



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: May 25, 2021

Applicant: Seth Neal, Architect

Application Number: H2021-0020

Address: 608 Griffin Lane

Description of Work:

Renovations and addition to historic house. New terrace, pool, and guest house at rear yard.

Site Facts:

The building under review is the only eyebrow house within the lane. The house is listed as a contributing resource to the historic district and was built circa 1889. Towards its north the house is surrounded by the Old De Poo Hospital, which was altered, expanded, and adapted as a condominium complex, Southard Square. Due to the expansion of the building the historic house is overshadowed by an out of scale building.

The eyebrow portion of the house was changed in form, as a rear dormer with three windows was added after 1968. The rear one-story portion of the building was also changed, with additions and a shed roof as a replacement of a gable one. According to the Sanborn maps a five feet tall cistern used to be on the south portion of the lot. The property adjacent to the south has a two-story non-historic accessory structure. In April 22, 2021 the Planning Board approved under Resolution 2021-17 variances for side yard setbacks and for exceeding 30% of rear yard coverage.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of the existing rear shed roof, exterior rear wall, and partial demolition of the south wall. The application includes build back plans for the proposed demolition. It is staff's opinion that the request for demolition should be reviewed based on the demolition criteria under Chapter 102 Section 218 of the LDR's. The criteria state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*
- (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.*

The elements to be demolished under review are non-historic and the applicant has submitted plans for their replacement.

(b) The historic architectural review commission shall not issue permits that would result in:

- (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;*

Eye-brow houses are unique structures to our historic district and the Nation. The one-story rear portion of the house has been extremely altered through time that currently there is no historic fabric. The rear and south walls as well as the shed roof of the one-story addition are not defining elements to the eye-brow house nor the surrounding urban context.

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

Elements proposed to be removed are not historic.

- (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.*

This will not be the case

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

It is staff's opinion that the existing one-story structure will not qualify as a contributing resource to the district. By the contrary, the new gable roof will bring the original roof form the rear portion of the building used to have historically.

In conclusion, staff recommends to the Commission the review of the requested demolition of non-historic elements at the rear portion of the eyebrow house as it is consistent with the criteria established in the LDR's. If approved this will be the first and only required reading.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2021-0020	REVISION #	INITIAL & DATE
FLOOD ZONE A56	ZONING DISTRICT HHDR	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

608 GRIFFIN LANE KEY WEST, FL	PHONE NUMBER
VENTER, MALIUS L.	305-747-0799
608 GRIFFIN LANE	EMAIL
KEY WEST, FL 33040	MALIUSVENTER37@gmail.com
SETH NEAL, T.S. NEAL ARCHITECT	PHONE NUMBER
22974 OVERSEAS HWY	305-340-8857
CUDSOB KEY, FL	EMAIL
	SETH.NEAL@TSNARCHITECTS.COM
	DATE
	4-26-2021

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☒ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☐

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: RENOVATION + ADDITION TO EXISTING RESIDENCE. NEW TERRACE, POOL + GUEST HOUSE AT REAR YARD.

MAIN BUILDING: REPAIR EXISTING FINISH WOOD SIDING, STRUCTURE, ^{METAL} ROOFING AT EXISTING RESIDENCE. NEW ADDITION TO HAVE WOOD LAM SIDING, ^{IMPACT} WOOD WINDOWS, 5-V METAL ROOF, TO MATCH EXISTING HOUSE. NEW ROISED TERRACE + POOL AT SIDE REAR YARD. NEW GUEST HOUSE TO MATCH EXISTING + NEW HOUSE ADDITIONS FINISH MATERIALS.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): YES



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <u>YES , POOL + GUEST HOUSE</u>	
PAVERS: <u>-</u>	FENCES: <u>YES, wood SEE SITE PLAN</u>
DECKS: <u>TERACE w. GRASS</u>	PAINTING: <u> </u>
SITE (INCLUDING GRADING, FILL, TREES, ETC.): <u>YES</u>	POOLS (INCLUDING EQUIPMENT): <u>YES</u>
ACCESSORY EQUIPMENT (GAS <u>A/C</u> , VENTS, ETC.): <u>YES</u>	OTHER: <u> </u>

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT <i>HHDR</i>	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

608 GRIFFIN LANE

PROPERTY OWNER'S NAME:

MARIUS L. VENTER

APPLICANT NAME:

SETH NEAL, T. SETH NEAL ARCHITECTS.

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 a final inspection is 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 <i>[Signature]</i>	<i>MARIUS VENTER / 4-26-2021</i> DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE EXISTING REAL ADDITIONS ROOF + PARTITION WALLS. NEW FOUNDATION SYSTEM AT ENTIRE EXISTING HOUSE + REAR ADDITION. REMOVE EX. PORCH COLUMNS + REPLACE.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

(2) Or explain how the building or structure meets the criteria below:

(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.

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.

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

(c) Has no significant character, interest, or value as part fo 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.

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

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

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

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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.

THE ELEMENTS BEING DEMOLISHED AT THE REAR OF THE HOUSE DO NOT DEFINE THE OVERALL HISTORIC CHARACTER OF THE DISTRICT.

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

THE ELEMENTS BEING DEMOLISHED DOES NOT DESTROY THE HISTORIC RELATIONSHIP BETWEEN BUILDINGS

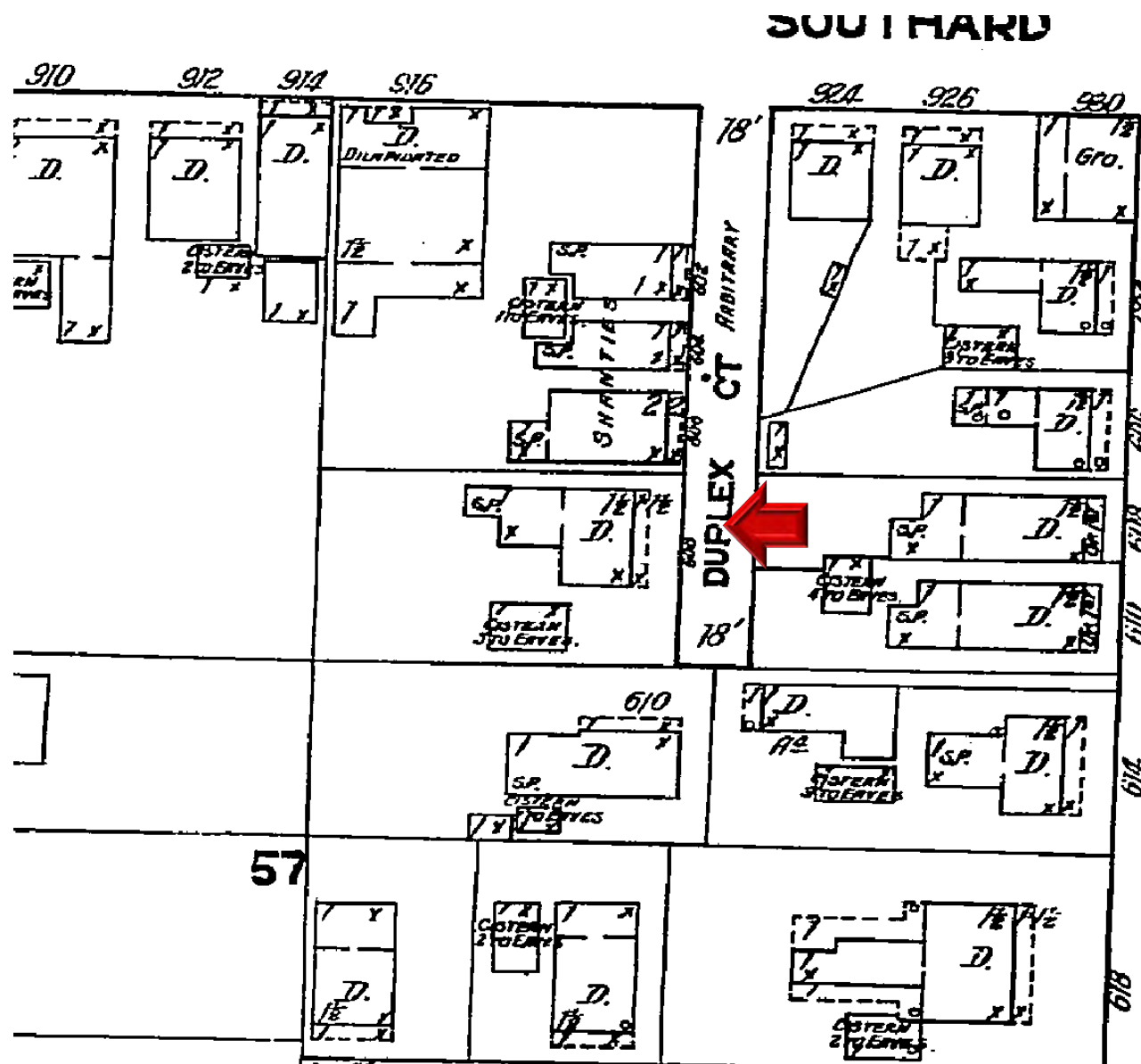
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

PARTIAL/
REMOVING LATER ADDITIONS AT REAR DOES NOT DEFINE THE HISTORIC CHARACTER OF THE SITE.

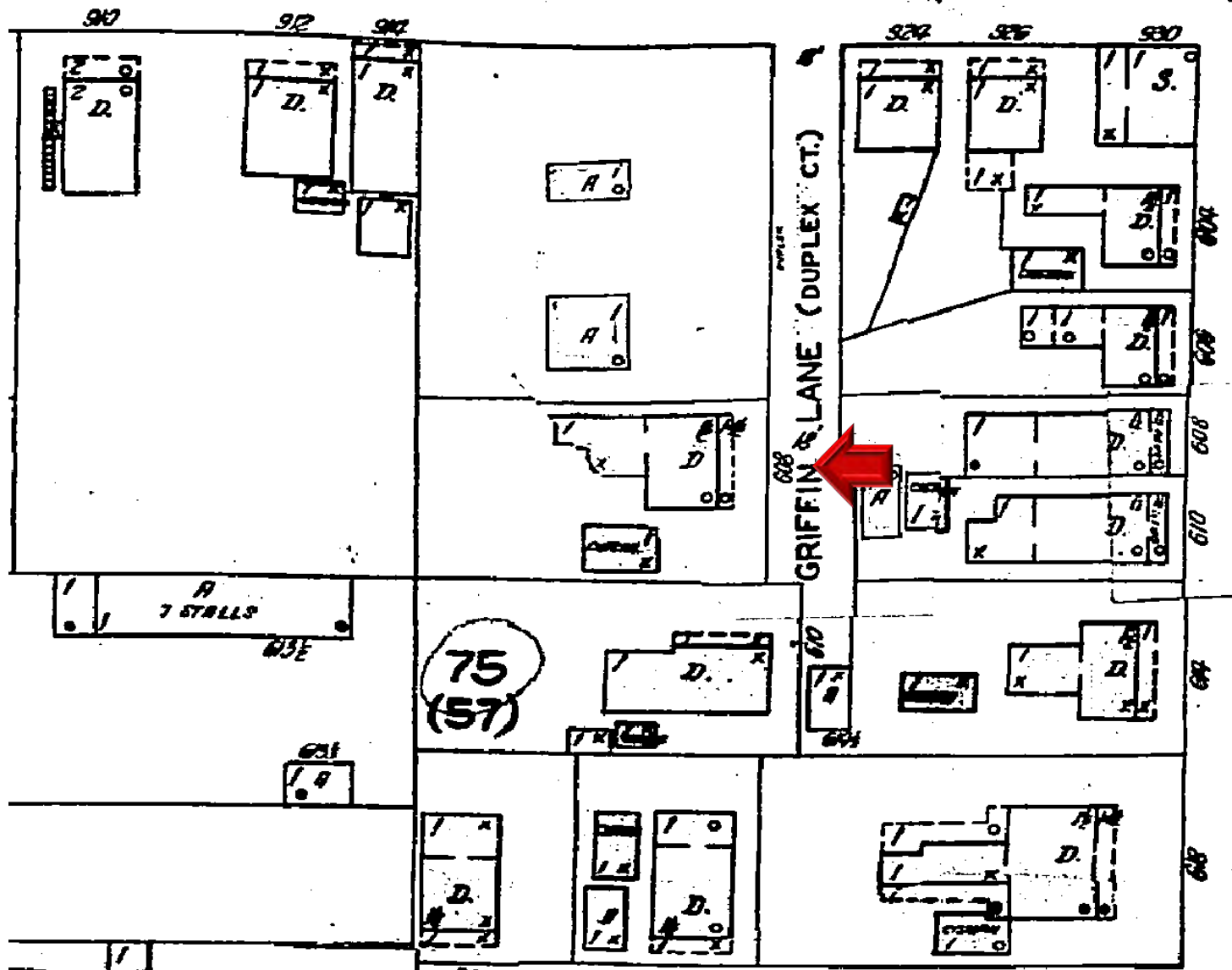
(4) Removing buildings or structures that would otherwise qualify as contributing.

ROOF STRUCTURE AT REAR BEING REMOVED ~~IS~~ HAS ALREADY BEEN REPLACED IN THE PAST.

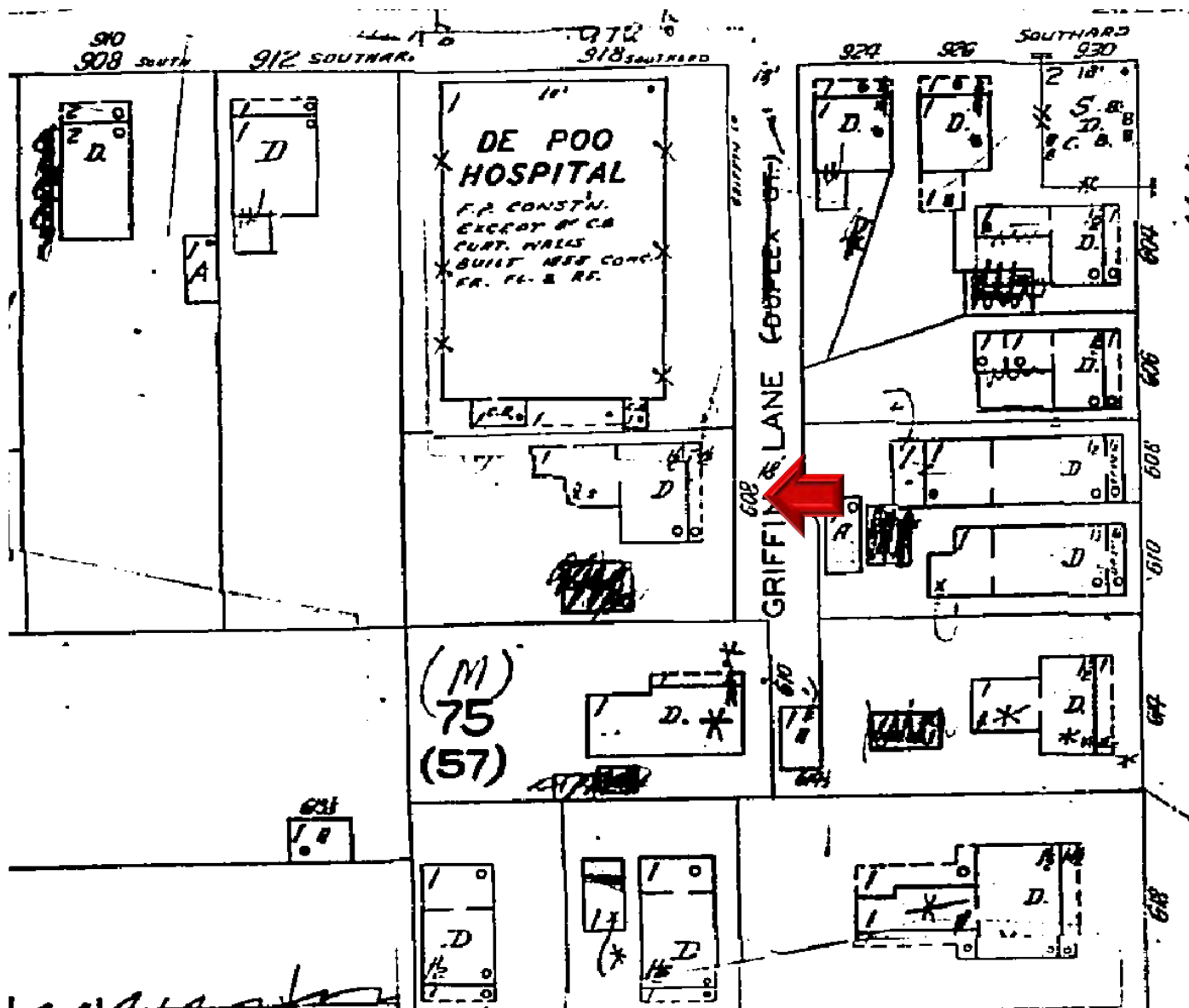
SANBORN MAPS



1912 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



608 Griffin Lane circa 1965. Monroe County Library.



608 Griffin Lane in 2002. Monroe County Library.



Partial Griffin Lane View



Partial Back Elevation





Partial North Side Elevation



Partial Rear Yard View



Partial Rear/Side Yard View



Partial Rear Yard View















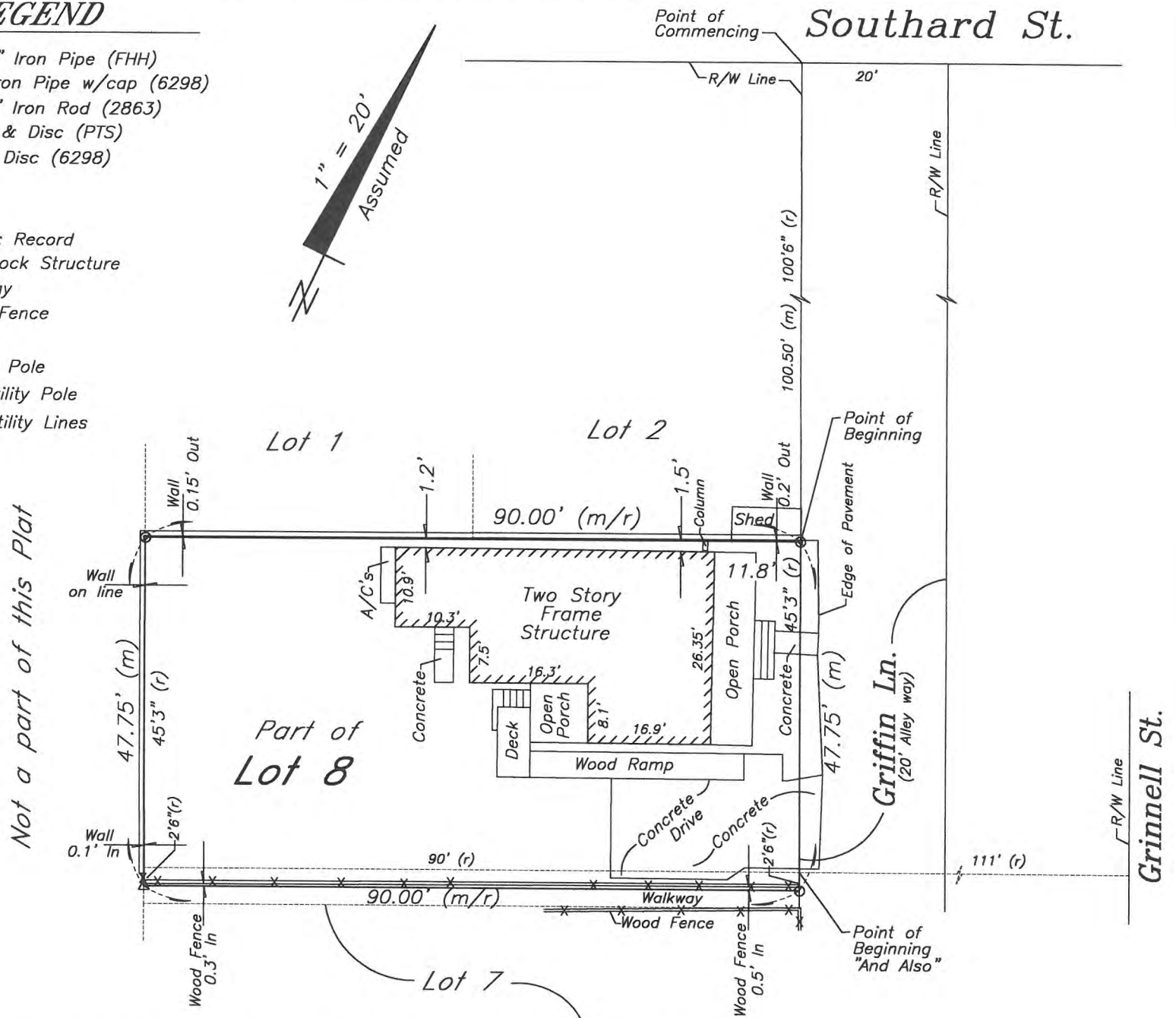


SURVEY

Boundary Survey Map of Part of Lot 2, Square 57, Island of Key West, Florida

LEGEND

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 608 Griffin Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: January 2, 2020.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: In the City of Key West, being a part of Lot Two (2) in Square Fifty-seven (57) which is more particularly described in a diagram of said Lot Two (2) recorded in Monroe County Records in Deed Book "I" page 655 as part of Lot No. Eight (8), being situate One hundred (100) feet, Six (6) inches from Southard Street, being bounded Ninety (90) feet on the Northwest by Lots Nos. One and Two (1 and 2) of said diagram; on the Southwest Forty-five (45) feet, Three (3) inches; on the Southeast Ninety (90) feet; and on the North-east Forty-five (45) feet, Three (3) inches by a Twenty (20) foot Alley as appears on said diagram.

AND ALSO

In the City of Key West, being a part of Lot Two (2) in Square Fifty-Seven (57) which is more particularly described in a diagram of said Lot Two (2) recorded in Monroe County Records in Deed Book "I" page 655 as part of Lot No. Eight (8), and described as follows: Commencing at a point 145 ft. 9" from Southard Street and 111 ft. from Grinnell Street for a point of beginning and running thence in a Southeasterly direction 2 ft. 6"; thence at right angles in a Southwesterly direction 90 ft.; thence at right angles in a Northwesterly direction 2 ft. 6"; thence at right angles in a Northeasterly direction 90 ft. to the point of beginning; and adjoining the parcel of land described in deed recorded in Deed Book H-2, page 574, Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Marius L. Venter, Sr.; The Smith Law Firm; First Horizon Bank; Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

January 6, 2020

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

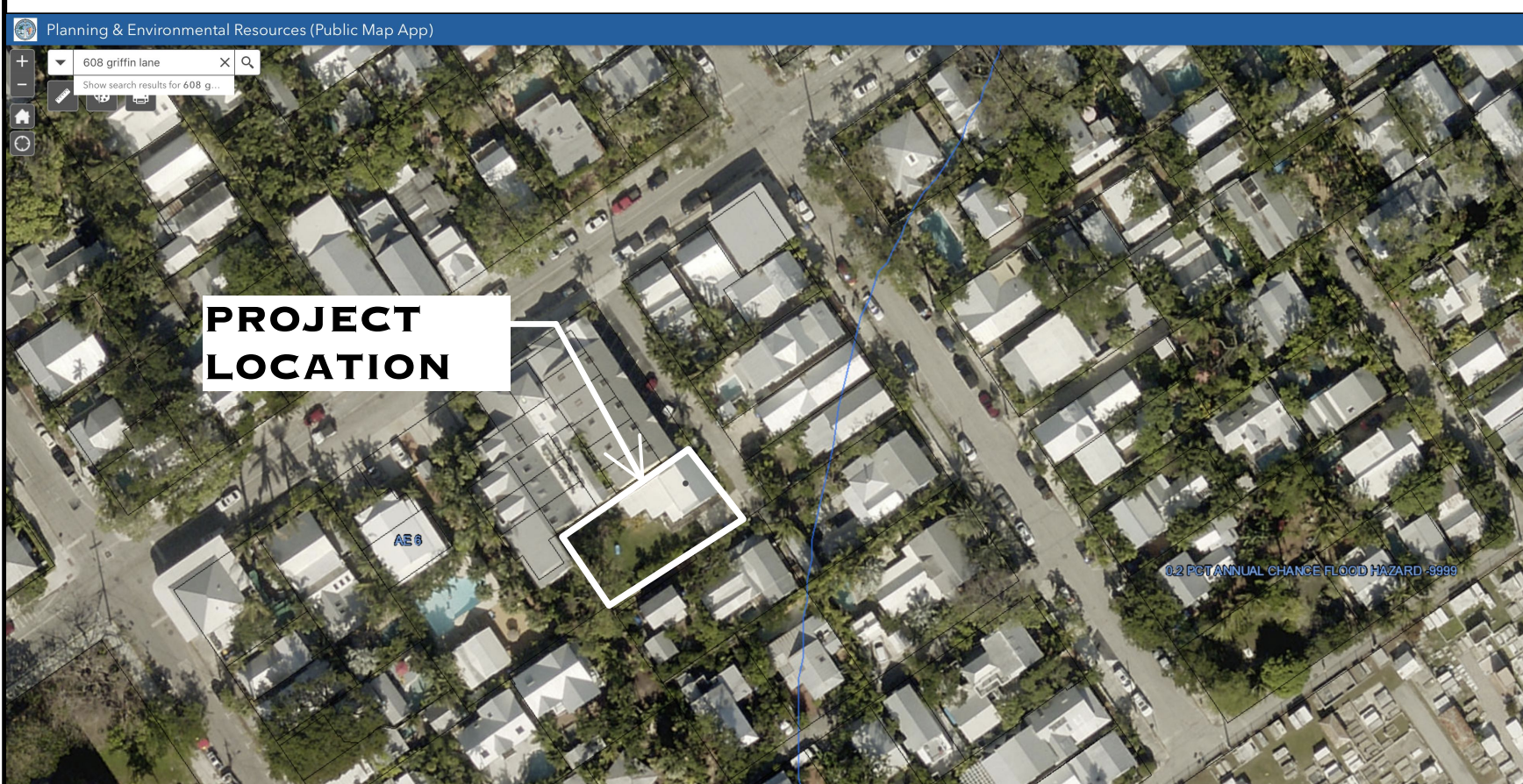
PROPOSED DESIGN

S I T E D A T A

608 GRIFFIN LN.

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	NO CHANGE
SITE AREA	4,297.5 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	1,664 SQ. FT. (38.7% EXISTING)	2,578.5 SQ. FT. (60% MAX)	2,564.5 SQ. FT. (59.7% PROPOSED)	CONFORMS
OPEN SPACE	2,632.25 SQ. FT. (61.25% EXISTING)	1,504 SQ. FT. (35% MIN)	1,559 SQ. FT. (36.2% PROPOSED)	CONFORMS
BUILDING COV.	1,166 SQ. FT. (27.1% EXISTING)	2,148.75 SQ. FT. (50% MAX)	1,866 SQ. FT. (43.4% PROPOSED)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	NA	(30% MAX COV.) 286.5 SQ. FT. REAR YARD AREA	405.3 SQ. FT. (42.4% PROPOSED)	VARIANCE REQ. 119 SQ FT (12.4%)
FRONT YARD 50% GREEN SPACE COV.	FRONT YARD AREA (40.4%) 193 SQ. FT.	FRONT YARD AREA (50% MIN) 239 SQ FT.	342 SQ FT. (71.5% PROPOSED)	CONFORMS
SETBACKS				
FRONT SETBACK	4'-9"	10'	EXISTING (NO CHANGE)	EXISTING NONCONFORMING
REAR SETBACK	32'-4"	20'	24'-3"	CONFORMS
NORTH SIDE SETBACK	1'-1"	5'	1'-1" NO CHANGE	3'-11" VARIANCE 3D ROOF ENVELOPE IMPROVEMENT
SOUTH SIDE SETBACK	15'-0"	5'	15'-6"	CONFORMS
BUILDING HEIGHT	23'-7"	30'	EXISTING (NO CHANGE)	CONFORMS

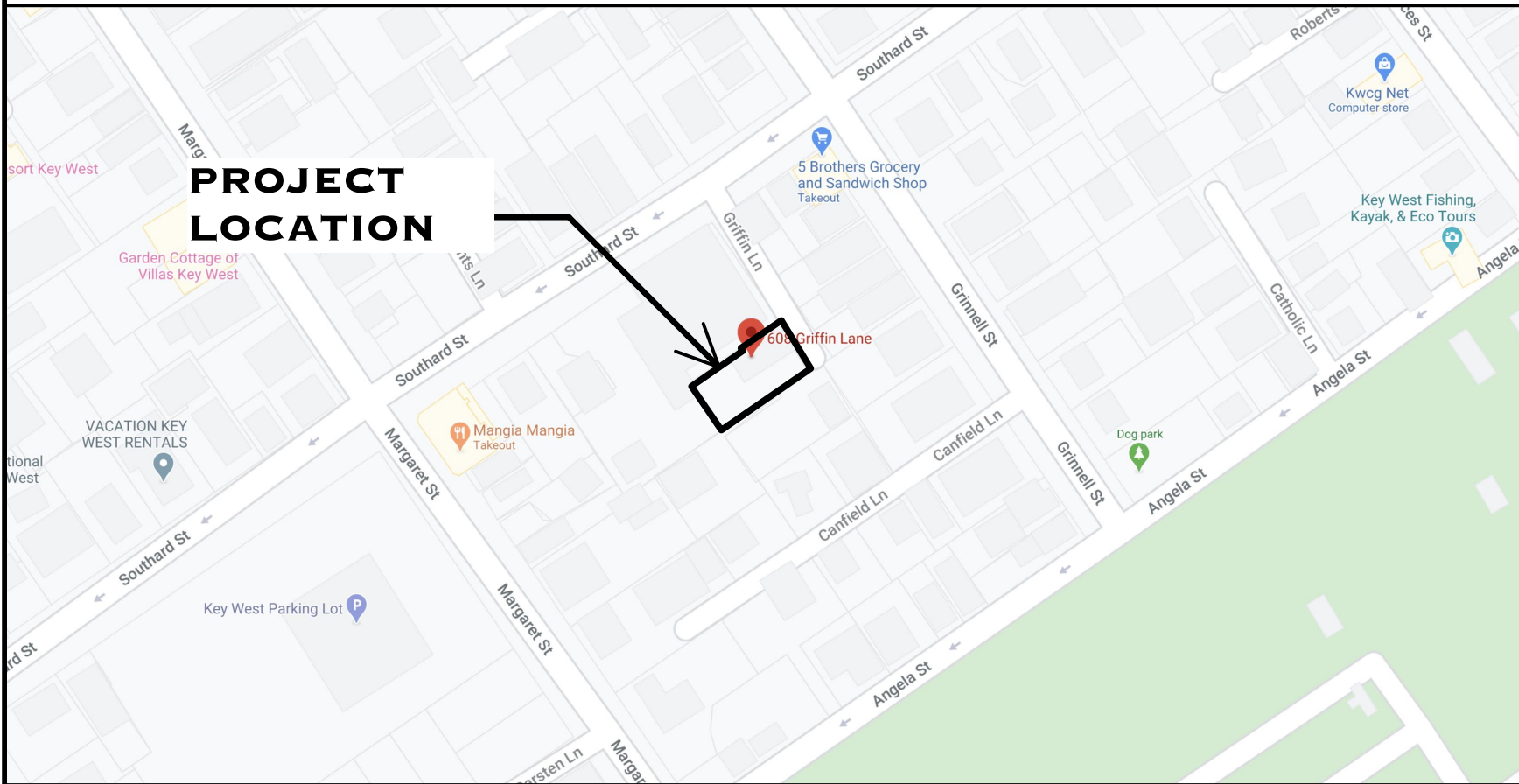
FEMA MAP FLOOD ZONE AE 6, 6'+1'=7' (NGVD 1929)



FUTURE FEMA MAP FLOOD ZONE AE 8,
8'+1'=9' (NAVD 1988)



SITE LOCATION MAP



DESIGN NOTES:

THE NEW STRUCTURE & NEW WORK IS
DESIGNED TO MEET THE FOLLOWING:
FBC 2020 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE "C"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.

GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.1	SURVEY, AND ARCHITECTURAL SITE PLAN
Ex1.0	EXISTING SITE PLAN
Ex1.1	EXISTING FLOOR & ROOF PLANS
Ex2.1	EXISTING ELEVATIONS & SECTION
A1.1	SITE & FLOOR PLANS
A1.2	ROOF PLAN
A3.1	ELEVATIONS W/ CONTEXT
A3.2	ELEVATIONS W/ CONTEXT
A3.3	ELEVATIONS W/ CONTEXT

SCOPE OF WORK:

RENOVATION TO EXISTING HISTORIC STRUCTURE WITH NEW
ADDITIONS TO REAR, NEW POOL & TERRACE AREA, AND NEW
POOL HOUSE / ART STUDIO STRUCTURE.

T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

A RENOVATION FOR
MARIUS VENTER
608 GRIFFIN LANE
KEY WEST, FL 33040

DRAWING TITLE:
TITLE & PROJECT
INFORMATION

DRAWN: EDSA-TSN
CHECKED: TSN
DATE: 04-26-2021

REVISION # DATE

T1.1
SHEET #

T. S. NEAL ARCHITECTS INC.



**T.S. NEAL
ARCHITECT INC.**

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

A RENOVATION FOR

MARIUS VENTER

608 GRIFFIN LANE
KEY WEST, FL 33040

DRAWING TITLE:
F.E.C. & SURVEY

DRAWN: ED SA-TSN
CHECKED: TSN
DATE: 04-26-2021

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REVISION # DATE

C1.1
SHEET #



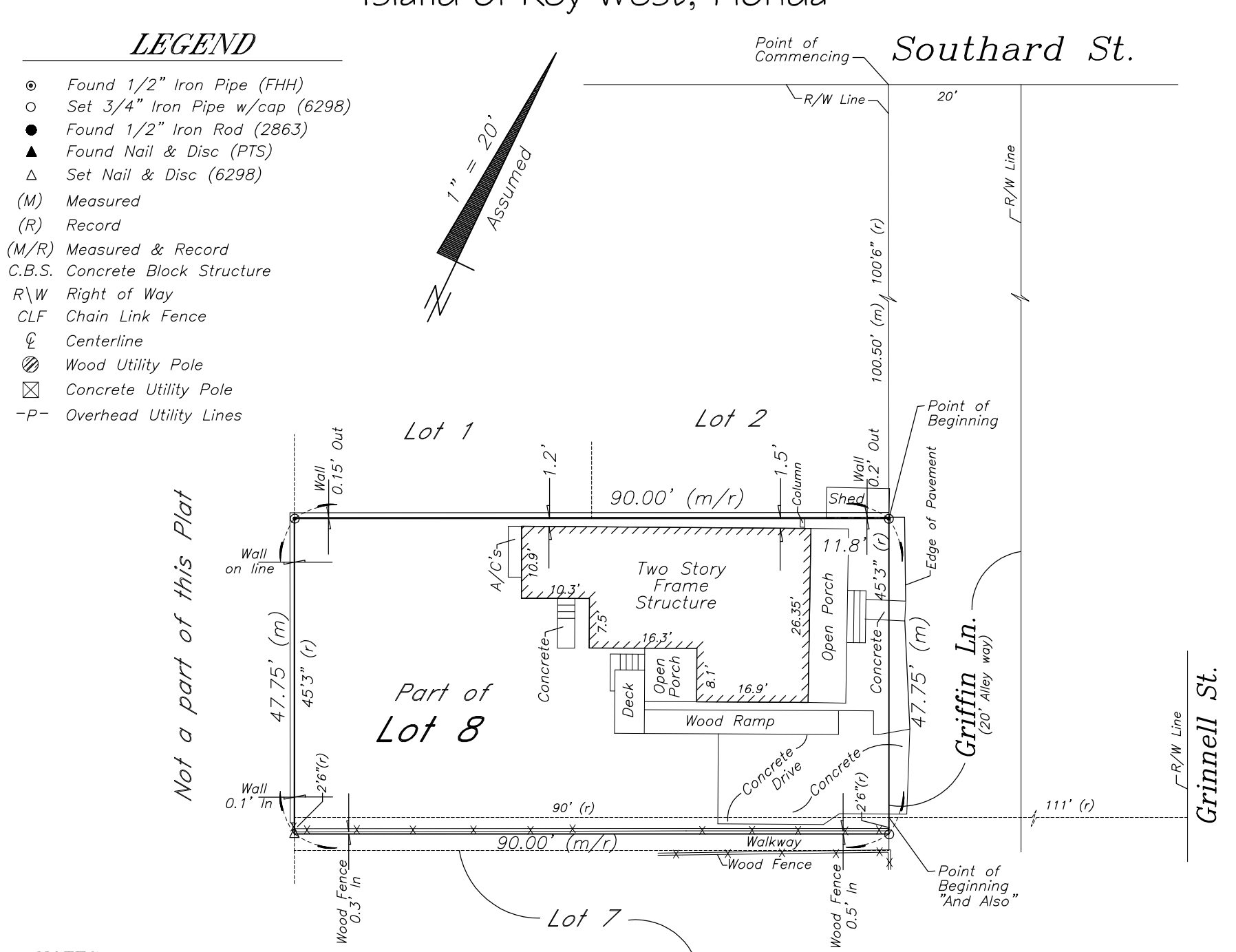
TSN

T. S. NEAL ARCHITECTS, INC.

Boundary Survey Map of Part of Lot 2, Square 57,
Island of Key West, Florida

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BOUNDARY SURVEY OF: In the City of Key West, being a part of Lot Two (2) in Square Fifty-seven (57) which is more particularly described in a diagram of said Lot Two (2) recorded in Monroe County Records in Deed Book "I" page 655 as part of Lot No. Eight (8), being situate One hundred (100) feet, Six (6) inches from Southard Street, being bounded Ninety (90) feet on the Northwest by Lots Nos. One and Two (1 and 2) of said diagram; on the Southwest Forty-five (45) feet, Three (3) inches; on the Southeast Ninety (90) feet; and on the North-east Forty-five (45) feet, Three (3) inches by a Twenty (20) foot Alley as appears on said diagram.

AND ALSO

In the City of Key West, being a part of Lot Two (2) in Square Fifty-Seven (57) which is more particularly described in a diagram of said Lot Two (2) recorded in Monroe County Records in Deed Book "I" page 655 as part of Lot No. Eight (8), and described as follows: Commencing at a point 145 ft. 9" from Southard Street and 111 ft. from Grinnell Street for a point of beginning and running thence in a Southeasterly direction 2 ft. 6"; thence at right angles in a Southwesterly direction 90 ft.; thence at right angles in a Northwesterly direction 2 ft. 6"; thence at right angles in a Northeasterly direction 90 ft. to the point of beginning; and adjoining the parcel of land described in deed recorded in Deed Book H-2, page 574, Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Marius L. Venter, Sr.; The Smith Law Firm; First Horizon Bank; Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
January 6, 2020

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
FSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 Fax (305) 296-2244

**SURVEY & FLOOD ELEVATION CERTIFICATE
PROVIDED BY OWNER**

U.S. DÉPARTEMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE
Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION
A1. Building Owner's Name
BARON TRUST
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
608 GRIFFIN LANE
City
KEY WEST
State
Florida
ZIP Code
33040
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
(Tax Parcel # 00011200-000000) (KW PT LOT 2 SQR 57)
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)
Residential
A5. Latitude/Longitude: Lat 24.5576 N Long -81.7958 W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.
A7. Building Diagram Number
5
A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s) 0 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 0 sq in
d) Engineered flood openings? ☐ Yes ☒ No
A9. For a building with an attached garage:
a) Square footage of attached garage 0 sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A9.b 0 sq in
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION
B1. NFIP Community Name & Community Number
City of Key West 120168
B2. County Name
Monroe
B3. State
Florida
B4. Map/Panel Number
12087C1516
B5. Suffix
K
B6. FIRM Index Date
02/18/2005
B7. FIRM Panel Effective/Revised Date
02/18/2005
B8. Flood Zone(s)
AE
B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
6
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

FEMA Form 086-0-33 (7/15) Replaces all previous editions. Form Page 1 of 6

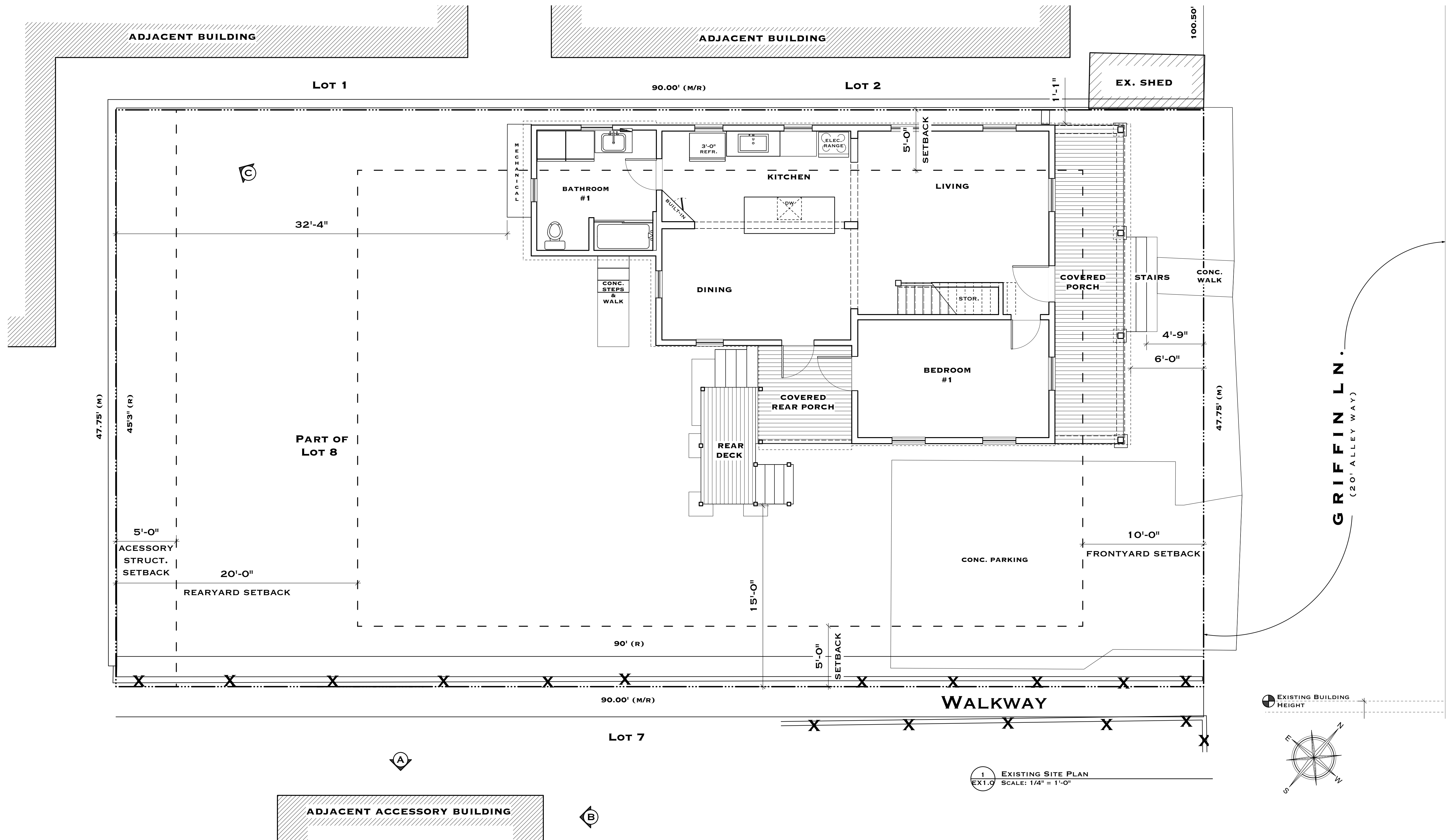
OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE
IMPORTANT: In these spaces, copy the corresponding information from Section A.
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
608 GRIFFIN LANE
City
KEY WEST
State
Florida
ZIP Code
33040
FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)
C1. Building elevations are based on: ☐ Construction Drawings* ☒ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, ARIA, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete items C2-a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: BASIC Vertical Datum: 1929
Indicate elevation datum used for the elevations in items a) through h) below.
☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.
Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 8.5 ☒ feet ☐ meters
b) Top of the next higher floor 18.0 ☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only) 0.0 ☒ feet ☐ meters
d) Attached garage (top of slab) 0.0 ☒ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 7.7 ☒ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG) 5.4 ☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG) 5.6 ☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 5.5 ☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.
Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.
Certifier's Name
J. Lynn O'Flynn
License Number
6298
Title
P.S.M.
Company Name
J. Lynn O'Flynn, Inc.
Address
3430 Duck Avenue
City
Key West
State
Florida
ZIP Code
33040
Signature
J. Lynn O'Flynn
Date
02/13/2020
Telephone
(305) 296-7422
Place Seal Here
2-13-2020
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.
Comments (including type of equipment and location, per C2(e), if applicable)
INTERIOR FLOORING OF STRUCTURE UNDER CONSTRUCTION
C2. e) – AIR CONDITIONER UNIT
LONGITUDE AND LATITUDE WERE DETERMINED BY USING GOOGLE EARTH.

FEMA Form 086-0-33 (7/15) Replaces all previous editions. Form Page 2 of 6



VIEW(A)- ADJACENT ACCESSORY BUILDING



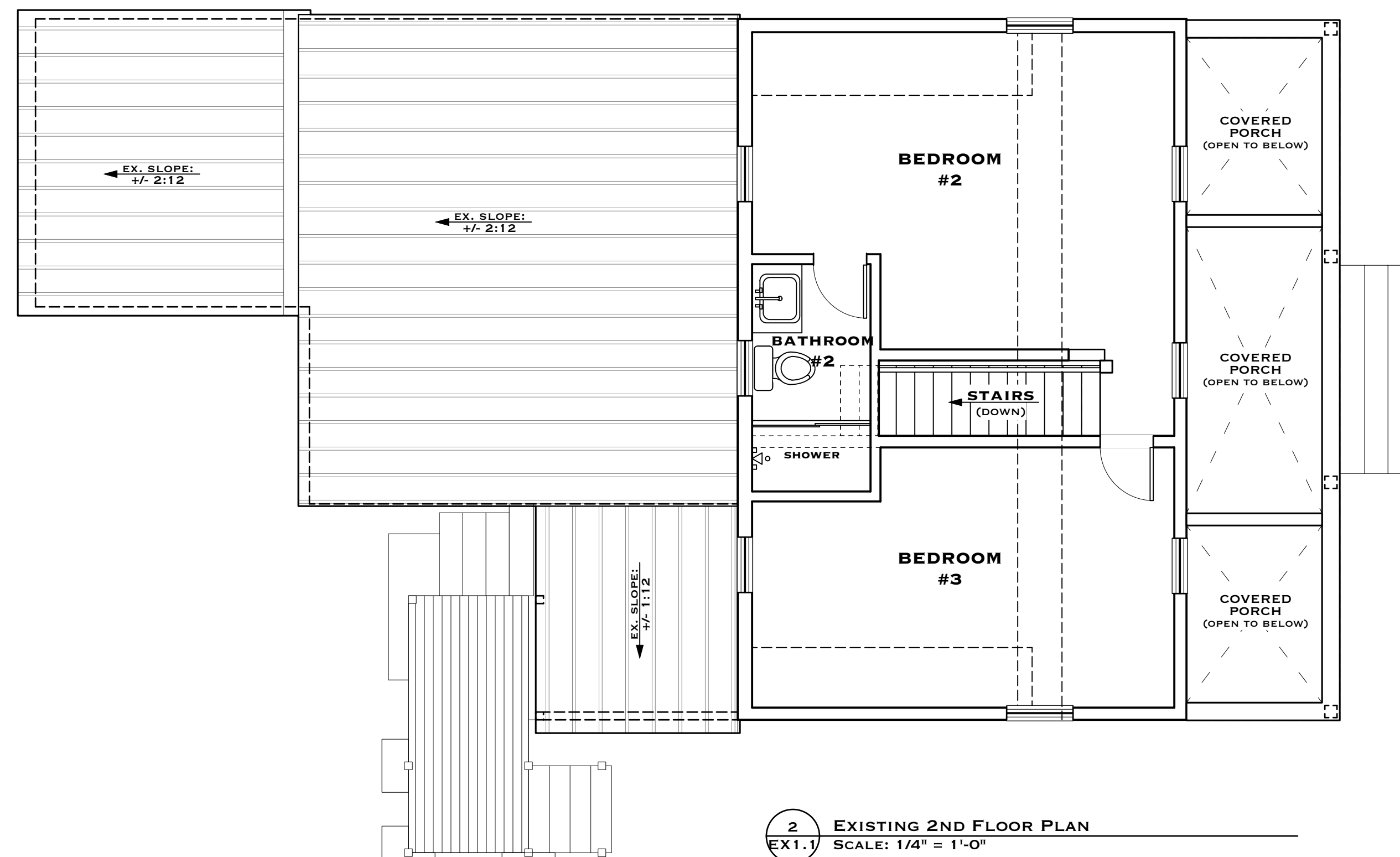
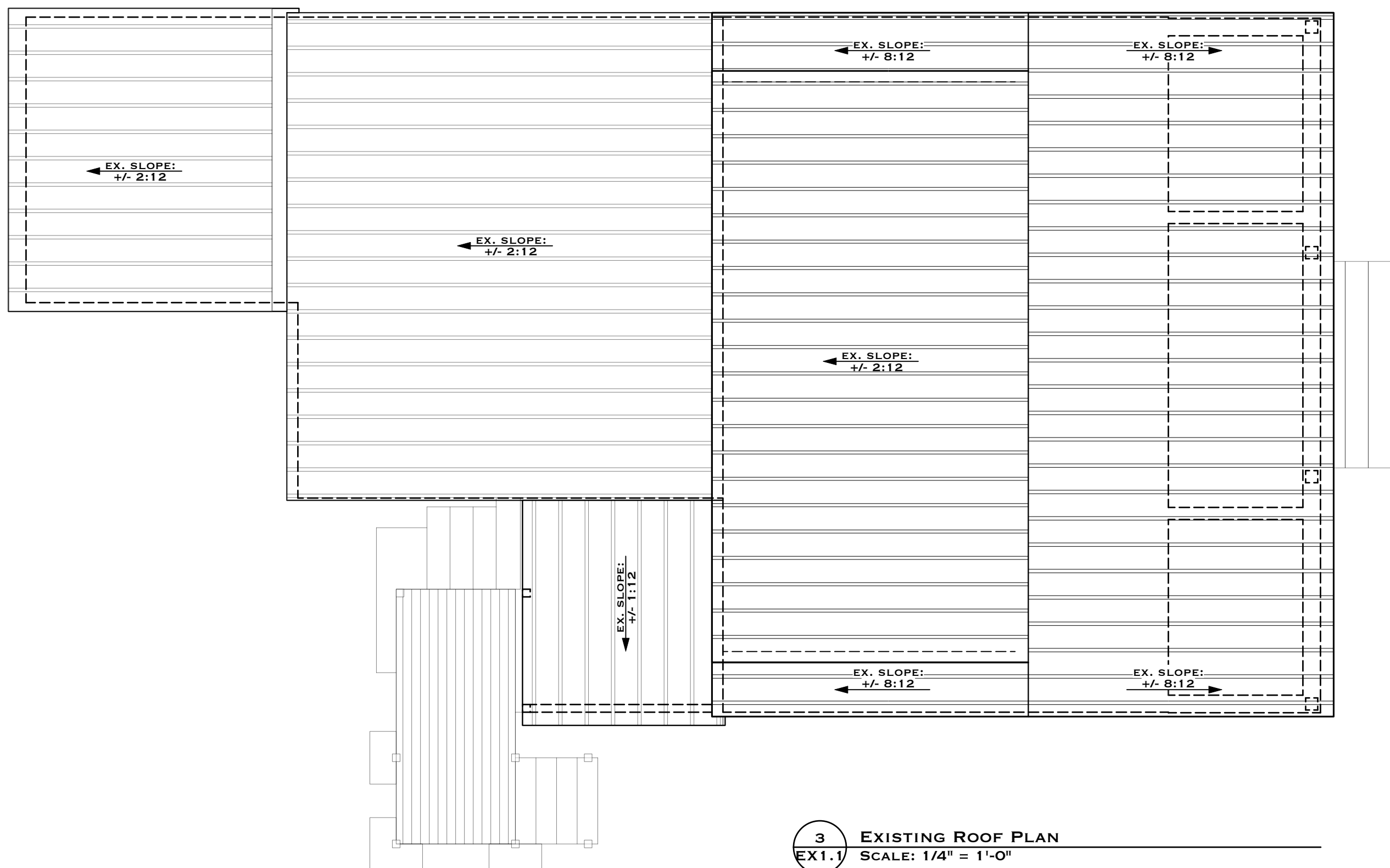
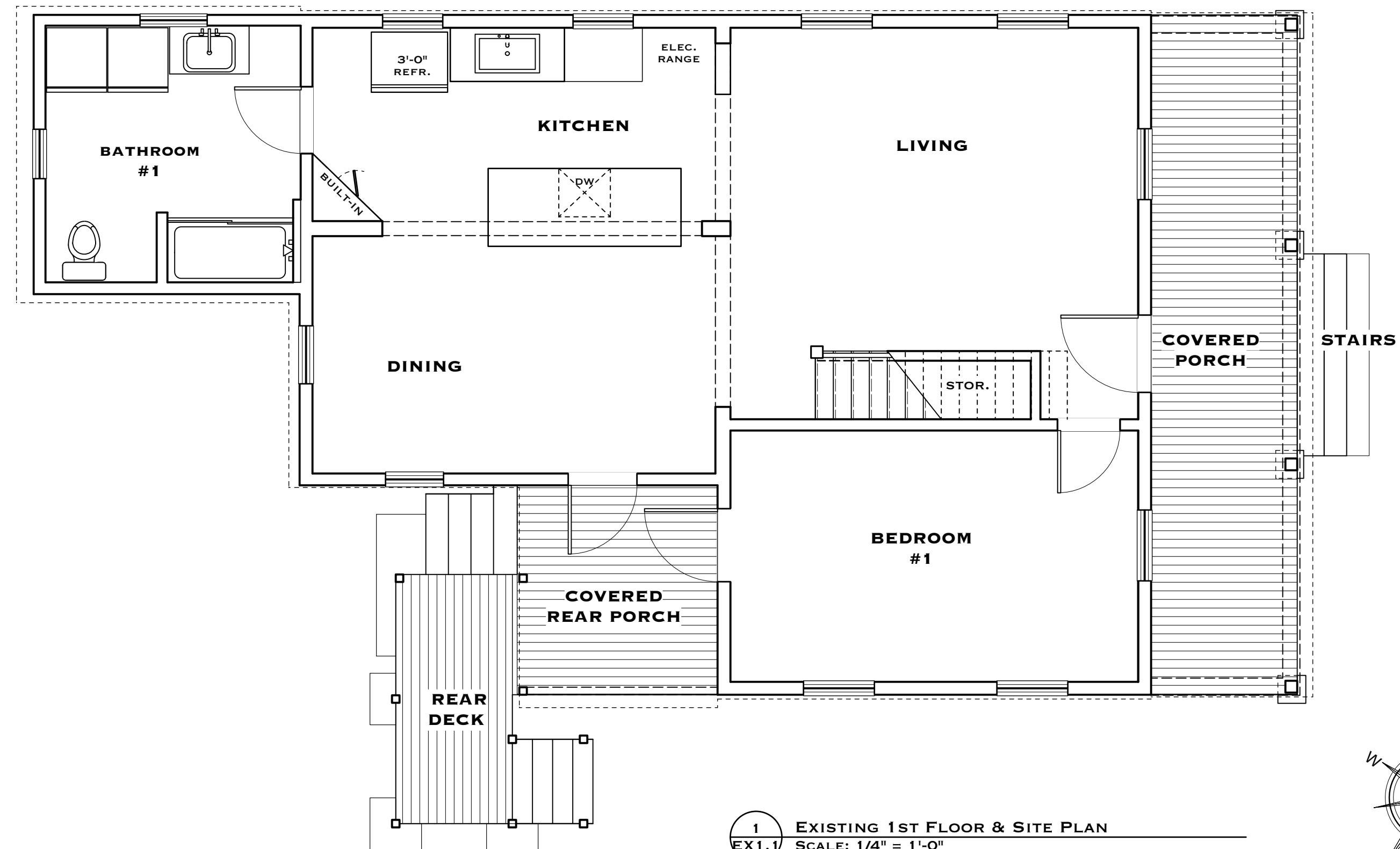
VIEW(B)- ADJACENT ACCESSORY BUILDING

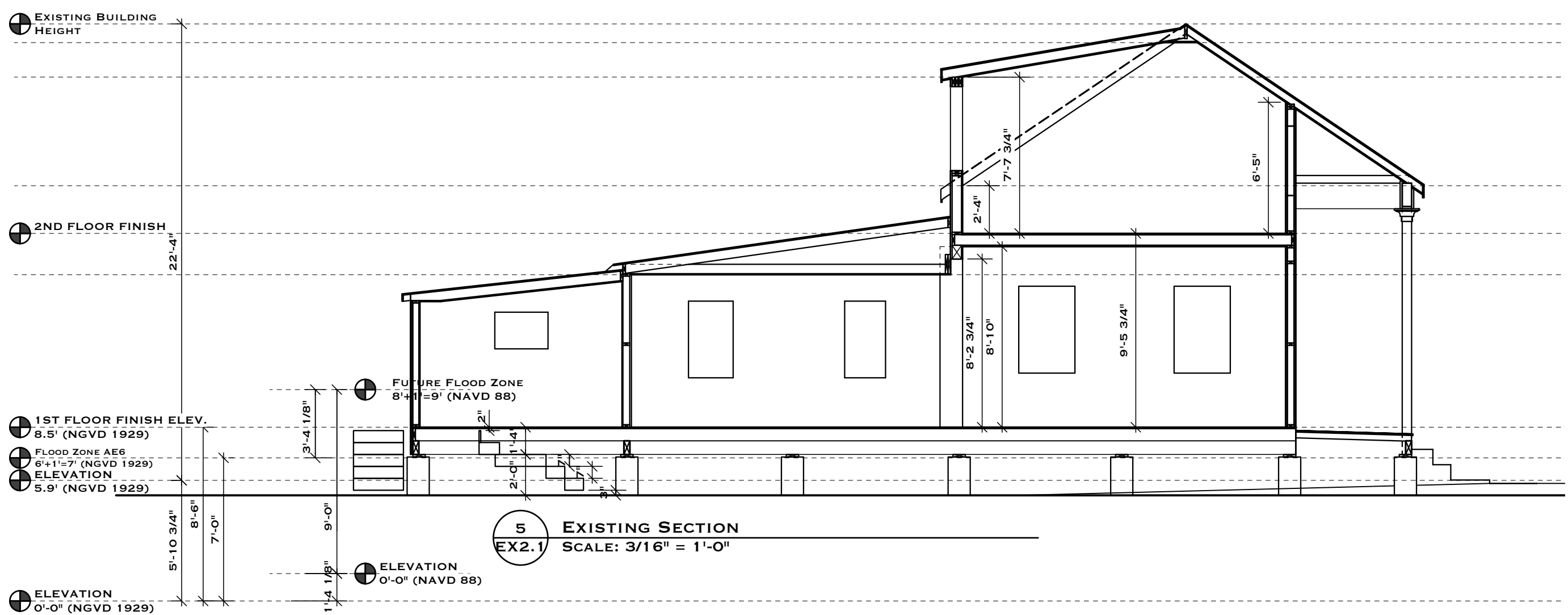
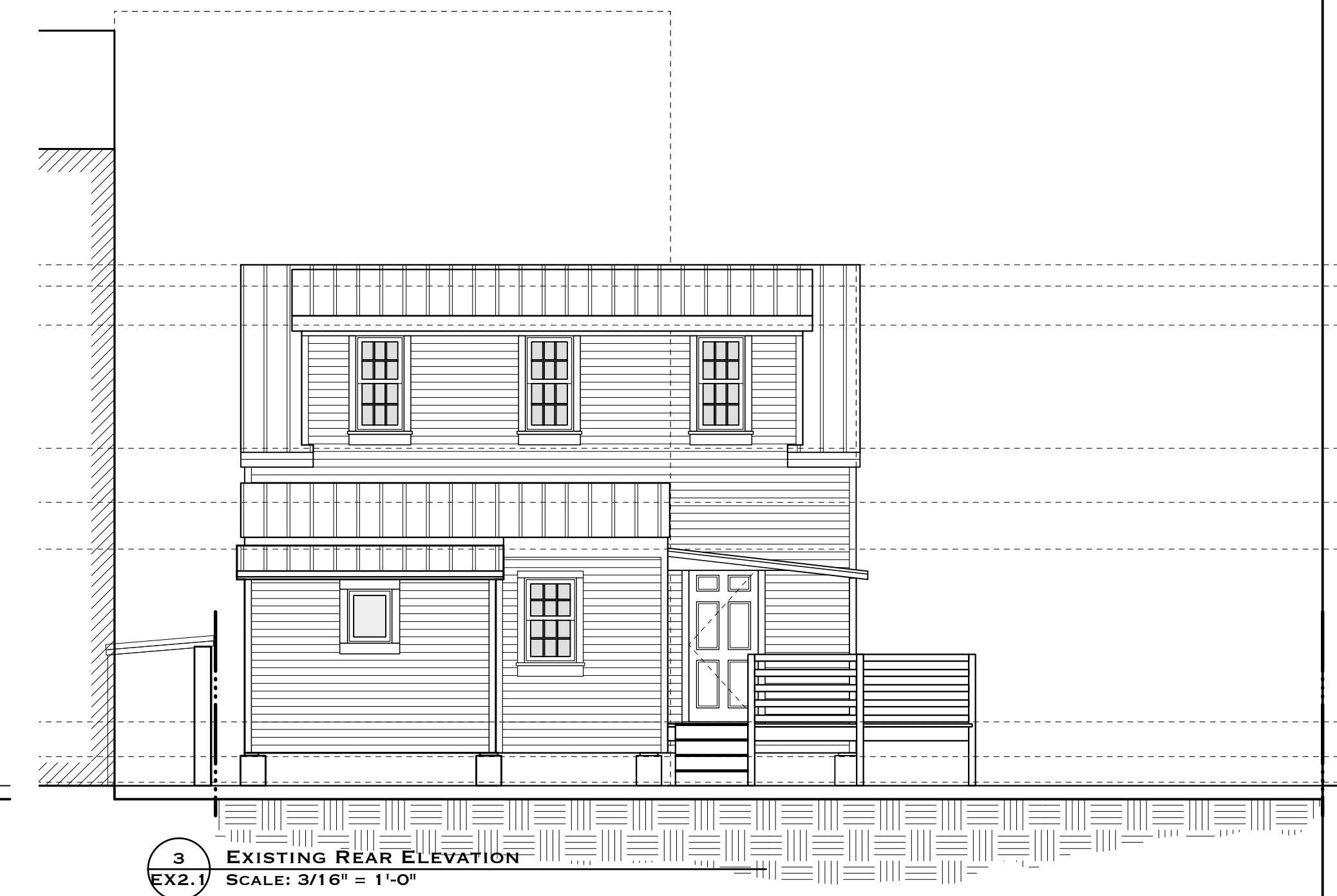
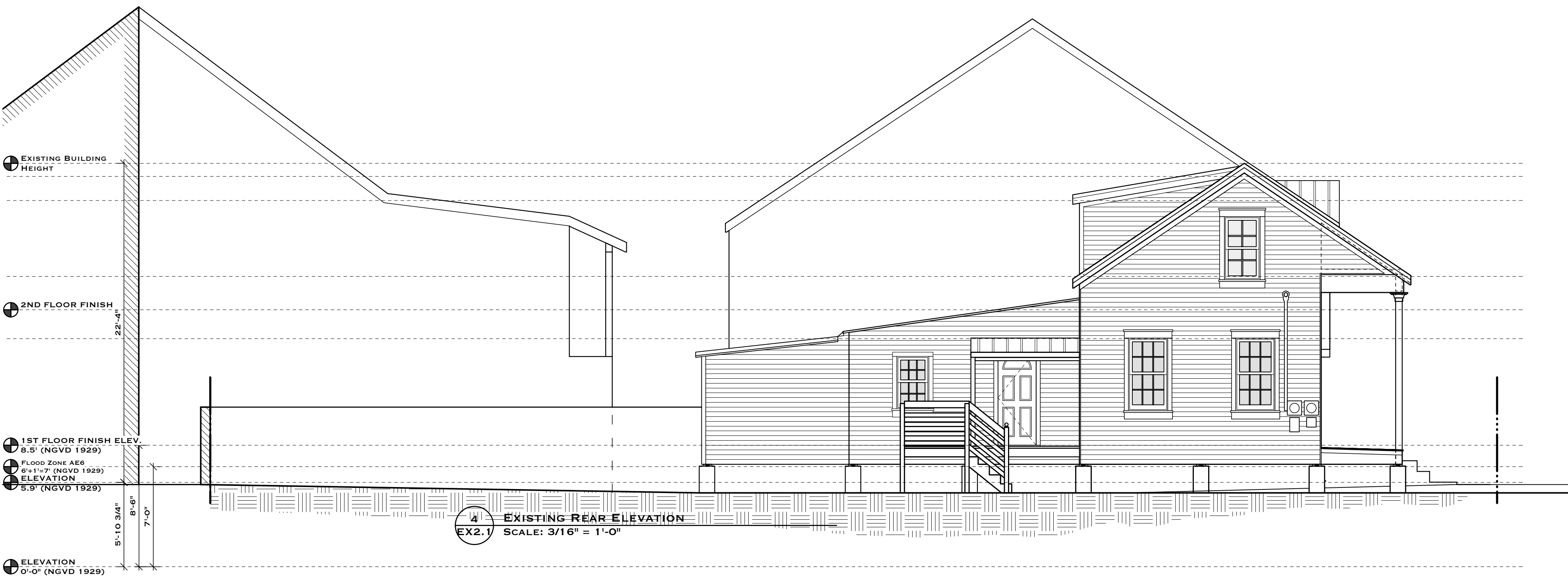
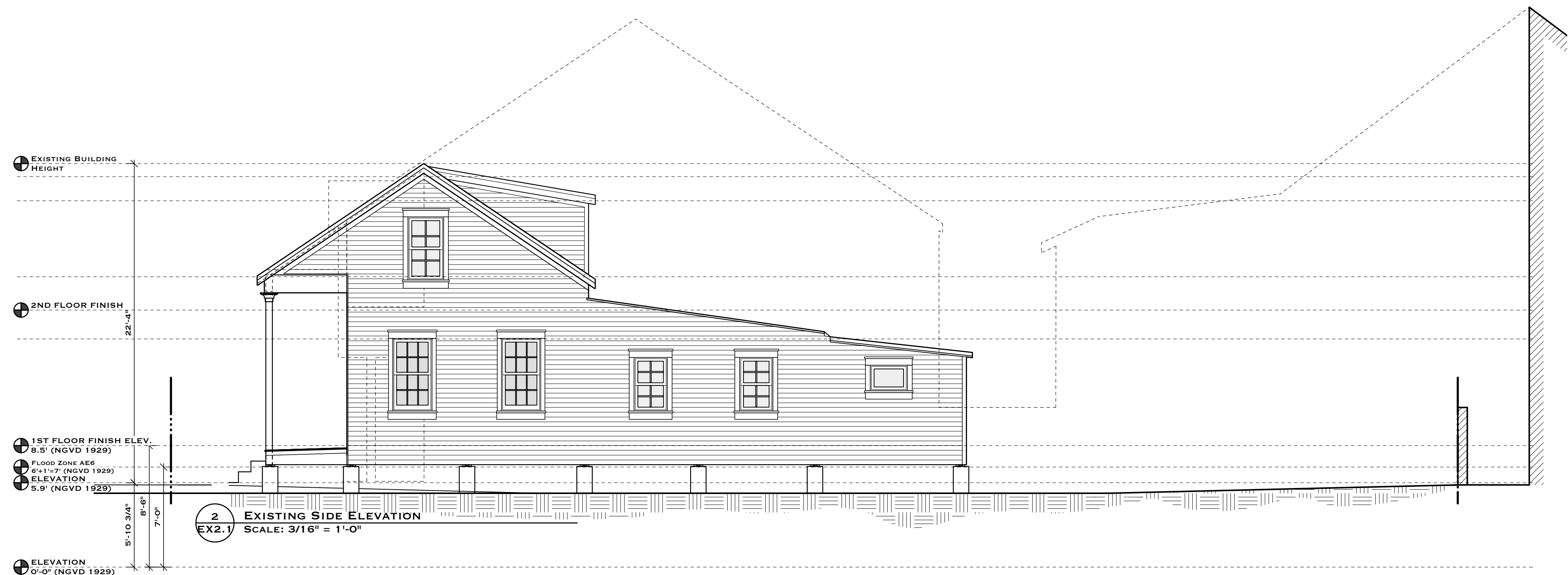


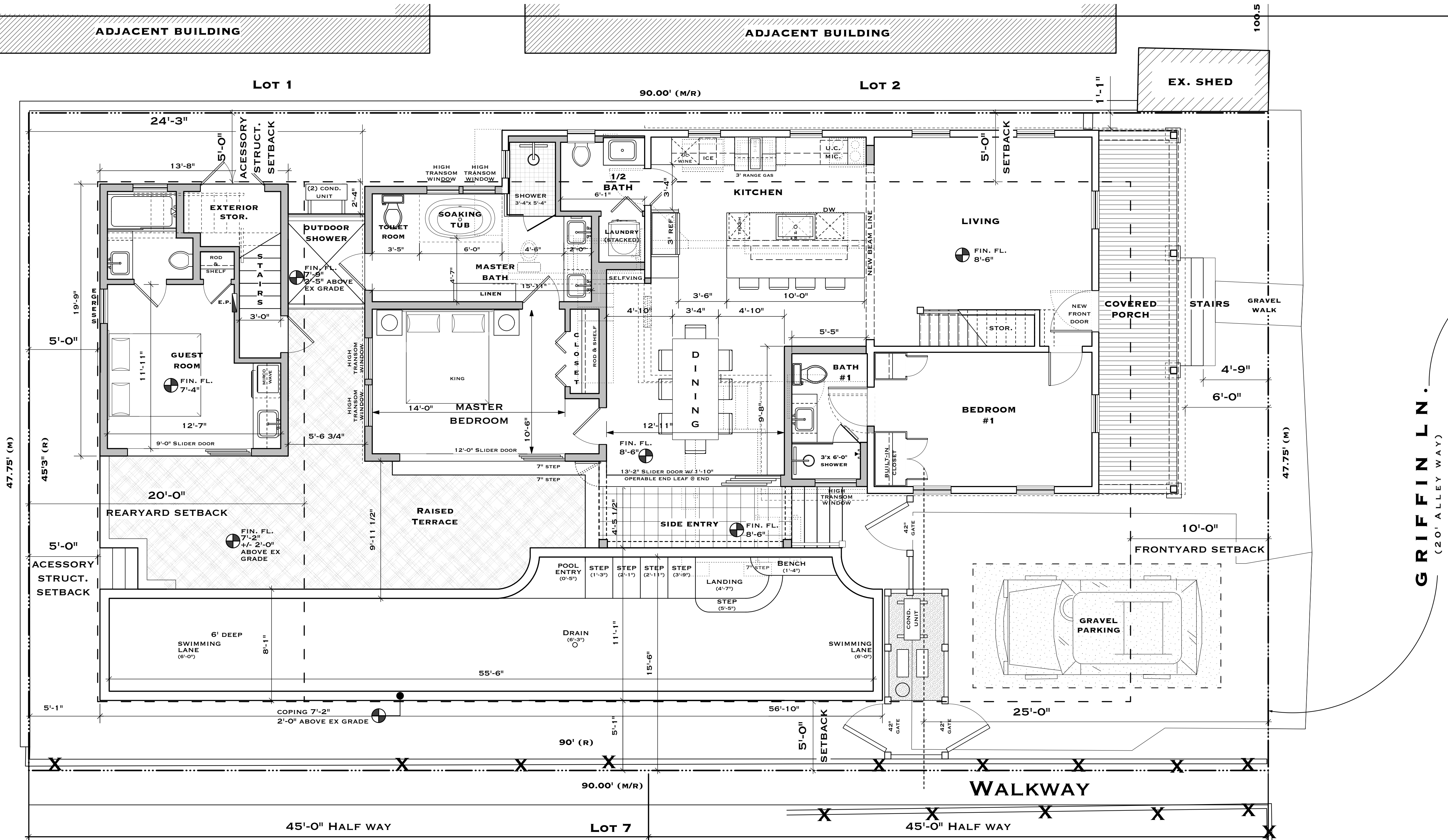
VIEW(C)- ADJACENT BUILDING



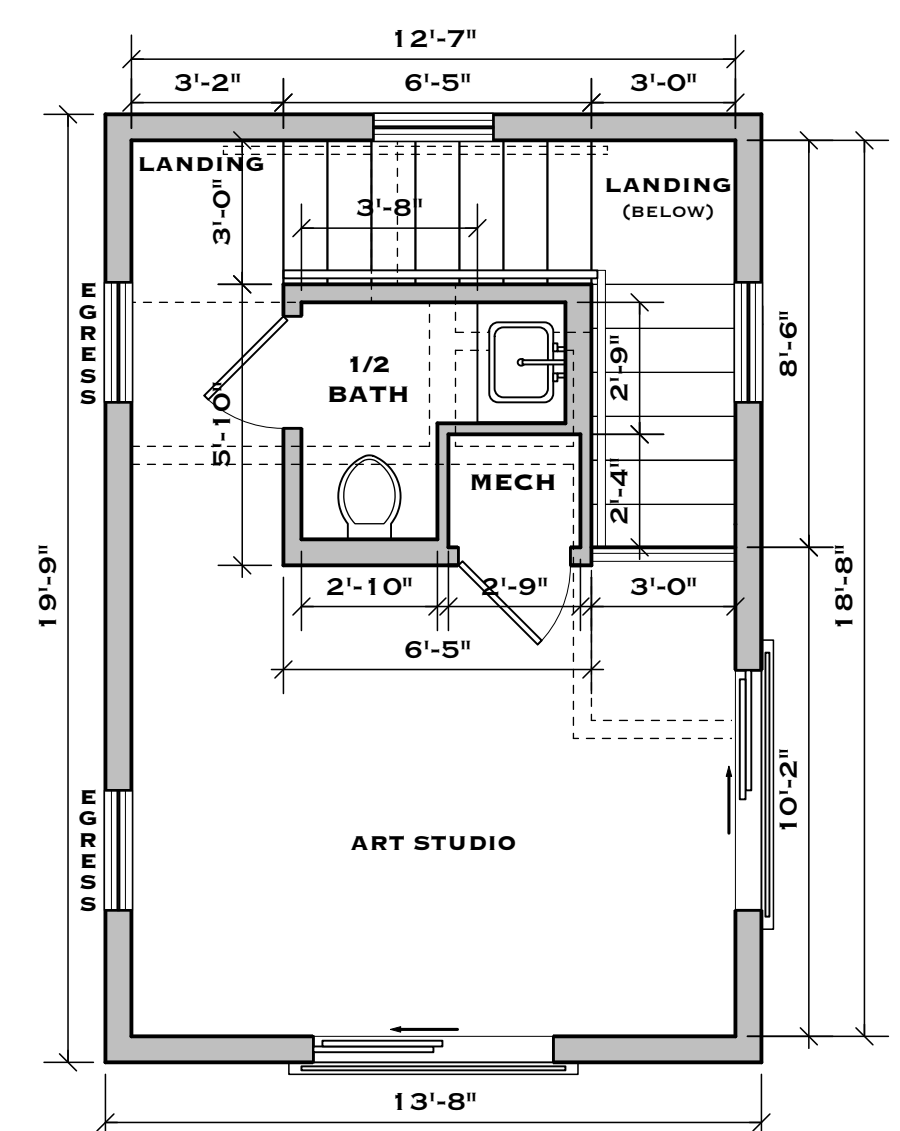
VIEW(D)- SITE AXON





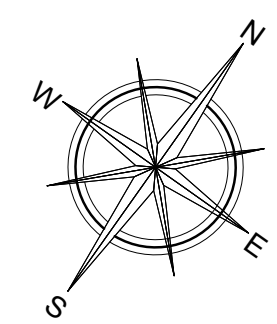
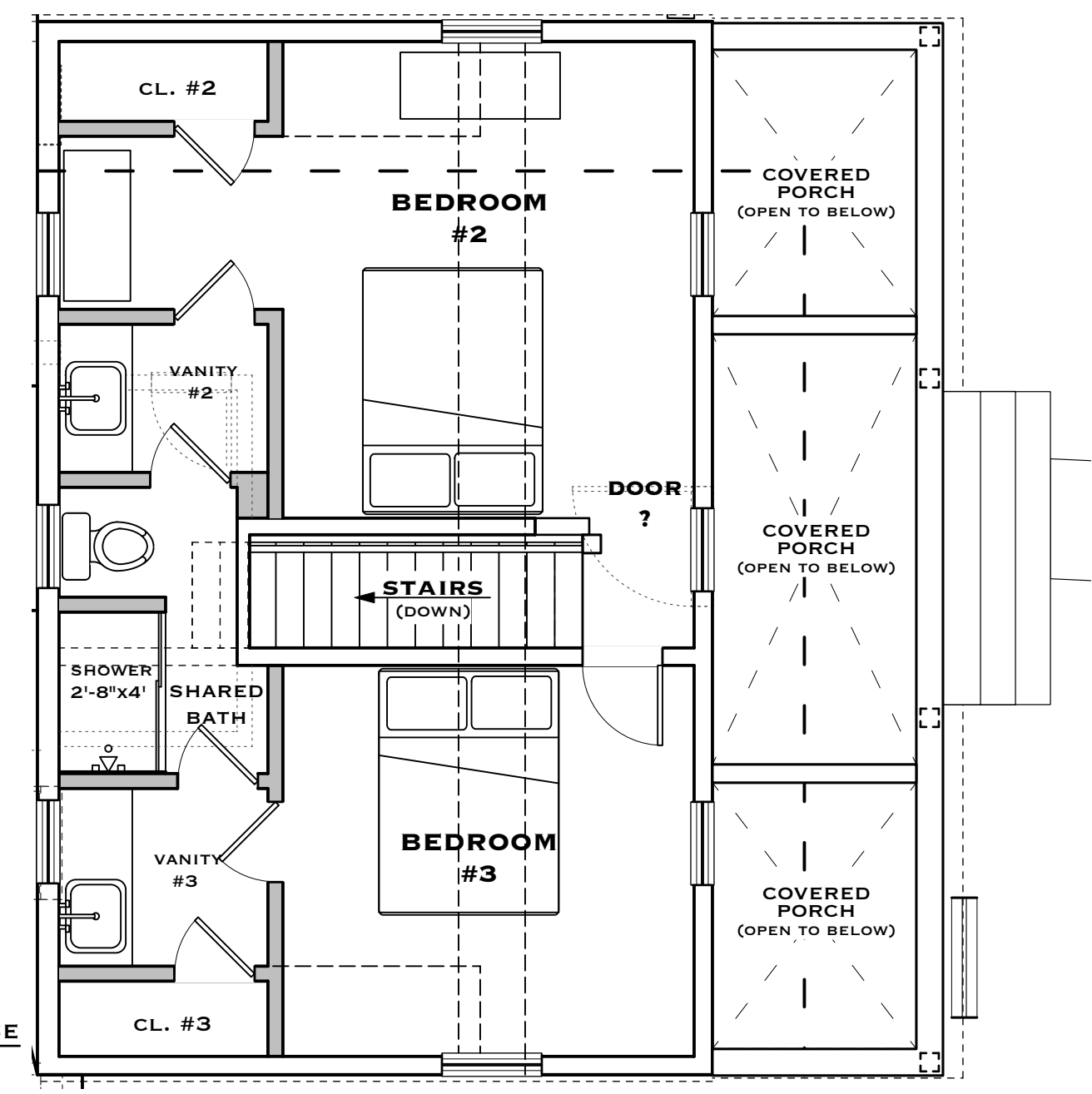


1 1ST FLOOR & SITE PLAN
SCALE: 1/4" = 1'-0"



3 2ND FLOOR PLAN - ART LOFT
SCALE: 1/4" = 1'-0"

2 2ND FLOOR PLAN - MAIN HOUSE
SCALE: 1/4" = 1'-0"



T.S. NEAL
ARCHITECT INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

A RENOVATION FOR
MARIUS VENTER
608 GRIFFIN LANE
KEY WEST, FL 33040

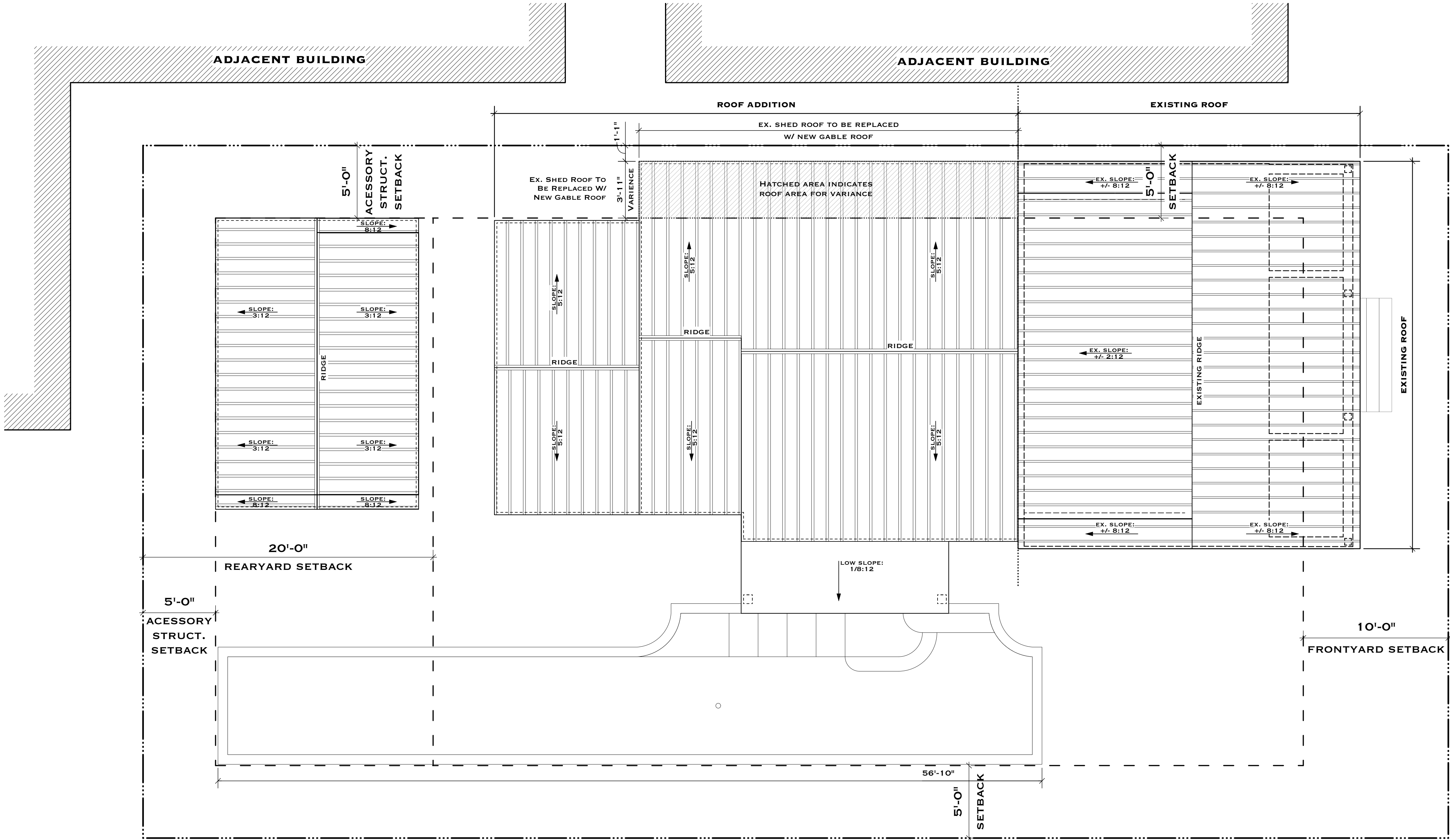
DRAWING TITLE:
PROPOSED SITE & FLOOR PLAN

DRAWN: EDSA-TSN
CHECKED: TSN
DATE: 04-26-2021

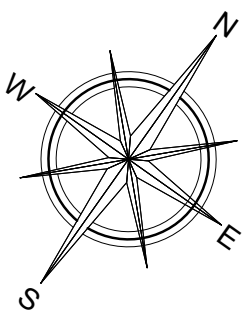
REVISION #	DATE

A1.1
SHEET #

T.S. NEAL ARCHITECTS, INC.



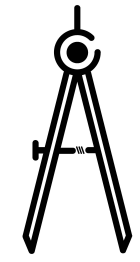
1 ROOF PLAN
A1.2 SCALE: 1/4" = 1'-0"



REVISION #	DATE

REVISION #	DATE





T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

A RENOVATION FOR
MARIUS VENTER
608 GRIFFIN LANE
KEY WEST, FL 33040

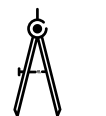
DRAWING TITLE:
ELEVATIONS W/ HARC
CONTEXT

DRAWN: EDSA-TSN
CHECKED: TSN
DATE: 04-26-2021

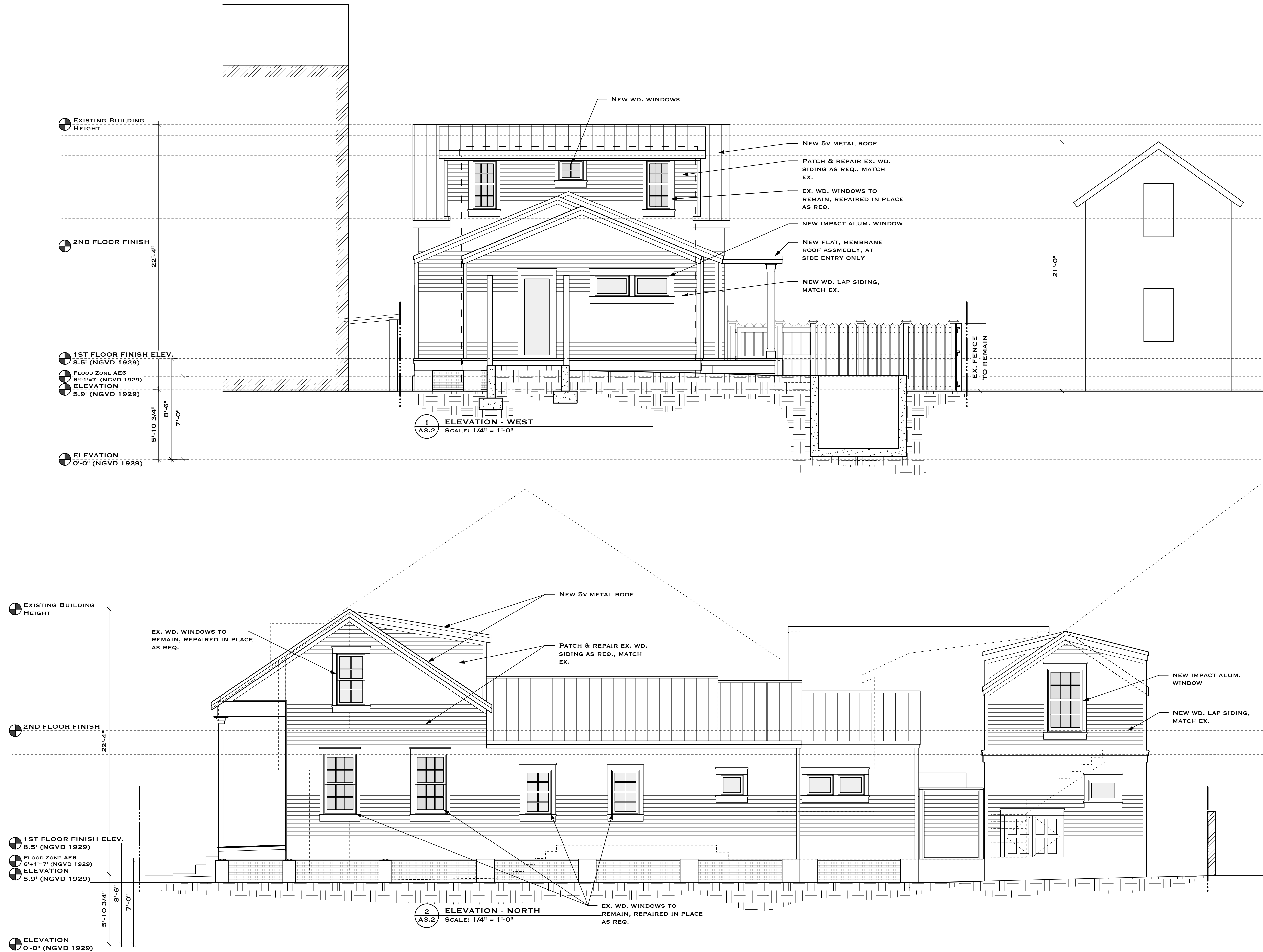
REVISION # DATE

A3.2

SHEET #



T.S. NEAL ARCHITECTS, INC.





T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

A RENOVATION FOR
MARIUS VENTER
608 GRIFFIN LANE
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS & SECTIONS W/
HARC CONTEXT

DRAWN: EDSA-TSN
CHECKED: TSN
DATE: 04-26-2021

REVISION # DATE

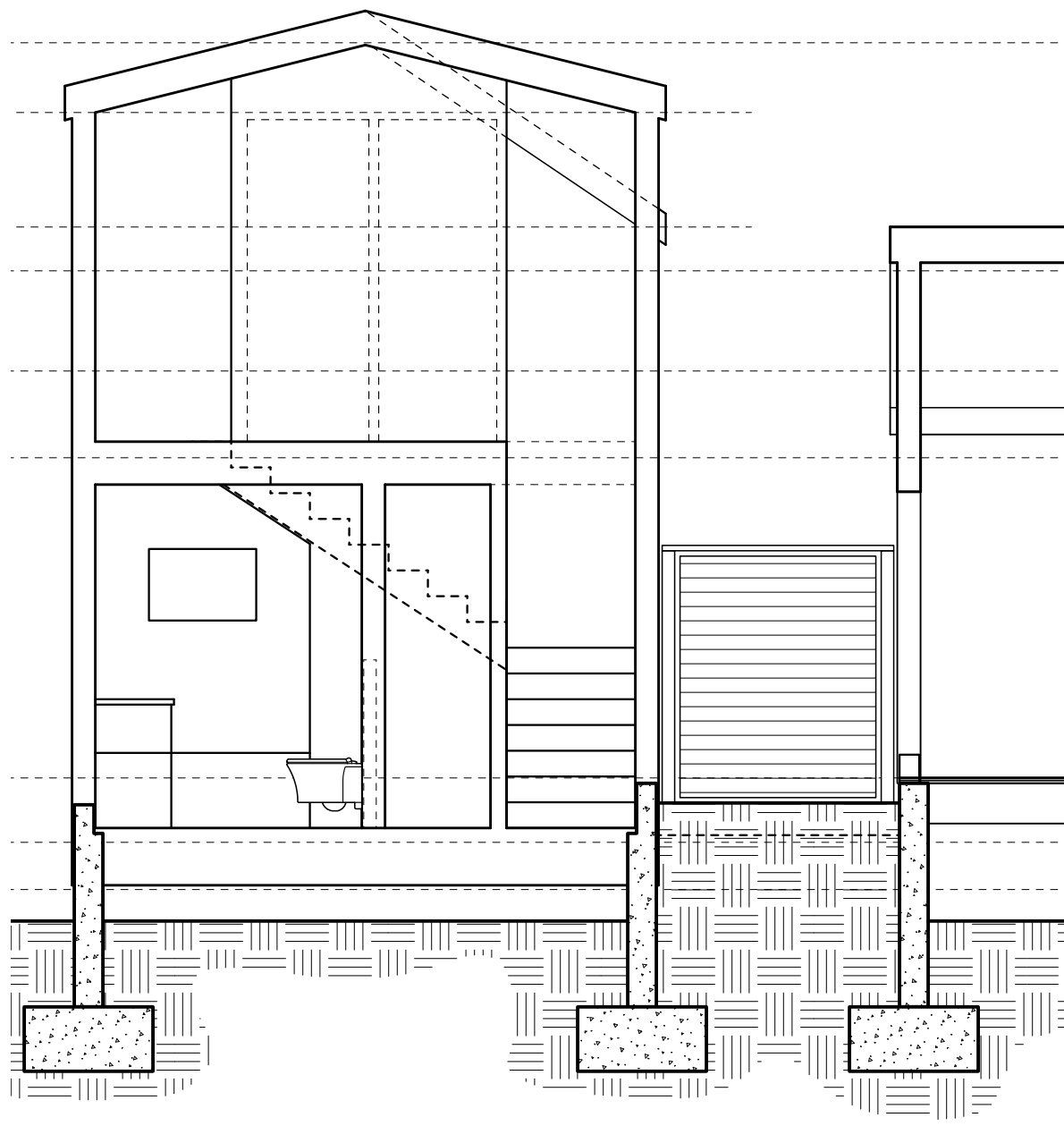
A3.3

SHEET #

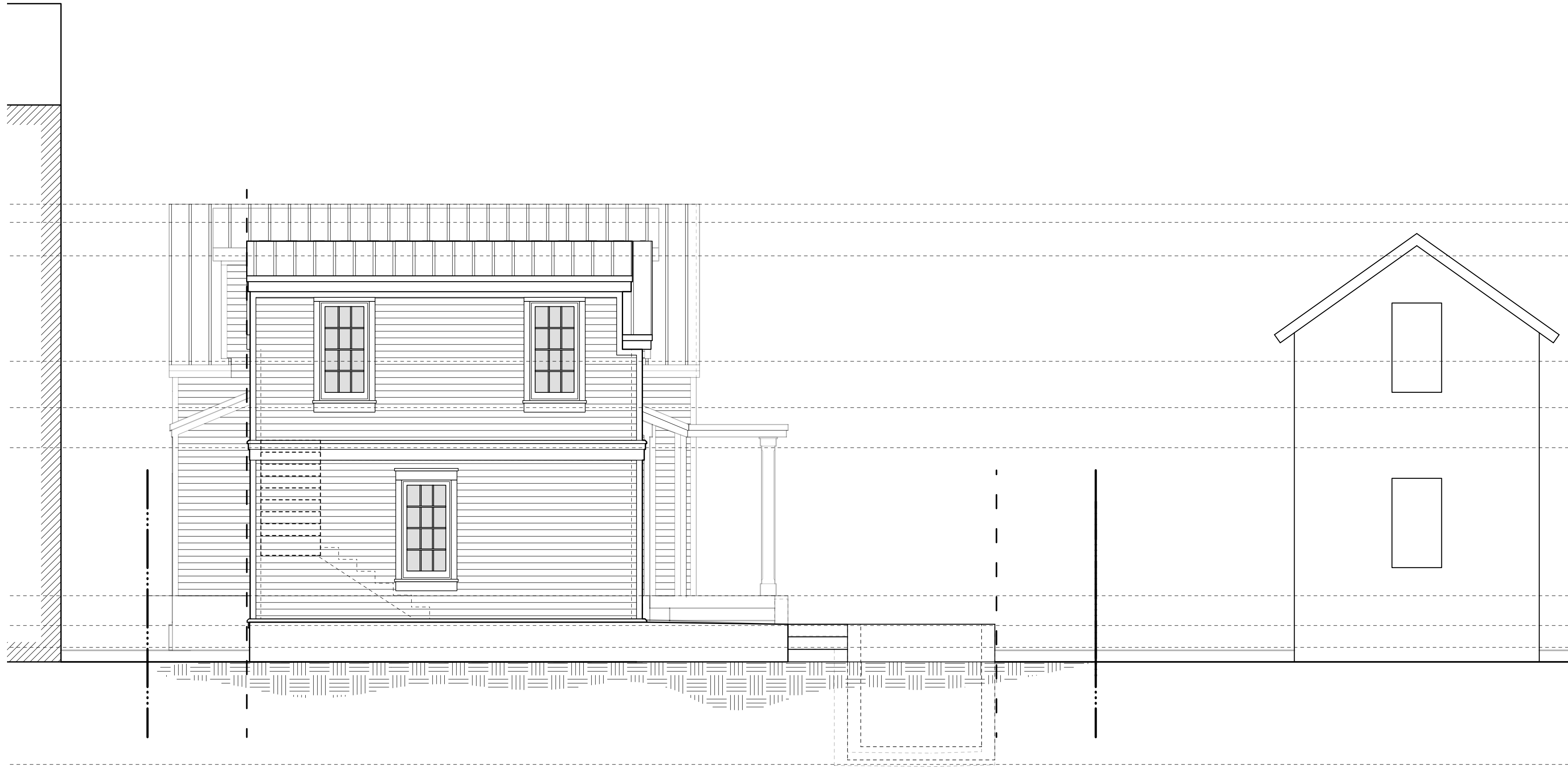


TSN

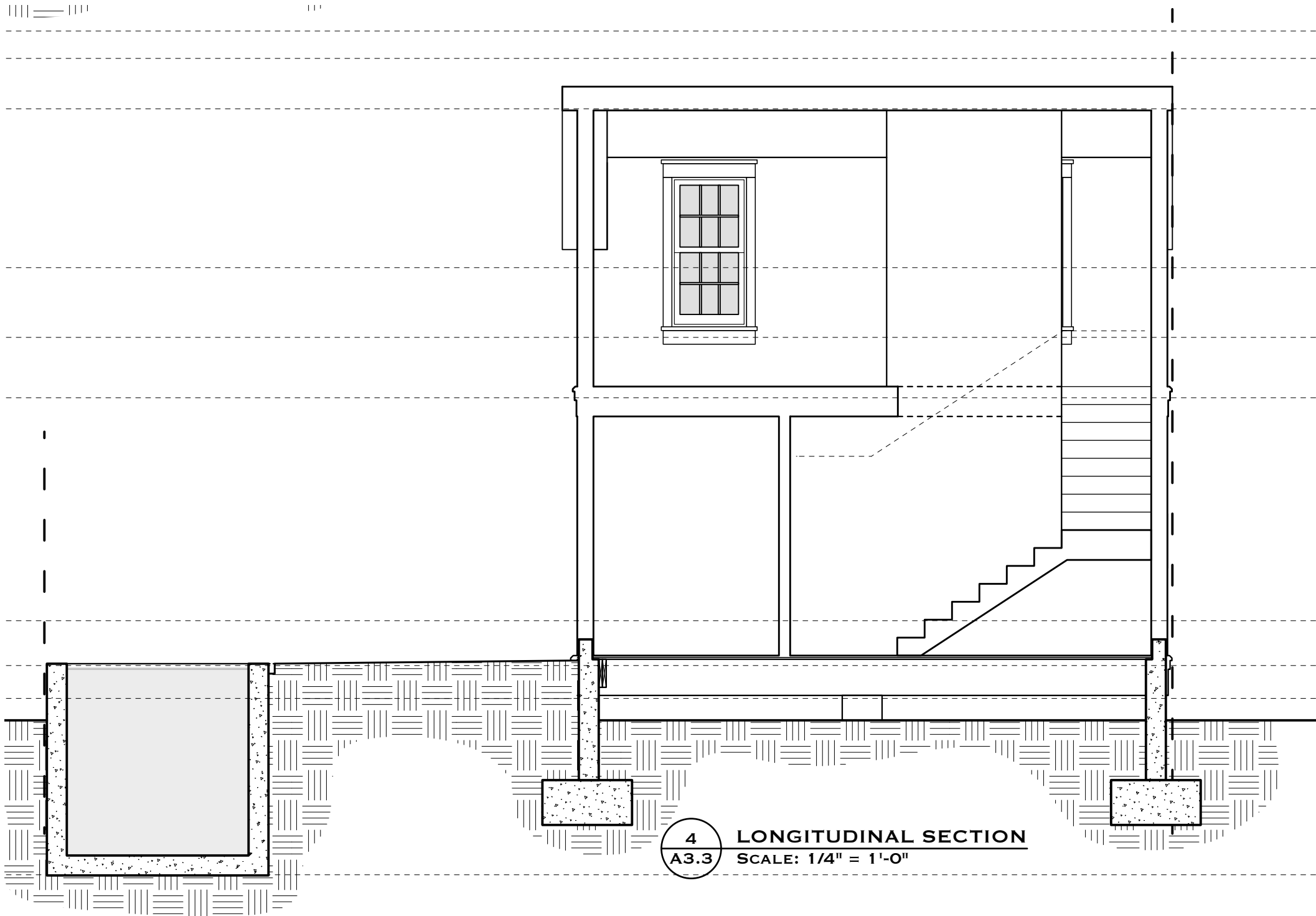
T. S. NEAL ARCHITECTS, INC.



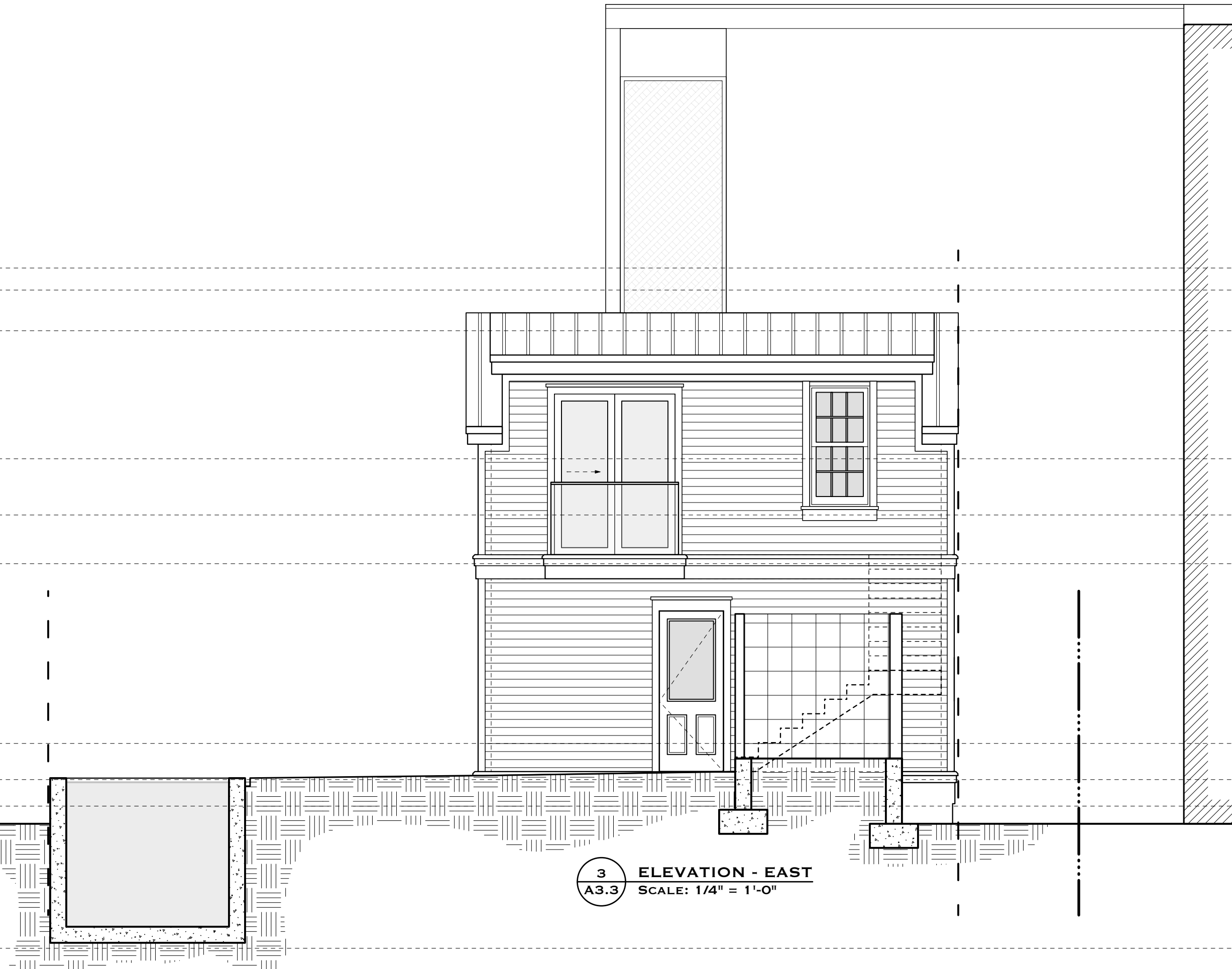
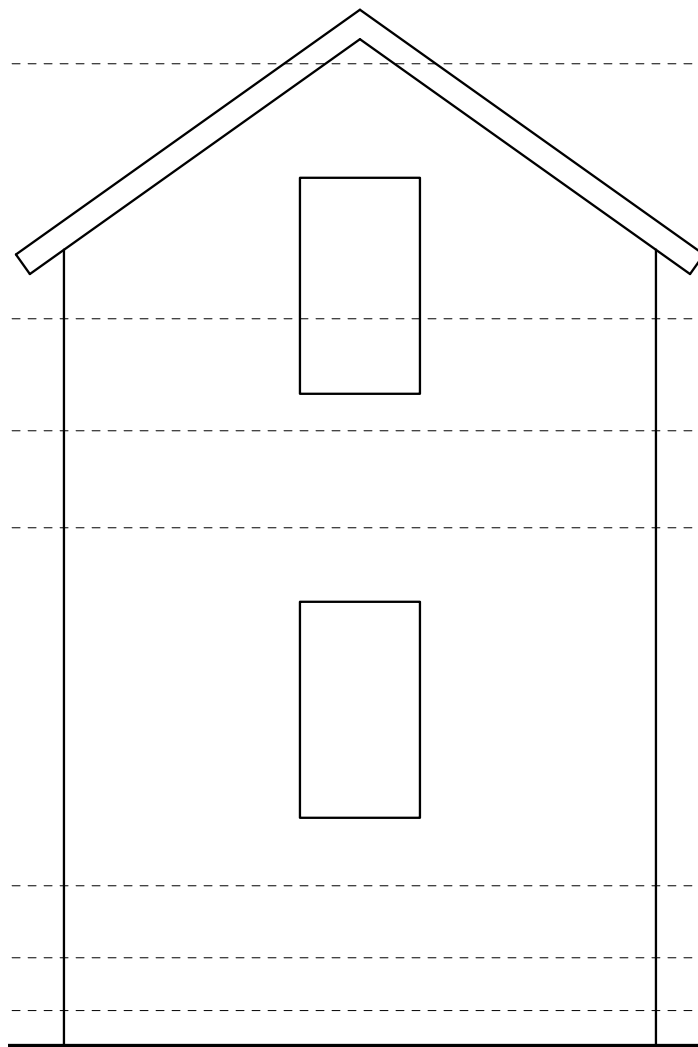
2 CROSS SECTION
A3.3 SCALE: 1/4" = 1'-0"



1 ELEVATION - WEST
A3.3 SCALE: 1/4" = 1'-0"



4 LONGITUDINAL SECTION
A3.3 SCALE: 1/4" = 1'-0"



3 ELEVATION - EAST
A3.3 SCALE: 1/4" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 25, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: <http://keywestcity.granicus.com/MediaPlayer>. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS AND ADDITION TO HISTORIC HOUSE. NEW TERRACE, POOL, AND GUEST HOUSE AT REAR YARD. DEMOLITION OF ROOF FORMS AND WALLS ON HISTORIC REAR ADDITIONS.

#608 Griffin Lane

Applicant –Seth Neal Application #H2021-0020

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared EVAN AMATO, 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: 1008 GRIFFIN LANE on the 19 day of MAY, 2021.

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 MAY 25th, 2021.

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 _____.

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

Signed Name of Affiant:

[Signature]
Date: 05-19-2021

Address: 1207 FL STREET

City: KEY WEST

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 19th day of May, 2021.

By (Print name of Affiant) Evan O. Amato who is personally known to me or has produced FLDLSS35204881640 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Margarita Pedroza

Print Name: Margarita Pedroza

Notary Public - State of Florida (seal)

My Commission Expires: 8/20/23





Public Meeting Notice

NO PARKING HIS SIDE ONE-WAY ZONE

608

PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00011200-000000
 Account# 1011509
 Property ID 1011509
 Millage Group 10KW
 Location 608 GRIFFIN Ln, KEY WEST
 Address
 Legal KW PT LT 2 SQR 57 H2-574 G28-128/29 OR705-854 OR864-1400/01
 Description OR2515-147 OR2544-963/65 OR3006-2065
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



1011509-608 GRIFFIN LN 03/03/20

Owner

[VENTER MARIUS L](#)
 608 Griffin Ln
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$137,301	\$124,329	\$126,242	\$126,242
+ Market Misc Value	\$3,854	\$1,916	\$1,989	\$2,062
+ Market Land Value	\$646,247	\$579,693	\$534,327	\$534,327
= Just Market Value	\$787,402	\$705,938	\$662,558	\$662,631
= Total Assessed Value	\$776,532	\$705,938	\$662,558	\$662,631
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$787,402	\$705,938	\$662,558	\$662,631

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	4,298.00	Square Foot	47	88

Buildings

Building ID	784	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	Effective Year Built	1999
Gross Sq Ft	1542	Foundation	WD CONC PADS
Finished Sq Ft	830	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	142	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	30	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550

Code	Description	Sketch Area	Finished Area	Number of Fire Pl Perimeter	0
FHS	FINISH HALF ST	442	0	86	
FLA	FLOOR LIV AREA	830	830	138	
OPU	OP PR UNFIN LL	50	0	30	
OPF	OP PRCH FIN LL	220	0	96	
TOTAL		1,542	830	350	

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2015	2016	1	420 SF	2
CONC PATIO	1999	2000	1	393 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/22/2020	\$865,000	Warranty Deed	2254423	3006	2065	37 - Unqualified	Improved
11/29/2011	\$0	Order (to be used for Order Det. Heirs, Probate in		2544	963	88 - Unqualified	Improved
10/1/1982	\$24,000	Warranty Deed		864	1400	U - Unqualified	Improved

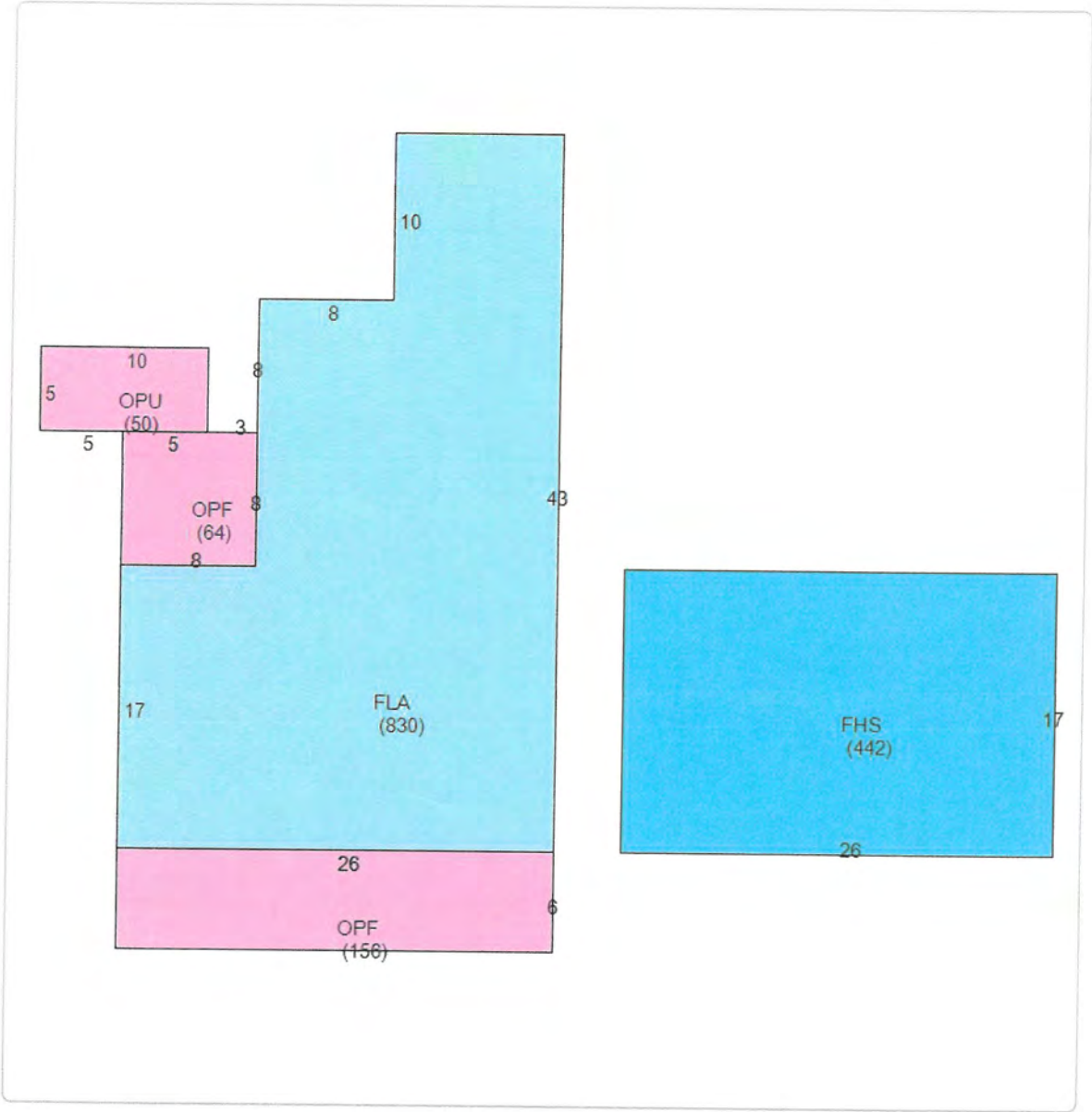
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-5636	12/12/2014	1/7/2016	\$4,350		R & R 90' OF WOOD FENCE
12-1853	6/6/2012	8/7/2012	\$3,700		INSTALL OF DUAL ZONE DUCTLESS AC
12-1370	4/17/2012	5/5/2012	\$900		ELECTRICAL WIRING OF NEW ADDITION
12-1295	4/11/2012	5/5/2012	\$7,489		INSTALL 525SF OF VIC METAL SHINGLES
12-1024	4/2/2012	5/5/2012	\$52,000		2ND FLOOR RENOVATION & DORMER ADDITION. DEMO INTERIOR FRAME DORMER CREATE BATHROOM, INSTALL 3 WINDOWS, ROOF DECKING, DRYWALL, INTERIOR DOORS FINISH RUBBER ROOF
04-3703	12/2/2004	11/7/2005	\$2,400		
04-3627	11/23/2004	11/7/2005	\$3,000		REPAIR FLOOR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 4/26/2021, 2:12:37 AM](#)

Developed by
Schneider
GEOSPATIAL

Version 2.3.118