



Staff Report for Item 14

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: November 16, 2016

Applicant: Michael Ingram

Application Number: H16-03-0083

Address: #925 Fleming Street

Description of Work:

New rear porch and second-story addition.

Site Facts:

The house at 925 Fleming Street is listed as a contributing resource in the survey, constructed c.1906 according to the survey. The application is for the demolition and reconstruction of a rear porch with a second-story addition. The existing rear porch with a balcony/roof deck is not historic, as it does not appear on the 1962 Sanborn map.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 9 and 10.

2016 HARC Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 11, 12, 13, 14, 22, 29, and 30.

Staff Analysis

This Certificate of Appropriateness proposes a new rear porch and second-story addition to incorporate a new bathroom. Currently the area where the bathroom will be constructed is a roof deck/balcony. The new addition will have a roof that starts a foot below the main roof of the contributing structure. The wall of the addition will be set inward 8 inches from

the main structure's wall. The new addition will fit in the same 3-dimensional footprint of the existing rear covered porch/balcony.

Consistency with Guidelines

1. Addition to Main House: The addition has an appropriate siting, and utilizes many guidelines that are recommended, including having the new massing smaller than the main structure, lower in height, and the design does not use the same wall plane as the main building.

It is staff's opinion that the proposed design is consistent with the guidelines for additions.

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 H16-0300083		BUILDING PERMIT NUMBER	INITIAL & DATE [Signature] 10/25/16
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:

925 FLEMING STREET

OF UNITS

1

RE # OR ALTERNATE KEY:

1005592

NAME ON DEED:

JEFFREY B & MICHELE B GREEN

PHONE NUMBER

262.770.9474

OWNER'S MAILING ADDRESS:

PO INGRAM

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

305.797.4266

CONTRACTOR'S CONTACT PERSON:

FRANK WHITE

EMAIL

ARCHITECT / ENGINEER'S NAME:

MICHAEL INGRAM

PHONE NUMBER

305.320.0211

ARCHITECT / ENGINEER'S ADDRESS:

504 ANGELA CAREET

EMAIL

mbingramarchitect@gmail.com

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:

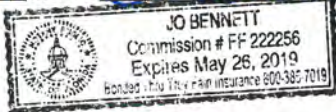
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE **NO (x)**
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **RESTROTURE EXISTING 1ST FLOOR**

PERCH/ ENCLOSE 2ND LEVEL IN EXACT FOOT PRINT; MATCH CLAPBOARD PAINT, WINDOWS, AIR PROP EXTENSION TO BE CLAD W/ MATCHING METAL SHINGLES, MINOR KITCHEN RENOVATION, 2ND LEVEL BATH & CLOSET ADDITION.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: MICHAEL B INGRAM (REP)	QUALIFIER PRINT NAME:
OWNER'S SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 25 DAY OF October , 20 16 .	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.

App: KEYWELD Date: 10/25/16 5:30 PM Type: OC Drawer: Receipt no: 2016
 Trans number: 3096478 * BUILDING PERMIT TRANSFER * \$100.00
 Trans date: 10/25/16 Time: 11:31:57

31282/7445 ok

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 1 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:

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 _____

SIGN SPECIFICATIONS		
SIGN COPY:	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					
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:			HARC MEETING DATE:			HARC MEETING DATE:		
REASONS OR CONDITIONS:								
STAFF REVIEW COMMENTS:								
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 ATHORITY, 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-____-____-____-_____



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 EXISTING PORCH STRUCTURE TO ALLOW CODE
COMPLIANT FLOORING & SUPPORT TO 2ND LEVEL
CONSTRUCTION

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.

N.A. - NEW CONSTRUCTION

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

N.A. - NEW CONSTRUCTION

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

N.A. NEW CONSTRUCTION

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

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

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

- (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.

- (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.

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

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



(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 _____
 No Reason HARC APPLICATION ONLY

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.

_____ PORCH ADDITION IS NOT ORIGINAL TO HISTORIC STRUCTURE _____

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

_____ NOT HISTORIC - NEW CONSTRUCTION _____

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.


_____ N.A. NOT ORIGINAL TO BUILDING - REAR FACADE _____
_____ IS MODIFIED FROM ORIGINAL _____

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

_____ NOT APPLICABLE _____

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:	10/24/16 MICHAEL B. INGRAM 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
--	----------------

SANBORN MAPS

PROJECT PHOTOS



Monroe County Property Appraiser's Photo, c.1965. Monroe County Public Library.

925 FLEMING STREET, KEY WEST
SITE CONTEXT



927 FLEMING STREET



925 FLEMING STREET

925 FLEMING STREET, KEY WEST
SITE CONTEXT



923 FLEMING STREET



916 FLEMING STREET

925 FLEMING STREET, KEY WEST
SITE CONTEXT



918 FLEMING STREET



920 FLEMING STREET

925 FLEMING STREET, KEY WEST
SITE CONTEXT



5 FLETCHER'S LANE - FRONT



5 FLETCHER'S LANE - REAR

925 FLEMING STREET, KEY WEST
SITE CONTEXT



925 FLEMING STREET: FRONT OF HOUSE

925 FLEMING STREET, KEY WEST
SITE CONTEXT



925 FLEMING STREET: SIDE OF HOUSE

925 FLEMING STREET, KEY WEST
SITE CONTEXT



925 FLEMING STREET: SIDE OF HOUSE

925 FLEMING STREET, KEY WEST
SITE CONTEXT



925 FLEMING STREET: SIDE OF HOUSE

925 FLEMING STREET, KEY WEST
SITE CONTEXT



925 FLEMING STREET: BACK OF HOUSE



925 FLEMING STREET: BACK OF HOUSE

925 FLEMING STREET, KEY WEST
SITE CONTEXT



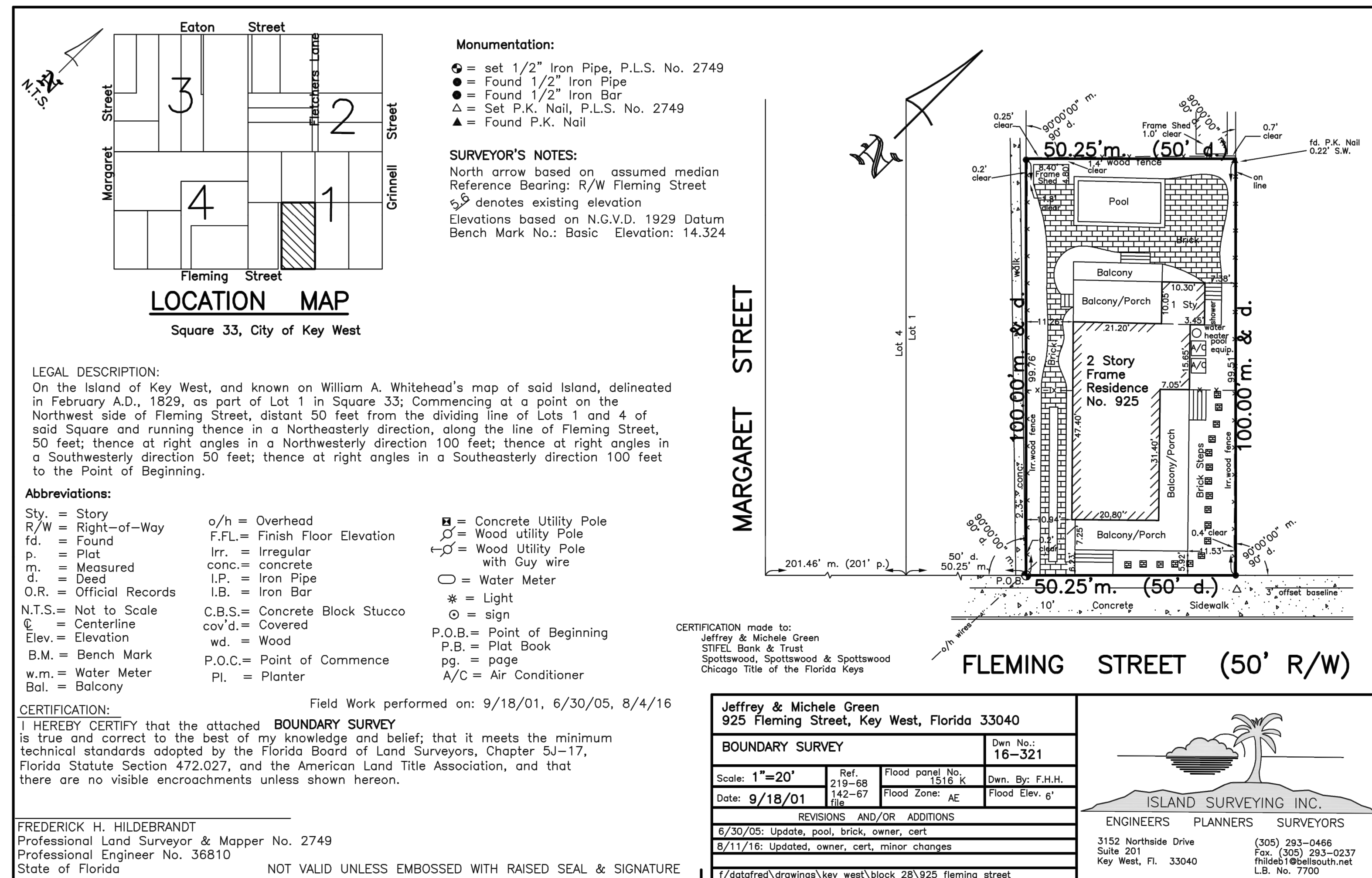
925 FLEMING STREET: SIDE OF HOUSE

PROPOSED DESIGN

925 FLEMING STREET

KEY WEST, FL 33040

RESIDENTIAL RENOVATION



SCOPE OF WORK

RENOVATION TO EXISTING BUILDING AS SHOWN HEREIN.

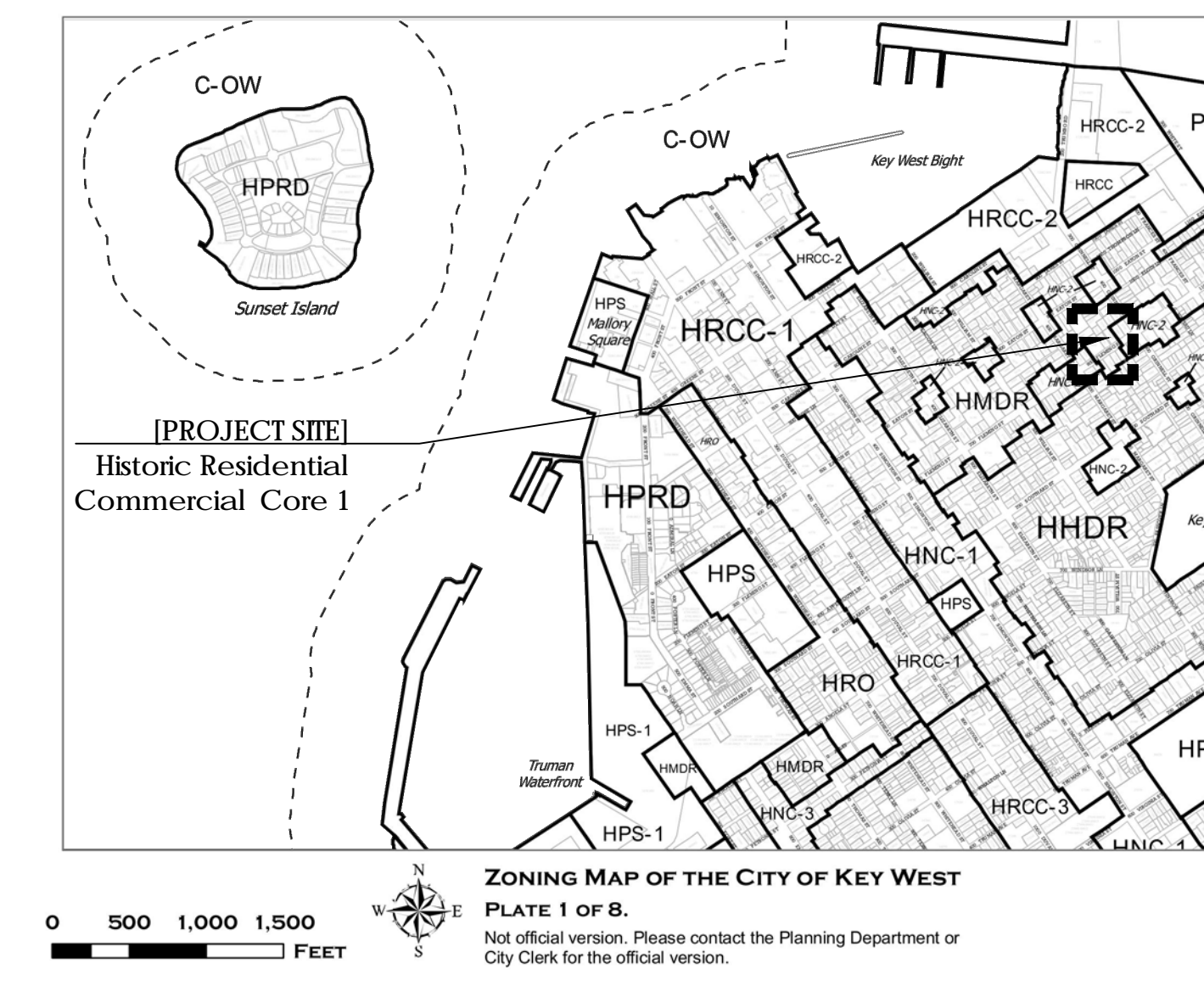
CODE INFORMATION

APPLICABLE CODES
 2014 Florida Building Codes
 ASCE 7-10

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
 AE-6

DRAWING INDEX

- | | |
|----------------------------|---------------------------|
| G1.0 COVER AND SURVEY COPY | A3.0 SITE MASSING CONTEXT |
| A1.1 SITE PLANS & DATA | A2.1 PROPOSED FLOOR PLANS |
| A2.1 EXISTING FLOOR PLANS | A3.1 PROPOSED ELEVATIONS |
| A3.1 EXISTING ELEVATIONS | A3.2 PROPOSED ELEVATIONS |
| A3.2 EXISTING ELEVATIONS | |



Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2017

925
 FLEMING
 STREET
 KEY WEST, FL

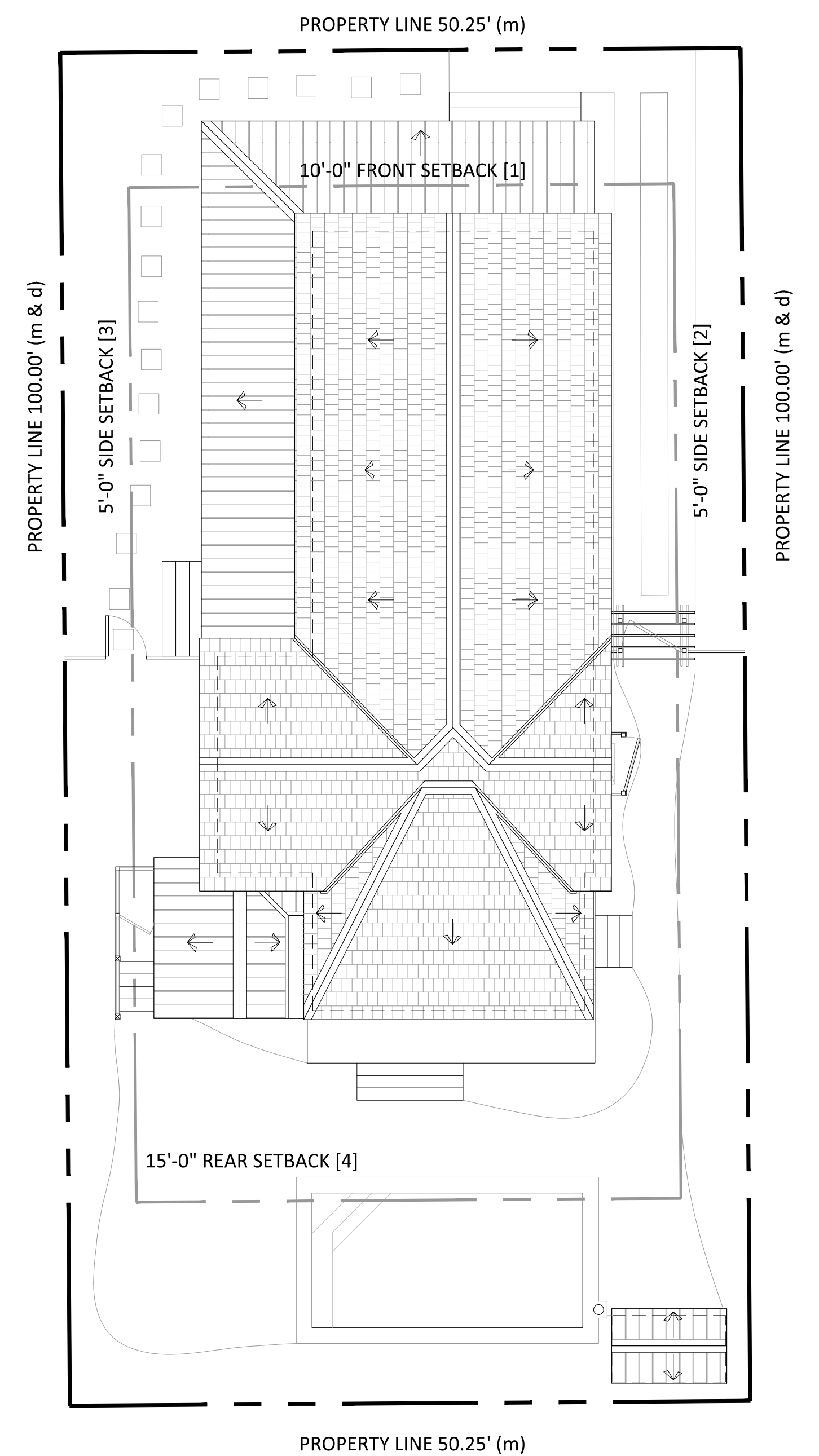
COVER &
 SURVEY
 COPY

M.B. INGRAM, R.A.

OCT. 27, 2016

G1.0

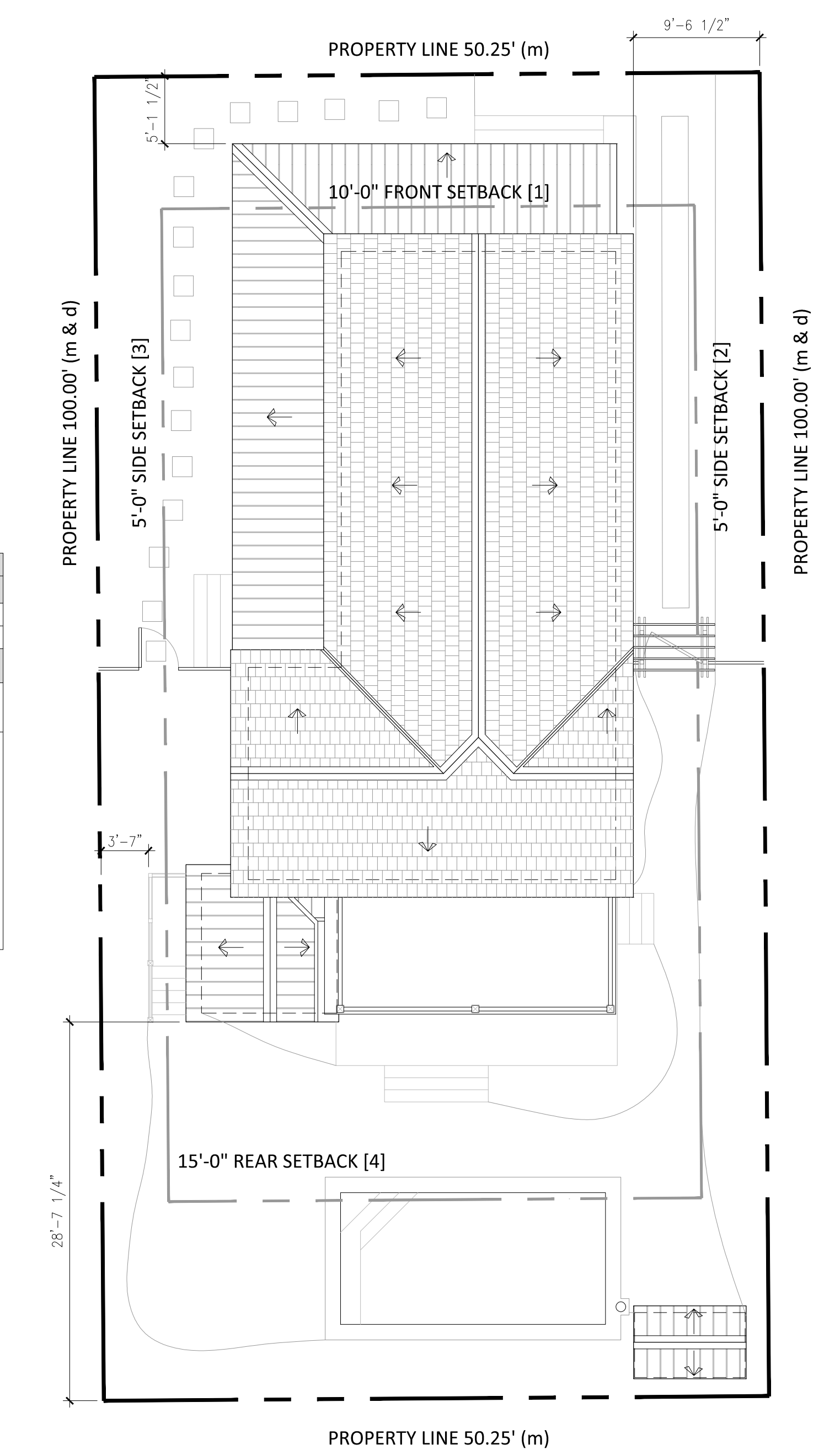
FLEMING STREET



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

SITE DATA					
925 FLEMING STREET, KEY WEST, FLORIDA 33040					
ZONING DISTRICT	HMDR				
FLOOD ZONE	AE-6				
CODE REQUIREMENTS:		EXISTING	PROPOSED	DIFFERENCE	VARIANCE REQUESTED
MIN. LOT SIZE	4,000 SF	5,023.22 SF			
HEIGHT	30'-0" MAX				
[1] FRONT YARD	10'-0"	5'-1 1/2"	NO CHANGE	NO CHANGE	NO
[2] SIDE YARD	5'-0"	9'-6 1/2"			
[3] SIDE YARD	5'-0"	3'-7"			
[4] REAR YARD	15'-0"	28'-7 1/4"			
BUILDING COVERAGE	40%	2,170.4 SF [43.21%]	2,170.4 SF [43.21%]	NO CHANGE	
IMPERVIOUS COVERAGE	60%	3,395.8 SF [67.6%]	3,395.8 SF [67.6%]	NO CHANGE	
OPEN SPACE RATIO	35%	1,545.2 SF [30.76%]	1,545.2 SF [30.76%]	NO CHANGE	
FLOOR AREA RATIO [FAR]	1.0	0.43 [2,178.6 SF]	0.47 [2,317.1 SF]	0.04 [138.5 SF]	

FLEMING STREET



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

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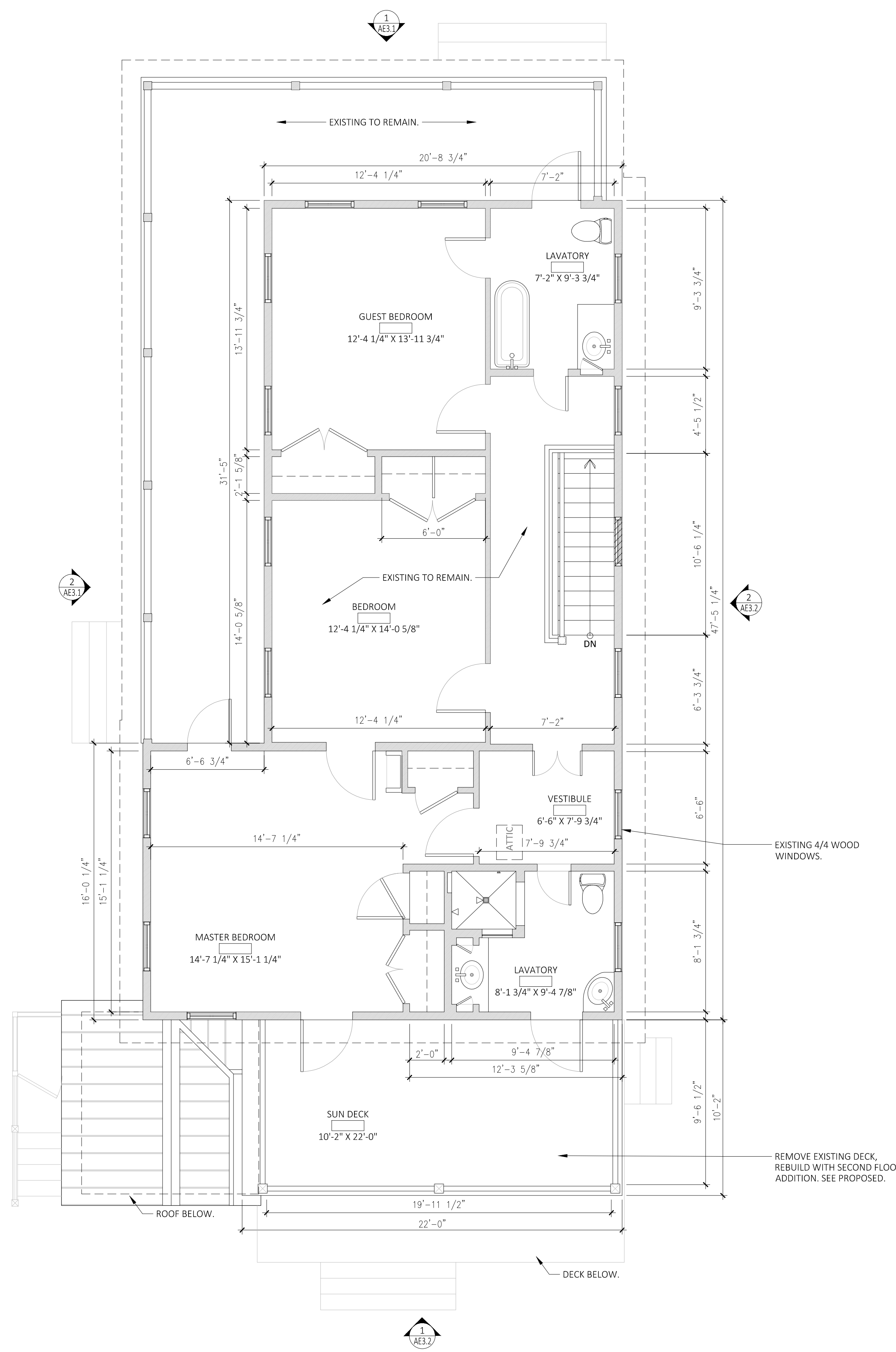
**925
 FLEMING
 STREET**
 KEY WEST, FL

SITE PLANS &
 DATA

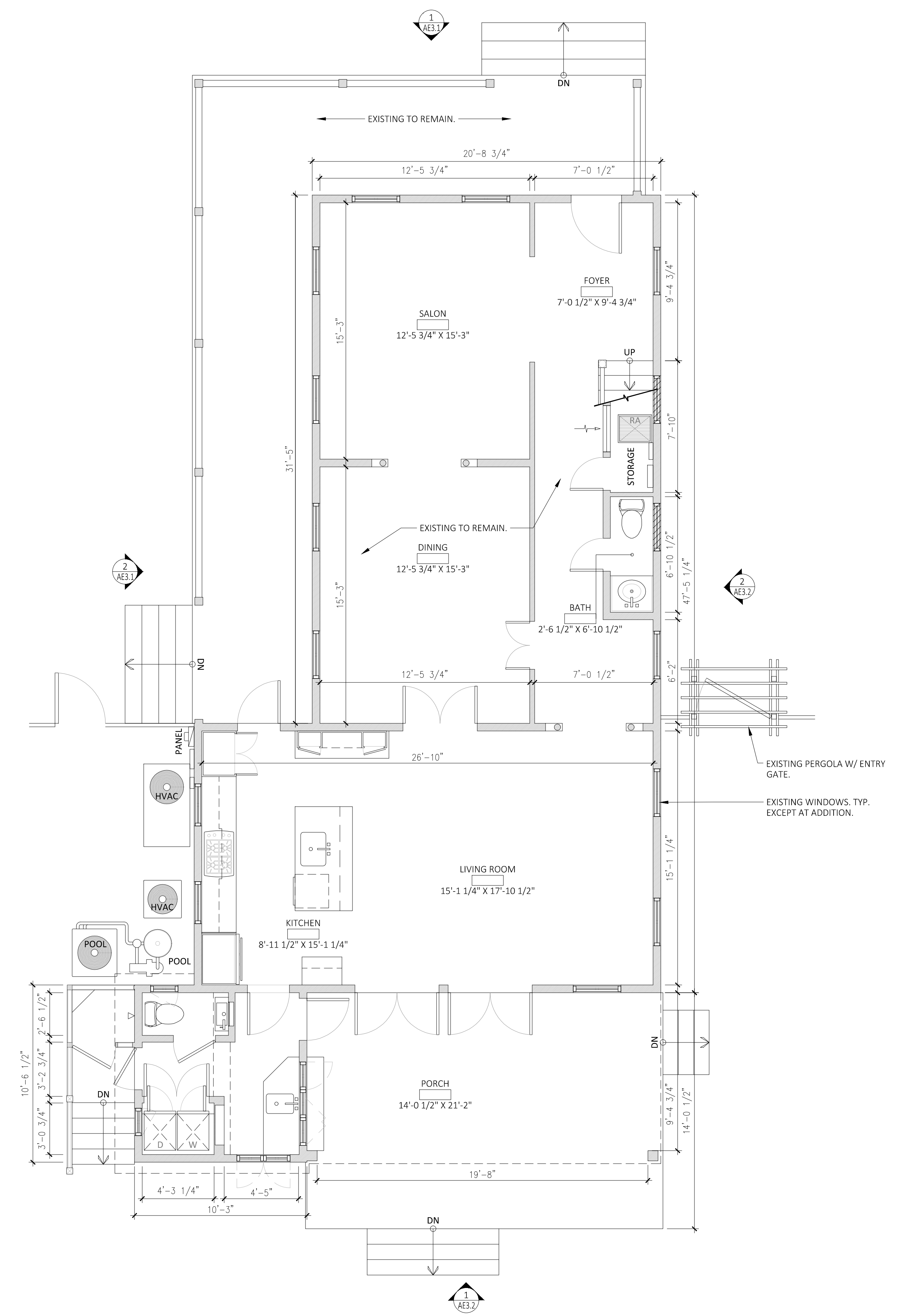
M.B. INGRAM, R.A.

OCT. 27, 2016

A1.1



2 EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

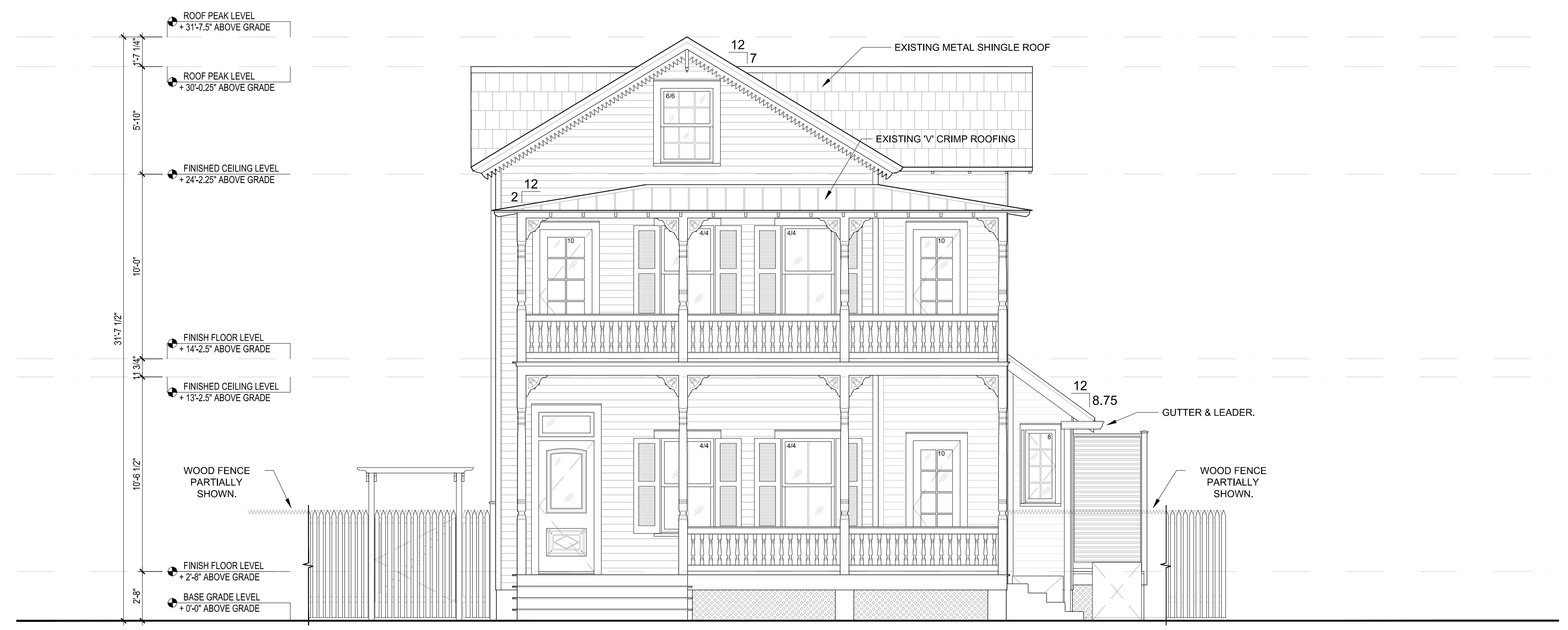
Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2017

925 FLEMING STREET
 KEY WEST, FL
 EXISTING FLOOR PLANS

M.B. INGRAM, R.A.

OCT. 27, 2016

AE2.1



1 FRONT ELEVATION [FLEMING STREET]
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

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**925
 FLEMING
 STREET**
 KEY WEST, FL

EXISTING
 ELEVATIONS

M.B. INGRAM, R.A.

OCT. 27, 2016

AE3.1



1 REAR ELEVATION
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

Michael B. Ingram, License # AR0009306
 Expiration Date: February 28, 2017

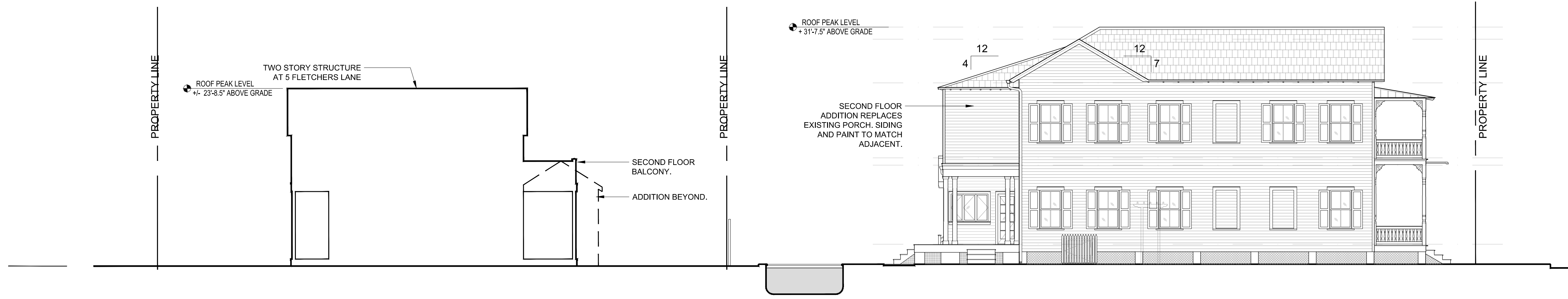
925
 FLEMING
 STREET
 KEY WEST, FL

EXISTING
 ELEVATIONS

M.B. INGRAM, R.A.

OCT. 27, 2016

AE3.2

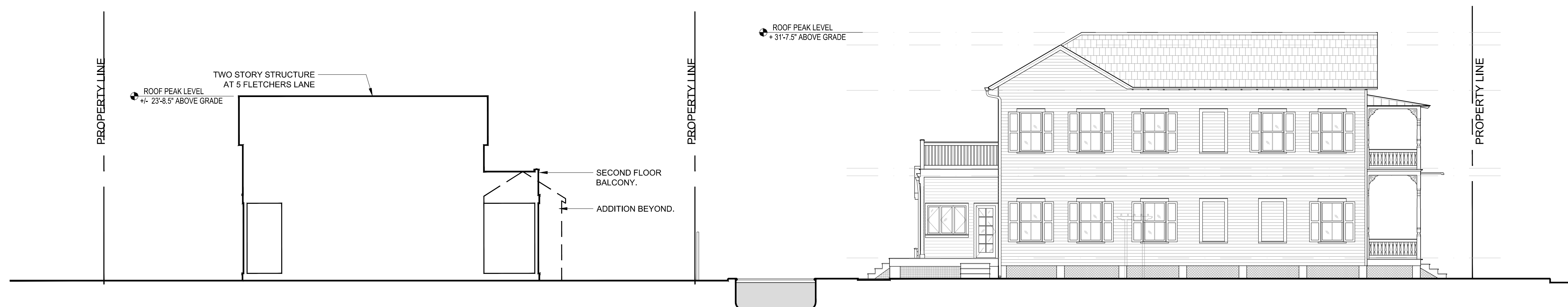


PROPOSED MASSING ELEVATION:
 5 FLETCHERS LANE - 925 FLEMING

2

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

0 8 16 24
 GRAPHIC SCALE: 1/8" = 1'-0"

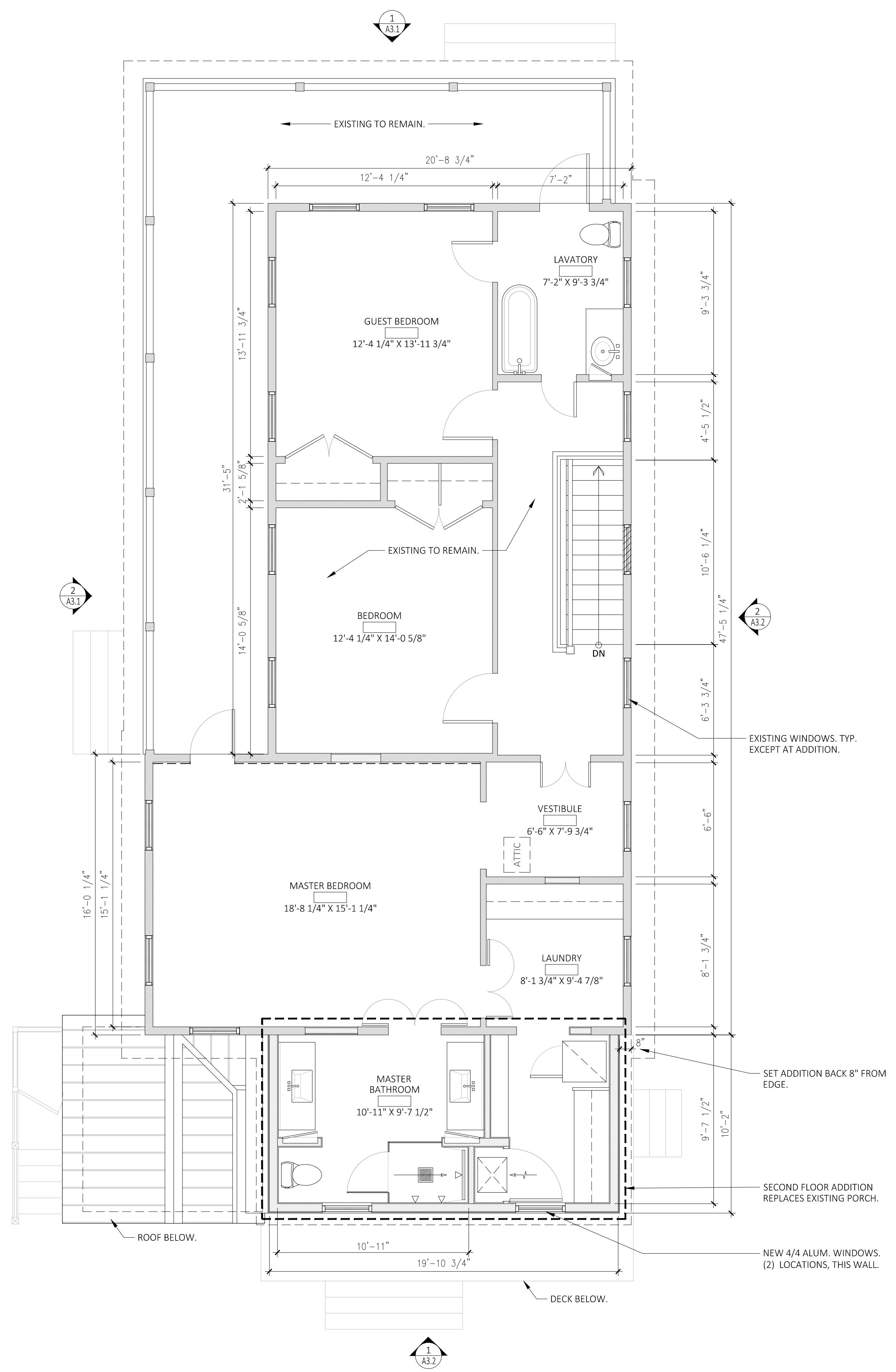


EXISTING MASSING ELEVATION:
 5 FLETCHERS LANE - 925 FLEMING

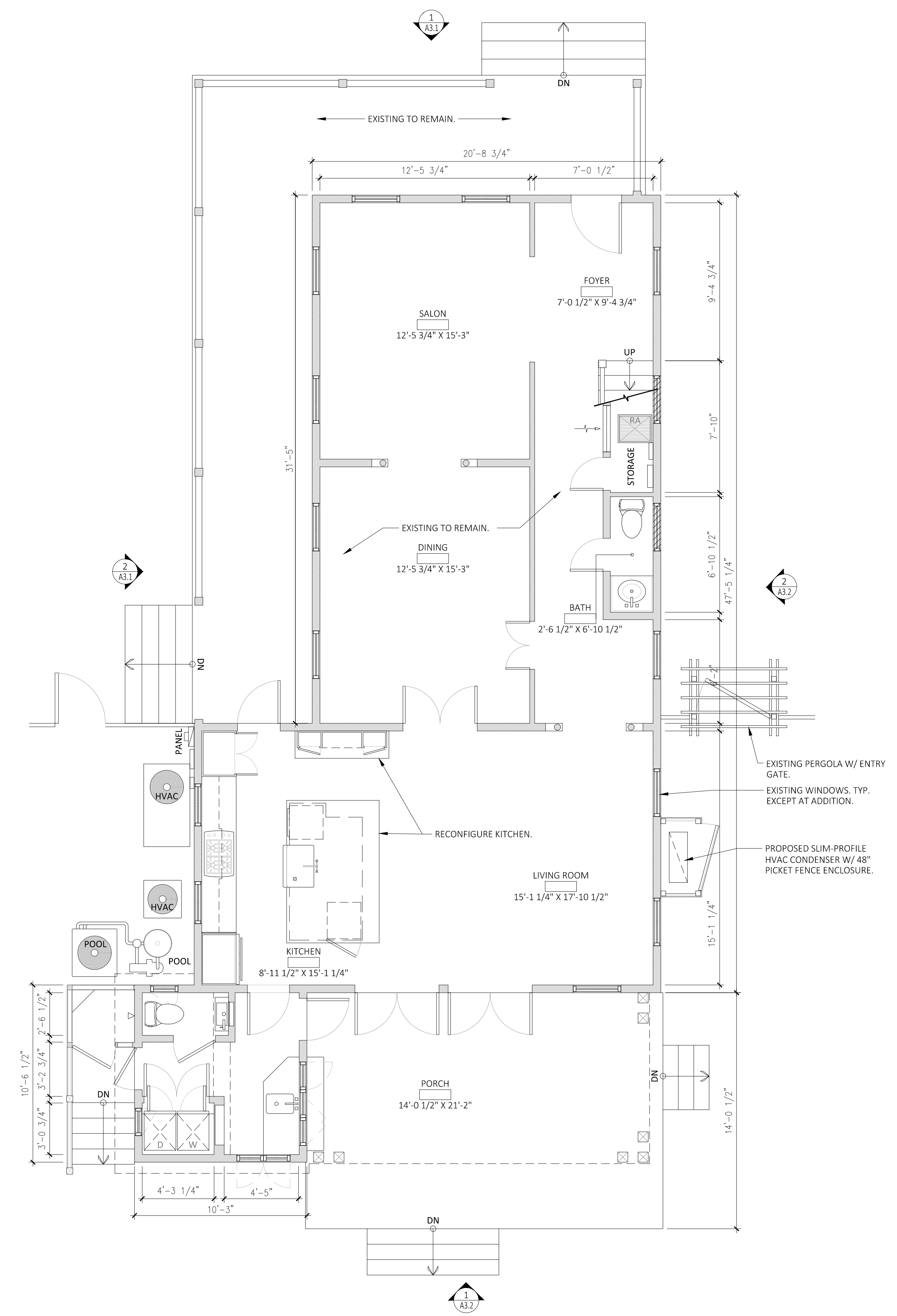
1

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

0 8 16 24
 GRAPHIC SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

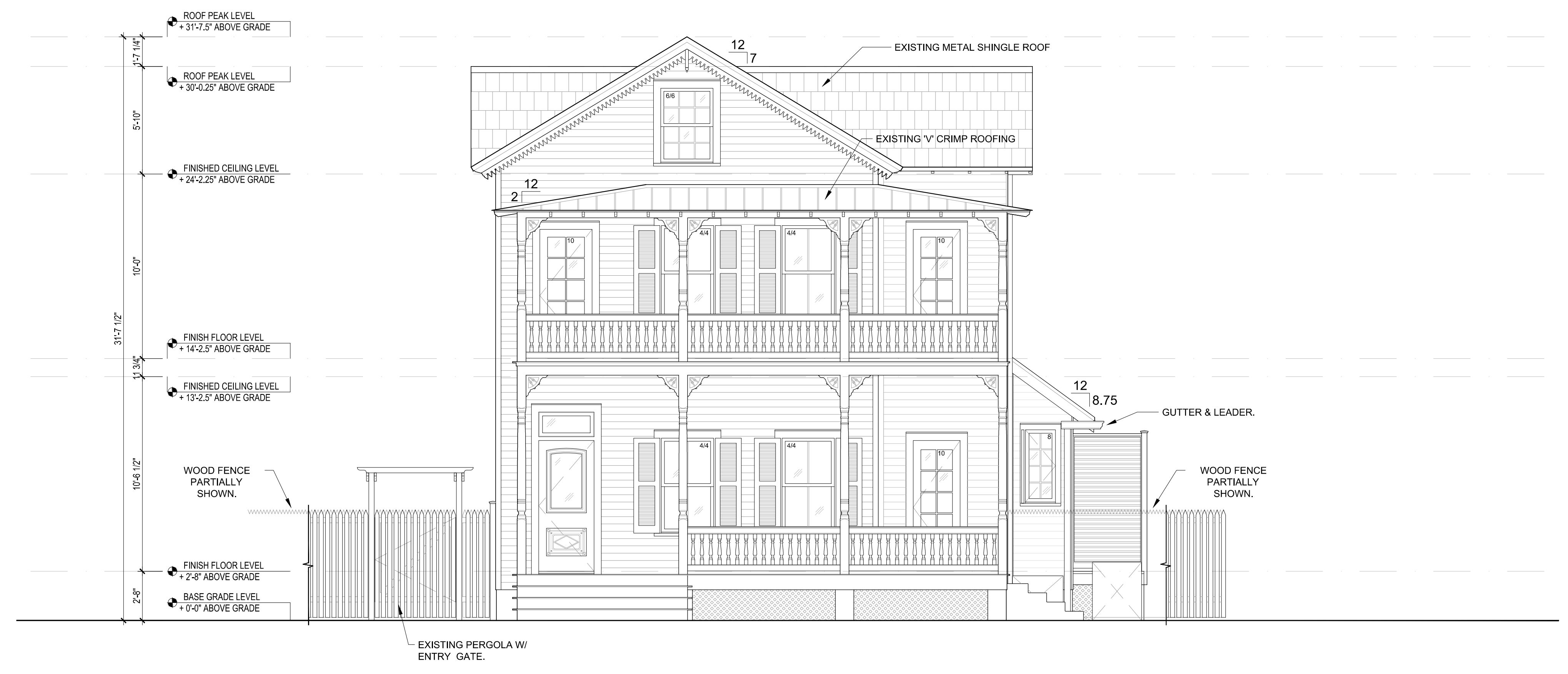
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925 FLEMING STREET
 KEY WEST, FL
PROPOSED FLOOR PLANS

M.B. INGRAM, R.A.

OCT. 27, 2016

A2.1



1 FRONT ELEVATION [FLEMING STREET]
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

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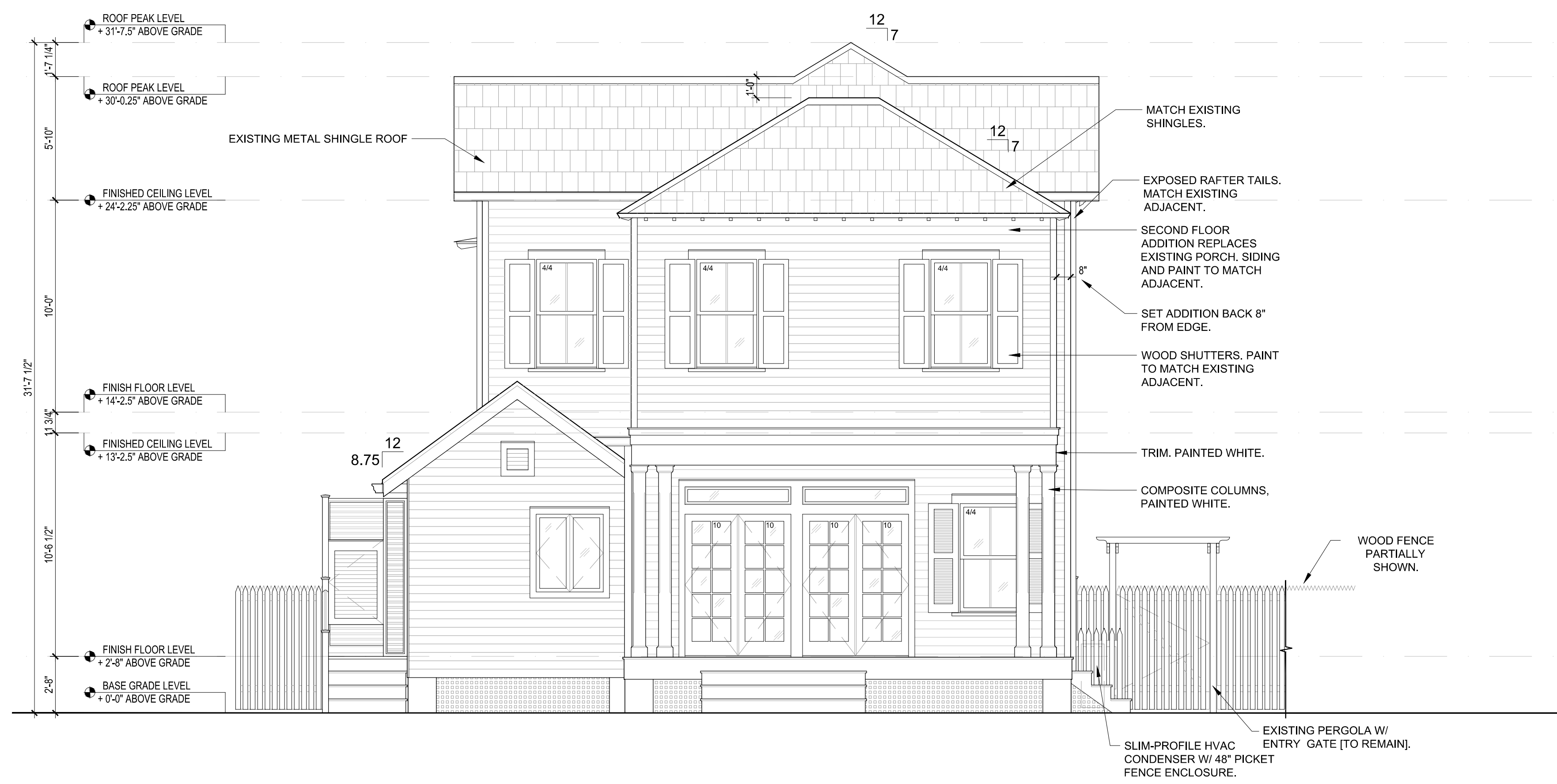
**925
 FLEMING
 STREET**
 KEY WEST, FL

**PROPOSED
 ELEVATIONS**

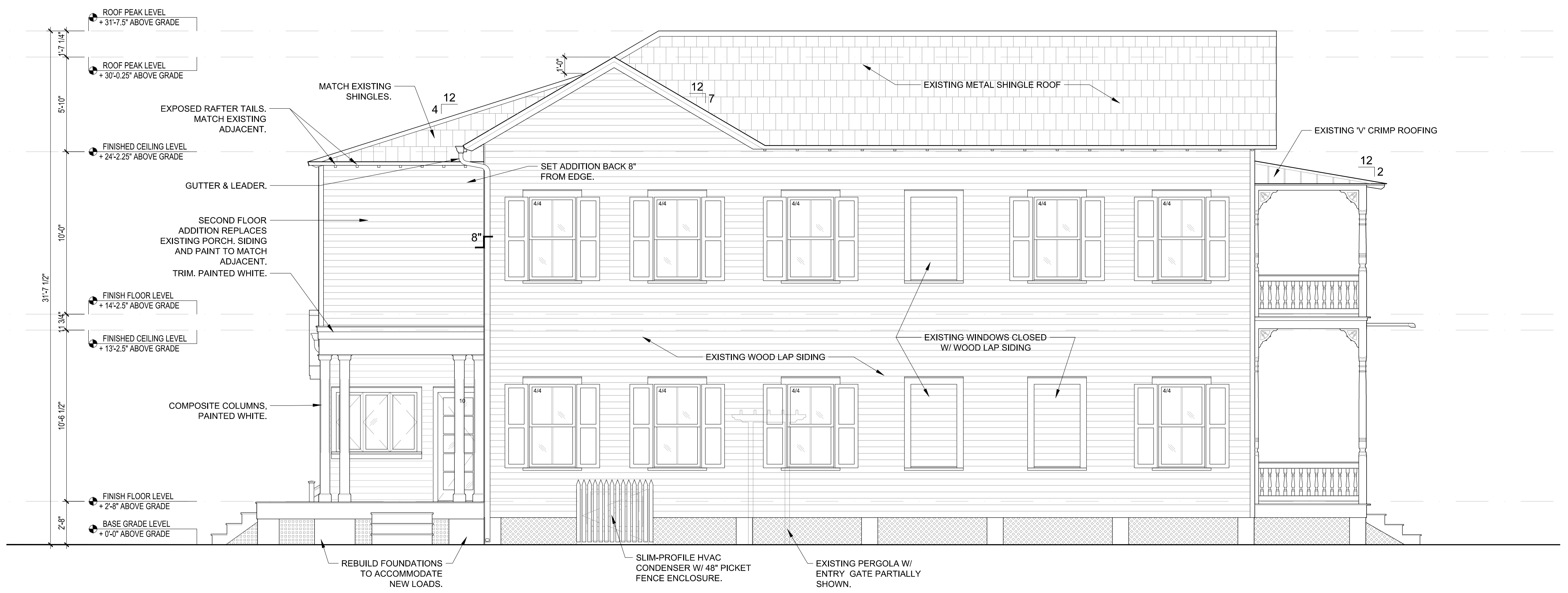
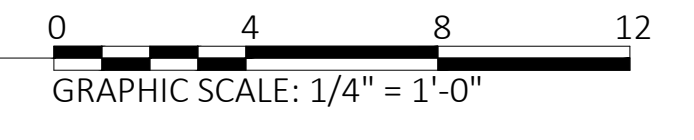
M.B. INGRAM, R.A.

OCT. 27, 2016

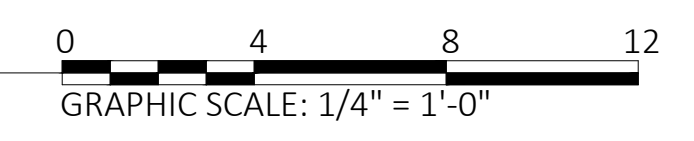
A3.1



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



2 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2017

925 FLEMING STREET
 KEY WEST, FL

PROPOSED ELEVATIONS

M.B. INGRAM, R.A.

OCT. 27, 2016

A3.2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 16, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW REAR PORCH AND SECOND-STORY ADDITION. DEMOLITION OF REAR PORCH. MODIFICATION OF SHINGLE ROOF AT REAR PORTION OF ROOF.

FOR- #925 FLEMING STREET

Applicant – Michael Ingram

Application #H16-03-0083

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Public Meeting Notice

925

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MICHAEL B. INGRAM, 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:
925 FLEMING STREET on the 8th day of NOVEMBER, 2016.

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 16 NOVEMBER, 2016.

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 H16-03-0003

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

Signed Name of Affiant:

Michael B. Ingram
Date: 8 Nov 2016
Address: 504 Angela St
City: Key West
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 8th day of November, 2016.

By (Print name of Affiant) Michael B. Ingram who is personally known to me or has produced personally known as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Veronica Cleere

Notary Public - State of Florida (seal)

My Commission Expires: 11/01/17



PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The Offices of the Property Appraiser will be closed Friday November 11th in observance of Veterans Day.

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1005592 Parcel ID: 00005410-000000

Ownership Details

Mailing Address:

GREEN JEFFREY B AND MICHELE B
2556 N TERRACE AVE
MILWAUKEE, WI 53211-3820

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

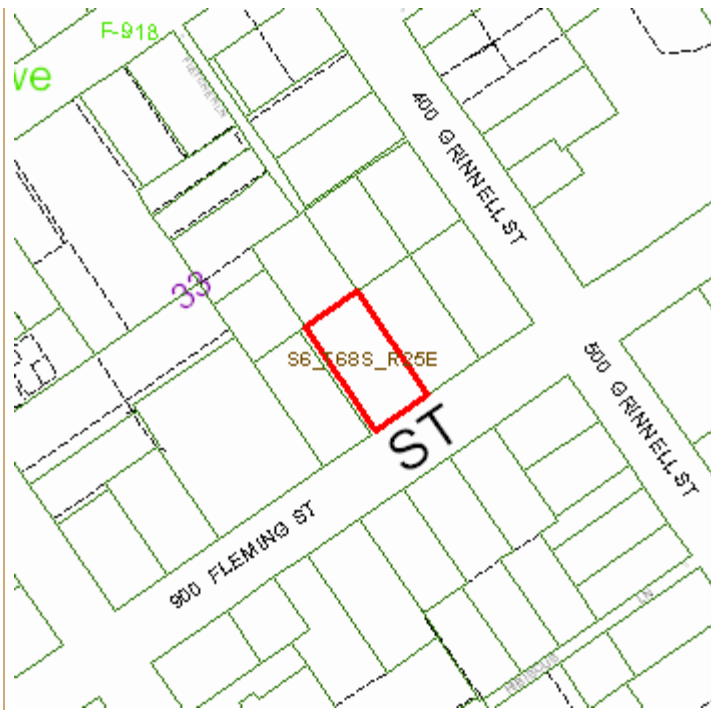
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 925 FLEMING ST KEY WEST

Legal Description: KW PT LOT 1 SQR 33 A1-244 COUNTY JUDGE'S SERIES 3-B8 OR488-182/83 OR765-1991 OR842-1468 OR1014-428/29 OR1903-479/480 OR1929-2159/61R/S OR2814-456/57

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	50	100	5,000.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 2298
Year Built: 1933

Building 1 Details

Building Type R1
Effective Age 18
Year Built 1933
Functional Obs 0

Condition G
Perimeter 326
Special Arch 0
Economic Obs 0

Quality Grade 600
Depreciation % 24
Grnd Floor Area 2,298

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPX		1	1933				210
1	FLA	12:ABOVE AVERAGE WOOD	1	1933	N Y	0.00	0.00	1,199
2	OPX		1	1933	N N	0.00	0.00	130
4	OPU		1	2003	N N	0.00	0.00	50
5	FLA	12:ABOVE AVERAGE WOOD	1	1933	N Y	0.00	0.00	1,099
6	OPX		1	1933	N N	0.00	0.00	132

7	<u>PTO</u>		1	2004				140
8	<u>DUF</u>	1:WD FRAME	1	1989	N	N		26
9	<u>OPU</u>		1	2004				22
10	<u>OUU</u>		1	2004				62
11	<u>SBF</u>	1:WD FRAME	1	2003	N	N		24

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	54 SF	18	3	2004	2005	2	50
2	FN2:FENCES	516 SF	86	6	1998	1999	2	30
3	FN2:FENCES	150 SF	50	3	1996	1997	2	30
4	FN2:FENCES	42 SF	14	3	2002	2003	2	30
5	FN2:FENCES	516 SF	86	6	2002	2003	2	30
6	PT2:BRICK PATIO	150 SF	75	2	2004	2005	2	50
7	PO4:RES POOL	200 SF	10	20	2003	2004	5	50
8	PT2:BRICK PATIO	100 SF	25	4	2004	2005	2	50

Appraiser Notes

2005-07-15 BEING OFFERED FOR \$2,450,000. 3BDS/2.5BA FROM THE MLS REPORT.-SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B942939	09/01/1994	12/01/1994	1,673		REPAIR ROTTEN PORCH ROOF
	B942939	09/01/1994	12/01/1994	1,673		& REPLACE METAL V CRIMP
	97-2661	08/01/1997	11/01/1997	250		FENCE
	99-0959	04/08/1999	08/13/1999	2,500		REPLACE FENCE/NORTH SIDE
	01-2998	09/11/2001	10/09/2001	4,000		INSTALL C/AC
	02-2538	09/13/2002	11/25/2003	1,500		FENCE
	01-3877	12/19/2001	08/21/2002	600		A/C ELECTRIC
	03-1514	05/01/2003	11/25/2003	9,750		METAL SHINGLE ROOFING
	03-2542	10/01/2003	11/25/2003	600		INTERIOR WORK
	03-3607	10/15/2003	11/25/2003	19,800		INSTALL POOL
	03-3833	11/12/2003	08/20/2004	12,000		6 X 24 ADDITION
	03-3541	11/13/2003	08/20/2004	71,500		TOTAL INT.RENOV. + SBF

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll	Total Bldg	Total Misc	Total Land	Total Just (Market)	Total Assessed	School Exempt	School Taxable
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Year	Value	Improvement Value	Value	Value	Value	Value	Value
2016	293,757	25,218	1,019,779	1,338,754	1,226,575	0	1,338,754
2015	296,518	21,835	796,716	1,115,069	1,115,069	0	1,115,069
2014	296,051	20,430	800,405	1,116,886	1,079,380	0	1,116,886
2013	303,272	21,032	668,520	992,824	981,255	0	992,824
2012	306,882	21,630	618,288	946,800	892,050	0	946,800
2011	310,492	22,208	695,785	1,028,485	810,955	0	1,028,485
2010	341,818	22,814	372,600	737,232	737,232	0	737,232
2009	379,942	23,411	566,352	969,705	969,705	0	969,705
2008	349,326	23,990	695,000	1,068,316	1,068,316	0	1,068,316
2007	571,482	19,658	875,000	1,466,140	1,466,140	0	1,466,140
2006	705,406	20,151	475,000	1,200,557	1,200,557	0	1,200,557
2005	652,868	20,625	425,000	1,098,493	1,098,493	0	1,098,493
2004	483,481	19,820	350,000	853,301	853,301	0	853,301
2003	459,983	5,000	175,875	640,858	265,837	25,000	240,837
2002	419,127	3,637	175,875	598,639	257,700	25,000	232,700
2001	317,288	3,788	175,875	496,951	253,642	25,000	228,642
2000	312,986	3,912	95,475	412,374	246,255	25,000	221,255
1999	251,394	3,760	95,475	350,630	239,781	25,000	214,781
1998	212,365	3,302	95,475	311,142	236,005	25,000	211,005
1997	194,750	1,787	85,425	281,962	230,642	25,000	205,642
1996	154,655	1,466	85,425	241,546	223,925	25,000	198,925
1995	148,927	1,459	85,425	235,810	218,464	25,000	193,464
1994	126,015	1,281	85,425	212,721	212,721	25,000	187,721
1993	126,015	343	85,425	211,783	211,783	25,000	186,783
1992	126,015	356	85,425	211,796	211,796	25,000	186,796
1991	126,015	373	85,425	211,813	211,813	25,000	186,813
1990	185,239	386	66,581	252,206	252,206	25,000	227,206
1989	69,838	363	65,325	135,526	135,526	25,000	110,526
1988	59,151	262	55,275	114,688	114,688	25,000	89,688
1987	53,705	0	37,436	91,141	91,141	25,000	66,141
1986	53,963	0	36,180	90,143	90,143	25,000	65,143
1985	52,563	0	20,350	72,913	72,913	25,000	47,913
1984	49,449	0	20,350	69,799	69,799	25,000	44,799
1983	49,499	0	20,350	69,849	69,849	25,000	44,849
1982	50,356	0	20,350	70,706	70,706	25,000	45,706

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/29/2016	2814 / 456	1,931,300	<u>WD</u>	<u>01</u>

6/13/2003	1903 / 0479	1,050,000	<u>WD</u>	<u>Q</u>
7/1/1978	765 / 1991	80,000	00	<u>Q</u>

This page has been visited 108,915 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176