



Historic Architectural Review Commission Staff Report for Item 13

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: August 24, 2021

Applicant: Raymond and LeeAnn Grundhoefer

Address: #1009 South Street

Description of Work:

New wrap around porch. New pool.

Site Facts:

The site under review is located on the Northeast corner of South and Grinnell Streets. According to our survey, the structure on site is historic circa 1933, but is considered non-contributing. The 1948 and 1962 Sanborn maps show that the house originally had a U-shaped porch. The historic 1965 photo indicates that the U-shaped porch was enclosed sometime between 1962 and 1965. There is currently a non-historic gazebo structure and a wood deck at the Southwest corner of the property.

Guidelines Cited on Review:

- Guidelines for Entrances, Porches and Doors (pages 32-33), specifically guidelines 8 and 16.
- Guidelines for Additions and Alterations to Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 7, 11, 12, 13, 14, 16, 25, 26 and 30.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment (page 39a), specifically the preamble and guidelines 1, 2, 3 and 5.
- Architectural Glossary (pages 69-76), specifically the definition of "Pond" on page 74.

Staff Analysis:

The Certificate of Appropriateness under review proposes construction of a new L-shaped front porch wrapping around from the South to the West side of the house at 1009 South Street. This application also proposes the construction of a new pool and deck on the West side of the property.

The new L-shaped front porch will have metal roofing and will be supported by 6-by-6 wood columns. The porch is proposed to have wood decking. The new porch will incorporate a small gable roof structure that exists over the front door.

A new wood deck is proposed to extend from the West portion of the L-shaped porch in the street-side yard of the property. The deck will extend 13-feet-2-inches out from the porch and will be 5 feet from the property line along Grinnell Street.

The proposed pool in the street-side yard will also be 5-feet from the property line along Grinnell Street. The pool equipment would be on the West elevation of the house towards the rear of the structure.

Consistency with Cited Guidelines:

Staff finds the proposed L-shaped porch to be consistent with the guidelines; however, the proposed pool and deck are contrary to the cited guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment.

The proposed L-shaped porch would be compatible in scale, design, and material to the existing building and to the surrounding context. The wrap around porch would not alter any character defining features, as none really exist today. The house is historic, but it is non-contributing and has been heavily altered over time. Guideline 7 under Additions and Alterations reads, “Additions proposed on the front of a contributing or historic structure are prohibited unless factual evidence for the building or structure in question proves the contrary. The Commission will make a determination if the addition is appropriate to the structure, its site, and surrounding context based on submitted evidence.” The house previously had a U-shaped wrap around porch, which was enclosed in the early 1960s, and the L-shaped porch that is now proposed would be reminiscent of that element of the house’s original design.

Staff opines that the proposed pool and deck do not meet the current guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment. The preamble of these guidelines on page 39a reads, “The installation of pools, hot tubs, spas and related equipment that are located in the front or to the side of a property adjacent to the public right-of-way—excluding rear yards—are not permitted in the historic district, as these modern features detract from the sense of time and place that sets the district apart from modern developments.” Because the proposed pool and related equipment would be located to the side of the property adjacent to Grinnell Street, this location would not be appropriate per today’s guidelines. Guidelines 1 and 2 under Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment are specific to wood decks not being allowed in street-side yards or in front of the front façade of a property. The proposed wood deck would be in the street-side yard 5-feet from the property line and would line up with the proposed front porch on the front façade. Lining the deck up with the porch would have it sticking out in front of the front façade of the house. Based on the pool being located 5-feet from the property line, the existing fence may not be considered adequate screening.

It is evidenced by the photo of the West elevation below that the pool would likely be visible from the public right-of-way on Grinnell Street, which would be contrary to guideline 3:



View of West Elevation from Outside Property

Guideline 5 under Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment specifies that these guidelines do not pertain to ponds. The term “pond” is defined in the Architectural Glossary on page 74 as the following: “A small body of still water not deeper than 18 inches, which is used as a landscape feature and not for human occupation.” The applicant has expressed interest in revising this application to construct a pond rather than a pool in the proposed location.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>2021-0042</i>	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:	<i>1009 South St. Key West FL 33040</i>		
NAME ON DEED:	<i>Raymond and LeeAnn Grundhoefer</i>	PHONE NUMBER	<i>858-204-2528</i>
OWNER'S MAILING ADDRESS:	<i>1009 South St., Key West, FL 33040</i>	EMAIL	<i>Ray-Grundhoefer@ hotmail.com</i>
APPLICANT NAME:	<i>Raymond and LeeAnn Grundhoefer</i>	PHONE NUMBER	<i>858-204-2528</i>
APPLICANT'S ADDRESS:	<i>1009 South St. Key West FL 33040</i>	EMAIL	<i>Ray-Grundhoefer@ hotmail.com</i>
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE	<i>7/21/21 7-22-21</i>

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: <i>Erecting a porch on the South and West sides of the building. Improving the amount of impervious surface and lessening the total building coverage. Also installing a pool that will still improve surface ratio</i>
MAIN BUILDING: <i>Adding a porch on the South and West sides of the building.</i>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): <i>Demolishing rear decking and overhang. All area is behind the house and is not viewable from the street.</i>

RECEIVED

JUL 23 2021

BY: *[Signature]*

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): We are just building a porch and pool.	
PAVERS:	FENCES:
Pool decking 78 sq ft.	HARC approved fences.
DECKS:	PAINTING:
294 sq. ft. concrete slab for pool deck	white on porch and fences
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Landscaping to fill in	Yes, 152 sq ft., back half of property, filter, heater
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	N/A

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:	1009 South St., Key West FL 33040
PROPERTY OWNER'S NAME:	Raymond and LeeAnn Grundhoefer
APPLICANT NAME:	Raymond and LeeAnn Grundhoefer

*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.***

	7/22/21 7-22-21 LeeAnn Grundhoefer DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolishing rear deck and overhang. All area is behind the house and not viewable from the street.

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 area to be demolished is behind the building. No character is diminished.

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

We are not removing anything historic.

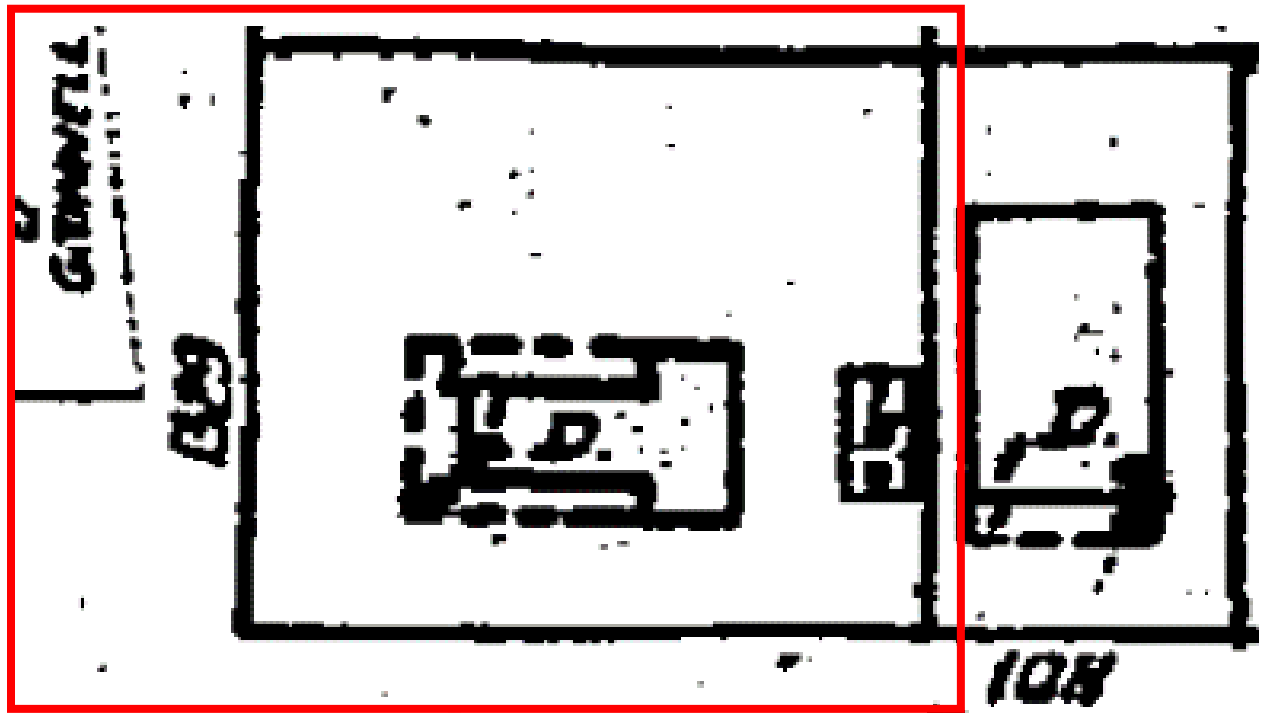
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The area being removed is not a defining historic characteristic.

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

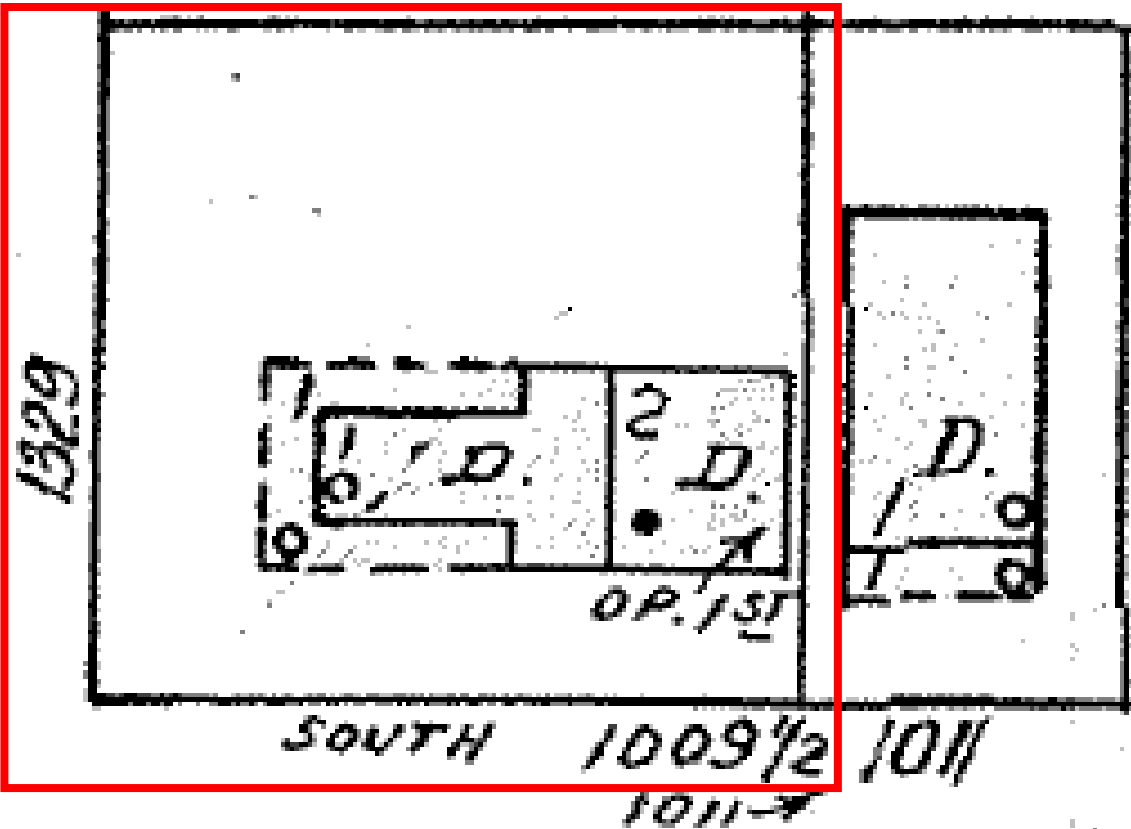
The area is not contributing.

SANBORN MAPS



1948 Sanborn with the property at 1009 South Street indicated in red.

GRIFFINWELL



1962 Sanborn with the property at 1009 South Street indicated in red.

PROJECT PHOTOS



1965 photo of the house at 1009 South Street.



Outside Property Looking Northwest



Outside Property Looking North Towards the Corner



Outside Property Looking East



Outside Property Looking East 2



Inside Property Front Yard Looking Northwest



Inside Property Front Yard Looking North



Inside Property Front Yard Looking West



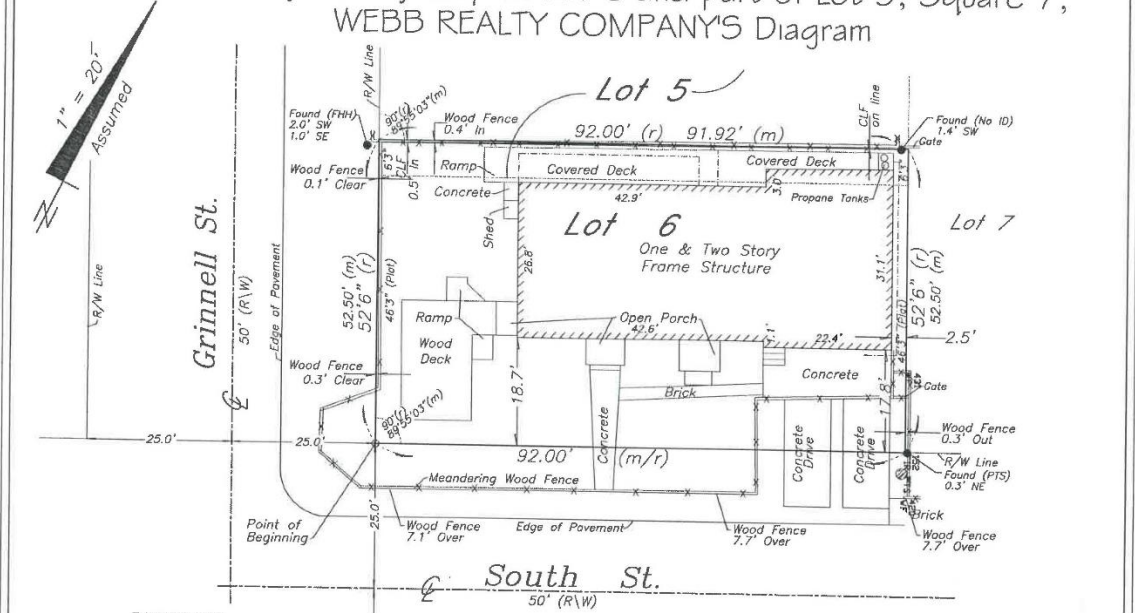
Inside West Side of Property Looking Northwest



Inside West Side of Property Looking South

SURVEY

Boundary Survey Map of Lot 6 and part of Lot 5, Square 7, WEBB REALTY COMPANY'S Diagram



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (As Noted)
- △ 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
- ⊗ Wood Utility Pole
- 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: 1009-1009 1/2 South 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: August 22, 2019
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, known as William Whitehead's map, delineated in February, A.D. 1829, as part of Tract 18, but better known as Lot 6 and part of Lot 5, of Square Seven, according to the Webb Realty Company's diagram of said Tract 18, recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida, commencing at the corner of Grinnell and South Streets and running thence along the line of South Street in a Northeasterly direction 92 feet; thence at right angles in a Northwesterly direction 52 feet, 6 inches; thence at right angles in a Southwesterly direction 92 feet out to Grinnell Street; thence at right angles along the line of Grinnell Street in a Southeasterly direction 52 feet, 6 inches to the Point of Beginning.

BOUNDARY SURVEY FOR: Christopher J. Rounds and Patrick T. Hegarty;
Branch Banking and Trust;
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

August 26, 2019

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



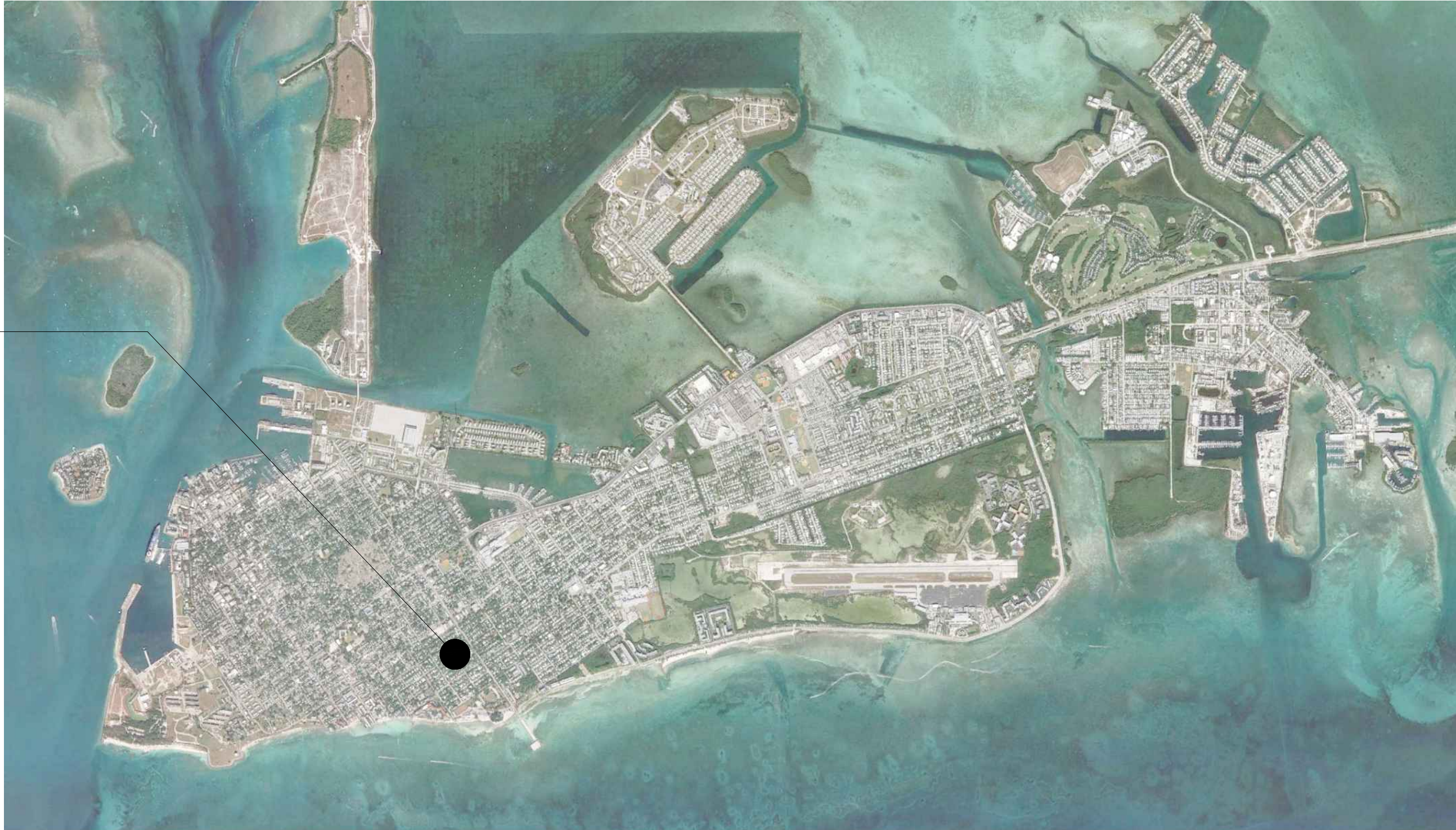
Professional Surveyor & Mapper
PSM #8298

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

PROPOSED DESIGN

REQUEST FOR HARC APPROVAL 1009 SOUTH STREET

SITE LOCATION



**PROJECT LOCATION:
1009 SOUTH STREET
KEY WEST, FL 33040**

**CLIENT:
RAYMOND GRUNDHOEFER**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: RAYMOND GRUNDHOEFER

PROJECT: 1009 SOUTH STREET

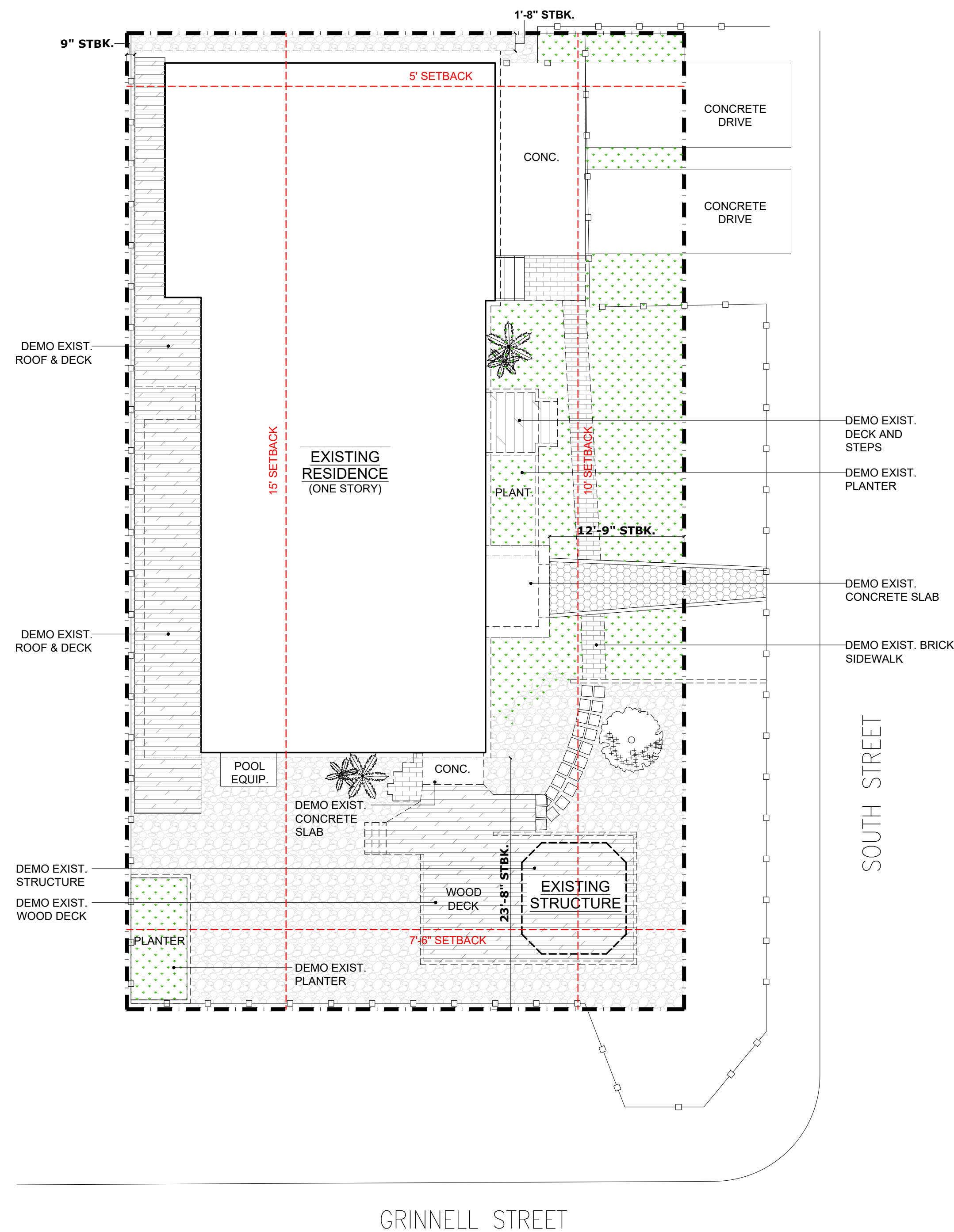
SITE: 1009 SOUTH STREET
KEY WEST, FL 33040

TITLE: COVER

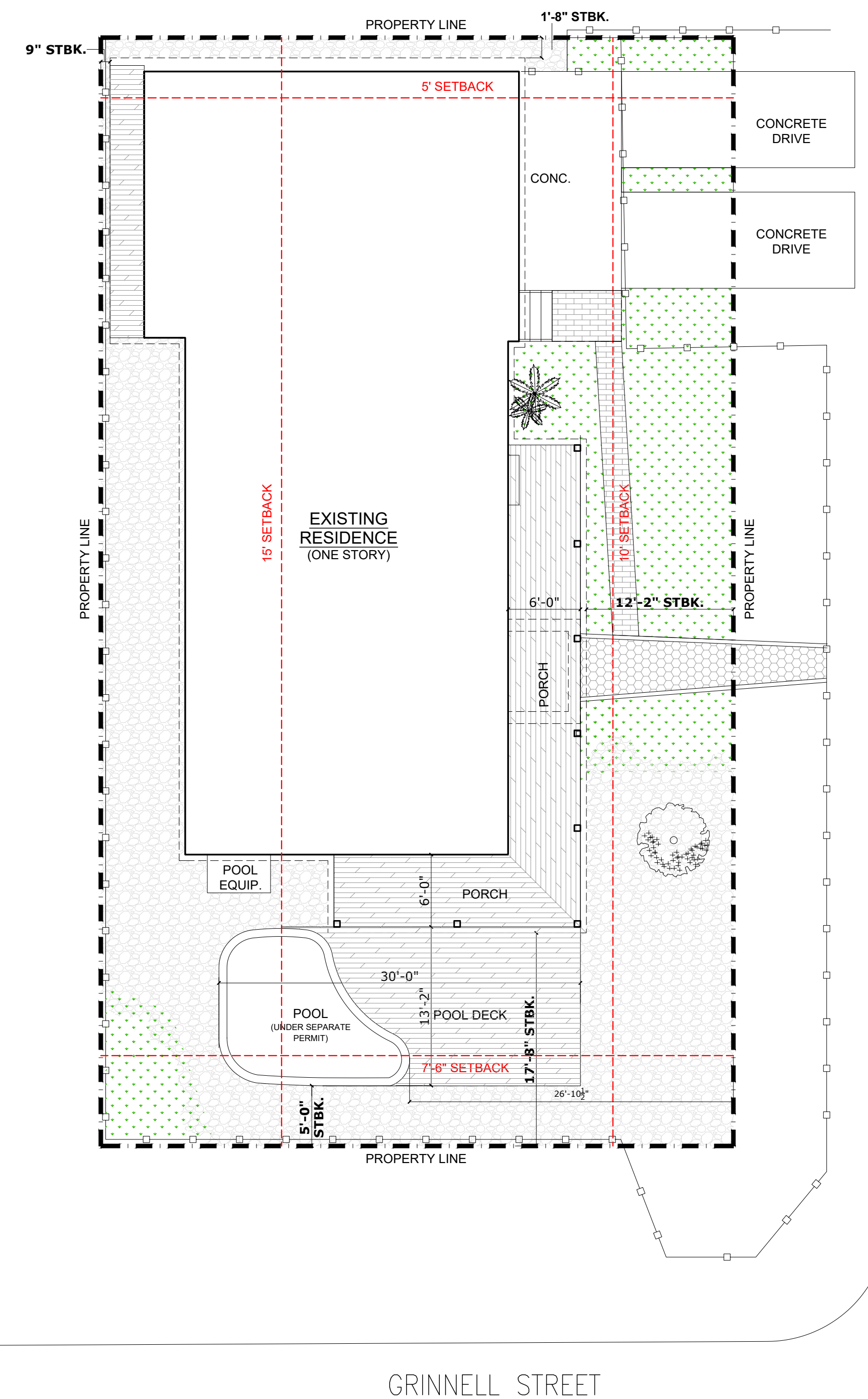
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SIGNATURE:
DATE:
SERGE MARAFIADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482



SITE PLAN EXISTING AND DEMO
SCALE: 1/8"=1'-0"



SITE PLAN PROPOSED
SCALE: 1/8"=1'-0"

SITE DEVELOPMENT SUMMARY

SITE DATA:
 TOTAL SITE AREA: 4,830 SQ.FT.
 LAND USE: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL DISTRICT
 FLOOD ZONE: ZONE X

SETBACKS - TWO STORY RESIDENCE

FRONT:
 REQUIRED 10'-0"
 EXISTING ±12'-9"
 PROPOSED ±12'-2"

STREET SIDE:
 REQUIRED 7'-6"
 EXISTING ±23'-8"
 PROPOSED ±17'-8"

SIDE:
 REQUIRED 5'-0"
 EXISTING ±1'-8"
 PROPOSED NO CHANGE

REAR:
 REQUIRED 15'-0"
 EXISTING ±0'-9"
 PROPOSED NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60% (2,898 SQ.FT.)
 EXISTING 62.28% (±3,008 SQ.FT.)
 PROPOSED 59.97% (±2,897 SQ.FT.)
IMPROVEMENT

BUILDINGS ± 2,349 SQ.FT.
POOL ± 152 SQ.FT.
POOL EQUIPMENT ± 14 SQ.FT.
CONCRETE SLAB ± 294 SQ.FT.
STAIRS ± 10 SQ.FT.
BRICK PAVERS ± 78 SQ.FT.

TOTAL ± 2,897 SQ.FT.

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% MAX. (±1,932 SQ.FT.)
 EXISTING 49.32% (±2,382 SQ.FT.)
 PROPOSED 48.63% (±2,349 SQ.FT.)
IMPROVEMENT

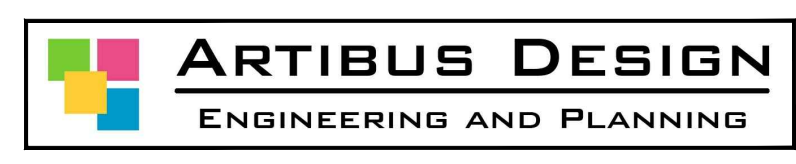
MINIMUM OPEN SPACE:

REQUIRED 35% (±1,690.5 SQ.FT.)
 EXISTING 33.37% (±1,612 SQ.FT.)
 PROPOSED 34.16% (±1,650 SQ.FT.)
IMPROVEMENT

MAXIMUM HEIGHT:
 PROPOSED 30 FT
 NO CHANGE

REAR SETBACK COVERAGE: < 30% (±414 SQ.FT.)
 TOTAL AREA: ± 1,380 SQ.FT.
 EXISTING: ± 902 SQ.FT. (65.36%)
 PROPOSED: ± 703 SQ.FT. (50.94%)
IMPROVEMENT

REV.	DESCRIPTION:	BY:	DATE:



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 CA # 30835

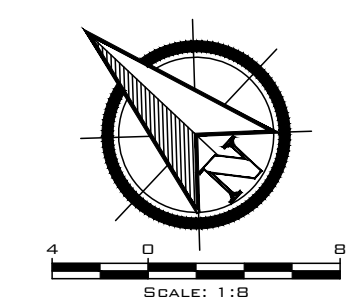
CLIENT: RAYMOND GRUNDHOEFER

PROJECT: 1009 SOUTH STREET

SITE: 1009 SOUTH STREET
 KEY WEST, FL 33040

TITLE: SITE PLAN

SCALE AT 1/8"=1'-0"	DATE: 06/11/21	DRAWN: VF	CHECKED: SM
PROJECT NO: 20	DRAWING NO: C-101	REVISION: 1	



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 SIGNATURE: _____
 DATE: _____
 SERIE MARIAPAZO
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 07482



EXISTING FRONT ELEVATION
SCALE: 3/8"=1'-0"



PROPOSED FRONT ELEVATION
SCALE: 3/8"=1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:
DATE:

SEBIE MARSHALL
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

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STATUS:			



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PROJECT: 1009 SOUTH STREET

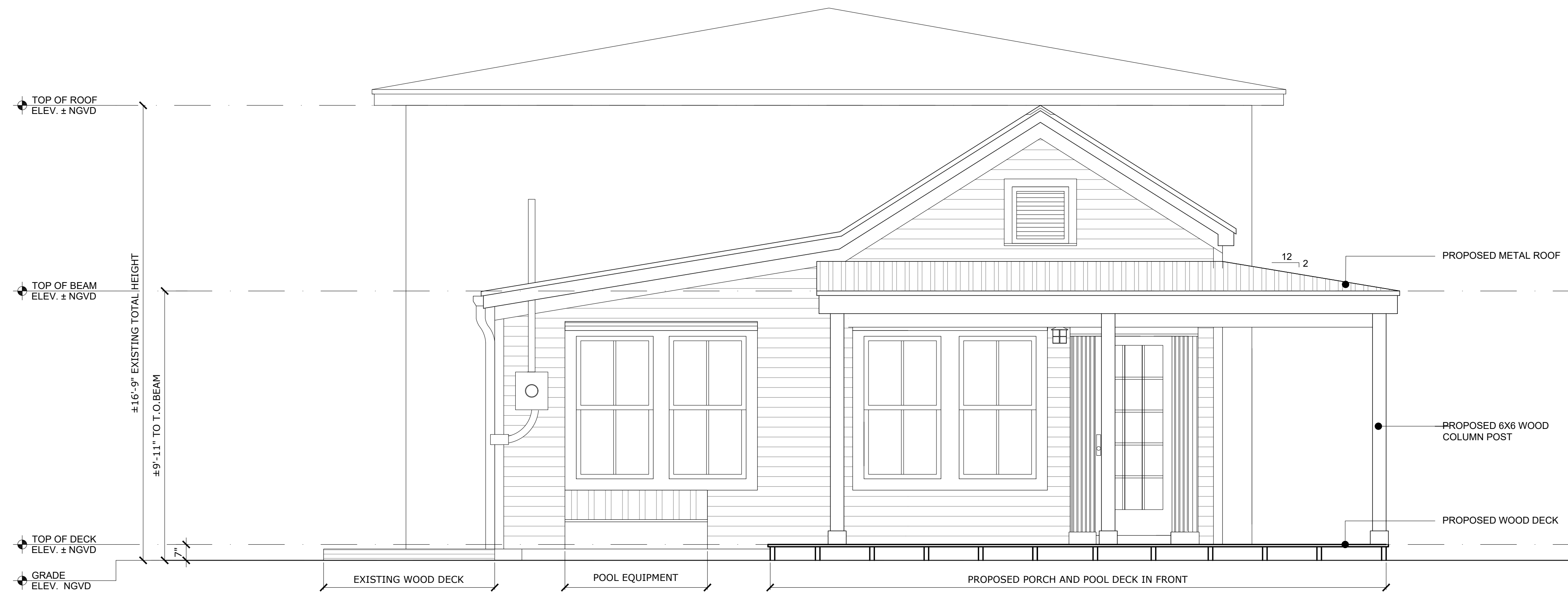
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KEY WEST, FL 33040

TITLE: ELEVATIONS

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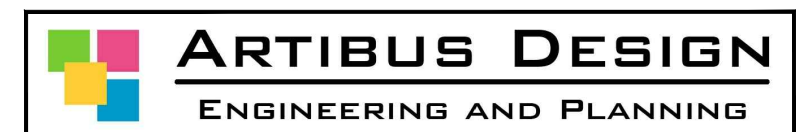


EXISTING LEFT SIDE ELEVATION
SCALE : 3/8"=1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE : 3/8"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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 CA # 30835

CLIENT: **RAYMOND GRUNDHOEFER**

PROJECT: **1009 SOUTH STREET**

SITE: **1009 SOUTH STREET
KEY WEST, FL 33040**

TITLE: **ELEVATIONS**

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SIGNATURE:
 DATE:

SEBIE MARIATYD
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 07482



EXISTING REAR ELEVATION
SCALE : 3/8"=1'-0"



PROPOSED REAR ELEVATION
SCALE : 3/8"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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 3710 N. ROOSEVELT BLVD
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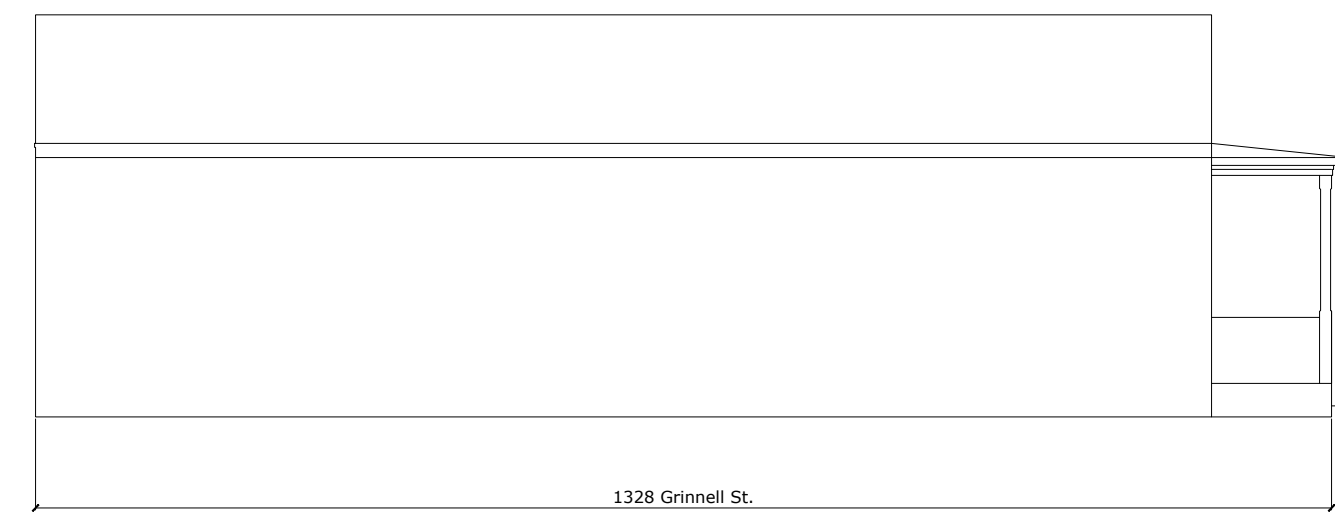
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SIGNATURE:
 DATE:

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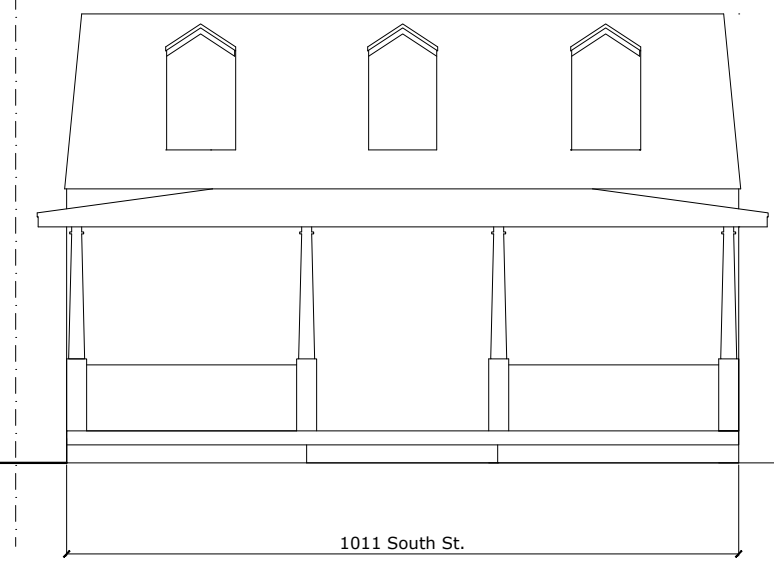


1328 Grinnell St.

GRINNELL ST.

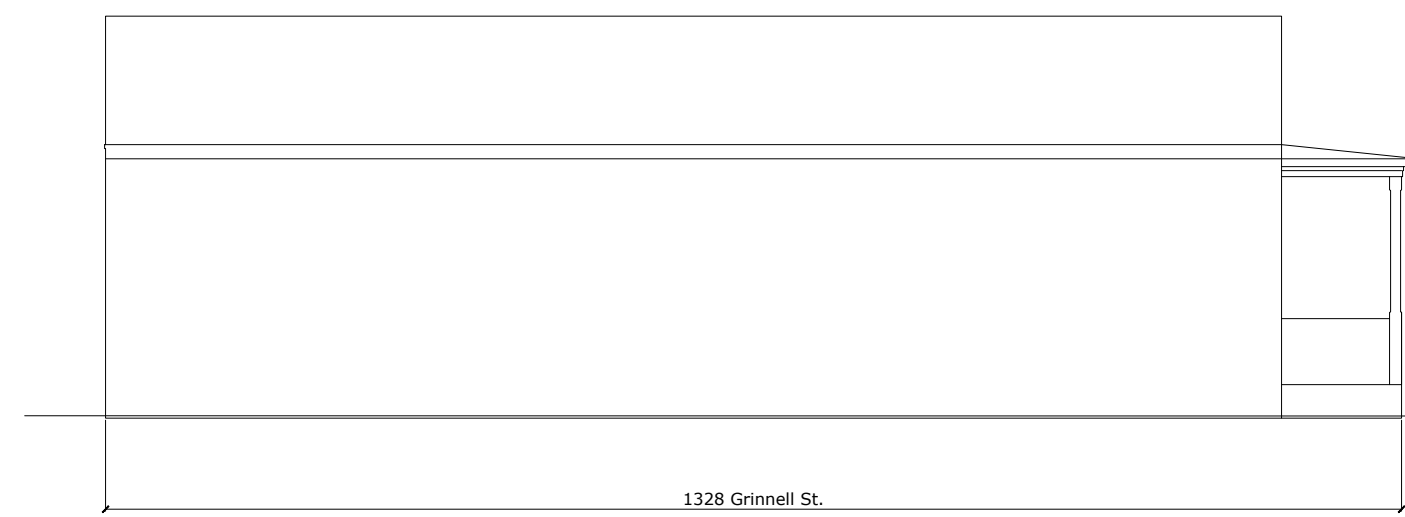


1009 South St.



1011 South St.

EXISTING SOUTH ST. SIDE STREETScape
SCALE: 1/8" = 1'-0"

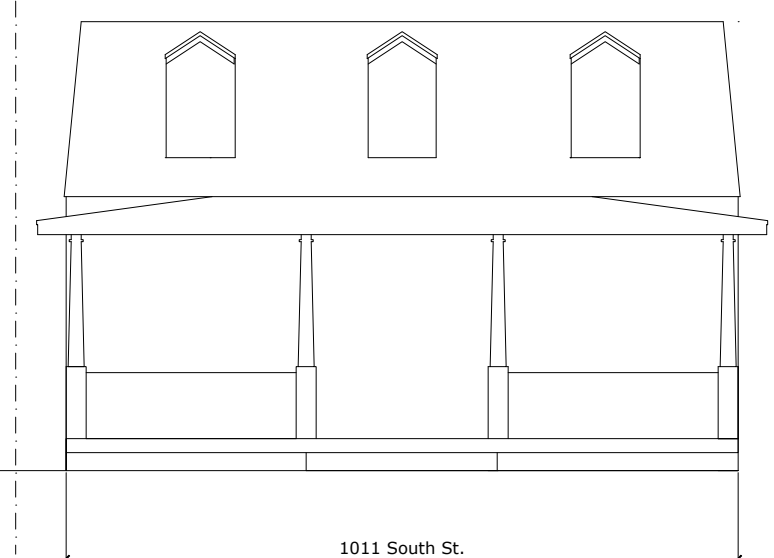


1328 Grinnell St.

GRINNELL ST.

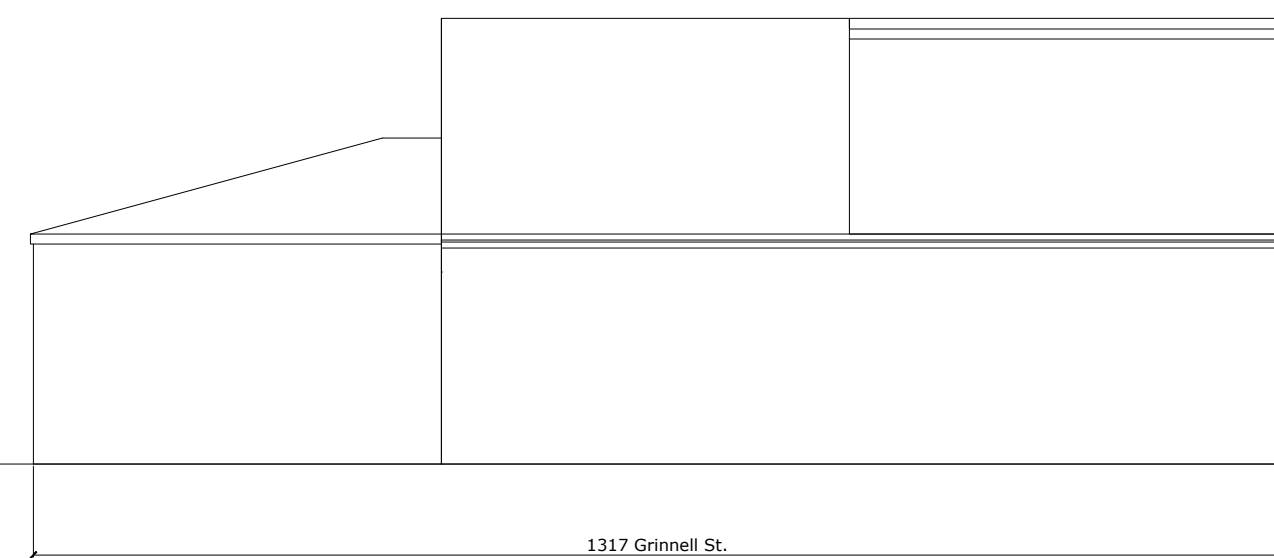


1009 South St.



1011 South St.

PROPOSED SOUTH ST. SIDE STREETScape
SCALE: 1/8" = 1'-0"

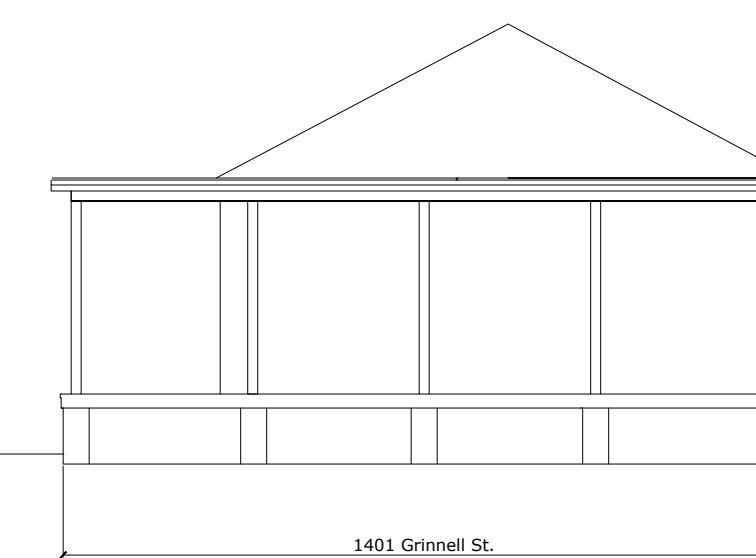


1317 Grinnell St.



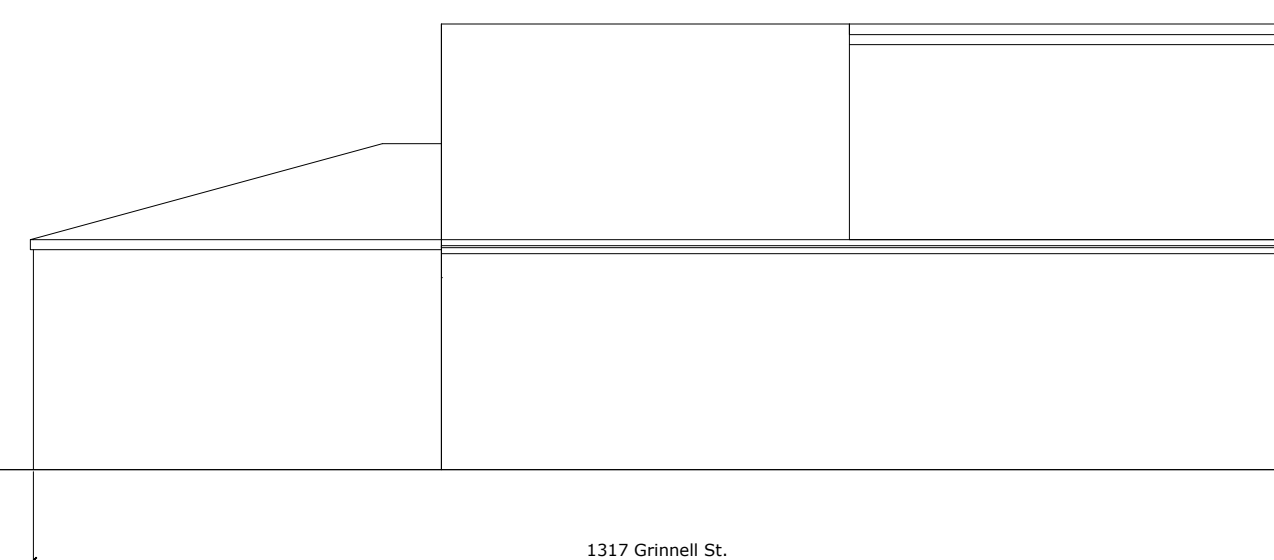
1009 South St.

SOUTH ST.



1401 Grinnell St.

EXISTING GRINNELL ST. SIDE STREETScape
SCALE: 1/8" = 1'-0"

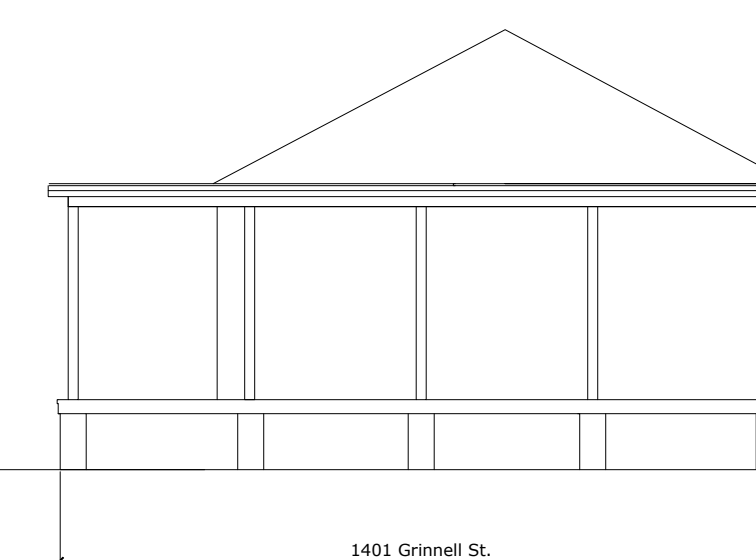


1317 Grinnell St.



1009 South St.

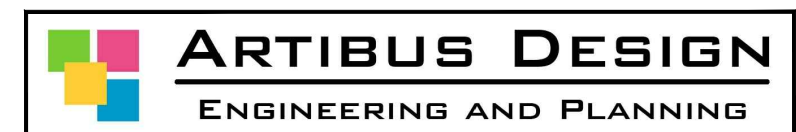
SOUTH ST.



1401 Grinnell St.

PROPOSED GRINNELL ST. SIDE STREETScape
SCALE: 3/16" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **RAYMOND GRUNDHOEFER**

PROJECT: **1009 SOUTH STREET**

SITE: **1009 SOUTH STREET
KEY WEST, FL 33040**

TITLE: **STREETSCAPE**

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/25/21	DA	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	A-204	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

BERNIE MARSHAKOVY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

NEW WRAP AROUND PORCH. NEW POOL. DEMOLITION OF EXISTING DECKING AND GAZEBO STRUCTURE.

#1009 SOUTH STREET

Applicant – Raymond and LeeAnn Grundhoefer Application #H2021-0042

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Kathleen McDonald, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1009 South Street on the 18 day of August, 2021.

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 August 24, 2021.

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 2021-0042.

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

Signed Name of Affiant:

Kathleen McDonald
Date: 8/18/21
Address: 1303 White St.
City: Key West
State, Zip: FL, 33040

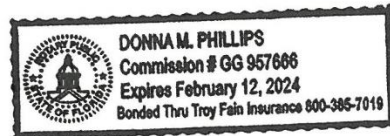
The forgoing instrument was acknowledged before me on this 18 day of August, 2021.

By (Print name of Affiant) Kathleen McDonald who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Donna Phillips
Print Name: Donna Phillips

Notary Public - State of Florida (seal)
My Commission Expires: 2.12.24





PROPERTY APPRAISER INFORMATION



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 00039330-000000
 Account# 1040070
 Property ID 1040070
 Millage Group 10KW
 Location 1009 SOUTH St, KEY WEST
 Address
 Legal KW WEBB REALTY CO SUB PB1-42 PT LOT 5 ALL LOT 6 SQR 7 TR 18 G45-440/41 OR374-40/41 OR375-381/82
 Description OR1221-1198/99 OR1672-1 OR1468-1477/149 OR1474-1063/65 OR1474-1066 OR1474-1073/75 OR1493-1429
 OR1672-7 OR1672-8 OR2808-1738 OR2983-0443 OR3050-0394
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision The Webb Realty Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[GRUNDHOEFER RAYMOND](#)
 1009 South St
 Key West FL 33040

GRUNDHOEFER LEEANN
 1009 South St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$228,747	\$318,699	\$276,765	\$276,765
+ Market Misc Value	\$7,626	\$7,626	\$7,522	\$7,522
+ Market Land Value	\$471,976	\$487,830	\$525,637	\$500,026
= Just Market Value	\$808,349	\$814,155	\$809,924	\$784,313
= Total Assessed Value	\$808,349	\$594,758	\$554,782	\$517,810
- School Exempt Value	\$0	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$808,349	\$592,880	\$558,043	\$569,790

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (0800)	4,830.00	Square Foot	0	0

Buildings

Building ID 3083
 Style 2 STORY ELEV FOUNDATION
 Building Type M.F. - R4 / R4
 Gross Sq Ft 3163
 Finished Sq Ft 2381
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 314
 Functional Obs 0
 Economic Obs 0
 Depreciation % 10
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1933
 Effective Year Built 2010
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 4
 Full Bathrooms 3
 Half Bathrooms 1
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,381	2,381	374
OPU	OP PR UNFIN LL	20	0	18
OPF	OP PRCH FIN LL	399	0	194
PTO	PATIO	303	0	78
SBU	UTIL UNFIN BLK	60	0	34
TOTAL		3,163	2,381	698

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1969	1970	1	210 SF	2
FENCES	1969	1970	1	312 SF	2
CUSTOM PATIO	1969	1970	1	45 SF	4
WALL AIR COND	1993	1994	1	1 UT	1
WALL AIR COND	1993	1994	1	2 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/13/2020	\$1,125,000	Warranty Deed	2285901	3050	0394	O1 - Qualified	Improved
8/29/2019	\$975,000	Warranty Deed	2235266	2983	0443	O1 - Qualified	Improved
1/12/2001	\$67,500	Warranty Deed		1672	0008	P - Unqualified	Improved
1/11/2001	\$67,500	Warranty Deed		1672	0007	P - Unqualified	Improved
7/1/1997	\$129,200	Warranty Deed		1468	0147	H - Unqualified	Improved

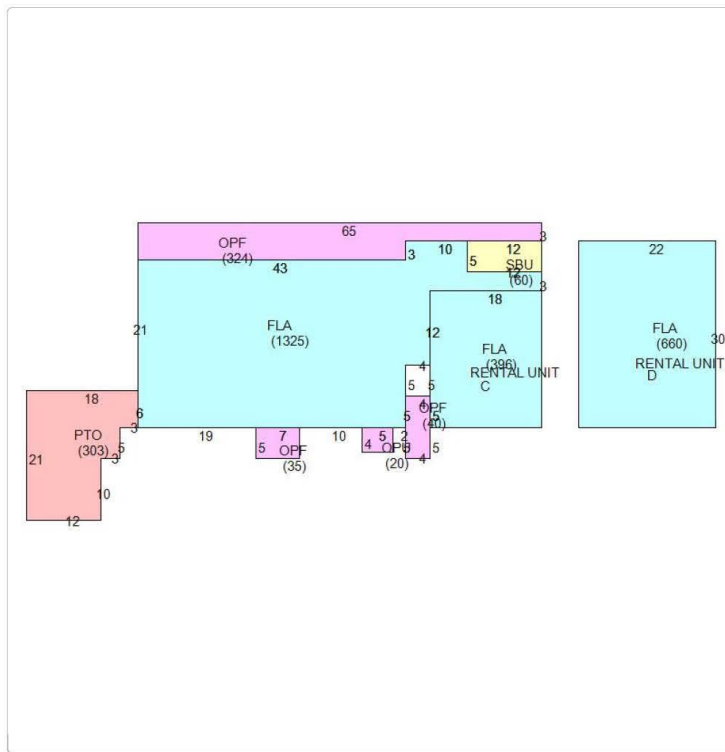
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-0582	4/21/2021		\$18,950		Remove flat ceiling install new framing for vaulted ceiling. See drawing for full scope of work
21-0786	4/21/2021	4/20/2021	\$3,958		install new ceiling fans, light in attic, low voltage lights in living room area
03-1063	5/21/2003	9/24/2003	\$9,000		DECKING FOR PATIO
0101615	4/20/2001	10/22/2001	\$1,000		PAINTING
0100984	3/13/2001	10/22/2001	\$5,000		REPAIRS/RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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[GDPR Privacy Notice](#)

Last Data Upload: 8/17/2021, 2:14:33 AM



Version 2.3.141