



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 27, 2021

Applicant: Seth Neal, Architect

Application Number: H2021-0043

Address: 1311 Grinnell Street

Description of Work:

Demolition of carport. Demolition of existing floor and foundation system at porch and living space. Second Reading

Site Facts:

The house under review is listed as a contributing resource to the historic district. Historically known as the M P Curry's Dairy, the site is located on the north east corner of Grinnell and Seminary Streets. The house in question was first depicted in the 1912 Sanborn map. The building stills retains its original "U" shape porch facing Grinnell, Seminary, and the east side of the property. The one-story frame house has been altered through time, but such changes have not compromised the integrity of the building; dormers were added in the west and east elevations, rear and front porches were partially enclosed towards the north side, the porch's floors and foundations were changed to concrete and cmu blocks, and inappropriate railings were installed. In the late 1960's a carport was added on the north west side of the site. In addition, a bay window that was original to the north side of the house was removed at some point after 1965. Currently the house is divided into three apartments.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for all porch architectural elements.

Staff Analysis:

The Certificate of Appropriateness includes the demolition of the wrap porch foundation and floor systems and removal of columns and railings, all non-original to the house but historic, as they were built more than fifty years ago. On September 28, 2021 the Commission approved a first reading for the demolition of such architectural elements. This report is for the second reading as required by the Land Development Regulations (LDR). It is staff's opinion that the request for this demolition of the front porch foundation and floor system, current railings and posts should be reviewed based by the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria state the following.

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's opinion that the existing concrete floors and cmu base of the wrap porch are deteriorated and are creating damage to the house as there is no openings in the foundation. Moisture and condensation are kept under the house creating major problems to all floor joists and beams.

The following is the criteria of section 102-125:

- 1 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;*

Staff opines that the wrap porch has no distinctive characteristics of a type or method of construction and is not a significant portion of the historic house.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff understanding that no significant events have ever happened in the site relevant to local, state, or national history.

- 3 Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;*

The portion of the house in question are of no significant value to the development, heritage, or cultural record of the city. Materials used for the floor

and foundations of the wrap porch and the design of current railings are not based on the original design of the house.

- 4 *Is not the site of a historic event with a significant effect upon society;*

The site is not associated to any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The portions of the house in question do not exemplify social, cultural, or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The portions of the house in question cannot be considered fine example of a distinctive architectural style, moreover when they are foreign to the original design of the house.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The portions of the house in question do not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The portions of the house in question do not yield important information in history.

In conclusion, it is staff's opinion that the request for demolition of the wrap porches' foundation, floors, posts, and railings can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the last required reading for demolition.

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 #	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

NATURE'S BOUNDARY LLC		PHONE NUMBER 419-789-4556
11741 ROAD 191		419-594-2926
OAKWOOD OH 45873		EMAIL chericooper@live.com
SETH NEAL, T.S. NEAL ARCHITECT		PHONE NUMBER 305-340-8857
22974 OVERSEAS HWY		EMAIL SETHNEAL@TSNARCHITECTS.COM
CUDJOE KEY FL 33042		DATE 7-26-2021

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:	RENOVATION TO THE EXISTING RESIDENCE.
MAIN BUILDING:	NEW FOUNDATION & FLOOR FRAMING SYSTEM. REPLACE EX. DOOR & WINDOWS AS REQUIRED. COMPLETE INTERNAL RENOVATION, NEW TOUCH FLOORS, REPAIR EX. ROOF AS REQUIRED & NEW METAL ROOFING. NEW POOL AT REAR YARD. REPAIR & REPLACE EX. SIDING AS REQUIRED. SEE DRAWINGS FOR ADDITIONAL INFORMATION.
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 TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): POOL AT REAR YARD. REMOVE EXISTING CARPORT AT FRONT YARD.	
PAVERS: NO	FENCES: EXISTING AT REAR & SIDES.
DECKS: NO	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): YES
ACCESSORY EQUIPMENT (GAS, A/C VENTS, ETC.): YES	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE: 09/28/21	<input checked="" 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:
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:				
FIRST READING FOR DEMO: KA 09/28/21			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 <i>HMDR</i>	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	<i>1311 GRINNELL ST.</i>
PROPERTY OWNER'S NAME:	<i>NATURE'S BOUNDARY LLC. / CHERI COOPER</i>
APPLICANT NAME:	<i>SETH NEAL, T.S. NEAL ARCHITECT</i>

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	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
<i>- DEMO + REPLACE EX. FLOOR + FOUNDATION SYSTEM AT PORCH + LIVING SPACE OF HOUSE.</i>
<i>- REPAIR EX. WALLS + ROOF AS REQUIRED, REMOVE EXISTING METAL ROOFING + REPLACE W. NEW</i>

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 EXISTING FOUNDATION + FLOOR FRAMING ARE EXTREMELY DETERIORATED AND MUST BE REPLACED. EXISTING CONCRETE SLOBS ARE CRACKED AT PORCH + MUST BE REPLACED WITH NEW.

(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.

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.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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.

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

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 CARPORT BEING REMOVED AT FRONT OF THE HOUSE DOES NOT DIMINISH THE CHARACTER OF THE NEIGHBORHOOD.

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

REMOVING THE CARPORT STRUCTURE DOES NOT DESTROY THE HISTORIC RELATIONSHIP BETWEEN BUILDINGS & OPEN SPACE.

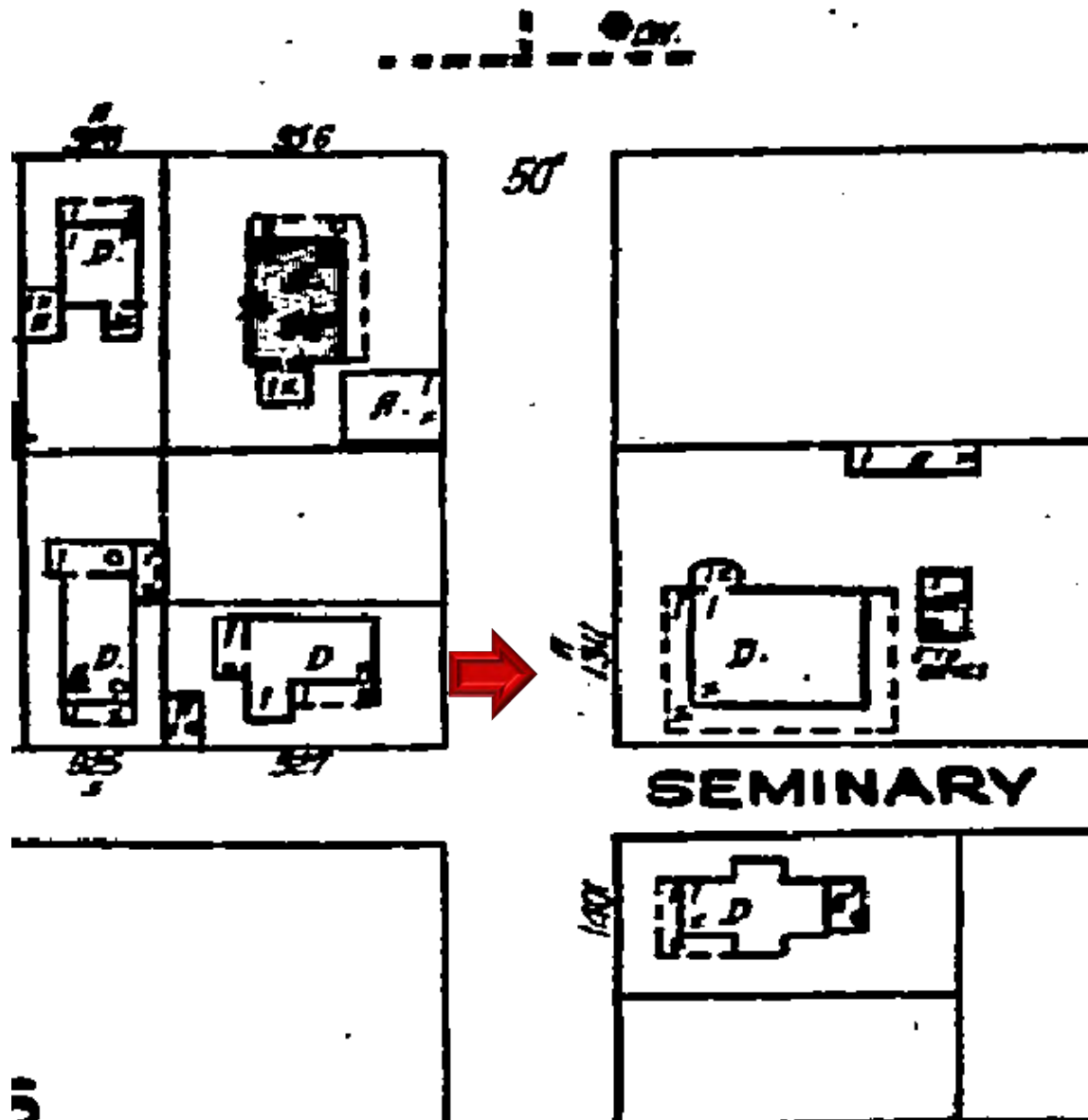
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

REMOVING THE CARPORT DOES NOT DEFINE THE HISTORIC CHARACTER OF THE SITE.

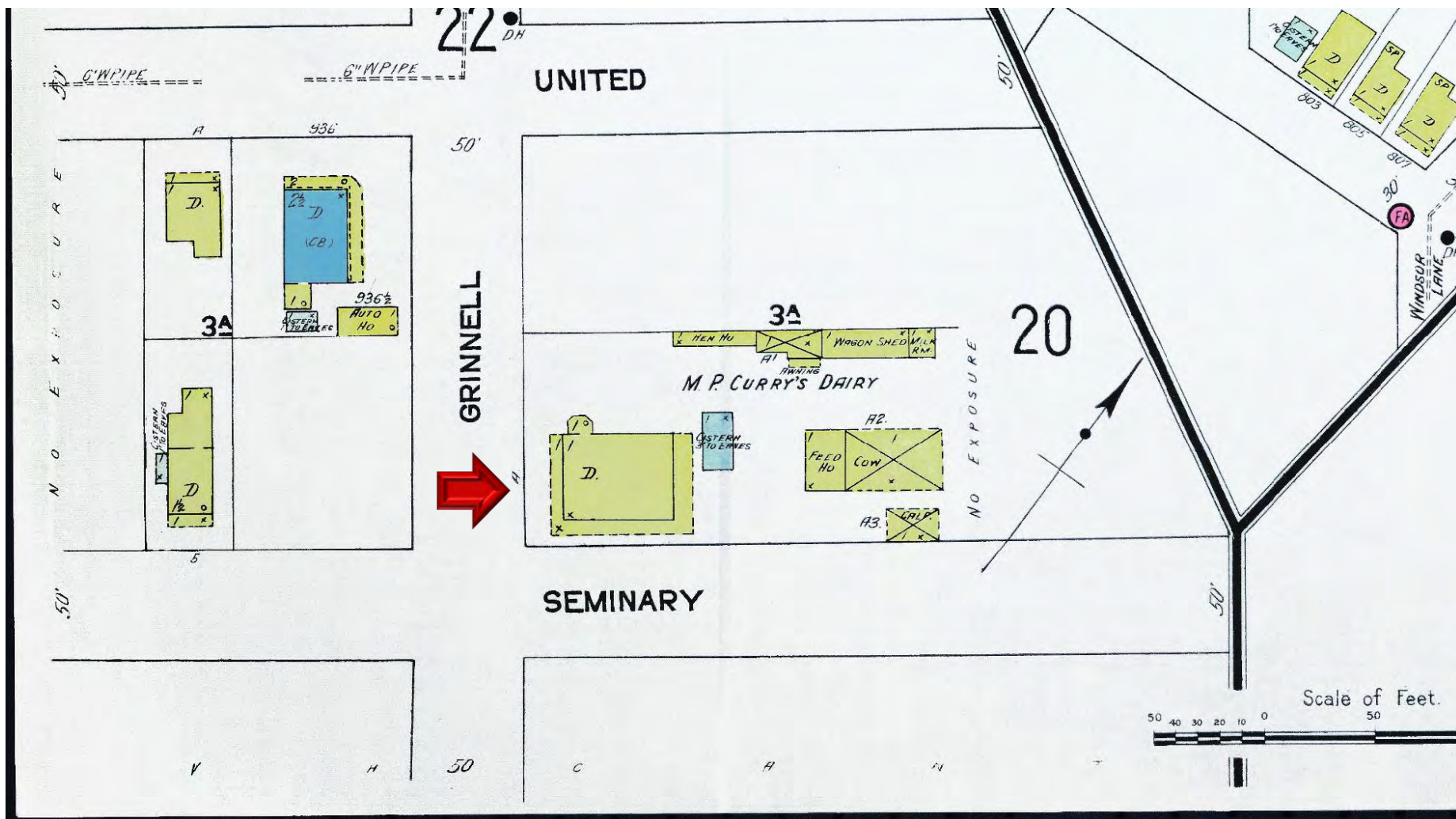
(4) Removing buildings or structures that would otherwise qualify as contributing.

CARPORT REMOVAL: WOULD NOT QUALIFY AS CONTRIBUTING.

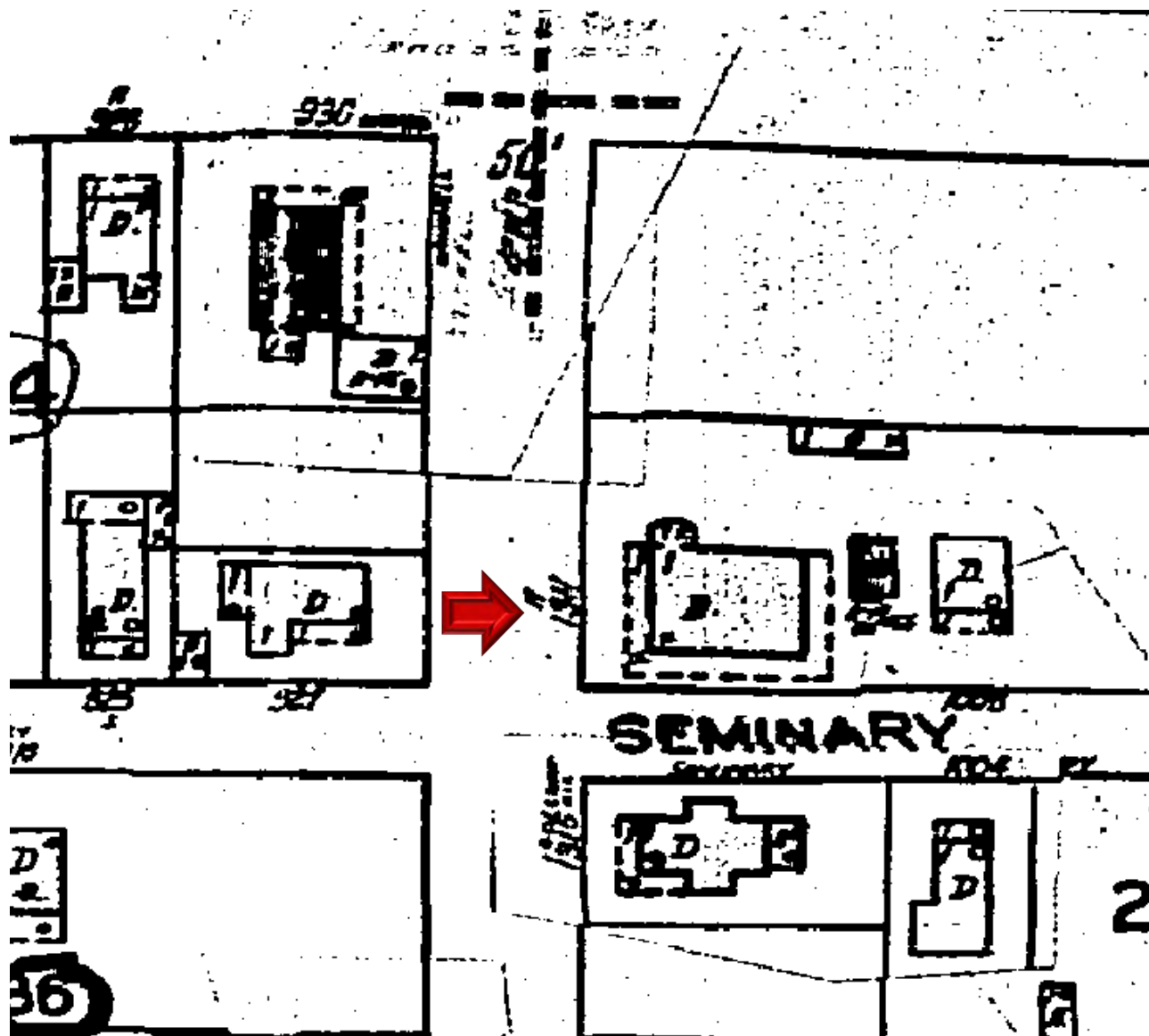
SANBORN MAPS



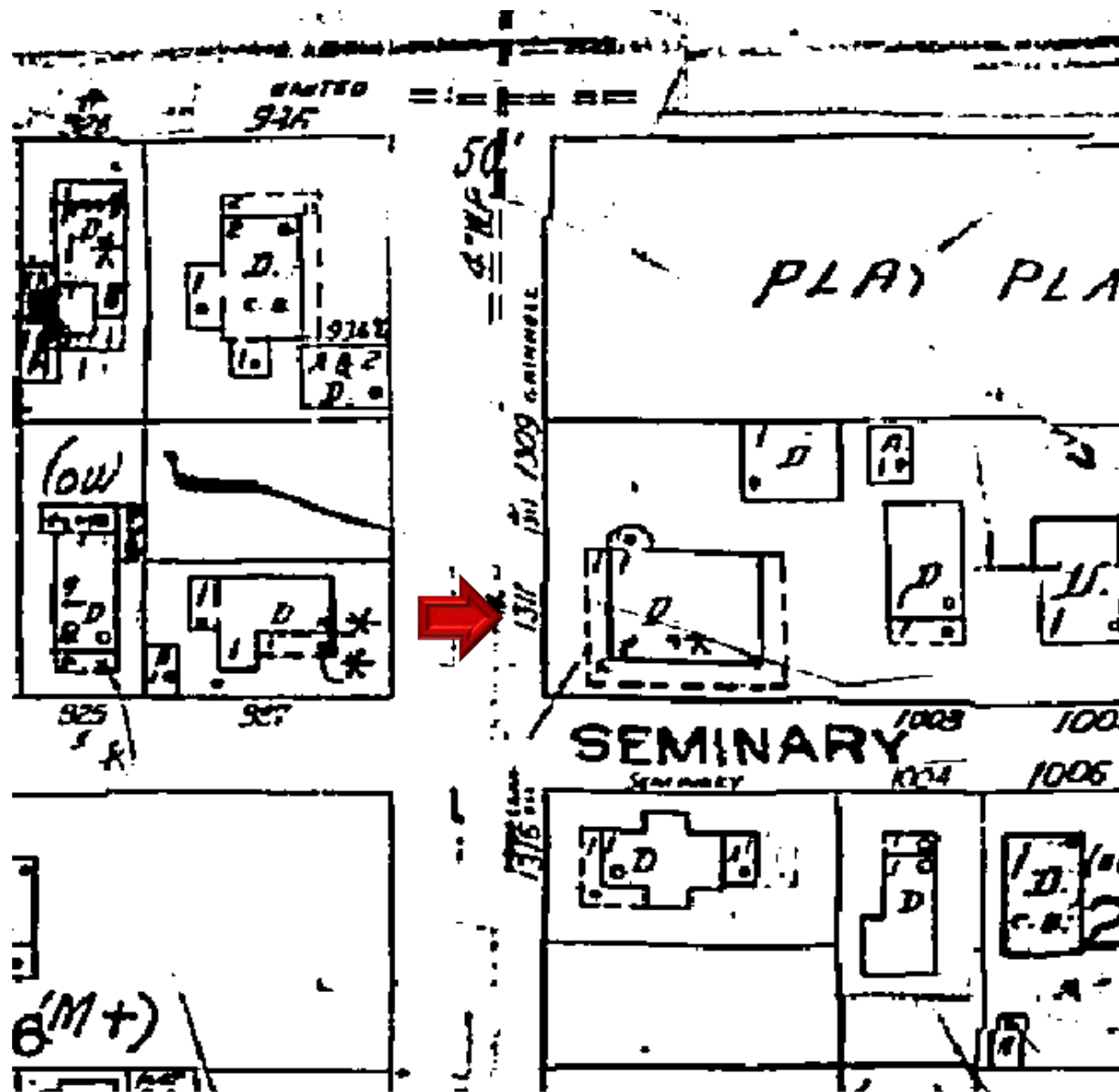
1926 Sanborn Map



1912 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Circa 1920's. Monroe County Library.



Circa 1930. Monroe County Library.



1311 Grinnell Street circa 1965. Monroe County Library.



**WEST FACADE:
(GRINNELL)**

**ALL HISTORIC DOORS & WINDOWS ARE TO REMAIN. THE
DORMER WINDOW WILL BE REPLACED.**

WEST FACADE: (GRINNELL)

ALL EXISTING HISTORIC WINDOWS TO REMAIN,
EXISTING DOORS & TRANSOMS TO BE REPLACED



SOUTH FACADE: (SEMINARY)

ALL EXISTING HISTORIC
WINDOWS TO REMAIN. ALL
EXISTING WINDOW UNITS TO
BE REMOVED





EAST FACADE: (REAR)

PORTION OF EXISTING EAST WALL, ONE WINDOW & ONE DOOR TO BE REMOVED TO ACCOMMODATE NEW SLIDER DOOR. THE REMAINING TWO WINDOWS, CLOSETS TO SEMINARY STREET TO REMAIN

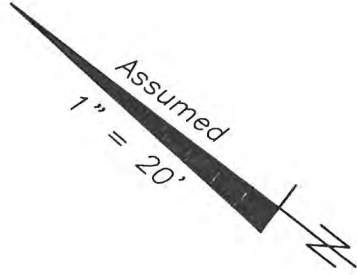


EAST FACADE: (REAR)

NON HISTORIC INFILL ADDITION WINDOWS & DOORS TO BE REMOVED & REPLACED W/ NEW IMPACT WINDOWS & DOORS.

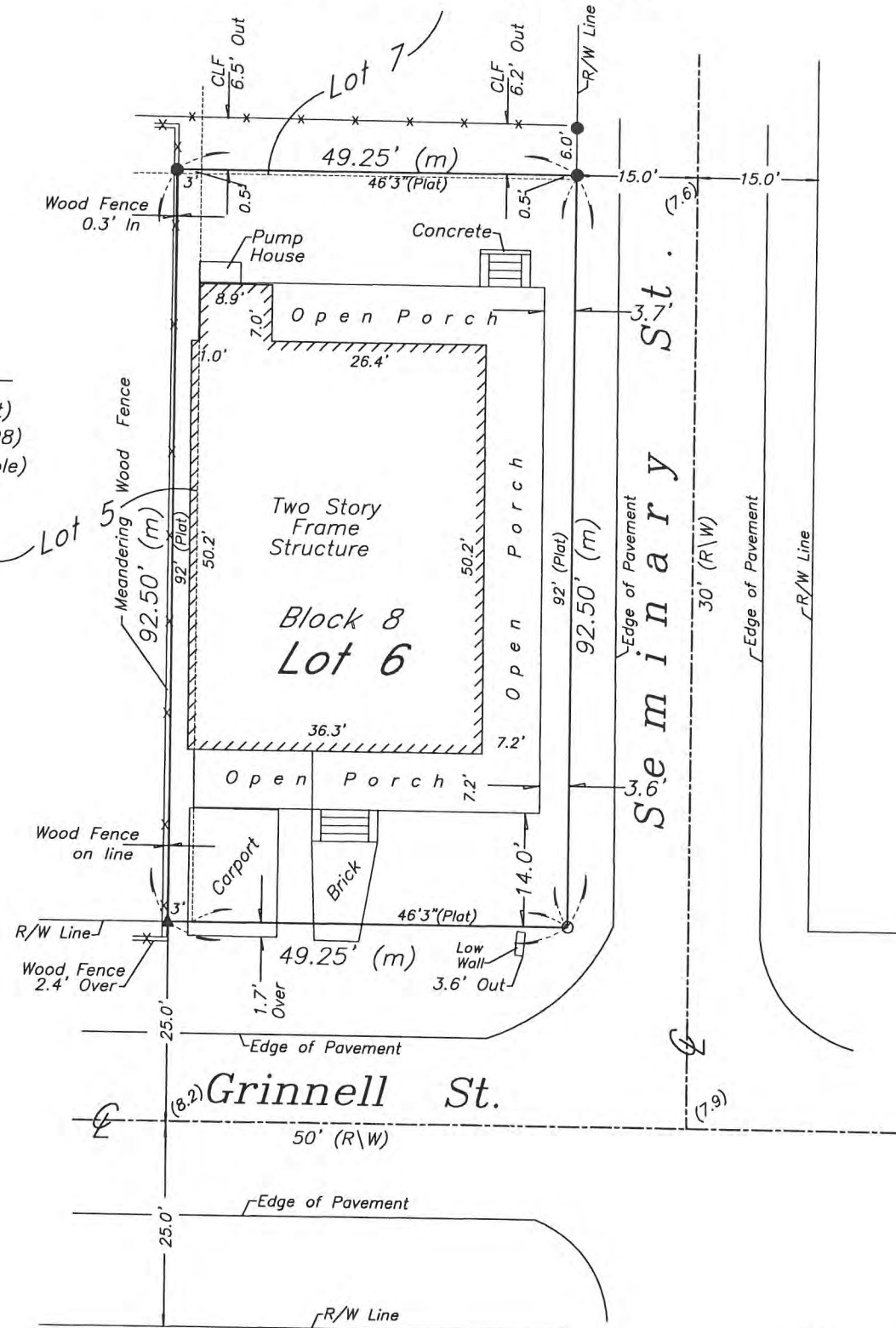
SURVEY

Boundary Survey Map of Lot 6, Square 8, Tract 18, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- (5.5) Spot Elevation (Typical)



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1311 Grinnell Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 10, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: In the City of Key West, and is part of Tract 18 according to Wm. A. Whitehead's map delineated in 1829, but is now better known as Lot Six of Square Eight of a part of said Tract Eighteen, according to a diagram made by the Webb Realty Co., recorded in Plat Book No. One on page 42, Monroe County, Florida Records. Commencing at the corner of Grinnell and Seminary Streets running along Grinnell Street in a Northwesterly direction 49 feet 3 inches; thence at right angles in a Northeasterly direction 92 feet 6 inches; thence at right angles in a Southeasterly direction 49 feet 3 inches; thence at right angles in a Southwesterly direction 92 feet 6 inches along Seminary Street back to the point of beginning.

BOUNDARY SURVEY FOR: Cheryl J. Cooper; Nature's Boundary, LLC;
Florida Hometown Title & Escrow, LLC;
Westcor Land Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
April 10, 2018
5/20/21 add elevations

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

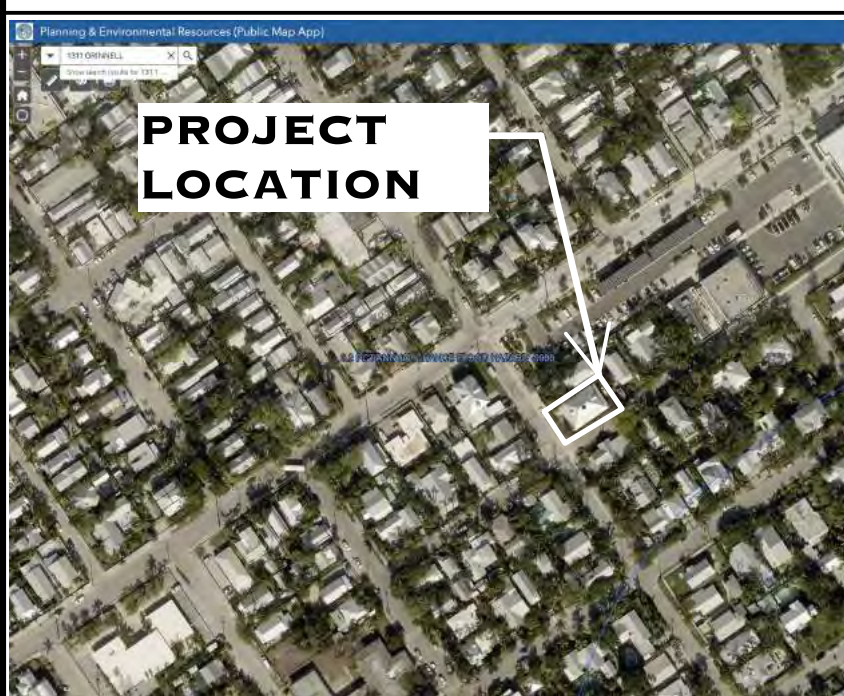
PROPOSED DESIGN

SITE DATA 1311 GRINNELL ST.
PARCEL ID: 00039410-000000

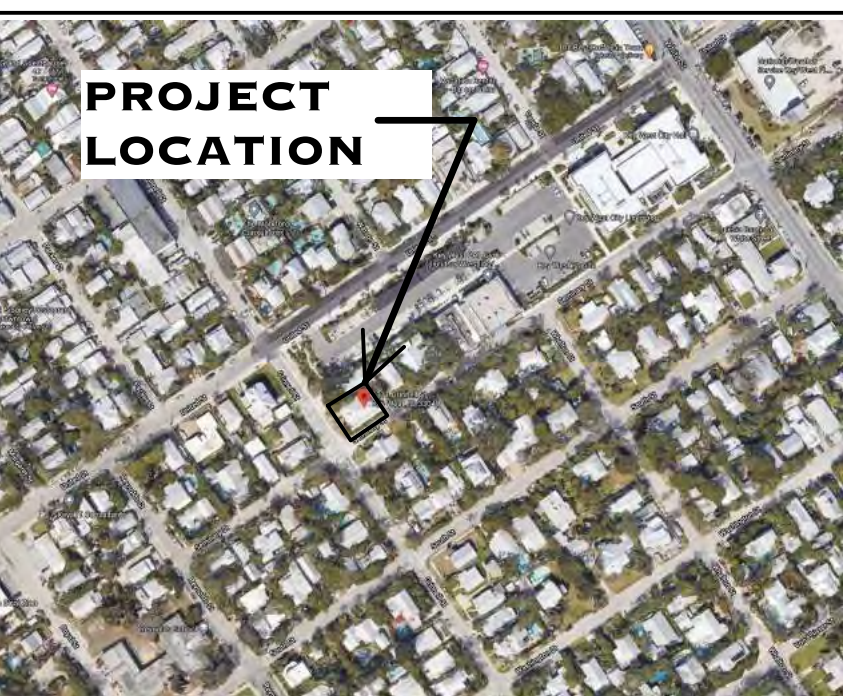
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	EXISTING	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,555 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	3,322.8 SQ FT (72.9%)	2,733 SQ FT (60% MAX)	3,107 SQ FT (68.2%)	IMPROVED NON CONFORMING
OPEN SPACE	1,232.2 SQ FT (27.0%)	1,594 SQ FT (35% MIN)	1,448.5 SQ FT (29.7%)	IMPROVED NON CONFORMING
BUILDING COV.	3,227.7 SQ FT (70.8%)	1,822 SQ FT (40% MAX)	3,062.5 SQ FT (67.2%)	IMPROVED NON CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	132 SQ. FT. (17.8%)	221.7 SQ. FT. (30% MAX COV.) REAR YARD AREA	0.0 SQ. FT. (0%)	CONFORMING

STRUCTURE SETBACKS				
FRONT SETBACK (GRINNELL)	9'-11"	10'	EXISTING	NO CHANGE
REAR SETBACK	9'-6"	15'	EXISTING	NO CHANGE
SIDE SETBACK	0'-7"	5'	EXISTING	NO CHANGE
SIDE STREET SETBACK (SEMINARY)	2'-9"	7'-6"	EXISTING	NO CHANGE
BUILDING HEIGHT ACCESSORY STRUCTURE	+/- 29'-1 1/2"	30'	EXISTING	NO CHANGE

FEMA MAP FLOOD ZONE: X (Ngvd1929)



SITE LOCATION MAP:



FUTURE FEMA MAP FLOOD ZONE: AE 8 (NAVD 1988)



GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS. ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.



A RENOVATION FOR
1311 GRINNELL STREET
KEY WEST, FL 33040

DESIGN NOTES:

THE RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2020 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-14 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE "C"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET SO.0

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.0	SURVEY
C1.1	ARCHITECTURAL SITE PLAN
EX1.1	EXISTING 1ST FLOOR PLAN
EX1.2	EXISTING 2ND FLOOR & ROOF PLAN
EX1.3	EXISTING ELEVATIONS & SECTIONS
D1.1	DEMOLITION PLAN
A1.1	PROPOSED 1ST & 2ND FLOOR PLANS
A3.1	PROPOSED ELEVATIONS

ABBREVIATION LEGEND:

ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
ALUM.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
B.O.	= BOTTOM OF ...
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL.	= CLOSET
CL	= CENTERLINE
CONC.	= CONCRETE
COOR.	= COORDINATE
C.O.R.	= CROWN OF ROAD
D	= DRYER
DIM.	= DIMENSION
DN.	= DOWN
DW	= DISHWASHER
DWG	= DRAWING
ELECT.	= ELECTRICAL
ELEV.	= ELEVATOR
E.P.	= ELECTRICAL PANEL
EQ.	= EQUAL
EX.	= EXISTING
E.J.	= EXPANSION JOINT
F.F.E.	= FINISH FLOOR ELEVATION
FIN.	= FINISH
FREZ.	= FREEZER
GYP. BD.	= GYPSUM WALL BOARD
HORIZ.	= HORIZONTAL
HR.	= HOUR
MAX.	= MAXIMUM
MECH.	= MECHANICAL
MIC.	= MICROWAVE OVEN
MIN.	= MINIMUM
M.R.	= MOISTURE RESISTANT
N.A.	= NOT APPLICABLE
N.I.C.	= NOT IN CONTRACT
O.H.	= OPPOSITE HAND
PT.	= PAINTED
P.T.	= PRESSURE TREATED
R.A.	= RETURN AIR
REF.	= REFERENCE
REFR.	= REFRIGERATOR
REQ.	= REQUIRED
SCHED.	= SCHEDULE
S.F.	= SQUARE FOOT
SIM.	= SIMILAR
STOR.	= STORAGE
STRUCT.	= STRUCTURAL
SQ.	= SQUARE
TL	= TILE
T.O.	= TOP OF ...
TYP.	= TYPICAL
U.C.	= UNDER COUNTER
U.N.O.	= UNLESS NOTED OTHERWISE
VERT.	= VERTICAL
V.I.F.	= VERIFY IN FIELD
W	= WASHER
W/	= WITH
WD.	= WOOD
W.H.	= WATER HEATER

SCOPE OF WORK: (PHASE 1)

THE RENOVATION OF THE EXISTING STRUCTURE WILL BE COMPREHENSIVE. WORK TO INCLUDE: NEW FOUNDATION SYSTEM & FLOOR FRAMING, ALL NON-HISTORIC & SEVERELY DETERIORATED DOORS & WINDOWS TO BE REPLACED. EXISTING WALL ASSEMBLIES & SIDING TO BE REPAIRED & REPLACED AS REQUIRED IN KIND. EX. METAL ROOF TO BE REPLACED IN KIND.

THE INTERIOR WILL BE COMPLETELY RENOVATED.

NOTE: EXISTING CARPORT IS TO BE DEMOLISHED.

T.S. NEAL
ARCHITECT INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

A RENOVATION FOR
1311 GRINNELL STREET
KEY WEST, FL 33040

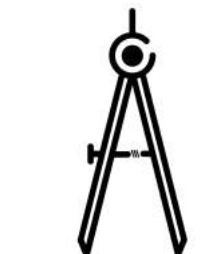
DRAWING TITLE:
TITLE & SITE DATA & PROJECT INFORMATION

DRAWN: EDSA / TSN
CHECKED:
DATE: 07-13-2021

REVISION #	DATE

T1.1
SHEET #

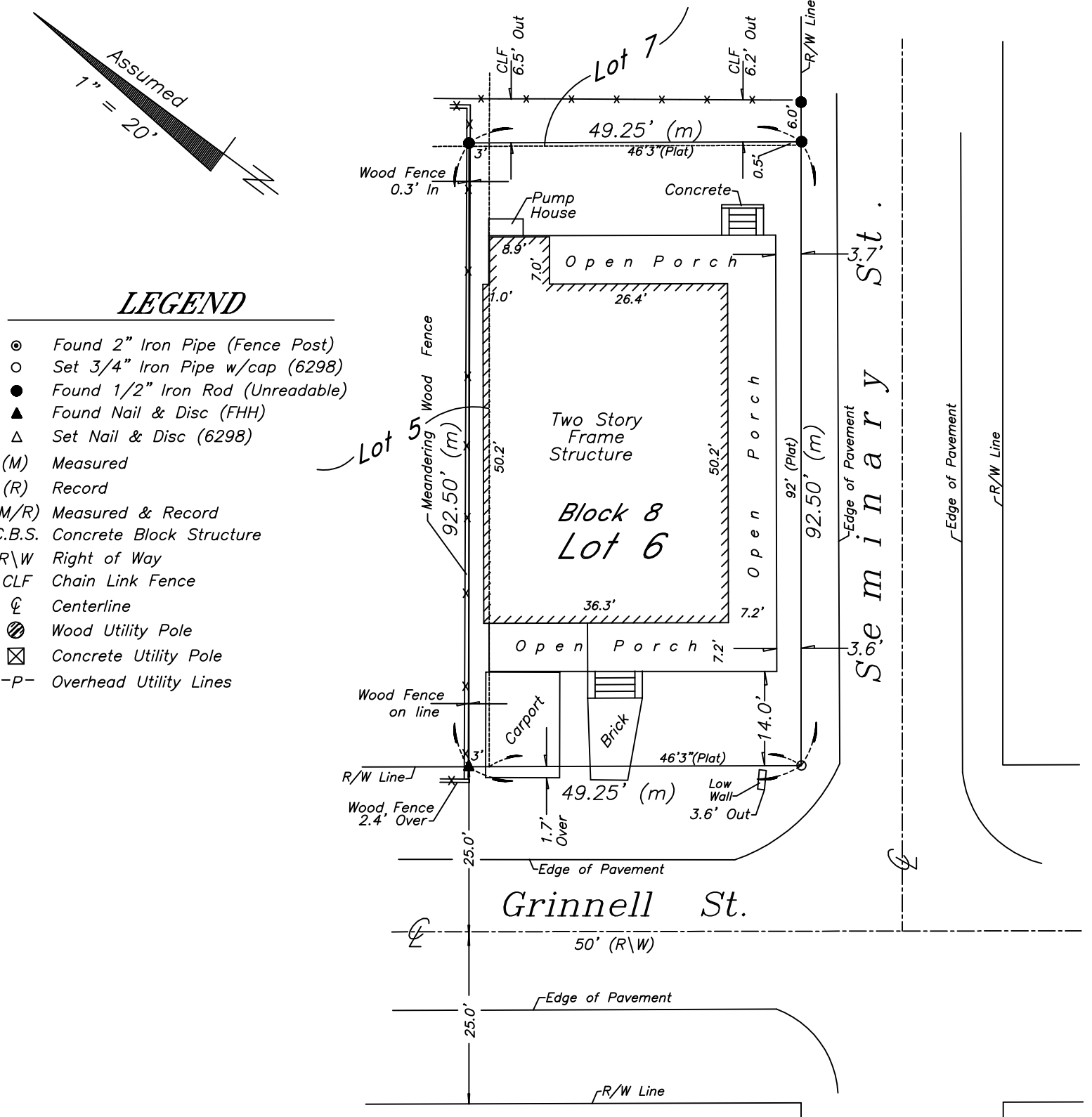
TSN
T. S. NEAL ARCHITECTS, INC.



**T.S. NEAL
ARCHITECT INC.**
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-9857
251-422-9547

A RENOVATION FOR
1311 GRINNELL STREET
KEY WEST, FL 33040

Boundary Survey Map of Lot 6, Square 8,
Tract 18, Island of Key West



- LEGEND**
- Found 2" Iron Pipe (Fence Post)
 - Set 3/4" Iron Pipe w/cap (6298)
 - ▲ Found 1/2" Iron Rod (Unreadable)
 - Found Nail & Disc (FH)
 - △ Set Nail & Disc (6298)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C.B.S. Concrete Block Structure
 - R\W Right of Way
 - CLF Chain Link Fence
 - ⊕ Centerline
 - ⊗ Wood Utility Pole
 - ⊠ Concrete Utility Pole
 - P- Overhead Utility Lines

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 1311 Grinnell Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: April 10, 2018
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: In the City of Key West, and is part of Tract 18 according to Wm. A. Whitehead's map delineated in 1829, but is now better known as Lot Six of Square Eight of a part of said Tract Eighteen, according to a diagram made by the Webb Realty Co., recorded in Plat Book No. One on page 42, Monroe County, Florida Records. Commencing at the corner of Grinnell and Seminary Streets running along Grinnell Street in a Northwesterly direction 49 feet 3 inches; thence at right angles in a Northeasterly direction 92 feet 6 inches; thence at right angles in a Southeasterly direction 49 feet 3 inches; thence at right angles in a Southwesterly direction 92 feet 6 inches along Seminary Street back to the point of beginning.

BOUNDARY SURVEY FOR: Cheryl J. Cooper; Nature's Boundary, LLC;
Florida Hometown Title & Escrow, LLC;
Westcor Land Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.
J. Lynn O'Flynn, PSM
Florida Reg. #6298
April 10, 2018

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 Fax (305) 296-2244

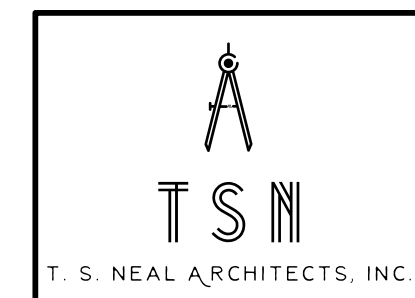
**SURVEY PROVIDED
BY OWNER**

**DRAWING TITLE:
SURVEY**

**DRAWN: EDSA / TSN
CHECKED:
DATE: 07-13-2021**

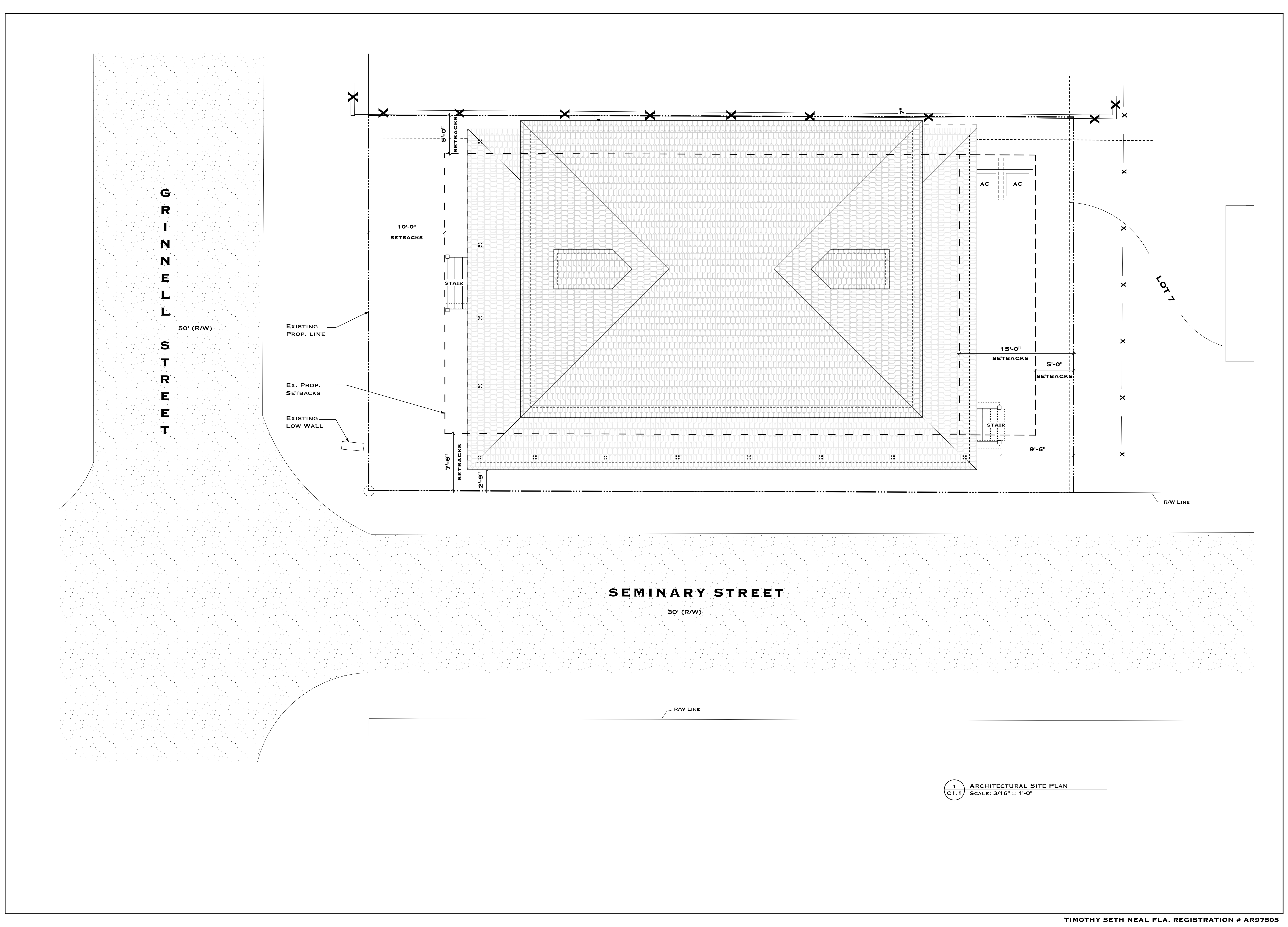
REVISION #	DATE

C1.0
SHEET #





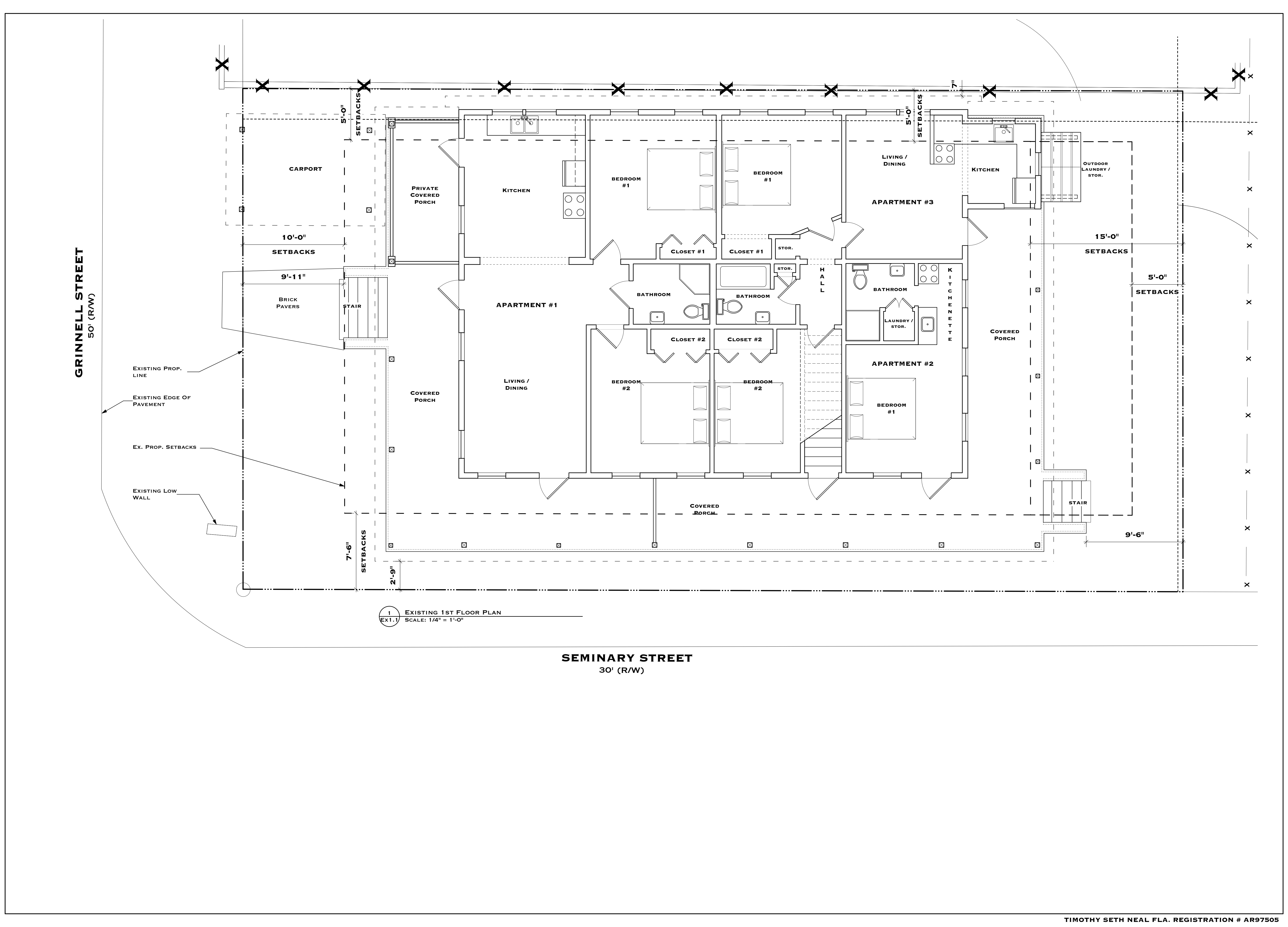
REVISION #	DATE



1
C1.1 ARCHITECTURAL SITE PLAN
 SCALE: 3/16" = 1'-0"



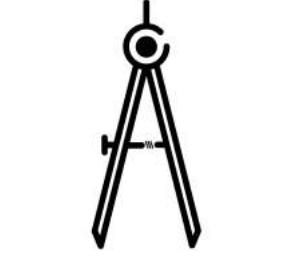
REVISION #	DATE



GRINNELL STREET
50' (R/W)

SEMINARY STREET
30' (R/W)

1 EXISTING 1ST FLOOR PLAN
 EX1.1 SCALE: 1/4" = 1'-0"



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A RENOVATION FOR
1311 GRINNELL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING 2ND FLOOR PLAN
+ ROOF PLAN

DRAWN: EDSA / TSN

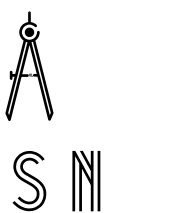
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DATE: 07-13-2021

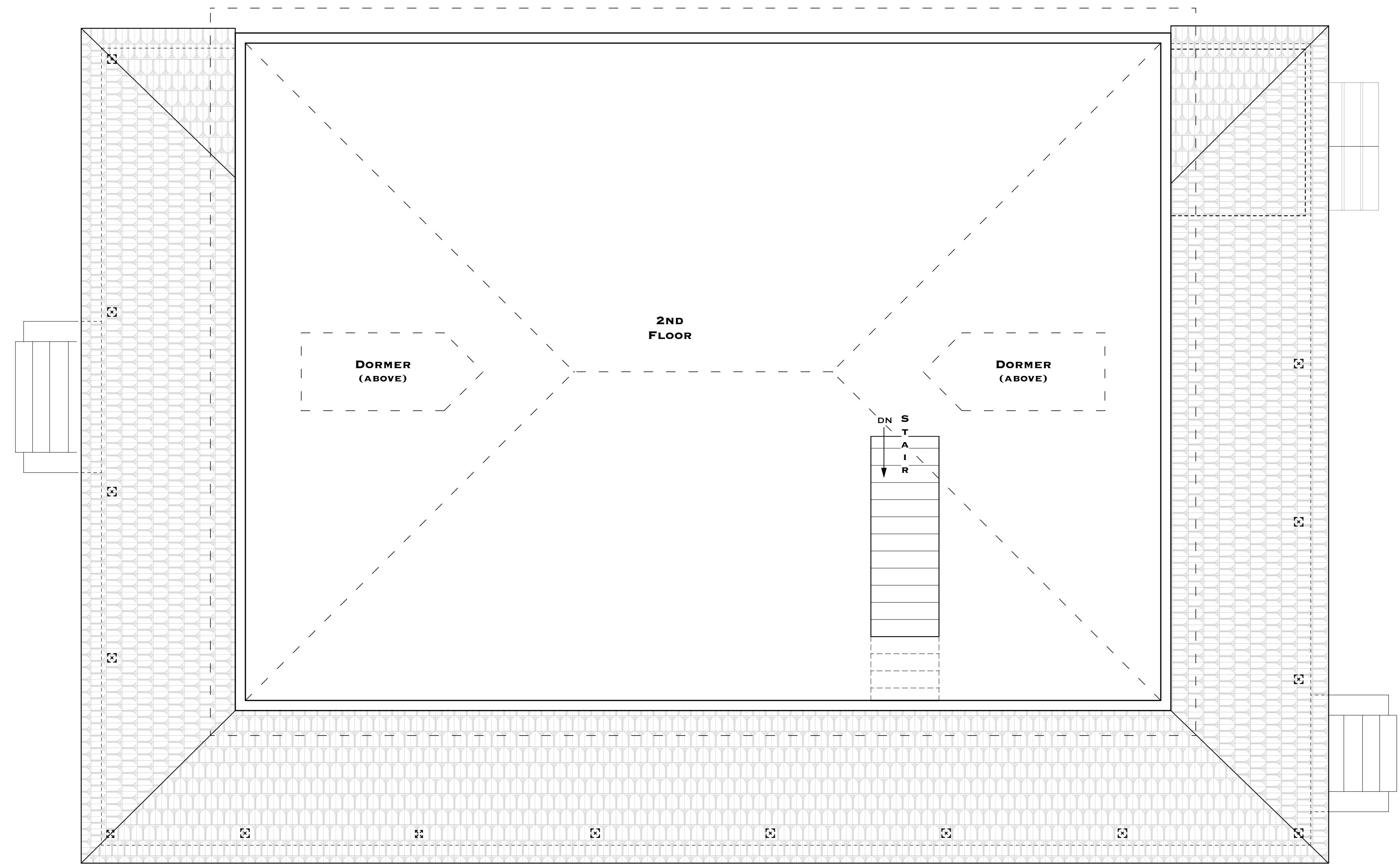
REVISION # DATE

EX1.2

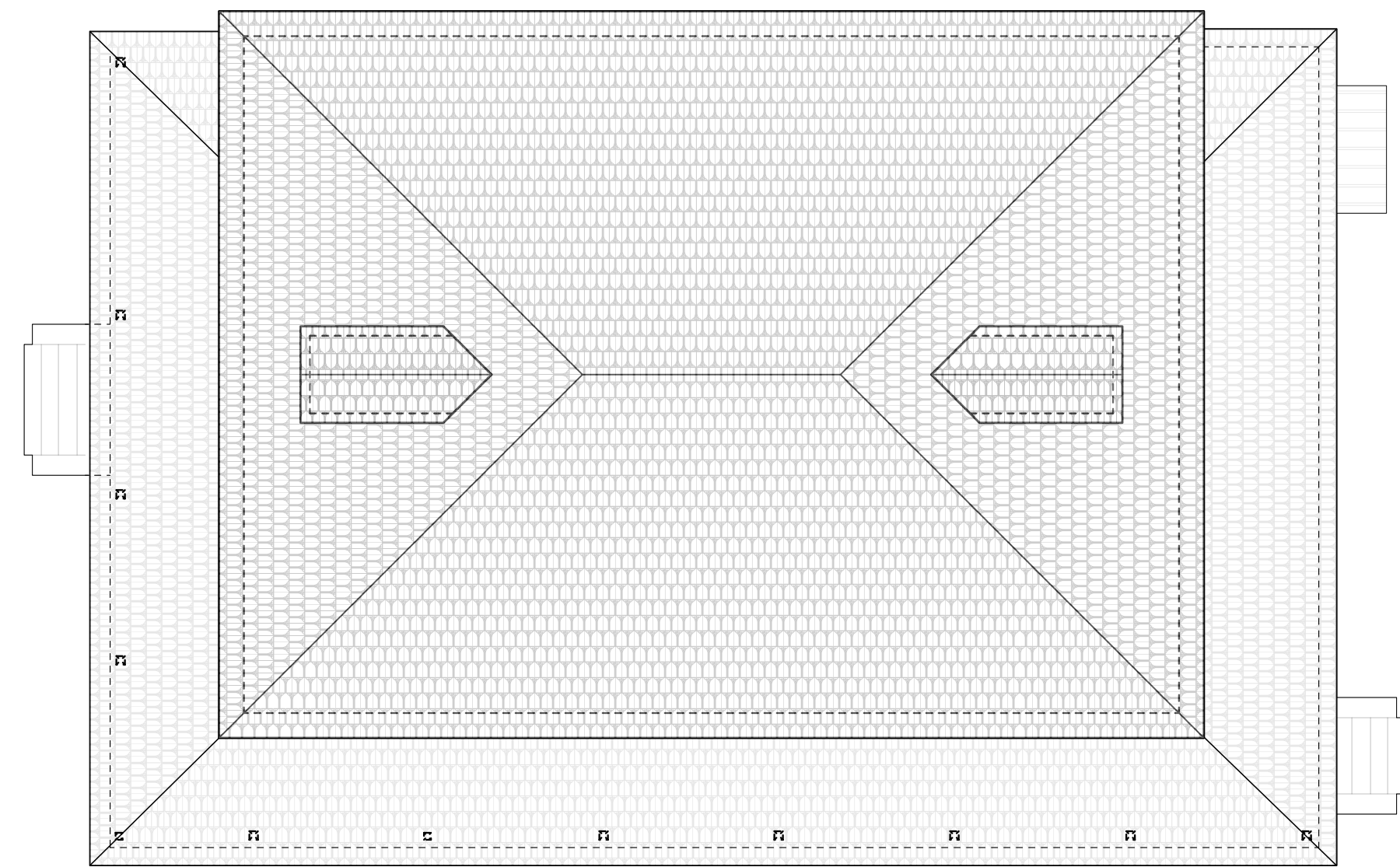
SHEET #



T. S. NEAL ARCHITECTS, INC.

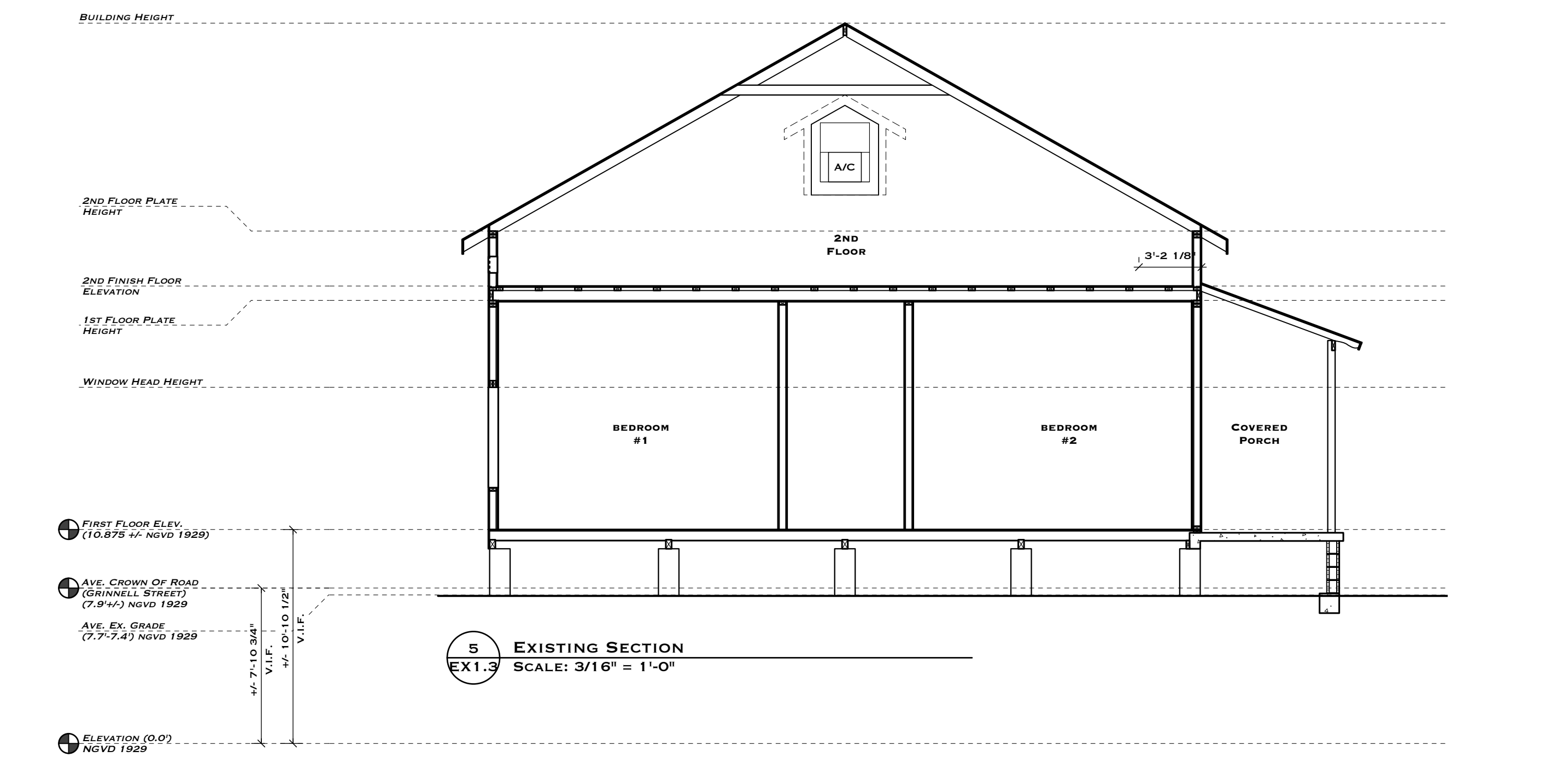
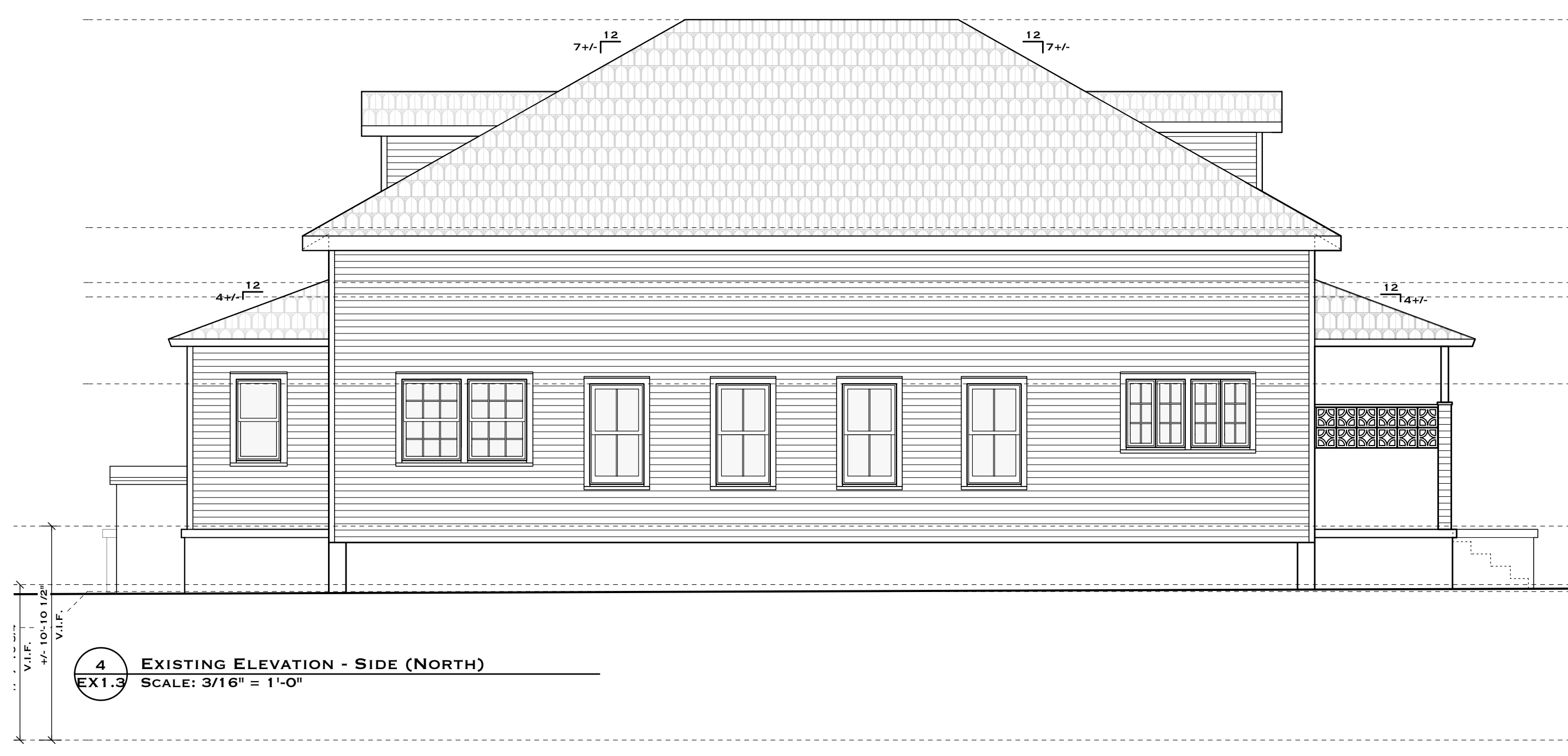
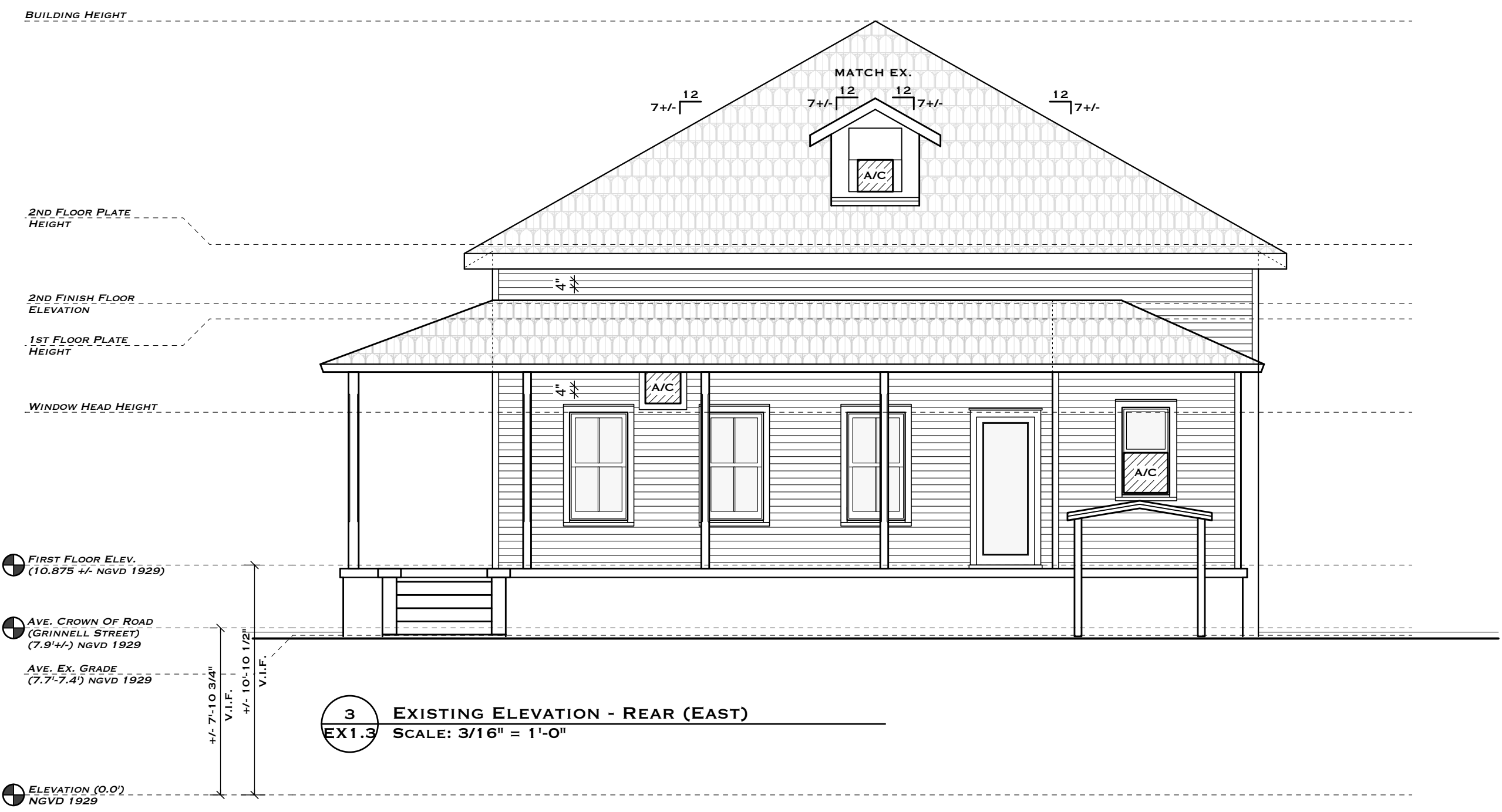
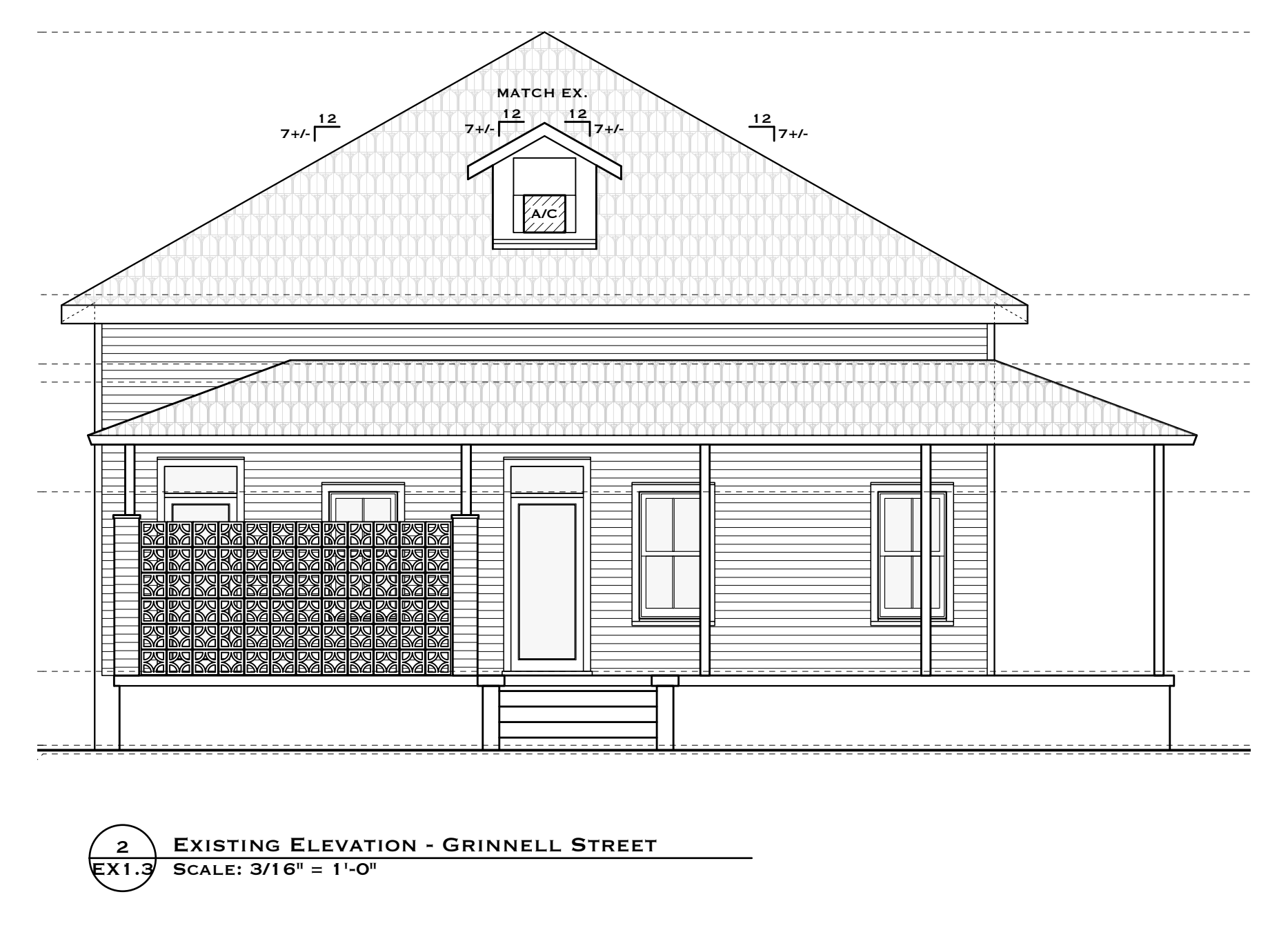
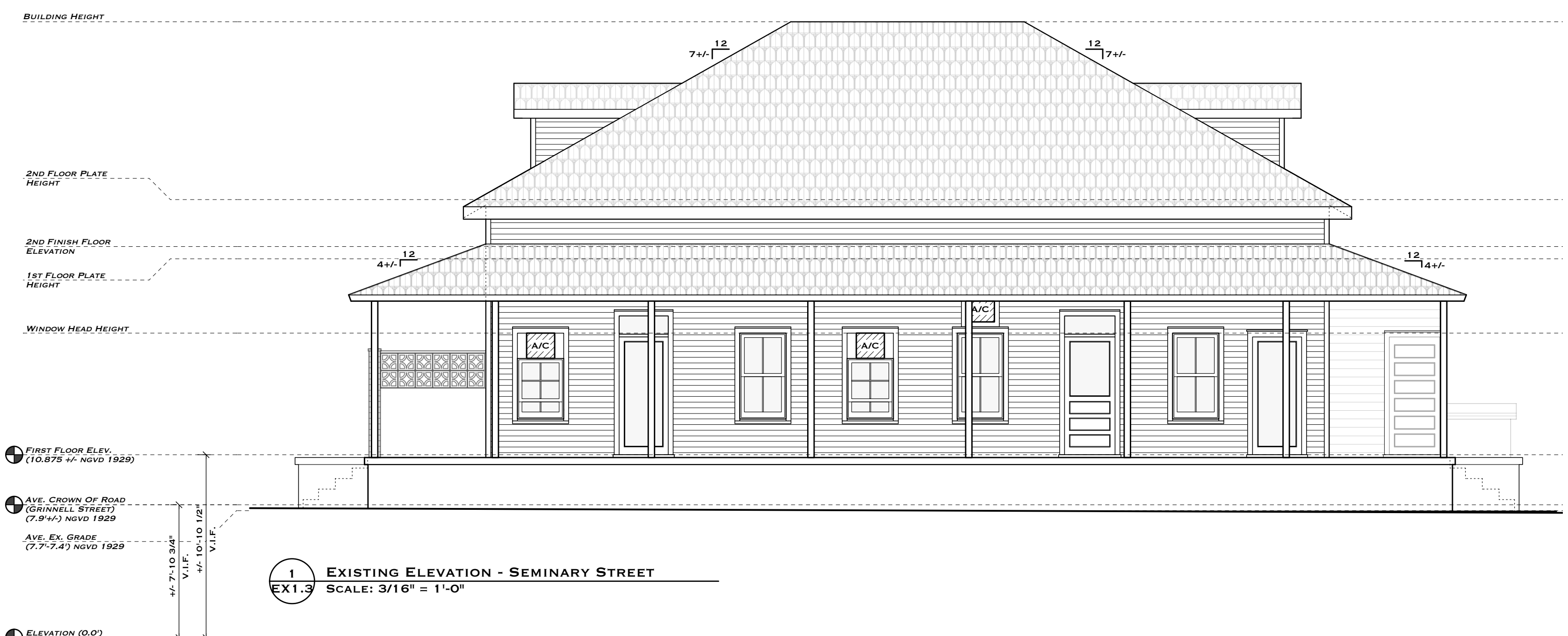


1 EXISTING 2ND FLOOR PLAN
EX1.2 SCALE: 1/4" = 1'-0"



2 EXISTING ROOF PLAN
EX1.2 SCALE: 1/8" = 1'-0"

REVISION #	DATE





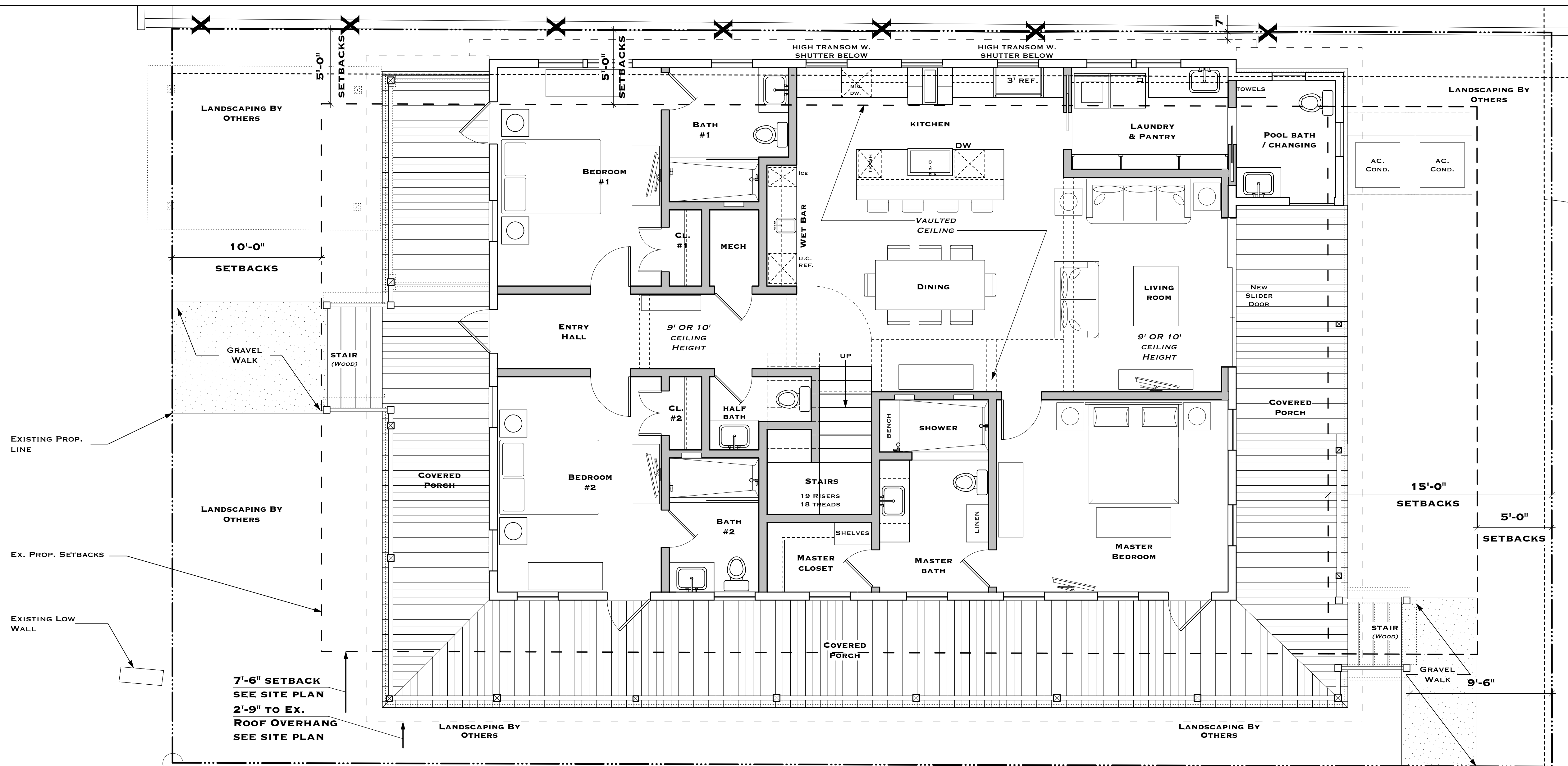
A RENOVATION FOR
1311 GRINNELL STREET
 KEY WEST, FL 33040

DRAWING TITLE:
FIRST & SECOND FLOOR PLAN

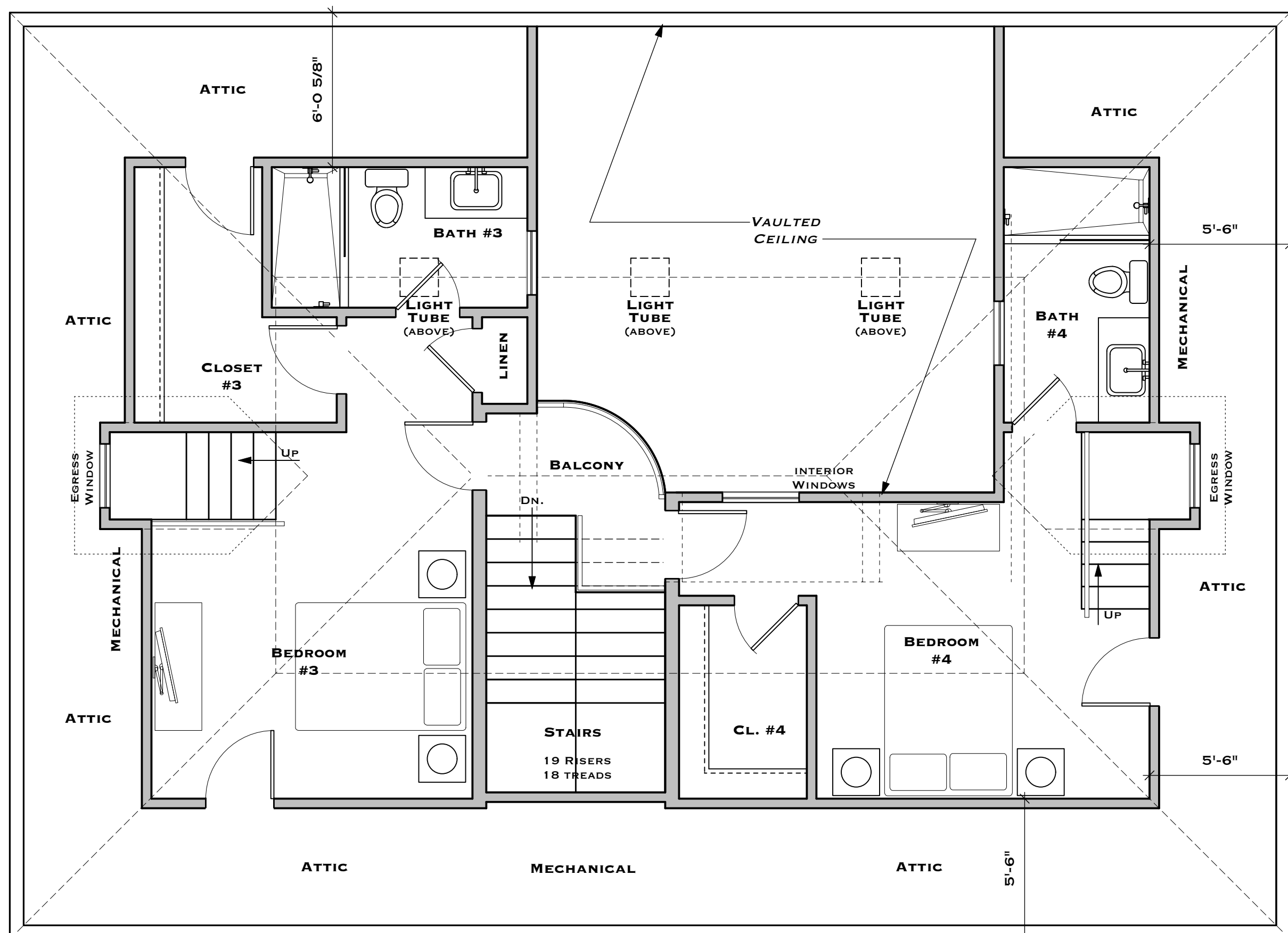
DRAWN: EDSA / TSN
CHECKED:
DATE: 07-13-2021

REVISION #	DATE

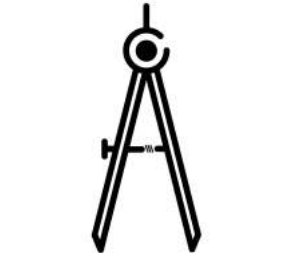
A1.1
 SHEET #



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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33042

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251-422-9547

A RENOVATION FOR
1311 GRINNELL STREET
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS

DRAWN: EDSA / TSN

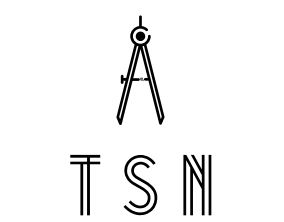
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DATE: 07-13-2021

REVISION # DATE

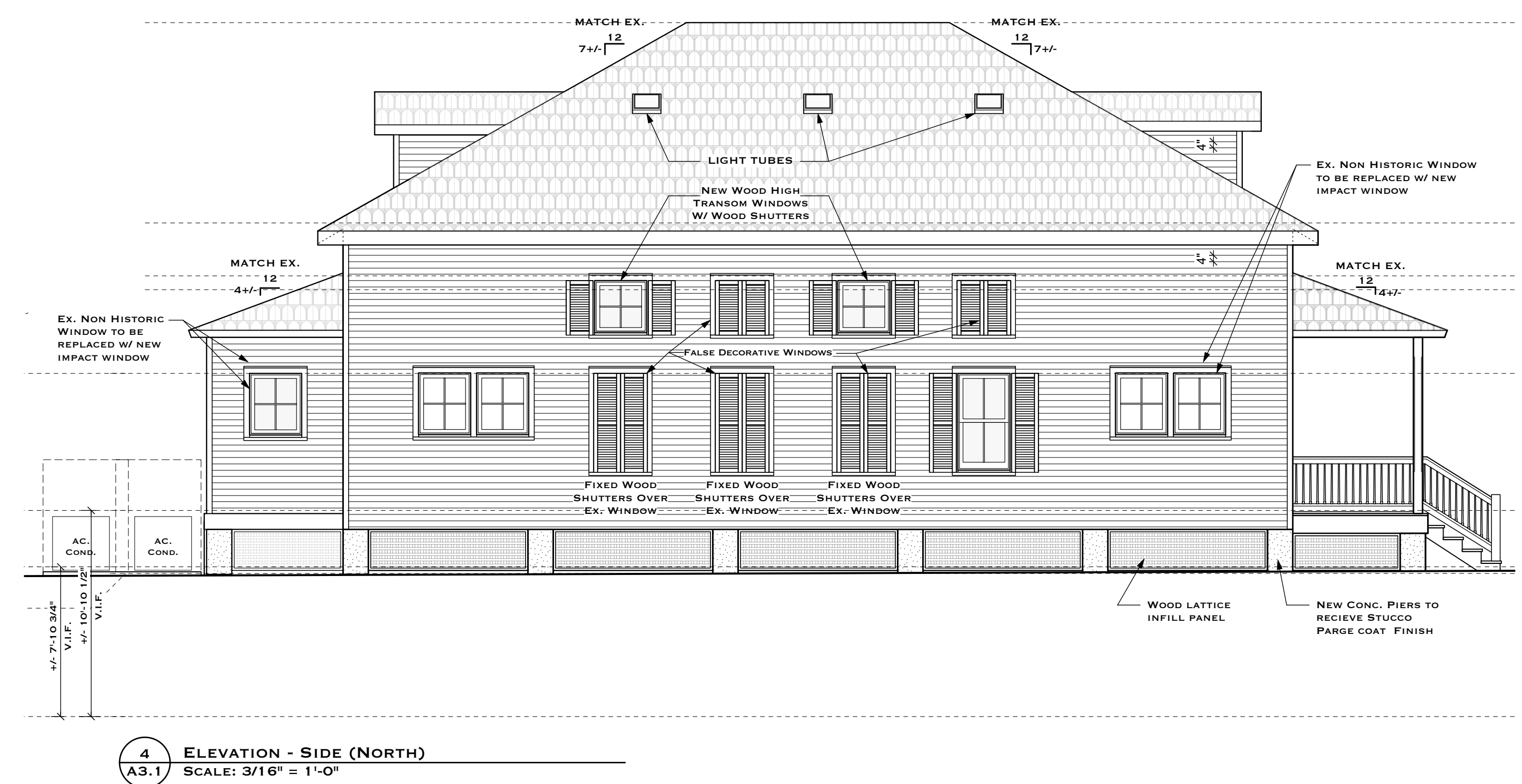
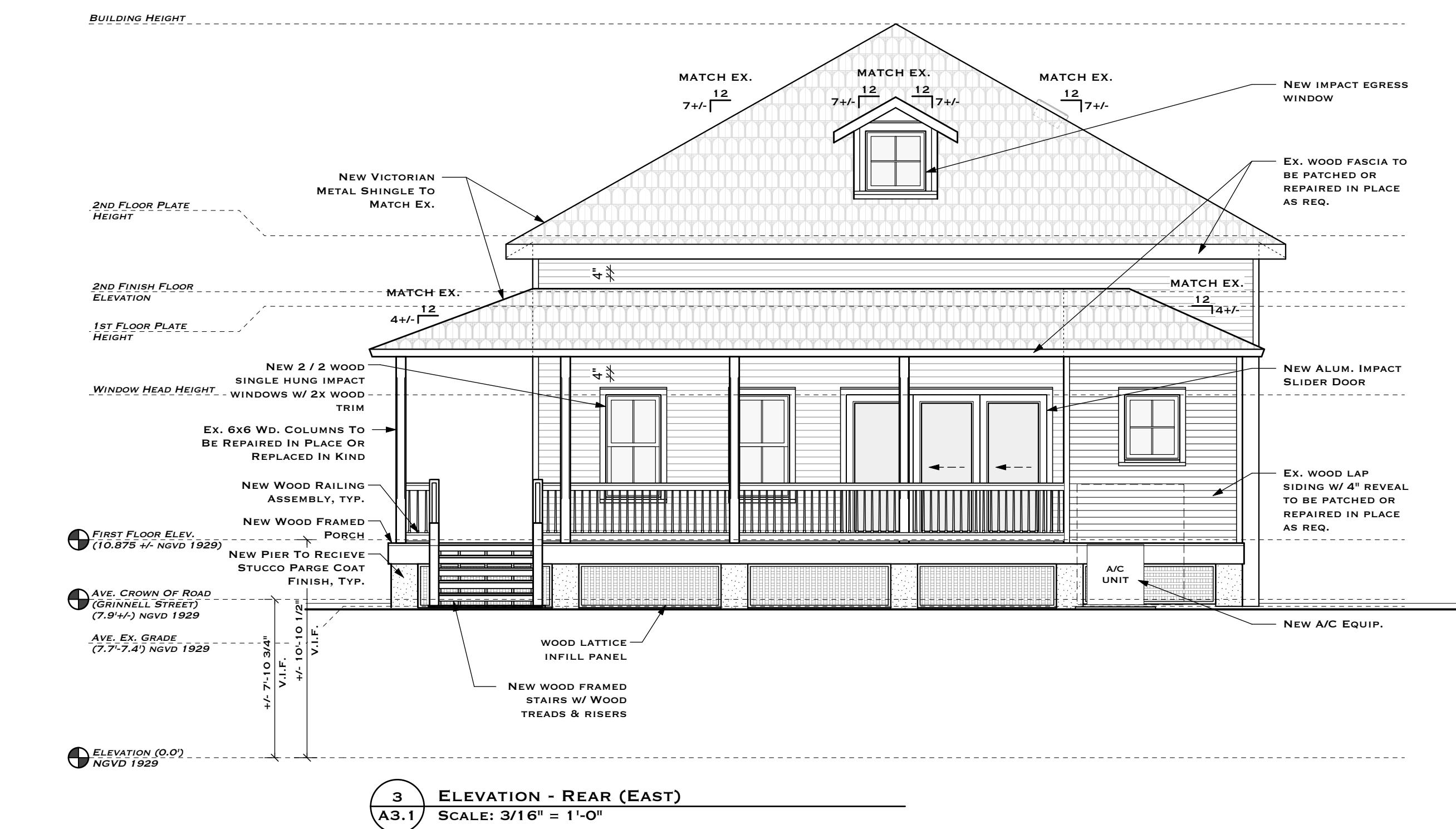
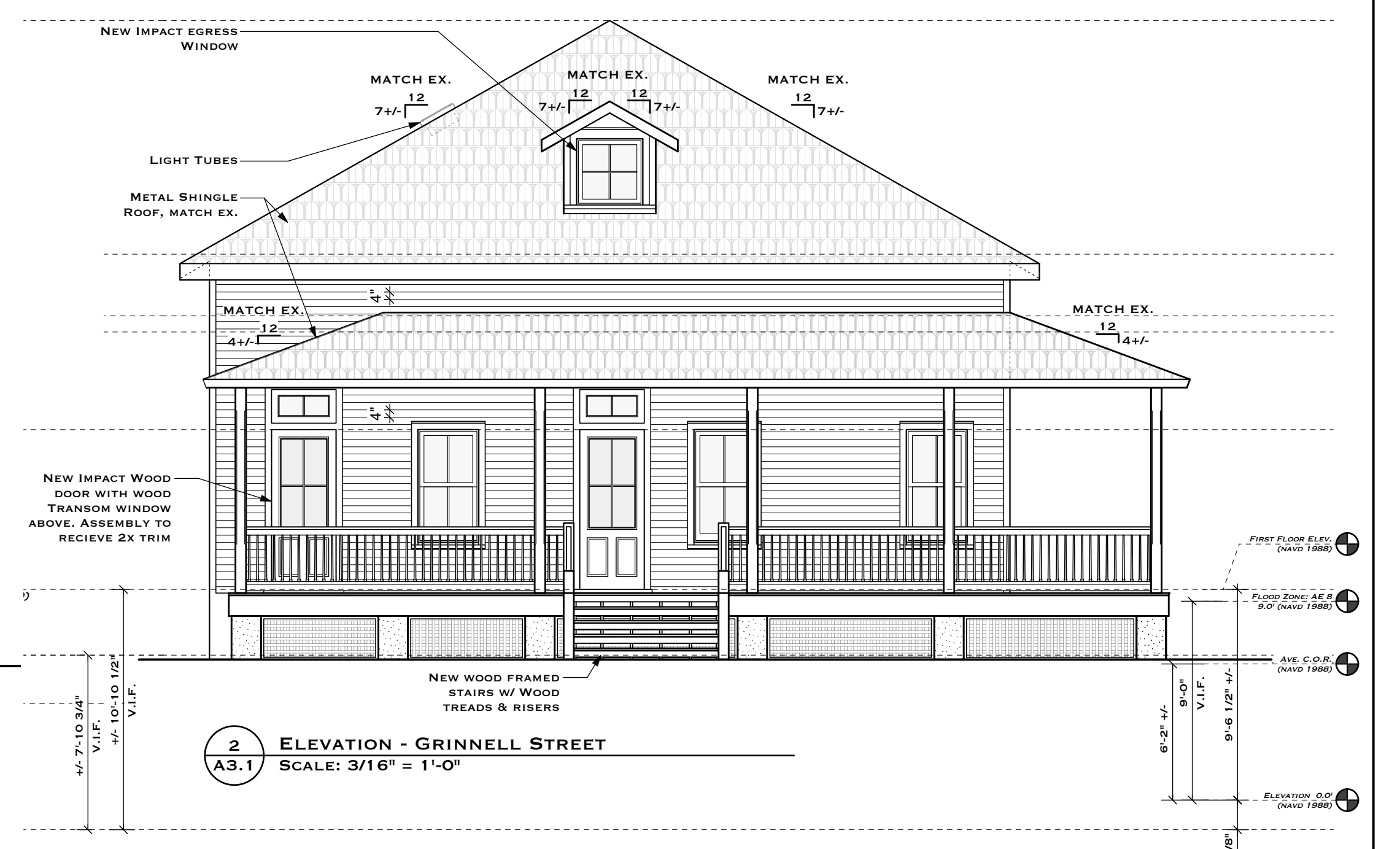
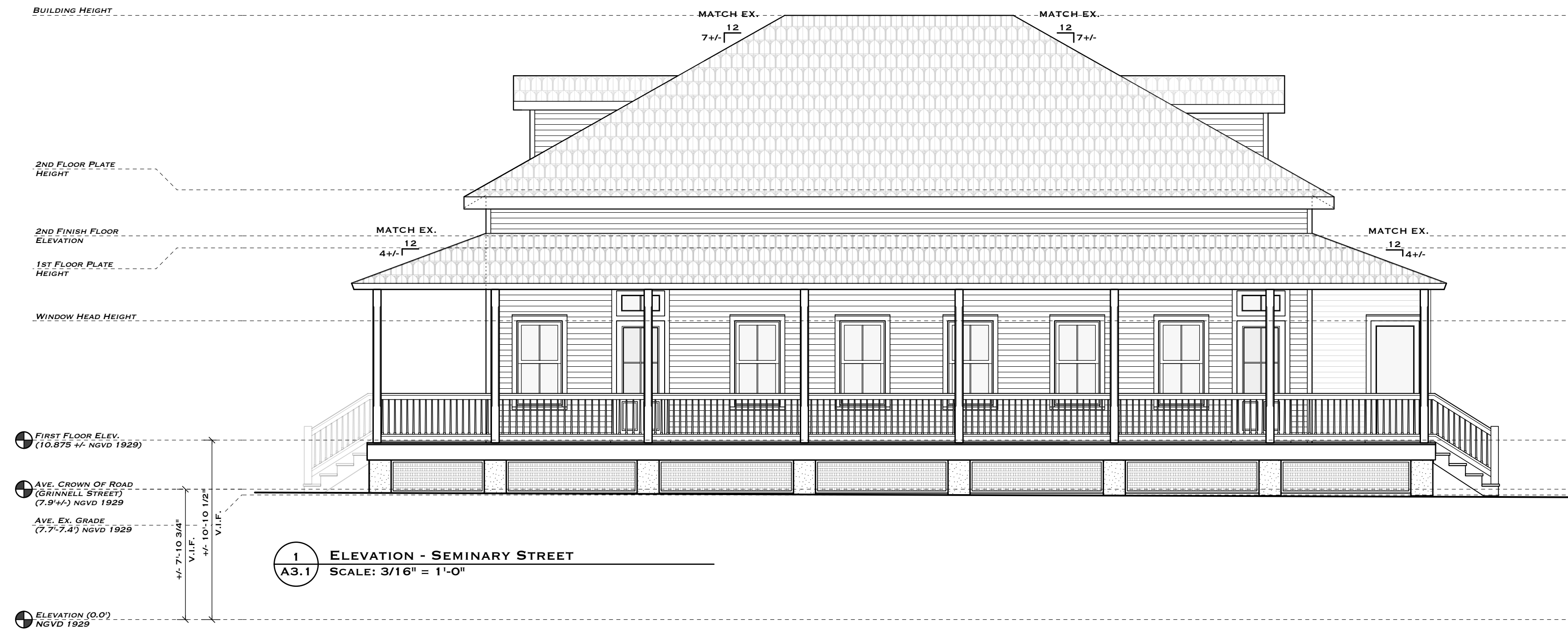
A3.1

SHEET #



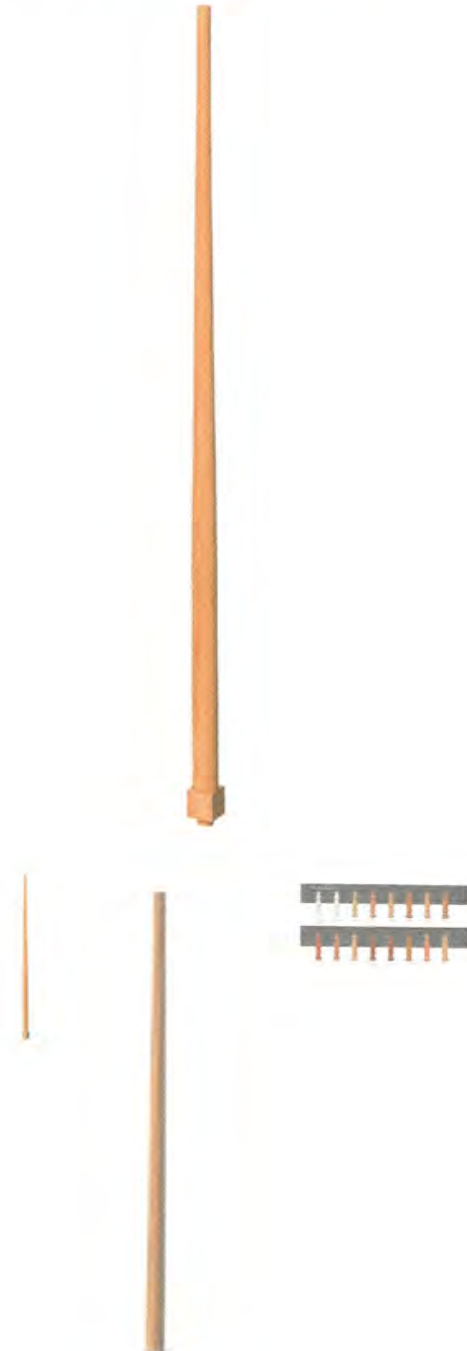
T.S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

HOME / PRODUCTS / COLONIAL 1-1/4" 5025 STRUCTURAL RISE PIN TOP BALUSTER



Sale

H5025-34-POP

Colonial 1-1/4" 5025 Structural Rise Pin Top Baluster

★★★★★ 9 reviews

\$ 5.40 ~~\$ 6.53~~

You Save 17% (\$ 1.13)

Wood Type

Poplar (1-3 Days) ▾

Length

34 inch ▾

Qty

— 1 +

Add to Cart

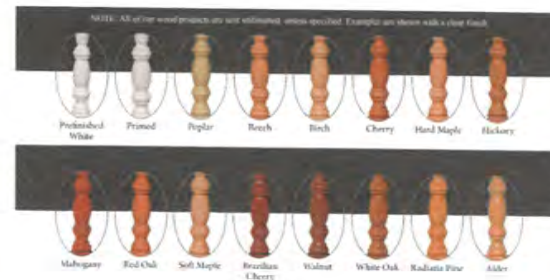
Buy with  amazon pay

More payment options

H5025 -Colonial 1-1/4" 5025 Structural Rise Pin Top Baluster

Note: Measurement includes the 3/4" H dowel

Wood Information



SkyFlex Skylights® offer the benefits of tubular systems such as 2-hour installation, more even light distribution, energy efficiency and UV fade resistance, all at an affordable price point.

Years of experience in design, quality assurance and customer feedback have gone into the **SkyFlex Skylight®**.

SkyFlex Skylights® offers two different product series to choose from, allowing you to brighten the dark areas of your home at a price that's within your budget.

Both series offer an **OPTIONAL THERMAL DIFFUSER UPGRADE** for maximum energy efficiency and less visibility of the reflective attic tubing.

Whichever **SkyFlex Skylight®** solution you choose, you can be confident that you are choosing the best quality product with the most attractive exterior appearance available for your home.

SkyFlex Skylights® is a registered trademark and product of Ultra Beauty, Inc.

The SkyFlex Family



Family owned and operated for over 3 decades!

SkyFlexUSA.com
(866) 248-9334
(386) 767-1463



SkyFlexUSA.com
(866) 248-9334
(386) 767-1463






Ultra Beauty, Inc.
 794 Sanders Rd., Suite 6
 Port Orange, FL 32127

*Specifications are subject to change without notice.



The Latest and Best Way to Brighten Your Day!



Other Brands	Plastic Dome Series	Impact Glass Series
		
PROFILE		
High profile: Ugly plastic dome can protrude up to 12" from roof line.	Low profile: Attractive architectural look.	Ultra low profile: Only 3" in height for a sleek appearance.
EXTERIOR		
Single layer plastic dome, no extra insulation. Noisy during hard rain.	High impact dual layer insulated polycarbonate lens for energy efficiency and noise reduction	Insulated energy efficient impact hurricane glass will never yellow and stays quiet during rain.
SIZING		
10" - 14" units are only suitable for smaller sized rooms.	14" - 22" units provide light for a wider array of room sizes.	14" - 22" units provide light for a wider array of room sizes.
TUBING		
Only one type of tubing is offered. Tubes modified with films and coatings can tarnish and bronze producing dingy yellowed lighting.	Offering both reflective flexible and rigid tubing insures the homeowner will receive the benefits of a custom tailored solution everytime. No artificial films or coatings are utilized.	Offering both reflective flexible and rigid tubing insures the homeowner will receive the benefits of a custom tailored solution everytime. No artificial films or coatings are utilized.
ROOF LENS & DIFFUSER		
Only 2 layers.	Up to 4 layers of available energy efficiency.	Up to 6 layers of durable energy efficient protection.
CERTIFIED TESTING		
Many brands are not impact rated.	Large projectile impact rated and can withstand wind gusts of 170 mph; 30 times more impact resistant than acrylic.	Large projectile impact rated and can withstand wind gusts in excess of 200 mph.
FLASHING		
Steel based flashings will rust, while plastic will fracture over time inevitably causing a leak. The reliance on gaskets adds additional maintenance with potential seal failure.	Extruded aluminum with heliarc welded flashing design provides a leak proof seal. Will never rust or crack, and is virtually maintenance free.	Extruded aluminum with heliarc welded flashing. Revolutionary integrated clamp on upper edge provides a leak proof seal. Will never rust or crack, and is virtually maintenance free.
CEILING RING		
Compression fit fastening method can sag causing a shadowing effect and increased bug penetration.	Durable ABS non-corrosive material fastened to ceiling with a virtually invisible flush-mount button cover. Stays secure.	Durable ABS non-corrosive material fastened to ceiling with a virtually invisible flush-mount button cover. Stays secure.
CLEANING		
Diffuser difficult to remove and clean with compression clips that can break.	Easy to clean diffuser with marine grade gasket. No hardware to remove.	Easy to clean diffuser with marine grade gasket. No hardware to remove.
WARRANTY		
Up to 10 years of limited warranty with manufacturers out of the local area.	Better: 10-year manufacturer's written limited warranty with local support.	Best: 25-year manufacturer's written limited warranty with local support.

Many of Central Florida's top builders have trusted **SkyFlex Skylights** for use in their models and customers' homes to bring out the best in their interior design.



Adding natural daylight with **SkyFlex Skylights** is a modern home improvement that can increase the resale value of your home. It is an investment that homeowners and buyers can appreciate for years to come.

The Impact Glass Series offers high-impact insulated glass that can withstand the harsh Florida climate and will remain clean and clear. It will not yellow or become brittle over time.



Call today to see how **SkyFlex Skylights** can transform your home to have a brighter, more open and airy feel.

SkyFlexUSA.com
(866) 248-9334
(386) 767-1463



SkyFlex Skylights combine the advantages of tubular skylights with the durability and quality of traditional skylights. We use reflective tubing along with an aesthetically pleasing ceiling diffuser to bring sunshine into your home with no harmful UV rays.



SkyFlex Skylights were invented locally and specially designed for the harsh Florida climate. Our product is custom tailored to withstand extreme heat, humidity, and hurricanes. **SkyFlex Skylights** are superior to other brands that are mass produced the same way regardless of your specific environmental needs.



Your family will love to spend time in the bright living areas of your home with abundant natural light from the **SkyFlex Skylight**.



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 28, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING HISTORIC RESIDENCE. ~~NEW POOL.~~
DEMOLITION OF CARPORT. DEMOLITION OF EXISTING FLOOR
AND FOUNDATION SYSTEM AT PORCH AND LIVING SPACE.**

#1311 GRINNELL STREET

Applicant – Seth Neal

Application #H2021-0043

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.



Public Meeting Notice

NO2103511

Public Meeting Notice

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RENOVATIONS TO EXISTING HISTORIC RESIDENCE. NEW POOL. DEMOLITION OF CARPORT. DEMOLITION OF EXISTING FLOOR AND FOUNDATION SYSTEM AT PORCH AND LIVING SPACE.

#1311 GRINNELL STREET

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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 00039410-000000
 Account# 1040151
 Property ID 1040151
 Millage Group 10KW
 Location 1311 GRINNELL St, KEY WEST
 Address
 Legal KW WEBB REALTY CO SUB PB1-42 PT LOT 5 ALL LOT 6 SQR 8 TR 18 G4-29
 Description OR316-115/19 OR399-394-395 OR591-260 OR606-847 OR2189-352/53TR OR2192-161/62TR OR2902-1810/11
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision The Webb Realty Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[NATURE'S BOUNDARY LLC](#)
 11741 Road 191
 Oakwood OH 45873

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$282,822	\$221,652	\$239,367	\$259,711
+ Market Misc Value	\$1,142	\$1,184	\$1,225	\$1,049
+ Market Land Value	\$449,510	\$464,610	\$500,617	\$476,225
= Just Market Value	\$733,474	\$687,446	\$741,209	\$736,985
= Total Assessed Value	\$733,474	\$687,446	\$598,656	\$595,105
- School Exempt Value	\$0	\$0	(\$9,395)	(\$9,202)
= School Taxable Value	\$733,474	\$687,446	\$589,261	\$585,903

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	4,555.00	Square Foot	49	92

Buildings

Building ID	3087	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1943
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2005
Gross Sq Ft	4562	Foundation	WD CONC PADS
Finished Sq Ft	1863	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	208	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	5
Economic Obs	0	Full Bathrooms	1
Depreciation %	18	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	875	0	264
FAT	FINISHED ATTIC	1,680	0	166
FLA	FLOOR LIV AREA	1,863	1,863	258
DCU	U DET CARPORT	144	0	50
TOTAL		4,562	1,863	738

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	184 SF	1
WALL AIR COND	2005	2006	1	1 UT	2
FENCES	2005	2006	1	70 SF	5
TILE PATIO	1994	1995	1	72 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/11/2018	\$825,000	Warranty Deed	2165471	2902	1810	01 - Qualified	Improved

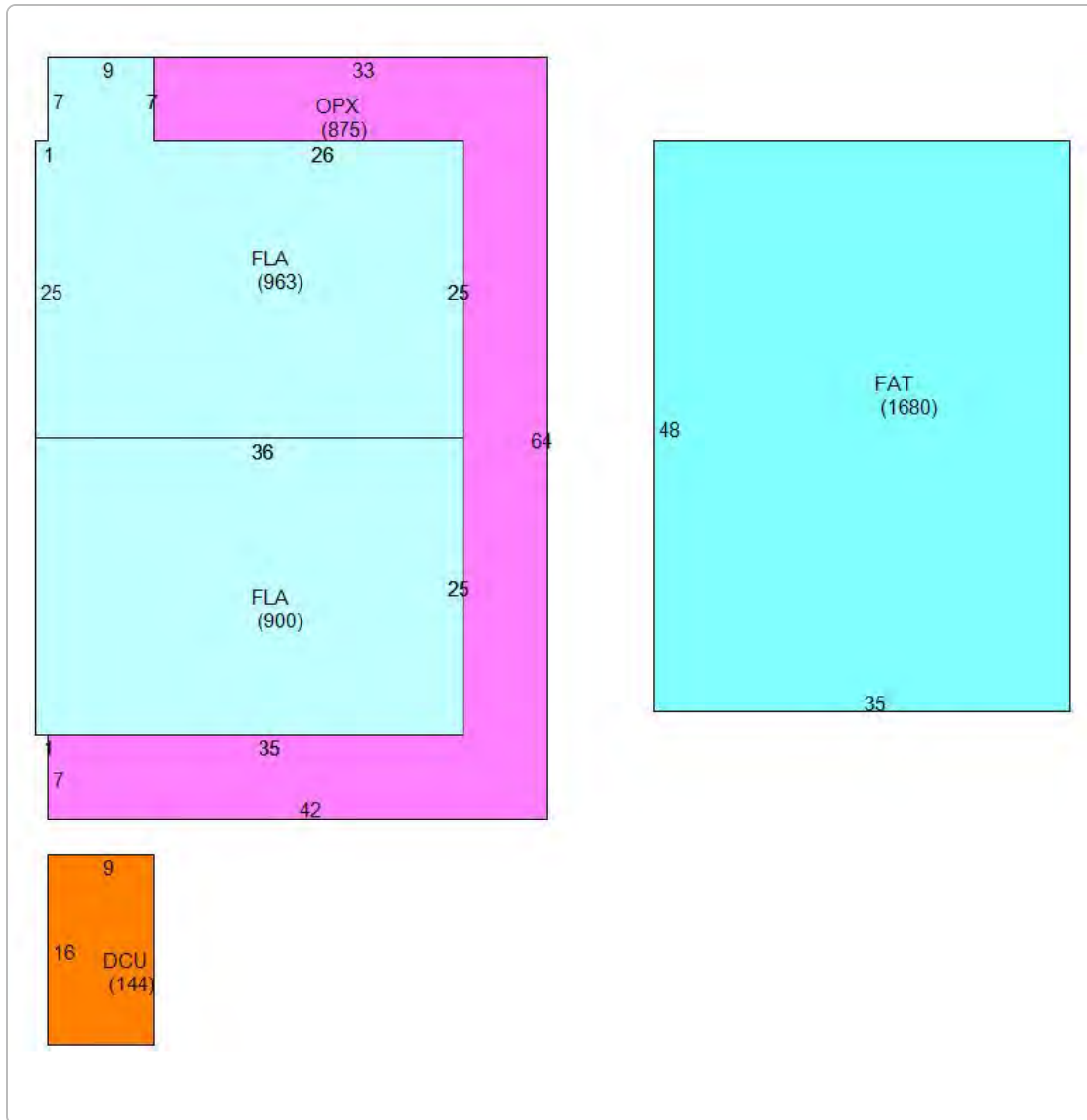
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-2060	5/9/2018	1/15/2020	\$4,500	Residential	RENOVATE EXISTING BATHROOM REMOVE TUB INSTALL NEW SHOWER
05-1960	5/26/2005	11/4/2005	\$2,000	Residential	epoxy injection on small cracks

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#)

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