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## **Historic Architectural Review Commission Staff Report for Item 12**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Matthew Crawford  
Historic Architectural Preservationist

Meeting Date: July 22, 2025

Applicant: Jeff Burnham

Application Number: C2025-0039

Address: 906 Grinnell Street

### **Description of Work:**

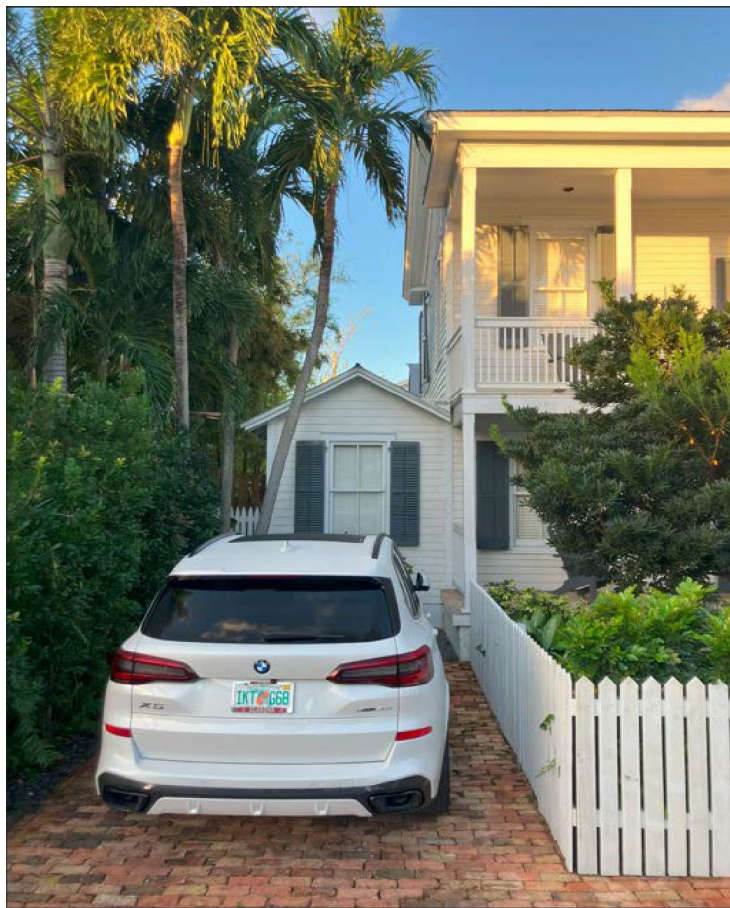
Renovations to historic house and additions at sides and rear. Reduction of existing pool in the rear, and site improvements.

### **Site Facts:**

The building under review is listed as being contributing and was constructed in 1913 according to the Property Appraisers website; however, this date is not supported by other sources. The house first appears on the 1899 Sanborn Map including the rear sawtooth. The site contains a two-story wood-framed structure with a non-historic rear porch and a non-historic accessory structure. Currently the house sits on piers and is located within an X flood zone.



*Photo of East (front) elevation of property under review.*



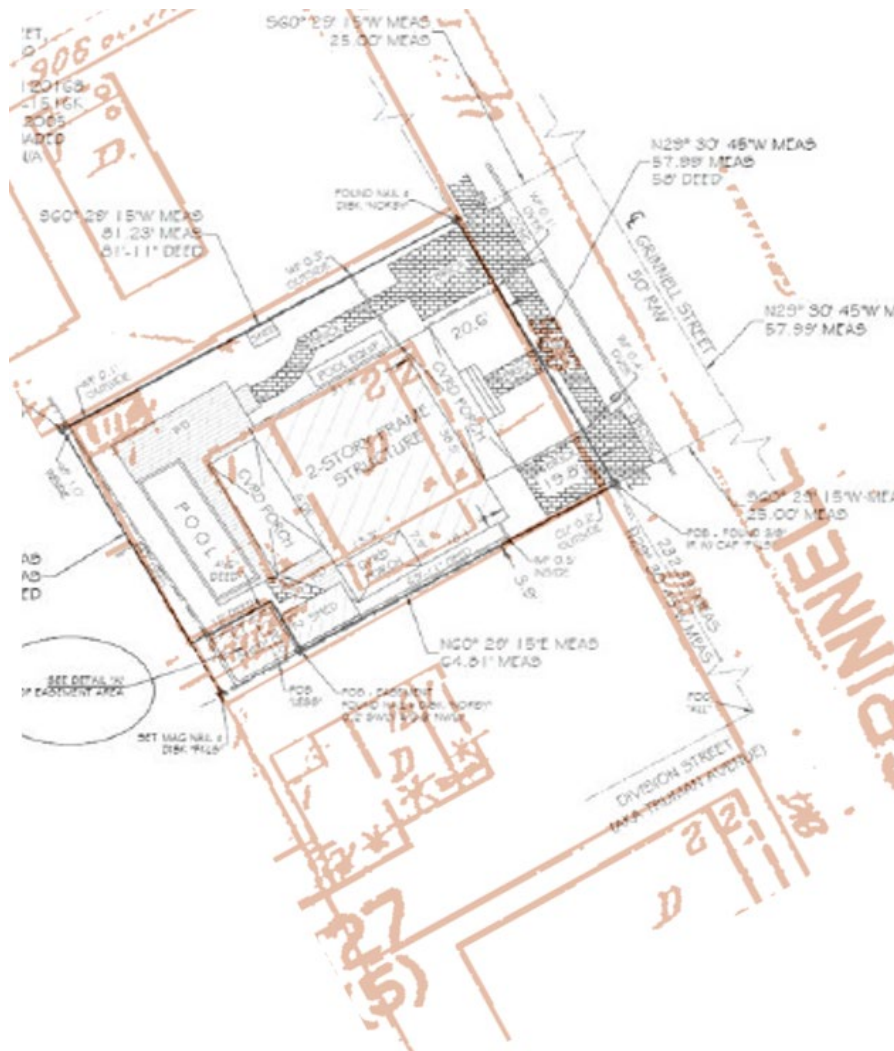
*Photo of East (front) elevation of property under review.*



*Photo of rear elevation of property under review.*



*Photo of West (rear) elevation of property under review showing the pool.*



*1962 Sanborn Map and current survey.*

### **Guidelines Cited on Review:**

- Guidelines for Roofing (page 26), specifically guidelines 2,4, and 5.
- Guidelines for Windows (pages 29a-29l), specifically guidelines A 5, 7, 8, and B 1 and 3.
- Guidelines for Shutter (pages 30a-30b), specifically guidelines 1 and 2.
- Guidelines for Awnings (pages 31-32), specifically guidelines 1, 4, and 9.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 2, 11, and 12.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 6 (first two sentences), 8, 11 (second sentence), 12, 13, 14 (first sentence), 19, 22, 24, 25, 26, 28, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 14, 18, 22, 23, 24, and 25.

- Guidelines for decks, patios, hot tubs, spas, pools and related equipment (page 39a), specifically guideline 3.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 3, and 8.
- Guidelines for air conditioning units, antennas, trash facilities & satellite dishes (pages 42-43), specifically guidelines 1, 2, 4, and 6.

### **Staff Analysis:**

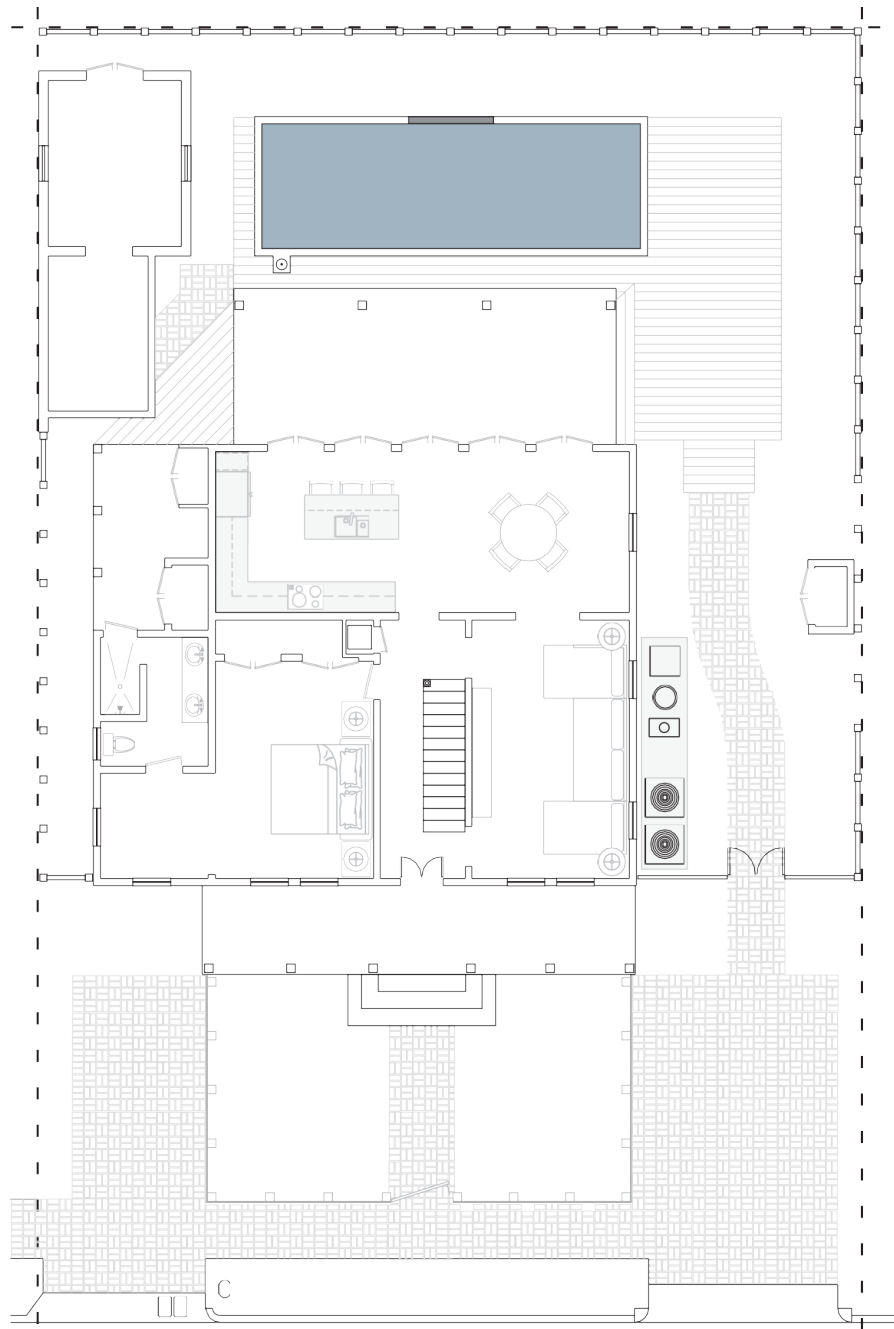
The certificate of appropriateness proposes substantial renovations to the contributing structure. The plans propose the addition of a one-story structure for storage purposes visible on the north and east (front) elevations. It will feature a gable roof, metal shingles, and wood siding. It will be semi open on portions facing the neighboring property. A second-story addition is proposed on the rear of the main structure where the sawtooth (seen as early as the 1899 Sanborn Map) is located, basically extending it from one floor to two floors but it will be lower than the main structure and it will feature a gable roof with shingles and wood siding. The existing covered porch on the south elevation will be enclosed to enlarge the interior space and will feature a shed roof and wood siding. Towards the rear of the property, the covered porch was removed under a separate permit. This façade will include the reinstallation of three existing bi-fold doors, now covered by fabric awnings mounted on a metal frame. To the right, a projecting bay element (bump-out) is proposed, featuring a wall of hurricane-rated windows beneath a curved roof structure. There are no changes proposed to the front elevation of the structure. The shutters on the sides will be removed but the ones on the front will remain.

The shed located in the rear of the property is under an easement attached to the neighboring property (see photo below and easement document). The existing flat roof on the shed will be replaced with a hip roof featuring metal shingles and a portion of the CMU wall at the rear will be removed and will remain open on the pool-facing side. The recorded easement between 906 Grinnell Street (Grantee) and 907 Packer Street (Grantor) grants the Grantee a perpetual, non-exclusive right to construct, modify, and replace structures within the easement area without requiring the Grantor's approval. The agreement specifically allows for buildings, improvements, and repairs, and permits the Grantee to obtain City of Key West permits independently. The proposed shed renovations including a new hip roof and partial CMU wall removal fall within the scope of these rights.

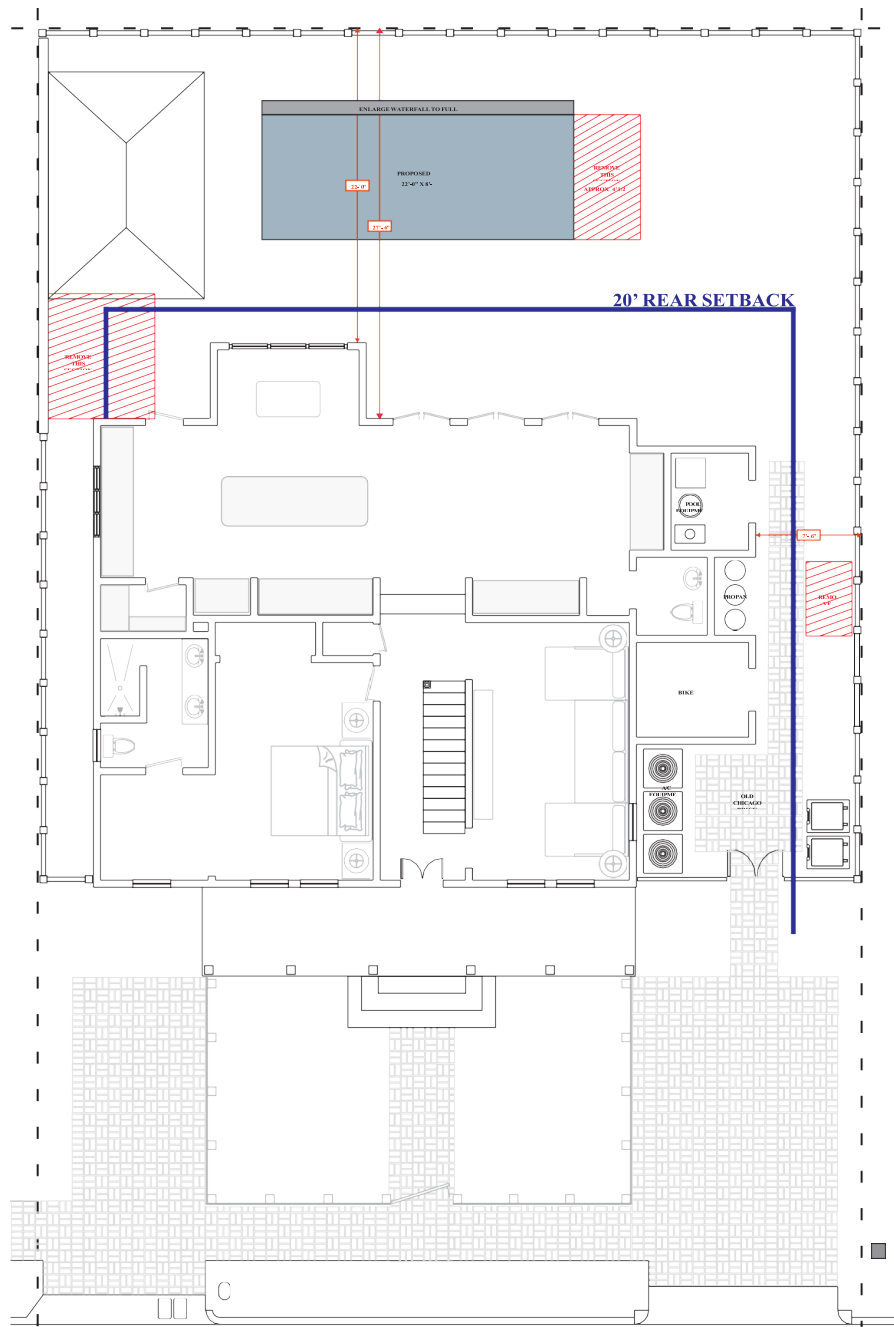
Site modifications include the partial removal of the existing pool to be slightly smaller measuring 22 feet by 8 feet 10 inches, expansion of the waterfall feature to run the full length of the pool, and replacement of an existing wooden deck with turf or coral stone/limestone pavers over sand. Old Chicago brick paths will be retained, and existing utility features including trash storage, propane tank, pool equipment, and A/C units, will remain in defined locations. No trees will be impacted by the proposed work.



*Map of property under review showing shed under easement.*



*Existing Site Plan.*



*Proposed Site Plan.*



*Existing East (front) Elevation.*



*Proposed East (front) Elevation.*



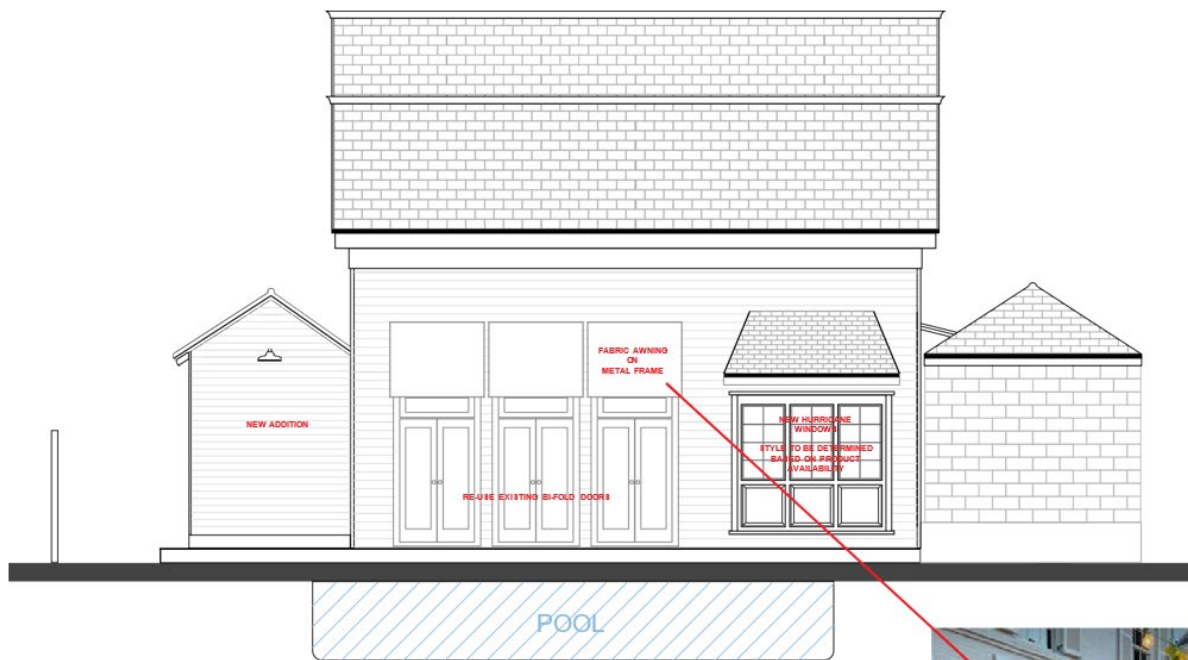
*Existing North (left side) Elevation.*



*Proposed North (left side) Elevation.*



*Existing West (rear) Elevation.*



*Proposed West (rear) Elevation.*



*Existing South (right side) Elevation.*



*Proposed South (right side) Elevation.*

### **Consistency with Cited Guidelines:**

The proposed second-story addition at the rear of the contributing structure, located where the original sawtooth is currently located will remain subordinate in height. The rear elevation improvements, including the reinstallation of existing bi-fold doors and the introduction of fabric awnings on a metal frame, are not visible from the street and are located in an area that has been altered. The bay window bump-out with hurricane-rated glazing windows introduces a contemporary element, conflicting with Guideline 22 of *Additions* which states that *The installation of windows or doors that are visually incompatible with the existing building is discouraged.* The covered porch that will be enclosed, conflicts with Guideline 24 of *Additions* which states that *The use of same wall plane or cornice height on a proposed addition to a contributing or historic building is not recommended.* As for the shutters being removed, it conflicts with Guideline 1 of *shutters* which states that *Historic shutters should be retained, repaired, and preserved whenever possible* and Guideline 2 of *shutters* which states that *If existing historic shutters are too deteriorated to repair, they should be replaced on an in-kind basis with functional shutters of similar design made of materials that are appropriate to the structure.*

The proposed site modifications, including pool resizing, waterfall feature, and replacement of the wooden deck with paving materials (turf, coral stone, or limestone), are appropriate. No trees are being removed.

The instrument prepared by  
and return to:  
Gregory S. Oropeza, Esq.  
Oropeza, Stones & Cardenas, PLLC  
221 Simonton Street  
Key West, Florida 33040

### AMENDED AND RESTATED EASEMENT AGREEMENT

**THIS AMENDED AND RESTATED EASEMENT AGREEMENT ("Agreement")**, is entered into as of the 6<sup>th</sup> day of **January** 2023, by and between, **JACK BRADHAM and MARY ANN BRADHAM, as husband and wife** (hereinafter referred to as the "Grantor"), whose address for purposes of notice is 907 Packer Street, Key West, Florida 33040 and **PEGGY W. BURNHAM, a married woman** (hereinafter referred to as the "Grantee"), whose address for purposes of notice is 906 Grinnell Street, Key West, Florida 33040.

### RECITALS

WHEREAS, Grantor is the owner of real property located at 907 Packer Street, Key West, Florida, which property is more particularly described as follows:

**In the City of Key West and known on W. A. Whitehead's map delineated in 1829 as Part of Tract 6, but now better known as Part of Lot 3 of Square 4 in said Tract 6 according to John Lowe's Subdivision of Part of Tract 6 duly recorded in Book "T" of Monroe County, Florida records. Commencing at a point on Packer Street 232 feet and 4 inches from the corner of Division and Packer Streets and running thence along Packer Street in a Northwesternly direction 32 feet; thence at right angles in a Northeastly direction 61 feet, 6 inches; thence at right angles in a Southeastly direction 21 feet; thence at right angles in a Northeastly direction 12 feet; thence at right angles in a Southeastly direction 11 feet; thence at right angles in a Southwesterly direction 73 feet, 6 inches to the point of beginning on Packer Street.**

**And.**

**In the City of Key West, and known on W. A. Whitehead's Map of 1829 as part of Tract 6, but now better known as part of Lot 3, of Square 4, in said Tract 6, according to John Lowe's Subdivision of part of said Tract 6, duly recorded in Book "T" Monroe County, Florida records. Commencing at a point on Grinnell Street 232 feet, 4 inches from the corner of Division and Grinnell Streets and running thence at right angles in a Southwesterly direction 69 feet, 11 inches to the Point of Beginning of the parcel being described; thence at right angles in a Northwesternly direction 11 feet; thence at right angles in a Northeastly direction 4 feet, 5 inches; thence at right angles in a Southeastly direction 11 feet; thence at right angles in a Southwesterly direction 4 feet, 5 inches, back to the Point of Beginning.**

(hereinafter "907 Packer"); and

WHEREAS, Grantee is the owner of real property located at 906 Grinnell Street, Key West, Florida, which property is more particularly described as follows:

In the City of Key West, and known on W. A. Whitehead's map of 1829 as Part of Tract 6, but now better known as Part of Lot 3, of Square 4, in said Tract 6, according to John Lowe's Subdivision of Part of said Tract 6, duly recorded in Deed Book "T", Monroe County Records: Commencing at a point on Grinnell Street 232 Feet and 4 inches from the corner of Division and Grinnell Streets and running thence along said Grinnell Street in a Northwesterly direction 58 feet; thence at right angles in a Southwesterly direction 81 feet, 11 inches; thence at right angles in a Southeasterly direction 47 feet; thence at right angles in a Northeasterly direction 12 feet; thence at right angles in a Southeasterly direction 11 feet; thence at right angles in a Northeasterly direction 69 feet, 11 inches to the Place of Beginning.

Less:

Commencing at a point on Grinnell Street 232 feet, 4 inches, from the corner of Division and Grinnell Streets and running thence at right angles in a Southwesterly direction 69 feet, 11 inches, to the Point of Beginning of the parcel herein being described; thence at right angles in a Northwesterly direction 11 feet; thence at right angles in a Northeasterly direction 4 feet, 5 inches; thence at right angles in a Southeasterly direction 11 feet; thence at right angles in a Southwesterly direction 4 feet, 5 inches; back to the Point of Beginning.

(hereinafter "906 Grinnell") 906 Grinnell is not the homestead property of Grantee or Grantee's spouse, nor is it contiguous to homestead property of Grantee or Grantee's spouse; and

WHEREAS, the Grantor is the successor in title to the Grantor to that certain Easement Agreement dated July 23, 2021 and recorded on July 29, 2021 in Official Records Book 3115, Page 1968 Public Records of Monroe County, Florida (the "Original Easement") and Grantee is the original Grantee in the Original Easement; and

WHEREAS, the Grantor and Grantee are entering into this to terminate the Original Easement which shall have no further force and effect and to memorialize the terms and conditions upon which the Grantor and Grantee agree to enter into this Agreement.

#### AGREEMENT

NOW, THEREFORE, for and in consideration of the premises, the mutual benefit of the Grantor and Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby grants to the Grantee, the Easement upon the following terms and conditions:

1. Recitals. The recitals herein are true and correct and are incorporated by reference.
2. Termination of Original Easement. The Original Easement is hereby repealed in its entirety. The Original Easement shall have no further force or effect and is hereby replaced with this Amended and Restated Easement Agreement.

3. Easement. Grantor hereby grants and conveys to Grantee, a perpetual exclusive easement for the use and enjoyment of the property more particularly described on that certain specific purpose survey prepared by Florida Keys Land Surveying (the "Easement Area"), a true and correct copy of which is attached hereto and incorporated herein as Exhibit "A" and which has been certified to the Grantor, the Grantee and their respective counsel. The exclusive Easement created hereby shall be appurtenant to the title of the 906 Grinnell property and shall not be severed from that title. The Easement shall not be assigned or transferred except as incident to the transfer of title to 906 Grinnell.

4. Use of Easement Area. Use of the Easement Area shall specifically include, but not be limited to permitting Grantee to construct buildings, structures, improvements, enclosures, fencing, pools, spas and landscaping without the need for approval by Grantor. Grantee is expressly permitted to apply to the City of Key West to obtain any and all necessary permits to construct any structure desired by Grantee within the scope of the City of Key West Code of Ordinances and Land Development Regulations. The Parties acknowledge that currently existing in the Easement Area is a concrete block structure. Grantee shall be permitted to repair, modify and replace the structure without approval from Grantor. Grantee shall be permitted to request any and all City of Key West building permits to modify the concrete structure, without joinder, approval or consent from Grantor. The City of Key West, Planning Department and Building Department are permitted to rely on the express consent provided herein to permit Grantee to obtain any and all necessary building permits to make improvements within the Easement Area within the scope of the City of Key West Code of Ordinances, without consent from Grantor. **Provided however,** that the Grantee's rights set forth above are expressly conditioned on the duty of the Grantee, at Grantee's sole expense, to comply with any and all federal, state and local laws, regulations and ordinances, including the duty to obtain any required permits for work in the Easement Area and the duty of the Grantee to include in any Notice of Commencement the limitation of Grantors' liability as set forth below.

5. Maintenance of the Easement Area. Grantee shall maintain the Easement Area at Grantee's sole expense, including maintaining the Easement Area in compliance with all applicable federal, state and local laws, regulations and ordinances.

6. Notice. All notices required or permitted hereunder shall be in writing and shall be served on the parties at the following addresses:

If to Grantor:

Jack Bradham and Mary Ann Bradham  
6128 Rozzelles Ferry Road  
Charlotte, NC 28214  
[jackb@live.com](mailto:jackb@live.com)  
704-578-5942

If to Grantee:

Peggy Burnham  
906 Grinnell Street  
Key West, Florida 33040  
jeff@burnh.am  
T850-832-1566

Any such notices shall be (a) sent by certified mail, return receipt requested, in which case notice shall be deemed delivered three business days after deposit, postage prepaid in the U.S. Mail, (b) sent by overnight delivery using a nationally recognized overnight courier, in which case notice shall be deemed delivered one business day after deposit with such courier, (c) sent by email, in which case notice shall be deemed delivered on the day of transmission of such notice and confirmation of such transmission, or (d) sent by personal delivery, in which case notice shall be deemed delivered on the day of actual delivery. The above addresses may be changed by written notice to the other party; provided, however, that no notice of a change of address shall be effective until receipt of such notice.

In addition to any of the above methods used for notice, the sender shall make a good faith effort to provide notice to the recipient by email and/or text message.

7. Indemnification. Grantee shall indemnify, defend and hold harmless Grantor, its successor and assigns, from and against any and all losses, damages, causes of action, claims, liabilities, costs and expenses (including, without limitation, reasonable attorneys' fees and costs of litigation) (collectively, the "Grantor Claims") suffered or incurred by or asserted against Grantor arising from or relating to the use of the Easement Area by Grantee, its employees, customers, guests, tenants, assignees or agents.

8. Liens. **IN ACCORDANCE WITH CHAPTER 713, FLORIDA STATUTES, THE INTEREST OF GRANTOR IN THE EASEMENT AREA SHALL NOT BE SUBJECT TO LIENS FOR ANY WORK CONTRACTED FOR BY GRANTEE.** In confirmation of the foregoing, nothing contained in this Agreement shall be construed to subject the estate of Grantor in the Easement Area to liability under Construction Lien Law of the State of Florida, it being expressly understood that Grantor's estate shall not be subject to such liability. Notification of this limitation of liability shall be included by Grantee in all Notices of Commencement as to real property which includes the Easement Area and reference shall be made to this Agreement by the Book and Page of its recording in the Public Records of Monroe County, Florida. Further, Grantee shall notify all contractors and other persons furnishing services or materials of this provision. All persons contracting with the Grantee for the doing of any work or the furnishing of any materials on or to the Premises, and all material men, contractors, mechanics and laborers, are hereby charged with notice that they must look to the Grantee only to secure payment of any bill for work done or materials furnished as to the property subject to this Agreement. In the event that a claim of

lien is filed against the Easement Area in connection with any work performed by or on behalf of Grantee, Grantee shall satisfy such claim, or shall transfer the claim to security, within thirty (30) days from the date of the filing. In the event Grantee fails to satisfy or transfer such claim within the said thirty (30) day period, Grantor may do so and thereafter seek to recover from Grantee, all costs incurred by Grantor in connection with satisfaction or transfer of such claim, including attorneys' fees, which shall be payable upon demand. Further, Grantee agrees to indemnify and hold Grantor harmless from and against any damage or loss incurred by Grantor as a result of such Claims of Lien, as stated herein. The Grantee shall strictly comply with the construction lien laws of the State of Florida.

9. Compliance with Laws. Grantee shall comply with all federal, state and local laws, regulations and ordinances applicable to the Easement Area, including but not limited to the City of Key West Code of Ordinances and Florida Building Code.

10. Right of Grantor to Cure. In the event that Grantee fails to comply with any such federal, state and local laws, regulations and ordinances and is cited by a governing government entity, or with its obligations under this Agreement, then Grantor, after fourteen (14) days written notice to Grantee, shall have the right to undertake corrective action to cure such non-compliance in which case Grantee shall indemnify Grantor for the expenses related to bringing such non-compliance into compliance. Notwithstanding the foregoing, in the event that Grantee has acted diligently to cure a non-compliance, but such cure is of the nature that takes more than fourteen (14) days to cure, then Grantee shall be provided reasonable extensions of time during such diligent effort to bring a non-compliance into compliance.

11. Covenant Running with the Land. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors in title, assigns, lessees, licensees and invitees to each parcel or any portion thereof, as a covenant and restriction running with the land.

12. Further Assurances. Grantor and Grantee agree to execute any documents or instruments reasonably required by any mortgagee, governmental or quasi-governmental entity to make the Easement granted hereby effective for the purposes expressly intended.

13. Miscellaneous.

a. Amendments. This Agreement constitutes the entire agreement and understanding of the parties with respect to the subject matter hereof and shall not be amended or modified except by written agreement executed by the parties.

b. Exhibits. All exhibits attached hereto are incorporated herein and made a part hereof by this reference.

c. No Warranties of Grantor. Grantor does not warrant title to the real property encumbered by this Agreement nor does Grantor warrant or represent that Grantee will be permitted

by any governmental authorities having jurisdiction over the Easement Area to make any particular use of the Easement Area.

d. Recording. It is intended that this Agreement shall be recorded in the Public Records of Monroe County, Florida.

e. Participation. Grantor and Grantee have participated fully in the negotiation and preparation of this Agreement with full benefit of counsel. Accordingly, this Agreement shall not be more strictly construed against any of the parties.

f. Headings. All sections and descriptive headings in this Agreement are inserted for convenience only, and shall not affect the construction or interpretation hereof.

g. Severability. Inapplicability or unenforceability of any portion of this Agreement or any instrument executed and delivered pursuant thereto shall not limit or impair the operation or validity of any other provision of this Agreement or any such other instrument.

h. Choice of Law. The Parties agree that this Easement shall be governed by the laws of the State of Florida any litigation arising out of the Easement shall be filed in the Sixteenth Judicial Circuit for the State of Florida, in and for Monroe County, Florida.

i. Attorneys' Fees. In the event of a dispute, each party shall bear its own attorneys' fees and costs except as to the provisions for indemnity by the Grantee which requires the Grantee to pay the attorneys' fees of the Grantor.

j. Waiver of Jury Trial. **GRANTOR AND GRANTEE (BY ACCEPTANCE HEREOF) HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY.**

IN WITNESS WHEREOF, the parties hereto have executed this Easement on this \_\_\_\_ day of December 2022.

GRANTOR:

Jack Bradham

Signed, sealed and delivered  
in the presence of:

Print Name: Marian Howard

Print Name: Elizabeth Kehoe

STATE OF Florida

COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of January 2022, by Jack Bradham, who is ☐ personally known or who ☒ produced Identification as identification.

NOTARY SEAL



Elizabeth Kehoe  
Notary Public

GRANTOR:

May Ann Bradham

Signed, sealed and delivered  
in the presence of:

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of December, 2022, by Mary Ann Bradham, who is ☐ personally known or who ☐ produced \_\_\_\_\_ as identification.

IN WITNESS WHEREOF, the parties hereto have executed this Easement on this \_\_\_\_ day of December 2022.

GRANTOR:

\_\_\_\_\_  
Jack Bradham

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Print Name:

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of December 2022, by Jack Bradham, who is ☐ personally known or who ☐ produced \_\_\_\_\_ as identification.

NOTARY SEAL

\_\_\_\_\_  
Notary Public

GRANTOR:

*Mary Ann Bradham*  
\_\_\_\_\_  
MAB May Ann Bradham  
Mary

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Print Name:

*Cheryl Magnuson-Franco*

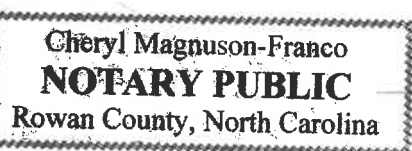
\_\_\_\_\_  
Print Name:

*Chase Franco*

STATE OF N.C.

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of January, 2023, by Mary Ann Bradham, who is ☐ personally known or who ☒ produced Driver's License as identification.



*Cheryl Magnuson-Franco*  
\_\_\_\_\_  
12-15-26

NOTARY SEAL

Notary Public

GRANTEE:

Peggy W. Burnham  
Peggy W. Burnham

Signed, sealed and delivered  
in the presence of:

Stacy Trepanier

Print Name: Stacy Trepanier

Lugh Ann Fernigan

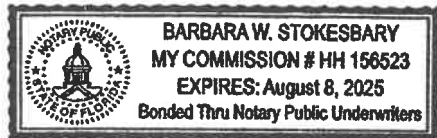
Print Name: Lugh Ann Fernigan

STATE OF Florida  
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 16<sup>th</sup> day of December 2022, by Peggy W. Burnham, who is ☒  
personally known or who ☐ produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

NOTARY SEAL

Barbara W. Stokesbary  
Notary Public



## EXHIBIT A

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N29°30'45"W ASSUMED  
ALONG THE CENTERLINE OF  
GRINNELL STREET.

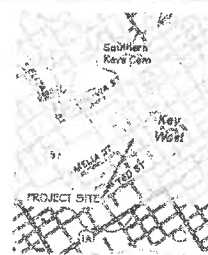
ALL ANGLES DEPICTED  
ARE 60 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

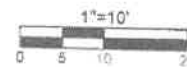
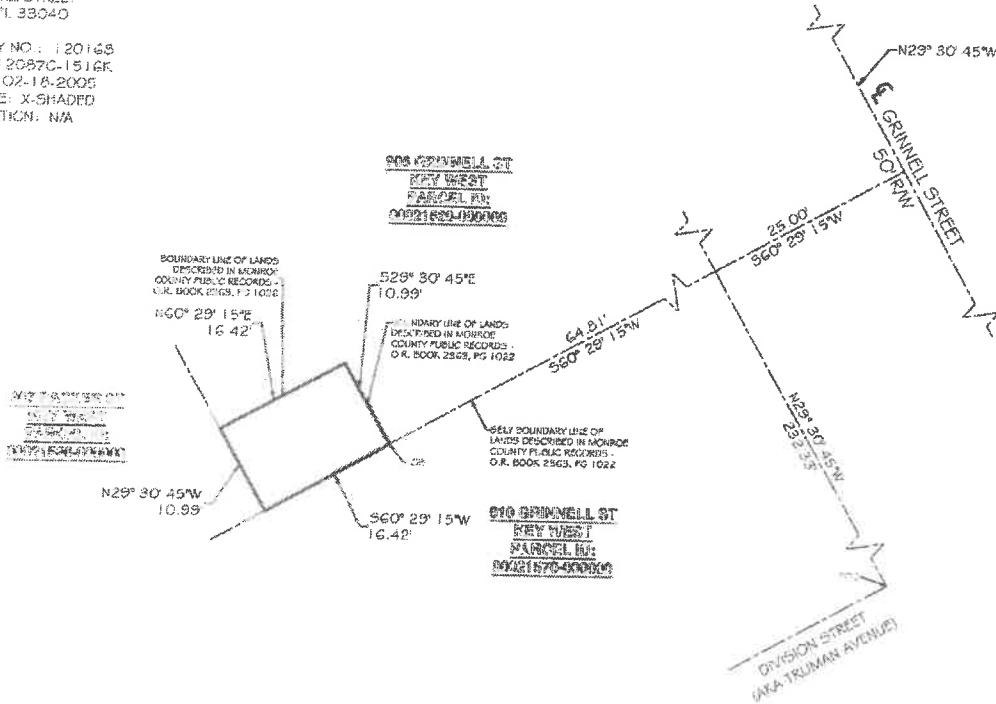
ADDRESS:  
906 GRINNELL STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 120870-1516K  
MAP DATE: 02-18-2006  
FLOOD ZONE: X-SHADED  
BASE ELEVATION: N/A

# LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS  
SEC. 06-T25-R25F



TOTAL AREA = 180.43 SQUARE FEET±

## SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON AND REFERENCED TO THE MAP OF BOUNDARY SURVEY COMPLETED BY FLORIDA KEYS LAND SURVEYING, WITH A STREET ADDRESS OF 906 GRINNELL STREET, KEY WEST, FL 33040, CERTIFIED TO JEFF & PEGGY BURNHAM, WITH A MAP DATE OF 04/25/2022.
- ALL BOUNDARY DIMENSIONS AND IMPROVEMENT(S) LOCATIONS SHOWN HEREON ARE SOLELY BASED ON THE SAID SURVEY BY FLORIDA KEYS LAND SURVEYING. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED IN CONJUNCTION WITH THIS LEGAL DESCRIPTION SKETCH.
- REVISION (1) - 12/14/2022 - REVISED CERTIFICATIONS

## LEGAL DESCRIPTION(S) - \*\*AUTHORED BY THE UNDERSIGNED\*\*

In the City of Key West, and known on William A. Whitehead's map of 1829 as Part of Tract G, but now better known as Part of Lot 3, of Square 4, in said Tract G, according to John Lowe's Subdivision of Part of said Tract G, duly recorded in Deed Book Y, Monroe County Records, and being more particularly described as follows:

Commencing at the point of intersection of the Northwestern Right-of-Way line of Division Street (AKA Truman Avenue) and the Southwesterly Right-of-Way line of Grinnell Street and thence N29°30'45"W along the said Southwesterly Right-of-Way line of Grinnell Street for a distance of 252.33 feet to the Northeastern corner of lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida; thence S60°29'15"W along the Southeastern boundary line of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida, for a distance of 64.61 feet to a corner of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida, said point being the Point of Beginning of the parcel of land hereinafter described; thence continue S60°29'15"W along the Westerly extension of the said Southwesterly boundary line of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida, for a distance of 16.42 feet to a point; thence N29°30'45"W for a distance of 10.99 feet to a corner of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida; thence N60°29'15"E and along the boundary line of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida; thence S29°30'45"E and along the boundary line of the said lands described in Official Records Book 2363, at Page 1022 of the Public Records of Monroe County, Florida, for a distance of 10.99 feet back to the Point of Beginning. Containing 180.43 Square Feet, more or less.

## CERTIFIED TO

JEFF & PEGGY BURNHAM;  
JACK BRADHAM AND MAID ANN BRADHAM;  
SHUTTS & BOWEN LLP;

BY: JACK BRADHAM, PRESIDENT  
JEFF & PEGGY BURNHAM;  
JACK BRADHAM AND MAID ANN BRADHAM;  
SHUTTS & BOWEN LLP;



FLORIDA KEYS  
LAND SURVEYING  
21460 OVERSEAS HWY, SUITE 4  
KEY WEST, FL 33040  
PHONE: (305) 354-3690  
FAX: (305) 509-7373  
EMAIL: FKLSSmail@gmail.com

NOT VALID WITHOUT THE  
SIGNATURE AND THE SEALED  
STAMP OF A FLORIDA  
SURVEYOR AND MASTER

FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPING ENGINEERS

# APPLICATION

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



### City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #
AE7	HMDR	

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

<b>ADDRESS OF PROPOSED PROJECT:</b>	309 William Street	
<b>NAME ON DEED:</b>	Craig A Schmitz Trust	PHONE NUMBER 314-565-4148
<b>OWNER'S MAILING ADDRESS:</b>	23 Windcastle Drive	EMAIL craig@craigschmitz.com
	St. Charles, MO 63304	
<b>APPLICANT NAME:</b>	Sandbar Design Studio, Inc	PHONE NUMBER 847-903-5854
<b>APPLICANT'S ADDRESS:</b>	29183 Camellia Lane	EMAIL INFO@SANDBARDESIGNSTUDIO.COM
	Big Pine Key, FL 33043	
<b>APPLICANT'S SIGNATURE:</b>	<i>Erica Poole</i>	DATE 4/18/2025

**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>
RAISING OF EXISTING RESIDENCE TO 1" ABOVE DESIGN FLOOD ELEVATION. NEW ADDITION ON SIDE OF HOUSE. FUTURE POOL PER PLAN, WITH LOUVER WALL FOR SCREENING FROM SAWYER LANE.
<b>MAIN BUILDING:</b>
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
DEMO OF EXISTING REAR SHED STRUCTURES (NON-HISTORIC). SEE DEMO APPENDIX

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

<b>ACCESSORY STRUCTURE(S):</b>	
<b>FUTURE POOL PER PLAN</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
	4' PICKET FENCE & 10' WIDE GATE PER PLAN
<b>DECKS:</b>	<b>PAINTING:</b>
WOOD FRAME DECKS PER PLAN, FRONT & REAR	PAINT COLOR TBD, WITH HARC APPROVAL, DURING CONSTRUCTION
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
	FUTURE POOL PER PLAN, CONCEALED FROM SAWYER LANE W/ LOUVER WALL
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<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 #

ADDRESS OF PROPOSED PROJECT:	309 William Street
PROPERTY OWNER'S NAME:	Craig A Schmitz Trust
APPLICANT NAME:	Sandbar Design Studio, Inc

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		CRAIG SCHMITZ 04-18-2025
		DATE AND PRINT NAME

#### DETAILED PROJECT DESCRIPTION OF DEMOLITION

RAISING OF EXISTING SFR. NEW FOUNDATION TO REPLACE DETERIORATED FOUNDATION.  
DEMO OF EXISTING NON-HISTORIC REAR SHED STRUCTURES.

#### 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 EXISTING FOUNDATION IS EITHER NON-EXISTENT OR DETERIORATED. THE REAR SHED STRUCTURES ARE DETERIORATED AND NON-HISTORIC. THE HOUSE WILL BE RAISED 1" ABOVE DESIGN FLOOD ELEVATION.

(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.

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.

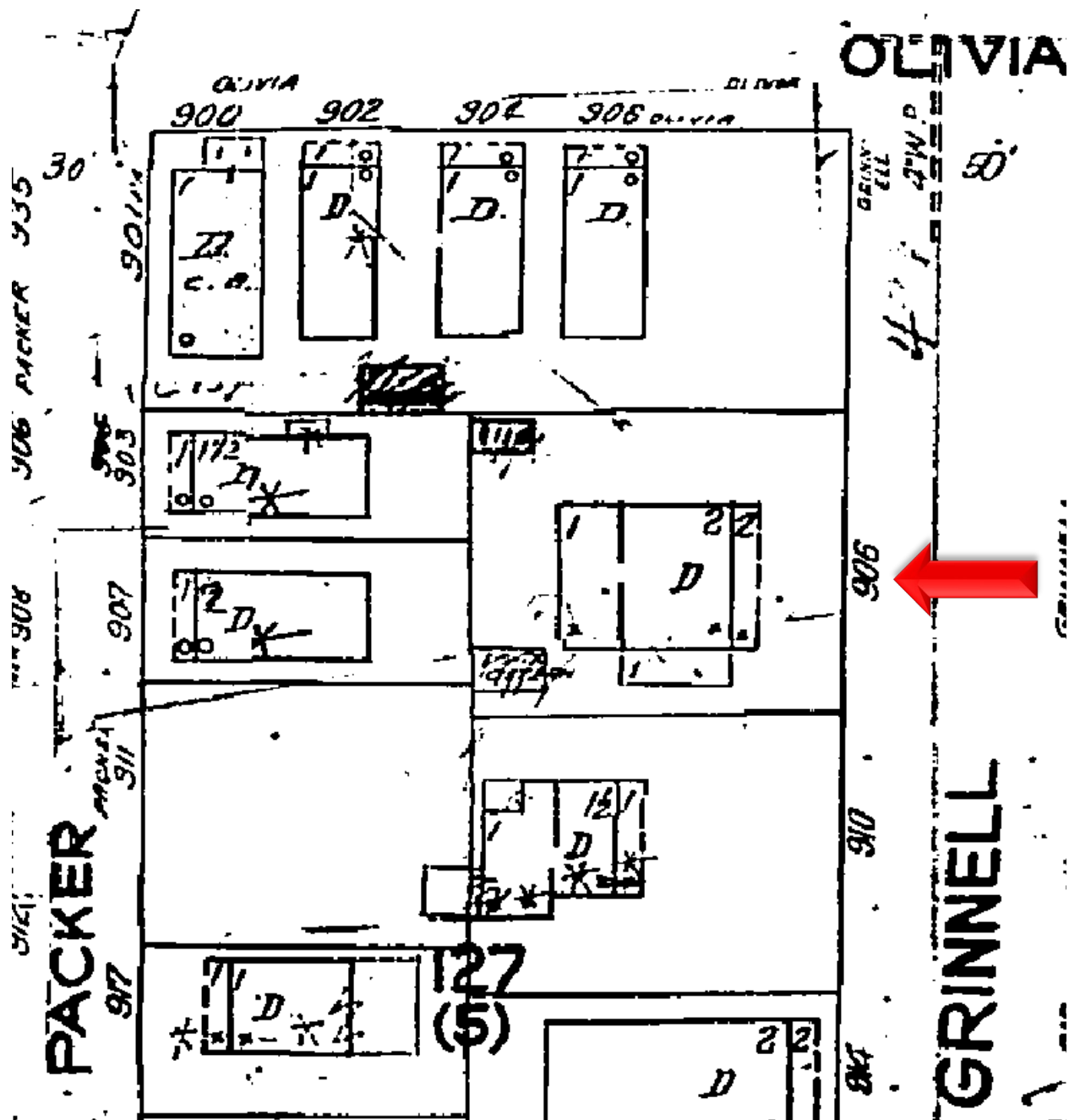
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
(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.

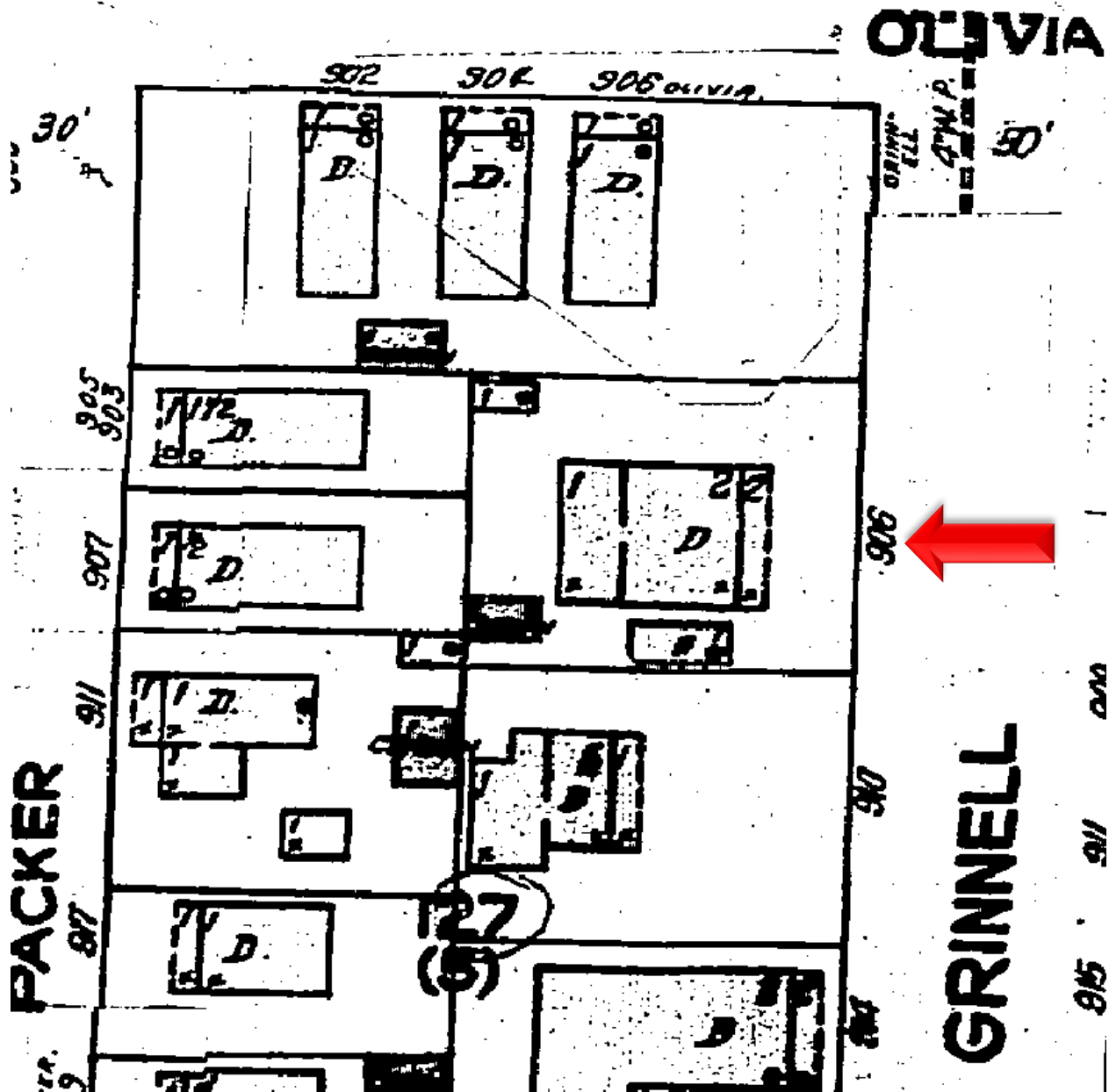
(i) Has not yielded, and is not likely to yield, information important in history,

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:	
<p><b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b></p>	
(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.	
<p><b>THE REAR SHED STRUCTURES ARE NON-HISTORIC AND DO NOT DEFINE THE OVERALL HISTORIC CHARACTER OF THE DISTRICT/NEIGHBORHOOD</b></p>	
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.	
<p><b>THE REMOVAL OF THESE STRUCTURES DOES NOT DESTROY THE HISTORIC RELATIONSHIP BETWEEN BUILDINGS AND OPEN SPACE. PER THE SANBORN MAP, THE REAR OF THE LOT DID NOT HAVE A RESIDENCE ON IT. THE SIDE YARD HAD STRUCTURES ALONG THE RED DOORS.</b></p>	
(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.	
<p><b>THE REAR SHED ADDITIONS ARE NOT HISTORIC TO THE SITE.</b></p>	
(4) Removing buildings or structures that would otherwise qualify as contributing.	
<p><b>THE REAR STRUCTURES ARE NOT CONTRIBUTING.</b></p>	

# SANBORN MAPS

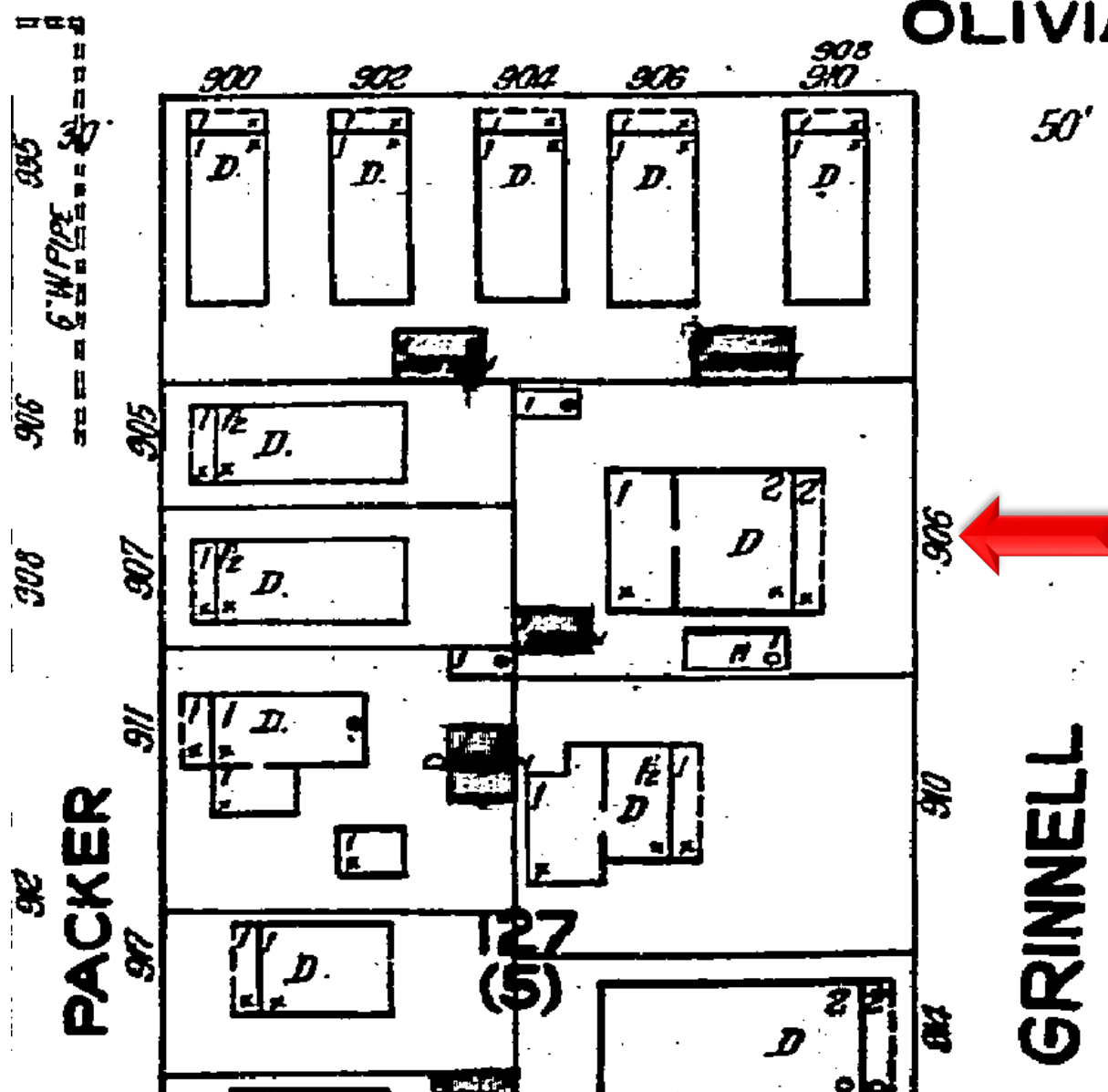


1962 Sanborn Map.

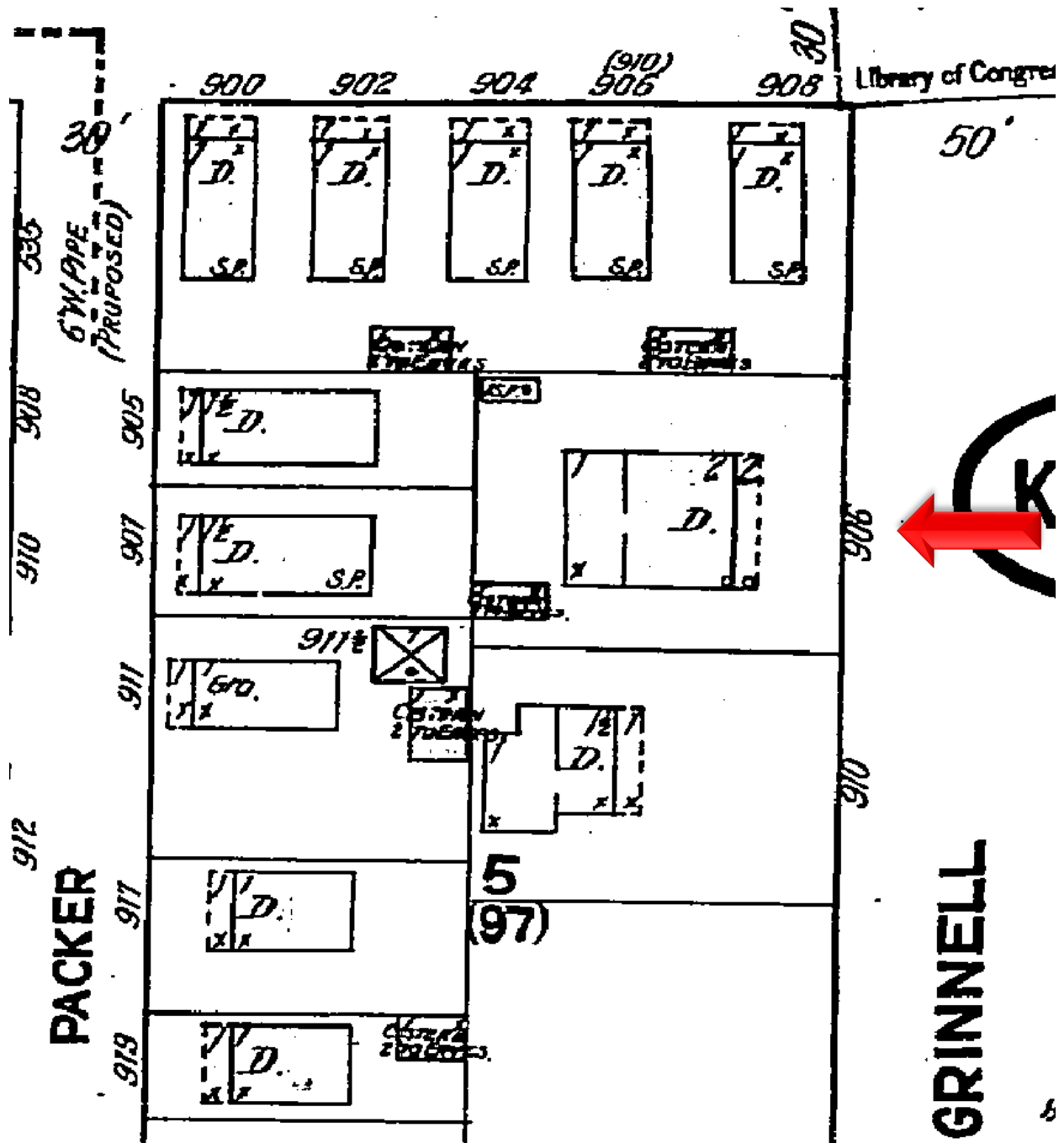


1948 Sanborn Map.

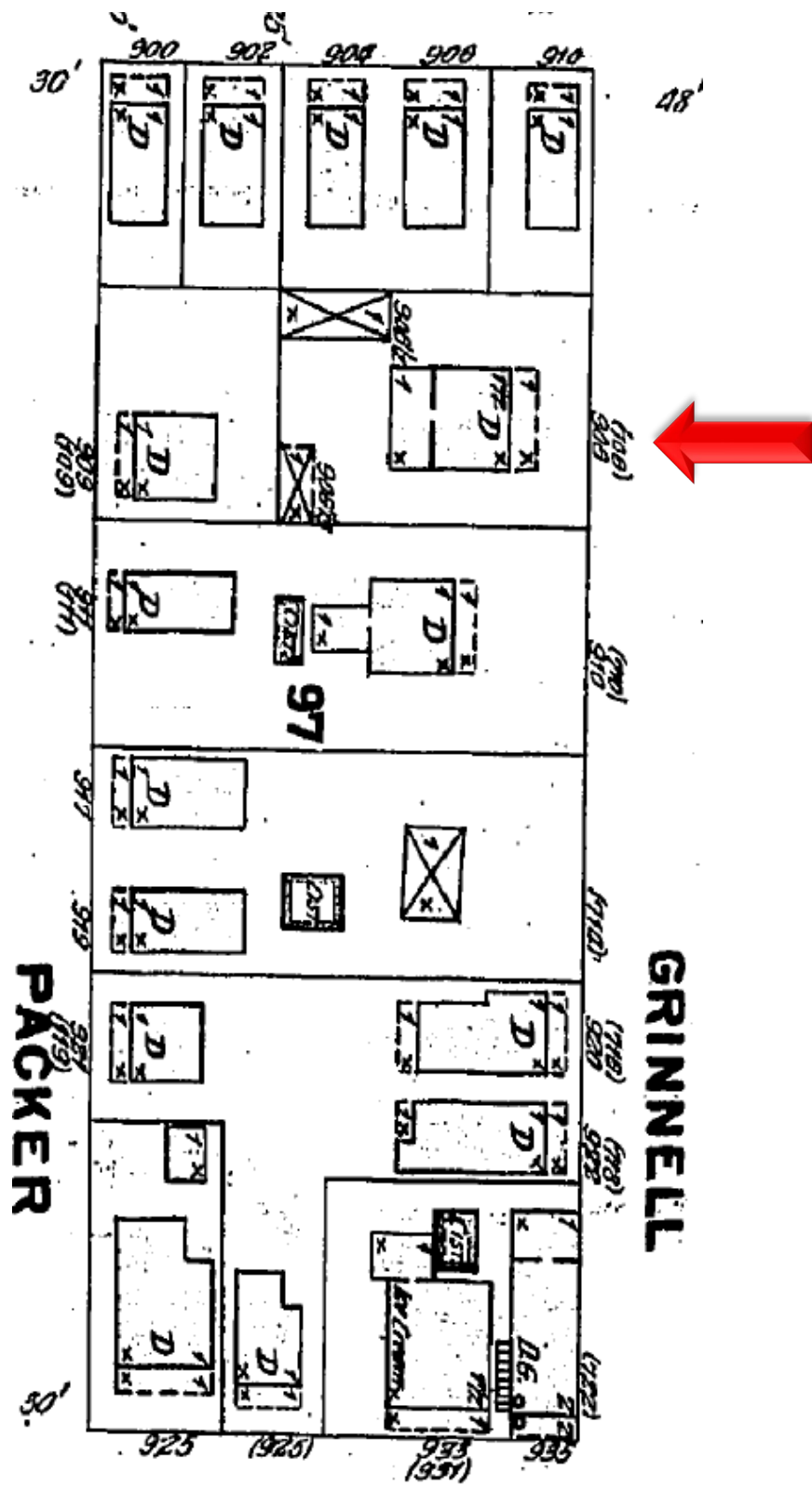
50'



1926 Sanborn Map.



1912 Sanborn Map.



1899 Sanborn Map.

# PROJECT PHOTOS



STREET VIEW



SIDE VIEW



BACK YARD



SIDE VIEW



GENERAL  
CONTRACTORS

Par-Con, Inc.  
906 Grinnell St  
Key West, FL 33040  
850-832-1566

CGC1525303

RESIDENTIAL REMODEL

# BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

June 5, 2025

Photos



GENERAL  
CONTRACTORS

Par-Con, Inc.  
906 Grinnell St  
Key West, FL 33040  
850-832-1566

CGC1525303

RESIDENTIAL REMODEL

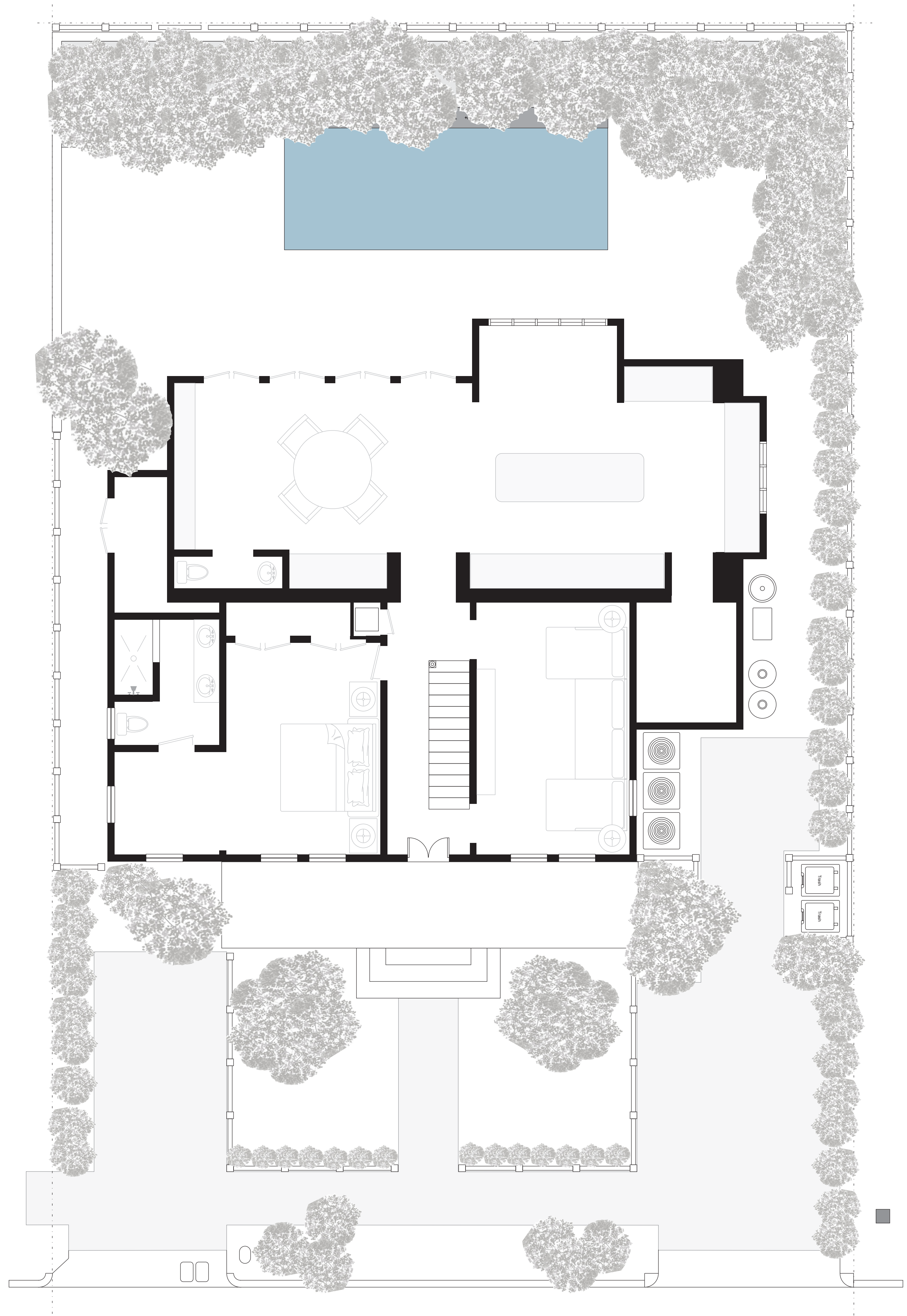
# BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

June 5, 2025

Photos

8



# SURVEY

# MAP OF BOUNDARY SURVEY

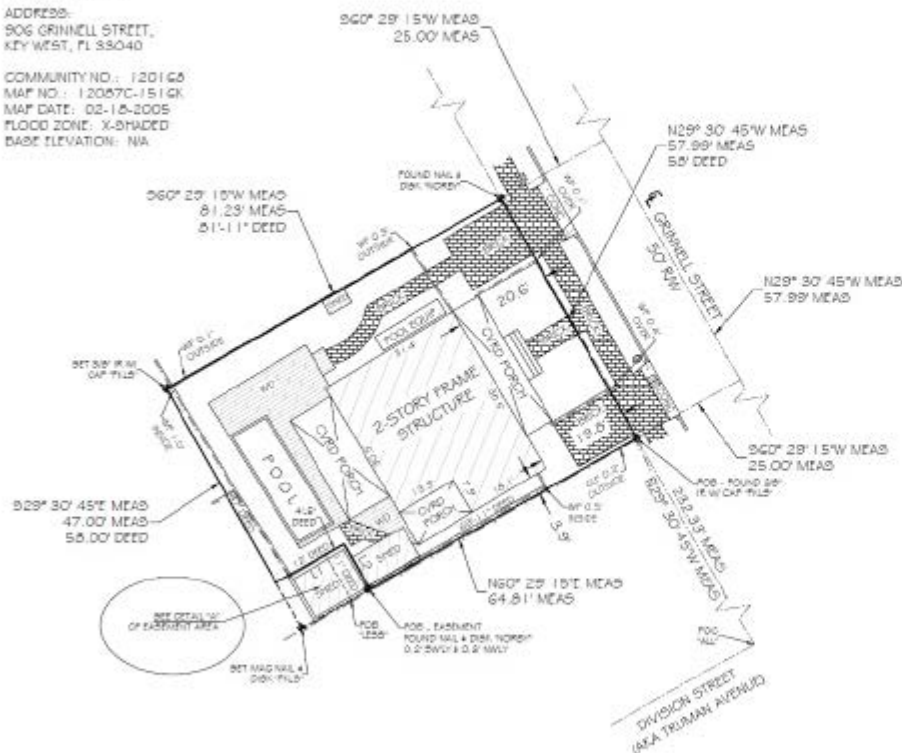
COMMUNITY NO.: 12016A  
MAP NO.: 12087C-151GK  
MAP DATE: 02-18-2005  
FLOOD ZONE: X-SHADED  
BASE ELEVATION: NA



LOCATION MAP - NT9  
SEC. 06-T685-R25F

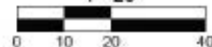


ASSUMED



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.42' MEAS	S60° 29' 15"W MEAS
L2	10.99' MEAS 11.0' DEED	S29° 30' 45"E MEAS

1"=20'



TOTAL AREA = 4,529.97 SQFT±

# PROPOSED DESIGN

# RESIDENTIAL REMODEL

906 GRINNELL STREET    KEY WEST, FL 33040



GENERAL  
CONTRACTORS

Par-Con, Inc.  
906 Grinnell St  
Key West, FL 33040  
850-832-1566

CGC1525303

## SHEET INDEX

1	COVER SHEET
2	PARCEL SUMMARY
3	SURVEY & SITE DATA CALCS
4	EXISTING FLOOR PLAN W/ DIMENSIONS
5	EXISTING ELEVATIONS
6	PROPOSED ELEVATIONS
7	PHOTOS
8	PHOTOS
9	SITE PLAN
10	
11	
12	
13	



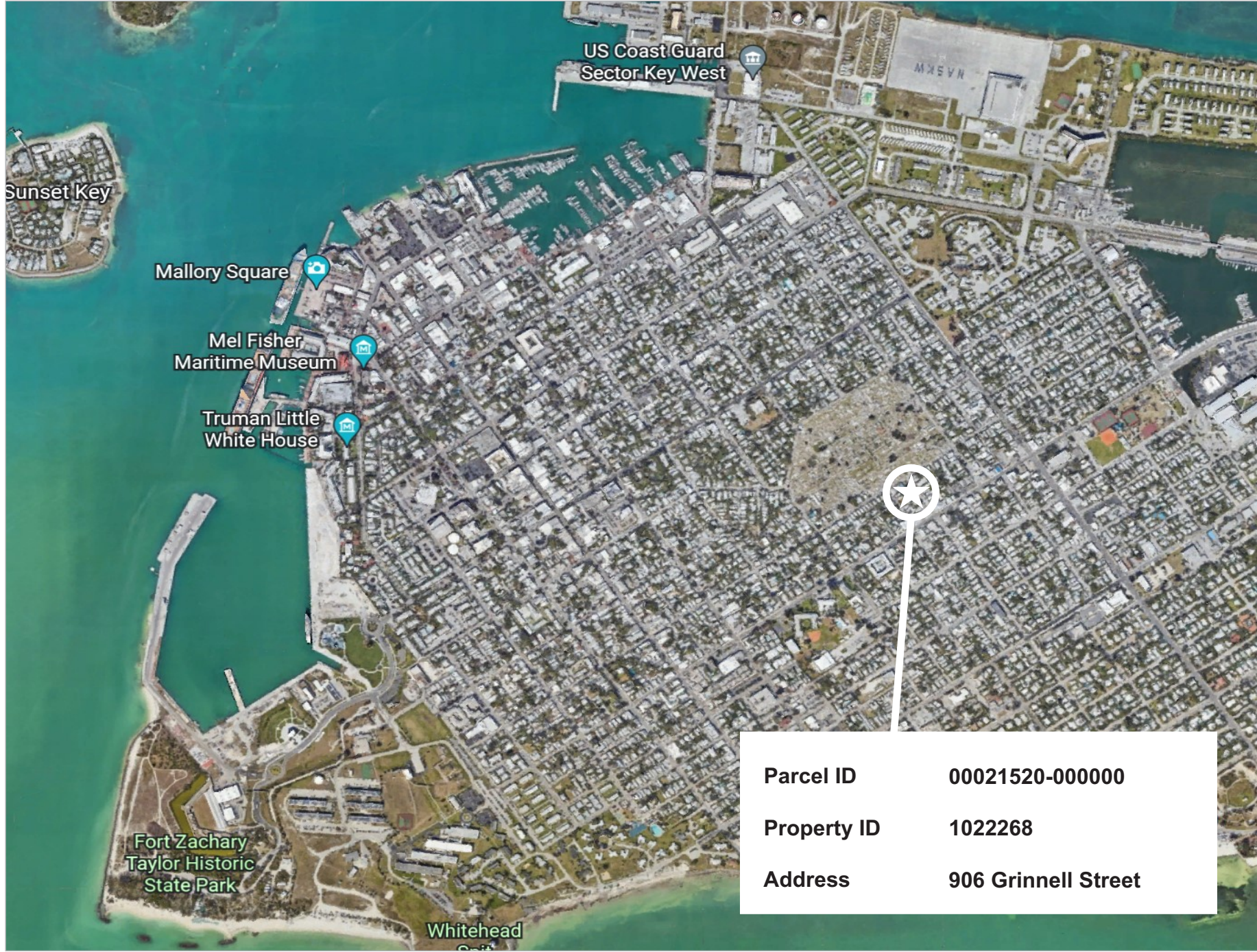
RESIDENTIAL REMODEL

# BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

July 9, 2025

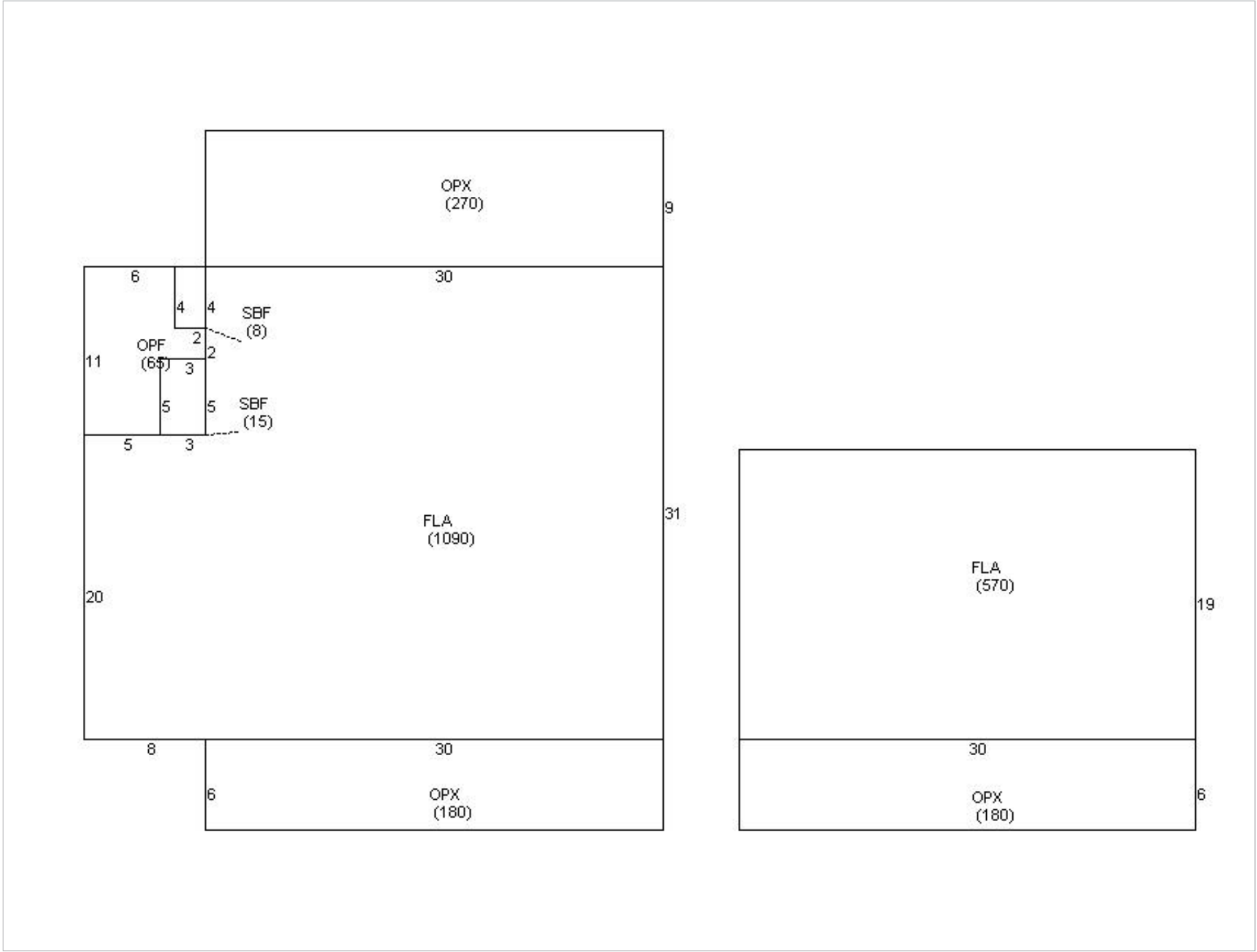
Cover Sheet



VICINITY MAP



STREET VIEW



BUILDING PLAN

GENERAL NOTES

All work shall comply with the Florida Building Code 2020, and all applicable laws, codes and ordinances of the city, county and state of Florida. In the county of Monroe, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING	Florida Building Code, 2020
ELECTRICAL	National Electric Code, 2017
PLUMBING	Florida Building Code (Plumbing) 2017
MECHANICAL	Florida Building Code (Mech) 2017
GAS	LP Gas Code (Mech) 2017

WIND: This project is designed in accordance with ASCE 7-16 to resist wind loads of 180 miles per hour (gusts) (exposure D).

WIND: The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.

Verify field dimensions prior to submitting bid.

Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.

Dimensions shall take precedence over scale, larger scale details shall take precedence over smaller details and, in the case of additions, renovations or refurbishing projects, actual dimensions shall take precedence over written dimensions.

All new utilities shall be underground, unless otherwise specified.

Contours and existing grades shown are approximate. Verify with field conditions. Slope all grades away from building(s). Planting areas shall be graded with soil suitable for planting.

The owner shall be responsible for all permits, fees, approvals, insurance and taxes necessary for the execution of work of the project, unless otherwise agreed.

PARCEL SUMMARY

PARCEL ID	00021520-000000
PROPERTY ID	1022268
MILLAGE GROUP	10KW
LEGAL DESCRIPTION	KW PT LOT 3 SQR 4 TR 6 G67-294 OR1055-494/95 OR1295-1900/02 OR1352-213/15 OR1441-498 OR1711-716/18 OR1715-2323/25 OR2363-1020/22

NEIGHBORHOOD	6103
PROPERTY CLASS	SINGLE FAMILY RESID (0100)
SUBDIVISION	
SEC / TWP / RNG	05/68/25
AFFORDABLE HOUSING	NO

OWNER

BURNHAM, PEGGY W  
906 GRINNELL STREET  
KEY WEST, FL 33040

CODE	DESCRIPTION	SKETCH AREA	FINISHED AREA	PERIMETER
OPX	EXE OPEN PORCH	630	0	0
FLA	FLOOR LIV AREA	1,660	1,660	0
OPF	OP PR UNFIN LL	65	0	0
SBF	UTIL FIN BLK	23	0	0
TOTAL		2,378	1,660	0

BUILDING SUMMARY

BUILDING ID	1628
STYLE	2 STORY ELEV, FOUNDATION
BUILDING TYPE	S.F.R. - R1 / R1
GROSS SQ FT	2,378
FINISHED SQ FT	1,660
STORIES	2 FLOOR
CONDITION	GOOD
PERIMETER	236
INTERIOR WALLS	WD PANL / CUSTOM
EXTERIOR WALLS	ABOVE AVERAGE WOOD
YEAR BUILT	1928
EFFECTIVE YEAR BUILT	2007
FOUNDATION	CONCR FTR
ROOF TYPE	GABLE/HIP
ROOF COVERAGE	METAL
FLOOR TYPE	CONC S/B GRND
HEATING TYPE	FCD/AIR DUCTED W/ 0% NONE
BEDROOMS	3
FULL BATHROOMS	2
HALF BATHROOMS	0
GRADE	600
NUMBER OF FIRE PL	0



GENERAL CONTRACTORS

Par-Con, Inc.  
906 Grinnell St  
Key West, FL 33040  
850-832-1566

CGC1525303

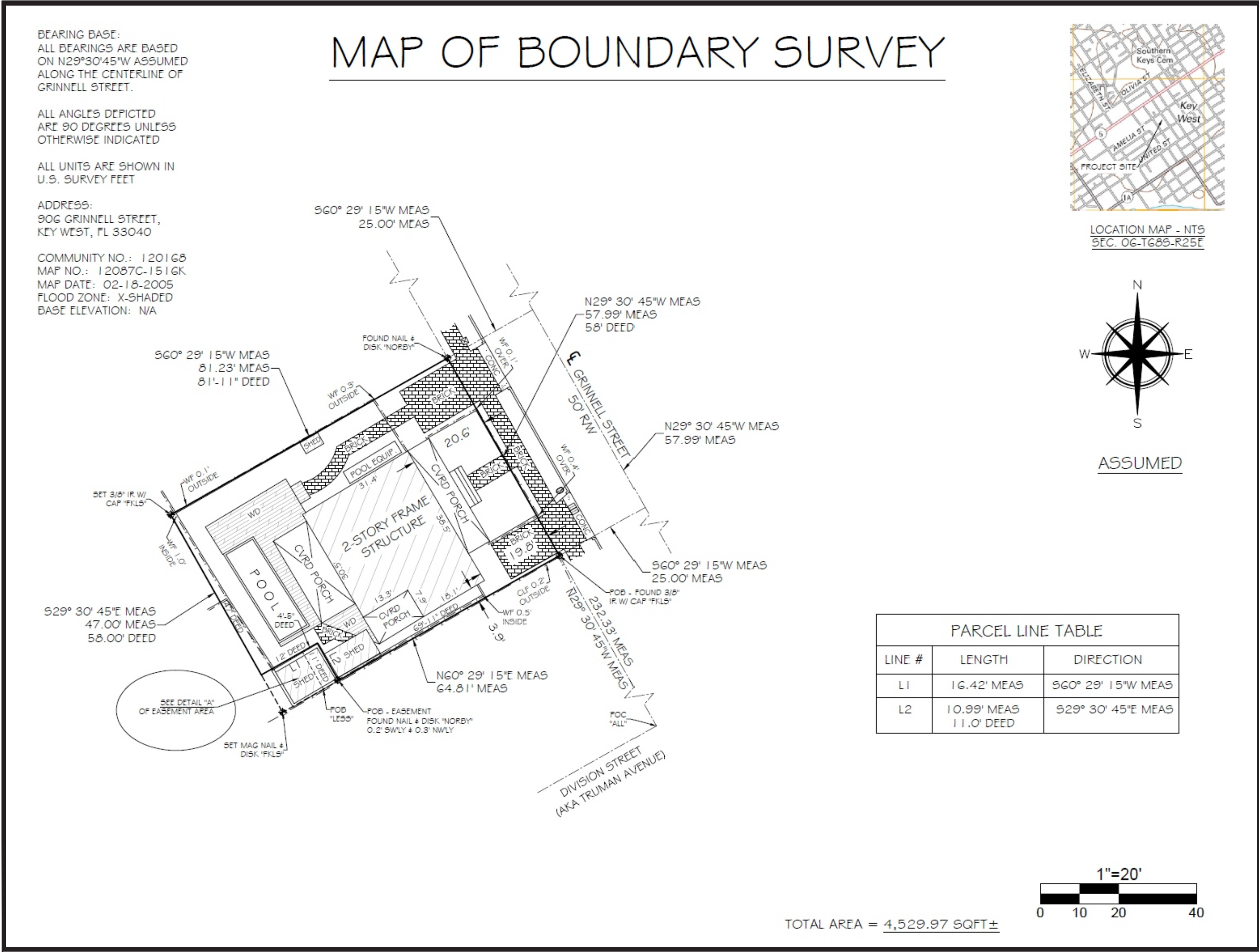
RESIDENTIAL REMODEL

BURNHAM RESIDENCE

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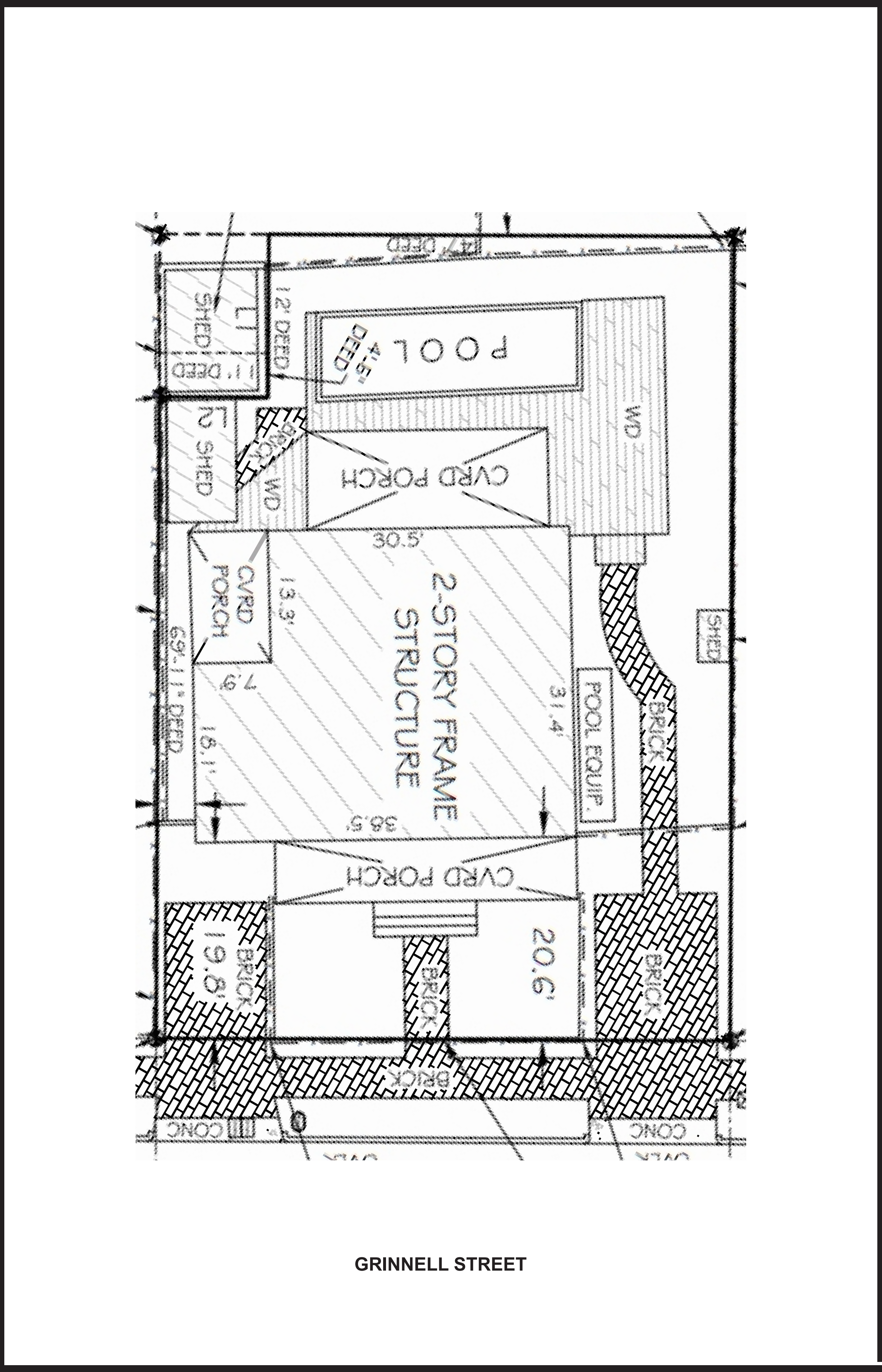
July 9, 2025

Parcel Summary



SITE DATA

LOT AREA	4,530 S.F.		
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	2,265 S.F. (50%)	1,515 S.F. (33%)	1,617 S.F. (36%)
IMPERVIOUS SURFACE	2,718 S.F. (60%)	2,195 S.F. (48%)	2,607 S.F. (58%)
SETBACKS			
FRONT	10'	20'-6"	NO CHANGE
REAR	20'	29'-7"	21'-10"
EAST SIDE	5'	3'-9"	NO CHANGE
WEST SIDE	5'	15'-8"	5'-5"
BUILDING HEIGHT	30'	30'	NO CHANGE



ENLARGED SURVEY



GENERAL  
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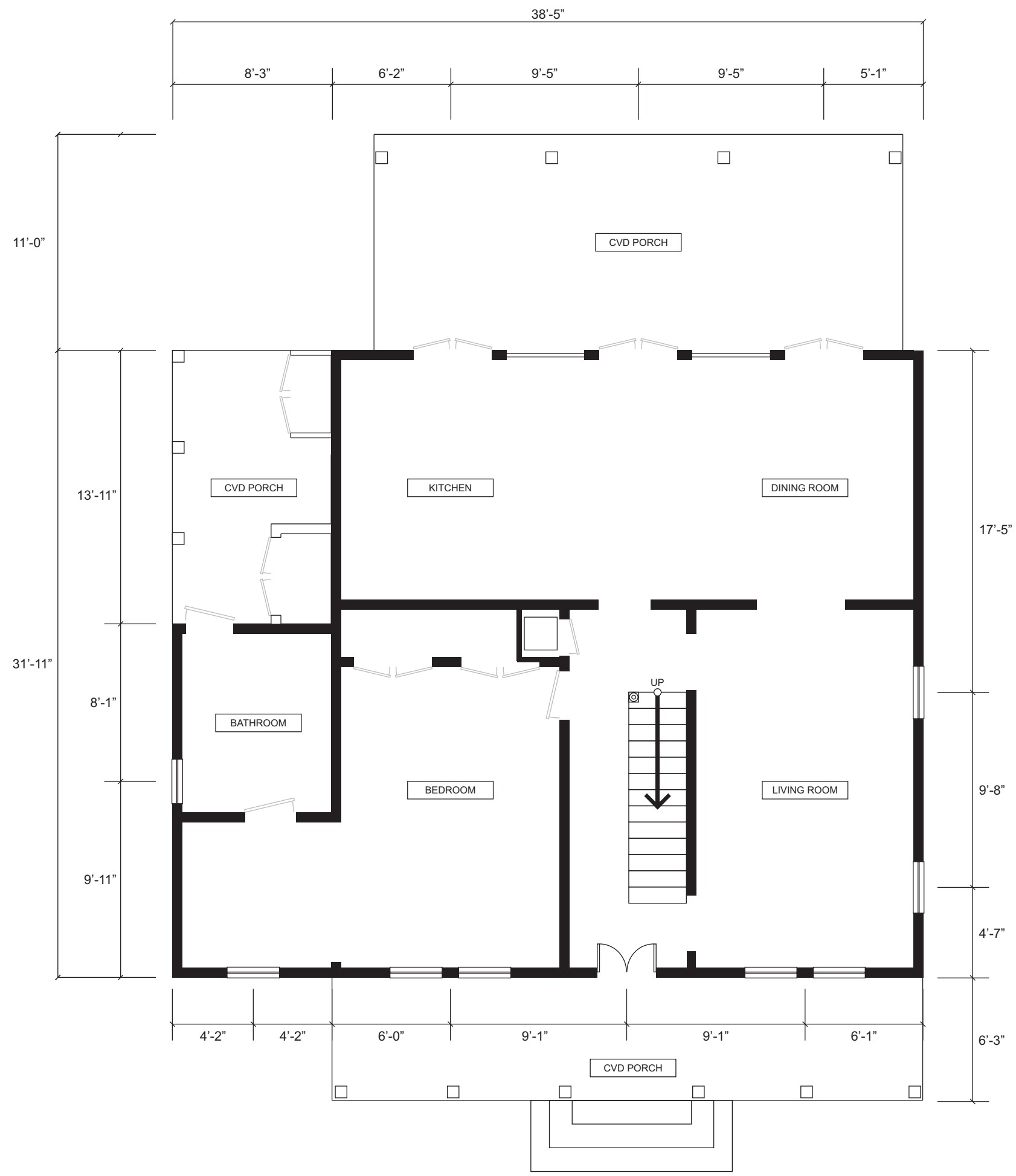
RESIDENTIAL REMODEL

BURNHAM RESIDENCE

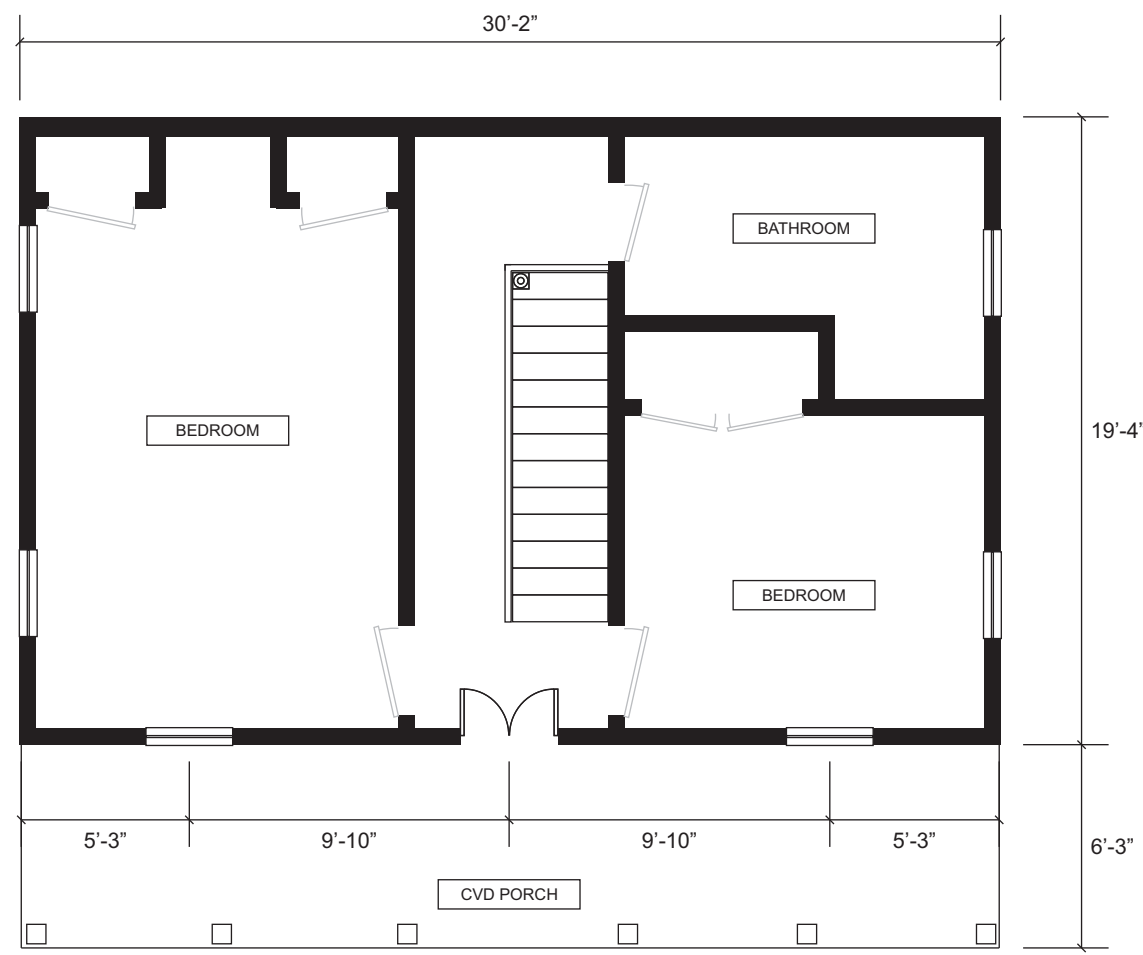
906 Grinnell Street, Key West, Florida 33040

July 9, 2025

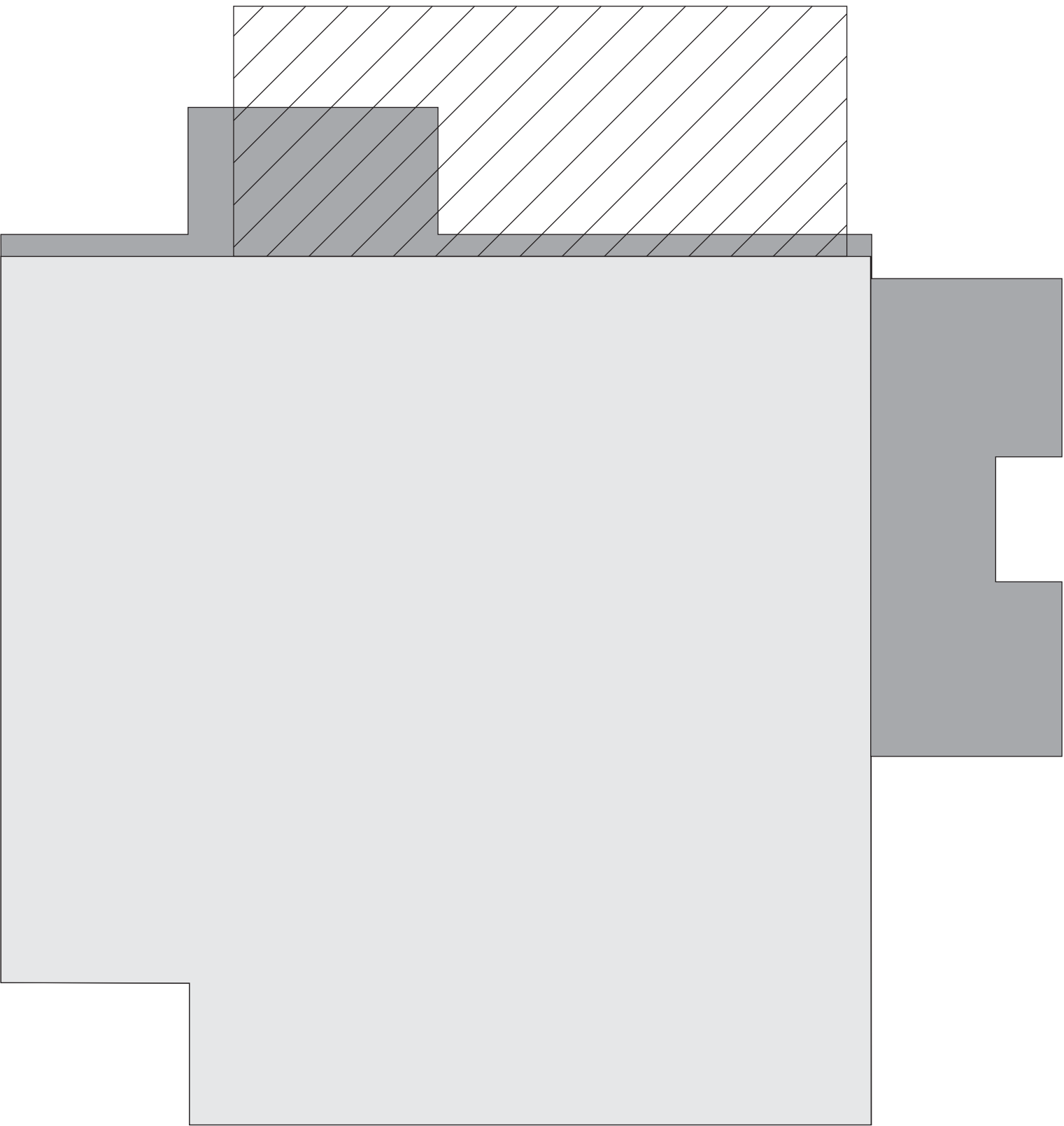
Survey & Site Data



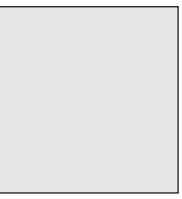
EXISTING FLOORPLAN GROUND FLOOR



EXISTING FLOORPLAN SECOND FLOOR



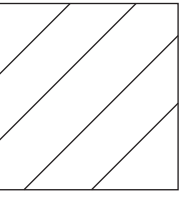
BUILDING COVERAGE



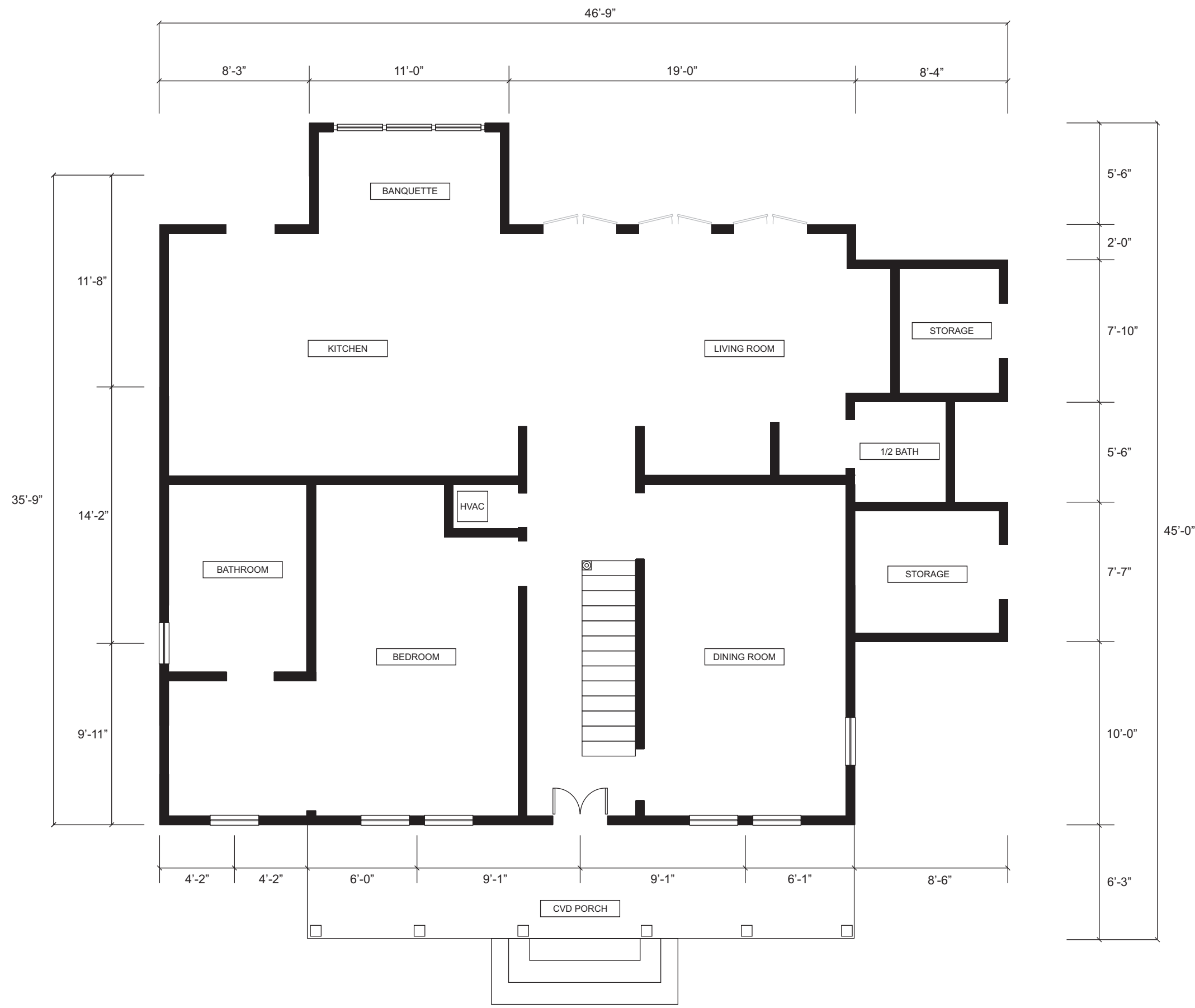
EXISTING



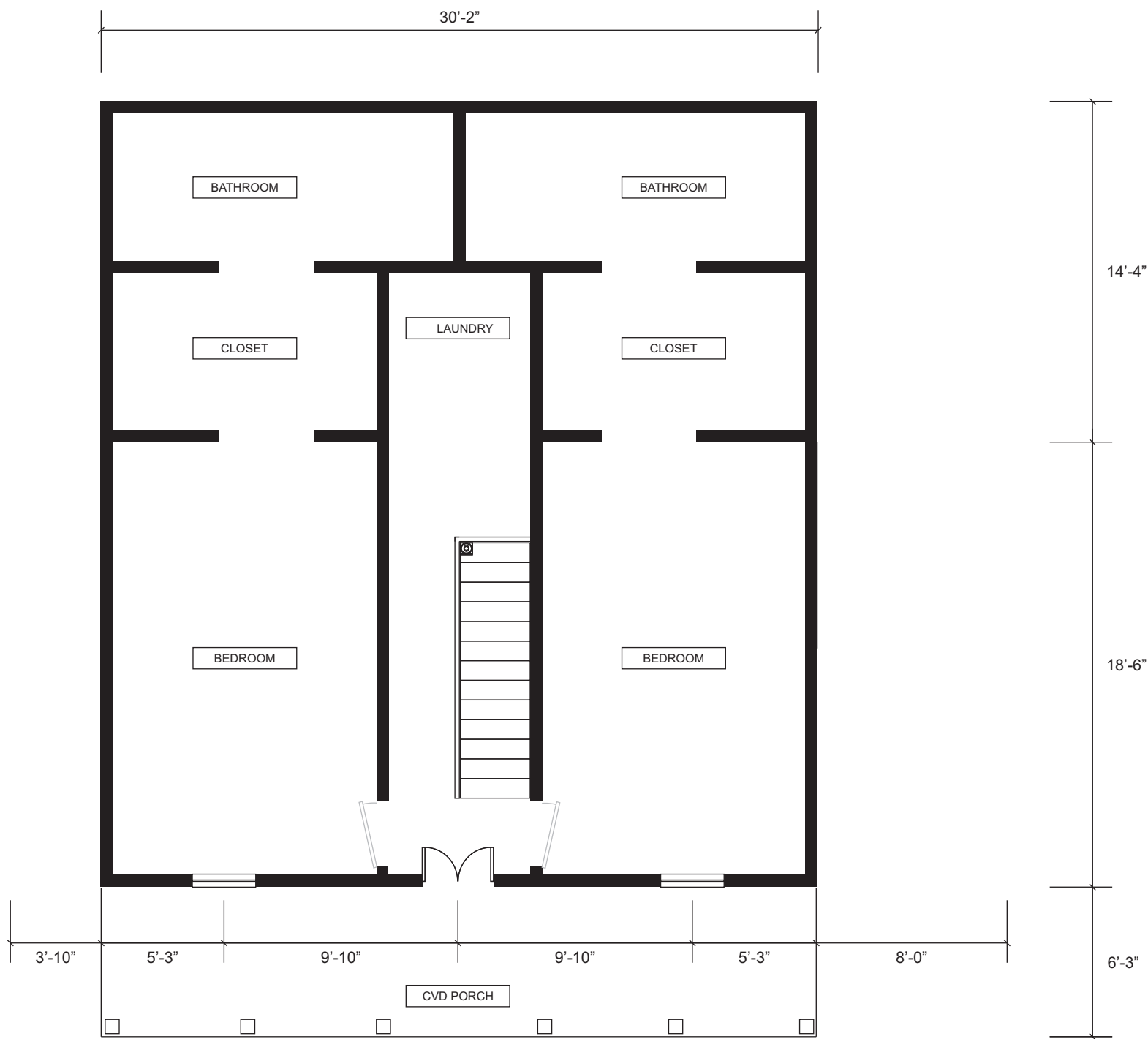
ADDING 260 S.F.



REMOVING 297 S.F.



PROPOSED FLOORPLAN GROUND FLOOR



PROPOSED FLOORPLAN SECOND FLOOR



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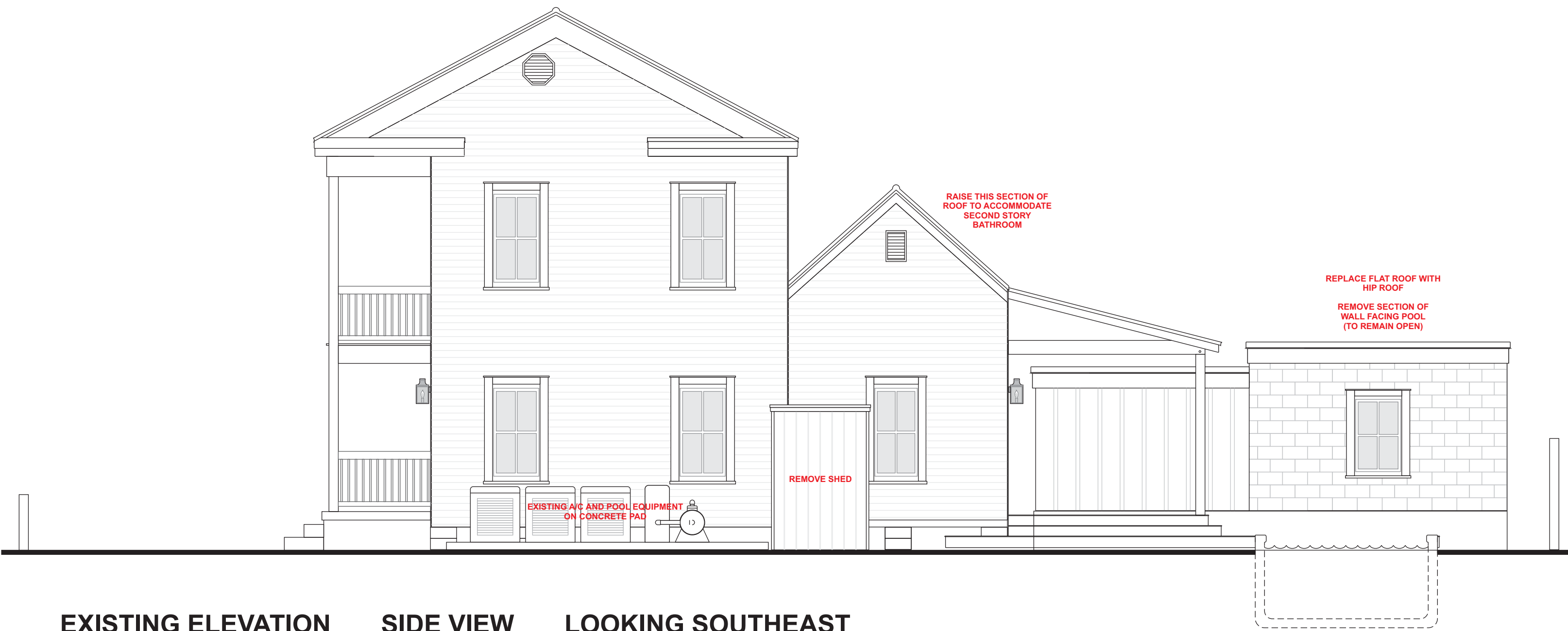
July 9, 2025

Existing Floorplan  
with Dimensions

4



EXISTING ELEVATION STREET VIEW



EXISTING ELEVATION SIDE VIEW LOOKING SOUTHEAST



EXISTING ELEVATION REAR VIEW



EXISTING ELEVATION SIDE VIEW LOOKING NORTHWEST



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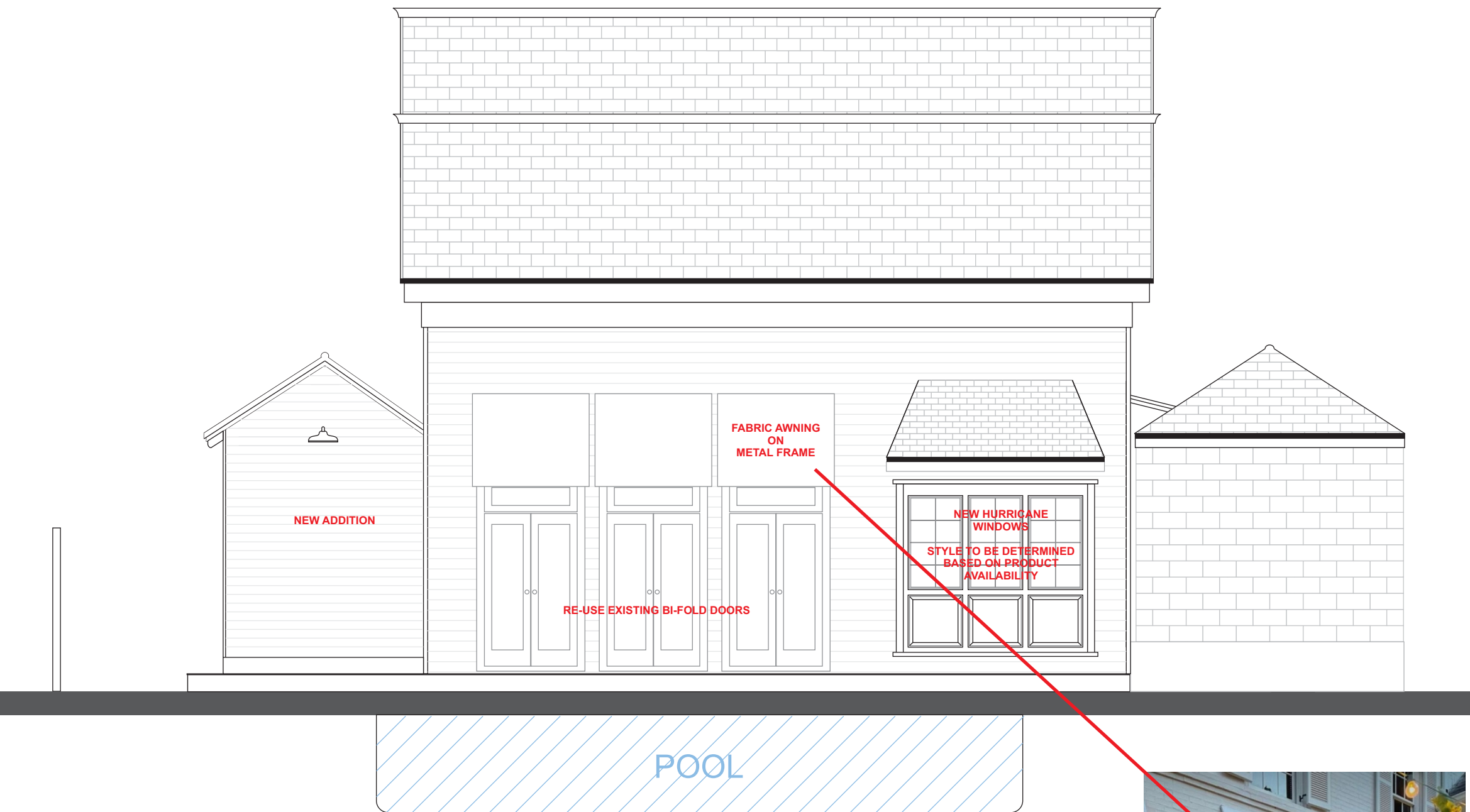
Existing Elevations



PROPOSED ELEVATION STREET VIEW



PROPOSED ELEVATION SIDE VIEW



PROPOSED ELEVATION REAR VIEW



EXAMPLE: FABRIC AWNING ON METAL FRAME



PROPOSED ELEVATION SIDE VIEW



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July 9, 2025

Proposed Elevations

6



STREET VIEW



SIDE VIEW



BACK YARD



SIDE VIEW



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RESIDENTIAL REMODEL

# BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

July 9, 2025

Photos

NO SHUTTERS ON  
SIDE WINDOWS

SHUTTERS ON  
FRONT OF HOUSE  
TO REMAIN



GENERAL  
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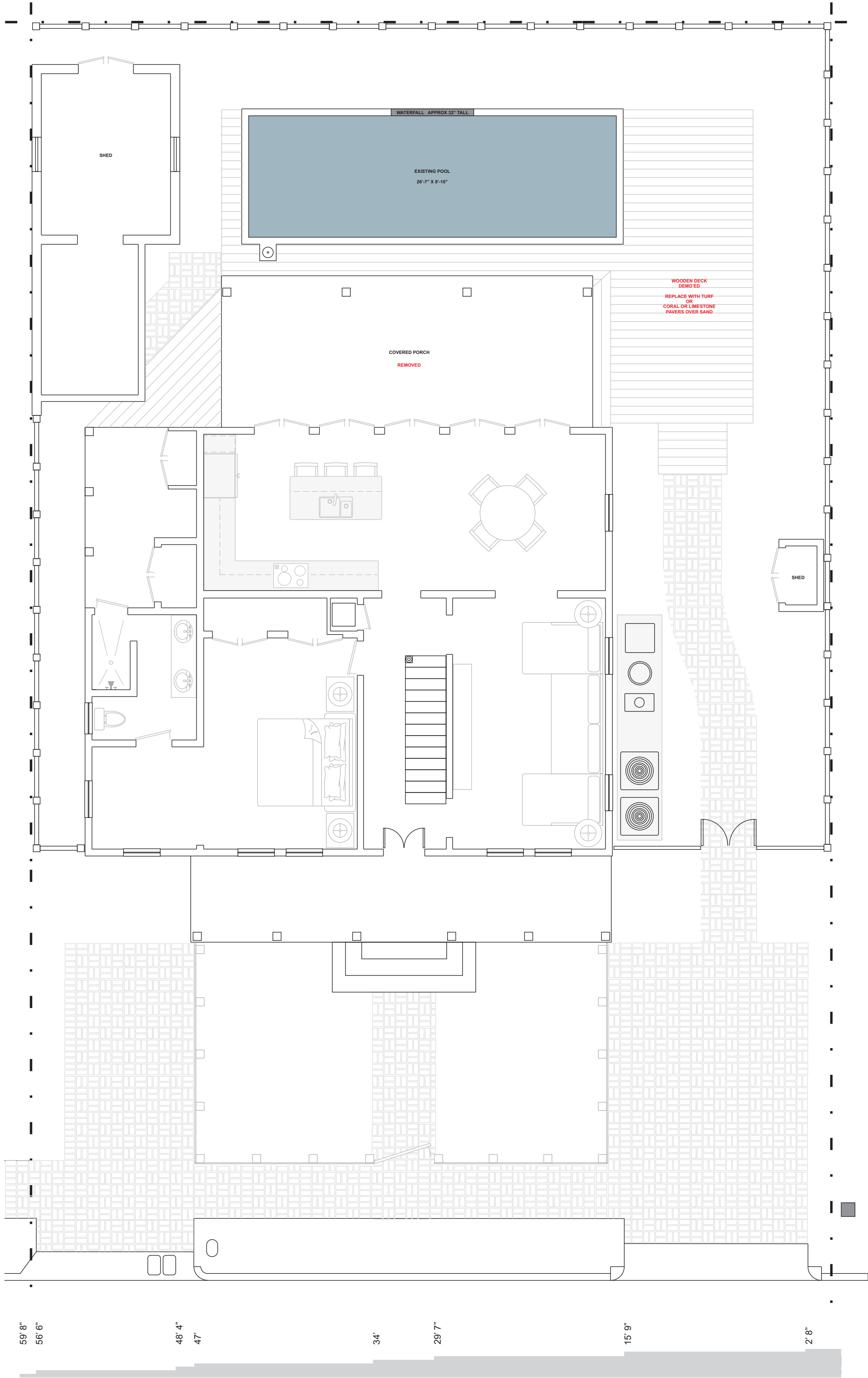
RESIDENTIAL REMODEL

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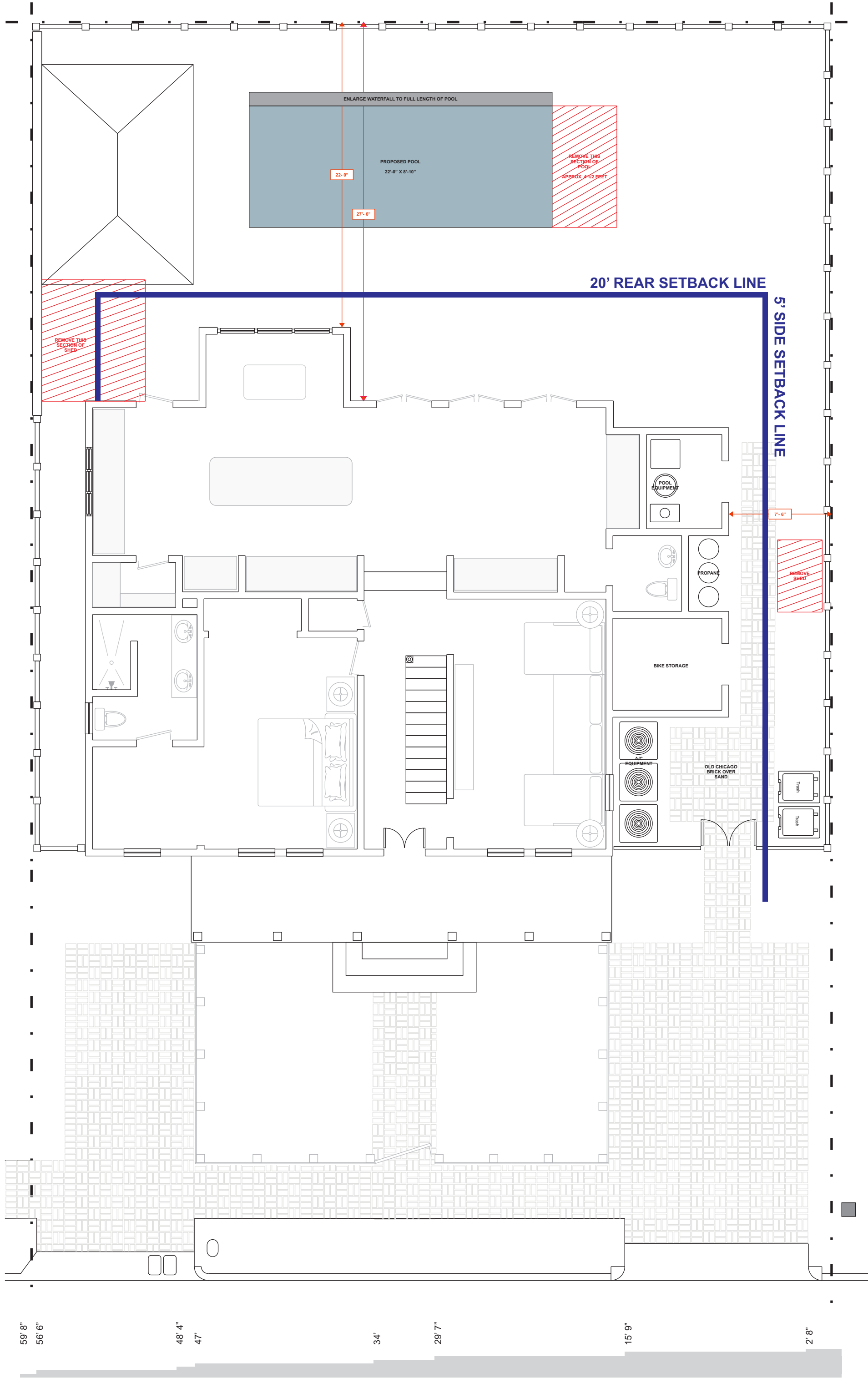
906 Grinnell Street, Key West, Florida 33040

July 9, 2025

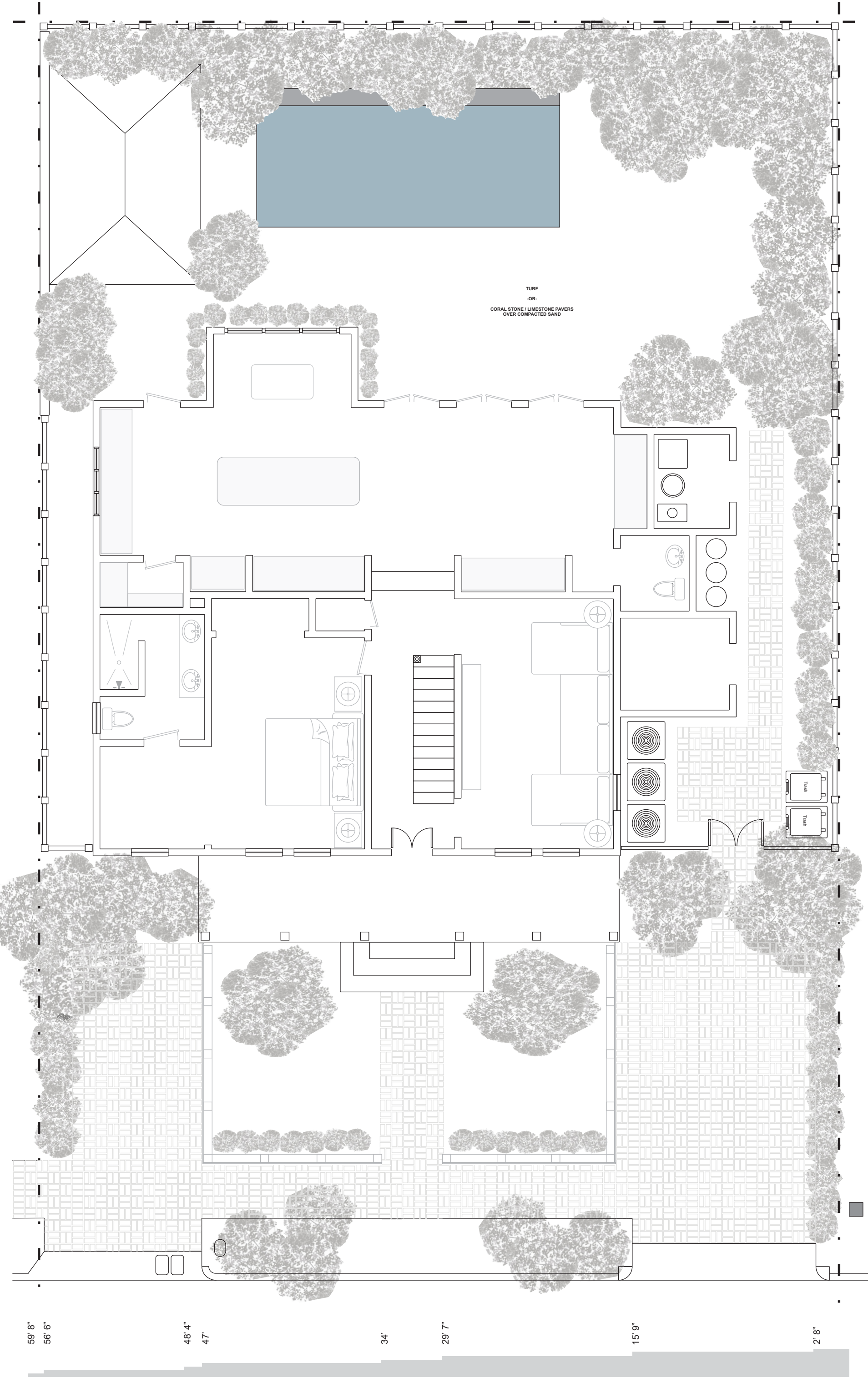
Photos



EXISTING SITE PLAN



PROPOSED SITE PLAN



PROPOSED LANDSCAPE PLAN

NO TREES WILL BE IMPACTED.  
A TREE PERMIT WAS PULLED BEFORE REMOVING  
PALMS BEHIND POOL.  
PERMIT # T2022-0317 ISSUED SEP 1, 2022



GENERAL  
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RESIDENTIAL REMODEL

# BURNHAM RESIDENCE

906 Grinnell Street, Key West, Florida 33040

July 9, 2025

Site Plan

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. July 22, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE AND ADDITIONS AT SIDES AND REAR. REDUCTION OF EXISTING POOL IN THE REAR, AND SITE IMPROVEMENTS. DEMOLITION OF REAR HISTORIC SAWTOOTH, DEMOLITION OF SMALL SHED IN NORTH ELEVATION, AND REDUCTION OF POOL SIZE.**

**#906 GRINNELL STREET**

**Applicant –906 Grinnell Street Application #C2025-0039**

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](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.

906

Public  
Meeting  
Notice

Notice is hereby given that the Board of Directors of the City of San Francisco will hold a public meeting on the following date and at the following location:

DATE: [illegible]  
TIME: [illegible]  
LOCATION: [illegible]

Agenda items include:

- [illegible]
- [illegible]
- [illegible]

For more information, please contact:

[illegible]  
[illegible]  
[illegible]

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

**BEFORE ME**, the undersigned authority, personally appeared Stacy Burnham Trepanier (Power of Attorney for Peggy Burnham), 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:  
906 Grinnell Street, Key West, Florida 33040 on the  
17th day of July, 2025.

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 Tuesday, July 22, 2025.

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 C2025-0039.

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

**Signed Name of Affiant:**

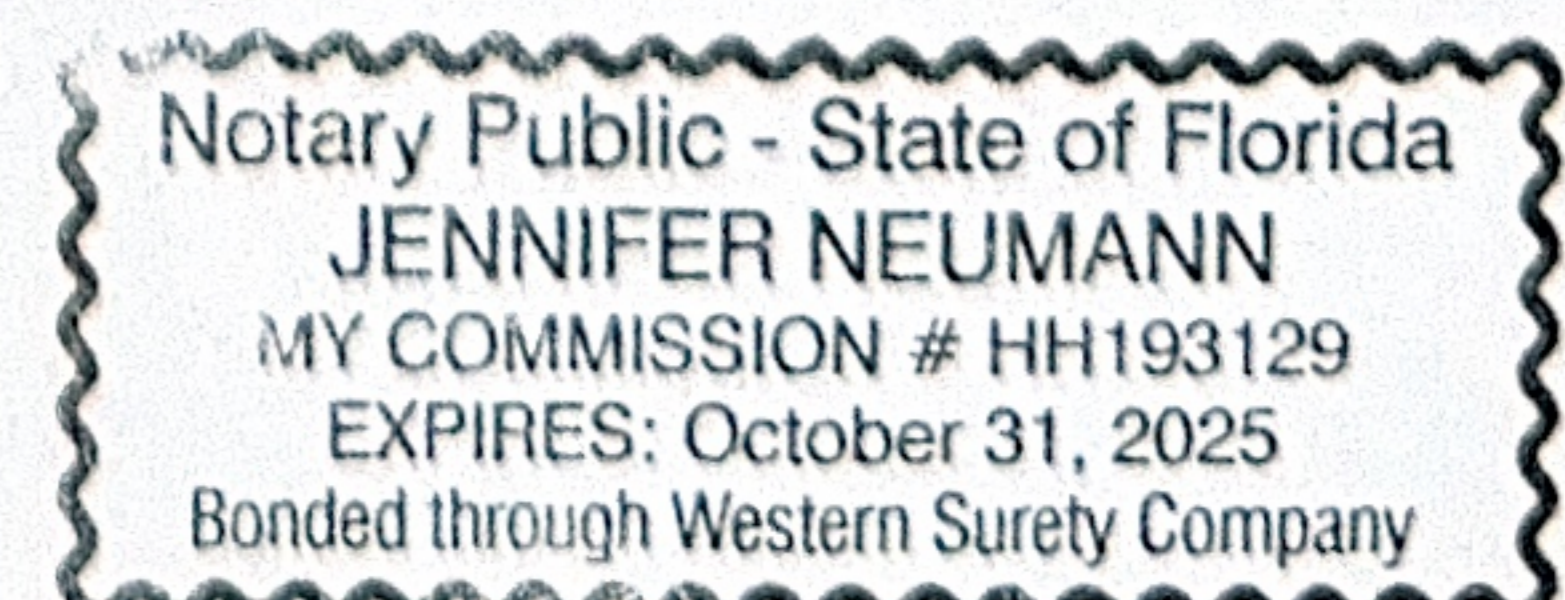
Stacy Burnham Trepanier  
**Date:** 7/17/2025  
**Address:** 3311 Terra Cotta Dr  
**City:** Parana City  
**State, Zip:** FL, 32408

The forgoing instrument was acknowledged before me on this 17th day of July, 2025.

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

**NOTARY PUBLIC**

Sign Name: Jennifer Neumann  
Print Name: Jennifer Neumann  
Notary Public - State of Florida (seal)  
My Commission Expires: 10/31/25



# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### 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 00021520-000000  
 Account# 1022268  
 Property ID 1022268  
 Millage Group 10KW  
 Location Address 906 GRINNELL St, KEY WEST  
 Legal Description KW PT LOT 3 SQR 4 TR 6 G67-294 OR1055-494/95 OR1295-1900/02 OR1352-213/15 OR1441-498 OR1711-716/18 OR1715-2323/25 OR2363-1020/22  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



### Owner

[BURNHAM PEGGY W](#)  
 906 Grinnell St  
 Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$378,243	\$363,155	\$331,577	\$289,273
+ Market Misc Value	\$21,679	\$22,367	\$23,055	\$23,742
+ Market Land Value	\$1,372,371	\$1,319,588	\$844,536	\$553,347
= Just Market Value	\$1,772,293	\$1,705,110	\$1,199,168	\$866,362
= Total Assessed Value	\$1,153,128	\$1,048,298	\$952,998	\$866,362
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,772,293	\$1,705,110	\$1,199,168	\$866,362

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,372,371	\$378,243	\$21,679	\$1,772,293	\$1,153,128	\$0	\$1,772,293	\$0
2023	\$1,319,588	\$363,155	\$22,367	\$1,705,110	\$1,048,298	\$0	\$1,705,110	\$0
2022	\$844,536	\$331,577	\$23,055	\$1,199,168	\$952,998	\$0	\$1,199,168	\$0
2021	\$553,347	\$289,273	\$23,742	\$866,362	\$866,362	\$0	\$866,362	\$0
2020	\$503,203	\$296,079	\$24,574	\$823,856	\$823,856	\$0	\$823,856	\$0
2019	\$475,052	\$299,482	\$25,406	\$799,940	\$799,940	\$0	\$799,940	\$0
2018	\$436,344	\$306,289	\$26,238	\$768,871	\$768,871	\$0	\$768,871	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,570.00	Square Foot	0	0

## Buildings

**Building ID** 1628  
**Style** 2 STORY ELEV FOUNDATION  
**Building Type** S.F.R. - R1 / R1  
**Building Name**  
**Gross Sq Ft** 2378  
**Finished Sq Ft** 1660  
**Stories** 2 Floor  
**Condition** GOOD  
**Perimeter** 236  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 12  
**Interior Walls** WD PANL/CUSTOM

**Exterior Walls** ABOVE AVERAGE WOOD  
**Year Built** 1928  
**EffectiveYearBuilt** 2013  
**Foundation** CONCR FTR  
**Roof Type** GABLE/HIP  
**Roof Coverage** METAL  
**Flooring Type** SFT/HD WD  
**Heating Type** FCD/AIR DUCTED with 0% NONE  
**Bedrooms** 3  
**Full Bathrooms** 2  
**Half Bathrooms** 0  
**Grade** 600  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	630	0	0
FLA	FLOOR LIV AREA	1,660	1,660	0
OPF	OP PRCH FIN LL	65	0	0
SBF	UTIL FIN BLK	23	0	0
<b>TOTAL</b>		<b>2,378</b>	<b>1,660</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	0 x 0	1	719 SF	1
FENCES	1996	1997	6 x 25	1	150 SF	2
FENCES	1996	1997	7 x 89	1	623 SF	2
RES POOL	1997	1998	9 x 27	1	243 SF	4
WOOD DECK	1997	1998	0 x 0	1	350 SF	2
BRICK PATIO	1997	1998	0 x 0	1	659 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/1/2001	\$790,000	Warranty Deed		1715	2323	Q - Qualified	Improved		
1/1/1997	\$250,000	Warranty Deed		1441	0498	Z - Unqualified	Improved		
2/1/1994	\$157,000	Warranty Deed		1295	1900	Q - Qualified	Improved		
6/1/1988	\$149,000	Warranty Deed		1055	494	Q - Qualified	Improved		

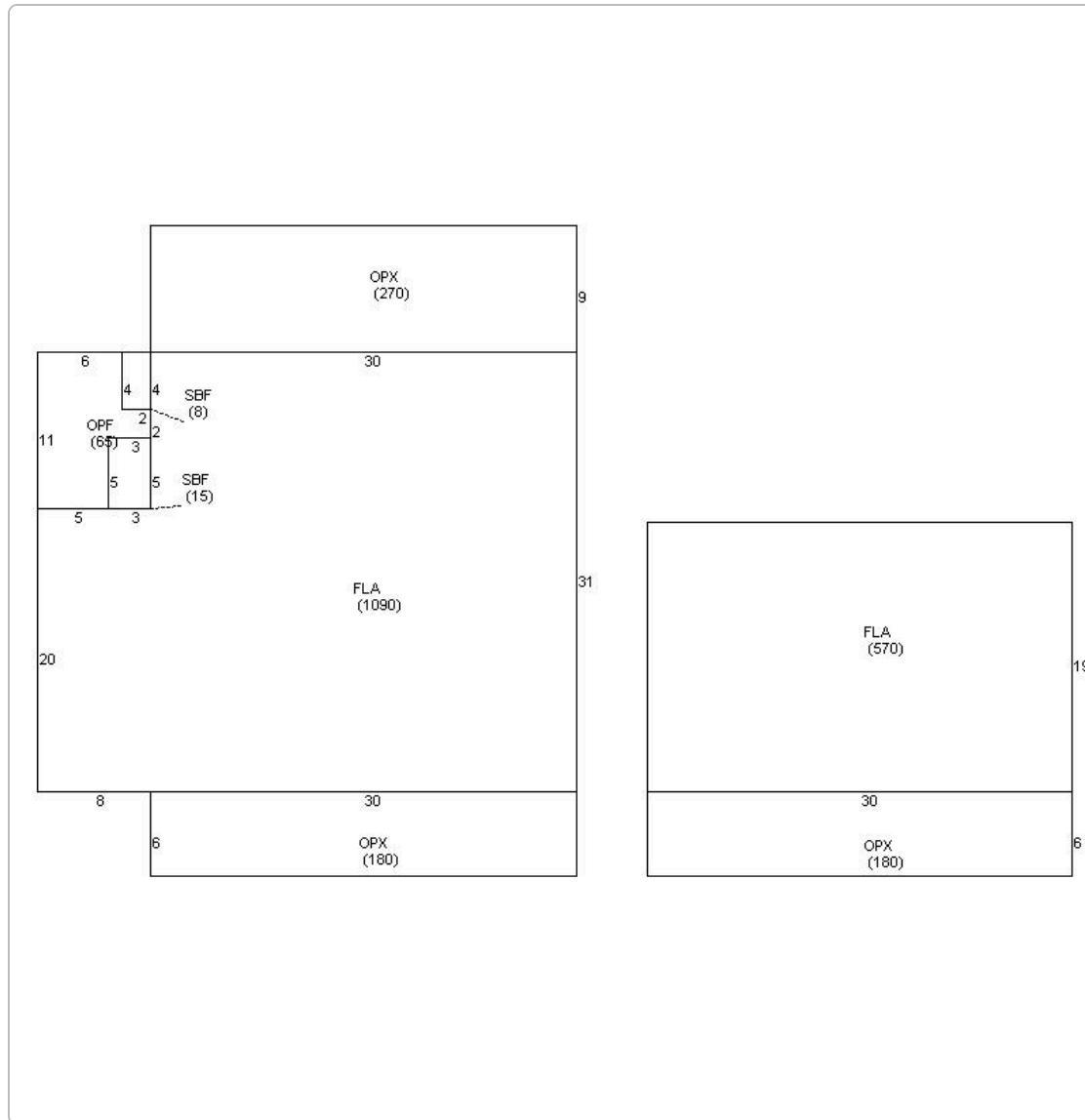
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
25-0165	01/31/2025	Completed	\$25,000	Residential	Exploratory Demo
10-3695	11/15/2010	Completed	\$5,500		R & R EXISTING A/C. INSTALL NEW 4 TON A/C 8 DUCT WORK OPENINGS
10-3460	11/02/2010	Completed	\$50,000		PLACE 12 16x16 CONCRETE COLUMNS FOR SUPPORT OF FLOOR UNDER EXISTING WOOD BEAMS, REPLACE ROTTEN FLOOR JOISTS WITH NEW 3"x8" AND 4"x4' PT JOISTS. PLACE 2 LAYERS OF 3/4 T/G PLY. NEW TIEL AND NEW KITCHEN CABINETS. ATTACH PORCHES IN BACH AND ADD 2 DBL SETS OF FRENCH DOORS ON KITCHEN BACK PORCH AREA
9802305	07/22/1998	Completed	\$2,100	Residential	BRICK PAVING.
9801278	07/02/1998	Completed	\$8,000	Residential	ROOFING
9801278	05/04/1998	Completed	\$8,000	Residential	PORCH AND POOL DECK
9801211	04/15/1998	Completed	\$300	Residential	ELECTRIC FOR POOL
9800986	04/03/1998	Completed	\$20,000	Residential	POOL
9703588	10/01/1997	Completed	\$1,600		SECURITY ALARM
9702964	09/01/1997	Completed	\$7,200		2 CENTRAL AC UNITS
9701656	06/01/1997	Completed	\$25,000		ALTERATIONS/REPAIRS/FENCE
9701635	05/01/1997	Completed	\$6,960		13 SQS V-CRIMP ROOF
B941370	04/01/1994	Completed	\$200		REPLACE DAMAGED WOOD
B940952	03/01/1994	Completed	\$1,000		SANDBLAST INTERIOR

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



### Map



### TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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