



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: November 29, 2022

Applicant: Robert Delaune, Architect

Application Number: H2022-0048

Address: 1400 Grinnell Street

Description of Work:

New one and a half-story addition with one-story structure attached to south elevation of main house.

Site Facts:

The site under review contains one principal house that was built in 1979. The non-historic two-story house is located on the southwest corner of Grinnell and South Streets. The current carport, facing Grinnell Street and the roof deck are part of the original design. The building is the only two-story structure out of the four corner lots and immediately adjacent structures are one-story in height. The scale and mass of the house dominates all corner lots and the surrounding historic buildings. Moreover, the house and its carport with roof deck visually are out of context with the rest of the urban fabric, as there is no other structure with such mass and proportions in the surrounding lots.



House in 1979 while roof deck was under construction. Monroe County Library.

Guidelines Cited on Review:

- Additions and alterations (pages 37a-37k), specifically guidelines 1, 6, 12, 13, 19, 22, and 25.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 6, 11, 13, 14, 16, 17, 18, 22, 23, 24, and 25.

Staff Analysis:

The Certificate of Appropriateness under review proposes the replacement of a carport with a one and a half-story structure. This new building will be connected to the south elevation of the main building by a one-story structure. These alterations will be visible from Grinnell Street.

The one and a half-story addition will have a front gable roof with a maximum height of 22'. The one-story connector will have a flat roof and the exterior front wall will be recessed approximately three feet from the front wall of the existing house and proposed new addition. The maximum height of the existing house is approximately 27 feet.

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 # <i>H2022-0048</i>	REVISION #	INITIAL & DATE
FLOOD ZONE AE-6 & 'X'	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1400 GRINNELL STREET	
NAME ON DEED:	ALLEN DENNIS	PHONE NUMBER (865) 214-9937
OWNER'S MAILING ADDRESS:	PO BOX 112, KEY WEST, FL 33041	EMAIL ALLEN.DNNS@GMAIL.COM
APPLICANT NAME:	ROBERT L DELAUNE ARCHITECT PA	PHONE NUMBER (305) 293-0364, (305) 304-4842
APPLICANT'S ADDRESS:	619 EATON STREET, SUITE 1, KEY WEST, FL 33040	EMAIL ROBDELAUNE@BELLSOUTH.NET
APPLICANT'S SIGNATURE:	<i>Robert L. DeLaune</i>	DATE 10/31/22

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 ___ NO X

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:	
MAIN BUILDING:	
DEMOLITION OF EXISTING CARPORT/ROOFTOP DECK AND CONSTRUCTION OF NEW TWO-STORY ADDITION @ SOUTH SIDE W/ ONE-STORY CONNECTOR TO EXISTING STRUCTURE	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
DEMOLISH EXISTING ATTACHED CARPORT	

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):	
PAVERS:	FENCES:
DECKS: RECONSTRUCT EXISTING WOOD POOL DECK @ REAR YARD	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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 # <i>H - 2022-0048</i>	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1400 GRINNELL STREET
PROPERTY OWNER'S NAME:	ALLEN DENNIS
APPLICANT NAME:	ROBERT L DELAUNE ARCHITECT P.A.

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	10/31/22 ALLEN DENNIS DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMOLISH NON-HISTORIC, NON-CONTRIBUTING CAPORT

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 SUBJECT STRUCTURE IS NOT A CONTRIBUTING OR HISTORIC 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.

THE STRUCTURE WAS BUILT AROUND 1980. THE PORTIONS SLATED FOR DEMOLITION INCLUDE SUCH FEATURES

AS ALUMINUM WINDOWS, FLAT ROOFS, ROOFTOP DECKS, ETC,

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 SUBJECT STRUCTURE IS NOT ASSOCIATED WITH ANY KNOWN HISTORICAL EVENTS.

(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.

IT DOES NOT.

(d) Is not the site of a historic event with significant effect upon society.

IT IS NOT.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

IT DOES NOT.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

IT DOES NOT.

(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.

IT IS NOT A PART OF ANY SUCH AREA.

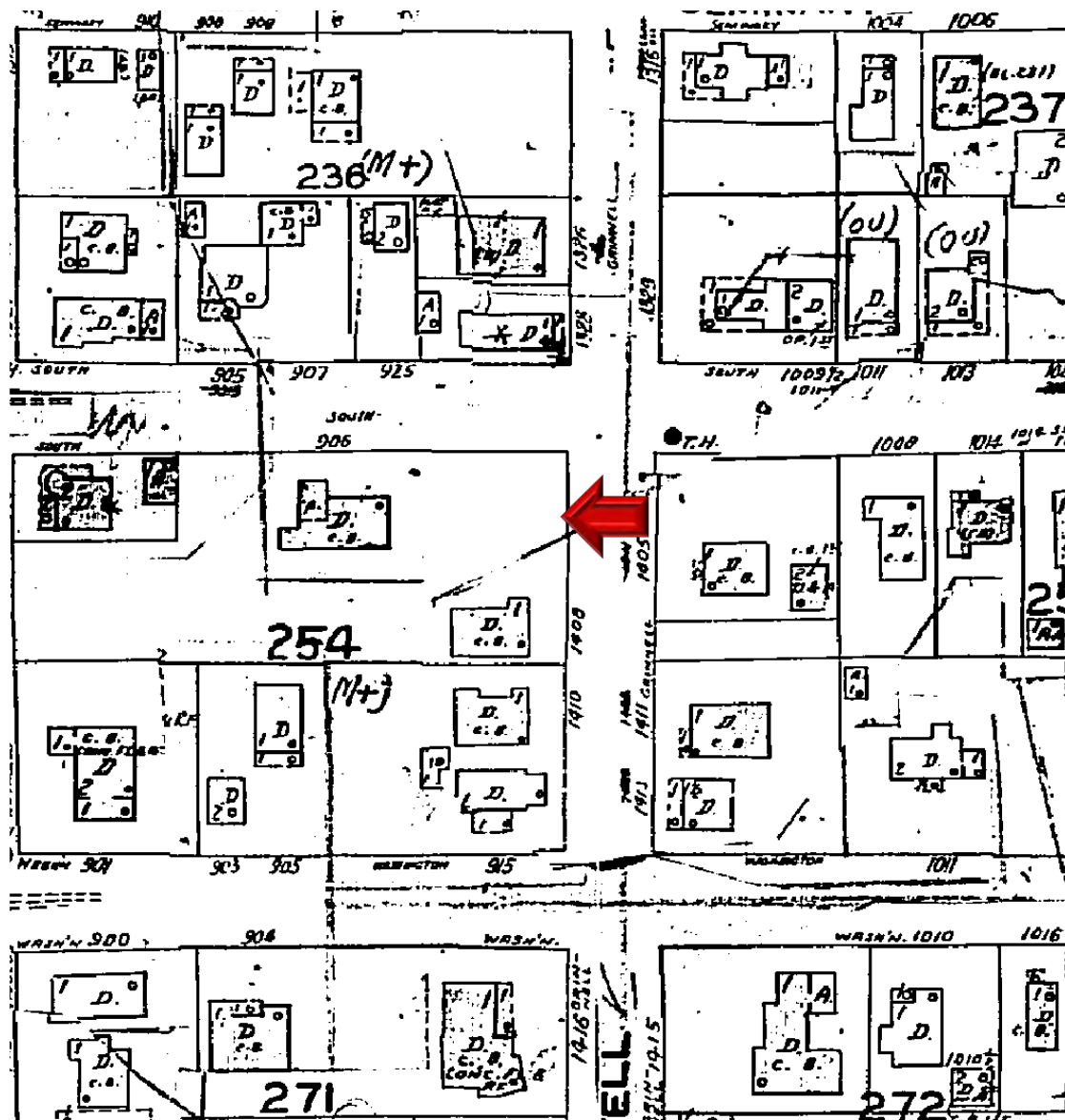
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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.

IT DOES NOT.
(i) Has not yielded, and is not likely to yield, information important in history.
IT HAS NOT AND IS NOT LIKELY TO.

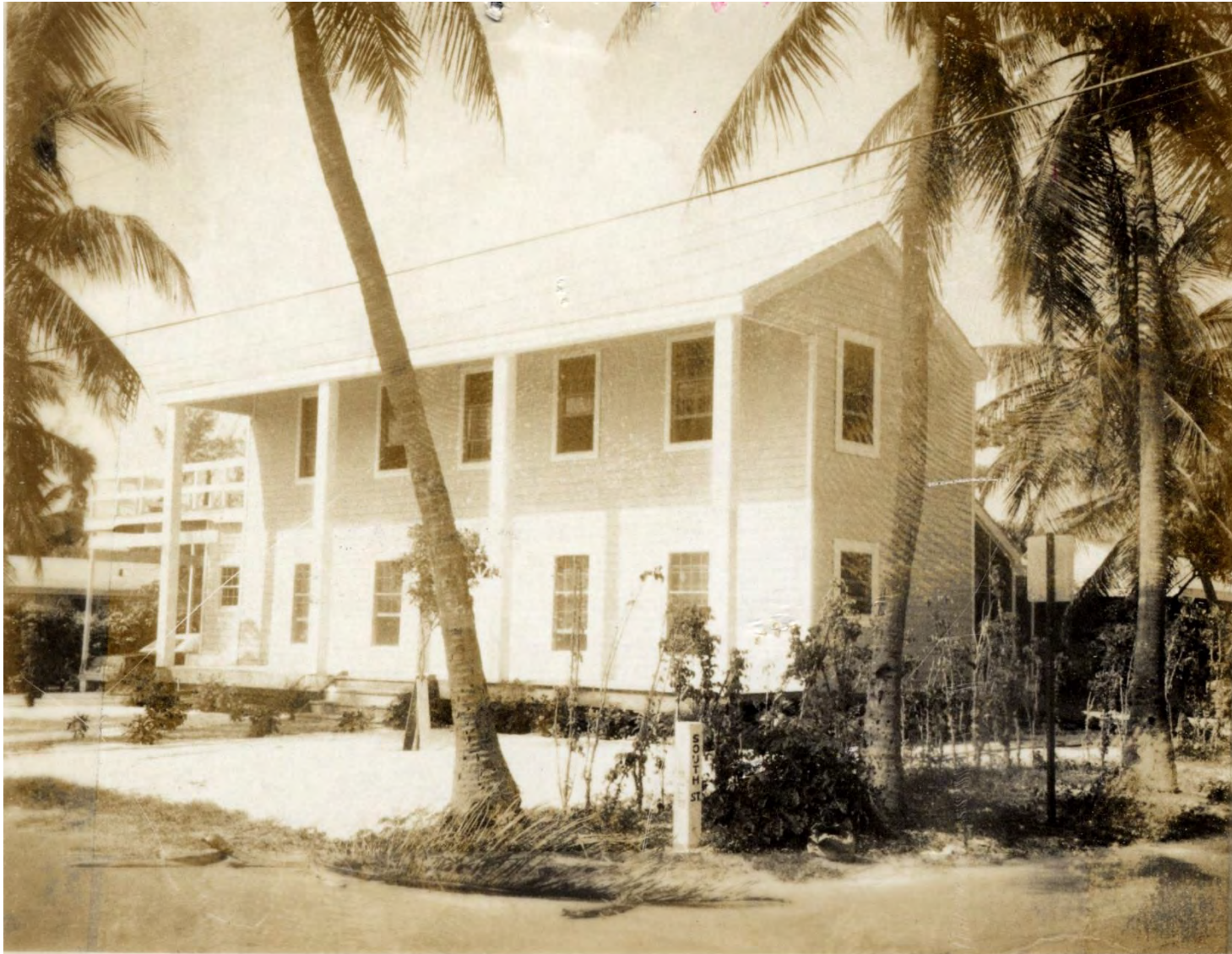
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
THE PORTIONS OF THE BUILDING SLATED FOR DEMOLITION ARE NOT IMPORTANT TO THE OVERALL HISTORIC CHARACTER OF THE DISTRICT OR NEIGHBORHOOD.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
NO HISTORIC STRUCTURES ARE SLATED FOR DEMOLITION.
(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.
NO SUCH REMOVAL IS PROPOSED.
(4) Removing buildings or structures that would otherwise qualify as contributing.
NO SUCH REMOVAL IS PROPOSED.

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



1400 Grinnell Street in 1979. From the Property Appraiser's Records, Monroe County Library.

1400 GRINNELL REAR VIEW



**1400 GRINNELL
RIGHT FRONT**





**1408 GRINNELL STREET
ADJACENT TO SUBJECT PROPERTY)**



1410 GRINNELL STREET



**1401 GRINNELL STREET
(DIRECTLY ACROSS STREET FROM SUBJECT PROPERTY)**



1405 GRINNELL STREET



Text

1409 GRINNELL STREET

1411 GRINNELL STREET



Text

SURVEY



SOUTH STREET
(50' R/W)

1.15' Hiatus
as located
on 2/23/10
drawing #10-138

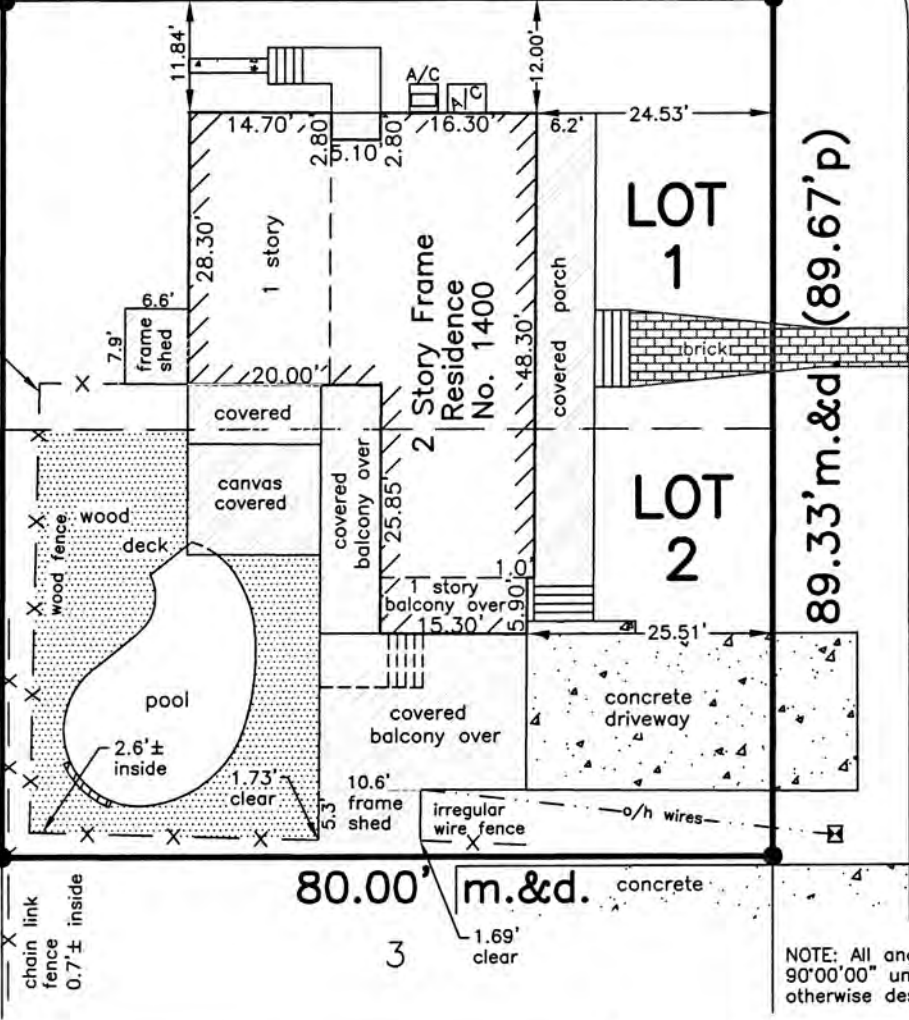
FIP
0.33'
East

80.00' m.&d.

89.33' m.&d. (89.67' p)

3.9' ±
inside

16



89.33' m.&d. (89.67' p)

GRINNELL STREET
(50' R/W)

80.00' m.&d.

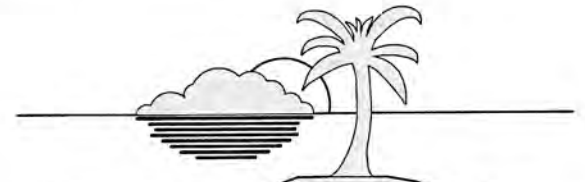
NOTE: All angles are
90°00'00" unless
otherwise described

Allen Dennis
1400 Grinnell Street, Key West, Fl. 33040

BOUNDARY SURVEY Dwg. No. 17-275

Scale 1" = 20'	Ref. 225-24	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date: 7/07/17		Flood Zone X	Flood Elev. -

REVISIONS AND/OR ADDITIONS

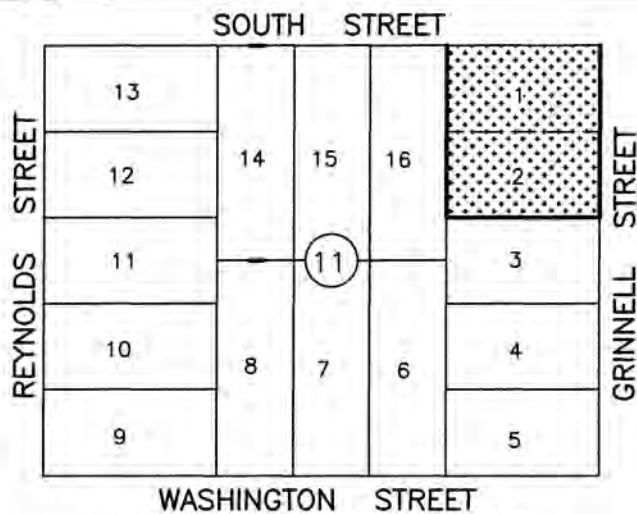


ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhldeb1@bellsouth.net
L.B. No. 7700



LOCATION MAP

Lots 1 & 2, Square 11, Tract 18
 "WEBB REALTY COMPANY"
 (P.B. 1, pg. 42)
 City of Key West



SURVEYOR'S NOTES:

North arrow based on Plat Reference Bearing: R/W South Street 3.4 denotes existing elevation Elevations based on N.G.V.D. 1929 Datum, Bench Mark No.: V-276 Elevation: 7.215' Title search has not been performed on said or surrounding properties. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.

MONUMENTATION:

- ▲ = FPK
- △ = SPK, P.L.S. No. 2749
- = FIB/FIP
- ⊕ = SIB, 1/2"

Field Work performed on: 7/6/17

LEGAL DESCRIPTION:

On the Island of Key west and known on William A. Whitehead's Map of said Island, delineated in A.D. 1829 as Tract 18, but now better known and described as Lots 1 and 2, in Square 11, Tract 18, according to the Webb Realty Company's Diagram recorded in Plat Book Number 1, Page 42, Monroe County, Florida records:

COMMENCING at the corner of South and Grinnell Streets and runs Southwest on South Street 80 feet; thence at right angles Southeasterly 89 feet, 4 inches (89.33'); thence at right angles Northeasterly 80 feet to Grinnell Street; thence along Grinnell Street Northwesterly 89 feet, 4 inches (89.33') to the Place of Beginning.

LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
☉	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.FL.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FPK	Found Nail & Disc	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS			
	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Metal Utility Pole

CERTIFICATION MADE TO:
 Allen Dennis;
 Cardinal Financial Company,
 First International Title, Inc.;
 First American Title Insurance

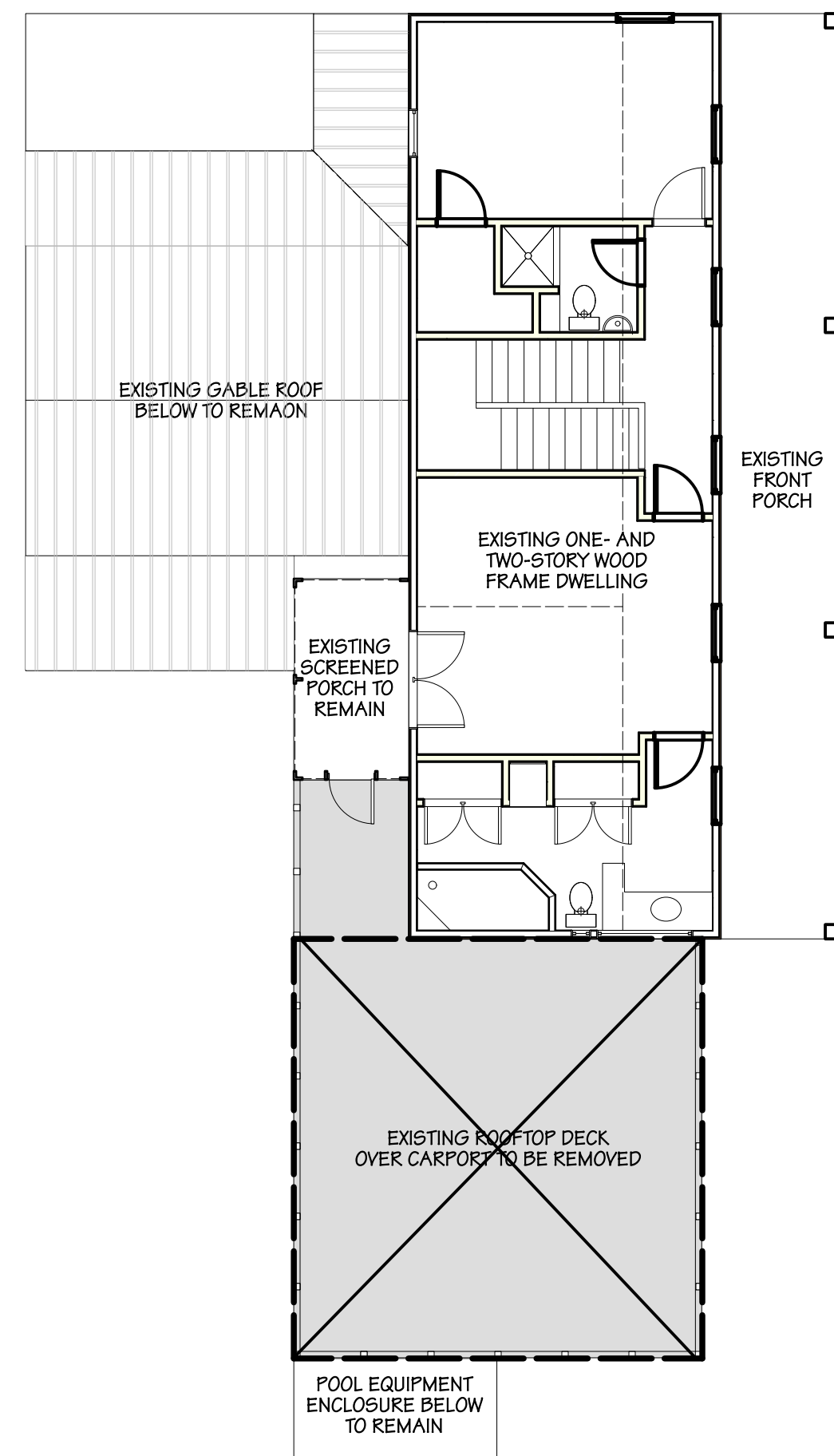
CERTIFICATION:

I HEREBY CERTIFY that the attached **Boundary Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

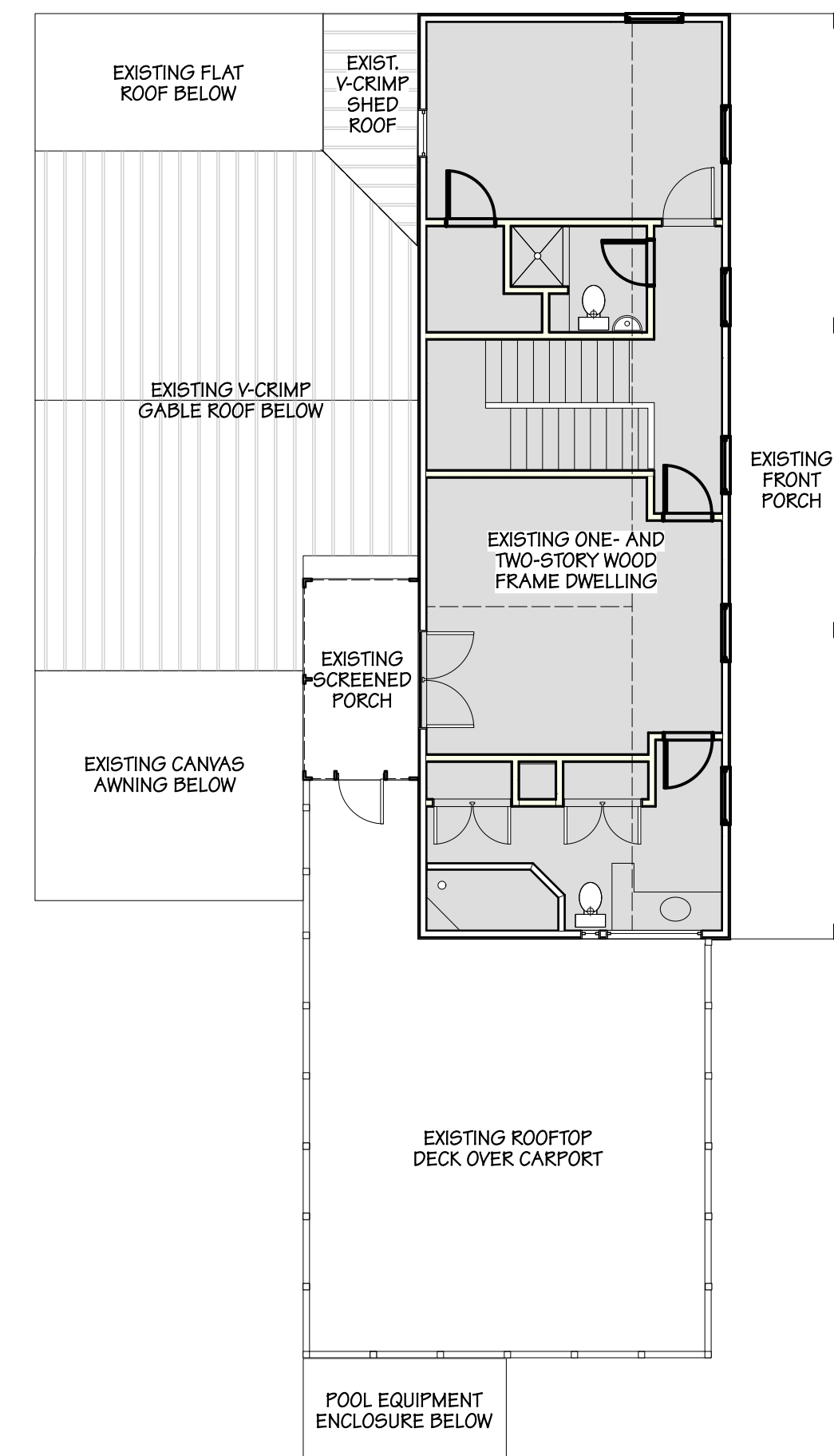
FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

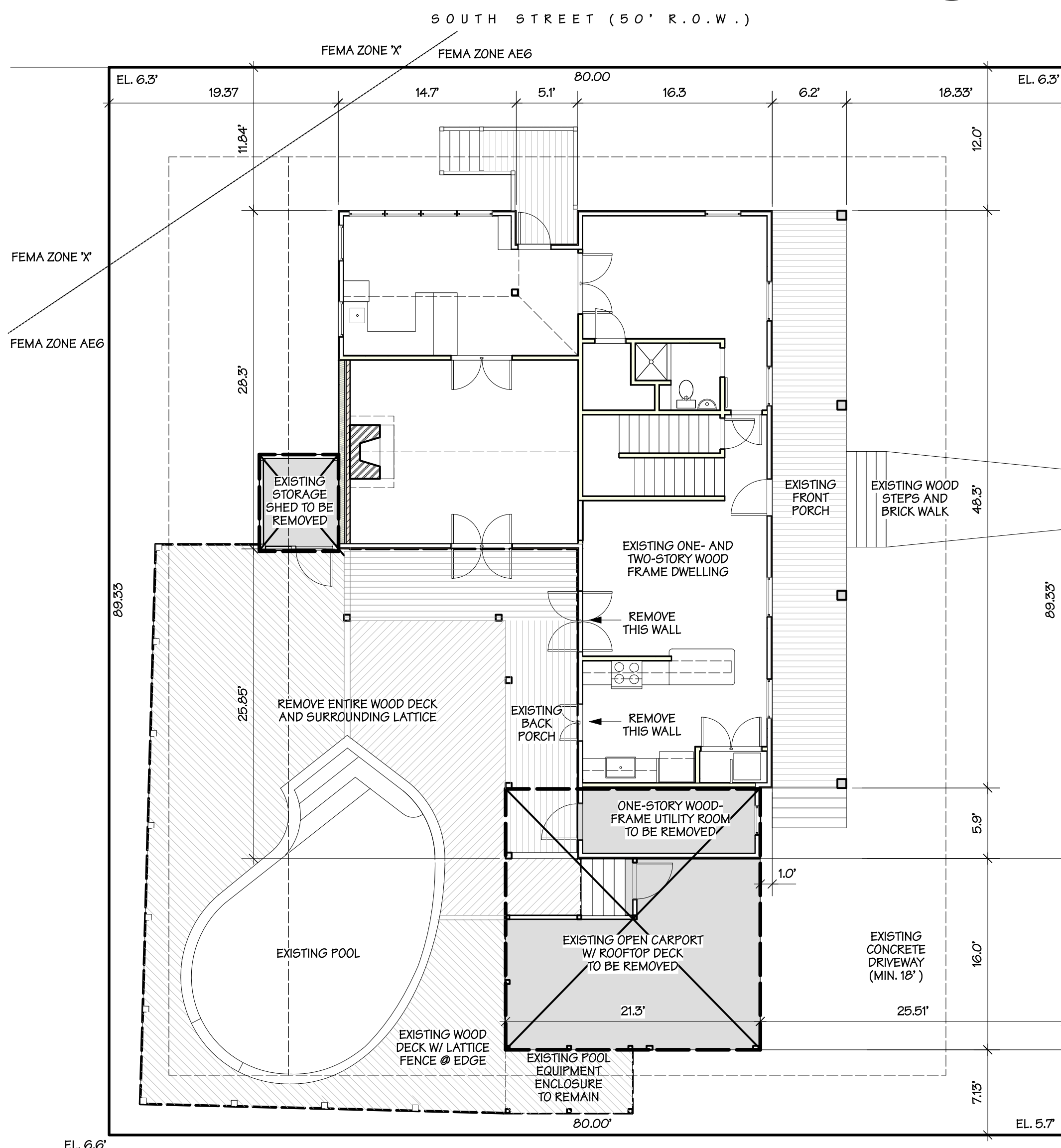
PROPOSED DESIGN



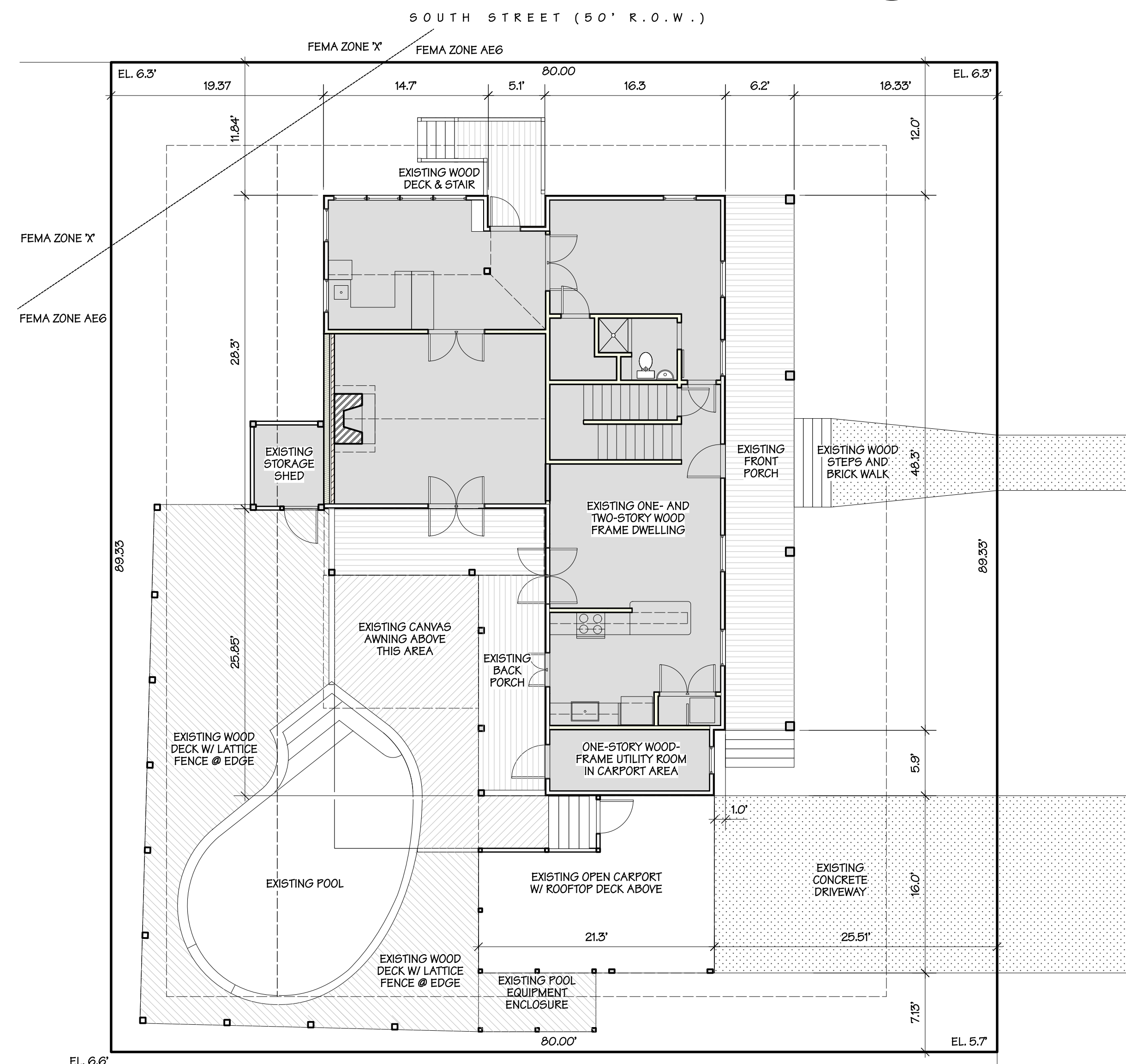
SECOND FLOOR DEMOLITION PLAN
scale: 1/8"=1'-0"



EXISTING SECOND FLOOR PLAN
scale: 1/8"=1'-0"



SITE & FIRST FLOOR DEMOLITION PLAN
scale: 1/8"=1'-0"



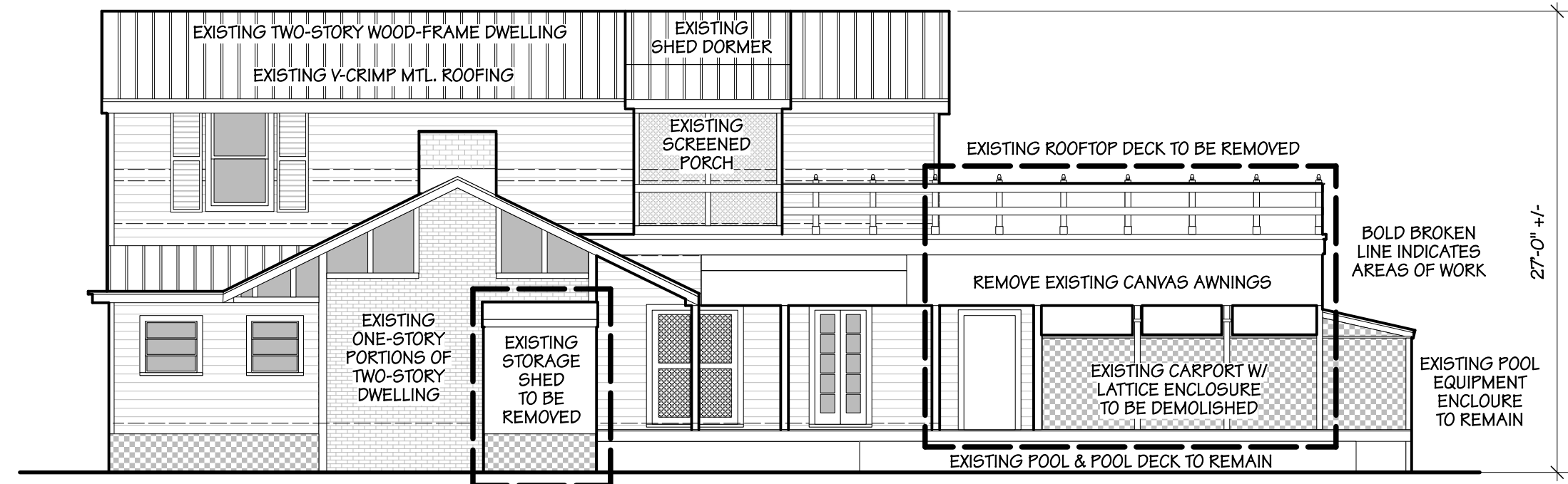
EXISTING SITE & FIRST FLOOR PLAN
scale: 1/8"=1'-0"

renovations & additions to
1400 GRINNELL STREET
KEY WEST, FLORIDA

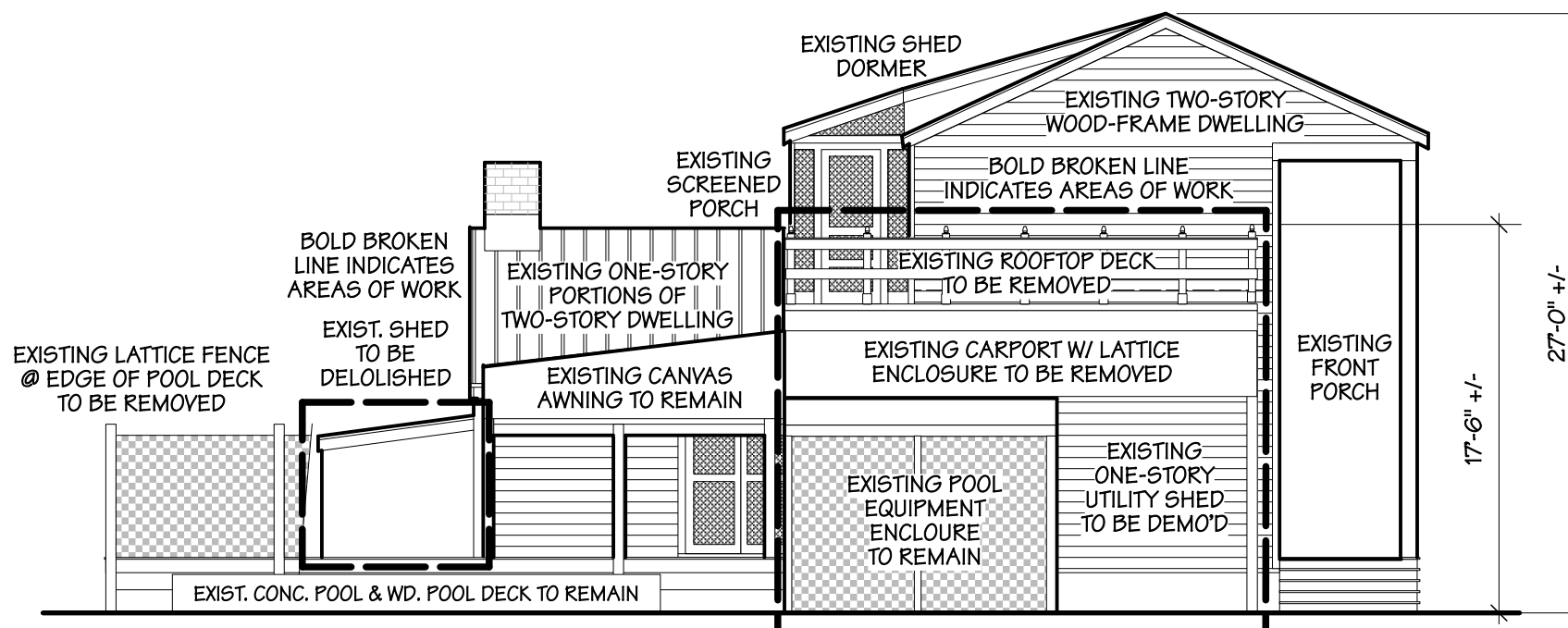
Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

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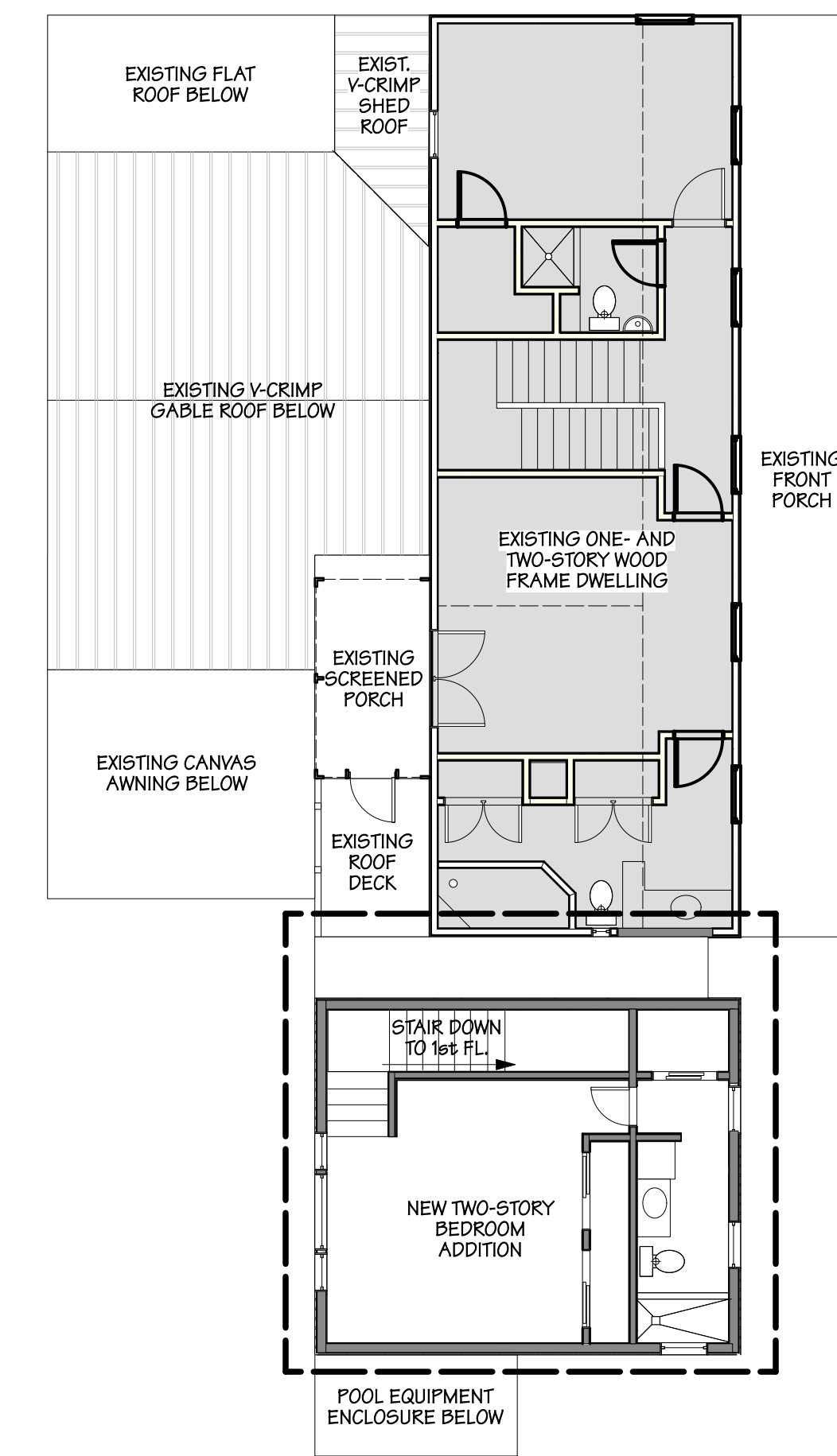
13 OCTOBER 2022



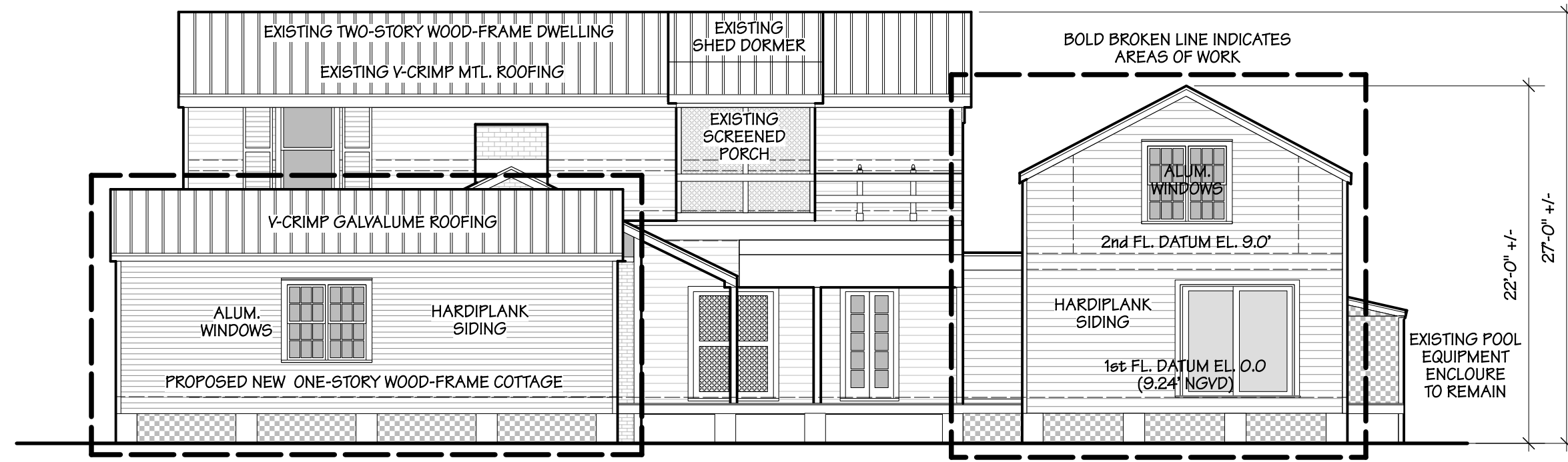
EXISTING WEST ELEVATION
 scale: 1/8"=1'-0"



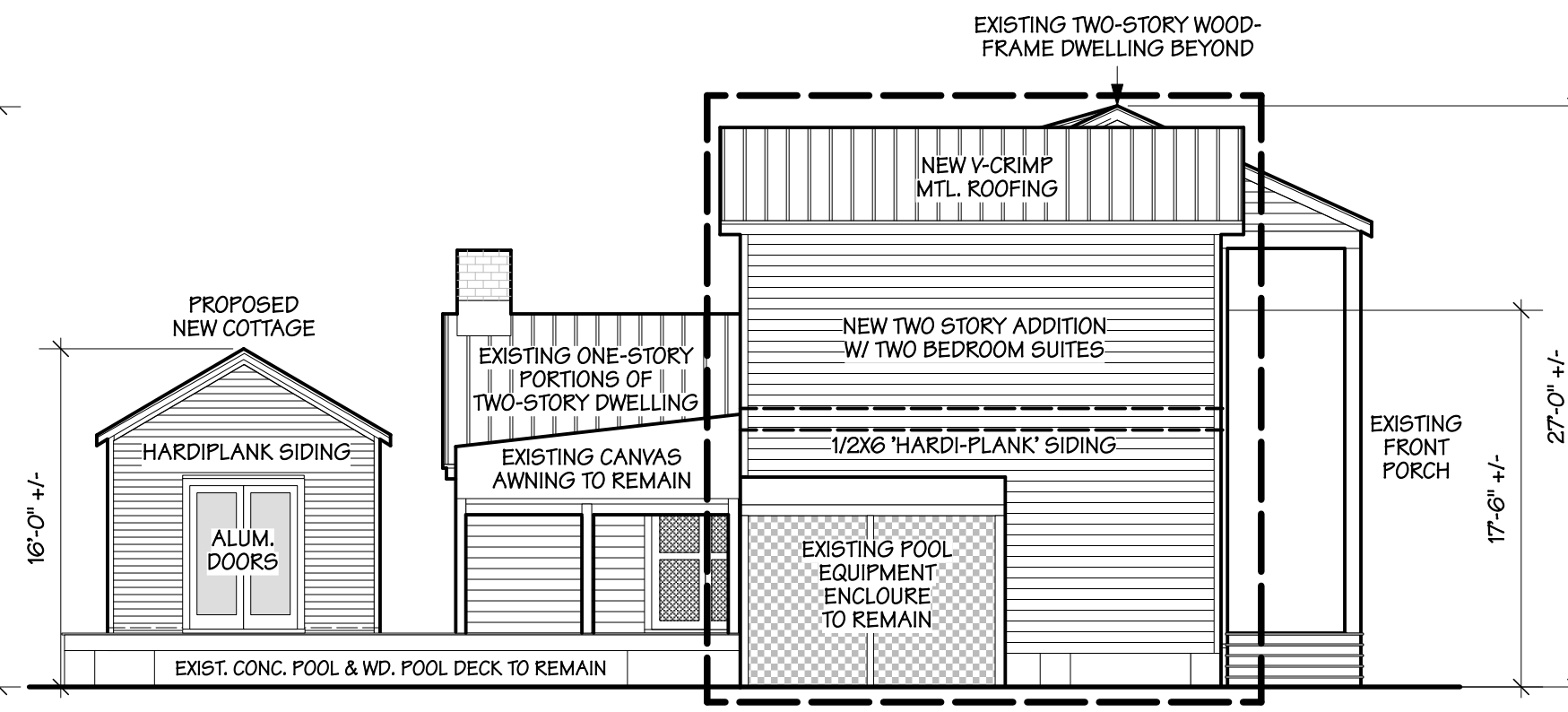
EXISTING SOUTH ELEVATION
 scale: 1/8"=1'-0"



PROPOSED SECOND FLOOR PLAN
 scale: 1/8"=1'-0"



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



PROPOSED SOUTH ELEVATION
 scale: 1/8"=1'-0"

SITE DATA:

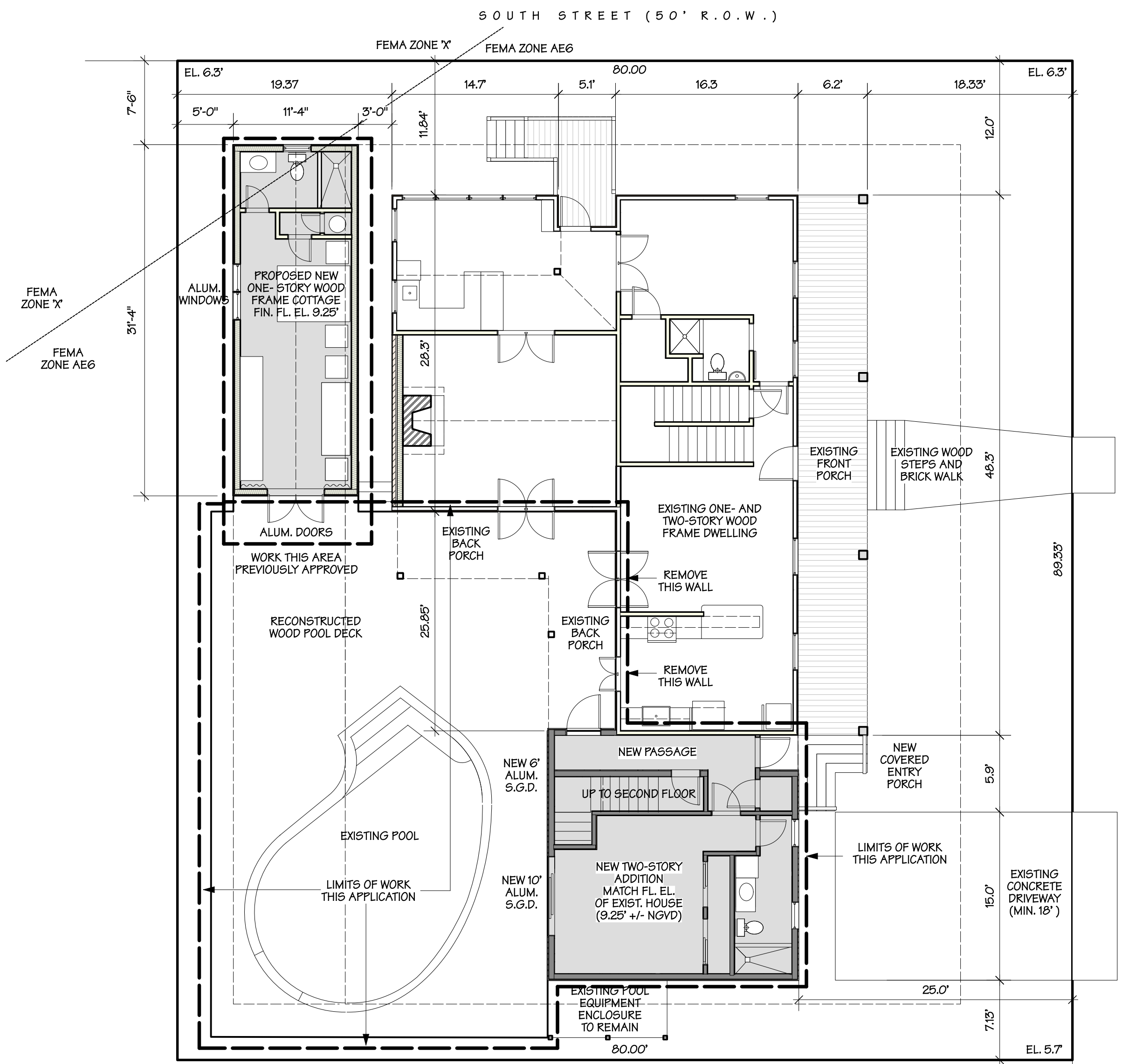
LOT AREA: 7146 S.F.

LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)

FEMA FLOOD ZONE: AE6 (+ SMALL AREA OF ZONE X @ N.W. CORNER OF SITE)

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE:	2858 S.F. (40%)	2431 S.F. (34.0%)	2684 S.F. (37.6%)
ACCESSORY STRUCTURE REAR YARD LOT COVERAGE:	402 S.F. (30%)	ZERO	313 S.F. (23.4%)
IMPERVIOUS SURFACE RATIO:			
BLDG'S:		2431 S.F.	2684 S.F.
POOL:		420	420
DRIVEWAYS:		408	389
ENTRY WALK:		98	98
TOTAL IMPERVIOUS:	4288 S.F. (50%)	3357 S.F. (47.0%)	3591 S.F. (50.3%)
OPEN SPACE RATIO:			
IMPERVIOUS:		3351 S.F.	3591 S.F.
OPEN WOOD DECK:		810	363
TOTAL NON-OPEN SPACE:		4161 S.F. (58.2%)	4554 S.F. (63.7%)
REQ'D OPEN SPACE:	2501 S.F. (35%)	3028 S.F. (41.8%)	2592 S.F. (36.6%)
SETBACKS (PRIMARY STRUCTURE):			
FRONT	10'	18.3'	NO CHANGE
R. SIDE (STREET SIDE)	7.5'	12.0'	12.0'
L. SIDE	5.0'	1.7'	NO CHANGE
REAR	15'	19.4'	NO CHANGE
SETBACKS (ACCESSORY STRUCTURE):			
FRONT	N/A	N/A	7.5'
R. SIDE (STREET SIDE)	7.5'	N/A	N/A
L. SIDE	5'	N/A	N/A
REAR	5'	N/A	5.0'
HEIGHT:			
PRIMARY STRUCTURE:	35'	27' +/-	NO CHANGE
ACCESSORY STRUCTURE:	35'	N/A	16' +/-

SITE DRAINAGE CALCULATIONS
 234 S.F. INCREASE IN IMPERVIOUS AREA X 1" RAINFALL = 19.5 C.F. REQ'D NEW STORMWATER RETENTION VOLUME

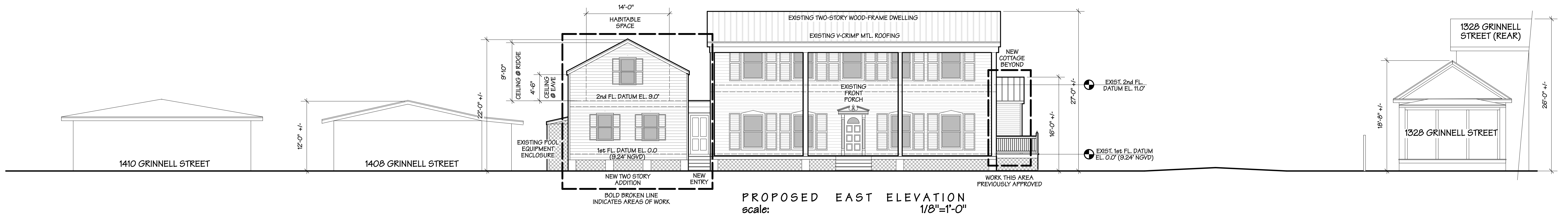


PROPOSED SITE & FIRST FLOOR PLAN
 scale: 1/8"=1'-0"

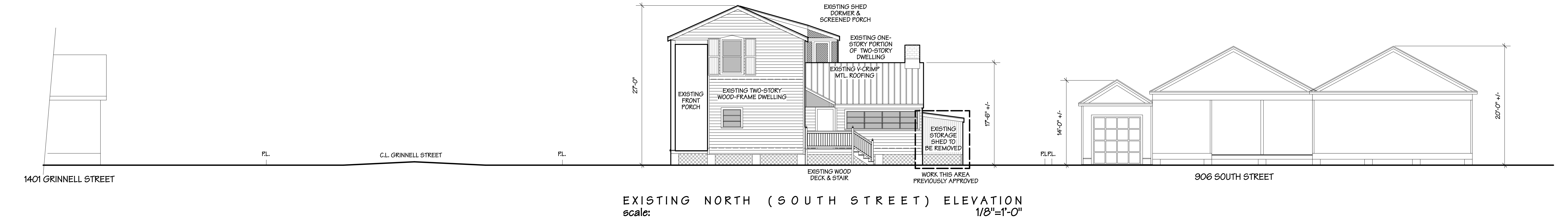
Robert L. Delaune, Architect, p.a.
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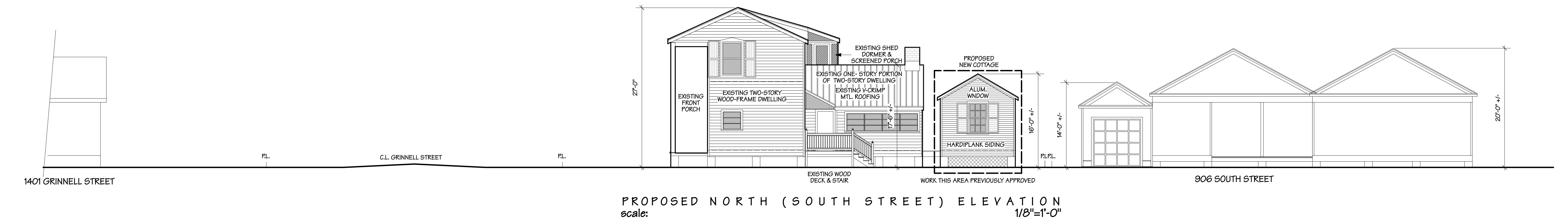
EXISTING EAST ELEVATION
scale: 1/8"=1'-0"



PROPOSED EAST ELEVATION
scale: 1/8"=1'-0"



EXISTING NORTH (SOUTH STREET) ELEVATION
scale: 1/8"=1'-0"



PROPOSED NORTH (SOUTH STREET) ELEVATION
scale: 1/8"=1'-0"

renovations & additions to
1400 GRINNELL STREET
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13 OCTOBER 2022

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 29, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. 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:

NEW ONE AND A HALF-STORY ADDITION WITH ONE-STORY STRUCTURE ATTACHED TO SOUTH ELEVATION OF MAIN HOUSE. DEMOLITION OF CARPORT AND ROOF DECK.

#1400 GRINNELL STREET

Applicant – Robert Delaune Application #H2022-0048

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ROBERT DELAUNE, 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: 400 GRINNELL ST. on the 8TH day of NOVEMBER, 2022.

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 11/29/22, 20 .

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 H2022-0048

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

Signed Name of Affiant:

Robert Delaune
Date: 11/8/22
Address: 619 FAZON ST
City: KEY WEST, FL
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 8 day of November, 2022.

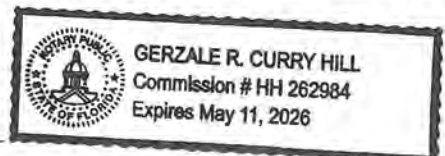
By (Print name of Affiant) Robert Delaune who is personally known to me or has produced as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill
Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires:





1400

Public Meeting Notice

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 00039730-000000
 Account# 1040461
 Property ID 1040461
 Millage Group 10KW
 Location 1400 GRINNELL St, KEY WEST
 Address
 Legal KW WEBB REALTY CO SUB PB1-42 LOTS 1 & 2 SQR 11 TR 18 OR217-277/78 OR379-1052/53 OR751-1901 OR769-1707 OR780-862 OR791-1849 OR796-673M/L OR899-2021 OR989-142 OR1264-152AFF OR1494-2358/59PET OR1495-1303/05ORD OR1568-2428P/R OR2027-2014/15 OR2864-2109/11
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision The Webb Realty Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

DENNIS ALLEN
 1400 Grinnell St
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$486,495	\$526,002	\$531,598	\$537,194
+ Market Misc Value	\$37,169	\$37,918	\$38,666	\$39,415
+ Market Land Value	\$1,073,544	\$705,810	\$652,430	\$705,810
= Just Market Value	\$1,597,208	\$1,269,730	\$1,222,694	\$1,282,419
= Total Assessed Value	\$1,277,005	\$1,239,811	\$1,222,694	\$1,282,419
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,252,005	\$1,214,811	\$1,197,694	\$1,257,419

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,146.00	Square Foot	0	0

Buildings

Building ID 3115
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3610
 Finished Sq Ft 2171
 Stories 2 Floor
 Condition GOOD
 Perimeter 314
 Functional Obs 0
 Economic Obs 0
 Depreciation % 8
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1979
 EffectiveYearBuilt 2013
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED
 Bedrooms 3
 Full Bathrooms 3
 Half Bathrooms 0
 Grade 600
 Number of Fire Pl 1

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	336	0	0
FLA	FLOOR LIV AREA	2,171	2,171	0
OOU	OP PR UNFIN UL	484	0	0
OPF	OP PRCH FIN LL	553	0	0
PUF	SC PRCH FIN UL	66	0	0
TOTAL		3,610	2,171	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CUSTOM PATIO	1978	1979	1	450 SF	3
CONC PATIO	1978	1979	1	512 SF	2
WOOD DECK	1978	1979	1	750 SF	3
BRICK PATIO	1984	1985	1	105 SF	4
FENCES	1984	1985	1	60 SF	5
WALL AIR COND	1994	1995	1	1 UT	1
RES POOL	2006	2007	1	375 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/12/2017	\$1,475,000	Warranty Deed	2131547	2864	2109	02 - Qualified	Improved	TAPOROWSKI VINCENT REV LIV TRUST 5/12/2004	
4/5/1999	\$555,000	Warranty Deed		1568	2428	Q - Qualified	Improved		
9/1/1986	\$210,000	Warranty Deed		989	142	Q - Qualified	Improved		

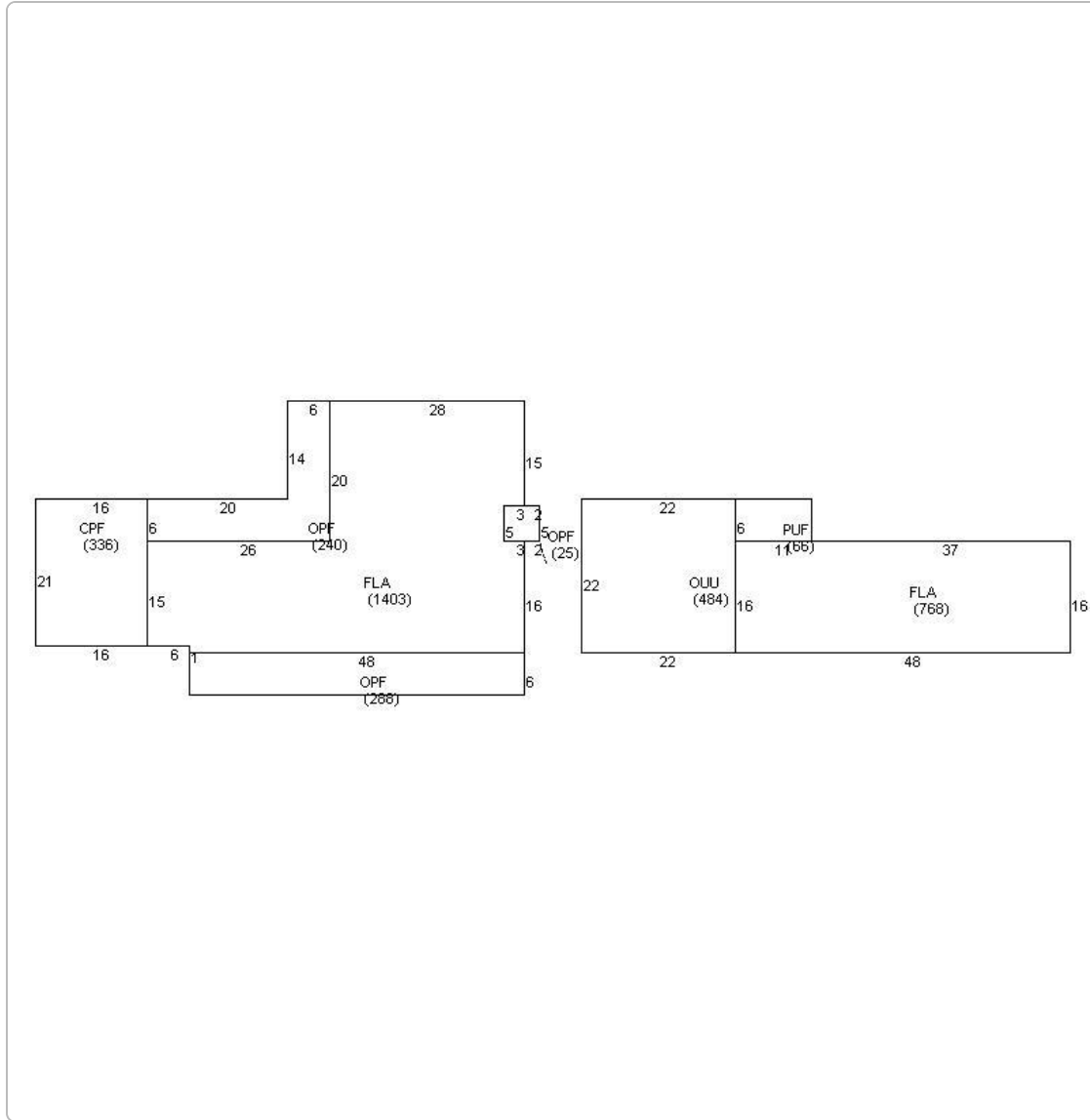
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-0214	1/23/2013	1/23/2013	\$4,000	Residential	REMOVE DECKING AND ROOF OVER EXISTING MODIFIED RUBBER WITH SAME
06-3116	5/22/2006	8/11/2006	\$4,500	Residential	REPLACE FIBERGLAWS SHINGLES WITH V-CRIMP=1,00 SF
02-1296	5/22/2002	9/5/2002	\$3,000	Residential	EXTERIOR PAINTING
99-1388	4/26/1999	11/5/1999	\$2,000	Residential	SECURITY ALARM
98-2944	10/22/1998	11/5/1999	\$2,390	Residential	INSTALL SECURITY ALARM
98-1130	4/8/1998	10/22/1998	\$2,800	Residential	REPLACE 12 SQS SHINGLES
B941723	5/1/1994	12/1/1994	\$895	Residential	REPAIR/REPLACE GUTTER

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



