



Historic Architectural Review Commission Staff Report for Item 8

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:

Demolition of front porch and accessory structure.

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.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218, Criteria for demolitions.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of a non-historic front porch and a non-historic accessory structure. The proposed demolition would allow for the

construction of a new front porch, a covered porch at the rear, and a new accessory structure. Plans for the renovations, additions, and new construction are under review as part of this application.

It is staff's opinion that the request for the demolition of the existing non-historic front porch and accessory structure shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

- (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the removal of the non-historic elements will not have a negative effect on the character of the surrounding neighborhood.

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

The elements proposed for demolition are non-historic.

- (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;*

The elements under review have not acquired historic significance that is important to the site or surrounding district.

- (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the elements in question will not qualify as a contributing to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

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 ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: 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.
MAIN BUILDING: See above.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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

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:		
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
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> PROPERTY OWNER'S SIGNATURE	2/20/2022 Aasma & Mark Baker 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:
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.
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.

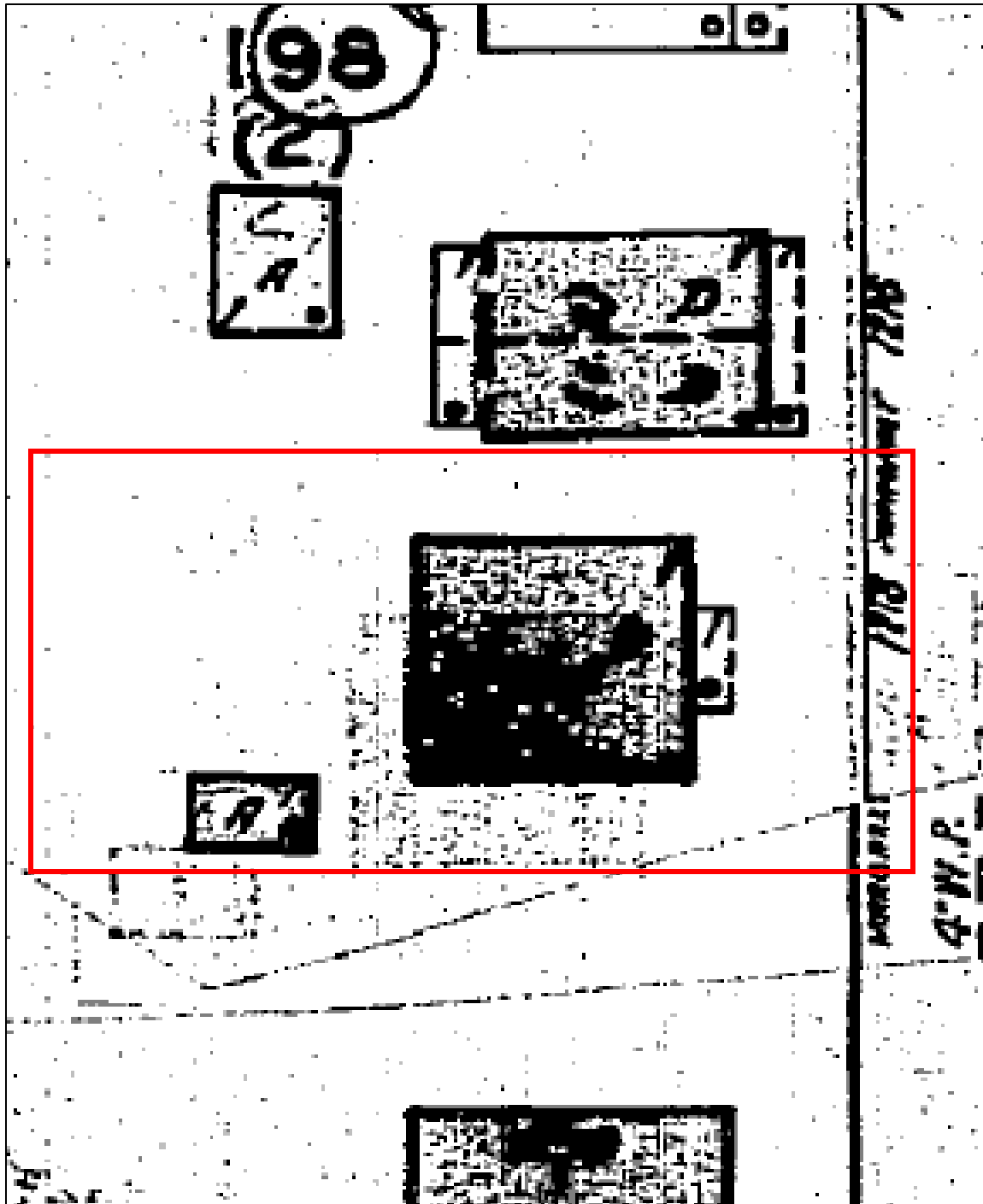
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not associated with events of local, state nor national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
No significant character, interest, or value is affected by the proposed demolition.
(d) Is not the site of a historic event with significant effect upon society.
Property is not the site of a historic event.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Does not portray the environment in an era of history.
(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.

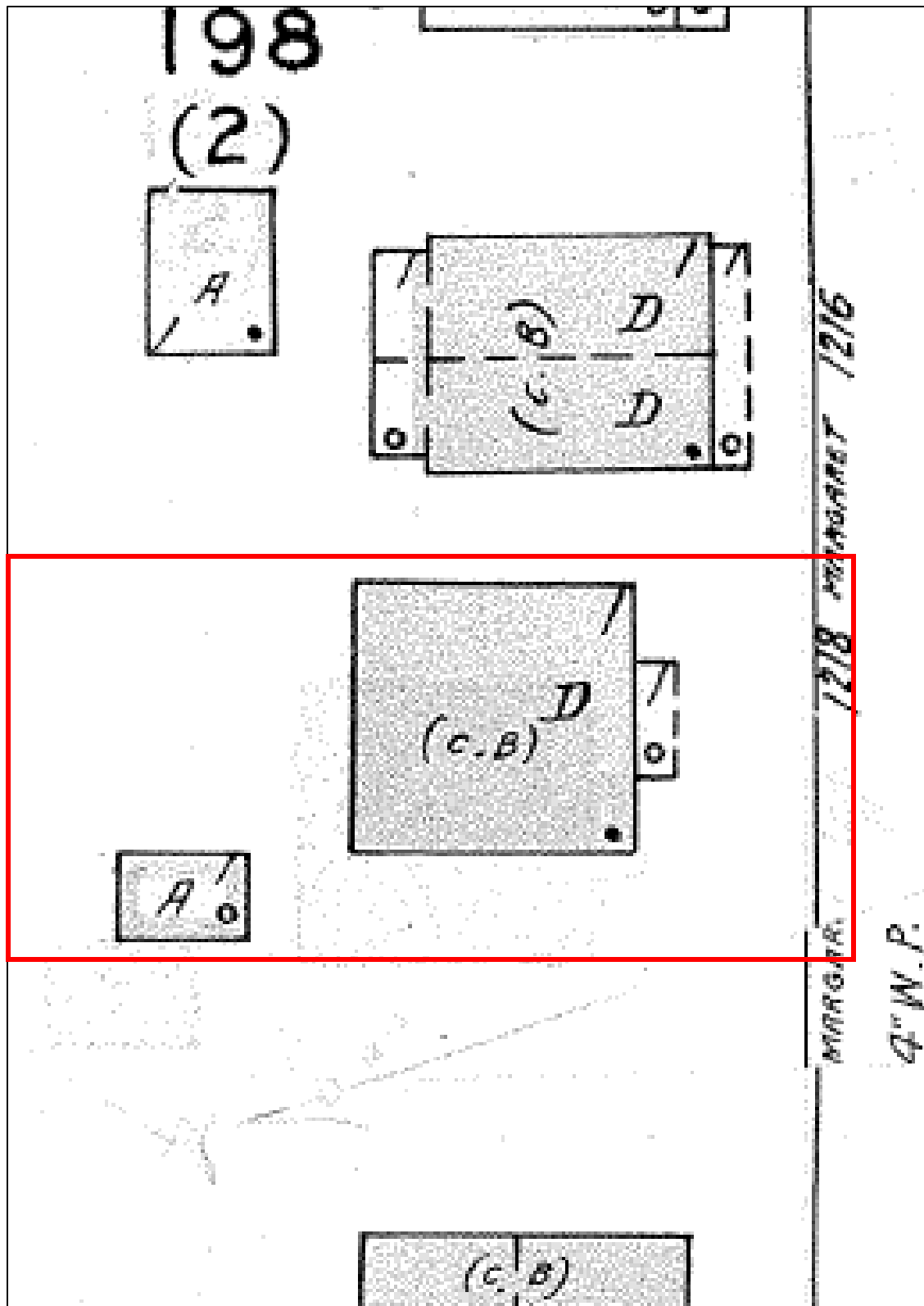
(i) Has not yielded, and is not likely to yield, information important in history,
Has not yielded and is not likely to yield information important in history.

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.
Existing elements are not important in defining the overall historic character of a district.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
No historic relationship between other buildings or structures and open space.
(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.
Not defining to the historic character of a site or the surrounding district.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Does not qualify as contributing structure.

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





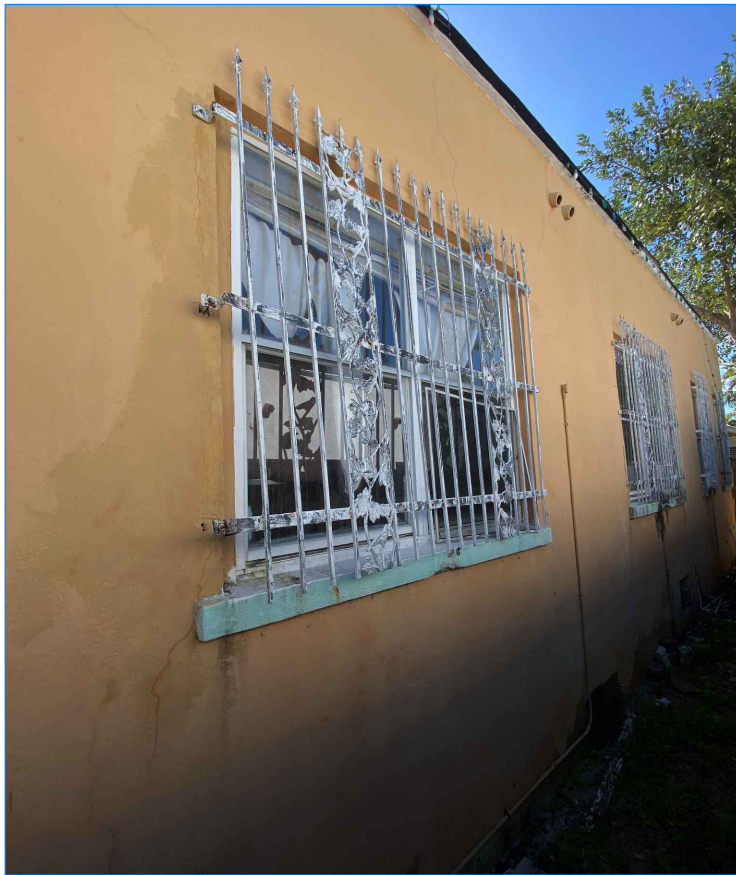
REAR VIEW



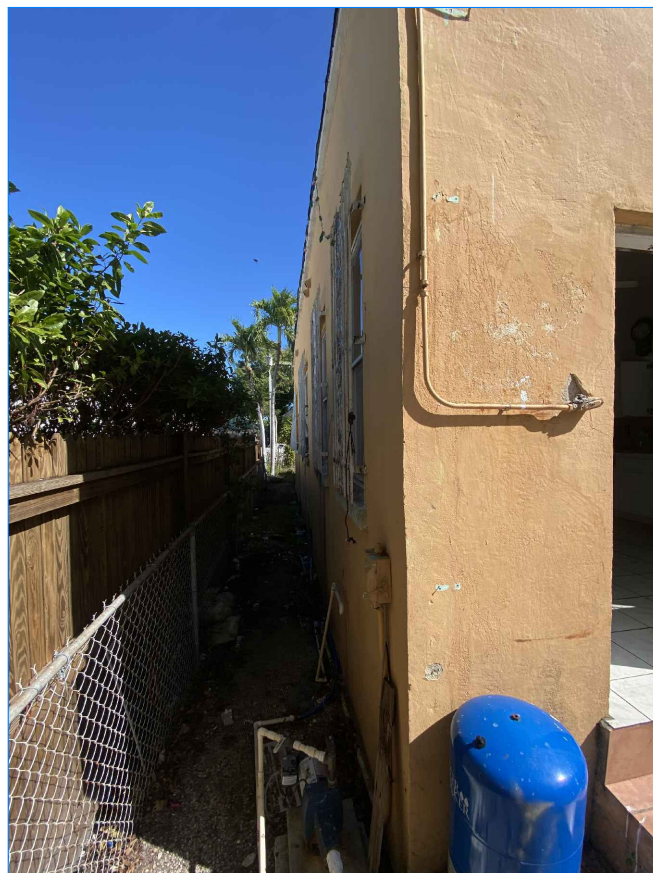


LEFT SIDE VIEW





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

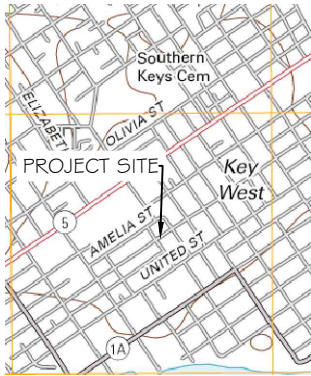
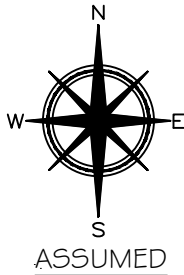
ADDRESS:
1218 MARGARET STREET
KEY WEST, FL 33040

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

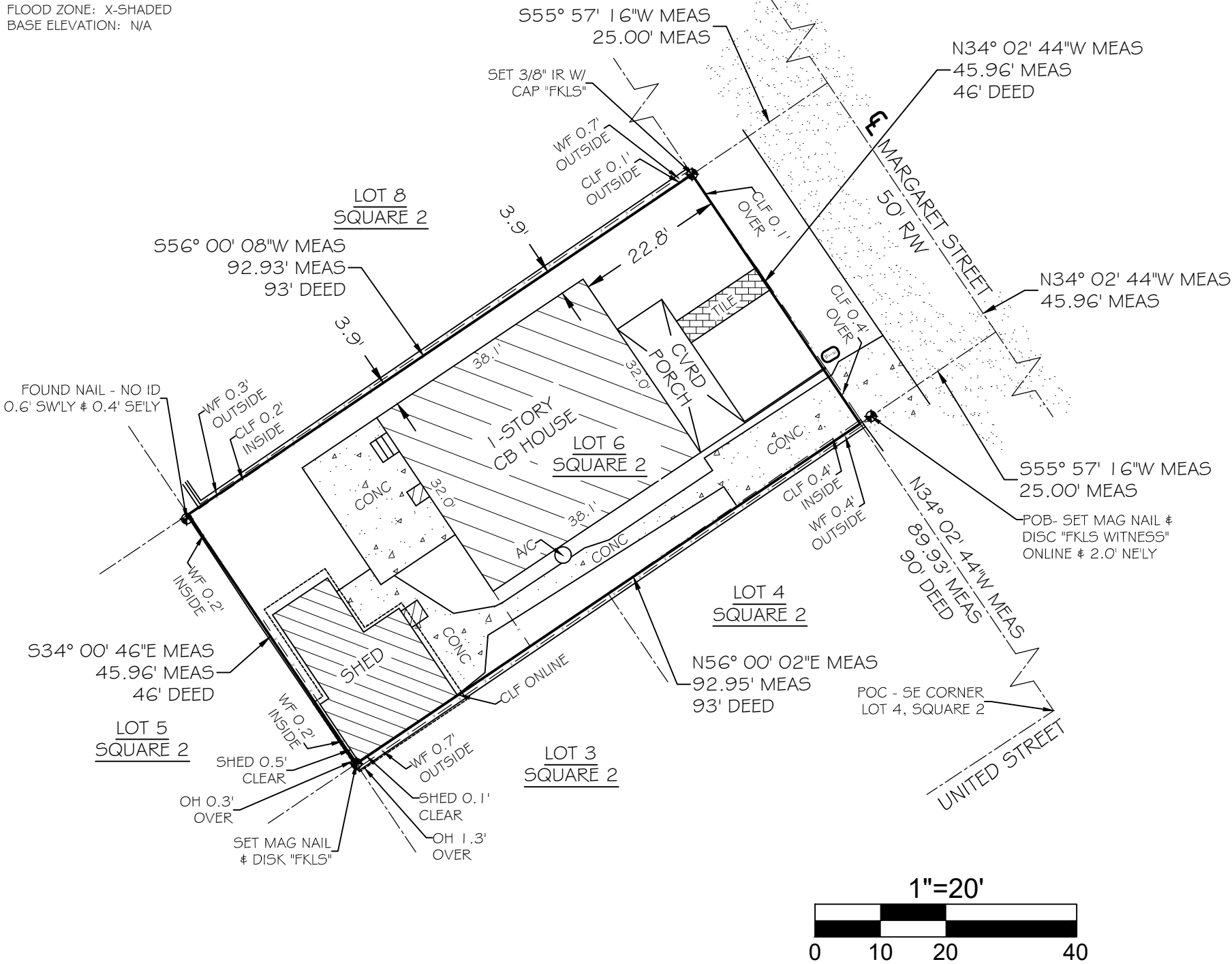
MAP OF BOUNDARY SURVEY

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 |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| EL = ELEVATION | OH = ROOF OVERHANG | TYP = TYPICAL |
| ENCL = ENCLOSURE | OHW = OVERHEAD WIRES | U/R = UNREADABLE |
| EP = EDGE OF PAVEMENT | PC = POINT OF CURVE | U/E = UTILITY EASEMENT |
| FF = FINISHED FLOOR ELEVATION | PM = PARKING METER | WD = WOOD DECK |
| FI = FIRE HYDRANT | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FND = FOUND | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FO = FENCE OUTSIDE | PK = PARKER KALON NAIL | WM = WATER METER |
| FOL = FENCE ON LINE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| | 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			

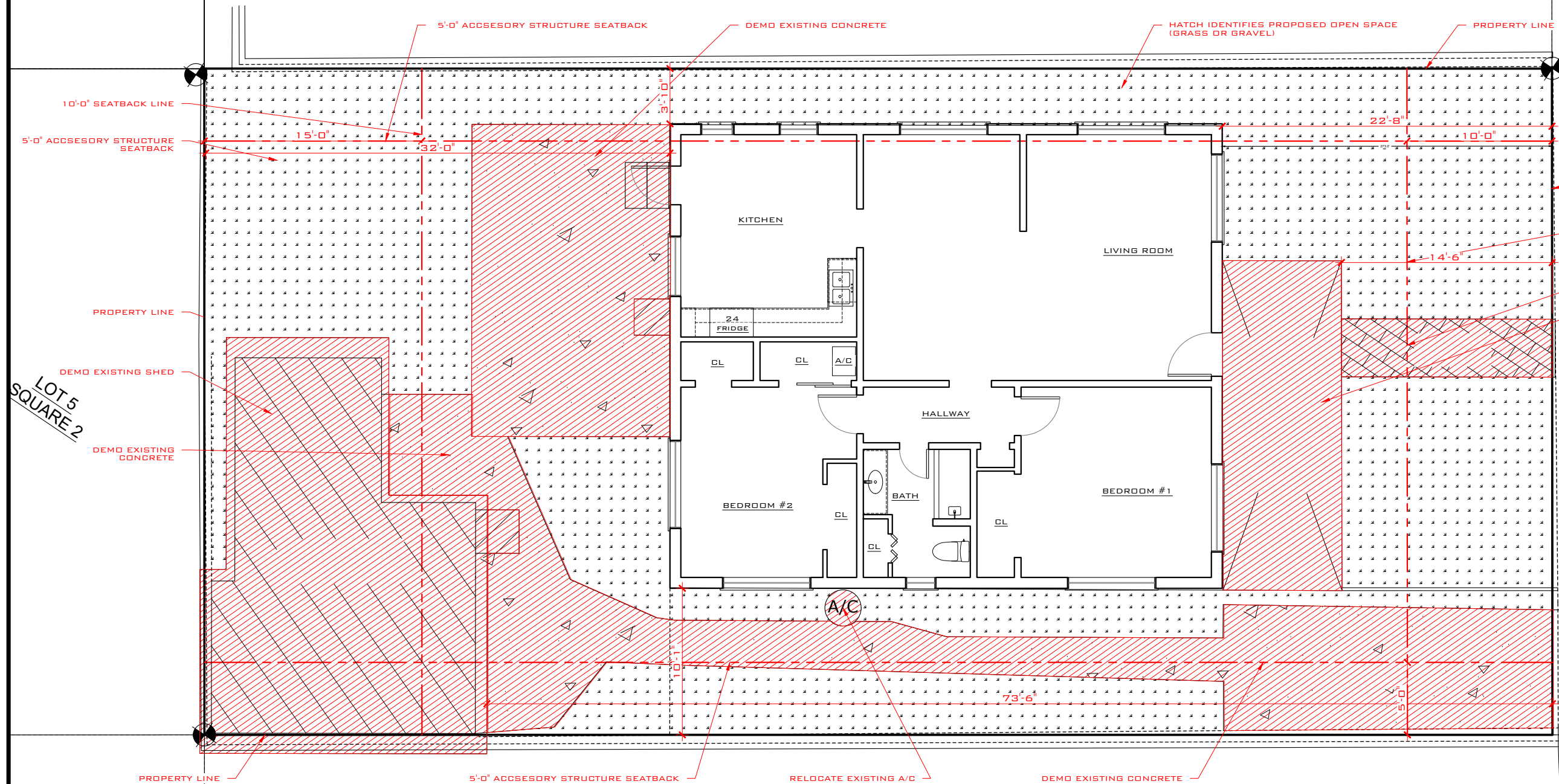
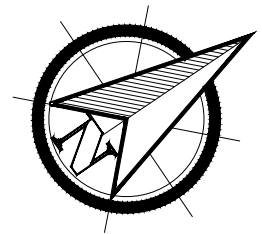


ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835

CLIENT: AASMA AND MARK BAKER
PROJECT: 1218 MARGARET ST

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

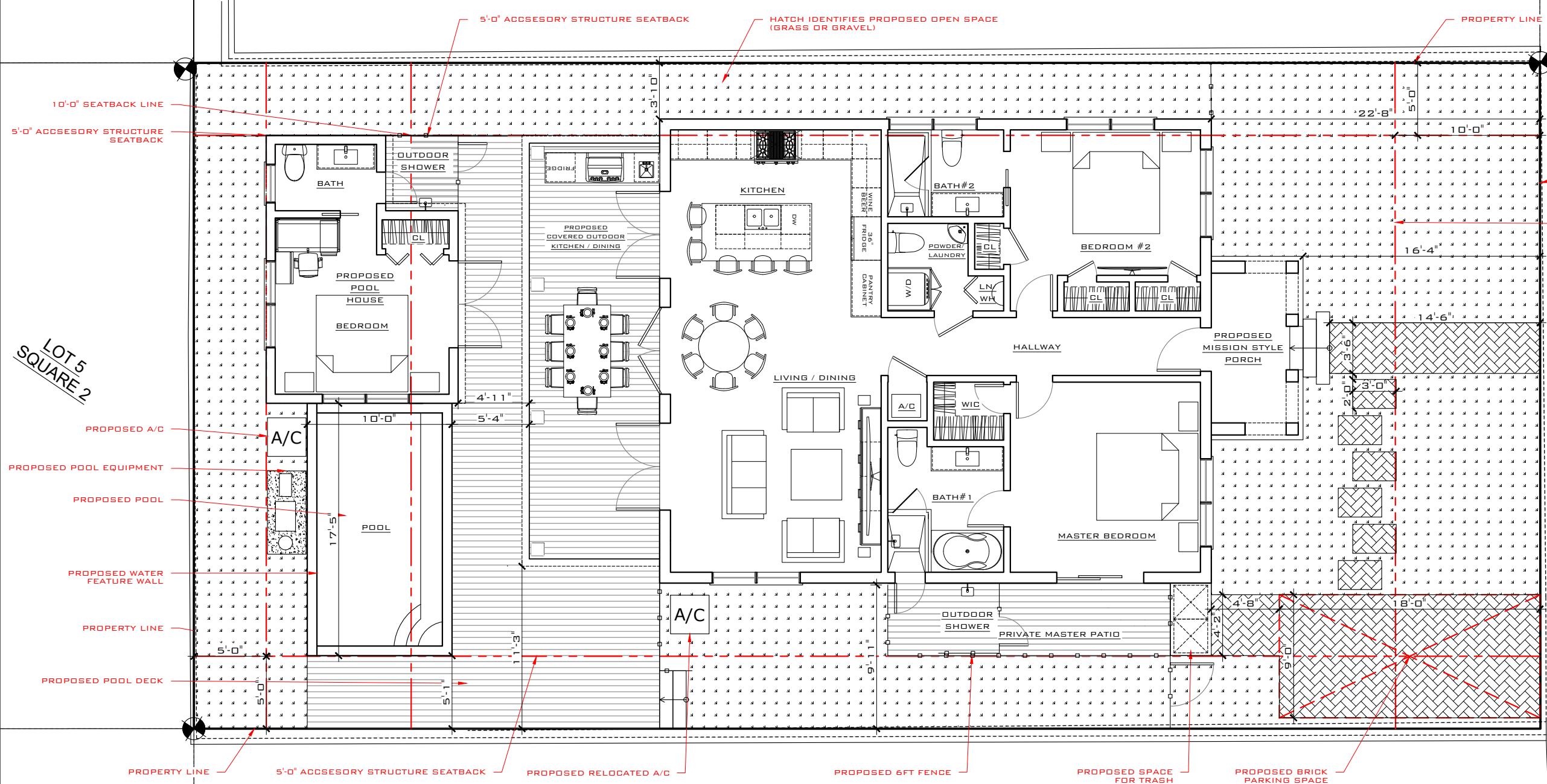
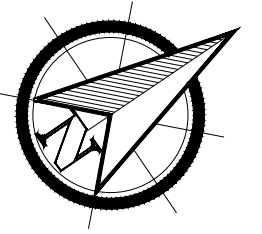
PROJECT:
1218 MARGARET ST

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			

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

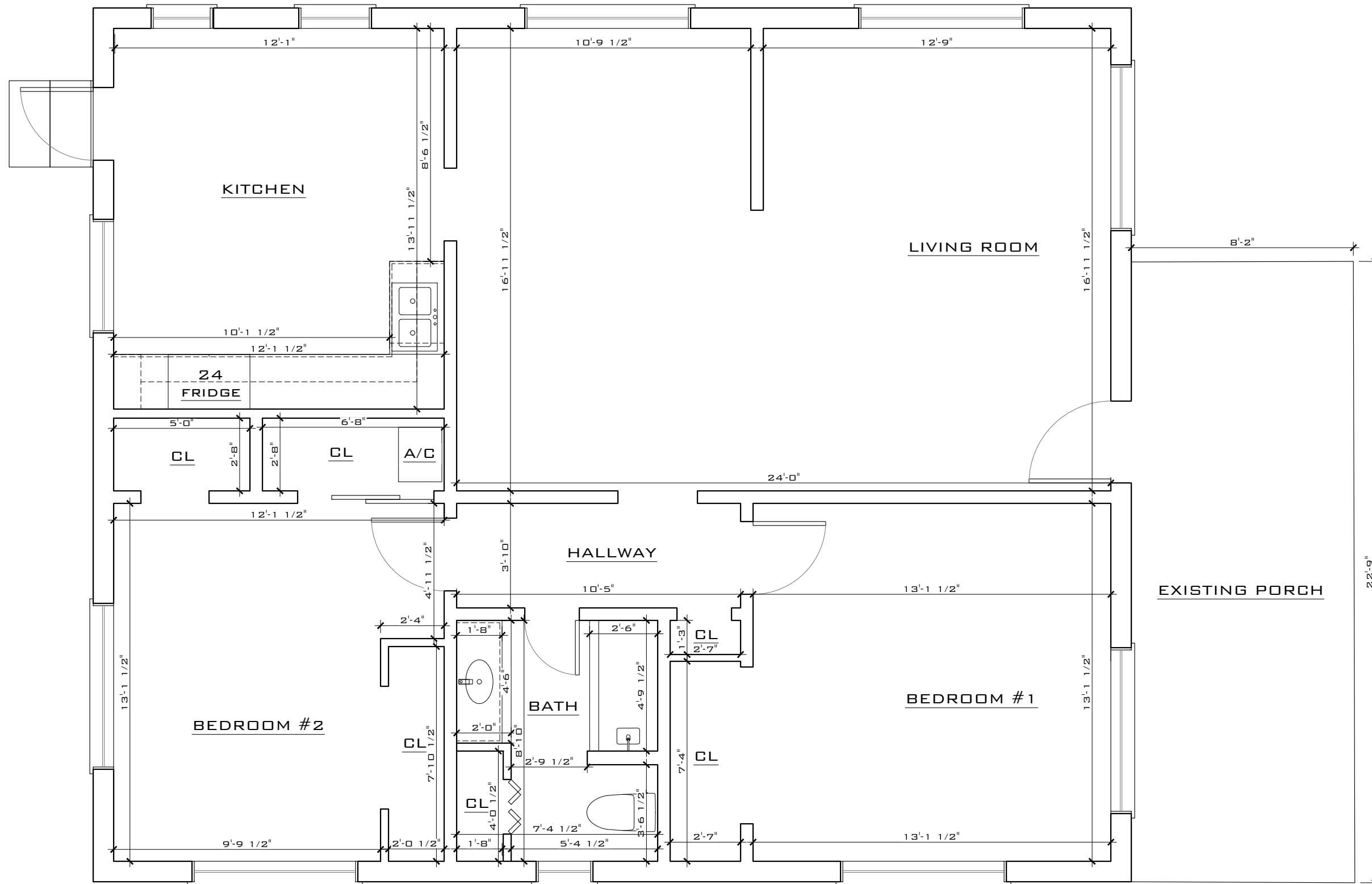
CLIENT:
AASMA AND MARK BAKER

PROJECT:
1218 MARGARET ST

SITE:
1218 MARGARET ST
KEY WEST, FL 33040

TITLE:
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:
	FINAL		



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

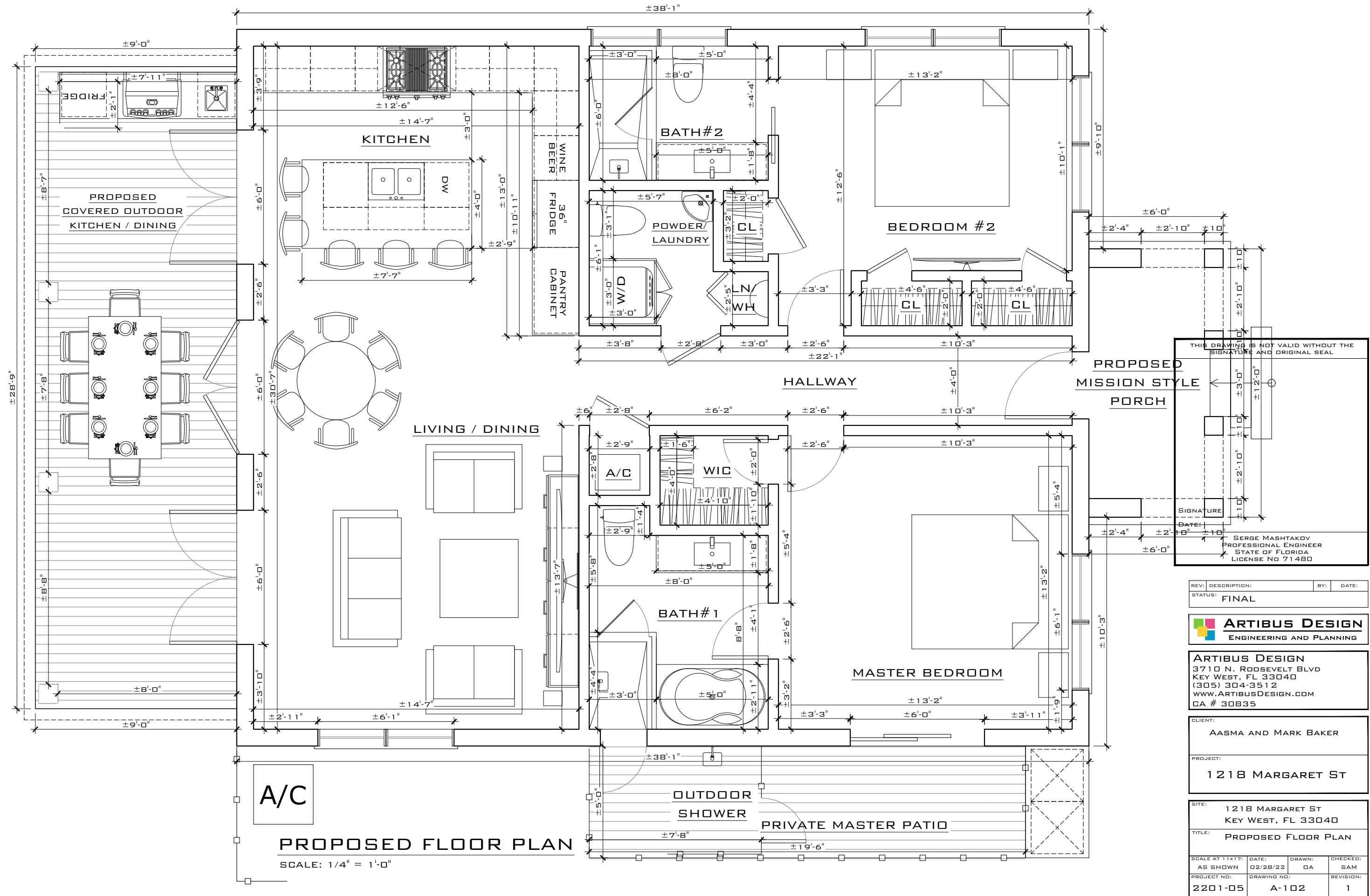
CLIENT:
AASMA AND MARK BAKER

PROJECT:
1218 MARGARET ST

SITE:
1218 MARGARET ST,
KEY WEST, FL 33040

TITLE:
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



REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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

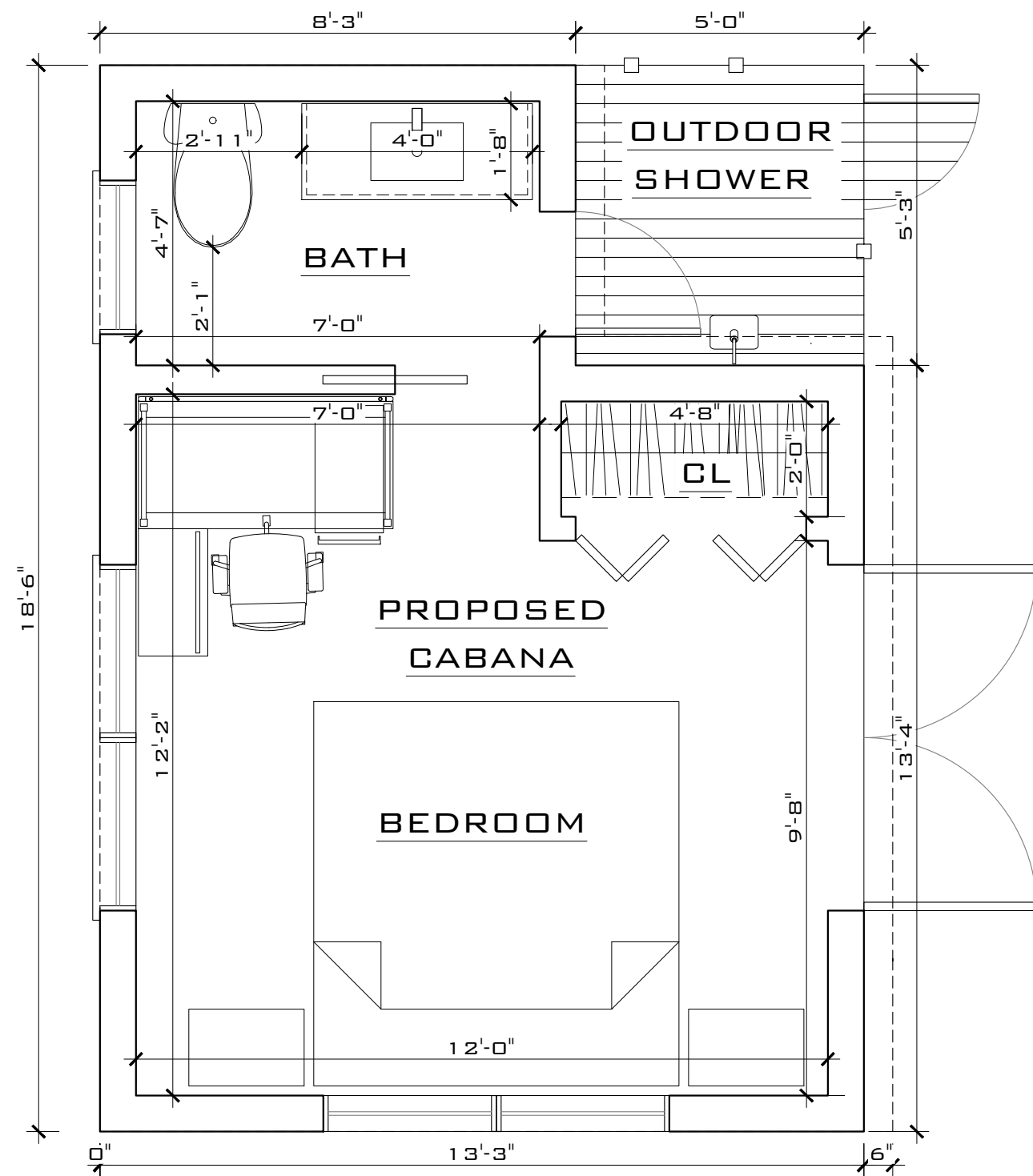
CLIENT:
AASMA AND MARK BAKER

PROJECT:
1218 MARGARET ST

SITE:
1218 MARGARET ST
KEY WEST, FL 33040

TITLE:
PROPOSED 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			

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: 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		



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

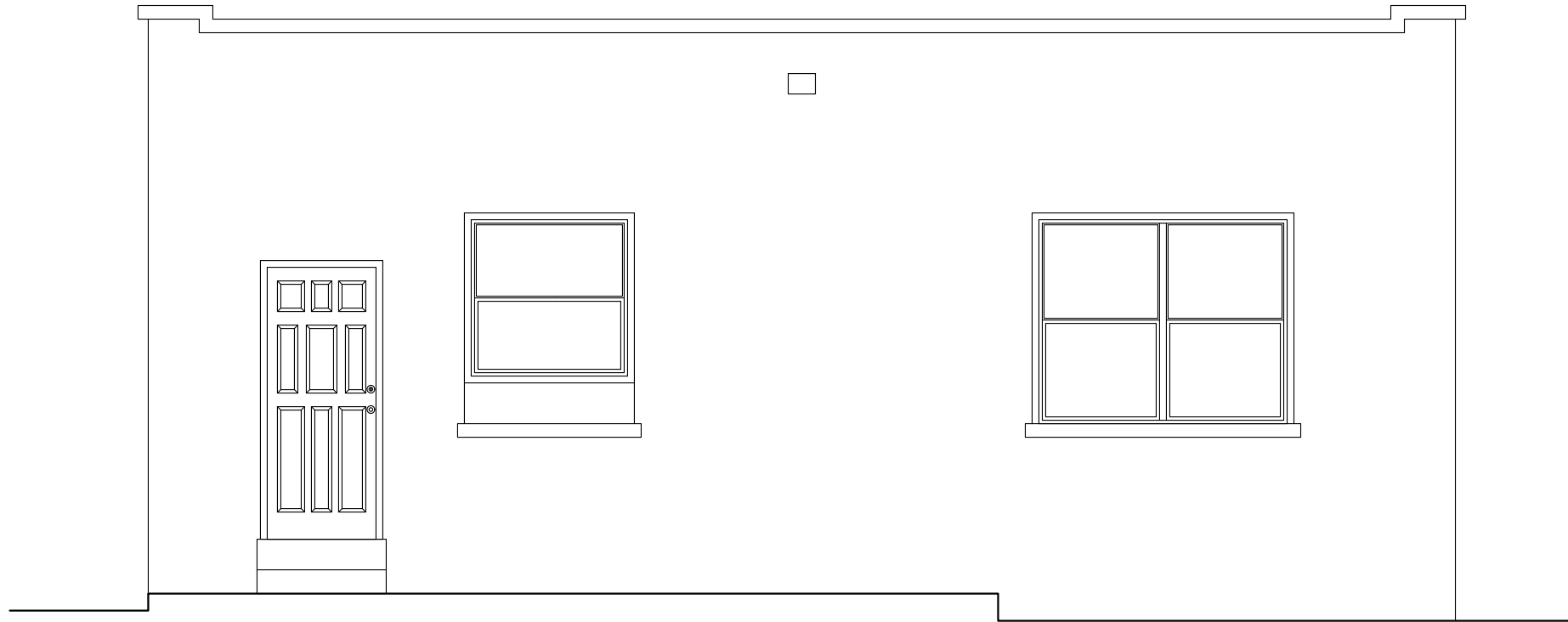
CLIENT:
AASMA AND MARK BAKER

PROJECT:
1218 MARGARET ST

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

TITLE:
FRONT ELEVATION

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

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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

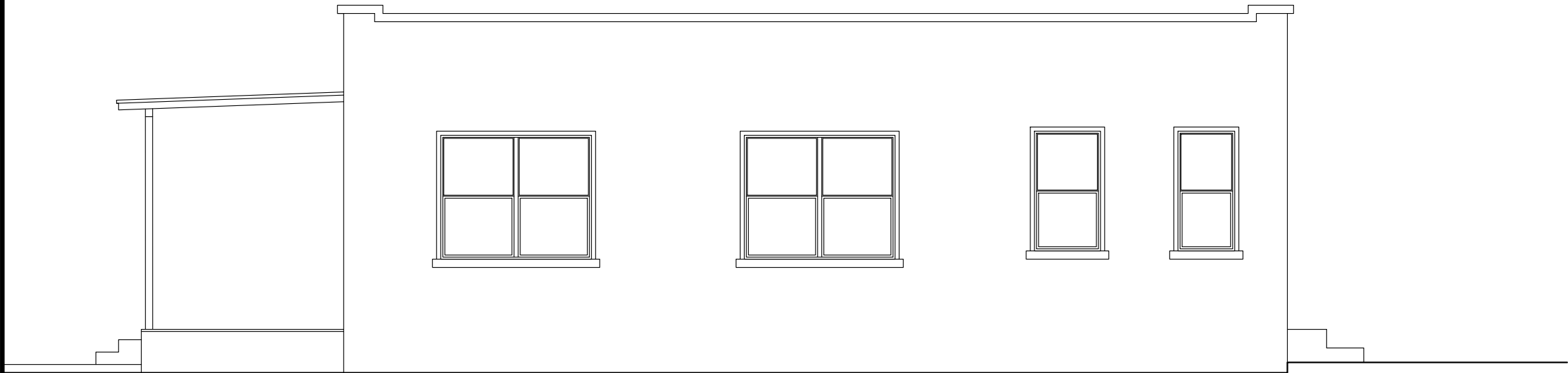
CLIENT:
AASMA AND MARK BAKER

PROJECT:
1218 MARGARET ST

SITE:
1218 MARGARET ST,
KEY WEST, FL 33040

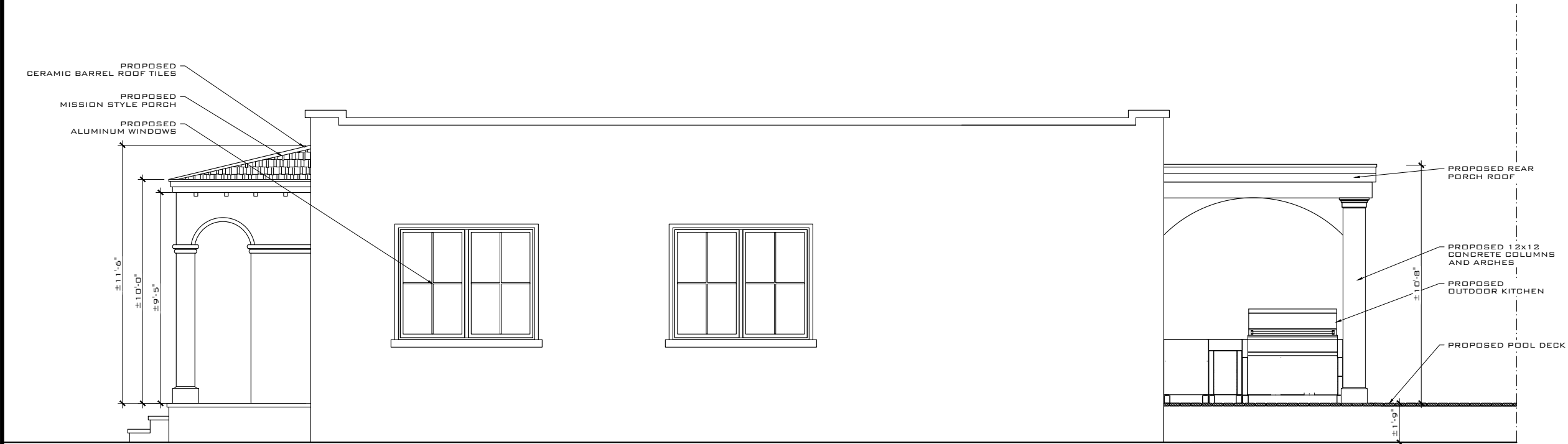
TITLE:
REAR ELEVATION

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	

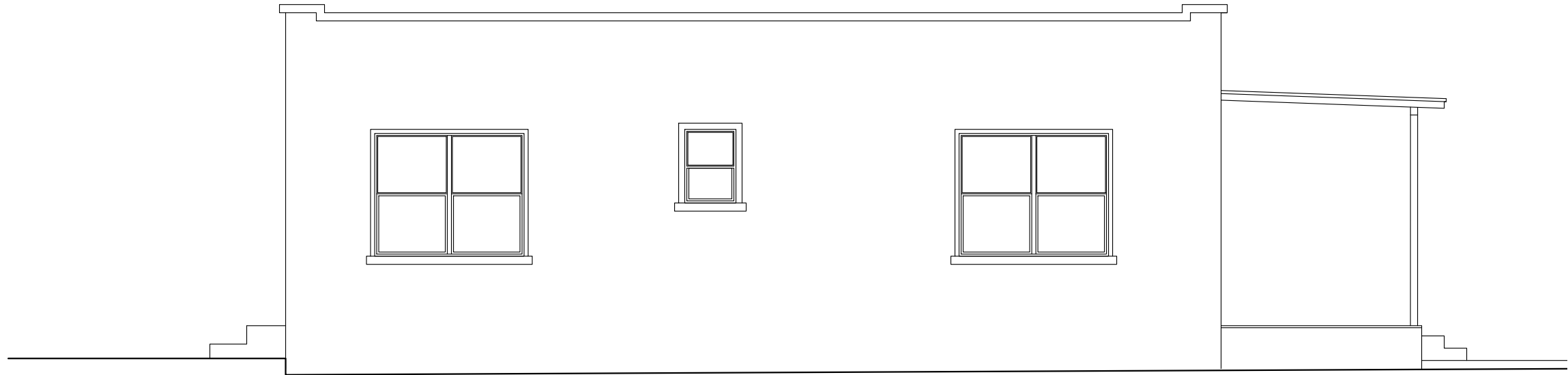
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

 **ARTIBUS DESIGN**
ENGINEERING AND PLANNING

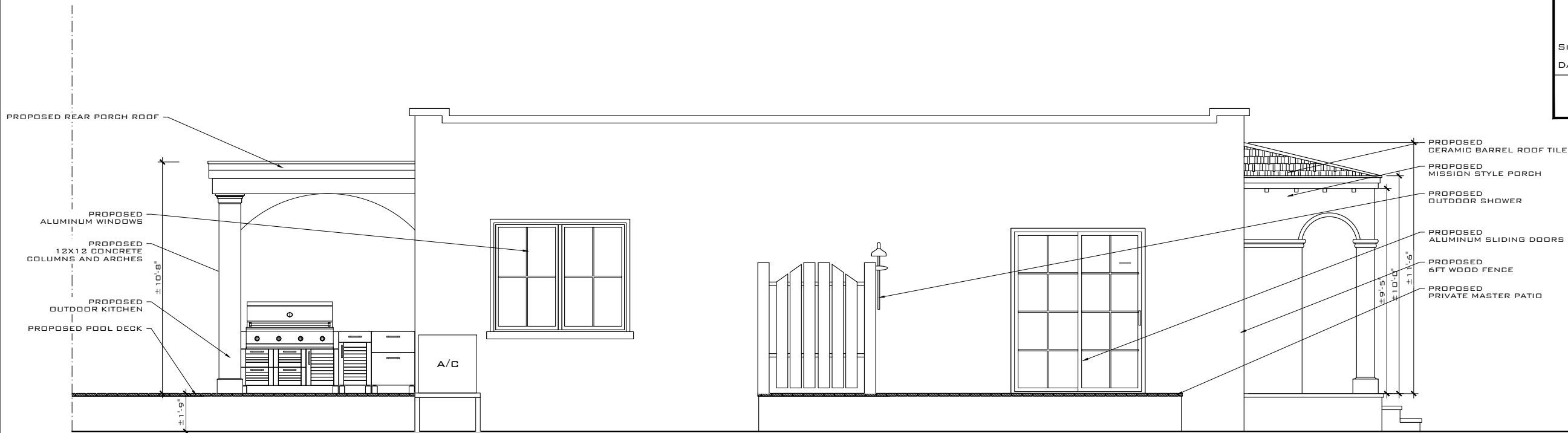
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:	AASMA AND MARK BAKER
PROJECT:	1218 MARGARET ST

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

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:
LEFT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/28/22	OA	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2201-05	A-107	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		



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

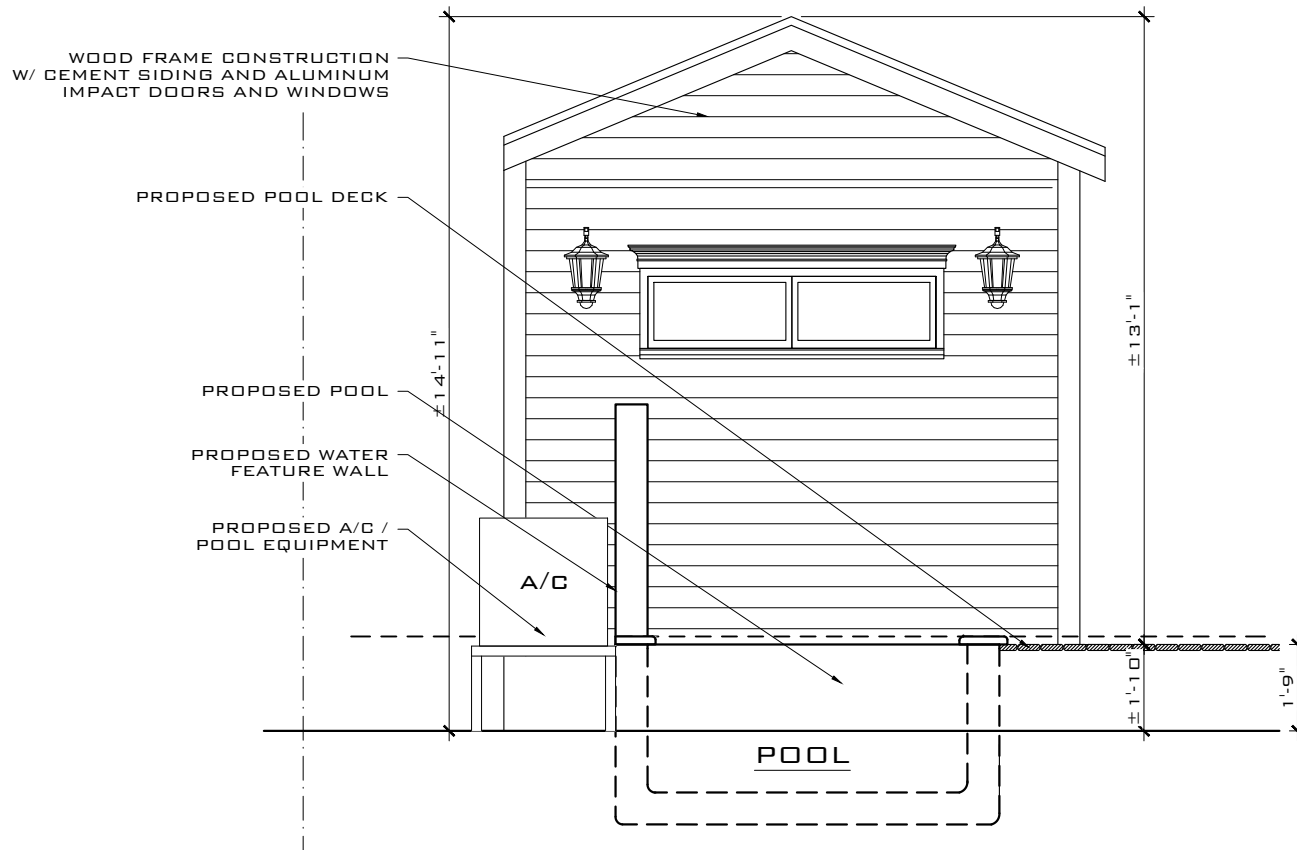
CLIENT:
AASMA AND MARK BAKER

PROJECT:
1218 MARGARET ST

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

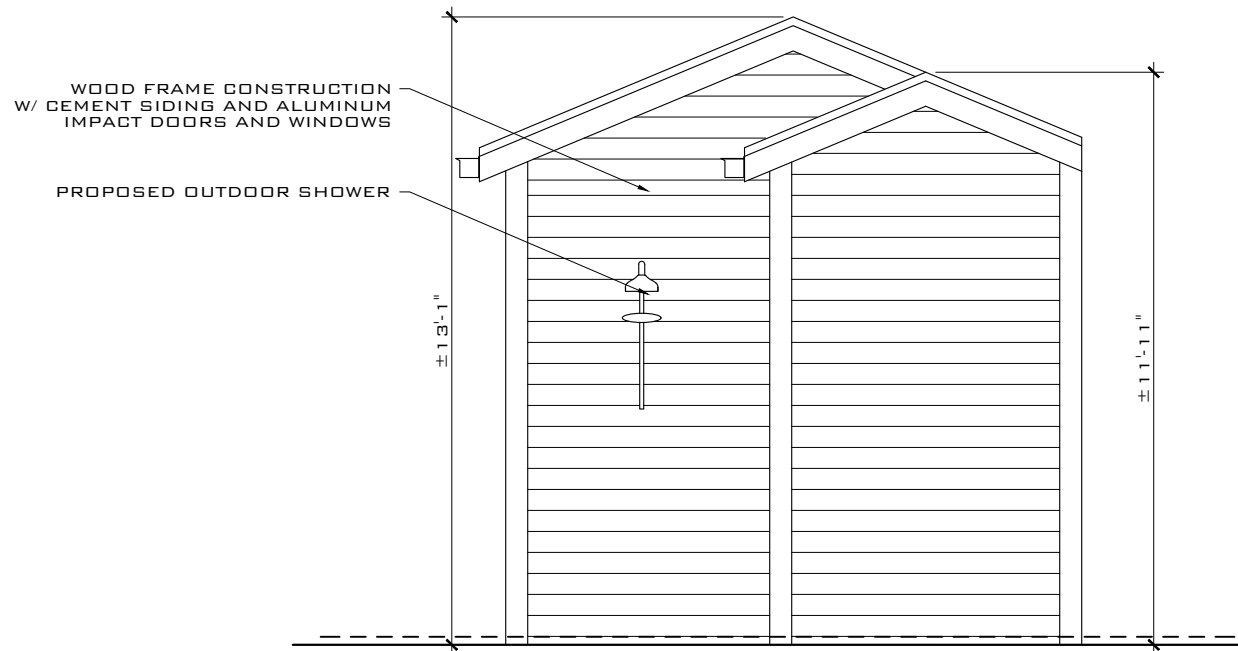
TITLE:
PROPOSED ELEVATION

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
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 ELEVATION

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

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

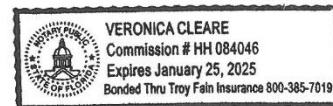
The forgoing instrument was acknowledged before me on this 16th day of March, 2022.

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.)
 Neighborhood 6097
 Property SINGLE FAMILY RESID (0100)
 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

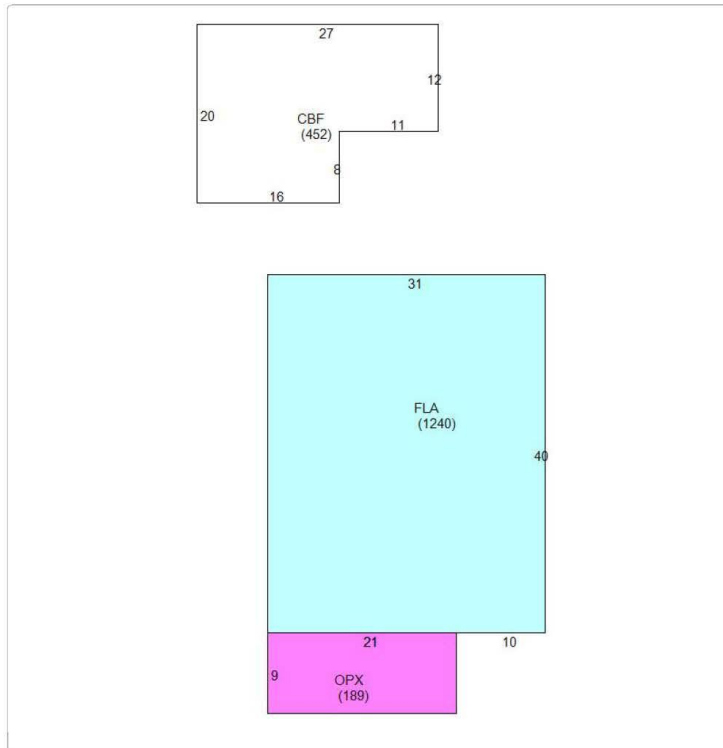
Permits

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](#)

Last Data Upload: 2/23/2022, 2:29:48 AM

Developed by



Version 2.3.177