



**Historic Architectural Review Commission
Staff Report for Item 18**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: January 23, 2018

Applicant: William Rowan

Application Number: H18-03-0003

Address: #1401 Grinnell Street

Description of Work:

Partial demolition of main roof. Demolition of front entry roof.

Site Facts:

1401 Grinnell Street contains a one-story modular house built in 2003. Before that, the lot was vacant. No structure appears on that site in any of the Sanborn maps. The house currently has a small covered entryway, but for most the part lacks any architectural distinction or character.

Guidelines Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

As the house was constructed 15 years ago, it is not historic. Therefore, demolition of the roof and front entry roof meets the following criteria:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;

- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will affect the front building façade, but the proposed design is an improvement on the building.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore, this request can be considered for demolition. As the building is not historic, only one reading is required for demolition.

APPLICATION

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):	
NONE	
PAVERS: FOR POOL DECK	FENCES: *SEE PROPOSED PLAN
DECKS: ON GRADE	PAINTING: PORCH ..
CEILING - ROBIN EGG BLUE	
FLOOR - GREY	
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
CONCRETE PER CODE, FILL TO BE ABOVE SIDEWALK	NEW 7x15'
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
A/C POOLED. LOCATED AT FLOOR LEVEL AND IN THE REAR OF MAIN STRUCTURE	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
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:
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:	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	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1401 GRINNELL ST.
PROPERTY OWNER'S NAME:	ELIZABETH RICE
APPLICANT NAME:	WILLIAM ROWAN

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	ELIZABETH RICE	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
REMOVE EXISTING ROOF AT 3 NEW GABLE DORMERS ON A MODULAR 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.

N.A.

(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.

N.A.

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.

N.A.

(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.

N.A.

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

N.A.

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

N.A.

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

N.A.

(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.

N.A.

(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.

N.A.

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

N.A.

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.

NO

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

NO

(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

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

NO



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)
 CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
 1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

**CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM
 FOR PROJECTS TO BE REVIEWED BY COMMISSION**

This form must be submitted with your application

<i>Application Type</i>	<i>Current Fees</i>	<i>Code</i>
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	\$400.00	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 600

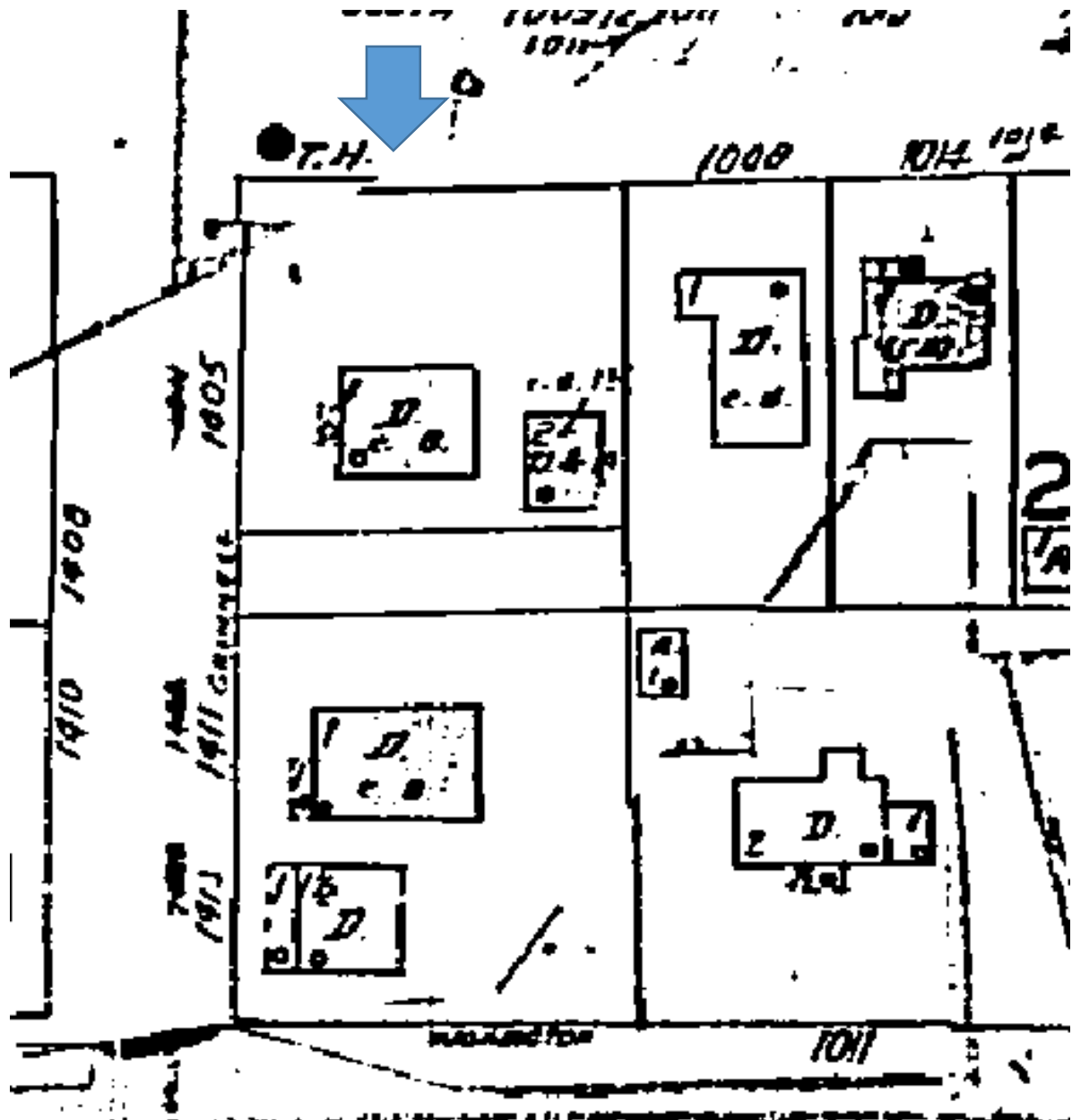
Comments:

1401 Ginnell Street

Date of Pre-Application Meeting: 12/4/17

By Staff: [Signature]

SANBORN MAPS



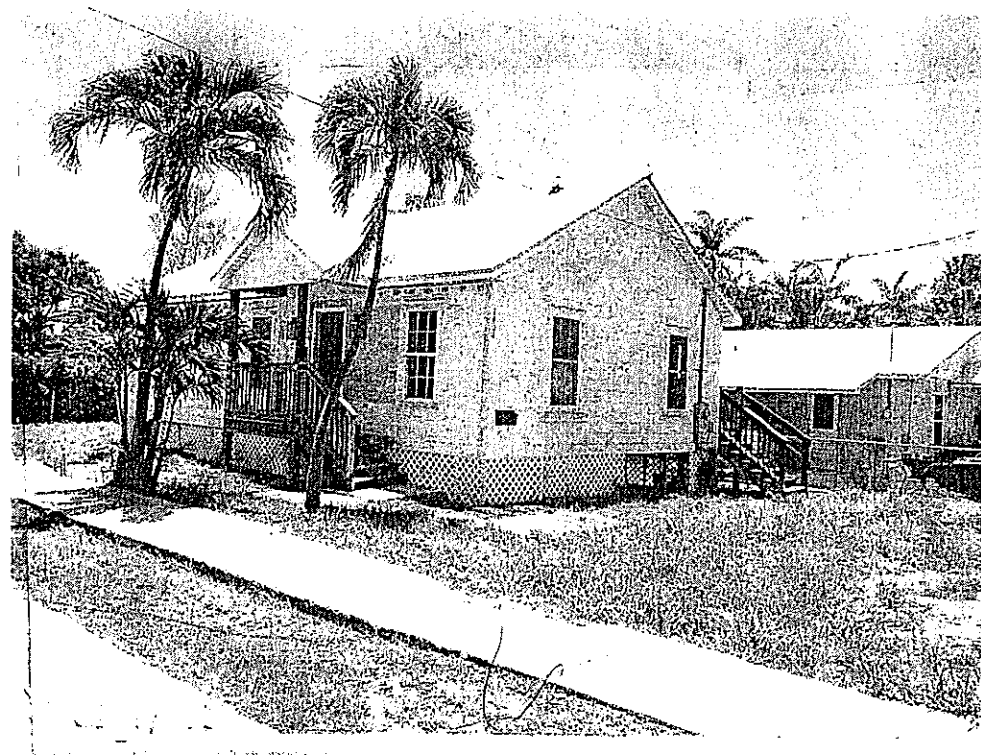
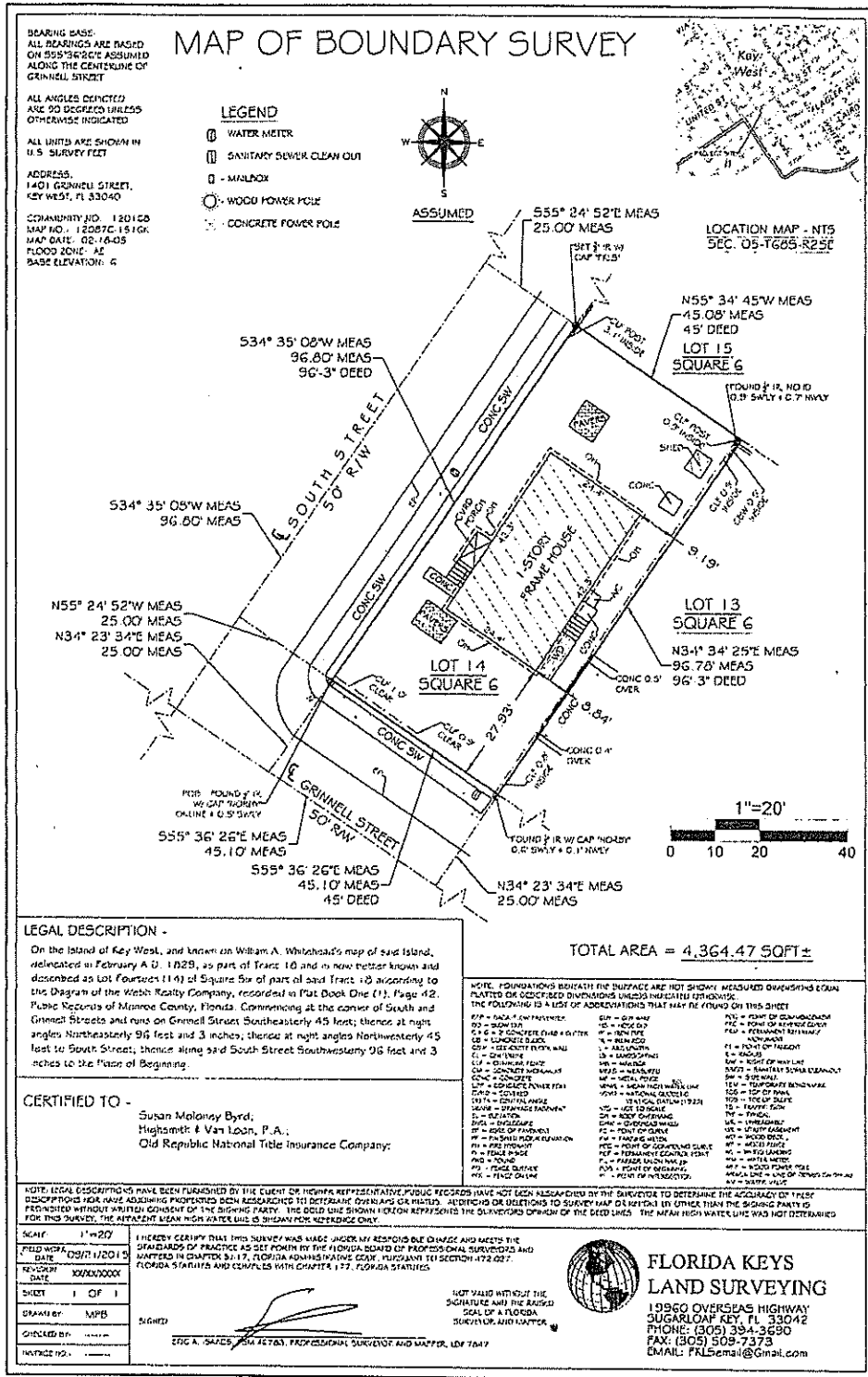
1962 Sanborn Map

PROJECT PHOTOS



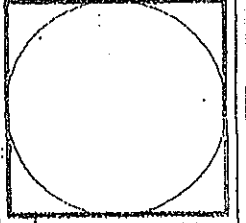


PROPOSED DESIGN



ZONING	HMDR		
FLOOD			
LOT SIZE	4365.0 SF		
BLDG. COVERAGE	ALLOWED	EXISTING	PROPOSED
IMPERVIOUS	1748 SF / 40%	1106 SF / 25%	1745 SF / 40%
OPEN SPACE	2619 SF / 60%	1166 SF / 27%	2313 SF / 53%
SETBACKS			
FRONT	10'	27'-4"	11'-0"
SIDE	5'	7'-9"	5'-0"
STREET	7.5'	10'-6"	8'-0"
REAR	15'	25'-0"	26'-0"
STORM DRAINAGE			

TRICE RESIDENCE
 REPOSITION & ADD PORCHES
 1401 GRINNELL ST., KEY WEST, FL.



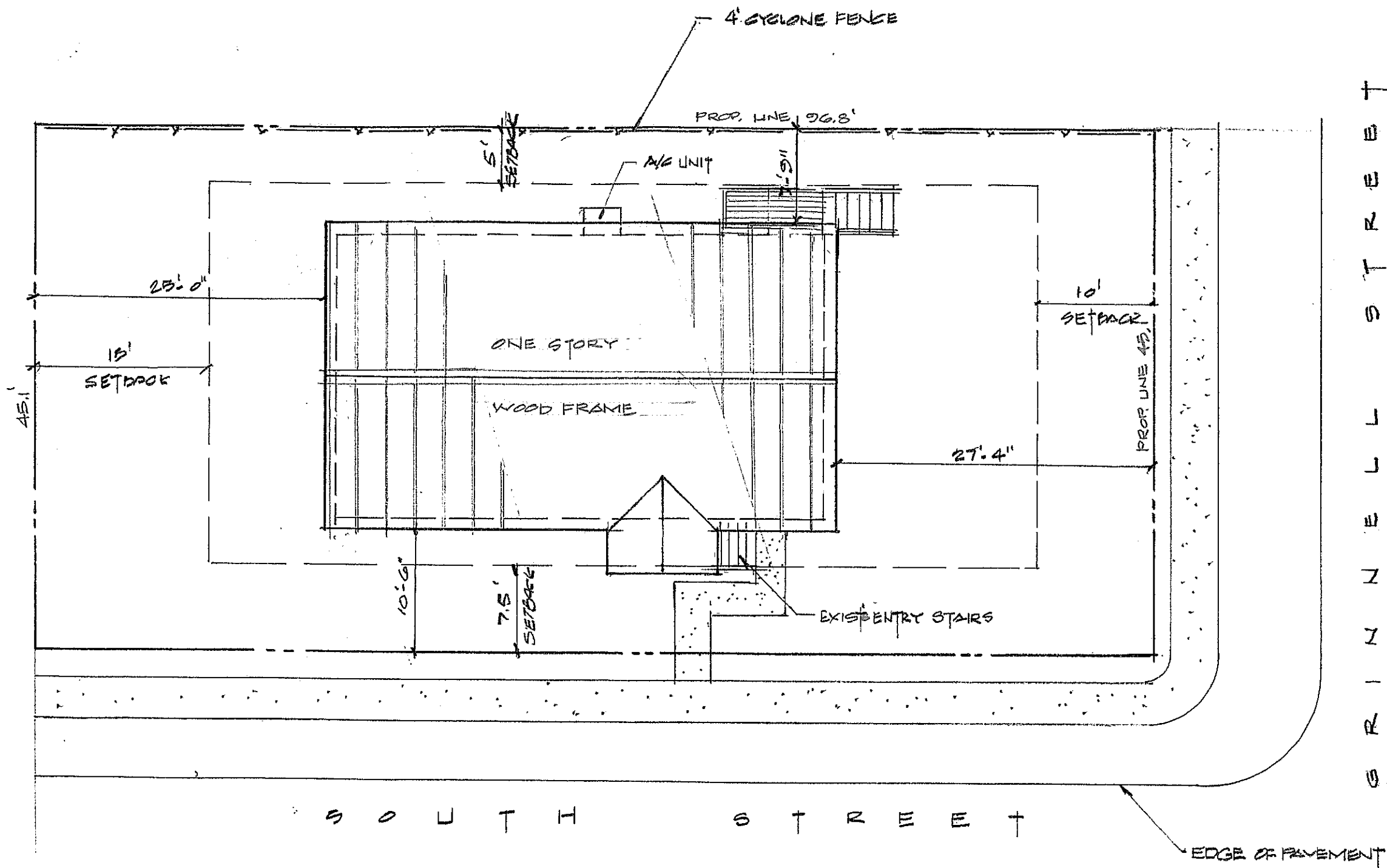
WILLIAM BOWMAN
 ARCHITECTURE
 321 DECON DRIVE
 KEY WEST, FLORIDA
 305 286 0366

Project No:

Date: 11-27-17

C

1 of 6



S T R E E T

SITE PLAN-EXISTING

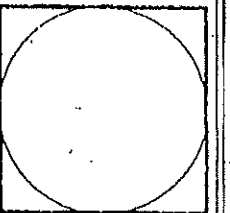
ORIGINEL 11 20 2011

NORTH

RICE RESIDENCE

REPOSITION & ADD PORCHES

1401 GRINNEL ST. KEY WEST, FL.



WILLIAM R. O'BRIEN

ARCHITECTURE

321 PEARSON LANE

305 296 5764

KEY WEST, FLORIDA

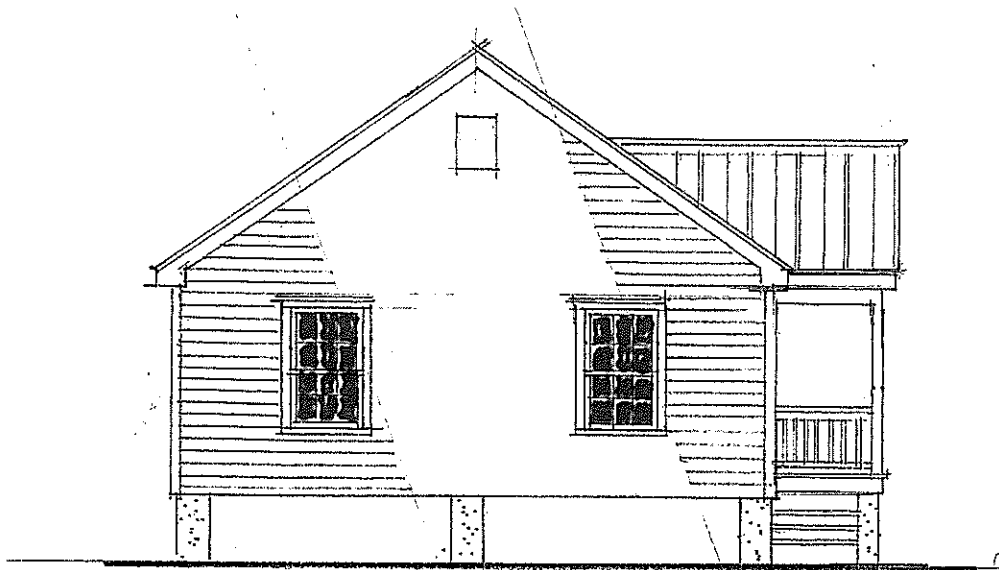
FLORIDA LICENSED ARCHITECT

Project No:

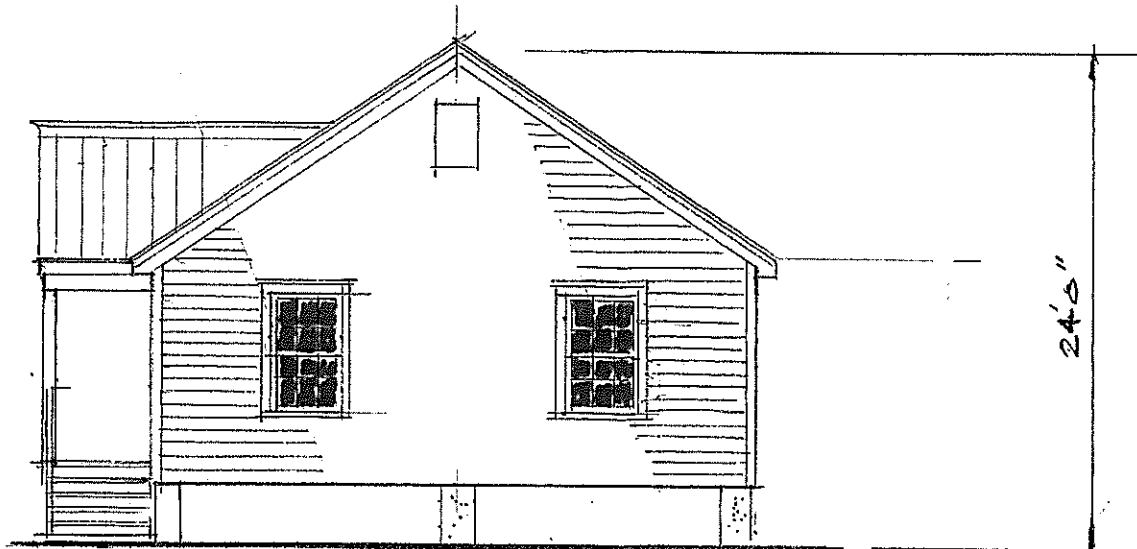
Date: 11-27-17

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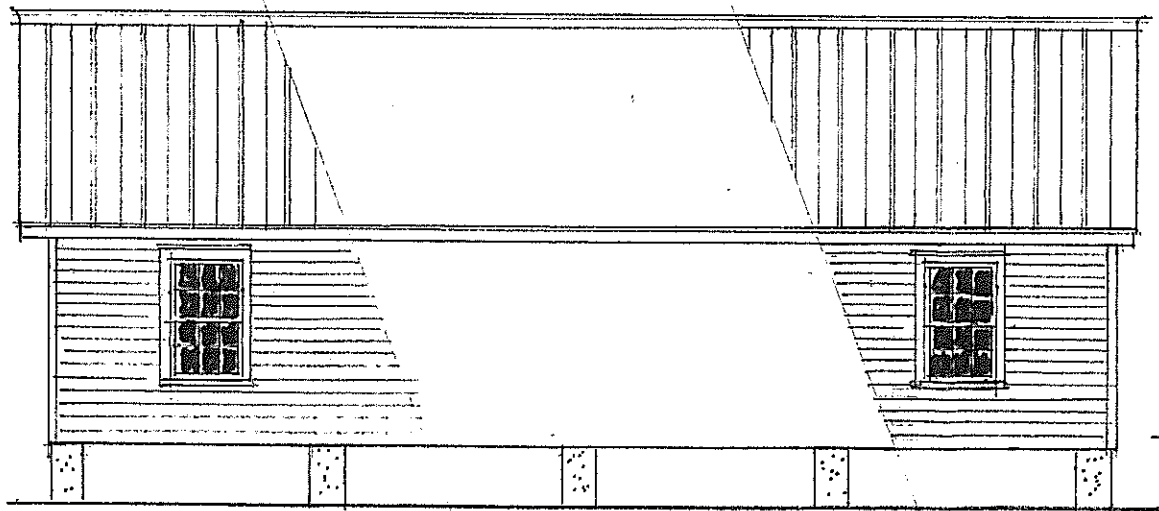
2 OF 6



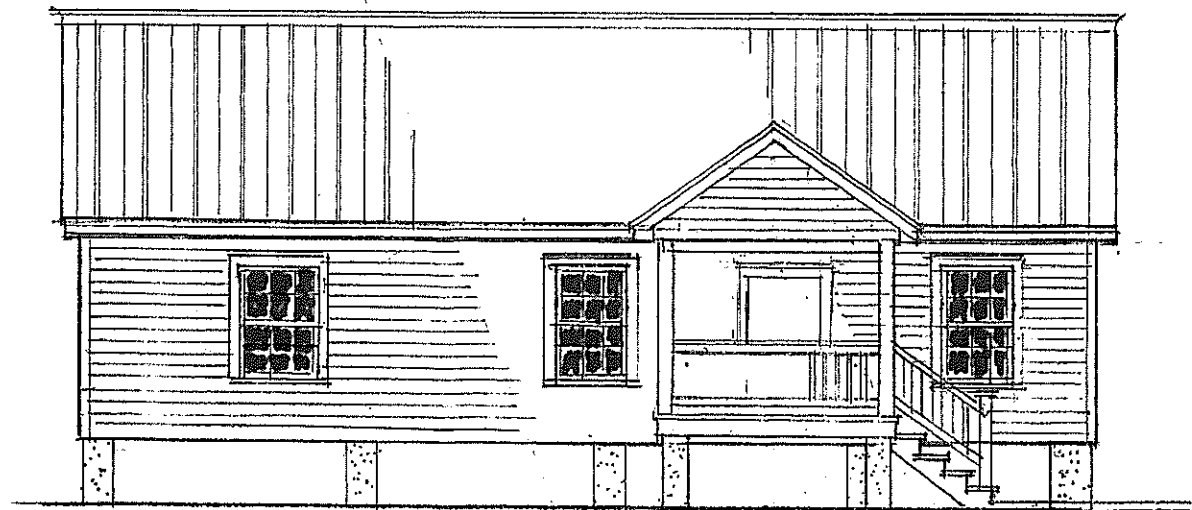
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

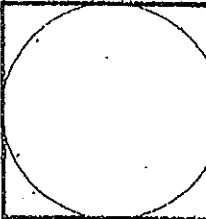


NORTH ELEVATION

EXISTING

SCALE 1/8" = 1'-0"

RICE RESIDENCE
REPOSITION & ADD PORCHES
1401 GRINNELL ST., KEY WEST, FL.



WILLIAM R. W. A. N.
ARCHITECTURE

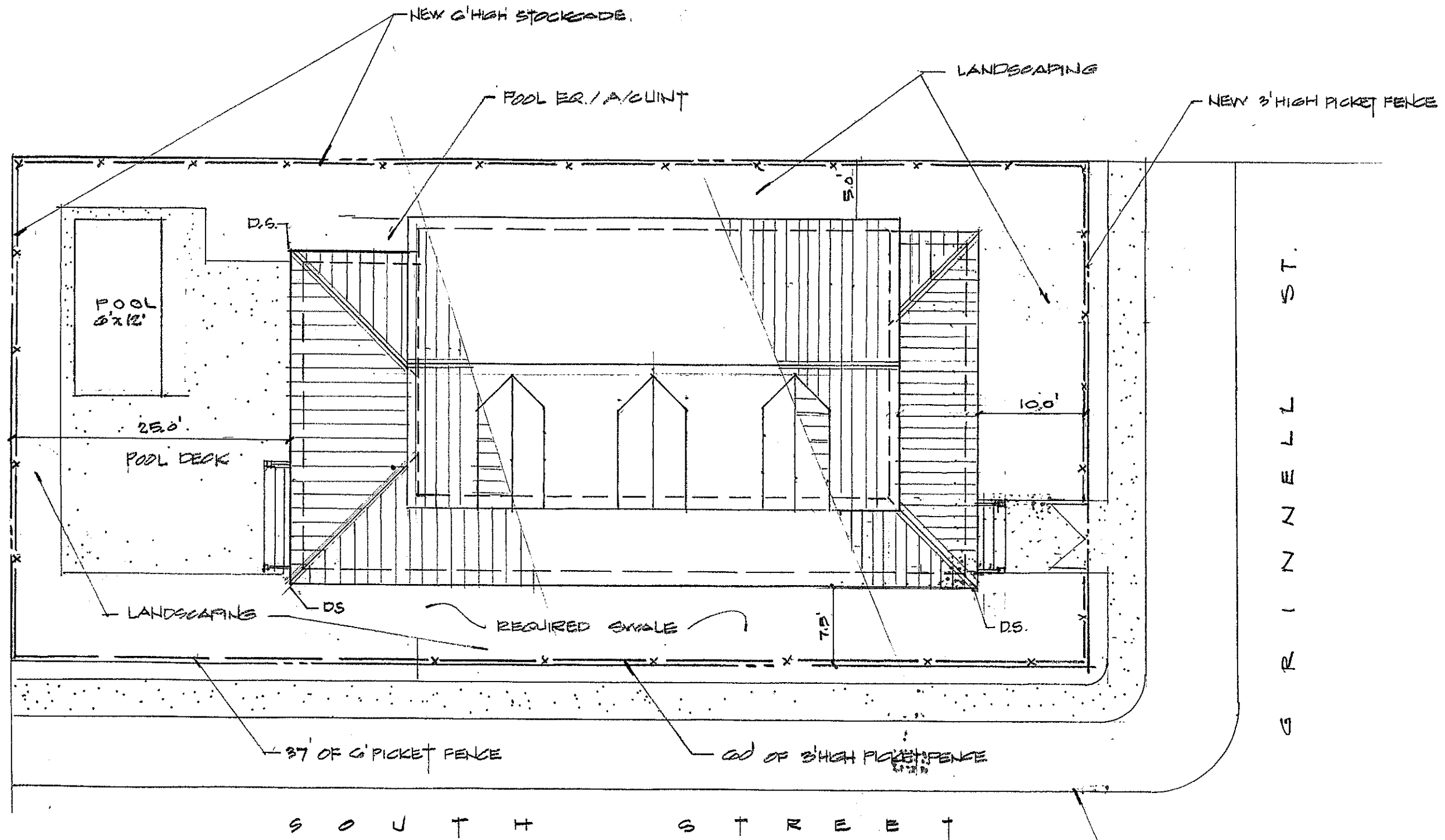
511 PEACOCK LANE
305 296 5769
KEY WEST, FLORIDA

Project No:

Date: 11-27-17

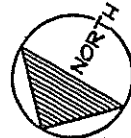
2

3 of 6



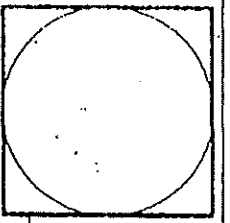
SITE PLAN - PROPOSED

SCALE: 1" = 12'-0"



EDGE OF PAVEMENT

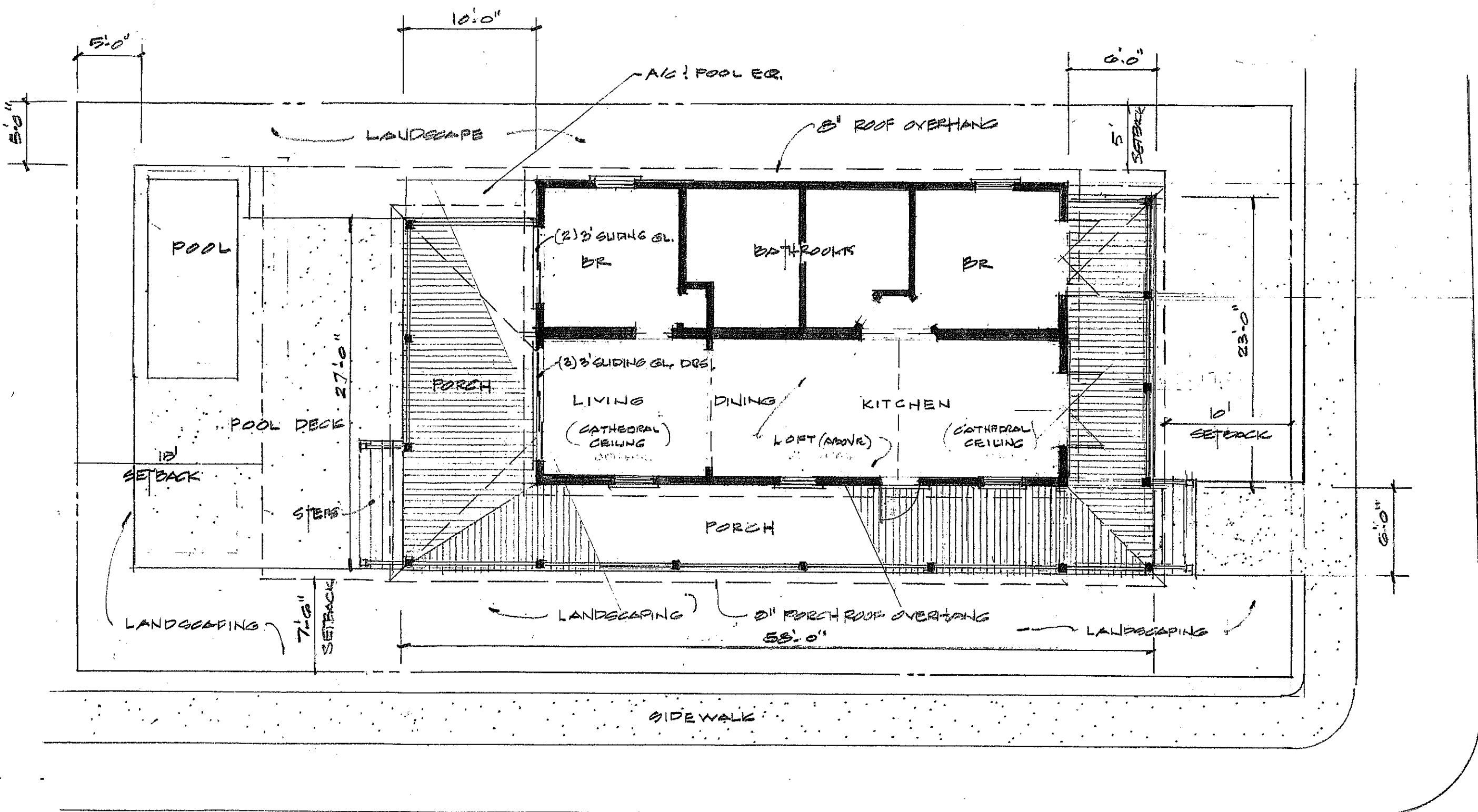
RICE RESIDENCE
 REPOSITION & ADD PORCHES
 1401 GRINNELL ST., KEY WEST, FL.



WILLIAM R. GAWAN
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE # 18872
 571 PEARSON DRIVE
 305 246-3764

Project No:
 Date: 11-27-17

3
 4 OF 6



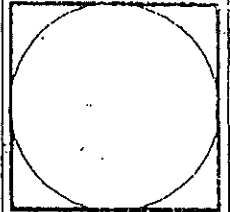
S O U T H S T.

SITE PLAN - FLOOR PLAN

SCALE 7/8" = 1'-0"

S E R I E S

RICE RESIDENCE
 REPOSITION & ADD PORCHES
 1401 GRINNELL ST. KEY WEST, FL.



WILLIAM ROWAN
 ARCHITECTURE
 511 PEACOCK LANE KEY WEST, FLORIDA
 305 296 3784

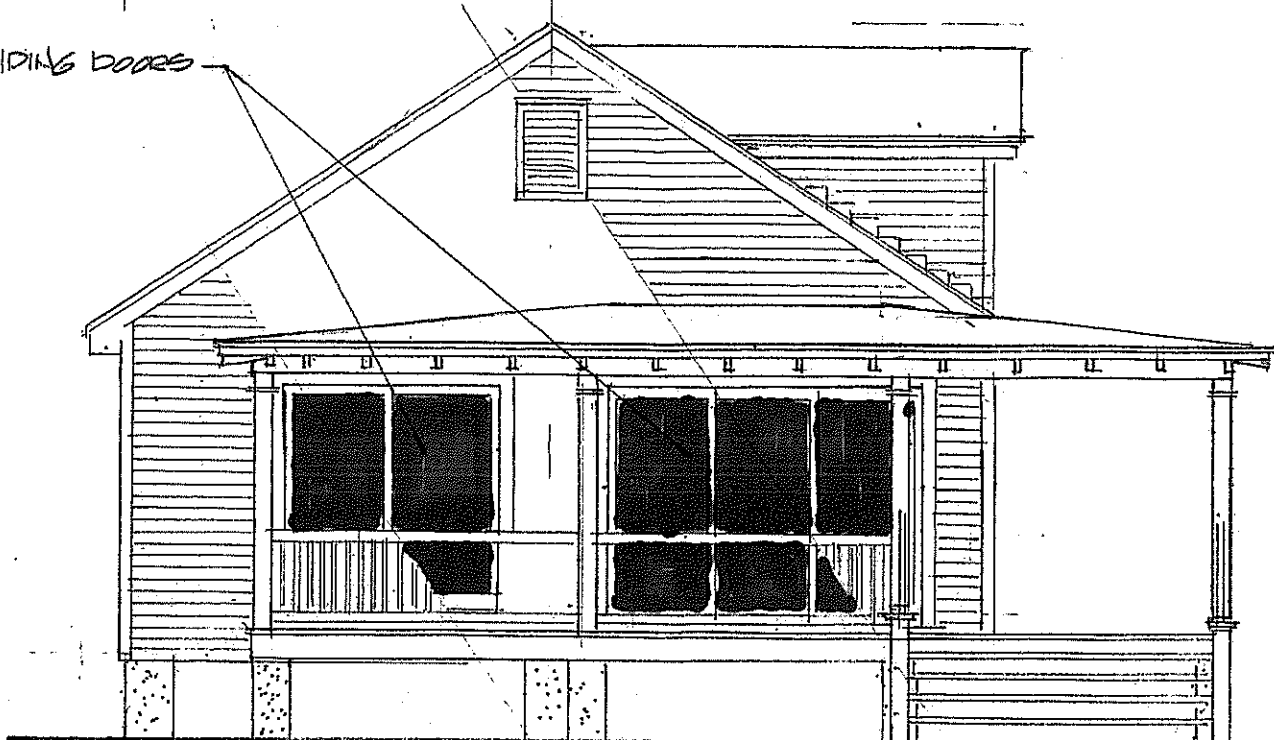
Project No:
 Date: 11.27.17



NEW IMPACT SLIDING DOORS

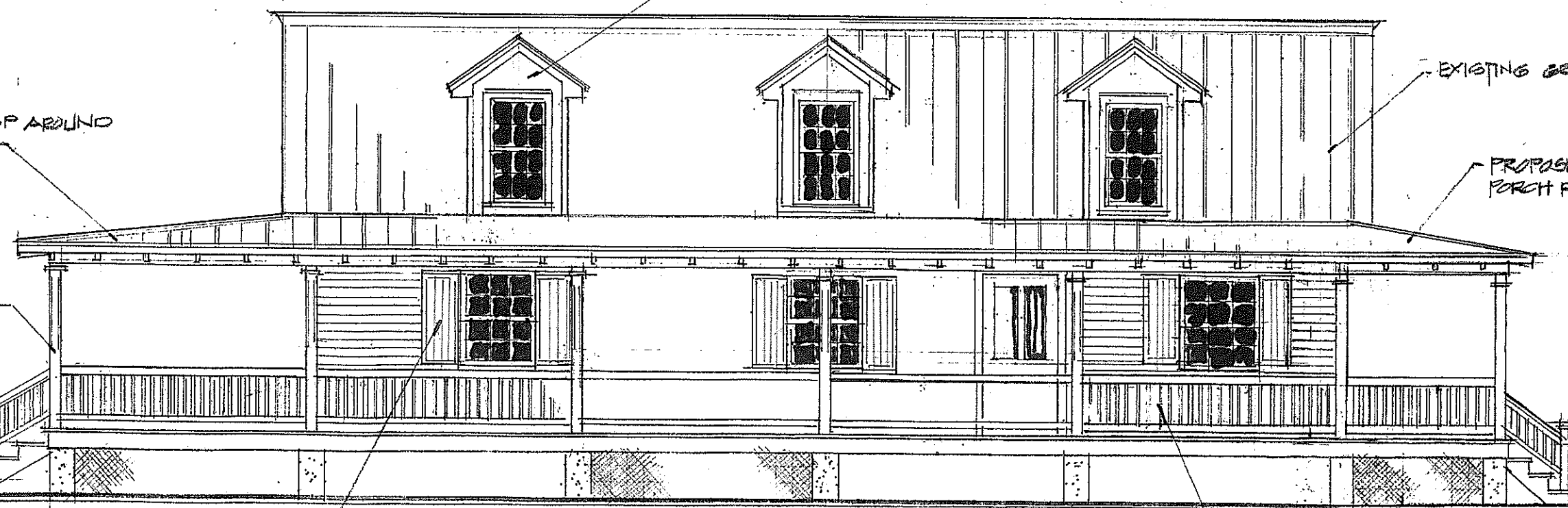
WEST ELEVATION

SCALE 3/16" = 1'-0"



EAST ELEVATION

SCALE 3/16" = 1'-0"



NORTH ELEVATION

SCALE 3/16" = 1'-0"

NEW WRAP AROUND PORCH

6X6 COLUMNS (TYPICAL)

NEW IMPACT FRENCH DOORS

PROPOSED NEW DORMERS

EXISTING GRAY V-CRIMP

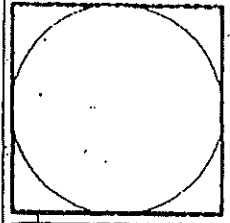
PROPOSED V-CRIMP PORCH ROOF TO MATCH

CONC. SIDEWALK AT ENTRY

NEW WOOD SHUTTERS (VERTICAL 1x4 T&G)

WOOD RAILING W/ 1" x 1" BALUSTRADES

RICE RESIDENCE
 REPOSITION & ADD PORCHES
 1401 GRINNELL ST., KEY WEST, FL.



WILLIAM R. OWAN
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE # 145125
 321 PEACOCK DRIVE
 305 256 5764

Project #:

Date: 11.27.17

5
 6 25 6

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 23, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW WRAP AROUND PORCH ON THREE SIDES. ADDITION OF THREE DORMERS. RELOCATION OF THE HOUSE APPROXIMATELY 2' 5" TO THE SOUTH AND 10' TOWARDS THE WESTERN PROPERTY LINE. NEW POOL AND SITE IMPROVEMENTS. PARTIAL DEMOLITION OF MAIN ROOF. DEMOLITION OF FRONT ENTRY ROOF.

FOR- #1401 GRINNELL STREET

Applicant – William Rowan

Application #H18-03-0003

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 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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 00039240-000000
 Account # 1039985
 Property ID 1039985
 Millage Group 10KW
 Location Address 1401 GRINNELL ST , KEY WEST
 Legal Description KW WEBB REALTY CO SUB PB1-42 LOT 14 SQR 6 TR 18 G7-587 G50-433-434 OR482-502-503 OR2768-1887/88
 (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

RICE ELIZABETH PICKETT
 1401 Grinnell ST
 Key West FL 33040

MOLONEY SUSAN PICKETT
 802 Eaton ST
 Key West FL 33040

RICE JOHN BAYARD R/S

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$94,175	\$86,860	\$123,923	\$119,829
+ Market Misc Value	\$334	\$566	\$498	\$457
+ Market Land Value	\$448,367	\$390,740	\$482,018	\$350,288
= Just Market Value	\$542,876	\$478,166	\$606,439	\$470,574
= Total Assessed Value	\$525,982	\$478,166	\$425,744	\$387,040
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$542,876	\$478,166	\$606,439	\$470,574

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,331.00	Square Foot	45	96.3

Buildings

Building ID 3075
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1088
 Finished Sq Ft 1008
 Stories 1 Floor
 Condition GOOD
 Perimeter 132
 Functional Obs 0
 Economic Obs 0
 Depreciation % 8
 Interior Walls MASONRY/MIN
 Exterior Walls WD FRAME
 Year Built 2003
 EffectiveYearBuilt 2008
 Foundation CONC PILINGS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% FCD/AIR DUCTED
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 1
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	36	0	0
FLA	FLOOR LIV AREA	1,008	1,008	0
OUU	OP PR UNFIN UL	44	0	0
TOTAL		1,088	1,008	0

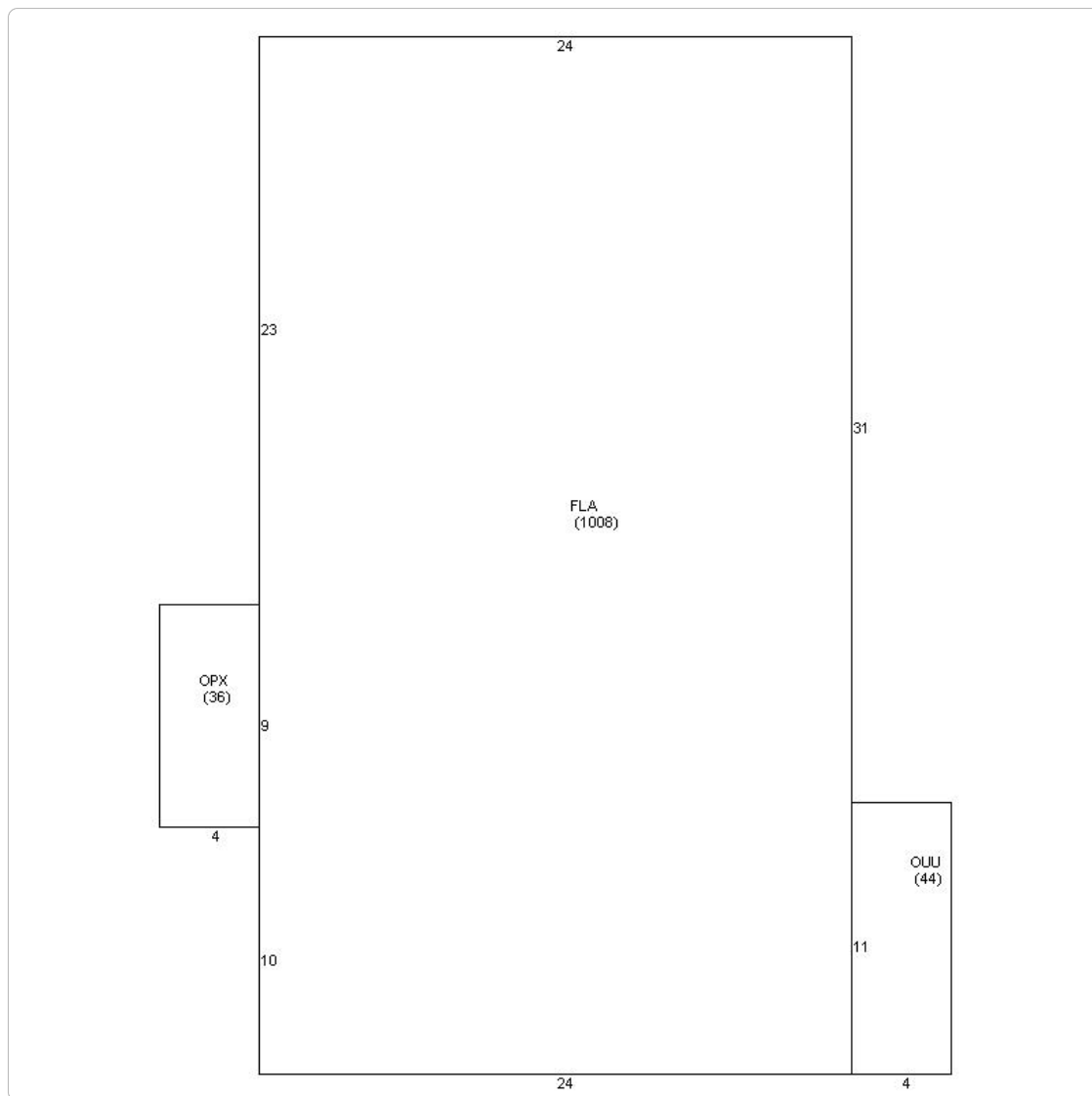
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/6/2015	\$575,000	Warranty Deed		2768	1887	02 - Qualified	Improved
2/1/1971	\$7,500	Conversion Code		482	502	Q - Qualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-2034	5/24/2016	12/12/2017	\$2,350		RELOCATE KITCHEN SINK RELOCATE BATHROOM SINK, REPLACE TOILET INSTALL NEW BATHTUB SHOWER, INSTALL NEW TOLIET IN HALF BATH
16-1876	5/13/2016	12/12/2017	\$53,000		INTERIOR RENOVATION OF FLOOR BEDROOMS, BATHROOM, KITCHEN DRYWALL TILE ON SHOWER PAINT NEW DOORS
16-434	2/1/2016	12/12/2017	\$1,800		DEMO INTERIOR WALLS AS NOTED AND KITCHEN CABINETS REMOVED
03-1046	7/24/2003	1/6/2004	\$16,809		NEW MODULAR HOUSE
03-2606	7/24/2003	1/6/2004	\$300		TEMP ELECTRIC

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Yard Items, 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

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