



---

**Historic Architectural Review Commission**  
**Staff Report for Item 7**

**To:** Chairman Bryan Green and Historic Architectural Review Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** October 27, 2015

**Applicant:** Matthew Stratton, Architect

**Application Number:** H15-01-1537

**Address:** #415 Grinnell Street

---

**Description of Work:**

New single-family residence with 410 square feet attached garage on empty lot. Reconfiguration of existing gates and fences.

**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 since the demolition took place. 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.

**Design Proposals:**

On June 23, 2015, the Commission reviewed plans, with same footprint for a two-story single-family house, and a motion to approve the project failed. On July 28, 2015, the Commission reviewed revised plans previously submitted and a motion to approve the project failed.

### **Guidelines Cited in Review:**

- Roof decks (page 28a), specifically second sentence of first paragraph.
- Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guideline 5.
- 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 new proposed plans depicts a similar design from the previous documents reviewed in the July 28, 2015 HARC public meeting. On that meeting, the Commissioners gave input on several issues that they felt needed to be revised in the plans. The new plans incorporate minor changes based on those comments. Among those changes are the following:

1. The visible break between floors over the garage structure were lowered in order to be aligned with the second floor porch of the adjacent historic house; the buildings visually relate better in spite of the required difference in finished floors between structures due to FEMA requirements.
2. The trim and siding reveals on the new structure are thinner so that it better relates to the siding details of the historic house.

For the new application, new drawings are more legible. There are corrections in the streetscape view since the previous streetscapes depicted neighboring buildings inaccurately lower in height.

The new proposed structure will be completely detached from the main historic house and will be located on the south side of the lot. The main façade will be facing Grinnell Street. For the new house, the main façade design is a tripartite composition, where the central volume serves as the main entrance, the left volume is a two-story structure with a garage, a bedroom, 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 slats are depicted on the front first floor facade. Posts are proposed between the wood slats and accentuate a three-part rhythm. 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 front façade, where both floors have porches. This volume will have the same height as the left side volume 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. The plans depict a parapet wall, raising approximately 2'-10" from the roof and setback from the front façade 8'-4". The walls finishes for this portion of the house will be 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 side wall will be finished with coral stone. Behind the parapet wall, the floor plans depict a sunken roof deck.

The guidelines do not prohibits roof decks; rather "*they may or may not be appropriate for two-story buildings, depending on the individual circumstances and characteristics of the building*". The proposed roof deck will be for new construction, will be setback from the edge of the front façade roof 8'-4" and will be setback from the front property line approximately 26'.

The guidelines are silent on garages that are integral part of an entire structure. The guidelines state, "*The construction of new accessory buildings such as garages or carports which are highly visible from the public right-of-way are not appropriate in the historic district*". This guideline is under outbuildings, which is not the case of the proposed garage.

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. 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.

Site improvements include the removal of an existing six-foot fence that at this time gives front privacy to the existing pool area.

### **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 the cited guidelines.

# APPLICATION

HARC / BLDG

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 15-01-1537		BUILDING PERMIT NUMBER 15-4084		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:			PHONE NUMBER		
CONTRACTOR'S CONTACT PERSON:			EMAIL		
ARCHITECT / ENGINEER'S NAME:	Matthew Stratton		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: 1,500,000

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, GOV'T 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.

Bldg APP Fee \$ 0

51194-10343-015

**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](mailto: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 \_\_\_\_\_

Oper: KEYWELD Type: OC Drawer: 1  
 Date: 10/02/15 53 Receipt no: 136  
 2015 1001537  
 PT \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans number: 3069516  
 VN VISA/MASTERC \$100.00  
 Trans date: 10/01/15 Time: 17:07:01

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 on the site is listed as contributing.</i>			
<i>Guidelines for roof-ckts, outbuildings, additions/alterations, new construction (pages 28a, 40-41, 34-35a).</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.

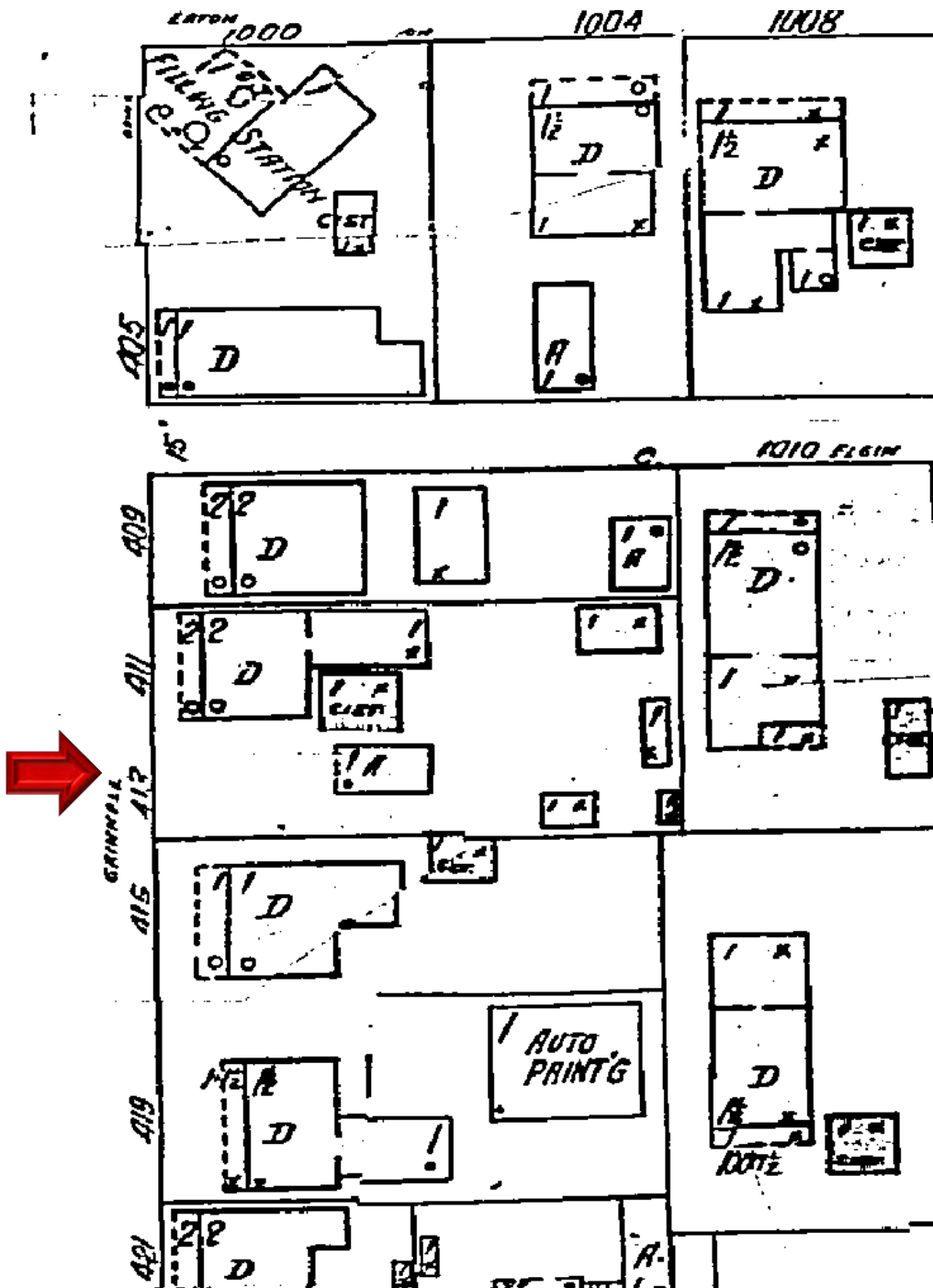
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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.

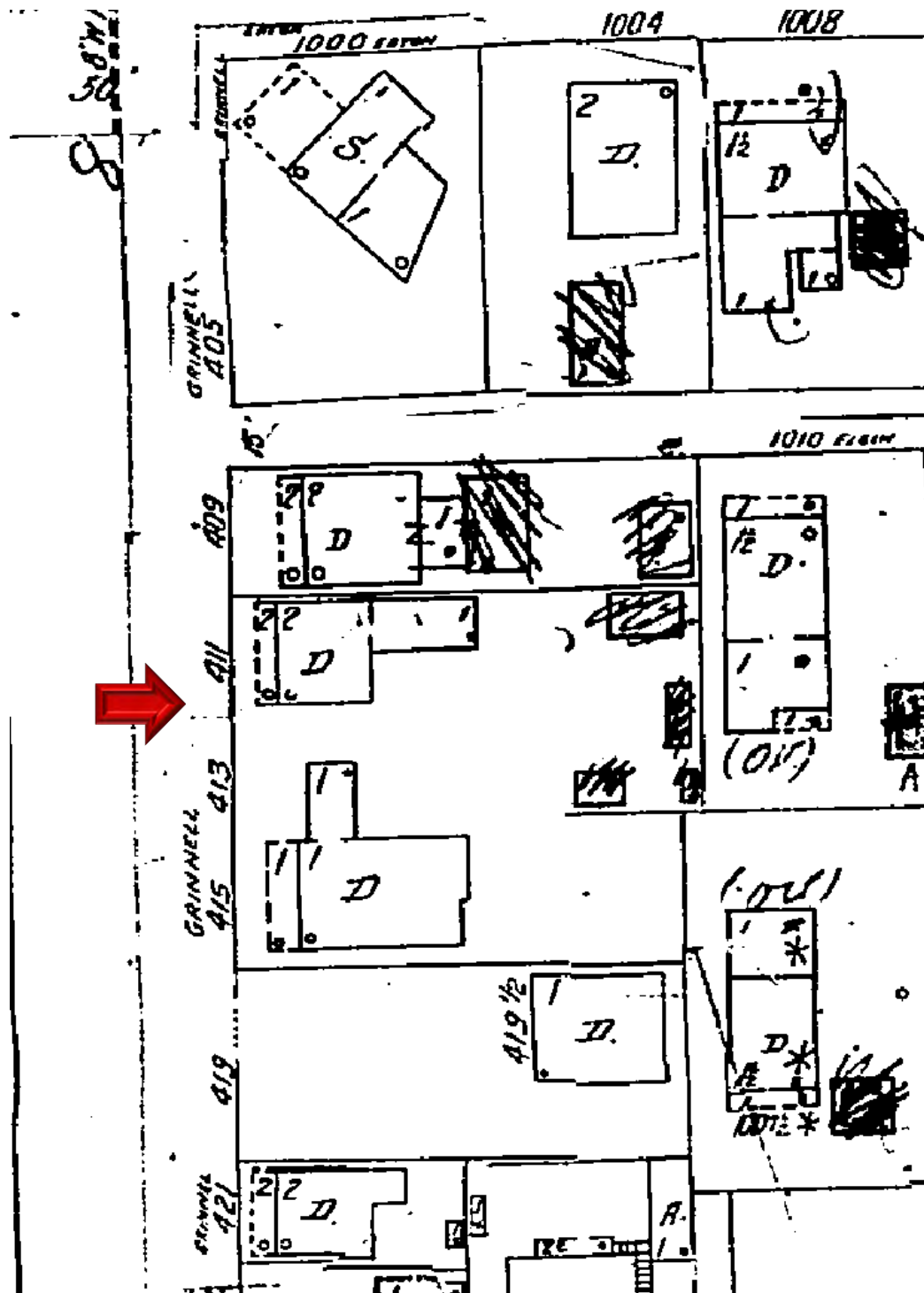
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

# SANBORN MAPS





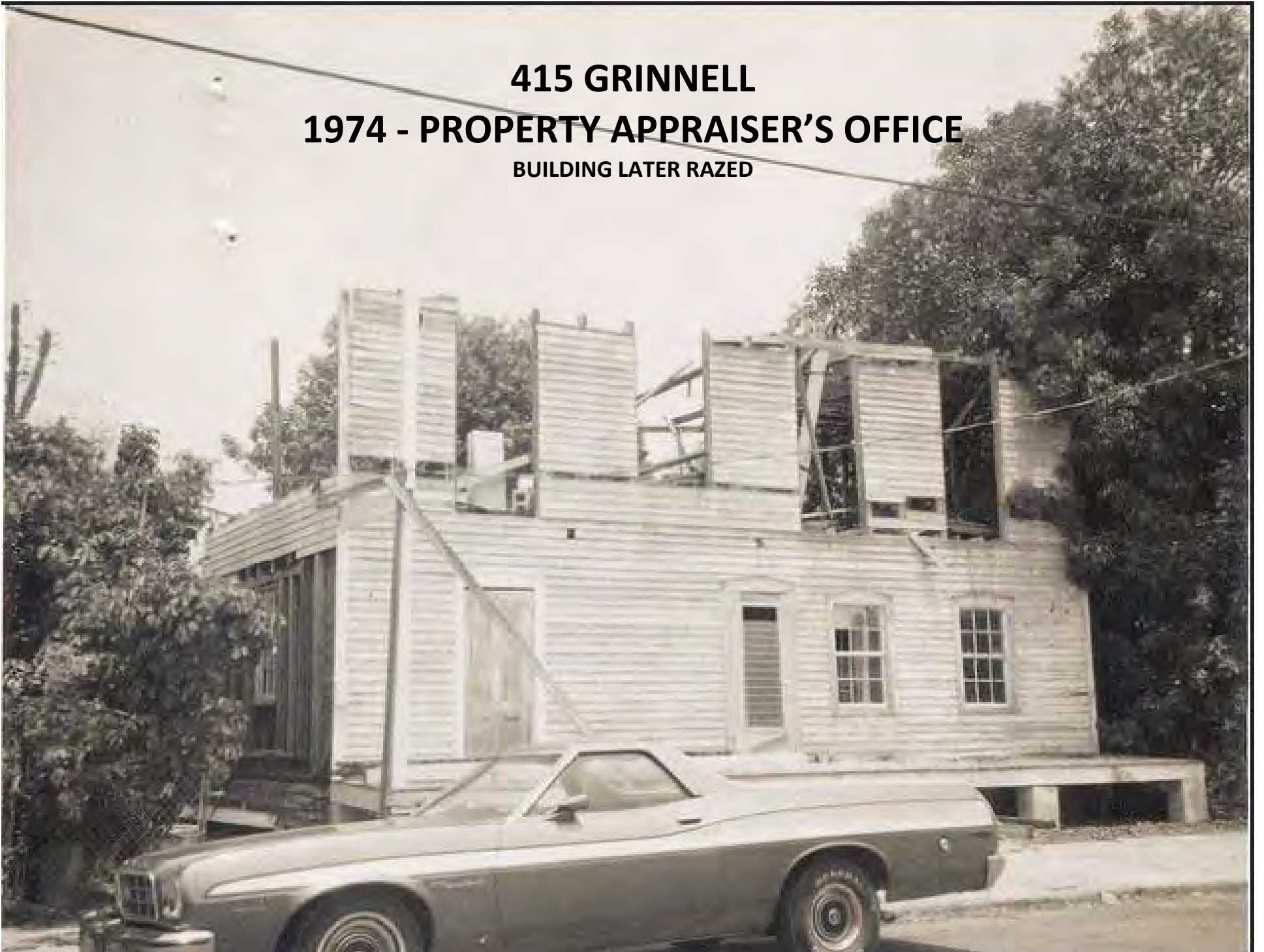
#415 Grinnell Street Sanborn map 1948



#415 Grinnell Street Sanborn map 1962

# PROJECT PHOTOS

**415 GRINNELL**  
**1974 - PROPERTY APPRAISER'S OFFICE**  
**BUILDING LATER RAZED**





411 & 415 GRINNELL



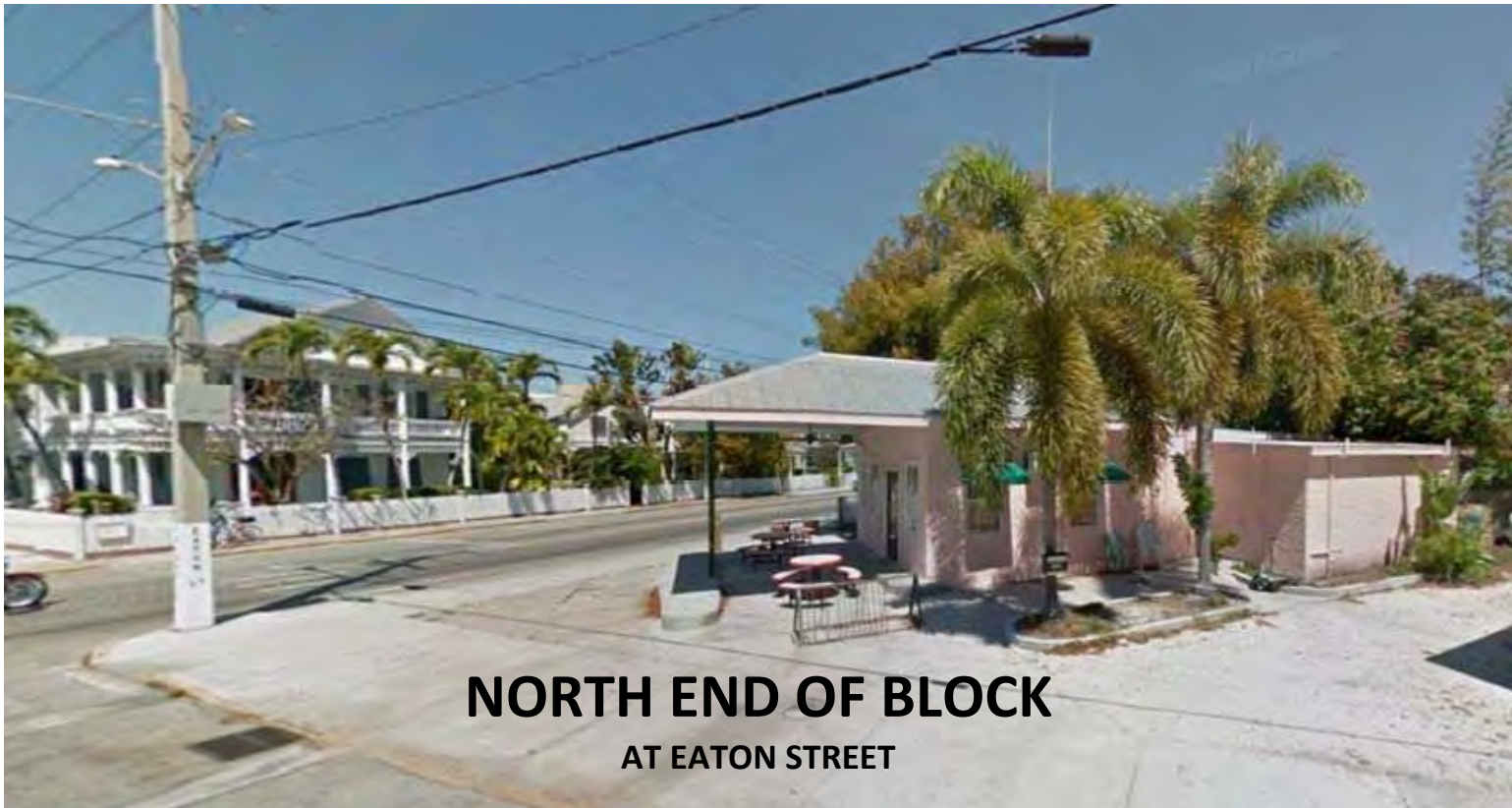


## **SOUTH END OF BLOCK**

**LOOKIING NORTH FROM FLEMING STREET**

**421 GRINNELL (RESIDENCE) & 425 GRINNELL (AZUR RESTAURANT)**





**NORTH END OF BLOCK  
AT EATON STREET**



**409 GRINNELL**

**411 GRINNELL**



# STRUCTURE TO SOUTH

419 GRINNELL

EDEN HOUSE STORAGE AND WORKSHOP BUILDING  
(SET BACK 45' FROM GRINNELL ST. SIDEWALK)







**OPPOSITE SIDE OF GRINNELL STREET**

**LOOKING SOUTH TOWARD FLEMING STREET**

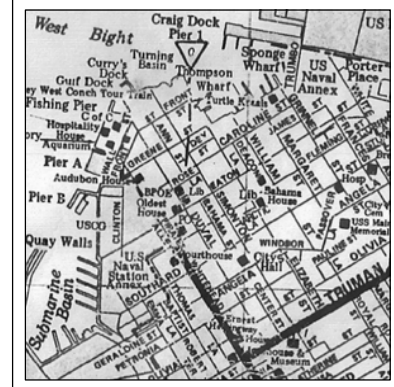




**VIEW ACROSS  
GRINNELL STREET**

# SURVEY





LOCATION MAP - NTS

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 & AE 6 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 Northwesterly 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 Northwesterly 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 Northwesterly 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 Northwesterly 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 Northwesterly 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.

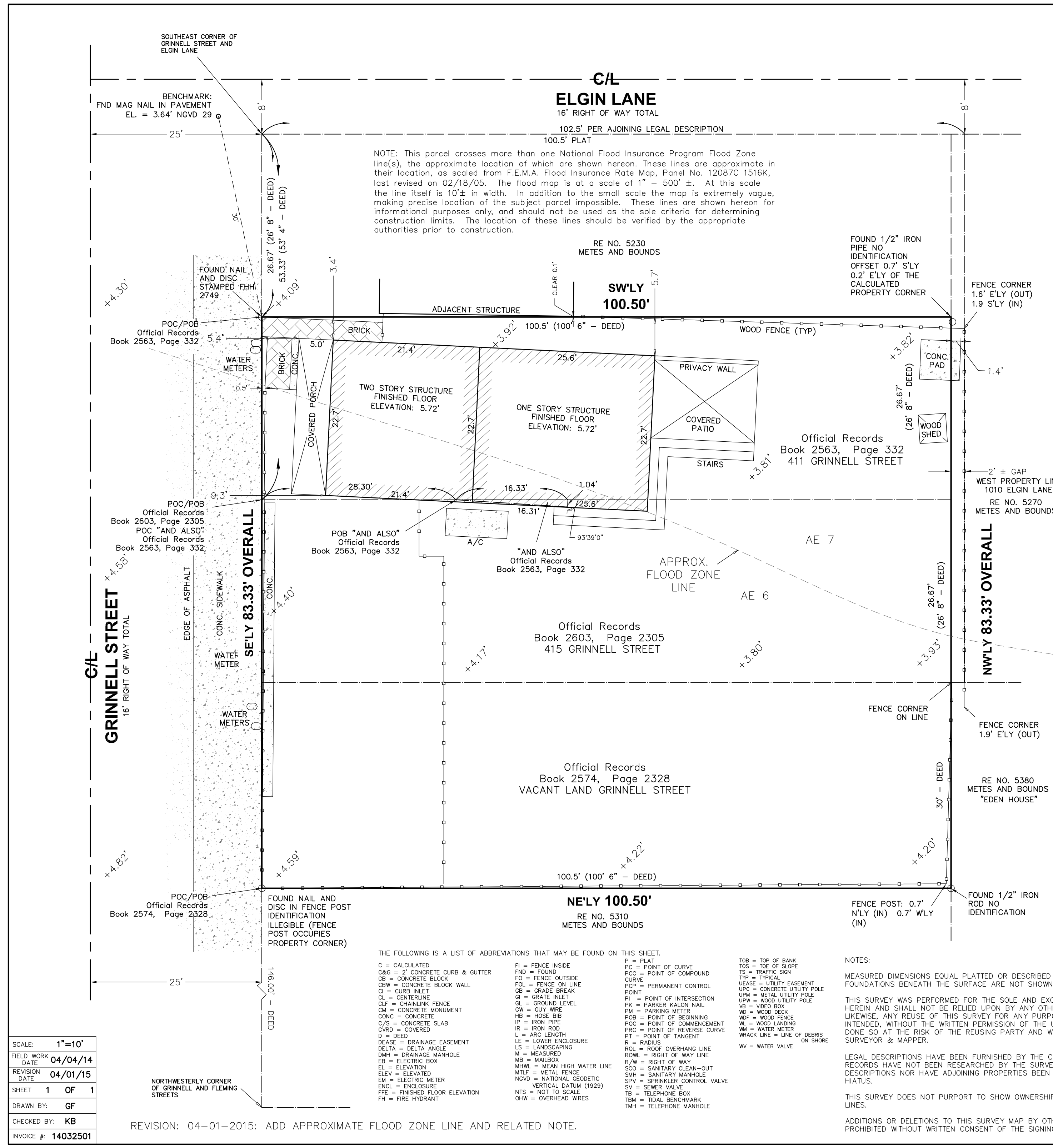
LEGAL DESCRIPTIONS SURVEYED AS ONE SITE AT THE REQUEST OF CLIENT

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

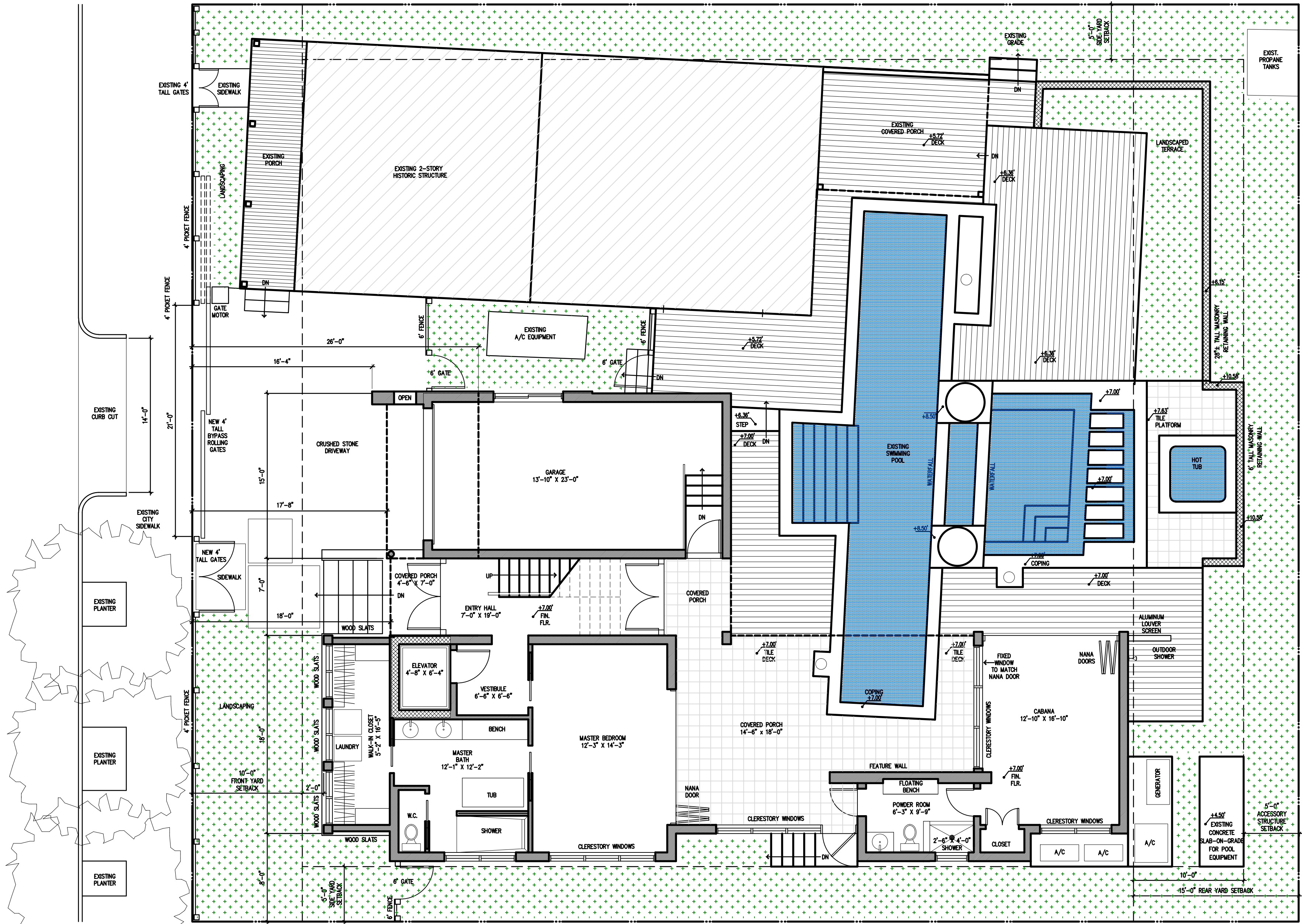


SCALE: 1"=10'
FIELD WORK DATE: 04/04/14
REVISION DATE: 04/01/15
SHEET 1 OF 1
DRAWN BY: GF
CHECKED BY: KB
INVOICE #: 14032501

REVISION: 04-01-2015: ADD APPROXIMATE FLOOD ZONE LINE AND RELATED NOTE.

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

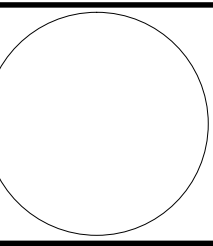


SITE PLAN / FIRST FLOOR PLAN  
 1/4" = 1'-0"



HARC

New Residence  
**415 GRINNELL STREET**  
 Key West, FL 33040



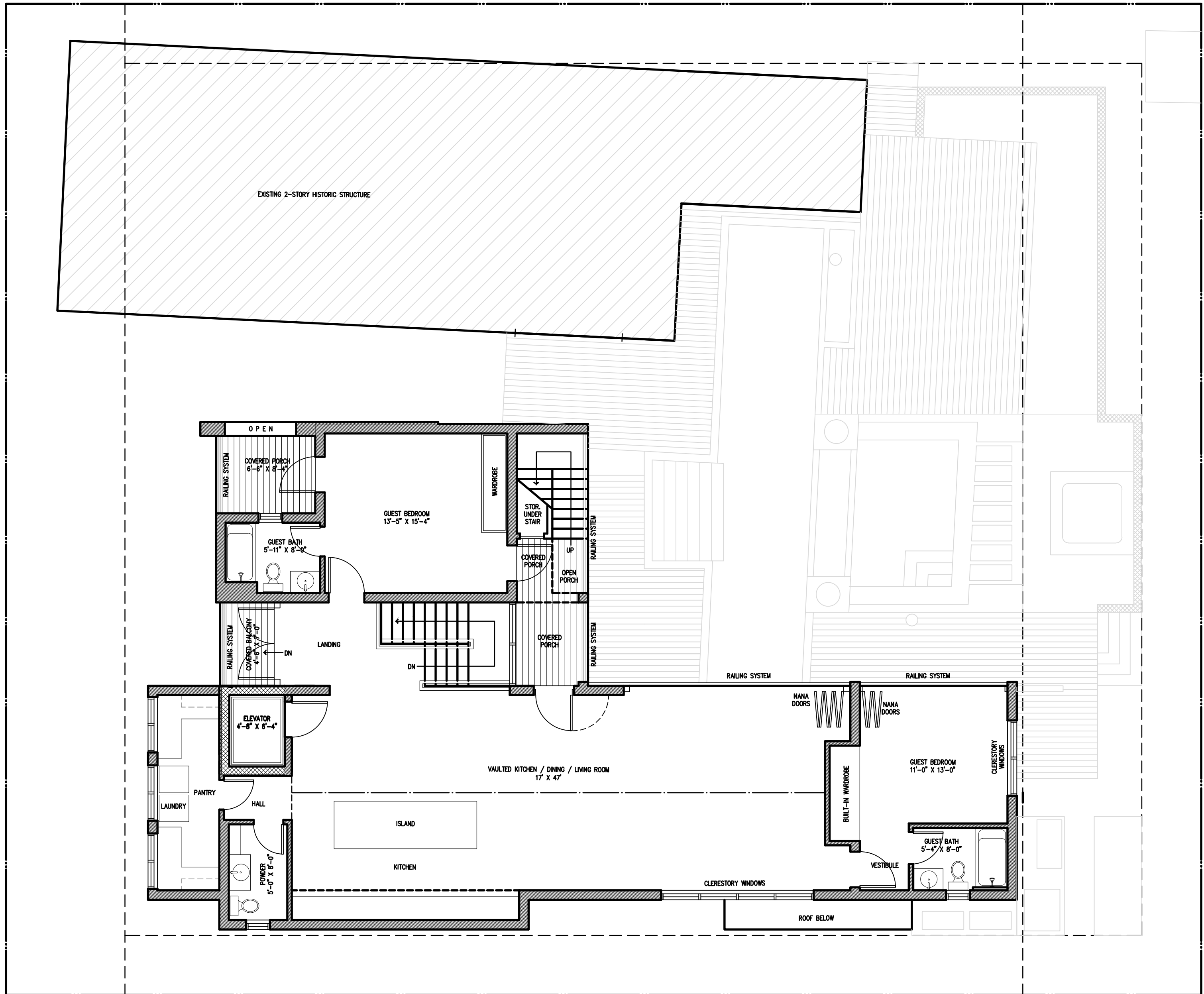
1901 S. Roosevelt Blvd. #205W  
 Key West, Florida 33040  
 305.923.9670  
 mstrattonarchitect@gmail.com



Date 10.1.15  
 Project # 1411

**A-1**





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



HARC

New Residence  
415 GRINNELL STREET  
Key West, FL 33040

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

*M. Stratton*  
ARCHITECTURE

Date 10.1.15

Project # 1411

A-2



FRONT ELEVATION (WEST)  
 1/4"=1'-0"



SIDE ELEVATION (SOUTH)  
 1/4"=1'-0"

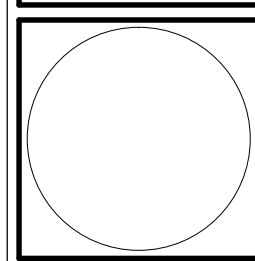




SIDE ELEVATION (NORTH)  
1/4"=1'-0"



REAR ELEVATION (EAST)  
1/4"=1'-0"



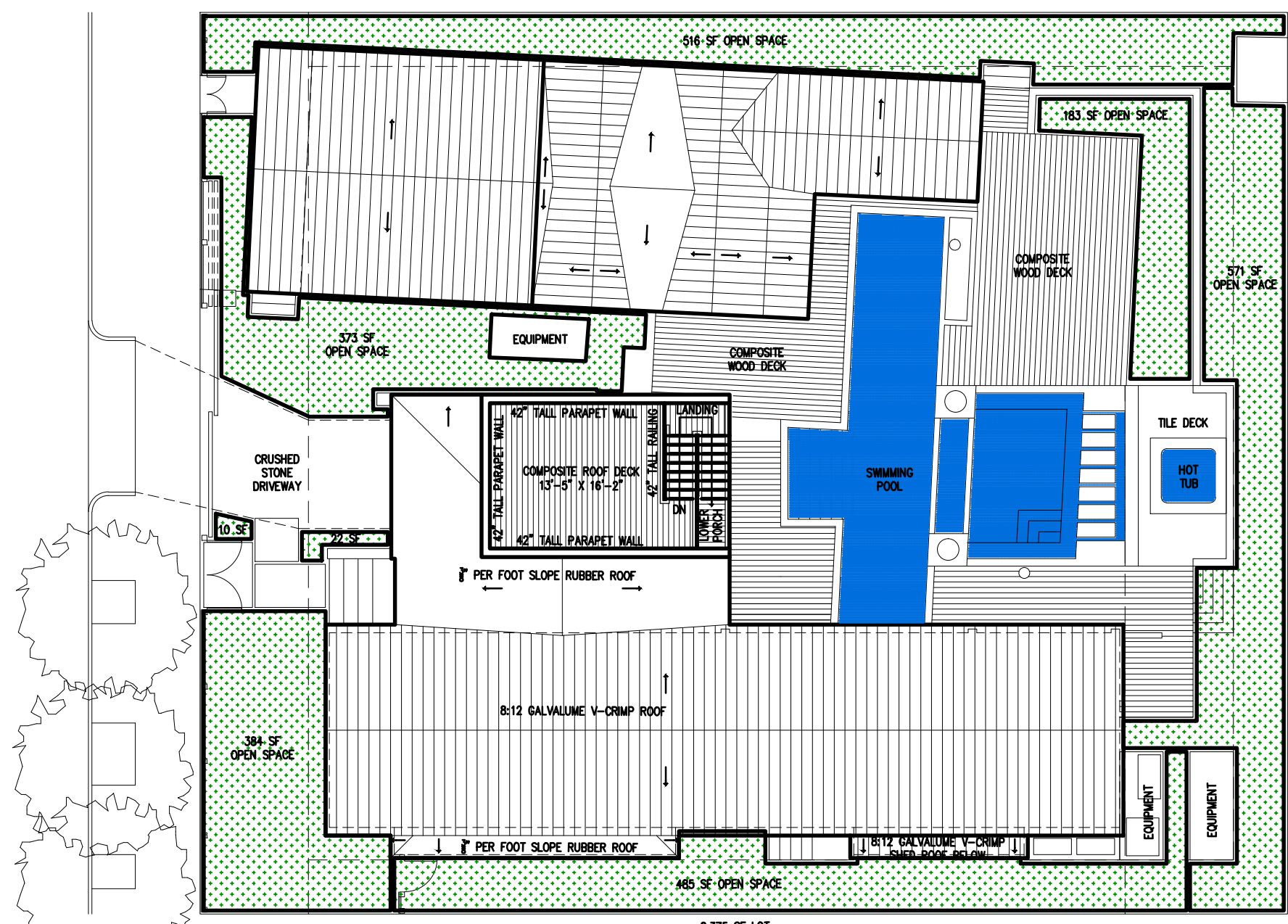
1901 S. Roosevelt Blvd. #205W  
Key West, Florida 33040  
305.923.9670  
mstrattonarchitect@gmail.com



Date 10.1.15  
Project # 1411



FRONT STREETSCAPE ELEVATION  
 3/16"=1'-0"



SITE DATA:	
LOT SIZE	8,375 SF
BUILDING COVERAGE ALLOWED 40%	= 3,350 SF
EXISTING RESIDENCE	= 1,315 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 A/C 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 PLAN / ROOF PLAN  
 1/8"=1'-0"













# CITIZENS COMMENTS

## Enid Torregrosa

---

**From:** LRHalverson <lrhalverson@gmail.com>  
**Sent:** Monday, October 19, 2015 6:03 PM  
**To:** HARC  
**Subject:** 415 Grinnell Street - HARC Permit #H15-01-1070

Dear Enid Torregrosa and Historical Architectural Review Committee:

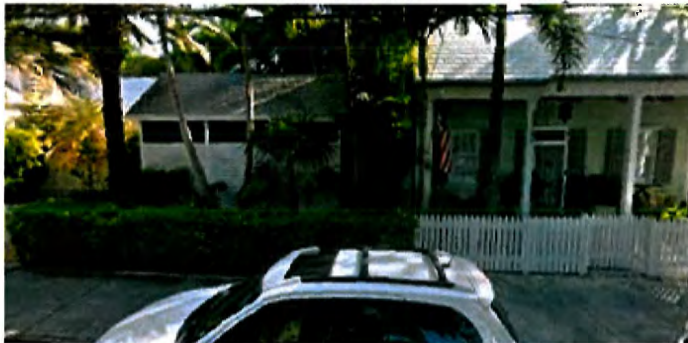
We live at 412 Grinnell Street, directly across Grinnell from the subject property, and are writing to express our support for the project.

We have reviewed the videos of the June and July HARC meetings where Matthew Stratton's application was discussed. The concerns expressed by some of the board members are certainly understandable and are issues that are important to us, too. But, we are confident that the structure as designed for the owners will be a valuable addition to our neighborhood.

Our considerations on the key issues raised are as follows:

1. Key West openness and transparency - We share a preference for open, welcoming front porches and outward-looking facades on historic, Conch homes. But, the Key West Historic District also includes several vintage home sites that are essentially fenced compounds. Others are totally hidden by vegetation. Still others are neatly "buttoned-up" behind solid wood doors and Bahama-shuttered windows.

The proposed design has several windows and two glass doors with sidelites facing the street. In the broad spectrum of degrees of openness, this home is well within what we consider to be welcoming and attractive. It is certainly more open-appearing than the house across the street -- the one immediately to the south/left of our house as shown in this photo:



2. Overall visual volume/scale relative to neighboring structures - The proposed design provides significant space between the new construction and the original home, as well as between the new home and the next home to the south -- on the other side of the adjoining open back lot of the Eden House. In fact, the existence of this vacant area immediately to the south of the new structure reduces the "tightness" of this block relative to the typical Old Town block with houses only a few feet apart. (At the far back of this Eden House open lot is a small work shop/shed. It is not a structure that warrants consideration in evaluating issues of scale. In fact, we're hoping the new building will draw eyes away from the shed, the surrounding rusty chain link fence, and the large collection of garbage/recycling containers that typically dominates the front area of this lot.) The widely varying setbacks, heights, and

exterior finishes of the three parts of the new structure on this double lot will also significantly reduce its visual volume.

In summary, we feel that the proposed design is attractive, will be further enhanced with the planned plantings, and will be a positive addition to the neighborhood.

Respectfully submitted,

Lawrence & Colleen Halverson



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 27, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SINGLE-FAMILY RESIDENCE WITH 410 SQUARE FEET  
ATTACHED GARAGE ON EMPTY LOT. RECONFIGURATION  
OF EXISTING GATES AND FENCES.**

**FOR- #415 GRINNELL STREET**

**Applicant – Matthew Stratton, Architect**

**Application #H15-01-1537**

**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](http://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



# **Scott P. Russell, CFA**

## **Property Appraiser**

### **Monroe County, Florida**

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

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

- [Home](#)
- [Departments](#)
- [Exemptions](#)
- [Save Our Homes](#)
- [Portability](#)
- [Homestead Fraud](#)
- [Contact Us](#)
  
- [Property Search](#)
- [Tax Estimator](#)
- [GIS/Maps](#)
- [Millages/Taxroll Info](#)
- [Appeals/VAB](#)
- [Forms](#)
- [Office Locations](#)

#### **Monroe County Links**

- [» Monroe County Home Page](#)
- [» BOCC](#)
- [» Growth Management](#)
- [» Building Dept.](#)
- [» Code Compliance](#)
- [» FEMA Flood Insurance Info](#)

#### **Monroe County Constitutional Officers**

- [» Clerk of the Courts](#)
- [» Sheriff's Office](#)
- [» Elections Supervisor](#)

- [» 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

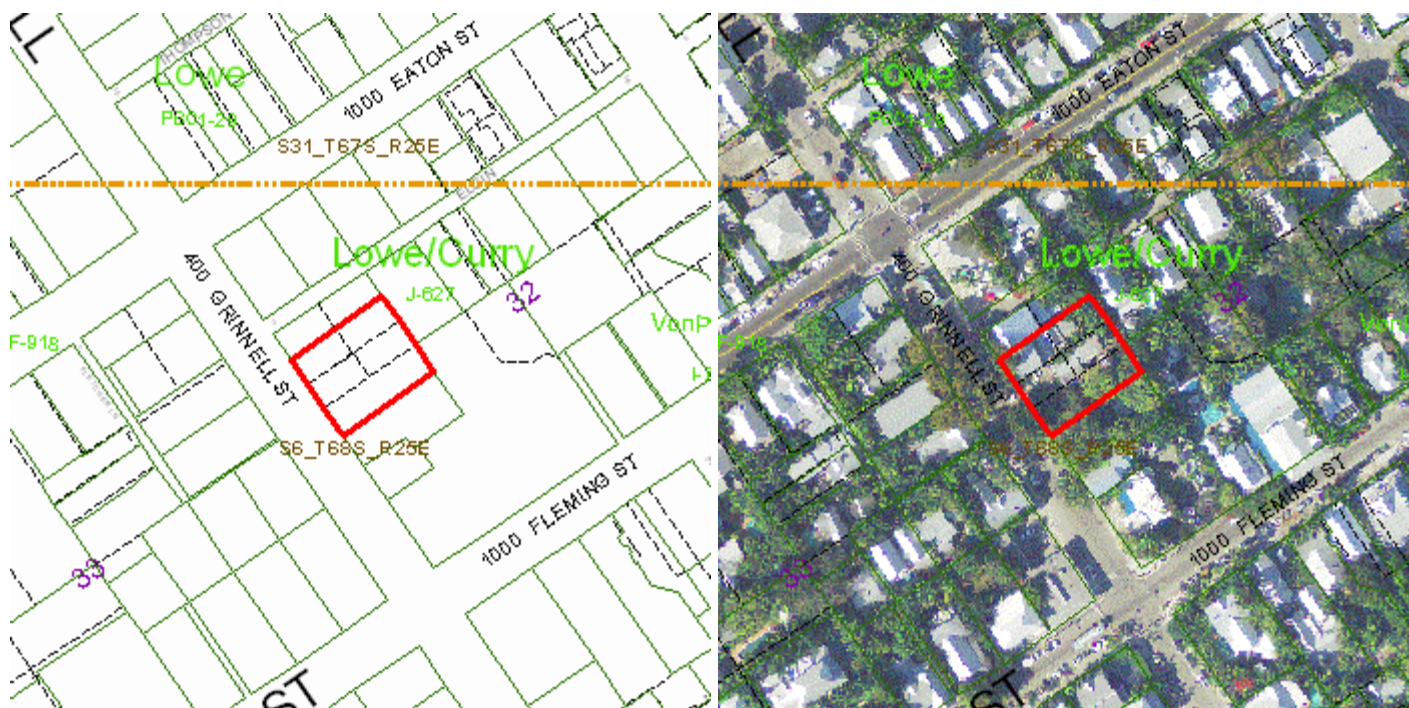
Affordable Housing: No

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**



**Exemptions**

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### 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

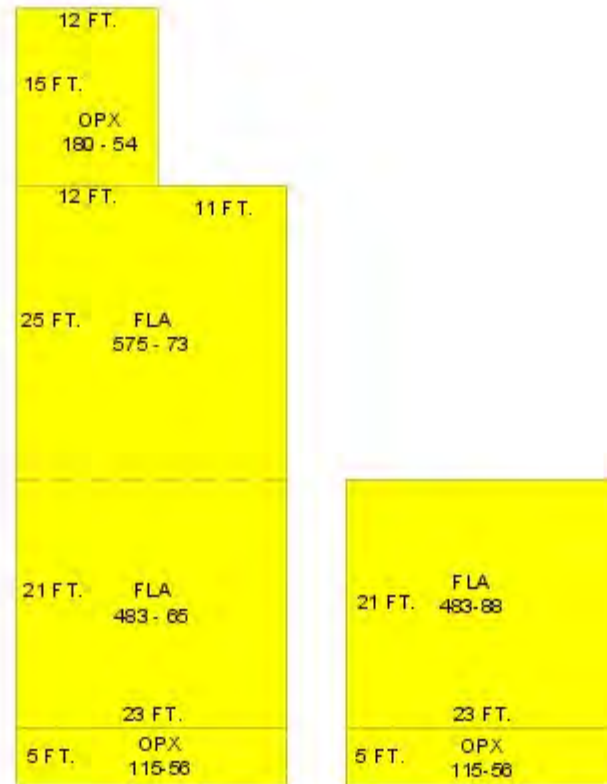
Building Type	R1	Condition	A	Quality Grade	600
Effective Age	6	Perimeter	226	Depreciation %	4
Year Built	1918	Special Arch	0	Grnd Floor Area	1,541
Functional Obs	0	Economic Obs	0		

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
0	RW2:RETAINING WALL	242 SF	121	2	2015	2016	2	50
0	PO4:RES POOL	458 SF	0	0	2015	2016	2	50
1	FN2:FENCES	308 SF	77	4	2014	2015	2	30
2	FN2:FENCES	1,800 SF	300	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	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	10/15/2015	19,800		CONSTRUCT 121LF OF CONCRETE RETAINING WALL WITH WHITE STUCCO FINISH.
	14-4550	10/06/2014	10/15/2015	150,000		NEW POOL & DECK
						INSTALL 360 SF DECK BY NORTHSIDE OF

14-5491	12/04/2014	10/15/2015	48,000			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	10/15/2015	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
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

**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
2015	231,766	4,112	1,360,807	1,596,685	1,481,115	25,000	1,456,115
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

<b>1987</b>	47,060	0	21,451	68,511	68,511	25,000	43,511
<b>1986</b>	47,324	0	20,731	68,055	68,055	0	68,055
<b>1985</b>	26,666	0	10,582	37,248	37,248	12,416	24,832
<b>1984</b>	24,941	0	10,582	35,523	35,523	11,636	23,887
<b>1983</b>	24,941	0	10,582	35,523	35,523	11,722	23,801
<b>1982</b>	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.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>11/29/2012</b>	2603 / 2305	100	QC	11
<b>4/2/2012</b>	2563 / 332	630,000	WD	37
<b>5/1/1998</b>	1515 / 1213	292,000	WD	Q
<b>5/1/1994</b>	1309 / 0118	195,000	WD	Q
<b>8/1/1993</b>	1269 / 1640	180,000	WD	Q
<b>6/1/1985</b>	945 / 1003	85,000	WD	Q

This page has been visited 394,610 times.

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