



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: July 29, 2026

Applicant: Bender & Associates Architects

Applicant Number: C2026-0040

Address: 327 Julia Street

Description of Work:

Demolition of non-historic covered front porch and removal of roof overhang on west elevation.

Site Facts:

The site under review is non-contributing and was built in 1943 per tax assessor data. However, the property is not visible on the 1948 Sanborn Map. It is first visible on the 1962 Sanborn Map. The Sanborn Map lists the house as 2 stories. Staff believe this is incorrect as historic photos from the 1960s show the house as being one story like it is today. The map shows the west elevation bump-out that is still present today. The site contains a one-story wood frame house. There have been multiple rear additions and a non-historic front porch addition.

Currently the property is located within an X flood zone.



c. 1965 historic photo of property under review. Note the board and batten siding and the historic porch configuration.



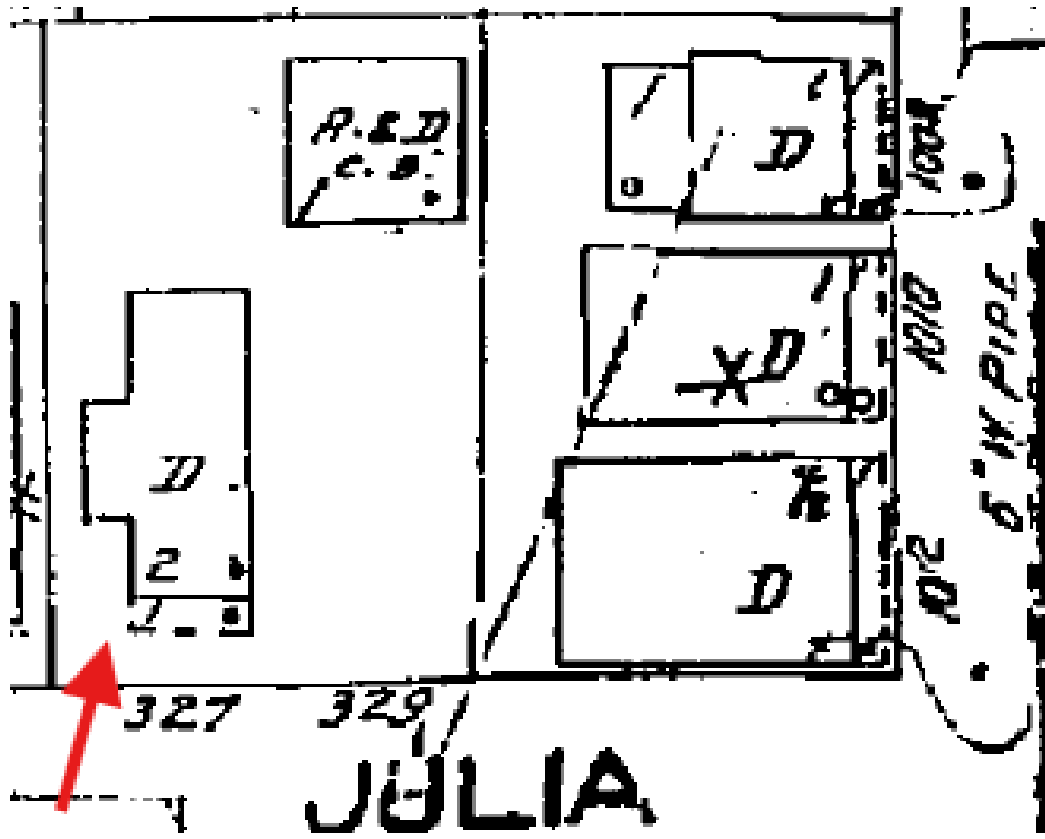
c. 1950s historic photo of property under review. Note the board and batten siding and the historic porch configuration



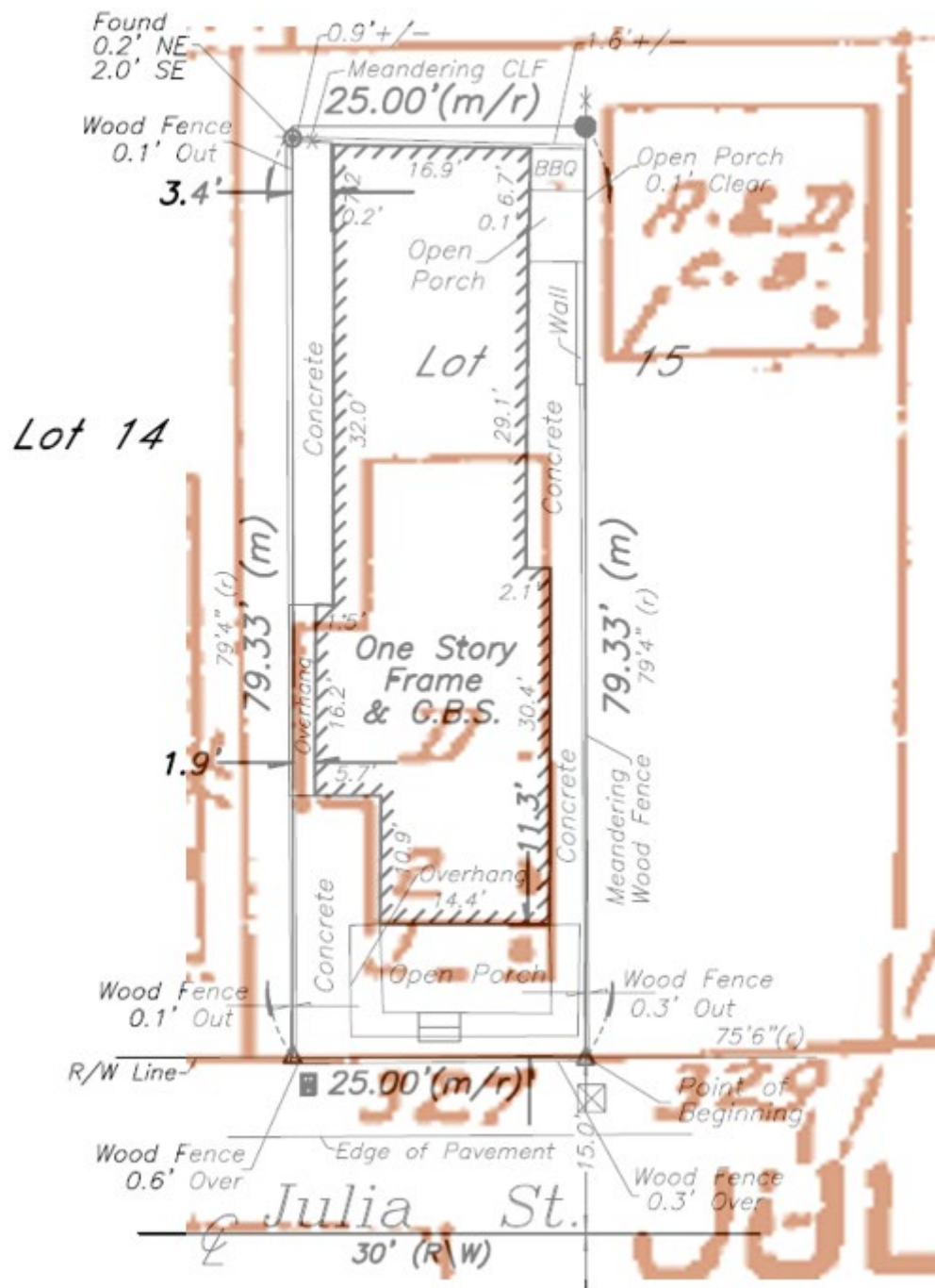
c. 1950 photo showing empty property with no house.



c. 1960s aerial photo showing property under review.



1962 Sanborn Map



1962 Sanborn Map and Current Survey.



1981 Aerial Photo.



Photo of front of property under review showing non-historic porch configuration.



Photo of west side of property under review.



Photo of east side of property under review.



Photo of rear of property under review.

Guidelines Cited on Review:

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (pages 26-26a), specifically guidelines 2 and 3.
- Guidelines for Scuttles and Skylights (page 28), specifically guideline 1.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 5, 6, 7, 8, 9) and B (1 and 3-first sentence).
- Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 3, 4, 5, 15, and 16.
- Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 19, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 11, 12, 13, 14, 18, 22 and 23.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 5, and 9.

Ordinance Cited on Review:

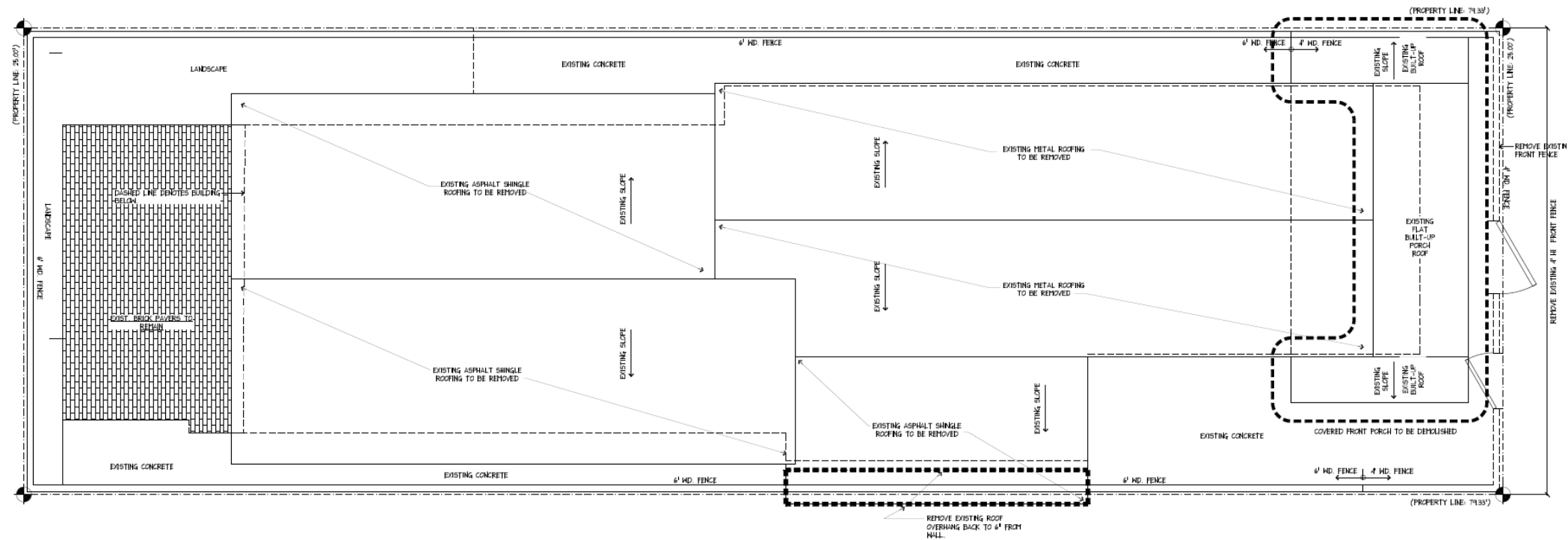
- Section 102-217 (4), demolition for contributing or historic structures of the Land Development Regulations.
- Section 102-218 – Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

A Certificate of Appropriateness is currently under review for the reconstruction of the front porch to its historic configuration. The existing covered front porch will be removed, and two new porch columns will be built to match the historic porch configuration. The existing lap siding on the front and side elevations will be removed and board and batten siding will be added. A portion of the existing west elevation overhang will be removed to bring it within the property line.

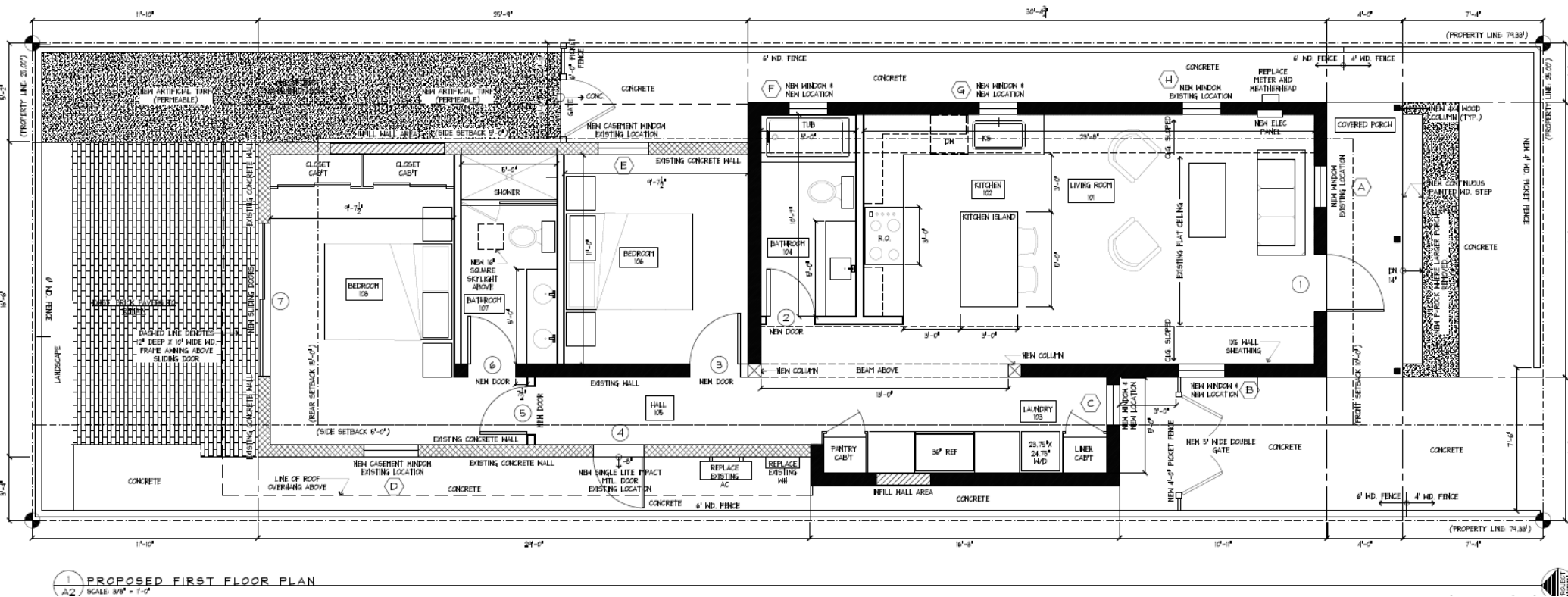
The rear of the structure will include a new sliding glass door with an overhang metal roof. Existing t1-11 siding will be removed and stucco siding will be added. Site improvements include new windows in existing elevations, with wood windows and doors on the front elevation.

Demolition will include the non-historic covered front porch and a portion of the roof overhang on the west elevation.

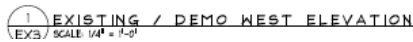
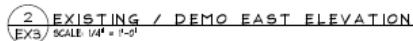
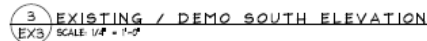
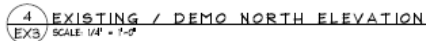


1
EX1 EXISTING / DEMO SITE PLAN
SCALE: 3/8" = 1'-0"

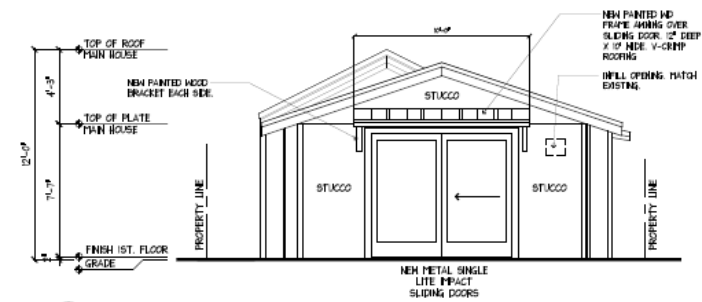
Existing site plan.



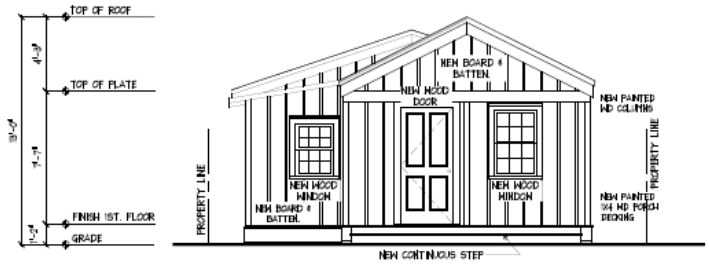
Proposed first floor plan.



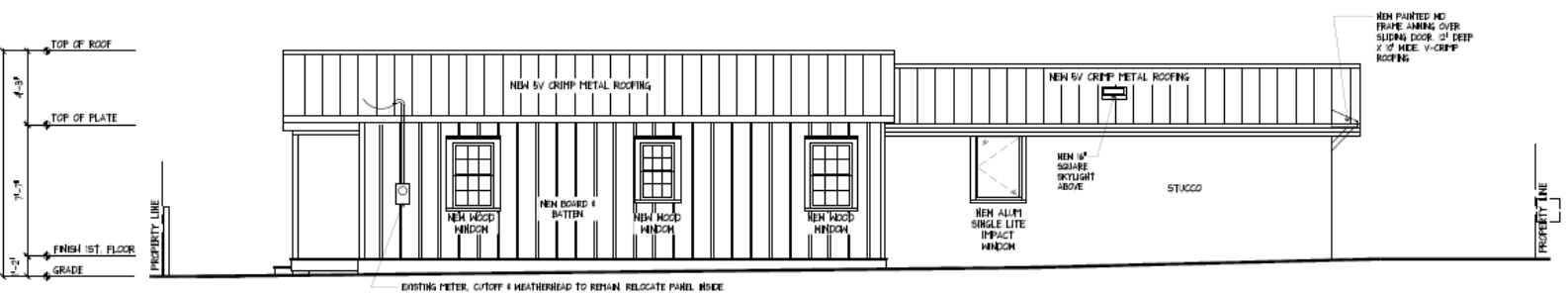
14 | Page - 327 Julia Street - item 4



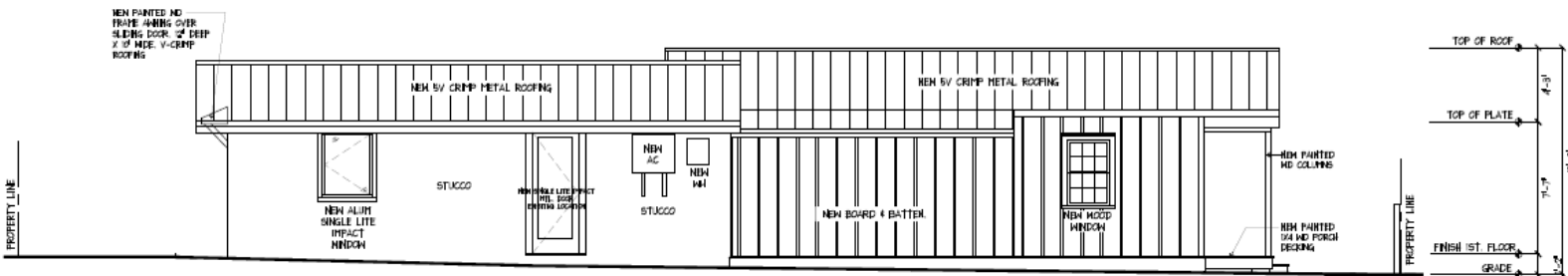
4 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

Proposed elevations.

Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with the guidelines cited. The proposed porch is proposed to match the historic configuration shown in historic documentation. The use of wood posts, wood decking, and 5V-crimp metal roofing is compatible with the historic character of the structure. The use of board and batten siding is compatible with the structure as the historic photo shows the building previously had this type of siding.

All window and door changes meet the applicable guidelines as the front door and windows will be wood and all others will be aluminum. The proposed skylight location is acceptable as it will not be visible from public view. No material for the skylight is on the plans. Staff note that plastic dome skylights are not appropriate in the historic district.

Criteria for Demolition:

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

It is staff's understanding that elements proposed for demolition do not exhibit extreme deterioration, however they have been altered through time. The roof overhang on the west elevation is historic and the covered front porch is non-historic.

The following is the criteria of section 102-125:

- 1 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.*

The elements proposed for demolition do not exhibit significant architectural characteristics and a portion of it is located over setbacks.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff's understanding that the elements proposed for demolition are not associated with any events that have made a significant contribution to local, state, or national history.

- 3 *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.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the elements proposed for demolition are not associated with any significant events.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

It is staff's understanding that the elements proposed for demolition do not exhibit a distinctive architectural style and have been altered through time.

- 7 *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.*

This is not the case.

- 8 *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; and*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the elements under review have not yielded, and are unlikely to yield, any historically significant information.

Based on the above criteria, staff finds the proposed work meets the criteria for demolition. If approved, this will be the only required reading. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	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:

327 Julia Street

NAME ON DEED:

Julie Fondriest/Christina Grass

PHONE NUMBER 305.296.1347

OWNER'S MAILING ADDRESS:

325 Julia Street

EMAIL jfondriest147@gmail.com

Key West FL 33040

APPLICANT NAME:

David Salay / Bender & Associates

PHONE NUMBER 305.296.1347

APPLICANT'S ADDRESS:

410 Angela St

EMAIL dsalay@benderarchitects.com

Key West FL 33040

APPLICANT'S SIGNATURE:

[Handwritten Signature]

DATE 8 June 2026

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 xx RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO not sure. INVOLVES A HISTORIC STRUCTURE: YES xx NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO xx

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL:

Interior and exterior renovation of existing wood framed 1 story wood and CBS residence, including all mechanical electrical plumbing and sitework.

MAIN BUILDING:

Restore existing historic front of house to 1892 configuration. New windows, doors, new board and batten siding, new roofing. Restore existing non-historic porch back to 1892 configuration.
Renovate CBS rear of house. New windows, repair stucco, new door, new roof.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Demo contemporary front porch as required for 1892 porch restoration. Demo contemporary doors and windows.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): None.	
PAVERS: none.	FENCES:
DECKS:	PAINTING: Paint existing house.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Remove concrete, add simulated grass.	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
See drawings	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

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.**

PROPERTY OWNER'S SIGNATURE

6/30/26

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

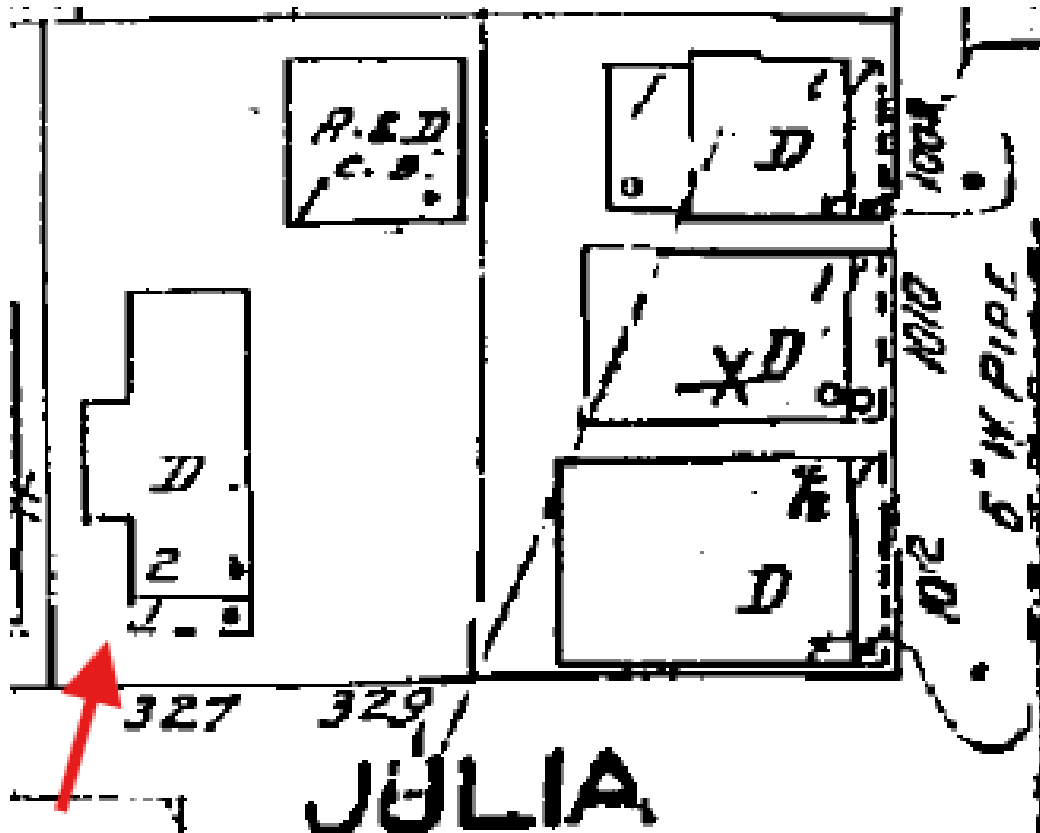
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
(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.
(4) Removing buildings or structures that would otherwise qualify as contributing.

SANBORN MAPS



1962 Sanborn Map.

PROJECT PHOTOS

327 Julia Street –

Existing Conditions Photos



327 Julia - Front façade. Large front porch overhang to be removed and front porch to be restored to 1892 configuration.



Front Porch behind front fence. Front porch at left.



Front porch view. Front porch to be restored to 1892 configuration.



Front corner view.



327 Julia – Side (West) Elevation.

Front porch at right.

The house is wood framed at front, and CBS at rear.



Rear (North) façade. Rear of building is CBS construction.



Rear yard looking west.



Side (East) Elevation. Front of building is wood frame construction.



Side (East) Elevation. Front of building is wood framed. All existing windows are contemporary.



General view of interior. Finishes include Plywood flooring, Gypsum Board Walls and ceilings.

All windows and doors are contemporary.

327 JULIA STREET EXISTING CONDITIONS



Adjacent building to
east – 329 Julia / 1012
Whitehead St.

Subject property 327
Julia



Adjacent building to
west – 325 Julia St.

Subject property 327
Julia

HISTORIC PHOTOS



1965 photo. Building is at right. Note board and batten siding, rolled roofing and original gable front porch configuration.

327 JULIA STREET EXISTING CONDITIONS

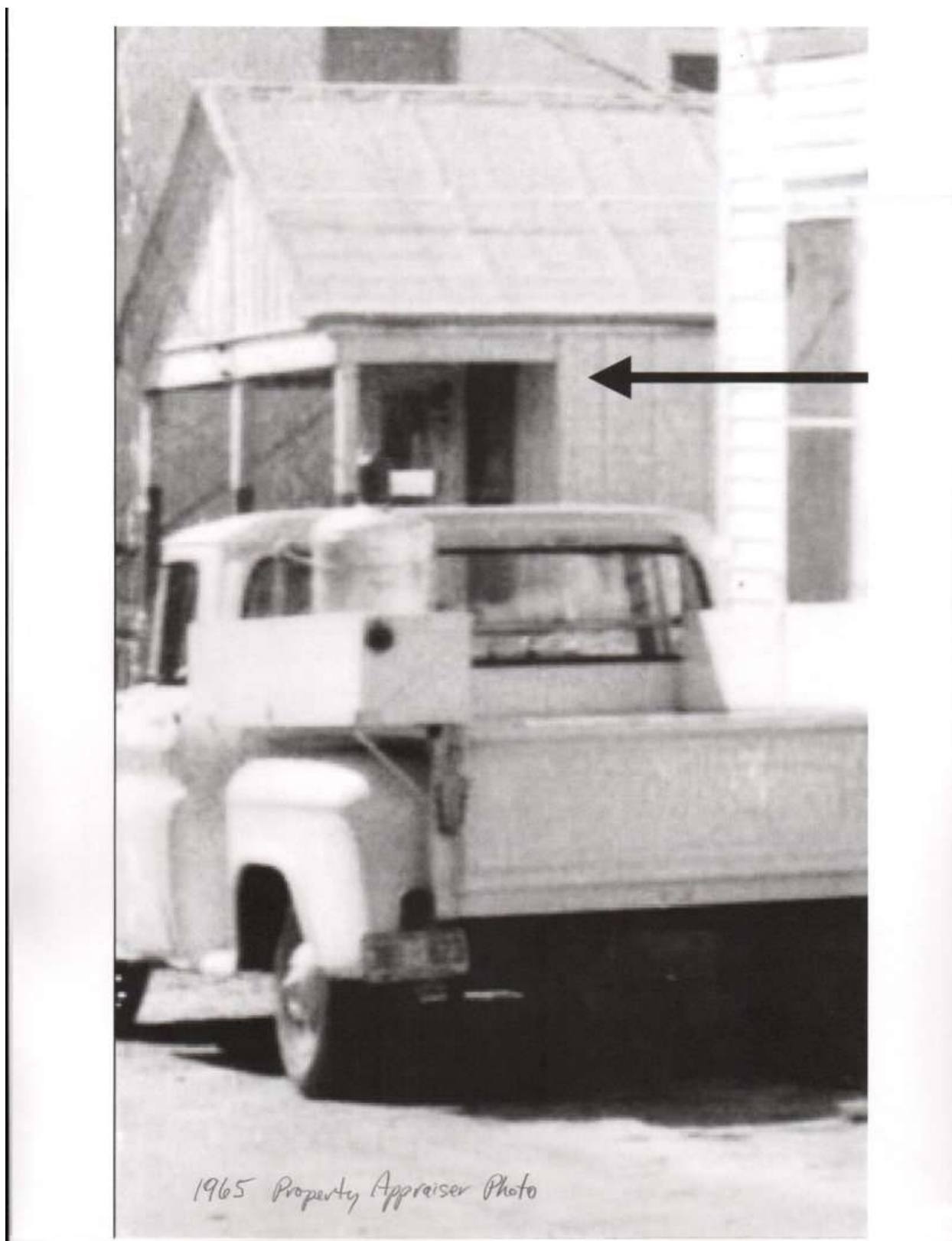


1965 photo. Building is at left.



February 1956 - Don Ander photo from Florida Keys History Archive

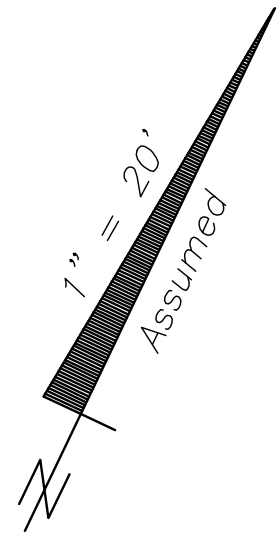
1956(?) enlarged photo. Note board and batten siding, gable front porch, 4x4 porch columns, and rolled roofing.



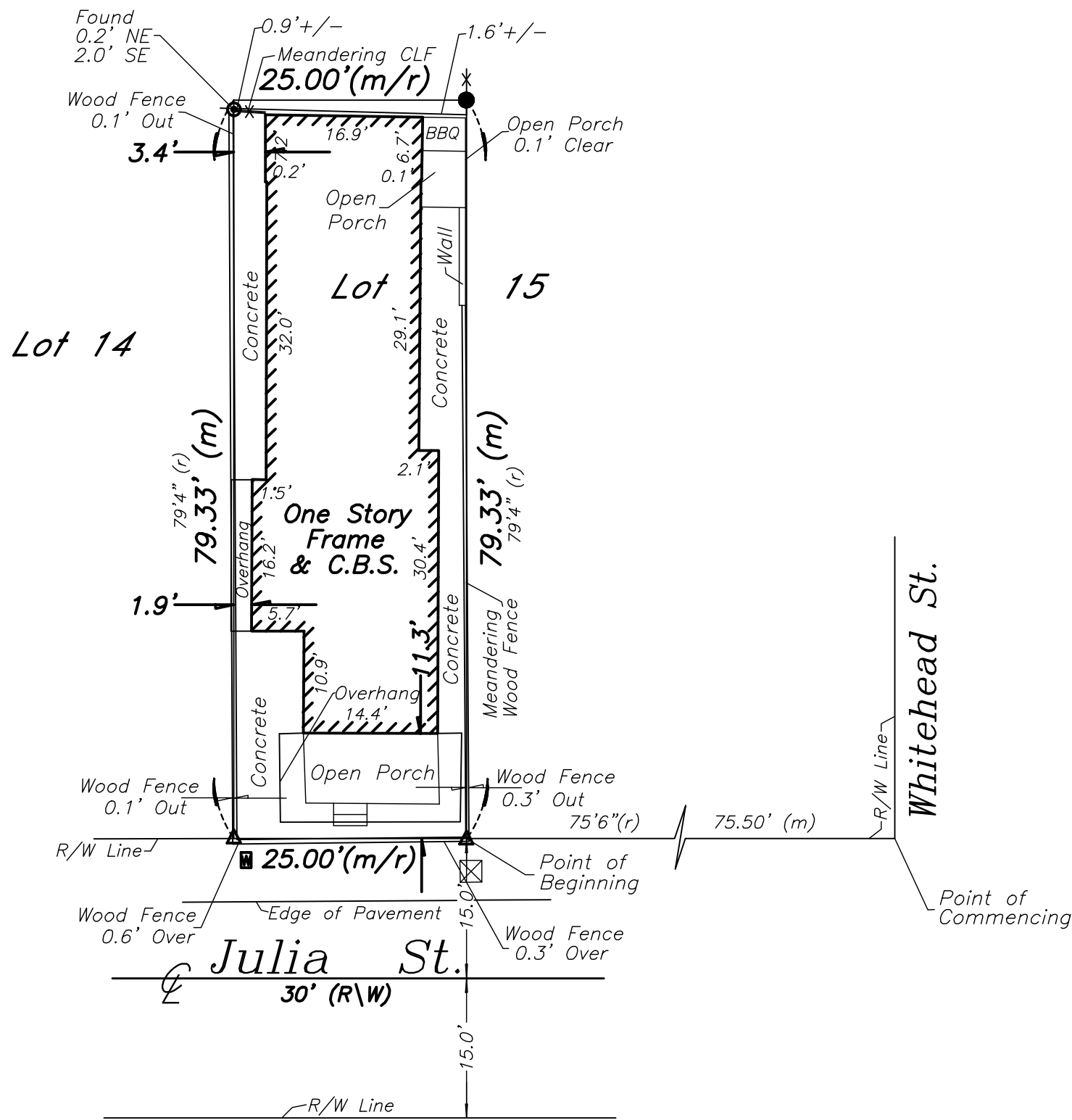
1965 photo, enlarged.

SURVEY

Boundary Survey Map of part Lot 15, Square 1, Tract 10
Island of Key West



- LEGEND**
- Found 1" Iron Pipe (No ID)
 - Found #5 rebar w/cap (6298)
 - Found 1/2" Iron Rod (2863)
 - ▲ Found Nail & Disc (PTS)
 - △ 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
 - ☒ Utility Pole
 - P- Overhead Utility Lines
 - ☒ Sewer Cleanout
 - ☒ Water Meter



- NOTES:**
- The legal description shown hereon was furnished by the client or their agent.
 - Underground foundations and utilities were not located.
 - All angles are 90° (Measured & Record) unless otherwise noted.
 - Street address: 327 Julia Street, Key West, FL.
 - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 - North Arrow is assumed and based on the legal description.
 - Date of field work: December 11, 2025
 - Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West in the County of Monroe and is a part of Tract as per Diagram of Tract Ten (1) drawn by Chas. W. Tift and is known as Lot Fifteen (15) of Square (1), of said Tract Ten (10).

COMMENCING at a point on Julia Street, Seventy-five (75) feet and Six (6) inches from Whitehead Street and runs thence in a Southwesterly direction Twenty-five (25) feet; thence at right angles in a Northwesterly direction Seventy-nine (79) feet, Four (4) inches; thence at right angles in a Northeasterly direction Twenty-five (25) feet; thence at right angles in a Southeasterly direction Seventy-nine (79) feet, Four (4) inches to the Place of Beginning.

BOUNDARY SURVEY FOR: Julia Ann Fondriest, as Trustee of the Julia Ann Fondriest Trust dated December 30, 2008; and, Christina Maria Grass, as Trustee of the Christina Maria Grass Trust dated December 30, 2008; Richard M. Klitenick, P.A.; and 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
December 19, 2025

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 296-2244

327 JULIA STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

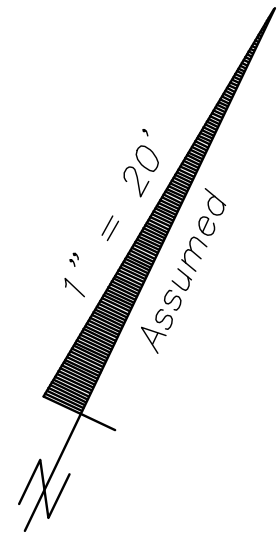
Bender & Associates
ARCHITECTS
p.a.

Project No. 2602
EXISTING SITE PLAN
Date:

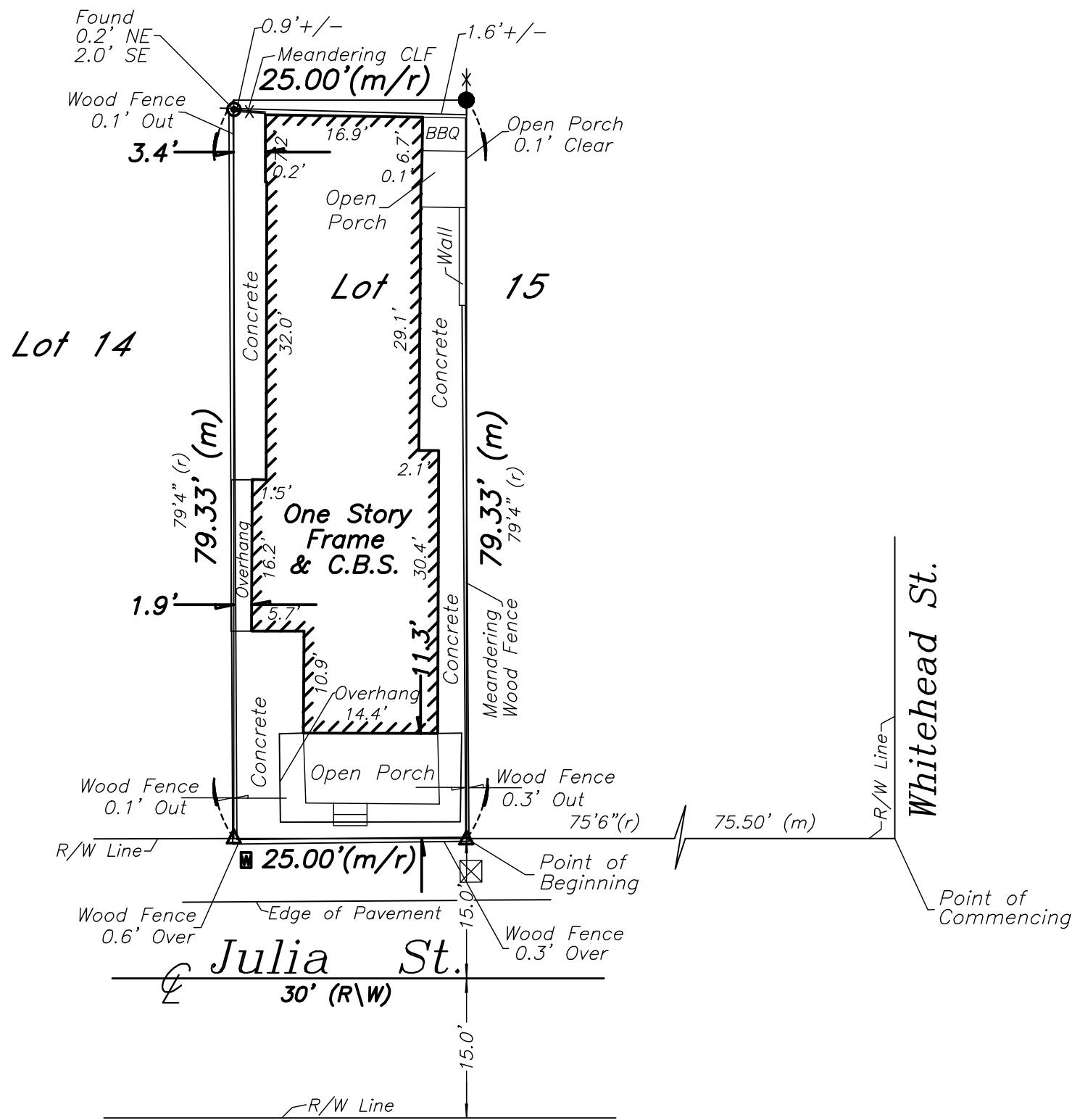
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PROPOSED DESIGN

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J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
December 19, 2025

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 296-2244

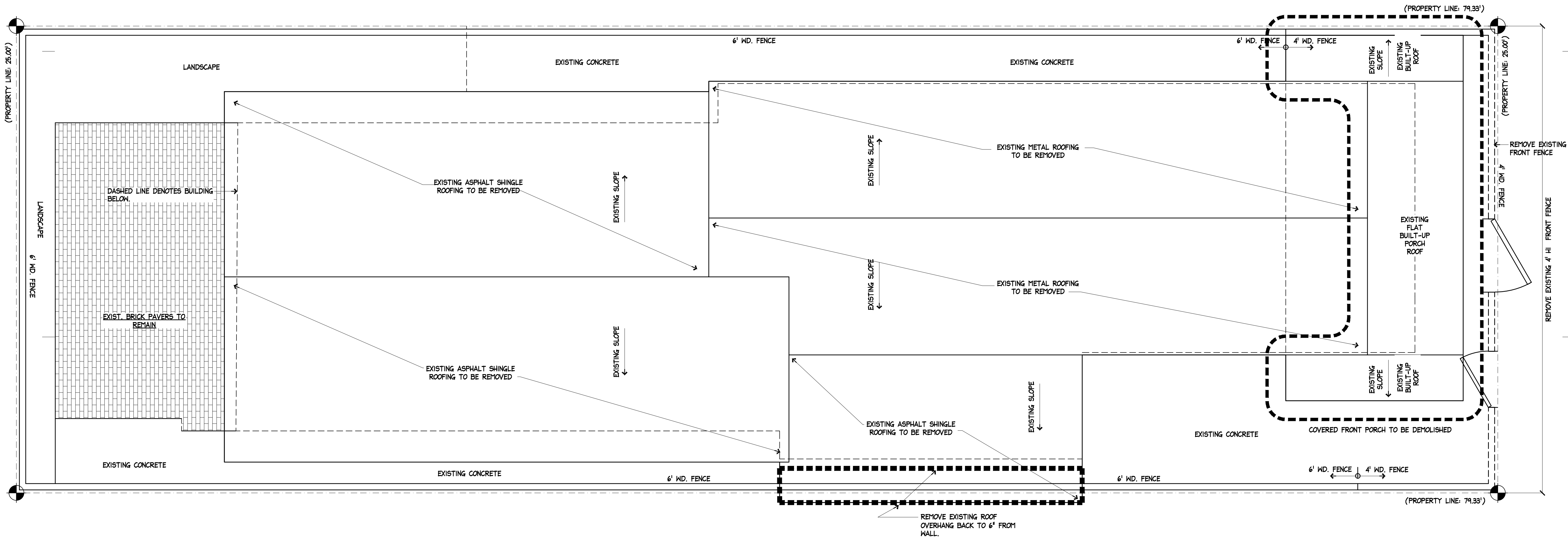
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KEY WEST, FLORIDA

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Bender & Associates
ARCHITECTS
p.a.

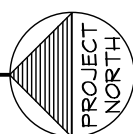
Project No. 2602
EXISTING SITE PLAN
Date:

S

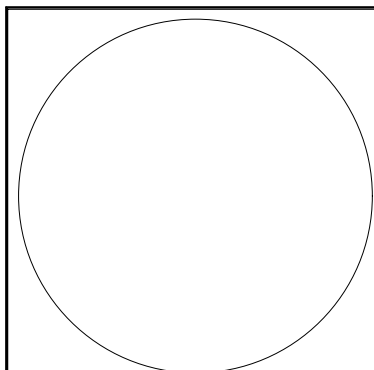


PROJECT STATISTICS			
PARCEL ID 00025100-000000			
LOCATION ADDRESS 327 JULIA ST, KEY WEST			
LEGAL DESCRIPTION KM FBI-25-40 PT LOT 15 SQR 1 TR 10 OR619-019 H2-424 OR1223-1481 OR3317-0825 OR3351-107			
NEIGHBORHOOD 6021			
PROPERTY CLASS SINGLE FAMILY RESID (0100)			
SUBDIVISION TRACTS 10 AND 15			
SEC/TWP/RNG 06/68/25			
FEMA FLOOD ZONE	ZONE 'X' NGVD29		
ZONING DESIGNATION	HM2R		
LOT SIZE	1,983 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	793 S.F. MAX.	1303 S.F.	1171 S.F.
IMPERVIOUS SURFACE	1,190 S.F. MAX.	1819 S.F.	1819 S.F. NO CHANGE
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	13'-0"	13'-0" NO CHANGE
FRONT SETBACK (JULIA)	10'-0" MIN.	1'-10"	7'-0"
SIDE SETBACK (EAST)	5'-0" MIN.	0'-6"	3'-0"
SIDE SETBACK (WEST)	5'-0" MIN.	0'-0"	1'-3"
REAR SETBACK (NORTH)	15'-0" MIN.	11'-2"	11'-2" NO CHANGE
OPEN SPACE (35%)	694 S.F. MIN.	119 S.F.	119 S.F. NO CHANGE

1 EXISTING / DEMO SITE PLAN
EX1 SCALE: 3/8" = 1'-0"



327 JULIA STREET
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

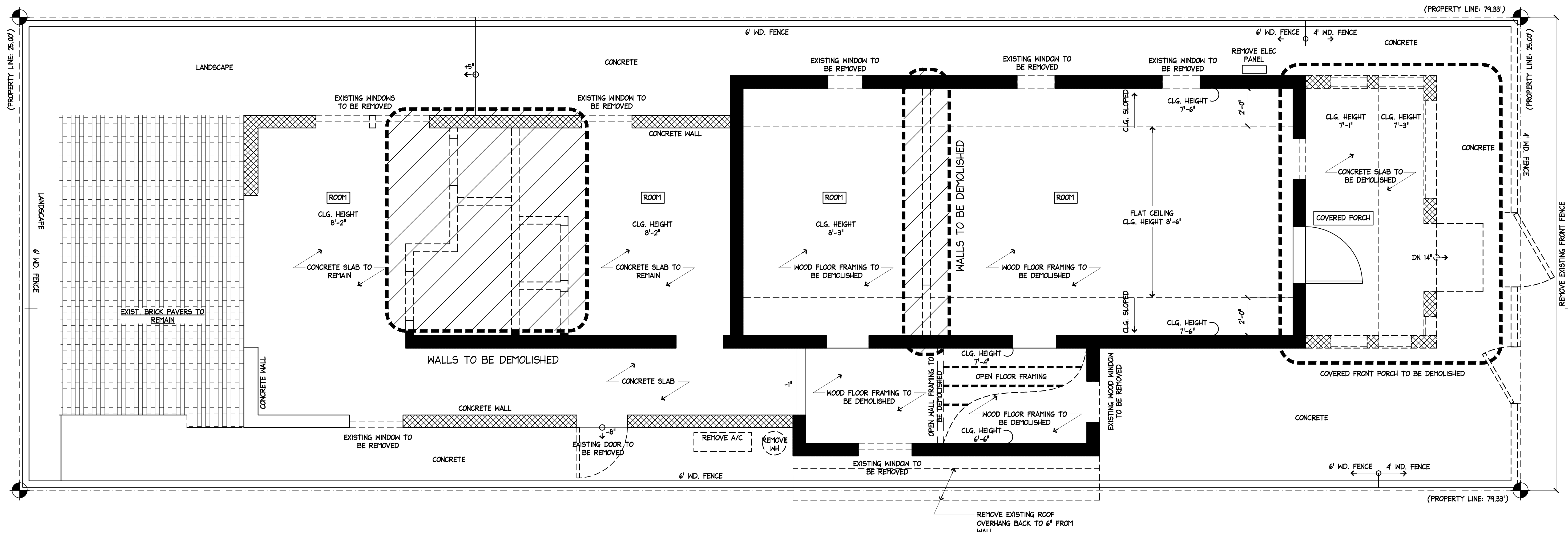
Bender & Associates
ARCHITECTS
p.a.

Project No. 2602

EXISTING SITE PLAN

Date:

EX1



1 EXISTING / DEMO FIRST FLOOR PLAN
EX2 SCALE: 3/8" = 1'-0"

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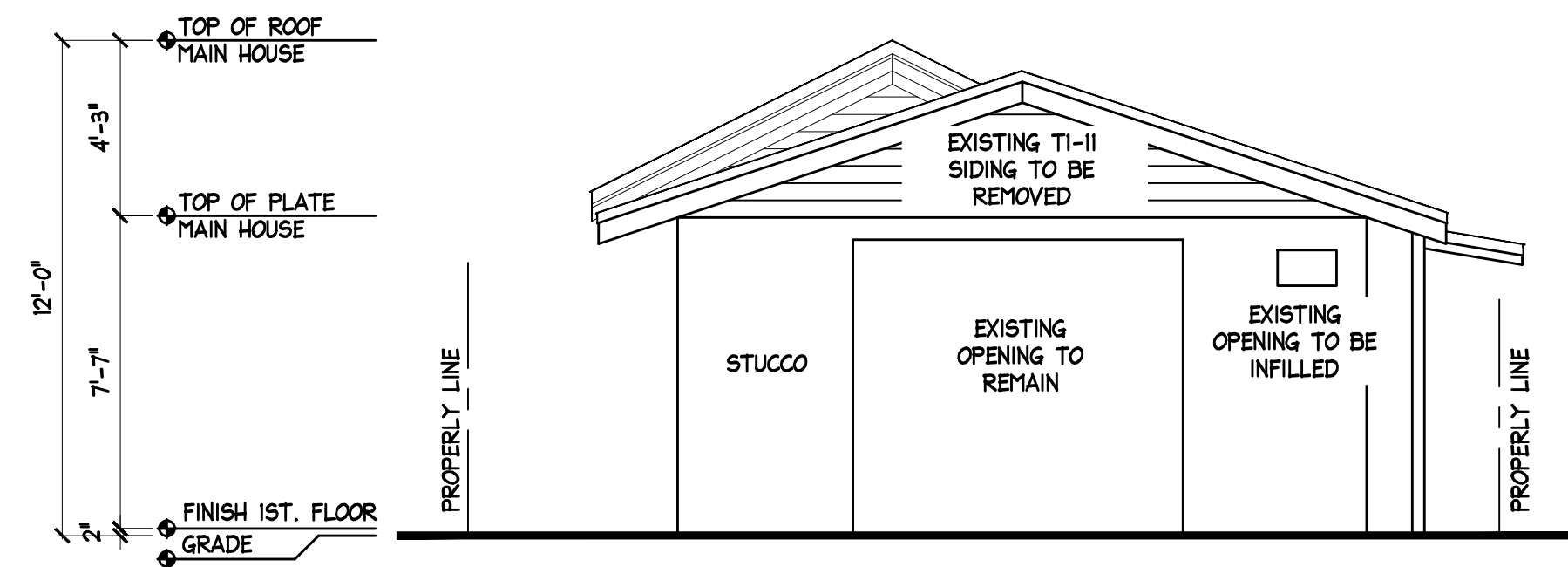
Bender & Associates
ARCHITECTS
p.a.

Project No. 2602

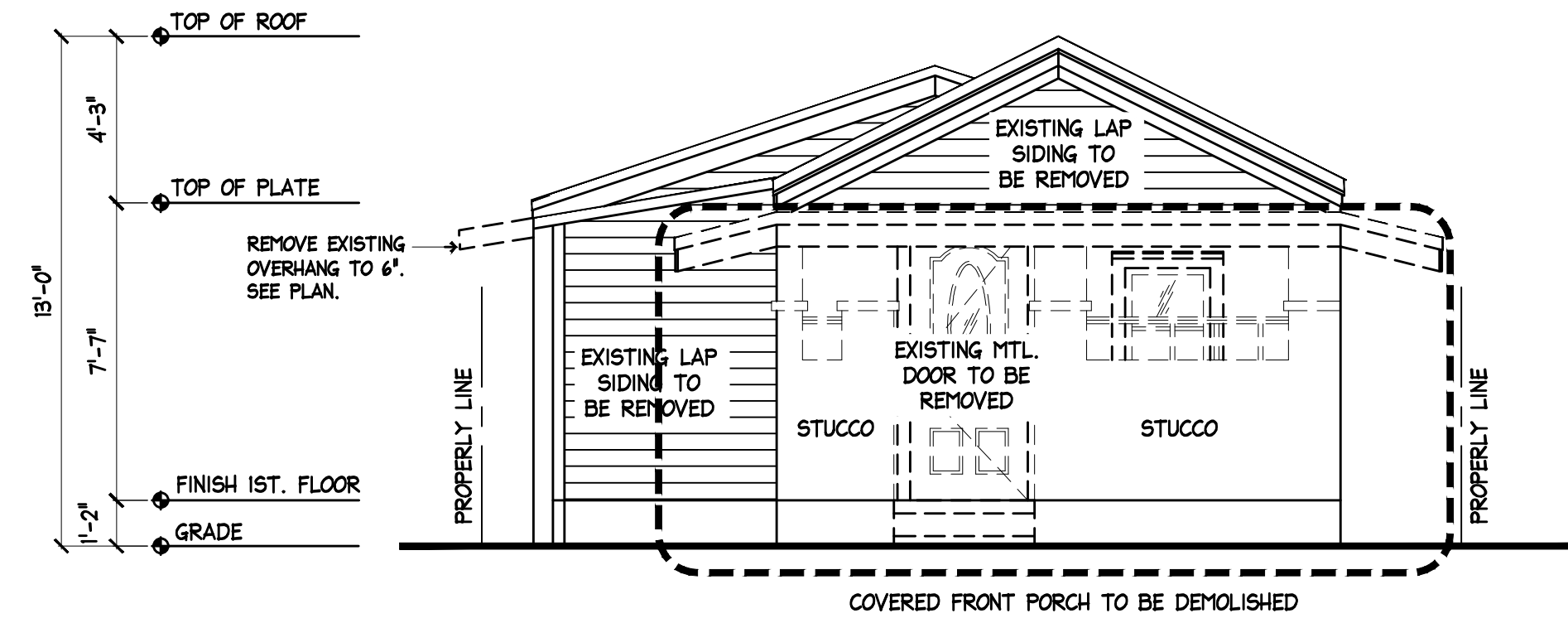
EXISTING FLOOR PLAN

Date:

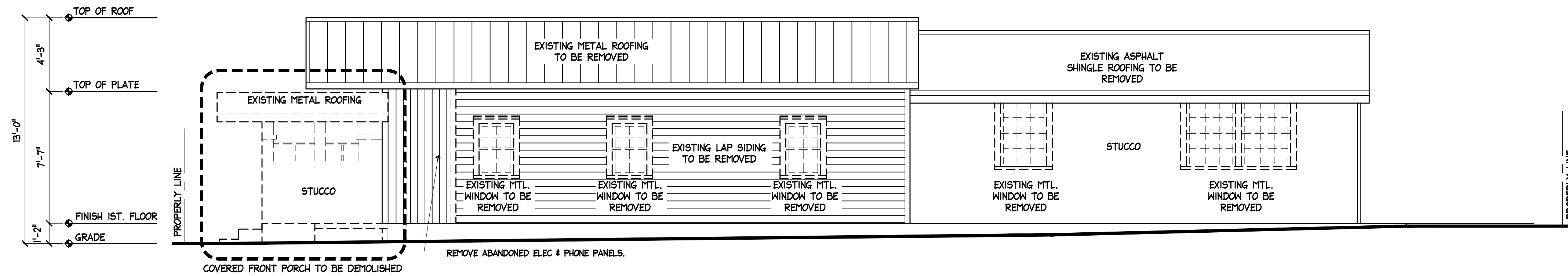
EX2



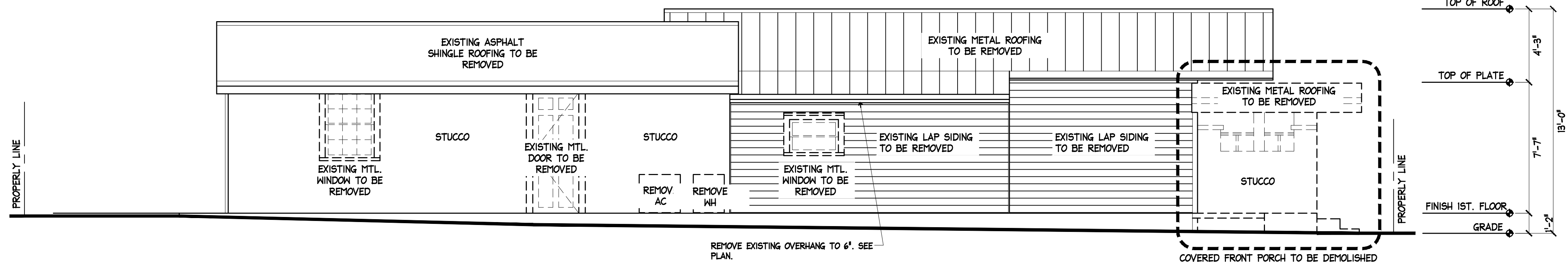
4 EX3 EXISTING / DEMO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EX3 EXISTING / DEMO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EX3 EXISTING / DEMO EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 EX3 EXISTING / DEMO WEST ELEVATION
SCALE: 1/4" = 1'-0"

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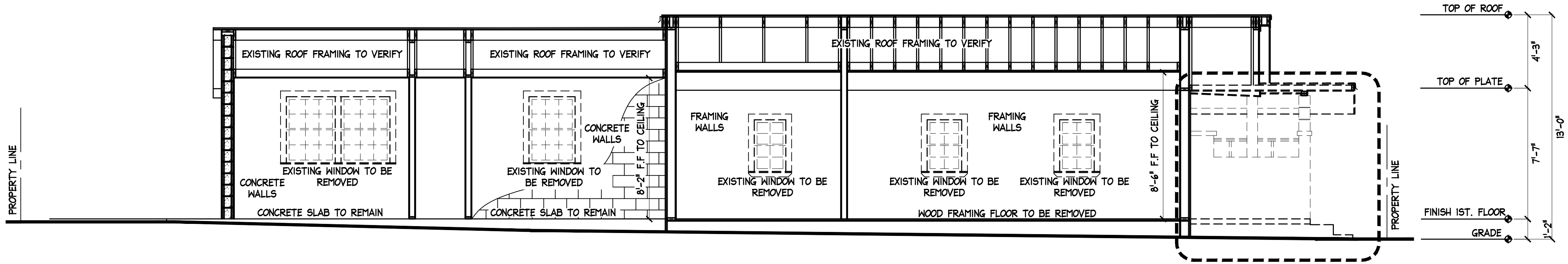
Bender & Associates
ARCHITECTS
p.a.

Project No. 2602

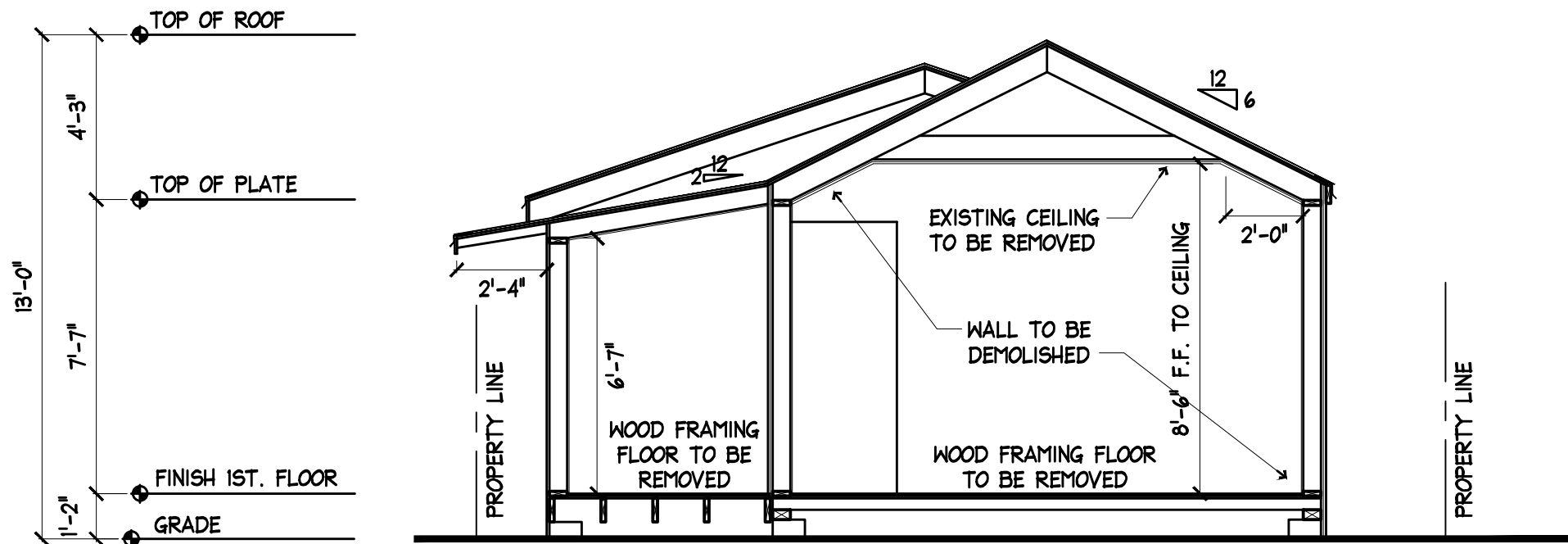
EXISTING ELEVATIONS

Date:

EX3



1
EX4 EXISTING / DEMO LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



2
EX4 EXISTING / DEMO CROSS SECTION
SCALE: 1/4" = 1'-0"

327 JULIA STREET
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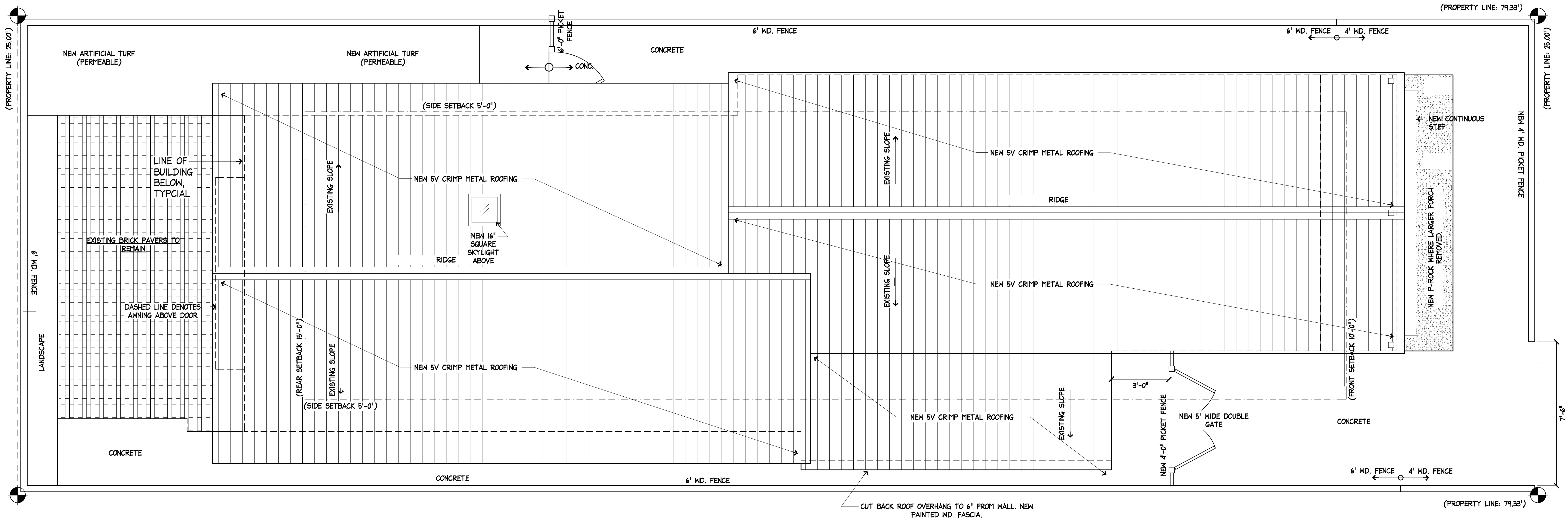
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Project No. 2602

EXISTING ELEVATIONS

Date:

EX4



PROJECT STATISTICS			
PARCEL ID 00025700-000000			
LOCATION ADDRESS 327 JULIA ST, KEY WEST			
LEGAL DESCRIPTION			
KW FBI-25-40 PT LOT 15 SQR 1 TR 10 OR619-819 H2-424 OR1223-1481 OR3317-0825 OR3351-107			
NEIGHBORHOOD 6021			
PROPERTY CLASS SINGLE FAMILY RESID (0100)			
SUBDIVISION TRACTS 10 AND 15			
SEC/TWP/RNG 06/60/25			
FEMA FLOOD ZONE	ZONE 'X' NGVD29		
ZONING DESIGNATION	HMDR		
LOT SIZE	1,983 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	793 S.F. MAX.	1303 S.F.	1171 S.F.
1,983 S.F. X 40%			
IMPERVIOUS SURFACE	1,190 S.F. MAX.	1819 S.F.	1819 S.F. NO CHANGE
1,983 S.F. X 60%			
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	13'-0"	13'-0" NO CHANGE
FRONT SETBACK (JULIA)	10'-0" MIN.	1'-10"	7'-0"
SIDE SETBACK (EAST)	5'-0" MIN.	0'-6"	3'-0"
SIDE SETBACK (WEST)	5'-0" MIN.	0'-0"	1'-3"
REAR SETBACK (NORTH)	15'-0" MIN.	11'-2"	11'-2" NO CHANGE
OPEN SPACE (35%)	694 S.F. MIN.	119 S.F.	119 S.F. NO CHANGE

1 PROPOSED SITE PLAN
A1 SCALE: 3/8" = 1'-0"

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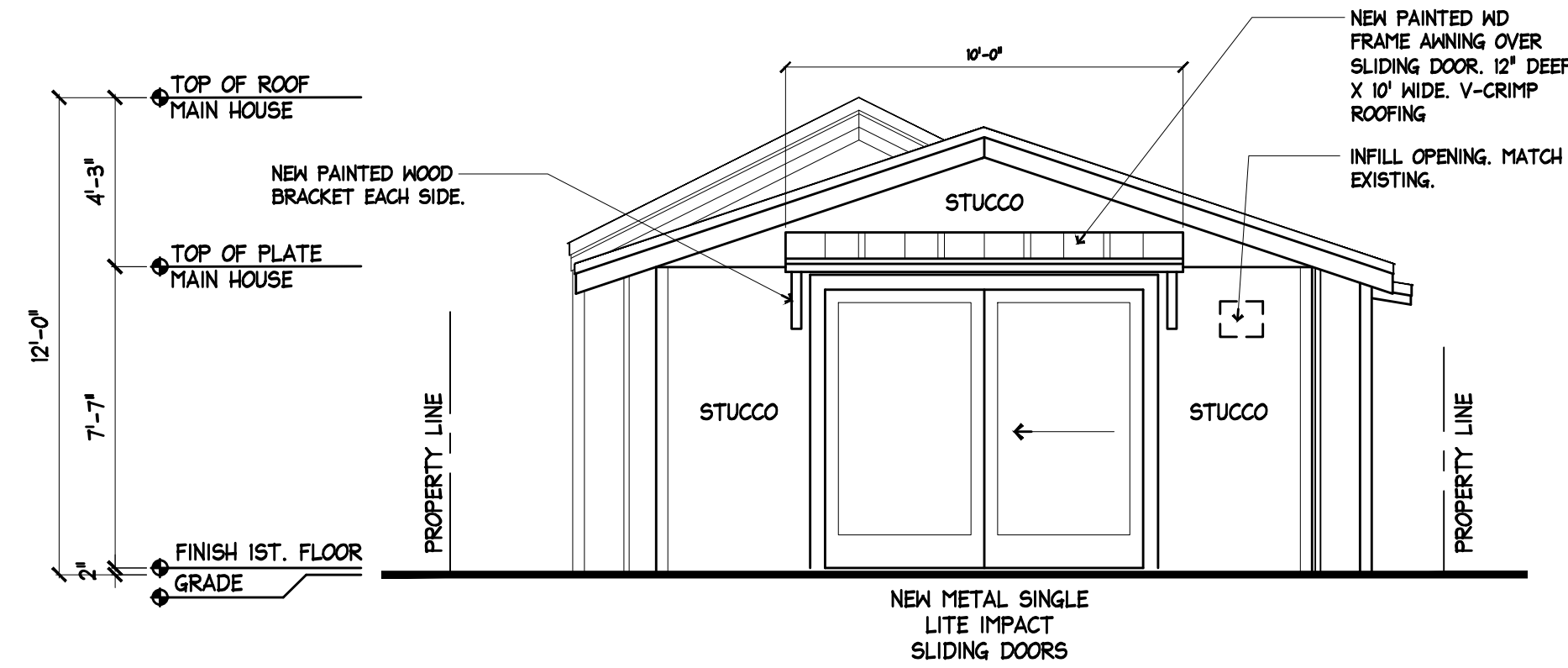
Bender & Associates
ARCHITECTS
p.a.

Project No. 2602

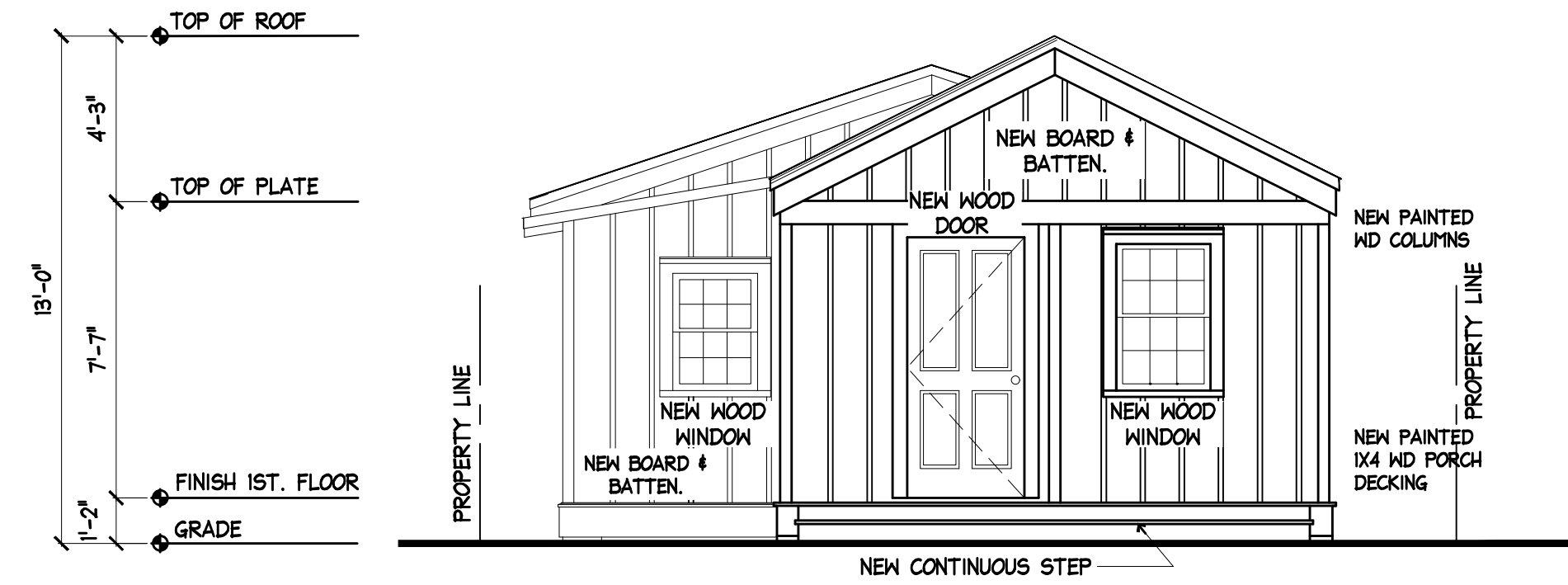
PROPOSED SITE PLAN

Date:

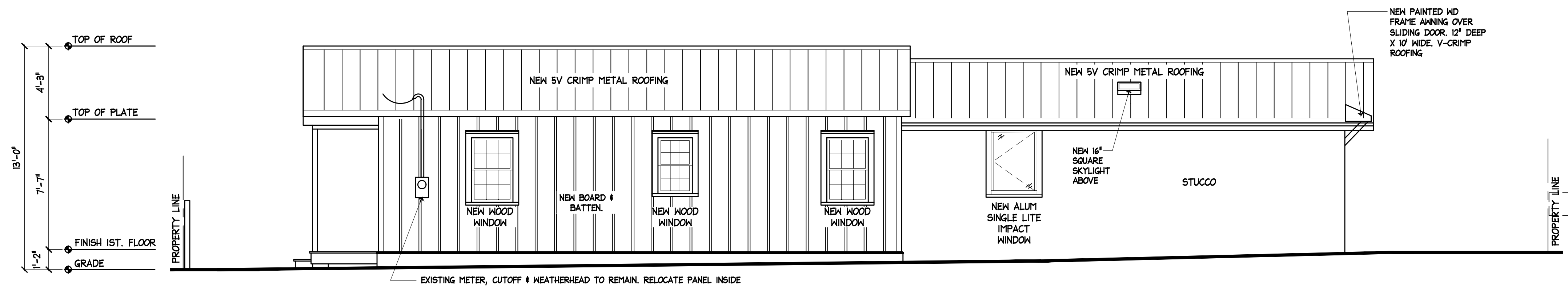
A1



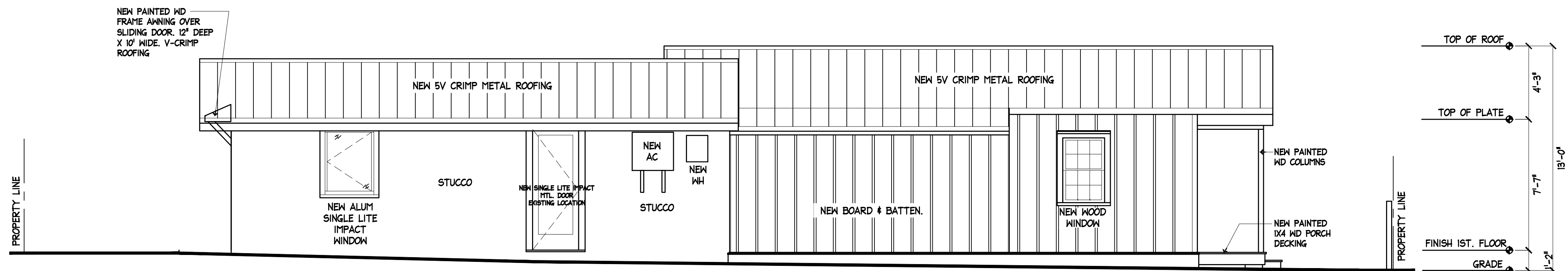
4
A3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A3 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



1
A3 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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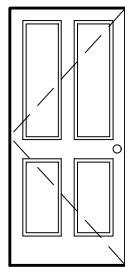
Bender & Associates
ARCHITECTS
p.a.

Project No. 2602
PROPOSED ELEVATIONS
Date:

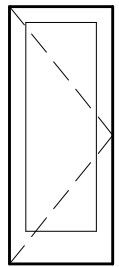
A3

DOOR SCHEDULE

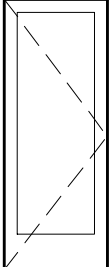
NO.	TYPE	SIZE			MATERIAL	FINISH	GLAZING	FRAMES		DETAILS	REMARKS	REVISIONS
		W.	H.	T.				MATERIAL	FINISH			
1	A	3'-0"	6'-8"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
2	B	2'-6"	6'-8"	1-3/8"	WOOD	PAINTED	NONE	WOOD	PAINTED			
3	B	2'-8"	6'-8"	1-3/8"	WOOD	PAINTED	NONE	WOOD	PAINTED			
4	D	2'-8"	7'-0"	1-3/4"	METAL	PAINTED	IMPACT	METAL	PAINTED			
5	B	2'-6"	6'-8"	1-3/8"	WOOD	PAINTED	NONE	WOOD	PAINTED			
6	B	2'-6"	6'-8"	1-3/8"	WOOD	PAINTED	NONE	WOOD	PAINTED			
7	E	3'-0"	7'-0"	1-3/4"	METAL	PAINTED	IMPACT	METAL	PAINTED			



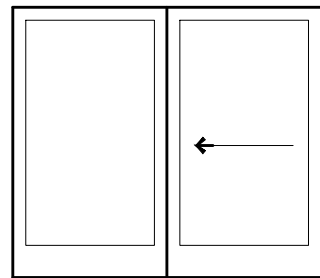
TYPE 'A'
NEW 4 PANEL WOOD IMPACT
DOOR. EXCLUSIVE WOOD DOORS
SERIES END WOOD DOOR.
MIAMI DADE NOA 21-0719.04
RATED DESIGN PRESSURE
+70/-70



TYPE 'B'
NEW JELD-WEN 1
PANEL SHAKER
INTERIOR DOOR. SOLID
CORE.



TYPE 'D'
NEW PAINTED METAL SINGLE
LITE IMPACT DOOR. MR GLASS
SERIES MG-3000
FL PRODUCT APPROVAL FL
26942-R6. RATED DESIGN
PRESSURE +60/-60



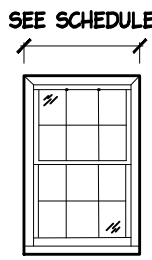
TYPE 'E'
NEW PAINTED METAL IMPACT
SLIDING DOOR. MR GLASS
SERIES MG 1000. FL PRODUCT
APPROVAL FL26942-R6
RATED DESIGN PRESSURE
+80/-80

DOOR NOTES:

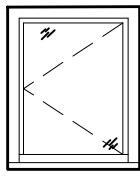
1. COMPLY WITH ALL MIAMI DADE NOA & FLORIDA PRODUCT APPROVAL SPECIFICATIONS. INSTALL "WINDOW/DOOR WRAP" AT ALL EXTERIOR OPENINGS PRIOR TO INSTALLATION.
2. CONFIRM DOOR ORDER WITH OWNER AND ARCHITECT PRIOR TO ORDERING.
2. CONFIRM ALL EXISTING ROUGH OPENING SIZES PRIOR TO ORDERING.
3. OWNER TO SELECT ALL HARDWARE.

WINDOW SCHEDULE

MARK	TYPE	SIZE		MANUFACTURER	CATALOG NO.	MATERIAL	FINISH	REMARKS
		WIDTH	HEIGHT					
A	1	2'-5"	3'-9"	JELD-WEN SINGLE HUNG	--	WOOD	WHITE	NEW IMPACT 6/6 SINGLE HUNG
B	1	2'-5"	3'-9"	JELD-WEN SINGLE HUNG	--	WOOD	WHITE	NEW IMPACT 6/6 SINGLE HUNG
C	1	2'-2"	3'-0"	JELD-WEN SINGLE HUNG	--	WOOD	WHITE	NEW IMPACT 6/6 SINGLE HUNG
D	2	2'-10"	3'-9"	MR GLASS CASEMENT	--	METAL	WHITE	NEW IMPACT METAL CASEMENT
E	2	2'-10"	3'-9"	MR GLASS CASEMENT	--	METAL	WHITE	NEW IMPACT METAL CASEMENT
F	1	2'-5"	3'-9"	JELD-WEN SINGLE HUNG	--	WOOD	WHITE	NEW IMPACT 6/6 SINGLE HUNG
G	1	2'-0"	3'-3"	JELD-WEN SINGLE HUNG	--	WOOD	WHITE	NEW IMPACT 6/6 SINGLE HUNG
H	1	2'-5"	3'-9"	JELD-WEN SINGLE HUNG	--	WOOD	WHITE	NEW IMPACT 6/6 SINGLE HUNG



TYPE 1
JELD-WEN CUSTOM WOOD
WOOD WINDOW SINGLE HUNG
PAINTED WHITE. FIELD
MEASURE ROUGH OPENINGS
PRIOR TO ORDERING. FLORIDA
PRODUCT APPROVAL
#FL14888-R15. RATED DESIGN
PRESSURE OF +50/-65



TYPE 2
MR GLASS SERIES MG-600
PAINTED METAL IMPACT
CASEMENT WINDOW. PAINTED
WHITE. FIELD MEASURE ROUGH
OPENINGS PRIOR TO
ORDERING. FLORIDA PRODUCT
APPROVAL #FL26976-R2.
RATED DESIGN PRESSURE OF
+80/-80. OWNER TO SELECT
GLASS TYPE.

WINDOW NOTES:

1. COMPLY WITH ALL FLORIDA PRODUCT APPROVAL AND NOA INSTALLATION SPECIFICATIONS. INSTALL "WINDOW/DOOR WRAP" AT ALL EXTERIOR OPENINGS PRIOR TO INSTALLATION.
2. CONFIRM ALL SELECTIONS WITH OWNER & ARCHITECT PRIOR TO ORDERING.
3. SEE LINTEL SCHEDULE.
4. CONFIRM ALL EXISTING OPENING SIZES BEFORE ORDERING WINDOWS.

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KEY WEST, FLORIDA

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Bender & Associates
ARCHITECTS
p.a.

Project No. 2602

SCHEDULES

Date:

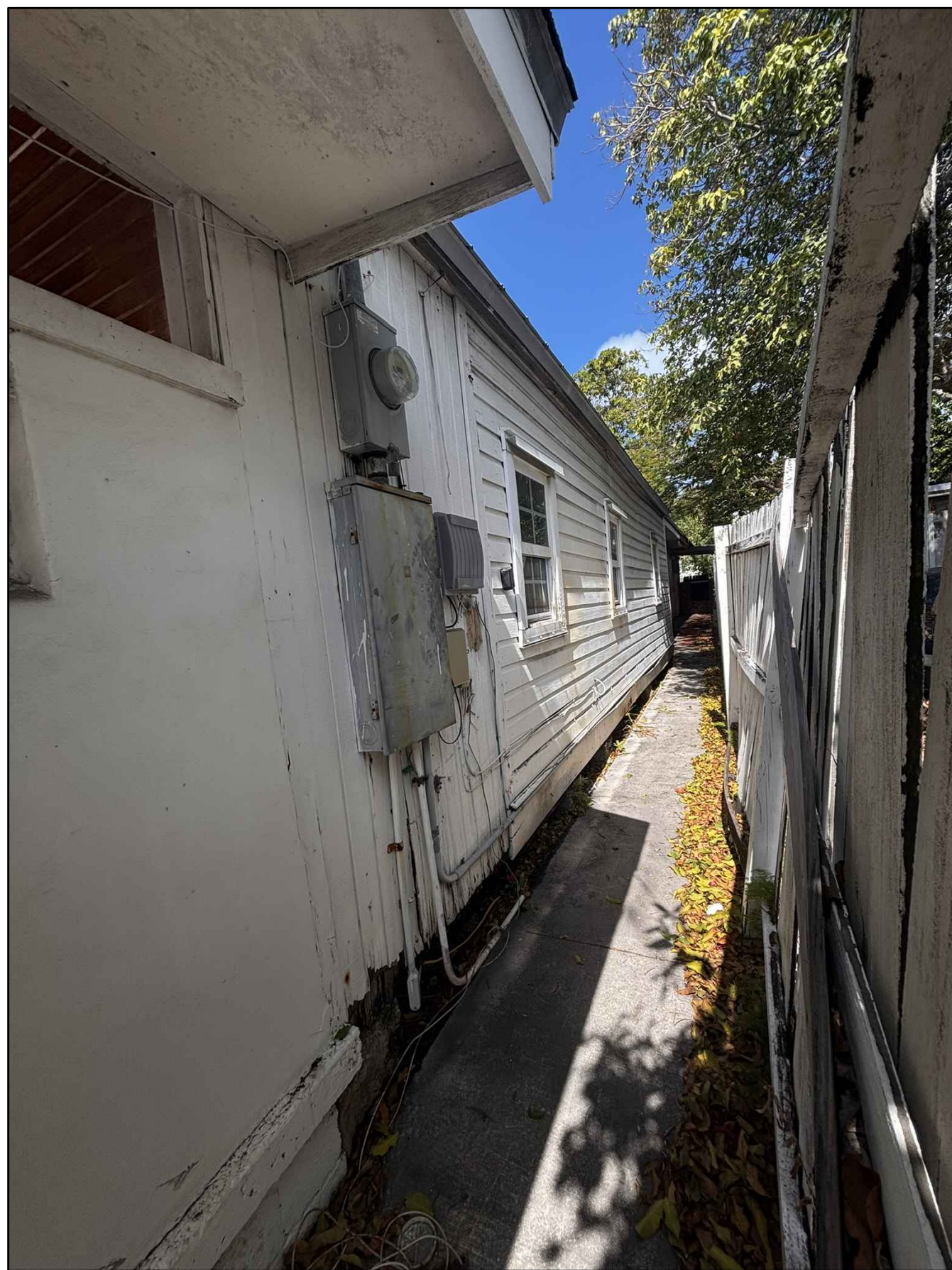
A5



5
A5
INTERIOR OF THE HOUSE
N.T.S.



4
A5
INTERIOR OF THE HOUSE
N.T.S.



3
A5
EAST SIDE OF PROPERTY
N.T.S.



2
A5
WEST SIDE OF THE PROPERTY
N.T.S.



1
A5
PHOTOGRAPH OF THE FRONT OF THE HOUSE (JULIA STREET)
N.T.S.

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ARCHITECTS
p.a.

Project No. 2602

EXISTING PHOTOS

Date:

A5

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., July 29, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO NON-CONTRIBUTING ONE-STORY STRUCTURE. RECONSTRUCTION OF FRONT PORCH TO HISTORIC CONFIGURATION AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC COVERED FRONT PORCH AND REMOVAL OF ROOF OVERHANG ON WEST ELEVATION.

#327 JULIA STREET

Applicant – David Salay/Bender & Associates Architects Application #C2026-0040

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared David Salay, 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: 327 Julia Street on the 17 day of July, 2026.

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 July 23, 2026.

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 C2026-0040.

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

Signed Name of Affiant:

Date: 7/17/26

Address: 410 Angela St

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17th day of July, 2026.

By (Print name of Affiant) David Salay who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: _____
Print Name: Caitlin Dempsey
Notary Public - State of Florida (seal)
My Commission Expires: _____



Caitlin Dempsey
Comm.: HH 456193
Expires: Oct. 19, 2027
Notary Public - State of Florida



327

Public
Meeting
Notice

327

Public Meeting Notice

The Historic Richmond Park Commission is holding a public meeting on July 21, 2016, at 10:00 AM, at the historic Richmond Park, 327 E. 11th St., Richmond, VA 23219. The meeting will discuss the proposed renovation of the historic Richmond Park, which is a contributing structure to the historic district. The meeting will also discuss the proposed demolition of the historic Richmond Park, which is a contributing structure to the historic district. The meeting will also discuss the proposed removal of the historic Richmond Park, which is a contributing structure to the historic district.

**RENOVATIONS TO NON-CONTRIBUTING ONE-STORY STRUCTURE
RECONSTRUCTION OF FRONT PORCH TO HISTORIC CONFIGURATION
AND SITE IMPROVEMENTS, DEMOLITION OF NON-HISTORIC COVERED
FRONT PORCH AND REMOVAL OF ROOF OVERHANG ON WEST
ELEVATION.**

437 E. 11th STREET

Applicant: [Name] & [Name], Architects Application #: 2016-001

There will be a fee of \$100 for the application and \$200 for the public meeting. The fee will be waived for applicants who are members of the Historic Richmond Park Commission. The fee will also be waived for applicants who are members of the Historic Richmond Park Commission. The fee will also be waived for applicants who are members of the Historic Richmond Park Commission.

PROPERTY APPRAISER INFORMATION

PROPERTY RECORD CARD

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	00025700-000000
Account#	1026468
Property ID	1026468
Millage Group	11KW
Location Address	327 JULIA St, KEY WEST
Legal Description	KW PB1-25-40 PT LOT 15 SQR 1 TR 10 OR619-819 H2-424 OR1223-1481 OR3317-0825 OR3351-1079 (Note: Not to be used on legal documents.)
Neighborhood	6021
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	Tracts 10 and 15
Sec/Twp/Rng	06/68/25
Affordable Housing	No



Owner

FONDRIEST JULIA	GRASS CHRISTINA
PO Box 269	PO Box 269
Round Pond ME 04564	Round Pond ME 04564

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$156,571	\$153,271	\$143,627	\$147,508
+ Market Misc Value	\$5,866	\$4,010	\$4,010	\$4,166
+ Market Land Value	\$580,920	\$618,399	\$635,056	\$385,198
= Just Market Value	\$743,357	\$775,680	\$782,693	\$536,872
= Total Assessed Value	\$650,323	\$591,203	\$537,457	\$488,597
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$743,357	\$775,680	\$782,693	\$536,872

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$618,399	\$153,271	\$4,010	\$775,680	\$591,203	\$0	\$775,680	\$0
2023	\$635,056	\$143,627	\$4,010	\$782,693	\$537,457	\$0	\$782,693	\$0
2022	\$385,198	\$147,508	\$4,166	\$536,872	\$488,597	\$0	\$536,872	\$0
2021	\$312,323	\$128,699	\$4,322	\$445,344	\$444,179	\$0	\$445,344	\$0
2020	\$301,912	\$115,499	\$4,479	\$421,890	\$403,799	\$0	\$421,890	\$0
2019	\$321,692	\$118,799	\$4,635	\$445,126	\$367,090	\$0	\$445,126	\$0
2018	\$321,692	\$120,449	\$4,791	\$446,932	\$333,718	\$0	\$446,932	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,983.00	Square Foot	25	80

Buildings

Building ID	1999	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2004
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1261	Roof Type	GABLE/HIP
Finished Sq Ft	1116	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	NONE with 0% NONE
Perimeter	174	Bedrooms	3
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	70	0	0
FLA	FLOOR LIV AREA	1,116	1,116	0
OPF	OP PRCH FIN LL	75	0	0
TOTAL		1,261	1,116	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1964	1965	0 x 0	1	292 SF	1
CH LINK FENCE	1964	1965	0 x 0	1	840 SF	1
WALL AIR COND	1994	1995	0 x 0	1	2 UT	2
FENCES	2005	2006	4 x 25	1	100 SF	2
FENCES	2005	2006	6 x 160	1	960 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
10/15/2025	\$706,000	Certificate of Title	2520379	3351	1079	18 - Unqualified		
3/22/2025	\$0	Quit Claim Deed	2494318	3317	0825	11 - Unqualified		

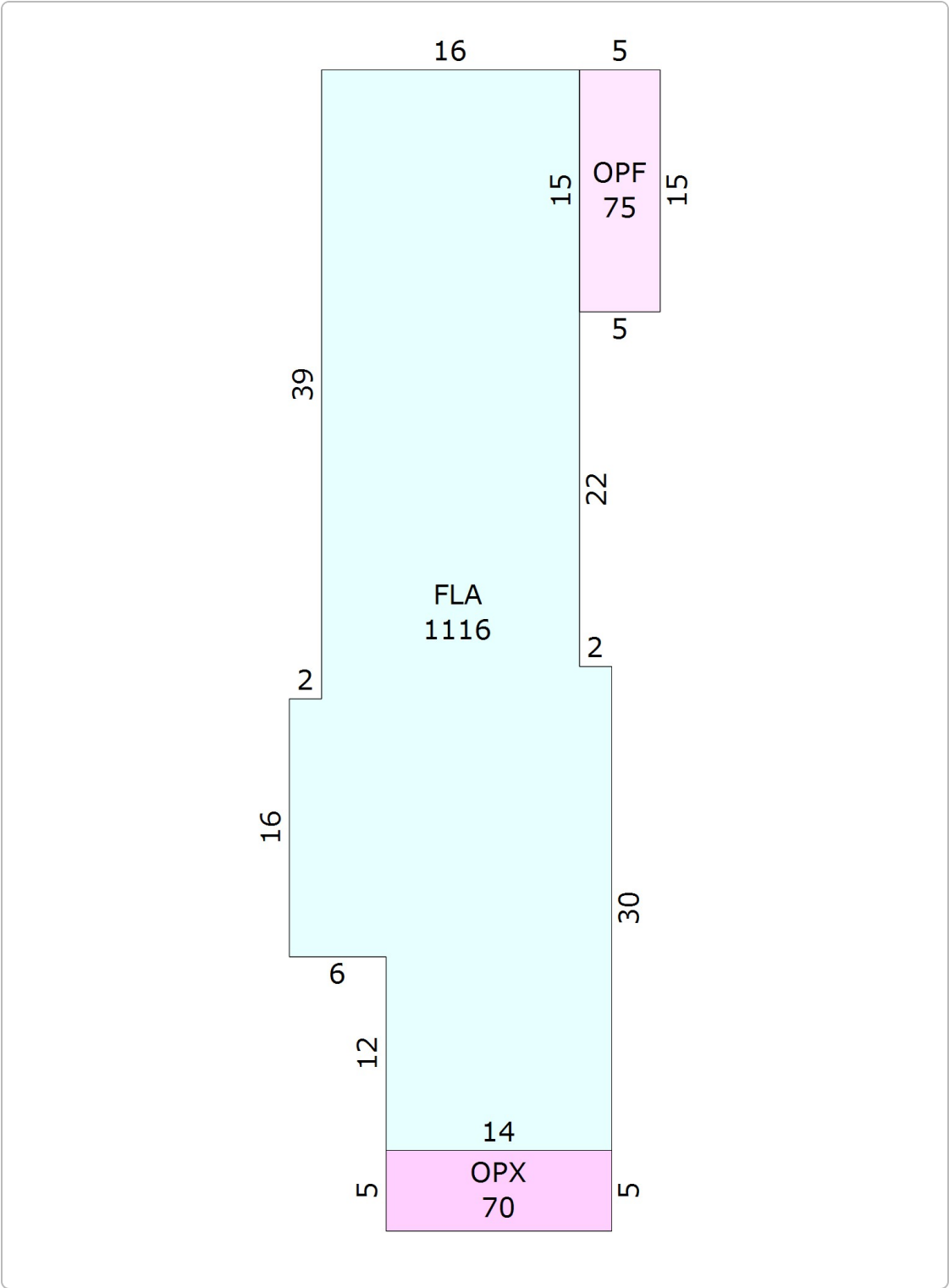
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
26-0609	03/30/2026	Active	\$1,000		Repair fence eastern boundary line - 79 linear feet, replace pickets, post replacement only as needed; paint pickets white Benjamin Moore moreglo brilliant white.
26-0613	03/30/2026	Active	\$2,000	Residential	
05-3601	08/24/2005	Completed	\$2,400		INSTALL V-CRIMP METAL ROOF
05-1988	07/04/2005	Completed	\$3,400	Residential	A.T.F PERMIT REPLACE WINDOWS & STORM SHUTTERS
05-2756	07/01/2005	Completed	\$200	Residential	A.T.F. PERMIT INTERIOR WORK.
05-2757	07/01/2005	Completed	\$200	Residential	A.T.F PERMIT TO DEMO SHED
05-1990	06/01/2005	Completed	\$2,775	Residential	A.T.F. PERMIT BUILD WOOD FENCE .
04-2994	09/29/2004	Completed	\$1,600	Residential	INSTALL SECURITY SYSTEM
04-2994	09/28/2004	Completed	\$18,000	Residential	REPLACE WOOD SIDING & 10 WINDOWS
0003040	09/26/2000	Completed	\$5,900	Residential	16 SQS WHITE ASPHALT

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Sketches (click to enlarge)



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

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

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