



**Historic Architectural Review Commission
Staff Report for Item 16**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 28, 2015

Applicant: Matthew Stratton, Architect

Application Number: H15-01-1070

Address: #415 Grinnell Street

Description of Work:

New two-story structure and site work on vacant lot.

Site Facts:

The main structure in the site is a contributing resource to the historic district. The historic house sits north to an empty parcel that is part of the property. On 2012 the Planning Department rendered a build back determination after the city condemned a dwelling unit that was latter demolished by the owners. The site in question has remained vacant. In May 2015, the Planning Board granted variances for detached habitable space for the back portion of the proposed house as well as a variance for open space.

Guidelines Cited in Review:

- Additions and alterations/ New construction (pages 36-38a); specifically guidelines for new construction.

Staff Analysis

The Certificate of Appropriateness in review proposes a new two-story frame structure that will be set on a vacant portion of the lot. The structure will be completely detached from the main house. The main façade design has a tripartite composition where the central

volume serves as the main entrance, the left volume is a two-story structure with a garage and a roof deck, and the right volume reads as the main core of the house. Each of the three volumes is setback differently, which breaks the mass of the building at the pedestrian level. The new design is contemporary but incorporates forms and textures traditionally found in the historic district.

Analyzing the main façade, the right side volume is a two-story structure with a gable roof where wood louvered panels are found on the front first floor facade. The walls of this volume will have cement siding and coral rock will be used to accent the base line. All windows will be metal impact resistant.

The central two-story volume, presents a layered façade, where both floors have porches. This volume will be lower in height than the side ones and will have a low pitch flat roof. The upper porch will have cable railings. The plan proposes double doors for the main entrance and second floor.

The third and northernmost volume will have a half-front porch on its second floor. A parapet wall will finish the top of the façade. The walls will have cement siding on the second floor, the parapet wall will be finished with vertical wood siding, and the first floor will have stucco finish walls. The northernmost wall will be finished with coral stone. Behind the parapet wall, the floor plans depict a roof deck.

Although the southern façade of the new structure is larger in scale, the design proposes a series of volumes and setbacks that breaks its massing.

Site improvements include the removal of an existing six-foot fence that at this time gives front privacy to the existing pool area. All sides and back siding will be cement lap or coral stone to accentuate some areas and metal v-crimp panels will cover the gable roofs.

Consistency with Cited Guidelines

The current proposal includes the construction of a new two-story house that is large in footprint. The proposed design accomplishes lowering the scale and massing on the front and south elevations. The proposed house will not read as a faux vernacular structure and will be in keeping with the scale, textures, and forms found within the surrounding urban context.

It is staff's opinion that the proposed new two-story house is consistent with guidelines for new construction.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-1070		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %

ADDRESS OF PROPOSED PROJECT:

415 Grinnell Street

OF UNITS 2

RE # OR ALTERNATE KEY:

5240

NAME ON DEED:

Neal Ganem & John Gillin

PHONE NUMBER (404)944-1245

OWNER'S MAILING ADDRESS:

2544 NE 37th Drive

EMAIL: jag641112@aol.com

Ft. Lauderdale, FL 33308

CONTRACTOR COMPANY NAME:

N/A

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Matthew Stratton BY: *[Signature]* PHONE NUMBER (305)923-9670

ARCHITECT / ENGINEER'S ADDRESS:

1901 S. Roosevelt Blvd. 205W

EMAIL matthew@mstrattonarchitecture.com

Key West, FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

500,000.00

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.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE AE-6	
	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., New 3,010 SF Single Family Residence with 410 SF attached garage on empty lot with buildback rights. Reconfigure existing fences and gates.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

51194-10343-0K

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A/C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Query: KEYWELD Type: BP Drawer: 1
 Date: 7/10/15 5:00 Receipt no: 28002
 2015 1001070
 * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3056664
 CK CHECK 1222 \$100.00
 Trans date: 7/10/15 Time: 10:30:55

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Main house is listed as a contributing resource Guidelines for new construction.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

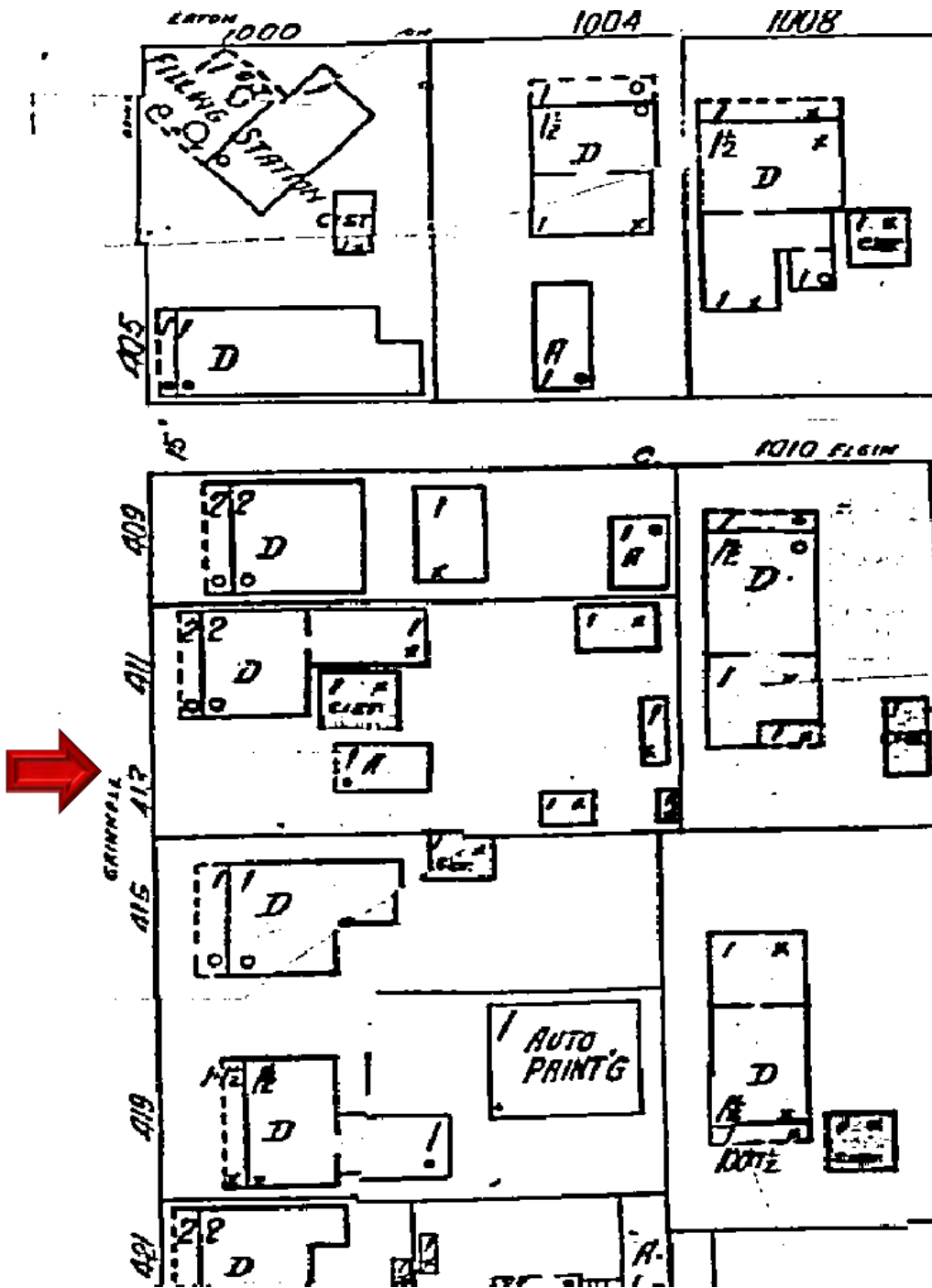
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A "NOTICE OF COMMENCEMENT" MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

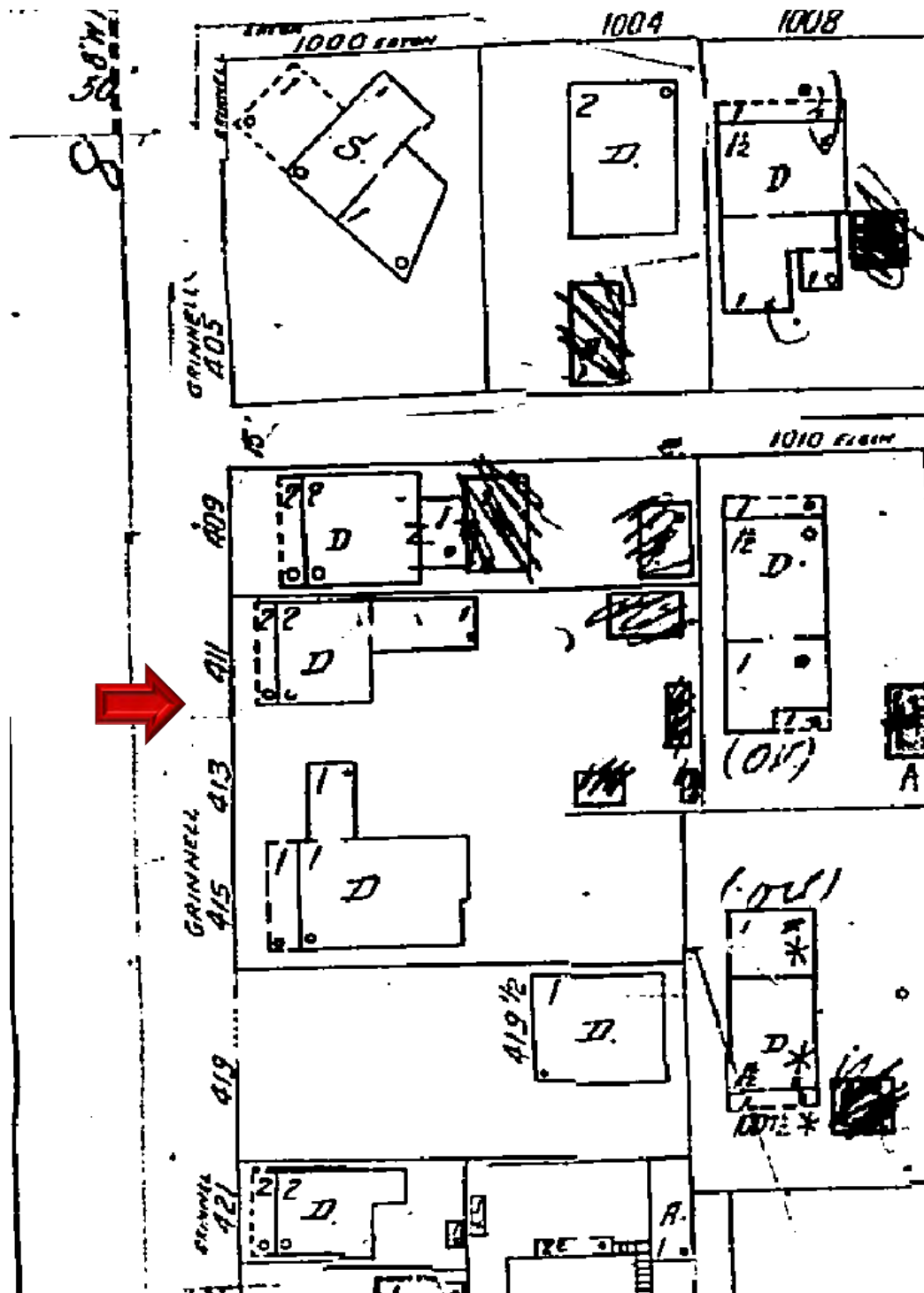
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

SANBORN MAPS



#415 Grinnell Street Sanborn map 1948



#415 Grinnell Street Sanborn map 1962

PROJECT PHOTOS



#411 Grinnell Street circa 1965. Monroe County Library



**#415 Grinnell Street circa 1965. The structure was moved to the back of the lot and latter demolished.
Monroe County Library**



411 GRINNELL

413 GRINNELL

415 GRINNELL

CONJOINED PARCELS WITH BUILDBACK RIGHTS



EXISTING CURB CUT, ROLLING GATE AND DRIVEWAY



409 GRINNELL – NEIGHBOR TO LEFT

411 GRINNELL



NEIGHBORS TO LEFT (TOWARD EATON STREET)



NEXT DOOR NEIGHBOR TO EAST – EDEN HOUSE STORAGE + WORKSHOP AREA



NEIGHBORS TO EAST (TOWARD FLEMING STREET)



NEIGHBORS ACROSS GRINNELL STREET

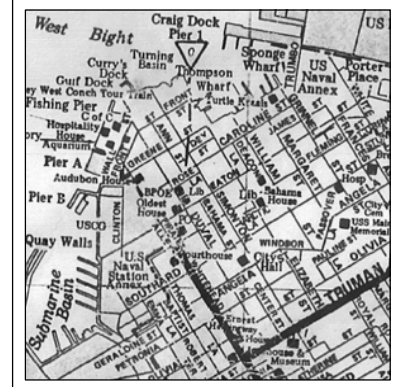


NEIGHBORS ACROSS GRINNELL STREET (TOWARD FLEMING STREET)



NEIGHBOR TO REAR (YELLOW HOUSE)

SURVEY



NORTH
ASSUMED FROM LEGAL DESCRIPTION
SCALE: 1" = 10'

BEARING BASE ASSUMED PER DEEDS
90° LOTS

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
411 GRINNELL STREET
415 GRINNELL STREET
VACANT LAND, GRINNELL STREET
KEY WEST, FLORIDA

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM

FLOOD ZONES REFER TO NGVD 29
AS PER FIRM MAPS

I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
PROPERTY APPEARS TO BE IN -
FLOOD ZONE: AE 7 NGVD 29 DATUM.

MAP OF BOUNDARY SURVEY PART OF SUBDIVISION FIVE AND SIX JOHN LOWE JR. AND JAMES R. CURRY'S SUBDIVISION, BOOK "J" OF DEEDS PART OF LOT 4, SQUARE 32 WILLIAM A. WHITEHEAD'S MAP ON THE ISLAND OF KEY WEST

LEGAL DESCRIPTION -

(per Warranty Deed Doc# 1876995, Official Records Book 2563, Page 332 Monroe County Records)
On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a 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 R. Curry's sub-division 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, distant Twenty-six (26) feet and Eight (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 the 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 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, distant 53.33 feet from the Southeast corner of Grinnell Street and Elgin Lane thence 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' to the right for a distance of 1.04 feet; thence Southwesterly and at right angles for a distance of 16.31 feet back to the POINT OF BEGINNING.

(per Exhibit "A" Doc# 1887217, Official Records Book 2574, Page 2328, Monroe County Records)
On the Island of Key West, known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as part of Lot Four (4), Square Thirty-Two (32)
Commencing at a point on the northeasterly side of Grinnell Street, distant One Hundred Forty-six (146) feet Northwesterly from the corner of Grinnell and Fleming Streets and from said point running along the line of Grinnell Street in a Northwesterly direction Thirty (30) feet, thence at right angles in a Northeasterly direction One Hundred (100) feet Six (6) inches; thence at right angles in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet Six (6) inches out to Grinnell Street to the point of beginning.

(per Exhibit "A" Doc# 1912052, Official Records Book 2603, Page 2305, Monroe County Records)
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 sub-divisions 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 sub-division is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records; Commencing at a point on the North East side of Grinnell Street, distant Fifty three (53) feet and Four (4) inches from the South East 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.

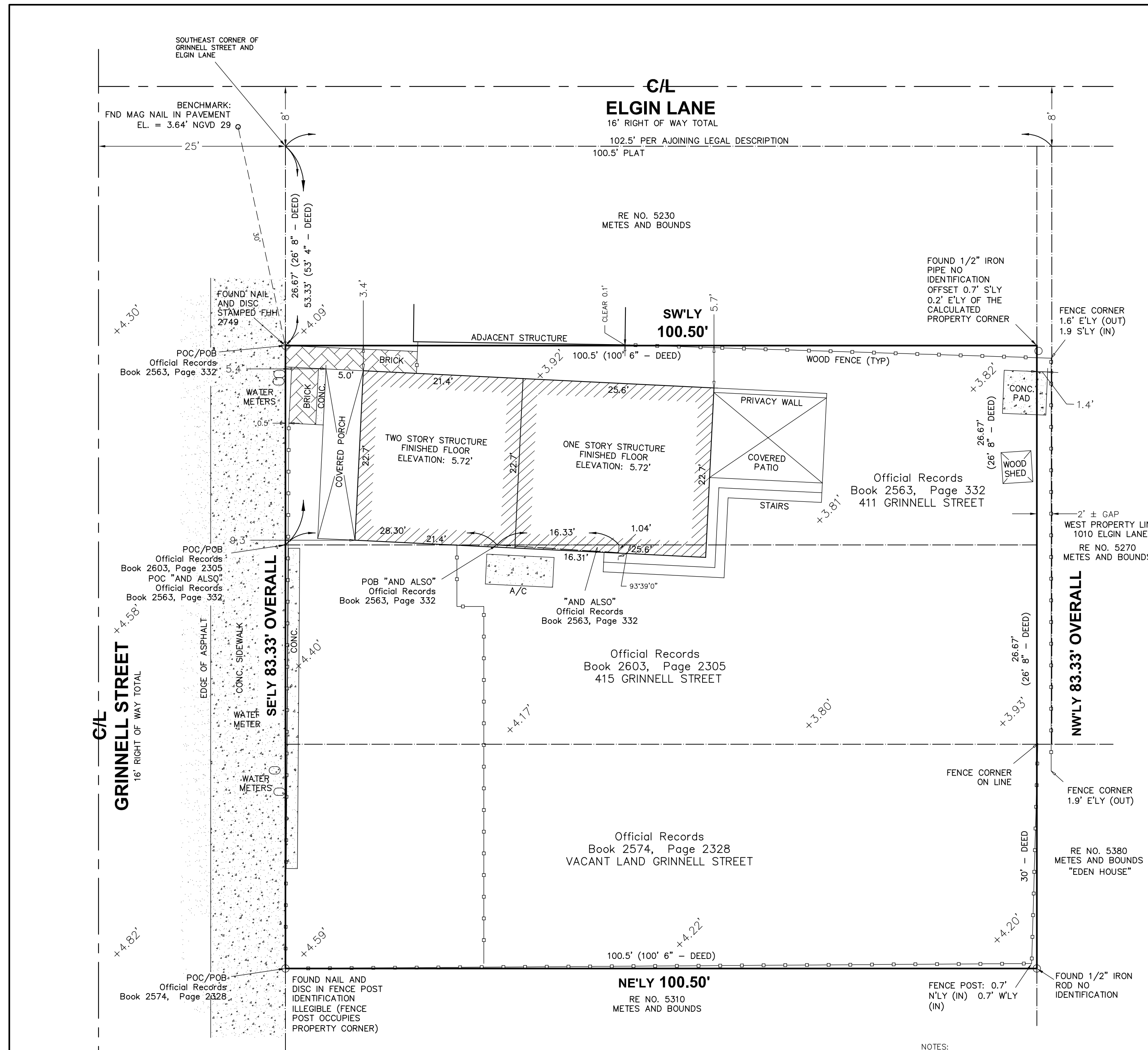
LEGAL DESCRIPTIONS SURVEYED AS ONE SITE AT THE REQUEST OF CLIENT

CERTIFIED TO -
JOSEPH NEAL GANEM

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

Robert E. Reece
ROBERT E. REECE, LS 5652, PROFESSIONAL SURVEYOR AND MAPPER
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



SCALE: 1"=10'
FIELD WORK DATE 04/04/14
REVISION DATE -/-/-
SHEET 1 OF 1
DRAWN BY: GF
CHECKED BY: KB
INVOICE #: 14032501

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | | |
|---------------------------------|--|-------------------------------|--------------------------------------|
| C = CALCULATED | FI = FENCE INSIDE | P = PLAT | TOB = TOP OF BANK |
| C&G = 2" CONCRETE CURB & GUTTER | FND = FOUND | PC = POINT OF CURVE | TOS = TOE OF SLOPE |
| CB = CONCRETE BLOCK | FOL = FENCE ON LINE | PCC = POINT OF COMPOUND CURVE | TS = TRAFFIC SIGN |
| CBW = CONCRETE BLOCK WALL | GB = GRADE BREAK | PK = PARKER KALON NAIL | TYP = TYPICAL |
| CI = CURB INLET | GL = GROUND LEVEL | PM = PARKING METER | UEASE = UTILITY EASEMENT |
| CL = CENTERLINE | GW = GUY WIRE | POB = POINT OF BEGINNING | UPC = CONCRETE UTILITY POLE |
| CLF = CHAINLINK FENCE | HB = HOSE BIB | PCC = POINT OF COMMENCEMENT | UPM = METAL UTILITY POLE |
| CM = CONCRETE MONUMENT | IP = IRON PIPE | PRC = POINT OF REVERSE CURVE | UPW = WOOD UTILITY POLE |
| CONC = CONCRETE | IR = IRON ROD | PT = POINT OF TANGENT | VB = VIDEO BOX |
| C/S = CONCRETE SLAB | L = ARC LENGTH | R = RADIUS | WB = WOOD DECK |
| CVRD = COVERED | LE = LOWER ENCLOSURE | ROL = ROOF OVERHANG LINE | WL = WOOD LANDING |
| D = DEED | LS = LANDSCAPING | ROWL = RIGHT OF WAY LINE | WM = WATER METER |
| DEASE = DRAINAGE EASEMENT | M = MEASURED | R/W = RIGHT OF WAY | WRACK LINE = LINE OF DEBRIS ON SHORE |
| DELTA = DELTA ANGLE | MB = MAILBOX | SCD = SANITARY CLEAN-OUT | |
| DMH = DRAINAGE MANHOLE | MHWL = MEAN HIGH WATER LINE | SMH = SANITARY MANHOLE | |
| EB = ELECTRIC BOX | MTLF = METAL FENCE | SPV = SPRINKLER CONTROL VALVE | |
| ELEV = ELEVATION | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | SV = SEWER VALVE | |
| EM = ELECTRIC METER | NTS = NOT TO SCALE | TB = TELEPHONE BOX | |
| ENCL = ENCLOSURE | OHW = OVERHEAD WIRES | TBM = TIDAL BENCHMARK | |
| FTE = FINISHED FLOOR ELEVATION | | TMH = TELEPHONE MANHOLE | |
| FH = FIRE HYDRANT | | | |

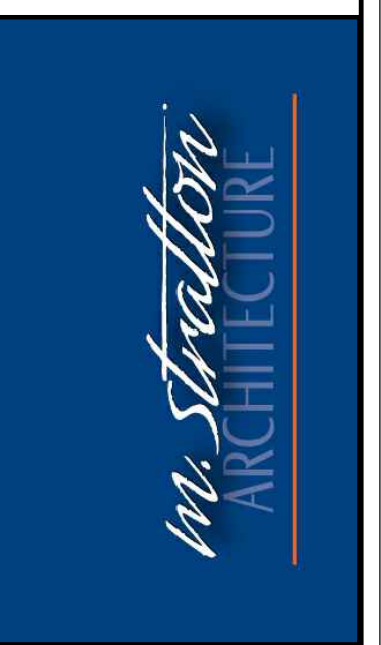
NOTES:
MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

PROPOSED DESIGN

HARC
REVISION

New Residence
415 GRINNELL STREET
Key West, FL 33040

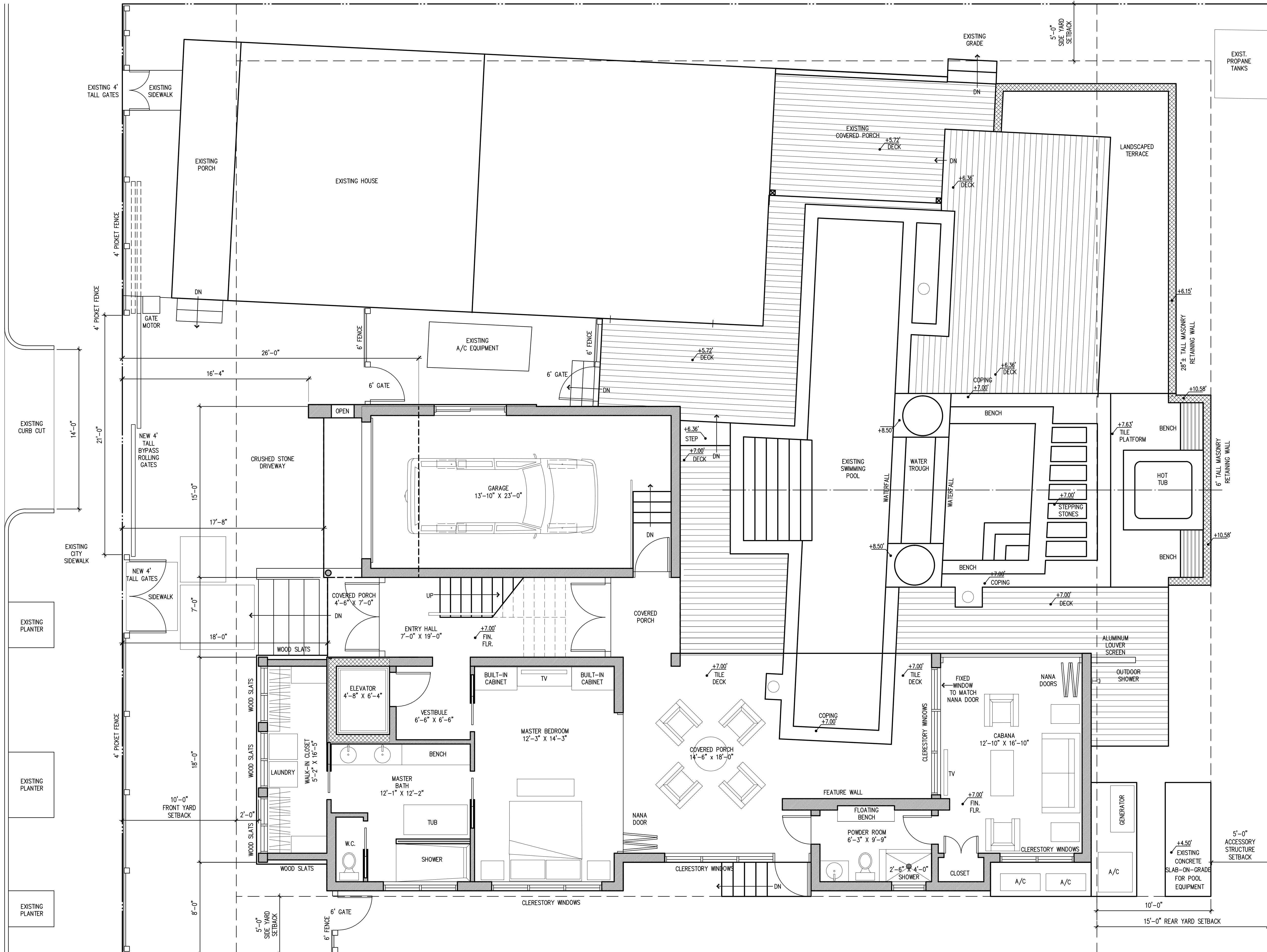
1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com



Date 7.9.15

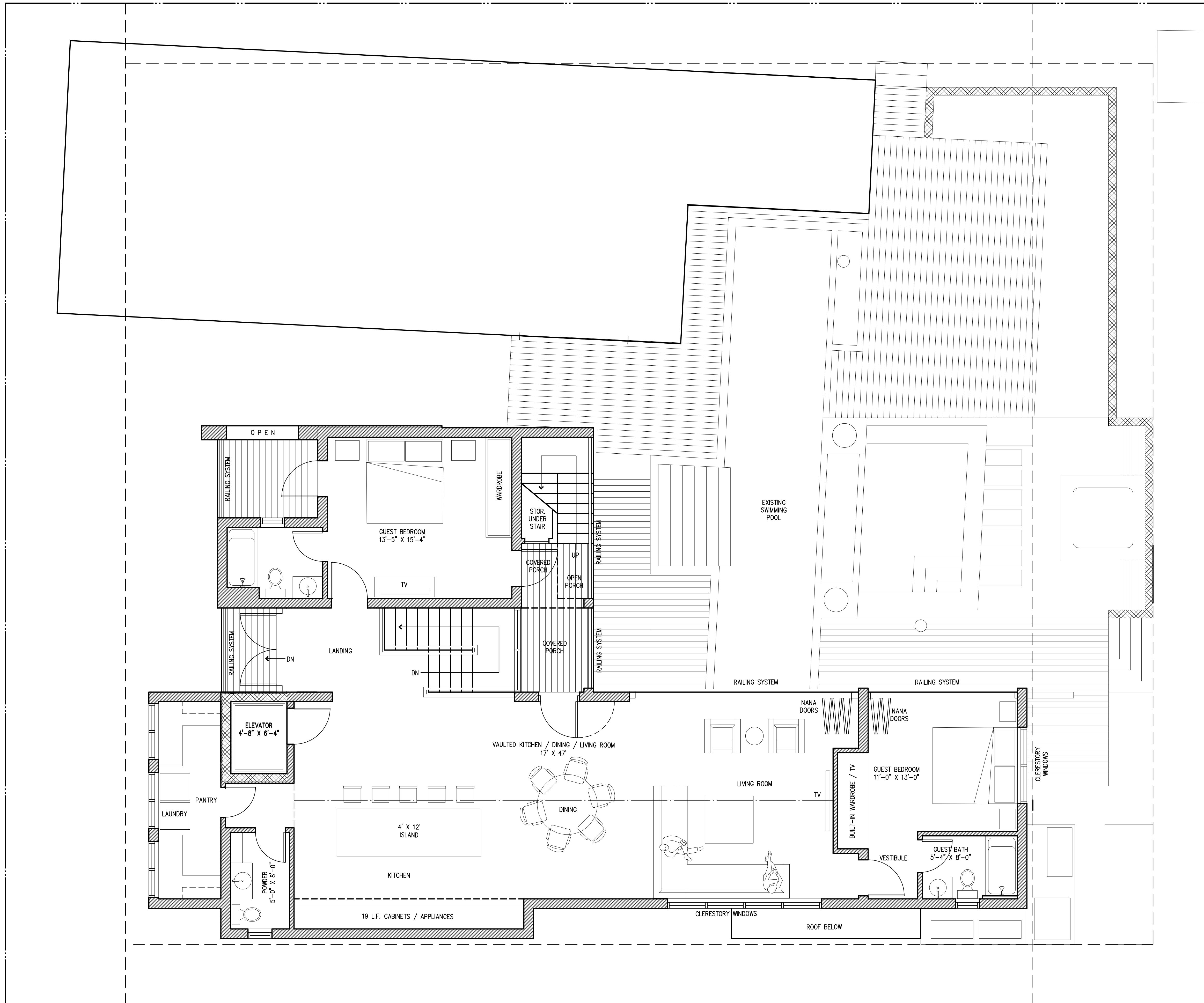
Project # 1411

A-1

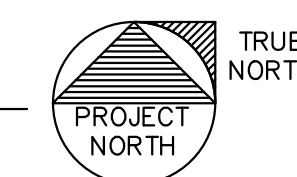


SITE PLAN / FIRST FLOOR PLAN
1/4" = 1'-0"



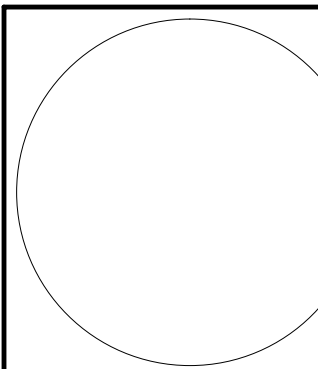


SECOND FLOOR PLAN
1/4" = 1'-0"



HARC
REVISION

New Residence
415 GRINNELL STREET
Key West, FL 33040



1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com



Date 7.9.15

Project # 1411

A-2

HARC
REVISION

New Residence
415 GRINNELL STREET
Key West, FL 33040

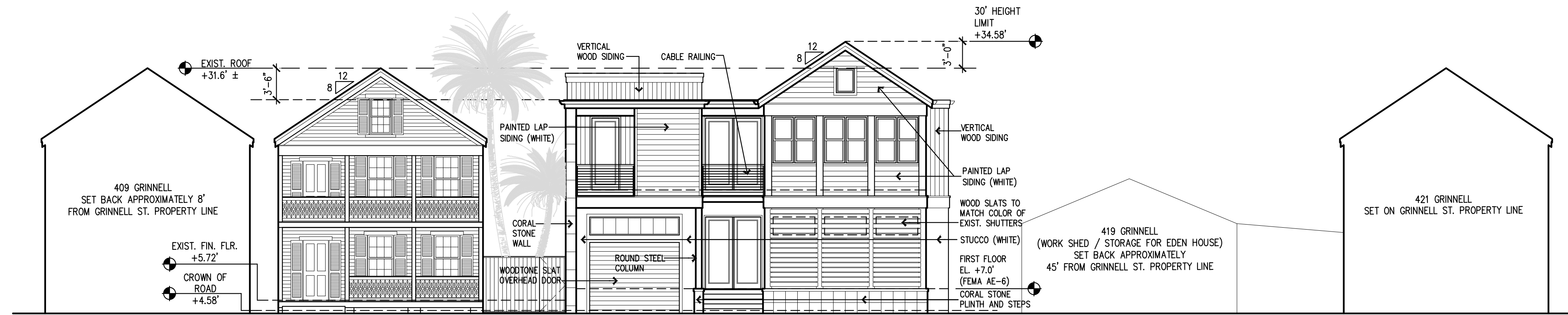
1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com

m. Stratton
ARCHITECTURE

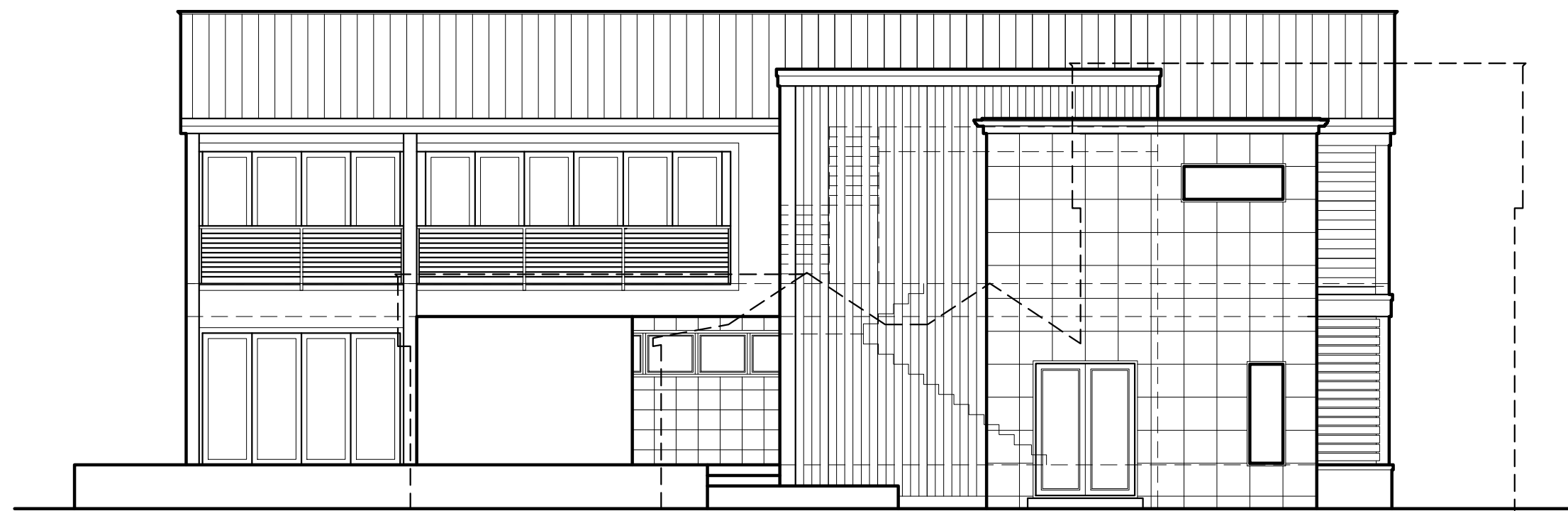
Date 7.9.15

Project # 1411

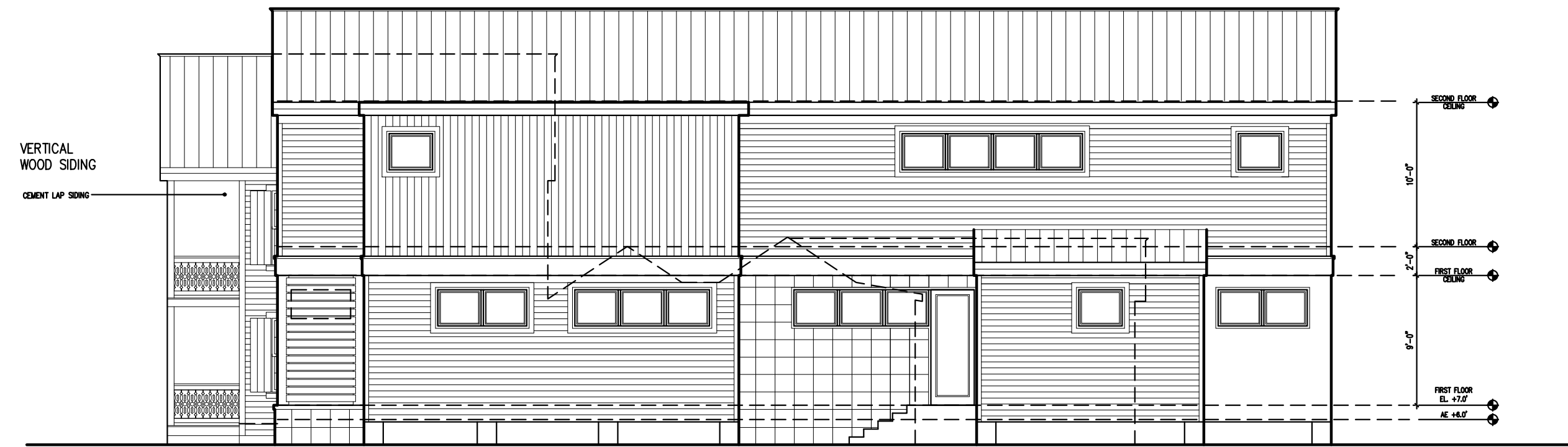
A-3



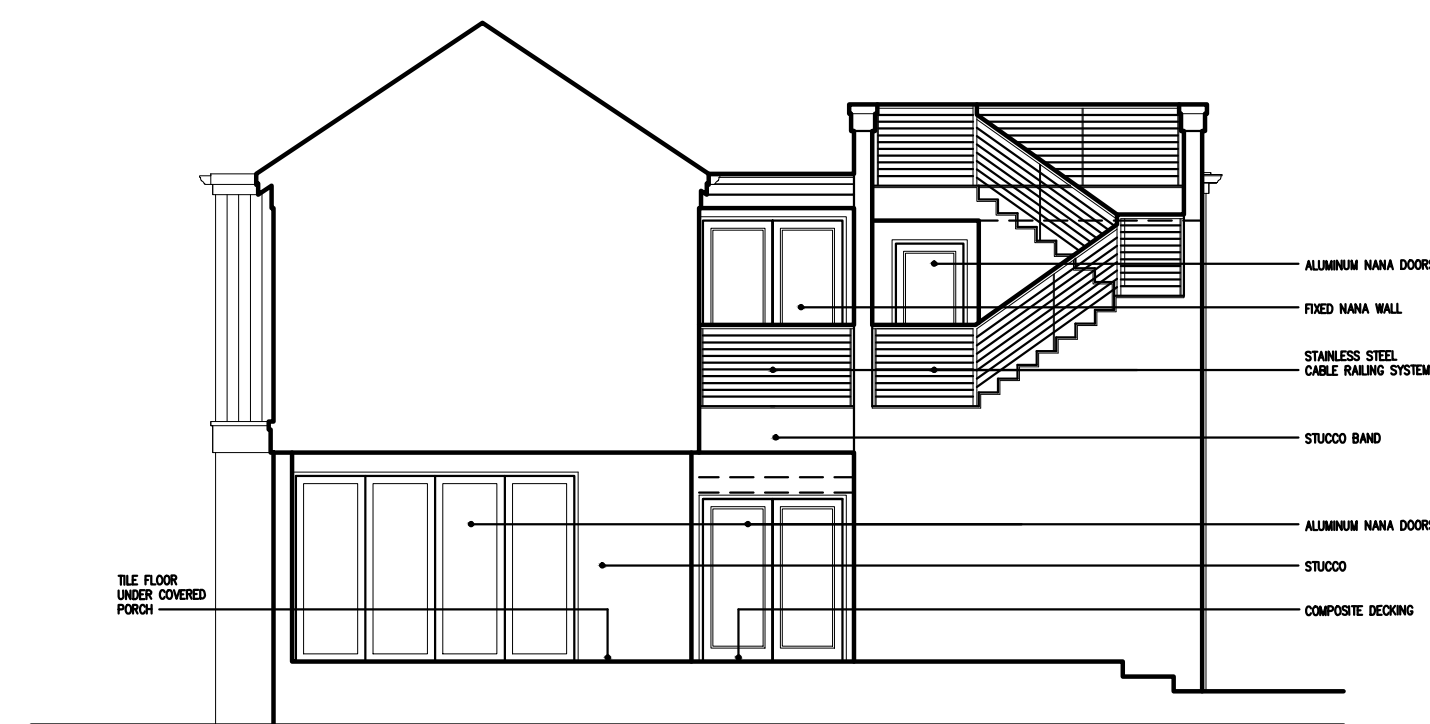
FRONT ELEVATION
1/8"=1'-0"



SIDE ELEVATION
1/8"=1'-0"



SIDE ELEVATION
1/8"=1'-0"



PARTIAL REAR ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/8"=1'-0"

HARC
REVISION

New Residence
415 GRINNELL STREET
Key West, FL 33040

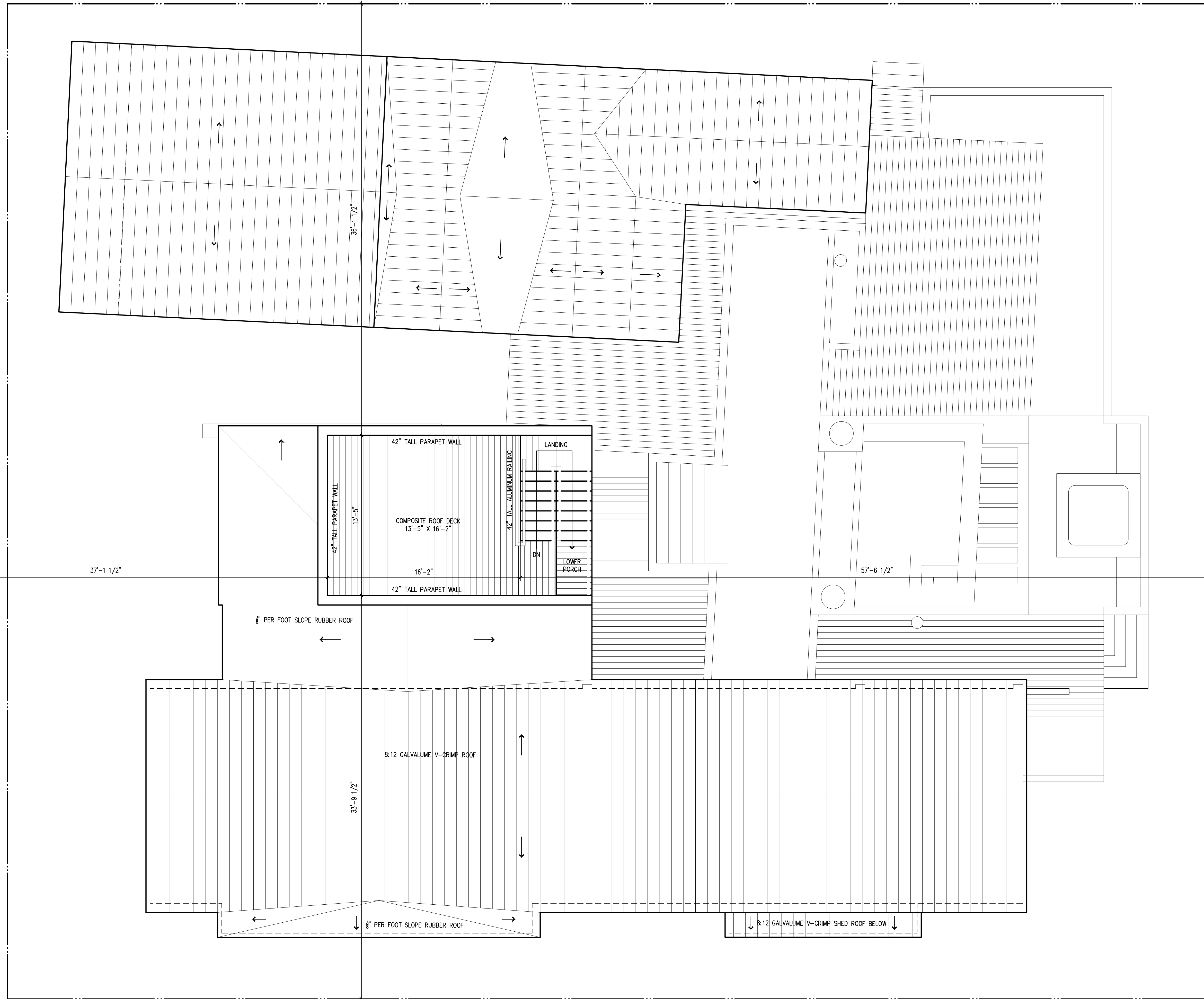
1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com



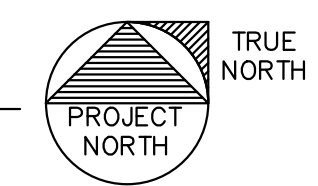
Date 7.9.15

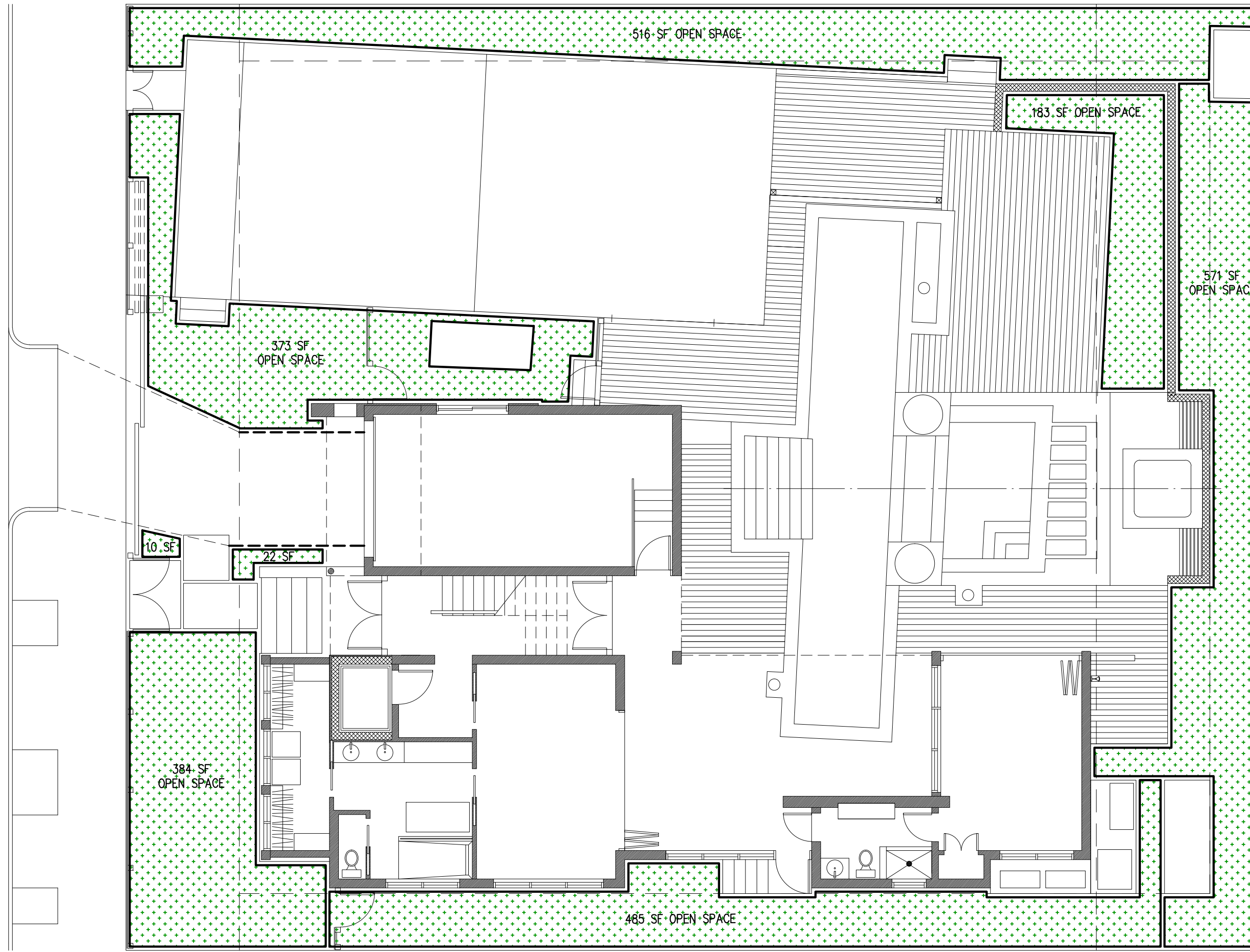
Project # 1411

A-4



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





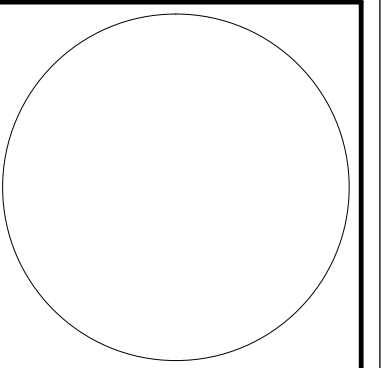
SITE DATA:
 LOT SIZE 8,375 SF
 BUILDING COVERAGE ALLOWED 40% = 3,350 SF
 EXISTING RESIDENCE = 1,215 SF
 PROPOSED RESIDENCE = 2,021 SF
 TOTAL BUILDING COVERAGE = 3,336 SF (39.8%)
 IMPERVIOUS SURFACE ALLOWED 60% = 5,025 SF
 PROPOSED BUILDING COVERAGE = 3,336 SF
 EXISTING POOL = 954 SF
 EXISTING AC PAD = 35 SF
 EXISTING SIDEWALK = 18 SF
 EXISTING POOL EQUIPMENT PAD = 40 SF
 PROPOSED FRONT SIDEWALK & STEPS = 111 SF
 PROPOSED SIDE STEPS AND LANDING = 24 SF
 PROPOSED A/C + GENERATOR PAD = 65 SF
 TOTAL IMPERVIOUS SURFACE RATIO = 4,583 SF (54.7%)

8,375 SF LOT
 35% OPEN SPACE = 2,931 SF
 -389 SF VARIANCE GRANTED MAY 2015
 = 2,542 SF OPEN SPACE REQUIRED

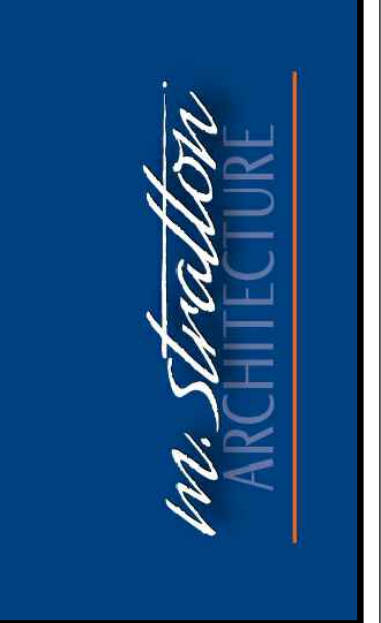
SITE DATA - OPEN SPACE DIAGRAM
 1/4"=1'-0"

HARC
 REVISION

New Residence
415 GRINNELL STREET
 Key West, FL 33040



1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 matthew@mstrattonarchitecture.com



Date 7.9.15

Project # 1411

A-5



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 28, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO STORY STRUCTURE AND SITE WORK ON VACANT LOT.
FOR- #415 GRINNELL STREET

Applicant- Matthew Stratton, Architect

Application # H15-01-1070

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 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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
Chris Wright_____, 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:
_____415 Grinnell Street_____ on
the 21 day of July, 2015.

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 July, 28, 2015.

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 H15-01-1070

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

Signed Name of Affiant: _____

Date: 07/21/2015

Address: 1403 Catherine St

City: Key West

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 21st day of July, 2015.

By (Print name of Affiant) Chris Wright who is _____
personally known to me or has produced _____ as
identification and who did take an oath.

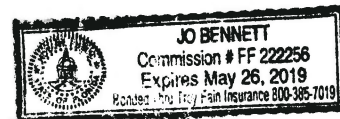
NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2019







Public Meeting Notice

PROPOSED ADJUSTMENT OF ZONING
PUBLIC MEETING NOTICE

FOR THE PROPOSED ADJUSTMENT OF ZONING
FROM R-1 TO R-1.5
IN THE CITY OF PALM BEACH
ON THE 10000 BLOCK OF PALM BEACH BLVD
AND THE 10000 BLOCK OF PALM BEACH BLVD
AND THE 10000 BLOCK OF PALM BEACH BLVD
AND THE 10000 BLOCK OF PALM BEACH BLVD

PROPERTY APPRAISER INFORMATION

- [» Tax Collector](#)

Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1005428 Parcel ID: 00005240-000000** [Next Record](#)

Ownership Details

Mailing Address:

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

All Owners:

GANEM JOSEPH NEAL, GILLIN JOHNNY ALLEN
R/S

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 411 GRINNELL ST KEY WEST

Legal Description: KW PT LTS 3 AND 4 SQR 32 J-627 B3-386 ZZ-201 OR63-464/65 OR68-23/24 OR133-33/34 OR679-422 OR824-1986D/C OR855-216/218(PETITION) OR900-1286(ORDER) OR945-1003/04R/S OR1150-2493/94 OR1226-1232AFFD OR1233-1953/54EST OR1233-2265/66EST OR1269-1640 OR1269-1641/44 OR1309-118/20 OR1312-167/69R/S OR1515-1213/15 OR2162-648D/C OR2162-649D/C OR2162-647 OR2356-1521/1524(ORDER) OR2549-1016ORD OR2563-332/33 OR2574-2300/2302P/R OR2574-2303/2305Q/C OR2574-2306/2309Q/C OR2574-2310/2312Q/C OR2574-2313/2315Q/C OR2574-2316/2318Q/C OR2574-2319/2321Q/C OR2574-2322/2324P/R OR2574-2325/2327Q/C OR2574-2328/30P/R OR2575-1240/1242U/T OR2594-301/303-C OR2594-304/306-C OR2594-1529/1531-C OR2595-1303/1305-C OR2596-2423/2425C OR2596-2426/2428C OR2596-2429/2431C OR2598-363/366C OR2598-367/369(AFFD) OR2603-2305/2307C OR2685-786/787(AMD ORDER)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	101	3,015.00 SF
010D - RESIDENTIAL DRY	27	101	2,680.00 SF
01SD - RES SUPERIOR DRY	27	101	2,680.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1541
 Year Built: 1918

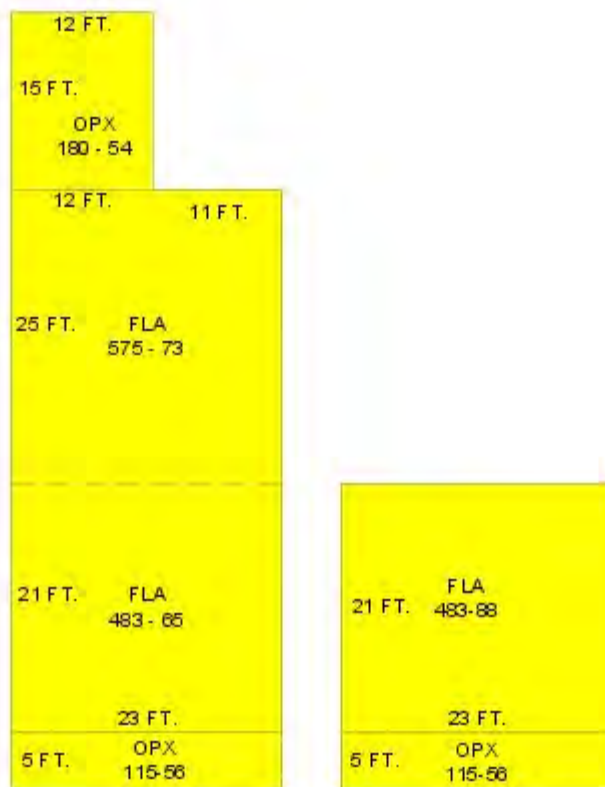
Building 1 Details

Building Type	R1	Condition	A	Quality Grade	550
Effective Age	5	Perimeter	226	Depreciation %	3
Year Built	1918	Special Arch	0	Grnd Floor Area	1,541
Functional Obs	0	Economic Obs	0		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation CONC BLOCK
 Heat 1 FCD/AIR DUCTED Heat 2 NONE Bedrooms 3
 Heat Src 1 ELECTRIC Heat Src 2 NONE

Extra Features:

2 Fix Bath	1	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	2013	Y			575
2	OPX		1	2013				180
3	FLA	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	483

4	OPX		1	1989	N	N	0.00	0.00	115
5	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	Y	0.00	0.00	483
6	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	FN2:FENCES	108 SF	0	0	2014	2015	2	30
2	FN2:FENCES	960 SF	160	6	2014	2015	2	30

Appraiser Notes

FOR THE 2014 TAX ROLL RE 00005250-000000 AK 1005436 (PT LOT 3 SQR 32) AND RE 00005300-000000 AK 1005487 (PT LOT 4 SQR 32) HAVE NOW BEEN COMBINED WITH THIS PARCEL PER PROPERTY OWNERS REQUEST. SEE UNITY OF TITLE RECORDED IN OR2575-1240/1242.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	04-1530	05/12/2004	09/29/2004	2,500	Residential	ROOF REPAIR
1	06-2703	05/03/2006	07/02/2007	5,933	Commercial	INSTALL V-CRIMP METAL ROOFING
1	12-3725	10/25/2012	08/28/2013	16,000		PROVIDE ROUGH & TRIM, 3 WC,4 LAVS,2 SHOWERS, 1 KITCH SINK
1	12-3726	10/25/2012	08/28/2013	6,000		INSTALL ONE 2.5 TON AND ONE 2 TON, 18 DROPS
1	12-3722	10/24/2012	08/28/2013	150,000		NEW FOUNDATION, RAISE HOUSE, NEW WINDOWS, INTERIOR FRAMING, DRYWALL, CABINETS,FLOORING , TILE, EXTERIOR SIDING, 10X10 ADDITION, GAZEBO
1	12-3724	10/24/2012	08/28/2013	18,000	Commercial	INSTALL 200A' 120/240V; 1 PH, 3W OVEARHEAD SERVICE ENTRANCE, INTALLATION OF BRANCH CIRCUITRY, BOXES, DEVICE RINGS, DISCONNECTING MEANS & OVER CURRENT PROTECTION FOR LIGHTING, POWER, HVAC EQUIPMENT AND W/H
1	13-0424	02/05/2013	08/28/2013	14,000	Commercial	1. (24) SPEAKERS PREWIRE 16/2 2. (8) KEYPAD CONTROL LOCATIONS CAT SE WITH 16-4 SPEAKER WIRE 3. (12) DATA LOCATIONS CAT SE 4. (12) PHONE LOCATIONS CAT SE 5. (12) RG6Q TV/RF LOCATIONS 6. 2 HDMI VIDEO RUNS 7. (4) CAT SE CAMERA LOCATIONS 8. PREWIRE TO INCLUDE TINNED OUTDOOR WIRE
1	13-0701	02/27/2013	08/28/2013	7,720	Commercial	INSTALL 900 SF OF 26G V-CRIMP METAL ROOFING AND 50 SF OF TPO SINGLE PLY ON THE NEW REAR ADDITION
1	13-0813	03/01/2013	08/28/2013	1,040	Commercial	INSTALL SECURITY ALARM KEYPAD & 2 MONITORED SMOKE DETECTORS PLA. BOARD
1	13-1963	05/03/2013	08/28/2013	500	Residential	BUILD CONCRETE SLAB FOR ALL KEYS

						EQUIPMENT.
1	13-1715	04/26/2013	08/28/2013	975	Residential	SET A 200# TANK AND SECURE 47 GALLONS THEN RUN LINE FROM TANK TO THE HOUSE UNDERGROUND THEN ATTACH THE LINE TO UNDER SIDE TO HOUSE AND RUN IT TO A WATER HEATER & A STOVE AND SECURE LINE. DON'T INCLUDE CONCRETE SLAB.
1	13-2144	05/21/2013	08/28/2013	6,000	Residential	ALL OPENINGS W/LEAN PANELS.
	13-5092	12/04/2013	12/16/2014	10,250		APPROX 268LF FENCE. 108LF OF 4'H PICKET, 160LF OF 6'H PICKET
	14-4205	09/09/2014		19,800		CONSTRUCT 121LF OF CONCRETE RETAINING WALL WITH WHITE STUCCO FINISH.
	14-4550	10/06/2014		150,000		NEW POOL & DECK
	14-5491	12/04/2014		48,000		INSTALL 360 SF DECK BY NORTHSIDE OF STAIRCASE WITH CONCRETE PLATFORM. R & R 192 SF OF DECKING ON EAST SIDE COVERED PORCH AND 87 SF EAST OF SLIDING DOORS
	15-0103	02/02/2015		2,400		INSTALL 4- 100 GALLON TANKS RUN LINES TO GRILL AND GENERATOR. AND 2 FIREBOWLS
1	B95-0189	01/01/1995	12/01/1995	5,525	Residential	REPAIRS TO SIDING/WINDOWS
1	98-2061	10/16/1998	11/05/1998	10,000	Residential	REPAIR SIDING/DECK/WNDWS

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
2014	232,701	1,280	1,311,938	1,545,919	1,545,919	0	1,545,919
2013	30,599	1,000	295,704	327,303	327,303	0	327,303
2012	158,100	2,689	236,852	397,641	328,238	25,000	303,238
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
11/29/2012	2603 / 2305	100	QC	11
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 60,041 times.

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