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## Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: July 27, 2022

Applicant: Robert Delaune, Architect

Application Number: H2022-0032

Address: 1400 Grinnell Street

### **Description of Work:**

New two-story addition. New one-story accessory structure.

### **Site Facts:**

The site under review contains one principal house that was built in 1979. The non-historic two-story house is located on the southwest corner of Grinnell and South Streets. The current carport, facing Grinnell Street and the roof deck are part of the original design. The building is the only two-story structure out of the four corner lots and immediately adjacent structures are one-story in height. The scale and mass of the house dominates all corner lots and the surrounding historic buildings. Moreover, the house and its carport with roof deck visually are out of context with the rest of the urban fabric, as there is no other structure with such mass and proportions in the surrounding lots.

On February 25, 2020, the Commission denied plans that included a two-story addition to replace the carport, renovations to the house, alterations to rear and northwest side of the house and a two-story accessory structure, among others. The new plans propose changes to those previous denied plans.



*House in 1970 while roof deck was under construction. Monroe County Library.*

### **Guidelines Cited on Review:**

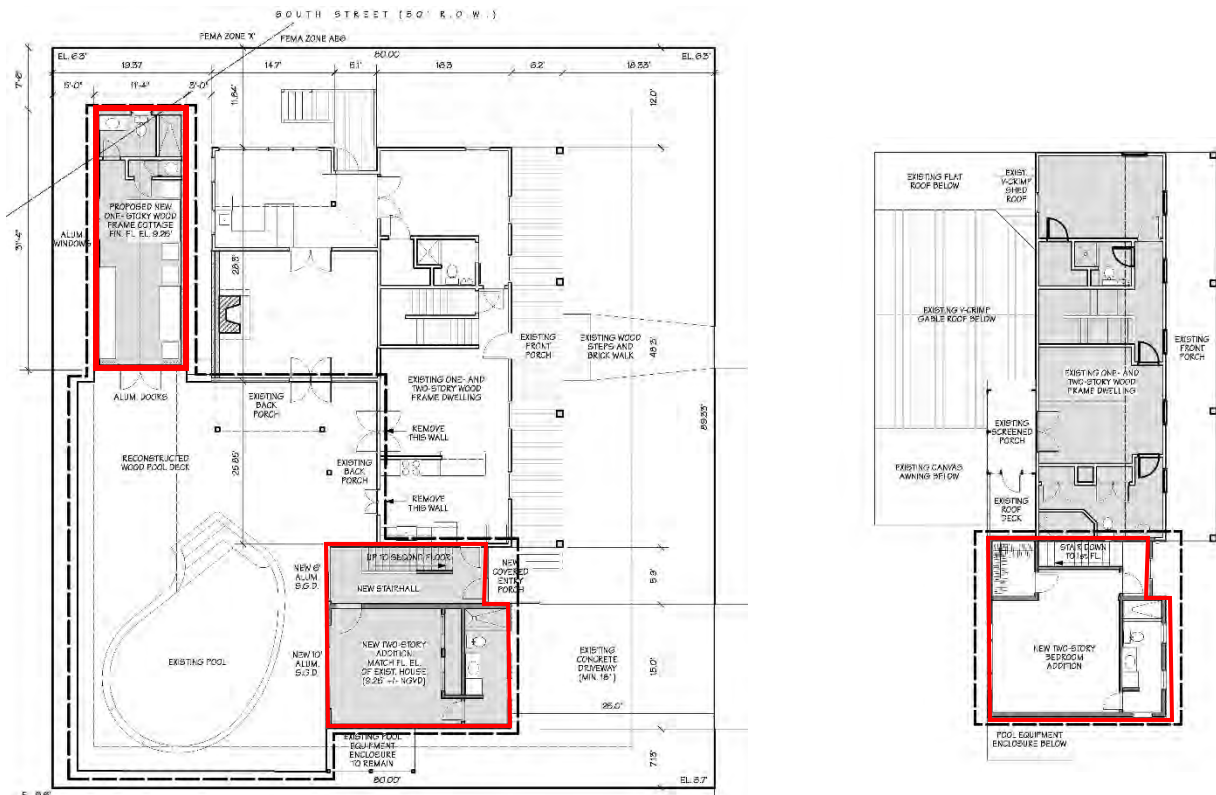
- Additions and alterations (pages 37a-37k), specifically guidelines 1, 6, 12, 13, 19, 22, and 25.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 6, 11, 13, 14, 16, 17, 18, 22, 23, 24, and 25.
- Outbuildings (page 40), specifically second paragraph and guidelines 1, 4, and 9.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes the replacement of a carport with a two-story structure attached to the south elevation of the principal house. The plan also includes a one-story accessory structure, visible from South Street.

The two-story addition will have a front gable roof and a recessed two-story volume with a flat roof that will connect it to the main house. The connector will have a small one-story porch and the exterior wall will be setback from the front elevation of the principal house approximately 2'-6". The maximum height of the structure will be approximately 26'-0" from grade, a foot lower than the main house. The south elevation will have no fenestrations, while the east and west elevations will have aluminum windows. The structure will have hardi board siding and 5 v-crimp metal panels as the finish material for the roof. A graphic depicting existing front street view, the denied proposal and the new proposal is part of this report.

In addition, the design includes a one-story accessory structure located on the rear yard and facing South Street. The structure will be elevated over concrete piers and will be approximately 7 feet setback from the property line; 5 feet closer to the South Street property line than the principal house, which is 12 feet setback from the street side boundary. Maximum height from grade will be +16 feet. The structure will have a front gable roof and a window will be the only fenestration facing the street. Aluminum windows and doors, hardie siding and 5 v-crimp will be the exterior materials used to finish the structure.



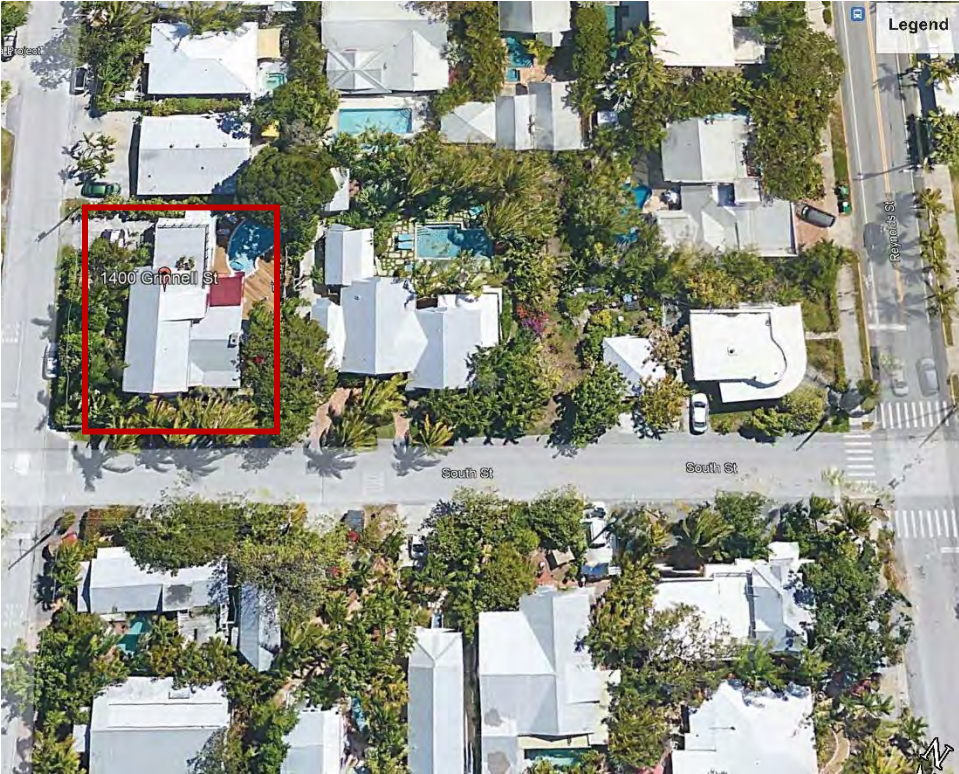
*First floor and second floor plans with highlighted additions.*

**Consistency with Cited Guidelines:**

It is staff's opinion that the proposed design fails many of the cited guidelines. The scale and massing of the existing building is foreign to its urban context and adding more massing to an existing large building is contrary to the guidelines. It is staff's opinion that the proposed two-story addition will make this building more out of scale than what it is today. Staff also finds that the accessory structure does not meet cited guidelines for new construction. The accessory structure, which will be 7 feet setback from the street side property line, will have a maximum height of +-16 feet, and will become a prominent structure within the street. Accessory structures should be complementary and secondary structures to the existing streetscape. Staff finds that the width, depth, and height of the building are too large for the area on the site where it is proposed, and

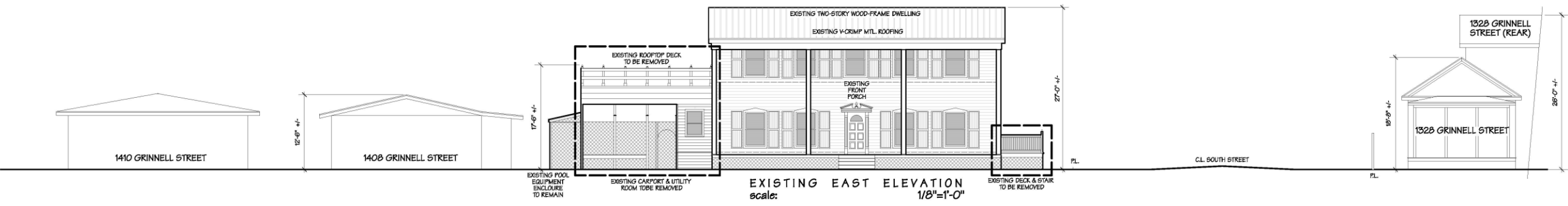


there is minimum space (3 feet) between the new proposed 16 feet tall structure and the principal two-story 27 feet tall building. Staff has reviewed the proposal with the understanding that new construction must meet flood regulations requirements, but there are ways to lower the height of a structure without compromission appropriateness.

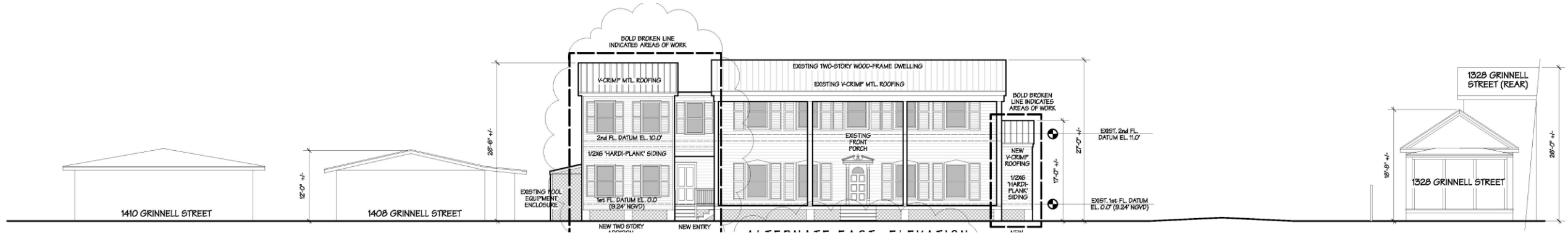


*Aerial photograph highlighting the site under review.*

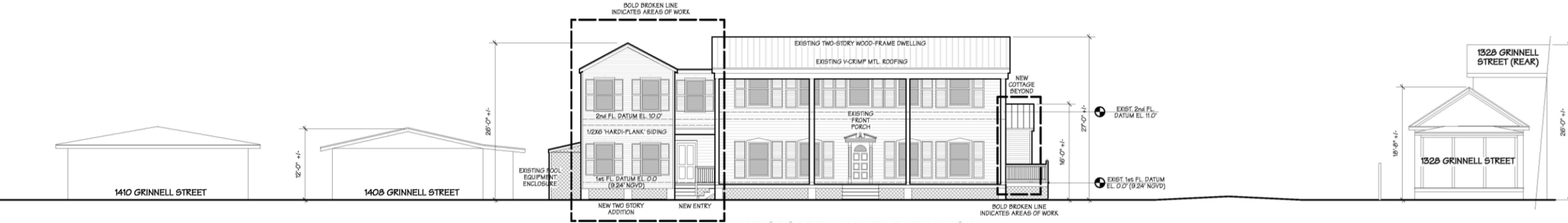




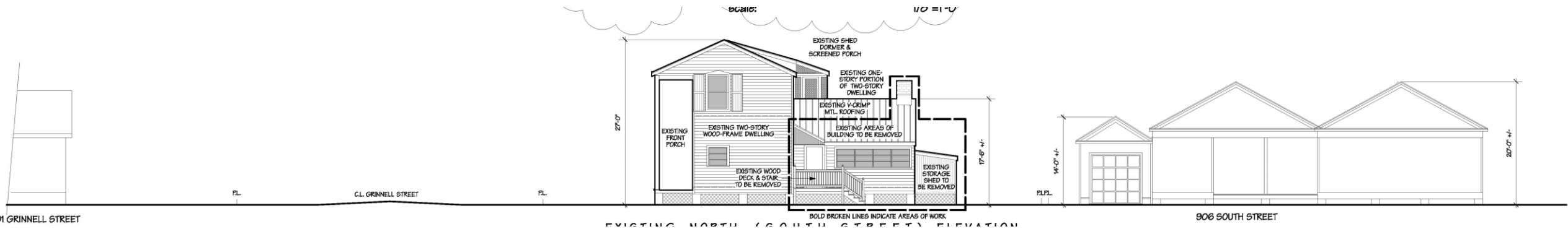
Existing street view elevation



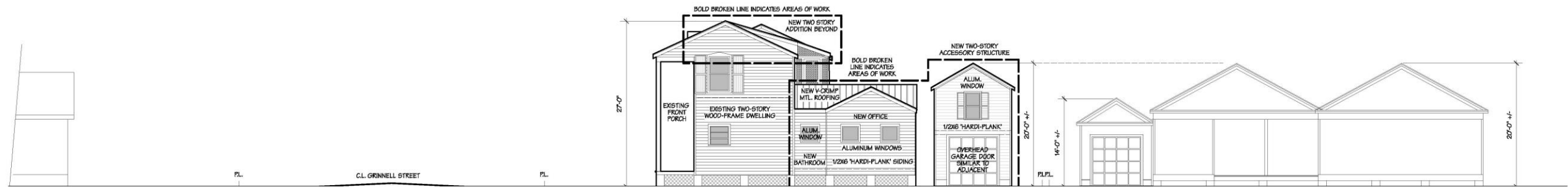
Denied design – February 25, 2020



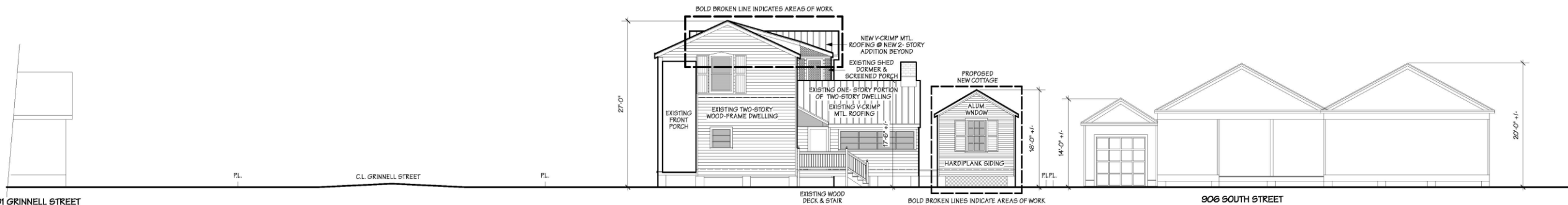
New proposed design



Existing South Street view elevation



Denied design – February 25, 2020



New proposed design

# APPLICATION





# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

A pre-application meeting with HARC staff is *required* prior to submittal

\$420 Non-Refundable Base Application Fee - Other Fees May Be Applicable

**RECEIVED**  
JUN 24 2022  
BY: TK

## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA

HARC COA # 2022-0032	REVISION #	INITIAL & DATE TAK 6/24/2022
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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 305 304 4842

APPLICANT'S ADDRESS:

619 EATON STREET, SUITE 1

EMAIL ROBDELAUNE@BELLSOUTH.NET

APPLICANT'S SIGNATURE:

DATE 6/24/22

**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:	<del>DEMOLISH EXISTING ATTACHED GARPORT W/ ROOFTOP DECK AND CONSTRUCT NEW 2-STORY ADDITION AT SAME LOCATION; DEMOLISH SMALL ATTACHED SHED STRUCTURE IN REAR YARD</del>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	SEE ABOVE

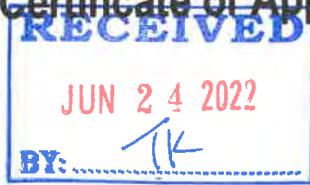
# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

<b>ACCESSORY STRUCTURE(S):      CONSTRUCT NEW ONE-STORY COTTAGE AT SOUTH STREET SIDE</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECK(S):</b>	<b>PAINTING:</b>
<b>DEMOLISH AND RECONSTRUCT EXISTING WOOD POOL DECK @ REAR YARD</b>	
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b>	<b>OTHER:</b>

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS: [City\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:City_HARC@CITYOFKEYWEST-FL.GOV)

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

# HARC Certificate of Appropriateness: Demolition Appendix




**City of Key West**

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA # 2022-0032	Initial & Date TK 6/24/2022
Zoning District	BLDG Permit #

ADDRESS OF PROPOSED PROJECT:	<b>1400 GRINNELL STREET</b>
PROPERTY OWNER'S NAME:	<b>ALLEN DENNIS</b>
APPLICANT NAME:	<b>ROBERT L DELAUNE ARCHITET PA</b>

*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	July 24, 2022 DATE AND PRINT NAME
--	--------------------------------------

### DETAILED PROJECT DESCRIPTION OF DEMOLITION

**DEMOLISH ATTACHED CARPORT W/ ROOFTOP DECK @ GRINNELL STREET;  
DEMOLISH SMALL ATTACHED SHED IN REAR YARD.**

### 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.

**THE SUBJECT STRUCTURE IS NOT A CONTRIBUTING OR HISTORIC STRUCTURE**

(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.

**THE STRUCTURE WAS BUILT AROUND 1980**



(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

**IT IS NOT**

(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**

(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 DO SO**

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

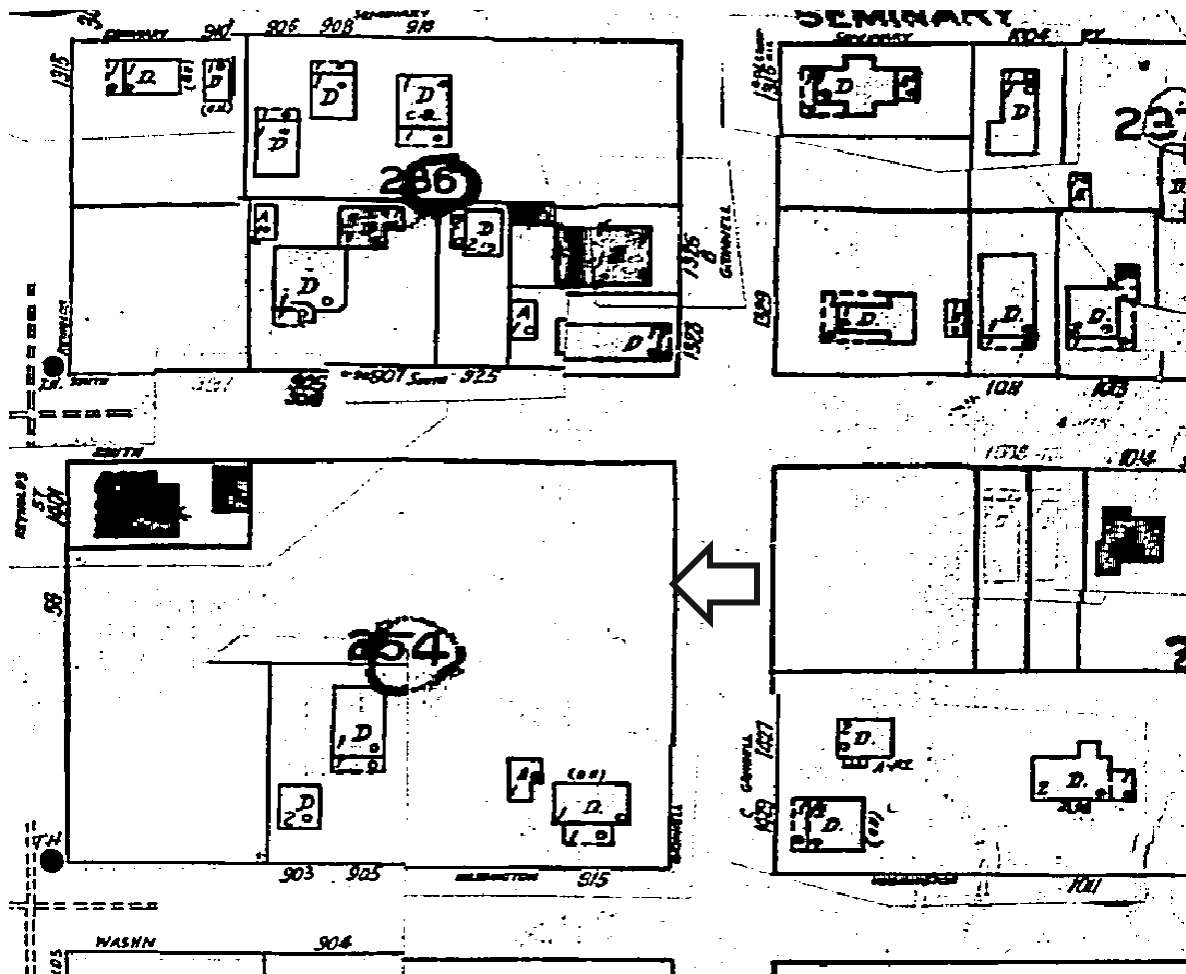
**NO SUCH REMOVAL IS PROPOSED**

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

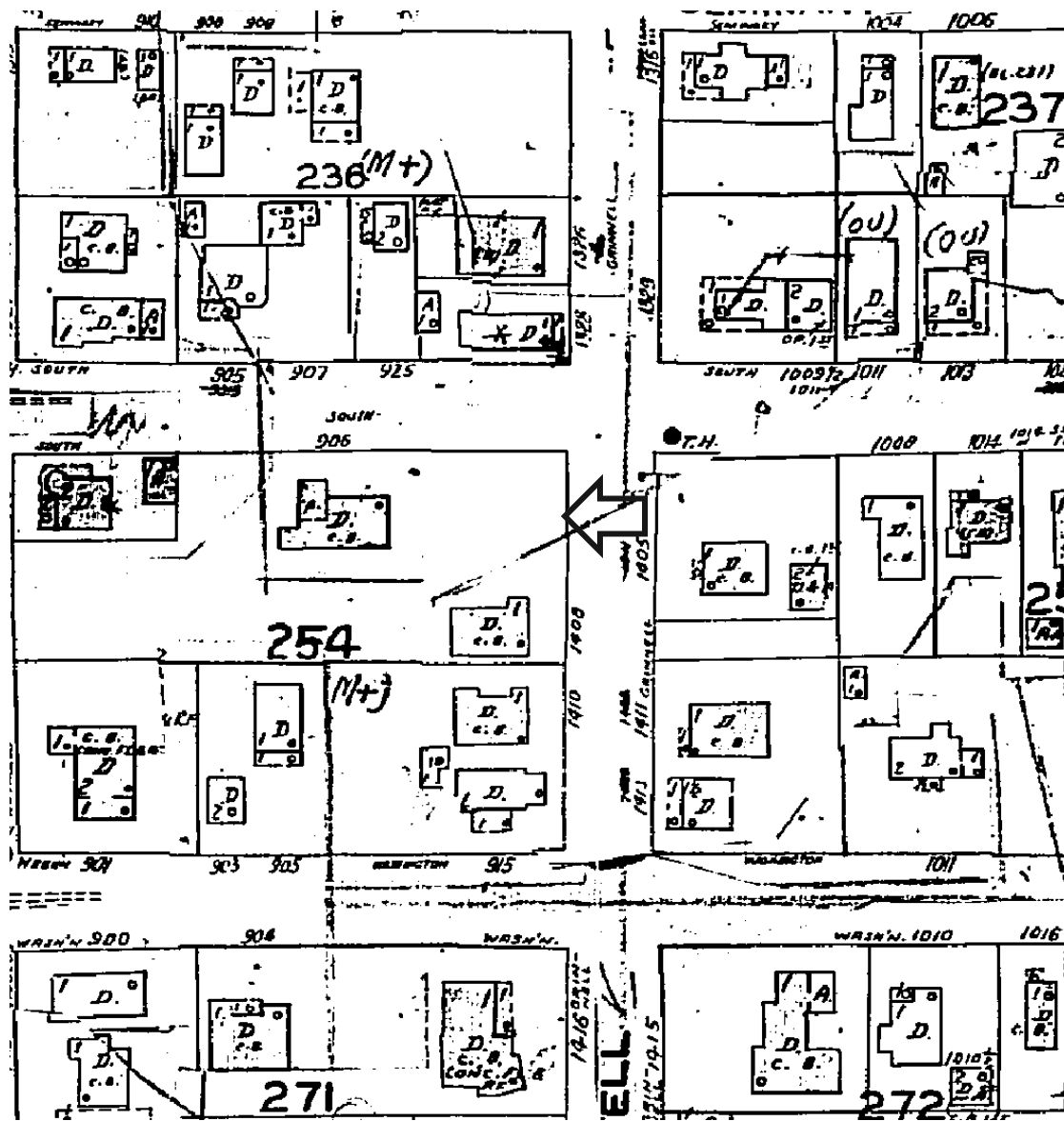
**NO SUCH REMOVAL IS PROPOSED**

# SANBORN MAPS





1948 Sanborn Map



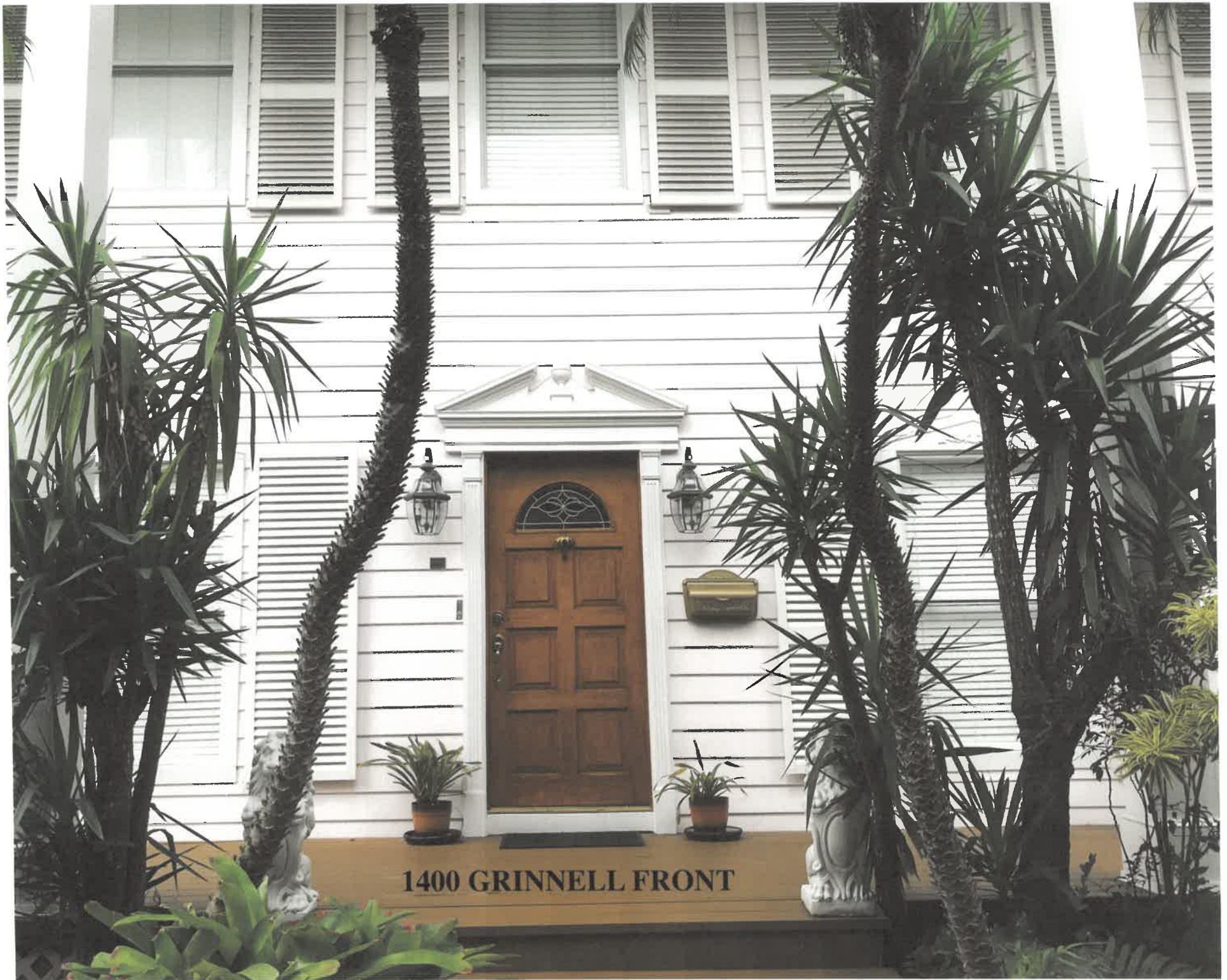
1962 Sanborn Map

# PROJECT PHOTOS



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

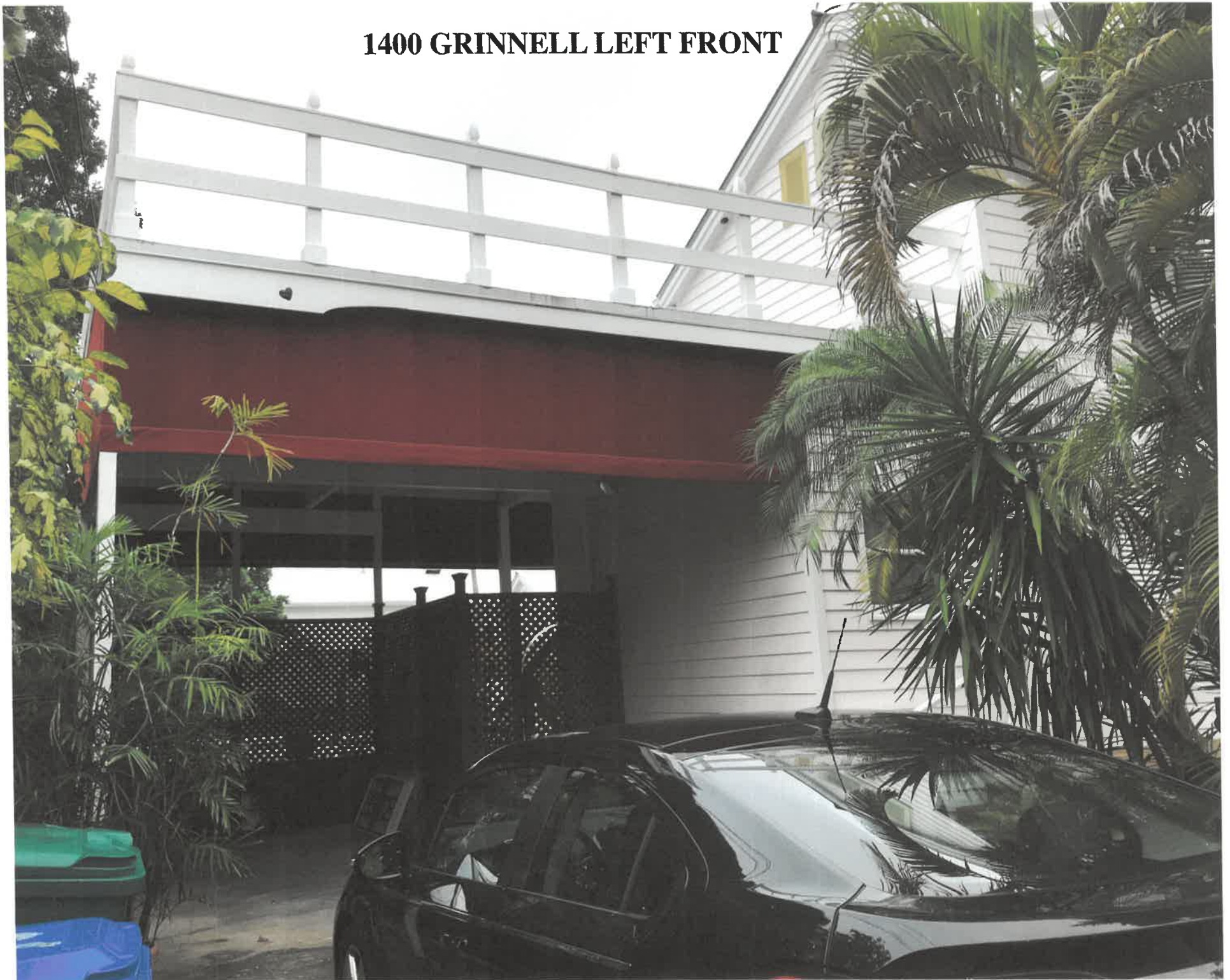




1400 GRINNELL FRONT



**1400 GRINNELL LEFT FRONT**





**1400 GRINNELL  
RIGHT FRONT**



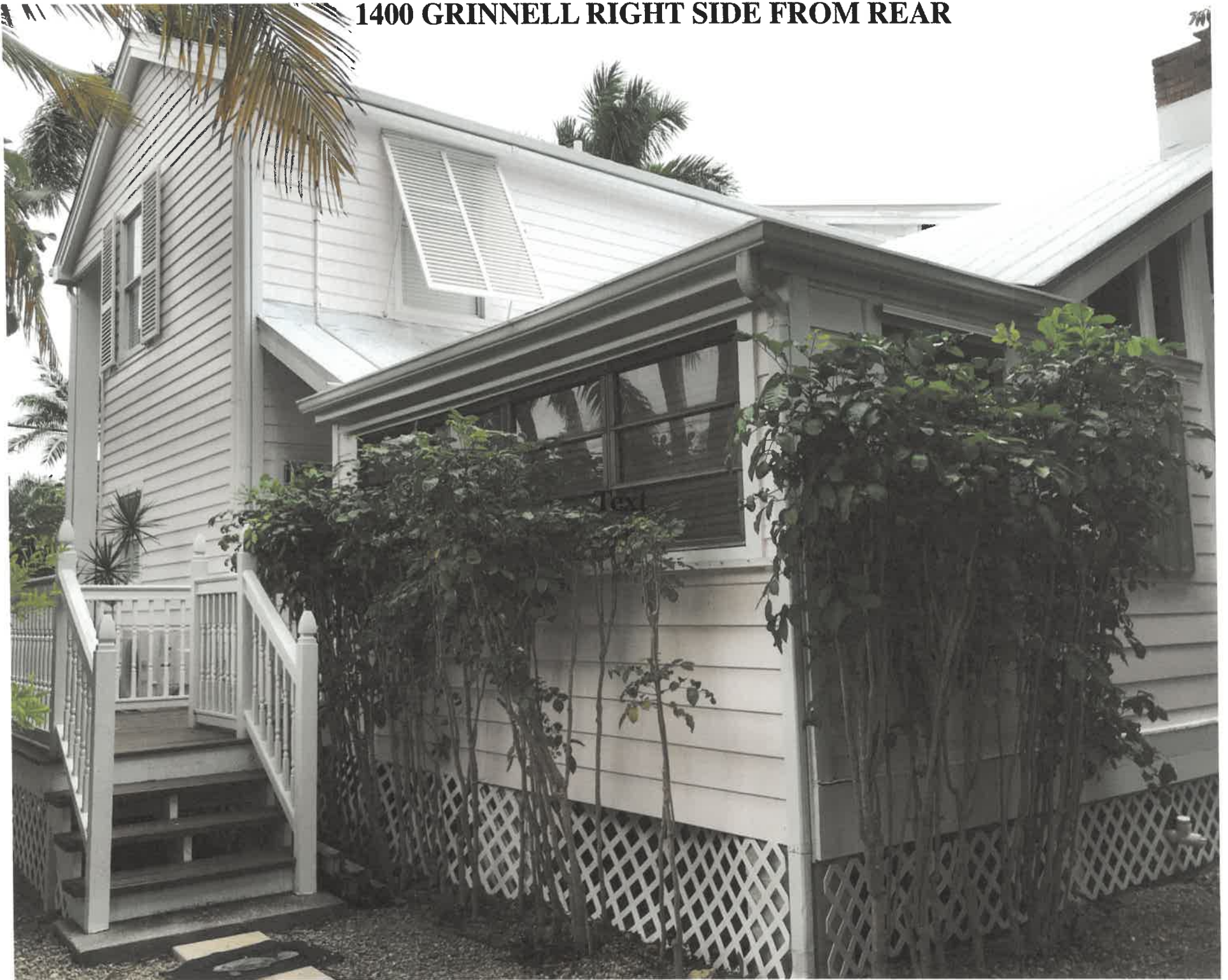


1400 GRINNELL  
RIGHT SIDE  
FROM FRONT

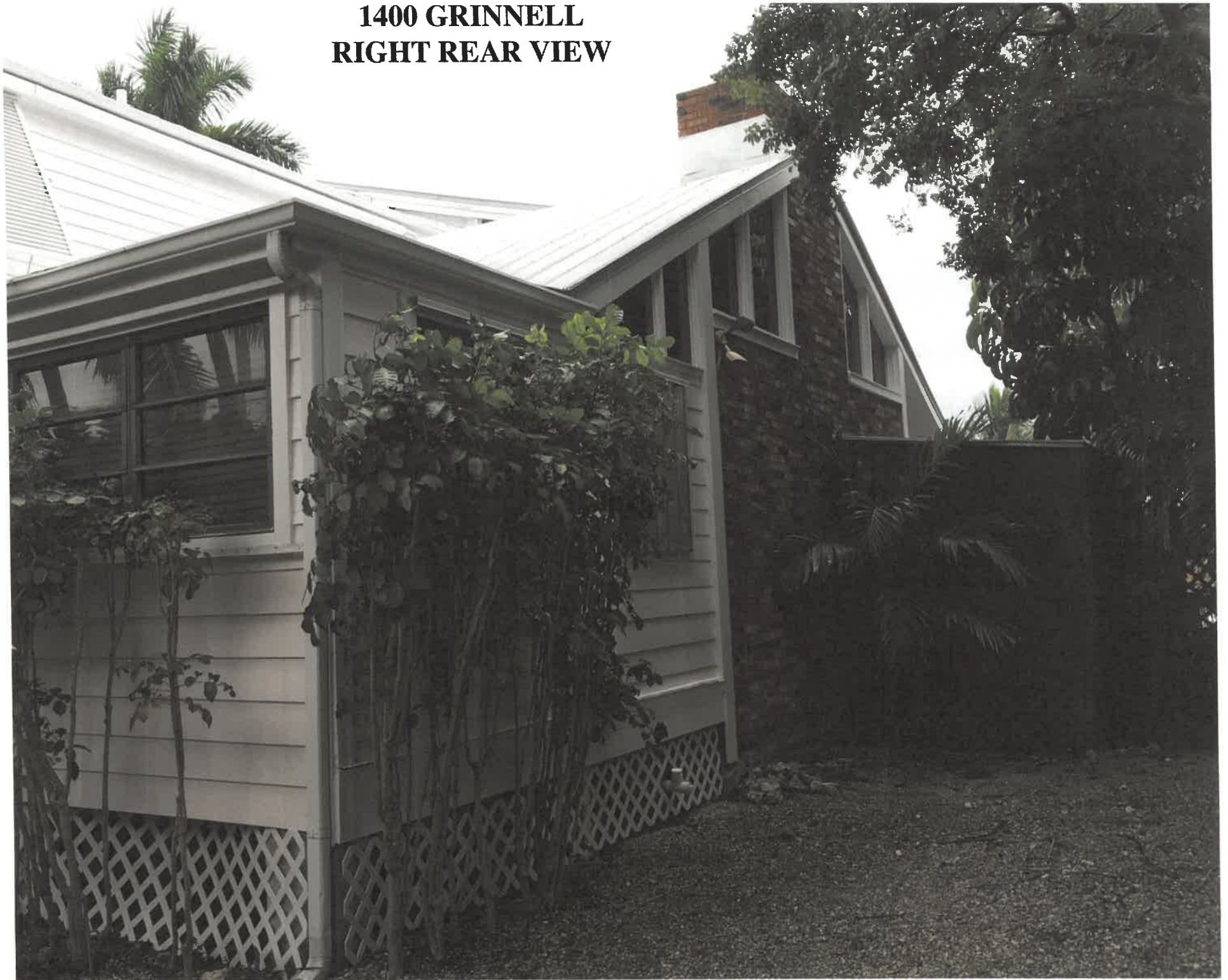




**1400 GRINNELL RIGHT SIDE FROM REAR**



**1400 GRINNELL  
RIGHT REAR VIEW**



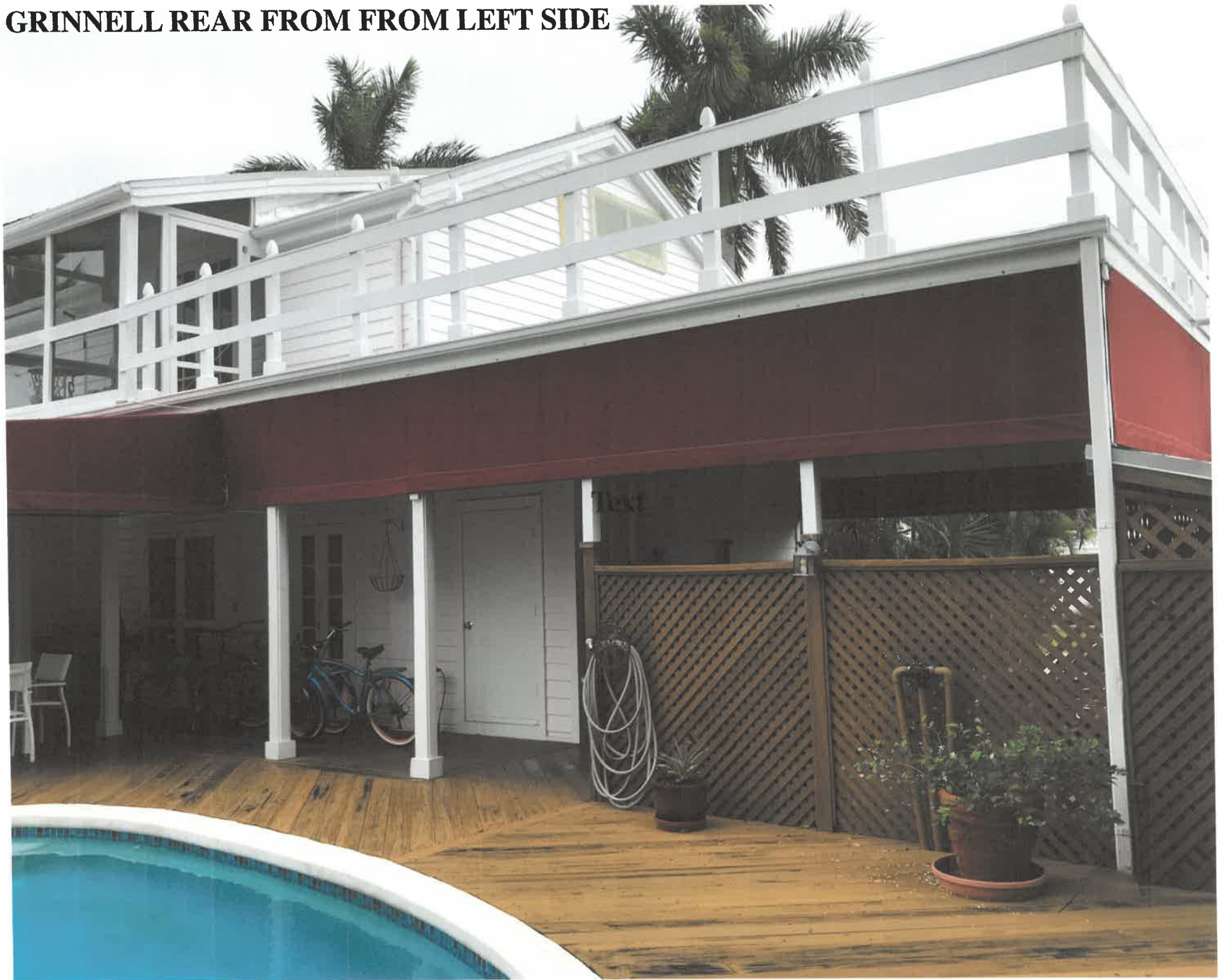


**1400 GRINNELL REAR VIEW**

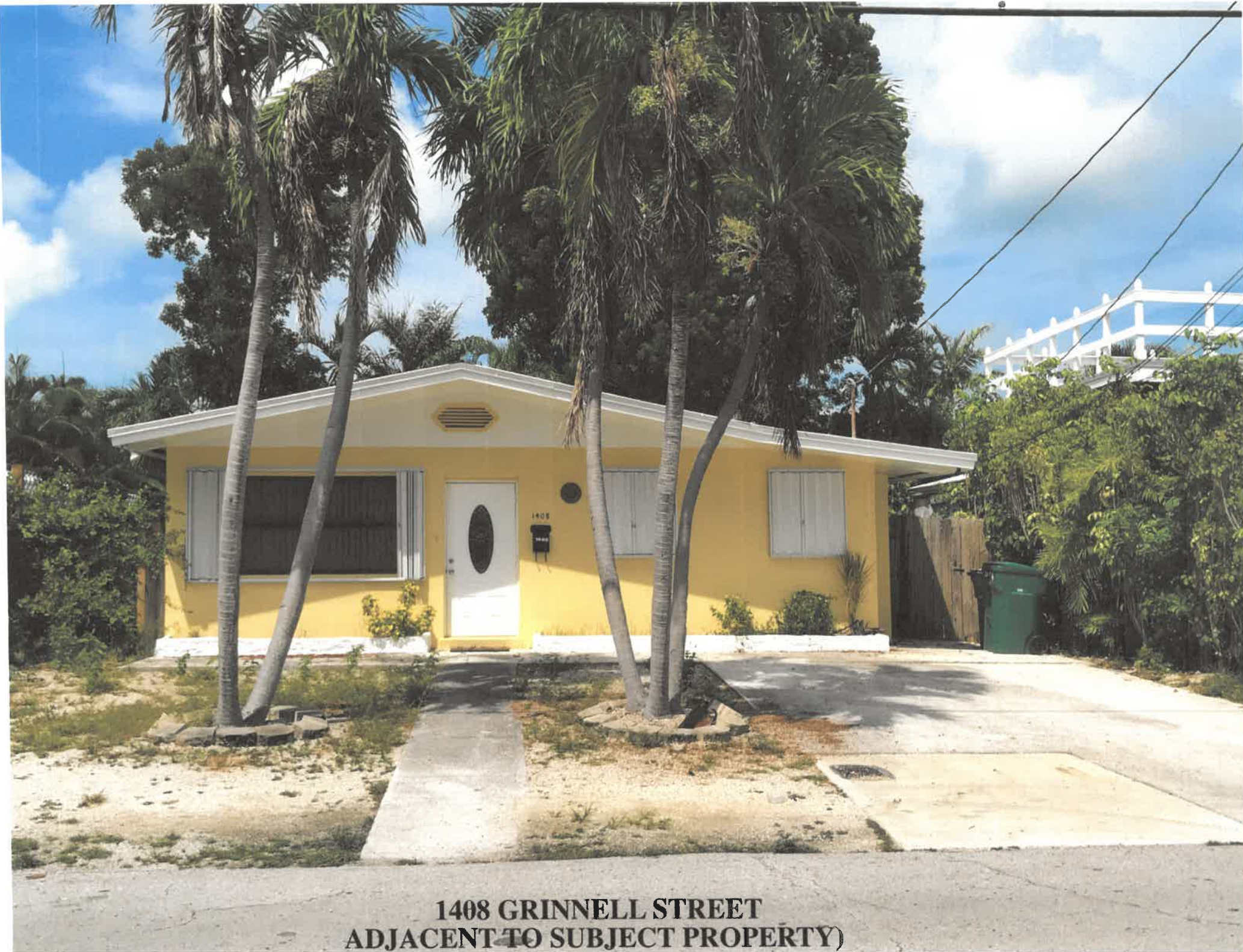




**GRINNELL REAR FROM FROM LEFT SIDE**

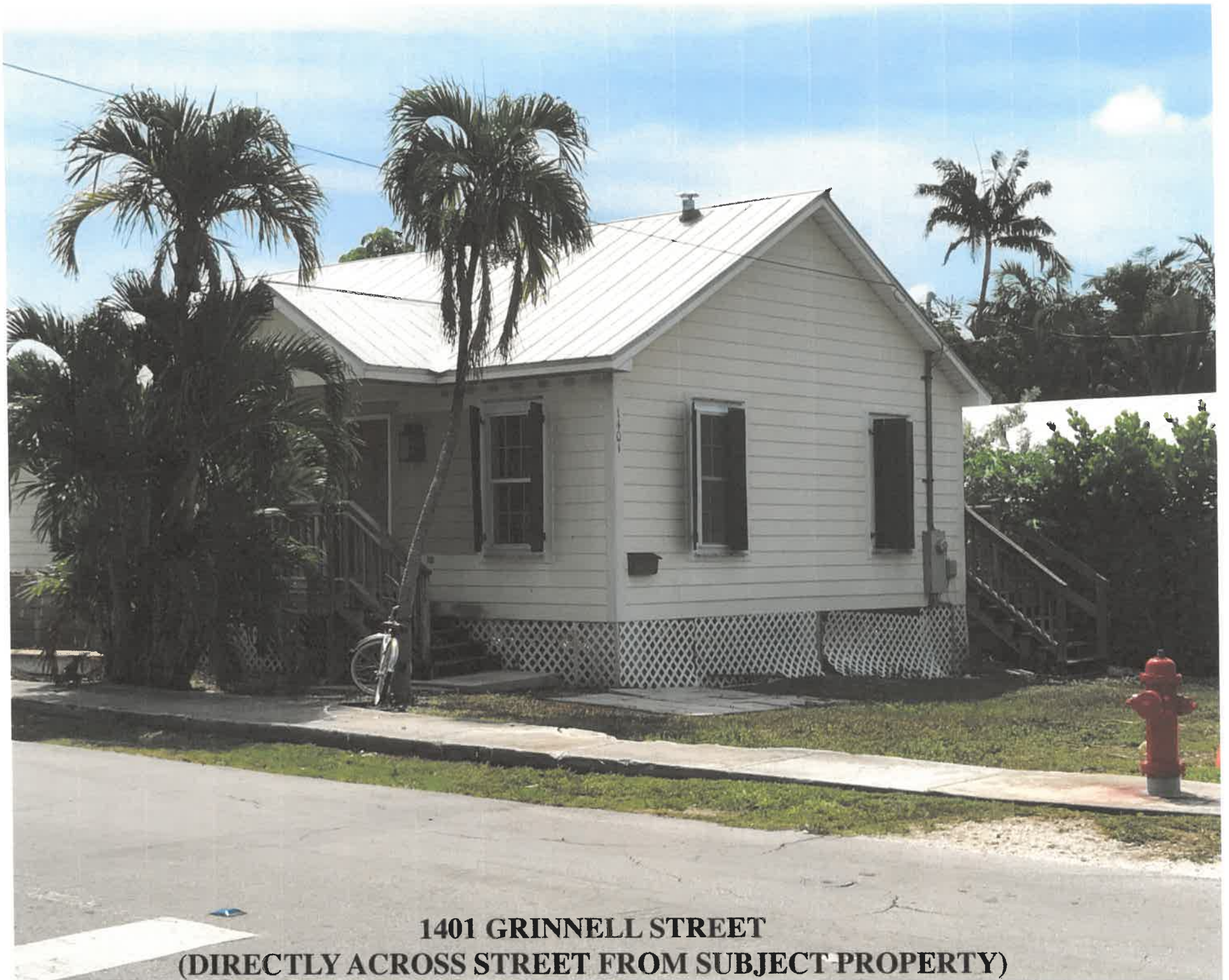






**1408 GRINNELL STREET  
ADJACENT TO SUBJECT PROPERTY)**





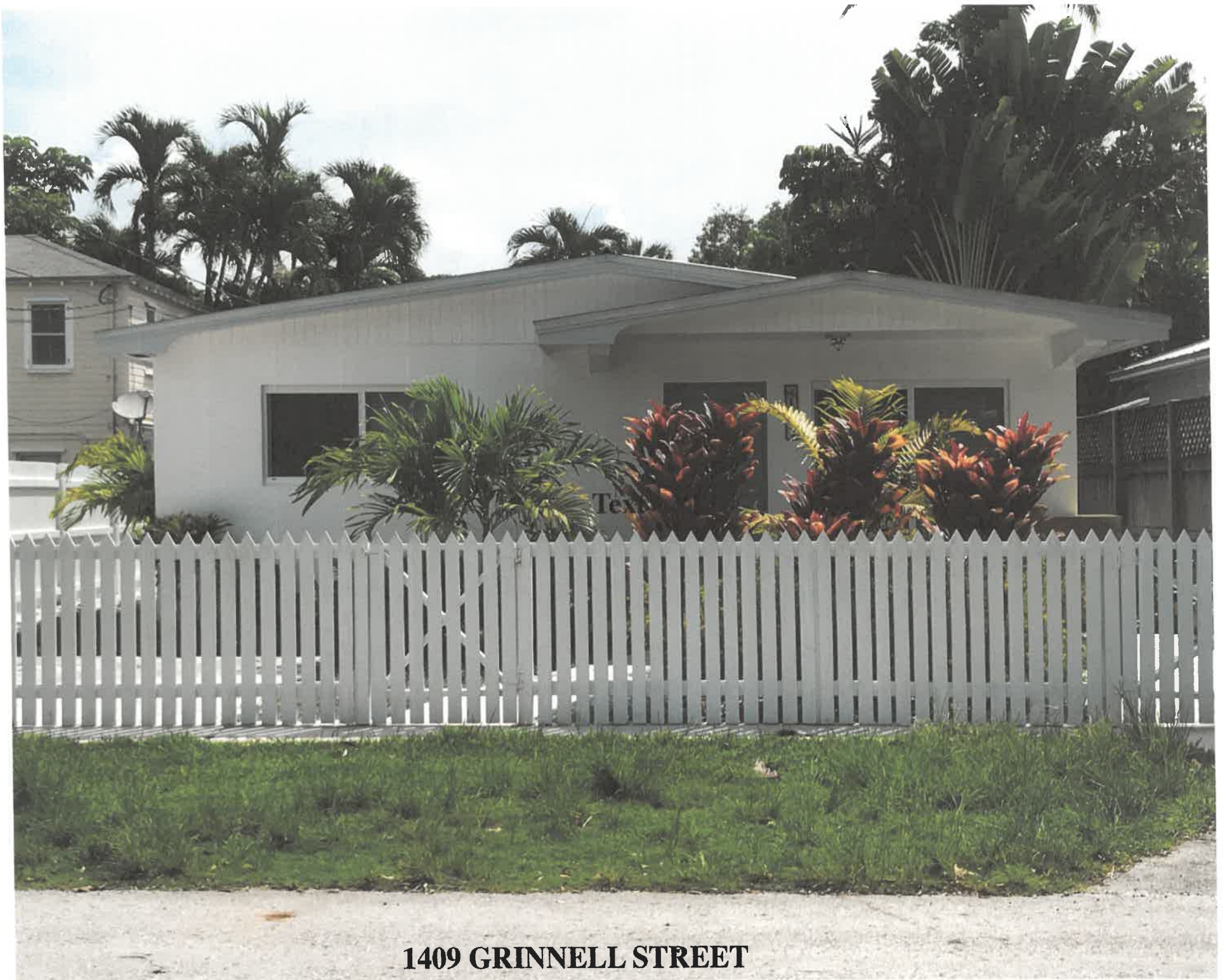
**1401 GRINNELL STREET  
(DIRECTLY ACROSS STREET FROM SUBJECT PROPERTY)**





**1405 GRINNELL STREET**





**1409 GRINNELL STREET**





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



# SURVEY



**SOUTH STREET**  
(50' R/W)

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

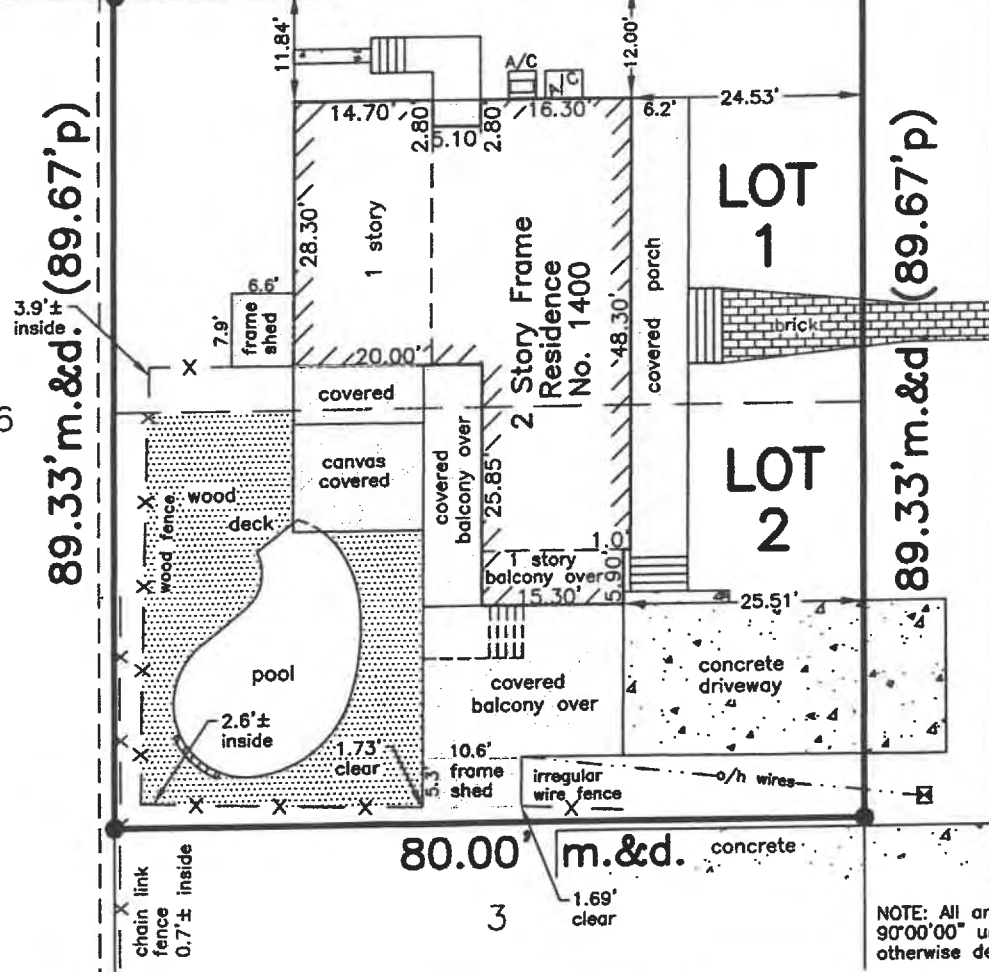
FIP  
0.33'  
East

80.00' m.&d.

89.33' m.&d. (89.67' p)

89.33' m.&d. (89.67' p)

**GRINNELL STREET**  
(50' R/W)



NOTE: All angles are  
90°00'00" unless  
otherwise described

Allen Dennis  
1400 Grinnell Street, Key West, Fl. 33040

**BOUNDARY SURVEY**

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

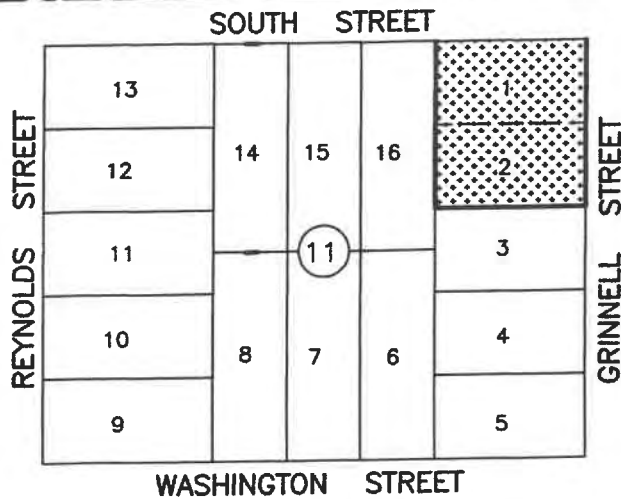


**ISLAND SURVEYING INC.**

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax. (305) 293-0237  
fhldeb1@bellsouth.net  
L.B. No. 7700



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

SYMBOLS	
	Concrete Utility Pole
	Fire Hydrant
	Sanitary Sewer Clean Out
	Street Light
	Wood Utility Pole
	Metal Utility Pole

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

**CERTIFICATION:**

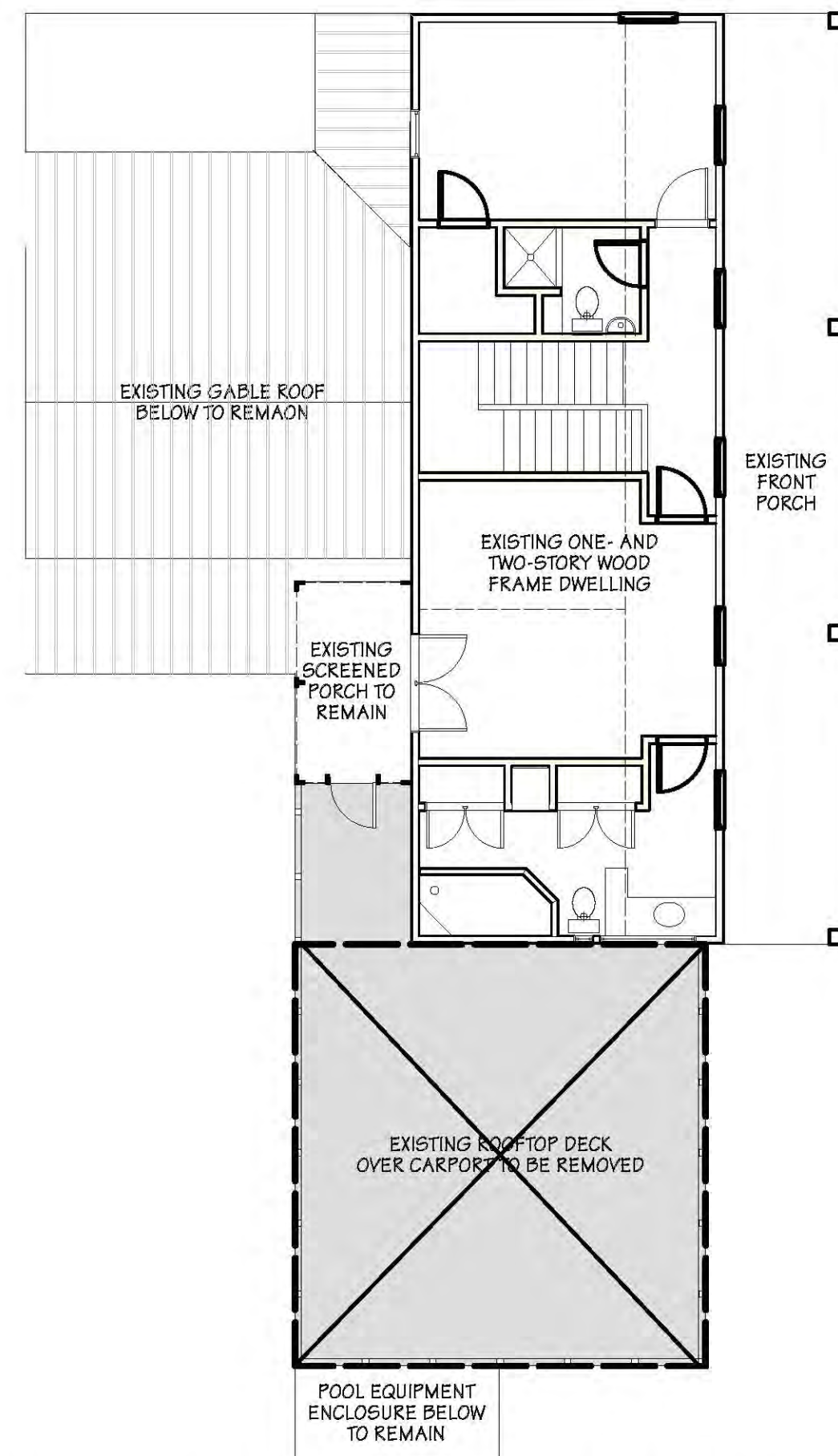
I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that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

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

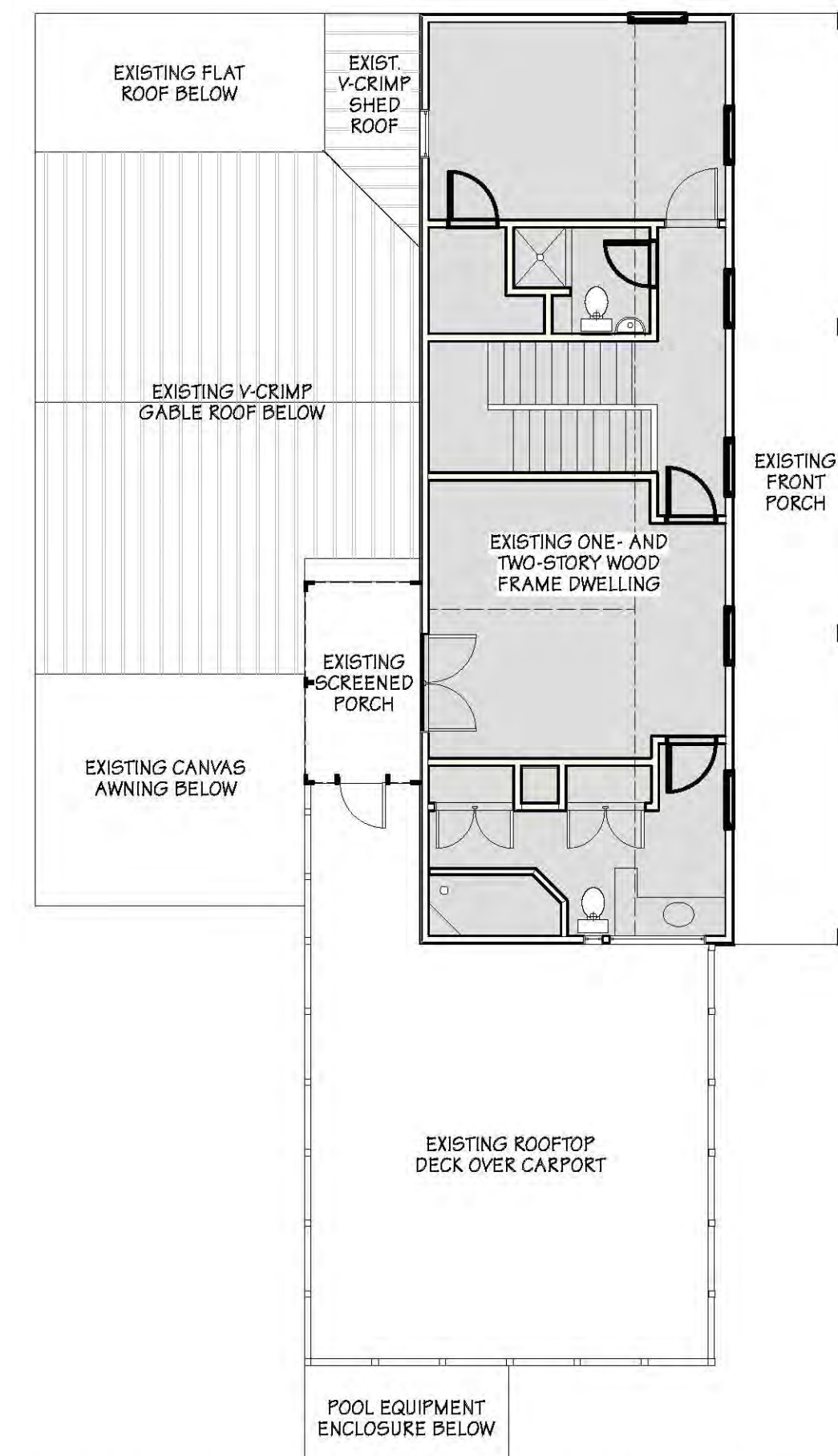
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

# PROPOSED DESIGN

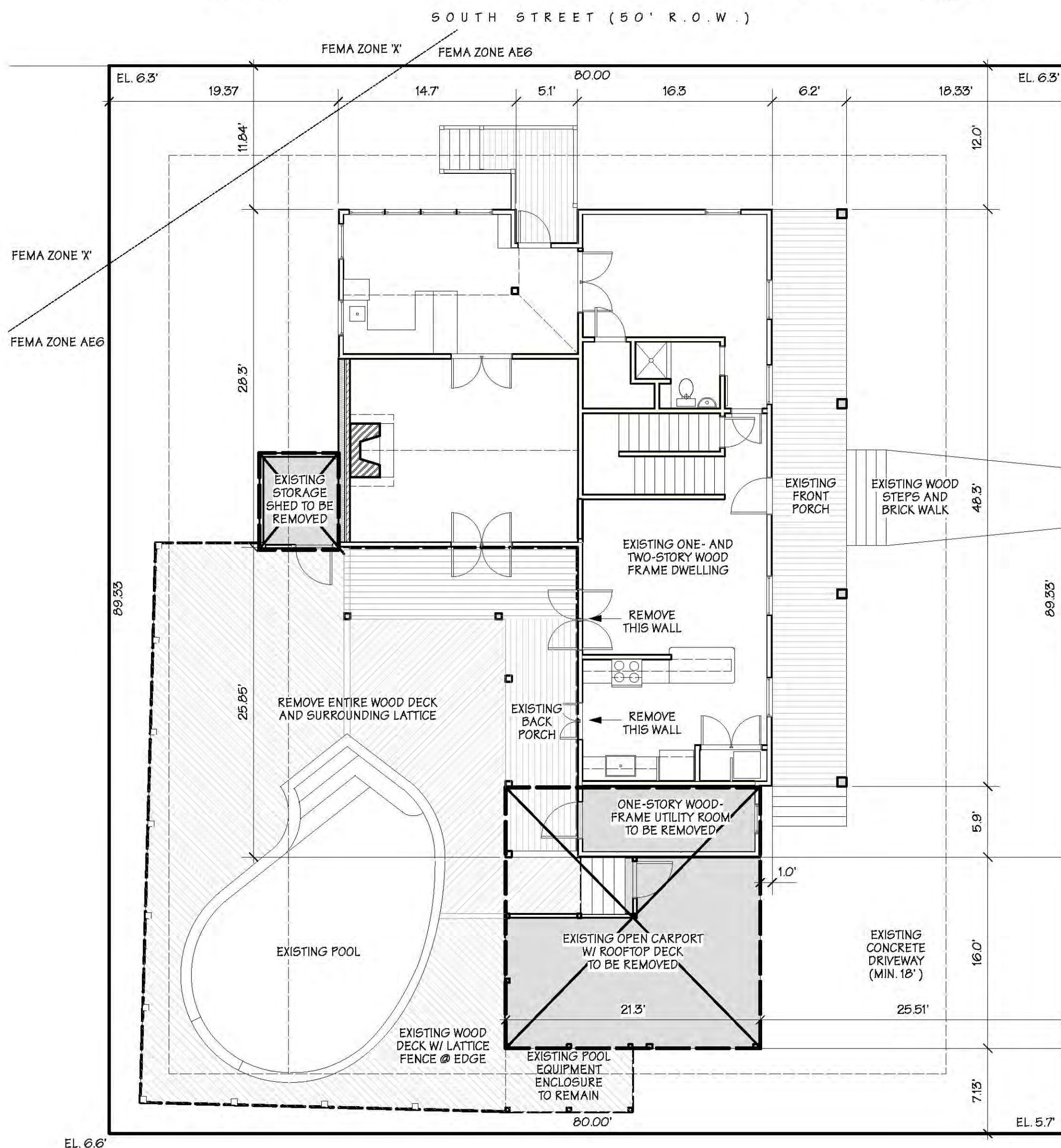




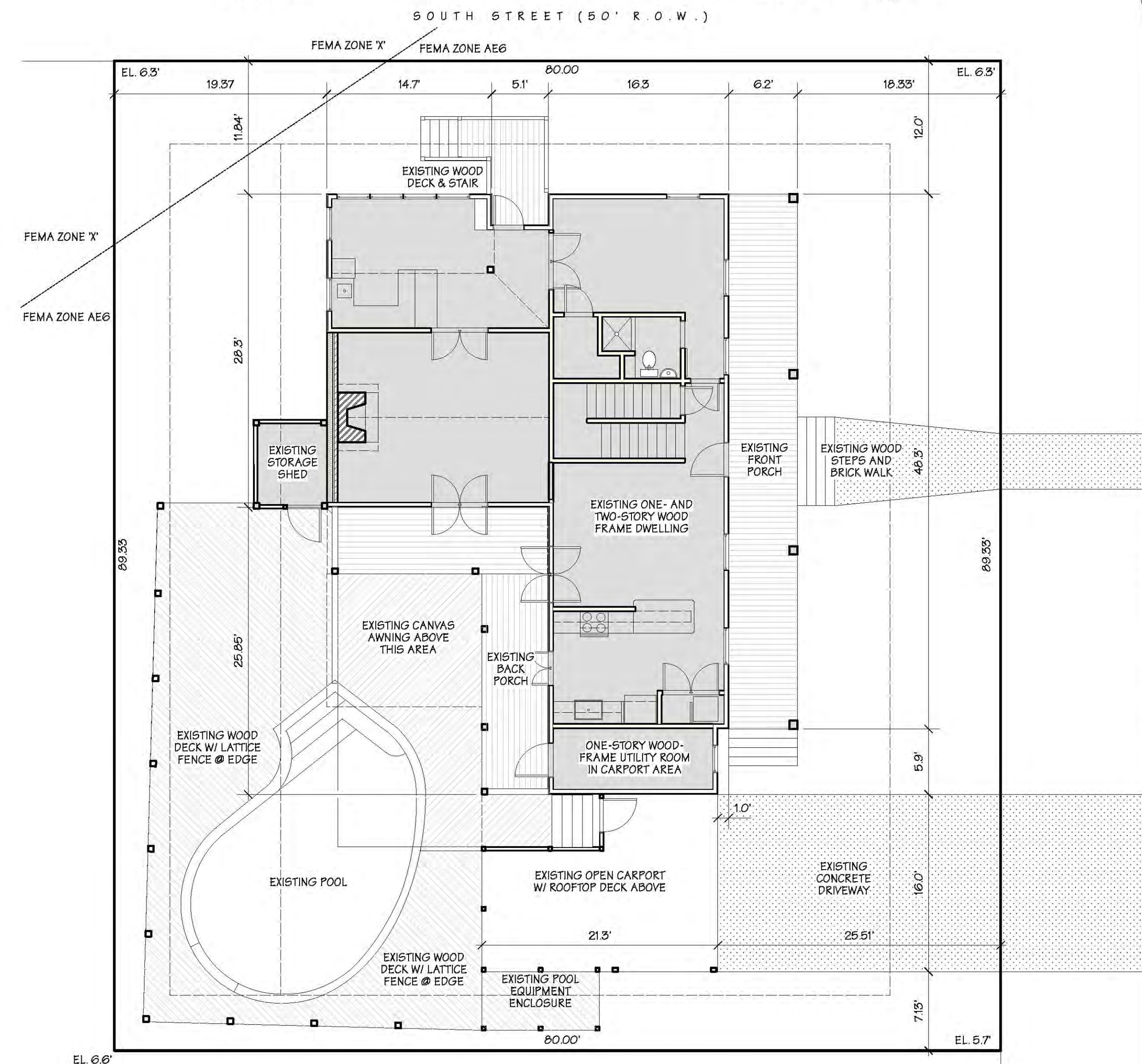
**SECOND FLOOR DEMOLITION PLAN**  
scale: 1/8"=1'-0"



**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"

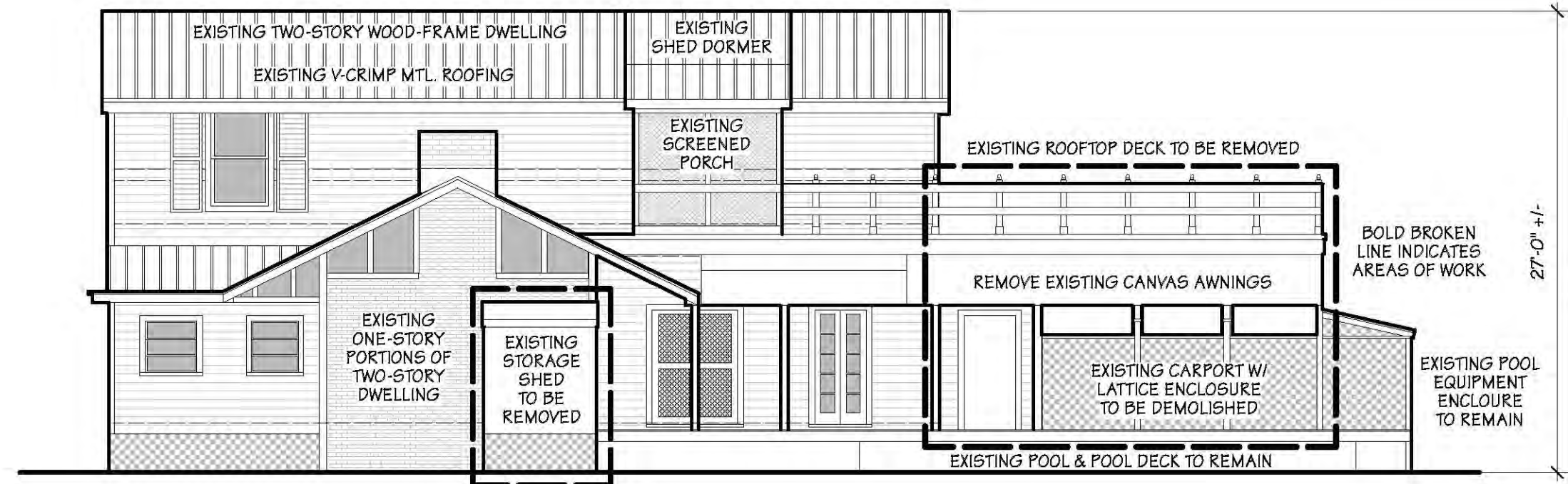
renovations & additions to  
1400 GRINNELL STREET  
KEY WEST, FLORIDA

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

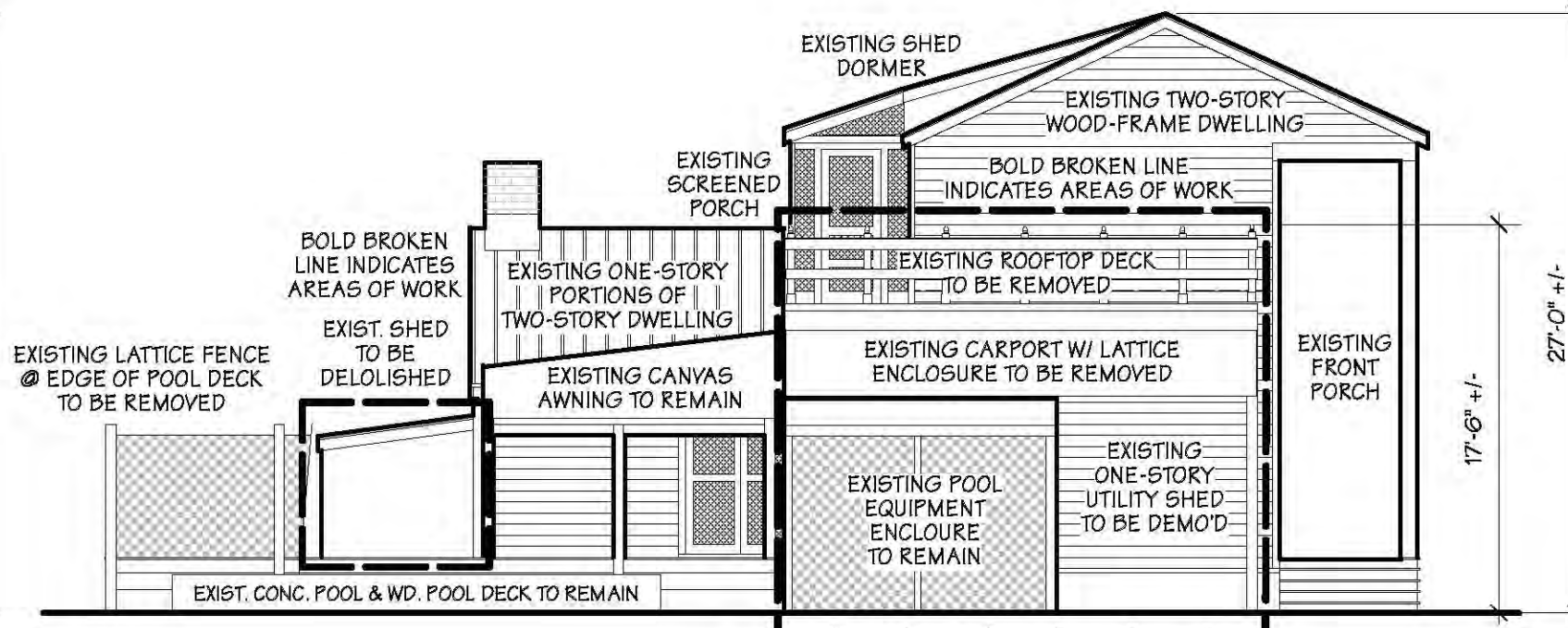
sheet  
1  
of  
3

15 JUNE 2022

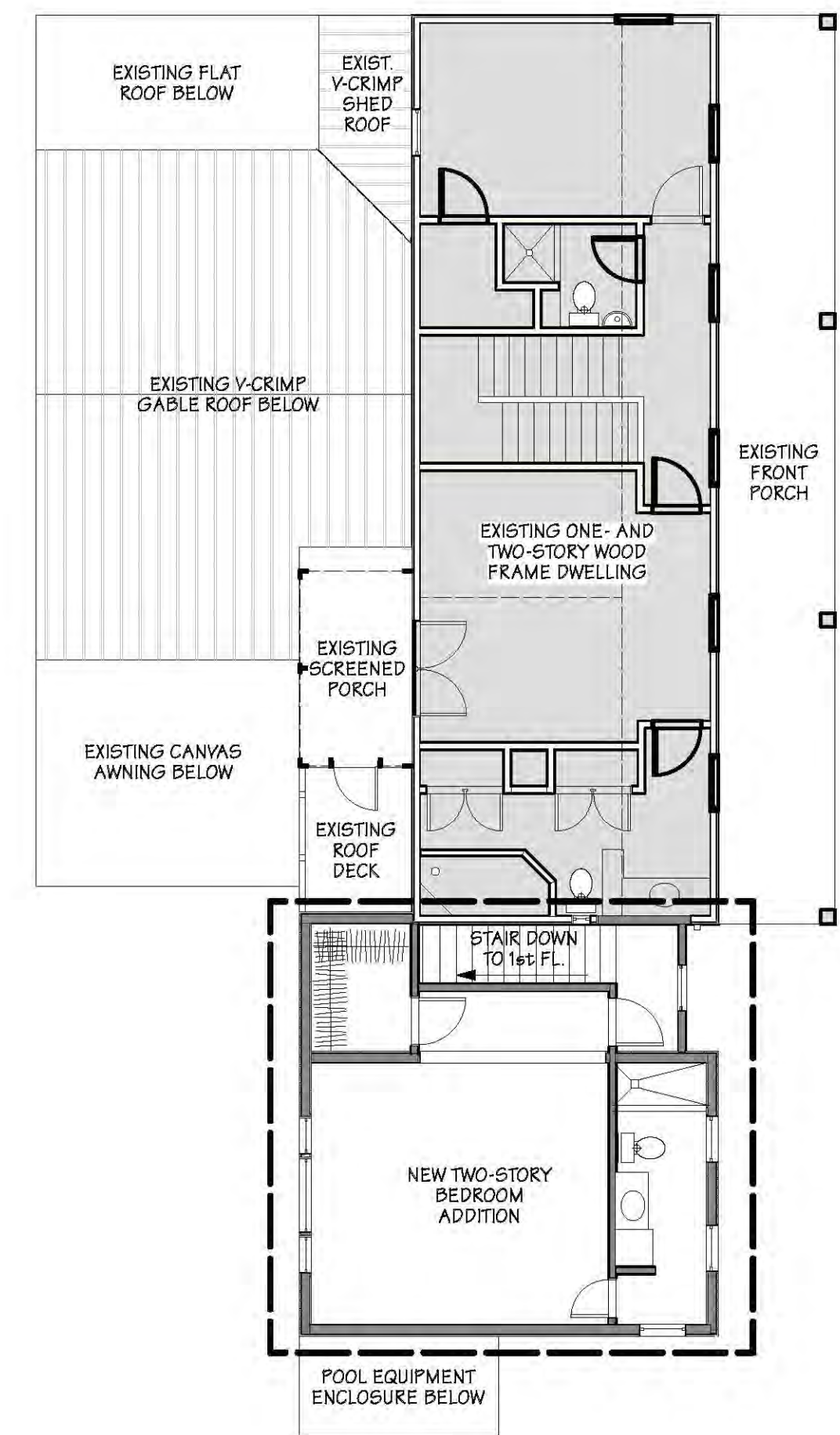




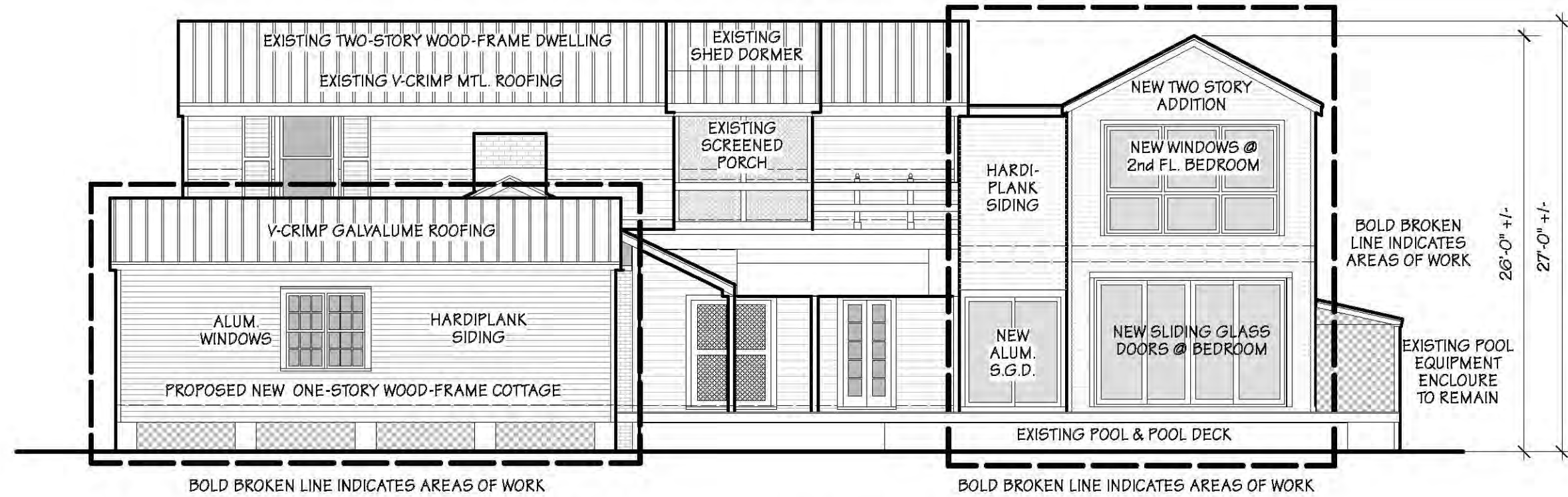
EXISTING WEST ELEVATION  
 scale: 1/8"=1'-0"



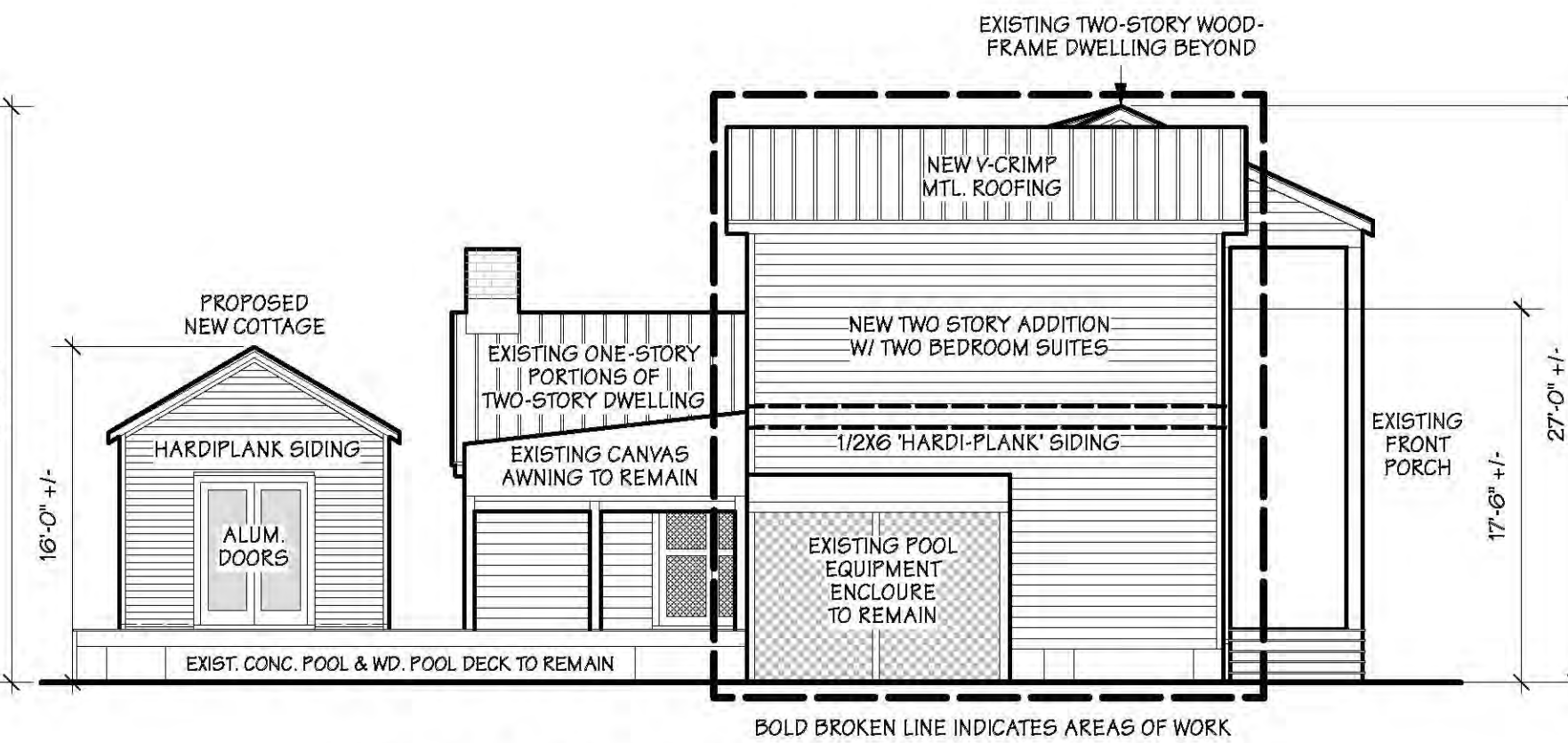
EXISTING SOUTH ELEVATION  
 scale: 1/8"=1'-0"



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



PROPOSED WEST ELEVATION  
 scale: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION  
 scale: 1/8"=1'-0"

SITE DATA:

LOT AREA: 7146 S.F.

LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)

FEMA FLOOD ZONE: AE6 (+ SMALL AREA OF ZONE 'X' @ N.W. CORNER OF SITE)

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE:	2858 S.F. (40%)	2431 S.F. (34.0%)	2884 S.F. (37.6%)
IMPERVIOUS SURFACE RATIO:			
BLDG'S:		2431 S.F.	2884 S.F.
POOL:		420	420
DRIVEWAYS:		408	369
ENTRY WALK:		98	98
TOTAL IMPERVIOUS:	4288 S.F. (50%)	3597 S.F. (47.0%)	3591 S.F. (50.3%)
OPEN SPACE RATIO:			
IMPERVIOUS:		3361 S.F.	3691 S.F.
OPEN WOOD DECK:		810	865
TOTAL NON-OPEN SPACE:	4161 S.F. (58.2%)	4554 S.F. (63.7%)	
REQ'D OPEN SPACE:	2501 S.F. (35%)	3028 S.F. (41.8%)	2592 S.F. (36.6%)

SETBACKS (PRIMARY STRUCTURE):			
FRONT	10'	NO CHANGE	
R. SIDE (STREET SIDE)	7.5'	12.0'	
L. SIDE	5.0'	17'	NO CHANGE
REAR	15'	19.4'	NO CHANGE

SETBACKS (ACCESSORY STRUCTURE):			
FRONT	N/A	N/A	N/A
R. SIDE (STREET SIDE)	7.5'	N/A	7.5'
L. SIDE	5'	N/A	N/A
REAR	5'	N/A	5.0'

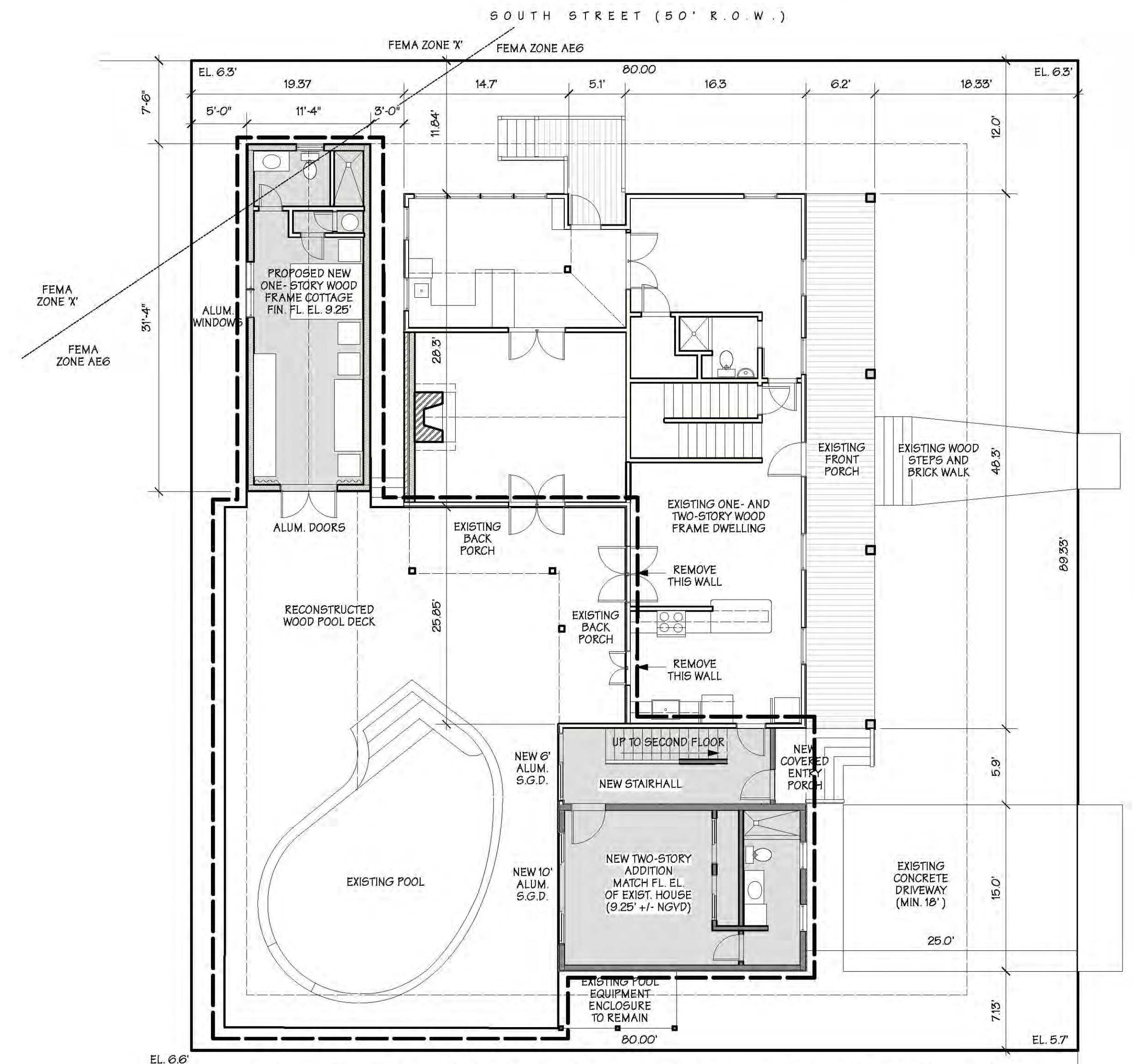
  

HEIGHT:

PRIMARY STRUCTURE:	35'	27' +/-	NO CHANGE
ACCESSORY STRUCTURE:	35'	N/A	16' +/-

SITE DRAINAGE CALCULATIONS  
 224 S.F. INCREASE IN IMPERVIOUS AREA X 1" RAINFALL = 19.5 C.F. REQ'D NEW STORMWATER RETENTION VOLUME

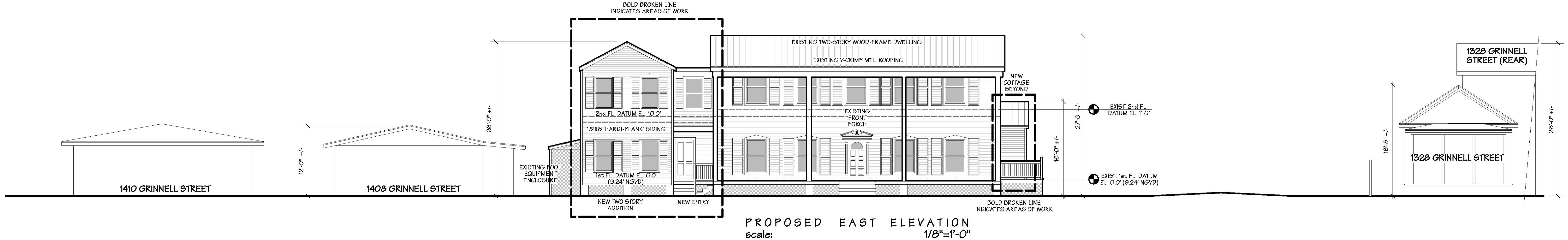


PROPOSED SITE & FIRST FLOOR PLAN  
 scale: 1/8"=1'-0"

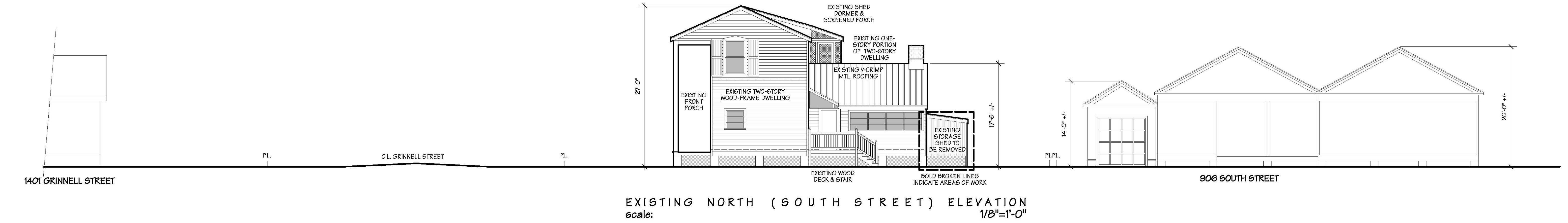




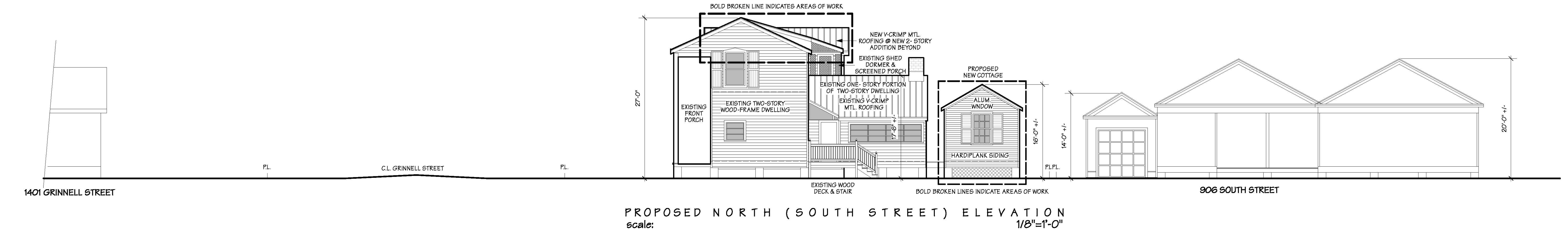
**EXISTING EAST ELEVATION**  
 scale: 1/8"=1'-0"



**PROPOSED EAST ELEVATION**  
 scale: 1/8"=1'-0"



**EXISTING NORTH (SOUTH STREET) ELEVATION**  
 scale: 1/8"=1'-0"



**PROPOSED NORTH (SOUTH STREET) ELEVATION**  
 scale: 1/8"=1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 27, 2022 at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY ADDITION. NEW ONE-STORY ACCESSORY STRUCTURE. DEMOLISH EXISTING ATTACHED CARPORT WITH ROOFTOP DECK. DEMOLISH ATTACHED SHED STRUCTURE IN REAR YARD.**

**1400 GRINNELL STREET**

**Applicant – Robert L. Delaune    Application #H2022-0032**

**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 L 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  
19th day of July, 2022.

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 July 27,  
2022.

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 H2022-0032.

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

**Signed Name of Affiant:**

Robert L Delaune

**Date:** 7/19/22

**Address:** 619 Eaton Street, Suite 1

**City:** Key West

**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 19 day of  
July, 2022.

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

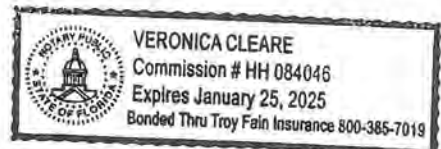
**NOTARY PUBLIC**

Sign Name: \_\_\_\_\_

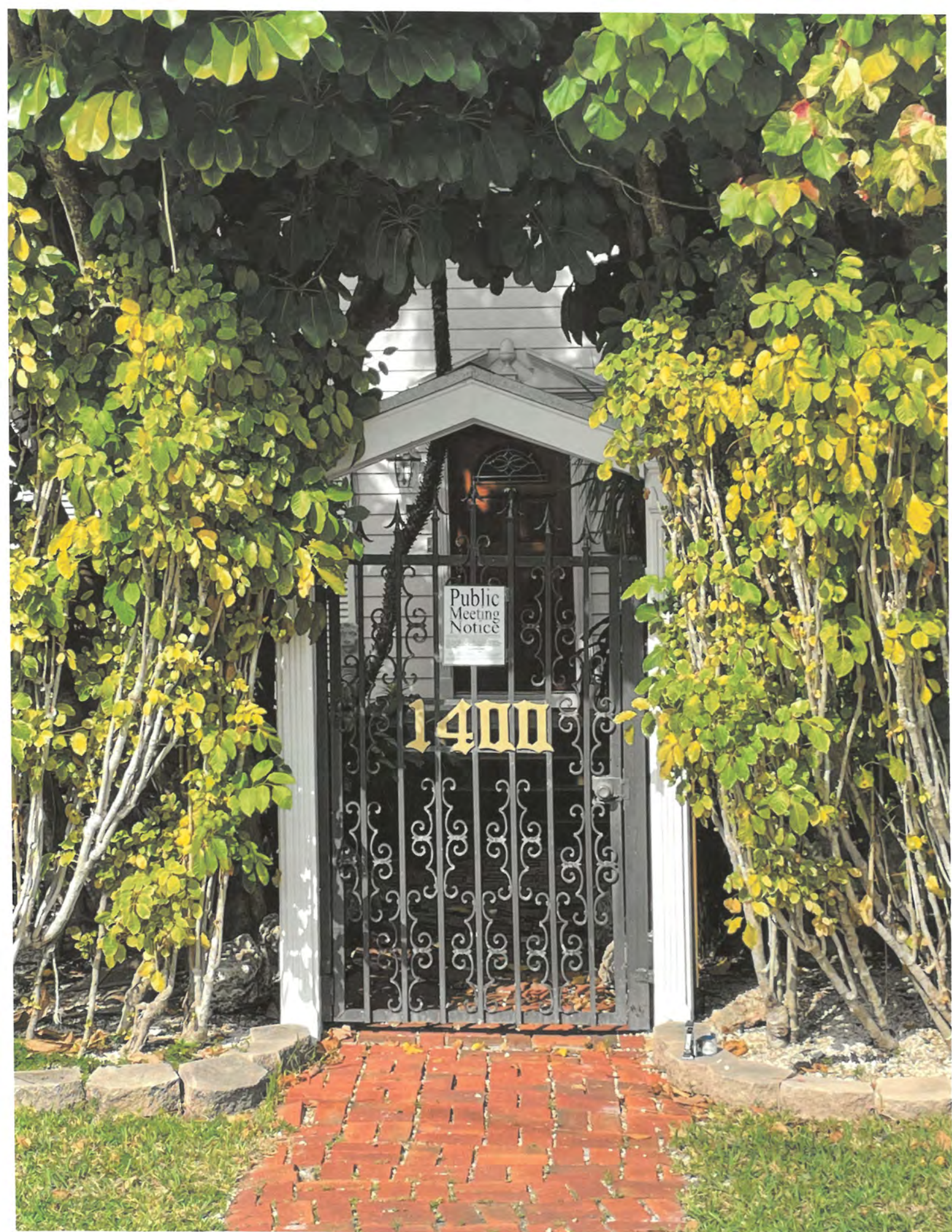
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: 1/25/2025







Public Meeting Notice

1400





Public  
Meeting  
Notice

1400



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1400

# 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/L OR899-2021 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 SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision The Webb Realty Co  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

DENNIS ALLEN  
 1400 Grinnell St  
 Key West FL 33040

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$526,002	\$531,598	\$537,194	\$542,790
+ Market Misc Value	\$37,918	\$38,666	\$39,415	\$39,623
+ Market Land Value	\$705,810	\$652,430	\$705,810	\$679,120
= Just Market Value	\$1,269,730	\$1,222,694	\$1,282,419	\$1,261,533
= Total Assessed Value	\$1,239,811	\$1,222,694	\$1,282,419	\$1,261,533
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,214,811	\$1,197,694	\$1,257,419	\$1,236,533

**Land**

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

**Buildings**

Building ID	3115	Exterior Walls	CUSTOM	
Style	2 STORY ELEV FOUNDATION	Year Built	1979	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2013	
Gross Sq Ft	3610	Foundation	WD CONC PADS	
Finished Sq Ft	2171	Roof Type	GABLE/HIP	
Stories	2 Floor	Roof Coverage	METAL	
Condition	GOOD	Flooring Type	CONC S/B GRND	
Perimeter	314	Heating Type	FCD/AIR DUCTED with 0% NONE	
Functional Obs	0	Bedrooms	3	
Economic Obs	0	Full Bathrooms	3	
Depreciation %	7	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	650	
		Number of Fire Pl	1	
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING 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
TOTAL		3,610	2,171	0

## 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	Sale Qualification	Vacant or Improved
7/12/2017	\$1,475,000	Warranty Deed	2131547	2864	2109	02 - Qualified	Improved
4/5/1999	\$555,000	Warranty Deed		1568	2428	Q - Qualified	Improved
9/1/1986	\$210,000	Warranty Deed		989	142	Q - Qualified	Improved

## Permits

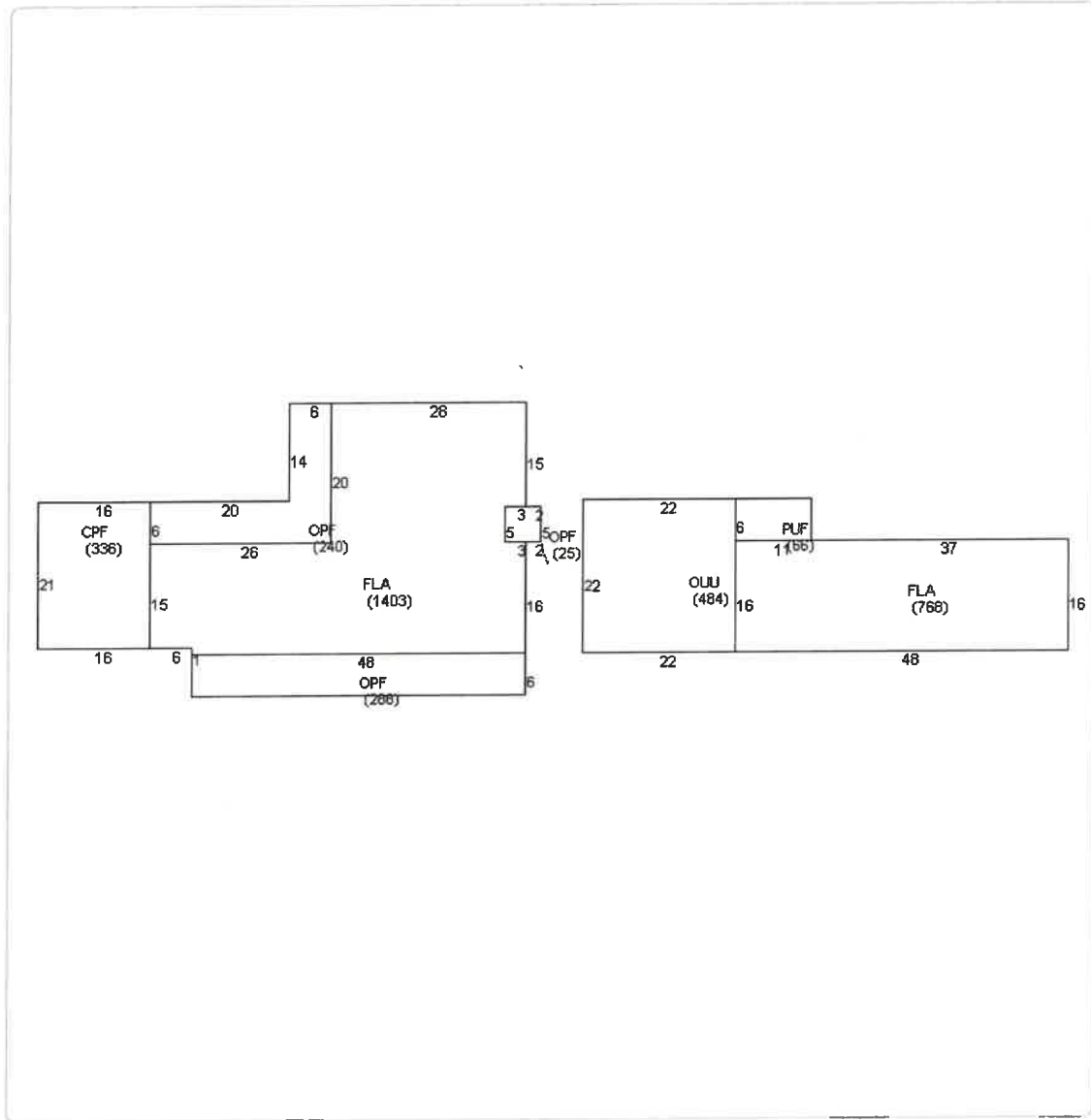
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-0214	1/23/2013	1/23/2013	\$4,000	Residential	REMOVE DECKING AND ROOF OVER EXISTING MODIFIED RUBBER WITH SAME
06-3116	5/22/2006	8/11/2006	\$4,500	Residential	REPLACE FIBERGLAWS SHINGLES WITH V-CRIMP=1,00 SF
02-1296	5/22/2002	9/5/2002	\$3,000	Residential	EXTERIOR PAINTING
99-1388	4/26/1999	11/5/1999	\$2,000	Residential	SECURITY ALARM
98-2944	10/22/1998	11/5/1999	\$2,390	Residential	INSTALL SECURITY ALARM
98-1130	4/8/1998	10/22/1998	\$2,800	Residential	REPLACE 12 SQS SHINGLES
B941723	5/1/1994	12/1/1994	\$895	Residential	REPAIR/REPLACE GUTTER

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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[User Privacy Policy](#)  
[GDPR Privacy Notice](#)



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Version 2.3.201