



Historic Architectural Review Commission Staff Report for Item 2

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 25, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0019

Address: 910 Grinnell Street

Description of Work:

New accessory structure.

Site Facts:

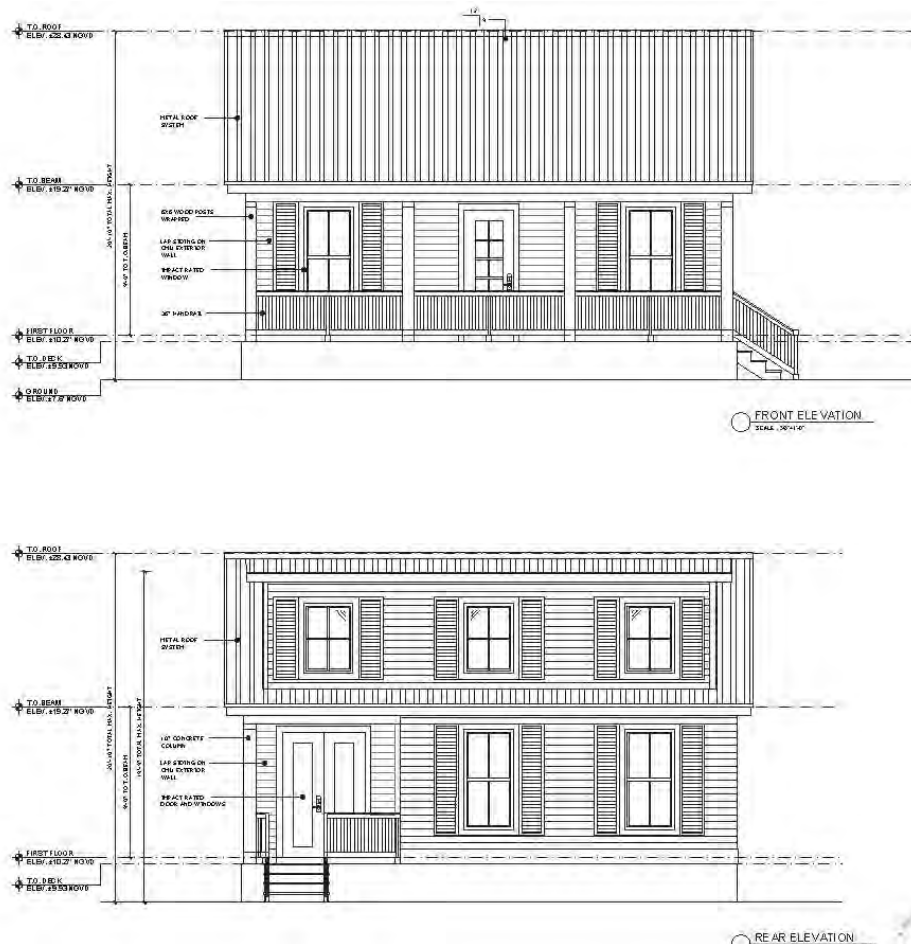
The site under review has two frontages on Grinnell and Packer Streets. The principal house on the lot, which faces Grinnell Street, is listed as a contributing resource, and was built circa 1906. The portion of the lot under review used to have a one-story single-family structure with a front porch. Staff has not been able to find the year when the single-family house facing Packer Street- 911 Packer- was demolished; 1948 Sanborn Map depict the structure but the 1962 map shows no structure in the lot. Both houses abutting the rear portion of the lot, 907 and 917 Packer Street, are listed as contributing resources. For this application no work is proposed in the principal structure.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 13, 14, 18, 21, 22, 23, and 24.
- Outbuildings (page 40), specifically first paragraph and guidelines 1, 2, 3, 4, and 9.

Staff Analysis:

The Certificate of Appropriateness under review proposes a new accessory structure to be located at the rear portion of the existing lot and behind the historic house. As the lot has two frontages, the new structure will be facing Packer Street. The one-story, two-story at the rear, accessory structure will be approximately 11 feet setback from Packer Street, which will set the new structure behind both existing contributing houses. The structure will be rectangular in footprint with a front porch covering the entire length of the façade. A wide dormer will face east, and its ridge will be lower than the principal roof ridge. The accessory structure has proportions and dimensions compared more to a principal structure as it will be facing a principal street. Its height, 20'-10", will be lower than the main house in the lot.



Front and Rear Elevations.

The structure will be finished with cementitious horizontal lap siding, aluminum impact windows and doors and the side gable roof will have 5 V-crimp metal panels. Currently the parcel sits on an X flooding zone, but the design includes elevating the new structure to the proposed future FEMA flood map.



Context elevation.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design is consistent with many of the cited guidelines, but not for dormers regulations. Although accessory structures in the area are smaller in scale, due to the specific location facing a principal street, staff finds that in this case the design is appropriate. Nevertheless, guideline 21 of new construction includes the following language "*Dormers with a large width that creates a full story are discouraged*". The width and proportions of the proposed rear dormer are not found in immediate adjacent buildings. The dormer is creating a second-story at the rear and no two-story accessory structures were found in the area.

APPLICATION

RECEIVED
 JUN 23 2023
 BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
 Key West, Florida 33040

HARC COA # 2023-0019	REVISION #	INITIAL & DATE TK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	910 Grinnell St, Key West, FL 33040	
NAME ON DEED:	Robert K Henkel	PHONE NUMBER (305) 744-3350
OWNER'S MAILING ADDRESS:	910 Grinnell St, Key West, FL 33040	EMAIL henkel100@gmail.com
APPLICANT NAME:	Serge Mashtakov P.E.	PHONE NUMBER (305) 304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd, Key West, FL 33040	EMAIL Serge@artibusdesign.com
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 06/22/2023

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ___ RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE ___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO INVOLVES A HISTORIC STRUCTURE: YES ___ NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	New Accessory Structure
MAIN BUILDING:	N/A
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

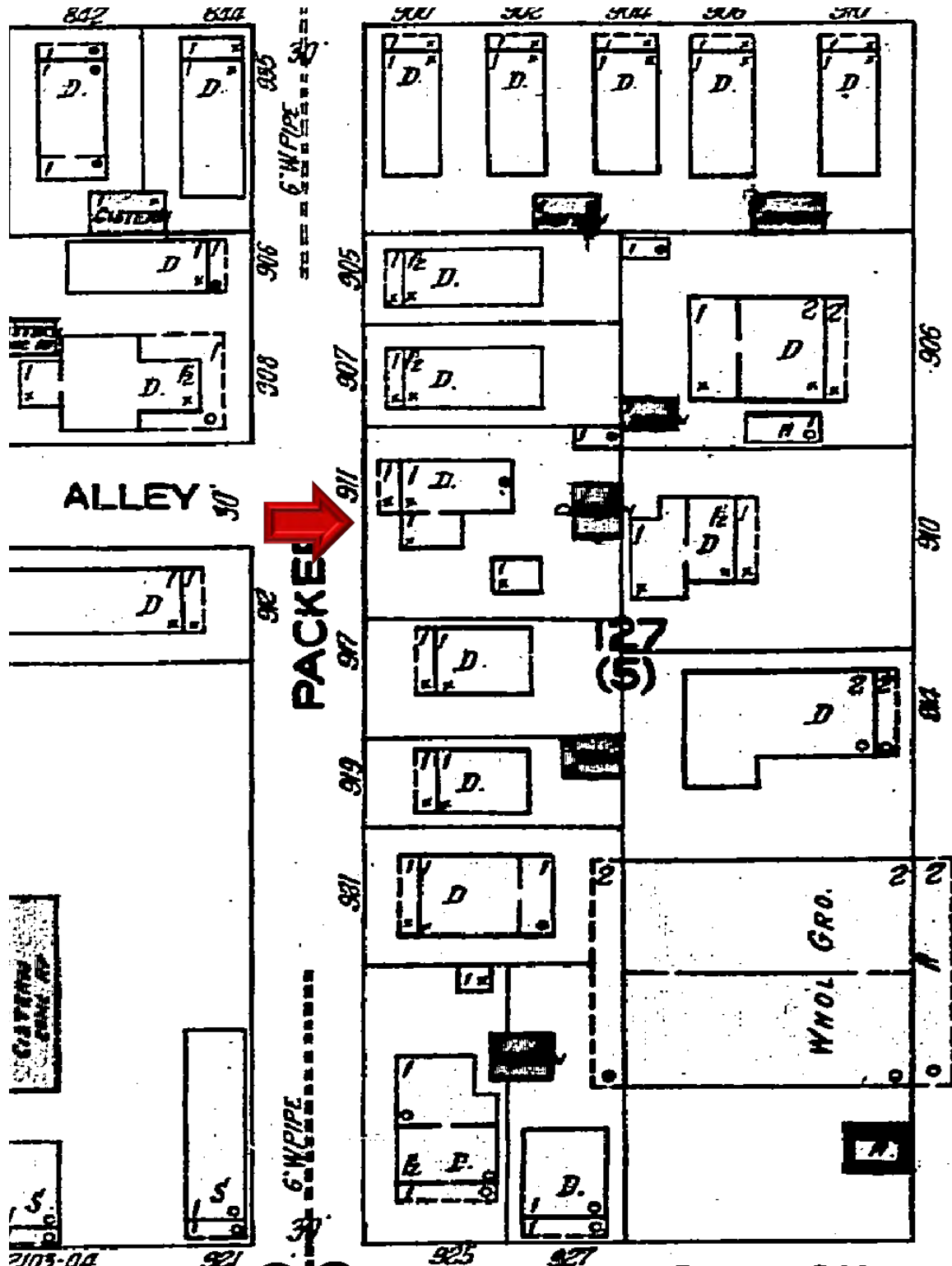
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): Construction of a new accessory structure +/- 18ftx30ft. CMU walls with cement siding cladding on exterior. Aluminum frame windows. 5vCrimp roofing	
PAVERS: N/A	FENCES: N/A
DECKS: N/A	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL
REASONS OR CONDITIONS		
STAFF REVIEW COMMENTS		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



50

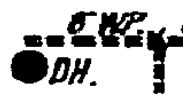
GRINNELL

50

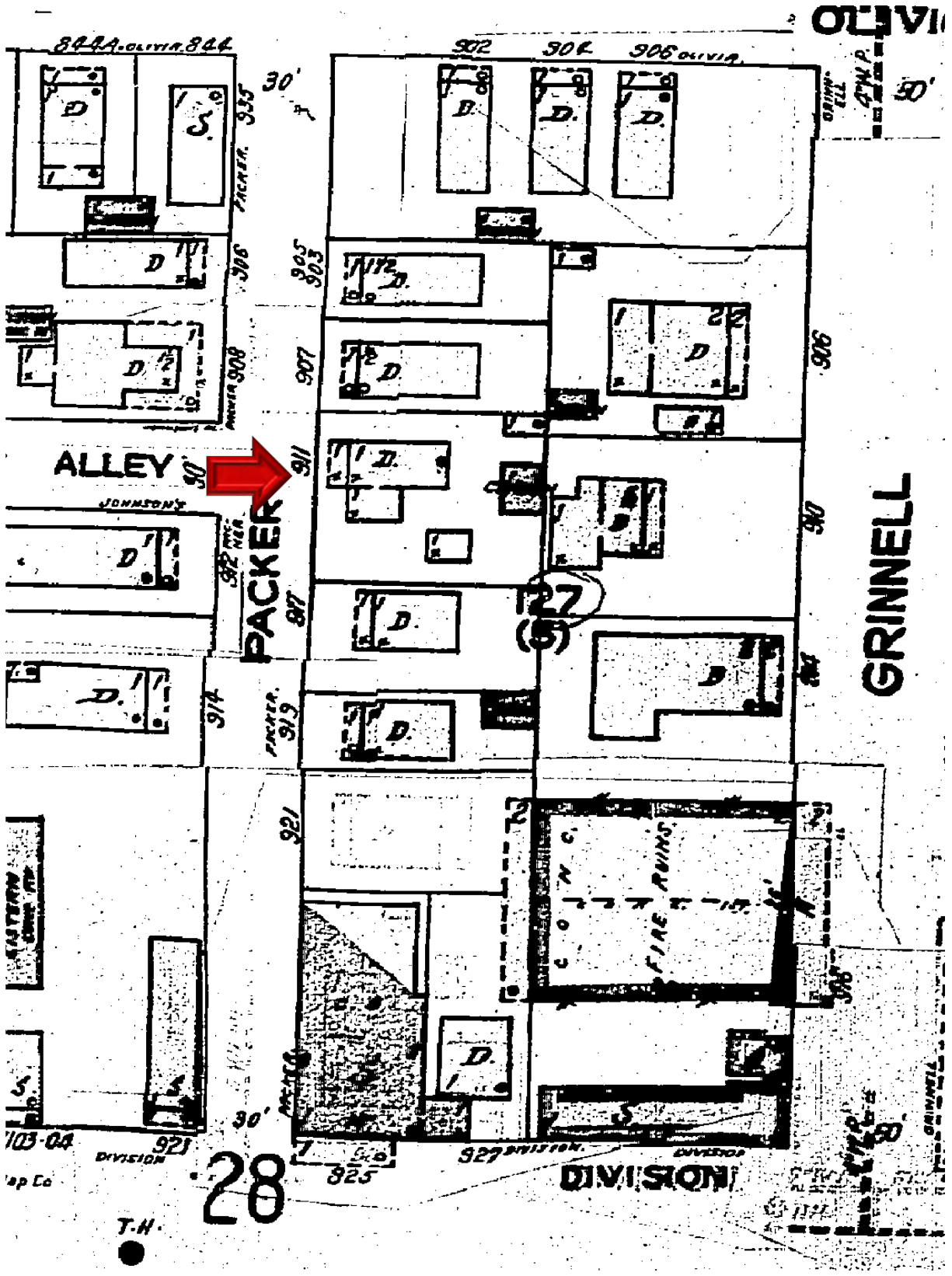
Map Co

28

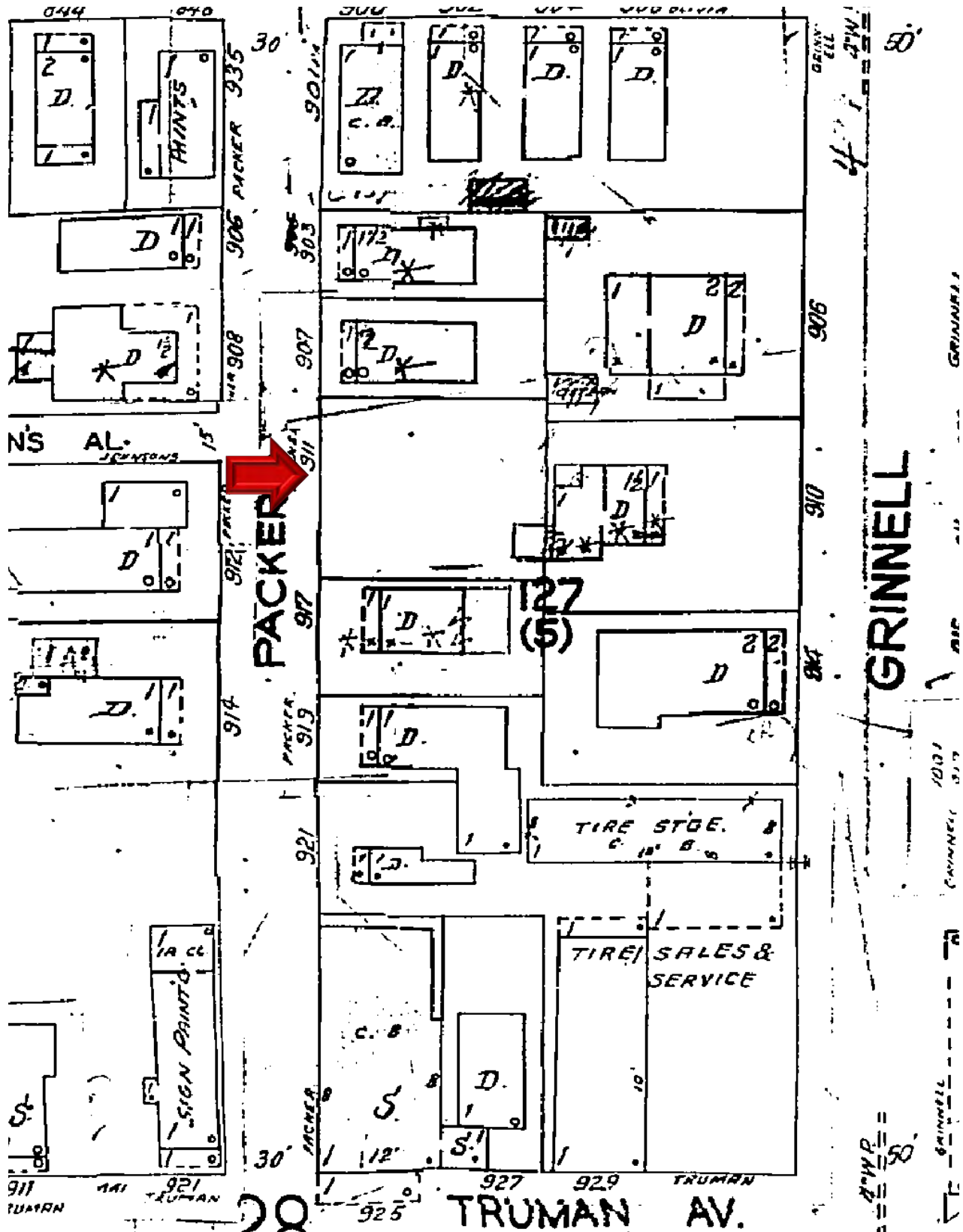
DIVISION



1926 Sanborn Map



1926 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



910 Grinnell Street circa 1965. Monroe County Library.

910 GRINNELL ST
(STREET VIEW)



911 PACKER ST
(STREET VIEW)



907 PACKER ST (STREET VIEW)



917 PACKER ST
(STREET VIEW)



SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N29°30'45"W ASSUMED
ALONG THE CENTERLINE OF
GRINNELL STREET.

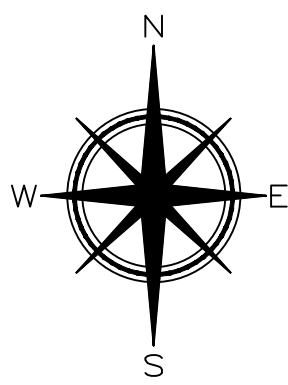
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

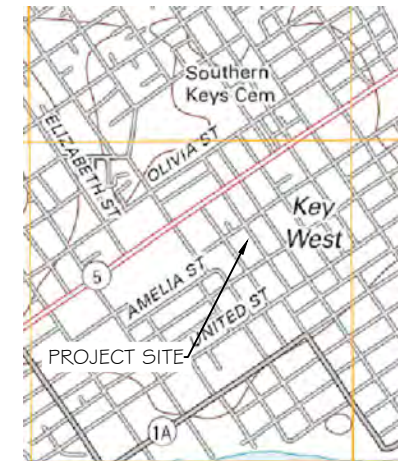
ADDRESS:
910 GRINNELL STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A

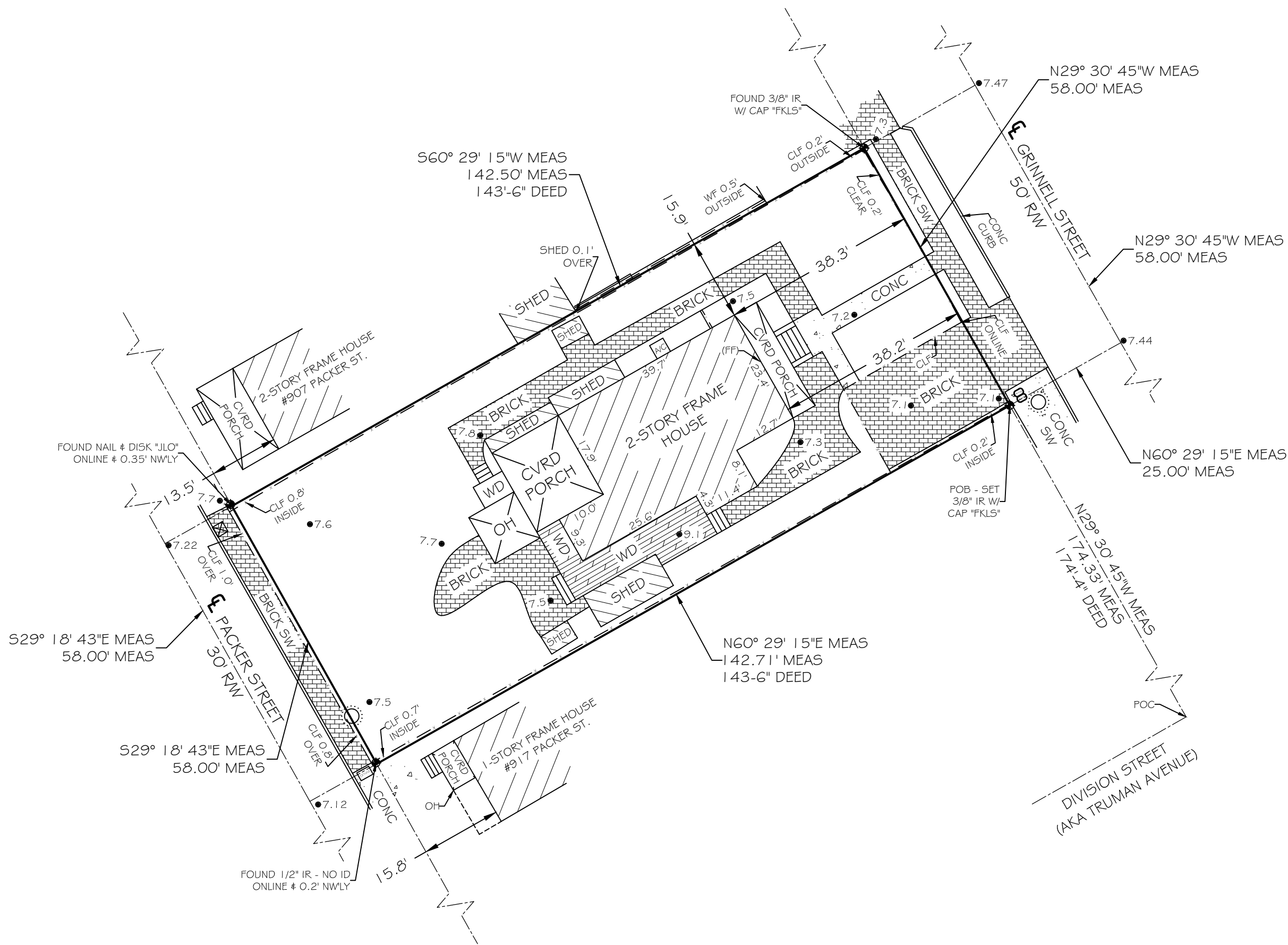
MAP OF BOUNDARY SURVEY



ASSUMED

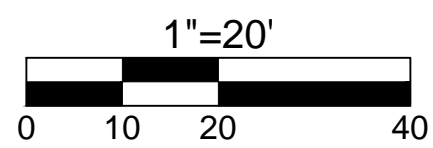


LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- - CONCRETE DAVIT BASE
- - SPOT ELEVATION (TYPICAL)



TOTAL AREA = 8,271.05 SQFT ±

SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AA0020), ELEVATION= 3.91' (NGVD 1929).
- FINISH FLOOR ELEVATIONS (FF-1) & (FF-2) WERE TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF) = 9.8' (NGVD 1929)

CERTIFIED TO -

ROBERT HENKEL;

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.

BFP = BACK-FLOW PREVENTER	GYW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLP = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOS = TOP OF BANK
DEASE = DRAINAGE EASEMENT	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
EL = ELEVATION	NTS = NOT TO SCALE	TYP = TYPICAL
ENCL = ENCLOSURE	OH = ROOF OVERHANG	UR = UNREADABLE
EP = EDGE OF PAVEMENT	OHW = OVERHEAD WIRES	UE = UTILITY EASEMENT
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WD = WOOD DECK
FH = FIRE HYDRANT	PM = PARKING METERS	WF = WOOD FENCE
FI = FENCE INSIDE	PCC = POINT OF COMPOUND CURVE	WL = WOOD LANDING
FND = FOUND	PCP = PERMANENT CONTROL POINT	WM = WATER METER
FO = FENCE OUTSIDE	PK = PARKER KALON NAIL	WPP = WOOD POWER POLE
FOL = FENCE ON LINE	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
	PI = POINT OF INTERSECTION	WV = WATER VALVE

LEGAL DESCRIPTION -


In the City of Key West, and known as Part of Tract Six (6), according to William A. Whitehead's plan of said Island, delineated in February, 1829, and better known as Lot Five (5), in Square Four (4), according to John Lowe's Subdivision of Part of said Tract 6, duly recorded in Deed Book "I" Page 425 of Monroe County Records:

Commencing at a point on Grinnell Street (174) One Hundred and Seventy-Four feet and 4 inches from the from the junction of Grinnell and Division Streets, and running thence along Grinnell Street in a Northwesterly direction Fifty-eight (58) feet; thence at right angles in a Southwesterly direction One Hundred and Forty-three (143) feet, Six (6) inches; thence at right angles in a Southeasterly direction along a thirty foot alleyway, Fifty-eight (58) feet; thence at right angles in a Northeasterly direction and parallel with Division Street One Hundred and Forty-three (143) feet, Six (6) inches to the Place of Beginning.

SCALE:	1"=20'
FIELD WORK DATE:	09/16/2022
MAP DATE:	10/24/2022
REVISION DATE:	XXXX/XXXX
SHEET:	1 OF 1
DRAWN BY:	IDG
JOB NO.:	22-247

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-1.7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

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

SIGNED: 
ERIC A. ISAACS, #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

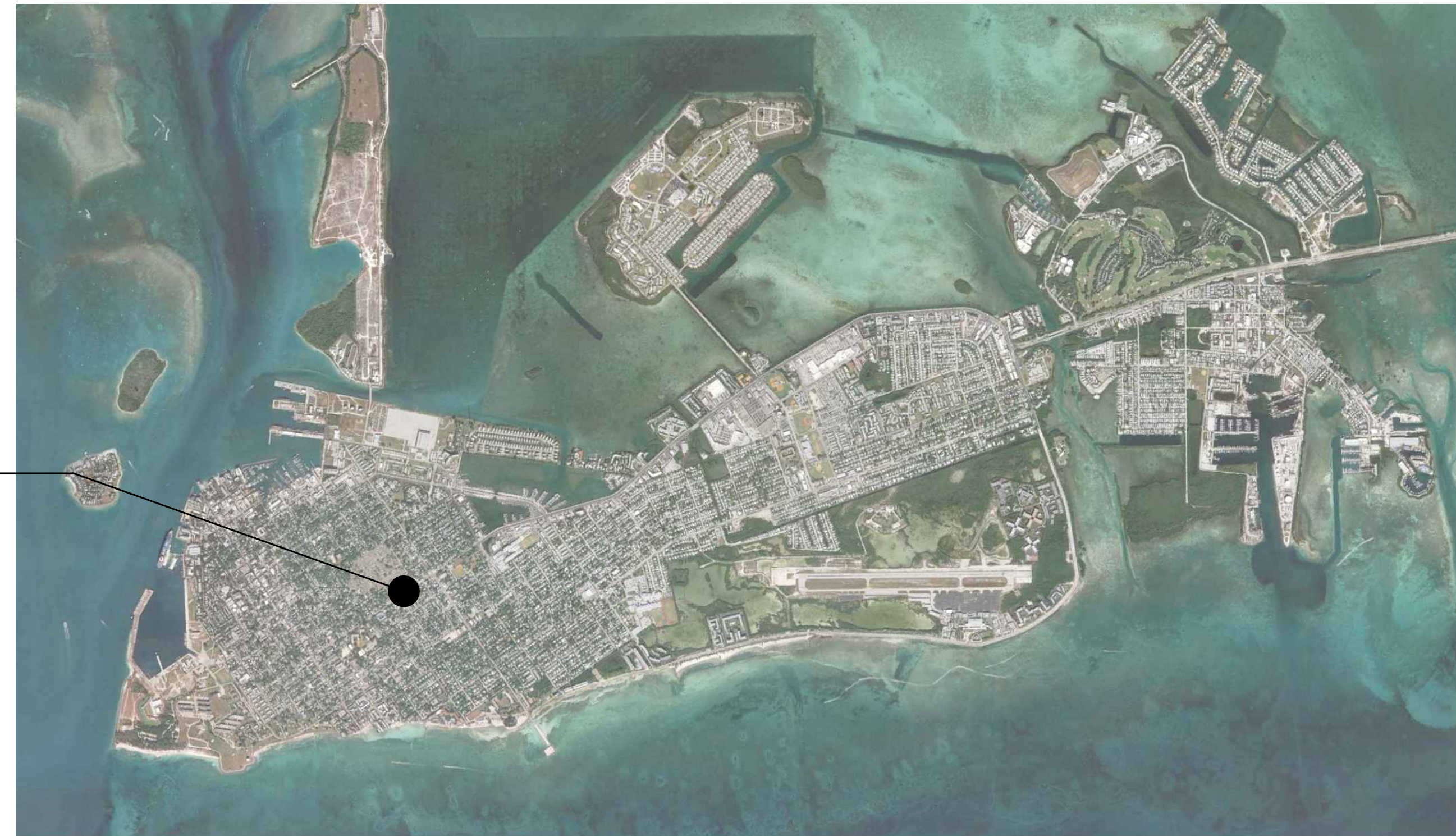


**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

HARC APPLICATION PLANS FOR ACCESSORY STRUCTURE

SITE LOCATION



PROJECT LOCATION:
910 GRINNELL STREET
KEY WEST, FL. 33040

CLIENT:
ROBERT HENKEL

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ROBERT HENKEL

PROJECT: 910 GRINNELL STREET

SITE: 910 GRINNELL STREET
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/22/23	VF	SM

PROJECT NO:	DRAWING NO:	REVISION:
2212-07	G-00	1

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SEBIE MARIAPADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

SITE DEVELOPMENT SUMMARY

SITE DATA:

TOTAL SITE AREA: 8,339 SQ.FT
 LAND USE: HHDR - HISTORIC HIGH DENSITY RESIDENTIAL DISTRICT
 FLOOD ZONE: ZONE AE

SETBACKS - ONE STORY RESIDENCE

FRONT:
 REQUIRED 10'-0"
 EXISTING ±33'-4 1/2"
 PROPOSED NO CHANGE

RIGHT SIDE:
 REQUIRED ±5'-10" (10% LOT WIDTH)
 EXISTING ±16'-1 1/2"
 PROPOSED ±5'-0" ACCESSORY SETBACK

LEFT SIDE:
 REQUIRED ±5'-10" (10% LOT WIDTH)
 EXISTING ±10'-7 1/2"
 PROPOSED NO CHANGE

SECONDARY FRONT:
 REQUIRED 10'-0"
 EXISTING ±39'-7"
 PROPOSED ±10'-3" TO OVERHANG

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60% (± 5,003.4 SQ.FT.)
 EXISTING 44.2% (± 3,682 SQ.FT.)
 PROPOSED 50.8% (± 4,236 SQ.FT.)

BUILDINGS ± 2,609 SQ.FT.
 BRICK/CONCRETE PATH ± 1,618 SQFT.
 AC PADS ± 9 SQFT.

TOTAL ± 4,236 SQ.FT.

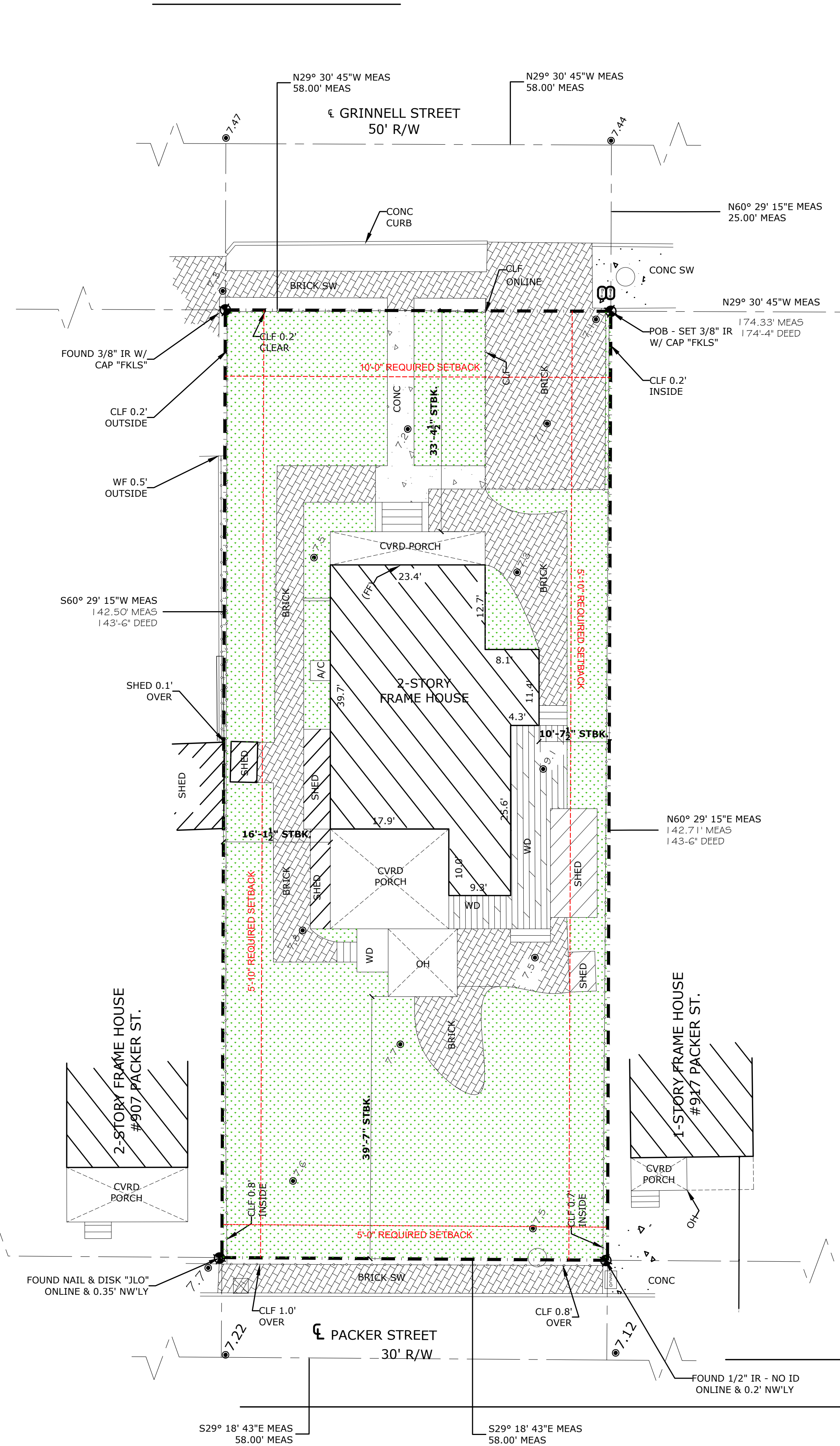
MAXIMUM BUILDING COVERAGE:

REQUIRED 50% MAX. (± 4,169.5 SQ.FT.)
 EXISTING 23% (± 1,921 SQ.FT.)
 PROPOSED 31.3% (± 2,609 SQ.FT.)

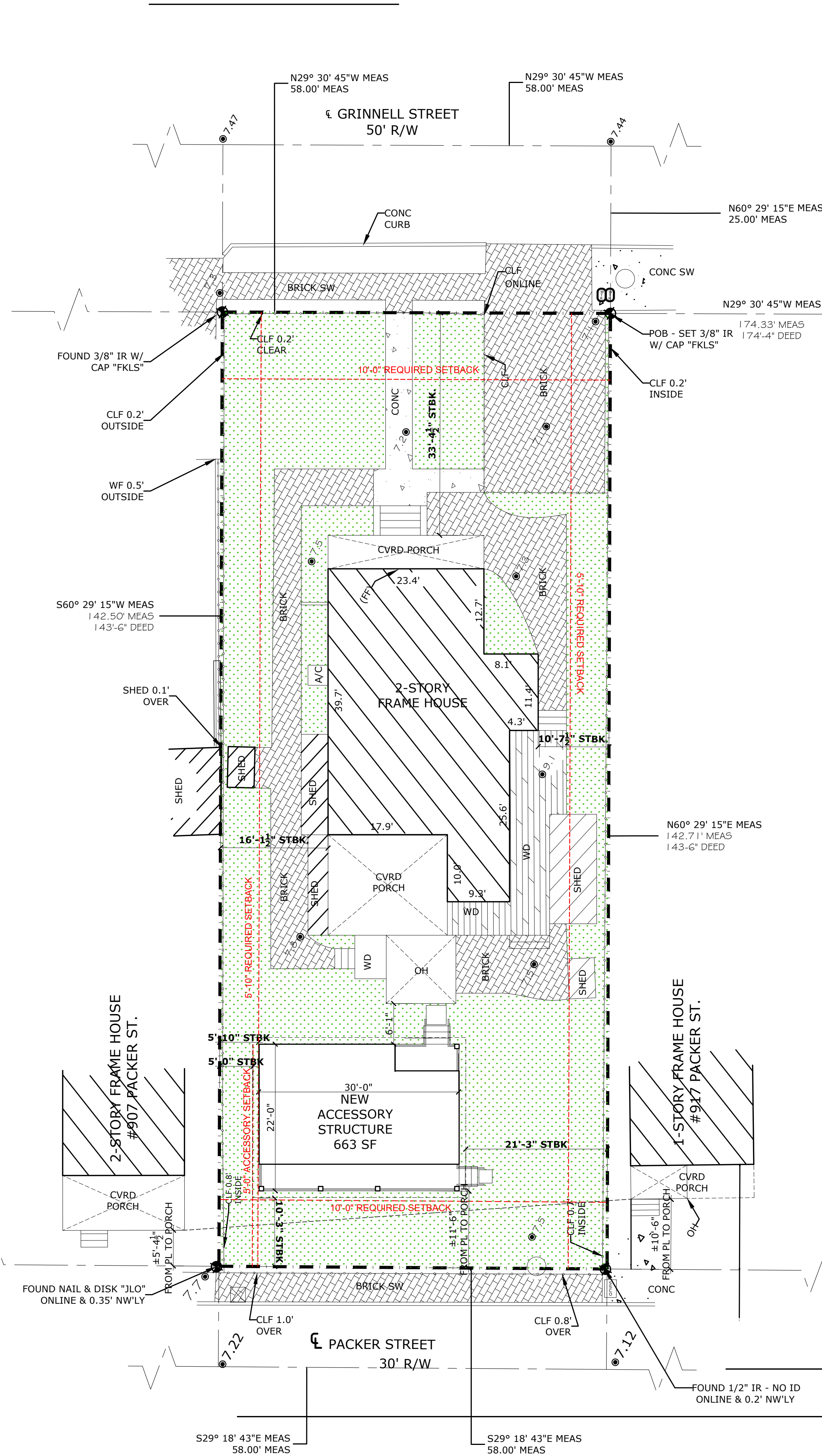
MINIMUM OPEN SPACE:

REQUIRED 35% (± 2,918.7 SQ.FT.)
 EXISTING 55.8% (± 4,657 SQ.FT.)
 PROPOSED 49.2% (± 4,103 SQ.FT.)

MAXIMUM HEIGHT: 30 FT
 PROPOSED NO CHANGE



SITE PLAN EXISTING
 SCALE: 3/32"=1'-0"



SITE PLAN PROPOSED
 SCALE: 3/32"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

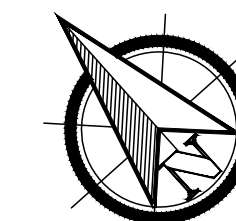
CLIENT: ROBERT HENKEL

PROJECT: 910 GRINNELL STREET

SITE: 910 GRINNELL STREET
 KEY WEST, FL 33040

TITLE: SITE PLAN

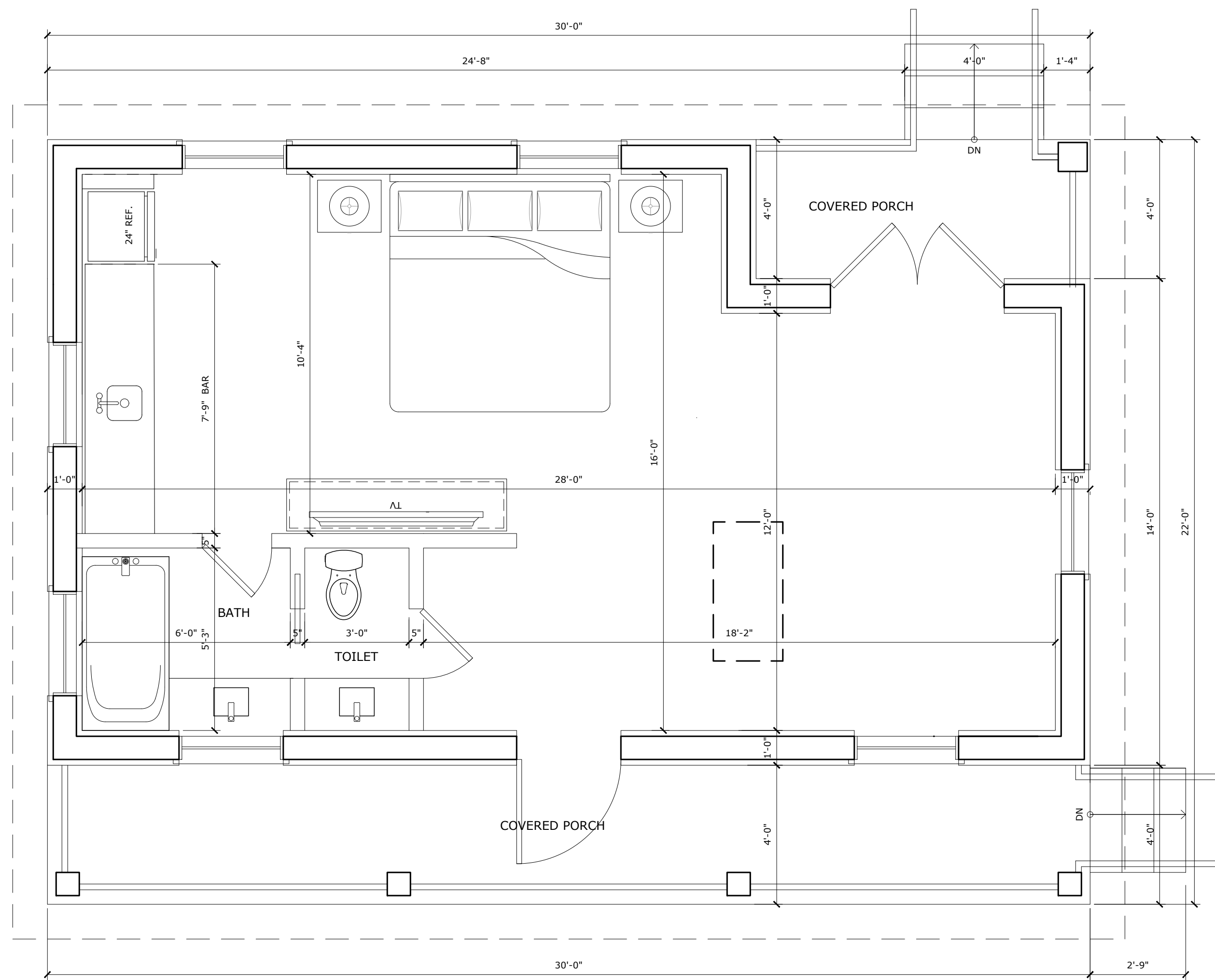
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AS SHOWN	06/22/23	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2212-07	C-101	1	



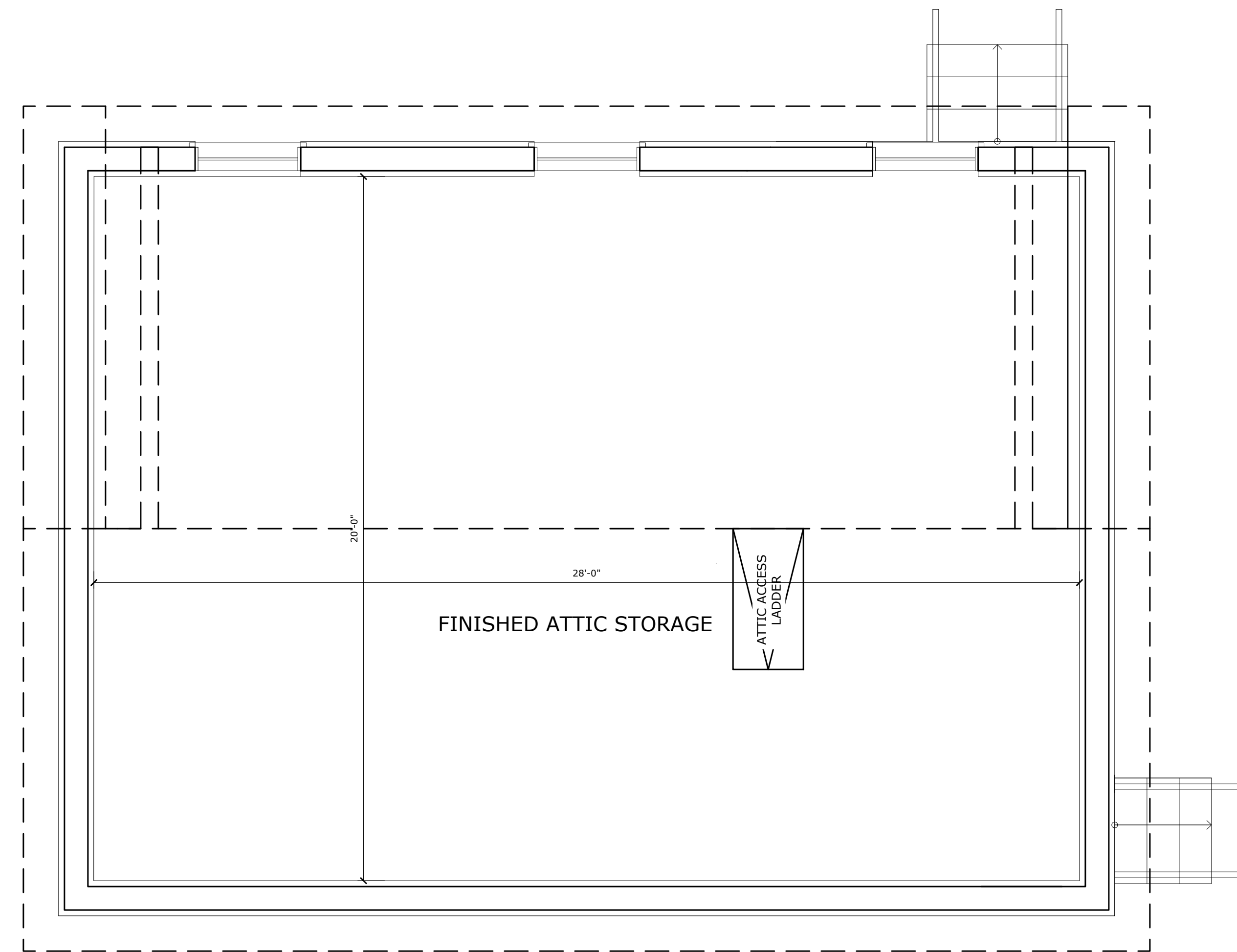
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SIGNATURE:
 DATE:

SEBIE MARAFIQY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71481



FIRST FLOOR PLAN
SCALE: 3/8"=1'-0"



ATTIC FLOOR PLAN
SCALE: 3/8"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:



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CA # 30835

CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

SITE: **910 GRINNELL STREET
KEY WEST, FL 33040**

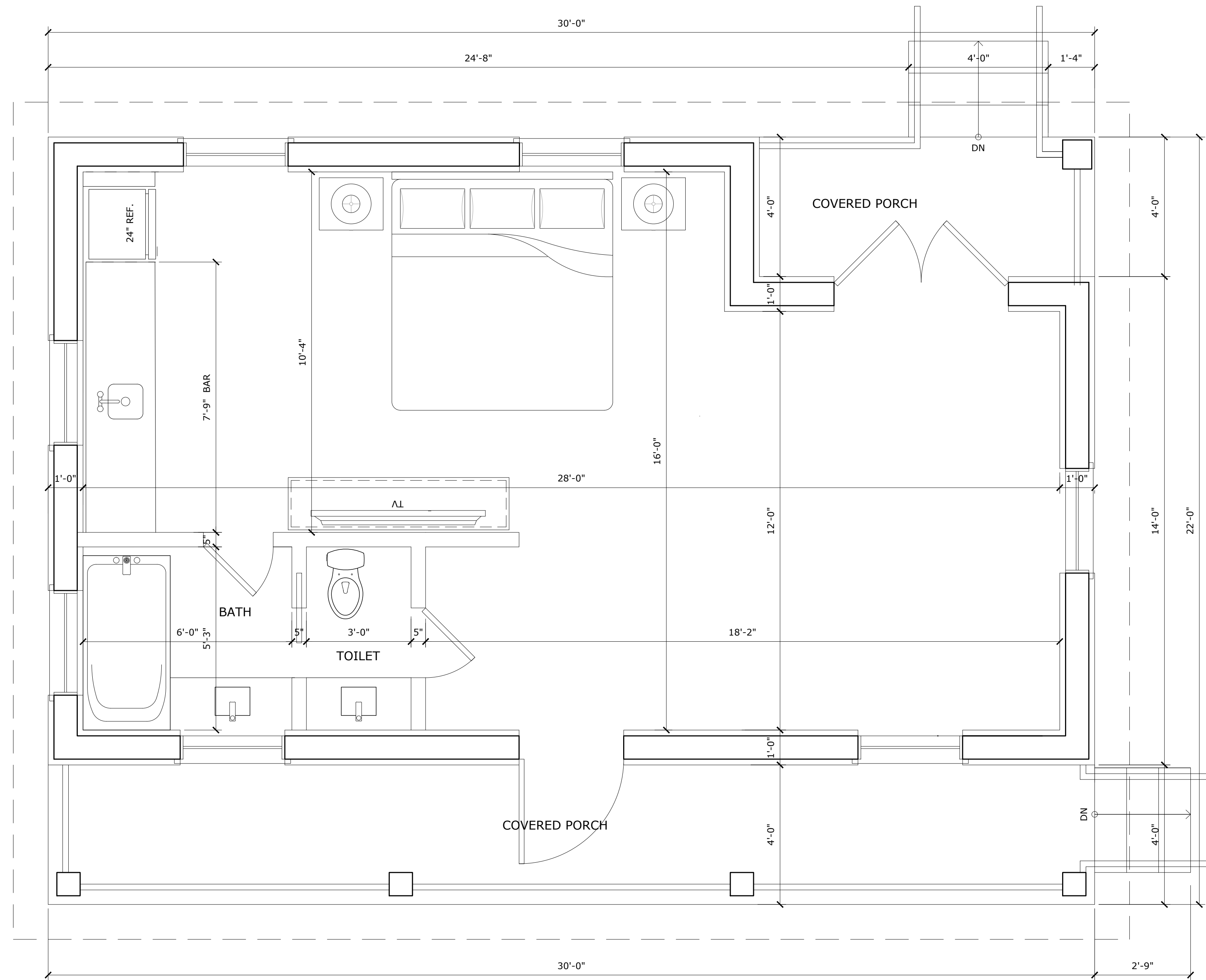
TITLE: **FLOOR PLAN**

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/15/23	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2212-07	A-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE: _____
DATE: _____

SEBIE MARSHALL
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482



FIRST FLOOR PLAN
SCALE: 1/2"=1'-0"

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SIGNATURE:
DATE:

SEBIE MARIAPADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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CA # 30835

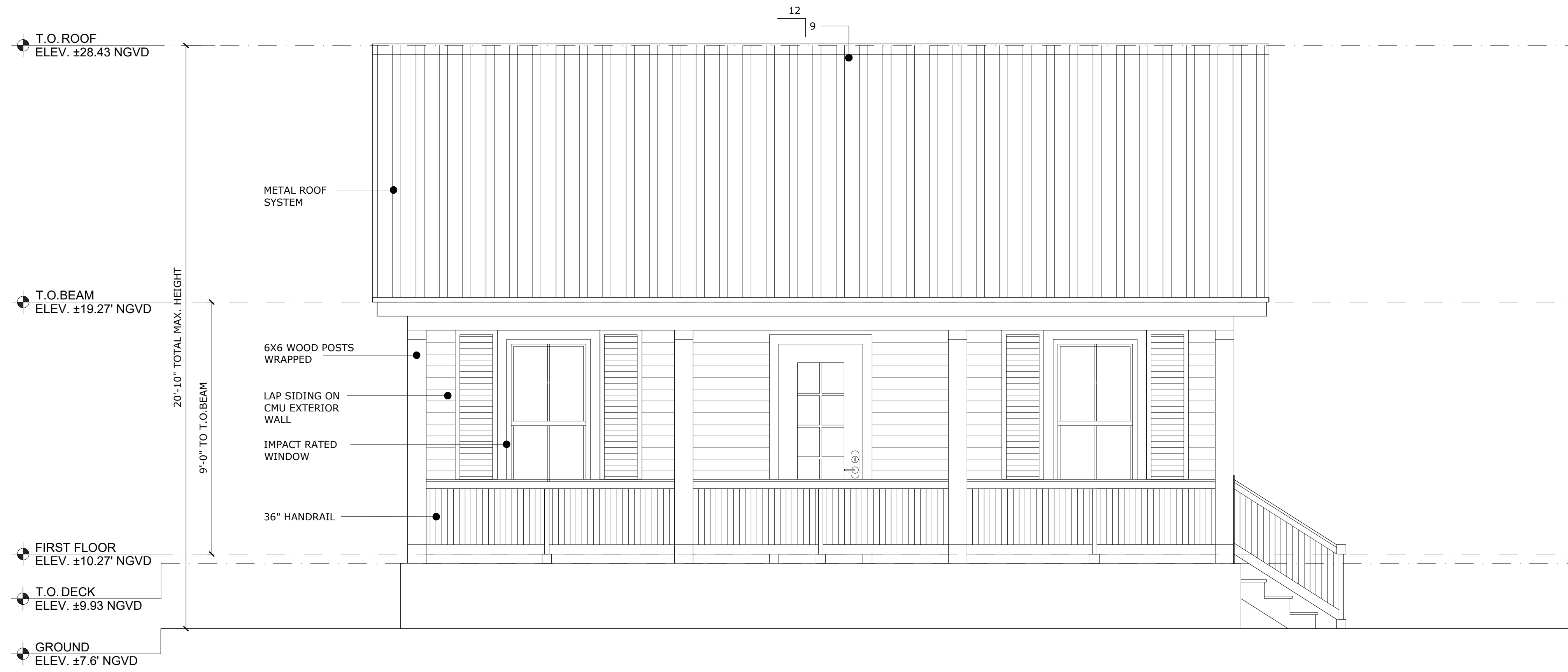
CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

SITE: **910 GRINNELL STREET
KEY WEST, FL 33040**

TITLE: **FLOOR PLAN**

SCALE AT 1/2"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/22/23	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2212-07	A-101	1	



FRONT ELEVATION
SCALE: 3/8"=1'-0"



REAR ELEVATION
SCALE: 3/8"=1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

BERNIE MARSHAKOVY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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CA # 30835

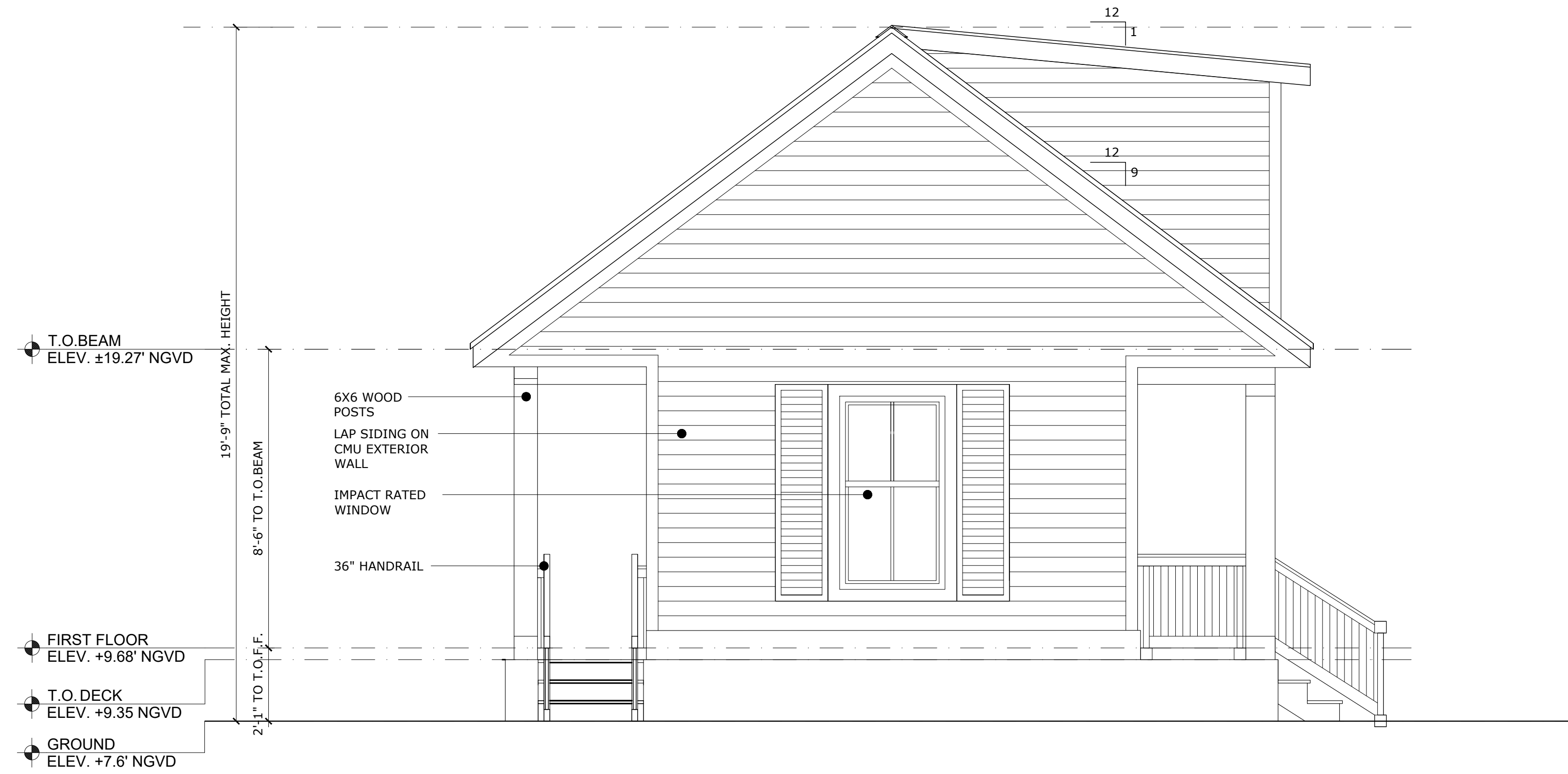
CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

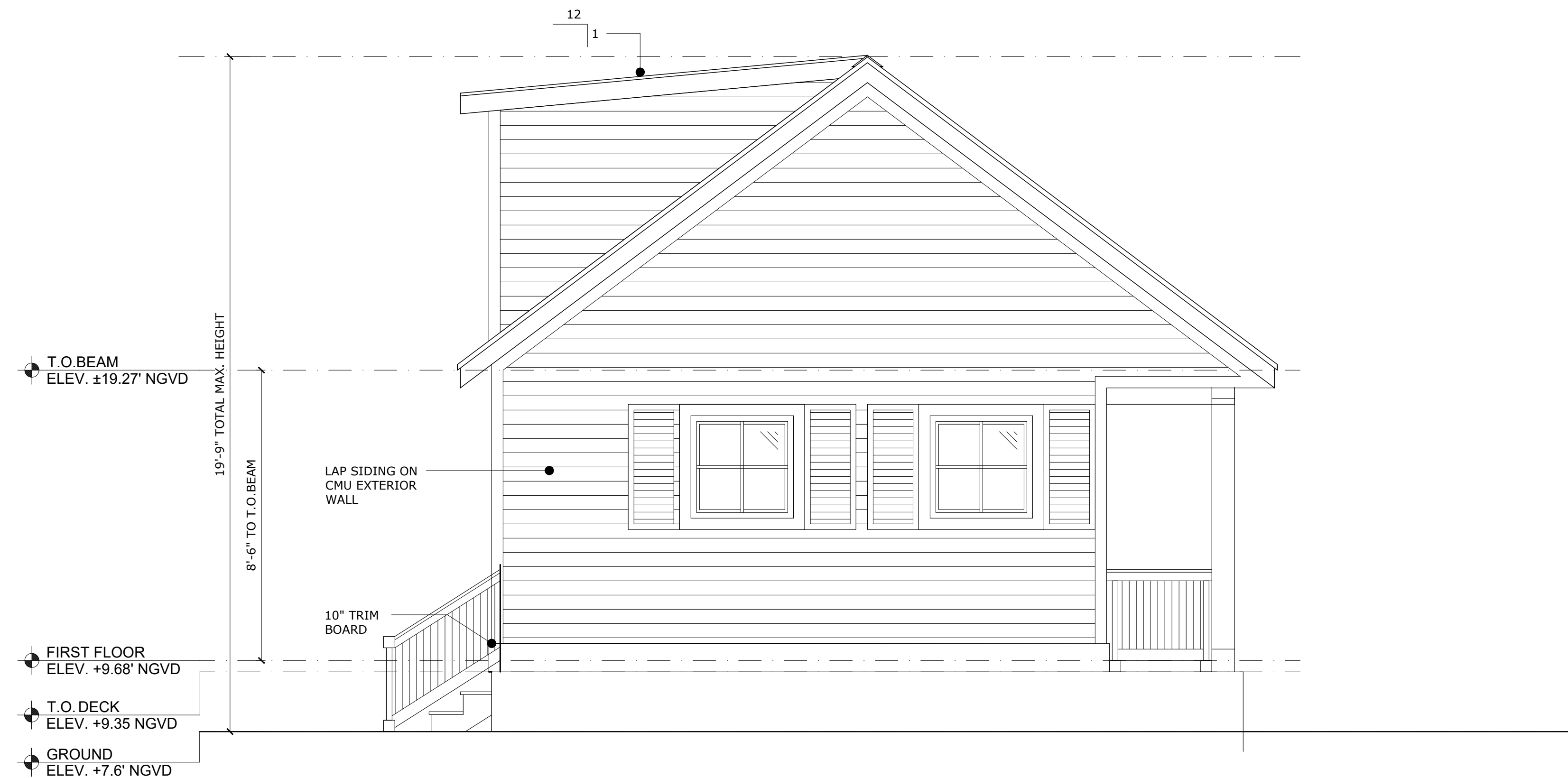
SITE: **910 GRINNELL STREET
KEY WEST, FL 33040**

TITLE: **ELEVATIONS**

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/22/23	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2212-07	A-201	1	



RIGHT ELEVATION
SCALE: 3/8"=1'-0"



LEFT ELEVATION
SCALE: 3/8"=1'-0"

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SIGNATURE:
DATE:

SEBIE MARSHADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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CA # 30835

CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

SITE: **910 GRINNELL STREET
KEY WEST, FL 33040**

TITLE: **ELEVATIONS**

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/22/23	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2212-07	A-202	1	



STREET SCAPE
SCALE : 3/4"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
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CA # 30835

CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

SITE: **910 GRINNELL STREET
KEY WEST, FL 33040**

TITLE: **STREET SCAPE**

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/22/23	VF	SM

PROJECT NO:	DRAWING NO:	REVISION:
2212-07	A-203	1

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SEBIE MAREFAXDY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07480

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., July 25, 2023, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE.

#910 GRINNELL STREET

Applicant – Serge Mashtakov, Engineer Application #H2023-0019

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ROBERT K. HENKEL, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 910 GRINNELL ST KEY WEST FL 33040 on the 18th day of JULY, 2023.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JULY 25, 2023, 2023.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2023-0019.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

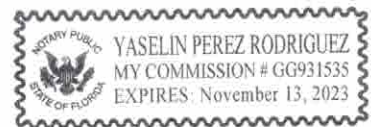
~~_____~~
~~Date: _____~~
~~Address: _____~~
~~City: _____~~
~~State, Zip: _____~~

The forgoing instrument was acknowledged before me on this 18th day of JULY, 2023.

By (Print name of Affiant) Robert Konrad Henkel who is personally known to me or has produced FDL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: YASELIN PEREZ RODRIGUEZ
Notary Public - State of Florida (seal)
My Commission Expires: 11/13/2023



910

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. on July 25, 2023, at the City Hall, 1200 Duval Street, New Beach, Florida. The purpose of the meeting will be to consider a project at:

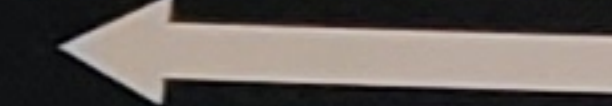
NEW ACCESSORY STRUCTURE.

#910 GRINNELL STREET

Applicant - Serge Mashakov, Engineer Application #H2023-0019

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1200 Duval Street, New Beach, Florida, and call 904-875-3771 for more information. www.cityofnewbeach.com

PLEASE USE OTHER DOOR



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 25, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE.

#910 GRINNELL STREET

Applicant – Serge Mashtakov, Engineer Application #H2023-0019

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.
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USE

PROPERTY APPRAISER INFORMATION

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00021570-000000
 Account# 1022322
 Property ID 1022322
 Millage Group 10KW
 Location Address 910 GRINNELL St, KEY WEST
 Legal Description KW LOT 5 SQR 4 TR 6 OR625-459 OR750-551 OR1284-1556 OR1324-1604/06
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable Housing No



Owner

HENKEL ROBERT K
 910 Grinnell St
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$243,209	\$212,801	\$217,530	\$155,168
+ Market Misc Value	\$12,475	\$12,807	\$13,139	\$13,472
+ Market Land Value	\$1,158,562	\$759,099	\$690,310	\$651,691
= Just Market Value	\$1,414,246	\$984,707	\$920,979	\$820,331
= Total Assessed Value	\$457,451	\$439,443	\$426,502	\$410,739
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$455,626	\$414,443	\$403,364	\$385,739

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$759,099	\$212,801	\$12,807	\$984,707	\$439,443	\$25,000	\$414,443	\$500,000
2020	\$690,310	\$217,530	\$13,139	\$920,979	\$426,502	\$25,000	\$403,364	\$492,615
2019	\$651,691	\$155,168	\$13,472	\$820,331	\$410,739	\$25,000	\$385,739	\$409,592
2018	\$598,590	\$159,601	\$13,804	\$771,995	\$399,777	\$25,000	\$374,777	\$372,218

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	8,323.00	Square Foot	0	0

Buildings

Building ID	1634	Exterior Walls	ABOVE AVERAGE WOOD with 9% WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Gross Sq Ft	1745	Foundation	CONCR FTR
Finished Sq Ft	1345	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	MIN/PAINT CONC
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	214	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2

Depreciation %	13	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	285	0	0
FLA	FLOOR LIV AREA	1,345	1,345	0
OPF	OP PRCH FIN LL	115	0	0
TOTAL		1,745	1,345	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	1728 SF	1
CONC PATIO	1985	1986	0 x 0	1	146 SF	1
BRICK PATIO	2010	2011	0 x 0	1	818 SF	2
WOOD DECK	2008	2009	0 x 0	1	430 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/1/1994	\$206,000	Warranty Deed		1324	1604	Q - Qualified	Improved		

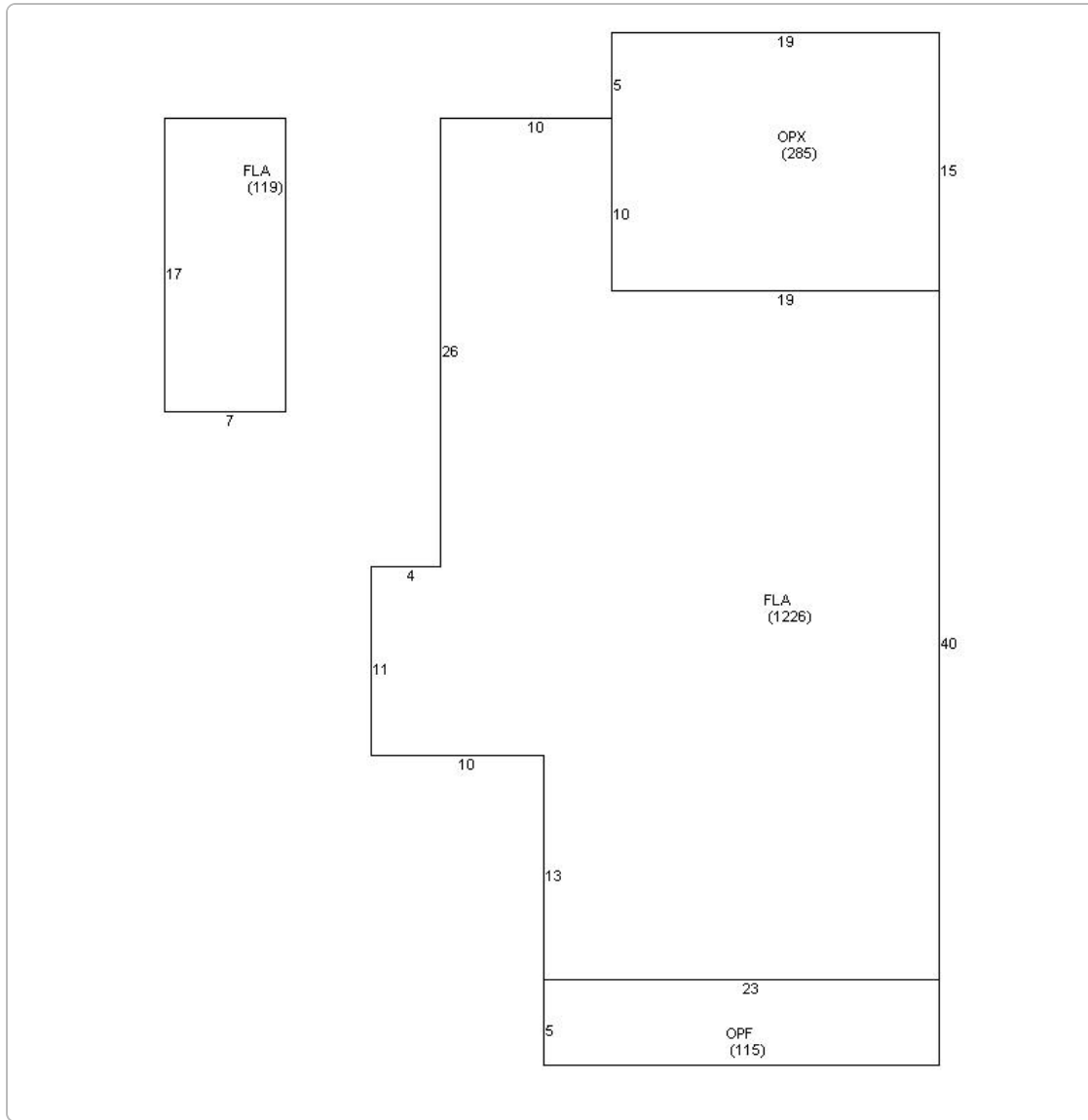
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-3951	1/28/2020	12/9/2019	\$6,500	Residential	Replace 6sq Victorian shingle with shingle at front valley area.
14-0991	3/16/2014	12/16/2014	\$9,000	Residential	R & R 8 WINDOWS WITH APPROVED TYPE
10-1930	6/16/2010	2/17/2011	\$4,000	Residential	SAND SET BRICK PAVER DRIVEWAY

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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