

### Historic Architectural Review Commission Staff Report for Item 4

**To:** Chairman Bryan Green and Historic Architectural Review

**Commission Members** 

**From:** Enid Torregrosa, MSHP

Historic Preservation Planner

Meeting Date: June 23, 2015

**Applicant:** Matthew Stratton, Architect

**Application Number:** H15-01-0130

Address: #415 Grinnell Street

### **Description of Work:**

New two-story structure and site work on vacant lot.

### Site Facts:

The main structure in the site is a contributing resource to the historic district. The historic house sits north to an empty parcel that is part of the property. The Planning Department rendered in 2012 a build back determination after the city condemned a dwelling unit that was latter demolished by the owners. The site in question has remained vacant. In May 2015, the Planning Board granted variances for detached habitable space for the back portion of the proposed house as well as a variance for open space.

### **Guidelines Cited in Review:**

 Additions and alterations/ New construction (pages 36-38a); specifically guidelines for new construction.

### **Staff Analysis**

The Certificate of Appropriateness in review proposes a new two-story frame structure that will be set on a vacant portion of the lot. The main façade design is a tripartite composition where the central volume serves as the main entrance, the left volume is a garage, and the

right volume reads as the main core of the house. Each of the three volumes is setback differently, which breaks the mass of the building at the pedestrian level. The new design is contemporary but incorporates forms and textures traditionally found in historic frame architecture.

Analyzing the main façade, the right side volume is a two-story structure with a gable roof where metal louvered panels are found on the front first floor facade. The pediment of this volume includes metal shingles as siding material. All windows will be metal impact resistant.

For the central two-story volume, the plan includes for the façade coral stone siding. The plan proposes aluminum nana doors and sidelights for the main entrance and second floor. A stainless steel cable railing system is also proposed at the second floor front porch.

The third and northernmost volume will have a small in depth gable roof attached to a parapet wall with stucco finish. Behind the parapet wall, the floor plans depict a roof deck.

Site improvements include the removal of an existing six-foot fence that at this time gives front privacy to the existing pool area. A four feet tall sliding gate to access the proposed garage is included in the plans.

All sides and back siding will be cement lap and metal v-crimp panels will cover the gable roofs. No additions or connections will be built between the new house and the existing historic structure.

### **Consistency with Cited Guidelines**

The current proposal includes the construction of a new two-story house that is large in footprint. The proposed design accomplishes lowering the scale and mass at visible street elevations by creating setbacks at the front yard, by breaking the front façade into volumes, and by creating different roofs. The proposed house will not read as a faux vernacular structure and will be in keeping with the scale, textures, and forms found within the surrounding urban context.

It is staff's opinion that the proposed new two-story house and minor site improvements are consistent with the guidelines for new construction.

### APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HAR	CAN 3	l n	2015
\$50.00 APPLICATION FEE NON-REFUNDABLE		. •	4010



### City of Key West

3140 FLAGLER AVENUE KEY WEST, FLORIDA 33040 Phone: 305.809.3956

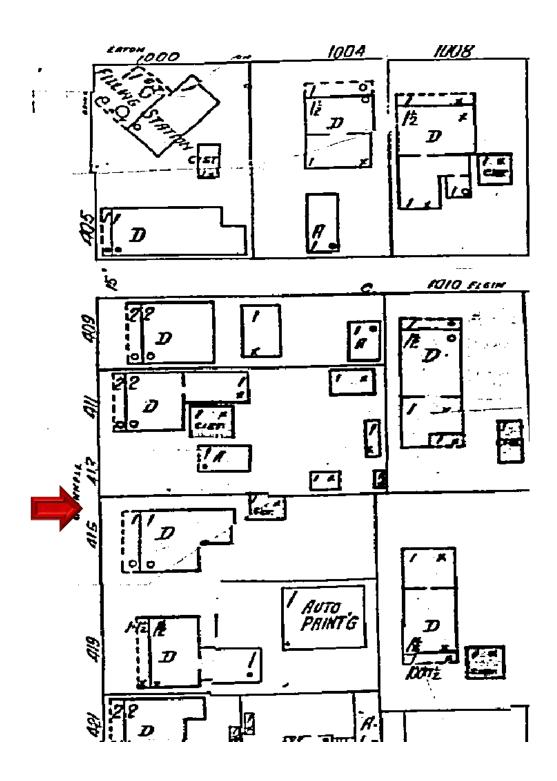
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ADDRESS OF PROPOSED PROJECT:	415 GRIN	INELL ST.	# OF UNITS
RE # OR ALTERNATE KEY:			
NAME ON DEED:	NEAL GANEM	& JOHH GILLIN	PHONE NUMBER (404) 944-1245
OWNER'S MAILING ADDRESS:	2644 NE 37	th p/Z.	EMAIL JAG641112@ADL. COM
	FT. LAUDERD	ALE, FL 33308	^
CONTRACTOR COMPANY NAME:	TI	3 D	PHONE NUMBER
CONTRACTOR'S CONTACT PERSON:			EMAIL
ARCHITECT / ENGINEER'S NAME:	MATTHEW S	TRATTON	PHONE NUMBER 923-9670
ARCHITECT / ENGINEER'S ADDRESS:	1901 S. ROO		EMAIL MATHEWE MSTRATTONARCHITE
	KEY WEST,	FL 33040	
HARC: PROJECT LOCATED IN HISTORIC	DISTRICT OR IS CONTRIB	UTING: YESNO (SE	EE PART C FOR HARC APPLICATION.)
CONTRACT PRICE FOR PROJECT OR ES	TIMATED TOTAL FOR MAT	"L., LABOR & PROFIT:	TBD
FLORIDA STATUTE 837.06: WHOEVER KNOWINGL PERFORMANCE OF HIS OR HER OFFICIAL DUTY S			TO MISLEAD A PUBLIC SERVANT IN THE
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DETAILED PROJECT DESCRIPTION INCL	UDING QUANTITIES, SQUA	RE FOOTAGE ETC.,	
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I'VE OBTAINED ALL NECESSÂRY APPROVALES OWNER PRINT NAME:	OM ASSOCIATIONS, GOV'T AGEN	CIES AND OTHER PARTIES AS AP QUALIFIER PRINT NAME:	PLICABLE TO COMPLETE THE DESCRIBED PROJECT:
OWNER SIGNATURE: data Manual 1736		QUALIFIER SIGNATURE:	
Notary Signature as to owner		Notary Signature as to qualifier:	
Notary Signature as to owner.  STATE OF FLORIDA; COLLETY OF MONROE WORTH	,	Notary Signature as to qualifier.	Oper: KEYWBLD Type: OC Drawer: 1 Date: 1/30/15 53 Keceipt no: 12296
STATE OF FLORIDA; COUNTY OF MONROES VIOR THIS DAY OF	N TO AND SCRIBED BEFORE ME 	STATE OF FLORIDA; COUNTY THISDAY OF	OF MONTOE. SWORNITO AND SCRIBED BEFORE ME
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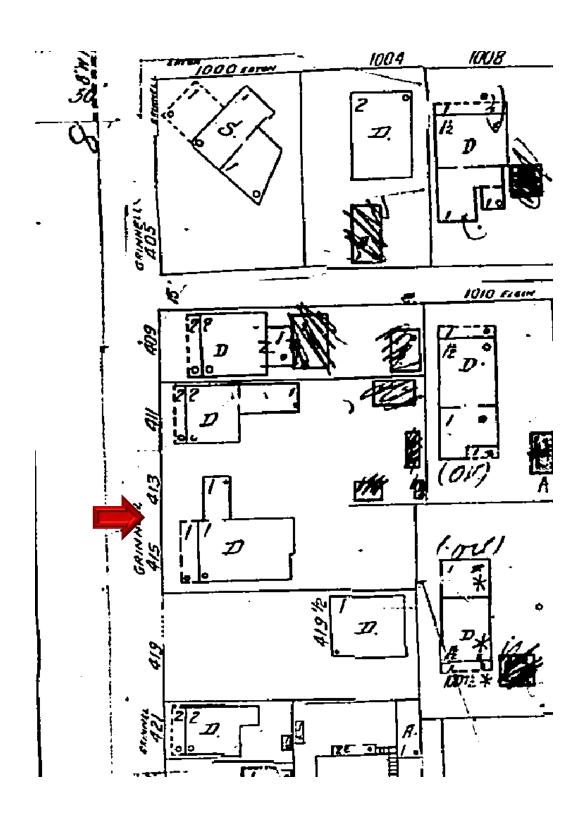
### PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJ	ECT: MAIN STRUCTURE AC	CCESSORY STRUCTURE SITE
FENCE STRUCTURES: 4 FT.  POOLS: INGROUND ABO PUBLIC POOLS REQUIRE BD. OF HEALTH PUBLIC POOLS REQUIRE BD. OF HEALTH ROOFING: NEW ROOF 5 V METAL  FLORIDA ACCESSIBILITY CODE: SIGNAGE: # OF SINGLE FA	LL PROJECTING AWNING _	0% OPEN PRIVATE PUBLIC ATION. ICATE OF OCCUPANCY AWNING BLT. UP TPO OTHER IN ACCESSIBILITY FEATURES. PLACE SKIN ONLY BOULEVARD ZONE
A / C:COMPLETELECTRICAL:LIGHTIN SERVICE:OVERPLUMBING:ONE SEWE RESTROOMS:M  PART C: HARC APPLIC APPLICATION FEES: PAINTING SINGLE FAM PLEASE ATTACH APPROPRIATE VARIANCES / R	ORKCOMMERCIAL EXH. HOOD TE SYSTEM AIR HANDLER CO. TE SYSTEM AIR HANDLER 1 PHASE THE ALATERAL PER BLDG INGROUND THE BLOWN AIR LATERAL PER BLDG INGROUND THE BLOWN AIR LATERAL PER BLDG INGROUND THE BLOWN AIR LATERAL PER BLOWN AIR	QUIPMENT LOW VOLTAGE  EE 3 PHASE AMPS  GREASE INTCPTRS LPG TANKS  CCESSIBLE  OF APPROPRIATENESS  COMMISSION REVIEW \$100
ATTENTION: NO BUILDING PERMITS WILL BE IS PLEASE SEND ELECTRONIC SUBMISSIONS TO: INDICATE TYPE OF CERTIFICATE. OF APPROPR	harc@cityofkeywest-fl.gov	TIONSIGNPAINTINGOTHER
ADDITIONAL INFORMATION:		
PROJECT SPECIFICATIONS: PLEASE PROVIDE F ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
DEMOLITION: PLEASE FILL OUT THE HARC APP	ENDIX FOR PROPOSED DEMOLITION.	
DEMOLITION OF HISTORIC STRUCTURES SIGNAGE: (SEE PART B) BUSINESS SIGN		C ARCHITECTURAL REVIEW COMMISSION.
BUSINESS LICENSE #	IF FAÇADE MOUNTED, SQ. FT. OF	

	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	I LOCATIONS AND COLORS.
OFFICIAL USE ONLY:	HARC STAFF OR COMMISSION REVI	IEW .
APPROVED NOT APPROVED	DEFERRED FOR FUTURE CONSID	DERATION 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 CHAIRPET	RSON SIGNATURE AND DATE:
PART D: STATE OF FI	LORIDA OFFICIAL NOTIFICA	TIONS AND WARNINGS
		MMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR
IMPROVEMENTS TO YOUR PROPERTY. A NOTICE O	OF COMMENCEMENT MUST BE RECORDED WITH	HTHE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE UNDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.
I AGREE THAT I WILL COMPLY WITH THE PROVISK	ONS F. S. 469.003 AND TO NOTIFY THE FLORIDA	FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. RICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS
		LY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT
		RPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.
FEDERAL LAW REQUIRES LEAD PAINT ABATEMEN	NT PER THE STANDARDS OF THE USDEP ON ST	RUCTURES BUILT PRIOR TO 1978.
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHI	IEF BUILDING OFFICIAL:	CBO OR PL. EXAM. APPROVAL:
HARC FEES: BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:
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#415 Grinnell Street Sanborn map 1948



#415 Grinnell Street Sanborn map 1962

## PROJECT PHOTOS



#411 Grinnell Street circa 1965. Monroe County Library



#415 Grinnell Street circa 1965. The structure was moved to the back of the lot and latter demolished. Monroe County Library



411 GRINNELL 413 GRINNELL 415 GRINNELL

### **CONJOINED PARCELS WITH BUILDBACK RIGHTS**

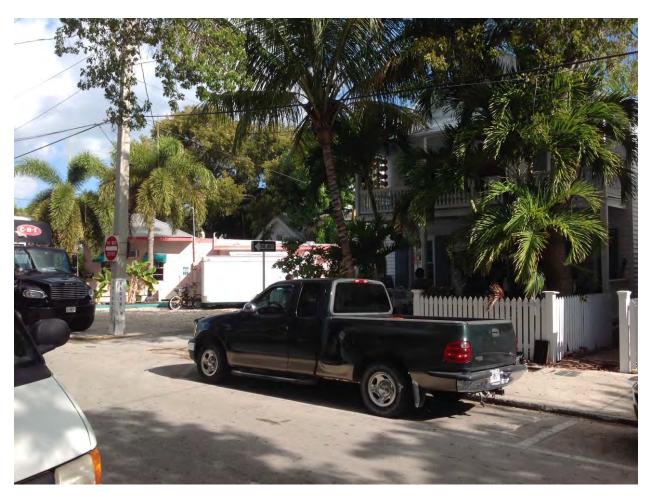


EXISTING CURB CUT, ROLLING GATE AND DRIVEWAY



**409 GRINNELL – NEIGHBOR TO LEFT** 

**411 GRINNELL** 



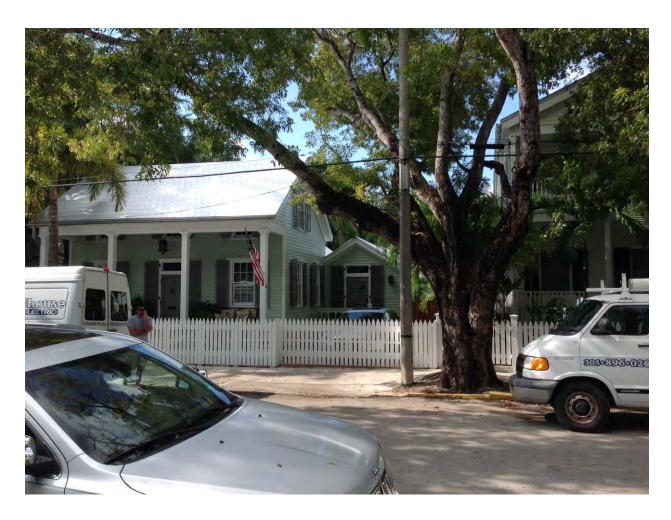
**NEIGHBORS TO LEFT (TOWARD EATON STREET)** 



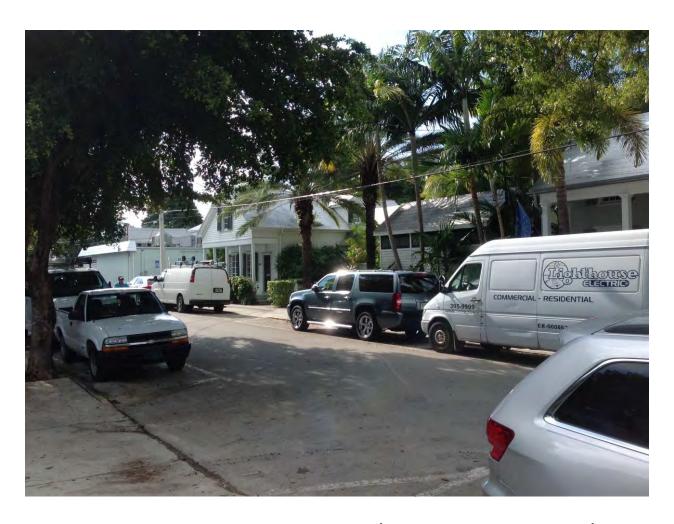
**NEXT DOOR NEIGHBOR TO EAST – EDEN HOUSE STORAGE + WORKSHOP AREA** 



**NEIGHBORS TO EAST (TOWARD FLEMING STREET)** 



**NEIGHBORS ACROSS GRINNELL STREET** 



**NEIGHBORS ACROSS GRINNELL STREET (TOWARD FLEMING STREET)** 



**NEIGHBOR TO REAR (YELLOW HOUSE)** 

SOUTHEAST CORNER OF GRINNELL STREET AND ELGIN LANE **ELGIN LANE** BENCHMARK: FND MAG NAIL IN PAVEMENT 16' RIGHT OF WAY TOTAL EL. =  $3.64' \text{ NGVD } 29 \text{ } \odot$ 102.5' PER AJOINING LEGAL DESCRIPTION RE NO. 5230 METES AND BOUNDS FOUND 1/2" IRON PIPE NO IDENTIFICATION OFFSET 0.7' S'LY FOUND NAIL 0.2' E'LY OF THE ĨAND DISC STAMPED 'F,ЫH\' CALCULATED FENCE CORNER **SW'LY** PROPERTY CORNER 1.6' E'LY (OUT) 2749 100.50 1.9 S'LY (ÌN) ADJACENT STRUCTURE POC/POB  $100.5' (100'^{\dagger} 6" - DEED)$ >BŘIĆK WOOD FENCE (TYP) Official Records ×3.90 Book 2563, Page 332 CONC WATER. PRIVACY WALL DEED) PAD METERS 1,0<sup>1</sup>.5' -TWO STORY STRUCTURE 26. ONE STORY STRUCTURE FINISHED FLOOR FINISHED FLOOR ELEVATION: 5.72' COVERED 000w (26, ELEVATION: 5.72' Official Records Book 2563, Page 332 411 GRINNELL ŠTREET STAIRS -2' ± GAP WEST PROPERTY LINE 1010 ELGIN LANE RE NO. 5270 POC/POB METES AND BOUNDS Official Records OVERALI Book 2603, Page 2305 POC "AND ALSO" OVERALL POB "AND ALSO" 93\*39'0" Official Records A/C Official Records Book 2563, Page 332, Book 2563, Page 332 "AND ALSO" Official Records Book 2563, Page 332 83.33 STREET Official Records 33 Book 2603, Page 2305 , conc. 83 415 GRINNELL STREET WATER S NW'LY METER GRINNELL
16' RIGHT OF FENCE CORNER -WATER METERS FENCE CORNER 1.9' E'LY (OUT) Official Records Book 2574, Page 2328 RE NO. 5380 VACANT LAND GRINNELL STREET METES AND BOUNDS "EDEN HOUSE" 100.5' (100' 6" - DEED) FOUND 1/2" IRON POC/POB4\* FOUND NAIL AND NE'LY 100.50' FENCE POST: 0.7' ROD NO DISC IN FENCE POST Official Records IDENTIFICATION Book 2574, Page 2328, N'LY (IN) 0.7' W'LY RE NO. 5310 IDENTIFICATION (IN) METES AND BOUNDS ILLEGIBLE (FENCE POST OCCÚPIES PROPERTY CORNER) NOTES: THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET. TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPM = METAL UTILITY POLE
UPW = WOOD UTILITY POLE
UPW = WOOD UTILITY POLE
VB = VIDEO BOX P = PLATFOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. FI = FENCE INSIDEPC = POINT OF CURVE C&G = 2' CONCRETE CURB & GUTTER FND = FOUNDPCC = POINT OF COMPOUND THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED FO = FENCE OUTSIDECB = CONCRETE BLOCK FOL = FENCE ON LINE
GB = GRADE BREAK
GI = GRATE INLET PCP = PERMANENT CONTROL PL = POINT OF INTERSECTION CL = CENTERLINE CLF = CHAINLINK FENCE

PK = PARKER KALON NAIL
PM = PARKING METER
POB = POINT OF BEGINNING

ROWL = RIGHT OF WAY LINE

SMH = SANITARY MANHOLE

R/W = RIGHT OF WAY SCO = SANITARY CLEAN-OUT

SV = SEWER VALVE
TB = TELEPHONE BOX
TBM = TIDAL BENCHMARK
TMH = TELEPHONE MANHOLE

SPV = SPRINKLER CONTROL VALVE

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PT = POINT OF TANGENT
R = RADIUS
ROL = ROOF OVERHANG LINE

 $VB = VIDEO BOX \\ WD = WOOD DECK$ 

WDF = WOOD FENCE

WL = WOOD LANDING

WM = WATER METER

WV = WATER VALVE

WRACK LINE = LINE OF DEBRIS

GL = GROUND LEVEL

GW = GUY WIRE HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD

L = ARC LENGTH

LE = LOWER ENCLOSURE LS = LANDSCAPING M = MEASURED MB = MAILBOX

MHWL = MEAN HIGH WATER LINE MTLF = METAL FENCE

NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)
NTS = NOT TO SCALE

OHW = OVERHEAD WIRES

CM = CONCRETE MONUMENT CONC = CONCRETE

D = DEED

DEASE = DRAINAGE EASEMENT

DELTA = DELTA ANGLE

FFE = FINISHED FLOOR ELEVATION

DMH = DRAINAGE MANHOLE

C/S = CONCRETE SLAB CVRD = COVERED

EB = ELECTRIC BOX

= FLEVATION

ENCL = ENCLOSURE

1"=10'

-/-/-

OF

KΒ

NORTHWESTERLY CORNER

OF GRINNELL AND FLEMING STREETS

-IELD WORK 04/04/14

INVOICE #: 14032501

SCALE:

EVISION

SHEET 1

DRAWN BY:

CHECKED BY:

BEARING BASE ASSUMED PER DEEDS

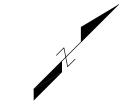
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS: 411 GRINNELL STREET 415 GRINNELL STREET VACANT LAND, GRINNELL STREET KEY WEST, FLORIDA

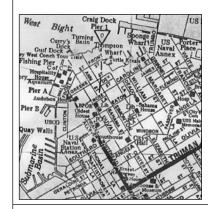
ELEVATIONS SHOWN AS X.XX REFER TO NGVD29 VERTICAL DATUM

FLOOD ZONES REFER TO NGVD 29 AS PER FIRM MAPS

I HAVE CONSULTED THE FEDERAL **EMERGENCY MANAGEMENT AGENCY** FLOOD INSURANCE RATE MAP -COMMUNITY NO.: 120168 MAP NO.: 12087C-1516K MAP DATE: 02-18-05 PROPERTY APPEARS TO BE IN FLOOD ZONE: AE 7 NGVD 29 DATUM.



**NORTH** ASSUMED FROM LEGAL DESCRIPTION SCALE: 1" = 10'



LOCATION MAP - NTS

MAP OF BOUNDARY SURVEY PART OF SUBDIVISION FIVE AND SIX JOHN LOWE JR. AND JAMES R. CURRY'S SUBDIVISION, BOOK "J" OF DEEDS PART OF LOT 4, SQUARE 32 WILLIAM A. WHITEHEAD'S MAP ON THE ISLAND OF KEY WEST

### LEGAL DESCRIPTION -

(per Warranty Deed Doc# 1876995, Official Records Book 2563, Page 332 Monroe County

On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot Three (3) in Square Thirty—Two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James R. Curry's sub-division of said Lot Three (3) of said Square Thirty—Two (32), which said subdivision is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida records: COMMENCING at a point on the Northeast side of Grinnell Street, distant Tweny-six (26) feet and Eight (8) inches from the Southeast corner of Grinnell Street and Elgin Lane and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

### AND ALSO

On the Island of Key West, and known on William A. Whitehead's Map of the said Island delineated in February A.D. 1829 as part of Lot Three (3) in Square Thirty—Two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe, Jr., and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32); which said subdivison is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida Records: COMMENCING at a point on the Northeast side of Grinnell Street, distant 53.33 feet from the Southeast corner of Grinnell Street and Elgin Lane thence Northeasterly and at right angles for a distance of 28.30 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northeasterly along a prolongation of the preceding course for a distance of 16.33 feet; thence Southeasterly and along a line deflected 93°39' to the right for a distance of 1.04 feet; thence Southwesterly and at right angles for a distance of 16.31 fee back to the

(per Exhibit "A" Doc# 1887217, Official Records Book 2574, Page 2328, Monroe County Records) On the Island of Key West, known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as part of Lot Four (4), Square Thirty—two (32) Commencing at a point on the northeasterly side of Grinnell Street, distant One Hundred Forty—six (146) feet Northwesterly from the corner of Grinnell and Fleming Streets and from said point running along the line of Grinnell Street in a Northwesterly direction Thirty (30) feet, thence at right anlges in a Northeasterly direction One Hundred (100) feet Six (6) inches; thence at right angles in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction One Hundred (100) fee Six (6) inches out to Grinnell Street to the point

(per Exhibit "A" Doc# 1912052, Official Records Book 2603, Page 2305, Monroe County Records) 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 Lot Three (3) in Square Thirty—two (32), but better known as part of sub-divisions Five (5) and Six (6) of John Lowe, Jr., and James Lowe, Jr. and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32) which said sub-division is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records; Commencing at a point on the North East side of Grinnell Street, distant Fifty three (53) feet and Four (4) inches from the South East corner of Grinnell Street and Elgin Lane, and runs thence in a Southeasterly direction along Grinnell Street, Twenty—six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty—six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

LEGAL DESCRIPTIONS SURVEYED AS ONE SITE AT THE REQUEST OF CLIENT

CERTIFIED TO -

JOSEPH NEAL GANEM

LAND SURVEYING, INC. PROFESSIONAL SURVEYOR AND MAPPER, LB 7846.

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043 OFFICE (305) 872 - 1348 FAX (305) 872 - 5622

HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN

SEAL OF A FLORIDA SURVEYOR AND MAPPER

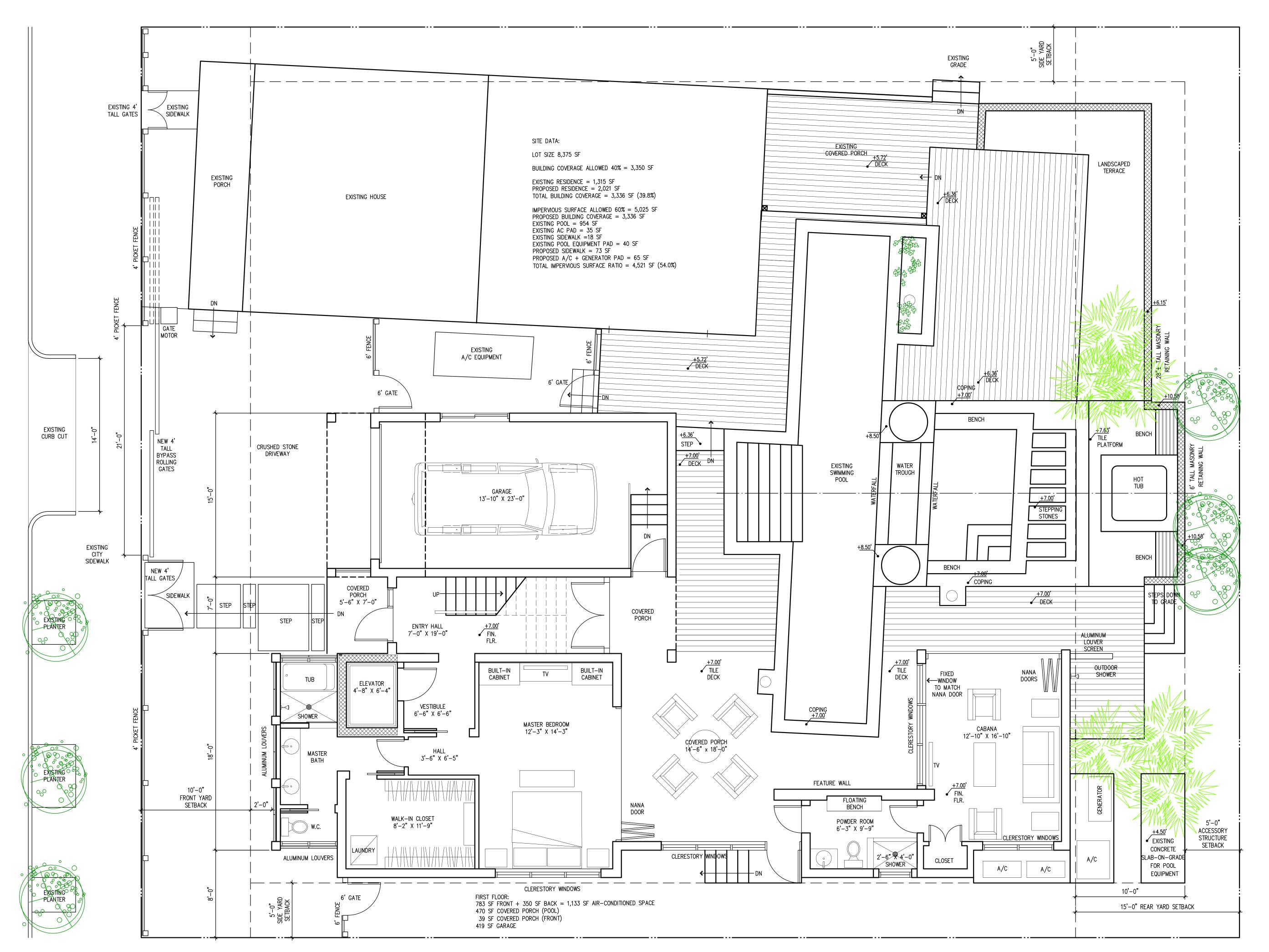
MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE. ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED. WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER. WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



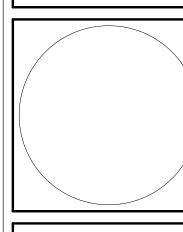
**HARC** 

New Residence

GRINNELL STREE

Key West, FL 33040

H



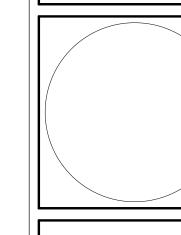
1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670 mstrattonarchitect@gmail.com

W. Stradon ARCHITECTURE

Date 1.28.15

Project # 1411

**HARC** 



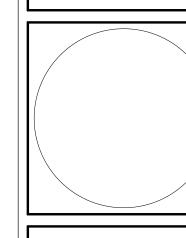
1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670 mstrattonarchitect@gmail.com

1.28.15 Date Project # 1411

SECOND FLOOR PLAN
1/4"=1'-0"

**HARC** 

New Residence 115 GRINNELL STRE Key West, FL 33040



1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670 mstrattonarchitect@gmail.com

> M. Stratton ARCHITECTURE

Date 1.28.15

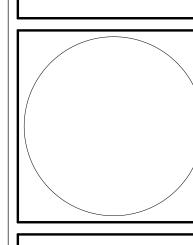
Project # 1411

ROOF PLAN
1/4"=1'-0"

FRONT ELEVATION FACING GRINNELL STREET 1/4"=1'-0"

**HARC** 

New Residence 415 GRINNELL STREI Key West, FL 33040



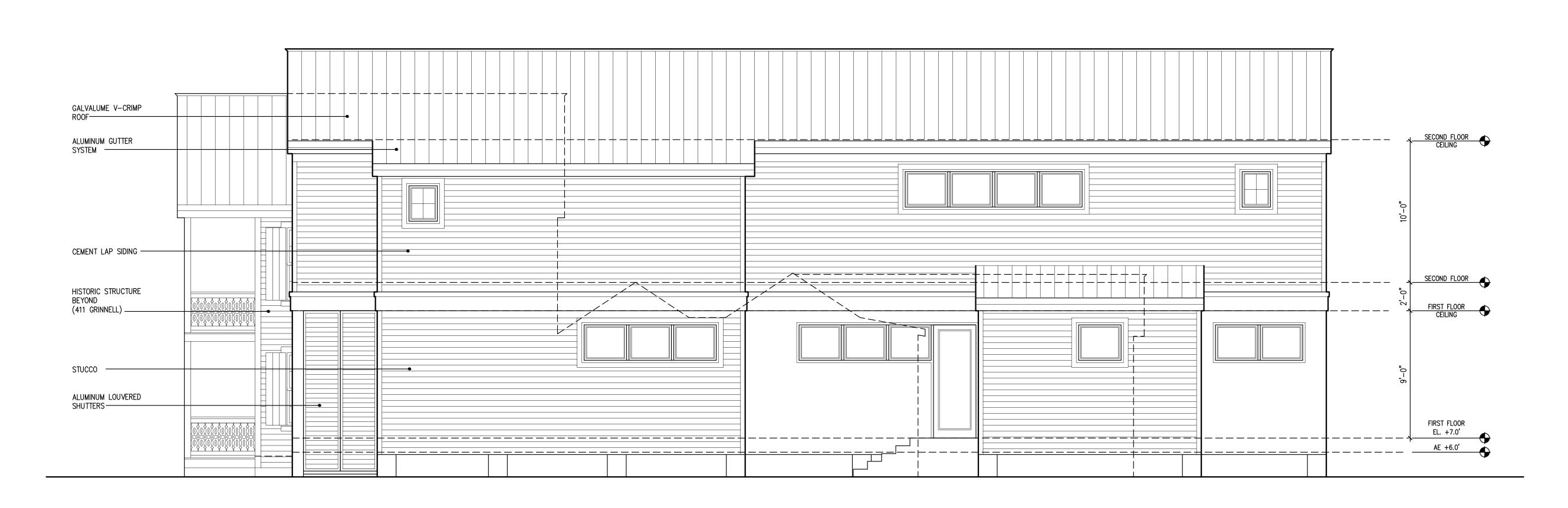
1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
mstrattonarchitect@gmail.com

M. Stratton ARCHITECTURE

Date 1.28.15

Project # 1411

SIDE ELEVATION (NORTH) FACINIG EXISTING HOUSE 1/4"=1'-0"

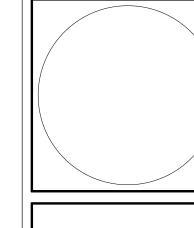


SIDE ELEVATION (SOUTH)

1/4"=1'-0"

**HARC** 

New Residence
415 GRINNELL STREET
Key West, FL 33040



1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670

> M. Stradton ARCHITECTURE

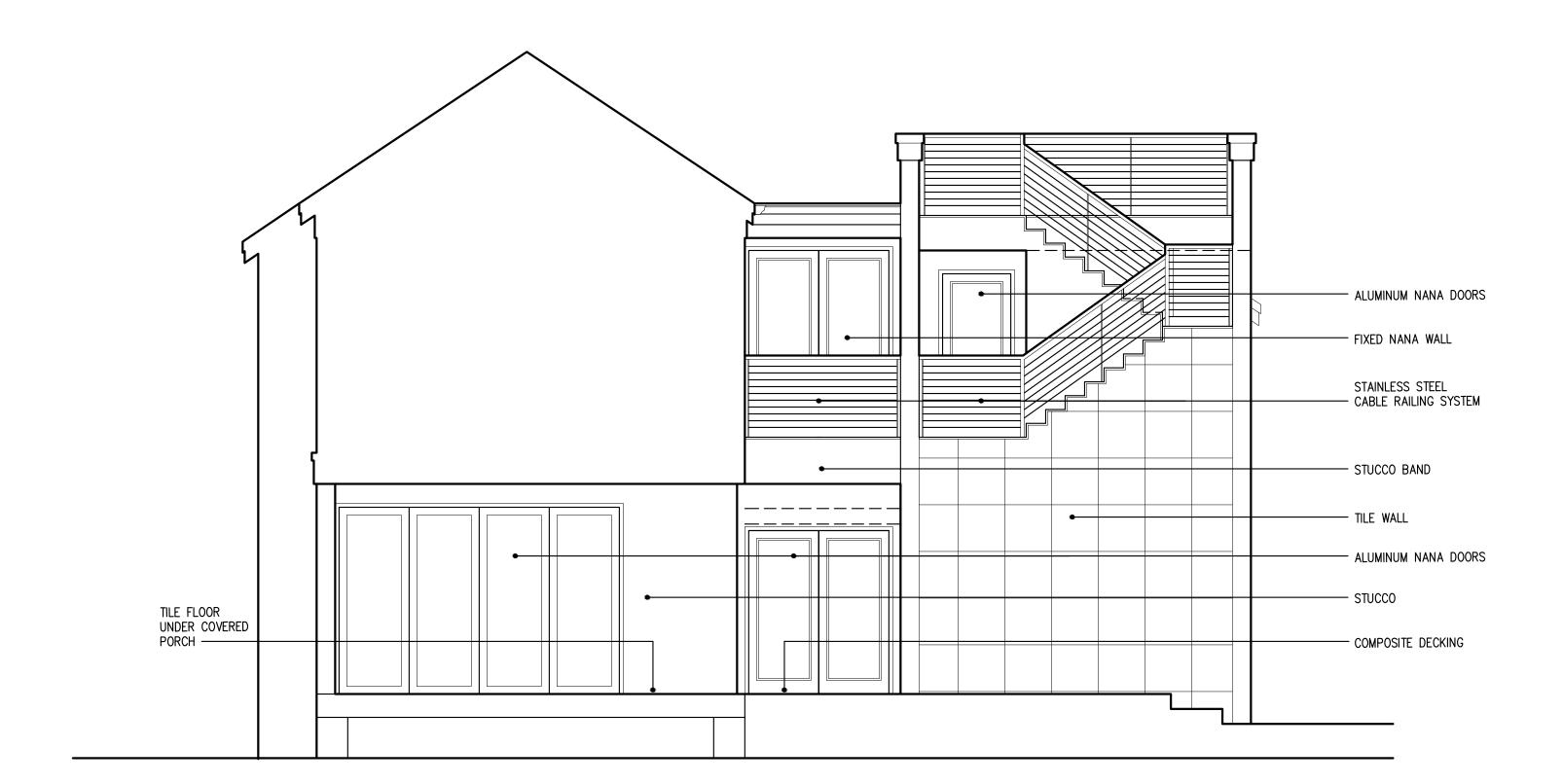
Date 1.28.15

Project # 1411



REAR ELEVATION (EAST)

1/4"=1'-0"

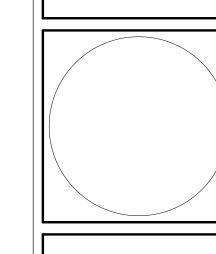


PARTIAL REAR ELEVATION (EAST)

1/4"=1'-0"

**HARC** 

415



1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670 mstrattonarchitect@gmail.com

1.28.15 Date

Project # 1411







SIGHT LINE FROM ROOF SIGHT LINE FROM ROOF 409 GRINNELL SET BACK APPROXIMATELY 8' FROM GRINNELL ST. PROPERTY LINE 421 GRINNELL SET ON GRINNELL ST. PROPERTY LINE 419 GRINNELL

(WORK SHED / STORAGE FOR EDEN HOUSE)

SET BACK APPROXIMATELY

45' FROM GRINNELL ST. PROPERTY LINE 411 GRINNELL SET BACK 4'-4" FROM GRINNELL STREET PROPERTY LINE PROPOSED 415 GRINNELL SET BACK 12' FROM GRINNELL STREET PROPERTY LINE SET BACK 17' FROM GRINNELL STREET PROPERTY LINE

**HARC** 

New Residence **5 GRINNELL STREET**Key West, FL 33040 415

1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670 mstrattonarchitect@gmail.com

6.3.15 Date Project # 1411

GRINNELL STREETSCAPE
1/8"=1'-0"

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 23, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

### NEW TWO-STORY STRUCTURE AND SITE WORK ON VACANT LOT

### FOR- #415 GRINNELL STREET

**Applicant- Matthew Stratton, Architect** 

**Application # H15-01-0130** 

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 305-809-3973 or visit our website at <a href="https://www.cityofkeywest-fl.gov">www.cityofkeywest-fl.gov</a>.

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

# PROPERTY APPRAISER INFORMATION

» Tax Collector

### **Monroe County Cities**

- » City of Key West
- » City of Marathon
- » City of Key Colony Beach
- » City of Layton
- » Islamorada, Village of Islands

### First Time Home Buyer (IRS)

- » Cancellation of Debt Flyer (English)
- » Cancellation of Debt Flyer (Spanish)
- » 1st Time Homebuyers Fact Sheet
- » 1st Time Homebuyers Basic Information
- » 1st Time Homebuyers Scenarios
- » 1st Time Homebuyers O& A's

### **IRS Links**

- » Make Work Pay Credit
- » Energy Conservation Credit

### Other Links

- » FL Dept Rev Property Tax Oversight
- » Census Info

### **Property Record Card -**

Maps are now launching the new map application version.

Return to Search Results | Modify Search | New Search | Send Email to MCPA Regarding this Parcel | Estimate Taxes on this Parcel

Previous Record Alternate Key: 1005428 Parcel ID: 00005240-000000 Next Record

### **Ownership Details**

Mailing Address: GANEM JOSEPH NEAL 2644 NE 37TH DR FORT LAUDERDALE, FL 33308-6325 All Owners:

GANEM JOSEPH NEAL, GILLIN JOHNNY ALLEN R/S

### **Property Details**

Property Search -- Monroe County Property Appraiser

PC Code: 01 - SINGLE FAMILY

Millage

10KW

Affordable

No

Housing: Section-

Group:

Township- 06-68-25

Range:

Property

Location: 411 GRINNELL ST KEY WEST

KW PT LTS 3 AND 4 SQR 32 J-627 B3-386 ZZ-201 OR63-464/65 OR68-23/24 OR133-33/34 OR679-

422 OR824-1986D/C OR855-216/218(PETITION) OR900-1286(ORDER) OR945-1003/04R/S OR1150-2493/94 OR1226-1232AFFD OR1233-1953/54EST OR1233-2265/66EST OR1269-1640 OR1269-1641/44 OR1309-118/20 OR1312-167/69R/S OR1515-1213/15 OR2162-648D/C OR2162-

Legal . . . 649D/C OR2162-647 OR2356-1521/1524(ORDER) OR2549-1016ORD OR2563-332/33 OR2574-2300/2302P/R OR2574-2303/2305Q/C OR2574-2306/2309Q/C OR2574-2310/2312Q/C OR2574-

Description: 2500/2502P/R OR25/4-2505/2505Q/C OR25/4-2506/2509Q/C OR25/4-2510/2512Q/C OR25/4-2510/20/20/20/20/20/C OR25/4-2510/20/20/C OR25/4-2510/20/20/C OR25/4-2510/20/20/C OR25/4-2510

2325/2327Q/C OR2574-2328/30P/R OR2575-1240/1242U/T OR2594-301/303-C OR2594-304/306-C OR2594-1529/1531-C OR2595-1303/1305-C OR2596-2423/2425C OR2596-2426/2428C OR2596-

2429/2431C OR2598-363/366C OR2598-367/369(AFFD) OR2603-2305/2307C OR2685-

786/787(AMD ORDER)

### Click Map Image to open interactive viewer



### **Land Details**

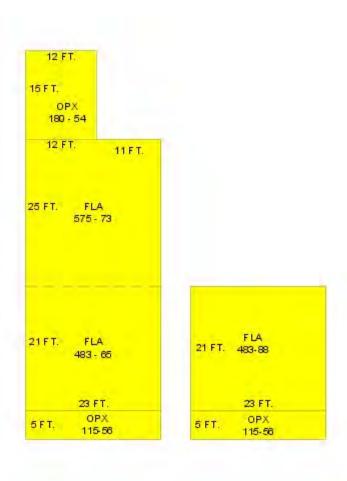
Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	101	3,015.00 SF
010D - RESIDENTIAL DRY	27	101	2,680.00 SF

### **Building Summary**

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1541
Year Built: 1918

### **Building 1 Details**

Building Type Effective Age Year Built Functional Obs	R1 5 1918 0	Condition Perimeter Special Arch Economic Obs	A 226 0 0	Quality Grade Depreciation % Grnd Floor Area	550 3 1,541
Inclusions:	R1 includes 1 3-fixture	bath and 1 kitchen.			
Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	CONC BLOCK
Heat 1	FCD/AIR DUCTED	Heat 2	NONE	Bedrooms	3
Heat Src 1	ELECTRIC	Heat Src 2	NONE		
Extra Features:					
2 Fix Bath	1	Vacuum			0
3 Fix Bath	1	Garbage Dispos	al		0
4 Fix Bath	0	Compactor			0
5 Fix Bath	0	Security			1
6 Fix Bath	0	Intercom			0
7 Fix Bath	0	Fireplaces			0
Extra Fix	0	Dishwasher			0



### Sections:

	ions.								
Nbr Type		Ext Wall # Year Attic A/C Basement Stories Built Attic A/C		Basement %	Finished Basement %	Area			
1	FLA	12:ABOVE AVERAGE WOOD	1	2013		Y			575
2	OPX		1	2013					180
3	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	Y	0.00	0.00	483
4	OPX		1	1989	N	N	0.00	0.00	115
5	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	Y	0.00	0.00	483
6	OPX		1	1989	N	N	0.00	0.00	115

### **Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	108 SF	0	0	2014	2015	2	30
2	FN2:FENCES	960 SF	160	6	2014	2015	2	30

### **Appraiser Notes**

FOR THE 2014 TAX ROLL RE 00005250-000000 AK 1005436 (PT LOT 3 SQR 32) AND RE 00005300-000000 AK 1005487 (PT LOT 4 SQR 32) HAVE NOW BEEN COMBINED WITH THIS PARCEL PER PROPERTY OWNERS REQUEST. SEE UNITY OF TITLE RECORDED IN OR2575-1240/1242.

### **Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	04-1530 (	05/12/2004	09/29/2004	2,500	Residential	ROOF REPAIR
1	06-2703 (	05/03/2006	07/02/2007	5,933	Commercial	INSTALL V-CRIMP METAL ROOFING
1	12-3725	10/25/2012	08/28/2013	16,000		PROVIDE ROUGH & TRIM, 3 WC,4 LAVS,2 SHOWERS, 1 KITCH SINK
1	12-3726	10/25/2012	08/28/2013	6,000		INSTALL ONE 2.5 TON AND ONE 2 TON, 18 DROPS
1			08/28/2013			NEW FOUNDATION, RAISE HOUSE, NEW WINDOWS, INTERIOR FRAMING, DRYWALL, CABINETS,FLOORING, TILE, EXTERIOR SIDING, 10X10 ADDITION, GAZEBO
1	12-3724	10/24/2012	08/28/2013	18,000	Commercial	INSTALL 200A' 120/240V; 1 PH, 3W OVEARHEAD SERVICE ENTRANCE, INTALLATION OF BRANCH CIRCUITRY, BOXES, DEVICE RINGS, DISCONNECTING MEANS & OVER CURRENT PROTECTION FOR LIGHTING, POWER, HVAC EQUIPMENT AND W/H
1	13-0424 (	02/05/2013	08/28/2013	14,000	Commercial	1. (24) SPEAKERS PREWIRE 16/2 2. (8) KEYPAD CONTROL LOCATIONS CAT SE WITH 16-4 SPEAKER WIRE 3. (12) DATA LOCATIONS CAT SE 4. (12) PHONE LOCATIONS CAT SE 5. (12) RG6Q TV/RF LOCATIONS 6. 2 HDMI VIDEO RUNS 7. (4) CAT SE CAMERA LOCATIONS 8. PREWIRE TO INCLUDE TINNED OUTDOOR WIRE
1	13-0701 (	02/27/2013	08/28/2013	7,720	Commercial	INSTALL 900 SF OF 26G V-CRIMP METAL ROOFING AND 50 SF OF TPO SINGLE PLY ON THE NEW REAR ADDITION
1	13-0813 (	03/01/2013	08/28/2013	1,040	Commercial	INSTALL SECURITY ALARM KEYPAD & 2 MONITORED SMOKE DETECTORS PLA. BOARD
1	13-1963 (	05/03/2013	08/28/2013	500	Residential	BUILD CONCRETE SLAB FOR ALL KEYS EQUIPMENT.
1	13-1715 (	04/26/2013	08/28/2013	975	Residential	SET A 200# TANK AND SECURE 47 GALLONS THEN RUN LINE FROM TANK TO THE HOUSE UNDERGROUND THEN ATTACH THE LINE TO UNDER SIDE TO HOUSE AND RUN IT TO A WATER HEATER & A STOVE AND SECURE LINE. DON'T INCLUDE CONCRETE SLAB.
1	13-2144 (	05/21/2013	08/28/2013	6,000	Residential	ALL OPENINGS W/LEAN PANELS.
	13-5092	12/04/2013	12/16/2014	10,250		APPROX 268LF FENCE. 108LF OF 4'H PICKET, 160LF OF 6'H PICKET
	14-4205 (	09/09/2014		19,800		CONSTRUCT 121LF OF CONCRETE RETAINING WALL WITH WHITE STUCCO FINISH.
	14-4550	10/06/2014		150,000		NEW POOL & DECK
						INSTALL 360 SF DECK BY NORTHSIDE OF

	14-5491 12/04/2014	48,000		STAIRCASE WITH CONCRETE PLATFORM. R & R 192 SF OF DECKING ON EAST SIDE COVERED PORCH AND 87 SF EAST OF SLIDING DOORS
	15-0103 02/02/2015	2,400		INSTALL 4- 100 GALLON TANKS RUN LINES TO GRILL AND GENERATOR. AND 2 FIREBOWLS
1	B95- 0189 01/01/1995 12/01/1995	5,525	Residential	REPAIRS TO SIDING/WINDOWS
1	98-2061 10/16/1998 11/05/1998	10,000	Residential	REPAIR SIDING/DECK/WNDWS

### **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
2014	232,701	1,280	1,311,938	1,545,919	1,545,919	0	1,545,919
2013	30,599	1,000	295,704	327,303	327,303	0	327,303
2012	158,100	2,689	236,852	397,641	328,238	25,000	303,238
2011	186,254	2,751	217,172	406,177	318,678	25,000	293,678
2010	188,420	2,814	274,068	465,302	313,968	25,000	288,968
2009	209,435	2,877	416,584	628,896	305,714	25,000	280,714
2008	192,559	2,939	470,400	665,898	305,409	25,000	280,409
2007	275,641	3,002	358,848	637,491	296,514	25,000	271,514
2006	424,708	3,064	255,360	683,132	289,282	25,000	264,282
2005	443,796	3,127	201,600	648,523	280,856	25,000	255,856
2004	276,770	3,190	188,160	468,120	272,676	25,000	247,676
2003	266,519	3,252	94,080	363,852	267,592	25,000	242,592
2002	245,512	3,390	94,080	342,982	261,321	25,000	236,321
2001	194,508	3,552	94,080	292,140	257,206	25,000	232,206
2000	198,830	2,788	51,072	252,690	249,715	25,000	224,715
1999	189,321	2,757	51,072	243,150	243,150	25,000	218,150
1998	146,539	1,454	51,072	199,065	199,065	0	199,065
1997	134,657	1,370	45,696	181,723	181,723	0	181,723
1996	106,934	1,114	45,696	153,743	153,743	0	153,743
1995	111,898	1,097	45,696	158,691	158,691	0	158,691
1994	94,683	949	45,696	141,328	141,328	0	141,328
1993	92,611	970	45,696	139,277	139,277	25,500	113,777
1992	92,611	991	45,696	139,298	139,298	25,000	114,298
1991	92,611	1,013	45,696	139,320	139,320	25,000	114,320
1990	67,774	1,034	35,325	104,133	104,133	25,000	79,133
1989	53,931	0	34,658	88,589	88,589	25,000	63,589
1988	47,335	0	29,326	76,661	76,661	25,000	51,661
1987	47,060	0	21,451	68,511	68,511	25,000	43,511
1986	47,324	0	20,731	68,055	68,055	0	68,055
1985	26,666	0	10,582	37,248	37,248	12,416	24,832

1984	24,941	0	10,582	35,523	35,523	11,636	23,887
1983	24,941	0	10,582	35,523	35,523	11,722	23,801
1982	25,413	0	10,582	35,995	35,995	11,878	24,117

### **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
11/29/2012	2603 / 2305	100	QC	11
4/2/2012	2563 / 332	630,000	WD	37
5/1/1998	1515 / 1213	292,000	WD	Q
5/1/1994	1309 / 0118	195,000	WD	Q
8/1/1993	1269 / 1640	180,000	WD	Q
6/1/1985	945 / 1003	85,000	WD	Q

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