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## Historic Architectural Review Commission Staff Report for Item 14

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:

Demolition of existing decking and gazebo structure.

### 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.

### Ordinances Cited on Review:

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

### Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of an existing deck and non-historic gazebo structure at the Southwest corner of the property at 1009 South Street. The demolition would also include an existing porch at the rear of the house. Construction of an L-shaped front porch, a new pool, and a new deck are proposed as part of this application.

It is staff's opinion that the request for the demolition of the existing decking and non-historic gazebo and porch structures shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *The historic architectural review commission shall not issue a certificate of appropriateness 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 removal of the existing structures will not have a negative effect on the character of the surrounding neighborhood.

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

The structures under review for demolition are not historic.

- (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;*

The structures under review are not significant later additions, and they have not acquired historic significance that is important to the site or surrounding district.

- (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 in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

# 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 #<br><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.,<br/>Key West, FL 33040</i> | EMAIL        | <i>Ray-Grundhoefer@<br/>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.<br/>Key West FL 33040</i>   | EMAIL        | <i>Ray-Grundhoefer@<br/>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

|  |
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| <b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>  |
| 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):<br><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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

|  |  |
|--|--|
| ACCESSORY STRUCTURE(S): We are just building a porch and pool. |  |
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|  |  |
| 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 #  |

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| <b>ADDRESS OF PROPOSED PROJECT:</b> | 1009 South St., Key West FL 33040 |
| <b>PROPERTY OWNER'S NAME:</b>       | Raymond and LeeAnn Grundhoefer    |
| <b>APPLICANT NAME:</b>              | 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<br>DATE AND PRINT NAME |
|--|--|

| DETAILED PROJECT DESCRIPTION OF DEMOLITION   |
|--|
| Demolishing rear deck and overhang. All area is behind the house and not viewable from the street. |
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| 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.

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|   |
| (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.  |
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|   |
| (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.                           |
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| (d) Is not the site of a historic event with significant effect upon society.   |
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| (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.   |
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| (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.   |
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|   |
| (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.                                |
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|   |
| (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.

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

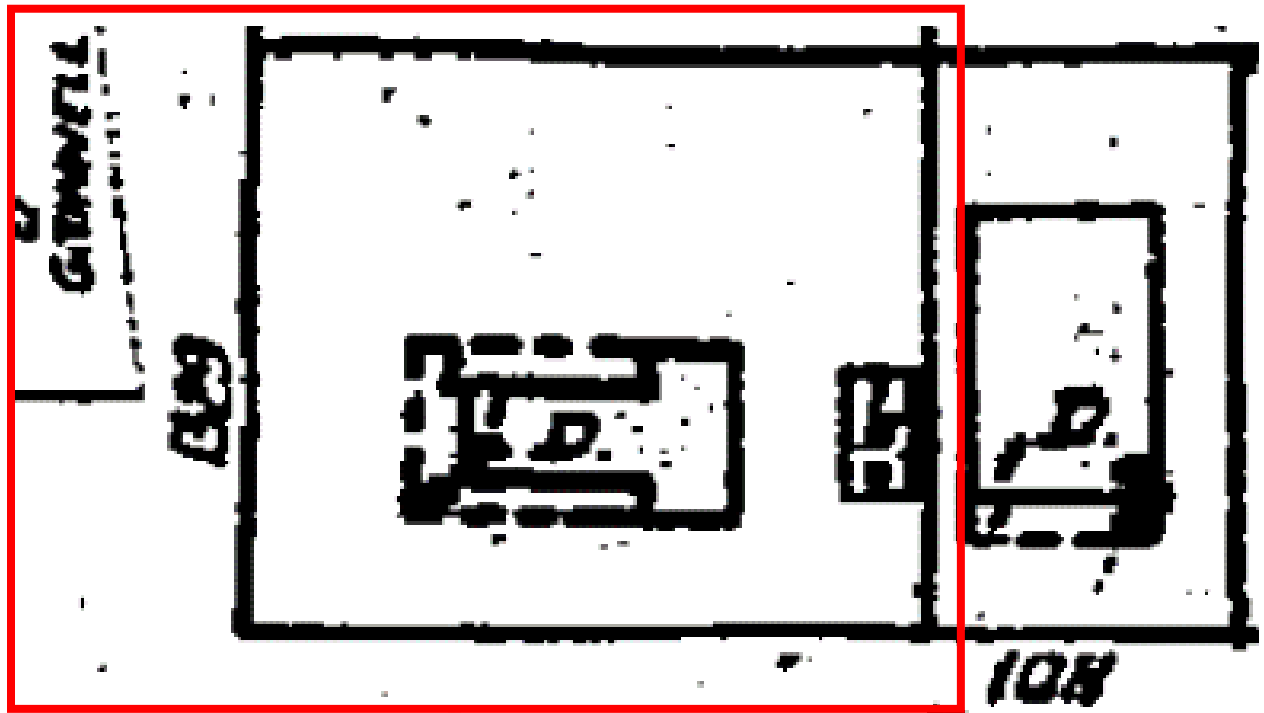
The area being removed is not a defining historic characteristic.

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

The area is not contributing.

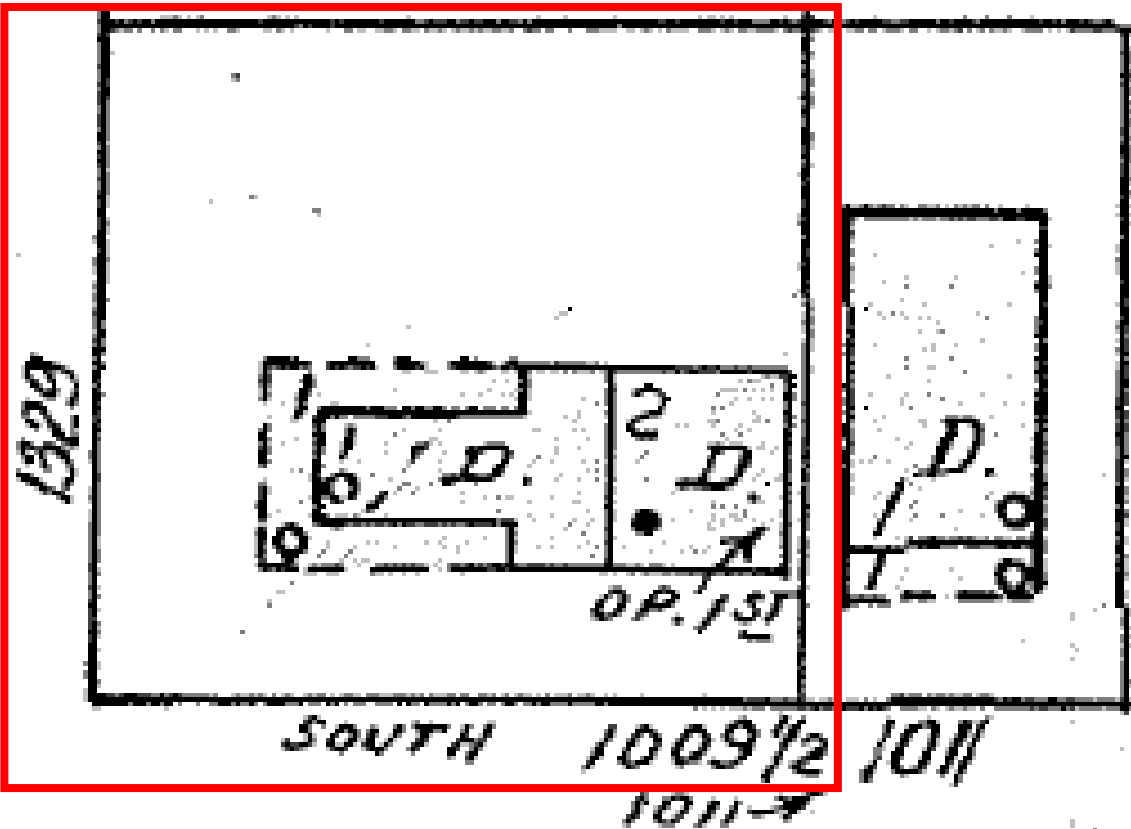


# SANBORN MAPS



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



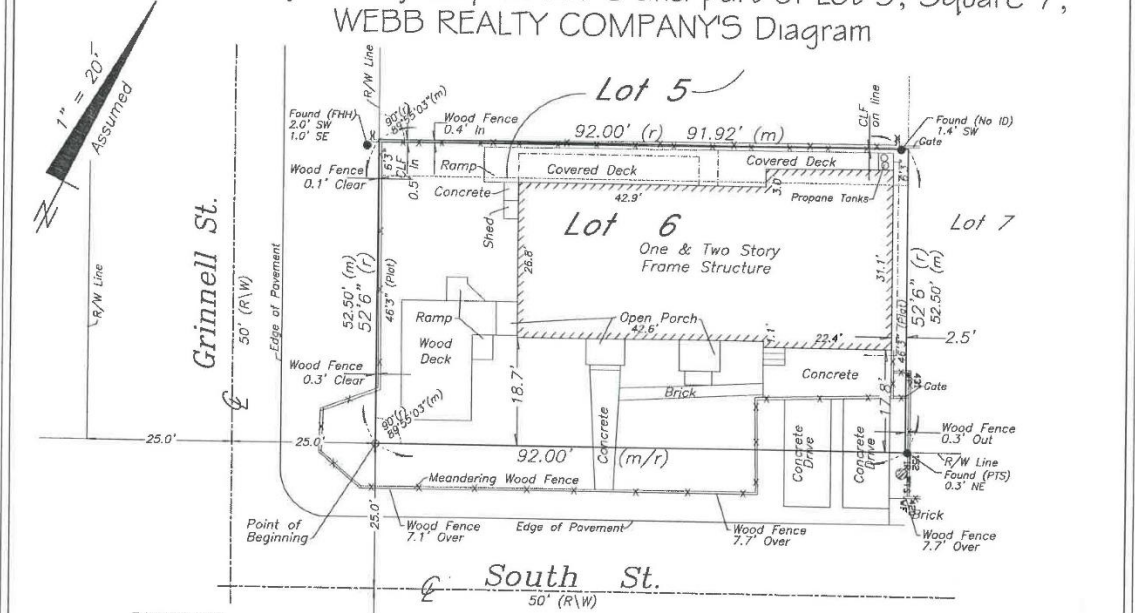
Inside West Side of Property Looking Northwest



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

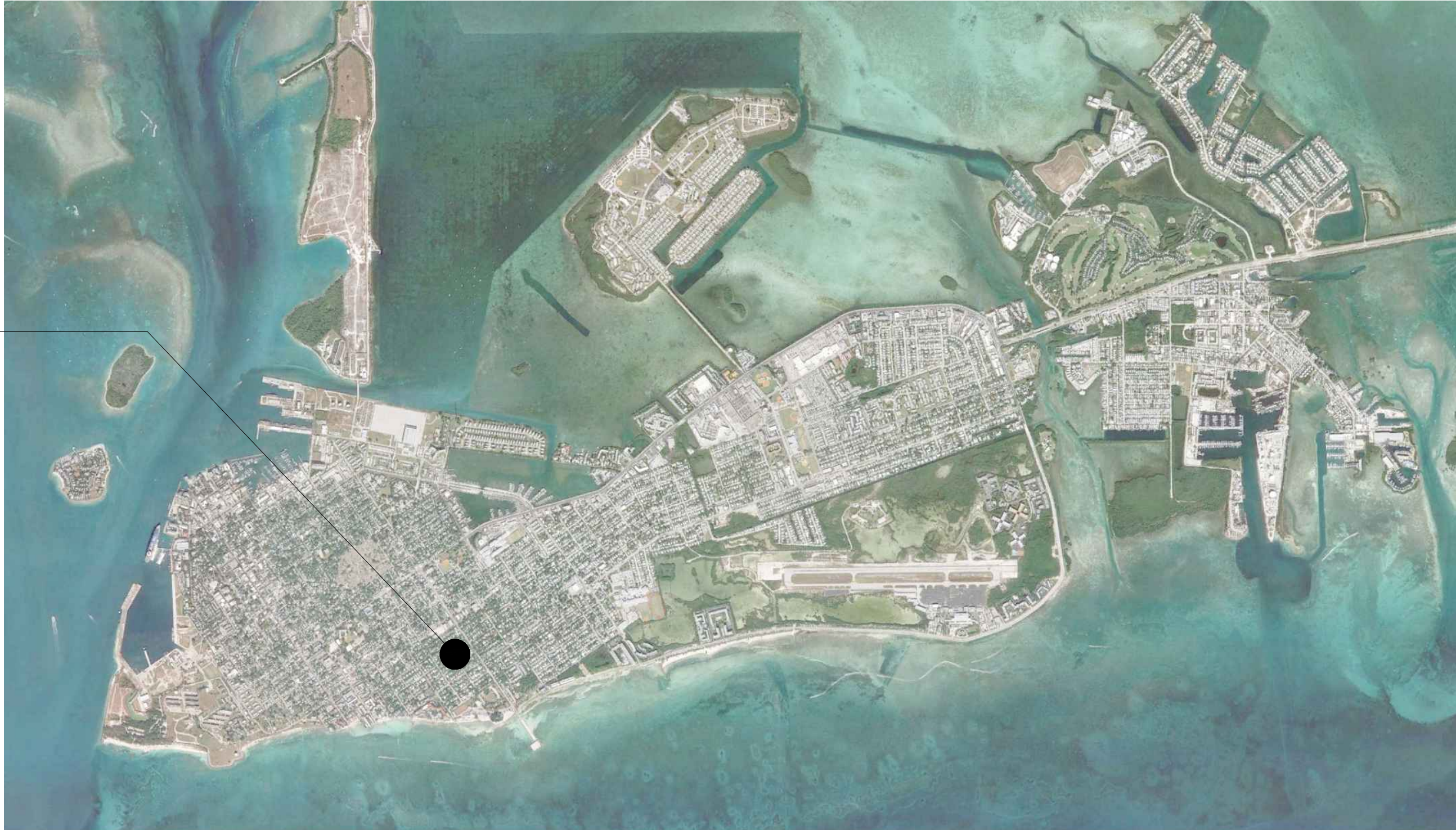
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244



# 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

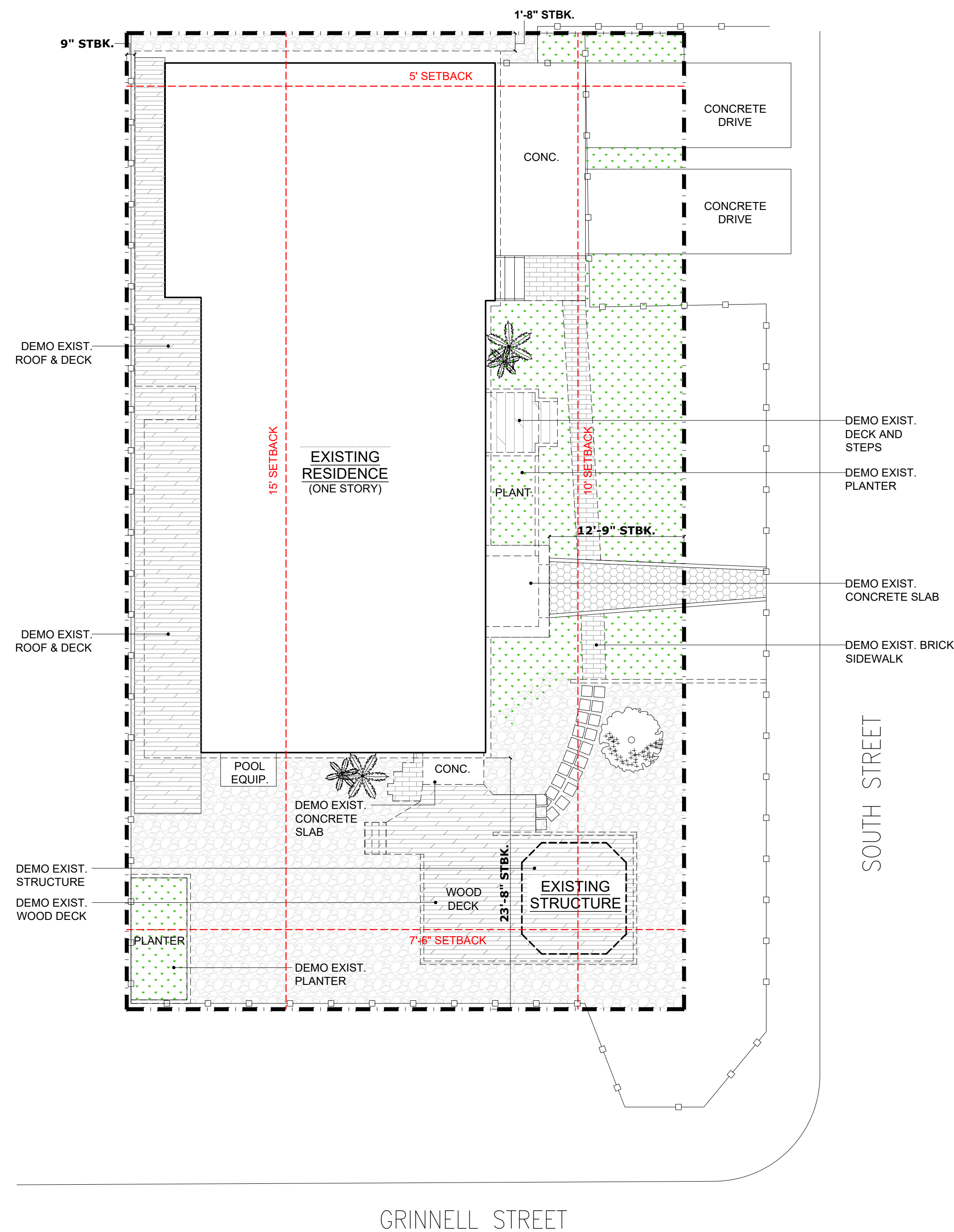
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KEY WEST, FL 33040

TITLE: COVER

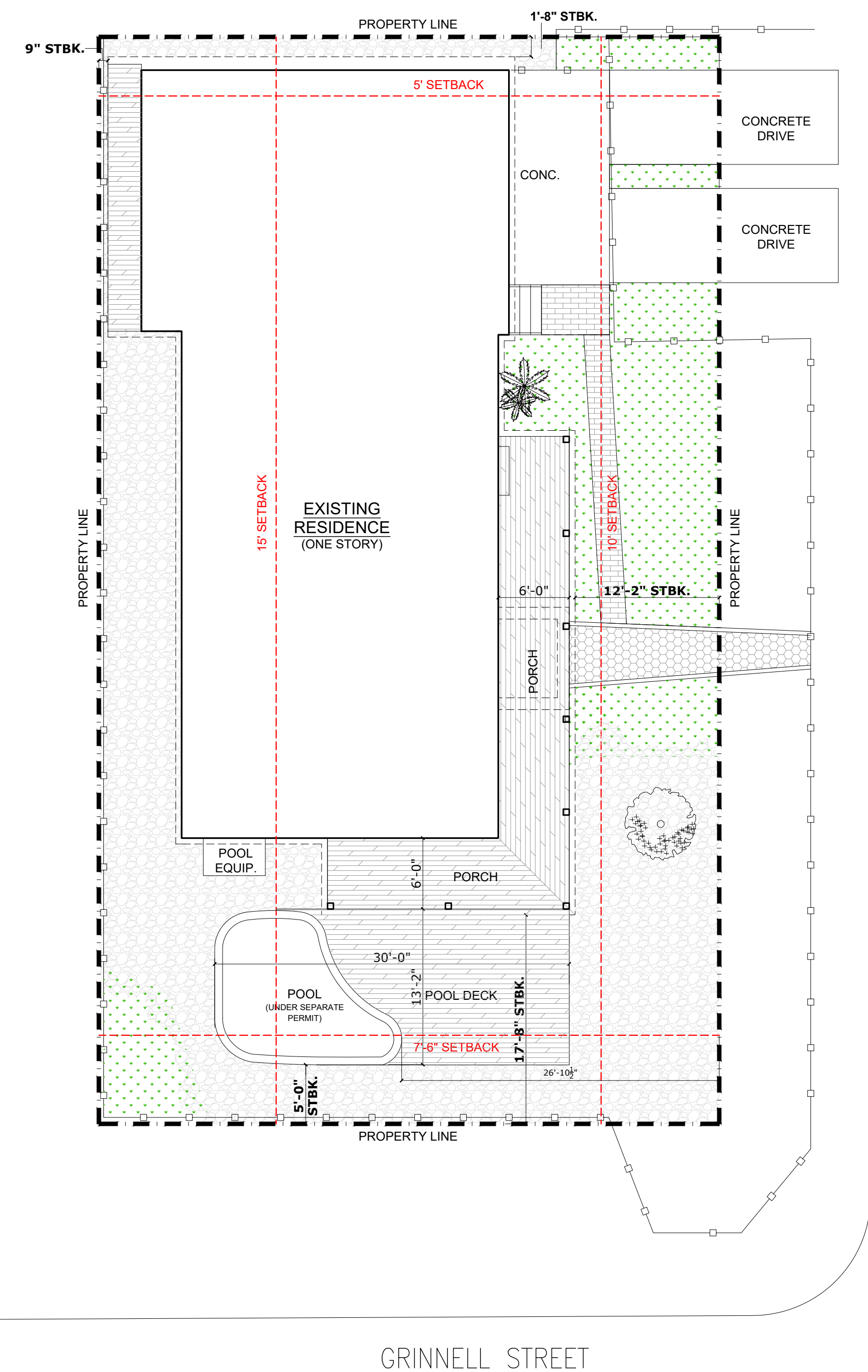
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| SCALE AT 1/4"=1'-0": | DATE:       | DRAWN:    | CHECKED: |
| AS SHOWN             | 06/11/21    | VF        | SM       |
| PROJECT NO:          | DRAWING NO: | REVISION: |          |
| 2011-08              | G-100       | 1         |          |

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

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**

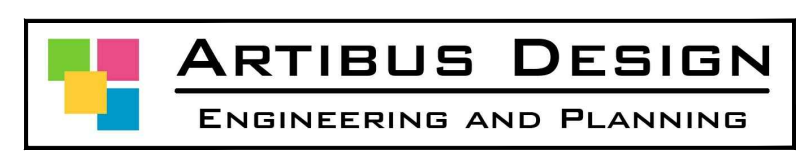
**MINIMUM OPEN SPACE:**

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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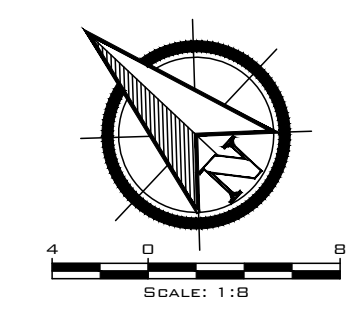
**CLIENT:** RAYMOND GRUNDHOEFER

**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

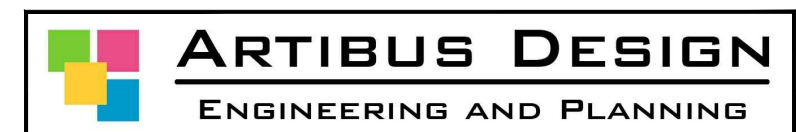


EXISTING FRONT ELEVATION  
SCALE: 3/8"=1'-0"



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

|         |              |     |       |
|---------|--------------|-----|-------|
| 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**

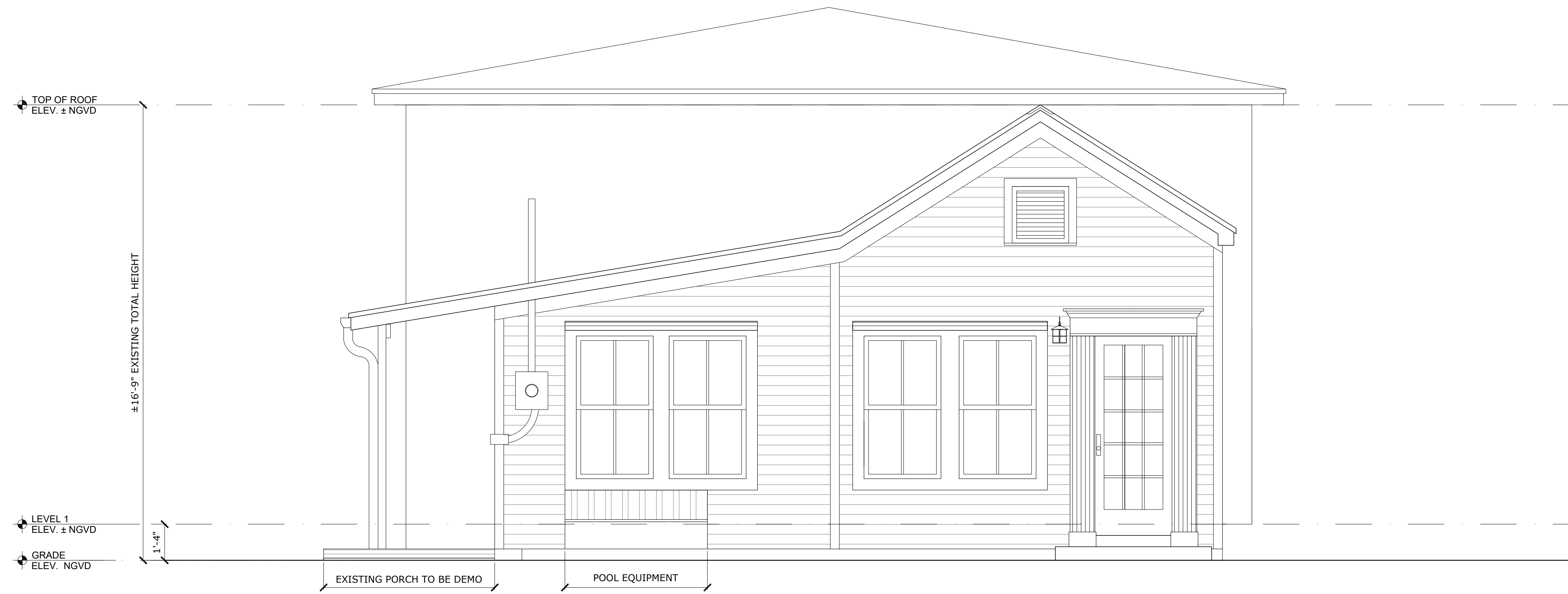
TITLE: **ELEVATIONS**

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| 2011-08         | A-201       | 1         |          |

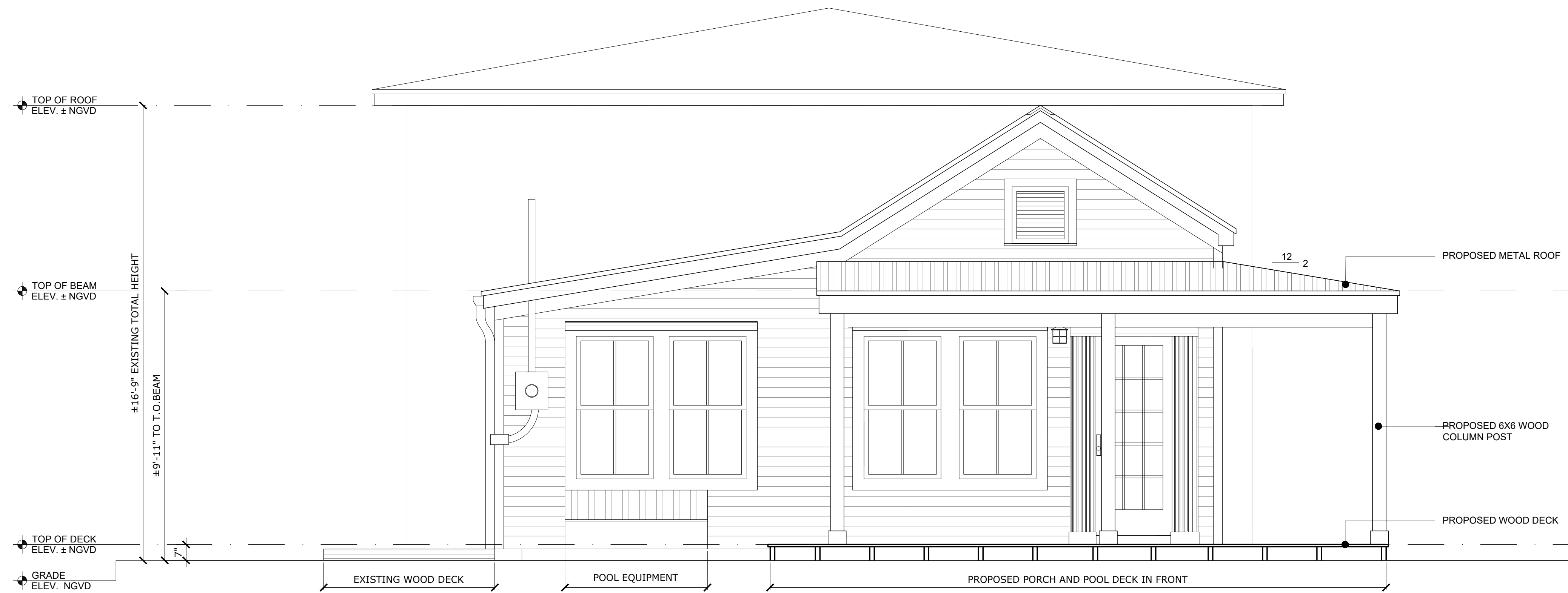
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:  
DATE:

SEBIE MARSHALL  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07480

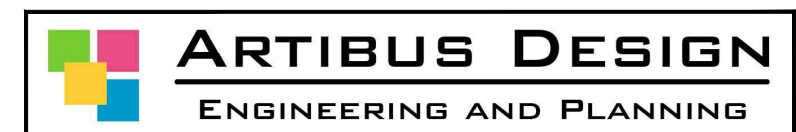


EXISTING LEFT SIDE ELEVATION  
SCALE : 3/8"=1'-0"



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

|         |              |     |       |
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| REV:    | DESCRIPTION: | BY: | DATE: |
| STATUS: |              |     |       |



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CLIENT: **RAYMOND GRUNDHOEFER**

PROJECT: **1009 SOUTH STREET**

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

TITLE: **ELEVATIONS**

|                      |             |           |          |
|----------------------|-------------|-----------|----------|
| SCALE AT 1/4"=1'-0": | DATE:       | DRAWN:    | CHECKED: |
| AS SHOWN             | 06/11/21    | VF        | SM       |
| PROJECT NO:          | DRAWING NO: | REVISION: |          |
| 2011-08              | A-202       | 1         |          |

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
 DATE:

SEBIE MARSHADY  
 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: |              |     |       |



**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**

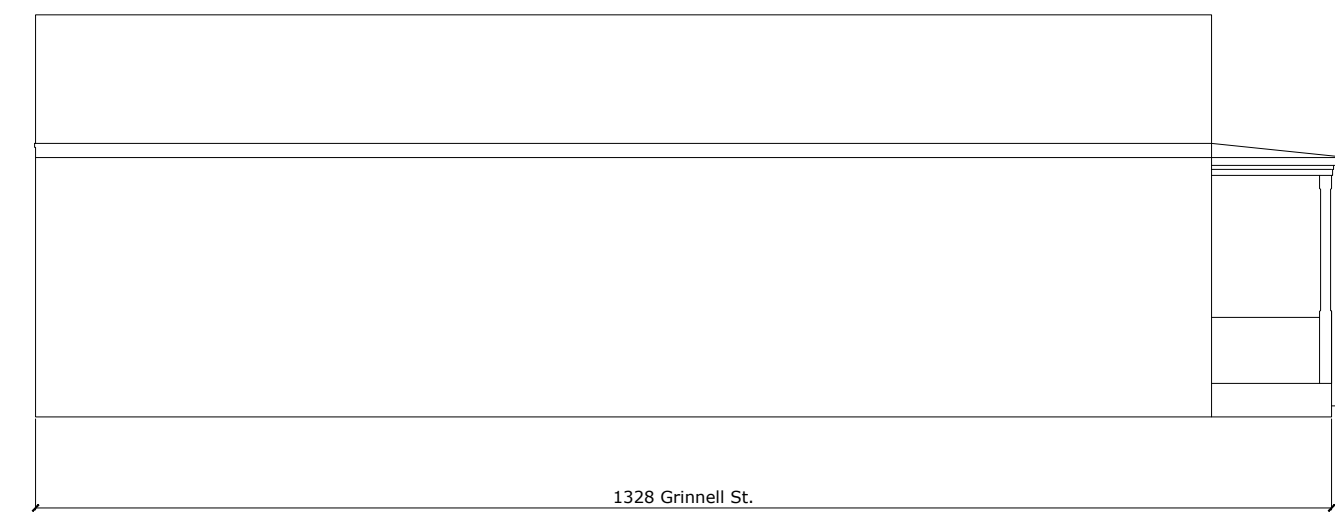
TITLE: **ELEVATIONS**

|                      |             |           |          |
|----------------------|-------------|-----------|----------|
| SCALE AT 1/4"=1'-0": | DATE:       | DRAWN:    | CHECKED: |
| AS SHOWN             | 06/11/21    | VF        | SM       |
| PROJECT NO:          | DRAWING NO: | REVISION: |          |
| 2011-08              | A-203       | 1         |          |

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SIGNATURE:  
DATE:

SEBIE MARSHALL  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482

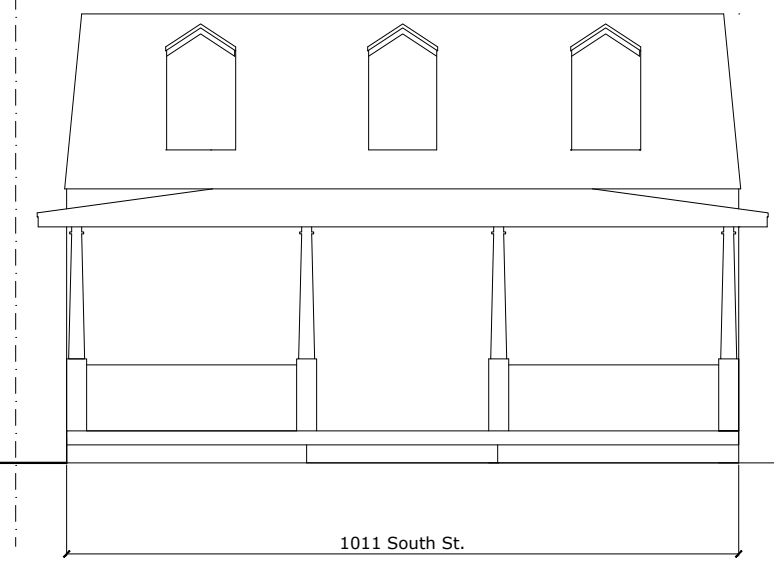


1328 Grinnell St.

GRINNELL ST.

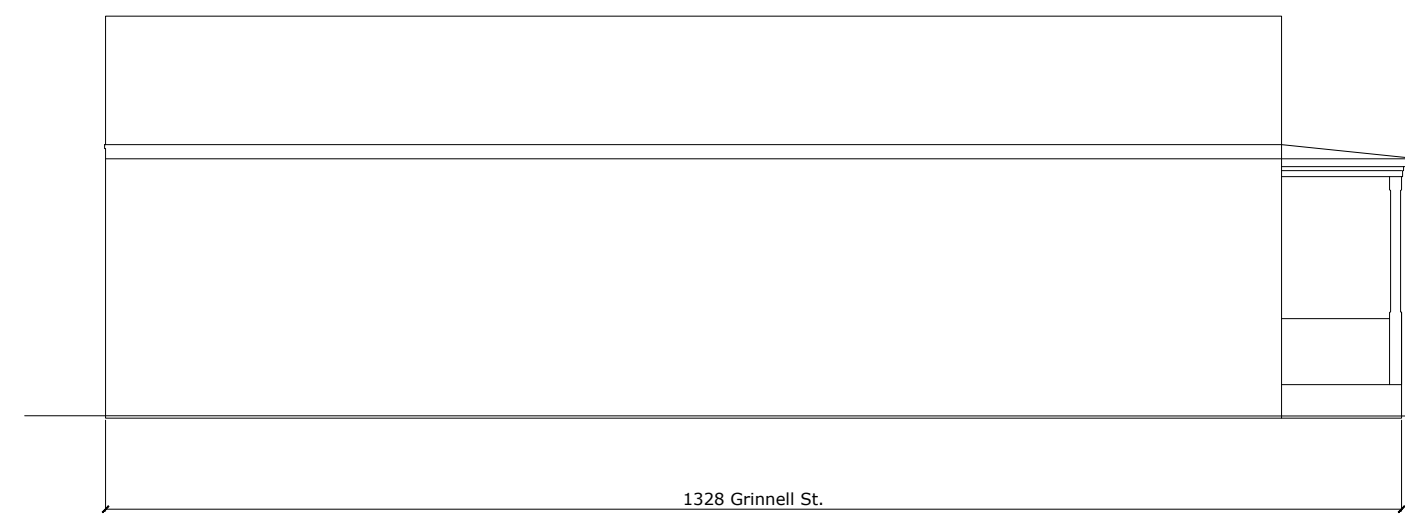


1009 South St.



1011 South St.

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

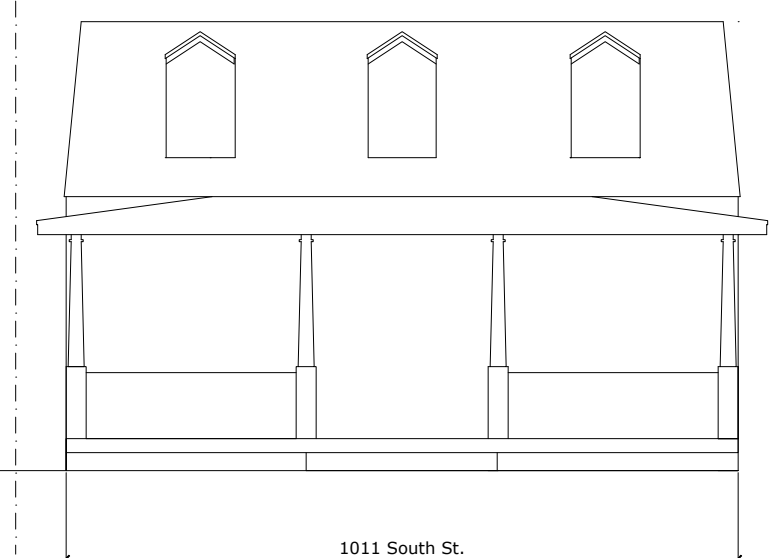


1328 Grinnell St.

GRINNELL ST.

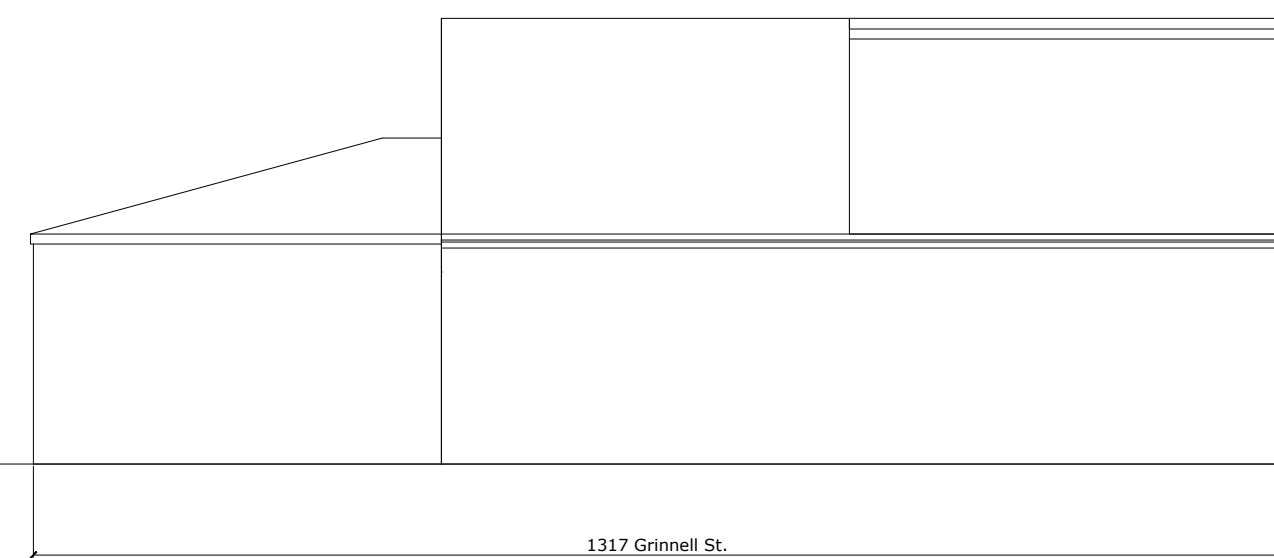


1009 South St.

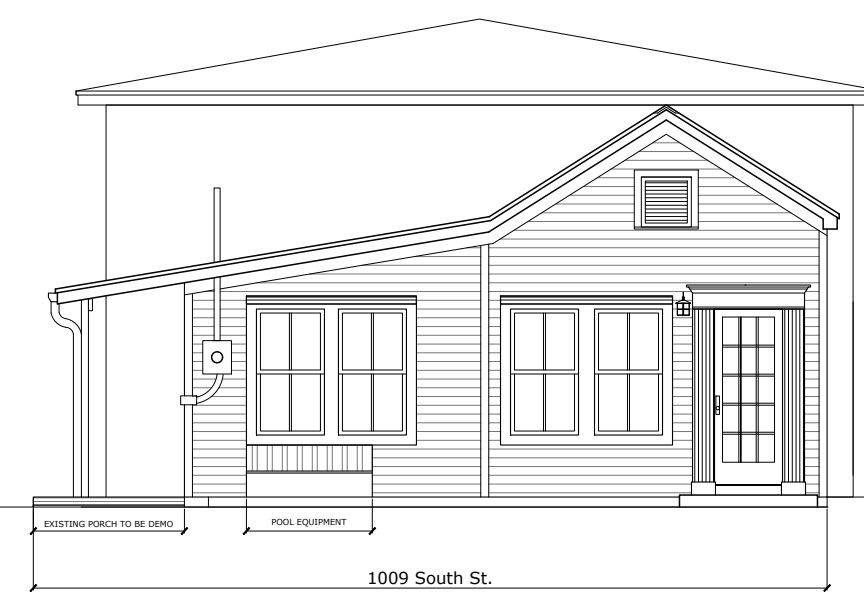


1011 South St.

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

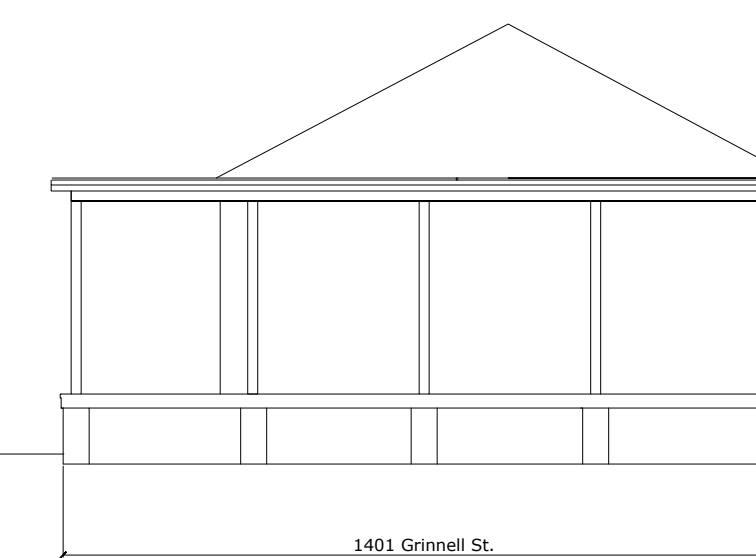


1317 Grinnell St.



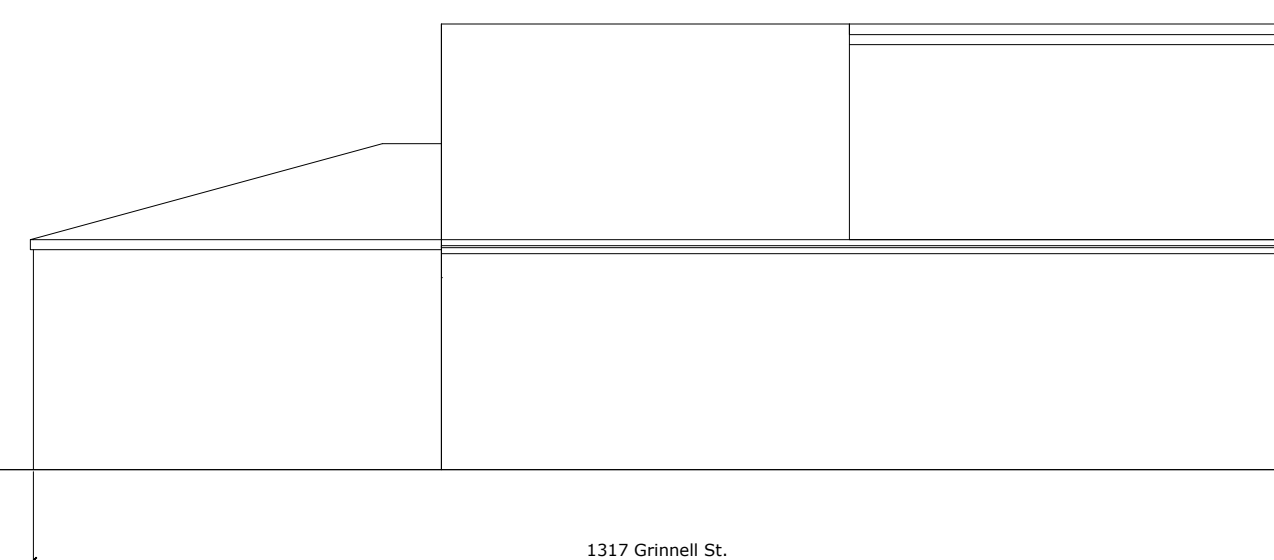
1009 South St.

SOUTH ST.



1401 Grinnell St.

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

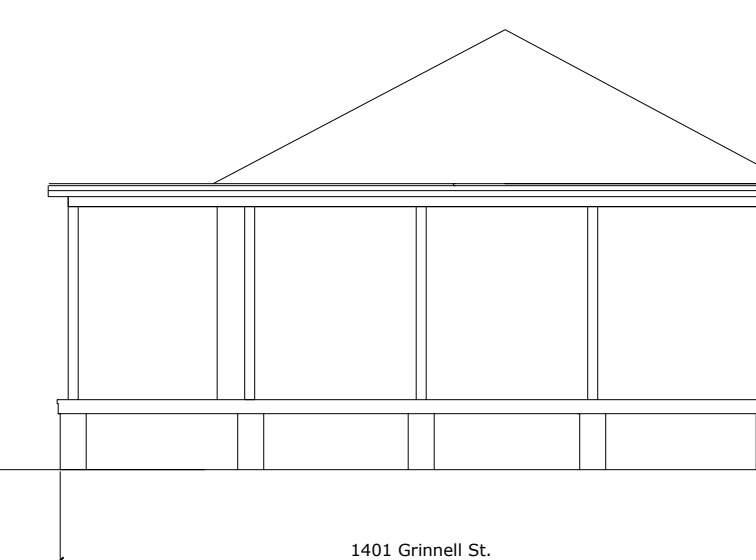


1317 Grinnell St.



1009 South St.

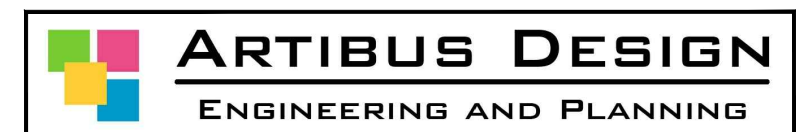
SOUTH ST.



1401 Grinnell St.

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

|         |              |     |       |
|---------|--------------|-----|-------|
| REV:    | DESCRIPTION: | BY: | DATE: |
| STATUS: |              |     |       |



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3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
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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         |          |

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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](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](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.

# 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

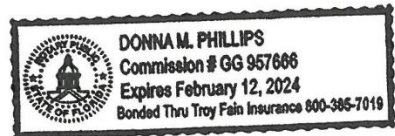
The forgoing instrument was acknowledged before me on this 18 day of August, 2021.

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              | Exterior Walls ABOVE AVERAGE WOOD |
| Style 2 STORY ELEV FOUNDATION | Year Built 1933                   |
| Building Type M.F. - R4 / R4  | Effective Year Built 2010         |
| Gross Sq Ft 3163              | Foundation CONCR FTR              |
| Finished Sq Ft 2381           | Roof Type GABLE/HIP               |
| Stories 2 Floor               | Roof Coverage METAL               |
| Condition AVERAGE             | Flooring Type SFT/HD WD           |
| Perimeter 314                 | Heating Type NONE with 0% NONE    |
| Functional Obs 0              | Bedrooms 4                        |
| Economic Obs 0                | Full Bathrooms 3                  |
| Depreciation % 10             | Half Bathrooms 1                  |
| Interior Walls WALL BD/WD WAL | 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         |
| <b>TOTAL</b> |                | <b>3,163</b> | <b>2,381</b>  | <b>698</b> |

**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           |

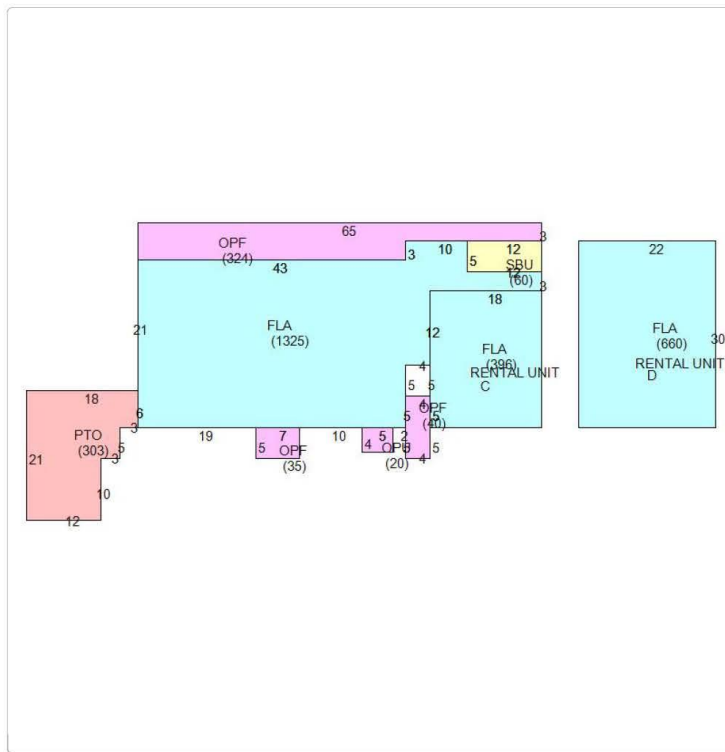
Permits

| 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.

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 Schneider  
 GEOSPATIAL

Version 2.3.141