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

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** October 23, 2018

**Applicant:** David Knoll, Architect

**Application Number:** H18-03-0035

**Address:** #409 Margaret Street

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**Description of Work:**

New one-story rear ~~addition~~ deck cover.

**Site Facts:**

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

In August 28, 2018, the Commission motioned to postpone a design for a rear addition to the historic house, as the applicant was amicable to revise the plans after several recommendations and opinions.

**Guidelines Cited on Review**

- New construction (pages 38a-38q); specifically guideline 1, 2, 3, 11, 13, 14, 18, and 23.
- Outbuildings (pages 40-41); specifically guidelines 1, 3, and 9.

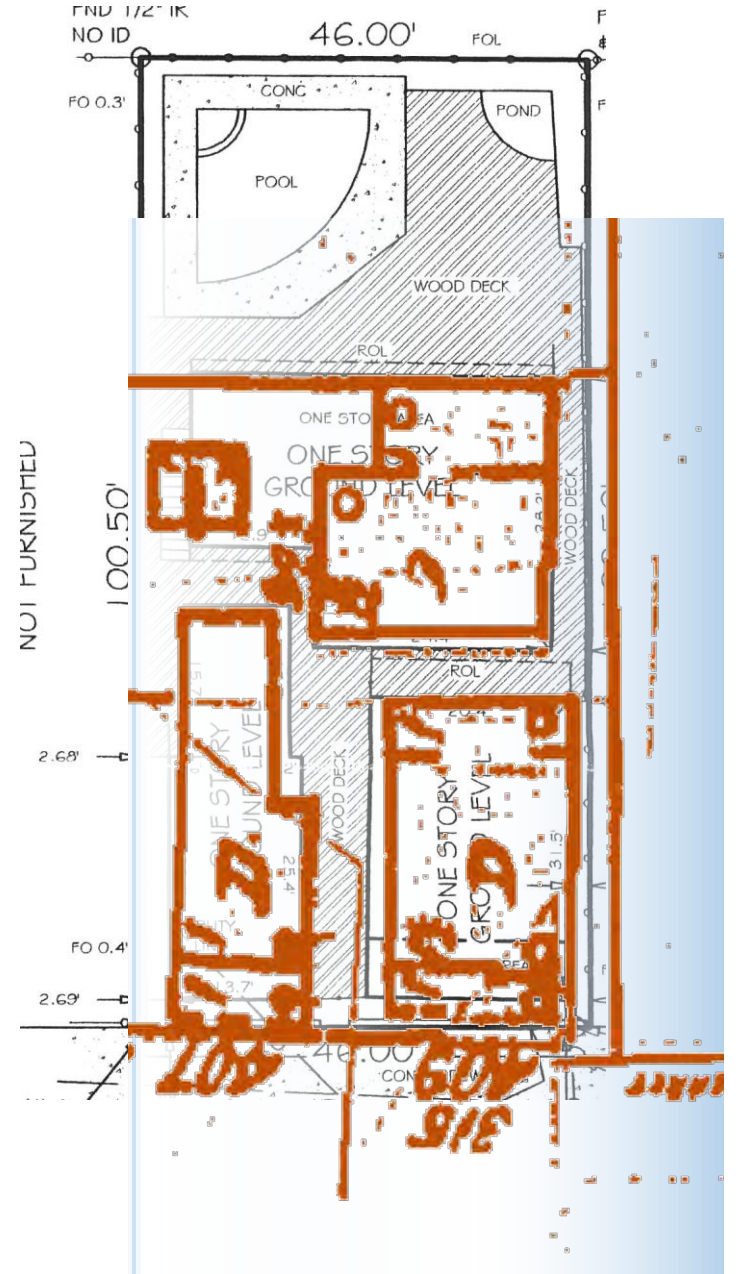
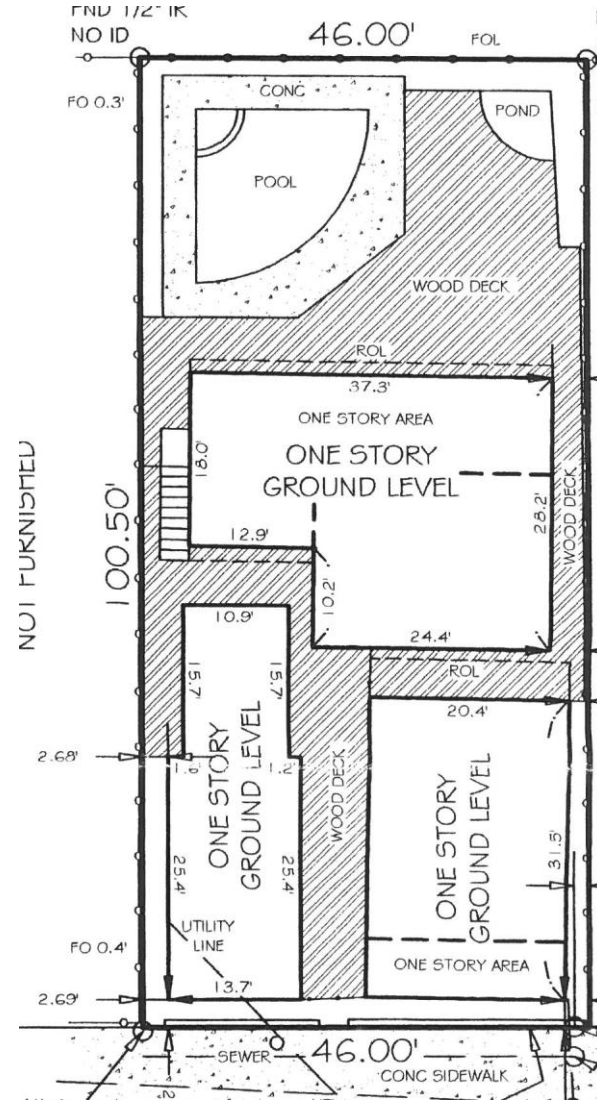
**Staff Analysis**

This report is for revised plans that now propose a detached structure to cover a rear deck. The new design proposes a shed roof structure slightly taller than the rear portion of the

house in question. The new proposed accessory structure will be one-story frame with a shed roof extending on its maximum height approximately 10' from the existing deck. The structure will be rectangular in footprint and will be covered with metal v-crimp roofing.

### **Consistency with Guidelines**

It is staff's opinion that the proposed design is consistent with the cited guidelines. The new accessory structure will slightly taller than the rear portion of the main house but will not have any effect on the main house or its historic context. The proposed roof form and scale of the structure is harmonious and similar to the building forms found in the historic house and surrounding context.



# APPLICATION



# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA # 18-03-000 35	REVISION #	INITIAL & DATE 7/27/18 <i>Bill</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

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

**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 X NO \_\_\_\_  
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_\_ NO X

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

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

MAIN BUILDING: N/A

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

Owner: KEYMADE Types: BF Drawn: L  
Date: 7/27/18 37 Receipt no: 20000  
2018 30005  
= BUILDING PERMITS NEW  
1.00 \$400.00  
Trans number: 3131688  
CHECK 3585 \$400.00  
Trans date: 7/27/18 Time: 12:54:21

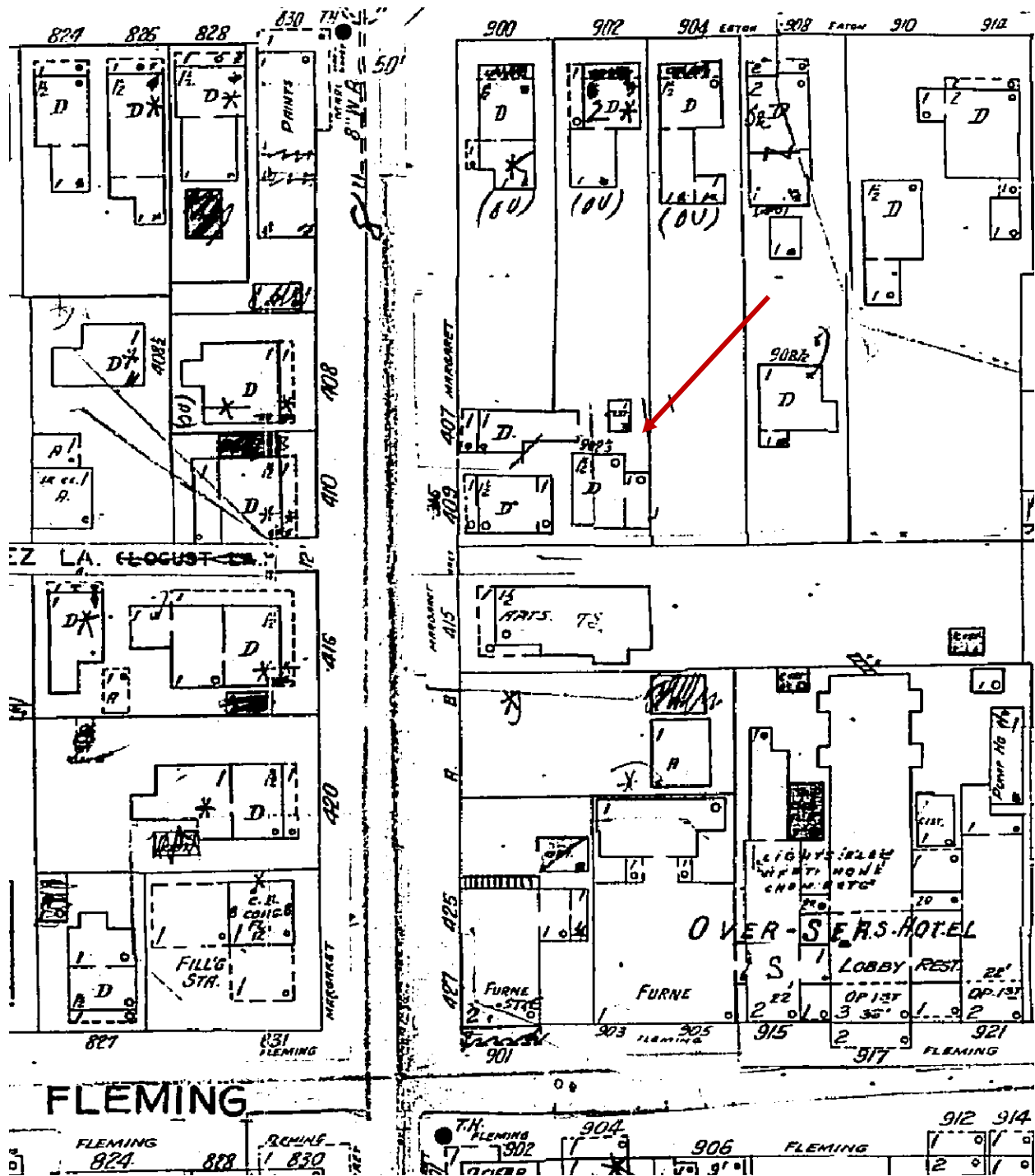
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

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

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE: 08/28/2018	___ APPROVED ___ NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:		bca.	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:			
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:			
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS: Building is historic. Guidelines for additions. 20159					
FIRST READING FOR DEMO:			SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

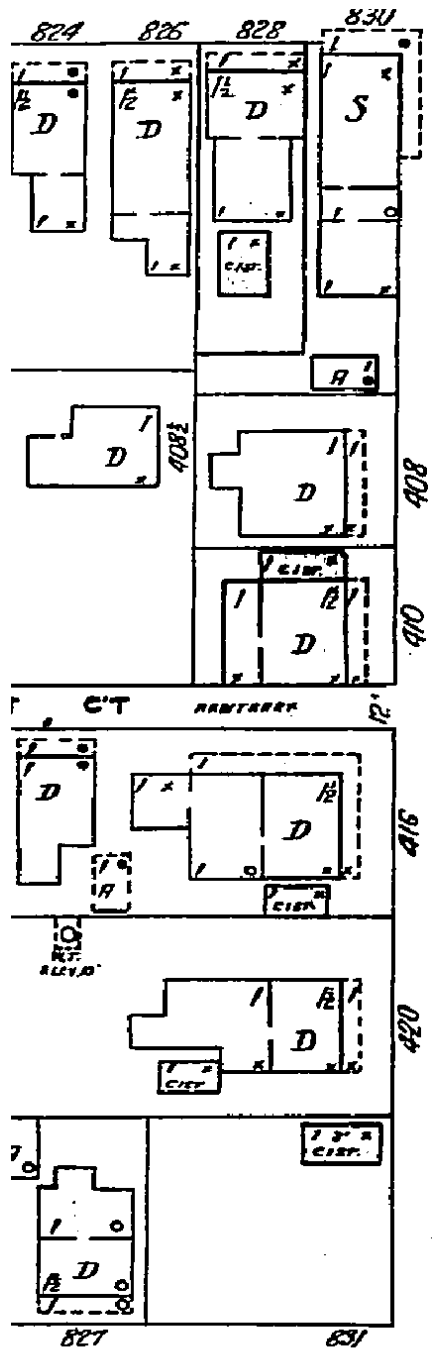
# SANBORN MAPS



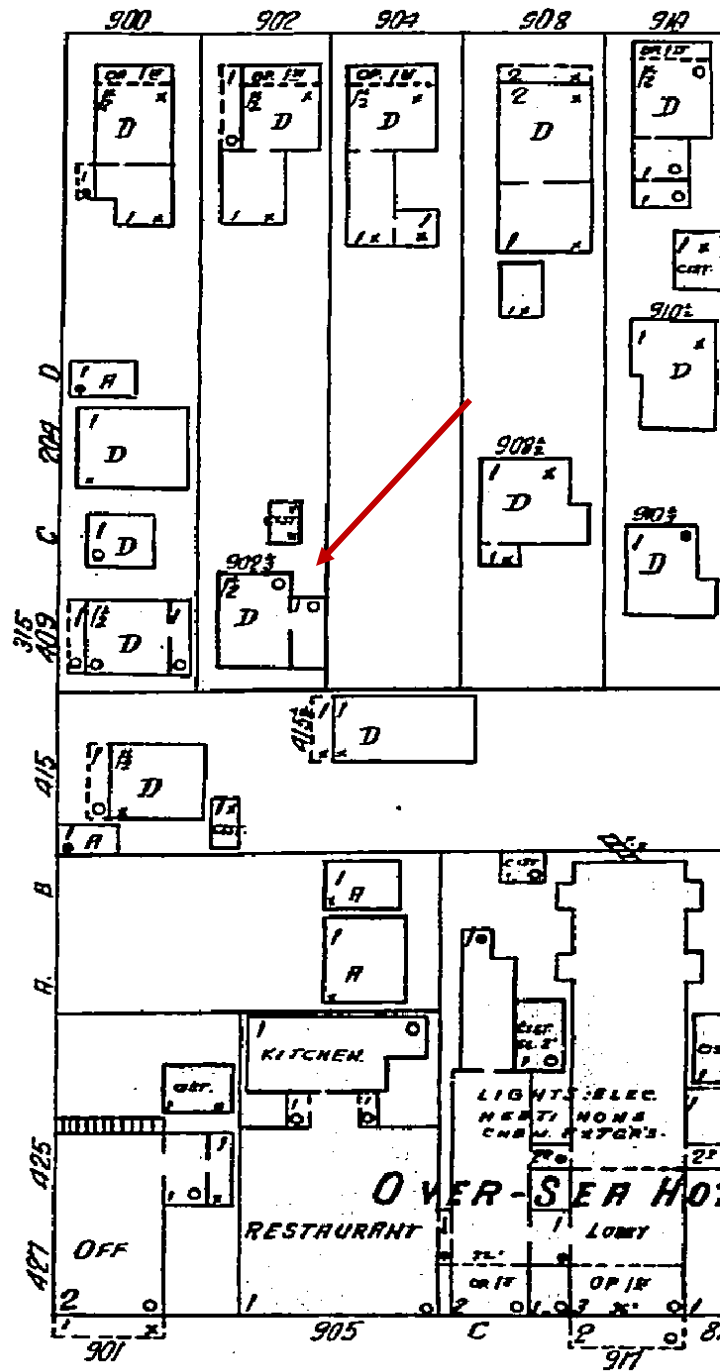
1962 Sanborn Map



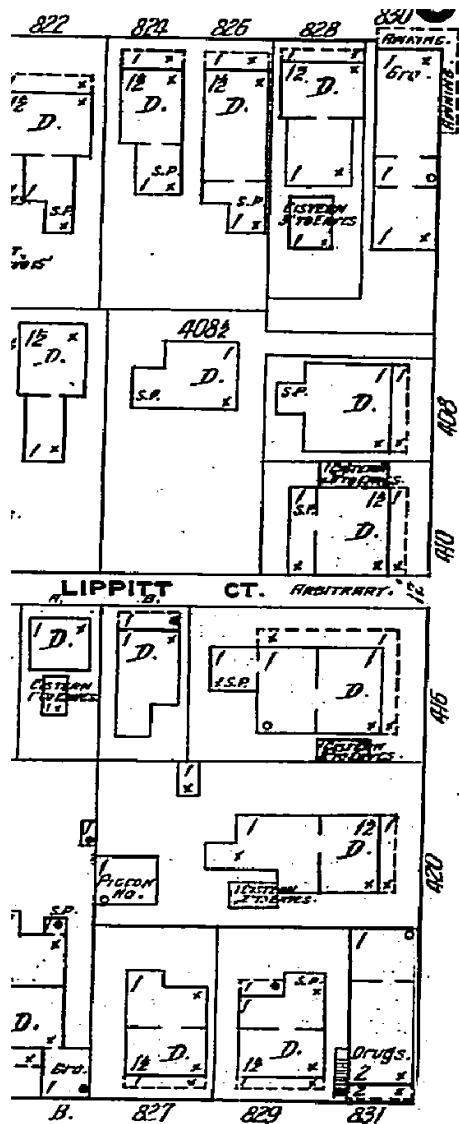




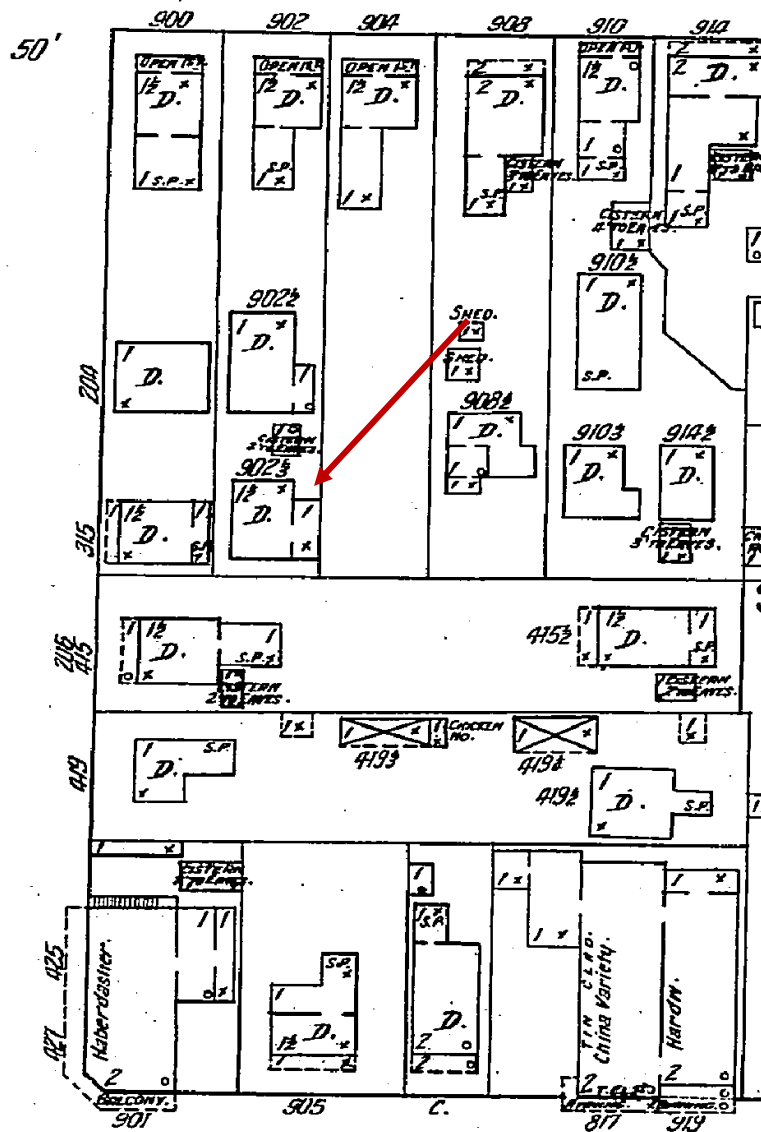
50'



1926 Sanborn Map



**FLEMING**



BRICK PAVED.

1912 Sanborn Map



## 1899 Sanborn Map



# PROJECT PHOTOS



**1968 Aerial Photograph**



























































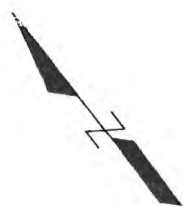
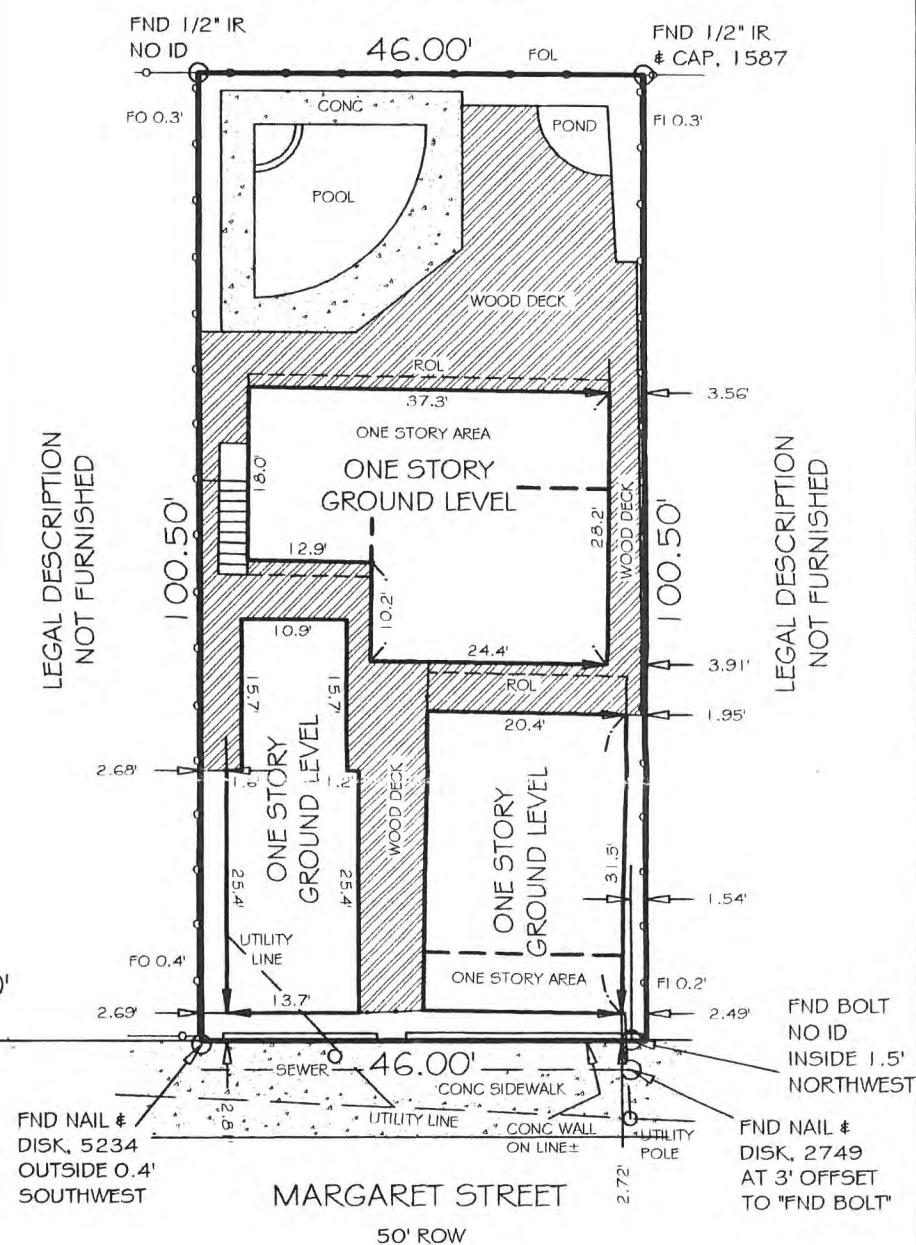
# SURVEY

[illegible]

LEGAL DESCRIPTION -

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

LEGAL DESCRIPTION  
NOT FURNISHED



SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM PLAT

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
409 MARGARET STREET  
KEY WEST, FL  
33040

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

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

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

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

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

SCALE: 1"=20'

FIELD WORK DATE 06/07/04

REVISION 1-1

SHEET 1 OF 1

DRAWN BY: JM

CHECKED BY: RR

INVOICE NO.: 4052009

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

SIGNED

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

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

R.E. REECE, P.A.  
PROFESSIONAL SURVEYOR AND MAPPER

#5 SHIPS WAY, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

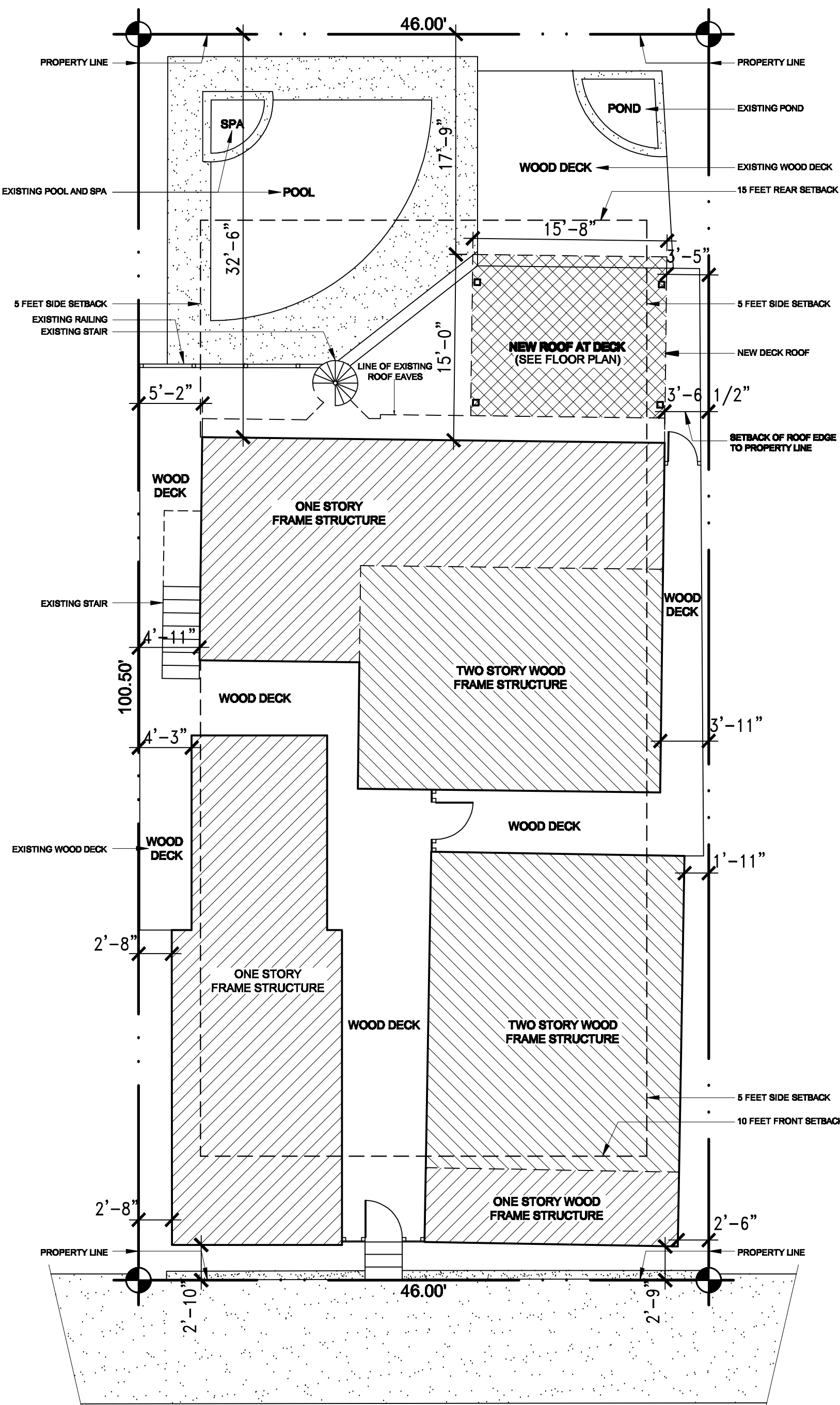
# REVISED DESIGN

ROOF ADDITION TO:  
**409 MARGARET ST.**  
KEY WEST, FLORIDA

DATE OF ISSUE:  
9 / 21 / 18

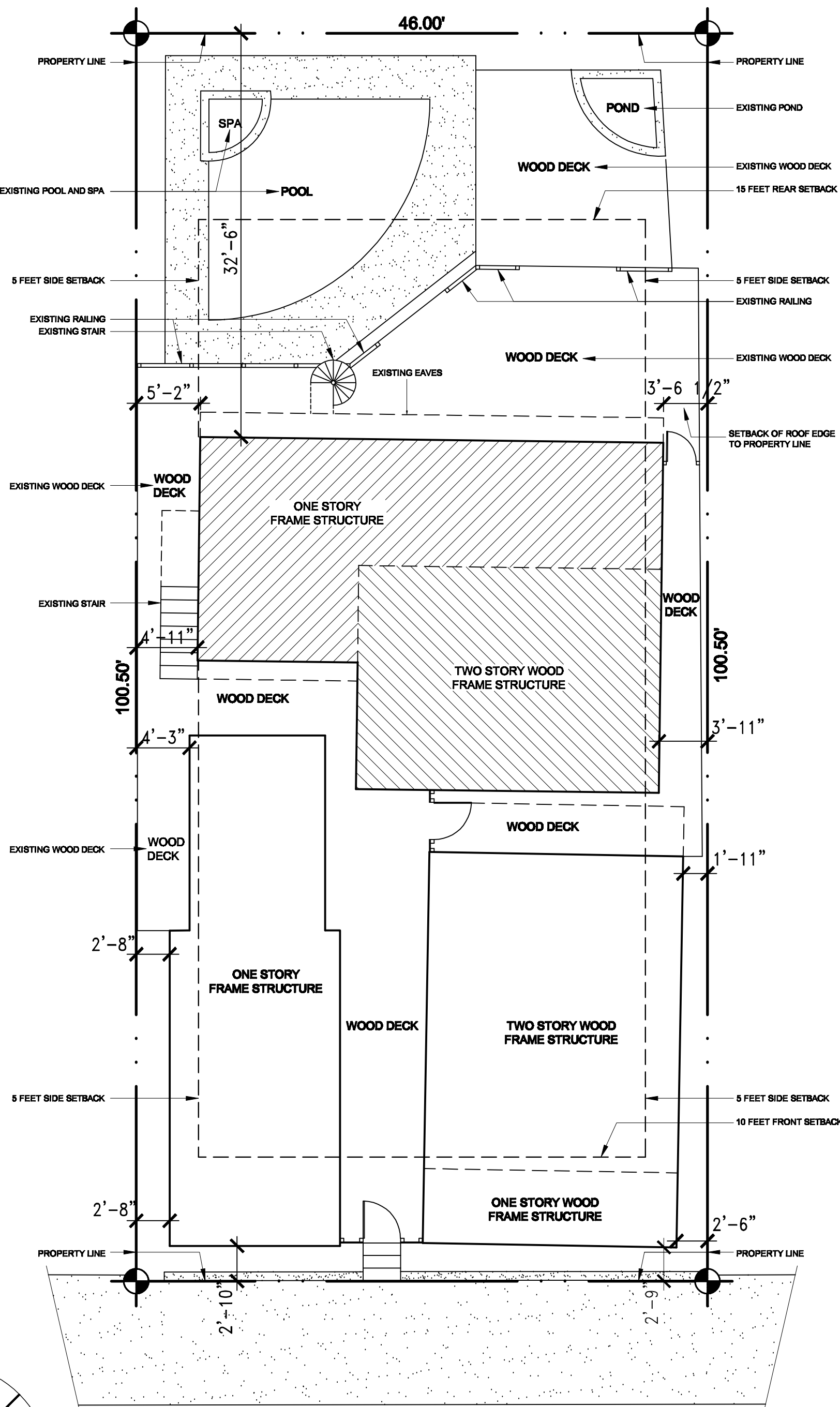
**SITE DATA**

1. LAND USE DISTRICT: HMDR			
2. LOT AREA: 4823 S.F.			
3. SETBACKS:			
	ALLOWED	EXISTING	PROPOSED
FRONT	10.0'	2.86' + 2.50'	NO CHANGE
SIDE	5.0'	3.54'	NO CHANGE
REAR	15.0'	32.5'	17.79'
4. LOT COVERAGE:			
	ALLOWED	EXISTING	PROPOSED
BUILDING	40% (1849 S.F.)	45% (2085 S.F.)	49% (2289 S.F.)
IMP. SURFACE	60% (2774 S.F.)	2700 S.F. (56%)	2940 S.F. (64%)
5. STORMWATER RETENTION:			
THE WORK DEPICTED IN THESE DRAWINGS WILL NOT INCREASE STORMWATER RUNOFF			



MARGARET STREET

**PROPOSED SITE PLAN**  
1/8" = 1' - 0"



MARGARET STREET

**EXISTING SITE PLAN**  
1/8" = 1' - 0"

ROOF ADDITION TO:

**409 MARGARET ST.**

KEY WEST, FLORIDA

OWNERS: GLENN JACKSON AND DENISE YAAG

DAVID KNOLL  
ARCHITECT

KEY WEST, FLORIDA · 305.715.8617

1

OF 2 SHEETS



**ROOF ADDITION TO:**

**409 MARGARET ST.**

**KEY WEST, FLORIDA**

OWNERS: GLENN JACKSON AND DENISE YAAG

DAVID KNOLL

REY WEST, FLORIDA. 305.745.8617

2

**OF 2 SHEETS**

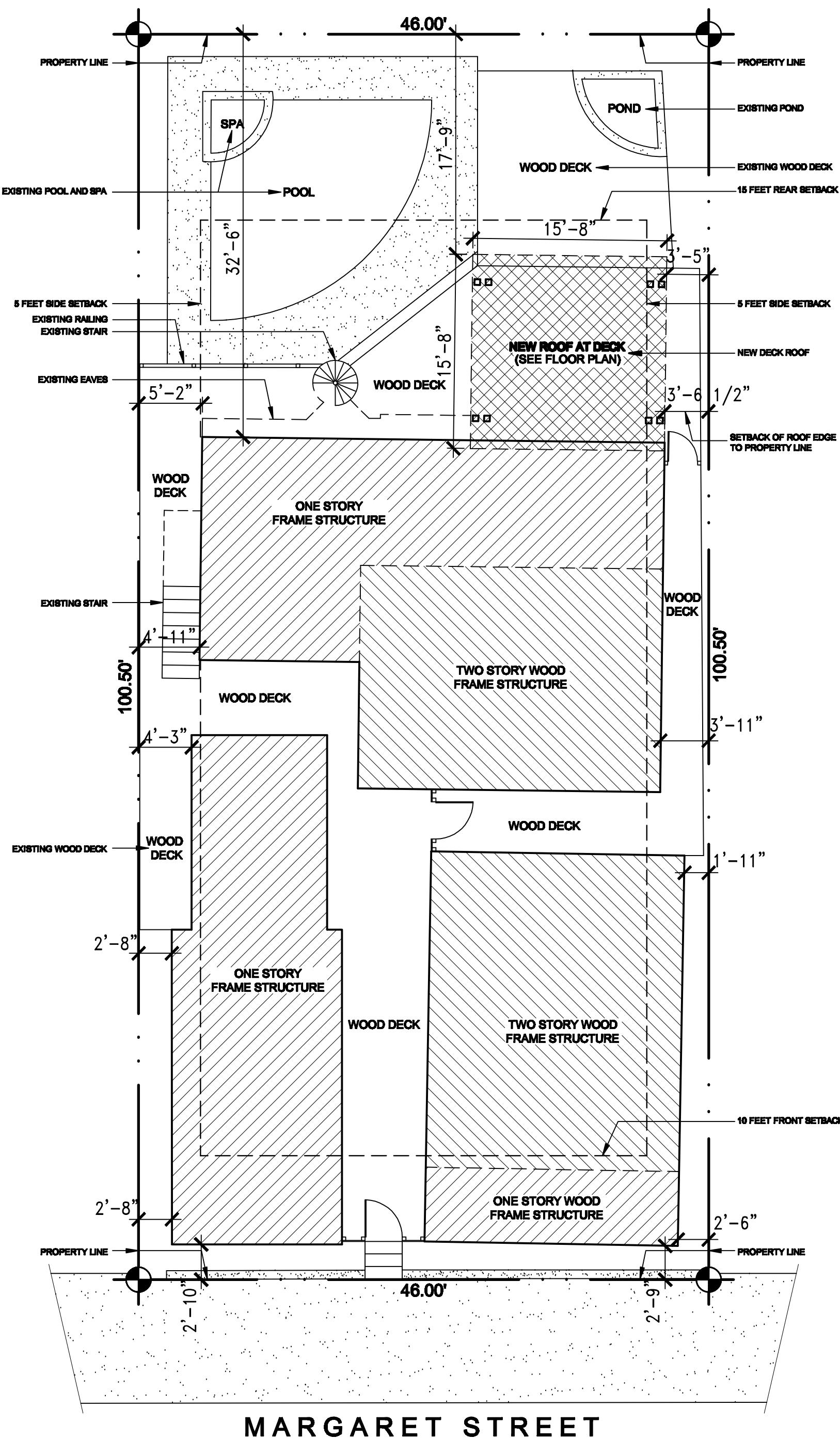
PREVIOUSLY SUBMITTED DESIGN



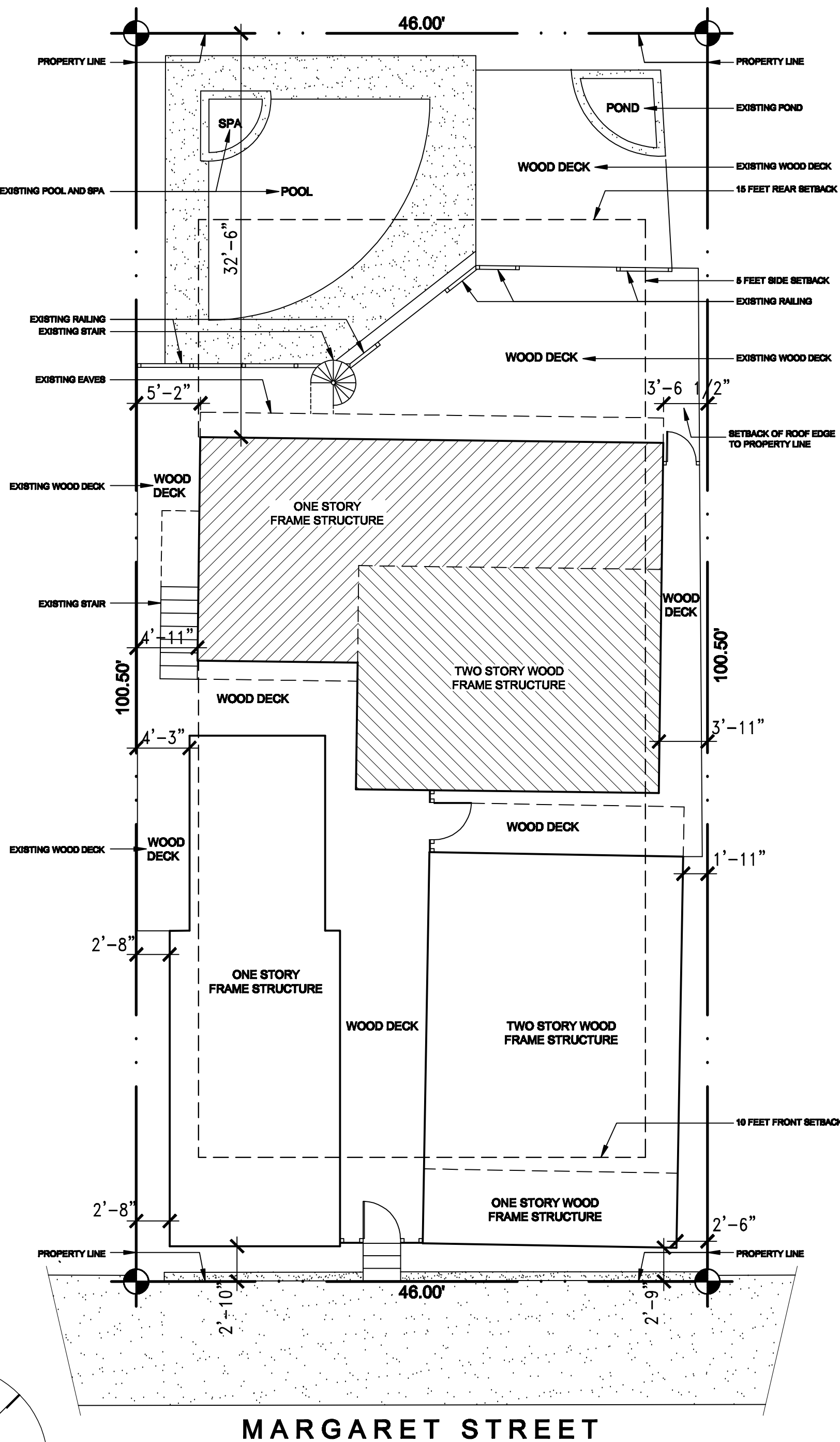
ROOF ADDITION TO:  
**409 MARGARET ST.**  
KEY WEST, FLORIDA

DATE OF ISSUE:  
7 / 24 / 18

SITE DATA			
1. LAND USE DISTRICT: HMDR			
2. LOT AREA: 4823 S.F.			
3. SETBACKS:	ALLOWED	EXISTING	PROPOSED
FRONT	10.0'	2.86' + 2.50'	NO CHANGE
SIDE	5.0'	3.54'	NO CHANGE
REAR	15.0'	32.5'	17.79'
4. LOT COVERAGE:	ALLOWED	EXISTING	PROPOSED
BUILDING	40% (1849 S.F.)	45% (2085 S.F.)	49% (2289 S.F.)
IMP. SURFACE	60% (2774 S.F.)	2700 S.F. (56%)	2940 S.F. (64%)
5. STORMWATER RETENTION: THE WORK DEPICTED IN THESE DRAWINGS WILL NOT INCREASE STORMWATER RUNOFF			



**PROPOSED SITE PLAN**  
1/8" = 1' - 0"



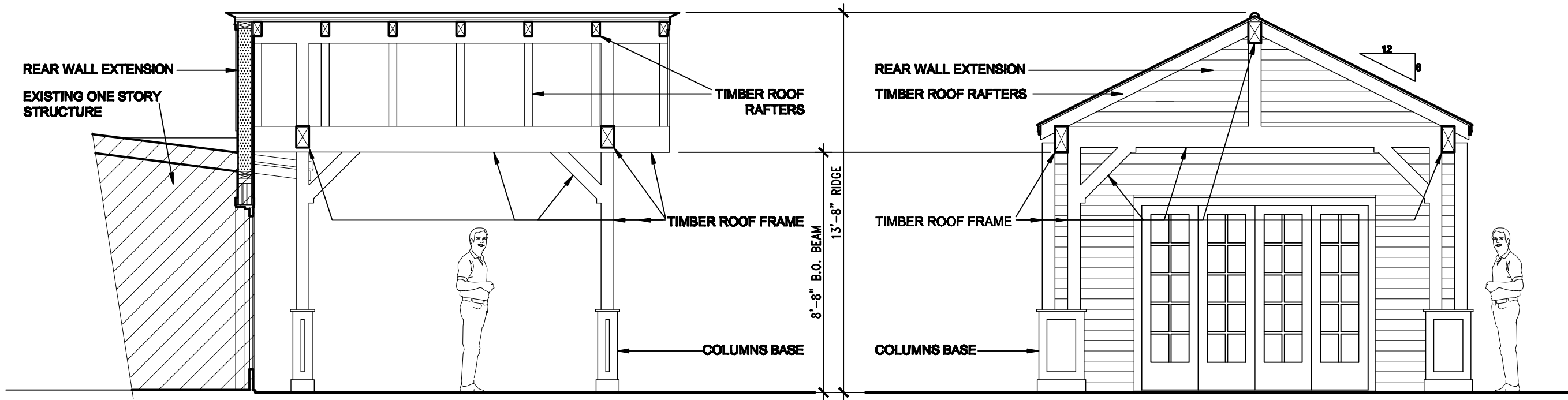
**EXISTING SITE PLAN**  
1/8" = 1' - 0"

ROOF ADDITION TO:

**409 MARGARET ST.**

KEY WEST, FLORIDA  
OWNERS: GLENN JACKSON AND DENISE YAAG

DAVID KNOLL  
ARCHITECT  
KEY WEST, FLORIDA · 305.715.8617

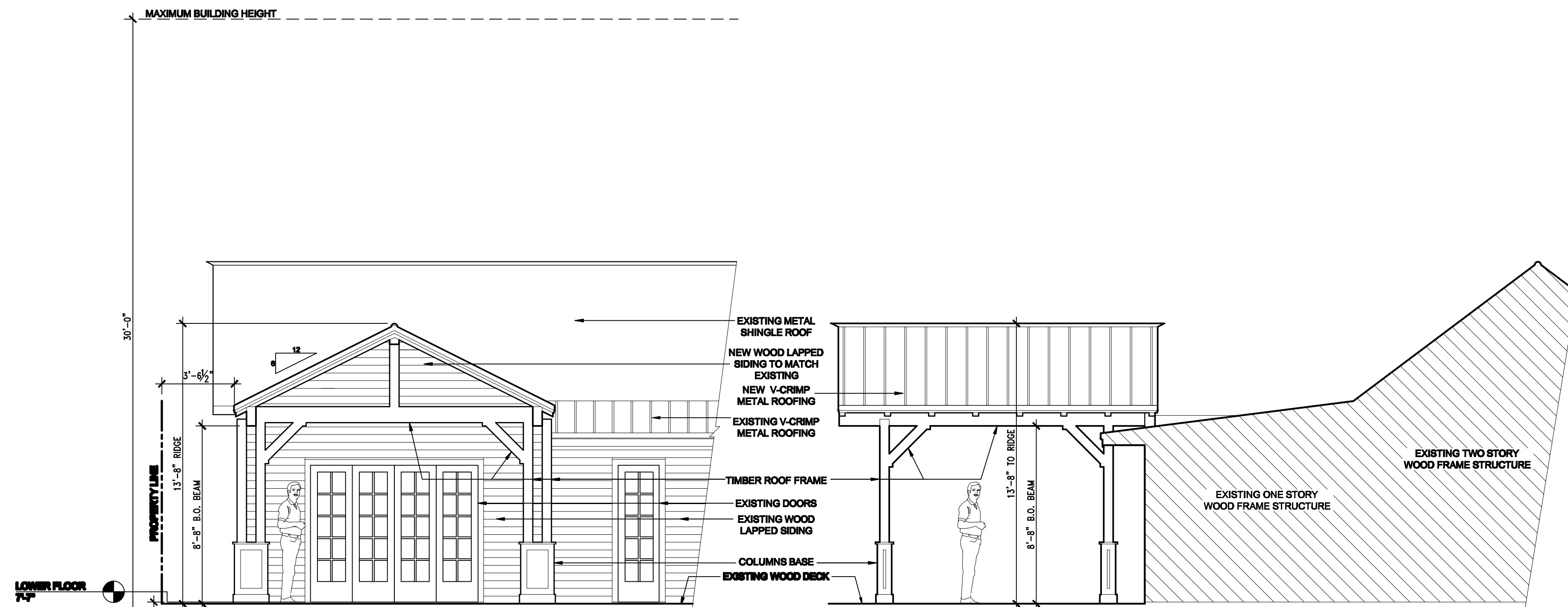


ROOF SECTIONS



EAST ELEVATION

1/4" = 1' - 0"

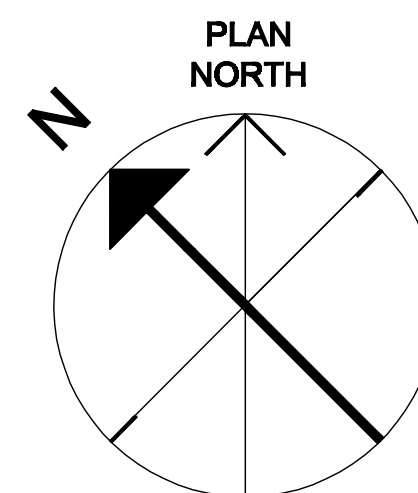
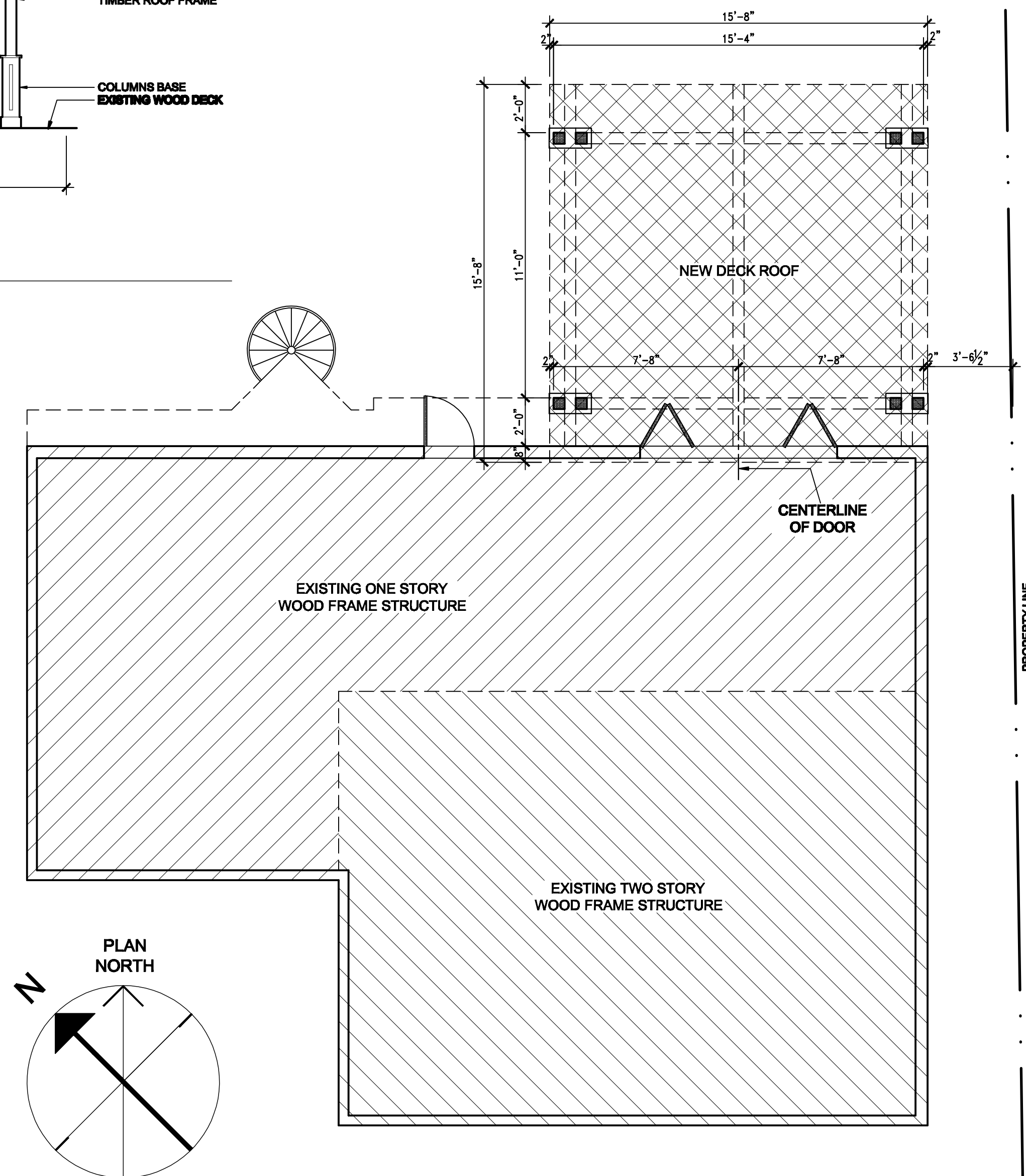


SOUTH ELEVATION

1/4" = 1' - 0"

WEST ELEVATION

1/4" = 1' - 0"



PROPOSED FLOOR PLAN

1/4" = 1' - 0"

DATE OF ISSUE:  
7 / 24 / 18

ROOF ADDITION TO:

409 MARGARET ST.

KEY WEST, FLORIDA

OWNERS: GLENN JACKSON AND DENISE YAAG

DAVID KNOLL

ARCHITECT

KEY WEST, FLORIDA · 305.715.8617

2

OF 2 SHEETS



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., October 23, 2018** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **NEW ONE-STORY REAR ~~ADDITION~~ DECK** **COVERING.** **#409 MARGARET STREET**

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

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

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

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

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared DAVID KNOLL, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

409 MARGARET on the  
3RD day of OCTOBER, 20 18.

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 OCTOBER 23RD, 20 18.

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 \_\_\_\_\_.

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

**Signed Name of Affiant:**

DAVID KNOLL

**Date:** 10.13.18

**Address:** 19581 MAJAN

**City:** SUGARLOAF

**State, Zip:** FL 33042

The forgoing instrument was acknowledged before me on this 3rd day of October, 20 18.

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

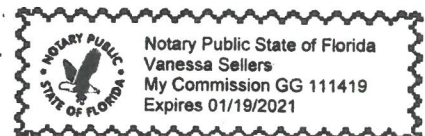
## NOTARY PUBLIC

Sign Name: Vanessa Sellers

Print Name: Vanessa Sellers

Notary Public - State of Florida (seal)

My Commission Expires: 1/19/2021







# PROPERTY APPRAISER INFORMATION



# Monroe County, FL

## Disclaimer

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

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

## Summary

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



## Owner

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

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

## Valuation

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

## Buildings

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



## Sales

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

## Photos



## Map



## TRIM Notice

Trim Notice

2018 Notices Only

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

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

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

Developed by

