

10a Elevate house +/- 4" to FEMA elevation of 7'. Relocate front doors. New rear addition to extend existing sawtooth and exterior renovations- #411 Grinnell Street- Thomas E. Pope Architect (H12-01-998)

This staff report is for the review of a Certificate of Appropriateness for a proposed small side addition of an existing one story sawtooth on the back of the house. The plans also include the request to raise the house +/-4" from its existing height in order to protect the house during floods. The main house located on 411 Grinnell Street is listed as a contributing resource. The two story structure was built in 1899. According to the Sanborn maps the back portion of the house used to have a one story attached structure. Through time this structure has been altered and today part of the back structure has the same width of the main house. The owners of this house recently bought the lot located on the south side.

The proposed one story addition will be on the south side of the back portion of the house and will have a gable roof. The plans also include a pavilion attached to the back portion of the house. The existing front doors on the front façade will be relocated to the left side of the façade.

Guidelines that should be reviewed for this application;

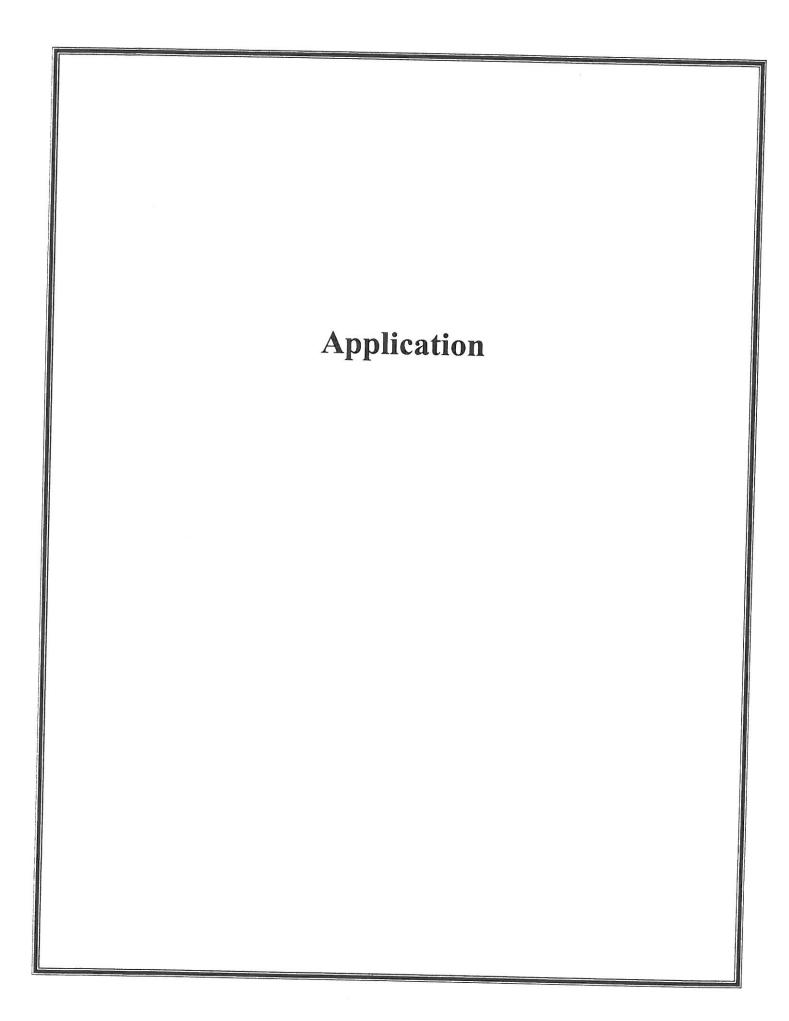
Additions/ Alterations and New Construction (pages 36-38a);

- (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.
- (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.

New Construction:

2. **Elevation of finished floor above grade** - Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood.

It is staff's opinion that the proposed plans are consistent with the guidelines for additions and alterations. Staff recommends to the Commission that the house should not be raised more than 4 inches since the house next door has almost the same finish floor elevation. The location of the house in relation to the site must not be altered when raising the structure, as depicted in the plans. It is staff's opinion that the scale, mass and proportions of the proposed addition and the pavilion are in keeping with the historic house and its surroundings. If approved this project may require Planning Board review for side variances since this is a non-conforming structure.





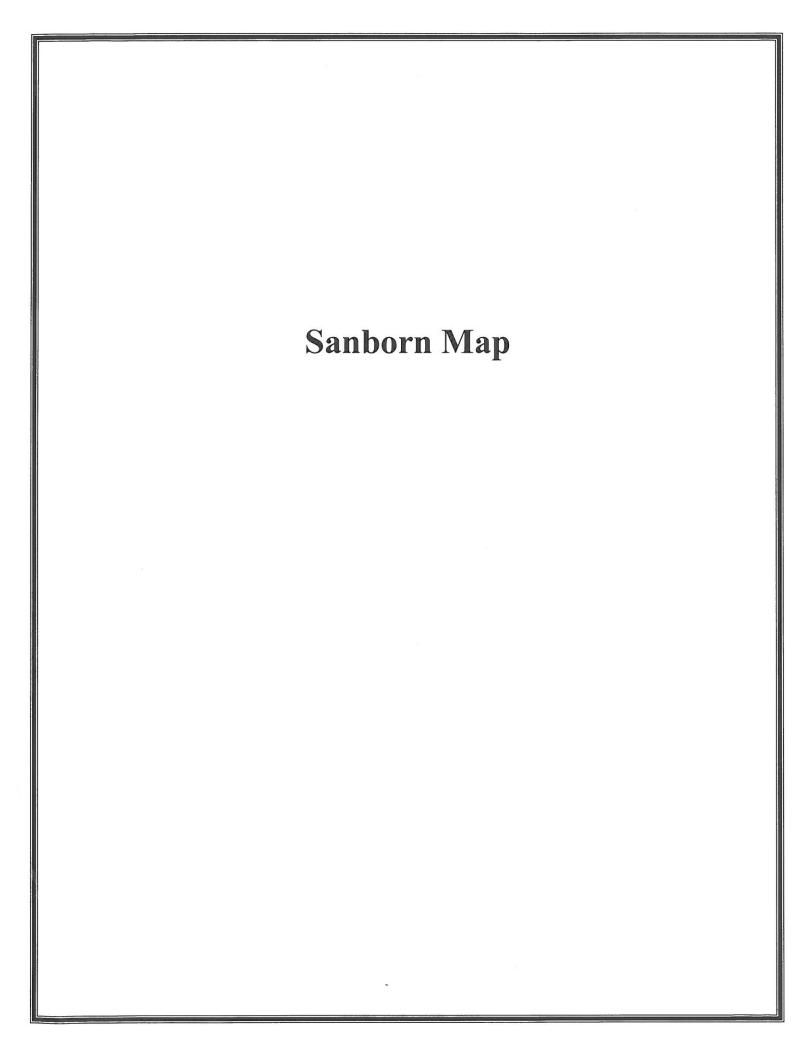
# **CITY OF KEY WEST BUILDING DEPARTMENT**

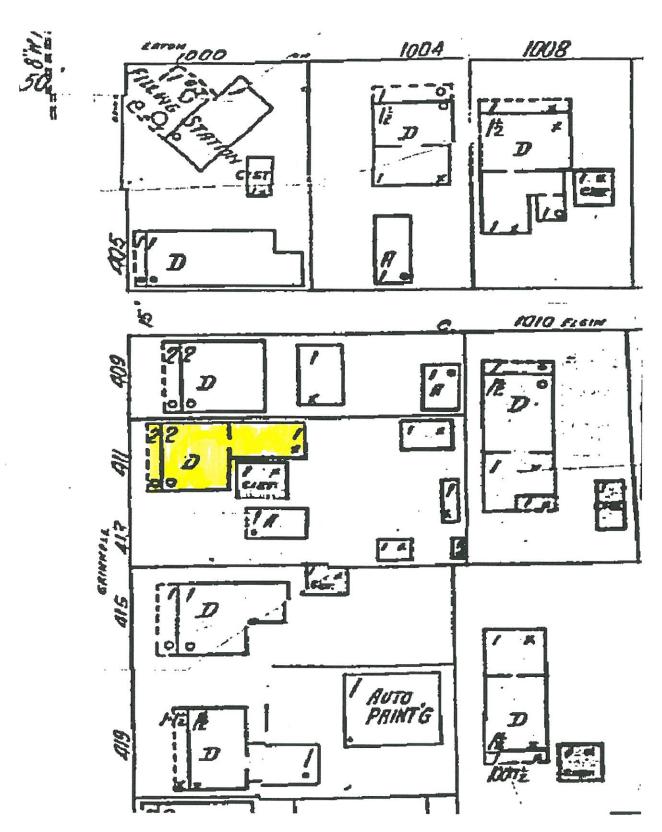
	CERTIFICATE OF APPROPRI	ATENENS	2-01-029
10000 Colored	APPL	CATION #	20100
OWNER'S NAME:	Johnny Gillin	DATE:	6/13/12
OWNER'S ADDRESS:		PHONE #:	
APPLICANT'S NAME:	Thomas F. Pope	PHONE #:	296.3611
APPLICANT'S ADDRE	ss: Colo white street		
ADDRESS OF CONSTR	auction: 411 Grinnell		# OF UNITS
	ERE WILL BE A FINAL INSPECTION REQUIRED		
DETAILED DESCRIPT Elevate h Relocate 1st existing sa	TION OF WORK: Demolish Rear Gazebo of OUSE ±4" to FEMA elevery front door. Real whooth. Interior + extension	vation or addition re	reardeck of 7' n to extend novations.
This application to precede application permits, variances Applications must outlined by the Se Rehabilitation and Guidelines.  Once completed, the for completeness presentation to Commission at the must be present	or Certificate of Appropriateness must one for building permits, right of way and development review approvals. The requirements ecretary of the Interior's Standards for the Key West's Historic Architectural the application shall be reviewed by staff and either approved or scheduled for	TREE REI PHOTE (new ILLUSTRATIK PRODUCTS SHUTTERS, I	in writing e guilty of  d Submittals TS OF SCALED DRAWINGS OR PLAN, SITE PLAN AND TTERIOR ELEVATIONS w buildings and additions)  MOVAL PERMIT (if applicable)  TOGRAPHS OF EXISTING (repairs, rehabs, or expansions)  OGRAPHS OF ADJACENT BUILDINGS buildings and additions)  ONS OF MANUFACTURED S TO BE USED SUCH AS DOORS, WINDOWS, PAINT PS, AND AWNING FABRIC SAMPLES
Applications that de	o not possess the required Submittats will omplete and will not be reviewed for approve	Staf	Staff Use Only e: if Approval:
Applicant's Sign	ature: M. Hally Bootow. TE Pope, PA	Fee	Due:\$

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

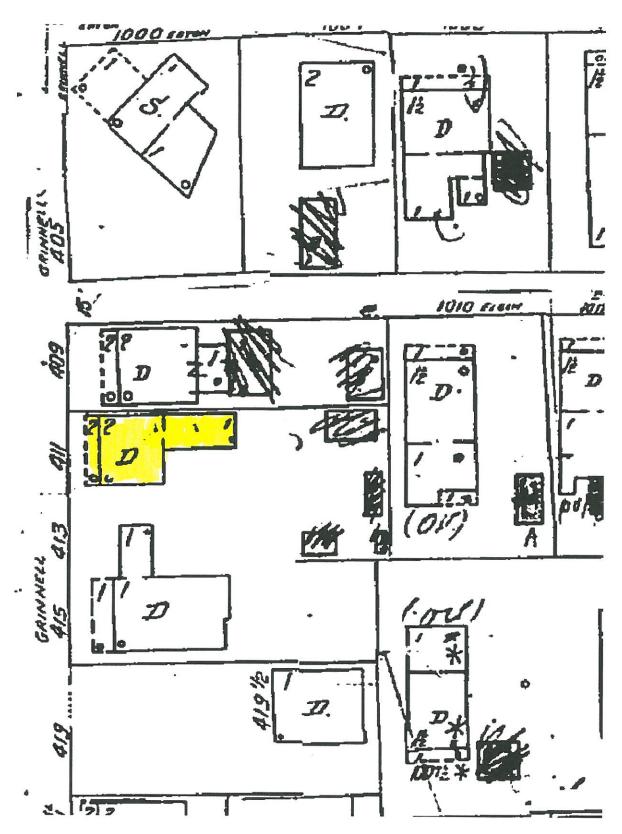
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Approved	Denied	i 1	De	ferred	
Reason for Deferral or Deferral	enial:	*			
HARC Comments: Contributing KS Guidel	ines for add	4thons	/ alturations	ins/new	<u>constactio</u>
Limit of Work Approved Changes:	, Conditions of Ap	proval ar	nd/or Suggested		
Date:	Signature:		oric Architectura		





#411 Grinnell Street Sanborn map 1948



#411 Grinnell Street Sanborn map 1962

**Project Photos** 



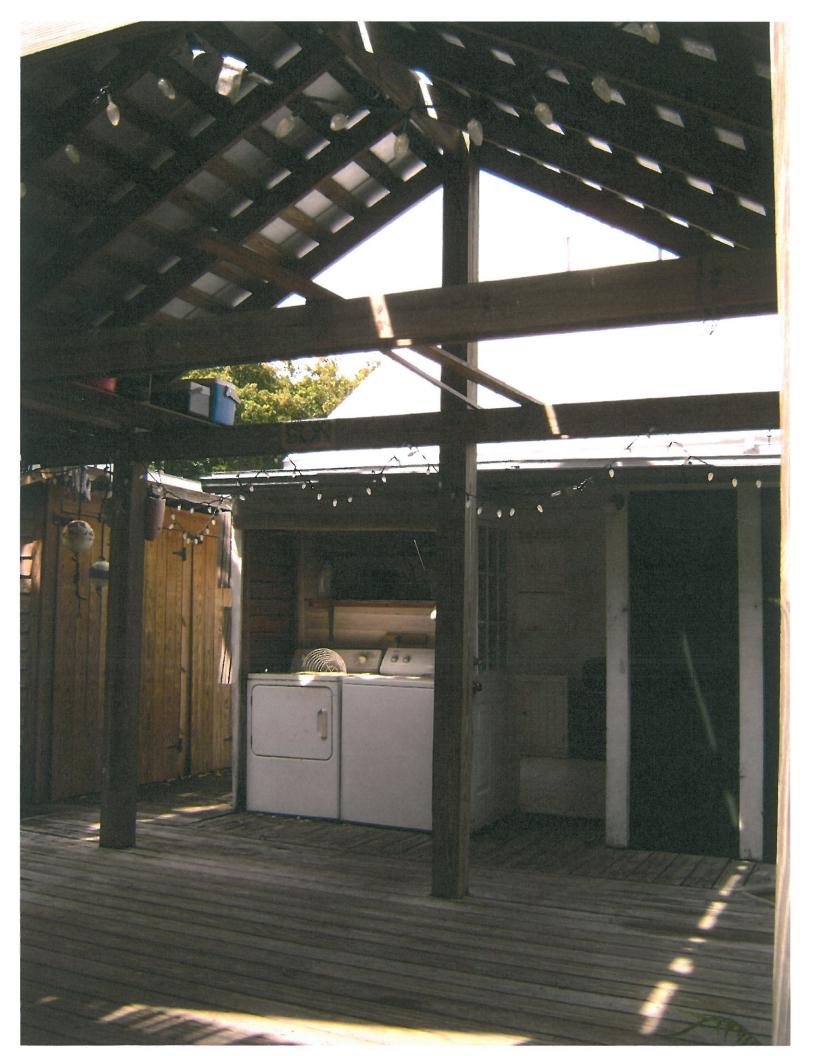


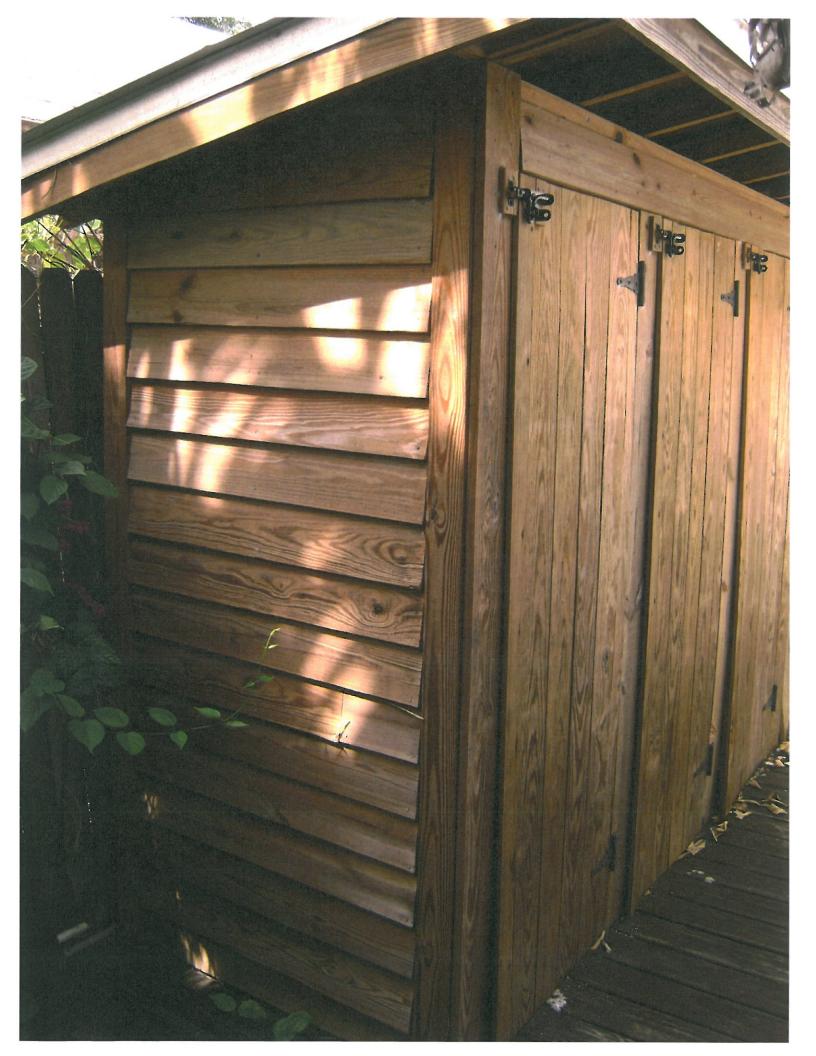






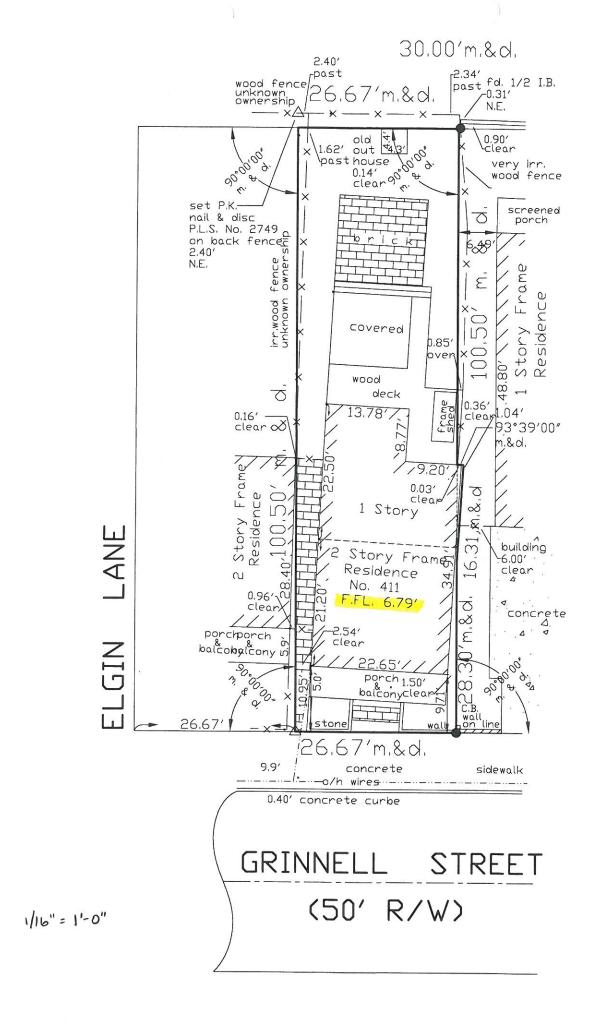


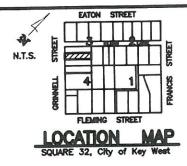






Survey







#### LEGAL DESCRIPTION:

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot Three (3) in Square Thirty-two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James Lowe Jr. and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32) which said subdivision is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records;

Commencing at a point on the Northeast side of Grinnell Street, distance tWENTY-SIX (26) feet and Eighy (8) inches from the Southeast corner of Grinnell Street and Elgin Lane, and runs thence in a Southeasterly direction along Grinnell Street Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the Point of Beginning on Grinnell Street.

#### AND ALSO:

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot Three (3) in Square Thirty-two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James Lowe Jr. and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32) which said subdivision is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records:

Commencing at a point on the Northeast side of Grinnell Street, distance 53.33 feet from the Southeast corner of Grinnell Street and Elgin Lane, thence in a Northeasterly and at right angles for a distance of 28.30 feet to the Point of Beginning of the parcel of land being described herein; thence continue Northeasterly along a prolongation of the preceding course for a distance of 16.33 feet; thence Southeasterly and along a line deflected 93'39'00" to the right for a distance of 1.04 feet; thence Southeasterly and at right angles a distance of 16.31 feet back to the Point of Beginning.

#### Abbreviations:

Sty. = Story o/h = OverheadR/W = Right-of-WayF.Fl. = Finish Floor Elevation fd. = Found conc.= concrete = Plat I.P. = Iron Pipe = Measured I.B. = Iron Bar = Deed C.B.S.= Concrete Block Stucco N.T.S.= Not to Scale cov'd. = Covered = Centerline P.I. = Point of Intersection Elev. = Elevation P.O.C.= Point of Commence wd. = Wood w.m. = Water Meter P.O.B.= Point of Beginning Bal. = Balcony P.B. = Plat Book → = Water Valve pq. = page B = Concrete Utility Pole

#### SURVEYOR'S NOTES:

Bearings based on Grinnell Street North arrow based on assumed median 3.4 denotes existing elevation Elevations based on N.G.V.D. 1929 Datum Bench Mark No.: Basic Elevation: 14.324

#### Monumentation:

● = fd. 1/2" Iron Pipe, P.L.S. No. 2749 ■ = Found 1/2" Iron Pipe ■ = Found 1/2" Iron Bar

A = fd. P.K. Nail, P.L.S. No. 2749

#### Field Work performed on: 3/22/12

Neal Ganem 411 Grinnell Street, Key West, Fl. 33040 Dwn No.: 12-144 **Boundary Survey** Scale: 1"=20" Dwn. By: F.H.H. lood Elev. 7' Date: 3/26/12 REVISIONS AND/OR ADDITIONS

ISLAND SURVEYING INC. SURVEYORS PLANNERS **ENGINEERS** 

3152 Northside Drive

Suite 201 Key West, Fl. 33040

30.00'm.&d

(305) 293-0466 Fax. (305) 293-0237 fhildeb1@bellsouth.net LB. No. 7700

CERTIFICATION: I HEREBY CERTIFY that the attached BOUNDARY SURVEY

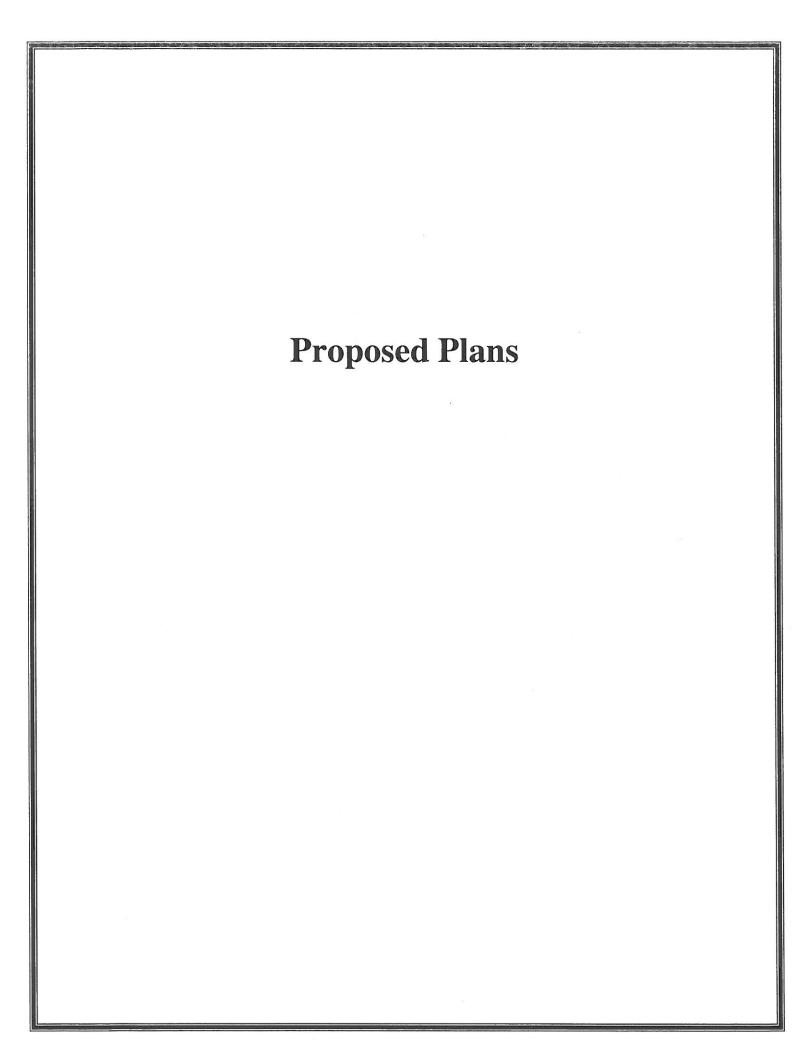
is true and correct to the best of my knowledge and beleif; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

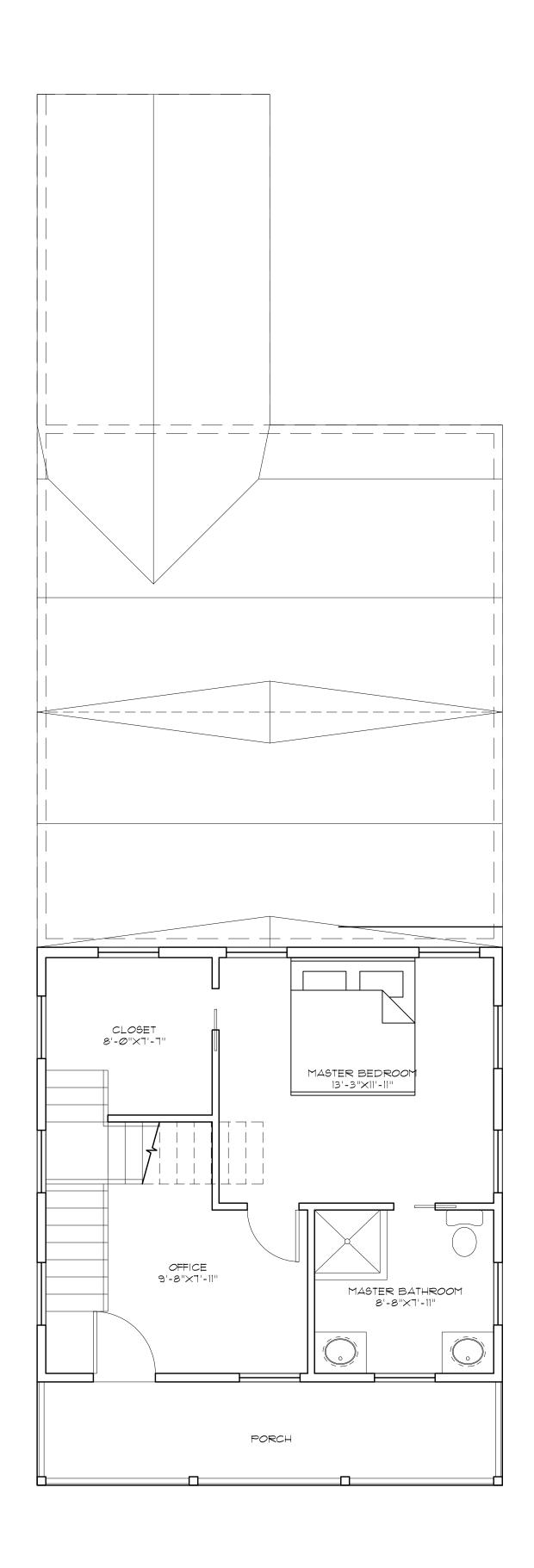
FREDERICK H. HILDEBRANDT

Professional Land Surveyor & Mapper No. 2749

Professional Engineer No. 36810

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE | [red\drawnings\keywest\block27\4115grinnell State of Florida





Second Floor Plan

1/4" = 1' - Ø"

First Floor Plan

PORCH

PAVILION 11'-3"X16'-0"

LIVING AREA

FREEZE FRIG

HALLWAY 6'-0"×23'-0" \_\_\_\_\_\_

KITCHEN 15'-8"X11'-2"

PANTRY 6'-6"X7'-10"

> BEDROOM | |3'-@"X|2'-@"

BATHROOM 1 5'-0"X7'-10"

Site Plan

porch balcony

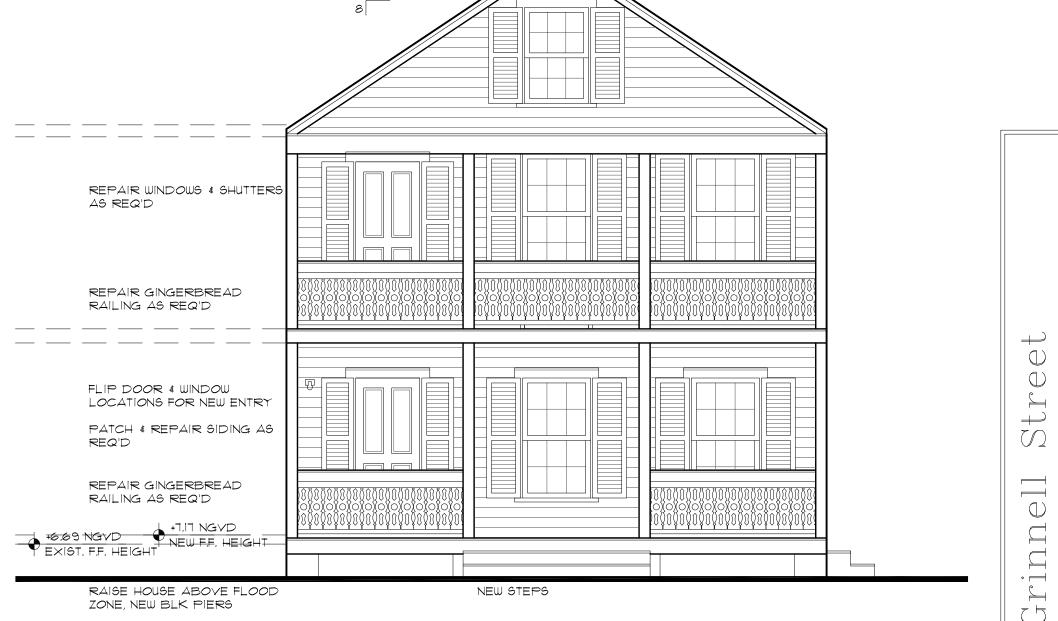
THOMAS E. POPE, P.A. ARCHITECT 7009 Shrimp Road #4, Key West FL (305) 296 3611

10' FRONT SE

date: 6/12/12 revision:

sheet:



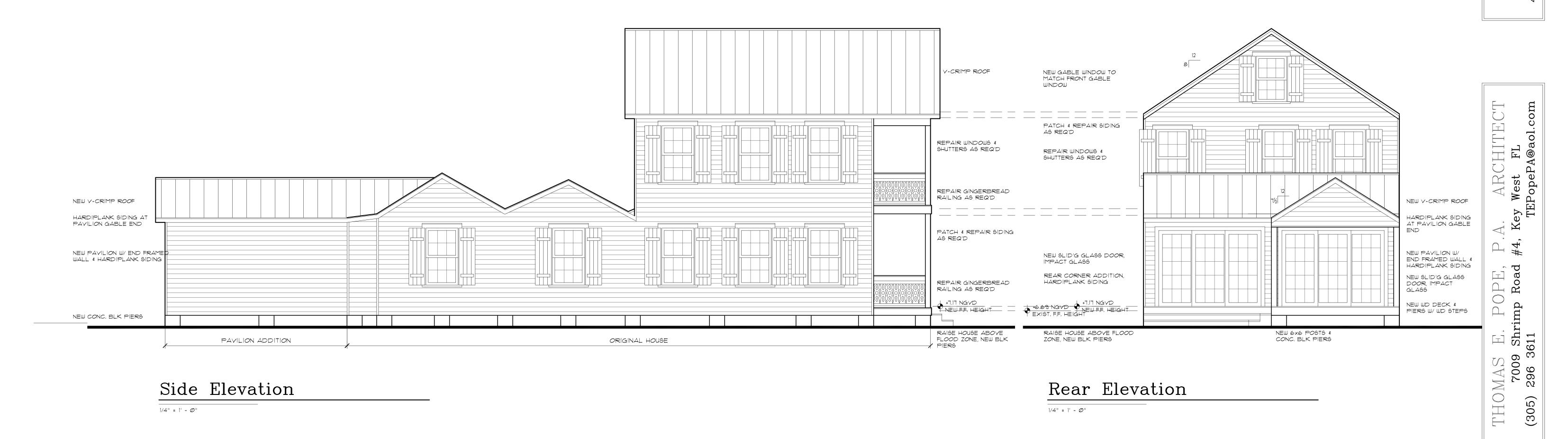


# Side Elevation

1/4" = 1' - Ø"

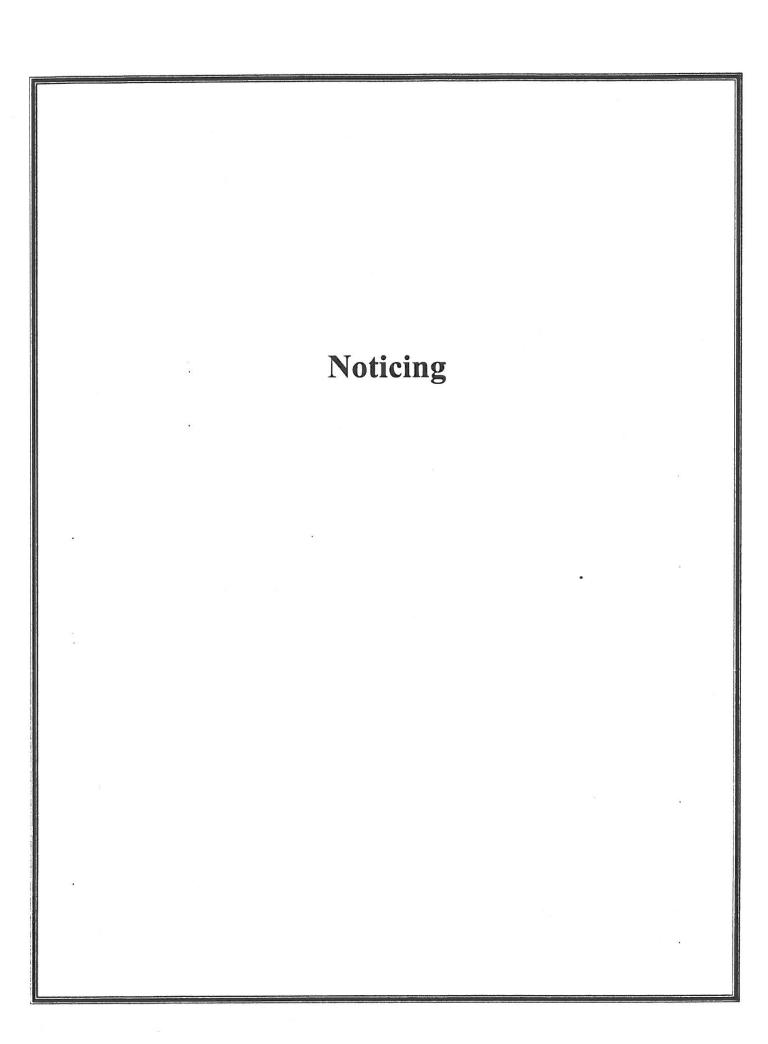
# Front Elevation

1/4" = 1' - Ø"



date: 6/12/12 revision:

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The Historic Architectural Review Commission will hold a public hearing <u>at 5:30 p.m., June 26, 2012 at Old City Hall, 510 Greene Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

ELEVATE HOUSE + - 4" TO FEMA ELEVATION OF 7'. RELOCATE FRONT DOORS. NEW REAR ADDITION TO EXTEND EXISTING SAWTOOTH AND EXTERIOR RENOVATIONS. DEMOLITION OF REAR GAZEBO, SHED AND REAR DECK

**#411 GRINNELL STREET** 

Applicant- THOMAS E. POPE- Application Number H12-01-998

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 <a href="https://www.keywestcity.com">www.keywestcity.com</a>.

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

### HARC POSTING AFFIDAVIT

STATE OF FLORIDA: COUNTY OF MONROE:
BEFORE ME, the undersigned authority, personally appeared, 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:
20 day of June , 20 .
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
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 H12-01-998
2. A photograph of that legal notice posted in the property is attached hereto.
Signed Name of Affiant:  Date: 62012  Address: 610 White St  City: Vey West  State, Zip: FL, 33040
The forgoing instrument was acknowledged before me on this $20$ day of $30$ day.
By (Print name of Affiant) Scarbrough who is personally known to me or has produced as identification and who did take an oath.
NOTARY PUBLIC  Sign Name:  Print Name:  Notary Public - State of Florida (seal)  My Commission Expires:



**Property Appraiser Information** 

# Karl D. Borglum Property Appraiser Monroe County, Florida

Key West (305) 292-3420 Marathon (305) 289-2550 Plantation Key (305) 852-7130

### **Property Record Card**

Alternate Key: 1005428 Parcel ID: 00005240-000000

Website tested on Internet Explorer. Requires Adobe Flash 10.3 or higher

#### **Ownership Details**

Mailing Address:

GANEM NEAL 2644 NE 37TH DR

FORT LAUDERDALE, FL 33308-6325

All Owners:

GILLIN JOHNNY ALLEN R/S, GANEM NEAL

#### **Property Details**

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable
Housing:
SectionTownship- 06-68-25

Range:

Property Location: 411 GRINNELL ST KEY WEST

Legal KW PT LT 3 SQR 32 OR63-464/65 OR679-422 OR945-1003/04R/SOR1150-2493/94 OR1226-1232AFFD Description: OR1233-1953/54EST OR1233-2265/66EST OR1269-1640 OR1269-1641/44 OR1309-118/20 OR1312-167/69R/S OR1515-1213/15 OR2563-332/33

# Parcel Map (Click to open dynamic parcel map) S31\_T67S\_R25E 1000 EATONST 5180 2590 5200 \_T68S\_R25È 5480 6 53<sup>30</sup>

#### **Exemptions**

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

## **Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	27	100	2,688.00 SF

#### **Building Summary**

Number of Buildings: 1 Number of Commercial Buildings: 0

Total Living Area: 1423 Year Built: 1918

#### **Building 1 Details**

Building Type R1 Effective Age 20 Year Built 1918 Condition A Perimeter 222
Special Arch 0

Quality Grade 550 Depreciation % 27 Grnd Floor Area 1,423

Functional Obs 0

Economic Obs 0

Inclusions:

R1 includes 1 3-fixture bath and 1 kitchen.

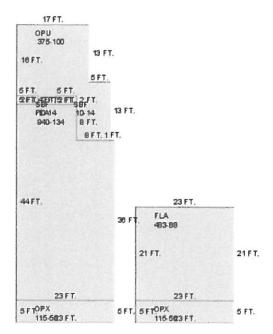
Roof Type GABLE/HIP Heat 1 NONE Heat Src 1 NONE Roof Cover METAL Heat 2 NONE Heat Src 2 NONE Foundation CONC BLOCK

Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
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	Туре	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	940
2	OPX		1	1989	N	N	0.00	0.00	115
3	SBF	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	10
4	SBF	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	10
5	OPU		1	1989	N	N	0.00	0.00	375
6	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	483
7	OPX		1	1989	N	N	0.00	0.00	115

# Misc Improvement Details

Nbr	Туре	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	417 SF	0	0	1988	1989	2	50
2	FN2:FENCES	714 SF	0	0	1984	1985	2	30

# **Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
2	98-2061	10/16/1998	11/05/1998	10,000	Residential	REPAIR SIDING/DECK/WNDWS
1	B95-0189	01/01/1995	12/01/1995	5,525	Residential	REPAIRS TO SIDING/WINDOWS
3	04-1530	05/12/2004	09/29/2004	2,500	Residential	ROOF REPAIR
4	06-2703	05/03/2006	07/02/2007	5,933	Commercial	INSTALL V-CRIMP METAL ROOFING

### **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	186,254	2,751	217,172	406,177	318,678	25,000	293,678
2010	188,420	2,814	274,068	465,302	313,968	25,000	288,968
2009	209,435	2,877	416,584	628,896	305,714	25,000	280,714
2008	192,559	2,939	470,400	665,898	305,409	25,000	280,409
2007	275,641	3,002	358,848	637,491	296,514	25,000	271,514
2006	424,708	3,064	255,360	683,132	289,282	25,000	264,282
2005	443,796	3,127	201,600	648,523	280,856	25,000	255,856
2004	276,770	3,190	188,160	468,120	272,676	25,000	247,676
2003	266,519	3,252	94,080	363,852	267,592	25,000	242,592
2002	245,512	3,390	94,080	342,982	261,321	25,000	236,321
2001	194,508	3,552	94,080	292,140	257,206	25,000	232,206

2000	198,830	2,788	51,072	252,690	249,715	25,000	224,715
1999	189,321	2,757	51,072	243,150	243,150	25,000	218,150
1998	146,539	1,454	51,072	199,065	199,065	0	199,065
1997	134,657	1,370	45,696	181,723	181,723	0	181,723
1996	106,934	1,114	45,696	153,743	153,743	0	153,743
1995	111,898	1,097	45,696	158,691	158,691	0	158,691
1994	94,683	949	45,696	141,328	141,328	0	141,328
1993	92,611	970	45,696	139,277	139,277	25,500	113,777
1992	92,611	991	45,696	139,298	139,298	25,000	114,298
1991	92,611	1,013	45,696	139,320	139,320	25,000	114,320
1990	67,774	1,034	35,325	104,133	104,133	25,000	79,133
1989	53,931	0	34,658	88,589	88,589	25,000	63,589
1988	47,335	0	29,326	76,661	76,661	25,000	51,661
1987	47,060	0	21,451	68,511	68,511	25,000	43,511
1986	47,324	0	20,731	68,055	68,055	0	68,055
1985	26,666	0	10,582	37,248	37,248	12,416	24,832
1984	24,941	0	10,582	35,523	35,523	11,636	23,887
1983	24,941	0	10,582	35,523	35,523	11,722	23,801
1982	25,413	0	10,582	35,995	35,995	11,878	24,117

#### **Parcel Sales History**

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/2/2012	2563 / 332	630,000	WD	37
5/1/1998	1515 / 1213	292,000	WD	Q
5/1/1994	1309 / 0118	195,000	WD	Q
8/1/1993	1269 / 1640	180,000	WD	Q
6/1/1985	945 / 1003	85,000	WD	Q

This page has been visited 119,402 times.

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