

Summary

- 2 Two story addition on rear. New hip roof to replace existing gable one and new additions to existing second floor porches- **#1107 Grinnell Street - Adele V. Stones (H11-01-445) upon remand by the Special Magistrate**

The building located on 1107 Grinnell Street is not listed as a contributing resource in the survey. The building is a two story cbs structure. According to the Property Appraiser's records the building was built between 1962 and 1963, therefore is not historic as mistakenly was stated on the staff report of April 26, 2011. According to the Sanborn map of 1962 the structure in question used to be 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 the replacement of part of the roof with a new high pitch hip roof. The plans also include a two story addition, crowned with a roof deck, attached to the north east corner of the building. This addition will be rectangular in footprint and will measure approximately 11'-0" depth by 10'-0" wide by 21'-6" high including the roof deck railings. The plans also propose front and side porches at the second floor level. A metal spiral stair will give access to the proposed roof deck. A canvas awning is proposed on the west elevation new addition. Hardi plank board is proposed for the exterior walls and metal v crimp panels are specified as roof system.

On April 26, 2011 the Commission denied the application based on the following guidelines for Additions; alterations and new construction (pages 36-38);

- (1) *A structure shall not be altered and/or expanded in such a manner that its 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.*

On June 29, 2011 the Special Magistrate reviewed the project under an appeal hearing and remanded it back to the Commission. During the appeal hearing the applicant demonstrated that the building in question is not historic, since the building has not reached 50 years, as required by ordinance to be considering historic. During the appeal hearing it was not clear if the Commission made the denial motion based on the understanding that the structure was historic.

Minutes

**Excerpt from Proceedings Before Special Magistrate Jefferson Overby
Code Compliance Hearing Wednesday, June 29, 2011
Certificate of Appropriateness # H11-01-445**

Submitted by Adele V. Stones

CITY OF KEY WEST, FLORIDA
CODE COMPLIANCE HEARING
HARC APPEAL

ORIGINAL

OLD CITY HALL
510 GREENE STREET

WEDNESDAY, JUNE 29, 2011

1:30 P.M.

Re: SMA 11-03, Architect William Rowan

1107 Grinnell Street

H11-01-445

Excerpt from Proceedings
BEFORE SPECIAL MAGISTRATE JEFFERSON OVERBY

Also Present:

Ron Ramsingh, Assistant City Attorney

Adele Virginia Stones, Esquire

Enid Torregrosa, HARC Planner

Transcribed by (Reporter Not Present):

Cathy H. Webster RPR
302 Southard Street, Suite 107
Key West, Florida 33040
305.295.6279

1 SPECIAL MAGISTRATE OVERBY: Well, here's my
2 concern, and maybe you both can address it. In the
3 minutes of the meeting, Commissioner Green stated
4 that he felt the facade changes altered the original
5 historic design of the building. Had he known it
6 was nonhistoric, would he have voted or done
7 something differently? And I think the only way to
8 know that is to send it back to HARC to answer
9 whether -- one specific question -- is whether in
10 the motion it was being treated as a historic
11 structure or a nonhistoric noncontributing structure
12 and then I can determine whether or not HARC applied
13 the right guidelines. But from these minutes I
14 can't determine, you know, from the one comment that
15 was made regarding historic or nonhistoric. It was
16 clearly by Commissioner Green stated to be historic.
17 Now it may be in reliance of the staff report
18 because they thought it was historic, in which case,
19 you know, it would be a wrong that should be
20 corrected to let them know that it was nonhistoric.
21 Would that change their decision ? It might not.
22 They may be absolutely happy with their decision and
23 they'll clarify their ruling that they understood
24 that it was nonhistoric and that it was -- but it's
25 clearly not new construction.

1 So I mean I think that this is one of those
2 babies that is somewhere between the two. It's not
3 an empty lot in Old Town that someone wishes to
4 build a structure on. This was a structure that was
5 there and this is a renovation or an alteration to a
6 noncontributing structure.

7 So I just need to know whether or not the Board
8 voted under the assumption that it was historic and
9 noncontributing or not.

10 ASSISTANT CITY ATTORNEY RAMSINGH: I have two
11 questions, Judge, because, as you know, I have to
12 instruct HARC when it goes back as well.

13 SPECIAL MAGISTRATE OVERBY: Right.

14 ASSISTANT CITY ATTORNEY RAMSINGH: Number one,
15 your question is the use of the word "historic" in
16 the Motion to Deny, is that merely an adjective or
17 term of art within the ordinance; right?

18 SPECIAL MAGISTRATE OVERBY: Well, no. I want
19 to know the factual basis for the motion. I want to
20 know what the underlying intent of HARC was. Was
21 there intent that they treated the building as
22 historic, in which case there would be some real
23 concern that they misapplied based on the
24 information they had, not that they made the wrong
25 decision based on the information they had but

1 taking it as a de novo hearing, if they were basing
2 their decision based on it being historic, and it
3 turns out that it's not, then I could reach a
4 different result without there being a problem.

5 If, however, they were treating it as non-
6 historic, noncontributing, then I don't see that
7 there is a flaw in their decision.

8 But clearly I don't know what they were doing
9 because the minutes don't reflect. They just say
10 refer you to Guidelines Page 37, Nos. 1, 3 and 4.

11 So what does that mean? That tells me no
12 factual basis for their motion. That just tells me
13 the reasons that they copied out of HARC. They
14 don't say, Based on this being a historic or a non-
15 historic, a contributing or noncontributing
16 structure, we object to, and then lay out the
17 portions that they object to because, first of all,
18 there are a lot of things that are being asked for
19 here and I'm not able to tell specifically which
20 portion from the minutes in the record that they're
21 objecting to. Are they objecting to all of the
22 parts? Because one of the Commissioners doesn't
23 object to all the parts. He actually thinks it's an
24 improvement.

25 So I need to know specifically as to roof or

1 specifically as to porch or specifically -- I need
2 much more specificity in order to review their
3 ruling and that's what I'm asking to do.

4 I'm going to send it back to HARC, ask them to
5 clarify their ruling, itemizing which items they're
6 ruling in favor or against on which point. Because
7 if it's all three against all parts, then they
8 should say that. If it's historic or nonhistoric,
9 they should say that. If it's contributing or non-
10 contributing -- they have to have basically findings
11 of fact and conclusions, not just I make a motion,
12 okay. There's got to be something to review and I
13 can't clearly understand what it was because the
14 only comment clearly uses the word "original
15 historic design." It ain't historic. I think we
16 would have to all agree today that it doesn't meet
17 the definition of "historic."

18 ASSISTANT CITY ATTORNEY RAMSINGH: You want
19 them to flush that out?

20 SPECIAL MAGISTRATE OVERBY: Well, I want them
21 to tell me what their basis was and if their basis
22 was that they thought it was historic, I'll give
23 them a chance to correct and update. Ms. Stones can
24 come back before me and I can still determine
25 whether I agree that they applied the right

1 guidelines or not, but I definitely need them to
2 clarify which portions of the design that they are
3 making that motion for. Again, there's more than
4 one piece. They have to specify which pieces
5 they're objecting to. Okay?

6 MS. STONES: Thank you, Your Honor. Member
7 Green that you referenced as having made the motion
8 that contained that statement is going to be out of
9 the country until July 19th. I would request that
10 the remand back to HARC be to a date that would
11 allow him as that member to make that clarification.

12 SPECIAL MAGISTRATE OVERBY: Well, I mean,
13 obviously it's going to have to be the guy who made
14 the motion but it says Nils Muench made the motion.
15 It was just Mr. Green made the comment about -- that
16 was the first and only comment that referenced it.

17 I don't care which meeting you take it back to.
18 I'll call it back up on August 3rd and you can tell
19 me if they have heard it or not.

20 When are the next HARC meetings in July?

21 MS. STONES: The 26th of July.

22 MS. TORREGROSA: The 12th and the 26th of July.
23 We have two meetings.

24 SPECIAL MAGISTRATE OVERBY: Maybe we can get it
25 on the 26th.

1 MS. STONES: Yes.

2 SPECIAL MAGISTRATE OVERBY: Okay. Well, that's
3 fine. We'll try and put it on the 26th agenda and
4 they can rule however they rule and we'll decide it
5 back if you chose to appeal whatever clarification
6 they make.

7 MS. STONES: All right. Thank you.

8 SPECIAL MAGISTRATE OVERBY: Thank you very
9 much.

10 (End of excerpted portion).

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1
2 COURT REPORTER CERTIFICATE
3

4 STATE OF FLORIDA)

5 COUNTY OF MONROE)
6

7 I, Cathy H. Webster, Registered
8 Professional Reporter, certify that I was authorized to
9 and did stenographically transcribe the foregoing
10 proceedings from audiotapes furnished this reporter and
11 that the transcript is a true and complete record of my
12 stenographic notes as heard from the audiotapes
13 provided.

14 DATED this 26th day of July, 2011.
15
16

17 

18 Cathy H. Webster
19 Registered Professional Reporter
20 Courthouse Business Center
302 Southard Street, No. 107
Key West, Florida 33040
305.295.6279
21
22
23
24
25

Minutes

Bryan Green stated that he felt changing the nature of the structure negatively affects the contributing structure.

Carlos Rojas stated that the proposed changes were altering the original structure and roofline.

Rudy Molinet stated that the proposed additions alter the historic fabric of the house.

Bryan Green made a motion to deny the proposed design based on the guidelines page 26 number 4, page 28 number 1, page 37 numbers 1, 3, and 5; the motion was seconded by Carlos Rojas.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Rojas, Green and Chairman Molinet.

Nays: None

DENIED

Bryan green made a motion to deny the proposed demolition; the motion was seconded by Carlos Rojas.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Rojas, Green and Chairman Molinet.

Nays: None

DENIED

3 Demolition of non historic additions and two outbuildings. Construct a two story addition on rear-#513 Truman Avenue- Dar Castillo- Affiliated Design and Const. Mgrs. (H11-01-351)

Dar Castillo presented the project. This was the second reading for a request for demolition.

No public comment.

Enid Torregrosa presented her staff report.

Nils Muench made a motion to approve the proposed demolition; the motion was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Rojas, Green and Chairman Molinet.

Nays: None

APPROVED

New Business

4 Two story addition at rear. New hip roof to replace existing gable one and new additions to existing second floor porches- #1107 Grinnell Street- William Rowan (H11-01-445)

William Rowan presented the project.

No public comment.

Enid Torregrosa presented her staff report.

William Rowan reviewed the site plans with the commissioners.

Bryan Green stated that he felt the façade changes altered the original historic design of the building.

Daniel Metzler stated that he felt the proposed changes improved the appearance of the building.

Nils Muench cited the guidelines page 37 number 3.

Nils Muench made a motion to deny based on the guidelines page 37 numbers 1, 3, and 4; the motion was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Rojas, Green and Chairman Molinet.

Nays: Commissioner Metzler

DENIED

5 Double faced hanging sign with aluminum letters back lit with white neon sign copy *Southern Cross Hotel*- # 415-417 Eaton Street- Southernmost Signs (H11-01-413)

Carl Reed presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Bryan Green asked the applicant if the free standing sign was being removed.

Mr. Reed stated that it was being removed.

Bryan Green asked the applicant why they were changing from a free standing sign to a hanging sign.

Mr. Reed stated that the owner would like a better view from Eaton and Duval Streets with the hanging sign.

Nils Muench stated that the sign would significantly change the street scape and have an adverse effect on the building.

Daniel Metzler stated that the hotel already has two signs on Duval Street.

Rudy Molinet stated that backlighting is prohibited in the historic district.

Enid Torregrosa reviewed page 50 of the guidelines.

Nils Muench made a motion to deny based on the guidelines page 50 numbers 19 and 24(e); the motion was seconded by Daniel Metzler.

**Packet as presented on
April 26, 2011**

Staff Report

- 4 Two story addition on rear. New hip roof to replace existing gable one and new additions to existing second floor porches- **#1107 Grinnell Street - William Rowan (H11-01-445)**

The building located on 1107 Grinnell Street is not listed as a contributing resource in the survey. The building is a two story cbs structure and was built between 1948 and 1962. According to the Sanborn map of 1962 the structure in question used to be 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 the removal of almost the entire roof and its replacement with a new high pitch hip roof. The plans also include a two story addition, crowned with a roof deck, attached to the north east corner of the building. This addition will be rectangular in footprint and will measure approximately 11'-0" depth by 10'-0" wide by 21'-6" high including the roof deck railings. The plans also propose front and side porches at the second floor level. A metal spiral stair will give access to the proposed roof deck. A canvas awning is proposed on the west elevation new addition. Hardi plank board is proposed for the exterior walls and metal v crimp panels are specified as roof system.

Staff understands that the request to replace the existing roof with a high hip roof constitutes demolition. The criteria when reviewing a Certificate of Appropriateness that request demolition is under Sec. 102-218 of the LDR's;

- (a) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*
- (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 criteria of section 102-125(1) through (9).*
- (b) *The historic architectural review commission shall not issue permits that would result in:*
- (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;*
 - (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and*
 - (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.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3(E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the existing building and its character defining elements such as its roof as well as its cantilever side porches were built more than 50 years ago. The building is an example of early 1960's cbs multi family structure and yields information of an architectural period that exists in our historic district. Nor the roof or existing porches exhibits a condition of irrevocably compromised by extreme deterioration.

Staff understands that the proposed removal of the existing roof is inconsistent with the Ordinance, Section 102-218- Demolitions in the historic district. This is a first reading for the demolition request.

Guidelines that should be reviewed for this application;

Additions; alterations and new construction (pages 36-38);

- (1) A structure shall not be altered and/or expanded in such a manner that its 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.*

(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.*

Widow's walks and roof decks (page 28);

Roof decks were not typical on one or one and a half story primary structures. They may or may not be appropriate for two story buildings, depending on the individual circumstances and characteristics of the building.

(1) *Widow's walk additions and roof decks must be compatible in scale and design with the existing structure.*

Secretary of the Interior's Standards;

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

It is staff understanding that the plans, as proposed, will change the minimalistic character of a historic structure. The proposed hip roof as well as the porches for the south north and west elevations are not in keeping with the architectural style of this early 1960's building. Moreover character defining elements of the building will be removed and replaced. The use of hardi board to cover stucco walls creates a false sense of historical development.

The proposed roof deck over the new addition is also inconsistent with the guidelines. Its design is dissimilar to the forms the existing building exhibits.

If approved this proposed addition may require setbacks variances.

Application



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

APPLICATION # H-11-01-445

OWNER'S NAME: TIM YOUNG DATE: 3.23.11

OWNER'S ADDRESS: 1107 GRINNELL ST. PHONE #: _____

APPLICANT'S NAME: WILLIAM ROWAN PHONE #: 296.3784

APPLICANT'S ADDRESS: 321 PEACOCK LN.

ADDRESS OF CONSTRUCTION: 1107 GRINNELL # OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: TWO STORY ADDITION AT REAR OF EXISTING TWO STORY STRUCTURE. NEW HIP ROOF TO REPLACE GABLE ROOF. NEW ADDITIONS TO EXISTING SECOND FLOOR PORCHES.

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: 3/23/11
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 checked="" 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 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:

4/24/11 - Denied based on the guidelines ~~sketch~~
7/26/11 - postponed for Commission March to familiarize
himself with situation + info from the minutes ~~part~~

HARC Comments:

Not listed in surveys. Similar footprint in 1962 Sanborn map.
Ordinance for demolition - replacement of existing roof.
Guidelines for additions, alterations & new construction (pages 34-38)
Guidelines for roof decks.

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

Date: 4/26/11 _____

Signature: Rudy M. [Signature] _____

Historic Architectural
Review Commission



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

August 2, 2011

Mrs. Adele V. Stones
#221 Simonton Street
Key West, Florida 33040

RE: TWO STORY ADDITION ON REAR. NEW HIP ROOF TO REPLACE
EXISTING GABLE ONE AND NEW ADDITIONS TO EXISTING SECOND
FLOOR PORCHES
FOR: #1107 GRINNELL STREET - HARC APPLICATION # H11-01-445
UPON REMAND BY THE SPECIAL MAGISTRATE
KEY WEST HISTORIC DISTRICT

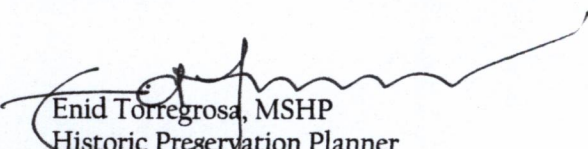
Dear Mrs. Stones:

This letter is to notify you that the Key West Historic Architecture Review Commission **postponed** the review upon remand by the special magistrate the above mentioned project on the public meeting held on Tuesday, July 26, 2011.

I will be including this item on the next Agenda for the meeting of August 9, 2011. 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, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

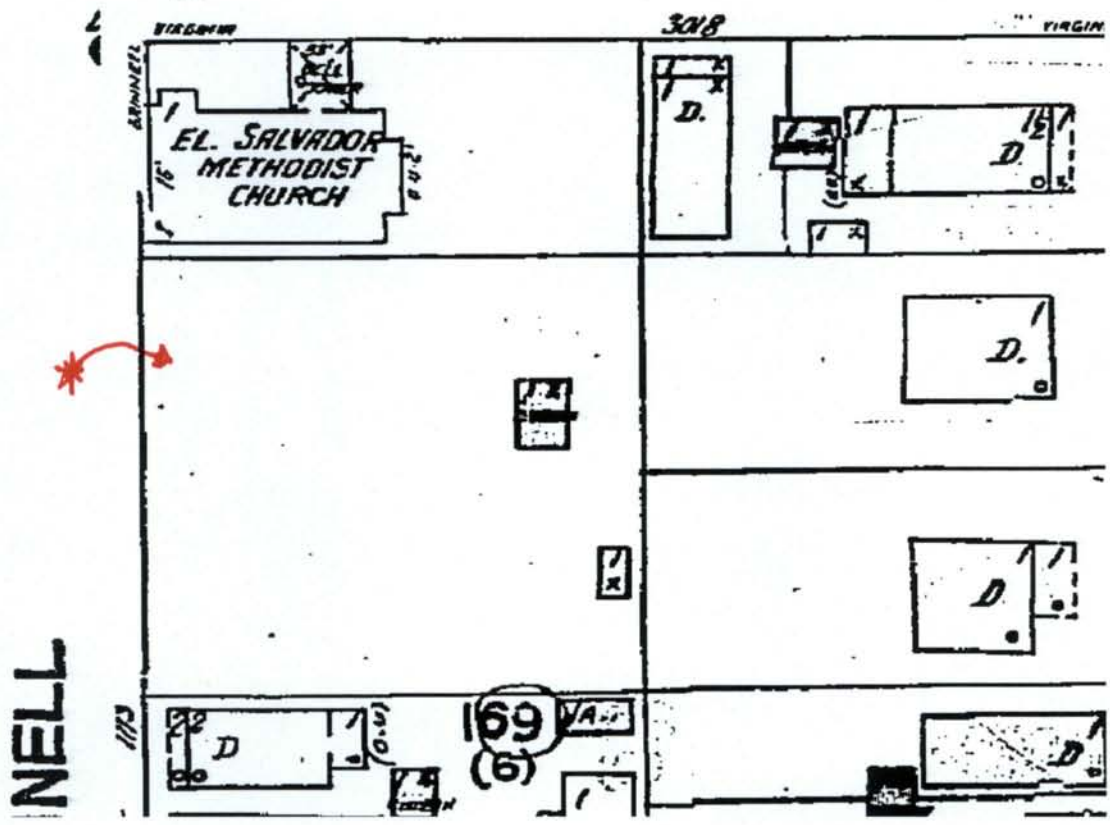
etorregr@keywestcity.com

Sanborn Maps

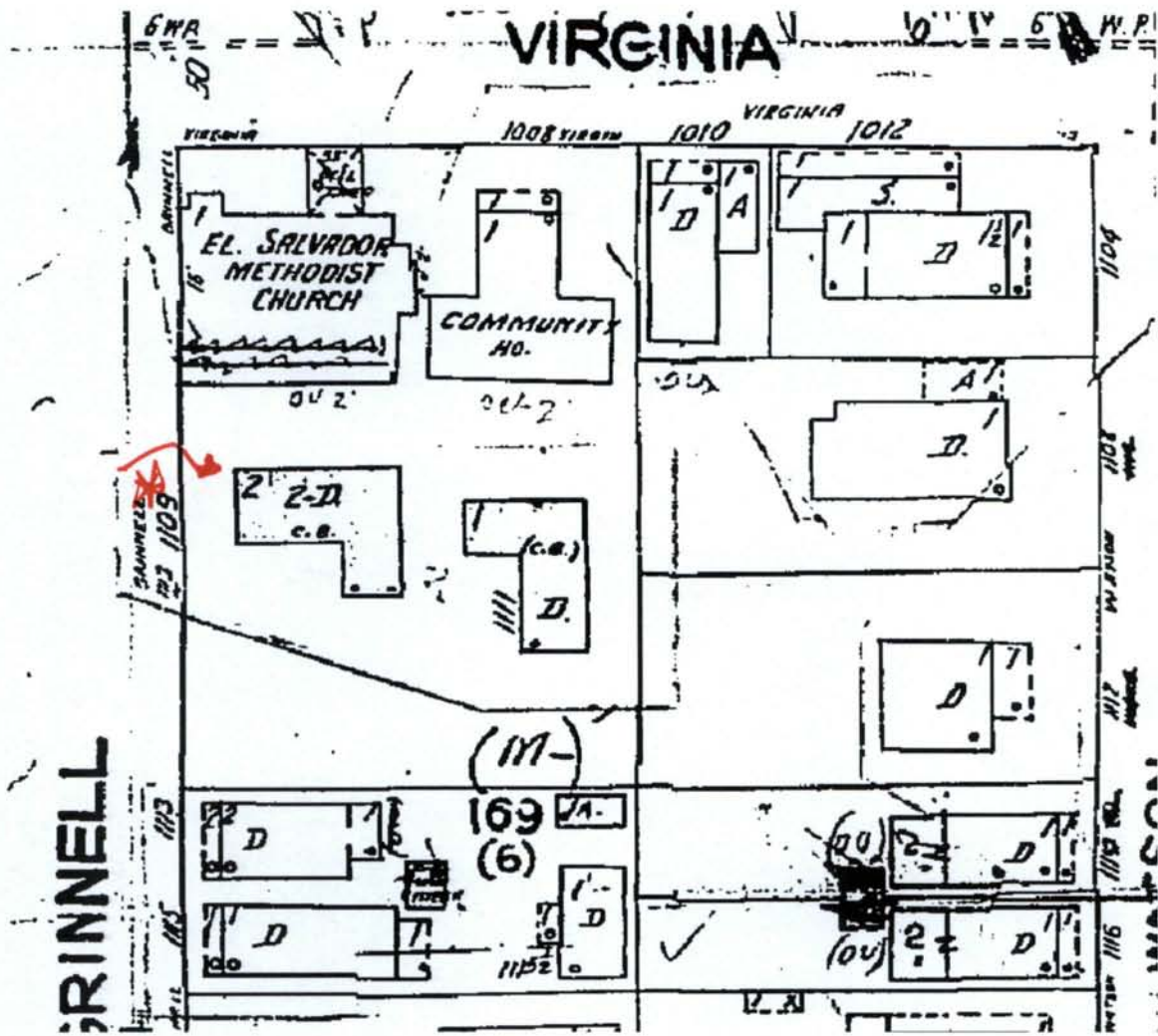
TH
GWA
50

VIRGINIA

6



#1107 Grinnell Street Sanborn map 1948



#1107 Grinnell Street Sanborn map 1962

Project Photos



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

WILLIAM ROWAN ARCHITECTURE

321 PEACON LANE • KEY WEST, FLORIDA 33040 • (305) 296-3784 • FLORIDA LICENSE AR-0017751



VIEW FROM GRINNELL ST. LOOK S.E.

1107 GRINNELL

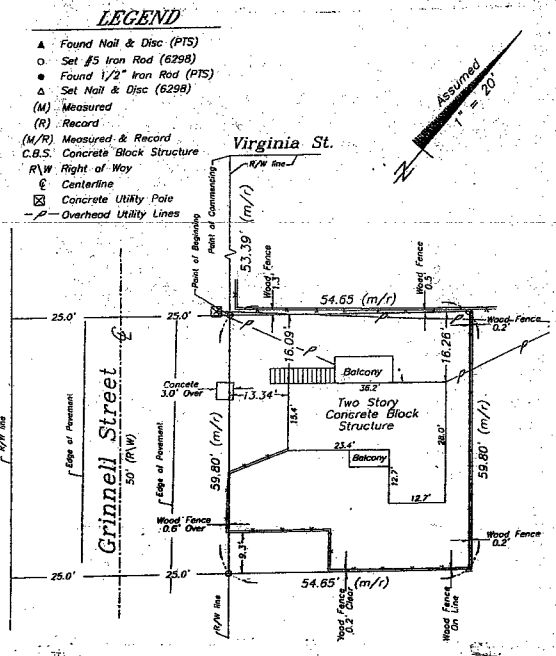
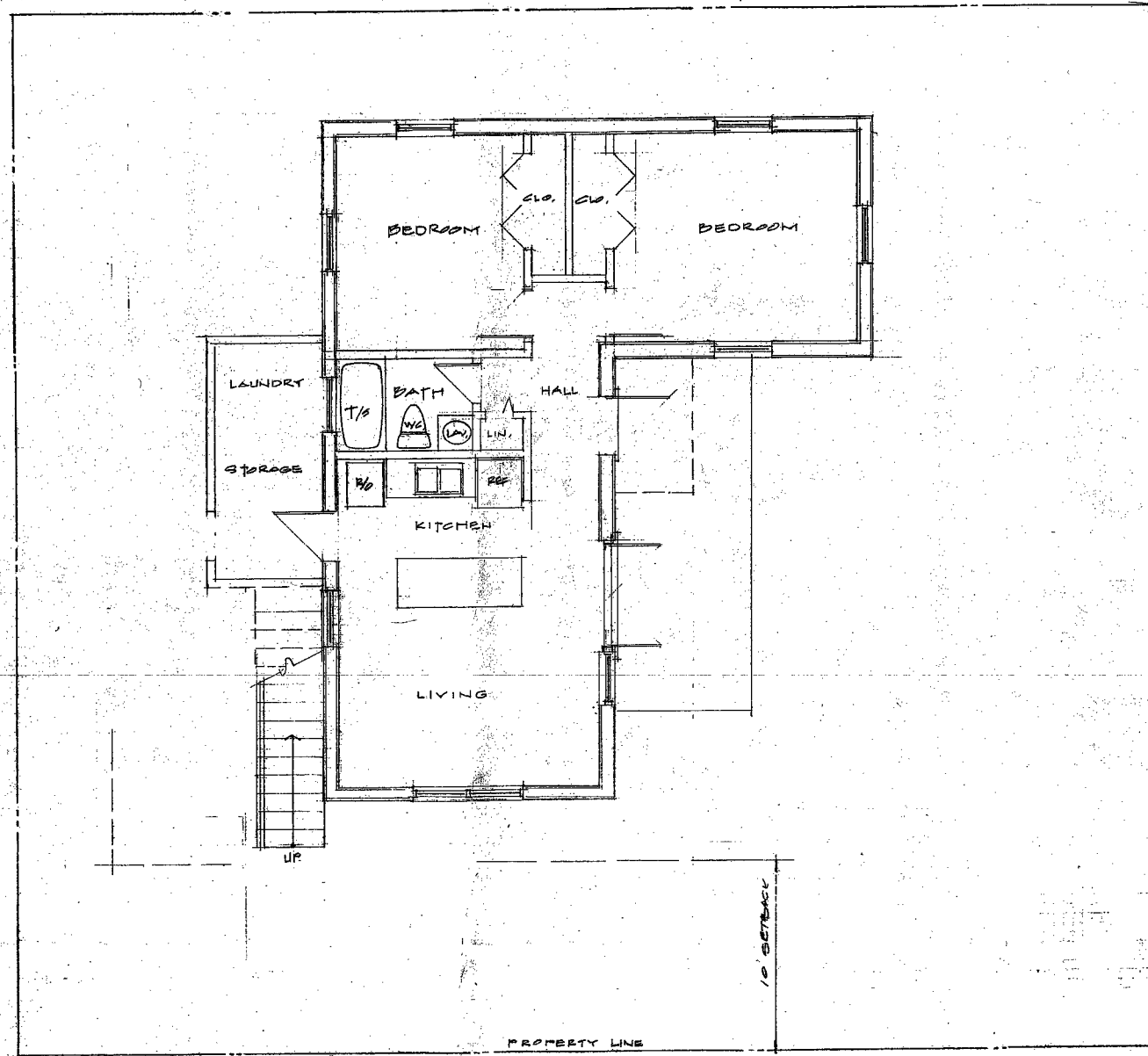


VIEW OF NORTH SIDE W/ UPPER PORCH





Site Plans



- LEGEND**
- ▲ Found Nail & Disc (PIS)
 - Set #5 Iron Rod (6298)
 - Found 1/2" Iron Rod (PIS)
 - △ 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
 - Overhead Utility Lines

SURVEY
1" = 20'

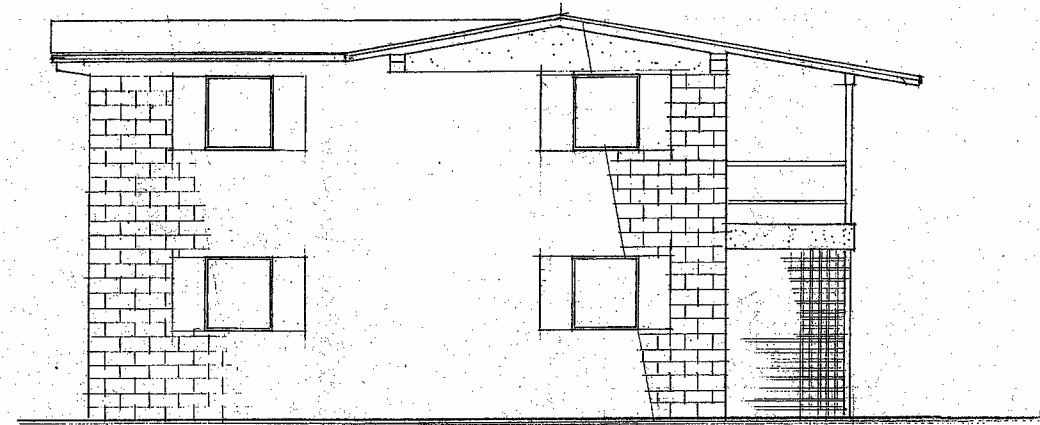
SITE PLAN / FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

EXISTING

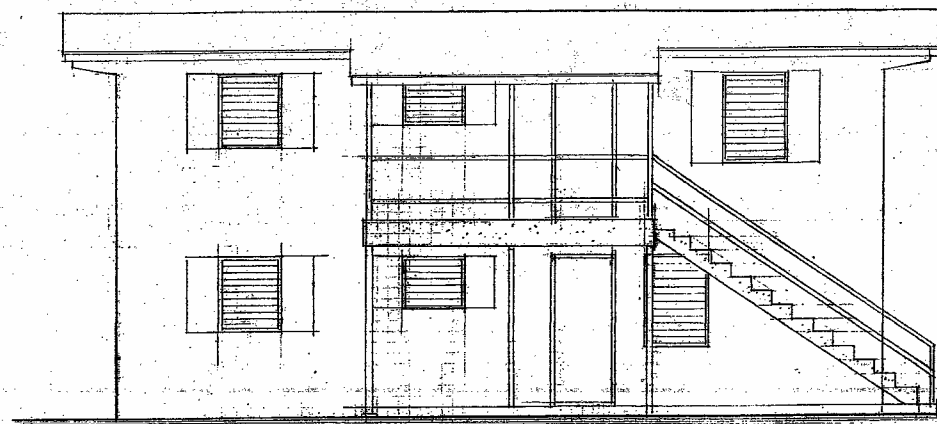
G R I N N E L L S T R E E T



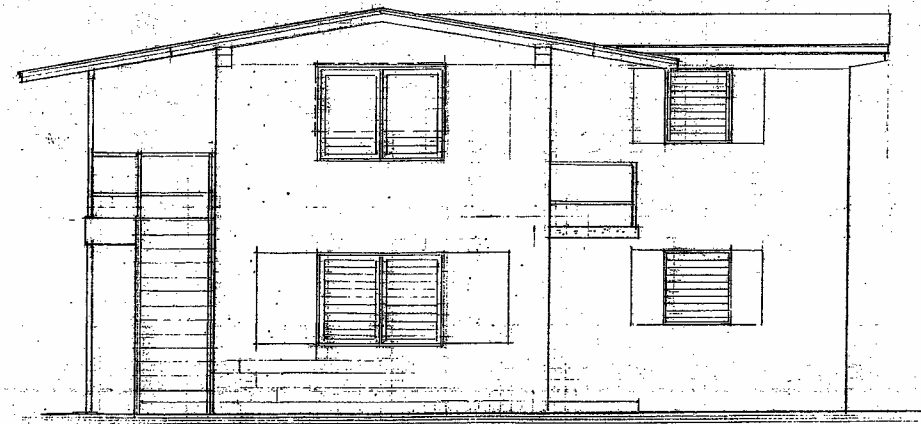
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

**YOUNG RESIDENCE
RENOVATION / ADDITION
1107 GRINNELL ST. KEYWEST, FLORIDA**

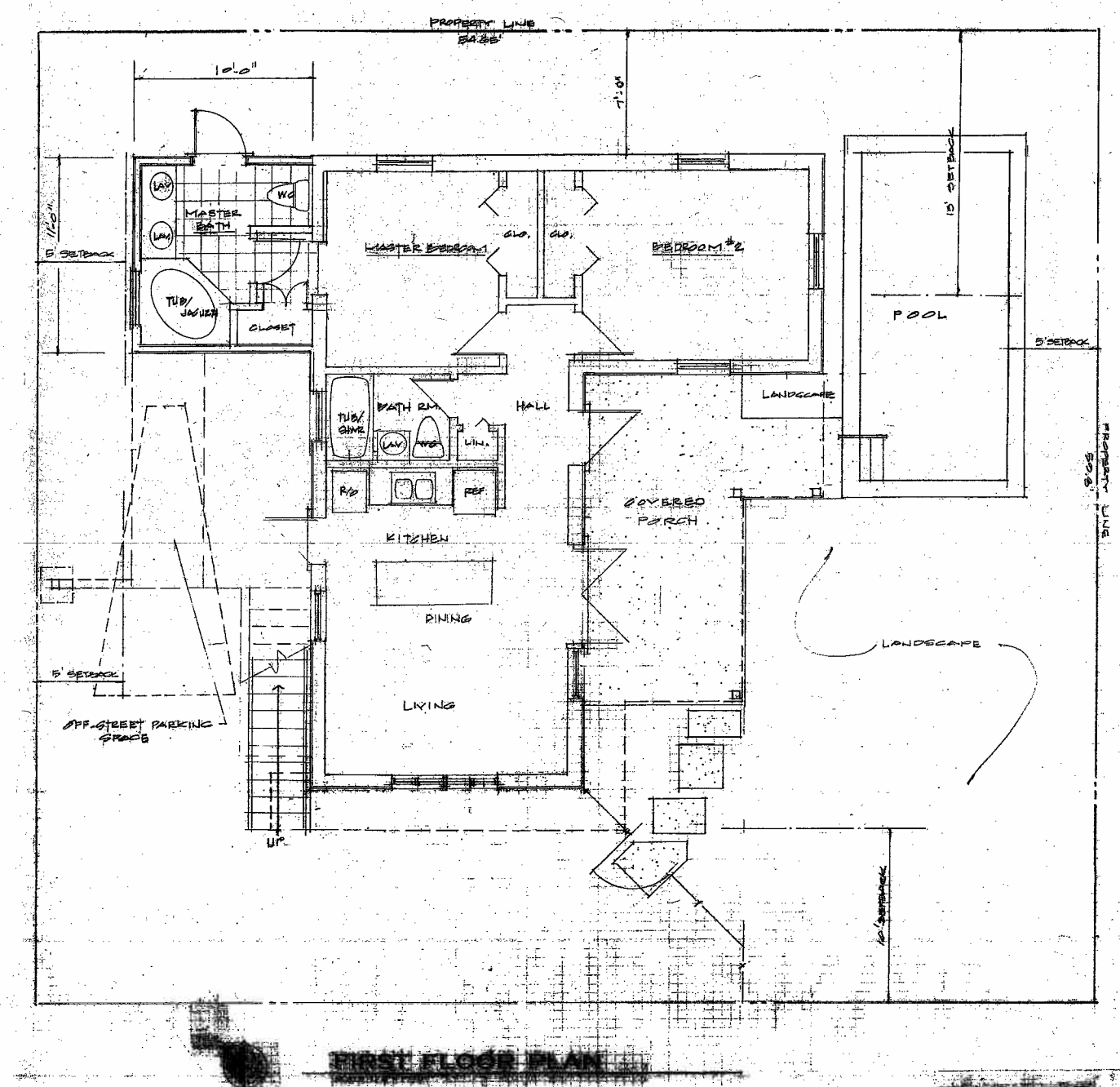
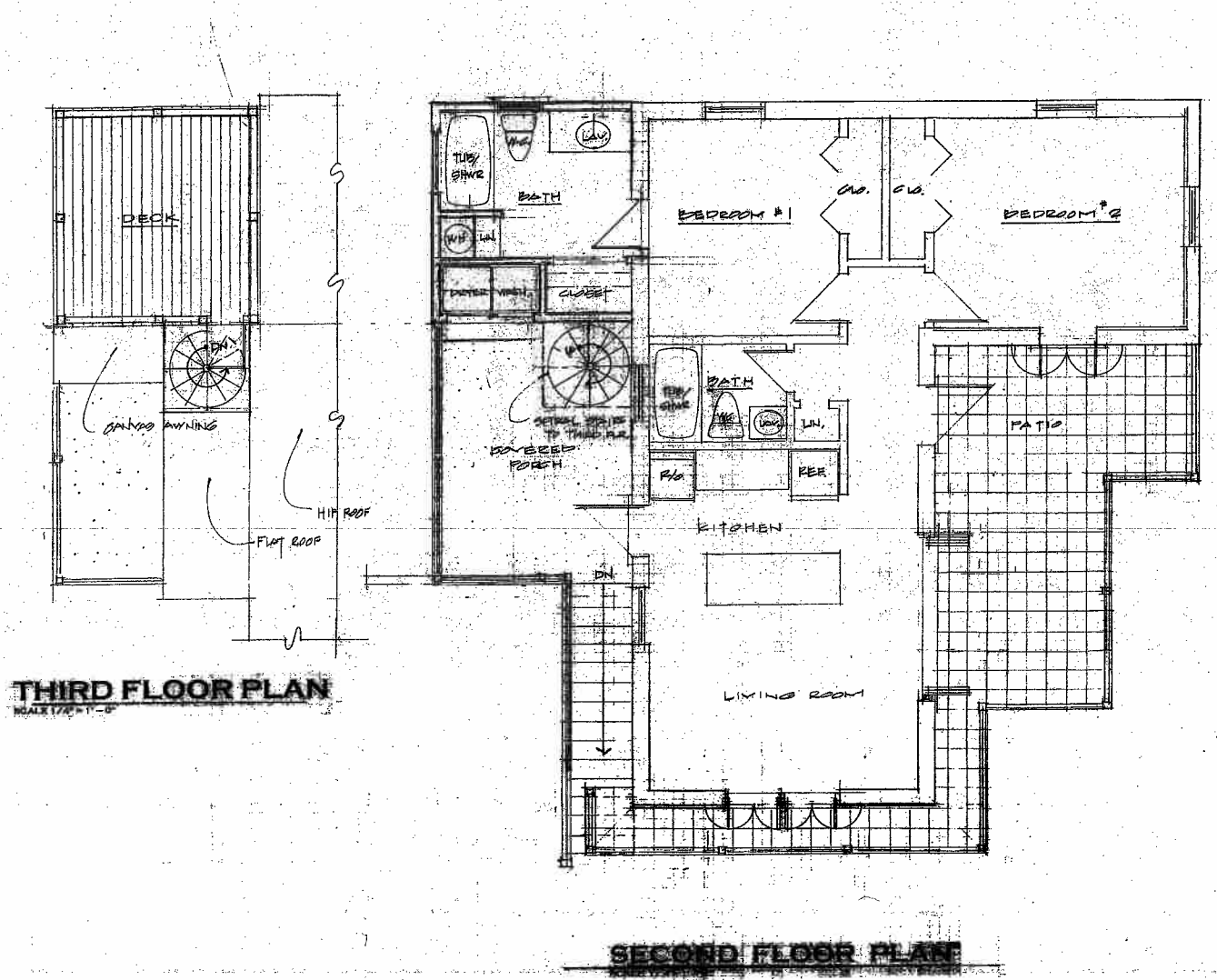
**WILLIAM ROWAN
ARCHITECTURE**
KEYWEST, FLORIDA
FLORIDA LICENSE # 007251
321 PACONIANE
303 296 9784

JOB NUMBER

DATE

A2

EXISTING
SCALE: 1/8" = 1'-0"



**YOUNG RESIDENCE
RENOVATION / ADDITION**
1107 GRINNELL ST. KEY WEST, FLORIDA

**WILLIAM ROWAN
ARCHITECTURE**
221 BEACON LANE KEY WEST, FLORIDA
FLORIDA LICENSE # 001751
304 296 5784

JOB NUMBER

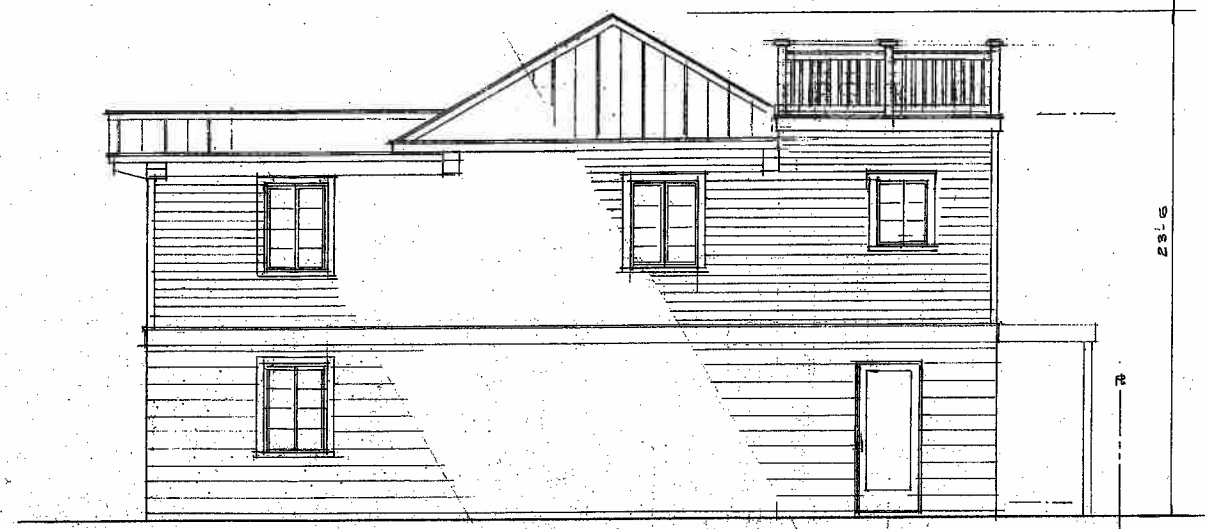
DATE

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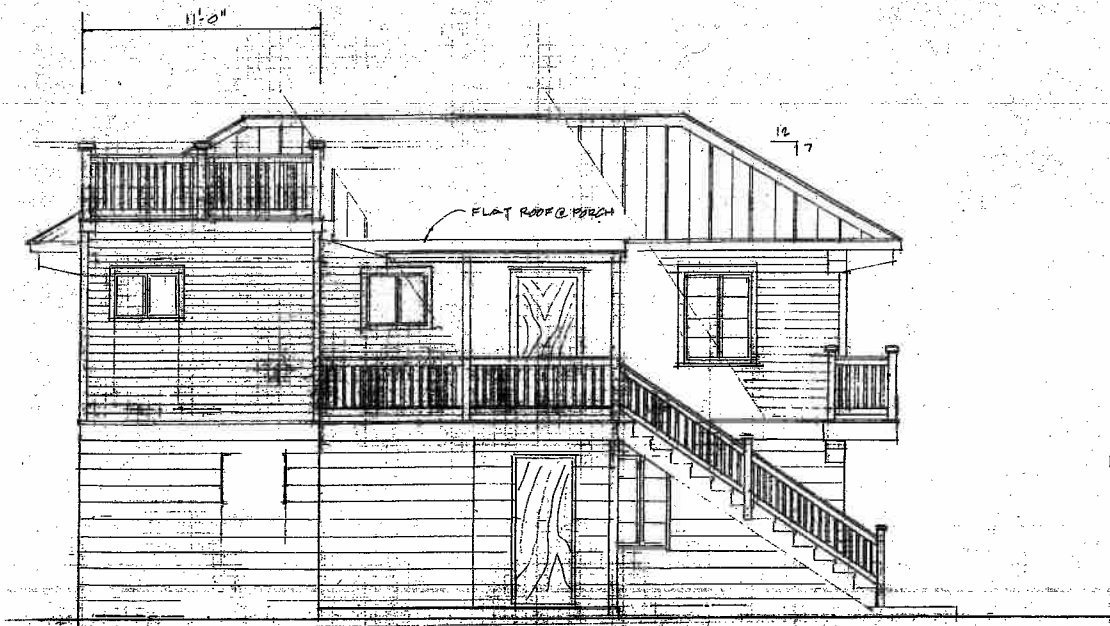
S O R I Z N P L S T



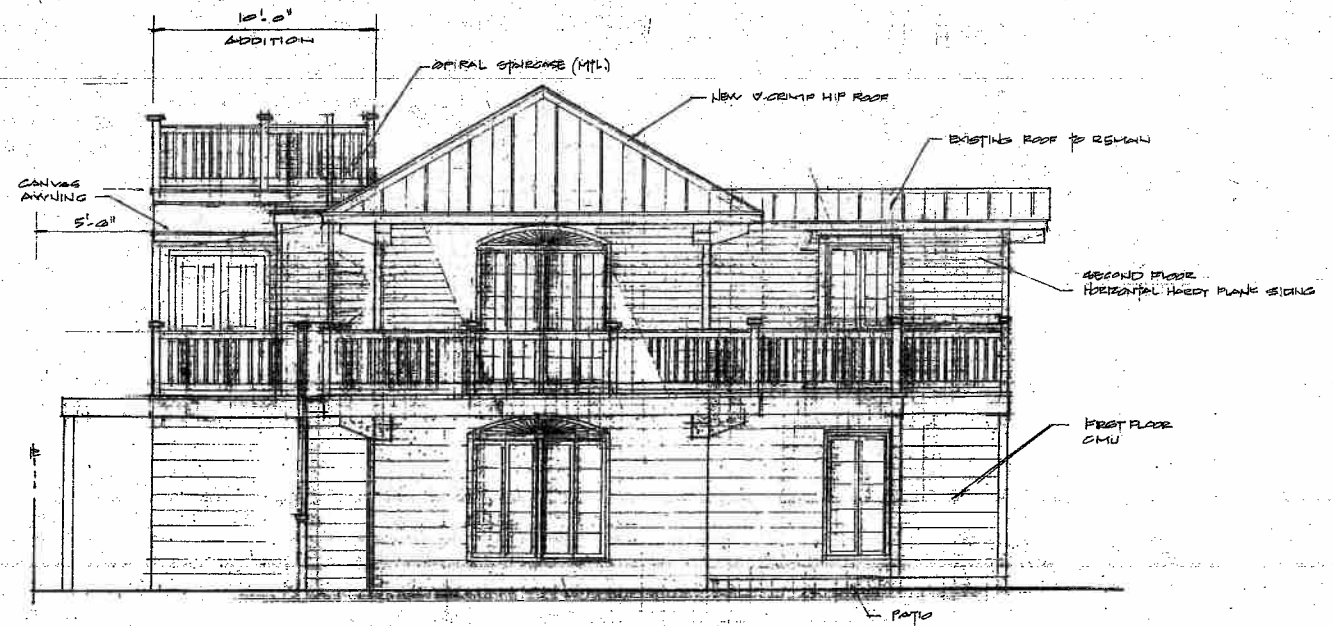
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

**YOUNG RESIDENCE
RENOVATION / ADDITION**
1107 GRINNELL ST. KEY WEST, FLORIDA

**WILLIAM ROWAN
ARCHITECTURE**
KEY WEST, FLORIDA
324 SPACONLANE
303 976 3784
FLORIDA LICENSE #K-001251

JOB NUMBER

DATE

A4

PROPOSED
SCALE 1/8" = 1'-0"

Correspondence

Enid Torregrosa

From: william rowan
Sent: Tuesday, April 19, 2011 2:41 PM
To: Enid Torregrosa
Subject: Re: 1107 Grinnell Street Plans

Hi Enid,

1. Height of existing structure is 18'-6"
2. The second floor plan is the same, it is a duplex.
3. We are not removing anything.
4. All windows and doors will be PGT Series 700 and will meet 155mph wind loads and the required impact resistance.
5. The survey is on the first sheet.

thanks

Bill

On Tue, Apr 19, 2011 at 11:11 AM, Enid Torregrosa <etorregr@keywestcity.com> wrote:

Dear Bill:

I need more info- no latter than tomorrow morning.

1. Height of house as it is right now.

2. I do not have existing second floor plan.

3. Are you removing the existing laundry/ storage? If so this will be demolition and will require 2 meetings even though this is non historic.

4. Type of doors and windows- manufacturer- materials.

5. I need a copy of the survey separately.

Thanks!

--

William Rowan
Architect
305-296-3784

Property Appraiser Information

**Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida**

office (305) 292-3420
fax (305) 292-3501

Friday - April 22, 2011, Our Offices will be closed in observance of

Property Record View

Alternate Key: 9025875 Parcel ID: 00031760-000100

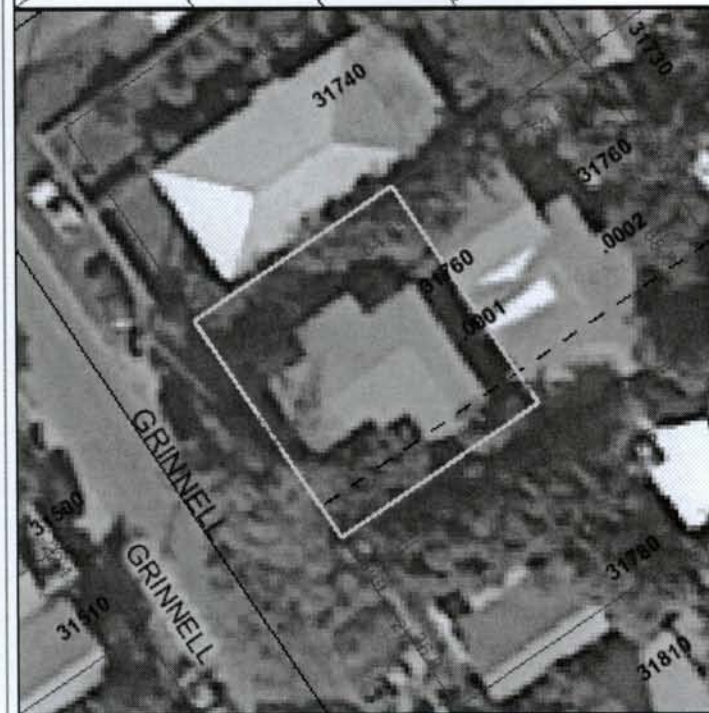
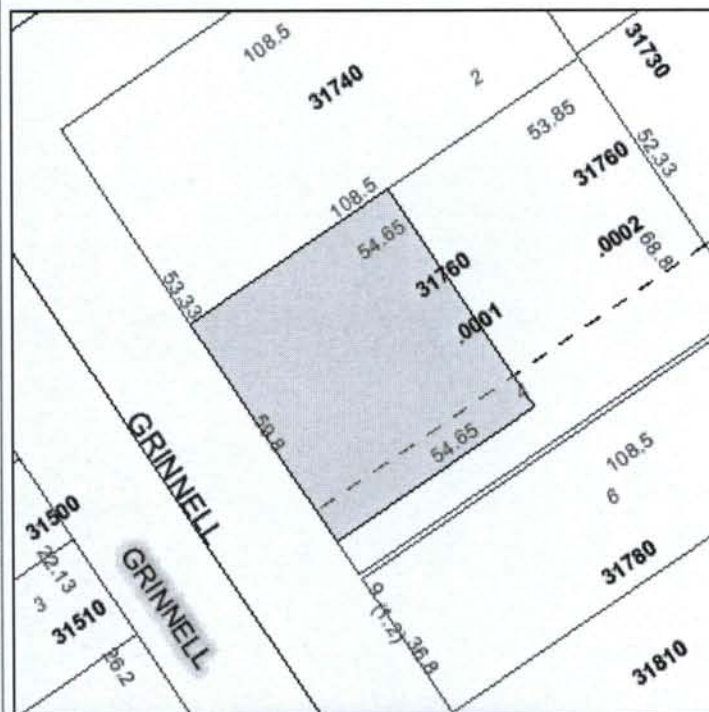
Ownership Details

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



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 13
Year Built 1963
Functional Obs 0

Condition A
Perimeter 256
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 14
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

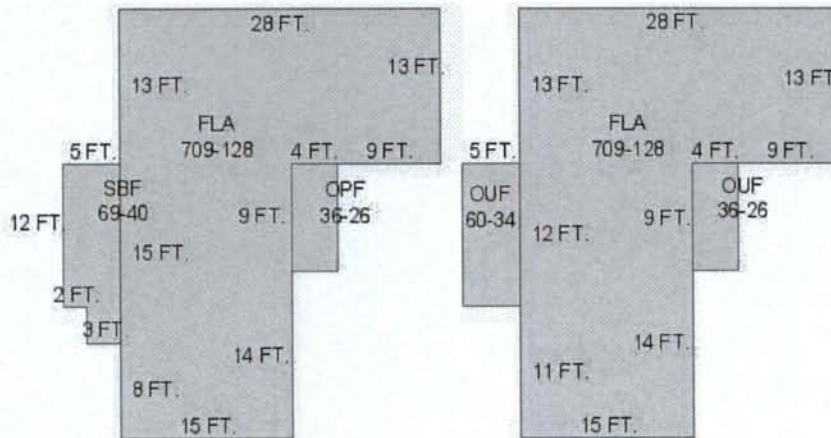
Roof Cover ASPHALT SHINGL
Heat 2 NONE
Heat Src 2 NONE

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
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 20,666 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Noticing

Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., April 26, 2011, at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

TWO STORY ADDITION AT REAR. NEW HIP ROOF TO REPLACE EXISTING GABLE ONE AND NEW ADDITIONS TO EXISTING SECOND FLOOR PORCHES

#1107 GRINNELL STREET - APPLICATION NO. (H11-01-445)

Applicant: William Rowan, Architect

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 .