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**Historic Architectural Review Commission  
Staff Report for Item 10**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** June 27, 2017

**Applicant:** Artibus Design

**Application Number:** H17-03-0016

**Address:** #412 Julia Street

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**Description of Work:**

Reconstruction of main house and rear house. Both buildings were condemned by the Chief Building Officer.

**Site Facts:**

412 Julia Street is a contributing resource according to the survey and first appears on the 1899 Sanborn map. 412 Julia Rear does not appear on the 1962 Sanborn map, but there is a historic photo of the rear building in c.1965 that shows a structure that staff can confidently say is older than three years. The rear building does not appear on any survey.

In April 2015, the buildings at 412 Julia Street were condemned by the Chief Building Officer. Their condition has only continued to deteriorate over the past two years.

**Guidelines Cited in Review:**

Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 21, 22, 23, 24, and 25.

**Staff Analysis**

This Certificate of Appropriateness proposes two new houses on the lot, using the existing 3-dimensional footprint. The front house will have a similar architecture to the building that is

condemned. The building will be constructed on grade, and the ceiling heights on the interior have been lowered to accommodate a second floor. The new structure will have an open front porch that will span the width of the building. The structure will be frame with hardiboard siding, aluminum 1/1 windows, and v-crimp roofing. The applicant has used permanently closed shutters on each side of the building to give the appearance that there are more windows on each side of the building.

The building in the rear will also use the same existing 3-dimensional footprint. The small structure will use hardiboard siding, aluminum 1/1 windows, and standing seam roofing.

Site work will include removing a cistern, that does not appear on any recent Sanborn maps, and installing a new deck behind the main house. New concrete pads will be placed to create a walkway along the side of the building.

### **Consistency with Guidelines**

1. The proposed buildings are in keeping with the guidelines. The building in the rear is a small one-story structure that has minimal massing. The front structure will be one of the tallest on that block. Most of the structures on Julia Street are one-story, with only two-story structures, which are non-contributing. The new main house will not overwhelm the surrounding structures on the block.

It is staff's opinion that the proposed design is consistent with the guidelines for new construction.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER 17-003-00016		BUILDING PERMIT NUMBER X		INITIAL & DATE	
FLOODPLAIN PERMIT		ZONING		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %		

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

412 JULIA ST		# OF UNITS	2
LENORA BANKS		PHONE NUMBER	
414 JULIA ST		EMAIL	
KEY WEST FL			
JOSEPH CAFFEY COAST		PHONE NUMBER	305 304 2847
JOSEPH CAFFEY		EMAIL	JOSEPHCAFFEY@ATTNET
ARTIBUS DESIGN		PHONE NUMBER	305 304 3512
3706 N. ROOSEULT		EMAIL	WWW.ARTIBUSDESIGN.COM
Key West F			

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: \_\_ YES \_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

1) Applying for HARC AND PLANNING APPROVAL OF PROJECT  
2) Applying for DEMOLITION PERMIT FOR CONDEMNED STRUCTURE ~~Demol + rebuild~~ both structures.

Printed name of property owner or licensed contractor. JOSEPH CAFFEY	Signature.
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.	
Personally known or produced _____ as identification.	

Official Use Only:

Open: KEYWAC Type: EP Drawer: 1  
Date: 5/09/17 56 Receipt no: 16582  
2017 300016  
FT \* BUILDING PERMITS-NEW  
1.00 \$100.00  
Trans number: 3105030  
M VISA/MASTERC \$100.00  
Trans date: 5/09/17 Time: 11:44:28

13612-15089-0K



## PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

### SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

☐ RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

## PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ☐ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

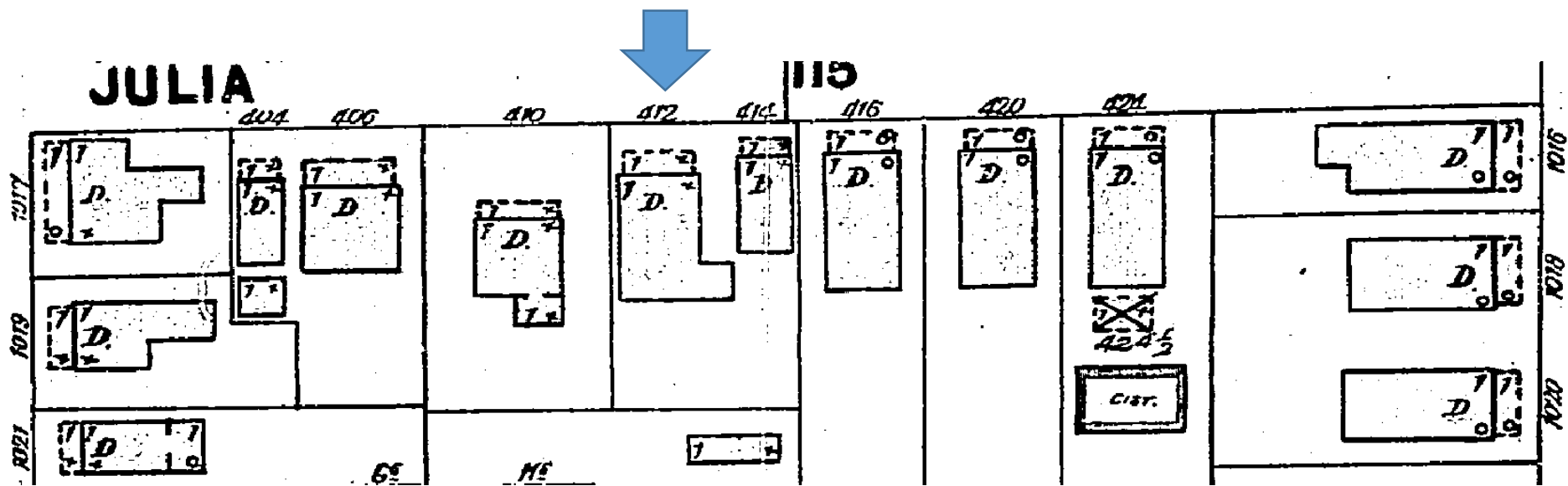
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

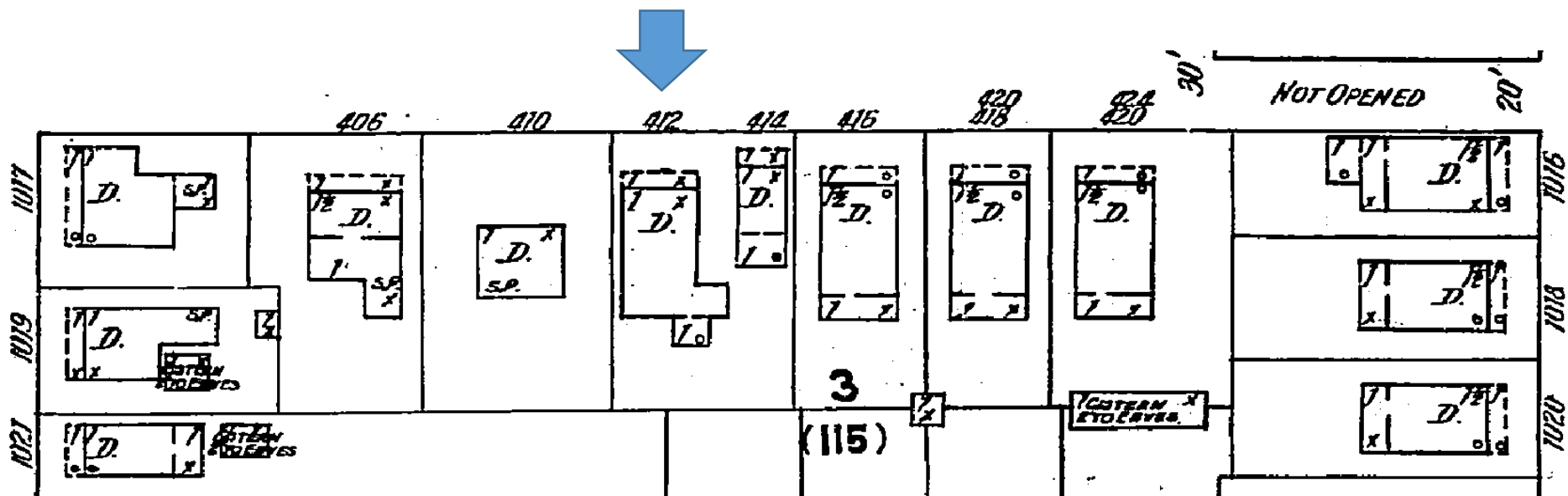
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

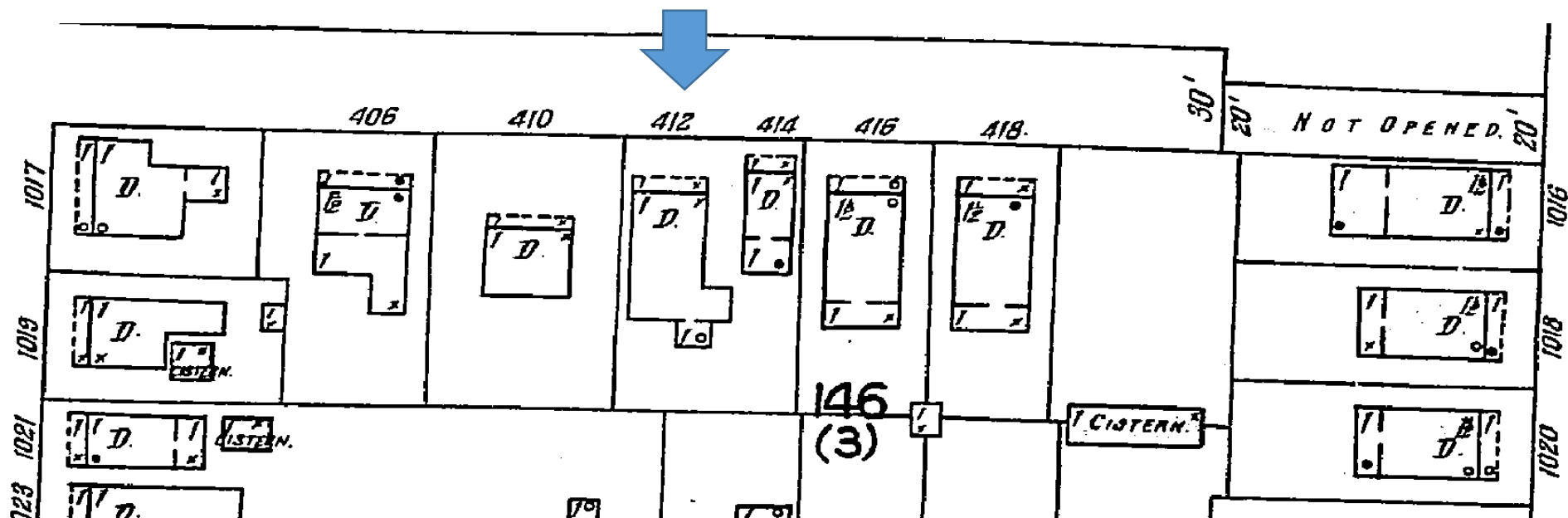
# SANBORN MAPS



1899 Sanborn Map

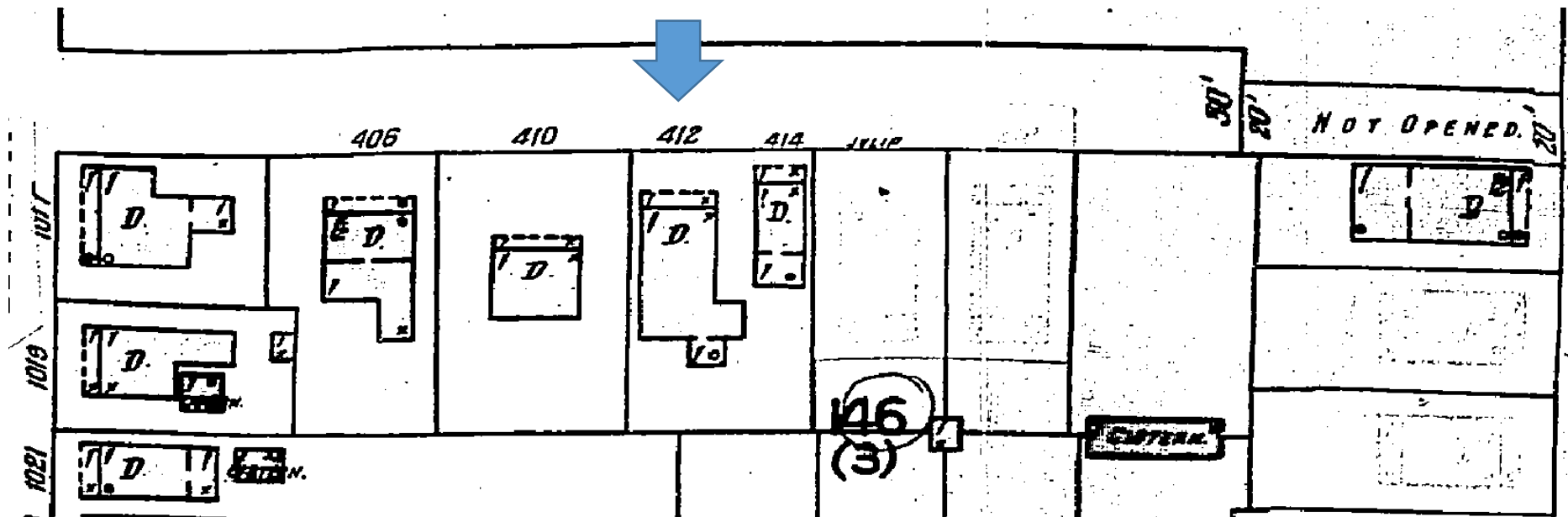


1912 Sanborn Map



1926 Sanborn Map





1948 Sanborn Map



# PROJECT PHOTOS



412 Julia. Property Appraiser's Photograph, c.1965. Monroe County Public Library.





412 Julia Rear. Property Appraiser's Photograph, c.1965. Monroe County Public Library.

































410









WALK  
X  
AHEAD

FLORIDA  
2015 343









B3-3

414























## EXISTING CONDITIONS



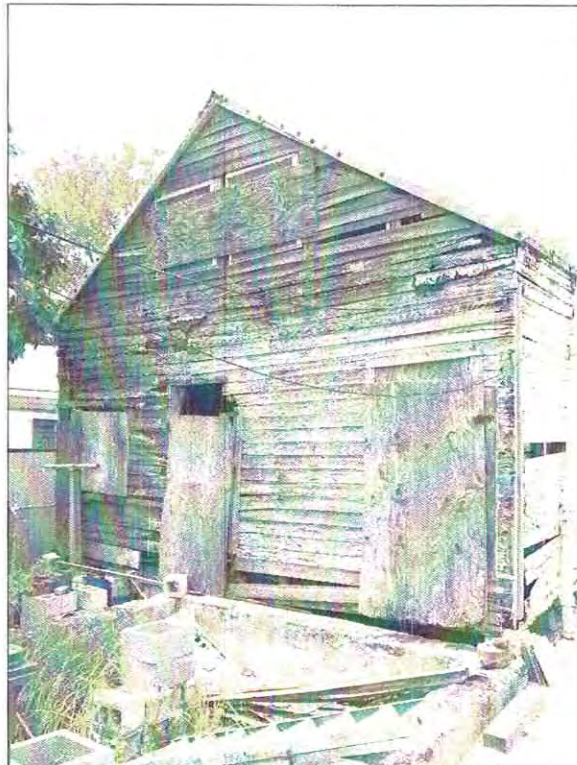
**FIGURE 1**  
FRONT VIEW OF BUILDING "A"



**FIGURE 2**  
LEFT ELEVATION OF BUILDING "A"



**FIGURE 3**  
RIGHT ELEVATION OF BUILDING "A"



**FIGURE 4**  
REAR VIEW OF BUILDING "A"



**FIGURE 5**  
FRONT LEFT VIEW OF BUILDING "B"

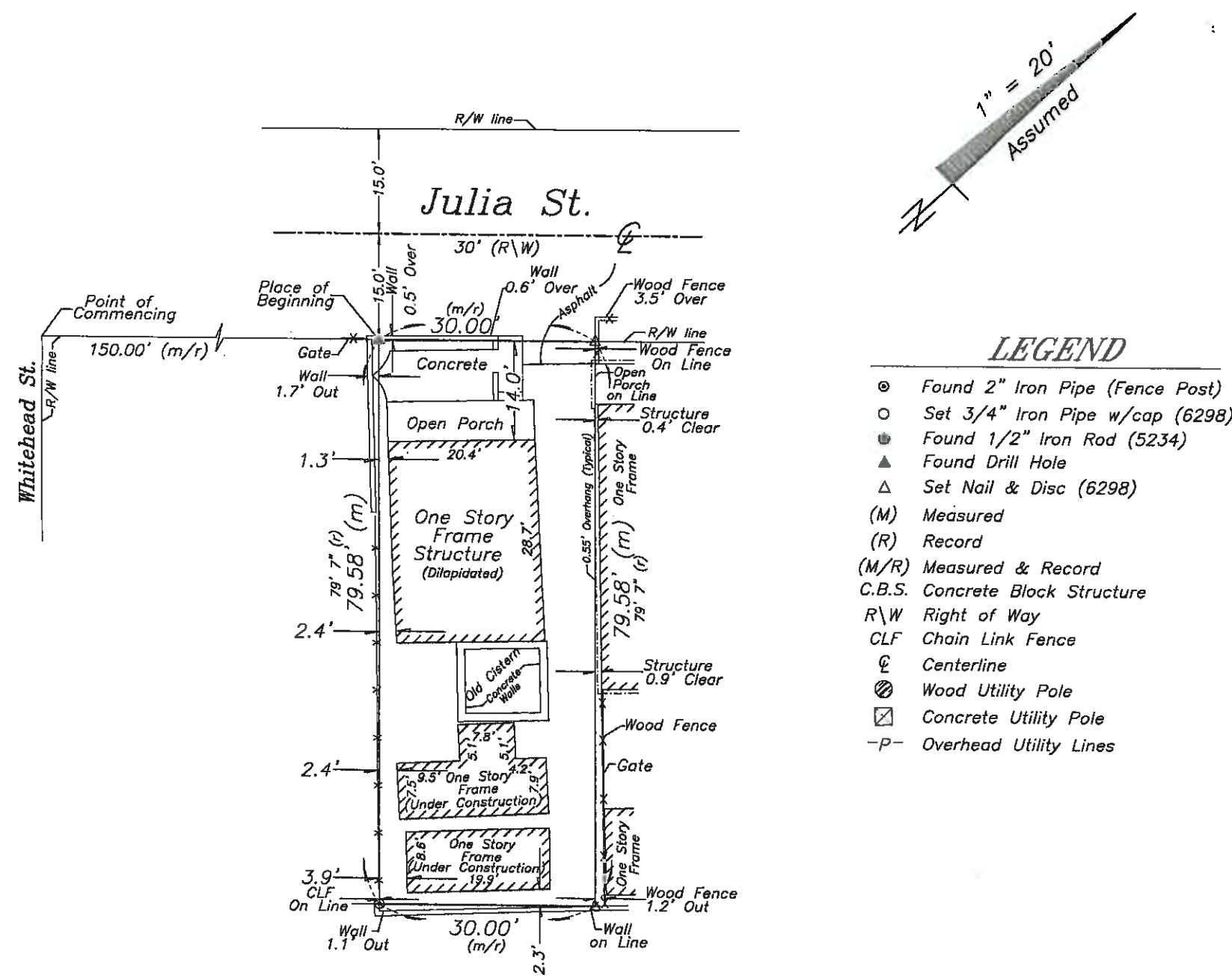


**FIGURE 6**  
LEFT INTERIOR LOOKING VIEW OF BUILDING "B"



# SURVEY

Boundary Survey Map of part of Lot 1 in Subdivision 4 of Square 3,  
of Tract 11, In the City of Key West



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: 412 Julia 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: June 4, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: In the City of Key West, and known as Lot 1 in Subdivision 4 of Square 3, of Tract 11, as platted by B.B. Browne and recorded in Book "I", Page 671, Monroe County Records. Commencing at a point on Julia Street 150 feet from the corner of Whitehead Street and runs thence along Julia Street in a Northeasterly direction 30 feet; thence at right angles in a Southeasterly direction 79 feet and 7 inches; thence at right angles in a Southwesterly direction 30 feet; thence at right angles in a Northwesterly direction 79 feet and 7 inches to Place of Beginning.

BOUNDARY SURVEY FOR: Lenora Banks;

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

June 8, 2015

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



CONSTRUCTION PLANS  
FOR  
412 JULIA ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
412 JULIA ST,  
KEY WEST, FL 33040

NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: LENORA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

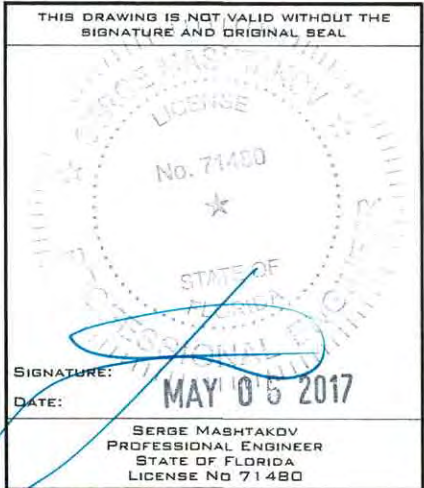
PROJECT: 412 JULIA ST

SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 1/4"=1'-0"	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: G-100	REVISION: 1	

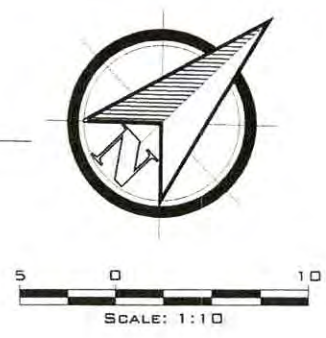
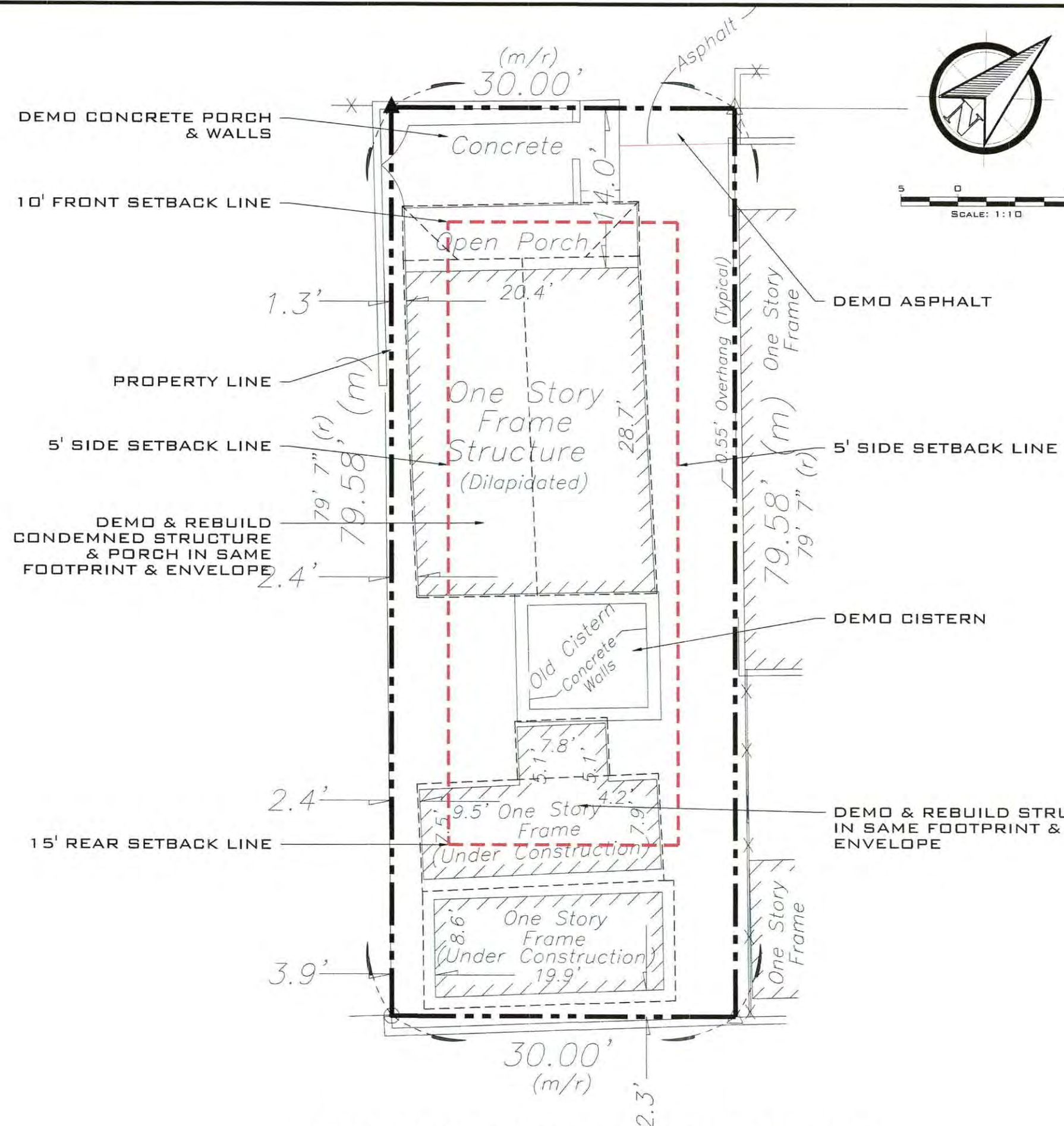
THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE: 

DATE: MAY 05 2017

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480





**EXISTING SITE & DEMO PLAN**  
SCALE: 1:10

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: LENDRA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: EXISTING SITE

SCALE AT 1:10:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	C-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  MAY 08 2017

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



# SITE DATA:

TOTAL SITE AREA: ±2,387.40 SQ.FT

LAND USE: HMDR

FLOOD ZONE: X .2%

## MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (1,432.44 SQ.FT)  
EXISTING 62.91% (±1,502.00 SQ.FT.)  
PROPOSED 55.57% (±1,326.75 SQ.FT.)  
IMPROVEMENT

## MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (954.96 SQ.FT)  
EXISTING 49.62% (±1,184.72 SQ.FT.)  
PROPOSED NO CHANGE

## OPEN SPACE MINIMUM:

REQUIRED 35% (835.59 SQ.FT)  
EXISTING 37.09% (±885.40 SQ.FT.)  
PROPOSED 37.41% (±893.22 SQ.FT.)  
IMPROVEMENT

## SETBACKS

FRONT:  
REQUIRED 10 FT  
EXISTING ±8'-2" (TO ROOF OVERHANG)  
PROPOSED NO CHANGE

SIDE:  
REQUIRED 5 FT  
EXISTING ±0'-11" (TO ROOF OVERHANG)  
PROPOSED NO CHANGE

SIDE:  
REQUIRED 5 FT  
EXISTING ±5'-3" (TO ROOF OVERHANG)  
PROPOSED NO CHANGE

REAR:  
REQUIRED 15 FT  
EXISTING ±7" (TO ROOF OVERHANG)  
PROPOSED NO CHANGE

MAXIMUM HEIGHT:  
EXISTING 30 FT  
PROPOSED ±18'-9"  
NO CHANGE

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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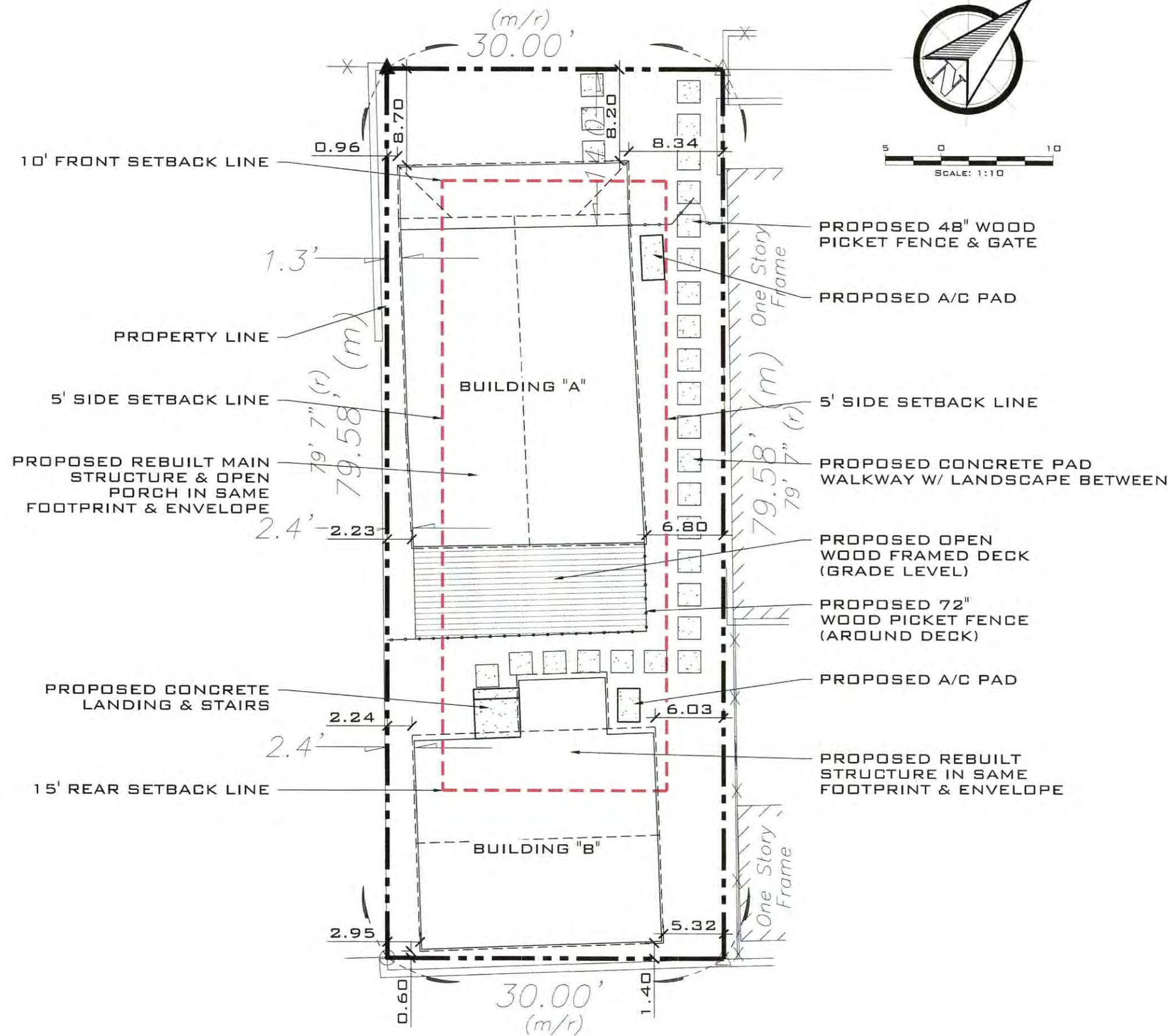
CLIENT: LENORA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: PROPOSED SITE

SCALE AT 1/4"=1'-0"	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: C-102	REVISION: 1	



## PROPOSED SITE PLAN

SCALE: 1:10



BUILDING IS CONDEMNED &  
NOT SAFE ENOUGH TO TAKE  
INTERIOR MEASUREMENTS

**BUILDING "A"**  
**EXISTING FIRST FLOOR**  
SCALE: 1/4" = 1'-0"

BUILDING IS CONDEMNED &  
NOT SAFE ENOUGH TO TAKE  
INTERIOR MEASUREMENTS

**BUILDING "A"**  
**EXISTING HALF FLOOR**  
SCALE: 1/4" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CLIENT: LENDRA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: EXISTING PLAN

SCALE AT 1:1x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-101	1	

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SIGNATURE AND ORIGINAL SEAL



SIGNATURE:   
DATE: MAY 06 2017  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480









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



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

**NOTE: NOT FOR CONSTRUCTION  
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APPROVAL ONLY**

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		



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CLIENT: LENORA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: FRONT ELEVATION

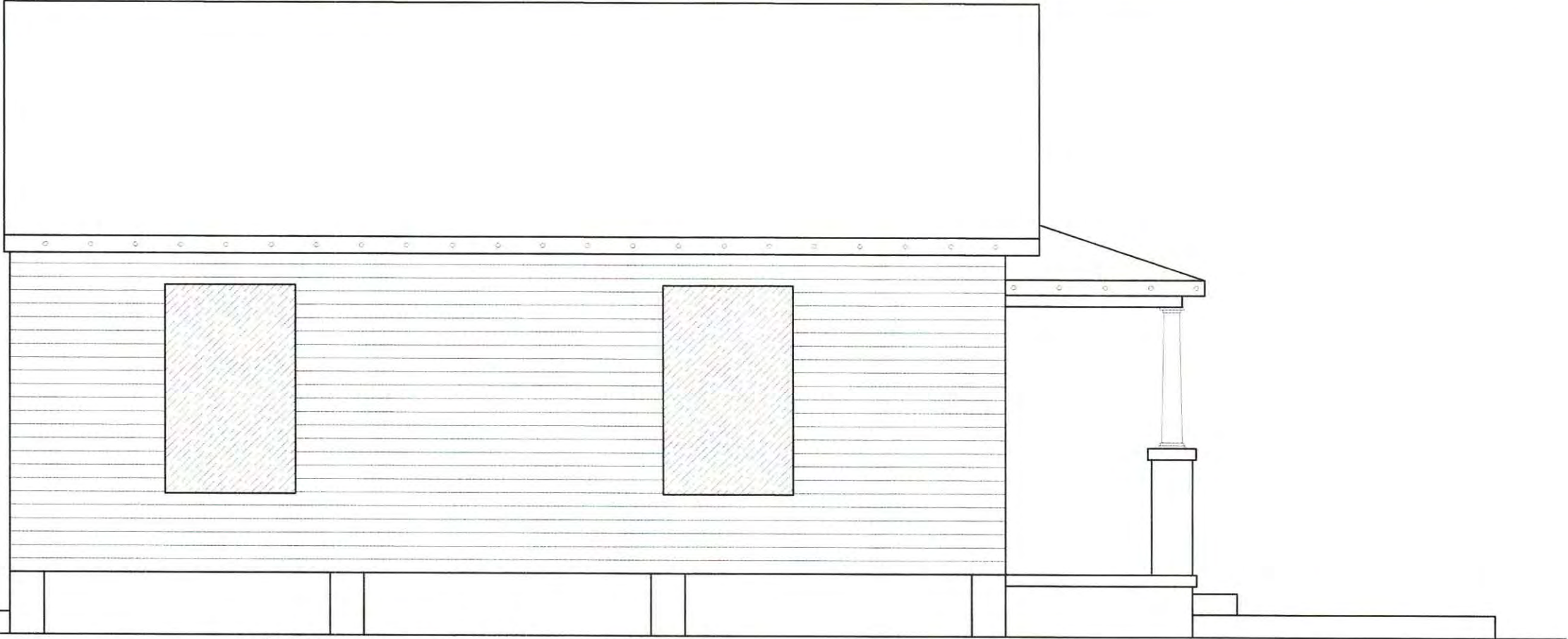
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AS SHOWN	04/28/17	BDB	SAM
PROJECT NO.	DRAWING NO.	REVISION	
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SIGNATURE AND ORIGINAL SEAL

SIGNATURE:   
DATE: MAY 08 2017

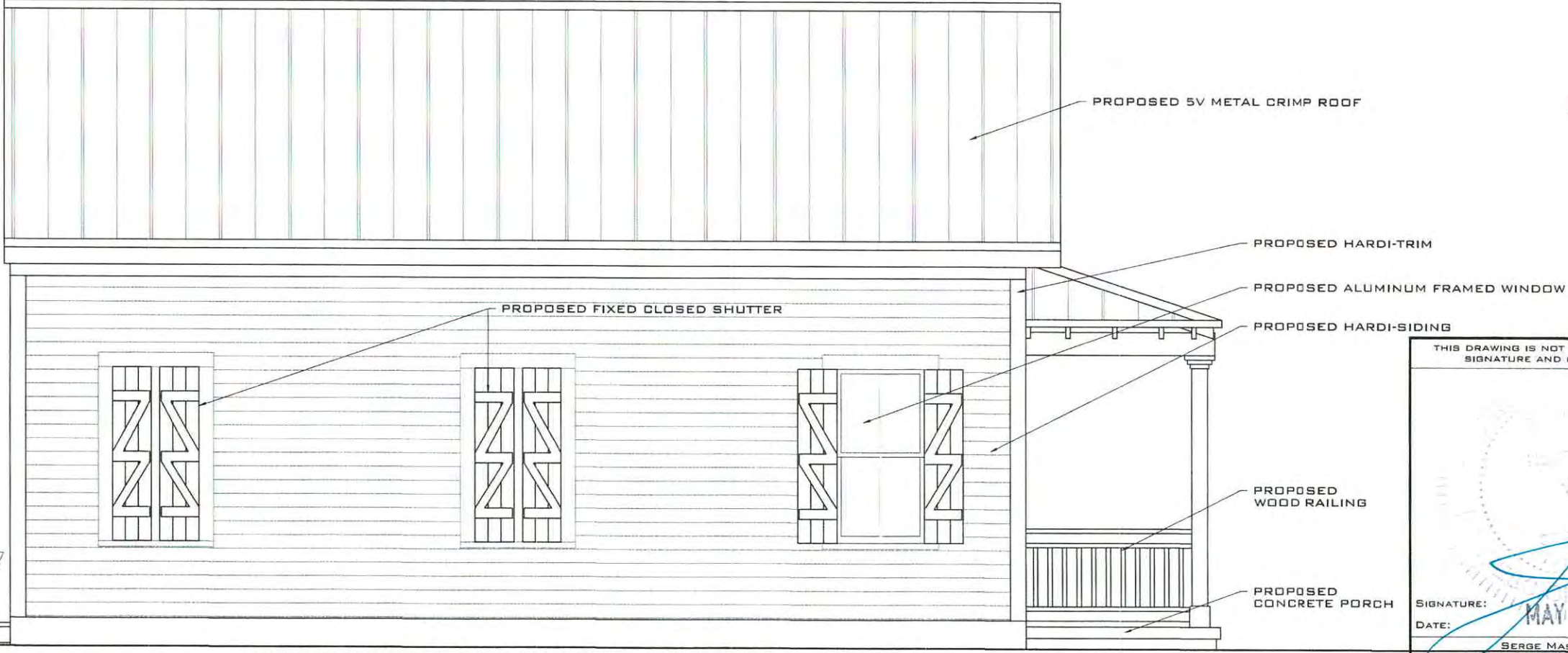
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: LEFT SIDE ELEVATION

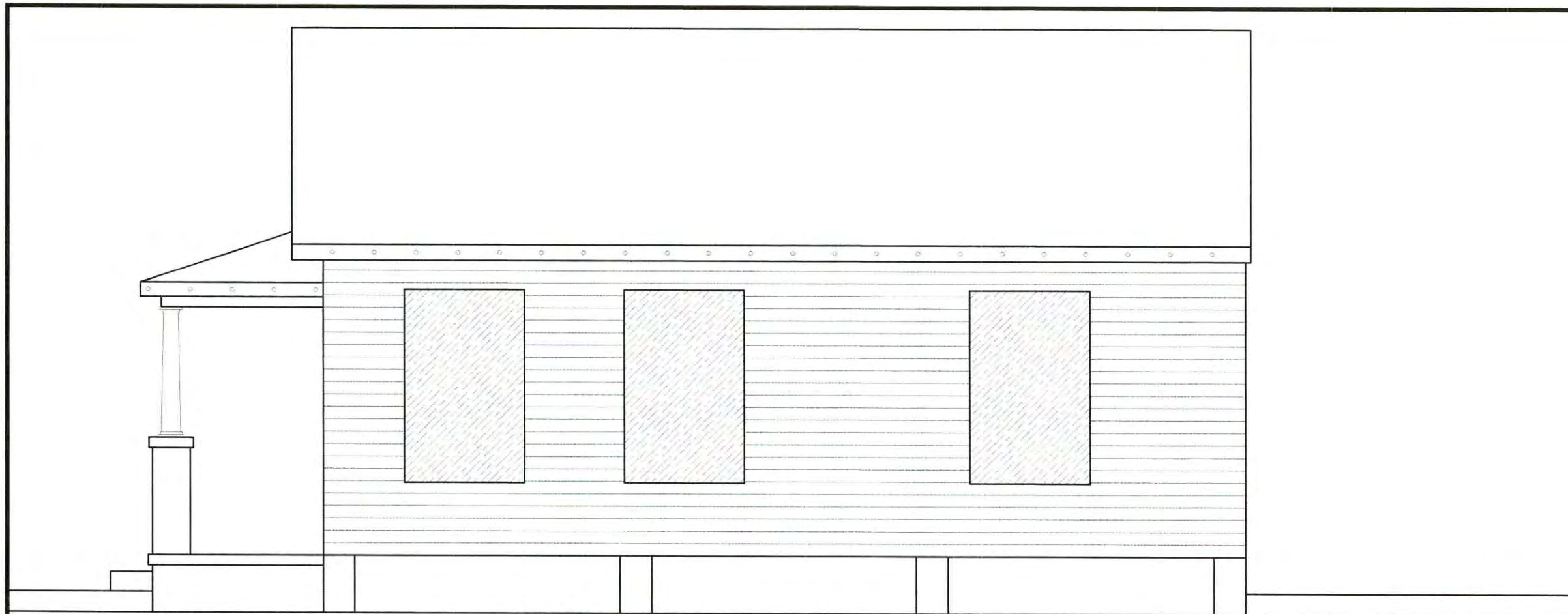
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PROJECT NO: 1703-13	DRAWING NO: A-104	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*  
DATE: MAY 06 2017

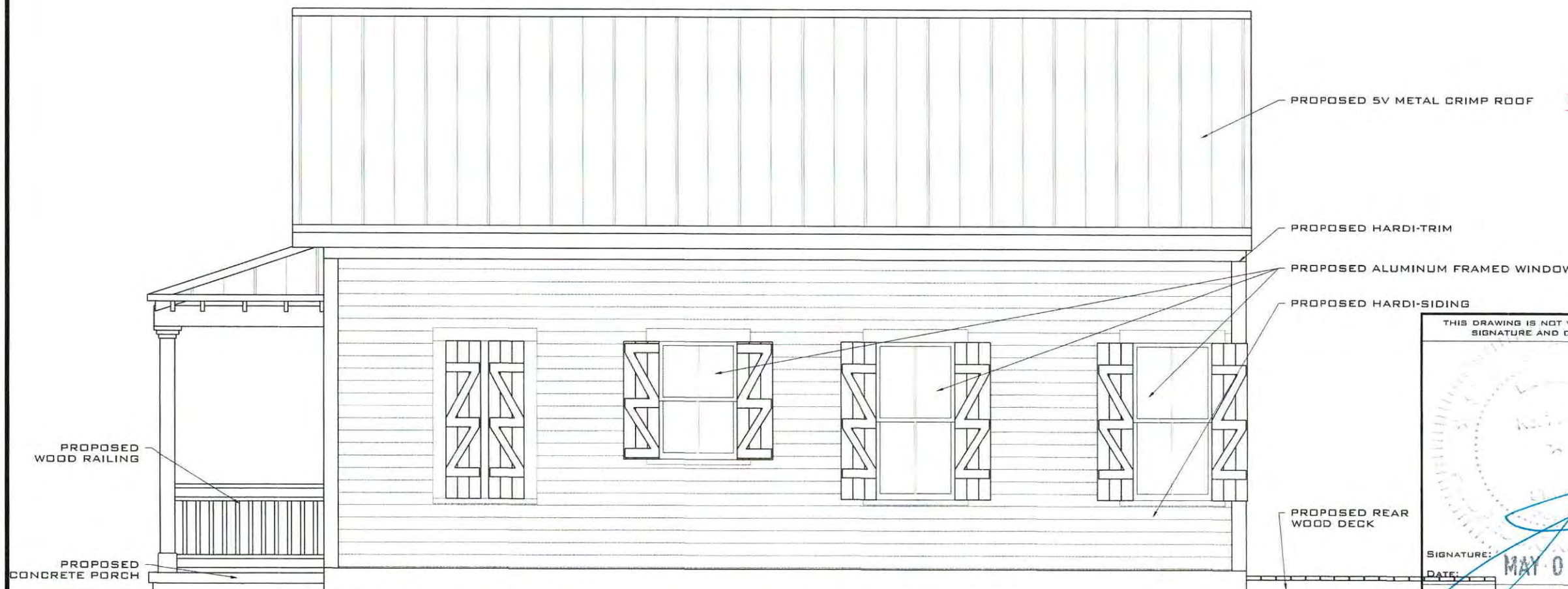
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480





**EXISTING RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**PROPOSED RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

PROPOSED 5V METAL CRIMP ROOF

PROPOSED HARDI-TRIM

PROPOSED ALUMINUM FRAMED WINDOW

PROPOSED HARDI-SIDING

PROPOSED REAR WOOD DECK

PROPOSED WOOD RAILING

PROPOSED CONCRETE PORCH

**NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: LENORA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST  
KEY WEST, FL 33040

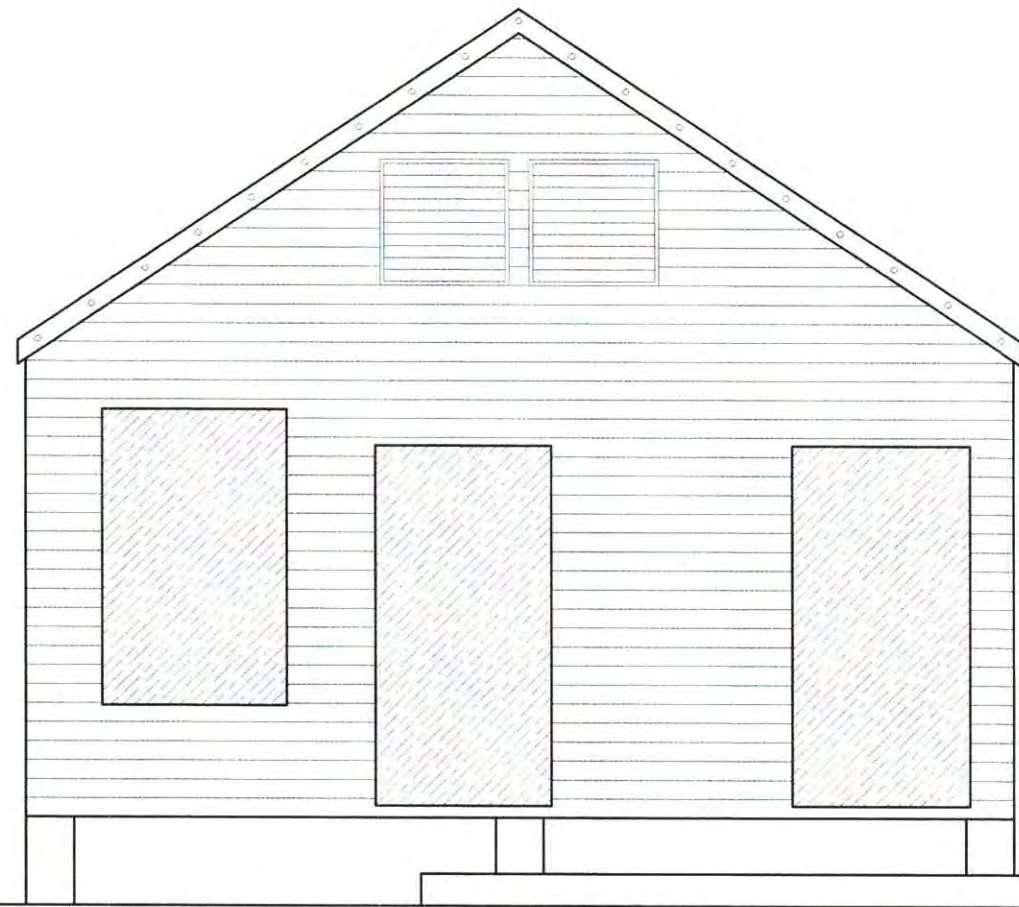
TITLE: RIGHT SIDE ELEVATION

SCALE AT 1/4"=1'-0"	DATE: 04/28/17	DRAWN: BOB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: A-105	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*  
DATE: MAY 06 2017  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





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



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

**NOTE: NOT FOR CONSTRUCTION  
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APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT: LENDRA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

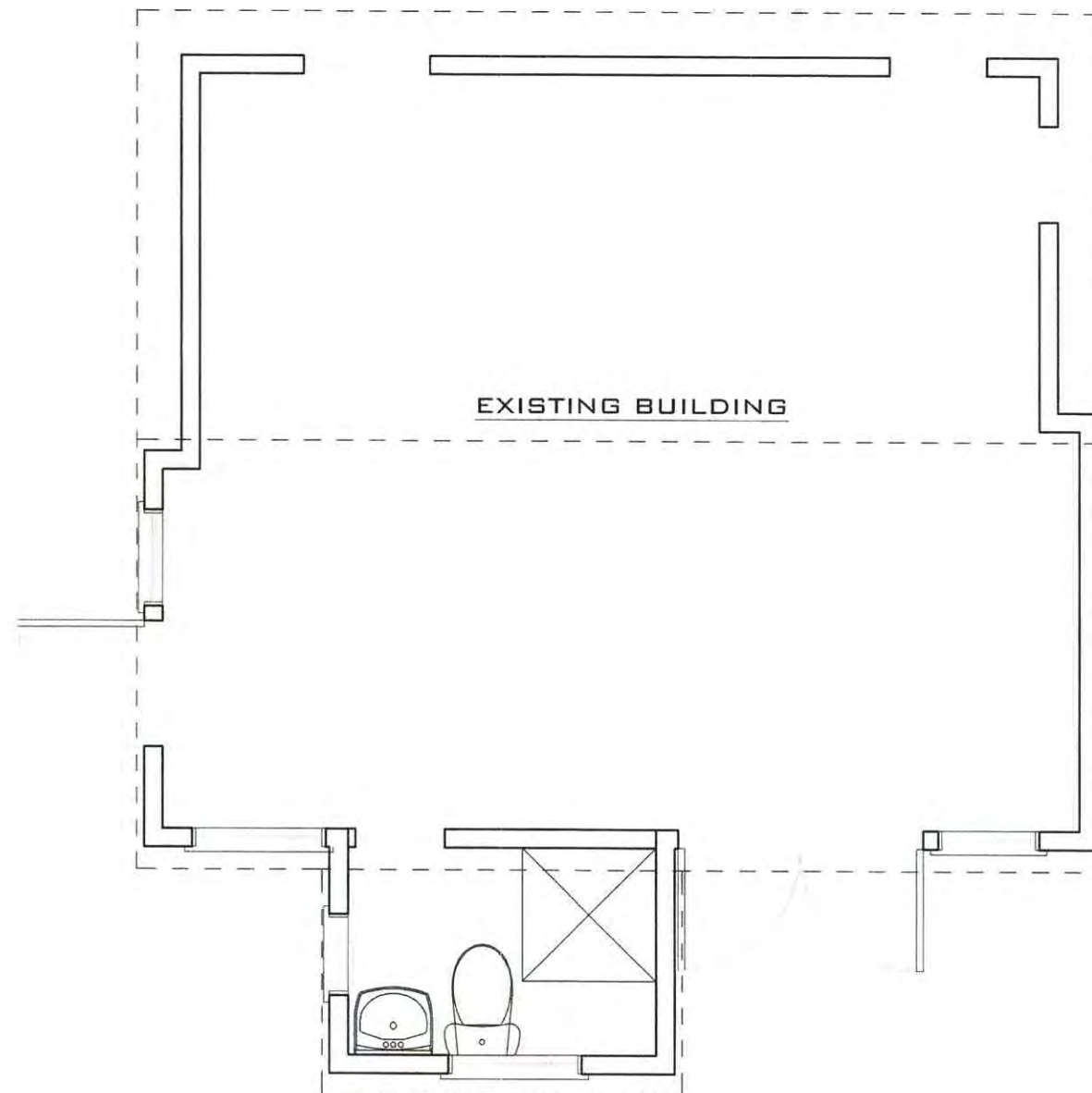
SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: REAR ELEVATION

SCALE AT 1/4" = 1'-0"	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: A-106	REVISION: 1	







**BUILDING "B"**  
**EXISTING FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION  
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APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
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(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: LENDRA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

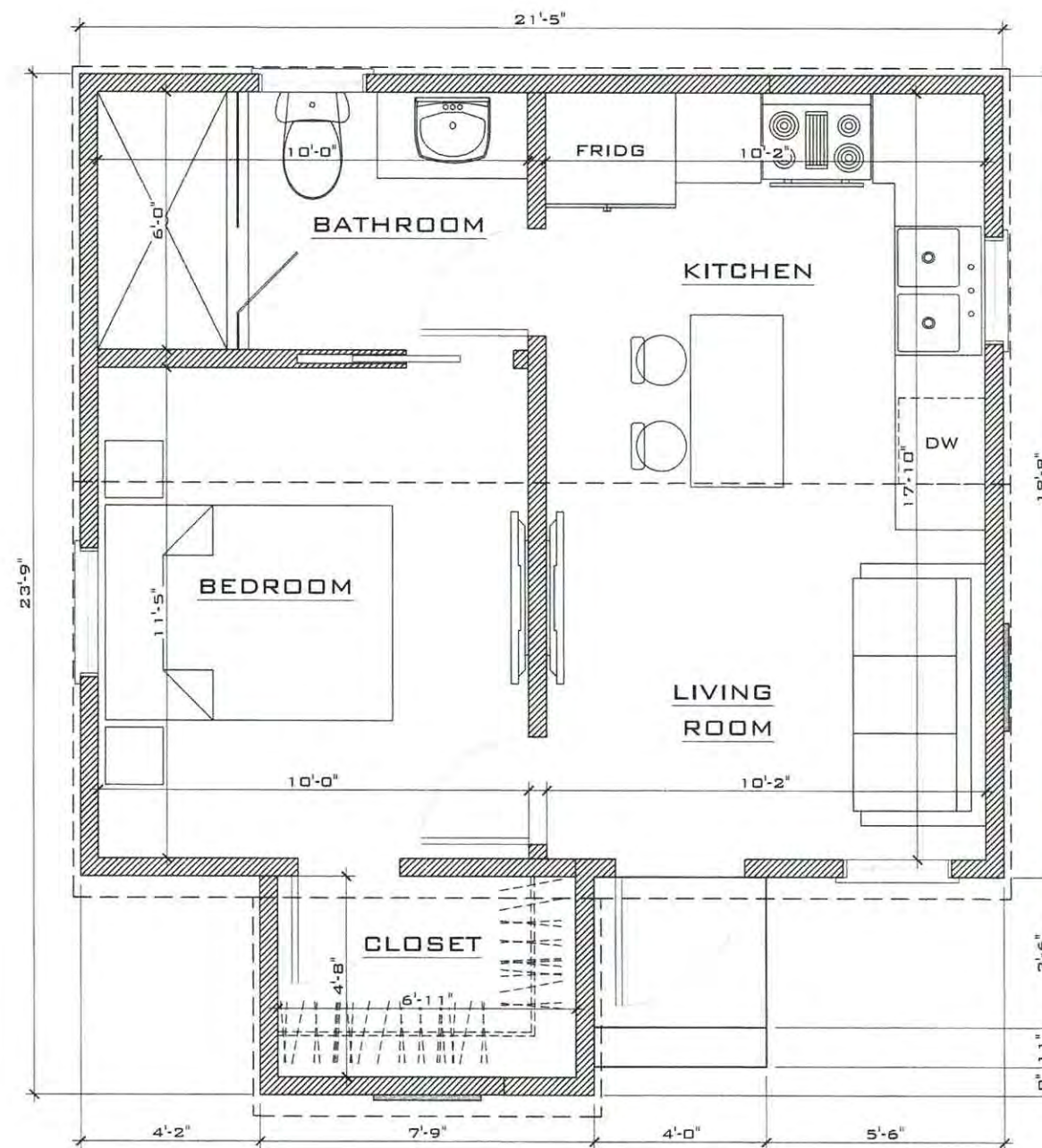
SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: BUILDING "B"  
EXISTING FLOOR PLAN

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-107	1	







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

**NOTE: NOT FOR CONSTRUCTION  
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 APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



**ARTIBUS DESIGN**  
 3706 N. ROOSEVELT BLVD  
 SUITE 1-208  
 KEY WEST, FL 33040  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT: LENORA BANKS  
 414 JULIA ST  
 KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST  
 KEY WEST, FL 33040

TITLE: BUILDING "B"  
 PROPOSED FLOOR PLAN

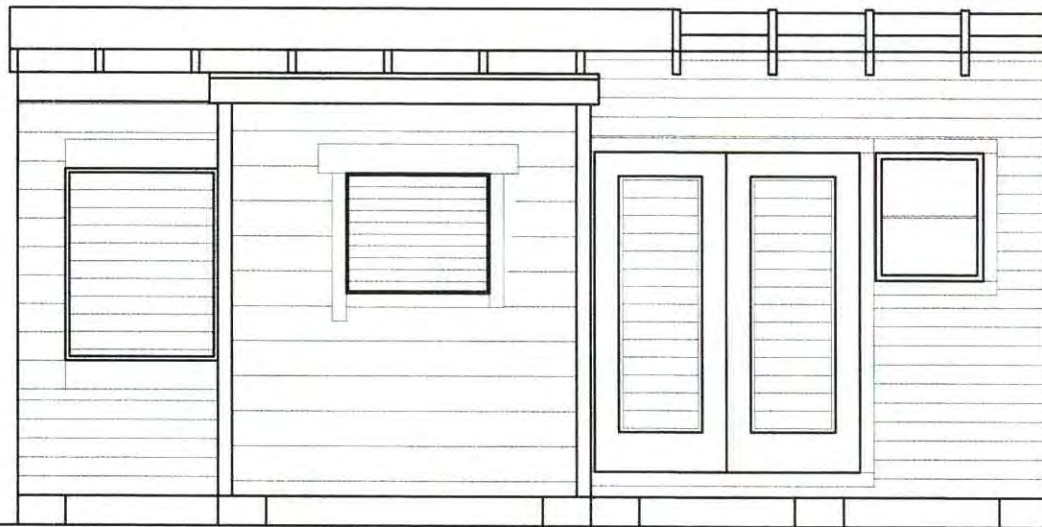
SCALE AT 1/4" = 1'-0"	DATE: 04/28/17	DRAWN: BOB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: A-108	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE  
 SIGNATURE AND ORIGINAL SEAL

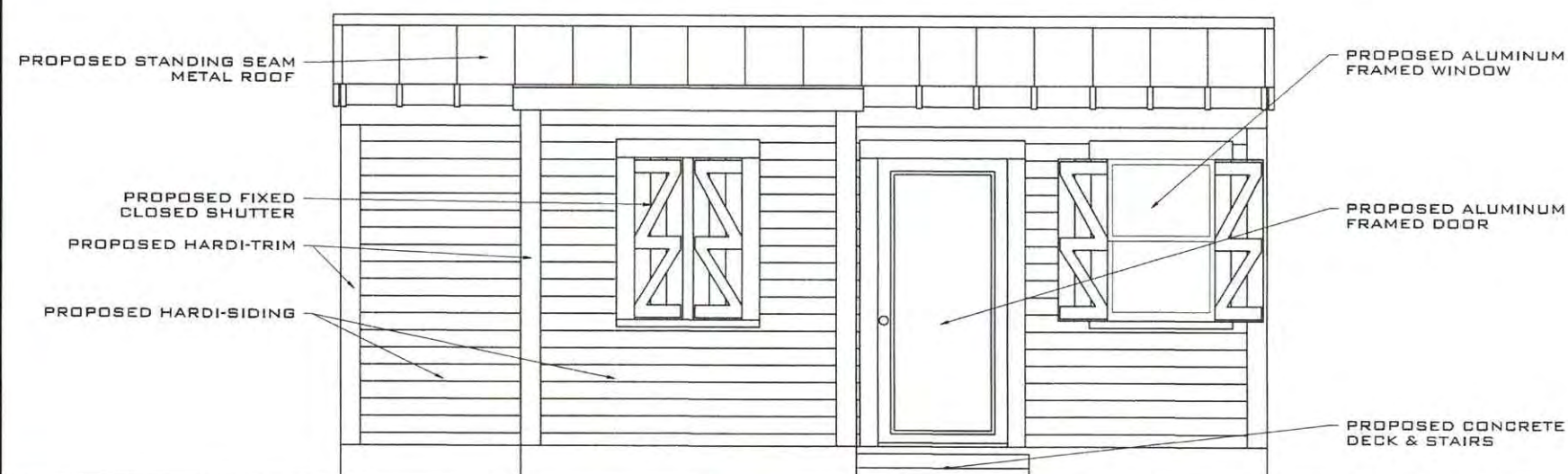
SIGNATURE:   
 DATE: MAY 06 2017

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480





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



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

**NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



**ARTIBUS DESIGN**  
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(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: LENORA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: BUILDING "B"  
FRONT ELEVATION

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-109	1	

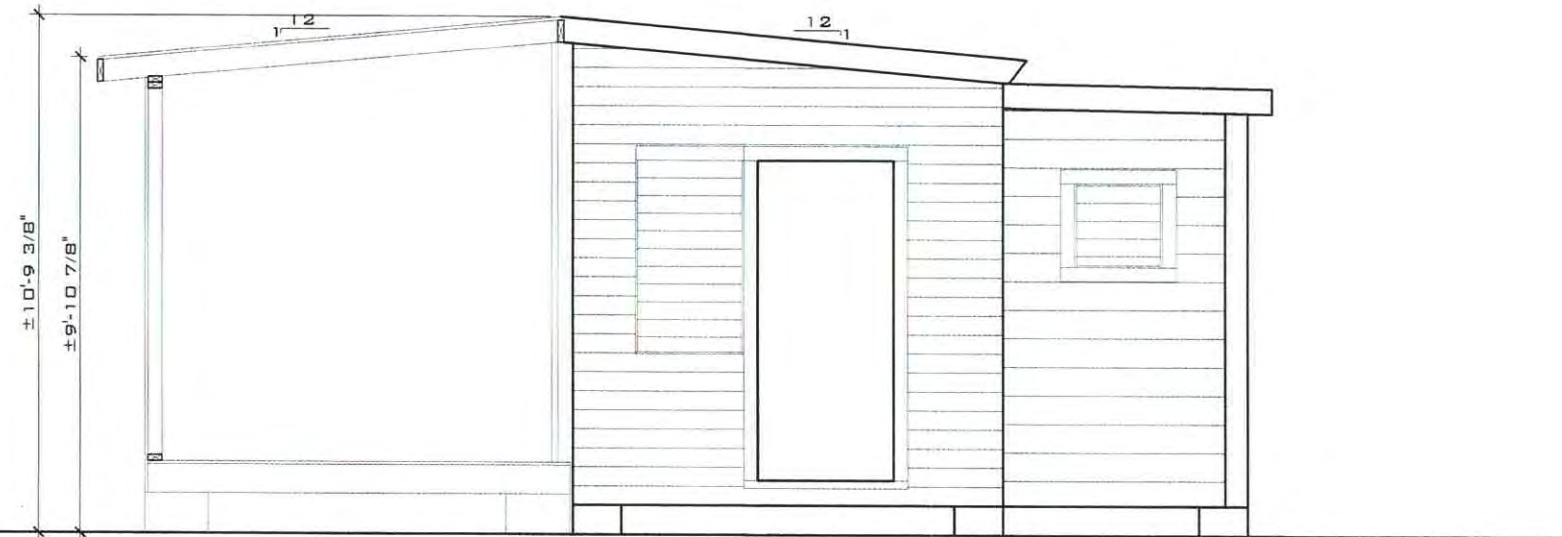
THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE: MAY 06 2017

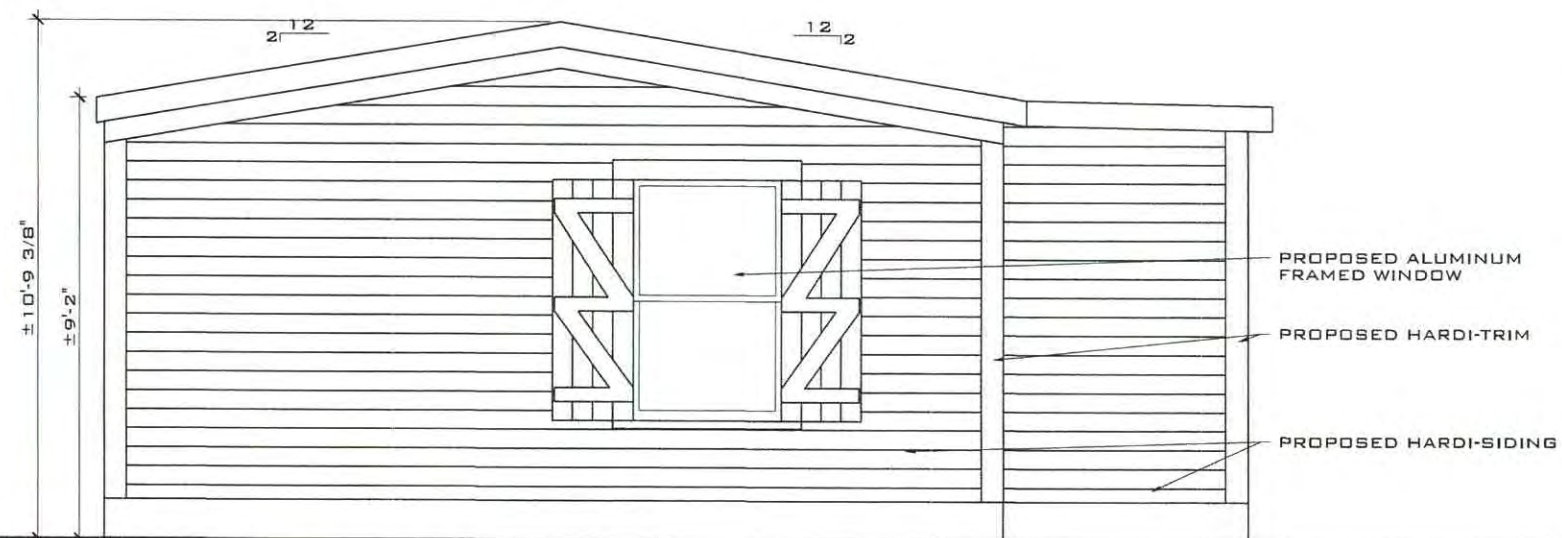
SERBE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





**EXISTING LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**PROPOSED LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT: LENORA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

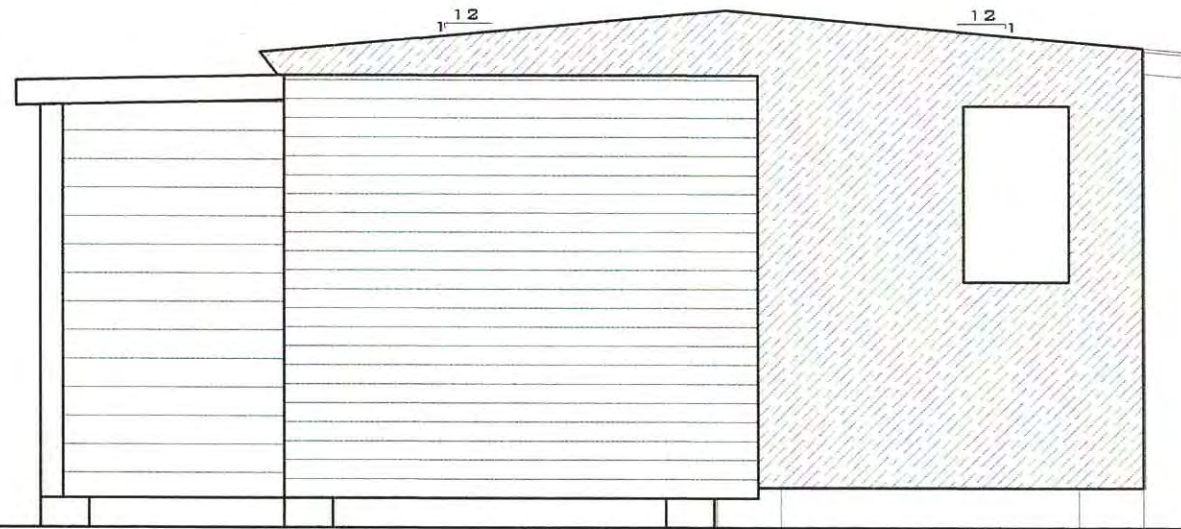
SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: BUILDING "B"  
LEFT SIDE ELEVATION

SCALE AT 1/4" = 1'-0"	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: A-110	REVISION: 1	



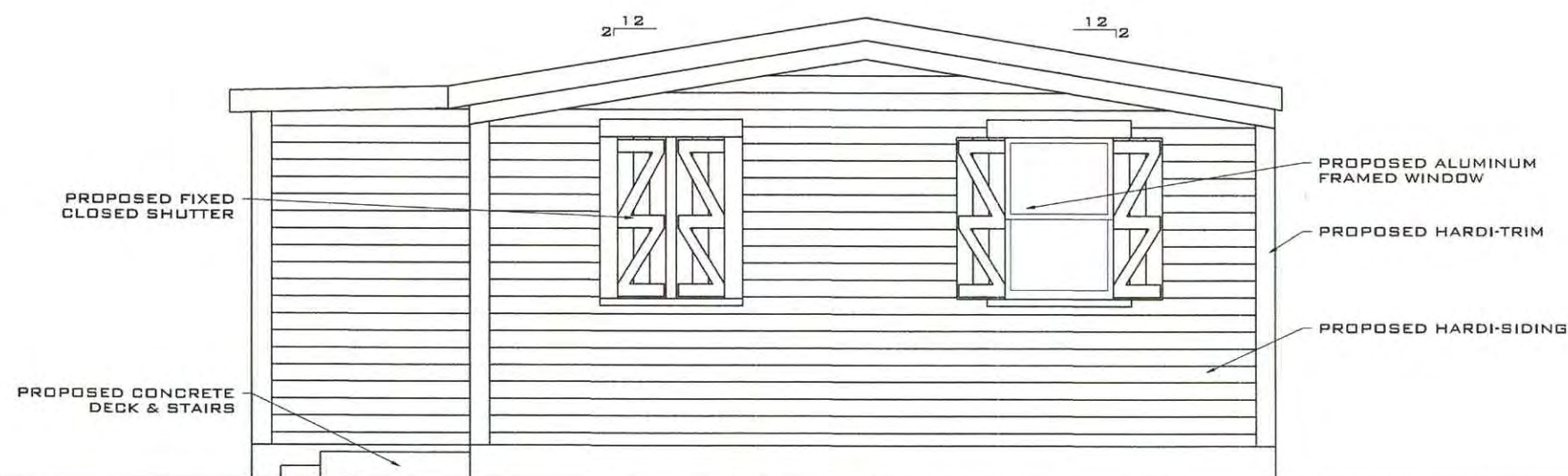




**EXISTING RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY**



**PROPOSED RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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SUITE 1-208  
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WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: LENDRA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

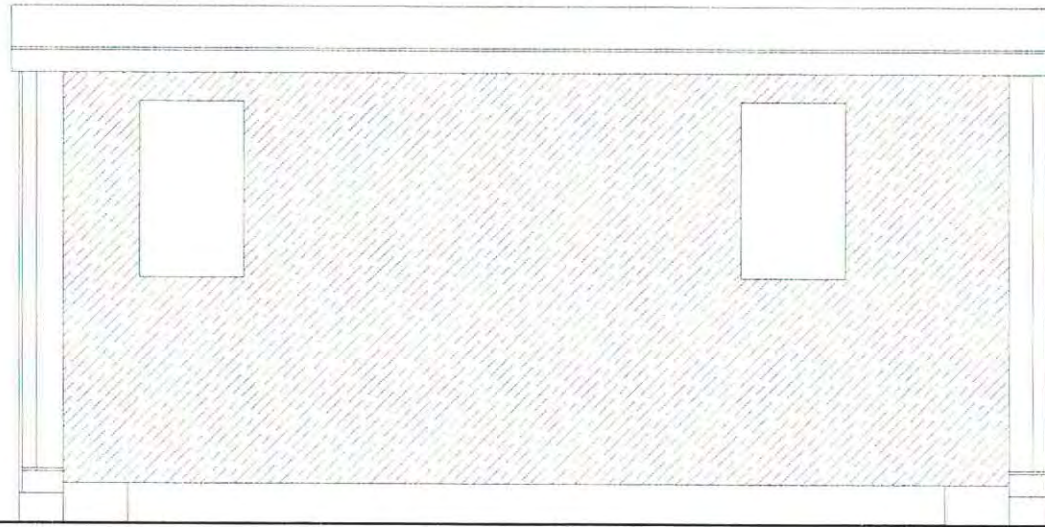
SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: BUILDING "B"  
RIGHT SIDE ELEVATION

SCALE AT 1/4" = 1'-0"	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: A-111	REVISION: 1	

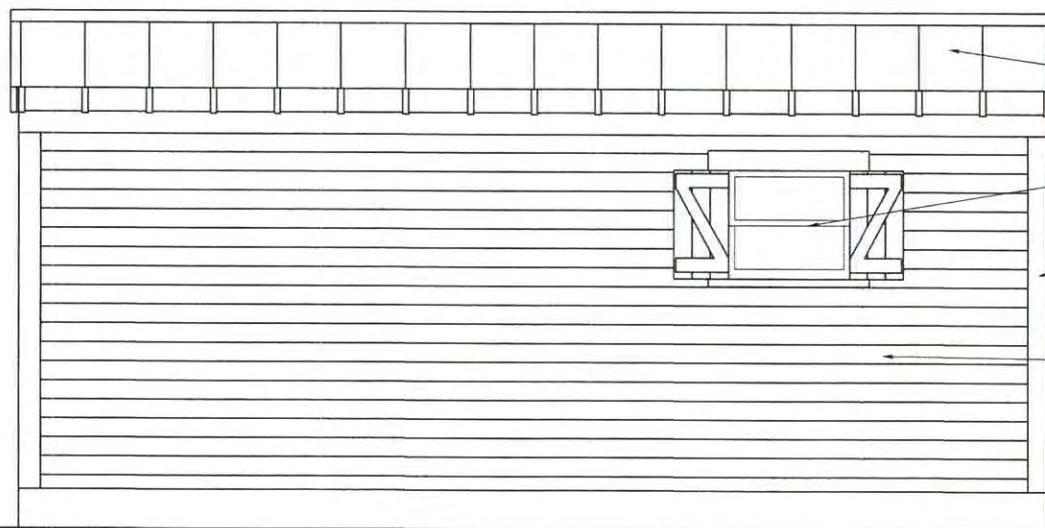






**EXISTING REAR ELEVATION**

SCALE: 1/4" = 1'-0"



PROPOSED STANDING SEAM  
METAL ROOF

PROPOSED ALUMINUM  
FRAMED WINDOW

PROPOSED HARDI-TRIM

PROPOSED HARDI-SIDING

**PROPOSED REAR ELEVATION**

SCALE: 1/4" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION  
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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CLIENT: LENDRA BANKS  
414 JULIA ST  
KEY WEST, FL 33040


PROJECT: 412 JULIA ST

SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: BUILDING "B"  
REAR ELEVATION

SCALE AT 1/4" = 1'-0": AS SHOWN	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1703-13	DRAWING NO: A-112	REVISION: 1	

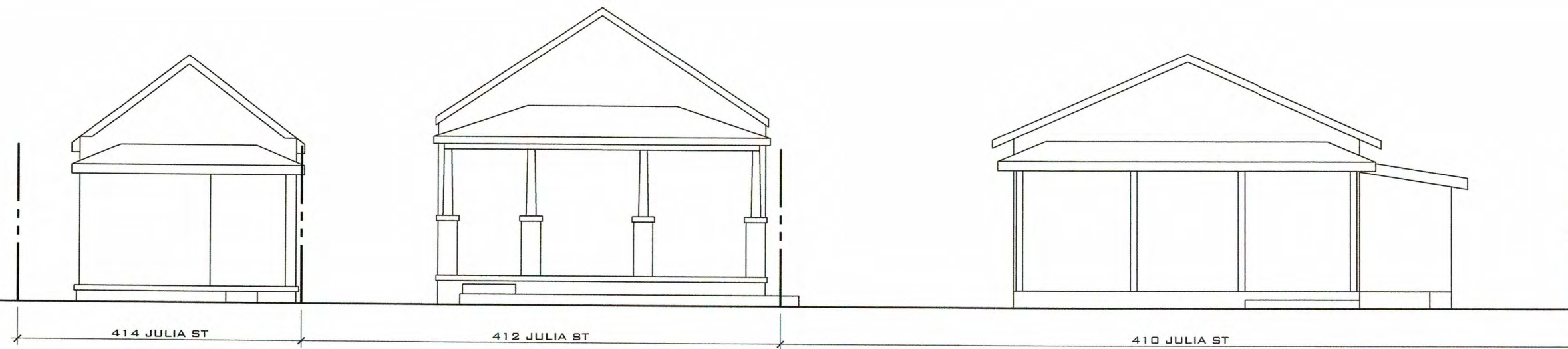
THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE: 

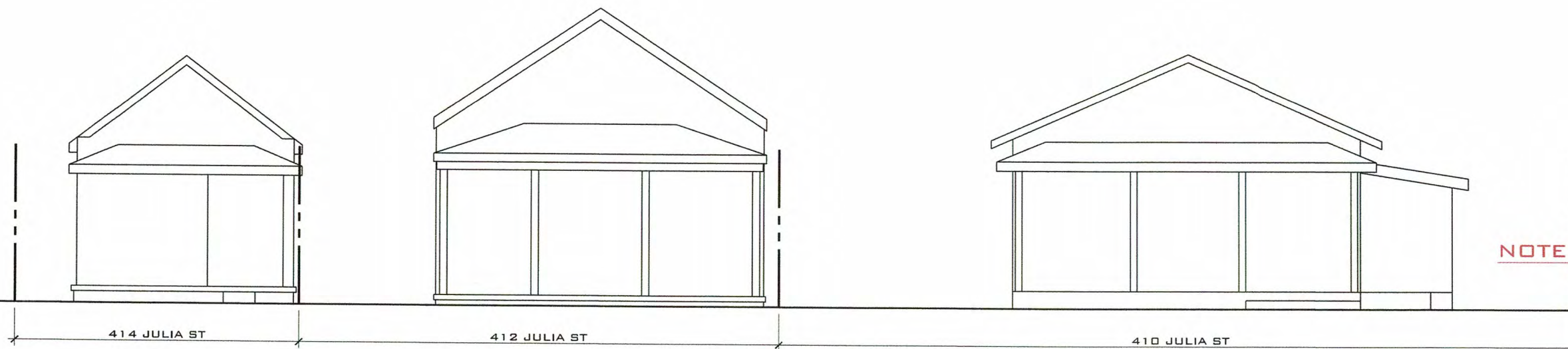
DATE: MAY 06 2017

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





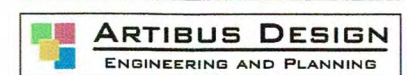
**EXISTING STREET SCAPE**  
SCALE: 1/8" = 1'-0"



**PROPOSED STREET SCAPE**  
SCALE: 1/8" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

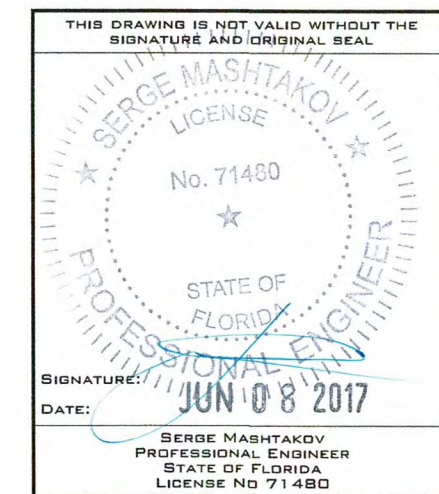
CLIENT: LENDRA BANKS  
414 JULIA ST  
KEY WEST, FL 33040

PROJECT: 412 JULIA ST

SITE: 412 JULIA ST  
KEY WEST, FL 33040

TITLE: STREET SCAPE

SCALE AT 1/8"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/07/17	BOB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1703-13	A-100	1	





# MISCELLANEOUS INFORMATION



## Kelly Perkins

---

**From:** Ron Wampler  
**Sent:** Thursday, December 01, 2016 3:24 PM  
**To:** Thaddeus L. Cohen  
**Cc:** Enid Torregrosa; Kelly Perkins; Greg Veliz  
**Subject:** 412 Julia Street  
**Attachments:** 412 Julia Street 1.JPG; 412 Julia Street 2.JPG; 412 Julia Street 3.JPG

Good Afternoon Thaddeus.

Per our discussion I have visited 412 Julia Street and posted all structures as 'Unsafe and Unfit ' for habitation. We should discuss the City's course of action at this address. My current prediction is that the course of events may result in the City performing the demolition and putting a lien on the title to the vacant lot...Which local rumor is that it will never be sold...

*R.W.Wampler CBO, CFM*











## Kelly Perkins

---

**From:** Enid Torregrosa  
**Sent:** Monday, August 03, 2015 9:35 AM  
**To:** Kelly Perkins  
**Subject:** FW: 412 Julia Street

FYI

---

**From:** Ron Wampler  
**Sent:** Monday, August 03, 2015 8:15 AM  
**To:** Enid Torregrosa  
**Cc:** David Herron; Carolyn Walker  
**Subject:** 412 Julia Street

Good Morning.

On April 10<sup>th</sup>, 2015 this structure was posted unsafe and not habitable. The load bearing side wall is rotted and bowing outward. The general structure is failing; therefore the structure is condemned and the owner and licensed contractor may apply for a demolition permit.

Thanks.



# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 27, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RECONSTRUCTION OF MAIN HOUSE AND REAR HOUSE. BOTH BUILDINGS WERE CONDEMNED BY THE CHIEF BUILDING OFFICER.**

**FOR- #412 JULIA STREET**

**Applicant – Artibus Design**

**Application #H17-03-0016**

**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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.







# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 22, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RECONSTRUCTION OF MAIN HOUSE AND REAR HOUSE. BOTH BUILDINGS WERE CONDEMNED BY THE CHIEF BUILDING OFFICER.**

**FOR- #412 JULIA STREET**

**Applicant – Artibus Design**

**Application #H17-03-0016**

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 305-409-3975 or visit our website at [www.cityofkeywest.fl.gov](http://www.cityofkeywest.fl.gov).

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# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Blaise Boyle, 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:

412 Julia St on the  
21<sup>st</sup> day of June, 2017.

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  
June 27<sup>th</sup>, 2017.

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  
H17-03-0016

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

**Signed Name of Affiant:**

Blaise Boyle Jr  
**Date:** 06/21/17  
**Address:** 410 3<sup>rd</sup> St  
**City:** Key West  
**State, Zip:** FL 33040

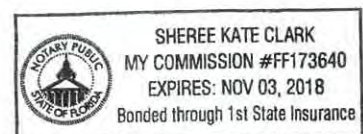
The forgoing instrument was acknowledged before me on this 21<sup>st</sup> day of  
June, 2017.

By (Print name of Affiant) Blaise Boyle who is  
personally known to me or has produced \_\_\_\_\_ as  
identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: Sheree Clark

Notary Public - State of Florida (seal)  
My Commission Expires: 11/3/2018





# PROPERTY APPRAISER INFORMATION





qPublic.net™

Monroe County, FL

## Summary

**Parcel ID** 00027350-000000  
**Account #** 1028126  
**Property ID** 1028126  
**Millage Group** 11KW  
**Location** 412 JULIA ST, KEY WEST  
**Address**  
**Legal** KW PT SUB 1 PT LOT 4 SQR 3 TR 11 G75-464/65 OR449-6/7 OR434-675 OR589-85  
**Description** OR933-1143 OR947-457 OR953-2103 OR1057-1099/1100 OR2461-1579  
 (Note: Not to be used on legal documents)  
**Neighborhood** 6021  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

BANKS LENORA  
 414 JULIA ST  
 KEY WEST FL 33040-3151

## Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$15,163	\$15,163	\$13,768	\$32,355
+ Market Misc Value	\$1,281	\$1,116	\$1,014	\$1,014
+ Market Land Value	\$294,993	\$186,620	\$152,734	\$181,826
= Just Market Value	\$311,437	\$202,899	\$167,516	\$215,195
= Total Assessed Value	\$202,693	\$184,267	\$167,516	\$162,122
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$311,437	\$202,899	\$167,516	\$215,195

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,385.00	Square Foot	0	0

## Buildings

**Building ID** 3746  
**Style**  
**Building Type** S.F.R. - R1 / R1  
**Gross Sq Ft** 956  
**Finished Sq Ft** 848  
**Stories** 2 Floor  
**Condition** POOR  
**Perimeter** 172  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 86  
**Interior Walls** WALL BD/WD WAL  
**Exterior Walls** WD FRAME  
**Year Built** 1922  
**Foundation** CONC BLOCK  
**Roof Type** GABLE/HIP  
**Roof Coverage** MIN/PAINT CONC  
**Flooring Type** PLYWD/PR BD  
**Heating Type**  
**Bedrooms** 1  
**Full Bathrooms** 1  
**Half Bathrooms** 0  
**Grade** 350  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	848	848	0
OPF	OP PRCH FIN LL	108	0	0
<b>TOTAL</b>		<b>956</b>	<b>848</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1964	1965	1	210 SF	3
PATIO	1922	1923	1	120 SF	1
PATIO	1964	1965	1	30 SF	2

## Sales

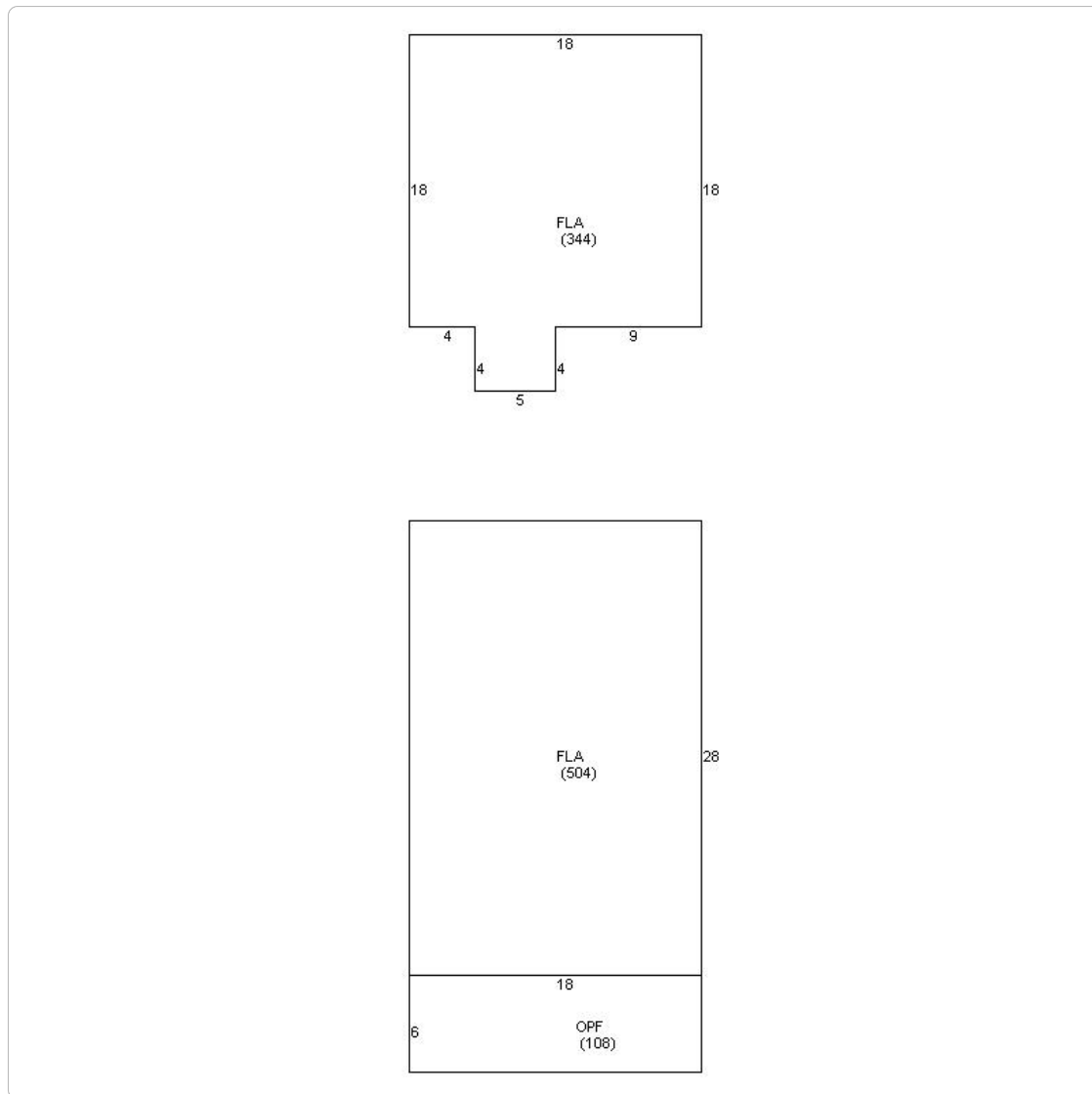
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/16/2010	\$100	Quit Claim Deed		2461	1579	11 - Unqualified	Improved



**Permits**

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
15-0349	2/25/2015		\$27,000		repair subfloor joists and 3/4" sub floor, 450sf repair wall studs add 1/2" sheathing, 325sf repair rafters
9801547	5/18/1998	2/19/2008	\$800	Residential	OUTLET/SWITCHES ETC

**Sketches (click to enlarge)**



## Photos





