

Staff Report

- 6 Removal of aluminum canopy and concrete columns that encroaches city's right-of-way approximately 4.18' - **#325 Julia Street- City of Key West/ Jim Scholl (H11-01-744)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for a partial demolition request of a non contributing entry canopy. Approximately 4.18' of the entry canopy and its columns were built on city right-of-way. This application is the city's request since the structure is on city property. According to the Sanborn map of 1962 as well as a photo circa 1965 of the Property Appraiser's records, the canopy is not a historic structure. On May 22, 2012 the Commission approved the first reading for demolition of this request.

It is staff's opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolition will be for a structure that is not historic and will not be considered contributing in a near future.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H12-01-0744

OWNER'S NAME: CITY OF KEY WEST DATE: 5-3-12

OWNER'S ADDRESS: 3140 FLAGLER AVE PHONE #: 809-3888

APPLICANT'S NAME: Jim Scholl PHONE #: SAME

APPLICANT'S ADDRESS: SAME

ADDRESS OF CONSTRUCTION: 325 JULIA STREET # OF UNITS: 1
Match H12-01-0676

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REMOVAL OF ALUMINUM CANOPY AND CONCRETE COLUMNS FROM CITY'S RIGHTS-OF-WAY. CANOPY ENCRUSTED INTO R.O.W. APPROX 4.18'

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 5-3-12

Applicant's Signature: JHScholl



Required Submittals

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due:\$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

May 29 2012

Mr. Jim Scholl
City of Key West
#3140 Flagler Avenue
Key West, Florida 33040

**RE: REMOVAL OF ALUMINUM CANOPY AND CONCRETE
COLUMNS THAT ENCROACHES CITY'S RIGHT OF WAY
APPROXIMATELY 4.18 FEET
FOR: #325 JULIA STREET - HARC APPLICATION # H12-01-744
KEY WEST HISTORIC DISTRICT**


Dear Mr. Scholl:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the first reading for demolition for the above mentioned project on the public hearing held on Tuesday May 22, 2012. The Commissioners motioned to approve the project was based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Tuesday June 12, 5:30 pm at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved 5/22/12 KG 1st Feas. Denied _____ Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Non contributing.
Ordinance for demolition.

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

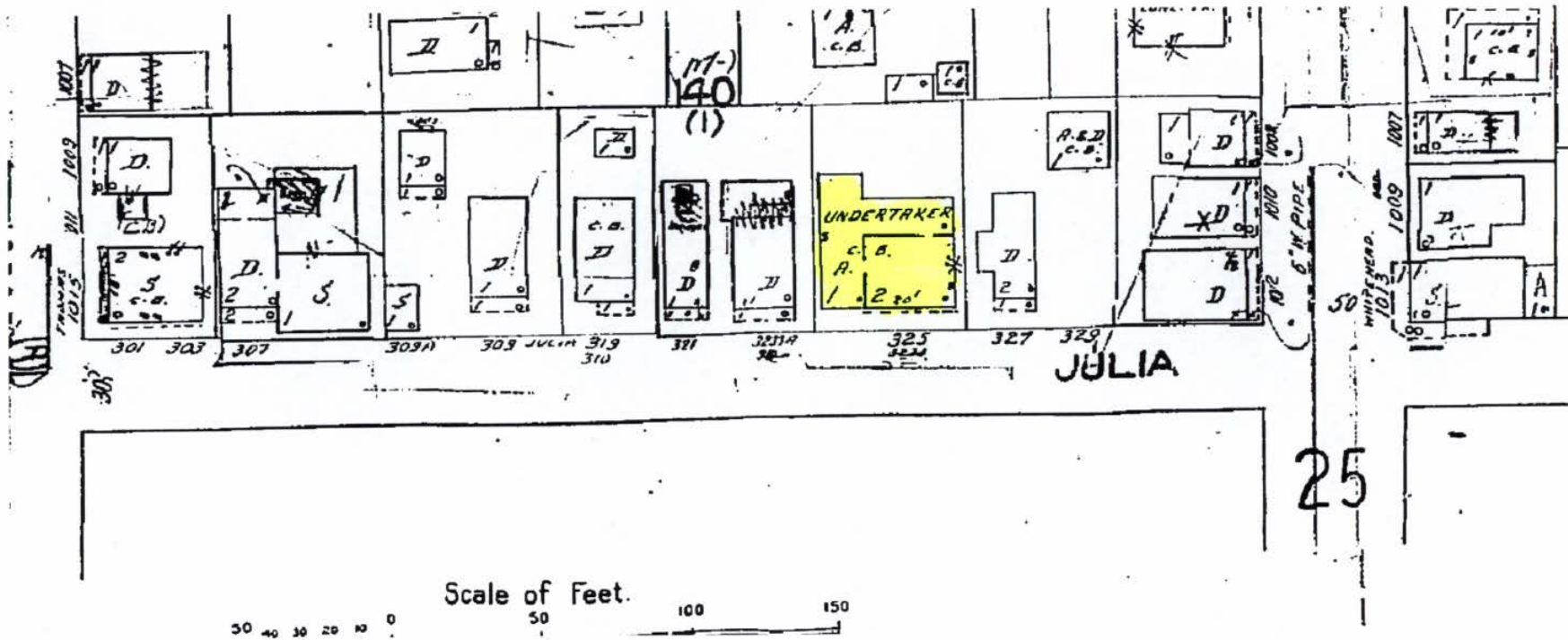
Date: _____

Signature: _____

Historic Architectural
Review Commission



Sanborn Maps



#325 Julia Street Sanborn map 1962

Project Photos



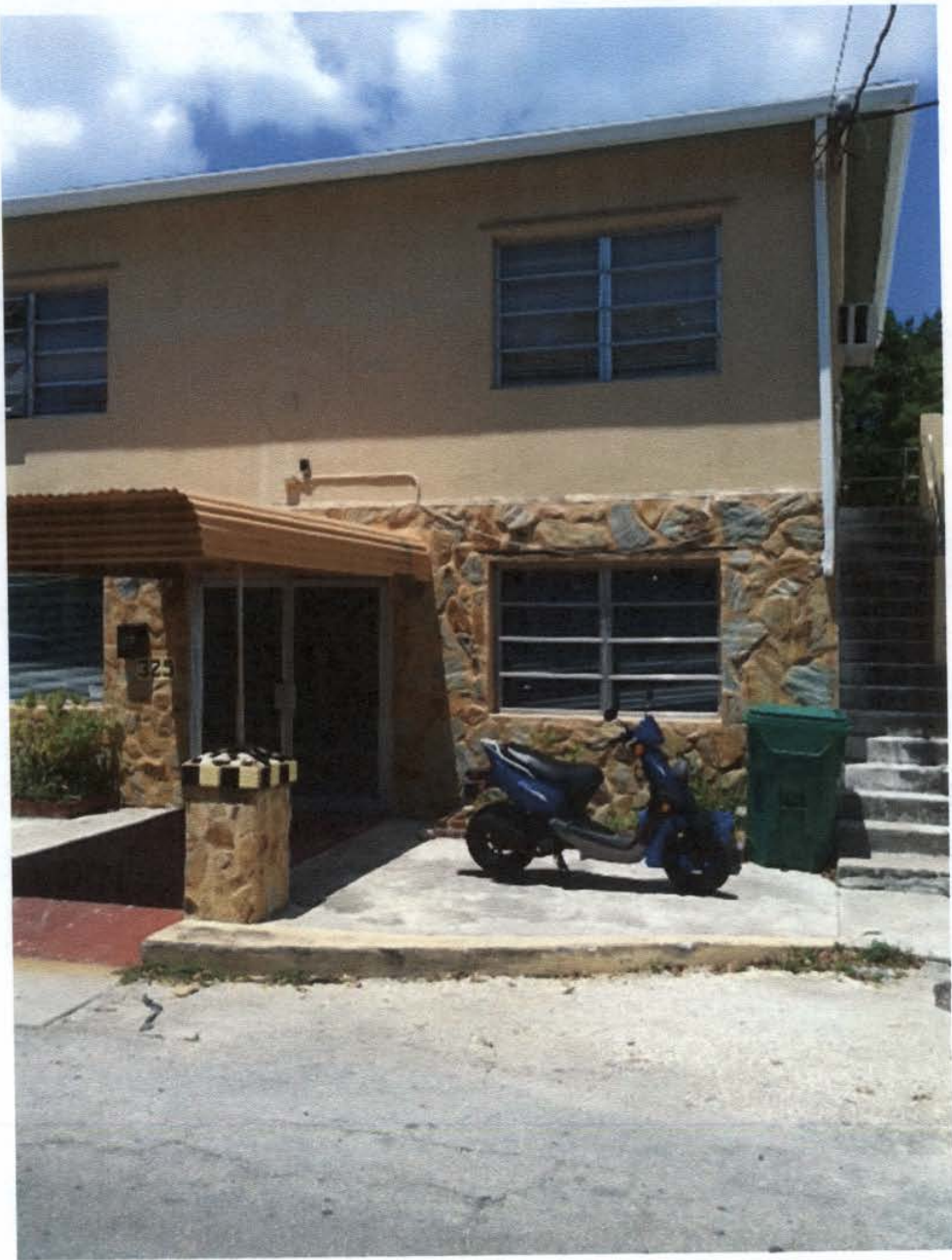
Photo taken by the Property Appraiser's office c1965; 325 Julia St.; Monroe County Library

Subject: [No Subject]
From: Joel Dos Santos (keysrugby@yahoo.com)
To: keysrugby@yahoo.com;
Date: Tuesday, April 10, 2012 1:59 PM



Sent from my iPhone

Subject: [No Subject]
From: Joel Dos Santos (keysrugby@yahoo.com)
To: keysrugby@yahoo.com;
Date: Tuesday, April 10, 2012 1:58 PM



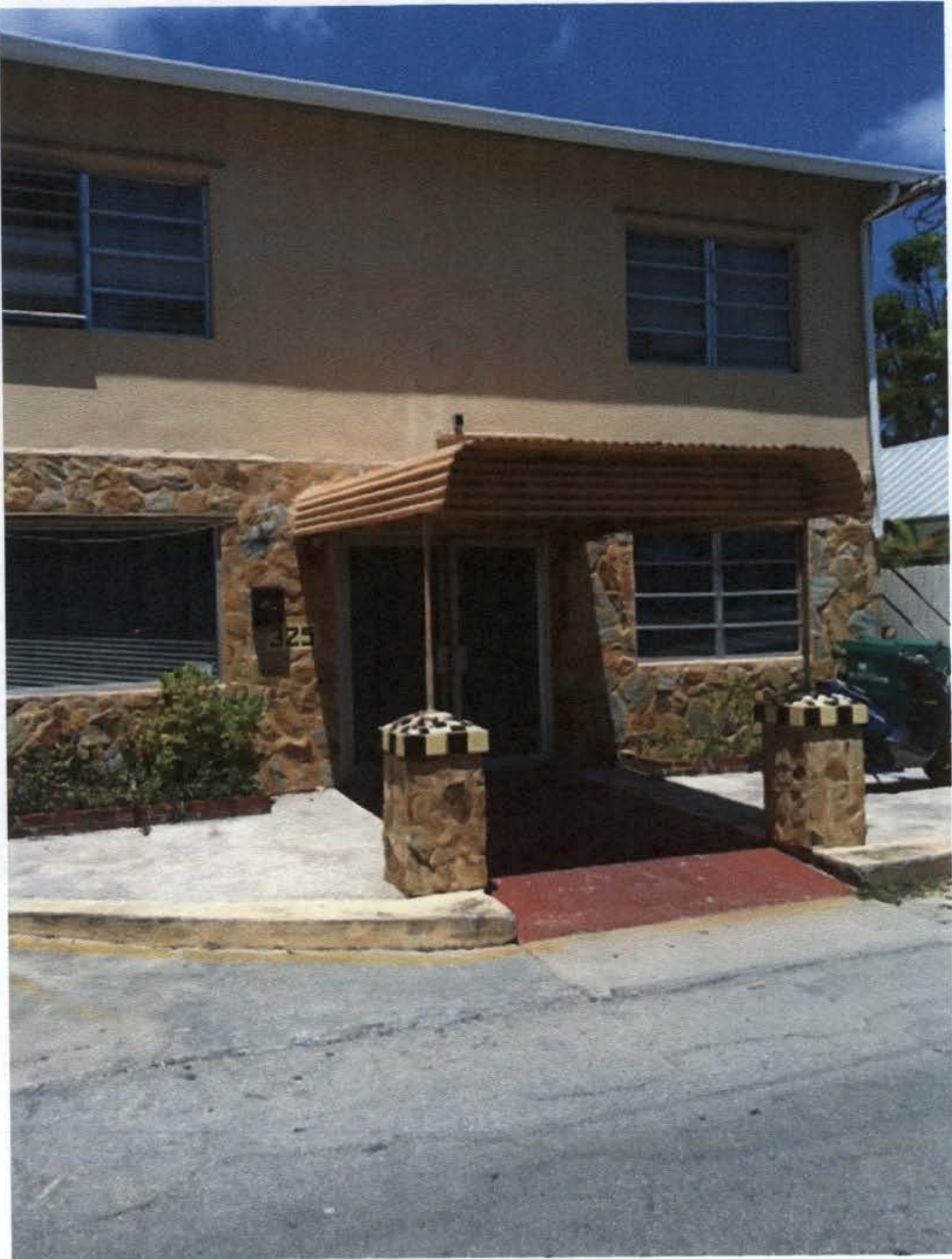
Sent from my iPhone

Subject: [No Subject]
From: Joel Dos Santos (keysrugby@yahoo.com)
To: keysrugby@yahoo.com;
Date: Tuesday, April 10, 2012 1:52 PM



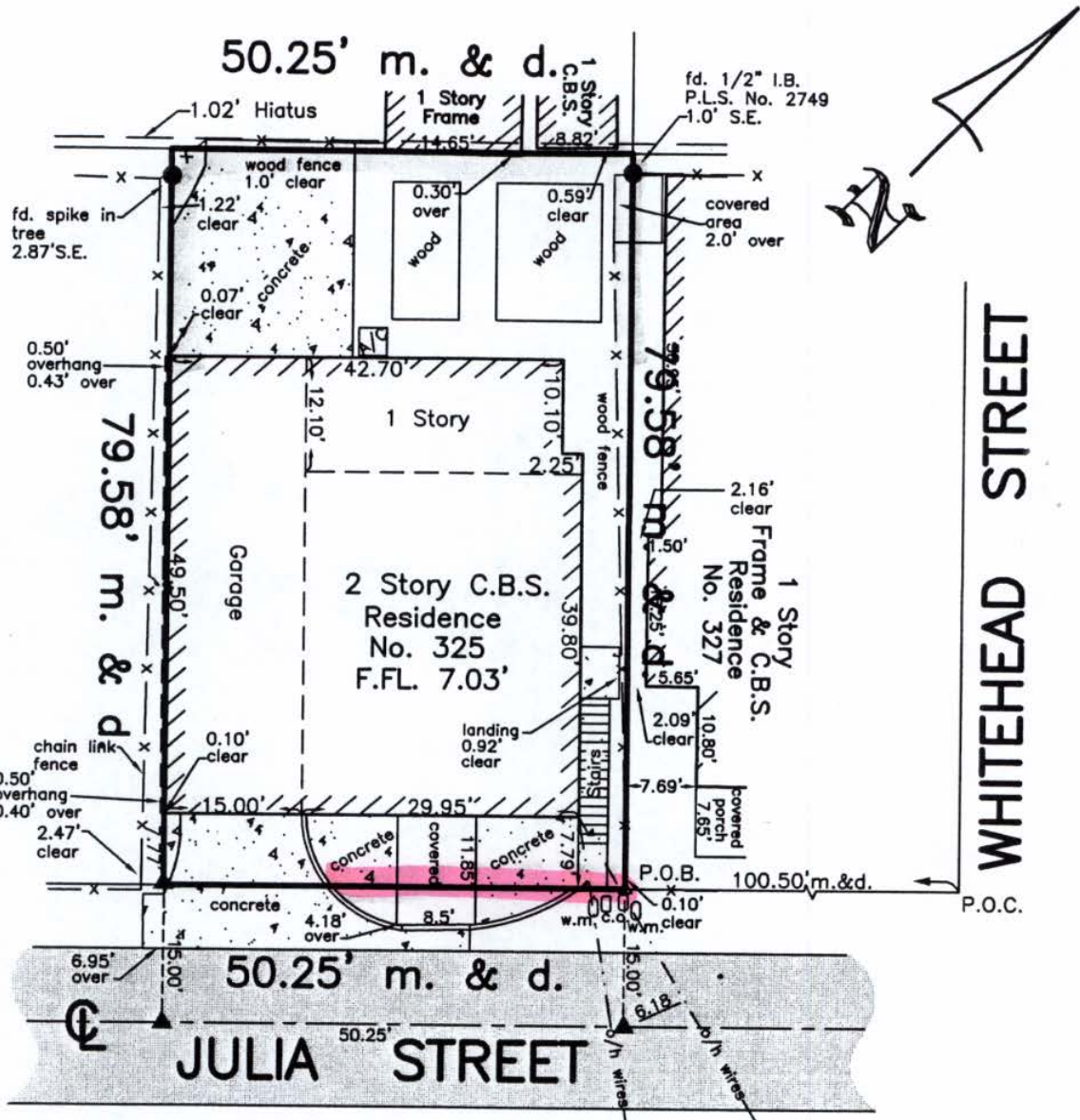
Sent from my iPhone

Subject: [No Subject]
From: Joel Dos Santos (keysrugby@yahoo.com)
To: keysrugby@yahoo.com;
Date: Tuesday, April 10, 2012 1:56 PM



Sent from my iPhone

Survey



NOTE: Unless otherwise specified all angles are 90°00'00"



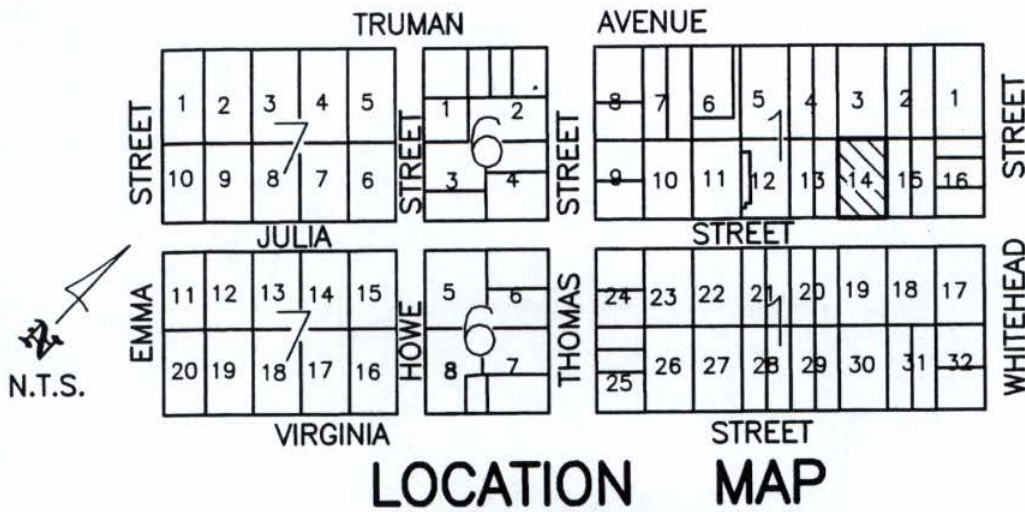
Christina Maria Grass & Julia Ann Fondriest Trust 325 Julia Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 11-334	
Scale: 1"=20'	Ref. 204-72	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 10/21/11		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
11/7/11: Typo's			
fred\drawings\keywest\block97\1312olivia			

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700



LOCATION MAP

Square 1, Tract 10
City of Key West

LEGAL DESCRIPTION:

On the Island of Key West being a part of Tract 10, according to William A. Whitehead's map of said Island, delineated in February, A.D. 1852 but better described as, being Lot 14 of Square 1 of said Tract 10, according to Plat thereof, as recorded in Plat Book 1, Page 40, Monroe County, Florida.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Julia Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

⊕ = Fd. 1/2" Iron Pipe, P.L.S. No. 2749
△ = Fd. P.K. Nail, P.L.S. No. 2749

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
P. = Plat
m. = Measured
d. = Deed
N.T.S. = Not to Scale
⊕ = Centerline
Elev. = Elevation
B.M. = Bench Mark

o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd. = Covered
☒ = Concrete Utility Pole

P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
wd. ≙ Wood
Bal. = Balcony
Pl. = Planter
A/C = Air Conditioner

Field Work performed on: 10/14/11

CERTIFICATION made to:

The Smith law Firm
Old Republic National Title Insurance Company
First State Bank of the Florida Keys
Christina Maria Grass Trust, dated December 30, 2008
and Julia Ann Fondriest, dated December 20, 2008

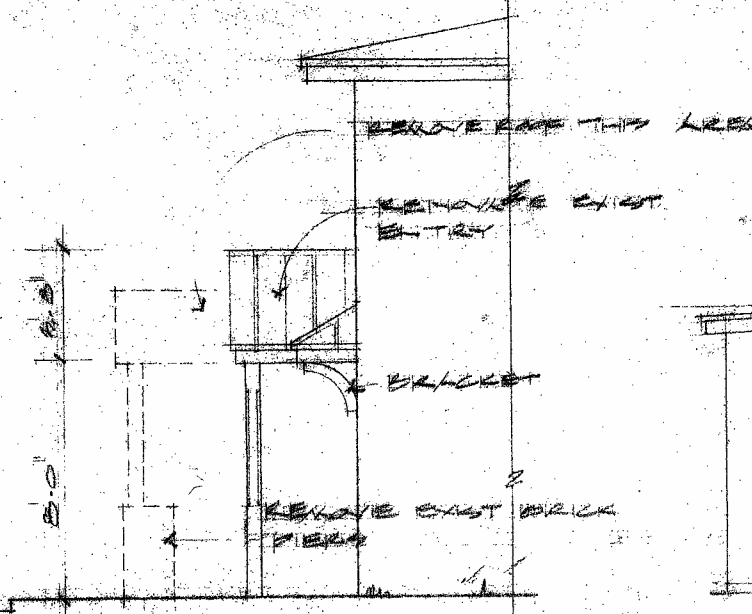
CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

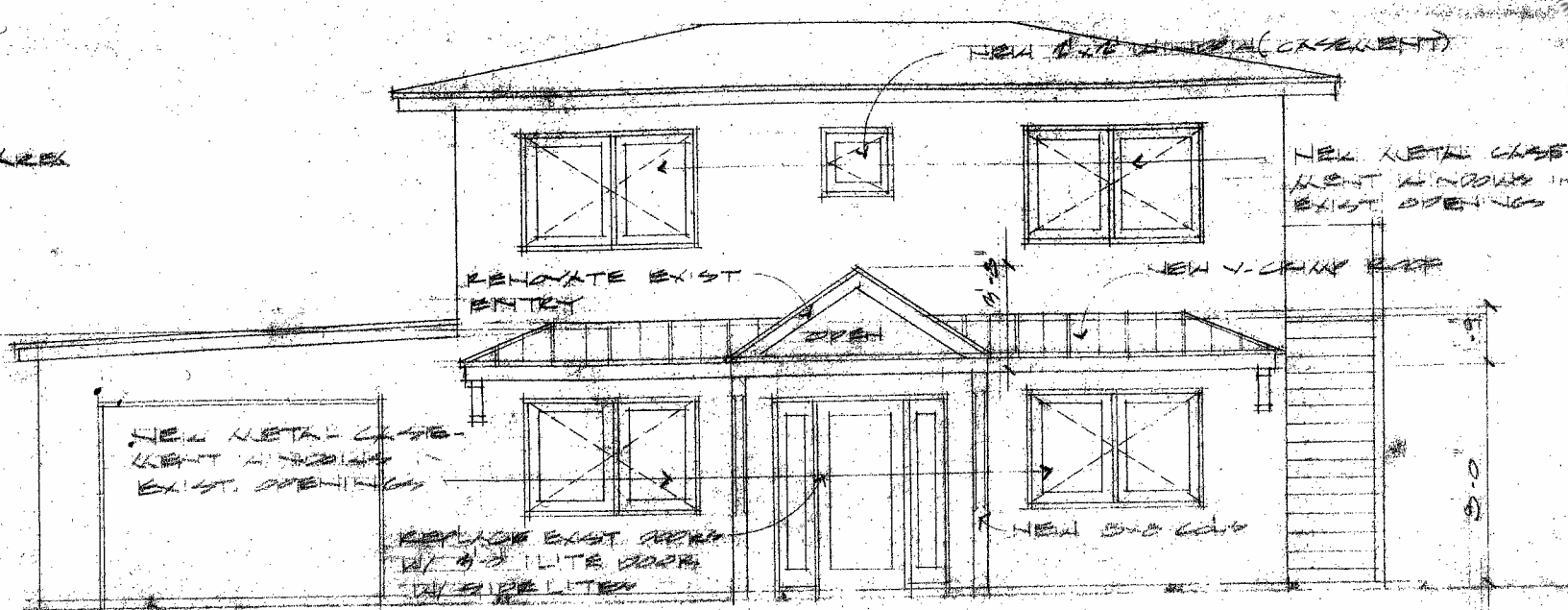
FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

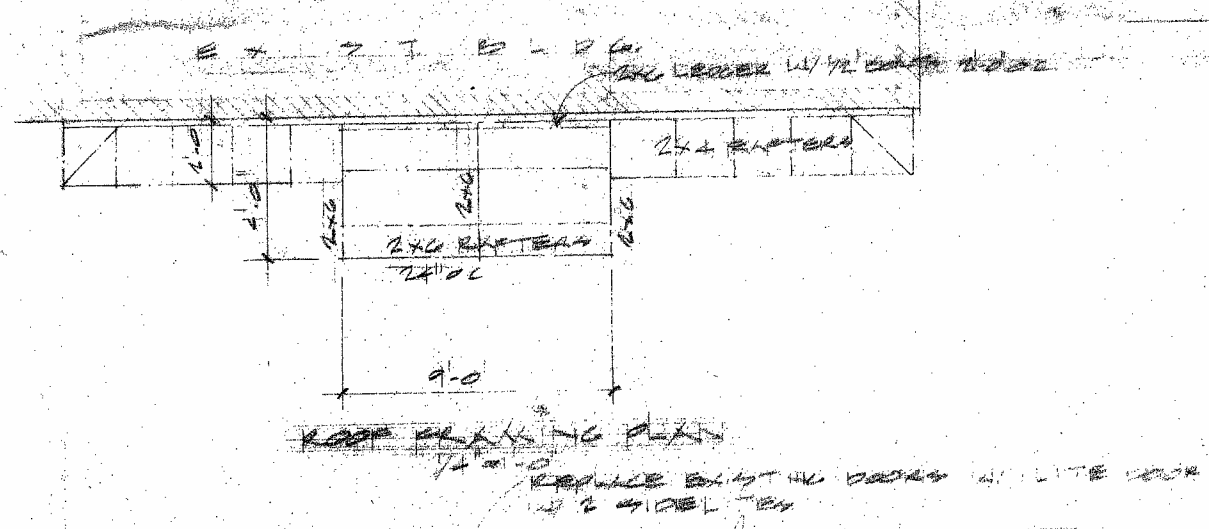
Plans



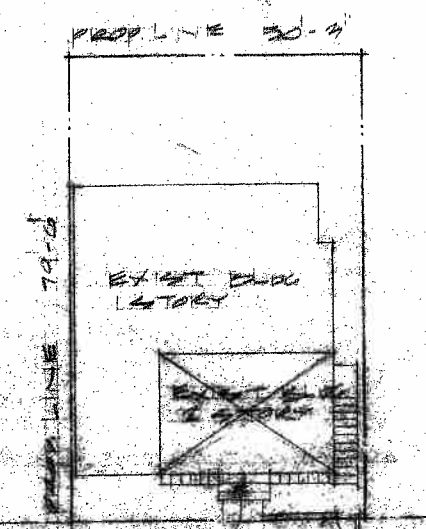
RIGHT SIDE ELEVATION
1/20/0



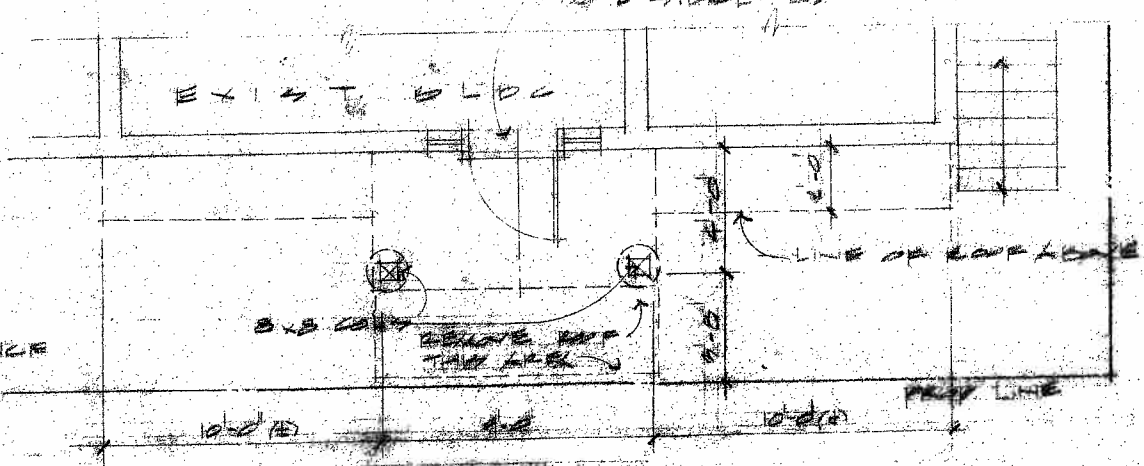
FRONT ELEVATION
1/20/0



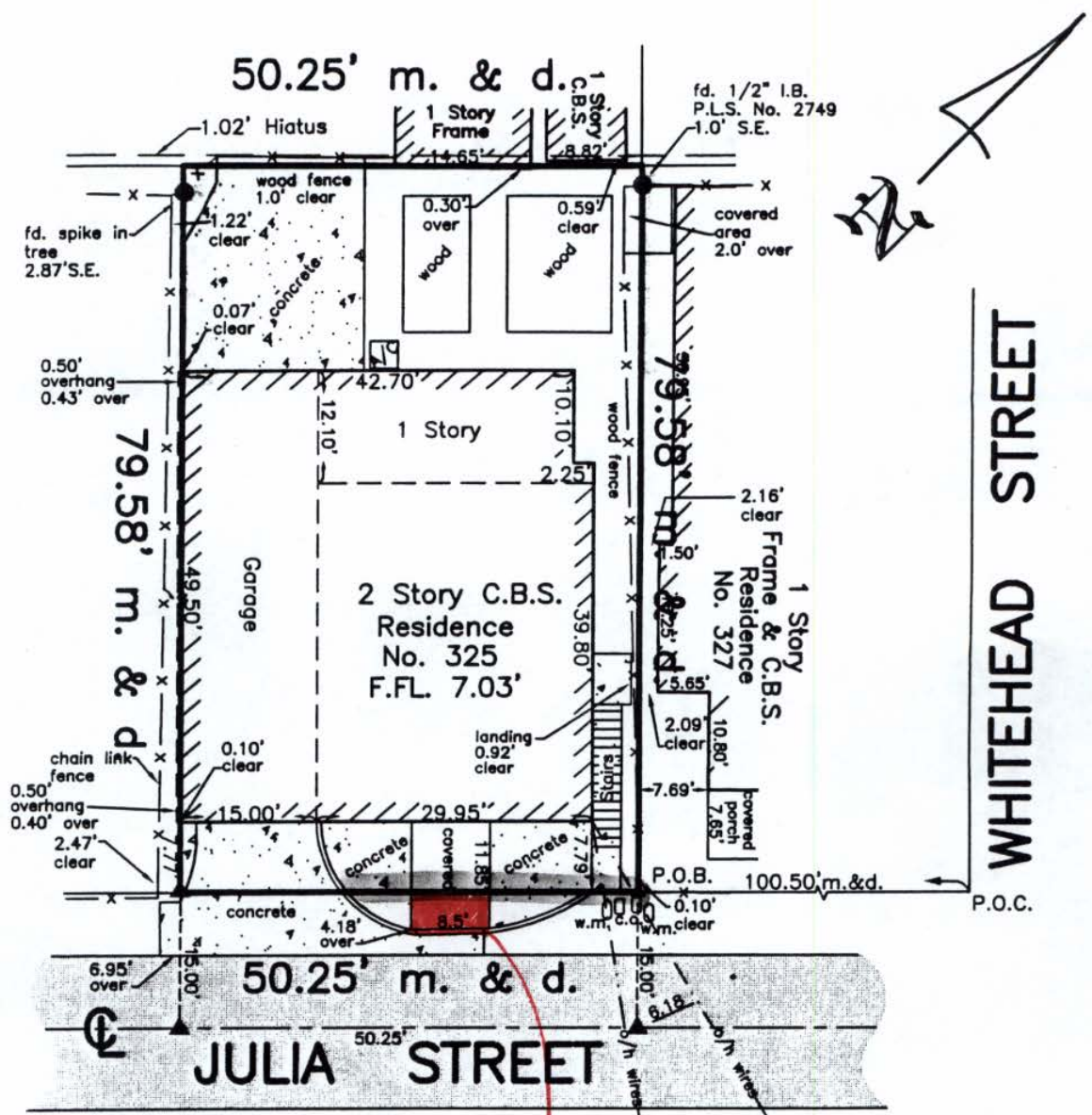
ROOF PLAN
1/20/0



SITE PLAN
1/20/0



ARCHITECT
 325 JULIA ST.
 NEW YORK



NOTE: Unless otherwise specified all angles are 90°00'00"

TO BE DEMOLISHED



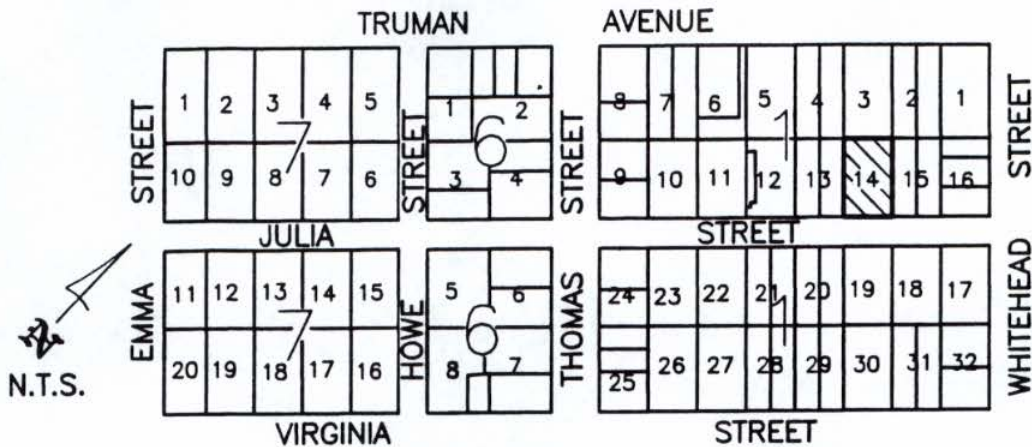
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FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida



NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 22, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REMOVAL OF ALUMINUM CANOPY AND CONCRETE
COLUMNS THAT ENCROACHES
CITY'S RIGHT-OF-WAY APPROXIMATELY 4.18'
#325 JULIA STREET**

Applicant-City of Key West/ Jim Scholl - Application Number H12-01-744

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record View

Alternate Key: 1026450 Parcel ID: 00025680-000000

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Ownership Details

Mailing Address:
FONDRIEST JULIA ANN TRUST 12/30/2008
1953 LONG BEACH DR
BIG PINE KEY, FL 33043-3508

All Owners:
GRASS CHRISTIAN MARIA TRUST 12/30/2008 R/S,
FONDRIEST JULIA ANN TRUST 12/30/2008

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 325 JULIA ST KEY WEST
Subdivision: Tracts 10 and 15
Legal Description: KW PB 1-25-40 LT 14 SQR 1 TR 10 OR57-63/66 OR365-629/30 OR958-1991/92 OR1046-2090 OR1348-2461/62PET CASE95-54-CP-10 OR1547-375/380AFFDS OR1547-381 OR1547-383P/R OR2453-113/14C/T OR2500-1760/64 OR2543-373 OR2543-377 OR2543-381 OR2543-383 OR2543-385 OR2543-387/88R/S OR2559-1439/40AMD OR2563-833/34C OR2563-835/36C OR2563-837/38C OR2563-839/40C OR2563-841/42C

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	3,999.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 1800
Year Built: 1943

Building 1 Details

Building Type
Effective Age 29
Year Built 1943
Functional Obs 0

Condition F
Perimeter 240
Special Arch 0
Economic Obs 0

Quality Grade 350
Depreciation % 38
Grnd Floor Area 1,800

Inclusions:

Roof Type
Heat 1
Heat Src 1

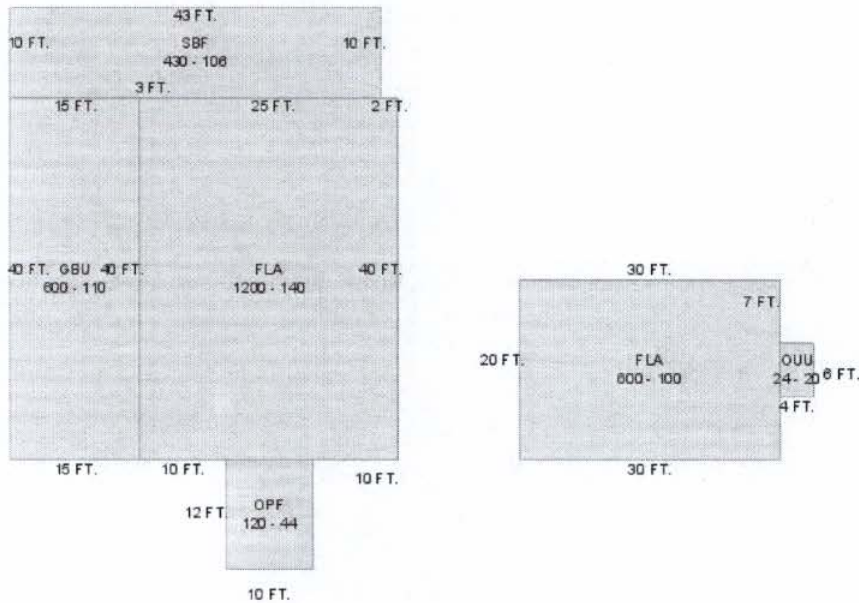
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	1943					600
0	FLA		1	1943					1,200
0	GBU		1	1943					600
0	SBF		1	1982					430
0	OPF		1	1943					120
0	OUU		1	1943					24

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APARTMENTS	100	N	N
		OFFICE BLD-1 STORY	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
980	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	158 SF	0	0	1982	2012	2	40
1	PT3:PATIO	324 SF	0	0	1992	1993	2	50

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9604429	11/01/1996	11/01/1997	11,000		REPAIR/REMODEL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	173,269	1,659	439,890	335,000	335,000	0	335,000
2010	173,269	1,711	382,412	389,000	389,000	0	389,000
2009	178,600	1,763	465,727	646,090	646,090	0	646,090
2008	178,600	1,814	506,375	686,789	686,789	0	686,789
2007	125,225	1,866	465,865	592,956	592,956	0	592,956
2006	125,225	1,918	344,335	471,478	471,478	0	471,478
2005	132,381	1,970	283,570	417,921	417,921	0	417,921
2004	132,381	2,022	243,060	377,463	377,463	0	377,463
2003	132,381	2,074	121,530	255,985	255,985	0	255,985

2002	132,381	2,125	64,816	199,322	199,322	0	199,322
2001	132,381	2,177	64,816	199,374	199,374	0	199,374
2000	132,381	697	56,714	189,792	189,792	0	189,792
1999	132,381	713	56,714	189,808	189,808	0	189,808
1998	88,460	729	56,714	145,903	145,903	0	145,903
1997	88,460	745	48,612	137,817	137,817	0	137,817
1996	80,419	761	48,612	129,792	129,792	0	129,792
1995	80,419	778	48,612	129,809	129,809	0	129,809
1994	80,419	794	48,612	129,825	129,825	0	129,825
1993	80,419	0	48,612	129,031	129,031	0	129,031
1992	78,366	0	48,612	126,978	126,978	0	126,978
1991	78,366	0	48,612	126,978	126,978	0	126,978
1990	60,282	0	41,523	101,805	101,805	0	101,805
1989	60,282	0	40,510	100,792	100,792	0	100,792
1988	58,464	0	36,459	94,923	94,923	0	94,923
1987	57,364	0	15,799	73,163	73,163	0	73,163
1986	57,567	0	14,584	72,151	72,151	0	72,151
1985	55,180	0	13,000	68,180	68,180	0	68,180
1984	54,284	0	13,000	67,284	67,284	0	67,284
1983	54,284	0	13,000	67,284	67,284	0	67,284
1982	48,352	0	9,640	57,992	57,992	0	57,992

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/26/2012	2563 / 835	100	QC	11
3/22/2012	2563 / 841	100	QC	11
3/21/2012	2563 / 837	100	QC	11
3/19/2012	2563 / 839	100	QC	11
3/19/2012	2563 / 833	100	QC	11
2/13/2012	2555 / 1439	100	CT	11
11/16/2011	2543 / 387	281,000	WD	01
8/30/2011	2543 / 377	0	QC	11
8/23/2011	2543 / 373	0	QC	11
8/22/2011	2543 / 381	0	QC	11
8/22/2011	2543 / 383	0	QC	11
8/22/2011	2543 / 385	0	QC	30
1/7/2011	2500 / 1760	100	QC	11
2/11/2010	2453 / 113	100	CT	12
11/5/1998	1547 / 0381	140,000	WD	Q

This page has been visited 31,231 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176