBER
OWNER'S MAILING ADDRESS:	1218 Margaret St, Key West, FL 33040	EMAIL aasma.ikramuddin@gmail.com
APPLICANT NAME:	Serge Mashtakov P.E.	PHONE NUMBER (305) 304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd, Key West, FL 33040	EMAIL Serge@artibusdesign.com
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 02/19/22

**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 ☒

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Demolition of the front porch floor and roof. Restoration of front porch similar to historic photo.
Replacement of all doors and windows, new covered porch in the rear of structure. Replacement of two side windows with doors within opening limits.
Demolition of the existing shed structures. New pool and pool house with associated equipment.
<b>MAIN BUILDING:</b> See above.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

**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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)**

<b>ACCESSORY STRUCTURE(S):</b> Proposed pool house and pool in the rear of the property.	
<b>PAVERS:</b> New brick pavers, HARC approved style.	<b>FENCES:</b> New 4ft wood picket fence in the front yard. 6ft wood picket
Front driveway and walkway.	On sides after the front setback and in the rear.
<b>DECKS:</b> Concrete front porch, wood frame deck in the rear w/	<b>PAINTING:</b> HARC approved pastel color
Open deck along the right side of the property w/composit decking.	Per approved submitted color
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
No major grading is proposed.	10ft*17.5ft pool with equipment behind water feature wall
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>		<b>EXPIRES ON:</b>
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:
<b>REASONS OR CONDITIONS:</b>			
<b>STAFF REVIEW COMMENTS:</b>			
<b>FIRST READING FOR DEMO:</b>		<b>SECOND READING FOR DEMO:</b>	
<b>HARC STAFF SIGNATURE AND DATE:</b>		<b>HARC CHAIRPERSON SIGNATURE AND DATE:</b>	

**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
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1218 Margaret St, Key West, FL 33040
PROPERTY OWNER'S NAME:	Mark F Baker and Aasma Baker
APPLICANT NAME:	Serge Mashtakov, P.E. Artibus Design LLC

*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.***

<i>Aasma Baker      Mark Baker</i>	2/20/2022 Aasma & Mark Baker
PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the existing front porch floor and roof, demolition of non-historic sheds in rear
Demolition of two left side windows and replacement with doors. Abandonment of two right side windows.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>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):</b>
(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.
N/A
(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.
No distinctive architectural style is represented in demolished elements.

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.
<b>Not associated with events of local, state nor national history.</b>
(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.
<b>No significant character, interest, or value is affected by the proposed demolition.</b>
(d) Is not the site of a historic event with significant effect upon society.
<b>Property is not the site of a historic event.</b>
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
<b>No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.</b>
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
<b>Does not portray the environment in an era of history.</b>
(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.
<b>N/A</b>
(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.
<b>N/A</b>

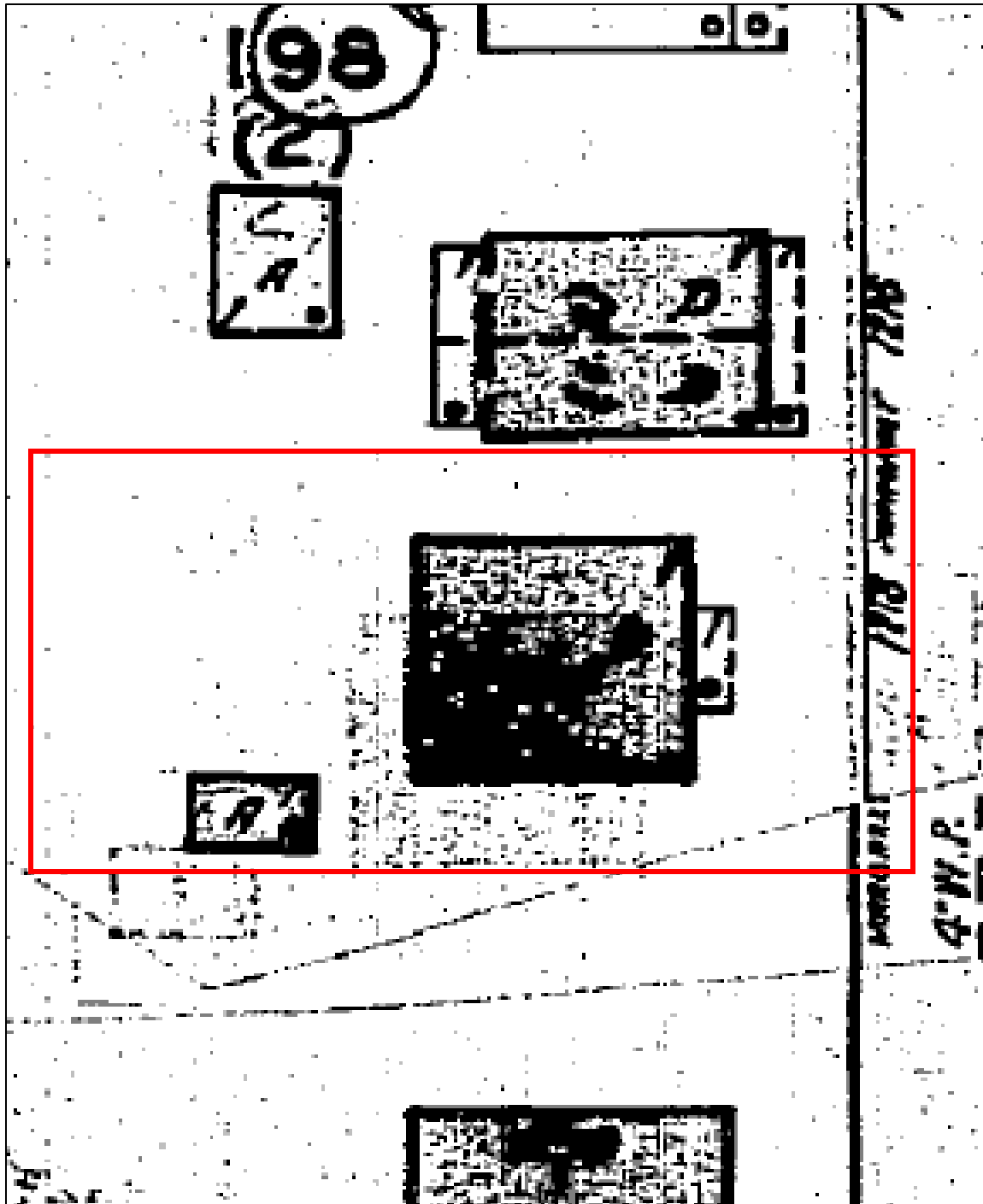


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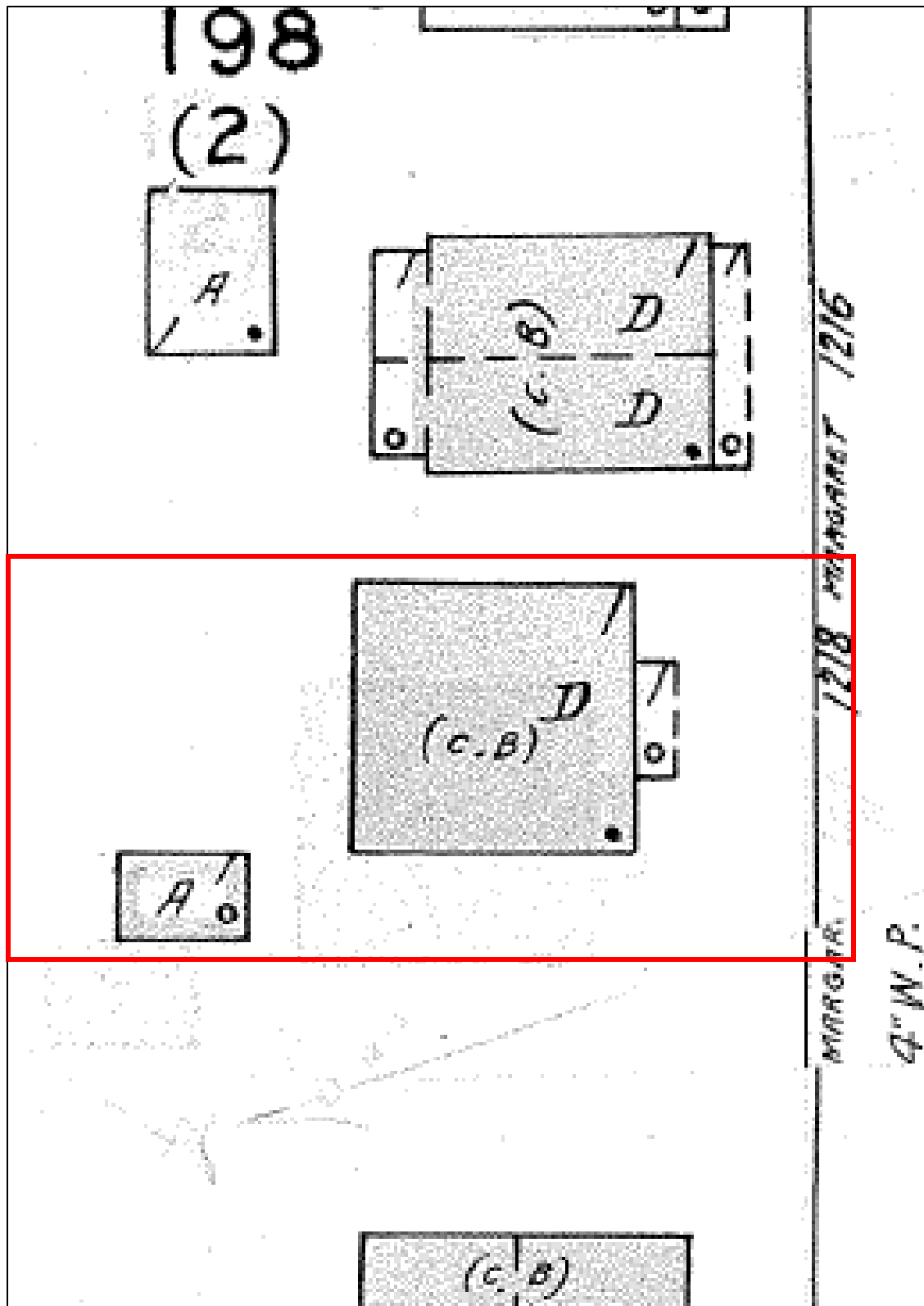
(i) Has not yielded, and is not likely to yield, information important in history,
<b>Has not yielded and is not likely to yield information important in history.</b>

<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
<b>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):</b>
(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.
<b>Existing elements are not important in defining the overall historic character of a district.</b>
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
<b>No historic relationship between other buildings or structures and open space.</b>
(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.
<b>Not defining to the historic character of a site or the surrounding district.</b>
(4) Removing buildings or structures that would otherwise qualify as contributing.
<b>Does not qualify as contributing structure.</b>

# SANBORN MAPS



1948 Sanborn map with the property at 1218 Margaret Street indicated in red. Scanned image is low quality, but the physical copy of the map shows an open circle on the front porch (here it appears as a black dot). Open circles indicate non-combustible roofing material such as metal or tile.



1962 Sanborn map with the property at 1218 Margaret Street indicated in red. Open circle on the front porch roof indicates non-combustible roofing material such as metal or tile.

# PROJECT PHOTOS



1965 photo showing the main building at 1218 Margaret Street. The historic, centralized, mission-style porch is visible, but is enclosed with louvers. Roofing material is difficult to discern from the photo.

1 2 1 8 M A R G A R E T S T.



HISTORICAL PICTURE





FRONT VIEW







REAR VIEW

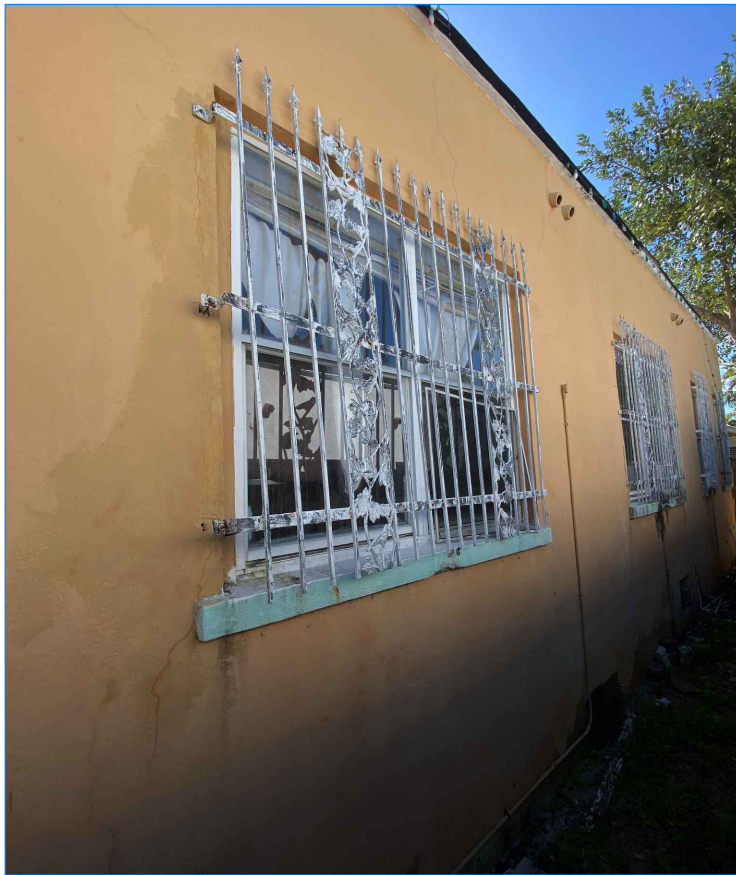




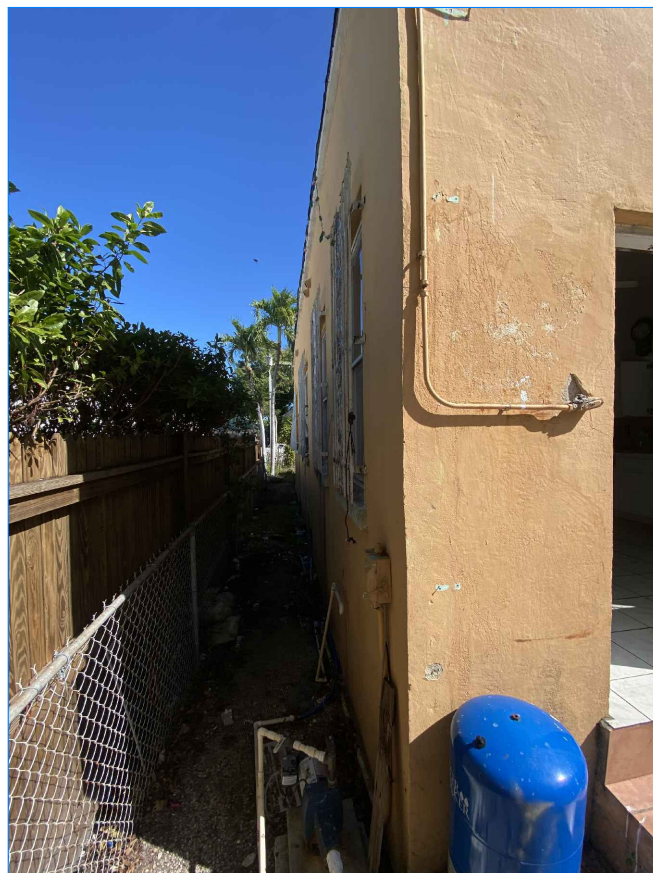


LEFT SIDE VIEW





RIGHT SIDE VIEW



# SURVEY



BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N34°02'44"W ASSUMED  
ALONG THE CENTERLINE OF  
MARGARET STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

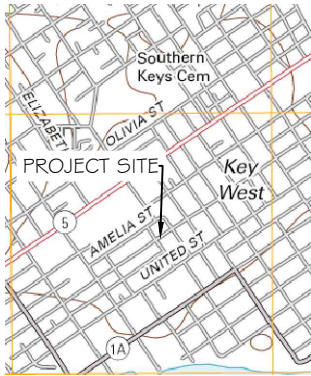
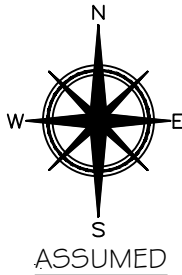
ADDRESS:  
1218 MARGARET STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X-SHADED  
BASE ELEVATION: N/A

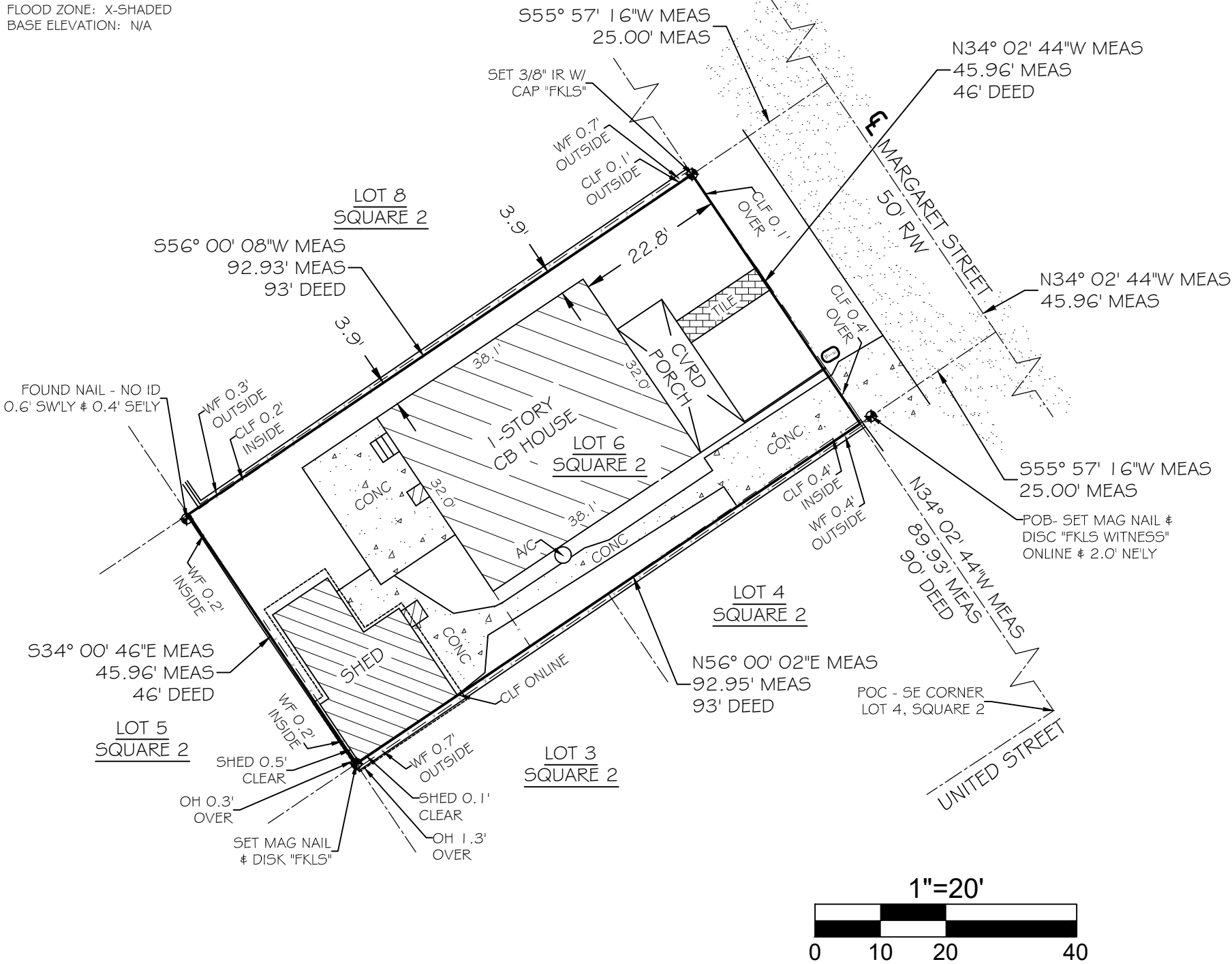
# MAP OF BOUNDARY SURVEY

## LEGEND

- 0 - WATER METER
- 1 - SANITARY SEWER CLEAN OUT
- 2 - MAILBOX
- 3 - WOOD POWER POLE
- 4 - CONCRETE POWER POLE



LOCATION MAP - NTS  
SEC. 05-T68S-R25E



## LEGAL DESCRIPTION -

On the Island of Key West and known as Lot No. 6 in Square No. 2 of Tract No. 12, according to the Key West Investment Company's amended diagram of part of tract 12, recorded in Plat Book One (1) Page 49, Monroe County, Florida public records, and which is bounded and described as follows: commencing 90 feet from the corner of Margaret and United streets, and running thence along Margaret Street in a Northwest direction 46 feet; thence at right angles in a Southwest direction 93 feet; thence at right angles in a Southeast direction 46 feet; thence at right angles in a Northeast direction 93 feet to the point of beginning on Margaret Street.

## CERTIFIED TO -

MARK AND AASMA BAKER

TOTAL AREA = 4,271.67 SQFT ±

NOTE: 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.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2' CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	R/W = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELT = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHW = OVERHEAD WIRES	UR = UNREADABLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FND = FOUND	PK = PARKER KALON NAIL	WM = WATER METER
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	12/02/2021
MAP DATE	12/15/2021
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	IDG
JOB NO.:	21-563

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, FBM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



## FLORIDA KEYS LAND SURVEYING

21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKL5email@Gmail.com

# PROPOSED DESIGN

HARC APPLICATION DRAWINGS  
FOR  
1218 MARGARET ST



SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:  
1218 MARGARET ST,  
KEY WEST, FL 33040

CLIENT:  
AASMA AND MARK BAKER

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL	
SIGNATURE:	
DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

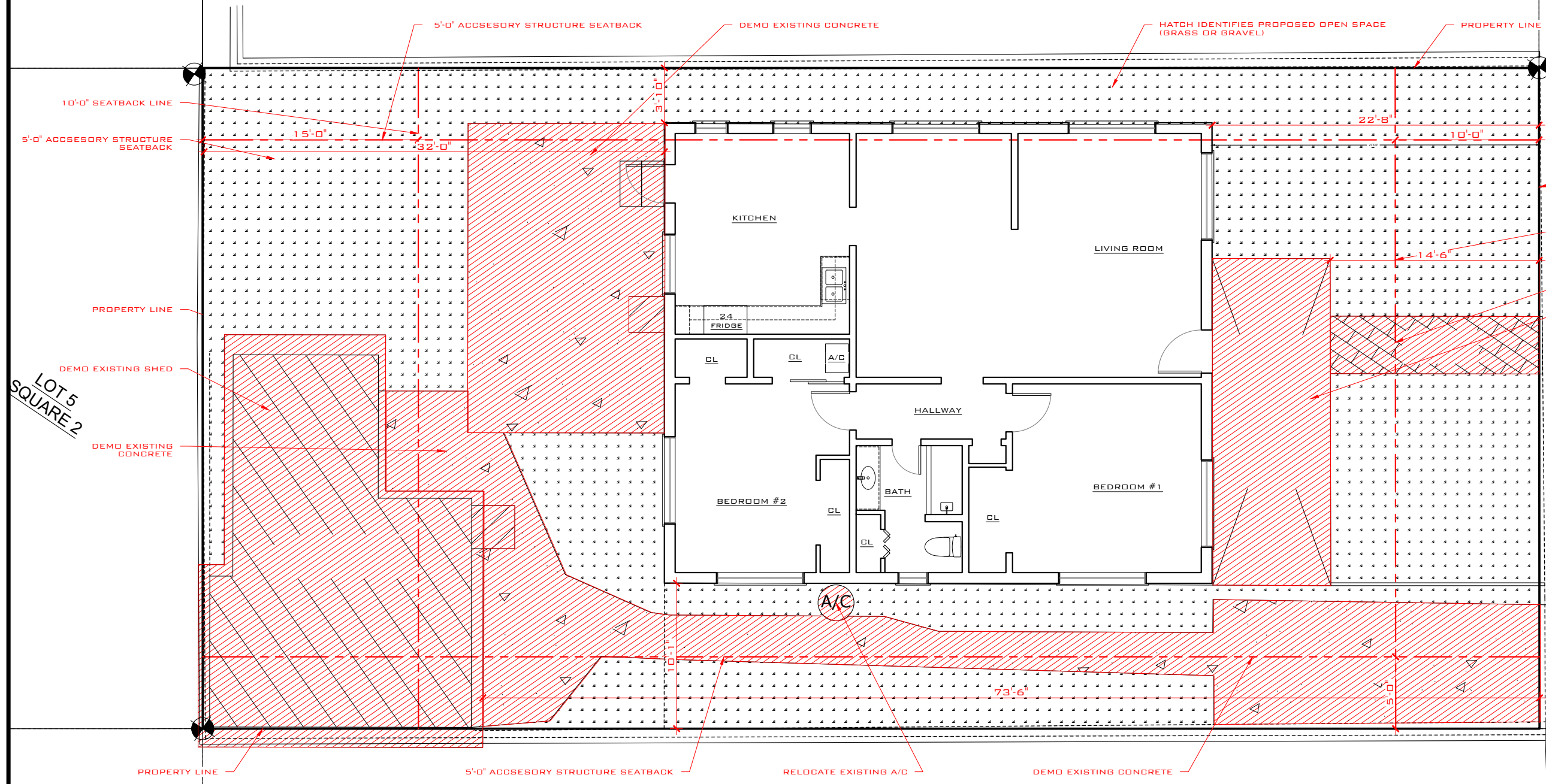
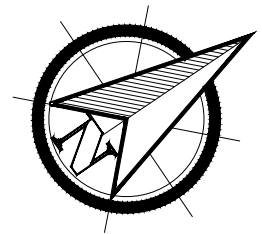
	<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING
---	---

ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835
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CLIENT: AASMA AND MARK BAKER
PROJECT: 1218 MARGARET ST

SITE: 1218 MARGARET ST, KEY WEST, FL 33040			
TITLE: COVER			
SCALE AT 11x17: AS SHOWN	DATE: 02/28/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-05	DRAWING NO: G-100	REVISION: 1	

LOT 8  
SQUARE 2



LOT 5  
SQUARE 2

LOT 3  
SQUARE 2

LOT 4  
SQUARE 2

**EXISTING FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
AASMA AND MARK BAKER

PROJECT:  
1218 MARGARET ST

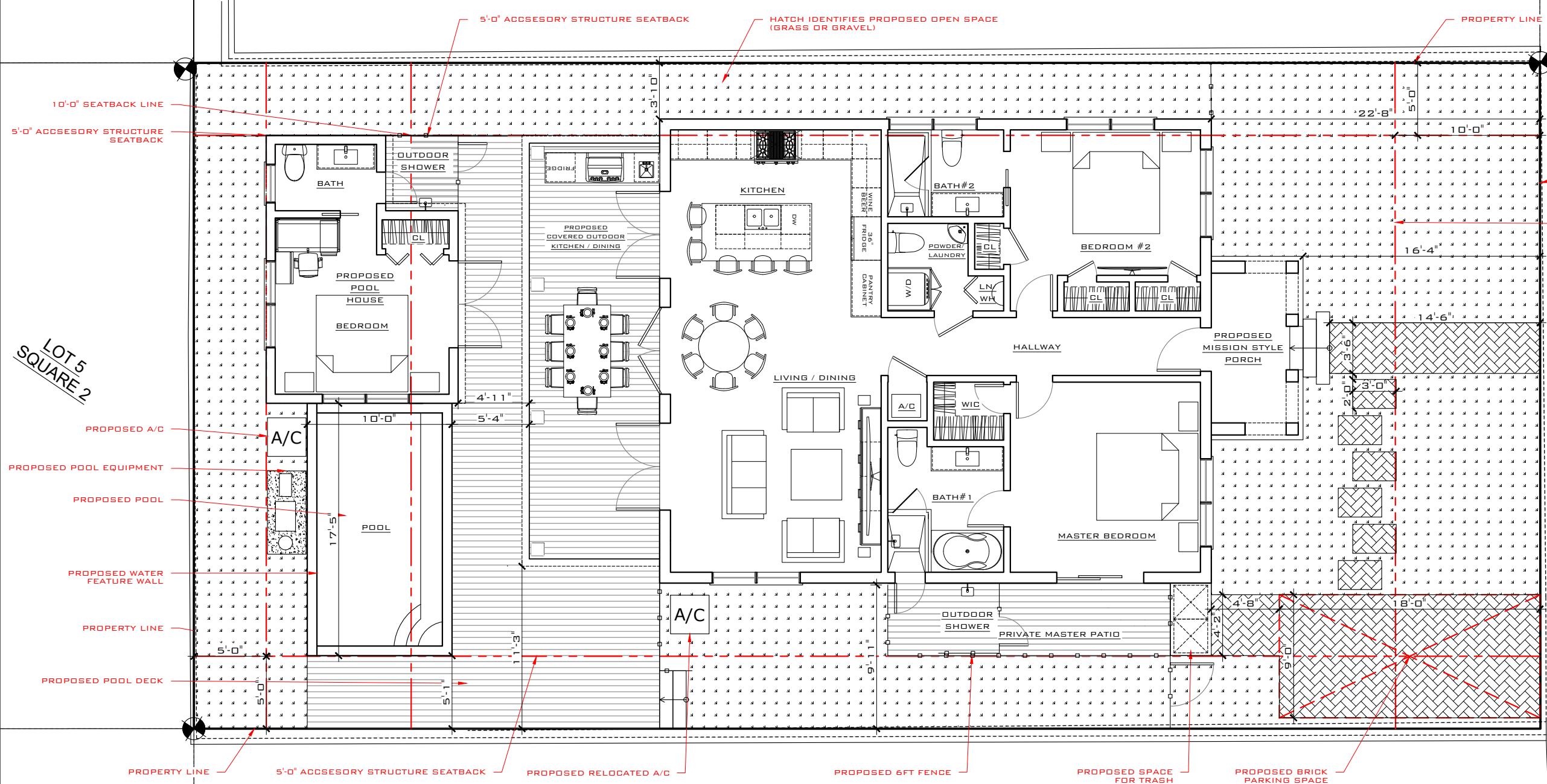
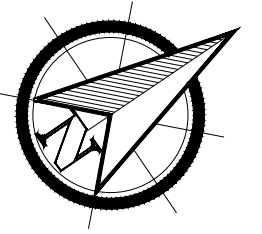
SITE:  
1218 MARGARET ST,  
KEY WEST, FL 33040

TITLE:  
EXISTING SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/21/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-05	C-101	1	



LOT 8  
SQUARE 2



LOT 5  
SQUARE 2

LOT 3  
SQUARE 2

LOT 4  
SQUARE 2

# PROPOSED FLOOR PLAN

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: 01	DESCRIPTION: AS SHOWN	BY: _____	DATE: _____
STATUS: FINAL			



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: AASMA AND MARK BAKER

PROJECT: 1218 MARGARET ST

SITE: 1218 MARGARET ST, KEY WEST, FL 33040			
TITLE: PROPOSED SITE PLAN			
SCALE AT 11x17: AS SHOWN	DATE: 02/21/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-05	DRAWING NO: C-102	REVISION: 1	

SITE DATA:

TOTAL SITE AREA: ±4,271.67 SQ.FT

LAND USE: HMDR ( HISTORIC MEDIUM DENSITY RESIDENTIAL)

FLOOD ZONE: X

SETBACKS

FRONT:

REQUIRED 10'-0"

EXISTING 14'-6"

PROPOSED 16'-4"

LEFT SIDE:

REQUIRED 5'-0"

EXISTING 10'-1"

PROPOSED NO CHANGES

RIGHT SIDE:

REQUIRED 5'-0"

EXISTING 3'-10"

PROPOSED NO CHANGES

REAR:

REQUIRED 15'-0"

EXISTING 32'-0"

PROPOSED 21'-8"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (2,563.00 SQ.FT.)

EXISTING 62.59 % (±2,673.73 SQ.FT.)

PROPOSED 53.82 % (±2,299.34 SQ.FT.)

IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (2,135.83 SQ.FT.)

EXISTING 43.09 % (±1,840.69 SQ.FT.)

PROPOSED 42.28% (±1,831.01 SQ.FT.)

IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (1495.08 SQ.FT.)

EXISTING 37.41% (±1597.99 SQ.FT.)

PROPOSED 35.24% (±1,505.69 SQ.FT.)

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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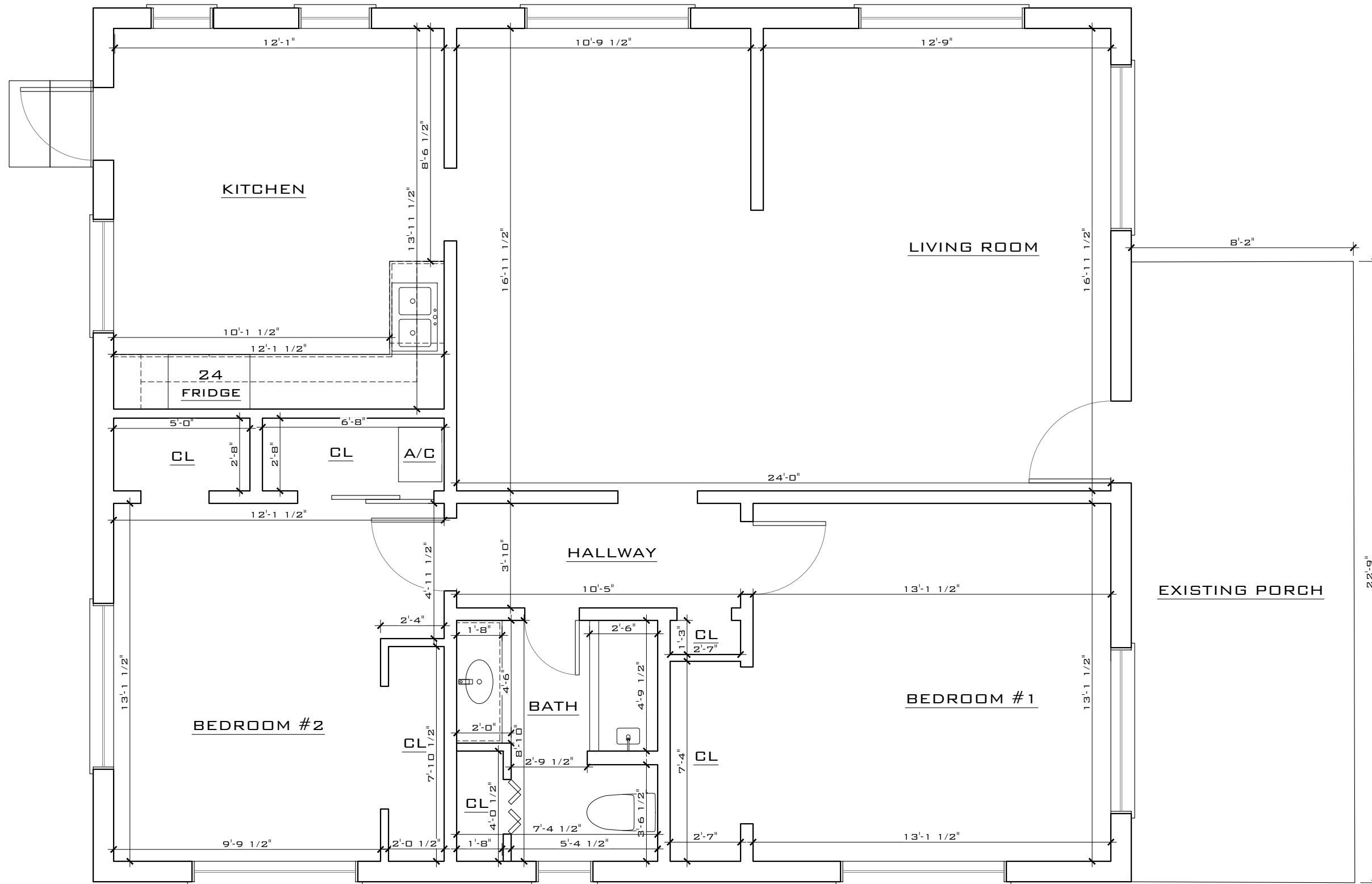
CLIENT:  
AASMA AND MARK BAKER

PROJECT:  
1218 MARGARET ST

SITE:  
1218 MARGARET ST  
KEY WEST, FL 33040

TITLE:  
SITE DATA

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/21/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-05	C-103	1	



## EXISTING FLOOR PLAN

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL	
SIGNATURE:	
DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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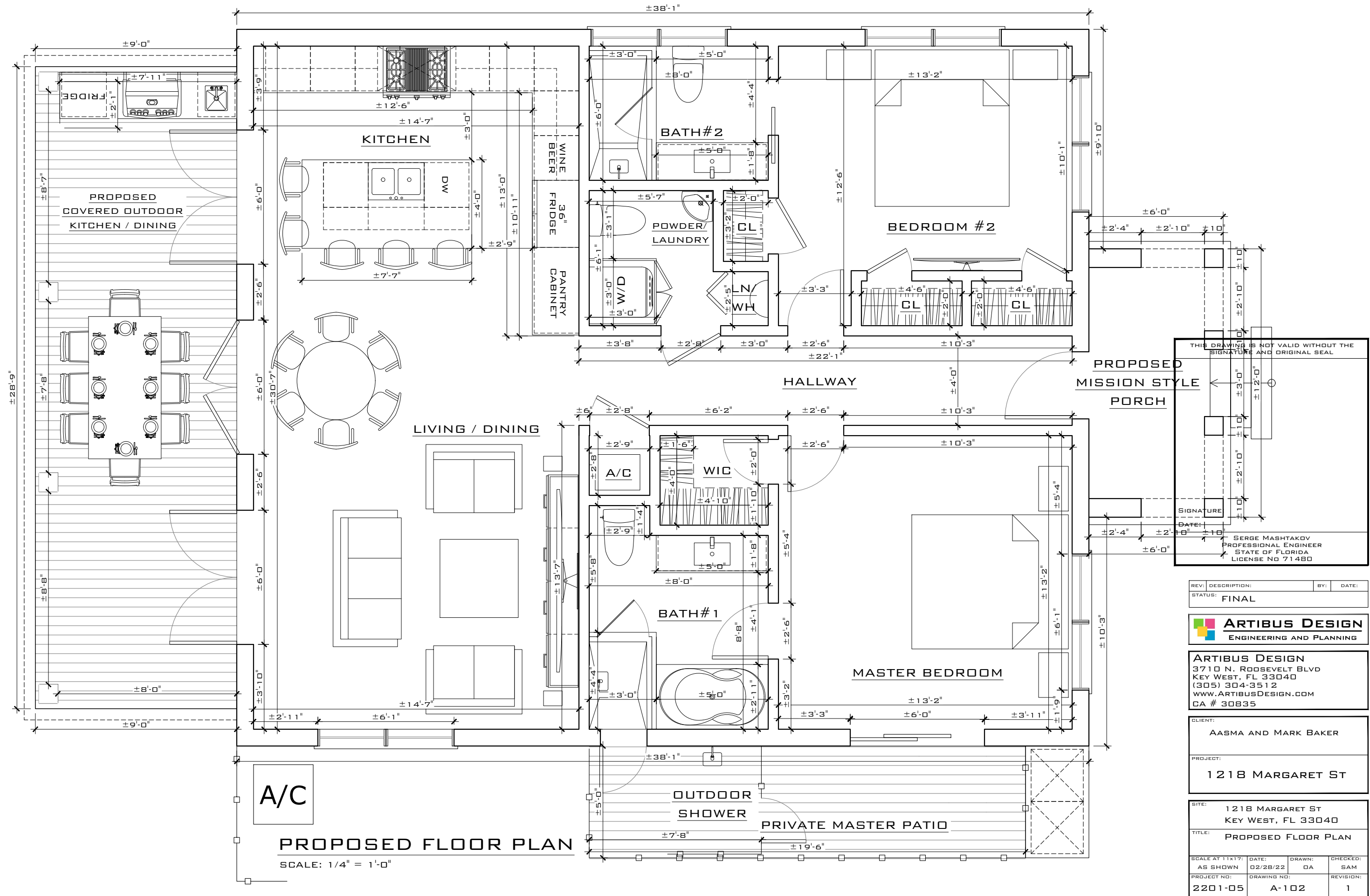
CLIENT:
AASMA AND MARK BAKER

PROJECT:
1218 MARGARET ST

SITE:
1218 MARGARET ST, KEY WEST, FL 33040

TITLE:
EXISTING FLOOR PLAN

SCALE AT 1/4"=1'-0": AS SHOWN	DATE: 02/28/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-05	DRAWING NO: A-101	REVISION: 1	



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DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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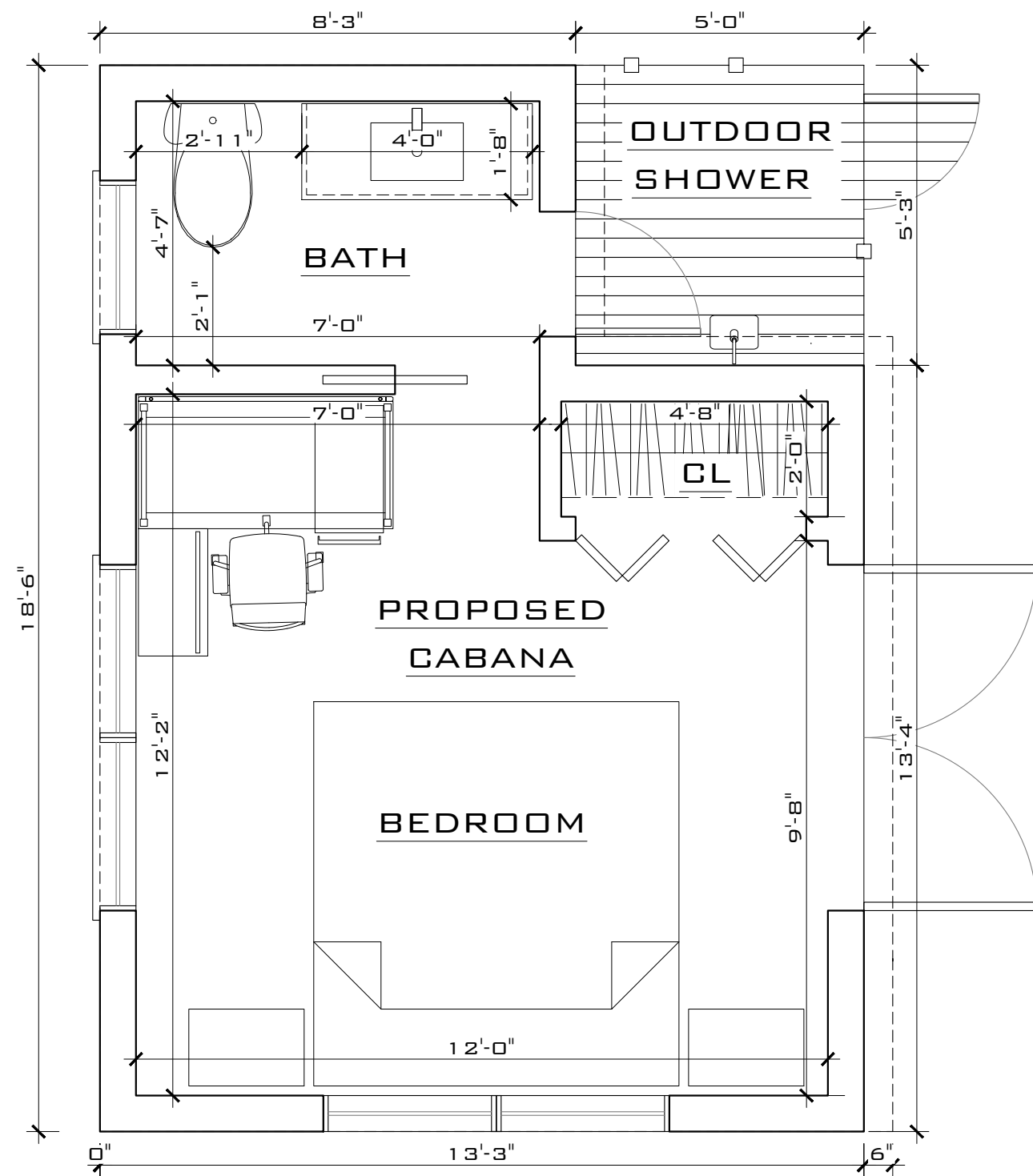
CLIENT:  
**AASMA AND MARK BAKER**

PROJECT:  
**1218 MARGARET ST**

SITE:  
**1218 MARGARET ST  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED FLOOR PLAN**

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/28/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-05	A-102		1



**PROPOSED FLOOR PLAN**  
**ACCESSORY STRUCTURE**  
SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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CLIENT:  
AASMA AND MARK BAKER

PROJECT:  
1218 MARGARET ST

SITE: 1218 MARGARET ST KEY WEST, FL 33040			
TITLE: PROPOSED FLOOR PLAN			
SCALE AT 11x17: AS SHOWN	DATE: 02/28/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-05	DRAWING NO: A-103	REVISION: 1	



**EXISTING FRONT ELEVATION**

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



**PROPOSED FRONT ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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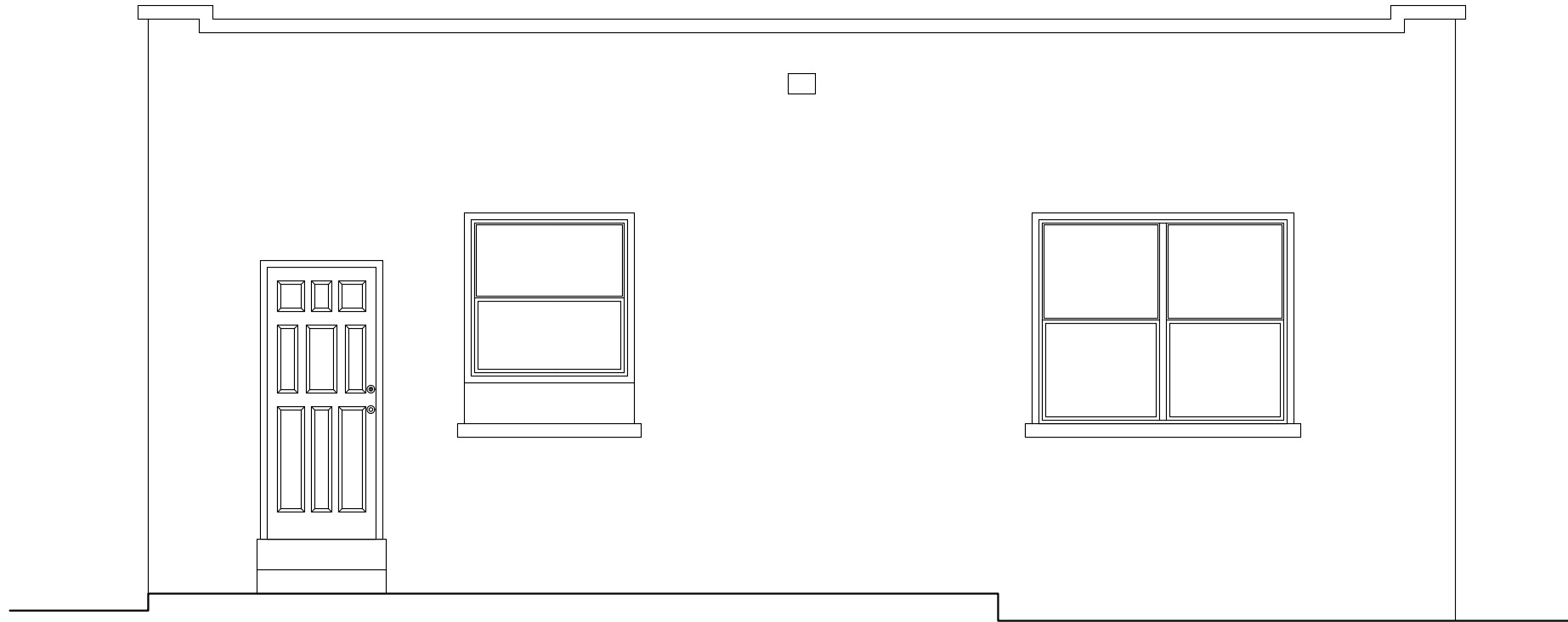
CLIENT:  
**AASMA AND MARK BAKER**

PROJECT:  
**1218 MARGARET ST**

SITE:  
**1218 MARGARET ST,  
KEY WEST, FL 33040**

TITLE:  
**FRONT ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/28/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-05	A-104	1	



## EXISTING REAR ELEVATION

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



## PROPOSED REAR ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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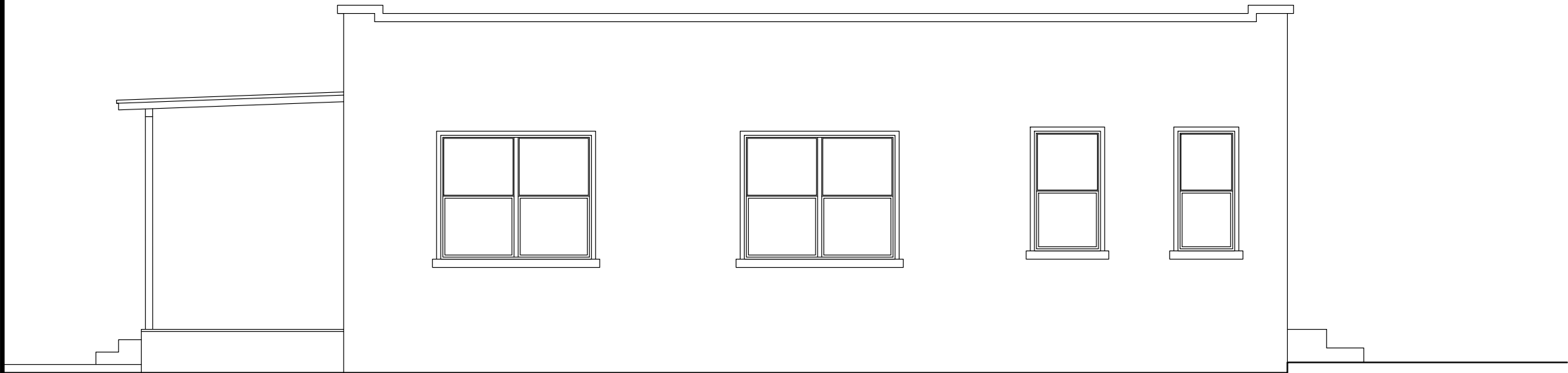
CLIENT:  
AASMA AND MARK BAKER

PROJECT:  
1218 MARGARET ST

SITE:  
1218 MARGARET ST,  
KEY WEST, FL 33040

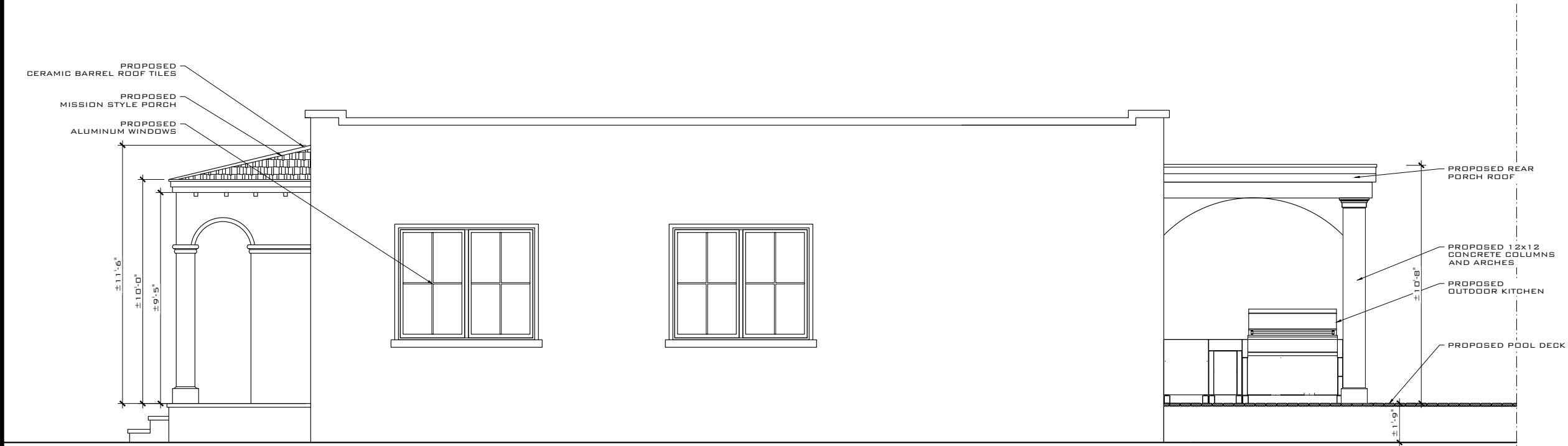
TITLE:  
REAR ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/28/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-05	A-105	1	



EXISTING RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL	
SIGNATURE:	
DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

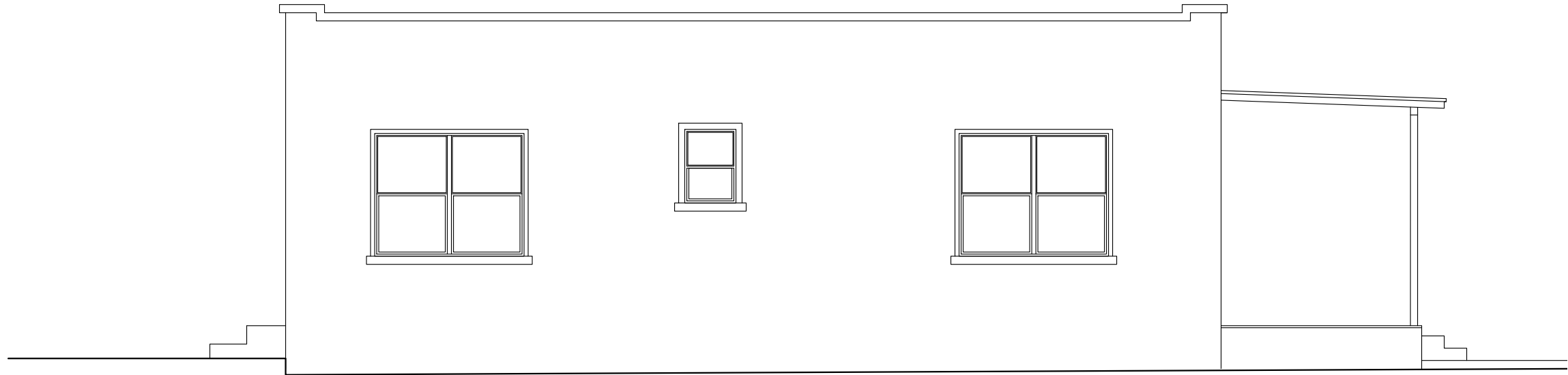


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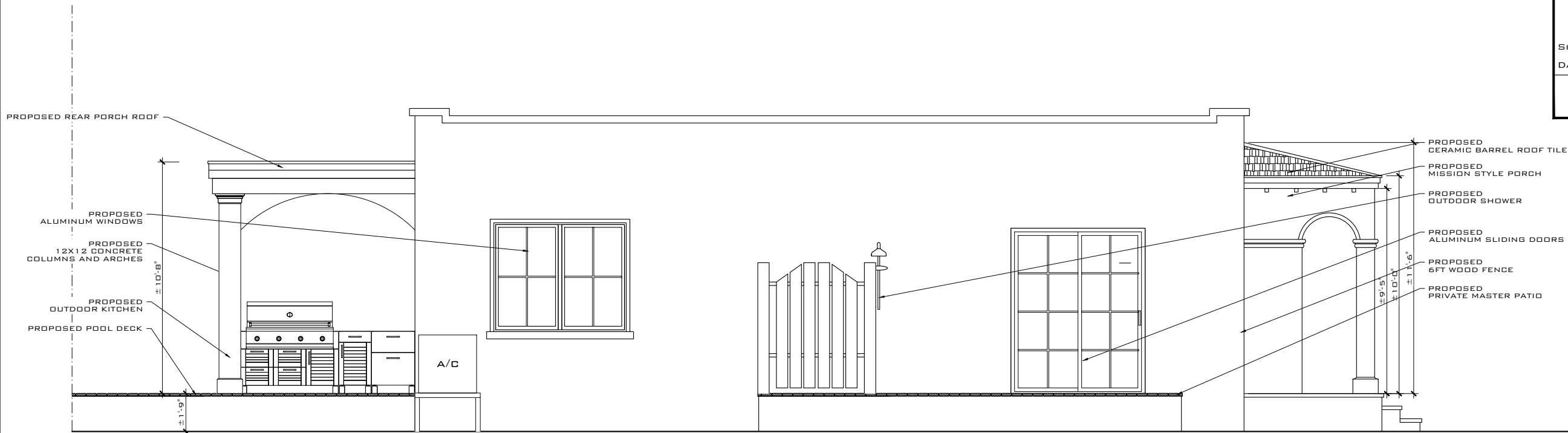
CLIENT:	AASMA AND MARK BAKER
PROJECT:	1218 MARGARET ST

SITE:	1218 MARGARET ST, KEY WEST, FL 33040		
TITLE:	RIGHT ELEVATION		
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/28/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-05	A-106	1	





EXISTING LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

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CA # 30835

CLIENT:  
AASMA AND MARK BAKER

PROJECT:  
1218 MARGARET ST

SITE:  
1218 MARGARET ST,  
KEY WEST, FL 33040

TITLE:  
LEFT ELEVATION

SCALE AT 1/16": AS SHOWN	DATE: 02/28/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-05	DRAWING NO: A-107	REVISION: 1	



**PROPOSED FRONT ELEVATION  
(POOL HOUSE)**

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



**PROPOSED REAR ELEVATION  
(POOL HOUSE)**

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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

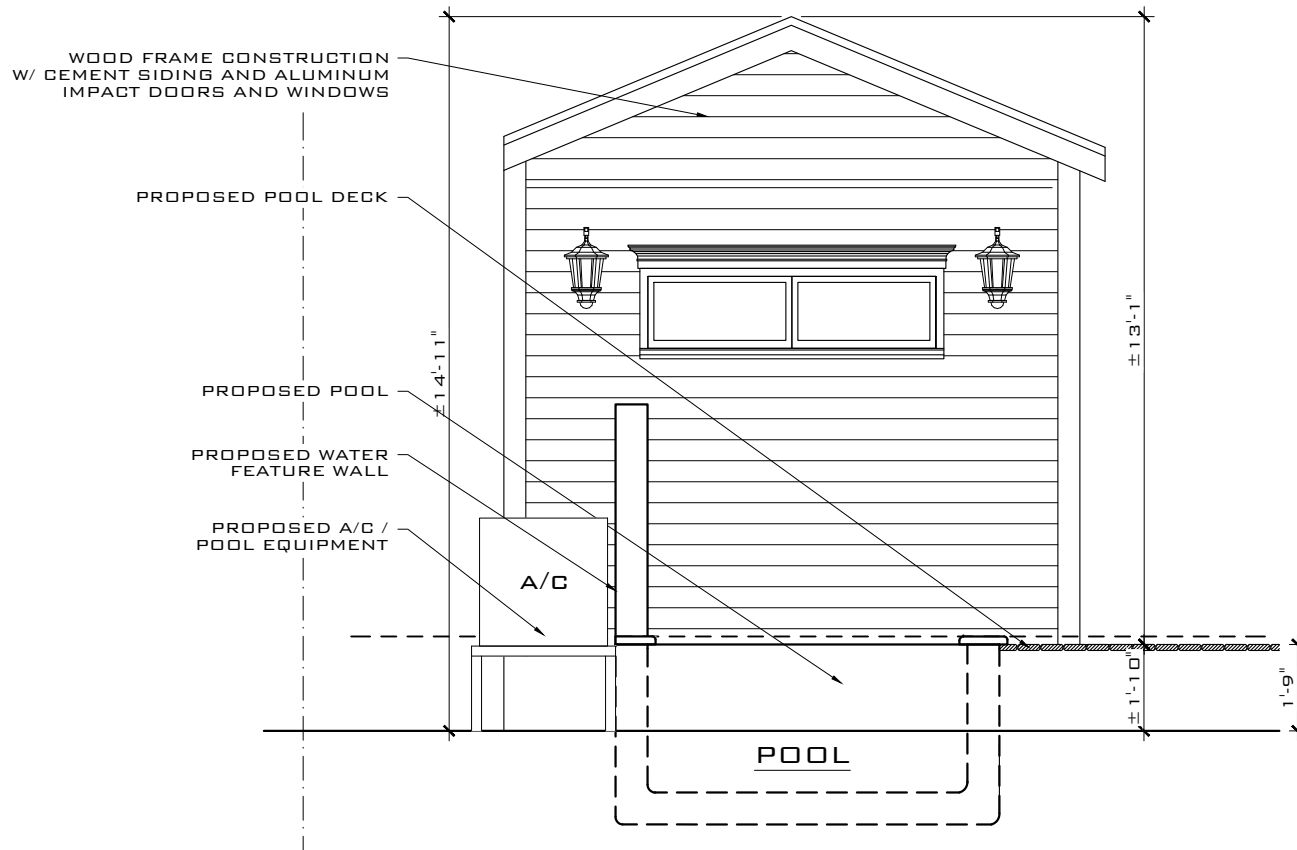
CLIENT:  
**AASMA AND MARK BAKER**

PROJECT:  
**1218 MARGARET ST**

SITE:  
**1218 MARGARET ST,  
KEY WEST, FL 33040**

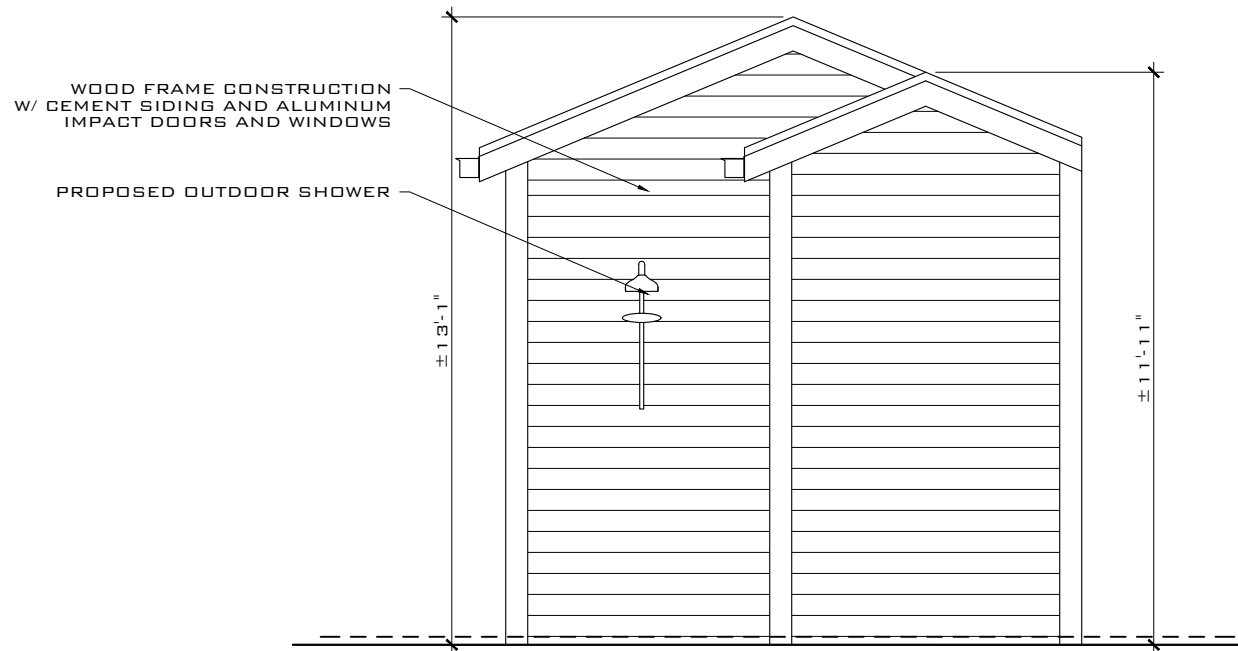
TITLE:  
**PROPOSED ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 02/28/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-05	DRAWING NO: A-108	REVISION: 1	



**PROPOSED LEFT ELEVATION  
(POOL HOUSE)**

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



**PROPOSED RIGHT ELEVATION  
(POOL HOUSE)**

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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



**ARTIBUS DESIGN**  
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CA # 30835

CLIENT:  
AASMA AND MARK BAKER

PROJECT:  
1218 MARGARET ST

SITE:  
1218 MARGARET ST,  
KEY WEST, FL 33040  
TITLE:  
PROPOSED ELEVATION

SCALE AT 11x17: AS SHOWN	DATE: 02/28/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2201-05	DRAWING NO: A-109	REVISION: 1	

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 22, 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, or type this link into your browser:

[http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

**RESTORATION OF FRONT PORCH. REPLACEMENT OF ALL DOORS AND WINDOWS. NEW COVERED PORCH AT REAR. REPLACEMENT OF TWO SIDE WINDOWS WITH DOORS. NEW POOL AND POOL HOUSE. DEMOLITION OF FRONT PORCH AND ACCESSORY STRUCTURES.**

**#1218 MARGARET STREET**

**Applicant – Artibus Design Application #H2022-00010**

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 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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.

## HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

**BEFORE ME**, the undersigned authority, personally appeared Artibus Design, 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:  
1218 Margaret Street on the  
11 day of March, 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 22 of March, 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 H2022-0010.

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

**Signed Name of Affiant:**

Artibus Design  
**Date:** 03/11/2022  
**Address:** 3710 N. Roosevelt Blvd  
**City:** Key West  
**State, Zip:** 33040

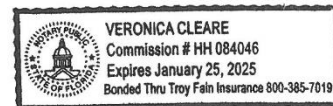
The forgoing instrument was acknowledged before me on this 16<sup>th</sup> day of March, 2022.

By (Print name of Affiant) Haichenis Alene who is personally known to me or has produced FL, DL as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)  
My Commission Expires: 1/25/2025







# 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 00029540-000000  
 Account# 1030309  
 Property ID 1030309  
 Millage Group 10KW  
 Location 1218 MARGARET ST, KEY WEST  
 Address  
 Legal LT 6 SQR 2 TR 12 KW INVESTMENT CO SUB PB 1-49 OR 245-439 OR 375-940 OR 500-39 OR 766-601 OR 1473-2260  
 Description OR 2660-1280 OR 2097-1338 OR 2504-253 OR 2558-595 OR 2635-1368 OR 2635-1369 OR 2687-40 OR 3142-2248  
 (Note: Not to be used on legal documents.)  
 6097  
 Neighborhood SINGLE FAMILY RESID (0100)  
 Property Class  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



### Owner

BAKER MARK F  
 1218 Margaret St  
 Key West FL 33040  
 BAKER AASMA  
 1218 Margaret St  
 Key West FL 33040

### Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$91,985	\$91,985	\$91,985	\$93,401
+ Market Misc Value	\$2,126	\$2,134	\$2,309	\$2,324
+ Market Land Value	\$474,858	\$474,858	\$465,233	\$502,515
= Just Market Value	\$568,969	\$568,977	\$559,527	\$598,240
= Total Assessed Value	\$568,969	\$568,977	\$559,527	\$598,240
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$568,969	\$568,977	\$559,527	\$598,240

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	4.278.00	Square Foot	46	93

### Buildings

Building ID 2277  
 Style GROUND LEVEL  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1881  
 Finished Sq Ft 1240  
 Stories 1 Floor  
 Condition POOR  
 Perimeter 142  
 Functional Obs 0  
 Economic Obs 0  
 Depredation % 36  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls C.B.S.  
 Year Built 1948  
 Effective Year Built 1989  
 Foundation CONCR FTR  
 Roof Type FLATOR SHED  
 Roof Coverage TAR & GRAVEL  
 Flooring Type CONC ABOVE GRD  
 Heating Type NONE with 0% NONE  
 Bedrooms 3  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 500  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	189	0	60
CBF	FINISHED CABAN	452	0	94
FLA	FLOOR LIV AREA	1,240	1,240	142
TOTAL		1,881	1,240	296

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1952	1953	1	320 SF	1
CH LINK FENCE	1964	1965	1	1112 SF	1
TILE PATIO	1992	1993	1	48 SF	1



2/23/22, 3:52 PM

qPublic.net - Monroe County, FL - Report: 00029540-000000

#### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/30/2021	\$860,000	Warranty Deed	2352583	3142	2248	01 - Qualified	Improved
5/23/2014	\$100	Quit Claim Deed		2687	40	11 - Unqualified	Improved
2/17/2012	\$100	Quit Claim Deed		2558	595	11 - Unqualified	Improved
2/7/2011	\$100	Quit Claim Deed		2504	253	11 - Unqualified	Improved
6/1/1978	\$44,000	Conversion Code		766	601	Q - Qualified	Improved

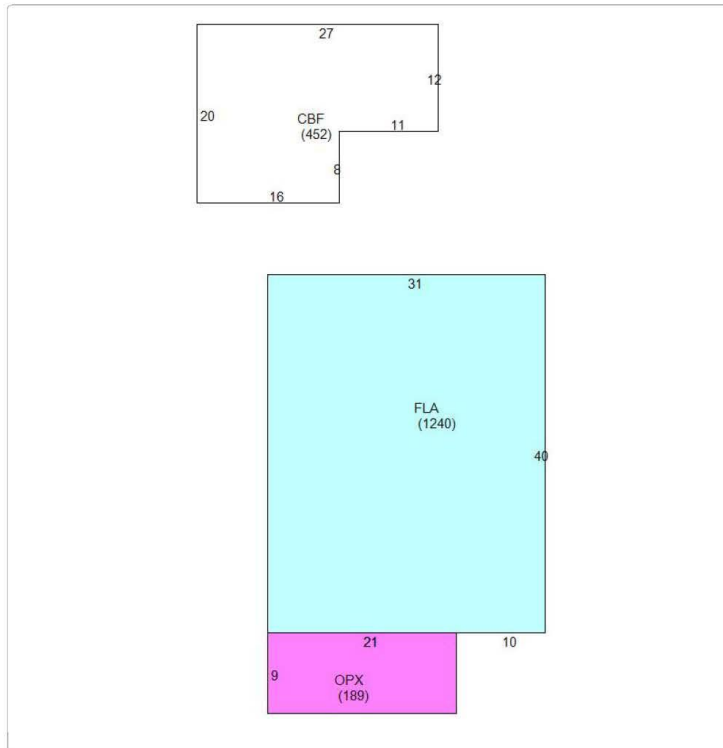
#### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
09-0891	4/3/2009	7/13/2010	\$500		DEMO REAR SHED
9701510	5/1/1997	8/1/1997	\$1,800		WINDOW REPLACEMENT

#### View Tax Info

[View Taxes for this Parcel](#)

#### Sketches (click to enlarge)



#### Photos



## Map



## TRIM Notice

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

## 2021 Notices Only

No data available for the following modules: Exemptions.

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

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

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Developed by



Version 2.3.177