Historic Architectural Review Commission
Staff Report for Item 9

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:
Demolition of front porch enclosure. Demolition of existing non-historic addition, altered historic addition and carport.

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.

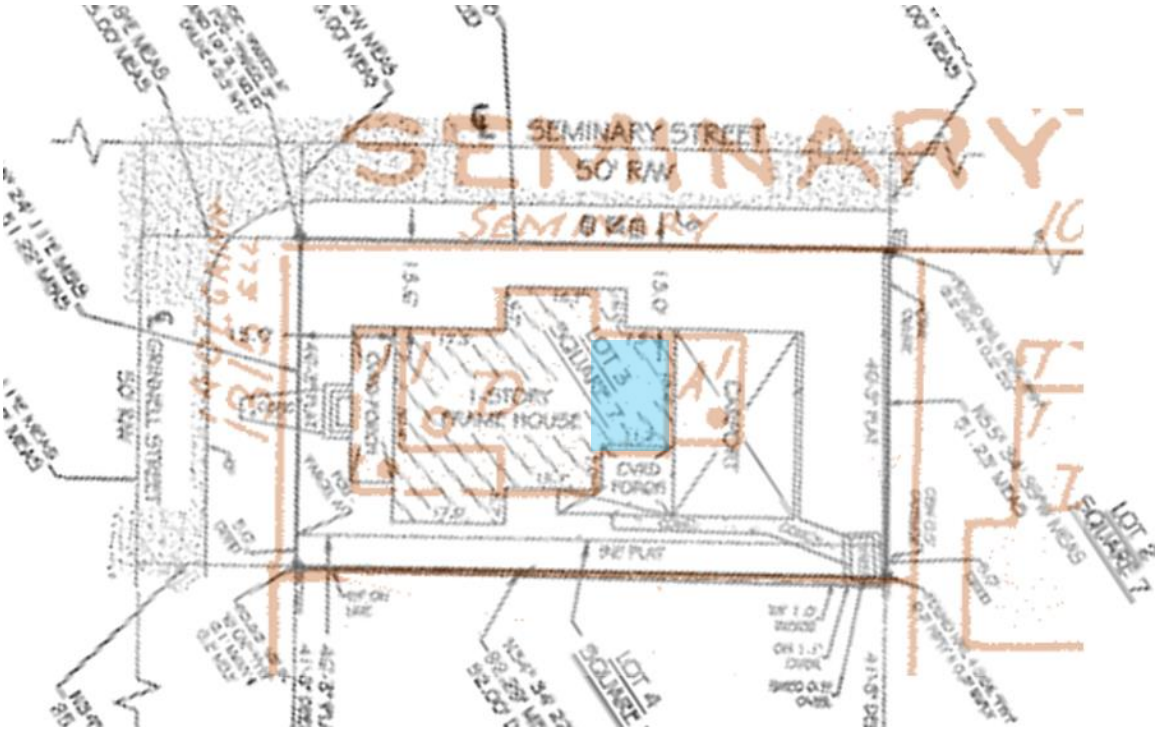
Ordinances Cited on Review:
- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-217 (4), demolition for historic or contributing structures of the Land Development Regulations.
- Section 102-218, Criteria for demolitions.

Staff Analysis:
The Certificate of Appropriateness under review proposes the demolition of a front porch enclosure, non-historic additions, an altered historic addition at the rear, and a non-historic carport structure. The proposed demolitions would allow for a new open front porch, new rear additions,

a new covered porch at the rear, and a new accessory structure. Plans for the renovations, additions, and new construction are under review as part of this application.

The front porch enclosure proposed for demolition was visible in the 1965 historic photo, and although it is not original to the house, it would be considered historic. An addition to the front southwest corner of the house, as well as the addition of a covered porch on the southeast, a small addition on the north, and the expansion of the original carport that are proposed for demolition were not visible on the 1962 Sanborn map and are considered by staff to be non-historic.

In order to analyze the alterations that have been done on the historic rear portion of the structure at 1315 Grinnell Street (in blue), which is proposed for demolition, staff created the below overlay of the 1962 Sanborn map (in orange) and the property survey (in black):



From the overlay, it can be seen that major alterations were done on the rear portion of the house. These include the addition of a covered porch on the southeast, a small addition on the north, and the expansion of the original carport. Due to these alterations, staff finds that the rear historic portion of the house (highlighted in blue) retains little to no historic characteristics or material, but its demolition must still be reviewed under the criteria for historic or contributing structures.

It is staff's opinion that the request for the demolition of the altered-historic rear addition and the front porch enclosure shall be based on the demolition criteria of Chapter 102 Section 218(a) of the LDR's. The criteria state the following;

a) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

(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 criteria of section 102-125(1) through (9).*

The altered-historic rear addition and the front porch enclosure in question do not meet the criteria in section 102-125;

The following is the criteria of section 102-125:

(1) *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;*

Staff finds that the elements proposed for demolition embody no distinctive characteristics of aesthetic or historic significance. The historic rear addition has already been obscured by previous additions and alterations and the front porch enclosure is not original to the building.

(2) *Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

Staff has not found that the elements proposed for demolition are associated with any significant events that have contributed to local, state, or national history.

(3) *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 elements proposed for demolition have no significant character defining features. The rear addition has been significantly altered, and the front porch enclosure actually obscures character-defining features of the historic house. Staff has not found that the elements proposed for demolition are associated with the life of a person significant in the past.

(4) *Is not the site of a historic event with a significant effect upon society;*

Staff has not found that the elements proposed for demolition are associated with any historic events that have had a significant effect upon society.

(5) *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The elements proposed for demolition are not an example of cultural, political, economic, social, or historic heritage of the city.

(6) *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The elements proposed for demolition do not portray a distinctive architectural style.

(7) *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;*

The elements proposed for demolition are not part of a square, park or other distinctive area.

(8) *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; and*

The elements proposed for demolition do not have unique locations or physical characteristics. Because the historic rear addition has been added on to and altered over time, it does not exemplify the best remaining architectural type.

(9) *Has not yielded, and is not likely to yield, information important in history.*

The elements in question are not likely to yield important historical information.

It is staff's opinion that the request for the demolition of the existing non-historic additions and carport shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *The historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

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

It is staff's opinion that the removal of the non-historic additions and carport will not have a negative effect on the character of the surrounding neighborhood.

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

The additions and carport are non-historic.

(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 additions and carport under review have not acquired historic significance that is important to the site or surrounding district.

(4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the additions and carport in question will not qualify as a contributing element to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the first of two required readings for demolition.

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 OFAPPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: 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:
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:	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 Appropriateness, I realize that this project will require a Building Permit approval ***PRIOR to proceeding with the work outlined above*** *and tha final inspection is required under this application. I also understand that* ***any changes to an approved Certificate of Appropriateness must submitted for review.***

Cheryl Kepford Roger Kepford Cheryl Kepford 1/30/2022

PROPERTY OWNER'S SIGNATURE **DATE AND PRINT NAM**

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 Commissi 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 th 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.

(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.

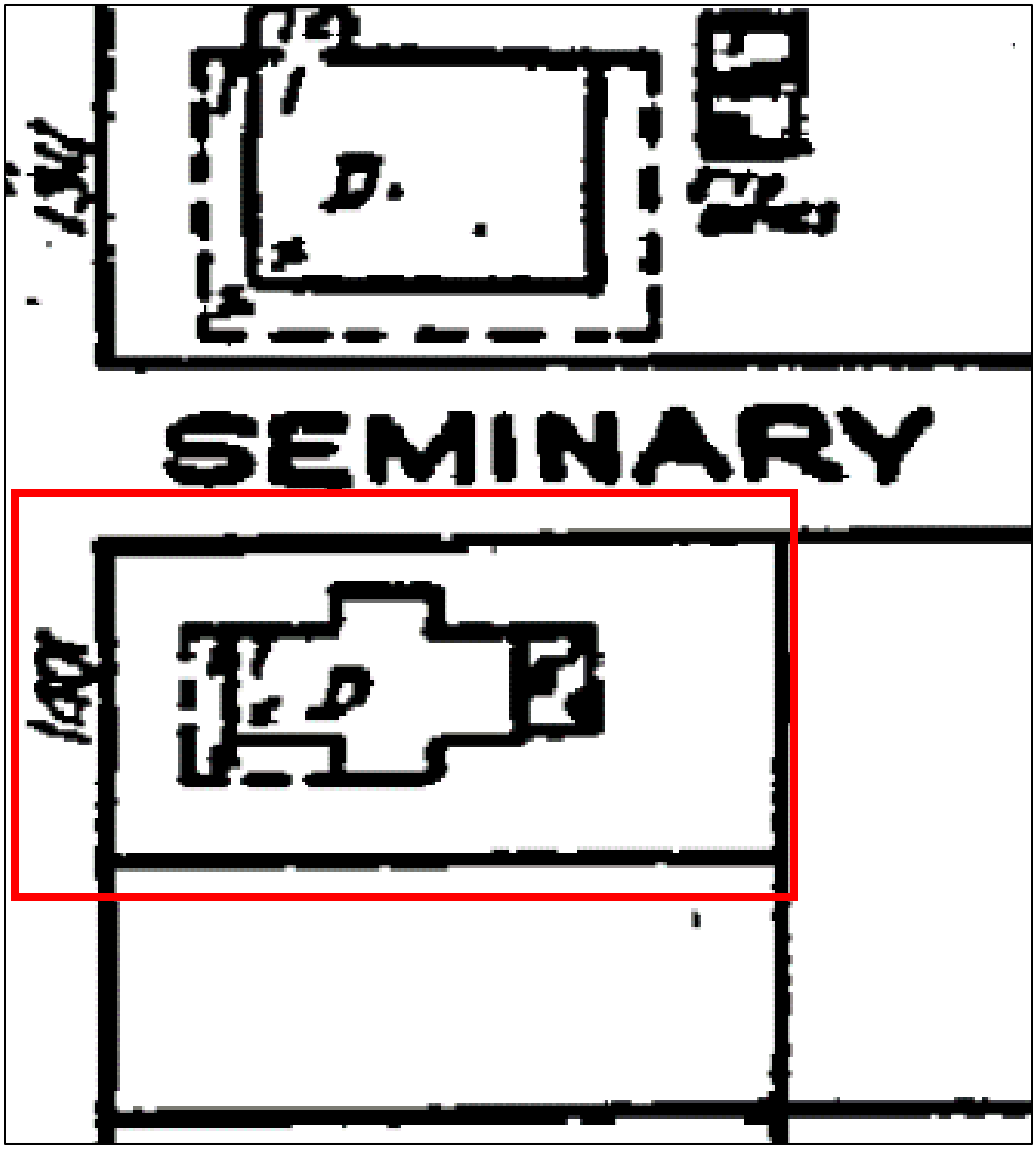
The altered historic addition does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.

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.

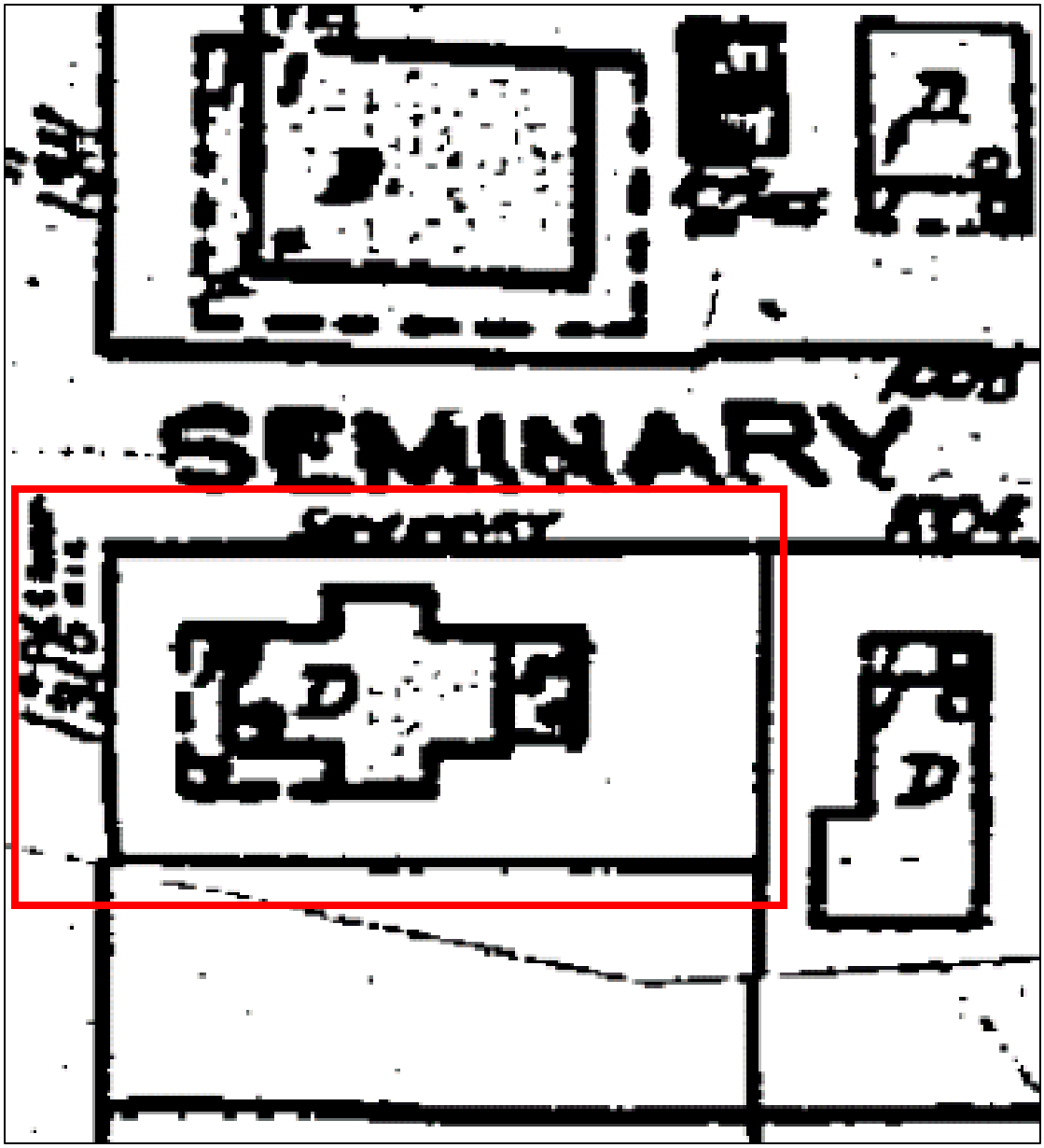
(i) Has not yielded, and is not likely to yield, information important in history,
The altered historic addition has not yielded, and is not likely to yield, information important in history.

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.

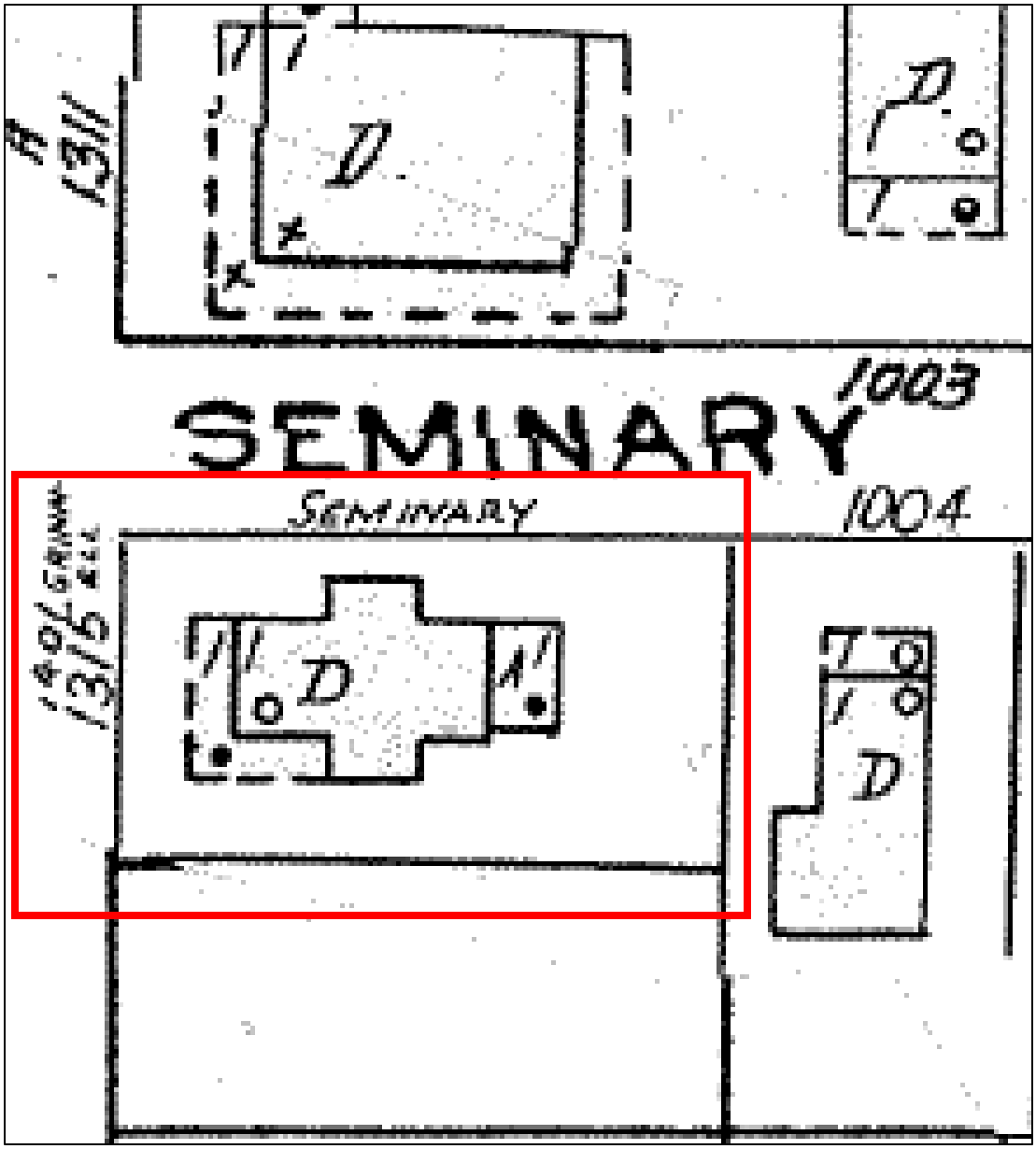
SANBORN MAPS



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)

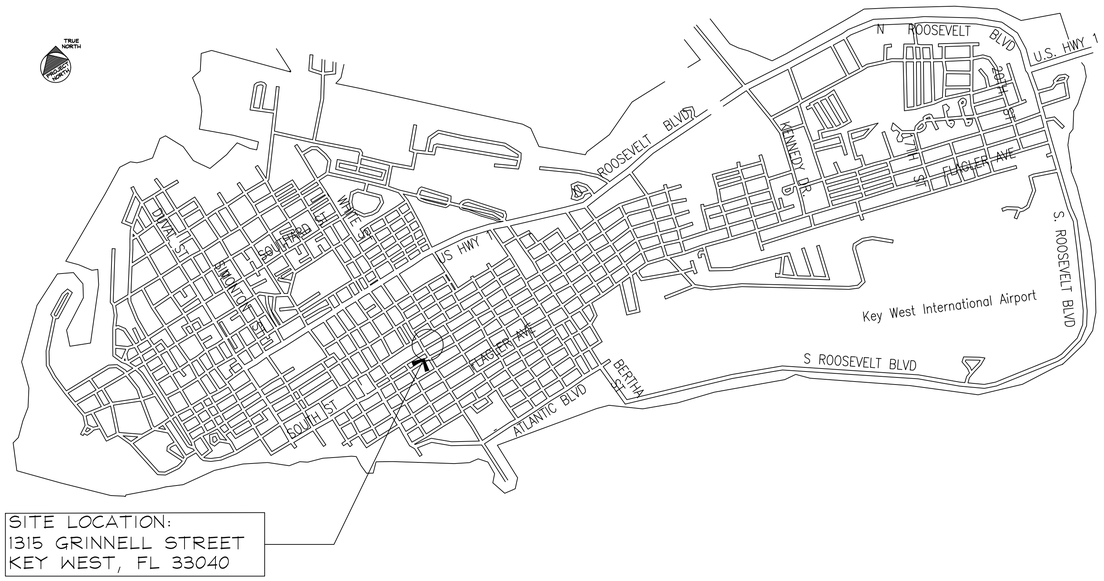
EXISTING SOUTH ELEVATION (PRINCIPAL STRUCTURE)

PROPOSED DESIGN

1 3 1 5 G R I N N E L L S T R E E T

Key West Florida 33040

S I T E M A P - K E Y W E S T



Not to Scale

P R O J E C T D I R E C T O R Y

PROJECT: 1315 GRINNELL ST.

ARCHITECT'S PROJECT No.: 2122

CONTACT: CHIP & CHERYL KEPFORD
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 Burkee
Designer Associate: Ana Catalina Alvarez

DESCRIPTION OF WORK:

PRINCIPAL STRUCTURE INTERIOR RENOVATION, NEW ADDITIONS, NEW EXTERIOR COVERED PORCH, NEW MEP AND NEW ACCESSORY STRUCTURE AT REAR OF THE PROPERTY..

G E N E R A L N O T E S

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.

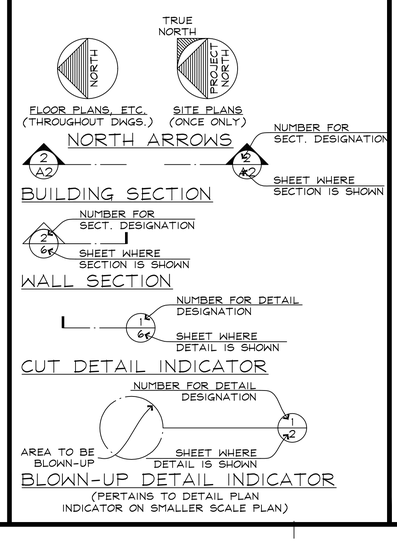
FLORIDA ADMINISTRATIVE CODE

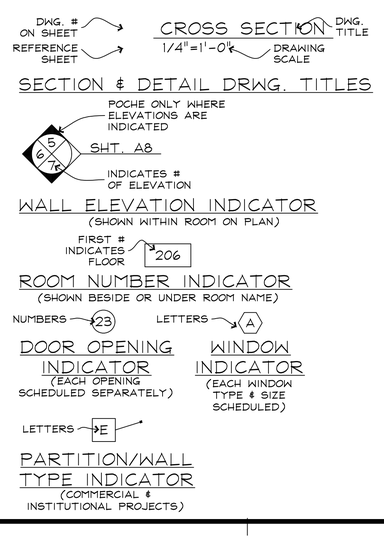
61G1-16.003 Use of Seal.The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. 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)(g), (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.

A B B R E V I A T I O N S

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETRY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED
CONC	CONCRETE	PT	POINT
DBL	DOUBLE	PVC	POLYVINYLCHLORIDE
DIAG	DIAGONAL	R	RADIUS (OR) RISER
DS	DOWNSPOUT	R/A	RETURN AIR
DTL	DETAIL	REBAR	STEEL REINF. BAR
DWR	DRAWER	REFR.	REFRIGERATOR
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	T	TREAD(S)
EXH	EXHAUST	TYP	TYPICAL
FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GI	GALVANIZED IRON	VERT	VERTICAL
HORZ	HORIZONTAL	WD	WOOD
HDW	HARDWARE	WWF	WELDED WIRE FABRIC
HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER
		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		

S Y M B O L S L E G E N D





MATERIAL DESIGNATIONS

- 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

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

S H E E T I N D E X

SHEET INDEX

C COVER
A1. SURVEY
A2. EXISTING SITE PLAN
A3. PROPOSED ROOF PLAN
A4. EXISTING FLOOR PLAN
A5. PROPOSED FLOOR PLAN
A6. EXISTING & PROPOSED SOUTH ELEVATION
A7. EXISTING & PROPOSED NORTH ELEVATION
A8. EXISTING & PROPOSED EAST & WEST ELEVATION

1 3 1 5 G R I N N E L L S T .
K E Y W E S T , F L O R I D A

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

Bender & Associates ARCHITECTS p.a.

Project Nº : 2133

SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 01/17/2022

C

MAP OF BOUNDARY SURVEY

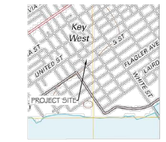
BEARING BASE:
ALL BEARINGS ARE BASED ON S55°24'11"E ASSUMED ALONG THE CENTERLINE OF GRINNELL STREET.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

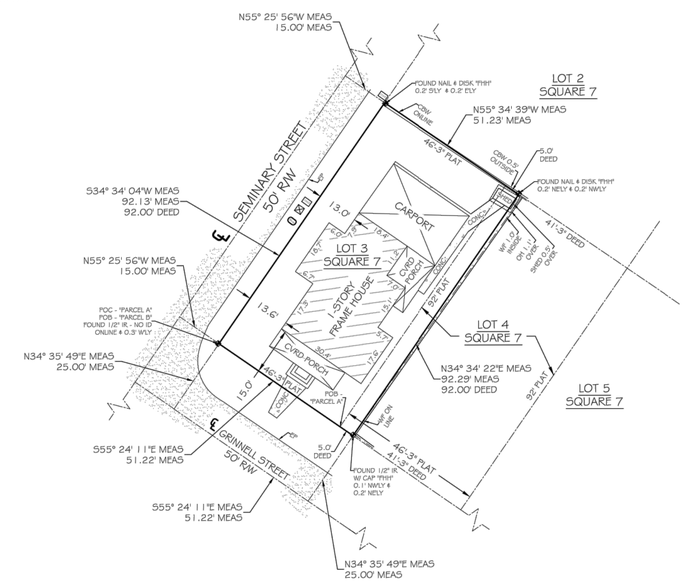
ADDRESS:
1315 GRINNELL STREET,
KEY WEST, FL 33040

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



LOCATION MAP - NTS
SEC. 05-T68S-R25E

ASSUMED



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

1"=20'
0 10 20 40

TOTAL AREA = 4,723.40 SQFT±

CERTIFIED TO -

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

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CO = CLEANOUT
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HO = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LB = LANDSCAPING
MB = MAILBOX
MBMS = MONUMENTS
MEAS = MEASURED
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929
N/O = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOW = TOP OF WALL
TS = TRAFFIC SIGN
TYP = TYPICAL
UE = UTILITY EASEMENT
UD = UTILITY DISTRIBUTION
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

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 BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS 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 DATE:	08/22/2021
MAP DATE:	08/23/2021
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	GBF
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 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAAKSEN FSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
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 Street 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.

1 A1 SURVEY
SCALE: N.T.S.

1315 GRINNELL ST.
KEY WEST, FLORIDA

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

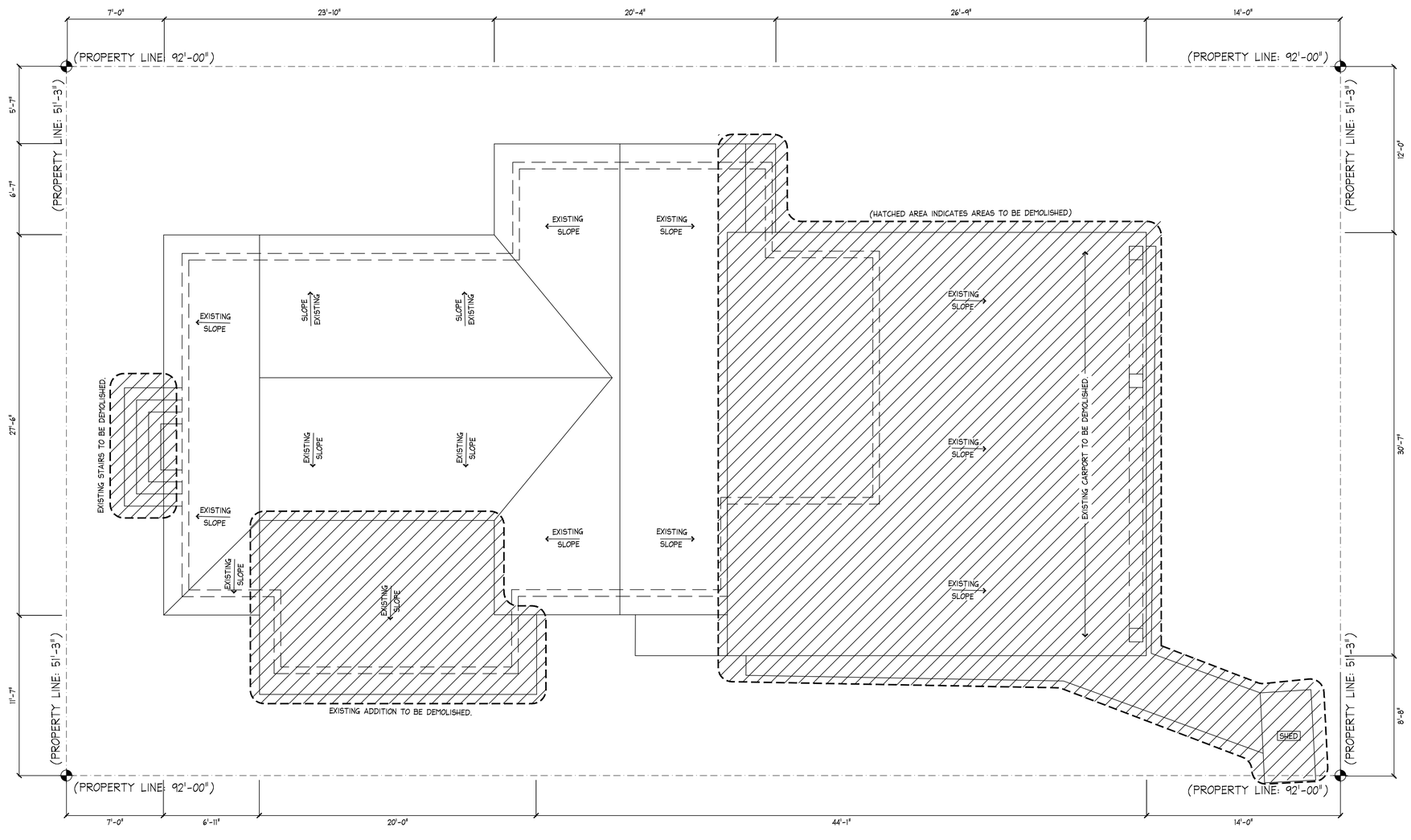
Bender & Associates ARCHITECTS p.a.

Project N° : 2133

Date: 01/17/2022

A1

OF



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

1315 GRINNELL ST.

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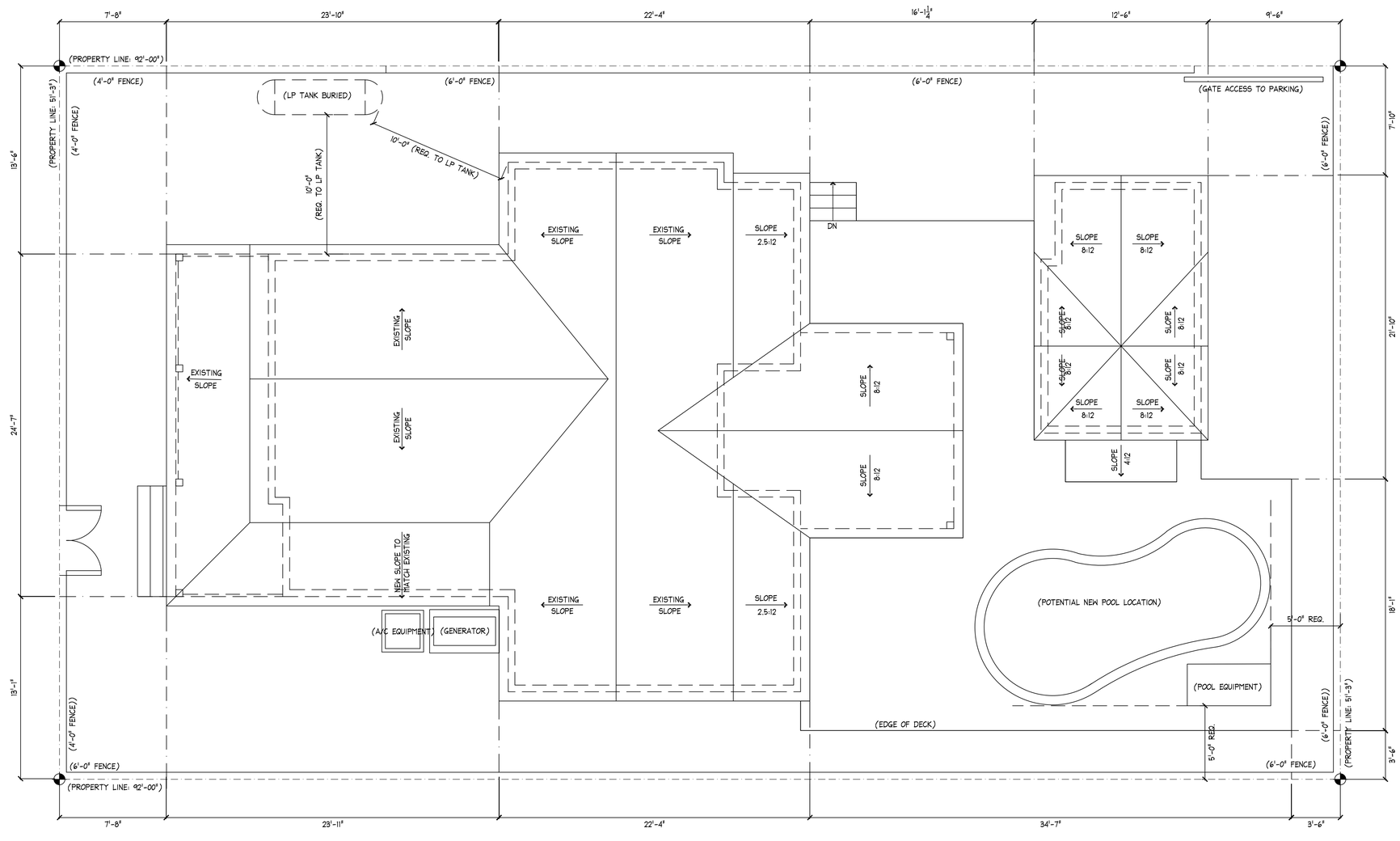
Bender & Associates ARCHITECTS *p.a.*

Project N°: 2133

Date: 01/17/2022

A2

OF



1 A3 PROPOSED SITE PLAN
SCALE: 1/4"=1'-0"

1315 GRINNELL ST.
KEY WEST, FLORIDA

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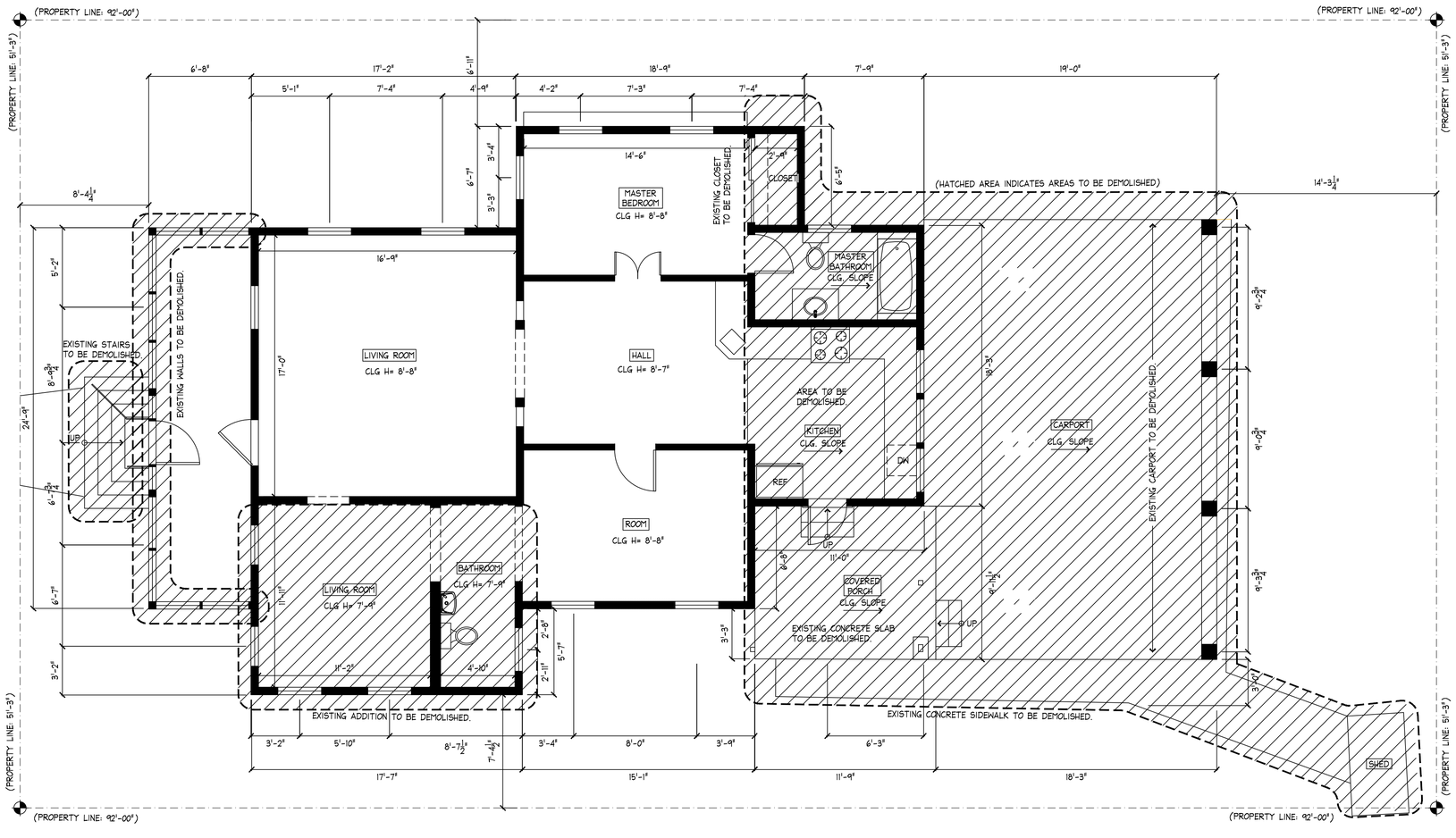
Bender & Associates ARCHITECTS p.a.

Project N° : 2133

Date: 01/17/2022

A3

OF



1 A4 EXISTING FLOOR PLAN

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

PROJECT NORTH

1315 GRINNELL ST.

KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
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Florida License AAC002022

Bender & Associates ARCHITECTS *p.a.*

Project Nº : 2133

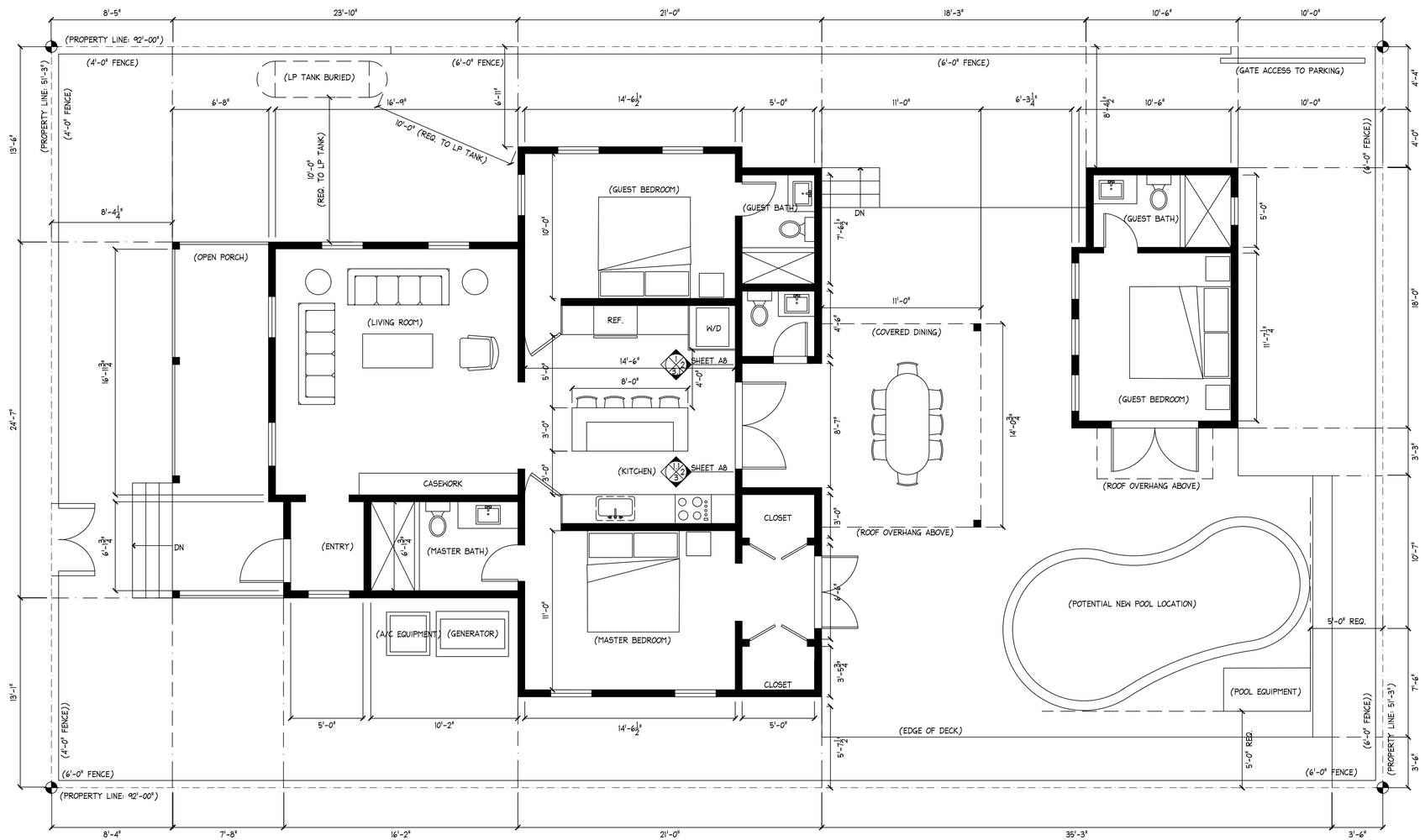
Date: 01/17/2022

A4

OF

PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HMDR		
LOT SIZE	4,712 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE 4,710 S.F. X 40%	1,885 S.F. MAX.	2,115 S.F.	1,880 S.F.
IMPERVIOUS SURFACE 4,710 S.F. X 60%	2,827 S.F. MAX.	2,300 S.F.	2,043 S.F.
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 A5 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

PROJECT NORTH

1315 GRINNELL ST.
KEY WEST, FLORIDA

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Key West, Florida 33040
Telephone (305) 296-1347
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Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

Project Nº : 2133

Date: 01/17/2022

A5

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

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

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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 / A7 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

1 / A7 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

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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.

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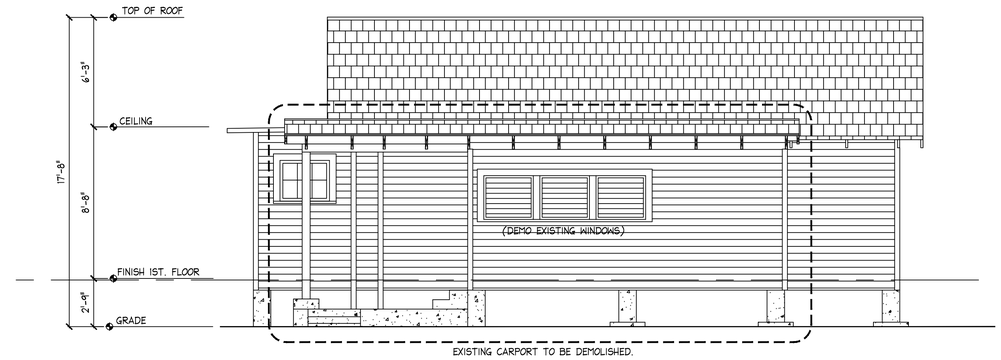
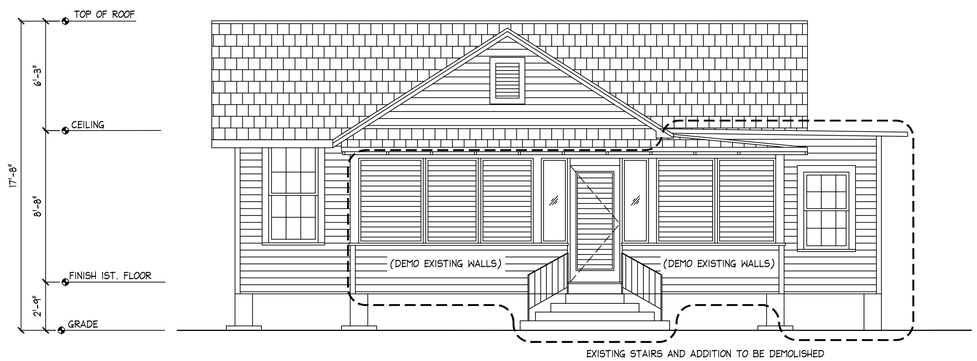
3. ALL WINDOWS AND DOORS ARE TO BE WOOD IMPACT RATED PAINTED WHITE.

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

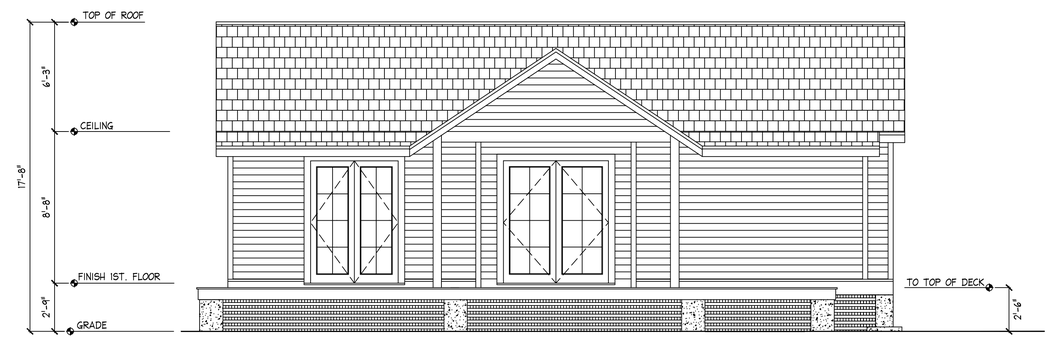
5. NEW ACCESSORY STRUCTURE MATERIALS TO MATCH PRINCIPAL STRUCTURE.



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

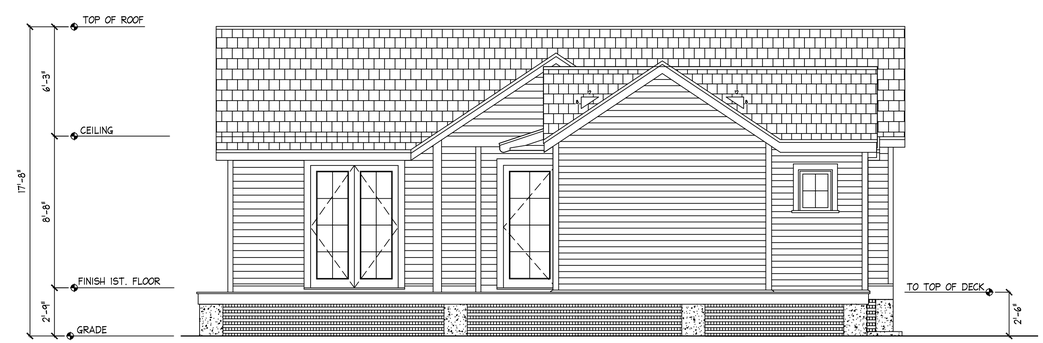


4 A8 EXISTING WEST ELEVATION (PRINCIPAL STRUCTURE)
SCALE: 1/4"=1'-0"



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

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



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

1315 GRINNELL ST.
KEY WEST, FLORIDA

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

Bender & Associates ARCHITECTS *p.a.*

Project Nº : 2133

Date: 01/17/2022

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: _____
Print Name: Veronica Cleare
Notary Public - State of Florida (seal)
My Commission Expires: _____

VERONICA CLEARE
Commission # HH 084046
Expires January 25, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Public
Meeting
Notice

H11-1
PRIVATE PROPERTY
NO TRESPASSING
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
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PRECAST
SPEC.
40 III S
01 91
MIAMI

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

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 Address	1315 GRINNELL St, KEY WEST
Legal Description	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 OR2353-156 OR2392-1715 OR2403-1406 OR3098-1679 OR3121-1376 (Note: Not to be used on legal documents.)
Neighborhood	6131
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	The Webb Realty Co
Sec/Twp/Rng	05/68/25
Affordable Housing	No

Owner

GRINNELL STREET LLC
2160 Marseilles Galion 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 (010D)	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

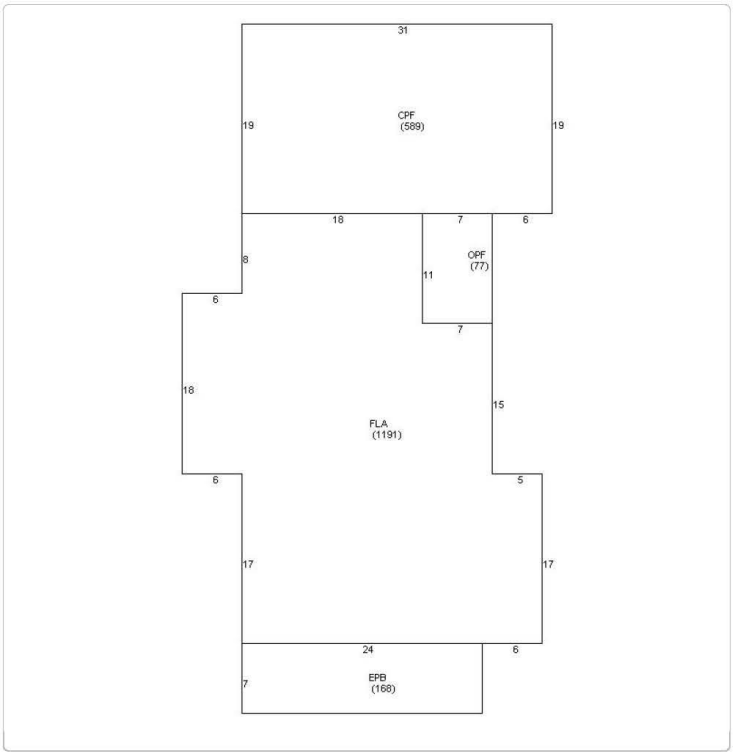
Permits

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

View Tax Info

View Taxes for this Parcel

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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