



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: February 22, 2022

Applicant: Bender & Associates

Address: #1315 Grinnell Street

Description of Work:

Re-open front porch, new addition and new exterior covered porch at rear. New accessory structure.

Site Facts:

The property under review contains a one-story frame vernacular structure. This structure is listed on our survey as historic and contributing, with a year built circa 1943, though it appears to show on the Sanborn maps dating back to 1926. There is an existing one-story shed roof addition at the rear, as well as a large carport that extends off of the shed roof addition. The rear addition and a carport appear on the 1926, 1948, and 1962 Sanborn maps, though the footprint of each structure has been altered and expanded since the 1960s. The Sanborn maps also show that there was once an L-shaped porch on front of the house, which was enclosed sometime before the historic photo was taken in 1965.

Guidelines Cited on Review:

- Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 2, 6, 11, 12, 13, 14, 17, 19, 26, 29, 30, 32 and 33.
- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 6, 7, 11, 13, 14, 18, 22, 23, 24 and 25.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Shed, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 3, 4 and 9.

Staff Analysis:

The Certificate of Appropriateness under review proposes renovations and additions to the historic, one-story structure at 1315 Grinnell Street, as well as the construction of a new accessory structure on the property.

This proposal includes partially re-opening the front porch, which was once an L-shaped porch. The south side of the porch (or, the bottom of the “L”) would remain enclosed, as it is now, although the footprint would be reduced to meet the original.

This proposal also includes the removal of non-historic and altered-historic rear additions, in order to accommodate new rear additions. Portions of the new rear additions would be utilized for bathrooms and closet space. A portion of the new rear addition would also incorporate a covered porch area to be utilized for outdoor dining. The roofline of the new covered porch area would be below the ridgeline of the historic main house.

Construction of a new one-story accessory structure is also part of this proposal. The accessory structure would be utilized for a guest bedroom and bath. The height of the new accessory structure would be below the ridgeline of the historic main house.

All new materials proposed for the renovations, additions and new construction are to match the historic materials: wood lap siding, metal shingle roofing, and wood windows and doors.

Consistency with Cited Guidelines:

Staff finds the proposal to be consistent with all the cited guidelines, except for New Construction guidelines 7 and 25 as they relate to the new accessory structure.

The proposal to partially re-open the front porch is in compliance with guidelines 32 and 33 under Additions and Alterations, which encourage the removal of additions and alterations that obscure or enclose character-defining features.

The new additions at the rear would not have an effect on the character defining features or original elements of the historic house, as little of the historic form and materials of the rear of the building remains. The height of the new additions would be below the ridgeline of the historic house and the proposed form and massing is appropriate in comparison to that of the main house and other surrounding historic structures. Although the new additions would be visible from Seminary Street and would visibly alter the roofline at the rear, they would be attached to a significantly altered rear façade. Staff does not find that the new rear additions would be obtrusive when viewed from Seminary Street, as guideline 6 under Additions and Alterations intends to avoid, but rather staff finds that they would create a more appropriate building form than what exists today. The use of new materials on the additions, which would match the historic house, complies with the guidelines.

Staff finds that the new accessory structure included in this proposal meets most of the guidelines for New Construction and the guidelines for Outbuildings. The scale, form, massing, proportion, materials, and location are all found to be appropriate in terms of the guidelines and how the new structure would relate to the existing house and to the surrounding context. The only issue staff finds with the proposed accessory structure is the solid façade that would be visible along Seminary Street. It is not typical to see a blank façade facing the street, so staff’s only suggestion would be to incorporate some type of architectural gesture (small window, fixed shutters, etc.) to break up the solidity of the Seminary Street elevation.

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 #	REVISION #	INITIAL & DATE
2022-0004		1/31/22 KM
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1315 Grinnell Street	
NAME ON DEED:	Chip & Cheryl Kepford	PHONE NUMBER 740-383-5872
OWNER'S MAILING ADDRESS:		EMAIL kep003@gmail.com
APPLICANT NAME:	Bender & Associates Architects	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela Street	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 01.24.2022

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 ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Principal structure interior renovation, new exterior covered porch, new addition, new MEP and new Accessory Structure.
MAIN BUILDING: Interior renovation. New exterior covered porch in the back of the building. New MEP.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Demolition of existing non-historic addition, altered historic addition and walls of enclosed front porch.

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

ACCESSORY STRUCTURE(S): New accessory structure at the rear of the property.	
PAVERS: None	FENCES: N/A
DECKS: New elevated wood deck.	PAINTING: All new paint to be white.
SITE (INCLUDING GRADING, FILL, TREES, ETC): None	POOLS (INCLUDING EQUIPMENT): By others.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
A/C & Generator	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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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



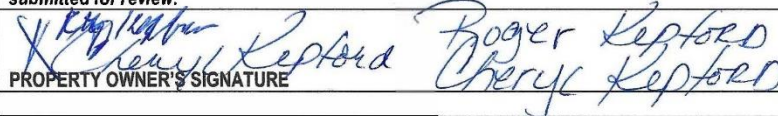
City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1315 Grinnell Street
PROPERTY OWNER'S NAME:	Chip & Cheryl Kepford
APPLICANT NAME:	Bender & Associates Architects

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that 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	1/30/2022 DATE AND PRINT NAME
--	----------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of carport, modified historic addition and walls of enclosed front porch.

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

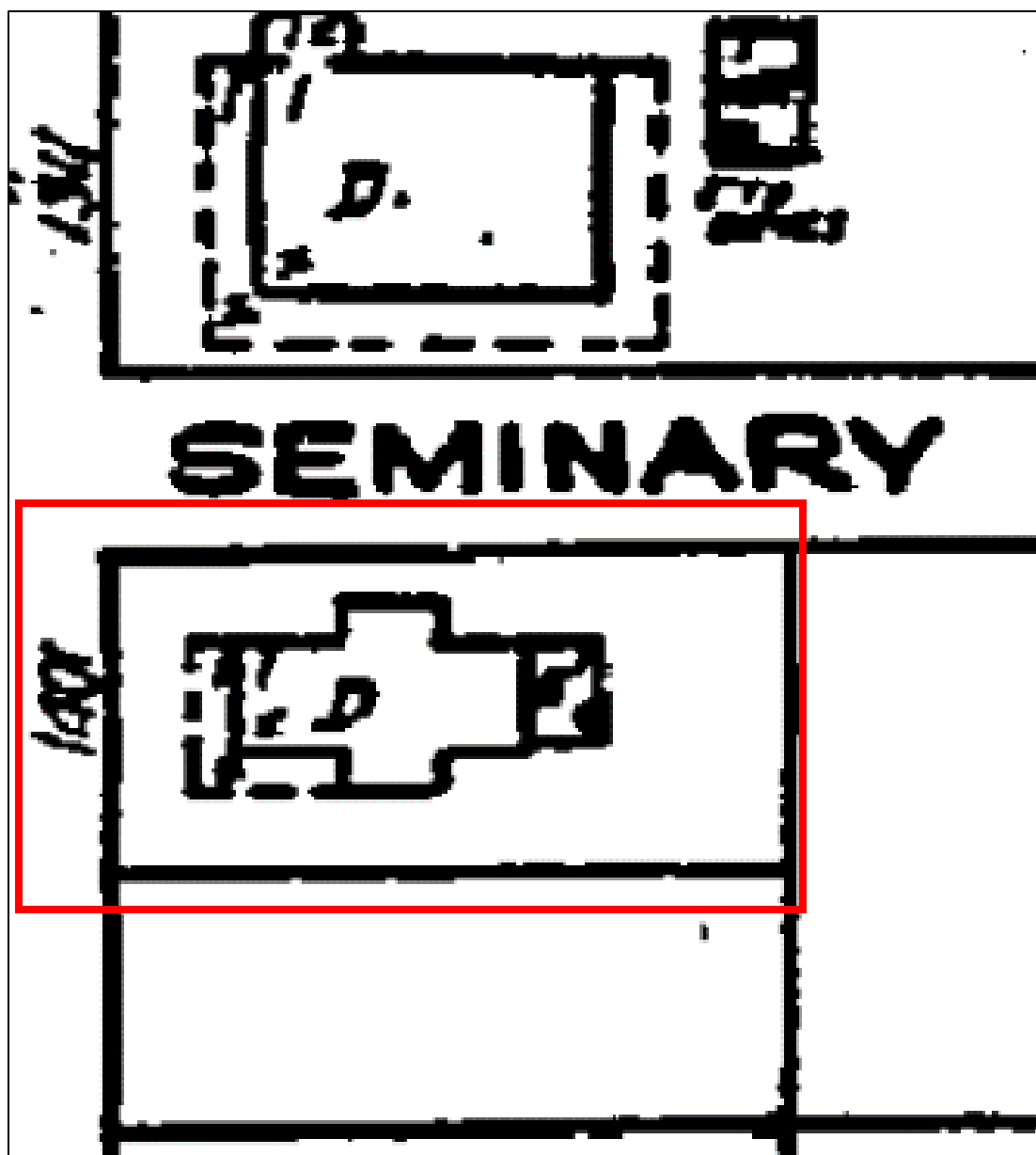
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
The altered historic addition is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant 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.
The altered historic addition has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
The altered historic addition is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
The altered historic addition does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
The altered historic addition does no 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.
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.
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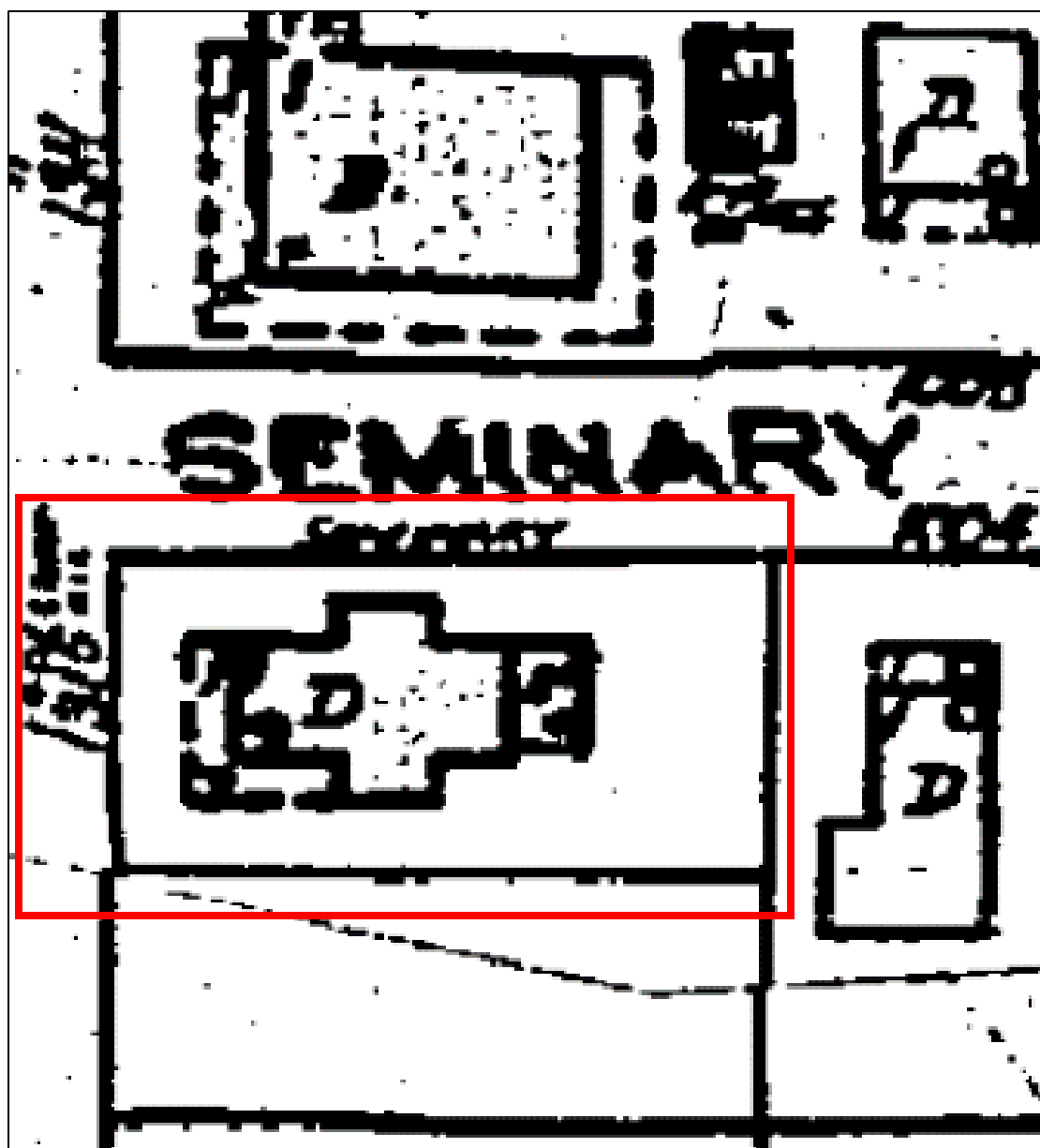
(i) Has not yielded, and is not likely to yield, information important in history,
The altered historic addition has not yielded, and is not likely to yield, information important in history.

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.
The proposed areas to be demolished are not important in defining the overall historic character of a district or neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The proposed areas to be demolished are not a historic building or structure and the removal does not destroy the historic relationship between buildings or structures and open spaces.
(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.
The proposed areas to be demolished are not important in defining the historic character of the site or the surrounding district.
(4) Removing buildings or structures that would otherwise qualify as contributing.
The proposed areas to be demolished would not qualify as contributing.

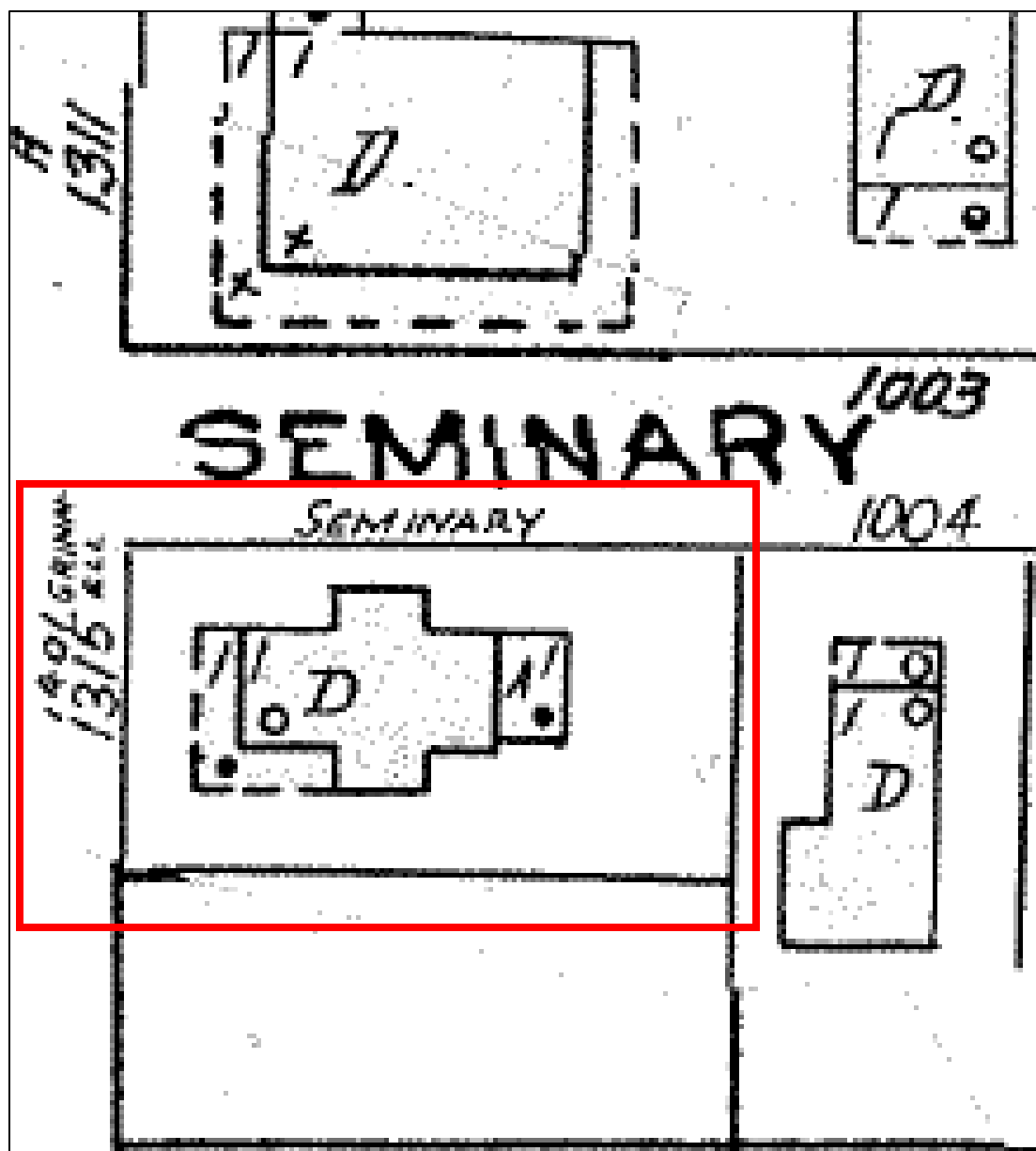
SANBORN MAPS



1926 Sanborn with the structure at 1315 (1401) Grinnell Street indicated in red.



1948 Sanborn with the structure at 1315 (1401) Grinnell Street indicated in red.



1962 Sanborn with the structure at 1315 (1401) Grinnell Street indicated in red.

PROJECT PHOTOS



1965 photo showing the building at 1315 Grinnell Street. Porch is enclosed.



VIEW FROM GRINNELL STREET (EXISTING WEST ELEVATION)



VIEW FROM SEMINARY STREET (EXISTING NORTH ELEVATION)



EXISTING SOUTH ELEVATION (CARPORT)



EXISTING SOUTH ELEVATION (PRINCIPAL STRUCTURE)

PROPOSED DESIGN

1315 GRINNELL STREET

Key West Florida 33040

1315 GRINNELL ST.
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No.: 2033
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX
Date: 01/17/2022

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1 OF 3

SITE MAP - KEY WEST		PROJECT DIRECTORY		GENERAL NOTES																																																																																																																																																			
SITE LOCATION: 1315 GRINNELL STREET KEY WEST, FL 33040 Not to Scale		PROJECT: 1315 GRINNELL ST. ARCHITECT'S PROJECT No.: 2122 CONTACT: CHIP & CHERYL KEPPORD Address: 1315 Grinnell St. Key West Florida, 33040 Tel: 740-383-5872 Email: kep003@gmail.com ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: info@benderarchitects.com Architect: Haven Burkes Designer Associate: Ana Catalina Alvarez		1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 2020 7th EDITION FLORIDA BUILDING CODE - Existing 2020 7th EDITION FLORIDA BUILDING CODE - Residential 2020 7th EDITION FLORIDA BUILDING CODE - Plumbing 2020 7th EDITION FLORIDA BUILDING CODE - Fuel Gas 2020 7th EDITION FLORIDA BUILDING CODE - Mechanical 2020 7th EDITION FLORIDA BUILDING CODE - Energy Conservation 2020 7th EDITION NATIONAL ELECTRICAL CODE 2020 7th EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications FLORIDA FIRE PREVENTION CODE 2020 7th EDITION NFPA 1 2020 EDITION This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction. 2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. 3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. 4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. 5. Dimensions shall take precedence over scale. 6. All new utilities shall be underground. 7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. 8. After completion of construction remove all debris and construction equipment. Restore site to original condition. 9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. 10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. 11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.																																																																																																																																																			
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The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(q), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.	
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EQ	EQUAL	T	TYPICAL																																																																																																																																																				
EXH	EXHAUST	UNO	UNLESS NOTED OTHERWISE																																																																																																																																																				
FV	FIELD VERIFY	VCT	VINYL COMPOSITION TILE																																																																																																																																																				
GALV	GALVANIZED	VERT	VERTICAL																																																																																																																																																				
GI	GALVANIZED IRON	WD	WOOD																																																																																																																																																				
HORZ	HORIZONTAL	WMF	WELDED WIRE FABRIC																																																																																																																																																				
HDA	HARDWARE	WH	WATER HEATER																																																																																																																																																				
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT																																																																																																																																																				
FOC	FACE OF CONCRETE																																																																																																																																																						
FOS	FACE OF STUD																																																																																																																																																						
FIN	FINISH																																																																																																																																																						
FE	FIRE EXTINGUISHER																																																																																																																																																						
FND	FOUNDATION																																																																																																																																																						
FTG	FOOTING																																																																																																																																																						
ID	INSIDE DIAMETER																																																																																																																																																						
MAX	MAXIMUM																																																																																																																																																						
MATERIAL DESIGNATIONS		PARTITIONS & WALLS																																																																																																																																																					
CONCRETE MASONRY UNITS IN PLAN CONC., STUCCO, PLASTER IN ELEV.; POURED CONC. IN PLAN METAL IN ELEVATION METAL IN SECTION FINISH WOOD IN ELEV. & IN SECTION DIMENSION LUMBER IN SECTION (CONTINUOUS) WOOD BLOCKING IN SECTION (DISCONTINUOUS) GYPSUM WALL BOARD IN SECTION (LARGE SCALE) EARTH, NATURAL SUBSTRATE GRAVEL, AGGREGATE BASE COURSE, FILL FIBERGLASS BATT INSULATION RIGID INSULATION		CONCRETE MASONRY UNITS POURED CONCRETE WOOD FRAME METAL STUDS EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED																																																																																																																																																					

BEARING BASE:
ALL BEARINGS ARE BASED
ON S55°24'11"E ASSUMED
ALONG THE CENTERLINE OF
GRINNELL STREET.

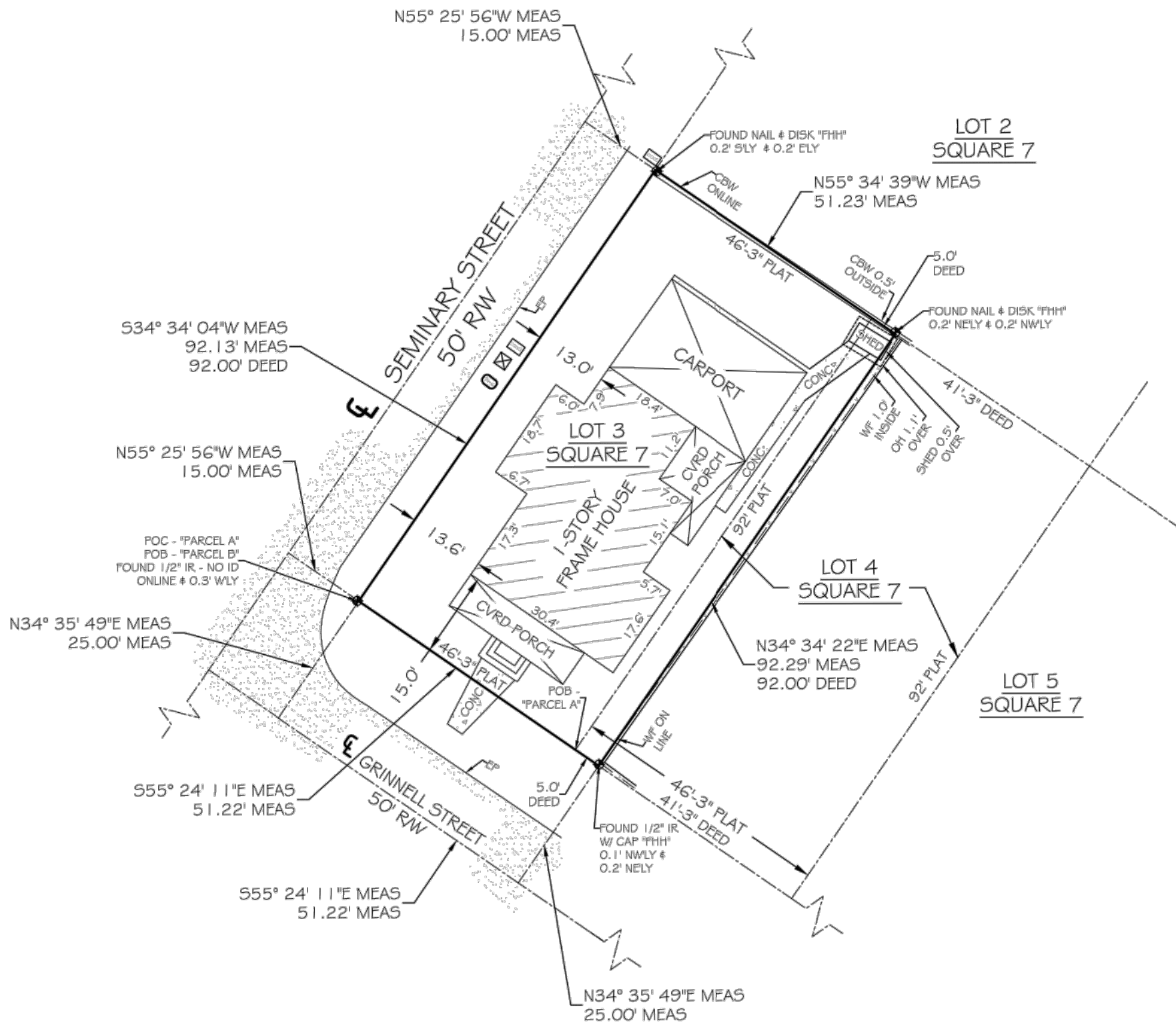
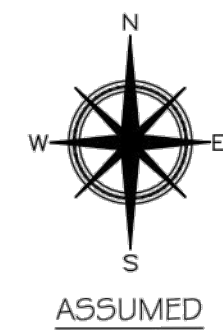
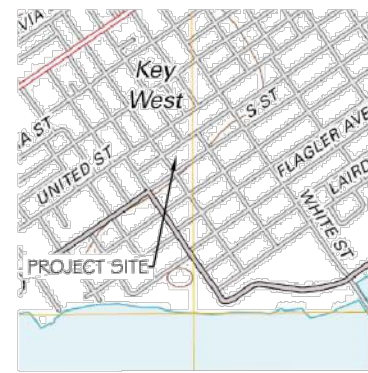
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1315 GRINNELL STREET,
KEY WEST, FL 33040

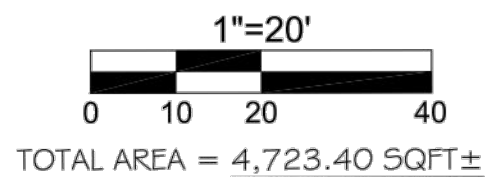
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X-SHADED
BASE FLOOD ELEVATION: N/A

MAP OF BOUNDARY SURVEY



SYMBOL LEGEND:

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- SEWER VALVE
- WATER VALVE
- WATER METER
- WOOD UTILITY POLE
- SPOT GRADE ELEVATION (TYPICAL)
- TRAFFIC CONTROL BOX
- OVERHEAD UTILITY LINE



CERTIFIED TO -

Cheryl Ann Keptford and Roger Lee Keptford;
Oropesa, Stones & Cardenas, PLLC.;
Old Republic National Title Insurance Company;

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE SOLID LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK: 09/12/2021
DATE: 09/12/2021
MAP DATE: 09/23/2021
REVISION: 00000000X
SHEET: 1 OF 1
DRAWN BY: DBF
JOB NO.: 21-450

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 301-41, 47 & 53, 17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



1960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 309-7373
EMAIL: FKLSeMail@gmail.com

LEGAL DESCRIPTION -

In Tract Eighteen (18), but better known and described as a part of Lot Four (4) in Square Seven (7) of said Tract Eighteen (18), according to a diagram made by the Webb Realty Company and recorded in Plat Book 1, page 42, Monroe County Records; Commencing at a point on Grinnell Street distant Forty-six (46) feet and three inches (3) from the corner of Grinnell and Seminary Streets and running thence along Grinnell Street in a Southeasterly direction Five (5) feet; thence at right angles in a Northeasterly direction Ninety-two (92) feet, back to the place of beginning.

ALSO:
On the Island of Key West and is part of Tract Eighteen (18), according to the map or plan of said island delineated by William A. Whitehead in February, 1829, A.D., but is now better known as Lot Number Three (3), in Square Seven (7) of a portion of said Tract Eighteen (18), according to a diagram of the Webb Realty Company according to Book 1, Page 42, Monroe County Records; Commencing at the corner of Grinnell and Seminary Streets and running thence Southeasterly along said Grinnell Street Forty-six (46) feet and three (3) inches; thence at right angles in a Northeasterly direction Ninety-two (92) feet; Thence at right angles in a Northwesterly direction forty-six (46) and three (3) inches to Seminary Street; thence at right angles in a Southwesterly direction on said Seminary Street Ninety-two (92) feet, back to the place of beginning.

1315 GRINNELL ST.
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AA0002022

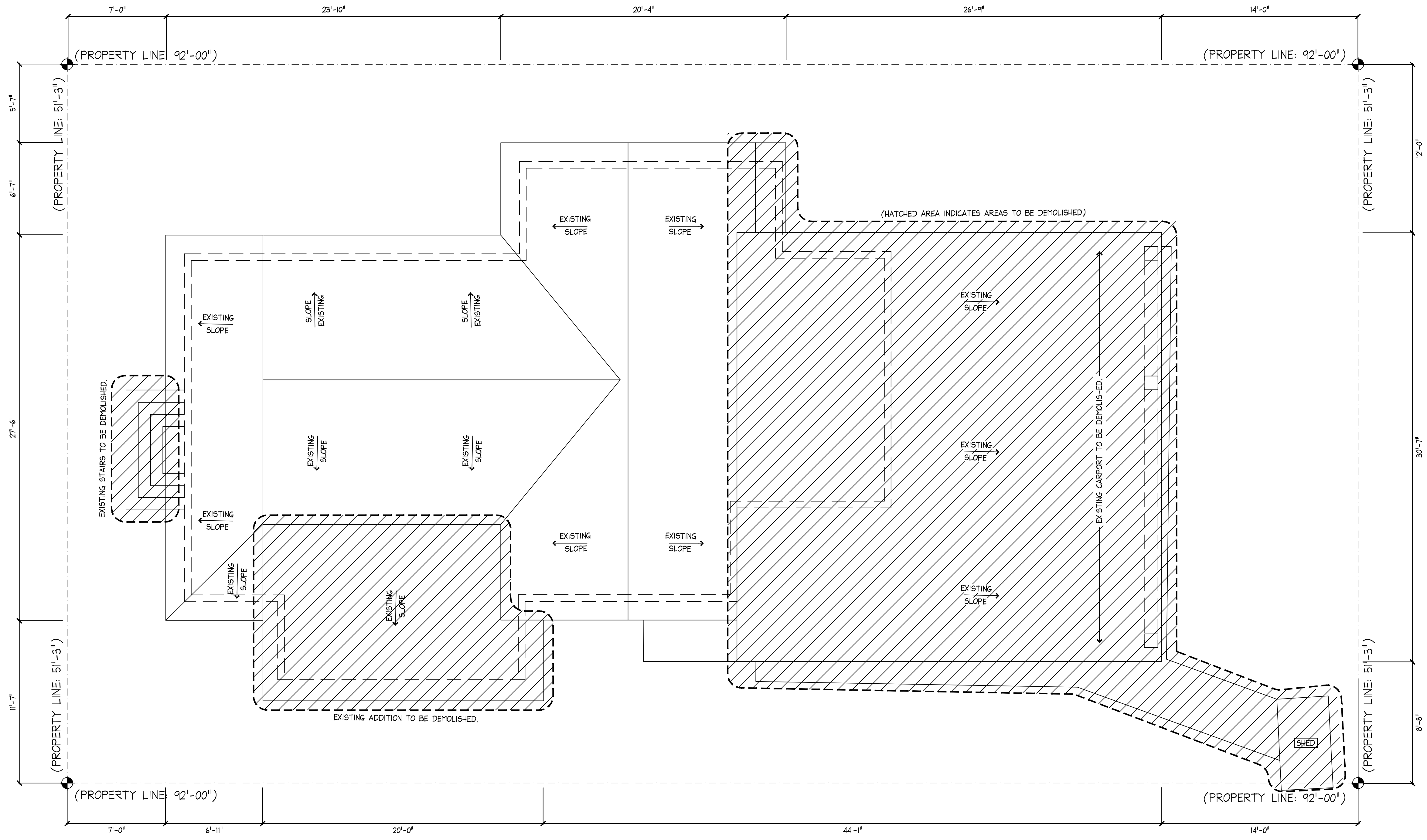
Bender & Associates
ARCHITECTS
p.a.

Project No: 2133

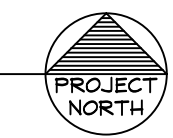
Date: 01/17/2022

A1

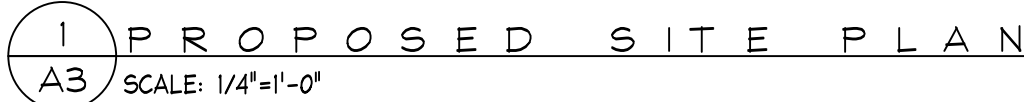
OF



1 EXISTING SITE PLAN
A2 SCALE: 1/4"=1'-0"



1315 GRINNELL ST. KEY WEST, FLORIDA	
410 Angela Street Key West, Florida 33040 Telephone (305) 296-1347 Facsimile (305) 296-2727 Florida License AAC002022	
Bender & Associates ARCHITECTS	p.a.
Project No: 2133	
Date: 01/17/2022	
A2	
OF	



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimilie (305) 296-2727
Florida License AAC002022

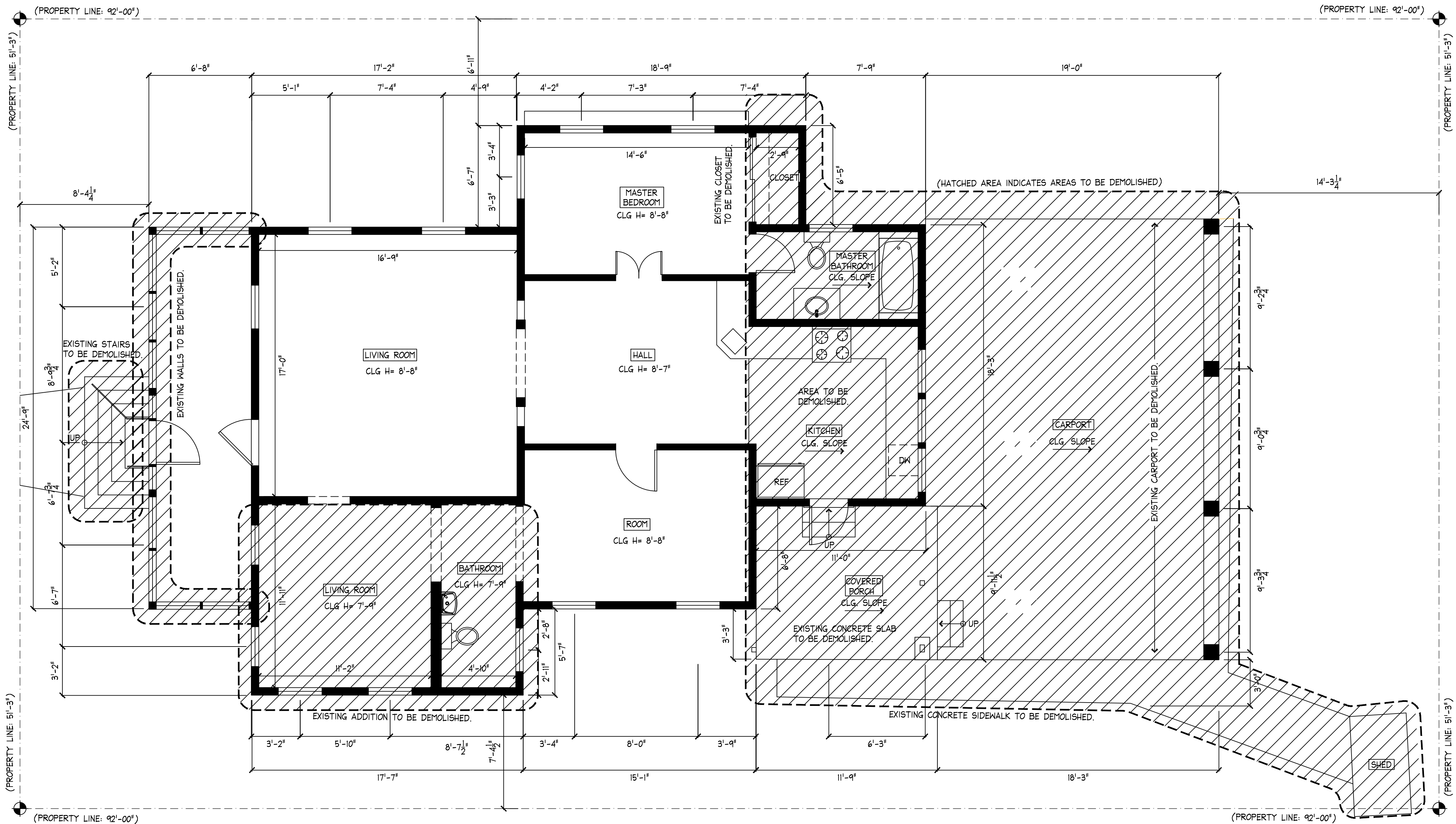
Bender & Associates
 ARCHITECTS
p.a.

Project N° : 2133

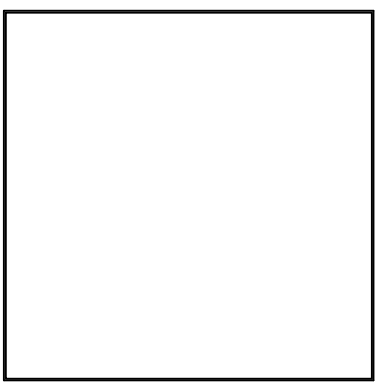
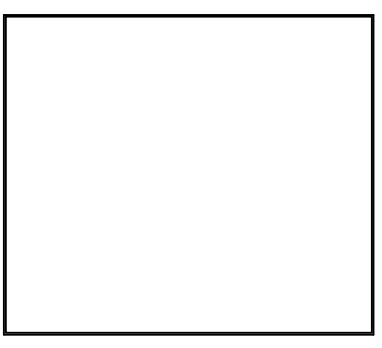
Date: 01/17/2023

A3

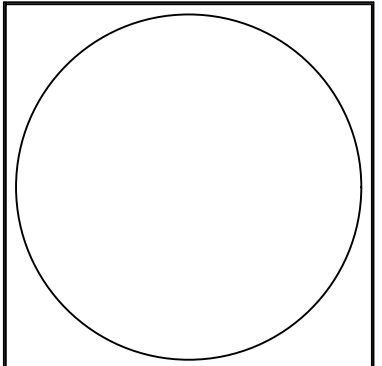
OF



1 EXISTING FLOOR PLAN
A4 SCALE: 1/4"=1'-0"



1315 GRINNELL ST.
KEY WEST, FLORIDA



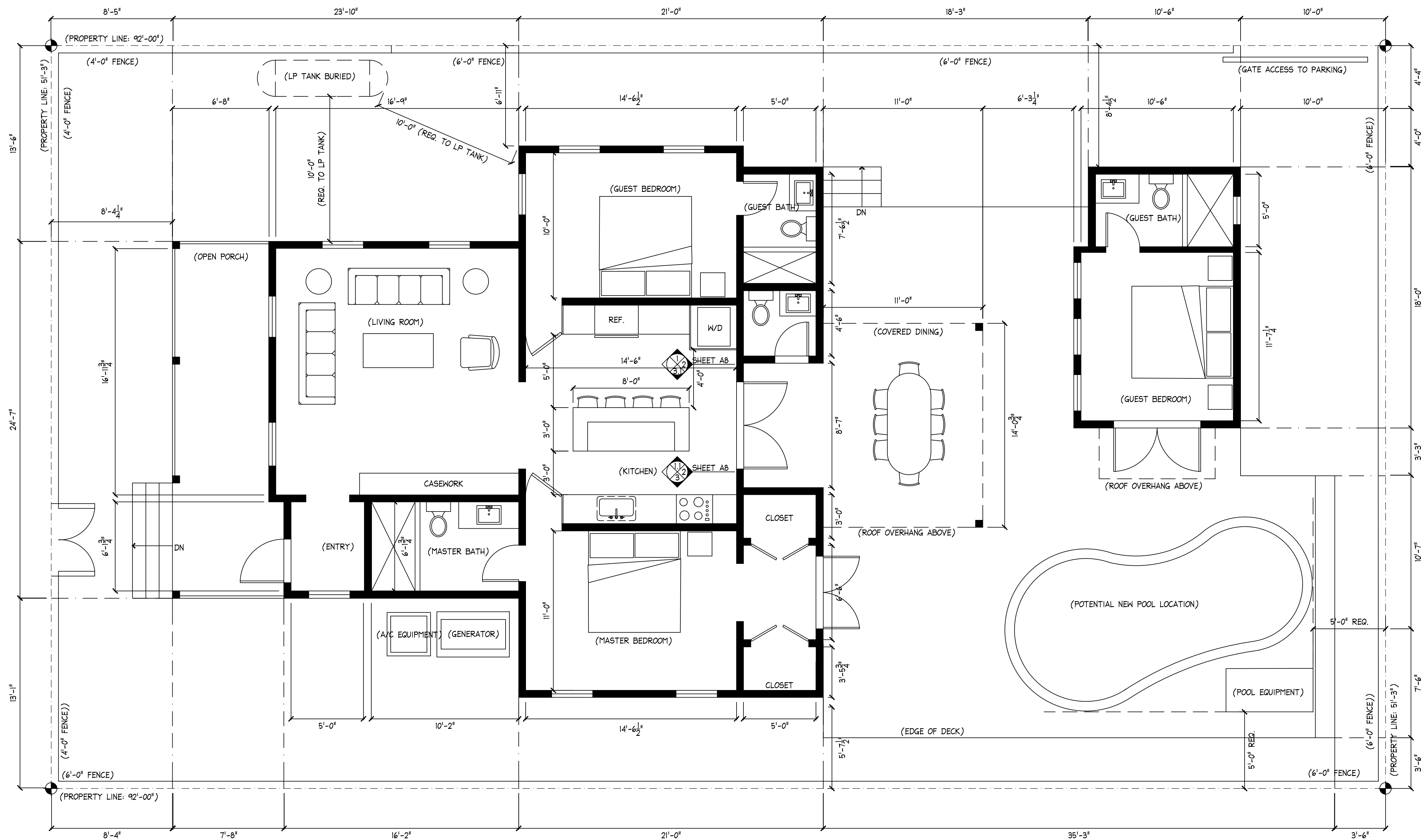
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2133
Date: 01/17/2022

A4
OF

PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HYDR		
LOT SIZE	4,712 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	1,885 S.F. MAX.	2,115 S.F.	1,880 S.F.
4,710 S.F. X 40%			
IMPERVIOUS SURFACE	2,827 S.F. MAX.	2,300 S.F.	2,043 S.F.
4,710 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	8'-4" (PRIN. STRUCT.)	8'-4" (PRIN. STRUCT.)
SIDE SETBACK (NORTH / STREET)	7'-6" MIN.	6'-11" (PRIN. STRUCT.)	6'-11" (PRIN. STRUCT.)
SIDE SETBACK (SOUTH)	5'-0" MIN.	7'-4" (PRIN. STRUCT.)	5'-7" (PRIN. STRUCT.)
REAR SETBACK	15'-0" MIN.	14'-3" (PRIN. STRUCT.)	10'-0" (ACCES. STRUCT.)
OPEN SPACE (35%)	1,649 S.F. MIN.	2,412 S.F.	2,669 S.F.



1 PROPOSED FLOOR PLAN
A5 SCALE: 1/4"=1'-0"



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KEY WEST, FLORIDA

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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No. 2133

Date: 01/17/2022

A5

OF



2 EXISTING SOUTH ELEVATION
A6 SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION
A6 SCALE: 1/4"=1'-0"

GENERAL ELEVATION NOTES

1. EXISTING EXTERIOR LAP SIDING IS TO BE SANDED AND REPAIRED IN PREPARATION FOR PAINT. FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING. ALL NEW SIDING TO MATCH EXISTING. ALL SIDING PAINTED WHITE.
2. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. PATCH AND REPAIR AS REQUIRED. ALL NEW TRIM TO MATCH EXISTING. ALL TRIM TO BE PAINTED WHITE.
3. ALL WINDOWS AND DOORS ARE TO BE WOOD IMPACT RATED PAINTED WHITE.
4. ALL ROOFING IS TO BE REPLACE W/ NEW METAL SHINGLES (MATCH HISTORIC).
5. NEW ACCESSORY STRUCTURE MATERIALS TO MATCH PRINCIPAL STRUCTURE.

1315 GRINNELL ST.
KEY WEST, FLORIDA

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Key West, Florida 33040
Telephone (305) 296-1347
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Bender & Associates
ARCHITECTS
p.a.

Project No : 2133

Date: 01/17/2022

A6

OF

- GENERAL ELEVATION NOTES
1. EXISTING EXTERIOR LAP SIDING IS TO BE SANDED AND REPAIRED IN PREPARATION FOR PAINT. FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING. ALL NEW SIDING TO MATCH EXISTING. ALL SIDING PAINTED WHITE.

2. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. PATCH AND REPAIR AS REQUIRED. ALL NEW TRIM TO MATCH EXISTING. ALL TRIM TO BE PAINTED WHITE.

3. ALL WINDOWS AND DOORS ARE TO BE WOOD IMPACT RATED PAINTED WHITE.

4. ALL ROOFING IS TO BE REPLACE W/ NEW METAL SHINGLES (MATCH HISTORIC).

5. NEW ACCESSORY STRUCTURE MATERIALS TO MATCH PRINCIPAL STRUCTURE.



2

EXISTING NORTH ELEVATION

A7

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



1

PROPOSED NORTH ELEVATION

A7

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

1315 GRINNELL ST.
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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2133

Date: 01/17/2022

A7

OF

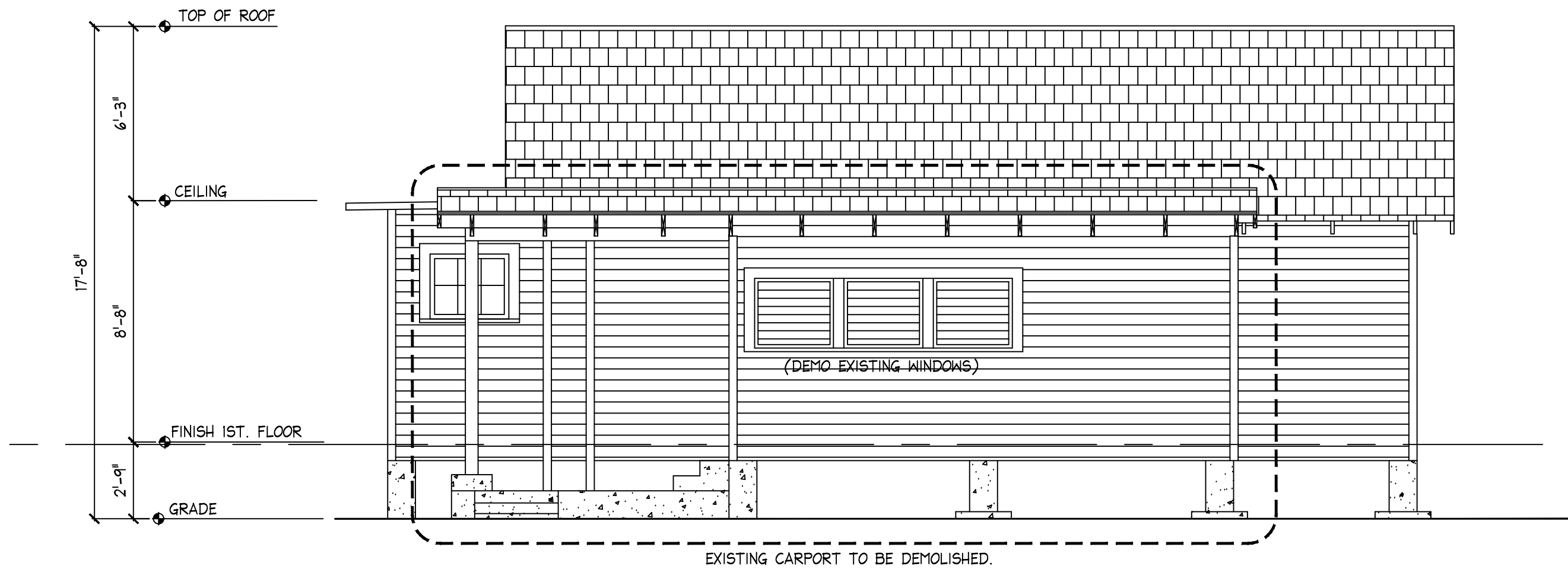
- GENERAL ELEVATION NOTES
1. EXISTING EXTERIOR LAP SIDING IS TO BE SANDED AND REPAIRED IN PREPARATION FOR PAINT. FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING. ALL NEW SIDING TO MATCH EXISTING. ALL SIDING PAINTED WHITE.

2. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. PATCH AND REPAIR AS REQUIRED. ALL NEW TRIM TO MATCH EXISTING. ALL TRIM TO BE PAINTED WHITE.

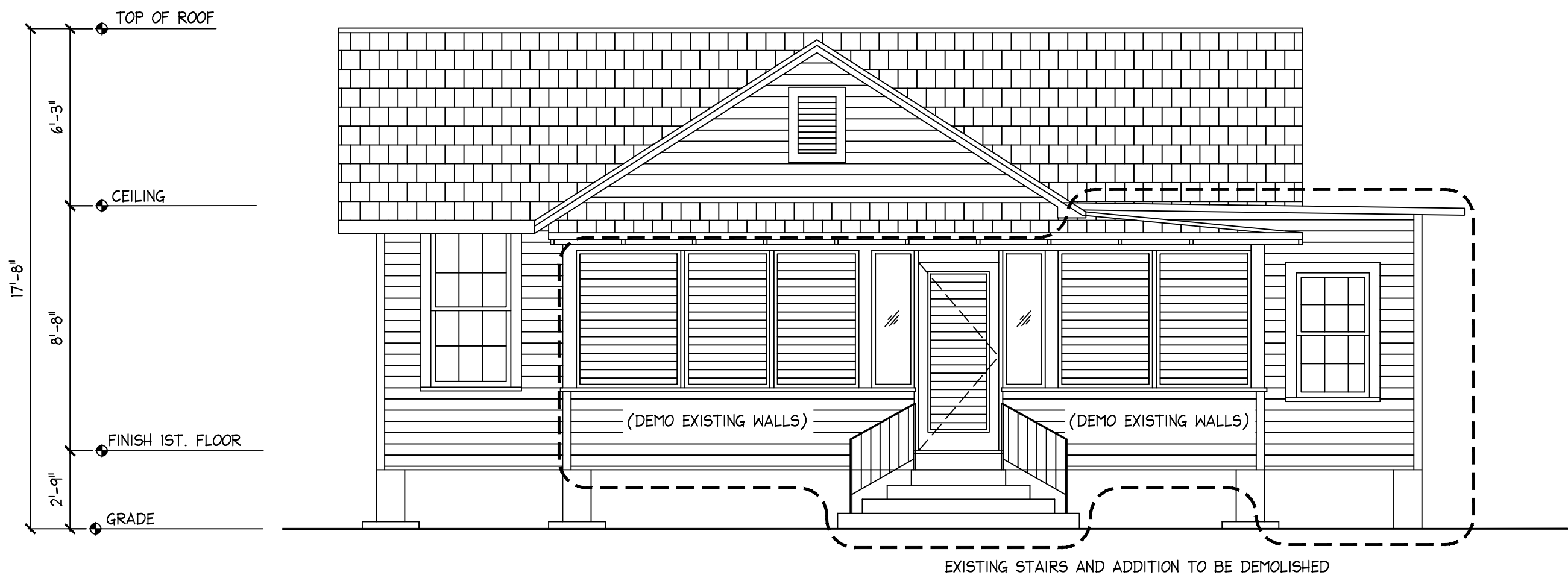
3. ALL WINDOWS AND DOORS ARE TO BE WOOD IMPACT RATED PAINTED WHITE.

4. ALL ROOFING IS TO BE REPLACE W/ NEW METAL SHINGLES (MATCH HISTORIC).

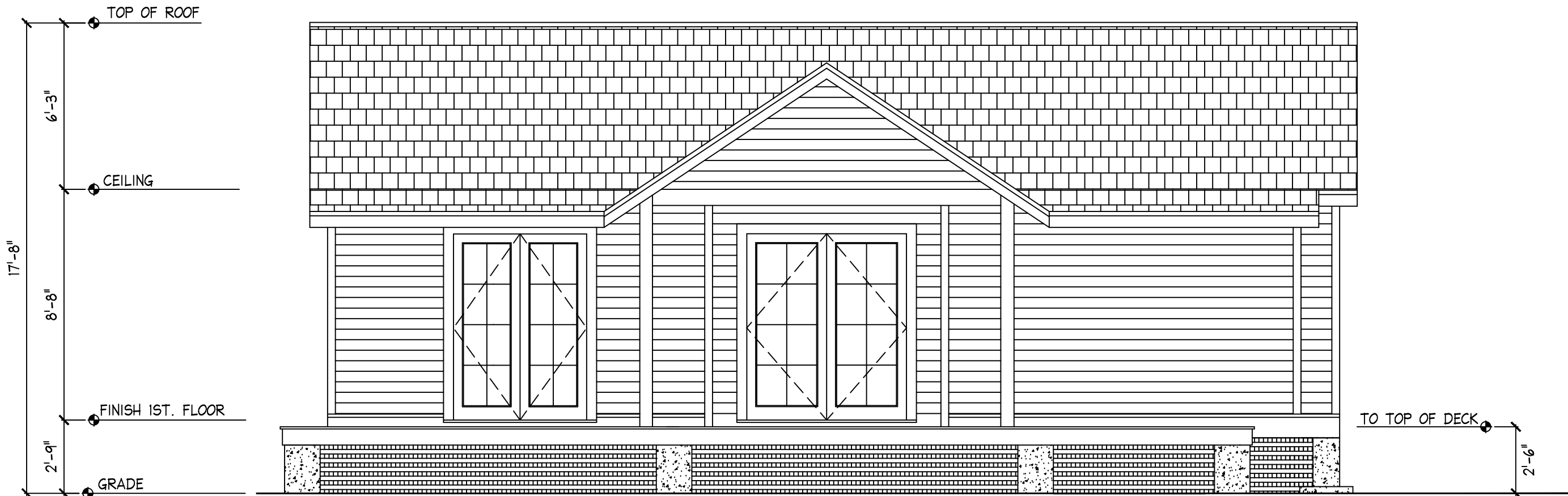
5. NEW ACCESSORY STRUCTURE MATERIALS TO MATCH PRINCIPAL STRUCTURE.



5 EXISTING EAST ELEVATION (PRINCIPAL STRUCTURE)
A8 SCALE: 1/4"=1'-0"



4 EXISTING WEST ELEVATION (PRINCIPAL STRUCTURE)
A8 SCALE: 1/4"=1'-0"



3 PROPOSED EAST ELEVATION (PRINCIPAL STRUCTURE)
A8 SCALE: 1/4"=1'-0"

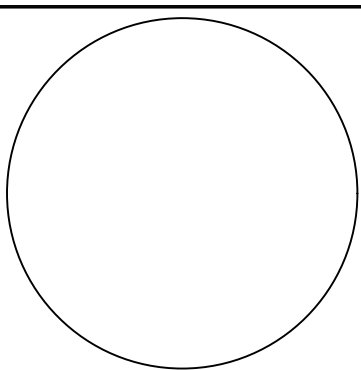


2 PROPOSED WEST ELEVATION (PRINCIPAL STRUCTURE)
A8 SCALE: 1/4"=1'-0"



1 PROPOSED EAST ELEVATION (W/ACCESSORY STRUCTURE)
A8 SCALE: 1/4"=1'-0"

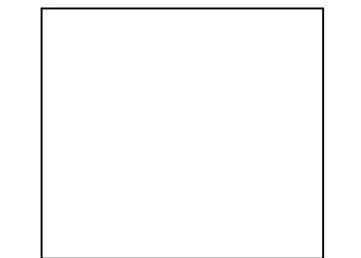
1315 GRINNELL ST.
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project № : 2133



Date: 01/11/2022

A8

OF

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 22, 2022 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 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

RE-OPEN FRONT PORCH, NEW ADDITION AND NEW EXTERIOR COVERED PORCH AT REAR. NEW ACCESSORY STRUCTURE. DEMOLITION OF FRONT PORCH ENCLOSURE. DEMOLITION OF EXISTING NON-HISTORIC ADDITION, ALTERED HISTORIC ADDITION AND CARPORT.

#1315 GRINNELL STREET

Applicant – Bender & Associates Application #H2022-0004

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.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Kathleen McDonald, 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:
1315 Grinnell Street on the
15th day of February, 2022.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on February 22nd, 2022.

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 2022-0004.

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

Signed Name of Affiant:

Kathleen McDonald

Date: 2/15/22

Address: 1300 White St.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 15th day of February, 2022.

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

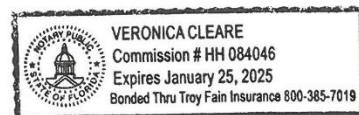
NOTARY PUBLIC

Sign Name: Veronica Cleare

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: _____





Public Meeting Notice

NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF HAWAII, will hold a public hearing on the proposed amendments to the Comprehensive Zoning Ordinance, which are set forth in the attached report, on the 15th day of May, 2014, at 7:00 p.m., at the County Administration Center, 100 South Kalia Road, Honolulu, Hawaii 96813.

Respectfully,
Honorable Chairperson, Board of Supervisors

11-1

100-050
1/15/2016

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 2:00 p.m. February 22, 2022 at 1201 North 11th Street, 3rd Floor, Miami, 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 open this link: <https://www.harc.org>

RE-OPEN FRONT PORCH, NEW ADDITION AND NEW EXTERIOR COVERED PORCH AT REAR, NEW ACCESSORY STRUCTURE, DEMOLITION OF FRONT PORCH ENCLOSURE, DEMOLITION OF EXISTING NON-HISTORIC ADDITION, ALTERED HISTORIC ADDITION AND CARPORT.

813 S GRINNELL STREET

Applicant - Bender & Associates Application #12022-0004

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1201 North 11th Street, call 305-568-3973 or visit our website at <https://www.miamigov.com>

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

ADA COMPLIANCE: It is the policy of the City of Miami that all public facilities be made accessible to persons with disabilities. If you are unable to attend the meeting, please call the City of Miami at 305-568-3973 or 305-568-3974 for more information. If you are unable to attend the meeting, please call the City of Miami at 305-568-3973 or 305-568-3974 for more information. If you are unable to attend the meeting, please call the City of Miami at 305-568-3973 or 305-568-3974 for more information.

PRIVATE PROPERTY
NO TRESPASSING

PRECAST
SPEC.
40 IN S
01 91
MIAMI

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 00039300-000000
 Account# 1040045
 Property ID 1040045
 Millage Group 10KW
 Location 1315 GRINNELL ST KEY WEST
 Address
 Legal KW WEBB REALTY CO SUB PB1-42 LOT 3 AND PT LOT 4 SQR 7 TR 18 E1-532 G6-253 OR286-156 OR932-1945
 Description OR2353-156 OR2392-1715 OR2403-1406 OR3098-1679 OR3121-1376
 (Note: Not to be used on legal documents.)
 6131
 Neighborhood SINGLE FAMILY RESID (0100)
 Property Class
 Subdivision The Webb Realty Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

GRINNELL STREET LLC
 2160 Marselles Gallon Rd E
 Marion OH 43302

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$115,138	\$115,138	\$116,965	\$116,965
+ Market Misc Value	\$651	\$651	\$651	\$651
+ Market Land Value	\$572,307	\$529,023	\$572,307	\$550,665
= Just Market Value	\$688,096	\$644,812	\$689,923	\$668,281
= Total Assessed Value	\$368,765	\$363,674	\$355,498	\$348,870
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$343,765	\$338,674	\$330,498	\$323,870

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	4,715.00	Square Foot	51.3	92

Buildings

Building ID 3081
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2025
 Finished Sq Ft 1191
 Stories 1 Floor
 Condition POOR
 Perimeter 158
 Functional Obs 0
 Economic Obs 0
 Depreciation % 46
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
 Year Built 1943
 Effective Year Built 1973
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 1
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	589	0	0
EPB	ENCL PORCH BLK	168	0	0
FLA	FLOOR LIV AREA	1,191	1,191	0
OPF	OP PRCH FIN LL	77	0	0
TOTAL		2,025	1,191	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1942	1943	1	60 SF	2
CH LINK FENCE	1964	1965	1	460 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/20/2021	\$780,000	Warranty Deed	2336720	3121	1376	01 - Qualified	Improved
5/17/2021	\$100	Quit Claim Deed	2320497	3098	1679	16 - Unqualified	Improved
3/11/2009	\$100	Quit Claim Deed		2403	1406	11 - Unqualified	Improved

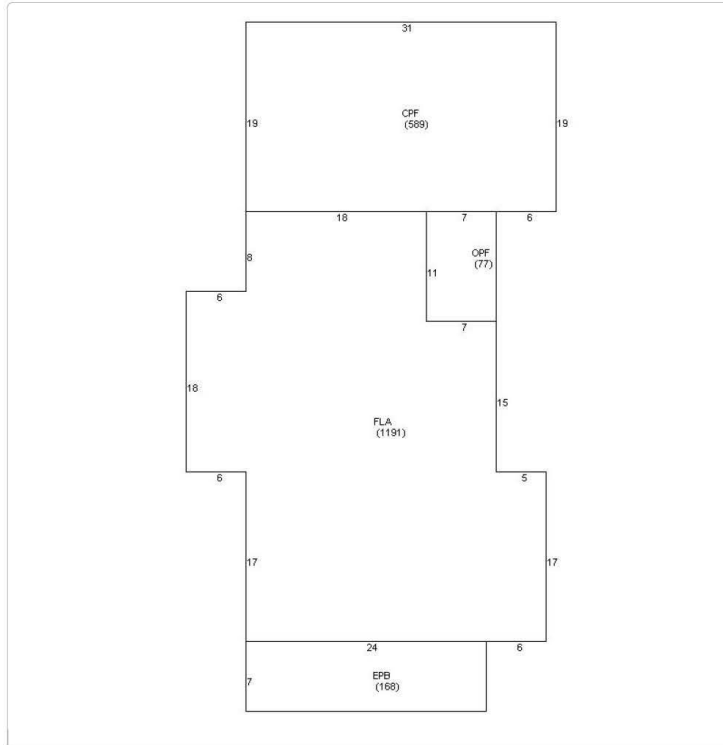
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-2644	6/29/2005	11/4/2005	\$2,000	Residential	UPGRADE ELECTRIC TO 200AMPS

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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, Exemptions.

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

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Version 2.3.175