

## **Staff Report**

- 7a Construct new gable roof on back portion of house and increase height of exterior walls- **#319 Grinnell Street- Michael Skoglund (H12-01-298)**

This staff report is for the review for a Certificate of Appropriateness for extending the exterior side walls of the house 3'-6" in order to build a gable roof over the back portion. The house located on #319 Grinnell Street is listed as a contributing resource in the surveys. The one and a half story frame vernacular structure was built in 1924 and is located on a corner lot. According to the 1948 Sanborn map the house had a one story "L" shape back attached addition. In the 1962 Sanborn map this back portion of the house is depicted as a one story rectangular footprint, as it stands today. Moreover the actual pool is located where the cistern used to be.

The proposed plans include the removal of a sawtooth roof and its replacement with a gable roof in order to convert the entire house as a one and a half story one.

Guidelines that should be reviewed for this application;

Roofing (page 26);

*...Roof form and secondary features such as dormers, chimneys, and other details are important in defining the architectural style of the building.*

(4) The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form. Original features such as scuttles, chimneys and roof porches should not be removed or altered.

Additions/ Alterations and New Construction (pages 36-38a);

- (1) A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.
- (2) Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.
- (3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.
- (4) Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.

- (5) Additions should be attached to less publicly visible secondary elevations of an historic structure.
- (6) Additions should not alter the balance and symmetry of an historic structure.
- (7) No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.

It is staff's opinion that the proposed design does not comply with the guidelines. The design proposes the enlargement of a contributing resource, which is contrary to the guidelines. The 1962 Sanborn map evidences that the existing back portion of the house was a one story sawtooth with a small back porch. Today the small back porch has been enclosed. Nevertheless changing the sawtooth roof and covering the back portion of the house with a gable roof will completely change the historic roof form and configuration as well as the proportions and scale of the building. The proposed change will have an adverse effect in the historic structure.

# **Application**





CITY OF KEY WEST  
BUILDING DEPARTMENT

Fax 809-3978

CERTIFICATE of APPROPRIATENESS

APPLICATION # H12-01000298

OWNER NAME:

WIKI HARRA

DATE:

2-14-12

OWNERS ADDRESS:

319 CORNHILL ST.

PHONE #:

APPLICANT'S NAME:

M. SKOGLUND.

PHONE #:

296-2632

APPLICANT'S ADDRESS:

522 ELIZABETH ST.

ADDRESS OF CONSTRUCTION:

319 CORNHILL ST

# OF  
UNITS:

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REMOVE EXISTING REAR ROOFS.  
ADD 3' HEIGHT TO REAR LIVING  
SPACE AT ATTIC

Living

Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or s. 775.083

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This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required

REQUIRED SUBMITTALS

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehab, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date:

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

HARC Comments:

*Contributing resource, frame vernacular built in 1924*

*• Ordinance for demolitions*

*• Guidelines for roofing (page 2a)*

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

Date: \_\_\_\_\_

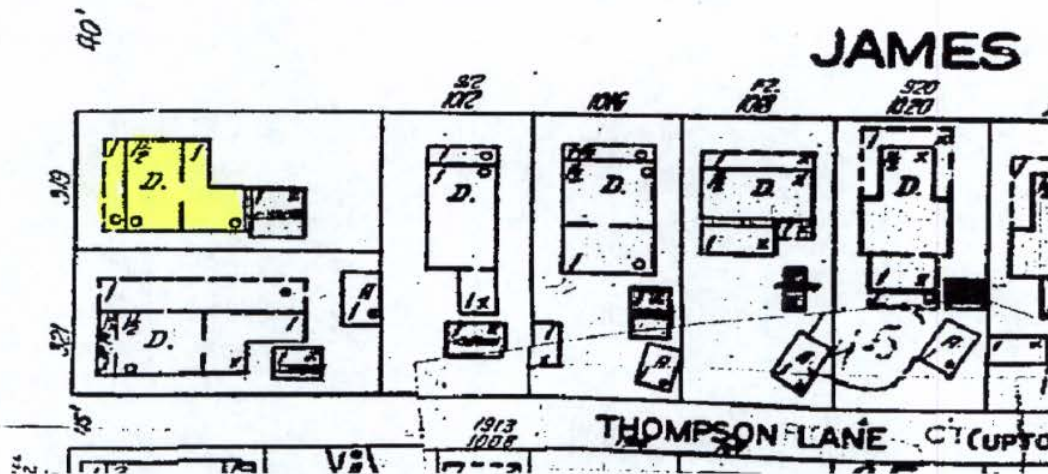
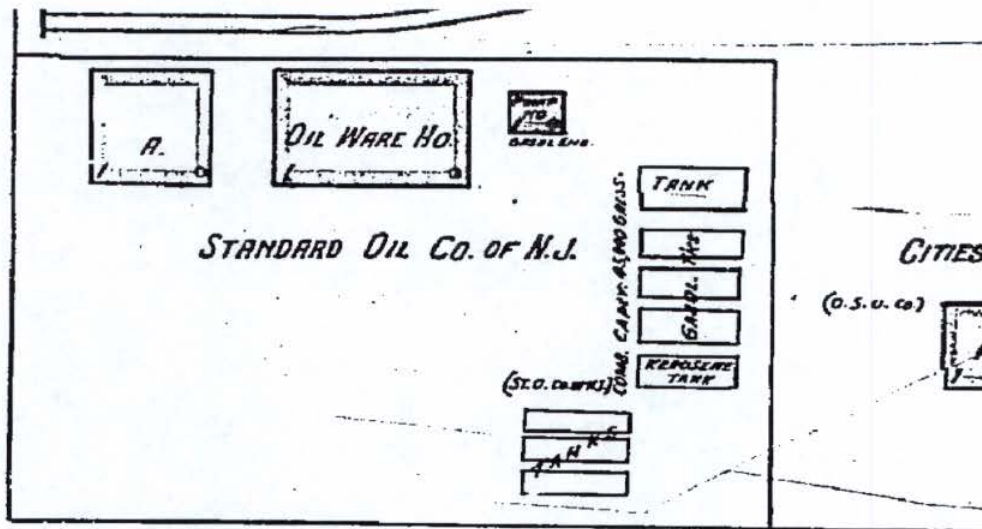
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn Maps**

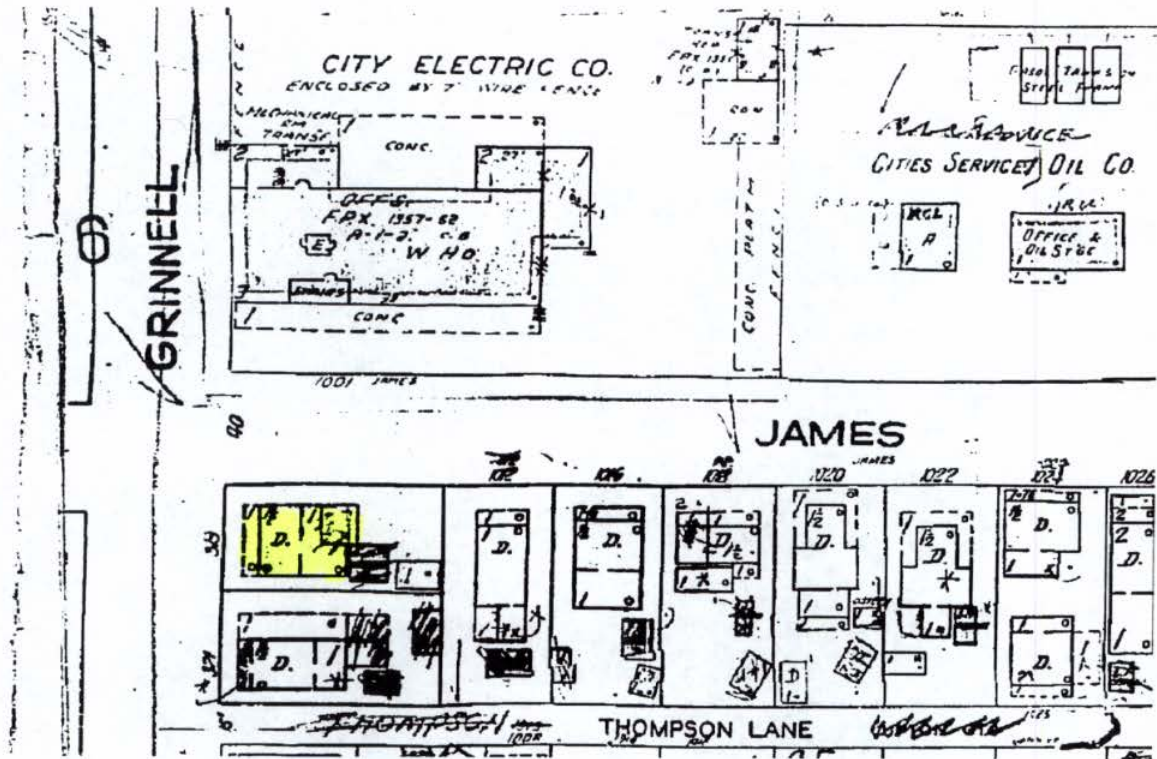


GRINNELL



#319 Grinnell Street Sanborn map 1948





#319 Grinnell Street Sanborn map 1962

## **Project Photos**





Photo taken by Property Appraiser's office c1965; 319 Grinnell St; built 1924; Monroe County Library



**KINKY CONSTRUCTION CO.**

ARCHITECTURE  
CONSTRUCTION  
RENOVATION

(305) 724-2632  
KEY WEST, FLA.



FRONT



LEFT SIDE





**KINKY CONSTRUCTION CO.**

ARCHITECTURE  
CONSTRUCTION  
RENOVATION

(305) 726-2032  
KEY WEST, FLA.



RIGHT REAR



LEFT. REAR

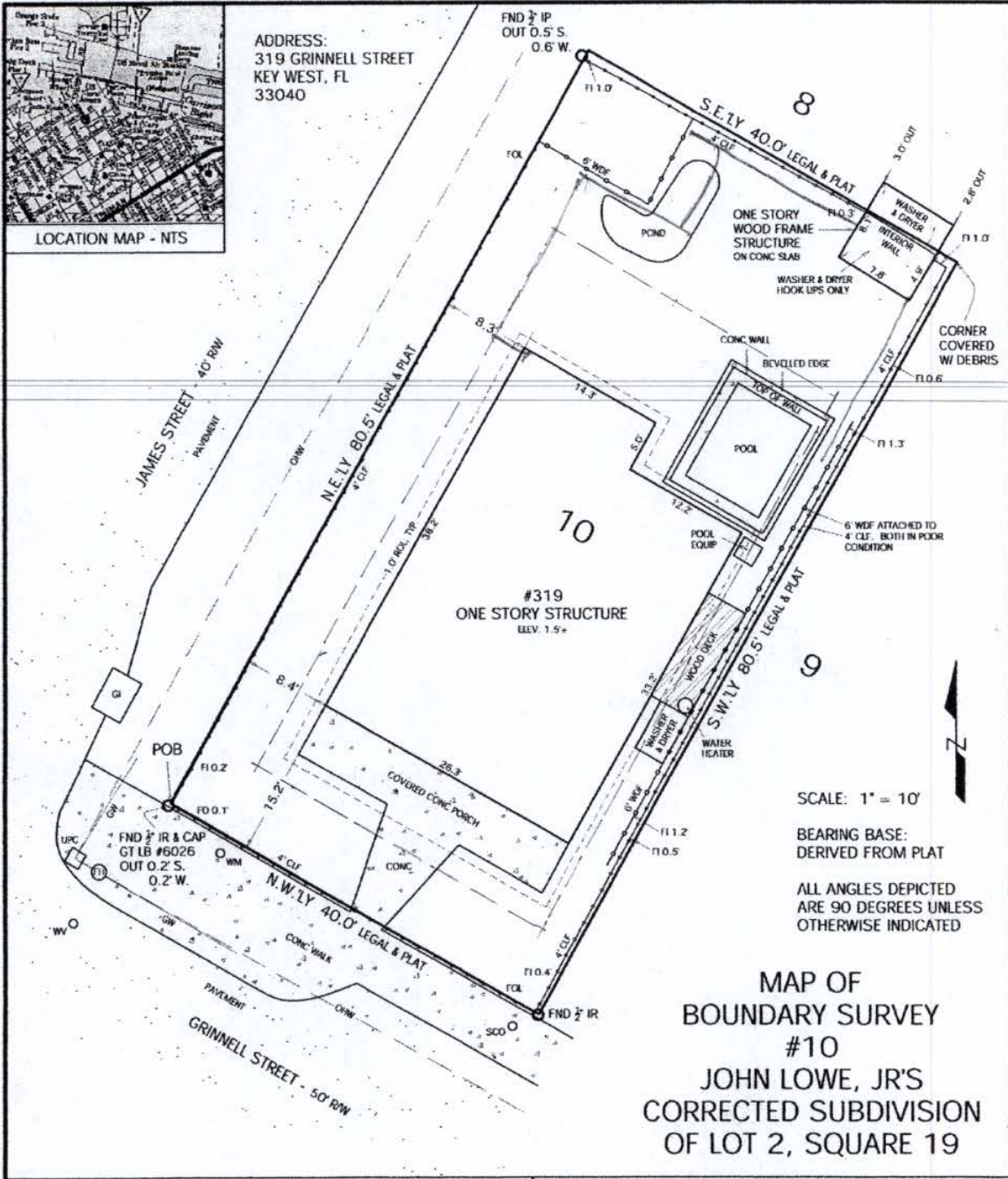


# Survey





ADDRESS:  
319 GRINNELL STREET  
KEY WEST, FL  
33040



#### LEGAL DESCRIPTION -

IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA AND SUBDIVISION TEN (10), OF LOT TWO (2), SQUARE NINETEEN (19), ACCORDING TO JOHN LOWE JR'S CORRECTED SUBDIVISION OF SAID LOT TWO (2), SQUARE NINETEEN (19): COMMENCING AT THE CORNER OF GRINNELL AND JAMES STREETS AND RUN ON JAMES STREET NORTHEASTERLY EIGHTY (80) FEET AND SIX (6) INCHES; THENCE SOUTHEASTERLY FORTY (40) FEET; THENCE SOUTHWESTERLY EIGHTY (80) FEET AND SIX (6) INCHES TO GRINNELL STREET; THENCE NORTHWESTERLY ON GRINNELL STREET FORTY (40) FEET TO THE PLACE OF BEGINNING.

CERTIFIED TO -  
SAI FINANCIAL LTD

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

<p>           BFP - BACKFLOW PREVENTER            BO - BROWN OIL            C &amp; G - 2" CONCRETE CURB &amp; GUTTER            CB - CONCRETE BLOCK            CCM - CONCRETE BLOCK WALL            CL - CLAND (WELL)            CL - CENTERLINE            CLF - CHAINLINK FENCE            CM - CONCRETE MONUMENT            CONC - CONCRETE            CS - CONCRETE SLAB            CORD - COVERED            D - DELTA ANGLE            DRAIN - DRAINAGE EASEMENT            FB - FENCED            FFL - FINISHED FLOOR ELEVATION            FI - FIRE INSURANCE            FO - FENCE OUTSIDE            FND - FOUND            FV - FENCE VERTICAL            G - GRADE BAY         </p>	<p>           GW - GUY WIRE            I/B - IRON BOLT            IP - IRON PIPE            IR - IRON ROD            L - ARC LENGTH            LD - LANDSCAPING            MD - MANDREL            MEAS - MEASURED            MHM - MOUNT HIGH WATER LINE            METF - METAL FENCE            NAD83 - NORTH AMERICAN            NAD83 - NATIONAL DATUM (1983)            NGVD - NATIONAL GEODETIC            NAD83 - NATIONAL DATUM (1983)            NTS - NOTE TO SCALE            OWH - OUTSIDE WARE            P - POINT OF BEGINNING            PAM - PARKING AREA            PCC - POINT OF COMPOUND CURVE            POF - PERMANENT CONTROL POINT            PE - PAVED KAL ON NAE            POB - POINT OF BEGINNING            P - POINT OF BEGINNING            POC - POINT OF COMMENCEMENT            PRC - POINT OF REVERSE CURVE         </p>	<p>           PRM - PERMANENT REFERENCE            PT - POINT OF TANGENT            R - RADII            ROX - ROCK OVERHANG LINE            ROW - RIGHT OF WAY            ROW - RIGHT OF WAY LINE            SCD - SANITARY CLEAN-OUT            SPV - SPARKER CONTROL VALVE            SV - SEWER VALVE            TBM - TEMPORARY BENCHMARK            TCB - TOP OF BANK            TOS - TOP OF SLOPE            TS - TYPICAL SIGN            TYP - TYPICAL            UFSE - UTILITY EASEMENT            UPC - CONCRETE UTILITY POLE            UPW - WOOD UTILITY POLE            VIB - VIDEO BOX            W - WOOD DECK            WFE - WOOD FENCE            W - WOOD LANDING            WMA - WATER MAIN            WRL - LINE OF DEBRIS            W - WATER VALVE         </p>
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NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HAIUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

SCALE: 1" = 10'  
FIELD WORK DATE: 12/01/11  
REVISION: JH  
SHEET: 1 OF 1  
DRAWN BY: JIM  
CHECKED BY: RW  
INVOICE #: 11112802

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B) 3 (ENCROACHMENTS), & 1(B) 4 (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED: [Signature]  
JIM POCKET WHITE, LS 6408, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

**REECE & WHITE**  
LAND SURVEYING, INC.  
PROFESSIONAL SURVEYOR AND MAPPER, LD 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1340  
FAX (305) 872 - 5622



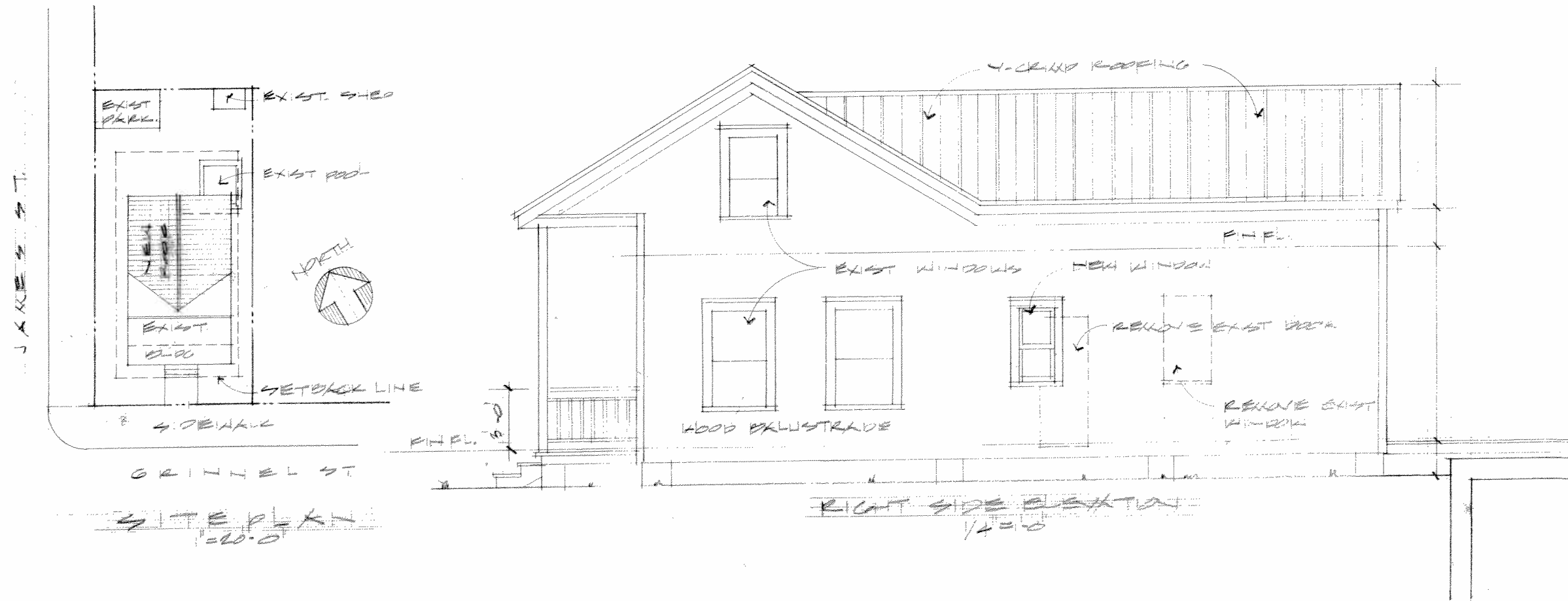




## **Proposed Plans**



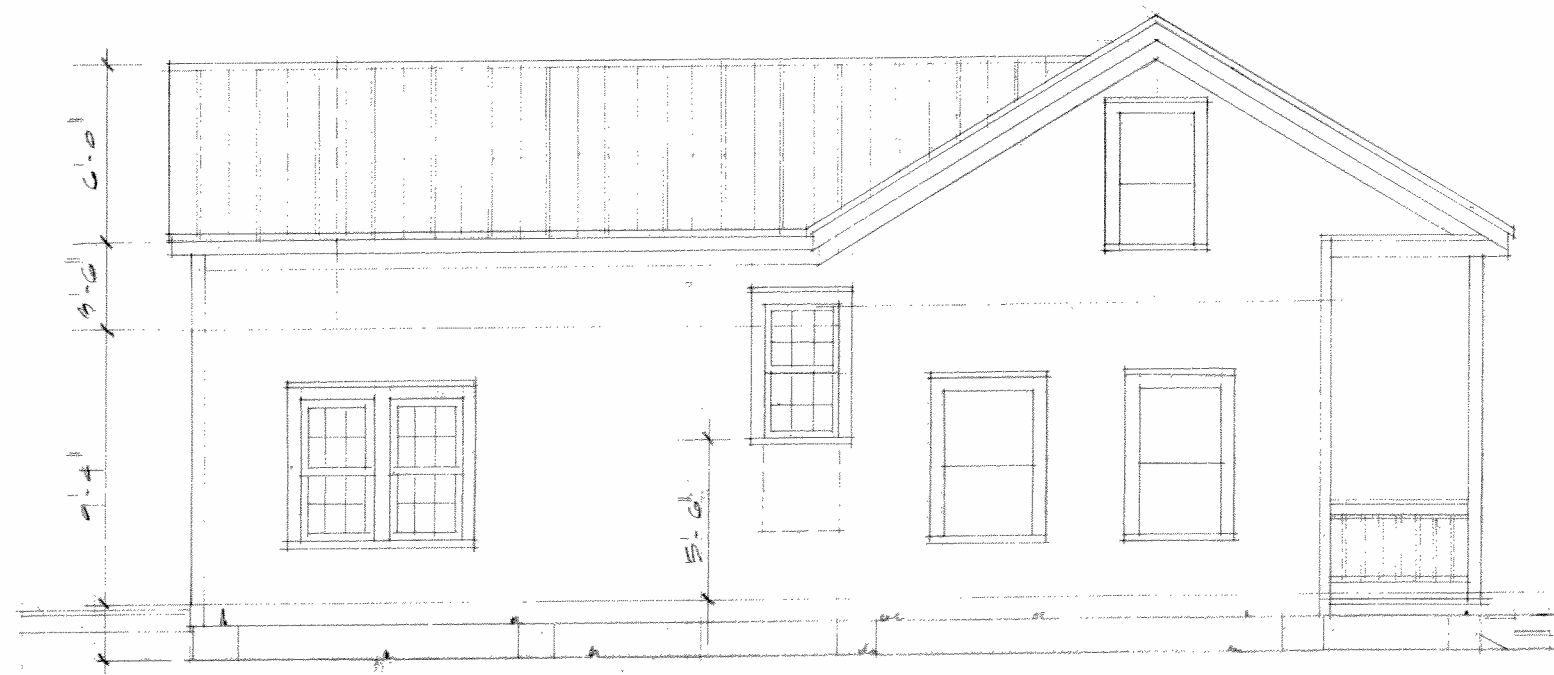
FEB 15 2012



FEB 15 2012



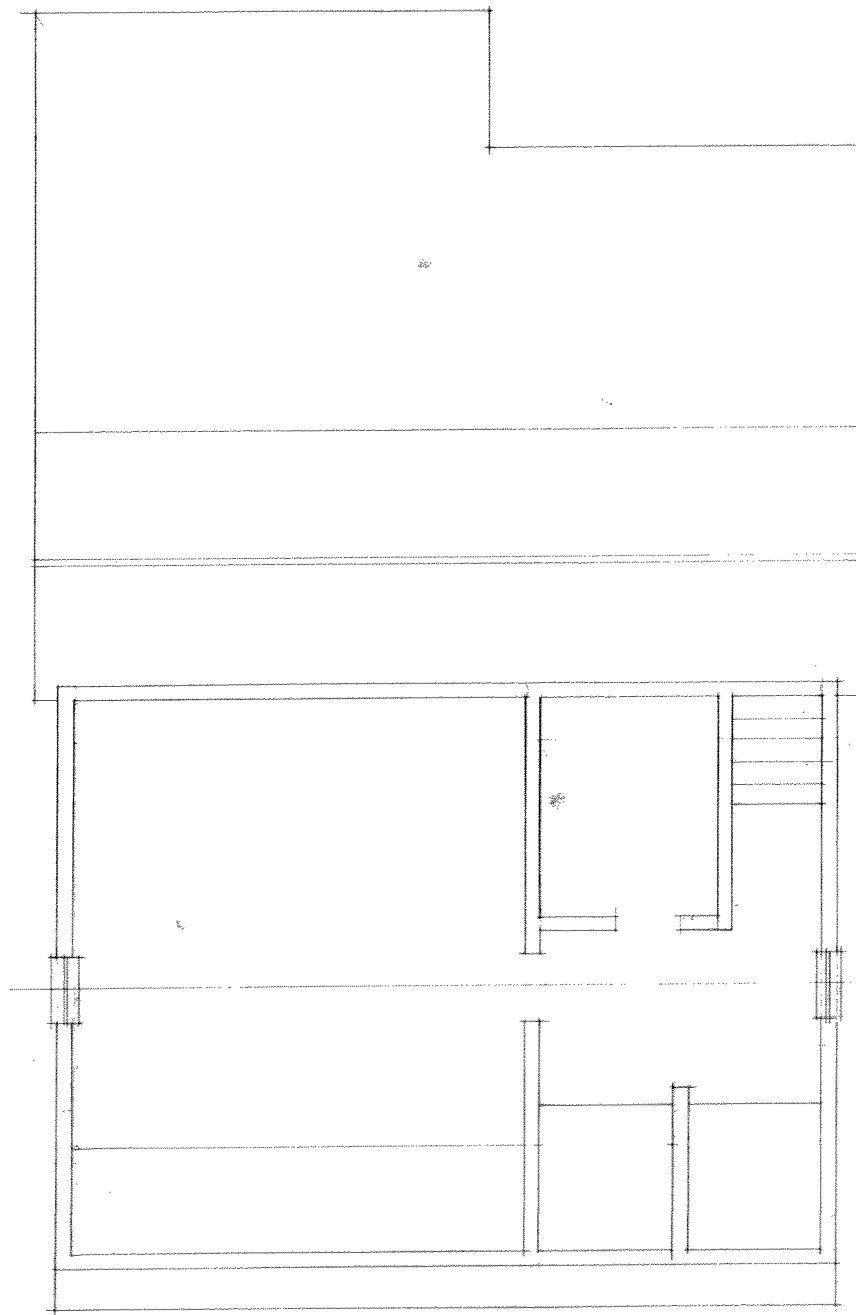
REAR ELEVATION  
14'-0"



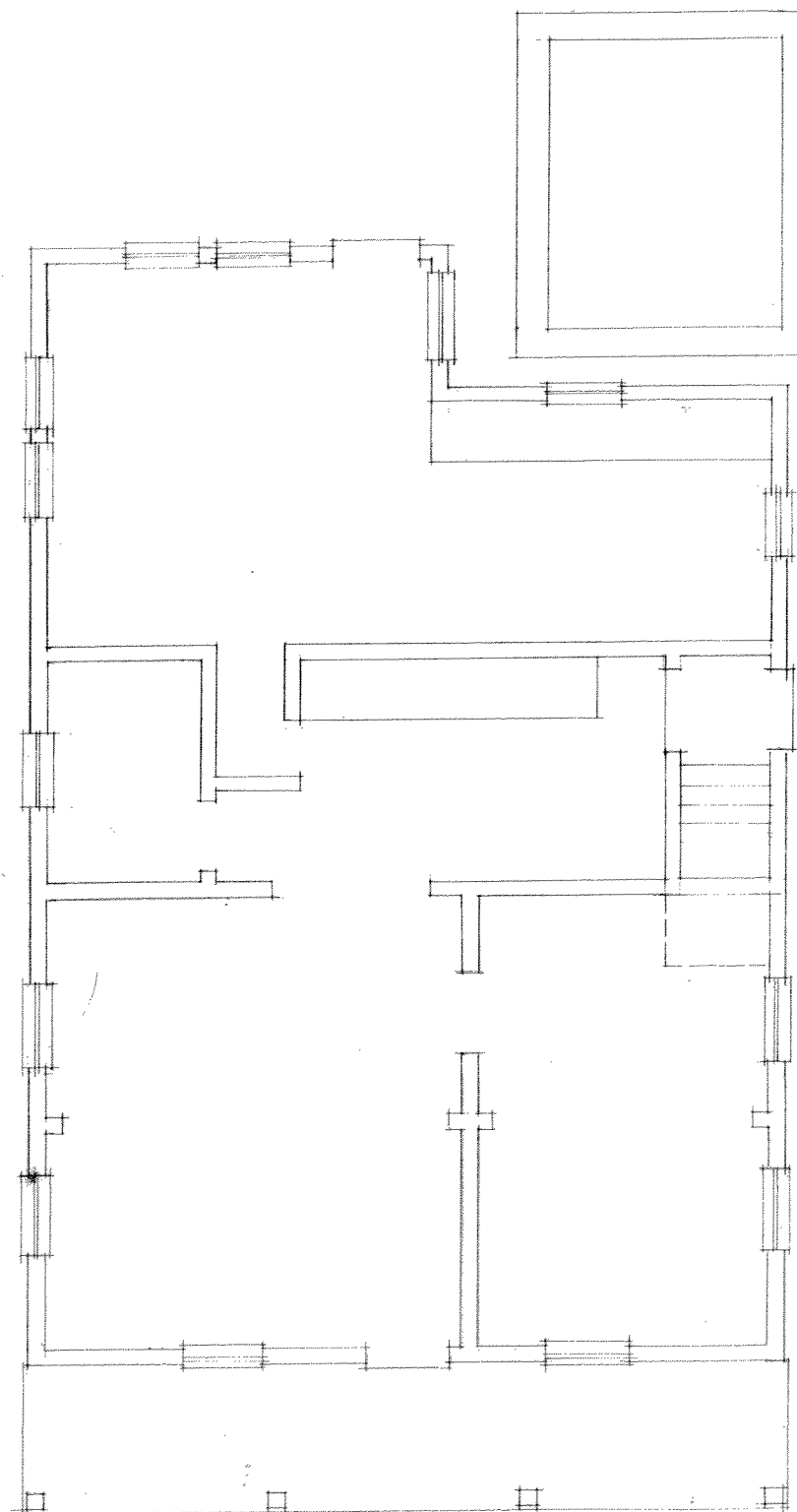
LEFT SIDE ELEVATION  
14'-0"

0103 01 824

1.00



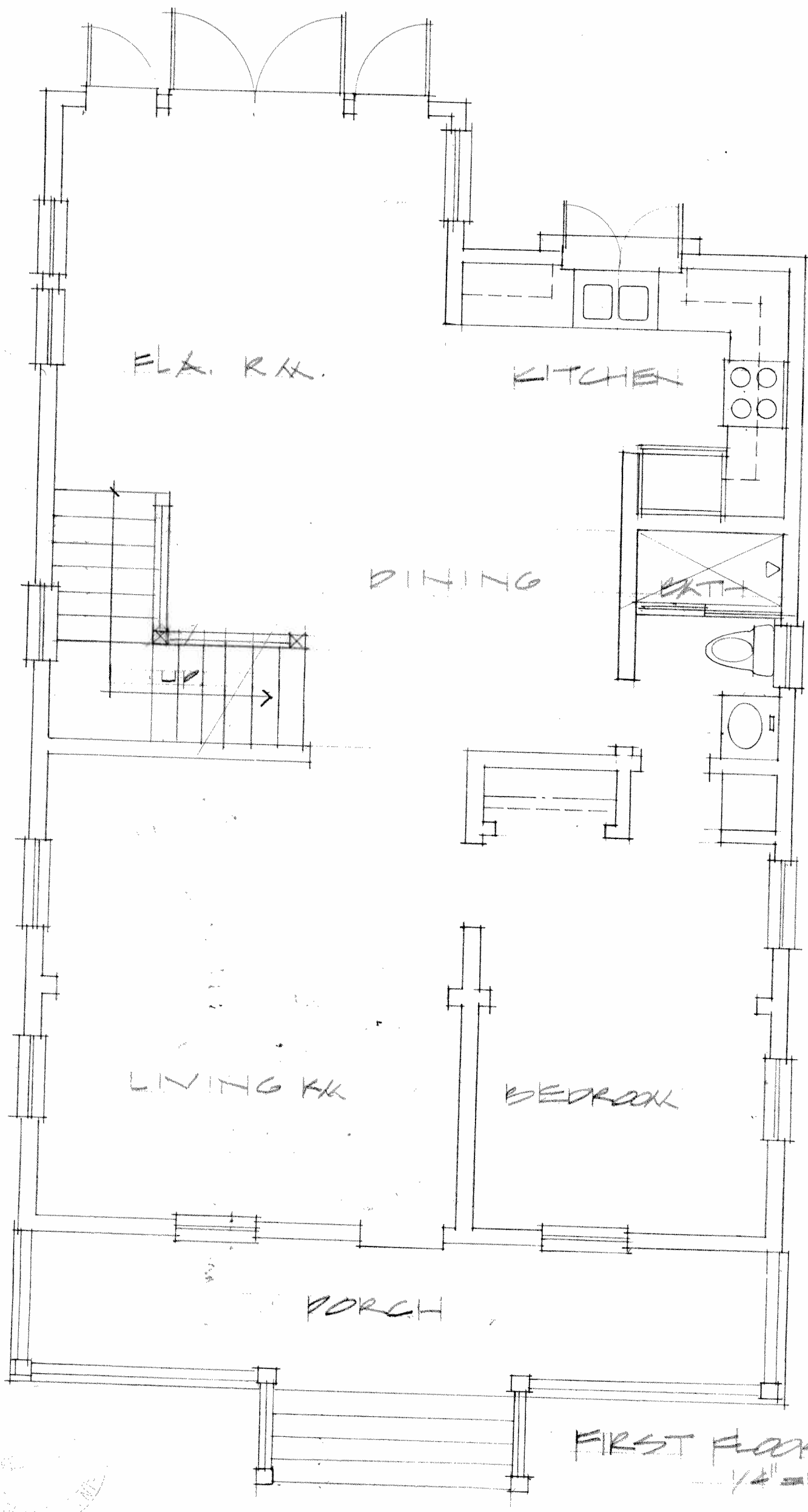
2ND FLOOR PLAN (EXISTING)  
1/4"=1'-0"

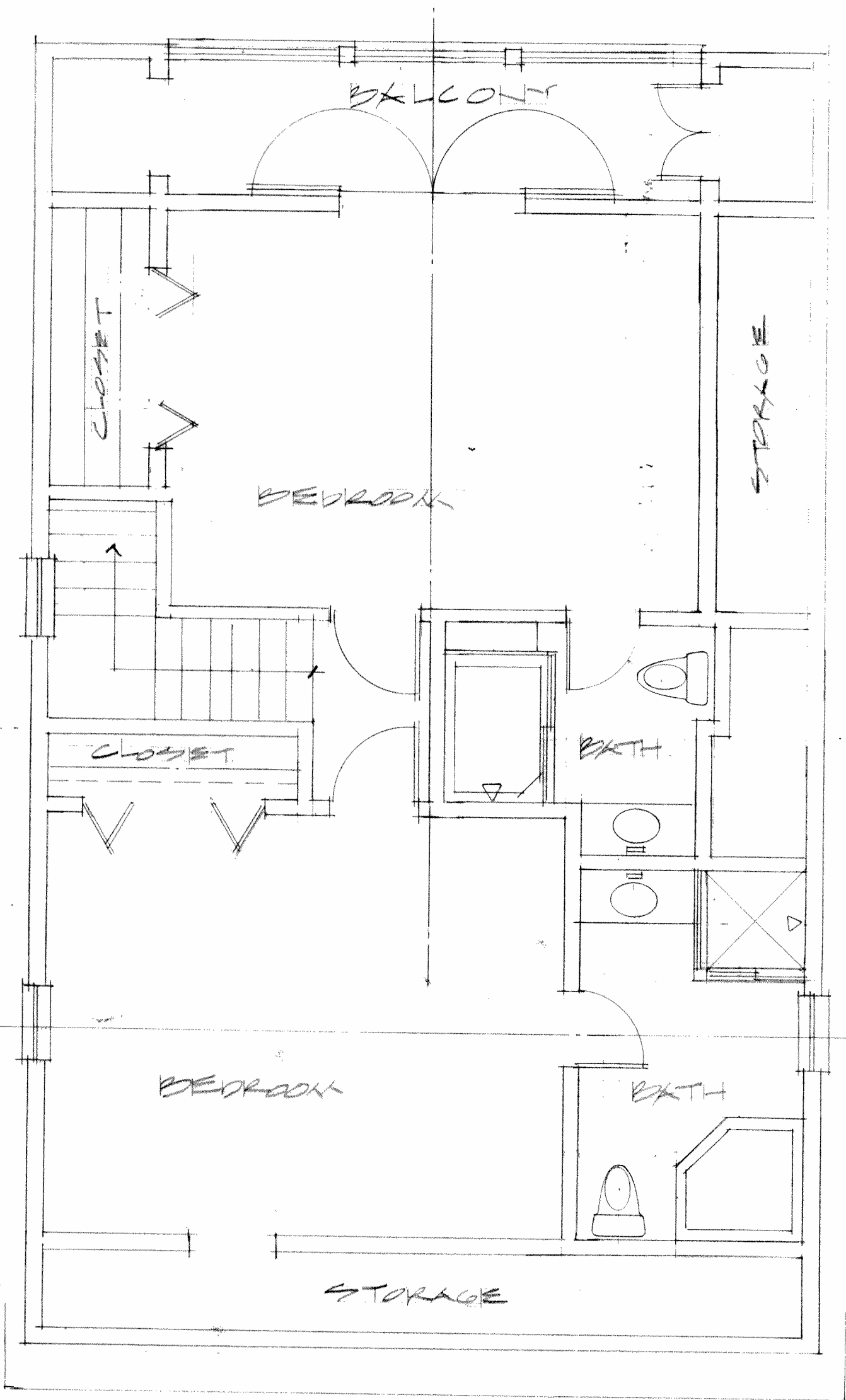


1ST FLOOR PLAN (EXISTING)  
1/4"=1'-0"



DECK





2ND FLOOR PLAN  
1/4"=1'-0"

## **Noticing**



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., March 14, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**CONSTRUCT NEW GABLE ROOF ON BACK PORTION OF HOUSE AND INCREASE HEIGHT OF EXTERIOR WALLS. REMOVAL OF EXISTING REAR ROOFS**

**#319 GRINNELL STREET**

**Applicant- Michael Skoglund-**

**Application Number H12-01-298**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

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

# **Property Appraiser Information**



**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501  
Website tested on  
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

## Property Record View

Alternate Key: 1002771 Parcel ID: 00002680-000000

### Ownership Details

Mailing Address:  
SAI FINANCIAL LTD  
4616 9TH ST  
LUBBOCK, TX 79416-4720

### Property Details

PC Code: 01 - SINGLE FAMILY  
Millage Group: 12KW  
Affordable Housing: No  
Section-Township-Range: 31-67-25  
Property Location: 319 GRINNELL ST KEY WEST  
Subdivision: Corrected Diagram  
Legal Description: KW SUB 10 PT LT 2 SQR 19 G34-497/98 OR97-445/46 OR425-918 OR1175-617/618R/S OR1746-1750  
OR2505-2307/10C/T OR2541-1924

**Parcel Map (Click to open dynamic parcel map)****Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,220.00 SF

**Building Summary**

Number of Buildings: 1  
Number of Commercial Buildings: 0



Total Living Area: 944  
Year Built: 1924

**Building 1 Details**

Building Type R1  
Effective Age 27  
Year Built 1924  
Functional Obs 0

Condition P  
Perimeter 130  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 33  
Grnd Floor Area 944

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover WOOD SHINGLE

Foundation NONE

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

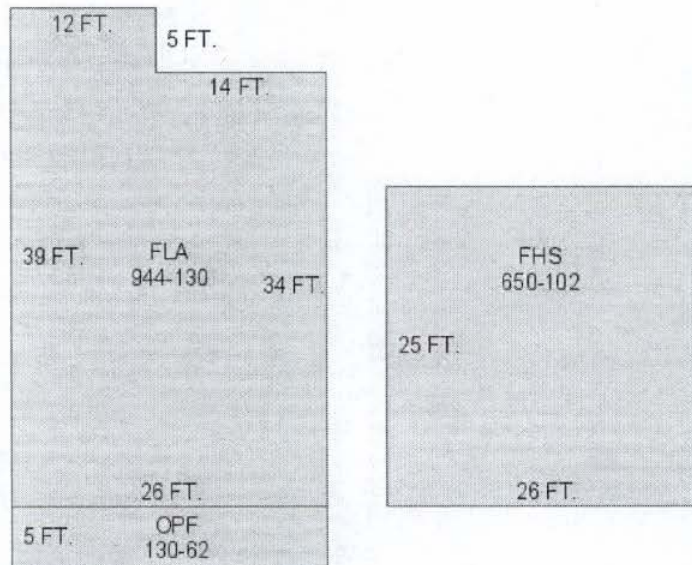
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1923	N N	0.00	0.00	944
2	OPF	12:ABOVE AVERAGE WOOD	1	1923	N N	0.00	0.00	130
3	FHS	12:ABOVE AVERAGE WOOD	1	1923	N N	0.00	0.00	650

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	960 SF	0	0	1964	1965	1	30

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
	09/23/2009	02/17/2011	450		CUT TWO OPENINGS IN EXISTING NON STRUCTURAL DRYWALL PARTITIONS, EACH 26"W X 6'10" H TO RESTORE INTERIOR ACCESS TO UPSTAIRS & FRONT OF HOUSE
B911782	07/01/1991	12/01/1994	500		REPLACE ROTTEN SIDING
B911814	07/01/1994	12/01/1994	3,000		EXTERIOR REPAIRS

**Parcel Value History**

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	99,402	672	247,919	347,993	135,297	25,000	110,297
2010	109,685	672	310,311	420,668	133,298	25,000	108,298
2009	122,306	672	471,673	594,651	129,794	25,000	104,794
2008	112,799	672	563,500	676,971	129,664	25,000	104,664
2007	157,918	599	429,870	588,387	125,887	25,000	100,887
2006	343,849	599	305,900	650,348	122,817	25,000	97,817
2005	272,896	599	276,920	550,415	119,240	25,000	94,240
2004	232,643	599	241,500	474,742	115,767	25,000	90,767
2003	185,057	599	112,700	298,356	113,609	25,000	88,609
2002	165,190	599	89,194	254,983	110,947	25,000	85,947
2001	148,671	599	89,194	238,464	109,200	25,000	84,200
2000	148,671	953	61,180	210,803	106,020	25,000	81,020
1999	134,770	861	61,180	196,812	103,233	25,000	78,233
1998	108,501	694	61,180	170,375	101,608	25,000	76,608
1997	102,791	657	54,740	158,188	99,910	25,000	74,910
1996	77,093	493	54,740	132,326	97,000	25,000	72,000
1995	70,240	0	54,740	124,980	94,635	25,000	69,635
1994	37,408	0	54,740	92,148	92,148	25,000	67,148
1993	37,408	0	54,740	92,148	92,148	25,000	67,148
1992	37,408	0	54,740	92,148	92,148	0	92,148
1991	37,408	0	54,740	92,148	92,148	25,000	67,148
1990	38,777	0	41,055	79,832	79,832	25,000	54,832
1989	35,252	0	40,250	75,502	75,502	25,000	50,502
1988	29,407	0	34,615	64,022	64,022	25,000	39,022



1987	24,621	0	21,830	46,451	46,451	25,000	21,451
1986	24,722	0	21,097	45,819	45,819	25,000	20,819
1985	24,143	0	10,530	34,673	34,673	25,000	9,673
1984	22,927	0	10,530	33,457	33,457	25,000	8,457
1983	22,927	0	10,530	33,457	33,457	25,000	8,457
1982	23,271	0	10,530	33,801	33,801	25,000	8,801

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/2/2011	2541 / 1924	308,100	WD .....	37 .....
2/25/2011	2505 / 2307	100	CT .....	12 .....
6/1/1991	1175 / 617	75,000	WD .....	U .....
2/1/1969	425 / 918	6,300	00	Q .....

This page has been visited 18,679 times.

Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176