



---

## **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](http://www.cityofkeywest.fl.gov)

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

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

<b>1124 SEMINARY</b>		# OF UNITS	
<b>GASSEN KEY WEST, LLC</b>		PHONE NUMBER <b>305.922.2403</b>	
<b>3300 PINIERA DRIVE</b>		EMAIL <b>rgassen@gassen.com</b>	
<b>KEY WEST, FL 33040</b>			
<b>MATTINGLY CONSTRUCTION.</b>		PHONE NUMBER <b>305.777.6435</b>	
<b>LEE MATTINGLY.</b>		EMAIL	
<b>M.B. INGRAM</b>		PHONE NUMBER <b>305.320.0211</b>	
<b>504 ANZELA STREET</b>		EMAIL <b>mbingramarchitect@gmail.com</b>	
<b>KEY WEST, FL. 33040</b>			

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:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**REMODEL OF EXISTING COTTAGE.**

**± 550<sup>sq</sup> \$ 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: <b>Michael B. Ingram (Rep.)</b>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <b>MICHAEL B. INGRAM</b>	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 <b>26</b> DAY OF <b>March</b> 20 <b>17</b>	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.

976/12009 x

## 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](mailto: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.D. 1 S. 1, 2, 6, 9 &amp; 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 FACADE 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, NEW BUT 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**  
**APENDIX 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 FEAR 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.*

*Michael E. Ingram (Rep.)*  
PROPERTY OWNER'S SIGNATURE

MICHAEL E. INGRAM 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



Authorization Form  
(Individual Owner)

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

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

MICHAEL B. INGRAM

Please Print Name of Representative

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

[Signature]  
Signature of Owner

Signature of Joint/Co-owner if applicable

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

Reginald A. Gassen  
Name of Authorized Representative

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

[Signature]  
Notary's Signature and Seal

Ariana Corei  
Name of Acknowledger typed, printed or stamped





City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an individual)

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

1124 SEMINARY STREET

Street address of subject property

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

Michael B. Ingram  
Signature of Authorized Representative

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

MICHAEL B. INGRAM  
Name of Authorized Representative

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

Christina M. Geide  
Notary's Signature and Seal

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

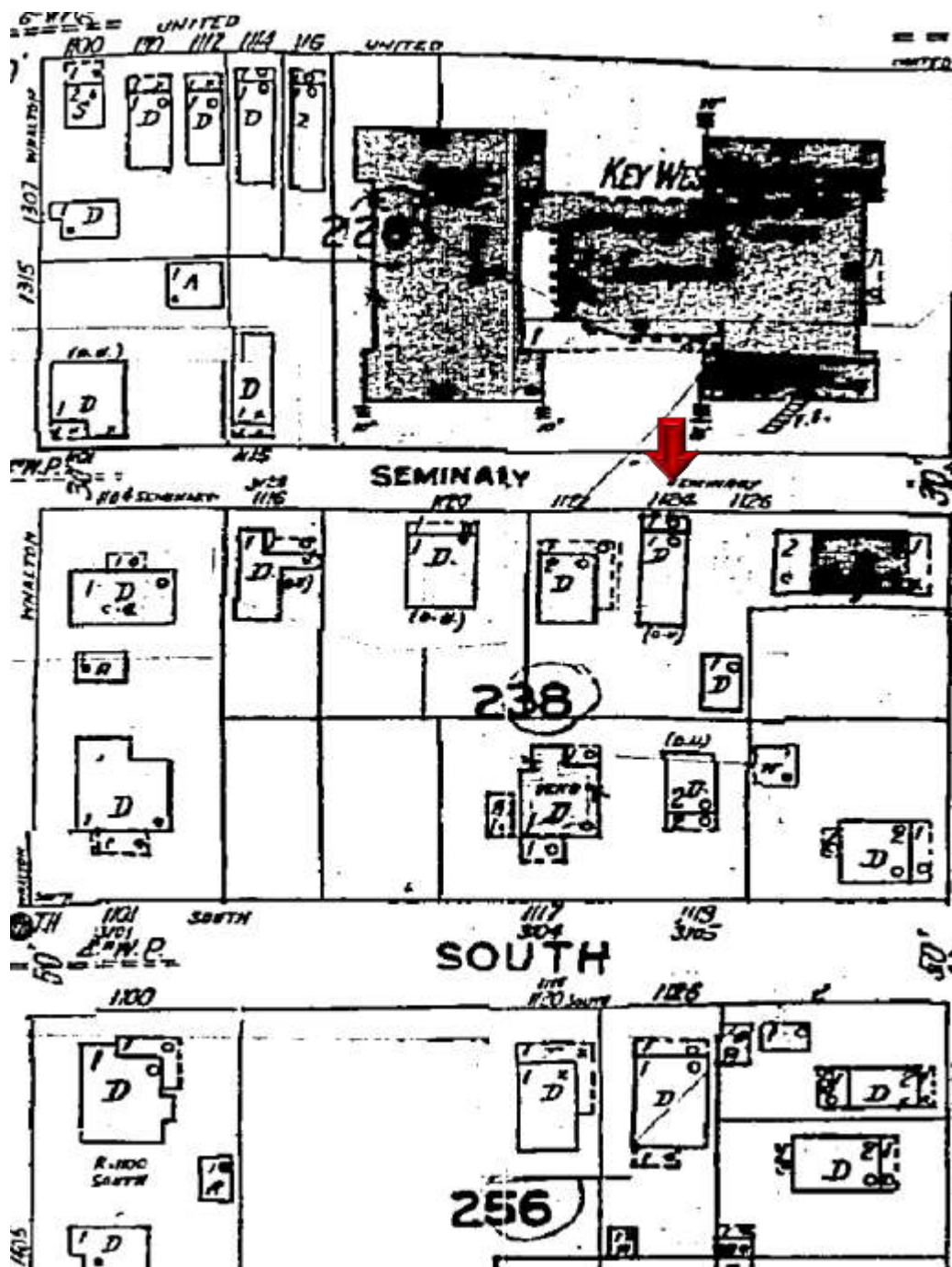
FF 219964  
Commission Number, if any



# SANBORN MAPS

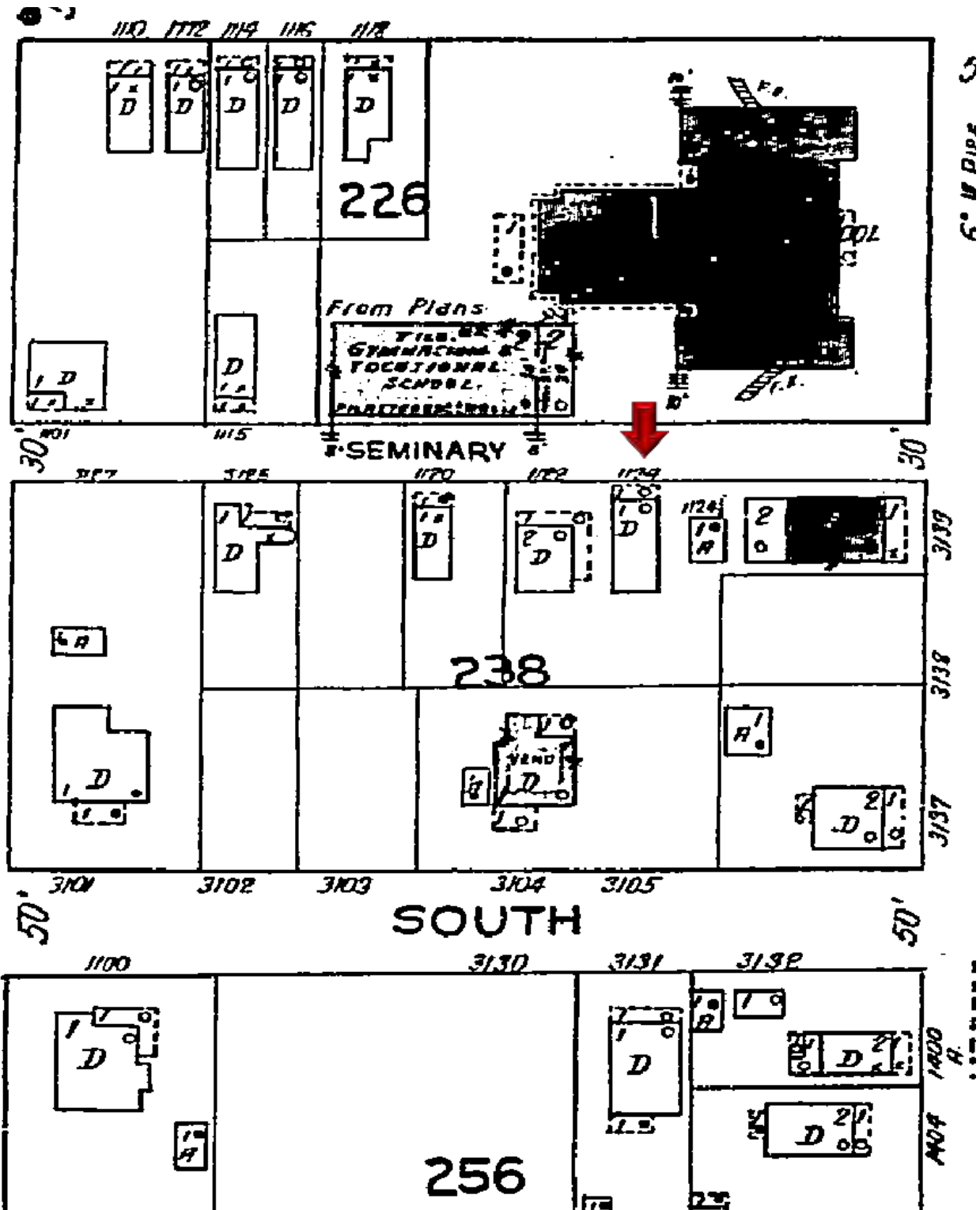


## Sanborn Map 1962



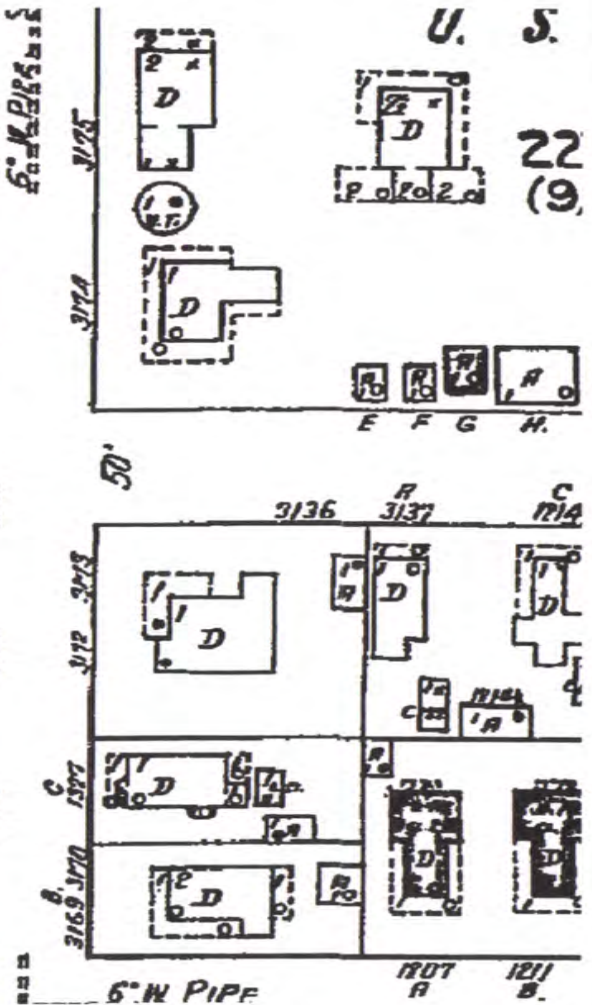
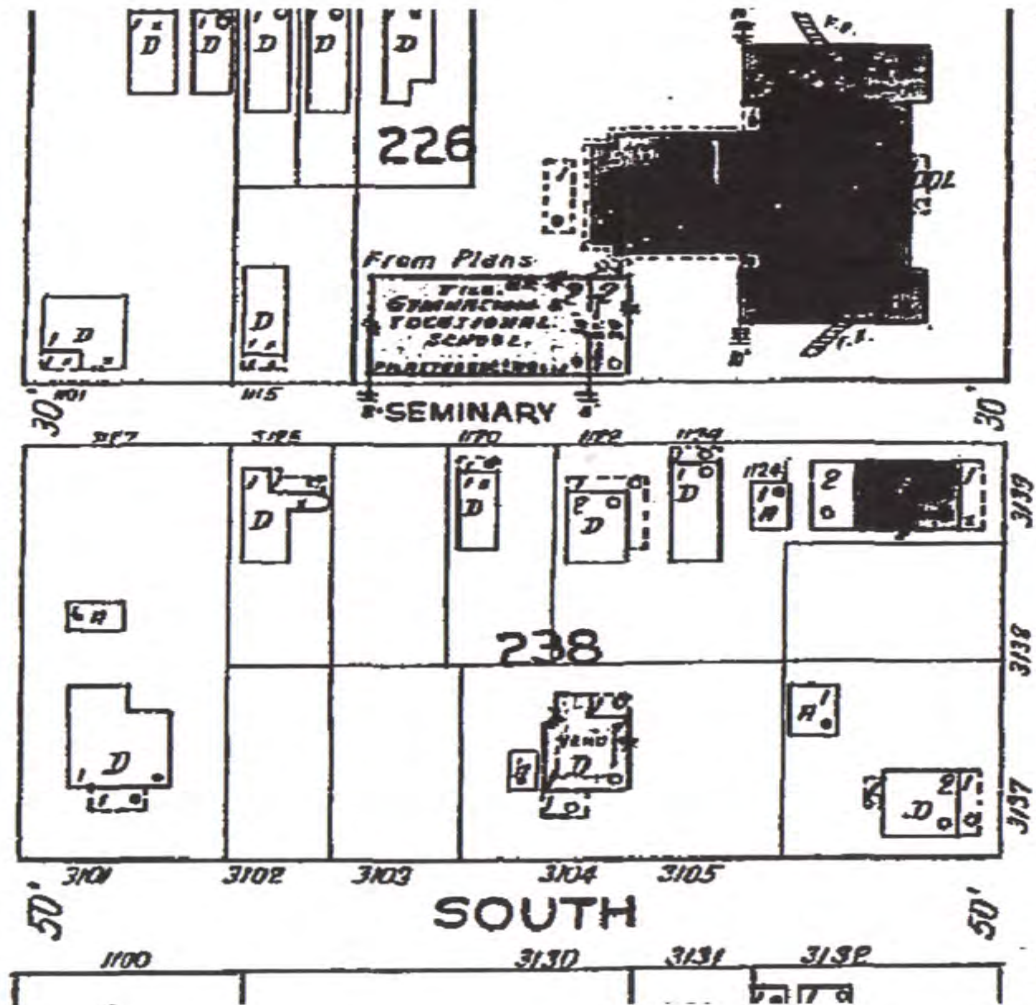
Sanborn Map 1948





Sanborn Map 1926

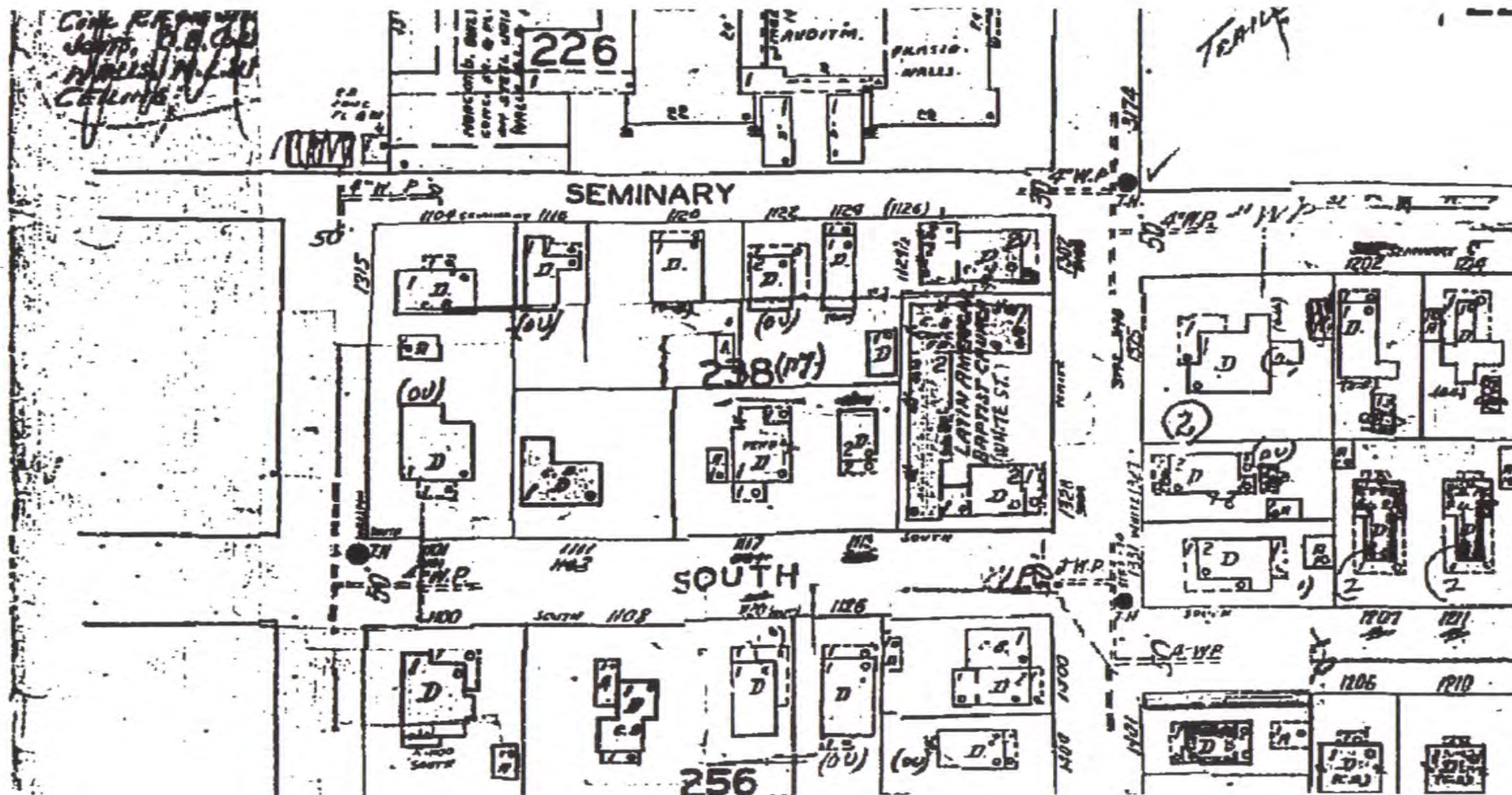
1926







1962





# PROJECT PHOTOS

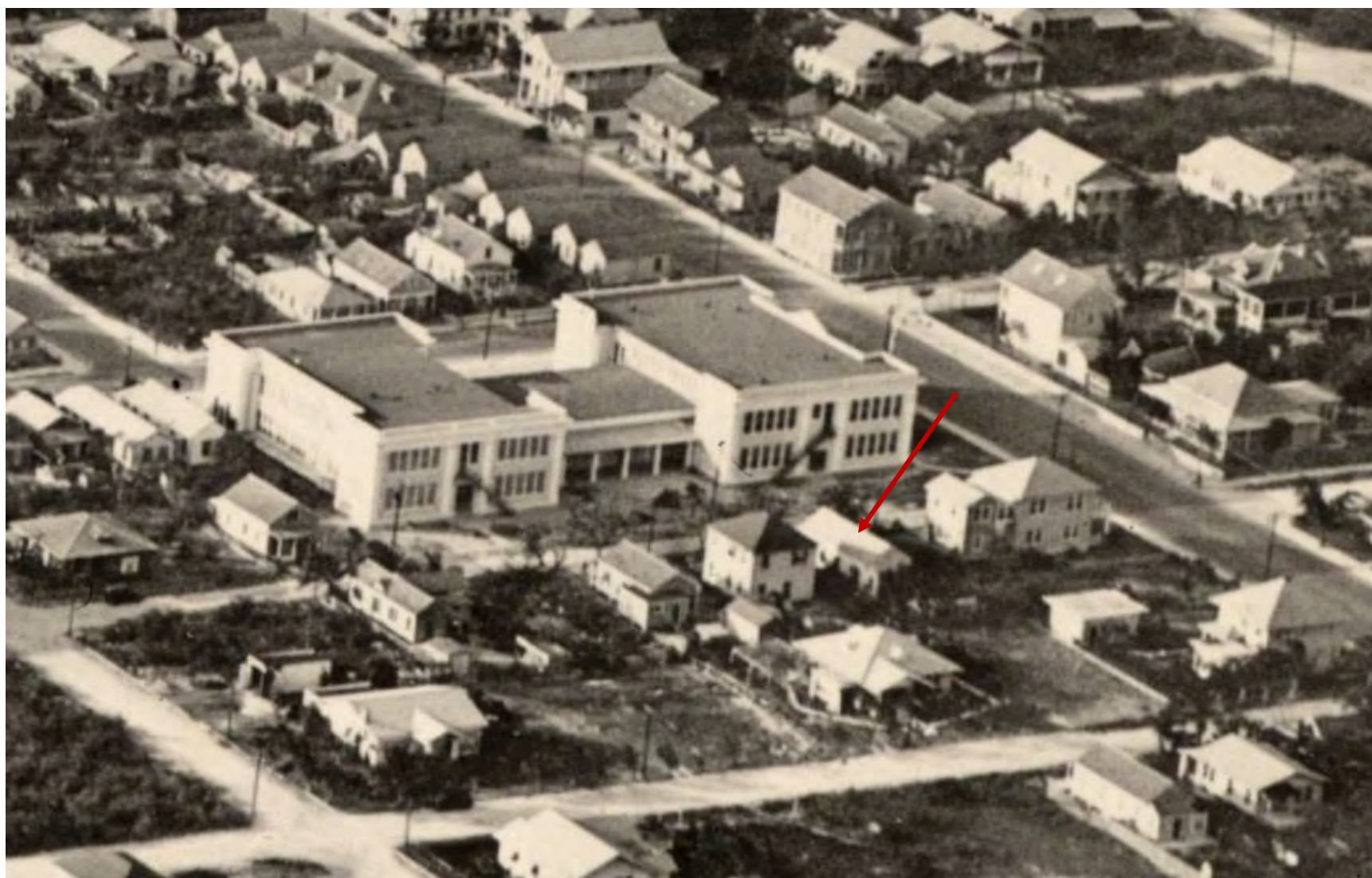


**1124 Seminary Street circa 1965. Monroe County Library.**



**1124 Seminary Street Rear circa 1965. Monroe County Library.**





Circa 1929





**March 1994**



**March 12, 1998**





1300 White Street



1300 White Street [Seminary St. & White Street]





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



1124 Seminary Street [Project Site]





1122 Seminary Street



1122 Seminary Street [Rear]





1120 Seminary Street



1118 Seminary Street





1116 Seminary Street



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





1119 South Street [Behind 1124 Seminary St.]



1117 South Street [Behind 1122 Seminary St.]

# PROPOSED DESIGN

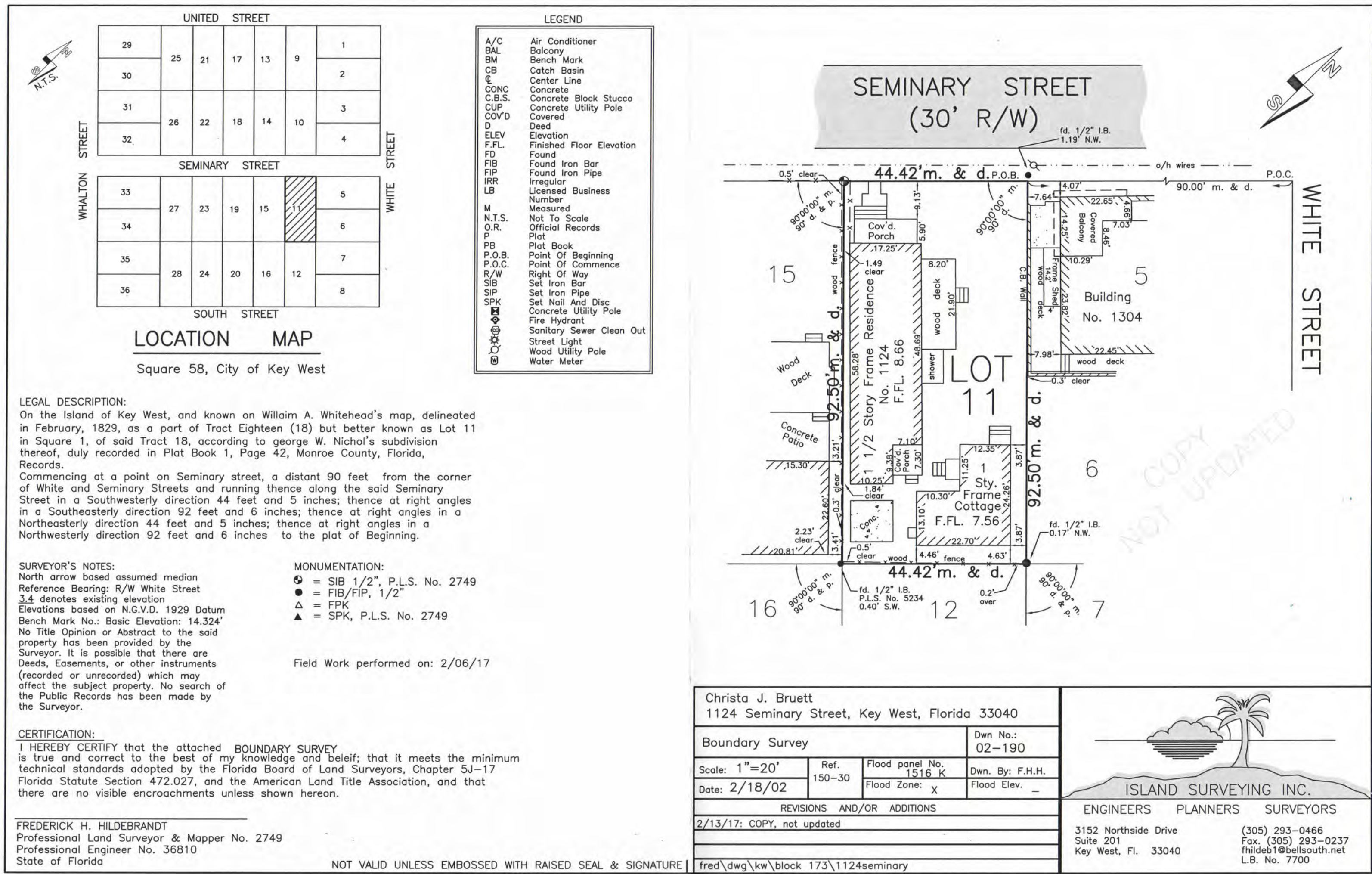


# 1124 SEMINARY STREET

## KEY WEST, FL 33040

## RESIDENTIAL RENOVATION

# HARC



### 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

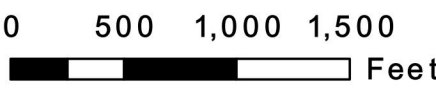
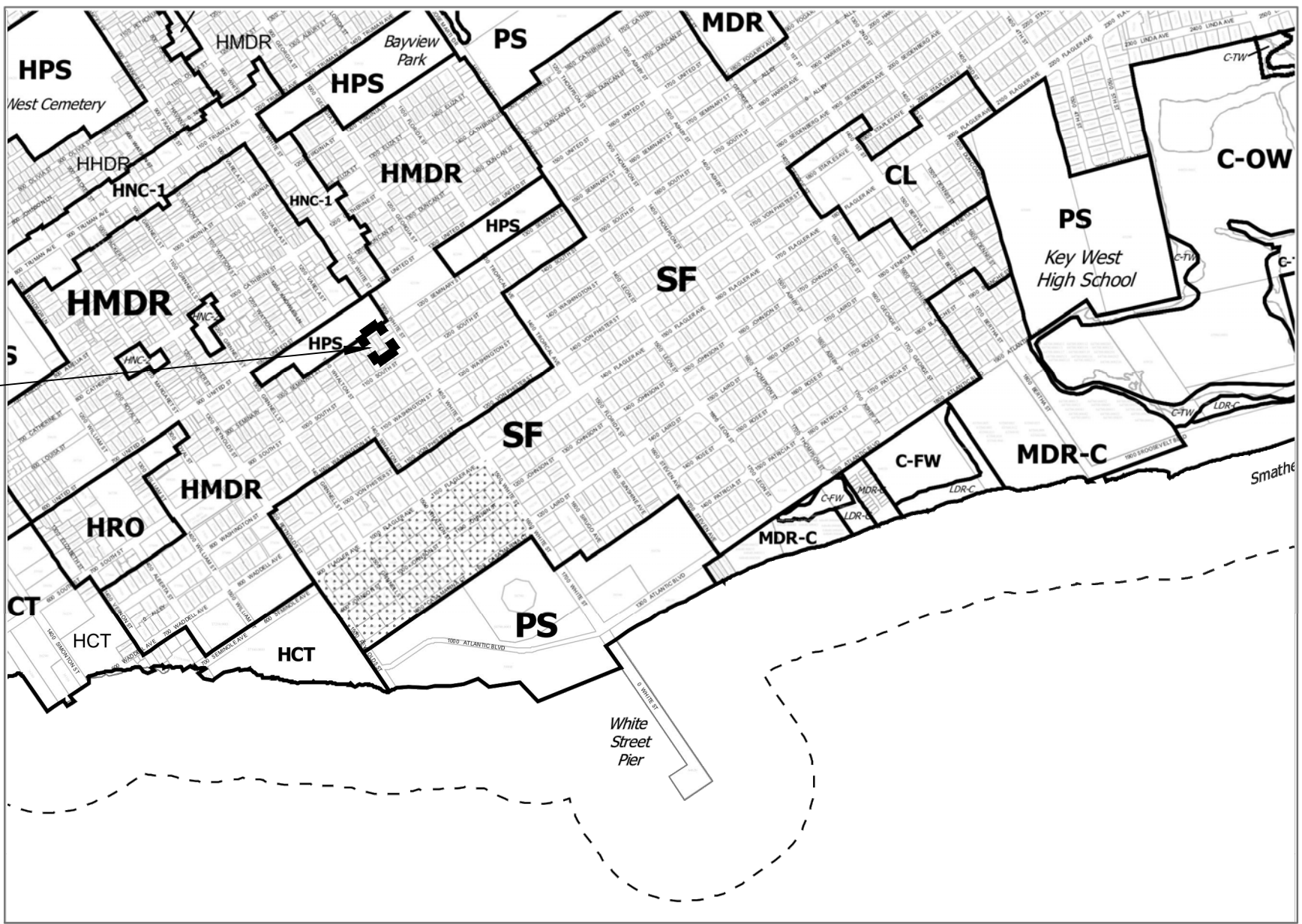
### DRAWING INDEX

- 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

[PROJECT SITE]  
Historic Medium Density Residential HMDR



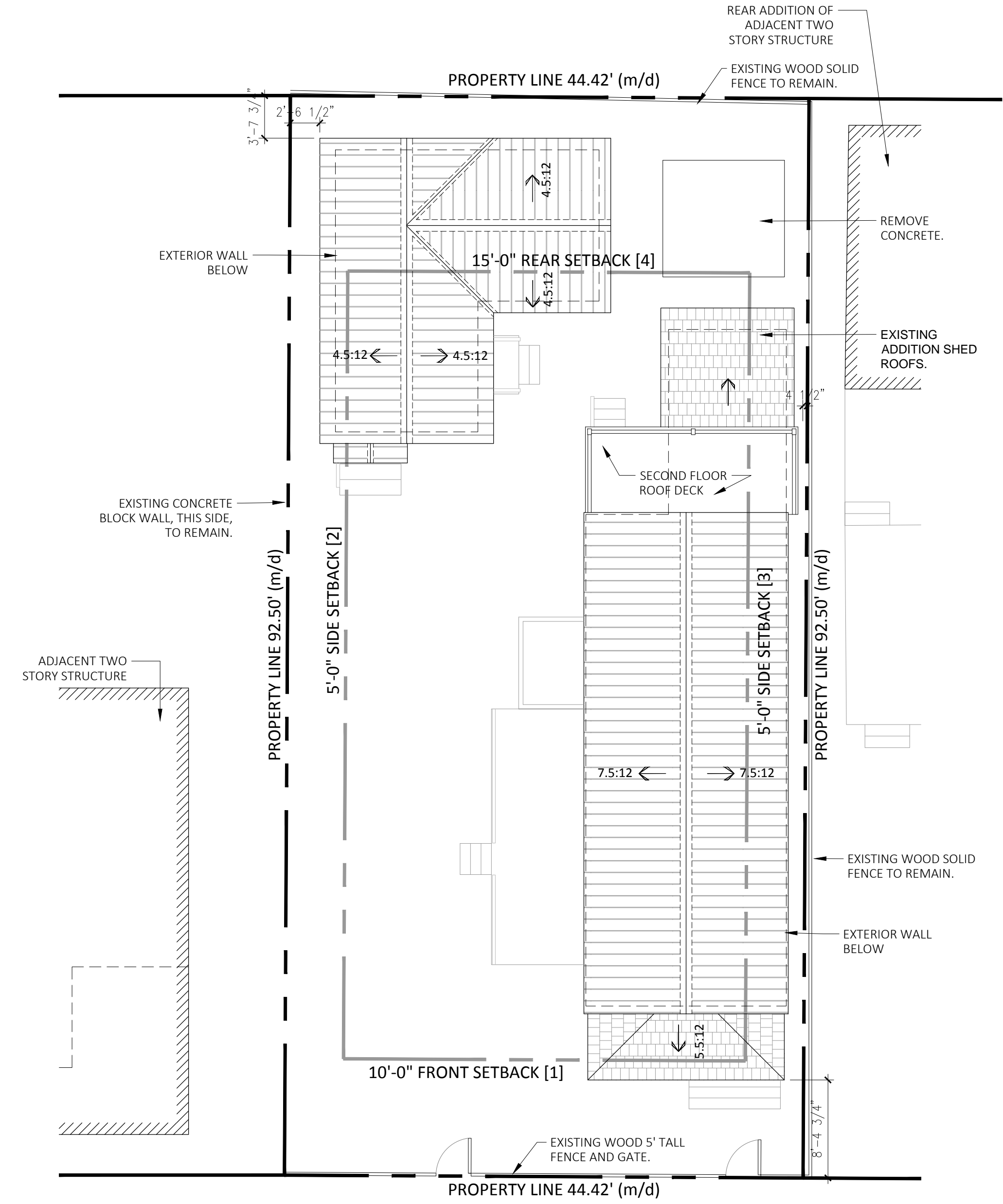


1124 SEMINARY STREET  
KEY WEST

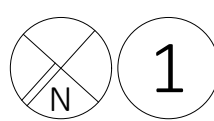
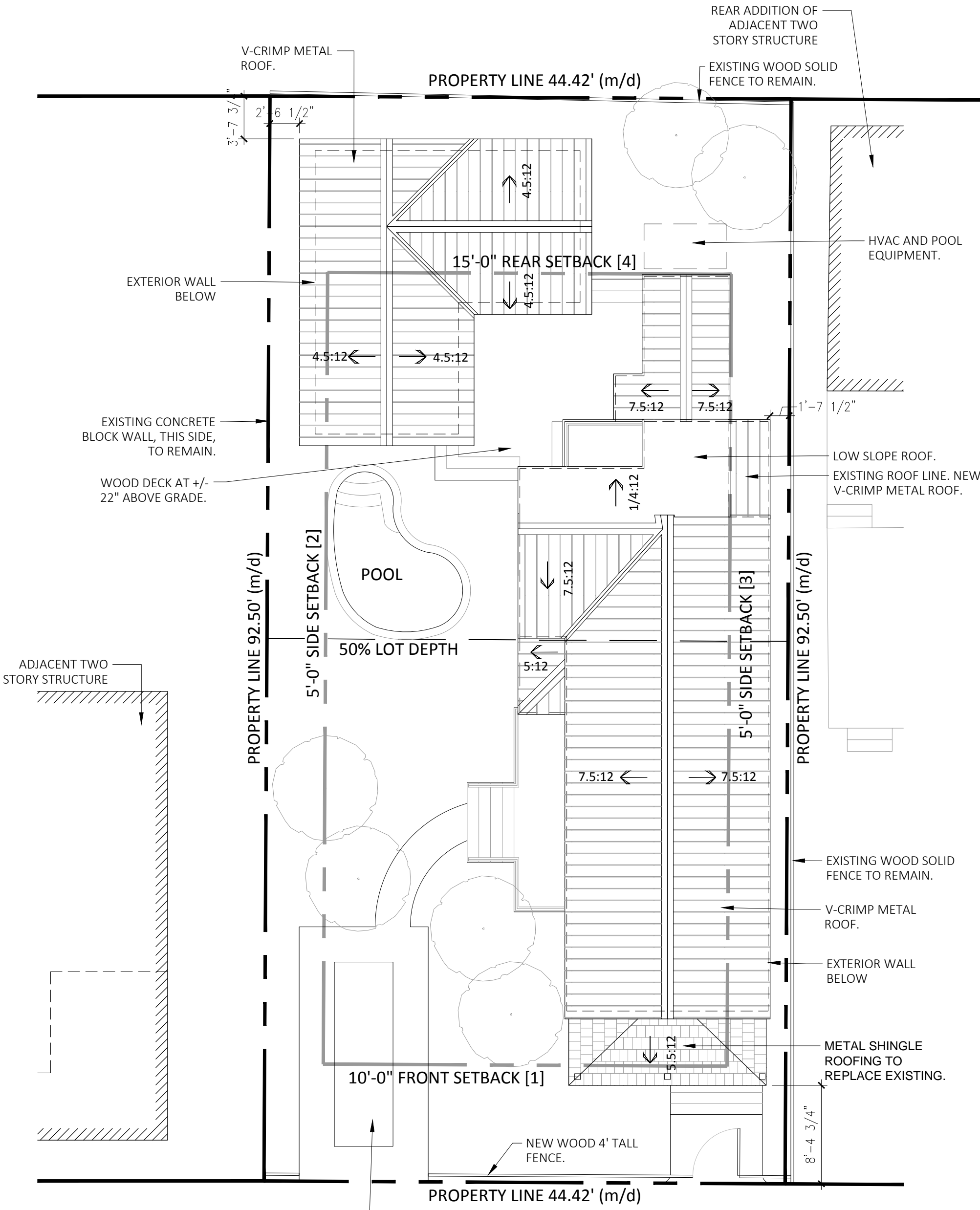
SITE PLANS  
AND DATA

M.B. INGRAM  
MAR. 27, 2017

A1.1

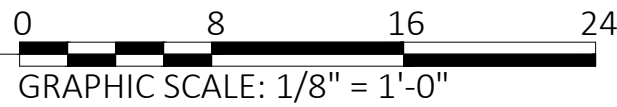


SITE DATA				
1124 SEMINARY STREET, KEY WEST, FLORIDA 33040				
ZONING DISTRICT	HMDR			
FLOOD ZONE	X			
CODE REQUIREMENTS:		EXISTING	PROPOSED	VARIANCE REQUESTED
MIN. LOT SIZE	4,000 SF	4,108.85 SF		N/A
HEIGHT	30'-0"	SEE BELOW		
MAIN STRUCTURE		19'-2 1/2"	NO CHANGE	NO
COTTAGE		12'-5"		
[1] FRONT YARD	10'-0"	8'-4 3/4"	NO CHANGE	NO
[2] SIDE YARD	5'-0"	2'-6 1/2"		
[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

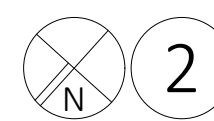


EXISTING SITE PLAN

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

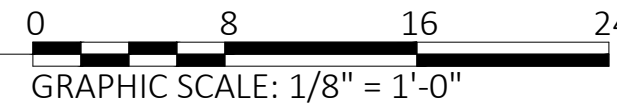


GRAPHIC SCALE: 1/8" = 1'-0"

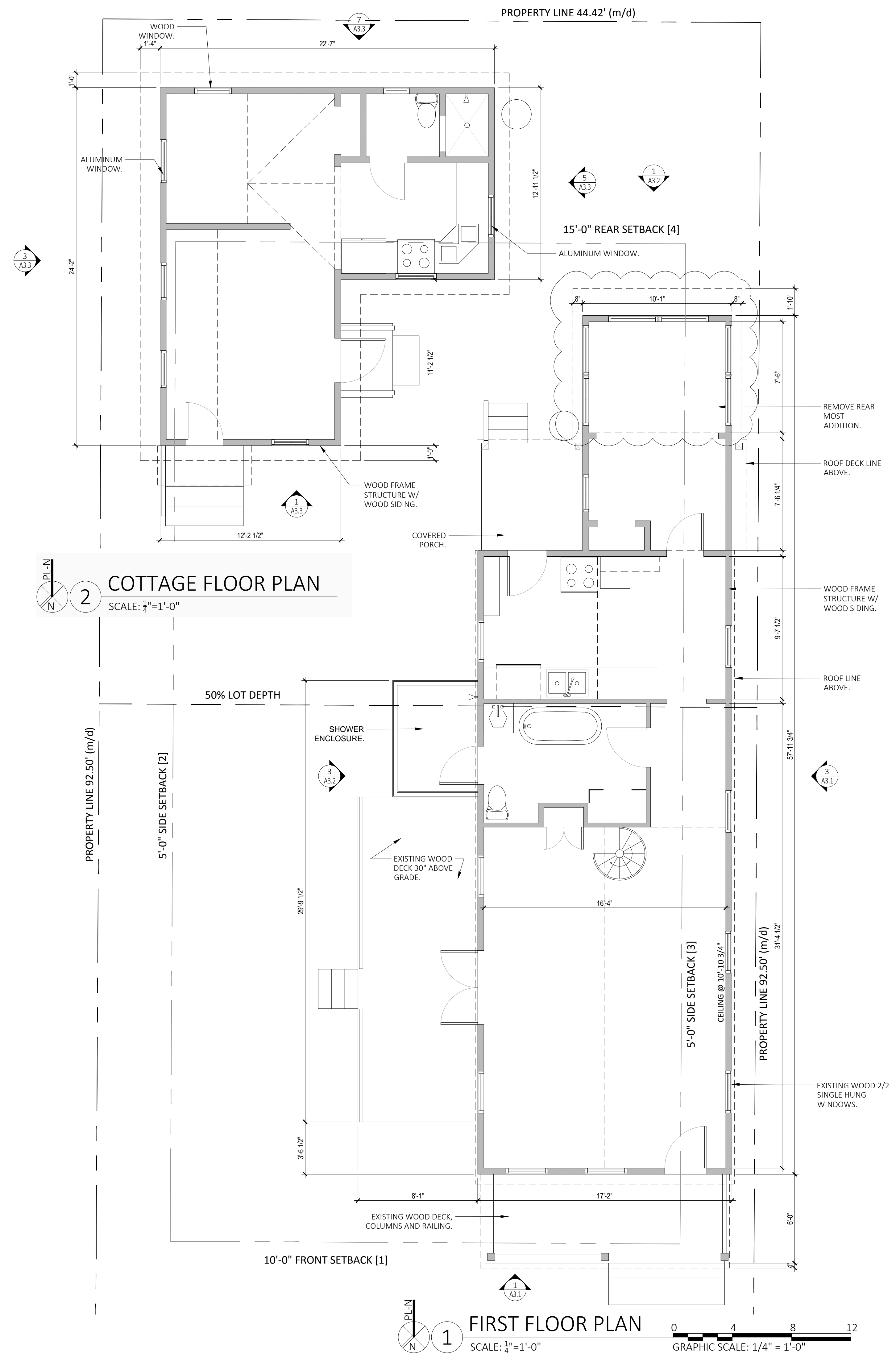
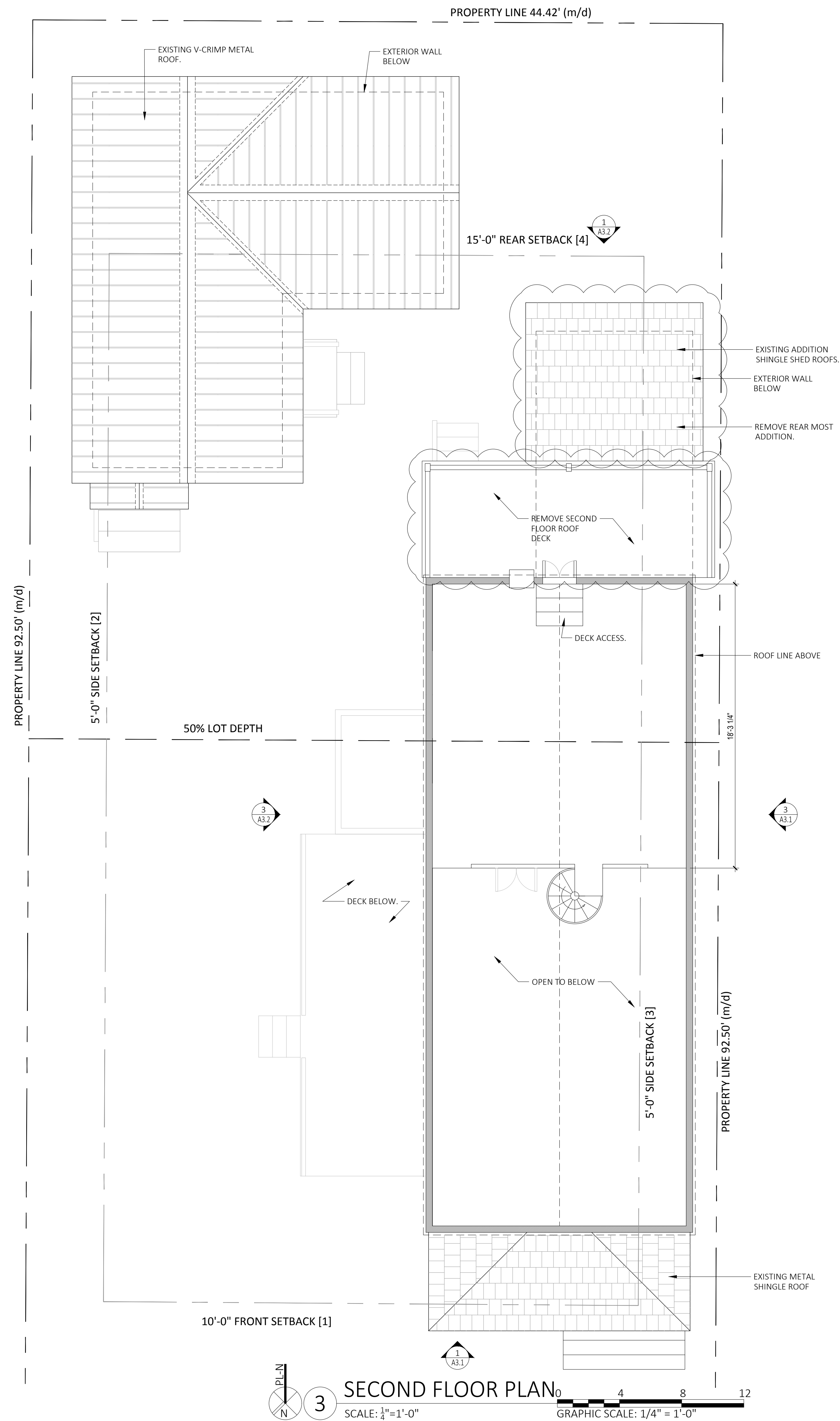


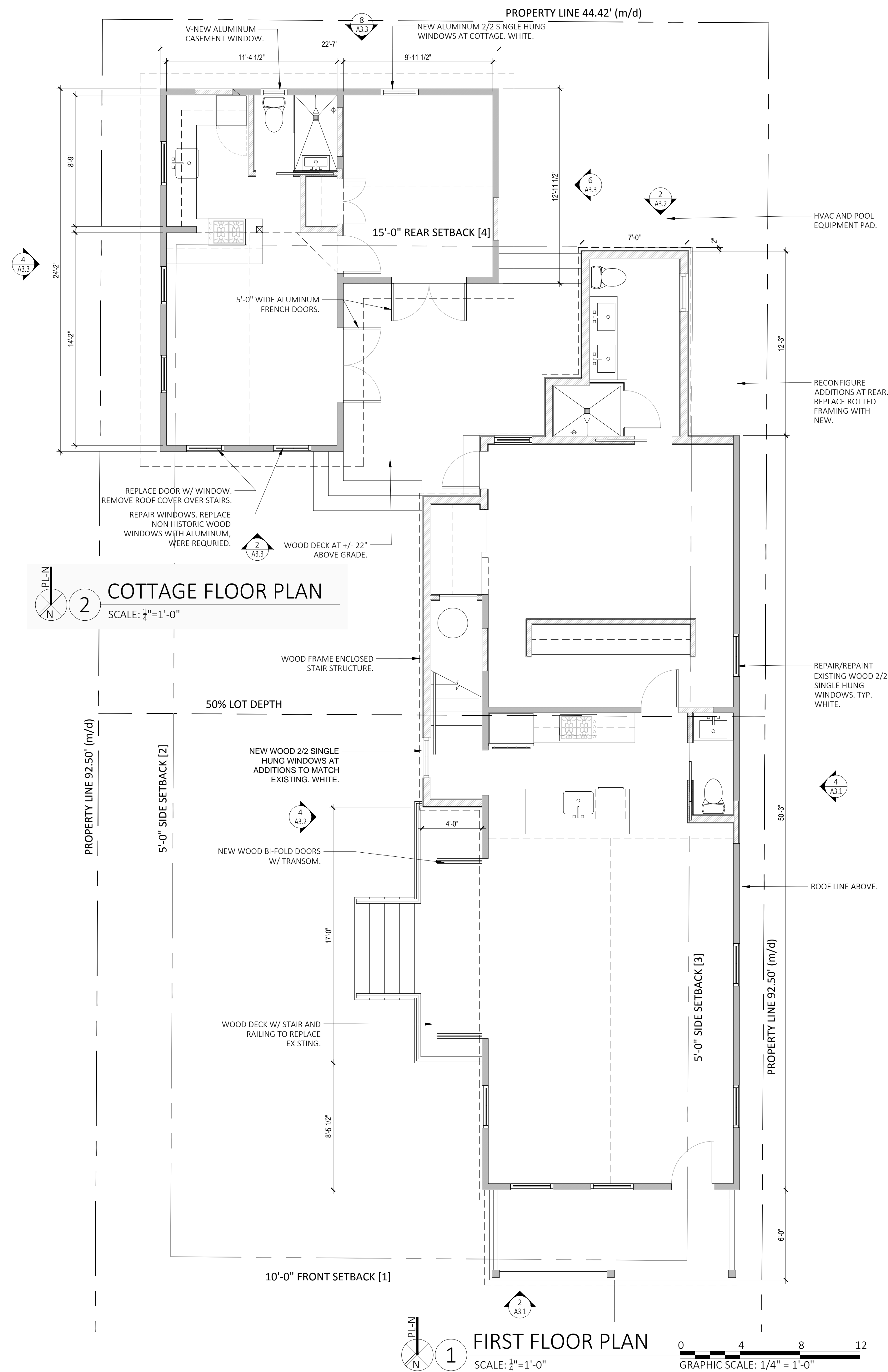
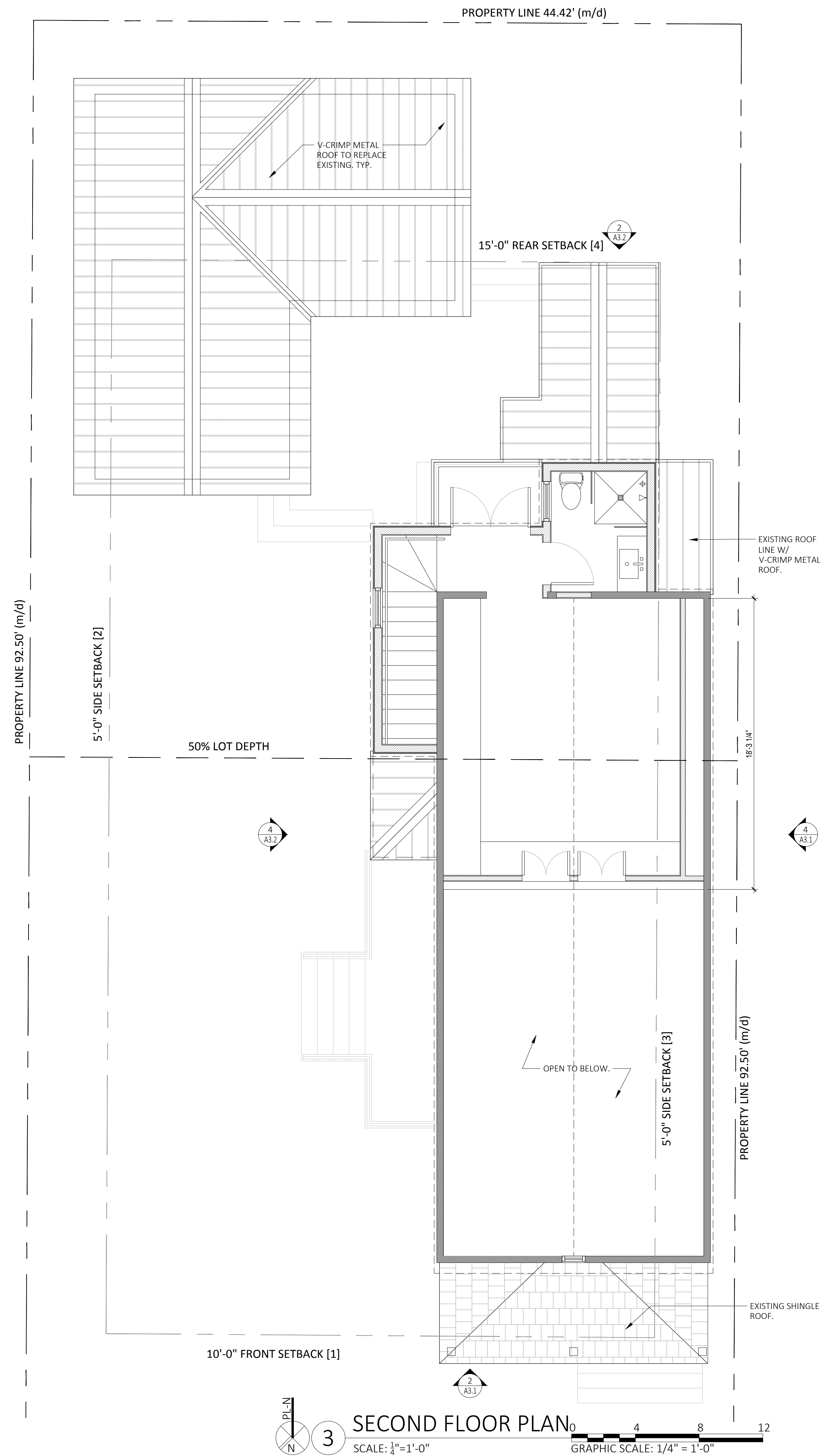
PROPOSED SITE PLAN

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



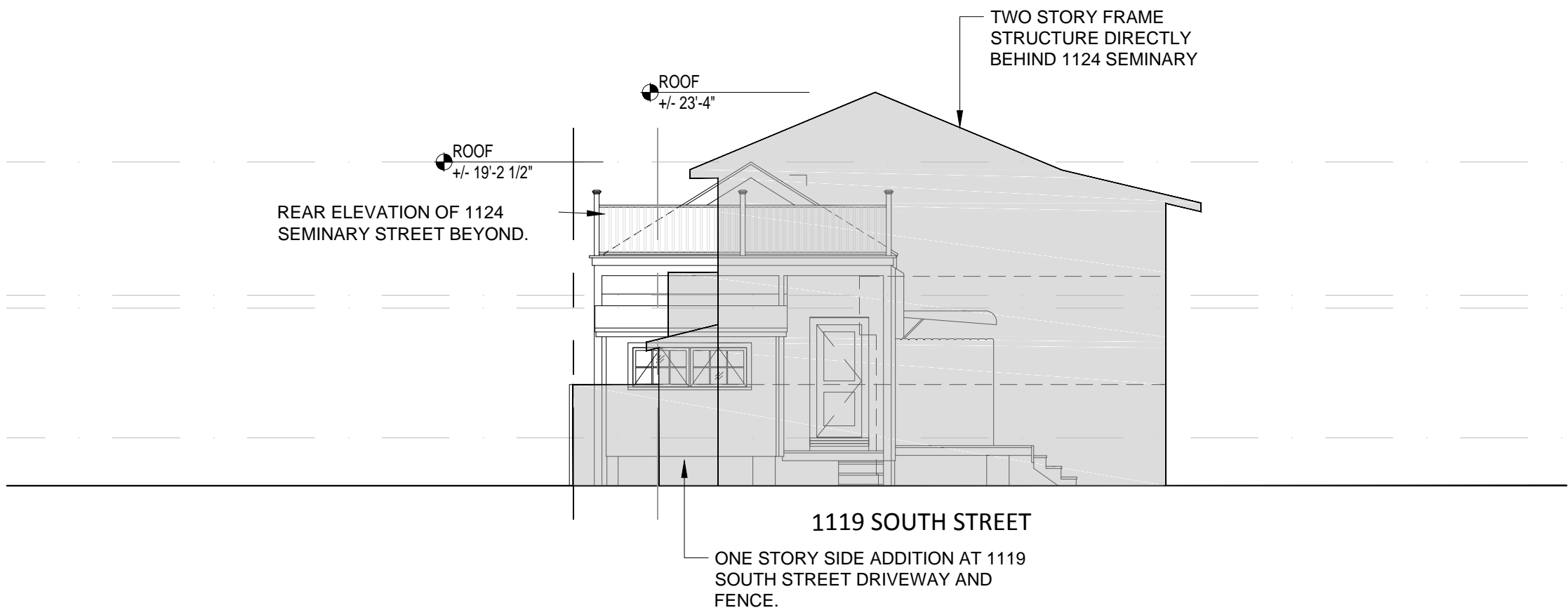
GRAPHIC SCALE: 1/8" = 1'-0"



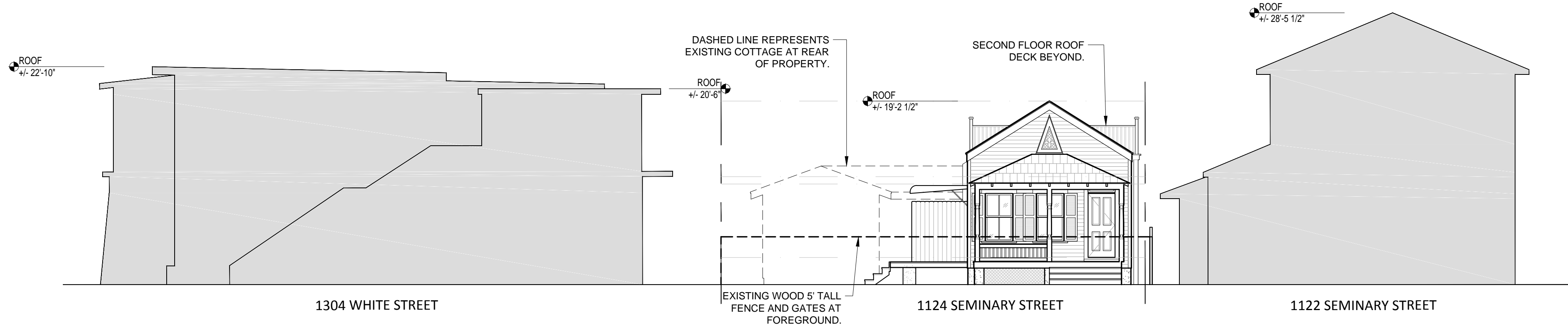




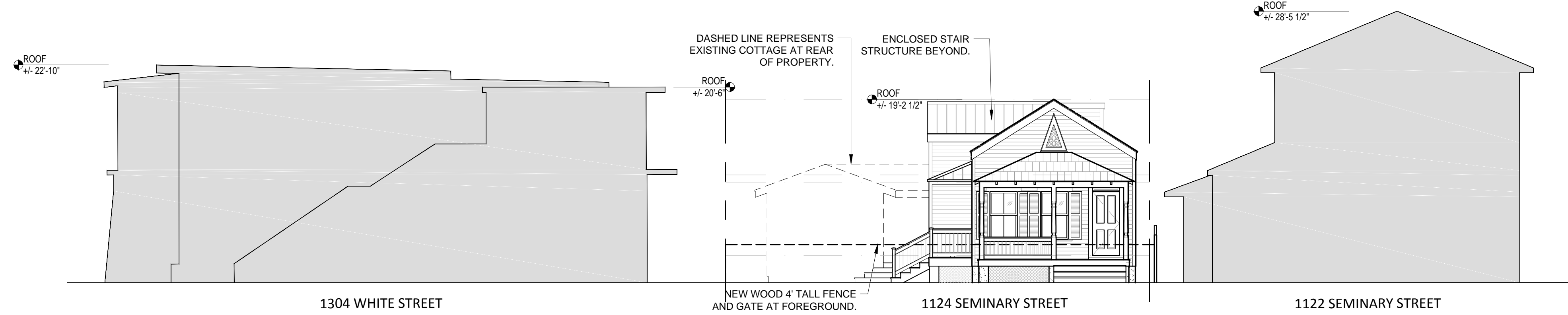
2 PROPOSED SOUTH STREET ELEVATION  
SCALE: 1/8"=1'-0"  
GRAPHIC SCALE: 1/8" = 1'-0"



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

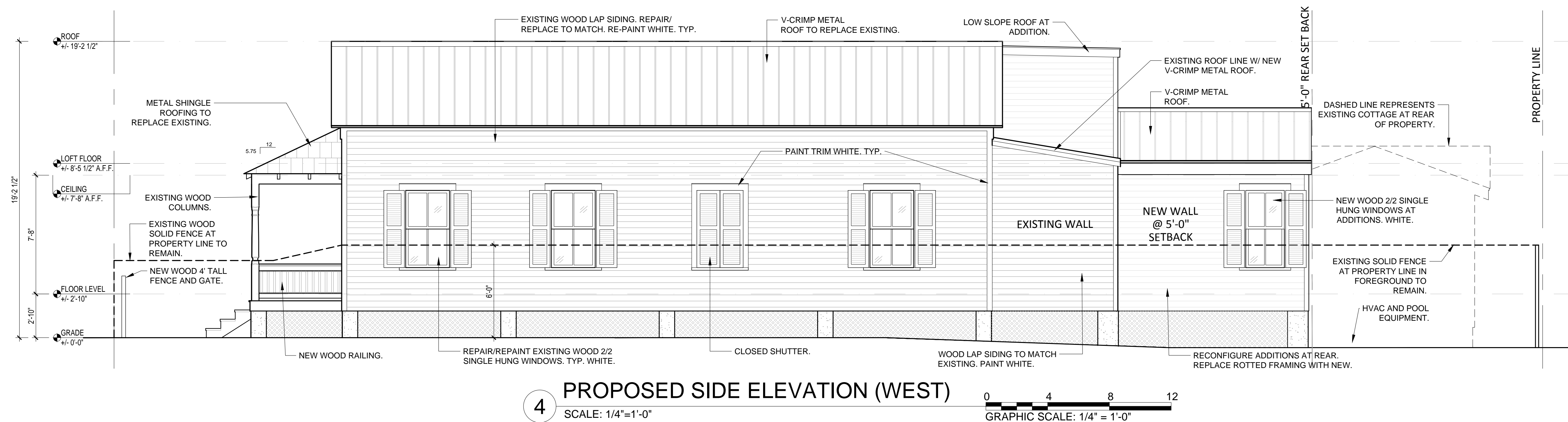
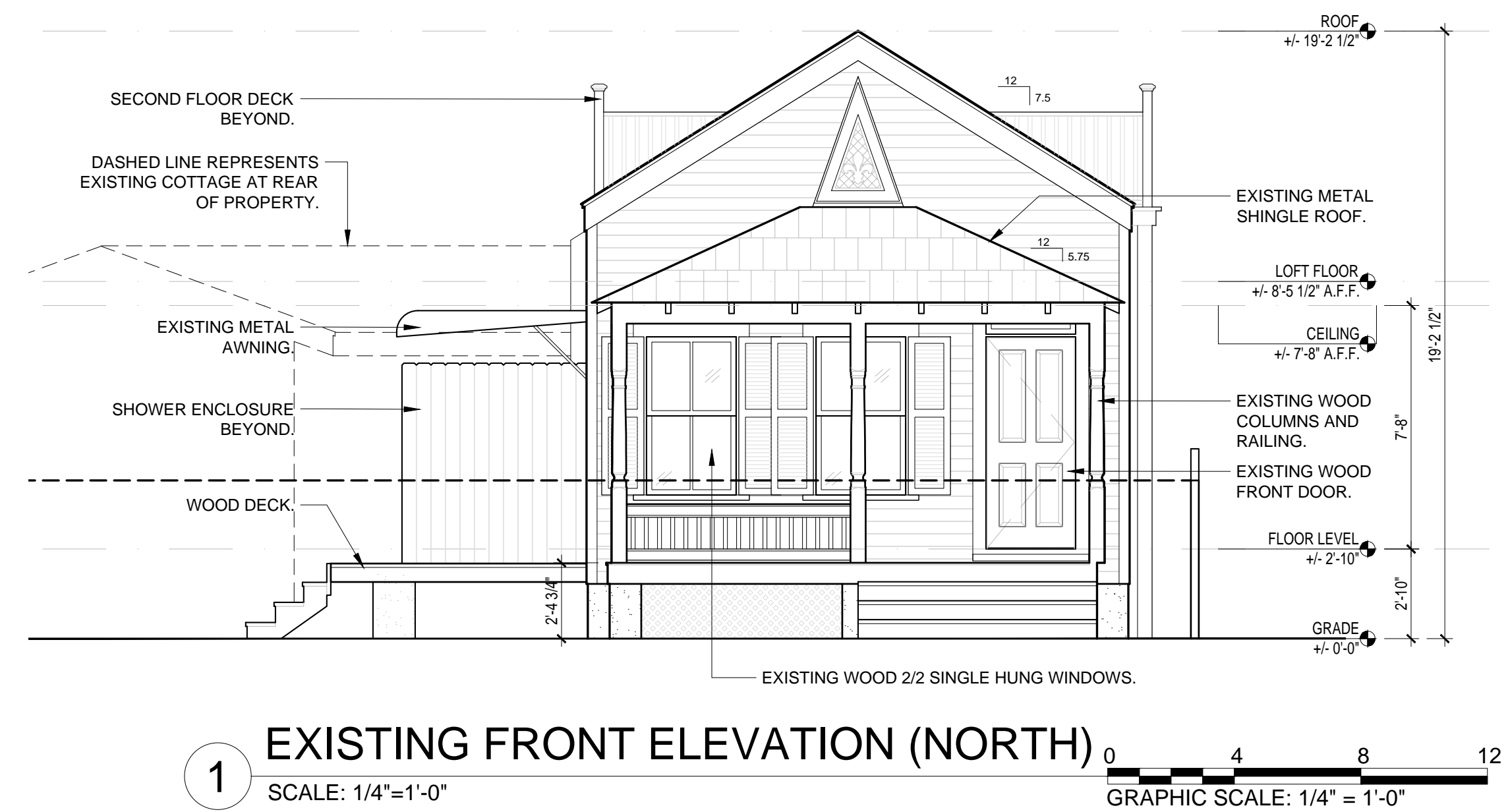
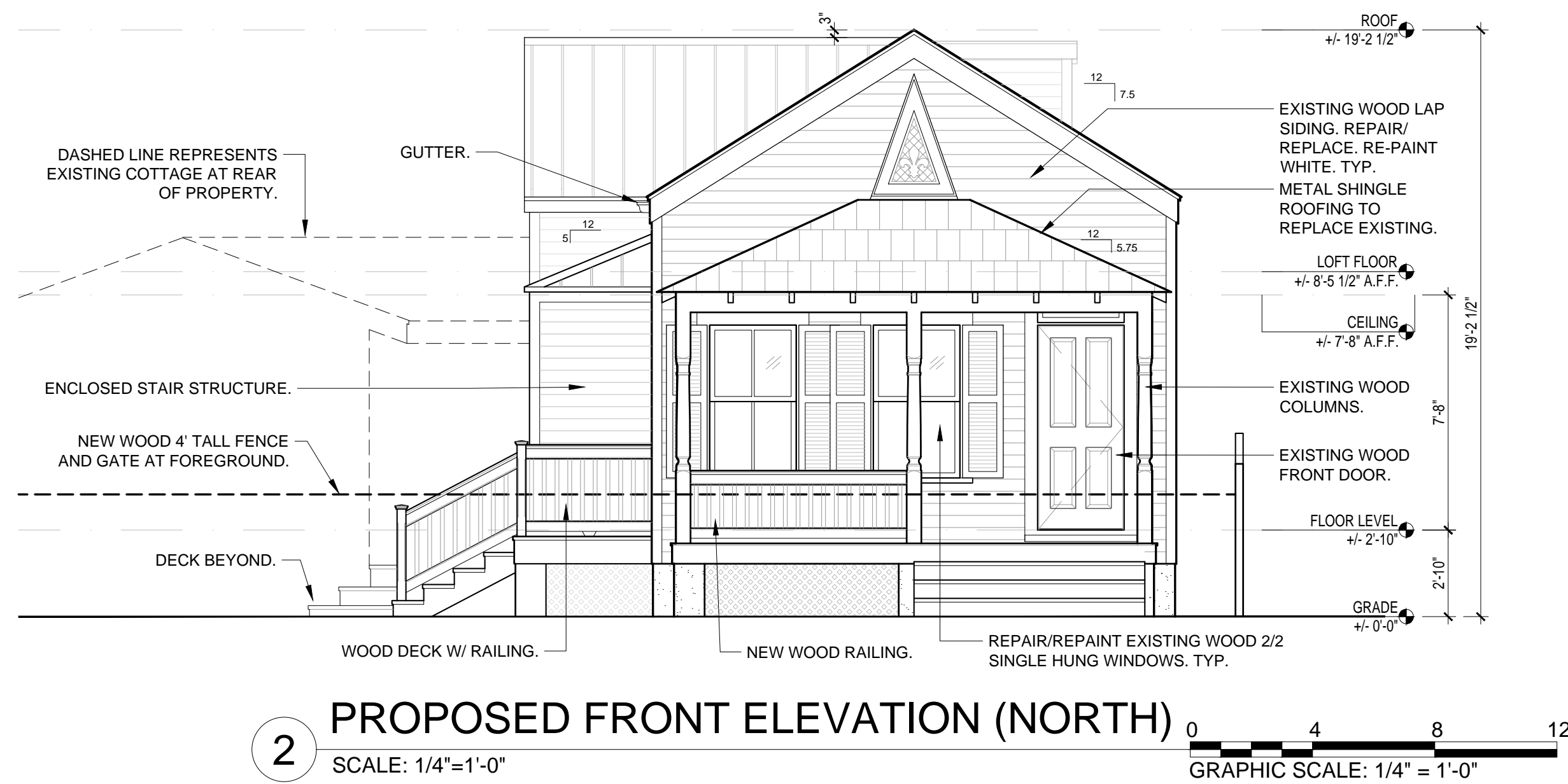


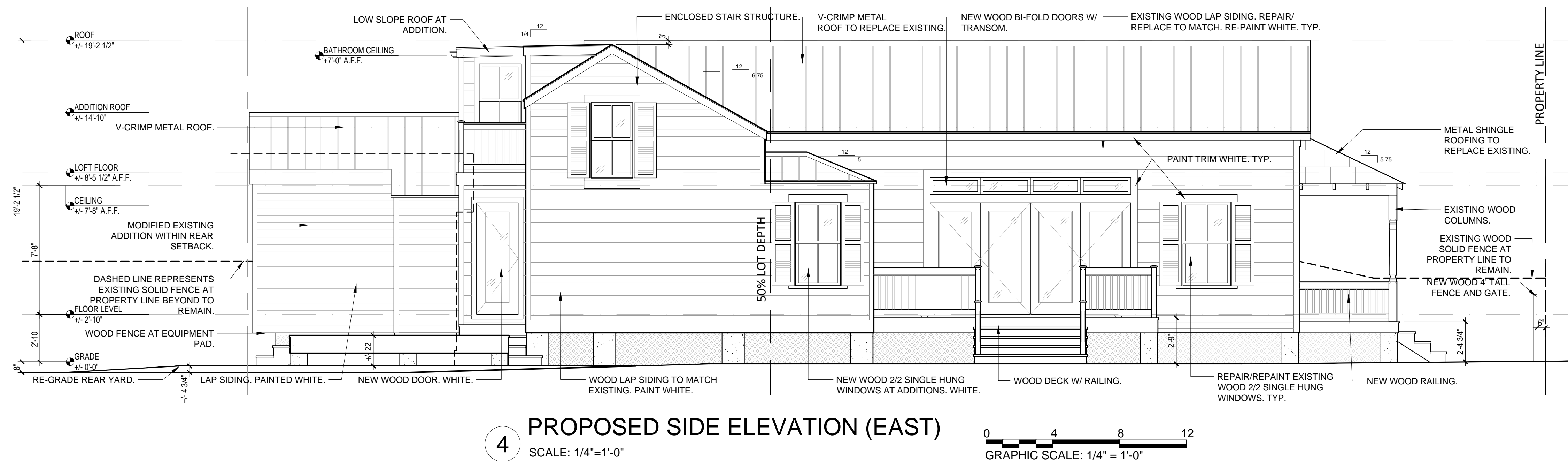
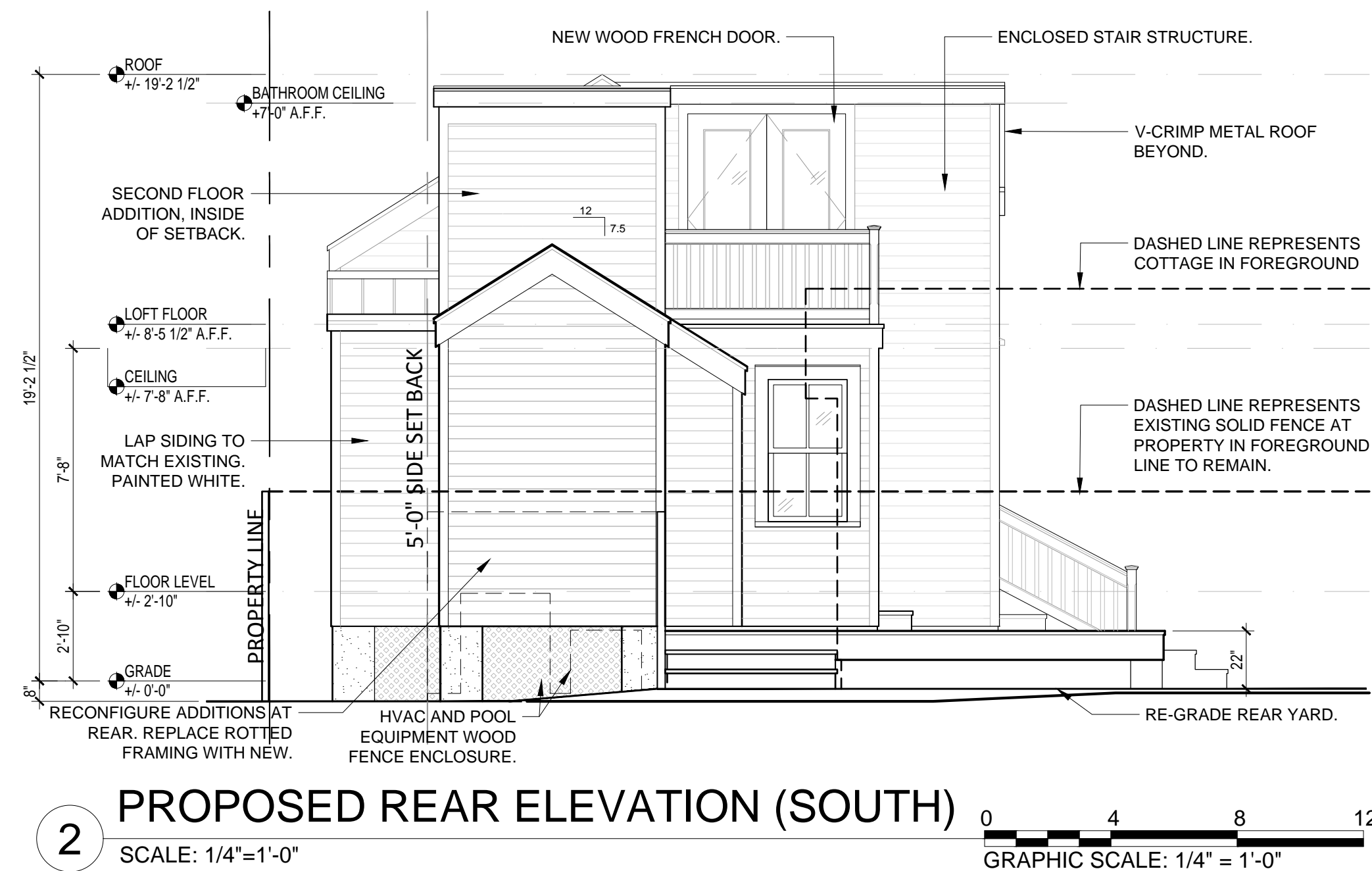
3 EXISTING SEMINARY STREET ELEVATION  
SCALE: 1/8"=1'-0"  
GRAPHIC SCALE: 1/8" = 1'-0"

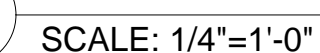
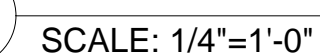
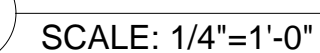
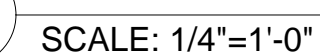
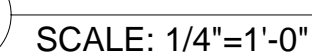
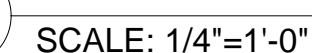
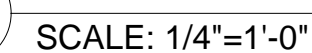
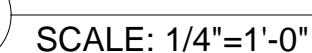


4 PROPOSED SEMINARY STREET ELEVATION  
SCALE: 1/8"=1'-0"  
GRAPHIC SCALE: 1/8" = 1'-0"









# 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](http://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

Notice of a public meeting of the Board of Directors of the City of Miami, Florida, to be held on the 1st day of May, 2014, at 10:00 a.m., in the Board Room, City Hall, 311 City Hall Plaza, Miami, Florida, for the purpose of discussing and voting on the proposed amendments to the City Charter, as set forth in the attached agenda.

The meeting is open to the public and anyone interested in the proposed amendments to the City Charter is invited to attend. For more information, please contact the City Clerk's Office at (305) 375-2000.



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