



Historic Architectural Review Commission
Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: April 25, 2017

Applicant: Michael B. Ingram, Architect

Application Number: H17-03-0009

Address: #1124 Seminary Street

Description of Work

Demolition of rear roof and partial demolition of east wall at main house. Removal of front canopy at accessory structure.

Site Facts

The building in review is a one-story house listed as a contributing resource. The frame vernacular house was built circa 1910 and shows signs of decay particularly on the siding, windows, and foundations. Several alterations at the rear of the house were made through time, including a roof deck and the removal of a sawtooth roof that is evident on a circa 1965 photograph. Aerial photos from 1994 depict a roof deck at the rear of the house, similar to what is there at present time. In May 23, 2000, HARC approved a Certificate of Appropriateness for the reconstruction of the accessory unit due to damages from Hurricane George. On June of the same year the Commission approved a rear and side addition to the accessory unit. The east façade of the historic house has been altered by the introduction of double doors and new openings. The house is in need of restoration and stabilization.

**Ordinance Cited on
Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for the rear roof and additions and for proposed demolitions of elements in the accessory structure.

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the partial demolition of the east side wall of the historic portion of the house.

Staff Analysis

The Certificate of Appropriateness proposes the partial demolition of the historic east side wall in order to accommodate new proposed stairs. Although that elevation has been altered, there are still fenestrations that are original to the house. The plan also proposes the demolition of the rear portion of the house and removal of an entry canopy of the accessory structure; none of those elements is historic.

It is staff's opinion that the request for the partial demolition of the historic east side wall of the house should be reviewed based by the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

The east side wall portion of the house in question is not irrevocable compromised by extreme deterioration.

The following is the criteria of section 102-125:

- 1 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;*

Staff opines that the east side wall portion of the house in question has no distinctive characteristics of a type or method of construction but is visible from the street due to the width of the lot.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff understanding that no significant events have ever happened in the site that has contributed to local, state, or national history.

- 3 *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;*

The portion of the house in question has no significant value as part of a development, heritage, or cultural record of the city.

- 4 *Is not the site of a historic event with a significant effect upon society;*

The site is not associated to any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The portion of the house in question is not an example of any social, cultural, or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The portion of the house in question is not a unique example of a distinctive architectural style.

- 7 *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;*

The portion of the house in question is not part of a park, square or distinctive area in the city.

- 8 *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; and*

The portion of the house in question does not exemplify a remaining architectural type in its neighborhood.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The portion of the house in question does not yield important information in history.

The plan includes the demolition of the rear one-story addition of the house as well as an entry roof on the accessory structure. Since those elements in question are non-historic, this review shall be based on section 102-218 (b), which requires the following criteria for

demolitions: The historic architectural review commission shall not issue permits 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 proposed non-historic elements will not jeopardize the historic character of the neighborhood.

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

The proposed elements to be demolished are not historic.

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

The non-historic structure and elements to be demolished are not significant or important in defining the historic character of the site.

- (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 rear addition and roof entry of the accessory structure proposed to be demolish will not qualify to be a contributing resource to the historic district in a near future.

In conclusion, it is staff's opinion that the request for demolition of the rear portion of the house and the entry roof of the accessory structure can be considered by the Commission as they comply with the criteria for demolition stated under the Land Development Regulations. If approved this will be the only required reading for such demolition.

If the Commission finds that the proposed side addition complies with the guidelines for additions, and approves the partial demolition of the east side wall of the historic house, a second reading will be required.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 17-03-09		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

1124 SEMINARY

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

GASSEN KEY WEST, LLC

PHONE NUMBER

305.922.2403

OWNER'S MAILING ADDRESS:

3300 RIVIERA DRIVE

EMAIL

rgassen@gassen.com

KEY WEST, FL 33040

CONTRACTOR COMPANY NAME:

MATTINGLY CONSTRUCTION.

PHONE NUMBER

305.777.6435

CONTRACTOR'S CONTACT PERSON:

LEE MATTINGLY.

EMAIL

ARCHITECT / ENGINEER'S NAME:

M.B. INGRAM

PHONE NUMBER

305.920.0211

ARCHITECT / ENGINEER'S ADDRESS:

504 ANZELA STREET

EMAIL

mblingramarchitect@gmail.com.

KEY WEST, FL. 33040

976/12009 ok

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES ___ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

TBD.

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.

PROJECT TYPE: ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW REMODEL
 CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE ___
 DEMOLITION SITE WORK INTERIOR EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

REMODEL OF EXISTING COVAGE.

± 550^{sq} \$ MAIN STRUCTURE ± 1300 S.F. REPLACE EXTERIOR ROT, STABILIZE STRUCTURE, REPAIR WINDOWS, NEW NEP, NEW "V"-CRIMP ON MAIN HOUSE WITH METAL SHINGLE PORCH & MISC. STAIR STRUCTURE, replace existing deck - add new 24" H. deck.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Michael B. Ingram (Rep.)	QUALIFIER PRINT NAME:
OWNER SIGNATURE: MICHAEL B. INGRAM	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 20 DAY OF March , 20 17	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A/C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC. PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
REMOVE SIDE DECK; ADD ENCL. STAIR	WOOD	WOOD
REMOVE CANOPY ON ACC. STRUCTURE	"	"
change door to window	"	"

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Oper: KEYWGRC Type: BP Drawer: 1
 Date: 3/28/17 57 Receipt no: 13452
 2017 300009
 PT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3103259
 CK CHECK 1071 \$100.00

Trans date: 3/28/17 Time: 10:14:44

SIGN SPECIFICATIONS		
SIGN COPY: <i>N.A.</i>	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
<i>MAIN HOUSE IS LISTED AS CONTRIBUTING. Necessary structure is NOT historic - Guidelines for additions, ordinance for demolition. Guidelines for windows S.O.I.S. 1, 2, 6, 9 & 10.</i>		
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- 17.03.0009



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

REMOVE & REPLACE DETERIORATED WOOD SIDING 'IN KIND',
REMOVE & REPAIR EXISTING WOOD WINDOWS, STABILIZE SUB-
STANDARD CONSTRUCTION. REMOVE & REPLACE ELEMENTS ON
EAST FAÇADE OF MAIN BLDG.

OR THAT THE BUILDING OR STRUCTURE;

- (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.

ELEMENTS TO BE CHANGED ARE MODIFICATIONS OR ADDITIONS
TO ORIGINAL STRUCTURE & AS SUCH HAVE NO HISTORIC VALUE.

SMALLER ACCESSORY STRUCTURE HAS BEEN MODIFIED FROM
ORIGINAL WITH ADDITIONS, WINDOWS, SIDING & ROOF.

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

NO DOCUMENTED EVENTS ARE ASSOCIATED WITH
STRUCTURE THAT MIGHT BE CONSIDERED CONTRIBUTING

- (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.

BUILDINGS ARE NOT ASSOCIATED WITH PERSONS OF HISTORIC SIGNIFICANCE & HAVE NO VALUE TO PAST CULTURAL CHARACTERISTICS OF THE CITY

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

THERE IS NO EVIDENCE OF ANY 'HISTORIC' EVENT.

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

BUILDINGS HAVE NO RELATIONSHIP TO HISTORIC, ECONOMIC, OR SOCIAL HERITAGE

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

BUILDINGS HAVE BEEN MODIFIED FROM ORIGINAL, HOW EVER ORIGINAL SCALE HAS BEEN MAINTAINED.

- (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.

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

BUILDING TYPE IS CONSISTENT WITH DEVELOPMENT OF THE ERA.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



17-03-0009

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans PLANS & ELEVATIONS
 No Reason _____

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

EXISTING STRUCTURES TO REMAIN

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

CHANGES TO FACAD OF BUILDINGS WILL ENHANCE OVERALL COMPOSITION & SPACE.

AND

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

MODIFICATIONS OF NON-HISTORIC STRUCTURES WILL INTEGRATE STRUCTURES & CLEARLY DEFINE NEW & HISTORIC PORTIONS.

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

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 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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

 PROPERTY OWNER'S SIGNATURE	MICHAEL E. NYERAM 3/23/17 DATE AND PRINT NAME:
---	--

OFFICE USE ONLY

BUILDING DESCRIPTION:			
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____ Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____	

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

City of Key West
Planning Department



Authorization Form
(Individual Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, R. GASSEN (GASSEN K.W. LLC) authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

MICHAEL B. INERAMI
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Handwritten Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

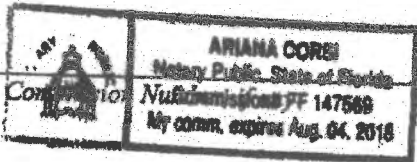
Subscribed and sworn to (or affirmed) before me on this 10/march/2017 by
date

Reginald A Gassen
Name of Authorized Representative

He/She is personally known to me or has presented FL Drivers license as identification.

[Handwritten Signature]
Notary's Signature and Seal

Ariana Corei
Name of Acknowledger typed, printed or stamped



**City of Key West
Planning Department**



Verification Form
(Where Authorized Representative is an individual)

I, MICHAEL B. INGRAM, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1124 SEMINARY STREET

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Michael Ingram
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 3.16.17 by _____
date

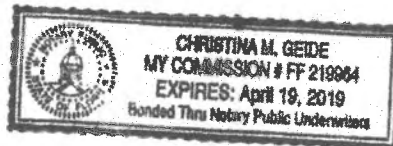
MICHAEL B. INGRAM
Name of Authorized Representative

He/She is personally known to me or has presented FLT 526 542 44 171 as identification.
Ex. 5/11/2017

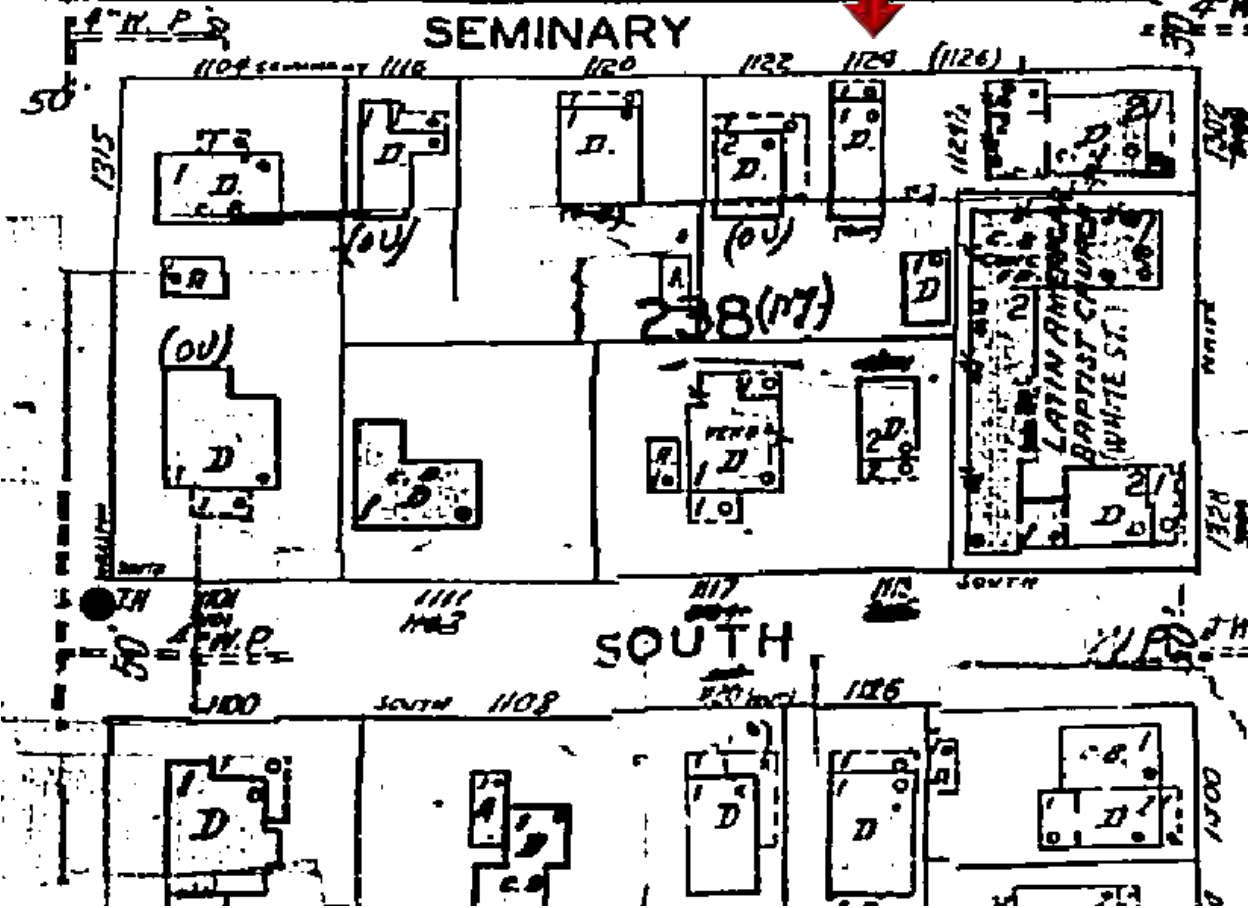
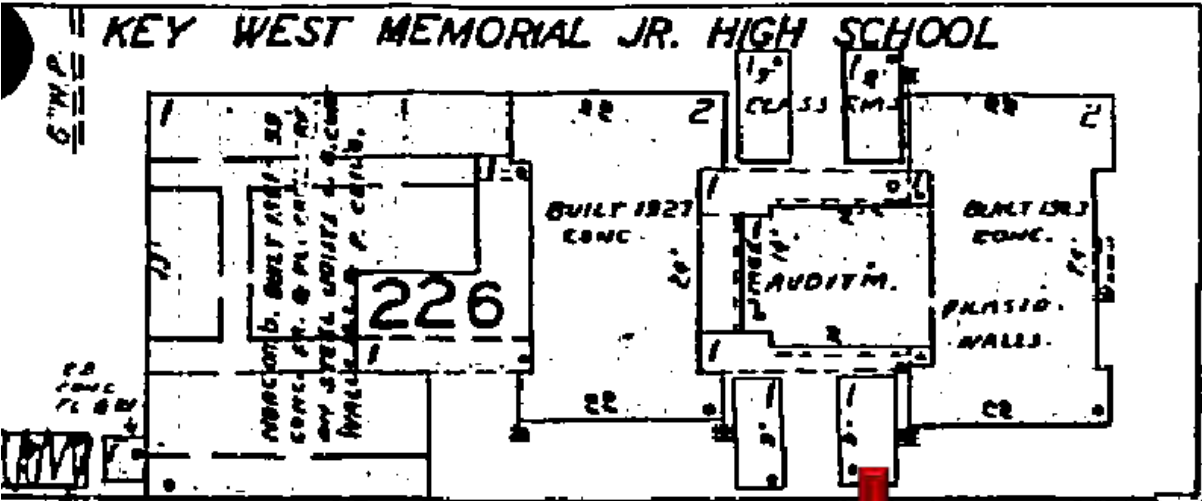
Christina M. Geide
Notary's Signature and Seal

Christina M. Geide
Name of Acknowledger typed, printed or stamped

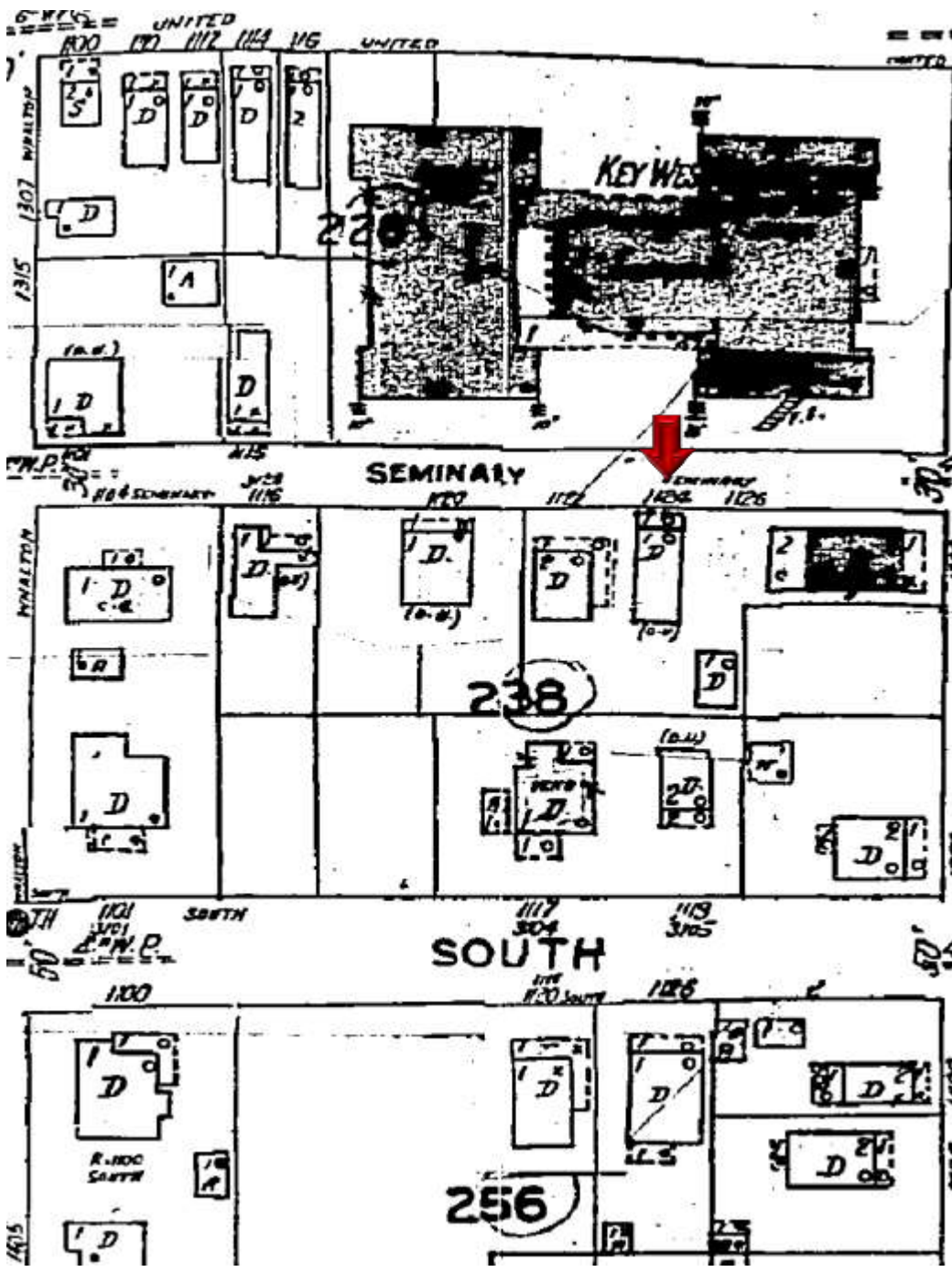
FF 219964
Commission Number, if any



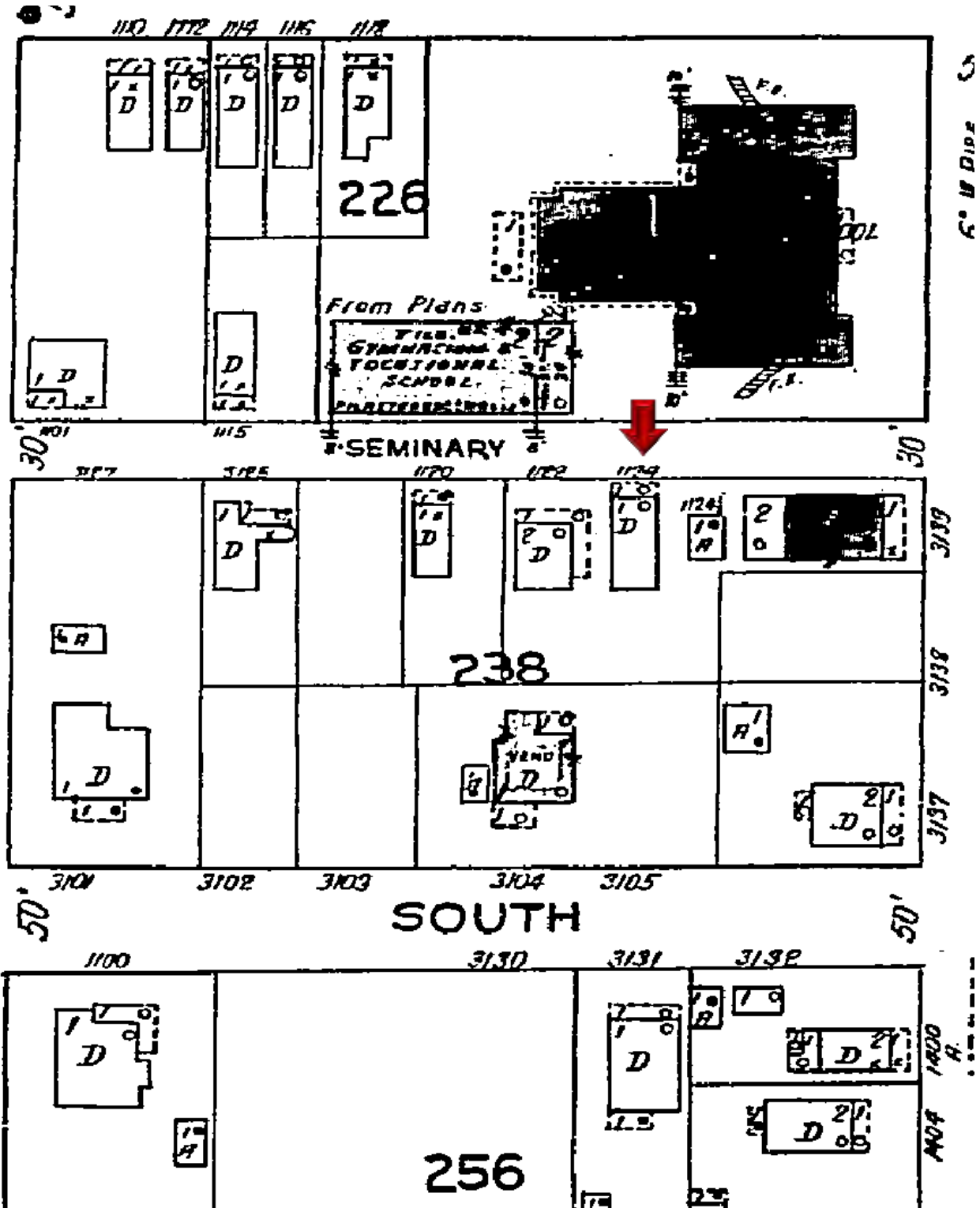
SANBORN MAPS



Sanborn Map 1962

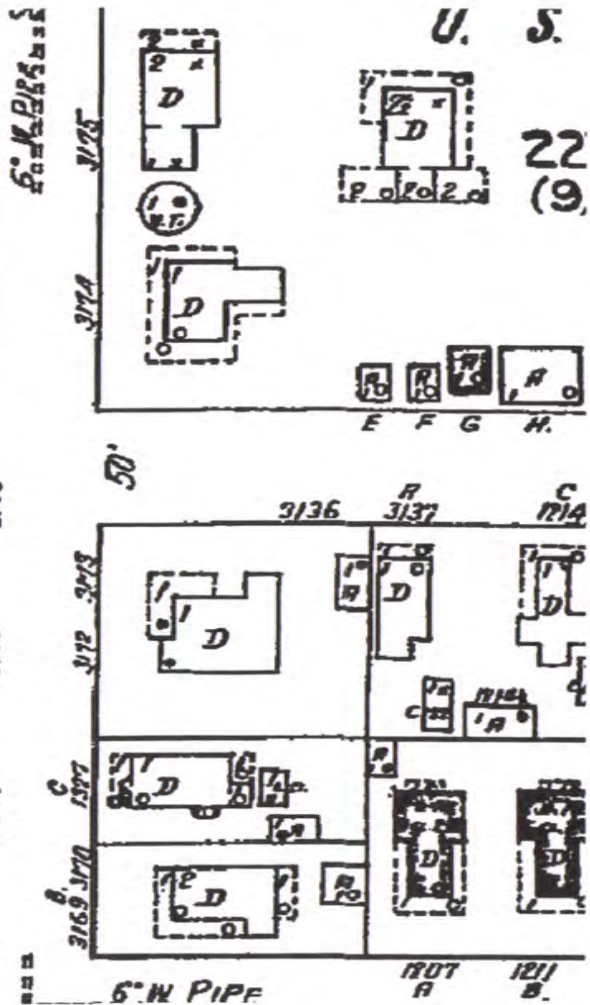
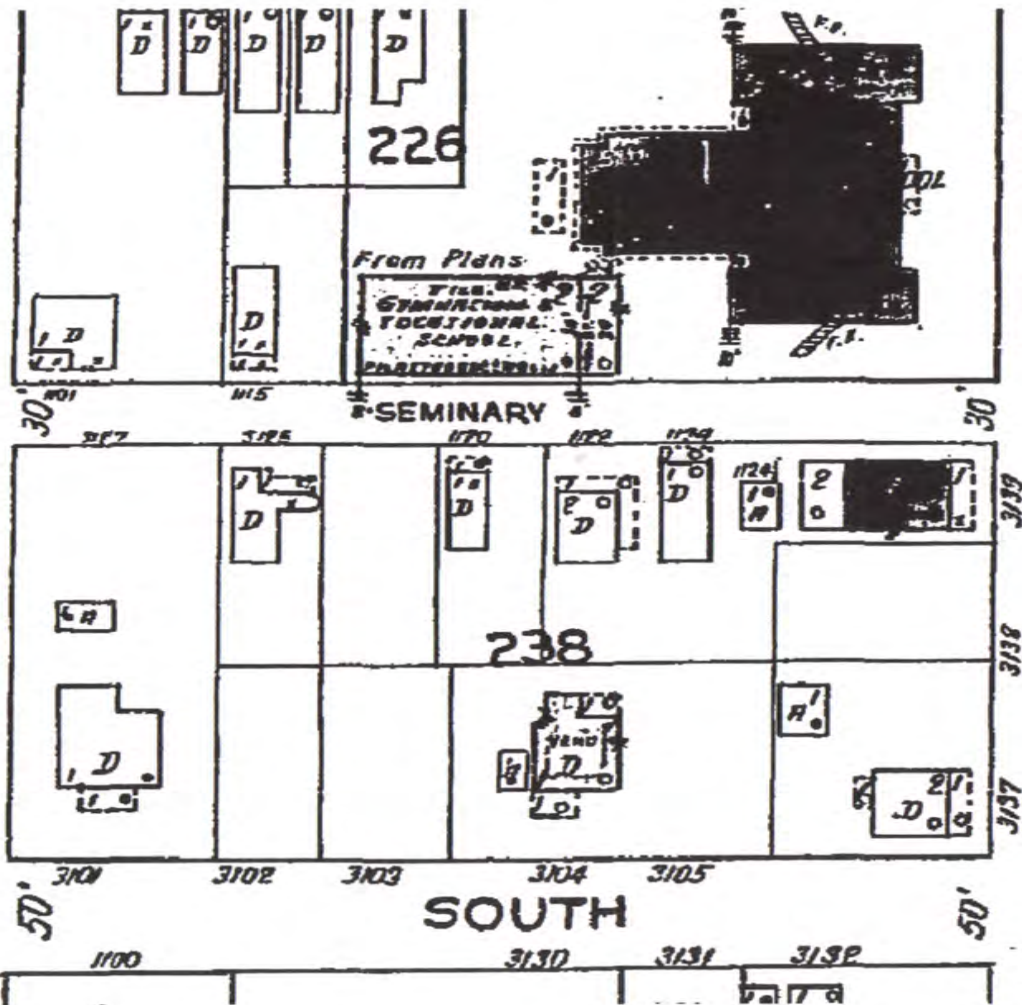


Sanborn Map 1948

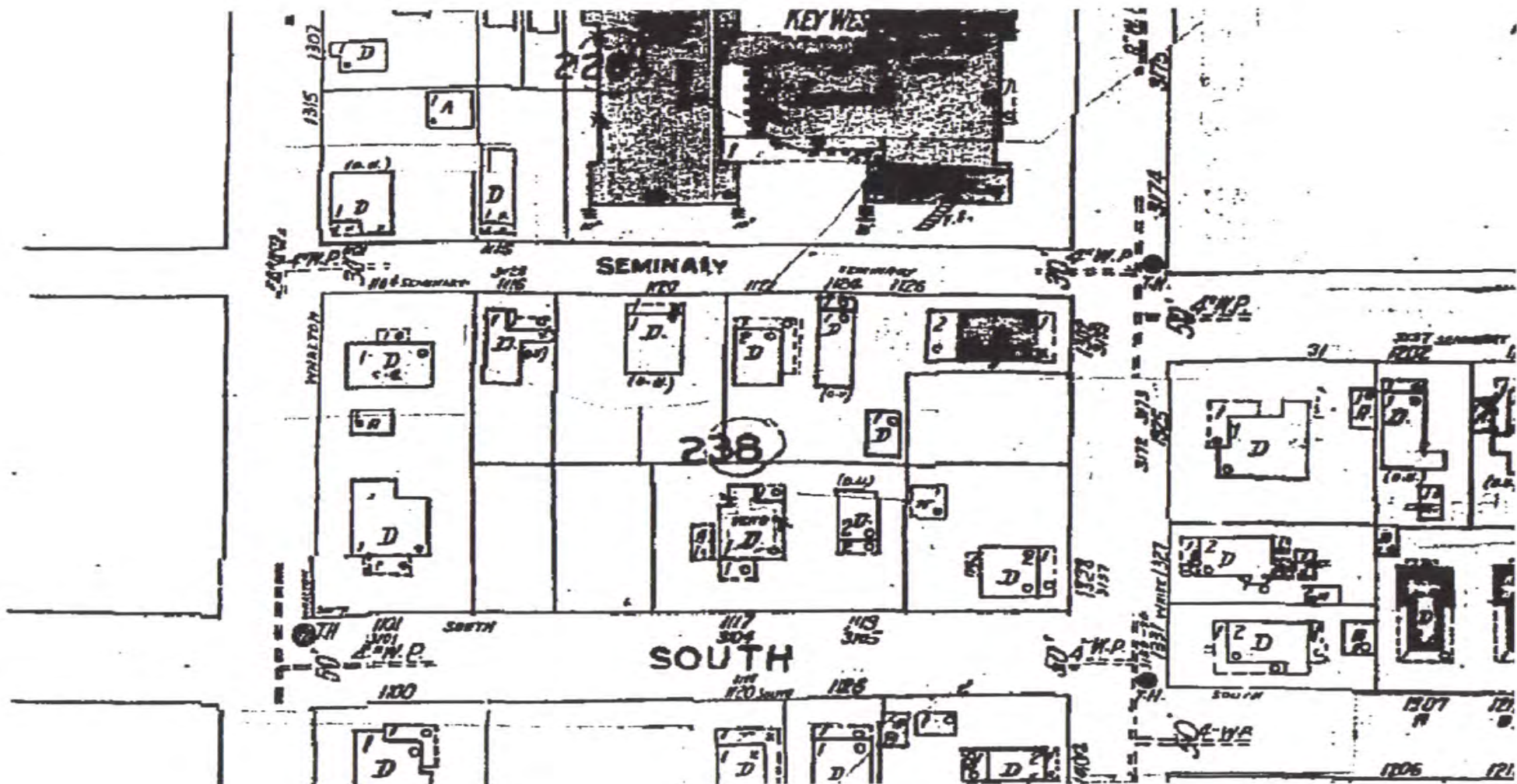


Sanborn Map 1926

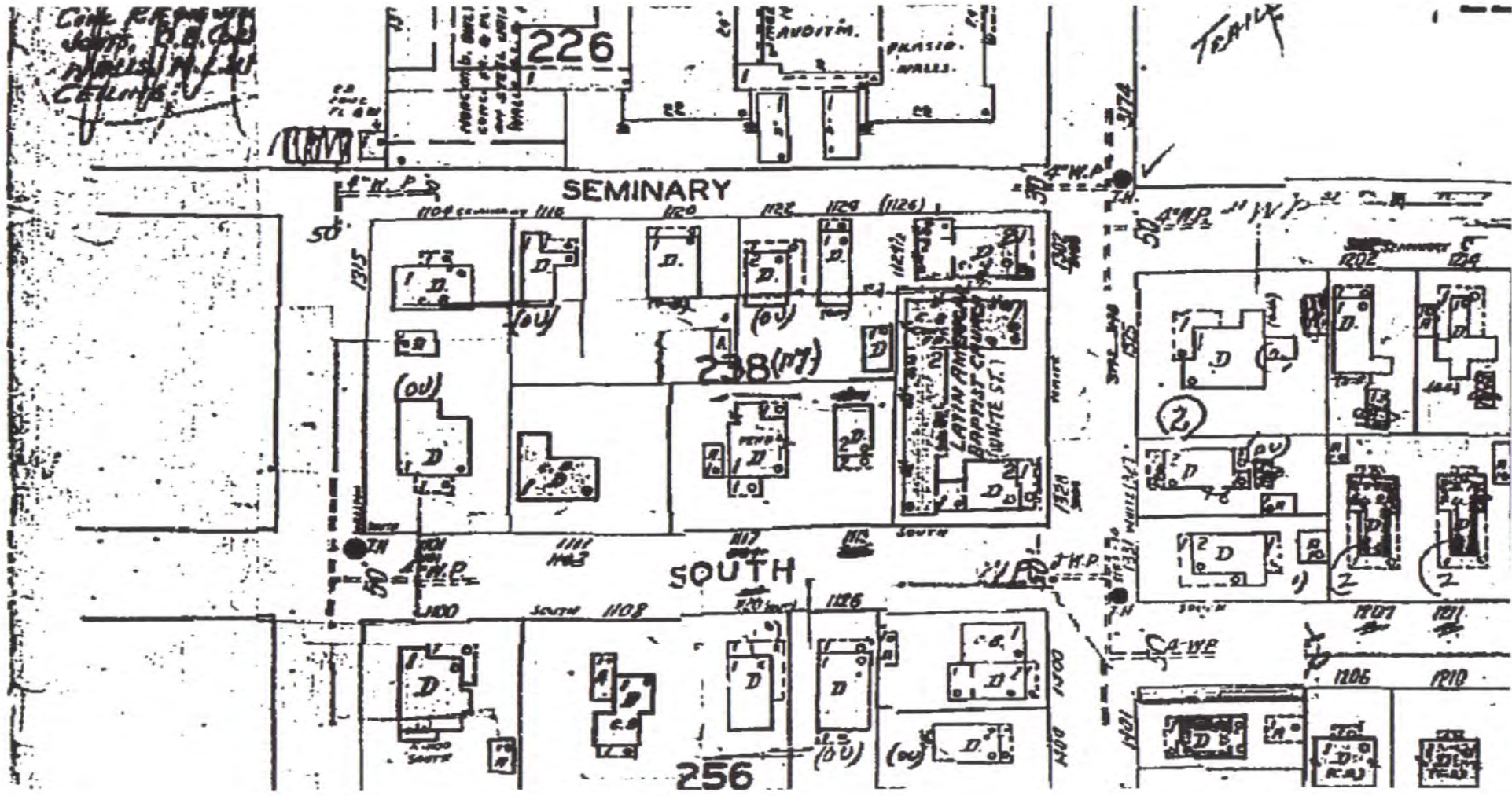
1926



1948



1962



PROJECT PHOTOS



1124 Seminary Street circa 1965. Monroe County Library.



1124 Seminary Street Rear circa 1965. Monroe County Library.



Circa 1929



March 1994



March 12, 1998



1300 White Street



1300 White Street [Seminary St. & White Street]



1304 White Street [Seminary St. & White St.]



1124 Seminary Street [Project Site]



1122 Seminary Street



1122 Seminary Street [Rear]



1120 Seminary Street



1118 Seminary Street



1116 Seminary Street



1315 Whalton Street [Seminary St. & Whalton St.]



1119 South Street [Behind 1124 Seminary St.]



1117 South Street [Behind 1122 Seminary St.]

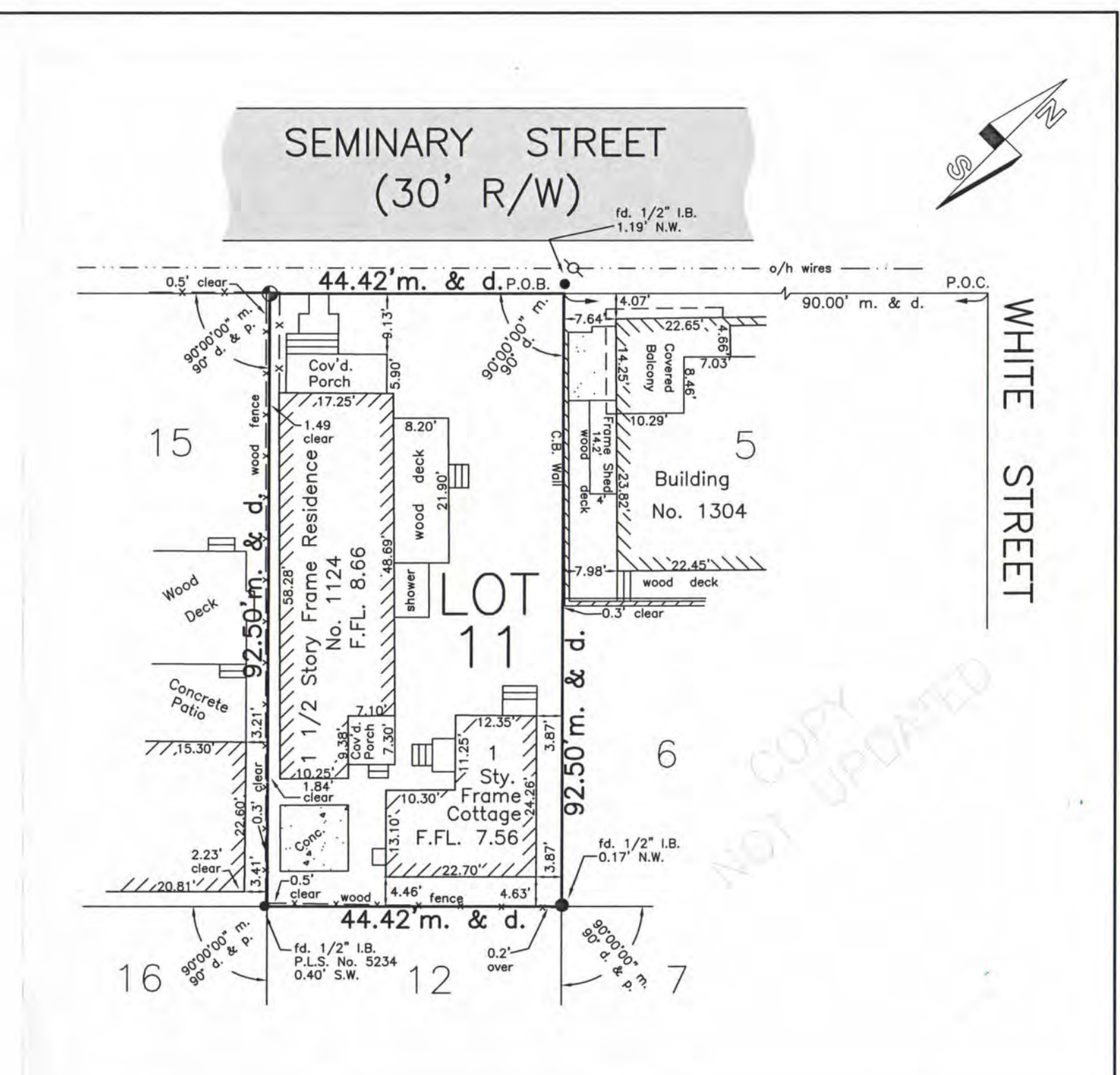
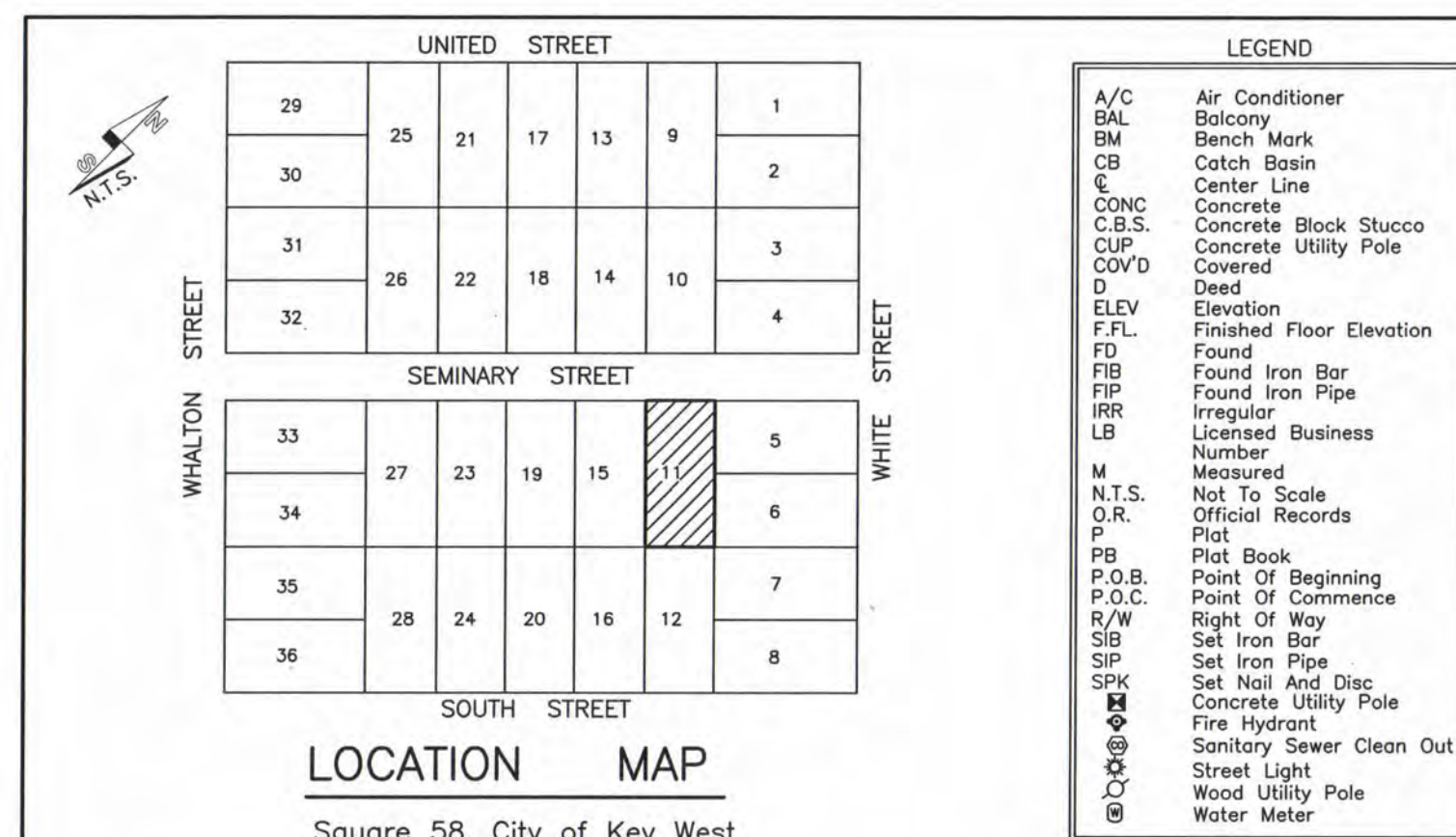
PROPOSED DESIGN

1124 SEMINARY STREET

KEY WEST, FL 33040

RESIDENTIAL RENOVATION

HARC



LEGAL DESCRIPTION:
 On the Island of Key West, and known on William A. Whitehead's map, delineated in February, 1829, as a part of Tract Eighteen (18) but better known as Lot 11 in Square 1, of said Tract 18, according to George W. Nichol's subdivision thereof, duly recorded in Plat Book 1, Page 42, Monroe County, Florida, Records.

Commencing at a point on Seminary street, a distant 90 feet from the corner of White and Seminary Streets and running thence along the said Seminary Street in a Southwesterly direction 44 feet and 5 inches; thence at right angles in a Southeasterly direction 92 feet and 6 inches; thence at right angles in a Northeasterly direction 44 feet and 5 inches; thence at right angles in a Northwesterly direction 92 feet and 6 inches to the plat of Beginning.

SURVEYOR'S NOTES:
 North arrow based assumed median
 Reference Bearing: R/W White Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324'
 No Title Opinion or Abstract to the said property has been provided by the Surveyor. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.

MONUMENTATION:
 ● = SIB 1/2", P.L.S. No. 2749
 ● = FIB/FIP, 1/2"
 ▲ = FPK
 ▲ = SPK, P.L.S. No. 2749

Field Work performed on: 2/06/17

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Christa J. Bruett
 1124 Seminary Street, Key West, Florida 33040

Boundary Survey
 Scale: 1"=20'
 Date: 2/18/02

Dwn No.: 02-190
 Dwn. By: F.H.H.
 Flood panel No. 1516 K
 Flood Zone: X
 Flood Elev. -

REVISIONS AND/OR ADDITIONS
 2/13/17: COPY, not updated

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive Suite 201 Key West, FL 33040
 (305) 293-0466
 Fax: (305) 293-0237
 fhilde1@ellsouth.net
 L.B. No. 7700

SCOPE OF WORK

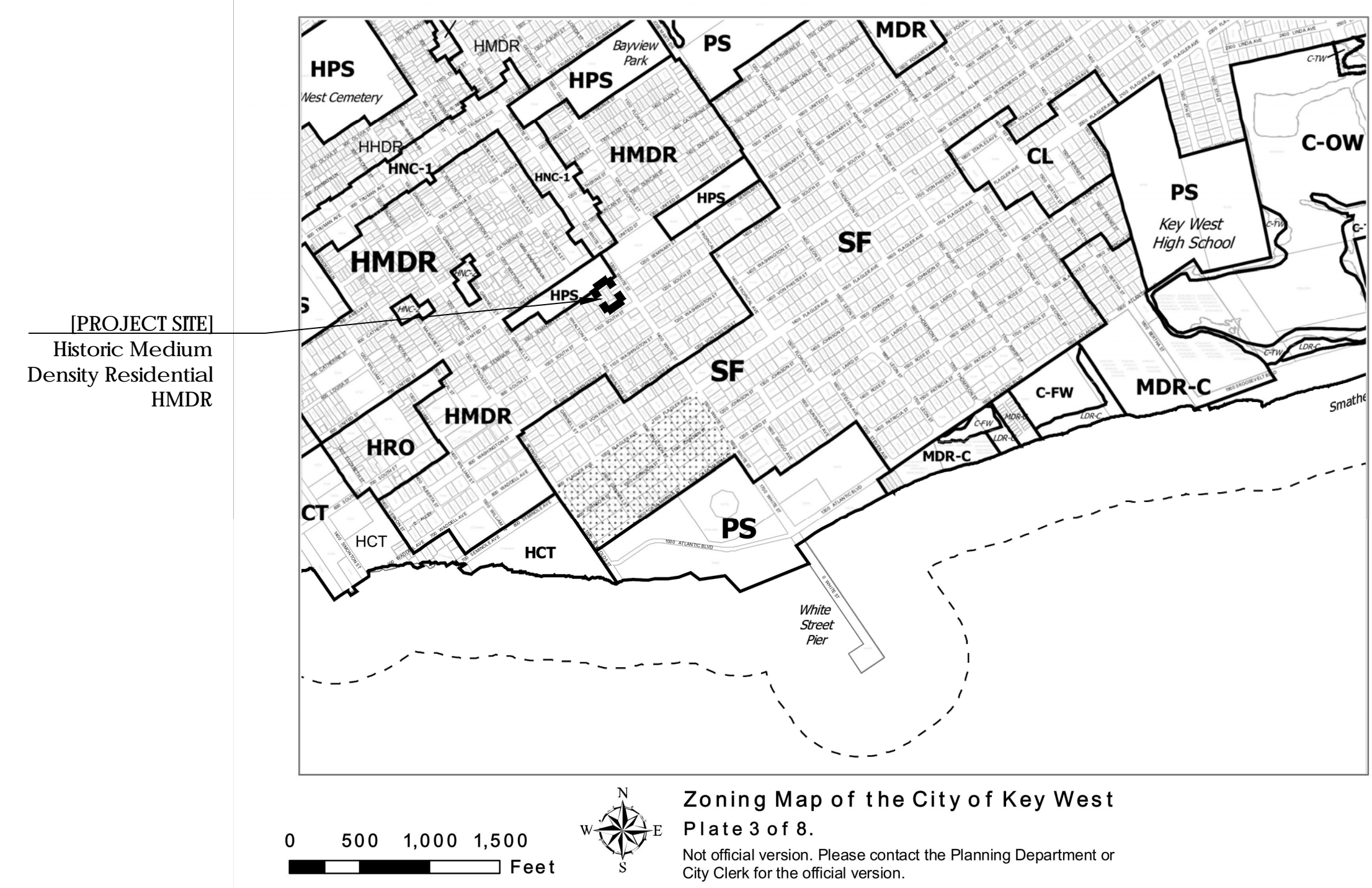
- REMODEL OF EXISTING COTTAGE AND MAIN STRUCTURE
- REPLACE EXTERIOR ROT
- STABILIZE STRUCTURE
- REPAIR WINDOWS
- NEW V-CRIMP ON MAIN HOUSE W/ METAL SHINGLE PORCH, AND STAIR STRUCTURE
- REDUCE EXISTING DECK AND ADD NEW DECK.
- SITE WORK, FENCING AND (1) POOL.

DRAWING INDEX

- GENERAL**
 G1.0 PROJECT COVER AND SURVEY COPY
- ARCHITECTURAL**
 A1.1 SITE PLANS AND DATA
 A2.1 EXISTING FLOOR PLANS
 A2.2 PROPOSED FLOOR PLANS
 A3.0 EXTERIOR ELEVATIONS - NEIGHBORS
 A3.1 EXISTING & PROPOSED EXTERIOR ELEVATIONS
 A3.2 EXISTING & PROPOSED EXTERIOR ELEVATIONS
 A3.3 EXISTING & PROPOSED EXTERIOR ELEVATIONS

CODE INFORMATION

- APPLICABLE CODES**
 2014 FLORIDA BUILDING CODES
- FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS**
 FLOOD ZONE X



1 COPY OF SURVEY
 NOT TO SCALE

2 LOCATION MAP

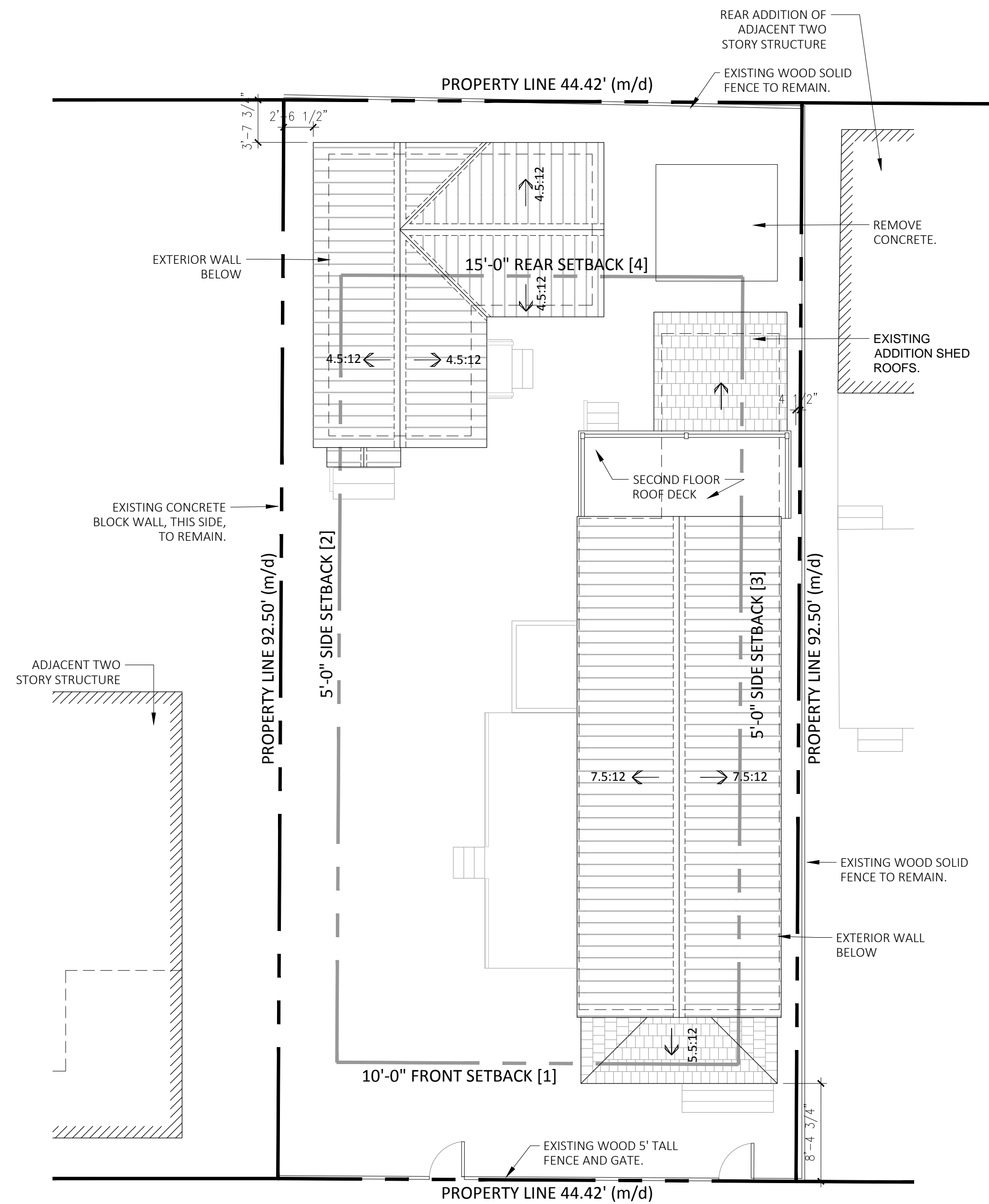
Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2019

1124 SEMINARY STREET
KEY WEST

PROJECT COVER & SURVEY COPY

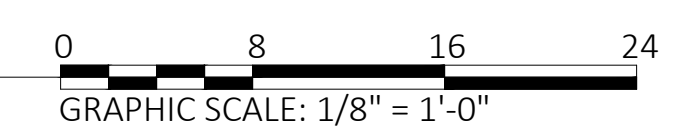
M.B. INGRAM
MAR. 27, 2017

G1.0

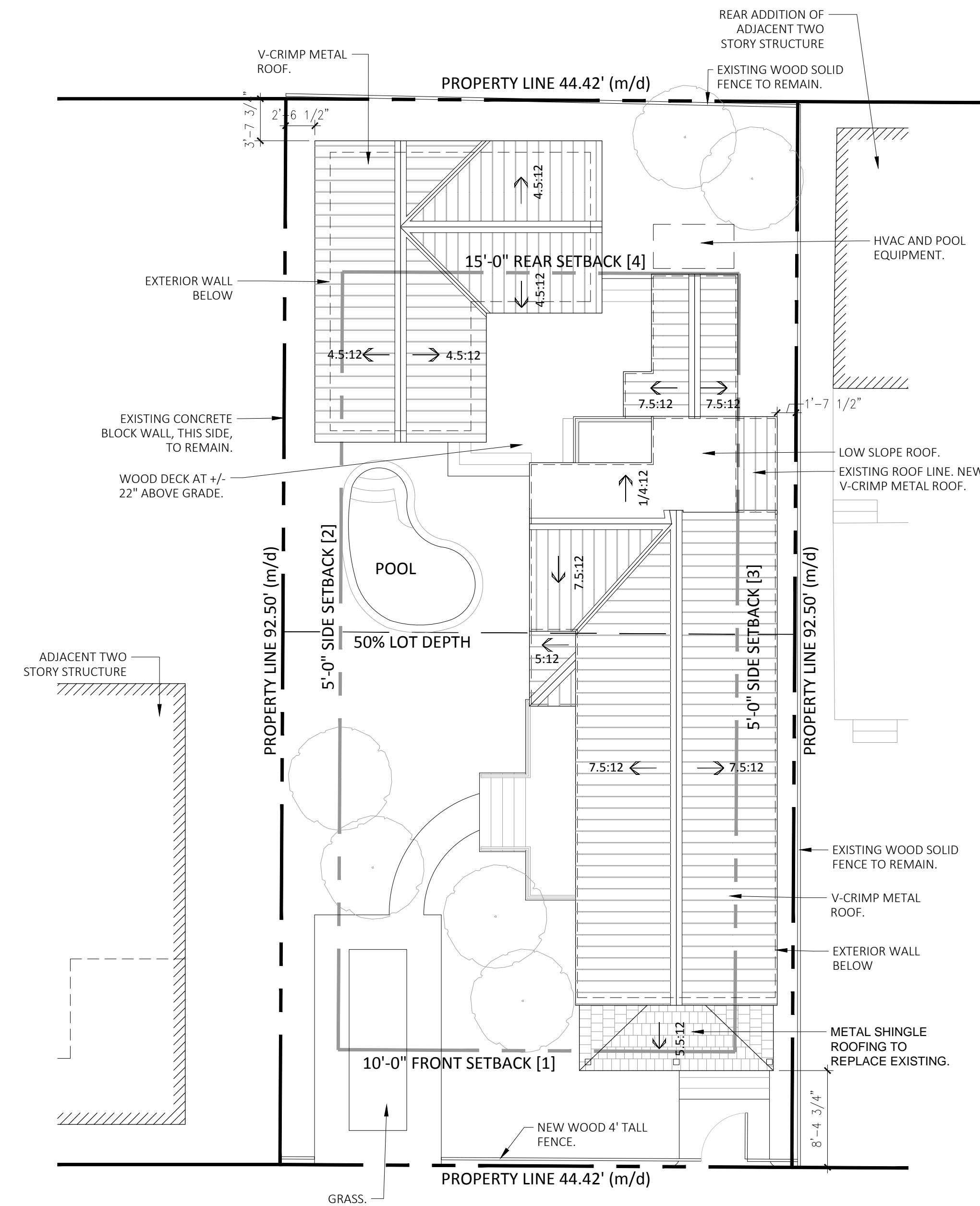


SEMINARY STREET

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

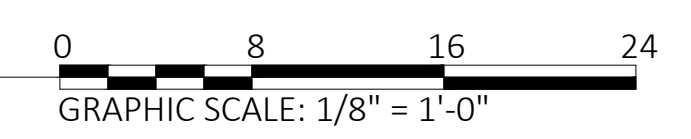


SITE DATA				
1124 SEMINARY STREET, KEY WEST, FLORIDA 33040				
ZONING DISTRICT	HMDR			
FLOOD ZONE	X			
CODE REQUIREMENTS:		EXISTING	PROPOSED	VARIANCE REQUESTED
MIN. LOT SIZE	4,000 SF	4,108.85 SF		N/A
HEIGHT	30'-0"	SEE BELOW		
MAIN STRUCTURE		19'-2 1/2"	NO CHANGE	NO
COTTAGE		12'-5"		
[1] FRONT YARD	10'-0"	8'-4 3/4"	NO CHANGE	NO
[2] SIDE YARD	5'-0"	2'-6 1/2"	NO CHANGE	NO
[3] SIDE YARD	5'-0"	0'-4 1/2"	1'-7 1/2"	NO: IMPROVING
[4] REAR YARD	15'-0"	3'-7 3/4"	NO CHANGE	NO
BUILDING COVERAGE (TOTAL)	40% MAX	1,865 SF [45.4%]	1,789.3 SF [43.5%]	
MAIN STRUCTURE AND DECK		1,315 SF [32%]	1,249.9 SF [30.4%]	NO: IMPROVING EXISTING CONDITIONS
COTTAGE		550 SF [13.4%]	539.4 SF [13.1%]	
IMPERVIOUS COVERAGE	60% MAX	1,969.17 SF [47.9%]	2,180.6 SF [53%]	NO
OPEN SPACE RATIO	35% MIN	2,073.97 SF [50.5%]	1,705 SF [41.5%]	NO



SEMINARY STREET

2 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"



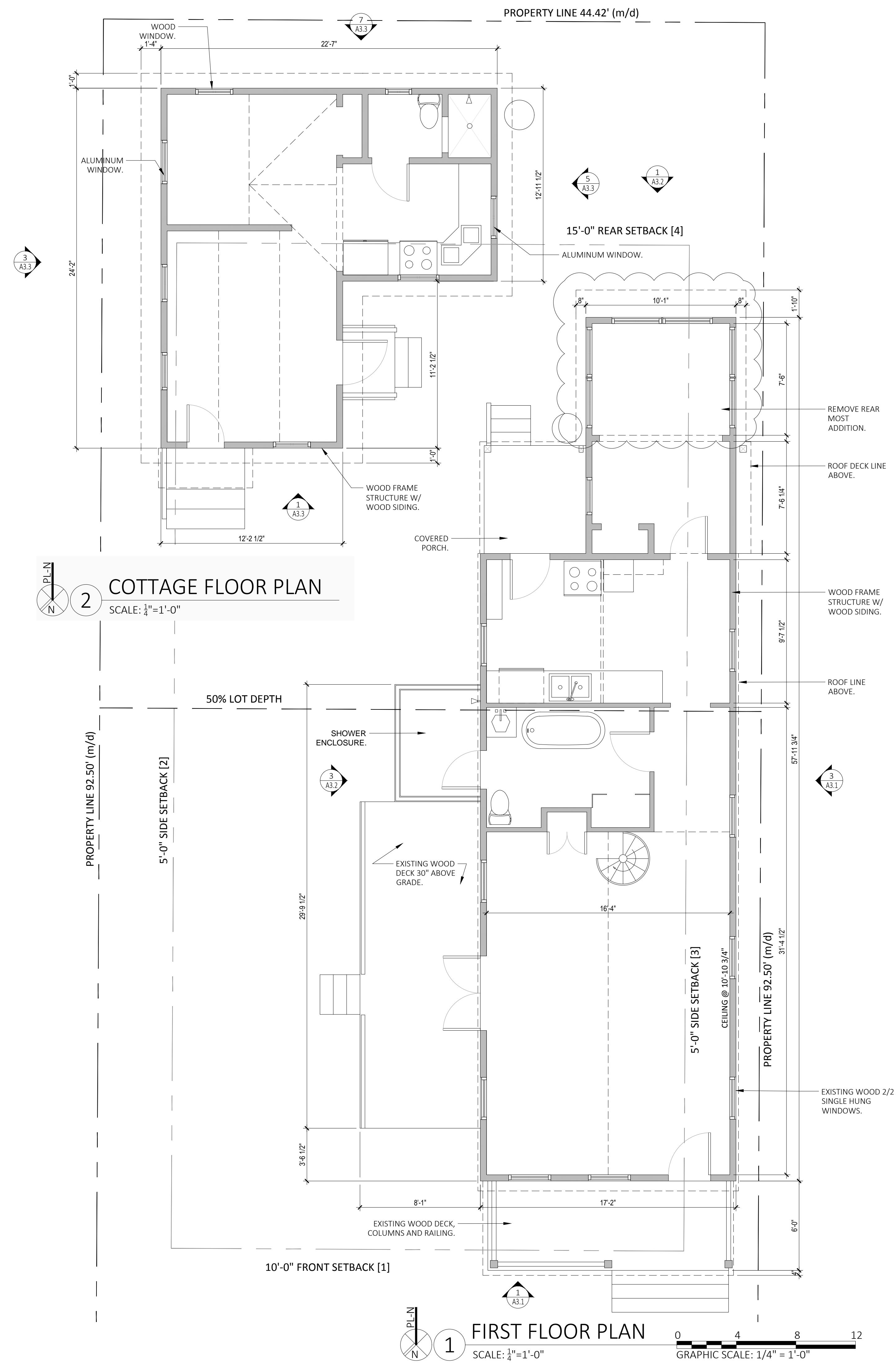
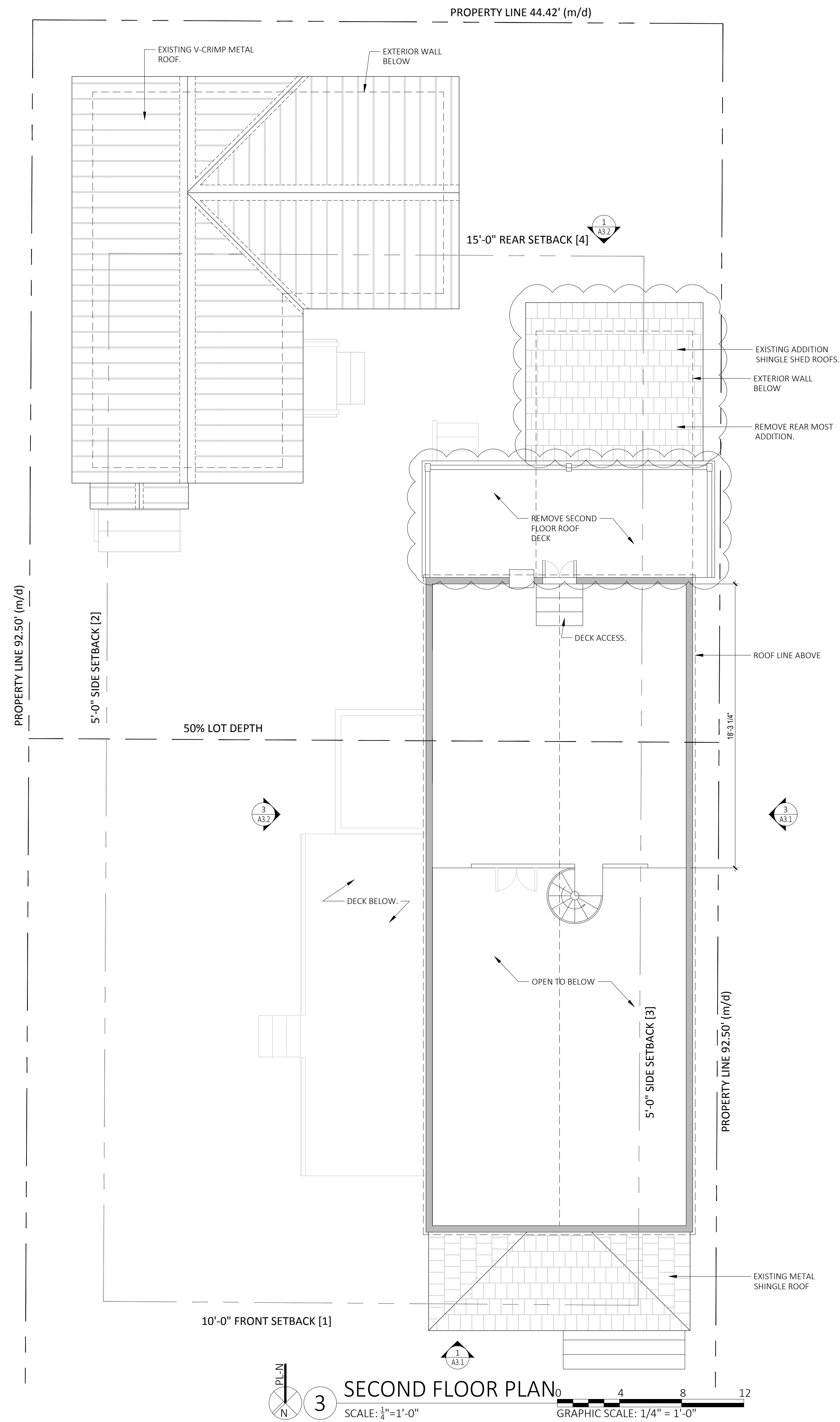
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1124 SEMINARY STREET
 KEY WEST

SITE PLANS
 AND DATA

M.B. INGRAM
 MAR. 27, 2017

A1.1



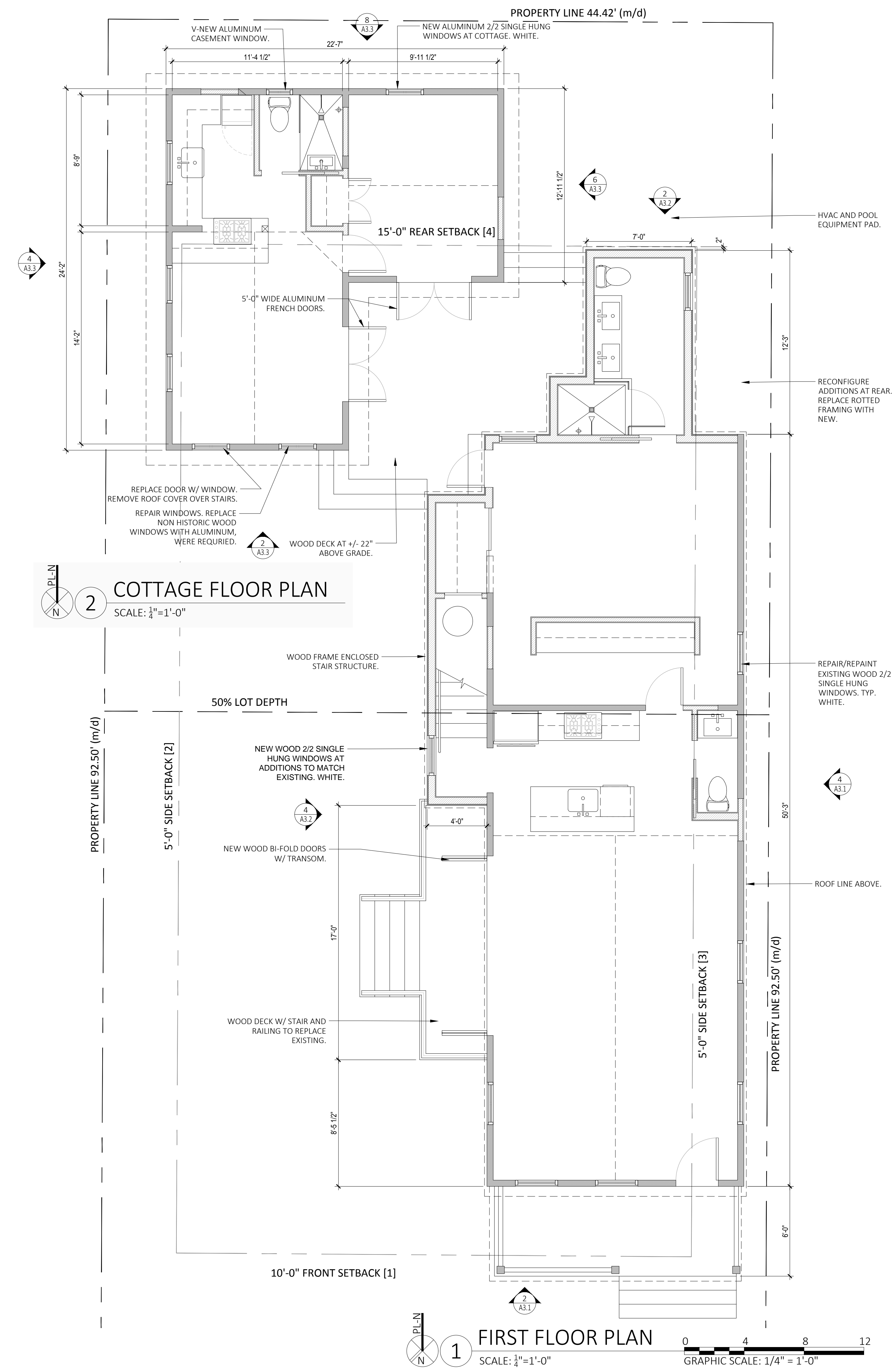
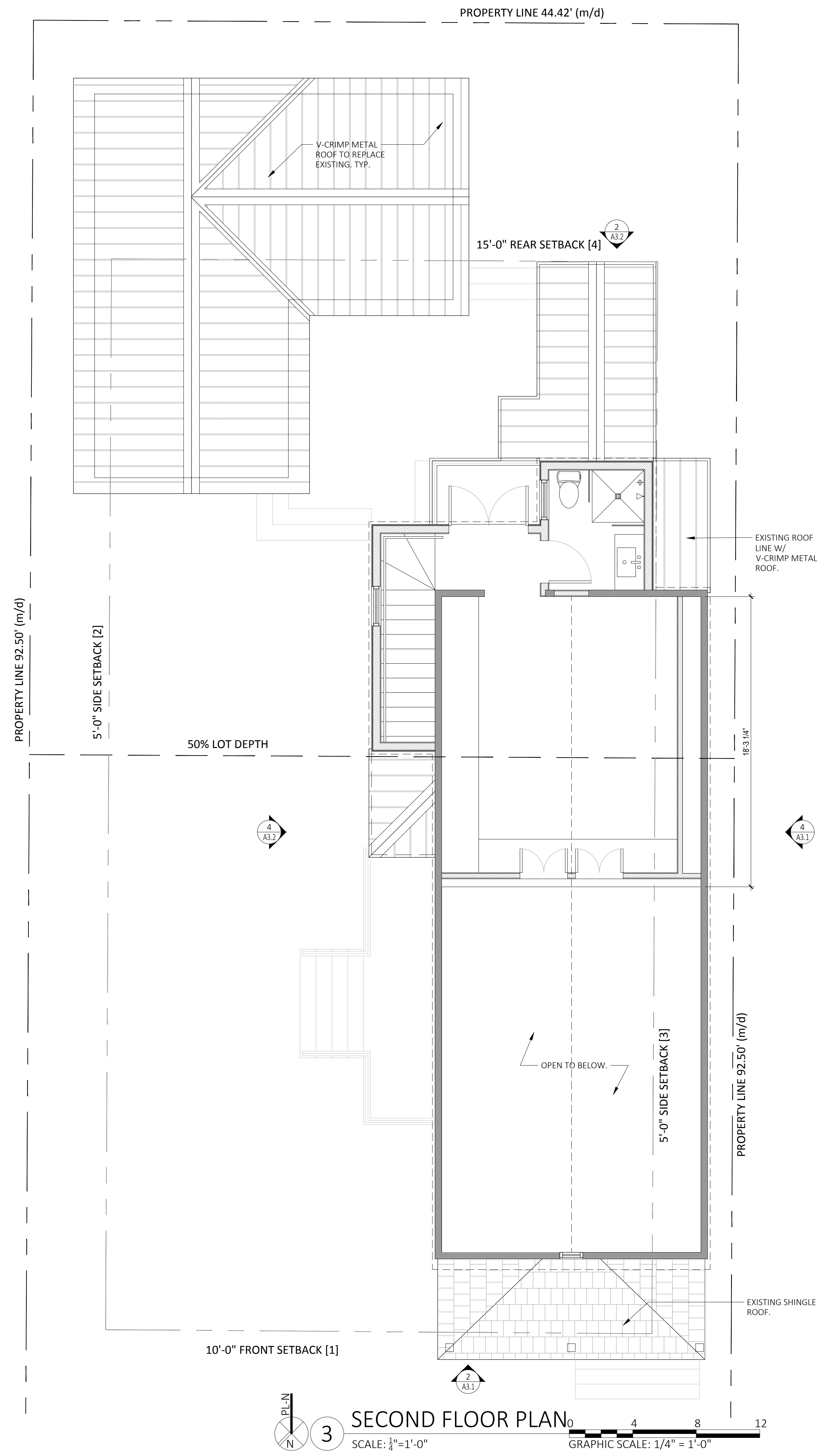
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**1124 SEMINARY STREET
 KEY WEST**

EXISTING FLOOR PLANS

**M.B. INGRAM
 MAR. 27, 2017**

A2.1

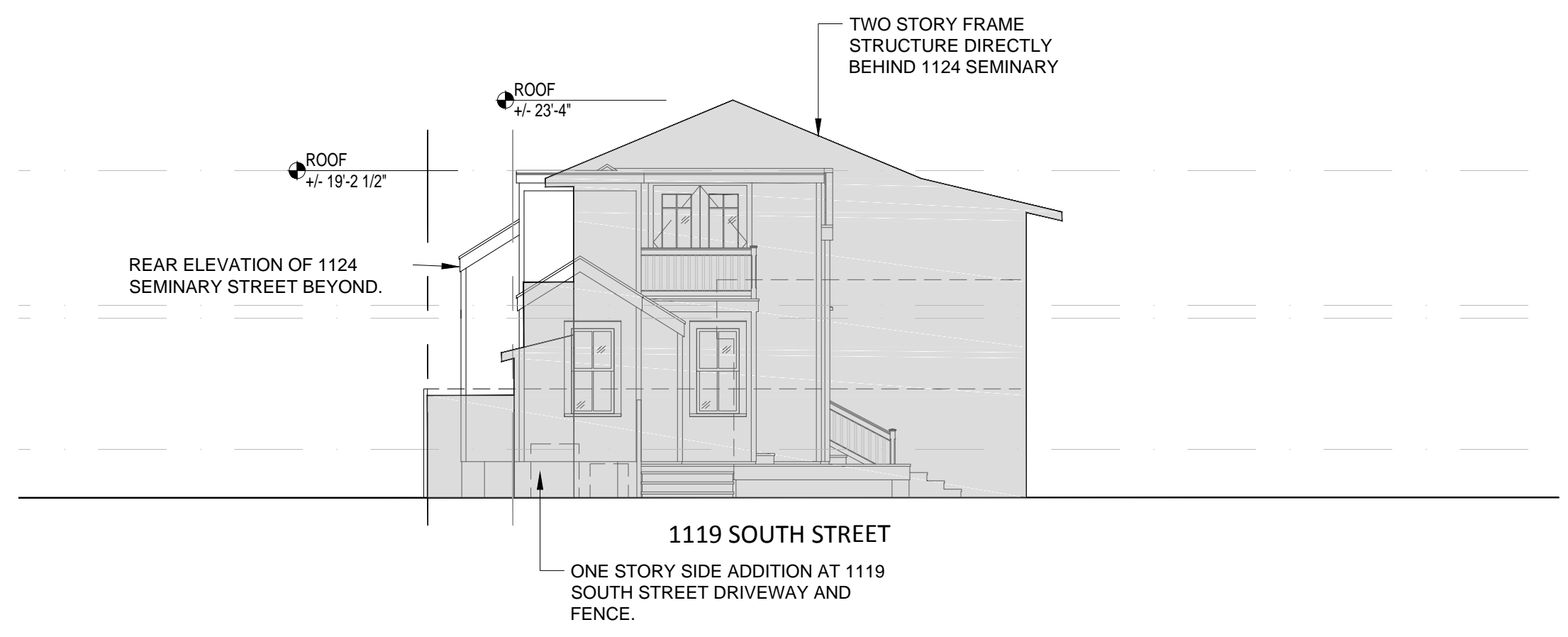


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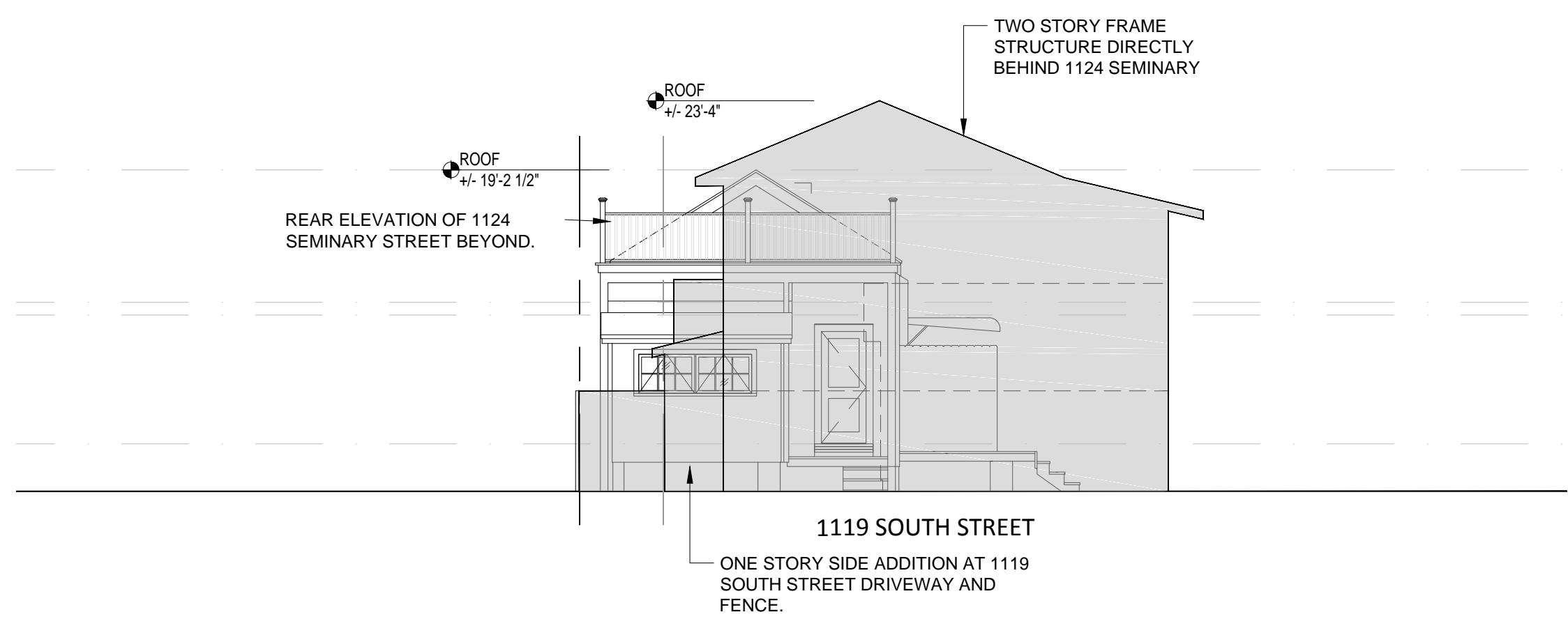
1124 SEMINARY STREET
 KEY WEST
 PROPOSED FLOOR PLANS

M.B. INGRAM
 MAR. 27, 2017

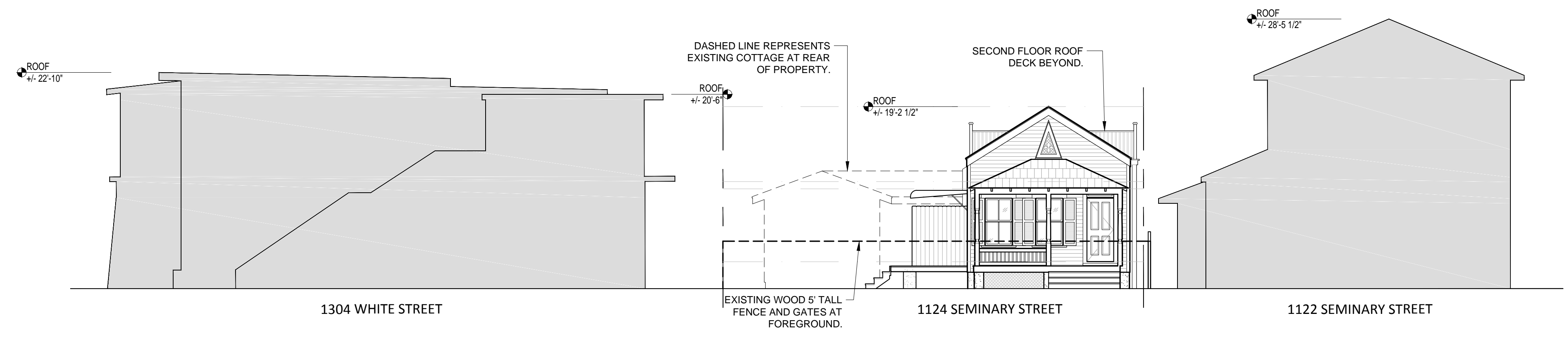
A2.2



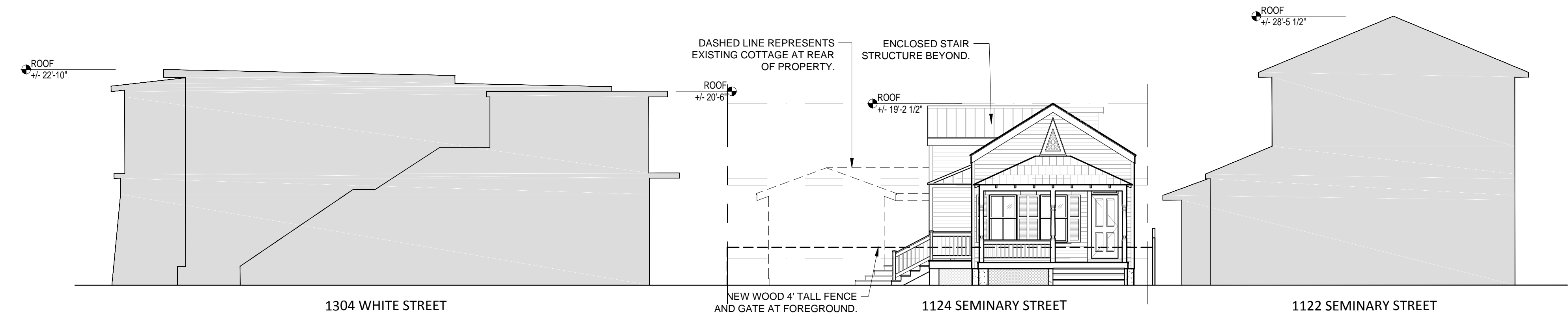
2 PROPOSED SOUTH STREET ELEVATION
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"



1 EXISTING SOUTH STREET ELEVATION
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"



3 EXISTING SEMINARY STREET ELEVATION
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"



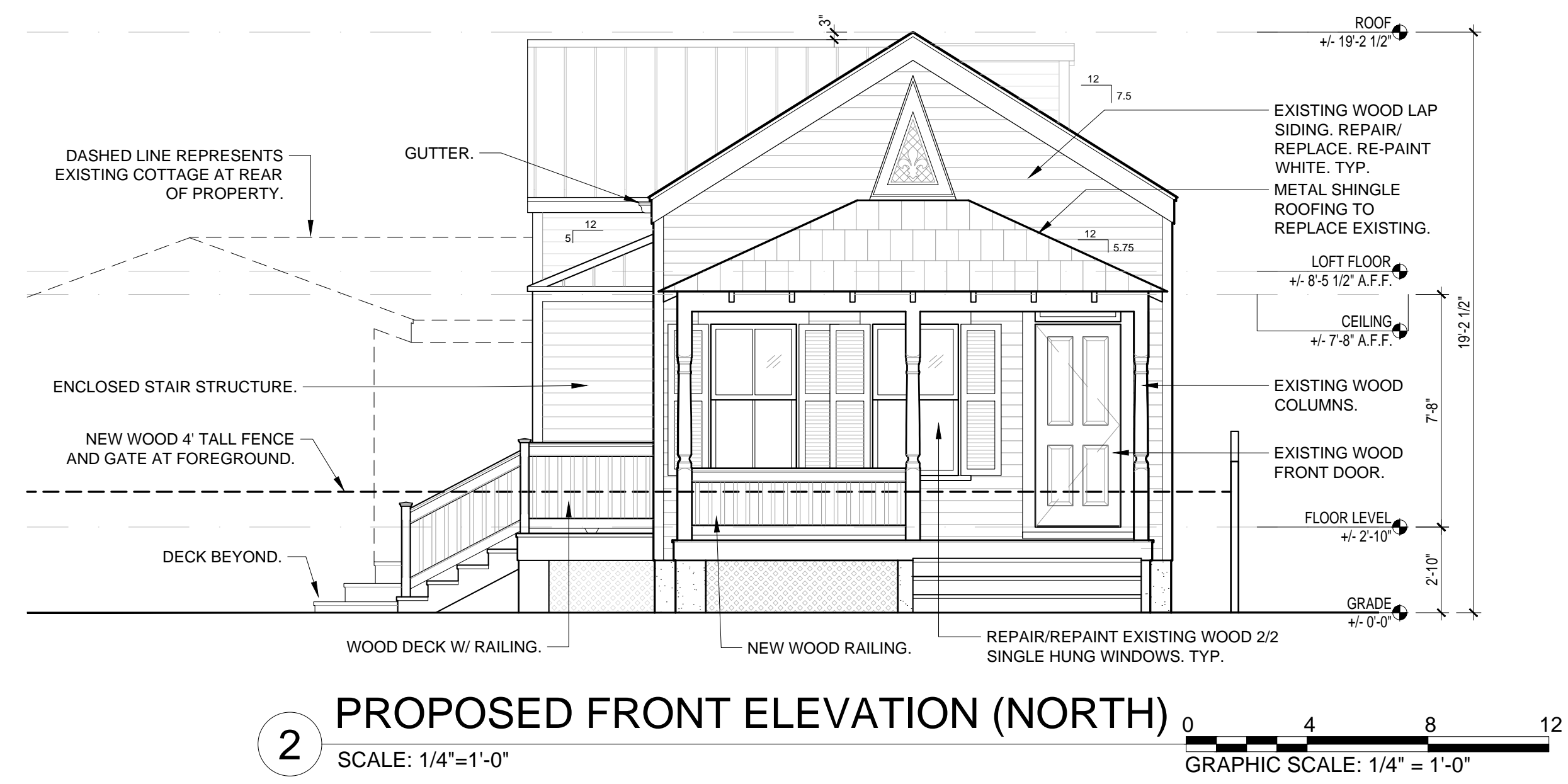
4 PROPOSED SEMINARY STREET ELEVATION
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"

Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2019

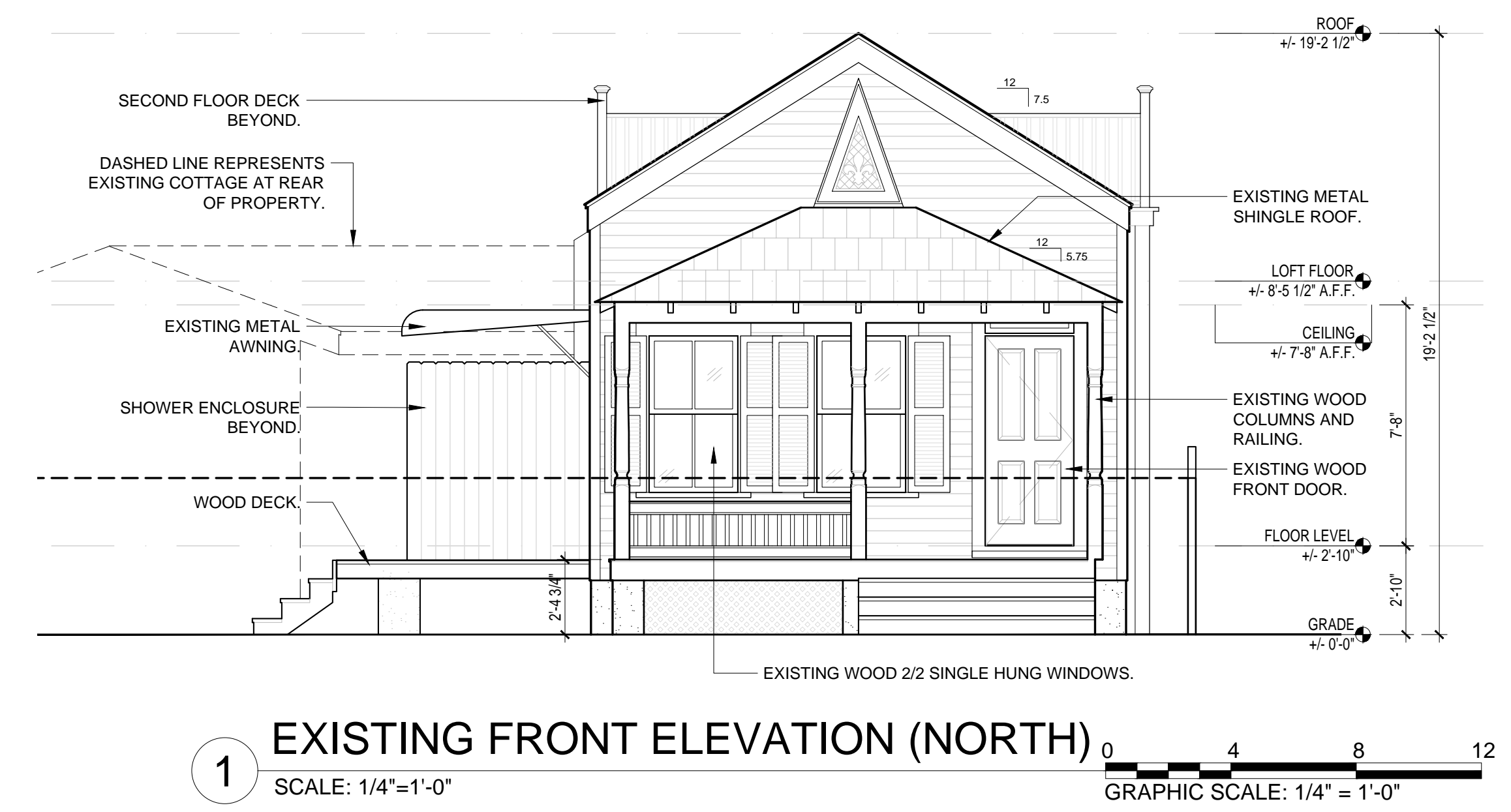
**1124 SEMINARY STREET
 KEY WEST
 EXTERIOR
 ELEVATIONS-
 NEIGHBORS**

**M.B. INGRAM
 MAR. 27, 2017**

A3.0



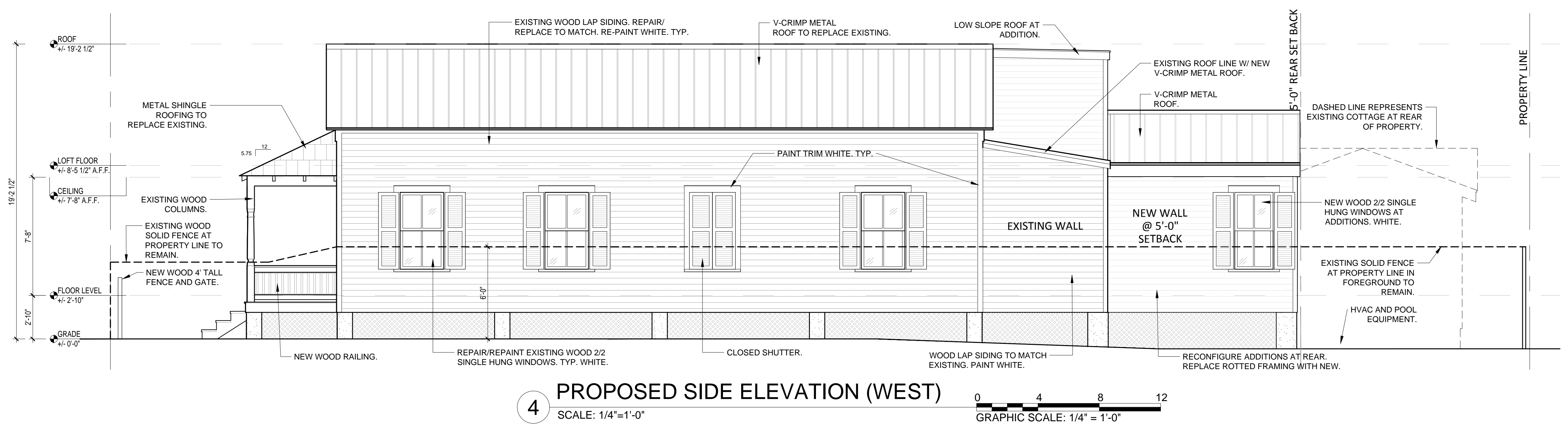
2 PROPOSED FRONT ELEVATION (NORTH)
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION (NORTH)
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



3 EXISTING SIDE ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

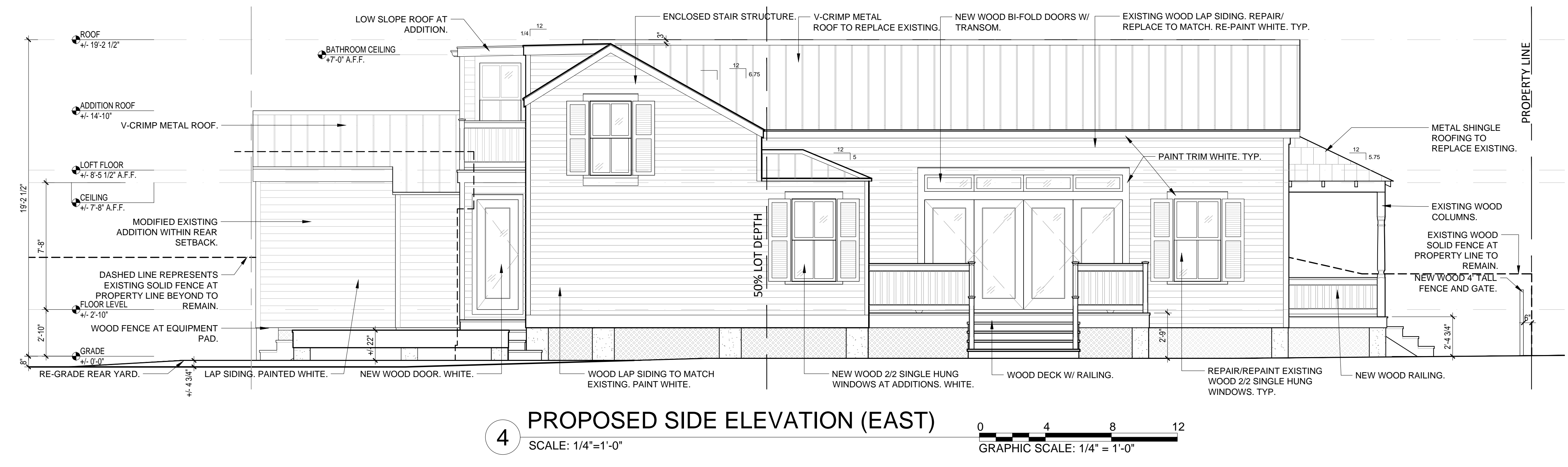
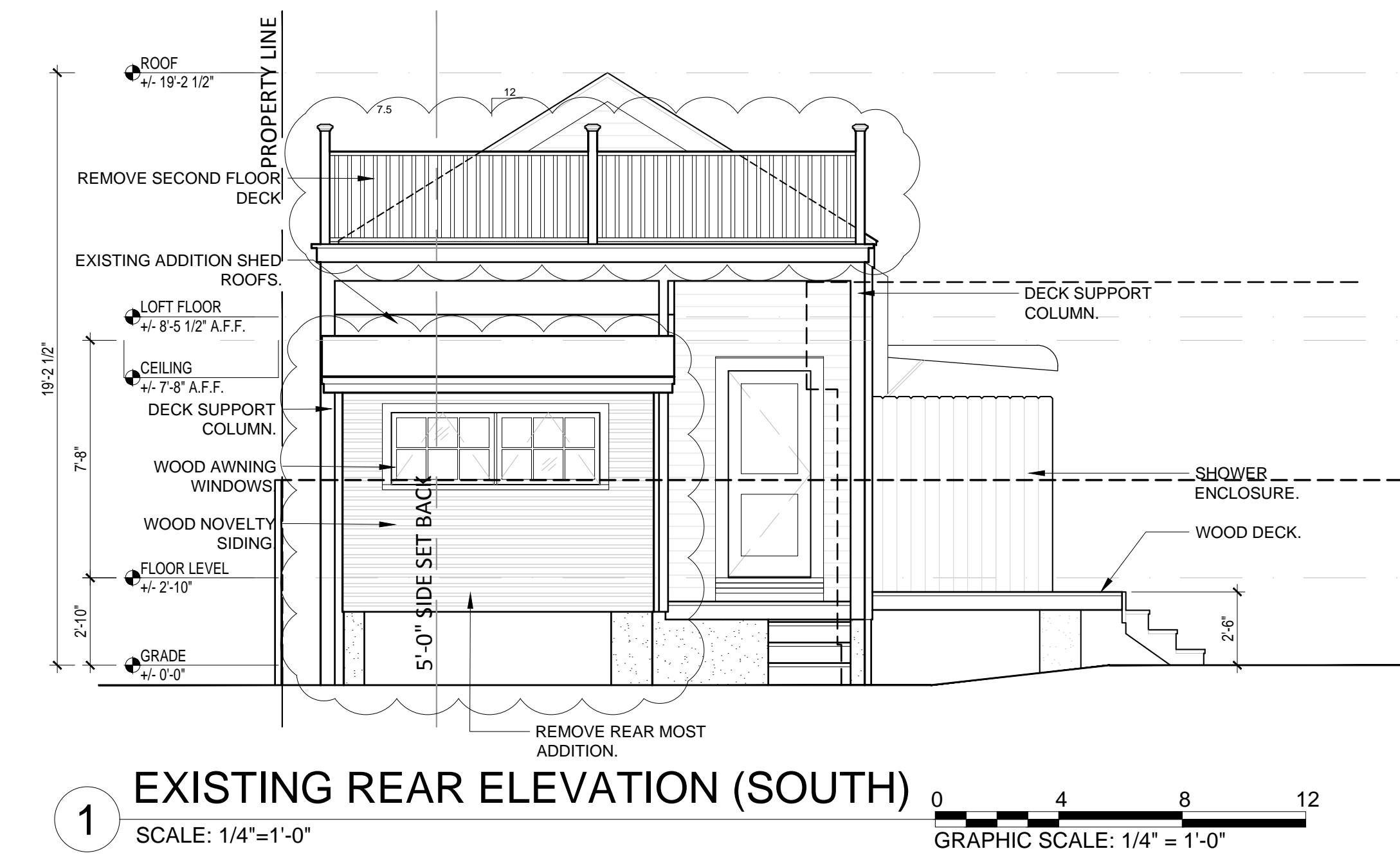
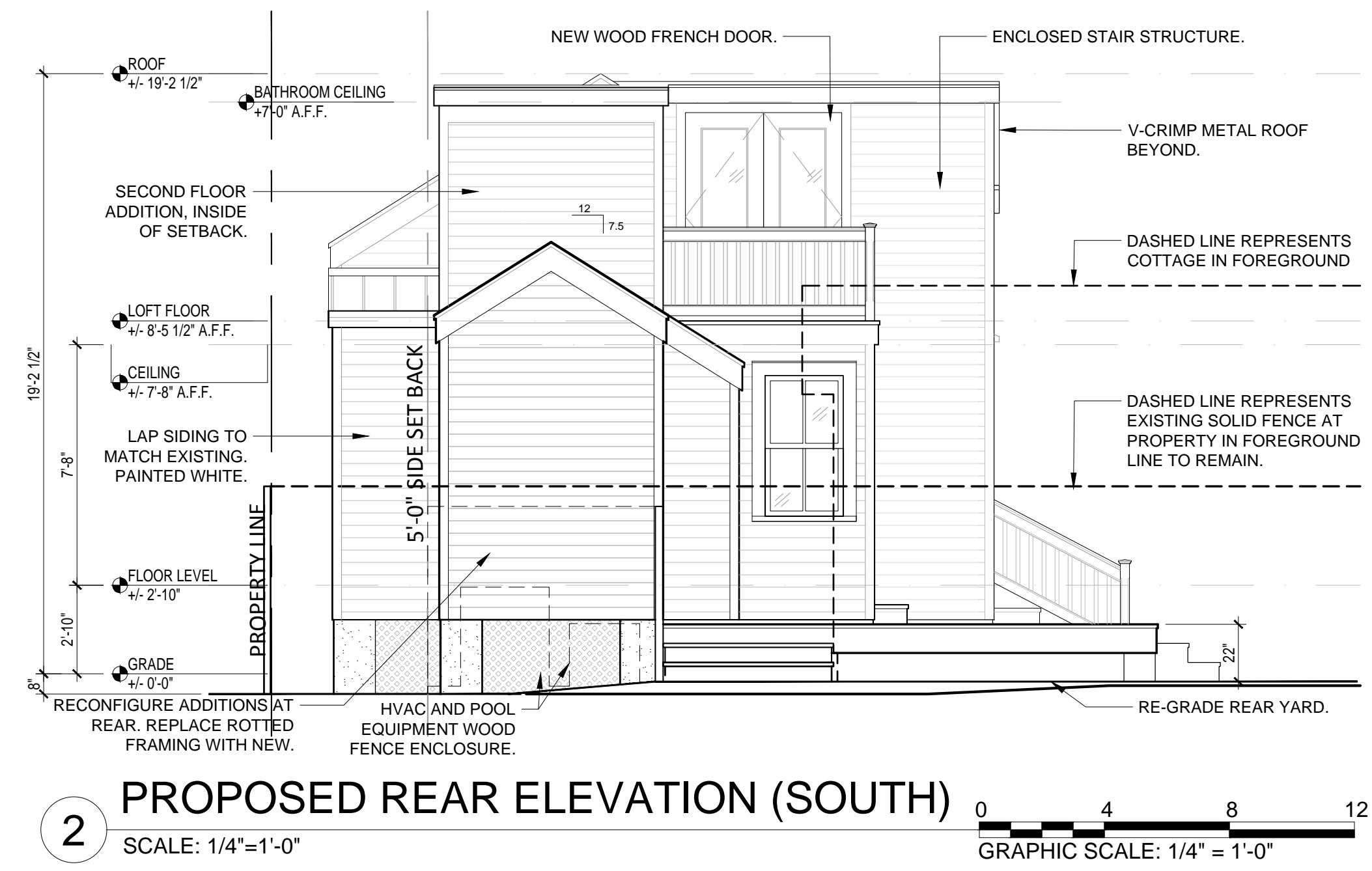
Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2019

1124 SEMINARY STREET
 KEY WEST

EXTERIOR ELEVATIONS

M.B. INGRAM
 MAR. 27, 2017

A3.1



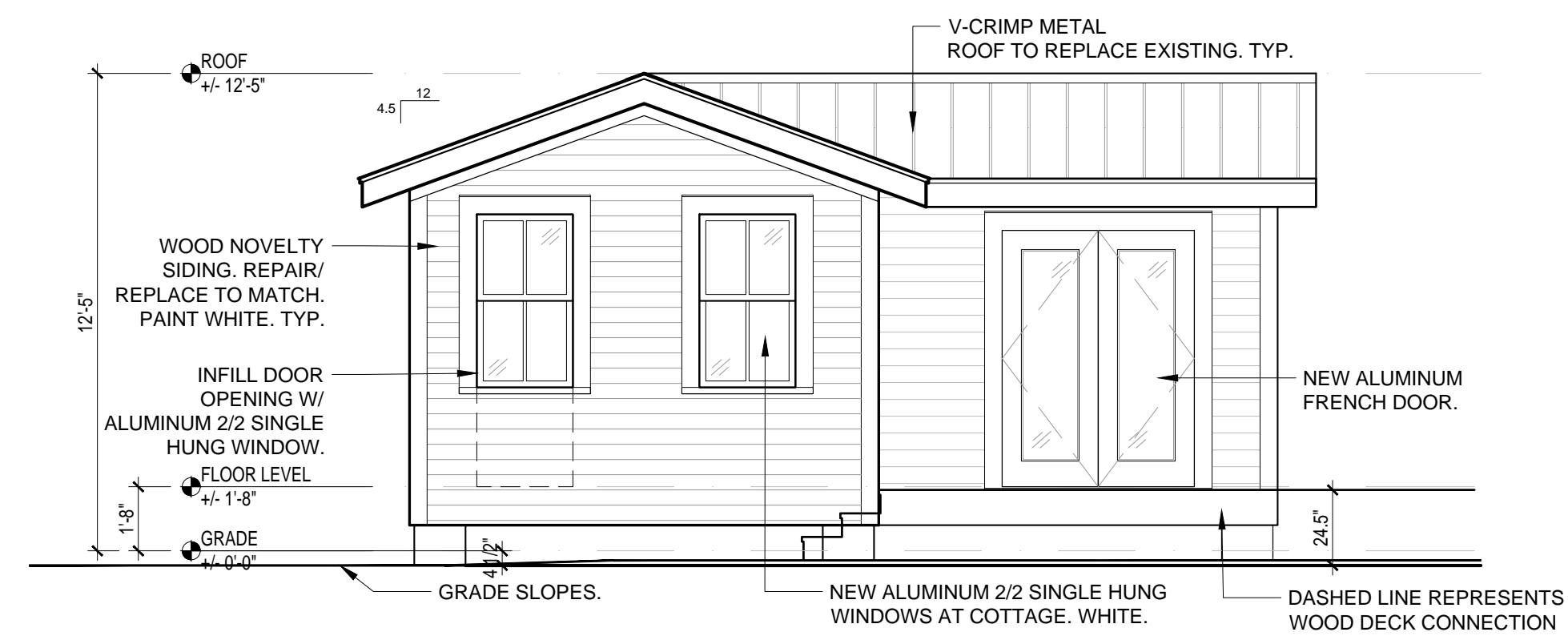
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**1124 SEMINARY STREET
 KEY WEST**

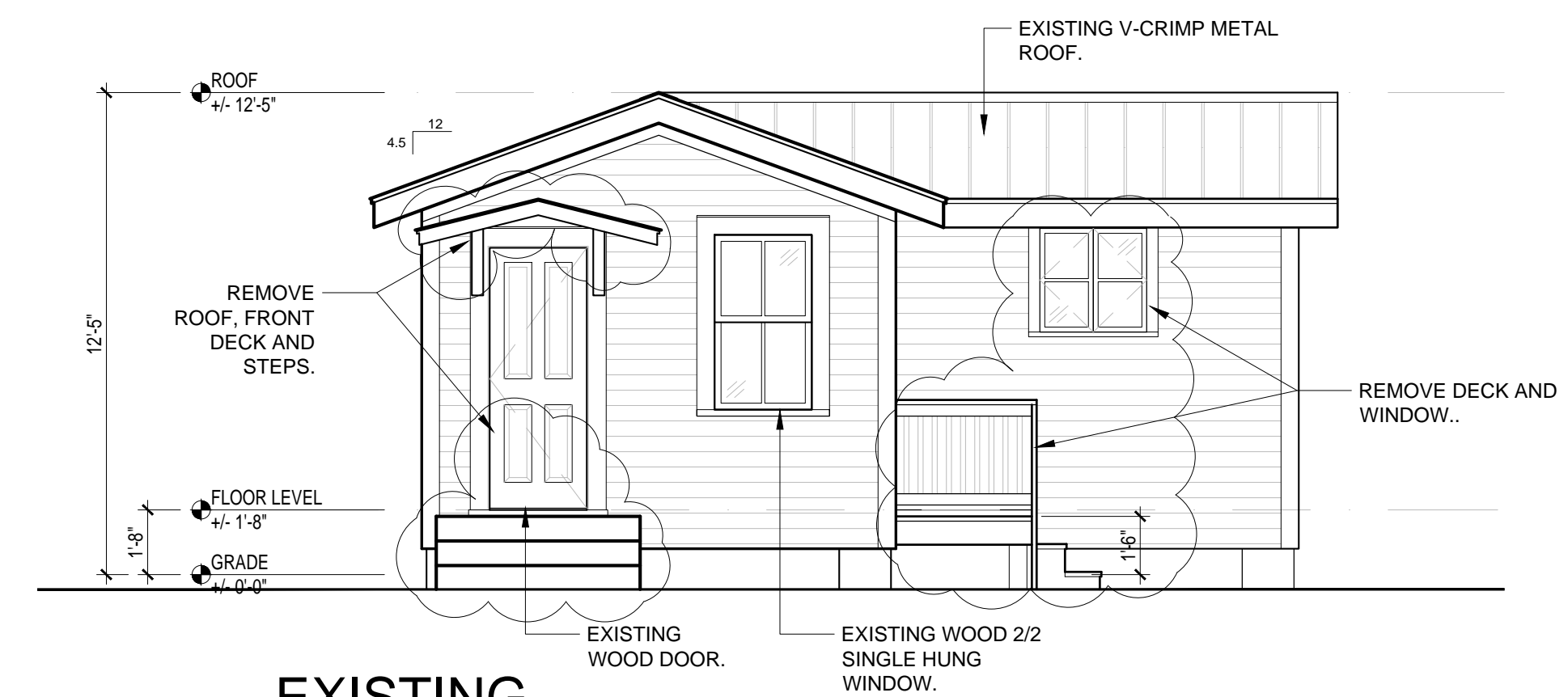
**EXTERIOR
 ELEVATIONS**

**M.B. INGRAM
 MAR. 27, 2017**

A3.2



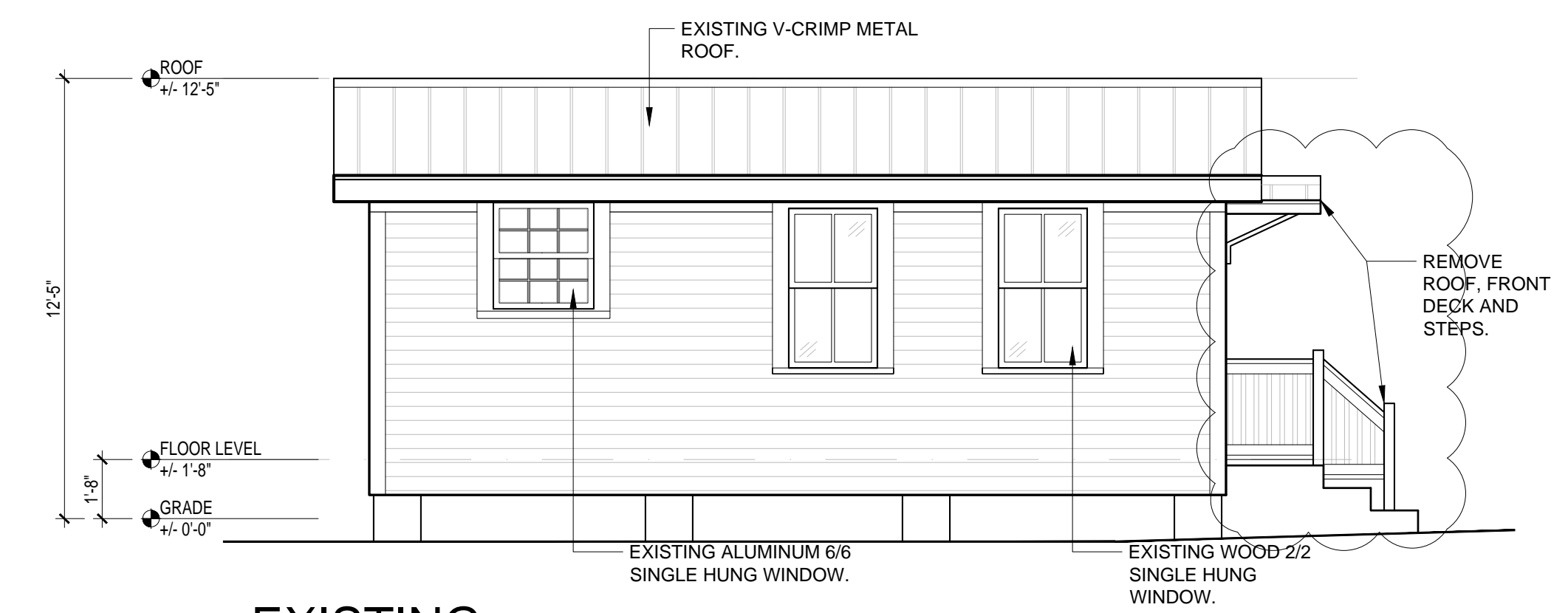
2 PROPOSED COTTAGE FRONT ELEVATION (NORTH)
 SCALE: 1/4"=1'-0"



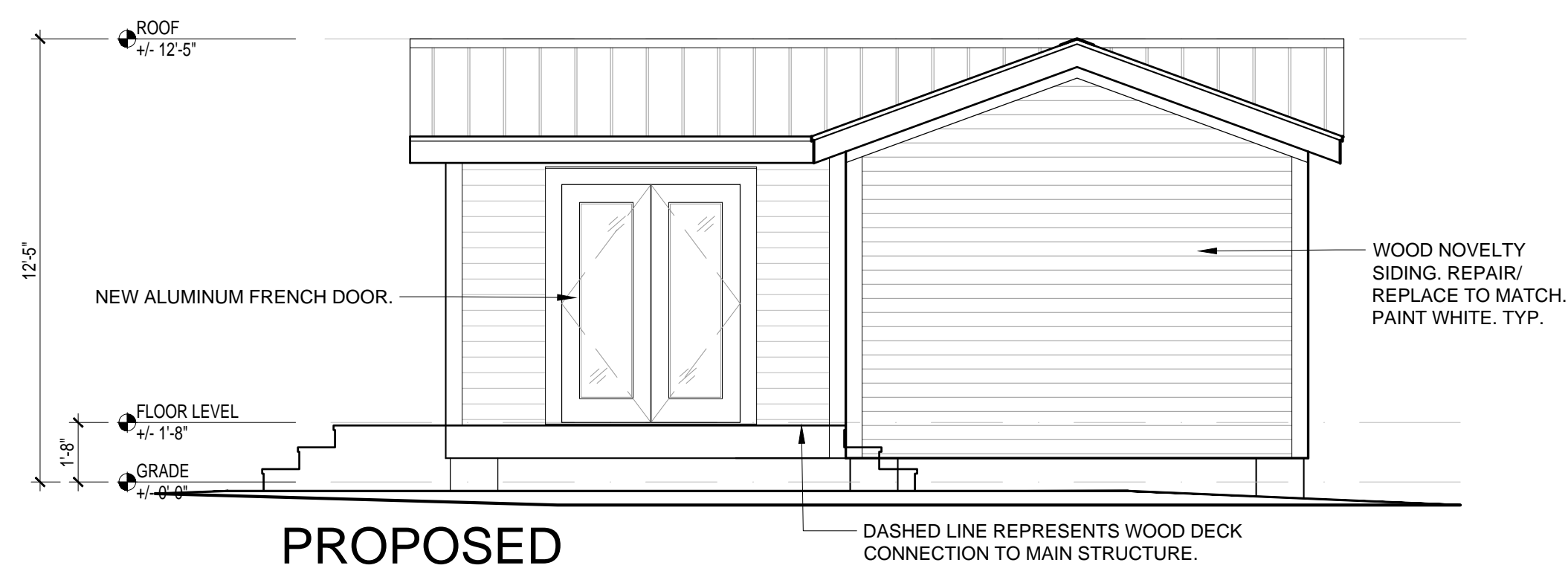
1 EXISTING COTTAGE FRONT ELEVATION (NORTH)
 SCALE: 1/4"=1'-0"



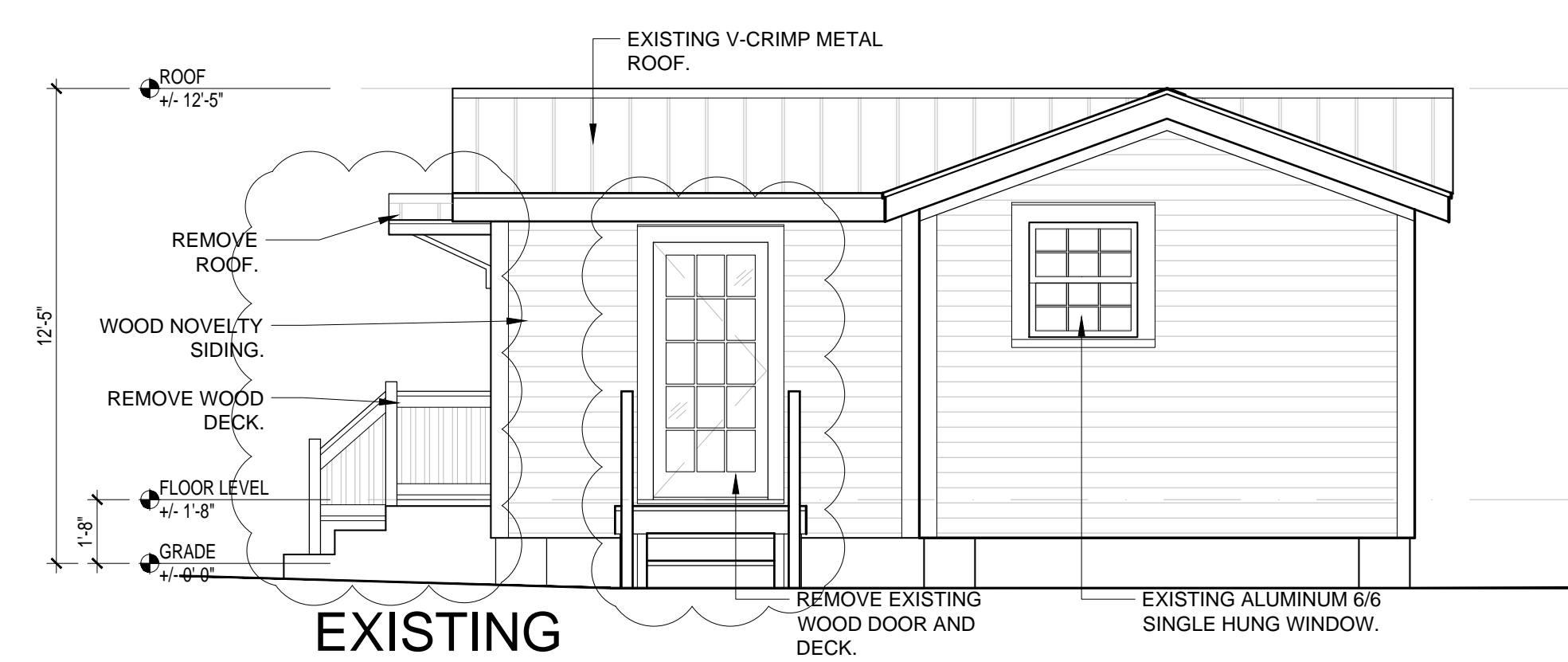
4 PROPOSED COTTAGE SIDE ELEVATION (EAST)
 SCALE: 1/4"=1'-0"



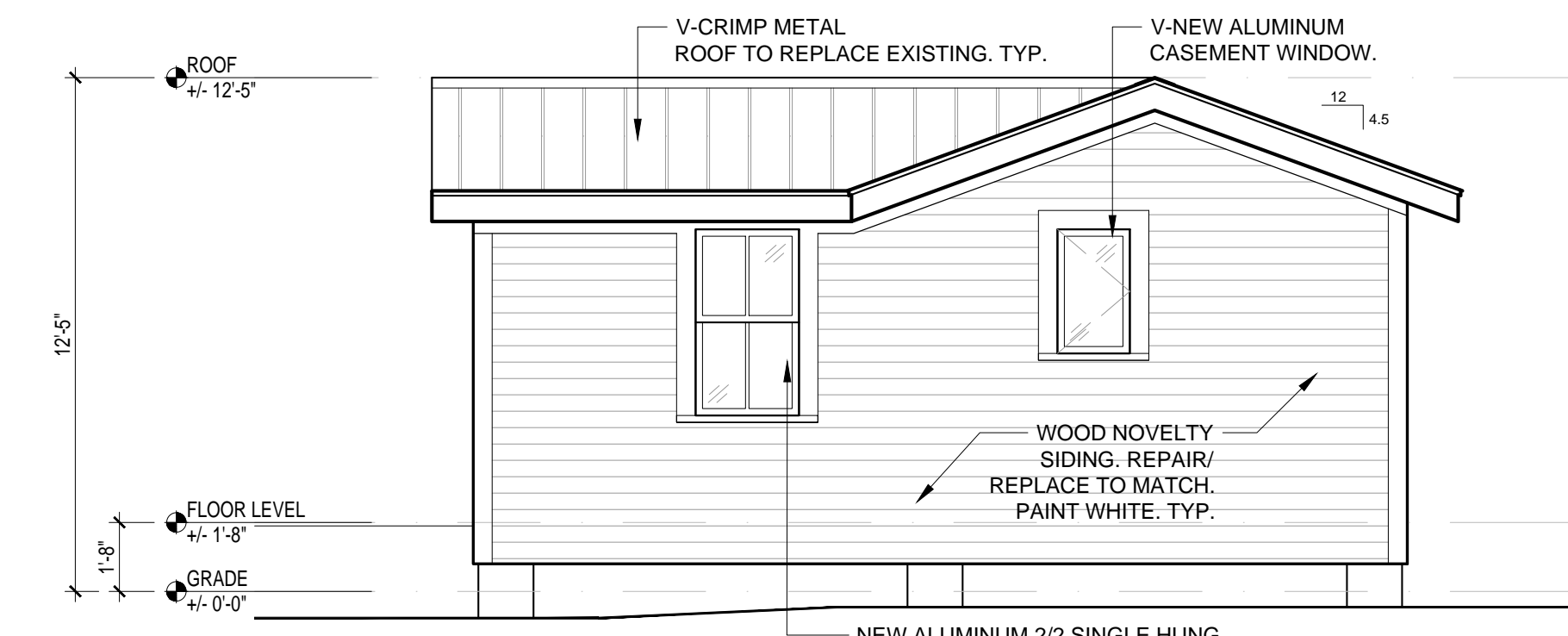
3 EXISTING COTTAGE SIDE ELEVATION (EAST)
 SCALE: 1/4"=1'-0"



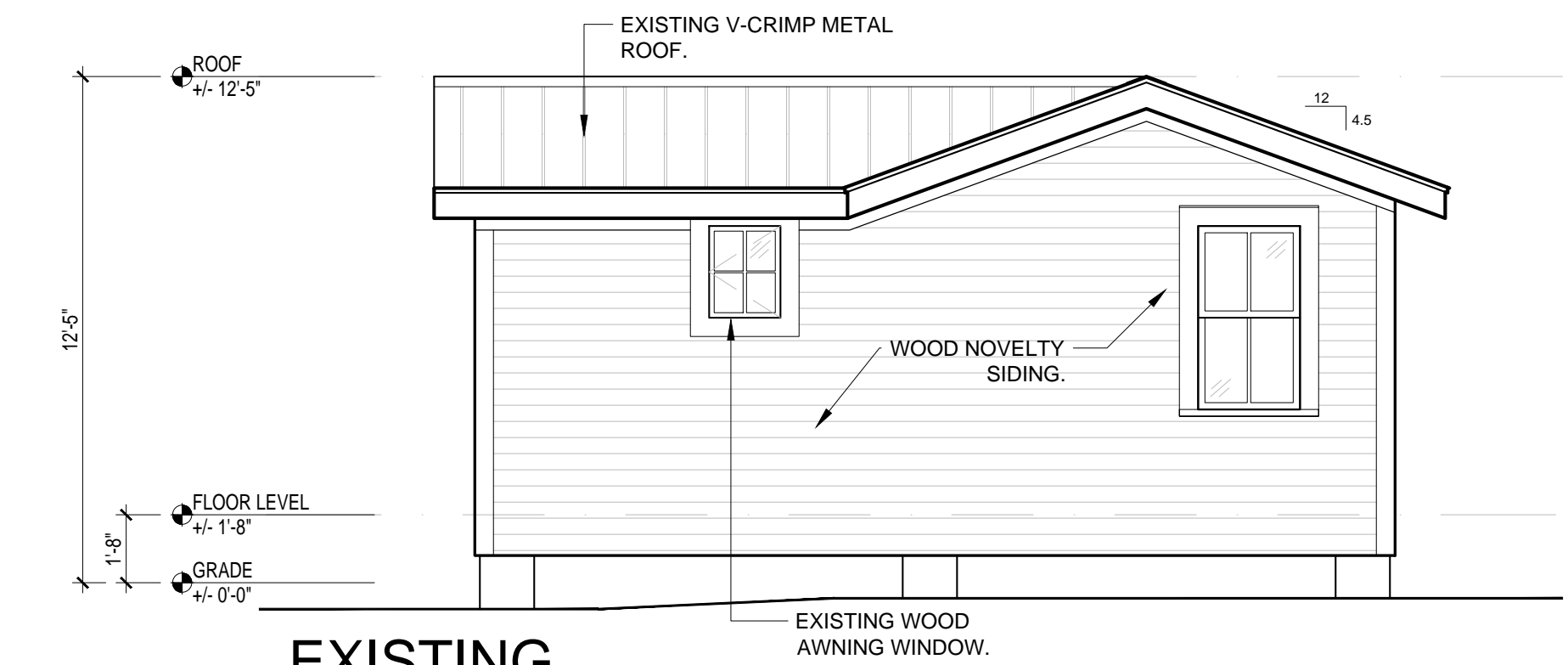
6 PROPOSED COTTAGE SIDE ELEVATION (WEST)
 SCALE: 1/4"=1'-0"



5 EXISTING COTTAGE SIDE ELEVATION (WEST)
 SCALE: 1/4"=1'-0"



8 PROPOSED COTTAGE REAR ELEVATION (SOUTH)
 SCALE: 1/4"=1'-0"



7 EXISTING COTTAGE REAR ELEVATION (SOUTH)
 SCALE: 1/4"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., April 25, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE AND ACCESSORY UNIT TO INCLUDE REPLACEMENT OF ROTTED SIDING, STABILIZING STRUCTURE, REPAIR WINDOWS, AND ROOFS TO MATCH EXISTING. NEW SIDE AND REAR ADDITION. ADD NEW DECK AND POOL. DEMOLITION OF REAR ROOF AND PARTIAL DEMOLITION OF EAST WALL AT MAIN HOUSE. REMOVAL OF FRONT CANOPY AT ACCESSORY STRUCTURE.

1124 SEMINARY STREET

Applicant – Michael Ingram

Application #17-03-0009

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

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

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

Public Meeting Notice

Public Meeting Notice

Public Meeting Notice



PROPERTY APPRAISER INFORMATION

Property Appraisers Records Card for 1124 Seminary Street

Follow the link:

<https://qpublic.schneidercorp.com/Application.aspx?AppID=605&LayerID=9946&PageTypeID=4&PageID=7635&Q=2024099226&KeyValue=00040160-000000>