

Staff Report

- 10 Renovations and additions to an existing two story masonry non historic building. Add new pool and deck- **#1107 Grinnell Street – William Horn (H11-01-1520)**

The building located on 1107 Grinnell Street is not listed in the surveys. The building is a two story cbs structure and was built in 1962-1963. According to the Sanborn map of 1962 the structure in question used to have a different address, 1109 Grinnell Street. The building, as depicted in the 1962 Sanborn map, and as it looks today, is an L shape structure with low pitch gable roofs with exposed rafter tails. The building has two small porches on the second level; one is cantilever and faces south the other serves as the second floor exterior entrance and faces north.

The proposed plans include a new gable roof, with a slope of 6:12 to be built over the existing one. A new two story attached addition is proposed on the North West corner of the building. This addition will be rectangular in footprint and slightly shorter than the main house. In order to differentiate the addition to the existing structure hardi board will be used as siding. The plans also include a new second floor deck on the south east side of the building. On the main façade a bay window for the first and second floor will be added and well as on the second floor of the south east elevation. The new bay window will have a roof that will resemble the same pitch of the existing roof. All new proposed windows will be impact resistant.

A swimming pool is proposed on the southeast yard and will not be visible from the street.

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 its 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.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

Staff also understands that guidelines for roofing (page 26); particularly guideline 4 should be reviewed for this request;

- (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.*

It is staff understanding that the plans, as proposed, are consistent with the guidelines. The proposed additions and alterations to the building will be compatible in scale and proportion with the non historic structure and the surrounding buildings. The change of the slope of the roof will not adversely impact the character of the structure.

If approved this proposed addition may require back yard setback variances; the building is located on a HMDR historic zoning, which requires a minimum back yard setback of 15'. The new proposed addition will be 3' setback from the back property line.

Application



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

APPLICATION # 11-01-1520

OWNER'S NAME: TIM YOUNG DATE: 11/11/11

OWNER'S ADDRESS: 1107 GRINNELL ST. PHONE #: 741-7437

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, P.A. PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 BAYON STREET

ADDRESS OF CONSTRUCTION: 1107 GRINNELL ST. # OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: RENOVATION + ADDITION TO AN EXISTING TWO STORY MASONRY NON-HISTORIC BUILDING, ADD NEW POOL + DECK.

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: 11/11/11

Applicant's Signature: [Signature]

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 COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building is not listed

Guidelines for additions, alterations, new construction (pages 34-38a)

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

Date: _____

Signature: _____

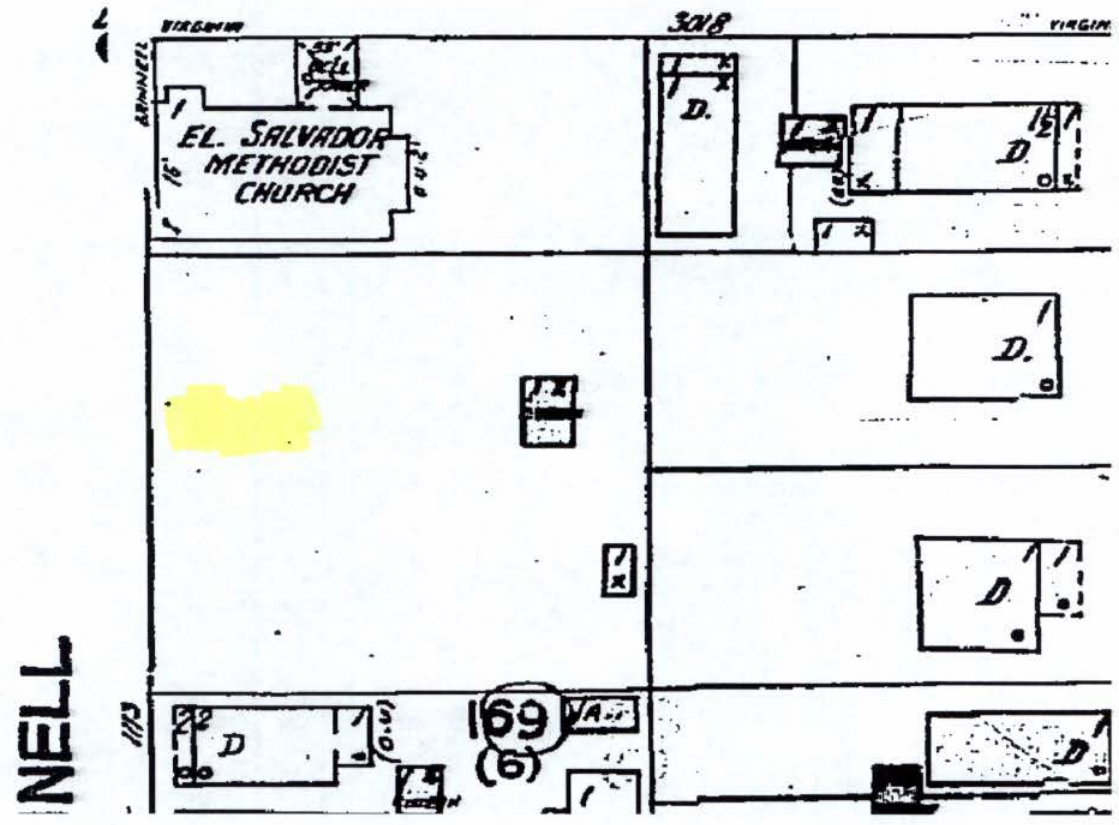
Historic Architectural
Review Commission

Sanborn Maps

T.H.
6th
RD

VIRGINIA

== 5 ==



#1107 Grinnell Street Sanborn map 1948

Project Photos



Photo taken by the Property Appraiser's office c1965; 1107 Grinnell St.; Monroe County Library





RIGHT SIDE OF HOUSE



VIEW FROM STREET



LEFT SIDE OF HOUSE



LEFT SIDE FACADE , LOWER LEVEL





REAR FACADE

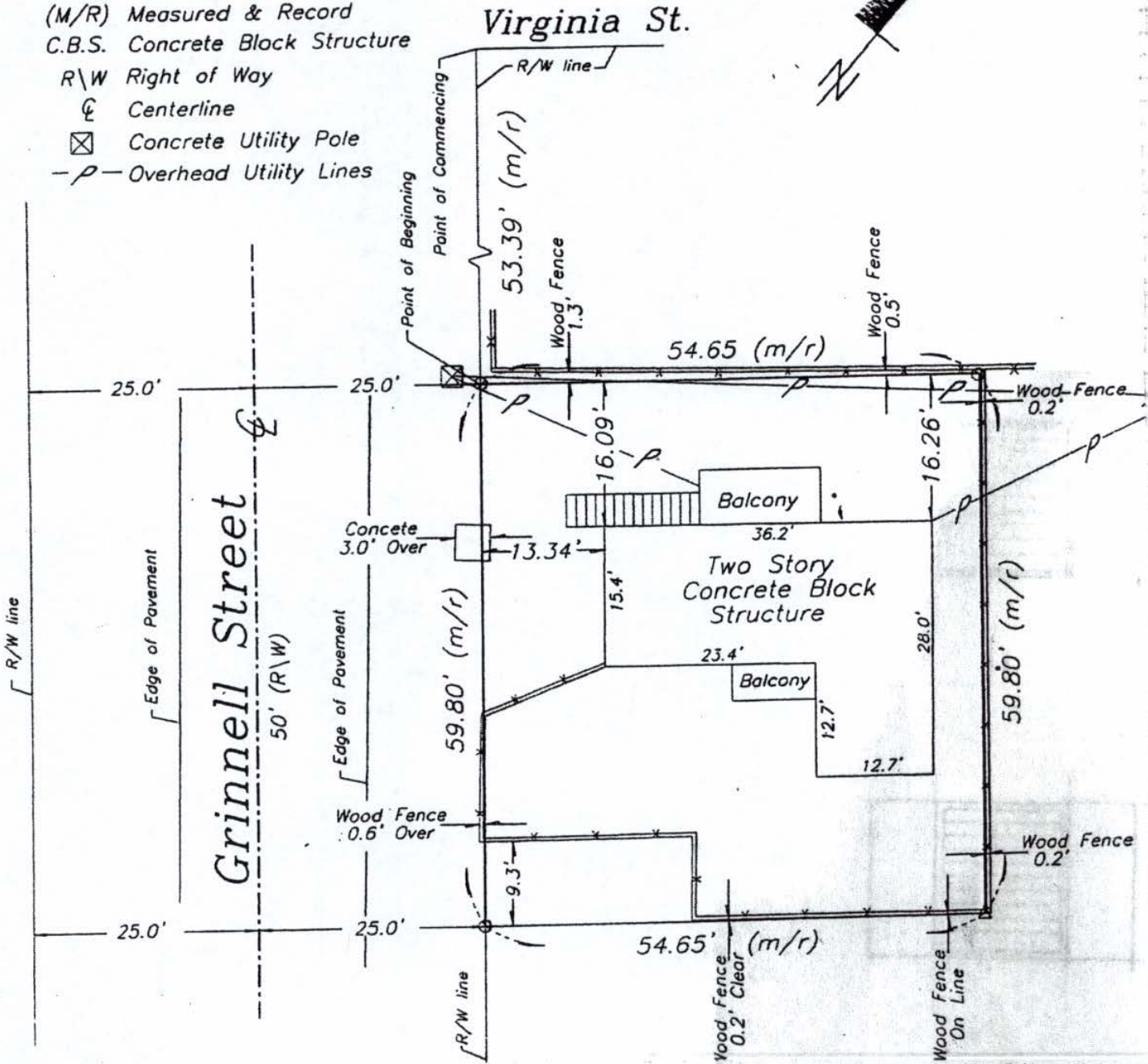
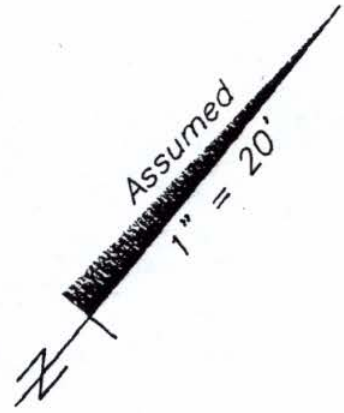


BACK OF LEFT SIDE

Survey

LEGEND

- ▲ Found Nail & Disc (PTS)
- Set #5 Iron Rod (6298)
- Found 1/2" Iron Rod (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ⊕ Centerline
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



SURVEY

Site Plans

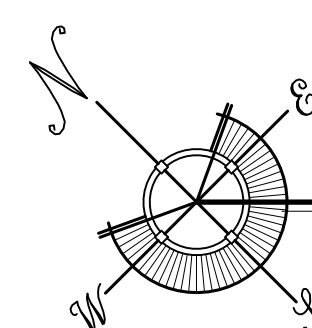
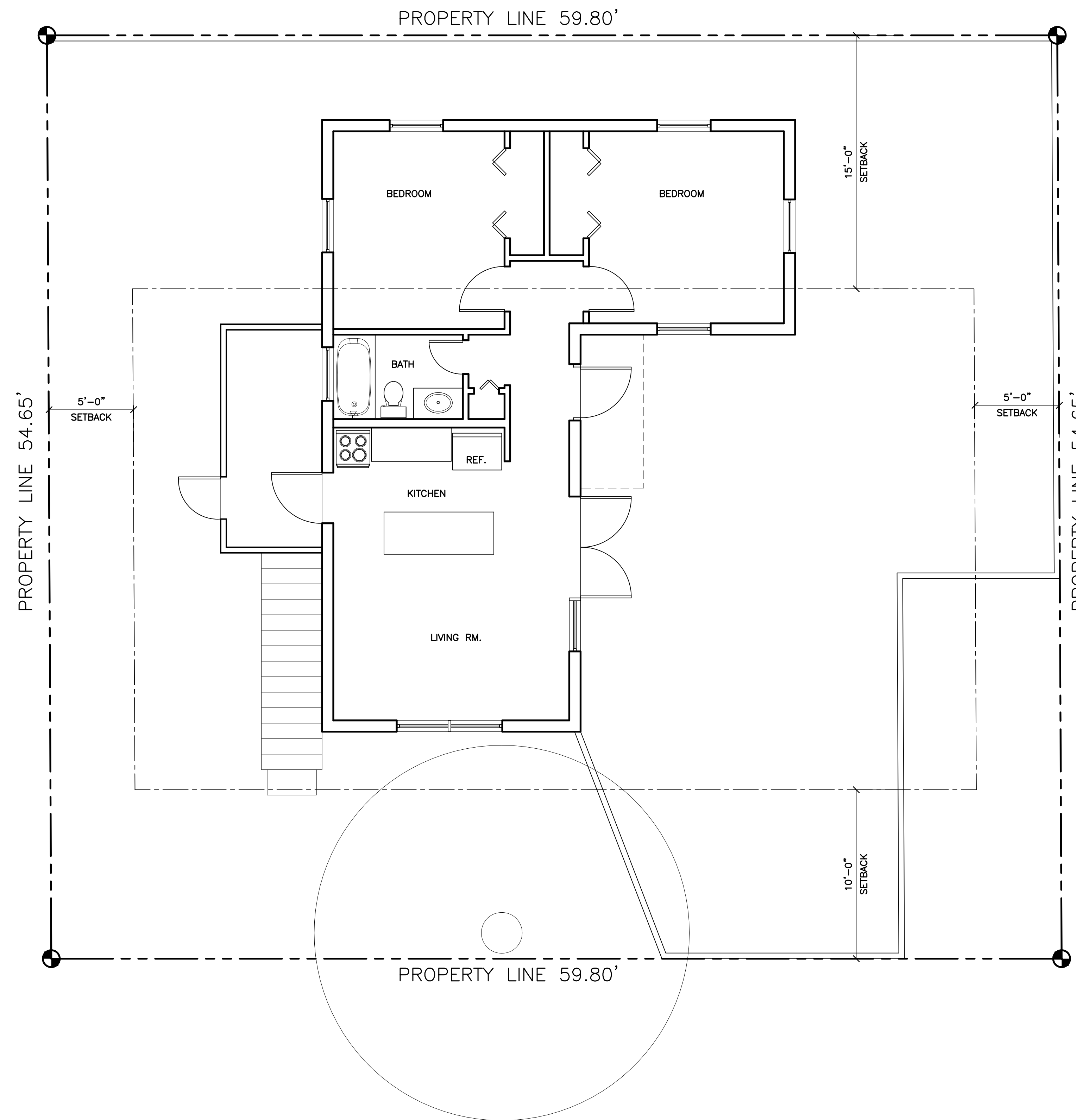
SEAL _____

DATE
11-04-11

REVISIONS _____

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EMA

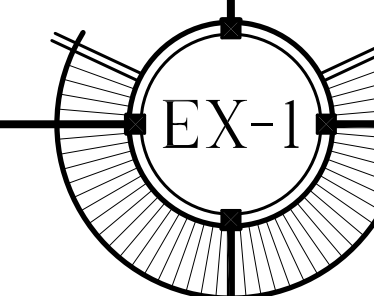
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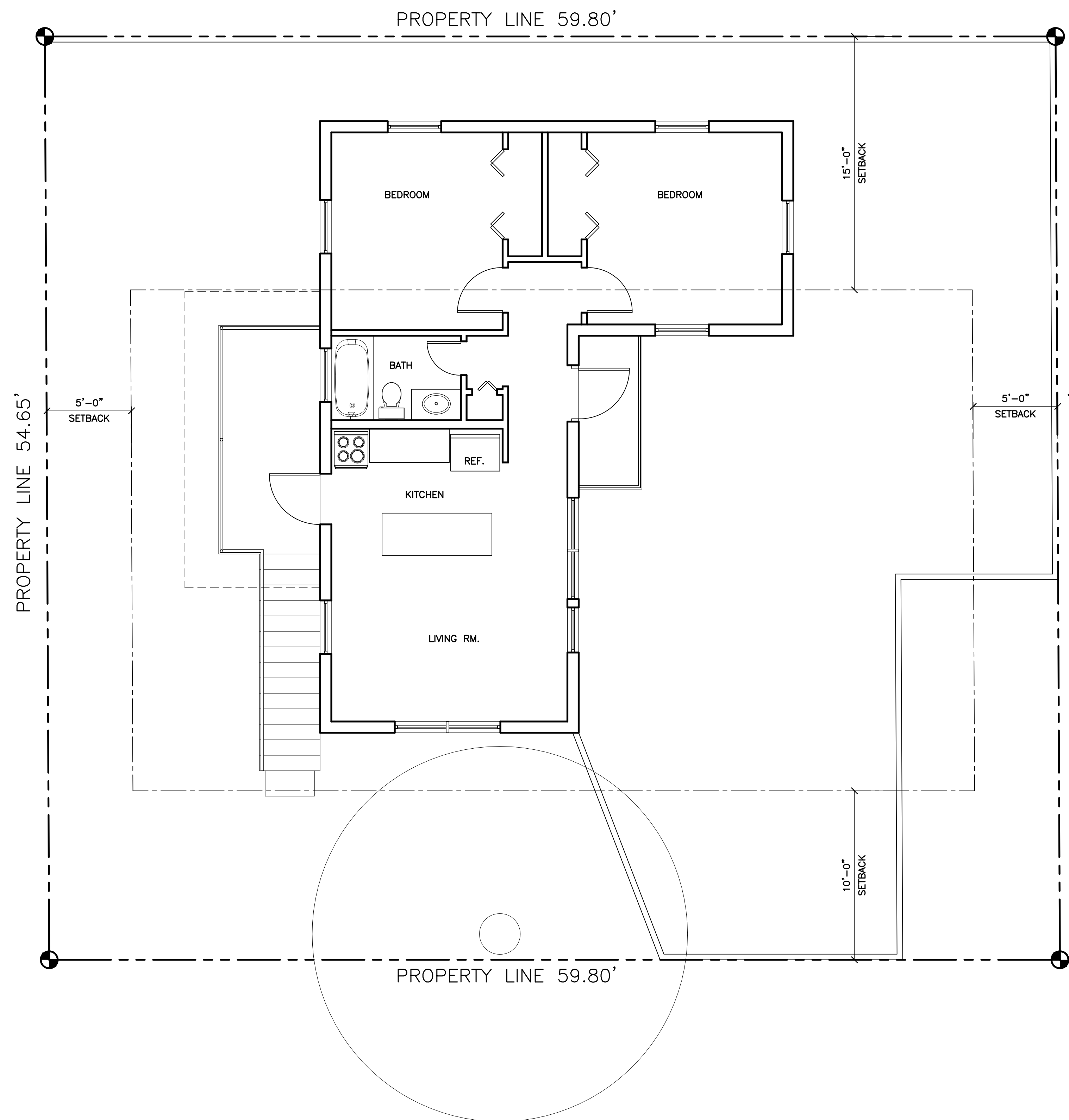


EXISTING SITE 1ST. FLOOR PLAN

SCALE: 1/4"=1'-0"

1107 GRINNELL STREET
KEY WEST, FLORIDA





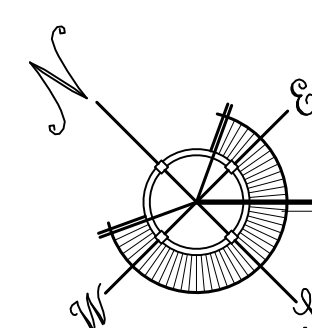
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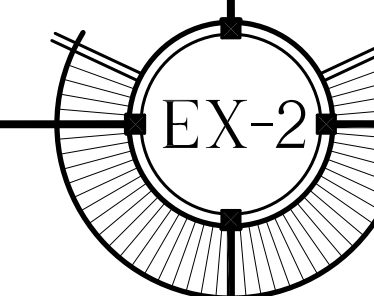
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EXISTING 2ND. FLOOR PLAN

SCALE: 1/4"=1'-0"

1107 GRINNELL STREET
KEY WEST, FLORIDA

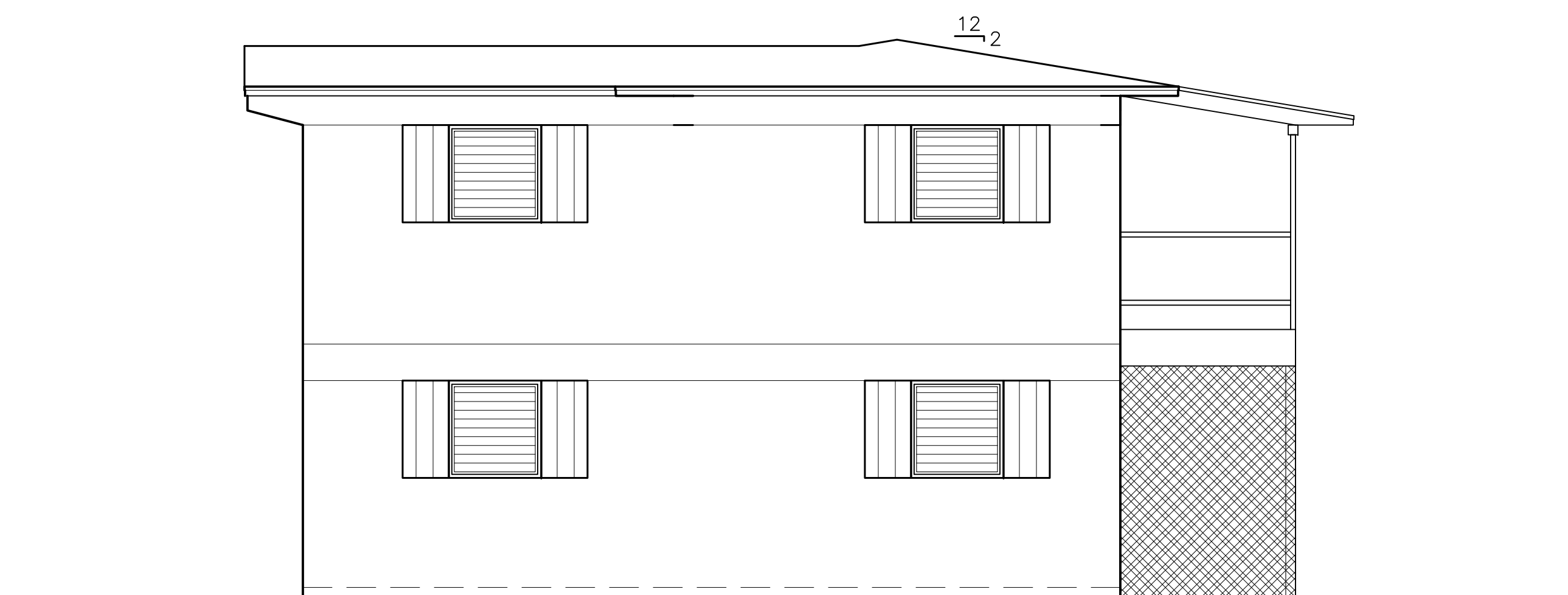




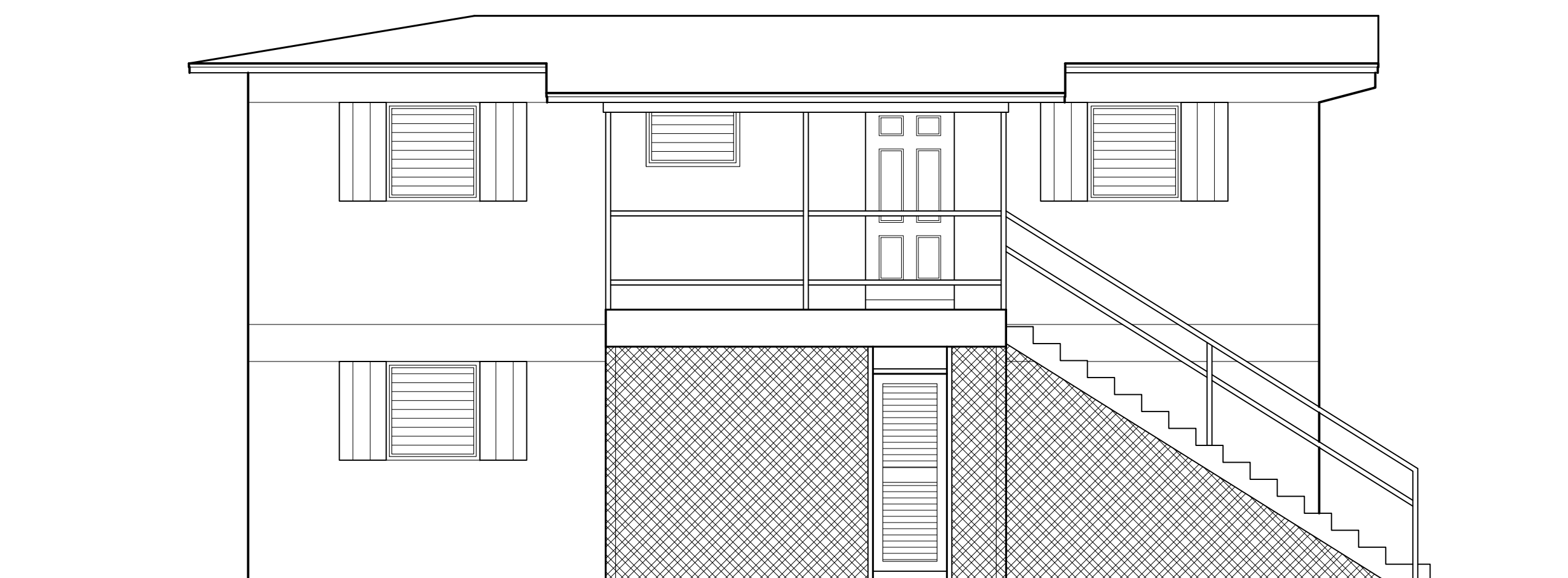
1
EX-3
EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
EX-3
EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"



3
EX-3
EXISTING BACK ELEVATION
SCALE: 1/4"=1'-0"



4
EX-3
EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

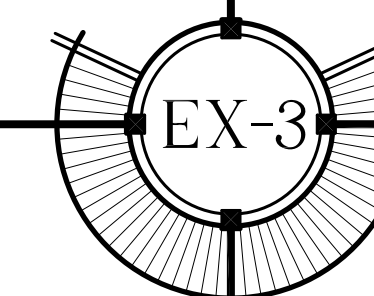
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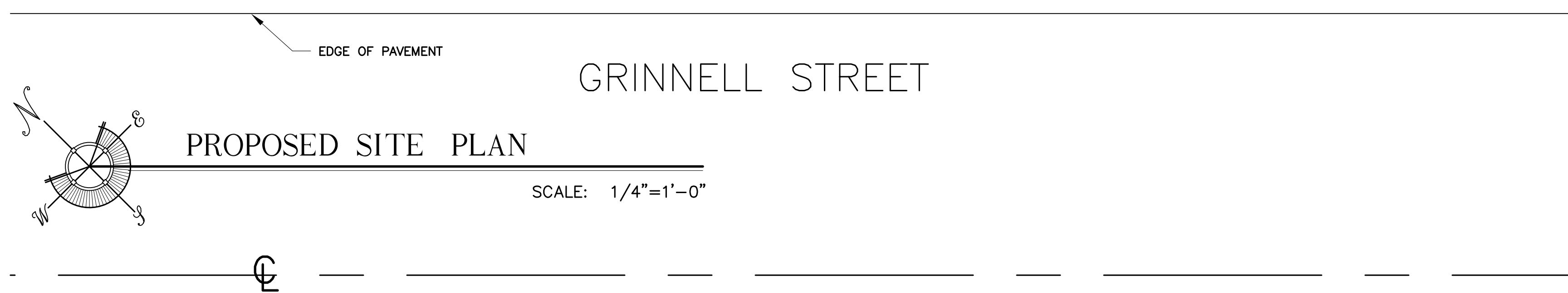
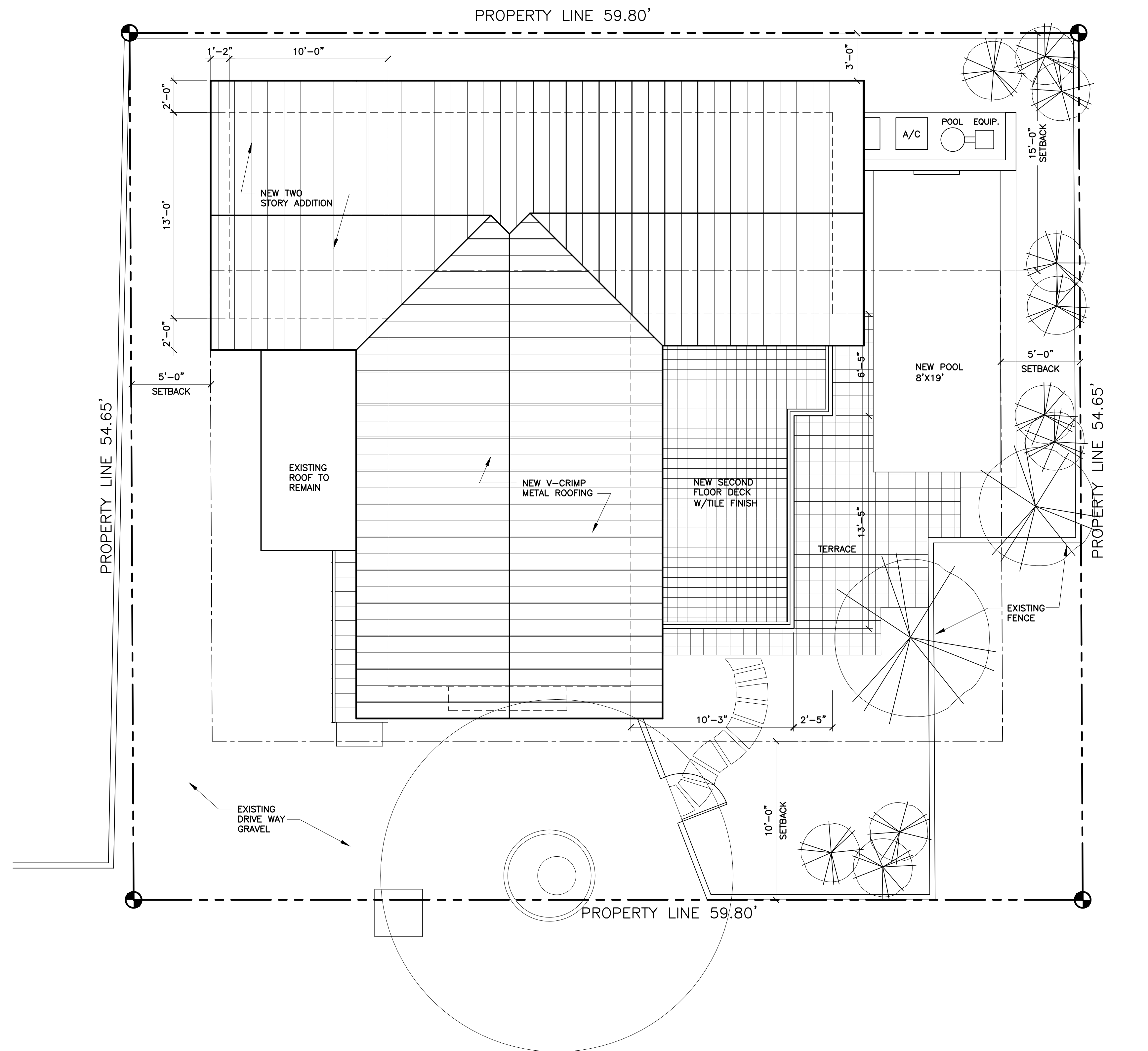
DATE
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EMA

PROJECT
NUMBER
1121





1107 GRINNELL STREET
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

1107 GRINNELL
STREET
KEY WEST, FLORIDA

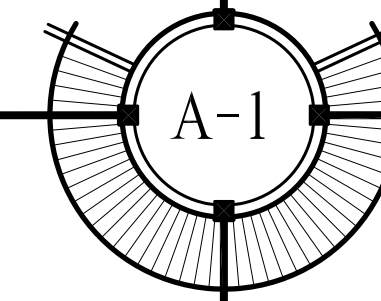
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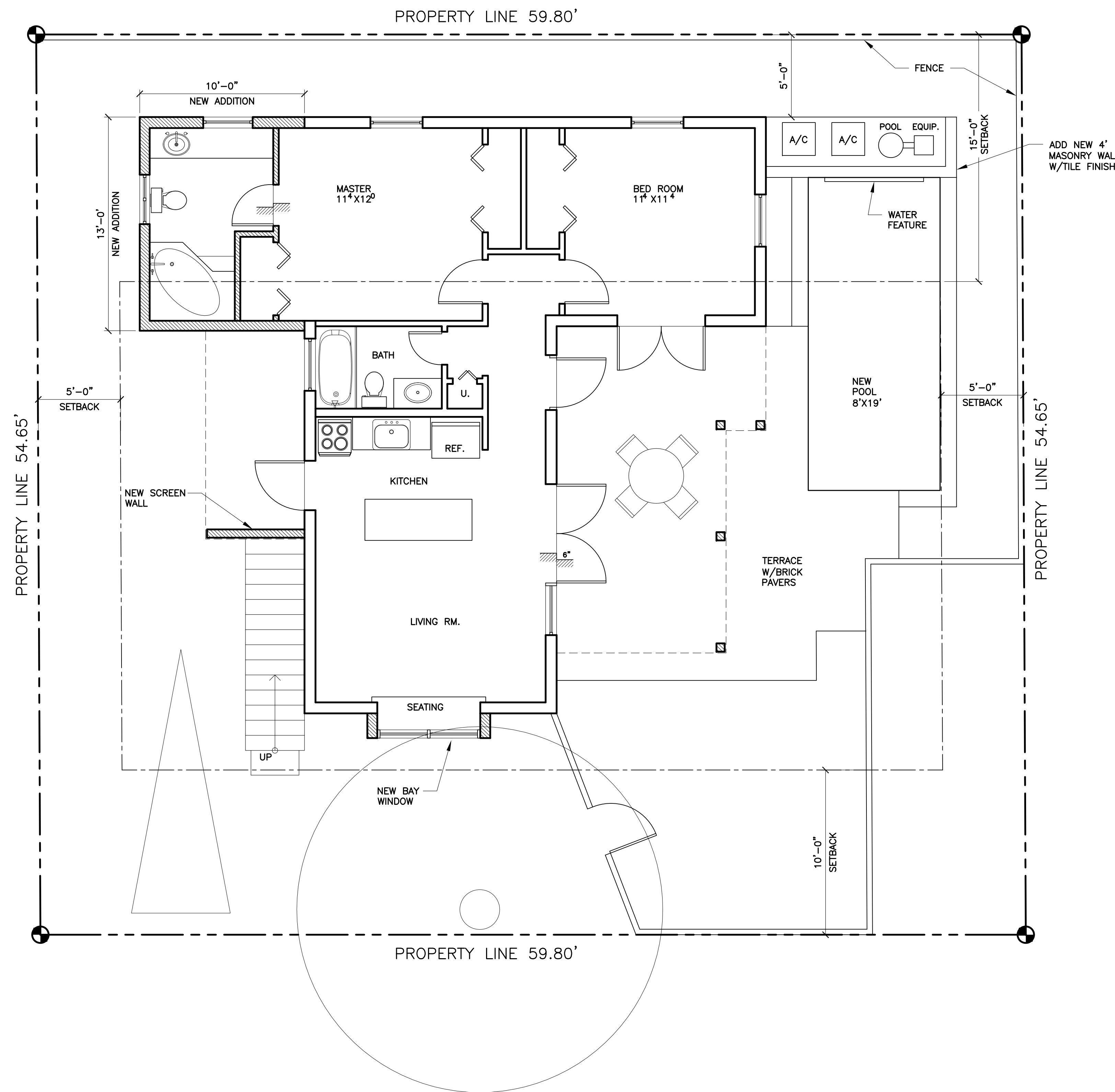
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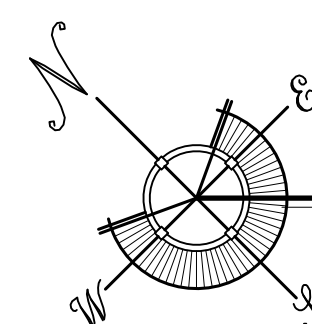
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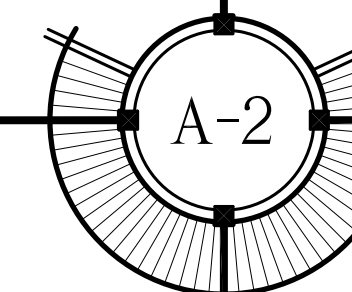
GRINNELL STREET



PROPOSED 1ST. FLOOR PLAN

SCALE: 1/4"=1'-0"

1107 GRINNELL STREET
KEY WEST, FLORIDA



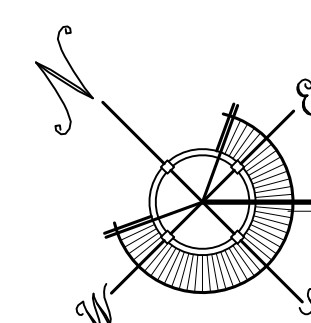
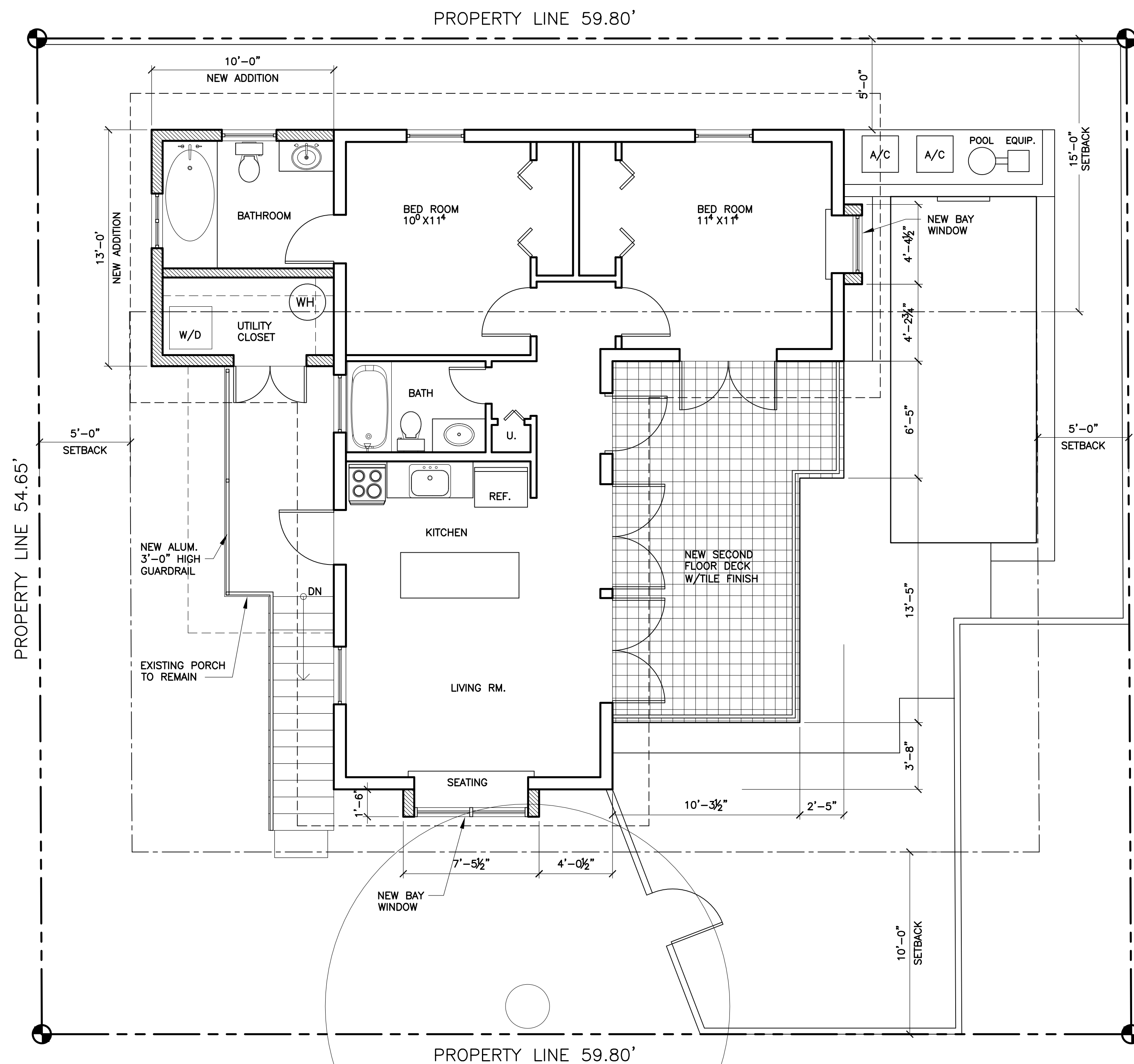
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DATE
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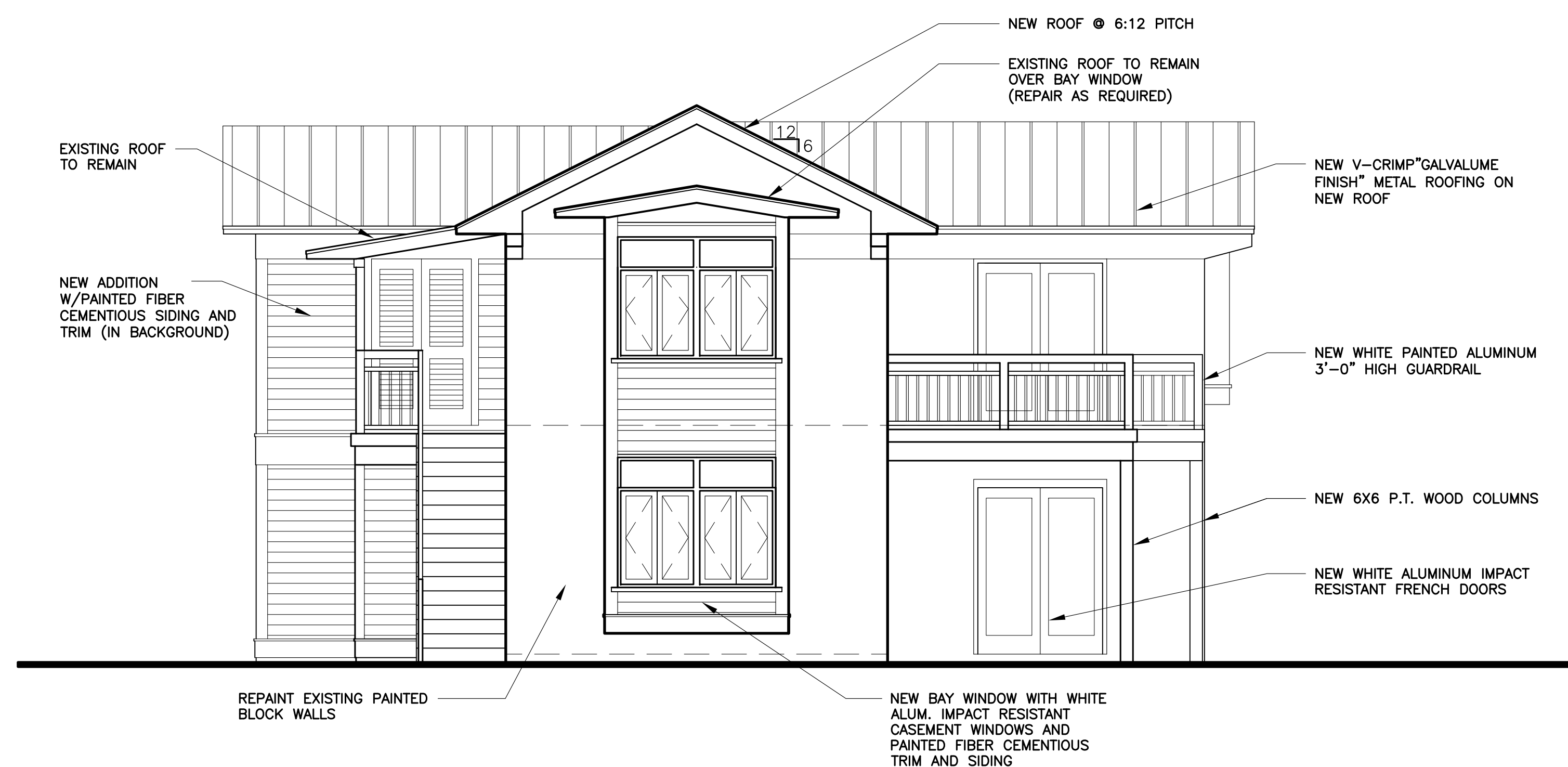
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PROPOSED 2ND. FLOOR PLAN

SCALE: 1/4"=1'-0"

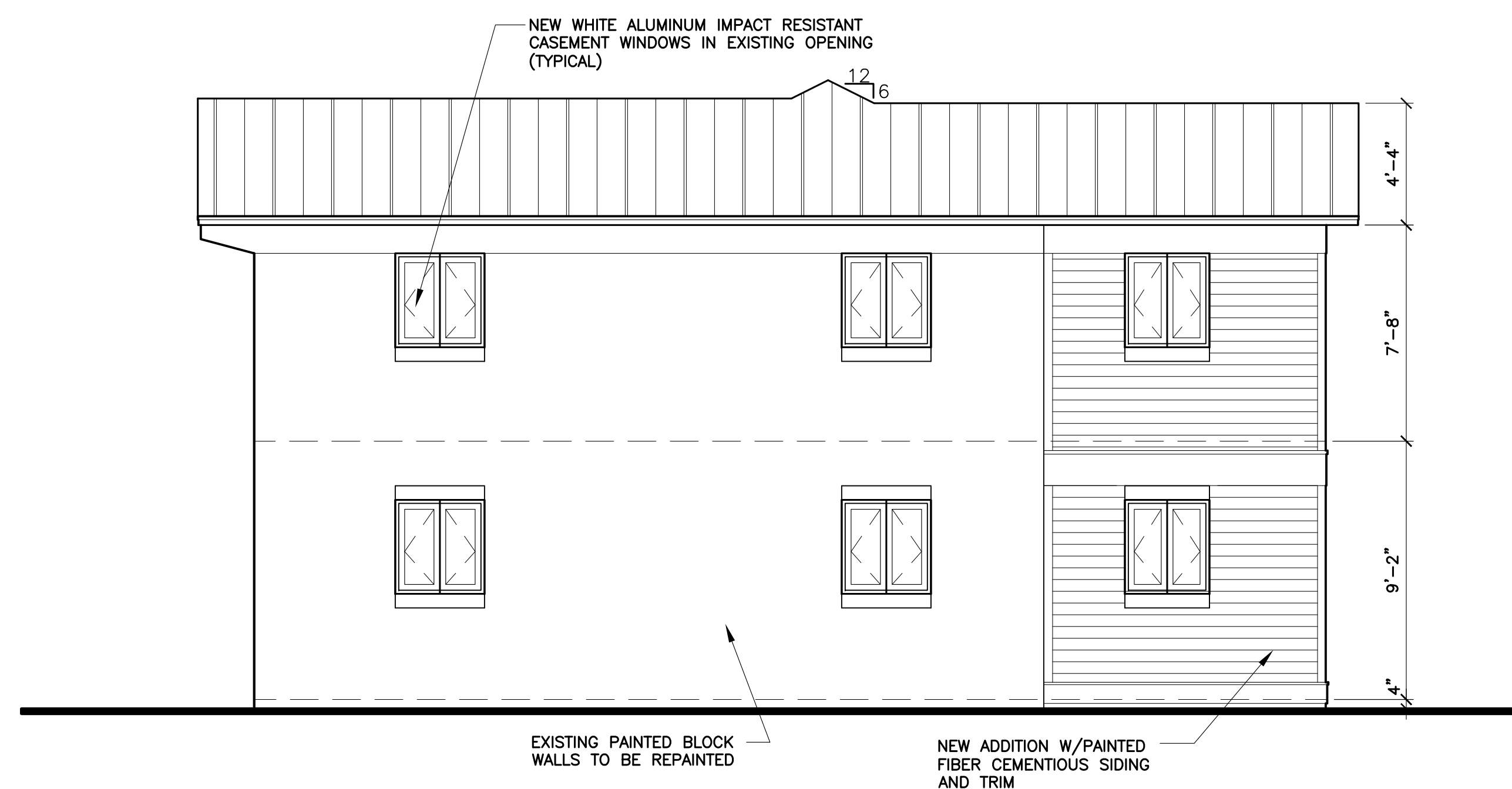
1107 GRINNELL STREET
KEY WEST, FLORIDA



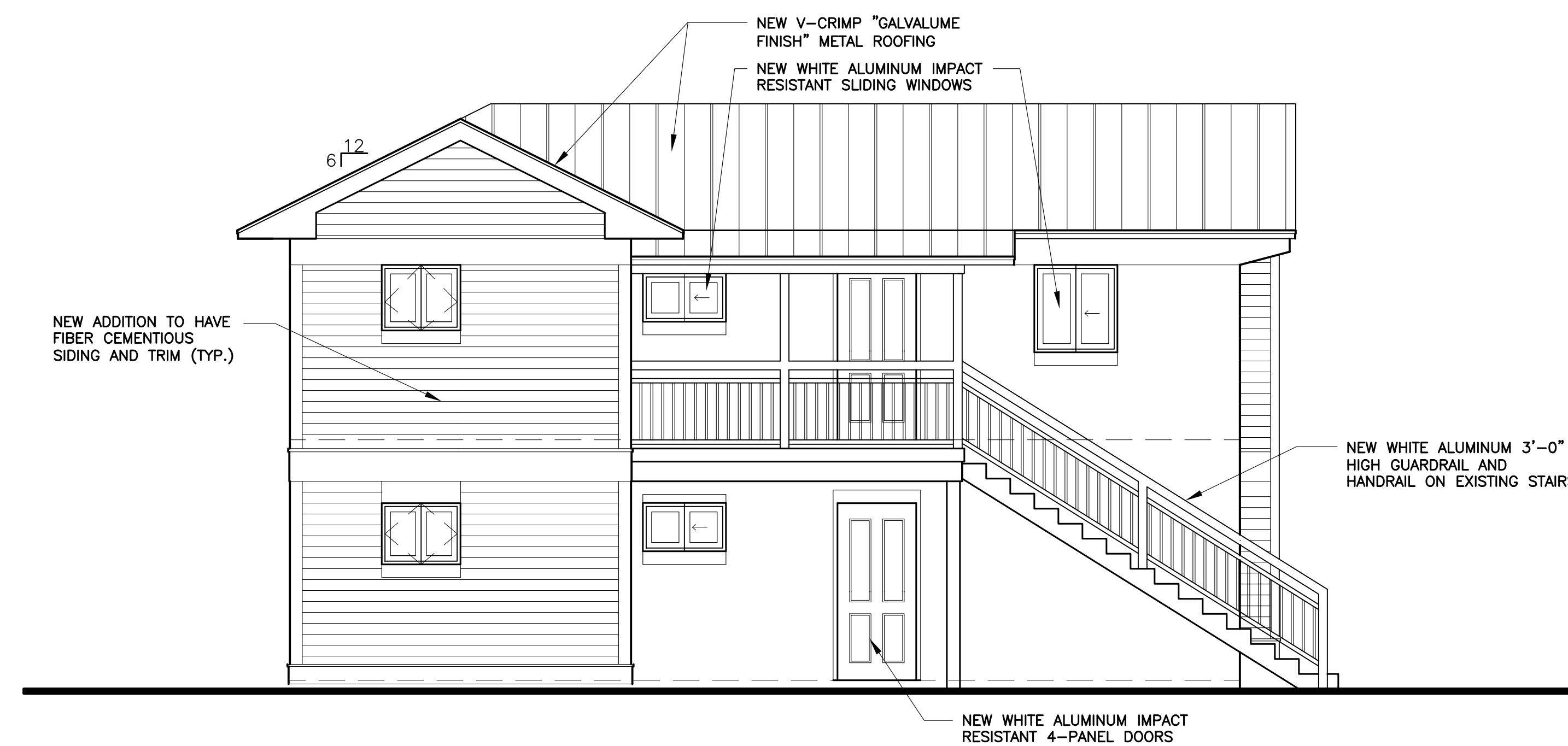
1
A-4
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
A-4
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"



3
A-4
PROPOSED BACK ELEVATION
SCALE: 1/4"=1'-0"



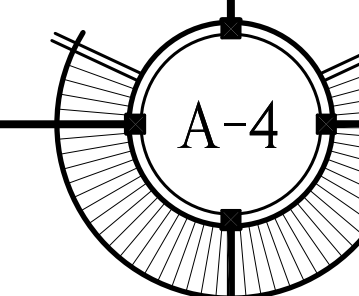
4
A-4
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

SEAL _____

DATE
11-11-11 HARC

REVISIONS _____

DRAWN BY
EMA
F.H.
PROJECT NUMBER
1121



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 6:00 p.m., November 23, 2011 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS AND ADDITIONS TO AN EXISTING TWO STORY MASONRY
NON HISTORIC BUILDING. ADD NEW POOL AND DECK
#1107 GRINNELL STREET**

Applicant- William Horn- Application Number H11-01-1520

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 .

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: 9025875 Parcel ID: 00031760-000100

Ownership Details

Mailing Address:
YOUNG TIMOTHY JAMES
P O BOX 732
DANA POINT, CA 92629

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1107 GRINNELL ST KEY WEST
Legal Description: KW G G WATSON SUB I-209 PT LOTS 4 & 6 SQR 6 TR 13 (A/K/A PARCEL A) OR205-534/37 OR577-552/53 OR655-138 OR761-263/64 OR803-2367/68 OR1000-2487Q/C OR1297-2282/84 OR1327-2379/82R/S OR1522-2240/42 OR1655-28/30Q/C OR1770-415/418Q/C OR1860-10/11 OR2177-91/92

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	70	109	3,268.07 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1418
Year Built: 1963

Building 1 Details

Building Type R2
Effective Age 14
Year Built 1963
Functional Obs 0

Condition A
Perimeter 256
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 16
Grnd Floor Area 1,418

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type IRR/CUSTOM
Heat 1 NONE
Heat Src 1 NONE

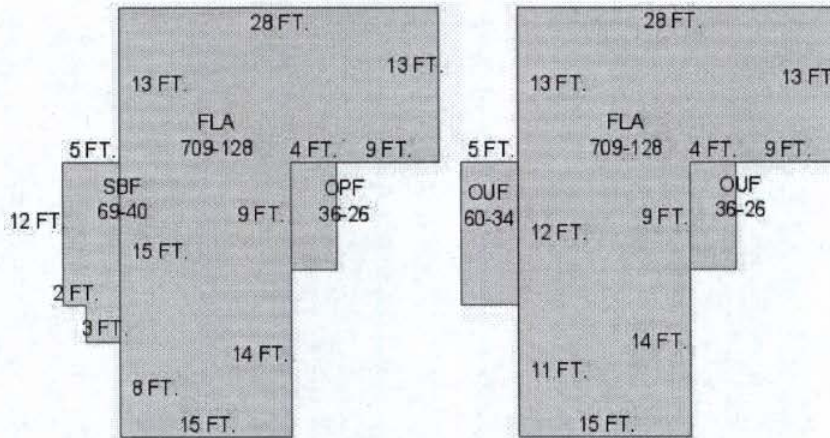
Roof Cover ASPHALT SHINGL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONCR FTR
Bedrooms 2

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	5:C.B.S.	1	1962	N	N	0.00	0.00	709
2	OPF		1	1962	N	N	0.00	0.00	36
3	SBF		1	1962	N	N	0.00	0.00	69
4	FLA	5:C.B.S.	1	1962	N	N	0.00	0.00	709
5	OUF		1	1962	N	N	0.00	0.00	36
6	OUF		1	1962	N	N	0.00	0.00	60

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	5,760 SF	960	6	1994	1995	2	30
2	FN2:FENCES	124 SF	31	4	1994	1995	2	30
3	PT5:TILE PATIO	27 SF	0	0	1994	1995	1	50

Appraiser Notes

2004-28-03 - THE NEW OWNER LIVES IN BOTTOM...50% 2004-08-23 - THIS WAS A SPLIT OUT IN 2003.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
8-1790	05/20/2008	10/31/2008	1,000		BRICK PAVER PATIO 160SF
8-891	03/28/2008	10/31/2008	8,000		REMOVE 3 JEALOUSY WINDOWS, ONE DOOR REPLACE WITH PGT WINDOW AND A FRENCH DOOR

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	200,560	9,798	155,037	365,395	365,395	0	365,395
2010	202,892	10,420	128,136	341,448	341,448	0	341,448
2009	225,521	11,041	239,412	475,974	475,974	0	475,974
2008	207,349	11,868	277,786	497,003	497,003	0	497,003
2007	275,611	12,489	375,828	663,928	663,928	0	663,928
2006	396,470	13,111	261,446	671,027	671,027	0	671,027
2005	346,911	13,938	196,084	556,933	505,630	25,000	480,630
2004	230,449	14,560	196,084	441,093	441,093	25,000	416,093
2003	207,286	15,182	75,166	297,634	297,634	0	297,634

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
12/28/2005	2177 / 91	793,000	WD	Q
2/10/2003	1860 / 0010	208,100	WD	Q

This page has been visited 56,807 times.

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