

# Historic Architectural Review Commission

## Staff Report Item 10b

---

<b>Meeting Date:</b>	January 28, 2014
<b>Applicant:</b>	Carlos O. Rojas, Architect
<b>Application Number:</b>	H13-01-1809
<b>Address:</b>	#321 Grinnell Street
<b>Description of Work:</b>	Demolition of accessory structure. Partial demolition of side roof.
<b>Building Facts:</b>	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 existing detached frame structure is not depicted in the 1962 Sanborn map. According to the Property Appraiser's records the detached shed was built in 1993.
<b>Ordinance Cited in Review:</b>	Sections 102-217 (2), demolition for contributing or historic structures of the Land Development Regulations.

### Staff Analysis

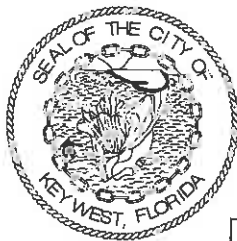
The Certificate of Appropriateness proposes the partial demolition of the north side attached addition roof. A roof deck is proposed over the new flat roof. The plans also include the removal of an existing shed structure located on the back of the site. The Sanborn map of 1962 does not depict the shed structure. The circa 1965 photo of the house depicts a shed roof with a higher slope over the north detached addition than the one that is observed today. It is staff's opinion that the existing shed roof is not historic.

If the demolition request is approved this will be the only reading required for demolition since the shed and the north roof are not historic.

# **Application**

941002755

HISTORIC ARCHITECTURAL REVIEW APPLICATION



**CITY OF KEY WEST  
BUILDING DEPARTMENT**

**CERTIFICATE OF APPROPRIATENESS** -18-2013 011809

APPLICATION # \_\_\_\_\_

OWNER'S NAME:

Dennis Mulgheen

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

Order: CVALKER SAMPLE: BP Drawer: 1  
Date: 11/22/13 50 Receipt no: 18505

PT 2013 1001809  
\* BUILDING PERMITS-NEW  
Standard Fee 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 Philbert 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: \_\_\_\_\_

Rudy [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**

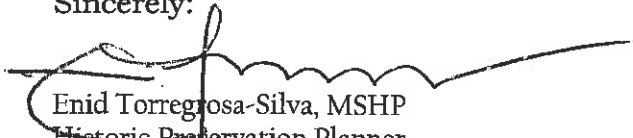
Dear Architect Rojas:

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.

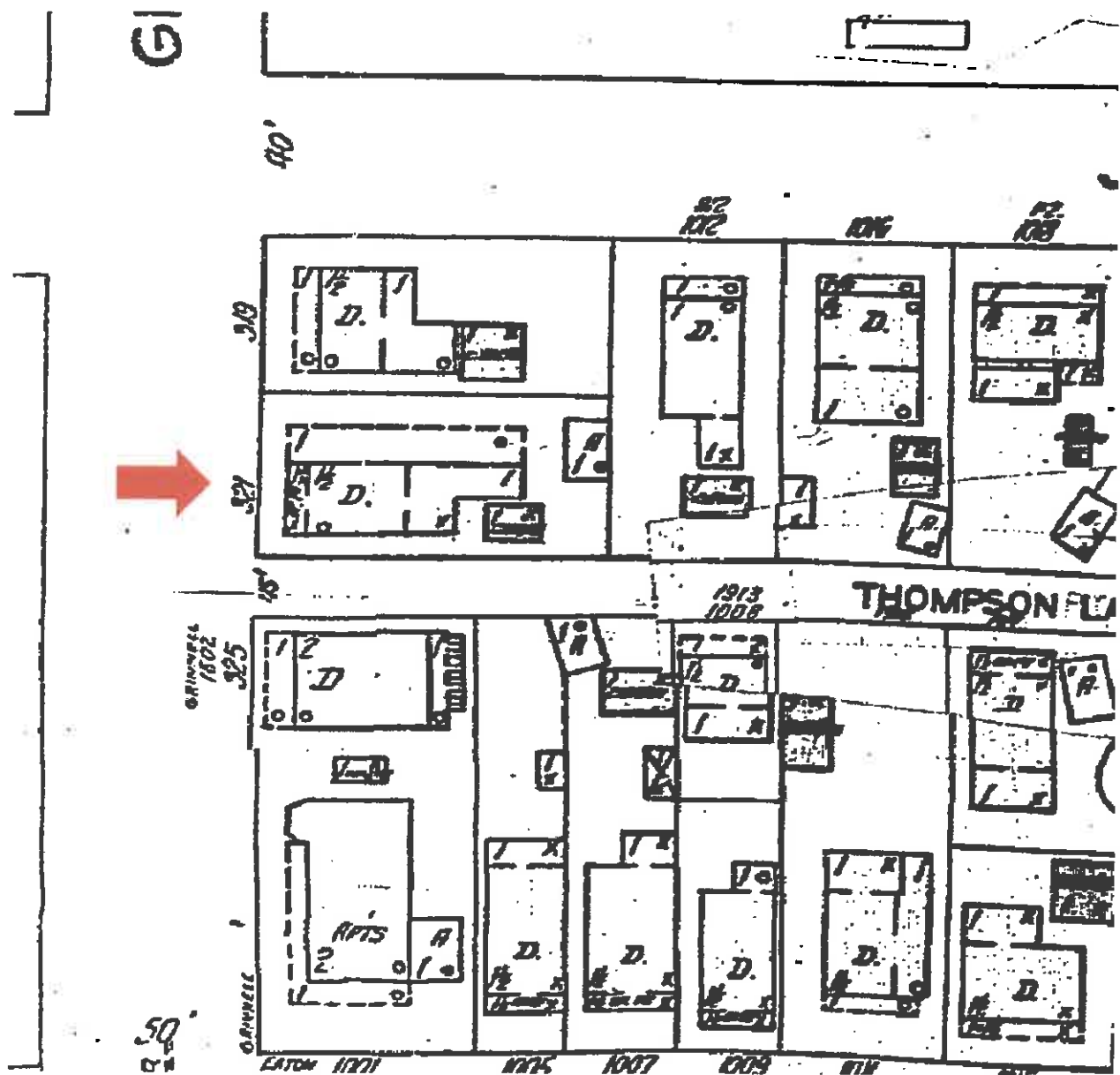
Sincerely:

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

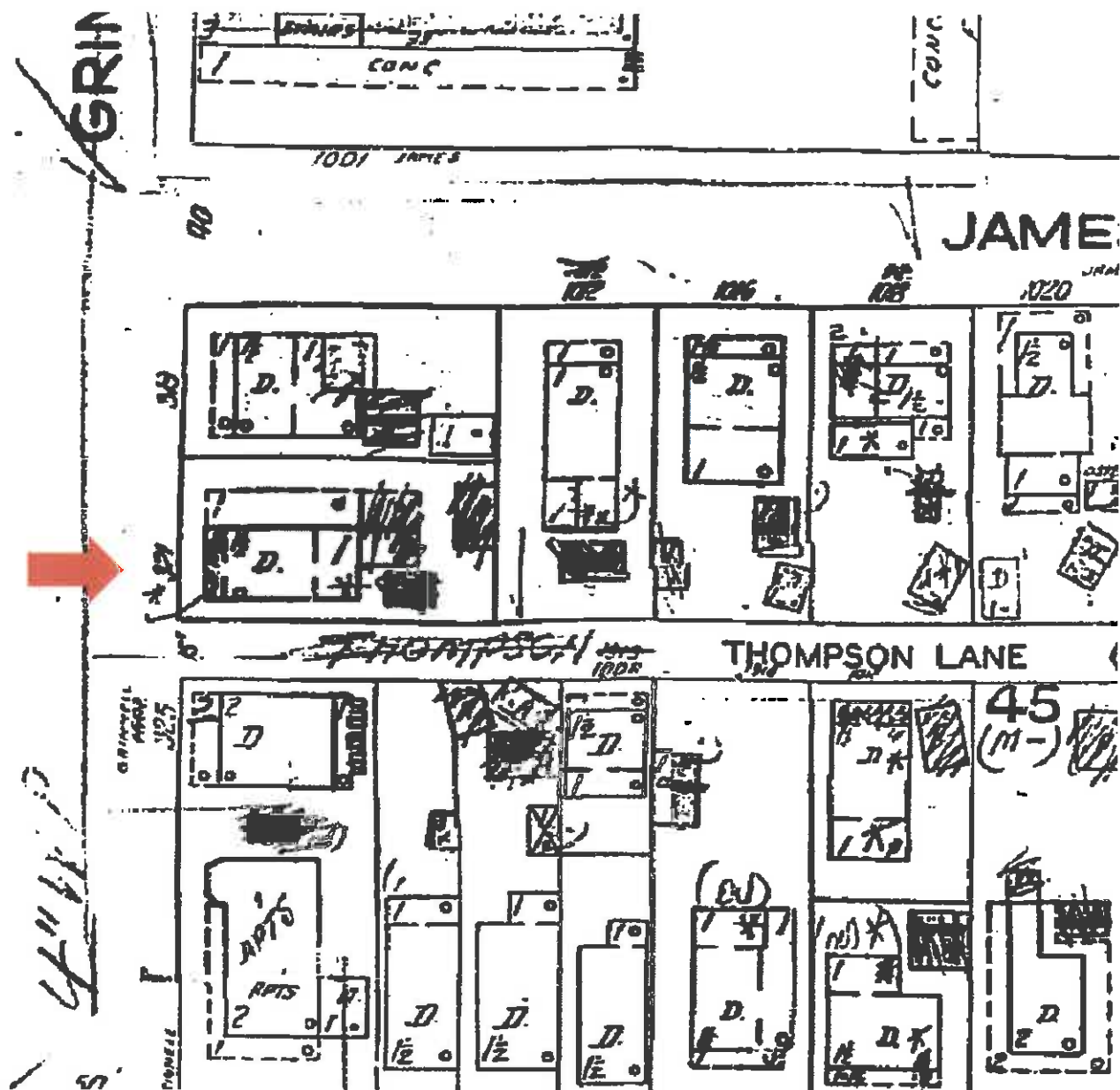
305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

# **Sanborn Maps**



#321 Grinnell Street Sanborn map 1948





## **Project Photos**



**#321 Grinnell Street. Photo circa 1965 Monroe County Library**



Google earth

feet 10  
meters 3





Google earth

feet  
meters







Google earth



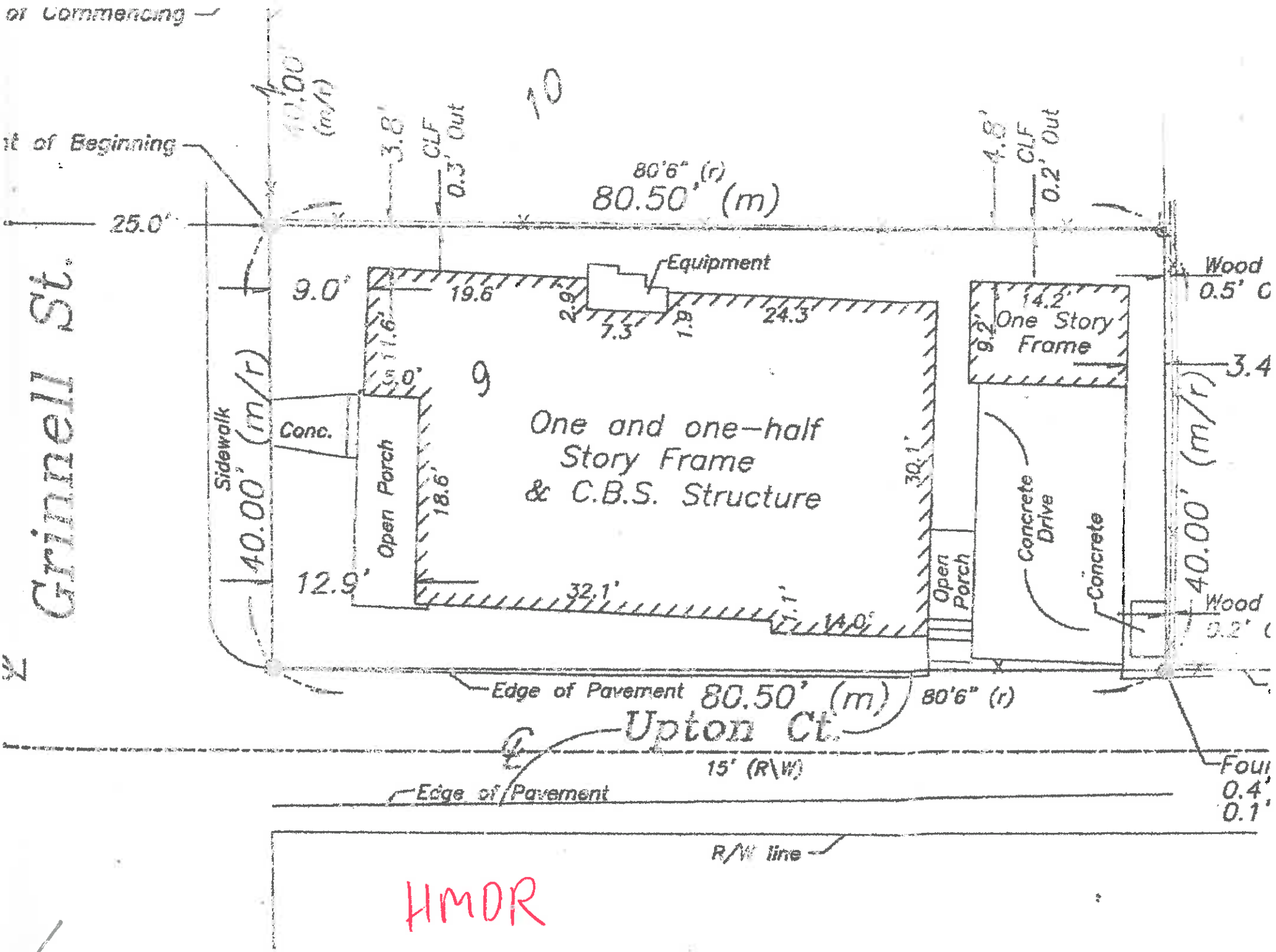
# Survey

or Commencing —

Grinnell St.

at of Beginning

2

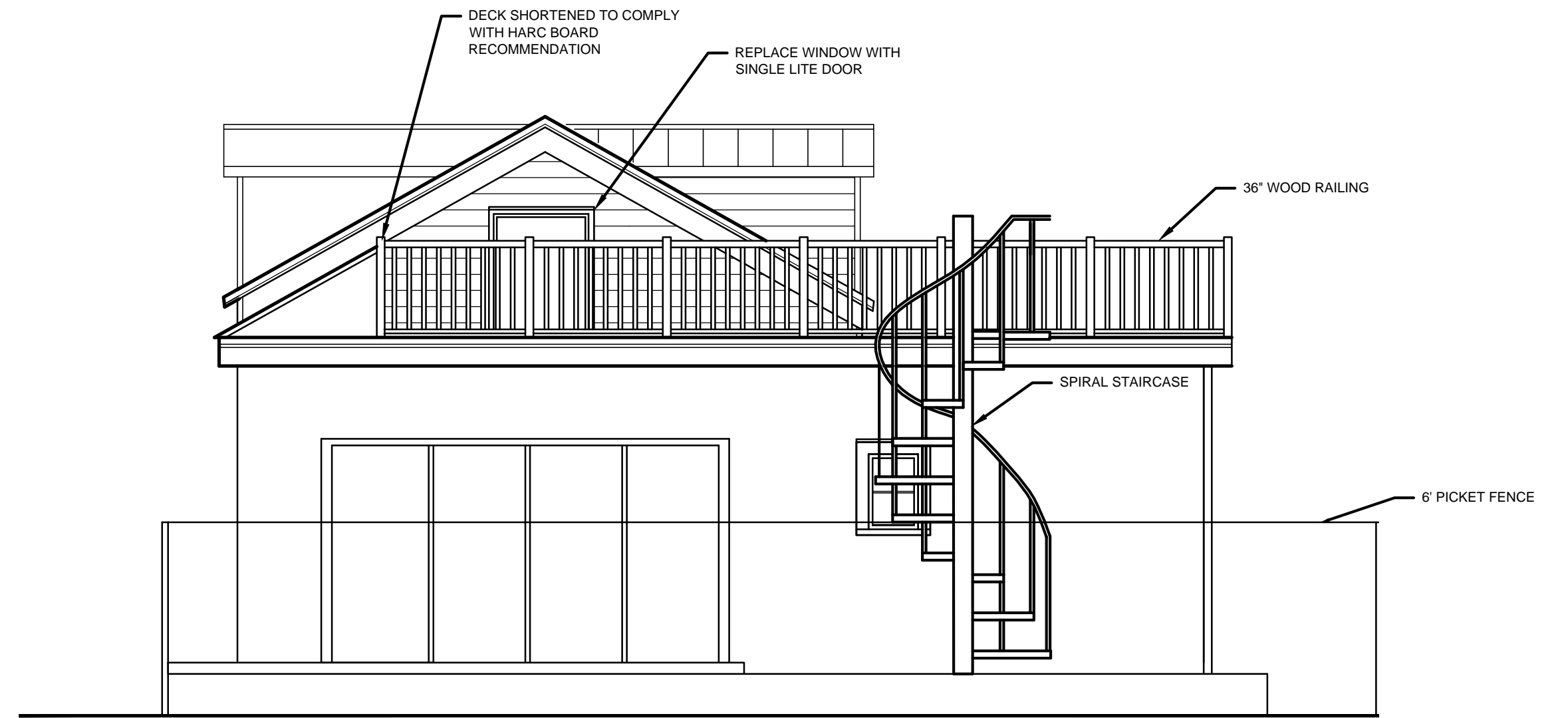


## **Revised Plans**

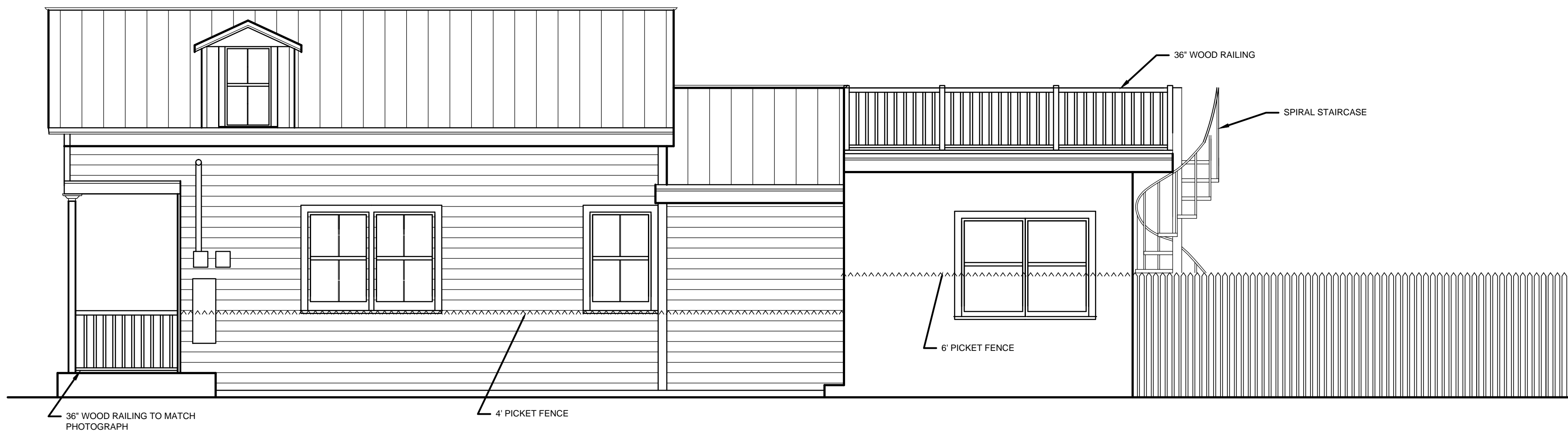




**LEFT ELEVATION**  
1/4" = 1'-0"



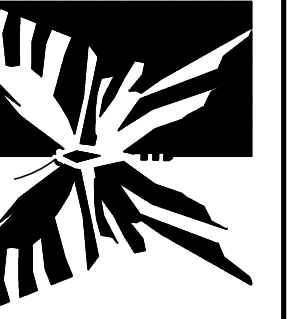
**REAR ELEVATION**  
1/4" = 1'-0"



**RIGHT ELEVATION**  
1/4" = 1'-0"



**FRONT ELEVATION**  
1/4" = 1'-0"



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

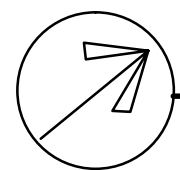
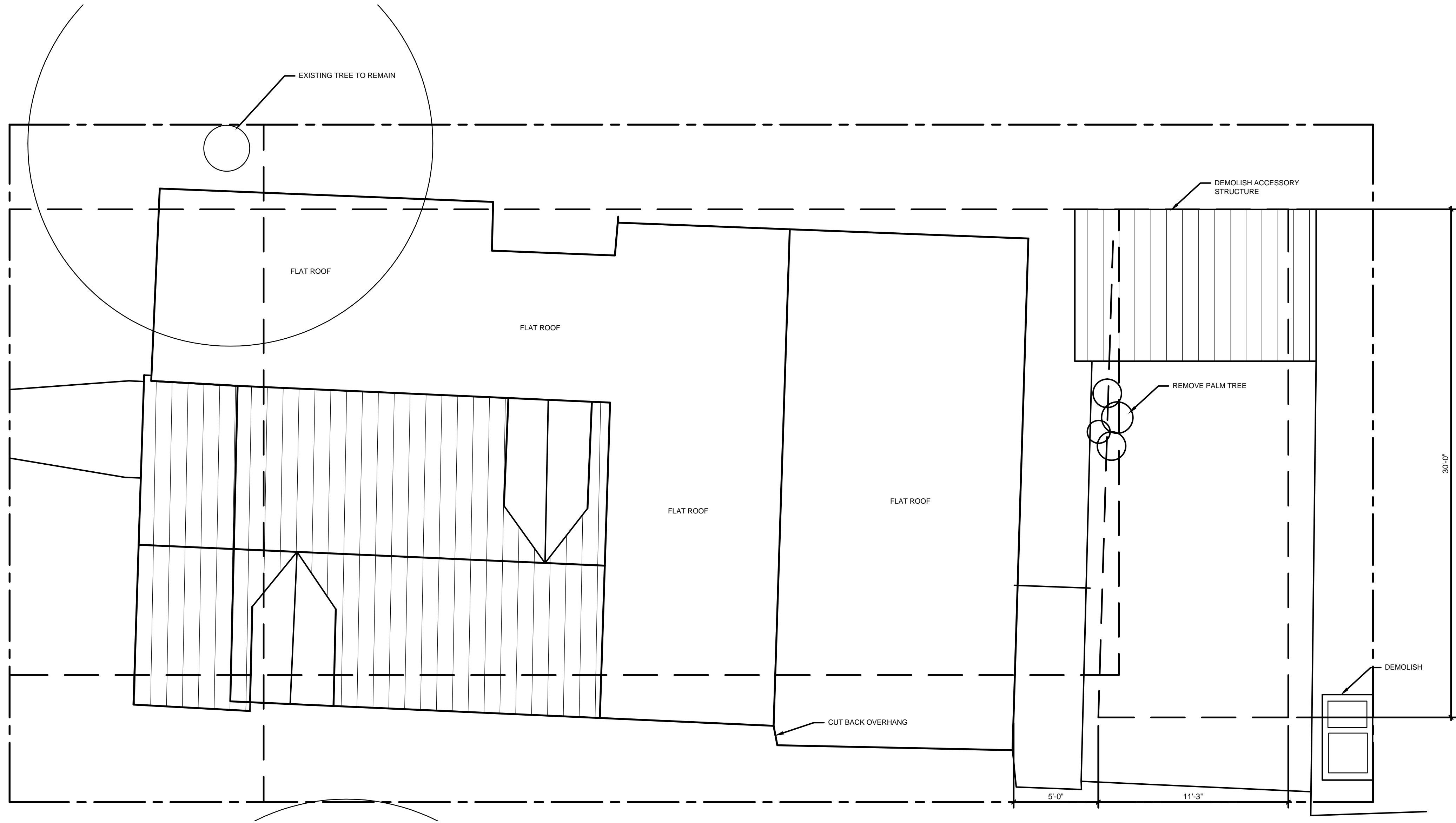
**Revisions**


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

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

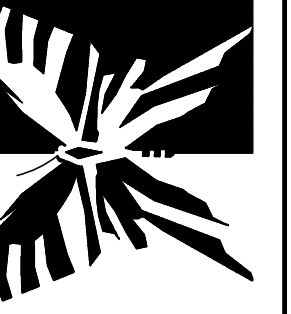
A2

GRINNEL STREET



EXISTING/ DEMO SITE PLAN

1/4" = 1'-0"



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

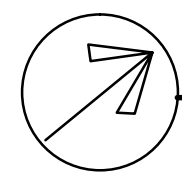
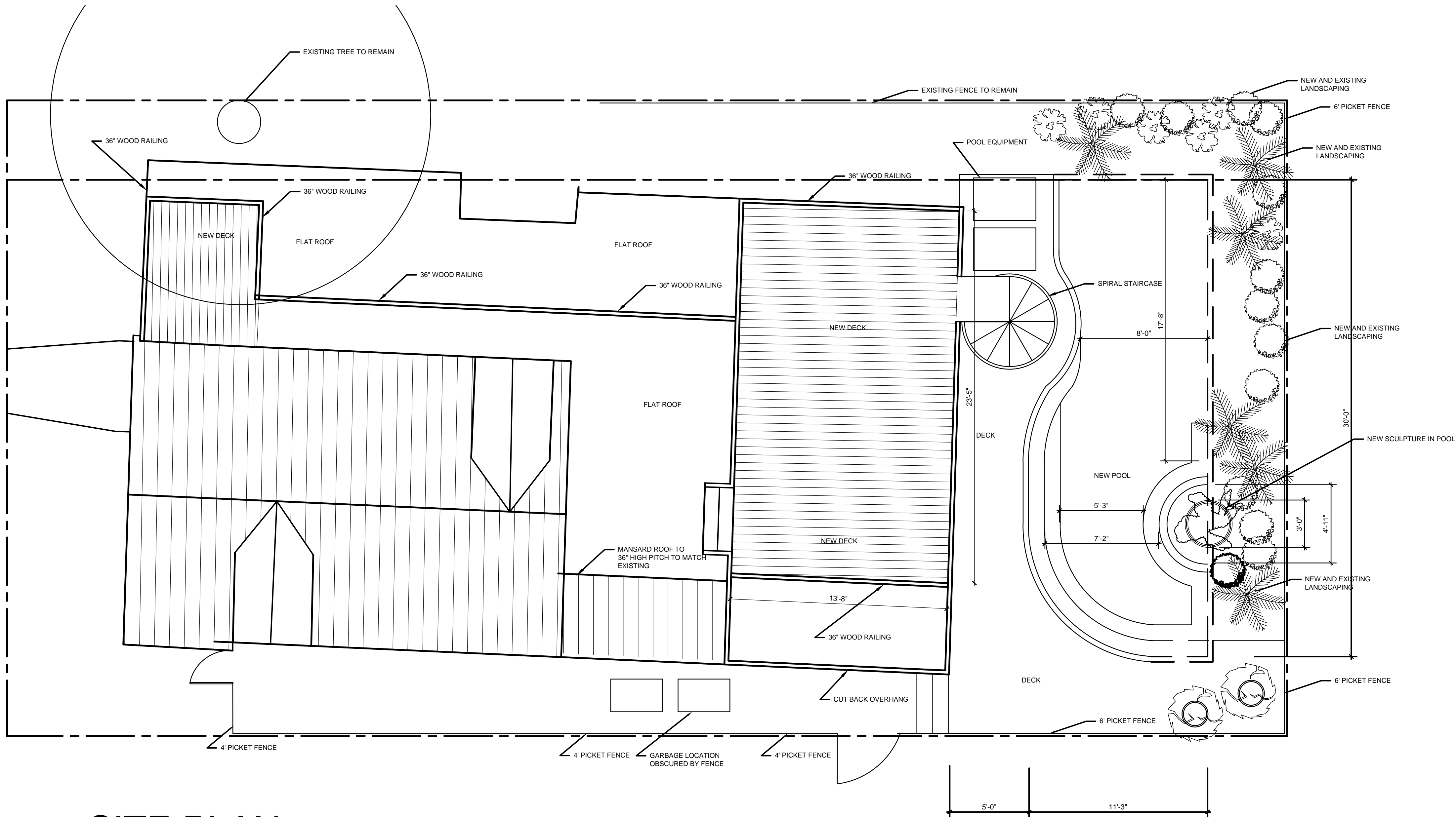
Revisions


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

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

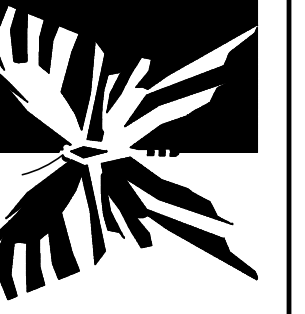
C2

GRINNEL STREET



## SITE PLAN

1/4" = 1'-0"



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

### Revisions

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**



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

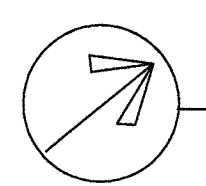
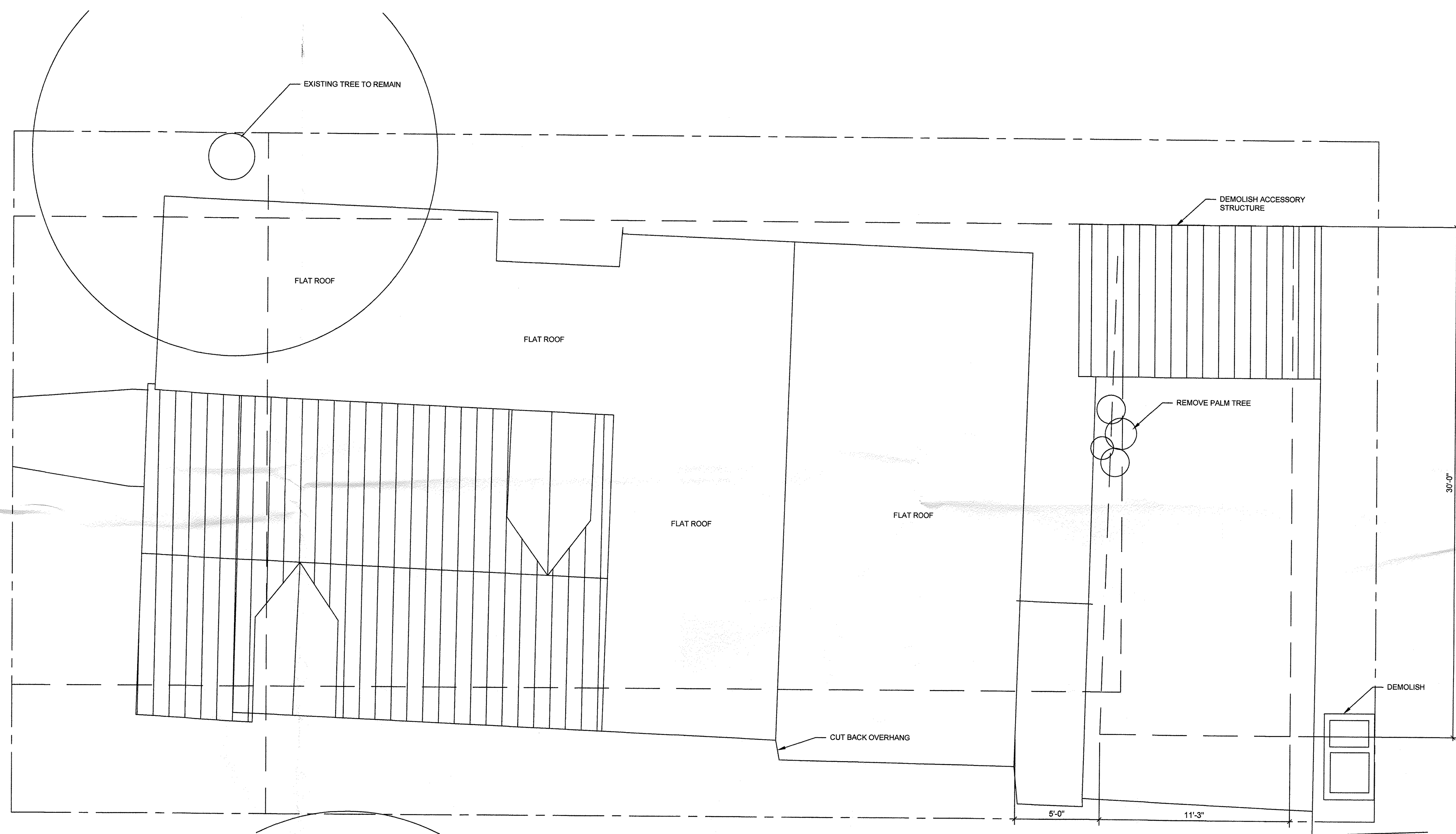
Revisions

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

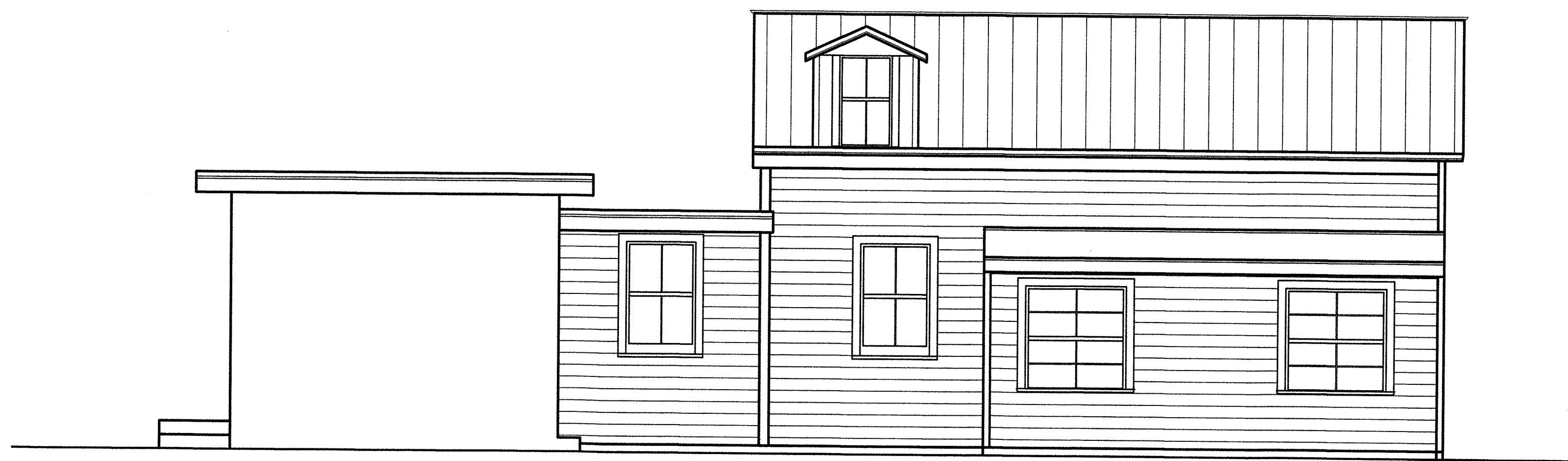
Project Number  
20130321Grin  
Date  
10/04/13  
Drawn By  
COR

C2

GRINNEL STREET



**EXISTING/ DEMO SITE PLAN**  
1/4" = 1'-0"



LEFT ELEVATION

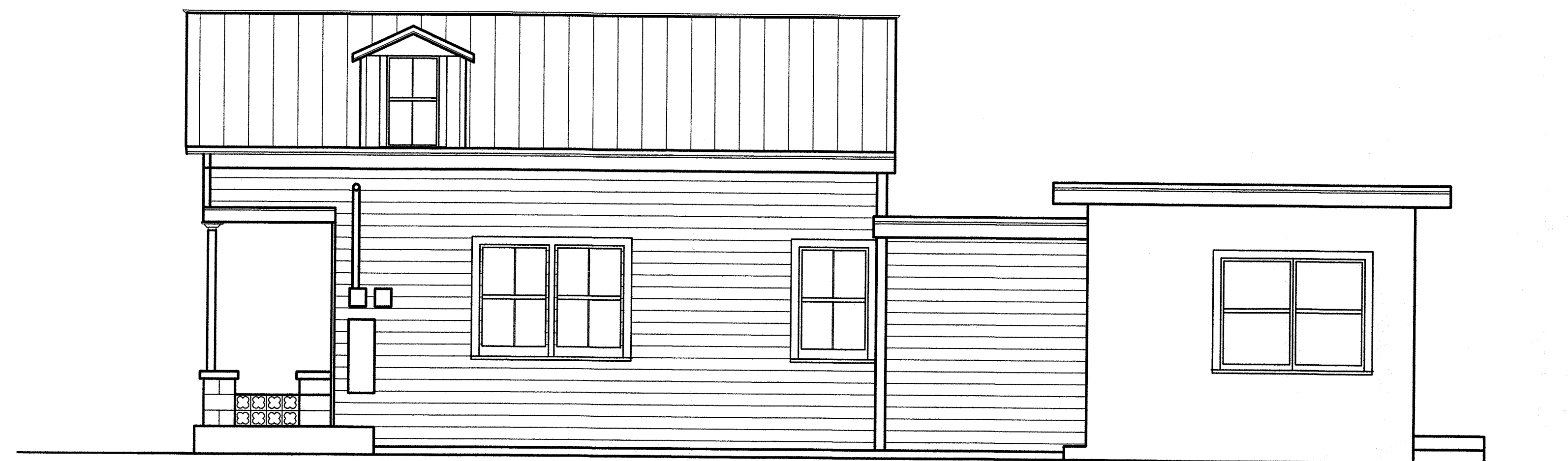
1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

AS BUILT ELEVATIONS



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



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

Revisions

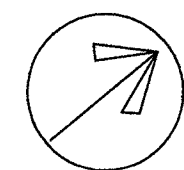
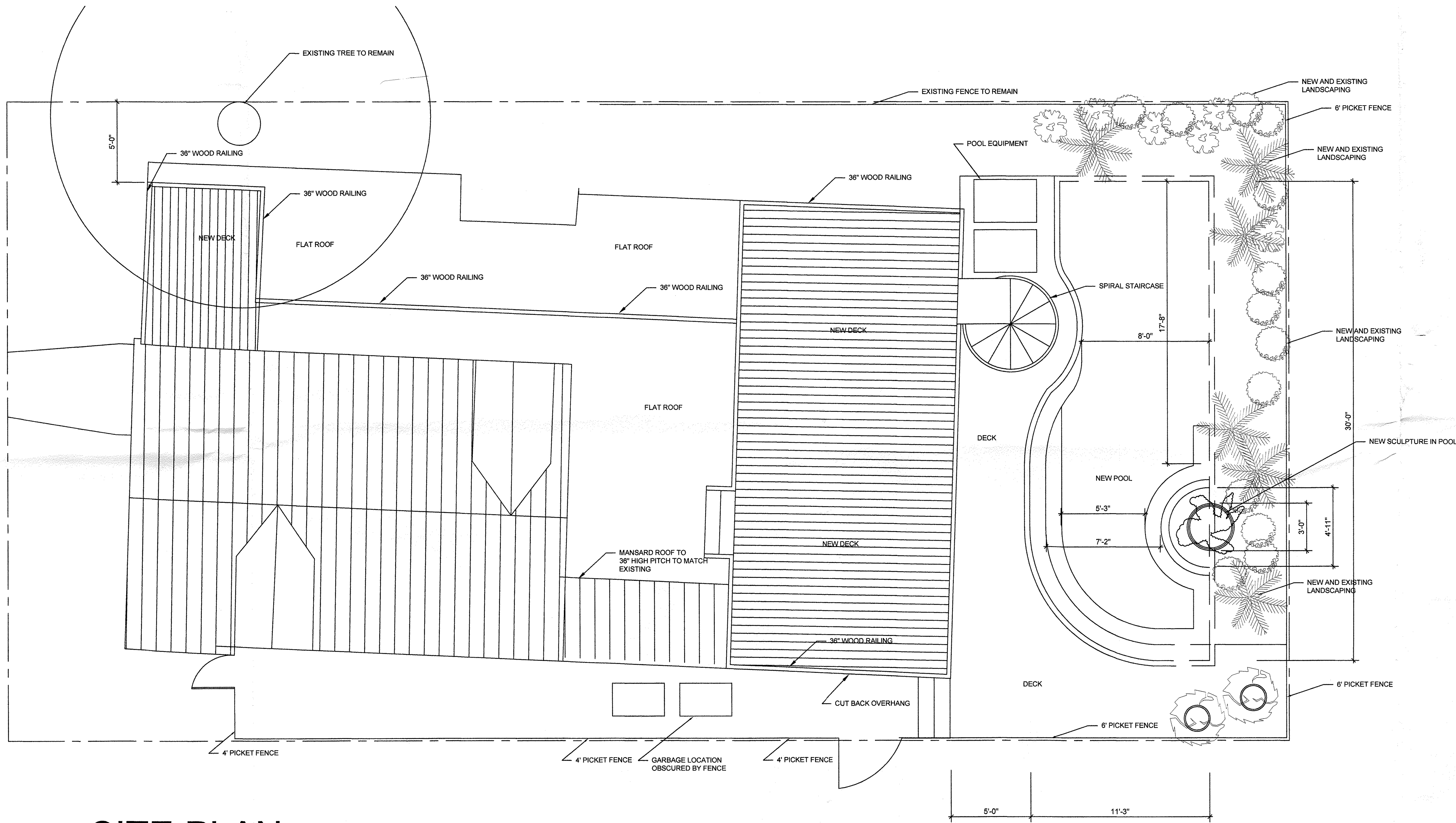
Carlos O. Rojas, Jr. Architect  
Mulqueen Residence  
321 Grinnel Street

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

A1



GRINNEL STREET



**SITE PLAN**

1/4" = 1'-0"



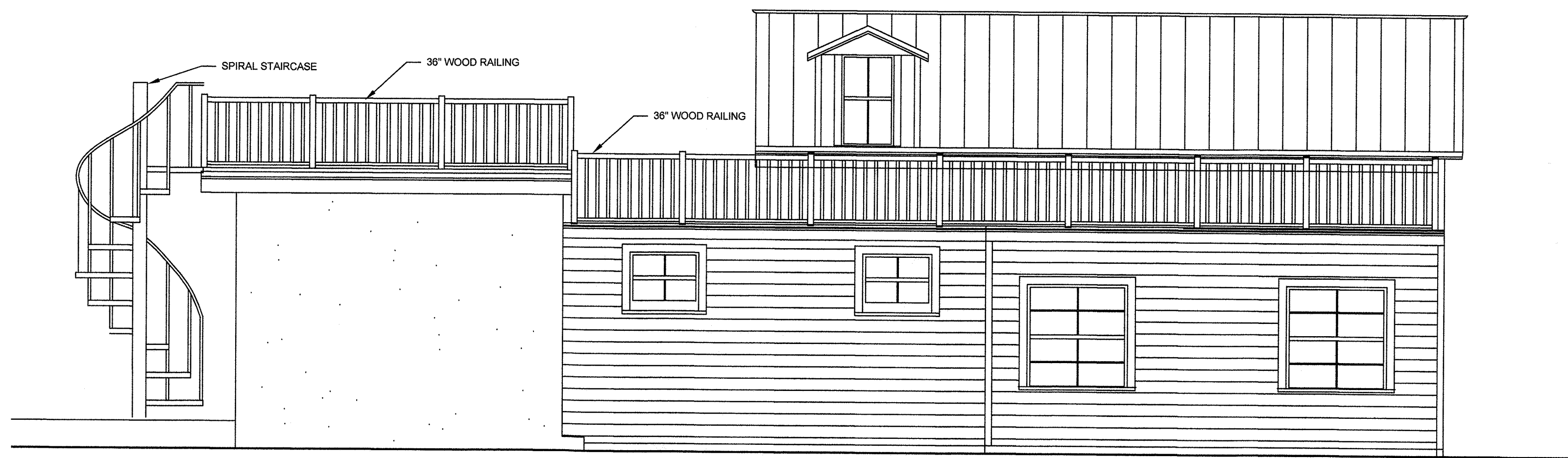
Carlos O. Rojas, Jr. AIA  
AR 0016754  
2012 Roosevelt Drive  
Key West, FL 33040  
(305) 923-3567  
ArchitectK@hotmail.com

Revisions

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

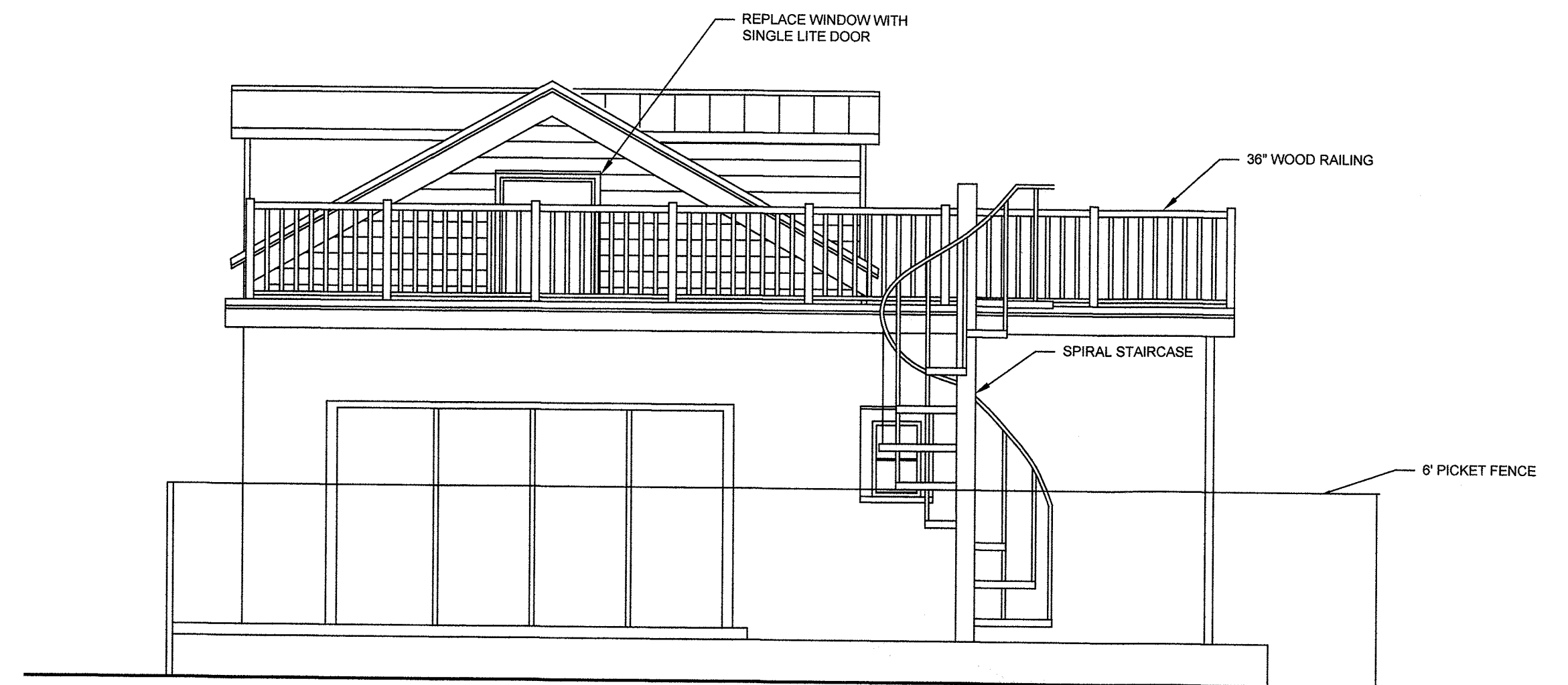
Project Number  
20130321Grin  
Date  
10/04/13  
Drawn By  
COR

C3



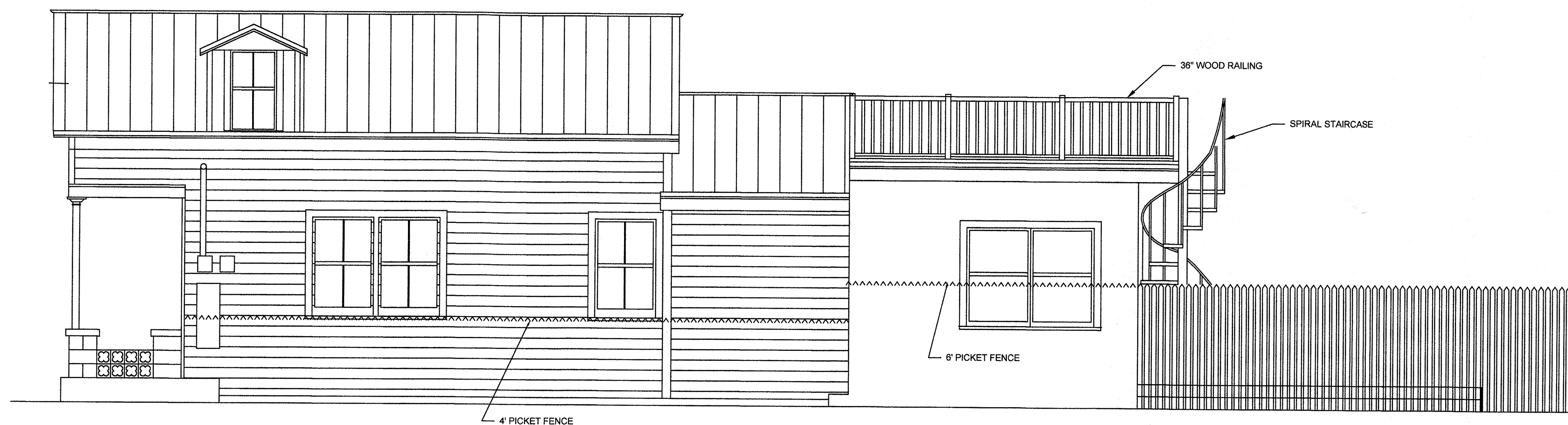
LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



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

Revisions


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

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

A2



# **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 R1  
 Effective Age 11  
 Year Built 1933  
 Functional Obs 0

Condition G  
 Perimeter 214  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 10  
 Grnd Floor Area 1,530

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

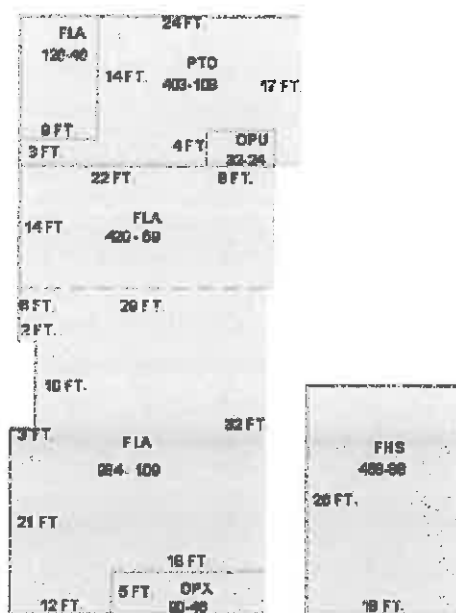
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 2  
 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		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