



**Historic Architectural Review Commission
Staff Report for Item 7**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Jared Beck, AICP, FRP
Acting Historic Preservation Planner

Meeting Date: November 29, 2023

Applicant: Wayne Garcia, Builder

Application Number: H2023-0041

Address: 1023 Grinnell Street

Description of Work:

Demolition of exterior walls.

Site Facts:

The structure under review is a contributing resource to the historic district. The one and one-half story single gallery frame structure was constructed circa 1906. 1912, 1926, 1948 and 1962 Sanborn maps indicate a small single-story portion at the rear of the structure, and two accessory structures in the rear yard. At some point in the past a rear addition was added. It is unclear how this may have altered the prior single-story portion. Either at the time of expansion, or some time prior, the accessory structures were removed. Prior to the noted changes above, installation of Jalousie windows and skylights at some time, there have been no apparent significant alterations until recently. This application proposes the demolition of the rear and one side exterior wall on the non-contributing addition.



Structure circa 1965.



Structure today.

Guidelines Cited on Review:

Since all proposed structures to be demolished under review are noncontributing elements to the principal house, the evaluation shall be based on section 102-218 (a) (1) and (2) of the Land Development Regulations, which requires the following criteria for demolitions:

- (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 demolished walls were part of a non-contributing addition to the primary structure.

- (2) *For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

The applicant has submitted drawings as part of this review. If approved, HARC staff will review construction documents during building permitting for consistency with approved schematic plans.

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 opine that the structures under review have no distinctive characteristics of a type or method of construction and are not significant elements of the historic house.

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

It is staff understanding that no significant events have ever happened in the site relevant 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 portions of the site in question have no significant value to the development, heritage, or cultural record of the city.

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

The site is not associated with any significant event.

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

The portions of the site in question do not exemplify the social, cultural, or historic heritage of the city.

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

The portions of the site in question cannot be considered fine example of 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.

This is not the case.

(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

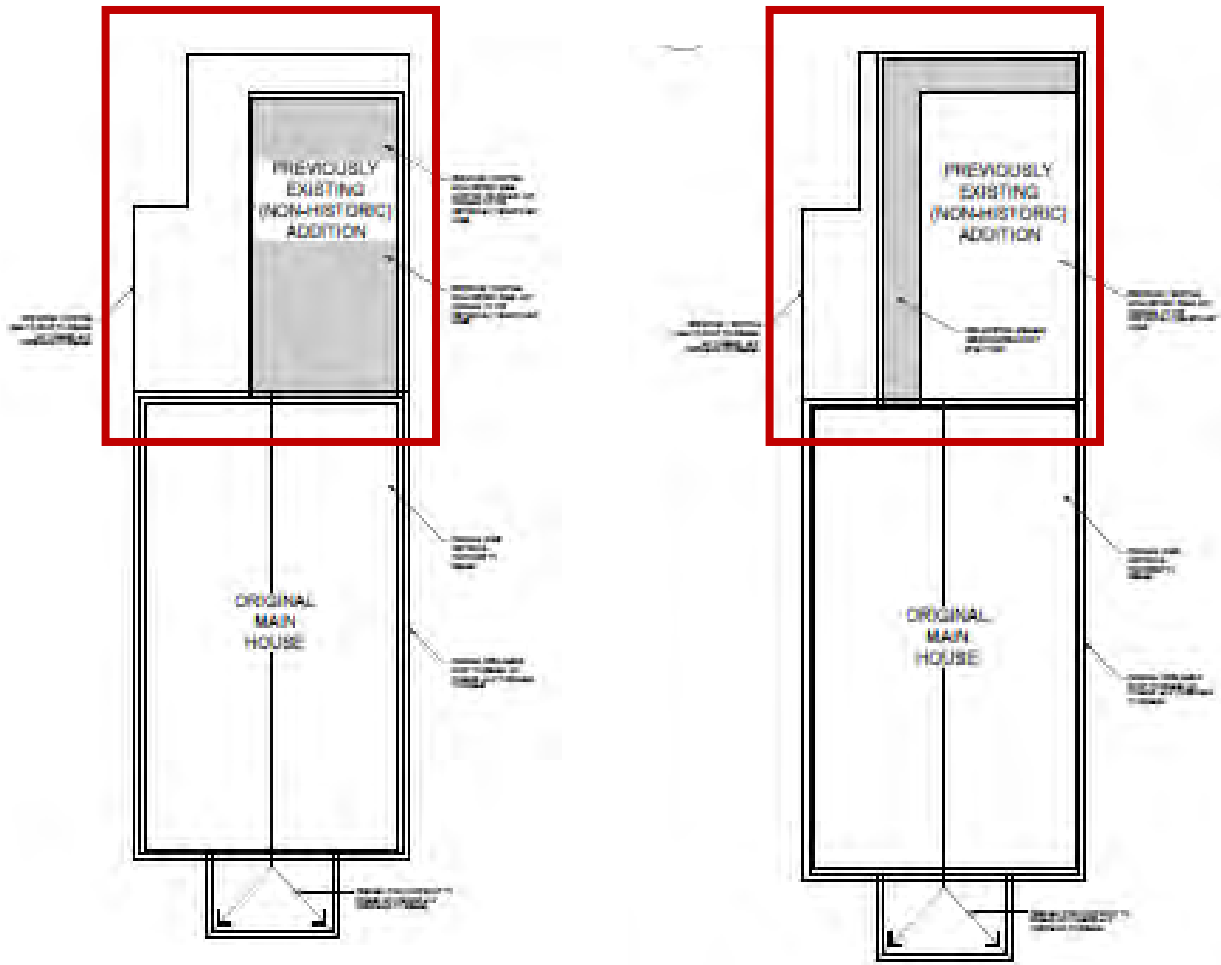
The portions of the site in question do not exemplify the remaining architectural type in its neighborhood and do not possess any significant visual features.

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

The portions of the site in question do not yield important information in history.

Staff Analysis:

The Certificate of Appropriateness is under review for the removal of exterior walls on a non-contributing addition and altered portion of the structure. The east wall (rear) was moved approximately 2' and the north wall (side) was moved approximately 4'. The entirety of the expanded addition remains under the previous roof structure. Based on photographs provided by the owner, prior windows and doors were not historic.



Before rear alterations / expansion.

After rear alterations / expansion.



Exterior wall prior to alteration.



Exterior wall after alteration.

Consistency with Guidelines Cited:

It is the staff's opinion that the request for demolition of exterior walls can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading.

APPLICATION

RECEIVED
 OCT 27 2023
 BY: *TK*

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS
 \$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA # <i>HARC 2023</i>	REVISION # <i>0041</i>	INITIAL & DATE <i>TK</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:
NAME ON DEED:
OWNER'S MAILING ADDRESS:

APPLICANT NAME:
APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1023 Grinnell Street, Key West, Florida 33040	
Timothy Williams	PHONE NUMBER
1023 Grinnell Street, Key West, Florida 33040	EMAIL
Wayne Garcia Building Contractor	PHONE NUMBER 305-360-1820
3005 Airport Drive, Key West, FL 33040	EMAIL waynegarciacontr@bellsouth.net
<i>Wayne Garcia</i>	
DATE <i>10/27/23</i>	

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:

WE HAVE REMOVED, RELOCATED, REPLACED, OR PRESERVED A MAJORITY OF THE PREVIOUS JALOUSIE AND 2 OVER 2 WINDOWS. THE PREVIOUS JALOUSIE WINDOWS, ON THE PRINCIPAL STREET VIEW, SHALL BE REPLACED WITH PERIOD APPROPRIATE WOOD 2 OVER 2 WINDOWS THAT WERE REMOVED AND PRESERVED FROM THE REAR OF THE HOUSE. A PREVIOUS CABLE END JALOUSIE WINDOW AT THE FRONT AND REAR OF THE HOUSE WILL REMAIN. OTHER WINDOWS, ON THE REAR FACADE OF THE HOUSE, NOT ON A PRIMARY OR SECONDARY FACADE (ON AN EXISTING NON-HISTORICAL ADDITION), AND WINDOWS ON A SECONDARY ELEVATION, NOT CLEARLY VISIBLE FROM THE ROAD WILL BE REPLACED, RELOCATED, OR REMOVED. WINDOWS ARE TO BE REPLACED WITH

IMPACT WINDOWS TO LESSEN THE RISK OF LOSS OR DAMAGE DUE TO A NATURAL HAZARDS. WINDOWS SHALL BE REPLACED WITH WHITE ALUMINUM 2 OVER 2 IMPACT WINDOWS AND THE DESIGN SHALL BE HARMONIOUS TO THE BUILDING AND ITS ADJACENT STRUCTURES. CURRENT, NEW WINDOWS, HAVE BEEN REPLACED ON SECONDARY FACADES AND ARE NOT VISIBLE TO THE STREET. WE HAVE ENLARGED THE FOOTPRINT OF AN EXISTING NON-HISTORICALLY SIGNIFICANT ADDITION AT THE REAR, NON-STREET FACING SIDE OF THE HOUSE. THE ADDITION STAYS WITHIN THE EXISTING ROOFLINE AND DOES NOT AFFECT THE CHARACTER DEFINING PORTIONS OF THE BUILDING. THE ADDITION IS COMPATIBLE WITH THE HISTORIC PORTION OF THE HOUSE USES COMPATIBLE MATERIALS.

WE HAVE REMOVED, RELOCATED, REPLACED, OR PRESERVED A MAJORITY OF THE PREVIOUS JALOUSIE AND 2 OVER 2 WINDOWS. THE PREVIOUS JALOUSIE WINDOWS, ON THE PRINCIPAL STREET VIEW, SHALL BE REPLACED WITH PERIOD APPROPRIATE WOOD 2 OVER 2 WINDOWS THAT WERE REMOVED AND PRESERVED FROM THE REAR OF THE HOUSE. A PREVIOUS GABLE END JALOUSIE WINDOW AT THE FRONT AND REAR OF THE HOUSE WILL REMAIN. OTHER WINDOWS ON THE REAR FACADE OF THE HOUSE, NOT ON A PRIMARY OR SECONDARY FACADE (ON AN EXISTING NON-HISTORICAL ADDITION), AND WINDOWS ON A SECONDARY ELEVATION, NOT CLEARLY VISIBLE FROM THE ROAD WILL BE REPLACED, RELOCATED, OR REMOVED. WINDOWS ARE TO BE REPLACED WITH IMPACT WINDOWS TO LESSEN THE RISK OF LOSS OR DAMAGE DUE TO A NATURAL HAZARDS. WINDOWS SHALL BE REPLACED WITH WHITE ALUMINUM 2 OVER 2 IMPACT WINDOWS AND THE DESIGN SHALL BE HARMONIOUS TO THE BUILDING AND ITS ADJACENT STRUCTURES. CURRENT, NEW WINDOWS, HAVE BEEN REPLACED ON SECONDARY FACADES AND ARE NOT VISIBLE TO THE STREET. WE HAVE ENLARGED THE FOOTPRINT OF AN EXISTING NON-HISTORICALLY

MAIN BUILDING:

The original historically significant house is approx. 850sf with an approx. 308 sf rear addition, totalling 1,120sf +/- . The original structure is a two story wood home similar to a Cigar Maker's Cottage , built on concrete piers, with a metal gable roof, and wood cladding. The rear addition is single story wood structure with 1/2 on concrete piers and 1/2 on grade, and a lean-to roof structure.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Please see attached Demolition Appendix

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE

**PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS
CITY_HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S):

An existing small shed sits at the back of the property is to remain, despite poor structural condition.

PAVERS: Existing brick pavers to remain.	FENCES:
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Existing fences to remain.

DECKS:	PAINTING:
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N/A	White paint to match existing.
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SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
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Existing porch, ramp, driveway to remain. All trees	N/A
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are proposed to remain.

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
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New HVAC equipment is to be added to the rear of the home, in a

non-primary or secondary location, and will not obstruct the historical building.

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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	BLOG PERMIT #

ADDRESS OF PROPOSED PROJECT: 1023 Grinnell Street, Key West, Florida 33040

PROPERTY OWNER'S NAME: Timothy Williams

APPLICANT NAME: Andrea Gallardo Runk

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

[Signature] **TIM WILLIAMS**
PROPERTY OWNER'S SIGNATURE
DATE AND PRINT NAME 10-23-23

DETAILED PROJECT DESCRIPTION OF DEMOLITION

THE HOUSE REMAINS, RELOCATED, REPLACED OR PRESERVED A BALCONY OF THE FRONT PORCH AND 2 OVER 2 WINDOWS. THE PREVIOUS PORCH WINDOWS, ON THE PRINCIPAL STREET SIDE, SHALL BE REPLACED WITH PERIOD APPROPRIATE WOOD 2 OVER 2 WINDOWS THAT WERE REMOVED AND PRESERVED FROM THE REAR OF THE HOUSE. A PREVIOUS GABLE END WINDOW AT THE FRONT AND REAR OF THE HOUSE WILL REMAIN. OTHER WINDOWS, ON THE REAR FACADE OF THE HOUSE, NOT ON A PRINCIPAL OR SECONDARY FACADE OR AN EXISTING NEW HISTORICAL ADVERTISING AND SIGNAGE ON A SECONDARY ELEVATION, NOT CLEARLY VISIBLE FROM THE ROAD WILL BE REPLACED. RELOCATED OR REMOVED WINDOWS ARE TO BE REPLACED WITH IMPACT WINDOWS TO LESSEN THE RISK OF LOSS OR DAMAGE DUE TO A NATURAL DISASTER. WINDOWS SHALL BE REPLACED WITH WHITE ALUMINUM 2 OVER 2 IMPACT WINDOWS AND THE DESIGN SHALL BE HARMONIOUS TO THE BUILDING AND ITS ADJACENT STRUCTURES. CURRENT NEW WINDOWS HAVE BEEN REPLACED ON SECONDARY FACADES AND ARE NOT VISIBLE TO THE STREET. HE HAS ENLARGED THE FOOTPRINT OF AN EXISTING NEW HISTORICALLY SIGNIFICANT ADDITION AT THE REAR, HIGH STREET FACING SIDE OF THE HOUSE. THE ADDITION STAYS WITHIN THE EXISTING FOOTPRINT AND DOES NOT AFFECT THE CHARACTER OR SIGNIFICANCE OF THE BUILDING. THE ADDITION IS COMPATIBLE WITH THE HISTORIC PORTION OF THE HOUSE USING COMPATIBLE MATERIALS.

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.
N/A

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

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A

(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.
N/A

(d) Is not the site of a historic event with significant effect upon society.
N/A

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A

(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.
N/A

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

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

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

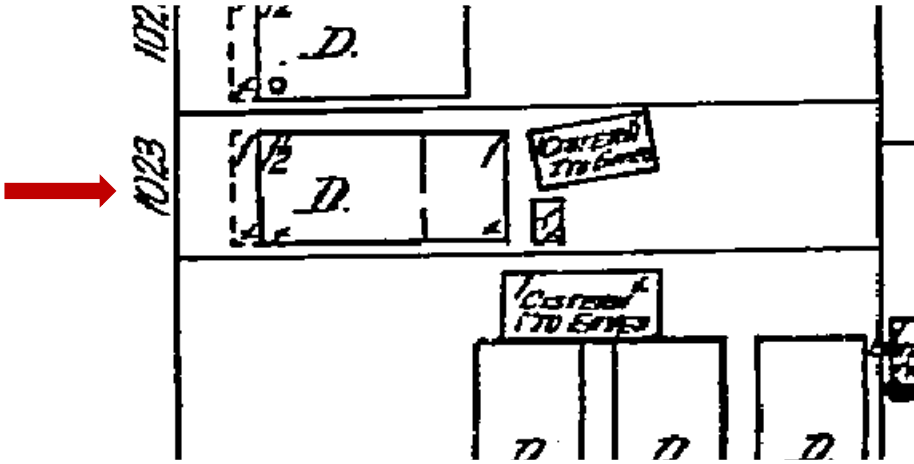
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

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

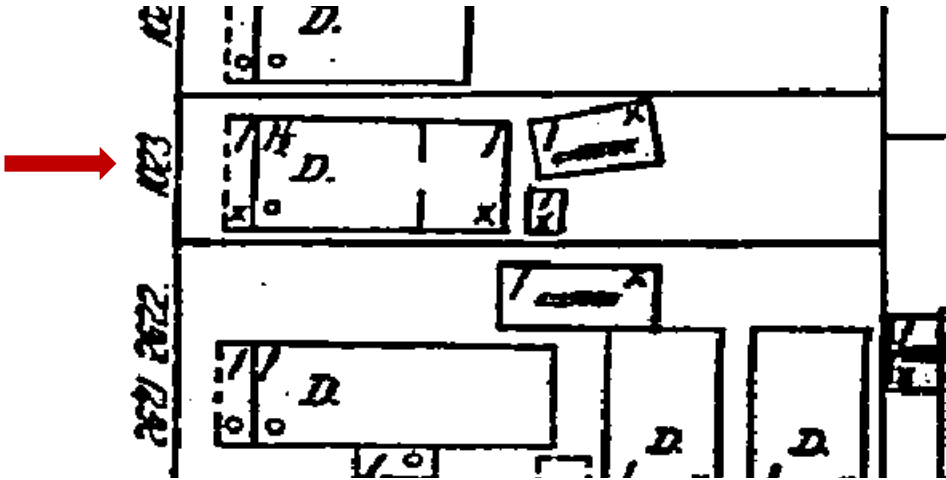
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
N/A
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

SANBORN MAPS

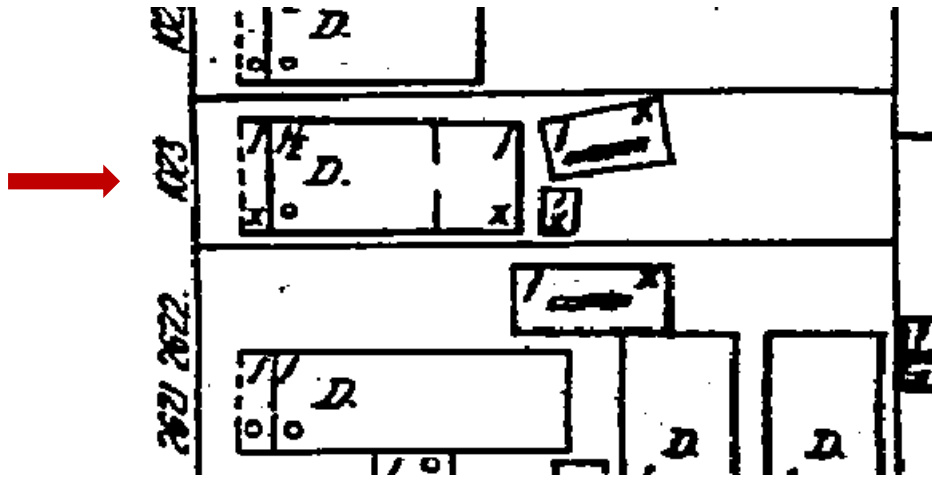
Sanborn Maps
1023 Grinnell Street



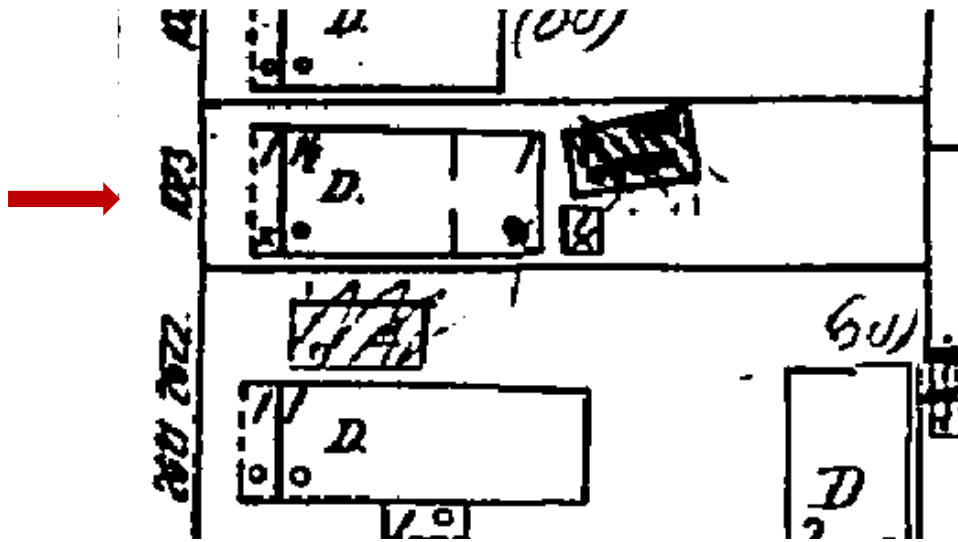
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

1023
GRINNELL
STREET





PREVIOUS FRONT FACADE

PREVIOUS CONDITIONS

1023 GRINNELL STREET, KEY WEST, FL



PREVIOUS NORTH SIDE FACADE,
FACING STREET



PREVIOUS NORTH SIDE FACADE,
FACING REAR

PREVIOUS CONDITIONS

1023 GRINNELL STREET, KEY WEST, FL



PREVIOUS REAR FACADE,
AT NON-HISTORIC ADDITION



PREVIOUS REAR FACADE,
AT NON-HISTORIC ADDITION

PREVIOUS CONDITIONS

1023 GRINNELL STREET, KEY WEST, FL



CURRENT FRONT FACADE

CURRENT CONDITIONS

1023 GRINNELL STREET, KEY WEST, FL



CURRENT NORTH SIDE FACADE,
FACING REAR



CURRENT NORTH SIDE FACADE,
FACING REAR

CURRENT CONDITIONS

1023 GRINNELL STREET, KEY WEST, FL



CURRENT REAR OF HOUSE,
NEW ADDITION



CURRENT REAR OF HOUSE,
NEW ADDITION

CURRENT CONDITIONS

1023 GRINNELL STREET, KEY WEST, FL



CURRENT SOUTH SIDE FACADE,
FACING REAR



CURRENT SOUTH SIDE FACADE, FACING STREET
(OBSTRUCTED BY NEIGHBORING HOUSE)

CURRENT CONDITIONS

1023 GRINNELL STREET, KEY WEST, FL



HISTORIC STATION 3 FIRE DEPARTMENT,
EXAMPLE OF 2 OVER 2 WINDOWS
ON PRIMARY FACADE



1020, 1022 GRINNELL
EXAMPLE OF 2 OVER 2 WINDOWS
ON PRIMARY FACADE



1025 GRINNELL
EXAMPLE OF 2 OVER 2 WINDOWS
ON PRIMARY FACADE



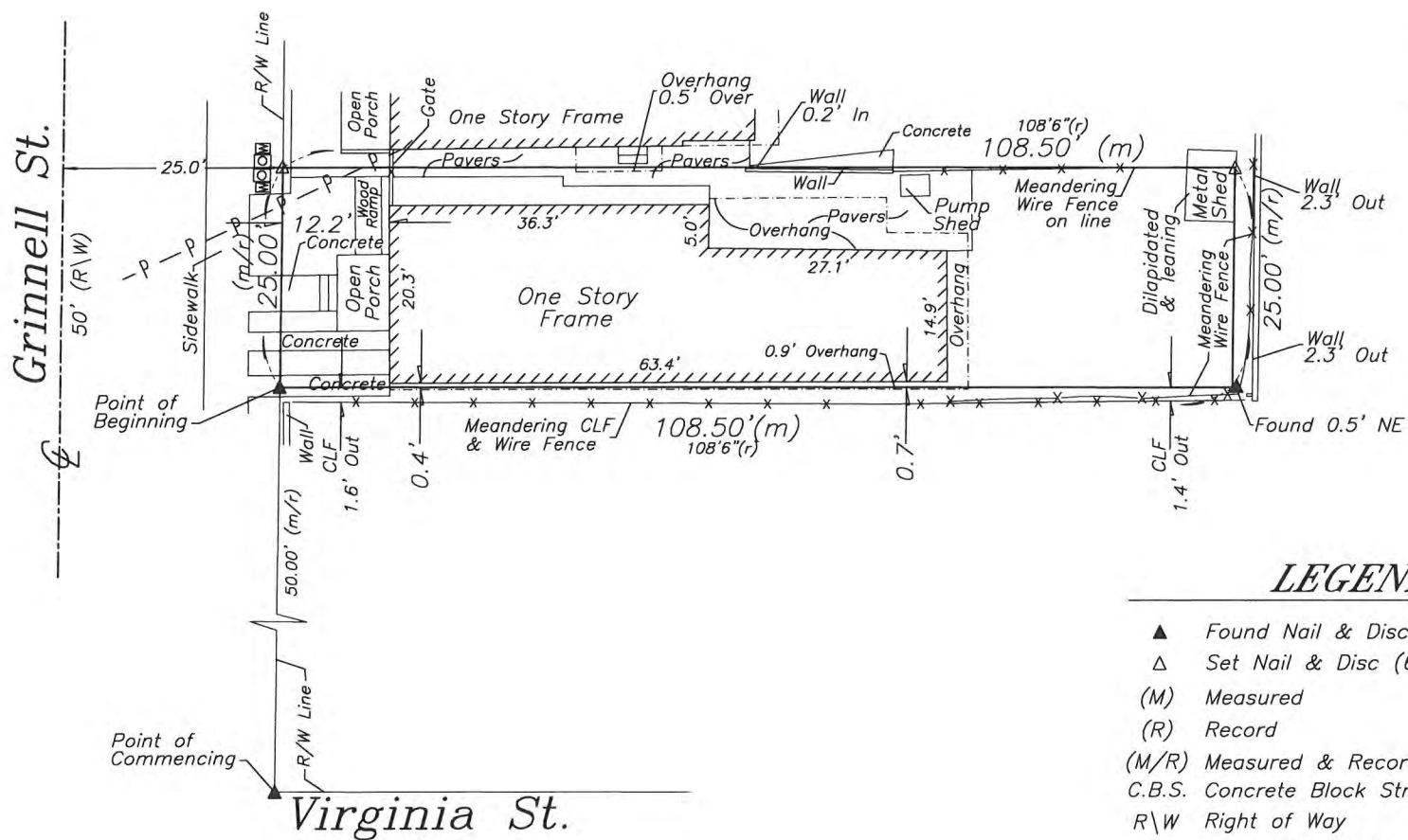
1011, 1013, 1019 GRINNELL

NEIGHBORING BUILDINGS

1023 GRINNELL STREET, KEY WEST, FL

SURVEY

Boundary Survey Map of part of Lots 12 & 14, Square 3, George G. Watson's Subdivision, Island of Key West



LEGEND

- ▲ Found Nail & Disc (FKLS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- P- Overhead Utility Lines
- ⊠ Sewer Cleanout
- ⊠ Water Meter

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1023 Grinnell Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: November 2, 2023
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: All the following described land, situate, lying and being in the City of Key West, County of Monroe, State of Florida, known on the map of William A. Whitehead, of said City, delineated in February, A.D. 1829, as part of Tract 13, and more particularly described as part of Lots 12 and 14 of Square 3 of said Tract 13, according to George G. Watson's Subdivision thereof, recorded in Deed Book "I" Page 209, of the records of Monroe County, Florida, and more accurately described as follows: Commencing at a point on the Northeasterly side of Grinnell Street, 50 feet Northwesterly from the Northerly corner of Virginia Street, and the said Grinnell Street and running thence along said Grinnell Street Northwesterly direction 25 feet; thence at right angles in a Northeasterly direction 108 feet 6 inch; thence at right angles in a Southeasterly direction 25 feet; thence at right angles in a Southwesterly direction 108 feet 6) inch to the Point of Beginning.

BOUNDARY SURVEY FOR: Timothy & Kema Williams;

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

J. LYNN O'FLYNN, INC.

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

November 6, 2023

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

HARC REVIEW FOR:

1023 GRINNELL STREET KEY WEST, FL 33040

HARC PRESENTATION FOR:
1023 GRINNELL STREET, KEY WEST, FL 33040

COVER SHEET

INDEX OF DRAWINGS

- CS1.0 COVER SHEET / INDEX OF DRAWINGS
- A0.1 PHOTO INDEX- PREVIOUS CONDITIONS
- A0.2 PHOTO INDEX- CURRENT
- A1.0 PREVIOUS AND CURRENT FLOOR PLANS
- A2.0 PREVIOUS EXTERIOR ELEVATIONS
- A2.1 CURRENT EXTERIOR ELEVATIONS

GENERAL NOTES

WE HAVE REMOVED, RELOCATED, REPLACED, OR PRESERVED A MAJORITY OF THE PREVIOUS JALOUSIE AND 2 OVER 2 WINDOWS. THE PREVIOUS JALOUSIE WINDOWS, ON THE PRINCIPAL STREET VIEW, SHALL BE REPLACED WITH PERIOD APPROPRIATE WOOD 2 OVER 2 WINDOWS THAT WERE REMOVED AND PRESERVED FROM THE REAR OF THE HOUSE. A PREVIOUS GABLE END JALOUSIE WINDOW AT THE FRONT AND REAR OF THE HOUSE WILL REMAIN. OTHER WINDOWS, ON THE REAR FACADE OF THE HOUSE, NOT ON A PRIMARY OR SECONDARY FACADE (ON AN EXISTING NON-HISTORICAL ADDITION), AND WINDOWS ON A SECONDARY ELEVATION, NOT CLEARLY VISIBLE FROM THE ROAD WILL BE REPLACED, RELOCATED, OR REMOVED. WINDOWS ARE TO BE REPLACED WITH IMPACT WINDOWS TO LESSEN THE RISK OF LOSS OR DAMAGE DUE TO A NATURAL HAZARDS. WINDOWS SHALL BE REPLACED WITH WHITE ALUMINUM 2 OVER 2 IMPACT WINDOWS AND THE DESIGN SHALL BE HARMONIOUS TO THE BUILDING AND ITS ADJACENT STRUCTURES. CURRENT, NEW WINDOWS, HAVE BEEN REPLACED ON SECONDARY FACADES AND ARE NOT VISIBLE TO THE STREET. WE HAVE ENLARGED THE FOOTPRINT OF AN EXISTING NON-HISTORICALLY SIGNIFICANT ADDITION AT THE REAR, NON-STREET FACING SIDE OF THE HOUSE. THE ADDITION STAYS WITHIN THE EXISTING ROOFLINE AND DOES NOT EFFECT THE CHARACTER DEFINING PORTIONS OF THE BUILDING. THE ADDITION IS COMPATIBLE WITH THE HISTORIC PORTION OF THE HOUSE USES COMPATIBLE MATERIALS.

LOCATION MAP



VICINITY MAP
1023 GRINNELL STREET, KEY WEST, FL

SITE DATA

SITE ADDRESS: 1023 GRINNELL ST, KEY WEST, FL 33040
 RE: 00031380-000000
 ZONING: (HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 FLOOD ZONE: X
 SECTION/ TOWNSHIP/ RANGE: 05 / 68 / 25
 LEGAL DESCRIPTION: KW G G WATSON SUB I-209 PT LOTS 12-14 SQR 3 TR 13 E4-476 E5-360 OR2076-322 OR2076-644 OR2078-581/82 OR2775-2057/58 OR2933-2095 OR2954-0714 OR3214-2194
 SETBACKS: FRONT 10FT; SIDE 5 FT; STREET SIDE 7.5FT; REAR 15FT
 OCCUPANCY: SINGLE FAMILY RESIDENTIAL
 TYPE OF CONSTRUCTION: VB

DRAFTING BY:
AGR DESIGN AND INTERIORS



CONTRACTOR:
WAYNE GARCIA BUILDERS



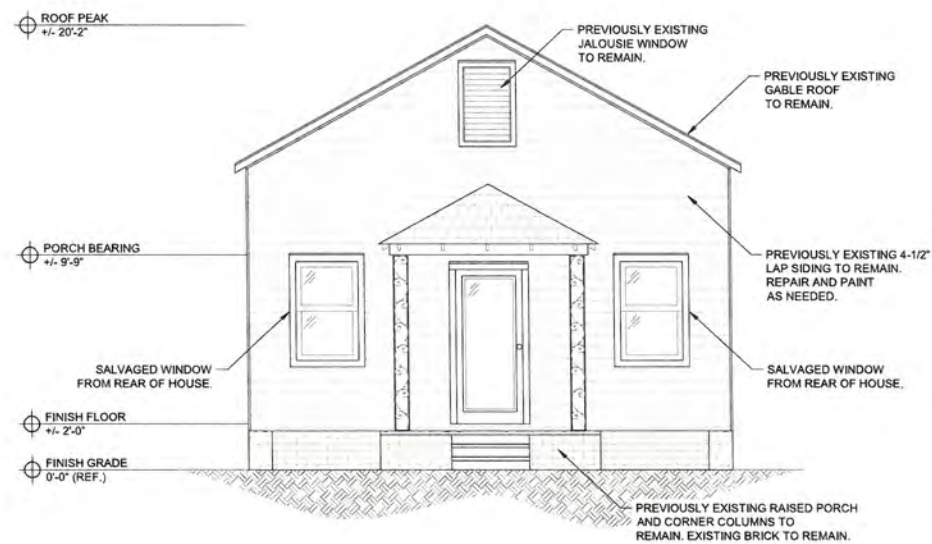
DATE
OCTOBER 17, 2023

DRAWN BY

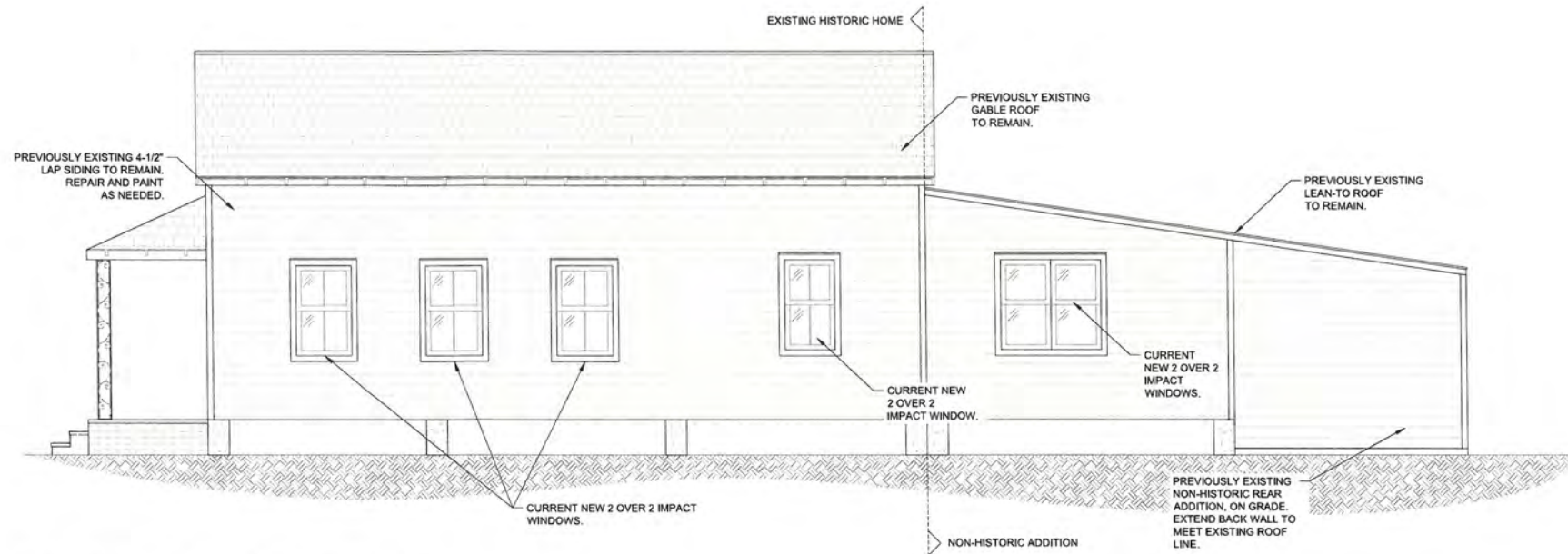
REVISED

JOB NO.
23-005

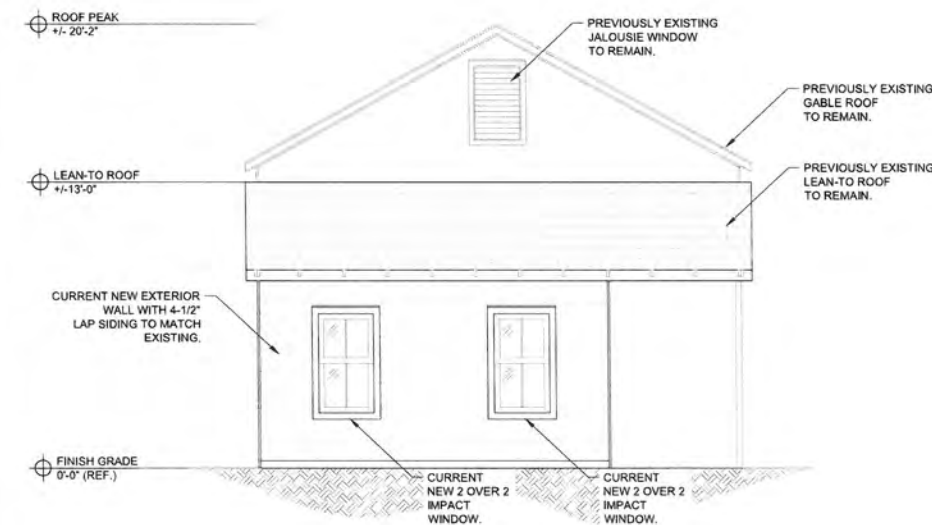
DATE
SHEET NUMBER
CS1.0



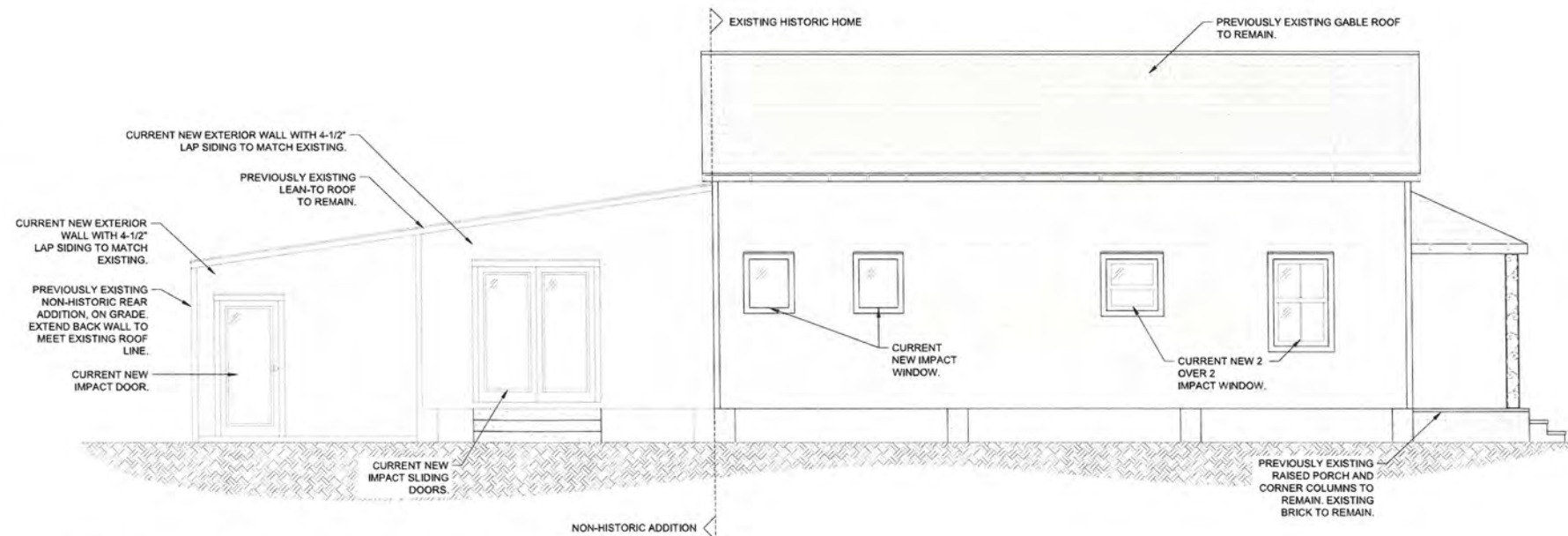
1 CURRENT FRONT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



3 CURRENT RIGHT SIDE ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 CURRENT BACK ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



4 CURRENT LEFT SIDE ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

HARC PRESENTATION FOR:
1023 GRINNELL STREET, KEY WEST, FL 33040

CURRENT EXTERIOR ELEVATIONS

DRAFTING BY:
AGR DESIGN AND
INTERIORS



CONTRACTOR:
WAYNE GARCIA
BUILDERS



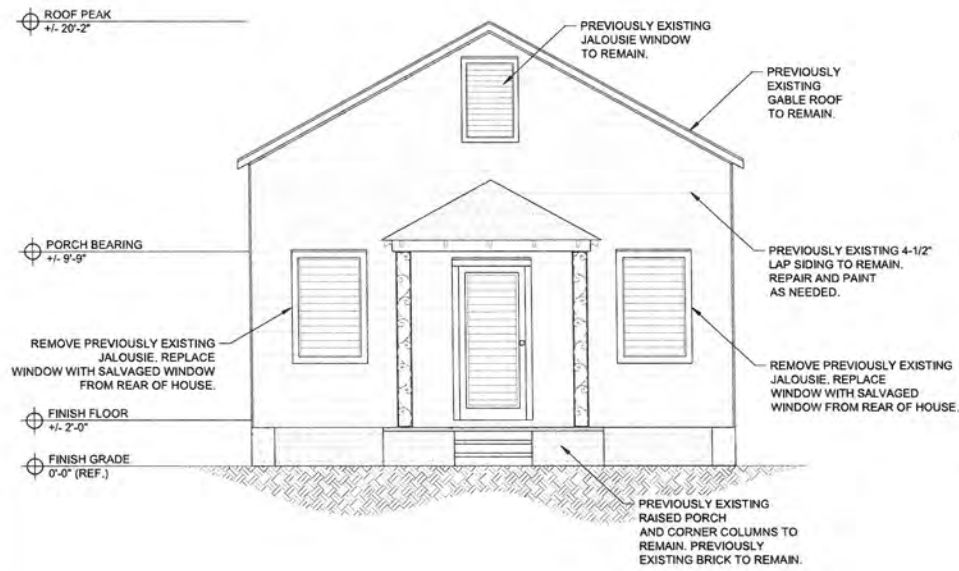
DATE
OCTOBER 17, 2023

DRAWN BY

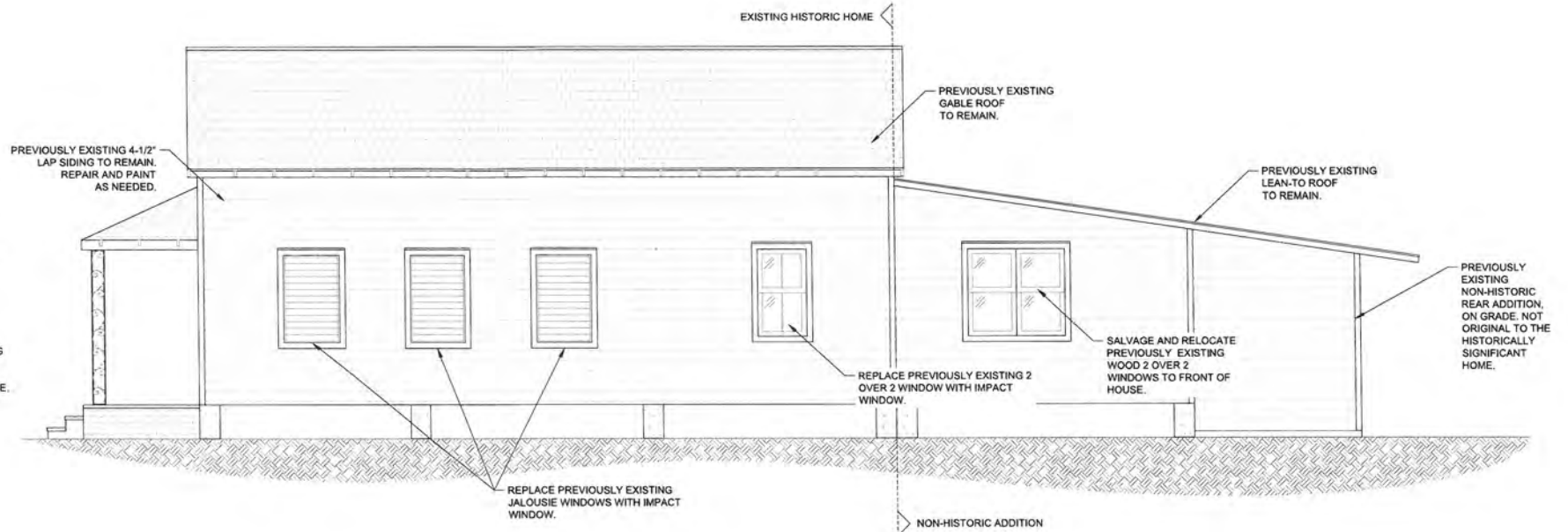
REVISED

JOB NO.
23-005

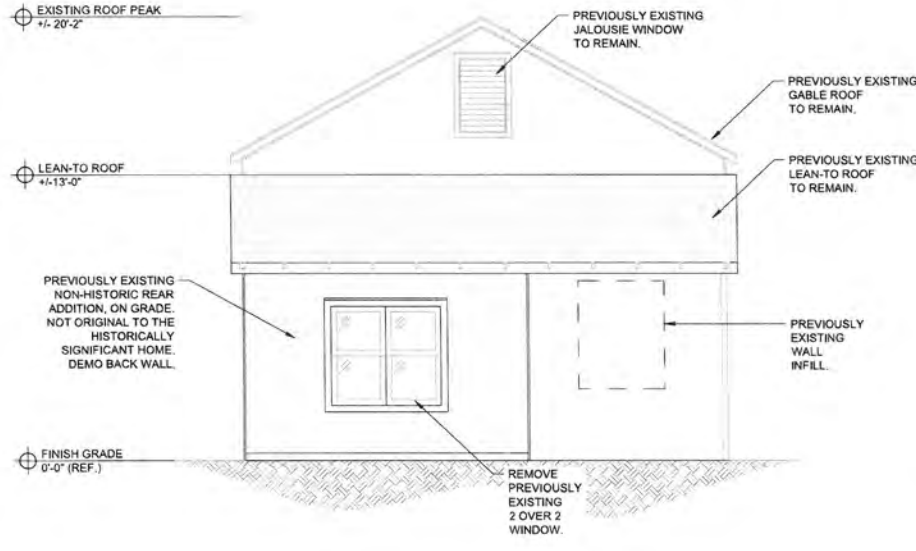
DATE
SHEET NUMBER
A2.1



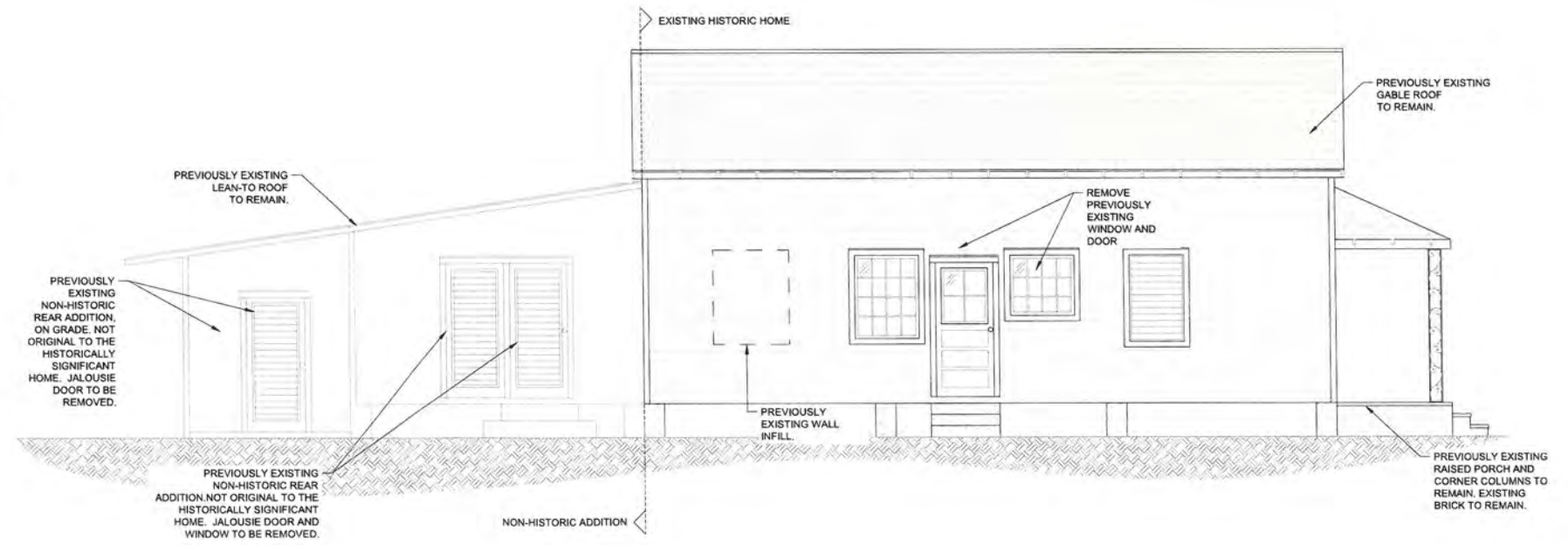
1 PREVIOUS FRONT ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



3 PREVIOUS RIGHT SIDE ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



2 PREVIOUS BACK ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



4 PREVIOUS LEFT SIDE ELEVATION
A2.0 SCALE: 1/4" = 1'-0"

HARC PRESENTATION FOR:
1023 GRINNELL STREET, KEY WEST, FL 33040

PREVIOUS EXTERIOR ELEVATIONS

DRAFTING BY:
AGR DESIGN AND INTERIORS



CONTRACTOR:
WAYNE GARCIA BUILDERS



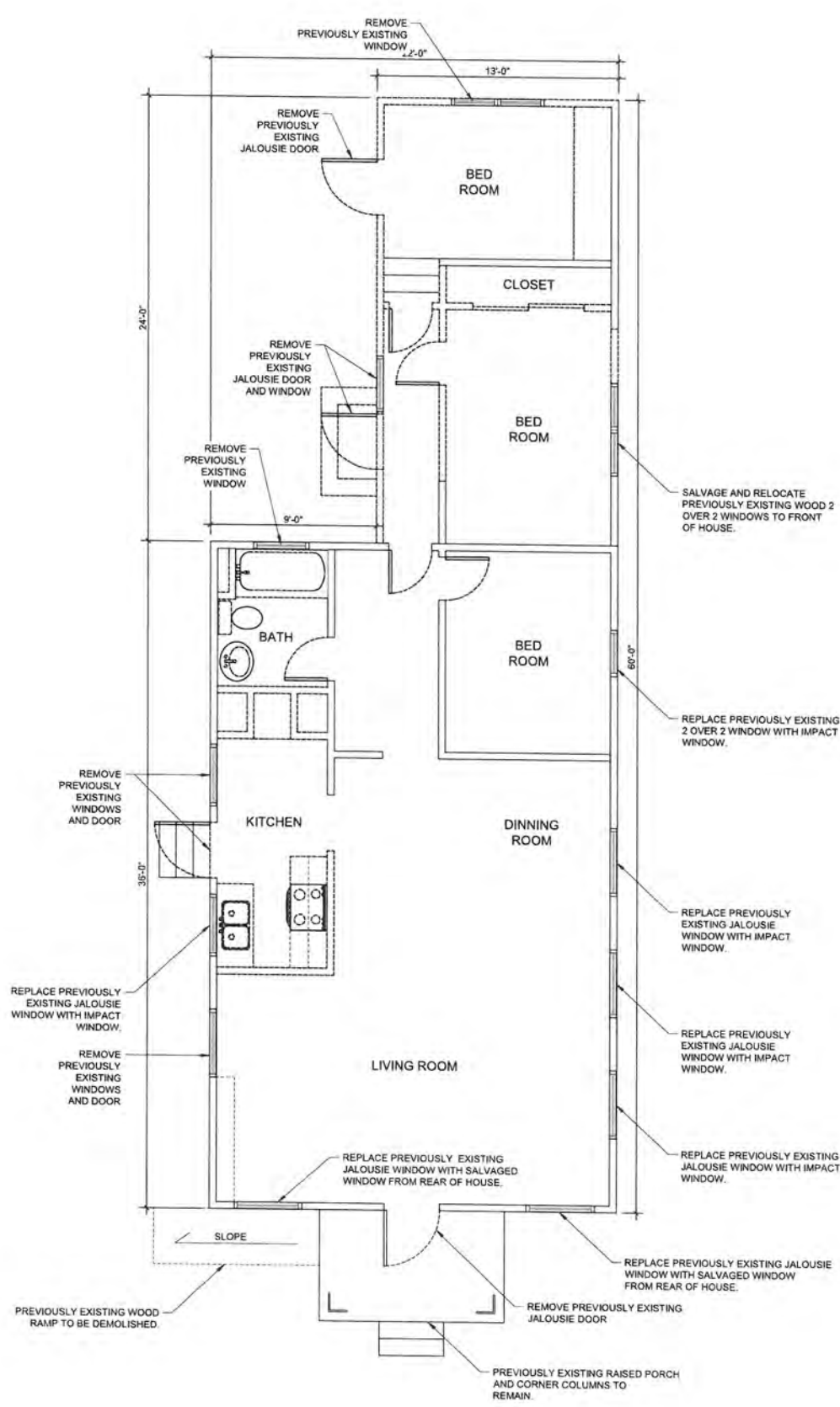
DATE
OCTOBER 17, 2023

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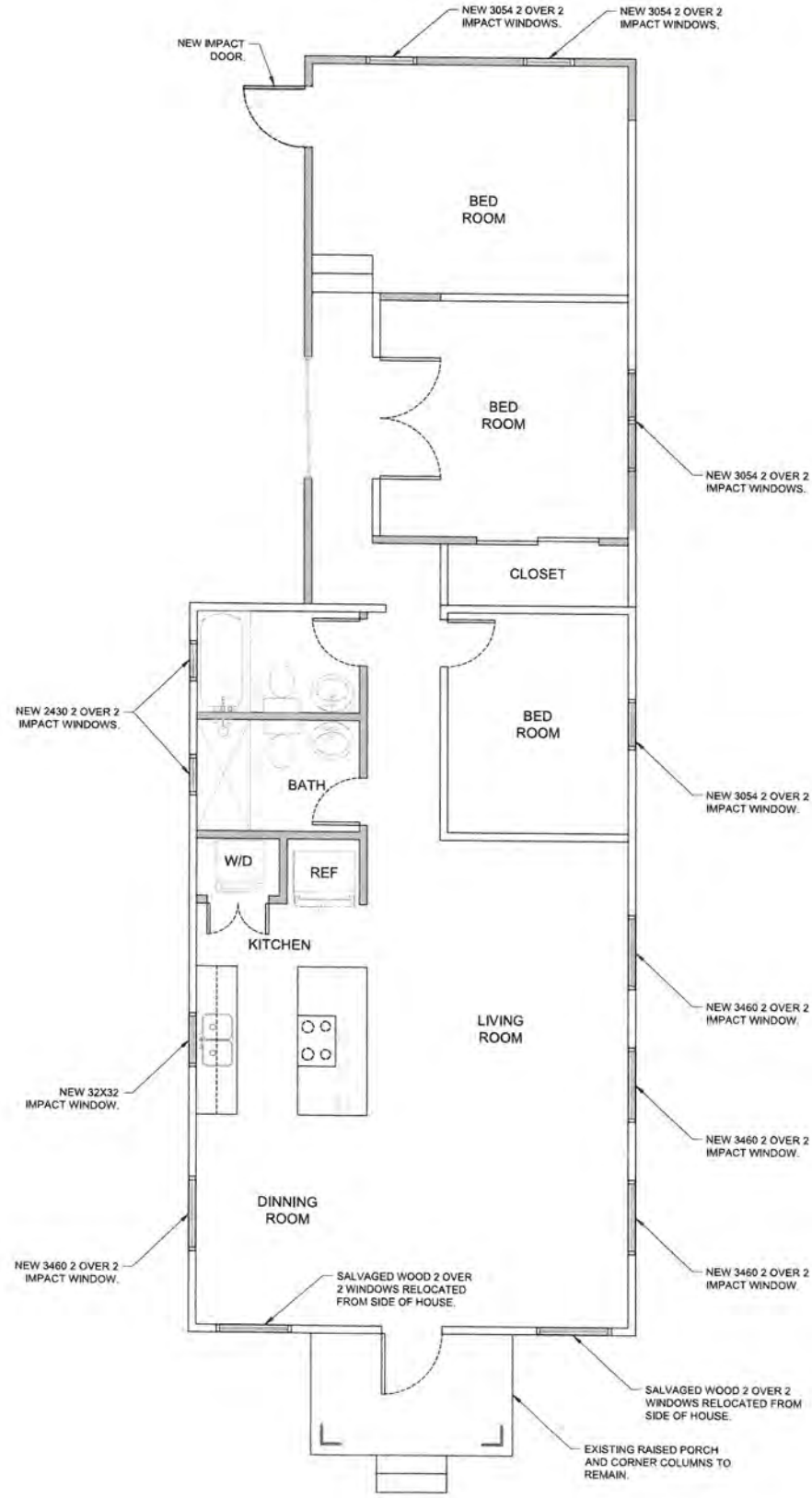
REVISED

JOB NO.
23-005

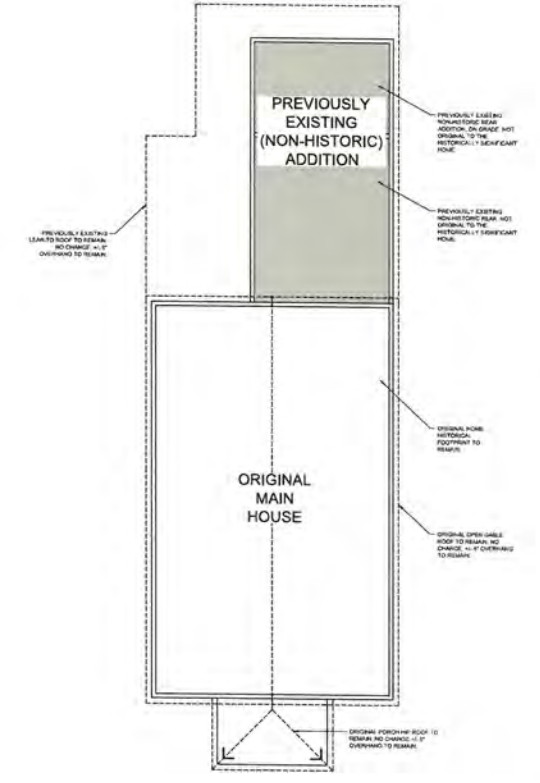
DATE
SHEET NUMBER
A2.0



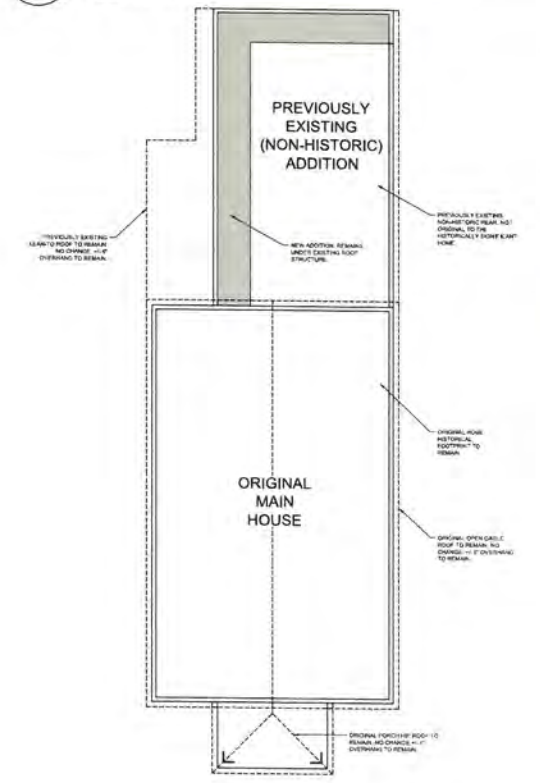
1 PREVIOUS CONDITIONS PLAN
SCALE: 1/4" = 1'-0"



2 CURRENT CONDITIONS PLAN
SCALE: 1/4" = 1'-0"



3 PREVIOUS ROOF PLAN
SCALE: 1/8" = 1'-0"



4 CURRENT ROOF PLAN
SCALE: 1/8" = 1'-0"

HARC PRESENTATION FOR:
1023 GRINNELL STREET, KEY WEST, FL 33040
PREVIOUS AND CURRENT FLOOR PLANS

DRAFTING BY:
AGR DESIGN AND INTERIORS



CONTRACTOR:
WAYNE GARCIA BUILDERS



DATE
OCTOBER 17, 2023

DRAWN BY

REVISED

DATE

DATE

DATE

SHEET NUMBER
23-005

DATE

DATE

DATE

DATE

DATE

A1.0



1 FRONT VIEW
A0.1



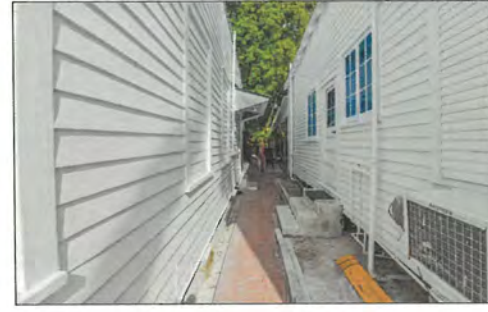
2 FRONT VIEW
A0.1 NEIGHBORING PROPERTY



3 FRONT VIEW
A0.1 NEIGHBORING PROPERTY



4 BACK YARD
A0.1



5 SIDE VIEW
A0.1 LEFT SIDE, LOOKING BACK



6 SIDE VIEW
A0.1 EXISTING BACK ADDITION



7 SIDE VIEW
A0.1 PREVIOUS BACK ADDITION



8 SIDE VIEW
A0.1 LEFT SIDE, LOOKING FRONT



9 LIVING ROOM
A0.1 PREVIOUS INTERIOR



10 LIVING ROOM
A0.1 PREVIOUS INTERIOR



11 LIVING / DINING ROOM
A0.1 PREVIOUS INTERIOR



12 BATH ROOM
A0.1 PREVIOUS INTERIOR



13 KITCHEN
A0.1 PREVIOUS INTERIOR



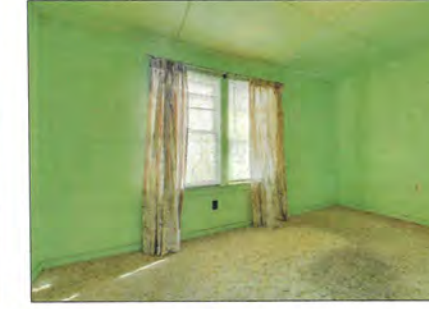
14 KITCHEN
A0.1 PREVIOUS INTERIOR



15 BEDROOM-1
A0.1 PREVIOUS INTERIOR



16 BEDROOM-1
A0.1 PREVIOUS INTERIOR



17 BEDROOM-2
A0.1 PREVIOUS INTERIOR



18 BEDROOM-2
A0.1 PREVIOUS INTERIOR



19 BACK ROOM
A0.1 PREVIOUS INTERIOR



20 BACK ROOM
A0.1 PREVIOUS INTERIOR

HARC PRESENTATION FOR:
1023 GRINNELL STREET, KEY WEST, FL 33040

PHOTO INDEX- PREVIOUS

DRAFTING BY:
AGR DESIGN AND INTERIORS

AGR
ANDREA GALLARDO BUNK
DRAFTING - DESIGN

CONTRACTOR:
WAYNE GARCIA BUILDERS

WAYNE GARCIA
BUILDER
305.360.1820

DATE
OCTOBER 17, 2023

DRAWN BY

REVISED

JOB NO.
23-005

DATE
SHEET NUMBER
A0.1



1 FRONT FACADE
A0.2 REFURBISHED 2 OVER 2 WINDOWS FROM REAR OF HOUSE.



2 LEFT SIDE VIEW
A0.2 REPLACE EXISTING WITH IMPACT 2 OVER 2 WINDOW



3 LEFT SIDE VIEW
A0.2 NEW IMPACT 2 OVER 2 WINDOW



4 RIGHT SIDE VIEW
A0.2 LOOKING BACK TO FRONT, VIEW IMPEDED BY NEIGHBORING TREES



5 RIGHT SIDE VIEW
A0.2 LOOKING FRONT TO BACK, REPLACE EXISTING WITH IMPACT 2 OVER 2 WINDOWS



6 REAR ADDITION
A0.2 REAR ADDITION- NEW IMPACT DOORS



7 REAR ADDITION
A0.2 REAR ADDITION- NEW IMPACT 2 OVER 2 WINDOWS



8 NEIGHBORING PROPERTIES
A0.2 1011, 1013, 1019 GRINNELL
EXAMPLE OF EXISTING 2 OVER 2 WINDOWS



9 NEIGHBORING PROPERTIES
A0.2 1025 GRINNELL
EXAMPLE OF EXISTING DOUBLE HUNG WINDOWS



10 NEIGHBORING PROPERTIES
A0.2 1020, 1022 GRINNELL
EXAMPLE OF EXISTING 2 OVER 2 WINDOWS



11 NEIGHBORING PROPERTIES
A0.2 HISTORICAL FIRE HOUSE MUSEUM
EXAMPLE OF EXISTING 2 OVER 2 WINDOWS

HARC PRESENTATION FOR:
1023 GRINNELL STREET, KEY WEST, FL 33040

PHOTO INDEX- CURRENT

DRAFTING BY:
AGR DESIGN AND INTERIORS

AGR
ANDREA GALLARDO-BUNK
DRAFTING - DESIGN

CONTRACTOR:
WAYNE GARCIA BUILDERS

WAYNE GARCIA
BUILDER
305.360.1820

DATE
OCTOBER 17, 2023

DRAWN BY

REVISED

JOB NO.
23-005

DATE
SHEET NUMBER
A0.2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 29, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT – NEW EXTERIOR WALLS AT REAR. NEW DOORS AND WINDOWS AND RECONFIGURATION OF DOORS AND WINDOWS. DEMOLITION OF WALL AT REAR OF HOUSE.

#1023 GRINNELL STREET

Applicant – Wayne Garcia Application #H2023-0041

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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.

PROPERTY APPRAISER INFORMATION

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 00031380-000000
 Account# 1032174
 Property ID 1032174
 Millage Group 10KW
 Location 1023 GRINNELL St, KEY WEST
 Address
 Legal KW G G WATSON SUB I-209 PT LOTS 12-14 SQR 3 TR 13 E4-476 E5-360 OR2076-322 OR2076-644 OR2078-581/82 OR2775-2057/58 OR2933-2095 OR2954-0714 OR3214-2194
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6097
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[WILLIAMS TIMOTHY](#)
 1023 Grinnell St
 Key West FL 33040

[WILLIAMS KEMA](#)
 1023 Grinnell St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$105,440	\$92,609	\$63,070	\$63,070
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$565,167	\$485,963	\$397,362	\$397,362
= Just Market Value	\$670,607	\$578,572	\$460,432	\$460,432
= Total Assessed Value	\$670,607	\$506,475	\$460,432	\$460,432
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$670,607	\$578,572	\$460,432	\$460,432

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$485,963	\$92,609	\$0	\$578,572	\$506,475	\$0	\$578,572	\$0
2021	\$397,362	\$63,070	\$0	\$460,432	\$460,432	\$0	\$460,432	\$0
2020	\$397,362	\$63,070	\$0	\$460,432	\$460,432	\$0	\$460,432	\$0
2019	\$389,308	\$63,070	\$0	\$452,378	\$452,378	\$0	\$452,378	\$0
2018	\$396,264	\$64,412	\$0	\$460,676	\$343,433	\$25,000	\$318,433	\$117,243

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,712.00	Square Foot	0	0

Buildings

Building ID	2448	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2003
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1330	Roof Type	GABLE/HIP
Finished Sq Ft	1122	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	NONE with 0% NONE
Perimeter	148	Bedrooms	3
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	28	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,122	1,122	190
OPF	OP PRCH FIN LL	208	0	92
TOTAL		1,330	1,122	282

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/2/2023	\$875,000		2409309	3214	2194	01 - Qualified	Improved		
3/18/2019	\$0	Warranty Deed	2211542	2954	0714	30 - Unqualified	Improved		

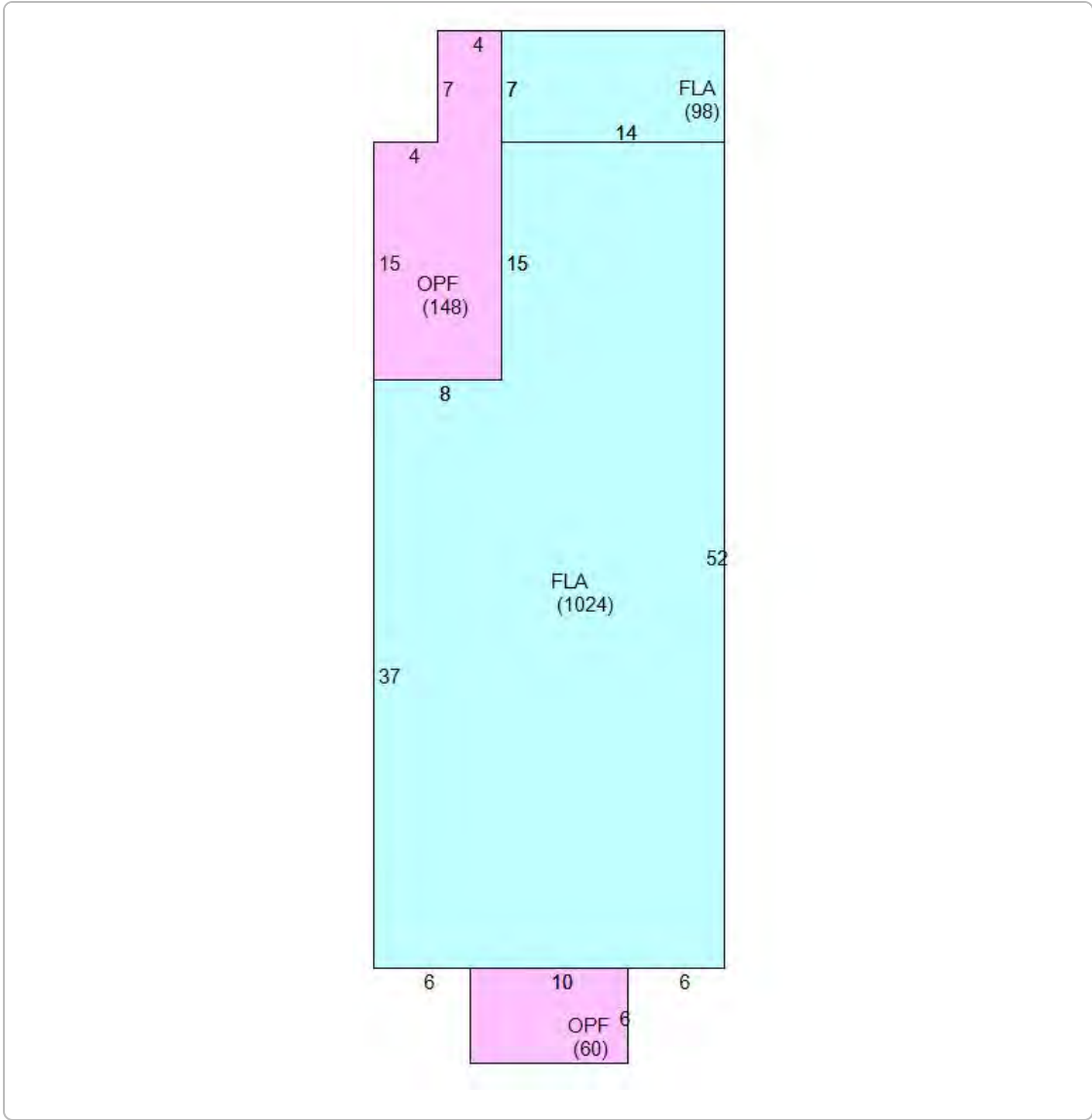
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-2031	7/12/2023		\$11,500	Residential	Remodel House Plumbing - rough and set 2-toilet,1-shower,1-tub,2-lavs,1-kitchen sink,1-water heater,
23-2019	7/10/2023		\$12,000	Residential	- Run new wires and install new outlets, switches, and fixtures lights. Upgrade electrical services to 200 amp (wire size (3) 3/0, ground size # 4, 2 Ground rod bar)
23-0707	5/3/2023		\$0	Residential	Renovate kitchen, bath, walls and floors. Remove wall and floor coverings, demo kitchen and bath. Exploratory demo. Install new kitchen and baths. Install new floor coverings and wall coverings. Dependent on discovery of Dade county and will submit a separate permit.
22-0109	7/25/2022	9/2/2022	\$0	Residential	Paint siding and trim semi gloss white
0101412	3/29/2001	10/15/2001	\$2,000	Residential	6 SQS RUBBER ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Yard Items.

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