



**Historic Architectural Review Commission
Staff Report for Item 15**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: December 15, 2015

Applicant: Michael Ingram, Architect

Application Number: H15-01-1814

Address: #1021 Washington Street

Description of Work:

Renovations to existing house including changes in fenestrations. One story frame addition on northeast side.

Site Facts:

The main house located at #1021 Washington Street is listed as a contributing resource to the historic district. The house was originally built circa 1926 and the Sanborn maps are clear evidence of how the house footprint has changed historically. Mr. Bernie Papy built the house, a 14 terms Florida Representative who served in the Florida House of Representatives representing Monroe County from 1935 until the 1962 term. The house is a unique example of a bungalow style located on a spacious lot. The parcels were split recently and the house no longer sits on a corner lot.

Guidelines and Ordinance Cited on Review:

- Secretary of The Interior's Standards and Guidelines for Rehabilitation (pages 16-23), specifically Standards 1, 2 , 9 and 10
- Additions, alterations and new construction (pages 36-38a), specifically all guidelines on page 37, and guidelines 3 through7 of page 38a.

Staff Analysis

The Certificate of Appropriateness in review is for the renovation of the existing bungalow home. The new design also proposes a small addition that will be attached at the rear to a non-original portion of the house. (guideline 5-p.37) The proposed renovations include the removal of jalousie windows and door on the west portion of the front façade and their replacement with existing wood units located on the east façade. The design also includes the removal of all jalousie windows and doors on the west and rear facades and installation of sliders. The plan proposes replacement of wood siding in kind and new wood siding on areas where no fenestrations are proposed, like the east side façade.

The plan also includes a frame addition on the rear northeast corner of the house. The addition will be for a bathroom and will be made in wood. The new addition will be lower in height than the main house and the design incorporates a transition between the addition and the main house. (guideline 4-p 37) This transition will improve the connection between the two structures, including the coexistence of the two roofs without the need of any partial demolition. The new transition will have on its east facade glass paneling on the top portion and wood tong and groove on the bottom, on its west façade it will have a door. The addition will have novelty siding, impact resistant windows and a hip roof finished with metal v- crimp panels. The roof will have exposed rafters.

The plan also includes a wood deck that will be located on the yard at the northwest corner of the house.

Consistency with Guidelines

It is staff's opinion that the proposed design is consistent with the cited guidelines. The main façade of the house will have a more cohesive and appropriate windows by the replacement of jalousie windows with existing wood windows. The proposed addition has a scale, mass, design and proportions that are sensible to the historic house. (guideline 4-p 37). The addition will not obscure any character-defining feature of the historic house nor will overshadow any neighboring structure. The proposed transition between the addition and the new addition will prevent a partial demolition of the existing roof (SOIS 1-p16). The addition has been design in a manner that if in the future it is remove there will be no harm to the historic fabric. (SOIS 10-p.16)

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

ADDRESS OF PROPOSED PROJECT:

1025 WASHINGTON

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

EVAN A. BELL

PHONE NUMBER

OWNER'S MAILING ADDRESS:

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

MICHAEL B. INGRAM

PHONE NUMBER

305.320.0211

ARCHITECT / ENGINEER'S ADDRESS:

1001 WHITEHEAD ST. #101

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:

150,000

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., CHANGE IN PENETRATION

ON EAST & WEST SIDE, NORTH & SOUTH; REPAIRS TO WOOD SIDING.
ADDITION OF BATH @ NORTH/EAST SIDE AS SHOWN W/ 1' CRIMP ROOF
& NOVELTY SIDING.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <u>EVAN BELL</u>	QUALIFIER PRINT NAME: <u>MICHAEL B. INGRAM</u>
OWNER SIGNATURE: <u>[Signature]</u>	QUALIFIER SIGNATURE: <u>[Signature]</u>
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>24th</u> DAY OF <u>November</u> 20 <u>15</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>24th</u> DAY OF <u>November</u> 20 <u>15</u>
<input checked="" type="checkbox"/> Personally known or produced as identification	<input checked="" type="checkbox"/> 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 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 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:	

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:	11/24/15 Ewan Bell 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
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 1,400,000.00

This Instrument Prepared by and Return to:
Jennifer G. Sanchez, Esq.
Sanchez & Ashby, P.A.
1223 White Street, Unit 104
Key West, FL 33040
(305) 293-0084

Parcel ID Number: 00039160-000000

Warranty Deed

This Indenture, Made this 19 day of November, 2015 A.D., Between Washington St Partners, LLC, a Florida limited liability company

of the County of Polk, State of Florida, grantor, and Evan A. Bell, a single man

whose address is: 1120 Seminary Street

of the County of MONROE, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10)

DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of MONROE State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: TAXES FOR CURRENT AND SUBSEQUENT YEARS
SUBJECT TO: Conditions, Limitations, Easements, and Restrictions of record.

Warranty Deed - Page 2

Parcel ID Number: 00039160-000000

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Washington St Partners, LLC, a Florida limited liability company
By: IVG CF Enterprises, LLC, a Florida limited liability company, as
Manager of Washington St Partners, LLC

Barbara Pridgen
Printed Name: Barbara Pridgen
Witness 1

By: Everett Atwell (Seal)
Everett Atwell
Authorized Member of IVG CF Enterprises, LLC
P.O. Address: 6604 Crescent Lake Drive, Lakeland, FL 33813

Pam Bennett
Printed Name: Pam Bennett
Witness 2

STATE OF Florida
COUNTY OF

The foregoing instrument was acknowledged before me this 19 day of November, 2015 by
Washington St Partners, LLC, a Florida limited liability company, by and through its Manager, IVG CF Enterprises, LLC, a Florida limited liability company, by and through its Authorized Member, Everett Atwell,
who is personally known to me or who has produced his cl as identification.

Barbara Pridgen
Printed Name: Barbara Pridgen
Notary Public
My Commission Expires:

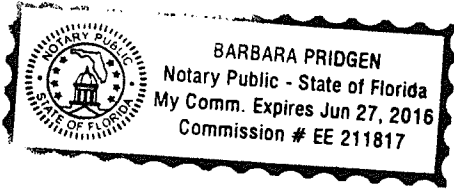
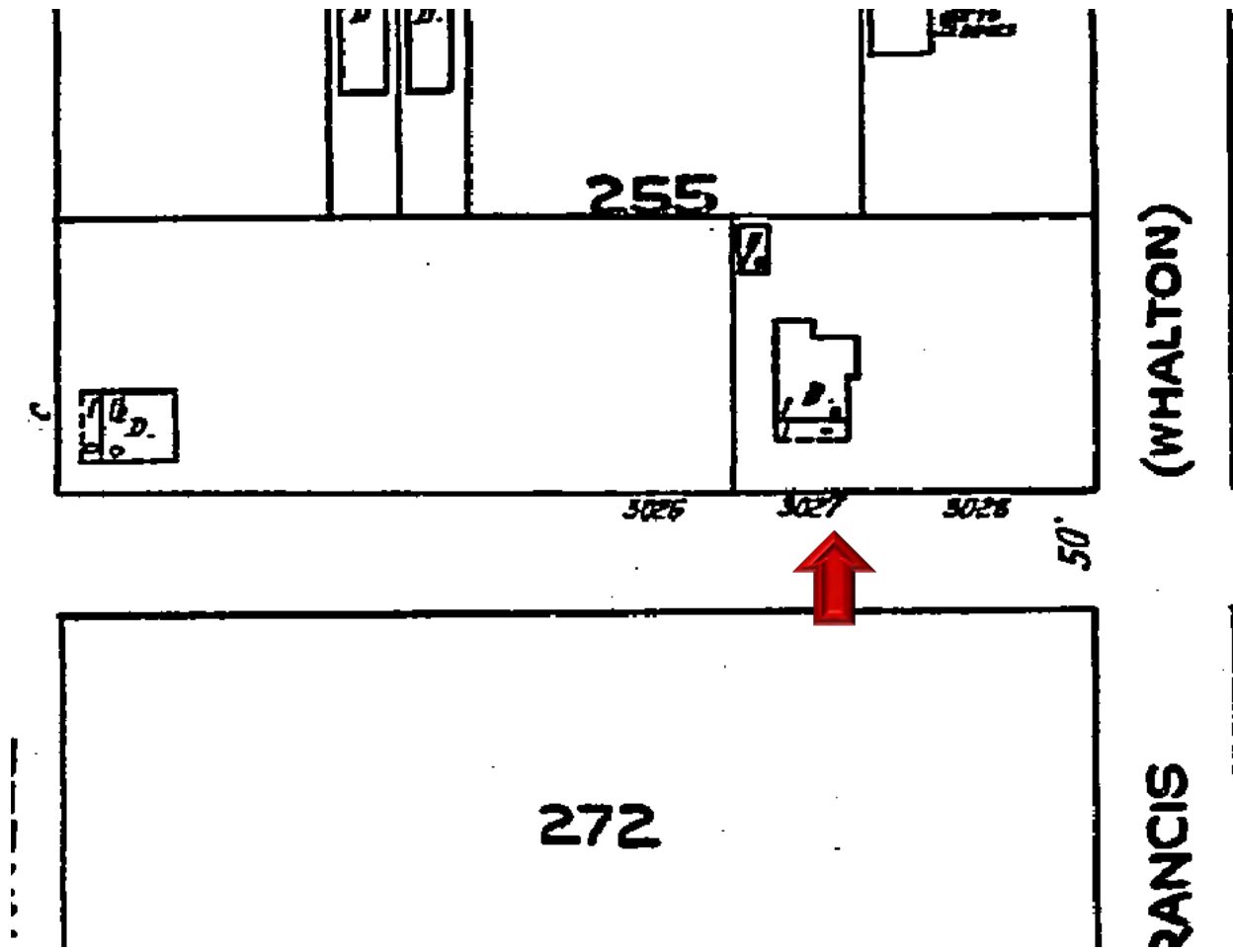


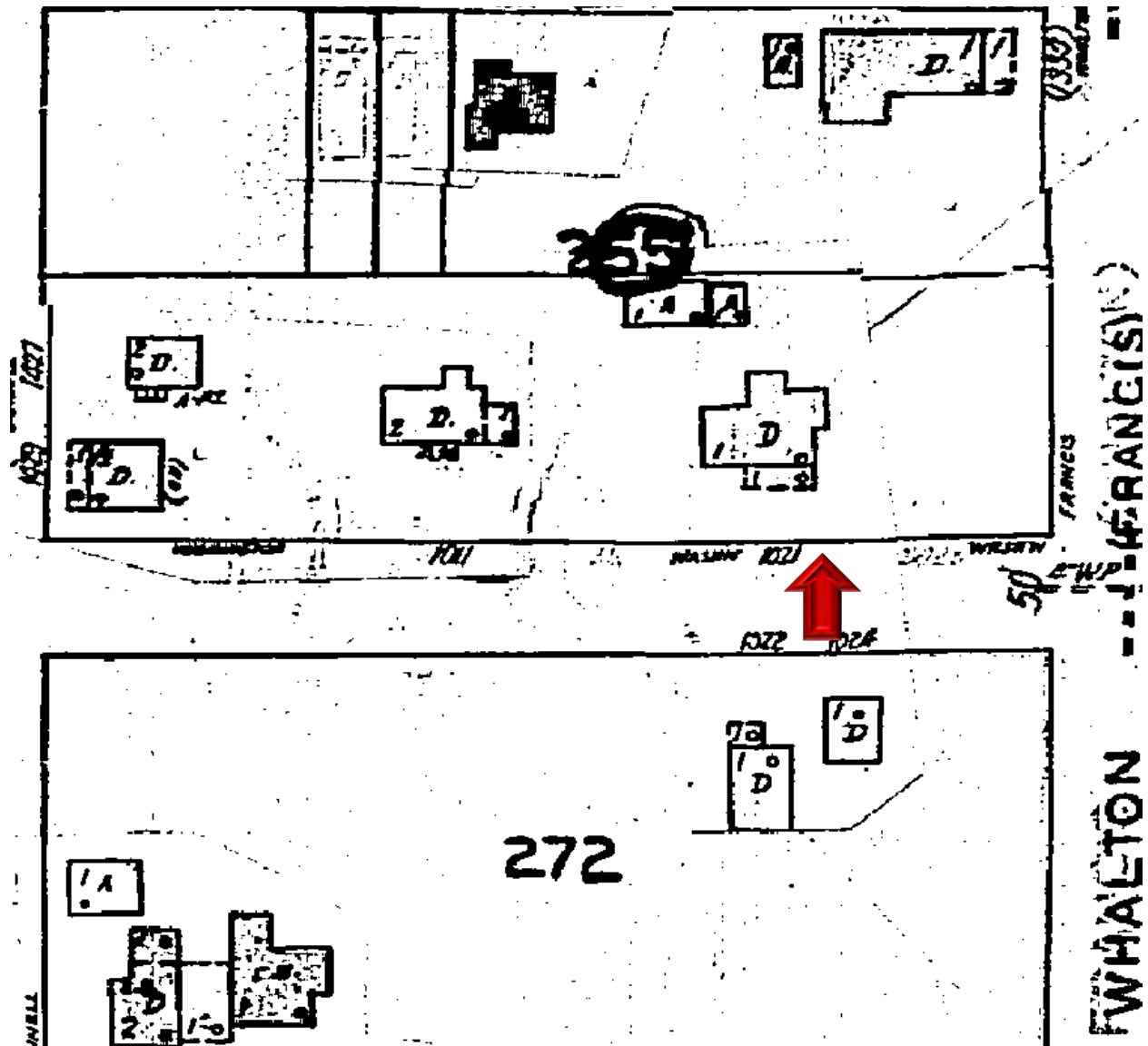
EXHIBIT "A"

A parcel of land on the Island of Key West and known on William A. Whitehead' s map of said Island delineated in February A. D. 1829, as part of Tract Eighteen (18), and is now more particularly known and described as part of Lots Four (4) and Five (5), all of Lots Six (6) and Seven (7) of Block Six (6) of said Tract Eighteen (18) made by the Webb Realty Company and recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: Commence at the intersection of the Northwesterly right of way line of Washington Street with the Southwesterly right of way line of Whalton Street and run thence Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 66.00 feet to the Point of Beginning; thence continue Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 121.00 to the Southerly corner of said Lot 7; thence Northwesterly and at right angles along the Southwesterly boundary line of the said Lot 7 for a distance of 112.00 feet to the Westerly corner of the said Lot 7; thence Northeasterly and at right angles along the Northwesterly boundary line of the said Lots 6 and 7, for a distance of 95.75 feet to the Northerly corner of the said Lot 6; thence Southeasterly and at right angles for a distance of 22.33 to the Westerly corner of said Lot 4; thence Northeasterly and at right angles along the Northwesterly boundary line of said Lot 4 for a distance of 25.25 feet; thence Southeasterly and at right angles for a distance of 89.67 feet back to the Point of Beginning.

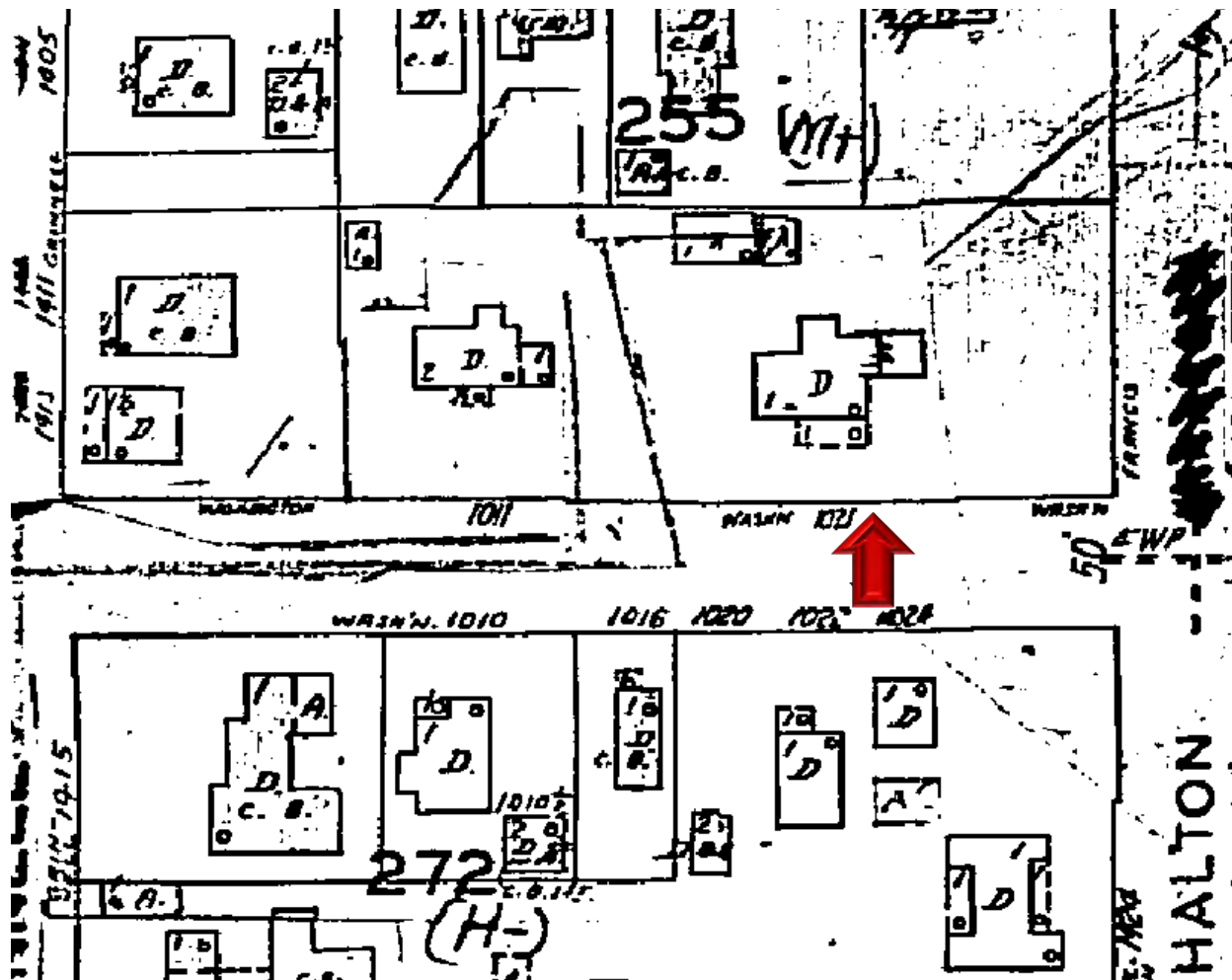
SANBORN MAPS



#1021 Washington Street Sanborn map 1926



#1021 Washington Street Sanborn map 1948



#1021 Washington Street Sanborn map 1962

PROJECT PHOTOS



#1021 Washington Street main house circa 1965. Monroe County Library



#1021 Washington Street garage circa 1965. Monroe County Library



1021 Washington Street













Side yard (1408 Whalton)



Side yard at corner of Washington and Whalton (1408 Whalton)



View from Whalton Street



Across the street at 1409 Whalton.



Across the street at 1420 Whalton.



Across the street at 1022 Washington.



1016 Washington



1010 Washington



1002 Washington



Adjacent property 1017 Washington

PROPOSED DESIGN

RESIDENTIAL RENOVATION

Monroe County, Florida
MCPA GIS Public Portal

MONROE COUNTY PROPERTY
APPRAISER OFFICE

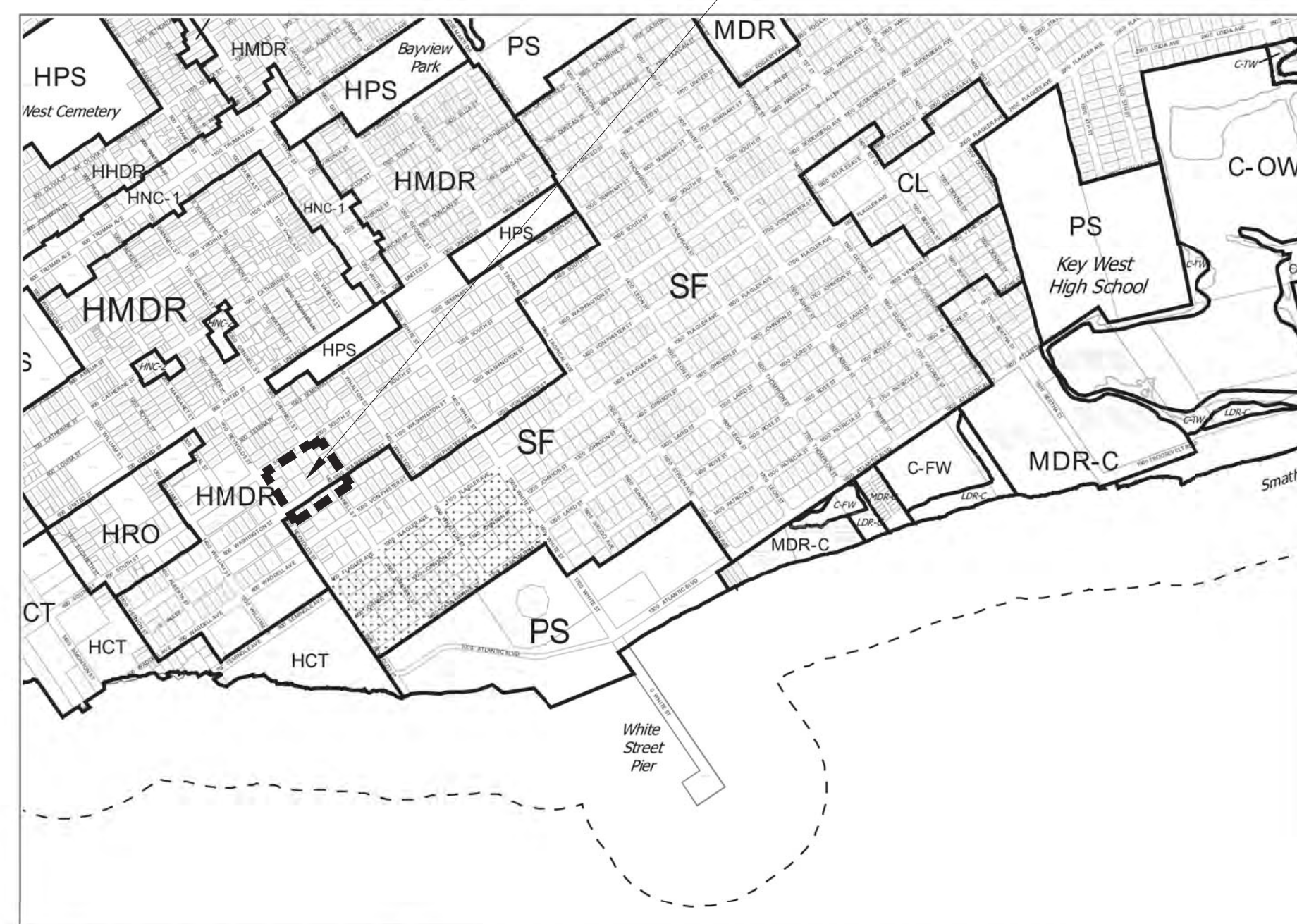


THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:1,543
Date: 11/23/2015

3 AERIAL VIEW
SCALE: NOT TO SCALE

[PROJECT SITE]
Historic Medium Density Residential District



Zoning Map of the City of Key West
Plate 3 of 8.

Not official version. Please contact the Planning Department or City Clerk for the official version.

0 500 1,000 1,500
Feet

2 CITY OF KEY WEST ZONING MAP

HARC SUBMISSION

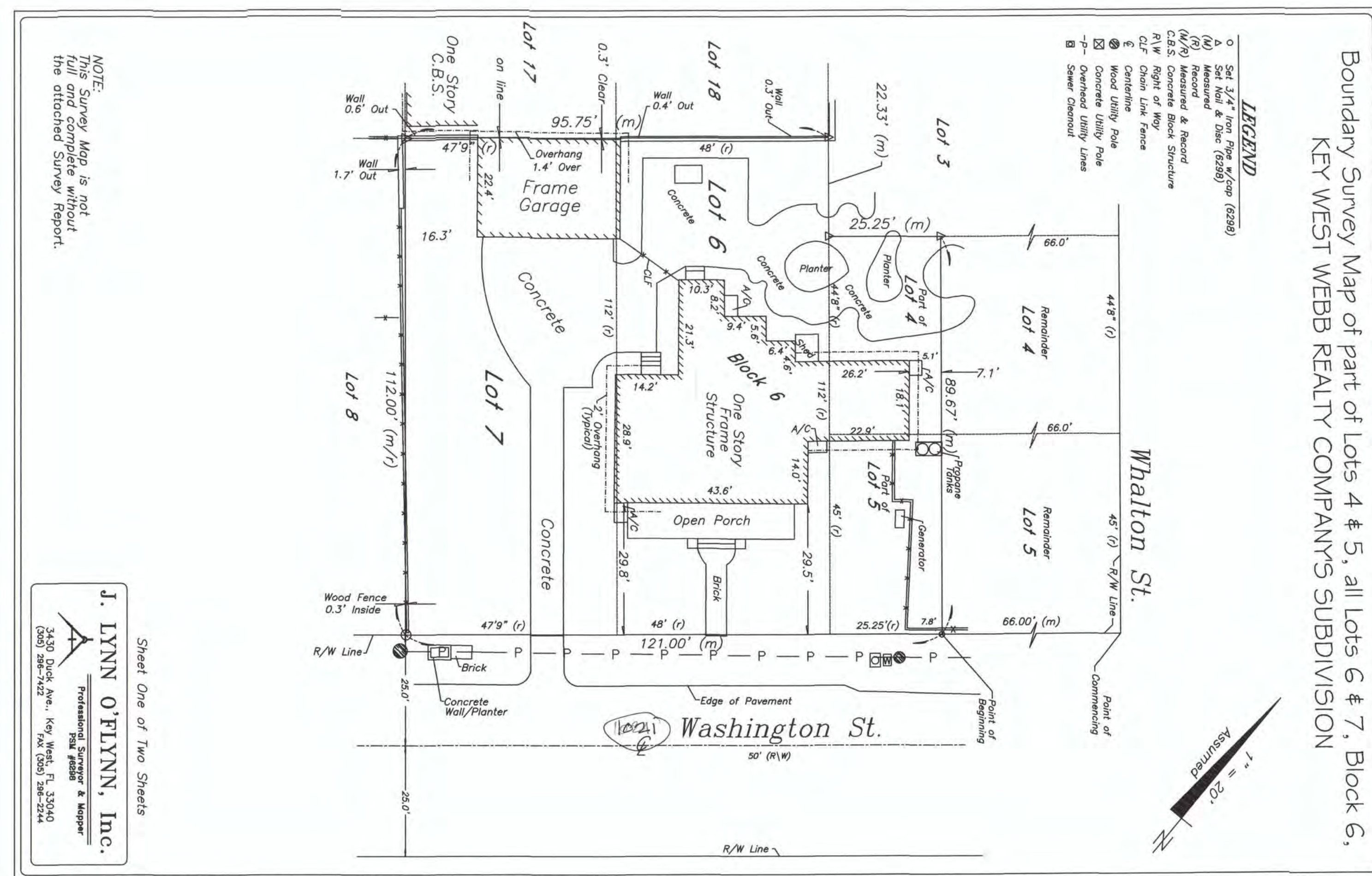
PROJECT ADDRESS:
1021 WASHINGTON STREET
KEY WEST, FLORIDA, 33040



SHEET INDEX

A1.0	COVER	A2.1	PROPOSED FLOOR PLAN
AE2.1	EXISTING FLOOR PLAN	A3.1	PROPOSED ELEVATIONS
AE3.1	EXISTING ELEVATIONS	A3.2	PROPOSED ELEVATIONS
AE3.2	EXISTING ELEVATIONS		

---- ADDITIONAL SITE CONTEXT PHOTOS



1 COPY OF SURVEY
SCALE: NOT TO SCALE ROTATED

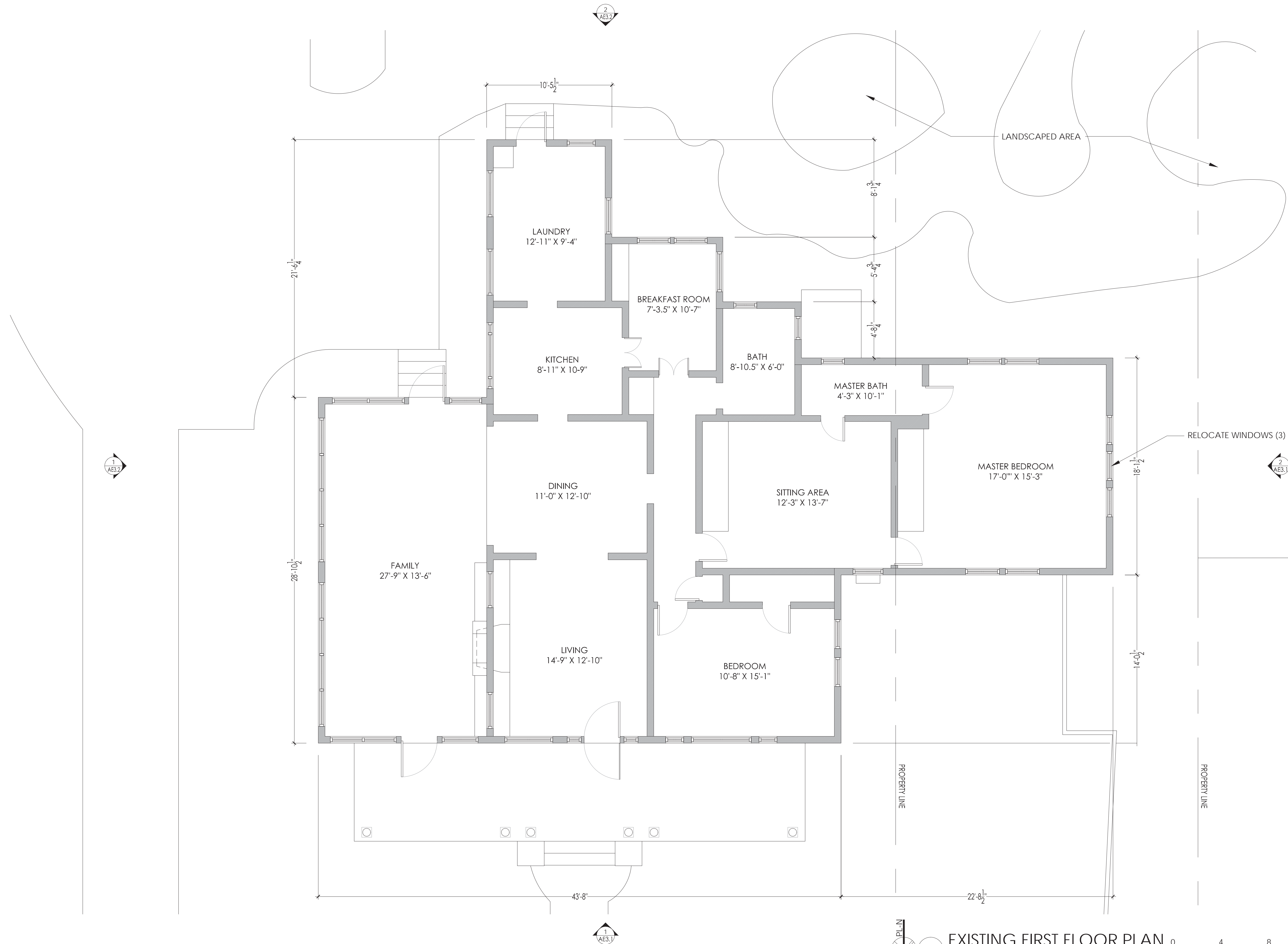
1021
WASHINGTON
STREET

COVER

M.B. INGRAM
NOV. 24, 2015

A1.0

PLOTED: 11/24/2015 11:58 AM



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

1021
 WASHINGTON
 STREET

EXISTING
 FLOOR PLAN

M.B. INGRAM
 NOV. 24, 2015

AE2.1

PLOTTED: 11/24/2015 11:59 AM



A FRONT ELEVATION



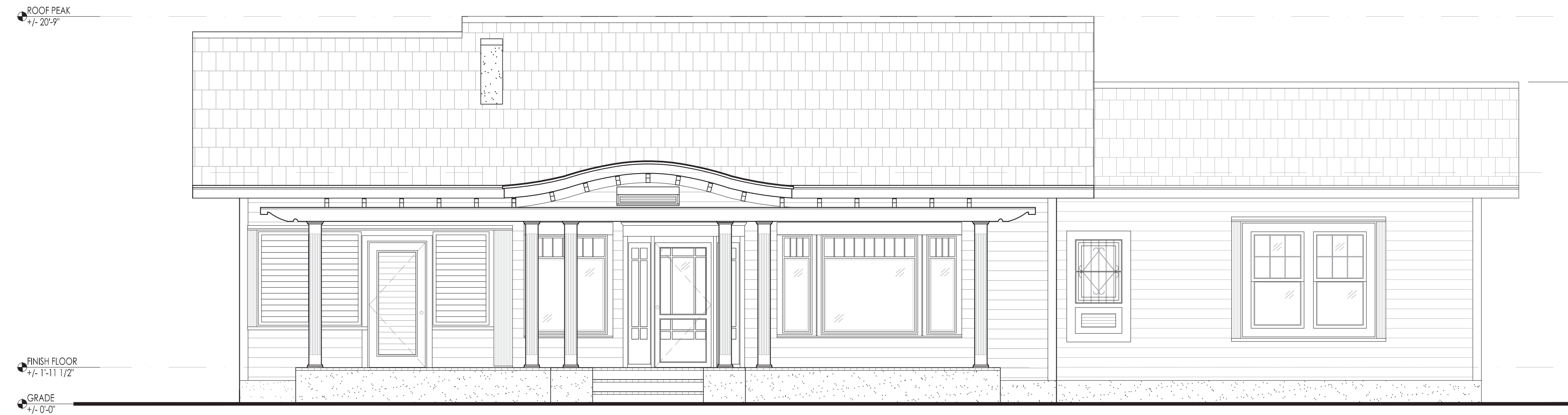
B FRONT/SIDE ELEVATION



C SIDE ELEVATION



D SIDE ELEVATION FROM WHALTON STREET



1 EXISTING FRONT ELEVATION AT WASHINGTON STREET
SCALE: 1/4" = 1'-0"



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



1021
WASHINGTON
STREET

EXISTING
ELEVATIONS

M.B. INGRAM
NOV. 24, 2015

AE3.1

PLOTED: 11/24/2015 11:59 AM



A SIDE ELEVATION



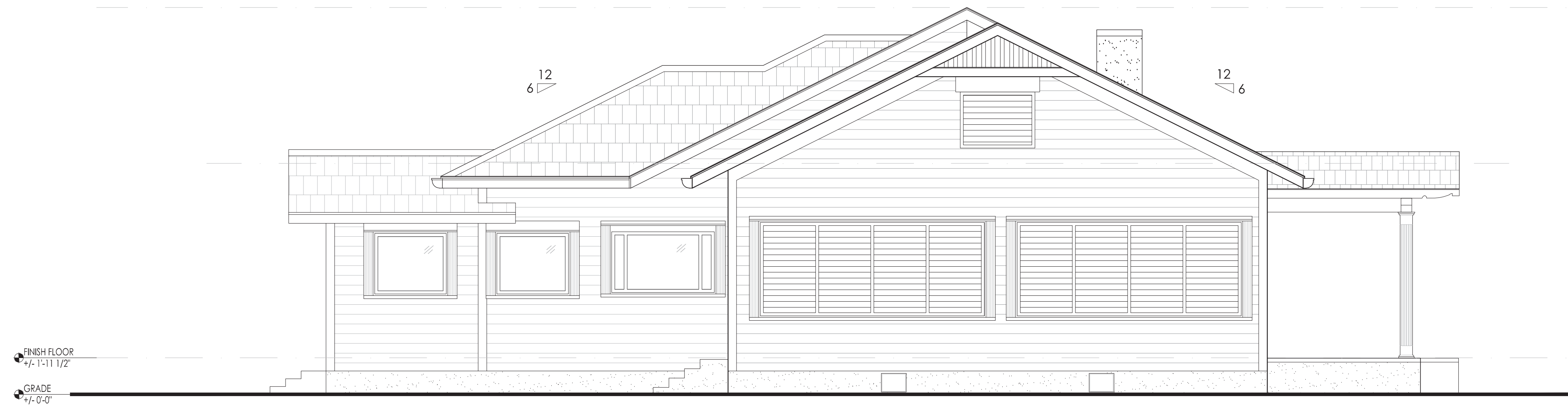
B SIDE ELEVATION



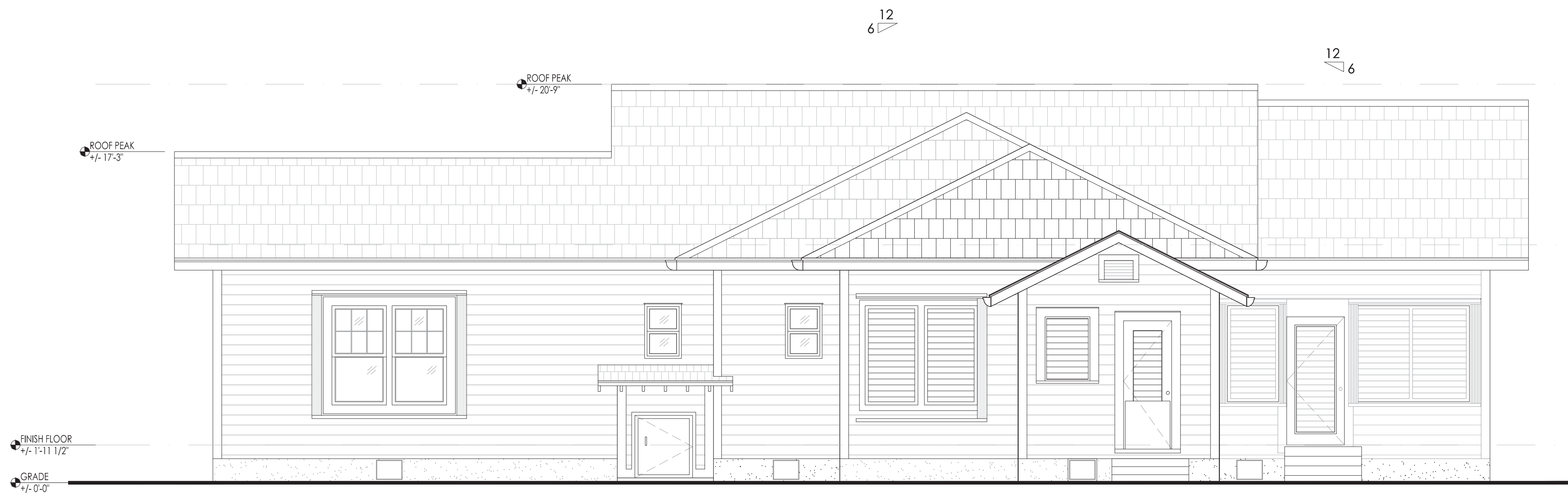
C REAR ELEVATION



D REAR ELEVATION



1 EXISTING SIDE ELEVATION AT DRIVEWAY
SCALE: 1/4" = 1'-0"



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



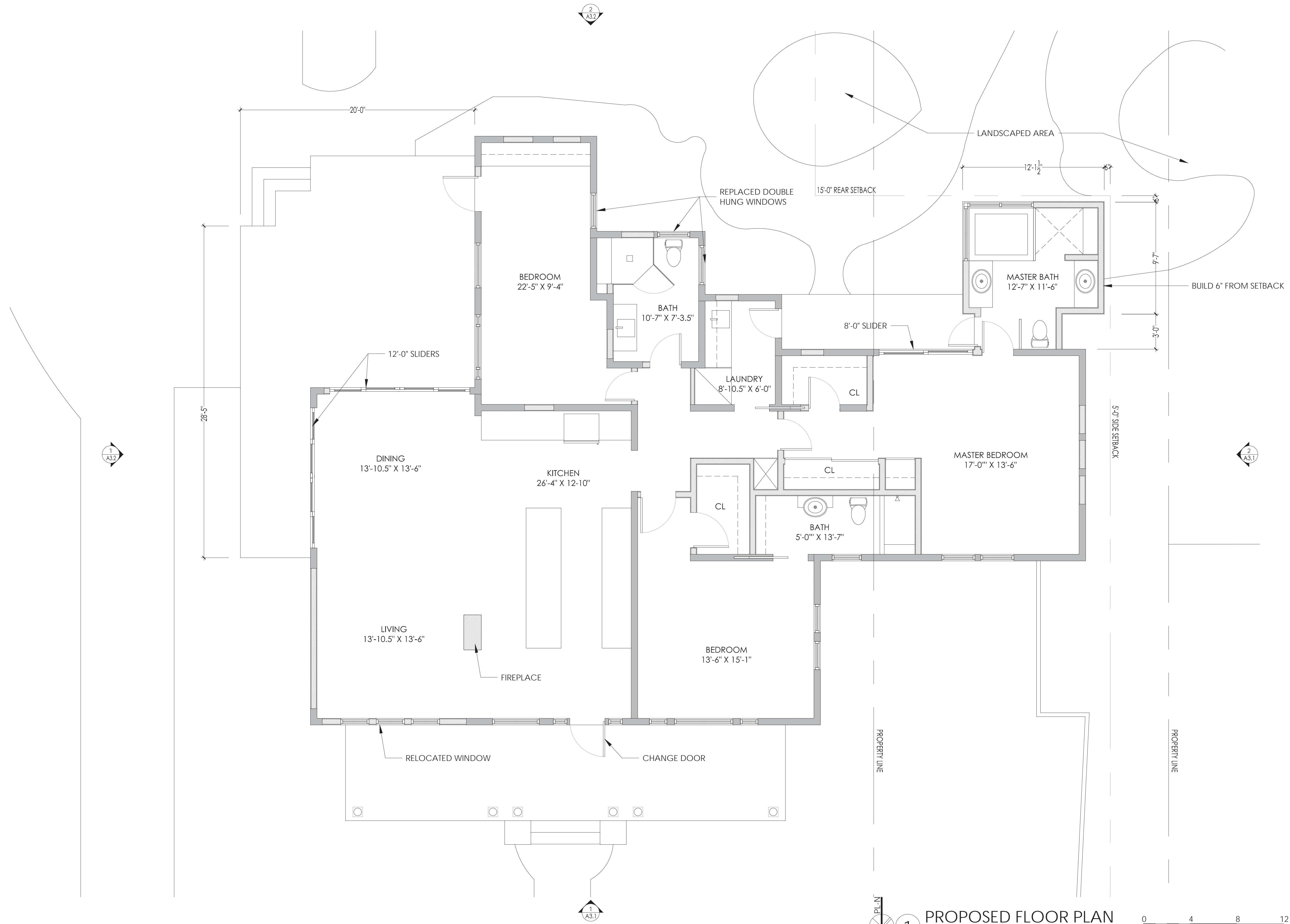
1021
WASHINGTON
STREET

EXISTING
ELEVATIONS

M.B. INGRAM
NOV. 24, 2015

AE3.2

PLOTTED: 11/24/2015 11:59 AM



1 PROPOSED FLOOR PLAN
 SCALE: $\frac{1}{4}'' = 1'-0''$
 GRAPHIC SCALE: $\frac{1}{4}'' = 1'-0''$

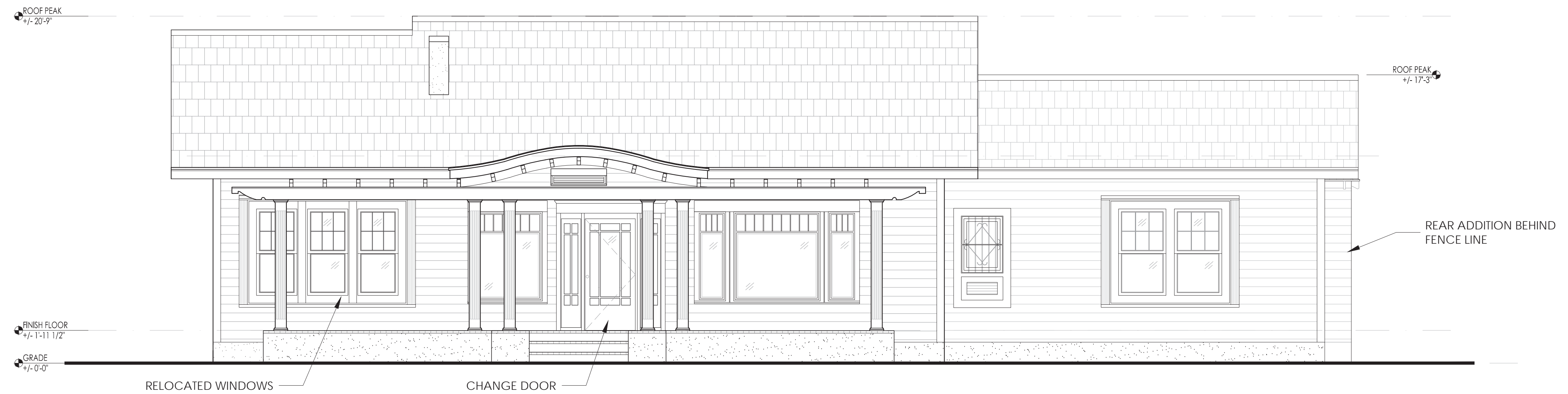
1021
 WASHINGTON
 STREET

PROPOSED
 FLOOR PLAN

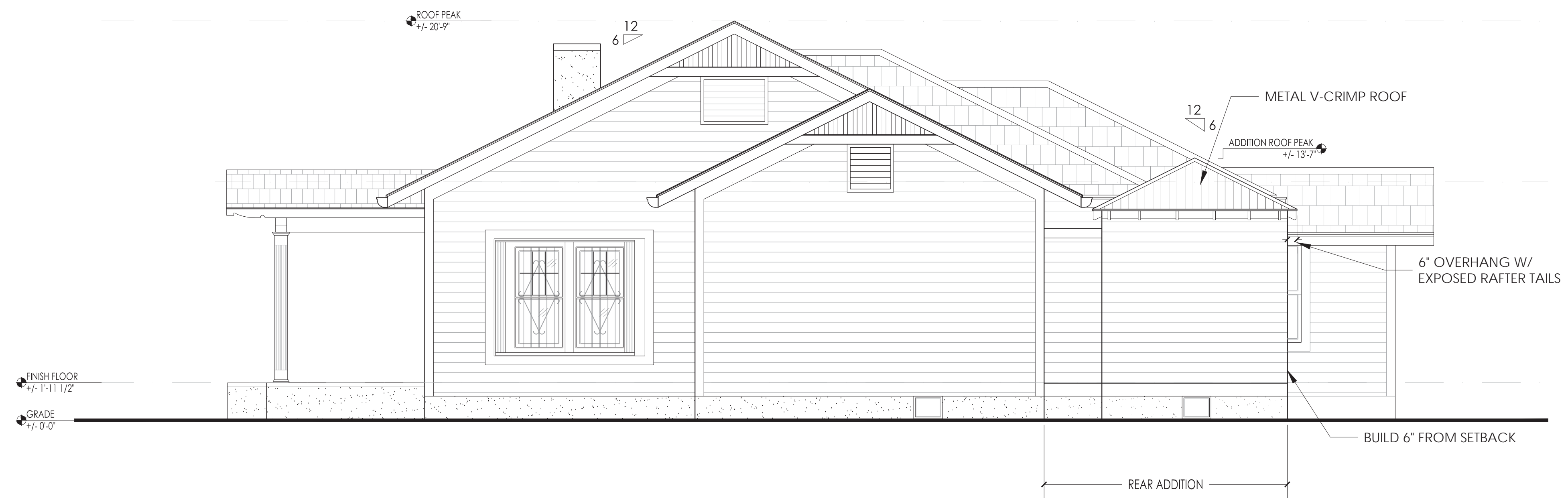
M.B. INGRAM
 NOV. 24, 2015

A2.1

PLOTTED: 11/24/2015 11:59 AM



1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



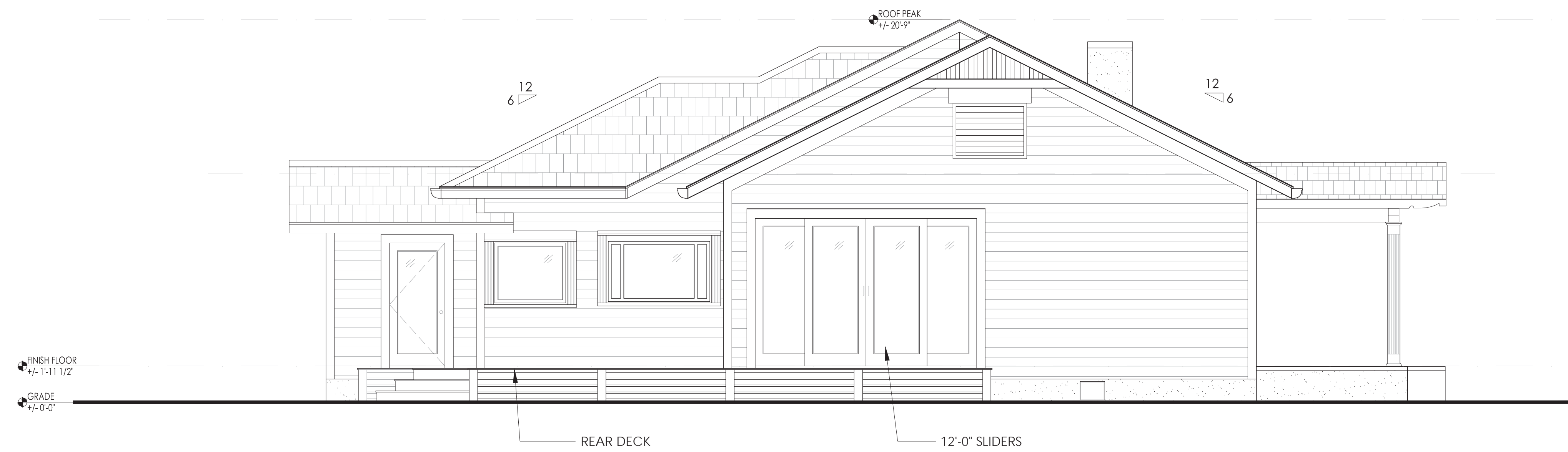
1021
WASHINGTON
STREET

PROPOSED
ELEVATIONS

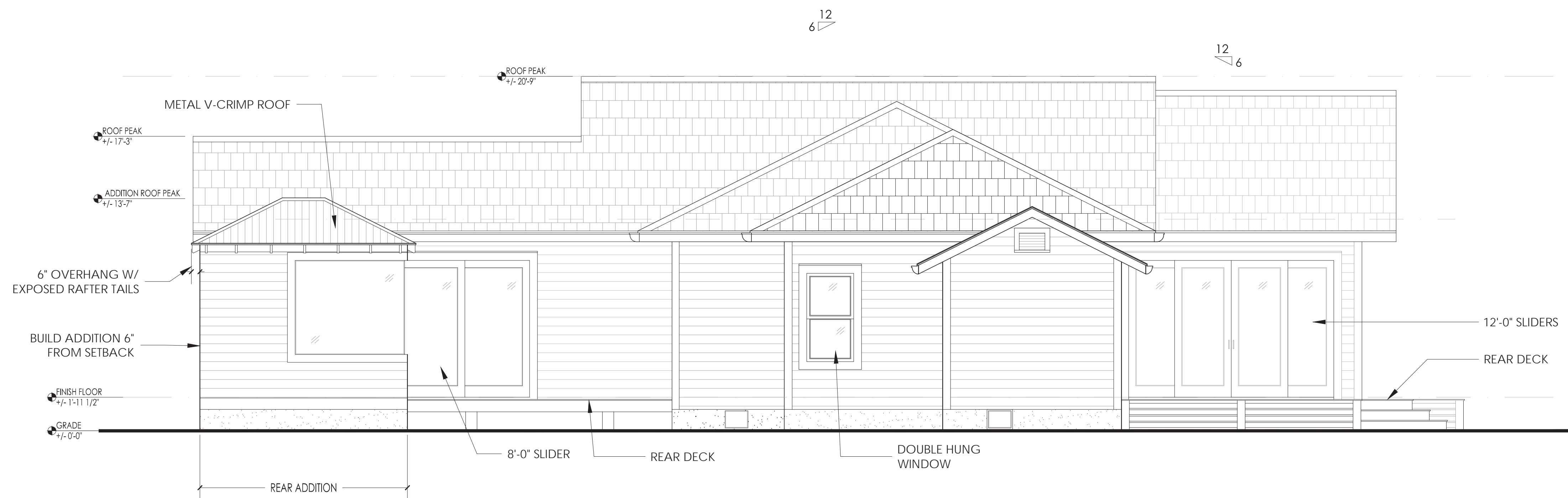
M.B. INGRAM
NOV. 24, 2015

A3.1

PLOTED: 11/24/2015 11:59 AM



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



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



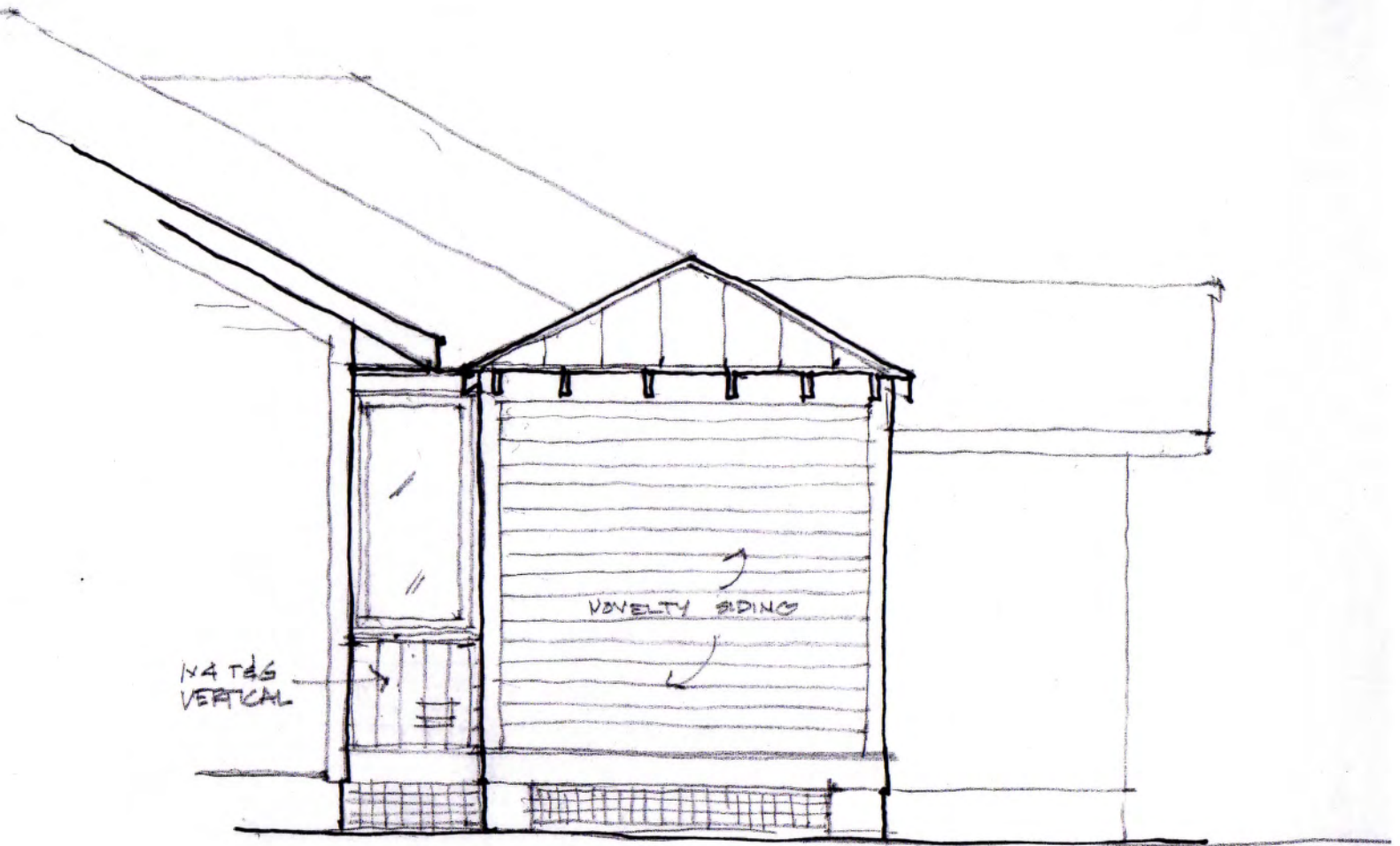
1021
WASHINGTON
STREET

PROPOSED
ELEVATIONS

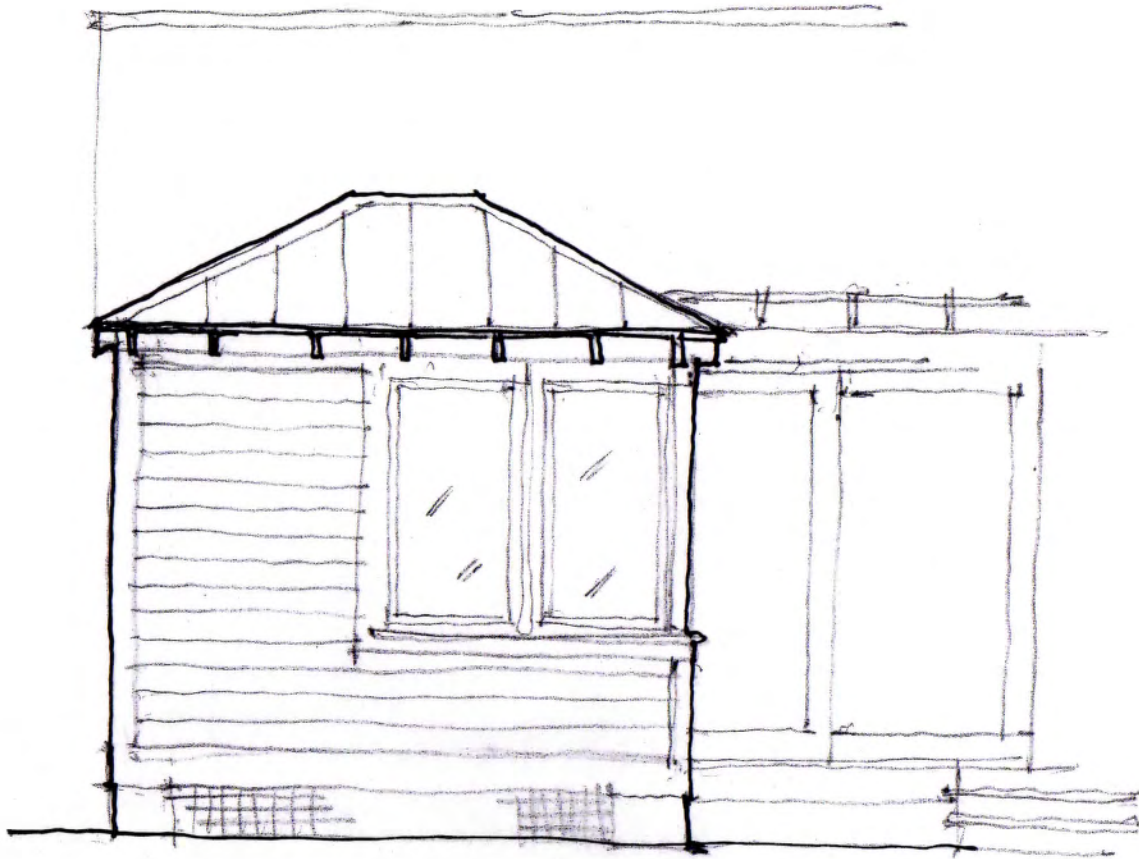
M.B. INGRAM
NOV. 24, 2015

A3.2

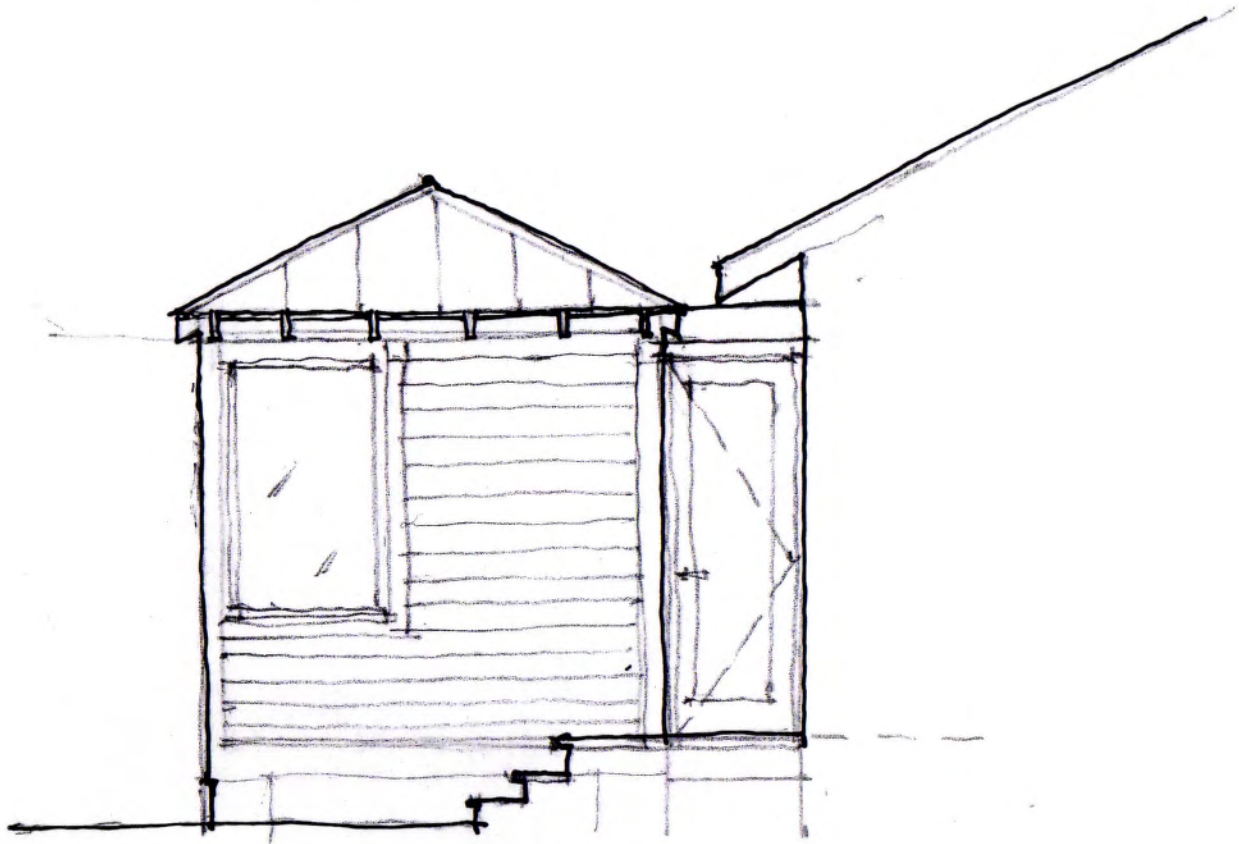
PLOTED: 11/24/2015 11:59 AM



EAST ELEVATION
BATHROOM ADDITION - 1021 WASHINGTON ST.



NORTH ELEV (REAR) ELEVATION
BATHROOM ADDITION - 1021 WASHINGTON ST.



WEST ELEVATION
BATHROOM ADDITION - 1021 WASHINGTON ST.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 15, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE INCLUDING CHANGES IN FENESTRATIONS. ONE STORY FRAME ADDITION ON NORTHEAST SIDE.

FOR- #1021 WASHINGTON STREET

Applicant – Michael Ingram

Application #H15-01-1814

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Alma Armendariz, 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: 1021 Washington St, Key West, FL on the 10 day of December, 2015.

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 December 15, 2015.

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 H15-01-1817

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

Signed Name of Affiant:

Date: 12.10.15

Address: 120 Seminary

City: Key West FL 33040

State, Zip: _____

The forgoing instrument was acknowledged before me on this 10th day of December, 2015.

By (Print name of Affiant) Alma Armendariz who is personally known to me or has produced FL ID #A655-004-70-902-0 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Stacy L. Gibson
Print Name: STACY L GIBSON

Notary Public - State of Florida (seal)

My Commission Expires: October 22, 2018





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 Thursday and Friday, November 26th & 27th for Thanksgiving Holiday.

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: 1039900 Parcel ID: 00039160-000000

Ownership Details

Mailing Address:
WASHINGTON ST PARTNERS LLC
6604 CRESCENT LAKE DR
LAKELAND, FL 33813-4652

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1021 WASHINGTON ST KEY WEST
Subdivision: The Webb Realty Co
Legal Description: KW WEBB REALTY CO SUB PB1-42 PT LOTS 4 AND 5 AND ALL LOTS 6 AND 7 SQR 6 TR 18 OR145-472/74 OR2290-1990/1992E OR2743-1523/25

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY			12,987.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2339
 Year Built: 1953

Building 1 Details

Building Type R1
 Effective Age 22
 Year Built 1953
 Functional Obs 0

Condition G
 Perimeter 338
 Special Arch 0
 Economic Obs 0

Quality Grade 600
 Depreciation % 30
 Grnd Floor Area 2,339

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 CONCR FTR
 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 1
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>OPU</u>		1	1998				88

0	OPU		1	1998					72
0	SPX		1	2004					60
0	DGF		1	1952					704
0	FLA	1:WD FRAME	1	1952					200
0	FLE	1:WD FRAME	1	2004					132
1	FLA	12:ABOVE AVERAGE WOOD	1	1952	N	Y	0.00	0.00	2,007
2	OPX		1	1952	N	Y	0.00	0.00	136

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	1,571 SF	0	0	1975	1976	2	50
3	AC2:WALL AIR COND	1 UT	0	0	1994	1995	1	20
4	FN2:FENCES	960 SF	240	4	2004	2005	2	30
5	FN2:FENCES	2,100 SF	350	6	1952	1953	5	30
6	PT2:BRICK PATIO	100 SF	20	5	1998	1999	3	50

Appraiser Notes

2012-03-26 MLS \$3,300,000 3/3 REMARKABLE CASA MARINA ESTATE LIKE NO OTHER! STately HISTORIC RESIDENCE SITUATED ON A MASSIVE 27,000 + SQ. FT. OF LAND, ONE OF THE LARGEST RESIDENTIAL ESTATES IN KEY WEST, ON THE CORNER OF WASHINGTON STREET AND WHALTON STREET. BEAUTIFULLY MAINTAINED AND LOVINGLY CARED FOR OVER THE COURSE OF 74 YEARS BY THE SAME FAMILY. TOTALING 6 LOTS LAID OUT IN AN L SHAPE WITH 4 CONSECUTIVE VACANT LOTS FACING WHALTON STREET THAT CAN BE DIVIDED. 3 STRUCTURES IN TOTAL WHICH INCLUDE THE MAIN HISTORIC HOME, GUEST HOUSE AND 3-CAR GARAGE. GORGEOUS MEANDERING GARDENS AND LUSH LANDSCAPE MANICURED TO PERFECTION AND IRRIGATED BY 6 WELLS. RARE OPPORTUNITY WITH MANY POSSIBILITIES FOR DEVELOPMENT OR SUBDIVISION

PER PROPERTY OWNERS REQUEST LOT 2 HAS BEEN SPLIT OUT OF THIS PARCEL. SEE NEW ADD FOR LOT 2 ASSESSED UNDER RE 00039160-000200 AK 9102866. PER PROPERTY OWNERS REQUEST LOT 3 HAS BEEN SPLIT OUT OF THIS PARCEL. SEE NEW ADD FOR LOT 3 ASSESSED UNDER RE 00039160-000300 AK 9103482.

PER PROPERTY OWNERS REQUEST PT LOTS 4 AND 5 HAVE BEEN SPLIT OUT OF THIS PARCEL. SEE NEW ADD FOR PT LOTS 4 AND 5 ASSESSED UNDER RE 00039160-000400 AK 9103596.

2014-03-10 MLS \$2,900,000 3/3 RARE COMBINATION LOCATED IN THE CASA MARINA DISTRICT, ON A 27,000 SQ FT SITE THAT ALLOWS THE BUYER TO BUILD UP TO 2 ADDITIONAL HOMES. ALREADY APPROVED BY THE CITY OF KEY WEST. MUST BUY THE EXISTING HOME COMES WITH A COTTAGE AND 3 CAR GARAGE ON APPROXIMATELY 13,500 SQ FT LOT. PROPERTY HAS ALREADY BEEN SURVEYED. IF YOU BUY THE HOME, COTTAGE, AND GARAGE YOU HAVE THE RIGHT TO BUY ONE OR BOTH VACANT LOTS. IDEAL FOR A FAMILY COMPOUND. GREAT LANDSCAPING INCLUDING MANY MATURE PALMS, IRRIGATED BY 6 WELLS. ALL FOR \$2,900,000.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-2542	06/24/2015		6,000		DEMOLITION OF SINGLE-FAMILY RESIDENTIAL UNIT (COTTAGE) RESERVING ITS BPAS EXEMPTION FOR NEW SINGLE FAMILY RESIDENCE ON LOT 3.
1 97-2167	07/01/1997	12/01/1997	5,400	Residential	AWNINGS
2 97-3066	09/01/1997	12/01/1997	3,000	Residential	REPAINT HOUSE
3 98-0752	03/17/1998	12/12/1998	5,000	Residential	REPLACE TILE ON PORCH

4	98-1931	08/24/1998	12/12/1998	1,000	Residential	HURRICANE SHUTTERS
5	01-2253	06/14/2001	10/31/2001	2,500	Residential	REPLACE GUTTERS/DOWNSPOUT
6	01-3244	09/27/2001	10/31/2001	2,300	Residential	FENCE REPAIRS
7	02-1174	05/07/2002	10/09/2002	3,000	Residential	REPAIR TERMITE DAMAGE
8	02-2023	07/26/2002	10/09/2002	2,500	Residential	REPAINT ALL BUILDINGS
9	03-0217	01/27/2003	11/16/2004	6,000	Residential	REPAINT GUEST HOUSE
10	03-0586	03/07/2003	11/16/2004	6,000	Residential	REPLACE FENCE
11	03-3703	10/24/2003	11/16/2004	4,900	Residential	ELECTRICAL
12	03-3719	10/24/2003	11/16/2004	3,000	Residential	PLUMBING
13	03-3730	11/10/2003	11/16/2004	42,626	Residential	FOUNDATION & ADDITION
14	07-1153	03/07/2007	07/31/2007	10,620	Residential	INSTALL STAND BY 16KW GENERATOR TO BE ABOVE FLOOD PAIAIN
	07-1467	03/27/2007	07/31/2007	3,260		R & R EAST GABLE END FASCIA

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	285,018	18,133	1,497,378	1,449,262	262,499	25,000	237,499
2014	268,522	16,604	1,743,302	2,028,428	929,865	25,000	904,865
2013	272,200	16,724	1,614,169	1,903,093	916,123	25,000	891,123
2012	279,557	16,877	1,136,375	1,432,809	900,809	25,000	875,809
2011	289,774	16,997	710,234	1,017,005	874,572	25,000	849,572
2010	304,827	17,117	1,180,464	1,502,408	861,647	25,000	836,647
2009	343,245	17,270	1,600,184	1,960,699	838,994	25,000	813,994
2008	315,801	17,390	2,570,225	2,903,416	838,156	25,000	813,156
2007	420,316	17,510	2,232,038	2,669,864	813,744	25,000	788,744
2006	642,797	16,637	2,434,950	3,094,384	761,837	25,000	736,837
2005	668,133	8,395	1,758,575	2,435,103	739,648	25,000	714,648
2004	444,236	5,519	268,800	718,555	286,062	25,000	261,062
2003	466,305	5,762	138,432	610,499	280,729	25,000	255,729
2002	454,882	5,746	138,432	599,060	274,150	25,000	249,150
2001	356,102	5,730	138,432	500,264	269,833	25,000	244,833
2000	372,025	4,922	100,800	477,747	261,974	25,000	236,974
1999	267,003	4,310	100,800	372,113	255,087	25,000	230,087

1998	227,630	3,805	100,800	332,235	251,070	25,000	226,070
1997	196,869	3,029	90,048	289,946	246,874	25,000	221,874
1996	166,108	2,643	90,048	258,799	239,684	25,000	214,684
1995	151,343	2,488	90,048	243,879	233,839	25,000	208,839
1994	135,347	2,297	90,048	227,692	227,692	25,000	202,692
1993	131,110	1,185	90,048	222,343	222,343	25,000	197,343
1992	131,110	1,185	90,048	222,343	222,343	25,000	197,343
1991	131,110	1,185	90,048	222,343	222,343	25,000	197,343
1990	124,830	1,185	71,232	197,247	197,247	25,000	172,247
1989	113,482	1,077	67,200	181,759	181,759	25,000	156,759
1988	77,675	1,077	55,104	133,856	133,856	25,000	108,856
1987	76,886	1,077	36,826	114,789	114,789	25,000	89,789
1986	77,212	1,077	35,482	113,771	113,771	25,000	88,771
1985	75,254	1,077	23,224	99,555	99,555	25,000	74,555
1984	52,234	1,077	23,224	76,535	76,535	25,000	51,535
1983	52,234	1,077	23,224	76,535	76,535	25,000	51,535
1982	53,119	1,077	21,827	76,023	76,023	25,000	51,023

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
5/29/2015	2743 / 1523	2,500,000	<u>WD</u>	<u>05</u>

This page has been visited 110,550 times.

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