

Historic Architectural Review Commission

Staff Report Item 10a

Meeting Date:	November 26, 2013
Applicant:	James and Patricia Zoll- Owners
Application Number:	H13-01-1727
Address:	#406 Julia Street
Description of Work:	Replacement of jalousie and awning windows with metal units. Install new solid wood operable shutters. Paint exterior walls light yellow. New picket fence at front and side yards.
Building Facts:	The house was listed as an altered contributing resource in the 1982 survey. According to the Sanborn maps of 1926 and 1948 the house in place was a one and a half story structure. The 1962 Sanborn map depicts the same footprint found in the 1926 and 1948 maps but has an annotation that the structure is one story. The ca. 1965 photo from the Appraiser's office depicts a one story structure with a non-traditional front porch that has concrete floor and metal elements that supports a gable porch roof. The Property Appraiser's records include 1943 as the construction date. The existing carport is also dated from 1943 in the appraiser's records.
Guidelines cited in Review:	Guidelines for windows (page 29-30), specific guidelines 3, 4 and 11. Guidelines for fences (page 41-42), specific guidelines 3 and 6.

Staff Analysis

The Certificate of Appropriateness for review is a request to change existing front and west side awning windows with impact resistant units that will have custom made muntins. The applicant understands that it is impossible that the house have had originally wood windows and it is impossible that the house had changed windows three times after war. For sure staff understands that the actual building is the same one that is depicted in the ca. 1965 photo and 1962 Sanborn map, nevertheless the back portion of the house has been altered and the carport is for a later time after 1965.

The proposed fences on the front and side of the house as well as the proposed color for the exterior walls will be in keeping with surrounding houses and urban context.

Consistency with Guidelines

It is staff's opinion that the proposed plans are consistent with specific guidelines regarding paint colors and fences. It is staff's opinion that the house may have been rebuilt in the 1940's as to what exists today, whether the original windows from that date were jalousie or wood staff cannot render a final determination. Guidelines for replacement windows on contributing buildings must match original ones with design and materials.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 11-04-113 011727

OWNER'S NAME: James & Patricia Zoll
DATE: 10-01-13
OWNER'S ADDRESS: 406 Julia St.
PHONE #: 732-779-8480
APPLICANT'S NAME: Same
PHONE #: 908-773-0106
APPLICANT'S ADDRESS: 889 Ocean View Dr. Toms River, N.J. 08753
ADDRESS OF CONSTRUCTION: 406 Julia St. # OF UNITS 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
1. Demo carport 12x35 rotted & partial collapse. 2. Replace front windows w/eld-wen impact metal w/custom raised muntins 8-4 lite. clear glass. Other windows on sides and rear non-contributing additions w/ 4lite windows. This house was built in 1943. There are no indications of wood windows. Attached see pix in 1965 of metal jalousie windows. It's implausible that the windows would be replaced 3 times in 22 years. Economic times after the war till mid-fifty's were not good or worse in Key West. 3. Paint home Sole yellow satin with white trim, chip attached and add solid operating shutters on the front. 4. remove current chain link fence which is in poor condition and replace it with 42" cedar fence painted white w/ Off street space for one car. See attached drawing. 5. Replace right exposure 36" rear door with a 72" French door at existing porch in non-contributing addition.

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: 10-01-13

Handwritten signatures of James and Patricia Zoll

Required Submittals

Table with 2 columns: checkbox and description. Includes items like 'TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS', 'TREE REMOVAL PERMIT', 'PHOTOGRAPHS OF EXISTING BUILDING', 'PHOTOGRAPHS OF ADJACENT BUILDINGS', and 'ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS AND FINISHING MATERIALS'. Includes a price list for samples and a 'CK CHECK' section.

Staff Use Only
Date:
Staff Approval: (with checkmark)

Vertical text on the right edge of the page: CITY OF KEY WEST BUILDING DEPARTMENT

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*House is listed as an altered contributing structure
Guidelines for window replacements
Guidelines for colors & fences
Ordinance for demolition of non historic structure
for the carport.*

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

Date: _____

Signature: _____

Return to:
Name THE CLOSING DEPARTMENT, INC.
Address 3432 DUCK AVENUE
KEY WEST, FL. 33040

This Instrument Prepared by: DEBORAH CONDELLA
Address: 3432 DUCK AVENUE
KEY WEST, FL. 33040

\$270,000.00

Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 15th day of August A. D. 2013,

Between, **RYAN WILLIAMS, a single man**

Whose address is 3625 Morning Meadow Lane, Orange Park, FL 32073
the County of , in the State of Florida, party of the first part; and

JAMES ZOLL and PATRICIA ZOLL, husband and wife

Whose address is 889 Oceanview Drive, Toms River, NJ 08753
the County of , in the State of New Jersey, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** ——— Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

In the City of Key West, County of Monroe and State of Florida, being a part of Lot four (4) of Square three (3) of Tract eleven (11) and more particularly described as follows:

Commence at a point which is fifty (50) feet Northeasterly from the intersection of Whitehead Street and Julia Street for a place of beginning and from said place of beginning continue along the Southeasterly side of Julia Street in a Northeasterly direction fifty (50) feet; thence at right angles in a Southeasterly direction and parallel with Whitehead Street a distance of seventy-nine (79) feet and seven (7) inches; thence at right angles Southwesterly thirty-five (35) feet; thence at right angles in a Northwesterly direction twenty-nine (29) feet and seven (7) inches; thence at right angles in a Southwesterly direction fifteen (15) feet; thence at right angles in a Northwesterly direction fifty (50) feet to the point of place of beginning.

GRANTOR(S) HEREIN WARRANT AND REPRESENT THAT THE LAND CONVEYED IN THIS WARRANTY DEED IS NOT HIS HOMESTEAD, NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

SUBJECT TO taxes for the year 2013 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

Parcel Identification Number: 00027370-000000
Alternate Key Number: 1028142
Property Address: 406 Julla Street, Key West, FL 33040

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:
Witnesses:

#1 *Jerrett Graham*
Printed Jerrett Graham

[Signature]
RYAN WILLIAMS

#2 *Jaylen Roberts*
Printed Jaylen Roberts

State of Florida

County of DUVAL

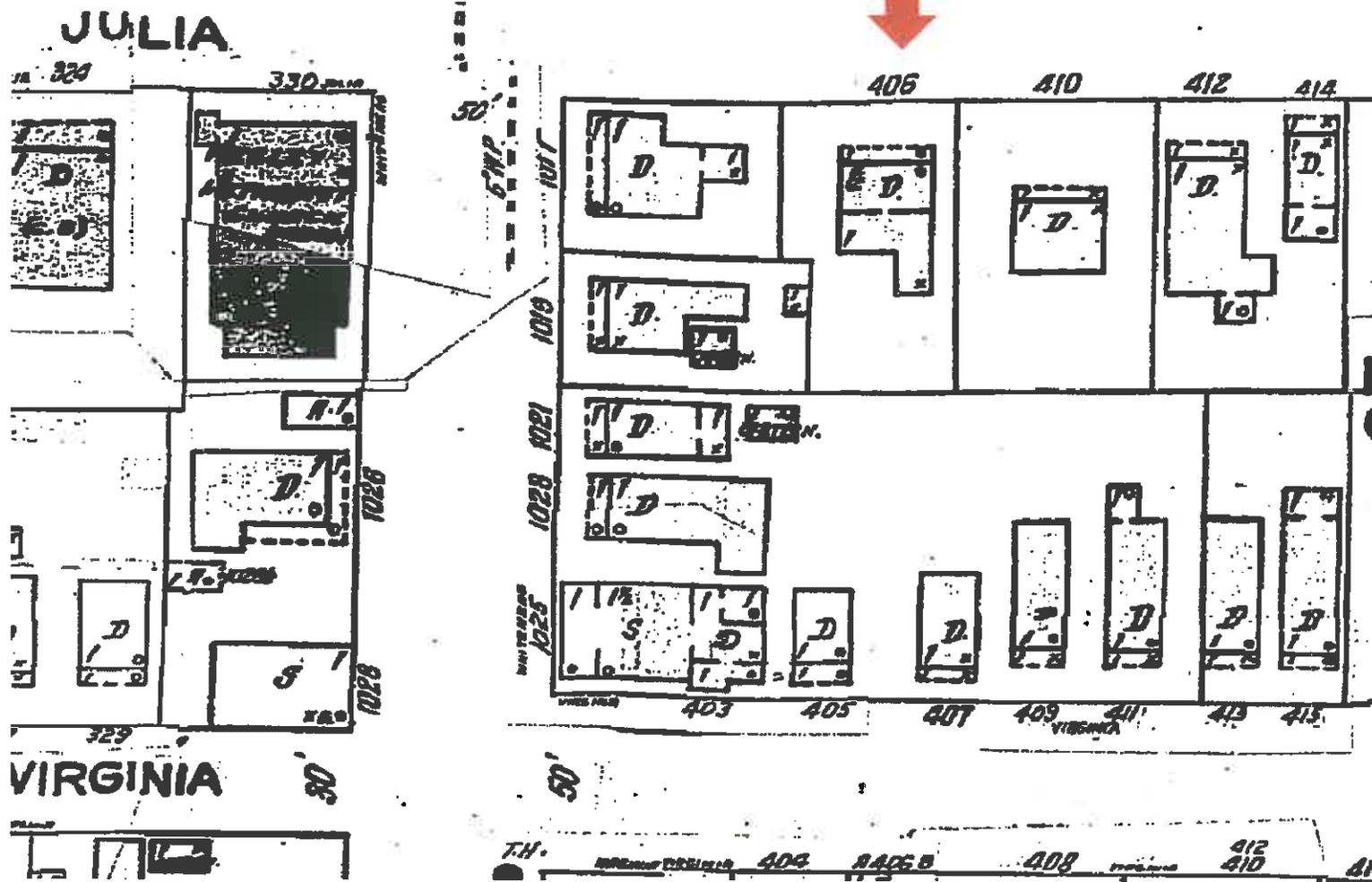
The foregoing instrument was acknowledged before me this August 9, 2013, by RYAN WILLIAMS who is/are personally known to me or who has/have produced Florida DL as identification and who did (did not) take an oath.

J. Dee Sharp
NOTARY PUBLIC
SEAL:



J. DEE SHARP
MY COMMISSION # EE 143067
EXPIRES: November 1, 2015
Bonded thru Budget Notary Services

Sanborn Maps



#406 Julia Street Sanborn map 1948

Project Photos



The above photo shows how 406 Julia Street in Old Town as it appeared in 1965. I took the photograph immediately below this morning, November 14, 2012.

Note porch/window

1965



406 Julia Street was just listed, but not by me, as a **Short Sale** at the asking price of **\$249,000**. [CLICK HERE](#) to view the Key West Association of Realtors mls datasheet and listing photos. I recently showed the house with a trail of other agents and prospective buyers waiting in line to see this affordably priced single family home that is located about 300 feet west of Duval Street.

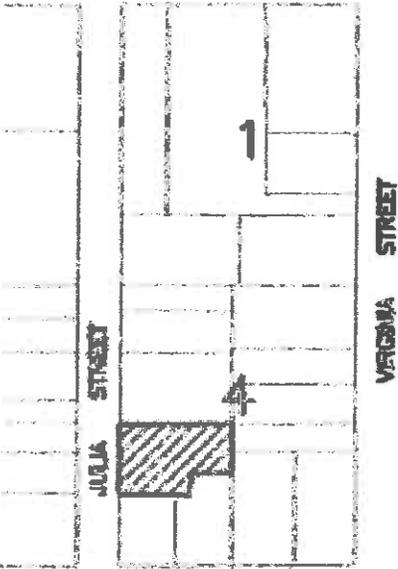




Side door

Survey

VAL STREET



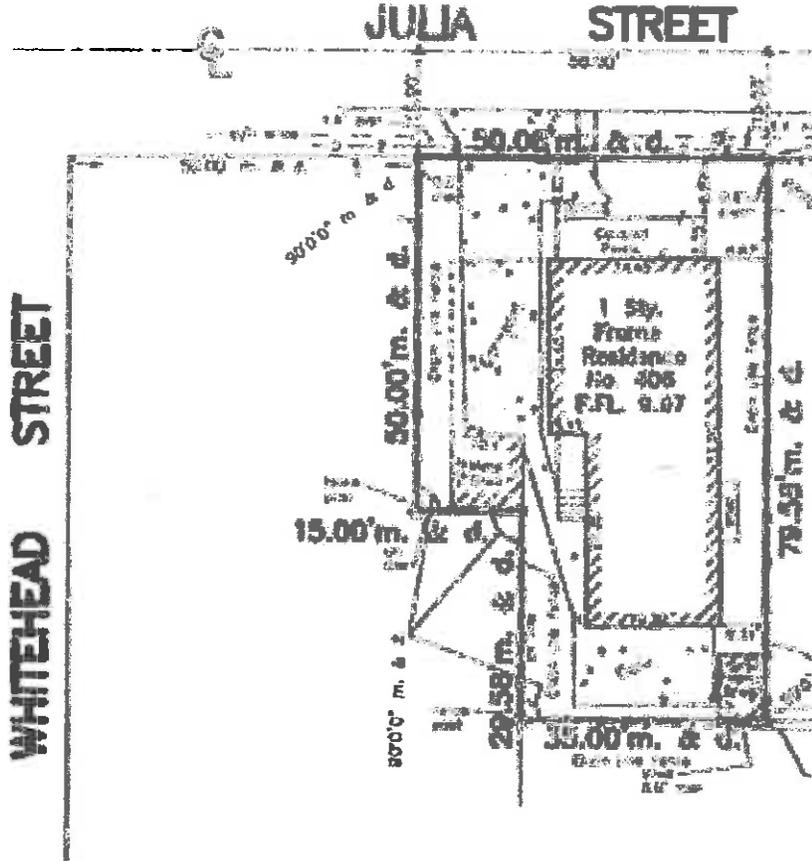
NO STREET

LOCATION MAP

Tr. 11, City of Key West, FL

County and State of Florida, being a part of lot four (11) and more particularly described as follows:

beginning at a point seven (7) feet Northeastly from the intersection of said place of beginning and from said place of beginning Julia Street in a northeasterly direction fifty (50) feet in a northeasterly direction and parallel with Whitehead Street a distance of seven (7) inches; thence at right angles at a place at right angles in a Northwesterly direction twenty (20) feet; thence at right angles in Southwesterly direction fifteen (15) feet; thence at right angles in Southwesterly direction fifty (50) feet to the point of



SURVEYOR'S NOTES:

North arrow based on assumed median
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14 324

Measurement:

⊙ = Fd. 1/2" Iron Bar
 Δ = Fd. P.K. Nail, P.L.S.

Abbreviations:

Sty. = Story
 R/W = Right-of-Way
 Fd. = Found
 p = Plat
 m. = Measured
 M.H.W. = Mean High Water
 N.T.S. = Not to Scale
 C = Centerline
 Elev. = Elevation

P.B. = Plat Book
 pg = page
 C.L.F. = Chain Link Fence
 A/C = Air Conditioner
 o/h = Overhead
 u/g = Underground
 F.F.L. = Finish Floor Elevation
 irr. = Irregular
 conc = concrete

I.P. = In
 I.B. = In
 C.B. = C
 C.B.S. = C
 cov'd = C
 B.M. = E
 P.O.C. = F
 P.O.B. = F
 w.m. = W
 Bal. = B
 wd = W

Field Work performed on: 5/27/05

and/or assigns, as their interest may

BOUNDARY SURVEY

I, the undersigned, do hereby certify that I meet the minimum
 requirements of the Florida Statutes, Chapter 61C17-6,
 Florida Land Title Association, and that
 shown hereon.

749

Dorothy Egan 406 Julia Street, Key West, FL 33040			
BOUNDARY SURVEY		Plot No. 05-263	
Scale: 1"=20'	407	Plot Area: 1375 sq	Area by Egan
Date: 0/11/04	749-15	Plot Area	7492
5/27/05 Egan, Dor			

FREDERICK H
INGHAM P.L.

3152 Mark
 Suite 201
 Key West,
 (305) 293
 Fax. (305)

UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Proposed Plans

-30'-

19 FT.

11 FT. FLD
294.00 - 58.00

14 FT.

20 FT.

29.58

17 FT. FT.

8 FT. 8 FT.
32-24

5 FT. 4 FT. 3 FT.

42 FT.

FLA
888.00 - 100.00

17'

gate

dog owned fence

2 FT.

22 FT.

2 FT

6 FT.

OPX
132.56
22 FT.

6

17'

42'

Picket Fence good side to Neighbor

-50'-



gate

11'

2'

XXX Picket Fence - gate in original put 42" x

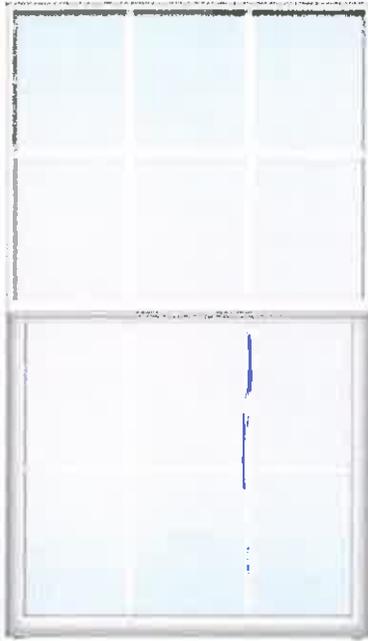
406 Julia St

000000 = dog owned fence 6'
0000 = plants

BUILDERS FLORIDA ALUMINUM SINGLE-HUNG WINDOW

Like 0 Pin It Share

[+ ADD TO MY PROJECT](#) [+ PRINT](#)

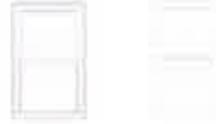


Options

Price Range: \$

Model

Builders Florida



Grille Designs

Selected grille



Color Options

White



[Options](#)

[Build & Installation](#)

[Tech Documents](#)

market.

FEATURES

- **Included:** block and tackle balance system, side-load sash
- **Color Options:** 2 exterior colors, 2 interior colors
- **Glass Options:** energy efficient, protective, textured, tinted
- **Divided Lites:** grilles between the glass, double applied flat bar, 3 grille designs
- **Maintenance Level:** minimal
- **Project Type:** new construction and replacement
- **Warranty:** limited 10-years
- **Availability :** regional

HAVE A QUESTION?

Our customer service team is happy to assist you



[CONTACT US](#)



Region 3

*to AGL
Custom external
Lite mfg- Note
This window has
proper fire egress
F*

Available in WoodScapes™ Semi-Transparent Stain



The WoodScapes™ Semi-Transparent Stain color palette consists of the 8 body colors shown as schemes and these 16 additional chips. Samples approximate the actual stain color.

Shutters & door

Back to Store | Listed in category: Home & Garden > Yard, Garden & Outdoor Living > Garden Structures & Fencing > Edging, Gates & Fencing

WHOLESALE LOT WOOD CEDAR PICKET FENCE 4 X 80

26 watching 6,584 views

Add to watch list



Item New condition:

Quantity: 1 More than 10 available

Price: ~~\$5,606.38~~ Buy it now

Add to cart

Add to watch list

Add to collection

Seller information

waysidence (7095) me

100% Positive feedback

Follow this seller

See other items

Visit store: WAYSIDE FENCE COMPANY

Bill Me Later: Spend \$99+ and get 6 months to pay Subject to credit approval. See terms

Shipping: \$350.00 Standard Shipping | See details Item location: Bay Shore, New York, United States Ships to: United States

Delivery: Estimated between Wed, Oct 30 and Tue, Nov 5 Includes 5 business days handling time after receipt of cleared payment.

Payments: PayPal, Bill Me Later | See details

Returns: No returns or exchanges, but item is covered by eBay Buyer Protection

Guarantee: EBAY BUYER PROTECTION | Learn more

Get the item you ordered or get your money back. Guaranteed.



Click to view larger image and other views



Have one to sell? Sell it yourself

Description Shipping and payments

Print | Report item

Seller assumes all responsibility for this listing.

eBay item number: 350288158991

Last updated on Mar 21, 2013 10:42:23 PDT View all revisions

Item specifics

Condition: New: A brand-new, unused, unopened, undamaged item in its original packaging (where packaging is ... Read more

WAYSIDE FENCE COMPANY

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Welcome workdog889. Visit my Store now to see discounted items that equal big savings.



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Search Store

PVC Vinyl Fencing | Bamboo Fence Products | Aluminum Fence | Gate Hardware | PVC Post Caps

SALE Items On Sale



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 26, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENTS OF JALOUSIE AND AWNING WINDOWS WITH METAL UNITS. INSTALL NEW WOOD OPERABLE SHUTTERS. PAINT EXTERIOR WALLS LIGHT YELLOW. NEW PICKET FENCE AT FRONT AND SIDE YARDS. DEMOLITION OF NON-HISTORIC CARPORT. NO BUILT BACK.

FOR- #406 JULIA STREET

Applicant- James Zoll, Owner

Application # H13-01-1727

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



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

The offices of the Property Appraiser will be closed **November 28th & 29th** in observance of Thanksgiving.
Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher.

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1028142 Parcel ID: 00027370-000000

Ownership Details

Mailing Address:
ZOLL JAMES AND PATRICIA
889 OCEAN VIEW DR
TOMS RIVER, NJ 08753-4467

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 406 JULIA ST KEY WEST
Legal Description: KW PT SUB 3 PT LOT 4 SQR 3 TR 11 OR155-233-235 OR506-780 OR1391-1401/02ORD OR1392-710/12 OR1392-713/15 OR1392-716/18 OR1392-719/21 OR1834-1398/99 OR2033-2186/87 OR2088-569/70 OR2123-1869/70L/E OR2227-1893/94 OR2645-568/69

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	70	3,535.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1182
Year Built: 1943

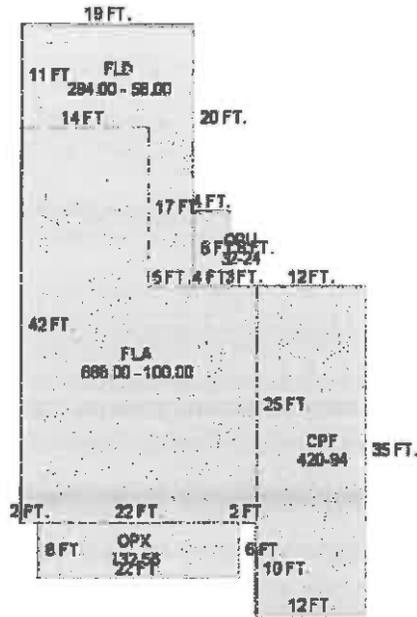
Building 1 Details

Building Type <u>R1</u>	Condition <u>A</u>	Quality Grade <u>450</u>
Effective Age <u>25</u>	Perimeter <u>158</u>	Depreciation % <u>32</u>
Year Built <u>1943</u>	Special Arch <u>0</u>	Grnd Floor Area <u>1,182</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS
 Heat 1 NONE Heat 2 NONE Bedrooms 3
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	1:WD FRAME/COMPOSITE	1	1942	N	N	0.00	0.00	888
2	<u>OPX</u>		1	1942			0.00	0.00	132
3	<u>CPF</u>		1	1942			0.00	0.00	420
4	<u>FLD</u>	1:WD FRAME/COMPOSITE	1	2001	N	N	0.00	0.00	294
5	<u>OPU</u>		1	2001			0.00	0.00	32

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	90 SF	0	0	1984	1985	1	30
2	CL2:CH LINK FENCE	200 SF	0	0	1964	1965	1	30
3	PT3:PATIO	30 SF	0	0	1964	1965	2	50
4	AC2:WALL AIR COND	1 UT	0	0	2001	2002	1	20

Appraiser Notes

2005-06-06 - SALE DOES NOT FIT MARKET. PREVIOUS SALE IN 2004 WAS A CORPORATE DISSOLUTION SALE FROM DORTHY MIANO INC TO HERSELF, ALSO UNDER MARKET VALUE.

JUNE 2005 SALE OF \$288,000 IS SUBJECT TO A LIFE ESTATE INTEREST SEE OR2123-1869/70

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9604692	12/01/1996	12/01/1997	2,800		ROOF
	9701861	07/01/1997	12/01/1997	15,000		RENOVATION
	9702413	07/01/1997	12/01/1997	1,500		ELECTRICAL

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
2013	93,087	578	221,777	315,442	256,602	0	315,442
2012	94,436	598	138,241	233,275	233,275	0	233,275
2011	94,436	618	140,341	235,395	235,395	0	235,395
2010	95,785	638	154,873	251,296	251,296	0	251,296
2009	106,741	658	206,497	313,896	313,896	0	313,896
2008	98,385	678	491,365	590,428	590,428	0	590,428
2007	167,505	683	618,625	786,813	786,813	0	786,813
2006	155,142	703	318,150	473,995	473,995	0	473,995
2005	131,185	723	135,214	267,122	267,122	0	267,122
2004	126,677	743	265,125	392,545	392,545	0	392,545
2003	132,435	763	81,305	214,503	214,503	0	214,503
2002	112,371	795	77,770	190,936	139,983	25,500	114,483
2001	76,679	411	77,770	154,860	114,246	25,500	88,746
2000	86,808	482	56,560	143,849	110,919	25,500	85,419
1999	76,943	439	56,560	133,942	108,003	25,500	82,503
1998	71,024	421	56,560	128,006	106,303	25,500	80,803
1997	63,740	317	49,490	113,546	104,527	25,500	79,027

1996	52,266	268	49,490	102,025	101,483	25,500	75,983
1995	52,266	186	49,490	101,942	99,008	25,500	73,508
1994	46,742	174	49,190	96,406	96,406	25,500	70,906
1993	46,742	0	49,490	96,232	96,232	25,500	70,732
1992	46,742	0	49,490	96,232	96,232	25,500	70,732
1991	46,742	0	49,490	96,232	96,232	25,500	70,732
1990	33,880	0	43,304	77,184	77,184	25,000	52,184
1989	18,022	0	42,420	60,442	60,442	25,000	35,442
1988	14,814	0	35,350	50,164	50,164	25,000	25,164
1987	14,649	0	18,780	33,429	33,429	25,000	8,429
1986	14,729	0	18,029	32,758	32,758	25,000	7,758
1985	14,329	0	18,270	32,599	32,599	25,000	7,599
1984	13,437	0	18,270	31,707	31,707	25,000	6,707
1983	13,437	0	12,248	25,685	25,685	25,000	685
1982	13,673	0	9,976	23,649	23,649	23,649	0

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
8/9/2013	2645 / 568	270,000	WD	38
7/31/2006	2227 / 1893	650,000	WD	O
6/9/2005	2123 / 1869	288,000	WD	O
8/9/2004	2088 / 569	270,000	WD	O
7/29/2004	2033 / 2186	202,000	WD	K
11/21/2002	1834 / 1398	180,000	WD	K

This page has been visited 122,466 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176