

# **Staff Report**

# Historic Architectural Review Commission

## Staff Report Item 3

- Meeting Date:** February 26, 2013
- Applicant:** Carl Gilley
- Application Number:** H13-01-0141
- Address:** #1207 Grinnell Street
- Description of Work:** Demolish rear shed addition and build new open porch and enclosed cook house. Demolish existing carport and build new carport at a further distance from the historic house, all per plans.
- Building Facts:** The house is listed as a contributing resource. The one and one-half story frame vernacular house was built in 1889. The house has one saw tooth and a shed- roofed addition. The house immediately to the left is also listed as contributing. The lot is located in an X .2% flood zone for FEMA purposes.
- Guidelines and Ordinance Cited in Review:** LDR's, specific Section 122-1182: *An open carport may be erected adjacent to interior lot lines within one foot of the front and side property lines.*
- HARC Guidelines: Additions, alterations and new construction (pages 36-38a), specifically guidelines 3, 4, 5 and 8.

### Staff Analysis

The Certificate of Appropriateness for review is a request to replace an existing non-contributing addition with an open porch and an enclosed "cook house" and to replace and move an existing carport. The plans show that the proposed construction will comply with setback and building and impervious coverage requirements for the HMDR zoning district. The proposed cook house will have board and batten siding, tongue and groove zee-brace shutters (no windows) and metal v crimp as the roof finish. The porch will have wood columns, rafters and decking and metal v-crimp as the roof finish. The carport will be located in line with the front porch of the building and constructed in a similar manner to not detract.

### **Consistency with Guidelines**

**It is staff's opinion that the proposed** one-story rear porch and cook house are in proper scale with the existing and surrounding structures:

The proposed porch and cook house addition and carport structure will be in proportion to the existing structure. The design is compatible and in keeping with Key West architectural character. And the materials proposed are of similar appearance to what is prevalent in the historic zone, particularly the board and batten siding on the proposed cook house.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS** H 13-100141  
APPLICATION # \_\_\_\_\_

OWNER'S NAME:  DATE:

OWNER'S ADDRESS:  PHONE #:

APPLICANT'S NAME:  PHONE #:

APPLICANT'S ADDRESS:

ADDRESS OF CONSTRUCTION:  # OF UNITS:

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

Demolish rear shed addition and build new rear open porch and enclosed cook house as per plans. Demo existing carport and rebuild smaller new carport in adjacent location further away from historic house as per plans. All new work to be painted white to match existing historic house.

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

\*\*\*\*\*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: JAN 23, 2013

Applicant's Signature:

**Required Submittals**

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

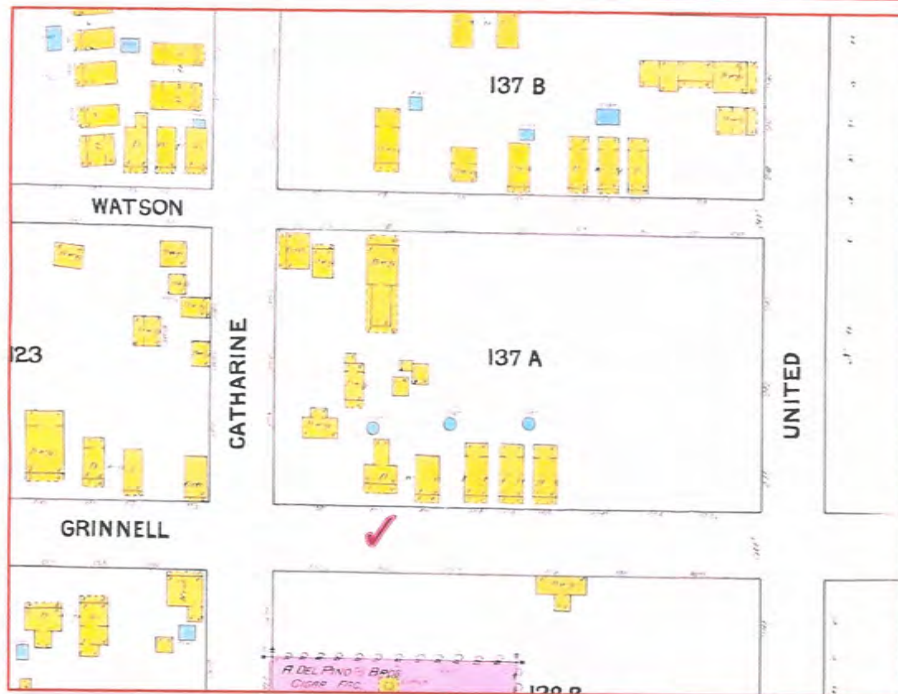
Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due:\$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

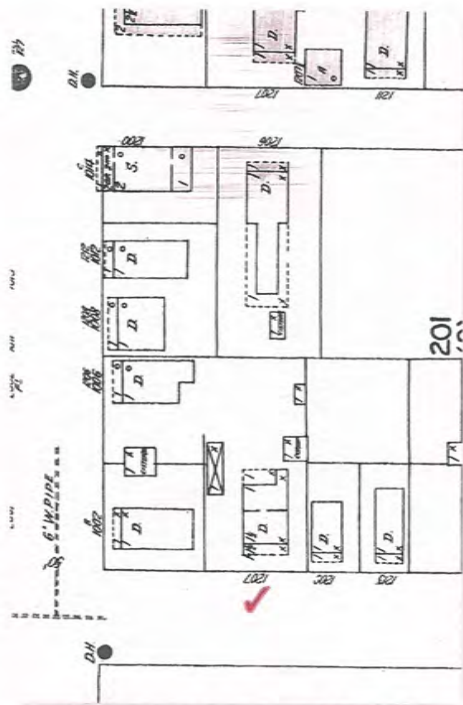
# **Sanborn Maps**



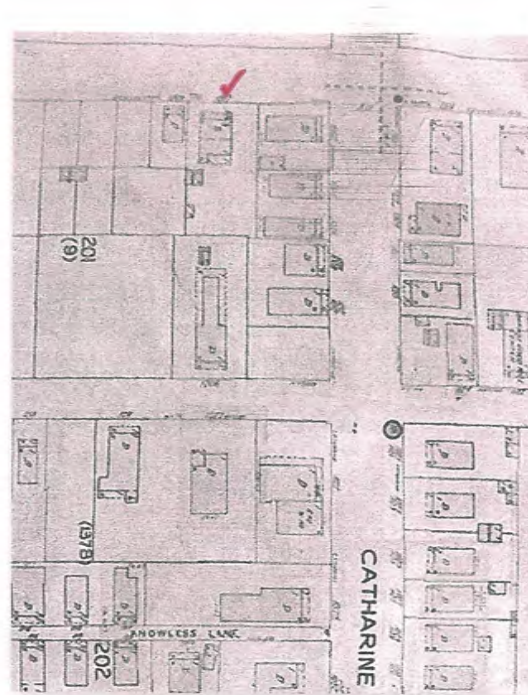
SANDBORN 1889



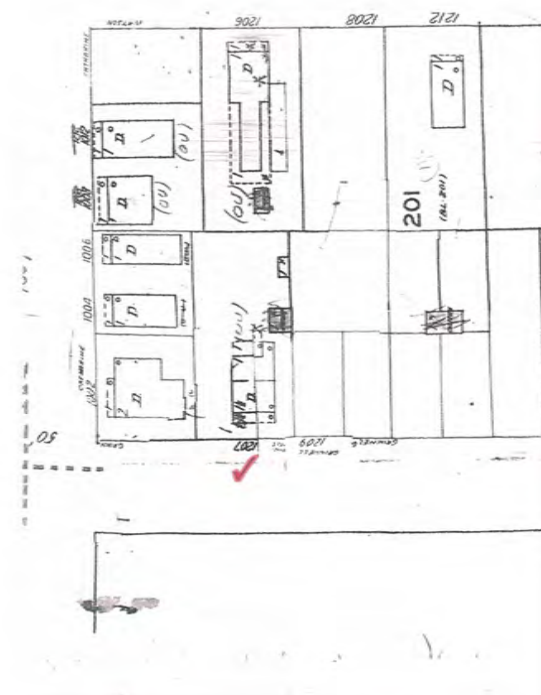
SANDBORN 1912



SANDBORN 1926



SANDBORN 1948



SANDBORN 1962

# **Project Photos**





Street view, 1965



Street view, 2012



Rear view, location of proposed porch



Existing carport



Southwest view of rear shed addition



Southeast view of rear shed addition



Neighbor to left, 1002 Catherine St.

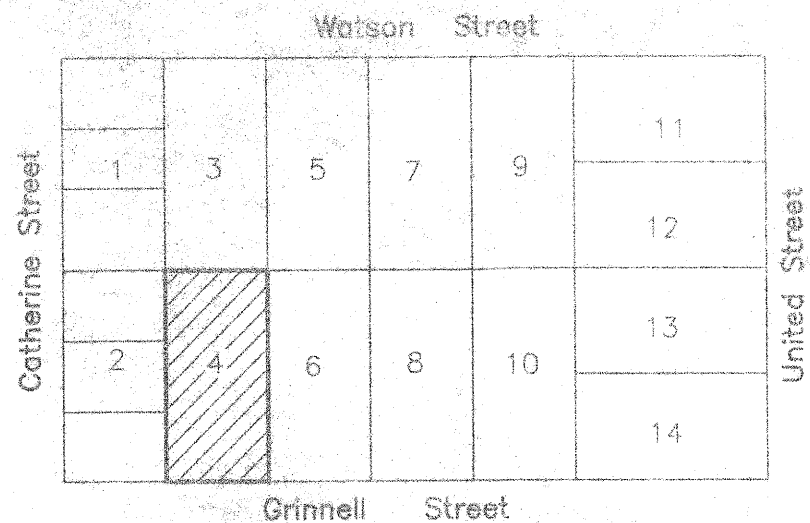


Neighbor to right, 1209-1221 Grinnel St.



Neighbor across the street, 930 Catherine St.

# Survey



**LOCATION MAP**

Part of Sq. 9, Tract 13, City of Key West

**LEGAL DESCRIPTION:**

On the island of Key West, known on Wm. A. Whitehead's map delineated in February 1829, as part of Tract thirteen (13), but now better known as Lot four (4) in Square Nine (9), Tract Thirteen (13), according to a diagram duly recorded in Monroe county, Florida, Public Records; Commencing at a point on Grinnell Street distant Fifty three (53) feet from the corner of Grinnell and Catherine and running thence along Grinnell Street in a Southeasterly direction Fifty three (53) feet and four (4) inches; thence at right angles in a Northeasterly direction one hundred eight (108) feet and six (6) inches; thence at right angles in a Northwesterly direction fifty three (53) feet and four inches; thence at right angles in a Southwesterly direction one hundred eight (108) feet and six (6) inches to the Place of Beginning.

**SURVEYOR'S NOTES:**

North arrow based on assumed meridian.  
 Reference Bearing: R/W Truman Avenue  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: Basic Elevation: 14.324

**Abbreviations:**

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- F.W. = Fire Well
- A/C = Air Conditioner
- w.m. = Water Meter
- Bal. = Balcony
- N.T.S. = Not to Scale
- C. = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- wd. = Wood

Field Work performed on: 1/26/04

**Monumentation:**

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- = Found 1/2" Iron Bar
- ▲ = fd. spike

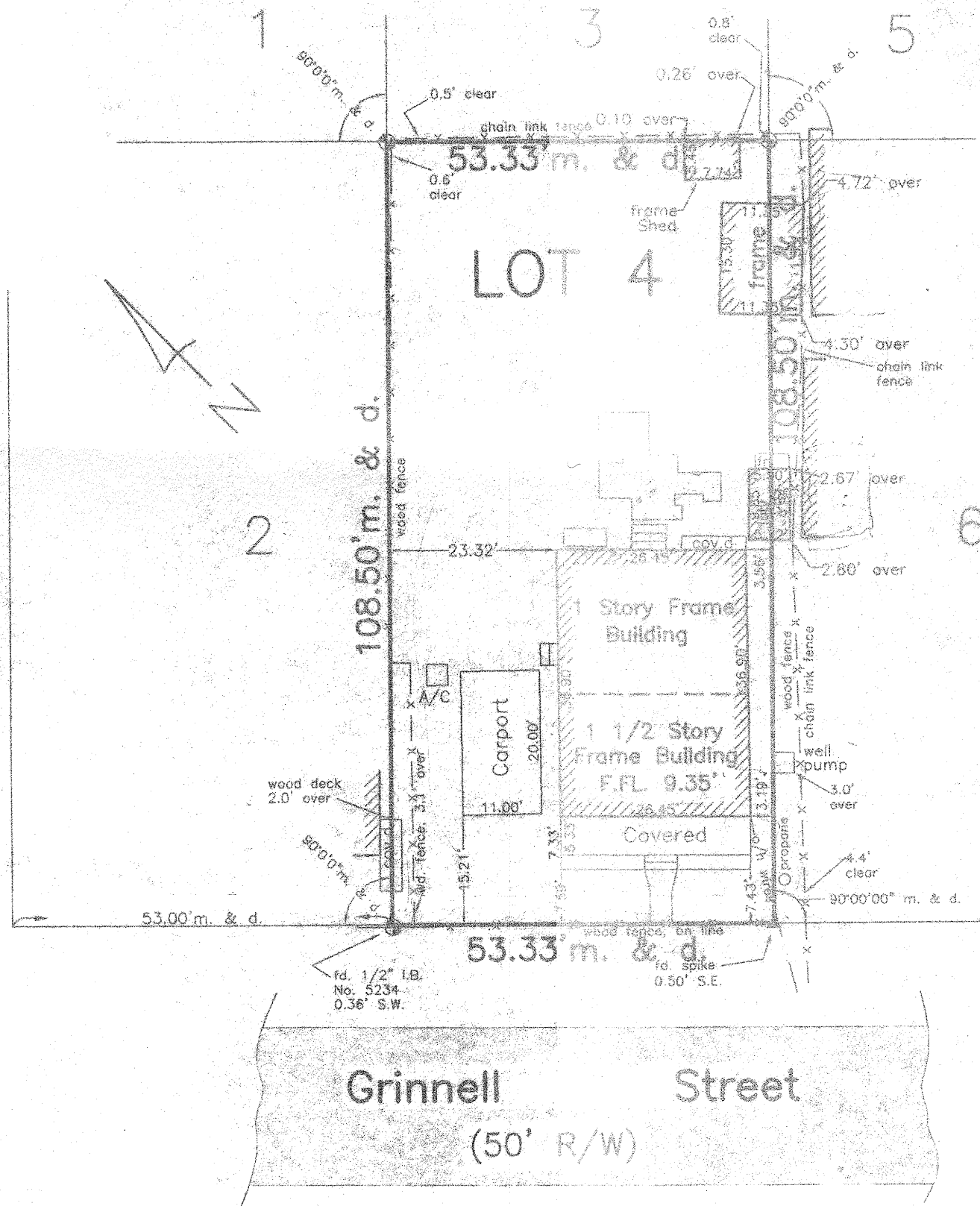
- m. = Measured
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- conc. = concrete
- I.P. = Iron Pipe
- o/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered

**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 61G17-6, Florida Statue Section 472.227, 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

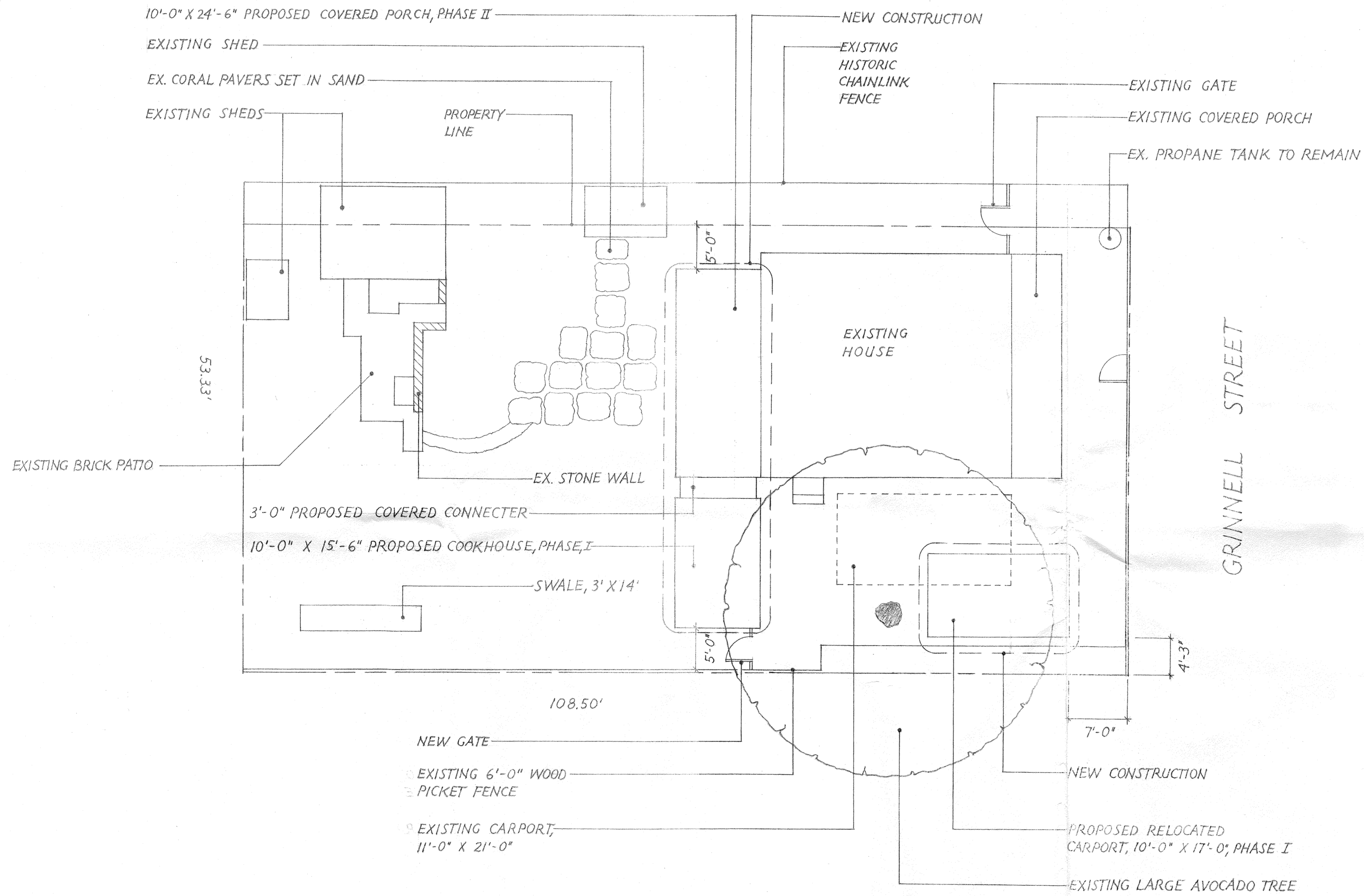


Phillip F.M. Gilley, Trust 1207 Grinnell Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 03-561	
Scale: 1"=20'	Ref. 175-18	Flood panel No. 1716 H	Dwn. By: F.H.H.
Date: 3/10/04		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			

**FREDERICK H. HILDEBRANDT**  
 ENGINEER PLANNER SURVEYOR

3152 Northside Drive  
 Suite 201  
 Key West, FL 33040  
 (305) 293-0456  
 Fax (305) 293-0237

# **Proposed Plans**



**DRAWING INDEX**

- A-1 SITE PLAN
- A-2 ELEVATIONS
- A-3 FRAMING & FOUNDATION PLAN
- A-4 SECTION: PORCH
- A-5 COOKHOUSE DETAILS & SECTION
- A-6 MECHANICAL
- A-7 CARPORT PLAN

**SITE DATA**

FLOOD ZONE: X  
 CITY ZONE: HMDR  
 LOT SIZE: 5,760.00 S.F.

**STORM WATER CALCULATION**

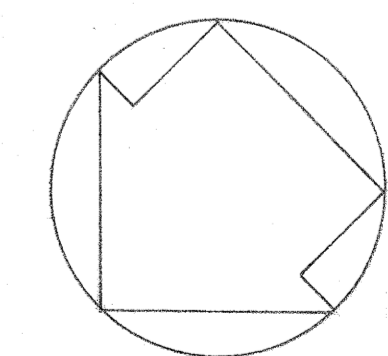
BUILDING SIZE (EXIST): 1,561.5 S.F.  
 BUILDING SIZE (PROPOSED): 1,718.5 S.F.  
 PATIO SIZE (EXIST): 156 S.F.  
 PATIO SIZE (PROPOSED): 261 S.F.  
 LOT COVERAGE: (EXIST): 1,561.5 S.F. (27.1%)  
 LOT COVERAGE: (PROPOSED): 1,718.5 S.F. (29.8%)  
 IMPERVIOUS COVERAGE (EXIST): 1,717.0 S.F. (29.8%)  
 IMPERVIOUS COVERAGE (PROPOSED): 2,126.0 S.F. (36.9%)  
 ADDITIONAL IMPERVIOUS COVERAGE: 409 S.F.  
 SWALE SIZE: 32 C.F. (9' X 3' X 14')

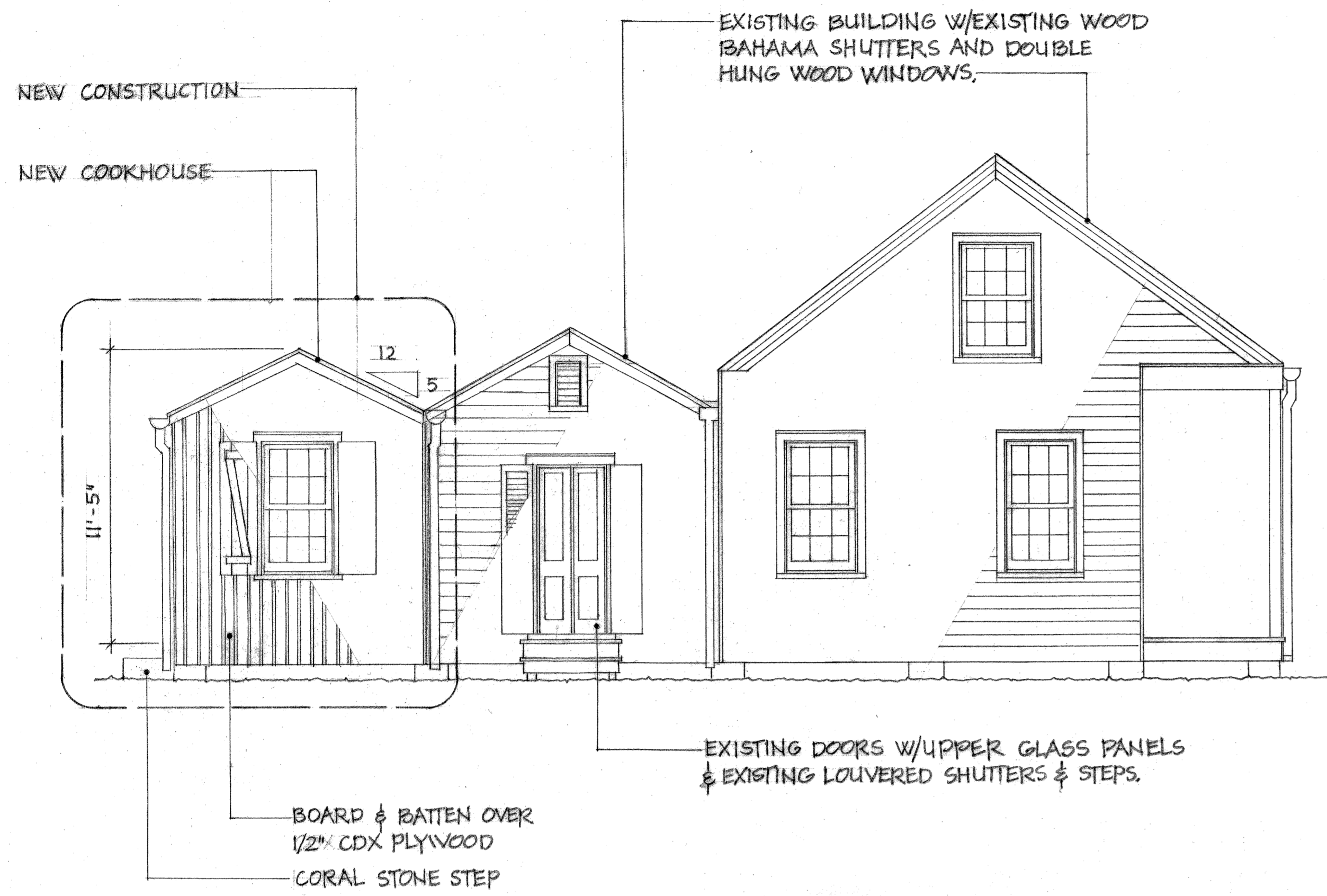
**WINDLOAD INFORMATION**

BASIC WINDSPEED: 150 MPH  
 WIND IMPORTANCE FACTOR: 1.0  
 INTERNAL PRESSURE CO-EFFICIENT: +/- 0.18  
 PRESSURES ON COMPONENTS & CLADDING  
 ROOFS (WORST CASE) + 23.3 PSF, -78.2 PSF  
 WALLS (WORST CASE) + 40.5 PSF, -54.2 PSF

**NOTES**

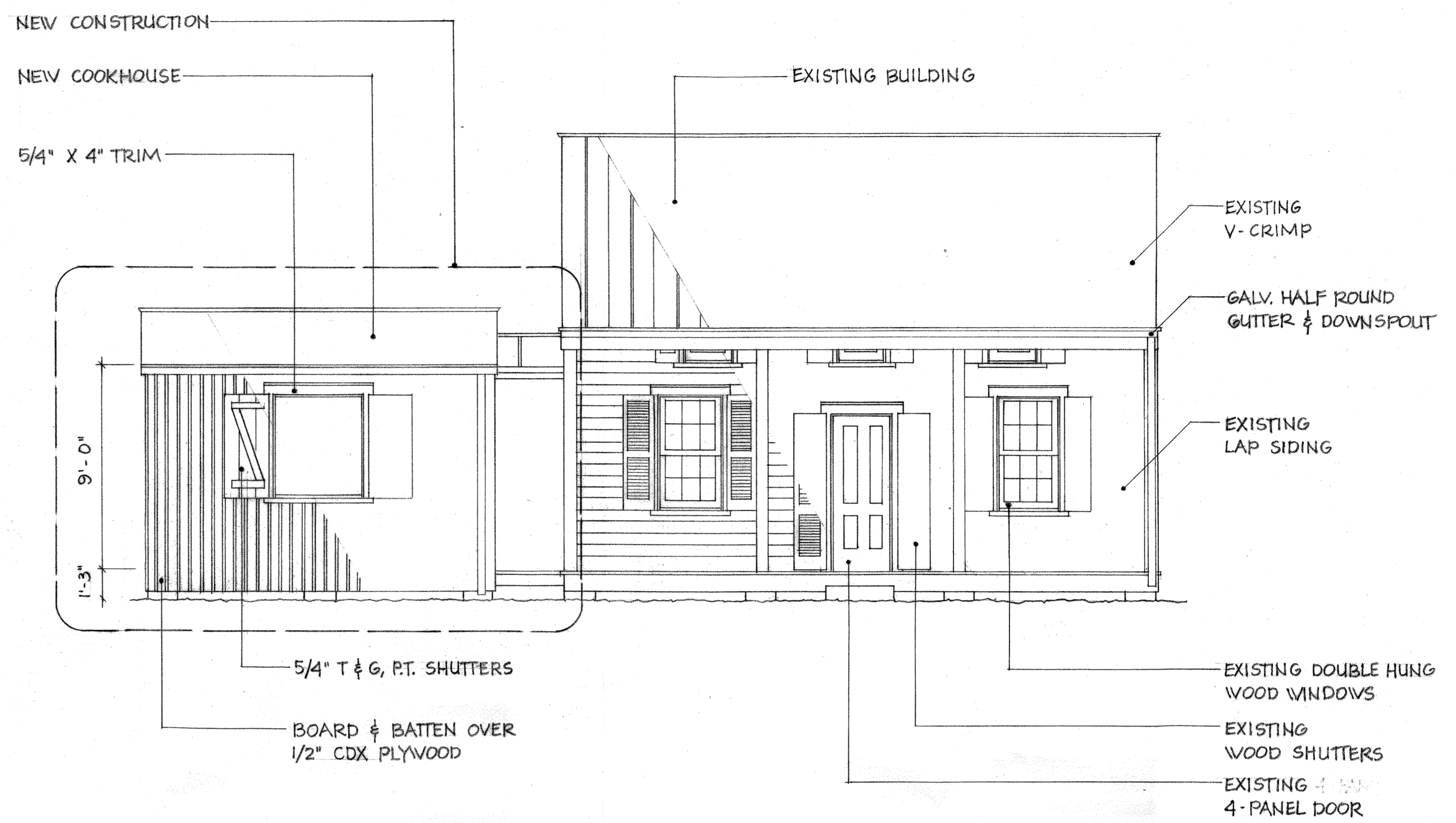
ALL WORK DEPICTED IN THESE DRAWINGS SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES:  
 FLORIDA BUILDING CODE, 2004 EDITION  
 NATIONAL ELECTRICAL CODE, 1999 EDITION





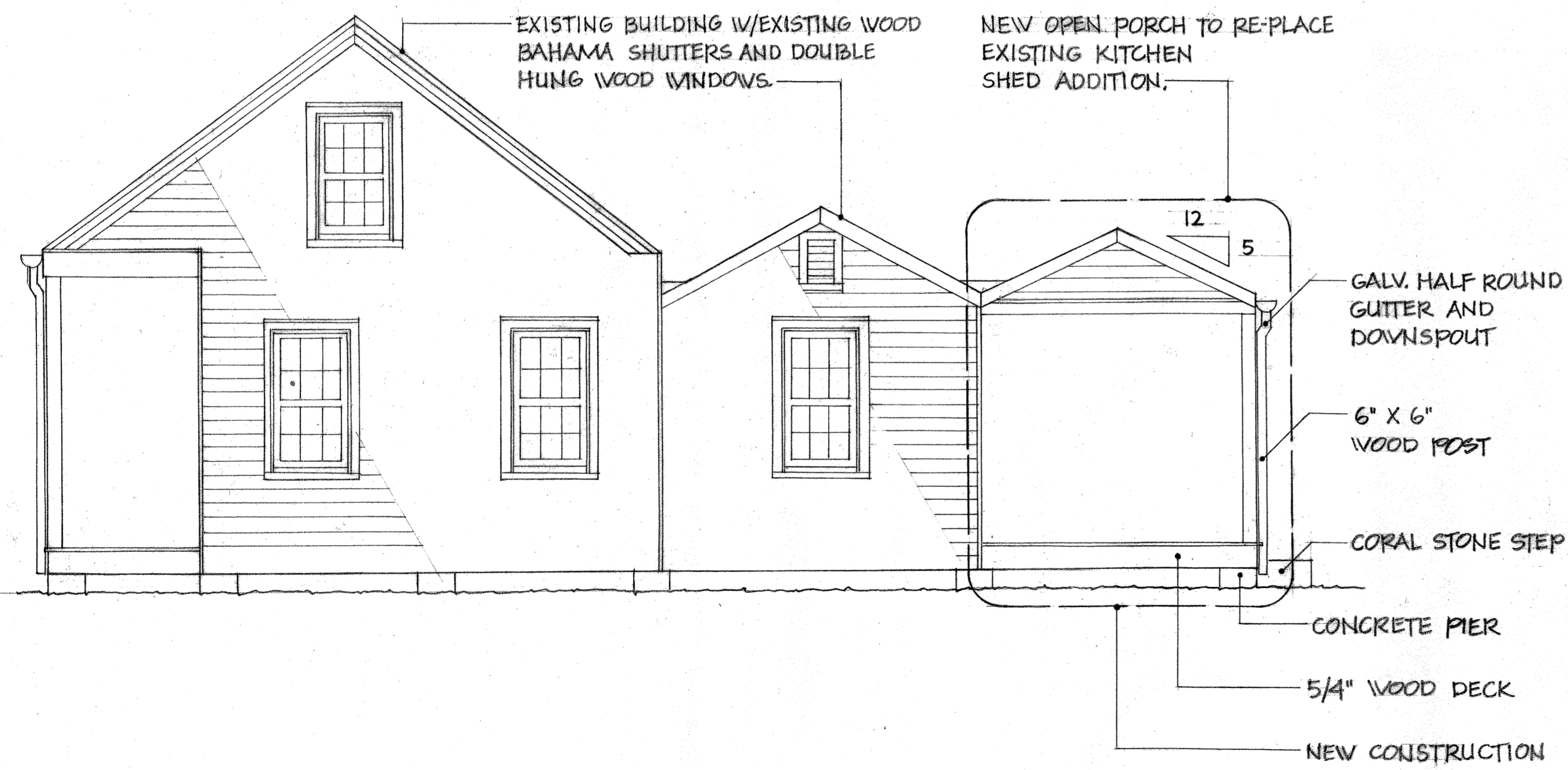
WEST ELEVATION

1/4" = 1'-0"



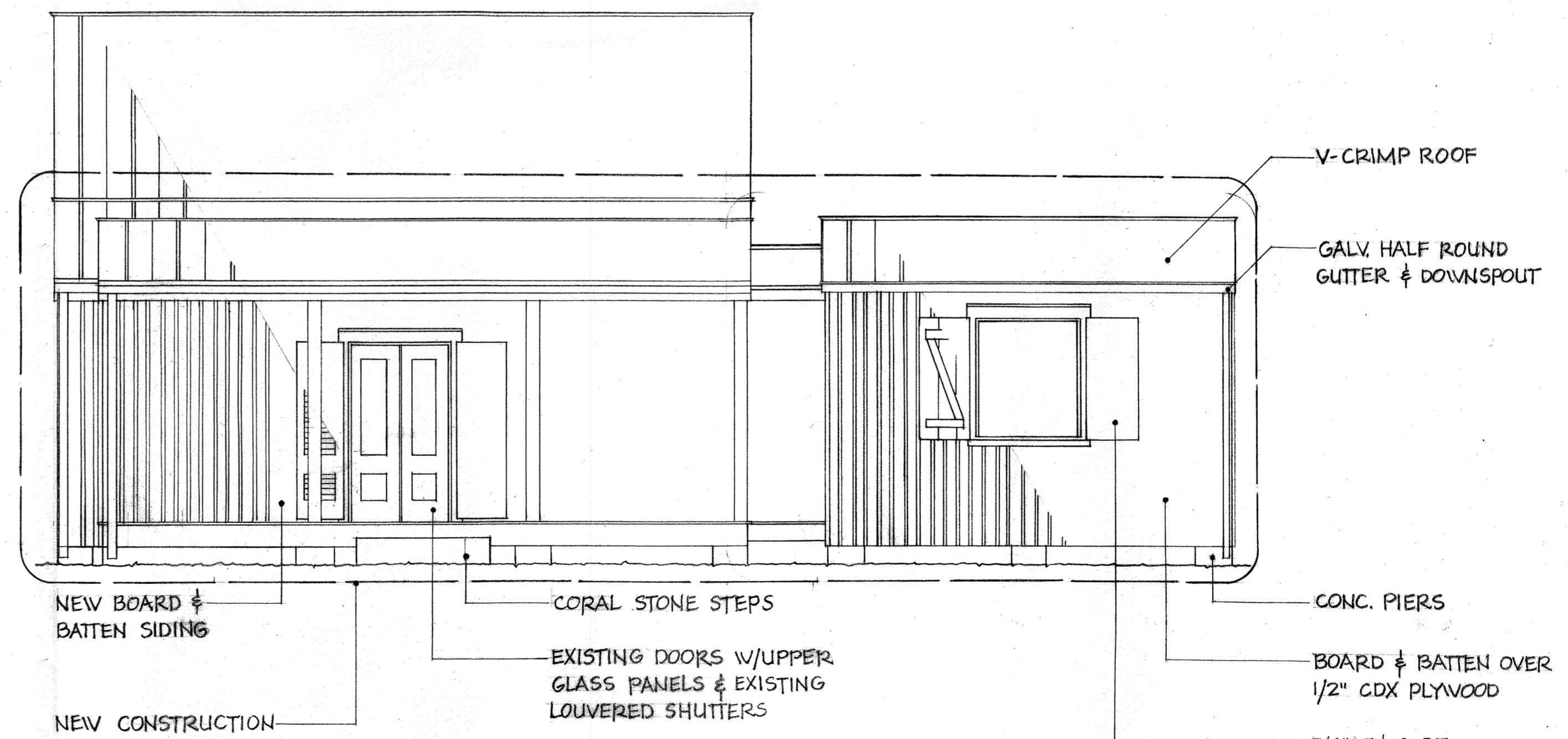
SOUTH ELEVATION

1/4" = 1'-0"



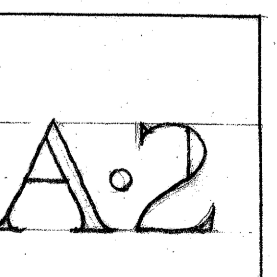
EAST ELEVATION

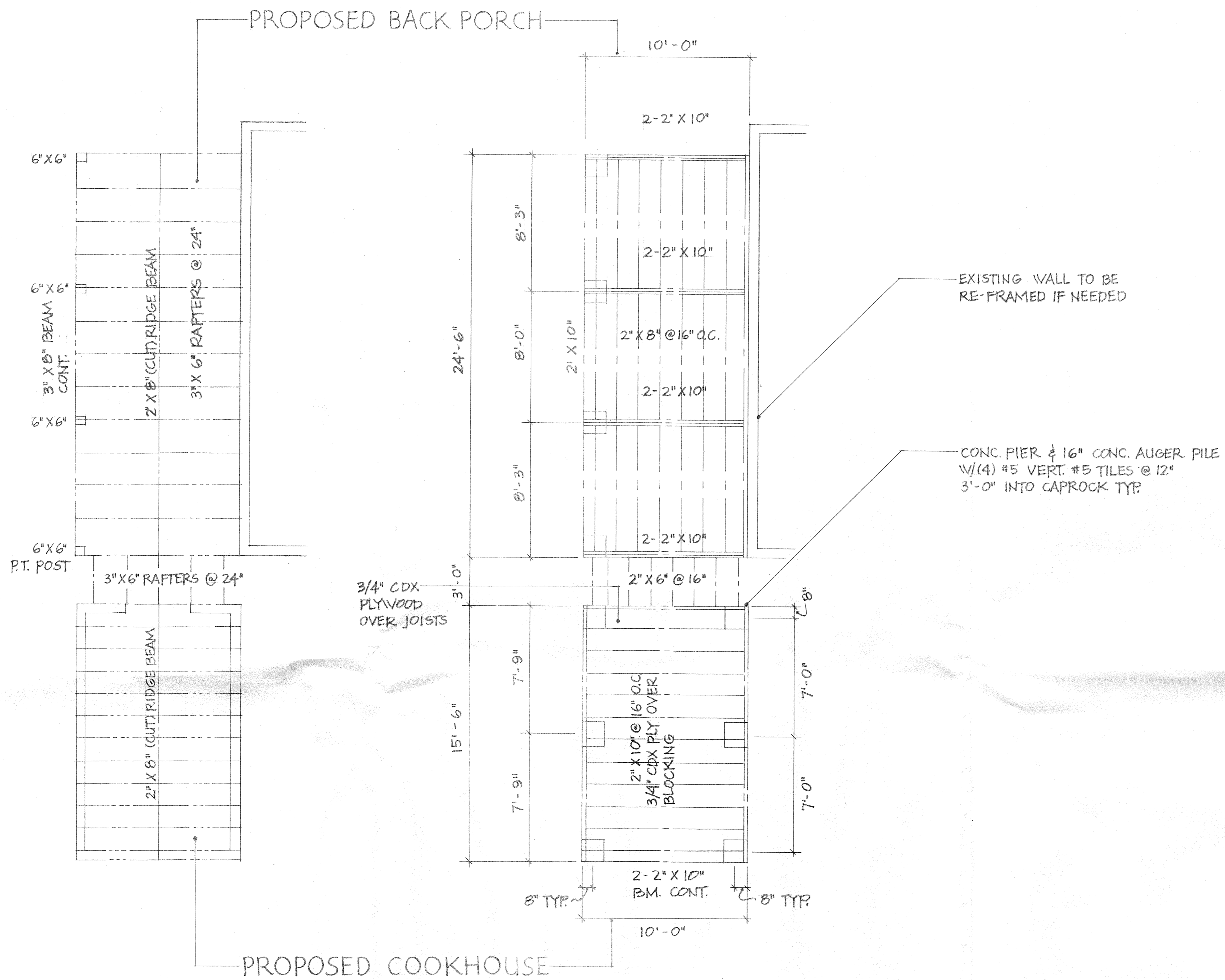
1/4" = 1'-0"



NORTH ELEVATION

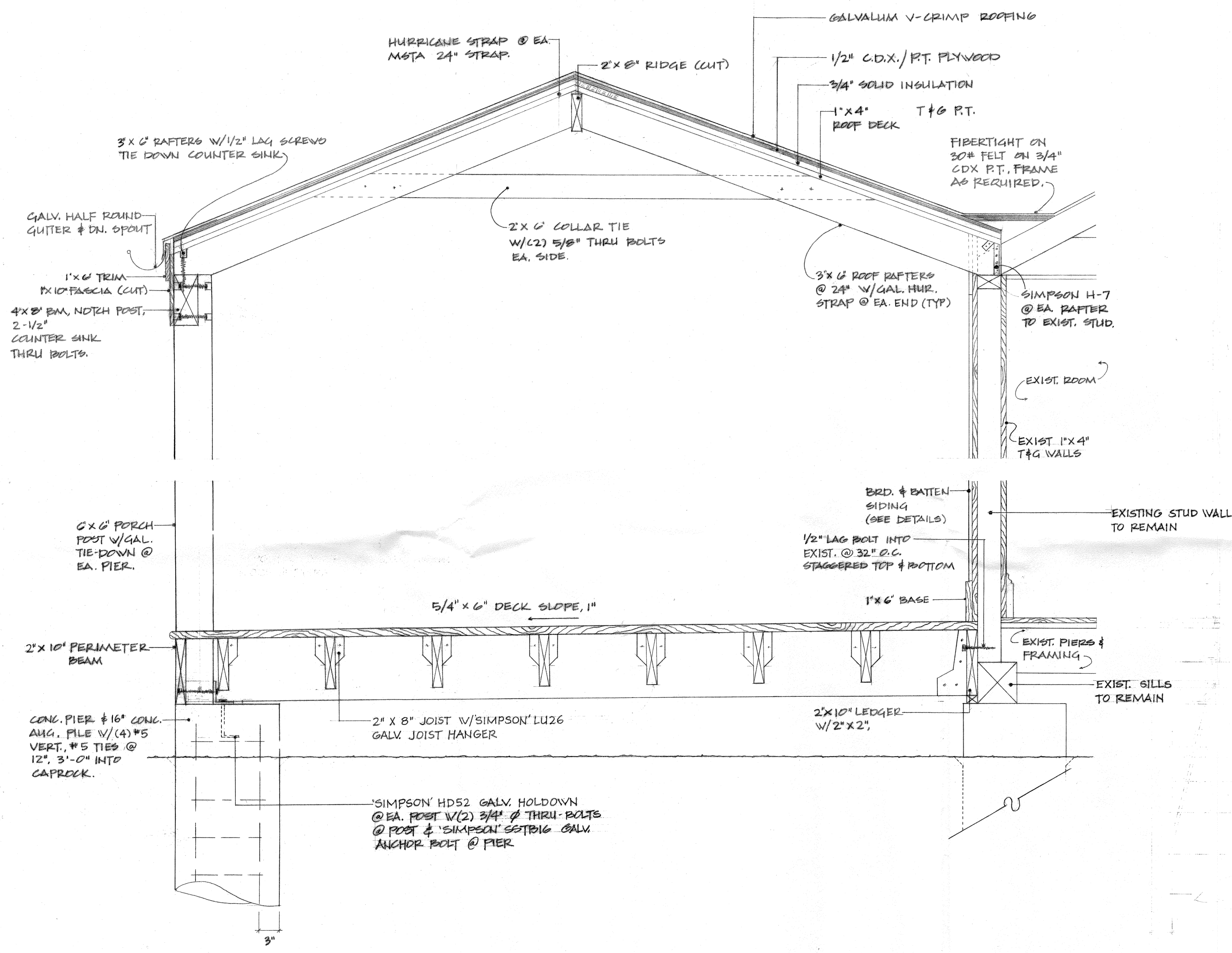
1/4" = 1'-0"





1/4" = 1'-0"  
ROOF FRAMING PLAN

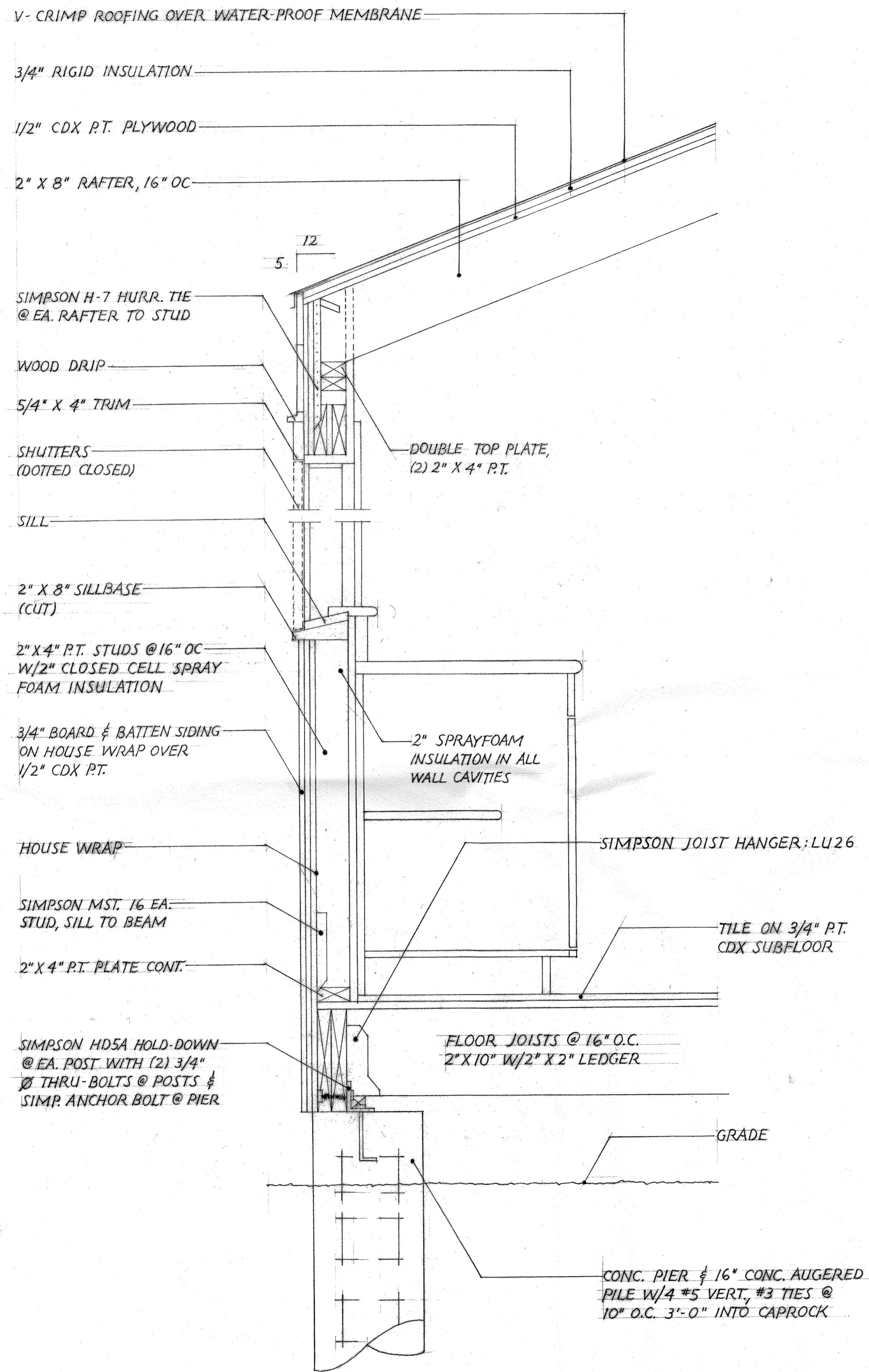
1/4" = 1'-0"  
FOUNDATION & FLOOR FRAMING PLAN



BACK PORCH SECTION

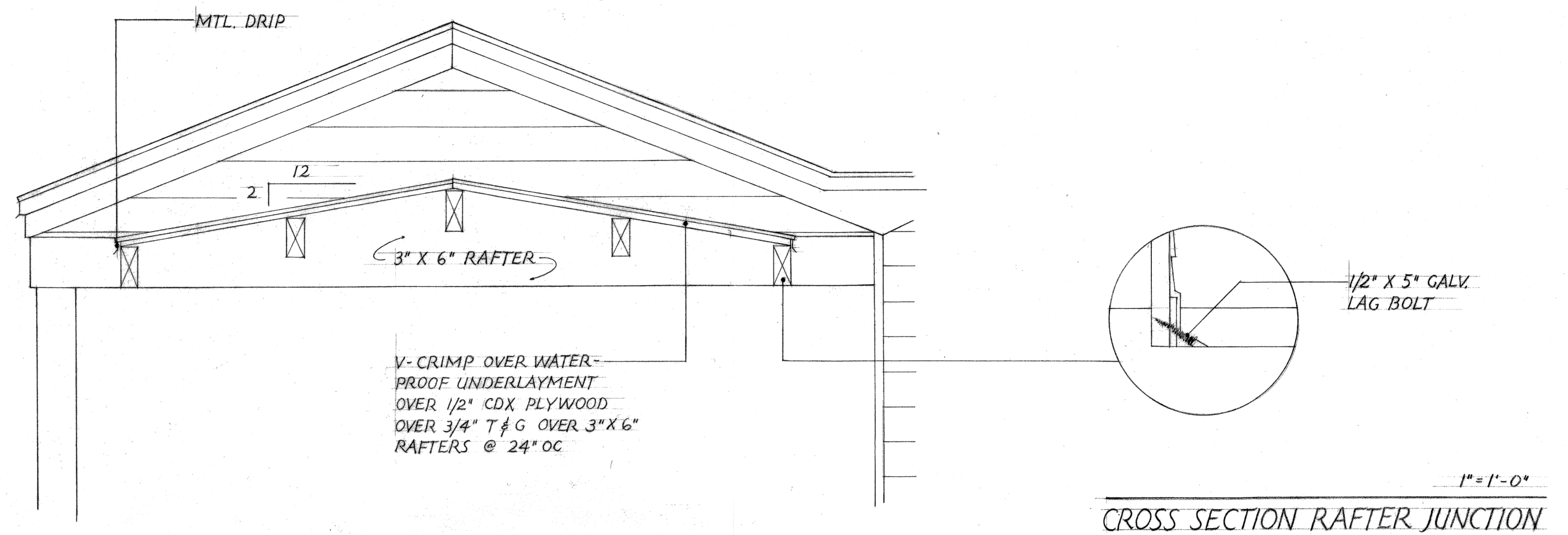
1/2" = 1'-0"





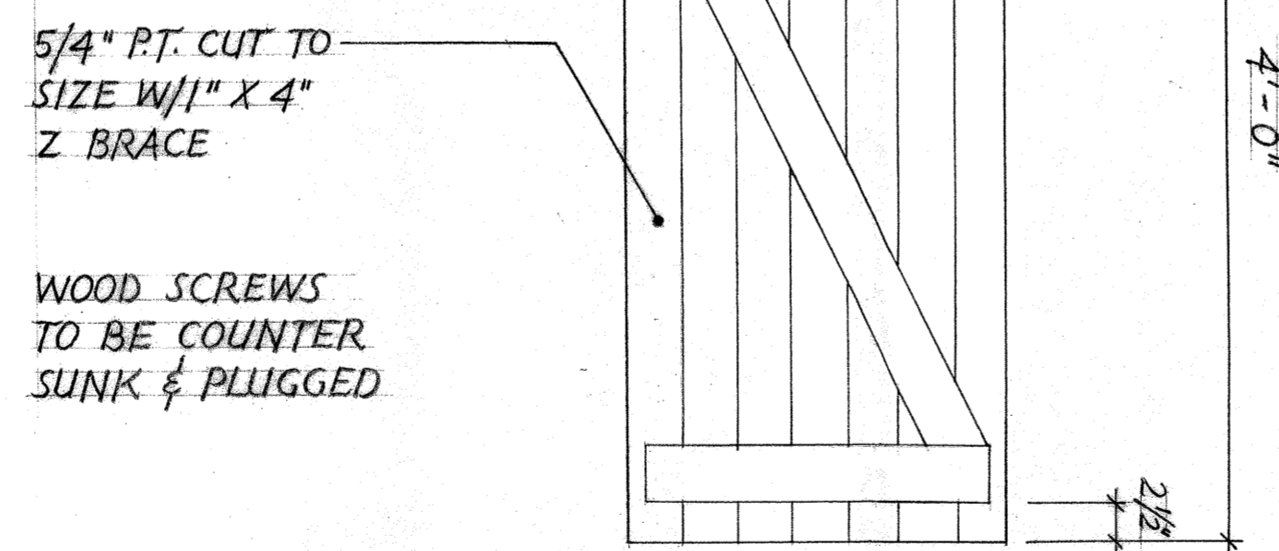
SECTION 3

1 1/2" = 1'-0"

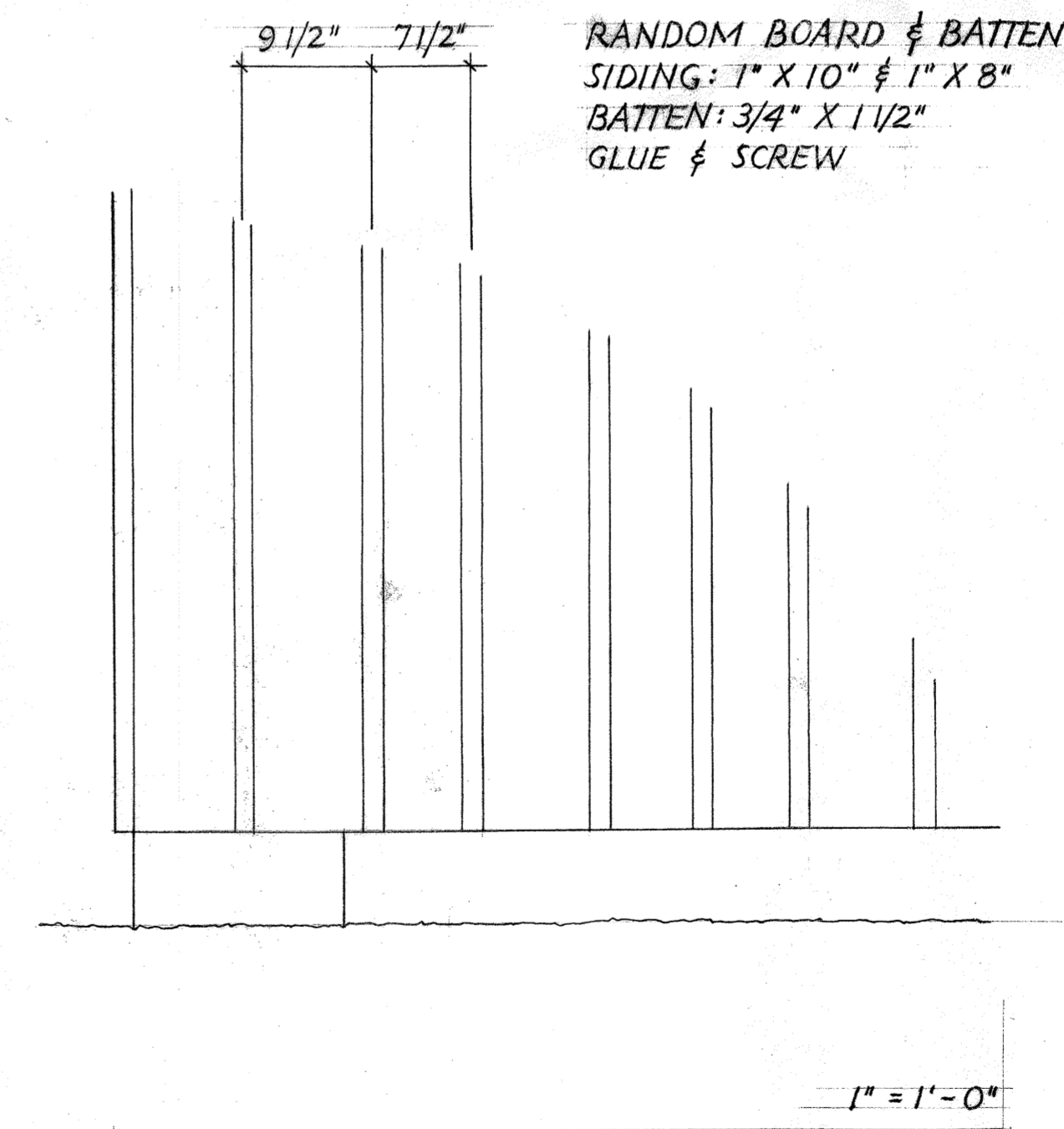


SECTION 4

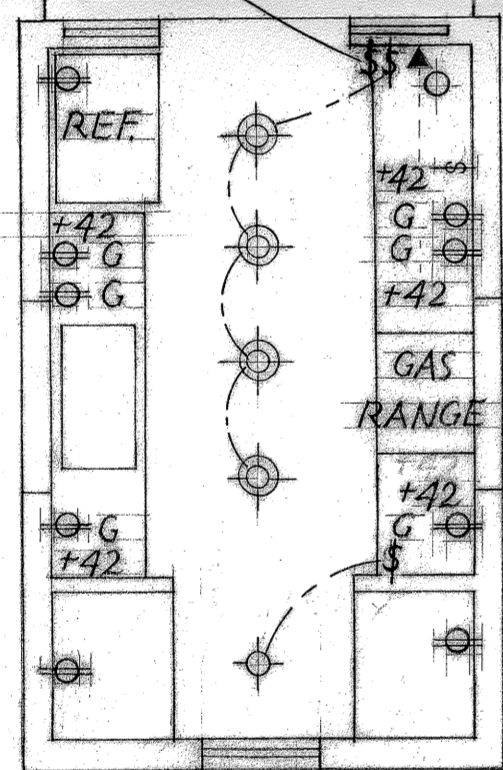
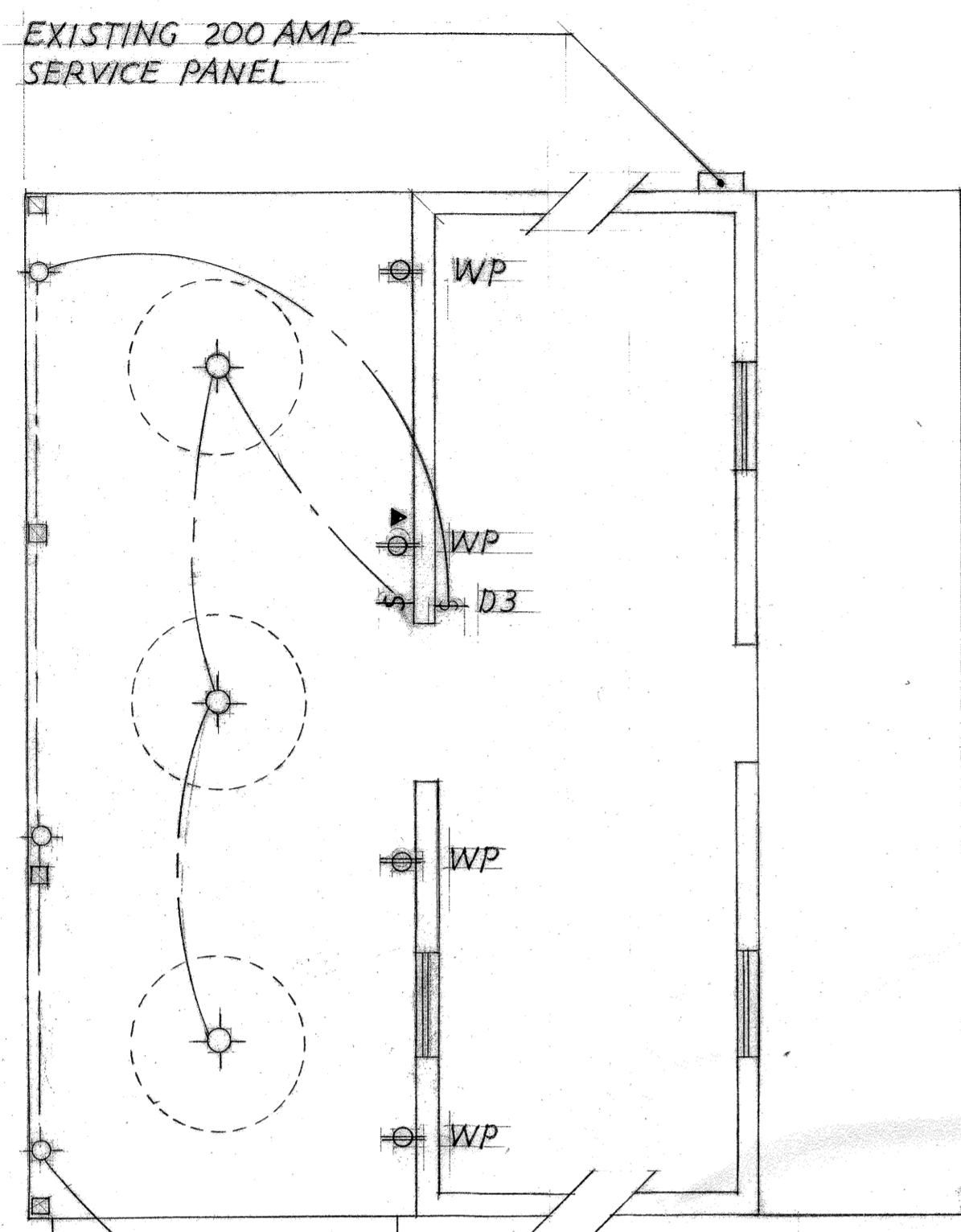
1" = 1'-0"



DETAIL A



DETAIL B

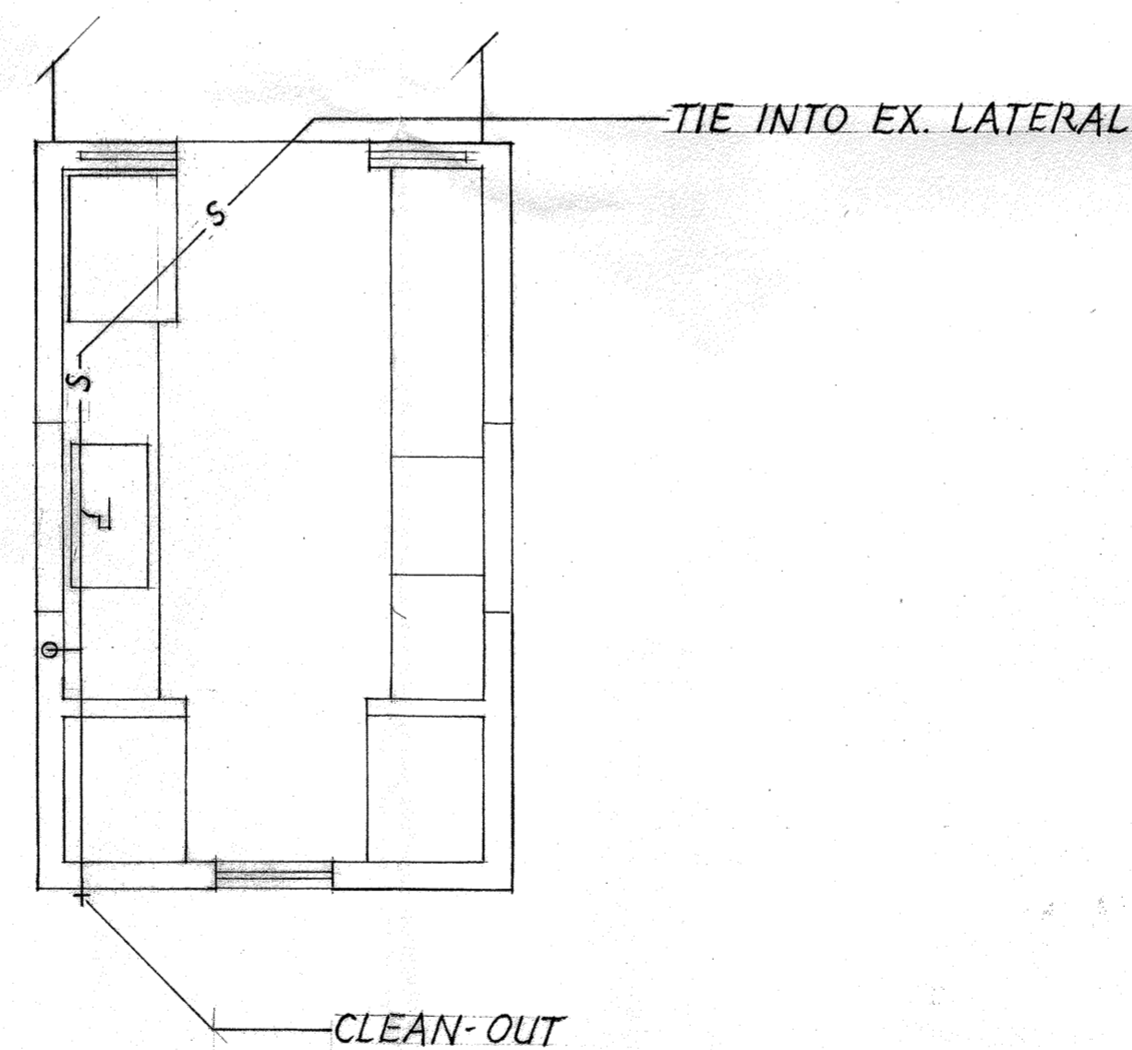


1/4" = 1'-0"

FLOOR PLAN - ELECTRICAL

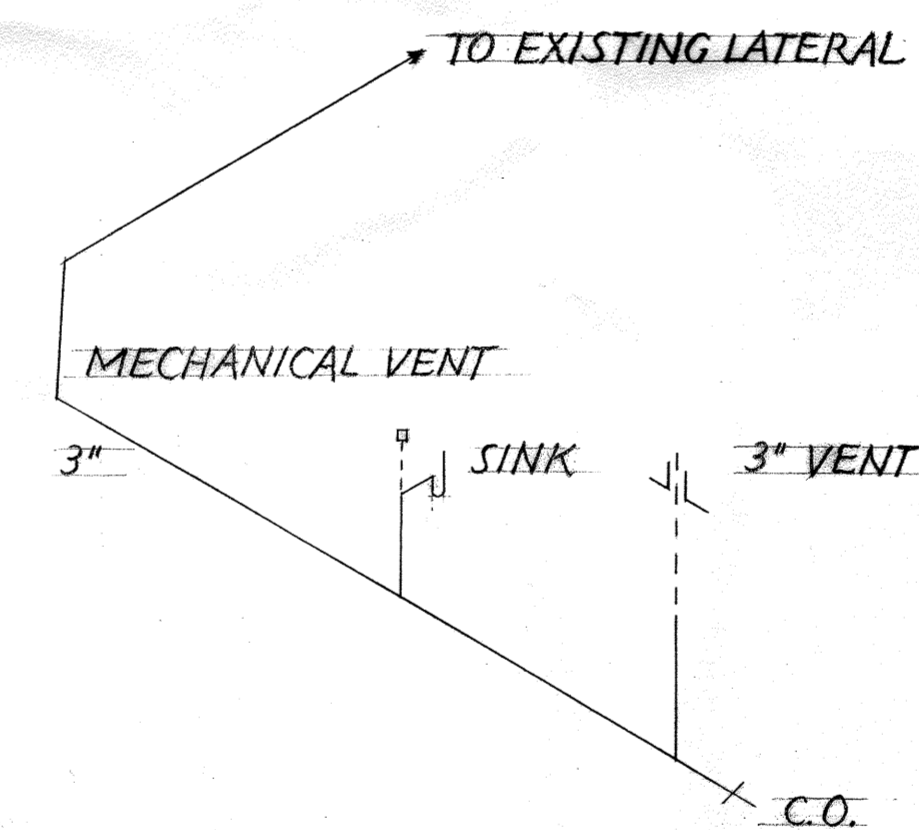
**SYMBOL KEY**

SYMBOL	DESCRIPTION
⊕	DUPLEX CONV. OUTLET
⊕ WP	WEATHERPROOF DUPLEX CONV. OUTLET
⊕ G	G.F.I. DUPLEX CONV. OUTLET
⊕ S	SINGLE POLE SWITCH
⊕ D	RHEOSTAT SWITCH
⊕ 3	THREE-WAY SWITCH
⊕	INCANDESANT CEILING FIXTURE
⊕	ABOVE OR UNDER CABINET LIGHTING
⊕	HUNTER ORIGINAL, 52", 3 SPEED CEILING FAN
⊕	TELEPHONE JACK
⊕	HANGING FIXTURE



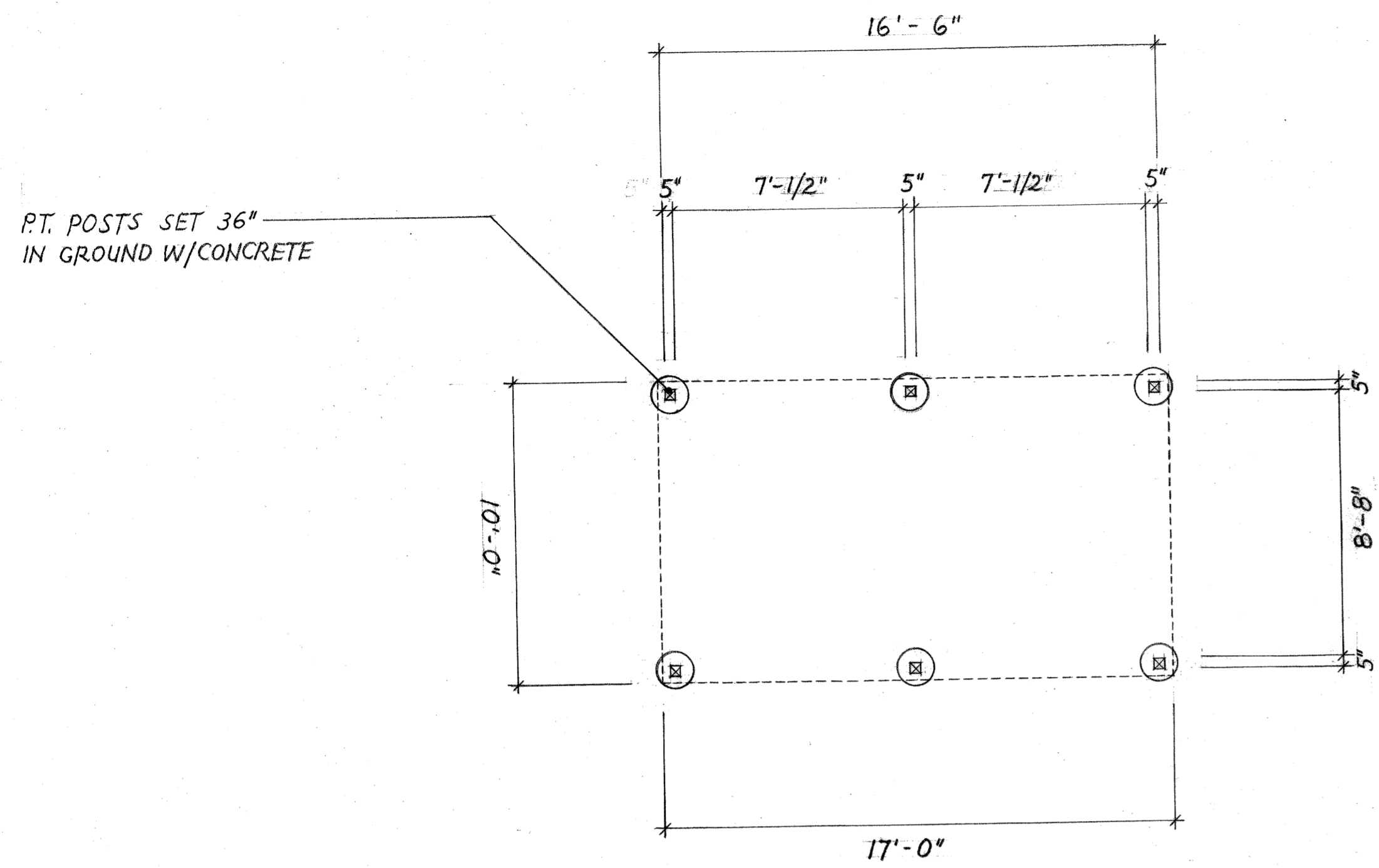
1/4" = 1'-0"

FLOOR PLAN - PLUMBING

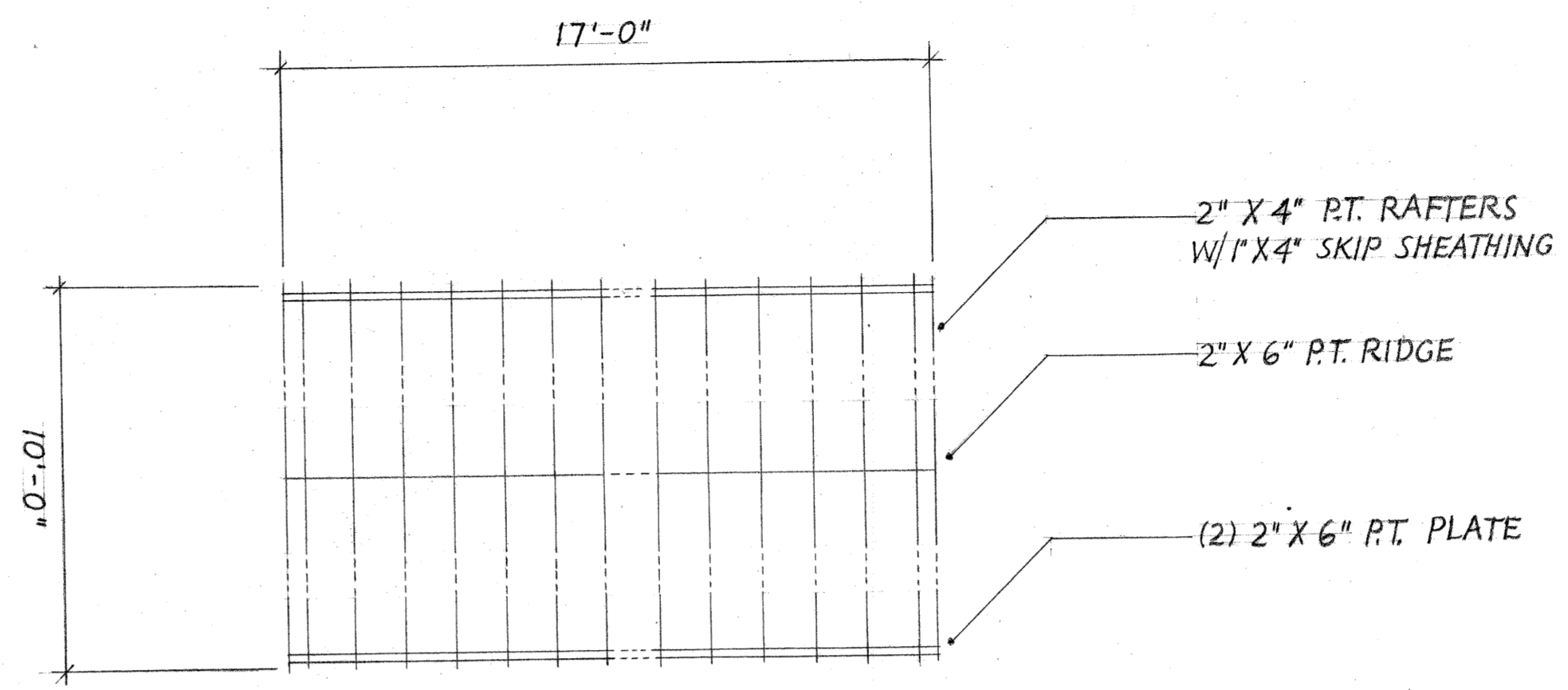


NTS

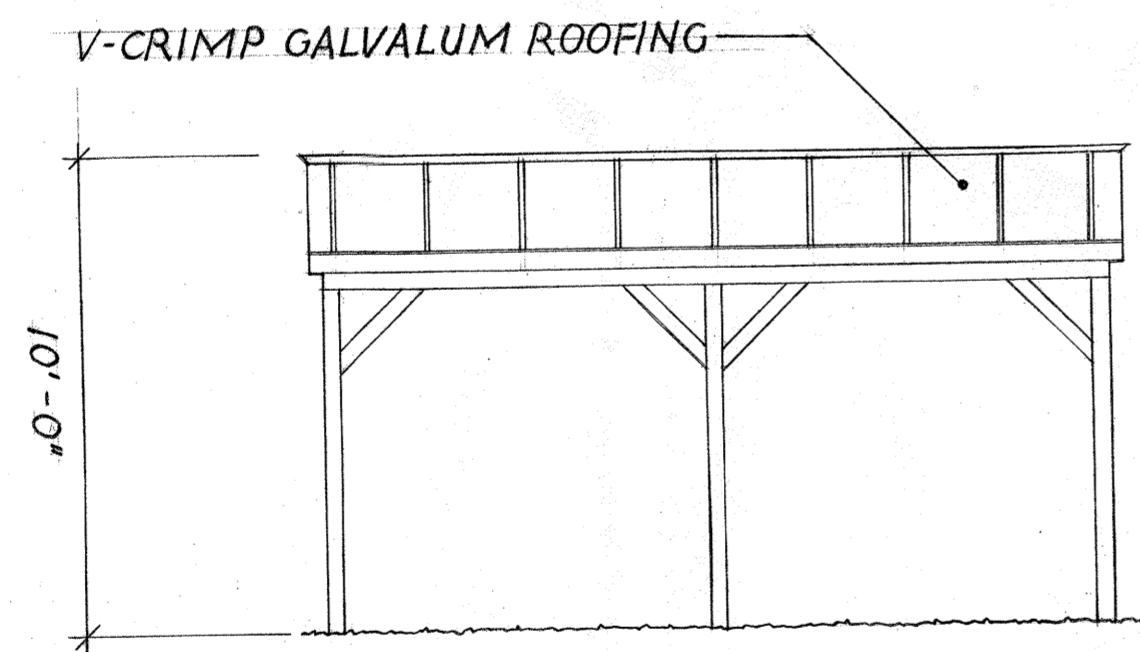
PLUMBING RISER



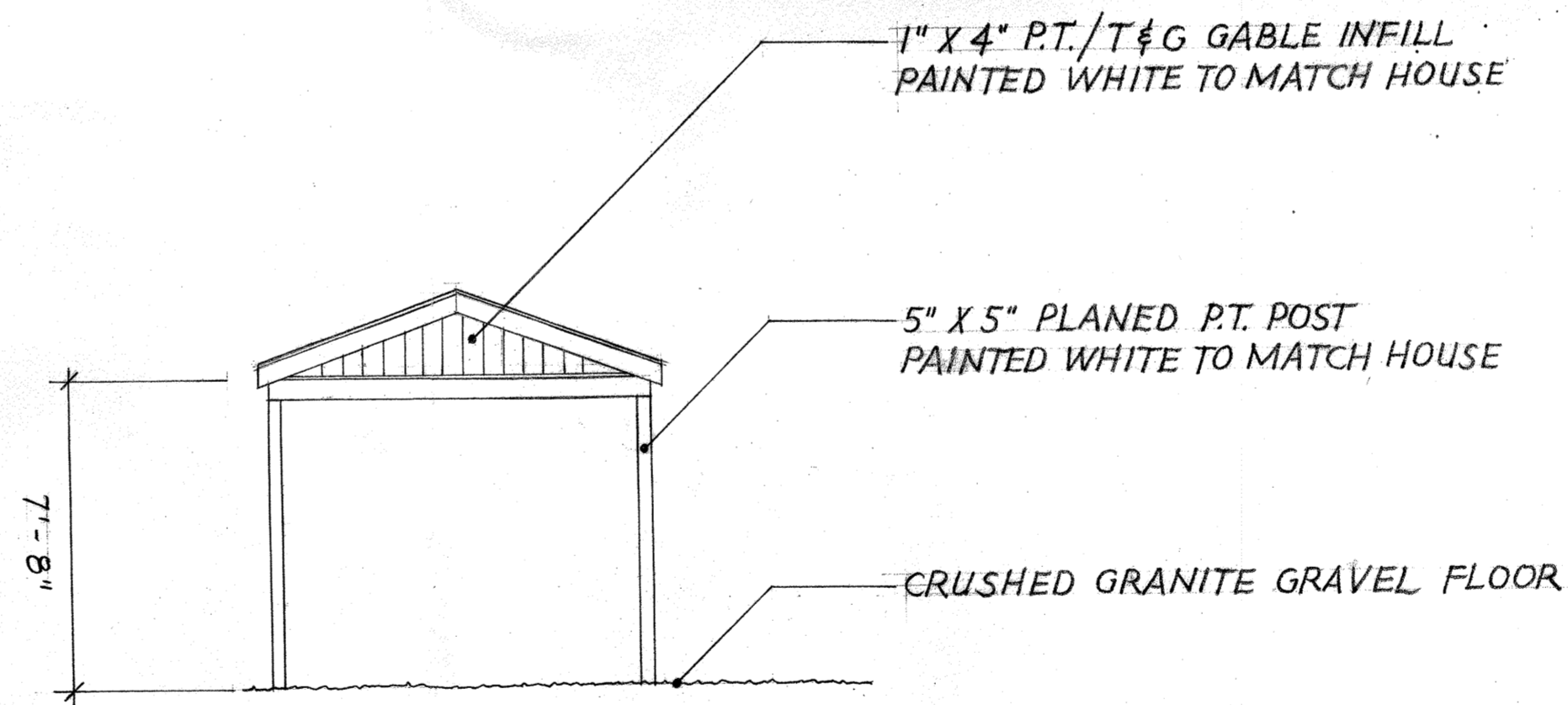
CARPORT PLAN



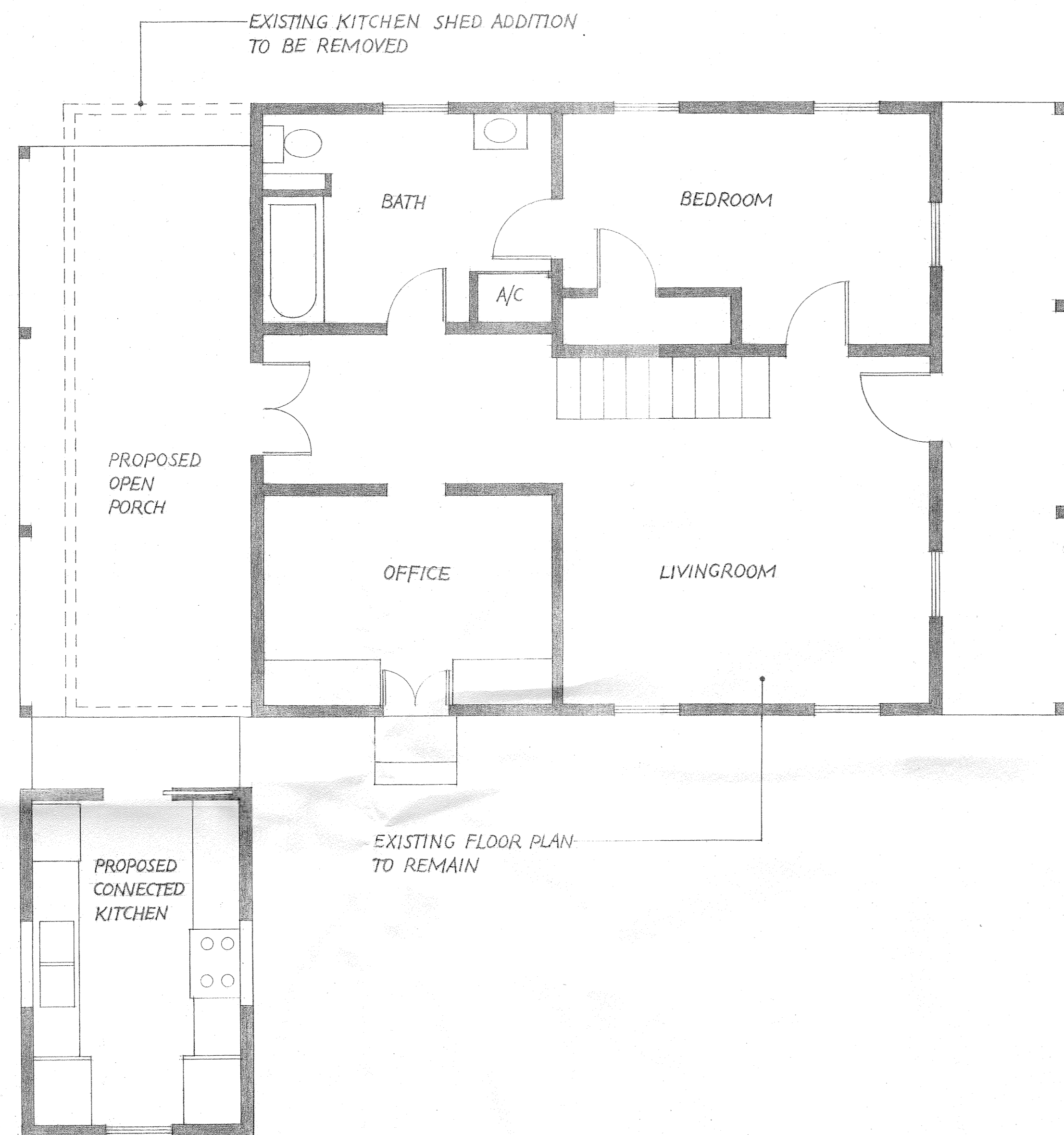
CARPORT ROOF FRAMING PLAN



CARPORT SIDE ELEVATION

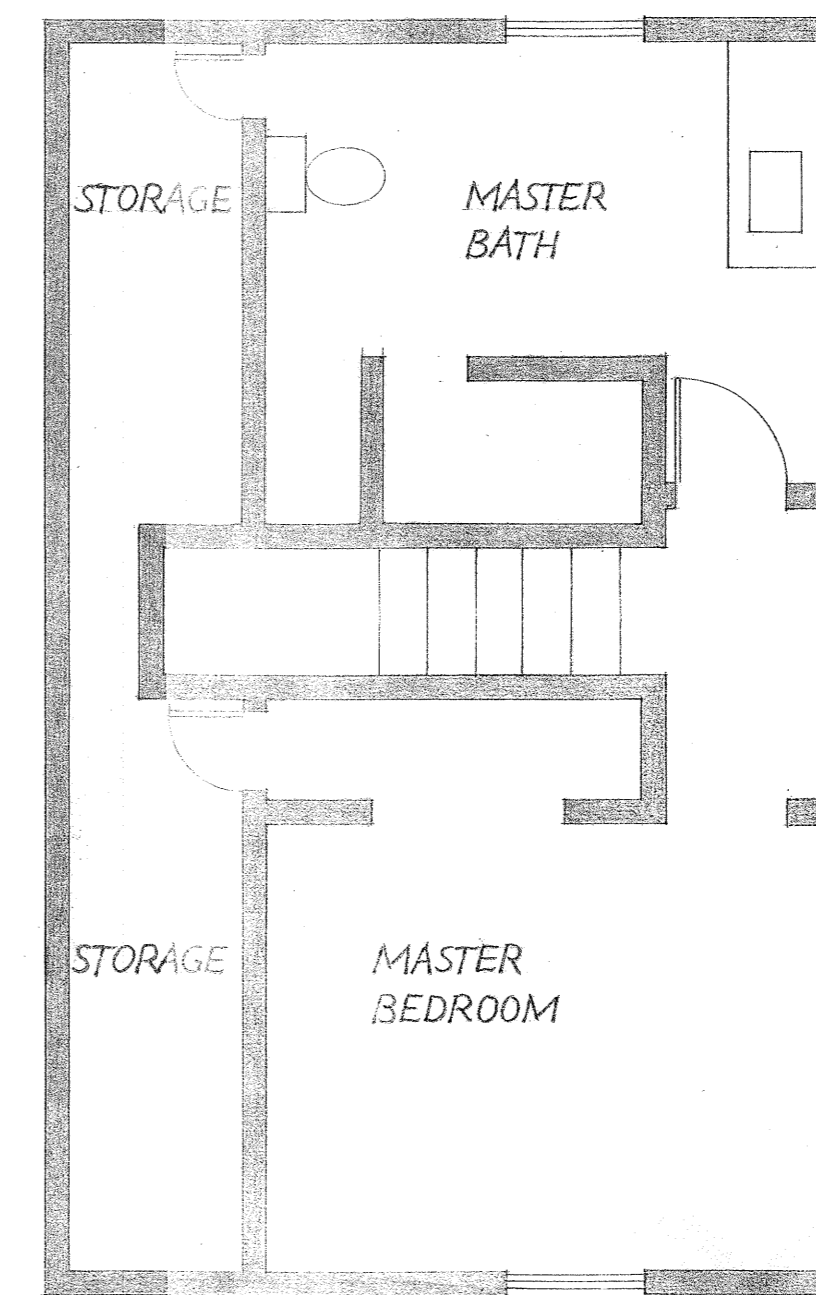


CARPORT FRONT ELEVATION



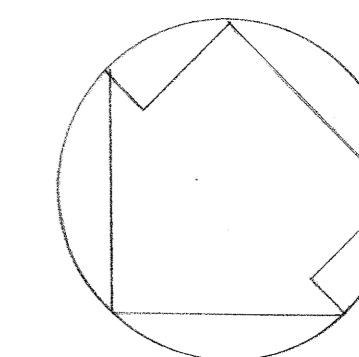
SCALE: 1/4" = 1' - 0"

FLOOR PLAN · FIRST FLOOR



SCALE: 1/4" = 1' - 0"

SECOND FLOOR



# **Noticing**

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared CARL GILLEY, 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:  
1207 GRINNELL ST on the 20 day of FEBRUARY, 2013.

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 FEB 26, 2013, 20    .

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 H 13-01-0141

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

Signed Name of Affiant: [Signature]

Date: FEB 20, 2013

Address: 1207 GRINNELL ST.

City: KEY WEST

State, Zip: FLORIDA 33040

The forgoing instrument was acknowledged before me on this 20th day of February, 2013.

By (Print name of Affiant) Carl Gilley who is personally known to me ~~or has produced~~ \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015





# **Property Appraiser Information**



# Scott P. Russell, CFA Property Appraiser Monroe County, Florida

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card - Map portion under construction.

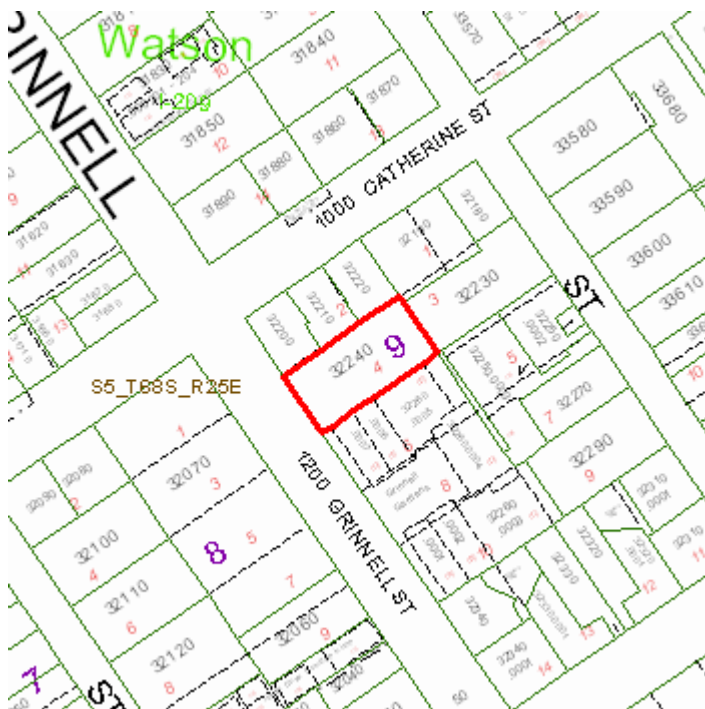
Alternate Key: 1033022 Parcel ID: 00032240-000000

### Ownership Details

**Mailing Address:**  
GILLEY CARL P  
1207 GRINNELL ST  
KEY WEST, FL 33040

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1207 GRINNELL ST KEY WEST  
**Legal Description:** KW G G WATSON SUB I-209 LOT 4 SQR 9 TR 13 G22-118 CO JUDGES DOCKET 12-149A OR530-425L/E OR838-1208D/C OR995-287L/E OR1485-571/572 OR1691-2056/59-E OR2192-1866//67





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

## Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

## Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	53	109	5,786.00 SF

## Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 962  
**Year Built:** 1938

## Building 1 Details

**Building Type** R1  
**Effective Age** 18  
**Year Built** 1938  
**Functional Obs** 0

**Condition** A  
**Perimeter** 126  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 24  
**Grnd Floor Area** 962

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

**Roof Type** GABLE/HIP

**Heat 1** FCD/AIR DUCTED

**Heat Src 1** ELECTRIC

**Extra Features:**

**Roof Cover** METAL

**Heat 2** NONE

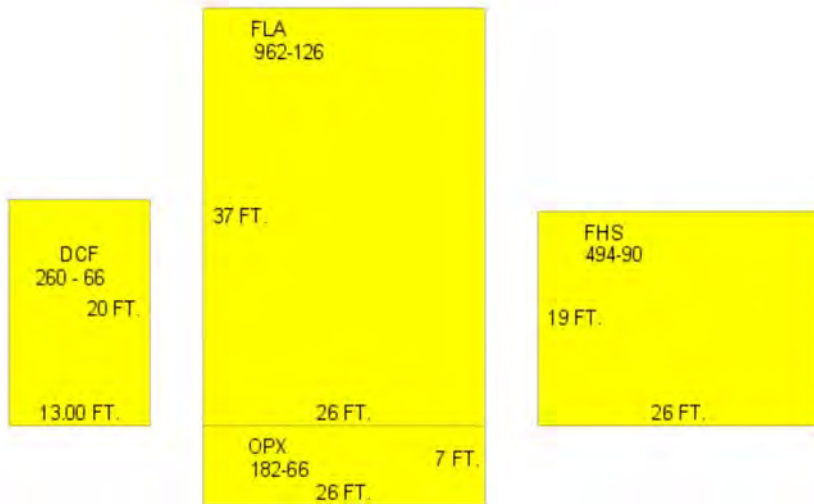
**Heat Src 2** NONE

**Foundation** WD CONC PADS

**Bedrooms** 2

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>DCF</u>		1	1984				260
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1937	N Y	0.00	0.00	962
2	<u>OPX</u>		1	1937		0.00	0.00	182
3	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	1937	N Y	0.00	0.00	494

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	60 SF	0	0	1959	1960	2	50
2	UB2:UTILITY BLDG	70 SF	0	0	1974	1975	1	50
3	PT2:BRICK PATIO	77 SF	0	0	1979	1980	3	50
4	FN2:FENCES	48 SF	12	4	2000	2001	2	30
5	FN2:FENCES	192 SF	32	6	2006	2007	2	30

## Appraiser Notes

CHGED SQFT FROM 5812 TO 5786 PER OR2192-1866 AND GIS

(UNRECORDED D/C ON FILE - DIAZ NORBERTO JR)

TPP 9009276 - THRINAX INC

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	97-4345	01/06/1998	12/31/1998	1,200 Residential	UPGRADE SERV TO 200 AMP
2	98-0372	02/10/1998	12/31/1998	1,500 Residential	INSTALL V-CRMIP ROOF
3	99-2272	06/29/1999	11/05/1999	700 Residential	ROOFING
4	99-3365	09/28/1999	11/08/2000	2,500 Residential	FENCE
5	00-2402	08/17/2000	11/08/2000	3,000 Residential	CENTRAL AC
7	05-6002	01/03/2006	10/30/2006	450 Residential	REPLACE ROTTEN SIDING
6	05-3173	08/02/2005	10/30/2006	500 Residential	REPLACE 32 SF OF 6' H FENCING
8	07-0080	01/16/2007	07/06/2007	5,000 Residential	REPLACE CONCRETE PORCH WITH NEW WOOD WITH PIERS

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	129,262	1,359	296,284	426,905	426,905	25,000	401,905
2011	134,234	1,393	319,366	454,993	417,725	25,000	392,725
2010	137,548	1,418	272,586	411,552	411,552	25,000	386,552
2009	152,973	1,457	348,834	503,264	503,264	25,000	478,264
2008	143,801	1,505	542,476	687,782	687,782	25,000	662,782
2007	211,497	1,544	601,744	814,785	814,785	25,000	789,785
2006	337,082	892	462,880	800,854	800,854	0	800,854
2005	236,591	1,985	494,105	732,681	732,681	0	732,681
2004	193,848	2,052	360,406	556,306	556,306	0	556,306
2003	182,445	2,116	133,699	318,260	318,260	0	318,260
2002	210,114	2,185	133,699	345,998	345,998	0	345,998
2001	178,063	2,251	133,699	314,013	314,013	0	314,013
2000	173,811	2,730	98,821	275,362	275,362	0	275,362
1999	166,941	2,700	98,821	268,462	268,462	0	268,462
1998	131,490	2,284	98,821	232,595	232,595	0	232,595
1997	104,609	2,113	87,195	193,917	165,365	25,500	139,865
1996	75,551	1,567	87,195	164,312	160,549	25,500	135,049
1995	71,483	1,522	87,195	160,199	156,634	25,500	131,134
1994	63,928	1,395	87,195	152,517	152,517	25,500	127,017

<b>1993</b>	64,777	106	87,195	152,077	152,077	25,500	126,577
<b>1992</b>	64,777	107	87,195	152,079	152,079	25,500	126,579
<b>1991</b>	64,777	108	87,195	152,080	152,080	25,500	126,580
<b>1990</b>	36,342	109	59,583	96,034	96,034	25,500	70,534
<b>1989</b>	32,047	100	58,130	90,277	90,277	25,500	64,777
<b>1988</b>	26,748	101	46,504	73,353	73,353	25,500	47,853
<b>1987</b>	23,468	102	31,390	54,960	54,960	25,500	29,460
<b>1986</b>	23,572	103	31,390	55,065	55,065	25,500	29,565
<b>1985</b>	22,992	105	20,797	43,894	43,894	25,500	18,394
<b>1984</b>	21,747	106	20,797	42,650	42,650	25,500	17,150
<b>1983</b>	21,747	107	20,797	42,651	42,651	25,000	17,651
<b>1982</b>	22,092	108	18,024	40,224	40,224	0	40,224

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
<b>2/7/2006</b>	2192 / 1866	462,500	<u>WD</u>	<u>H</u>
<b>11/1/1997</b>	1485 / 0571	250,000	<u>WD</u>	<u>Q</u>

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Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176