



Historic Architectural Review Commission

Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: January 27, 2026

Applicant: Heather Korth

Application Number: C2025-0080

Address: 1100 Grinnell Street

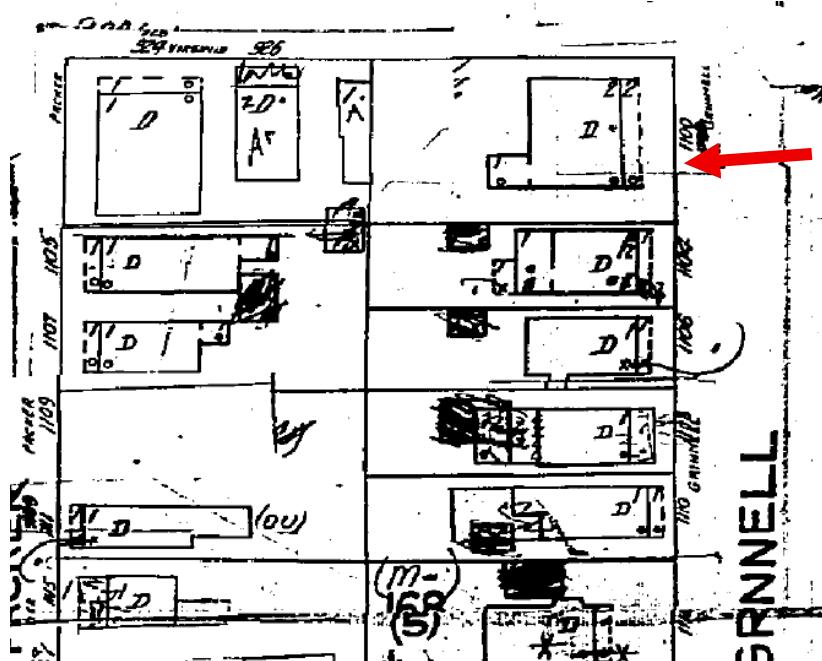
Description of Work:

New one-story accessory structure, new pool, pool deck, and concrete driveway. Demolition of one-story non-historic shed. Demolition of pool and pool deck. Demolition of pool and pool deck.

Site Facts:

The building under review is listed as being constructed in 1889 according to the Property Appraisers website. The site contains a two-story wood-framed structure with a non-historic accessory structure.

Currently the house sits on piers and is located within an X flood zone.





Grinnell Street – front yard



Virginia Street – side yard



Virginia Street – side yard



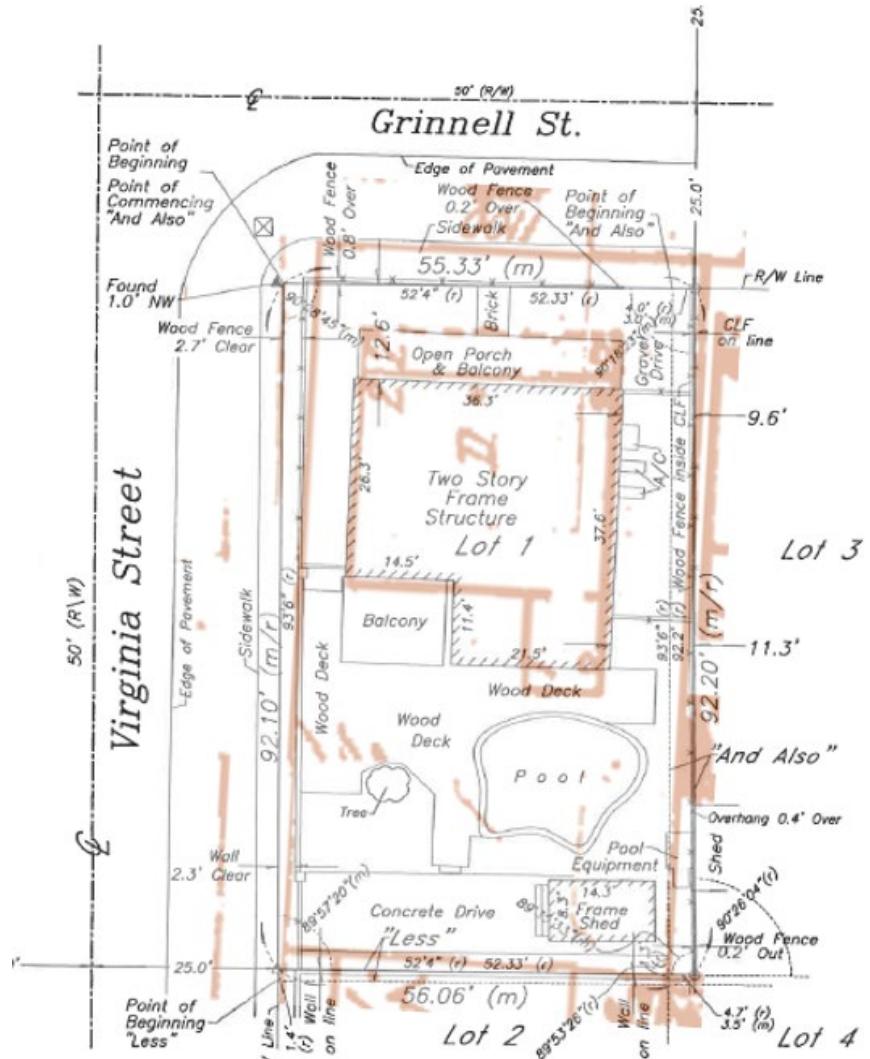
Virginia Street – adjoining property to the west



Existing pool in rear yard



Existing shed in rear yard



1962 Sanborn Map and current survey

Guidelines Cited on Review:

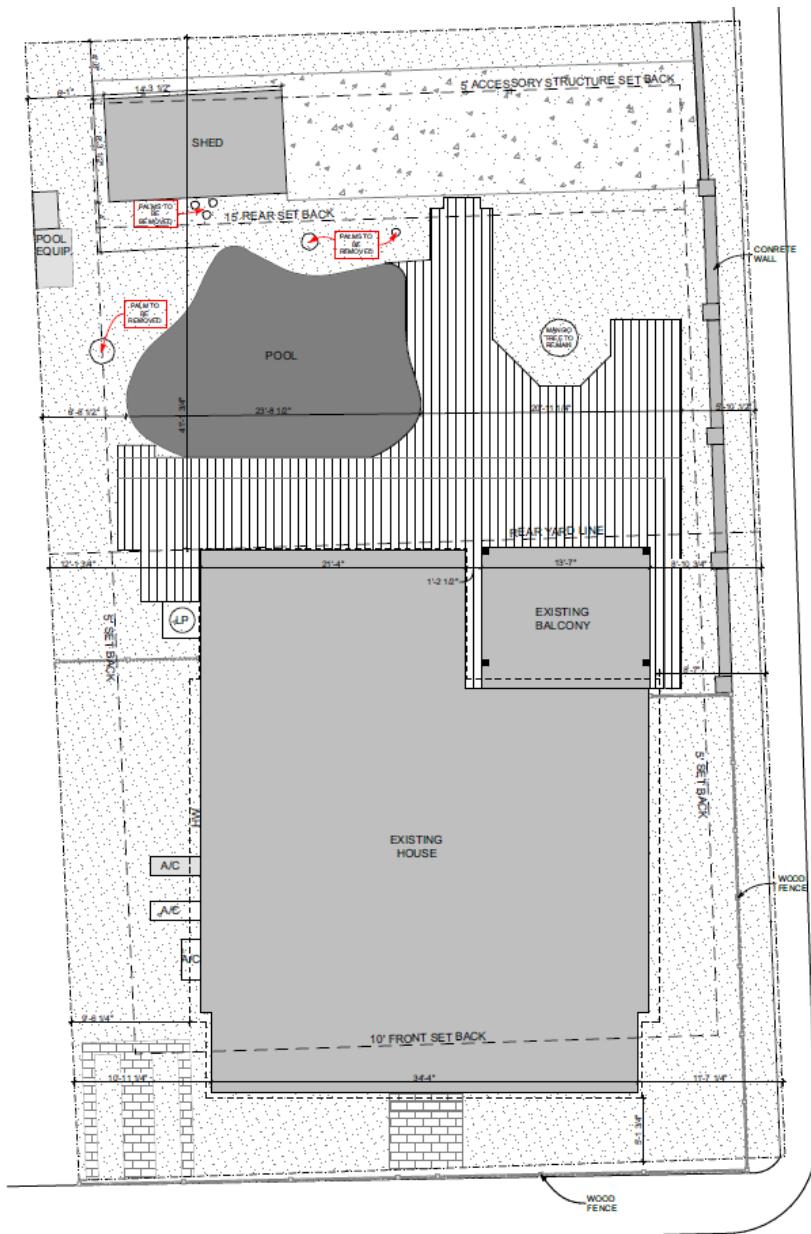
- Guidelines for Roofing (page 26), specifically guidelines 1 and 4.
- Guidelines for Building Exteriors (page 24), specifically guidelines 1 (specifically board and batten).
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-l), specifically guidelines A (3, and 5).
- Guidelines for Entrances, Porches, Doors, and exterior staircases (page 32), specifically guidelines 9 and 12.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6 (first two sentences), 9, 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.

Ordinances Cited on Review:

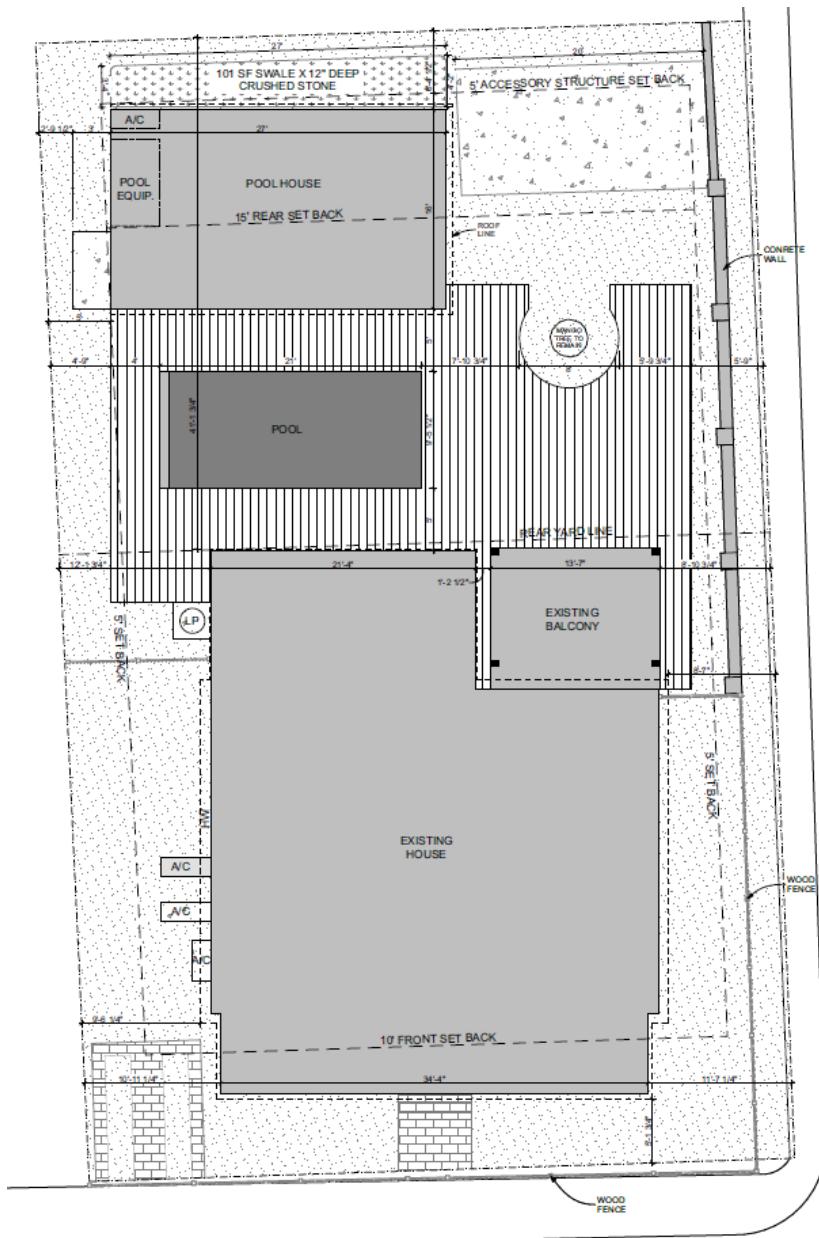
- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations

Staff Analysis:

A Certificate of Appropriateness is currently under review for a new accessory structure at the rear of a historic, contributing house. The structure will include 1 over 1 windows, a sliding glass door, painted fiber cement siding, and a 5-verimp metal roof. The proposed one-story structure will be built lower than the main structure on the property. There is also a newly proposed pool and pool deck in the area of the current pool and pool deck. Demolition will consist of the demolition of the non-historic shed, pool, and pool deck.



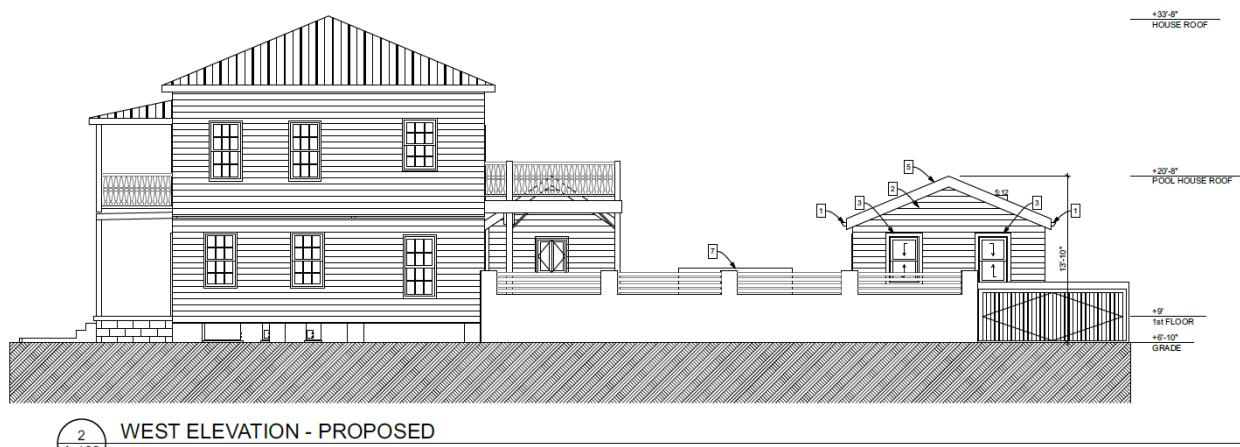
Existing Site Plan.



Proposed Site Plan.



Existing West Elevation



Proposed West Elevation



SECTION 2
A-104

SCALE: 3/16" = 1'-0"

Proposed East Elevation



SECTION 3
A-104

SCALE: 3/16" = 1'-0"

Proposed South Elevation

Consistency with Cited Guidelines:

Staff opines that the overall design is cohesive with the surrounding context and that it meets cited guidelines. The new accessory structure meets many of the Guidelines for New Construction. The accessory structure follows Guideline 6 as it is situated with consideration to building setbacks, orientation and front and side yards open space. The accessory structure also meets Guidelines 22-24 as the proposed siding and roof materials will be the same as the existing main structure on the property. Also, the pattern and proportions of the window and door openings on the accessory structure fall within a range associated with similar buildings in the historic district.

Criteria for Demolition:

Since the accessory structure out under review is non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits 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;

The accessory structure is not historic and does not contribute to the character of the building.

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

The accessory structure is not historic and does not destroy the historic relationship between buildings or structures and open space.

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

This will not be the case.

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

The accessory structure is not historic. Staff opines that the structure would not qualify as contributing in the near future.

In conclusion, it is the staff's opinion that the request for demolition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development

Regulations. If the Commission finds the design appropriate this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:

1100 Grinnell St.

NAME ON DEED:

Gary August & Susan August

PHONE NUMBER 248-515-5119

OWNER'S MAILING ADDRESS:

1100 Grinnell St.

EMAIL gaugust@august-law.com

APPLICANT NAME:

Key West, FL 33040

APPLICANT'S ADDRESS:

Heather Korth

PHONE NUMBER 720-840-9578

APPLICANT'S SIGNATURE:

3106 E. 17th Avenue

EMAIL heather@korthcollaborativedesign.com

Denver, CO 80206

APPLICANT'S SIGNATURE:

Heather M. Korth

DATE 9/3/25

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: This project consists of demoing a non-historic, non-contributing shed in the rear of the property and replacing it with a pool house accessory structure. The existing pool will also be removed and reconfigured, along with the surrounding deck.

MAIN BUILDING: The existing two story single family home will remain as is. All existing fences will remain and not be altered.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

The existing non-historic, non-contributing shed in the rear of the property will be demoed.

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):	The existing rear shed will be removed and replaced with a new pool house accessory structure.
PAVERS:	A portion of the concrete driveway will be removed to accommodate the new pool house accessory structure.
DECKS:	The existing deck will be removed and replaced with new decking all at the same elevation.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	PAINTING: The new pool house accessory structure will be painted to match the existing house.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	POOLS (INCLUDING EQUIPMENT): The existing pool is being removed and replaced with a rectangular pool. All associated pool equipment will be relocated to comply with setbacks.
The pool house accessory structure will have a dedicated electric tankless hot water heater and an a/c heat pump system with 1 condenser outside.	OTHER:

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	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1100 Grinnell St.

PROPERTY OWNER'S NAME:

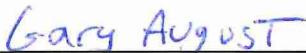
Gary August & Susan August

APPLICANT NAME:

Heather Korth

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


PROPERTY OWNER'S SIGNATURE


Gary August

9/3/25

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

This project consists of demoing a non-historic, non-contributing shed in the rear of the property and replacing it with a pool house accessory structure. The existing pool will also be removed and reconfigured, along with the surrounding deck. The existing two story single family home will remain as is. All existing fences will remain and not be altered.

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.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

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

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

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

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

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

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

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

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

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

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The existing rear shed to be demolished is considered non-contributing and non-historic and do not contribute to the overall historic character of the building or neighborhood.

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

The existing rear shed does not create a historic relationship between buildings as it does not appear in historic Sanborn maps in its current location or orientation.

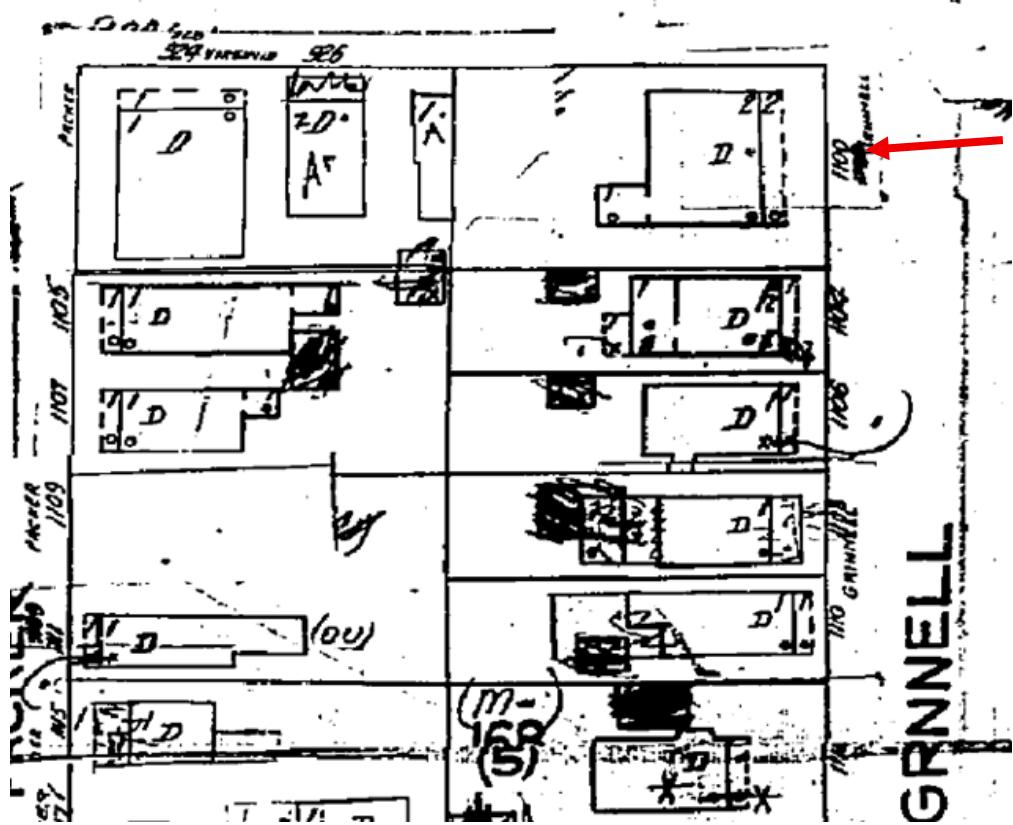
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The existing rear shed did not contribute to or help define the historic character of the site or neighborhood.

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

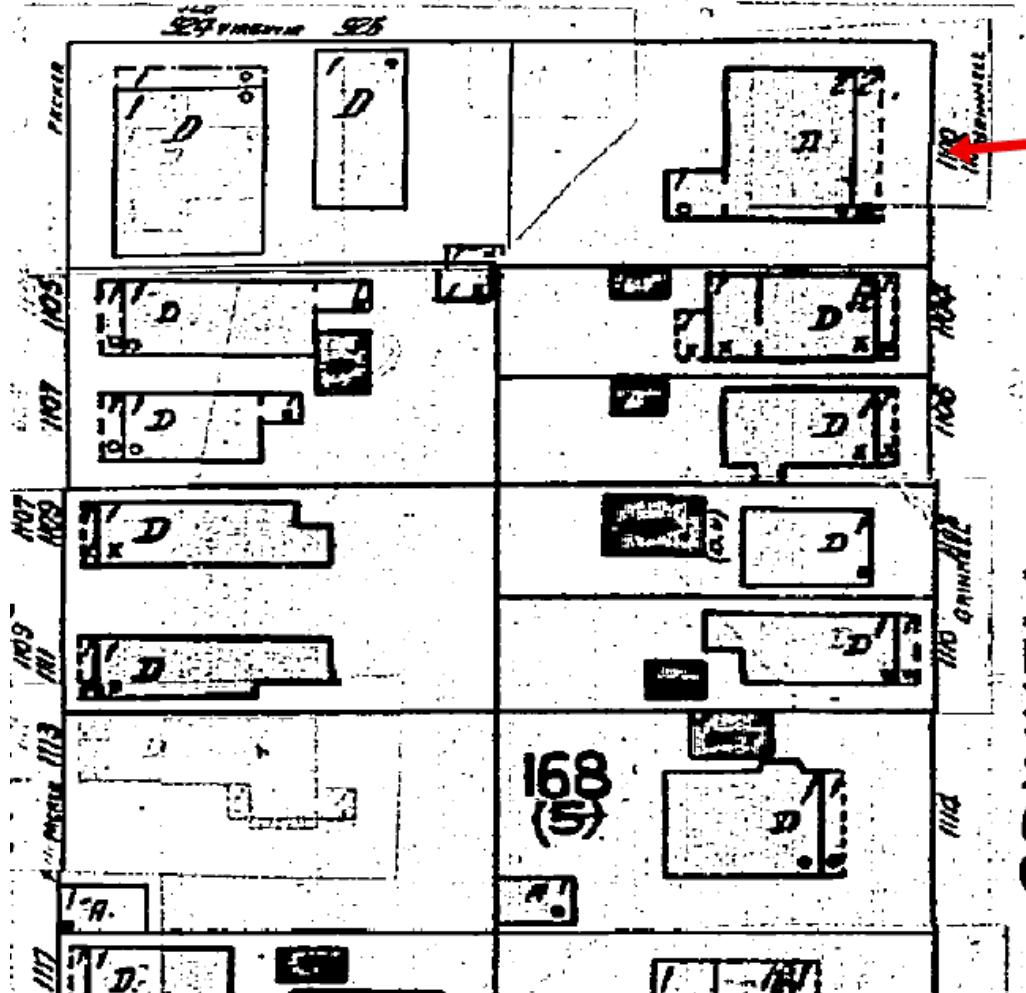
The existing rear shed does not qualify as contributing.

SANBORN MAPS



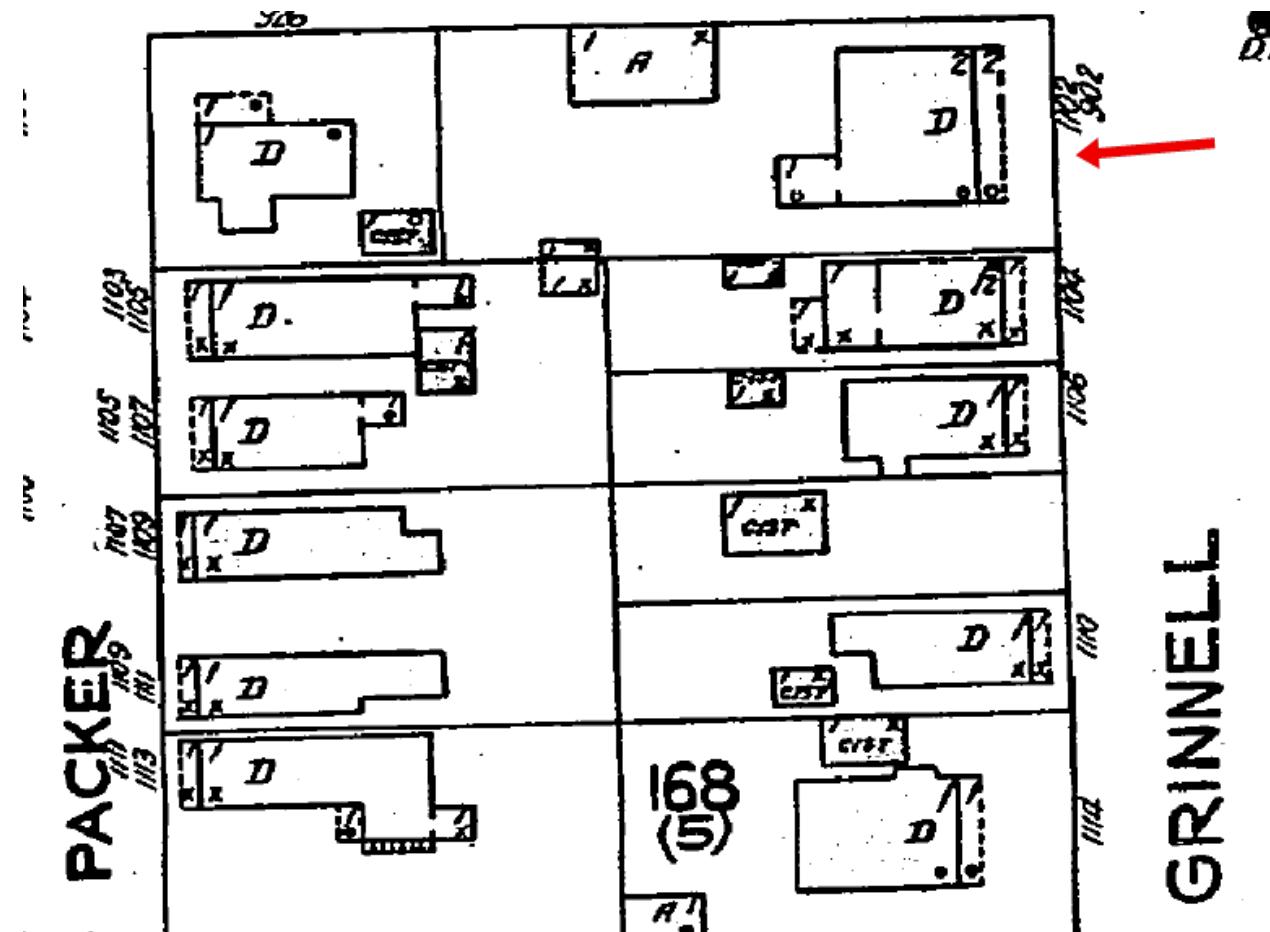
1962 Sanborn Map

$$= -\partial_x - \frac{6\pi R}{\pi}$$

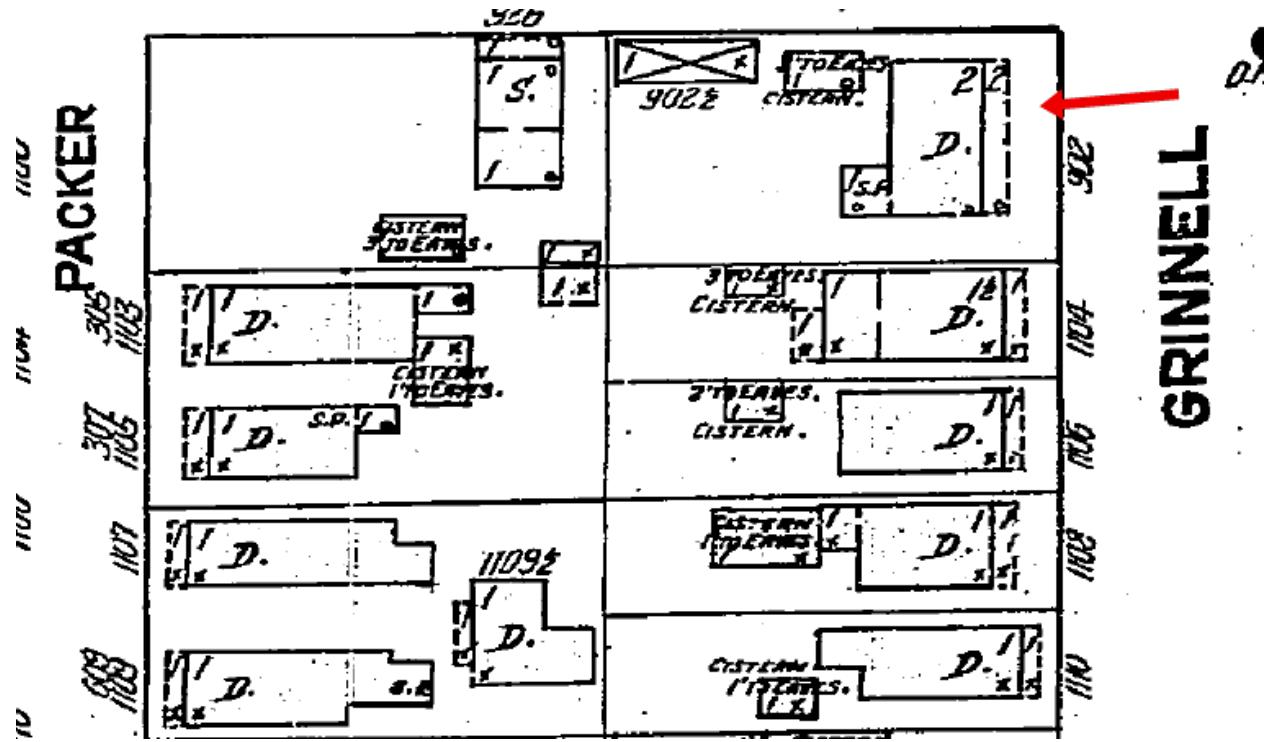


GRINNELL

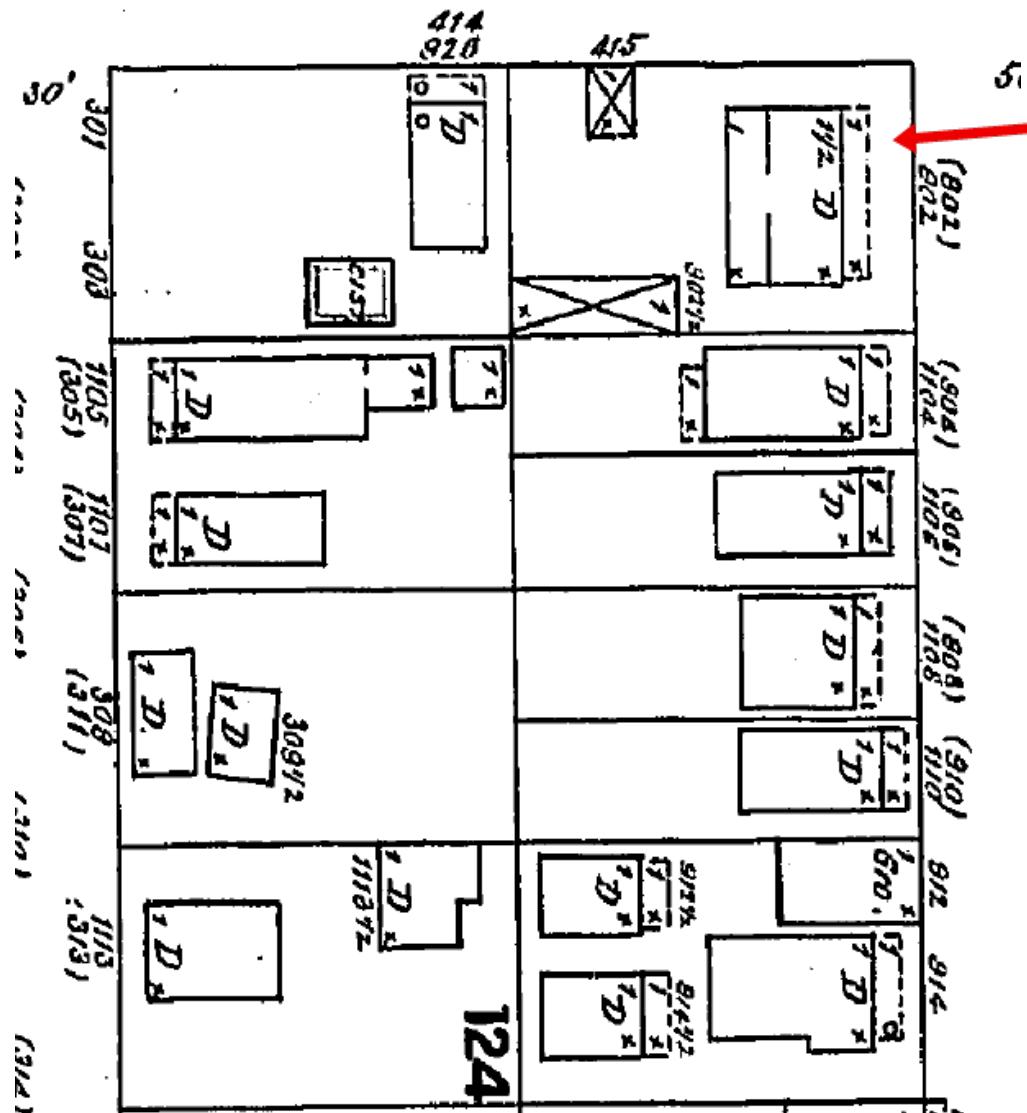
1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map

PROJECT PHOTOS



Grinnell Street – front yard



Virginia Street – side yard



Virginia Street – side yard



Virginia Street – adjoining property to the west



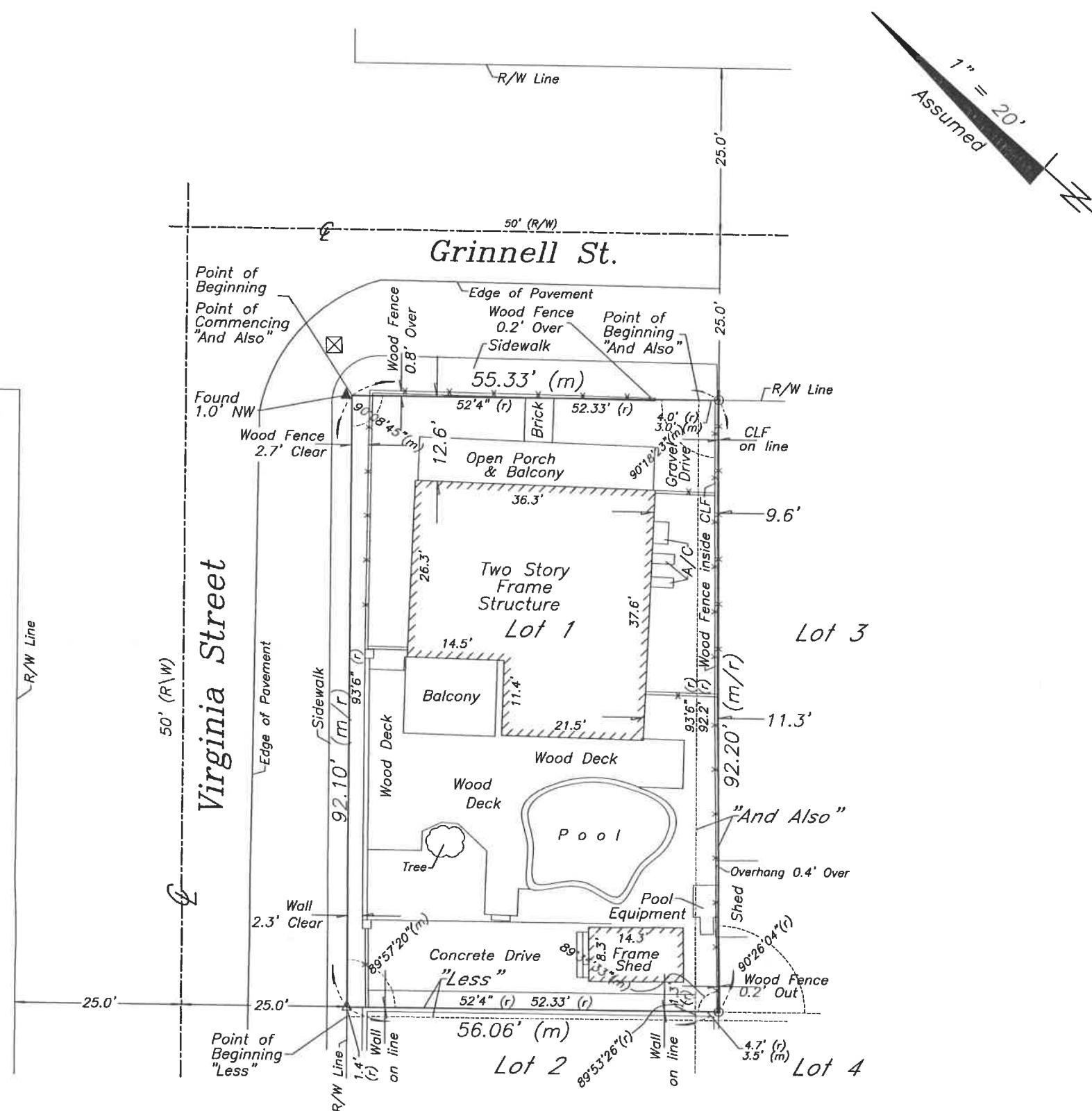
Existing pool in rear yard



Existing shed in rear yard

SURVEY

Boundary Survey Map of part of Lots 1 & 3, Square 5,
Tract 13, George G. Watson's Subdivision, Key West, FL



LEGEND

- ◎ Found 2" Iron Pipe (CLF Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (5234)
- △ 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
- CL Centerline
- WP Wood Utility Pole
- CP Concrete Utility Pole
- P- Overhead Utility Lines

NOTE:

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Lots 1 & 3, Square 5, Tract 13, George G. Watson's Subdivision, Key West, FL

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: 1100 Grinnell Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 22, 2021
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: Lot 1 in Square 5 of Tract 13 according to George G. Watson's Subdivision of part of said Tract 13 recorded in Deed Book I, Monroe County, Florida, Records at Page 209, June 1, A.D. 1874. Commencing at the corner of Grinnell and Virginia Streets and running thence along Grinnell Street in a Southeasterly direction 52 feet 4 inches; thence at right angles in a Southwesterly direction 93 feet 6 inches; thence at right angles in a Northwesterly direction 52 feet 4 inches; thence at right angles in a Northeasterly direction at 93 feet 6 inches out to the Point of Beginning.

AND ALSO

A parcel of land on the Island of Key West and known as part of Lot 3 in Square 5 of Tract 13, according to George G. Watson's Subdivision of part of said Tract 13 recorded in Deed Book I, at Page 209 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection of the Southeasterly right of way line of Virginia Street and the Southwesterly right of way line of Grinnell Street and run thence Southeasterly along the Southwesterly right of way line of the said Grinnell Street for a distance of 52.33 feet to the Point of Beginning; thence Southwesterly and at right angles for a distance of 92.2 feet to the Northeasterly face of an existing concrete block wall; thence Southeasterly and along the Northeasterly face of said wall and extension thereof for a distance of 4.7 feet to an existing chain link fence; thence Northeasterly along said chain link fence with a deflection angle of 90 degrees 26 minutes 04 seconds to the left for a distance of 92.2 feet to the said right of way line of Grinnell Street; thence Northwesterly along the said Southwesterly right of way line of Grinnell Street for a distance of 4.0 feet back to the Point of Beginning.

LESS:

A parcel of land on the Island of Key West and known as a part of Lot 1 in Square 5 of Tract 13 according to George G. Watson's Subdivision of part of said Tract 13 recorded in Deed Book I, at Page 209, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the Westerly corner of the said Lot 1, said point being on the Southeasterly right of way line of Virginia Street distant 93.5 feet Southwesterly corner of Grinnell Street and the said Virginia Street, and run thence Southeasterly along the Southwesterly boundary line of the said Lot 1 for a distance of 52.33 feet to the Southerly corner of the said Lot 1; thence Northeasterly and at right angles along the Southeasterly boundary line of the said Lot 1 for a distance of 1.3 feet to the Northeasterly face of an existing concrete block wall; thence Northwesterly with a deflection angle of 89 degrees 53 minutes 26 seconds to the left and along the Northeasterly face of said wall and extension thereof for a distance of 52.33 feet to the Southeasterly right of way line of the said Virginia Street; thence Southwesterly and along Virginia Street for a distance of 1.4 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Gary August and Susan August;
Oropeza Stones Cardenas, PLLC;
Old Republic National Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

April 26, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

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

SITE DATA

EXISTING CONDITIONS (SQ FT)		PROPOSED (SQ FT)	
LOT SIZE	5223	LOT SIZE	5223
HOUSE	1396	1396	
BALCONY	155	155	
SHED	119	0	432
POOL HOUSE ACCESSORY STRUCTURE	0	0	20
POOL EQUIPMENT (OVER 30" TALL)	20	0	6
POOL WATERFALL WALL (OVER 30" TALL)	0	0	6
A/C UNITS (OVER 30" TALL)	6	0	6
TOTAL BUILDING COVERAGE	1696	2015	38.58%

(UNDER POOL HOUSE OVERHANG)

LOT SIZE	5223
HOUSE	1396
BALCONY	155
SHED	119
POOL HOUSE ACCESSORY STRUCTURE	0
POOL EQUIPMENT (OVER 30" TALL)	20
POOL WATERFALL WALL (OVER 30" TALL)	0
A/C UNITS (OVER 30" TALL)	6
CONCRETE	379
BRICK	93
POOL	313
CONCRETE WALL	52
TOTAL IMPERVIOUS AREAS	2533
	48.50%

LOT SIZE	5223
LANDSCAPING & GRAVEL	2031
	1884
TOTAL OPEN SPACE	2031
	38.89%
	1884
TOTAL PERVERSUS AREAS	659
	12.62%
	765
	14.65%

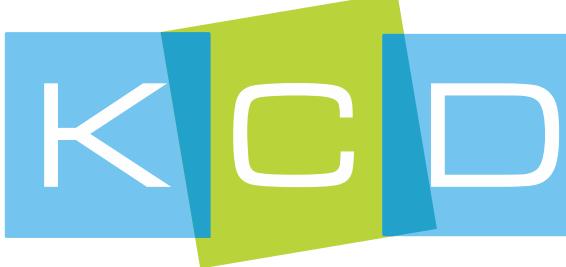
LOT SIZE CHECK (IMPERVIOUS + OPEN SPACE + PERVERSUS)	5223
	5223

ZONING: FLOOD ZONE	HMDR
X	
MAX HEIGHT	26 FT 7 IN
BUILDING COVERAGE	NO CHANGE
IMPERVIOUS RATIO	38.50%
OPEN SPACE	49.28%
MINIMUM LOT SIZE	5,223 SQ FT
MINIMUM LOT WIDTH	NO CHANGE
MINIMUM LOT DEPTH	92 FT 6 IN

MINIMUM SETBACKS	ALLOWED	EXISTING	PROPOSED
FRONT	10 FT	5 FT 1 IN	NO CHANGE
STREET SIDE	5 FT	8 FT 7 IN	NO CHANGE
INTERIOR SIDE	5 FT	9 FT 6 IN	NO CHANGE
REAR	15 FT	41 FT 1 IN	NO CHANGE

**POOL AND ACCESSORY STRUCTURE MEET 5 FT SETBACK REQUIREMENT

REAR YARD AREA = 2,354 SQ FT
EXISTING ACCESSORY STRUCTURE AS A % OF REAR YARD = 5.06%
PROPOSED ACCESSORY STRUCTURE AS A % OF REAR YARD = 18.35%



Korth Collaborative Design, LLC

Heather Korth, Licensed Architect

FL License No: AR98012

CO License No: 00402981

3106 E. 17th Avenue
Denver, CO 80206

Heather@KorthCollaborativeDesign.com
720.840.9578

AUGUST RESIDENCE: POOL & POOL HOUSE

1100 GRINNELL STREET
KEY WEST, FL 33040

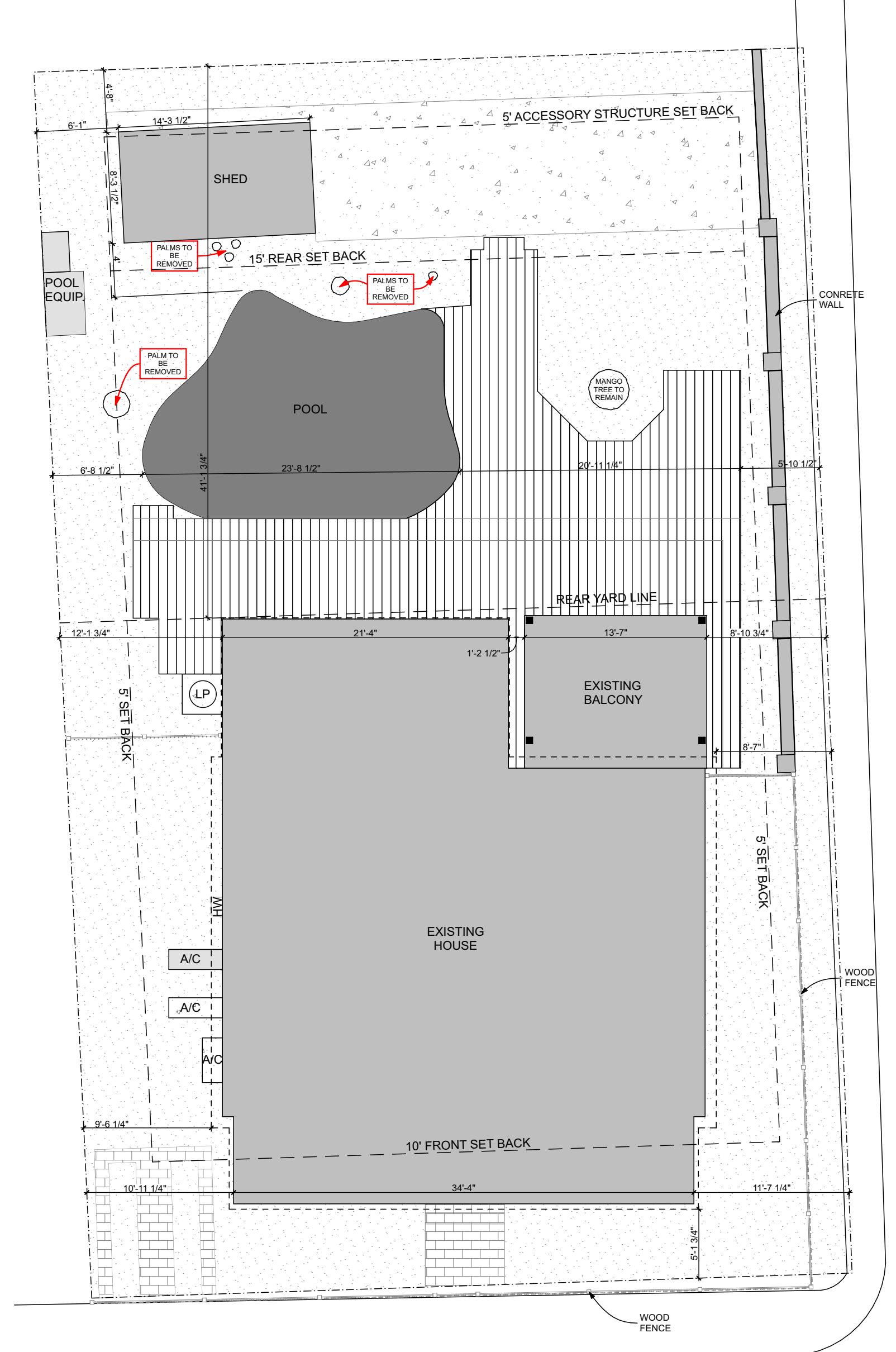
OWNER
GARY & SUSAN AUGUST
1100 GRINNELL STREET
KEY WEST, FL 33040

GENERAL CONTRACTOR:



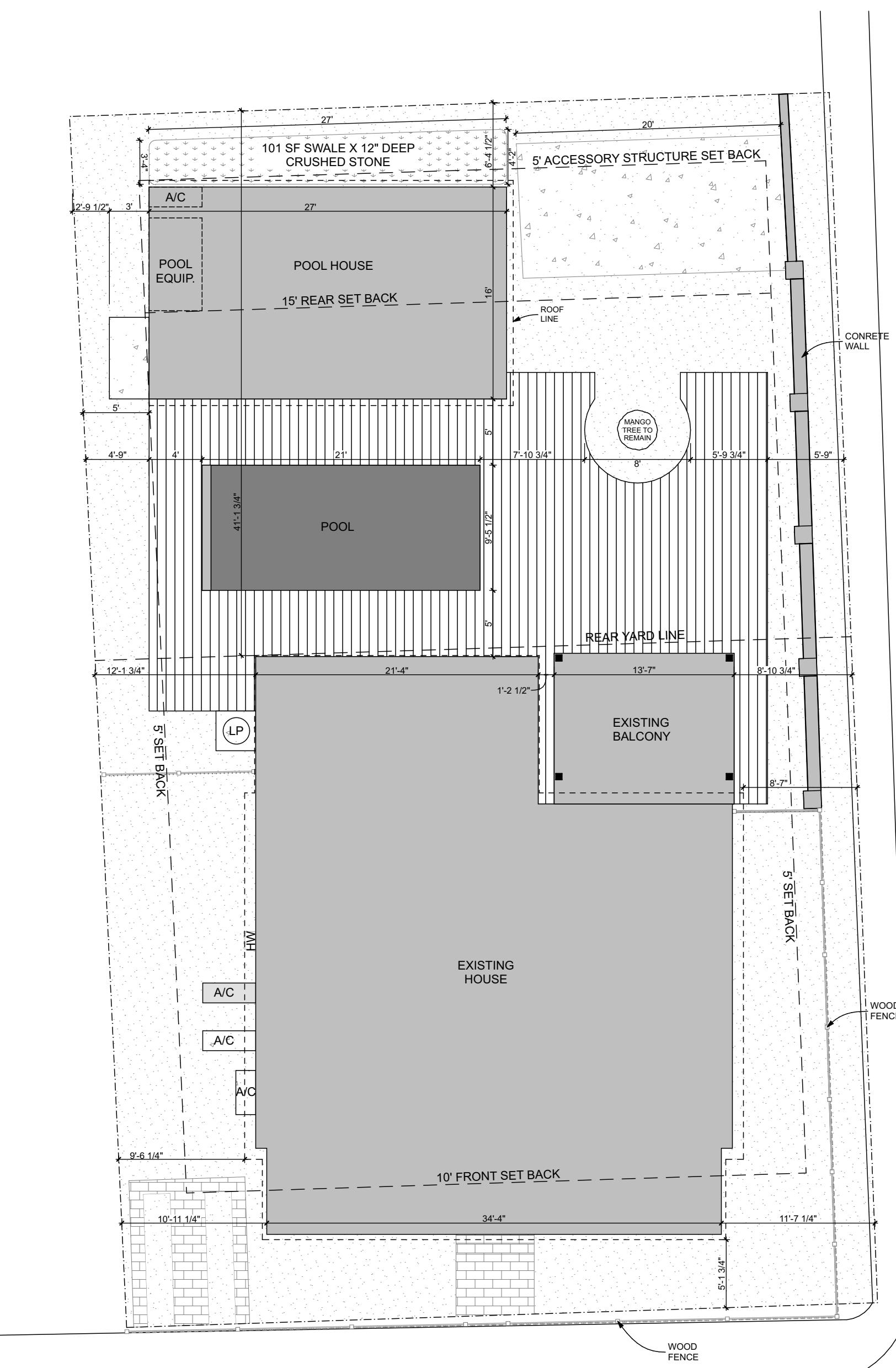
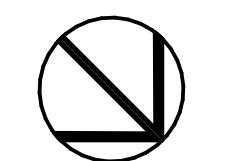
DATE DESCRIPTION
12/12/25 HARC SUBMITTAL

SITE PLANS



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

A-101

Heather Korth, Licensed Architect
FL License No: AR98012
CO License No: 00402981

3106 E. 17th Avenue
Denver, CO 80206
Heather@KorthCollaborativeDesign.com
720.840.9578

AUGUST RESIDENCE: POOL & POOL HOUSE

1100 GRINNELL STREET
KEY WEST, FL 33040

OWNER
GARY & SUSAN AUGUST
1100 GRINNELL STREET
KEY WEST, FL 33040

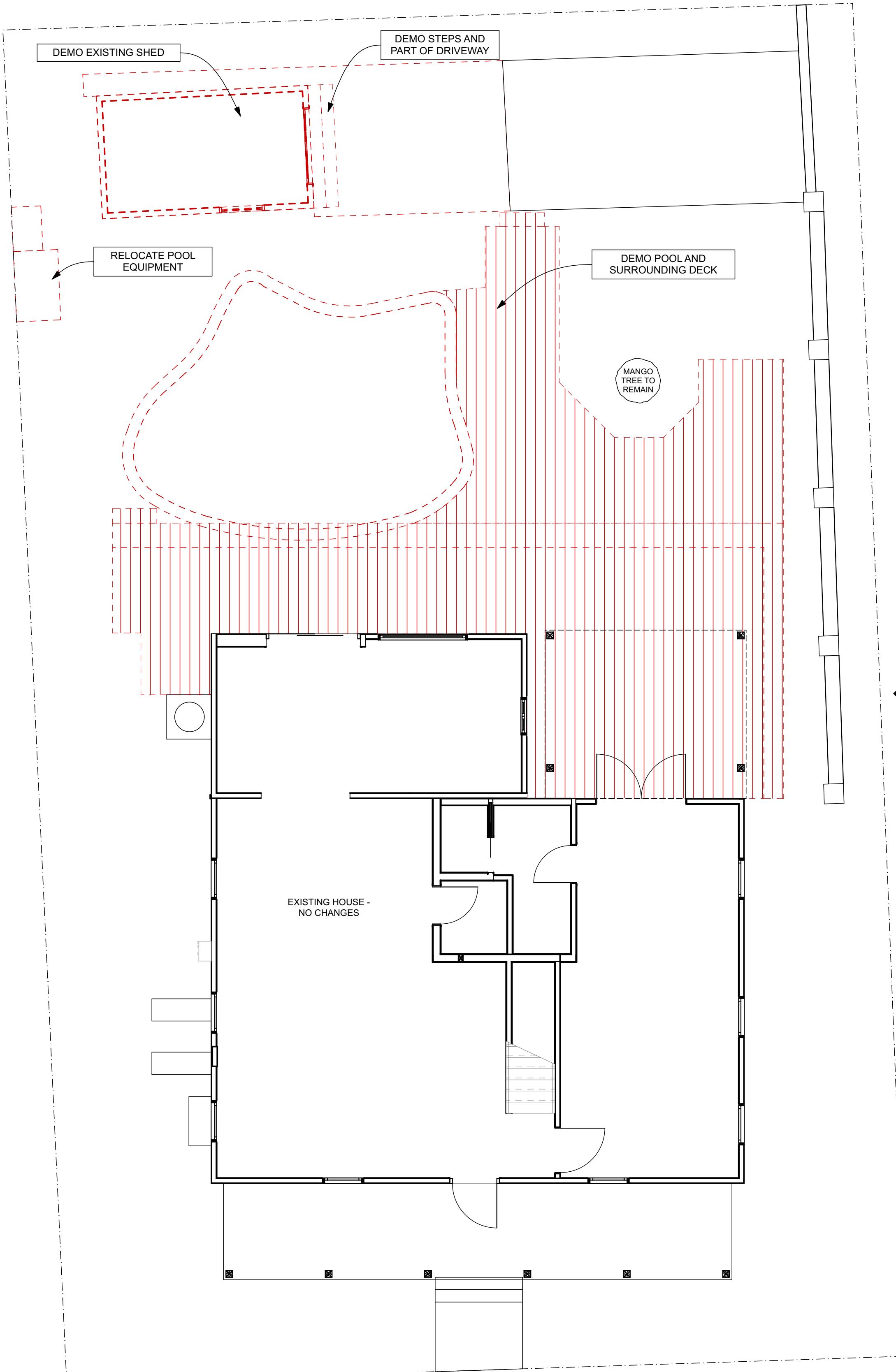
GENERAL CONTRACTOR:



DATE	DESCRIPTION
12/12/25	HARC SUBMITTAL

DEMO & PROPOSED FLOOR PLANS

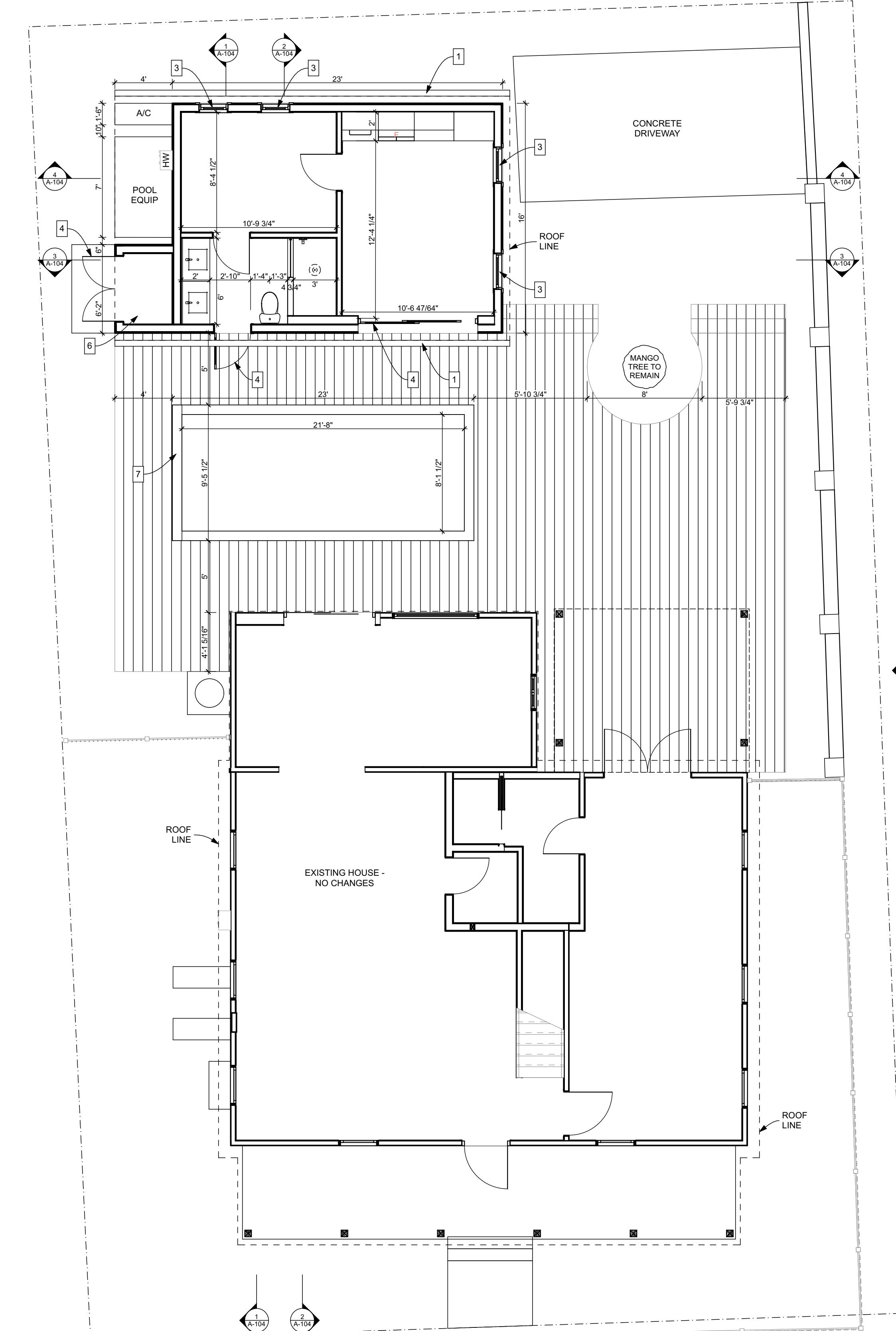
A-102



1
A-102
DEMO PLAN
SCALE: 3/16" = 1'-0"

NOTES:

1. GUTTER
2. FIBER CEMENT SIDING, PAINT TO MATCH HOUSE
3. ALUMINUM, IMPACT RATED WINDOW
4. ALUMINUM, IMPACT RATED DOOR
5. 5V METAL CRIMP ROOF
6. STORAGE ACCESSED FROM EXTERIOR ONLY
7. POOL WATERFALL WALL



2
A-102
FLOOR PLAN
SCALE: 3/16" = 1'-0"

Heather Korth, Licensed Architect
FL License No: AR98012
CO License No: 00402981

3106 E. 17th Avenue
Denver, CO 80206
Heather@KorthCollaborativeDesign.com
720.840.9578

AUGUST RESIDENCE: POOL & POOL HOUSE

1100 GRINNELL STREET
KEY WEST, FL 33040

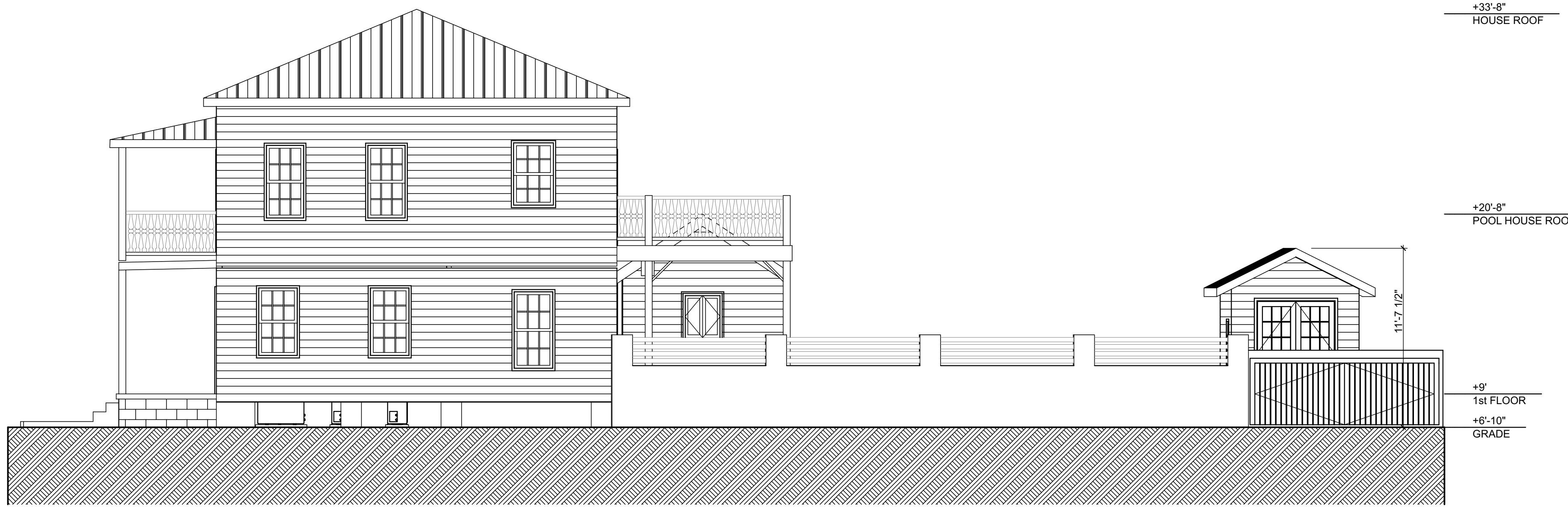
OWNER
GARY & SUSAN AUGUST
1100 GRINNELL STREET
KEY WEST, FL 33040

GENERAL CONTRACTOR:



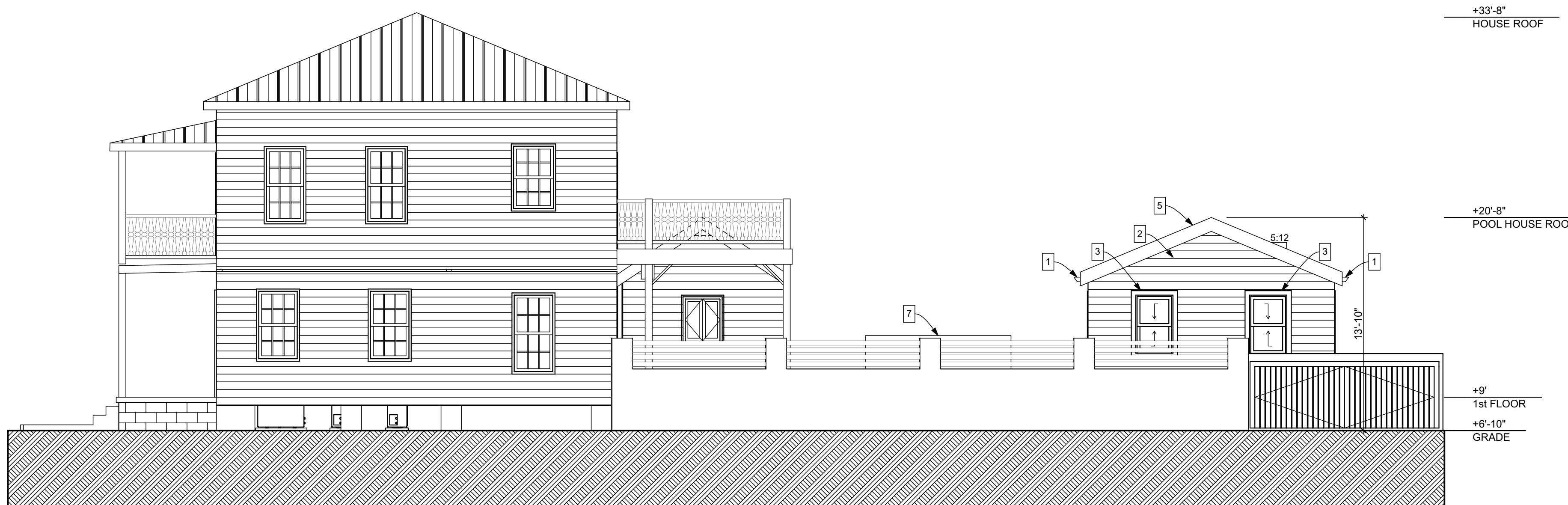
DATE	DESCRIPTION
12/12/25	HARC SUBMITTAL

ELEVATIONS



1
A-103
WEST ELEVATION - EXISTING

SCALE: 3/16" = 1'-0"



2
A-103
WEST ELEVATION - PROPOSED

SCALE: 3/16" = 1'-0"

NOTES:

1. GUTTER
2. FIBER CEMENT SIDING, PAINT TO MATCH HOUSE
3. ALUMINUM, IMPACT RATED WINDOW
4. ALUMINUM, IMPACT RATED DOOR
5. 5V METAL CRIMP ROOF
6. STORAGE ACCESSED FROM EXTERIOR ONLY
7. POOL WATERFALL WALL

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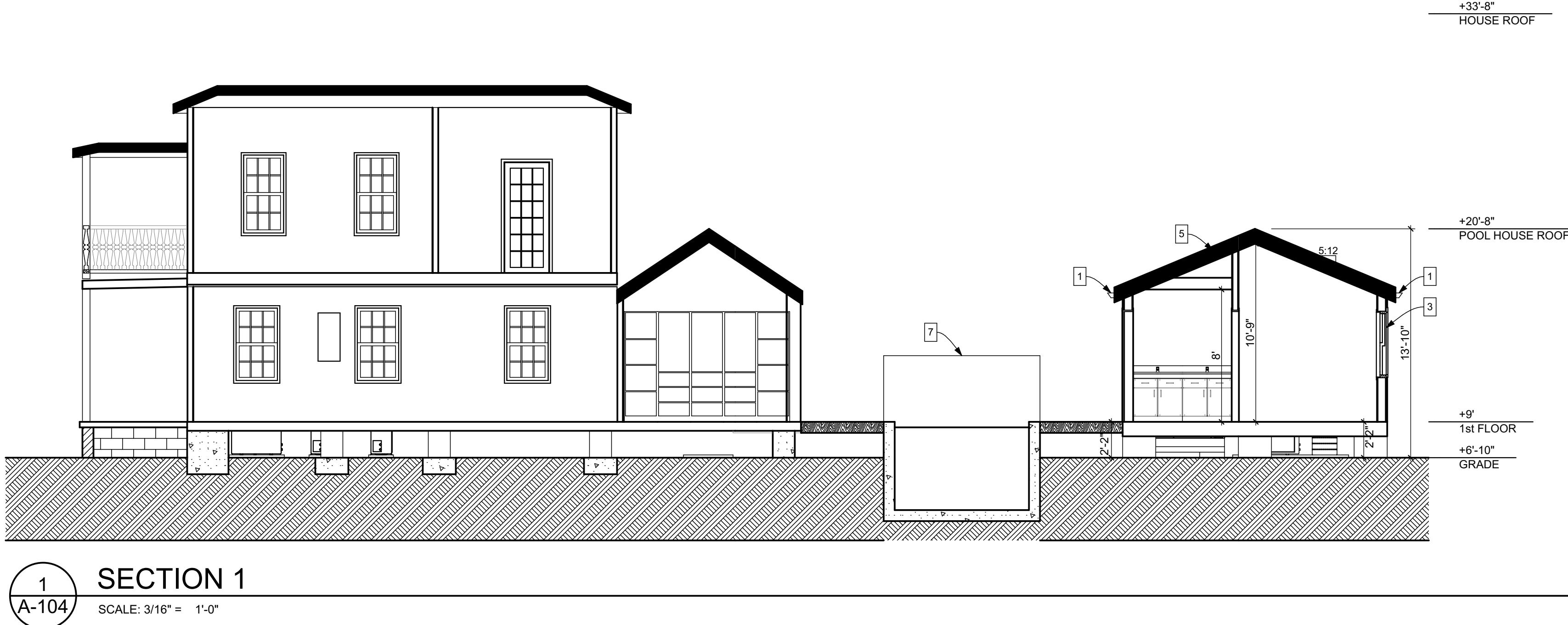
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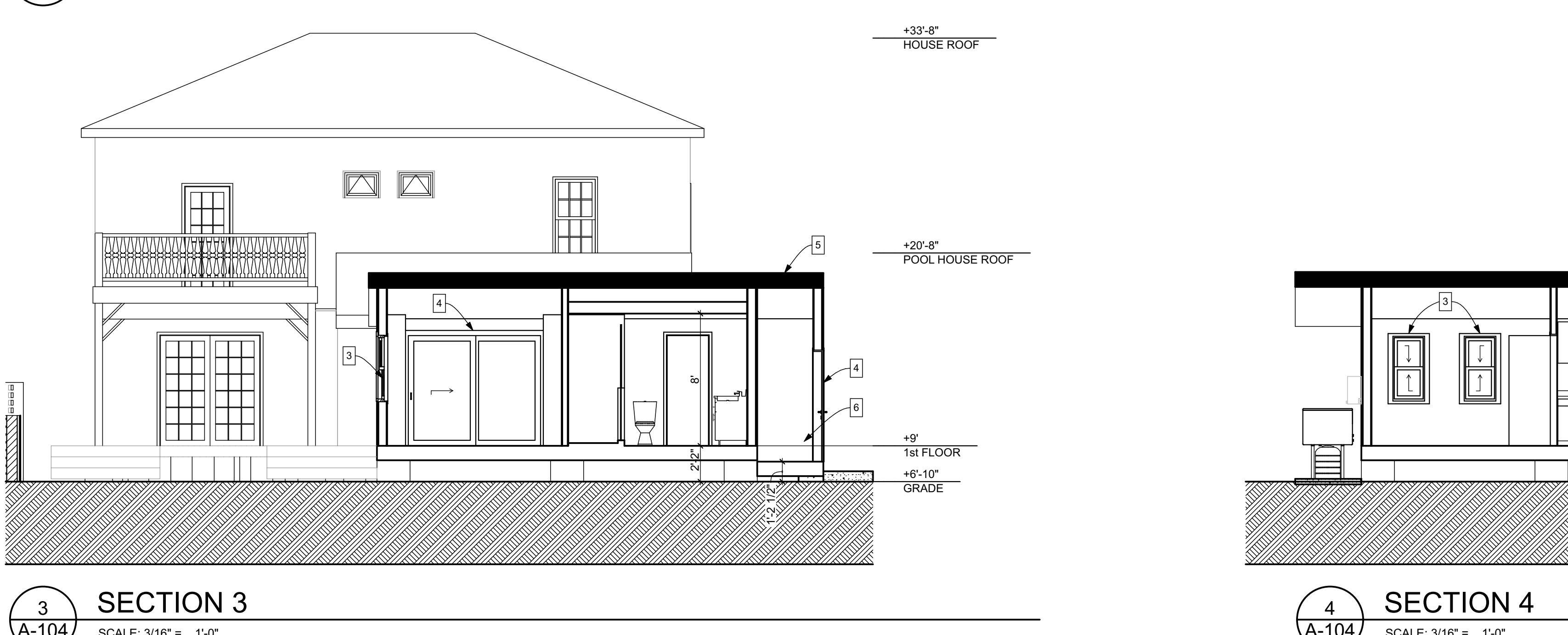
SECTIONS

A-104



NOTES:

1. GUTTER
2. FIBER CEMENT SIDING, PAINT TO MATCH HOUSE
3. ALUMINUM, IMPACT RATED WINDOW
4. ALUMINUM, IMPACT RATED DOOR
5. 5V METAL CRIMP ROOF
6. STORAGE ACCESSED FROM EXTERIOR ONLY
7. POOL WATERFALL WALL



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. January 27, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY ACCESSORY STRUCTURE, NEW POOL, POOL DECK, AND CONCRETE DRIVEWAY. DEMOLITION OF ONE-STORY NON-HISTORIC SHED. DEMOLITION OF POOL AND POOL DECK.

#1100 GRINNELL STREET

Applicant –Heather Korth Application #C2025-0080

If you wish to see the application or have any questions, you may visit the Growth Management Division 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gary
August, 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:

1100 Grinnell Street, Key West, FL 33040 on the 16th day of January, 2026.

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 January 27, 2026 at 5:00 PM, 2026.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C2025-0080.

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

Signed Name of Affiant:

Gary
Date: 1/16/2026

Address: 1100 Grinnell Street, Key West, FL 33040

City: Key West

State, Zip: Florida, 33040

The forgoing instrument was acknowledged before me on this 16th day of JANUARY, 2026.

By (Print name of Affiant) GARY AUGUST personally known to me or has produced MIDL who is identification and who did take an oath.

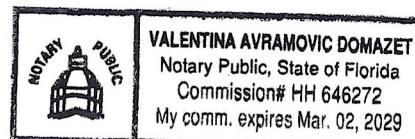
NOTARY PUBLIC

Sign Name:

Print Name: VALENTINA AVRAMOVIC DOMAZET

Notary Public - State of Florida (seal)

My Commission Expires: 03/02/2029



1100

Public
Meeting
Notice



PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00031480-000000
Account#	1032263
Property ID	1032263
Millage Group	10KW
Location	1100 GRINNELL St, KEY WEST
Address	
Legal Description	KW G G WATSON SUB I-209 PT LOT 1 AND PT LOT 3 SQR 5 TR 13 G34-276/77 OR27-234/35 OR118-59/61 OR120-389/90 OR969-1409 OR971-969 OR1613-1313/15 OR1613-1319/21 OR2382-65/72 OR2696-474/77 OR2700-2134/35 OR2804-1726/28 OR3094-1770 <i>(Note: Not to be used on legal documents.)</i>
Neighborhood	6096
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	05/68/25
Affordable Housing	No



Owner

AUGUST GARY
1808 Cragin Dr
Bloomfield Hills MI 48302

AUGUST SUSAN
1808 Cragin Dr
Bloomfield Hills MI 48302

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,399,945	\$1,395,855	\$1,335,221	\$1,335,221
+ Market Misc Value	\$39,949	\$39,351	\$40,328	\$41,508
+ Market Land Value	\$935,385	\$935,385	\$813,630	\$699,606
= Just Market Value	\$2,375,279	\$2,370,591	\$2,189,179	\$2,076,335
= Total Assessed Value	\$2,375,279	\$2,370,591	\$2,189,179	\$2,076,335
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,375,279	\$2,370,591	\$2,189,179	\$2,076,335

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$935,385	\$1,395,855	\$39,351	\$2,370,591	\$2,370,591	\$0	\$2,370,591	\$0
2023	\$813,630	\$1,335,221	\$40,328	\$2,189,179	\$2,189,179	\$0	\$2,189,179	\$0
2022	\$699,606	\$1,335,221	\$41,508	\$2,076,335	\$2,076,335	\$0	\$2,076,335	\$0
2021	\$521,806	\$1,169,921	\$42,689	\$1,734,416	\$1,169,317	\$0	\$1,734,416	\$0
2020	\$572,054	\$170,492	\$23,195	\$765,741	\$765,741	\$0	\$765,741	\$0
2019	\$560,458	\$131,038	\$23,621	\$715,117	\$715,117	\$0	\$715,117	\$0
2018	\$553,694	\$86,162	\$24,049	\$663,905	\$663,905	\$0	\$663,905	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	5,223.28	Square Foot	56	92

Buildings

Building ID	2459	Exterior Walls	CUSTOM	
Style	2 STORY ELEV FOUNDATION	Year Built	1889	
Building Type	S.F.R. - R1 / R1	Effective Year Built	2020	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	2991	Roof Type	GABLE/HIP	
Finished Sq Ft	2114	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	SFT/HD WD	
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED	
Perimeter	270	Bedrooms	4	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	4	Grade	650	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	573	0	212
DUF	FIN DET UTILIT	150	0	50
FLA	FLOOR LIV AREA	2,114	2,114	270
OUU	OP PR UNFIN UL	154	0	50
TOTAL		2,991	2,114	582

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2005	2006	6 x 80	1	480 SF	5
WOOD DECK	2005	2005	0 x 0	0	546 SF	2
RES POOL	1986	1987	0 x 0	1	300 SF	4
FENCES	2020	2021	4 x 90	1	360 SF	2
BRICK PATIO	2020	2021	4 x 7	1	28 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/26/2021	\$2,250,000	Warranty Deed	2317674	3094	1770	01 - Qualified	Improved		
6/7/2016	\$750,000	Warranty Deed		2804	1726	12 - Unqualified	Improved		
8/28/2014	\$100	Certificate of Title		2700	2134	12 - Unqualified	Improved		
7/28/2014	\$100	Certificate of Title		2696	474	12 - Unqualified	Improved		
12/31/1999	\$499,000	Warranty Deed		1613	1319	Q - Qualified	Improved		
4/1/1986	\$115,000	Warranty Deed		971	969	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit		Notes
				Type	Notes	
19-1048	01/17/2020	Completed	\$0	Residential	INSTALL NEW PLUMBING FOR KITCHEN AREA ACCORDING TO CODE ROUGH IN	
17-3739	11/21/2019	Completed	\$0	Residential	INSTALL 8 HARC APPROVED DOUBLE HUNG SIX OVER SIX DIVIDED NEW WOODEN WINDOWS ON THREE SIDES OF HOUSE ON FIRST FLOOR REPLACE MISSING AND ROTTED CLAPBOARD WITH SAME SIZE. SAND OLD CLAPBOARD AND REPAINT WHITE. REPLACE ROTTED AND HISTORICALLY INCORRECT NOVELTY CLAPBOARD ON OUTDOOR SOUTH KITCHEN WALL TO MATCH REST OF HOUSE. PAINT WHITE	
17-4945	11/21/2019	Completed	\$0	Residential	PLASTER 60 L.F. EXISTING POOL. N.O.C. REQUIRED	
18-0320	11/21/2019	Completed	\$0	Residential	SUPPORT KITCHEN ROOF TEMPORARILY FROM INSIDE INSTALL NEW BEAM TO SUPPORT RAFTERS ON NORTH INTERIOR WALL REMOVE CLAPBOARD ON SOUTH WALL INSTALL A NEW BEAM TO SUPPORT RAFTERS ON SOUTH WALL FRAME SOUTH WALL FOR NEW SLIDING DOORS AND WINDOWS REMOVE CLAPBOARDS ON WEST WALL FRAME WALL FOR NEW WINDOW. RESIDE THE SOUTH AND WEST SIDES OF KITCHEN.	
18-0649	11/21/2019	Completed	\$7,000	Residential	Remove clapboard on north an south side of house on second floor. Remove windows, re-frame rough opening of windows. Install 5 new, HARC approved, double hung, six over six divided windows. Replace missing and rotted clapboard with same size. Return window frame shape to rectangular to match previous.**NOC required***Any siding that is not rotted will be reused on exterior of building. Window trim to match existing	
18-1048	11/21/2019	Completed	\$0	Residential	INSTALL NEW PLUMBING FOR KITCHEN AREA ACCORDING TO CODE ROUGH IN	
18-1484	11/21/2019	Completed	\$0	Residential	Demo existing 90', steel post/4' high picket fence with entrance gate and driveway gate. Dig holes 2' deep for 6 x 6 posts that will be approximately 5' high and approximately 7' apart. Attach 1" x 4" x 4' pickets with 3/4 spacing. Build new entrance gate and driveway gate same as fence.	
18-2464	11/21/2019	Completed	\$33,527	Residential	DEMO FIRST FLOOR INTERIOR WALLS AND CEILINGS IN STAGES SO AS NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING INSTALL 2 STEEL BEAMS TO SUPPORT THE 2ND STORY INTERIOR LOAD BEARING WALL THAT WAS COMPRISED BY PREVIOUS OWNERS. INSTALL 2 STEEL BEAMS IN FRONT LIVING AREA DEMO 2ND FLOOR STORY AND JOIST AS REQUIRED INSTALL 2x8 JOISTS IN CEILINGS AND NEW SUB FLOORS FRAME IN 4 NEW BATHROOMS INSTALL BATHROOMS FIXTURES TILE DRYWALL CASINGS AND PAINT PROJECT AREA 900 SQUARE FEET. N.O.C. RECV'D 6/19/18. INTERIOR WOR ONLY.	
18-2468	11/21/2019	Completed	\$9,000	Residential	Plumbing 2 bathrooms on 1st floor and 2 on 2nd floor. Install venting, drainage and supply to a total of 5 sinks, 5 faucets, 4 toilets and 3 showers. Area of work 190 sq ft.	
18-2534	11/21/2019	Completed	\$1,632	Residential	INSTALL A SUB PANEL ON SECOND FLOOR. RUN NEW WIRING AS REQUIRED TO NEW CIRCUITS ON SECOND FLOOR BATHROOMS AND BEDROOMS. RUN NEW WIRING AS REQUIRED FROM 1ST FLOOR PANEL TO 1ST FLOOR BEDROOM BATHROOMS KITCHEN DINNING AND LIVING ROOM. HARD WIRE SMOKE DETECTORS IN ALL BEDROOMS TOP AND OF STAIRS AND KITCHEN	
18-3096	11/21/2019	Completed	\$0	Residential	INSTALL TO CODE TWO BATHROOM FANS RUN DUCT WORK OUTSIDE TO SOFFIT. PLACE INSECT RODENT SCREEN OVER DUCTWORK. DUCTWORK WILL BE EXISTING ON REAR OF HOUSE SOFT	
19-0431	11/21/2019	Completed	\$22,000	Residential	INSTALL AIR HANDLERS ON THE FIRST FLOOR AND 4 AIR HANDLERS ON THE 2ND FLOOR. INSTALL 3 HEAT PUMPS ON THE SOUTH SIDE OF HOUSE	
19-2339	11/21/2019	Canceled	\$0	Residential	PLUMB 2ND. FLOOR KITCHENETTE. PLUMBING FOR DISHWASHER AND 12" BAR SINK. 2" WASTE PIPE AND SUPPLY LINES TO GO THROUGH FLOOR AND RUN PARALLEL TO EXPOSED JOIST ON FIRST FLOOR TO A WATER CLOSET THEN DOWN THROUGH 1ST FLOOR TO CONNECT TO SERVICE UNDER HOUSE	
19-2342	11/21/2019	Canceled	\$0	Residential	INSTALL KITCHENETTE BASE AND WALL CABINETS. COUNTER TOP MEASURING 7' 6" WILL HAVE A 12" SINK AND BUILT INDUCTION 2 BURNER STOVE TOP RUN ON 120V. APPLIANCES TO INCLUDE A 24" REFRIGERATOR, 24" DISHWASHER AND A WALL MOUNTED MICROWAVE	
19-0431	04/01/2019	Completed	\$22,000	Residential	INSTALL 3 AIR HANDLERS ON FIRST FLOOR AND 4 AIR HANDLERS ON 2ND FLR	
17-2764	07/28/2017	Completed	\$3,500	Residential	EXPLORATORY DEMO OF INSIDE WALLS, CEILING AND FLOOR OF KITCH, R & R OF BOARDS ON OUTSIDE DECK THAT SURROUNDS KITCH TO REPAIR FOUNDATION	
17-798	04/04/2017	Completed	\$13,000	Residential	REMOVE ROWS OF CLAPBOARD TO EXPOSE LOWER SILL. JACK LOWER SILL AS REQUIRED TO LEVEL ALLSIDES . ATTACH LEDGER BOARD TO WALL STUDS. JACK LEDGER BOARD TO RELIEVE WEIGHT ON LOWER SILL. REPLACE OLD CONCH PILINGS WITH NEW PER PLANS	
17-896	03/16/2017	Completed	\$3,000	Residential	REMOVE GINGERBREAD FOR REPAIR. LEFT PORCH SPLICE NEW 6X6 ONTO POST ATTACH 2X10 FACING JOISTS ONTO CONCRETE BLOCK REPAIR AND REPAINT 2ND STORY RAILING RESTORE 2 RAFTERS REPLACE DECKING AND CUBAN TILE	
16-3796	09/28/2016	Completed	\$4,500	Residential	EXPLORATORY DEMO OF 1ST FLR FOR STRUCTURAL ENGINEERS INSPECTION	
15-1708	05/31/2015	Completed	\$26,360	Residential	INSTALL 1500 SQ/FT OF 24 G VICTORIAN METAL SHINGLE AND 350 SQ/FT OF 26 G V-CRIMP METAL ROOFING. INSTALL A LAYER OF 1/2' CDX PLYWOOD OVER THE TONGUE AND GROOVE. NEW METAL SHINGLES TO MATCH EXISTING.	
06-3725	08/15/2006	Completed	\$1,500	Residential	INSTALL OF 16 KW GENERATOR	
06-3726	07/27/2006	Completed	\$1,500	Residential	HOOK-UP 16KW GENERATOR	

Number	Date Issued	Status	Amount	Permit		Notes
				Type	Notes	
05-4609	10/18/2005	Completed	\$3,000	Residential	ATF-NEW 2 STORY STRUCTURE-BALCONY AND DECK BELOW	
05-4610	10/18/2005	Completed	\$800	Residential	ATF-RENOVATE EXISTING DECK 200SF	
05-3985	09/23/2005	Completed	\$8,000	Residential	BUILD A MASONRY FENCE SOLID & LOUVERS	
05-0484	02/14/2005	Completed	\$11,500	Residential	CENT A/C, DEMO EXISTING FLOORING & TILE	
9601804	04/01/1996	Completed	\$300	Residential	FENCE	
B954330	12/01/1995	Completed	\$3,000	Residential	RENOVATIONS	

View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**



Photos

**Map****TRIM Notice**[2025 TRIM Notice \(PDF\)](#)

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