



**Historic Architectural Review Commission
Staff Report for Item 6**

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:

Construction of new exterior walls, installation of new doors and windows, and reconfiguration of existing doors and windows.

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 this time, or some time prior, the accessory structures were removed. Prior to the noted changes above, and installation of jalousie windows and skylights at some time, there have been no apparent significant alterations until recently.



Structure circa 1965.



Structure today.

Secretary of the Interior’s Standards for Rehabilitation and Guidelines Cited on Review:

- Secretary of the Interior’s Standards 1, 2, 9, and 10.
- Building exteriors (page 24), specifically first paragraph and guideline 1.
- Windows (pages 29f - 29i), specifically guidelines 3, 5, 6, 8, and (pages 29i – 29j), specifically guidelines 1, and 3.
- Additions and alterations (pages 37a - 37k), specifically guidelines 1, 3, 5, 6, 11, 12, 13, 14, 17, 19, 20, 22, 25, 26, 28, and 30.

Staff Analysis:

The Certificate of Appropriateness is under review for the after the fact window and door replacement and alteration on the primary and contributing structure (c. 1906), and for the alteration, expansion of, and use of new windows and doors on a rear addition to the primary structure. The staff analysis will address the Certificate of Appropriateness in this order.

Window and door replacement and alteration on the contributing structure:

Prior to recent alternations, the front façade of the historic structure appeared identical to a photograph of the home from 1965. The alterations at the front include window replacement. The applicant has stated the non-historic windows were replaced with historic windows from the rear of the structure as a part of the overall project. The current windows appear generally consistent in width however are noticeable shorter and alter the original fenestration.

Windows replaced on the south façade appear generally consistent in location and size as the prior windows, which the applicant stated were not original.

The north façade fenestration has been significantly altered. The original windows and door have been removed. Steps, a wall air conditioning unit, and piping have also been removed. Former openings have been closed with lap siding and new windows in different locations and sizes have been installed.



Street facade prior to alteration.



Street facade with alteration.



Street and south facade circa 1965.



South facade with alteration.



North facade prior to alteration.



North facade after alteration.

Alteration, expansion of, and use of new windows and doors on a rear addition:

Sanborn maps dating to 1912 indicate a single-story rear portion of the contributing structure, and two small accessory structures in the rear yard. At some time, an addition to or expansion of this occurred. It is unclear how that may have altered the earlier single-story portion. The 1962 Sanborn map depicts the same single-story portion and accessory structures as shown in the 1912 Sanborn map. The rear roofline shown in a 1965 photograph indicates the single-story portion had been expanded between 1962 and 1965. It is assumed at this time the two accessory structures were removed. Photographs provided by the current owner indicate windows and doors located in the single-story portion, including expansion, were not historic. For the purposes of this evaluation, the rear single-story portion, in its entirety, is considered non-contributing.

The single-story portion is located at the rear of the structure and is not visible from the primary street view. A portion of the addition is visible from adjacent Virginia Street.

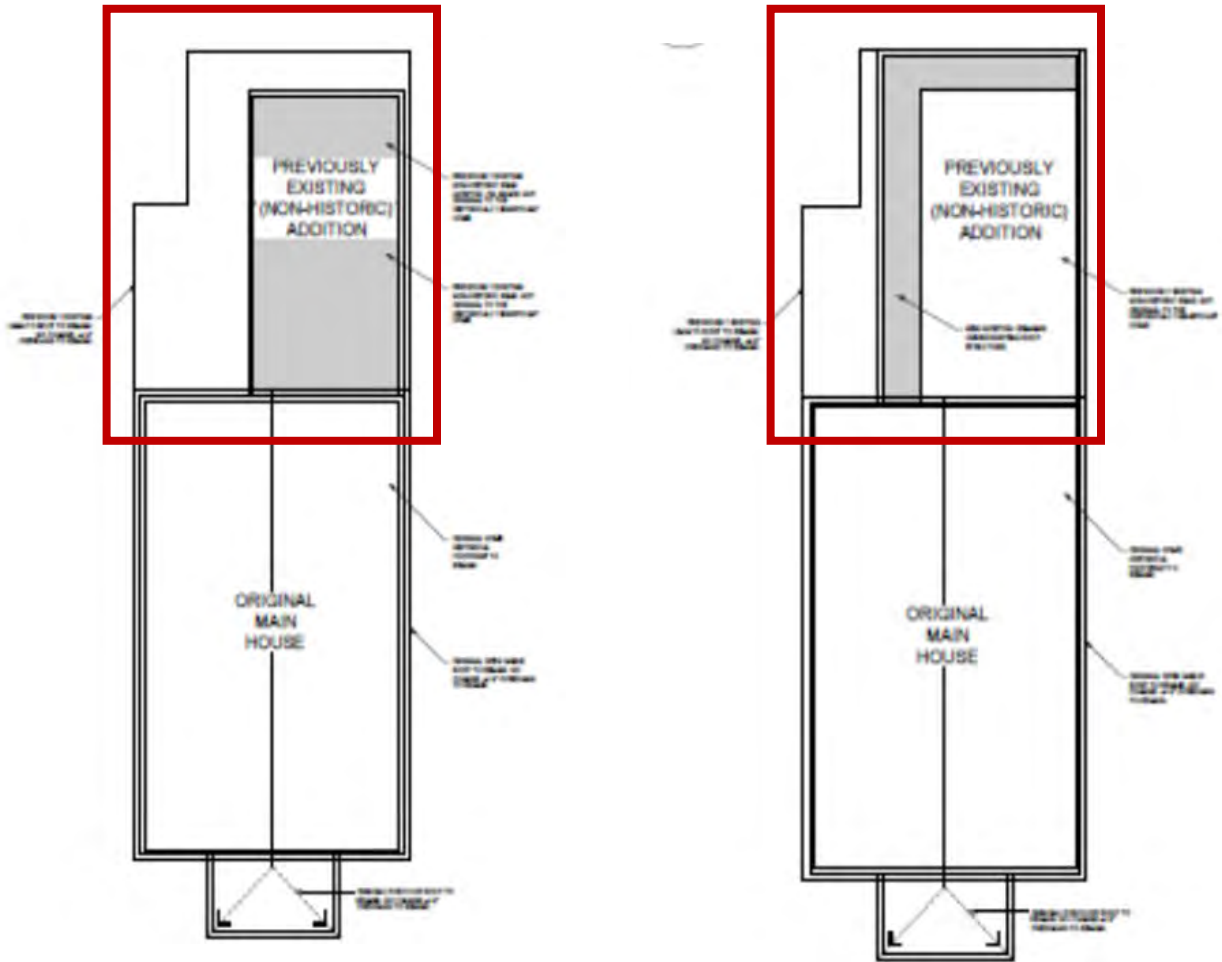
When initially expanded, the addition included a rectangular living area and a porch area on the side and rear. The shed roof covering both spanned the width of the contributing structure.

The recent expansion of this area included reconstructing the prior eastern and northern exterior walls of the living space within the existing roofline. The east wall (rear) was moved approximately 2' and the north wall (side) was moved approximately 4' feet.

The reconstructing of these walls reduced the covered porch area and did not alter the existing shed roofline or perimeter and is not visible from any street.

The windows and doors that were replaced as a part of this expansion were not historic.

The addition, prior to and following expansion provide no significance in design, materials or construction.



Before rear alterations / expansion.

After rear alterations / expansion.



Google Earth image of 1023 Grinnell Street.



Addition prior to alteration



Addition after alteration.



Addition after alteration.

Consistency with the Secretary of the Interior's Standards and Guidelines Cited:

It is the staff's opinion that the following apply to Certificate of Appropriateness H2023-0041:

1. The window replacement on the south facade of the contributing structure are consistent with the Historic Architectural Guidelines.
2. The window replacement on the street facing facade of the contributing structure is not consistent with the Secretary of the Interior's Standards or the Historic Architectural Guidelines.
3. The removal of windows, door, and step on the north facade of the contributing structure is not consistent with the Secretary of the Interior's Standards or the Historic Architectural Guidelines.
4. The installation of new windows on the north facade of the contributing structure is not consistent with the Secretary of the Interior's Standards or the Historic Architectural Guidelines.
5. The non-contributing addition, in its prior form, is generally consistent with the Secretary of the Interior's Standards and the Historic Architectural Guidelines.
6. The alteration of the non-contributing addition, including the expansion the living space and installation of new windows and doors is consistent with Historic Architectural Guidelines.

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:

1023 Grinnell Street, Key West, Florida 33040

NAME ON DEED:

Timothy Williams PHONE NUMBER

OWNER'S MAILING ADDRESS:

1023 Grinnell Street, Key West, Florida 33040 EMAIL

APPLICANT NAME:

Wayne Garcia Building Contractor PHONE NUMBER
305-360-1820

APPLICANT'S ADDRESS:

3005 Airport Drive, Key West, FL 33040 EMAIL
waynegarciacontr@bellsouth.net

APPLICANT'S SIGNATURE:

Wayne Garcia DATE 10/27/23

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

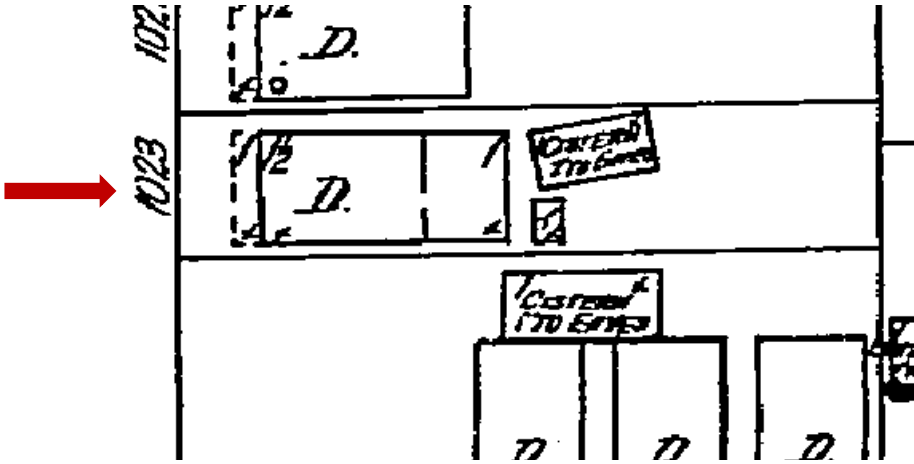
non-primary or secondary location, and will not obstruct the historical building.

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:	

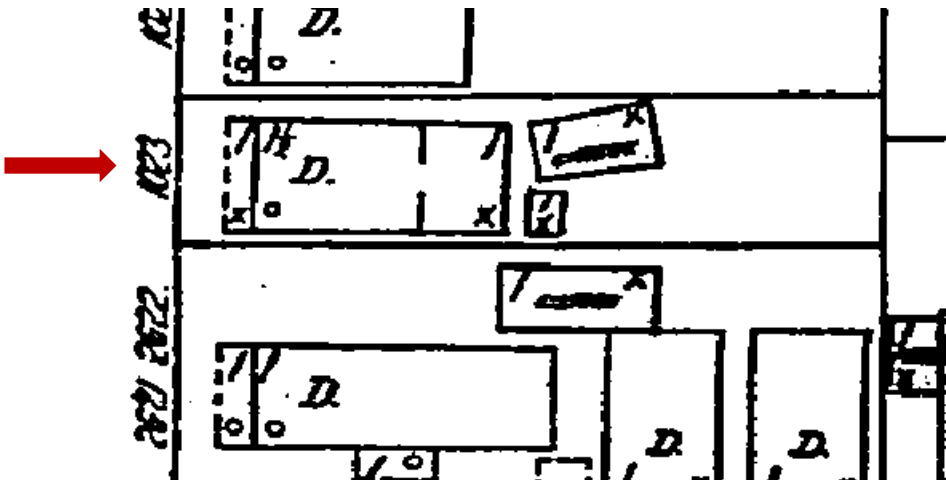
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS

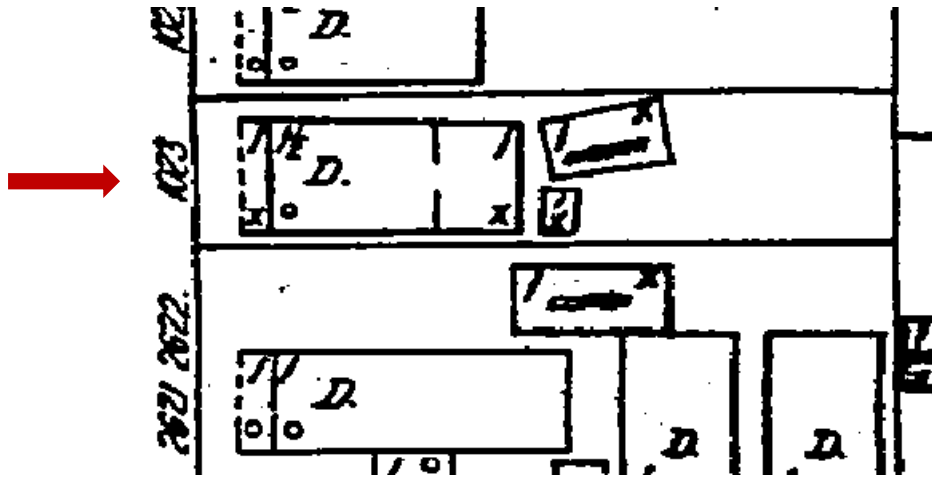
Sanborn Maps
1023 Grinnell Street



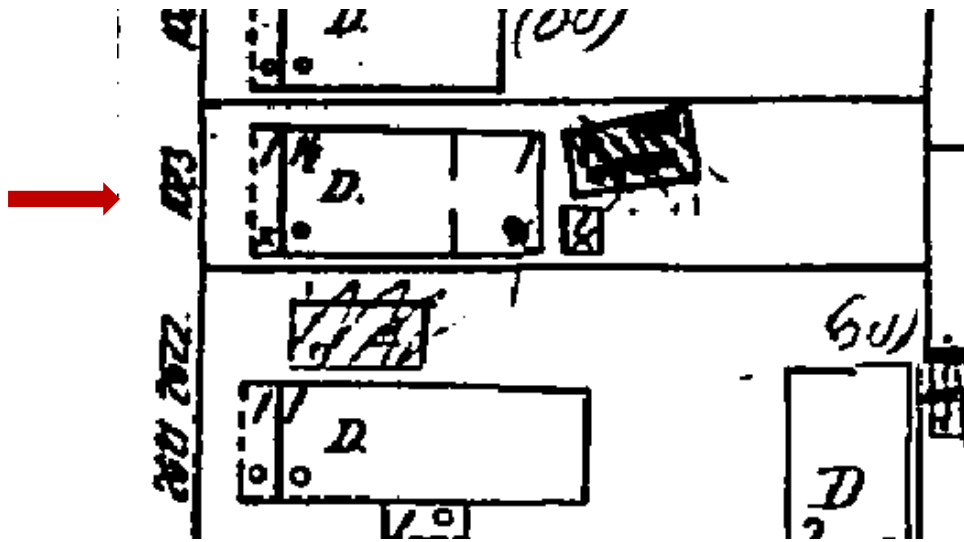
1912 Sanborn Map



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



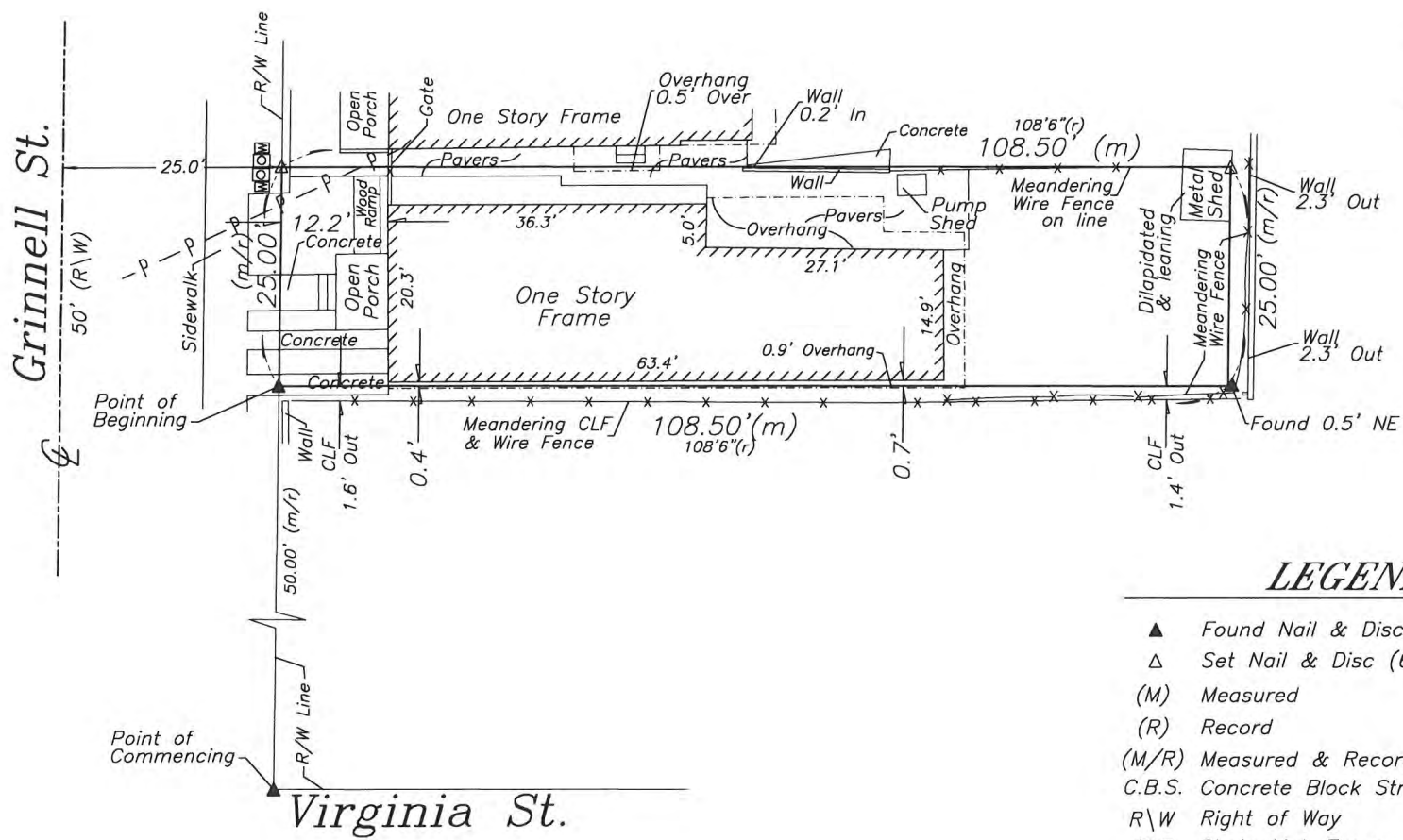
1011, 1013, 1019 GRINNELL

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 Northwesternly from the Northerly corner of Virginia Street, and the said Grinnell Street and running thence along said Grinnell Street Northwesternly 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

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LOCATION MAP



VICINITY MAP
1023 GRINNELL STREET, KEY WEST, FL

SITE

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



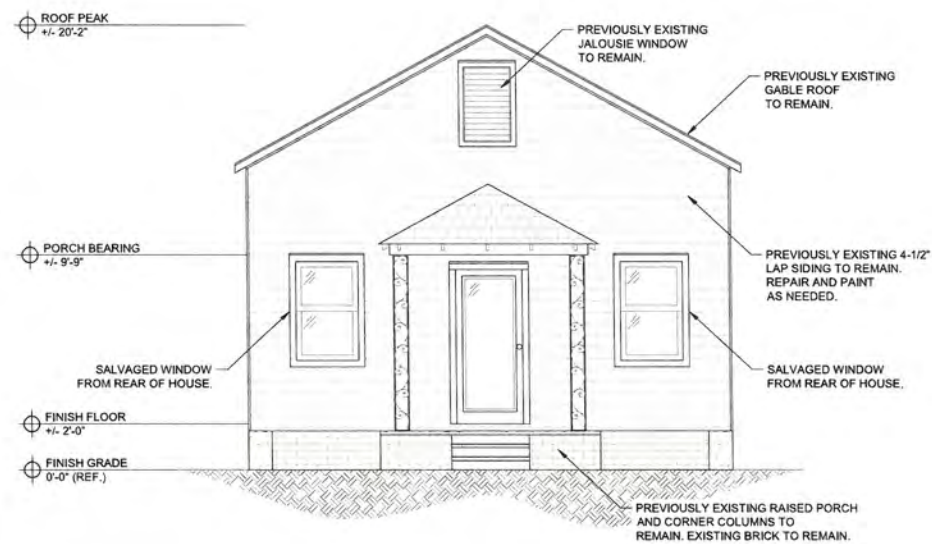
DATE
OCTOBER 17, 2023

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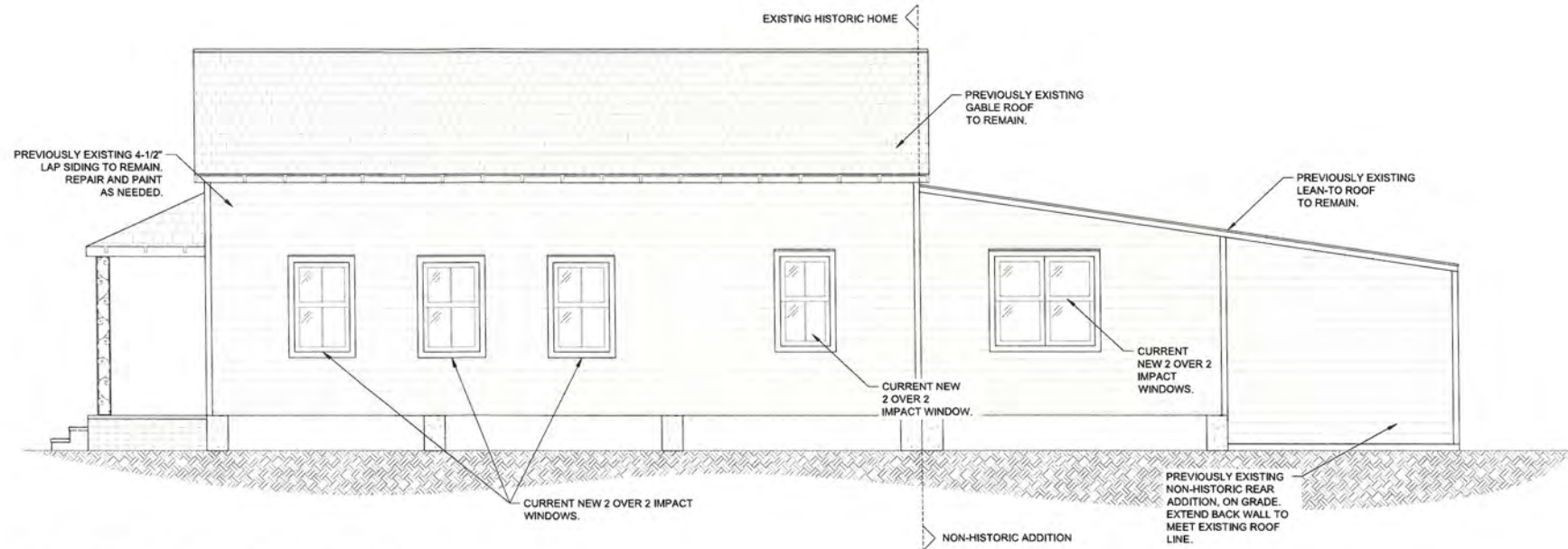
REVISED

JOB NO.
23-005

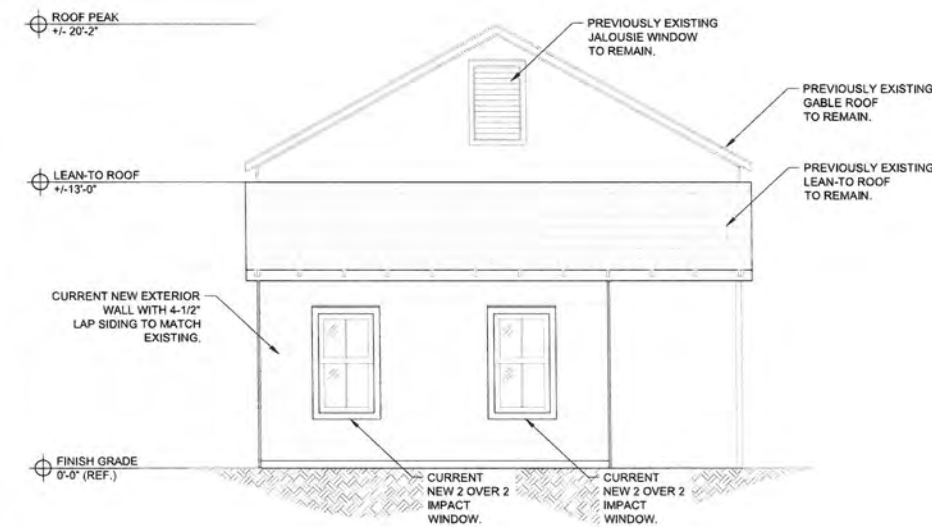
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SHEET NUMBER
CS1.0



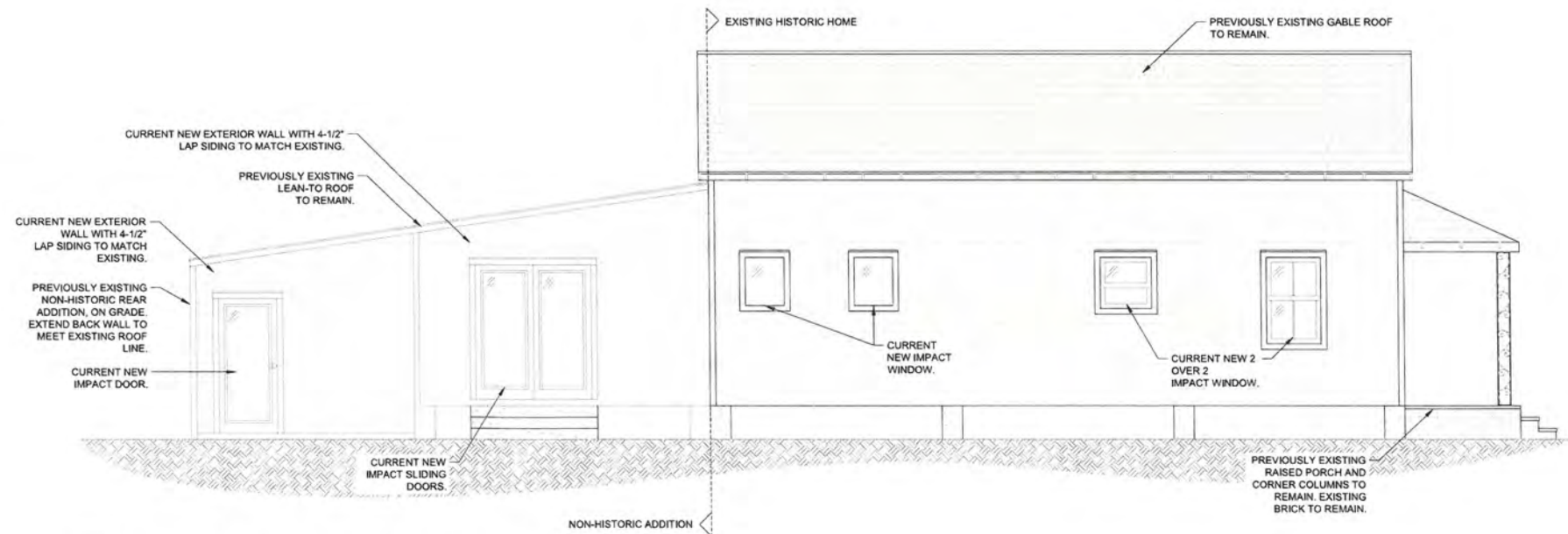
1 CURRENT FRONT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



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



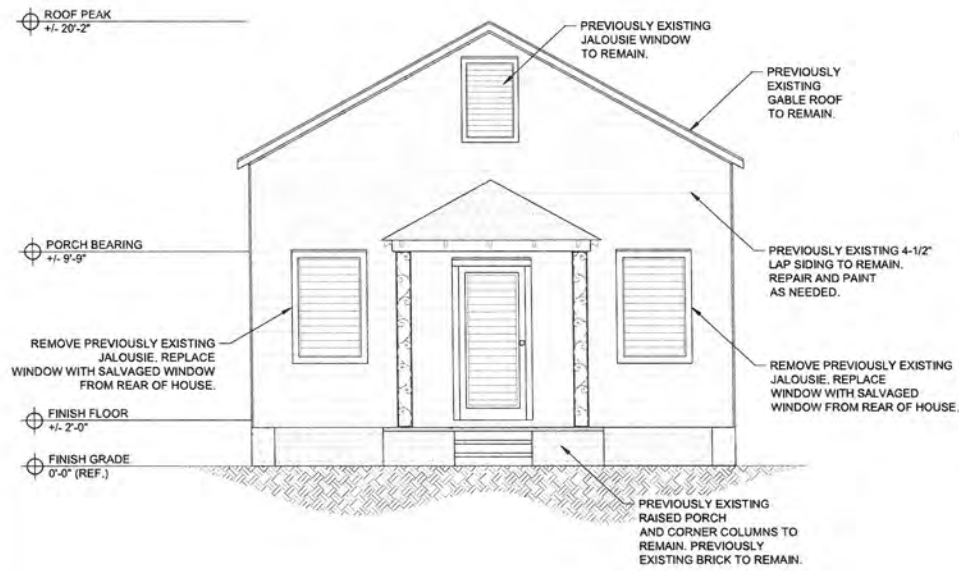
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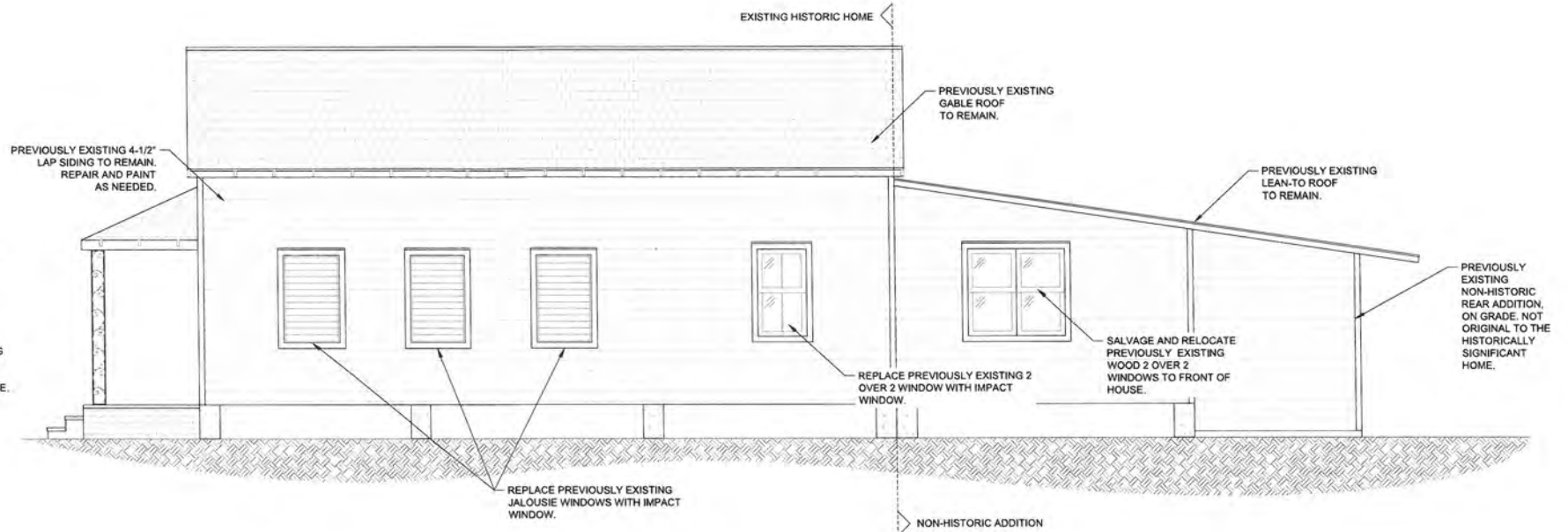
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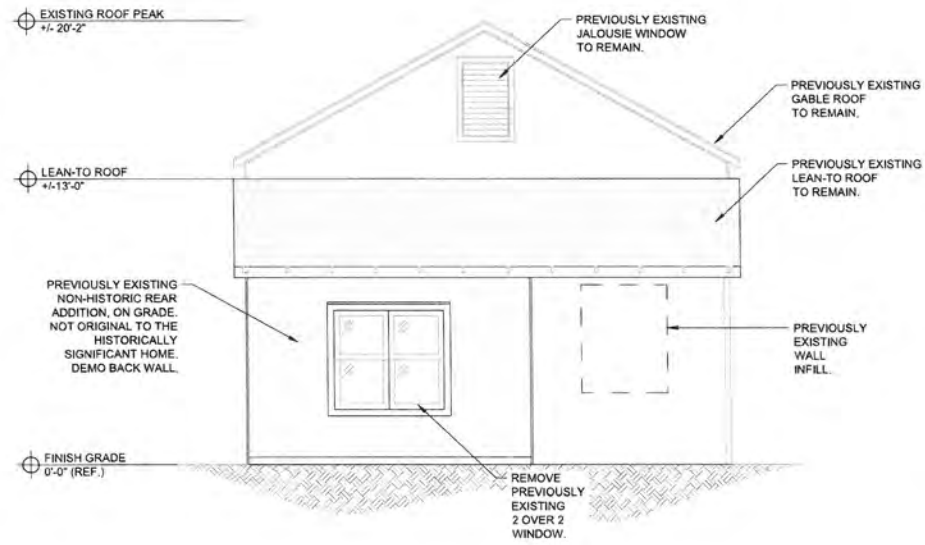
DATE
SHEET NUMBER
A2.1



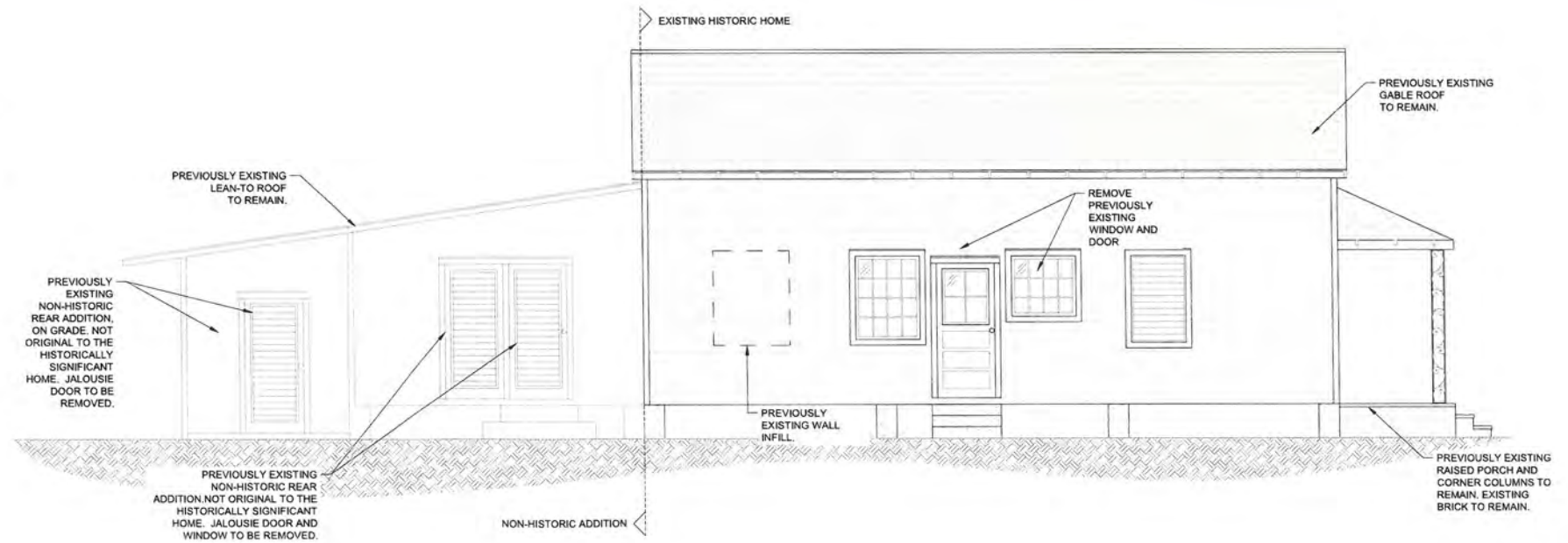
1 PREVIOUS FRONT ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



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

AGR
ANDREA GALLARDO-BUNK
DRAFTING - DESIGN

CONTRACTOR:
WAYNE GARCIA BUILDERS

WAYNE GARCIA
BUILDER
305.360.1820

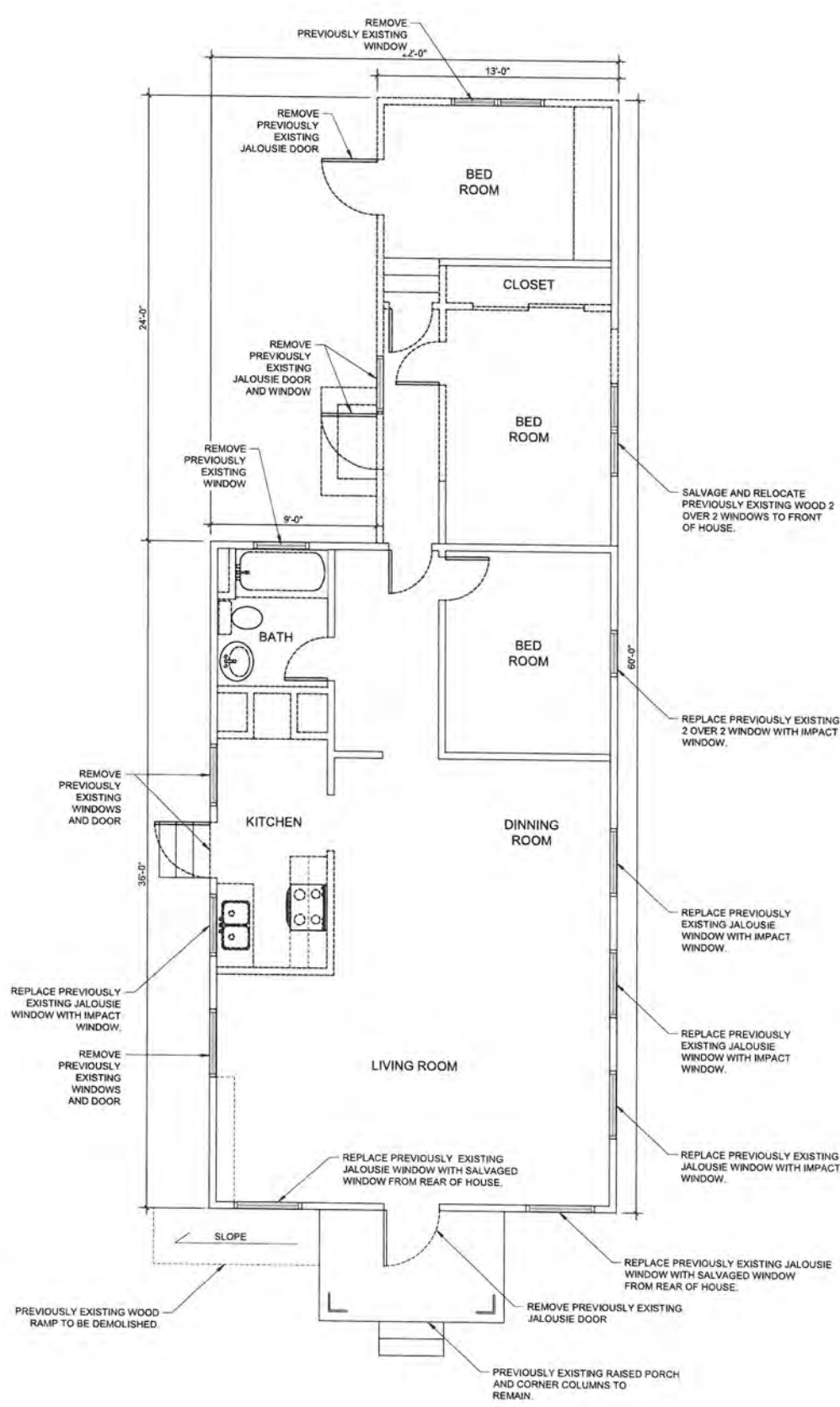
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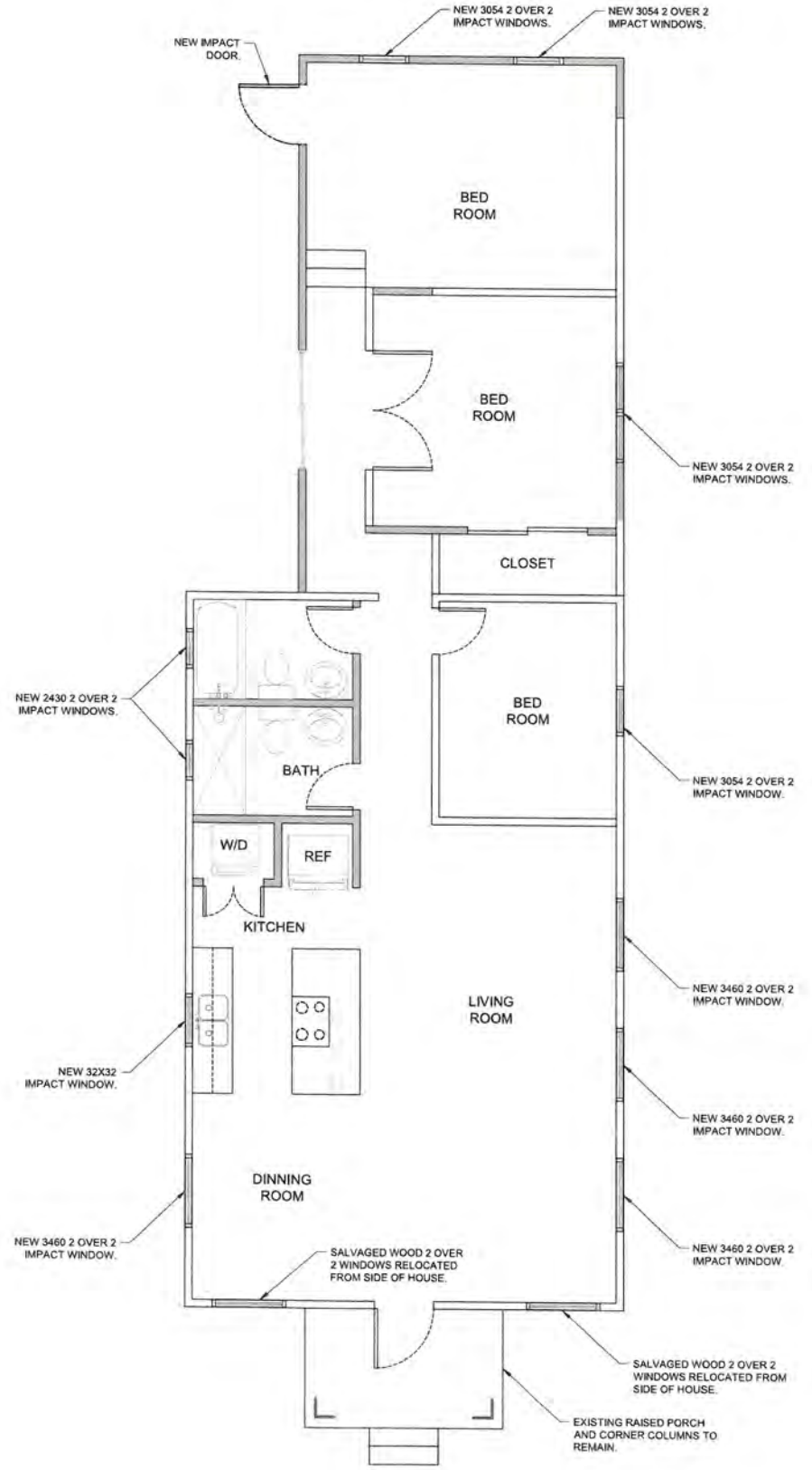
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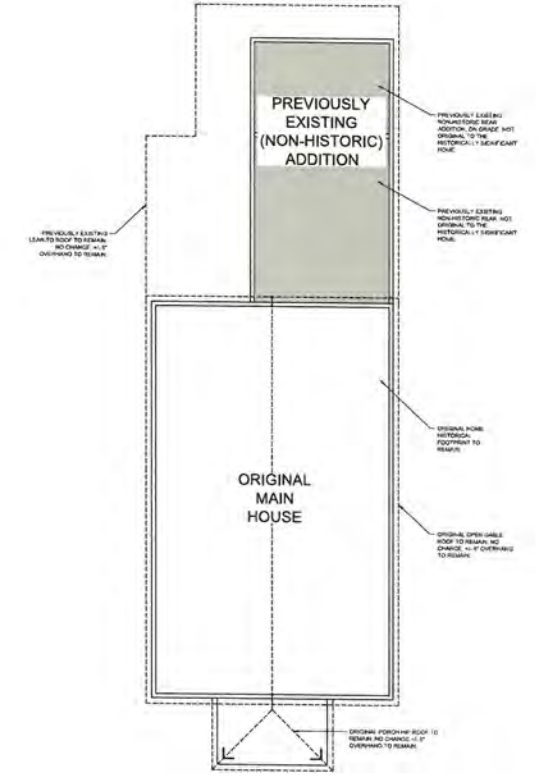
DATE
SHEET NUMBER
A2.0



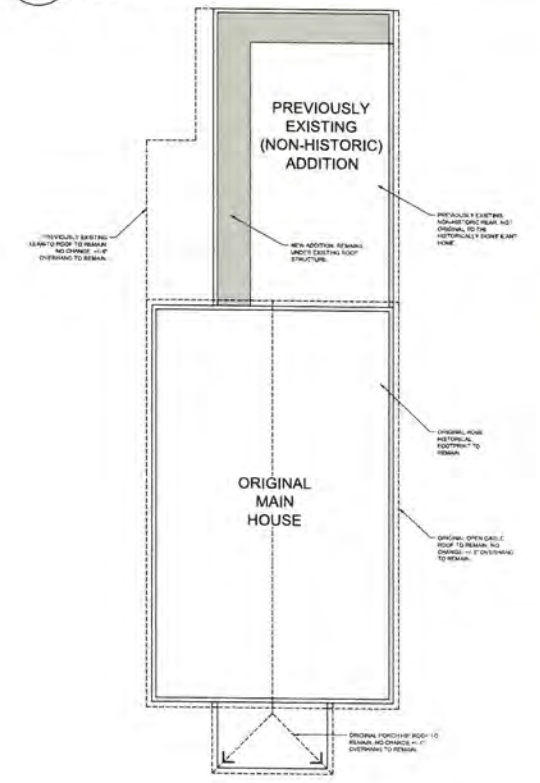
1 PREVIOUS CONDITIONS PLAN
SCALE: 1/4" = 1'-0"



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
REVIEWED

SHEET NO.
23-005

DATE
SHEET NUMBER
A1.0



1 FRONT VIEW
A0.1



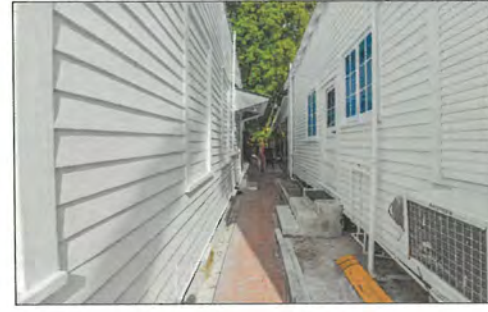
2 FRONT VIEW
A0.1 NEIGHBORING PROPERTY



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



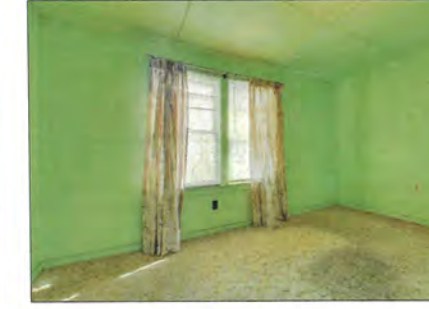
14 KITCHEN
A0.1 PREVIOUS INTERIOR



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.
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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

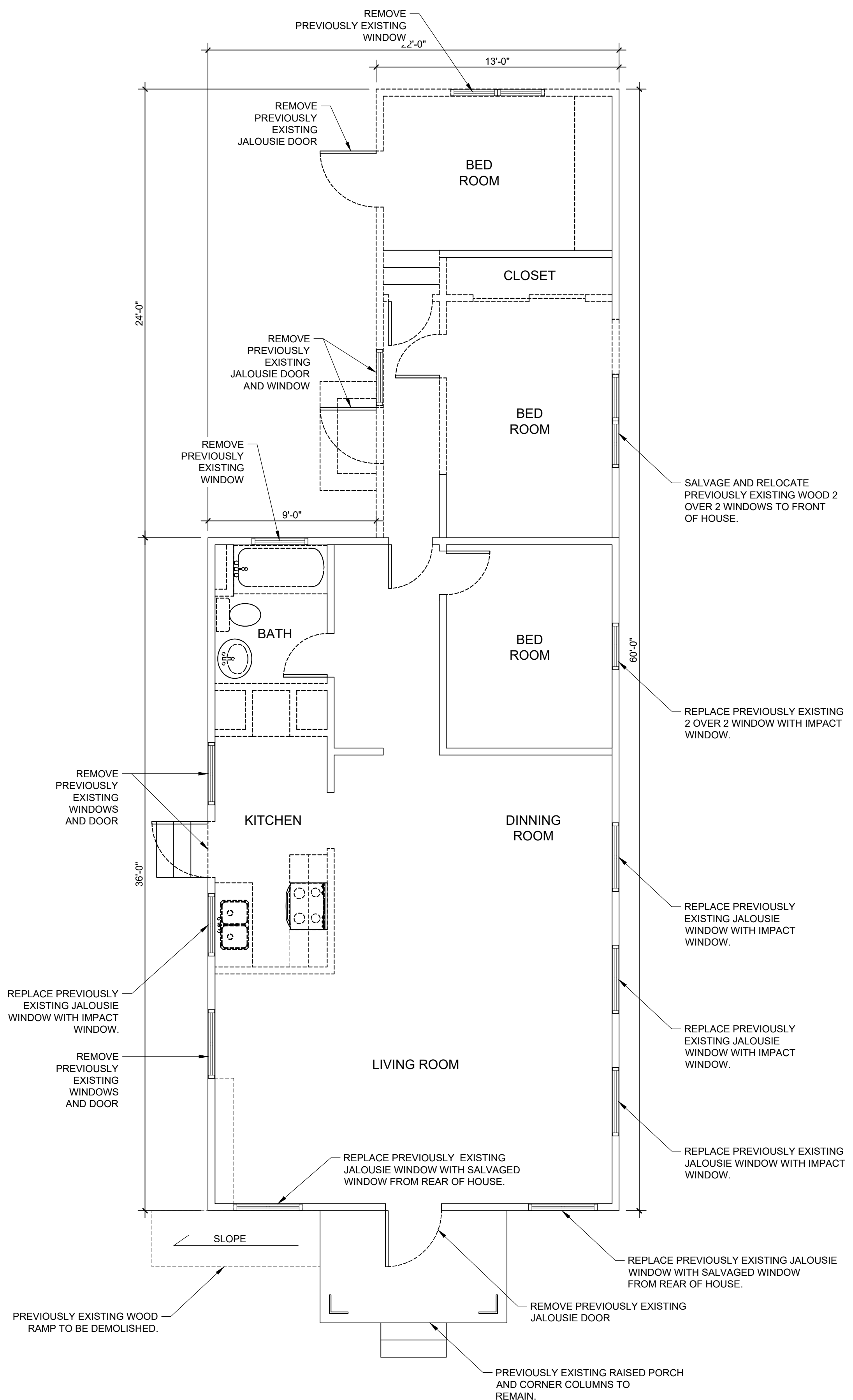
DATE
OCTOBER 17, 2023

DRAWN BY

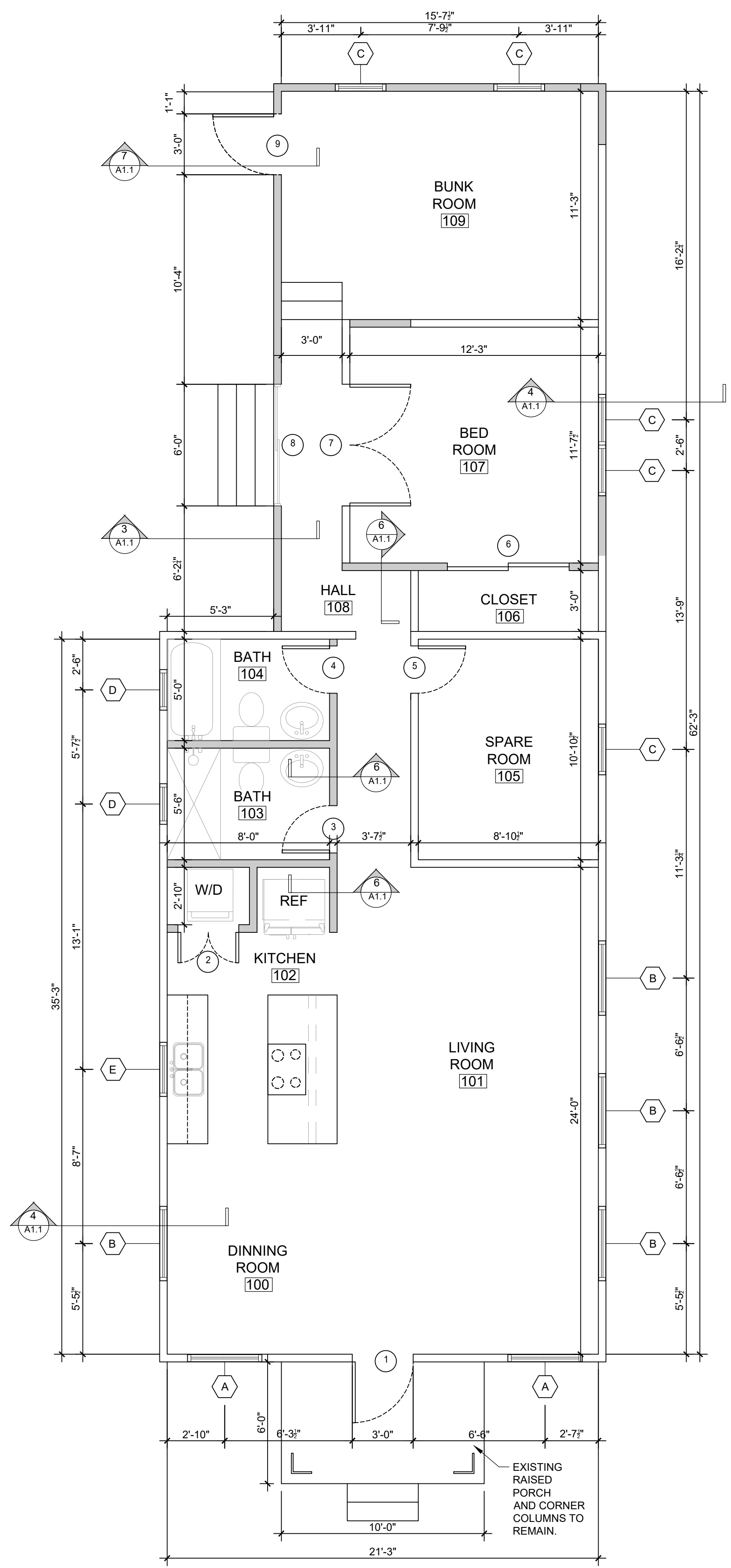
REVISED

JOB NO.
23-005

DATE
SHEET NUMBER
A0.2



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



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

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE AS PER CODES STATED ON THE COVER SHEET.
2. ALL WORK TO BE PERFORMED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
3. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO PROCEEDING.
4. CONTRACTOR TO VERIFY ROUGH OPENING OF EXISTING DOORS AND WINDOWS AND COORDINATE FRAMING.
5. WINDOWS AND DOORS TO BE INSTALLED WITH FLASHING/ WATERPROOFING AS REQUIRED WITH CONSTRUCTION STANDARDS AND IN COMPLIANCE WITH MANUFACTURERS PRODUCT TESTING, AND CURRENT BUILDING CODES.
8. ALL NEW DOORS SHALL HAVE A MINIMUM OF 18" ON PULL SIDE OF DOOR. (TYPICAL)
11. THE ELEVATION OF FLOOR SURFACES ON BOTH SIDES OF ALL DOORS SHALL NOT VARY MORE THAN 1/2". THE ELEVATION SHALL BE MAINTAINED ON BOTH SIDES OF A DOORWAY FOR A DISTANCE AT LEAST EQUAL TO THE WIDEST LEAF. (TYPICAL)
12. ALL INTERIOR DIMENSIONS ON DIMENSIONED FLOOR PLAN ARE TO OUTSIDE OF FINISHED SURFACE UNLESS OTHERWISE INDICATED.
13. SEE EXTERIOR ELEVATIONS FOR DOOR AND WINDOW STYLES AND REFER TO SCHEDULE.

WALL NOTES

- NEW INTERIOR WALL: 2X4 SYP. P.T. WOOD STUD FRAMING WITH 1/2" OR 5/8" G.W.B. ON BOTH SIDES. SEE 6/A1.1
- NEW EXTERIOR WALL: 2X6 SYP P.T. WOOD STUD FRAMING WITH 3/4" SHEATHING AND LAP SIDING TO MATCH EXISTING STRUCTURE. R-19 MIN. INSULATION. SEE 3/A1.1
- SOLID LINES INDICATE EXISTING WALL, DOOR, FINISH, FIXTURE, UTILITY, ETC. TO REMAIN. PATCH, REPAIR, AND PAINT AS NEEDED.
- DASHED LINES INDICATE WALLS, DOORS, AND WINDOWS TO BE REMOVED OR DEMOLISHED. REFER TO PROPOSED DRAWINGS.

LEGEND

- SEE DOOR SCHEDULE AND ELEVATIONS SHEET FOR ALL DOOR RELATED INFORMATION. FOR ALL DOOR RELATED INFORMATION.
- SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR FINISHES AND FINISH REQUIREMENT.
- SEE WALL SECTIONS AND BUILDING SECTIONS AS PER TAG IDENTIFIED LOCATIONS FOR BUILDING MATERIAL INFORMATION.
- SEE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION.

WINDOW SCHEDULE			
MARK	SIZE	TYPE	REMARKS
A	EXISTING	DOUBLE-HUNG	2 OVER 2, RELOCATE EXISTING
B	34" X 60"	DOUBLE-HUNG	2 OVER 2, IMPACT
C	30" X 54"	DOUBLE-HUNG	2 OVER 2, IMPACT
D	24" X 30"	DOUBLE-HUNG	2 OVER 2, IMPACT
E	32" X 32"	DOUBLE-HUNG	2 OVER 2, IMPACT

DOOR SCHEDULE		
MARK	SIZE	REMARKS
1	3'-0" X 6'-8"	EXTERIOR DOOR. FULL LITE, IMPACT
2	(2) 1'-6" X 6'-8"	SOLID-CORE OR WOOD DOOR.
3	3'-0" X 6'-8"	SOLID-CORE OR WOOD DOOR
4	3'-0" X 6'-8"	SOLID-CORE OR WOOD DOOR
5	3'-0" X 6'-8"	SOLID-CORE OR WOOD DOOR
6	(2) 3'-0" X 6'-8"	SLIDING SOLID-CORE OR WOOD DOOR
7	(2) 3'-0" X 6'-8"	SOLID-CORE OR WOOD DOOR
8	(2) 3'-0" X 6'-8"	EXTERIOR. FULL LITE, IMPACT SLIDING.
9	3'-0" X 6'-8"	EXTERIOR DOOR. FULL LITE, IMPACT

PERMIT DRAWINGS FOR:
1023 GRINNELL STREET, KEY WEST, FL 33040

FLOOR PLANS AND NOTES

DRAFTING BY:
AGR DESIGN AND INTERIORS



CONTRACTOR:
WAYNE GARCIA BUILDERS



DATE
NOVEMBER 7, 2023

DRAWN BY

REVISED

JOB NO.
23-005

DATE
SHEET NUMBER
A1.0

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

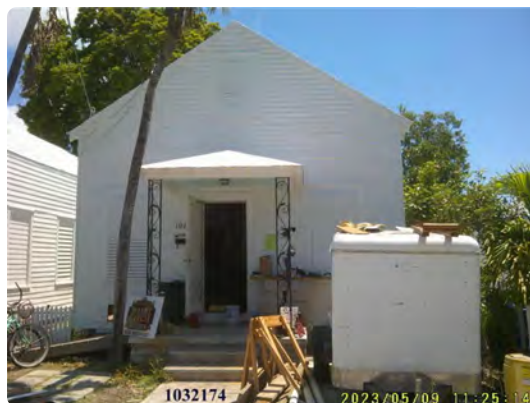
Disclaimer

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		

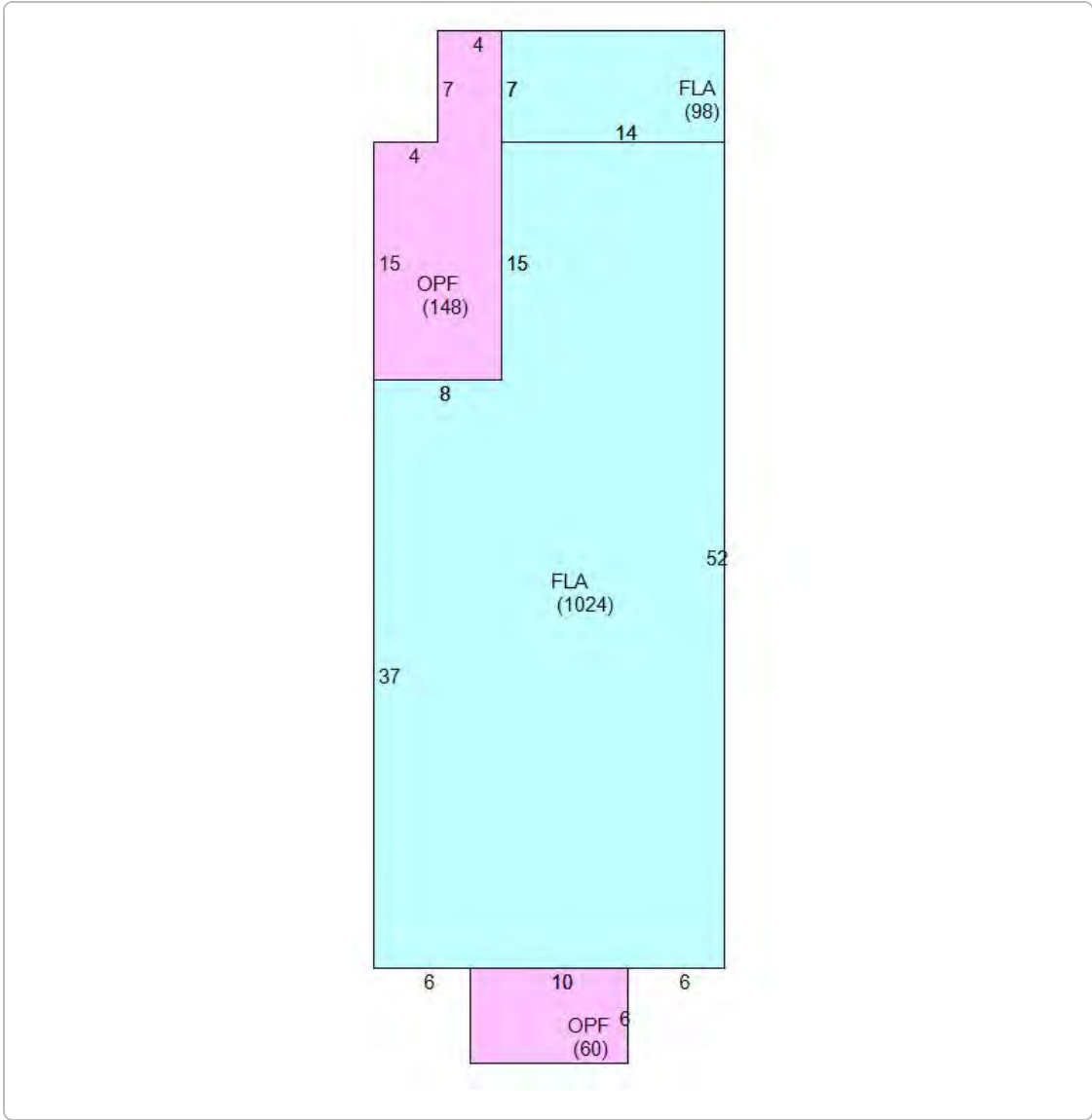
Permits

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.

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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