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## Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: September 28, 2021

Applicant: William Shepler, Architect

Application Number: H2021-0045

Address: 1108 Grinnell Street

### **Description of Work:**

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

### **Site Facts:**

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

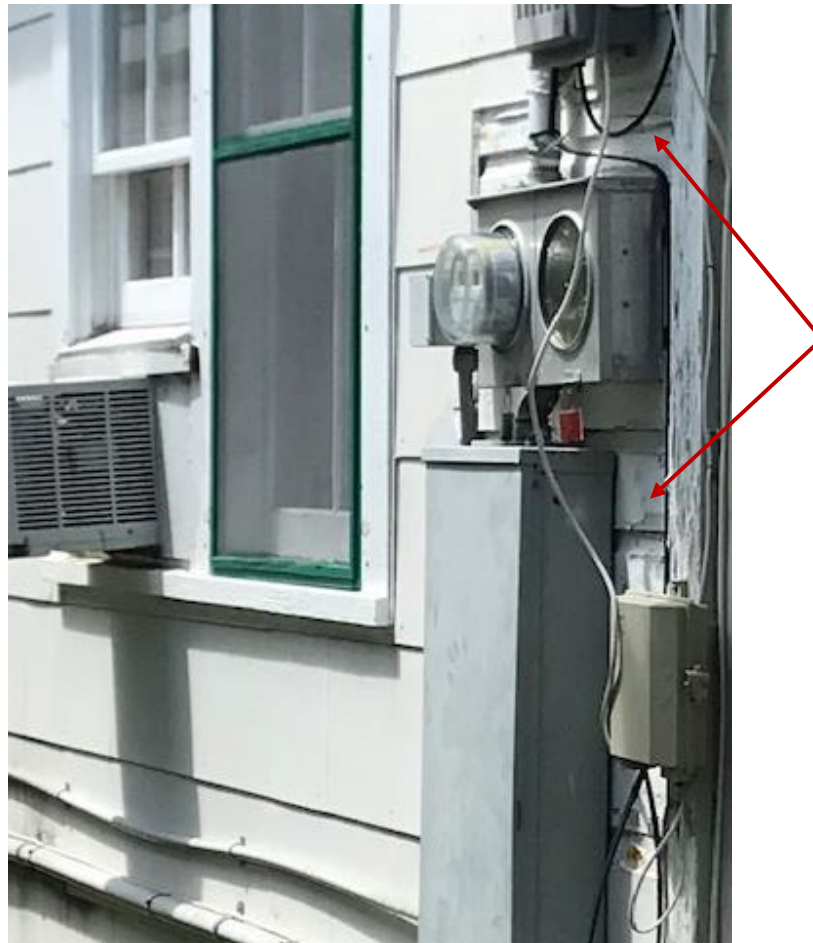
The front fencing wall abuts city's right of way and an easement will be required. For this specific application fences are not included as part of the scope.

**Guidelines Cited on Review:**

- Building exteriors- wood (page 24), specifically guidelines 1 and 2.
- Windows (pages 29-30), specifically guidelines 3 and 4.
- Entrances, porches, and doors (pages 32-33), specifically guideline 8.

**Staff Analysis:**

The Certificate of Appropriateness under review is for the replacement of the front addition with a three-bay wood porch and the expansion of a bedroom by building a new front exterior wall. The plan also includes the replacement of jalousie windows on the north and south elevations and reconfiguration Three existing wood windows on the north elevation will be kept and new windows will match with 2 over 2 wood impact units (although the annotations on the plans states one over one). Aluminum impact sliders and windows will be installed in the rear elevation. The plans also include the replacement of the existing masonite siding and the new front wall to be sided with fiber cementous board and batten. Existing roof of the front portion of the house will be left and will serve as the porch’s roof.



Wood novelty siding at south elevation marked with arrows.

**Consistency with Cited Guidelines:**

It is staff's opinion that the proposed plans are consistent with cited regulations but recommends that the masonite siding be removed to see the current state of the novelty siding underneath. The new front porch will be a much appropriate design than the current enclosed front volume. Staff opines that the changes in configuration of windows is most appropriate as well as the use of proposed windows.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



**City of Key West**

1300 White Street  
Key West, Florida 33040

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

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

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

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS \_\_\_ RELOCATION OF A STRUCTURE \_\_\_ ELEVATION OF A STRUCTURE \_\_\_  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES \_\_\_ NO \_\_\_ INVOLVES A HISTORIC STRUCTURE: YES \_\_\_ NO \_\_\_  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_ NO \_\_\_

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Partial Demolition of front enclosed porch to create new open porch facing the street. New wood impact windows, f.c. board & batten siding, trim, etc. as per drawings.
<b>MAIN BUILDING:</b> See above.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b> No Work.	
<b>PAVERS:</b> None.	<b>FENCES:</b> None
<b>DECKS:</b> Small entry deck at rear door as per drawings	<b>PAINTING:</b> Paint entire structure , color TBD
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
N/A	None in this application
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>
N/A	

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

## HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

<b>ADDRESS OF PROPOSED PROJECT:</b>	1108 Grinnell Street, Key West, Florida
<b>PROPERTY OWNER'S NAME:</b>	Eric Sindone & Julia Ortega
<b>APPLICANT NAME:</b>	William Shepler

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

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

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

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<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.
The building is not a contributing structure.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
N/A

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

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



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

(i) Has not yielded, and is not likely to yield, information important in history,
Not it has not, no not likely.

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

**The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):**

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A

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

N/A

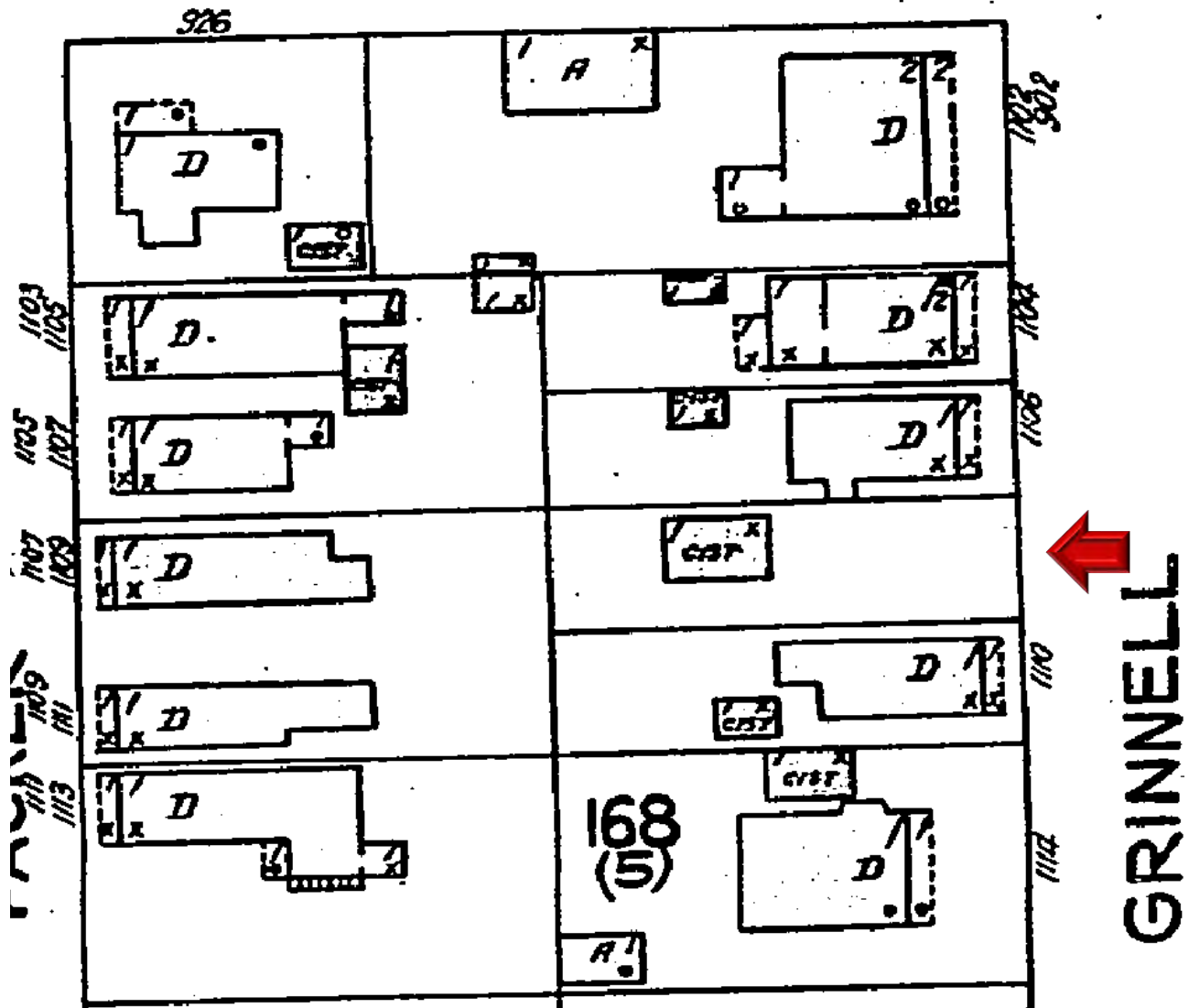
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

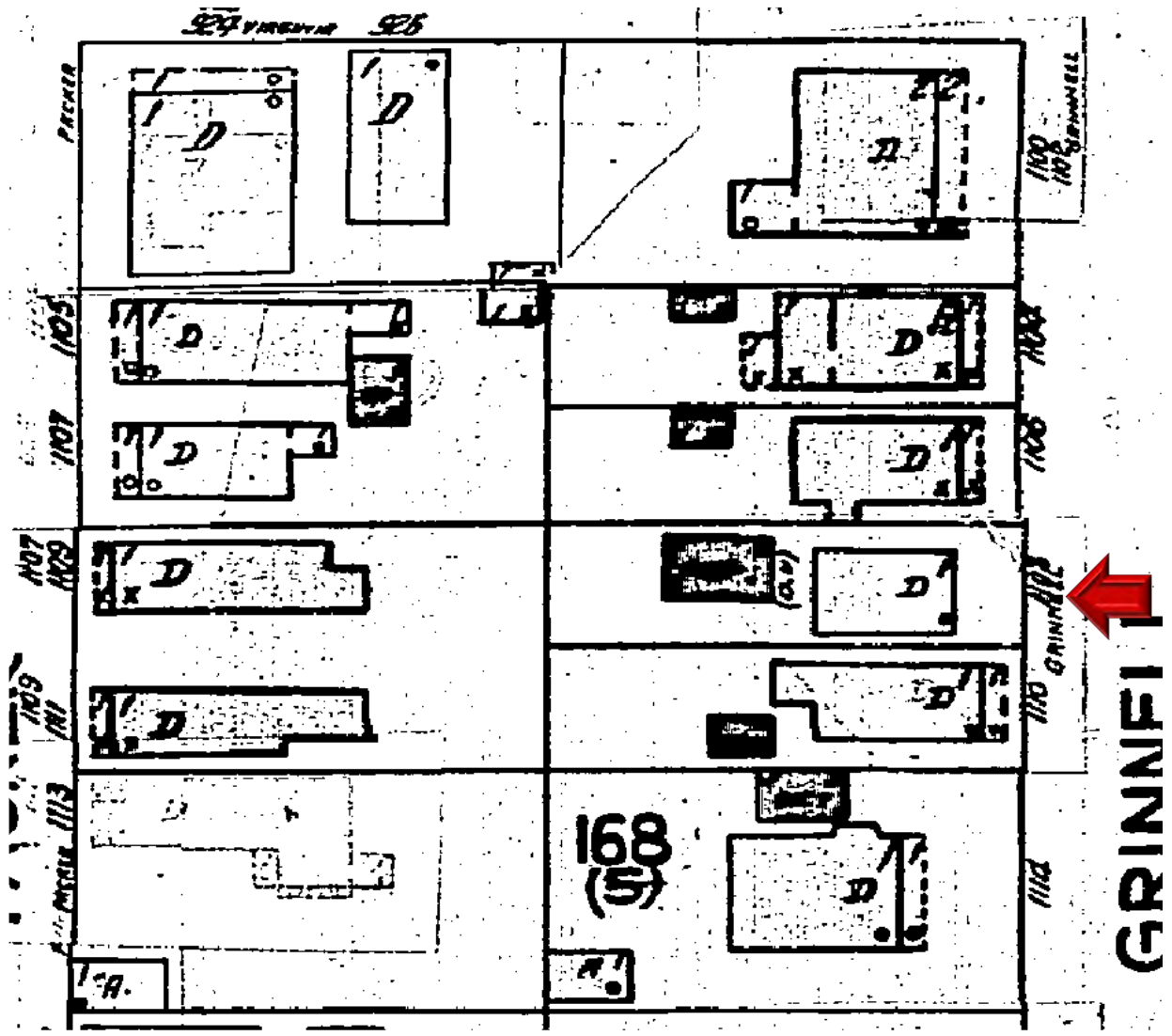
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

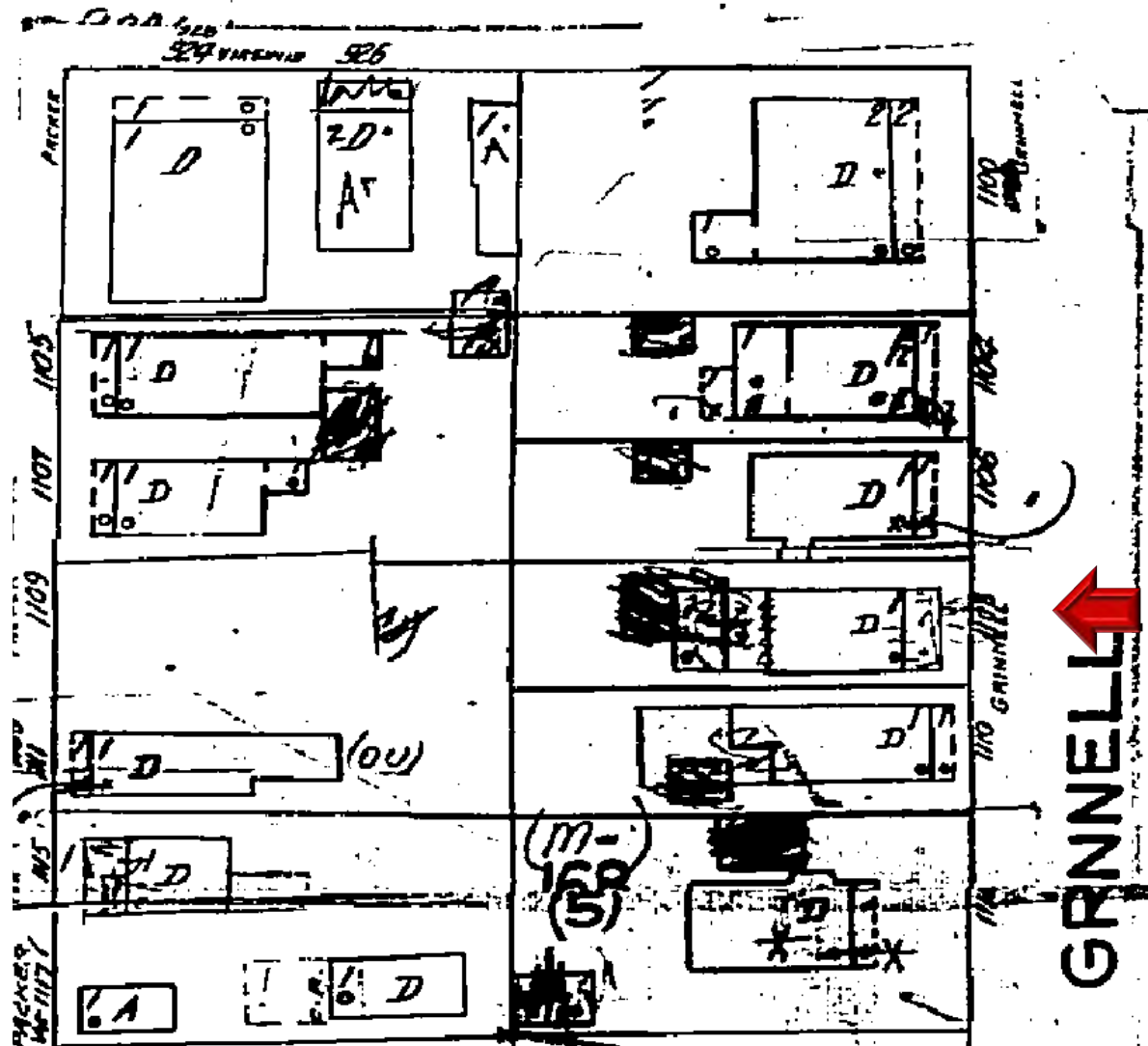
# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**1108 Grinnell Street circa 1965. Monroe County Library.**









Existing Front of House – 1108 Grinnell



Existing Left Side of House – 1108 Grinnell



Existing Right Side of House – 1108 Grinnell



Adjacent Property to South



Adjacent Property to North



Directly across from 1108 Grinnell



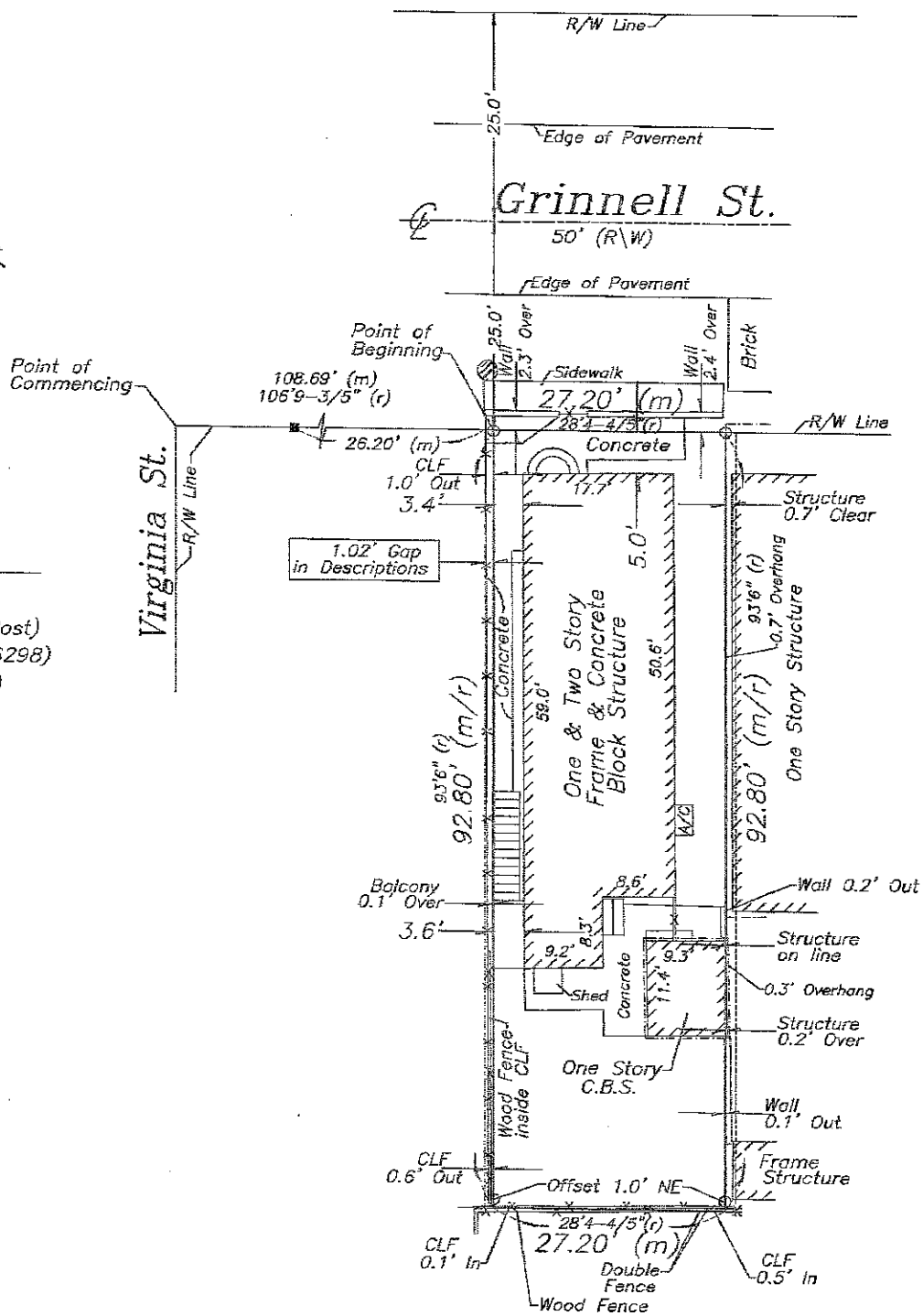
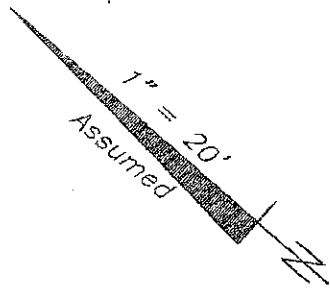
Grinnell Street looking North



Grinnell Street looking South

# SURVEY

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



## LEGEND

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

## NOTES:

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

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

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

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

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

April 6, 2017

THIS SURVEY  
IS NOT  
ASSIGNABLE

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



Professional Surveyor & Mapper  
PSM #6298

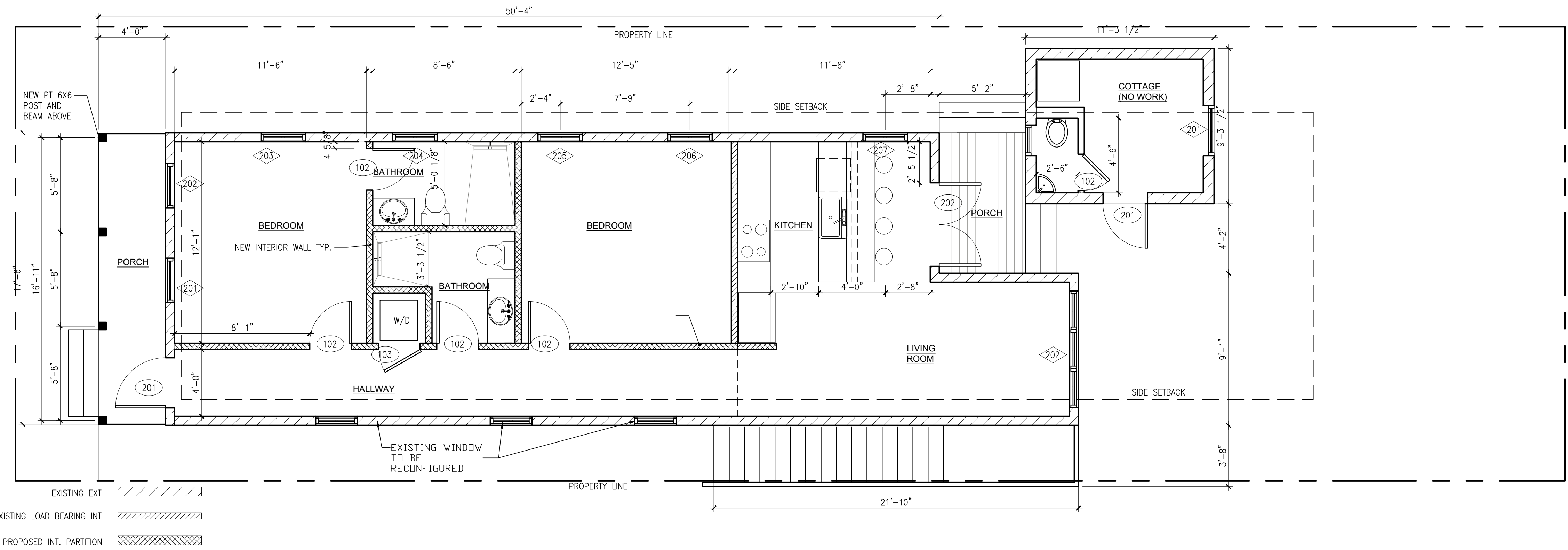
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN



ZONING CALCULATIONS

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



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

**WINDOW SCHEDULE**

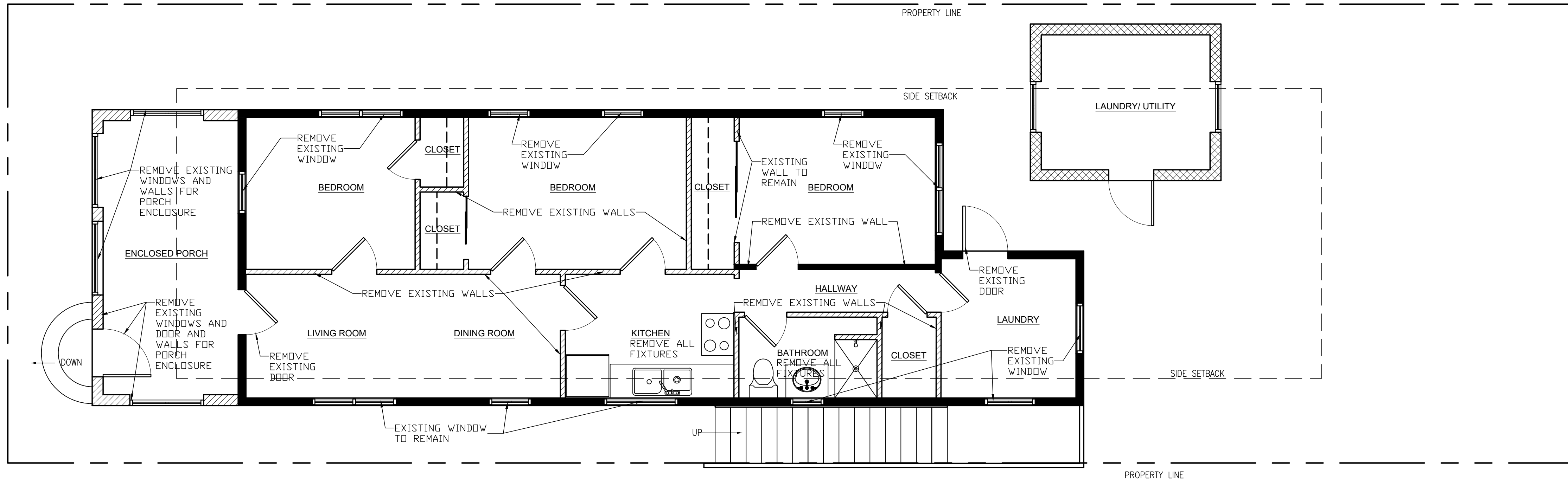
SYMBOL	DESCRIPTION	QTY.	UNIT SIZE (WxH)	MANUFACTURER / MODEL	RO	FINISH	SILL HT.	NOA / FL #	DESIGN PRESS.	REQ'D PRESS.	COMMENTS
201	SINGLE HUNG	9	36" x 60"		TBD	WHITE	32"				SEE CHART W/ IMPACT RATED GLASS
202	SINGLE HUNG	1	84" x 60"		TBD	WHITE	32"				SEE CHART W/ IMPACT RATED GLASS

**EXTERIOR DOOR SCHEDULE**

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

**INTERIOR DOOR SCHEDULE**

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



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

**1108 GRINNELL STREET**  
KEY WEST, FL  
**RESIDENTIAL REMODELING PROJECT**

Drawing Size: 24x36 | Project #: 21020

Title:

**FLOOR PLANS**

Sheet Number:

**A-2.1**

Date: - AUGUST 10, 2021

© 2021 WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC

Seal:

Signature:

Consultants:

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

**1108 GRINNELL STREET**  
KEY WEST, FL  
**RESIDENTIAL REMODELING PROJECT**

Drawing Size | Project #:  
24x36 | 21020

Title:

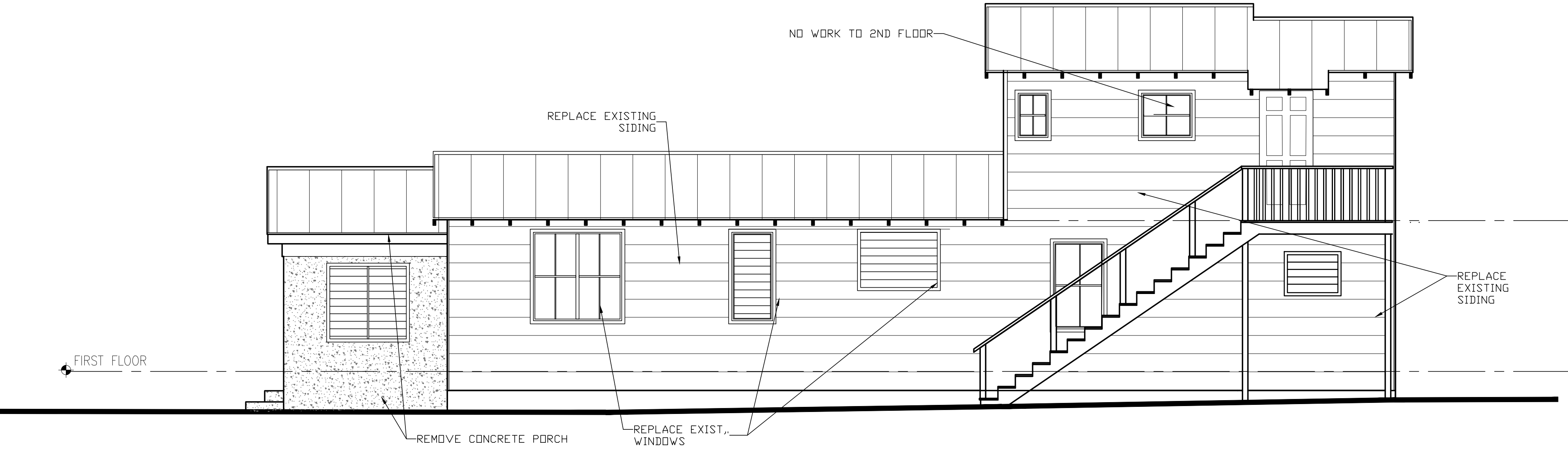
**EXISTING ELEVATIONS**

Sheet Number:

**AE-3.1**

Date: - AUGUST 10, 2021

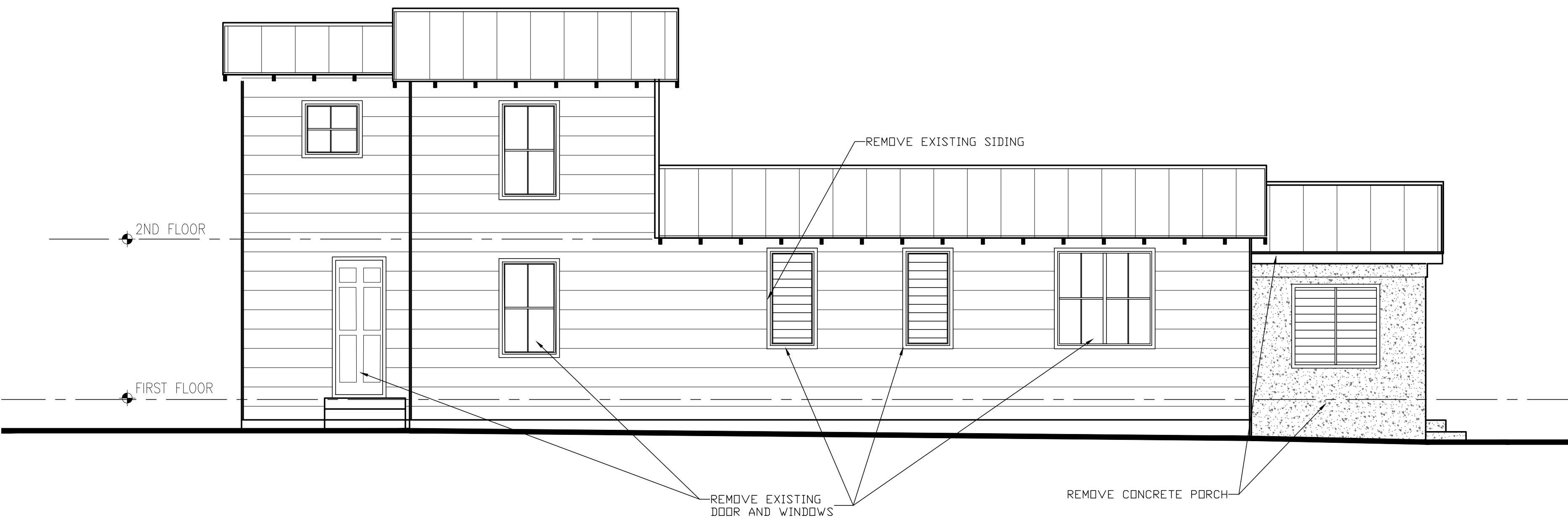
© 2021 WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC



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



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



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



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

Seal:

Signature:

Consultants:

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


**1108 GRINNELL STREET**  
KEY WEST, FL  
**RESIDENTIAL REMODELING PROJECT**

Drawing Size: 24x36 | Project #: 21020

Title:

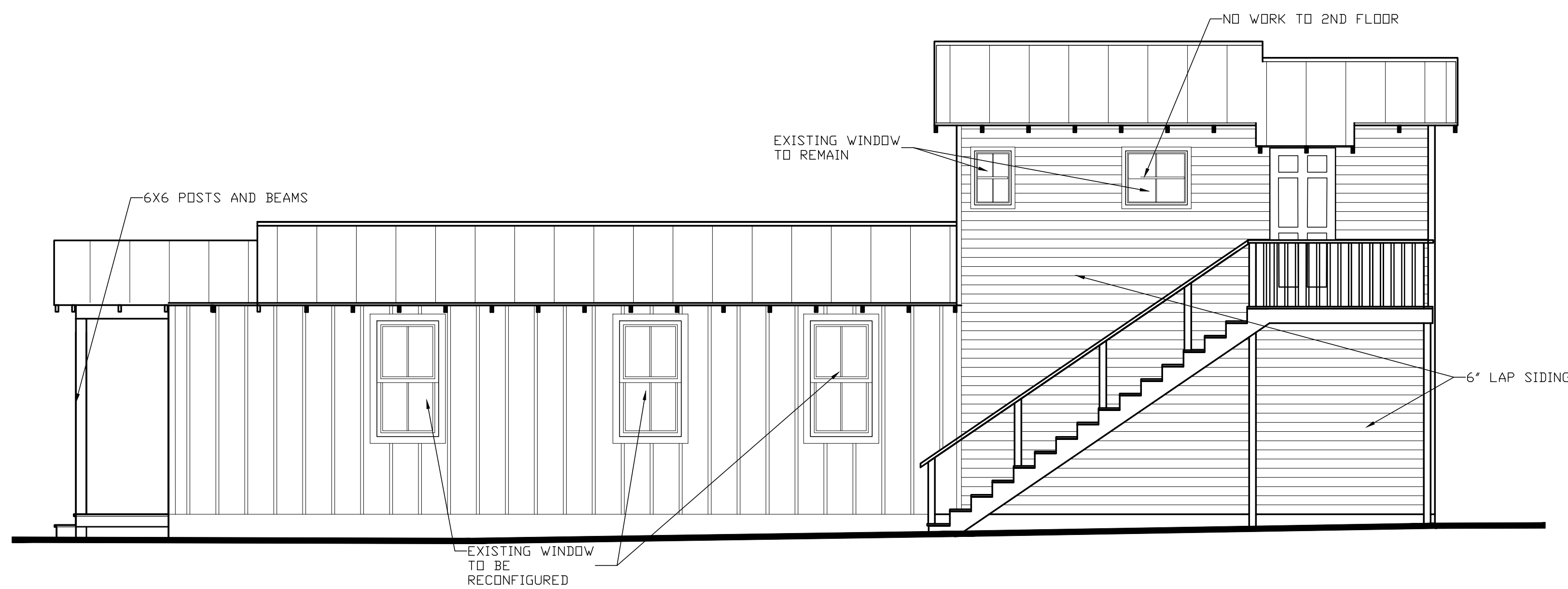
**PROPOSED ELEVATIONS**

Sheet Number:

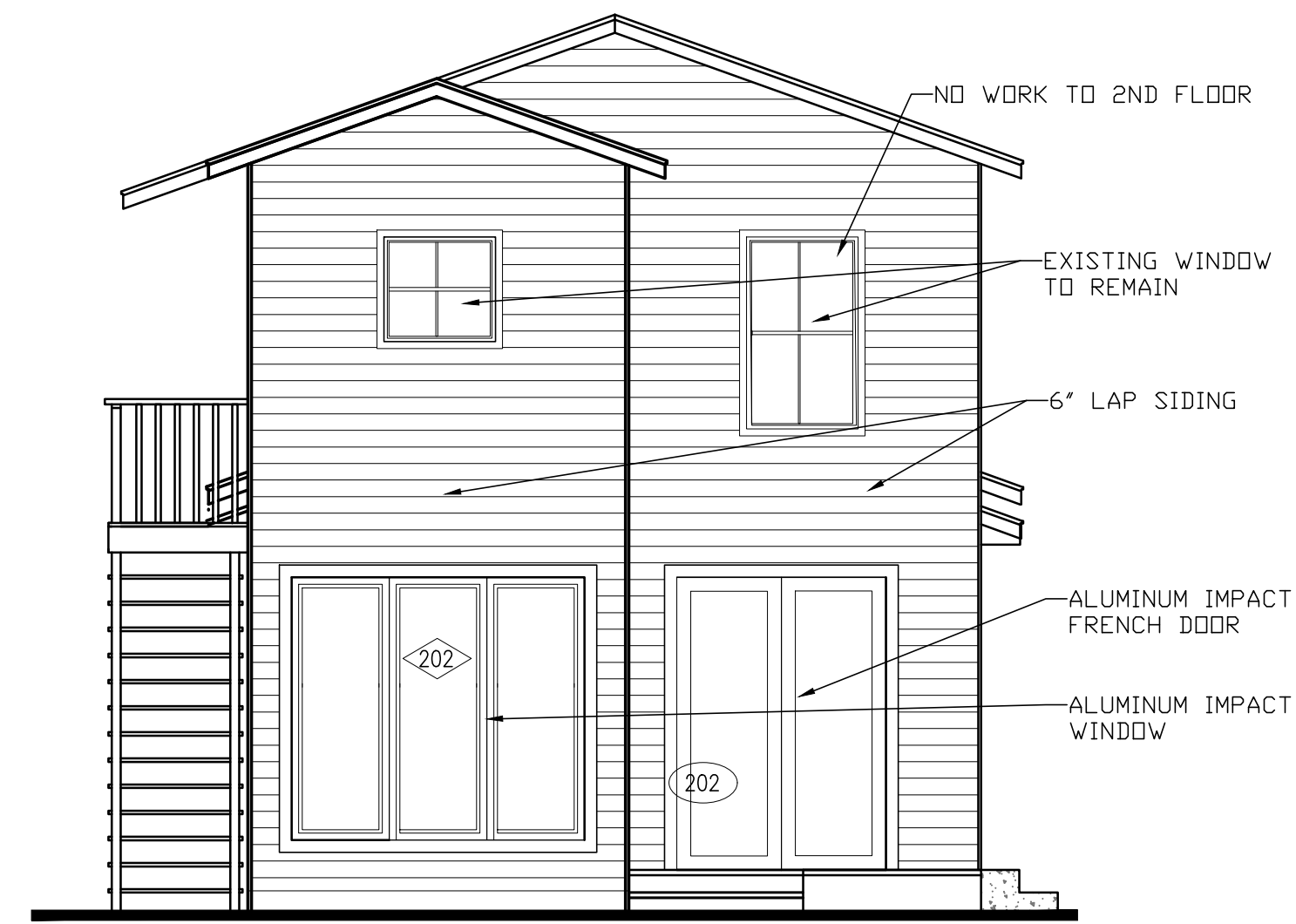
**A-3.1**

Date: - AUGUST 10, 2021

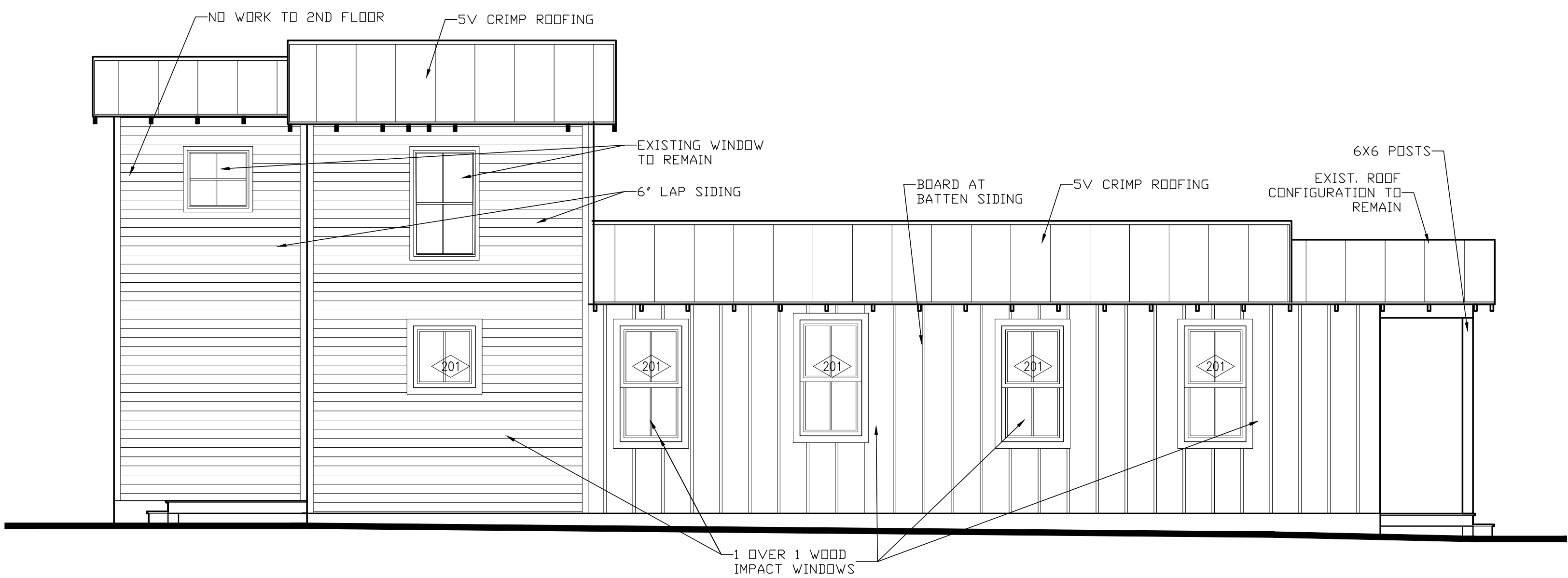
© 2021 WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC



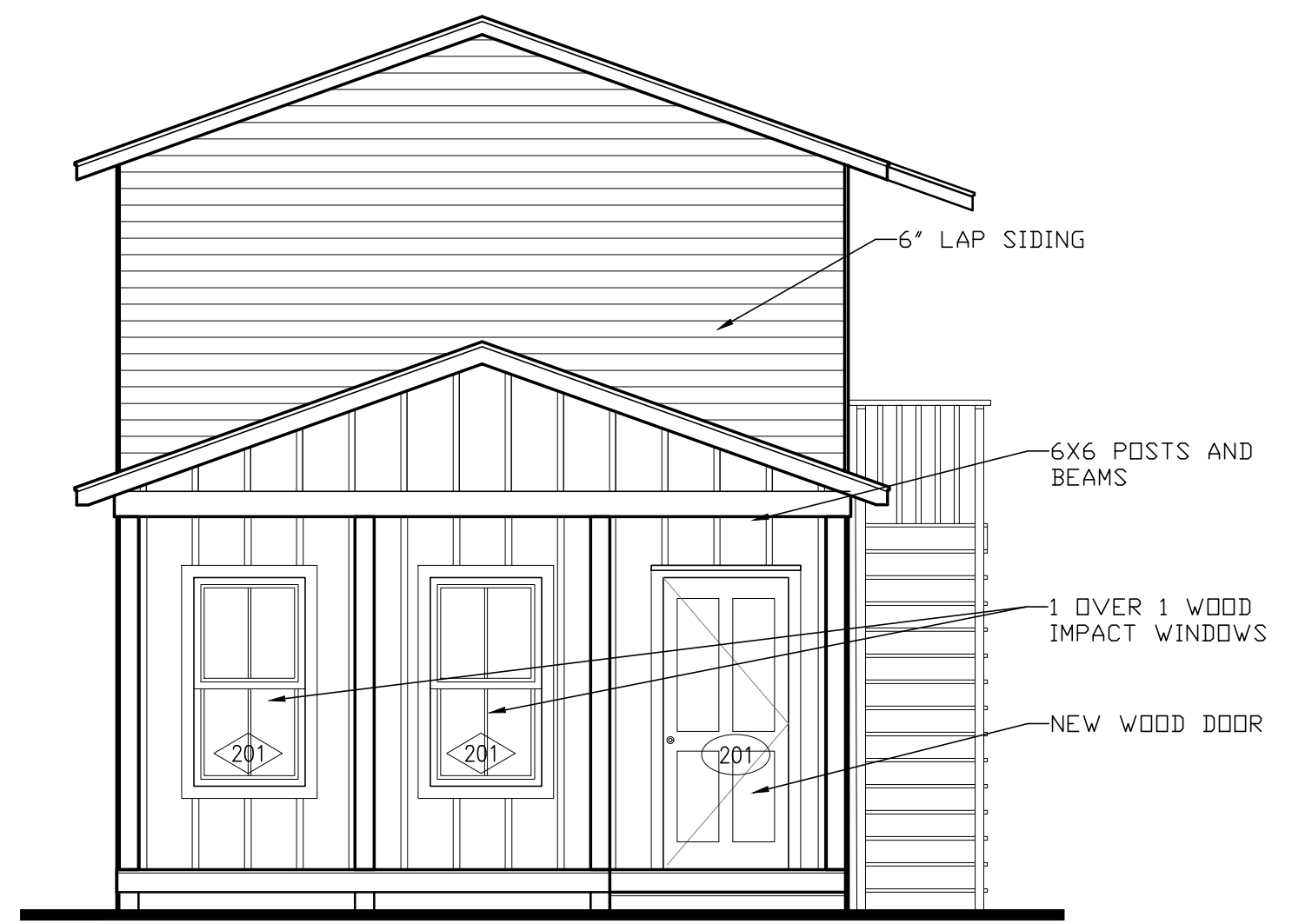
**4 PROPOSED NORTH ELEVATION**  
A31 SCALE: 1/4"=1'-0"



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



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



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

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., Tuesday, September 28, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

[http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

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

**#1108 GRINNELL STREET**

**Applicant – William Shepler, Architect    Application #H2021-0045**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](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.

THE CITY OF KEY WEST

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting on **2:00 p.m. Tuesday, September 28, 2021** at **City Hall, 1200 White Street, Key West, Florida**. In order to view the full text of the meeting, you can visit the Commission's website at <http://www.cityofkeywest.com>. If you wish to participate virtually, please email [planning@cityofkeywest.com](mailto:planning@cityofkeywest.com) or call **305-298-3978** for more information. The purpose of the meeting will be to consider the **RECONSTRUCTION OF OPEN PORCH ON FRONT ELEVATION, RECONFIGURATION OF FENESTRATION AND RENOVATIONS TO HOUSE, PARTIAL DEMOLITION OF ENCLOSED FRONT PORCH, WINDOW RECONFIGURATIONS, RECONSTRUCTION OF OPEN PORCH ON FRONT ELEVATION, RECONSTRUCTION OF FENESTRATION AND RENOVATIONS TO HOUSE, PARTIAL DEMOLITION OF ENCLOSED FRONT PORCH, WINDOW RECONFIGURATIONS, RECONSTRUCTION OF OPEN PORCH ON FRONT ELEVATION, RECONSTRUCTION OF FENESTRATION AND RENOVATIONS TO HOUSE, PARTIAL DEMOLITION OF ENCLOSED FRONT PORCH, WINDOW RECONFIGURATIONS.**  
**1188 GRINNELL STREET**

Applicant - William Shepler, Architect Application #12021-0045

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1200 White Street, call **305-298-3978** or visit our website at [www.cityofkeywest.com](http://www.cityofkeywest.com).  
**THIS NOTICE MAY BE REMOVED FROM THIS LOCATION AT THE DISCRETION OF THE CITY OF KEY WEST.**

YOUR ASSISTANCE IS IN THE BEST INTEREST OF THE CITY OF KEY WEST. TO ASSIST YOU IN YOUR OBLIGATION TO REPORT AND REPORT TO THE CITY OF KEY WEST, WE WILL ASSIST YOU IN YOUR OBLIGATION TO REPORT AND REPORT TO THE CITY OF KEY WEST.



# PROPERTY APPRAISER INFORMATION



**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

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



**Owner**

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

**Valuation**

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

**Land**

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

**Buildings**

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

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



**Yard Items**

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

**Exemptions**

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

**Sales**

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

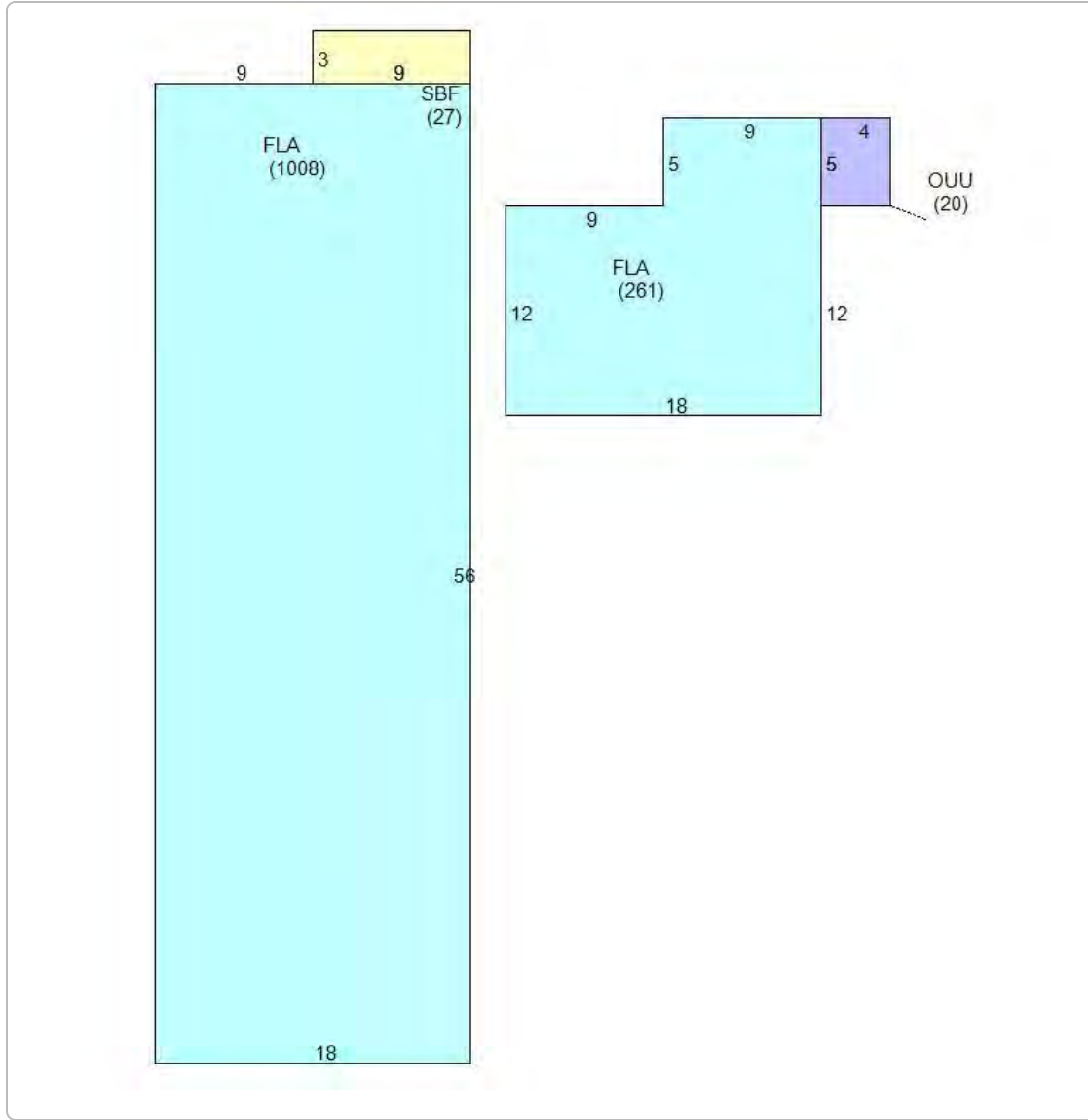
**Permits**

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

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**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

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

2021 Notices Only

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

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Version 2.3.147