

# **Staff Report**

8 Demolition of rear gazebo, shed and rear deck - **#411 Grinnell Street-Thomas E. Pope (H12-01-998)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for the demolition of non-historic additions to a contributing house. A non-historic shed is also included as part of the demolition request. On June 26 the Commission approved the first reading for demolition and proposed new plans.

Staff understands that the request for this demolition should be reviewed using the demolition criteria of Chapter 102 Section 218 of the LDR's. It is staff's opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolitions will be for non-historic attached additions and a shed that do not contribute to the integrity of the historic building.

# Application



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 112-01-0998

OWNER'S NAME: Johnny Gillin DATE: 6/13/12

OWNER'S ADDRESS: \_\_\_\_\_ PHONE #: \_\_\_\_\_

APPLICANT'S NAME: Thomas F. Pope PHONE #: 296.3611

APPLICANT'S ADDRESS: 610 White street

ADDRESS OF CONSTRUCTION: 411 Grinnell # OF UNITS:

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

DETAILED DESCRIPTION OF WORK: Demolish Rear Gazebo and shed and rear deck  
Elevate house  $\pm 4"$  to FEMA elevation of 7'  
Relocate 1st + 2nd floor front door. Rear addition to extend  
existing sawtooth. Interior + exterior renovations.

*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: 6/13/12

Applicant's Signature: M. Holly Boston  
TE POPE, PA



**Required Submittals**

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
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

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved ✓ 06/28/2 BCG Denied \_\_\_\_\_ Deferred \_\_\_\_\_

Reason for Deferral or Denial:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:  
Contributing resource. Built 1899.  
Guidelines for additions/alterations/new construction  
(pages 36-38a)  
Ordinance for demolitions.

Limit of Work Approved, Conditions of Approval and/or Suggested Changes:  
Increases in height shall not exceed 4" BCG.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Historic Architectural  
Review Commission



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

July 3, 2012

Arch. Thomas E. Pope  
610 White St  
Key West, Florida 33040

**RE: ELEVATE HOUSE +/- 4" TO FEMA ELEVATION OF 7'. RELOCATE FRONT DOORS. NEW REAR ADDITION TO EXTEND EXISTING SAWTOOTH AND EXTERIOR RENOVATIONS. DEMOLITION OF REAR GAZEBO, SHED AND REAR DECK.  
FOR: #411 GRINNELL STREET - HARC APPLICATION # H12-01-998  
KEY WEST HISTORIC DISTRICT**


Dear Architect Pope:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the proposed design and the first reading for demolition for the above mentioned project on the public hearing held on Tuesday June 26, 2012. The Commissioners motioned to approve the project was based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Tuesday July 10, 5:30 pm at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely,

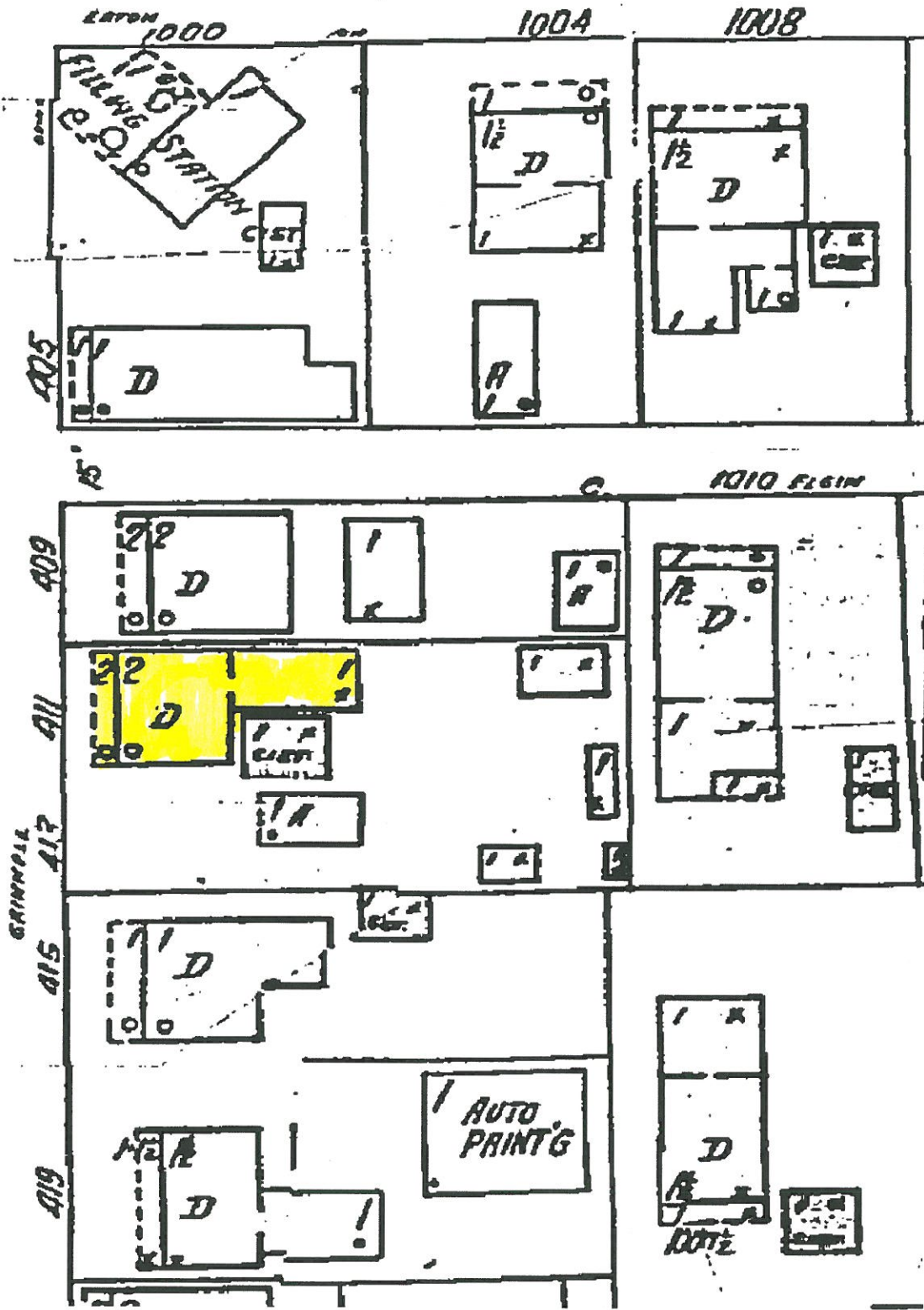
  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

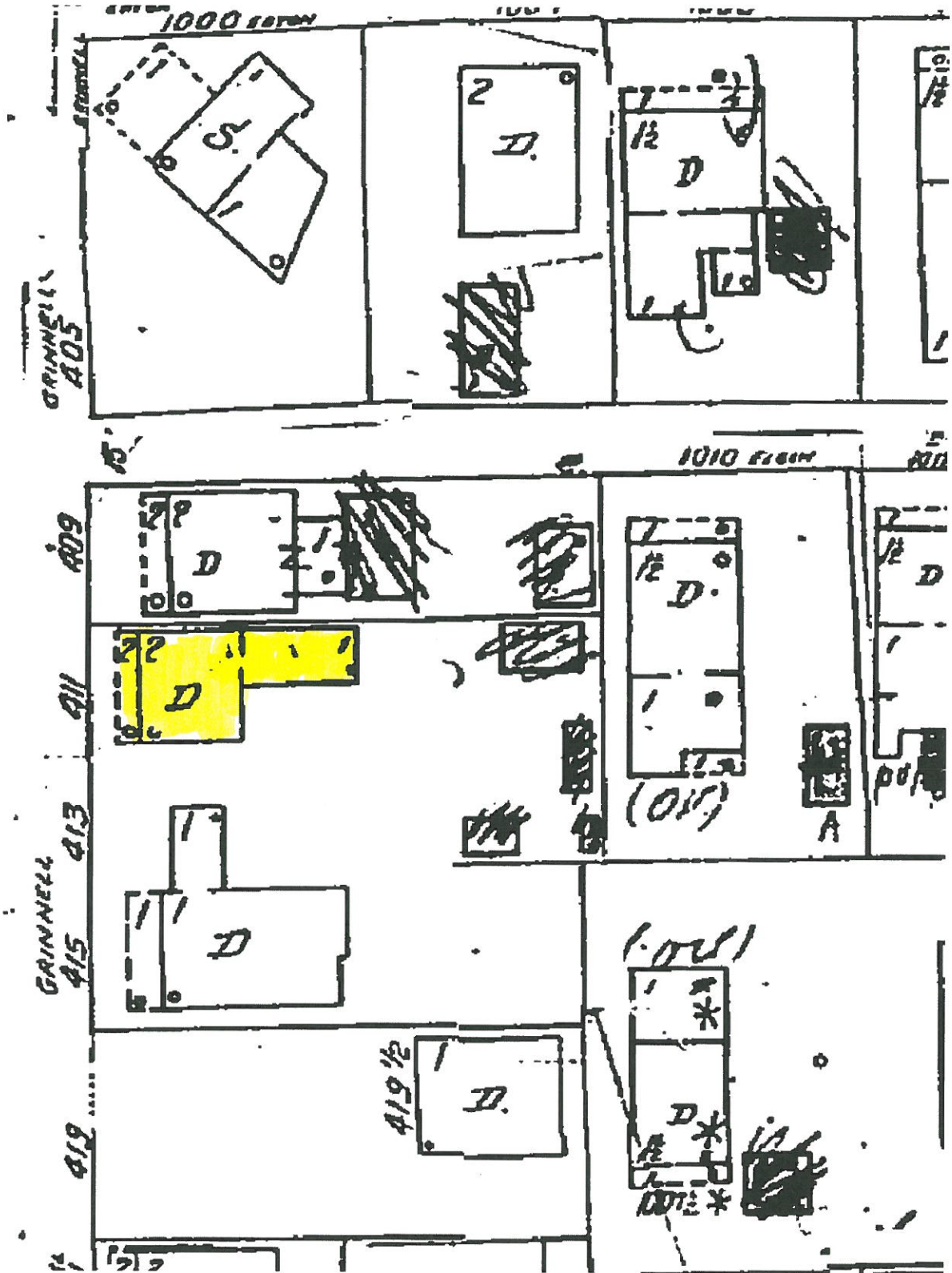
# Sanborn Map

8' x 11'  
50'



#411 Grinnell Street Sanborn map 1948





#411 Grinnell Street Sanborn map 1962

**Project Photos**















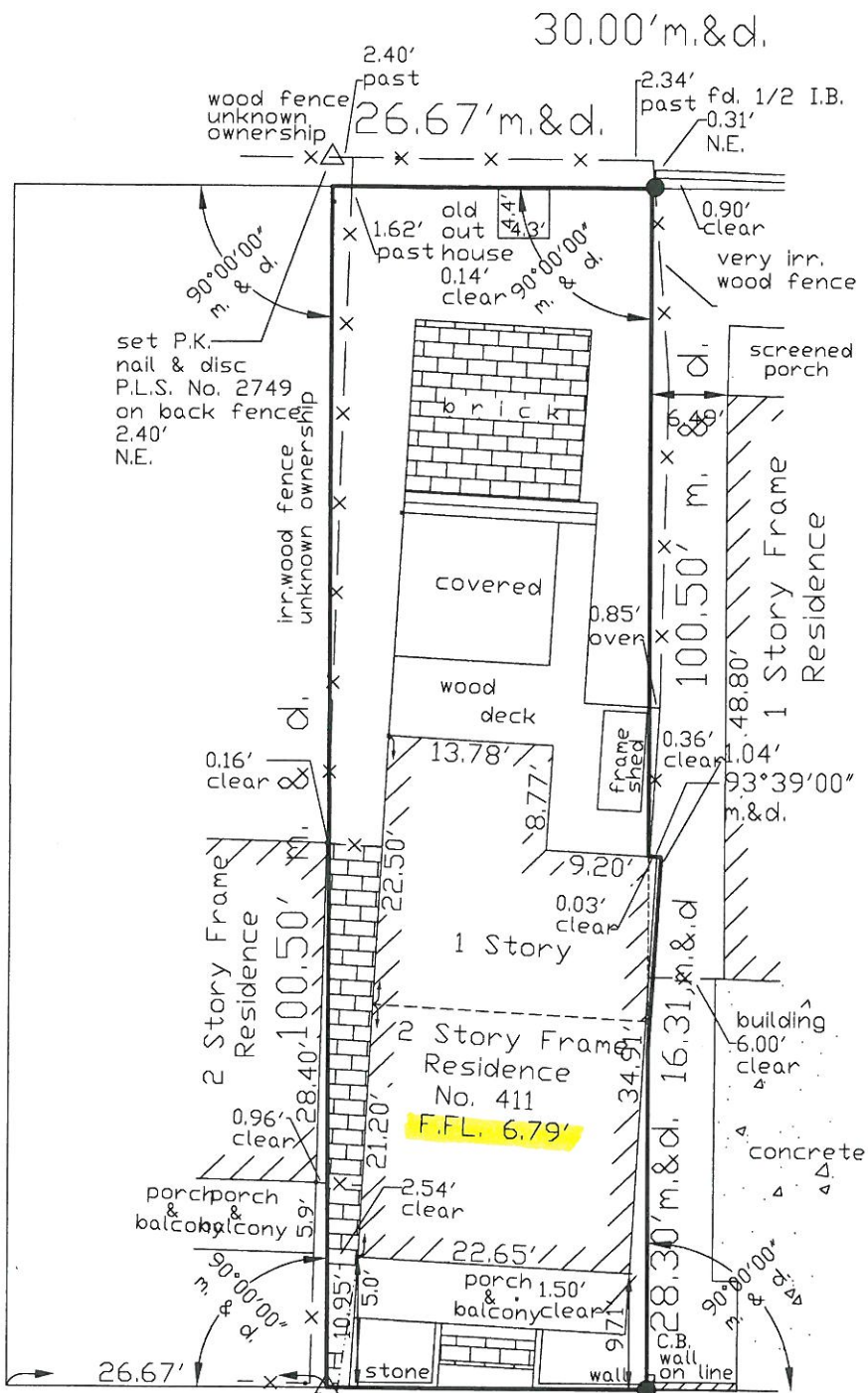






# Survey

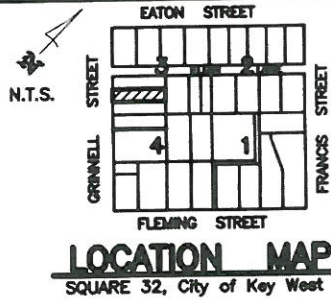
ELGIN LANE



GRINNELL STREET

(50' R/W)

1/16" = 1'-0"



**LEGAL DESCRIPTION:**

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot Three (3) in Square Thirty-two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James Lowe Jr. and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32) which said subdivision is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records;

Commencing at a point on the Northeast side of Grinnell Street, distance TWENTY-SIX (26) feet and Eighty (8) inches from the Southeast corner of Grinnell Street and Elgin Lane, and runs thence in a Southeasterly direction along Grinnell Street Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the Point of Beginning on Grinnell Street.

**AND ALSO:**

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot Three (3) in Square Thirty-two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James Lowe Jr. and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32) which said subdivision is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records;

Commencing at a point on the Northeast side of Grinnell Street, distance 53.33 feet from the Southeast corner of Grinnell Street and Elgin Lane, thence in a Northeasterly and at right angles for a distance of 28.30 feet to the Point of Beginning of the parcel of land being described herein; thence continue Northeasterly along a prolongation of the preceding course for a distance of 16.33 feet; thence Southeasterly and along a line deflected 93°39'00" to the right for a distance of 1.04 feet; thence Southeasterly and at right angles a distance of 16.31 feet back to the Point of Beginning.

**Abbreviations:**

- |                             |                                 |
|-----------------------------|---------------------------------|
| Sty. = Story                | a/h = Overhead                  |
| R/W = Right-of-Way          | F.F.L. = Finish Floor Elevation |
| fd. = Found                 | conc. = concrete                |
| p. = Plat                   | I.P. = Iron Pipe                |
| m. = Measured               | I.B. = Iron Bar                 |
| d. = Deed                   | C.B.S. = Concrete Block Stucco  |
| N.T.S. = Not to Scale       | cov'd. = Covered                |
| ⊕ = Centerline              | P.I. = Point of Intersection    |
| Elev. = Elevation           | wd. = Wood                      |
| P.O.C. = Point of Commence  | w.m. = Water Meter              |
| P.O.B. = Point of Beginning | Bal. = Balcony                  |
| P.B. = Plat Book            | ⋈ = Water Valve                 |
| pg. = page                  | ⊠ = Concrete Utility Pole       |

**SURVEYOR'S NOTES:**

Bearings based on Grinnell Street  
North arrow based on assumed median  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

**Monumentation:**

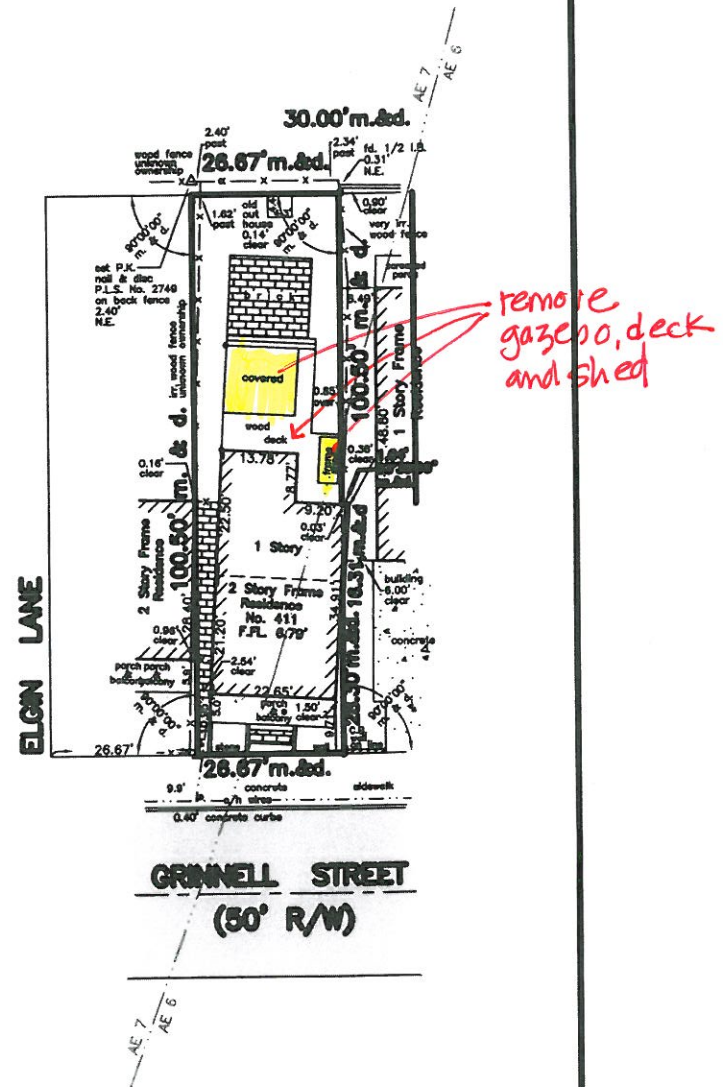
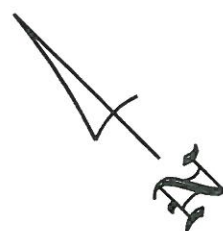
- ⊕ = fd. 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- = Found 1/2" Iron Bar
- ▲ = fd. P.K. Nail, P.L.S. No. 2749

**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



Field Work performed on: 3/22/12

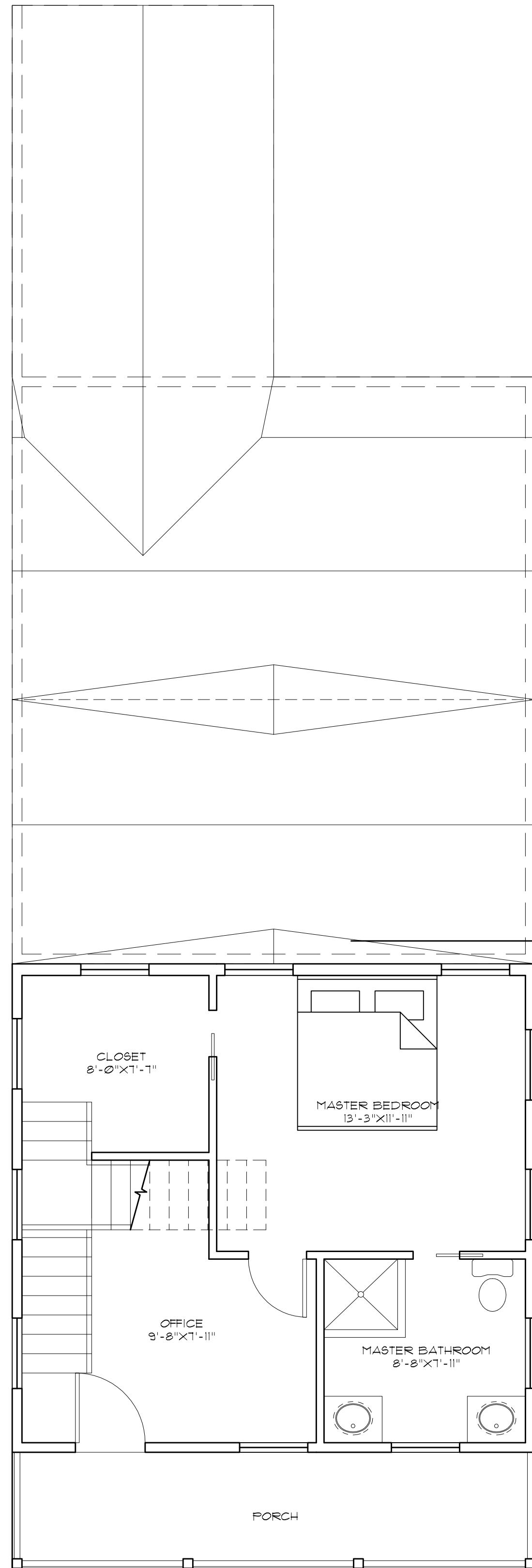
Neal Ganem 411 Grinnell Street, Key West, Fl. 33040			
Boundary Survey		Dwn No.: 12-144	
Scale: 1"=20'	Ref. 207-1 206-46 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 3/28/12		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

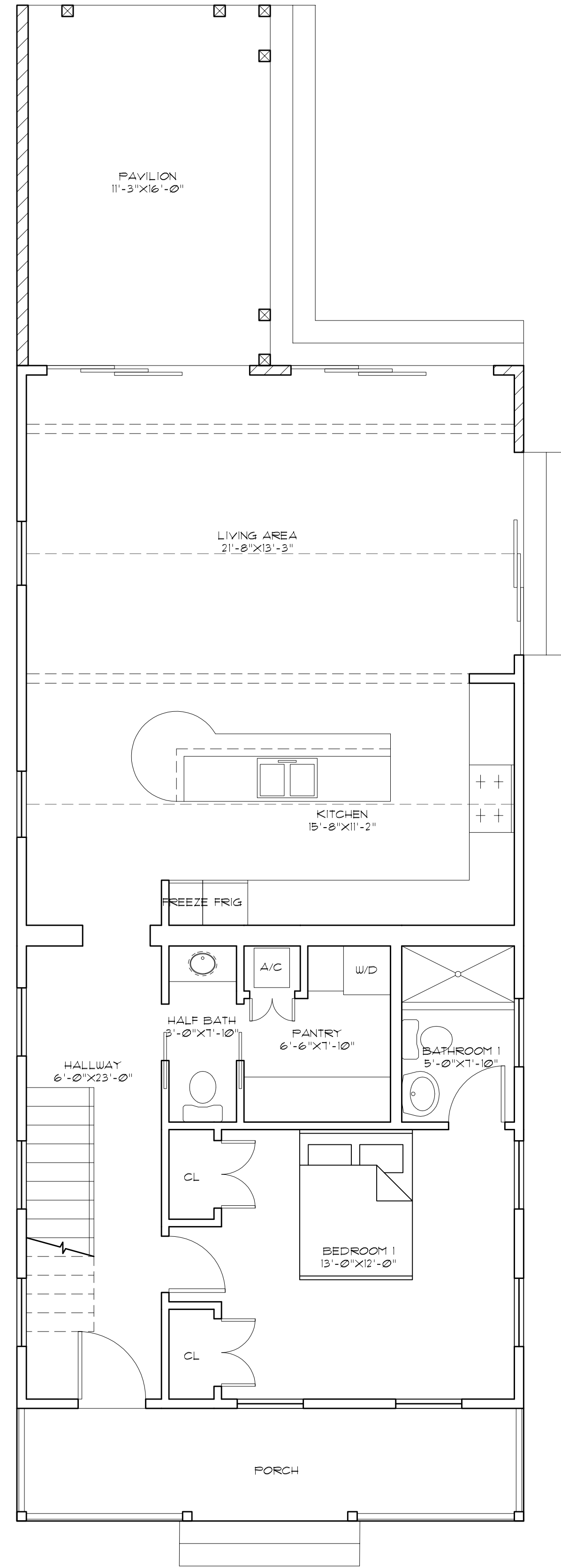
(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# **Proposed Plans**



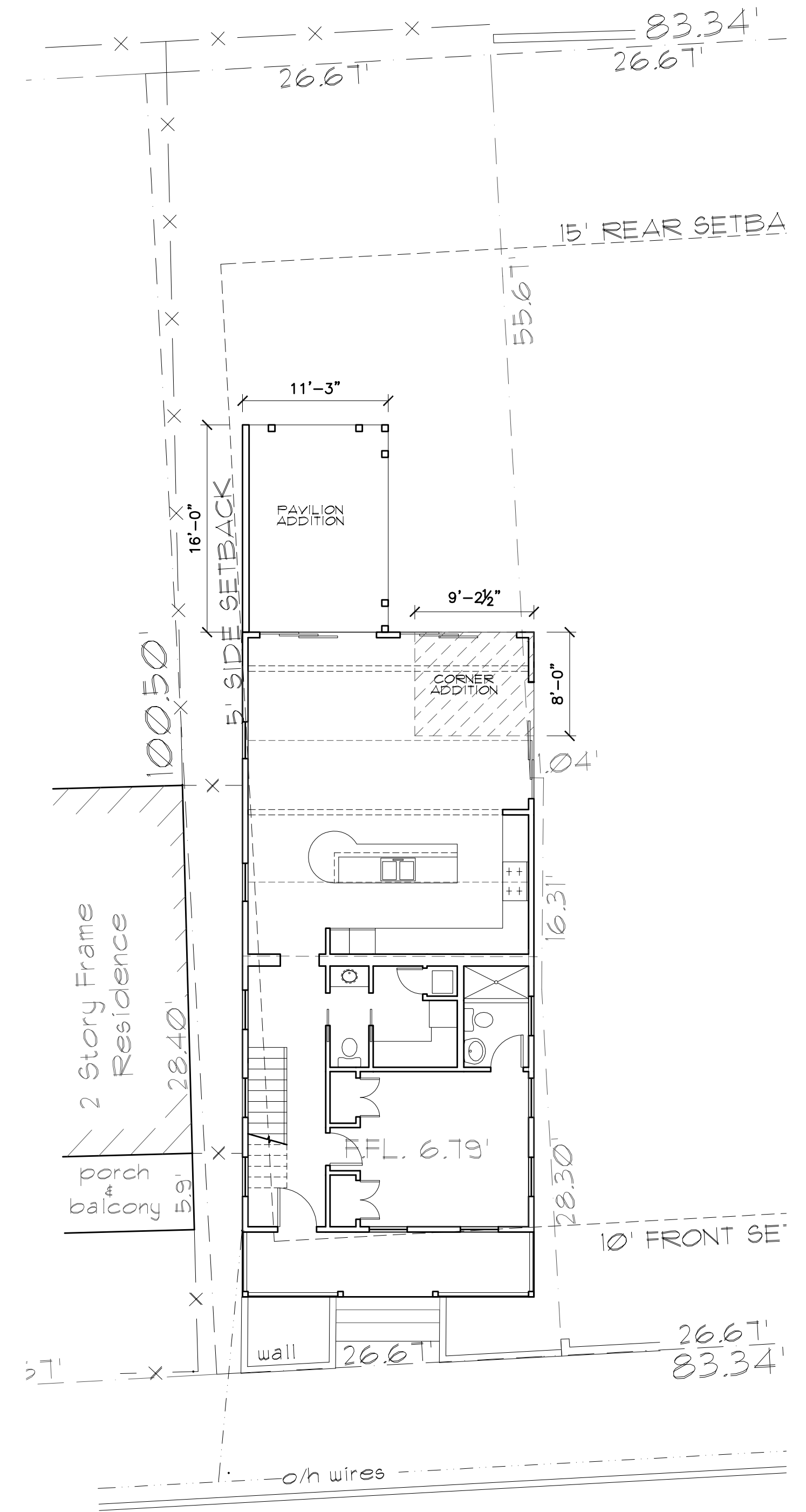
Second Floor Plan

1/4" = 1' - 0"



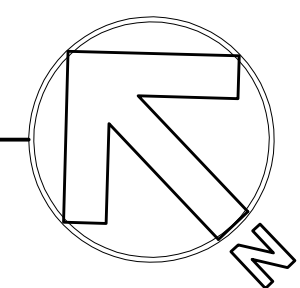
First Floor Plan

1/4" = 1' - 0"



Site Plan

1/8" = 1' - 0"



THOMAS E. POPE, P.A. ARCHITECT  
 7009 Shrimp Road #4, Key West FL  
 (305) 296 3611  
 TEPopePA@aol.com

date:  
 6/12/12  
 revision:

sheet:

A1

411 Grinnell Street

Key West, FL

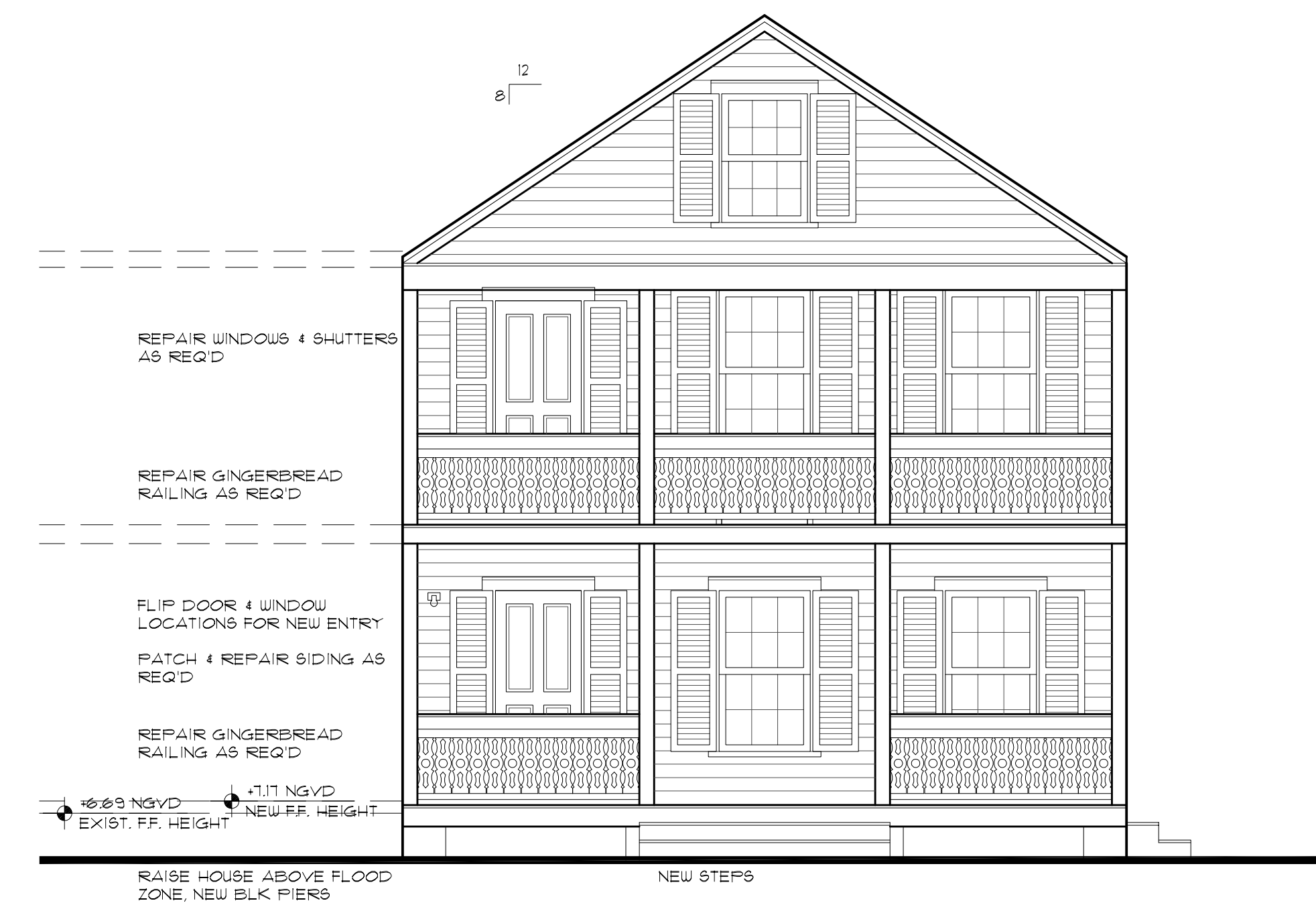
411 Grinnell St





Side Elevation

1/4" = 1' - 0"



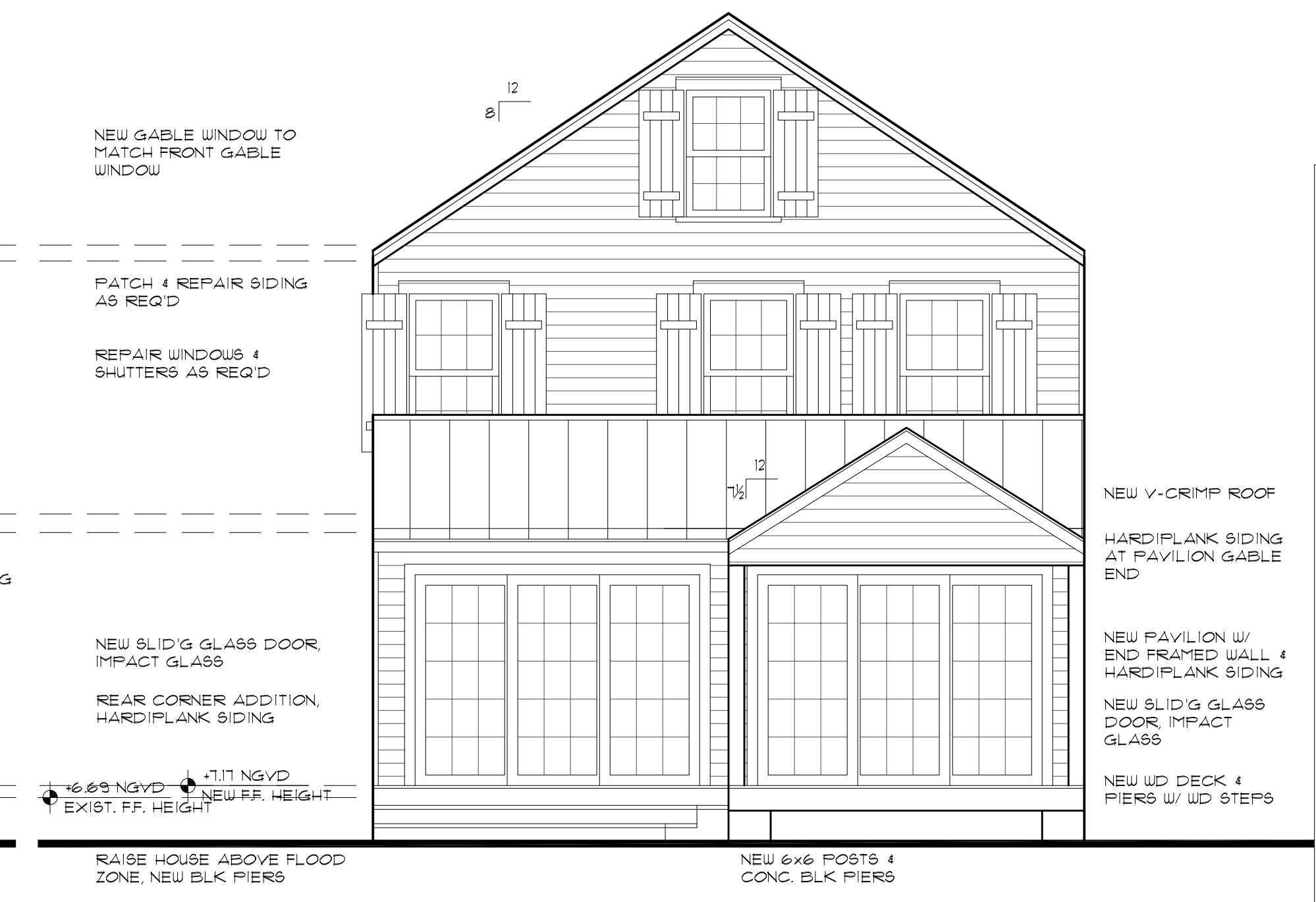
Front Elevation

1/4" = 1' - 0"



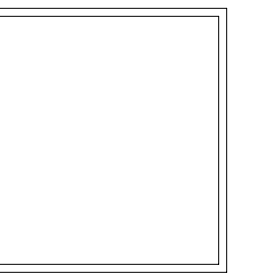
Side Elevation

1/4" = 1' - 0"



Rear Elevation

1/4" = 1' - 0"



411 Grinnell Street  
Key West, FL  
411 Grinnell St

THOMAS E. POPE, P.A. ARCHITECT  
7009 Shrimp Road #4, Key West FL  
TEPopePA@aol.com  
(305) 296 3611

date:  
8/12/12  
revision:

sheet:  
**A2**

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 26, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ELEVATE HOUSE + - 4" TO FEMA ELEVATION OF 7'. RELOCATE  
FRONT DOORS. NEW REAR ADDITION TO EXTEND EXISTING  
SAWTOOTH AND EXTERIOR RENOVATIONS. DEMOLITION OF  
REAR GAZEBO, SHED AND REAR DECK**  
**#411 GRINNELL STREET**

**Applicant- THOMAS E. POPE-      Application Number H12-01-998**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gavin Scarbrough, 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:  
411 Grinnell St. on the  
20 day of June, 2012.

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 June 26, 2012.

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 H12-01-998

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

Signed Name of Affiant: \_\_\_\_\_

Date: 6/20/12

Address: 610 White St

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 20 day of June, 2012.

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

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_



M. HOLLY BOOTON  
MY COMMISSION # DD 939156  
EXPIRES: December 26, 2013  
Bonded Thru Budget Notary Services



**Property Appraiser  
Information**

# Karl D. Borglum Property Appraiser Monroe County, Florida

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

## Property Record Card

**Alternate Key: 1005428 Parcel ID: 00005240-000000**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

### Ownership Details

**Mailing Address:**

GANEM NEAL  
2644 NE 37TH DR  
FORT LAUDERDALE, FL 33308-6325

**All Owners:**

GILLIN JOHNNY ALLEN R/S, GANEM NEAL

### Property Details

PC Code: 01 - SINGLE FAMILY  
Millage Group: 10KW

Affordable  
Housing: No

Section-  
Township- 06-68-25  
Range:

Property  
Location: 411 GRINNELL ST KEY WEST

Legal Description: KW PT LT 3 SQR 32 OR63-464/65 OR679-422 OR945-1003/04R/SOR1150-2493/94 OR1226-1232AFFD  
OR1233-1953/54EST OR1233-2265/66EST OR1269-1640 OR1269-1641/44 OR1309-118/20 OR1312-167/69R/S OR1515-1213/15 OR2563-332/33

Parcel Map (Click to open dynamic parcel map)



**Exemptions**

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

**Land Details**





Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	940
2	OPX		1	1989	N N	0.00	0.00	115
3	SBF	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	10
4	SBF	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	10
5	OPU		1	1989	N N	0.00	0.00	375
6	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	483
7	OPX		1	1989	N N	0.00	0.00	115

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	417 SF	0	0	1988	1989	2	50
2	FN2:FENCES	714 SF	0	0	1984	1985	2	30

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
2	98-2061	10/16/1998	11/05/1998	10,000	Residential	REPAIR SIDING/DECK/WNDWS
1	B95-0189	01/01/1995	12/01/1995	5,525	Residential	REPAIRS TO SIDING/WINDOWS
3	04-1530	05/12/2004	09/29/2004	2,500	Residential	ROOF REPAIR
4	06-2703	05/03/2006	07/02/2007	5,933	Commercial	INSTALL V-CRIMP METAL ROOFING

### 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
2011	186,254	2,751	217,172	406,177	318,678	25,000	293,678
2010	188,420	2,814	274,068	465,302	313,968	25,000	288,968
2009	209,435	2,877	416,584	628,896	305,714	25,000	280,714
2008	192,559	2,939	470,400	665,898	305,409	25,000	280,409
2007	275,641	3,002	358,848	637,491	296,514	25,000	271,514
2006	424,708	3,064	255,360	683,132	289,282	25,000	264,282
2005	443,796	3,127	201,600	648,523	280,856	25,000	255,856
2004	276,770	3,190	188,160	468,120	272,676	25,000	247,676
2003	266,519	3,252	94,080	363,852	267,592	25,000	242,592
2002	245,512	3,390	94,080	342,982	261,321	25,000	236,321
2001	194,508	3,552	94,080	292,140	257,206	25,000	232,206

2000	198,830	2,788	51,072	252,690	249,715	25,000	224,715
1999	189,321	2,757	51,072	243,150	243,150	25,000	218,150
1998	146,539	1,454	51,072	199,065	199,065	0	199,065
1997	134,657	1,370	45,696	181,723	181,723	0	181,723
1996	106,934	1,114	45,696	153,743	153,743	0	153,743
1995	111,898	1,097	45,696	158,691	158,691	0	158,691
1994	94,683	949	45,696	141,328	141,328	0	141,328
1993	92,611	970	45,696	139,277	139,277	25,500	113,777
1992	92,611	991	45,696	139,298	139,298	25,000	114,298
1991	92,611	1,013	45,696	139,320	139,320	25,000	114,320
1990	67,774	1,034	35,325	104,133	104,133	25,000	79,133
1989	53,931	0	34,658	88,589	88,589	25,000	63,589
1988	47,335	0	29,326	76,661	76,661	25,000	51,661
1987	47,060	0	21,451	68,511	68,511	25,000	43,511
1986	47,324	0	20,731	68,055	68,055	0	68,055
1985	26,666	0	10,582	37,248	37,248	12,416	24,832
1984	24,941	0	10,582	35,523	35,523	11,636	23,887
1983	24,941	0	10,582	35,523	35,523	11,722	23,801
1982	25,413	0	10,582	35,995	35,995	11,878	24,117

## 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
4/2/2012	2563 / 332	630,000	WD	37
5/1/1998	1515 / 1213	292,000	WD	Q
5/1/1994	1309 / 0118	195,000	WD	Q
8/1/1993	1269 / 1640	180,000	WD	Q
6/1/1985	945 / 1003	85,000	WD	Q

This page has been visited 119,402 times.

Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176