



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 28, 2020

Applicant: William Shepler, Architect

Application Number: H2020-30

Address: 1025 Grinnell Street

Description of Work:

New one-story pool house. New deck.

Site Facts:

The site under review is the north west corner lot of Grinnell and Virginia Streets. The principal building is a one-story frame structure listed as a contributing resource to the historic district. The house was built circa 1924 and the addition to the south side of the house, facing Virginia Street was historically an open porch. Originally the house was built with a front porch that currently is enclosed. An existing perimeter six foot fence faces Virginia Street.

Guidelines Cited on Review:

- New Construction (pages 38a-q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 12, 14, 16, 18, 22, 23, 24, and 25.
- Decks (Pages 39-40), specifically guidelines 1, 2, and 3.
- Outbuildings (pages 40-41), specifically guidelines 1, 3, 4, and 9.

Staff Analysis:

The Certificate of Appropriateness under review is for the construction of a one-story frame accessory structure, which will be used as a pool house. The structure will be located five feet setback from Virginia Street and behind the principal house. The proposed structure will be seven inches shorter in height (15'-1" vs. 15'-8") than the principal structure and its length will be a little more than half of the principal house façade facing Virginia Street without counting the front enclosed porch. The proposed pool cabana will be rectangular in footprint, 25' depth by 15' wide, will have a gable roof and will be elevated in concrete piers. The structure will have a 6' by 2' wet bar with no 220 amp outlets.

Materials proposed for the building are fiber cement board and batten style siding, 5 V-crimp metal panels for main roofing, impact windows and door, and impact sliders on the north elevation. The plan includes a small roof covered with corrugated metal panels over the main entrance, facing west. A low wooden deck is also included in the proposal

Consistency with Cited Guidelines:

It is staff's opinion that the proposed one-story accessory structure reads more like a principal structure than an accessory structure due to its scale and height and finds it inconsistent with many of the cited guidelines. This structure will be visible from Virginia Street. Staff has expressed concerns to the applicant, as scale and height for new buildings are specific to same land use structures. Staff finds the proposed deck to be consistent with cited guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2020-0030	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HMDR	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

1025 GRINNELL ST., KEY WEST

NAME ON DEED:

WILLIAM SHEPLER

PHONE NUMBER

305-890-6191

OWNER'S MAILING ADDRESS:

1001 VIRGINIA ST.

EMAIL

WILL@WSHEPLER.COM

APPLICANT NAME:

SAME AS ABOVE

PHONE NUMBER

APPLICANT'S ADDRESS:

EMAIL

APPLICANT'S SIGNATURE:

[Signature]

DATE

8/31/20

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☒

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

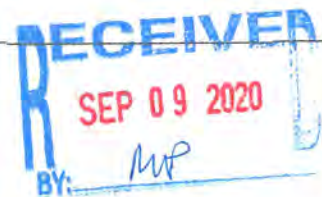
DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL:

NEW POOL HOUSE, ONE STORY, 375 S.F., NEW
DECK TO POOL, WOOD FRAME F.C. PANELS W/
UP. BATTENS, ALUM. IMPACT DOORS & WINDOWS,

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):



PAID \$400
#136

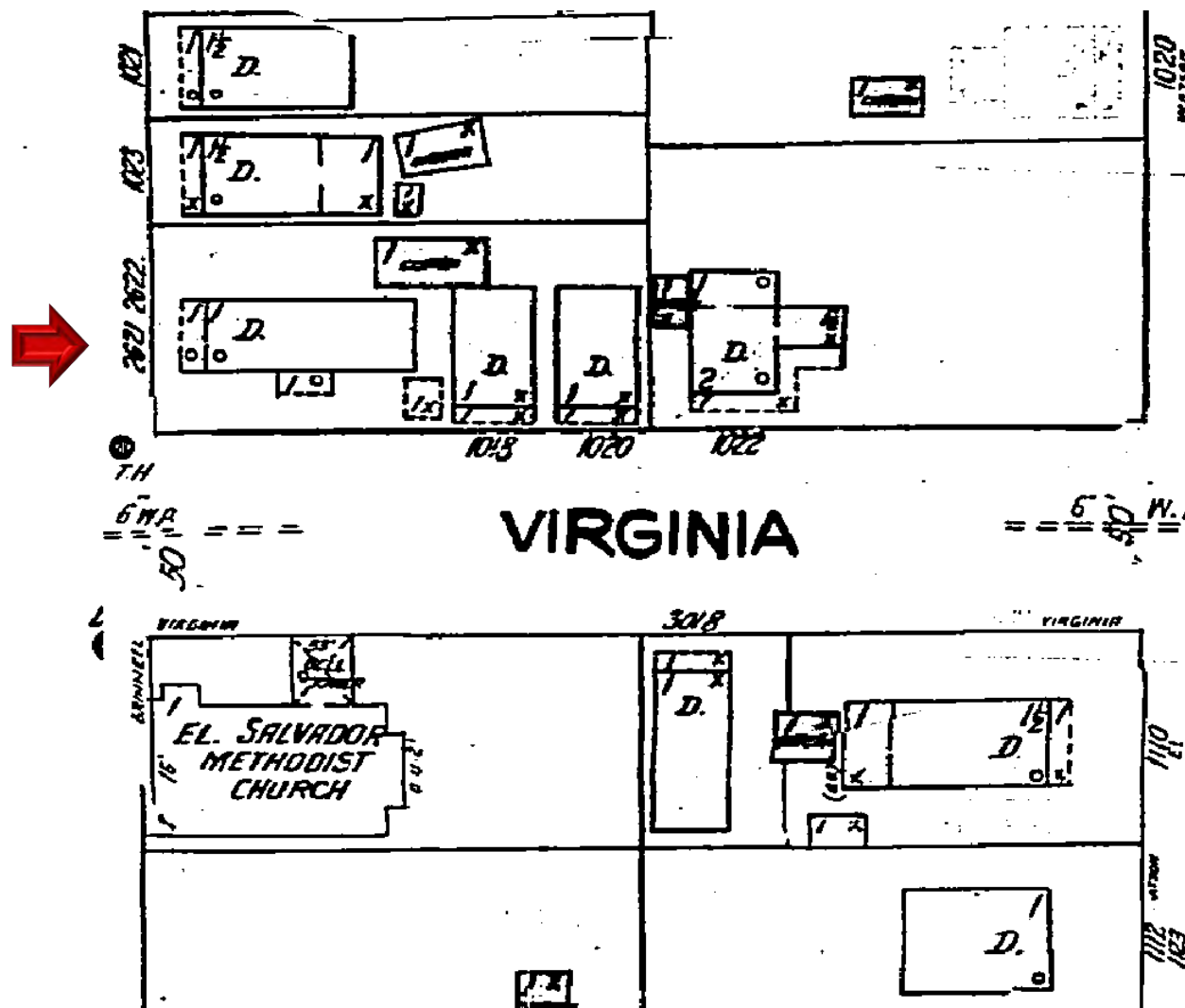
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): SEE GENERAL	
PAVERS:	FENCES:
DECK: 200 S.F. OF WA. DECK	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

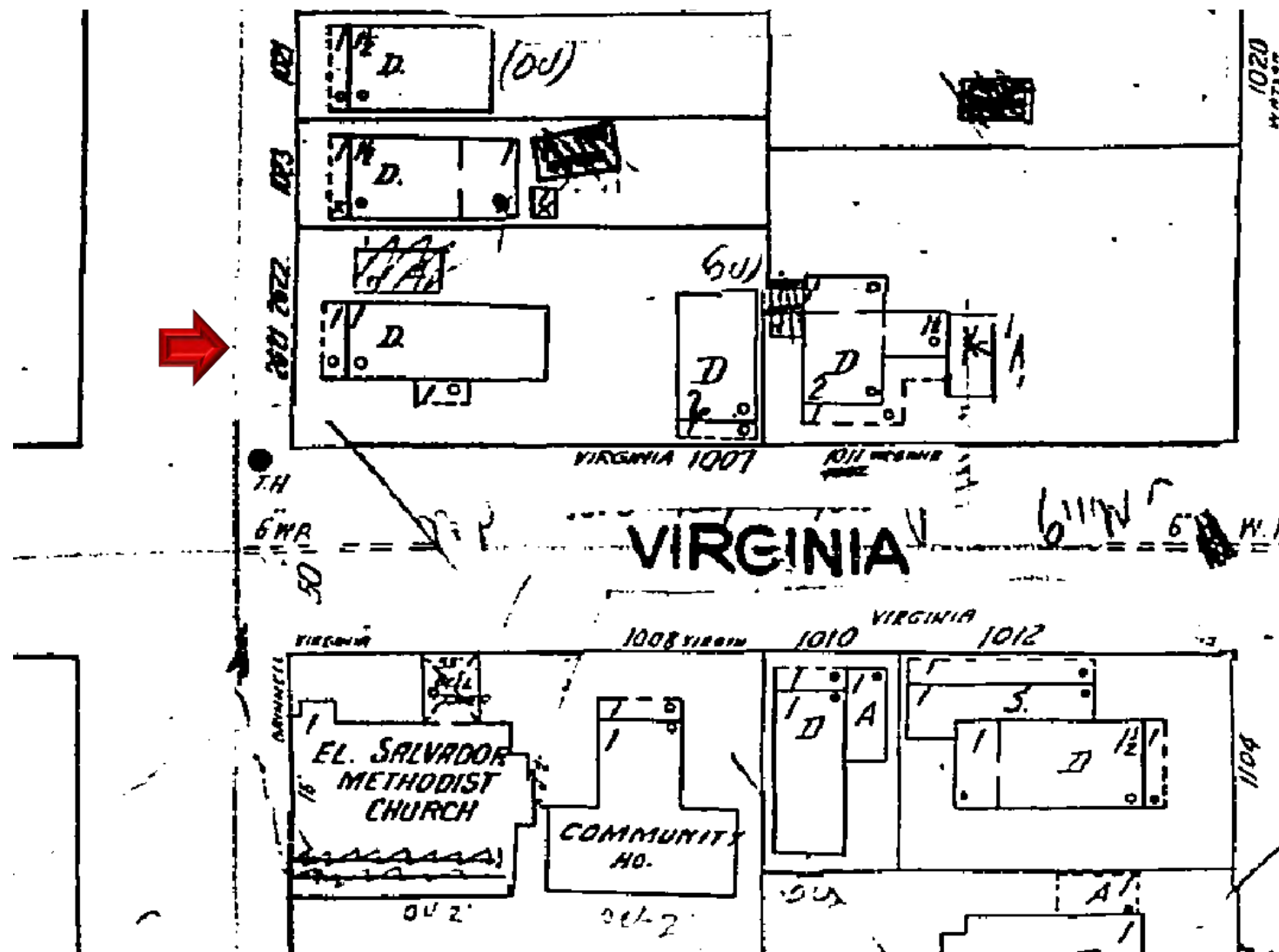
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS

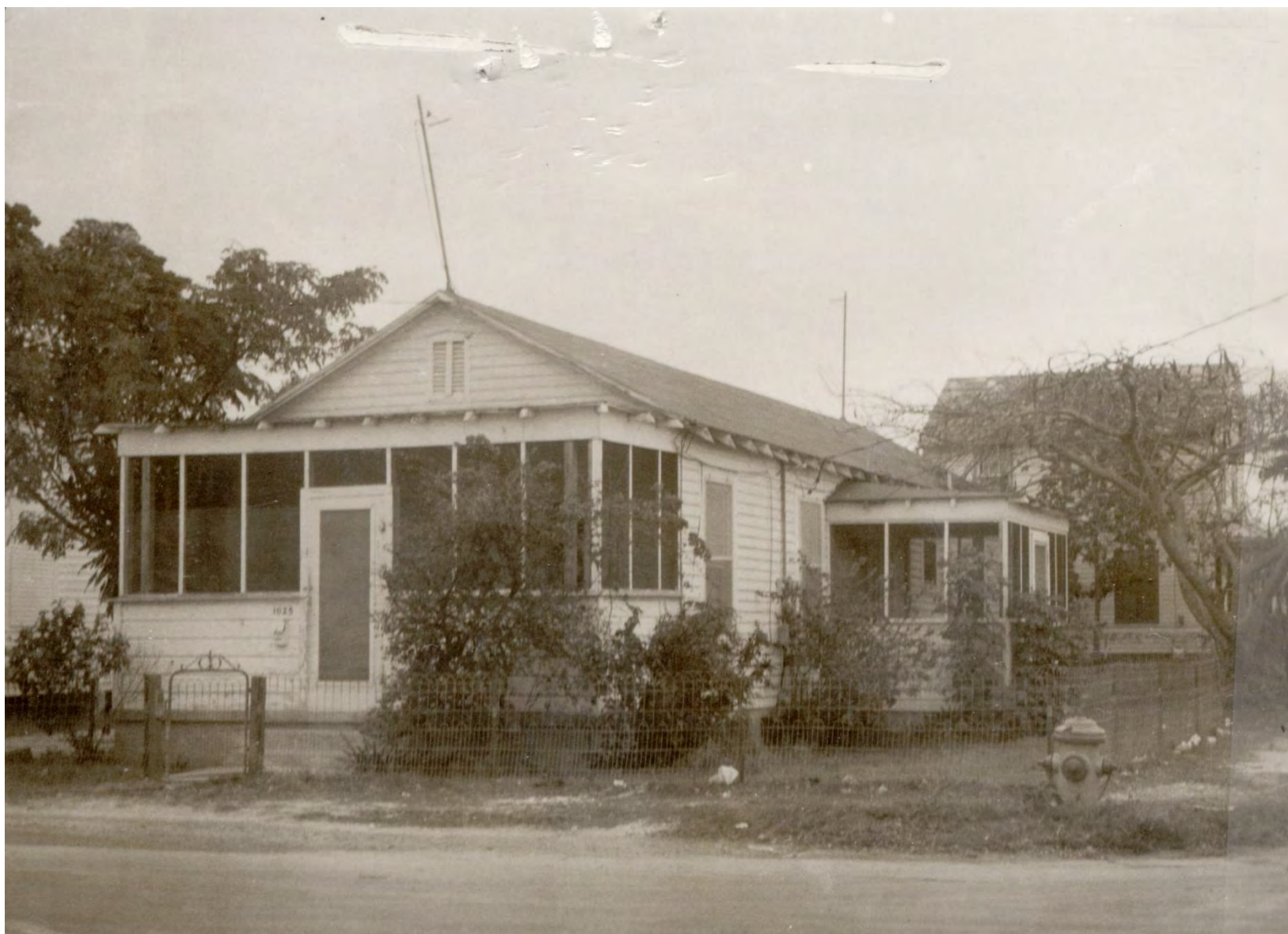


1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1025 Grinnell Street circa 1965



1025

NO
PARKING

BEWARE
of DOG






20006809








unity
of the Keys
Spiritual Center
1011 VIRGINIA STREET

11 AM SUNDAY CELEBRATION
& CHILDREN'S CHURCH
A Positive Path for Spiritual Living


"EBEN-EZER"
Horarios de Servicios:
Martes, Jueves, Viernes..... 7 PM
Domingo por la mañana..... 7 AM
Domingo por la Noche..... 6 PM



GRINNELL ST

THE KEY WEST
FIREHOUSE MUSEUM
(Former Station No. 3, built 1907)
OLD FIREHOUSE PRESERVATION, INC.



PROPOSED DESIGN

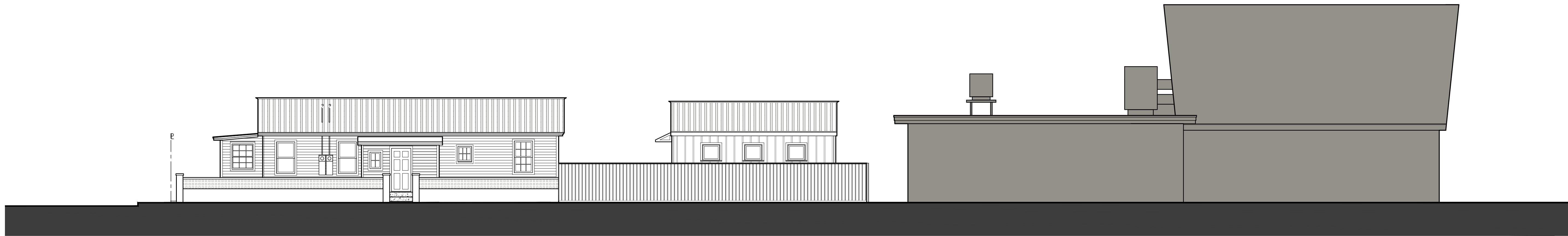
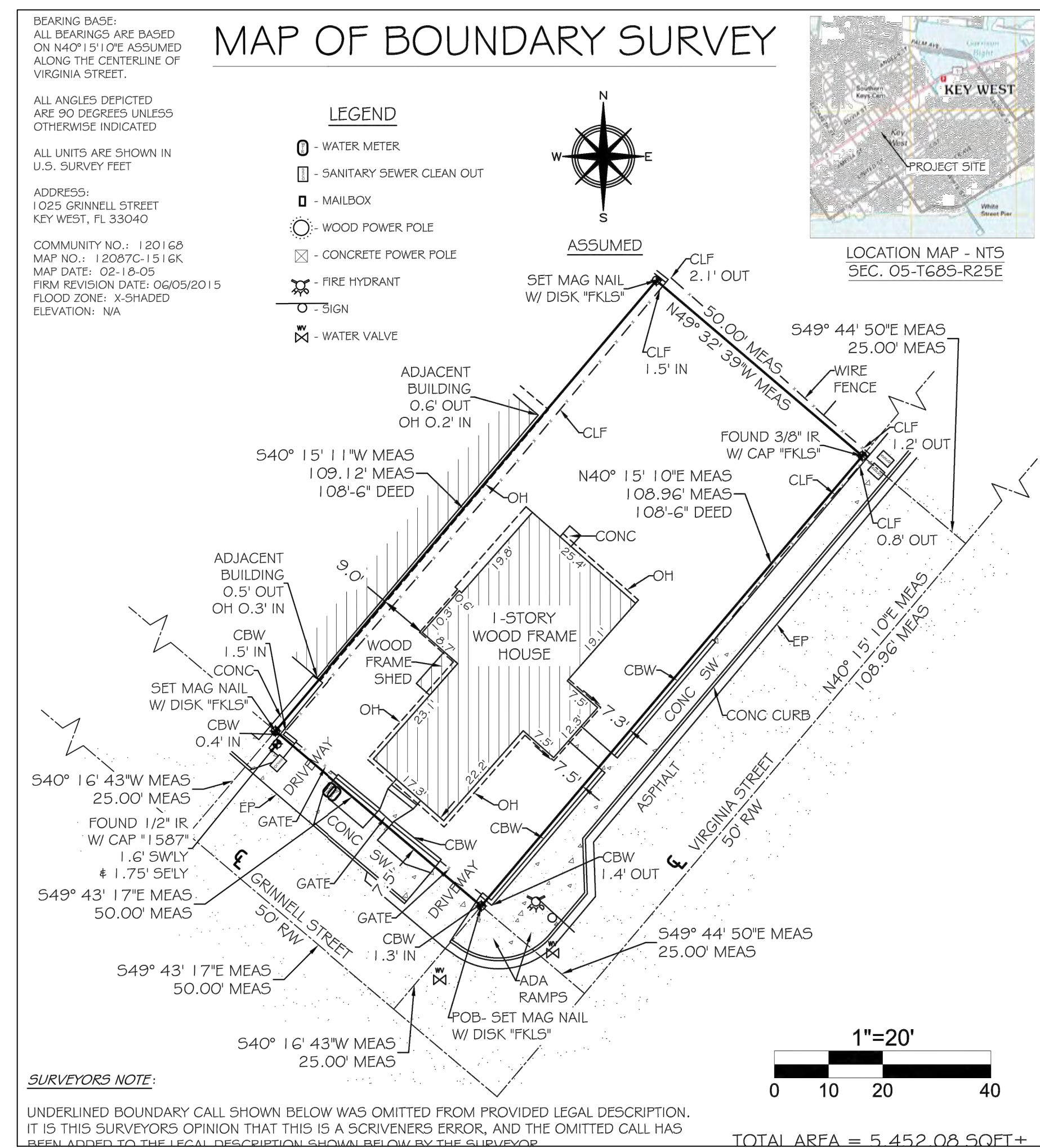
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1965 Sandborn Map for 1025 Grinnell

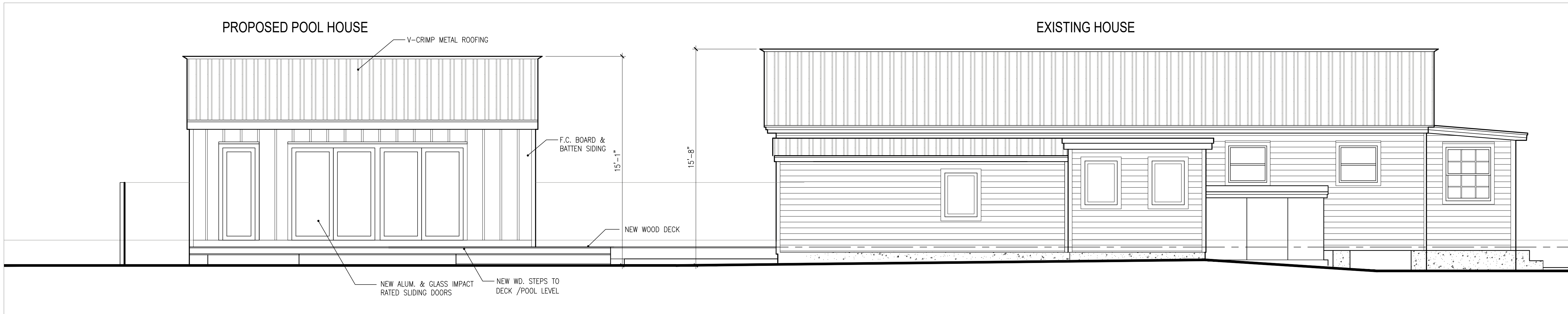
The map shows a street grid with Grinnell Avenue running vertically on the left and Virginia Avenue running horizontally across the middle. To the left of Virginia Avenue is El Salvador Methodist Church. To the right of Virginia Avenue are several residential buildings, some labeled with addresses like 1010, 1012, and 1014. A dashed box highlights a building footprint at the intersection of Grinnell Avenue and Virginia Avenue, near the address 1025. The map also shows various other buildings, streets, and landmarks, including a school building labeled 'SCHOOL' and a building labeled 'COMMUNITY HALL'.

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	40%	1,393 s.f. (26.2%)	1,768 s.f. (32.5%)	N/A
IMPERVIOUS SURFACE RATIO	60%	1,494 s.f. (27.5%)	1,759 s.f. (32.4%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,425 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	50'	N/A	N/A
LOT DEPTH	Min. 90'	108.5'	N/A	N/A
FRONT SETBACK	Min. 10'	6'-8"	No Change	N/A
SIDE SETBACK (NORTH)	Min. 5'	9'	No Change	N/A
STREET SIDE SETBACK (SOUTH)	Min. 7.5'	7"	No Change	N/A
REAR SETBACK	Min. 15'	46'-5"	No Change	N/A
OPEN SPACE	Min. 35%	3,737 s.f. (68.8%)	3,100 s.f. (57%)	NO

*Existing Non-Conforming Condition







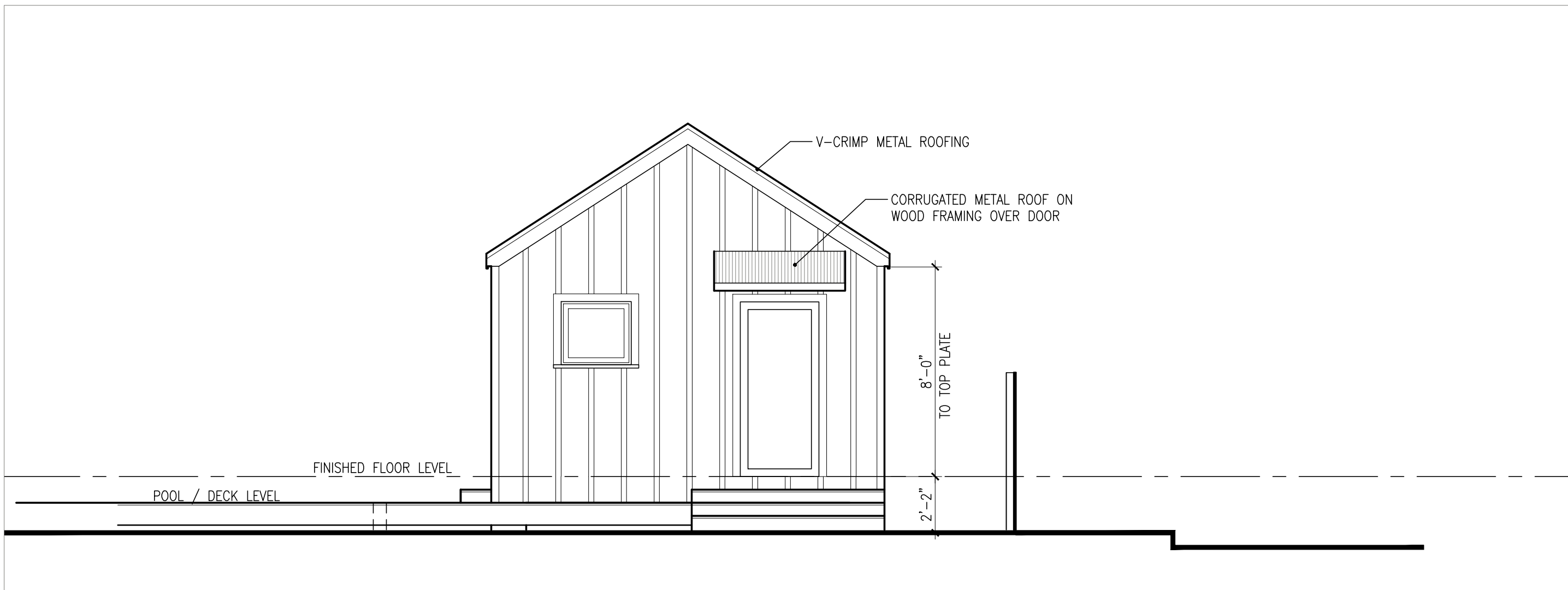
4
A31
PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



3
A31
PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2
AE31
PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



1
AE31
PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:

1025 GRINNELL STREET
KEY WEST, FL
PROPOSED POOL HOUSE

Drawing Size 24x36 Project #: 20-001

Title:

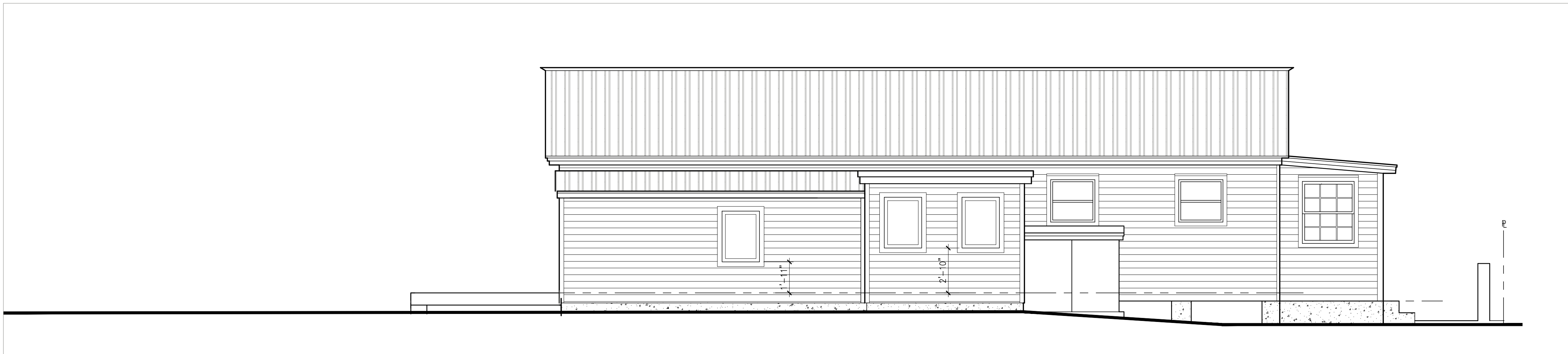
EXISTING
ELEVATIONS

Sheet Number:

AE-3.1

Date: - JANUARY 7, 2020

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ASSOCIATES ARCHITECTURE LLC



4 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., October 28, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

NEW ONE-STORY POOL HOUSE. NEW DECK.

#1025 GRINNELL STREET

Applicant – William Shepler, Architect Application #H2020-0030

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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

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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00031390-000000
Account# 1032182
Property ID 1032182
Millage Group 10KW
Location 1025 GRINNELL St 101, KEY WEST
Address
Legal KW G G WATSON SUB I-209 PT LT 14 SQR 3 TR 13 QQ-69 OR449-77/78 OR1210-1154/55 OR1280-1709 OR1980-1011 OR2007-1184/85 OR2408-1630/32 OR2573-1877/78 OR2698-982/83 OR2803-2327/28C OR2803-2329/30 OR2812-585/86 OR2812-587/88
Description (Note: Not to be used on legal documents.)
Neighborhood 6096
Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

SHEPLER WILLIAM B
 1001 Virginia St
 Key West FL 33040

SORLI LIV
 1001 Virginia St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$174,399	\$183,342	\$183,342	\$88,479
+ Market Misc Value	\$8,283	\$8,546	\$8,808	\$2,043
+ Market Land Value	\$412,083	\$413,846	\$363,258	\$363,258
= Just Market Value	\$594,765	\$605,734	\$555,408	\$453,780
= Total Assessed Value	\$594,765	\$549,074	\$499,158	\$453,780
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$594,765	\$605,734	\$555,408	\$453,780

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	5,425.00	Square Foot	50	108.5

Buildings

Building ID	2449	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1924
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2003
Gross Sq Ft	1257	Foundation	CONC BLOCK
Finished Sq Ft	1239	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	174	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	24	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLC	2 SIDED SECT	250	250	0
FLA	FLOOR LIV AREA	989	989	0
SBF	UTIL FIN BLK	18	0	0
TOTAL		1,257	1,239	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1959	1960	1	48 SF	2
CH LINK FENCE	1964	1965	1	432 SF	1
FENCES	2016	2017	1	480 SF	2
FENCES	2016	2017	1	720 SF	2
WOOD DECK	2016	2017	0	195 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/8/2016	\$0	Quit Claim Deed		2812	585	11 - Unqualified	Improved
8/5/2016	\$0	Quit Claim Deed		2812	587	11 - Unqualified	Improved
6/20/2016	\$575,000	Warranty Deed		2803	2329	02 - Qualified	Improved
5/10/2016	\$0	Warranty Deed		2803	2327	11 - Unqualified	Improved
8/7/2014	\$100	Quit Claim Deed		2698	982	11 - Unqualified	Improved
6/7/2012	\$450,000	Warranty Deed		2573	1877	37 - Unqualified	Improved
4/9/2009	\$100	Warranty Deed		2408	1630	11 - Unqualified	Improved
5/13/2004	\$612,500	Warranty Deed		2007	1184	Q - Qualified	Improved
2/25/2004	\$450,000	Warranty Deed		1980	1011	Q - Qualified	Improved
11/1/1993	\$109,000	Warranty Deed		1280	1709	Q - Qualified	Improved
2/1/1970	\$11,000	Conversion Code		449	77	Q - Qualified	Improved

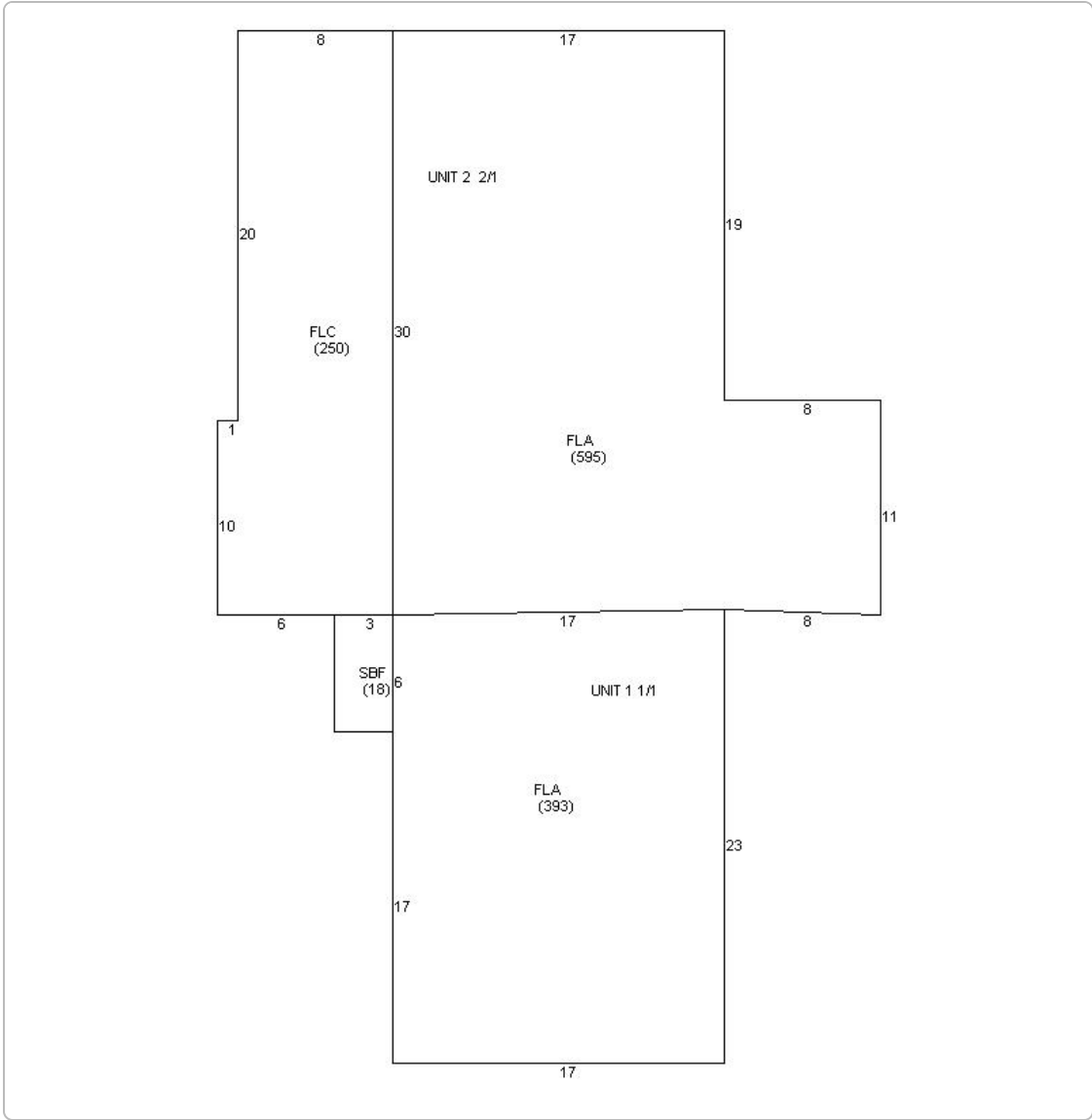
Permits

Number ⬇	Date Issued ⬇	Date Completed ⬇	Amount ⬇	Permit Type ⬇	Notes ⬇
20-0213	3/11/2020		\$40,000	Residential	Build Concrete pool (10' x 20") with 6" waterfall, 60lf to include pool safety alarm, install auto fill. Install pool heater Model Pentair ULTRA Temp Pump 140k BTU
16-2857	7/29/2016	12/12/2017	\$5,000	Residential	REPLACE 2 WINDOWS WITH NEW ALUM IMPACT WINDOWS. NEW WOOD FRENCH DOORS NEW WOOD DECK AT REAR
16-2858	7/29/2016	12/12/2017	\$2,000	Residential	NEW WOOD FENCES 4'H AT FRONT, 6'H AT REAR, 10'H BACK PROPERTY LINE
16-2691	7/15/2016	12/12/2017	\$6,000	Residential	INSTALL 3 ZONE DUCTLESS AC SYSTEM
16-2534	6/23/2016	12/12/2017	\$4,000	Residential	REMOVE CLOSET WALLS NON BEARING REPAIR DRYWALL NEW BAMBOO FLOORING 300SF
15-1925	5/15/2015	5/26/2015	\$100	Residential	EXTEND PERMIT #06-1849. FOR FINAL INSPECTION ONLY. REMOVE PANELING & INSTALL SHEETROCK AT 800 SF, REMOVE KITCHEN CABINETS AND REPLACE WITH NEW 6 INTERIOR DOORS, 6 NEW SHELVING, 800SF NEW TILE IN SHOWER AND PAINT MC.
13-1039	4/3/2013	1/21/2014	\$2,000	Residential	INTERIOR REMOVE LAMENANT FLOORING THROUGHOUT. REMOVE SHEET ROCK & BEAD BOARD THROUGH OUT ON WALLS & CEILING. REPLACE FLOORING AS NEEDED.
06-1849	3/21/2006	8/10/2006	\$20,000	Residential	REPLACE PANELING WITH SHEETROCK, REPLACE DOORS
04-2496	7/27/2004	9/30/2004	\$500	Residential	ELECTRIC
03-2254	7/2/2003	9/12/2003	\$2,000	Residential	UPGRADED SERVICE
02-1715	6/24/2002	9/4/2002	\$1,000	Residential	RE-ROOF
02-0163	1/17/2002	9/4/2002	\$605	Residential	ROOFING
0000308	2/4/2000	7/26/2000	\$700	Residential	REPAIR ROTTED SHED/PAINT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2020 TRIM Notice(PDF)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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