



---

## **Historic Architectural Review Commission Staff Report for Item 3**

**To:** Acting Chairman Richard McChesney and Historic Architectural Review Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** August 27, 2019

**Applicant:** Robert Delaune, Architect

**Application Number:** H2019-0028

**Address:** #1400 Grinnell Street

---

### **Description of Work**

Renovations to existing house. Alterations to rear and northwest side elevations, including a two-story addition at south side of the house. New two-story accessory structure that will serve as a garage with driveway. New garden facing Grinnell Street with 6' high wood private fence.

### **Site Facts**

The house under review is a non-contributing resource to the historic district. The two-story house, build in 1979, in located on the southwest corner of Grinnell and South Streets. The current carport, facing Grinnell Street, with the roof deck were part of the original design. The building is the only two-story structure located in the corner and all immediately adjacent structures are one-story.

### **Guidelines Cited on Review**

- Guidelines for Additions (pages 37a-37k), specifically guidelines 6, 12, and 13.
- New construction (pages 38a-38q), specifically application (page 38a) and guidelines 1, 8, 11, 13, 14, 20, and 25.
- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, 4, and 9.
- Fences and walls (pages 41-42), specifically guidelines 1, 2, 4, and 9.

## **Staff Analysis**

A Certificate of Appropriateness is under review for renovations and construction of a new side addition to replace an existing carport with a roof deck. The plan also includes the construction of a two-story accessory structure that will serve as a garage and studio and will be facing South Street. Alterations to the north and west elevations of the existing house are also proposed.

A new two-story attached addition will replace the existing carport. The new proposed structure will be approximately one foot lower in height than the main house and will have a small entryway recessed from the existing building. The site plan includes a six-foot tall fence in front of the addition, as a privacy fence for a garden. The Grinnell Street elevation does not include the privacy fence, and there will be no doors in that facade that will give access to the garden.

On the north elevation, facing South Street, the design proposes the replacement of the existing street side portion of the structure by extending a volume towards the street and creating a lower addition with a gable roof. The addition will be approximately 17' tall and will extend approximately 4'-9" towards the street. The plan includes a two-story detached accessory structure that will serve as a garage and studio on the second floor. A spiral staircase, located at the rear, will give access to the second floor. The accessory structure will be facing South Street. The adjacent house, to west side, has a one-story garage.

New rear alterations are proposed including expanding the kitchen towards an existing rear porch and a new covered porch that will connect with the current rear roof deck.

All additions and the new accessory structure will have hardi board siding, aluminum impact windows and doors, and v-crimp panels as the roofing material.

## **Consistency with Cited Guidelines**

It is staff's opinion that the proposed design fails many of the cited guidelines. The scale, proportions, and mass of the current corner house exceeds the mass, scale, and proportions of existing adjacent houses. The addition of a new volume, which will be approximately one foot lower and approximately half of the width of the main house, will increase the scale and mass of the building. The current one-story carport creates a scale and mass transition between the main two-story house and the adjacent one story concrete house located at the south side.

Staff also opines that the proposed two story accessory structure is out of scale and proportions with same land use structures. Facing South Street, at the same block, we find two garages, one historic at 1401 Reynolds Street (detached), and one non-historic at 906 South Street (attached to the main house). Both structures are one-story height. Furthermore, the height of the accessory structure will be approximately the same as the next principal house at 906 South Street, which is a one-story structure.

The proposed front garden wall, facing Grinnell Street is a feature that is foreign to adjacent houses. Lastly, the expansion of the roof deck towards the rear of the building is contrary to guideline 20 under new construction, as it disallows roof decks on new residential development. In conclusion, staff finds the proposed plans to be inconsistent with cited 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 # <b>19-028</b>	REVISION #	INITIAL & DATE
FLOOD ZONE <b>AE-6 &amp; 'X'</b>	ZONING DISTRICT <b>HMDR</b>	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1400 GRINNELL STREET	
NAME ON DEED:	ALLEN DENNIS	PHONE NUMBER (865) 214-9937
OWNER'S MAILING ADDRESS:	PO BOX 112, KEY WEST, FL 33041	EMAIL ALLEN.DNNS@GMAIL.COM
APPLICANT NAME:	ROBERT L DELAUNE ARCHITECT PA	PHONE NUMBER (305) 293-0364, (305) 304-4842
APPLICANT'S ADDRESS:	619 EATON STREET, SUITE 1, KEY WEST, FL 33040	EMAIL ROBDELAUNE@BELLSOUTH.NET
APPLICANT'S SIGNATURE:		DATE

**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:
MAIN BUILDING:
RENOVATE EXISTING ONE- AND TWO-STORY WOOD-FRAME DWELLING, INCLUDING EXPANSION OF INTERIOR SPACE INTO EXISTING BACK PORCH AREA, CONSTRUCTION OF NEW BACK PORCH, AND RE-CONSTRUCTION OF PORTIONS OF BUILDING AT ITS NORTHWEST CORNER, AND CONSTRUCTION OF NEW TWO-STORY ADDITION @ SOUTH SIDE.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
DEMOLISH EXISTING ATTACHED CARPORT AND PORTIONS OF MAIN BUILDING AT ITS NORTHWEST CORNER

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

<b>ACCESSORY STRUCTURE(S):</b>	
CONSTRUCT NEW ACCESSORY STRUCTURE @ NORTHWEST CORNER OF SITE, WEST OF MAIN BUILDING	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
NEW 10' WIDE DRIVEWAY @ NEW ACCESSORY	
STRUCTURE	
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b>	<b>OTHER:</b>

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 HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1400 GRINNELL STREET
PROPERTY OWNER'S NAME:	ALLEN DENNIS
APPLICANT NAME:	ROBERT L DELAUNE ARCHITECT P.A.

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	7/23/19 Allen Dennis DATE AND PRINT NAME
--	---

DETAILED PROJECT DESCRIPTION OF DEMOLITION
DEMOLISH NON-HISTORIC, NON-CONTRIBUTING CAPORT AND NON-HISTORIC, NON-CONTRIBUTING PORTIONS OF NORTHWEST CORNER OF MAIN BUILDING.

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.
<b>THE SUBJECT STRUCTURE IS NOT A CONTRIBUTING OR HISTORIC STRUCTURE.</b>
(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.
<b>THE STRUCTURE WAS BUILT AROUND 1980. THE PORTIONS SLATED FOR DEMOLITION INCLUDE SUCH FEATURES AS ALUMINUM WINDOWS, FLAT ROOFS, ROOFTOP DECKS, ETC,</b>

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.

**THE SUBJECT STRUCTURE IS NOT ASSOCIATED WITH ANY KNOWN HISTORICAL EVENTS.**

(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.

**IT DOES NOT.**

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

**IT IS NOT.**

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

**IT DOES NOT.**

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

**IT DOES NOT.**

(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.

**IT IS NOT A PART OF ANY SUCH AREA.**

(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.

**IT DOES NOT.**

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

**IT HAS NOT AND IS NOT LIKELY TO.**

**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 PORTIONS OF THE BUILDING SLATED FOR DEMOLITION ARE NOT IMPORTANT TO THE OVERALL HISTORIC CHARACTER OF THE DISTRICT OR NEIGHBORHOOD.**

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

**NO HISTORIC STRUCTURES ARE SLATED FOR DEMOLITION.**

(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.

**NO SUCH REMOVAL IS PROPOSED.**

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

**NO SUCH REMOVAL IS PROPOSED.**



# ELEVATION CERTIFICATE

## FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

**ATTENTION:** Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME - <p style="text-align: center;">Vincent &amp; Karen Taporowski</p>	POLICY NUMBER	
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <p>1400 Grinnell Street</p>	COMPANY NAIC NUMBER	
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <p>Lots 1 &amp; 2, Square 11, Tract 18, WEBB REALTY COMPANY'S DIAGRAM, PB 1-42</p>		
CITY <p style="text-align: center;">Key West</p>	STATE <p style="text-align: center;">Florida</p>	ZIP CODE <p style="text-align: center;">33040</p>

### SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
120168	1716	H	3/3/97	AE	6'

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE):  NGVD '29  Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: \_\_\_\_\_ feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level: 1
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 9.24 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of \_\_\_\_\_ feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is \_\_\_\_\_ feet above  or below  (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is \_\_\_\_\_ feet above  or below  (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations:  NGVD '29  Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM:  Yes  No (See Instructions on Page 4)
5. The reference level elevation is based on:  actual construction  construction drawings  
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: 6.57 feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: \_\_\_\_\_ feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement \_\_\_\_\_

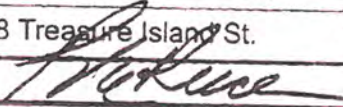


**SECTION E CERTIFICATION**

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones A0 and A (without a FEMA or community-issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features—If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

*I certify that the information in Sections B and C 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.*

CERTIFIER'S NAME	Robert Reece	LICENSE NUMBER (or Affix Seal)	#5636
TITLE	Professional Surveyor & Mapper	COMPANY NAME	R. E. Reece, P.A.
ADDRESS	3688 Treasure Island St.	CITY	Big Pine Key
		STATE	Florida
		ZIP	33043
SIGNATURE		DATE	3/22/99
		PHONE	(305) 872-1348

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: \_\_\_\_\_

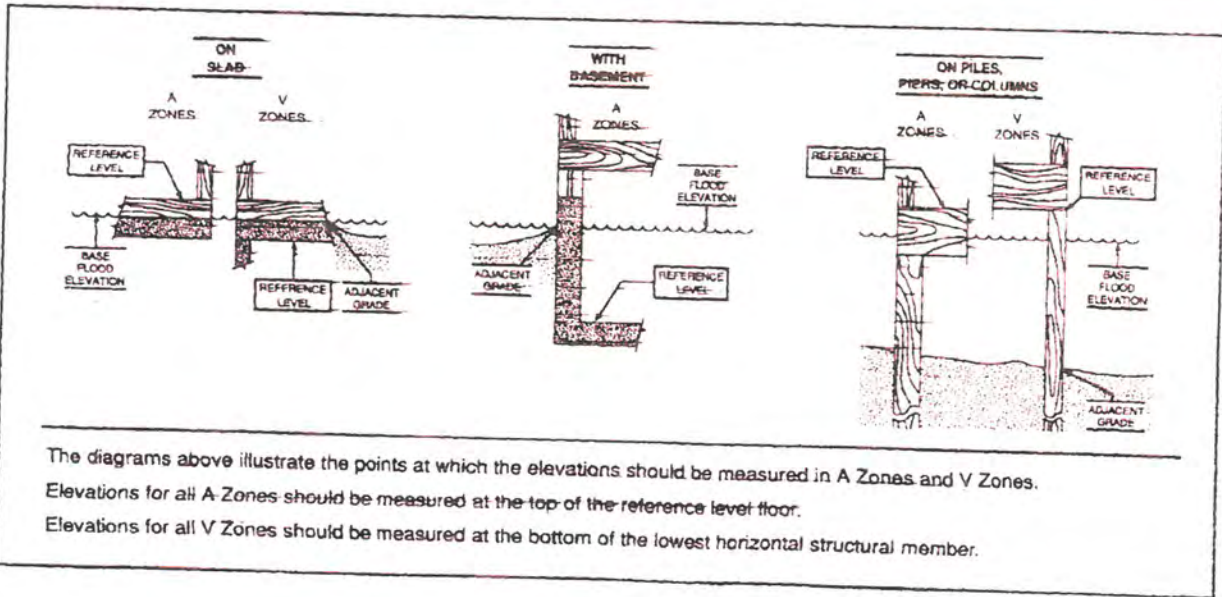
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

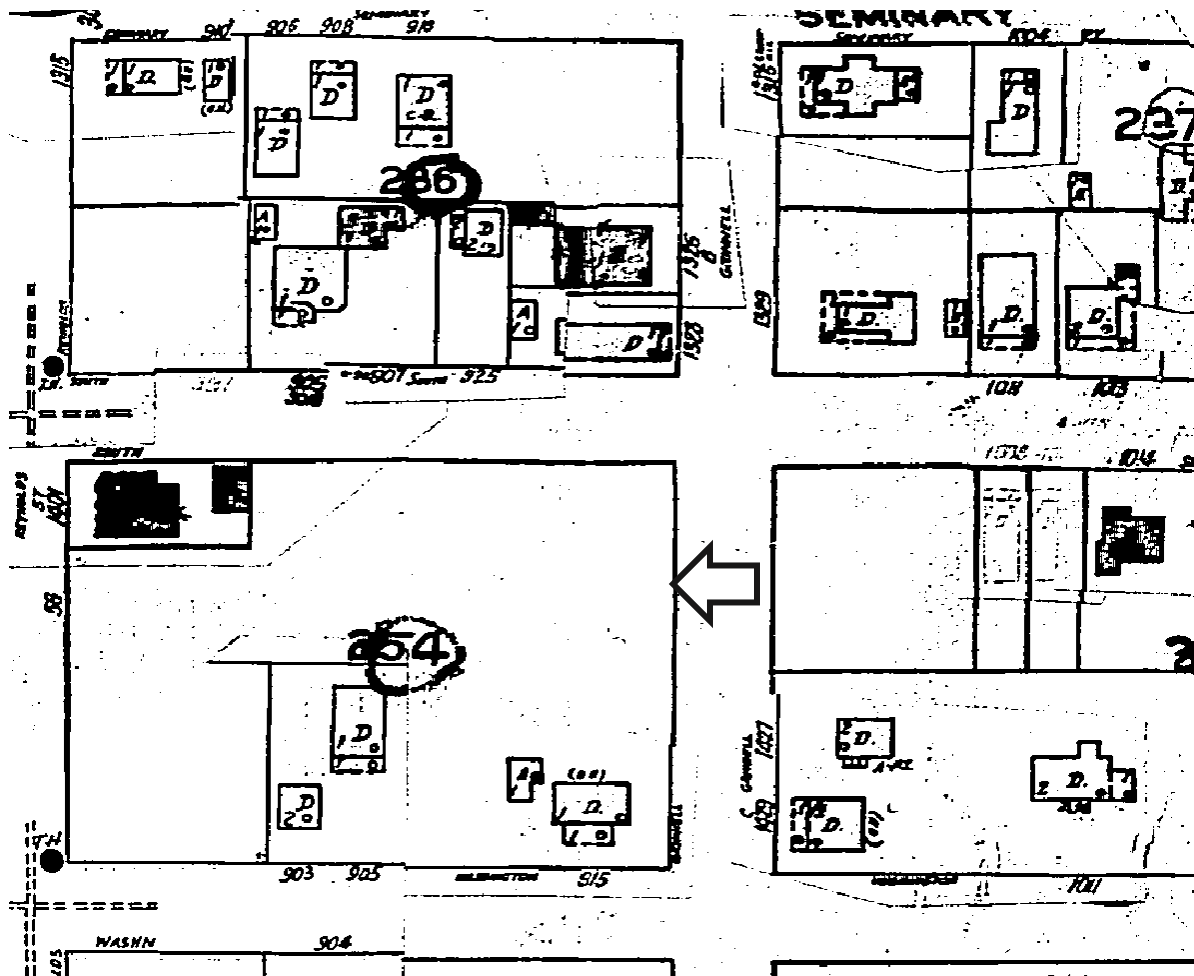
\_\_\_\_\_

\_\_\_\_\_

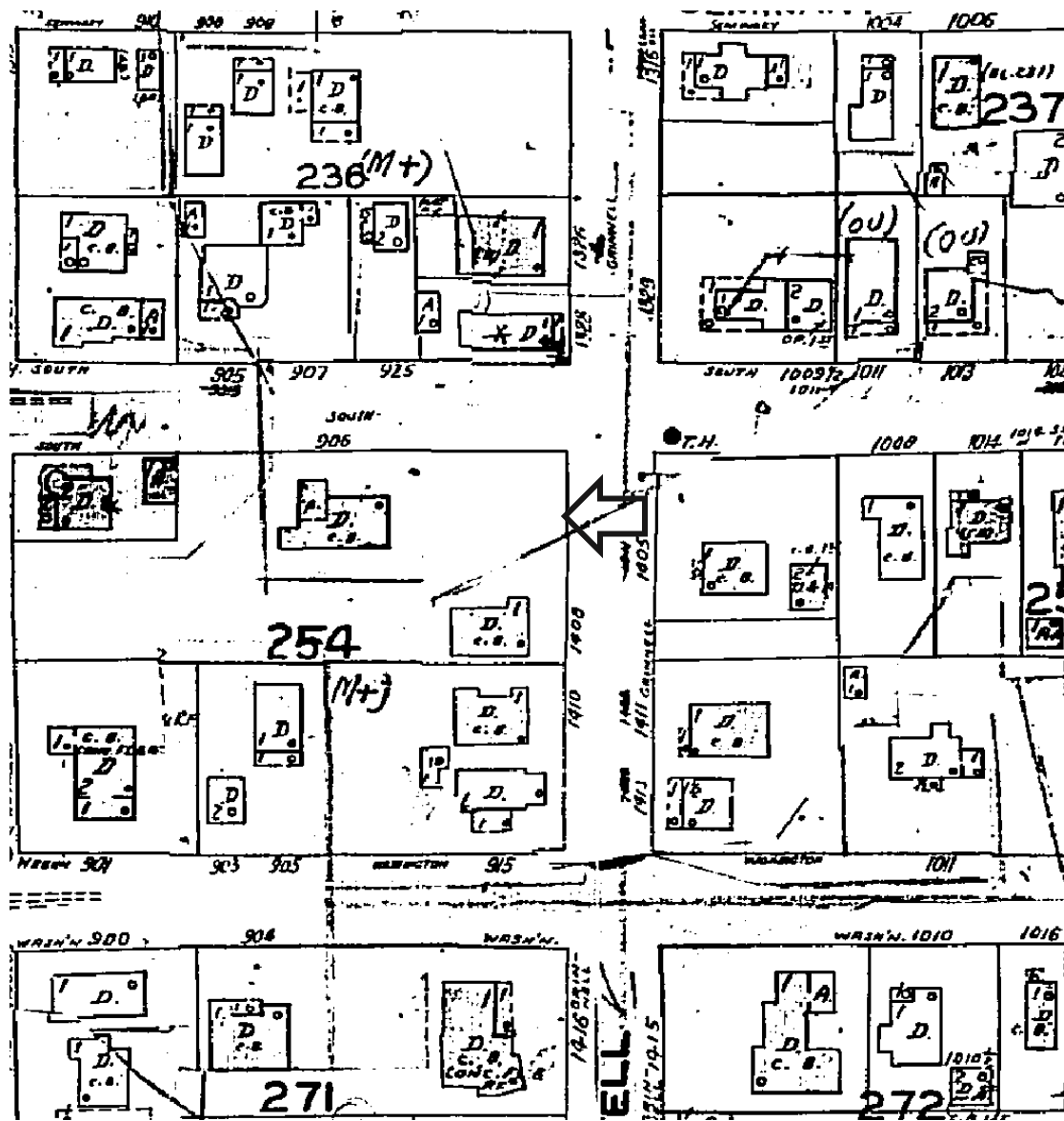


# SANBORN MAPS



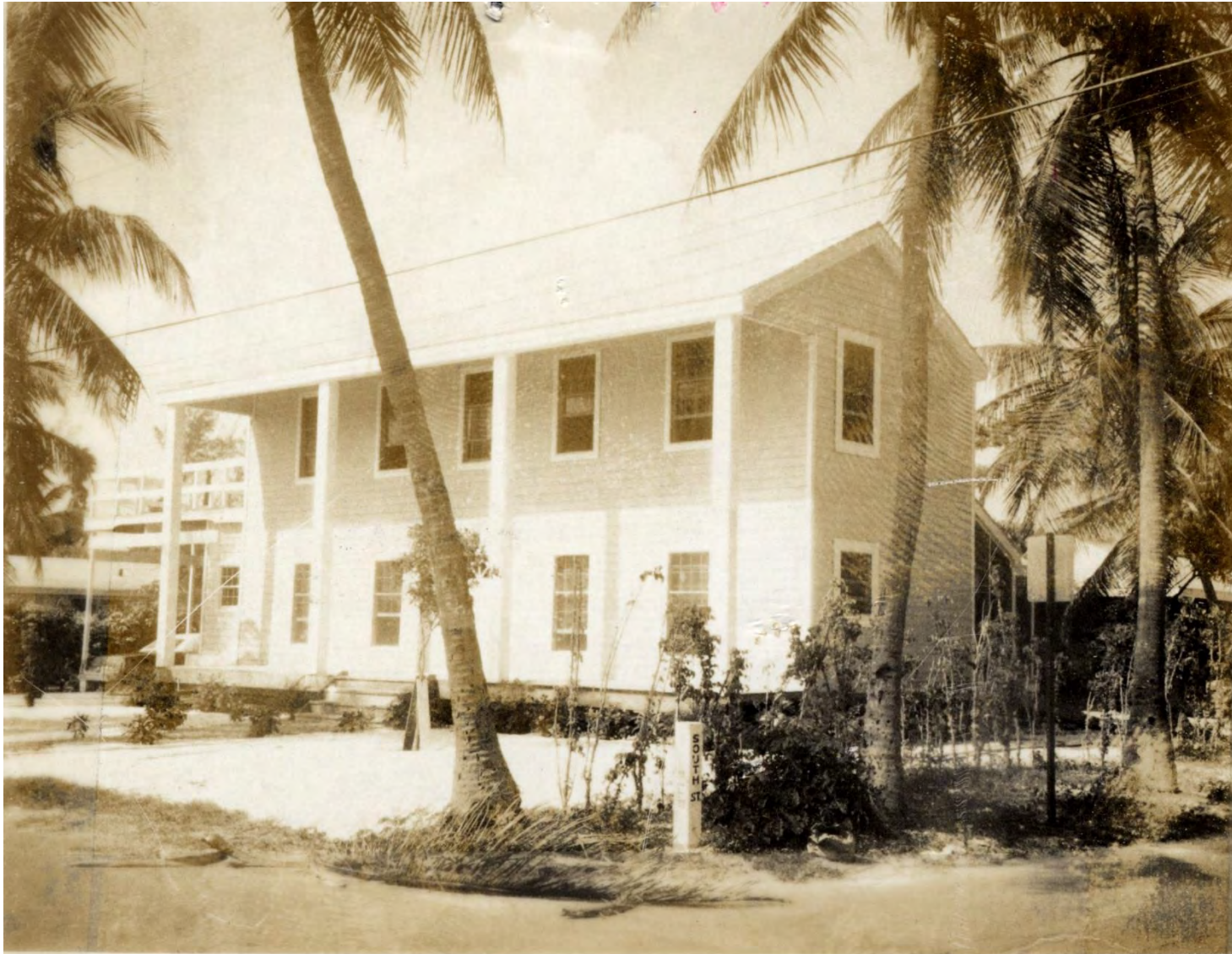


1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**1400 Grinnell Street in 1979. From the Property Appraiser's records, Monroe County Library.**





1400 GRINNELL FRONT

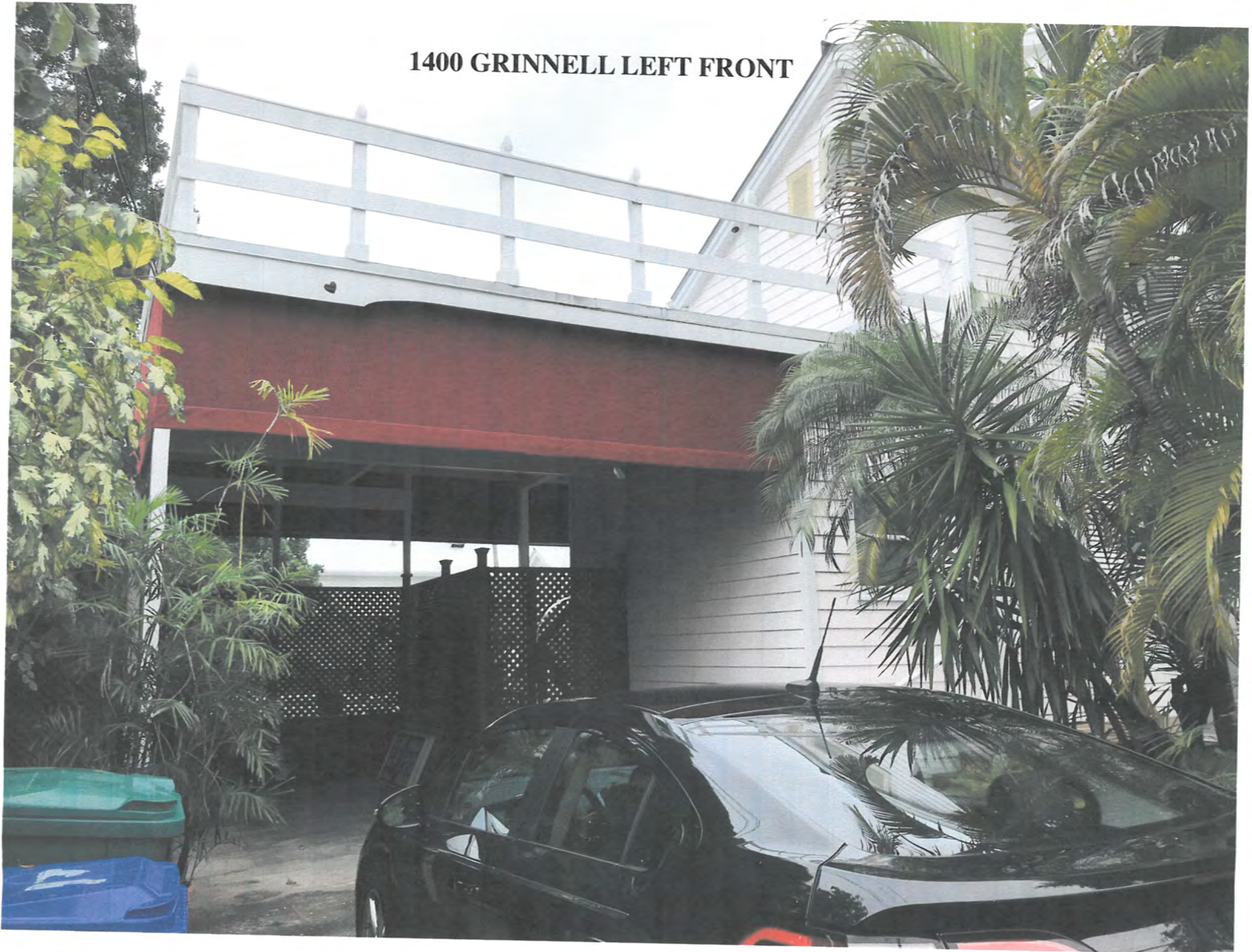




1400 GRINNELL FRONT



**1400 GRINNELL LEFT FRONT**





**1400 GRINNELL  
RIGHT FRONT**



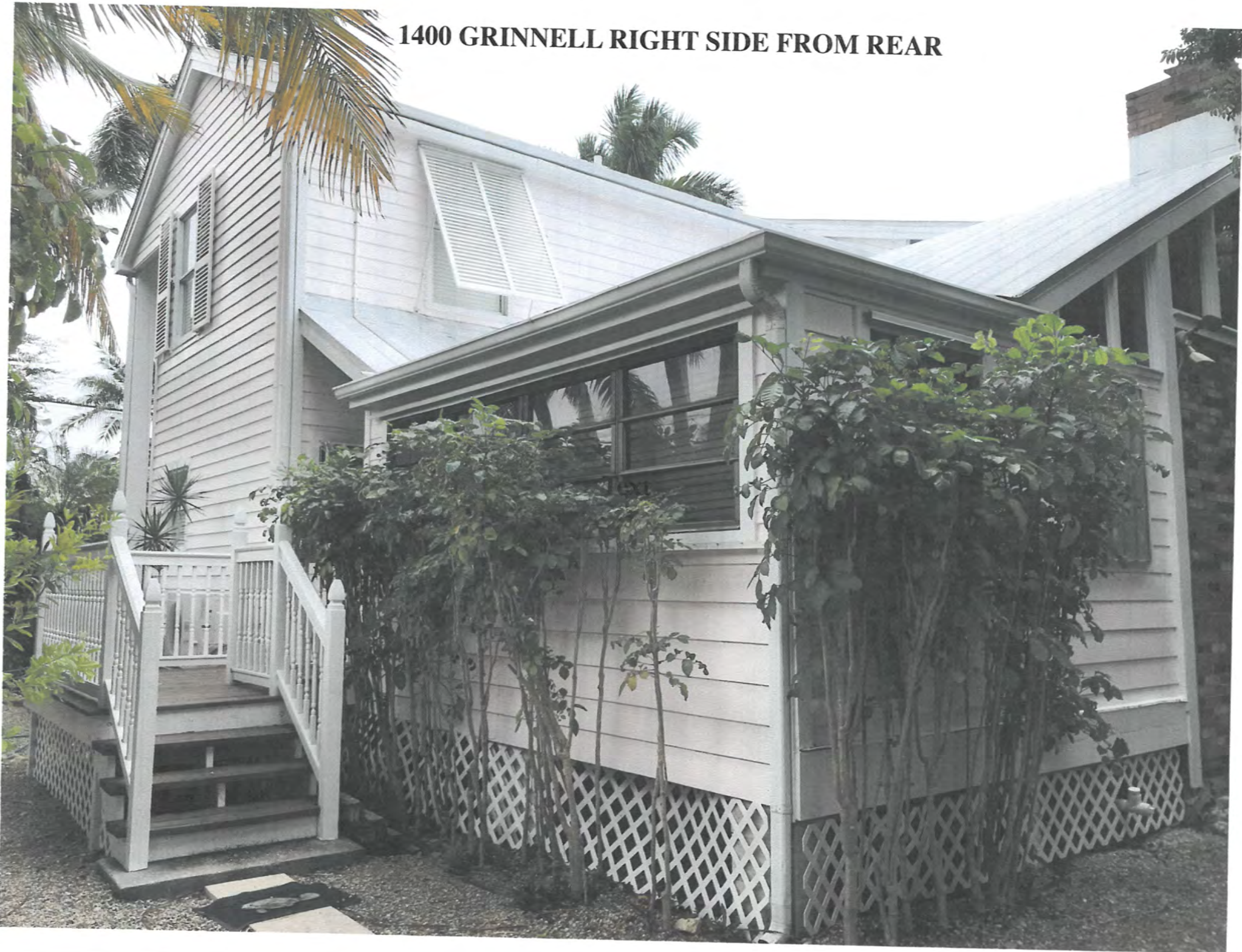


1400 GRINNELL  
RIGHT SIDE  
FROM FRONT



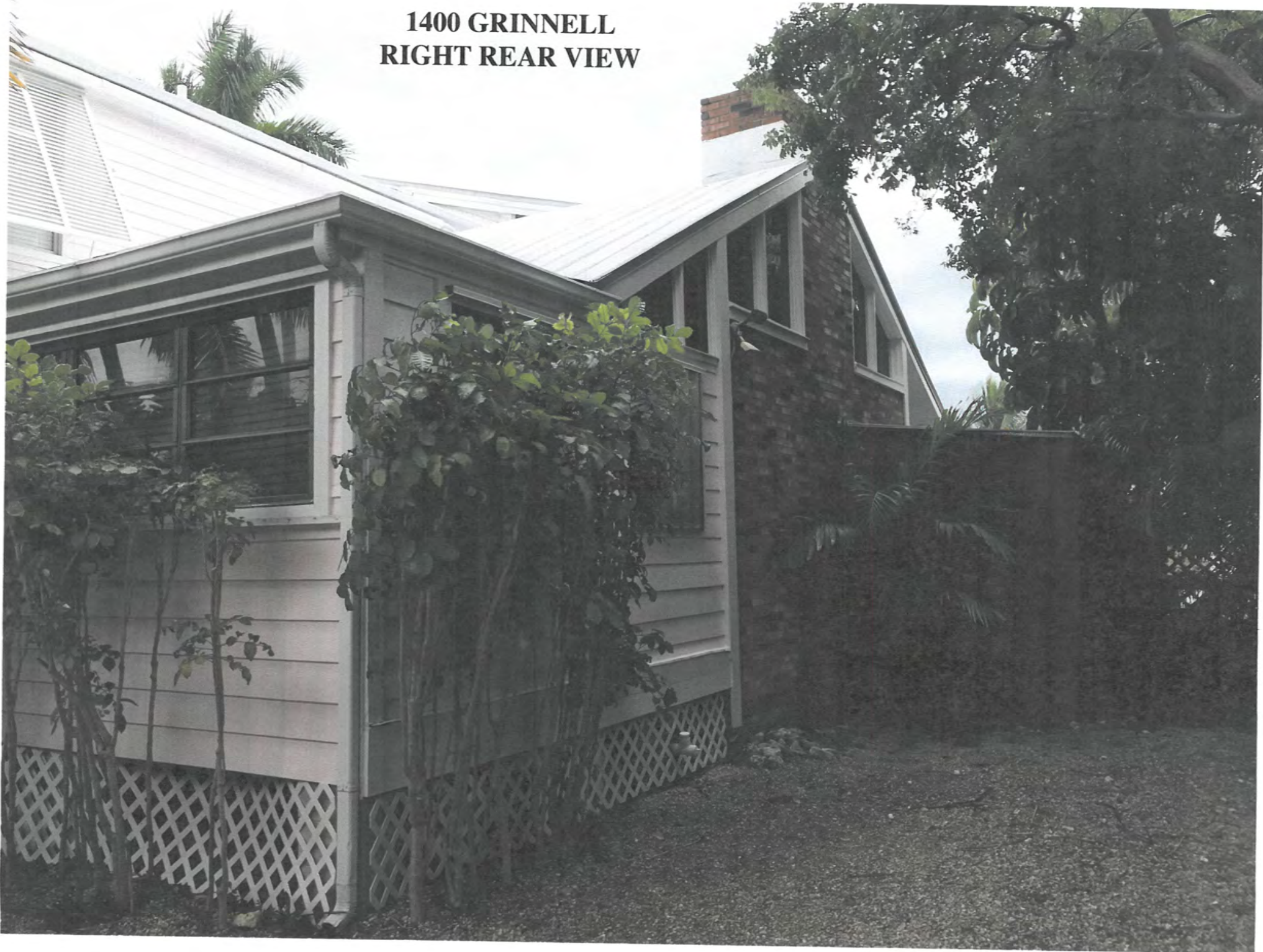


**1400 GRINNELL RIGHT SIDE FROM REAR**





**1400 GRINNELL  
RIGHT REAR VIEW**





1400 GRINNELL REAR VIEW





1400 GRINNELL REAR FROM FROM LEFT SIDE







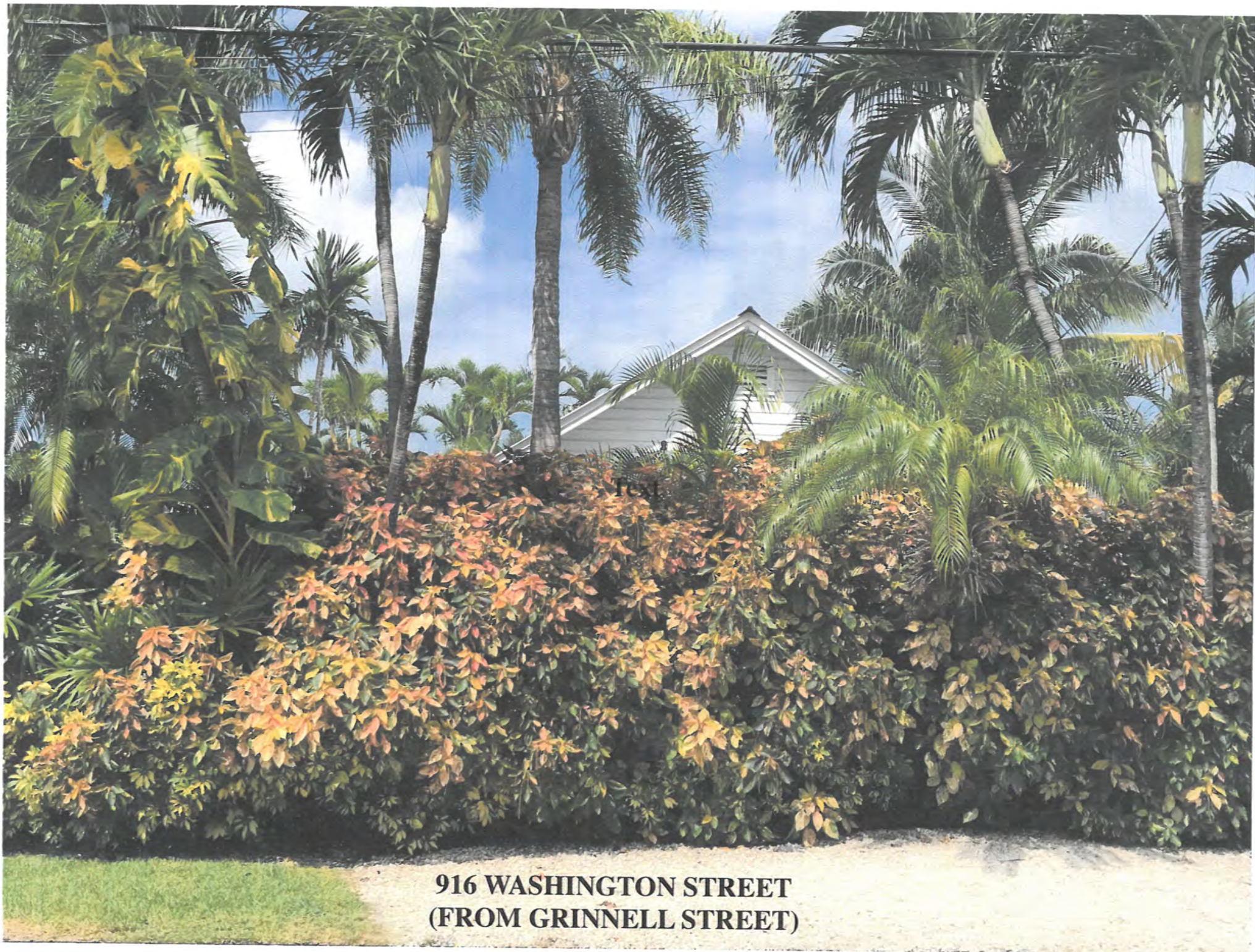
**1408 GRINNELL STREET  
ADJACENT TO SUBJECT PROPERTY)**





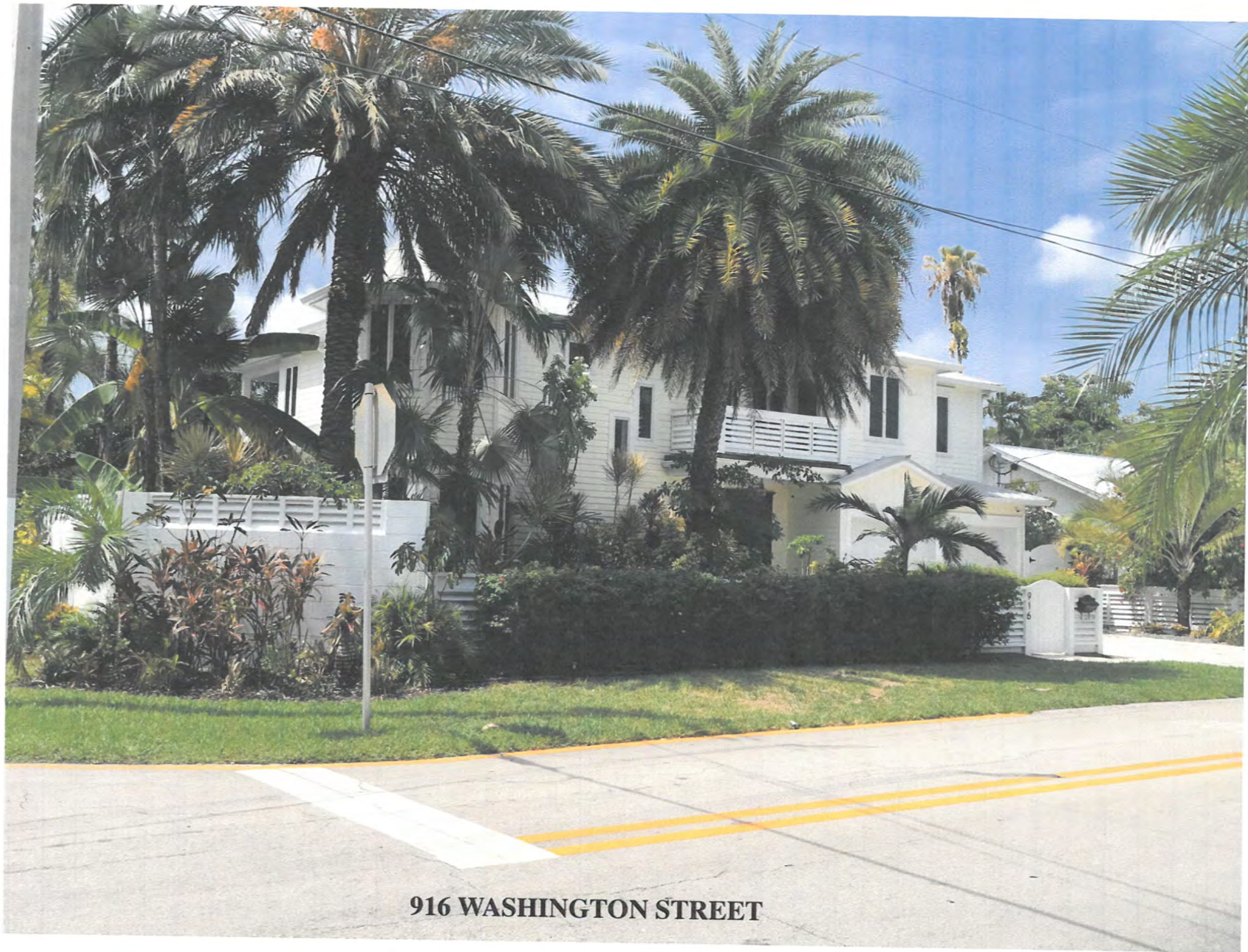
**1410 GRINNELL STREET**





**916 WASHINGTON STREET  
(FROM GRINNELL STREET)**





**916 WASHINGTON STREET**





**1401 GRINNELL STREET  
(DIRECTLY ACROSS STREET FROM SUBJECT PROPERTY)**





**1405 GRINNELL STREET**

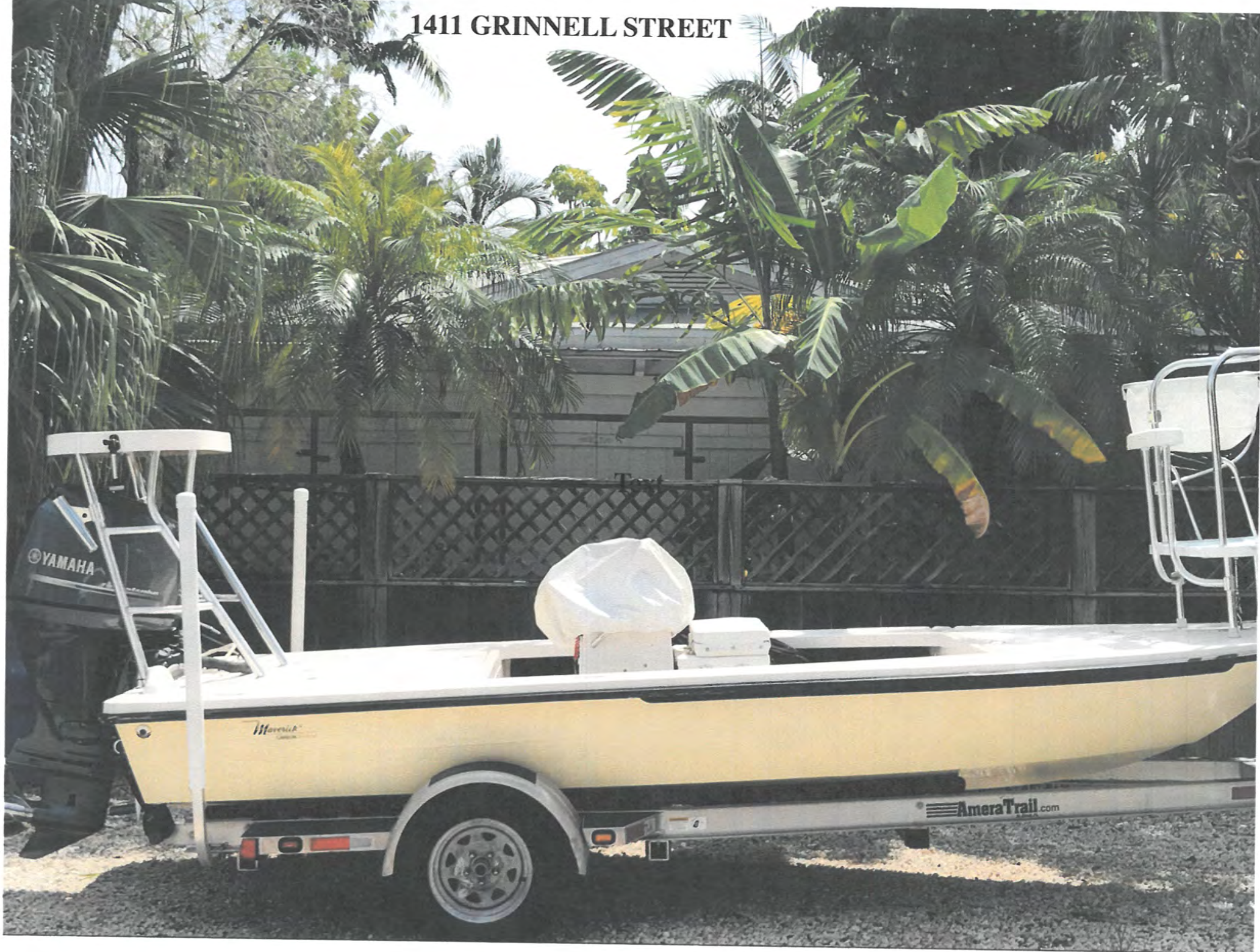




**1409 GRINNELL STREET**



1411 GRINNELL STREET







**1413 GRINNELL STREET**





**906 SOUTH STREET  
(ADJACENT TO SUBJECT PROPERTY)**





**1401 REYNOLDS STREET**





**1328 GRINNELL STREET - FROM GRINNELL**





**1328 GRINNELL STREET - FROM SOUTH STREET  
(DIRECTLY ACROSS FROM SUBJECT PROPERTY)**





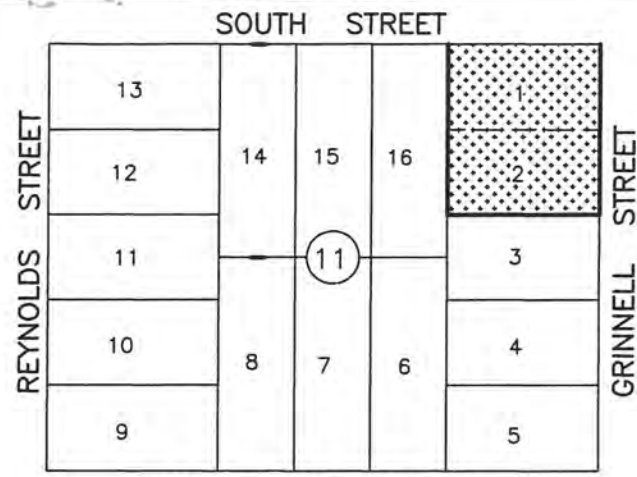
**2-STORY  
STRUCTURE**

**1328 GRINNELL STREET REAR  
FROM SOUTH STREET  
(DIRECTLY ACROSS FROM SUBJECT PROPERTY)**



# SURVEY





**LOCATION MAP**

Lots 1 & 2, Square 11, Tract 18  
 "WEBB REALTY COMPANY"  
 (P.B. 1, pg. 42)  
 City of Key West

**SURVEYOR'S NOTES:**  
 North arrow based on Plat  
 Reference Bearing: R/W South Street  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: V-276 Elevation: 7.215'  
 Title search has not been performed on  
 said or surrounding properties.  
 No Title Opinion or Abstract to the  
 subject property has been provided. It  
 is possible that there are Deeds,  
 Easements, or other instruments  
 (recorded or unrecorded) which may  
 affect the subject property. No search  
 of the Public Records has been made  
 by the Surveyor.

**MONUMENTATION:**  
 ▲ = FPK  
 △ = SPK, P.L.S. No. 2749  
 ● = FIB/FIP  
 ⊙ = SIB, 1/2"

Field Work performed on: 7/6/17

**LEGAL DESCRIPTION:**  
 On the Island of Key west and known on William A. Whitehead's Map of said Island, delineated in A.D. 1829 as Tract 18, but now better known and described as Lots 1 and 2, in Square 11, Tract 18, according to the Webb Realty Company's Diagram recorded in Plat Book Number 1, Page 42, Monroe County, Florida records:  
 COMMENCING at the corner of South and Grinnell Streets and runs Southwest on South Street 80 feet; thence at right angles Southeasterly 89 feet, 4 inches (89.33'); thence at right angles Northeasterly 80 feet to Grinnell Street; thence along Grinnell Street Northwesterly 89 feet, 4 inches (89.33') to the Place of Beginning.

**LEGEND**

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	Number	
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
CL	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FPK	Found Nail & Disc	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

☒	Concrete Utility Pole	☀	Street Light
⊕	Fire Hydrant	⊙	Wood Utility Pole
⊗	Sanitary Sewer Clean Out	⊙	Metal Utility Pole

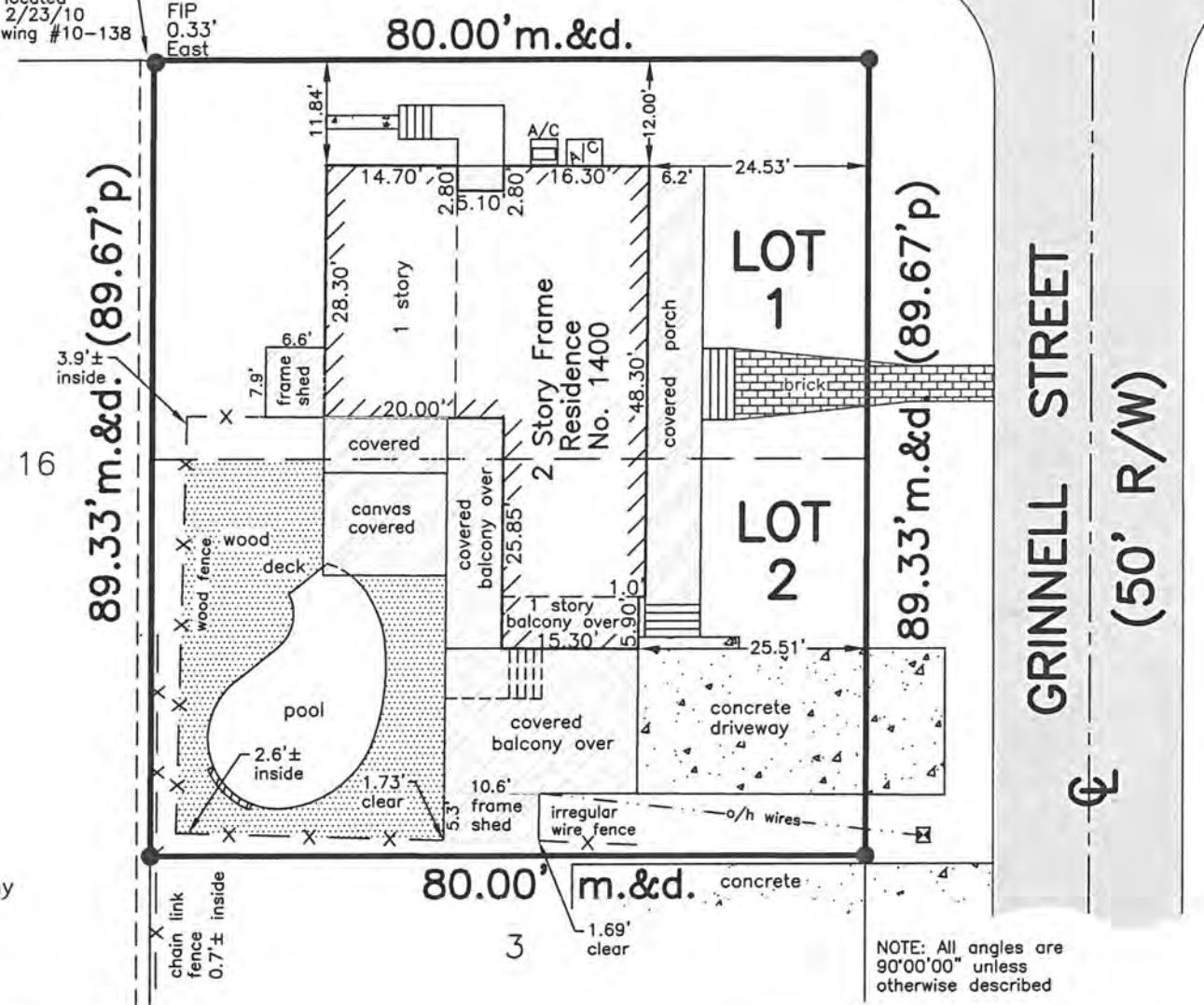
**CERTIFICATION:**  
 I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
 Professional Land Surveyor & Mapper No. 2749  
 Professional Engineer No. 36810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



1.15' Hiatus as located on 2/23/10 drawing #10-138  
 FIP 0.33' East



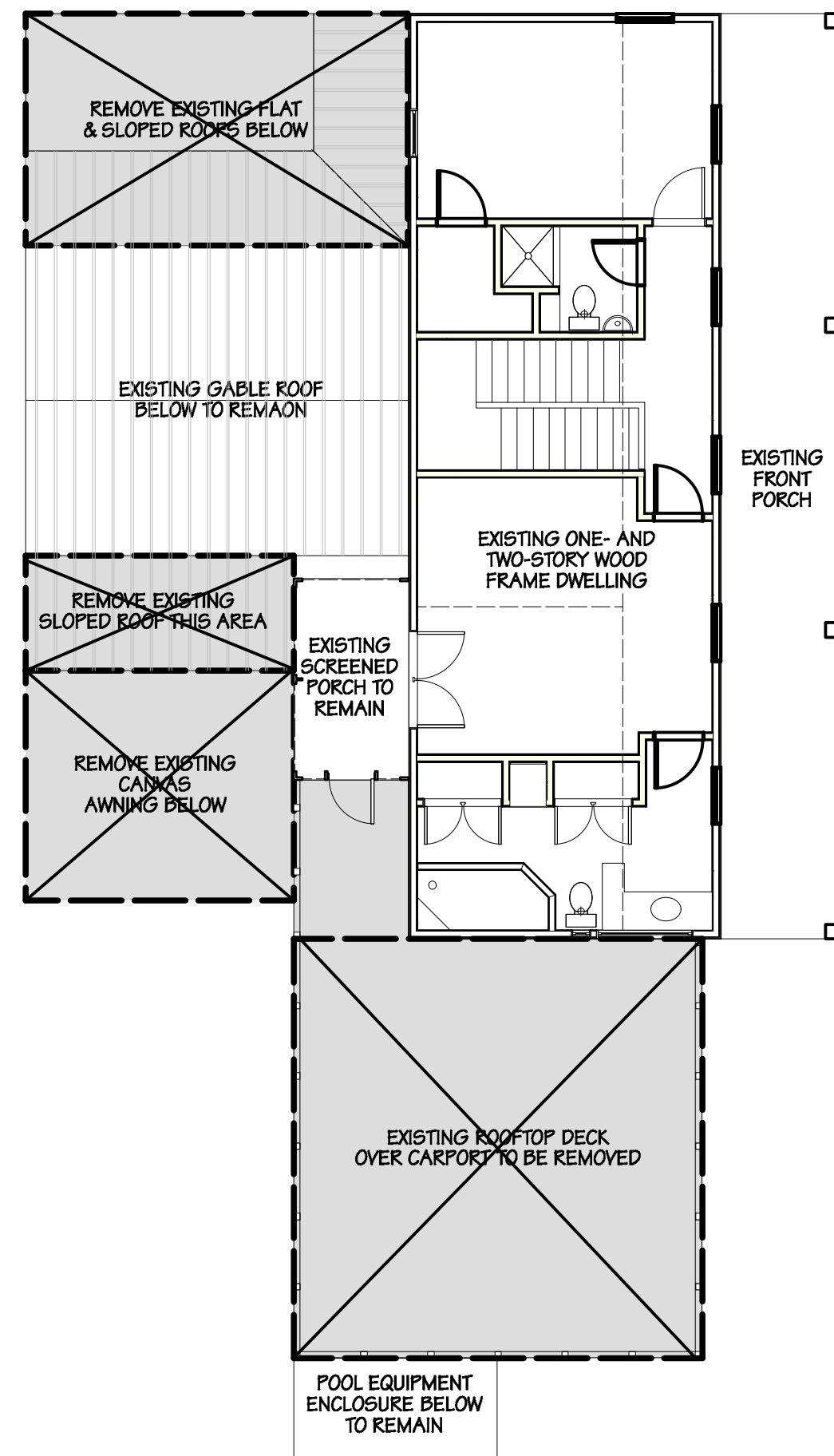
**CERTIFICATION MADE TO:**  
 Allen Dennis;  
 Cardinal Financial Company, LP.;  
 First International Title, Inc.;  
 First American Title Insurance Company

Allen Dennis 1400 Grinnell Street, Key West, Fl. 33040			
<b>BOUNDARY SURVEY</b>		Dwg. No. 17-275	
Scale 1"= 20'	Ref. 225-24	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date: 7/07/17		Flood Zone X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
fred\drawings\keywest\block171\1400grinnell			

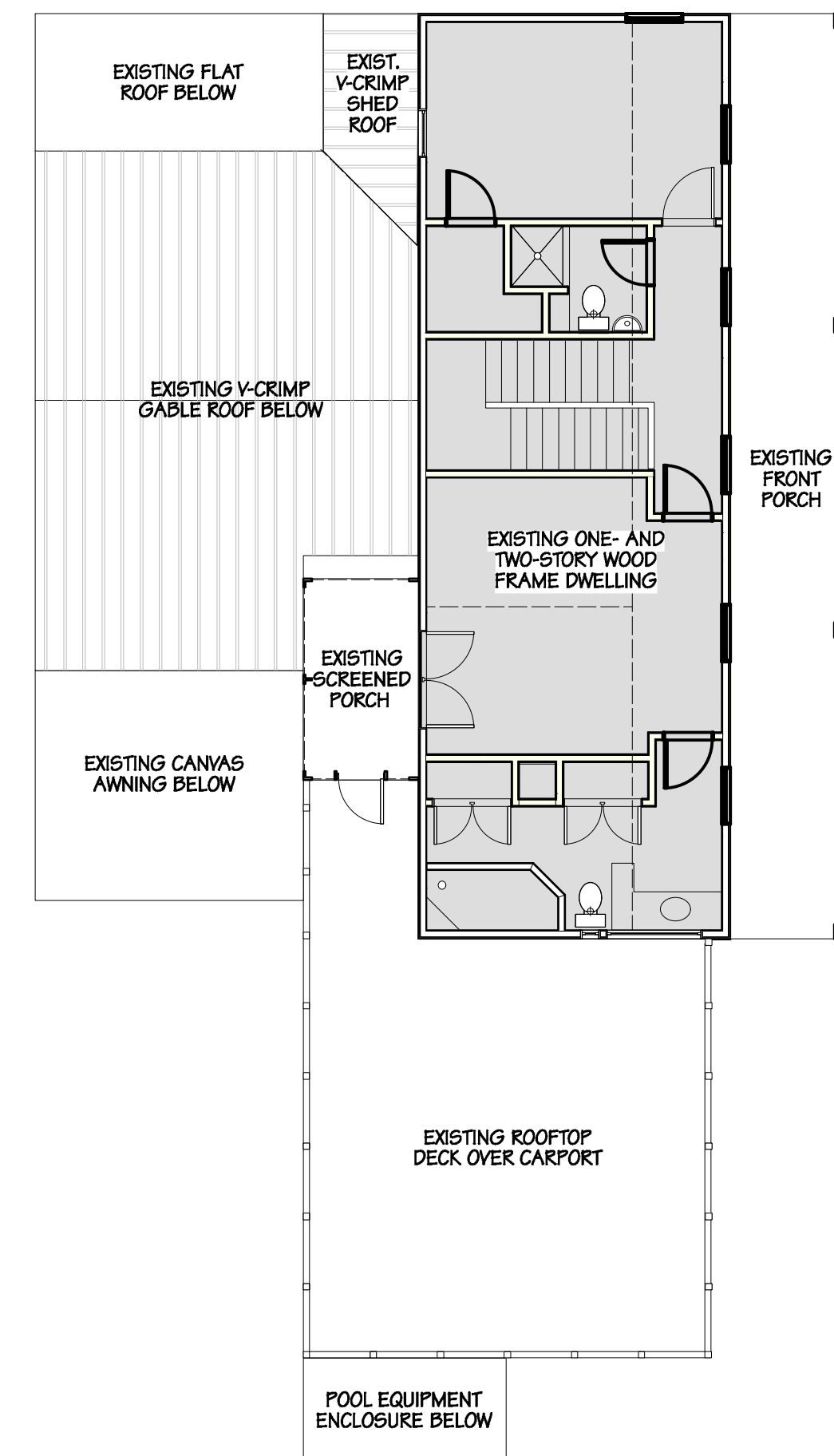
**ISLAND SURVEYING INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 3152 Northside Drive  
 Suite 201  
 Key West, Fl. 33040  
 (305) 293-0466  
 Fax. (305) 293-0237  
 fhildeb1@bellsouth.net  
 L.B. No. 7700

# PROPOSED DESIGN

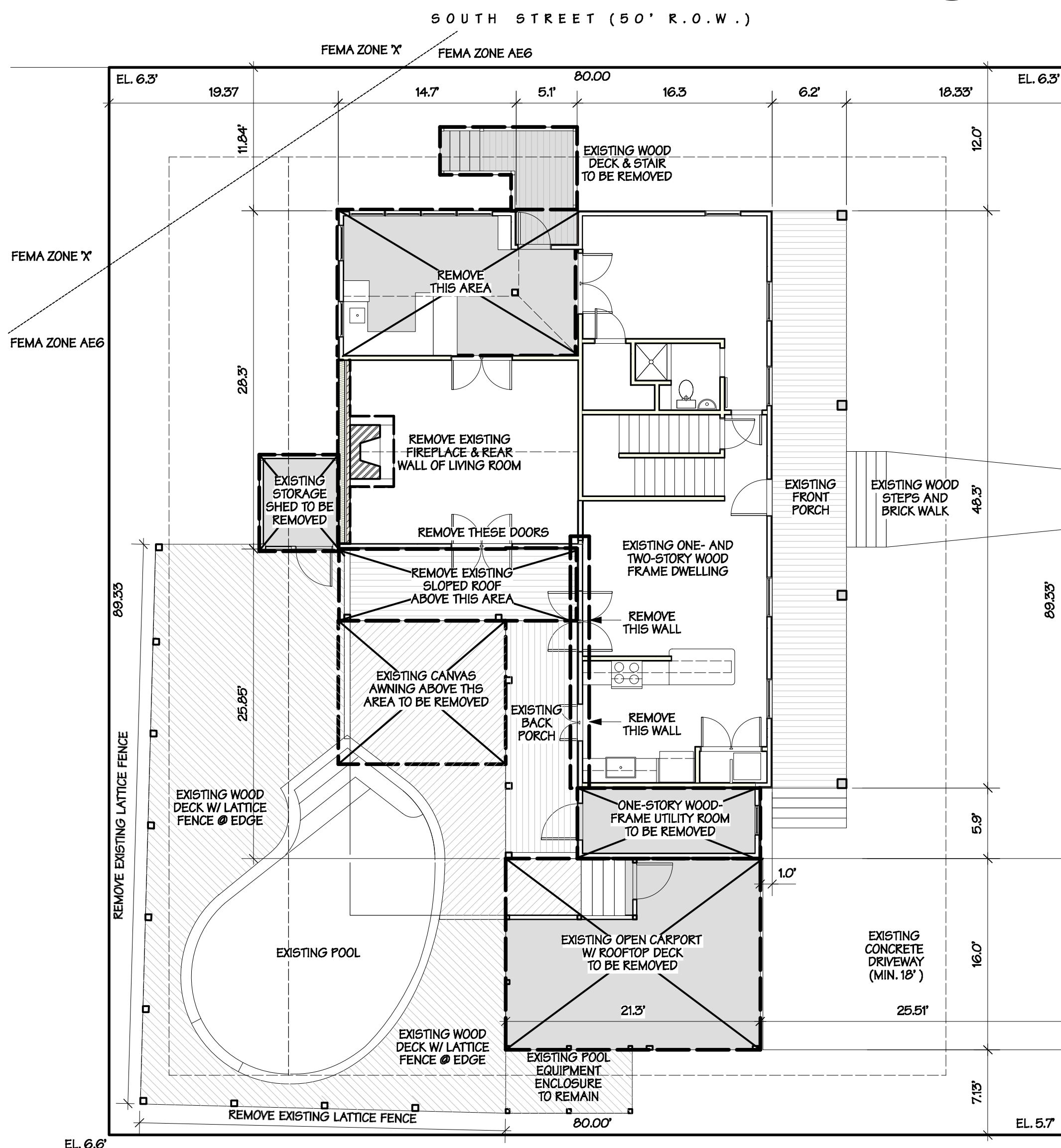




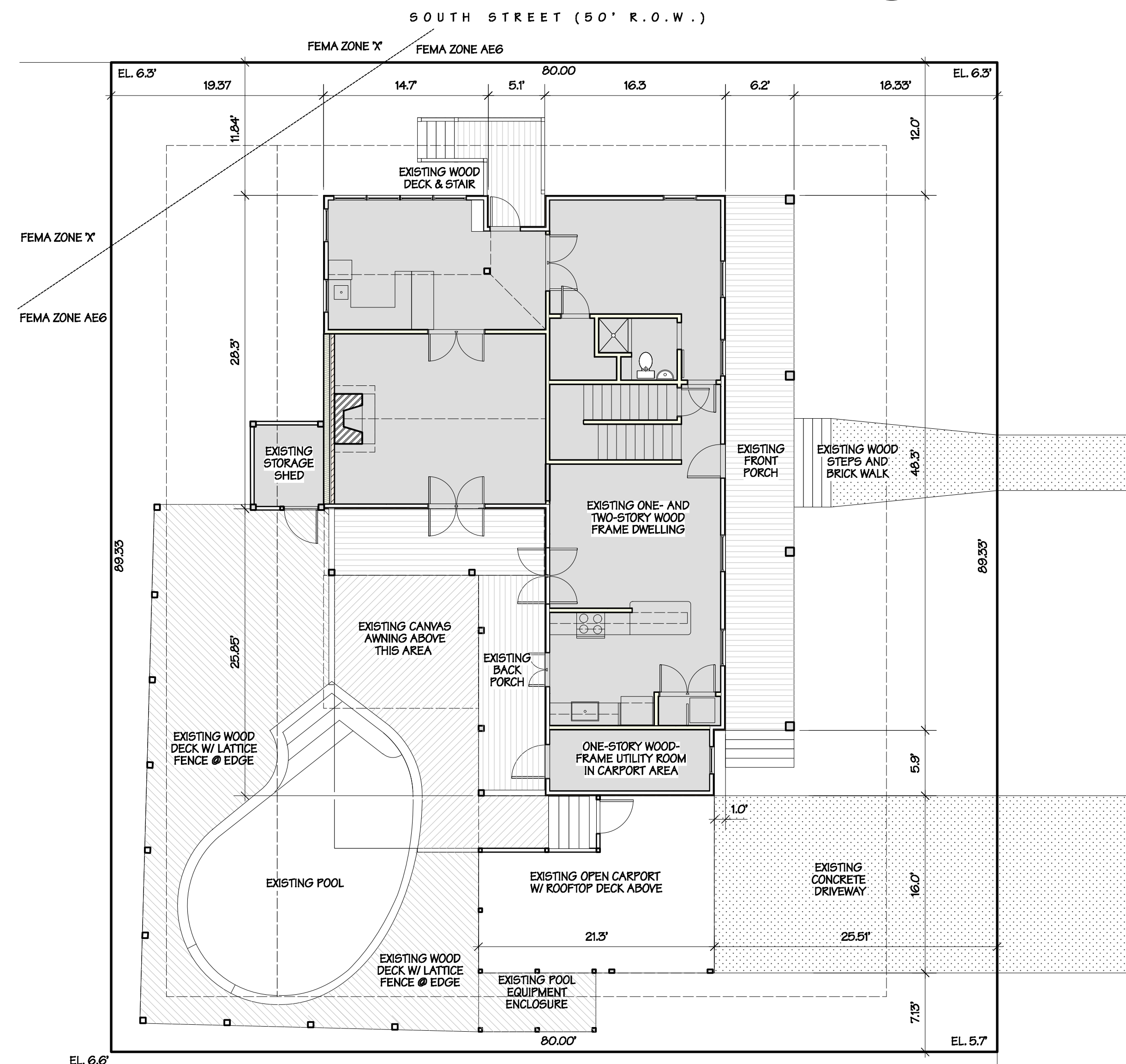
SECOND FLOOR DEMOLITION PLAN  
scale: 1/8"=1'-0"



EXISTING SECOND FLOOR PLAN  
scale: 1/8"=1'-0"



SITE & FIRST FLOOR DEMOLITION PLAN  
scale: 1/8"=1'-0"



EXISTING SITE & FIRST FLOOR PLAN  
scale: 1/8"=1'-0"

renovations & additions to  
1400 GRINNELL STREET  
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.  
619 Eaton Street, Suite 1, Key West, FL 33040  
ph/fax: (305) 293-0364 FL Lic. #AA0003594



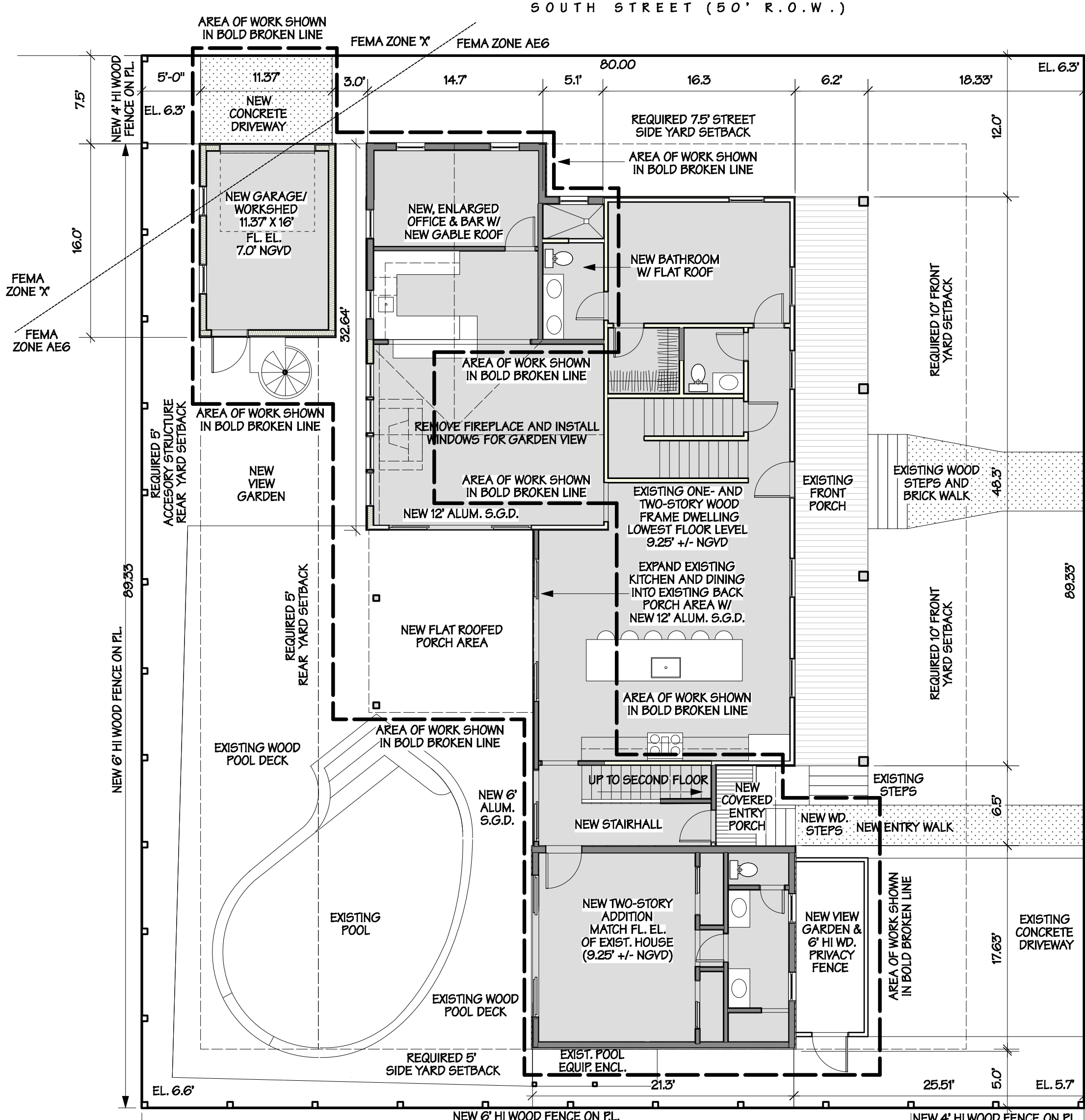
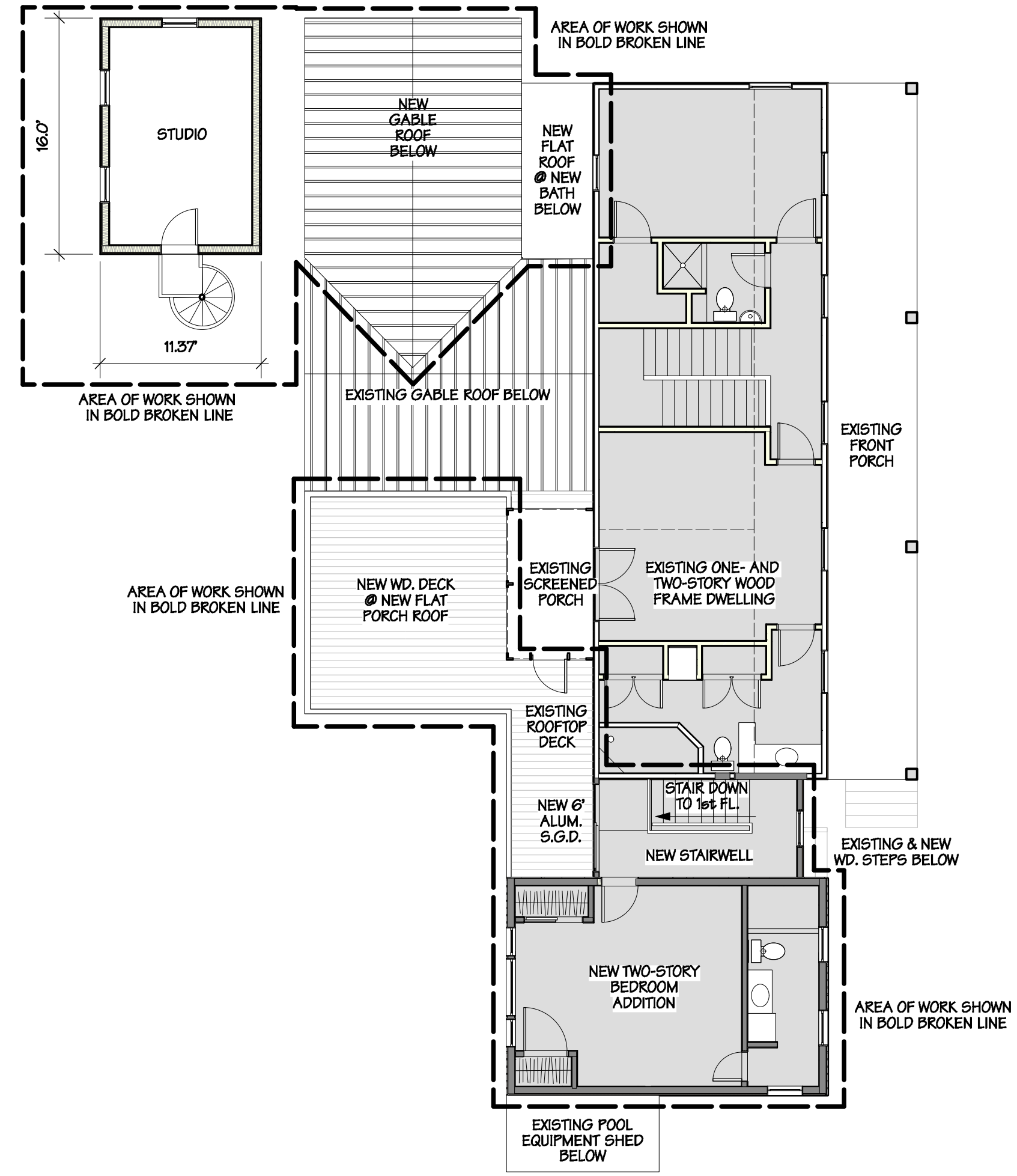
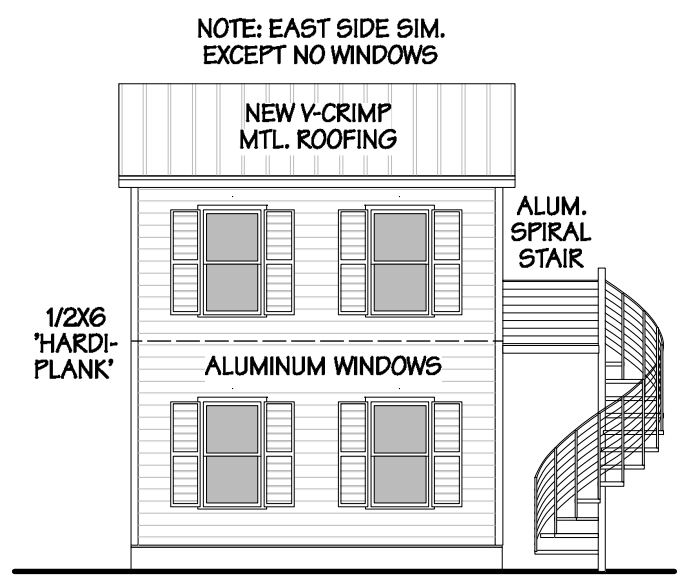
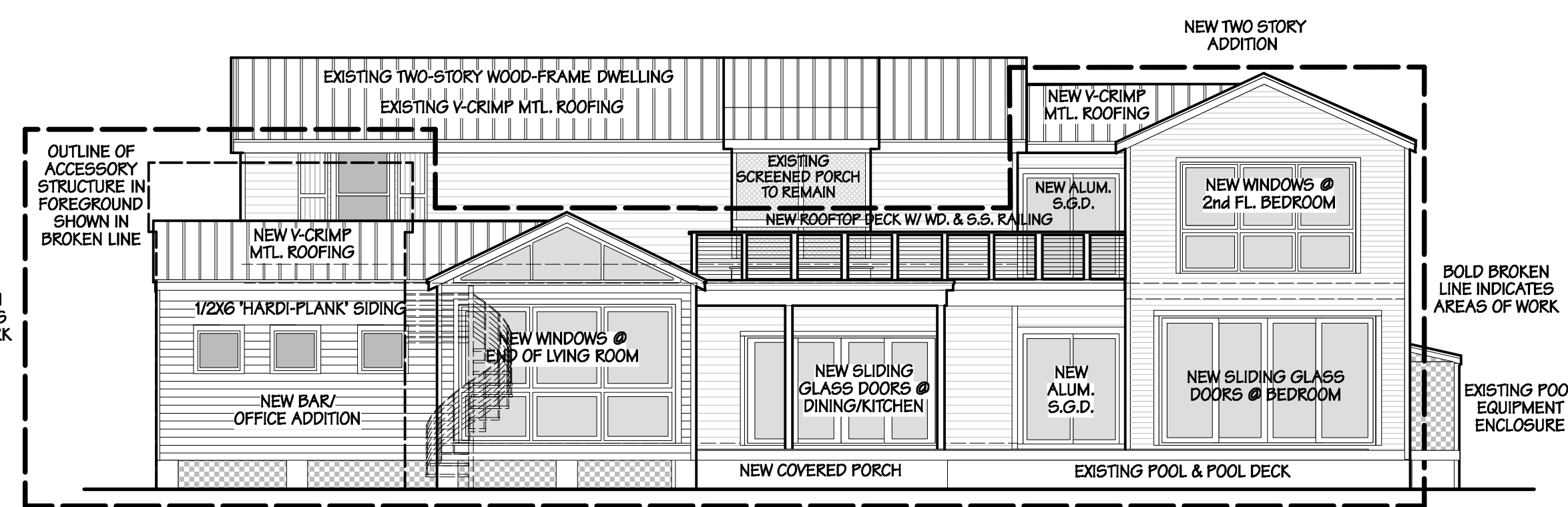
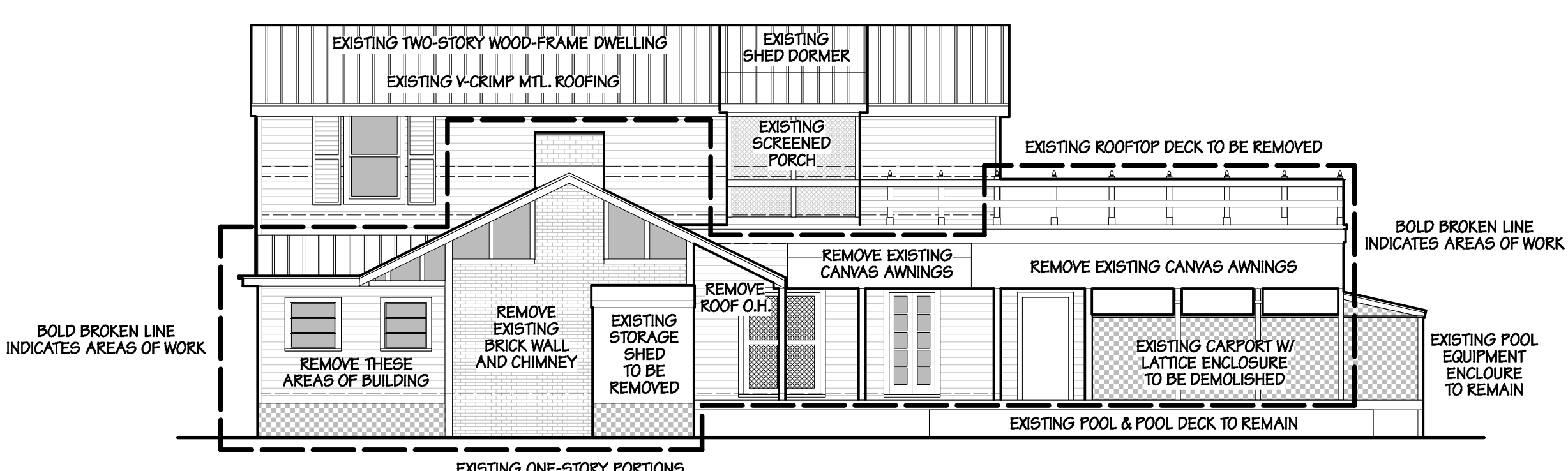
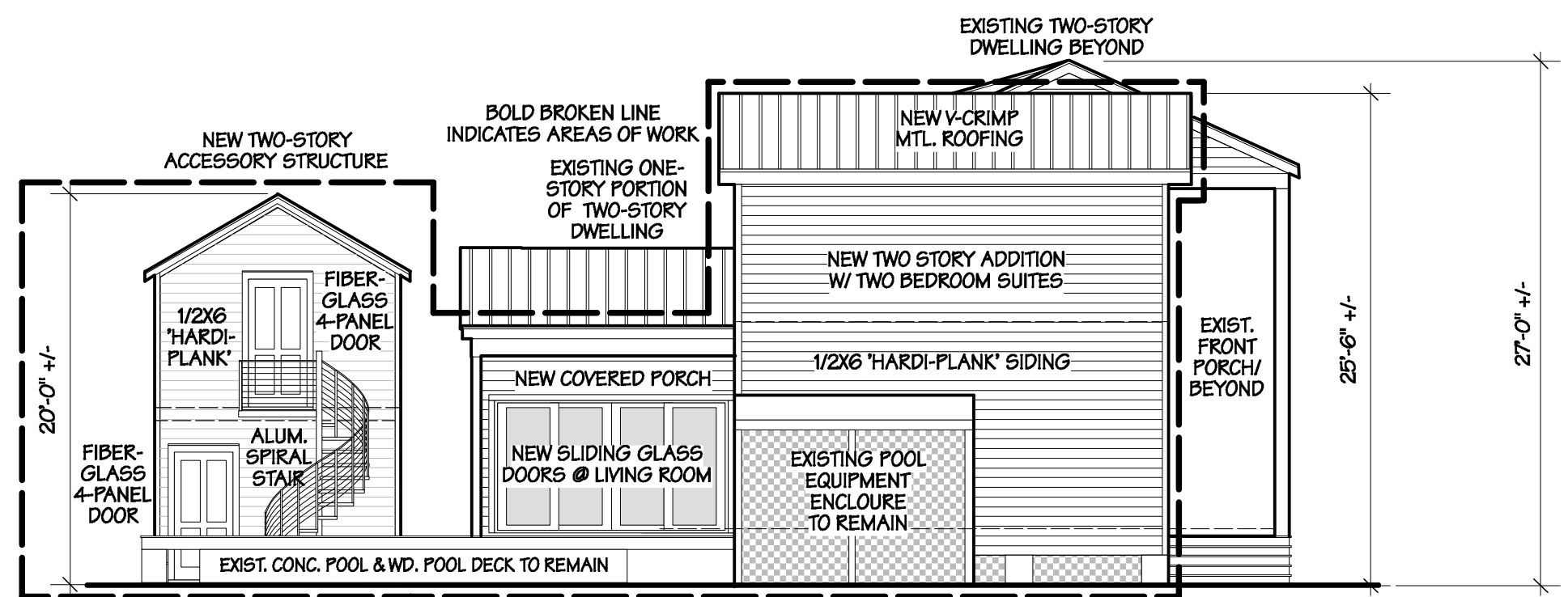
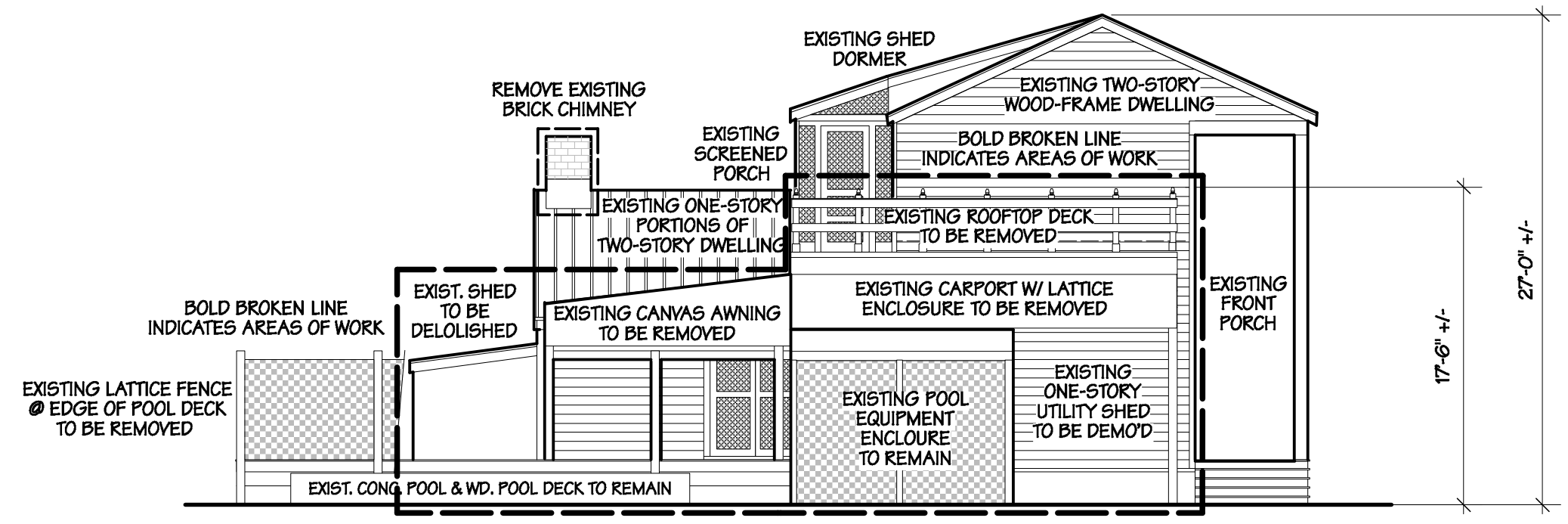
**SITE DATA:**

LOT AREA: 7146 S.F.  
 LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)  
 FEMA FLOOD ZONE: AEG (+ SMALL AREA OF ZONE X @ N.W. CORNER OF SITE)

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE:	2858 S.F. (40%)	2362 S.F. (33.1%)	2818 S.F. (39.4%)
IMPERVIOUS SURFACE RATIO:			
BUDGS.:	2396 S.F.	2318 S.F.	
POOL:	420	420	
DRIVEWAYS:	400	360	
ENTRY WALKS:	126	126	
TOTAL IMPERVIOUS:	4288 S.F. (60%)	3342 S.F. (46.8%)	3724 S.F. (52.1%)
OPEN SPACE RATIO:			
IMPERVIOUS:	3342 S.F.	3724 S.F.	
OPEN WOOD DECK:	810	594	
TOTAL NON-OPEN SPACE:	4152 S.F. (58.1%)	4318 S.F. (60.0%)	
REQD OPEN SPACE:	2501 S.F. (35%)	2394 S.F. (41.9%)	2828 S.F. (39.5%)
SETBACKS (PRIMARY STRUCTURE):			
FRONT:	10'		
R. SIDE (STREET SIDE):	7.5'		
L. SIDE:	5.0'		
REAR:	15'		
SETBACKS (ACCESSORY STRUCTURE):			
FRONT:	N/A		
R. SIDE:	7.5'		
L. SIDE:	5'		
REAR:	5'		
ACCESSORY STRUCTURE REAR YARD COVERAGE:			
POOL:	132 S.F.	132 S.F.	
GARAGE/WORKSHED:	N/A	160 S.F.	
TOTAL YARD COVERAGE:	402 S.F. (5.6%)	132 S.F. (1.8%)	292 S.F. (4.1%)
HEIGHT:			
PRIMARY STRUCTURE:	35'	27' +/-	NO CHANGE
ACCESSORY STRUCTURE:	35'	N/A	20' +/-

**SITE DRAINAGE CALCULATIONS**

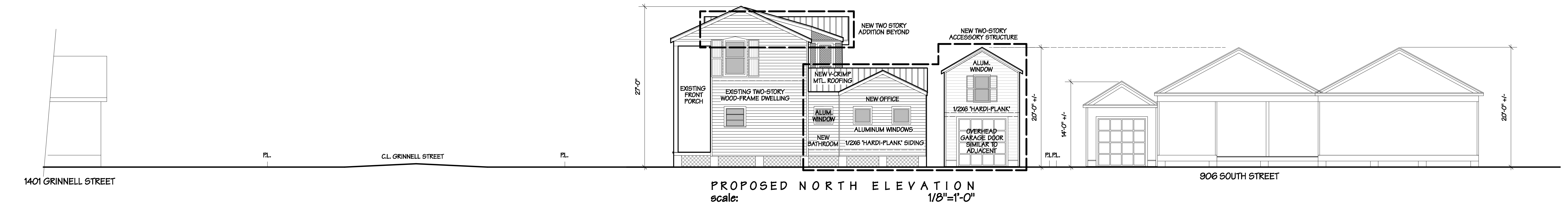
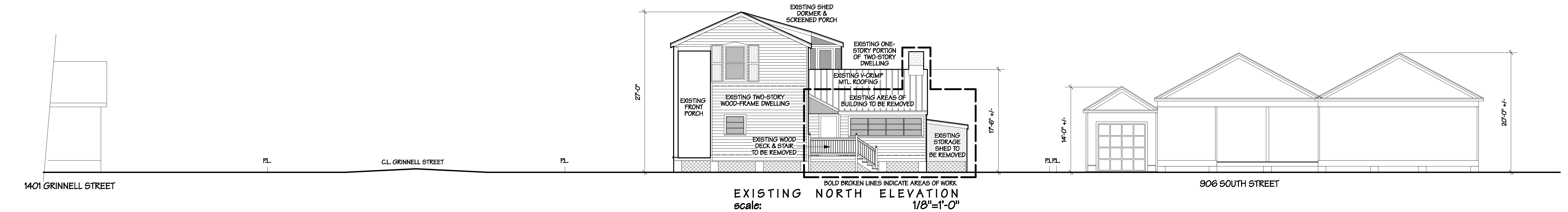
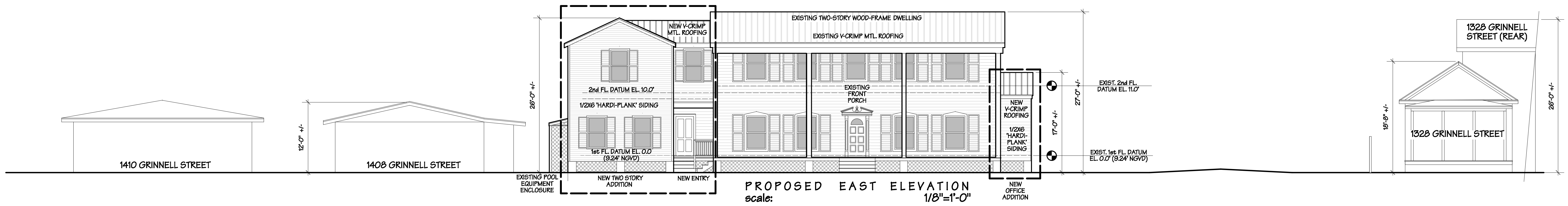
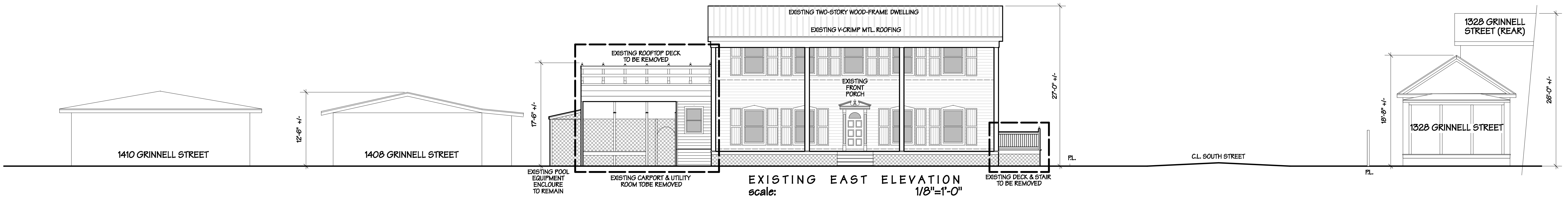
382 S.F. INCREASE IN IMPERVIOUS AREA X 1" RAINFALL = 32 C.F. REQD NEW STORMWATER RETENTION VOLUME



renovations & additions to  
 1400 GRINNELL STREET  
 KEY WEST, FLORIDA

**Robert L. Delaune, Architect, p.a.**  
 619 Eaton Street, Suite 1, Key West, FL 33040  
 ph/fax: (305) 293-0364 FL Lic. #AA00035594







# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., August 27, 2019** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for: **RENOVATIONS TO EXISTING HOUSE. ALTERATIONS TO REAR AND NORTHWEST SIDE ELEVATIONS, INCLUDING A TWO-STORY ADDITION AT SOUTH SIDE OF THE HOUSE. NEW TWO-STORY ACCESSORY STRUCTURE THAT WILL SERVE AS A GARAGE WITH DRIVEWAY. NEW GARDEN FACING GRINNELL STREET WITH 6' HIGH WOOD PRIVATE FENCE. DEMOLITION OF EXISTING NON-HISTORIC ATTACHED CARPORT AND PORTIONS OF MAIN BUILDING AT ITS NORTHWEST CORNER.**

**#1400 GRINNELL STREET**

**Applicant – Robert Delaune, Architect    Application #H2019-0028**

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

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

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



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ROBERT DELAUNE, 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: 1400 GRINNELL STREET on the 21ST day of AUGUST, 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 AUGUST 27, 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 H2019-0028

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

Signed Name of Affiant:

Robert DeLaune  
Date: 8/21/19  
Address: 409 EATON ST, #1  
City: KEY WEST, FL  
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 21st day of August, 2019.

By (Print name of Affiant) DeLaune Robert Leonce who is personally known to me or has produced FL, DL as identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: 1/25/21









# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., August 27, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for: RENOVATIONS TO EXISTING HOUSE, ALTERATIONS TO REAR AND NORTHWEST SIDE ELEVATIONS, INCLUDING A TWO-STORY ADDITION AT SOUTH SIDE OF THE HOUSE, NEW TWO-STORY ACCESSORY STRUCTURE THAT WILL SERVE AS A GARAGE WITH DRIVEWAY, NEW GARDEN FACING GRINNELL STREET WITH 6' HIGH WOOD PRIVATE FENCE, DEMOLITION OF EXISTING NON-HISTORIC ATTACHED CARPORT AND PORTIONS OF MAIN BUILDING AT ITS NORTHWEST CORNER.

#1400 GRINNELL STREET

Applicant – Robert Delaune, Architect Application #H2019-0028  
If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**  
**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call our 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.



# 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 00039730-000000  
 Account# 1040461  
 Property ID 1040461  
 Millage Group 10KW  
 Location 1400 GRINNELL St, KEY WEST  
 Address  
 Legal KW WEBB REALTY CO SUB PB1-42 LOTS 1 & 2 SQR 11 TR 18 OR217-277/78 OR379-1052/53 OR751-1901 OR769-1707 OR780-862 OR791-1849 OR796-673M/LOR899-2021 OR989-142 OR1264-152AFF OR1494-2358/59PET OR1495-1303/05ORD OR1568-2428P/R OR2027-2014/15 OR2864-2109/11  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision The Webb Realty Co  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing No



**Owner**

DENNIS ALLEN  
 1400 GRINNELL ST  
 Key West FL 33040

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$537,194	\$542,790	\$329,468	\$289,476
+ Market Misc Value	\$39,415	\$39,623	\$40,371	\$41,869
+ Market Land Value	\$705,810	\$679,120	\$607,946	\$686,785
= Just Market Value	\$1,282,419	\$1,261,533	\$977,785	\$1,018,130
= Total Assessed Value	\$1,282,419	\$1,261,533	\$675,943	\$662,757
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,257,419	\$1,236,533	\$650,943	\$637,757

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,146.00	Square Foot	0	0

**Buildings**

Building ID 3115  
 Style 2 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 3610  
 Finished Sq Ft 2171  
 Stories 2 Floor  
 Condition GOOD  
 Perimeter 314  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 4  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls CUSTOM  
 Year Built 1979  
 EffectiveYearBuilt 2013  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 3  
 Full Bathrooms 3  
 Half Bathrooms 0  
 Grade 650  
 Number of Fire Pl 1

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPOT FIN	336	0	0
FLA	FLOOR LIV AREA	2,171	2,171	0
OUU	OP PR UNFIN UL	484	0	0
OPF	OP PRCH FIN LL	553	0	0
PUF	SC PRCH FIN UL	66	0	0
<b>TOTAL</b>		<b>3,610</b>	<b>2,171</b>	<b>0</b>



**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CUSTOM PATIO	1978	1979	1	450 SF	3
CONC PATIO	1978	1979	1	512 SF	2
WOOD DECK	1978	1979	1	750 SF	3
BRICK PATIO	1984	1985	1	105 SF	4
FENCES	1984	1985	1	60 SF	5
WALL AIR COND	1994	1995	1	1 UT	1
RES POOL	2006	2007	1	375 SF	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/12/2017	\$1,475,000	Warranty Deed	2131547	2864	2109
4/5/1999	\$555,000	Warranty Deed		1568	2428
9/1/1986	\$210,000	Warranty Deed		989	142

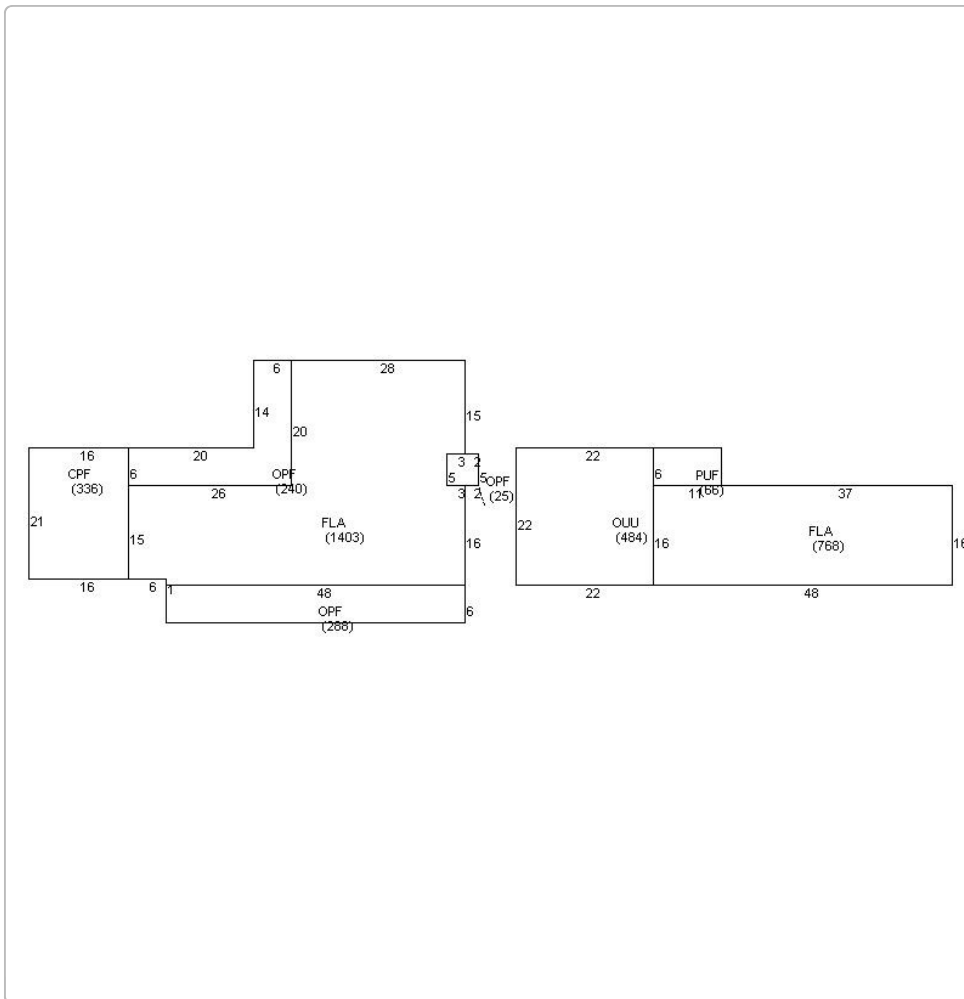
**Permits**

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
13-0214	1/23/2013	1/23/2013	\$4,000	Residential
06-3116	5/22/2006	8/11/2006	\$4,500	Residential
02-1296	5/22/2002	9/5/2002	\$3,000	Residential
99-1388	4/26/1999	11/5/1999	\$2,000	Residential
98-2944	10/22/1998	11/5/1999	\$2,390	Residential
98-1130	4/8/1998	10/22/1998	\$2,800	Residential
B941723	5/1/1994	12/1/1994	\$895	Residential

**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.

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: 8/19/2019 11:04:33 AM



Version 2.3.0