

# **Staff Report**

- 7a Renovate existing two story structure. Construct new wood deck. Provide new sets of stairs with covered landing. Replace existing windows. Repair damage members. - **#1009 Grinnell Street, Seatech of the Florida Keys (H11-01-1074)**

The house located on #1009 Grinnell Street is listed as a contributing resource. The two story frame structure was built circa 1924. The applicant proposes a new exterior staircase to be built on the south side of the house. The stair includes a covered landing on the second floor. A new wood deck is proposed on the back of the house. The existing jalousie windows will be replaced with two over two true divided lites wood windows and louvered wood shutters will be installed. Repairs to rotted wood and board and batten siding is also proposed. The plans also include a new fence; the actual front fence is located outside of the property line on city's sidewalk.

Guidelines that should be reviewed for this after the fact request:

For the proposed exterior staircase (Additions, alterations and new construction pages 36-38a);

*(5) Additions should be attached to less publicly visible secondary elevations of a historic structure.*

*(6) Additions should not alter the balance and symmetry of an historic structure.*

Secretary of the Interior's Standards (page 16 of the guidelines);

Standard 1

*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

For the deck (pages 39-40 of the guidelines);

*(4) The proportion of decking, patio or pool dimensions shall not exceed fifty percent of the total lot minus the building footprint.*

For window replacements (pages 29-30 of the guidelines);

*(3) Replacement windows on contributing structures should be made to fit the original window opening without the use of blocking infill. Such replacement windows, sills muntins, sashes, surrounds and other window features should be of similar and compatible configuration, material, size, design, and placement as those of original windows.*

Staff understands that this house is in need of repairs. The applicant is proposing true divided wood windows, which are an appropriate replacement for jalousie windows in a historic house. Staff understands that the proposed exterior staircase will have an adverse effect on the house; the proposed stair and its covered landing will be visible from the street and will alter the balance of the building. There is no evidence in the Sanborn maps that this house had an exterior staircase.

It is staff's belief that the proposed design of a new exterior staircase is in conflict with the guidelines. The proposed new replacement windows as well as the new proposed deck are consistent with the guidelines. The proposed front fence will be 4' height wood picket.

# **Application**





**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 111-01-1074



HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: DAVID HOWARD DATE: 8-5-11

OWNER'S ADDRESS: 1009 GRinnell St, Key West, FL 33040 PHONE #: 516-578-5829

APPLICANT'S NAME: SEATECH OF THE FLORIDA KEYS PHONE #: 305-294-9993

APPLICANT'S ADDRESS: 830 CRANE BLVD, Summerland Key, FL 33042

ADDRESS OF CONSTRUCTION: 1009 GRinnell St, Key West, FL 33040 # OF UNITS:     

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: RENOVATE EXISTING TWO STORY STRUCTURE. REMOVE REAR DETERIORATED PORTION OF BUILDING. Construct New WOOD DECK in its Place. PROVIDE NEW SET OF STAIRS WITH A COVERED LANDING ALONG SOUTHEAST SIDE OF THE BUILDING. REPLACE EXISTING WINDOWS THROUGHOUT, REPAIR DAMAGED MEMBERS THROUGHOUT TO MATCH EXISTING.

*Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083*

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This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 8-5-11

Applicant's Signature: [Signature]

**Required Submittals**

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred 8/23/11

Reason for Deferral or Denial:

8/23/11 prepared at the request of the applicant process

HARC Comments:

House was built circa 1924. Two story frame vernacular contributing.  
Ordinance for demolition  
Guidelines for additions/alterations  
Guidelines for entrances  
Guidelines for windows.

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 8/23/11

Signature: [Signature]

Historic Architectural  
Review Commission



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

August 25, 2011

Mr. Erik Myers  
Seatech of the Florida Keys  
830 Crane Blvd.  
Summerland Key, Florida 33042

**RE: REMOVE EXISTING TWO STORY STRUCTURE. CONSTRUCT  
NEW WOOD DECK. PROVIDE NEW SET OF STAIRS WITH COVERED  
LANDING. REPLACE EXISTING WINDOWS. REPAIR DAMAGED  
MEMBERS. REMOVE REAR DETERIORATED PORTION OF  
BUILDING  
FOR: #1009 GRINNELL STREET - HARC APPLICATION # H11-01-1074  
KEY WEST HISTORIC DISTRICT**


Dear Mr. Myers:

This letter is to notify you that the Key West Historic Architecture Review Commission **postponed** the proposed design and the first reading for demolition for the above mentioned project on the public hearing held on Tuesday, August 23, 2011. The Commissioners motioned to postpone the item as requested by the representative from Seatech.

In order for me to include this item on the next agenda for September 13, 2011 I need revised drawings to be submitted no latter than Friday August 26. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

## **Project Photos**





Photo taken by the Property Appraiser's office c1965; 1009 Grinnell St.; built c 1924;  
Monroe County Library

Photographs



FRONT ELEVATION



FRONT ELEVATION





FRONT PORCH



FRONT SECOND FLOOR PORCH, RAILING TO BE REPAIRED





FRONT PORCH



FRONT PORCH



DETERIORATED REAR PORTION OF STRUCTURE TO BE REMOVED AND  
REPLACED WITH NEW WOOD DECK



EXISTING BLOCK PIERS TO BE REMOVED AND REPLACED WITH NEW  
CONCRETE PIERS



DETERIORATED REAR PORTION OF STRUCTURE TO BE REMOVED



SOUTH WEST SIDE OF HOUSE  
LOOKING TOWARDS THE FRONT





SOUTH WEST SIDE OF HOUSE  
LOOKING TOWARDS THE FRONT



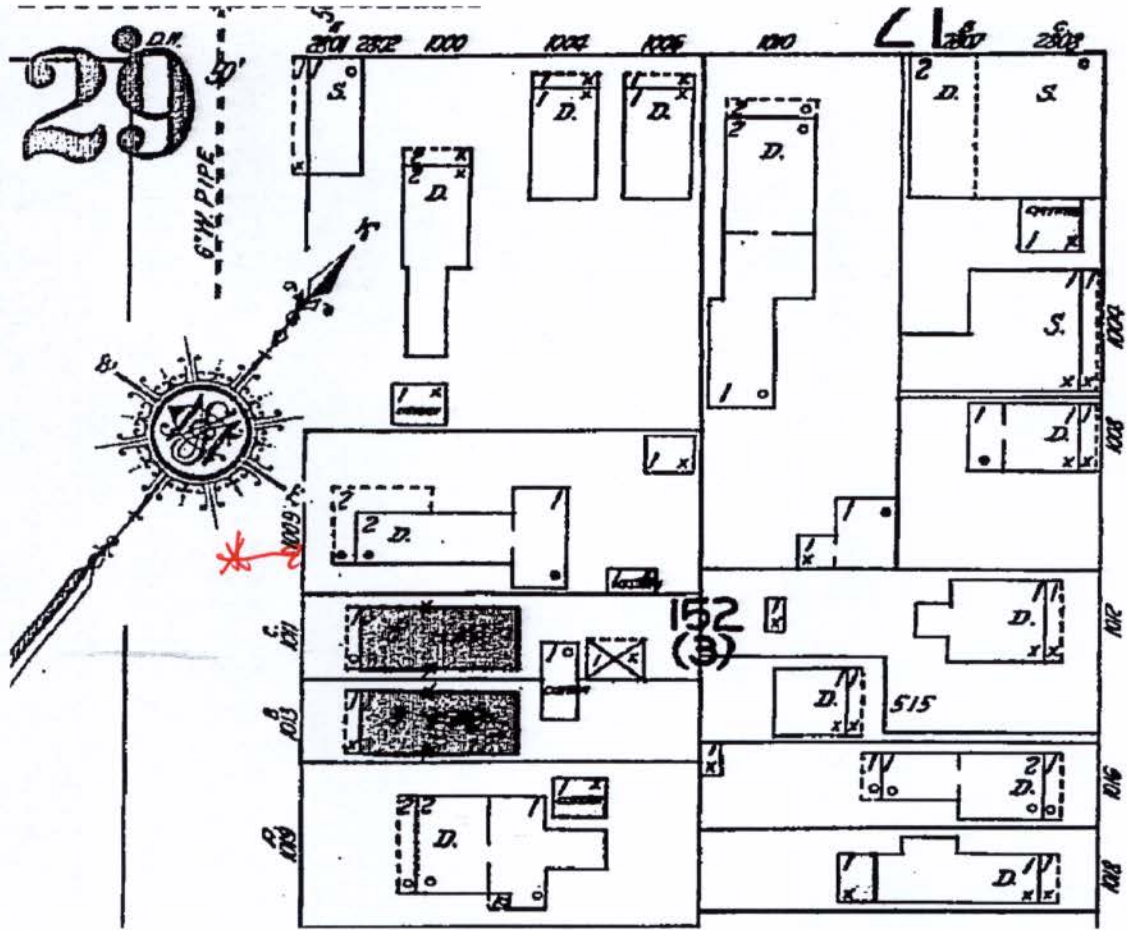
SOUTH WEST SIDE OF HOUSE  
LOOKING TOWARDS THE FRONT



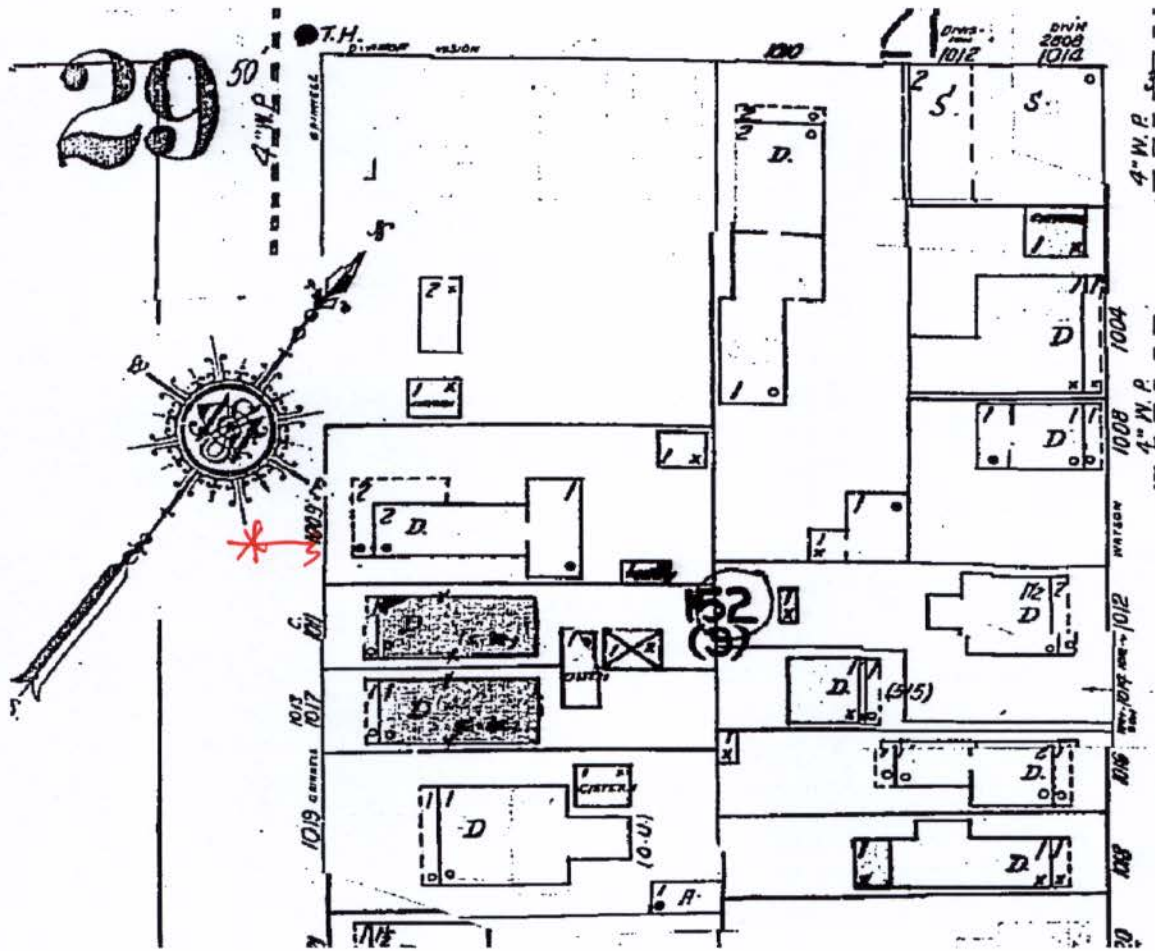
SOUTHEAST SIDE OF THE HOUSE, NEW STAIRS AND COVERED LANDING TO  
BE INSTALLED HERE

# **Sanborn Maps**

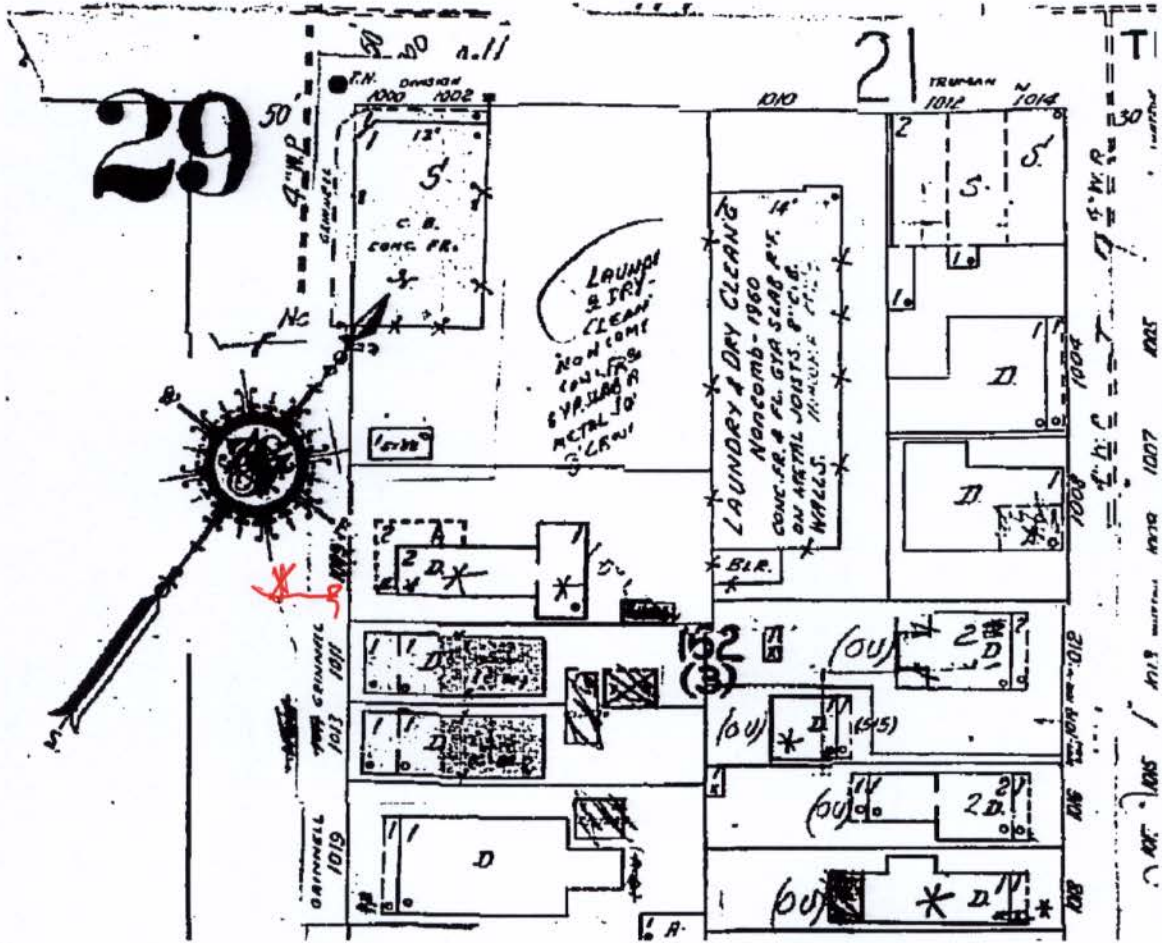




#1009 Grinnell Street Sanborn map 1926 copy



#1009 Grinnell Street Sanborn map 1948 copy

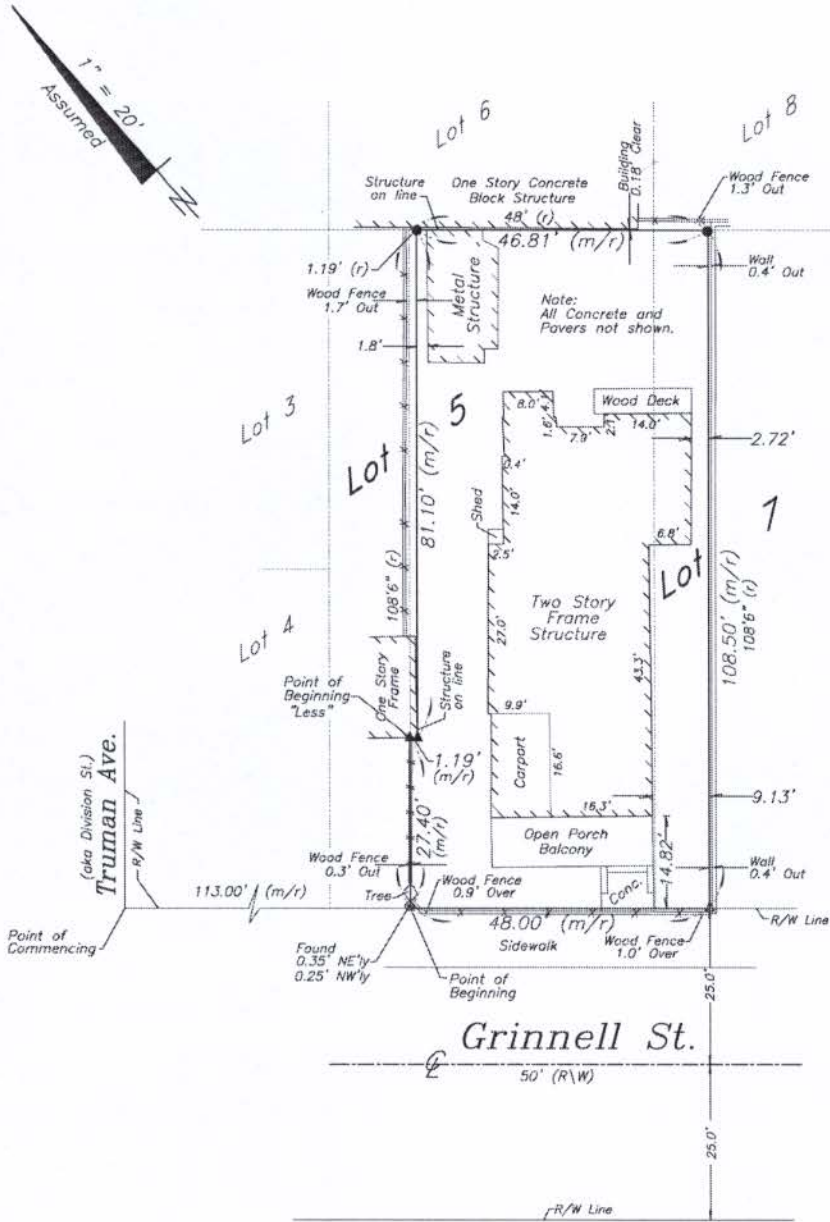


#1009 Grinnell Street Sanborn map 1962 copy



# Survey

# Boundary Survey Map of part of Square 3, Tract 13, Island of Key West



### LEGEND

- ⊙ Found 1/2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (5234)
- △ 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

NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

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



Professional Surveyor & Mapper  
PSM #6298

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

## **Amended Plans**



**SITE DATA**

ZONING DISTRICT: HMDR  
 FLOOD ZONE: X  
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005  
 LEGAL DESCRIPTION: KW G.G. WATSON SUB 1-209 PT LTS 5-7 SQR 3 TR 13

**DESIGN DATA**

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

OCCUPANCY CLASSIFICATION: R3  
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:  
 WIND LOAD: 150 MPH (ASCE 7-05) (3 SEC. GUST, EXPOSURE "C")  
 FLOOR LIVE LOAD: 40 PSF

**INDEX OF DRAWINGS**

- T-1 - SITE DATA
- A-1 - FIRST FLOOR PLANS
- A-2 - SECOND FLOOR PLANS
- A-3 - ELEVATIONS
- A-4 - ELEVATIONS
- A-5 - ELEVATIONS

**GENERAL NOTES**

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2007 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2007 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
16. ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

**LEGEND**

SYMBOLS		MATERIAL INDICATIONS		ABBREVIATIONS	
	ELEVATION MARK		CONCRETE	&	AND
	WALL TYPE SYMBOL		COMPACTED EARTH FILL	@	AT
	WINDOW TYPE SYMBOL		STUCCO OR GYPSUM WALL BOARD	APPROX. FT.	APPROXIMATE (LY) FOOTFEET
	DOOR NUMBER SYMBOL		CONCRETE MASONRY UNIT	F.F.L.	FINISH FLOOR LEVEL
	ROOM NAME AND ROOM NUMBER		BRICK	IN.	INCH
	DETAIL OR SECTION AREA		BATT INSULATION	MAX.	MAXIMUM
	DETAIL OR SECTION NUMBER		RIDGE INSULATION	MIN.	MINIMUM
	SHEET WHERE DETAIL IS SHOWN		SAND	#	NUMBER
	DETAIL OR SECTION		GRAVEL	O.C.	ON CENTER
	SECTION		CONTINUOUS WOOD FRAMING	L.B.	POUND
	SHEET WHERE DETAIL IS TAKEN		WOOD BLOCKING	PSI	POUND PER SQUARE INCH
			FINISH WOOD	P.T.	PRESSURE TREATED
				SF.	SQUARE FOOT/FEET
				T & G	TONGUE AND GROOVE
				WWM	WELDED WIRE MESH

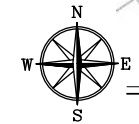
# HOWARD RESIDENCE

## 1009 GRINNELL STREET KEY WEST, FLORIDA

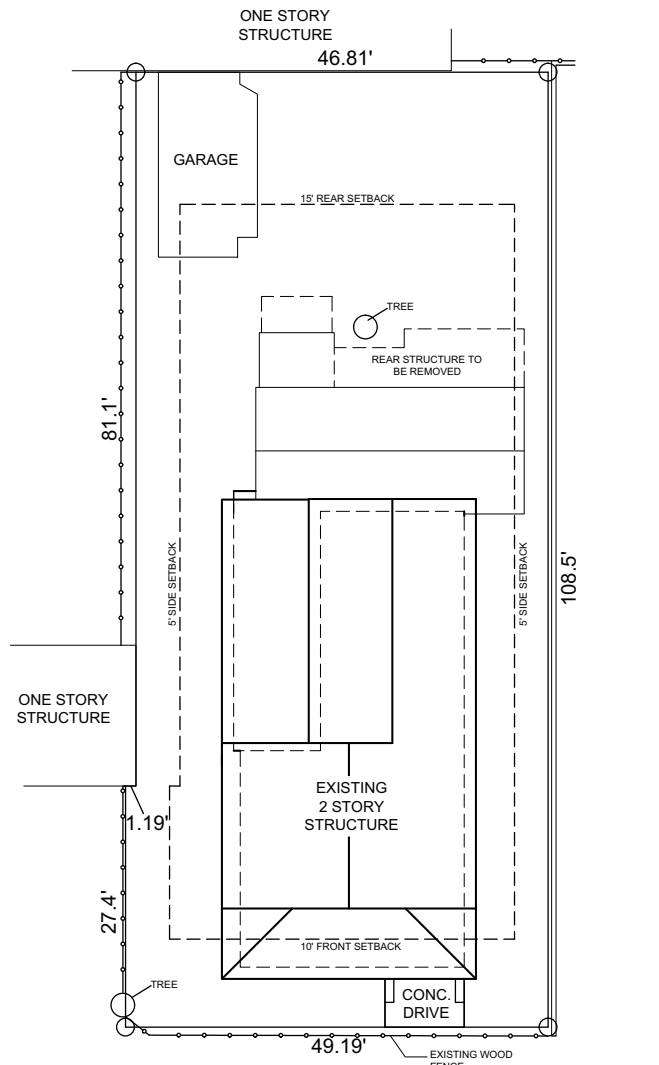
SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	5,111 SF	5,111 SF	5,111 SF	
BUILDING AREA	2,378 SF	2,044.6 SF	2,294 SF	REDUCED
BUILDING COVERAGE %	47.2%	40%	44.8%	REDUCED
IMPERVIOUS COVERAGE	2,332.5 SF	3,066.9 SF	2,374 SF	
IMPERVIOUS COVERAGE %	45.6%	60%	46%	
BUILDING HEIGHT	<30'-0"	30'-0"	<30'-0"	
FRONT SETBACK	6'-10"	10'-0"	6'-10"	
SIDE SETBACK	2'-8"	5'-0"	2'-8"	
REAR SETBACK	0'-0"	15'-0"	0'-0"	

**SITE DRAINAGE CALCULATIONS**

TOTAL LOT SIZE.....5111 SQ. FT.  
 ADDITIONAL IMPERVIOUS COVERAGE.....42 SQ. FT.  
 CUBIC FT. REQUIRED 42/25 SFX2= 3.36 CU. FT.  
 CUBIC FT. PROVIDED 3.75 CU. FT.  
 5 LINEAR FEET OF SWALE PROVIDED  
 .75 CU. FT/FT.  
  
**SWALE DETAIL**  
 N.T.S.  
MODIFIED FROM THE LAYMAN'S BROCHURE, GUIDELINES FOR PREPARATION OF A SITE PLAN FOR SINGLE FAMILY AND DUPLEX LOTS IN MONROE COUNTY, GUIDELINES FOR EXPANSION OF EXISTING HOMES, MONROE COUNTY.

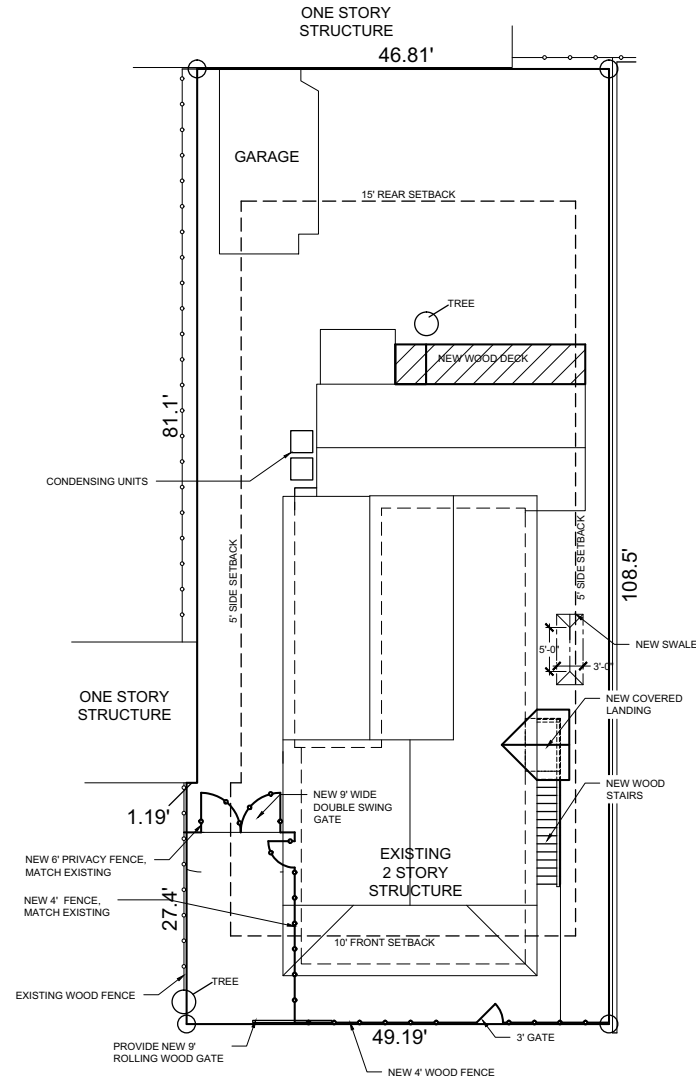


**LOCATION MAP**



**GRINNELL STREET**  
**EXISTING SITE PLAN**

SCALE:1"=10'-0"



**GRINNELL STREET**  
**PROPOSED SITE PLAN**

SCALE:1"=10'-0"

REVISIONS

NO.	DATE	DESCRIPTION

JOB: \_\_\_\_\_  
 START DATE: 12-08-10  
 ISSUE DATE: ---  
 DRAWN: EKM

**DEMOLITION NOTES**

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB SITE, AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE, COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COST OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENT, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS ASSOCIATED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO TEMPORARILY SUPPORT STRUCTURAL MEMBERS DURING CONSTRUCTION. BRACING & SHORING OF STRUCTURAL MEMBERS SHALL BE DESIGNED AND/OR APPROVED BY A PROFESSIONAL ENGINEER.
7. DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ONSITE WHEN SPECIFICALLY APPROVED BY THE ENGINEER.

**DOOR SCHEDULE**

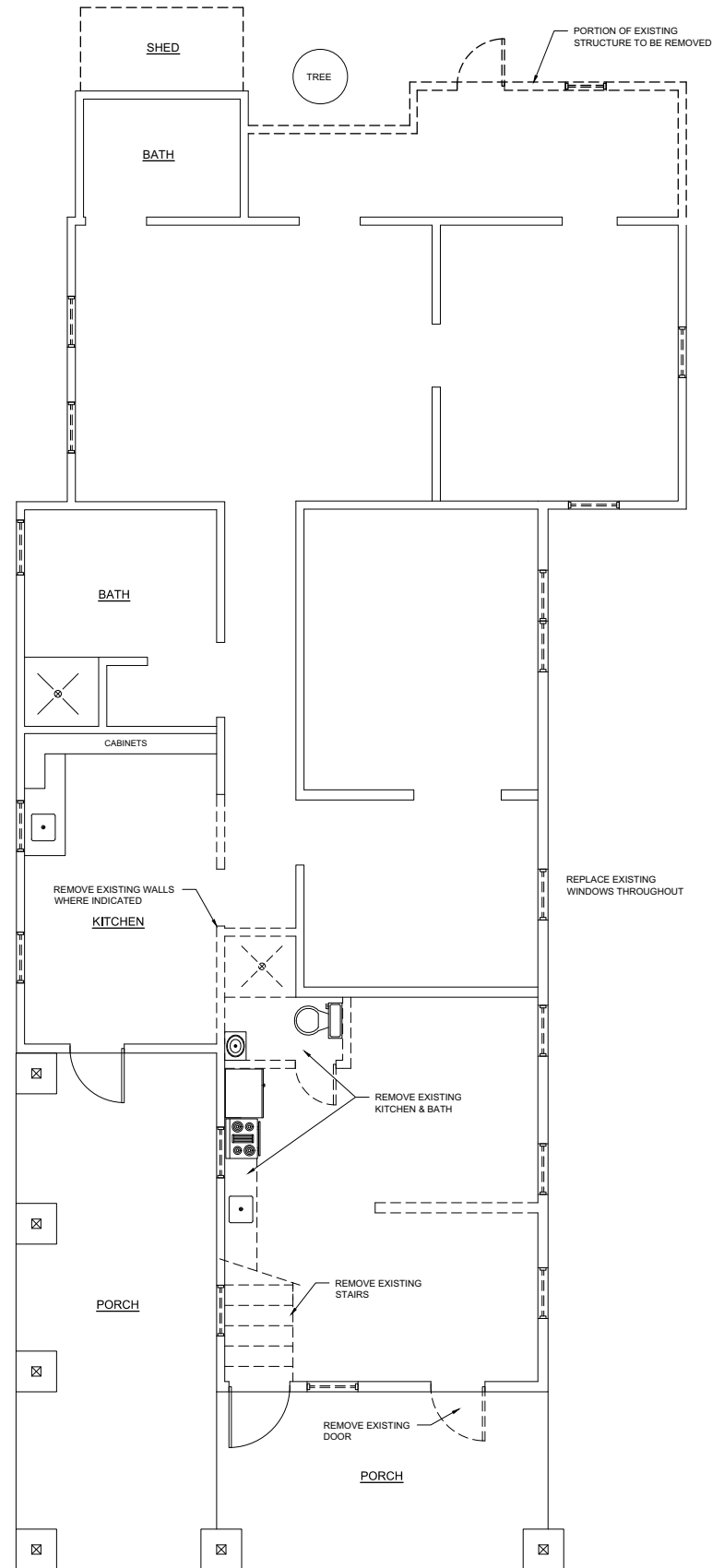
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
01	6'-0"x6'-8"x1 3/4"	DOUBLE SWING	
02	3'-0"x6'-8"x1 3/4"	SWING	
03	2'-0"x6'-8"x1 3/4"	SWING	

\*NON RATED HISTORIC WOOD DOORS AS PRESCRIBED BY THE CITY OF KEY WEST & HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC) FOR HISTORIC CONTRIBUTING STRUCTURES

**WINDOW SCHEDULE**

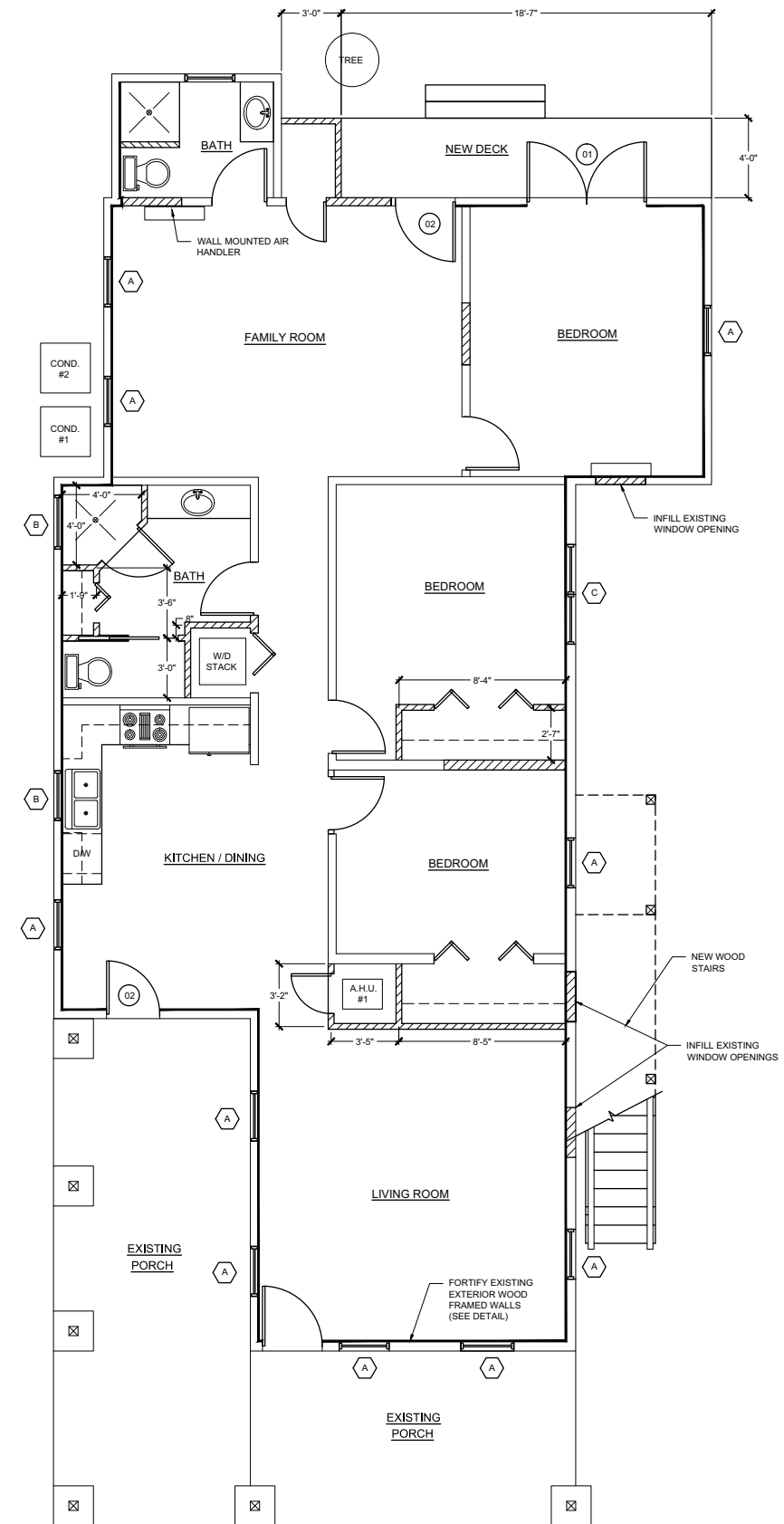
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
A	30"x66"	SINGLE HUNG	
B	30"x30"	SINGLE HUNG	
C	(2) 30"x66"	SINGLE HUNG	

\*NON RATED HISTORIC WOOD WINDOWS AS PRESCRIBED BY THE CITY OF KEY WEST & HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC) FOR HISTORIC CONTRIBUTING STRUCTURES



**EXISTING FIRST FLOOR PLAN**

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



**PROPOSED FIRST FLOOR PLAN**

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

REVISIONS

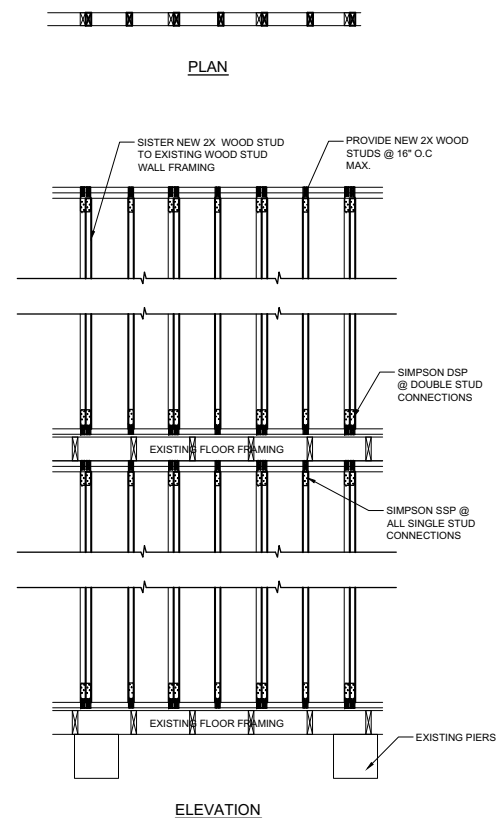
JOB:  
 START DATE: 12-08-10  
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 DRAWN: EKM

DOOR SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
01	6'-0"x6'-8"x1 3/4"	DOUBLE SWING	
02	3'-0"x6'-8"x1 3/4"	SWING	
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\*NON RATED HISTORIC WOOD DOORS AS PRESCRIBED BY THE CITY OF KEY WEST & HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC) FOR HISTORIC CONTRIBUTING STRUCTURES

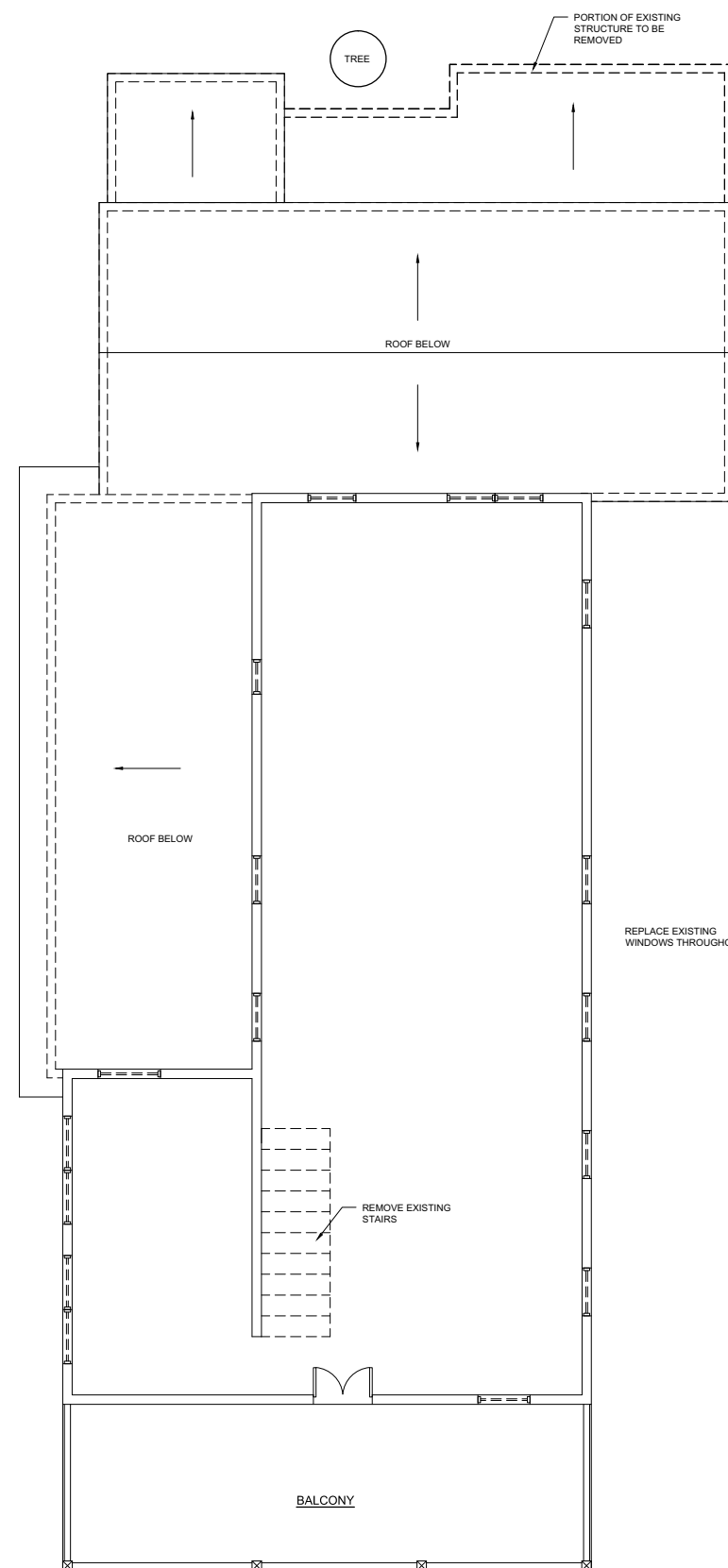
WINDOW SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
A	30"x66"	SINGLE HUNG	
B	30"x30"	SINGLE HUNG	
C	(2) 30"x66"	SINGLE HUNG	

\*NON RATED HISTORIC WOOD WINDOWS AS PRESCRIBED BY THE CITY OF KEY WEST & HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC) FOR HISTORIC CONTRIBUTING STRUCTURES



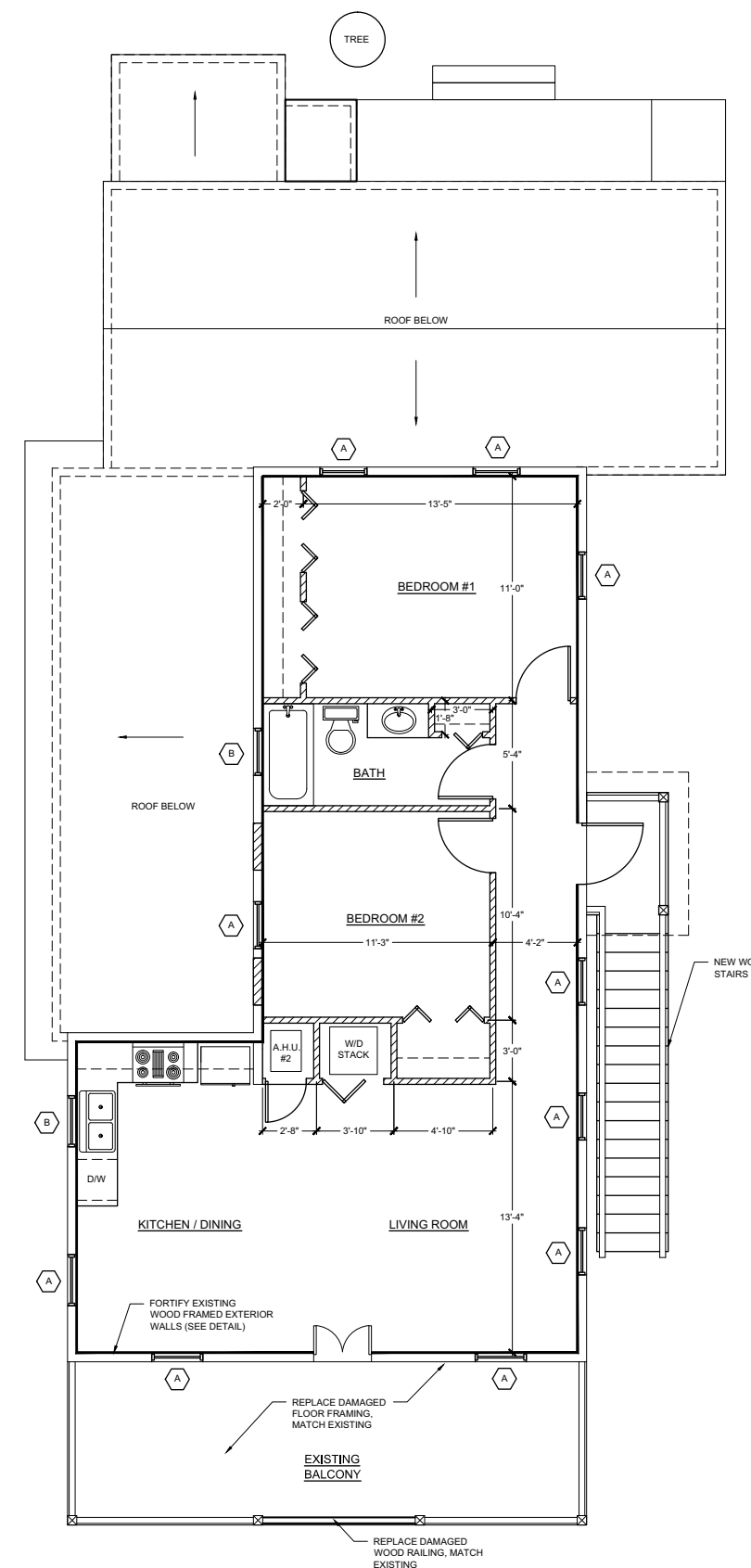
WALL DETAIL

SCALE: 1/2"=1'-0"



EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

**HOWARD RESIDENCE**  
 1009 GRINNELL STREET  
 KEY WEST, FLORIDA

REVISIONS

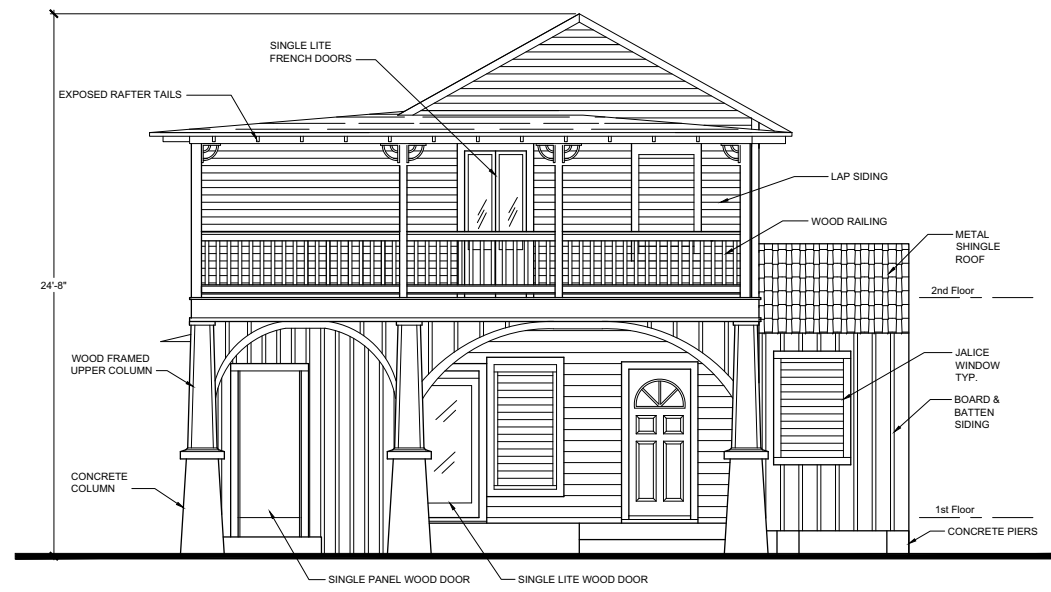
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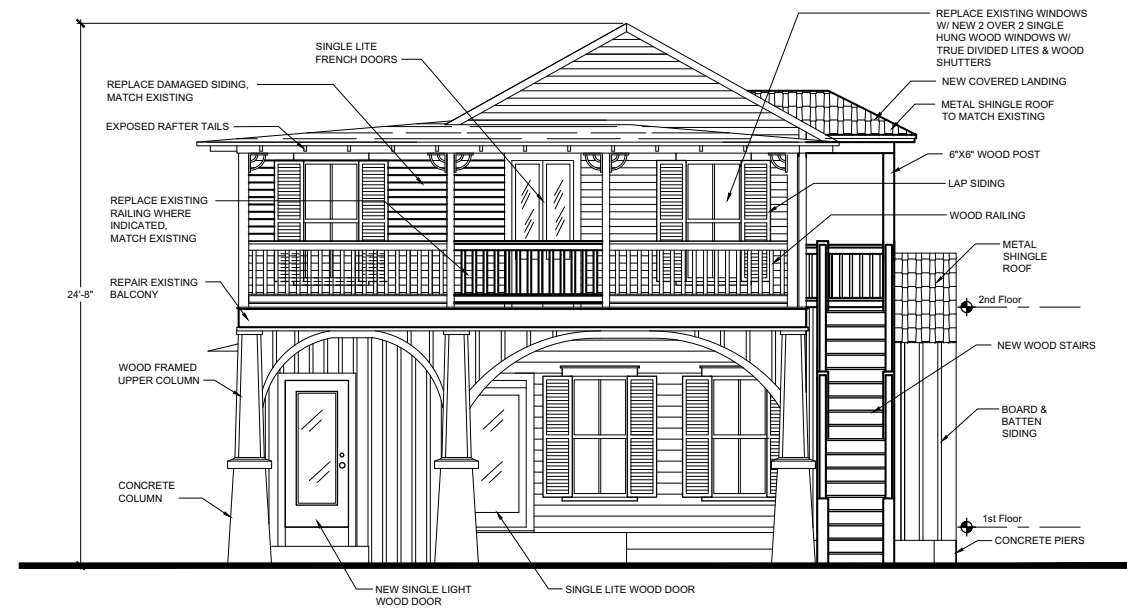
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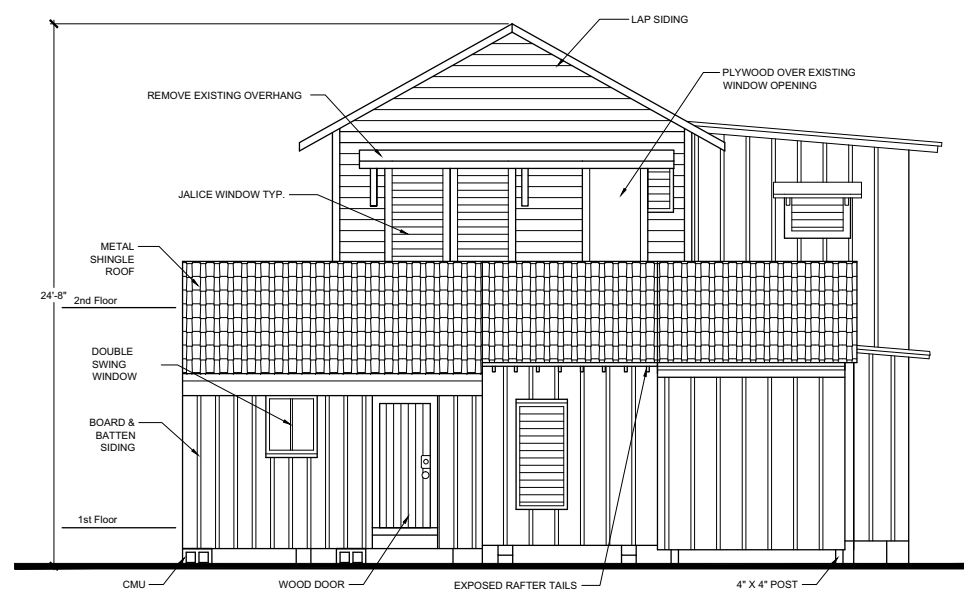


**EXISTING SOUTHWEST ELEVATION**  
 SCALE: 1/4"=1'-0"

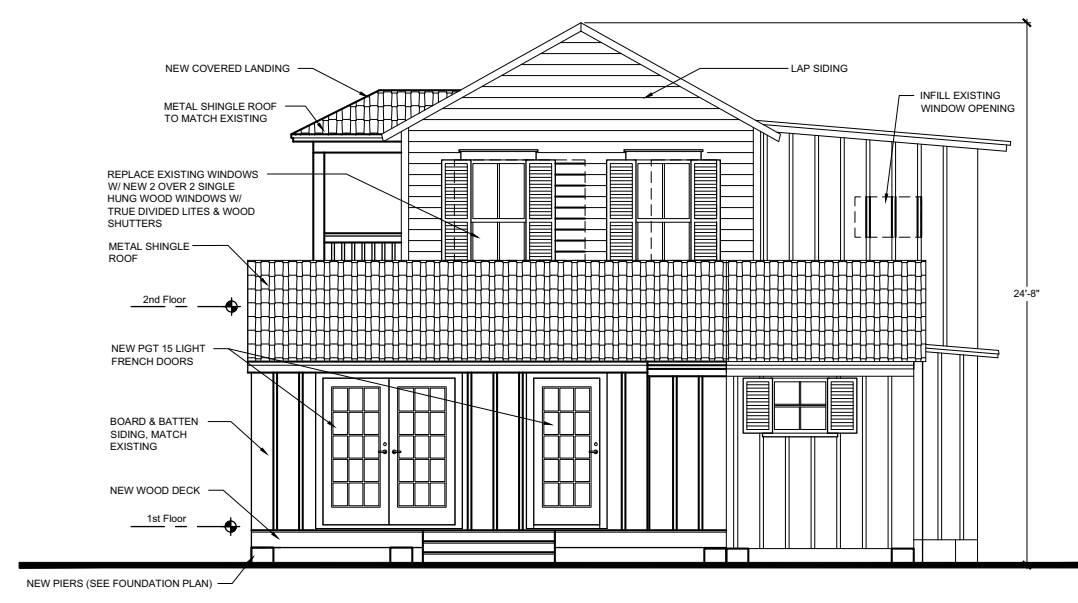


**PROPOSED SOUTHWEST ELEVATION**  
 SCALE: 1/4"=1'-0"

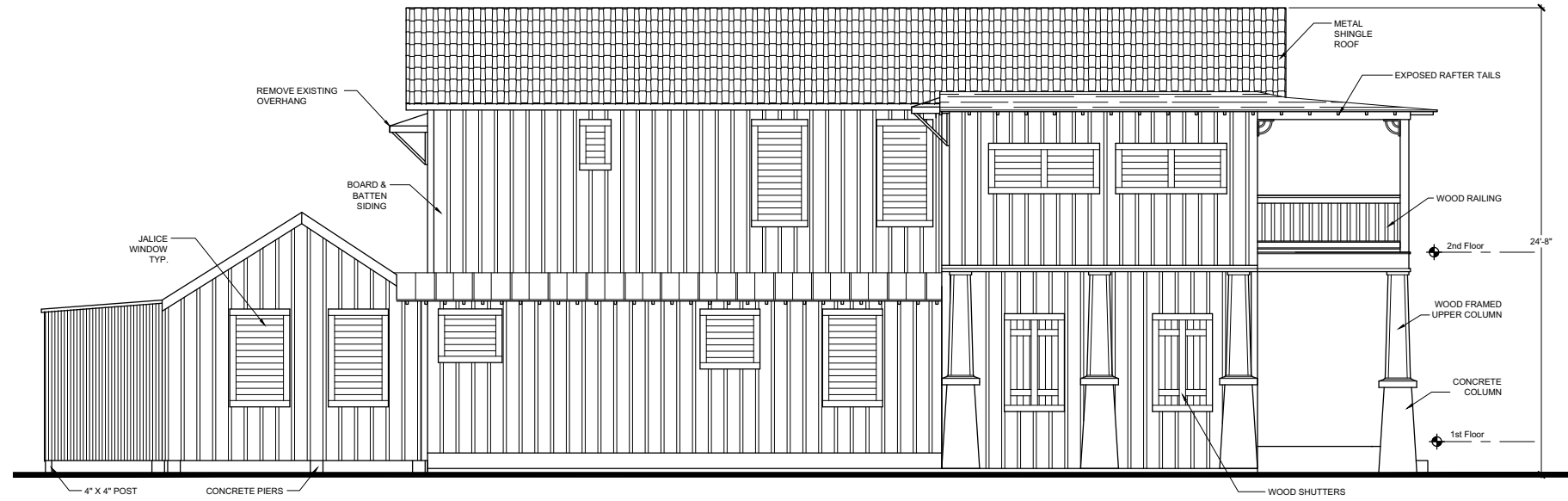
NOTES:  
 - REPLACE EXISTING WINDOWS THROUGHOUT  
 - REPAIR DAMAGED SIDING & TRIM THROUGH OUT, MATCH EXISTING  
 - PAINT EXTERIOR, COLOR TO MATCH EXISTING



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



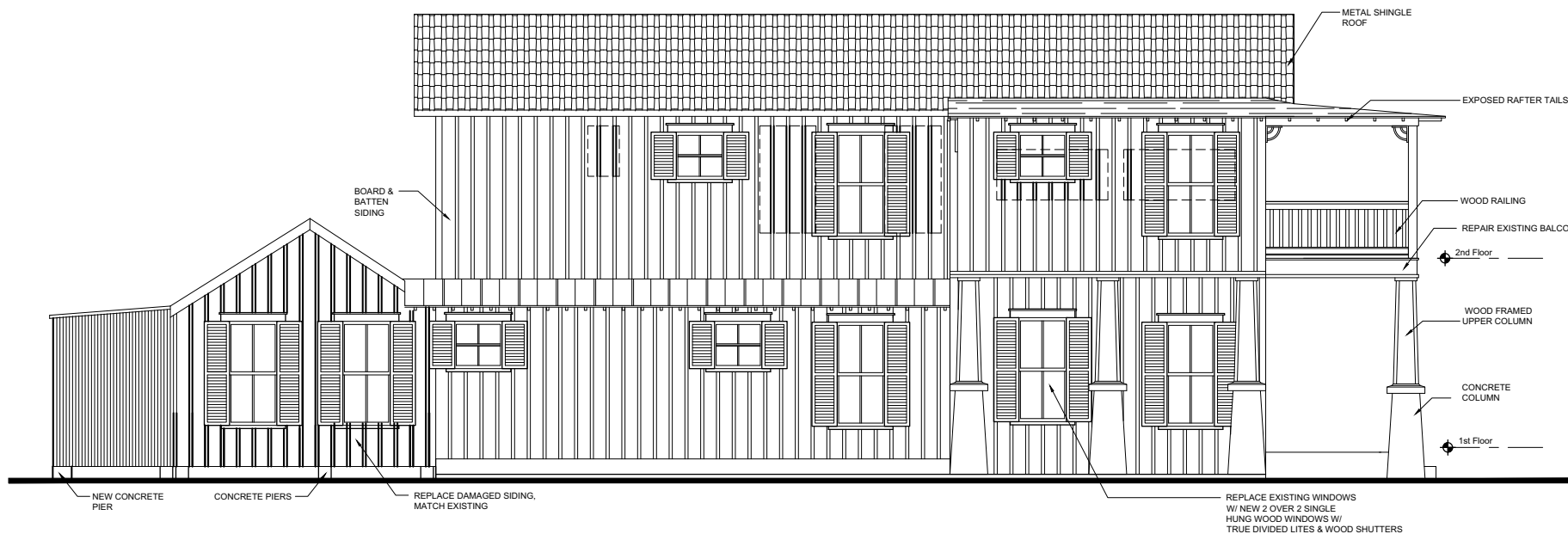
**PROPOSED NORTHEAST ELEVATION**  
 SCALE: 1/4"=1'-0"



**EXISTING NORTHWEST ELEVATION**

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

- NOTES:
- REPLACE EXISTING WINDOWS THROUGHOUT
  - REPAIR DAMAGED SIDING & TRIM THROUGH OUT, MATCH EXISTING
  - PAINT EXTERIOR, COLOR TO MATCH EXISTING



**PROPOSED NORTHWEST ELEVATION**

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

REVISIONS

JOB:

START DATE: 12-08-10

ISSUE DATE: ---

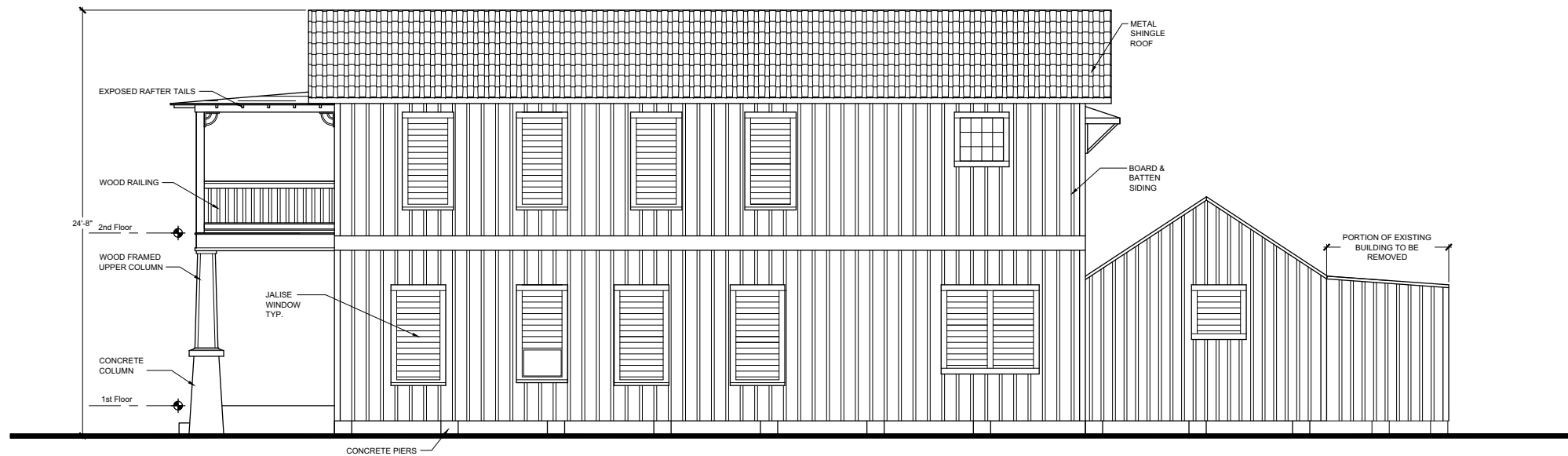
DRAWN: EKM

**HOWARD RESIDENCE**  
 1009 GRINNELL STREET  
 KEY WEST, FLORIDA

REVISIONS

JOB:  
 START DATE: 12-08-10  
 ISSUE DATE: ---  
 DRAWN: EKM

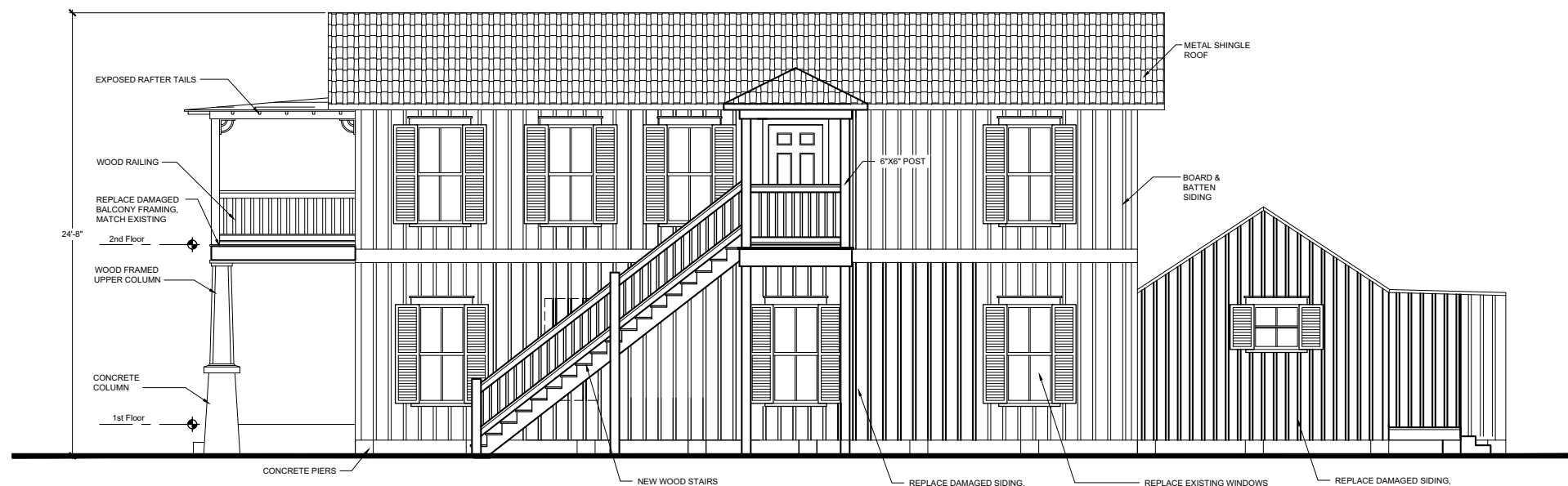
**A-5**



**EXISTING SOUTHEAST ELEVATION**

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

- NOTES:  
 - REPLACE EXISTING WINDOWS THROUGHOUT  
 - REPAIR DAMAGED SIDING & TRIM THROUGH OUT, MATCH EXISTING  
 - PAINT EXTERIOR, COLOR TO MATCH EXISTING



**PROPOSED SOUTHEAST ELEVATION**

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



# **Site Plans**

**SITE DATA**

ZONING DISTRICT: HMDR  
 FLOOD ZONE: X  
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005  
 LEGAL DESCRIPTION: KW G.G. WATSON SUB 1-209 PT LTS 5-7 SQR 3 TR 13

**DESIGN DATA**

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

OCCUPANCY CLASSIFICATION: R3  
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:  
 WIND LOAD: 150 MPH (ASCE 7-05) (3 SEC. GUST, EXPOSURE "C")  
 FLOOR LIVE LOAD: 40 PSF

**INDEX OF DRAWINGS**

- T-1 - SITE DATA
- A-1 - FIRST FLOOR PLANS
- A-2 - SECOND FLOOR PLANS
- A-3 - ELEVATIONS
- A-4 - ELEVATIONS
- A-5 - ELEVATIONS

**GENERAL NOTES**

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2007 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2007 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
16. ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

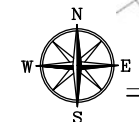
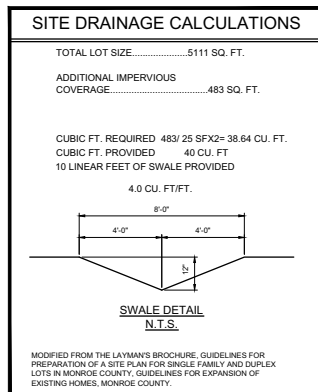
**LEGEND**

SYMBOLS		MATERIAL INDICATIONS		ABBREVIATIONS	
	ELEVATION MARK		CONCRETE	&	AND
	WALL TYPE SYMBOL		COMPACTED EARTH FILL	@	AT
	WINDOW TYPE SYMBOL		STUCCO OR GYPSUM WALL BOARD	APPROX. FT.	APPROXIMATE (LY) FOOTFEET
	DOOR NUMBER SYMBOL		CONCRETE MASONRY UNIT	F.F.L.	FINISH FLOOR LEVEL
	ROOM NAME AND ROOM NUMBER		BRICK	IN.	INCH
	DETAIL OR SECTION AREA		BATT INSULATION	MAX.	MAXIMUM
	DETAIL OR SECTION NUMBER		RIDGE INSULATION	MIN.	MINIMUM
	SHEET WHERE DETAIL IS SHOWN		SAND	#	NUMBER
	DETAIL OR SECTION NUMBER		GRAVEL	O.C.	ON CENTER
	SHEET WHERE DETAIL IS SHOWN		CONTINUOUS WOOD FRAMING	L.B.	POUND
	DETAIL OR SECTION NUMBER		WOOD BLOCKING	PSI	POUND PER SQUARE INCH
	SHEET WHERE DETAIL IS SHOWN		FINISH WOOD	P.T.	PRESSURE TREATED
	SHEET WHERE DETAIL IS TAKEN			SF.	SQUARE FOOT/FEET
				T & G	TONGUE AND GROOVE
				WWM	WELDED WIRE MESH

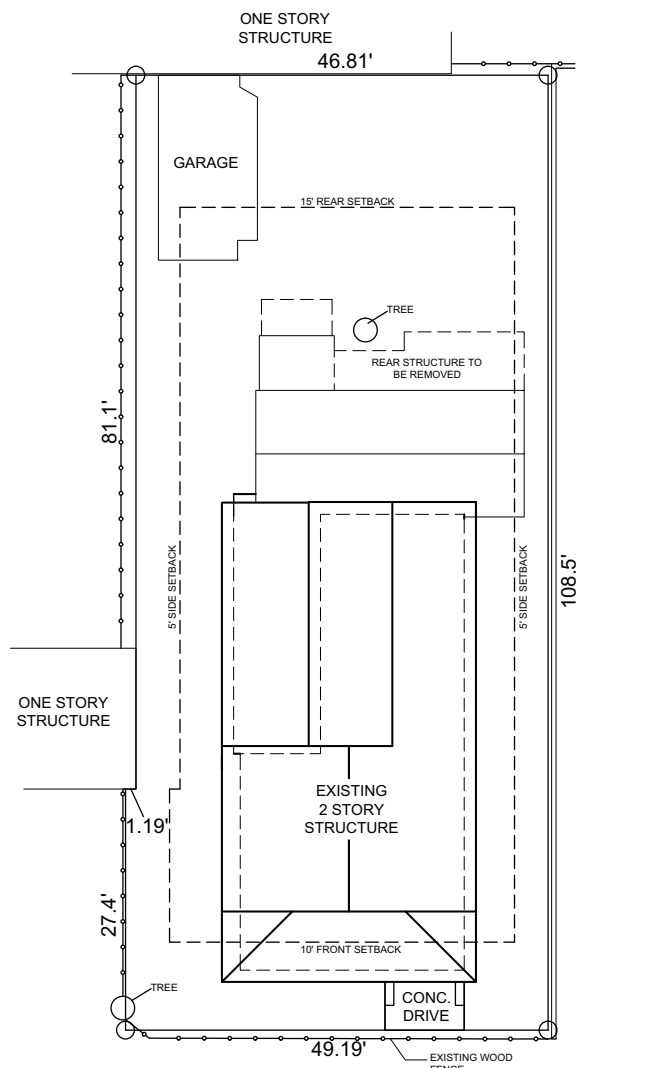
# HOWARD RESIDENCE

## 1009 GRINNELL STREET KEY WEST, FLORIDA

SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	5,111 SF	5,111 SF	5,111 SF	
BUILDING AREA	2,378 SF	2,044.6 SF	2,294 SF	REDUCED
BUILDING COVERAGE %	47.2%	40%	44.8%	REDUCED
IMPERVIOUS COVERAGE	2,332.5 SF	3,066.9 SF	2,815 SF	
IMPERVIOUS COVERAGE %	45.6%	60%	55%	
BUILDING HEIGHT	<30'-0"	30'-0"	<30'-0"	
FRONT SETBACK	6'-10"	10'-0"	6'-10"	
SIDE SETBACK	2'-8"	5'-0"	2'-8"	
REAR SETBACK	0'-0"	15'-0"	0'-0"	

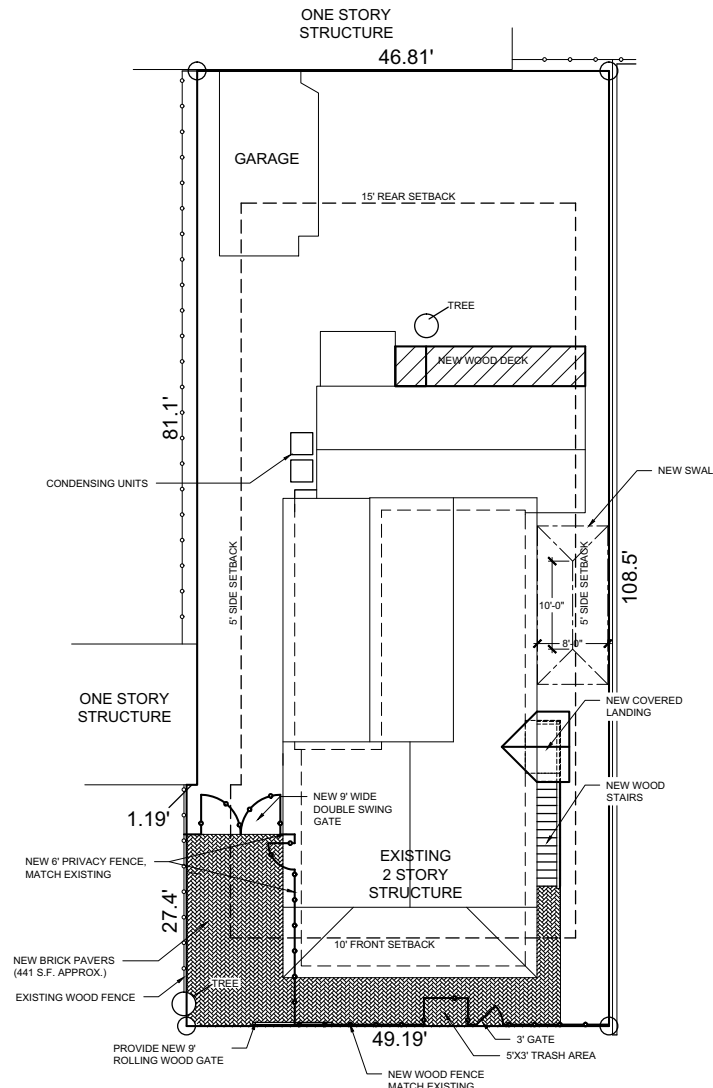


LOCATION MAP



GRINNELL STREET  
EXISTING SITE PLAN

SCALE:1"=10'-0"



GRINNELL STREET  
PROPOSED SITE PLAN

SCALE:1"=10'-0"

**SeaTech Inc.**  
 830 CRANE BOULEVARD  
 SUGARLOAF KEY, FLORIDA  
 (305) 294-9993  
 C.A. #28984

PAUL R. SEMMES  
 P.E.#44137 DATE:

**HOWARD RESIDENCE**  
 1009 GRINNELL STREET  
 KEY WEST, FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION

JOB:  
 START DATE: 12-08-10  
 ISSUE DATE: ---  
 DRAWN: EKM

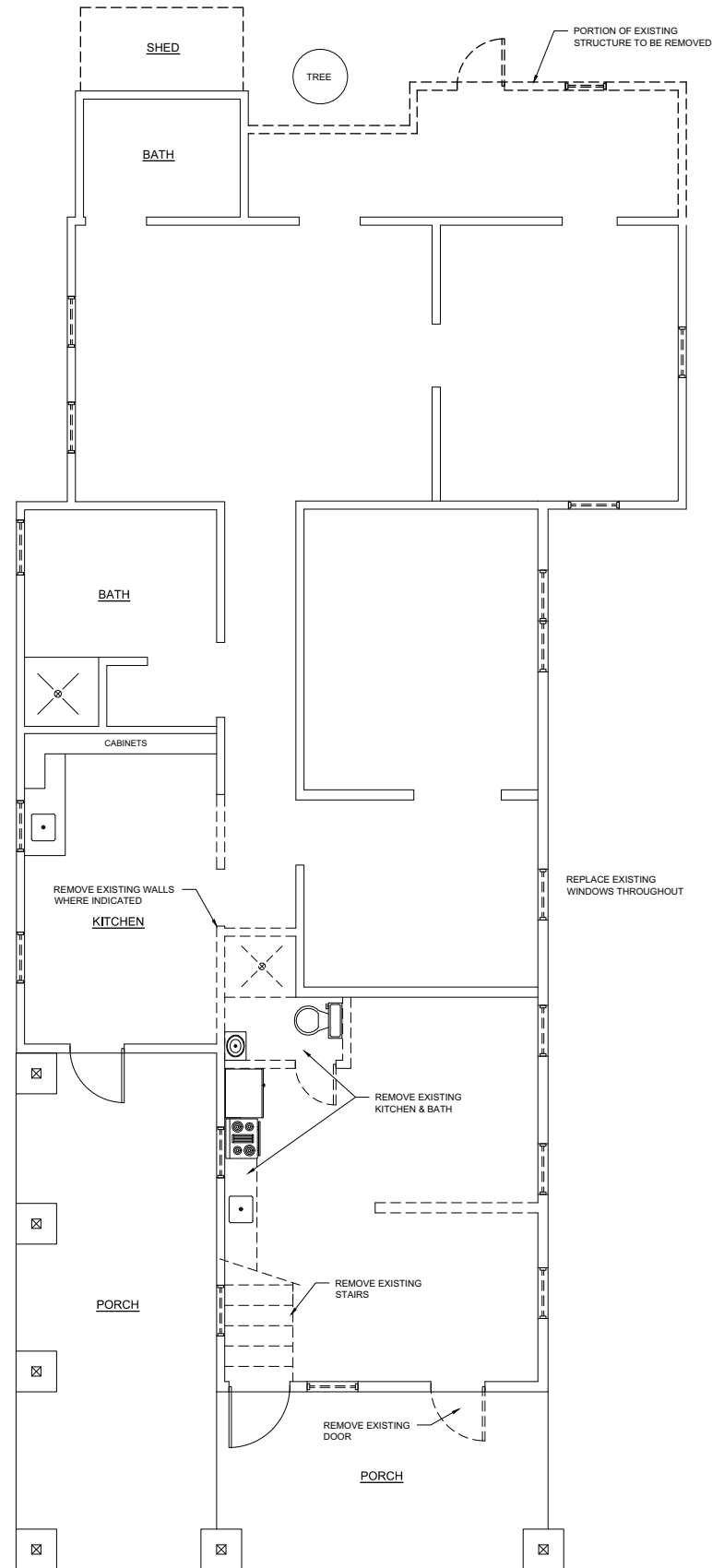
**T-1**

**DEMOLITION NOTES**

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB SITE, AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE, COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COST OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENT, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS ASSOCIATED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO TEMPORARILY SUPPORT STRUCTURAL MEMBERS DURING CONSTRUCTION. BRACING & SHORING OF STRUCTURAL MEMBERS SHALL BE DESIGNED AND/OR APPROVED BY A PROFESSIONAL ENGINEER.
7. DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ONSITE WHEN SPECIFICALLY APPROVED BY THE ENGINEER.

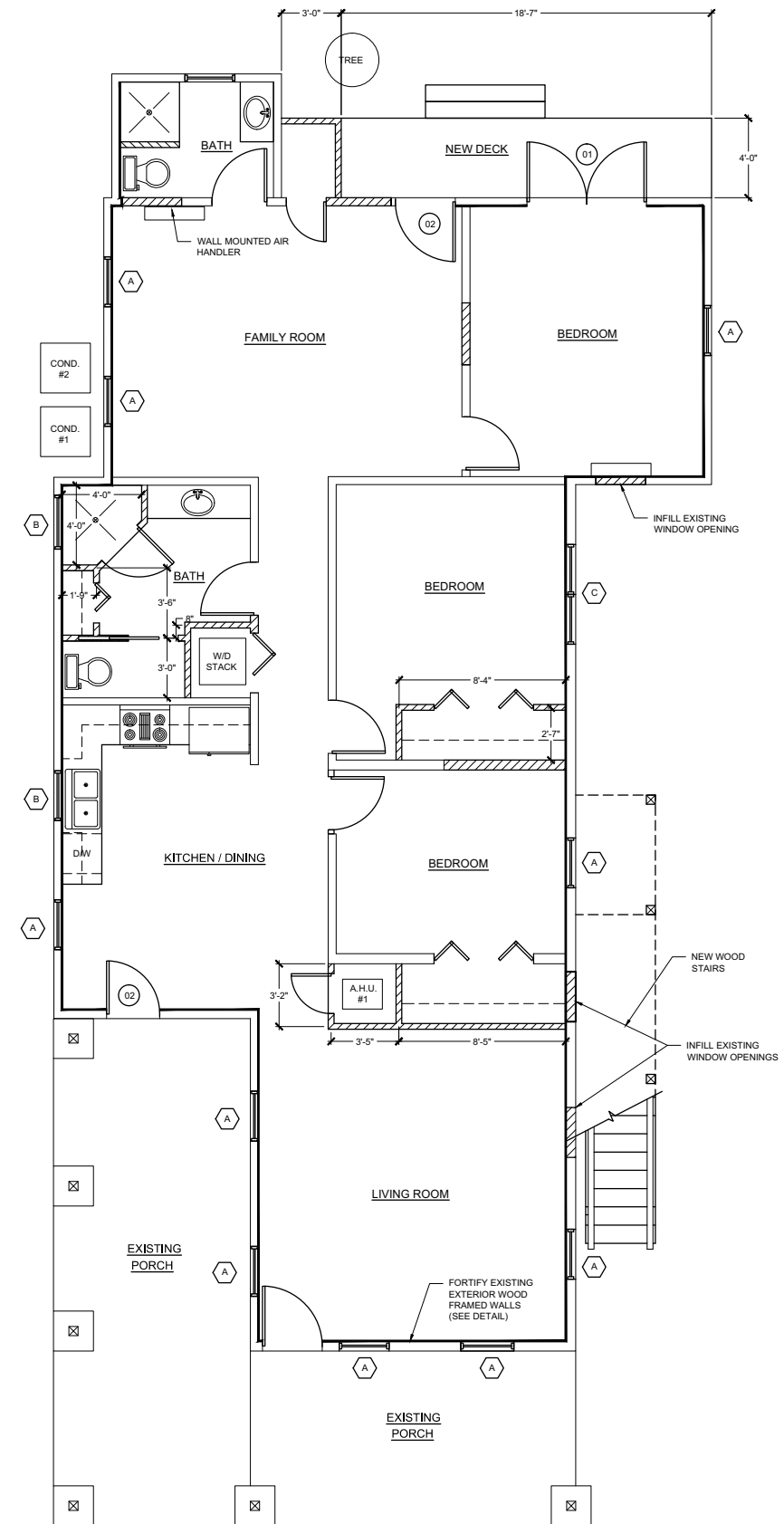
DOOR SCHEDULE					
MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-05)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	6'-0"x6'-8"x1 3/4"	DOUBLE SWING	-00.0 / +00.0	PELLA	-00.0 / +00.0 (FL # 0000.0)
02	3'-0"x6'-8"x1 3/4"	SWING	-00.0 / +00.0	PELLA	-00.0 / +00.0 (FL# 0000.0)
03	2'-0"x6'-8"x1 3/4"	SWING	-00.0 / +00.0	PELLA	-00.0 / +00.0 (FL# 0000.0)

WINDOW SCHEDULE					
MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-05)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
A	30"x66"	DOUBLE HUNG	-00.0 / +00.0	PELLA	-00.0 / +00.0 (FL# 0000.0)
B	30"x30"	DOUBLE HUNG	-00.0 / +00.0	PELLA	-00.0 / +00.0 (FL# 0000.0)
C	(2) 30"x66"	DOUBLE HUNG	-00.0 / +00.0	PELLA	-00.0 / +00.0 (FL# 0000.0)



**EXISTING FIRST FLOOR PLAN**

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



**PROPOSED FIRST FLOOR PLAN**

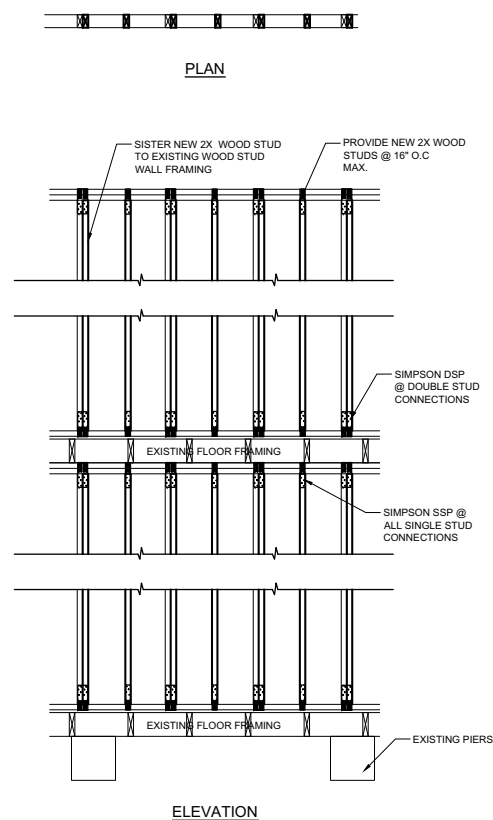
SCALE: 1/4"=1'-0"

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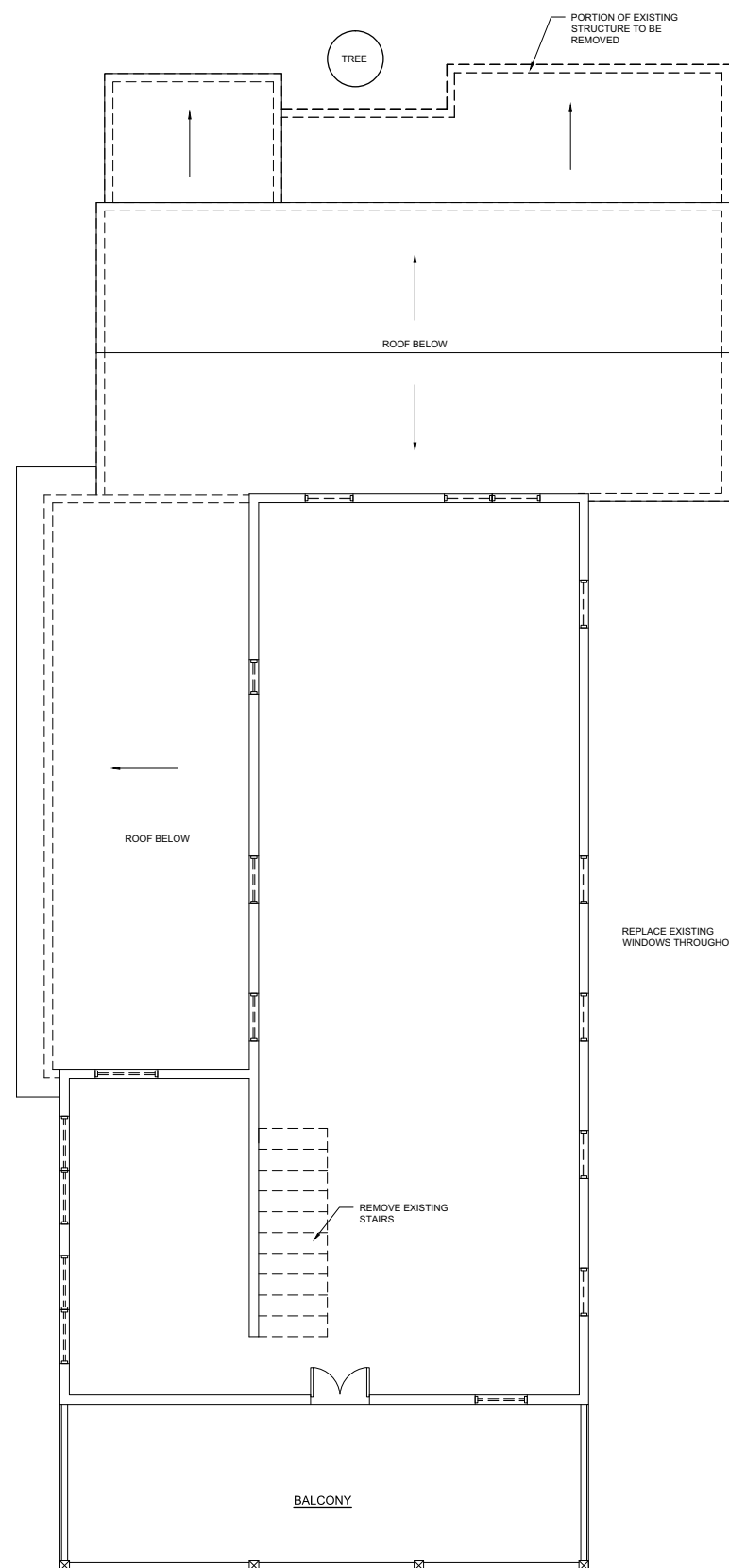
DOOR SCHEDULE					
MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-05)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
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C	(2) 30"x66"	DOUBLE HUNG	-00.0 / +00.0	PELLA	-00.0 / +00.0 (FL# 0000.0)



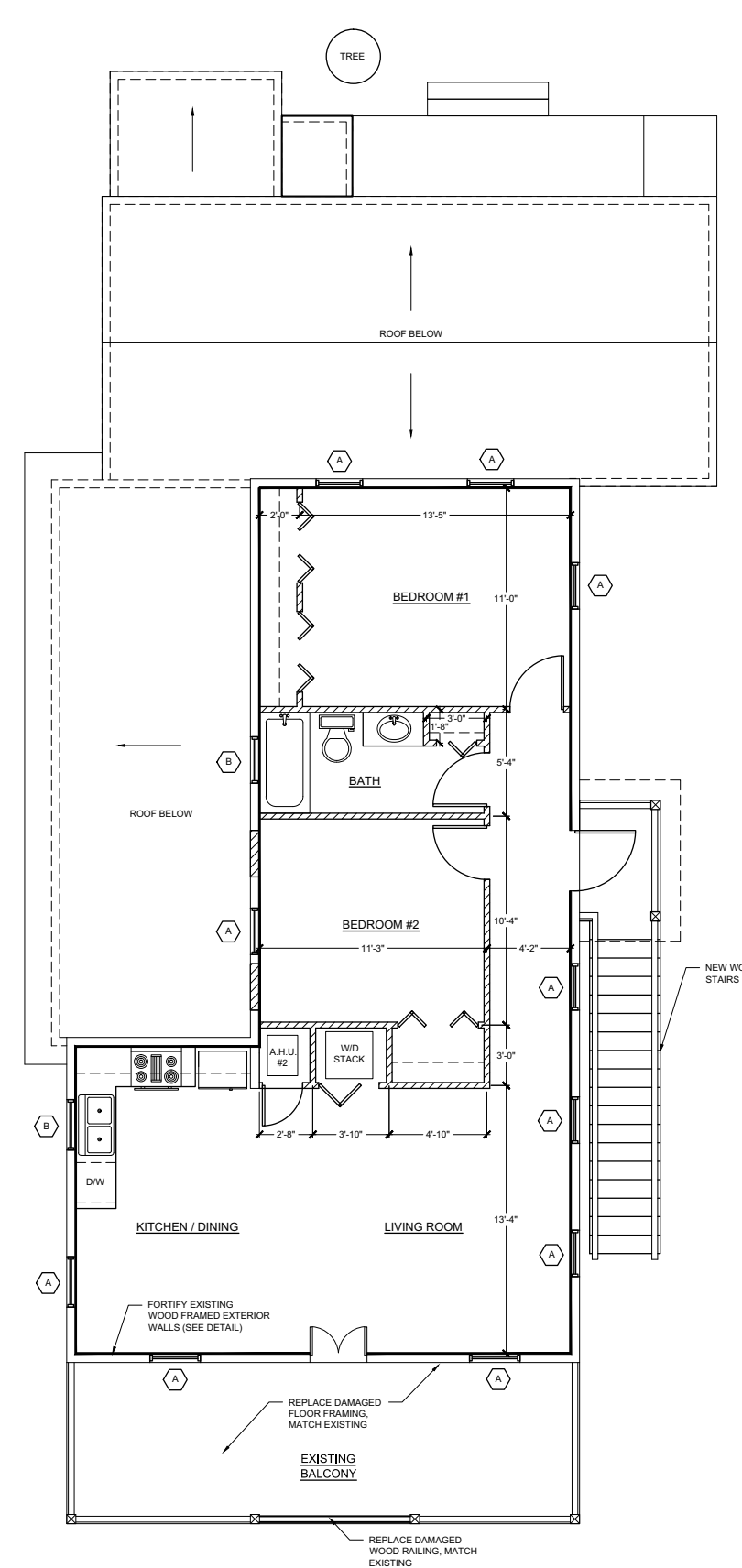
WALL DETAIL

SCALE: 1/2" = 1'-0"



EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

**HOWARD RESIDENCE**  
 1009 GRINNELL STREET  
 KEY WEST, FLORIDA

REVISIONS

JOB:  
 START DATE: 12-08-10  
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**HOWARD RESIDENCE**  
 1009 GRINNELL STREET  
 KEY WEST, FLORIDA

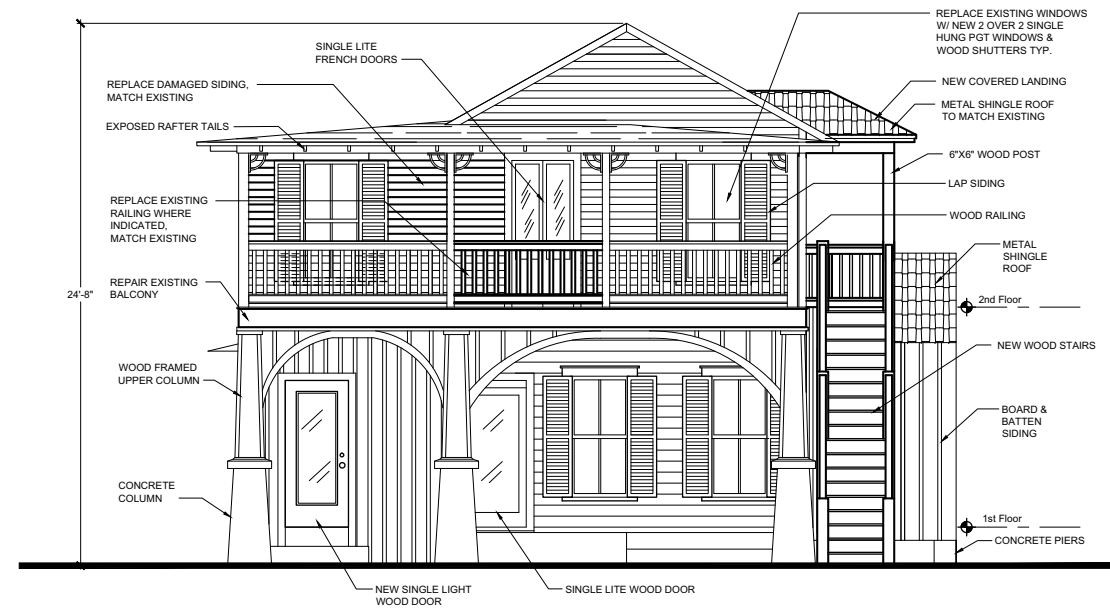
REVISIONS

JOB:  
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**EXISTING SOUTHWEST ELEVATION**

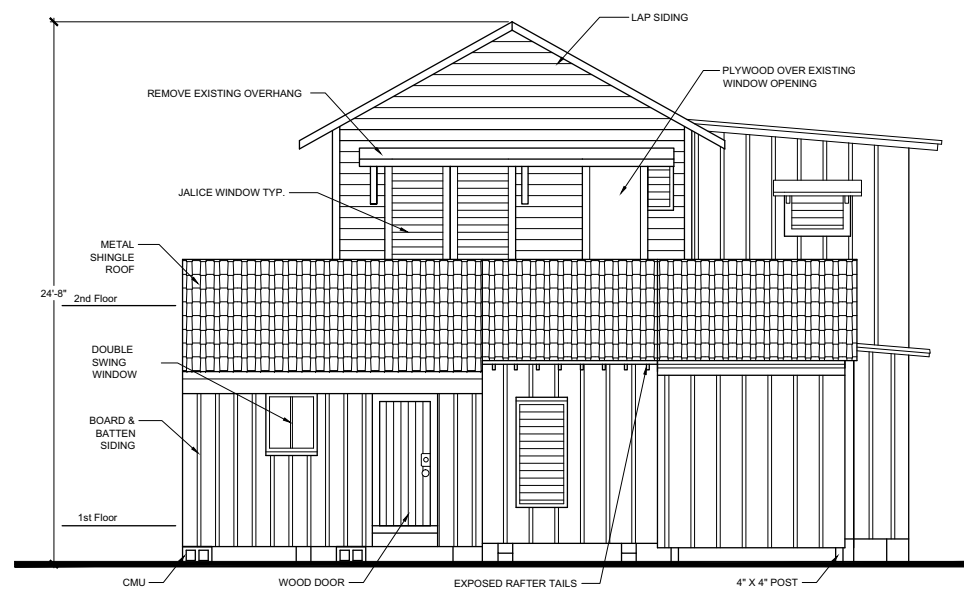
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**PROPOSED SOUTHWEST ELEVATION**

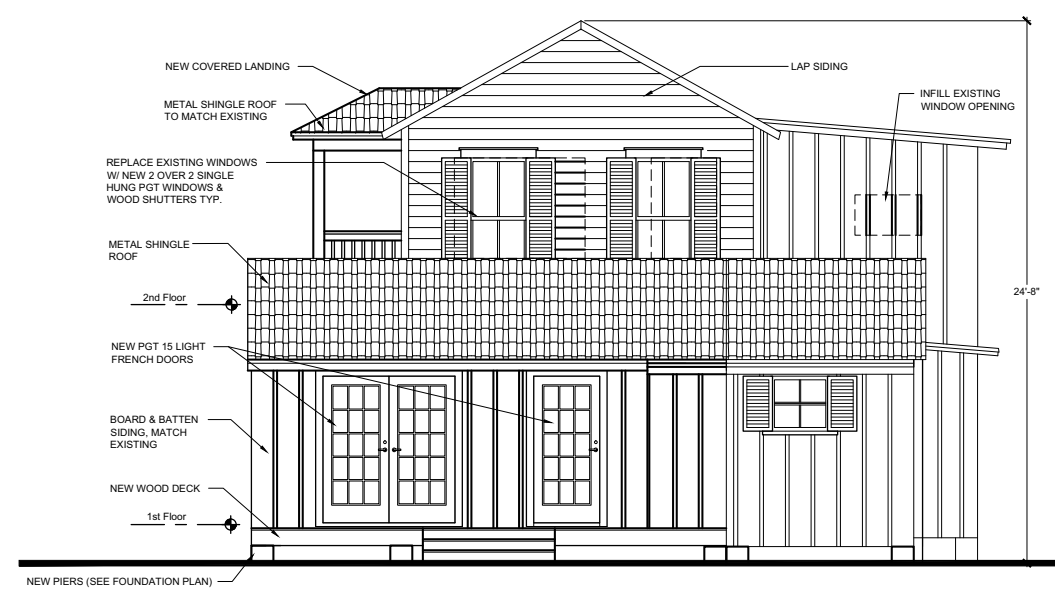
SCALE: 1/4"=1'-0"

NOTES:  
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 - REPAIR DAMAGED SIDING & TRIM THROUGH OUT, MATCH EXISTING  
 - PAINT EXTERIOR, COLOR TO MATCH EXISTING



**EXISTING NORTHEAST ELEVATION**

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



**PROPOSED NORTHEAST ELEVATION**

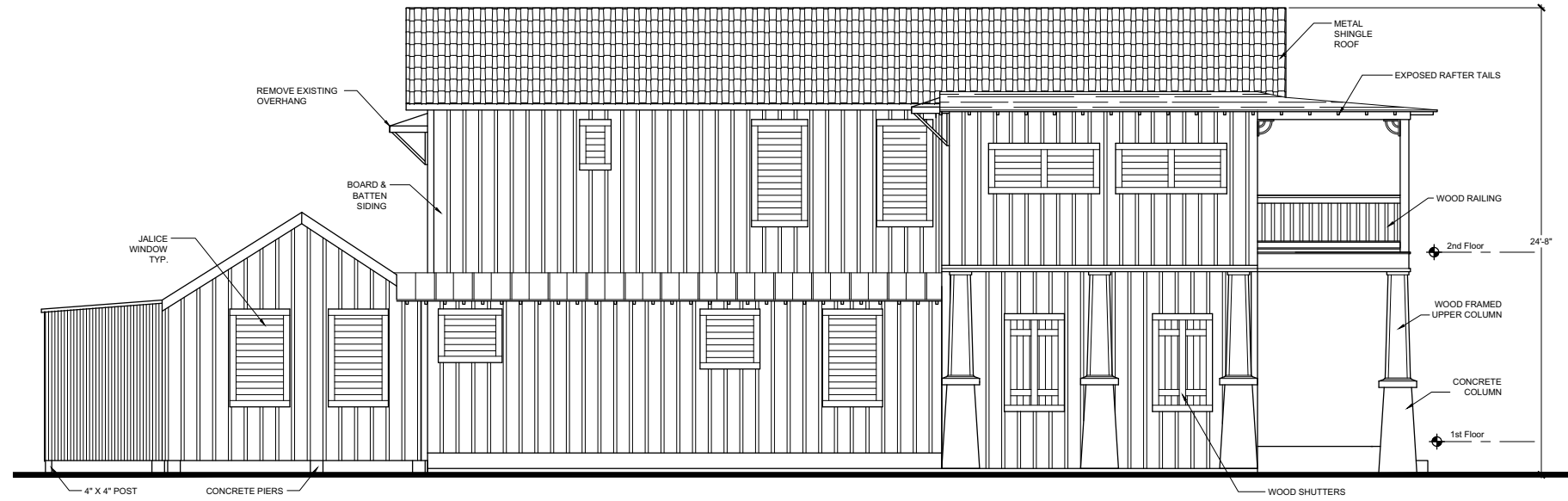
SCALE: 1/4"=1'-0"

**HOWARD RESIDENCE**  
 1009 GRINNELL STREET  
 KEY WEST, FLORIDA

REVISIONS

JOB:  
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 DRAWN: EKM

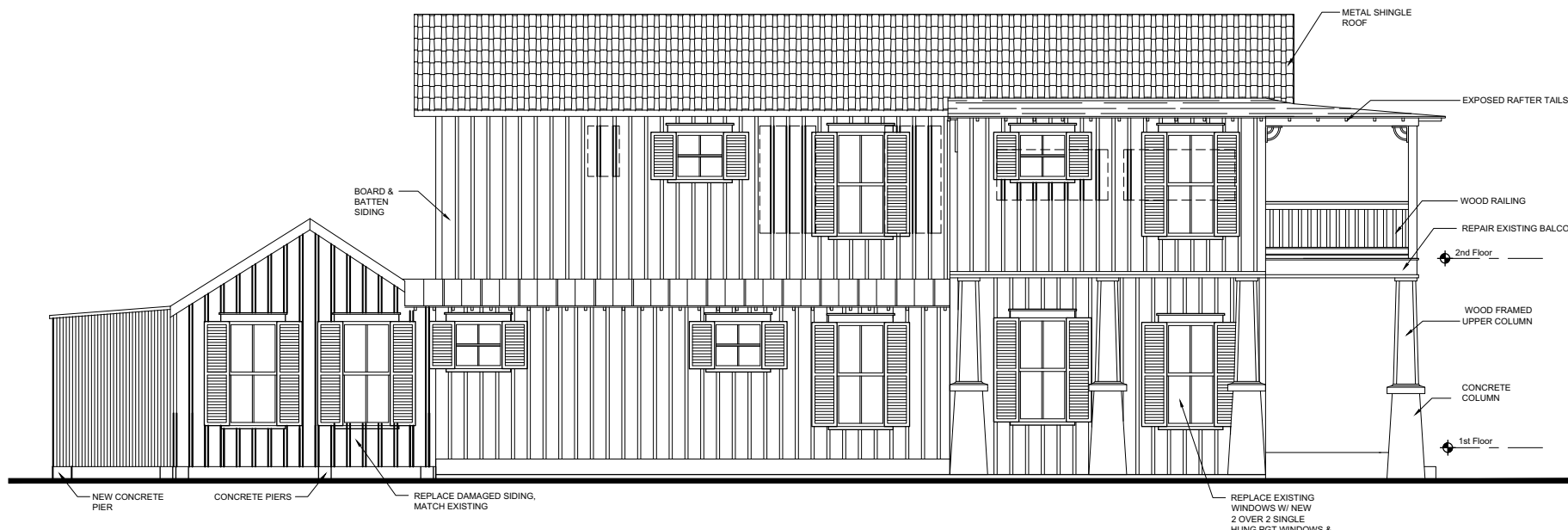
**A-4**



**EXISTING NORTHWEST ELEVATION**

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

- NOTES:  
 - REPLACE EXISTING WINDOWS THROUGHOUT  
 - REPAIR DAMAGED SIDING & TRIM THROUGH OUT, MATCH EXISTING  
 - PAINT EXTERIOR, COLOR TO MATCH EXISTING



**PROPOSED NORTHWEST ELEVATION**

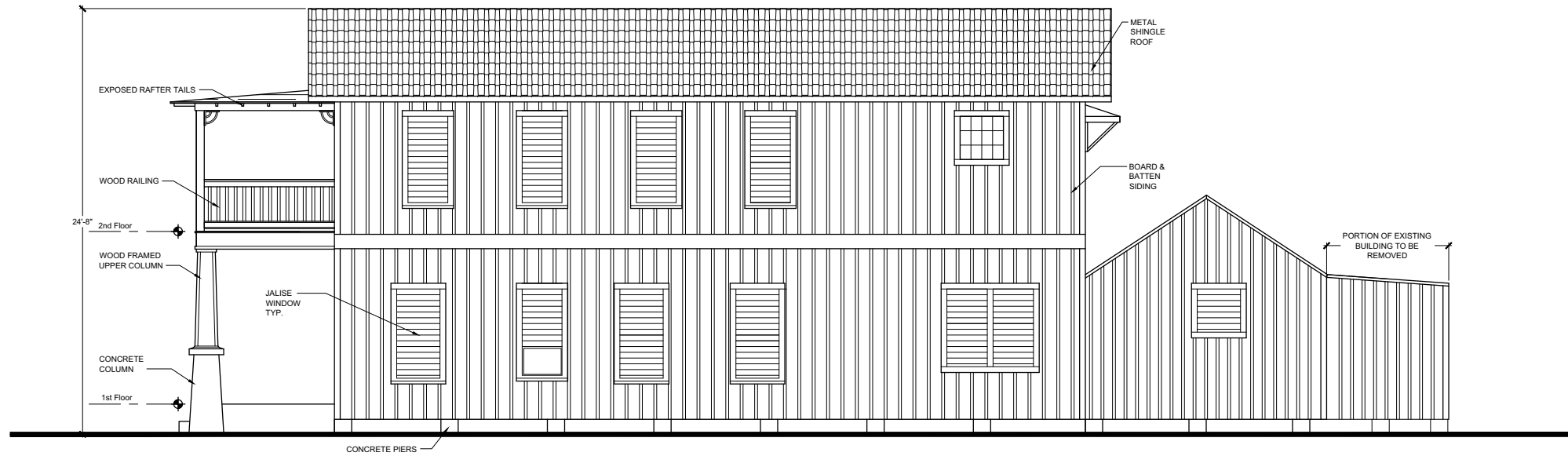
SCALE: 1/4"=1'-0"

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REVISIONS

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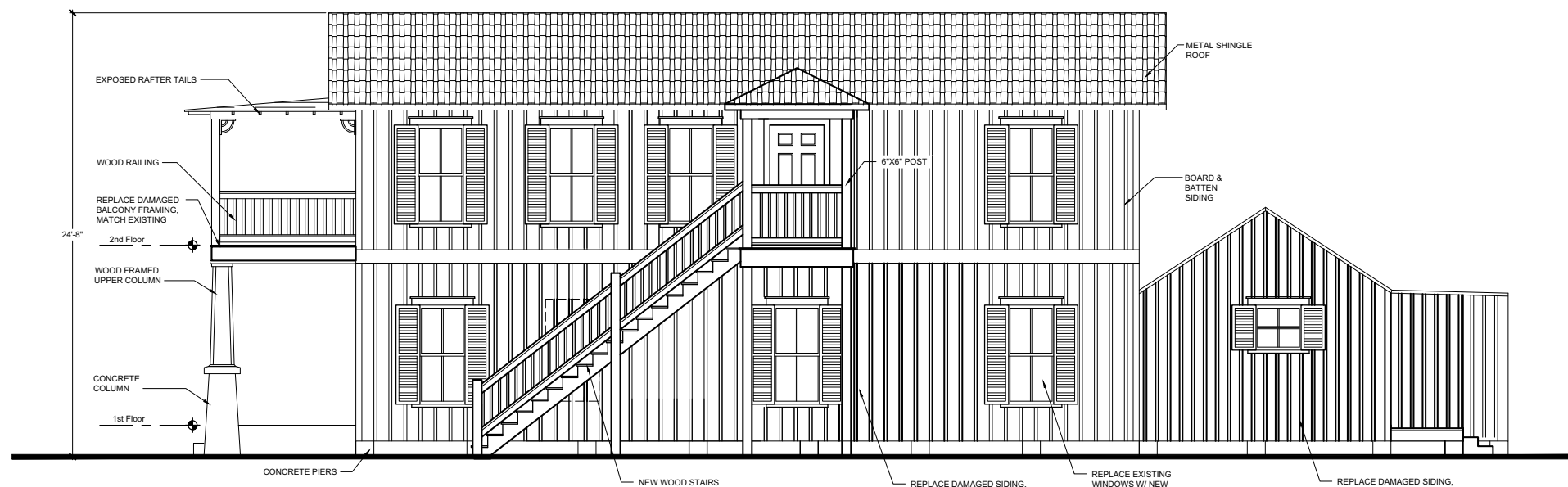
**A-5**



**EXISTING SOUTHEAST ELEVATION**

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

NOTES:  
 - REPLACE EXISTING WINDOWS THROUGHOUT  
 - REPAIR DAMAGED SIDING & TRIM THROUGH OUT, MATCH EXISTING  
 - PAINT EXTERIOR, COLOR TO MATCH EXISTING



**PROPOSED SOUTHEAST ELEVATION**

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

# **Property Appraiser Information**



**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501  
Website tested on  
Internet Explorer

**Our Website is currently undergoing maintenance. (GIS Mapping functionality is being upgraded and requires Adobe Flash 10.3 or higher.)**

---

**Property Record View**

Alternate Key: 1032069 Parcel ID: 00031270-000000

**Ownership Details**

**Mailing Address:**  
HOWARD DAVID C  
1009 GRINNELL ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1009 GRINNELL ST KEY WEST  
**Legal Description:** KW G G WATSON SUB I-209 PT LTS 5-7 SQR 3 TR 13 OR23-245 H3-390 OR5-351/52 OR1014-834 OR1252-584/85 OR1252-586AFF OR1349-2112/14 OR1456-2485 OR1459-931/932C OR2491-1080/81

**Parcel Map (Click to open dynamic parcel map)**



**Exemptions**

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	48	81	5,112.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 2361  
 Year Built: 1924

### Building 1 Details

Building Type R2  
 Effective Age 27  
 Year Built 1924  
 Functional Obs 0

Condition P  
 Perimeter 332  
 Special Arch 0  
 Economic Obs 0

Quality Grade 550  
 Depreciation % 33  
 Grnd Floor Area 2,361

**Inclusions:** R2 includes 2 3-fixture baths and 2 kitchens.

**Roof Type** GABLE/HIP

**Roof Cover** METAL

**Foundation** WD CONC PADS

**Heat 1** NONE

**Heat 2** NONE

**Bedrooms** 4

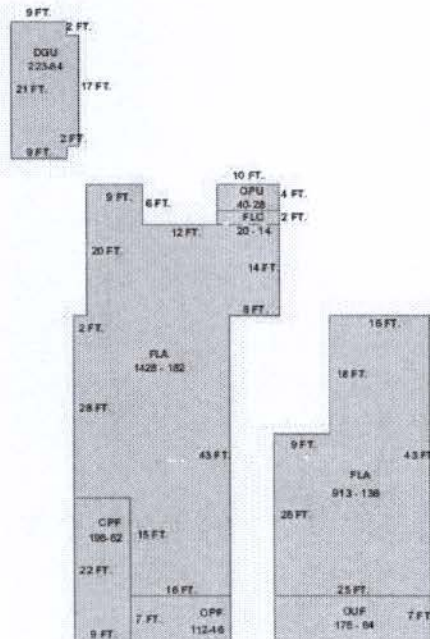
**Heat Src 1** NONE

**Heat Src 2** NONE

**Extra Features:**

- 2 Fix Bath 0
- 3 Fix Bath 0
- 4 Fix Bath 0
- 5 Fix Bath 0
- 6 Fix Bath 0
- 7 Fix Bath 0
- Extra Fix 0

- Vacuum 0
- Garbage Disposal 0
- Compactor 0
- Security 0
- Intercom 0
- Fireplaces 0
- Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1993	N N	0.00	0.00	1,428
2	OPF		1	1993	N N	0.00	0.00	112
3	CPF	1:WD FRAME	1	1993	N N	0.00	0.00	198
4	FLA	1:WD FRAME	1	1993	N N	0.00	0.00	913
5	OUF		1	1993	N N	0.00	0.00	175
6	FLC	1:WD FRAME	1	2003	N N	0.00	0.00	20
7	OPU		1	2003	N N	0.00	0.00	40
8	DGU	1:WD FRAME	1	2003	N N	0.00	0.00	223

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	100 SF	0	0	1974	1975	1	30
2	FN2:FENCES	450 SF	0	0	1994	1995	2	30
3	AC2:WALL AIR COND	1 UT	0	0	1994	1995	1	20
4	PT5:TILE PATIO	81 SF	18	5	2003	2004	1	50

**Appraiser Notes**

2010-04-22 MLS \$640,000 6/4 CENTRAL OLD TOWN LOCATION, LICENSED AS A DUPLEX. FIRST FLOOR HAS A BONUS IN -LAW UNIT. COULD BE A GRAND SINGLE FAMILY ESTATE WITH GARAGE AND AMPLE OFF STREET PARKING. NEEDS REHABBING WITH THAT SPECIAL TOUCH.DKRAUSE

2004-09-24 - LEFT LETTERS IN 3 MAILBOXES TO HAVE MR. STUBER CALL US SO THAT WE CAN DETERMINE HIS PERCENTAGE. THIS IS POSSIBLY AN R4.

2004-04-22 - OWNER LIVES IN FRONT PORTION OF THE BOTTOM.WMC

2005 APR 05: SPOKE WITH TENANTS. ONLY TWO UNITS FOR RENT. OWNER DOES NOT LIVE THERE. - BKC

TPP 8807864 - RENTAL

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9800341	02/04/1998	09/19/2003	2,000		SERVICE TO CODE & METER

**Parcel Value History**

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	204,999	1,423	200,397	406,819	406,819	25,000	381,819
2010	209,191	1,481	165,797	376,469	376,469	0	376,469
2009	229,880	1,539	309,780	541,199	541,199	0	541,199



2008	212,055	1,612	434,520	648,187	648,187	0	648,187
2007	291,653	1,662	587,880	881,195	881,195	0	881,195
2006	377,550	1,739	408,960	704,349	704,349	0	704,349
2005	376,475	1,833	306,720	685,028	685,028	0	685,028
2004	289,909	1,912	306,720	598,541	598,541	25,000	573,541
2003	291,295	4,620	117,576	413,491	413,491	0	413,491
2002	259,854	4,818	117,576	382,248	382,248	0	382,248
2001	222,415	4,943	117,576	344,934	344,934	0	344,934
2000	203,303	7,003	86,904	297,210	297,210	0	297,210
1999	169,232	6,989	86,904	263,125	263,125	0	263,125
1998	143,220	5,892	86,904	236,016	236,016	0	236,016
1997	123,228	5,486	76,680	205,394	205,394	25,000	180,394
1996	84,760	4,103	76,680	165,543	165,543	0	165,543
1995	85,960	2,710	76,680	165,349	163,147	25,000	138,147
1994	76,875	2,495	78,120	157,489	157,489	25,000	132,489
1993	70,806	135	78,120	149,061	149,061	25,000	124,061
1992	86,384	135	78,120	164,639	164,639	25,000	139,639
1991	86,384	135	78,120	164,639	164,639	25,000	139,639
1990	80,171	135	53,382	133,689	133,689	25,000	108,689
1989	46,094	123	52,080	98,297	98,297	0	98,297
1988	37,854	123	41,664	79,641	79,641	25,000	54,641
1987	37,398	123	31,248	68,769	68,769	25,000	43,769
1986	37,607	123	31,248	68,978	68,978	25,000	43,978
1985	36,473	123	18,835	55,431	55,431	25,000	30,431
1984	33,979	123	18,835	52,937	52,937	25,000	27,937
1983	33,979	123	18,835	52,937	52,937	25,000	27,937
1982	34,671	123	16,324	51,118	51,118	25,000	26,118

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/5/2010	2491 / 1080	500,000	WD	Q2
4/1/1997	1456 / 2485	270,000	WD	Q
4/1/1995	1349 / 2112	170,000	WD	Q

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Monroe County Property Appraiser  
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Key West, FL 33041-1176

