



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: September 28, 2021

Applicant: William Shepler, Architect

Application Number: H2021-0045

Address: 1108 Grinnell Street

Description of Work:

Reconstruction of open porch on front elevation. Reconfiguration of fenestrations and renovations to house.

Site Facts:

The building under review is a historic frame vernacular house listed as a non-contributing resource. The house was originally depicted in the 1948 Sanborn map as a one-story frame structure with no front porch. The 1962 Sanborn map depicts the house with an enclosed front addition and a two-story addition at the rear. The house has different types of windows, including two-over two wood unit and the fenestrations rhythm has been altered through time. The front of the house has a stucco finish while the rest of the building has masonite horizontal board siding. By looking closer to the south elevation, and more specifically around the existing electrical meter and raiser you can see exposed wood novelty siding which appears to be under the masonite siding. The circa 1965 photo attached to this report depicts the house with wood novelty siding in the north side of the house, and behind the front stucco addition.

The front fencing wall abuts city's right of way and an easement will be required. For this specific application fences are not included as part of the scope.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a historic front portion of the house. Although it was not original to the house, it was built more than 50 years ago. The roof of the front part of the house in question will not be demolished.

It is staff's opinion that the request for this demolition should be reviewed based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria 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).*

It is staff's opinion that the existing front portion of the house is not compromised by 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 structure in question has no aesthetic or historic significance nor it is a distinguishable element within the urban context.

- 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 in 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;*

It is staff's determination that the portion of the house in question has no significant value to the development, heritage, or cultural record of the city.

- 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 to any significant event.

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

The portion of the house in question do not exemplify any cultural, social, cultural, or historic heritage of the city.

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

The front portion of the house cannot be considered a fine example of 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 portion of the house in question do not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features. Other surrounding houses have the same enclosed volume at the front, which is not in keeping with the traditional vocabulary found in frame vernacular houses.

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

The front portion of the house do not yield important information in history.

In conclusion, it is staff's opinion that the request for demolition of the front part of the house can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the first of two readings for the demolition request.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>2021-0045</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1108 Grinnell Street, Key West, Florida	
NAME ON DEED:	Eric Sindone & Julia Ortega	PHONE NUMBER 305-395-9535
OWNER'S MAILING ADDRESS:	1108 Grinnell Street, Key West, Florida	EMAIL esindone@gmail.com
APPLICANT NAME:	Will Shepler	PHONE NUMBER 305-890-6191
APPLICANT'S ADDRESS:	201 Front Street, Suite 203	EMAIL will@whepler.com
APPLICANT'S SIGNATURE:	Digitally signed by WILLIAM B WILLIAM B SHEPLER SHERIFF Date: 2021.08.30 01:48:55 -04'00'	

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: Partial Demolition of front enclosed porch to create new open porch facing the street. New wood impact windows, f.c. board & batten siding, trim, etc. as per drawings.
MAIN BUILDING: See above.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION 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): No Work.	
PAVERS: None.	FENCES: None
DECKS: Small entry deck at rear door as per drawings	PAINTING: Paint entire structure , color TBD
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
N/A	None in this application
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	

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:	1108 Grinnell Street, Key West, Florida
PROPERTY OWNER'S NAME:	Eric Sindone & Julia Ortega
APPLICANT NAME:	William Shepler

*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.***

[Signature]
Eric Sindone 8/26/21
 PROPERTY OWNER'S SIGNATURE DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Partial demolition of front enclosed porch to create a new 4' deep open entrance porch. Only portions of walls are to be removed, the roof line will remain the same. Removal of all windows at First Floor, and removal of certain wall areas to accommodate new window configuration.

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 building is not a contributing structure.
(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.
N/A

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.
No it is not.
(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.
No it is not.
(d) Is not the site of a historic event with significant effect upon society.
Not it is not.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
No it does not.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Not the portion that we are altering
(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.
N/A
(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.
No it does not.

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,
Not it has not, no not likely.

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.

N/A

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

N/A

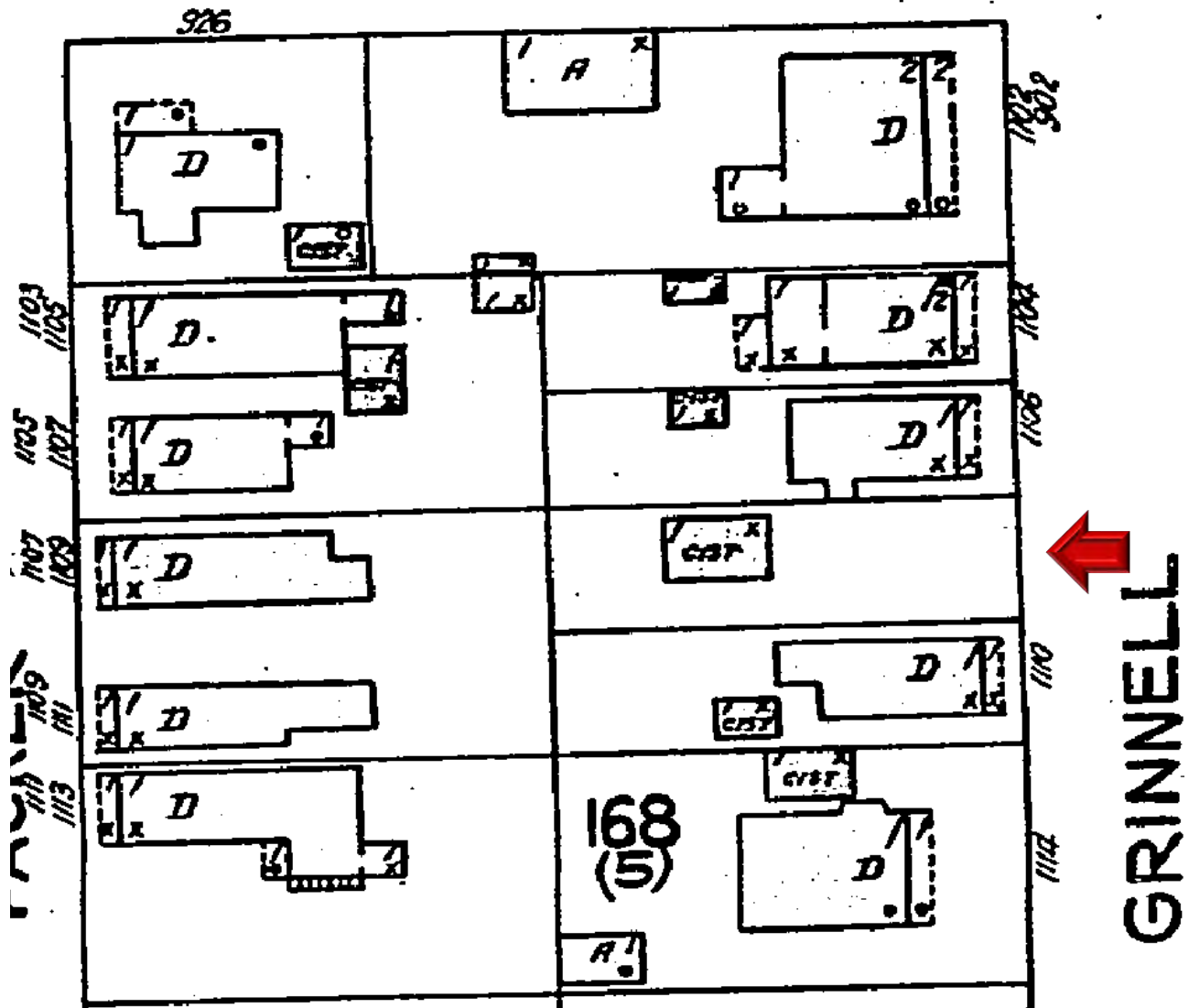
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

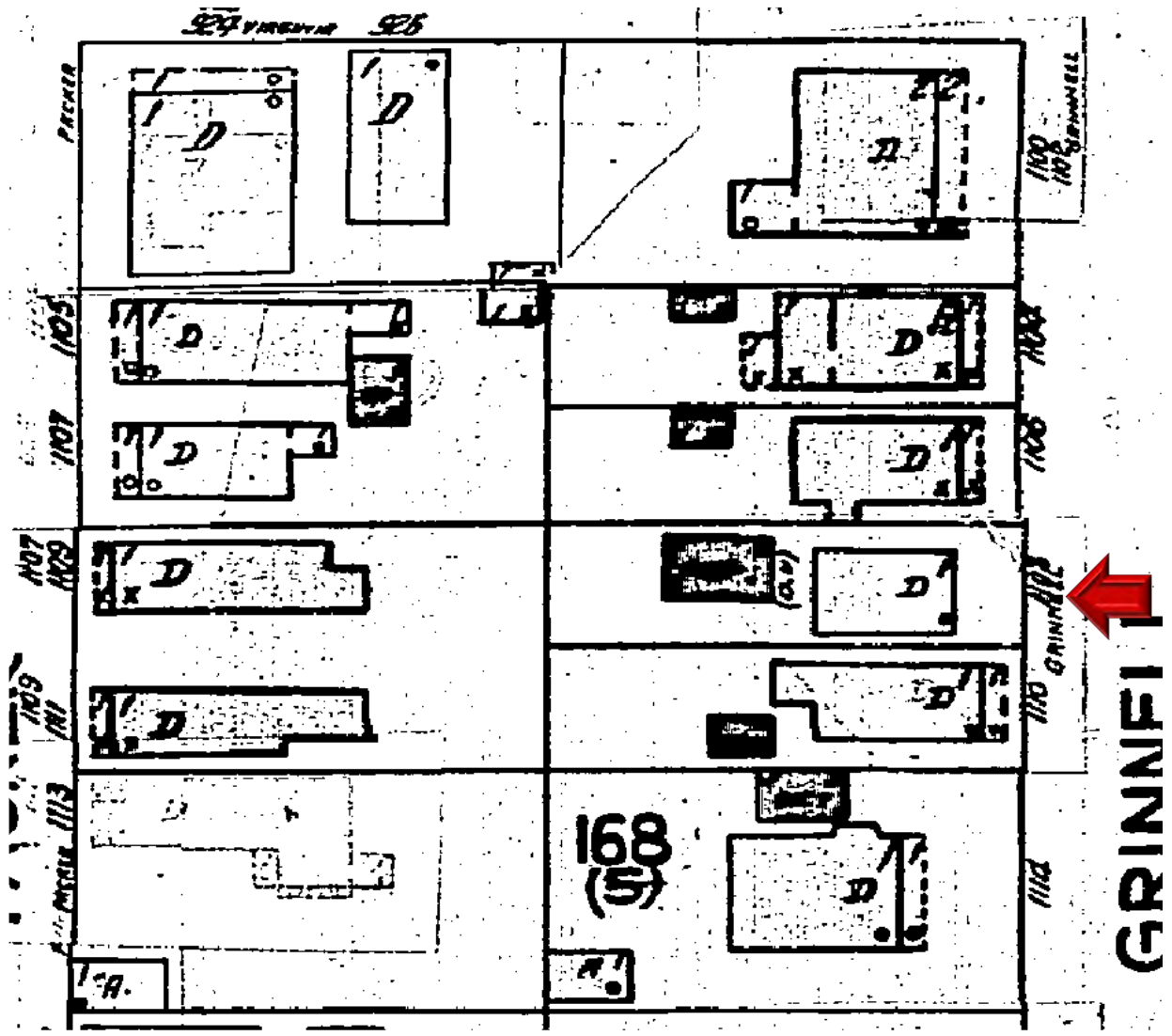
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

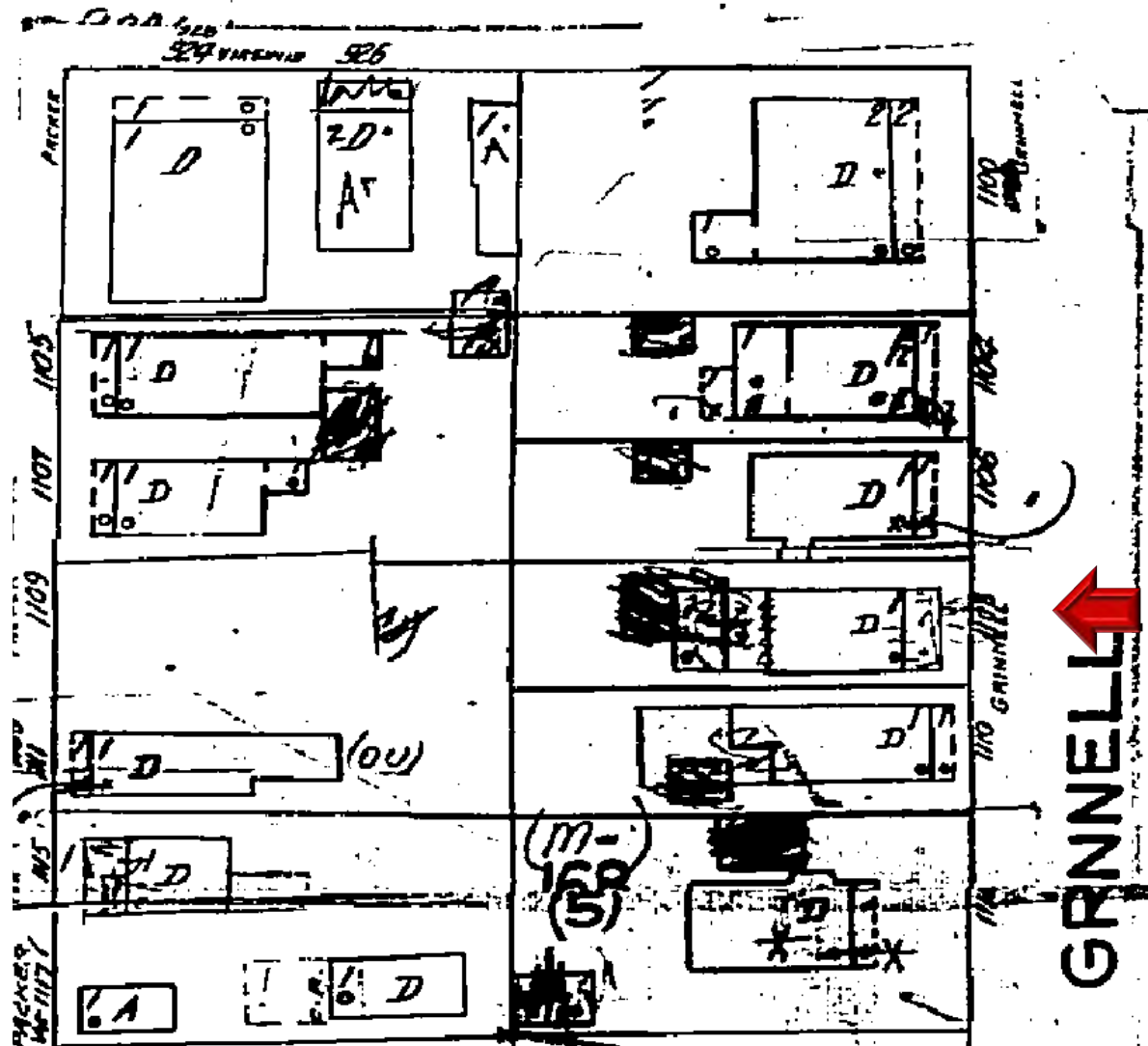
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1108 Grinnell Street circa 1965. Monroe County Library.



Existing Front of House – 1108 Grinnell



Existing Left Side of House – 1108 Grinnell



Existing Right Side of House – 1108 Grinnell



Adjacent Property to South



Adjacent Property to North



Directly across from 1108 Grinnell



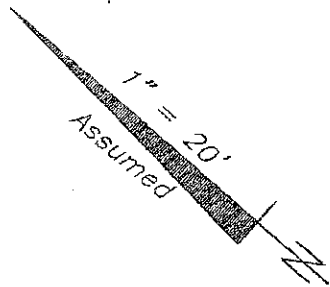
Grinnell Street looking North



Grinnell Street looking South

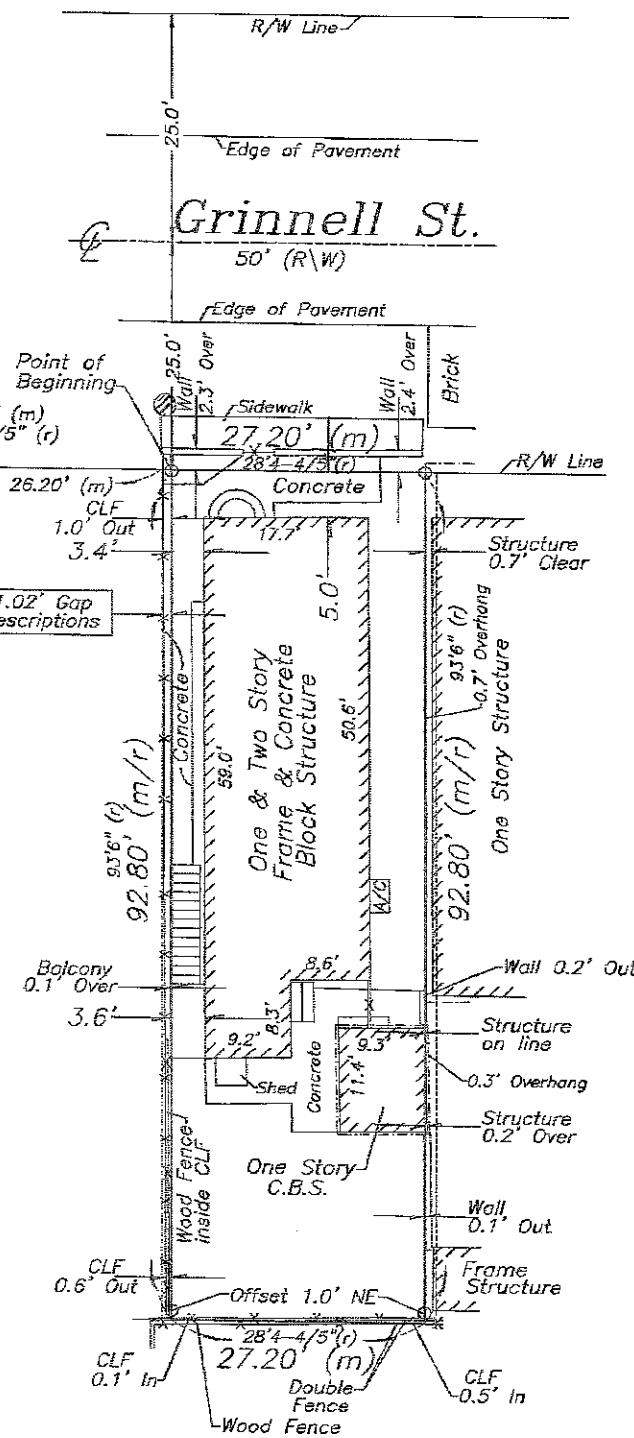
SURVEY

Boundary Survey Map of part of Lot 5, Square 5, Tract 13, G.G. Watson's Subdivision, Key West, FL



LEGEND

- Found Cut Nail/Spike
- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines



- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 1108 Grinnell Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: April 4, 2017
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjainers are not furnished.

BOUNDARY SURVEY OF: In the City of Key West and is known as Part Lot Five (5) of Square Five (5) of Tract Thirteen (13) according to G.G. Watson's subdivision of part of said Tract Thirteen (13) recorded in Book "I", Monroe County, Florida Records, page 209 June 1st, A.D. 1874. Commencing at a point on Grinnell one hundred and six (106) feet nine and three-fifths (9 3/5) inches from the corner of Grinnell and Virginia Streets and runs thence on Grinnell Street Southeasterly twenty-eight (28) feet and four and four-fifths (4 4/5) inches; thence at right angles Southwesterly ninety-three (93) feet and six (6) inches; thence at right angles Northwesterly twenty-eight (28) feet and four and four-fifths (4 4/5) inches; thence at right angles Northeasterly ninety-three (93) feet and six (6) inches out to the place of beginning on Grinnell St.

BOUNDARY SURVEY FOR: Eric Sindone;
First State Bank of the Florida Keys;
Smith Hawks, PL;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.
[Signature]
J. Lynn O'Flynn, PSM
Florida Reg. #6298
April 6, 2017

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

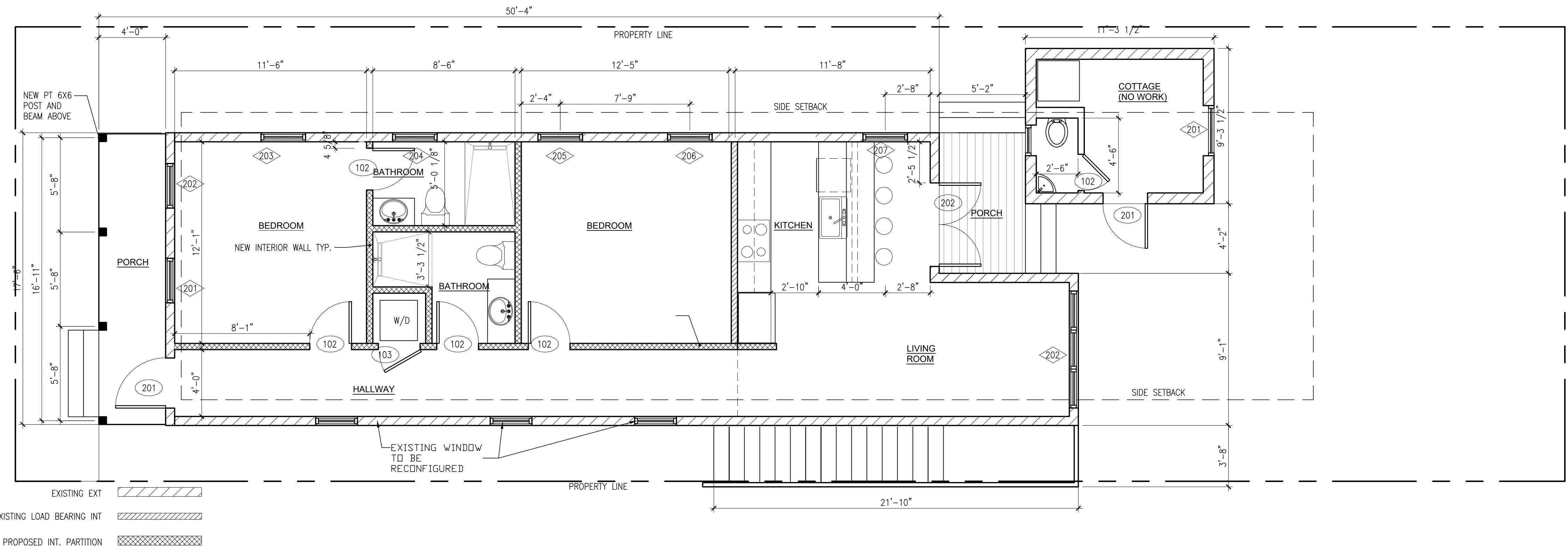
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	NO CHANGE	N/A
BUILDING COVERAGE	40%	1,118 S.F. (43.4%)	NO CHANGE	N/A
IMPERVIOUS SURFACE RATIO	60%	1,619 S.F. (62.9%)	NO CHANGE	N/A
LOT SIZE	Min. 4,000 s.f.	2,572.43 s.f.	NO CHANGE	N/A
FRONT SETBACK	Min. 10'	4'-11"	NO CHANGE	N/A
SIDE SETBACK (SOUTH)	Min. 5'	14.0'	NO CHANGE	N/A
SIDE SETBACK (NORTH)	Min. 5'	11.0'	NO CHANGE	N/A
REAR SETBACK	Min. 15'	30'	NO CHANGE	N/A
OPEN SPACE	Min. 35%	1,062 s.f. (41.2%)	954 s.f. (37%)	Yes



2
 A2.1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

WINDOW SCHEDULE

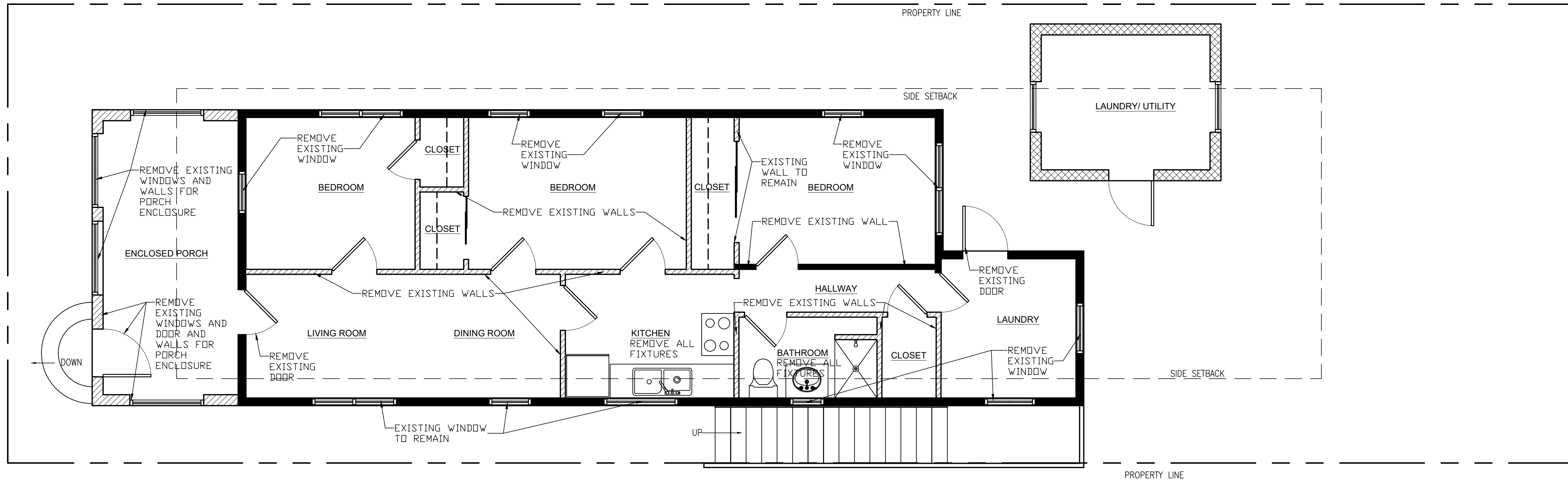
SYMBOL	DESCRIPTION	QTY.	UNIT SIZE (WxH)	MANUFACTURER / MODEL	RO	FINISH	SILL HT.	NOA / FL #	DESIGN PRESS.	REQ'D PRESS.	COMMENTS
201	SINGLE HUNG	9	36" x 60"		TBD	WHITE	32"				SEE CHART W/ IMPACT RATED GLASS
202	SINGLE HUNG	1	84" x 60"		TBD	WHITE	32"				SEE CHART W/ IMPACT RATED GLASS

EXTERIOR DOOR SCHEDULE

SYMBOL	DESCRIPTION	INT / EXT	UNIT SIZE	R.O.	MANFCTR. / MODEL	FINISH	H.W.	NOA / FL #	DESIGN PRESS.	REQ'D PRESSURES	COMMENTS
201	XOX SLIDING DOORS	EXT.	3'-0" X 6'-8"	Verify		TBD	TBD				
202	FOLDING DOORS	EXT.	5'-0" X 6'-8"	Verify		TBD	TBD				

INTERIOR DOOR SCHEDULE

SYMBOL	DESCRIPTION	INT / EXT	UNIT SIZE	R.O.	MANUFACTURER / MODEL	FINISH	HARDWARE	RECOMMENDS
102	2 PANEL / SOLID WOOD DBL. BI-FOLD CL. DOOR (HEMLOCK)	INT.	2'-6" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	
103	WOOD LOUVERED DOOR	INT.	2'-4" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	LOUVERED



1
 A2.1 EXISTING FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

Seal:

Signature:

Consultants:

Submissions / Revisions:
 H.A.R.C. SUBMISSION: 6.27.21
 BLDG. PERMIT SUBMISSION:

1108 GRINNELL STREET
 KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36 | Project #: 21020

Title:

FLOOR PLANS

Sheet Number:

A-2.1

Date: - AUGUST 10, 2021

© 2021 WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC

Seal:

Signature:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 6.27.21

BLDG. PERMIT SUBMISSION:

1108 GRINNELL STREET
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36 | Project #: 21020

Title:

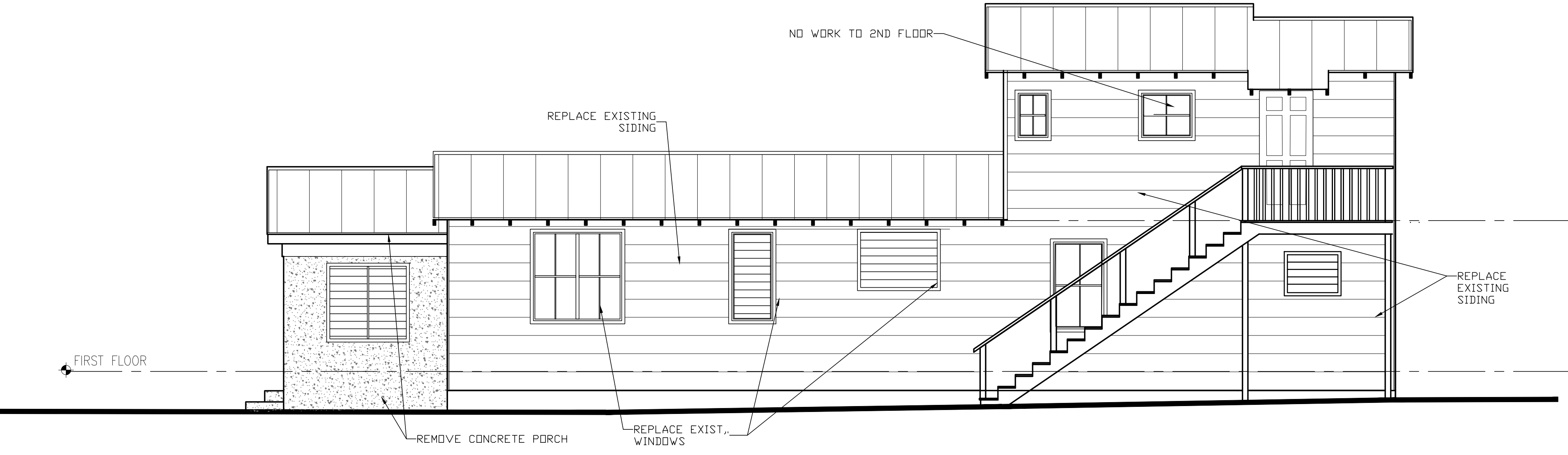
EXISTING ELEVATIONS

Sheet Number:

AE-3.1

Date: - AUGUST 10, 2021

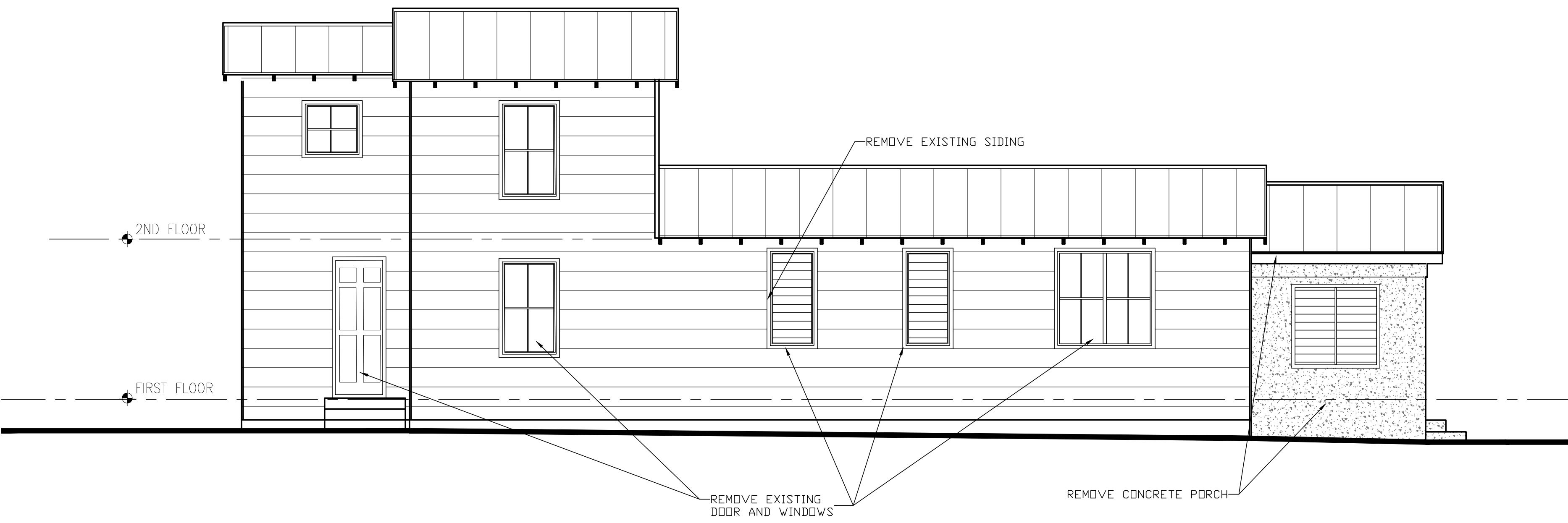
© 2021 WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC



4 EXISTING NORTH ELEVATION
AE31 SCALE: 1/4"=1'-0"



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



2 EXISTING SOUTH ELEVATION
AE31 SCALE: 1/4"=1'-0"



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

Seal:

Signature:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 6.27.21
BLDG. PERMIT SUBMISSION:

1108 GRINNELL STREET
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36 | Project #: 21020

Title:

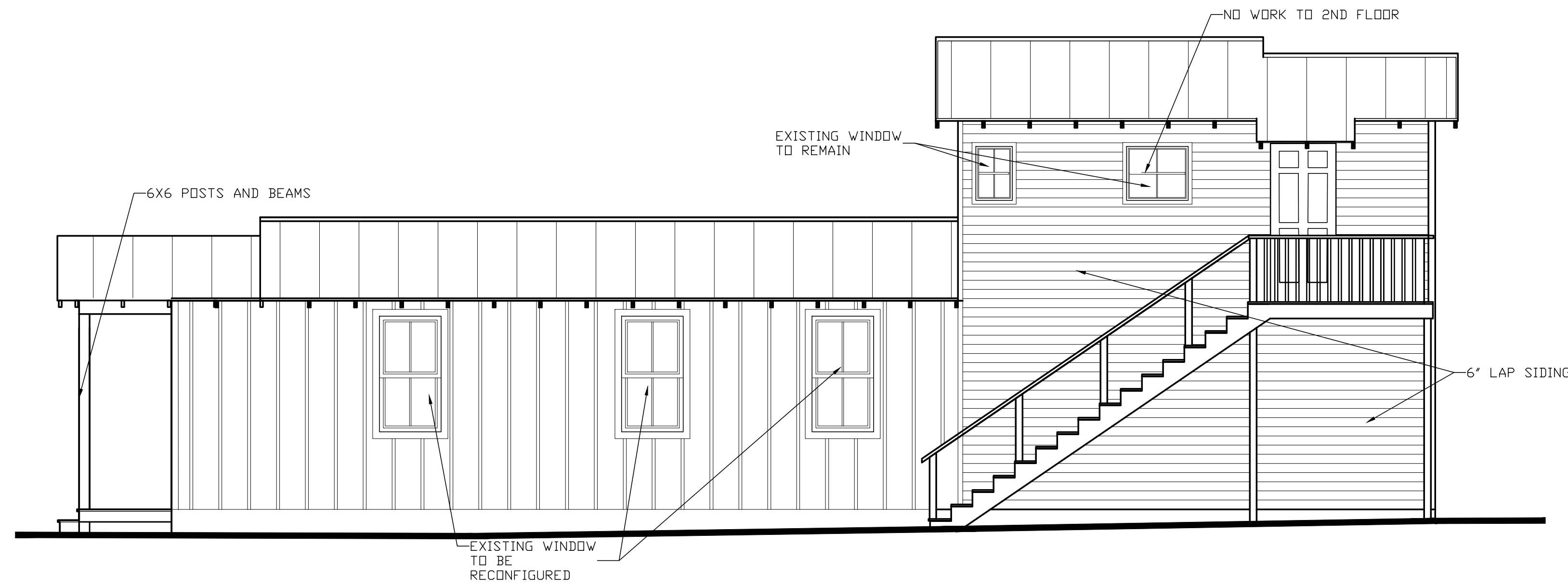
PROPOSED ELEVATIONS

Sheet Number:

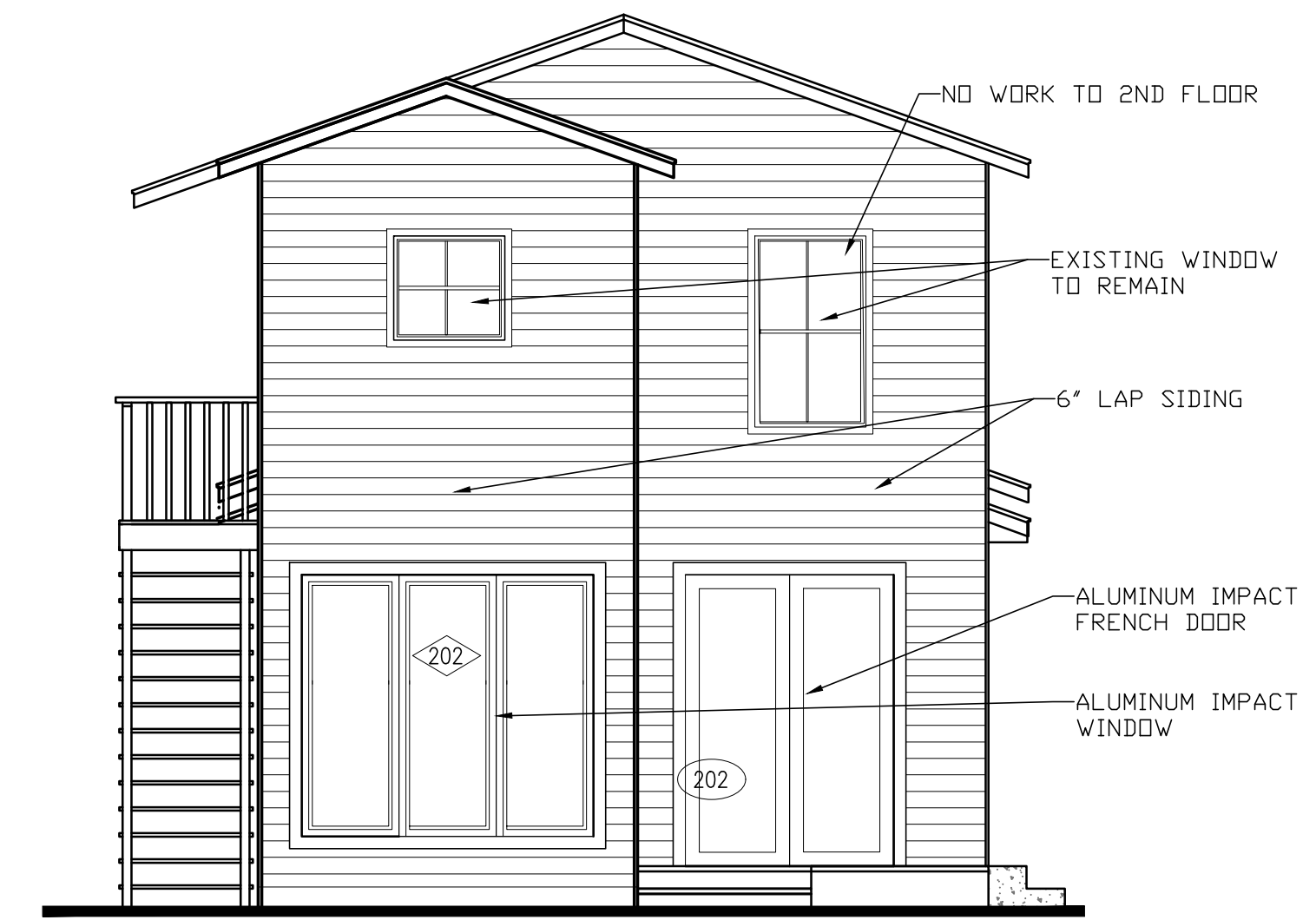
A-3.1

Date: - AUGUST 10, 2021

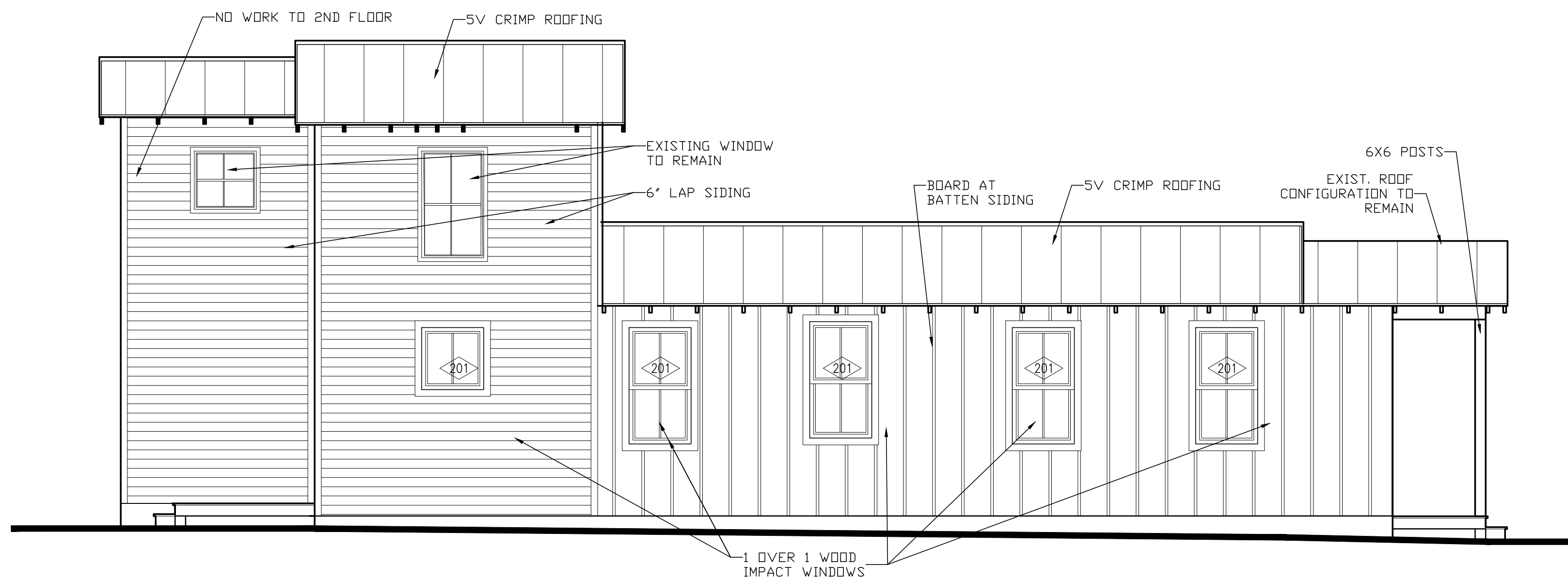
© 2021 WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC



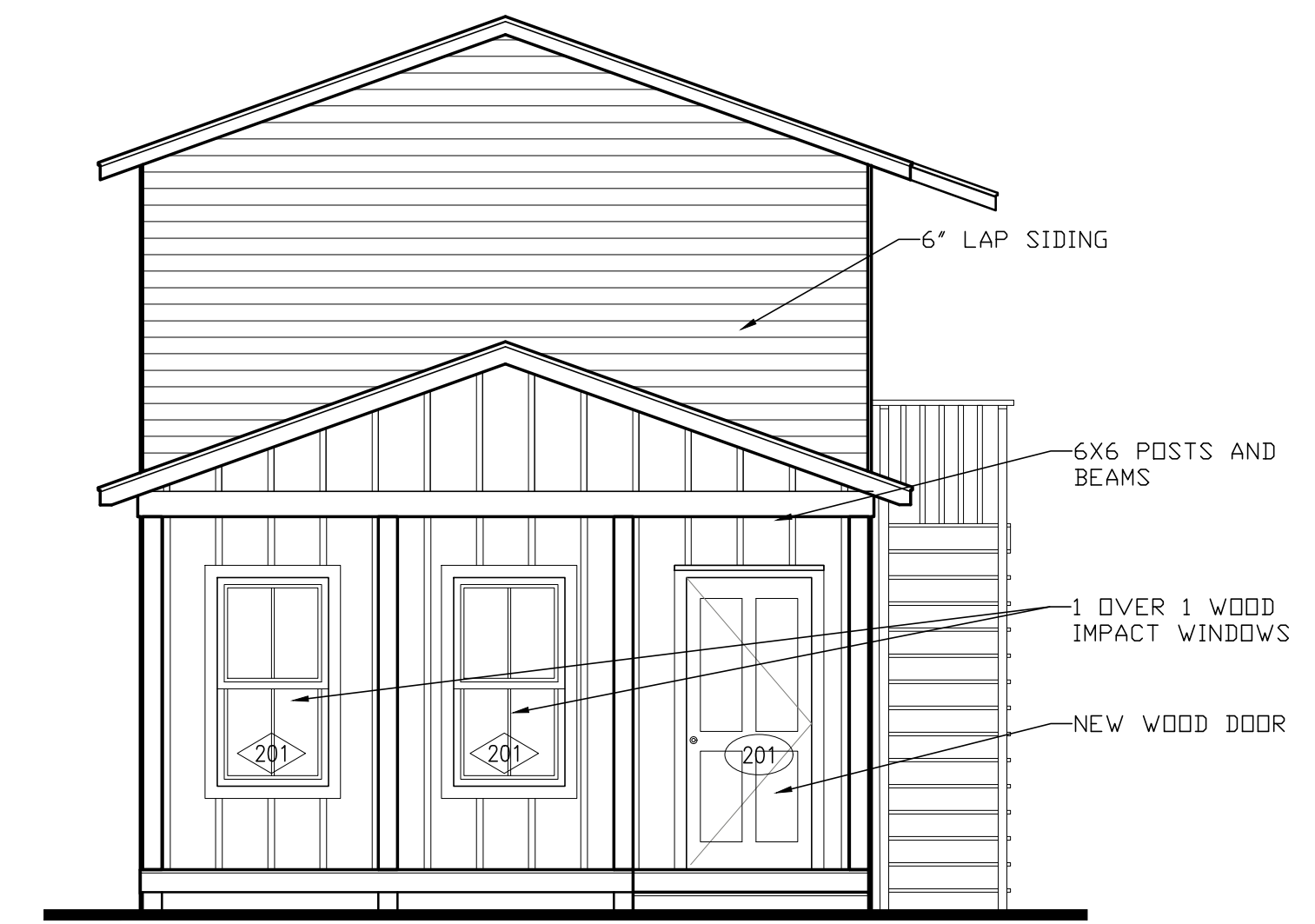
4 PROPOSED NORTH ELEVATION
A31 SCALE: 1/4"=1'-0"



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



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



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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., Tuesday, September 28, 2021 at City Hall, 1300 White Street**, Key West, Florida. 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 If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RECONSTRUCTION OF OPEN PORCH ON FRONT ELEVATION. RECONFIGURATION OF FENESTRATION AND RENOVATIONS TO HOUSE. PARTIAL DEMOLITION OF ENCLOSED FRONT PORCH. REMOVAL OF FIRST FLOOR WINDOWS AND SOME WALL AREAS TO ACCOMMODATE WINDOW RECONFIGURATIONS.

#1108 GRINNELL STREET

Applicant – William Shepler, Architect Application #H2021-0045

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 305-809-3975 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.

THE CITY OF KEY WEST

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 4:00 p.m. Tuesday, September 28, 2021, at City Hall, 1300 White Street, Key West, Florida. In order to view the full text of the meeting, you can visit the Commission's website at www.keywestfl.com/development/development-services/harc or type this link into your browser. If you wish to participate virtually, please contact the Commission at (305) 856-3975 or email harc@keywestfl.com. If you wish to participate in person, please contact the Commission at (305) 856-3975. The purpose of the meeting will be to consider the following:

RECONSTRUCTION OF OPEN PORCH ON FRONT ELEVATION, RECONFIGURATION OF PENETRATION AND RENOVATIONS TO HOUSE, PARTIAL DEMOLITION OF ENCLOSED FRONT PORCH, WINDOW RECONFIGURATIONS, RECONSTRUCTION OF FRONT PORCH, WINDOW RECONFIGURATIONS, AREAS TO ACCOMMODATE WINDOW RECONFIGURATIONS, 1108 GRINNELL STREET

Applicant - William Shepler, Architect Application #12101-0045

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) 856-3975 or visit our website at www.keywestfl.com/development/development-services/harc.

THE PUBLIC CAN ONLY BE ADMITTED TO THE MEETING IF THE MEETING IS OPEN TO THE PUBLIC.

NOTE: ANYONE WHO IS IN THE PATH OF THE CITY OF KEY WEST TO CONDUCT BUSINESS WITH OR REPRESENTS THE CITY OF KEY WEST SHALL BE SUBJECT TO THE CITY OF KEY WEST'S POLICY ON CONDUCT. THIS POLICY IS AVAILABLE AT www.keywestfl.com/development/development-services/harc OR BY CALLING (305) 856-3975. ANYONE WHO IS IN THE PATH OF THE CITY OF KEY WEST TO CONDUCT BUSINESS WITH OR REPRESENTS THE CITY OF KEY WEST SHALL BE SUBJECT TO THE CITY OF KEY WEST'S POLICY ON CONDUCT. THIS POLICY IS AVAILABLE AT www.keywestfl.com/development/development-services/harc OR BY CALLING (305) 856-3975.

PROPERTY APPRAISER INFORMATION



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 00031540-000000
 Account# 1032328
 Property ID 1032328
 Millage Group 10KW
 Location 1108 GRINNELL St, KEY WEST
 Address
 Legal KW G G WATSON SUB I-209 PT LT 5 SQR 5 TR 13 G11-166 H2-59 OR1704-2306 OR2154-153 OR2559-1968/72 OR2823-122/24
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6097
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

SINDONE ERIC 1108 Grinnell St Key West FL 33040
 ORTEGA JULIA E 1108 Grinnell St Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$107,660	\$89,962	\$89,962	\$89,962
+ Market Misc Value	\$1,265	\$1,265	\$1,265	\$1,237
+ Market Land Value	\$368,020	\$368,020	\$360,560	\$366,789
= Just Market Value	\$476,945	\$459,247	\$451,787	\$457,988
= Total Assessed Value	\$465,676	\$459,247	\$451,787	\$457,988
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$440,676	\$434,247	\$426,787	\$432,988

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,462.00	Square Foot	0	0

Buildings

Building ID 2466
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1316
 Finished Sq Ft 1269
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 218
 Functional Obs 0
 Economic Obs 0
 Depreciation % 28
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME
 Year Built 1948
 EffectiveYearBuilt 2001
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 4
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,269	1,269	218
O UU	OP PR UNFIN UL	20	0	18
S B F	UTIL FIN BLK	27	0	24
TOTAL		1,316	1,269	260

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1947	1948	1	54 SF	2
CH LINK FENCE	1964	1965	1	376 SF	1
LC UTIL BLDG	1973	1974	1	70 SF	1
FENCES	1984	1985	1	104 SF	5

Exemptions

Exemption	Amount
01 25000 HOMESTEAD 196.031(a)	\$25,000.00
02 ADDL HOMESTEAD 196.031(b)	\$25,000.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/24/2016	\$520,000	Warranty Deed	2097285	2823	122	02 - Qualified	Improved
3/5/2012	\$100	Quit Claim Deed		2559	1968	14 - Unqualified	Improved

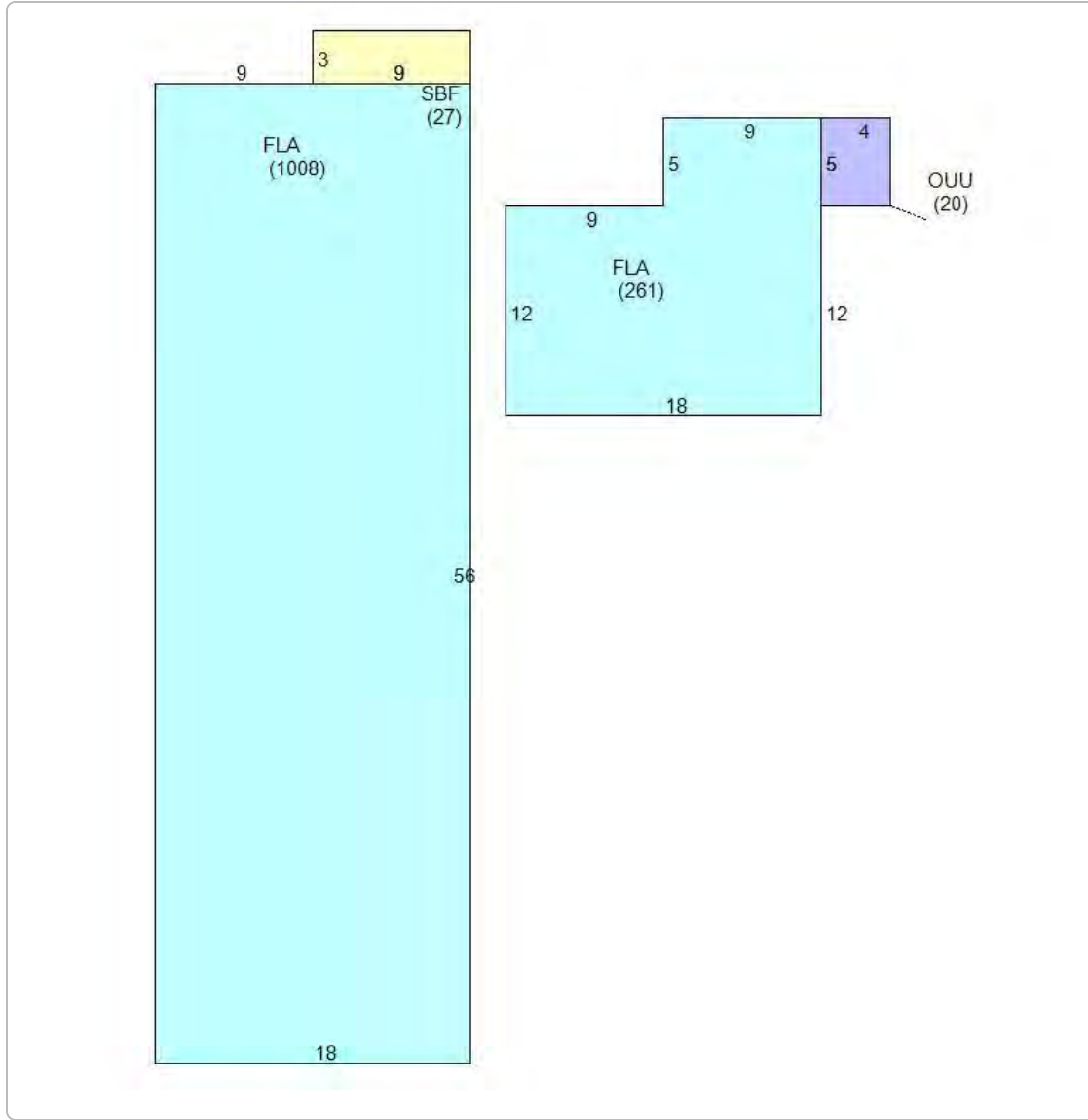
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-3097	12/22/2020	4/8/2021	\$0	Residential	Re-roof to 5V Crimp 26g Metal. Tear off existing, Re-sheet Main house with 5/8 CDX plywood to code. Install Grace Ice HT waterproofing, Install 3"x3" eave 26g and Install 5V crimp 26g Galvalume metal roof.
19-4519	3/11/2020		\$5,500	Residential	New fence is to be within property lines (per Engineering). 6 foot fence will not be solid (per email with applicant). 6 foot fence may begin from the front façade, but may not extend beyond the front façade. KM***
A953963	11/1/1995	12/1/1995	\$2,737	Residential	7 SQS METAL ROOFING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#)



[Last Data Upload: 9/23/2021, 2:34:15 AM](#)

Version 2.3.147