



Historic Architectural Review Commission Staff Report for Item 2

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Architectural Preservationist

Meeting Date: August 26, 2025

Applicant: Robert L Delaune Architect, p.a.

Application Number: C2025-0039

Address: 906 Grinnell Street

Description of Work:

Second Reading - Demolition of rear historic sawtooth, demolition of small shed in north elevation, partial demolition of a section of shed in the rear, demolition of covered porch on south elevation, and reduction of pool size.

Site Facts:

The building under review is listed as being constructed in 1913 according to the Property Appraisers website; however, this date is not supported by other sources. The house first appears on the 1899 Sanborn Map. The site contains a two-story wood-framed structure with a non-historic rear porch and a non-historic accessory structure.

Currently the house sits on piers and is located within an X flood zone.



Photo of East (front) elevation of property under review.

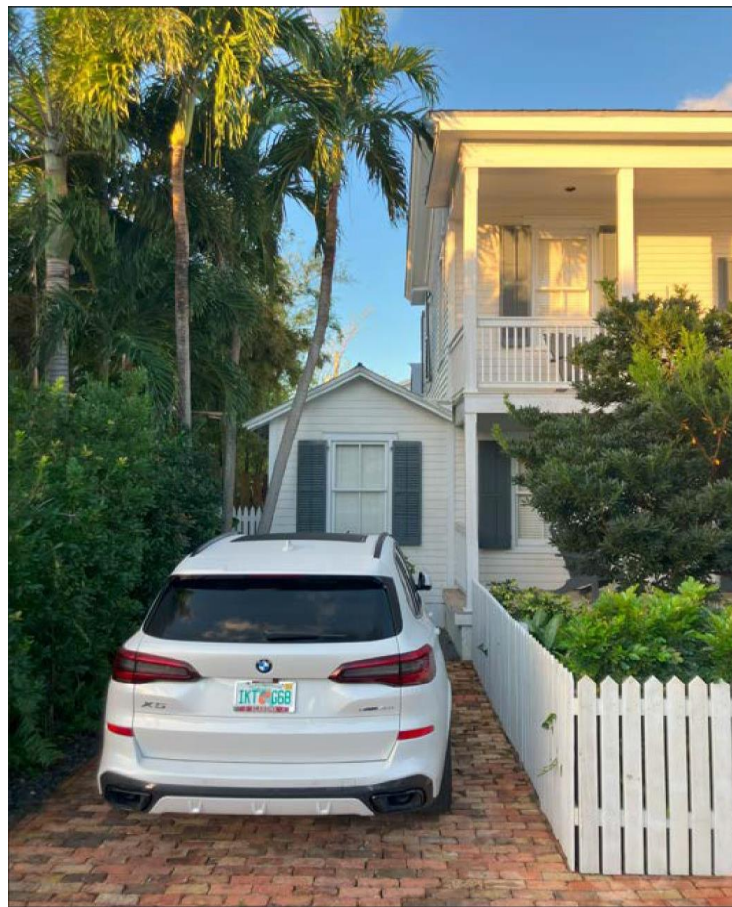


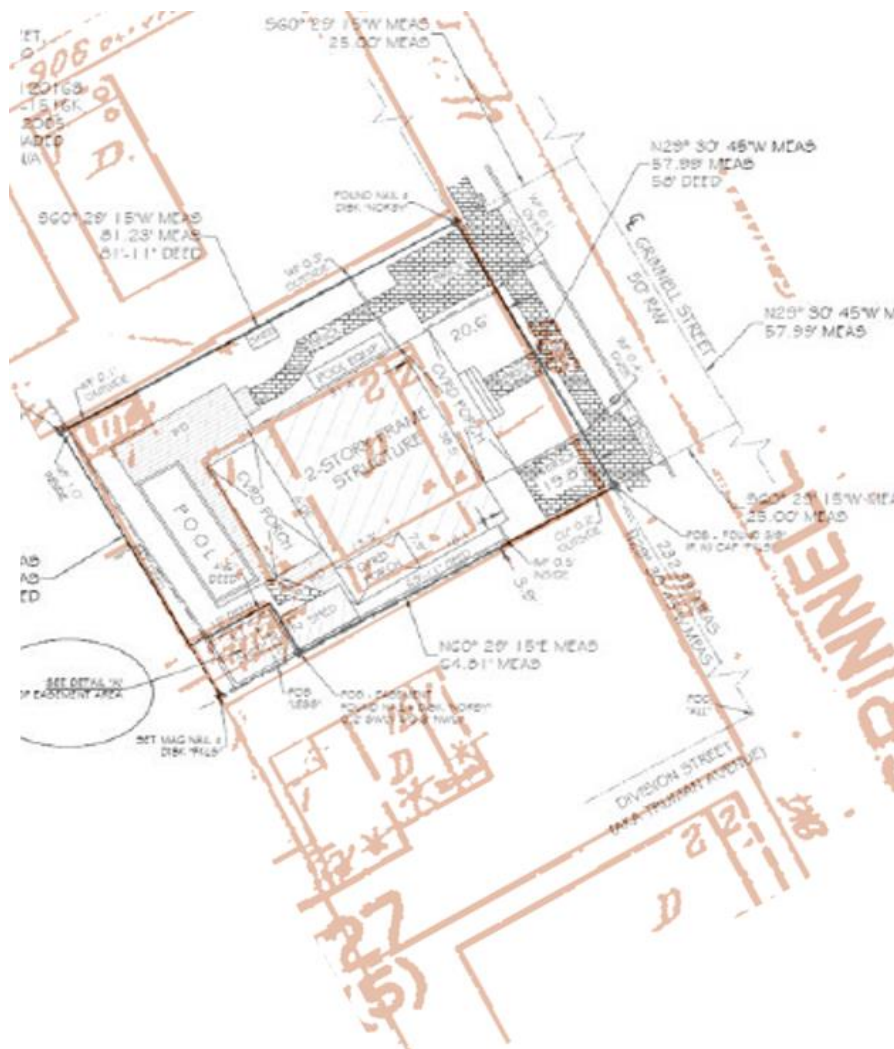
Photo of East (front) elevation of property under review.



Photo of rear elevation of property under review.



Photo of West (rear) elevation of property under review showing the pool.



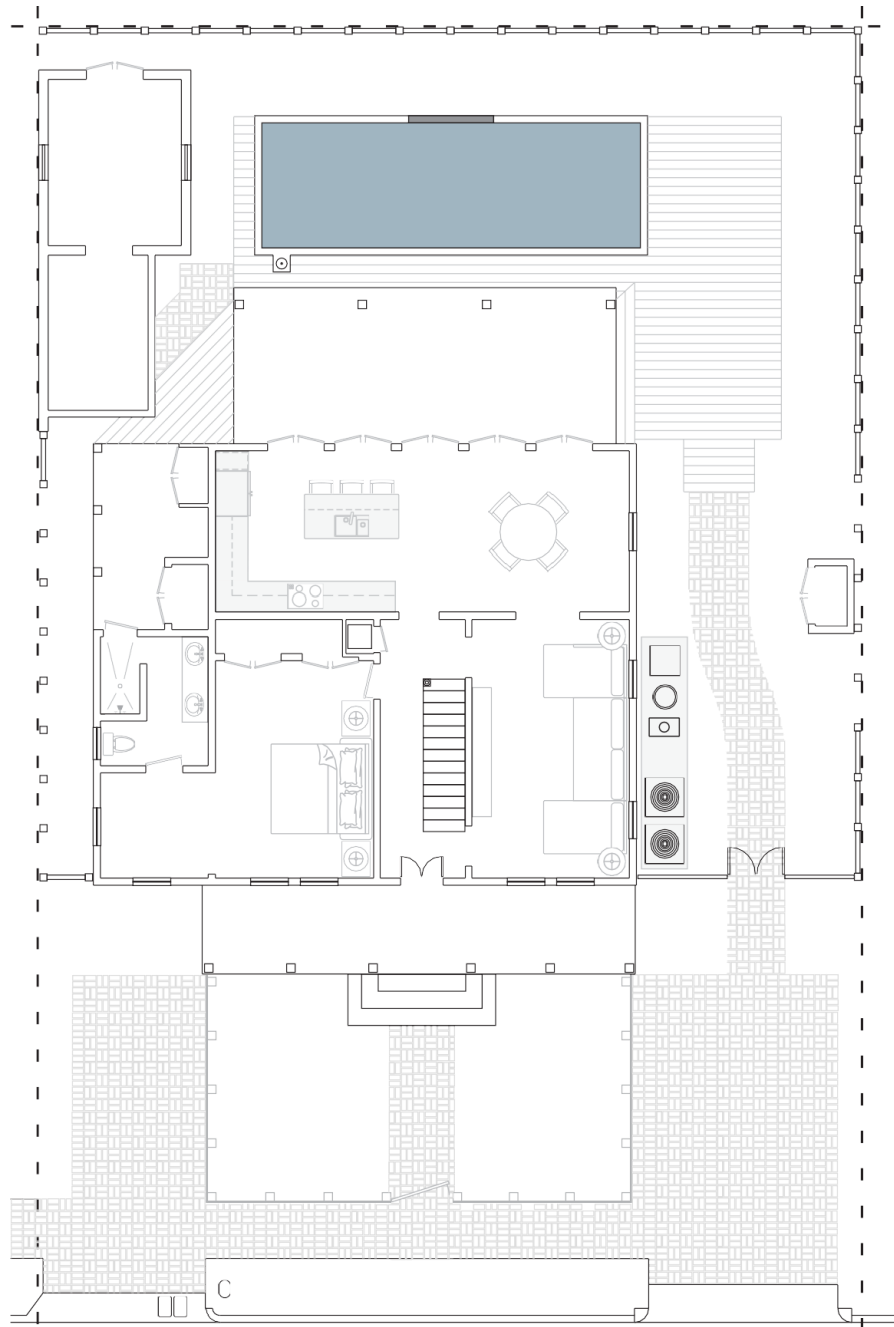
1962 Sanborn Map and current survey.

Ordinance Cited on Review:

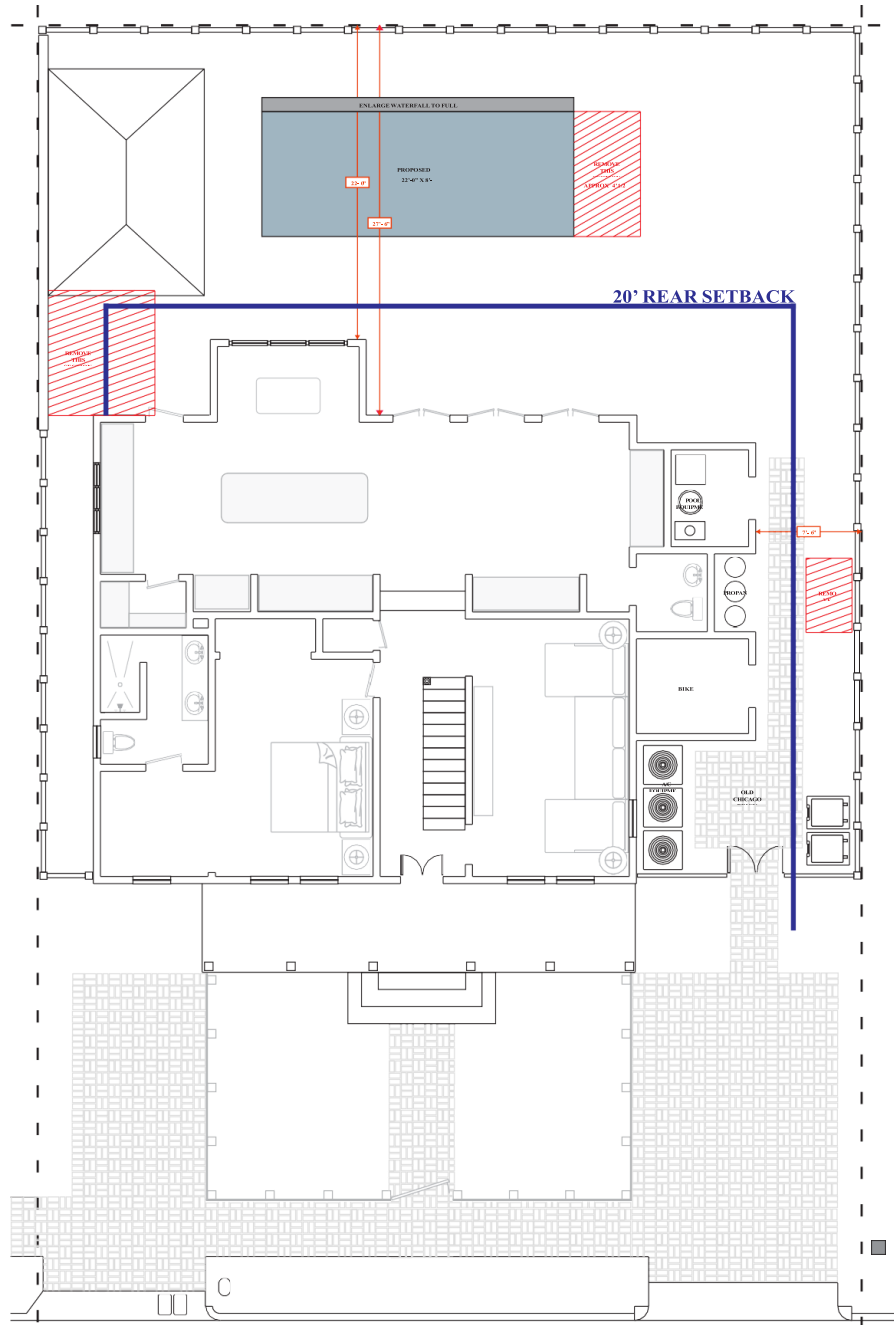
- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

A Certificate of Appropriateness is currently under review for the demolition of rear historic sawtooth seen as early as the 1899 Sanborn Map, demolition of small shed in north elevation, partial demolition of a section of shed in the rear, demolition of covered porch on south elevation, and reduction of pool size to 22 feet by 8 feet 10 inches.



Existing Site Plan.



Proposed Site Plan.



Existing East (front) Elevation.



Proposed East (front) Elevation.



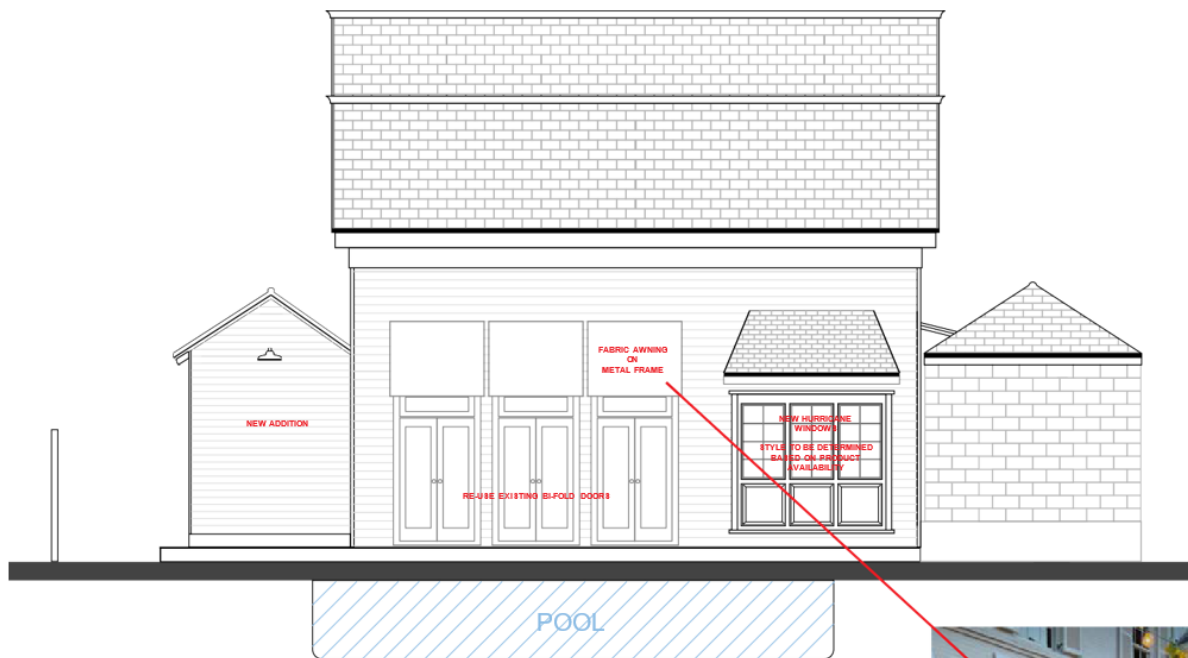
Existing North (left side) Elevation.



Proposed North (left side) Elevation.



Existing West (rear) Elevation.



Proposed West (rear) Elevation.



Existing South (right side) Elevation.



Proposed South (right side) Elevation.

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) *If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).*

The areas proposed for demolition are part of the historic and contributing structure. The majority of the proposed demolition involves the sawtooth roof section, which is documented as early as the 1899 Sanborn Map. While the sawtooth has undergone alterations over time including the installation of bi-fold doors, the existing materials do not exhibit extreme deterioration.

The following is the criteria of section 102-125:

- 1 *Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.*

Staff opines that the historic sawtooth is a distinctive characteristic of the structure as it shows as early as the 1899 Sanborn Map. However, it has been altered by the addition of bi-fold doors in the rear.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

- 3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation, and is not associated with the life of a person significant in the past.*

The elements proposed for demolition do not appear to have significant historic character or value as part of local or national heritage and are not known to be associated with any historically significant individuals. However, the sawtooth element remains an early feature of the structure dating back to 1899.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city, though the structure does contribute to the overall historic fabric of the district.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

Staff believes that the existing building does not portray an era of history characterized by a distinctive architectural style.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed, or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.*

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city. However, the building dates back to 1899 which adds to its historic context.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information. However it shows as early as the 1899 Sanborn Map.

It is staff opinion that the request for demolition can be considered as it meets the criteria for demolition, however, taking into account that the contributing structure does not exhibit extreme deterioration. If approved, this will require two readings for demolition as the building is contributing to the historic district. Staff will review submitted construction plans for demolition and design to assure consistency with submitted drawings.

The instrument prepared by
and return to:
Gregory S. Oropeza, Esq.
Oropeza, Stones & Cardenas, PLLC
221 Simonton Street
Key West, Florida 33040

AMENDED AND RESTATED EASEMENT AGREEMENT

THIS AMENDED AND RESTATED EASEMENT AGREEMENT ("Agreement"), is entered into as of the 6th day of **January** 2023, by and between, **JACK BRADHAM and MARY ANN BRADHAM, as husband and wife** (hereinafter referred to as the "Grantor"), whose address for purposes of notice is 907 Packer Street, Key West, Florida 33040 and **PEGGY W. BURNHAM, a married woman** (hereinafter referred to as the "Grantee"), whose address for purposes of notice is 906 Grinnell Street, Key West, Florida 33040.

RECITALS

WHEREAS, Grantor is the owner of real property located at 907 Packer Street, Key West, Florida, which property is more particularly described as follows:

In the City of Key West and known on W. A. Whitehead's map delineated in 1829 as Part of Tract 6, but now better known as Part of Lot 3 of Square 4 in said Tract 6 according to John Lowe's Subdivision of Part of Tract 6 duly recorded in Book "T" of Monroe County, Florida records. Commencing at a point on Packer Street 232 feet and 4 inches from the corner of Division and Packer Streets and running thence along Packer Street in a Northwesterly direction 32 feet; thence at right angles in a Northeasterly direction 61 feet, 6 inches; thence at right angles in a Southeasterly direction 21 feet; thence at right angles in a Northeasterly direction 12 feet; thence at right angles in a Southeasterly direction 11 feet; thence at right angles in a Southwesterly direction 73 feet, 6 inches to the point of beginning on Packer Street.

And.

In the City of Key West, and known on W. A. Whitehead's Map of 1829 as part of Tract 6, but now better known as part of Lot 3, of Square 4, in said Tract 6, according to John Lowe's Subdivision of part of said Tract 6, duly recorded in Book "T" Monroe County, Florida records. Commencing at a point on Grinnell Street 232 feet, 4 inches from the corner of Division and Grinnell Streets and running thence at right angles in a Southwesterly direction 69 feet, 11 inches to the Point of Beginning of the parcel being described; thence at right angles in a Northwesterly direction 11 feet; thence at right angles in a Northeasterly direction 4 feet, 5 inches; thence at right angles in a Southeasterly direction 11 feet; thence at right angles in a Southwesterly direction 4 feet, 5 inches, back to the Point of Beginning.

(hereinafter "907 Packer"); and

WHEREAS, Grantee is the owner of real property located at 906 Grinnell Street, Key West, Florida, which property is more particularly described as follows:

In the City of Key West, and known on W. A. Whitehead's map of 1829 as Part of Tract 6, but now better known as Part of Lot 3, of Square 4, in said Tract 6, according to John Lowe's Subdivision of Part of said Tract 6, duly recorded in Deed Book "T", Monroe County Records: Commencing at a point on Grinnell Street 232 Feet and 4 inches from the corner of Division and Grinnell Streets and running thence along said Grinnell Street in a Northwesterly direction 58 feet; thence at right angles in a Southwesterly direction 81 feet, 11 inches; thence at right angles in a Southeasterly direction 47 feet; thence at right angles in a Northeasterly direction 12 feet; thence at right angles in a Southeasterly direction 11 feet; thence at right angles in a Northeasterly direction 69 feet, 11 inches to the Place of Beginning.

Less:

Commencing at a point on Grinnell Street 232 feet, 4 inches, from the corner of Division and Grinnell Streets and running thence at right angles in a Southwesterly direction 69 feet, 11 inches, to the Point of Beginning of the parcel herein being described; thence at right angles in a Northwesterly direction 11 feet; thence at right angles in a Northeasterly direction 4 feet, 5 inches; thence at right angles in a Southeasterly direction 11 feet; thence at right angles in a Southwesterly direction 4 feet, 5 inches; back to the Point of Beginning.

(hereinafter "906 Grinnell") 906 Grinnell is not the homestead property of Grantee or Grantee's spouse, nor is it contiguous to homestead property of Grantee or Grantee's spouse; and

WHEREAS, the Grantor is the successor in title to the Grantor to that certain Easement Agreement dated July 23, 2021 and recorded on July 29, 2021 in Official Records Book 3115, Page 1968 Public Records of Monroe County, Florida (the "Original Easement") and Grantee is the original Grantee in the Original Easement; and

WHEREAS, the Grantor and Grantee are entering into this to terminate the Original Easement which shall have no further force and effect and to memorialize the terms and conditions upon which the Grantor and Grantee agree to enter into this Agreement.

AGREEMENT

NOW, THEREFORE, for and in consideration of the premises, the mutual benefit of the Grantor and Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby grants to the Grantee, the Easement upon the following terms and conditions:

1. Recitals. The recitals herein are true and correct and are incorporated by reference.
2. Termination of Original Easement. The Original Easement is hereby repealed in its entirety. The Original Easement shall have no further force or effect and is hereby replaced with this Amended and Restated Easement Agreement.

3. Easement. Grantor hereby grants and conveys to Grantee, a perpetual exclusive easement for the use and enjoyment of the property more particularly described on that certain specific purpose survey prepared by Florida Keys Land Surveying (the "Easement Area"), a true and correct copy of which is attached hereto and incorporated herein as Exhibit "A" and which has been certified to the Grantor, the Grantee and their respective counsel. The exclusive Easement created hereby shall be appurtenant to the title of the 906 Grinnell property and shall not be severed from that title. The Easement shall not be assigned or transferred except as incident to the transfer of title to 906 Grinnell.

4. Use of Easement Area. Use of the Easement Area shall specifically include, but not be limited to permitting Grantee to construct buildings, structures, improvements, enclosures, fencing, pools, spas and landscaping without the need for approval by Grantor. Grantee is expressly permitted to apply to the City of Key West to obtain any and all necessary permits to construct any structure desired by Grantee within the scope of the City of Key West Code of Ordinances and Land Development Regulations. The Parties acknowledge that currently existing in the Easement Area is a concrete block structure. Grantee shall be permitted to repair, modify and replace the structure without approval from Grantor. Grantee shall be permitted to request any and all City of Key West building permits to modify the concrete structure, without joinder, approval or consent from Grantor. The City of Key West, Planning Department and Building Department are permitted to rely on the express consent provided herein to permit Grantee to obtain any and all necessary building permits to make improvements within the Easement Area within the scope of the City of Key West Code of Ordinances, without consent from Grantor. **Provided however,** that the Grantee's rights set forth above are expressly conditioned on the duty of the Grantee, at Grantee's sole expense, to comply with any and all federal, state and local laws, regulations and ordinances, including the duty to obtain any required permits for work in the Easement Area and the duty of the Grantee to include in any Notice of Commencement the limitation of Grantors' liability as set forth below.

5. Maintenance of the Easement Area. Grantee shall maintain the Easement Area at Grantee's sole expense, including maintaining the Easement Area in compliance with all applicable federal, state and local laws, regulations and ordinances.

6. Notice. All notices required or permitted hereunder shall be in writing and shall be served on the parties at the following addresses:

If to Grantor:

Jack Bradham and Mary Ann Bradham
6128 Rozzelles Ferry Road
Charlotte, NC 28214
jackb@live.com
704-578-5942

If to Grantee:

Peggy Burnham
906 Grinnell Street
Key West, Florida 33040
jeff@burnh.am
T850-832-1566

Any such notices shall be (a) sent by certified mail, return receipt requested, in which case notice shall be deemed delivered three business days after deposit, postage prepaid in the U.S. Mail, (b) sent by overnight delivery using a nationally recognized overnight courier, in which case notice shall be deemed delivered one business day after deposit with such courier, (c) sent by email, in which case notice shall be deemed delivered on the day of transmission of such notice and confirmation of such transmission, or (d) sent by personal delivery, in which case notice shall be deemed delivered on the day of actual delivery. The above addresses may be changed by written notice to the other party; provided, however, that no notice of a change of address shall be effective until receipt of such notice.

In addition to any of the above methods used for notice, the sender shall make a good faith effort to provide notice to the recipient by email and/or text message.

7. Indemnification. Grantee shall indemnify, defend and hold harmless Grantor, its successor and assigns, from and against any and all losses, damages, causes of action, claims, liabilities, costs and expenses (including, without limitation, reasonable attorneys' fees and costs of litigation) (collectively, the "Grantor Claims") suffered or incurred by or asserted against Grantor arising from or relating to the use of the Easement Area by Grantee, its employees, customers, guests, tenants, assignees or agents.

8. Liens. **IN ACCORDANCE WITH CHAPTER 713, FLORIDA STATUTES, THE INTEREST OF GRANTOR IN THE EASEMENT AREA SHALL NOT BE SUBJECT TO LIENS FOR ANY WORK CONTRACTED FOR BY GRANTEE.** In confirmation of the foregoing, nothing contained in this Agreement shall be construed to subject the estate of Grantor in the Easement Area to liability under Construction Lien Law of the State of Florida, it being expressly understood that Grantor's estate shall not be subject to such liability. Notification of this limitation of liability shall be included by Grantee in all Notices of Commencement as to real property which includes the Easement Area and reference shall be made to this Agreement by the Book and Page of its recording in the Public Records of Monroe County, Florida. Further, Grantee shall notify all contractors and other persons furnishing services or materials of this provision. All persons contracting with the Grantee for the doing of any work or the furnishing of any materials on or to the Premises, and all material men, contractors, mechanics and laborers, are hereby charged with notice that they must look to the Grantee only to secure payment of any bill for work done or materials furnished as to the property subject to this Agreement. In the event that a claim of

lien is filed against the Easement Area in connection with any work performed by or on behalf of Grantee, Grantee shall satisfy such claim, or shall transfer the claim to security, within thirty (30) days from the date of the filing. In the event Grantee fails to satisfy or transfer such claim within the said thirty (30) day period, Grantor may do so and thereafter seek to recover from Grantee, all costs incurred by Grantor in connection with satisfaction or transfer of such claim, including attorneys' fees, which shall be payable upon demand. Further, Grantee agrees to indemnify and hold Grantor harmless from and against any damage or loss incurred by Grantor as a result of such Claims of Lien, as stated herein. The Grantee shall strictly comply with the construction lien laws of the State of Florida.

9. Compliance with Laws. Grantee shall comply with all federal, state and local laws, regulations and ordinances applicable to the Easement Area, including but not limited to the City of Key West Code of Ordinances and Florida Building Code.

10. Right of Grantor to Cure. In the event that Grantee fails to comply with any such federal, state and local laws, regulations and ordinances and is cited by a governing government entity, or with its obligations under this Agreement, then Grantor, after fourteen (14) days written notice to Grantee, shall have the right to undertake corrective action to cure such non-compliance in which case Grantee shall indemnify Grantor for the expenses related to bringing such non-compliance into compliance. Notwithstanding the foregoing, in the event that Grantee has acted diligently to cure a non-compliance, but such cure is of the nature that takes more than fourteen (14) days to cure, than Grantee shall be provided reasonable extensions of time during such diligent effort to bring a non-compliance into compliance.

11. Covenant Running with the Land. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors in title, assigns, lessees, licensees and invitees to each parcel or any portion thereof, as a covenant and restriction running with the land.

12. Further Assurances. Grantor and Grantee agree to execute any documents or instruments reasonably required by any mortgagee, governmental or quasi-governmental entity to make the Easement granted hereby effective for the purposes expressly intended.

13. Miscellaneous.

a. Amendments. This Agreement constitutes the entire agreement and understanding of the parties with respect to the subject matter hereof and shall not be amended or modified except by written agreement executed by the parties.

b. Exhibits. All exhibits attached hereto are incorporated herein and made a part hereof by this reference.

c. No Warranties of Grantor. Grantor does not warrant title to the real property encumbered by this Agreement nor does Grantor warrant or represent that Grantee will be permitted

by any governmental authorities having jurisdiction over the Easement Area to make any particular use of the Easement Area.

d. Recording. It is intended that this Agreement shall be recorded in the Public Records of Monroe County, Florida.

e. Participation. Grantor and Grantee have participated fully in the negotiation and preparation of this Agreement with full benefit of counsel. Accordingly, this Agreement shall not be more strictly construed against any of the parties.

f. Headings. All sections and descriptive headings in this Agreement are inserted for convenience only, and shall not affect the construction or interpretation hereof.

g. Severability. Inapplicability or unenforceability of any portion of this Agreement or any instrument executed and delivered pursuant thereto shall not limit or impair the operation or validity of any other provision of this Agreement or any such other instrument.

h. Choice of Law. The Parties agree that this Easement shall be governed by the laws of the State of Florida any litigation arising out of the Easement shall be filed in the Sixteenth Judicial Circuit for the State of Florida, in and for Monroe County, Florida.

i. Attorneys' Fees. In the event of a dispute, each party shall bear its own attorneys' fees and costs except as to the provisions for indemnity by the Grantee which requires the Grantee to pay the attorneys' fees of the Grantor.

j. Waiver of Jury Trial. **GRANTOR AND GRANTEE (BY ACCEPTANCE HEREOF) HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY.**

IN WITNESS WHEREOF, the parties hereto have executed this Easement on this ____ day of December 2022.

GRANTOR:

Jack Bradham

Signed, sealed and delivered
in the presence of:

Print Name: Marian Howard

Print Name: Elizabeth Kehoe

STATE OF Florida

COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of January 2022, by Jack Bradham, who is ☐ personally known or who ☒ produced Identification as identification.

NOTARY SEAL



Elizabeth Kehoe
Notary Public

GRANTOR:

May Ann Bradham

Signed, sealed and delivered
in the presence of:

Print Name: _____

Print Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of December, 2022, by Mary Ann Bradham, who is ☐ personally known or who ☐ produced _____ as identification.

IN WITNESS WHEREOF, the parties hereto have executed this Easement on this ____ day of December 2022.

GRANTOR:

Jack Bradham

Signed, sealed and delivered
in the presence of:

Print Name:

Print Name:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of December 2022, by Jack Bradham, who is ☐ personally known or who ☐ produced _____ as identification.

NOTARY SEAL

Notary Public

GRANTOR:

Mary Ann Bradham

MAB May Ann Bradham
Mary

Signed, sealed and delivered
in the presence of:

Cheryl Magnuson-Franco

Print Name: Cheryl Magnuson-Franco

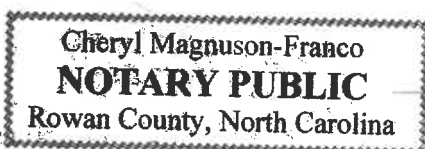
Chase Franco

Print Name: Chase Franco

STATE OF N.C.

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of January, 2023, by Mary Ann Bradham, who is ☐ personally known or who ☒ produced Driver's License as identification.



Cheryl Magnuson-Franco

12-15-26

NOTARY SEAL

Notary Public

GRANTEE:

Peggy W. Burnham
Peggy W. Burnham

Signed, sealed and delivered
in the presence of:

Stacy Trepanier

Print Name: Stacy Trepanier

Lugh Ann Fernigan
Print Name: Lugh Ann Fernigan

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 16th day of December 2022, by Peggy W. Burnham, who is ☒
personally known or who ☐ produced _____
_____ as identification.

NOTARY SEAL

Barbara W. Stokesbary
Notary Public

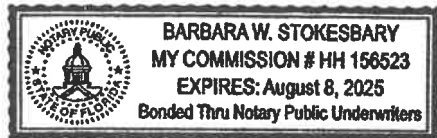


EXHIBIT A

BEARING BASE:
ALL BEARINGS ARE BASED
ON N29°30'45"W ASSUMED
ALONG THE CENTERLINE OF
GRINNELL STREET.

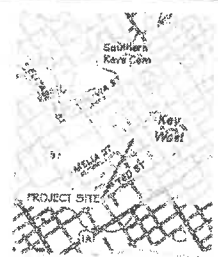
ALL ANGLES DEPICTED
ARE 60 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

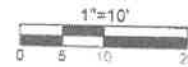
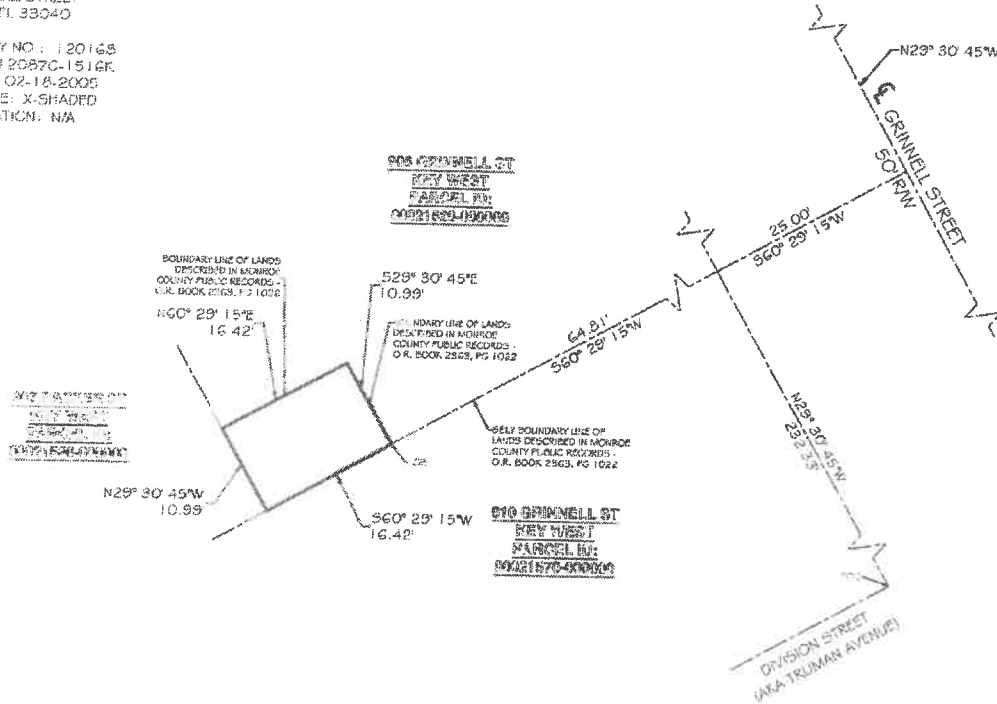
ADDRESS:
906 GRINNELL STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 120870-1516K
MAP DATE: 02-18-2006
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A

LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS
SEC. 06-T25-R25F



TOTAL AREA = 180.43 SQUARE FEET±

SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON AND REFERENCED TO THE MAP OF BOUNDARY SURVEY COMPLETED BY FLORIDA KEYS LAND SURVEYING, WITH A STREET ADDRESS OF 906 GRINNELL STREET, KEY WEST, FL 33040, CERTIFIED TO MEET PEGGY BURNHAM, WITH A MAP DATE OF 04/25/2022.
- ALL BOUNDARY DIMENSIONS AND IMPROVEMENT(S) LOCATIONS SHOWN HEREON ARE SOLELY BASED ON THE SAID SURVEY BY FLORIDA KEYS LAND SURVEYING. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED IN CONJUNCTION WITH THIS LEGAL DESCRIPTION SKETCH.
- REVISION (1) - 12/14/2022 - REVISED CERTIFICATIONS

LEGAL DESCRIPTION(S) - **AUTHORED BY THE UNDERSIGNED**

In the City of Key West, and known on William A. Whitehead's map of 1829 as Part of Tract G, but now better known as Part of Lot 3, of Square 4, in said Tract G, according to John Lowe's Subdivision of Part of said Tract G, duly recorded in Deed Book 'Y', Monroe County Records, and being more particularly described as follows:

Commencing at the point of intersection of the Northwestern Right-of-Way line of Division Street (AKA Truman Avenue) and the Southwesterly Right-of-Way line of Grinnell Street and thence N29°30'45"W along the said Southwesterly Right-of-Way line of Grinnell Street for a distance of 252.33 feet to the Northeastern corner of lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida; thence S60°29'15"W along the Southeastern boundary line of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida, for a distance of 64.61 feet to a corner of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida, said point being the Point of Beginning of the parcel of land hereinafter described; thence continue S60°29'15"W along the Westerly extension of the said Southwesterly boundary line of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida, for a distance of 16.42 feet to a point; thence N29°30'45"W for a distance of 10.99 feet to a corner of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida; thence N60°29'15"E and along the boundary line of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida, for a distance of 16.42 feet, to a corner of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida; thence S29°30'45"E and along the boundary line of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida, for a distance of 10.99 feet back to the Point of Beginning. Containing 180.43 Square Feet, more or less.

CERTIFIED TO

JEFF & PEGGY BURNHAM;
JACK BRADHAM AND MAID ANN BRADHAM;
SHUTTS & BOWEN LLP;

BY: JACK BRADHAM, SURVEYOR
I, JACK BRADHAM, SURVEYOR, do hereby certify that this survey was made under my personal supervision and I am a duly licensed Surveyor in the State of Florida. I am not a party to this survey and I have no interest in the lands surveyed. I have not been convicted of a crime involving dishonesty or fraud. I have not been disciplined by the Board of Professional Surveyors and I am not under any suspension or restriction from practicing as a Surveyor in the State of Florida. I have not been convicted of a crime involving dishonesty or fraud. I have not been disciplined by the Board of Professional Surveyors and I am not under any suspension or restriction from practicing as a Surveyor in the State of Florida.



FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
KEY WEST, FL 33040
PHONE: (305) 354-3690
FAX: (305) 509-7373
EMAIL: FKLSSmail@gmail.com

NOT VALID WITHOUT THE
SEAL OF A FLORIDA
SURVEYOR AND MASTER

FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MASTER LIST 2007

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #
AE7	HMDR	

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

ADDRESS OF PROPOSED PROJECT:	309 William Street	
NAME ON DEED:	Craig A Schmitz Trust	PHONE NUMBER 314-565-4148
OWNER'S MAILING ADDRESS:	23 Windcastle Drive	EMAIL craig@craigschmitz.com
	St. Charles, MO 63304	
APPLICANT NAME:	Sandbar Design Studio, Inc	PHONE NUMBER 847-903-5854
APPLICANT'S ADDRESS:	29183 Camellia Lane	EMAIL INFO@SANDBARDESIGNSTUDIO.COM
	Big Pine Key, FL 33043	
APPLICANT'S SIGNATURE:	<i>Erica Poole</i>	DATE 4/18/2025

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:
RAISING OF EXISTING RESIDENCE TO 1" ABOVE DESIGN FLOOD ELEVATION. NEW ADDITION ON SIDE OF HOUSE. FUTURE POOL PER PLAN, WITH LOUVER WALL FOR SCREENING FROM SAWYER LANE.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
DEMO OF EXISTING REAR SHED STRUCTURES (NON-HISTORIC). SEE DEMO APPENDIX

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

ACCESSORY STRUCTURE(S):	
FUTURE POOL PER PLAN	
PAVERS:	FENCES:
	4' PICKET FENCE & 10' WIDE GATE PER PLAN
DECKS:	PAINTING:
WOOD FRAME DECKS PER PLAN, FRONT & REAR	PAINT COLOR TBD, WITH HARC APPROVAL, DURING CONSTRUCTION
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	FUTURE POOL PER PLAN, CONCEALED FROM SAWYER LANE W/ LOUVER WALL
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.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	309 William Street
PROPERTY OWNER'S NAME:	Craig A Schmitz Trust
APPLICANT NAME:	Sandbar Design Studio, Inc

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE	CRAIG SCHMITZ 04-18-2025 DATE AND PRINT NAME
----------------------------	---

DETAILED PROJECT DESCRIPTION OF DEMOLITION
RAISING OF EXISTING SFR. NEW FOUNDATION TO REPLACE DETERIORATED FOUNDATION. DEMO OF EXISTING NON-HISTORIC REAR SHED STRUCTURES.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
THE EXISTING FOUNDATION IS EITHER NON-EXISTENT OR DETERIORATED. THE REAR SHED STRUCTURES ARE DETERIORATED AND NON-HISTORIC. THE HOUSE WILL BE RAISED 1" ABOVE DESIGN FLOOD ELEVATION.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

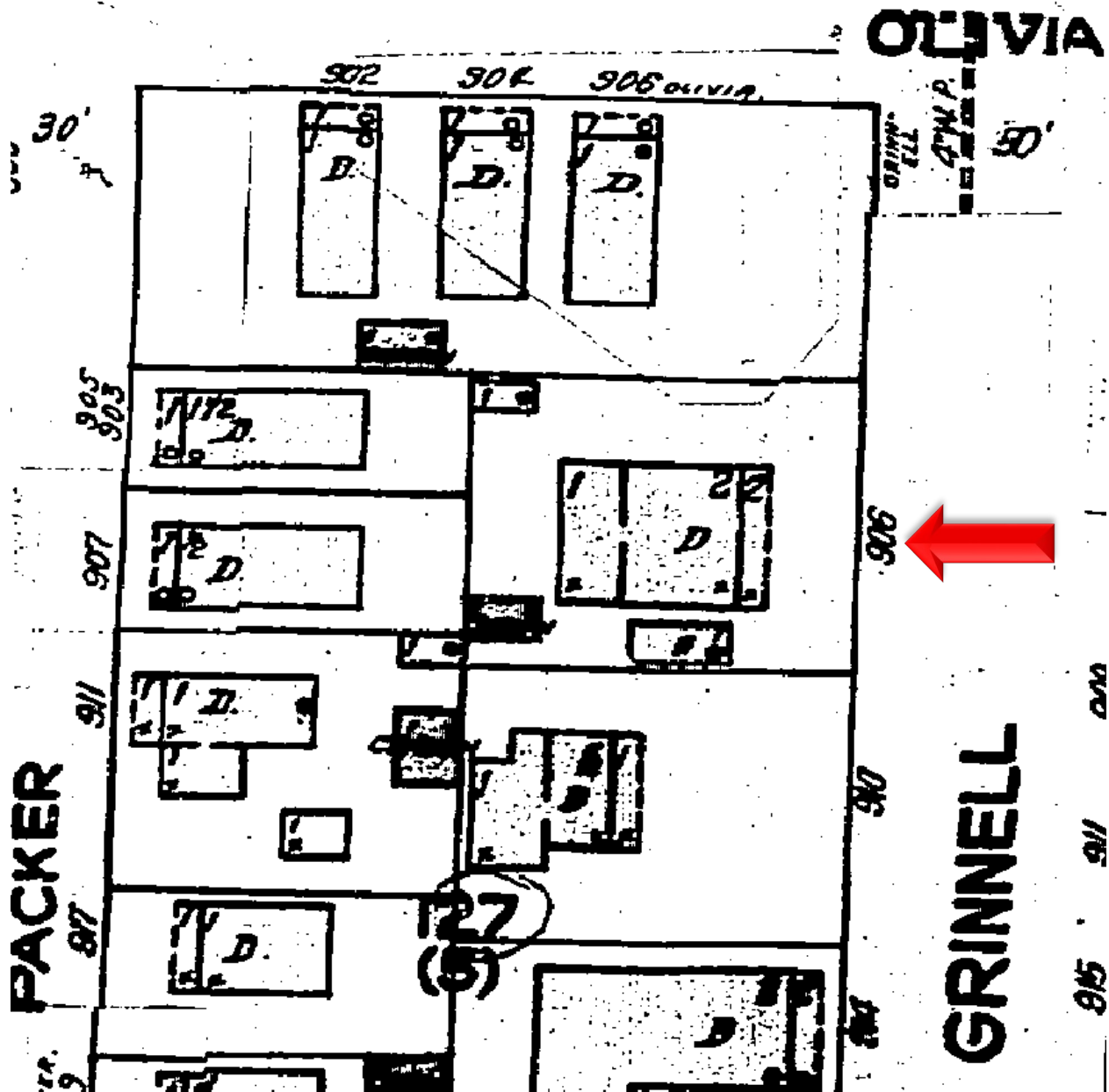
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

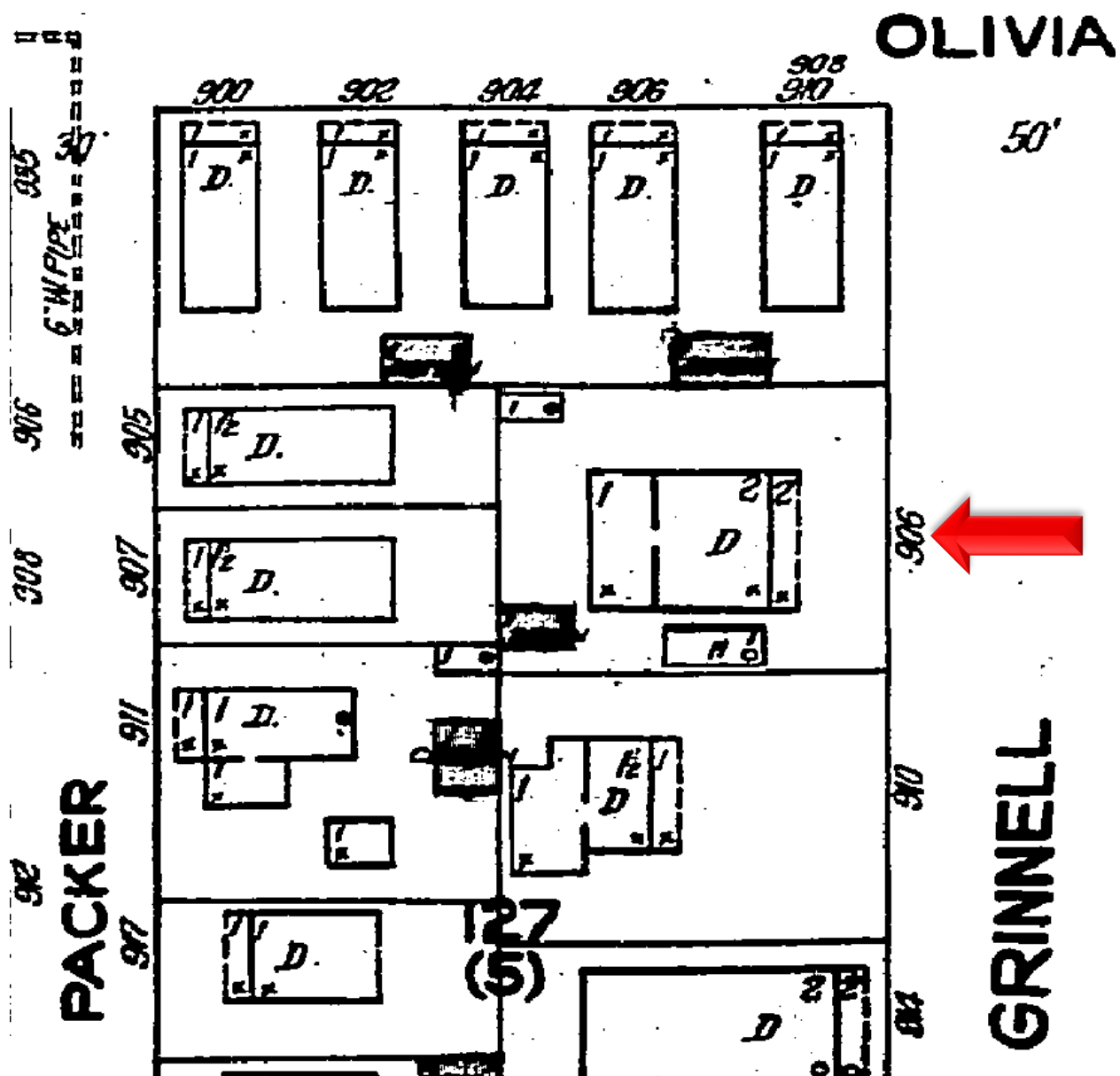
(i) Has not yielded, and is not likely to yield, information important in history,

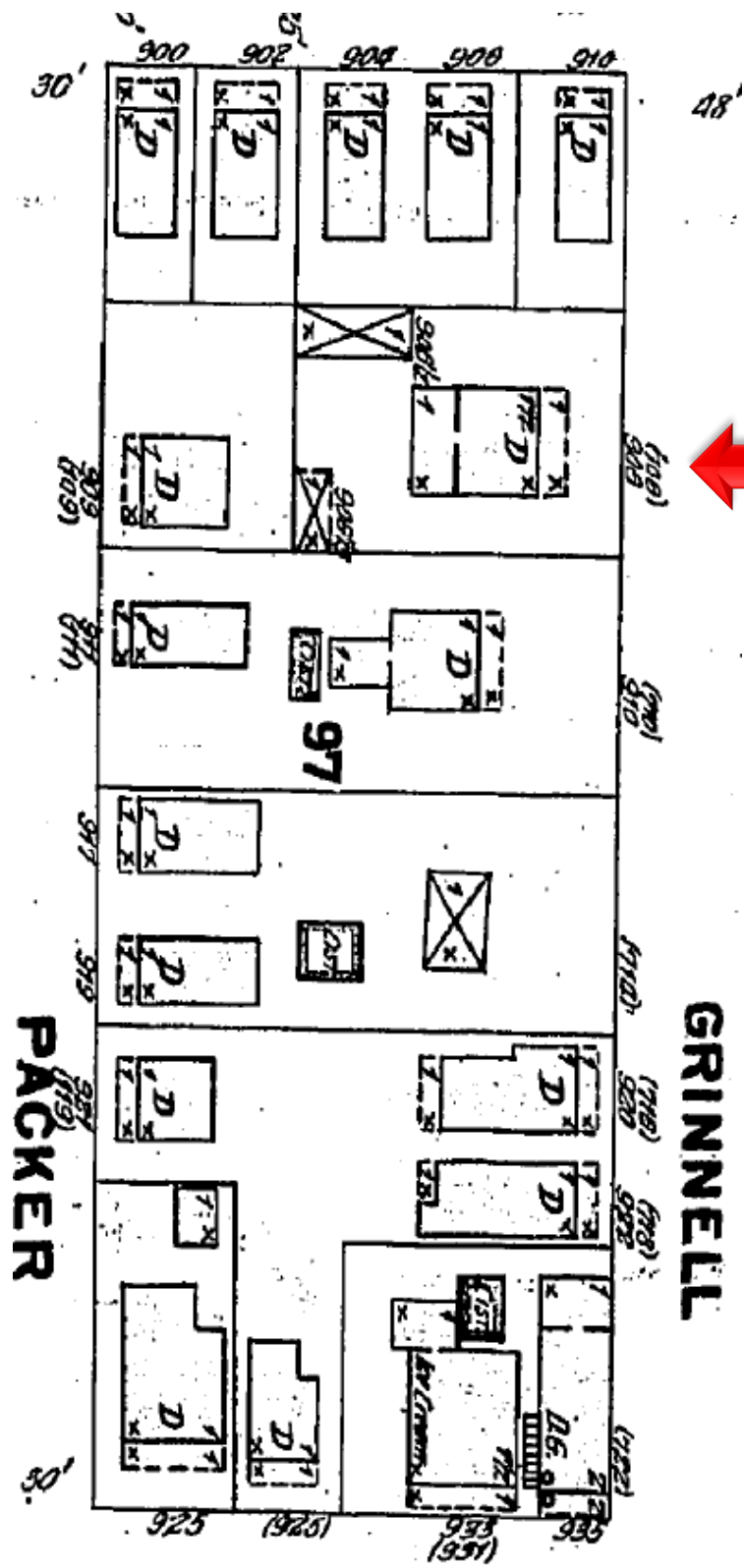
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:	
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):	
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.	
THE REAR SHED STRUCTURES ARE NON-HISTORIC AND DO NOT DEFINE THE OVERALL HISTORIC CHARACTER OF THE DISTRICT/NEIGHBORHOOD	
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.	
THE REMOVAL OF THESE STRUCTURES DOES NOT DESTROY THE HISTORIC RELATIONSHIP BETWEEN BUILDINGS AND OPEN SPACE. PER THE SANBORN MAP, THE REAR OF THE LOT DID NOT HAVE A RESIDENCE ON IT. THE SIDE YARD HAD STRUCTURES ALONG THE RED DOORS.	
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.	
THE REAR SHED ADDITIONS ARE NOT HISTORIC TO THE SITE.	
(4) Removing buildings or structures that would otherwise qualify as contributing.	
THE REAR STRUCTURES ARE NOT CONTRIBUTING.	

SANBORN MAPS



1948 Sanborn Map.





1899 Sanborn Map.

PROJECT PHOTOS



STREET VIEW



SIDE VIEW



BACK YARD



SIDE VIEW



GENERAL
CONTRACTORS

Par-Con, Inc.
906 Grinnell St
Key West, FL 33040
850-832-1566

CGC1525303

RESIDENTIAL REMODEL

BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

June 5, 2025

Photos



GENERAL
CONTRACTORS

Par-Con, Inc.
906 Grinnell St
Key West, FL 33040
850-832-1566

CGC1525303

RESIDENTIAL REMODEL

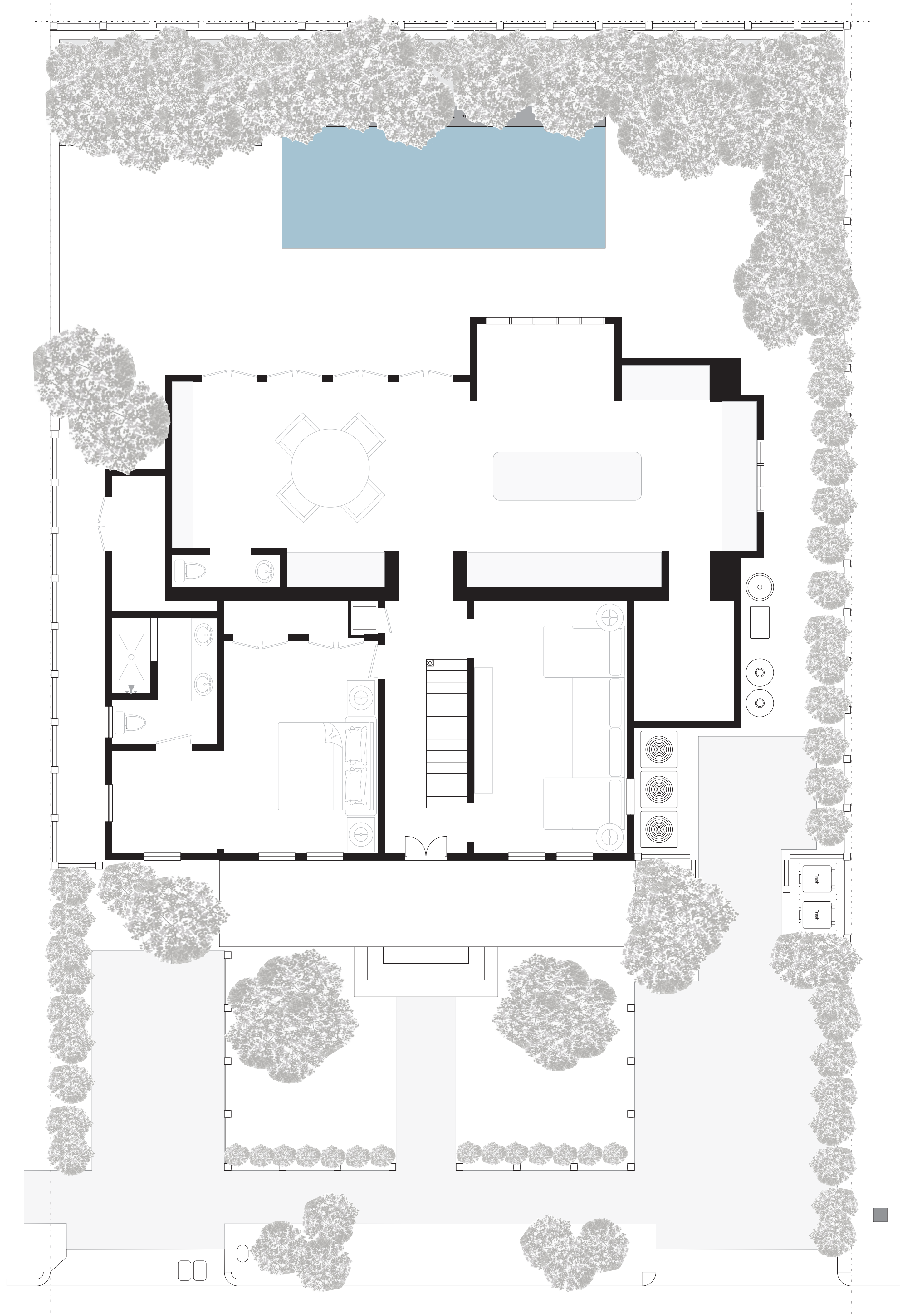
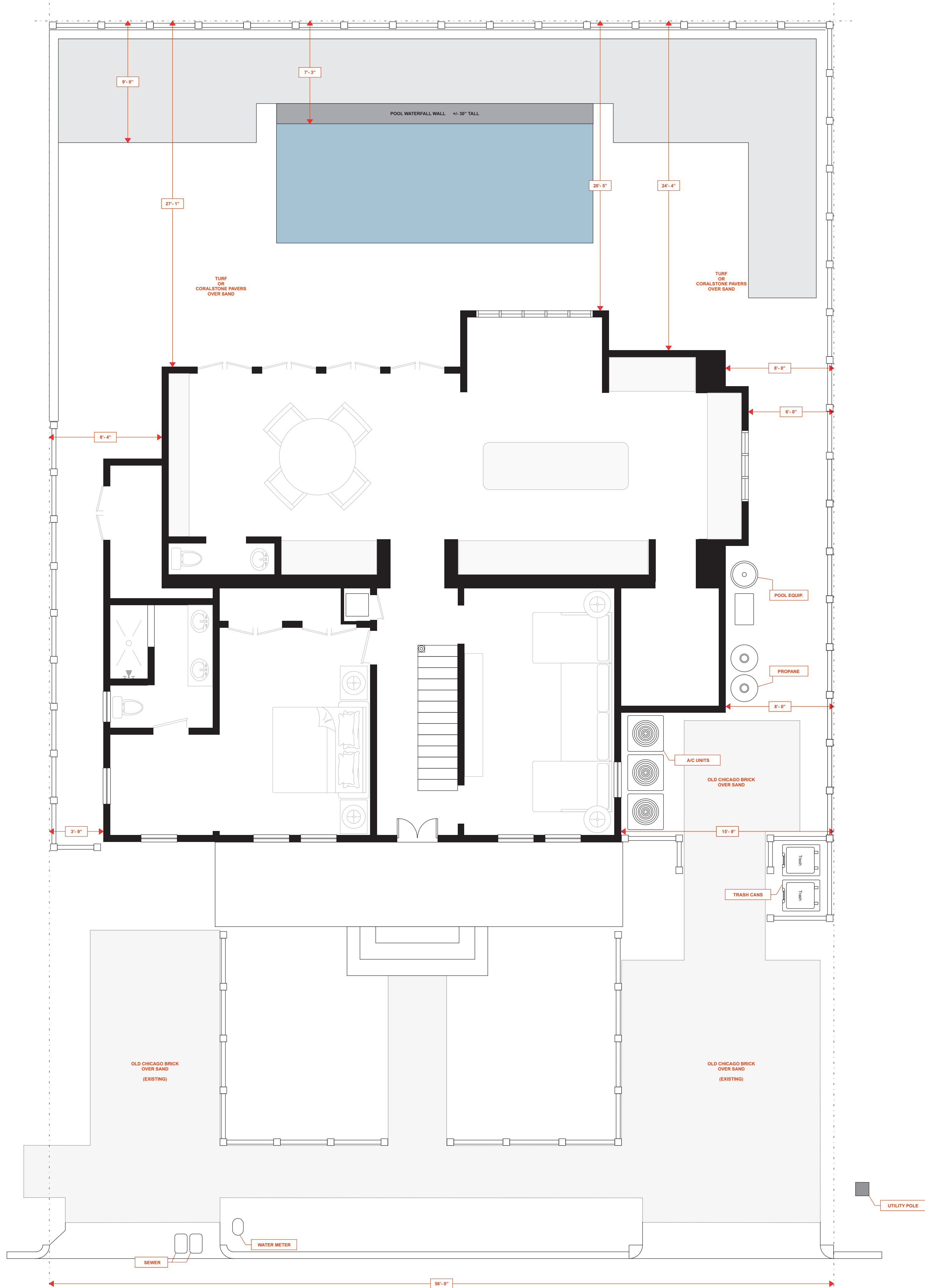
BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

June 5, 2025

Photos

8



GENERAL
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RESIDENTIAL REMODEL

BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

June 5, 2025

Site Plan

SURVEY

MAP OF BOUNDARY SURVEY

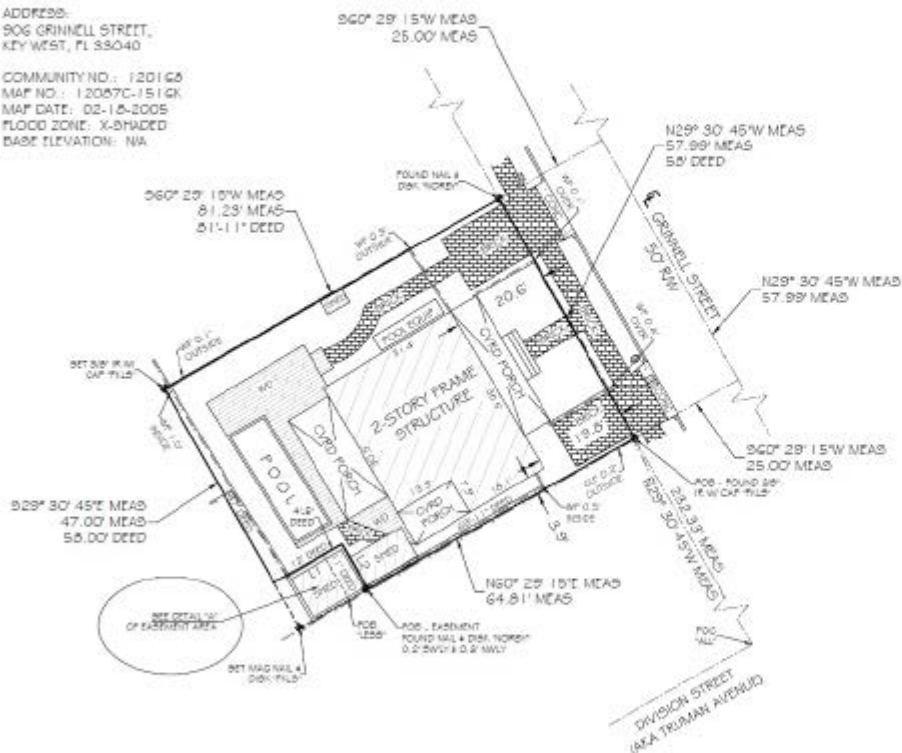
COMMUNITY NO.: 12016A
MAP NO.: 12087C-151GK
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED
BASE ELEVATION: NA



LOCATION MAP - NT9
SEC. 06-T685-R25F



ASSUMED



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.42' MEAS	S60° 29' 15"W MEAS
L2	10.99' MEAS 11.0' DEED	S28° 30' 45"E MEAS

1"=20'



TOTAL AREA = 4,529.97 SQFT±

PROPOSED DESIGN

RESIDENTIAL REMODEL

906 GRINNELL STREET KEY WEST, FL 33040



GENERAL
CONTRACTORS

Par-Con, Inc.
906 Grinnell St
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850-832-1566

CGC1525303

SHEET INDEX

1	COVER SHEET
2	PARCEL SUMMARY
3	SURVEY & SITE DATA CALCS
4	EXISTING FLOOR PLAN W/ DIMENSIONS
5	EXISTING ELEVATIONS
6	PROPOSED ELEVATIONS
7	PHOTOS
8	PHOTOS
9	SITE PLAN
10	
11	
12	
13	



RESIDENTIAL REMODEL

BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

July 9, 2025

Cover Sheet



GENERAL NOTES

All work shall comply with the Florida Building Code 2020, and all applicable laws, codes and ordinances of the city, county and state of Florida. In the county of Monroe, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING	Florida Building Code, 2020
ELECTRICAL	National Electric Code, 2017
PLUMBING	Florida Building Code (Plumbing) 2017
MECHANICAL	Florida Building Code (Mech) 2017
GAS	LP Gas Code (Mech) 2017

WIND: This project is designed in accordance with ASCE 7-16 to resist wind loads of 180 miles per hour (gusts) (exposure D).

WIND: The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.

Verify field dimensions prior to submitting bid.

Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.

Dimensions shall take precedence over scale, larger scale details shall take precedence over smaller details and, in the case of additions, renovations or refurbishing projects, actual dimensions shall take precedence over written dimensions.

All new utilities shall be underground, unless otherwise specified.

Contours and existing grades shown are approximate. Verify with field conditions. Slope all grades away from building(s). Planting areas shall be graded with soil suitable for planting.

The owner shall be responsible for all permits, fees, approvals, insurance and taxes necessary for the execution of work of the project, unless otherwise agreed.



PARCEL SUMMARY

PARCEL ID	00021520-000000
PROPERTY ID	1022268
MILLAGE GROUP	10KW
LEGAL DESCRIPTION	KW PT LOT 3 SQR 4 TR 6 G67-294 OR1055-494/95 OR1295-1900/02 OR1352-213/15 OR1441-498 OR1711-716/18 OR1715-2323/25 OR2363-1020/22

NEIGHBORHOOD	6103
PROPERTY CLASS	SINGLE FAMILY RESID (0100)
SUBDIVISION	
SEC / TWP / RNG	05/68/25
AFFORDABLE HOUSING	NO

OWNER

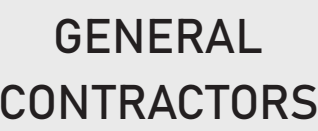
BURNHAM, PEGGY W
906 GRINNELL STREET
KEY WEST, FL 33040



CODE	DESCRIPTION	SKETCH AREA	FINISHED AREA	PERIMETER
OPX	EXE OPEN PORCH	630	0	0
FLA	FLOOR LIV AREA	1,660	1,660	0
OPF	OP PR UNFIN LL	65	0	0
SBF	UTIL FIN BLK	23	0	0
TOTAL		2,378	1,660	0

BUILDING SUMMARY

BUILDING ID	1628
STYLE	2 STORY ELEV, FOUNDATION
BUILDING TYPE	S.F.R. - R1 / R1
GROSS SQ FT	2,378
FINISHED SQ FT	1,660
STORIES	2 FLOOR
CONDITION	GOOD
PERIMETER	236
INTERIOR WALLS	WD PANL / CUSTOM
EXTERIOR WALLS	ABOVE AVERAGE WOOD
YEAR BUILT	1928
EFFECTIVE YEAR BUILT	2007
FOUNDATION	CONCR FTR
ROOF TYPE	GABLE/HIP
ROOF COVERAGE	METAL
FLOOR TYPE	CONC S/B GRND
HEATING TYPE	FCD/AIR DUCTED W/ 0% NONE
BEDROOMS	3
FULL BATHROOMS	2
HALF BATHROOMS	0
GRADE	600
NUMBER OF FIRE PL	0



Par-Con, Inc.
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850-832-1566

CGC1525303

RESIDENTIAL REMODEL

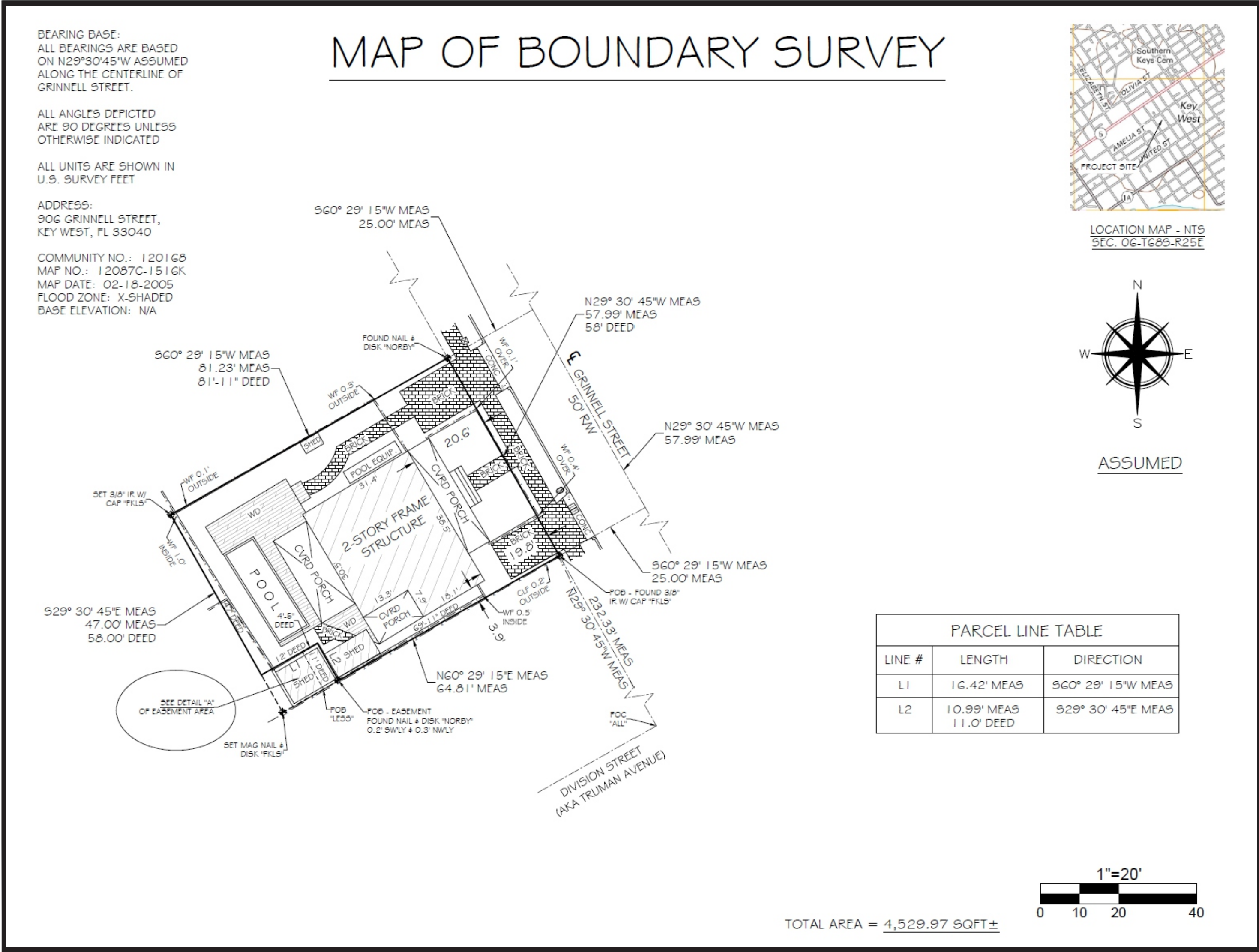
BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

July 9, 2025

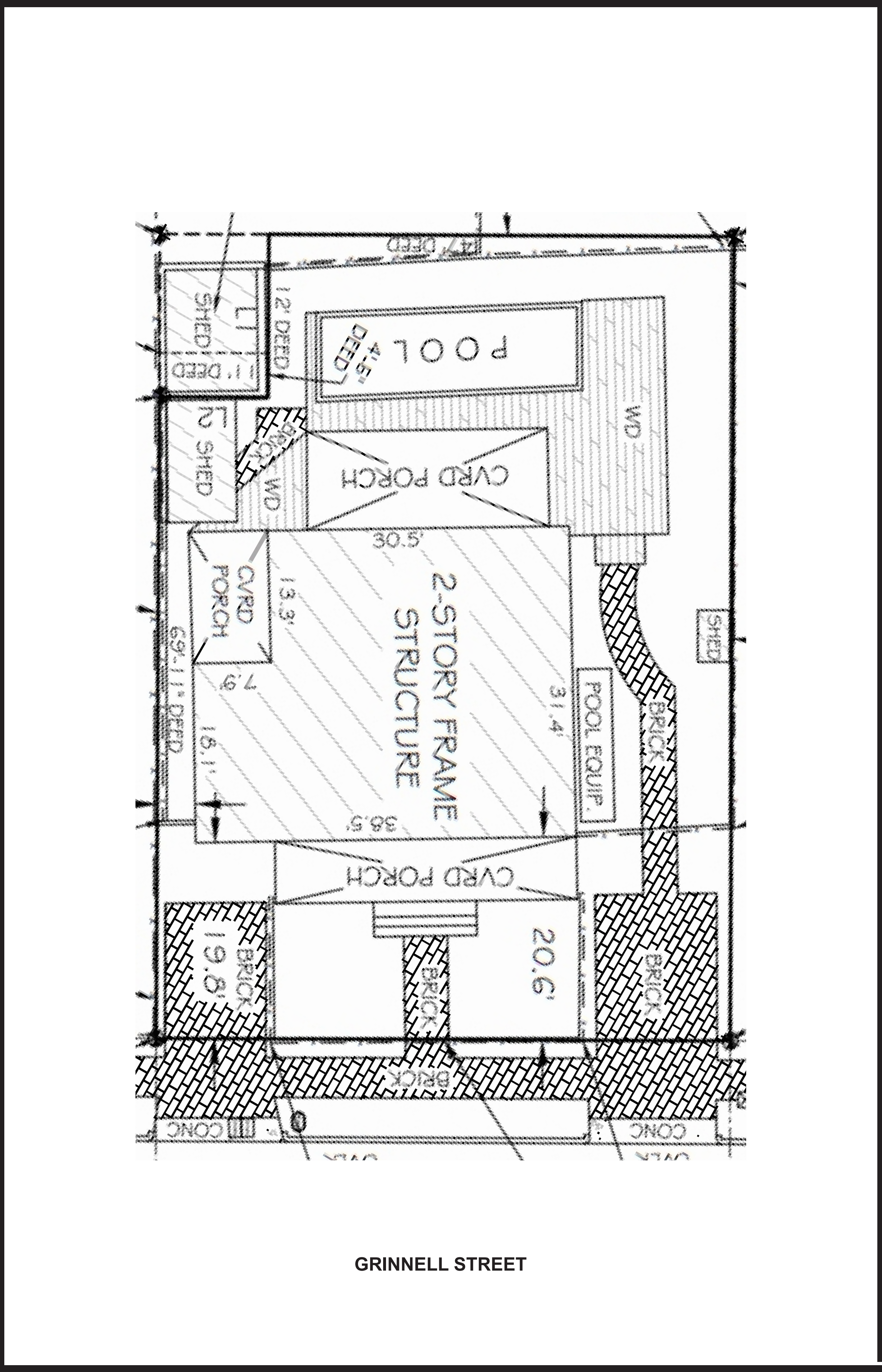
Parcel Summary

2



SITE DATA

LOT AREA	4,530 S.F.		
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	2,265 S.F. (50%)	1,515 S.F. (33%)	1,617 S.F. (36%)
IMPERVIOUS SURFACE	2,718 S.F. (60%)	2,195 S.F. (48%)	2,607 S.F. (58%)
SETBACKS			
FRONT	10'	20'-6"	NO CHANGE
REAR	20'	29'-7"	21'-10"
EAST SIDE	5'	3'-9"	NO CHANGE
WEST SIDE	5'	15'-8"	5'-5"
BUILDING HEIGHT	30'	30'	NO CHANGE



ENLARGED SURVEY



GENERAL
CONTRACTORS

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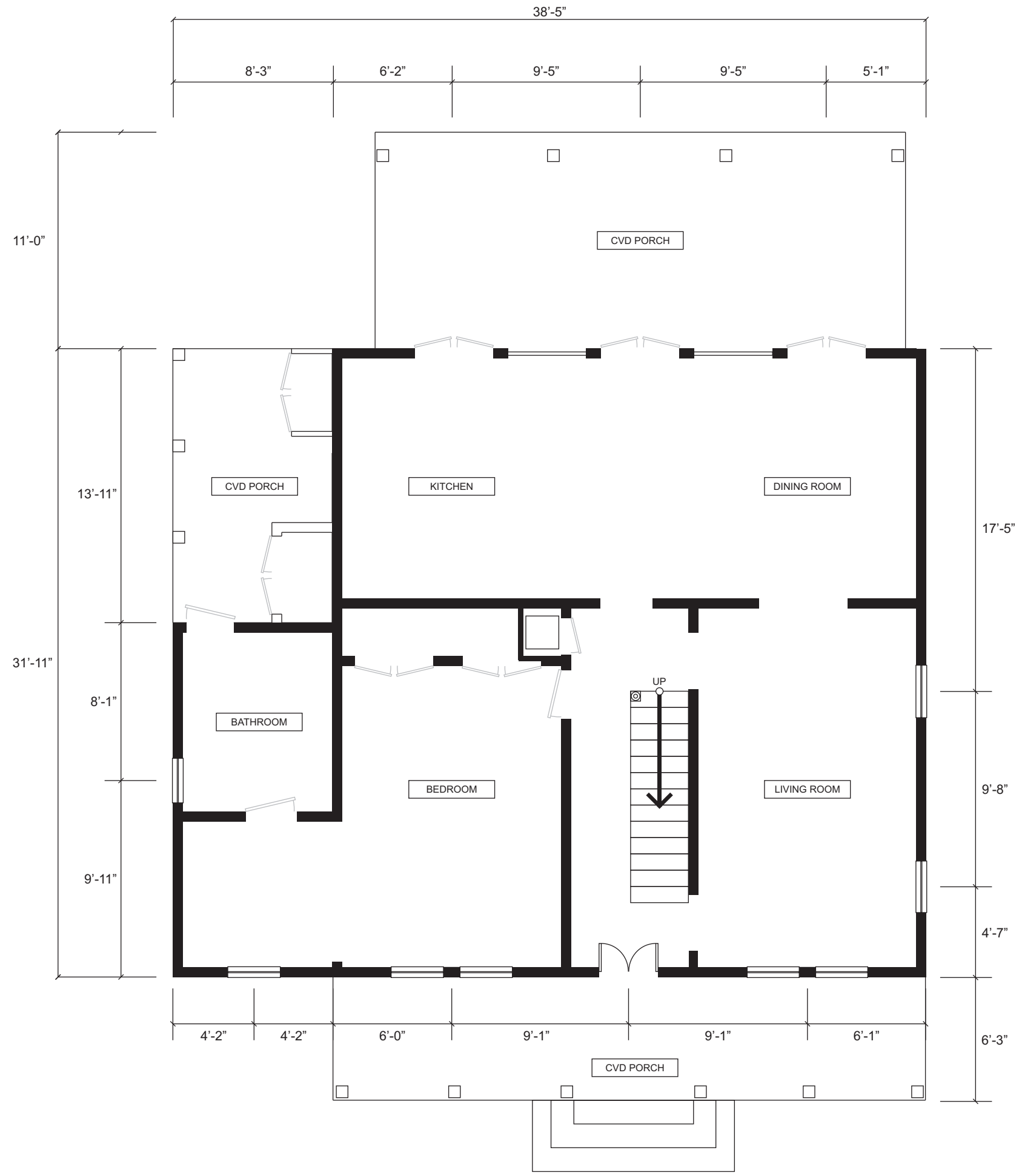
BURNHAM RESIDENCE

RESIDENTIAL REMODEL

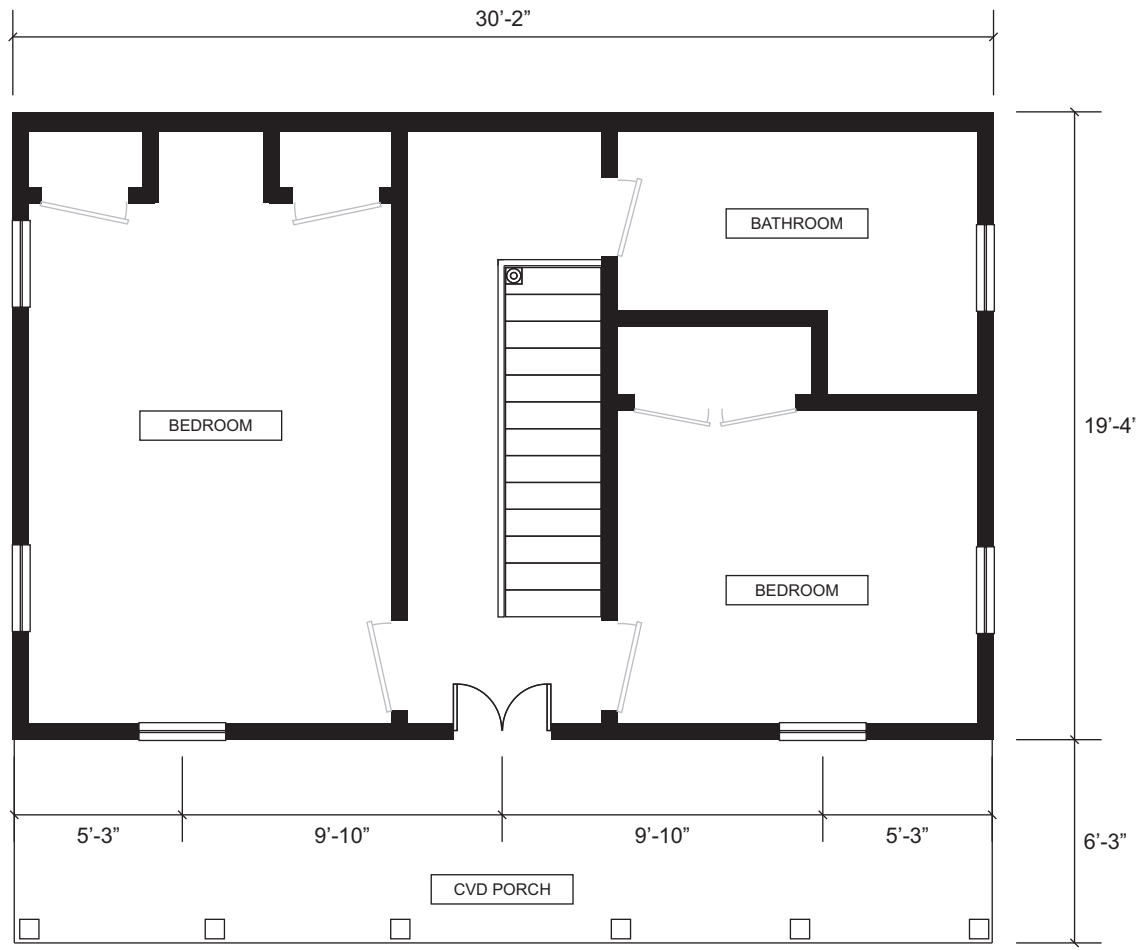
906 Grinnell Street, Key West, Florida 33040

July 9, 2025

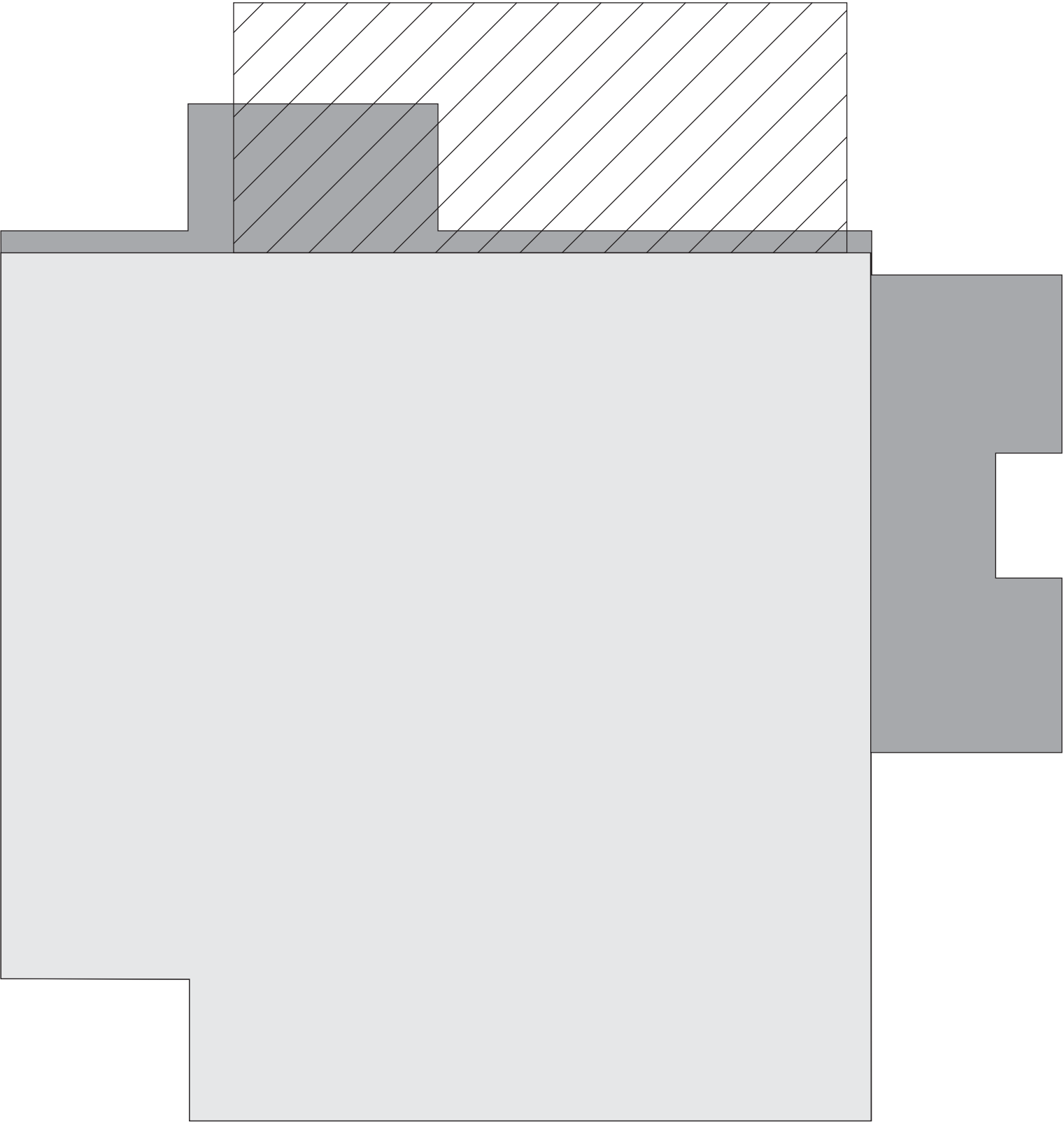
Survey & Site Data



EXISTING FLOORPLAN GROUND FLOOR



EXISTING FLOORPLAN SECOND FLOOR



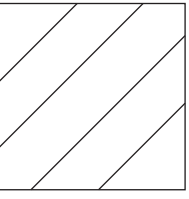
BUILDING COVERAGE



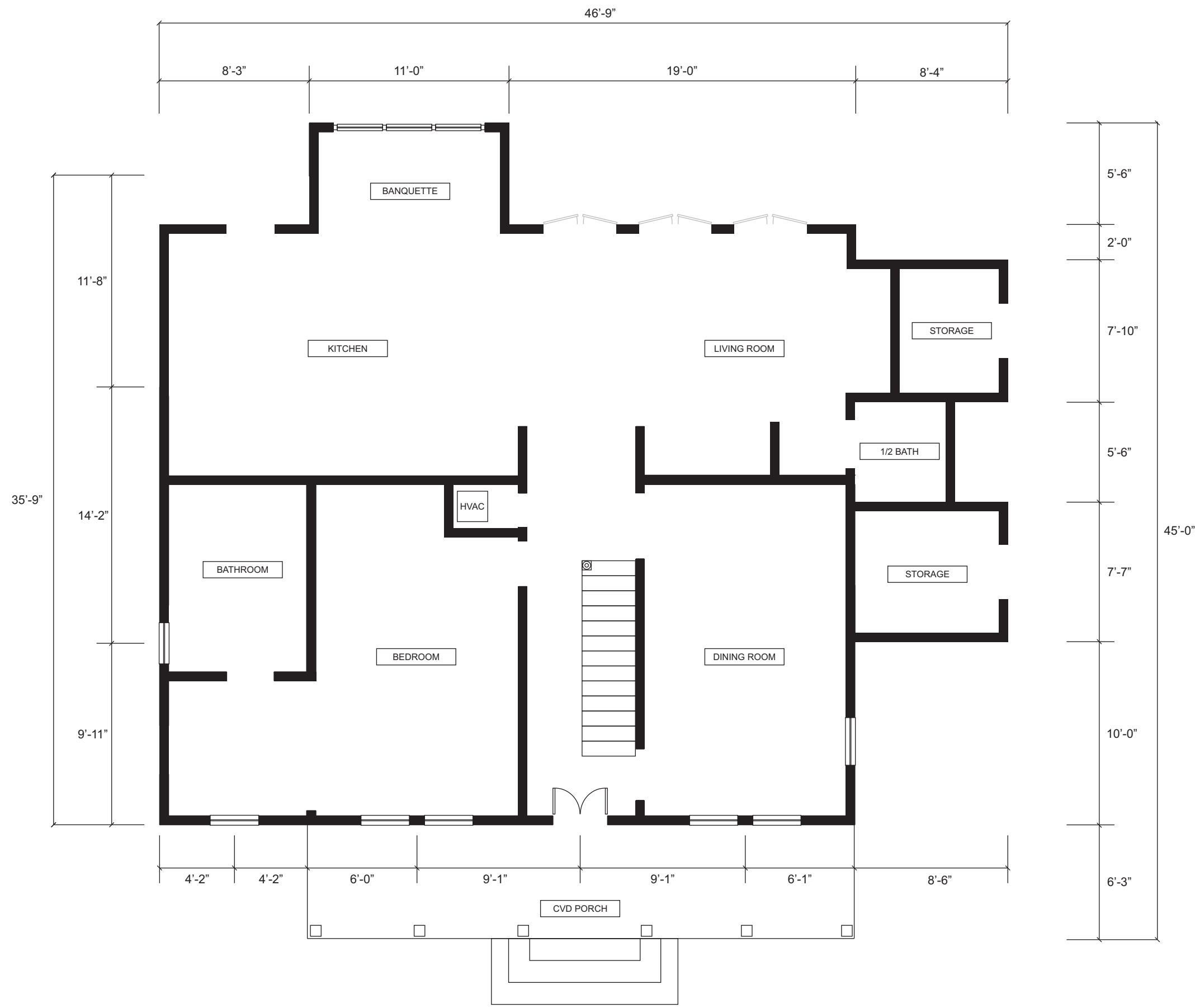
EXISTING



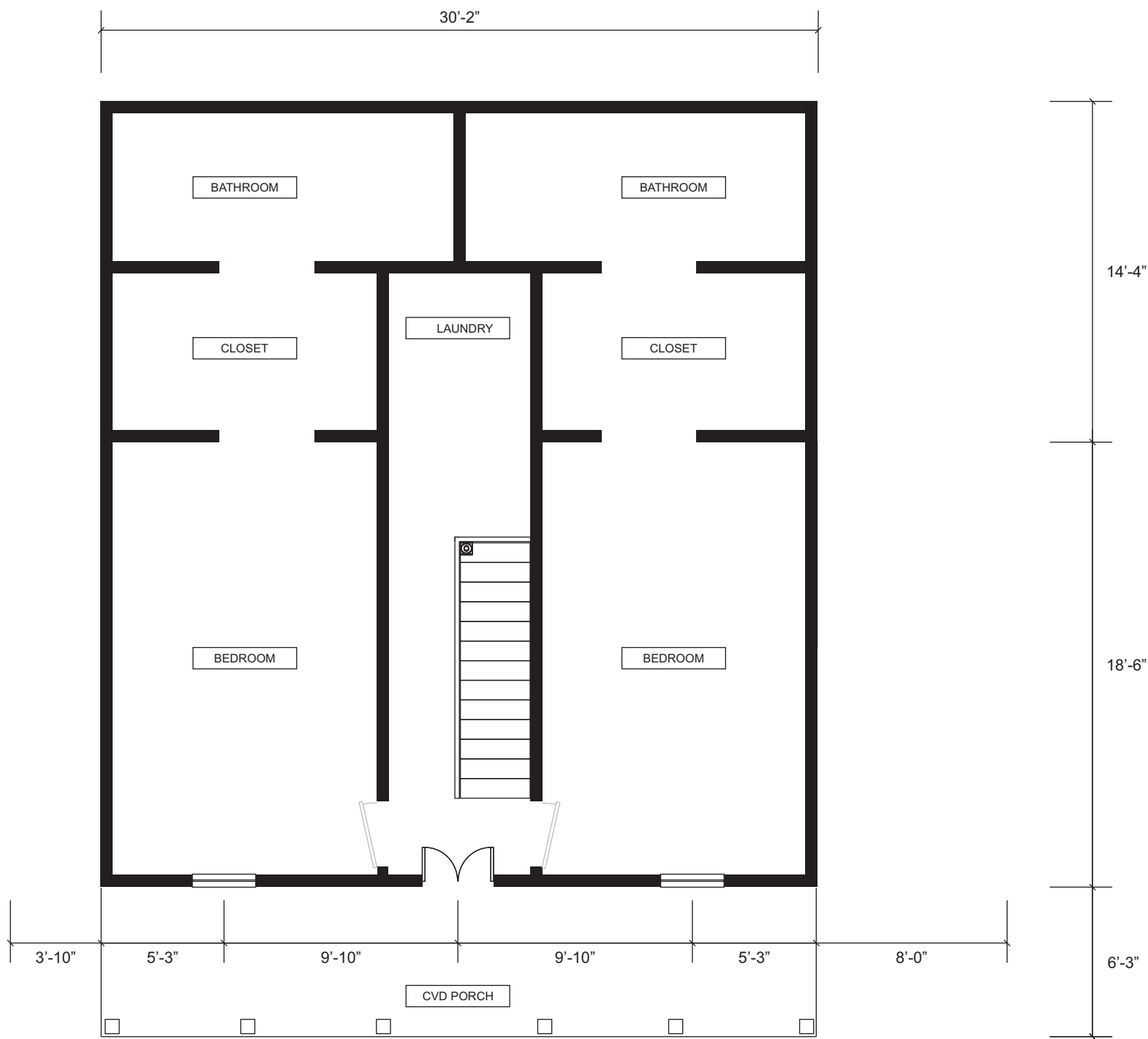
ADDING 260 S.F.



REMOVING 297 S.F.



PROPOSED FLOORPLAN GROUND FLOOR



PROPOSED FLOORPLAN SECOND FLOOR



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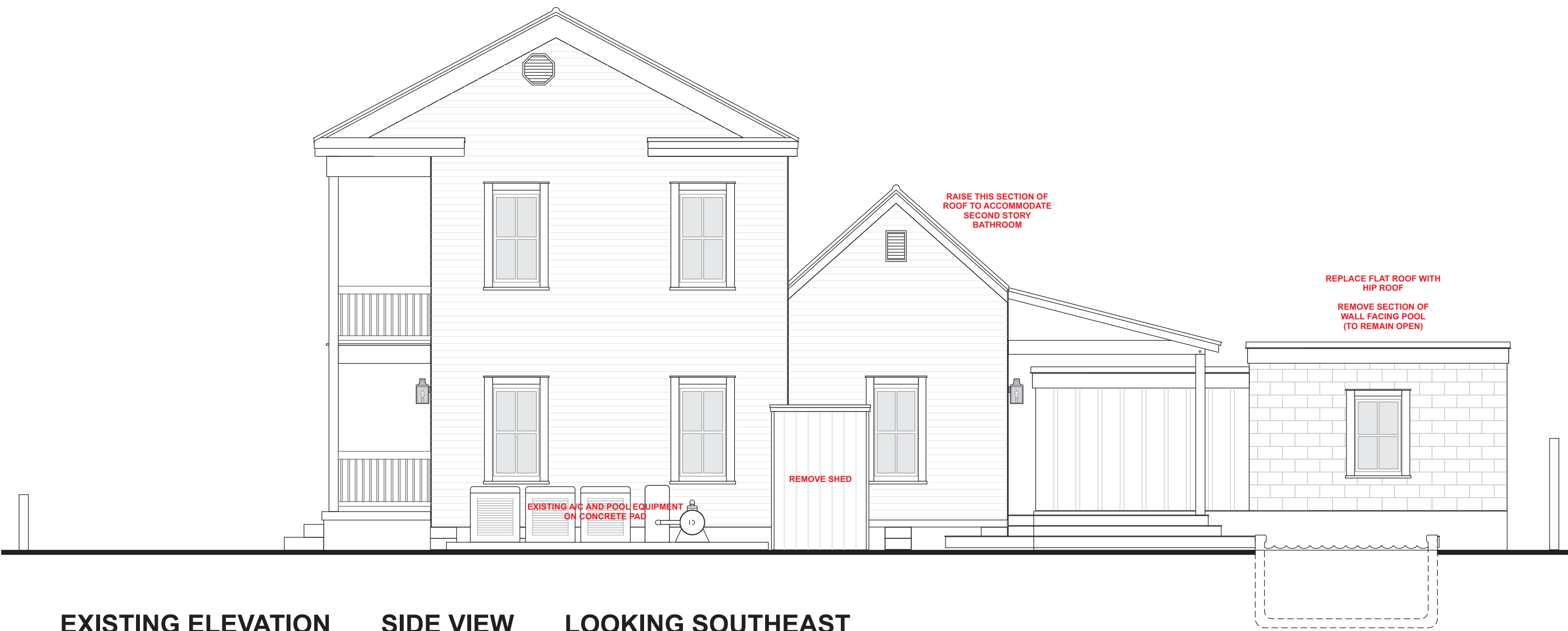
July 9, 2025

Existing Floorplan
with Dimensions

4



EXISTING ELEVATION STREET VIEW



EXISTING ELEVATION SIDE VIEW LOOKING SOUTHEAST



EXISTING ELEVATION REAR VIEW



EXISTING ELEVATION SIDE VIEW LOOKING NORTHWEST



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July 9, 2025

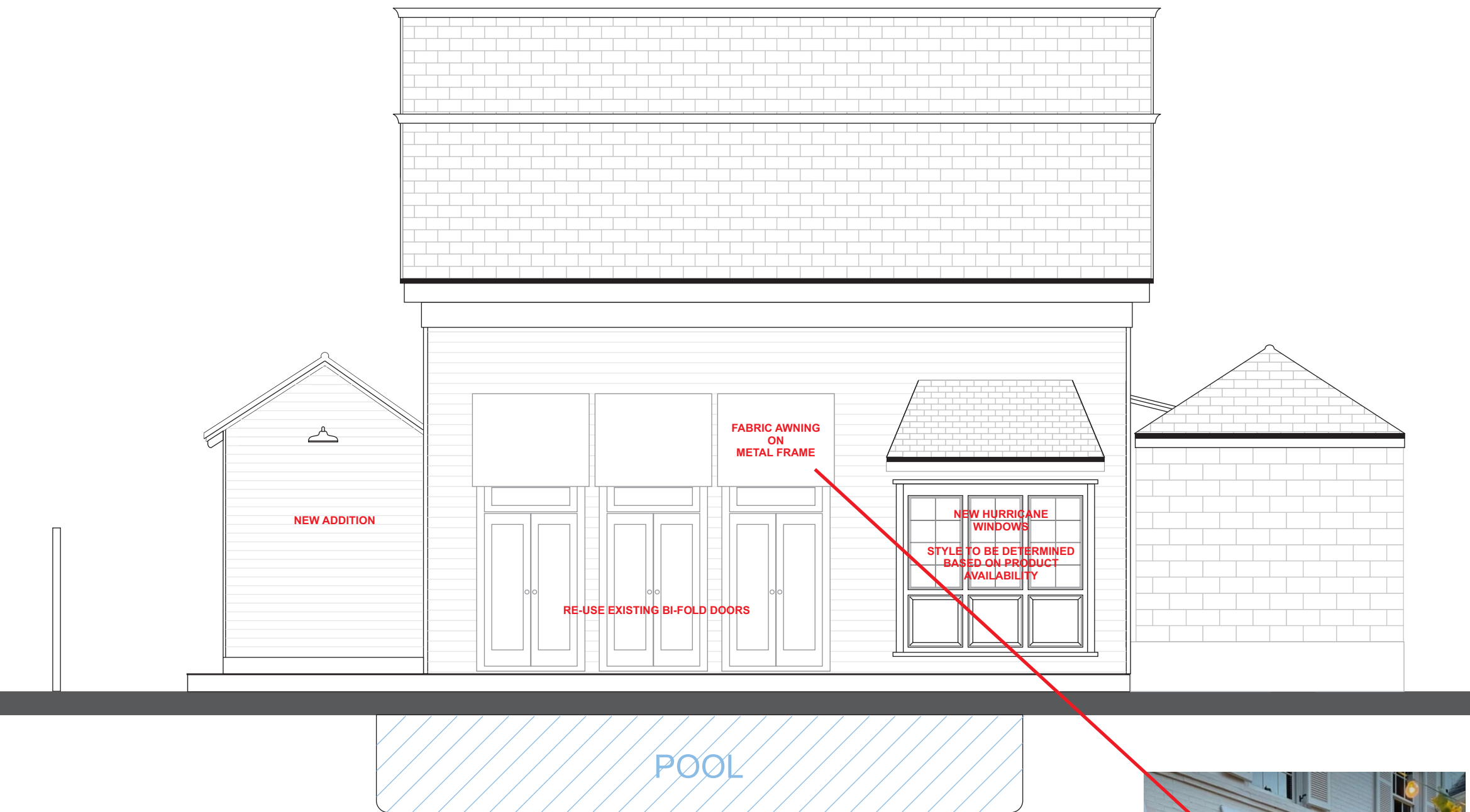
Existing Elevations



PROPOSED ELEVATION STREET VIEW



PROPOSED ELEVATION SIDE VIEW



PROPOSED ELEVATION REAR VIEW



EXAMPLE: FABRIC AWNING ON METAL FRAME



PROPOSED ELEVATION SIDE VIEW



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July 9, 2025

Proposed Elevations

6



STREET VIEW



SIDE VIEW



BACK YARD



SIDE VIEW



GENERAL
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RESIDENTIAL REMODEL

BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

July 9, 2025

Photos

NO SHUTTERS ON
SIDE WINDOWS

SHUTTERS ON
FRONT OF HOUSE
TO REMAIN



GENERAL
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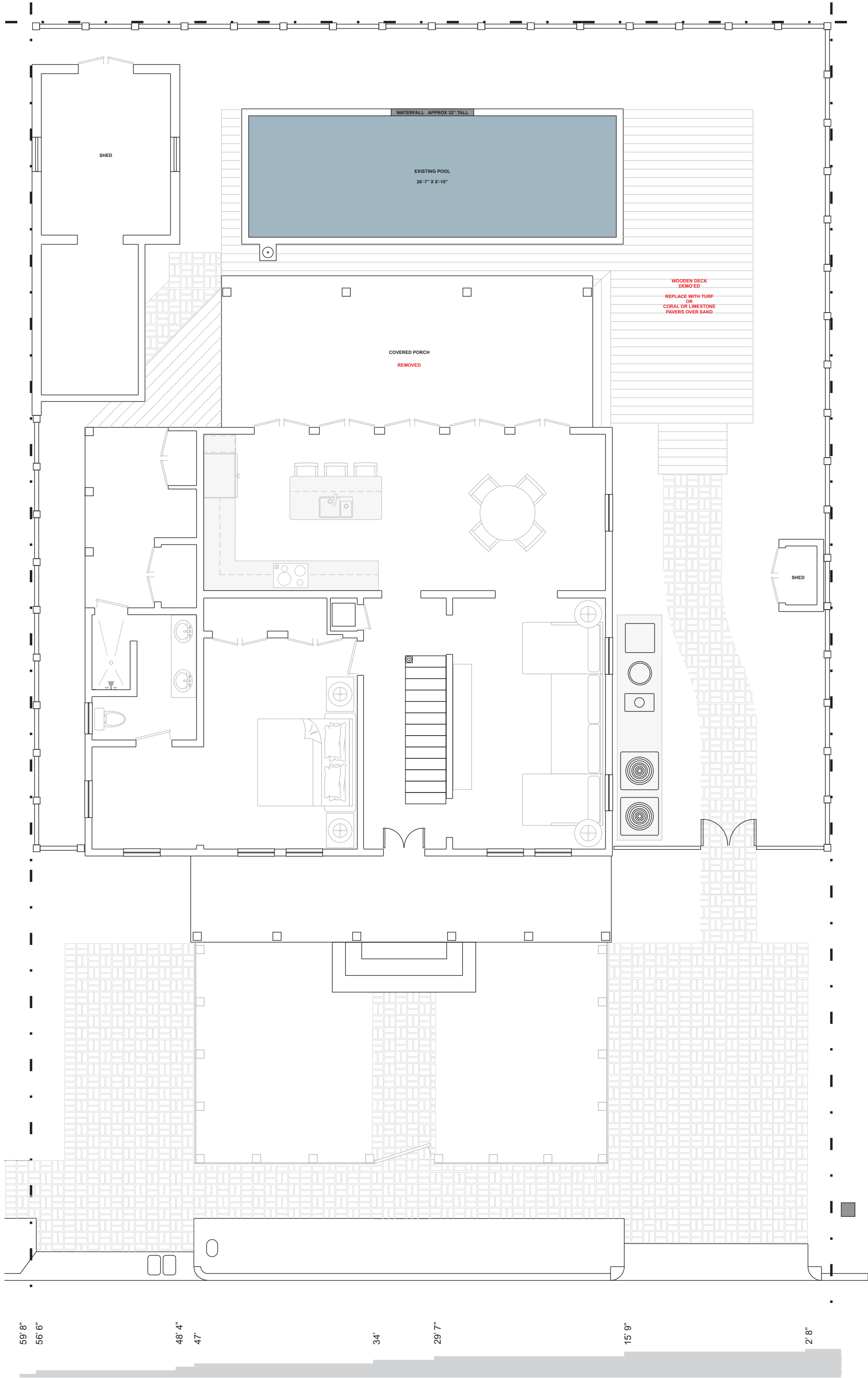
RESIDENTIAL REMODEL

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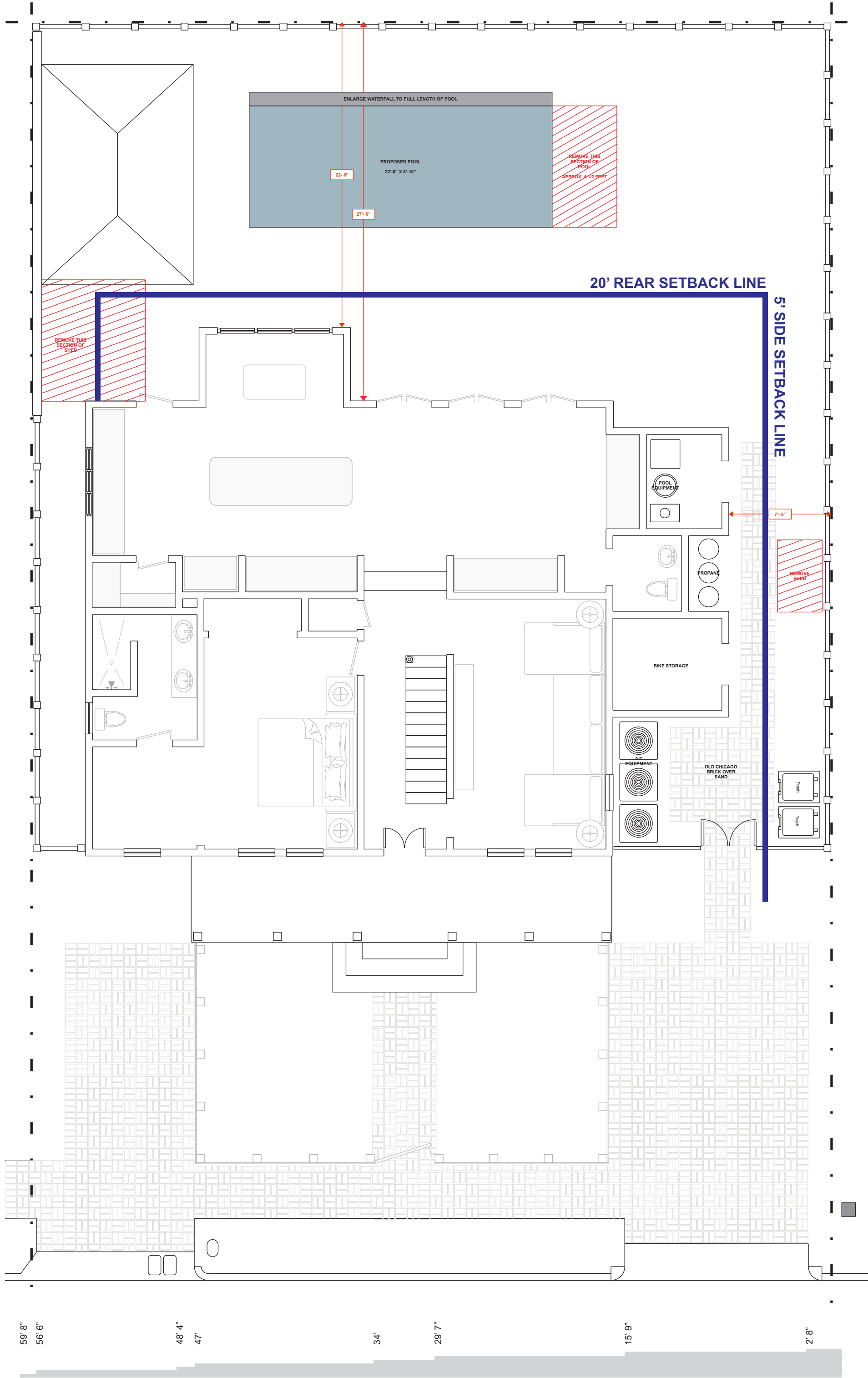
906 Grinnell Street, Key West, Florida 33040

July 9, 2025

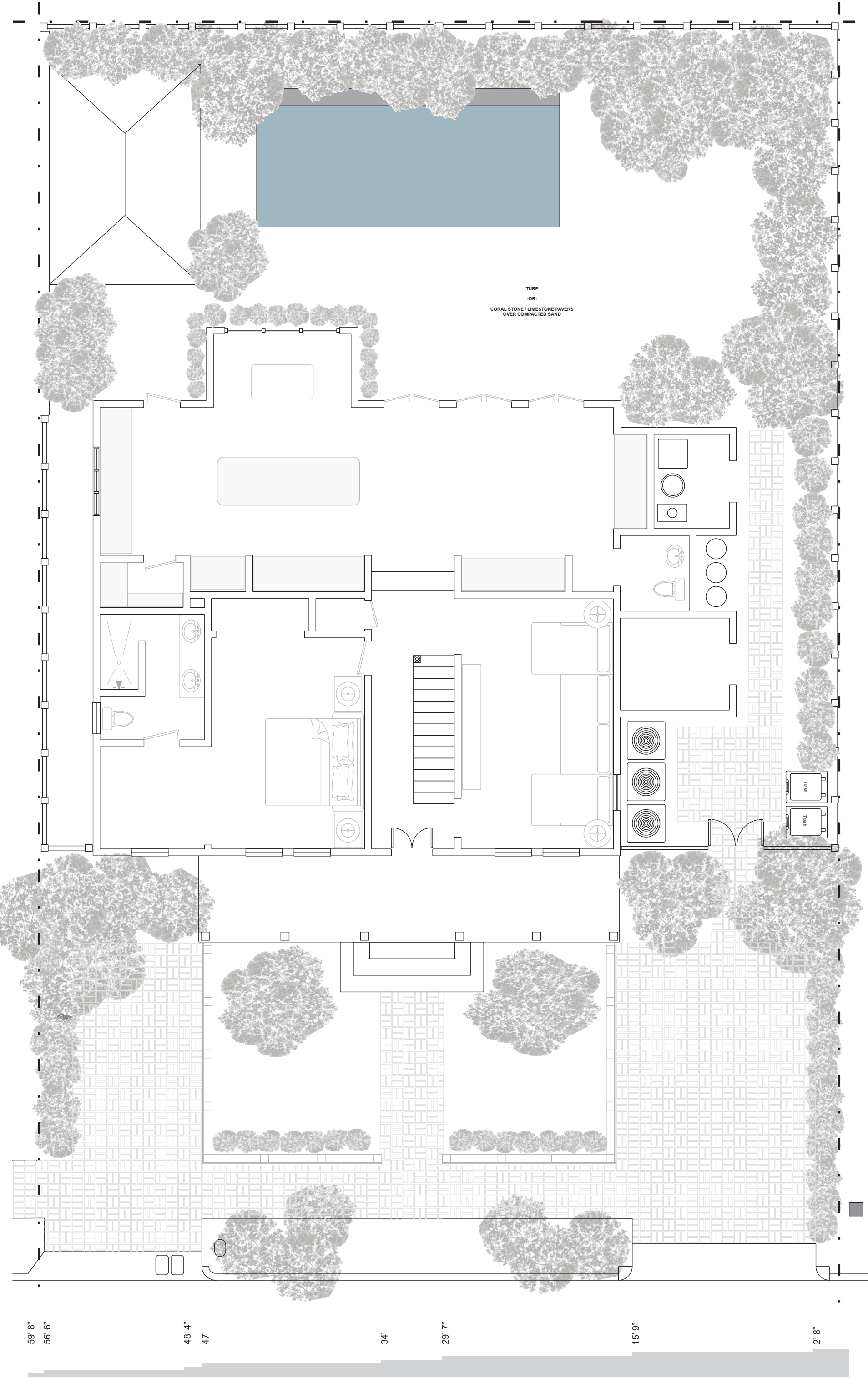
Photos



EXISTING SITE PLAN



PROPOSED SITE PLAN



PROPOSED LANDSCAPE PLAN

NO TREES WILL BE IMPACTED.
A TREE PERMIT WAS PULLED BEFORE REMOVING
PALMS BEHIND POOL.
PERMIT # T2022-0317 ISSUED SEP 1, 2022



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CGC1525303

RESIDENTIAL REMODEL

BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

July 9, 2025

Site Plan

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. July 22, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE AND ADDITIONS AT SIDES AND REAR. REDUCTION OF EXISTING POOL IN THE REAR, AND SITE IMPROVEMENTS. DEMOLITION OF REAR HISTORIC SAWTOOTH, DEMOLITION OF SMALL SHED IN NORTH ELEVATION, AND REDUCTION OF POOL SIZE.

#906 GRINNELL STREET

Applicant –906 Grinnell Street Application #C2025-0039

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 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.

906

Public
Meeting
Notice

Notice is hereby given that the Board of Directors of the City of San Francisco will hold a public meeting on the following date and at the following location:

DATE: [illegible]
TIME: [illegible]
LOCATION: [illegible]

Agenda items include:

- [illegible]
- [illegible]
- [illegible]

For more information, please contact the City Clerk's Office at [illegible] or visit the City of San Francisco website at [illegible].

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Stacy Burnham Trepanier (Power of Attorney for Peggy Burnham), 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:
906 Grinnell Street, Key West, Florida 33040 on the
17th day of July, 2025.

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 Tuesday, July 22, 2025.

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 C2025-0039.

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

Signed Name of Affiant:

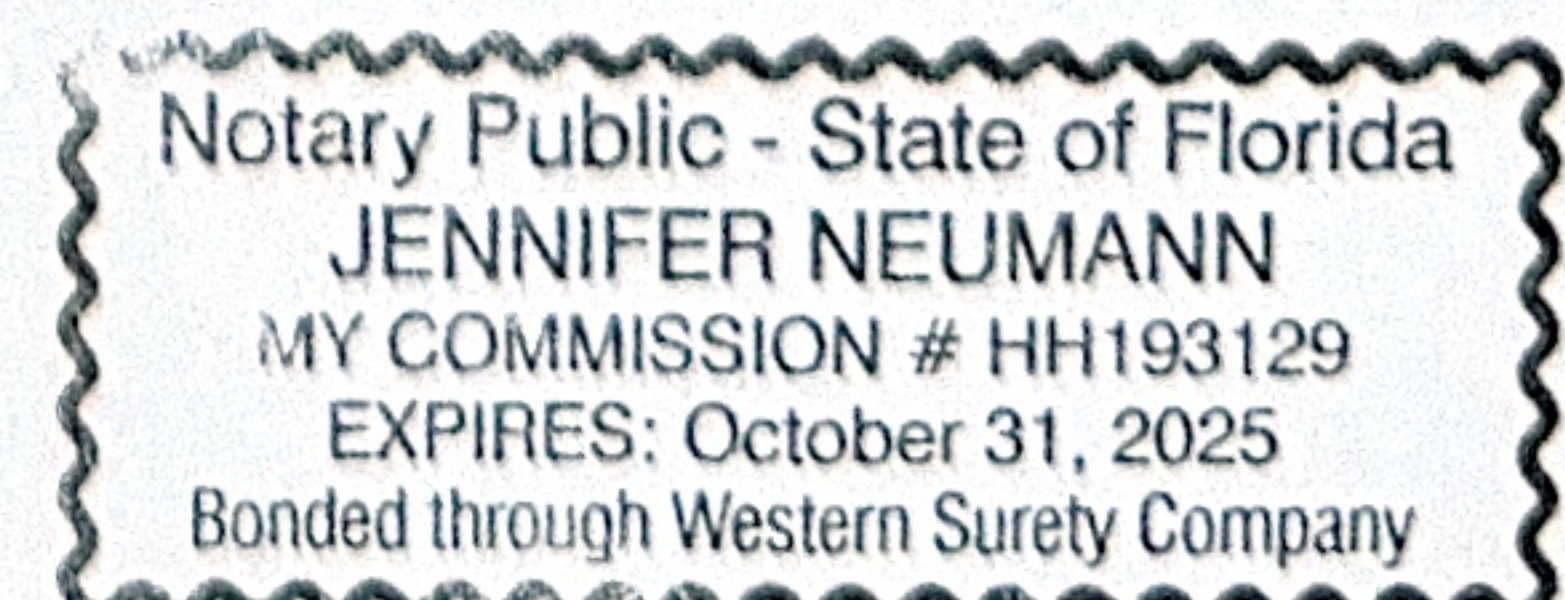
Stacy Burnham Trepanier
Date: 7/17/2025
Address: 3311 Terra Cotta Dr
City: Parama City
State, Zip: FL, 32408

The forgoing instrument was acknowledged before me on this 17th day of July, 2025.

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

NOTARY PUBLIC

Sign Name: Jennifer Neumann
Print Name: Jennifer Neumann
Notary Public - State of Florida (seal)
My Commission Expires: 10/31/25



PROPERTY APPRAISER INFORMATION

Monroe County, FL

****PROPERTY RECORD CARD******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.

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Summary

Parcel ID 00021520-000000
 Account# 1022268
 Property ID 1022268
 Millage Group 10KW
 Location Address 906 GRINNELL St, KEY WEST
 Legal Description KW PT LOT 3 SQR 4 TR 6 G67-294 OR1055-494/95 OR1295-1900/02 OR1352-213/15 OR1441-498 OR1711-716/18 OR1715-2323/25 OR2363-1020/22
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

[BURNHAM PEGGY W](#)
 906 Grinnell St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$378,243	\$363,155	\$331,577	\$289,273
+ Market Misc Value	\$21,679	\$22,367	\$23,055	\$23,742
+ Market Land Value	\$1,372,371	\$1,319,588	\$844,536	\$553,347
= Just Market Value	\$1,772,293	\$1,705,110	\$1,199,168	\$866,362
= Total Assessed Value	\$1,153,128	\$1,048,298	\$952,998	\$866,362
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,772,293	\$1,705,110	\$1,199,168	\$866,362

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,372,371	\$378,243	\$21,679	\$1,772,293	\$1,153,128	\$0	\$1,772,293	\$0
2023	\$1,319,588	\$363,155	\$22,367	\$1,705,110	\$1,048,298	\$0	\$1,705,110	\$0
2022	\$844,536	\$331,577	\$23,055	\$1,199,168	\$952,998	\$0	\$1,199,168	\$0
2021	\$553,347	\$289,273	\$23,742	\$866,362	\$866,362	\$0	\$866,362	\$0
2020	\$503,203	\$296,079	\$24,574	\$823,856	\$823,856	\$0	\$823,856	\$0
2019	\$475,052	\$299,482	\$25,406	\$799,940	\$799,940	\$0	\$799,940	\$0
2018	\$436,344	\$306,289	\$26,238	\$768,871	\$768,871	\$0	\$768,871	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,570.00	Square Foot	0	0

Buildings

Building ID 1628
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Building Name
Gross Sq Ft 2378
Finished Sq Ft 1660
Stories 2 Floor
Condition GOOD
Perimeter 236
Functional Obs 0
Economic Obs 0
Depreciation % 12
Interior Walls WD PANL/CUSTOM

Exterior Walls ABOVE AVERAGE WOOD
Year Built 1928
EffectiveYearBuilt 2013
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 3
Full Bathrooms 2
Half Bathrooms 0
Grade 600
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	630	0	0
FLA	FLOOR LIV AREA	1,660	1,660	0
OPF	OP PRCH FIN LL	65	0	0
SBF	UTIL FIN BLK	23	0	0
TOTAL		2,378	1,660	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	0 x 0	1	719 SF	1
FENCES	1996	1997	6 x 25	1	150 SF	2
FENCES	1996	1997	7 x 89	1	623 SF	2
RES POOL	1997	1998	9 x 27	1	243 SF	4
WOOD DECK	1997	1998	0 x 0	1	350 SF	2
BRICK PATIO	1997	1998	0 x 0	1	659 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/1/2001	\$790,000	Warranty Deed		1715	2323	Q - Qualified	Improved		
1/1/1997	\$250,000	Warranty Deed		1441	0498	Z - Unqualified	Improved		
2/1/1994	\$157,000	Warranty Deed		1295	1900	Q - Qualified	Improved		
6/1/1988	\$149,000	Warranty Deed		1055	494	Q - Qualified	Improved		

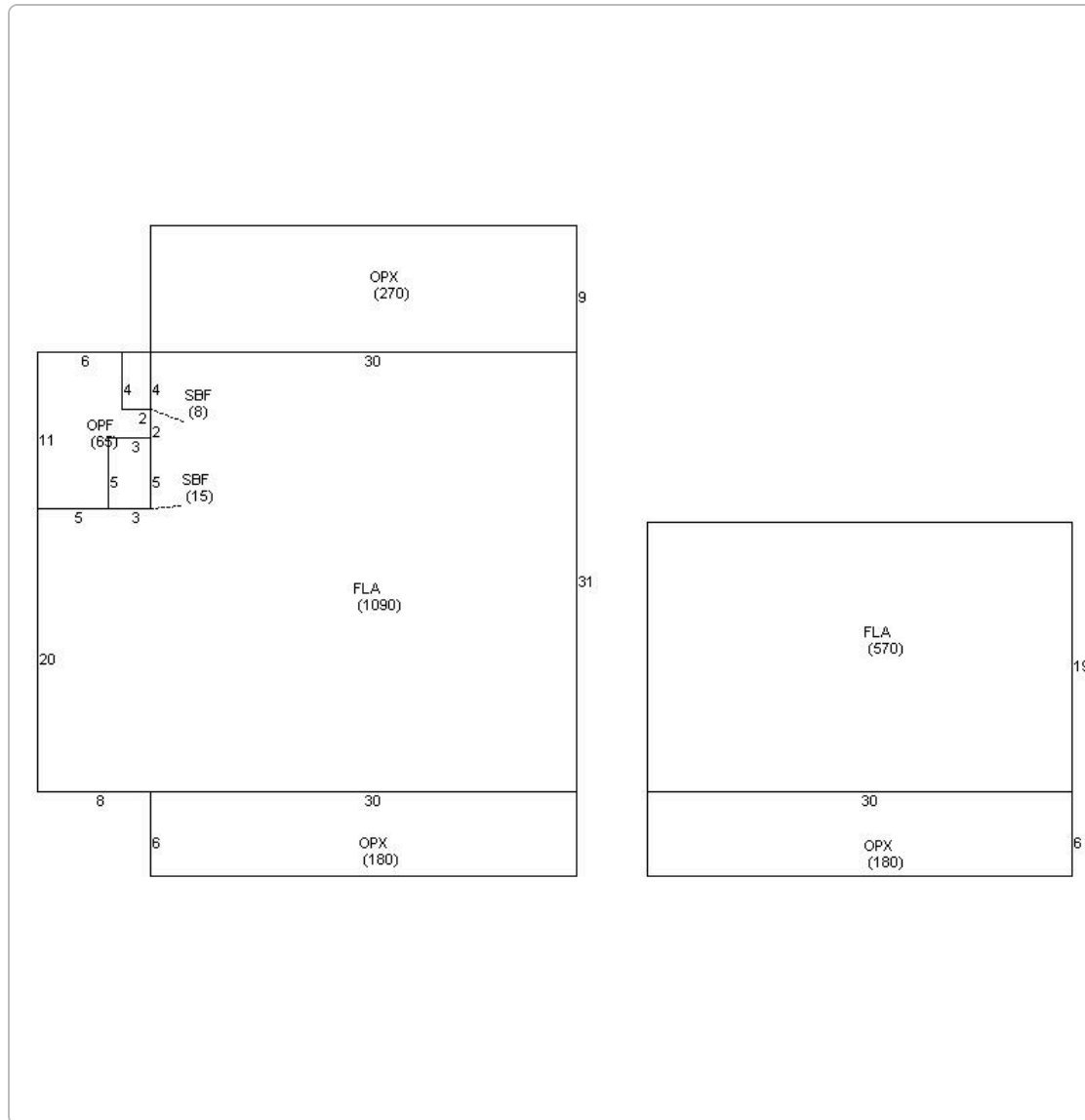
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-0165	01/31/2025	Completed	\$25,000	Residential	Exploratory Demo
10-3695	11/15/2010	Completed	\$5,500		R & R EXISTING A/C. INSTALL NEW 4 TON A/C 8 DUCT WORK OPENINGS
10-3460	11/02/2010	Completed	\$50,000		PLACE 12 16x16 CONCRETE COLUMNS FOR SUPPORT OF FLOOR UNDER EXISTING WOOD BEAMS, REPLACE ROTTEN FLOOR JOISTS WITH NEW 3"x8" AND 4"x4' PT JOISTS. PLACE 2 LAYERS OF 3/4 T/G PLY. NEW TIEL AND NEW KITCHEN CABINETS. ATTACH PORCHES IN BACH AND ADD 2 DBL SETS OF FRENCE DOORS ON KITCHEN BACK PORCH AREA
9802305	07/22/1998	Completed	\$2,100	Residential	BRICK PAVING.
9801278	07/02/1998	Completed	\$8,000	Residential	ROOFING
9801278	05/04/1998	Completed	\$8,000	Residential	PORCH AND POOL DECK
9801211	04/15/1998	Completed	\$300	Residential	ELECTRIC FOR POOL
9800986	04/03/1998	Completed	\$20,000	Residential	POOL
9703588	10/01/1997	Completed	\$1,600		SECURITY ALARM
9702964	09/01/1997	Completed	\$7,200		2 CENTRAL AC UNITS
9701656	06/01/1997	Completed	\$25,000		ALTERATIONS/REPAIRS/FENCE
9701635	05/01/1997	Completed	\$6,960		13 SQS V-CRIMP ROOF
B941370	04/01/1994	Completed	\$200		REPLACE DAMAGED WOOD
B940952	03/01/1994	Completed	\$1,000		SANDBLAST INTERIOR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



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