



# Historic Architectural Review Commission

## Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: December 17, 2019 **Second Reading**  
November 20, 2019 **First Reading**

Applicant: Bender & Associates

Application Number: H2019-0045

Address: #520 Grinnell Street

### Description of Work:

Demolition of flat roof at entryway. Partial demolition of rear wall.

### Site Facts:

The site under review is a historic, non-contributing residence in the Key West Historic District. The existing one-story, stucco over concrete block structure was built circa 1953.

The staggered form of the building is a feature that is indicative of its mid-century architecture, as the use of such geometric forms is one of the defining characteristics of the mid-century style.

The flat portion of the roof that extends over the entryway is present in the historic photo of the house from 1965.

### Ordinances Cited on Review:

- Section 102-218, Criteria for demolitions (LDR102:15-102:16).

### Staff Analysis:

A Certificate of Appropriateness is under review for the demolition of the historic roof structure and steps at the front entryway, as well as a partial demolition of an existing wall at the rear of

the house at 520 Grinnell Street. On November 20, 2019, the Commission approved architectural drawings for an addition at 520 Grinnell and passed the first reading required for demolition.

It is staff's opinion that the request for the demolition of historic portions of the building shall be based on the demolition criteria of Chapter 102 Section 218 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 roof structure and steps at the front entryway, as well as the wall at the rear of this historic house are not irrevocably 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 historic entryway elements and the wall at the rear embody no significant architecture or methods of construction.

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

Staff has not found any significant events that have happened on the site that have contributed 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 features of the house in question do not have significant value as part of a development, heritage, or cultural characteristics of the city.

*4) Is not the site of a historic event with a significant effect upon society;*

Staff has not found that the house is associated to any significant event.

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

The portions of the house in question are not an example of cultural, political, economic, social, or historic heritage of the city.

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

The portions of the house in question are not unique examples of 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;*

The house in question is not part of a park or square.

- 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 of the front entryway and the wall at the rear do not have a unique location representative of visual features of the neighborhood, and they do not exemplify a type of architecture in the neighborhood.

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

The entryway elements and the rear wall have not yielded, and are not likely to yield, important information in history.

It is staff's opinion that the Commission can review the request for demolition. If approved this will be the second of two required readings for demolition.

# 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 # HARC 2019-0045	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:	520 Grinnell Street	
NAME ON DEED:	David Smith	PHONE NUMBER 305-923-3877
OWNER'S MAILING ADDRESS:	520 Grinnell Street	EMAIL davidsmithkw@msn.com
APPLICANT NAME:	Bender & Associates	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela Street	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 10.18.19

**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 X INVOLVES A HISTORIC STRUCTURE: YES X NO \_\_\_  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: The construction of a 100 SF addition, covered entry area, rear deck, and installation of new folding door system.
MAIN BUILDING: See above. The only structure on site is the principle structure.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): None.

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): None.	
PAVERS: None.	FENCES: None.
DECKS: Wood deck at rear yard.	PAINTING: All new paint to be white.
SITE (INCLUDING GRADING, FILL, TREES, ETC): None.	POOLS (INCLUDING EQUIPMENT): None.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
A/C equipment is to be relocated.	

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**  
 1 300 WHITE STREET  
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

<b>ADDRESS OF PROPOSED PROJECT:</b>	520 Grinnell Street
<b>PROPERTY OWNER'S NAME:</b>	David Smith
<b>APPLICANT NAME:</b>	Bender & Associates Architects

*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	DAVID SMITH 10-31-19 DATE AND PRINT NAME
----------------------------	---

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Removal of a 40 SF section of flat roof at East elevation. Removal of approximately 5'-0" of exterior wall area and existing doors at West elevation (rear yard).

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>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);</b>
(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.
(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.
The proposed demolition work is very limited in scope and does not remove any major component of the existing structure. This building does not embody any distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the City.

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.
The structure is not associated with any events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part fo 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 structure 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.
The structure 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.
The structure 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.
The structure 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.
Not applicable.
(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.

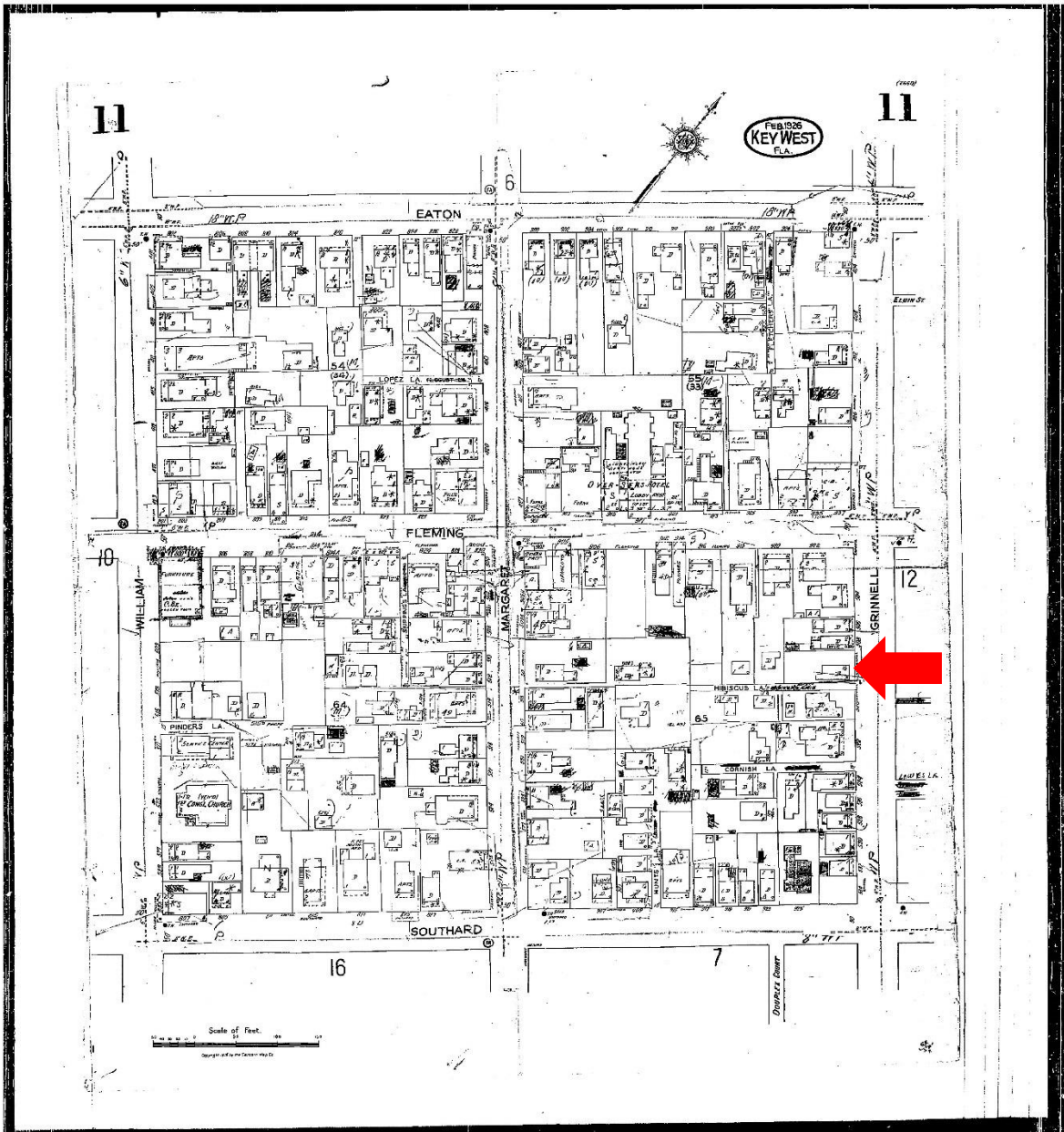


Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

The structure does not have a unique location or singular physical characteristic that represents an established and familiar feature of its neighborhood or the city and does not exemplify the best remaining architectural type in a neighborhood.
(i) Has not yielded, and is not likely to yield, information important in history.
The structure has not yielded, and is not likely to yield, information important in history.

<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
<b>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);</b>
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
Not applicable.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Not applicable.
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
Not applicable.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Not applicable.

# SANBORN MAPS



**The Sanborn Library, LLC**

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn Fire Insurance maps.

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 Fire Insurance

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn Fire Insurance maps.

# PROJECT PHOTOS



Historic Photo of 520 Grinnell Street from 1965.



Photo of 520 Grinnell East Exterior Elevation.



Photo of 520 Grinnell North Exterior Elevation.



Photo of 520 Grinnell South Exterior Elevation.





Photo of 520 Grinnell West Exterior Elevation.



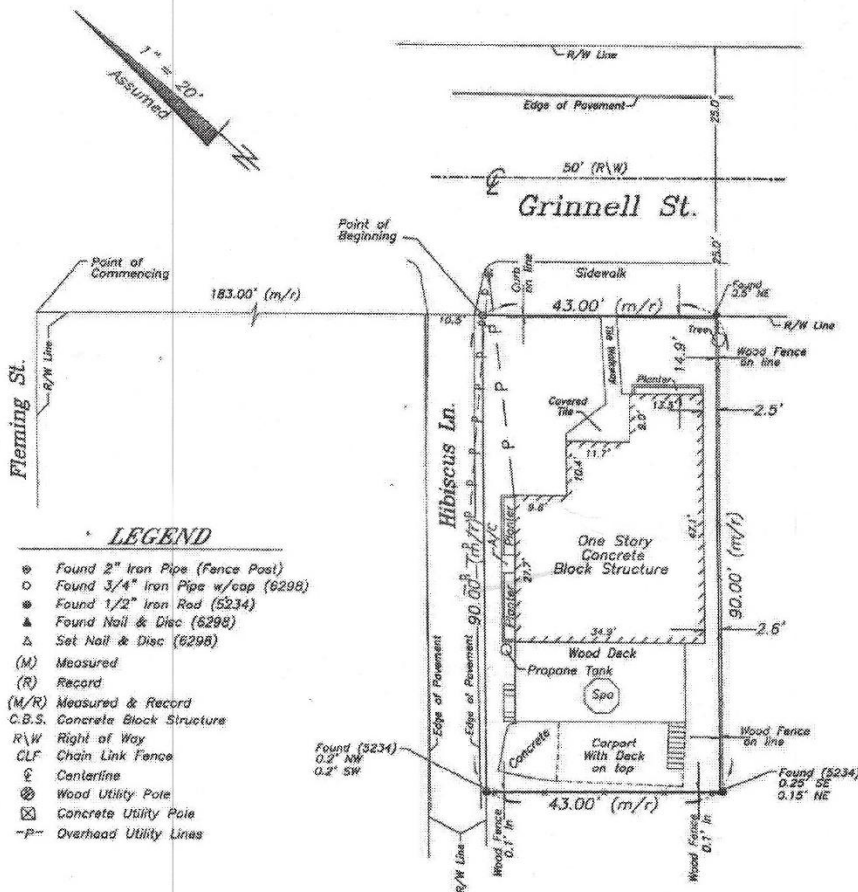
Photo of Adjacent Property to the South.



Photo of Adjacent Property to the North.

# SURVEY

# Boundary Survey Map of part of Lot 2, Square 46, Island of Key West



### LEGEND

- Found 2" Iron Pipe (Fence Post)
- Found 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (6298)
- △ 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.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 520 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. All concrete and bricking is not shown.
  9. Date of field work: July 2, 2018.
  10. Ownership of fences is undeterminable, unless otherwise noted.
  11. Adjainers are not furnished.

**BOUNDARY SURVEY OF:** On the Island of Key West, Monroe County, Florida and also known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Lot 2, in Square 46 and being more particularly described as follows: COMMENCE at the intersection of the Southeastery right-of-way line of Fleming Street and the Southwesterly line of Grinnell Street and running thence in a Southeastery direction along the said Southwesterly line of Grinnell Street for 183.00 feet to the Point of Beginning; thence continue in a Southeastery direction along the said Southwesterly right-of-way line of Grinnell Street for 43.00 feet; thence at a right angle and in a Southwesterly direction for 90.00 feet; thence at a right angle and in a Northwesterly direction for 43.00 feet to the Southeastery right-of-way line of Hibiscus Lane; thence at a right angle and along the said Southeastery right-of-way line of the said Hibiscus Lane for 90.0 feet to the said Southwesterly right-of-way line of Grinnell Street and the Point of Beginning.

**BOUNDARY SURVEY FOR:** David L. Smith & James S. Talbott;  
Branch Banking and Trust Company;  
Spottswood, Spottswood, Spottswood & Sterling, PLLC;  
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 473.027, Florida Statutes.

J. LYNN O'FLYNN, INC.  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
July 2, 2018

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

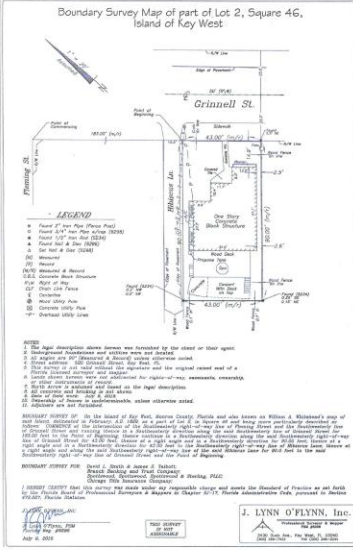
Professional Surveyor & Mapper  
PSM #6298

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

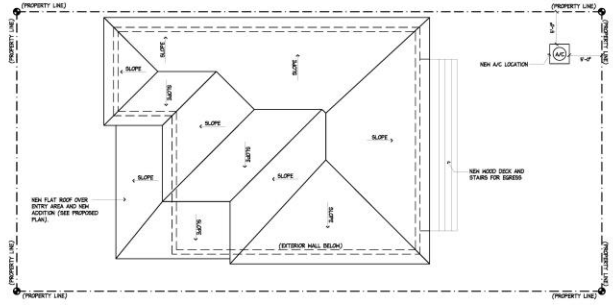
# PROPOSED DESIGN



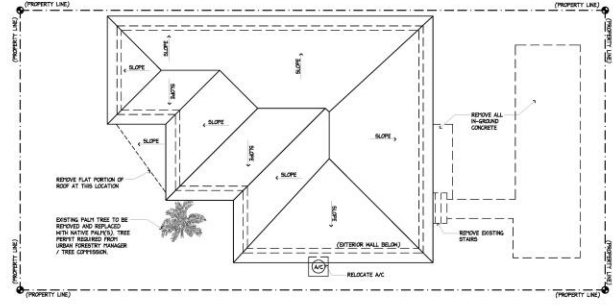
PROJECT STATISTICS			
NO.	DESCRIPTION	DATE	STATUS
1	PERMITS	1/15/11	ISSUED
2	CONTRACT	1/20/11	SIGNED
3	FOUNDATIONS	1/25/11	STARTED
4	FRAMING	2/1/11	STARTED
5	MECHANICAL	2/15/11	STARTED
6	ELECTRICAL	2/20/11	STARTED
7	PLUMBING	3/1/11	STARTED
8	INTERIOR FINISHES	3/15/11	STARTED
9	EXTERIOR FINISHES	4/1/11	STARTED
10	LANDSCAPE	4/15/11	STARTED
11	FINAL INSPECTION	5/1/11	PENDING
12	PROJECT COMPLETE	5/15/11	PENDING



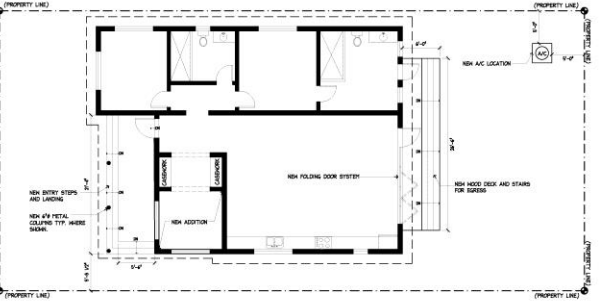
1 SURVEY SCALE: 1/4" = 1'-0"



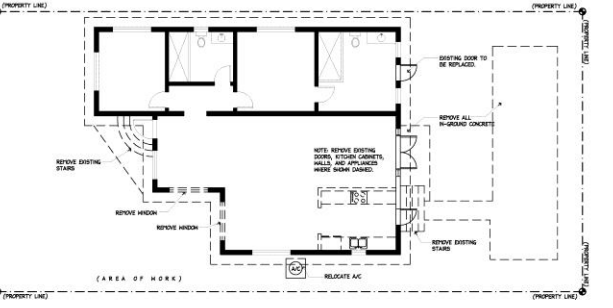
2 PROPOSED SITE PLAN Scale: 1/4" = 1'-0"



3 EXISTING SITE PLAN Scale: 1/4" = 1'-0"



4 PROPOSED FLOOR PLAN Scale: 1/4" = 1'-0"



5 EXISTING FLOOR PLAN Scale: 1/4" = 1'-0"

520 GRINNELL STREET  
KEY WEST, FLORIDA

Bender & Associates  
ARCHITECTS

111 Angela Street  
Key West, Florida 33440  
Phone: 305-241-2222  
Fax: 305-241-2222

A1

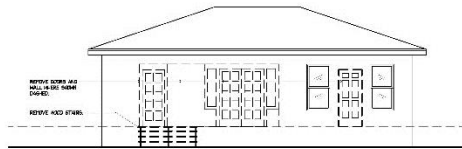
520 GRINNELL STREET  
KEY WEST, FLORIDA

Bender & Associates  
ARCHITECTS

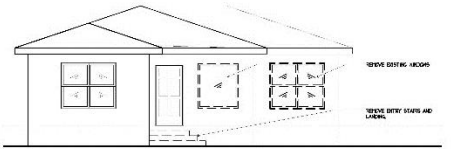
111 Angela Street  
Key West, Florida 33440  
Phone: 305-241-2222  
Fax: 305-241-2222

A2

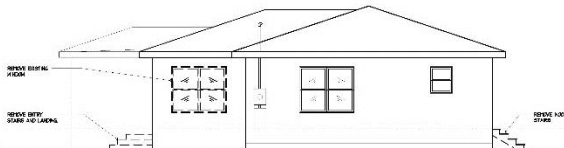




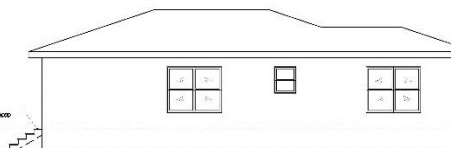
1 EXISTING WEST EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



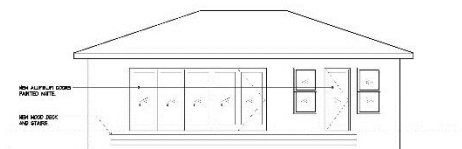
2 EXISTING EAST EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



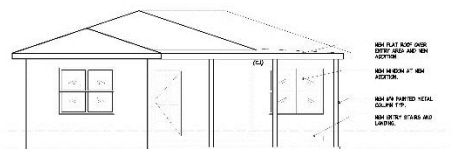
3 EXISTING NORTH EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



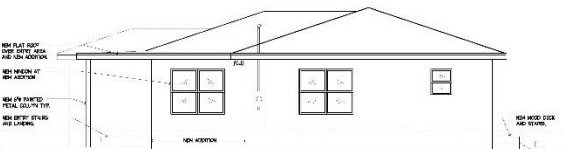
4 EXISTING SOUTH EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



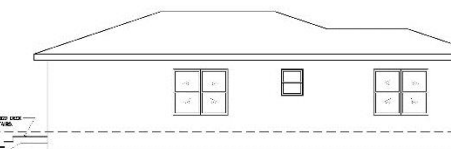
1 PROPOSED WEST EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



2 PROPOSED EAST EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



3 PROPOSED NORTH EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



4 PROPOSED SOUTH EXTERIOR ELEVATION SCALE: 1/8"=1'-0"

520 GRINNELL STREET  
KEY WEST, FLORIDA

Bender & Associates  
ARCHITECTS

A3

520 GRINNELL STREET  
KEY WEST, FLORIDA

Bender & Associates  
ARCHITECTS

A4



1 PHOTO OF ADJACENT PROPERTY TO THE SOUTH



2 PHOTO OF ADJACENT PROPERTY TO THE NORTH



3 PHOTO OF 520 GRINNELL EAST EXTERIOR ELEVATION



4 PHOTO OF 520 GRINNELL SOUTH EXTERIOR ELEVATION



5 PHOTO OF 520 GRINNELL NORTH EXTERIOR ELEVATION



6 PHOTO OF 520 GRINNELL WEST EXTERIOR ELEVATION

520 GRINNELL STREET

KEY WEST, FLORIDA

520 GRINNELL STREET  
KEY WEST, FLORIDA



115 Alpha Street  
115 Beta Street  
115 Gamma Street  
115 Delta Street  
115 Epsilon Street  
115 Zeta Street  
115 Eta Street  
115 Theta Street  
115 Iota Street  
115 Kappa Street  
115 Lambda Street  
115 Mu Street  
115 Nu Street  
115 Xi Street  
115 Omicron Street  
115 Pi Street  
115 Rho Street  
115 Sigma Street  
115 Tau Street  
115 Upsilon Street  
115 Phi Street  
115 Chi Street  
115 Psi Street  
115 Omega Street

Bender & Associates  
ARCHITECTS

FIGURE  
No. 001

A5

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., November 20, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**CONSTRUCTION OF A ONE-STORY ADDITION AND A COVERED ENTRY AREA AT THE FRONT OF THE HOUSE. CONSTRUCTION OF A DECK AND THE INSTALLATION OF A NEW FOLDING DOOR SYSTEM AT THE REAR OF THE HOUSE. RELOCATION OF THE A/C UNIT FROM THE SIDE TO THE REAR OF THE PROPERTY. DEMOLITION OF FLAT ROOF AT ENTRYWAY. PARTIAL DEMOLITION OF REAR WALL.**

**#520 GRINNELL STREET**

**Applicant – Bender & Associates    Application #H2019-0045**

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](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared HAVEN BURKEE, 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: 520 GREENWELL ST. on the 12<sup>th</sup> day of NOVEMBER, 2019.

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 NOVEMBER 20<sup>th</sup>, 2019.

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 H2019-0045

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

Signed Name of Affiant: [Signature]

Date: 11.14.19  
Address: 410 ANGLER ST.  
City: KEY WEST  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 14<sup>th</sup> day of NOVEMBER, 2019.

By (Print name of Affiant) HAVEN BURKEE who is personally known to me or has produced [Signature] as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Ayn Lewis  
Print Name: Ayn Lewis  
Notary Public - State of Florida (seal)  
My Commission Expires: 5/2/2021





# 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 00007790-000000  
 Account# 1908061  
 Property ID 1908061  
 Millage Group 10KW  
 Location 520 GRINNELL ST, KEYWEST  
 Address  
 Legal KW PT LOT 2 SQR 46 A5-245 G57-289/95 G57-296/97 OR849-1512 OR872-257  
 Description OR1160-436/37C OR1160-1399/1400C OR1232-2113AFF OR1278-1838/59 OR1418-658/60 OR2266-1785/87 OR2939-1740D/C OR2940-1844CT OR2966-1082 OR2966-1070  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

SMITH DAVID LEE TALBOTT JAMES STEVEN  
 1109 Olivia St 1109 Olivia St  
 Key West FL 33040 Key West FL 33040

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$139,456	\$199,995	\$167,812	\$145,330
+ Market Misc Value	\$543	\$4,258	\$4,374	\$4,607
+ Market Land Value	\$706,082	\$628,682	\$628,682	\$553,473
= Just Market Value	\$846,081	\$832,935	\$800,868	\$703,410
= Total Assessed Value	\$846,081	\$767,912	\$698,102	\$634,638
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$846,081	\$832,935	\$800,868	\$703,410

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	3,870.00	Square Foot	43	90

**Buildings**

Building ID 542  
 Style GROUND LEVEL  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1449  
 Finished Sq Ft 1382  
 Stories 1 Floor  
 Condition GOOD  
 Perimeter 166  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation% 28  
 Interior Walls WD PANL/CUSTOM  
 Exterior Walls WD FR STUCCO with 0% C.B.S.  
 Year Built 1953  
 Effective Year Built 1999  
 Foundation CONC RETE SLAB  
 Roof Type IRR/CUSTOM  
 Roof Coverage METAL  
 Flooring Type CONC ABOVE GRD  
 Heating Type FC D/AIR DUCTED with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	67	0	46
FLA	FLOOR LIV AREA	1,382	1,382	166
<b>TOTAL</b>		<b>1,449</b>	<b>1,382</b>	<b>212</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1954	1955	1	100 SF	1
TILE PATIO	1954	1955	1	45 SF	4



**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/23/2019	\$100	Quit Claim Deed	2221904	2966	1082	11 - Unqualified	Improved
4/9/2019	\$782,300	Warranty Deed	2221903	2966	1070	12 - Unqualified	Improved
12/14/2018	\$100	Certificate of Title	2198630	2940	1844	11 - Unqualified	Improved
10/19/2018	\$0	Death Certificate	2197639	2939	1740	88 - Unqualified	Improved
1/17/2007	\$817,500	Warranty Deed		2266	1785	Q - Qualified	Improved
8/1/1996	\$275,000	Warranty Deed		1418	0658	Q - Qualified	Improved
10/1/1993	\$145,000	Warranty Deed		1278	1858	Q - Qualified	Improved
2/1/1983	\$72,500	Warranty Deed		872	257	Q - Qualified	Improved

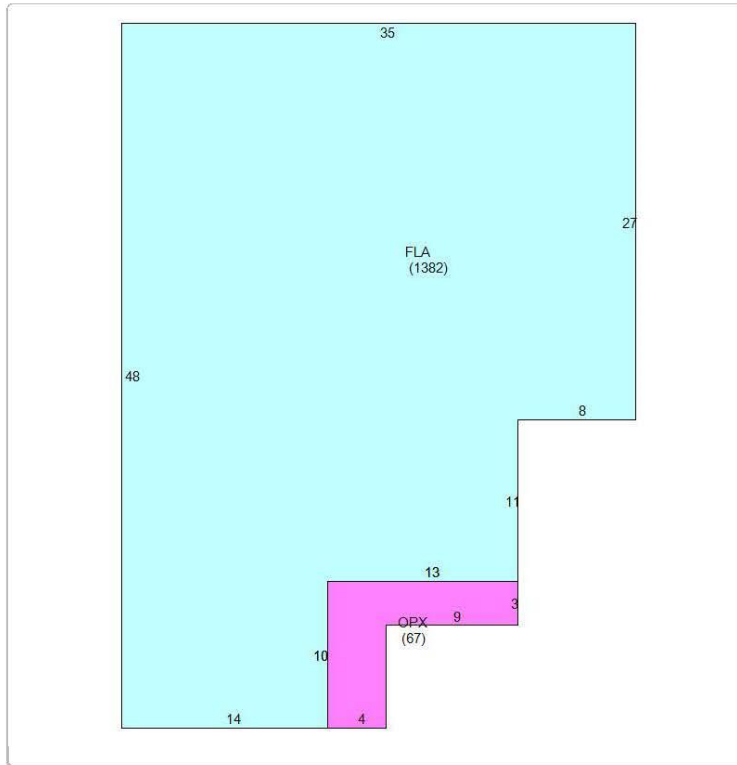
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-1962	7/3/2019	6/14/2019	\$2,000	Residential	DEMO AND REMOVE WOOD DECK SPA CARPORT WITH DECK ON TOP AT REAR
06-4693	8/14/2006	10/4/2006	\$2,292		REPLACE 2 PGT IMPACT WINDOWS
02-1527	6/7/2002	9/4/2002	\$1,000		PAINT HOUSE
97-2042	6/1/1997	11/1/1997	\$6,300		REPLACE AC
96-3597	9/1/1996	12/1/1996	\$1,990		FENCE
96-3965	9/1/1996	12/1/1996	\$9,000		ROOF
E951527	5/1/1995	7/1/1995	\$2,000		200 AMP SERVICE
B942510	8/1/1994	12/1/1994	\$2,400		PAINT BLDG
B942453	7/1/1994	12/1/1994	\$2,747		REPLACE 14 WINDOWS
B942467	7/1/1994	12/1/1994	\$2,600		INSTALL BAHAMA SHUTTERS
B940597	2/1/1994	12/1/1994	\$5,000		INTERIOR REPAIRS

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





Map



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2019 Notices Only

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

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