



Historic Architectural Review Commission

Staff Report for Item 9

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: September 24, 2019

Applicant: T. Seth Neal, Architect

Application Number: H2019-0037

Address: #1326 Grinnell Street

Description of Work:

New one-story addition at rear of house. Window and doors replacement at side and rear elevations.

Site Facts:

The site under review is a single-family residence located on Grinnell Street. The house is a one-story stucco over concrete block structure.

The house under review is listed as a historic, non-contributing structure, which was built in 1943. It was recommended for contributing status as part of the 2011 Key West Historic District Expansion.

Guidelines and SOIS Cited on Review:

- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 6, 11, 13 and 31.

Staff Analysis:

A Certificate of Appropriateness is under review for project at 1326 Grinnell Street, which will consist of a master bath addition to the rear of the existing house, as well as the replacement of

two existing doors at the side and rear elevations. The rear addition will be finished with stucco and will have 5v crimp metal roofing, in order to match the existing house. The addition will have all new aluminum windows and doors. Two existing doors at the side and rear elevations of the existing house will be replaced with aluminum impact doors.

Consistency with Cited Guidelines and SOIS:

It is staff's opinion that the proposed addition is appropriate to the site and surrounding context. The design does not interfere with character defining features of the building, it is attached to the rear elevation, and it is out of public view. The addition is lower in height than the existing house but retains a similar form and massing that is appropriate. Finally, a small-scale hyphen on a secondary elevation differentiates the new structure from the original structure, and therefore conforms to the guidelines.

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 # HARC2019-0037	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1326 GRINNECC STREET	
NAME ON DEED:	GARY + JOANN LOER MARSHALL + NANCY WHNE	PHONE NUMBER 941-650-3250
OWNER'S MAILING ADDRESS:	6574 PALMER TANK CIRCLE SARASOTA FL 34238	EMAIL garyloer@dlporter.com
APPLICANT NAME:	T. SETH NEAL	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22974 OVERSEAS HWY CUDJOE KEY, FL 33042	EMAIL sethneal@tsnarchitects.com
APPLICANT'S SIGNATURE:	<i>T. SETH NEAL</i>	DATE 8/22/2019

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: BATHROOM ADDITION AT REAR OF EXISTING HOUSE. MATCH EXISTING WALL STUCCO, S-V METAL ROOF, + NEW ALUM WINDOWS + DOORS. REPLACE SOME EXISTING DOORS W. NEW ALUM. DOORS AT SIDE + REAR OF HOUSE.
MAIN BUILDING: INTERNAL RENOVATION TO EXISTING RESIDENCE.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

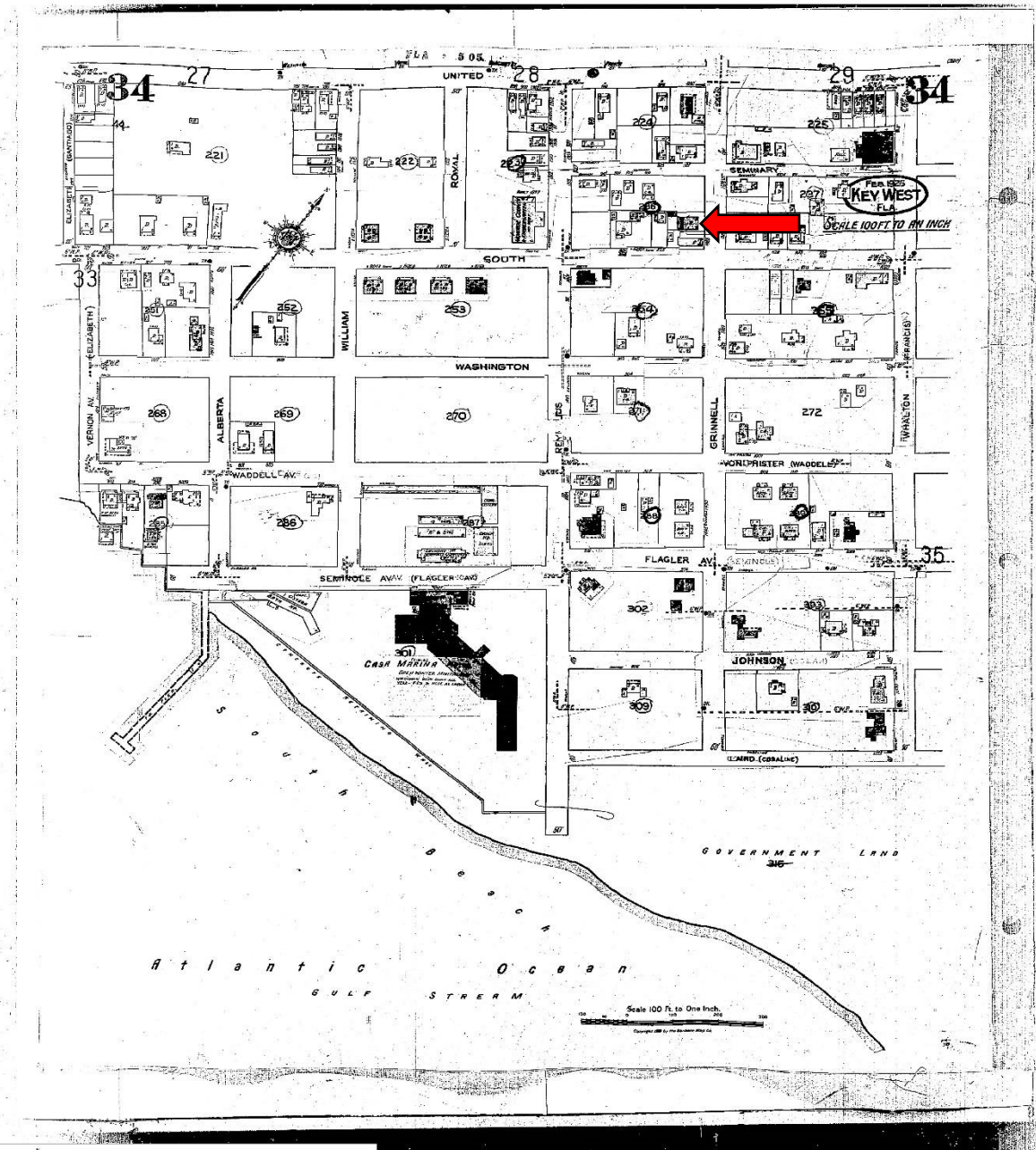
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>EXISTING ACCESSORY STRUCTURES TO REMAIN; POOL, POOL EQ, WOOD DECK, ETC.</i>	
PAVERS: <i>NA</i>	FENCES: <i>REPAIR AS REQUIRED</i>
DECK(S): <i>REMOVE SOME OF EXISTING DECK FOR NEW ADDITION</i>	PAINTING: <i>STUCCO & EAVES TO BE MATCH EXISTING HOUSE COLOR SCHEMES</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC.): <i>NO</i>	POOLS (INCLUDING EQUIPMENT): <i>EXISTING TO REMAIN</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): <i>YES, AC COND. UNITS</i>	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:			
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:			
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

SANBORN MAPS



 The Sanborn Library, LLC
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 St. Paul, MN 55104
 651-953-1000
 www.sanborn.com

PROJECT PHOTOS





**Back elevation at
new addition location**







Back Elevation

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S31° 04' 37" W 425.1412'
ALONG THE CENTERLINE OF
GRINNELL STREET.

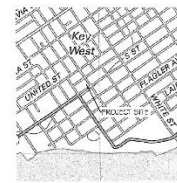
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1326 GRINNELL STREET,
KEY WEST, FL 33042

COMMUNITY NO.: 120166
MAP NO.: 120070-1516R
MAP DATE: 02-18-05
FIRM REVISION DATE: N/A
FLOOD ZONE: X SHADYD
BASE ELEVATION: N/A

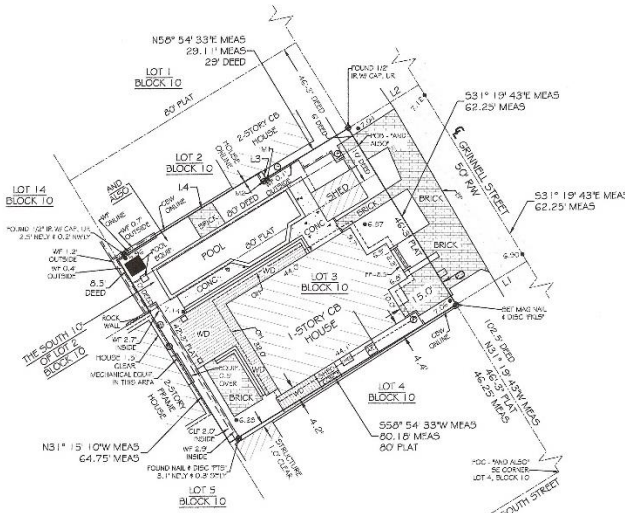
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 04-1695-R25E

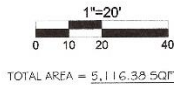
LEGEND

- - WALK METER
- - SANITARY CROWN CLEAN OUT
- - HALLDOOR
- - WOOD POWER POLE
- - CONCRETE POWER POLE
- - PROPANE TANK
- - WATER TANK
- - 1" SPOT GRADE ELEVATION (TYPICAL)



MONUMENT TABLE		
MONUMENT #	DESCRIPTION	POSITIONING
M1	FOUND 1/2" IR W CAP, UR	ONLINE 4 0.6' SELY
M2	FOUND 1/2" IR W CAP, UR	1.0' SWLY 4 0.3' SELY

Parcel Line Table		
Line #	Length	Direction
L1	25.00' MEAS	S58° 40' 17" W MEAS
L2	25.00' MEAS	S58° 40' 17" W MEAS
L3	2.50' MEAS	S31° 05' 27" E MEAS
L4	51.00' MEAS	N58° 54' 33" E MEAS



SURVEYOR NOTES -

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE TAKEN OR VERIFIED. SAID FINISH FLOOR ELEVATION IS IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 'D 121' (P.L.D. A40020), ELEVATION= 3.91' (NGVD 1929).
- REVISION (1) - 03/15/2013 - REVISED DRAWING TO INCLUDE ITEMS ON THE SOUTHWEST SIDE OF THE HOUSE.

LEGAL DESCRIPTION -

On the Island of Key West and known as part of Tract 18 according to William A. Whitehead's map delineated in February, A.D. 1829, but better known as Lot 3 and the Southwestern 10 feet of Lot 2, Block 10, of a part of said Tract 18, according to the diagram of the Webb Realty Company, recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida.

AND ALSO

A parcel of land on the Island of Key West and known as part of Tract 18 according to William A. Whitehead's map delineated in February, A.D. 1829, but better known as part of Lot 2, Block 10, of a part of said Tract 18, according to the diagram of the Webb Realty Company, recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida.

SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCE at the intersection of the Northwestern right-of-way line of said South Street with the Southwestern right-of-way line of Grinnell Street and run thence Northwesterly along the said Grinnell Street for a distance of 102.5 feet to the Point of Beginning; thence Southwesterly at right angles for a distance of 20 feet; thence Northwesterly at right angles for a distance of 0.5 feet; thence Northwesterly at right angles for a distance of 51 feet; thence Southwesterly at right angles for a distance of 2.5 feet; thence Northwesterly at right angles for a distance of 29 feet to the said Grinnell Street; thence Southwesterly along the said Grinnell Street for a distance of 6 feet back to the Point of Beginning.

CERTIFIED TO -

Gary A. Loer & Joann J. Loer;
C. Marshall White & Nancy H. White;

NOTICE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS CORRELATE TO THE PLAN AND DISCREPANCIES MAY OCCUR. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DISCREPANCIES. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DISCREPANCIES. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DISCREPANCIES.

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FLORIDA KEYS LAND SURVEYING
9900 OVERSEAS HIGHWAY
GARDNER KEY, FL 33042
PHONE: (305) 334-3690
FAX: (305) 300-7373
EMAIL: TSN@neal.com

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

T.S. NEAL ARCHITECTS, INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL 33042
305-340-8857
351-422-9547

A RENOVATION FOR
GARY LOER
1326 GRINNELL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING SITE PLAN & SURVEY

DRAWN: EDGA - TEN
CHECKED: TEN
DATE: 04-28-2019

REV. #1	07-30-2019
REV. #2	07-31-2019

REVISION # DATE

C1.1
SHEET #

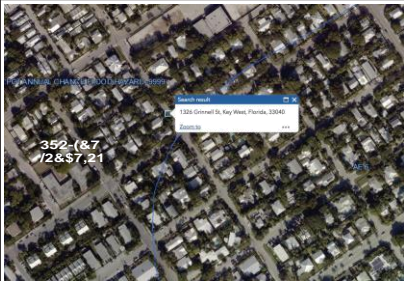
TSN
T. S. NEAL ARCHITECTS, INC.

PROPOSED DESIGN

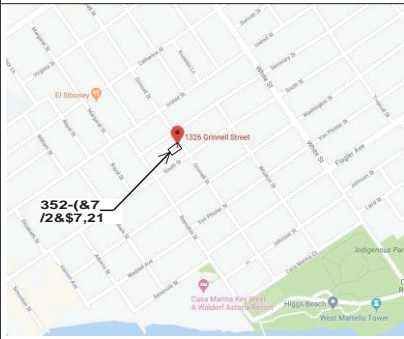
SITE DATA 1326 GRINNELL ST.
RE #00039600-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	5,116 SQ FT	4,000 SQ. FT.	EXISTING	NO CHANGE
LOTS # E	SEE SURVEY	40' X 90' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	3,513 SQ FT (68.7%)	160% MAX (3,095.6 SQ FT)	3,429.5 SQ FT (67%)	IMPROVED 1.3%
OPEN SPACE	1,192 SQ FT (23.3%)	(35% MIN (1,795.8 SQ FT))	1,316 SQ FT (25.7%)	IMPROVED 2.4%
BUILDING COV.	2,126 SQ FT (41.7%)	160% MAX (2,046.4 SQ FT)	2,255 SQ FT (44.0%)	VARIANC OF 2.8%
ACCESSORY STRUCTURE REAR YARD COV.	0.0 SQ FT (0.0%)	100% MAX COV/1 SQ. FT. REAR YARD AREA	EXISTING	NO CHANGE
ACCESSORY STRUCTURE FRONT YARD COV.	230 SQ FT	N/A	EXISTING	NO CHANGE
FRONT YARD 50% GREENSPACE COV.	255.7 SQ FT (4.9%)	311.1 SQ FT (6%) MIN	EXISTING	NO CHANGE
SETBACKS. (NEW RESIDENCE)				
SIDE SETBACK	2'-7"	5'	EXISTING	NO CHANGE
SIDE STREET SETBACK N.A.	-	7'-6"	-	NA
REAR SETBACK	17'-11"	15'	8'-0"	VARIANC OF 6'-0"
FRONT SETBACK	5'-8"	10'	EXISTING	NO CHANGE
BUILDING HEIGHT	-/ 15'-1 1/2"	30'	EXISTING	NO CHANGE

FEMA MAP FLOOD ONE X



SITE LOCATION MAP



A RENOVATION FOR
GARY LOER
1326 GRINNELL STREET
KEY WEST , FL 33040

DESIGN NOTES:

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 BE 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, RECOMMENDATIONS.

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 TREES 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 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
C1.0	SURVEY
EX1.1	EXISTING FLOOR & SITE PLAN
EX2.1	EXISTING ELEVATIONS
EX2.2	EXISTING ELEVATIONS
A1.0	PROPOSED SITE PLAN
A1.1	PROPOSED FLOOR PLANS
A2.1	PROPOSED ELEVATIONS

SCOPE OF WORK:

NEW ADDITION AT REAR YARD OF 1326 GRINNELL STREET.



RENOVATION FOR
GARY LOER
1326 GRINNELL STREET
KEY WEST, FL 33040

DRAWING TITLE:
TITLE & PROJECT INFORMATION

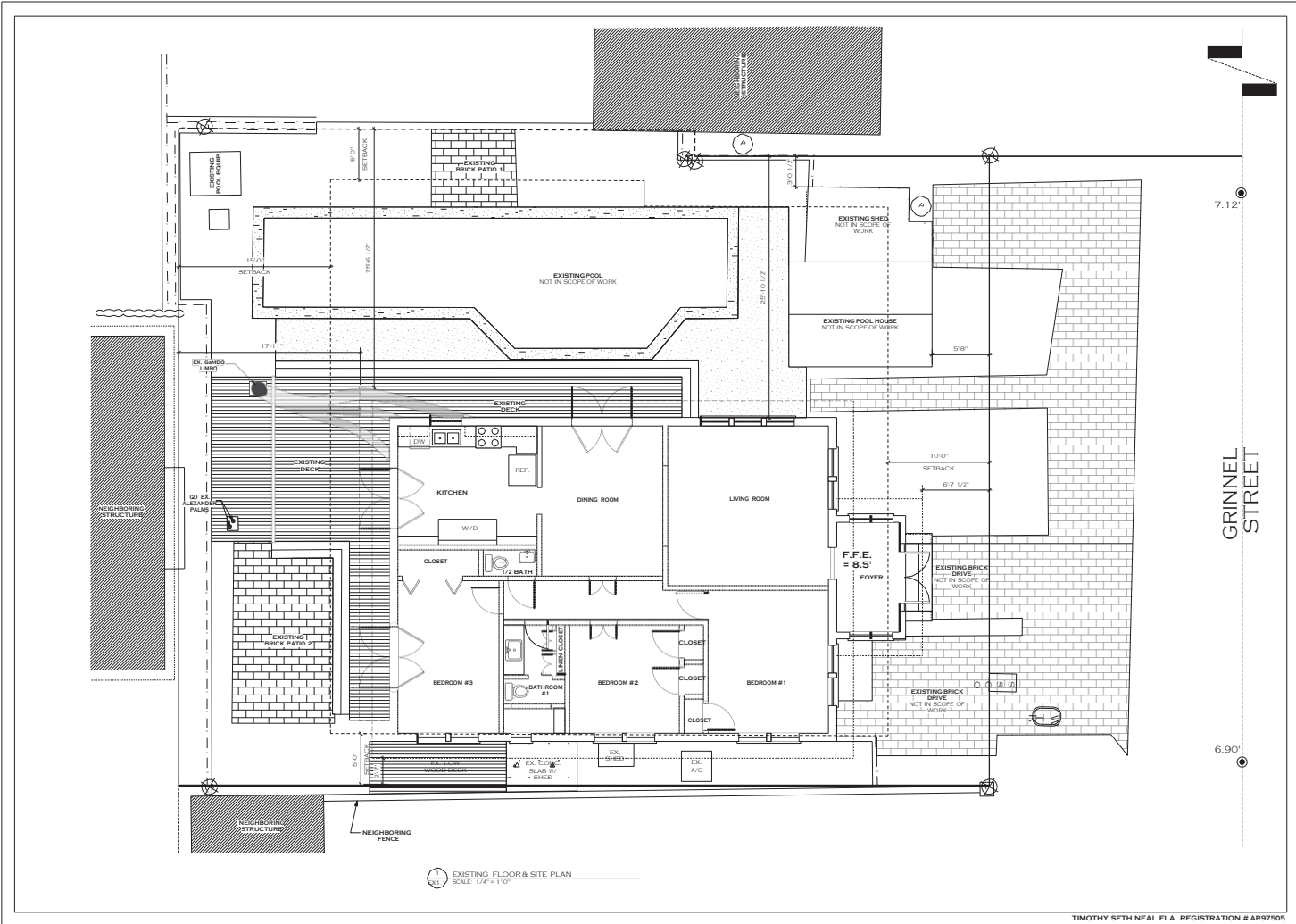
DRAWN: EDGA TSN
CHECKED: TSN
DATE: 08/22/2019

REV #1 07/20/2019
REV #2 07/20/2019

REVISION # DATE



TIMOTHY SETH NEAL, FLA. REGISTRATION # AR97505



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

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

T.S. NEAL ARCHITECTS INC.
22974 OVERSEAS HWY
GULF BAY KEY, FL 33942
305-340-8857
251-422-9547

A RENOVATION FOR
GARY LOER
1326 GRINNELL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING FLOOR & SITE
PLANS

DRAWN: EDGA-TSN
CHECKED: TSN
DATE: 06/26/2018

REV. #1 07/30/2019
REV. #2 07/31/2019

REVISION # DATE



T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
CLIFSIDE KEY, FL
33942
305-940-8857
251-422-9547

A RENOVATION FOR
GARY LOER
1326 GRINNELL STREET
KEY WEST, FL 33040

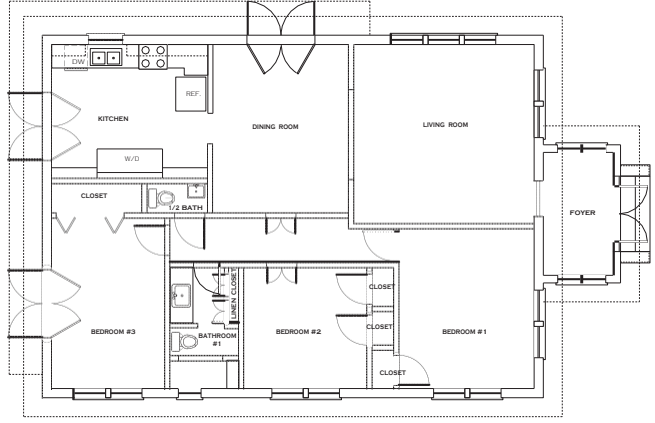
DRAWING TITLE:
EXISTING ELEVATIONS

DRAWN: EDS - TSN
CHECKED: BM
DATE: 09/22/2019

REV. #1 07/30/2019
REV. #2 07/30/2019

REVISION # DATE
EX2.1
SHEET #

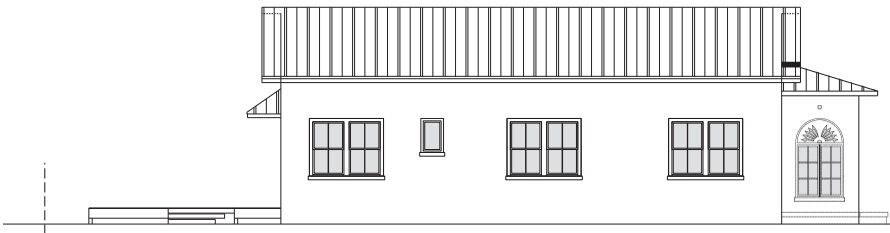
T.S. NEAL ARCHITECTS, INC.



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



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



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



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

T.S. NEAL ARCHITECTS INC.
 22974 OVERSEAS HWY
 GULF BREEZE KEY, FL.
 33042
 305-340-8857
 251-422-9547

A RENOVATION FOR
GARY LOER
 1326 GRINNELL STREET
 KEY WEST, FL. 33040

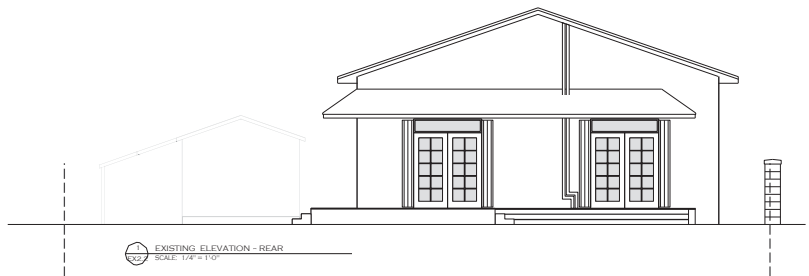
DRAWING TITLE:
EXISTING ELEVATIONS

DRAWN: EDSA-TSN
 CHECKED: [initials]
 DATE: 09-22-2019

REV. #1 07-30-2019
 REV. #2 07-31-2019

REVISION # DATE

T.S. NEAL ARCHITECTS, INC.



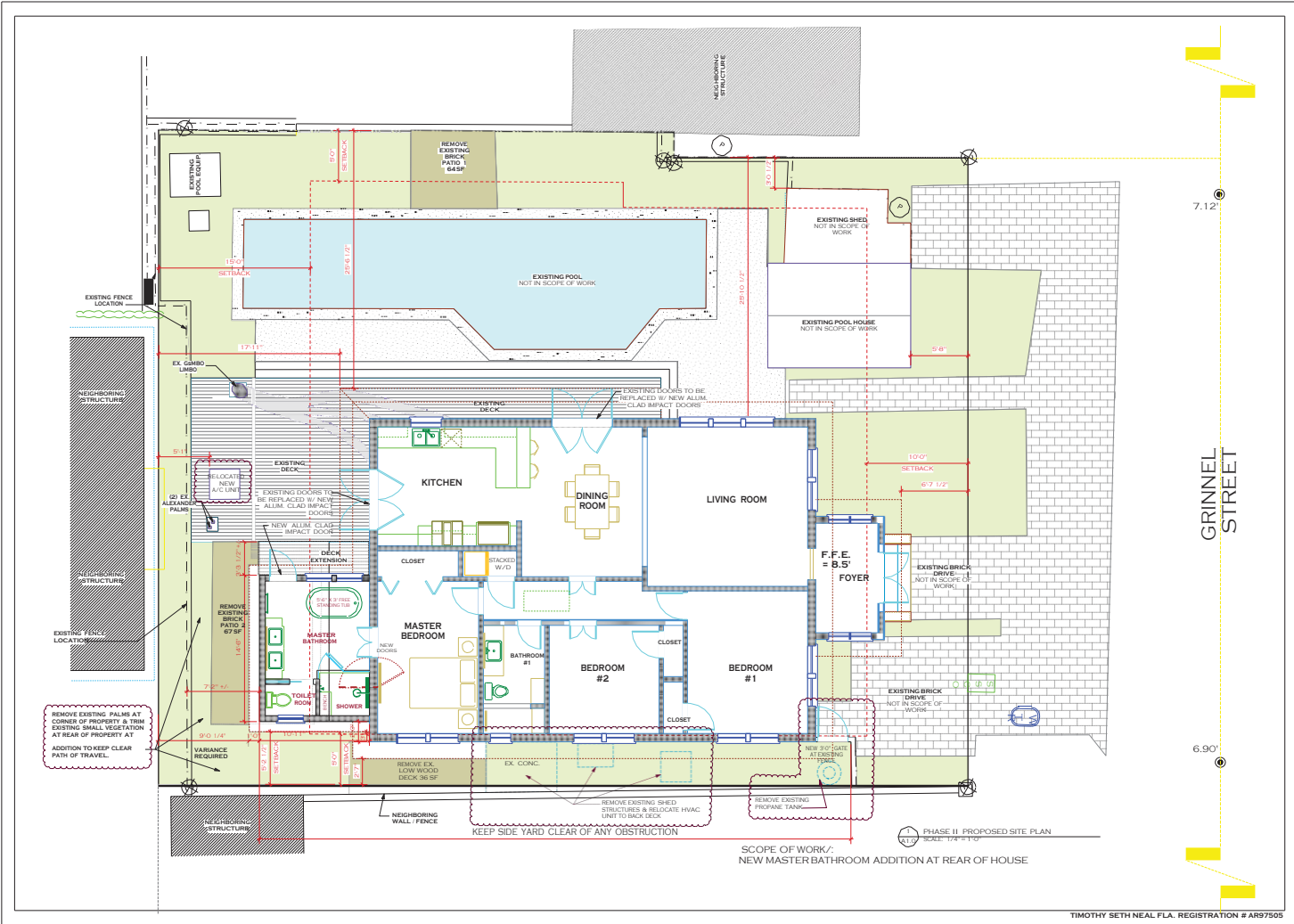
1 EXISTING ELEVATION - REAR
 SCALE: 1/4" = 1'-0"



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



TIMOTHY SETH NEAL, FLA. REGISTRATION # AR97505



T.S. NEAL ARCHITECTS INC.
 22974 OVERSEAS HWY
 GULF BREEZE KEY, FL 33062
 305-340-8857
 251-422-9547

A RENOVATION FOR
GARY LOER
 1326 GRINNELL STREET
 KEY WEST, FL 33040

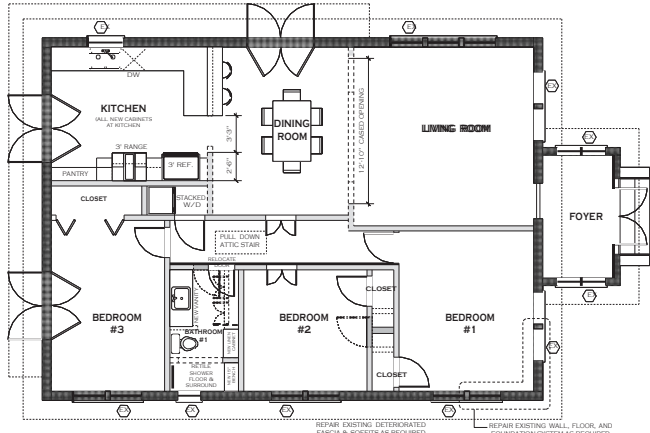
DRAWING TITLE:
PROPOSED SITE PLAN

DRAWN:	EDGA, TSN
CHECKED:	TSN
DATE:	06/22/2019
REV. #1:	07/20/2019
REV. #2:	07/20/2019
REVISION #	DATE

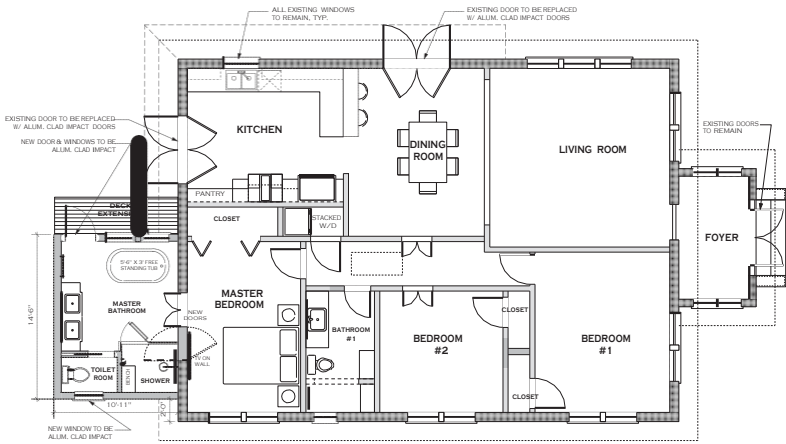
T.S. NEAL ARCHITECTS INC.

TIMOTHY SETH NEAL, FLA. REGISTRATION # AR97505

- NOTES:
 1. REPLACE EXISTING HVAC UNIT AND PLACE IN ATTIC SPACE.
 2. NEW ATTIC INSULATION, OPEN OR CLOSED CELL FOAM, MIN. R-10.
 3. REMOVE & REPAIR OPENINGS AT HALLWAY CEILING.
 4. EXISTING WOOD FLOORING TO BE REPAIRED & REPLACED WITH NEW WOOD FLOORING TO MATCH EXISTING AS REQUIRED, AND REFINISHED.



PROPOSED FLOOR PLAN - PHASE I
 SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN - PHASE II
 SCALE: 1/4" = 1'-0"

TIMOTHY SETH NEAL, FLA. REGISTRATION # AR97505



RENOVATION FOR
GARY LOER
 1326 GRINNELL STREET
 KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED FLOOR PLANS

DRAWN: EDS4, TSN
 CHECKED: TSN
 DATE: 04/22/2019

REV. #1	07/20/2019
REV. #2	07/21/2019



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., September 24, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE STORY ADDITION AT REAR OF HOUSE.
WINDOW AND DOORS REPLACEMENT AT SIDE AND
REAR ELEVATIONS.**

#1326 GRINNELL STREET

Applicant – T. Seth Neal Application #H2019-0037

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 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 S. Seth Neal, 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:
1326 GRINNELL STREET on the 18 day of SEPTEMBER, 2019.

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 TUESDAY SEPT. 24th, 2019.

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 2019-0037.

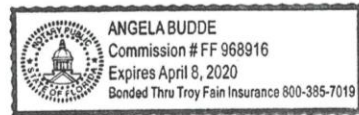
2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant: S. Seth Neal
Date: 9-18-2019
Address: 1326 GRINNELL ST
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18 day of September, 2019.

By (Print name of Affiant) Seth Neal who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC
 Sign Name: Angela Budde
 Print Name: ANGELA BUDDÉ
 Notary Public - State of Florida (seal)
 My Commission Expires: 4/8/2020





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 00039600-000000
 Account# 1040339
 Property ID 1040339
 Millage Group 10KW
 Location 1326 GRINNELL ST, KEY WEST
 Address
 Legal Description KW WEBB REALTY CO SUB PB1-42 LOT 3 AND PT OF LOT 2 SQR 10TR 18 G53-55/56 OR421-62 OR591-87/88 OR753-69/70 OR884-2167 OR920-1389 OR1247-1820/22 OR1478-969 OR1481-111/12C OR1642-475/76 OR2792-1545/48
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision The Webb Realty Co
 Sec/Type/Rng 05/68/25
 Affordable No
 Housing



Owner

LOER GARY A 6574 Palmer Park Cir Sarasota FL 34238
 WHITE NANCY H 6574 Palmer Park Cir Sarasota FL 34238
 LOER JOANN J 6574 Palmer Park Cir Sarasota FL 34238
 WHITE C MARSHALL 6574 Palmer Park Cir Sarasota FL 34238

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$155,226	\$159,661	\$161,878	\$139,989
+ Market Misc Value	\$30,402	\$30,516	\$30,630	\$30,858
+ Market Land Value	\$613,870	\$590,657	\$528,754	\$593,279
= Just Market Value	\$799,498	\$780,834	\$721,262	\$764,126
= Total Assessed Value	\$781,157	\$710,143	\$645,585	\$586,895
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$799,498	\$780,834	\$721,262	\$764,126

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	3,107.50	Square Foot	0	0

Buildings

Building ID 3102
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1507
 Finished Sq Ft 1492
 Stories 1 Floor
 Condition GOOD
 Perimeter 166
 Functional Obs 0
 Economic Obs 0
 Depreciation % 30
 Interior Walls WALL BD/WD WAL
 Exterior Walls C.B.S.
 Year Built 1943
 Effective Year Built 1997
 Foundation CONC BLOCK
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 1
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,492	1,492	0
SBF	UTIL FIN BLK	15	0	0
TOTAL		1,507	1,492	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1980	1981	1	460 SF	4
FENCES	1983	1984	1	252 SF	2
CONC PATIO	1983	1984	1	366 SF	1
RES POOL	1983	1984	1	414 SF	3
WOOD DECK	1983	1984	1	700 SF	2
TIKI	1987	1988	1	140 SF	5
BRICK PATIO	2008	2009	1	600 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/23/2016	\$100	Warranty Deed		2792	1545	11 - Unqualified	Improved
9/1/1997	\$325,000	Warranty Deed		1478	0969	Q - Qualified	Improved
3/1/1993	\$227,000	Warranty Deed		1247	1820	Q - Qualified	Improved
6/1/1983	\$100,000	Warranty Deed		884	2167	U - Unqualified	Improved
1/1/1978	\$43,500	Conversion Code		753	69	Q - Qualified	Improved

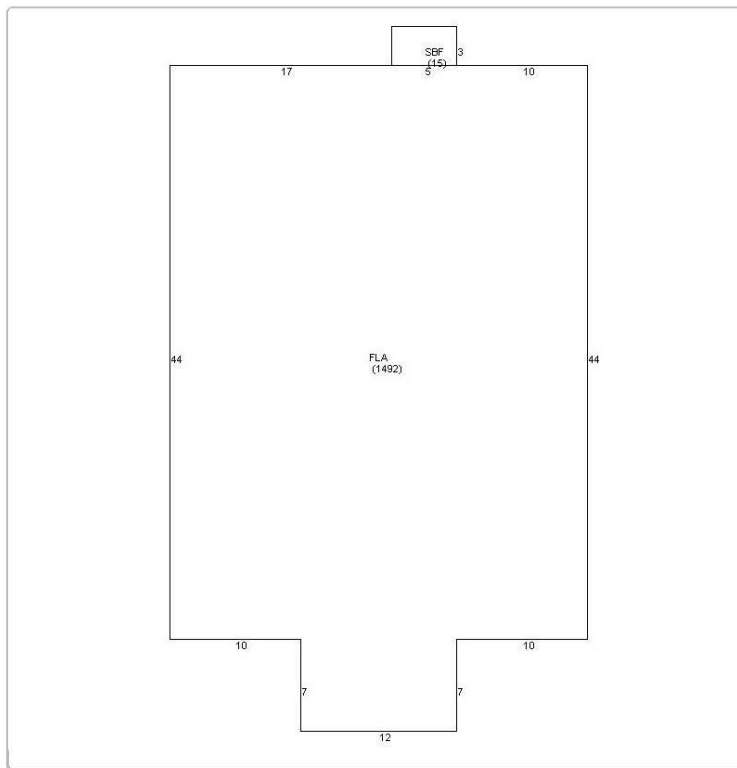
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
8-551	2/29/2008	7/9/2008	\$2,100		R & R BROKEN PAVERS ON GRINNELL ST SIDE OF PARCEL 600SF OF SAND SET PAVERS
07-5293	12/6/2007	3/4/2008	\$3,300	Residential	REPAIR, REBUILD, REGLAZE ALL WINDOWS AND JAMS AS NEEDED

View Tax Info

[View Taxes for this Parcel](#)

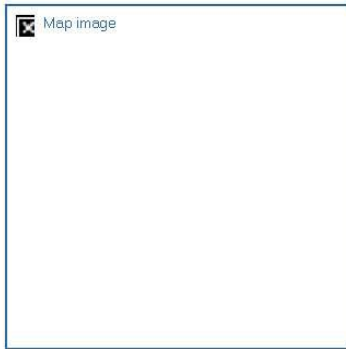
Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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GDPR Privacy Notice

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