



Historic Architectural Review Commission Staff Report for Item 2

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 25, 2020

Applicant: Robert Delaune, Architect

Application Number: H2019-0028

Address: #1400 Grinnell Street

Description of Work

Renovations to existing house. Alterations to rear and northwest side elevations, including a two-story addition at south side of the house. New two-story accessory structure that will serve as a garage with driveway. ~~New garden facing Grinnell Street with 6' high wood private fence.~~

Site Facts

The house under review is a non-contributing resource to the historic district. The two-story house, build in 1979, is located on the southwest corner of Grinnell and South Streets. The current carport, facing Grinnell Street, with the roof deck are part of the original design. The building is the only two-story structure out of the four corner lots and immediately adjacent structures are one-story in height. The scale and mass of the house dominates all three-corner lots and the surrounding historic buildings. Moreover, the carport and its roof deck are elements that look out of context with the rest of the urban fabric, as there is no other structure like this in the surrounding lots.

Guidelines Cited on Review

- Guidelines for Additions (pages 37a-37k), specifically guidelines 6, 12, and 13.
- New construction (pages 38a-38q), specifically all application section (page 38a 38b) and guidelines 1, 8, 11, 13, 14, 20, and 25.
- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, 4, and 9.

Staff Analysis

On August 27 and December 17, 2019, the Commission motioned to postpone the review of this Certificate of Appropriateness. A Certificate of Appropriateness is under review for revisions to previously submitted plans for renovations and construction of a new two-story side addition to replace an existing carport with a roof deck. The plan also includes the construction of a two-story accessory structure that will serve as a garage and studio and will be facing South Street. A one-story addition to the north elevation and alterations to the west elevations of the main building are proposed.

A new two-story attached addition will replace the existing carport. During deliberations at the last meeting, the Commission recommended the change of the proposed roof form; change it from a front gable roof to a side gable roof. The revised plans add 6 inches to the height of the new structure. The latest reviewed plan remains the same with the exception of the aforementioned change.

On the north elevation, facing South Street, the design proposes the replacement of the existing side portion of the structure by extending a volume towards the street and creating a lower addition with a front gable roof. The addition will be approximately 17' tall and will extend approximately 4' - 9" towards the street. The plan includes a two-story detached accessory structure that will serve as a garage and studio on the second floor. A spiral staircase, located at the rear, will give access to the second floor. The accessory structure will be facing South Street. The adjacent house, to west side, has a one-story garage.

New rear alterations are proposed including expanding the kitchen towards an existing rear porch and a new covered porch that will connect with the current rear roof deck.

All additions and the new accessory structure will have hardi board siding, aluminum impact windows and doors, and v-crimp panels as roofing material.

Consistency with Cited Guidelines

It is still staff's opinion that the proposed design fails many of the cited guidelines. Although the revised design is a reflect of recommendations done during the December meeting, the proposed two-story addition still augments the mass and scale of the existing wide and tall elevation facing Grinnell Street. The scale, proportions, and mass of the current corner house exceeds the mass, scale, and proportions of existing adjacent houses and surrounding corner structures. This elevation as its current condition stands out from the neighboring buildings due to its scale and mass. The addition of a new volume will be approximately six inches lower and almost half the width of the main house elevation on Grinnell Street. The current one-story carport creates a scale and mass transition between the predominant main two-story house and the adjacent one-story surrounding structures. It may not be the most appropriate structure, but at least it is a transitional element between the massive elevation on Grinnell Street and the immediate adjacent structures.

In addition, **the proposed south elevation of the two-story addition proposes no fenestrations, which will create a blind two – story elevation that will be visible from the street.** This is contrary to guidelines pertaining windows and doors on new construction (guidelines 24 and 25). The guidelines are clear as to additions, whether on contributing, historic, non-contributing, or non-historic structures, shall be attached to less public elevations (guideline 6)

Guideline 6 for additions:

Any proposed addition shall be attached to less public elevations. Whenever possible, additions shall be attached to the rear or least conspicuous side of an existing building. On a corner lot, an addition shall be located to be unobtrusive when view from either adjoining streets.

The proposed two-story addition will exceed the established height and mass patterns found in this part of the historic district. Is it appropriate to increase volumetrically an already out of scale non-historic building on a context that, by HARC own regulations, will not support it?

Staff also opines that the proposed two story accessory structure fails new construction guidelines that establishes the following:

Guideline 11 for new construction:

New buildings must be of a similar scale, form and massing to buildings on adjacent sites of the same land use.

By definition, the garage with a studio on its second floor is an accessory structure. This accessory structure will be located on the rear yard of the lot. Facing South Street, in the same block, there are two garages, one historic at 1401 Reynolds Street (detached), and one non-historic at 906 South Street (attached to the main house). Both car structures are one-story in height. Furthermore, the height of the accessory structure will be almost similar to the adjacent principal house at 906 South Street, which is a one-story structure. This creates an out of proportion and scale structure within few feet of distance in the urban block.

Pertaining the proposed addition to the main house facing South Street, staff finds that the scale, mass, and building form all are in compliance with guidelines for additions. A similar addition like this will be an appropriate solution for the carport replacement facing Grinnell Street.

Lastly, the expansion of the roof deck towards the rear of the building is contrary to guideline number 20 under new construction, as it disallows roof decks on new residential development. Although the applicant has made an effort to reduce the addition for the carport replacement, staff finds that, other than the proposed addition to the main house facing South Street, this design will have an adverse effect in the immediately surrounding

context. The site and house conditions provides the necessary space to accommodate the desired program without increasing the scale and mass of the building towards Grinnell Street and without failing many of the cited guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 19-028	REVISION #	INITIAL & DATE
FLOOD ZONE AE-6 & 'X'	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1400 GRINNELL STREET	
NAME ON DEED:	ALLEN DENNIS	PHONE NUMBER (865) 214-9937
OWNER'S MAILING ADDRESS:	PO BOX 112, KEY WEST, FL 33041	EMAIL ALLEN.DNNS@GMAIL.COM
APPLICANT NAME:	ROBERT L DELAUNE ARCHITECT PA	PHONE NUMBER (305) 293-0364, (305) 304-4842
APPLICANT'S ADDRESS:	619 EATON STREET, SUITE 1, KEY WEST, FL 33040	EMAIL ROBDELAUNE@BELLSOUTH.NET
APPLICANT'S SIGNATURE:		DATE

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:
MAIN BUILDING:
RENOVATE EXISTING ONE- AND TWO-STORY WOOD-FRAME DWELLING, INCLUDING EXPANSION OF INTERIOR SPACE INTO EXISTING BACK PORCH AREA, CONSTRUCTION OF NEW BACK PORCH, AND RE-CONSTRUCTION OF PORTIONS OF BUILDING AT ITS NORTHWEST CORNER, AND CONSTRUCTION OF NEW TWO-STORY ADDITION @ SOUTH SIDE.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
DEMOLISH EXISTING ATTACHED CARPORT AND PORTIONS OF MAIN BUILDING AT ITS NORTHWEST CORNER

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

ACCESSORY STRUCTURE(S):	
CONSTRUCT NEW ACCESSORY STRUCTURE @ NORTHWEST CORNER OF SITE, WEST OF MAIN BUILDING	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
NEW 10' WIDE DRIVEWAY @ NEW ACCESSORY STRUCTURE	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 8/27/2019	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: RJM
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: House is not historic.		
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.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1400 GRINNELL STREET
PROPERTY OWNER'S NAME:	ALLEN DENNIS
APPLICANT NAME:	ROBERT L DELAUNE ARCHITECT P.A.

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

 PROPERTY OWNER'S SIGNATURE	7/23/19 Allen Dennis DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
DEMOLISH NON-HISTORIC, NON-CONTRIBUTING CAPORT AND NON-HISTORIC, NON-CONTRIBUTING PORTIONS OF NORTHWEST CORNER OF MAIN BUILDING.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);
(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 following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
THE SUBJECT STRUCTURE IS NOT A CONTRIBUTING OR HISTORIC STRUCTURE.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
THE STRUCTURE WAS BUILT AROUND 1980. THE PORTIONS SLATED FOR DEMOLITION INCLUDE SUCH FEATURES AS ALUMINUM WINDOWS, FLAT ROOFS, ROOFTOP DECKS, ETC,

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

IT DOES NOT.

(i) Has not yielded, and is not likely to yield, information important in history.

IT HAS NOT AND IS NOT LIKELY TO.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THE PORTIONS OF THE BUILDING SLATED FOR DEMOLITION ARE NOT IMPORTANT TO THE OVERALL HISTORIC CHARACTER OF THE DISTRICT OR NEIGHBORHOOD.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

NO HISTORIC STRUCTURES ARE SLATED FOR DEMOLITION.

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

NO SUCH REMOVAL IS PROPOSED.

(4) Removing buildings or structures that would otherwise qualify as contributing.

NO SUCH REMOVAL IS PROPOSED.

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE	
BUILDING OWNER'S NAME - <p style="text-align: center;">Vincent & Karen Taporowski</p>			POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <p>1400 Grinnell Street</p>			COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <p>Lots 1 & 2, Square 11, Tract 18, WEBB REALTY COMPANY'S DIAGRAM, PB 1-42</p>			
CITY <p>Key West</p>	STATE <p>Florida</p>	ZIP CODE <p>33040</p>	

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
120168	1716	H	3/3/97	AE	6'

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: _____ feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level: 1
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 9.24 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of _____ feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is _____ feet above or below (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is _____ feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
5. The reference level elevation is based on: actual construction construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: 6.57 feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

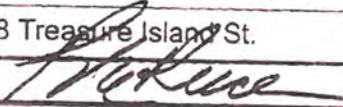
1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: _____ feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones A0 and A (without a FEMA or community-issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

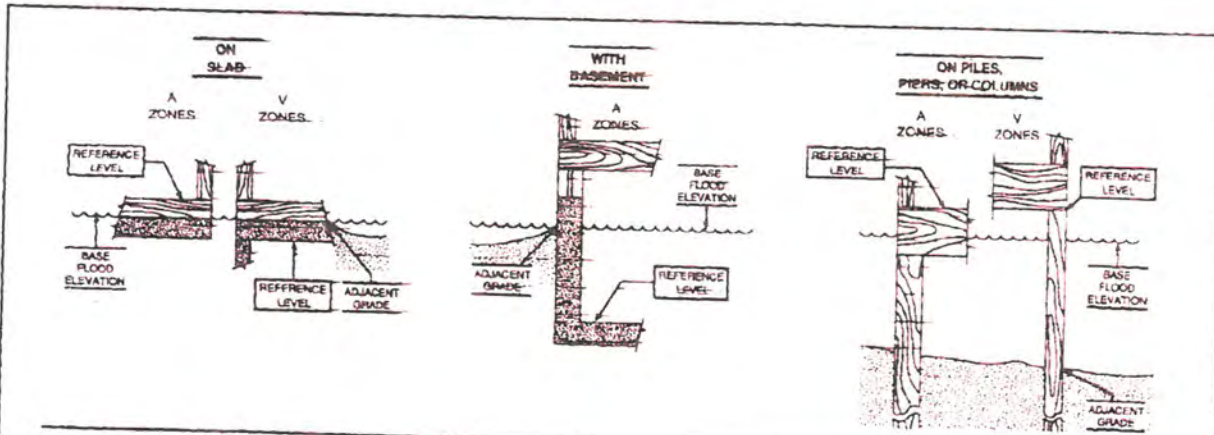
Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME	Robert Reece	LICENSE NUMBER (or Affix Seal)	#5636
TITLE	Professional Surveyor & Mapper	COMPANY NAME	R. E. Reece, P.A.
ADDRESS	3688 Treasure Island St.	CITY	Big Pine Key
		STATE	Florida
		ZIP	33043
SIGNATURE		DATE	3/22/99
		PHONE	(305) 872-1348

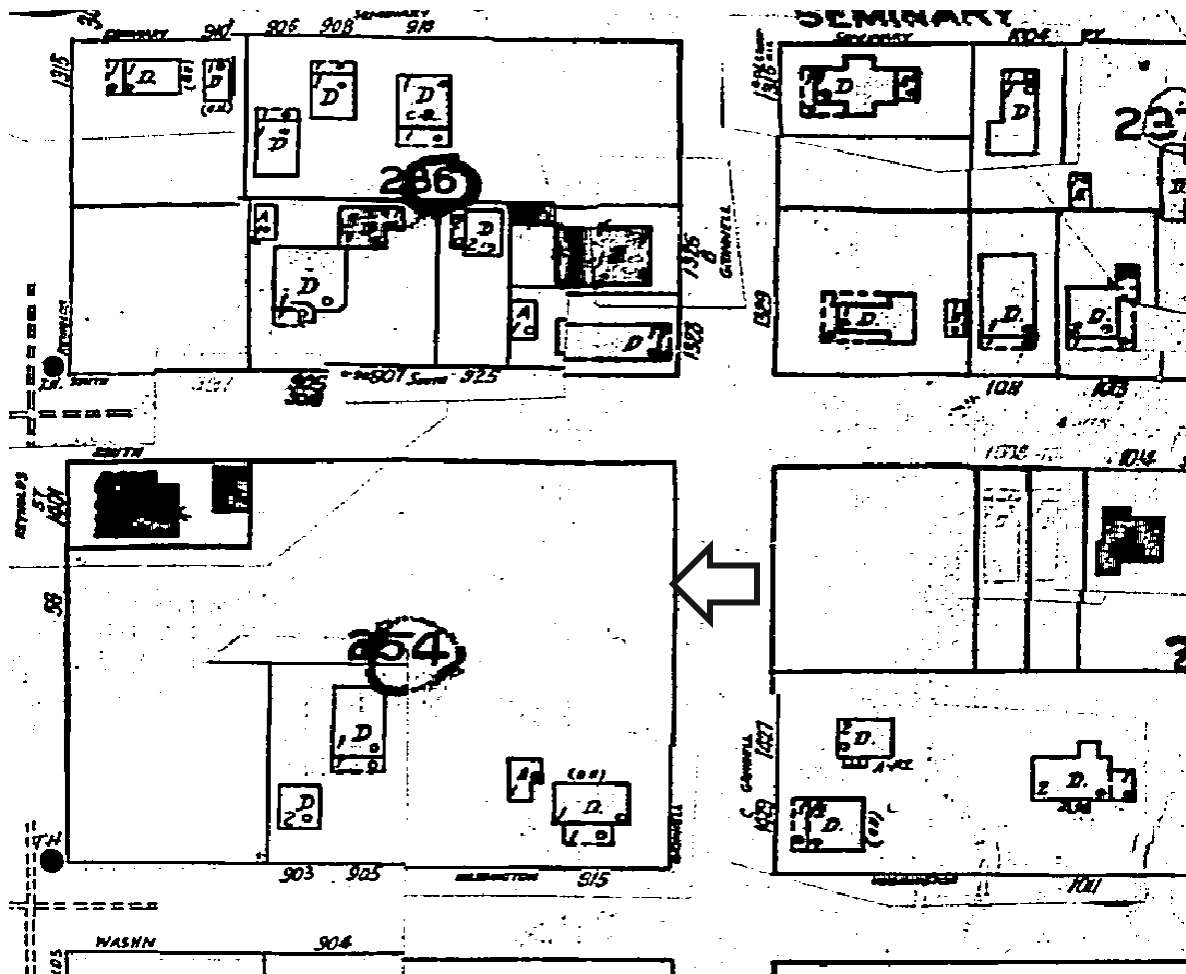
Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: _____

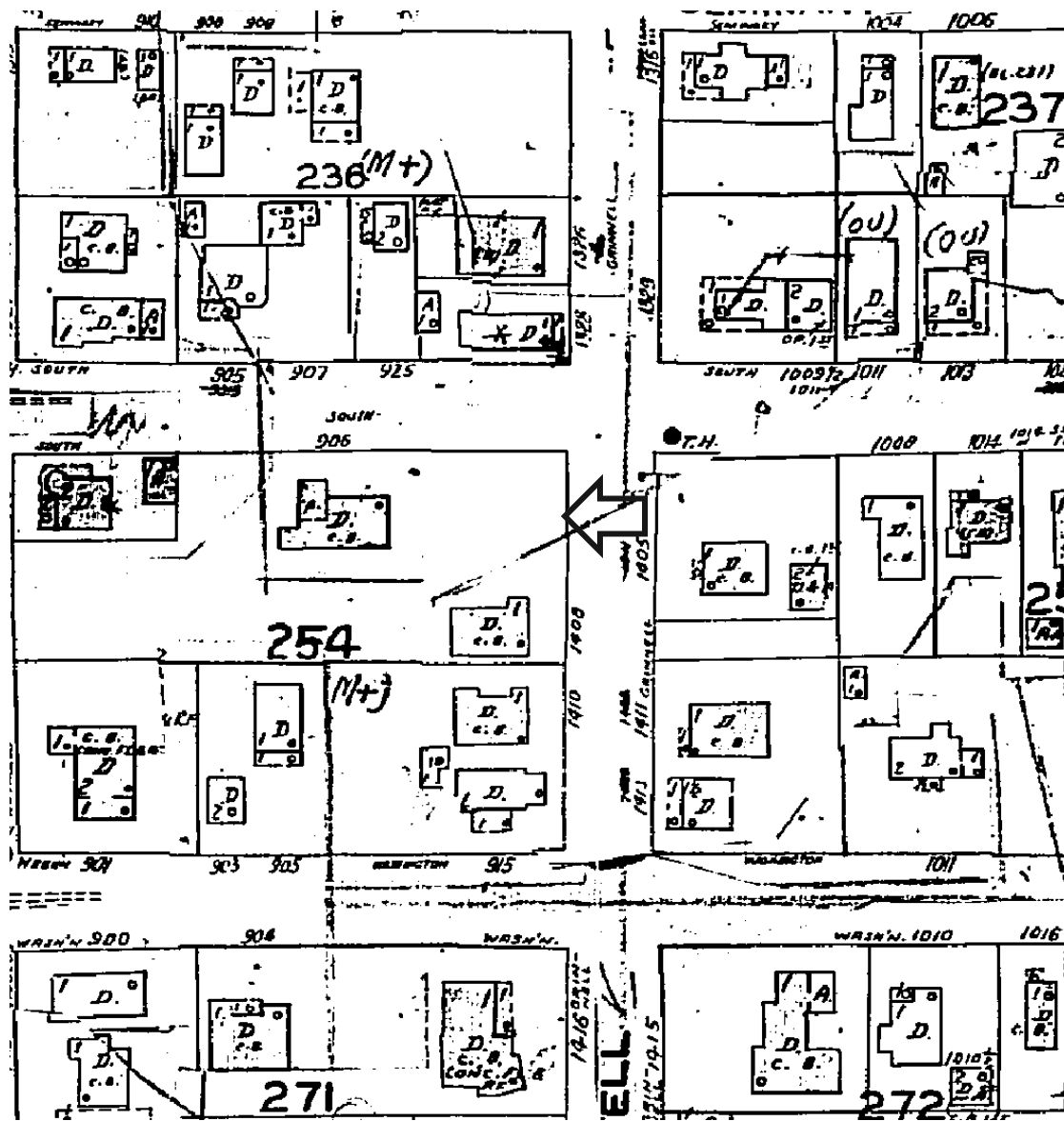


The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones. Elevations for all A Zones should be measured at the top of the reference level floor. Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1400 Grinnell Street in 1979. From the Property Appraiser's records, Monroe County Library.

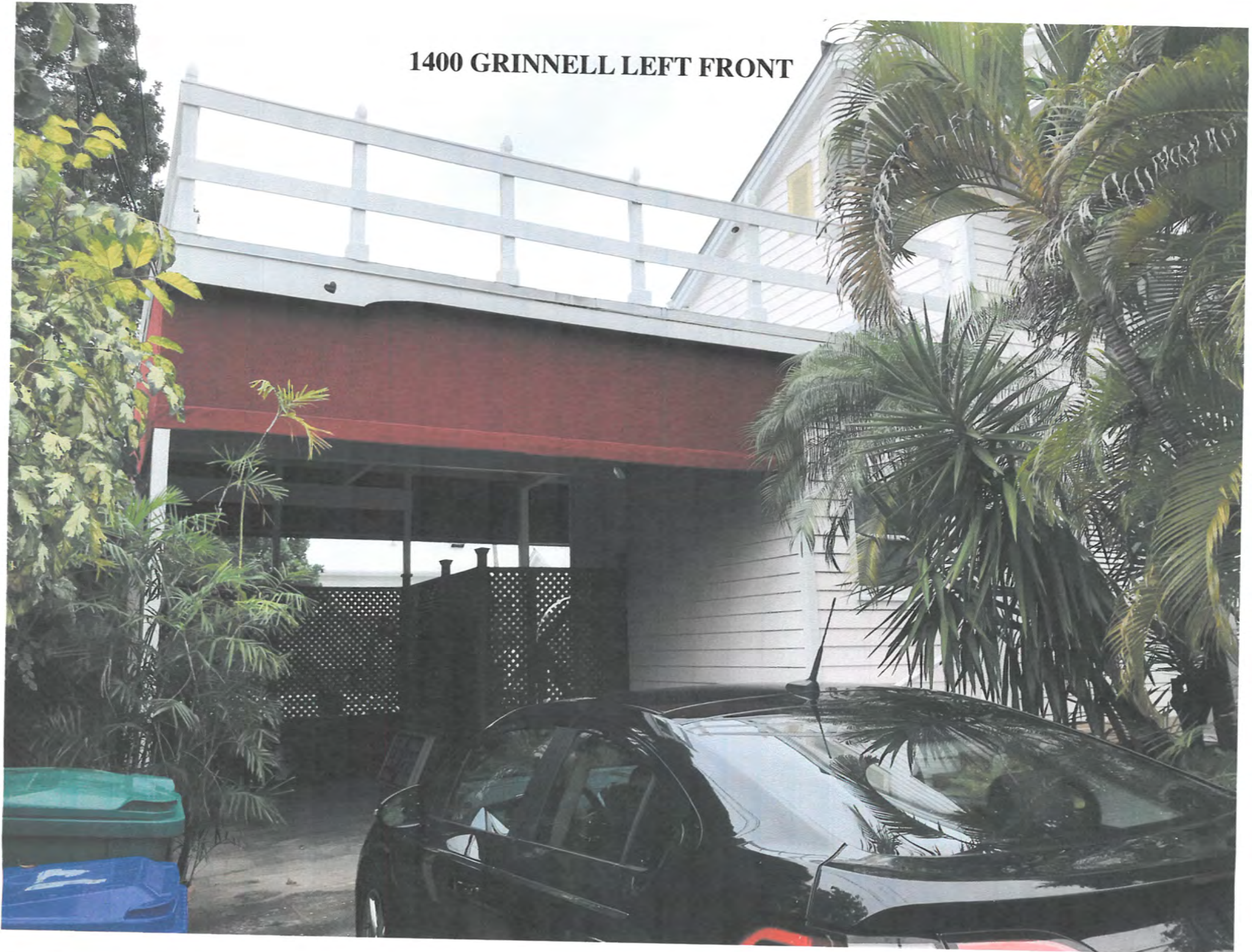


1400 GRINNELL FRONT



1400 GRINNELL FRONT

1400 GRINNELL LEFT FRONT



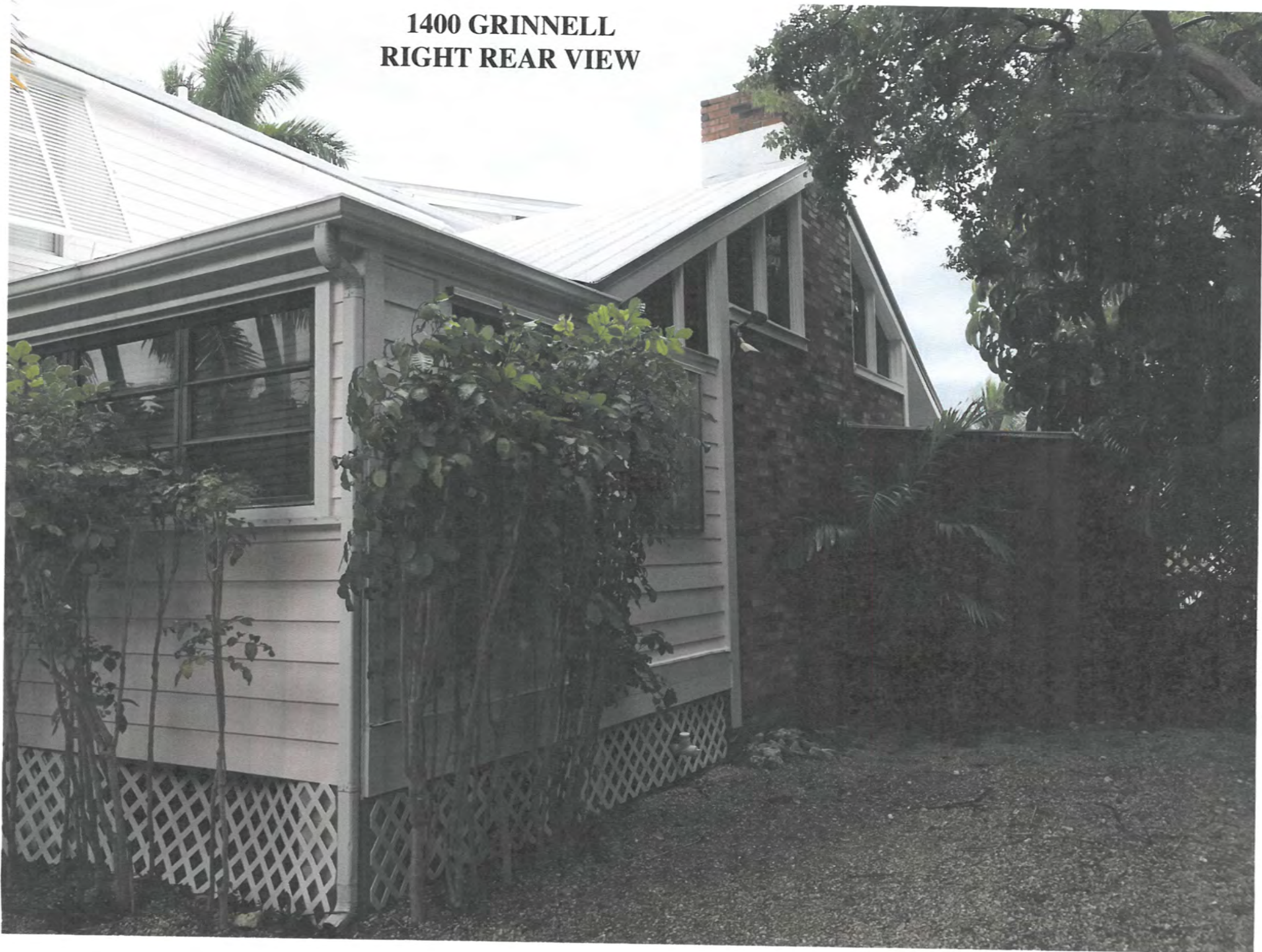
**1400 GRINNELL
RIGHT FRONT**



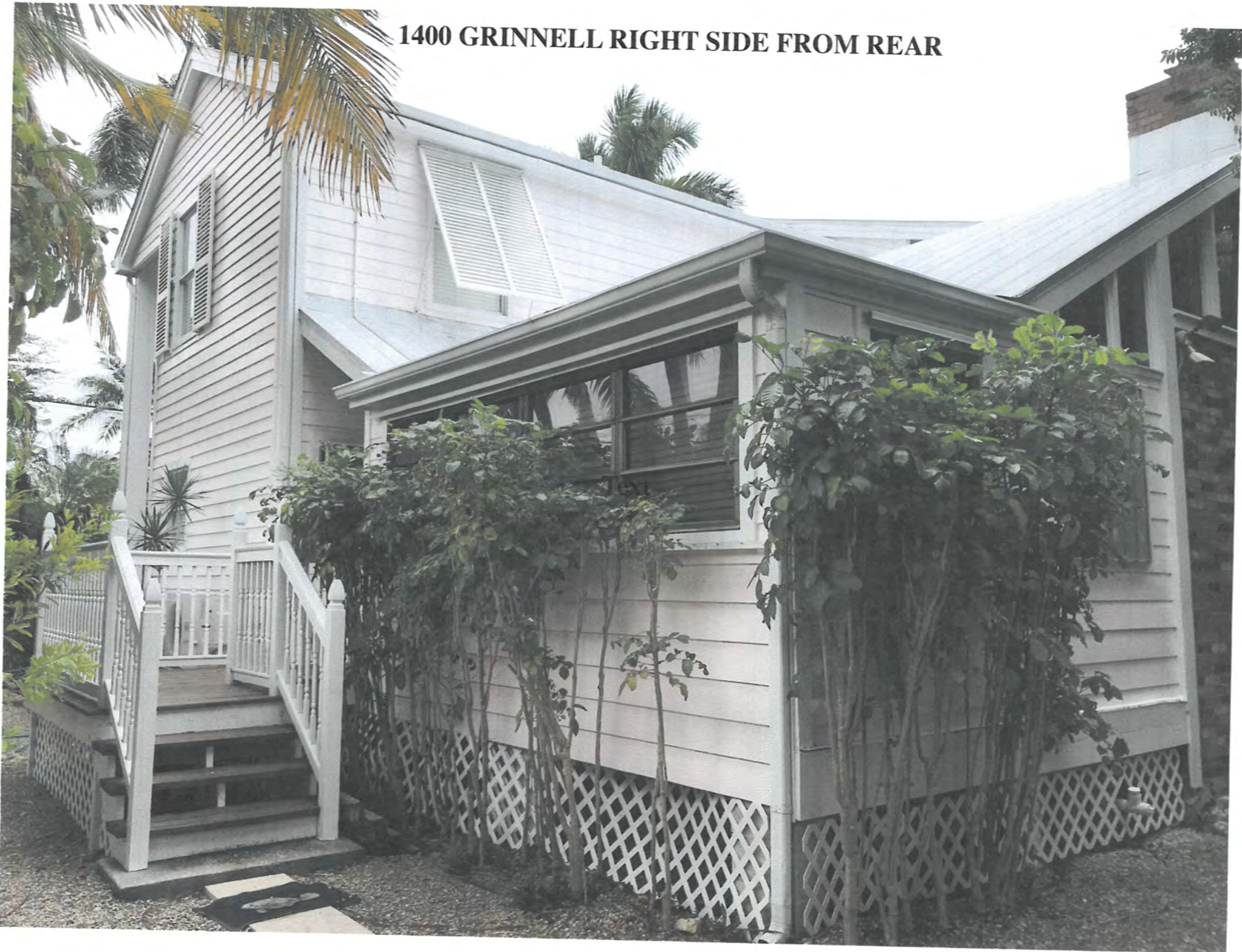
1400 GRINNELL
RIGHT SIDE
FROM FRONT



**1400 GRINNELL
RIGHT REAR VIEW**



1400 GRINNELL RIGHT SIDE FROM REAR



1400 GRINNELL REAR VIEW



1400 GRINNELL REAR FROM FROM LEFT SIDE





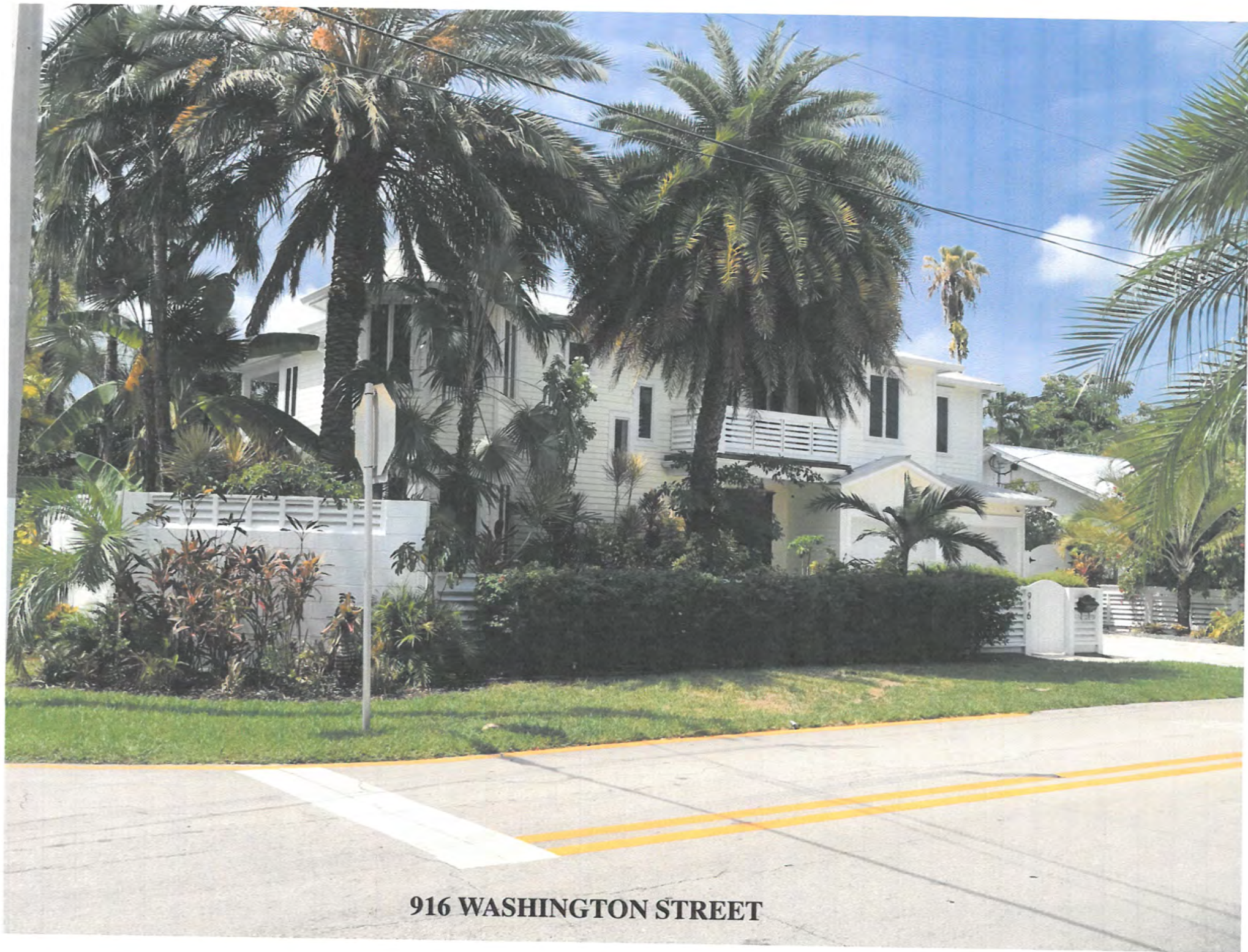
**1408 GRINNELL STREET
ADJACENT TO SUBJECT PROPERTY)**



1410 GRINNELL STREET



**916 WASHINGTON STREET
(FROM GRINNELL STREET)**



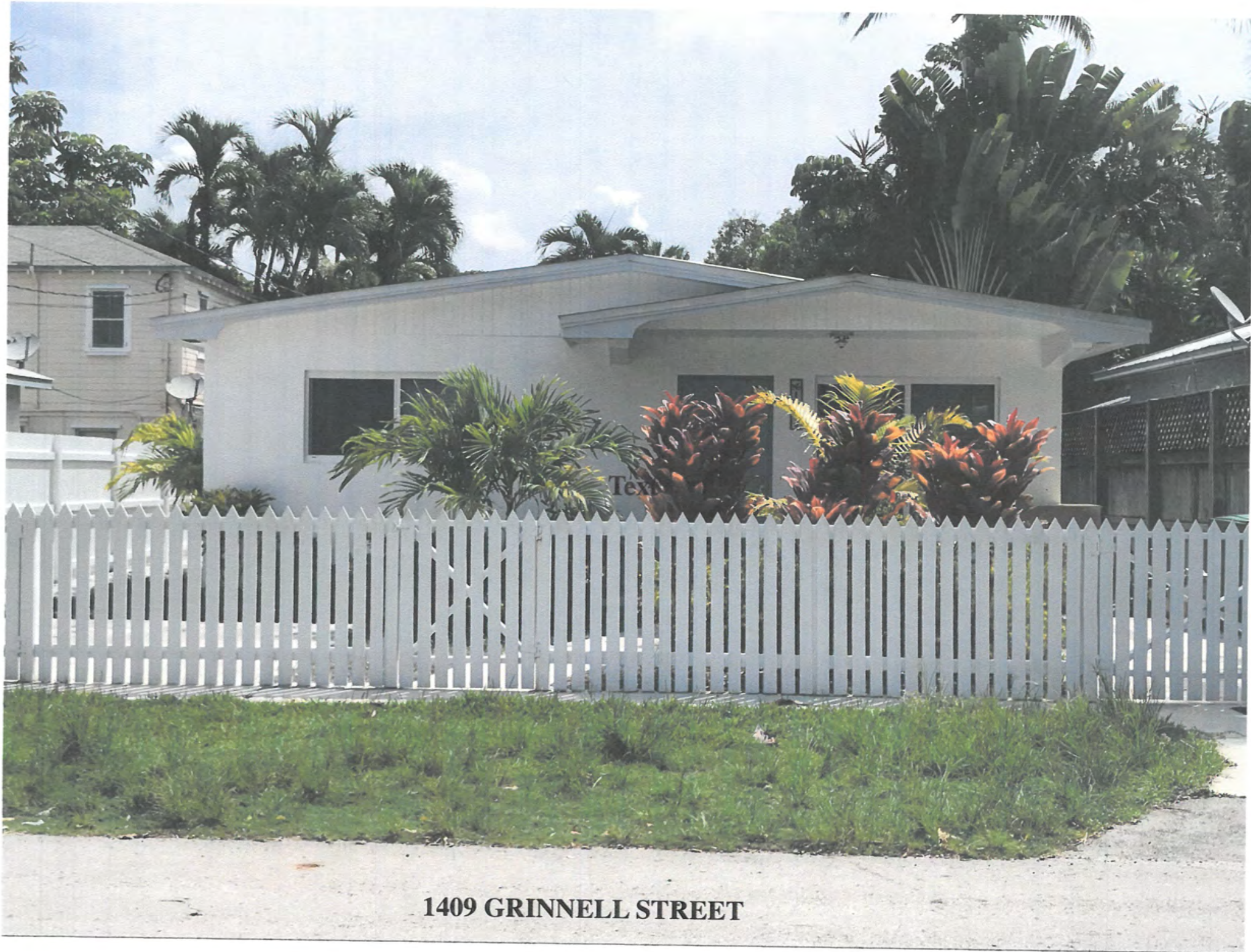
916 WASHINGTON STREET



**1401 GRINNELL STREET
(DIRECTLY ACROSS STREET FROM SUBJECT PROPERTY)**

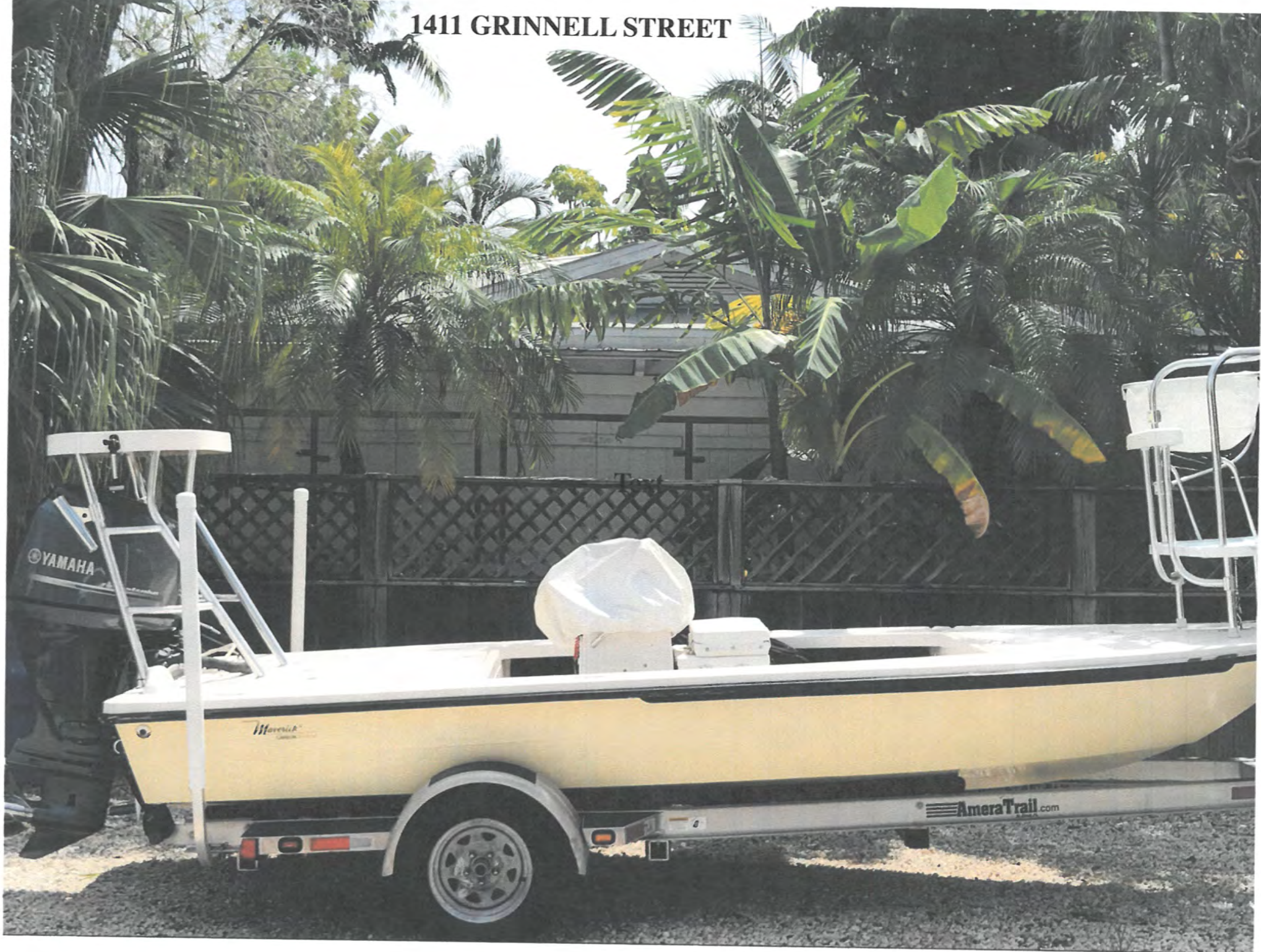


1405 GRINNELL STREET



1409 GRINNELL STREET

1411 GRINNELL STREET





1413 GRINNELL STREET



**906 SOUTH STREET
(ADJACENT TO SUBJECT PROPERTY)**



1401 REYNOLDS STREET



1328 GRINNELL STREET - FROM GRINNELL



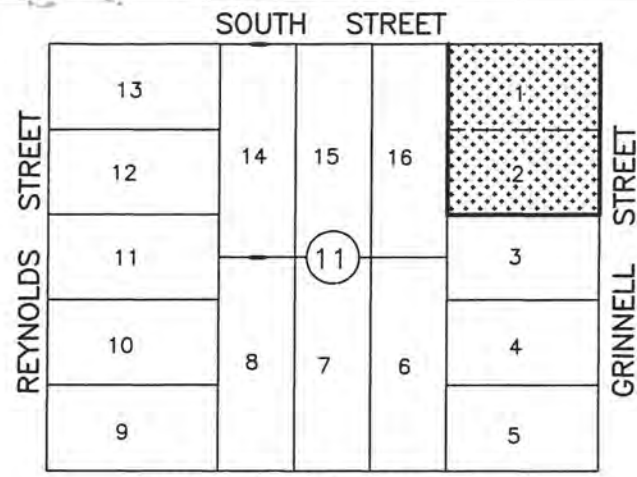
**1328 GRINNELL STREET - FROM SOUTH STREET
(DIRECTLY ACROSS FROM SUBJECT PROPERTY)**

**2-STORY
STRUCTURE**

**1328 GRINNELL STREET REAR
FROM SOUTH STREET**

(DIRECTLY ACROSS FROM SUBJECT PROPERTY)

SURVEY



LOCATION MAP

Lots 1 & 2, Square 11, Tract 18
 "WEBB REALTY COMPANY"
 (P.B. 1, pg. 42)
 City of Key West

SURVEYOR'S NOTES:
 North arrow based on Plat
 Reference Bearing: R/W South Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: V-276 Elevation: 7.215'
 Title search has not been performed on said or surrounding properties.
 No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.

MONUMENTATION:
 ▲ = FPK
 △ = SPK, P.L.S. No. 2749
 ● = FIB/FIP
 ⊙ = SIB, 1/2"

Field Work performed on: 7/6/17

LEGAL DESCRIPTION:

On the Island of Key west and known on William A. Whitehead's Map of said Island, delineated in A.D. 1829 as Tract 18, but now better known and described as Lots 1 and 2, in Square 11, Tract 18, according to the Webb Realty Company's Diagram recorded in Plat Book Number 1, Page 42, Monroe County, Florida records:
 COMMENCING at the corner of South and Grinnell Streets and runs Southwest on South Street 80 feet; thence at right angles Southeasterly 89 feet, 4 inches (89.33'); thence at right angles Northeasterly 80 feet to Grinnell Street; thence along Grinnell Street Northwesterly 89 feet, 4 inches (89.33') to the Place of Beginning.

LEGEND

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	Number	
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
CL	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FPK	Found Nail & Disc	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

☒	Concrete Utility Pole	☀	Street Light
⊕	Fire Hydrant	⊙	Wood Utility Pole
⊗	Sanitary Sewer Clean Out	⊙	Metal Utility Pole

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

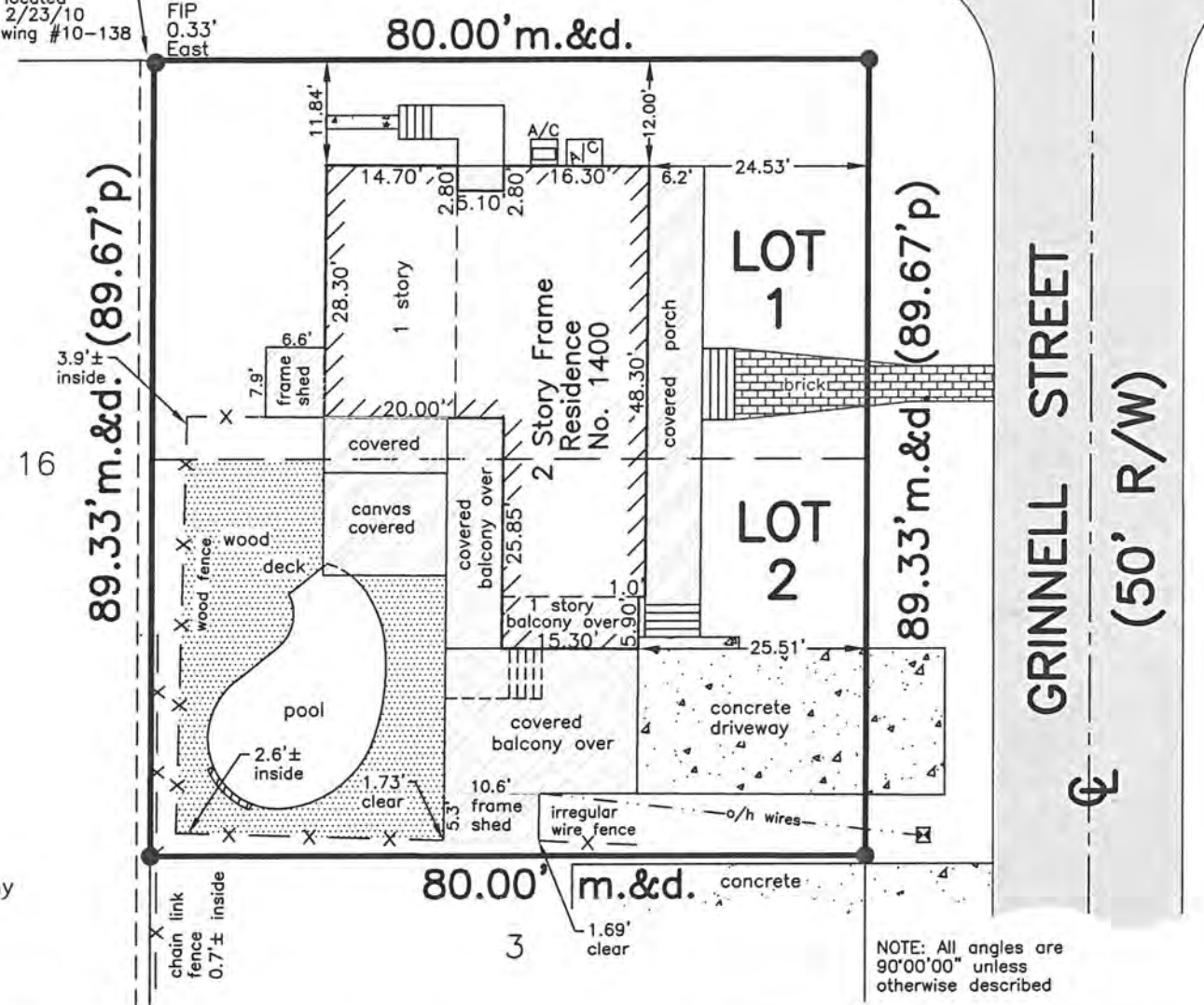
FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

CERTIFICATION MADE TO:
 Allen Dennis;
 Cardinal Financial Company, LP.;
 First International Title, Inc.;
 First American Title Insurance Company



1.15' Hiatus as located on 2/23/10 drawing #10-138
 FIP 0.33' East

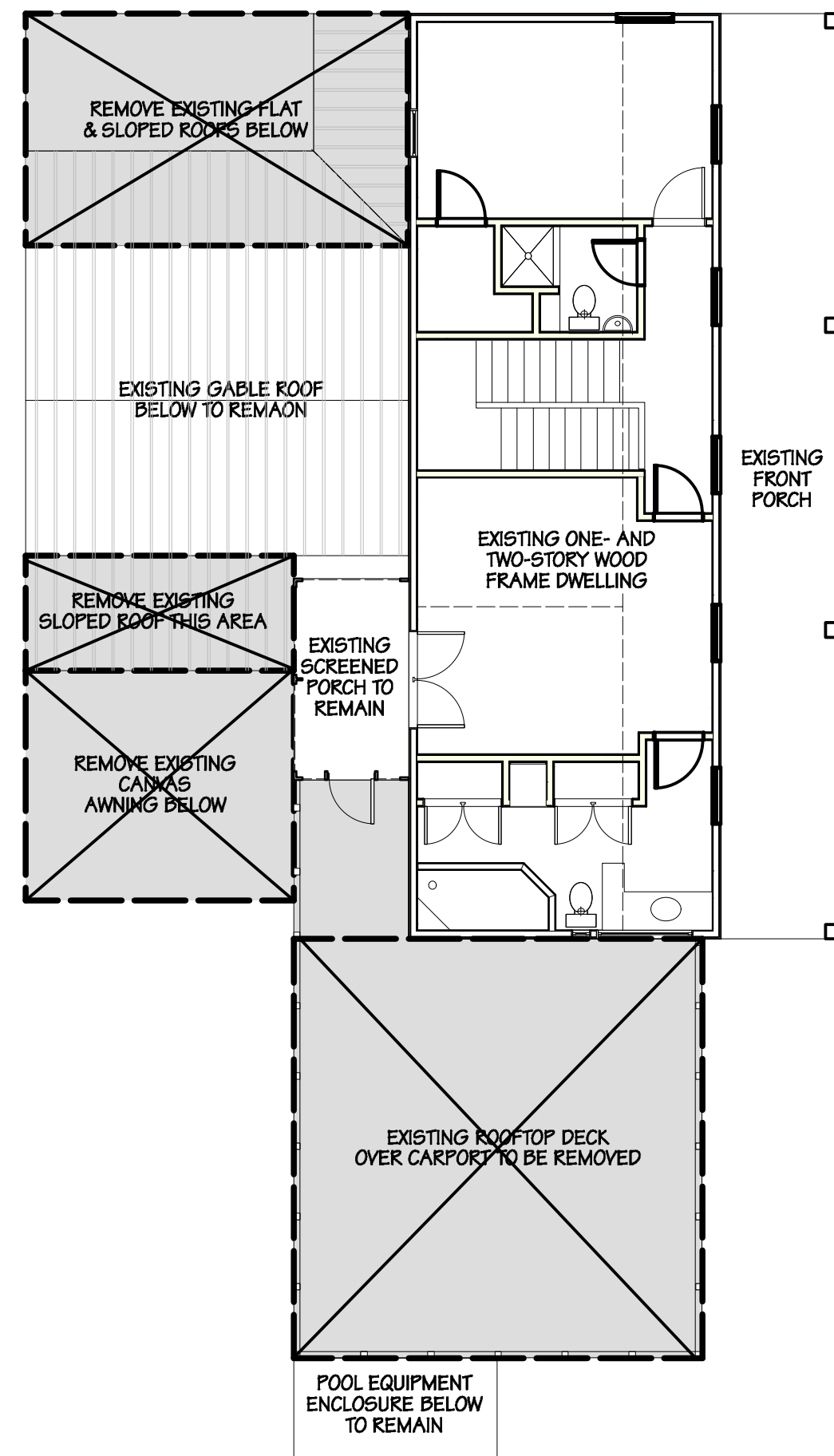


NOTE: All angles are 90°00'00" unless otherwise described

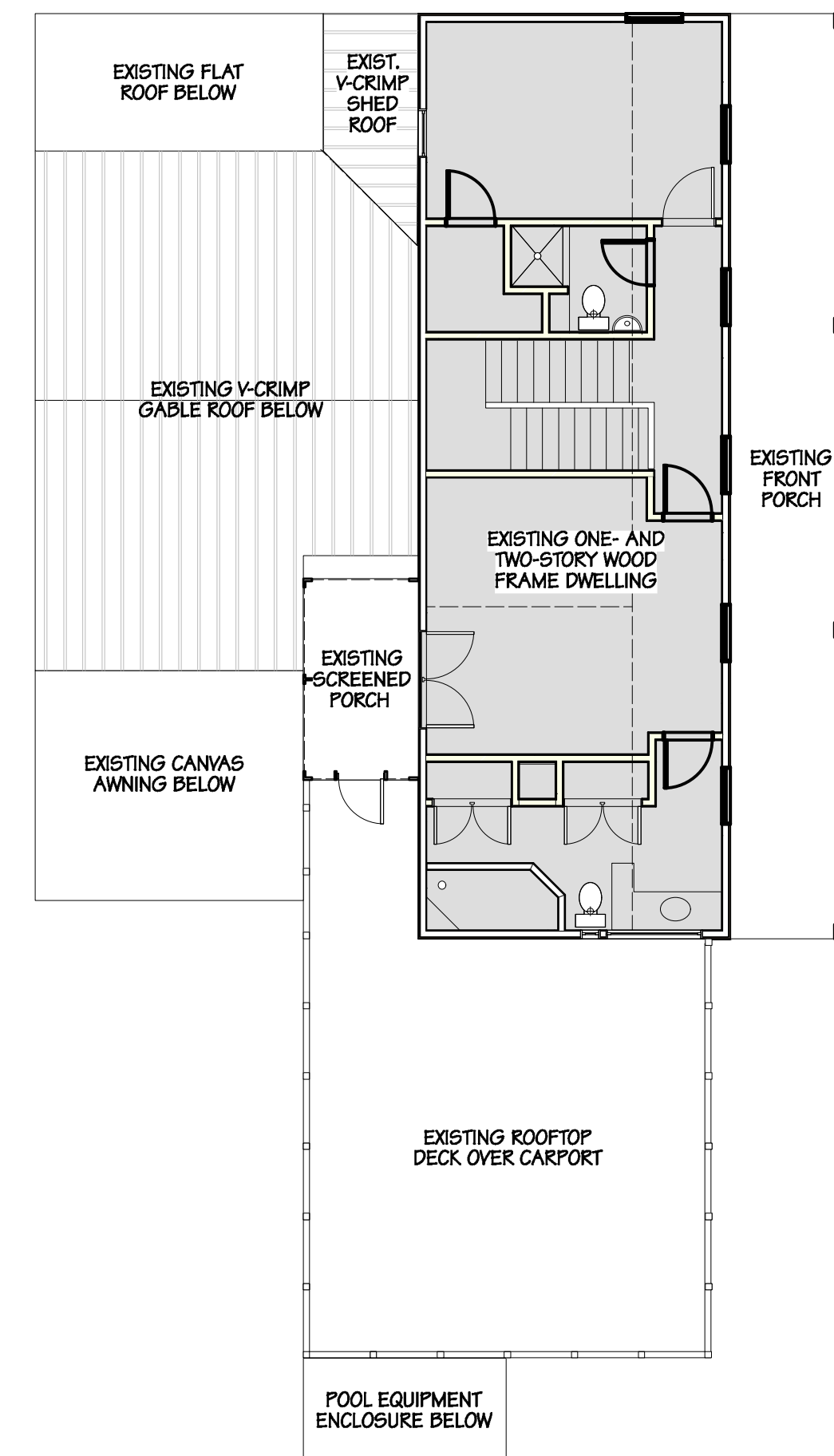
Allen Dennis 1400 Grinnell Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwg. No. 17-275	
Scale 1"= 20'	Ref. 225-24	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date: 7/07/17		Flood Zone X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
fred\drawings\keywest\block171\1400grinnell			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

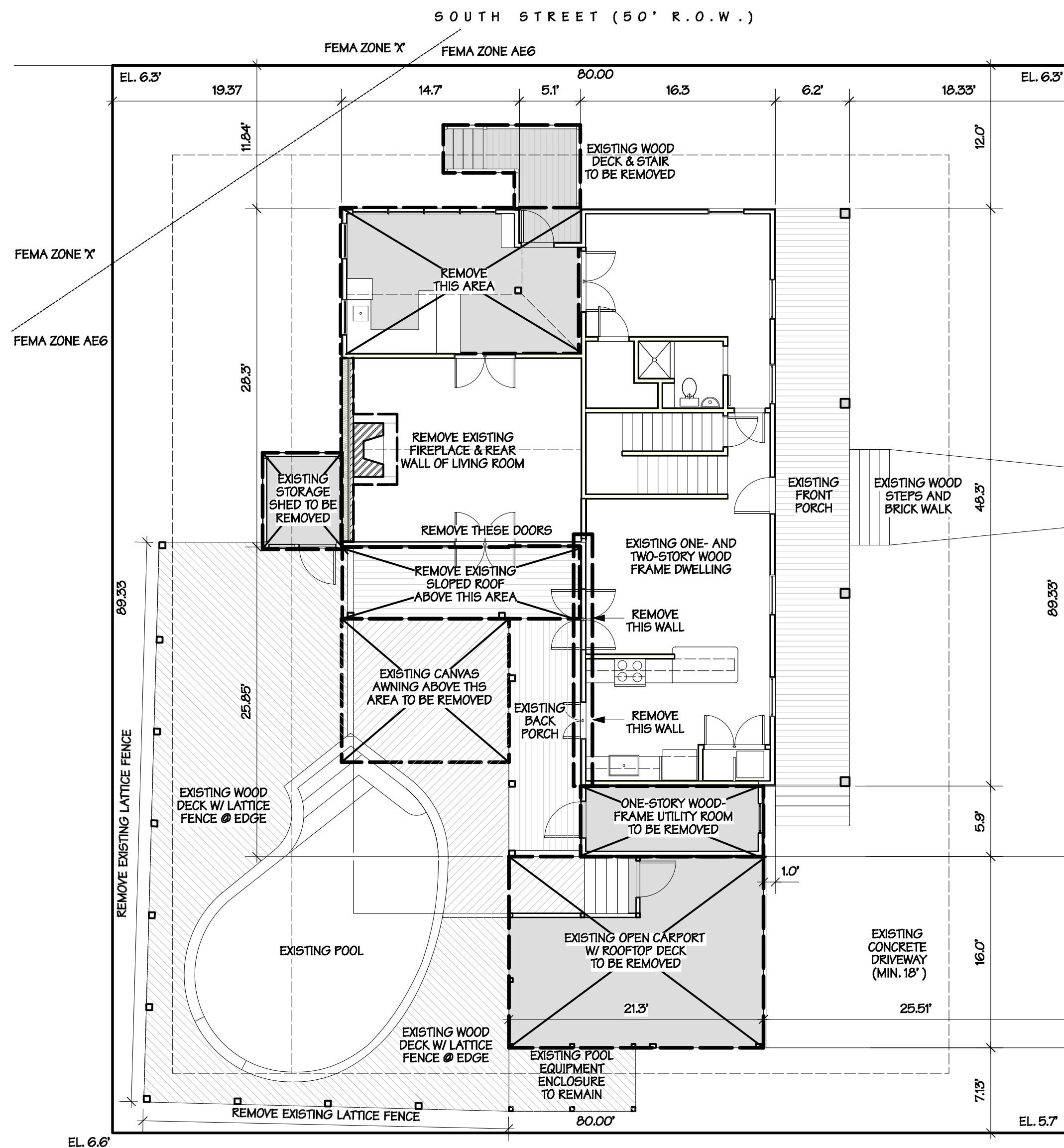
REVISED DESIGN



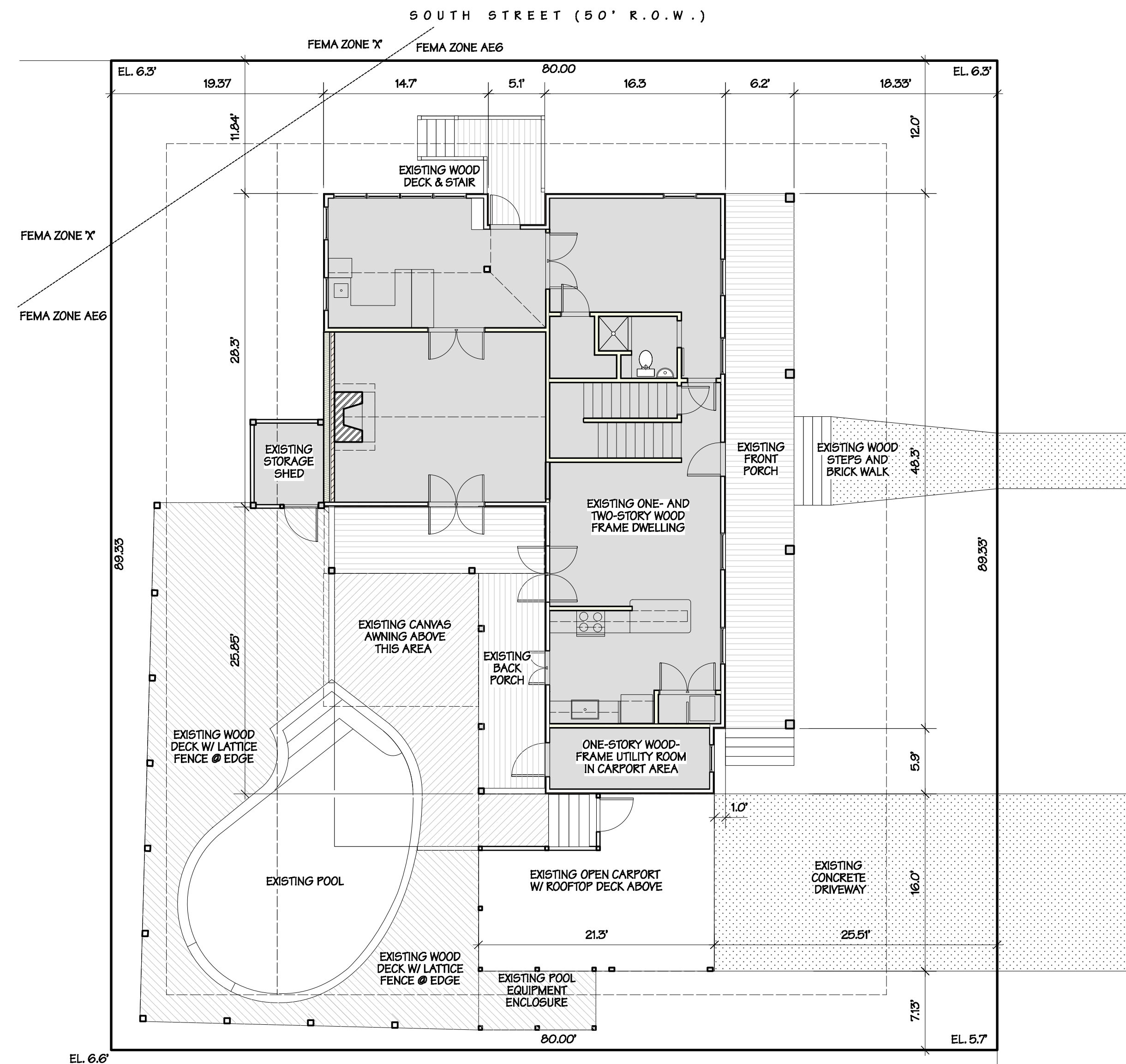
SECOND FLOOR DEMOLITION PLAN
scale: 1/8"=1'-0"



EXISTING SECOND FLOOR PLAN
scale: 1/8"=1'-0"



SITE & FIRST FLOOR DEMOLITION PLAN
scale: 1/8"=1'-0"



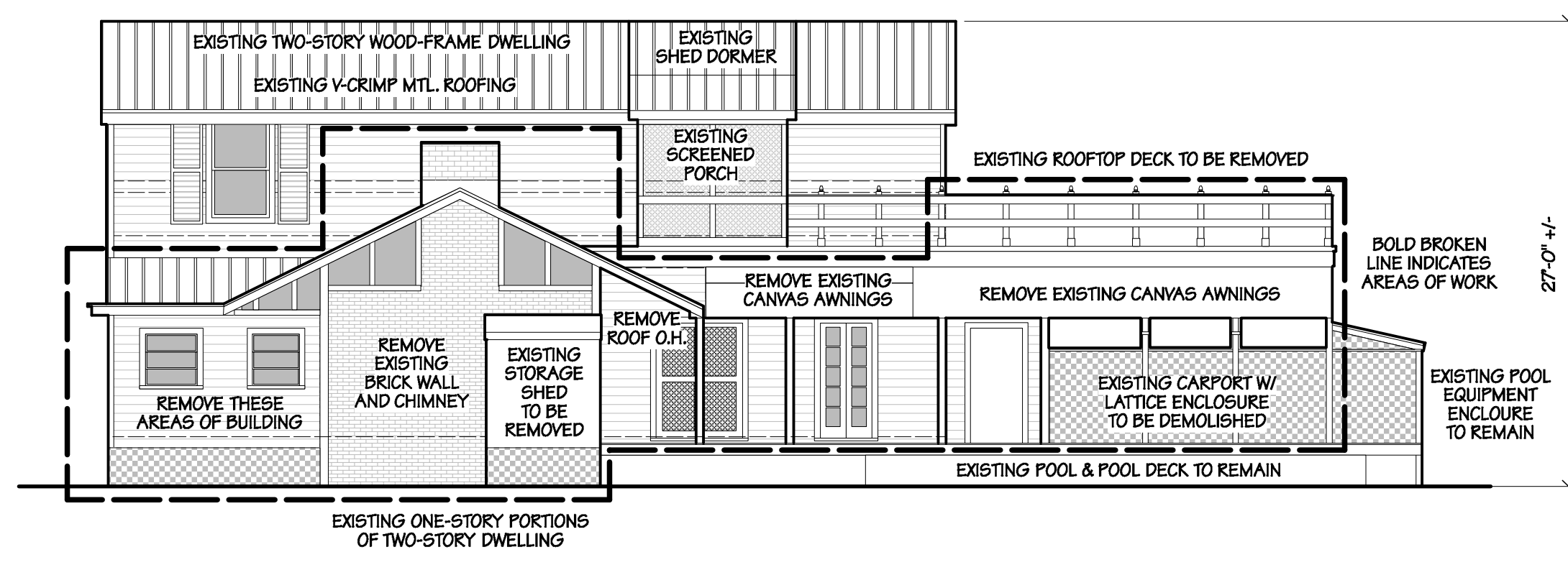
EXISTING SITE & FIRST FLOOR PLAN
scale: 1/8"=1'-0"

renovations & additions to
1400 GRINNELL STREET
KEY WEST, FLORIDA

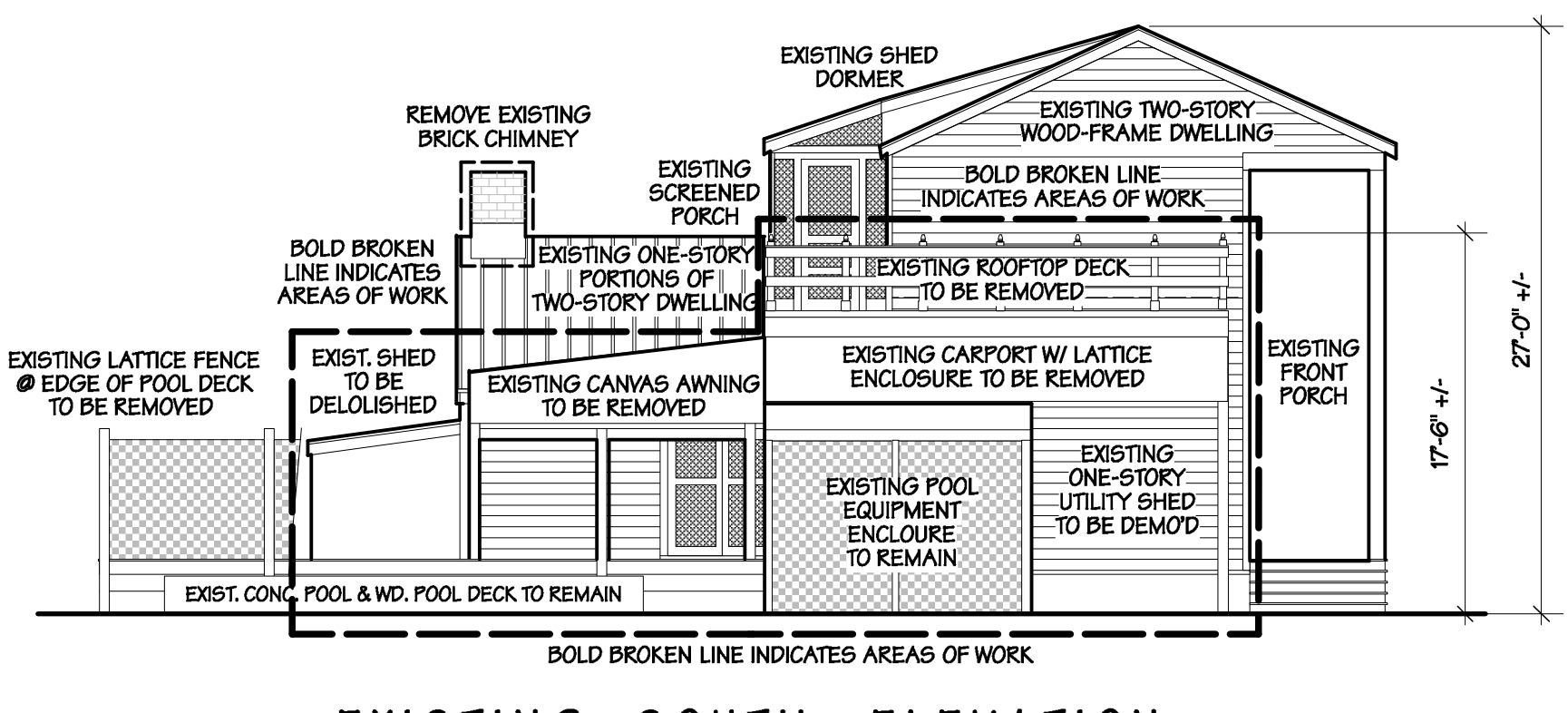
Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet
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of
3

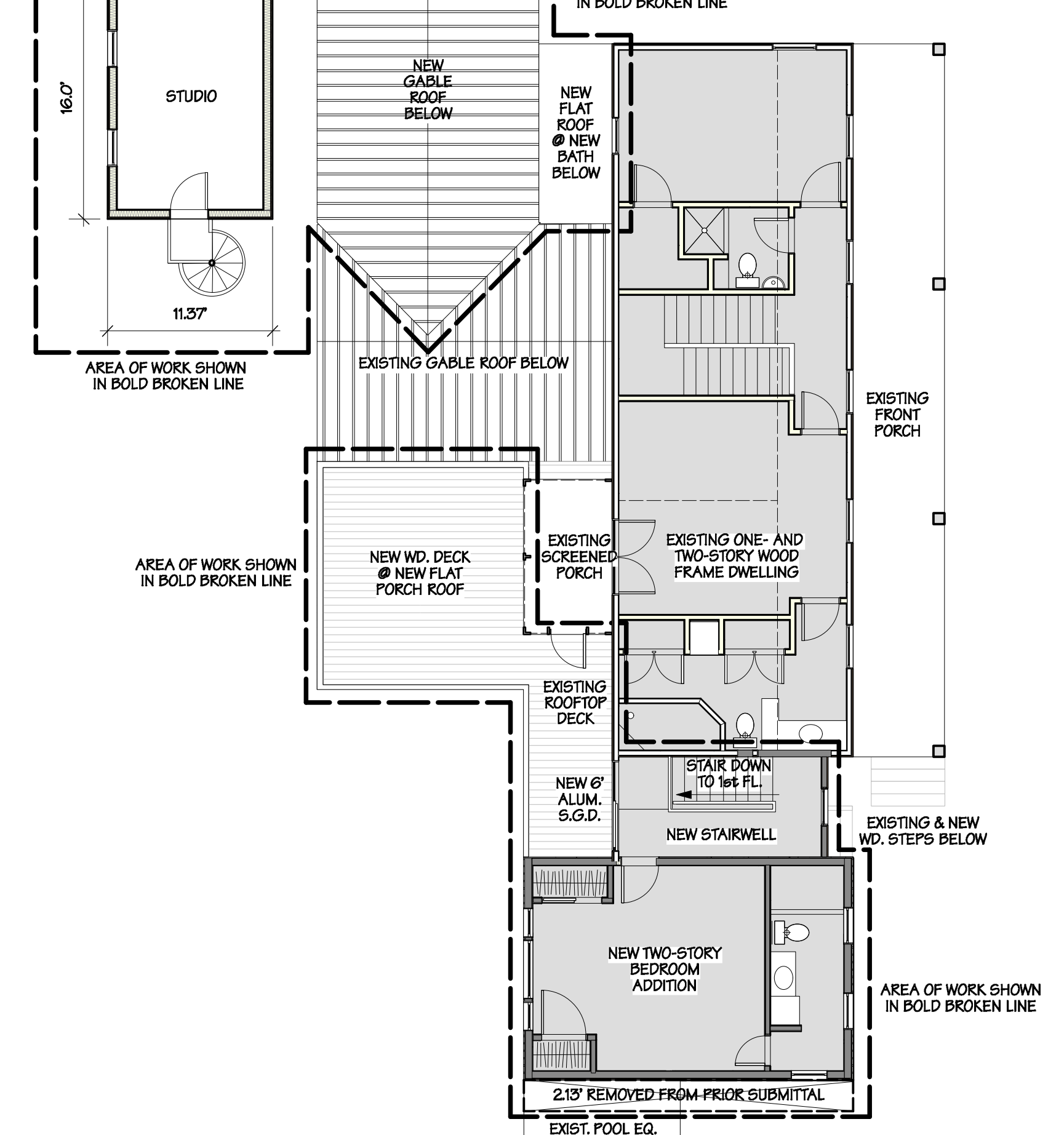
25 JULY 2019
REVISED 8/19/19
REVISED 11/20/19



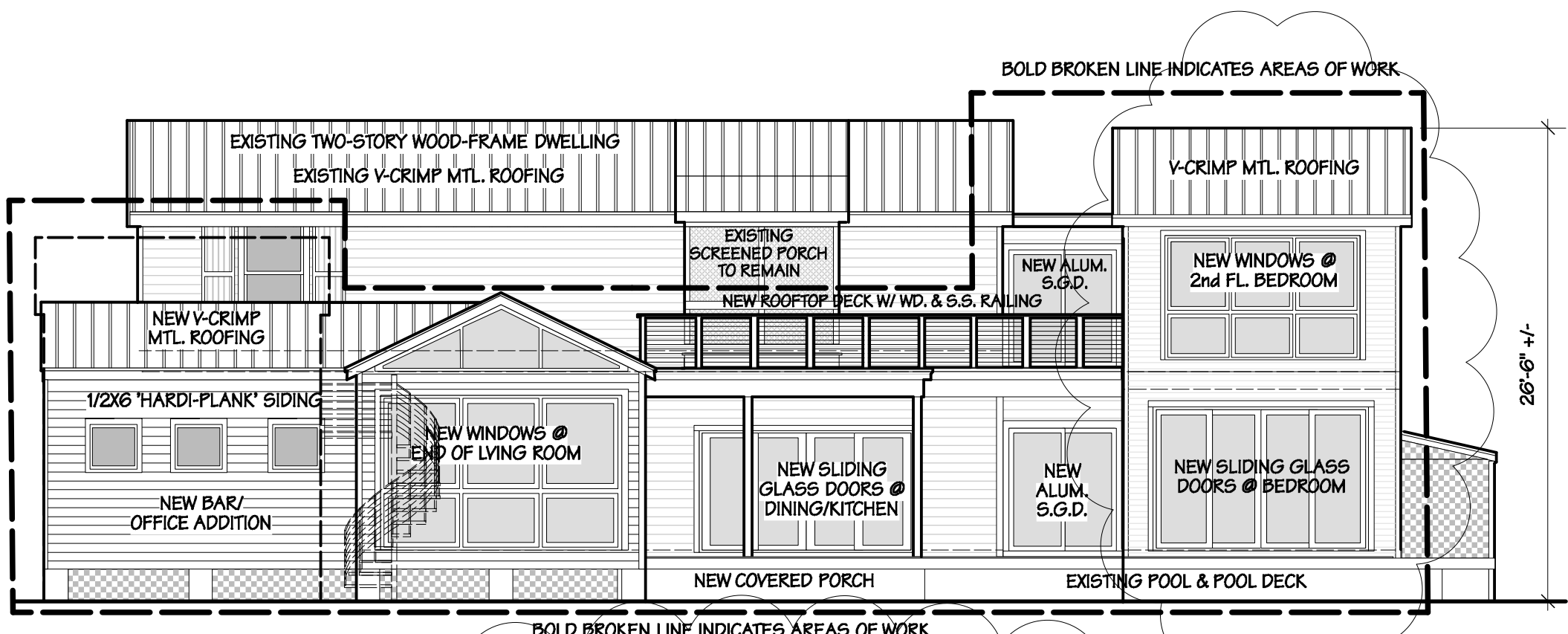
EXISTING WEST ELEVATION
 scale: 1/8"=1'-0"



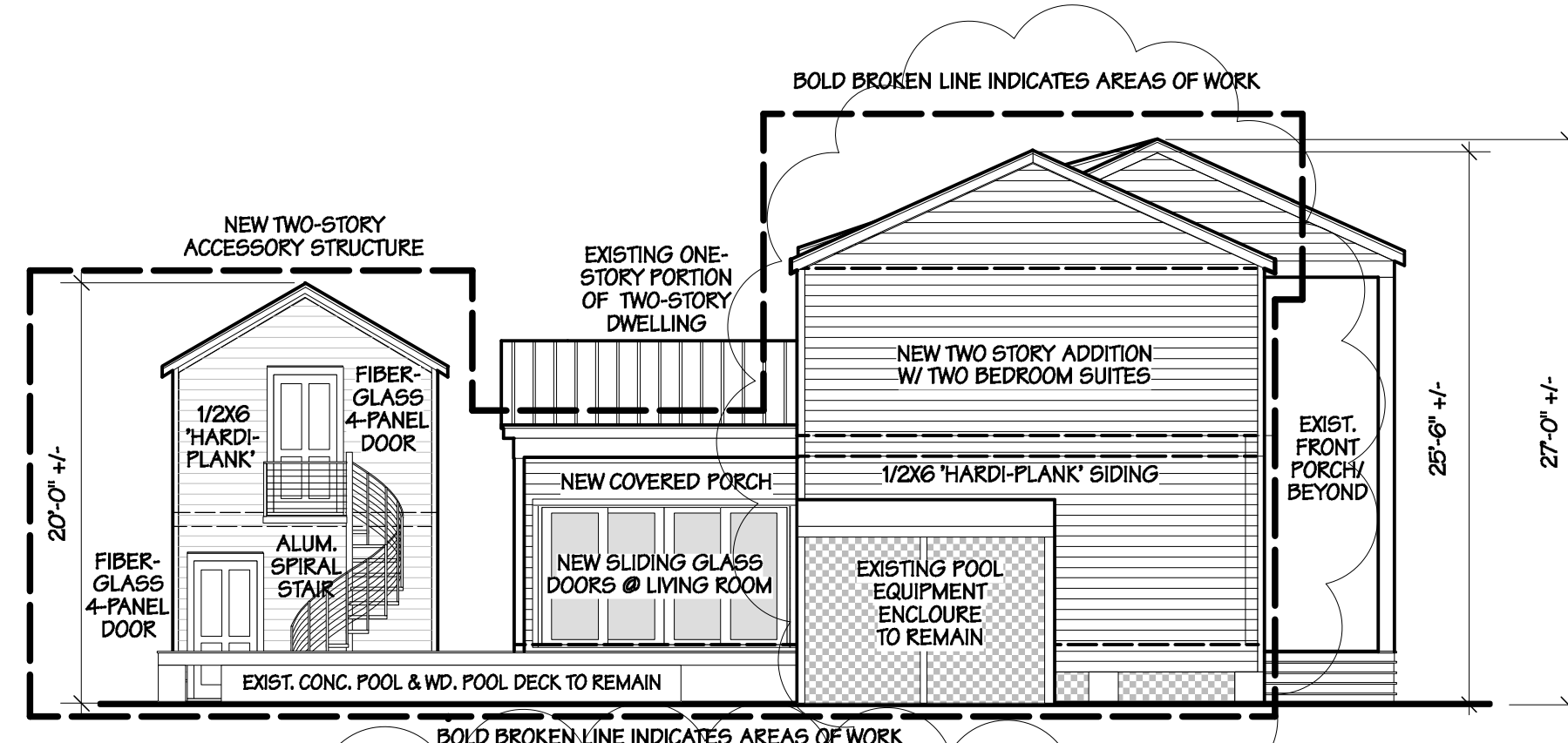
EXISTING SOUTH ELEVATION
 scale: 1/8"=1'-0"



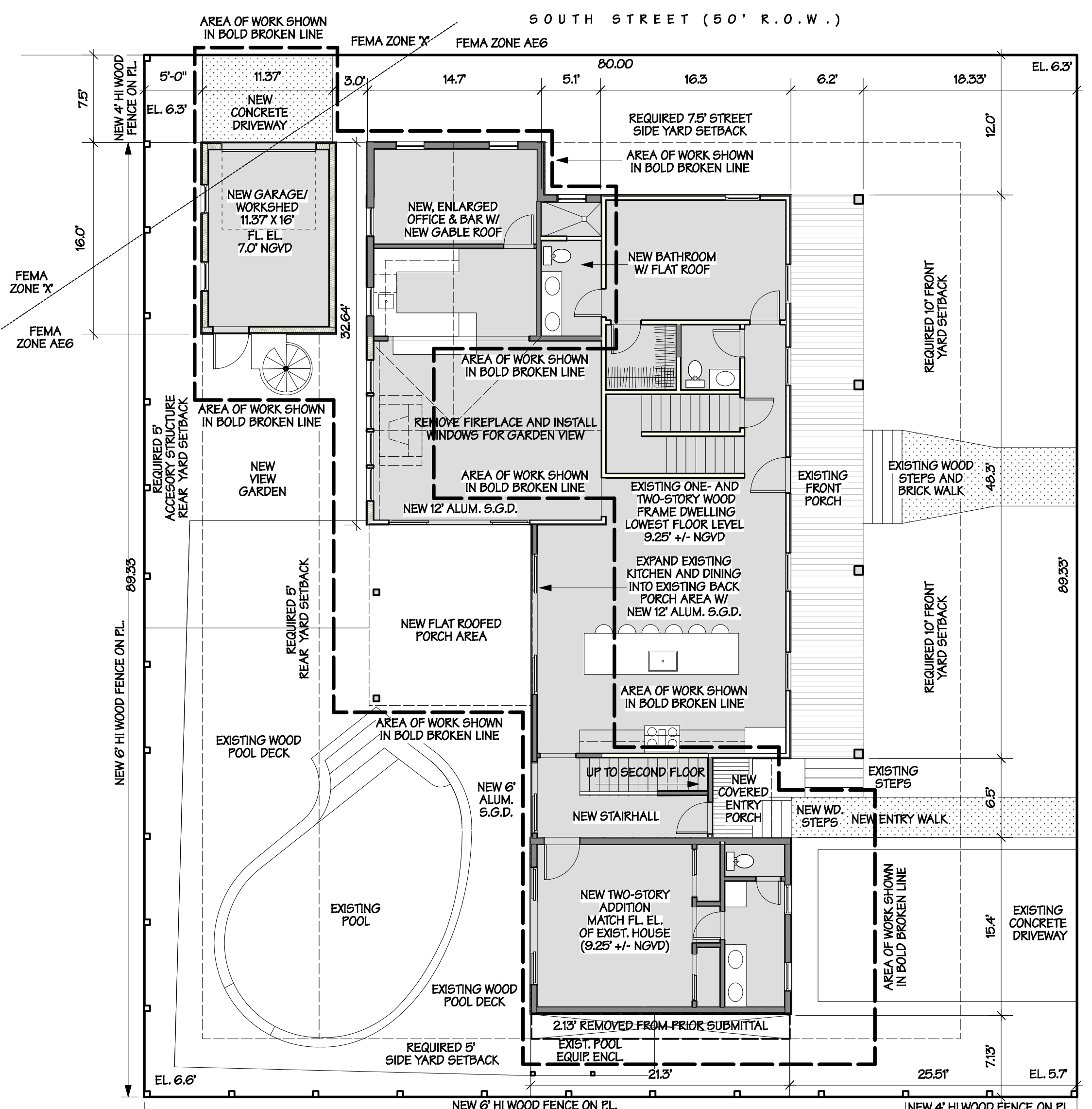
PROPOSED SECOND FLOOR PLAN
 scale: 1/8"=1'-0"



ALTERNATE WEST ELEVATION
 (PER HARC MTG. DISCUSSION)
 scale: 1/8"=1'-0"



ALTERNATE SOUTH ELEVATION
 (PER HARC MTG. DISCUSSION)
 scale: 1/8"=1'-0"



PROPOSED SITE & FIRST FLOOR PLAN
 scale: 1/8"=1'-0"

SITE DATA:

LOT AREA: 7146 S.F.
 LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)
 FEMA FLOOD ZONE: AEG (+ SMALL AREA OF ZONE X @ N.W. CORNER OF SITE)

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE:	2858 S.F. (40%)	2262 S.F. (33.1%)	2773 S.F. (39.4%)
IMPERVIOUS SURFACE RATIO:			
BULGS:	420	2262 S.F.	2773 S.F.
POOL:	400		360
DRIVEWAYS:	128		128
ENTRY WALKS:	4228 S.F. (50%)	3308 S.F. (46.3%)	3679 S.F. (51.5%)
OPEN SPACE RATIO:			
IMPERVIOUS:	3308 S.F.	3679 S.F.	
OPEN WOOD DECK:	810	594	
TOTAL NON-OPEN SPACE:	4118 S.F. (57.6%)	4273 S.F. (59.8%)	
REQ'D OPEN SPACE:	2501 S.F. (35%)	3028 S.F. (42.4%)	2829 S.F. (40.2%)

SETBACKS (PRIMARY STRUCTURE):

FRONT	12'	18.3'	NO CHANGE
R. SIDE (STREET SIDE)	7.5'	12.0'	7.5'
L. SIDE	5.0'	1.7'	NO CHANGE
REAR	15'	19.4'	NO CHANGE

SETBACKS (ACCESSORY STRUCTURE):

FRONT	N/A	N/A	N/A
R. SIDE	7.5'	7.5'	N/A
L. SIDE	5'	N/A	5.0'
REAR	5'	N/A	5.0'

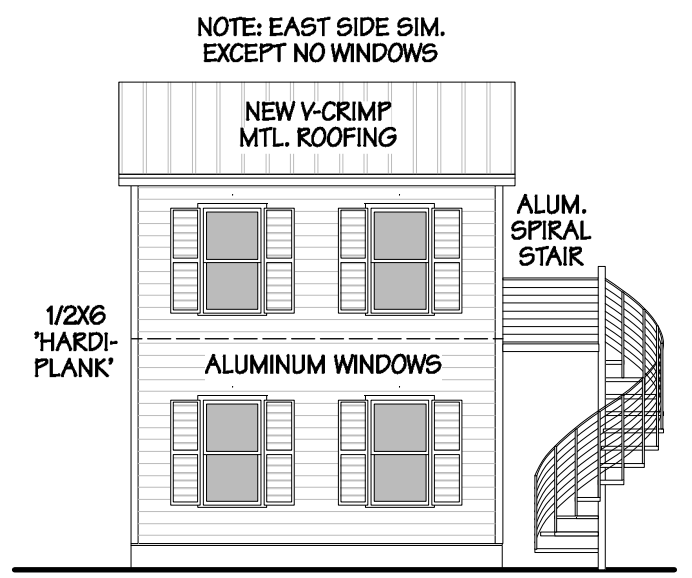
ACCESSORY STRUCTURE REAR YARD COVERAGE:

POOL:	132 S.F.	132 S.F.
GARAGE/WORKSHOP:	N/A	160 S.F.
TOTAL YARD COVERAGE:	402 S.F. (50%)	292 S.F. (21.8%)

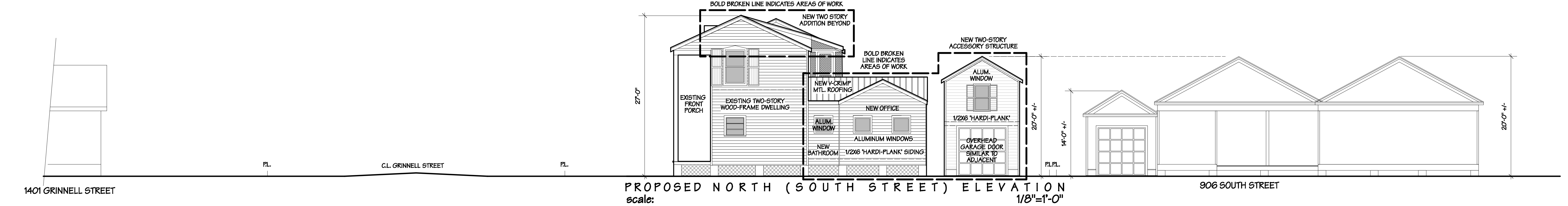
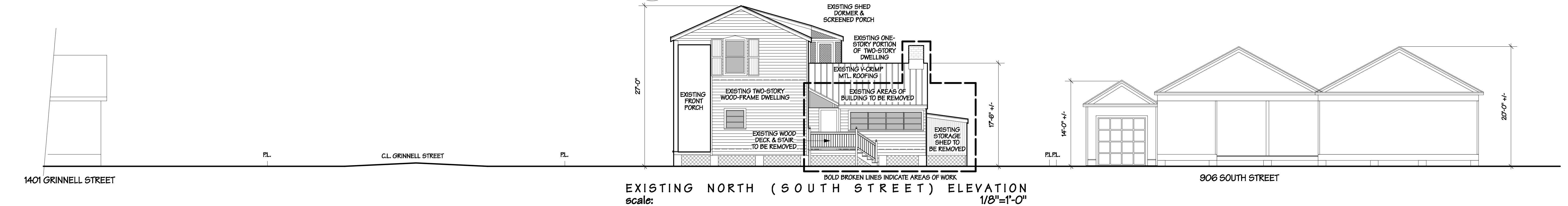
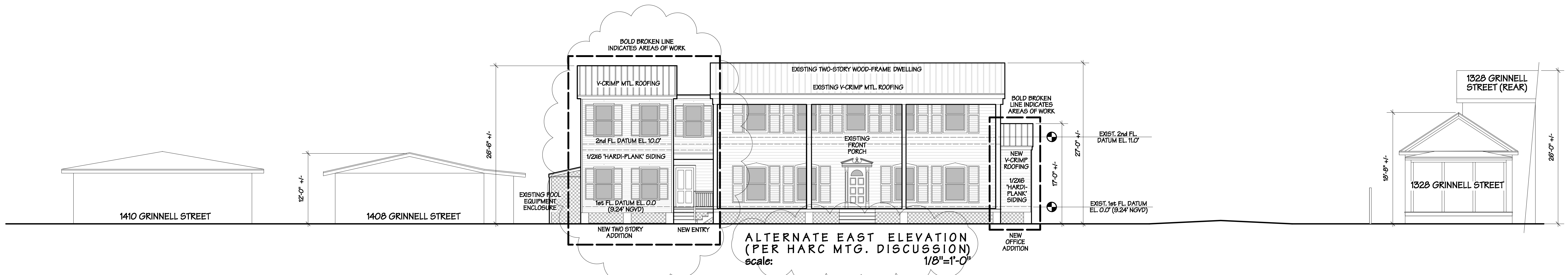
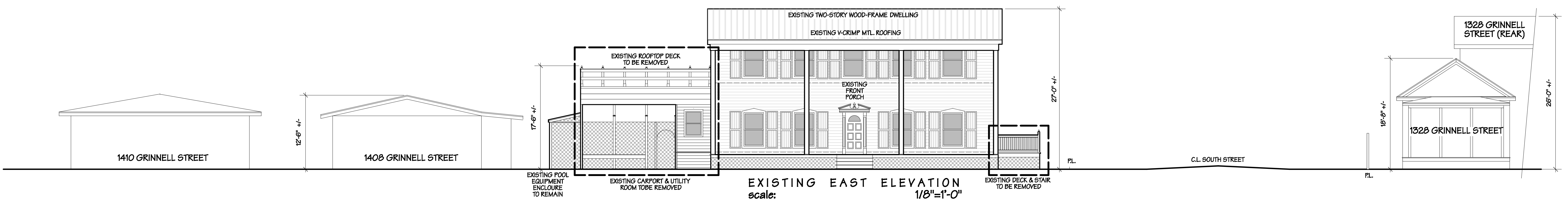
HEIGHT:

PRIMARY STRUCTURE:	35'	27' +/-	NO CHANGE
ACCESSORY STRUCTURE:	35'	N/A	20' +/-

SITE DRAINAGE CALCULATIONS
 382 S.F. INCREASE IN IMPERVIOUS AREA X 1" RAINFALL = 32 C.F. REQ'D NEW STORMWATER RETENTION VOLUME



ACCESSORY STRUCTURE WEST ELEVATION
 scale: 1/8"=1'-0"



PLANS SUBMITTED FOR THE
DECEMBER 17, 2019 MEETING

**1400 Grinnell Street, Key West, Florida
Application for Certificate of Appropriateness
HARC Agenda of 27 August 2019**

Architect's Response to Preservation Planner's Staff Report

Prepared by Robert L Delaune, Architect

NOTE: the discussion below was presented in person at the first hearing of this application at the August 27 HARC meeting. I am submitting it in writing as a supplement to the application since not all HARC members were present at that meeting, and in the interest of saving time at the December 17 meeting by allowing all members to review it ahead of time.

General: Of the 67 guidelines (33 for additions, 25 for new construction, and 9 for outbuildings), the staff report finds the application to be not in compliance with 14 of them. Seven of these fourteen deal with the same issues - - the scale and massing of the proposed construction relative to the surrounding structures - - so I will address these a group at the end of this discussion. These are as follows.

Additions #12 and #13
New Construction #1, 8, 11, and 14
Outbuildings #4

Guidelines requiring individual comment:

Additions #6: "An additional shall be attached to a less public elevation".

Response: Surely this Guideline is not intended to apply to non-historic, non-contributing structures. This would not make any sense..

New Construction #20: Roof decks and widow's walks are not allowed on new residential construction...The use of roof decks... that clearly jeopardize the privacy of immediately adjacent properties is prohibited".

Response: The structure already includes a large roof deck area located very close to the side property line, thus potentially violating the privacy of the neighboring property. The proposed new roof deck is smaller than the existing and it is located further from the property lines. In addition, the only adjacent property that even remotely have its privacy jeopardized by the proposed new roof deck has its mostly blank, service side facing toward the roof deck, and it's primary openings and outdoor living area on the opposite side of the lot with its roofs intervening to block any potential view.

New Construction #25: "Solid to void ratios of walling to doors and windows shall be similar to the typology in the area".

Response: The proposed addition and outbuilding comply with this criteria.

Outbuildings #1: "Accessory structures shall be compatible with the principal structure on the lot in terms of materials, detailing, color, style, design, height, scale, and massing".

Response: It is.

Outbuildings #3: “The accessory structure should not exceed the height of the primary structure on the site:

Response: It doesn’t.

Outbuildings #9: “Construction of new outbuildings must comply with all other criteria for new construction in the historic district”.

Response: I’ve addressed compliance with those guidelines elsewhere.

Guidelines to be addressed as group due the similarities in their subject matter relative to this application:

Additions #12 and #13

New Construction #1, 8, 11, and 14

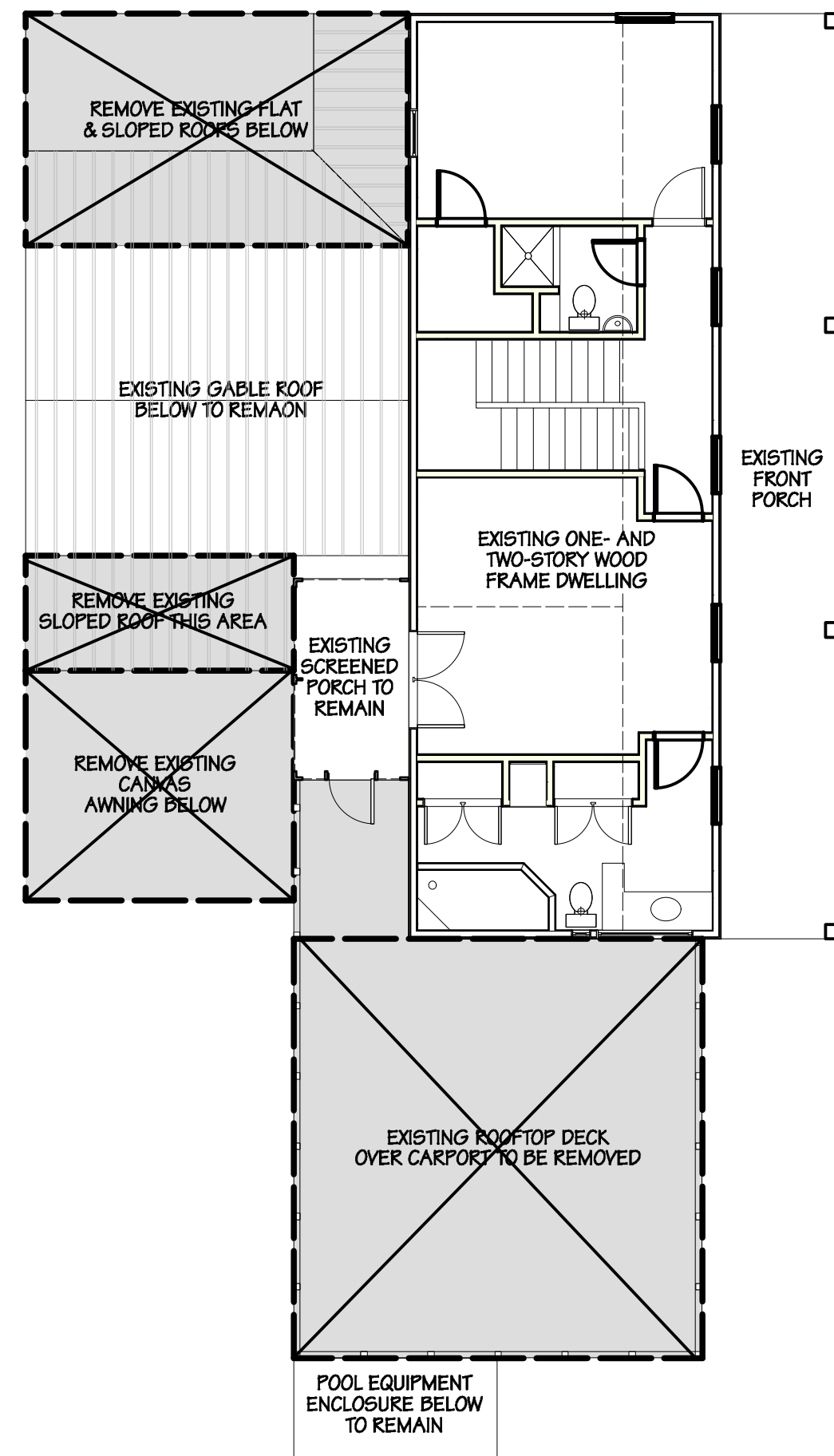
Outbuildings #4

Response: All of these guidelines deal with the massing and scale of the proposed structures relative to the surrounding structures. It is my position the surrounding structures on the 1400 block of Grinnell, which are not contributing structures and which are almost all small, low-slung, one-story CBS dwellings (with the exception of the one-story, pre-fabricated, wood frame house located directly across Grinnell Street from the subject parcel) are not the kinds of structures and do not create the kind of streetscape that the guidelines are intended to defer to or for new design work to take their clues from.

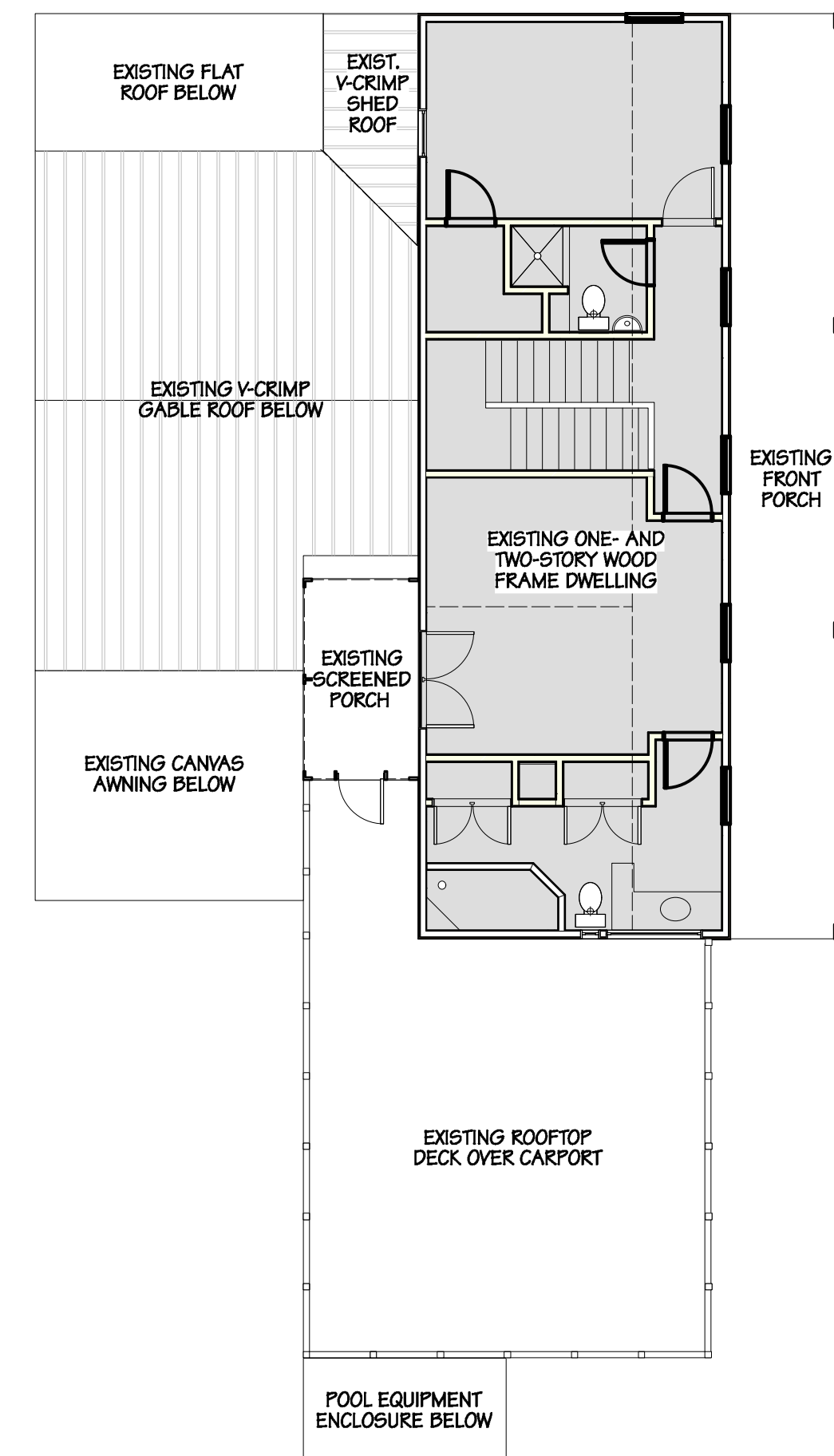
It is my opinion that an application to demolish any of these structures would be approved, and that any application to construct one of these structures today would be denied.

It is my further opinion that the proposed design is compatible with the scale, massing, streetscape, etc. of the rest of the surrounding neighborhood (other than the 1400 block of Grinnell Street), which consists almost entirely of contributing structures and compatible newer construction.

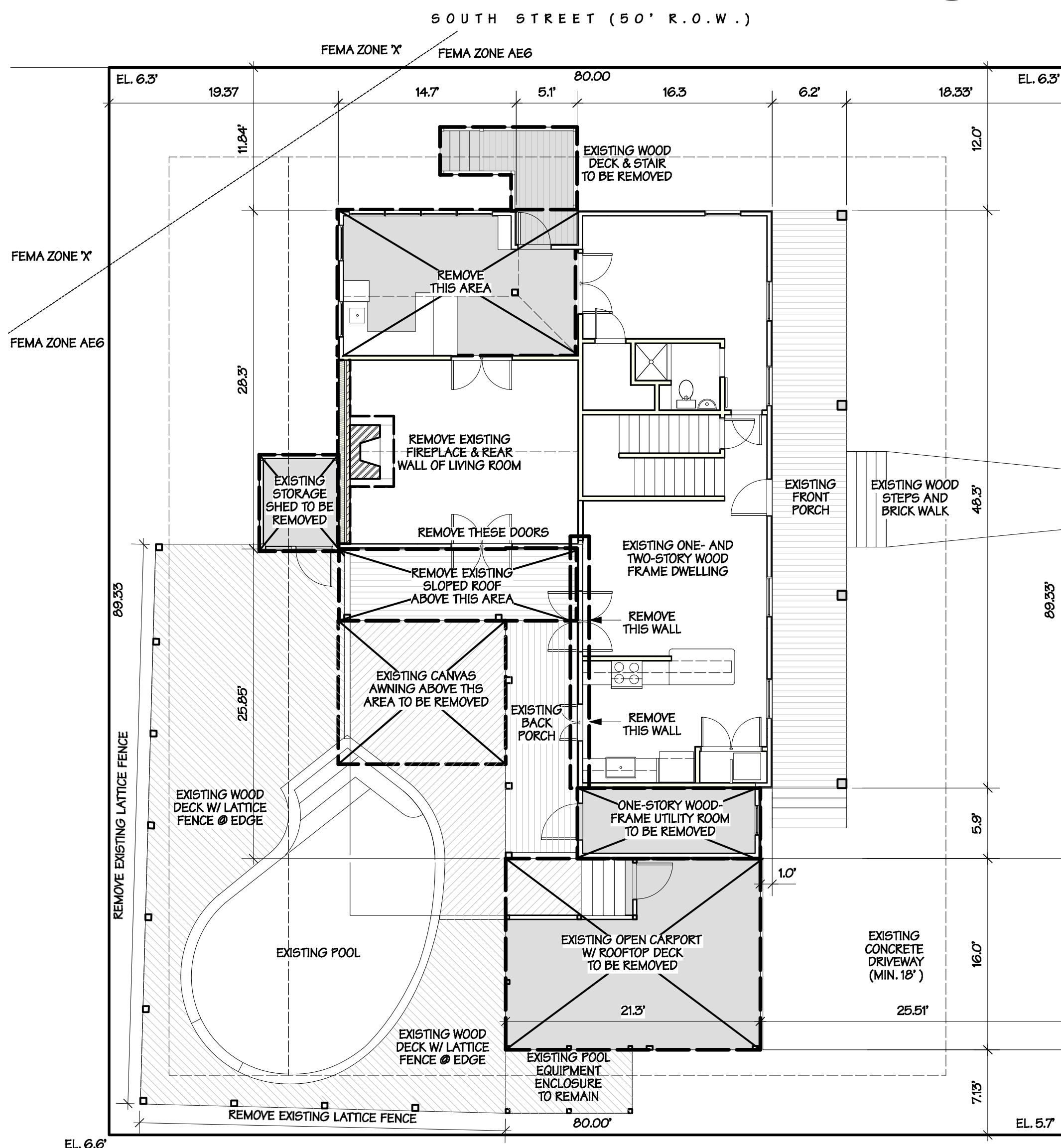
The HARC members at the August meeting seemed to indicate that they were in general agreement with these positions, but some commissioners did think that the design proposal address as well as it might the issue of the scale of the existing (non-historic, non-contributing) ‘eyebrow’ house. In response to these comments, the design proposal has been revised to reduce the width of the proposed two-story addition on the Grinnell Street side of the property, and to change the roof form of the linking element (or ‘hyphen’ between the existing house and The proposed addition from a gable roof to a flat roof. This roof form change, together with the fact that the linking element is set back from the facade of both the existing house and the proposed addition, successfully addresses the previously massing concerns in the design.



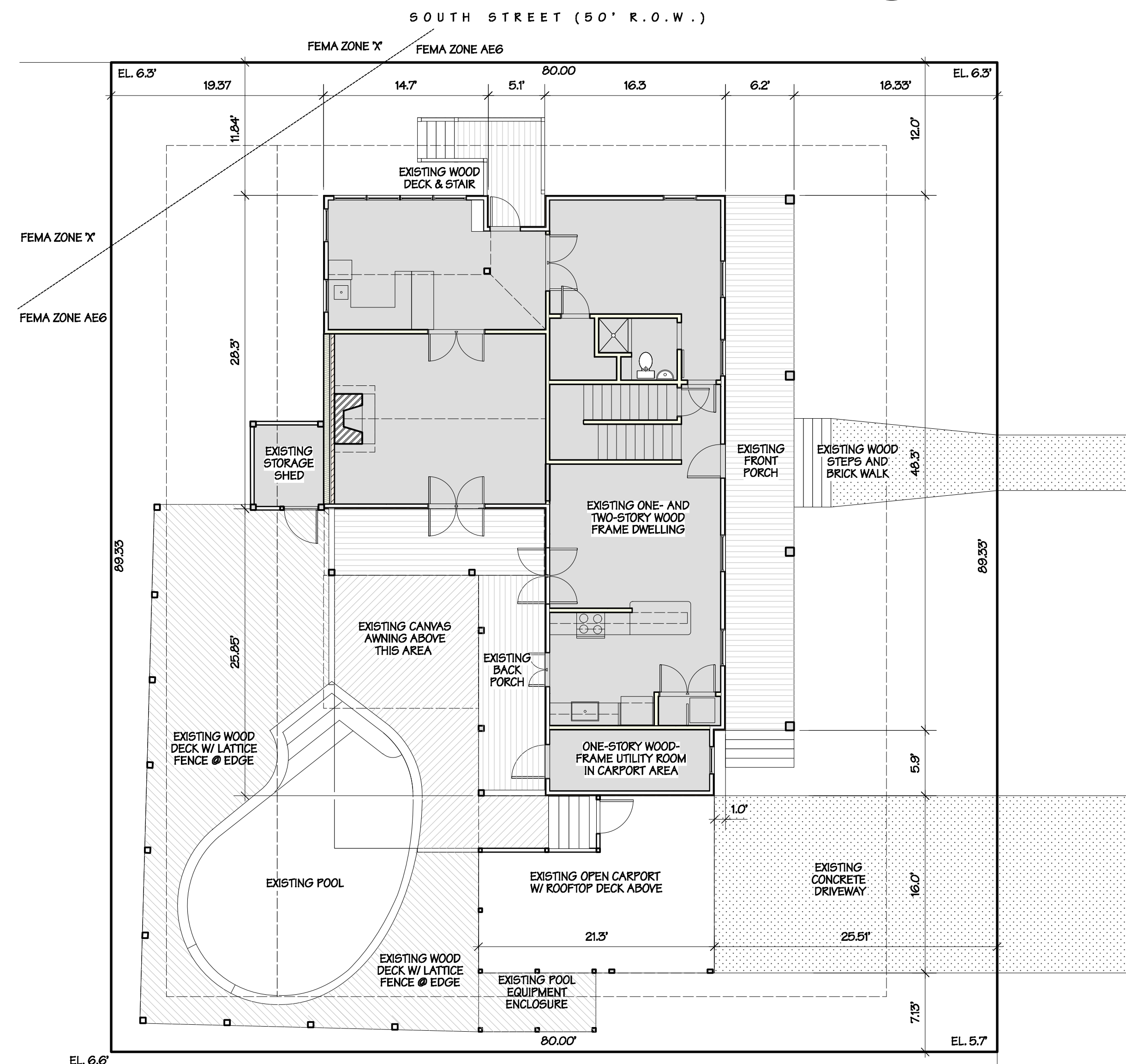
SECOND FLOOR DEMOLITION PLAN
 scale: 1/8"=1'-0"



EXISTING SECOND FLOOR PLAN
 scale: 1/8"=1'-0"



SITE & FIRST FLOOR DEMOLITION PLAN
 scale: 1/8"=1'-0"



EXISTING SITE & FIRST FLOOR PLAN
 scale: 1/8"=1'-0"

renovations & additions to
 1400 GRINNELL STREET
 KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594

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25 JULY 2019
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 REVISED 11/20/19

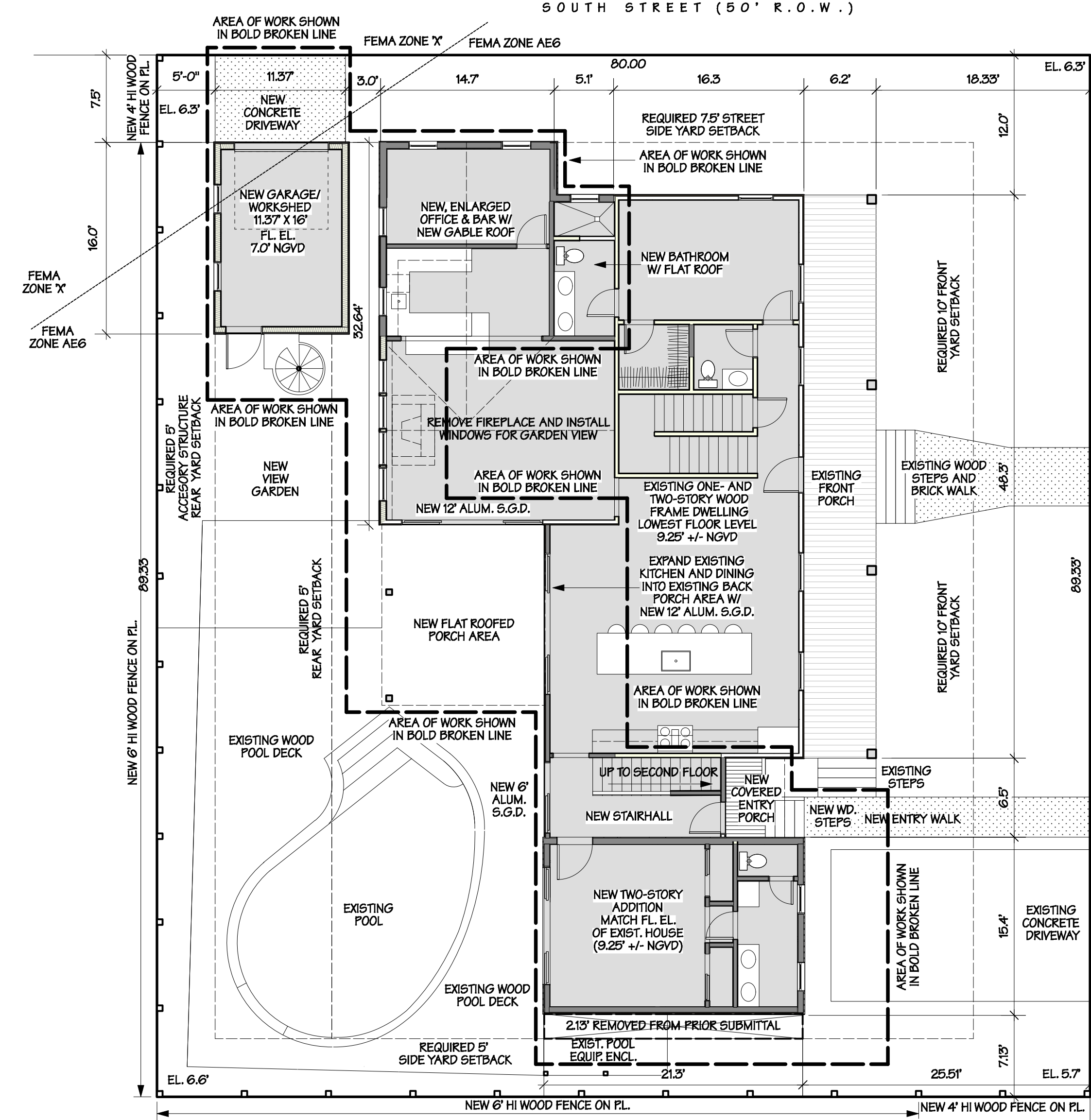
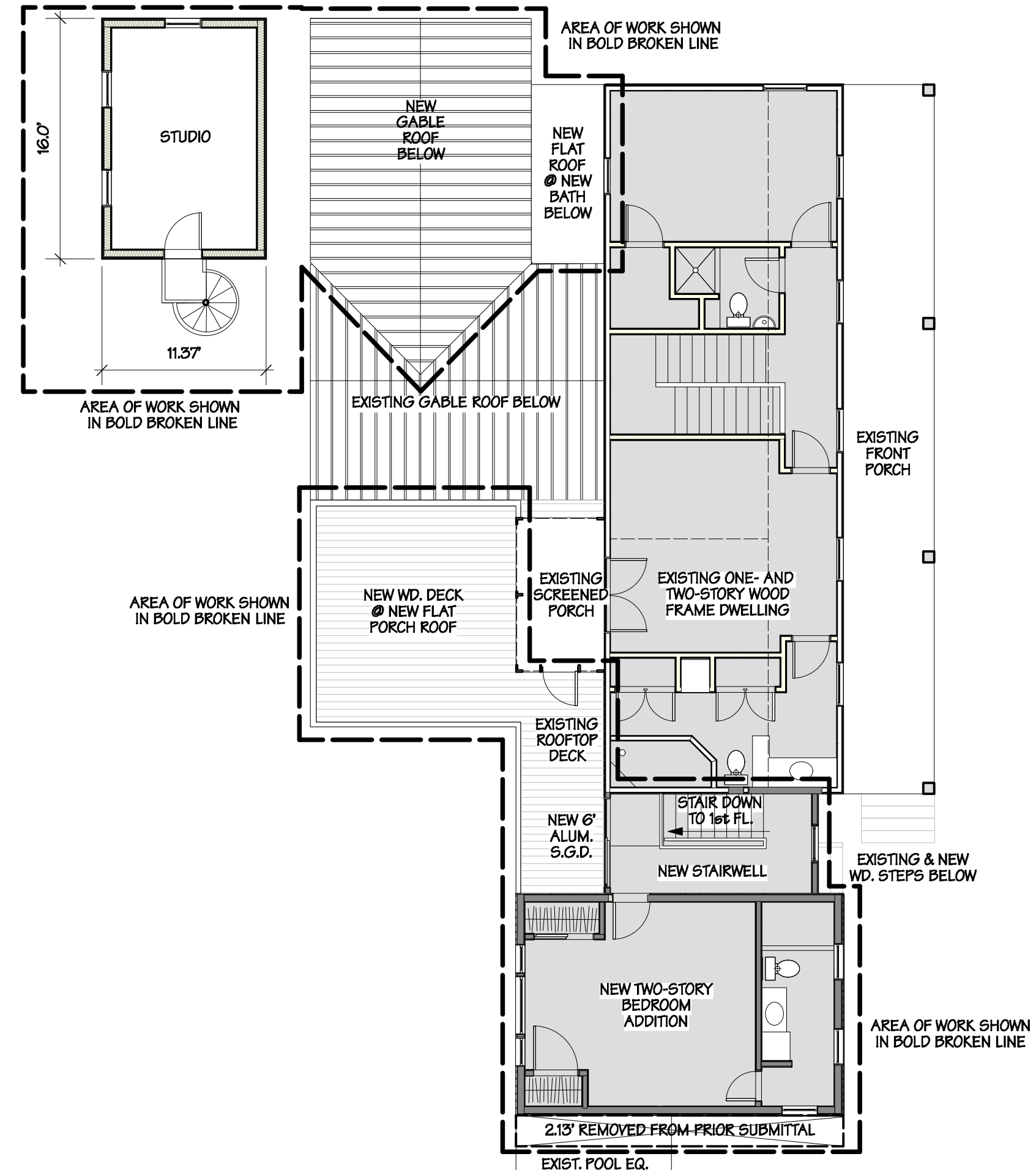
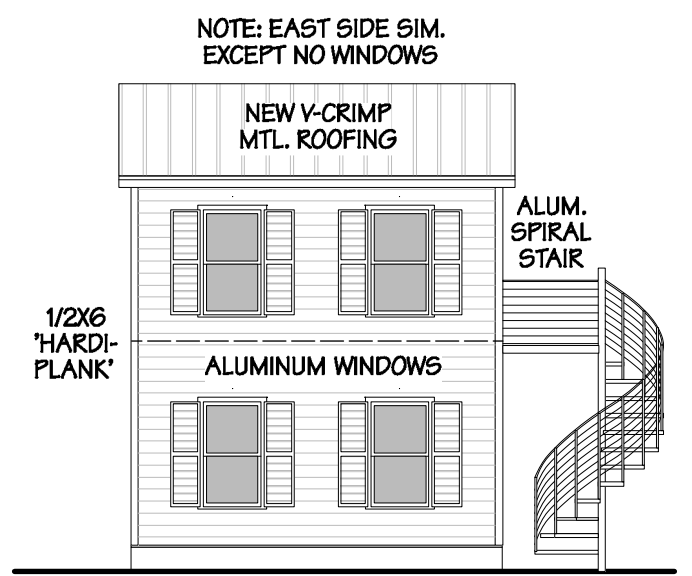
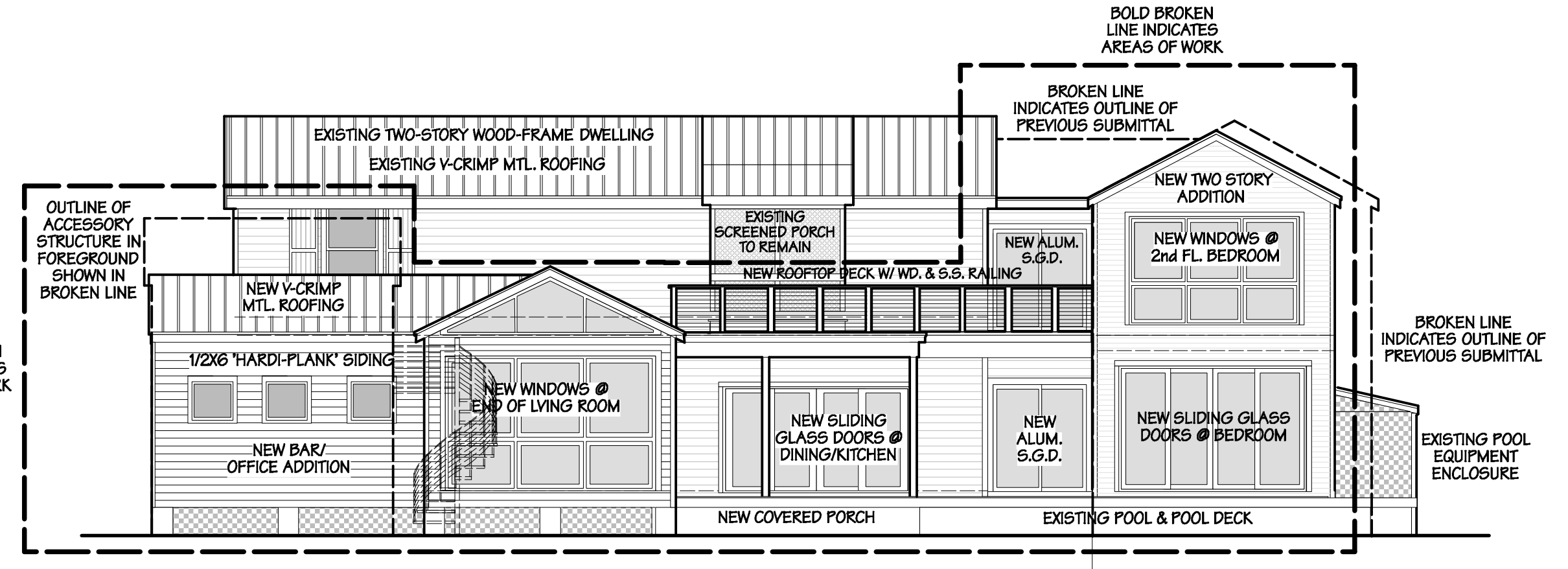
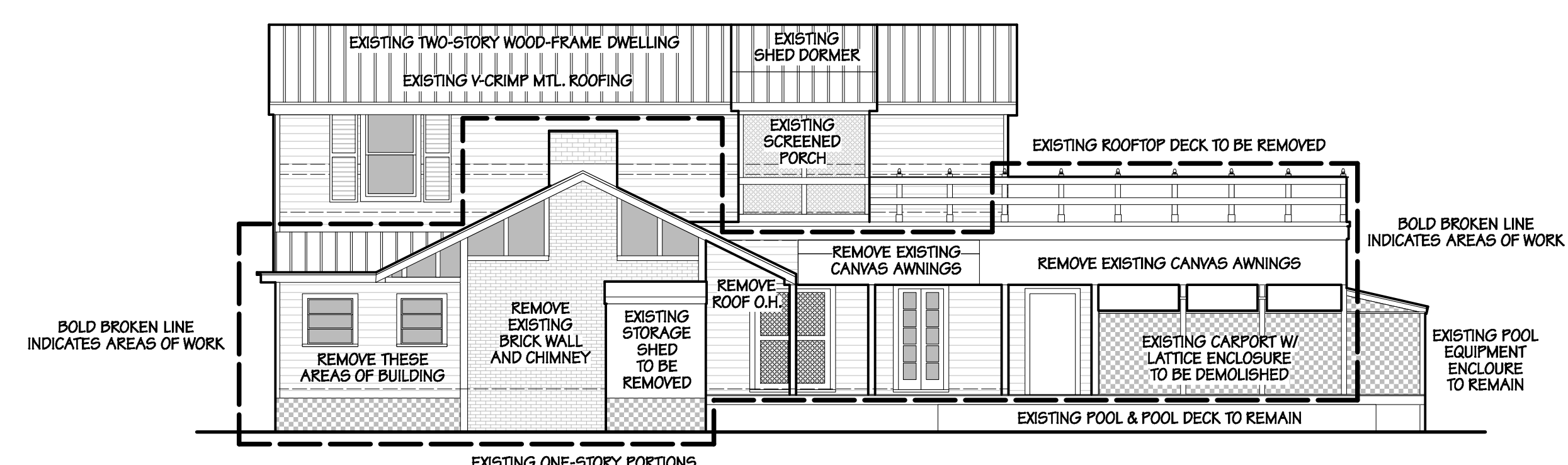
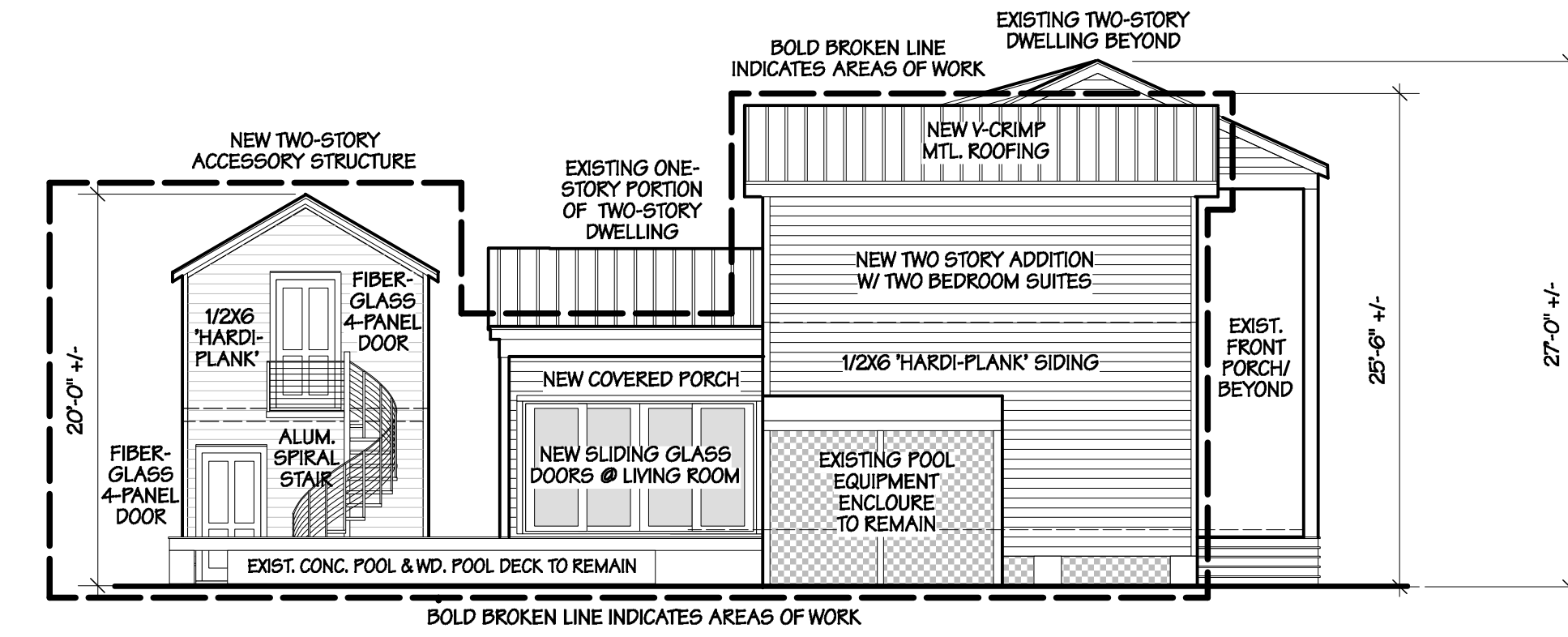
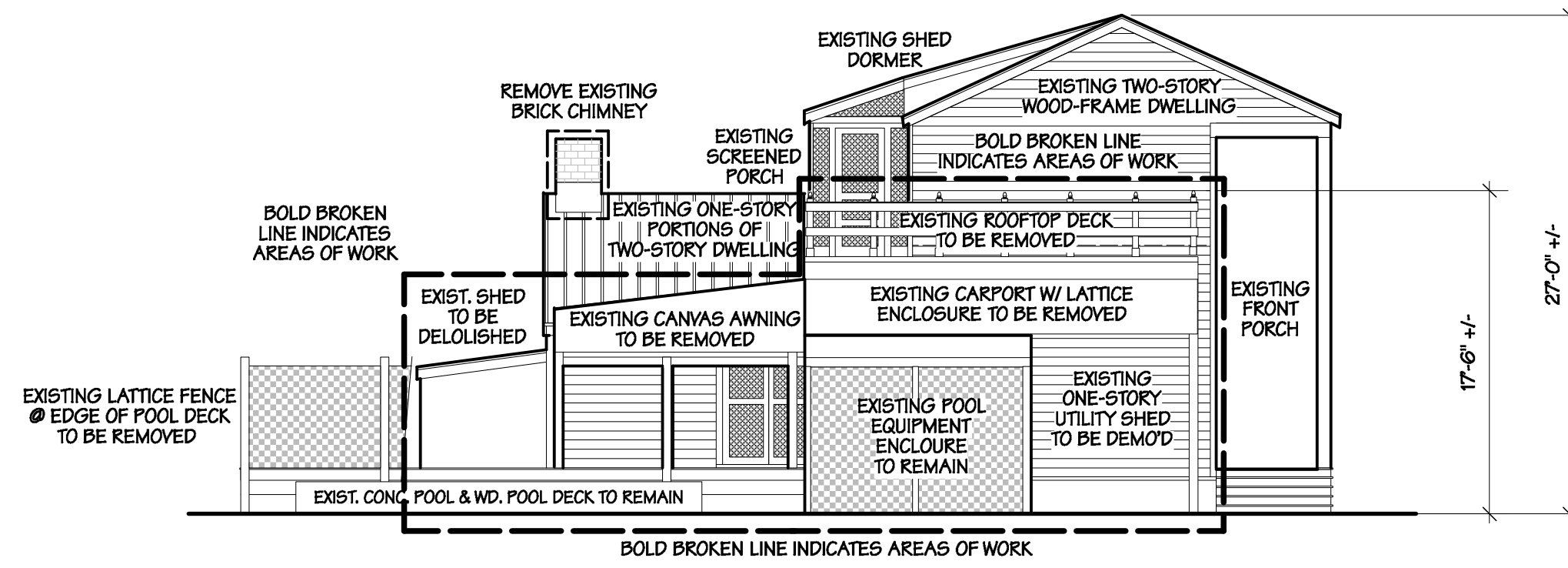
SITE DATA:

LOT AREA: 7146 S.F.
 LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)
 FEMA FLOOD ZONE: AEG (+ SMALL AREA OF ZONE X @ N.W. CORNER OF SITE)

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE:	2858 S.F. (40%)	2382 S.F. (33.1%)	2773 S.F. (39.4%)
IMPERVIOUS SURFACE RATIO:			
BLDG.S.:		2382 S.F.	2773 S.F.
POOL:		420	360
DRIVEWAYS:		400	360
ENTRY WALKS:		126	126
TOTAL IMPERVIOUS:	4208 S.F. (50%)	3508 S.F. (46.3%)	3679 S.F. (51.5%)
OPEN SPACE RATIO:			
IMPERVIOUS:		3308 S.F.	3679 S.F.
OPEN WOOD DECK:		810	594
TOTAL NON-OPEN SPACE:		4118 S.F. (57.6%)	4273 S.F. (59.8%)
REQ'D OPEN SPACE:	2501 S.F. (35%)	3028 S.F. (42.4%)	2828 S.F. (40.2%)
SETBACKS (PRIMARY STRUCTURE):			
FRONT:	10'	18.3'	NO CHANGE
R. SIDE (STREET SIDE):	7.5'	12.0'	7.5'
L. SIDE:	5.0'	1.7'	NO CHANGE
REAR:	15'	19.4'	NO CHANGE
SETBACKS (ACCESSORY STRUCTURE):			
FRONT:	N/A	N/A	N/A
R. SIDE:	7.5'	N/A	7.5'
L. SIDE:	5'	N/A	N/A
REAR:	5'	N/A	5.0'
ACCESSORY STRUCTURE REAR YARD COVERAGE:			
POOL:		132 S.F.	132 S.F.
GARAGE/WORKSHED:		N/A	160 S.F.
TOTAL YARD COVERAGE:		402 S.F. (5.6%)	292 S.F. (4.1%)
HEIGHT:			
PRIMARY STRUCTURE:	35'	27' +/-	NO CHANGE
ACCESSORY STRUCTURE:	35'	N/A	20' +/-

SITE DRAINAGE CALCULATIONS

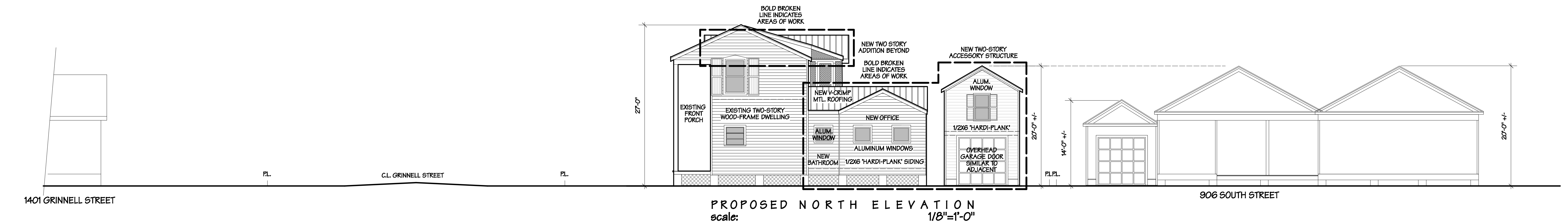
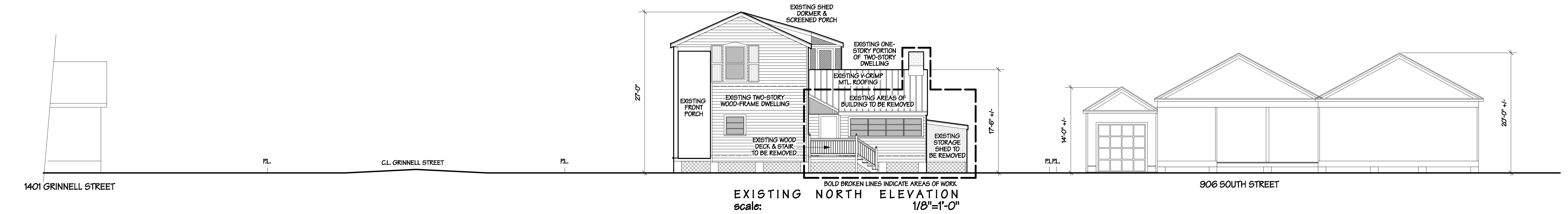
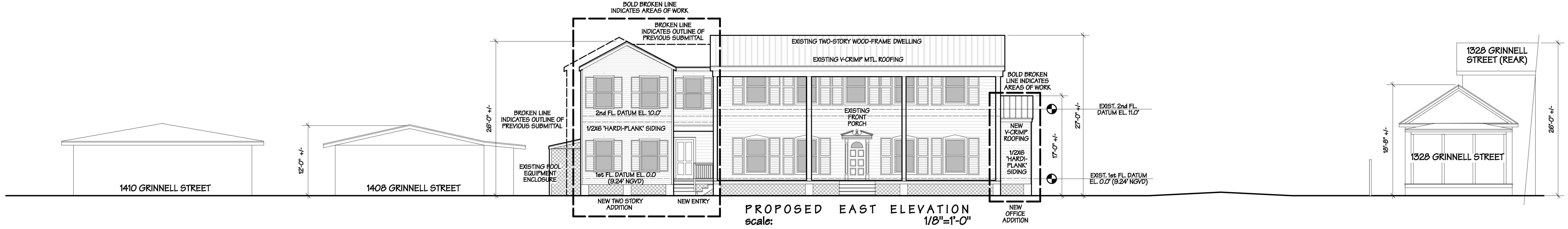
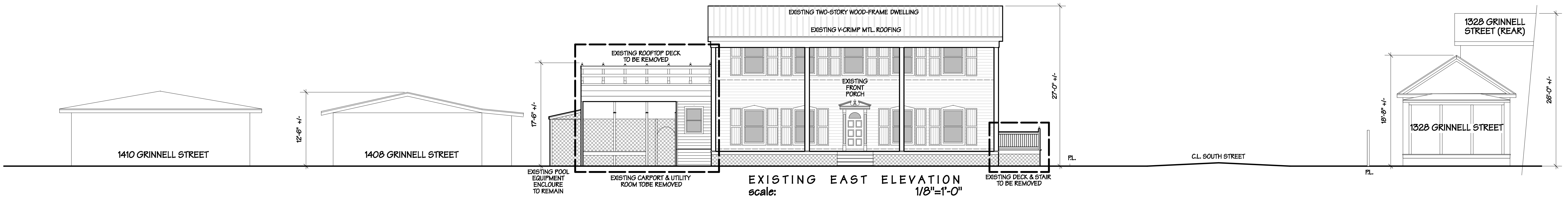
382 S.F. INCREASE IN IMPERVIOUS AREA X 1" RAINFALL = 32 C.F. REQ'D NEW STORMWATER RETENTION VOLUME



renovations & additions to
 1400 GRINNELL STREET
 KEY WEST, FLORIDA

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 25 JULY 2019
 REVISED 8/19/19
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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., February 25, 2020 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for: RENOVATIONS TO EXISTING HOUSE. ALTERATIONS TO REAR AND NORTHWEST SIDE ELEVATIONS, INCLUDING A TWO-STORY ADDITION AT SOUTH SIDE OF THE HOUSE. NEW TWO-STORY ACCESSORY STRUCTURE THAT WILL SERVE AS A GARAGE WITH DRIVEWAY. NEW GARDEN FACING GRINNELL STREET WITH 6' HIGH WOOD PRIVATE FENCE. DEMOLITION OF EXISTING NON-HISTORIC ATTACHED CARPORT AND PORTIONS OF MAIN BUILDING AT ITS NORTHWEST CORNER.

#1400 GRINNELL STREET

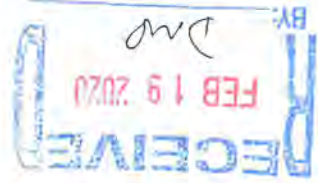
Applicant – Robert Delaune, Architect Application #H2019-0028

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 OLIVIA DELAUNE, 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:
1400 GRINNELL STREET on the 19TH day of FEBRUARY, 2020.

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 FEBRUARY 25, 2020.

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 H2019-0028.

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

Signed Name of Affiant:

Olivia Delaune
Date: 2/19/20
Address: 619 EATON ST.
City: KEY WEST, FL
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 19 day of February, 2020.

By (Print name of Affiant) Olivia Delaune who is personally known to me or has produced FLDL as identification and who did take an oath. D45064795-600-00

NOTARY PUBLIC

Sign Name: Marybeth Bartter
 Print Name: MBartter
 Notary Public - State of Florida (seal)
 My Commission Expires: OCT 31, 22





Public Meeting Notice

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#1400 GRINNELL STREET

Applicant - Robert Delaine, Architect Application #H2019-0028

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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 00039730-000000
 Account# 1040461
 Property ID 1040461
 Millage Group 10KW
 Location 1400 GRINNELL St, KEY WEST
 Address
 Legal KW WEBB REALTY CO SUB PB1-42 LOTS 1 & 2 SQR 11 TR 18 OR217-277/78 OR379-1052/53 OR751-1901 OR769-1707 OR780-862 OR791-1849 OR796-673M/LOR899-2021 OR989-142 OR1264-152AFF OR1494-2358/59PET OR1495-1303/05ORD OR1568-2428P/R OR2027-2014/15 OR2864-2109/11
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision The Webb Realty Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

DENNIS ALLEN
 1400 GRINNELL ST
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$537,194	\$542,790	\$329,468	\$289,476
+ Market Misc Value	\$39,415	\$39,623	\$40,371	\$41,869
+ Market Land Value	\$705,810	\$679,120	\$607,946	\$686,785
= Just Market Value	\$1,282,419	\$1,261,533	\$977,785	\$1,018,130
= Total Assessed Value	\$1,282,419	\$1,261,533	\$675,943	\$662,757
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,257,419	\$1,236,533	\$650,943	\$637,757

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,146.00	Square Foot	0	0

Buildings

Building ID 3115
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3610
 Finished Sq Ft 2171
 Stories 2 Floor
 Condition GOOD
 Perimeter 314
 Functional Obs 0
 Economic Obs 0
 Depreciation % 4
 Interior Walls WALL BD/WD WAL
 Exterior Walls CUSTOM
 Year Built 1979
 EffectiveYearBuilt 2013
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 3
 Half Bathrooms 0
 Grade 650
 Number of Fire Pl 1

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPOT FIN	336	0	0
FLA	FLOOR LIV AREA	2,171	2,171	0
OUU	OP PR UNFIN UL	484	0	0
OPF	OP PRCH FIN LL	553	0	0
PUF	SC PRCH FIN UL	66	0	0
TOTAL		3,610	2,171	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CUSTOM PATIO	1978	1979	1	450 SF	3
CONC PATIO	1978	1979	1	512 SF	2
WOOD DECK	1978	1979	1	750 SF	3
BRICK PATIO	1984	1985	1	105 SF	4
FENCES	1984	1985	1	60 SF	5
WALL AIR COND	1994	1995	1	1 UT	1
RES POOL	2006	2007	1	375 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/12/2017	\$1,475,000	Warranty Deed	2131547	2864	2109
4/5/1999	\$555,000	Warranty Deed		1568	2428
9/1/1986	\$210,000	Warranty Deed		989	142

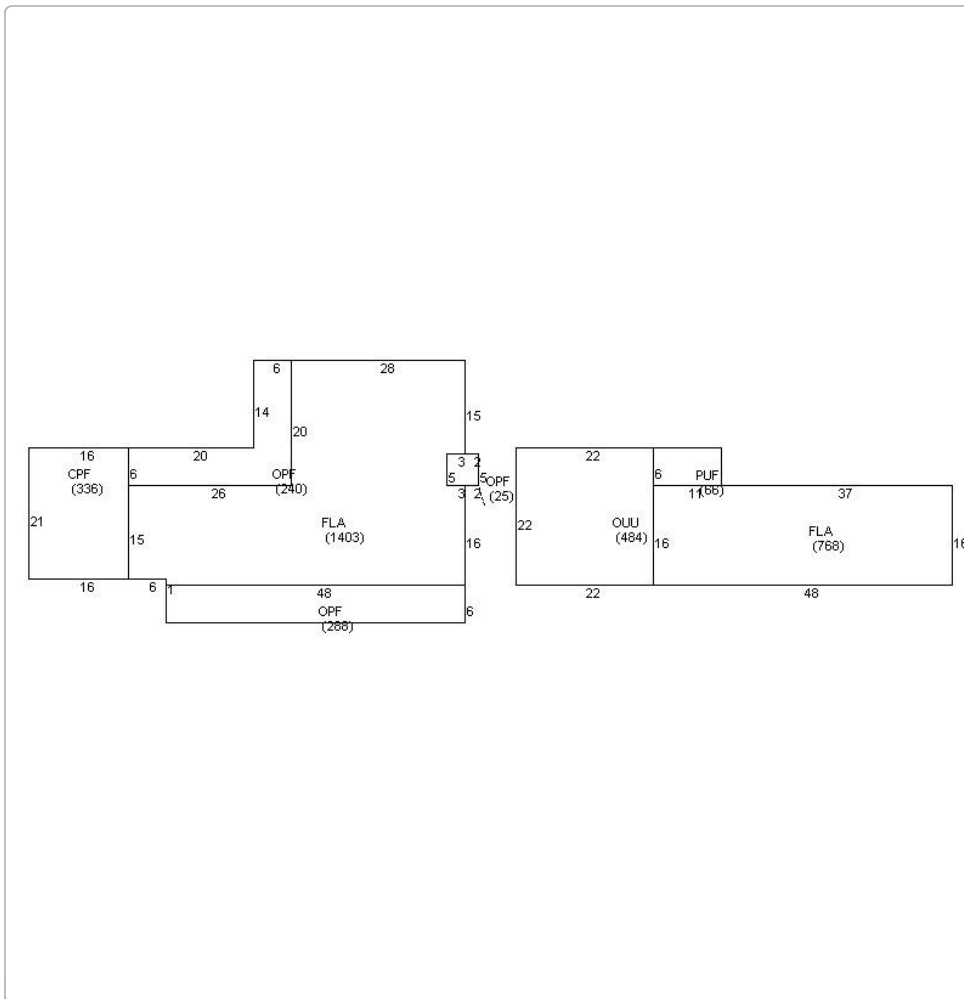
Permits

Number	Date Issued	Date Completed	Amount	Permit Type
13-0214	1/23/2013	1/23/2013	\$4,000	Residential
06-3116	5/22/2006	8/11/2006	\$4,500	Residential
02-1296	5/22/2002	9/5/2002	\$3,000	Residential
99-1388	4/26/1999	11/5/1999	\$2,000	Residential
98-2944	10/22/1998	11/5/1999	\$2,390	Residential
98-1130	4/8/1998	10/22/1998	\$2,800	Residential
B941723	5/1/1994	12/1/1994	\$895	Residential

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Sketches (click to enlarge)



Photos



Map



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2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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