



**Historic Architectural Review Commission
Staff Report for Item 5**

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

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.

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.

Guidelines Cited on Review

- Windows (pages 29-30), specifically guideline 3.

- Additions, alterations (pages 37a-37k), specifically guidelines 1, 6, 11, 13, 23, 29, and 30.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4.
- Fences (pages 41-42), specifically guidelines 3 and 4.
- Secretary of the Interior's Standards for Rehabilitation (pages 16-23), specifically Standards 1, 2, 6, 9 and 10.

Staff Analysis

The Certificate of Appropriateness in review is for the renovations and stabilization of an existing one-story historic house. The house sits on the west front portion of a wide lot, making the east and front facades the most prominent elevations of the house. The majority of surrounding buildings are two-story structures; the main façade faces the south elevation of City Hall.

The plan proposes the rehabilitation of the main house, including re-arranging all the interior space and the removal of an existing interior spiral staircase that gives access to a loft located on the attic of the house. The design proposes the introduction of a new volume, which will contain a stair and entry to the attic that will wrap from the rear east façade of the historic house to half of its back. The new addition will setback approximately 40 feet from the front property line. The new volume will bump-out from the existing east wall approximately 4 feet. The new addition proposes two different rooflines in order to brake the mass and the highest ridge of the new addition will be 3 inches lower than the existing main roof. The rear elevation proposed in the design reads as a two-story, as the addition proposes a low sloped shed roof.

The design also includes the re-design of a rear non-historic attached addition that will make it conforming to side setbacks, and will change the shed roofline into a gable roof. The design proposes the restoration of existing two over two wood windows and the increase of an already altered opening on the east side to install a pair of bi-folded wood doors and transoms. Existing wood lap siding will be repaired and or replaced, depending on the decay state of the existing material. Roof material will be replaced with same and all new windows and doors will be wood.

The plan also includes modifications to the existing non-historic accessory structure that includes changes in fenestrations, new windows, and doors to be aluminum impact, and removal of an entry roof and decking. No three-dimensional changes to this building are proposed. Plans also depict a new swimming pool, new decking between the main house and the accessory structure and new 4 feet front fence.

Consistency with Guidelines

The proposed renovations and stabilization of the historic house and the non-historic accessory structure are consistent with all cited guidelines. Nevertheless, staff has concerns as to the location of the proposed new stairs as it creates a bump out on the east side of the

house, which will be over a historic portion. This addition will alter the balance of the one-story historic house. Although the design has an appropriate scale, proportions and mass to what exists, particularly on the side elevation, still, adding a volume that is visible and is changing the three-dimension footprint of the historic portion of the house may not be a sensible solution. The Secretary of the Interior's Standards clearly states, "A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building" and that "the historic character of a property shall be retained and preserved". It is staff's opinion that the proposal does not meet the cited SOIS.

The proposed site improvements, including the new front fence, new decks, and pool all comply with cited guidelines.

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 B. NYERAM 3/23/17 DATE AND PRINT NAME:
-----------------------------------------------------------------------------------------------------------------	-------------------------------------------------------

OFFICE USE ONLY

BUILDING DESCRIPTION:			
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____ Year _____
___ Not listed	Year built _____	Comments _____	

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------

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.

[Signature]
Signature of Authorized Representative

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

date

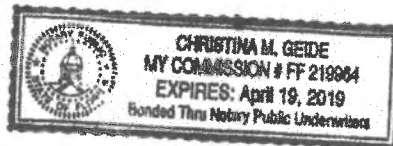
MICHAEL B. INGRAM
Name of Authorized Representative

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

Ex. 5/11/2017

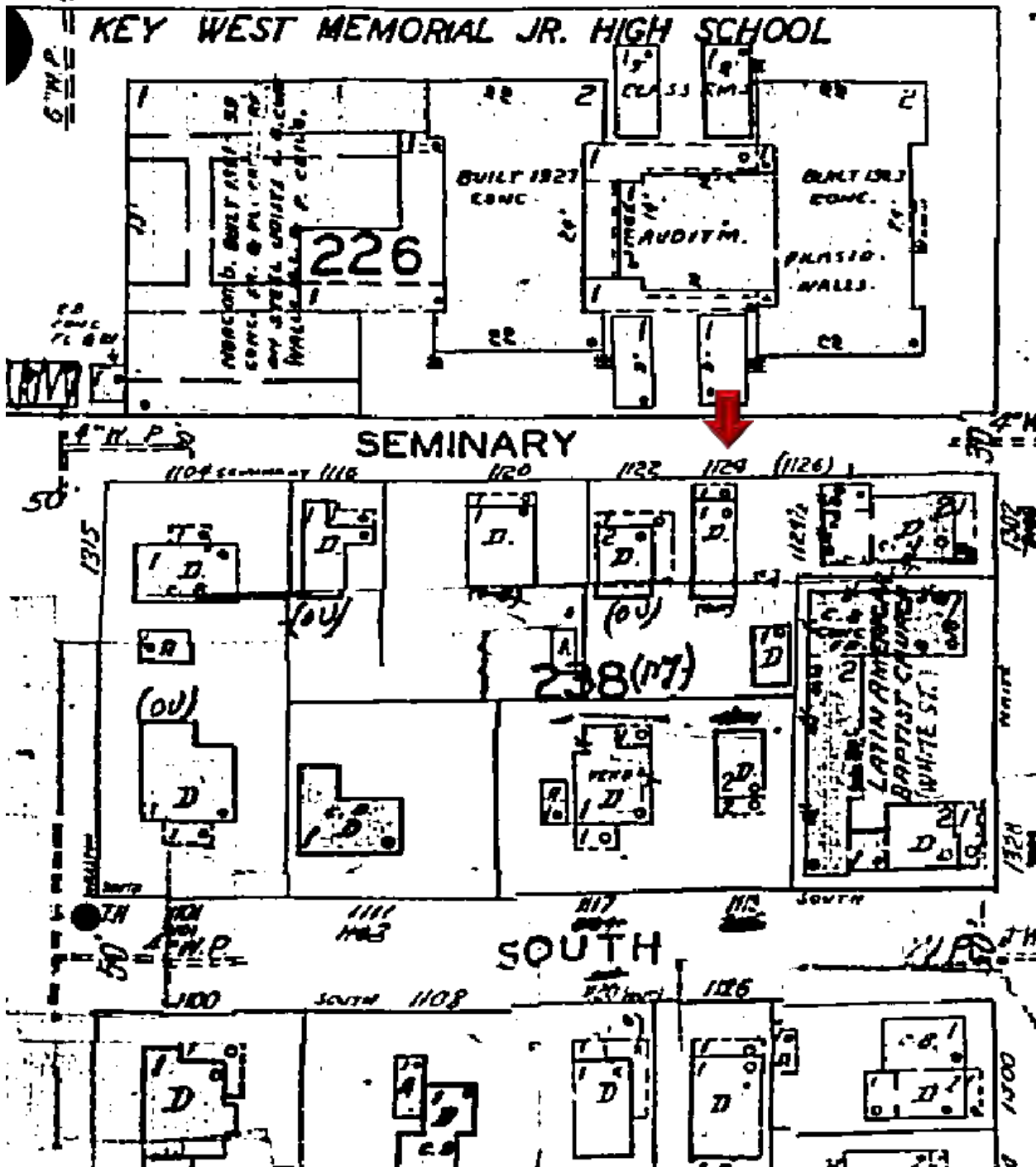
[Signature]
Notary's Signature and Seal

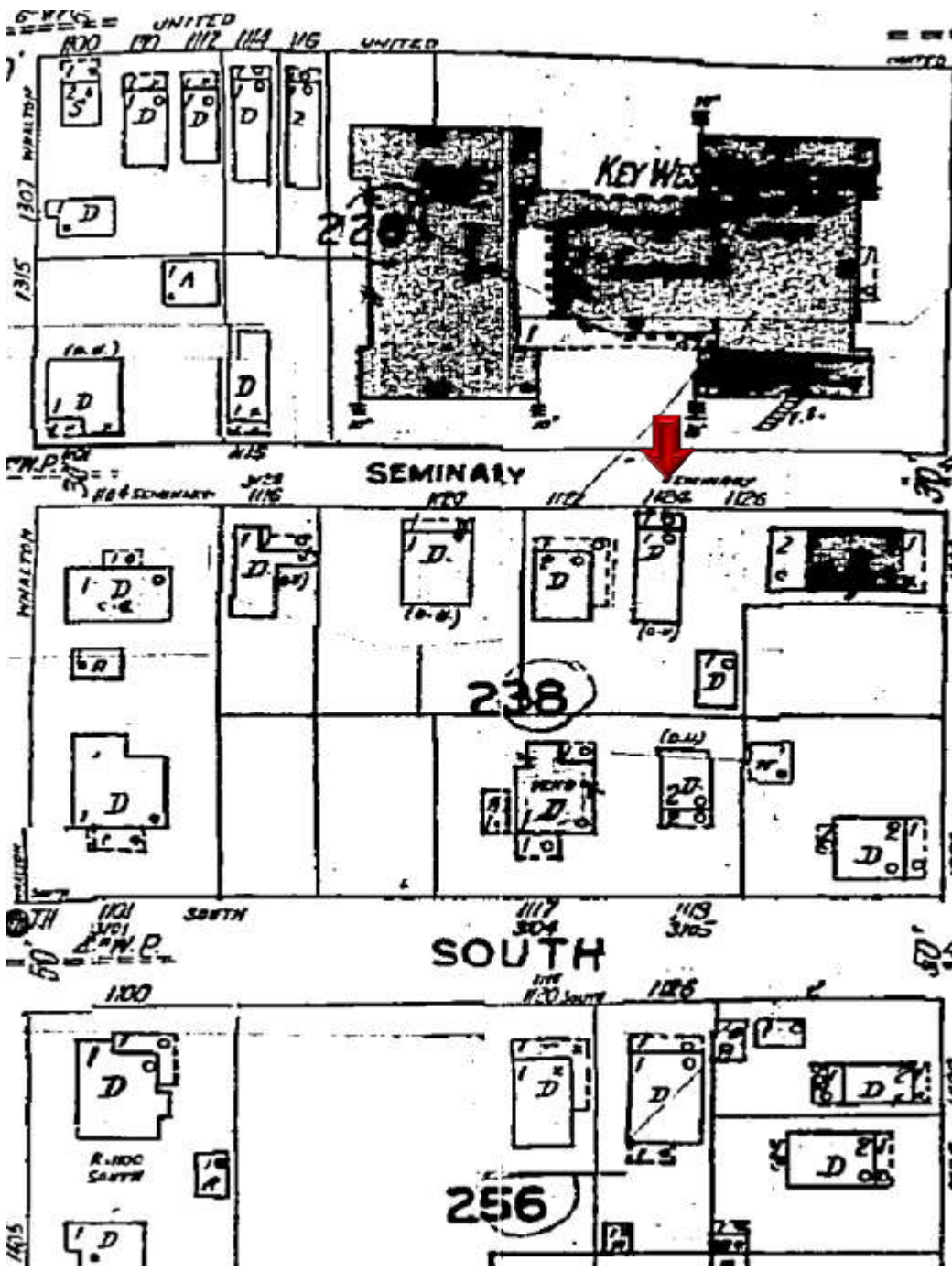
Christina M. Geide
Name of Acknowledger typed, printed or stamped



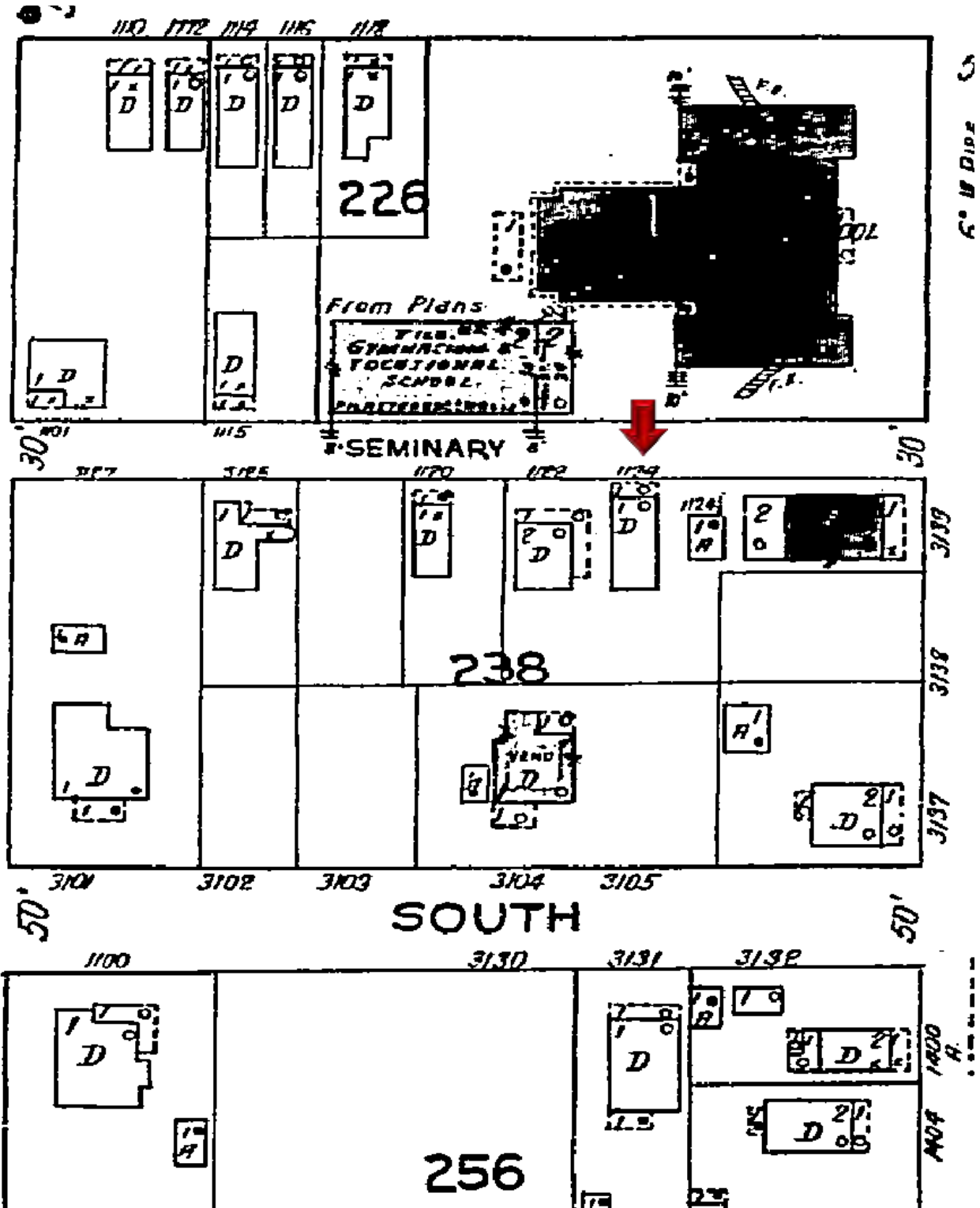
FF 219964
Commission Number, if any

SANBORN MAPS



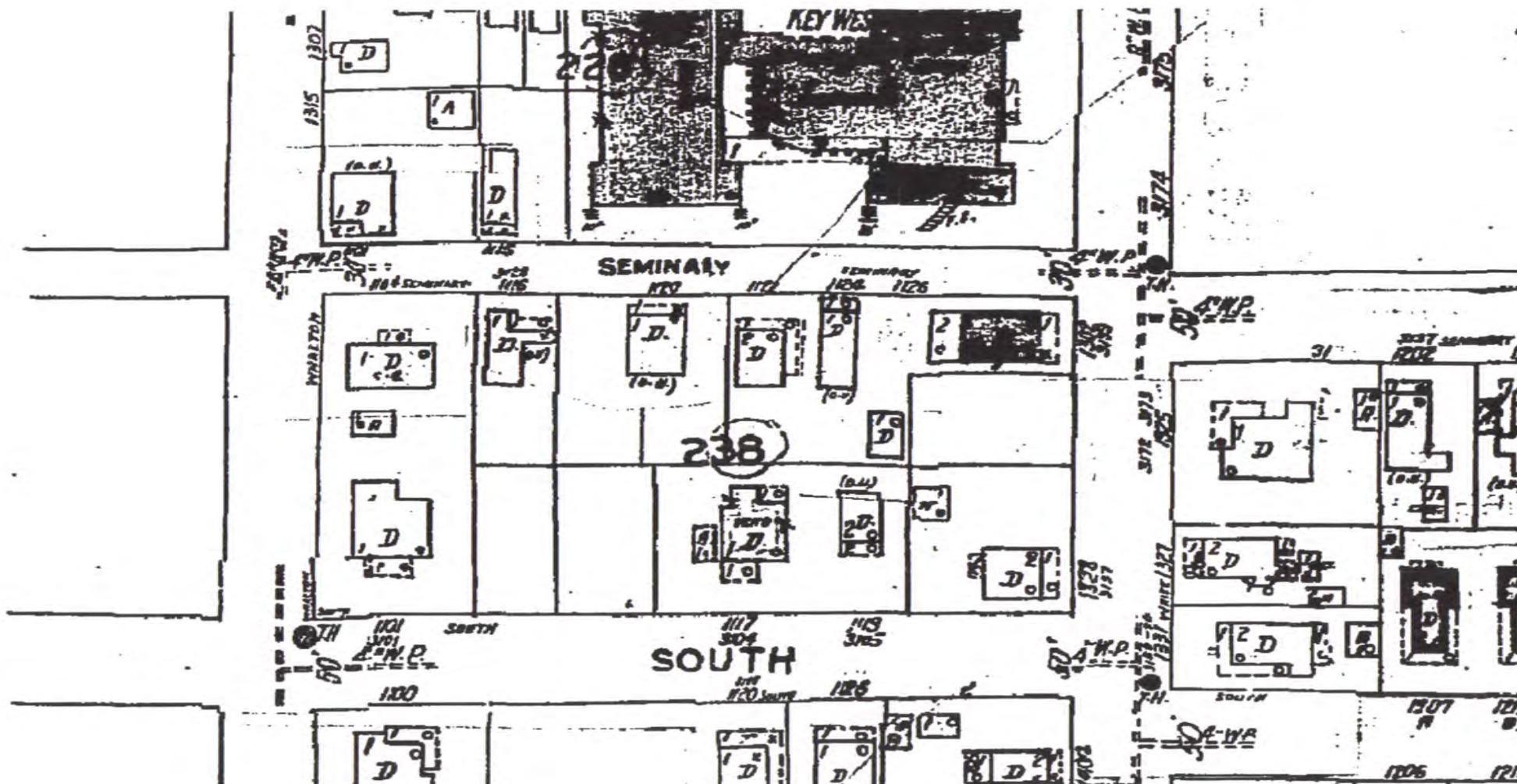


Sanborn Map 1948



Sanborn Map 1926

1948



1962

Cont. REVENUE
John, P. B. Co
WALLS N. L. Co
C. L. Co

TRAIL

226

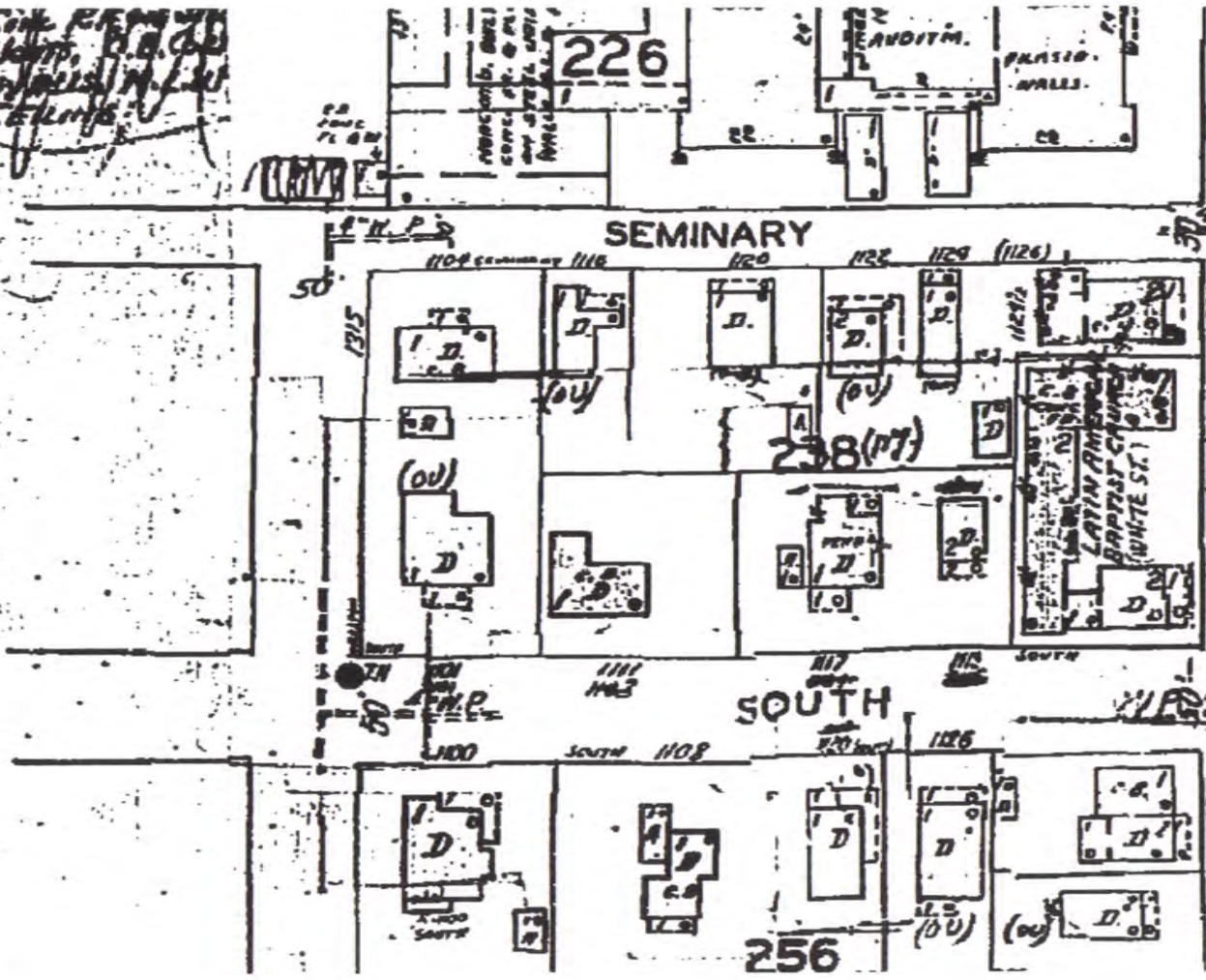
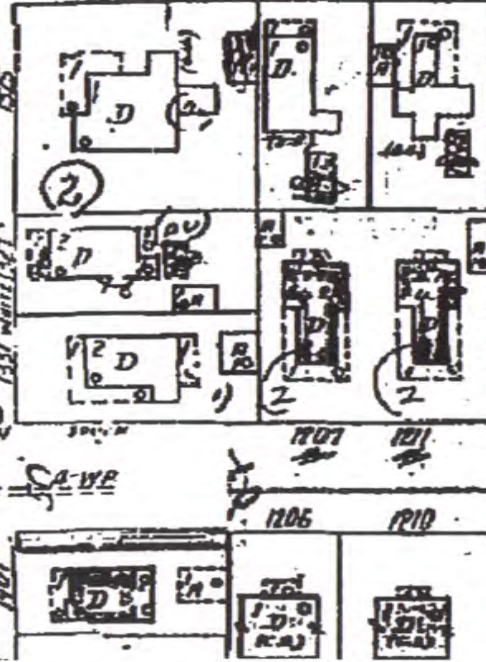
SEMINARY

SOUTH

256

LATIN AMERICAN
BAPTIST CHURCH
WHITE ST.

238 (PT)



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.]

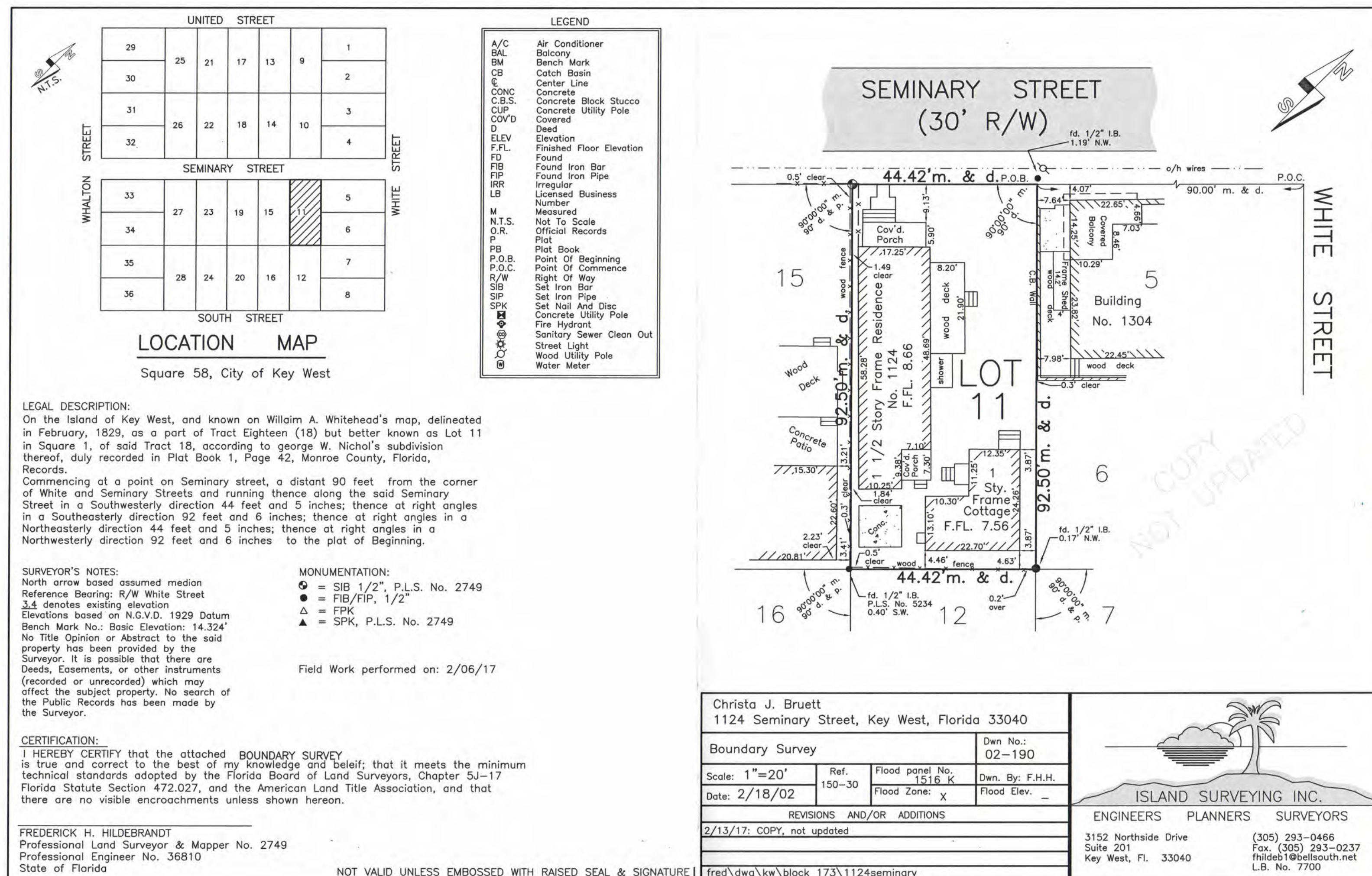
PROPOSED DESIGN

1124 SEMINARY STREET

KEY WEST, FL 33040

RESIDENTIAL RENOVATION

HARC



SCOPE OF WORK

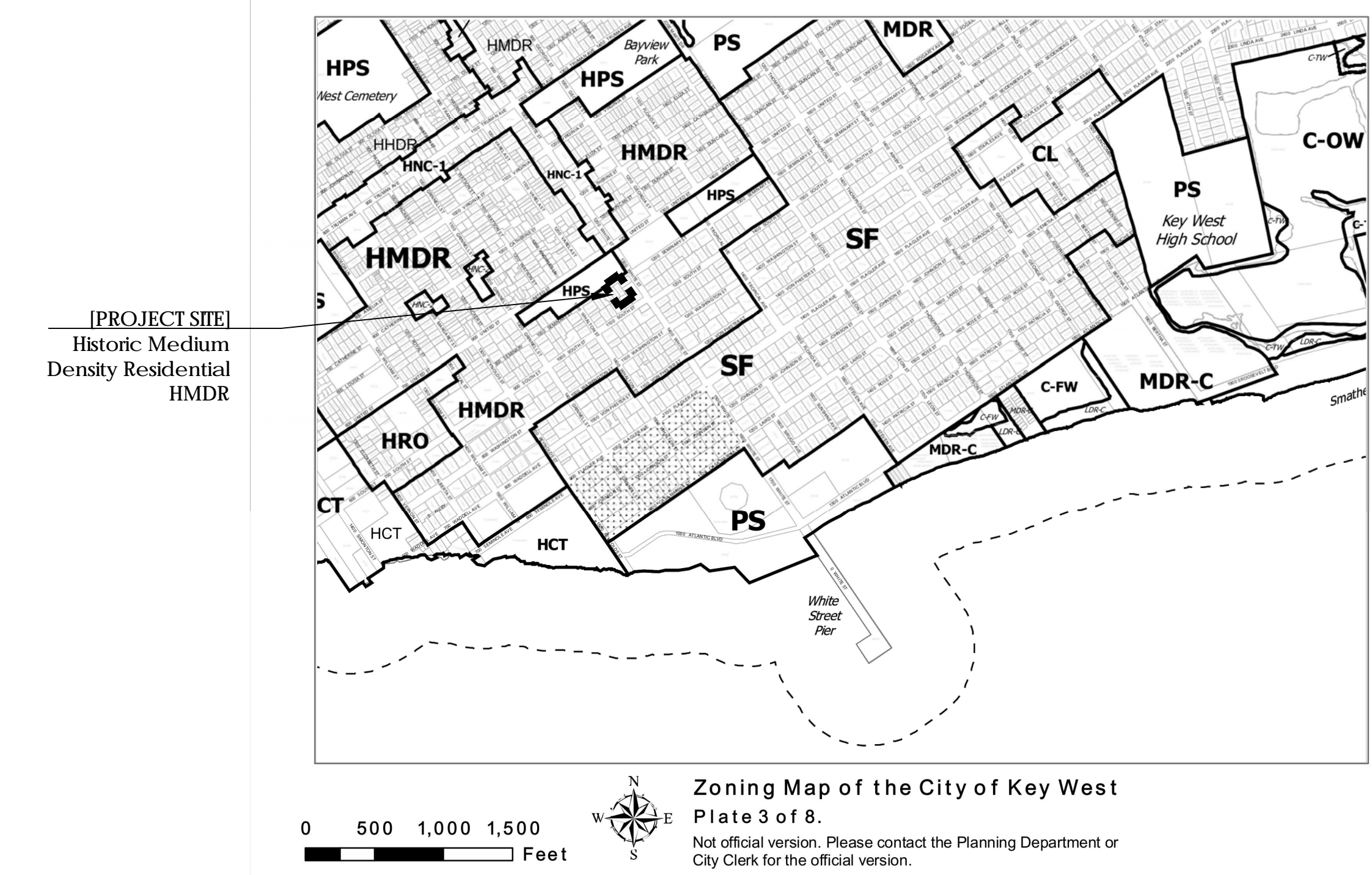
- REMODEL OF EXISTING COTTAGE AND MAIN STRUCTURE
- REPLACE EXTERIOR ROT
- STABILIZE STRUCTURE
- REPAIR WINDOWS
- NEW V-CRIMP ON MAIN HOUSE W/ METAL SHINGLE PORCH, AND STAIR STRUCTURE
- REDUCE EXISTING DECK AND ADD NEW DECK.
- SITE WORK, FENCING AND (1) POOL.

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



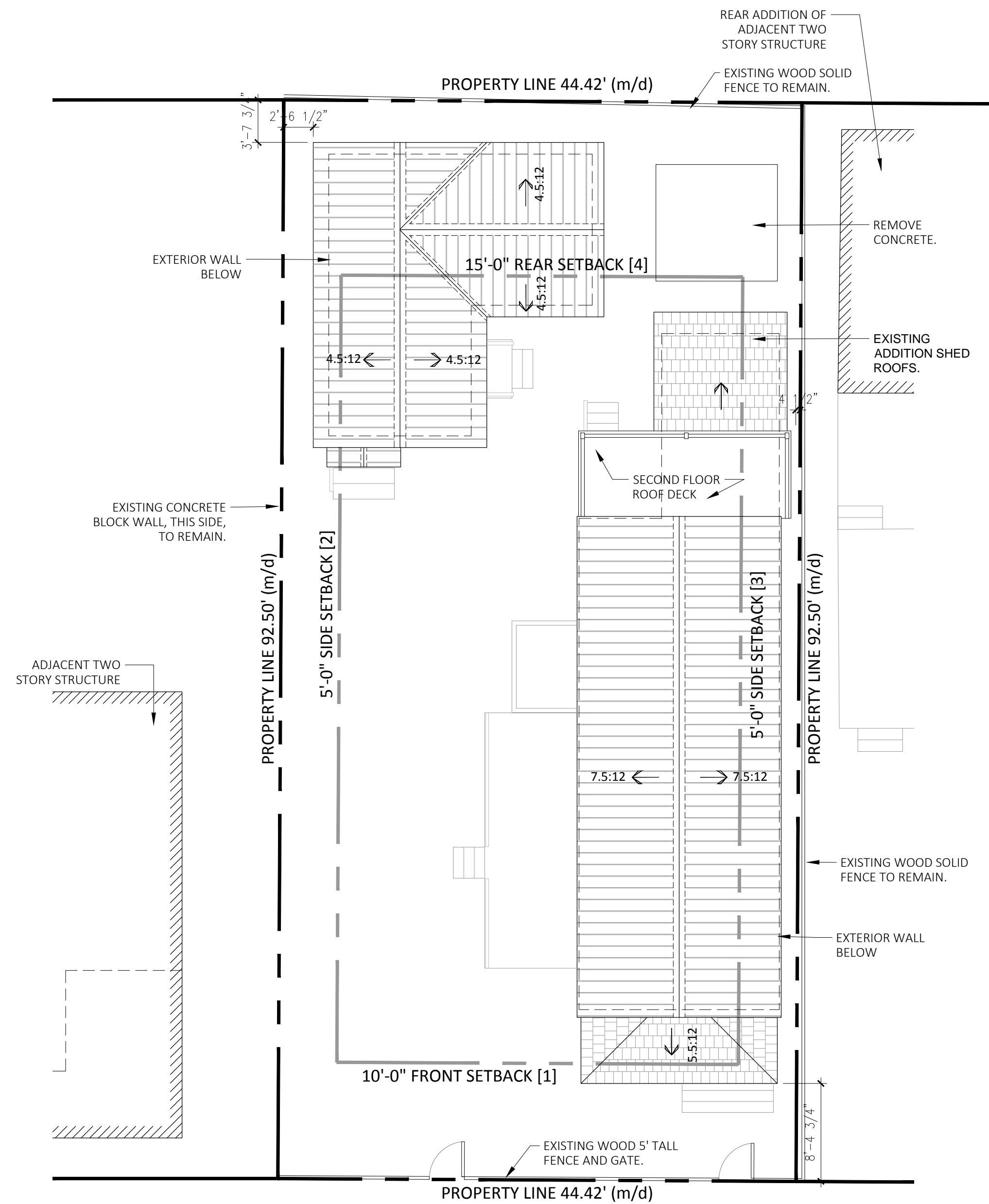
1 COPY OF SURVEY
 NOT TO SCALE

2 LOCATION MAP

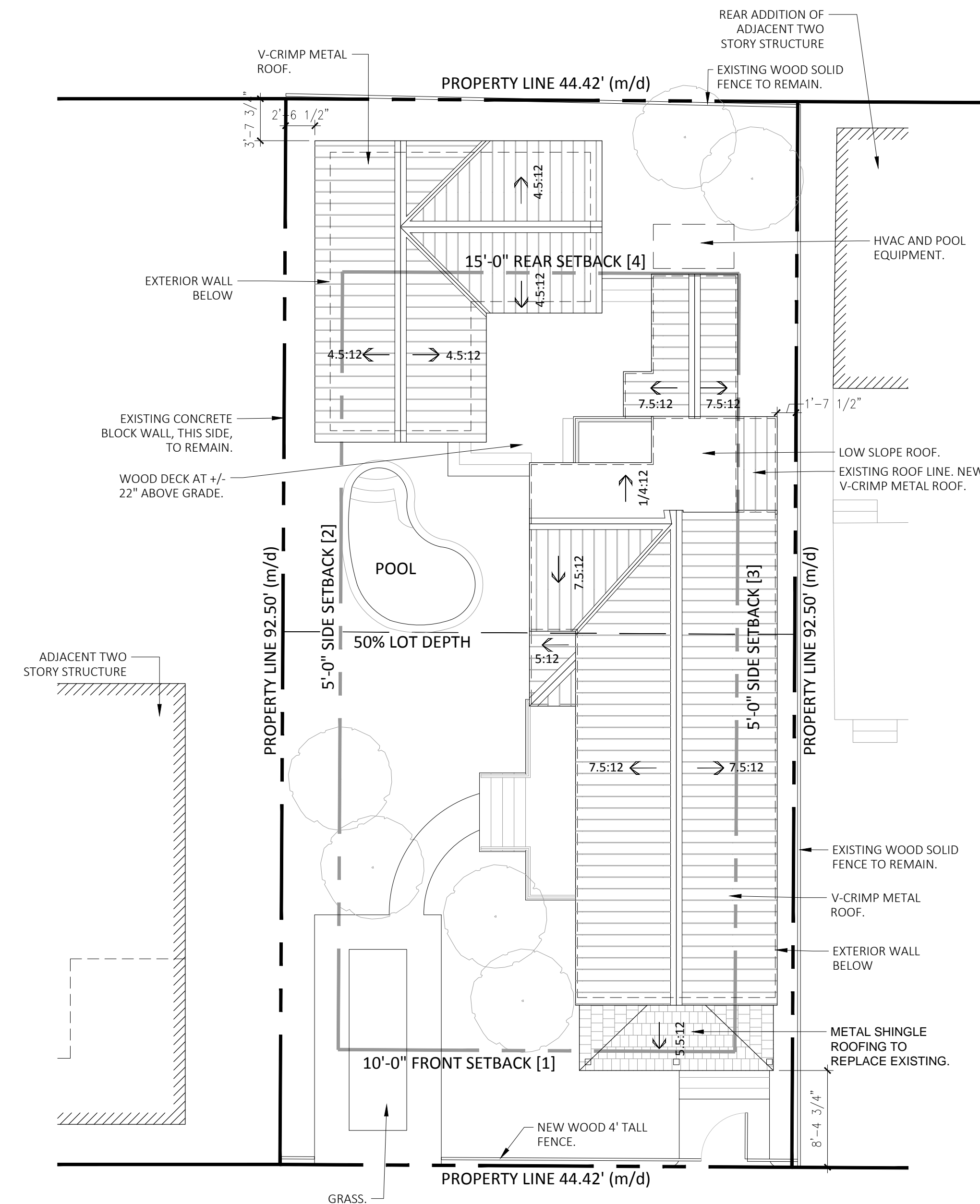
Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2019

1124 SEMINARY STREET
 KEY WEST
 PROJECT COVER & SURVEY COPY
 M.B. INGRAM
 MAR. 27, 2017

G1.0



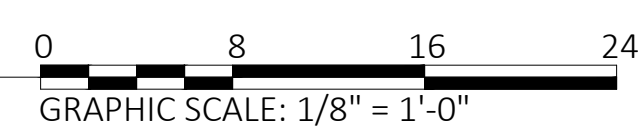
SITE DATA				
1124 SEMINARY STREET, KEY WEST, FLORIDA 33040				
ZONING DISTRICT	HMDR			
FLOOD ZONE	X			
CODE REQUIREMENTS:		EXISTING	PROPOSED	VARIANCE REQUESTED
MIN. LOT SIZE	4,000 SF	4,108.85 SF		N/A
HEIGHT	30'-0"	SEE BELOW		
MAIN STRUCTURE		19'-2 1/2"	NO CHANGE	NO
COTTAGE		12'-5"		
[1] FRONT YARD	10'-0"	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



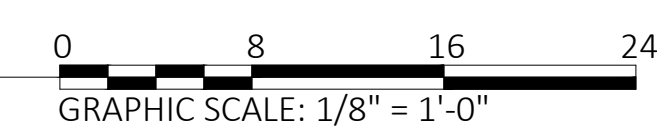
SEMINARY STREET

SEMINARY STREET

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



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



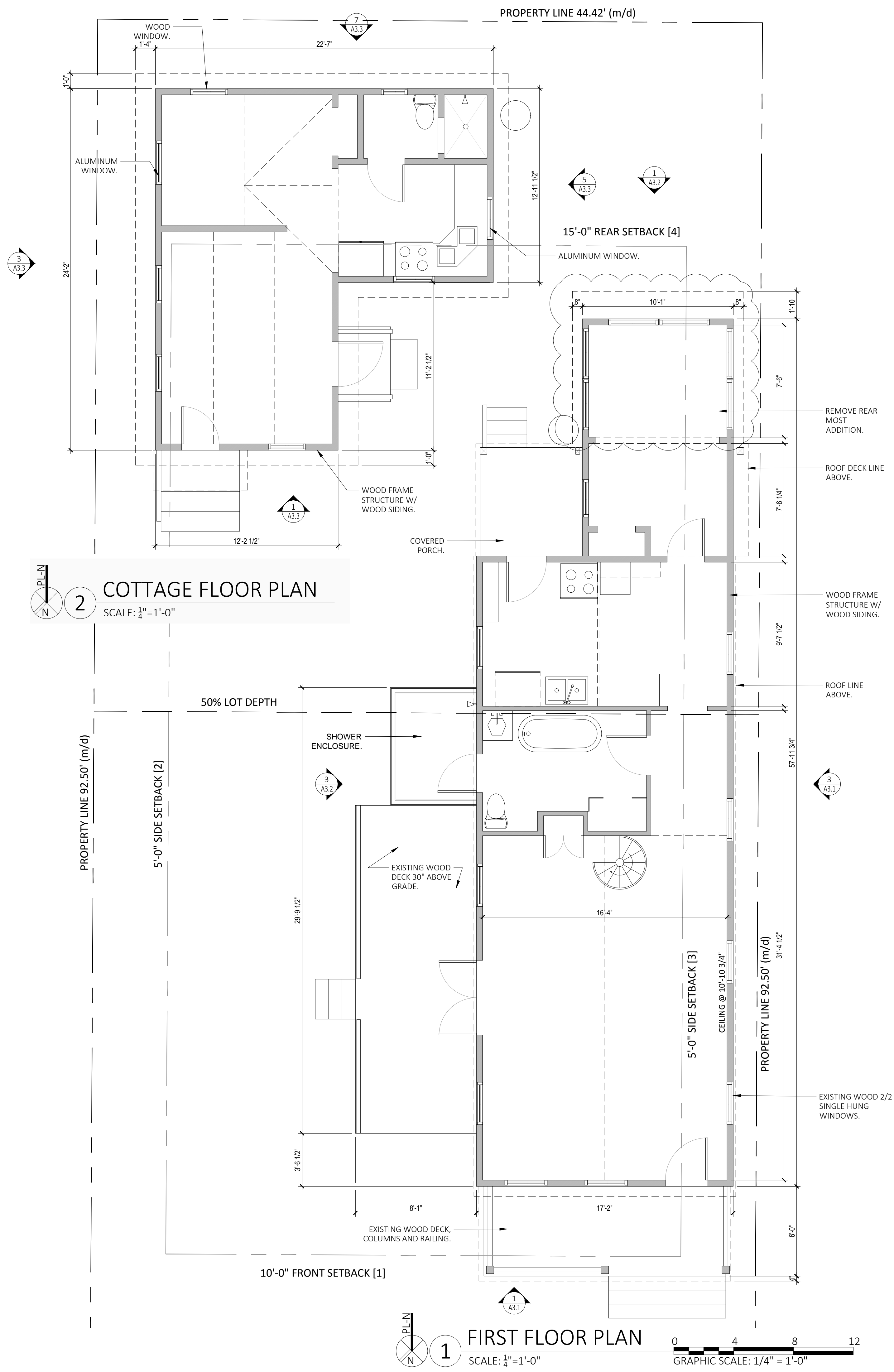
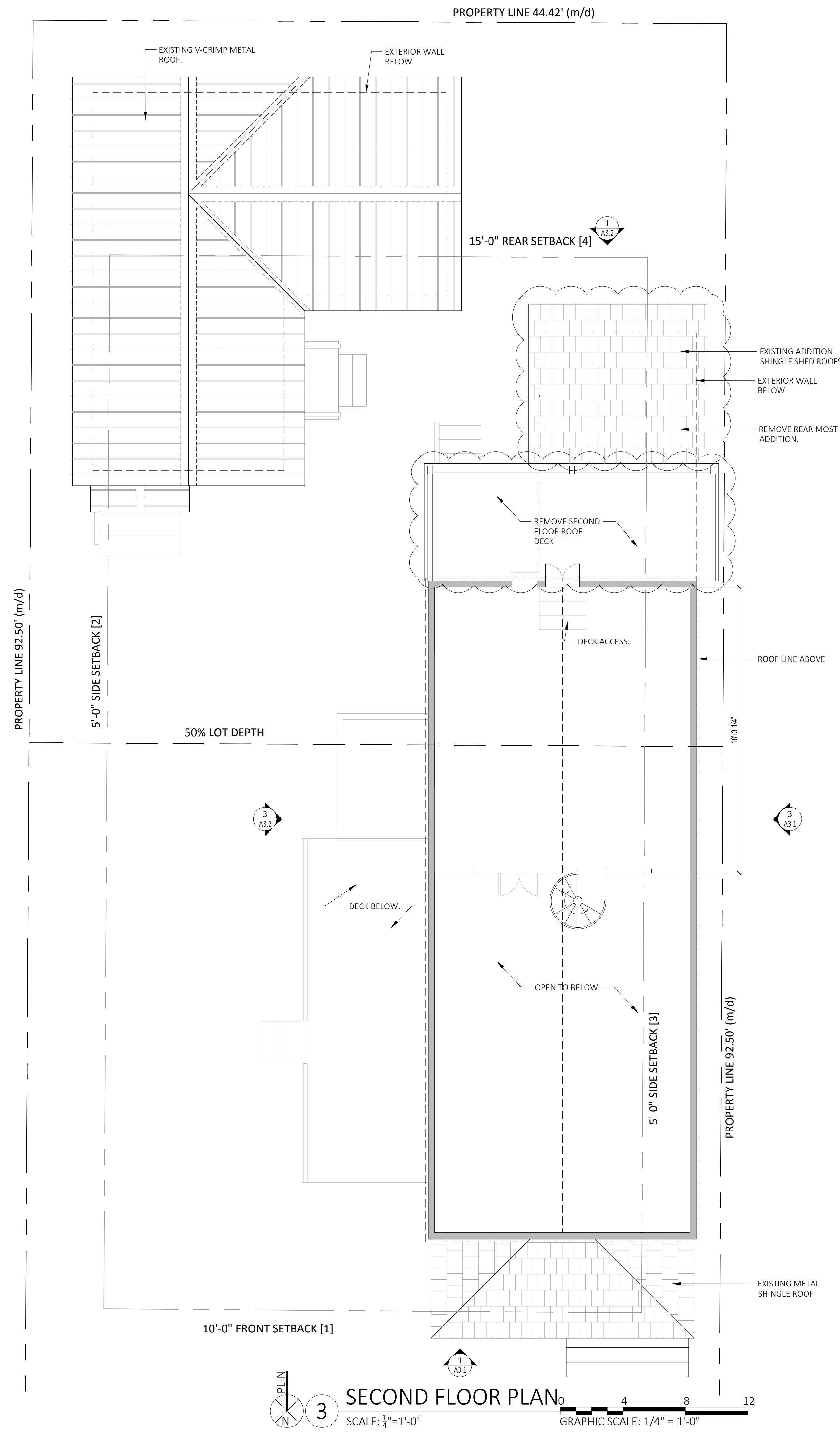
Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2019

1124 SEMINARY STREET
 KEY WEST

SITE PLANS
 AND DATA

M.B. INGRAM
 MAR. 27, 2017

A1.1



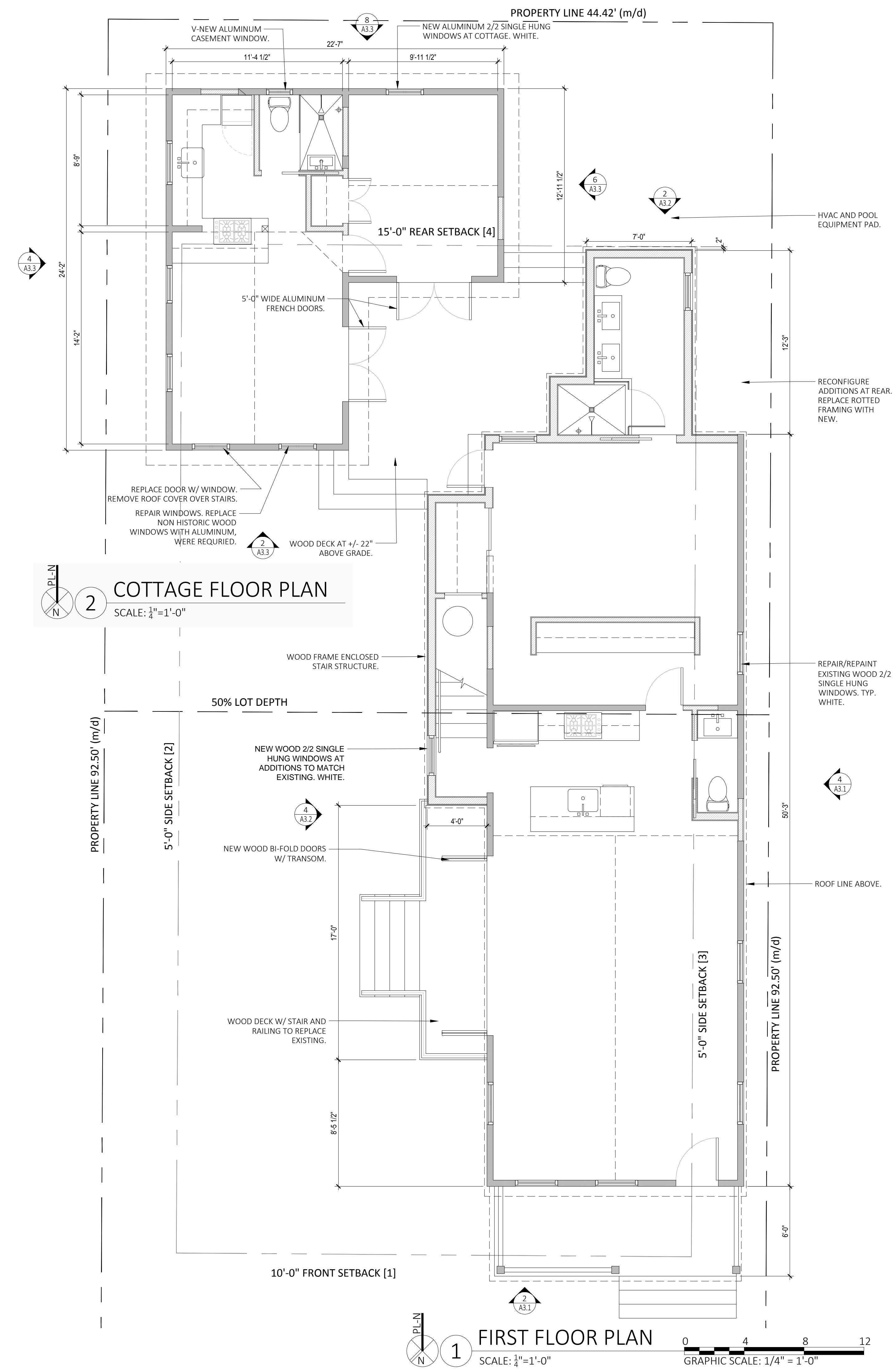
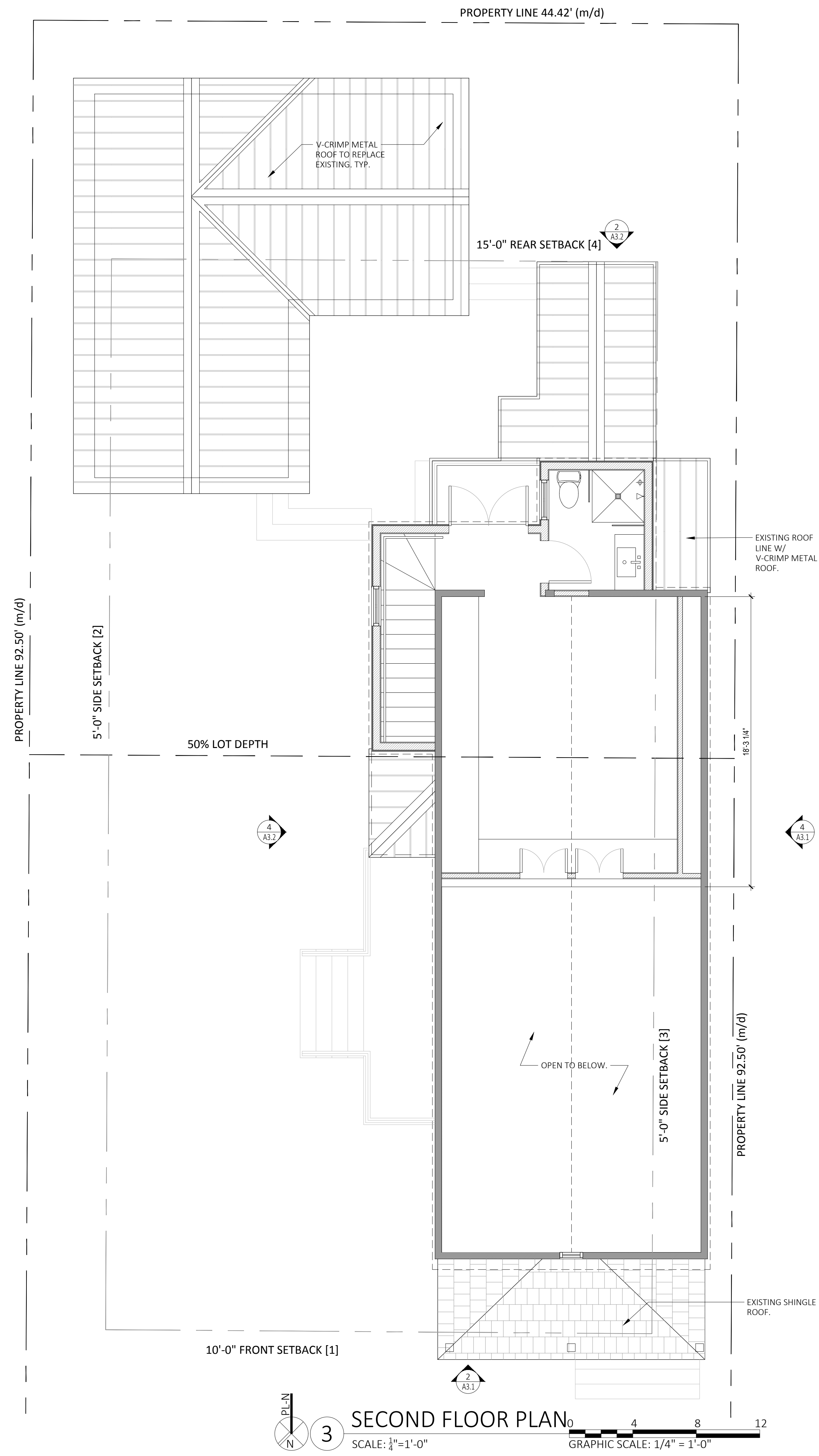
Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2019

**1124 SEMINARY STREET
 KEY WEST**

EXISTING FLOOR PLANS

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

A2.1

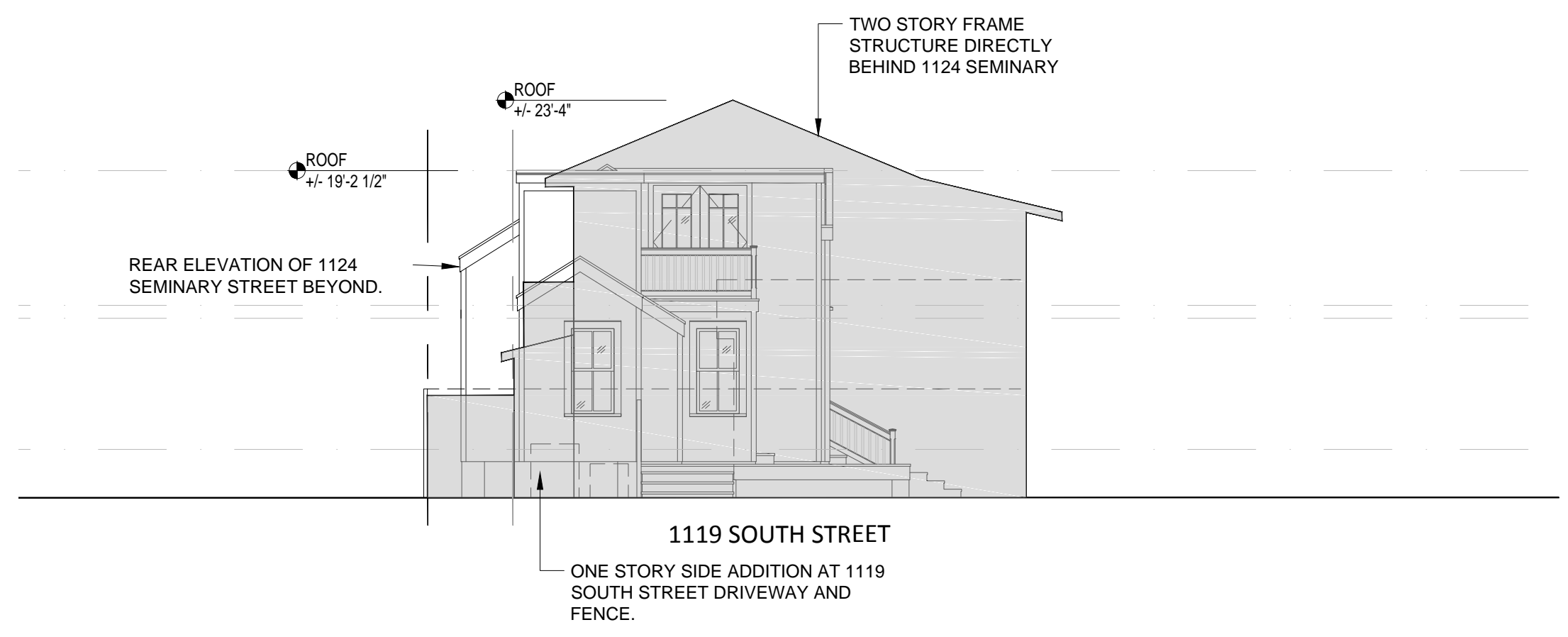


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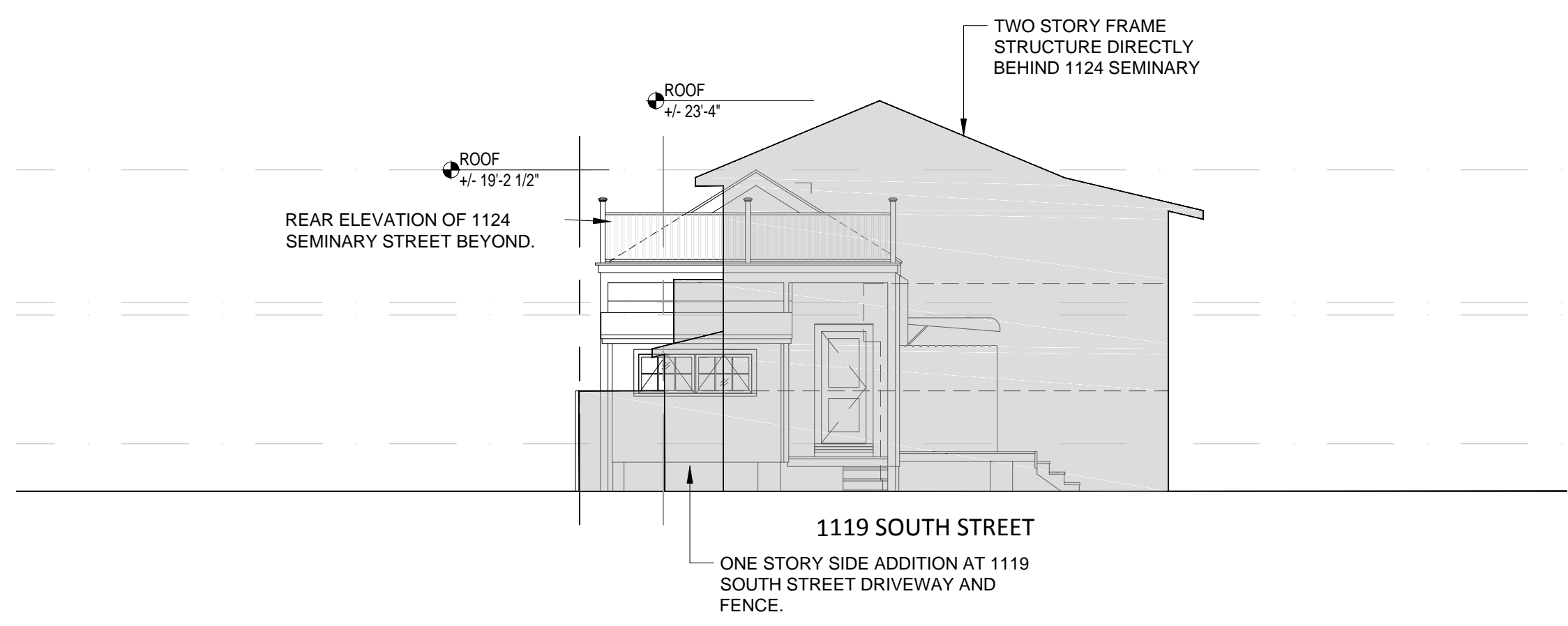
1124 SEMINARY STREET
 KEY WEST
 PROPOSED FLOOR PLANS

M.B. INGRAM
 MAR. 27, 2017

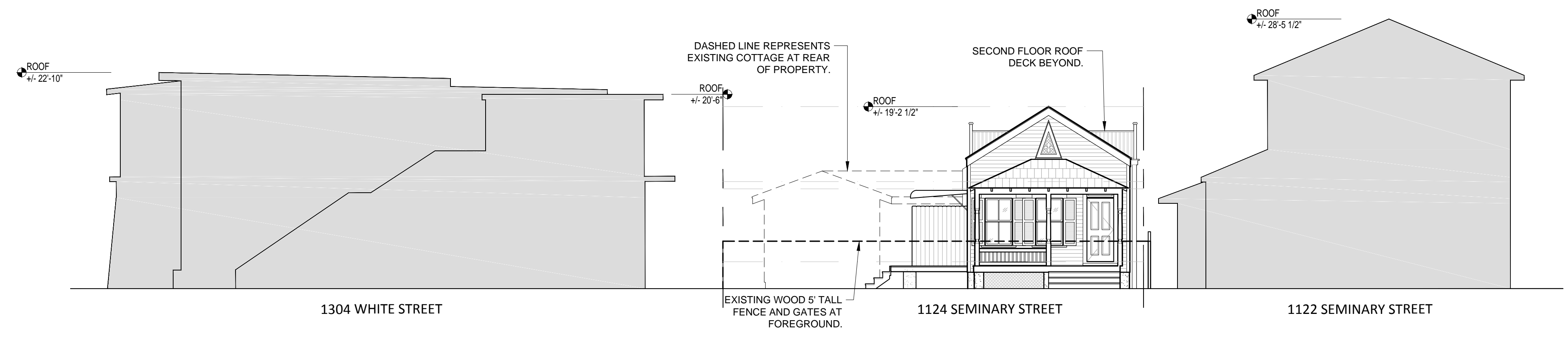
A2.2



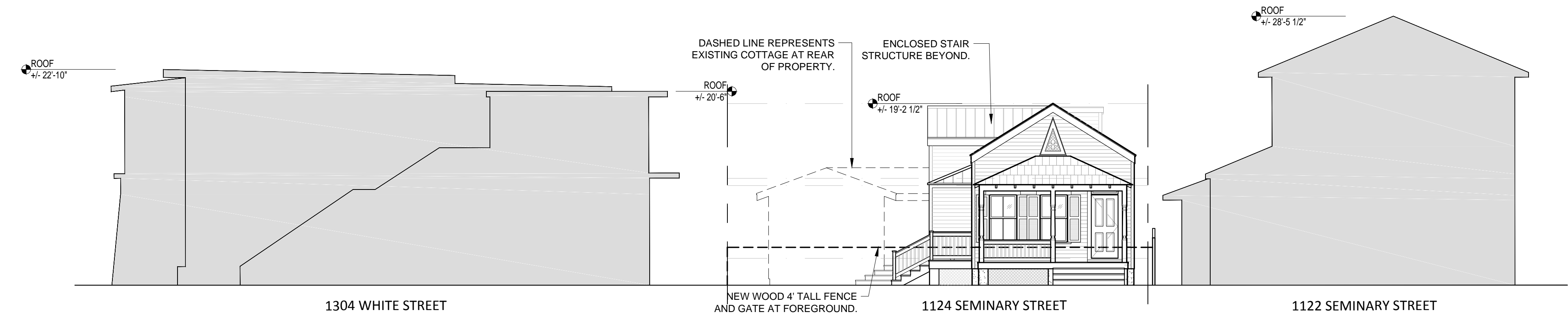
2 PROPOSED SOUTH STREET ELEVATION
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"



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"



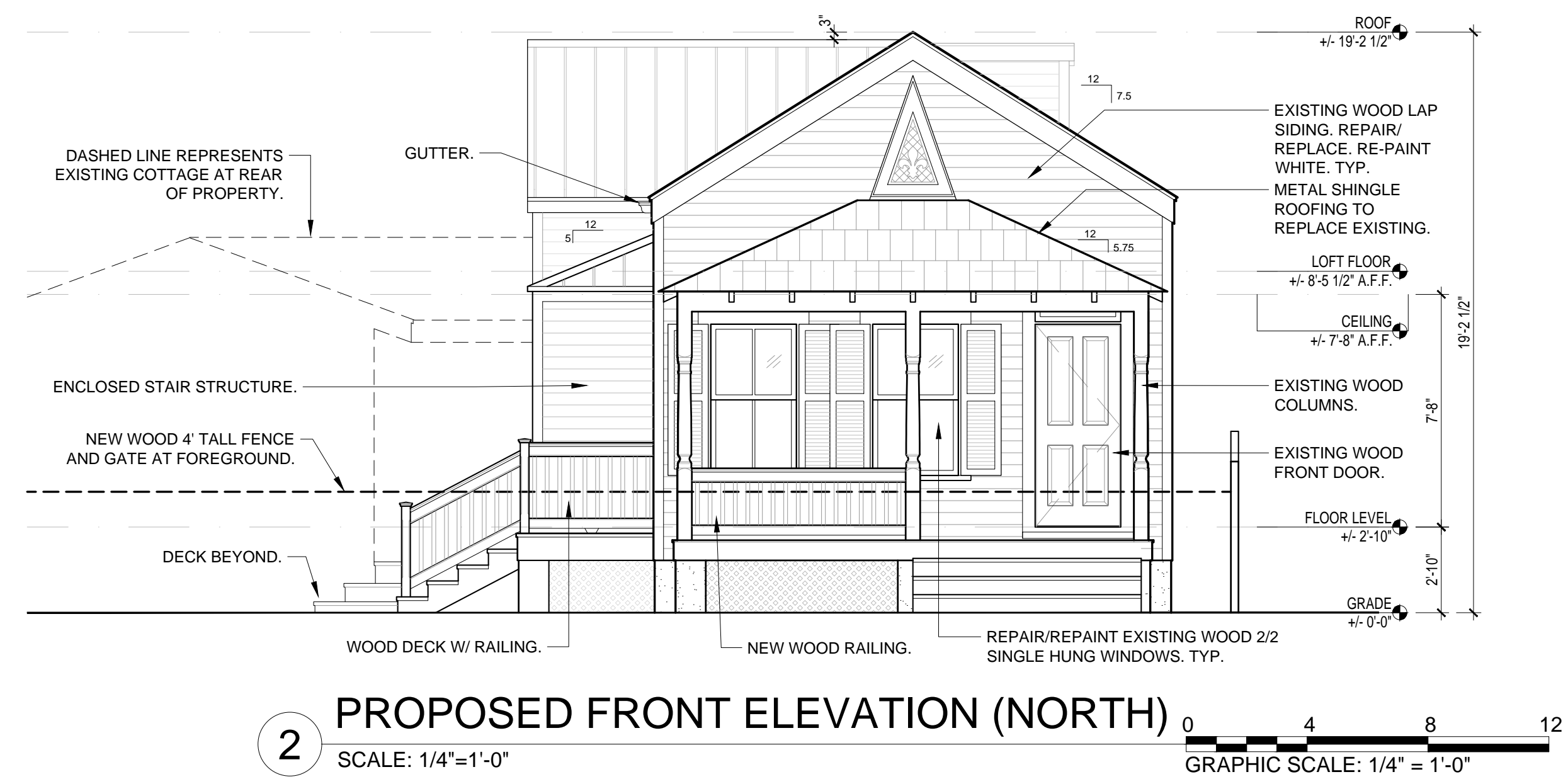
4 PROPOSED SEMINARY STREET ELEVATION
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"

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

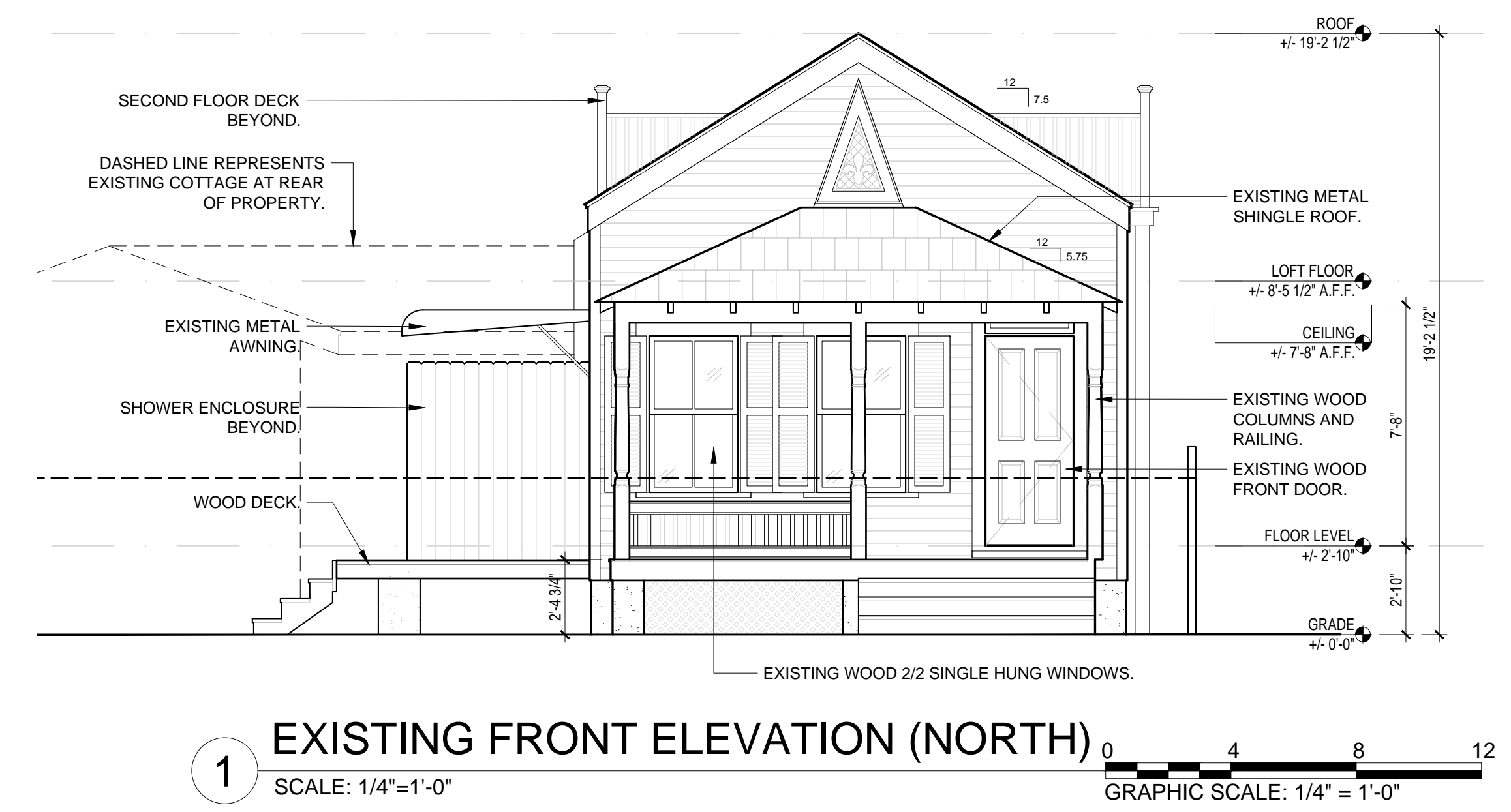
**1124 SEMINARY STREET
 KEY WEST
 EXTERIOR
 ELEVATIONS-
 NEIGHBORS**

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

A3.0



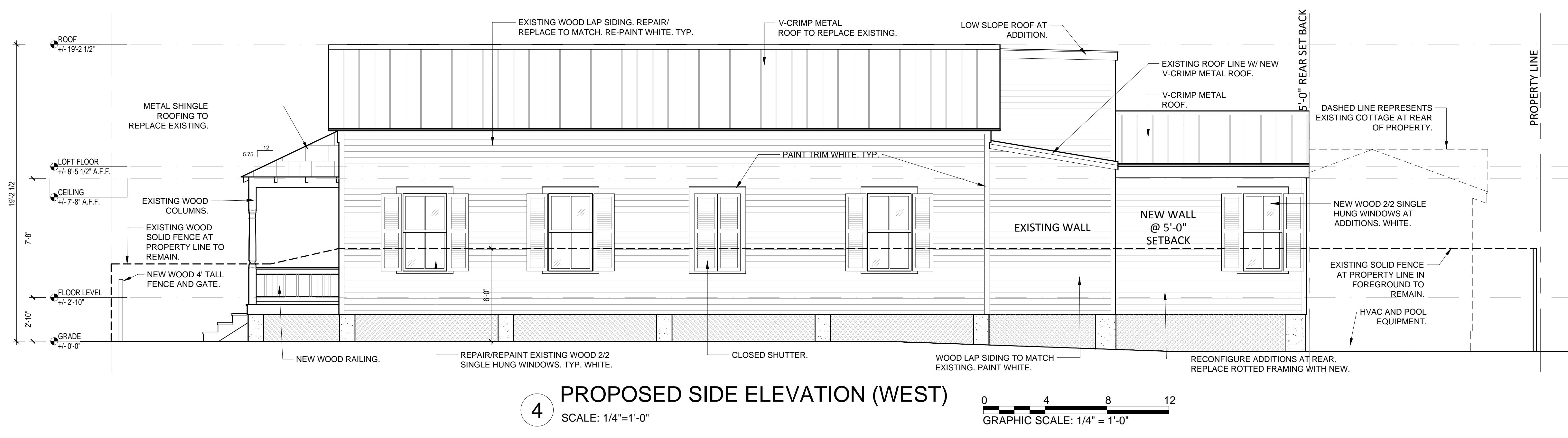
2 PROPOSED FRONT ELEVATION (NORTH)
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



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"

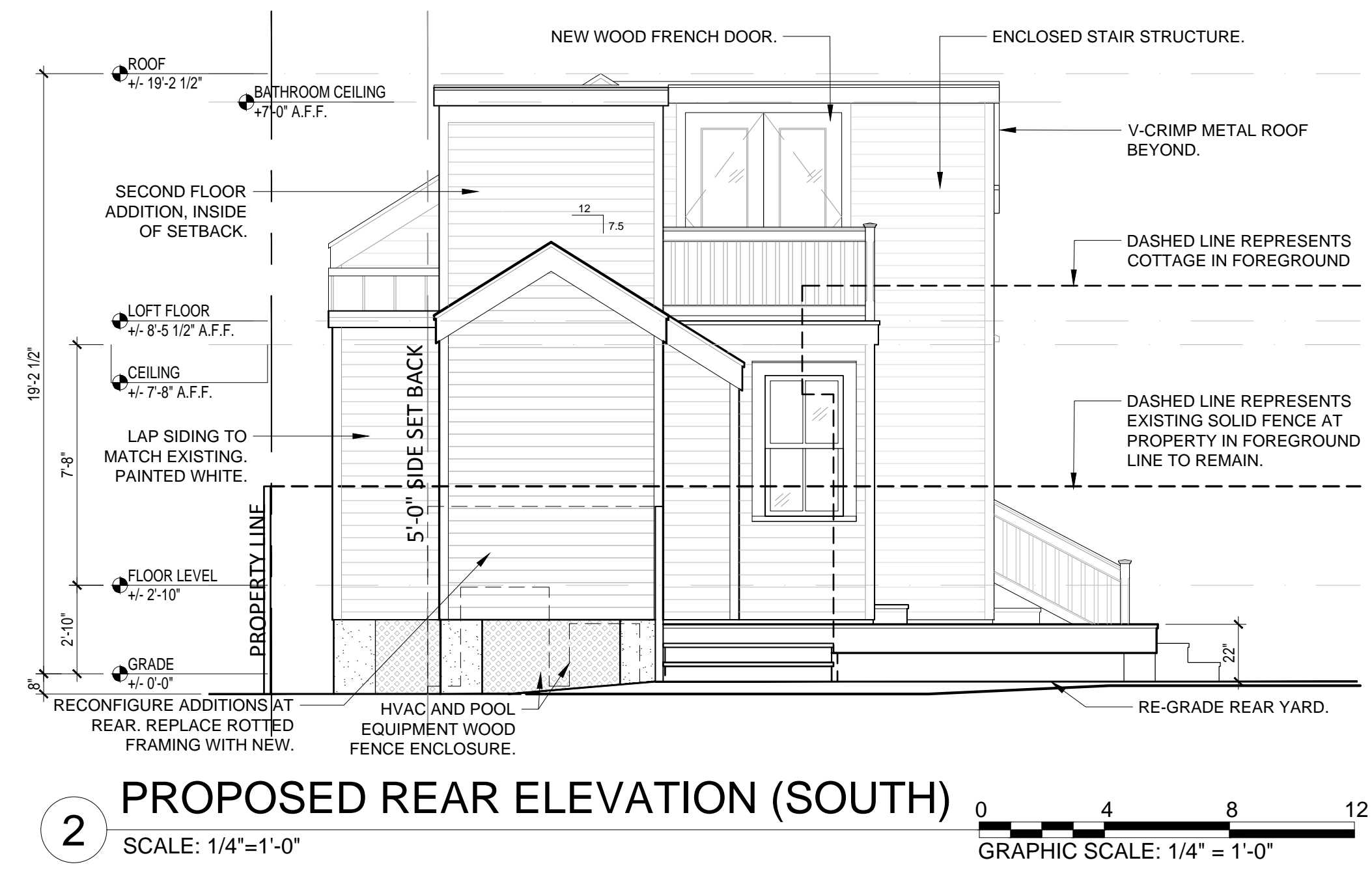
Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2019

1124 SEMINARY STREET
 KEY WEST

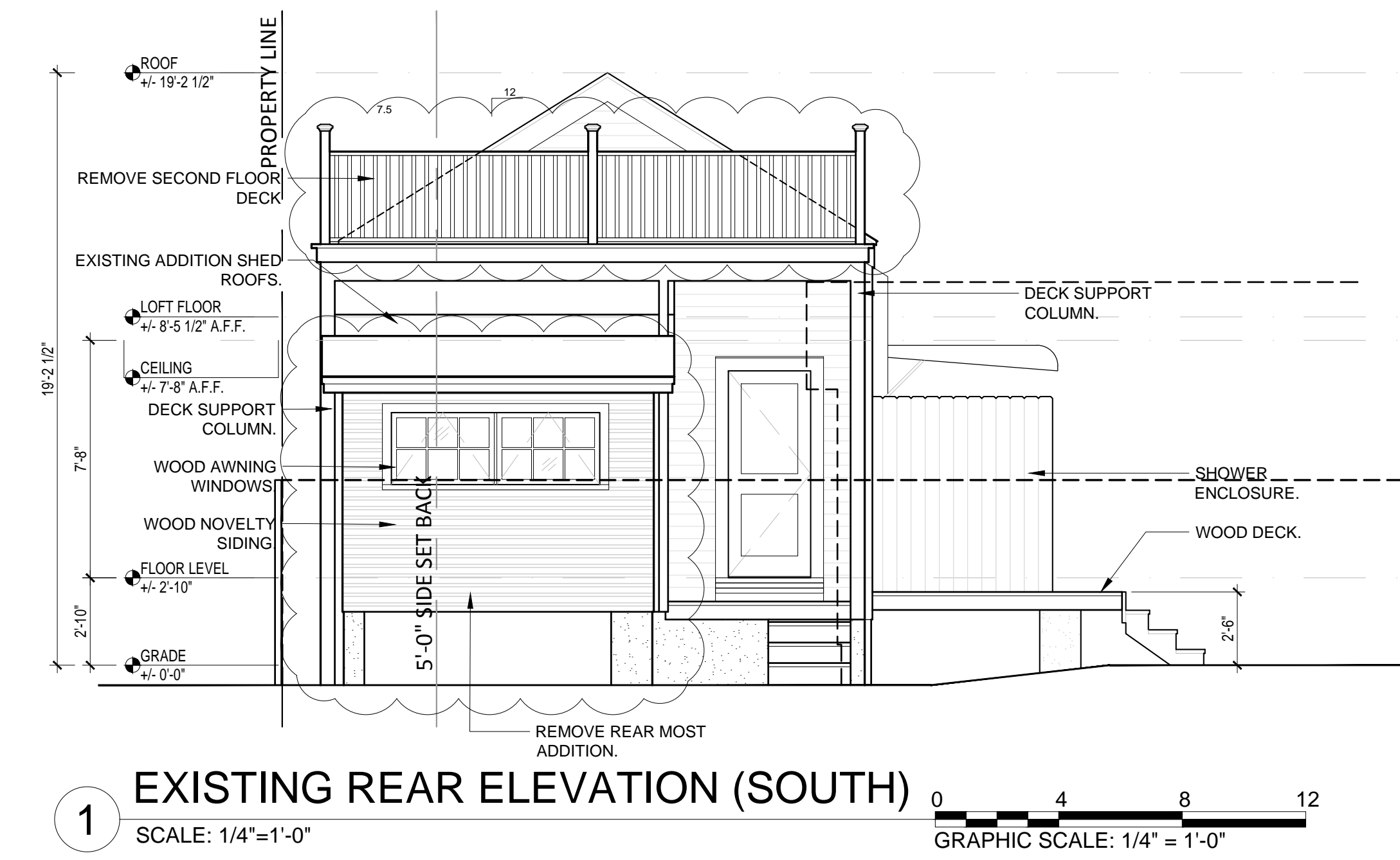
EXTERIOR ELEVATIONS

M.B. INGRAM
 MAR. 27, 2017

A3.1



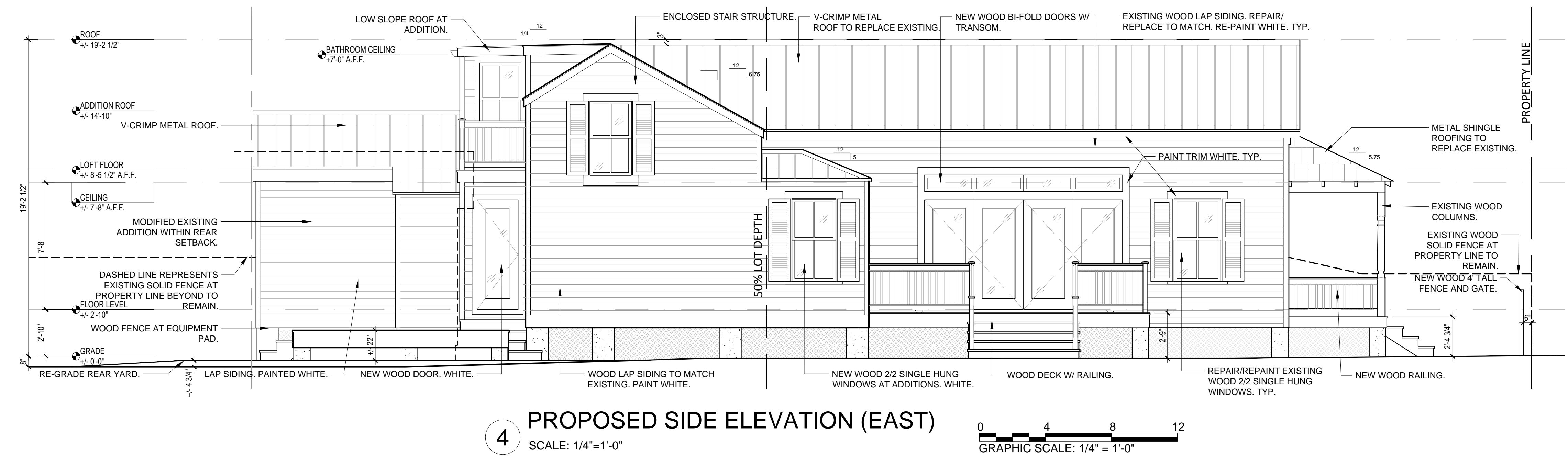
2 PROPOSED REAR ELEVATION (SOUTH)
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



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



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



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

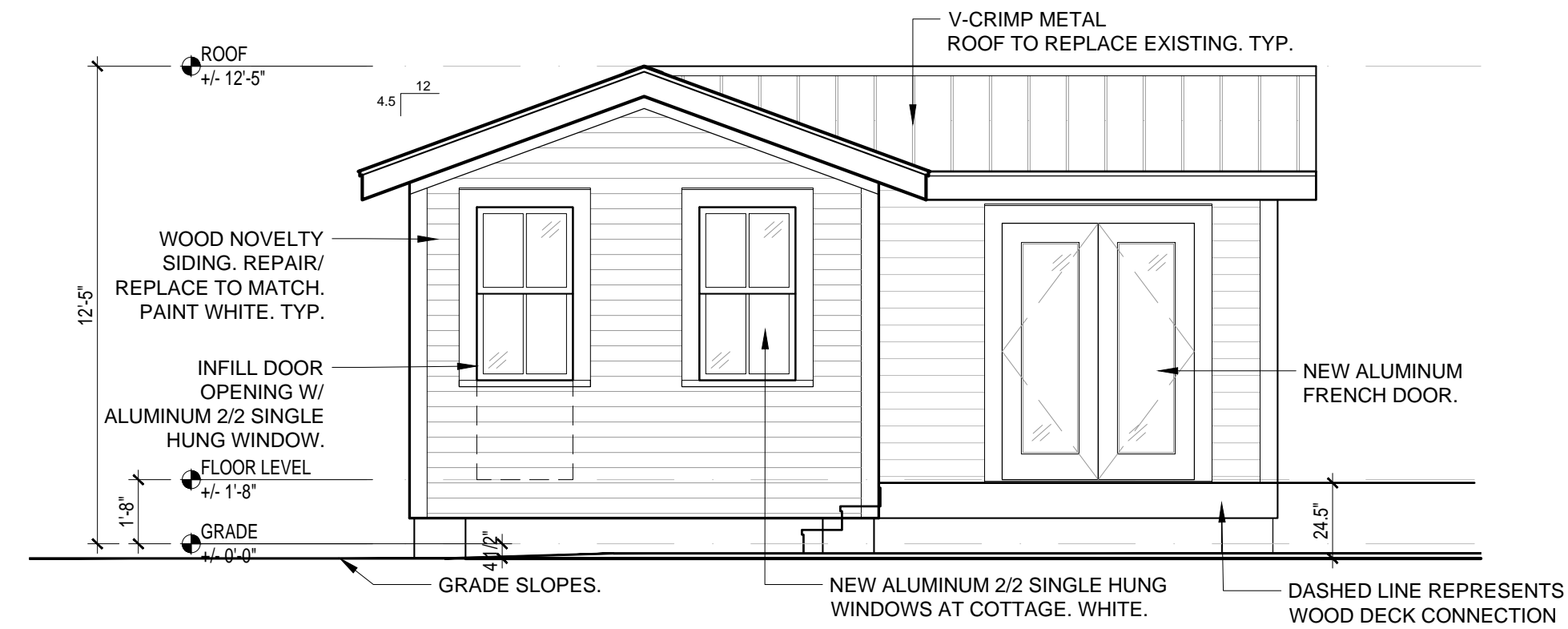
Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2019

**1124 SEMINARY STREET
 KEY WEST**

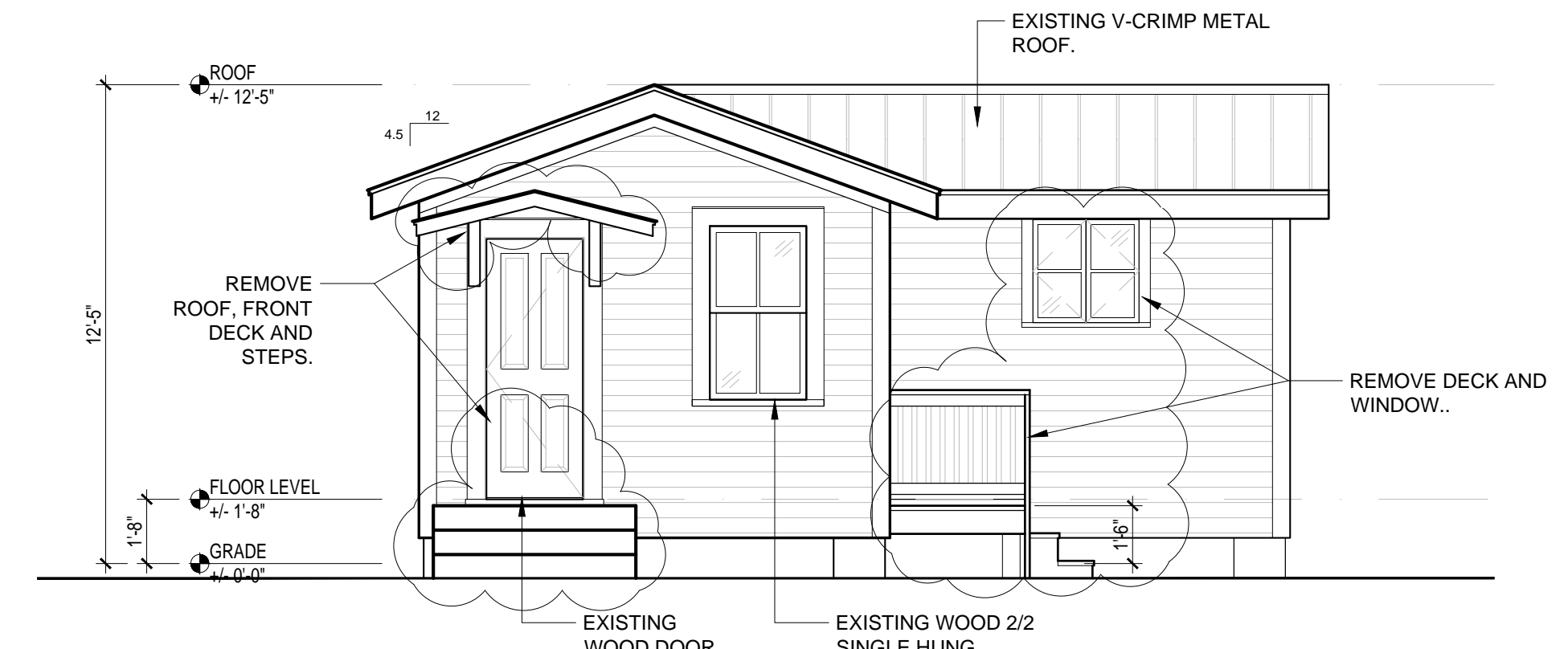
**EXTERIOR
 ELEVATIONS**

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

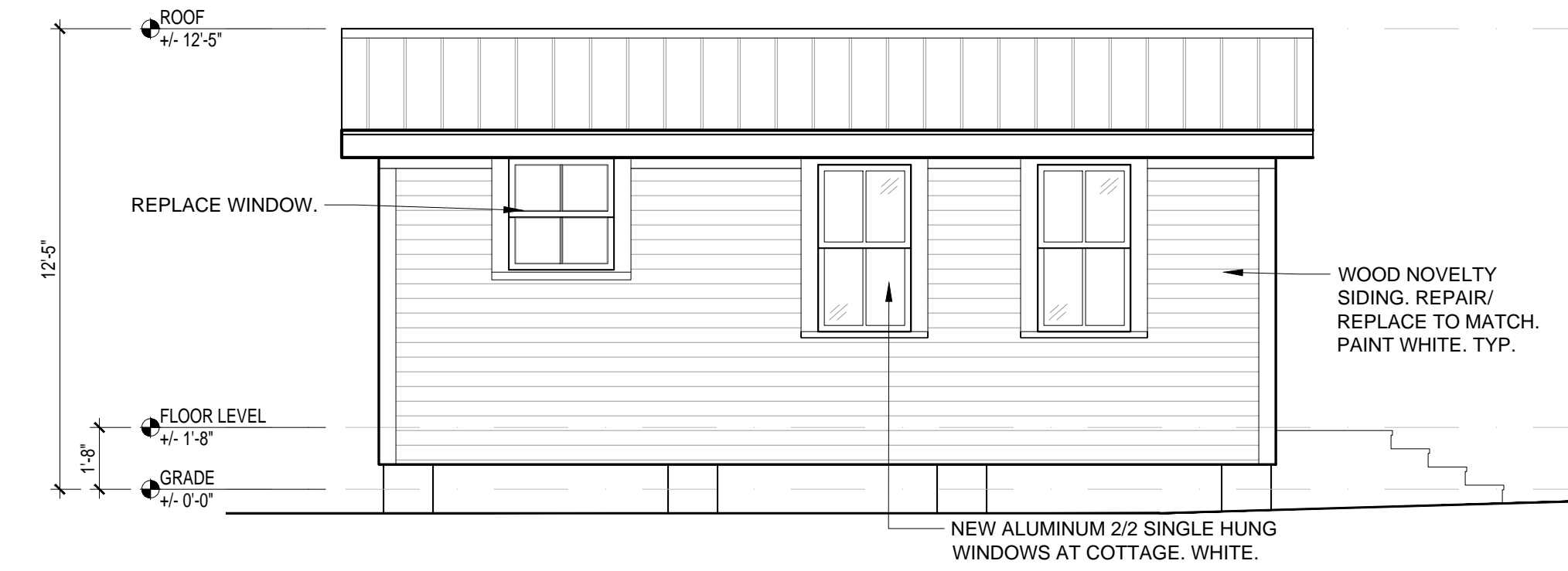
A3.2



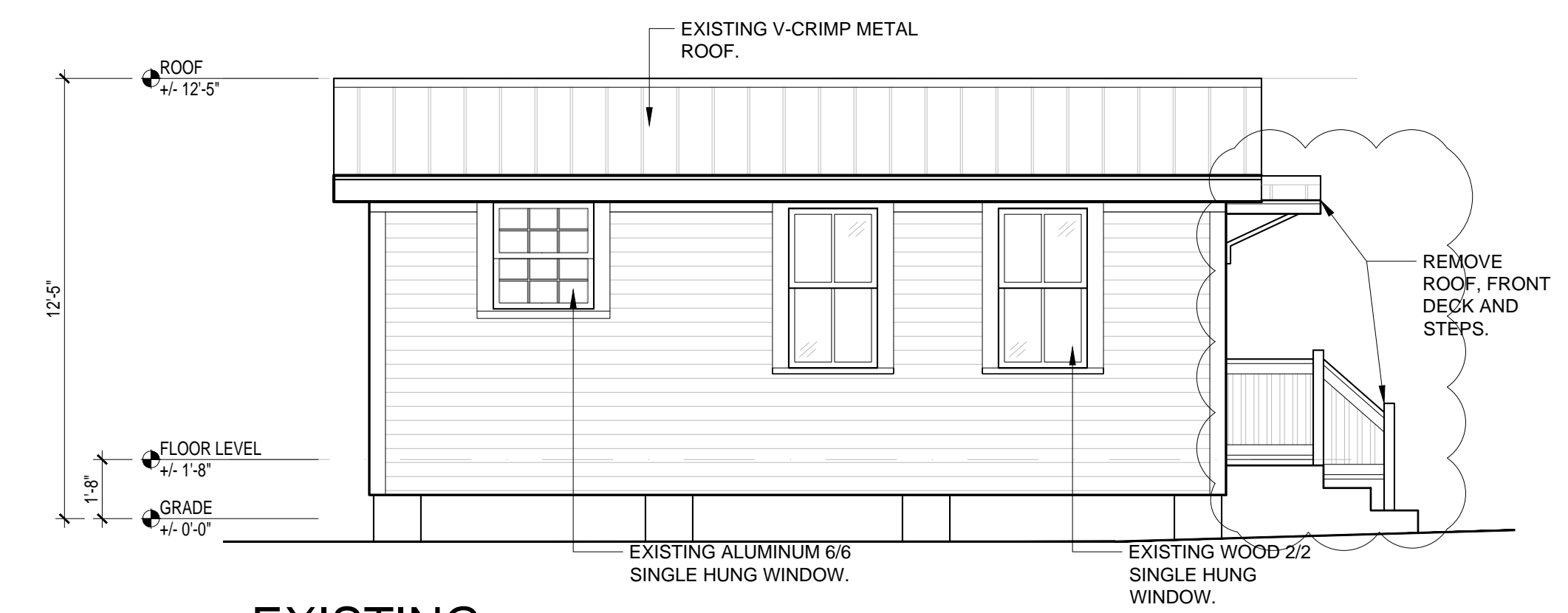
2 PROPOSED COTTAGE FRONT ELEVATION (NORTH)
 SCALE: 1/4"=1'-0"



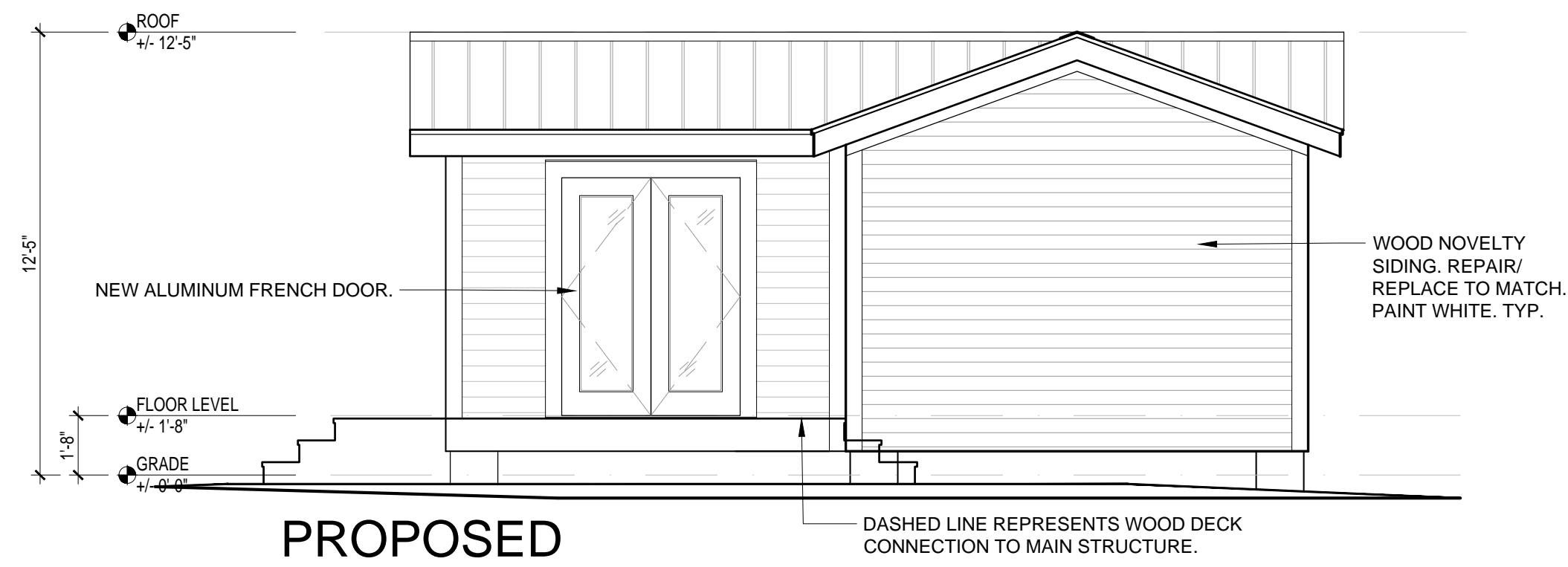
1 EXISTING COTTAGE FRONT ELEVATION (NORTH)
 SCALE: 1/4"=1'-0"



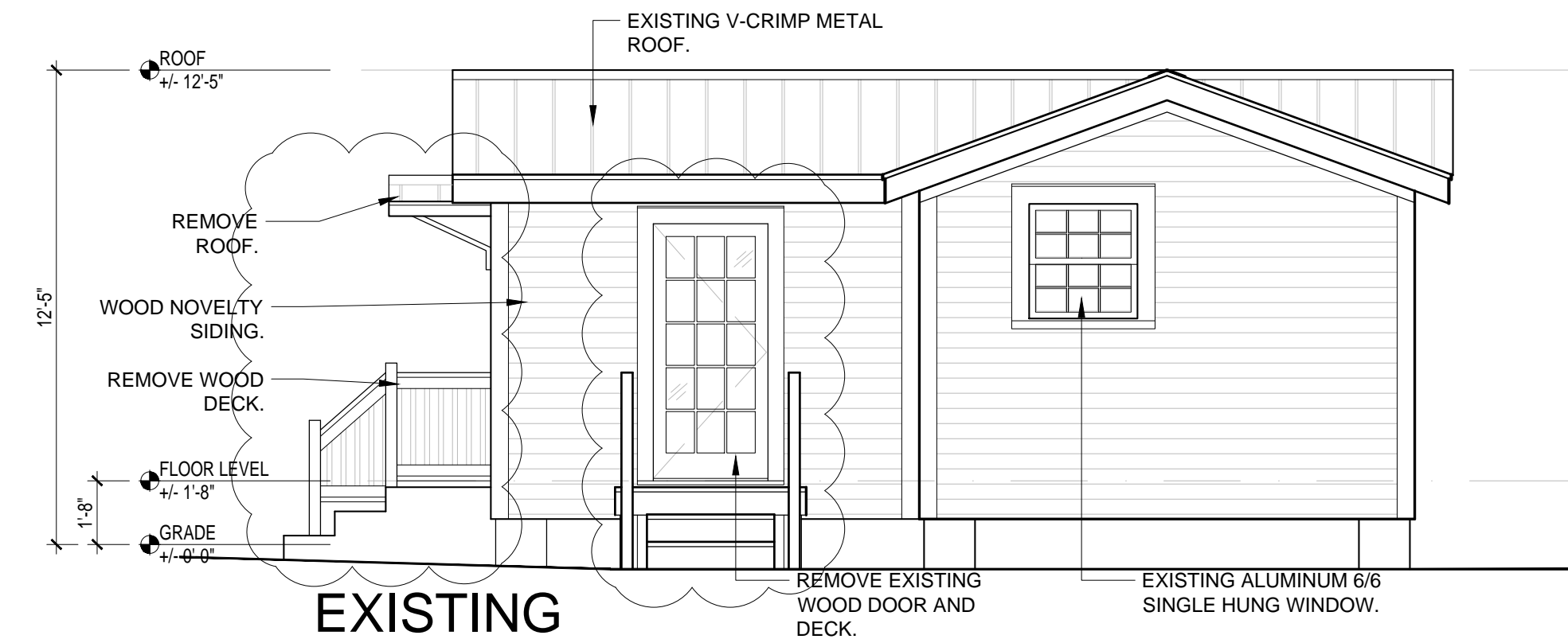
4 PROPOSED COTTAGE SIDE ELEVATION (EAST)
 SCALE: 1/4"=1'-0"



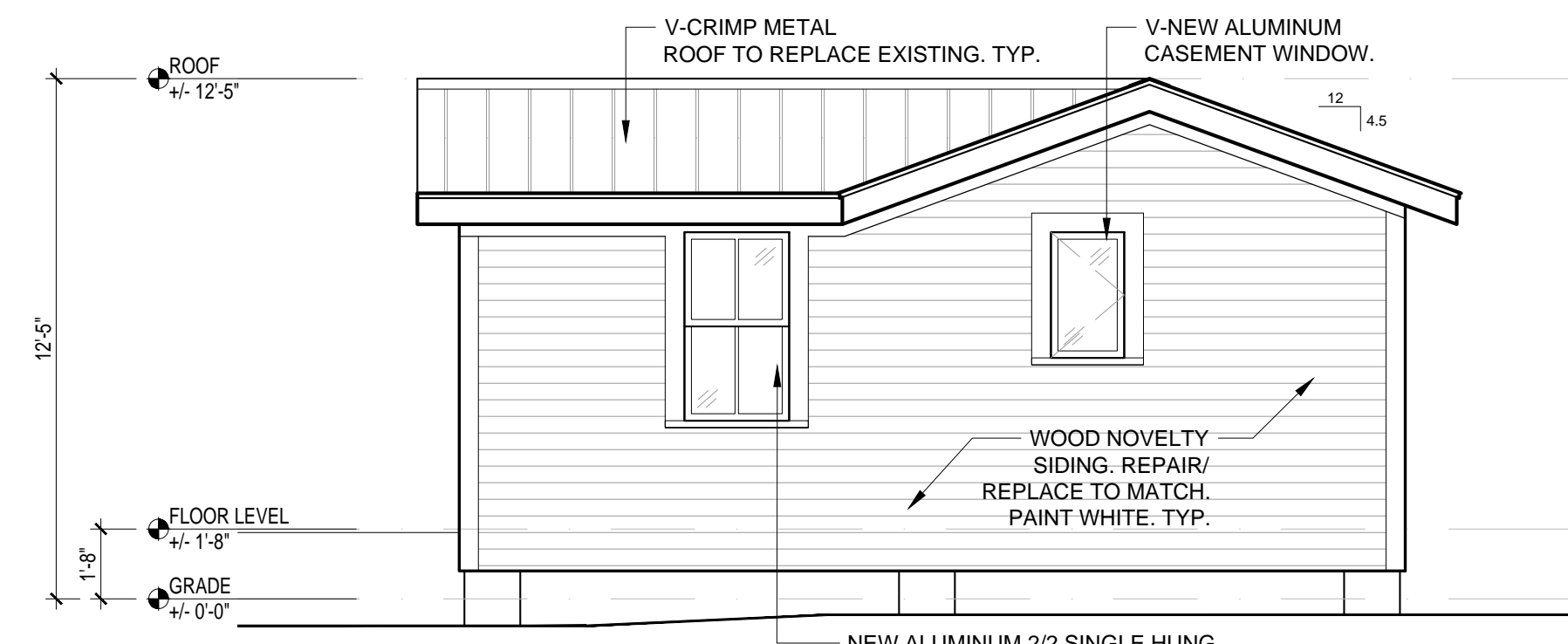
3 EXISTING COTTAGE SIDE ELEVATION (EAST)
 SCALE: 1/4"=1'-0"



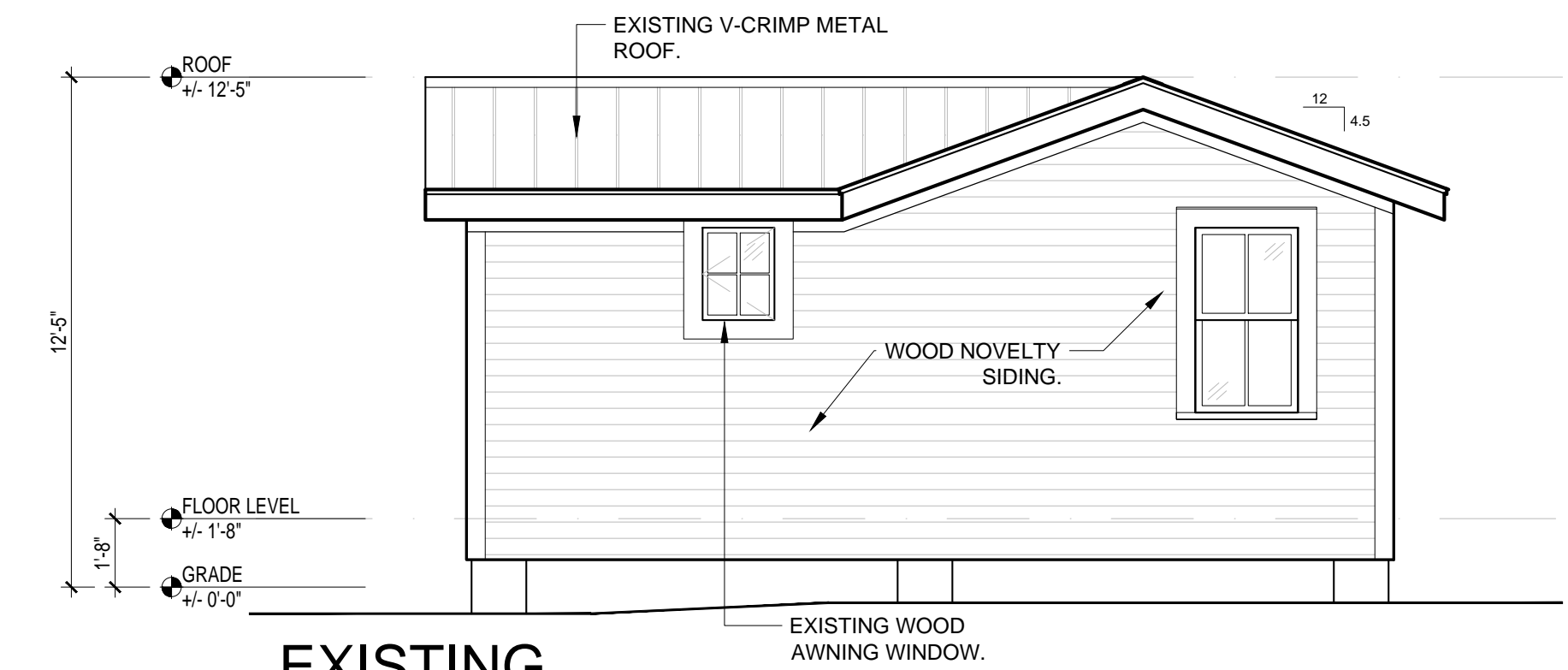
6 PROPOSED COTTAGE SIDE ELEVATION (WEST)
 SCALE: 1/4"=1'-0"



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"

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

1124 SEMINARY STREET
 KEY WEST

EXTERIOR ELEVATIONS

M.B. INGRAM
 MAR. 27, 2017

A3.3

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

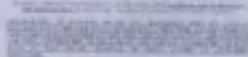
Application #17-03-0009

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
The following information is provided for your information. The meeting will be held on the date and time listed below. The meeting will be held at the location listed below. The meeting will be held at the location listed below. The meeting will be held at the location listed below.



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>