

# **Staff Report**

- 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.

# Application





**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # **112-01-0998**

OWNER'S NAME:

**Johnny Gillin**

DATE:

**6/13/12**

OWNER'S ADDRESS:

PHONE #:

APPLICANT'S NAME:

**Thomas F. Pope**

PHONE #:

**296-3611**

APPLICANT'S ADDRESS:

**601 White Street**

ADDRESS OF CONSTRUCTION:

**411 Grinnell**

# OF  
UNITS

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK: **Demolish Rear Gazebo and Shed and rear deck  
Elevate house  $\pm 4"$  to FEMA elevation of 7'  
Relocate 1st + 2nd floor front door. Rear addition to extend  
existing sawtooth. Interior + exterior renovations.**

*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 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way 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 Submittals will be considered incomplete and will not be reviewed for approval.

Date:

**6/13/12**

Applicant's Signature:

**M. Holly Barton  
TE Pope, PA**

**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, rehabs, or expansions)

PHOTOGRAPHS OF ADJACENT  
BUILDINGS  
(new buildings and additions)

ILLUSTRATIONS OF MANUFACTURED  
PRODUCTS TO BE USED SUCH AS  
SHUTTERS, DOORS, WINDOWS, PAINT  
COLOR CHIPS, AND AWNING FABRIC  
SAMPLES

**Staff Use Only**

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

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_



**HISTORIC ARCHITECTURAL REVIEW APPLICATION**

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

Contributing resource. Built 1899.  
Guidelines for additions/ alterations/ new construction  
(pages 34-38a)  
Ordinance for demolitions.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

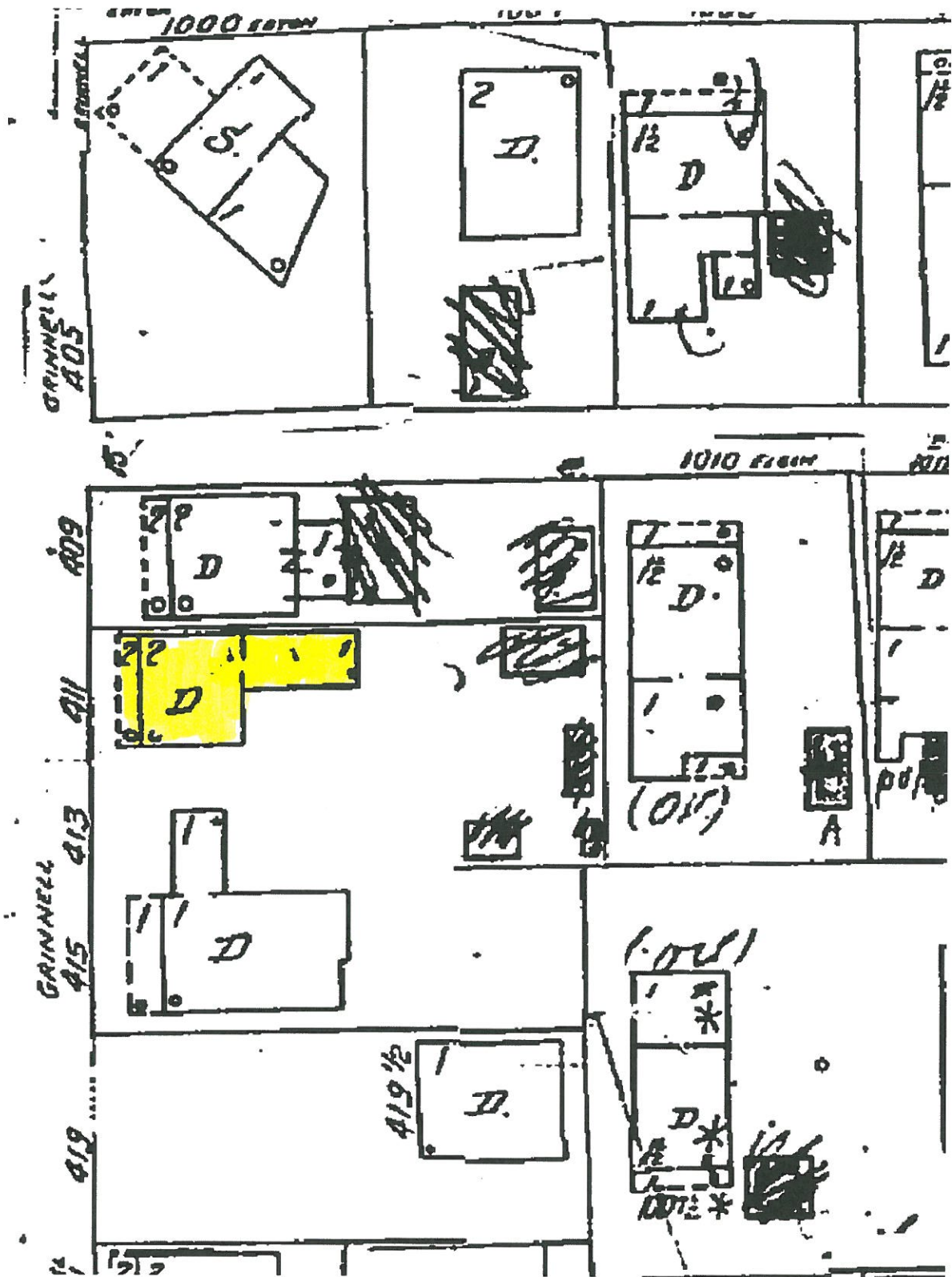
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# Sanborn Map







#411 Grinnell Street Sanborn map 1962

## **Project Photos**































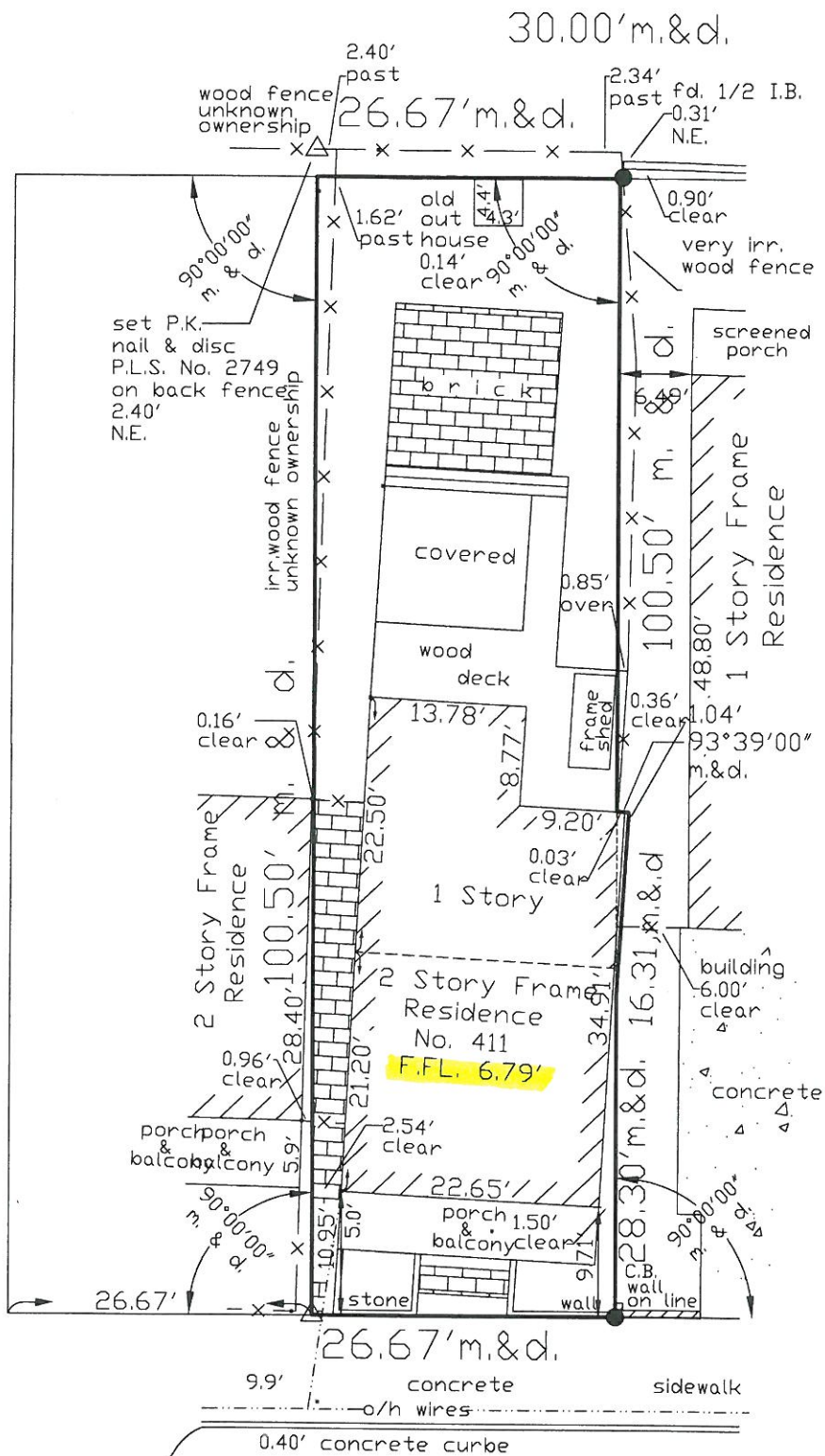




# Survey



ELGIN LANE



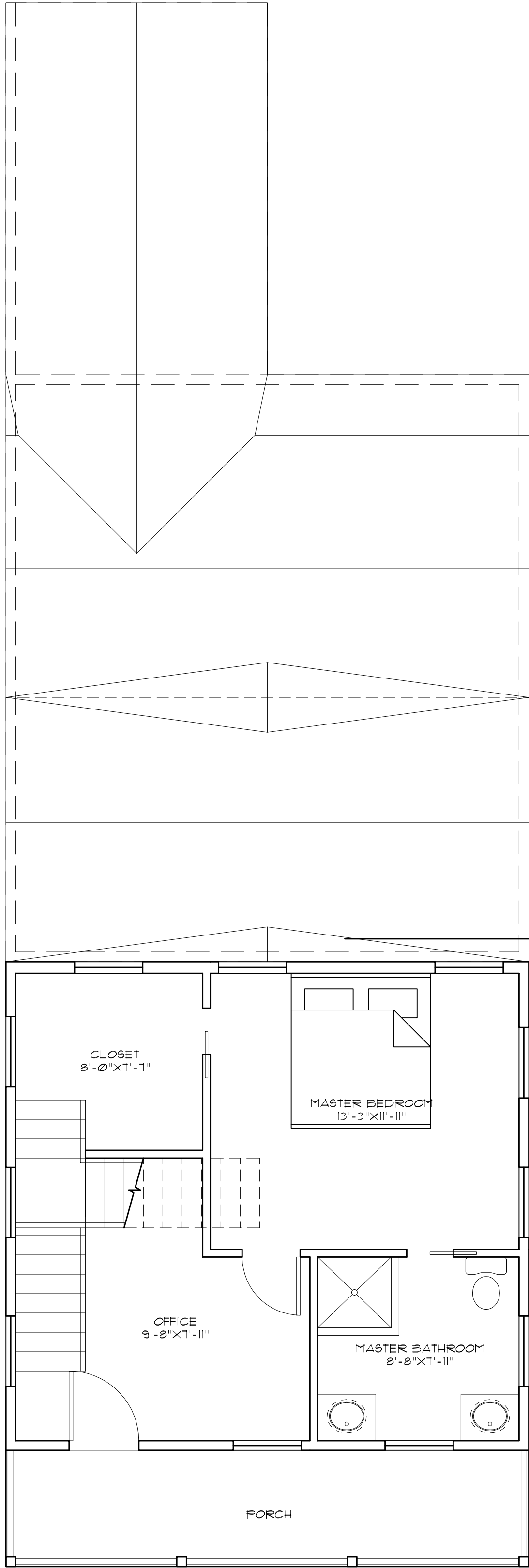
GRINNELL STREET

(50' R/W)

1/16" = 1'-0"

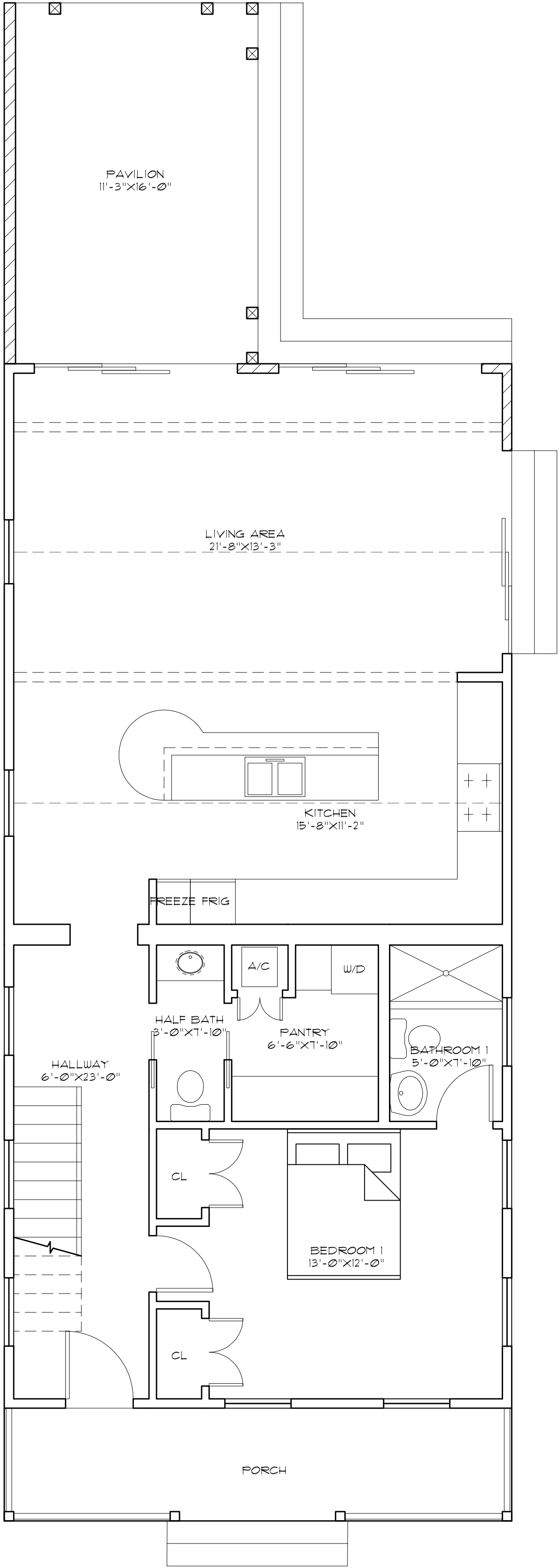


# **Proposed Plans**



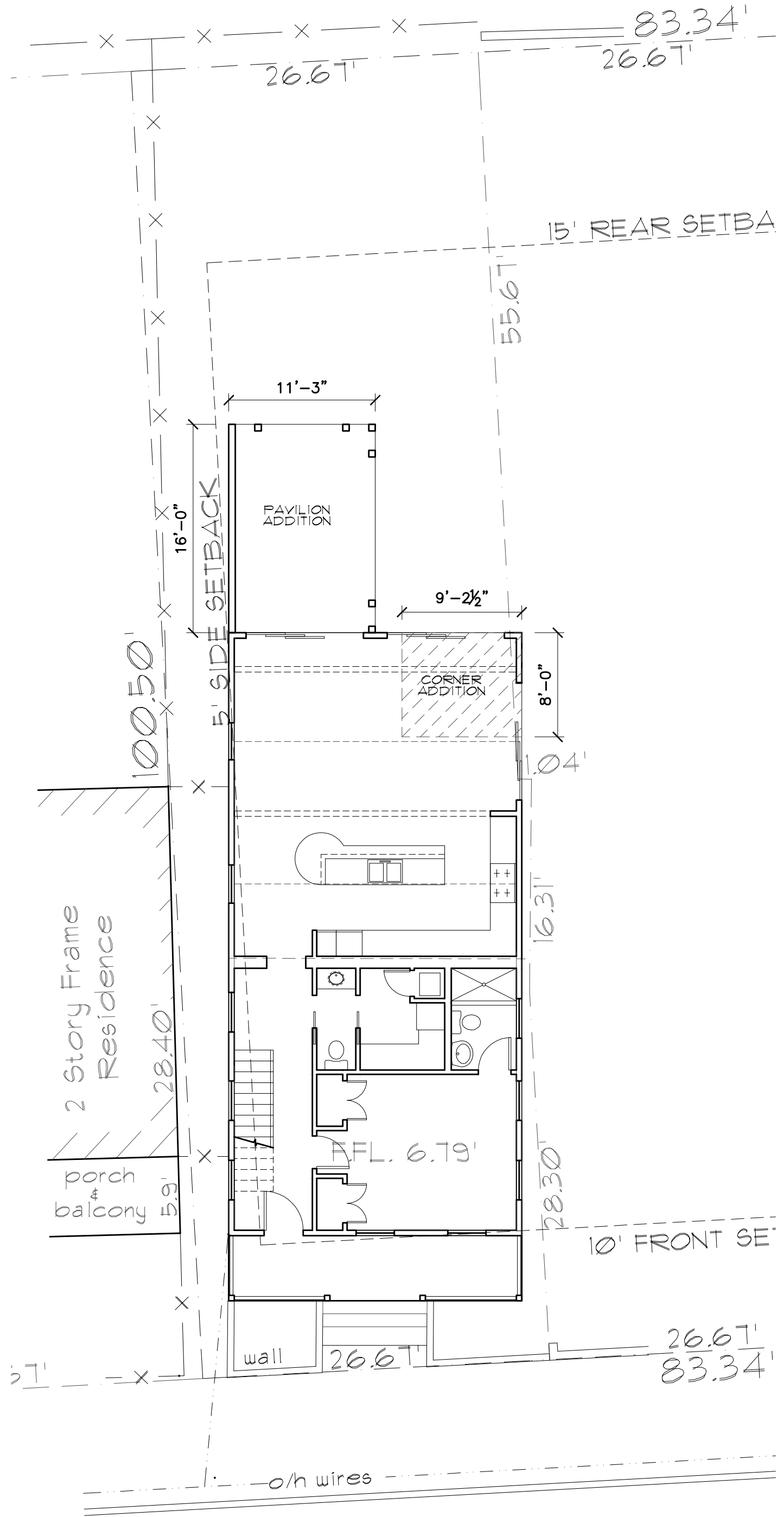
Second Floor Plan

1/4" = 1' - 0"



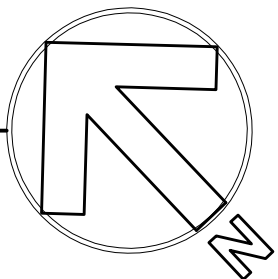
First Floor Plan

1/4" = 1' - 0"



Site Plan

1/8" = 1' - 0"



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

411 Grinnell Street  
411 Grinnell St  
Key West, FL

date:  
6/12/12  
revision:

sheet:

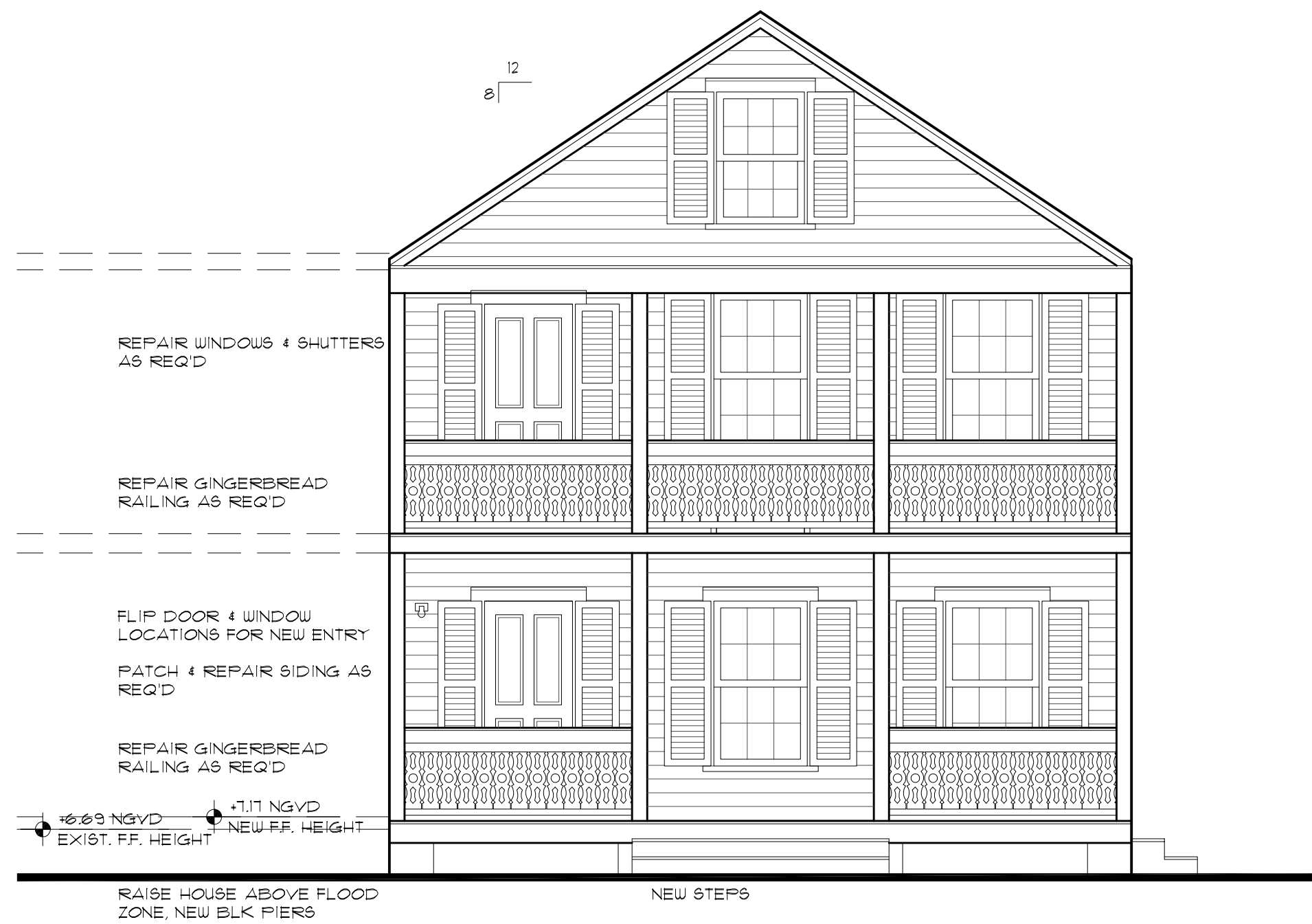
A1





Side Elevation

1/4" = 1' - 0"



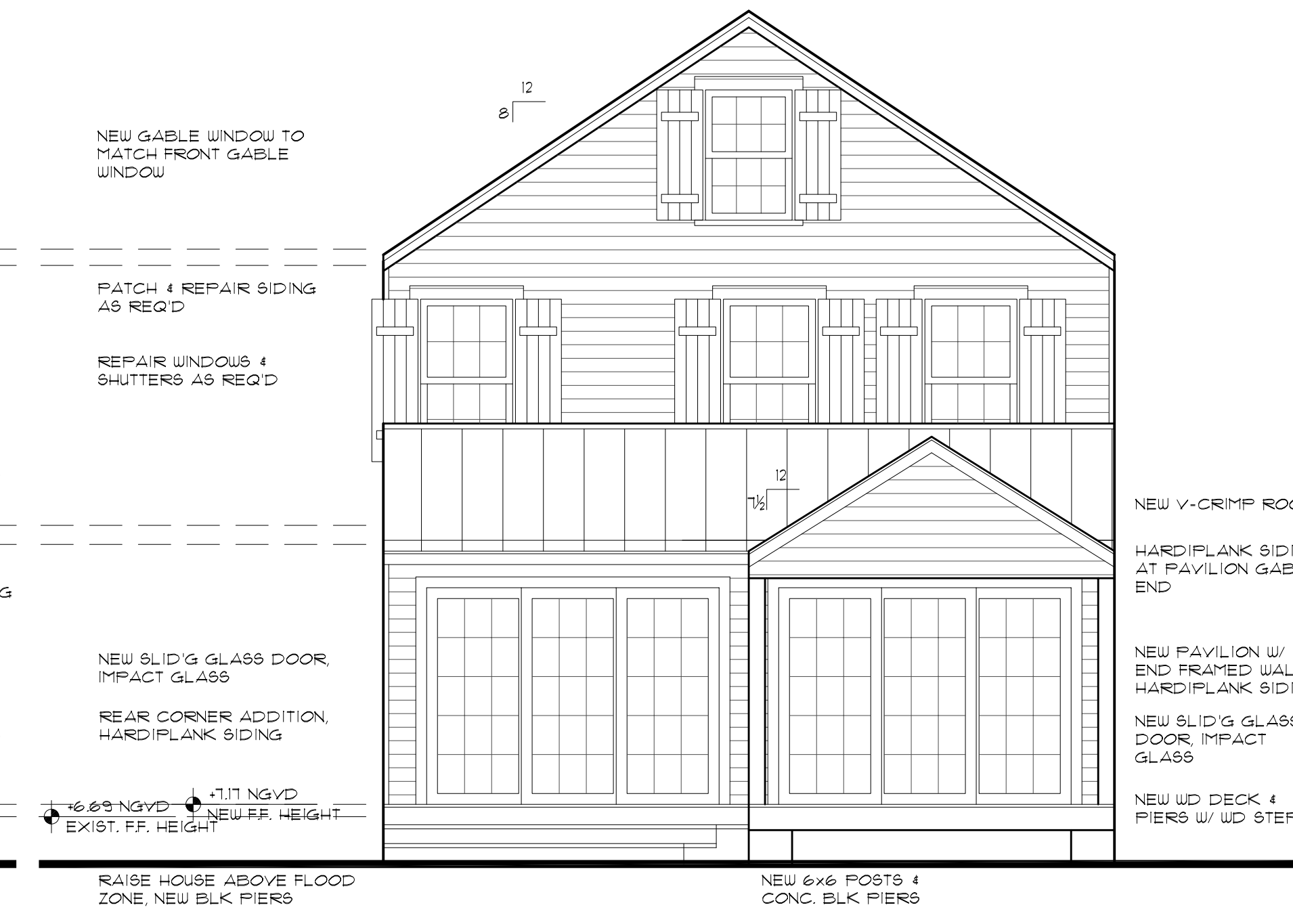
Front Elevation

1/4" = 1' - 0"



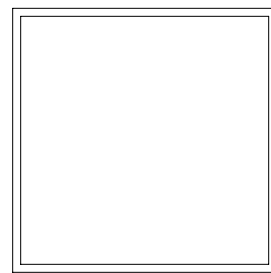
Side Elevation

1/4" = 1' - 0"



Rear Elevation

1/4" = 1' - 0"



411 Grinnell Street  
Key West, FL  
411 Grinnell St

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

date:  
6/12/12  
revision:

sheet:  
A2

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 26, 2012 at Old City Hall, 510 Greene Street, 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 [www.keywestcity.com](http://www.keywestcity.com) .

**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 Gavin Scarbrough, 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:  
411 Grinnell St. on the  
20 day of June, 2012.

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 June 26, 2012.

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: 6/20/12  
Address: 610 White St  
City: Key West  
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 20 day of June, 2012.

By (Print name of Affiant) Gavin Scarbrough who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: M. Holly Booton  
Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_



M. HOLLY BOOTON  
MY COMMISSION # DD 939156  
EXPIRES: December 26, 2013  
Bonded Thru Budget Notary Services





# **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

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**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: No

Section-  
Township- 06-68-25  
Range:

Property  
Location: 411 GRINNELL ST KEY WEST

Legal Description: KW PT LT 3 SQR 32 OR63-464/65 OR679-422 OR945-1003/04R/SOR1150-2493/94 OR1226-1232AFFD  
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)



## Exemptions

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

## Land Details



| Nbr | Type | Ext Wall                 | #<br>Stories | Year<br>Built | Attic A/C | Basement<br>% | Finished Basement<br>% | Area |
|-----|------|--------------------------|--------------|---------------|-----------|---------------|------------------------|------|
| 1   | FLA  | 12:ABOVE AVERAGE<br>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<br>WOOD | 1            | 1989          | N N       | 0.00          | 0.00                   | 10   |
| 4   | SBF  | 12:ABOVE AVERAGE<br>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<br>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 | Type            | # 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<br>Year | Total Bldg<br>Value | Total Misc<br>Improvement Value | Total Land<br>Value | Total Just<br>(Market) Value | Total Assessed<br>Value | School<br>Exempt Value | School Taxable<br>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<br>***** | 37<br>.....   |
| 5/1/1998  | 1515 / 1213                | 292,000 | WD<br>***** | Q<br>....     |
| 5/1/1994  | 1309 / 0118                | 195,000 | WD<br>***** | Q<br>....     |
| 8/1/1993  | 1269 / 1640                | 180,000 | WD<br>***** | Q<br>....     |
| 6/1/1985  | 945 / 1003                 | 85,000  | WD<br>***** | Q<br>....     |

This page has been visited 119,402 times.

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