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**Historic Architectural Review Commission  
Staff Report for Item 5**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** August 23, 2023

**Applicant:** Nautilus Drafting & Design Services

**Application Number:** H2023-0023

**Address:** 1021 Grinnell Street

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**Description of Work**

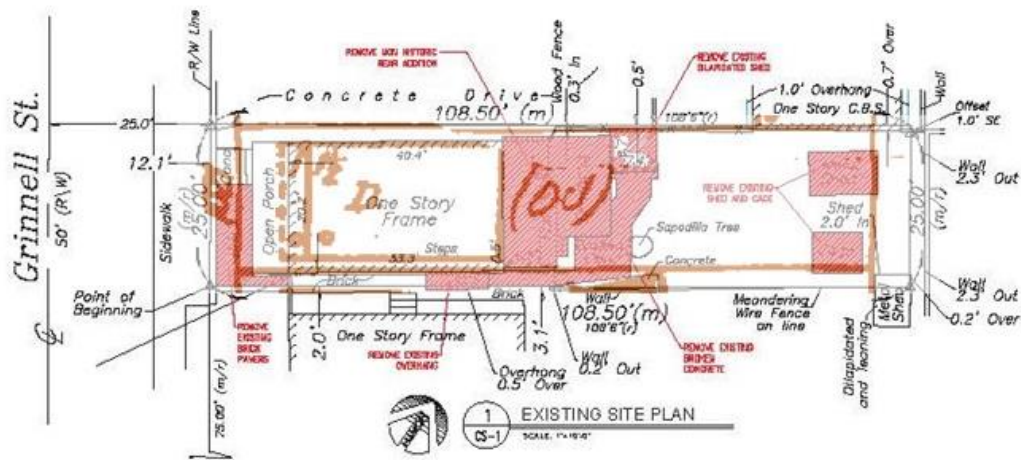
Demolition of non-historic additions and shed at rear.

**Site Facts**

The building under review is a contributing resource to the historic district. The one and a half-story frame vernacular house was built circa 1906. All windows and doors are not original to the house. A one-story rear addition was built circa 1974. A non-historic shed and a hencoop can be found in the rear. An old and large sapodilla tree sits behind the rear addition and will not be adversely impacted by the new design. The urban forester reviewed these plans and concluded that the addition will not be detrimental to the historic tree.



Aerial photograph from 1974 depicting the house with the rear addition and the large tree.



Current survey and 1962 Sanborn Map



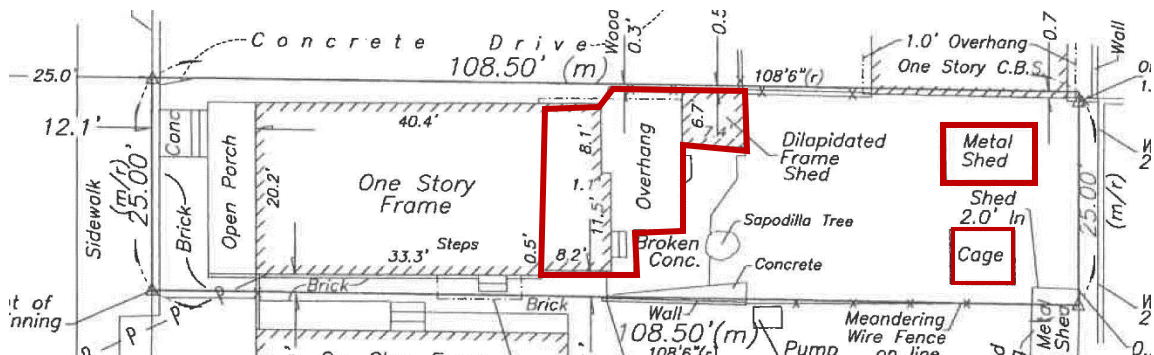
Front elevation circa 1965

**Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

**Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of a non-historic rear additions and roof. The plans also include the demolition of a derelict metal shed and hencoop.



Structures proposed to be demolished highlighted in red.



*Rear non-historic additions and structures*



*Derelict metal shed and hencoop.*

Since all proposed structures to be demolish under review are non-historic, the evaluation shall be based on section 102-217 (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;*

It is staff's opinion that the structures under review are not character defining features to the historic house or the site, therefore they are not significant elements of the historic district.

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

The proposed structures to be demolish are not historic.

- (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 non-historic structures under review cannot be consider significant later additions that contributes to the historic character of the property or neighborhood.

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

It is staff's opinion that the structures under review will not qualify to be contributing to the district in a near future.

In conclusion, it is staff's opinion that the request for demolition of non-historic structures can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition.

# APPLICATION



# 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</i>	REVISION # <i>2023-0023</i>	INITIAL & DATE <i>TK</i>
FLOOD ZONE <i>X</i>	ZONING DISTRICT <i>HMDR</i>	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1021 Grinnell St. Key West, Florida	
NAME ON DEED:	Joseph Moody	PHONE NUMBER (801)-244-3328
OWNER'S MAILING ADDRESS:	109 Bradford Pkwy. Syracuse, NY	EMAIL jmoody112@yahoo.com
APPLICANT NAME:	Nautilus Drafting & Design Services	PHONE NUMBER (305)-906-1530
APPLICANT'S ADDRESS:	21460 Overseas hwy Suite 3 Cudjoe Key, FL 33042	EMAIL Nautilusdrafting@gmail.com
APPLICANT'S SIGNATURE:	<i>Jonathan L...</i>	DATE 7/25/2023

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Interior remodel of historic home, addition to historic home, create 2nd floor in attic space of historic home Proposed accessory structure, proposed rear deck
<b>MAIN BUILDING:</b>
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b>	
proposed 10'x13' accessory structure with full bathroom	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
proposed new deck off rear addition	
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
Protect existing trees on site	
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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 # <i>H. 2023-0023</i>	INITIAL & DATE <i>EM</i>
ZONING DISTRICT <b>HMDR</b>	BLDG PERMIT #

<b>ADDRESS OF PROPOSED PROJECT:</b>	1021 Grinnell St. Key West, Florida
<b>PROPERTY OWNER'S NAME:</b>	Joseph Moody
<b>APPLICANT NAME:</b>	Jonathan Tavarez (Nautilus Drafting and Design Services)

*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	<i>7/25/23</i> <b>JOSEPH F. MOODY</b> DATE AND PRINT NAME
----------------------------	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Interior remodel of Historic home. Demolition of non historic rear addition, sheds, broken concrete

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p><b>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):</b></p> <p>(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:</p> <p style="margin-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 40px;">(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.</p> <p>The exterior wall demolitions have no distinctive characteristics as they are not original.</p>

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.
Is not.
(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.
No
(d) Is not the site of a historic event with significant effect upon society.
No
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
No
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
No
(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.
No
(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.
No

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,
No

**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.

No

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

No

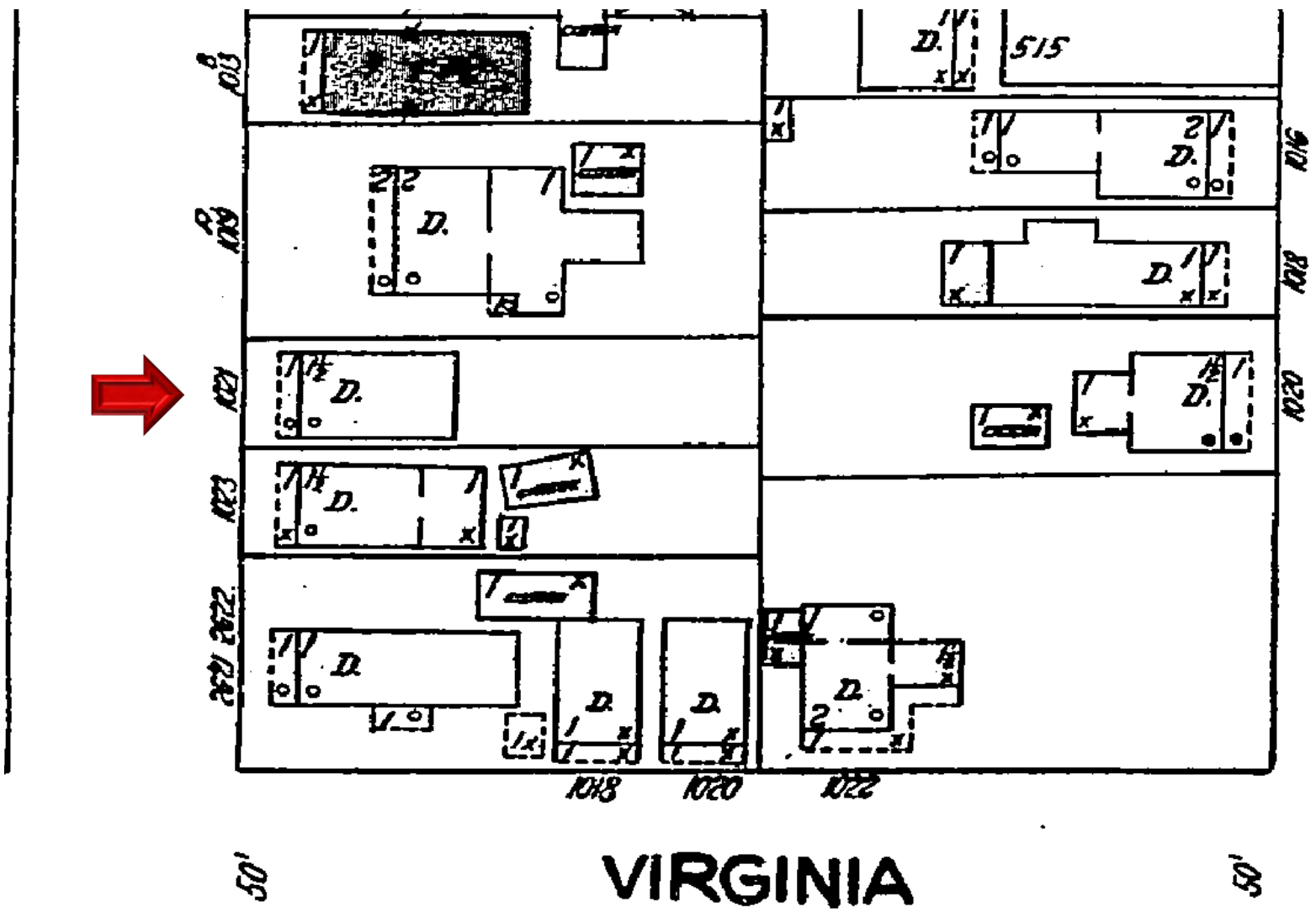
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

No

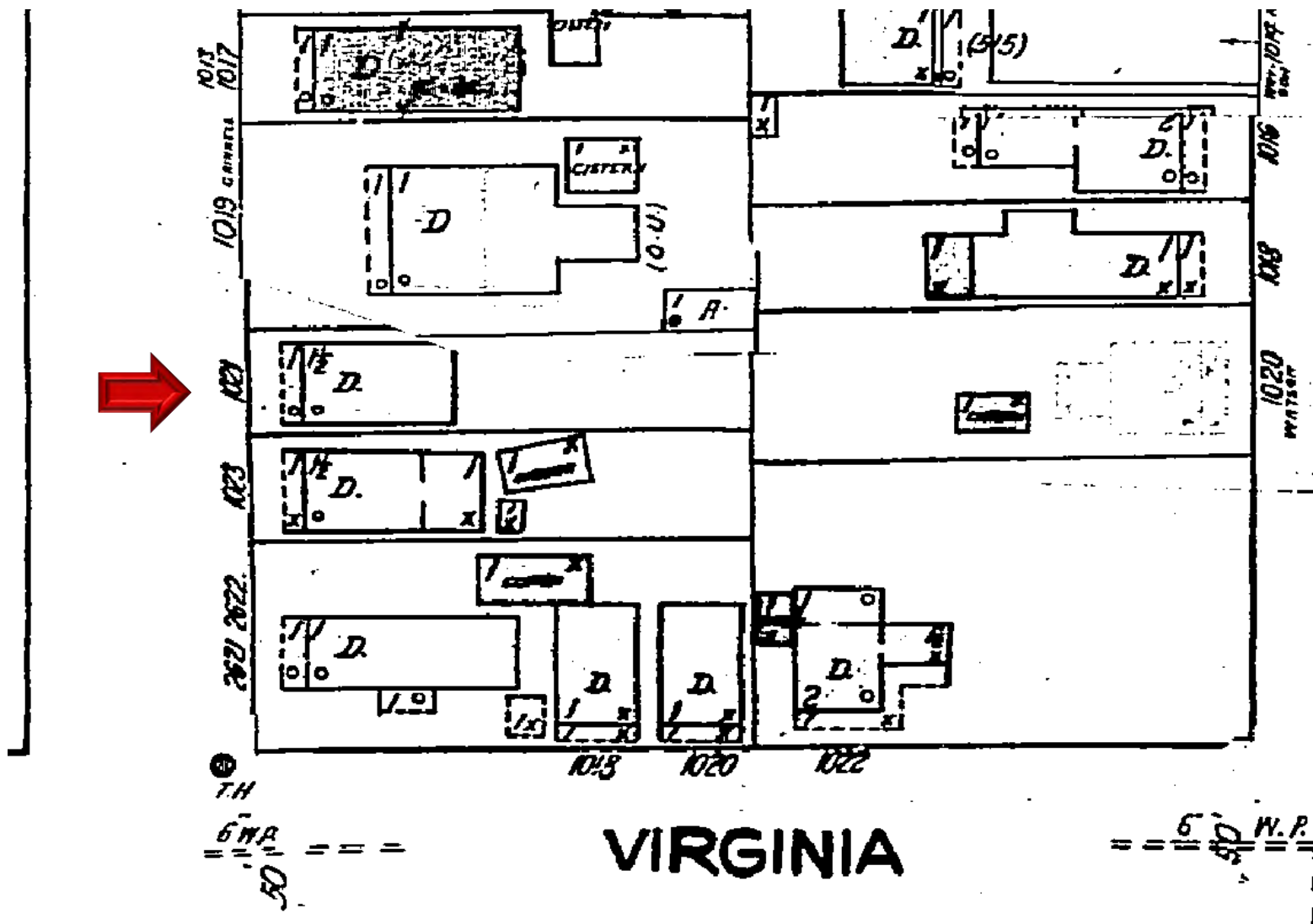
(4) Removing buildings or structures that would otherwise qualify as contributing.

No

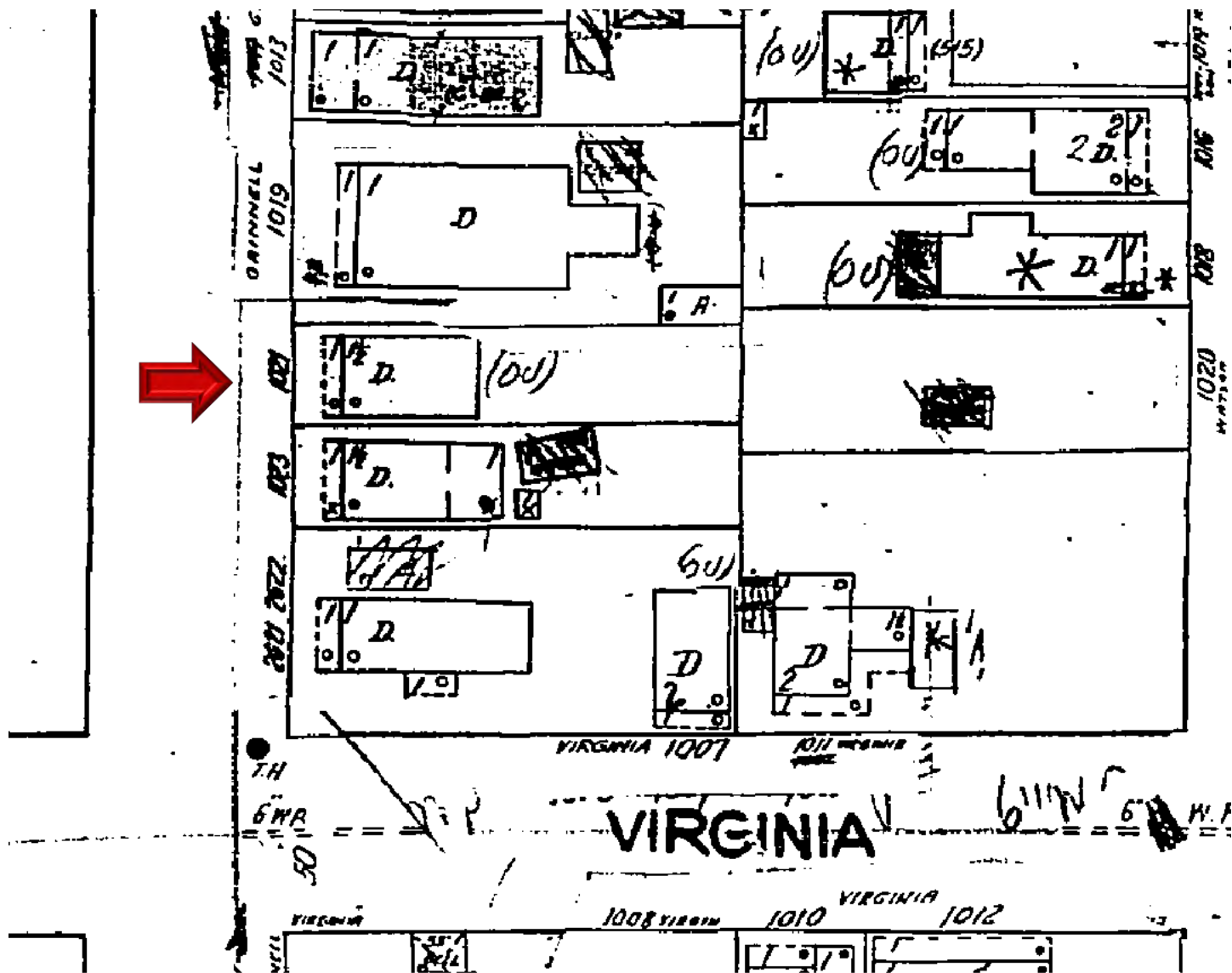
# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS





**1021 Grinnell Street circa 1965. Monroe County Library.**

HARC Application photos 1021 Grinnell St.

1021 Grinnell St. Front elevation with each neighboring property



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1021 Grinnell St.

Neighboring house to left of 1021 Grinnell St.



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1021 Grinnell St.

**Neighboring house to right of 1021 Grinnell St.**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1021 Grinnell St.

Rear of 1021 Grinnell St.



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1021 Grinnell St.

Left side of 1021 Grinnell St.



HARC Application photos 1021 Grinnell St.

Left side of 1021 Grinnell St.



HARC Application photos 1021 Grinnell St.

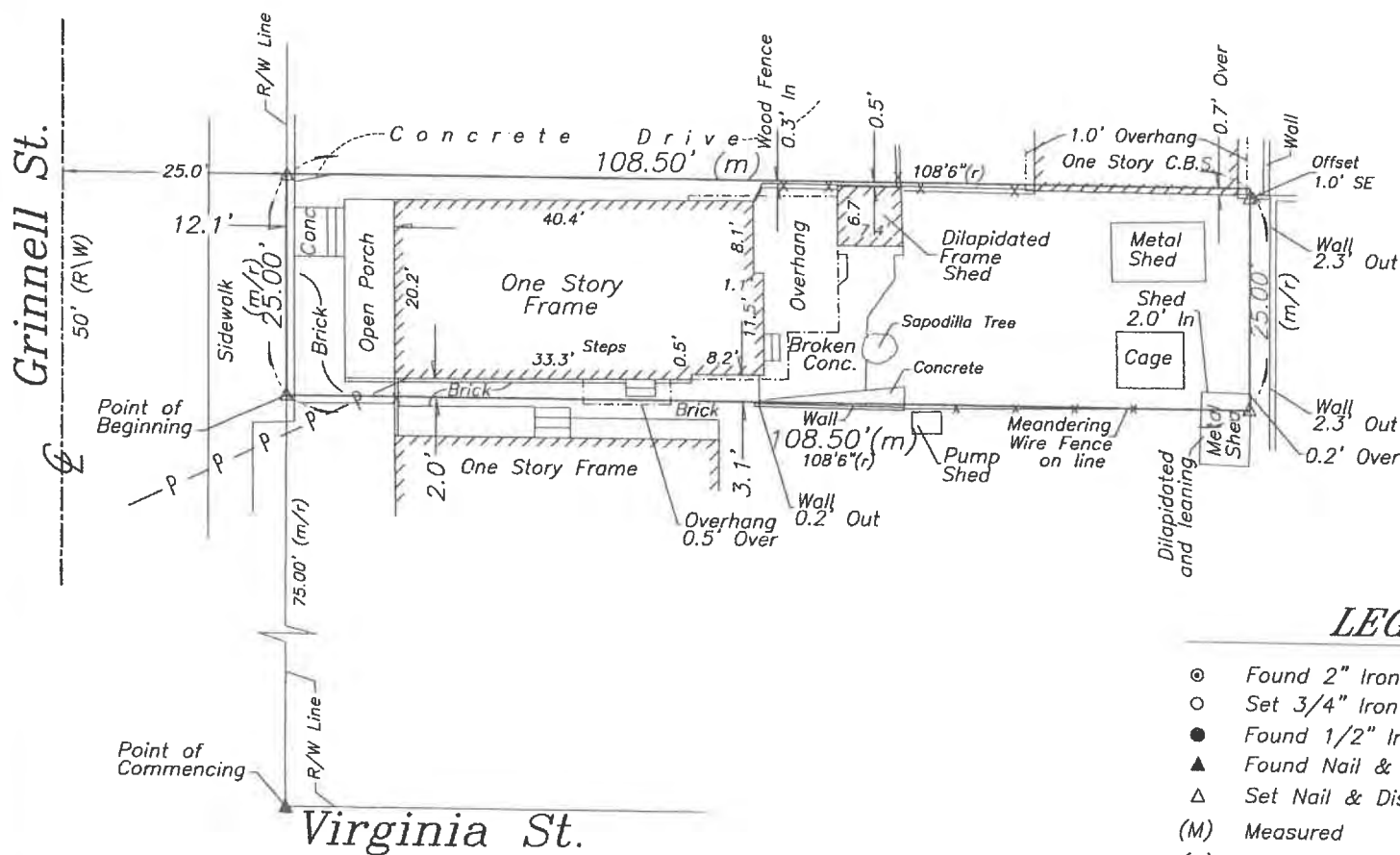
Right side of 1021 Grinnell St.





# SURVEY

# Boundary Survey Map of part of Lot 12, Square 3, George G. Watson's Subdivision, Tract 18, Island of Key West



### LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ 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

**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: 1021 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 20, 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, Monroe County, Florida, known on the map of William A. Whitehead of said City delineated in February, A.D. 1829, as a part of Tract Thirteen (13), and more particularly described as part of Lot Twelve (12) of Square Three (3) of said Tract 13, according to George G. Watson's subdivision thereof, recorded in Deed Book "1" page 209, of the records in the office of the Clerk of the Circuit Court, Monroe County, State of Florida, and more accurately described as commencing at a point on the Northeasterly side of Grinnell Street, Seventy-five (75) feet, Northwesterly from the Northerly corner of Virginia and said Grinnell Streets, and running thence along said Grinnell Street in a Northwesterly direction Twenty-five (25) feet; thence at right angles in a Northeasterly direction One hundred Eight (108) feet, Six (6) inches; thence at right angles in a Southeasterly direction Twenty-five (25) feet; thence at right angles in a Southwesterly direction One hundred Eight (108) feet, Six (6) inches to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Joseph Francis Moody and Tina Colleen Moody;  
Michigan Mutual Inc. dba MiMutual Mortgage;  
The Closing Department, Inc.;  
Westcor Land 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 30, 2023  
Revised 5/10/23 Typo

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

## SITE DATA

SITE ADDRESS: 1021 GRINNELL ST, KEY WEST, FL 33040  
 RE: 00031370-000000  
 ZONING: HM2R (HISTORIC MEDIUM HIGH DENSITY RESIDENTIAL)  
 FLOOD ZONE: X  
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 5-68-25  
 LEGAL DESCRIPTION: KW G G WATSON SUB I-209 PT LOT 12 SQ 3 TR 13 E4-477 E5-353  
 SETBACKS: FRONT 10 FT, SIDE 5 FT, STREET SIDE 5 FT REAR 15 FT  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

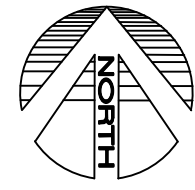
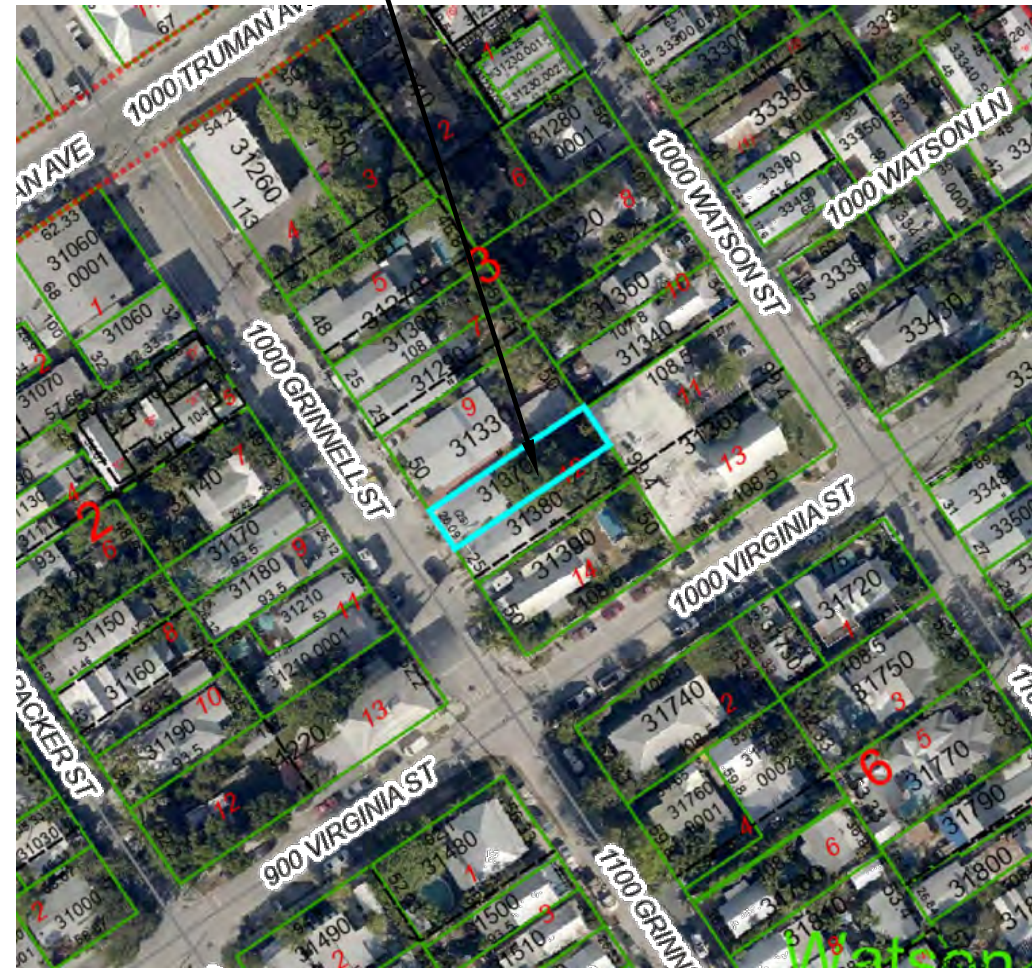
## INDEX OF DRAWINGS

SHEET CS-1 - EXISTING AND PROPOSED SITE PLAN  
 SHEET A-1 - EXISTING AND PROPOSED FLOOR PLAN  
 SHEET A-2 - EXISTING ELEVATIONS  
 SHEET A-3 - PROPOSED ELEVATIONS  
 SHEET A-4 - PROPOSED ACCESSORY STRUCTURES

## SCOPE OF WORK

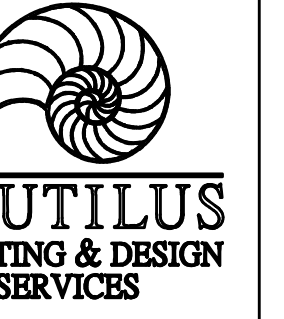
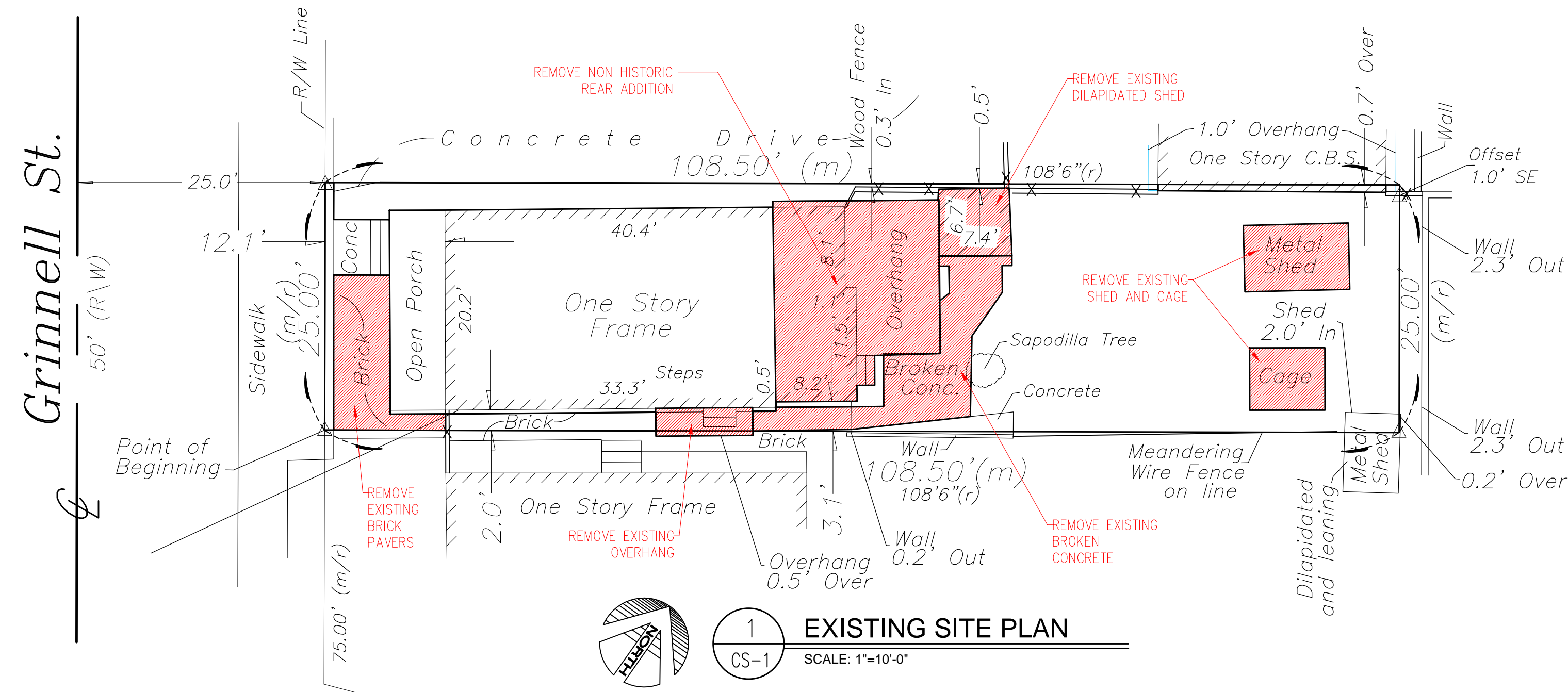
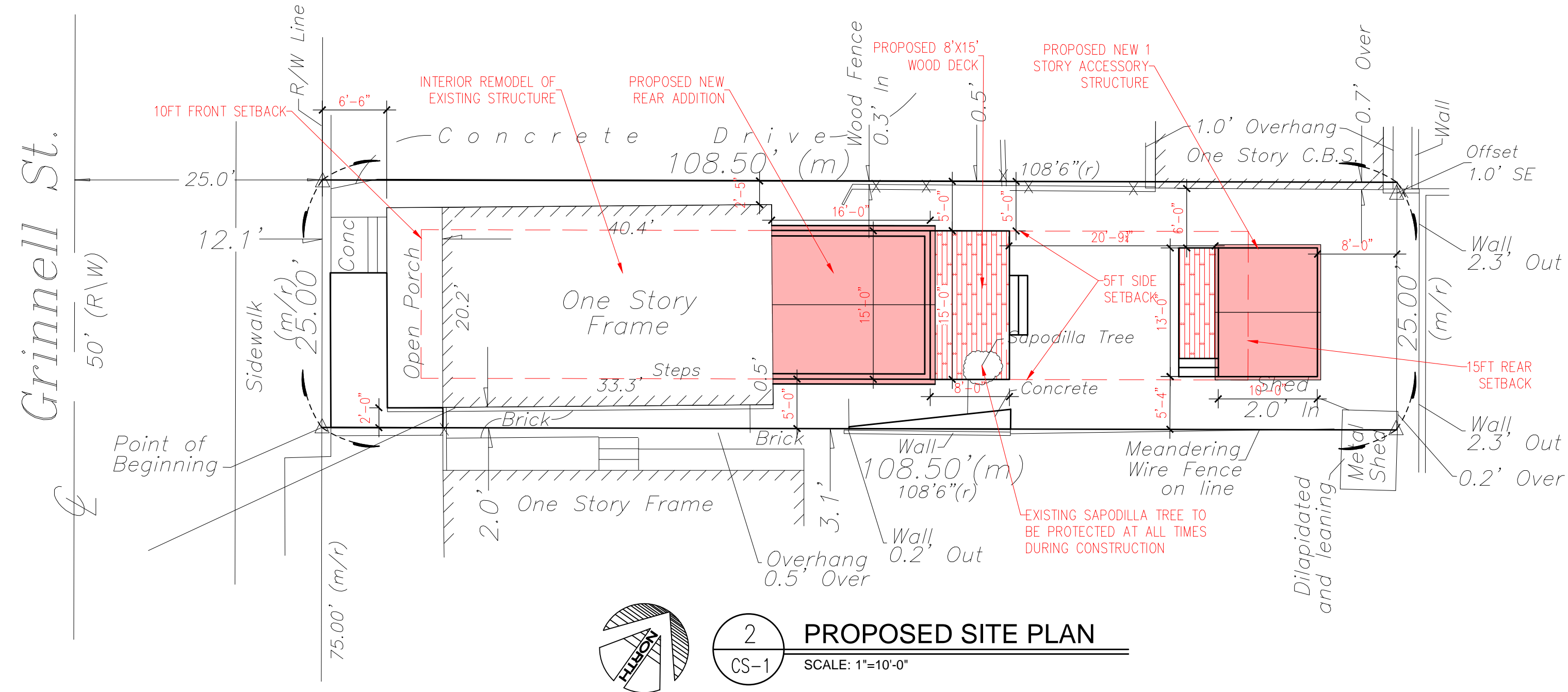
- INTERIOR REMODEL OF HISTORIC HOME.
- DEMOLITION OF NON HISTORIC REAR ADDITION, SHEDS, BROKEN CONCRETE
- CREATE 2ND FLOOR INSIDE EXISTING HISTORIC STRUCTURE
- PROPOSED ACCESSORY STRUCTURE
- PROPOSED REAR DECK
- PROTECT EXISTING SAPODILLA TREE

SITE



3 LOCATION MAP  
 CS-1 SCALE: NOT TO SCALE

PROJECT DATA		PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.		00034820-000000			
SETBACKS:					
FRONT	NO CHANGE	6'-6"	10'		NONE
STREET SIDE	N/A	N/A	7.5'		NONE
LEFT SIDE	5'-0" (MAIN HOME REAR ADDITION) 6'-0" (POOL HOUSE)	2'-6" (HISTORIC HOUSE)	6'		NONE
RIGHT SIDE	5'-0" (MAIN HOME REAR ADDITION) 5'-4" (POOL HOUSE)	2'-0" (HISTORIC HOUSE)	6'		NONE
REAR	39'-1" (MAIN HOUSE REAR DECK) 8'-0" (POOL HOUSE)	N/A	15'		NONE
LOT SIZE	NO CHANGE	2,712.5 SQ.FT.	4000 SQ.FT.		NONE
BUILDING COVERAGE	1,196 SQ.FT. 42.8%	1,320 SQ.FT. 48.6%	40% MAX		IMPROVING
FLOOR AREA	1,736 SQ.FT. .64	848 SQ.FT. .31	1.0		NONE
BUILDING HEIGHT	19'-8 1/2" FOR ADDITION	20'-3 1/2"	30' MAX		NONE
IMPERVIOUS AREA	1,351.5 SQ.FT. 49.9%	1,666 SQ.FT. 61.4%	60% MAX		NONE
OPEN SPACE	1,179.5 SQ.FT. 43.4%	1,046.5 SQ.FT. 38.6%	35% MIN		NONE



CONTACT INFO:  
 JONATHAN TAVAREZ  
 EMAIL:  
 NAUTILUSDRAFTING@GMAIL.COM  
 CELLPHONE:  
 305-906-1530

## HARC APPLICATION

1021 GRINNELL ST.  
KEY WEST, FLORIDA

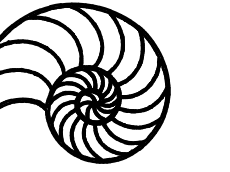
Drawn By: JMT  
 Project No. \_\_\_\_\_ Scale: AS NOTED  
 AutoCad File No. \_\_\_\_\_

Revisions:

Title:  
 COVER SHEET,  
 EXISTING SITE PLAN  
 AND PROPOSED SITE  
 PLAN

Sheet Number:  
CS-1

Date: 7.25.2023



**NAUTILUS**  
DRAFTING & DESIGN  
SERVICES

CONTACT INFO:  
JONATHAN TAVAREZ  
EMAIL:  
NAUTILUSDRAFTING@GMAIL.COM  
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HARC APPLICATION  
1021 GRINNELL ST.  
KEY WEST, FLORIDA

Drawn By: JMT

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AS NOTED

AutoCad File No.

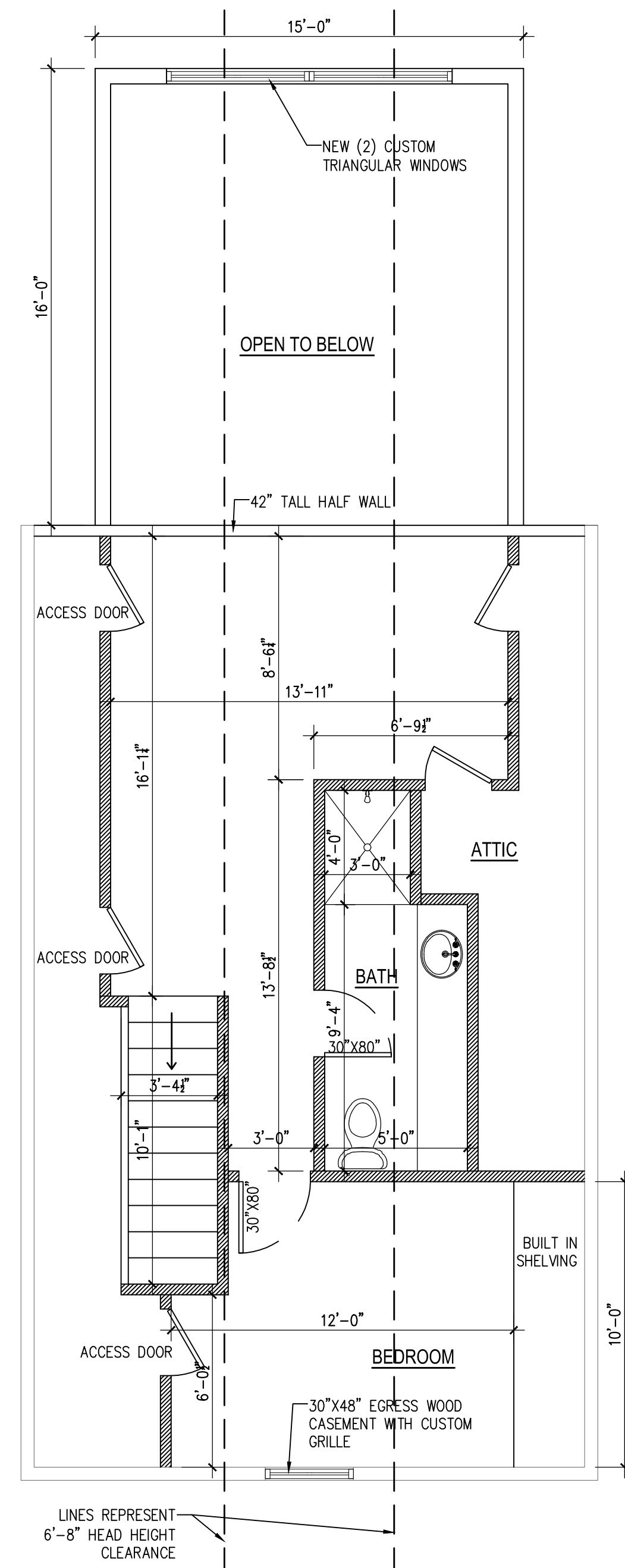
Revisions:

Title:  
DEMOLITION FLOOR  
PLAN AND PROPOSED  
FLOOR PLAN

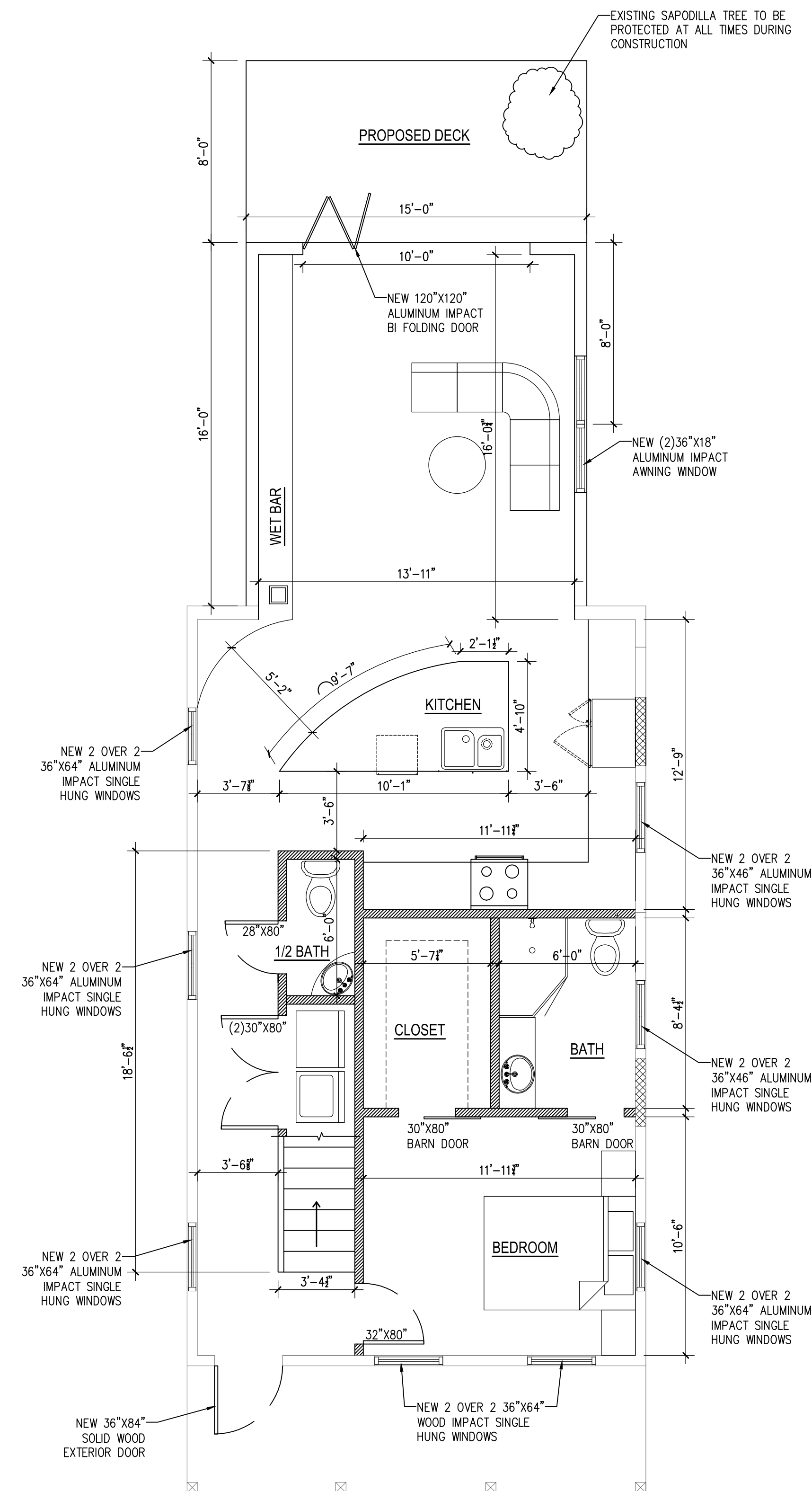
Sheet Number:

**A-1**

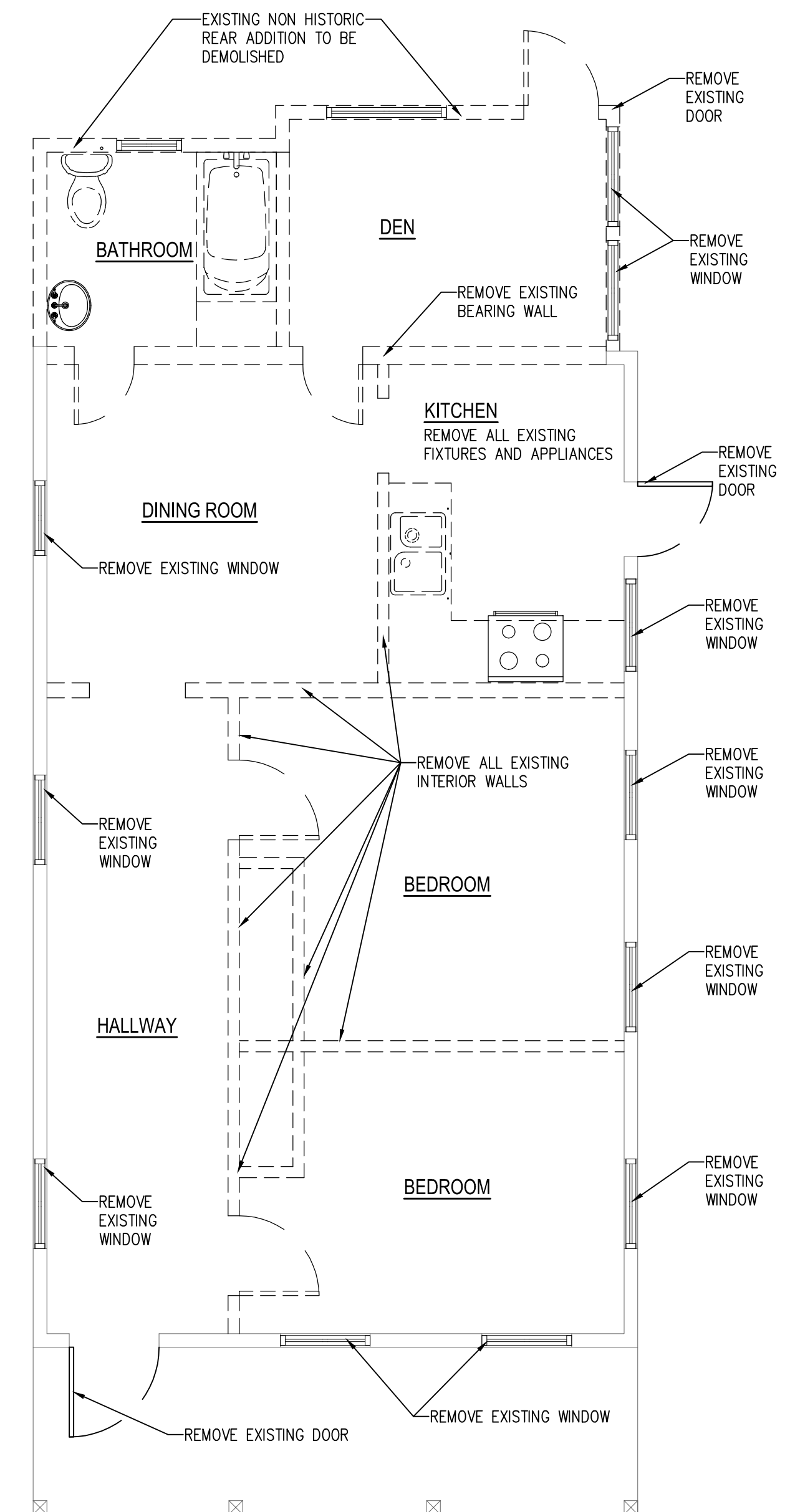
Date: 7.25.2023



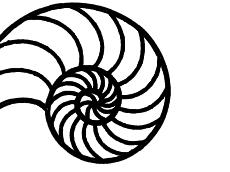
**2** PROPOSED 2ND FLOOR PLAN  
A-1 SCALE: 1/4"=1'-0"



**2** PROPOSED 1ST FLOOR PLAN  
A-1 SCALE: 1/4"=1'-0"



**1** DEMOLITION FLOOR PLAN  
A-1 SCALE: 1/4"=1'-0"



**NAUTILUS**  
DRAFTING & DESIGN  
SERVICES

CONTACT INFO:  
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CELLPHONE:  
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HARC APPLICATION

1021 GRINNELL ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

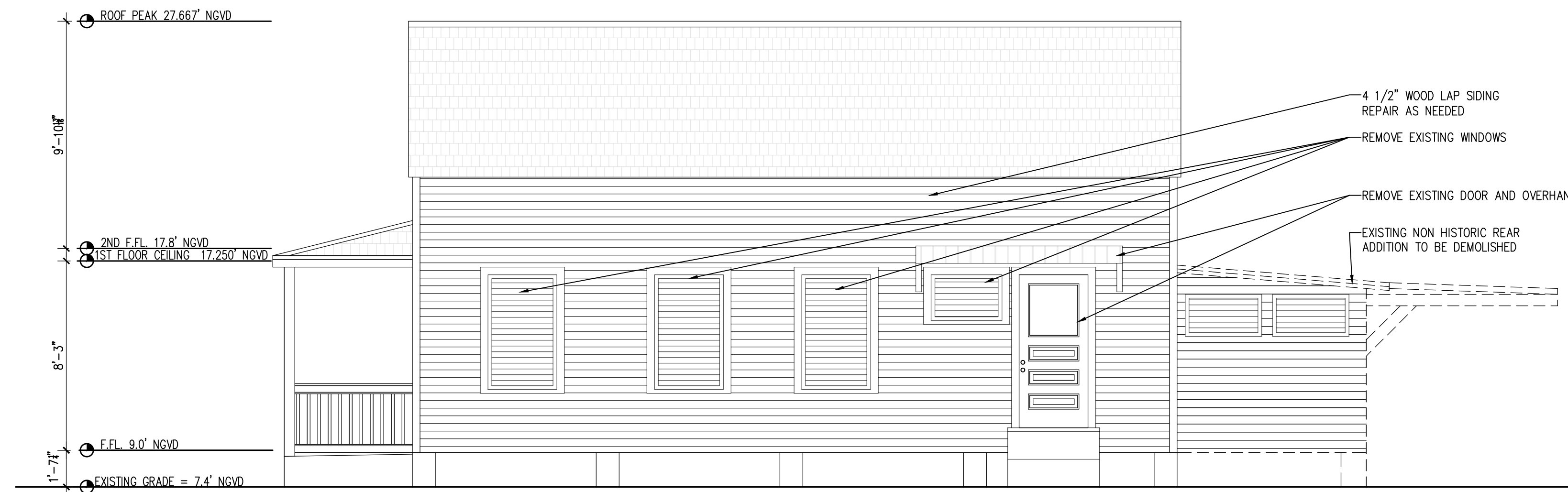
Revisions:

Title:  
EXISTING  
ELEVATIONS

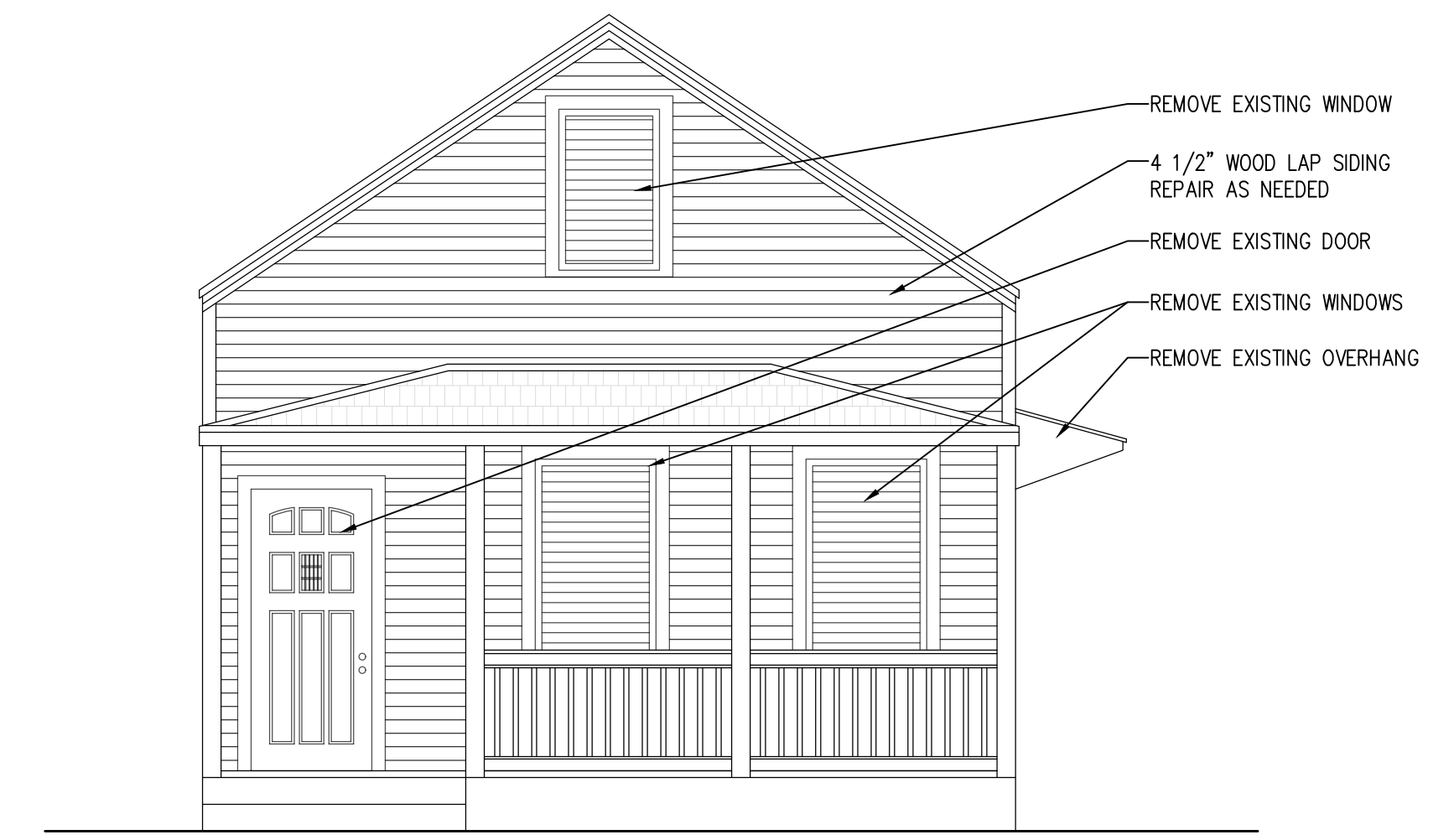
Sheet Number:

**A-2**

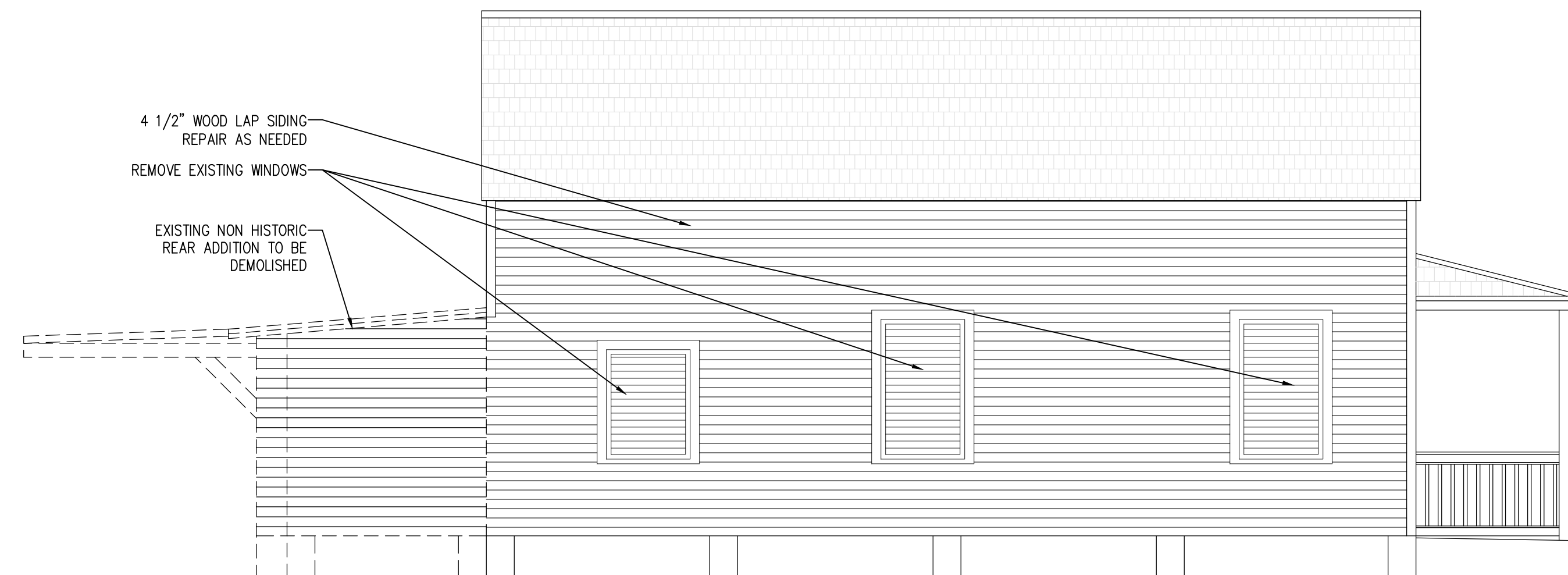
Date: 7.25.2023



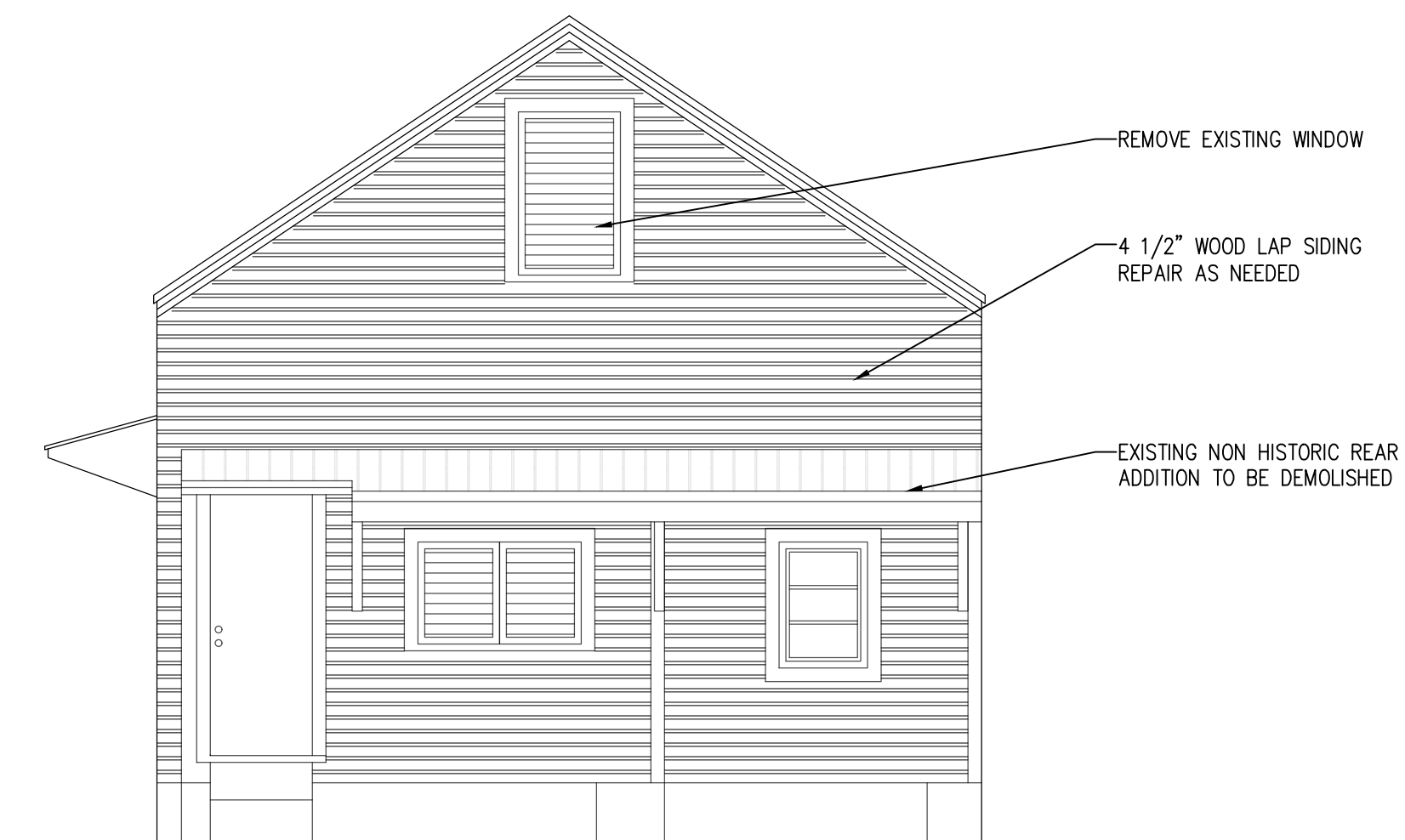
**3**  
EXISTING SIDE ELEVATION  
SCALE: 1/4"=1'-0"



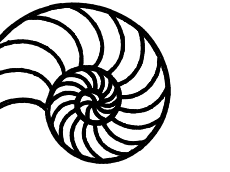
**4**  
EXISTING FRONT ELEVATION  
SCALE: 1/4"=1'-0"



**2**  
EXISTING SIDE ELEVATION  
SCALE: 1/4"=1'-0"



**1**  
EXISTING REAR ELEVATION  
SCALE: 1/4"=1'-0"



**NAUTILUS**  
DRAFTING & DESIGN  
SERVICES

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HARC APPLICATION  
1021 GRINNELL ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

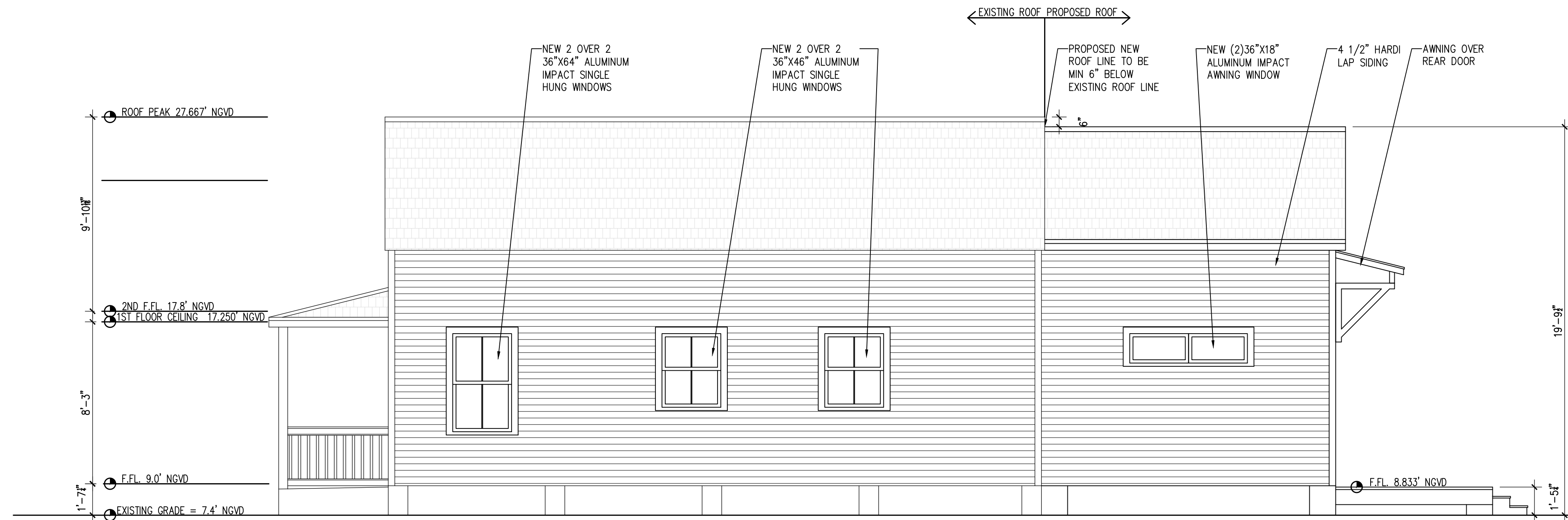
Revisions:

Title: PROPOSED  
ELEVATIONS

Sheet Number:

**A-3**

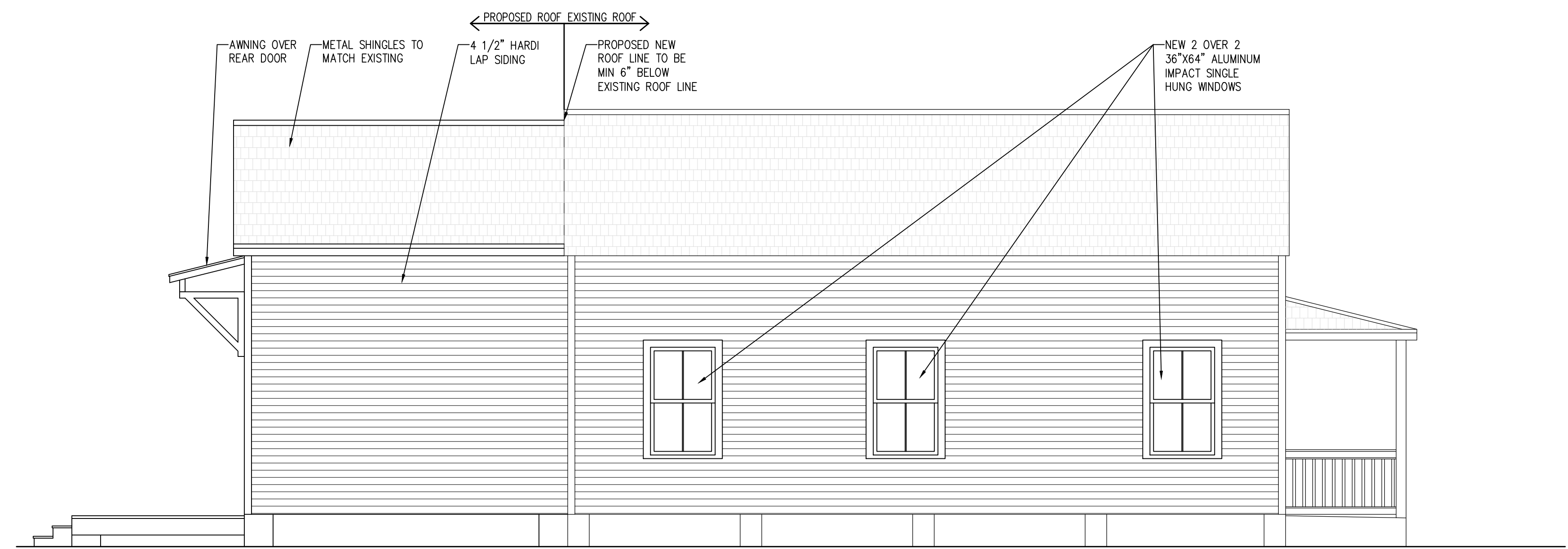
Date: 7.25.2023



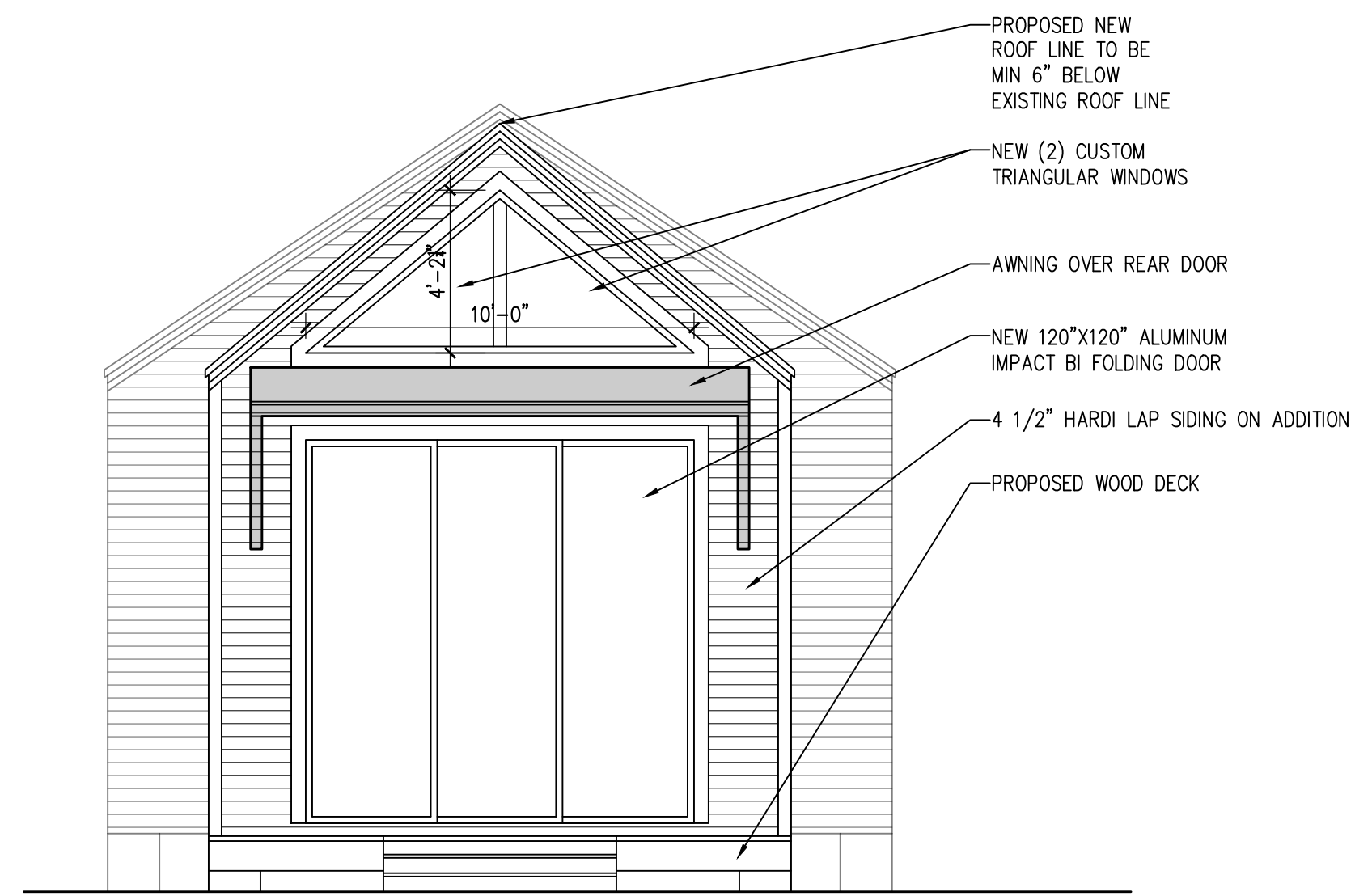
**3** PROPOSED SIDE ELEVATION  
A-3 SCALE: 1/4"=1'-0"



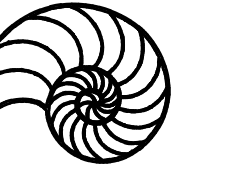
**4** PROPOSED FRONT ELEVATION  
A-3 SCALE: 1/4"=1'-0"



**2** PROPOSED SIDE ELEVATION  
A-3 SCALE: 1/4"=1'-0"



**1** PROPOSED REAR ELEVATION  
A-3 SCALE: 1/4"=1'-0"



**NAUTILUS**  
DRAFTING & DESIGN  
SERVICES

CONTACT INFO:  
JONATHAN TAVAREZ  
EMAIL:  
NAUTILUSDRAFTING@GMAIL.COM  
CELLPHONE:  
305-906-1530

**HARC APPLICATION**

1021 GRINNELL ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

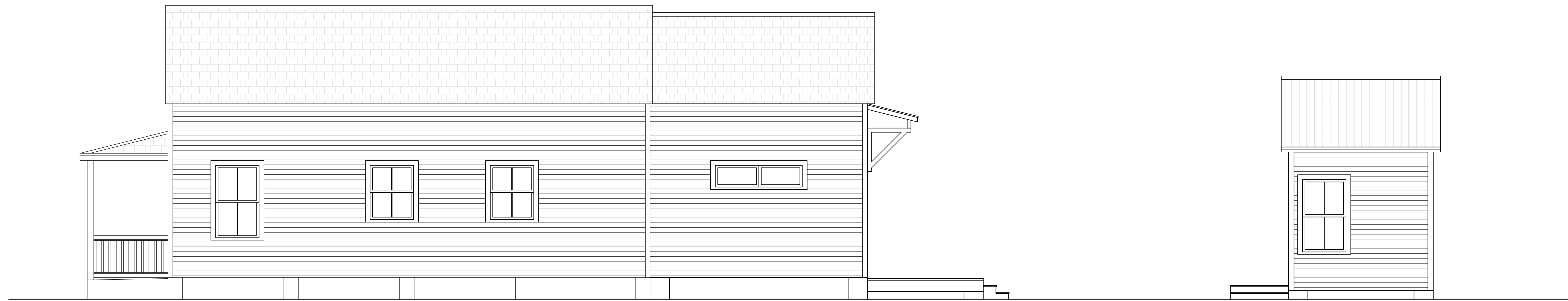
Revisions:

Title:  
ACCESSORY  
STRUCTURE

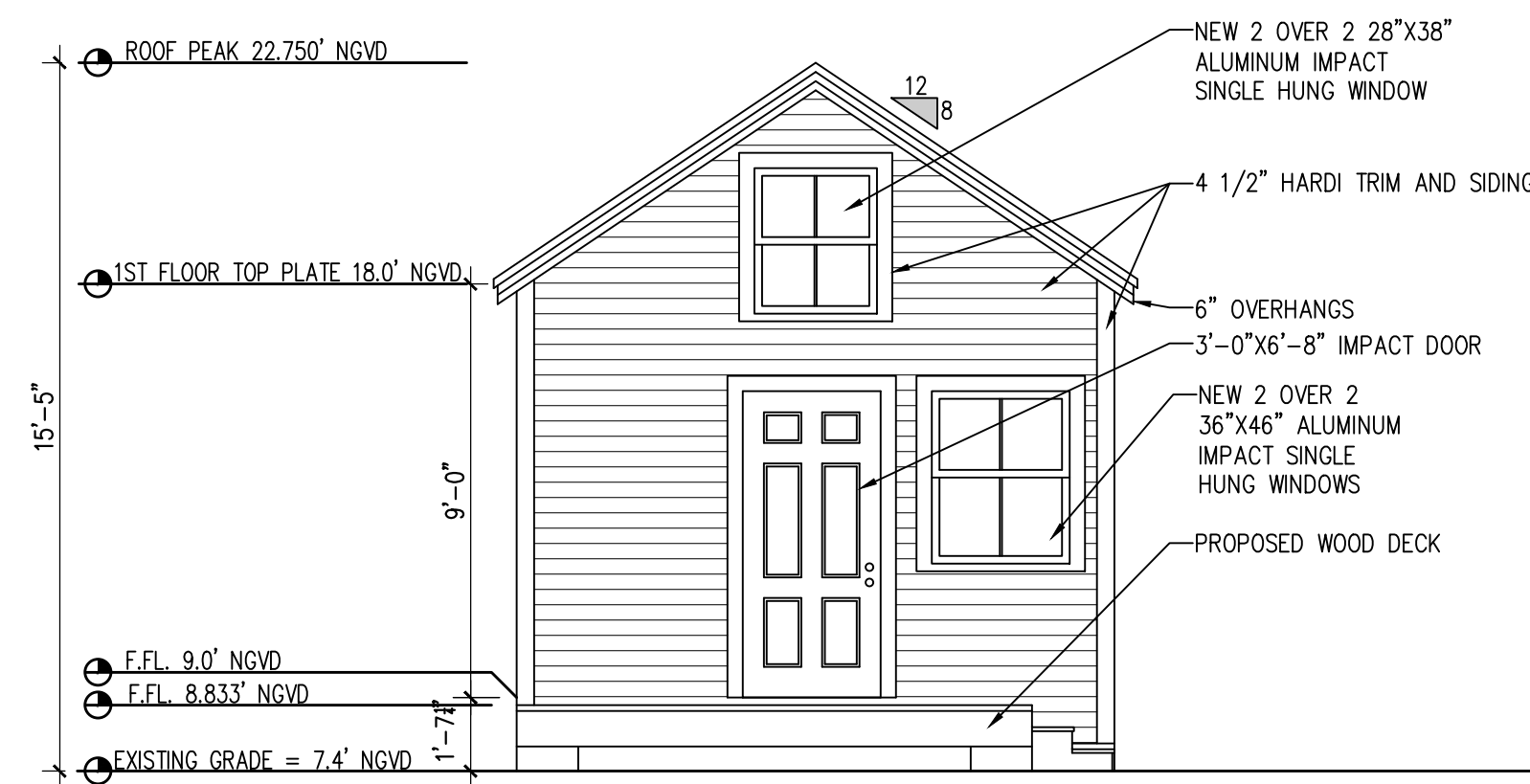
Sheet Number:

**A-4**

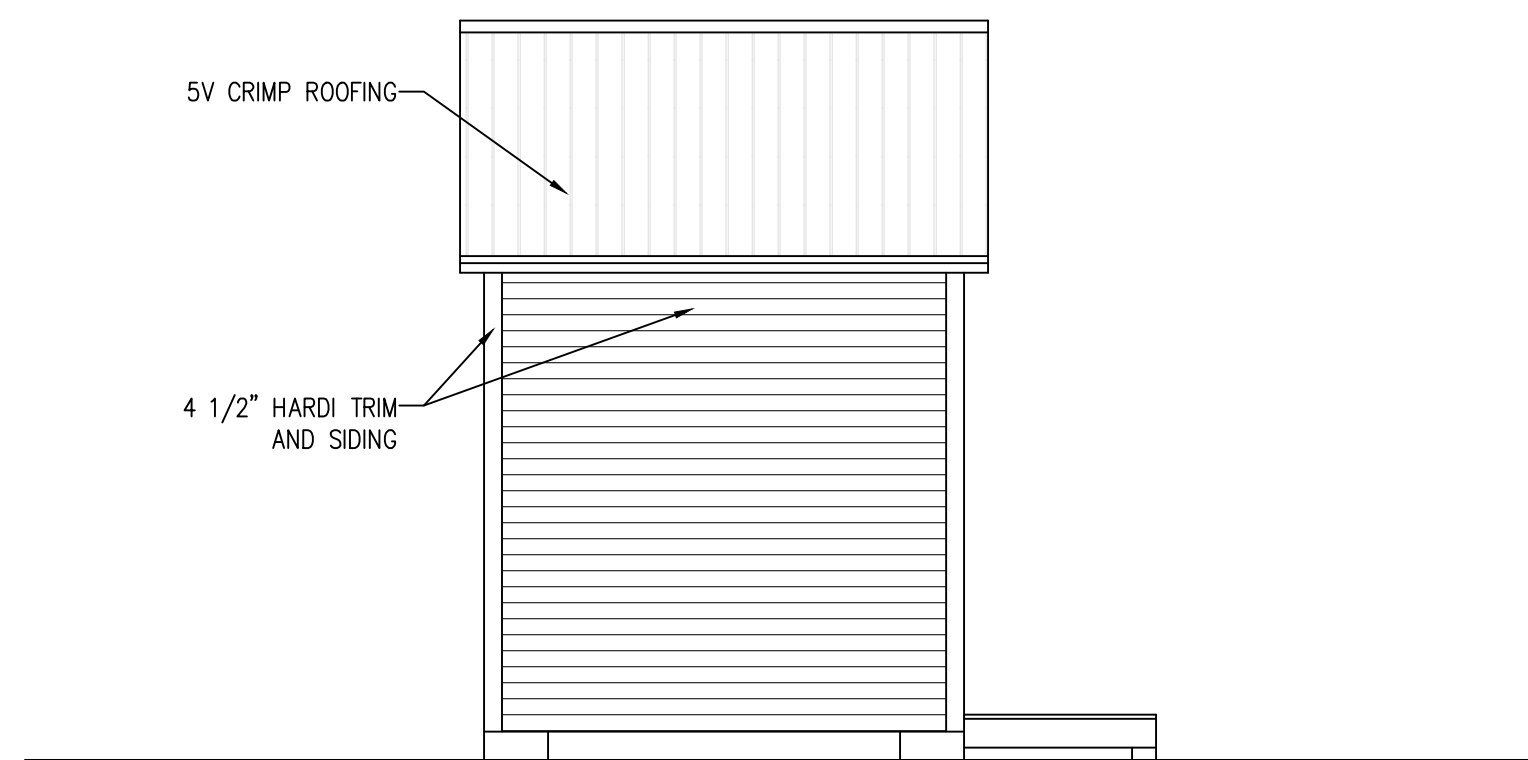
Date: 7.25.2023



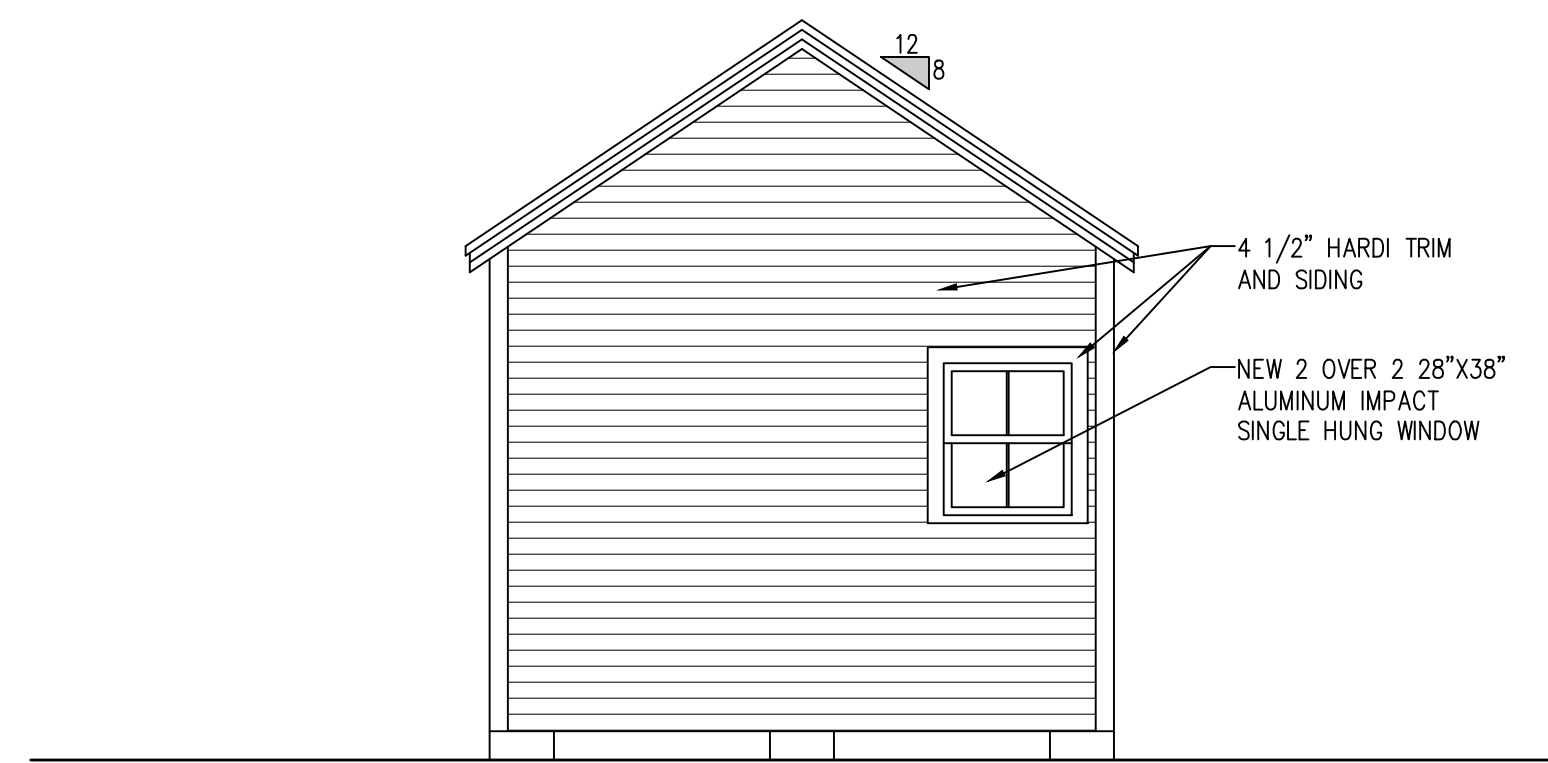
**6** PROPOSED SIDE ELEVATION WITH ACCESSORY STRUCTURE  
A-4 SCALE: 1/4"=1'-0"



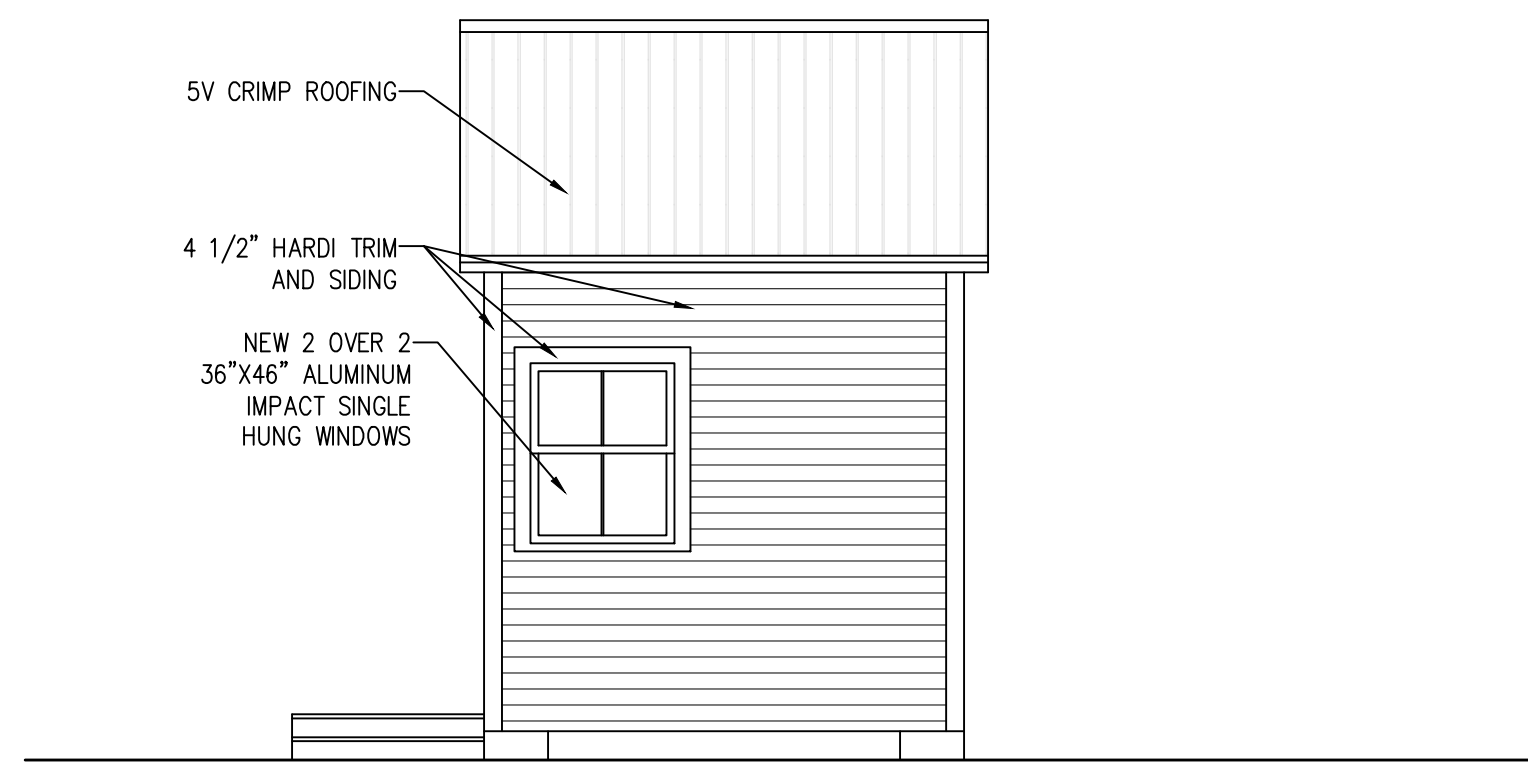
**4** PROPOSED FRONT ELEVATION  
A-4 SCALE: 1/4"=1'-0"



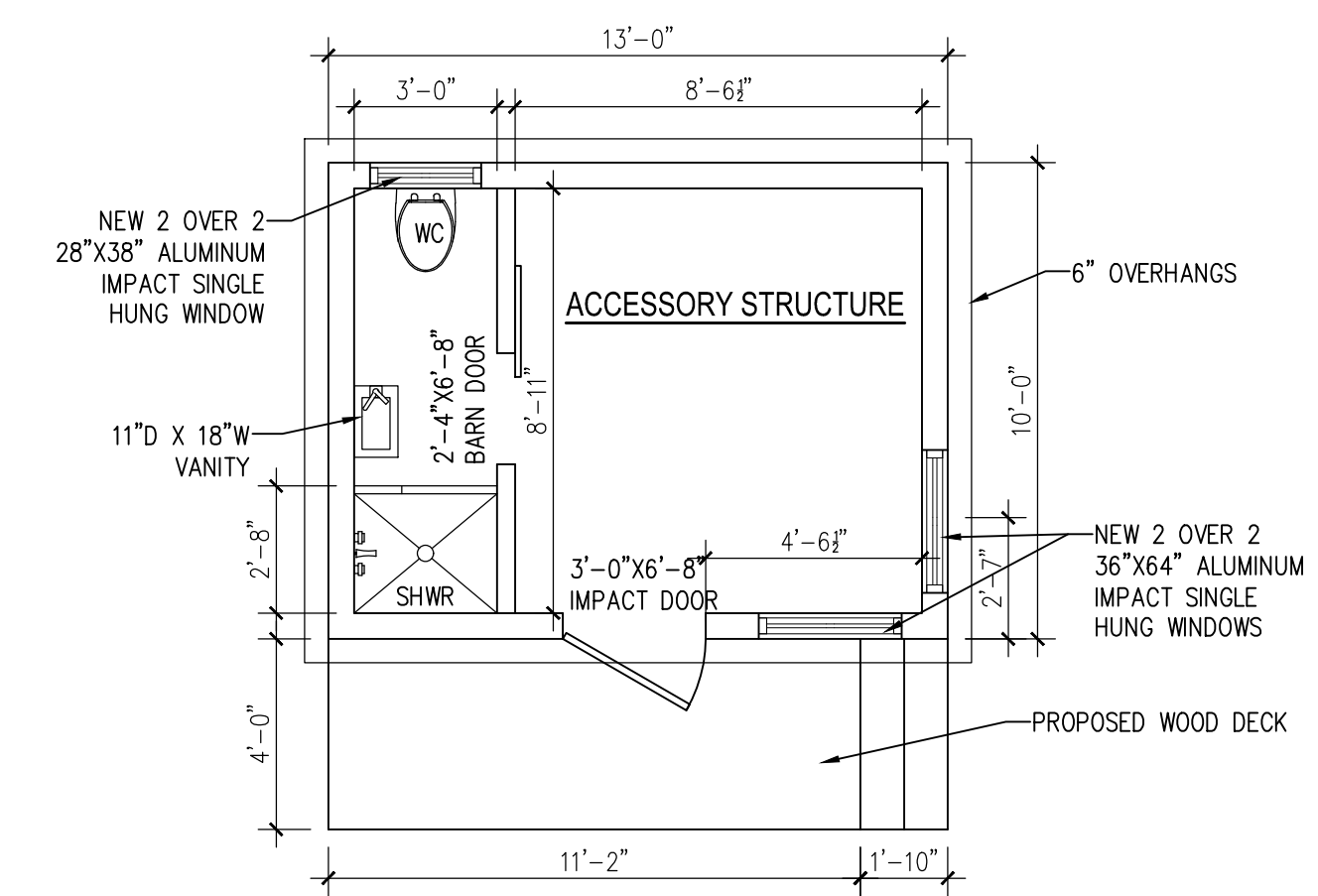
**5** PROPOSED SIDE ELEVATION  
A-4 SCALE: 1/4"=1'-0"



**3** PROPOSED REAR ELEVATION  
A-4 SCALE: 1/4"=1'-0"



**2** PROPOSED SIDE ELEVATION  
A-4 SCALE: 1/4"=1'-0"



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



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 23, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING HOUSE AND NEW REAR ADDITION. NEW ONE-STORY ACCESSORY STRUCTURE AND DECK AT REAR. DEMOLITION OF NON-HISTORIC ADDITIONS AND SHED AT REAR.**

**#1021 GRINELL STREET**

**Applicant – Nautilus Drafting & Design Services    Application #H2023-0023**

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](http://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** 00031370-000000  
**Account#** 1032166  
**Property ID** 1032166  
**Millage Group** 10KW  
**Location** 1021 GRINNELL ST, KEY WEST  
**Address**  
**Legal** KW G G WATSON SUB I-209 PT LOT 12 SQR 3 TR 13 E4-477 E5-353 OR900-1535  
**Description** OR948-1515 OR959-625 OR969-1686 OR1158-901 OR3196-79 OR3227-179  
 OR3227-183 OR3227-185 OR3227-215  
 (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

MOODY JOSEPH FRANCIS  
 1021 Grinnell St  
 Key West FL 33040

## Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$84,684	\$93,793	\$81,814	\$83,017
+ Market Misc Value	\$632	\$1,280	\$1,280	\$1,280
+ Market Land Value	\$571,886	\$491,741	\$402,086	\$402,086
= Just Market Value	\$657,202	\$586,814	\$485,180	\$486,383
= Total Assessed Value	\$657,202	\$136,722	\$132,740	\$130,908
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$657,202	\$111,722	\$107,740	\$105,908

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$402,086	\$81,814	\$1,280	\$485,180	\$132,740	\$25,000	\$107,740	\$352,440
2020	\$402,086	\$83,017	\$1,280	\$486,383	\$130,908	\$25,000	\$105,908	\$355,475
2019	\$393,936	\$68,579	\$1,280	\$463,795	\$127,965	\$25,000	\$102,965	\$335,830
2018	\$409,451	\$69,782	\$1,280	\$480,513	\$125,579	\$25,000	\$100,579	\$354,934

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)	2,830.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	2447	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1928
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2003
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	1030	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	840	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	POOR	<b>Heating Type</b>	NONE with 0% NONE
<b>Perimeter</b>	124	<b>Bedrooms</b>	3
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	27	<b>Grade</b>	450
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	840	840	124
OPF	OP PRCH FIN LL	190	0	122
<b>TOTAL</b>		<b>1,030</b>	<b>840</b>	<b>246</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1974	1975	0 x 0	1	100 SF	2
WALL AIR COND	1987	1988	0 x 0	1	1 UT	2
UTILITY BLDG	1964	1965	0 x 0	1	0 SF	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/24/2023	\$140,000	Warranty Deed	2419408	3227	215	19 - Unqualified	Improved		
5/24/2023	\$140,000	Warranty Deed	2419405	3227	185	19 - Unqualified	Improved		
5/24/2023	\$420,000	Warranty Deed	2419404	3227	183	19 - Unqualified	Improved		
5/24/2023	\$0	Quit Claim Deed	2419402	3227	179	11 - Unqualified	Improved		
1/1/1991	\$61,900	Warranty Deed		1158	901	U - Unqualified	Improved		

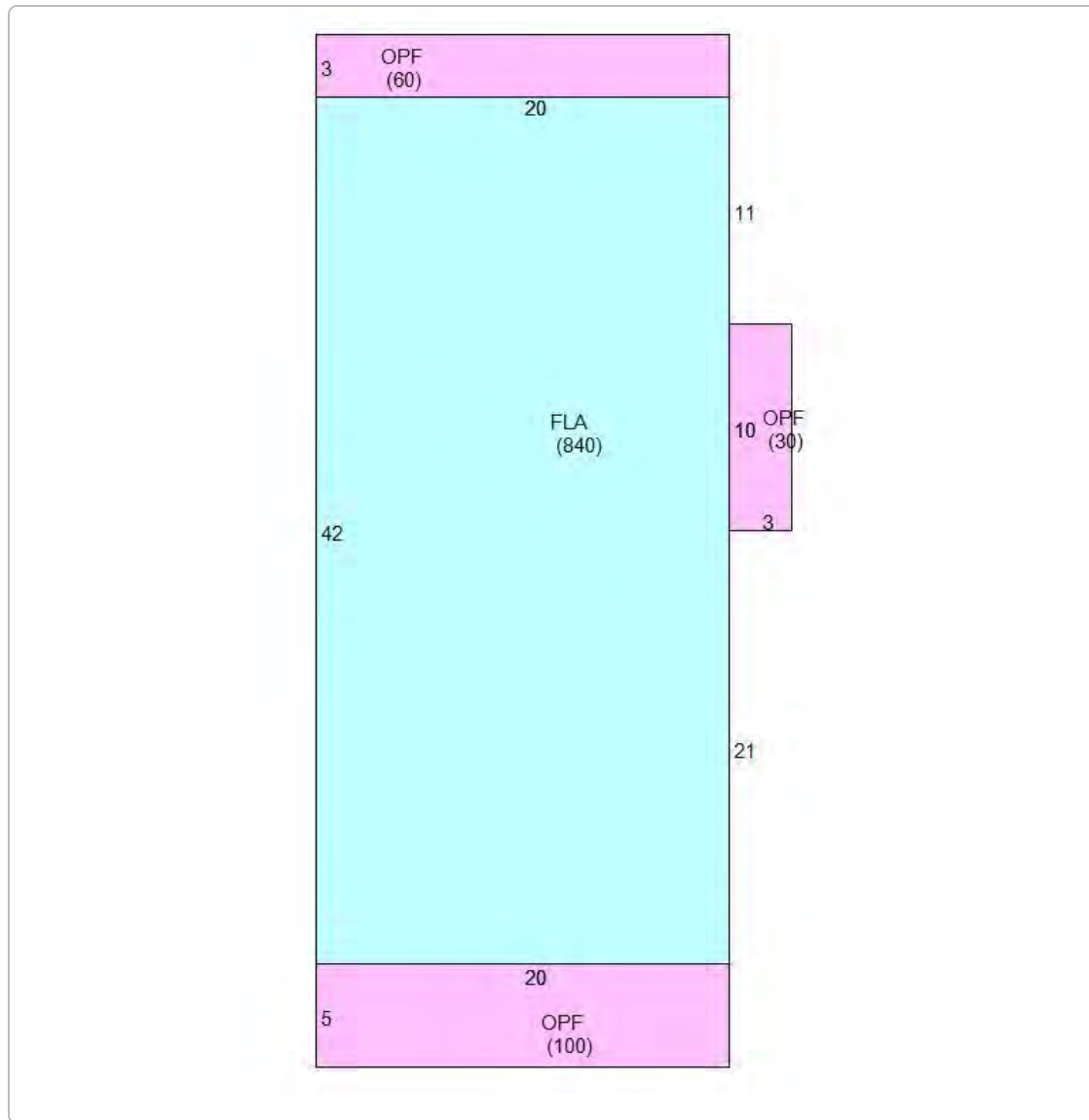
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-1767	5/21/2012	12/7/2012	\$2,400		FRONT PORCH REMEX X/S INSTALL TITANIUM, 26 GAL EAVES DRIP FLASHING,RIDGE CAP, REAR PORCH VCRIMP INSTALL SAME

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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Contact Us

