

Historic Architectural Review Commission

Staff Report Item 10a

Meeting Date:	January 28, 2014
Applicant:	Carlos O. Rojas, Architect
Application Number:	H13-01-1809
Address:	#321 Grinnell Street
Description of Work:	New second floor porch and deck with spiral staircase. New partial flat roof and extension of north wall. New pool and pool deck. New fence.
Building Facts:	The house in question is listed as a contributing resource. The one and a half story house was built ca. 1920. According to the Sanborn maps the attached north addition was an open porch. A ca. 1965 photo portraits the addition as an enclosed structure. The enclosed attached structure located on the north side of the house has a low pitch shed roof and it is lower in height than the main house and the one story house adjacent house located at the north side. The house has a front porch with a slab concrete floor and concrete railings. The house is located on a corner lot on Grinnell Street and Thompson Lane. The adjacent house towards the north side is a contributing house one and a half story house.
Guidelines Cited in Review:	Roofing (page 26), specifically guideline 4. Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 3, 5 and 6 of page 37.

Staff Analysis

On December 10, 2013 the Commission motioned to postpone the item. The Certificate of Appropriateness proposes the conversion of part of the back roof into a roof deck with 36" high railings. The plans include a spiral staircase to give access to the roof deck. The plan also proposes to change the slope of the attached north side addition into a flat roof in order to use the roof as a deck.

The back and front decks will be connected through a flat roof that will have railings. The project also proposes the construction of a small mansard roof over the structure that connects the main house and the back cbs addition. That mansard roof will be visible from Thompson Lane. Historically the roof of that section of the house was a front gable or sawtooth.

The plan includes the restitution of wood railings and full length wood posts in the front porch. The plans also include a swimming pool and deck on the back side of the lot. A fence is proposed on the side part of the lot, facing Thompson Lane. The fence will be 4 feet tall and 6 feet tall where the cbs addition starts.

Consistency with Guidelines

1. The proposed design will change the form of the roof over the existing north addition. The use of railings over an addition on a front façade is a non-traditional design. Reviewing the surrounding context there is no single one story house that exhibits a roof deck on the front façade.
2. The proposed deck and swimming pool are proposed on the back of the lot. A spiral staircase is proposed on the back of the house and will be visible from the lane.
3. The proposed change of railings and full length wood posts is an appropriate change to the existing historic house.

It is staff's opinion that the proposed swimming pool, fence and front porch improvements to the historic house are consistent with the Historic Architectural Guidelines. It is staff's opinion that the proposed deck over the roof facing Grinnell Street is not appropriate and is contrary to many guidelines for roofing and for additions and alterations.

Application

AK1002755

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS-18-2013 011809
APPLICATION # -

OWNER'S NAME: Dennis Mulqueen DATE: 11-18-13

OWNER'S ADDRESS: 321 Grinnell street PHONE #: 248 444 1863

APPLICANT'S NAME: Carlos Rojas AIA PHONE #: 923 3567

APPLICANT'S ADDRESS: 2012 Roosevelt Dr Key West

ADDRESS OF CONSTRUCTION: 321 Grinnell street # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: new pool + pool deck. New 2nd floor porch + deck with spiral stair access. -new fence. Demolish Accessory structure

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: 11-18-13
Applicant's Signature: [Signature]

Required Submittals

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

Dist: CVALKER SAMPLER: BP Drawer: 1
Date: 11/22/13 5:50 Receipt no: 18505

PT 2013 1001809

* BUILDING PERMITS-NEW
Staff Use Only \$100.00

Trans number: 2985344
CK CHECK Date: 2620 \$100.00

Trans date: 11/22/13 Staff Approval: 9:12:57

Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

12/10/13 - postponed ~~Phyllis~~ 4a/b.

HARC Comments:

House is listed as a contributing resource. Built ca. 1920.

Guidelines for roof decks page 28.

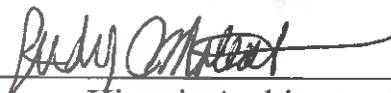
Additions / alterations pages 36-37.

Ordinance for demolition / non-historic / one reading.

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

Date: 12/10/13

Signature: _____



Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

December 19, 2013

Arch. Carlos Rojas, AIA
#2012 Roosevelt Dr.
Key West, Florida 33040

RE: NEW POOL AND POOL DECK. NEW SECOND FLOOR PORCH AND DECK WITH SPIRAL STAIRCASE ACCESS. NEW FENCE. DEMOLISH ACCESSORY STRUCTURE.
FOR: #321 GRINNELL STREET HARC APPLICATION # H13-01-1809
KEY WEST HISTORIC DISTRICT

Dear Architect Rojas:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Tuesday, December 10, 2013. The Commission motioned to postpone the review of the proposed project and requested revisions to the plans based on their discussion. You agreed to postpone the project.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

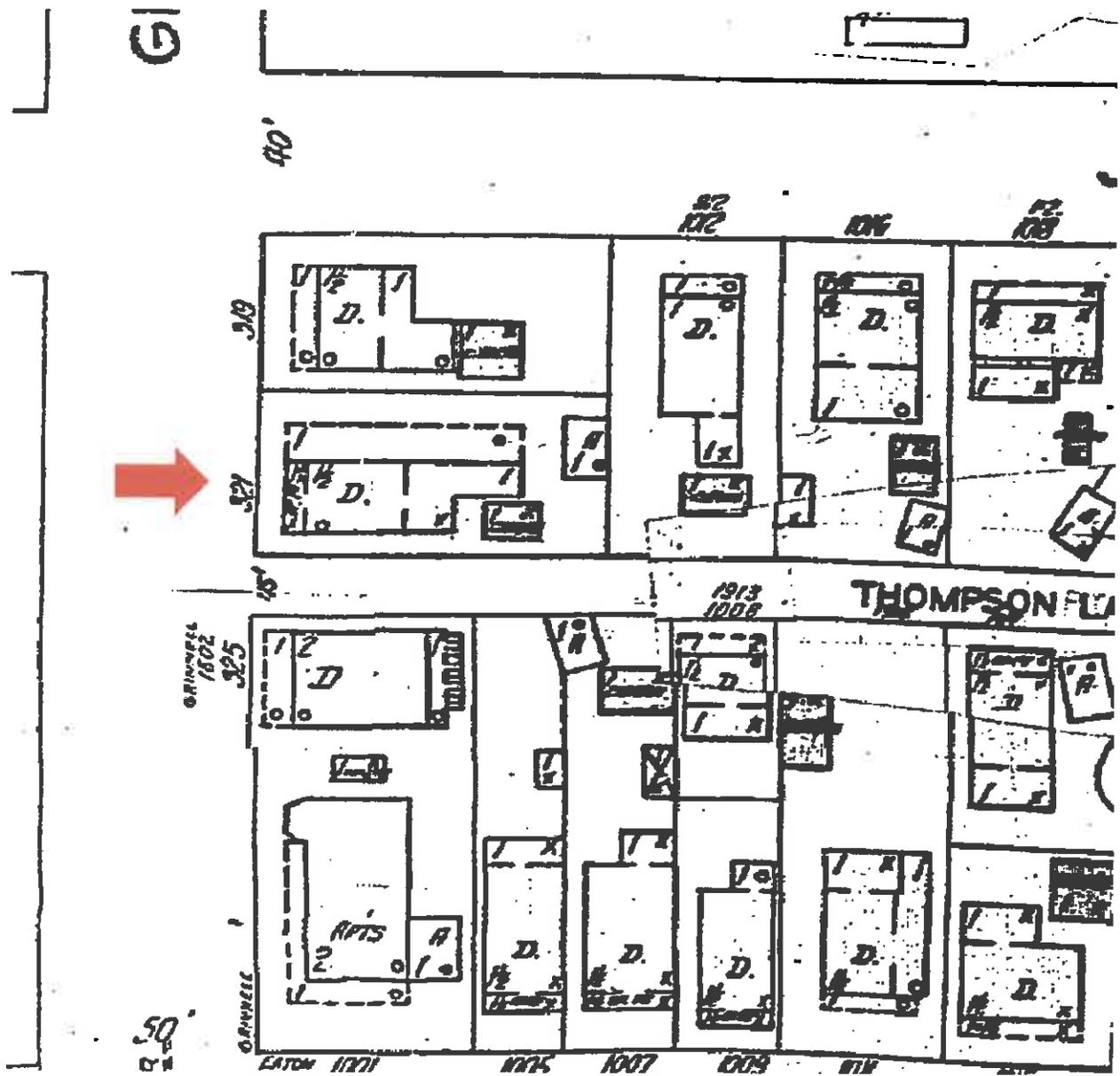
Sincerely:


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

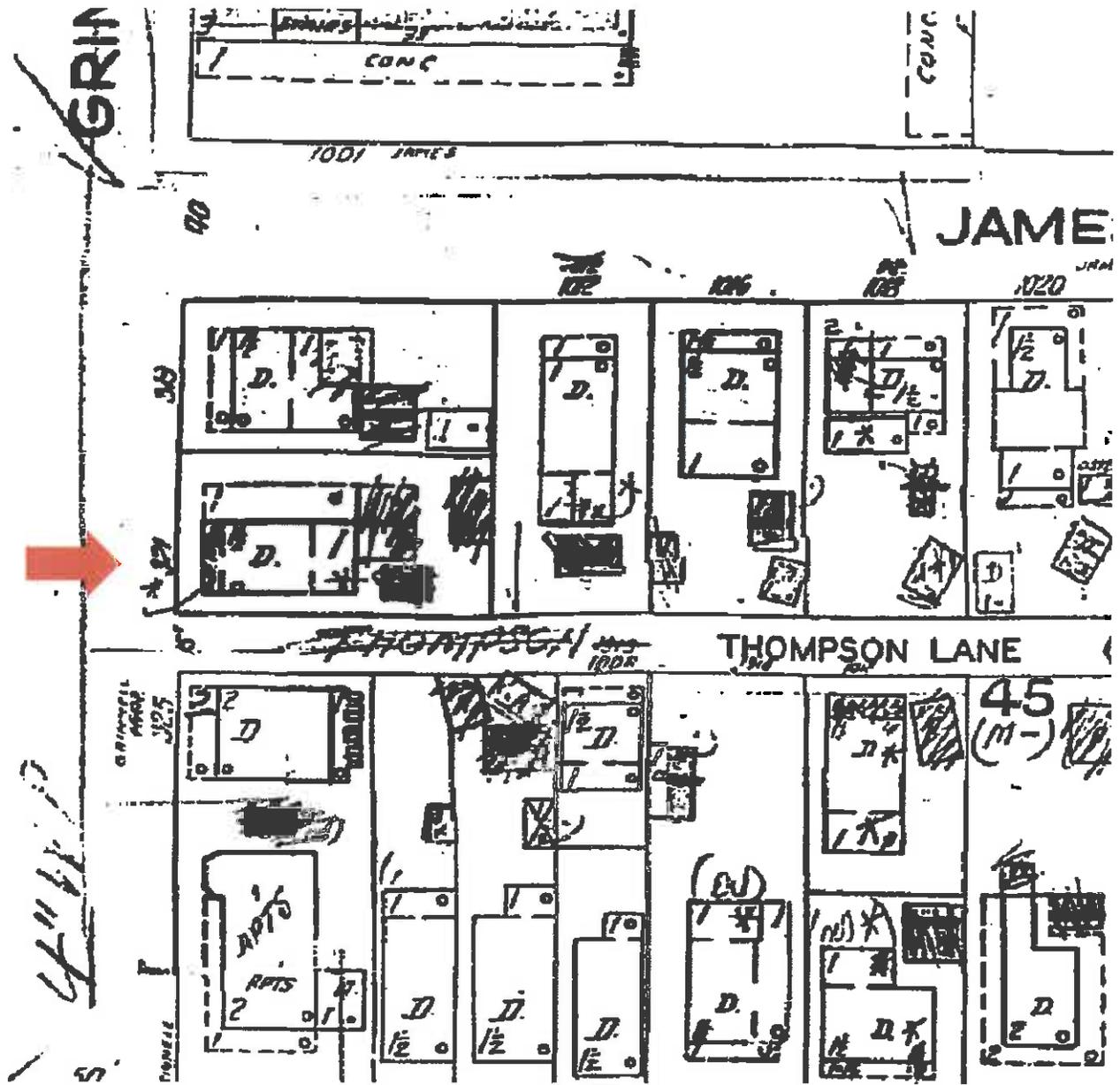
305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#321 Grinnell Street Sanborn map 1948



#321 Grinnell Street Sanborn map 1962

Project Photos



#321 Grinnell Street. Photo circa 1965 Monroe County Library



Google earth





Google earth

feet
meters





Google earth

feet 10
meters 3



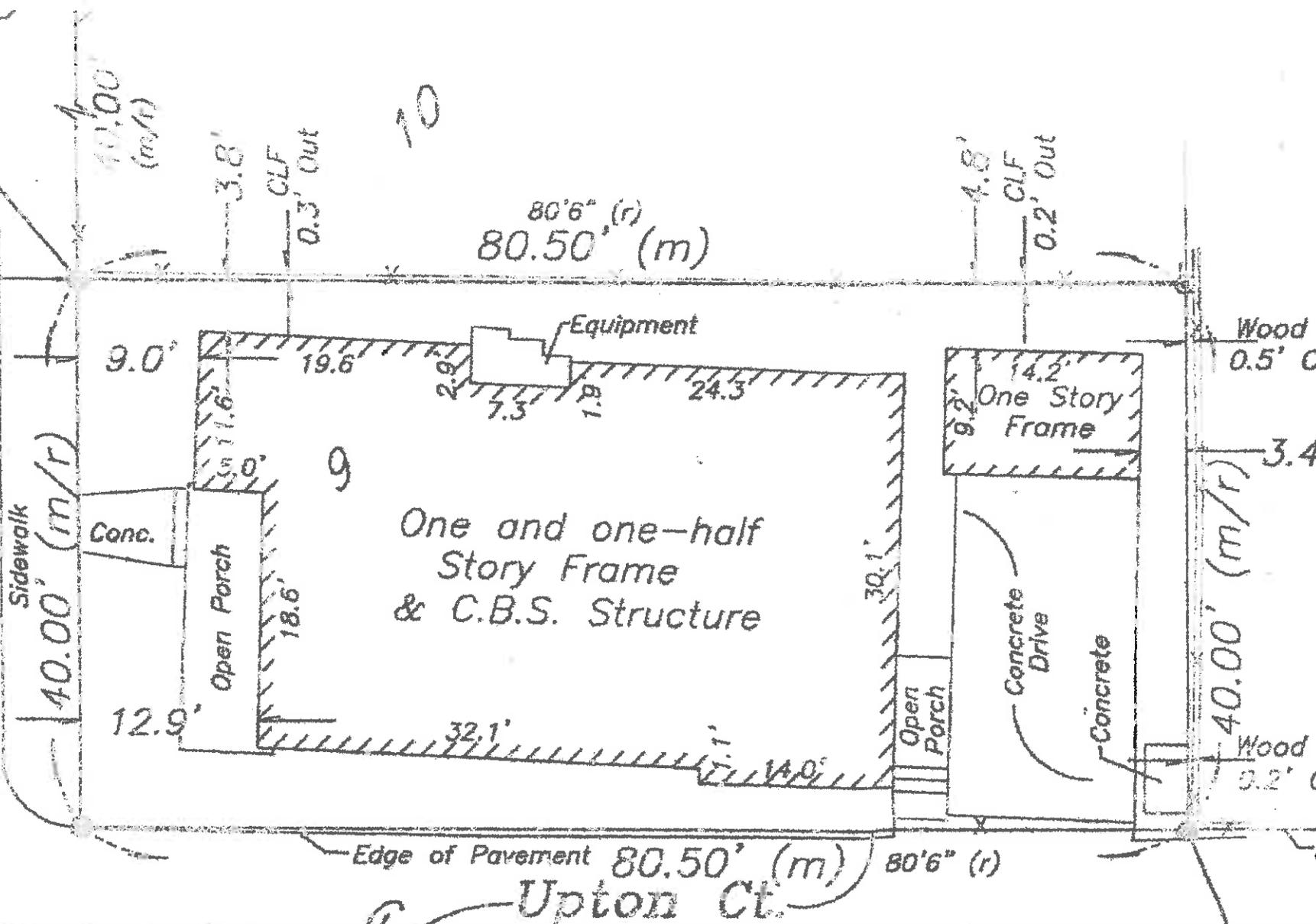
Survey

of Commencing

Point of Beginning

Grinnell St.

10



HMOR

Four 0.4' 0.1'

Revised Plans



Carlos O. Rojas, Jr. AIA
 AR 0016754
 2012 Roosevelt Drive
 Key West, FL 33040
 (305) 923-3567
 ArchitectKW@hotmail.com

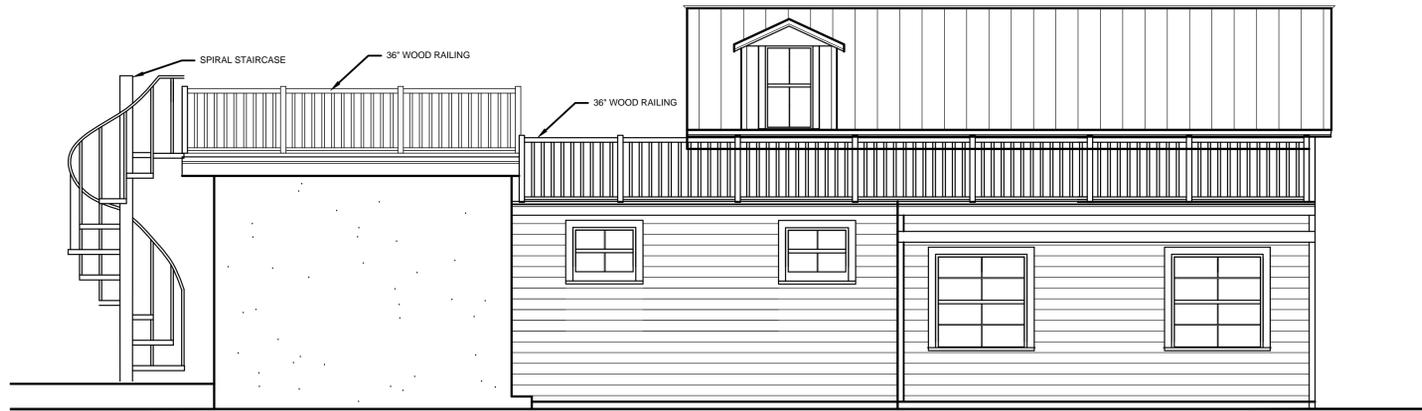
Revisions

NO.	DESCRIPTION

Carlos O. Rojas, Jr. Architect
 Mulqueen Residence
 321 Grinnel Street

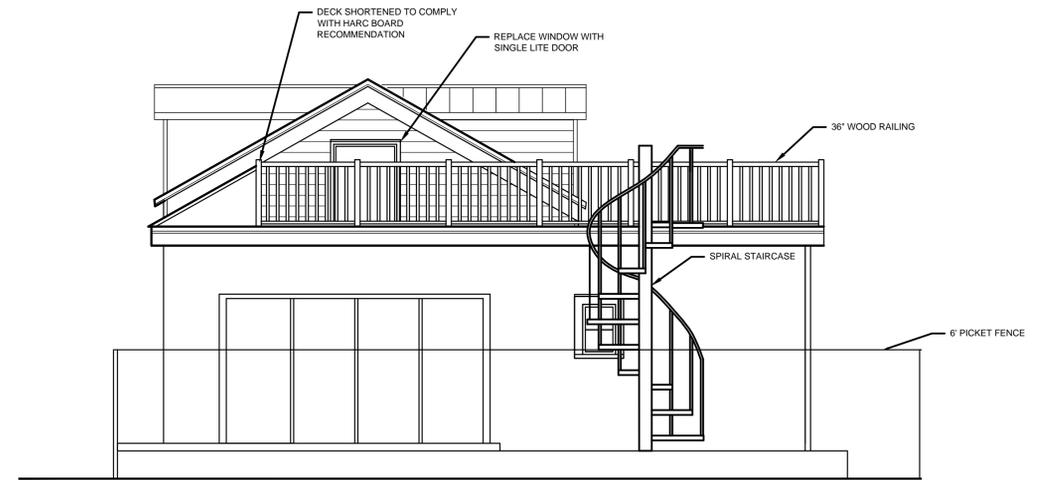
Project Number
 20130321Grin
 Date
 10/04/13
 Drawn By
 COR

A2



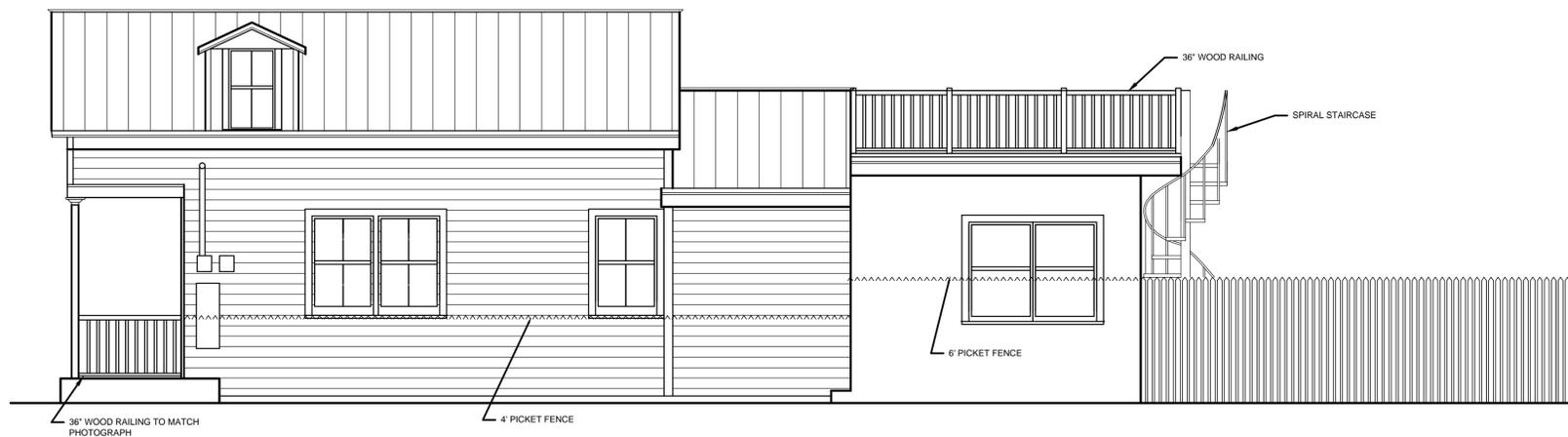
LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

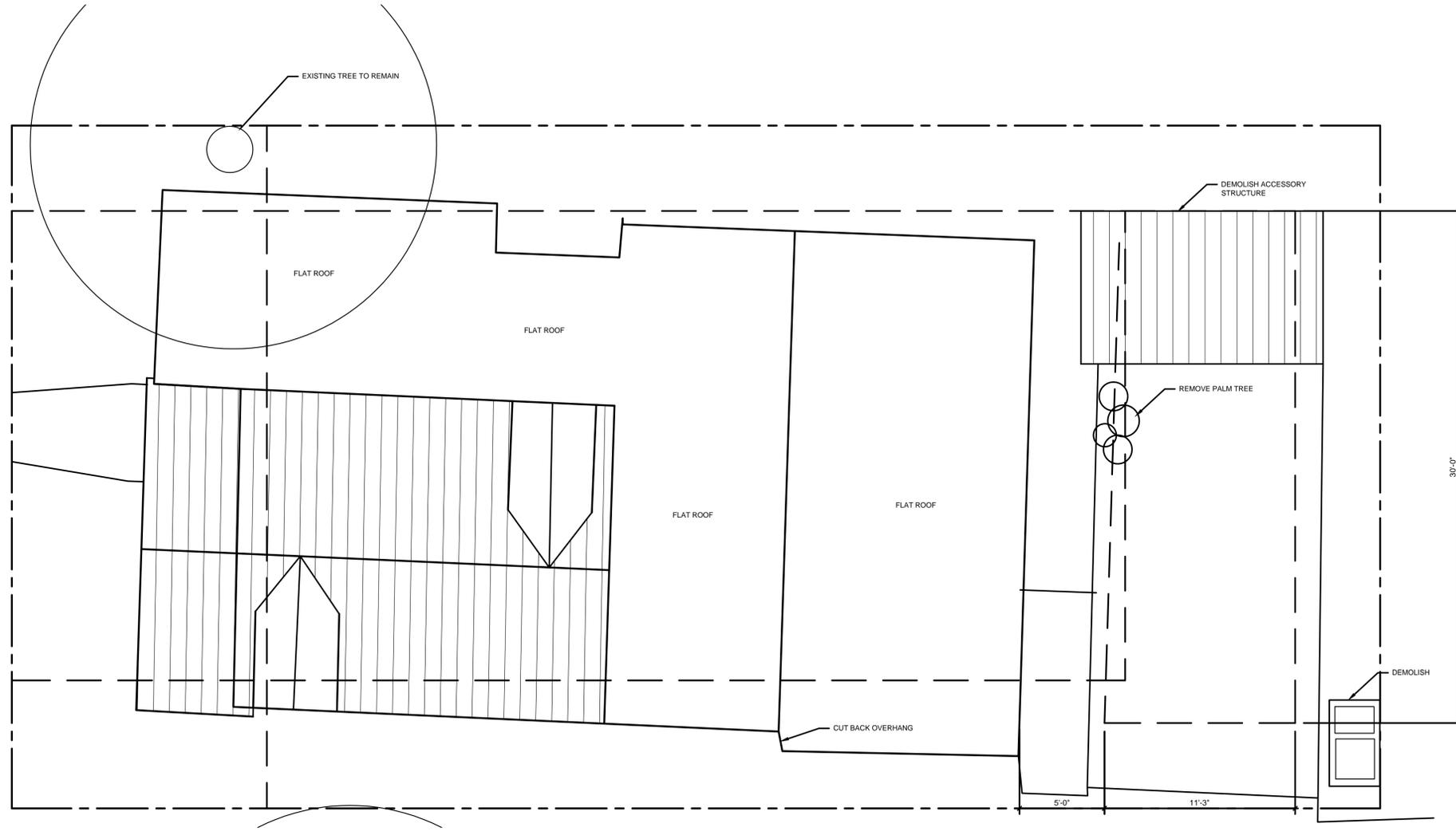
1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

GRINNEL STREET



EXISTING/ DEMO SITE PLAN

1/4" = 1'-0"



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Revisions

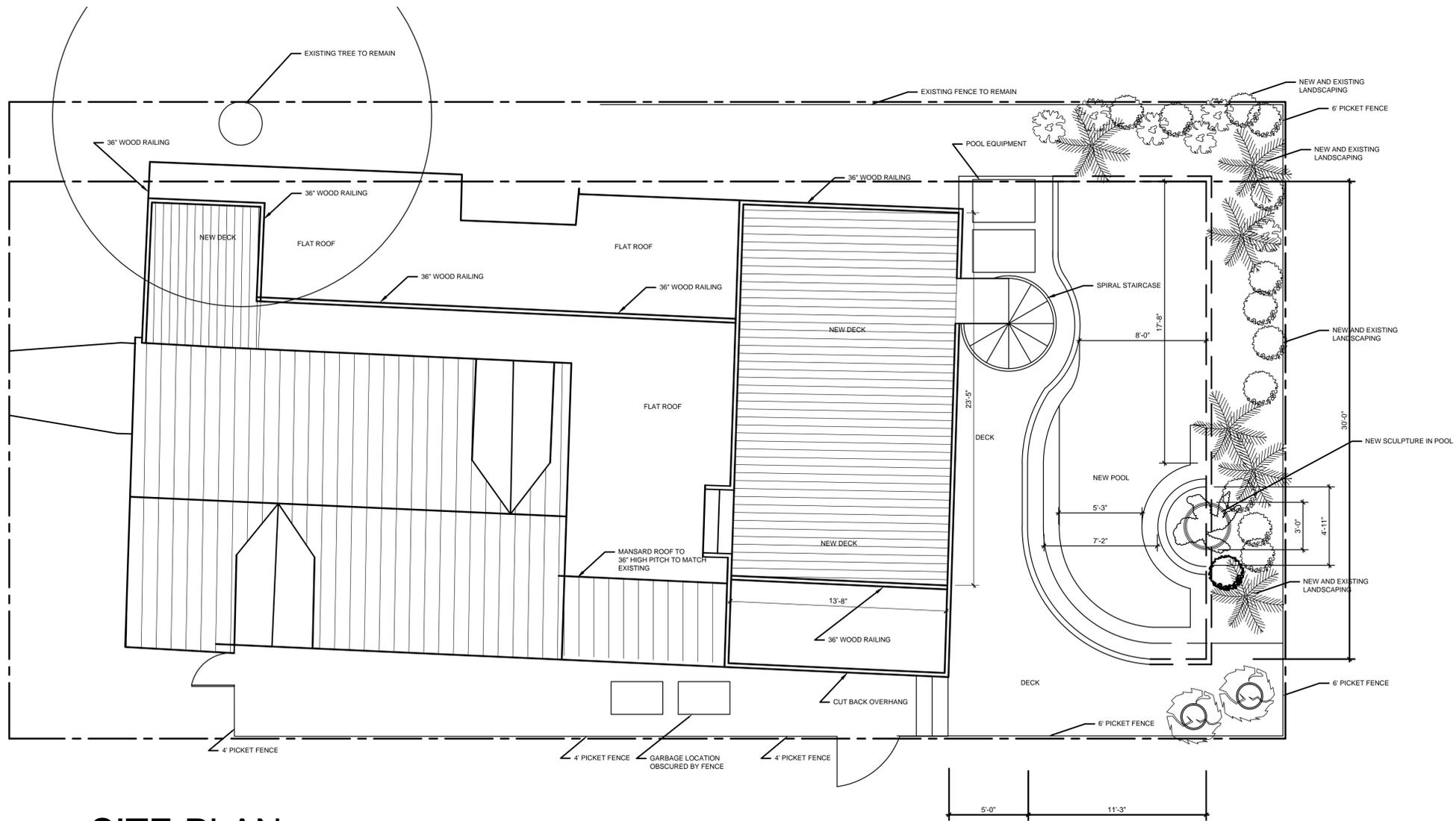
NO.	DESCRIPTION

Carlos O. Rojas, Jr. Architect
Mulqueen Residence
321 Grinnel Street

Project Number
20130321Grin
Date
10/04/13
Drawn By
COR

C2

GRINNEL STREET



SITE PLAN

1/4" = 1'-0"



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 2012 Roosevelt Drive
 Key West, FL 33040
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Revisions

No.	Description

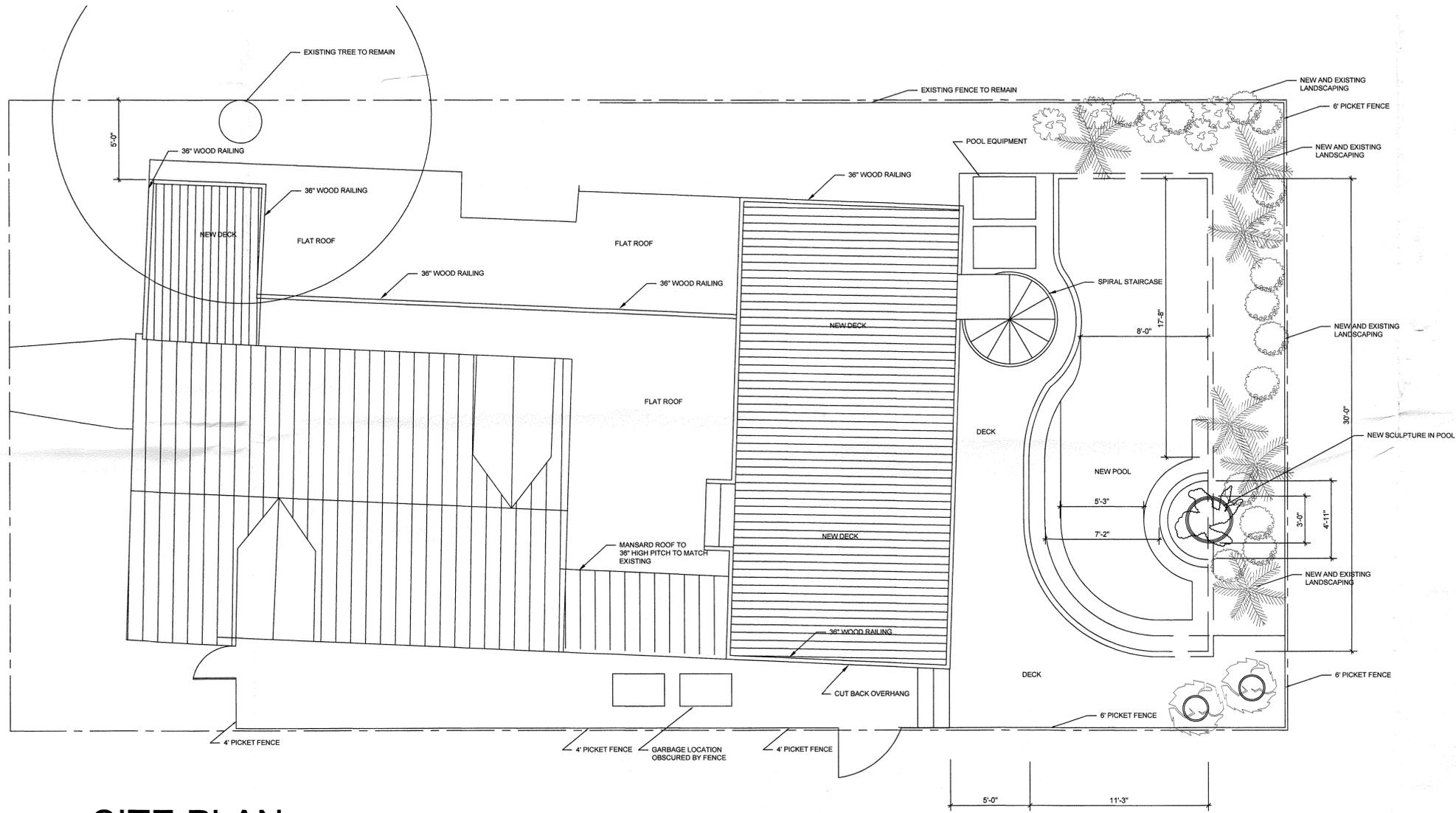
Carlos O. Rojas, Jr. Architect
 Mulqueen Residence
 321 Grinnel Street

Project Number
 20130321Grin
 Date
 10/04/13
 Drawn By
 COR

C3

**Previous Submitted Plans
For December 10, 2013 Meeting**

GRINNEL STREET



SITE PLAN
1/4" = 1'-0"



Carlos O. Rojas, Jr. AIA
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
Architect@hotmail.com

Revisions

NO.	DESCRIPTION

Carlos O. Rojas, Jr. Architect
Mulqueen Residence
321 Grinnel Street

Project Number
20130321Grin
Date
10/04/13
Drawn By
COR

C3

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -
Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1002755 Parcel ID: 00002660-000000

Ownership Details

Mailing Address:

MULQUEEN DENNIS
23925 FARMINGTON RD
FARMINGTON, MI 48336-2323

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 12KW

Affordable Housing: No

**Section-Township-
Range:** 31-67-25

Property Location: 321 GRINNELL ST KEY WEST

Subdivision: Corrected Diagram

Legal Description: KW SUB 9 PT LOT 2 SQR19 G34-497/98 OR97-445/46 OR415-216/17 OR981-1012 OR1355-1178/82WILL
OR1415-2043/44ORD OR1460-915 OR1748-933/34 OR2638-62/64

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
10 - RELIGIOUS	513,447.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	40	81	3,220.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1530
 Year Built: 1933

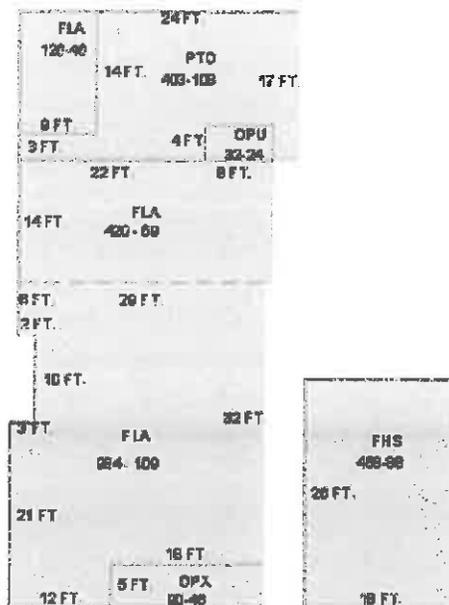
Building 1 Details

Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 500
Effective Age 11	Perimeter 214	Depreciation % 10
Year Built 1933	Special Arch 0	Grnd Floor Area 1,530
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS
 Heat 1 NONE Heat 2 NONE Bedrooms 4
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 2	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1933	N Y	0.00	0.00	984

12:ABOVE AVERAGE WOOD									
2	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	Y	0.00	0.00	126
3	OPU		1	1993	N	N	0.00	0.00	32
5	FHS		1	1993	N	Y	0.00	0.00	468
6	PTO		1	2001	N	N	0.00	0.00	403
7	OPX		1	1993					90
8	FLA	5:C.B.S.	1	1933		Y			420

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
5	FN2:FENCES	96 SF	24	4	2000	2001	2	30

Appraiser Notes

BACK BLDG. IS NOT ATTACHED - NAT

2012-05-23 MLS \$589,000 4/3 WONDERFUL CONCH HOME SITUATED IN OLD TOWN CLOSE TO WATERFRONT. MANY RECENT UPDATES INCLUDE AN OPEN GOURMET KOSHER KITCHEN WITH STAINLESS STEEL APPLIANCES, TWO GAS STOVES, TWO SINKS AND GRANITE COUNTER TOPS. HOUSE WAS BUILT WITH DADE COUNTY PINE. THERE IS OFF STREET PARKING.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	9703729	12/10/1997	11/05/1998	15,000 Residential	NEW UTILITY BUILDING
2	9703729	04/16/1998	11/05/1998	15,000 Residential	INSTALL 3 NEW FIXTURES
4	9900329	01/28/1999	08/18/1999	500 Residential	SIGN
5	9901045	03/25/1999	08/18/1999	1,200 Residential	4 SQS M/B RUBBER ROOF
6	02-0693	04/05/2002	09/04/2002	500 Residential	REPLACE SEWER LINE
7	05-2121	06/07/2005	11/04/2005	300 Residential	CHANGE TWO DOORS
8	05-3981	09/14/2005	11/04/2005	3,500 Residential	A.T.F PERMIT -INSTALL 2TO5 TON A/C
9	06-1370	03/31/2006	12/20/2006	1,000 Residential	INSTALL FENCE IN FRONT
	06-1369	03/31/2006	12/20/2006	3,500	INSTALL 100SF OF SHEETROCK, 50SF CABINETS, 200SF TILE, 500LF BASEBOARD
	06-3252	06/01/2006	12/20/2006	3,000	REPLACE 4 WINDOWS

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
2013	205,609	762	288,995	495,366	495,366	495,366	0

2012	207,844	772	288,995	497,611	497,611	497,611	0
2011	208,639	785	313,821	523,245	523,245	523,245	0
2010	211,065	795	322,000	533,860	533,860	533,860	0
2009	234,606	805	322,000	557,411	557,411	557,411	0
2008	215,702	819	483,000	699,521	699,521	699,521	0
2007	220,549	829	483,000	704,378	704,378	704,378	0
2006	435,293	839	305,900	742,032	742,032	742,032	0
2005	453,236	852	241,500	695,588	695,588	695,588	0
2004	248,293	862	225,400	474,555	474,555	474,555	0
2003	275,881	872	89,194	365,948	365,948	365,948	0
2002	228,845	886	89,194	318,925	318,925	318,925	0
2001	201,988	4,650	89,194	295,832	253,546	25,000	228,546
2000	175,295	9,359	61,180	245,835	245,835	25,000	220,835
1999	133,571	8,711	61,180	203,462	203,462	0	203,462
1998	104,977	4,393	61,180	170,550	170,550	0	170,550
1997	99,452	4,383	54,740	158,575	128,595	25,000	103,595
1996	74,589	3,455	54,740	132,784	124,850	25,000	99,850
1995	67,959	3,300	54,740	125,999	121,805	25,000	96,805
1994	60,776	3,087	54,740	118,603	118,603	25,000	93,603
1993	67,049	1,082	54,740	122,872	122,872	25,000	97,872
1992	67,049	1,082	54,740	122,872	122,872	25,000	97,872
1991	67,049	1,082	54,740	122,872	122,872	25,000	97,872
1990	50,031	1,082	41,055	92,169	92,169	25,000	67,169
1989	41,348	984	40,250	82,582	82,582	25,000	57,582
1988	36,878	984	34,615	72,477	72,477	25,000	47,477
1987	31,152	984	21,830	53,966	53,966	25,000	28,966
1986	31,284	984	21,097	53,365	53,365	25,000	28,365
1985	30,576	984	13,516	45,076	45,076	25,000	20,076
1984	29,029	984	13,516	43,529	43,529	25,000	18,529
1983	29,029	984	13,516	43,529	43,529	25,000	18,529
1982	29,457	984	13,516	43,957	43,957	25,000	18,957

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
6/27/2013	2638 / 62	525,000	WD	02
6/1/1997	1460 / 0915	199,000	WD	Q
2/1/1969	415 / 216	5,500	00	Q

This page has been visited 7,294 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176