

## **Staff Report**

7b Removal of existing rear roofs- **#319 Grinnell Street- Michael Skoglund (H12-01-298)**

This staff report is for the review of a first reading for a Certificate of Appropriateness for a demolition request for a sawtooth roof and a small shed roof located on the back portion of a contributing house. The house located on #319 Grinnell Street is listed as a contributing resource and was built in 1924. Staff has included copy of the survey map with the Sanborn map copy of 1962 as an over imposed in order to review that the actual footprint of the house is the same footprint of the Sanborn map.

Staff understands that the request for this demolition should be reviewed with the criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

*(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).*

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's opinion that the roof actual configuration of a sawtooth and a small shed are illustrated in the 1962 Sanborn map therefore the existing roof configuration has been there, at least since 1962. Staff can not give a specific date as to when the sawtooth and small shed roof configuration were built. Staffs understand that the roofs are structurally sound, therefore are not compromised by extreme deterioration. It is staff's opinion that demolishing the existing roofs in order to allow the proposed gable roof will be contrary to the guidelines and to the LDR's.

# **Application**





CITY OF KEY WEST  
BUILDING DEPARTMENT

Fax 809-3978

CERTIFICATE of APPROPRIATENESS

APPLICATION # H12-01000298

OWNER NAME:

WIKI HARRA

DATE:

2-14-12

OWNERS ADDRESS:

319 CORNHILL ST.

PHONE #:

APPLICANT'S NAME:

M. SKOGLUND.

PHONE #:

296-2632

APPLICANT'S ADDRESS:

522 ELIZABETH ST.

ADDRESS OF CONSTRUCTION:

319 CORNHILL ST

# OF  
UNITS:

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REMOVE EXISTING REAR ROOFS.  
ADD 3' HEIGHT TO REAR LIVING  
SPACE AT ATTIC

Living

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 s. 775.083

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This application for Certificate of Appropriateness must precede applications for building 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

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, rehab, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date:

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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

HARC Comments:

Contributing resource, frame vernacular built in 1924

• Ordinance for demolitions

• Guidelines for roofing (page 2a)

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

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

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

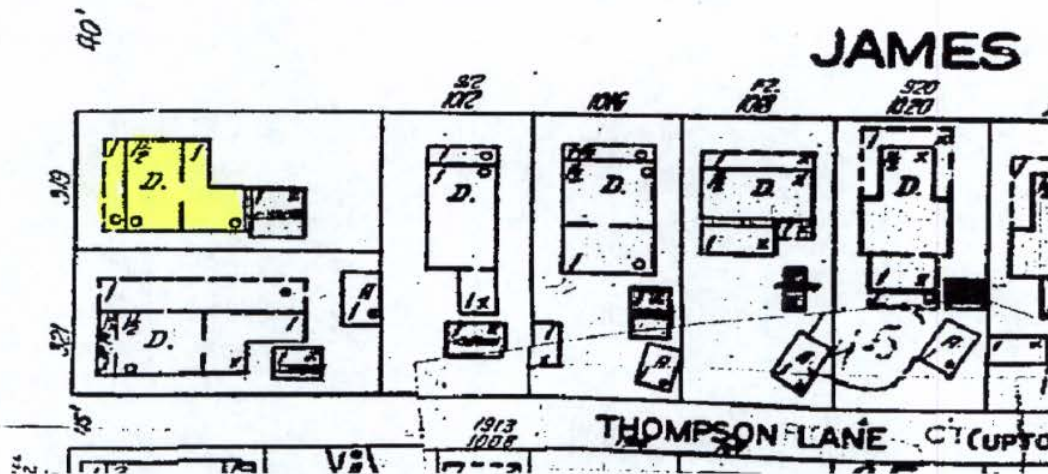
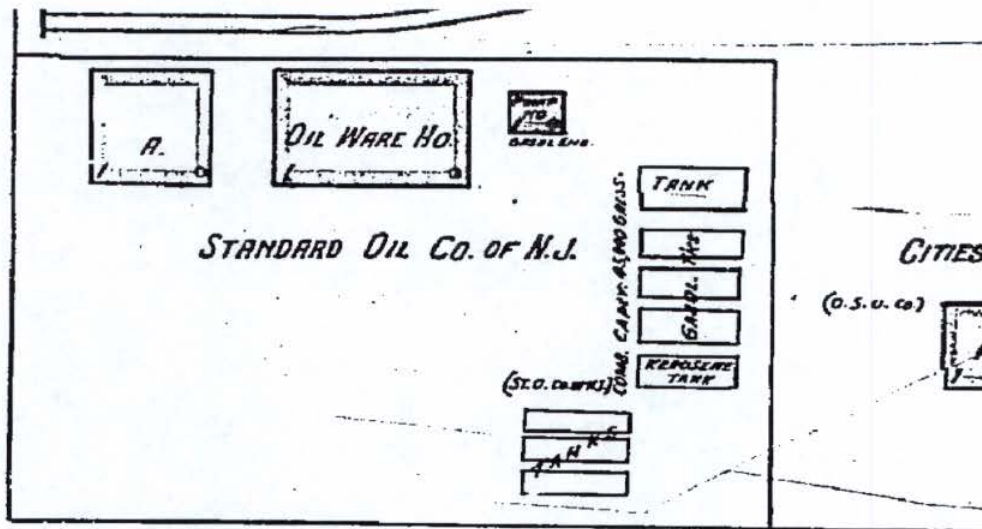
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

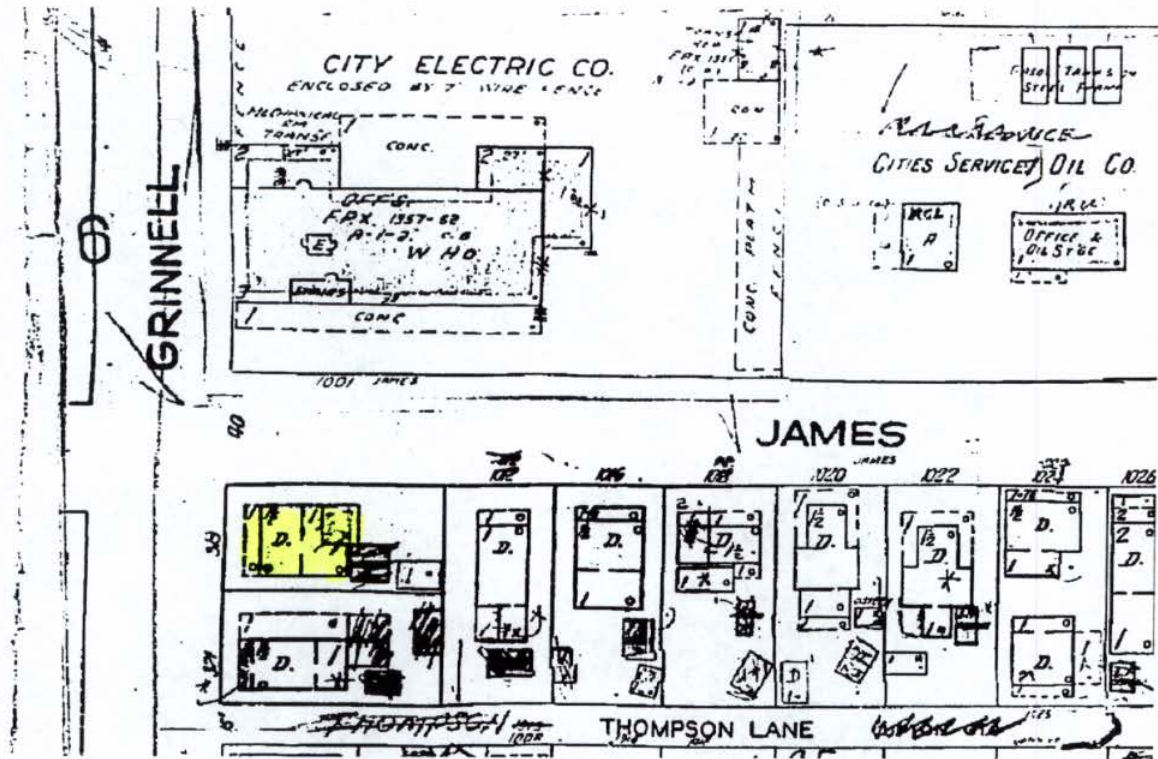
# **Sanborn Maps**



GRINNELL



#319 Grinnell Street Sanborn map 1948



#319 Grinnell Street Sanborn map 1962



## **Project Photos**



Photo taken by Property Appraiser's office c1965; 319 Grinnell St; built 1924; Monroe County Library



**KINKY CONSTRUCTION CO.**

ARCHITECTURE  
CONSTRUCTION  
RENOVATION

(305) 724-2632  
KEY WEST, FLA.



FRONT



LEFT SIDE





**KINKY CONSTRUCTION CO.**

ARCHITECTURE  
CONSTRUCTION  
RENOVATION

(305) 726-2032  
KEY WEST, FLA.



RIGHT REAR



LEFT. REAR

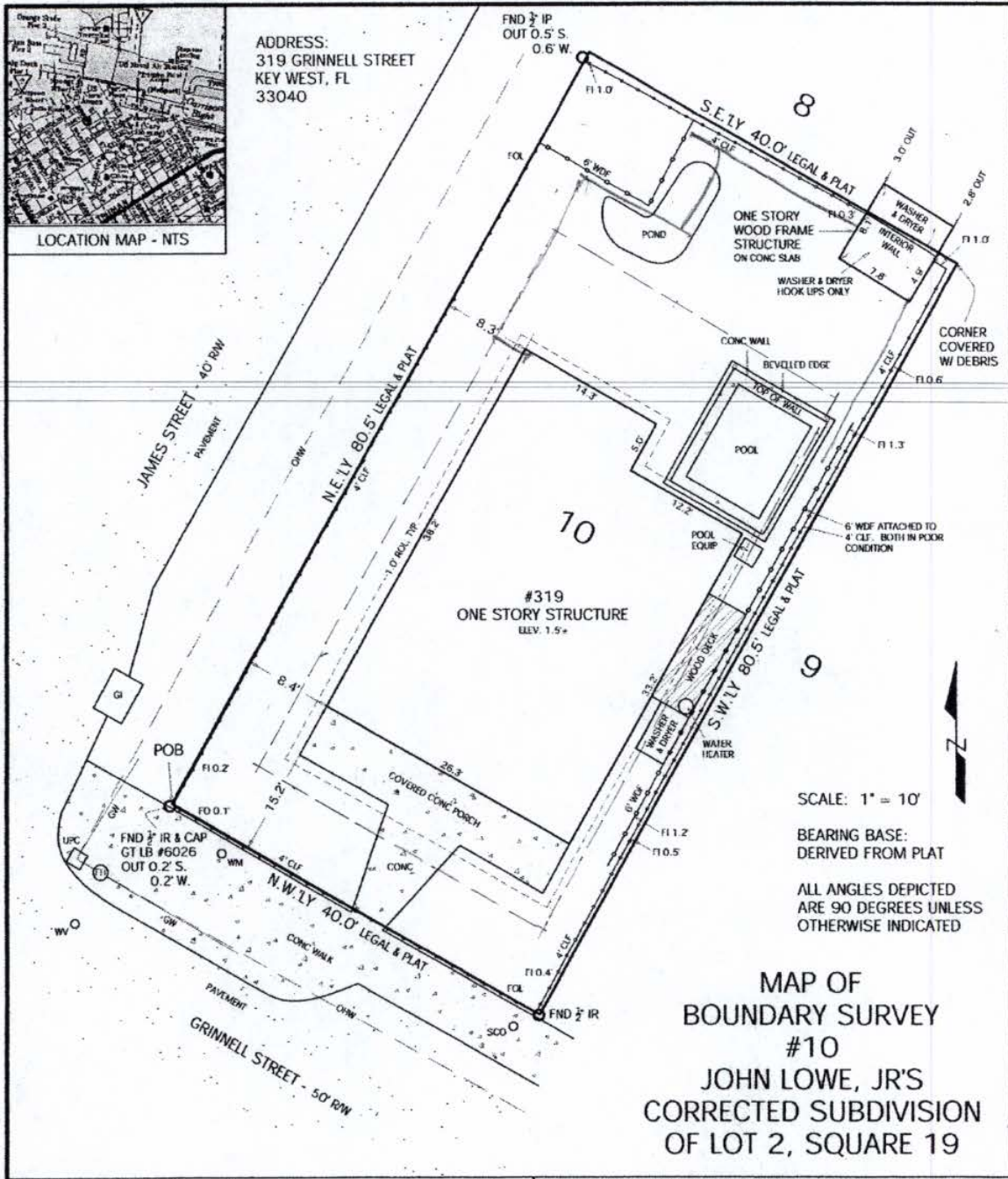


# Survey





ADDRESS:  
319 GRINNELL STREET  
KEY WEST, FL  
33040



SCALE: 1" = 10'

BEARING BASE:  
DERIVED FROM PLAT

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

# MAP OF BOUNDARY SURVEY #10 JOHN LOWE, JR'S CORRECTED SUBDIVISION OF LOT 2, SQUARE 19

## LEGAL DESCRIPTION -

IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA AND SUBDIVISION TEN (10), OF LOT TWO (2), SQUARE NINETEEN (19), ACCORDING TO JOHN LOWE JR'S CORRECTED SUBDIVISION OF SAID LOT TWO (2), SQUARE NINETEEN (19): COMMENCING AT THE CORNER OF GRINNELL AND JAMES STREETS AND RUN ON JAMES STREET NORTHEASTERLY EIGHTY (80) FEET AND SIX (6) INCHES; THENCE SOUTHEASTERLY FORTY (40) FEET; THENCE SOUTHWESTERLY EIGHTY (80) FEET AND SIX (6) INCHES TO GRINNELL STREET; THENCE NORTHWESTERLY ON GRINNELL STREET FORTY (40) FEET TO THE PLACE OF BEGINNING.

CERTIFIED TO -  
SAI FINANCIAL LTD

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

<p>BLP - BACKFLOW PREVENTER BO - BLOW OUT C &amp; G - 2" CONCRETE CURB &amp; GUTTER CB - CONCRETE BLOCK CWM - CONCRETE BLOCK WALL CL - CLAND (WELL) CL - CENTERLINE CLF - CHAINLINK FENCE CM - CONCRETE MONUMENT CONC - CONCRETE COS - CONCRETE SLAB COW - COVERED D - DELTA ANGLE DRAPE - DRAINAGE EASIMENT FB - FENCE FEL - FINISHED FLOOR ELEVATION FI - FIRE (FRONT) FO - FENCE OUTSIDE FV - FENCE ON LINE G - GRADE BAY</p>	<p>GW - GUT WIRE IB - IRON BAR IP - IRON PIPE IR - IRON ROD L - ARC LENGTH LD - LANDSCAPING MD - MANHOLE MEAS - MEASURED MH - MOUND HIGH WATER LINE METF - METAL FENCE NAVD - NORTH AMERICAN VERTICAL DATUM (1985) NGVD - NATIONAL GEODETIC VERTICAL DATUM (1929) NTS - NOT TO SCALE OW - OUTSIDE WARE PCP - POINT OF CURVE PM - PARKING METER PCD - POINT OF COMPOUND CURVE PPF - PERMANENT CURVE POINT PE - PAVEMENT ON NAB POB - POINT OF BEGINNING PI - POINT OF INTERSECTION POC - POINT OF COMMENCEMENT PRC - POINT OF REVERSE CURVE</p>	<p>PRM - PERMANENT REFERENCE PT - POINT OF TANGENT R - RADII ROK - ROCK OVERHANG LINE ROW - RIGHT OF WAY ROW - RIGHT OF WAY LINE SCD - SANITARY CLEAN-OUT SPV - SPRAWLER CONTROL VALVE SV - SEWER VALVE TBM - TEMPORARY BENCHMARK TOB - TOP OF BANK TOS - TOP OF SLOPE TS - TYPICAL SIGN TYP - TYPICAL ULF - UTILITY EASIMENT UPC - CONCRETE UTILITY POLE UPW - WOOD UTILITY POLE WB - WOOD BOX WD - WOOD DECK WFE - WOOD FENCE WM - WOOD LANDING WMA - WATER MAIN WL - LINE OF DEBRIS WV - WATER VALVE</p>
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NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

SCALE: 1" = 10'  
FIELD WORK DATE: 12/01/11  
REVISION: JH  
SHEET: 1 OF 1  
DRAWN BY: JIM  
CHECKED BY: RW  
INVOICE #: 11112802

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B) 3 (ENCROACHMENTS), & 1(B) 4 (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

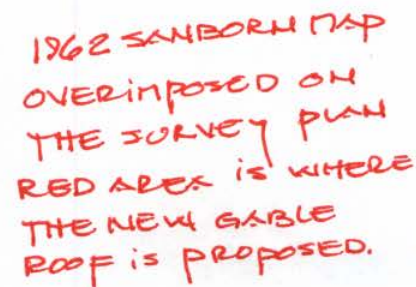
SIGNED: [Signature]  
JIM REECE WHITE, LS 6608, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

REECE & WHITE  
LAND SURVEYING, INC.  
PROFESSIONAL SURVEYOR AND MAPPER, LD 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

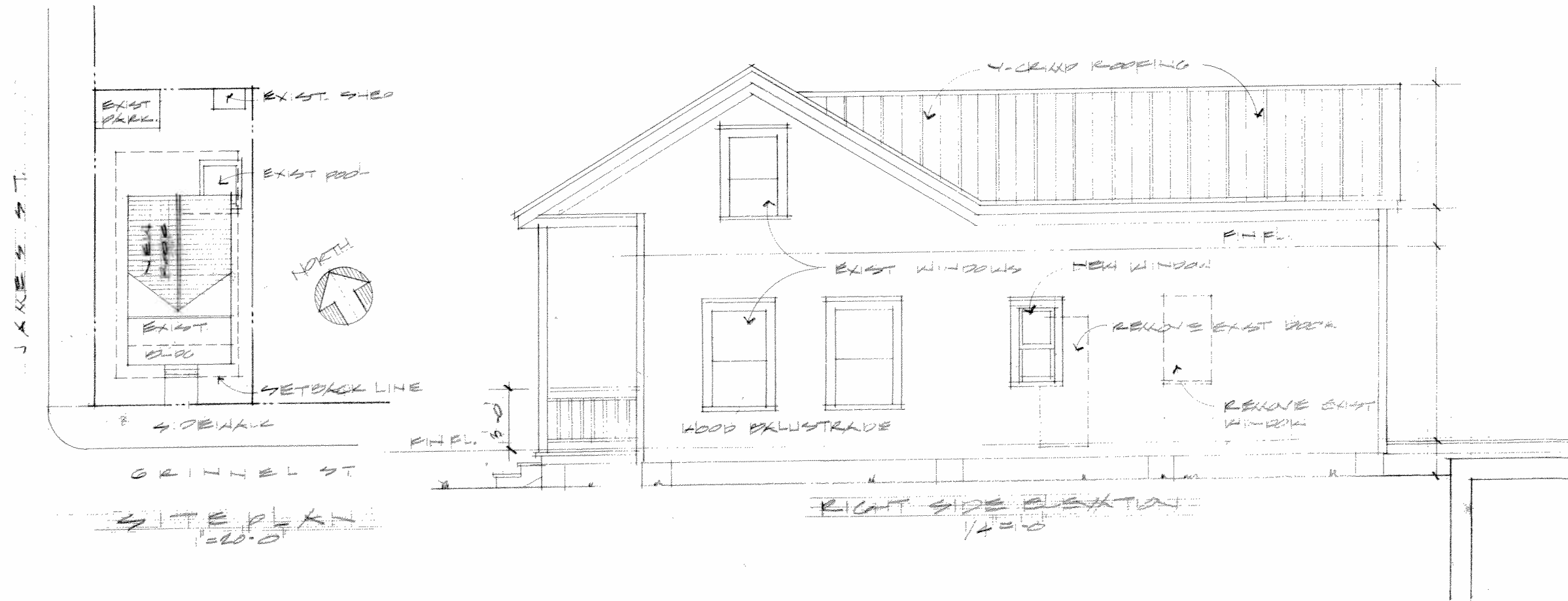






## **Proposed Plans**

FEB 15 2012

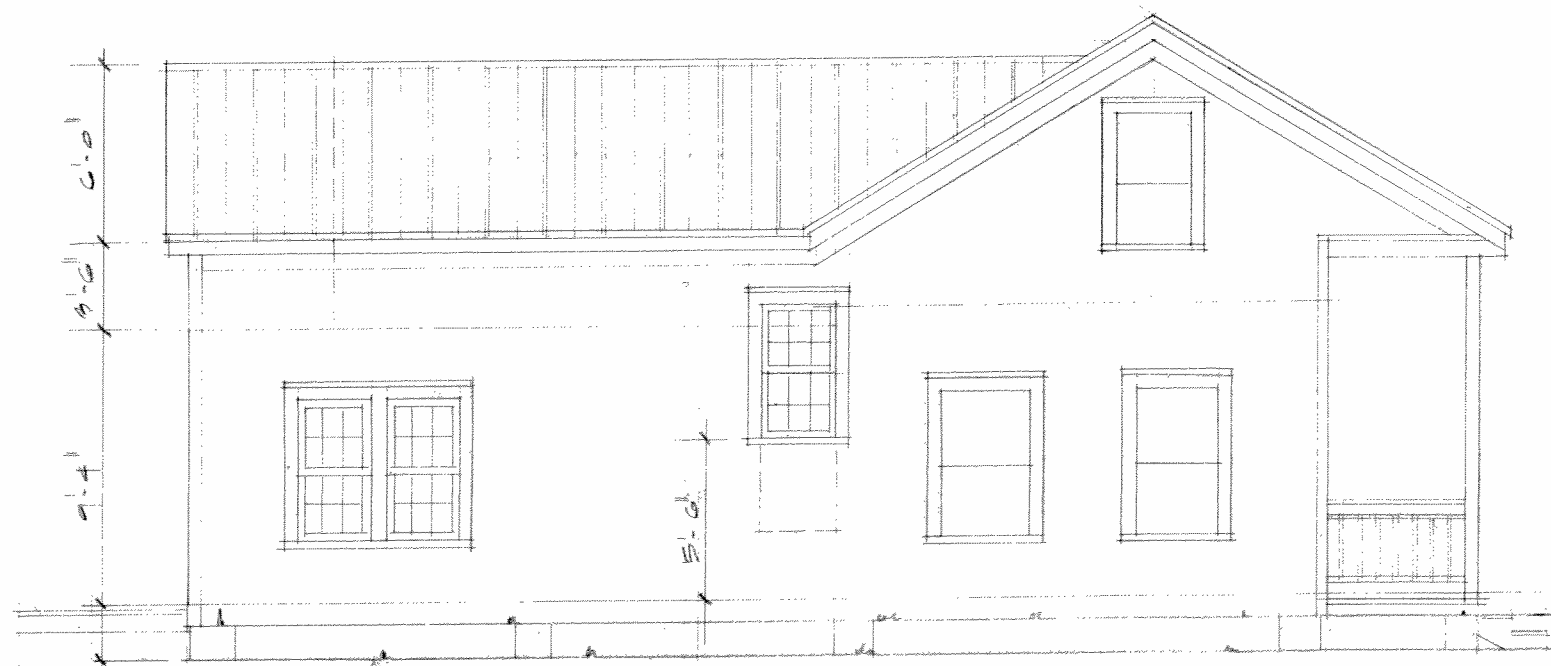




FEB 15 2012



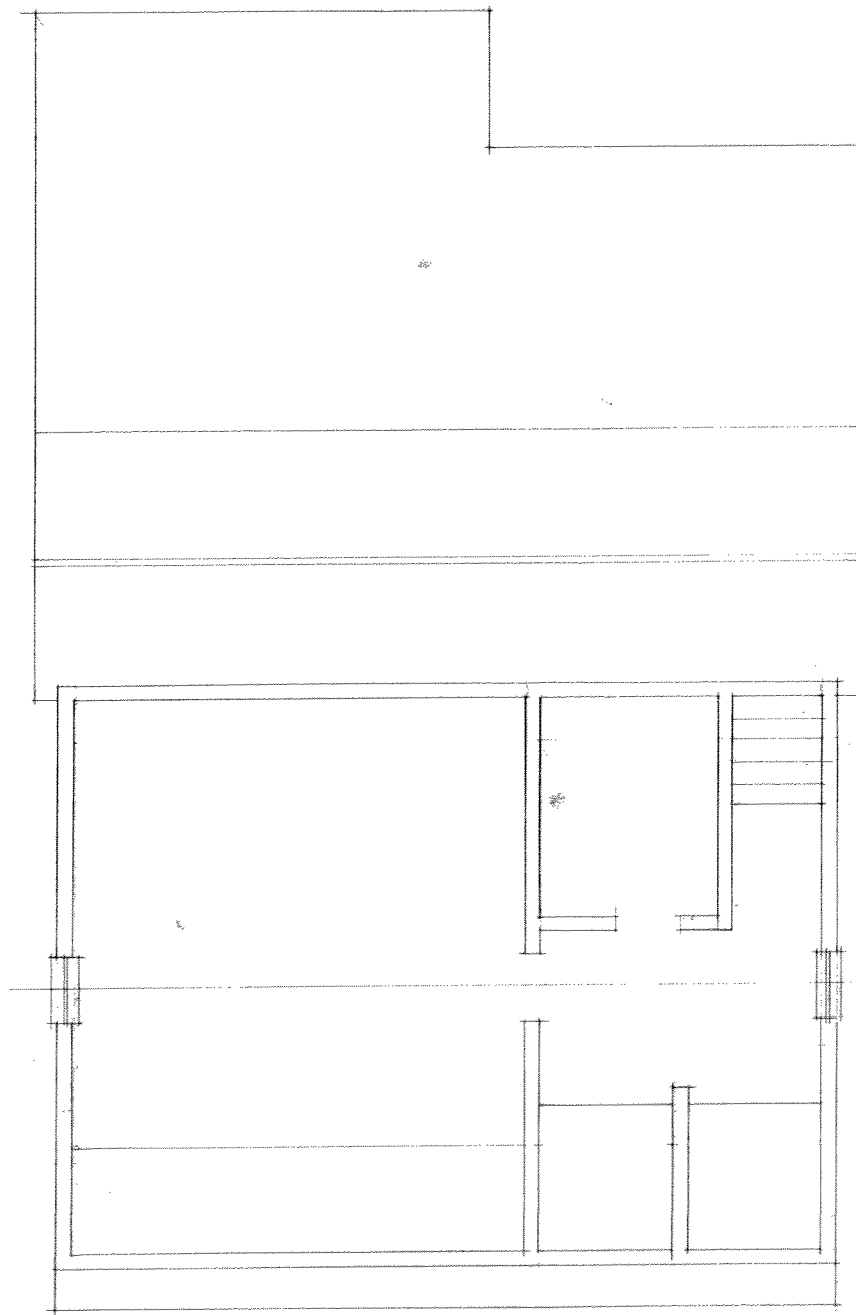
REAR ELEVATION  
1/4" = 1'-0"



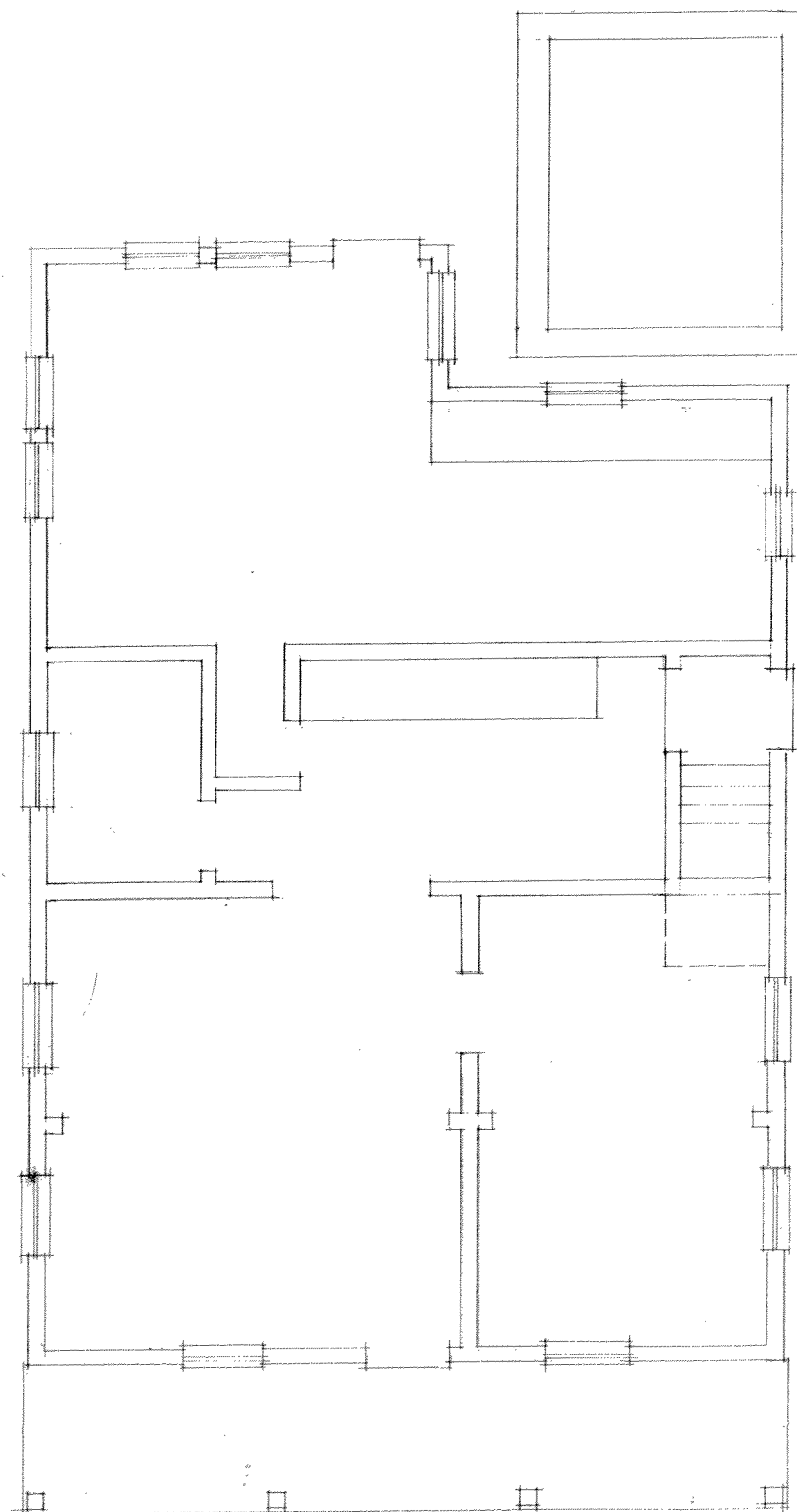
LEFT SIDE ELEVATION  
1/4" = 1'-0"

0103 01 824

1.00

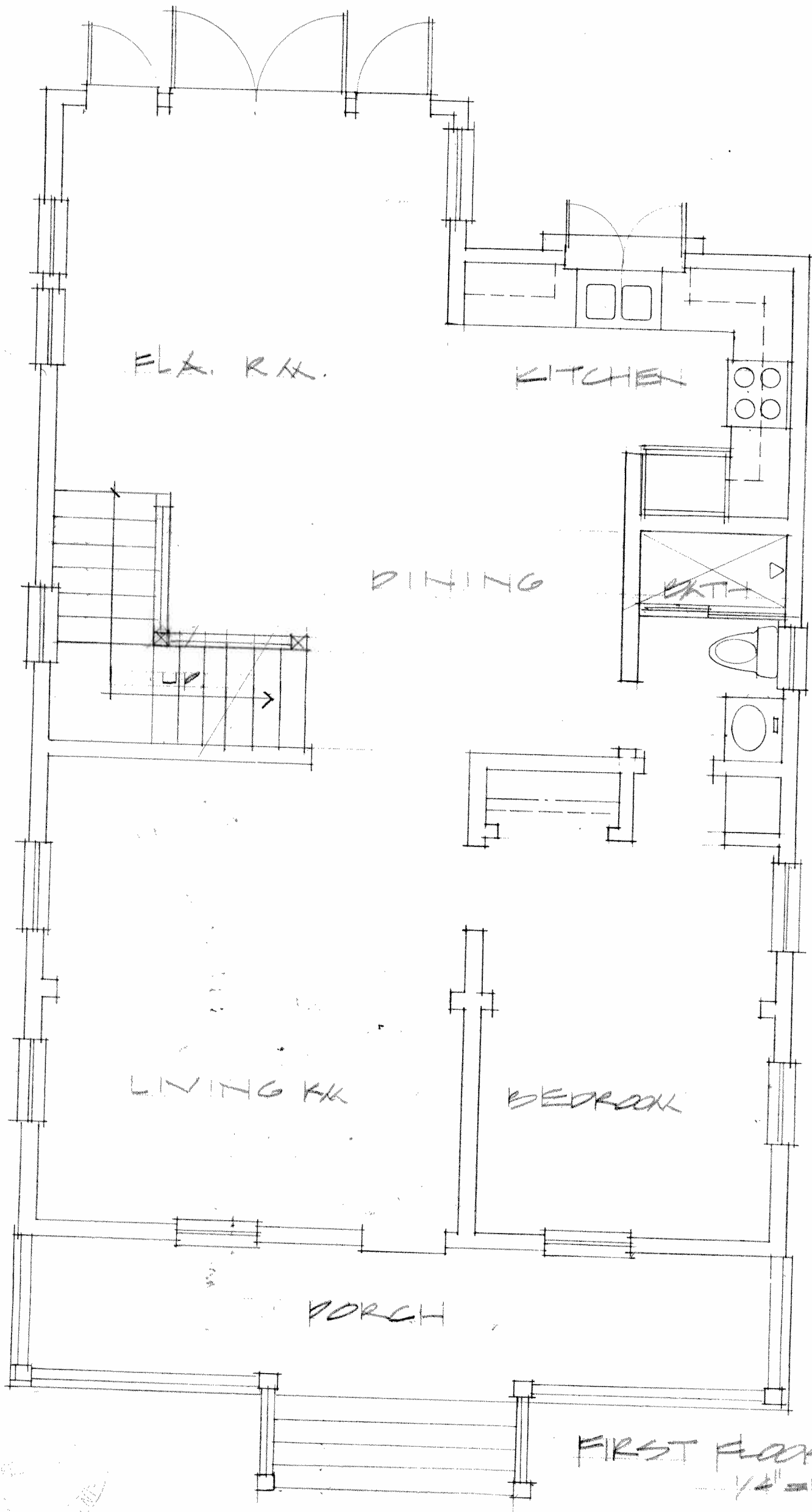


2ND FLOOR PLAN (EXISTING)  
1/4" = 1'-0"



1ST FLOOR PLAN (EXISTING)  
1/4" = 1'-0"

DECK



FLX. RM.

KITCHEN

DINING

BATH

LIVING RM

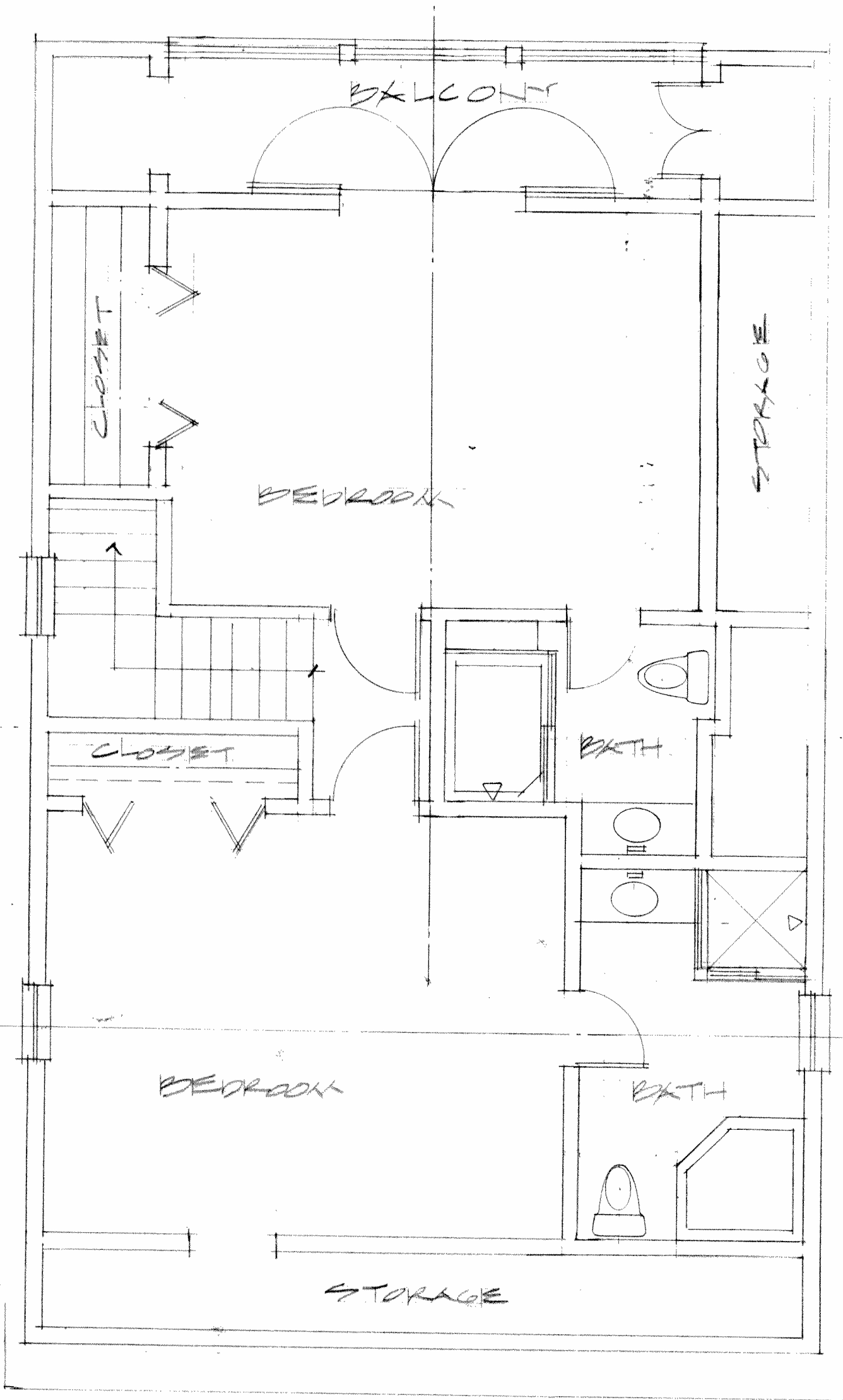
BEDROOM

PORCH

FIRST FLOOR  
1/4" = 1'-0"







2ND FLOOR PLAN  
1/4"=1'-0"

## **Noticing**



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., March 14, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**CONSTRUCT NEW GABLE ROOF ON BACK PORTION OF HOUSE AND INCREASE HEIGHT OF EXTERIOR WALLS. REMOVAL OF EXISTING REAR ROOFS**

**#319 GRINNELL STREET**

**Applicant- Michael Skoglund-**

**Application Number H12-01-298**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

# **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: 1002771 Parcel ID: 00002680-000000

### Ownership Details

Mailing Address:  
SAI FINANCIAL LTD  
4616 9TH ST  
LUBBOCK, TX 79416-4720

### Property Details

PC Code: 01 - SINGLE FAMILY  
Millage Group: 12KW  
Affordable Housing: No  
Section-Township-Range: 31-67-25  
Property Location: 319 GRINNELL ST KEY WEST  
Subdivision: Corrected Diagram  
Legal Description: KW SUB 10 PT LT 2 SQR 19 G34-497/98 OR97-445/46 OR425-918 OR1175-617/618R/S OR1746-1750  
OR2505-2307/10C/T OR2541-1924

**Parcel Map (Click to open dynamic parcel map)****Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,220.00 SF

**Building Summary**

Number of Buildings: 1  
Number of Commercial Buildings: 0



Total Living Area: 944  
Year Built: 1924

**Building 1 Details**

Building Type R1  
Effective Age 27  
Year Built 1924  
Functional Obs 0

Condition P  
Perimeter 130  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 33  
Grnd Floor Area 944

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover WOOD SHINGLE

Foundation NONE

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

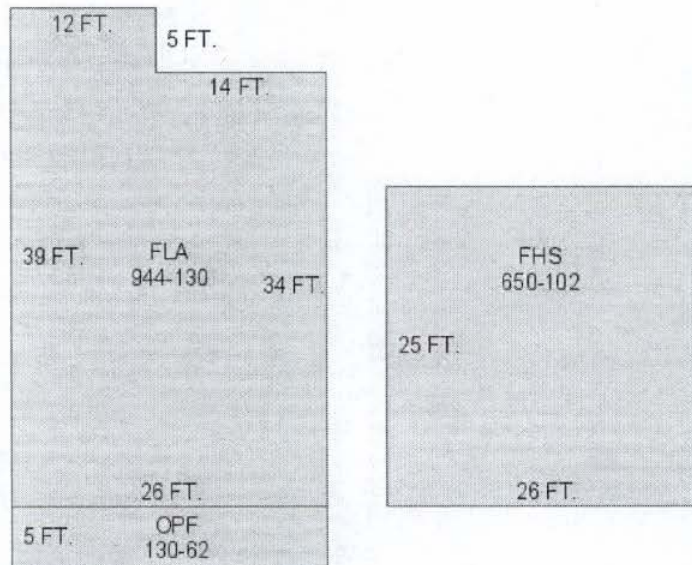
Heat Src 1 NONE

Heat Src 2 NONE

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	12:ABOVE AVERAGE WOOD	1	1923	N N	0.00	0.00	944
2	OPF	12:ABOVE AVERAGE WOOD	1	1923	N N	0.00	0.00	130
3	FHS	12:ABOVE AVERAGE WOOD	1	1923	N N	0.00	0.00	650

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	960 SF	0	0	1964	1965	1	30

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
	09/23/2009	02/17/2011	450		CUT TWO OPENINGS IN EXISTING NON STRUCTURAL DRYWALL PARTITIONS, EACH 26"W X 6'10" H TO RESTORE INTERIOR ACCESS TO UPSTAIRS & FRONT OF HOUSE
B911782	07/01/1991	12/01/1994	500		REPLACE ROTTEN SIDING
B911814	07/01/1994	12/01/1994	3,000		EXTERIOR REPAIRS

**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	99,402	672	247,919	347,993	135,297	25,000	110,297
2010	109,685	672	310,311	420,668	133,298	25,000	108,298
2009	122,306	672	471,673	594,651	129,794	25,000	104,794
2008	112,799	672	563,500	676,971	129,664	25,000	104,664
2007	157,918	599	429,870	588,387	125,887	25,000	100,887
2006	343,849	599	305,900	650,348	122,817	25,000	97,817
2005	272,896	599	276,920	550,415	119,240	25,000	94,240
2004	232,643	599	241,500	474,742	115,767	25,000	90,767
2003	185,057	599	112,700	298,356	113,609	25,000	88,609
2002	165,190	599	89,194	254,983	110,947	25,000	85,947
2001	148,671	599	89,194	238,464	109,200	25,000	84,200
2000	148,671	953	61,180	210,803	106,020	25,000	81,020
1999	134,770	861	61,180	196,812	103,233	25,000	78,233
1998	108,501	694	61,180	170,375	101,608	25,000	76,608
1997	102,791	657	54,740	158,188	99,910	25,000	74,910
1996	77,093	493	54,740	132,326	97,000	25,000	72,000
1995	70,240	0	54,740	124,980	94,635	25,000	69,635
1994	37,408	0	54,740	92,148	92,148	25,000	67,148
1993	37,408	0	54,740	92,148	92,148	25,000	67,148
1992	37,408	0	54,740	92,148	92,148	0	92,148
1991	37,408	0	54,740	92,148	92,148	25,000	67,148
1990	38,777	0	41,055	79,832	79,832	25,000	54,832
1989	35,252	0	40,250	75,502	75,502	25,000	50,502
1988	29,407	0	34,615	64,022	64,022	25,000	39,022



1987	24,621	0	21,830	46,451	46,451	25,000	21,451
1986	24,722	0	21,097	45,819	45,819	25,000	20,819
1985	24,143	0	10,530	34,673	34,673	25,000	9,673
1984	22,927	0	10,530	33,457	33,457	25,000	8,457
1983	22,927	0	10,530	33,457	33,457	25,000	8,457
1982	23,271	0	10,530	33,801	33,801	25,000	8,801

### 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
11/2/2011	2541 / 1924	308,100	WD	37
2/25/2011	2505 / 2307	100	CT	12
6/1/1991	1175 / 617	75,000	WD	U
2/1/1969	425 / 918	6,300	00	Q

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