



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: September 26, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0019

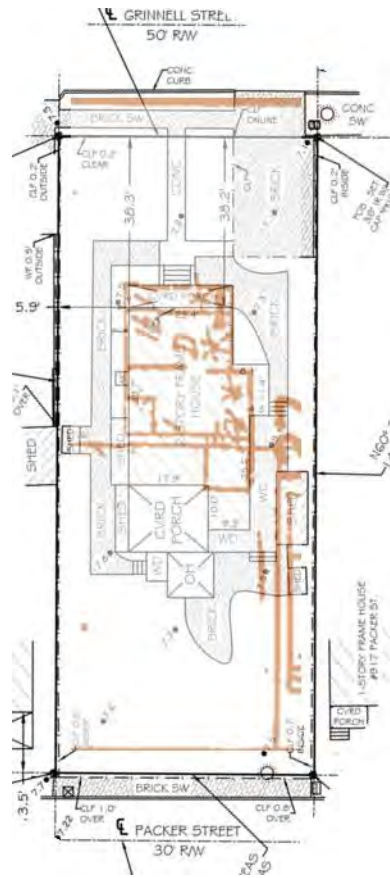
Address: 910 Grinnell Street

Description of Work:

New accessory structure.

Site Facts:

The site under review has two frontages to principal street within the historic district, Grinnell and Packer. The principal house in the parcel, 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.



1962 Sanborn Map and current survey overlay.



Principal house circa 1965.

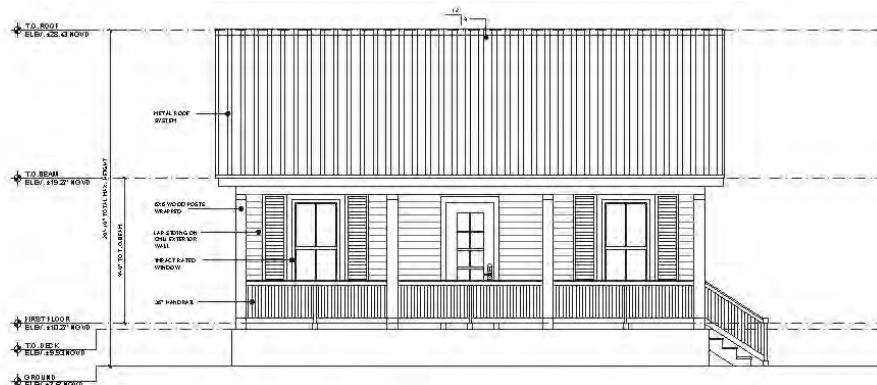
Guidelines Cited on Review:

- 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.

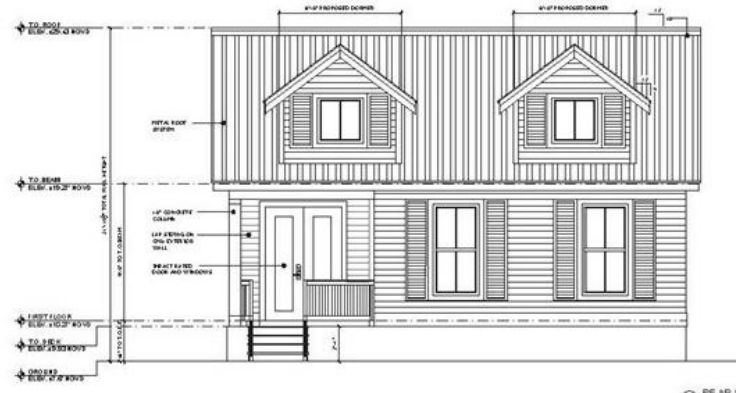
Staff Analysis:

On August 23, 2023, the Commission motioned to postpone this item as the consensus was that the rear *dormer* was too large and closer to the north and south eaves, making the element visible from Packer Street. The applicant has submitted revised plans. This report reviews the new submitted plans.

Changes to the plan includes the replacement of the rear wide dormer covered with a shed roof with two small dormers covered with gable roofs and closer to the center of the building. Dormers will be approximately eight feet wide, and their ridges will be lower than the principal ridge. Dormers will have aluminum windows and hardi siding. The rest of the design remains as previously submitted.



Front Elevation.



Rear Elevation Previously Submitted and Revised Design.

Currently the parcel sits on an x flood 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 applicant submitted a revision that meets what was suggested on the previous meeting. Staff expressed to the applicant concerns regarding the rhythm of the windows on the rear elevation, which are not aligned.

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 # <i>2023-0019</i>	REVISION #	INITIAL & DATE <i>TK</i>
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):	

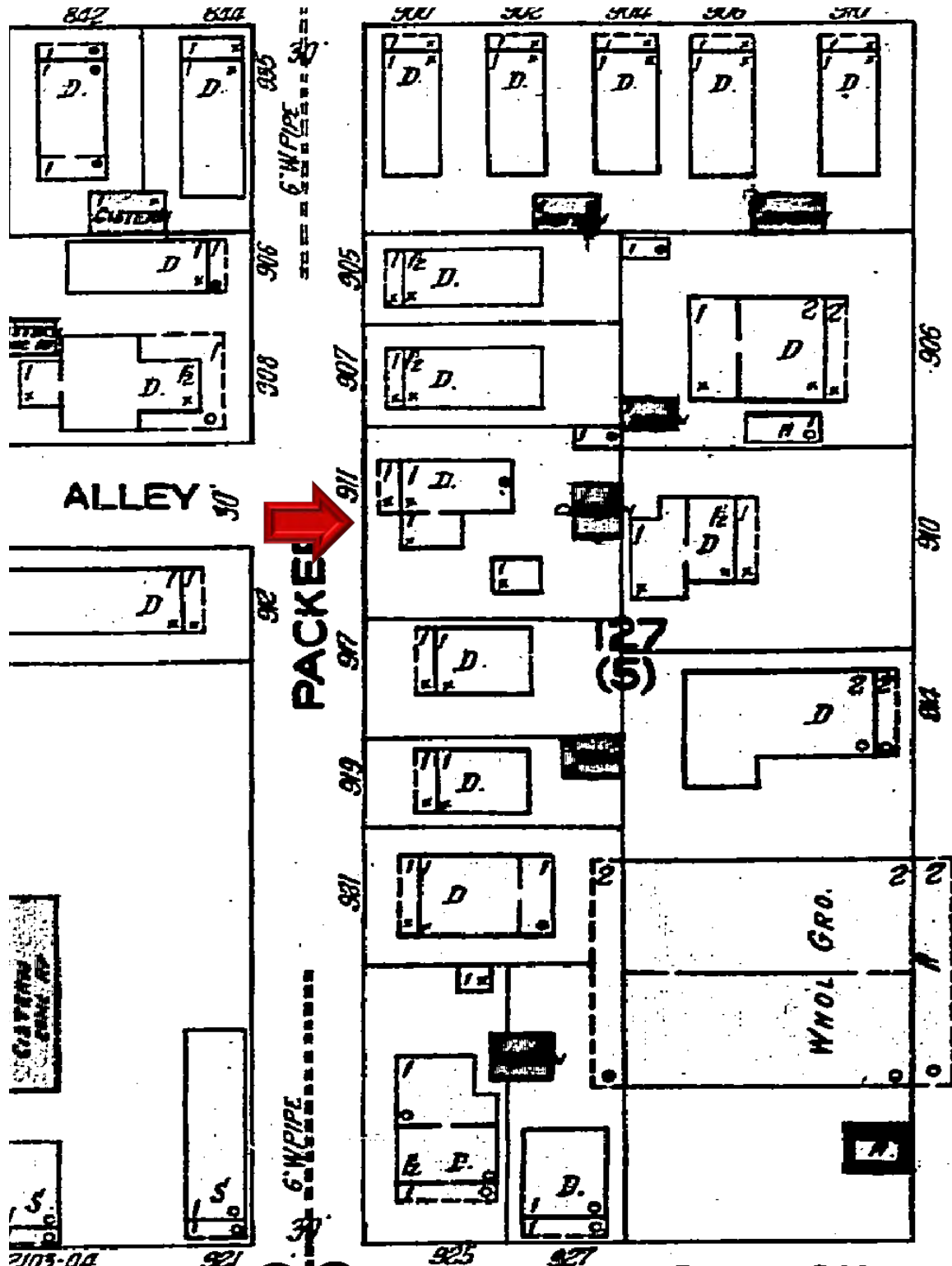
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

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 7.25.23	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL HB
MEETING DATE 8.23.23	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL WS
MEETING DATE	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL
REASONS OR CONDITIONS NO SHOW. POSTPONES TO 8.23.23 POSTPONED FOR DECISION DESIRED TO 9.26.23		
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

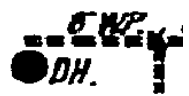
GRINNELL

50

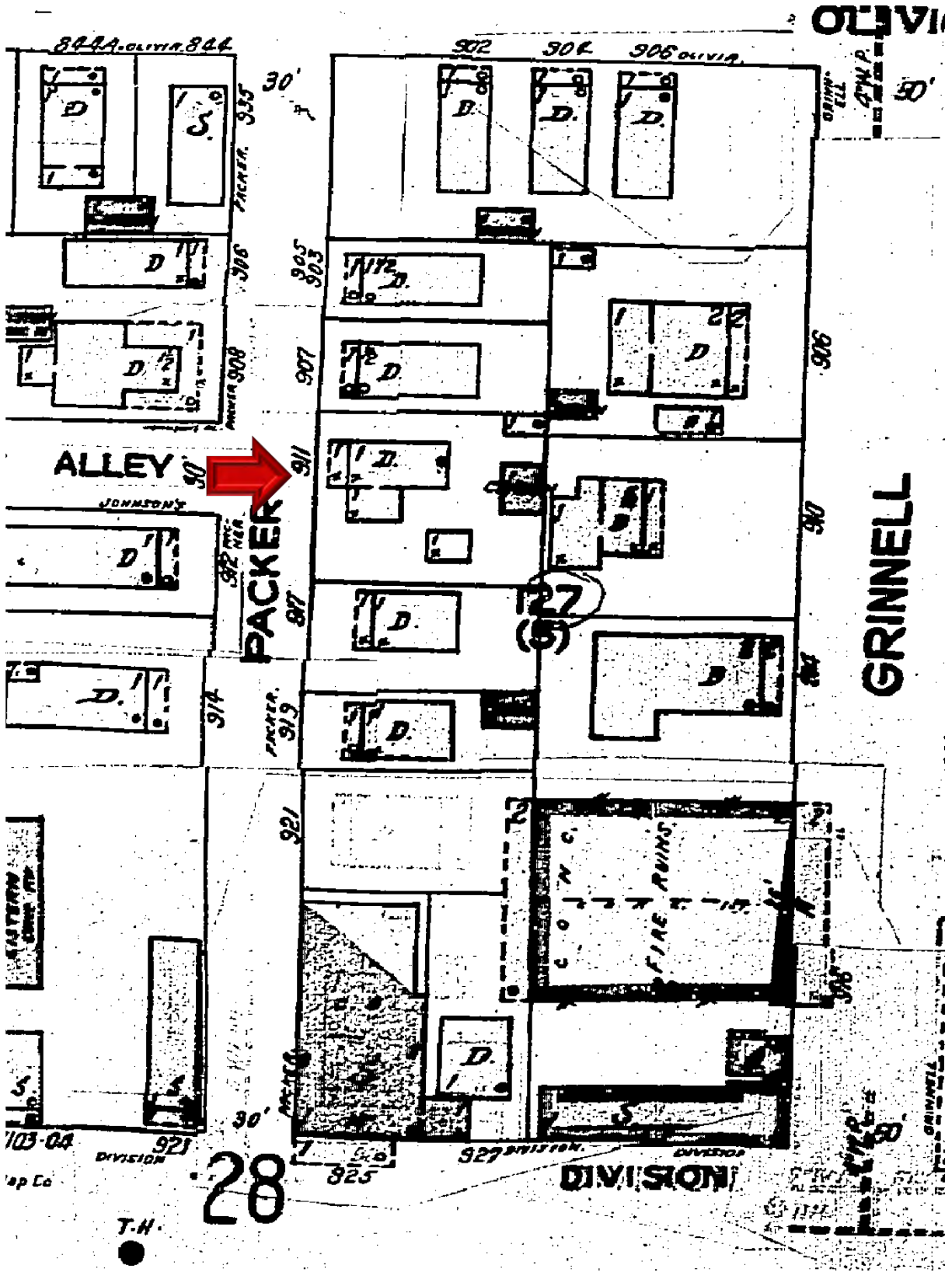
Map Co

28

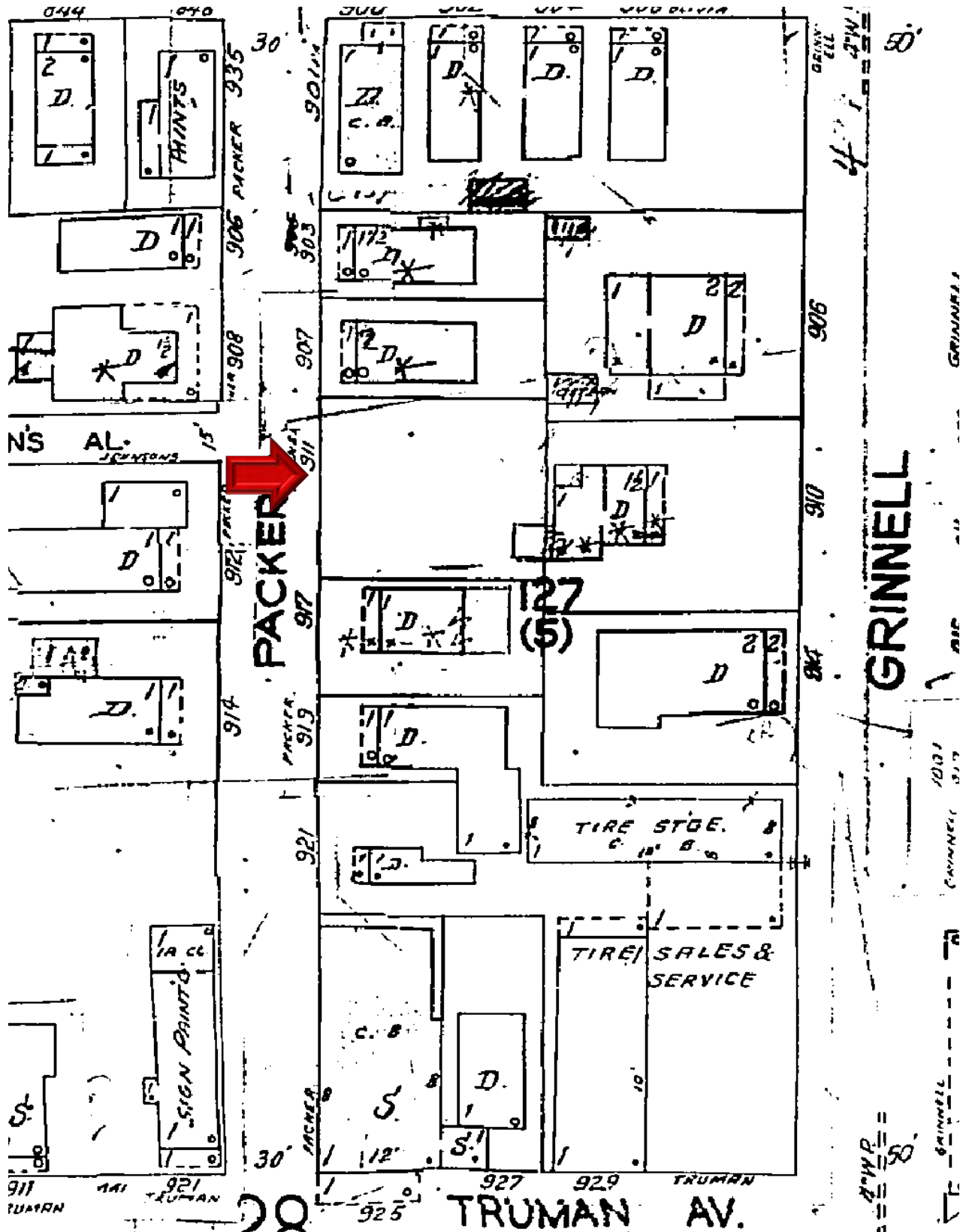
DIVISION



1926 Sanborn Map

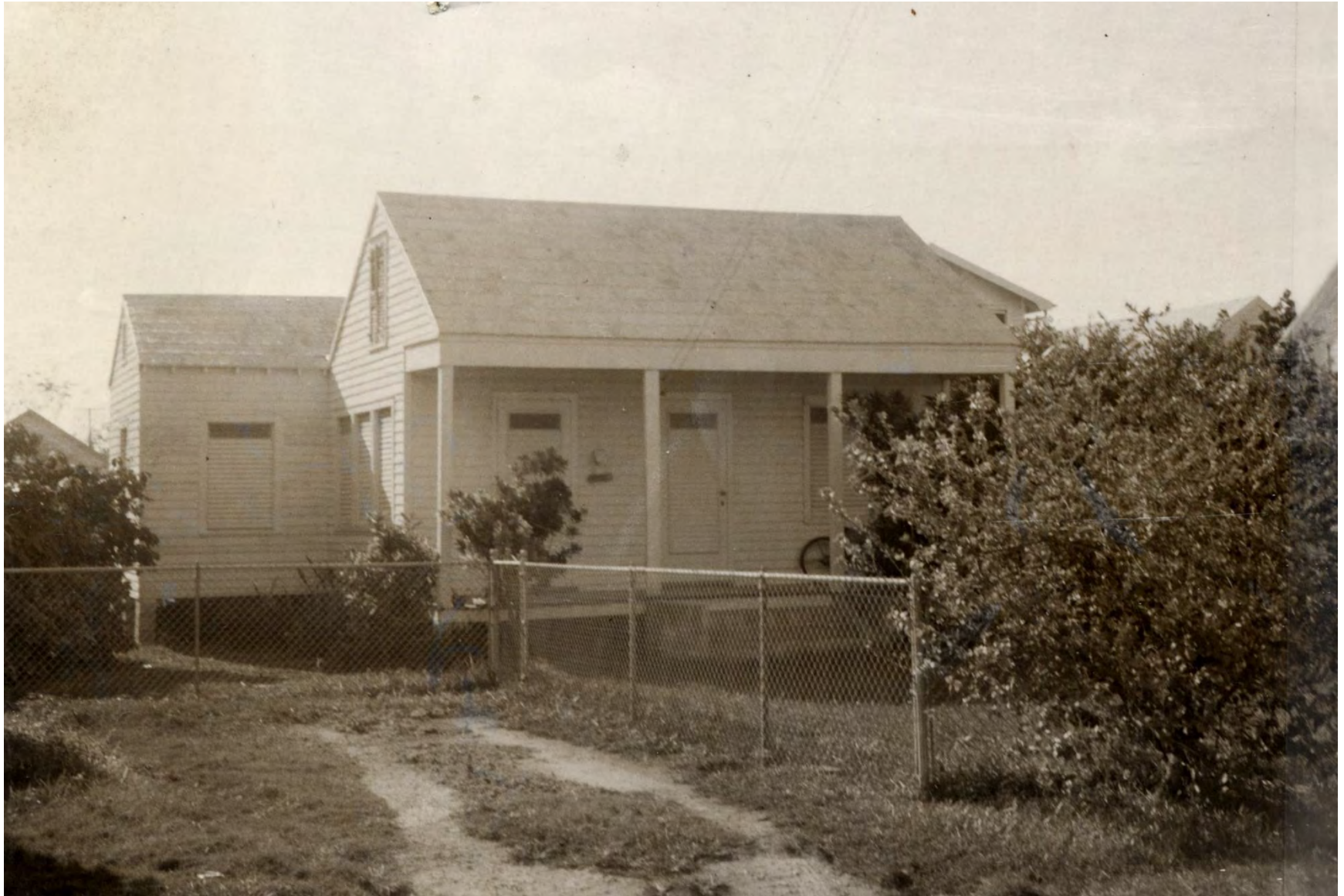


1926 Sanborn Map



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.

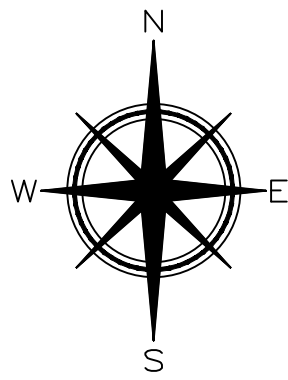
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

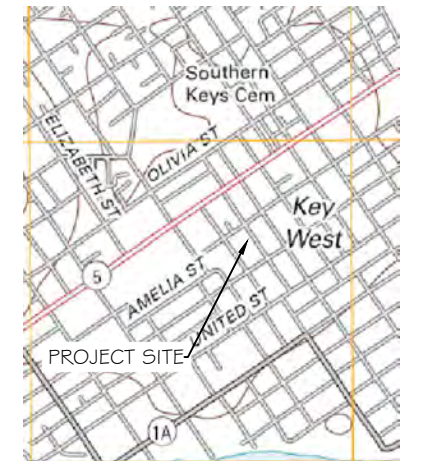
ADDRESS:
910 GRINNELL STREET,
KEY WEST, FL 33040

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

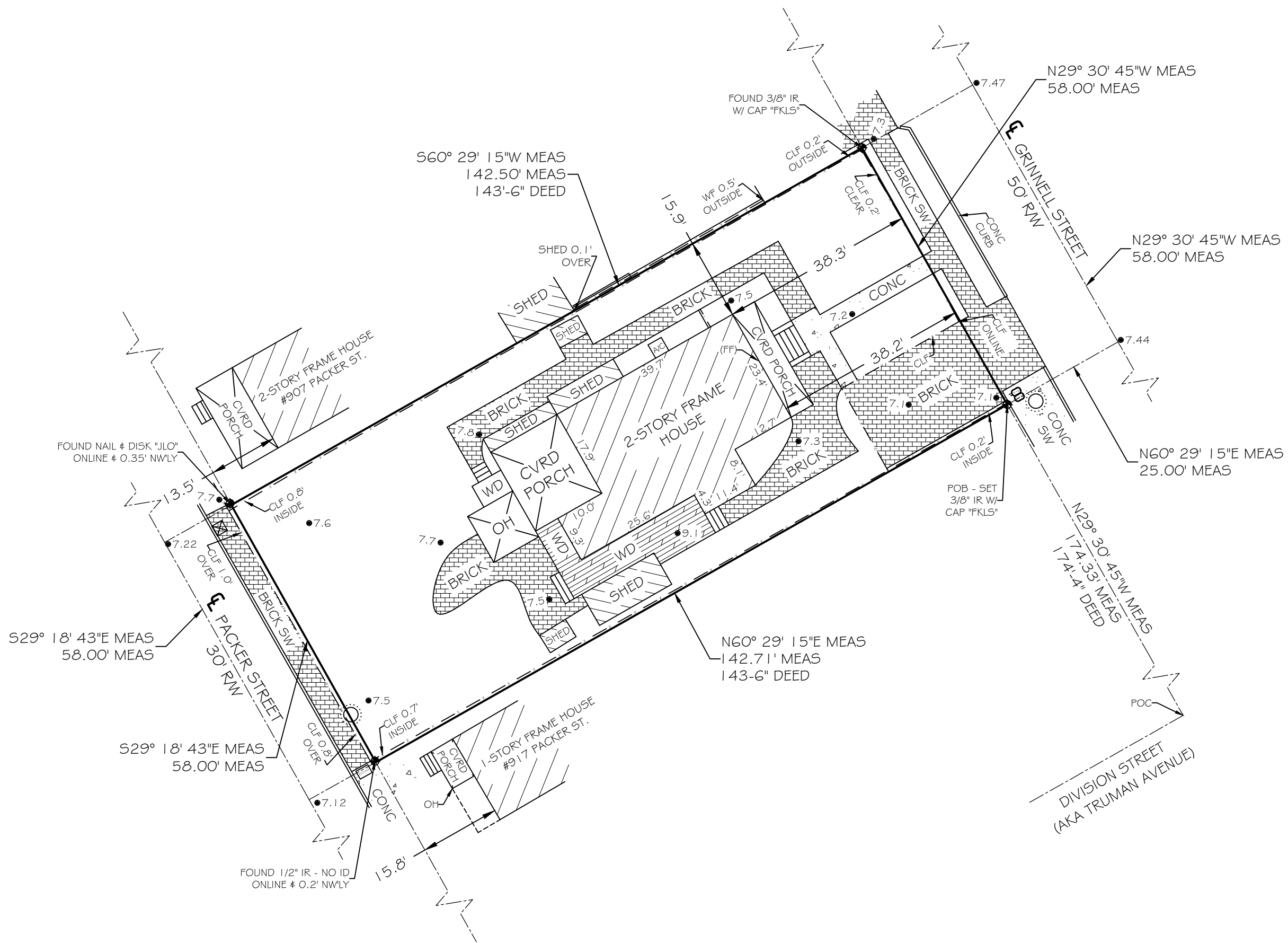
MAP OF BOUNDARY SURVEY



ASSUMED

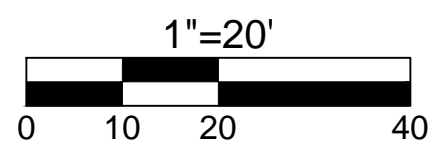


LOCATION MAP - NTS
SEC. 06-T685-R25E



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
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TRF = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	UR = UNREADABLE
EL = ELEVATION	OHW = OVERHEAD WIRES	UR = UNREADABLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	UR = UNREADABLE
EP = EDGE OF PAVEMENT	PM = PARKING METERS	UR = UNREADABLE
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	UR = UNREADABLE
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	UR = UNREADABLE
FI = FENCE INSIDE	PK = PARKER KALON NAIL	UR = UNREADABLE
FND = FOUND	POB = POINT OF BEGINNING	UR = UNREADABLE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	UR = UNREADABLE
FOL = FENCE ON LINE		UR = UNREADABLE

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, LBM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

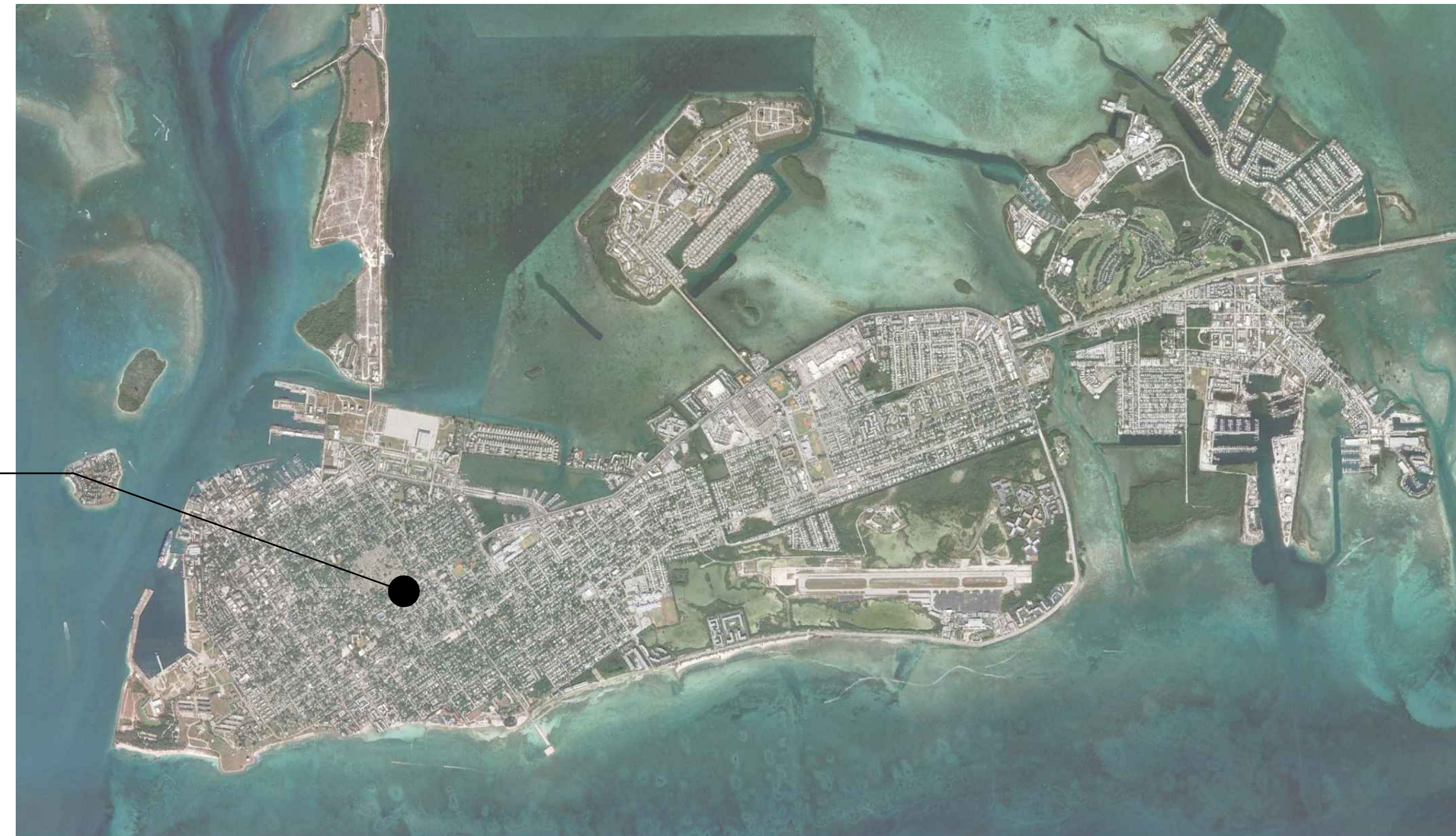


**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

REVISED 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 1/16"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/04/23	DA	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 MAREFAROUY
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.

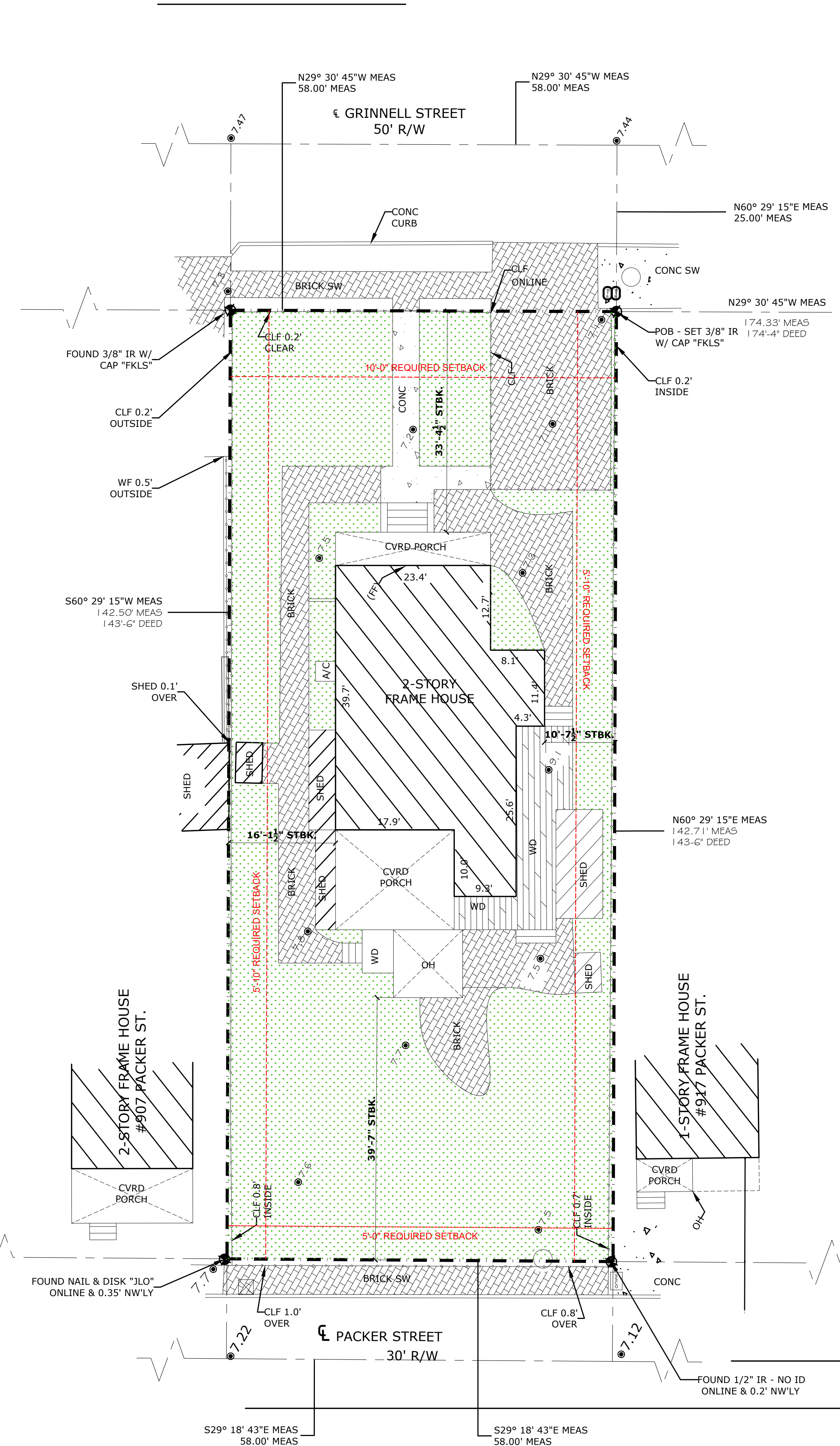
MAXIMUM BUILDING COVERAGE:

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

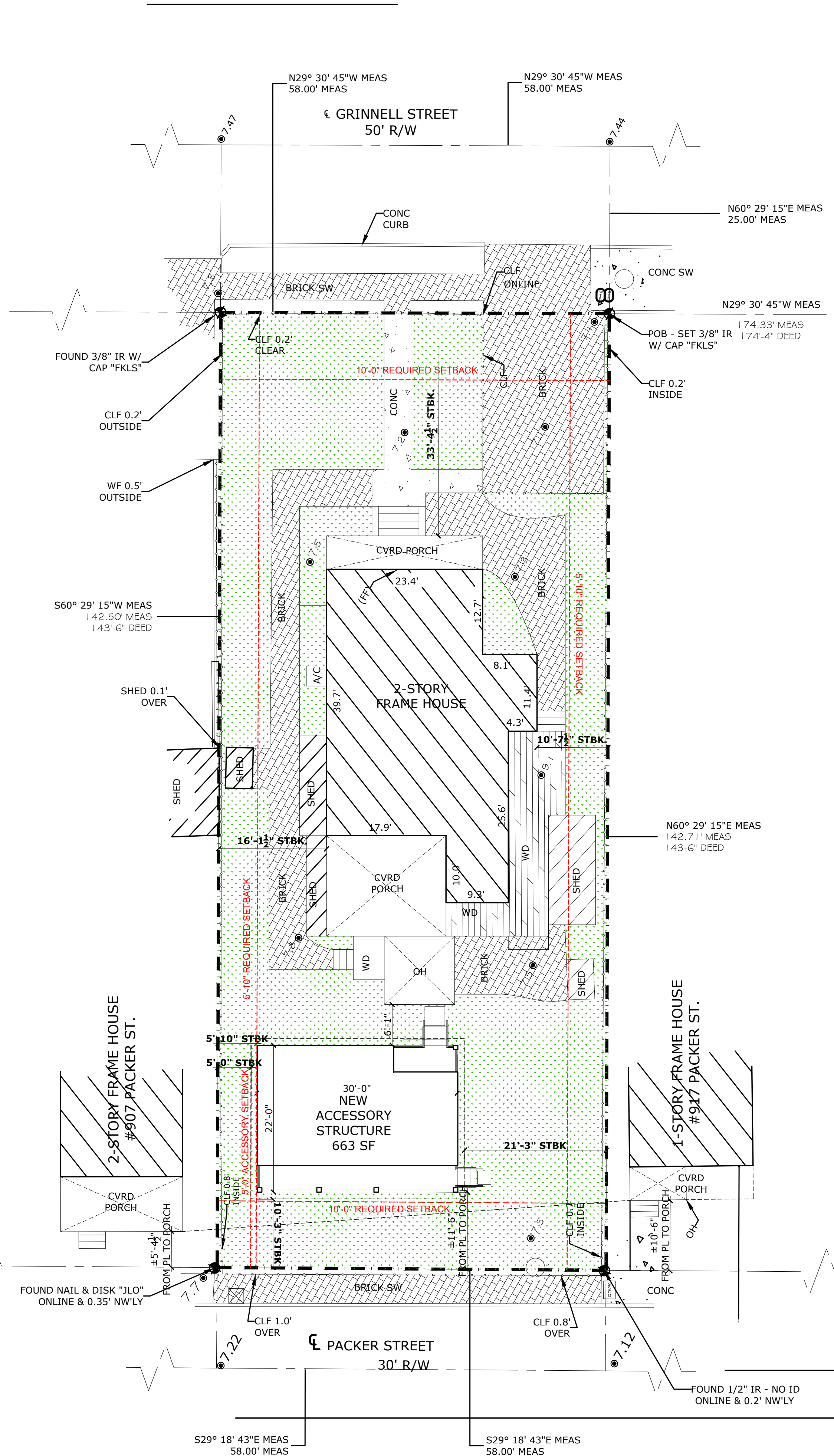
MINIMUM OPEN SPACE:

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:			



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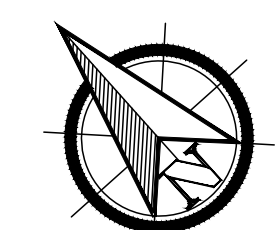
CLIENT: ROBERT HENKEL

PROJECT: 910 GRINNELL STREET

SITE: 910 GRINNELL STREET
 KEY WEST, FL 33040

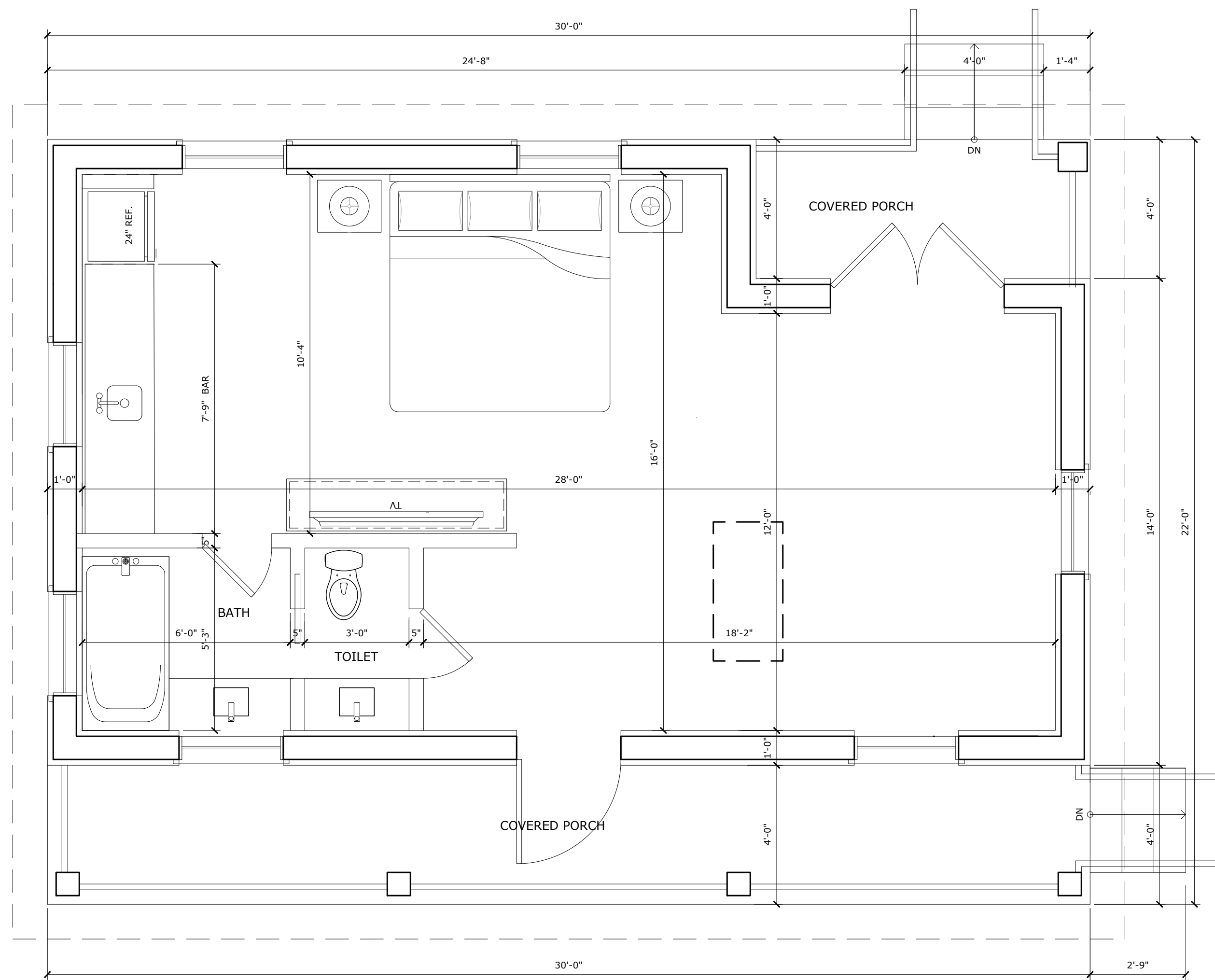
TITLE: SITE PLAN

SCALE AT 1/16"=1'-0"	DATE: 09/04/23	DRAWN: DA	CHECKED: SM
PROJECT NO: 2212-07	DRAWING NO: C-101	REVISION: 1	

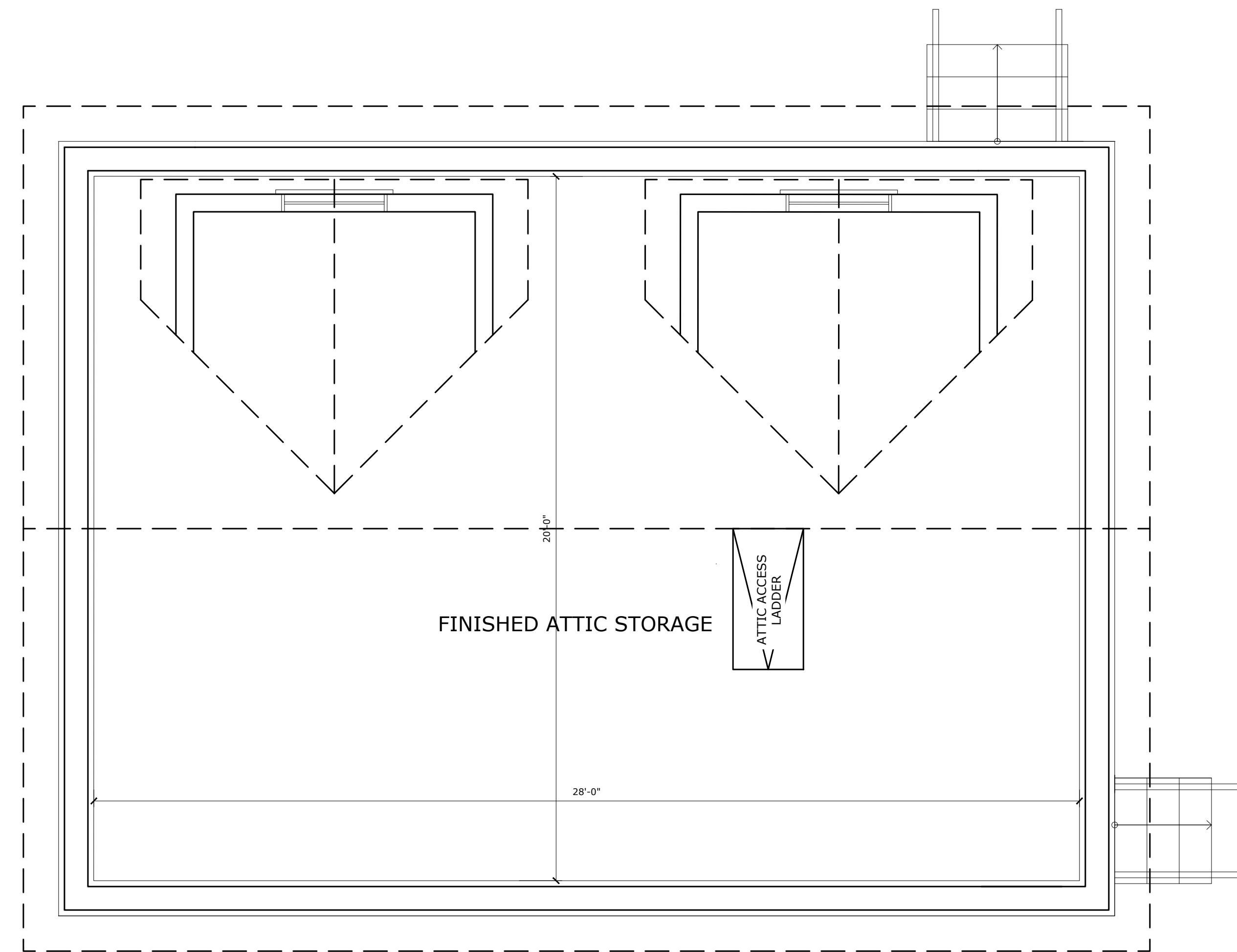


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SIGNATURE: _____
 DATE: _____
 BEBIE MARSHADY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 07481



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



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

REV.	DESCRIPTION:	BY:	DATE:

STATUS:



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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**

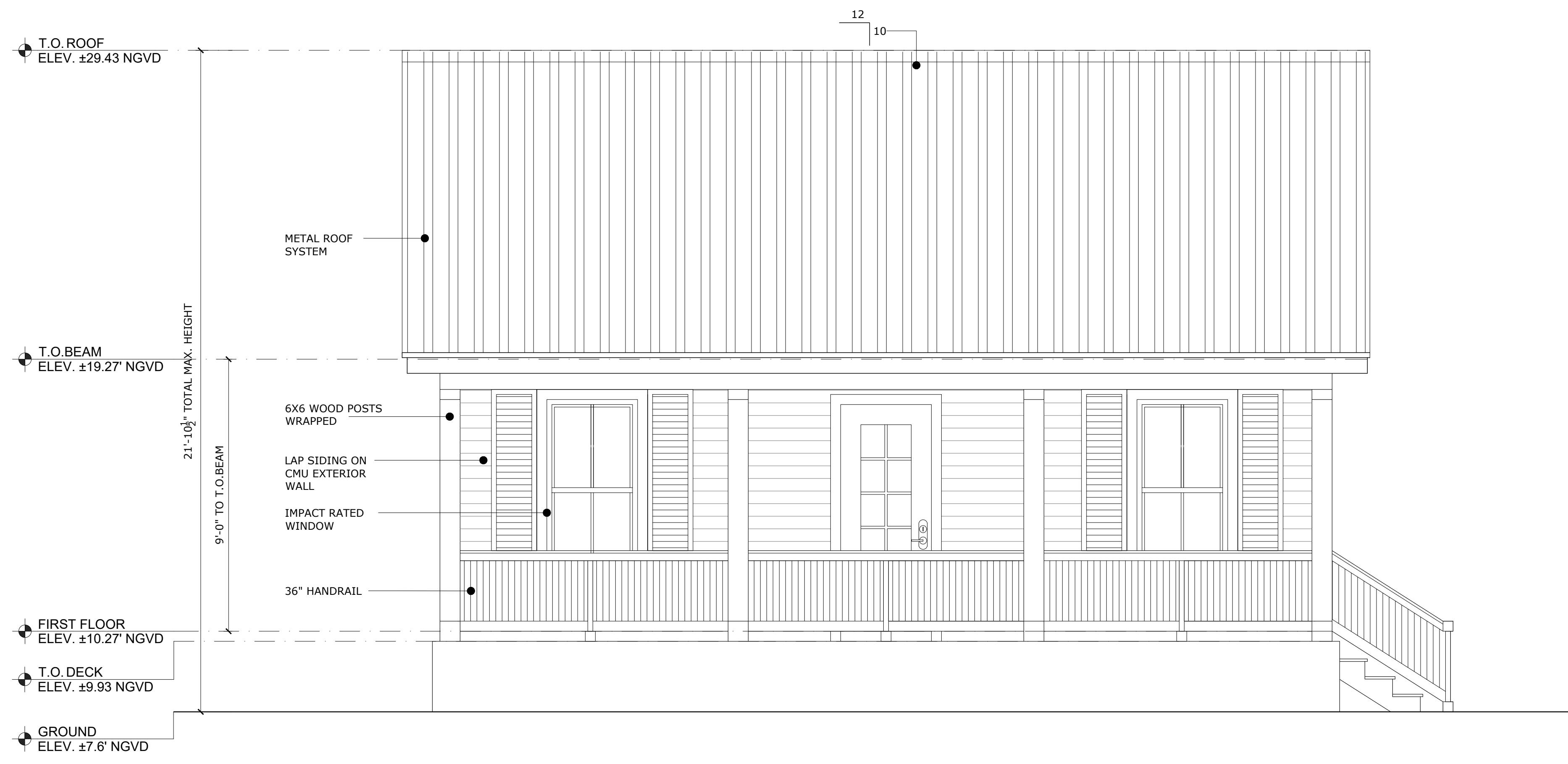
TITLE: **FLOOR PLAN**

SCALE AT 1/4"=1'-0": AS SHOWN DATE: 09/04/23 DRAWN: DA CHECKED: SM

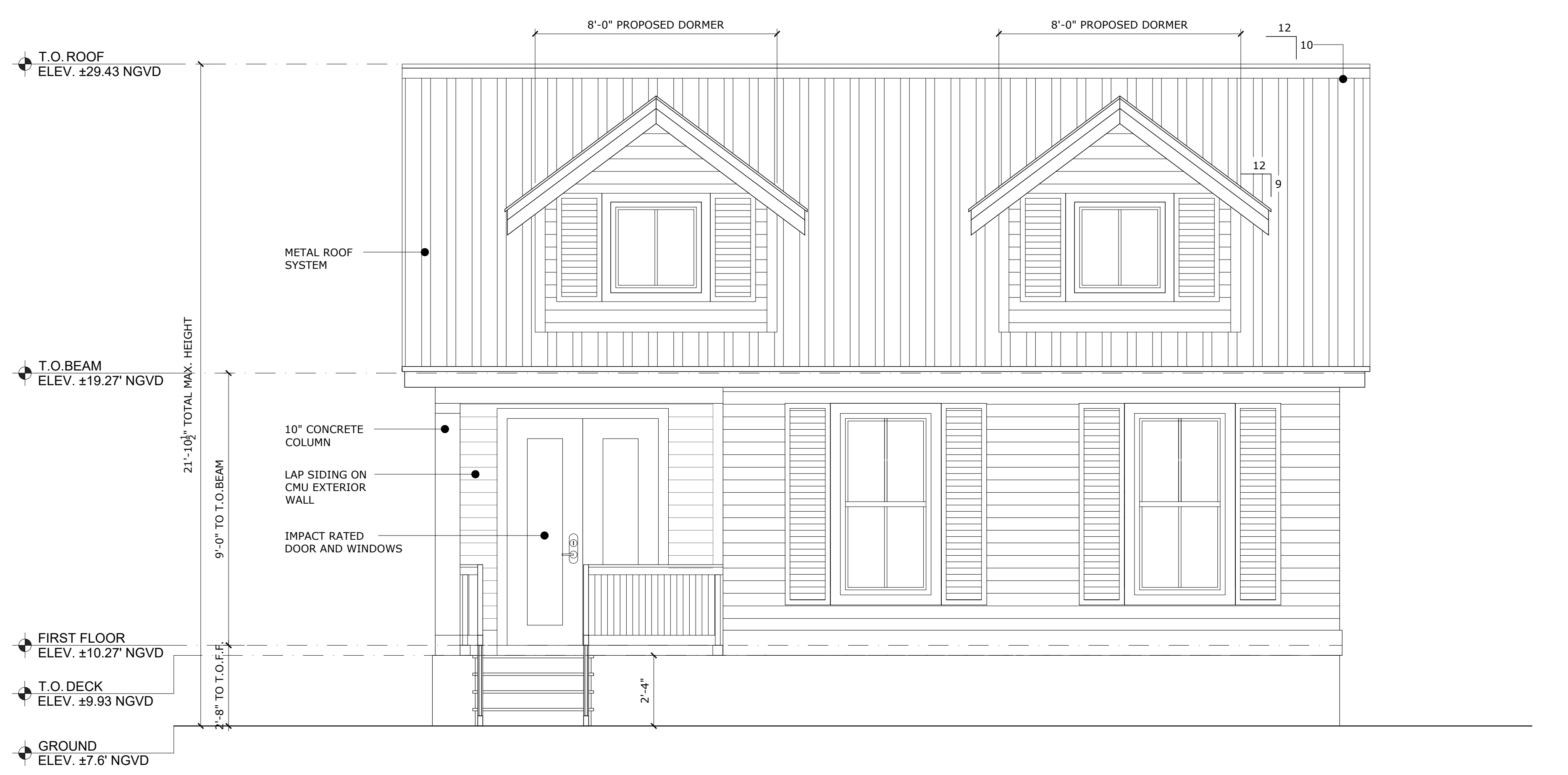
PROJECT NO: 2212-07 DRAWING NO: A-101 REVISION: 1

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

SIGNATURE:
DATE:
SERGE MARAFIADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482



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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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PROJECT: **910 GRINNELL STREET**

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

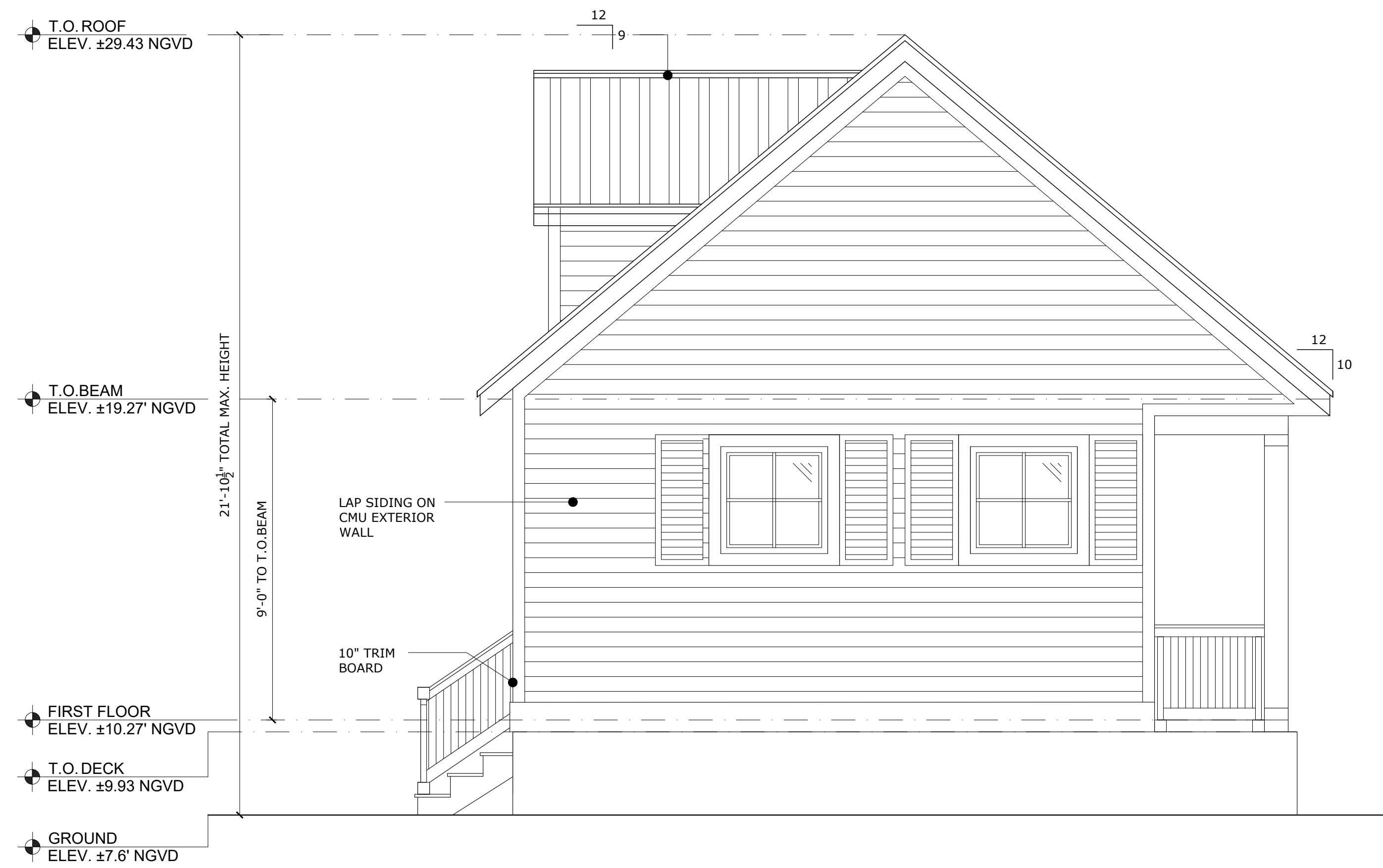
TITLE: **ELEVATIONS**

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/04/23	DA	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2212-07	A-201	1	

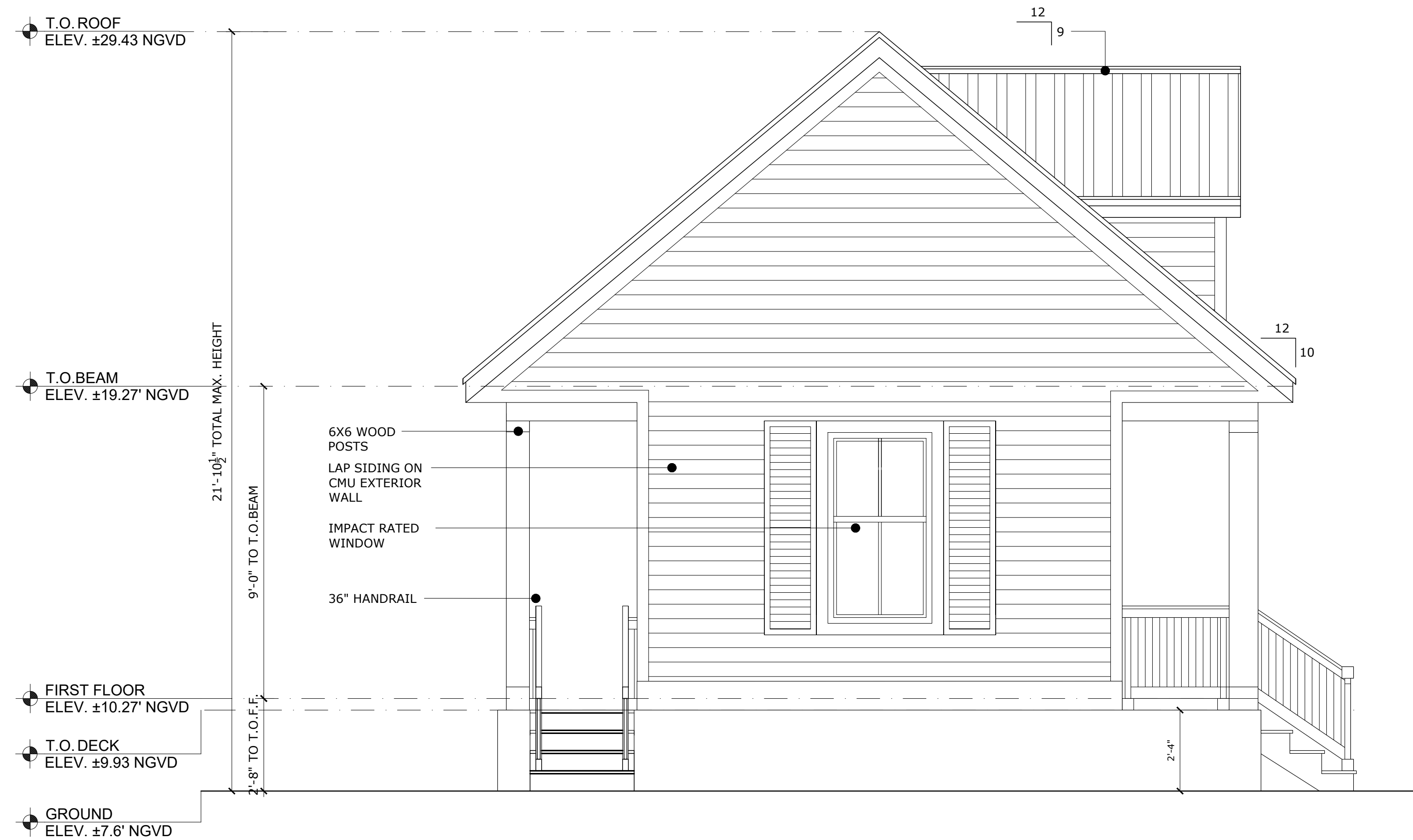
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SEBIE MARSHALDOY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482



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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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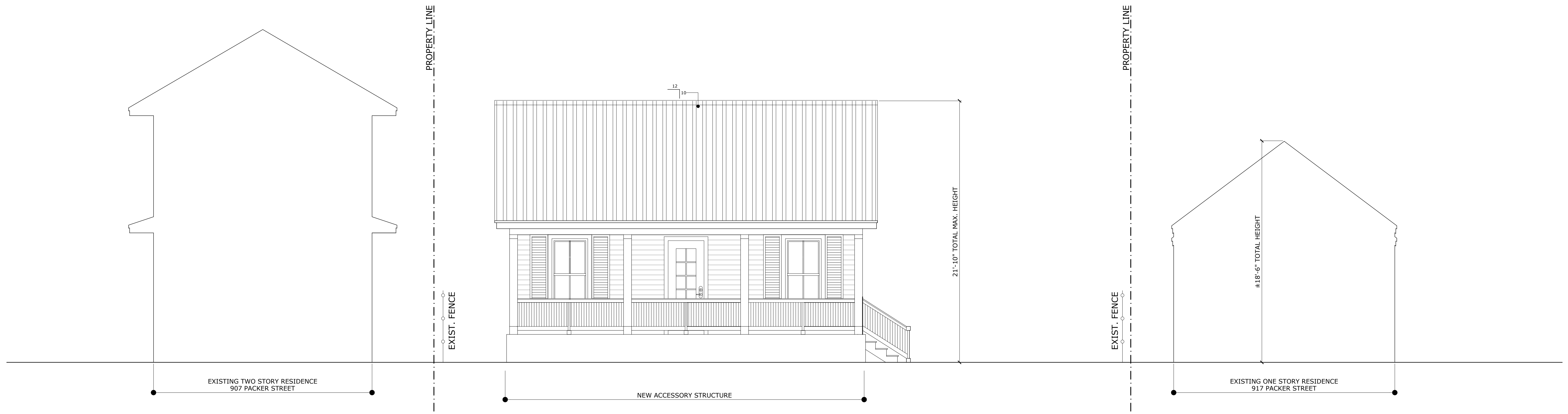
TITLE: **ELEVATIONS**

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/04/23	DA	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2212-07	A-202	1	

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SIGNATURE:
DATE:

SEBIE MARSHALDOY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482



STREET SCAPE
SCALE : 3/4"=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: **STREET SCAPE**

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/04/23	DA	SM

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

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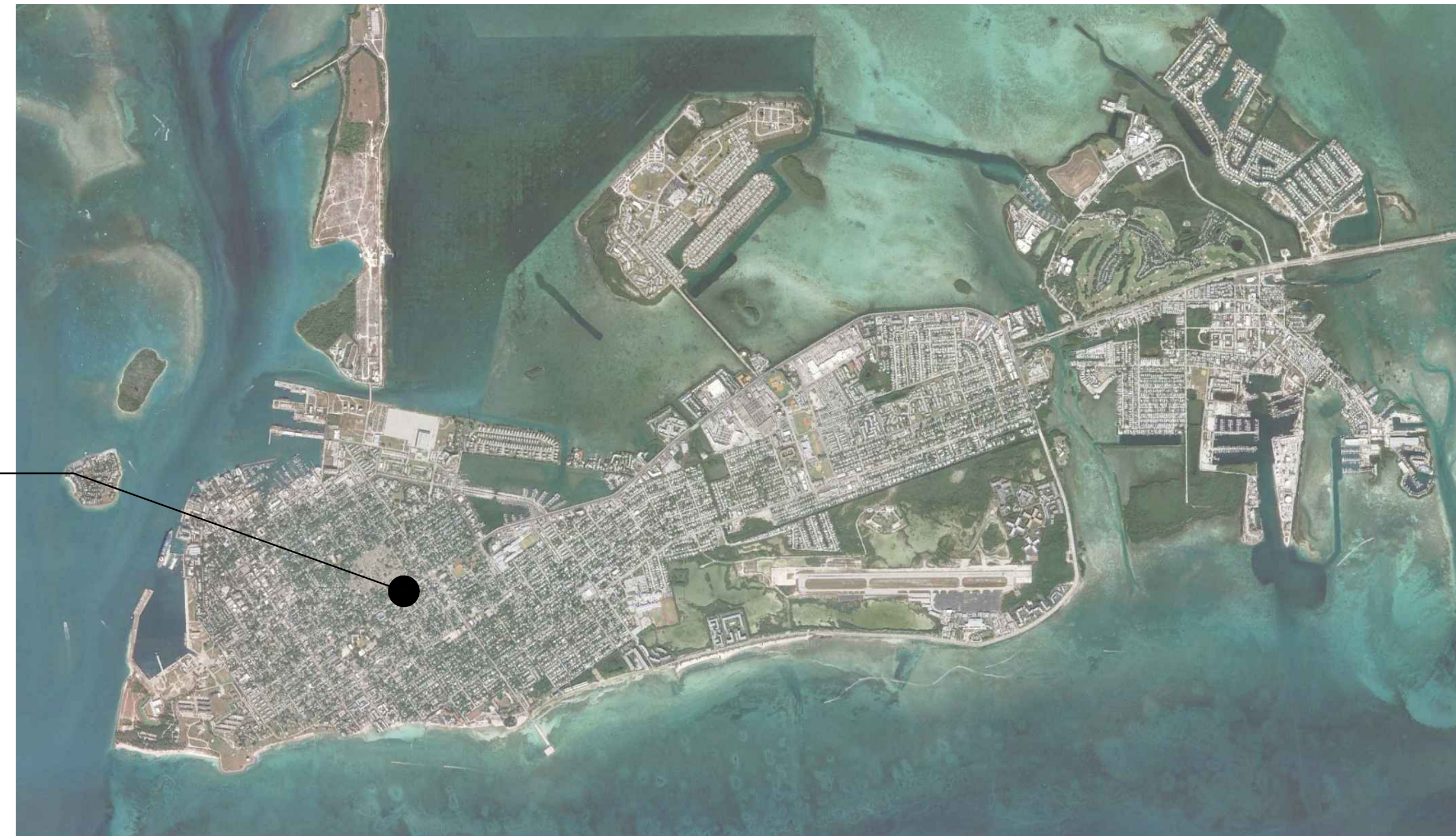
SIGNATURE:
DATE:

SEBIE MAREFADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07480

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

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

ROBERT HENKEL
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.

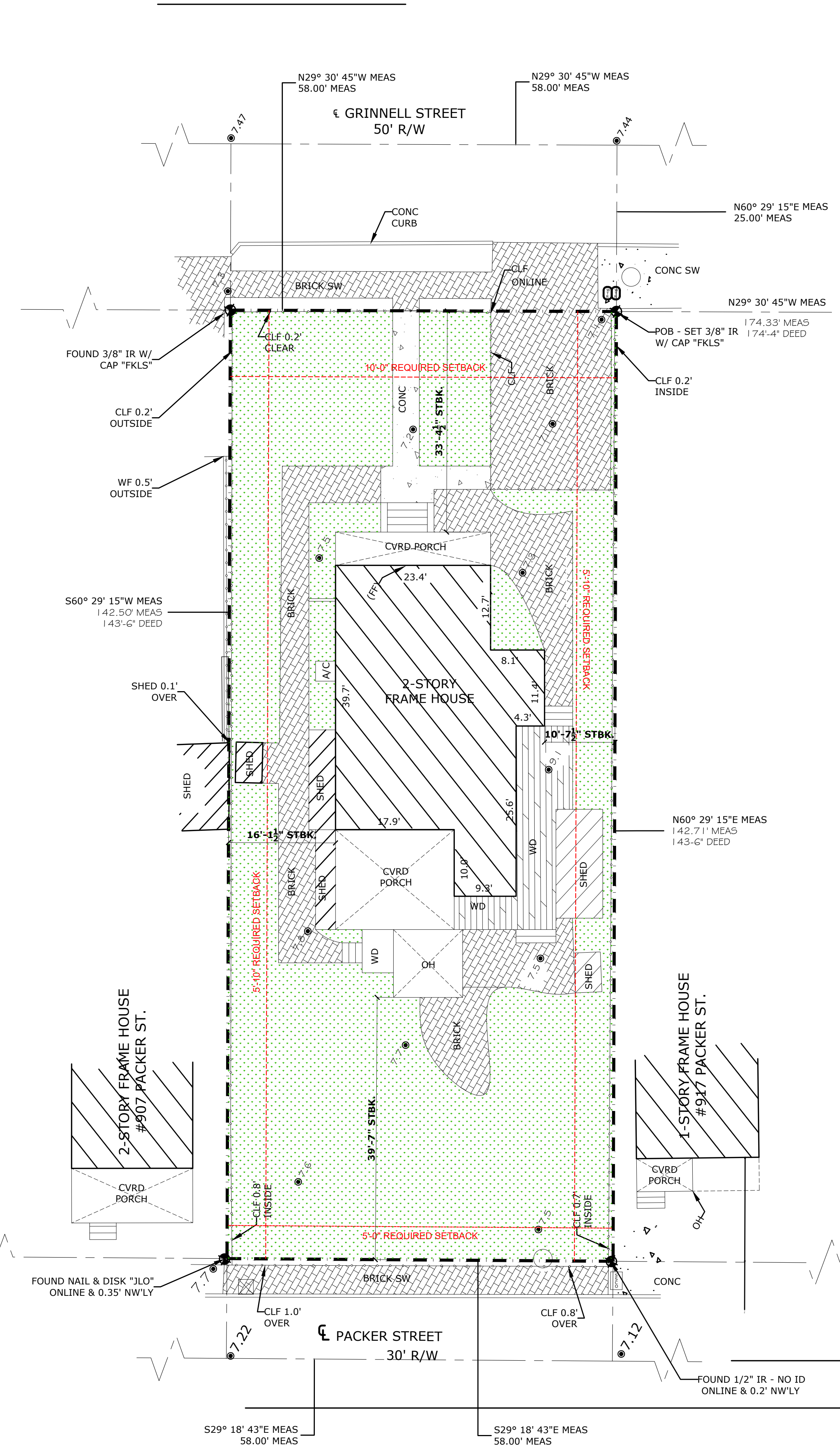
MAXIMUM BUILDING COVERAGE:

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

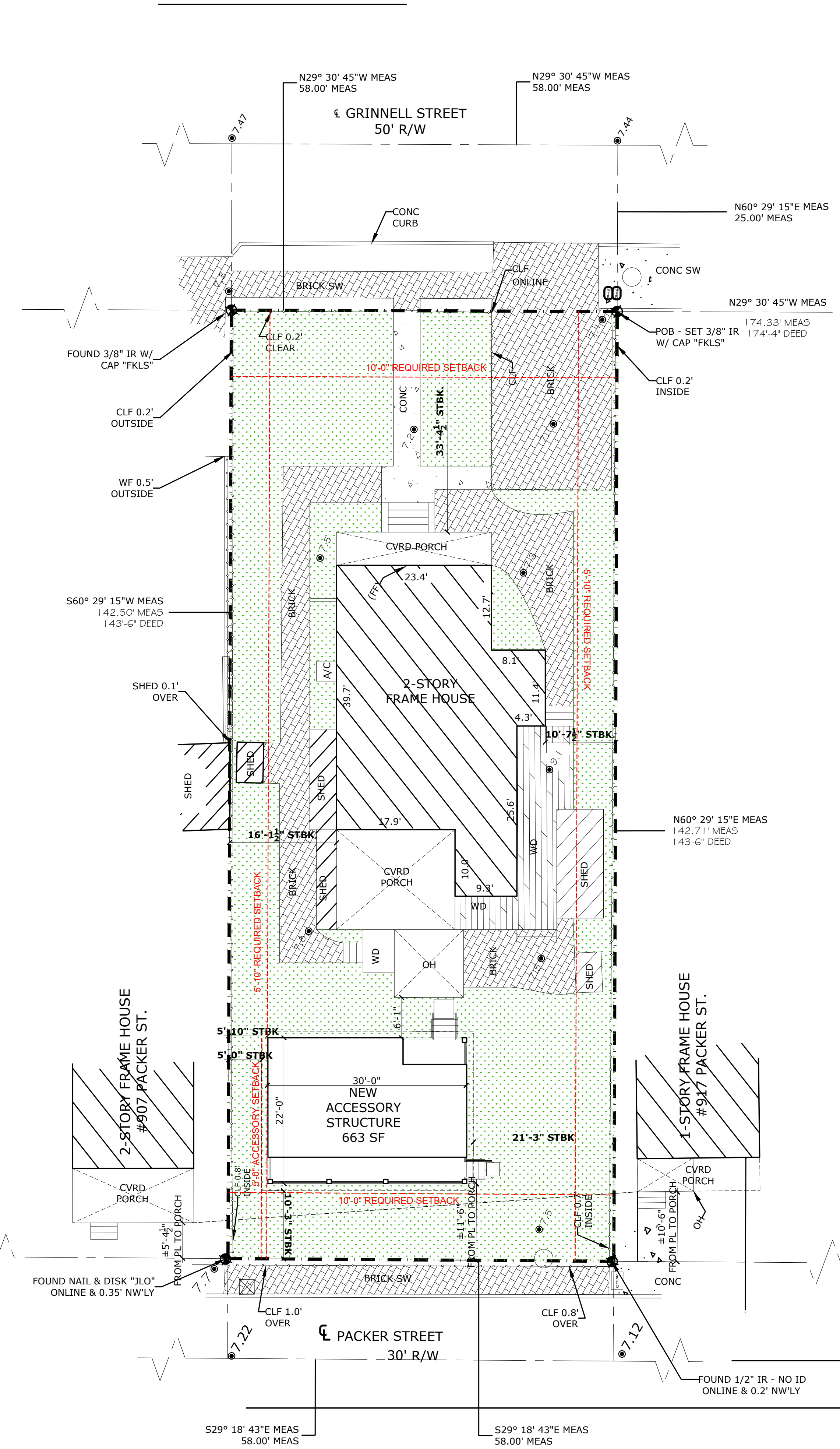
MINIMUM OPEN SPACE:

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:			



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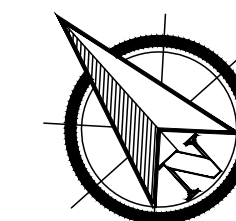
CLIENT: ROBERT HENKEL

PROJECT: 910 GRINNELL STREET

SITE: 910 GRINNELL STREET
 KEY WEST, FL 33040

TITLE: SITE PLAN

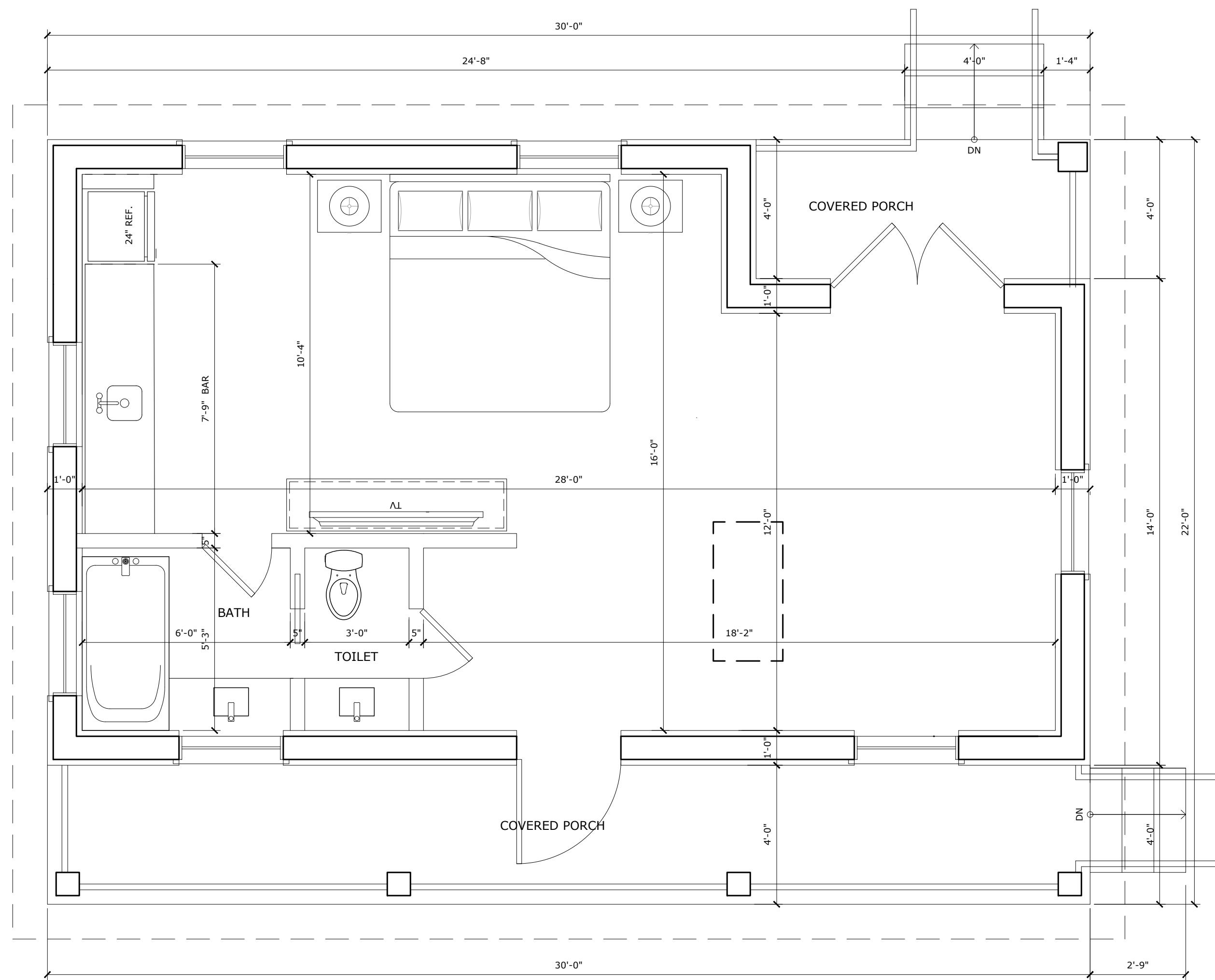
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PROJECT NO: 2212-07	DRAWING NO: C-101	REVISION: 1	



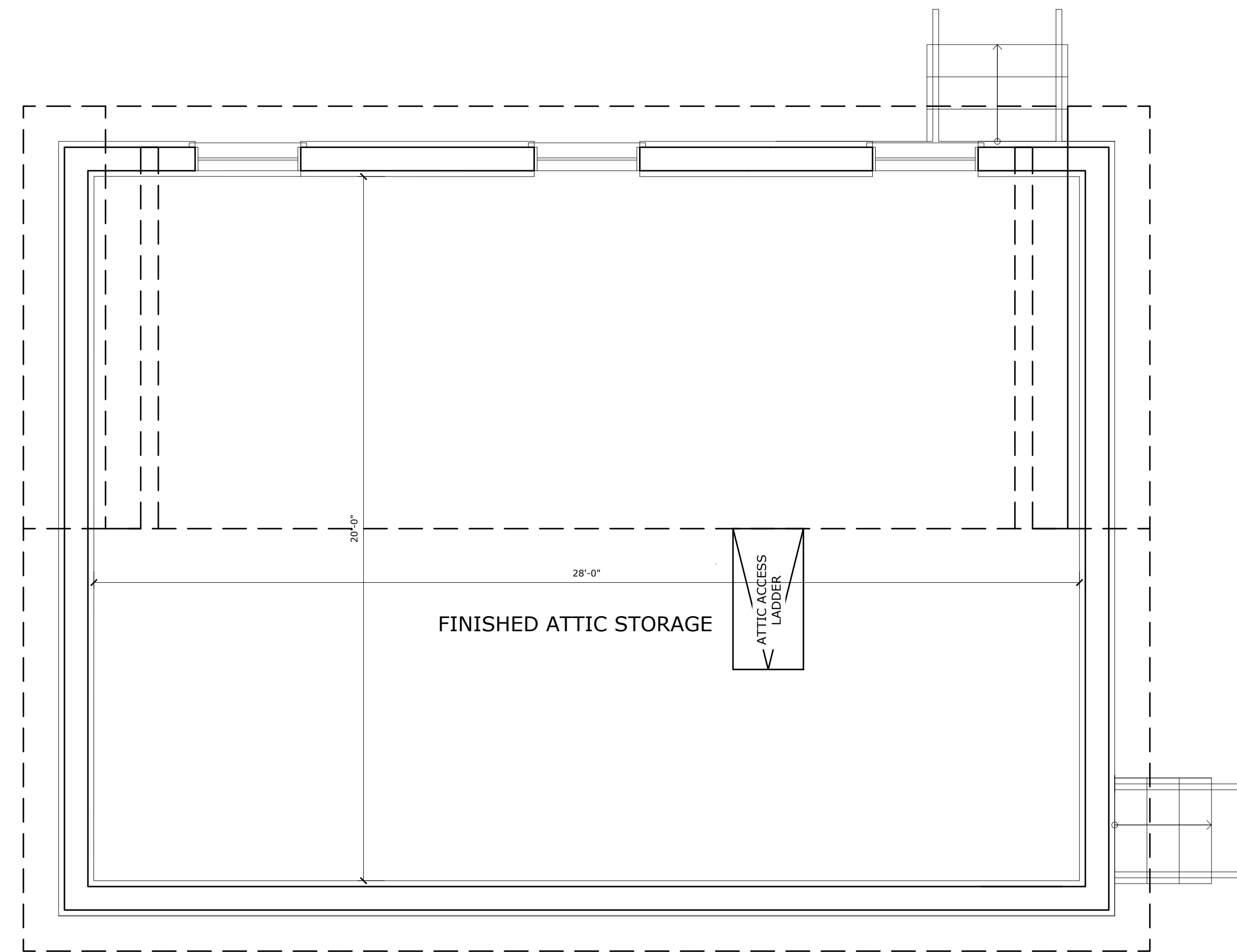
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
 DATE:

SEBIE MARSHADY
 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:

STATUS:



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KEY WEST, FL 33040
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WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

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

TITLE: **FLOOR PLAN**

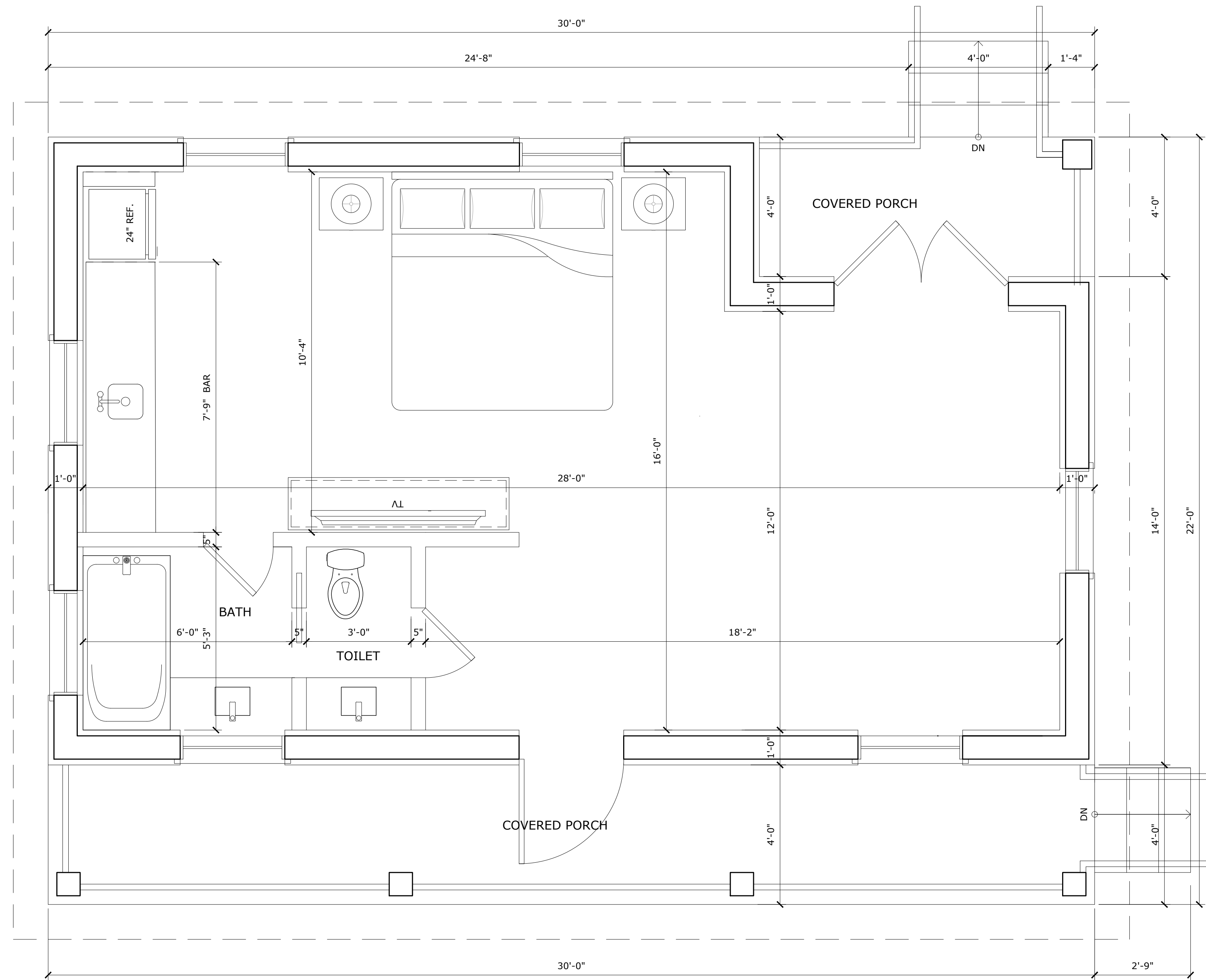
SCALE AT 1/8"=1'-0":
AS SHOWN

DATE: 07/15/23
DRAWN: VF
CHECKED: SM

PROJECT NO: 2212-07
DRAWING NO: A-101
REVISION: 1

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SIGNATURE:
DATE:
SERGE MARAFIADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

BERNIE MARSHALL
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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CA # 30835

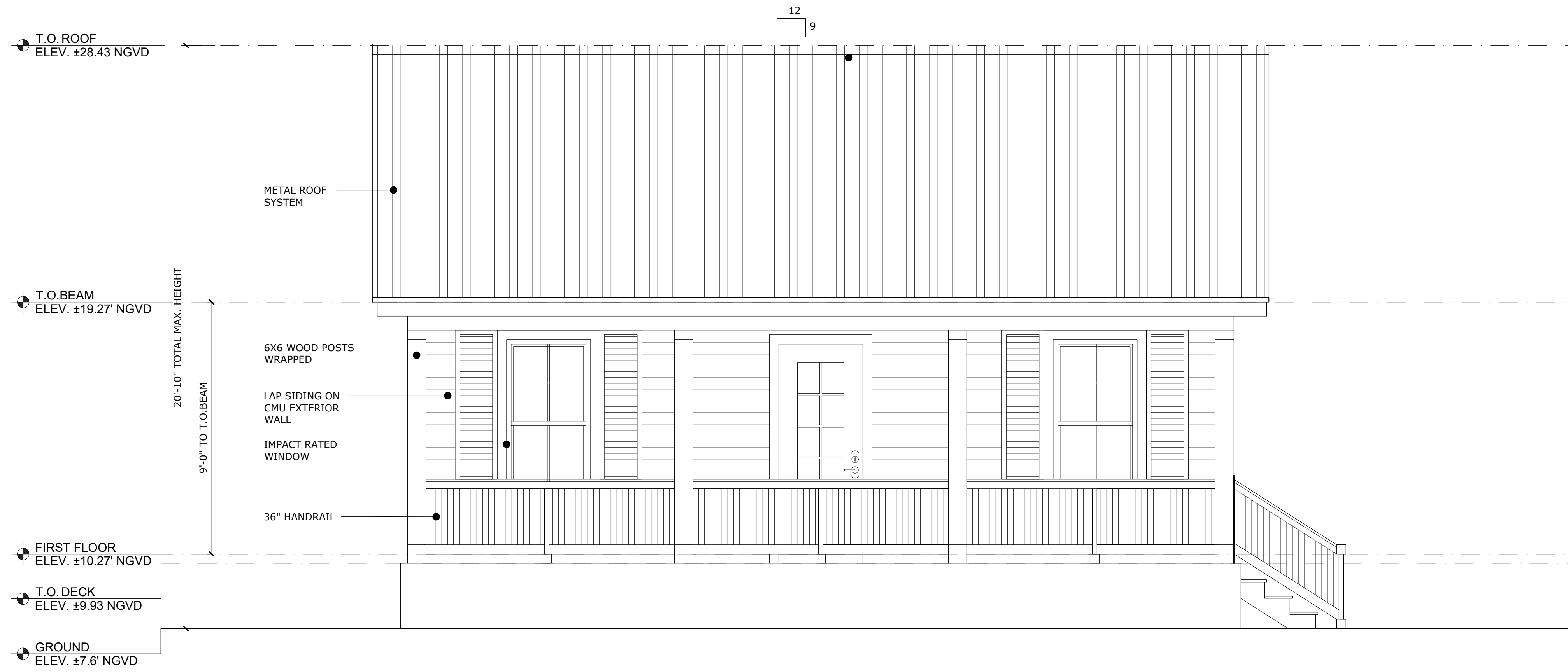
CLIENT: **ROBERT HENKEL**

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:

SEBIE MARIKAWDY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

REV.	DESCRIPTION:	BY:	DATE:



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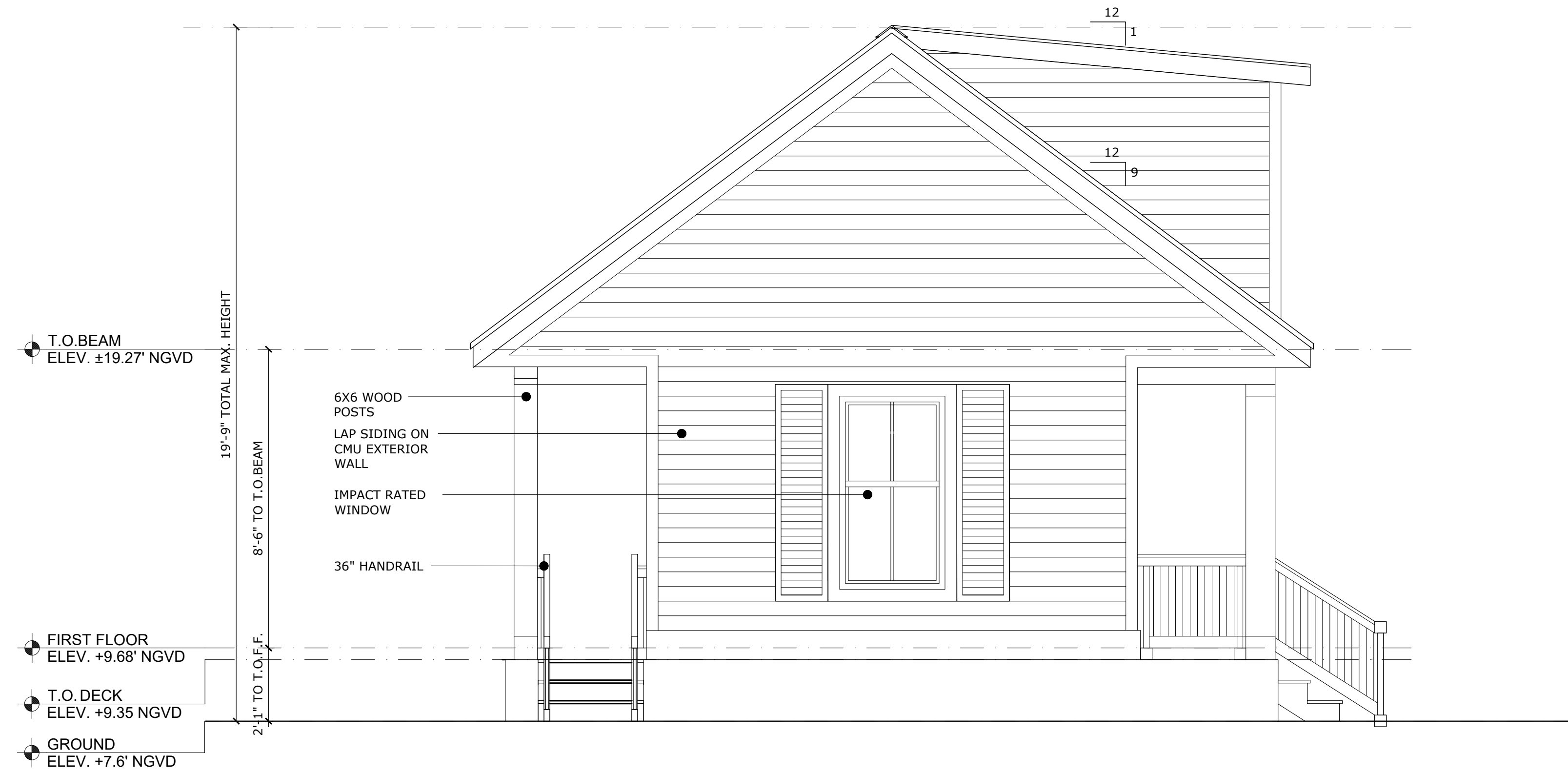
CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

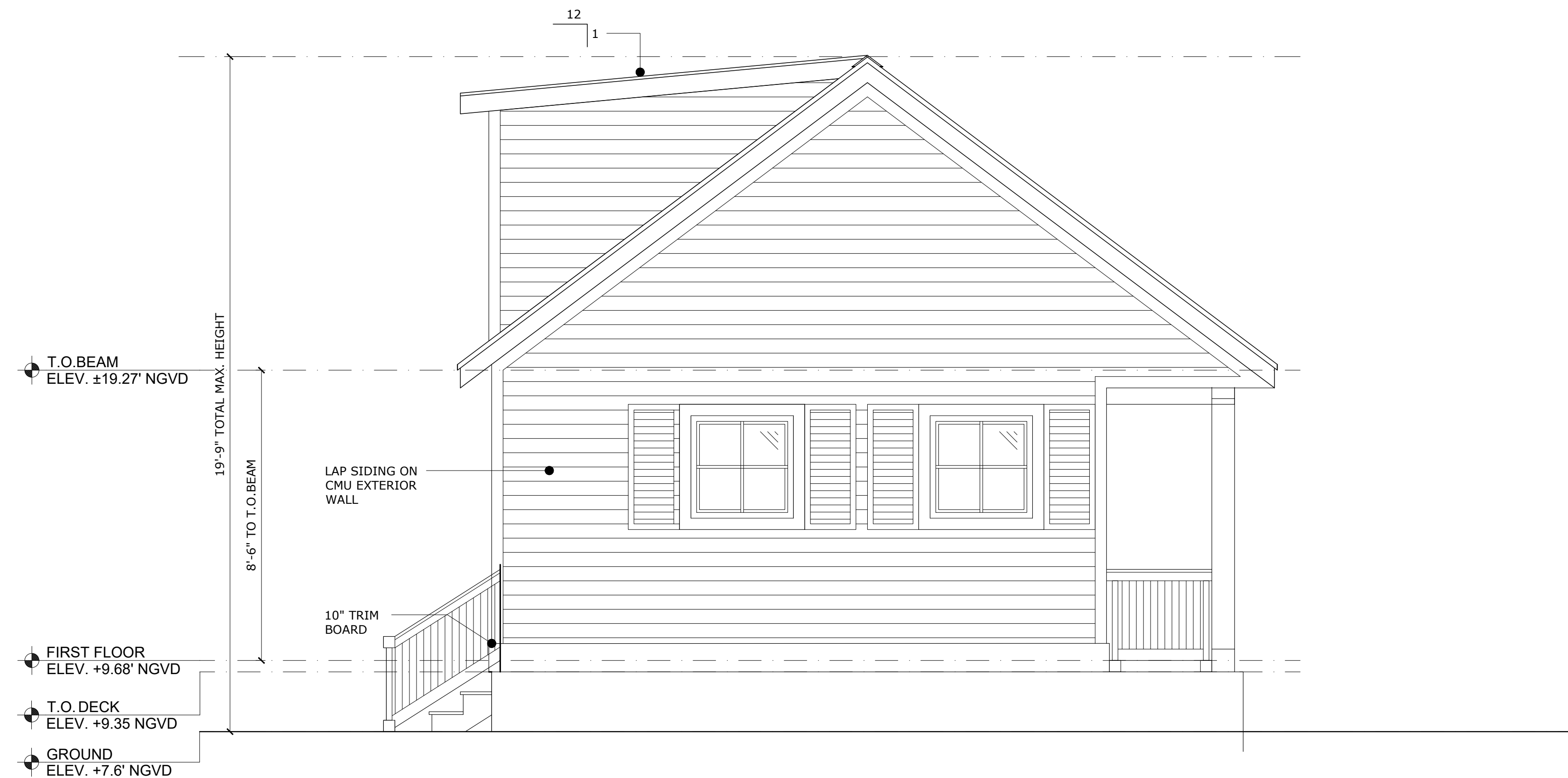
SITE: **910 GRINNELL STREET
KEY WEST, FL 33040**

TITLE: **ELEVATIONS**

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



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SEBIE MARSHALDO
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

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: **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
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
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 MARIAPAZO
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:

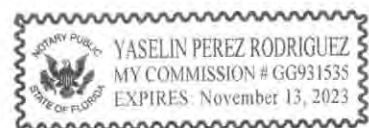
~~_____~~
Date: 07/19/23
Address: 910 GRINNELL ST.
City: KEY WEST
State, Zip: FLORIDA 33040 USA

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, 2024, at the City Hall, 1200 Duval Street, 5th Floor, Historic District, Miami, Florida. The purpose of the meeting will be to consider a project for:

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, 5th Floor, Historic District, Miami, Florida. For more information, please contact the Planning Department at (305) 375-2200. For more information, please visit the City of Miami website at www.miami.gov.

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:

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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		

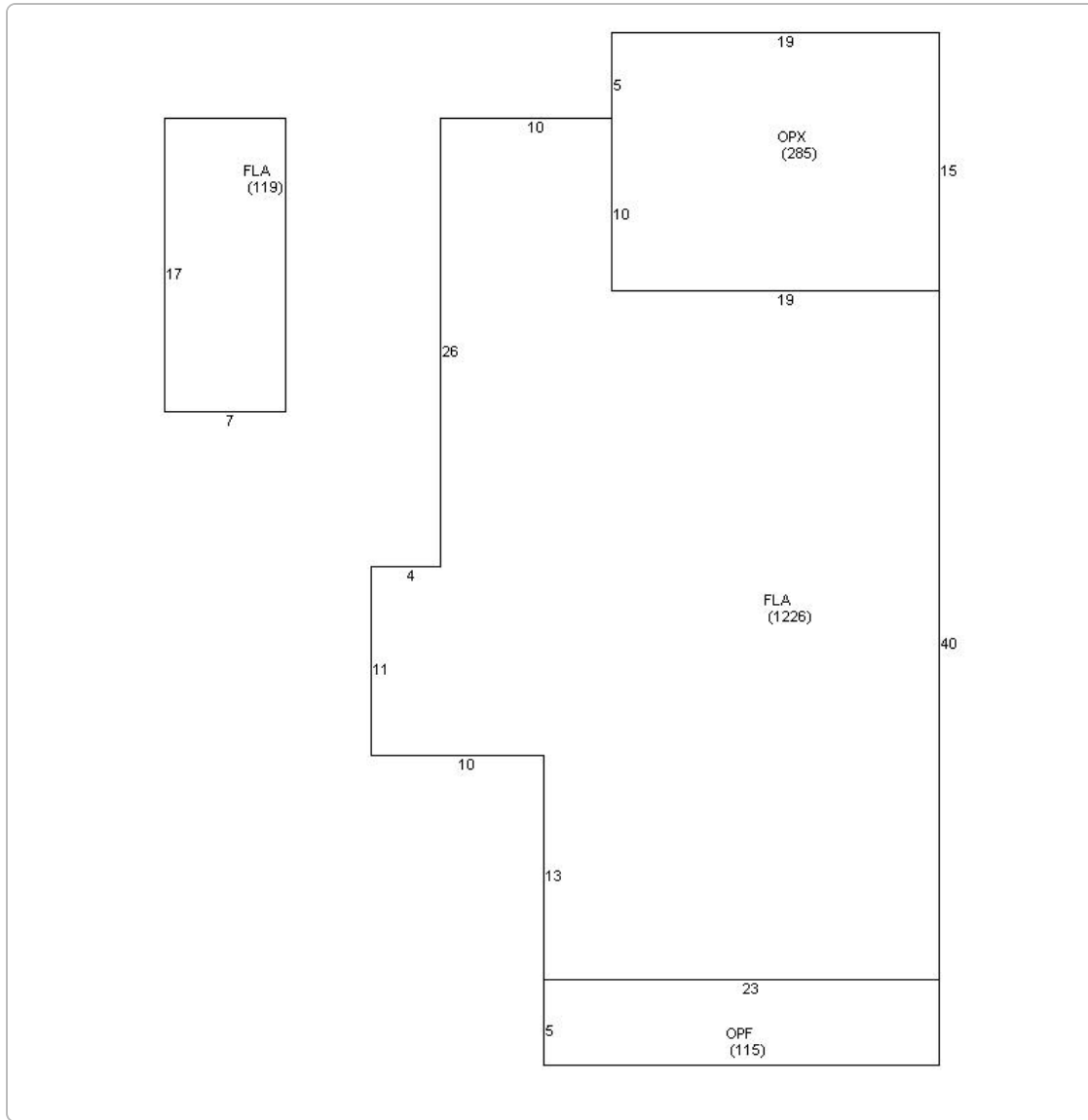
Permits

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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