

# Historic Architectural Review Commission

## Staff Report Item 8b

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<b>Meeting Date:</b>	August 27, 2014
<b>Applicant:</b>	William Shepler, Architect
<b>Application Number:</b>	H14-01-1107
<b>Address:</b>	#330 James Street
<b>Description of Work:</b>	Demolition of two walls of non-historic rear addition.
<b>Building Facts:</b>	The building for this review is a church that has been readapted to a commercial/ residential use. The structure is listed as a contributing resource. The gothic revival structure used to be the Wesley Methodist church. Although the survey includes the date of construction as ca. 1900 the Sanborn map depicts the structure for the first time in 1948, meaning that the structure was built between 1926 and 1947. Still the structure is unique on its own. The structure was vacated as a church in 1981 and has been used as a commercial space. An attached addition was built in the back. The building sits on the southwest corner of Julia and Whitehead Streets.
<b>Ordinance Cited in Review:</b>	Ordinance for demolition; Land Development Regulations Sec. 102-217, (2) for non-historic or non- contributing structures.

### Staff Analysis

The Certificate of Appropriateness proposes the removal of two non-historic walls that were built in the southwest back corner of the building. The design proposes a covered terrace for that portion of the lot. New doors will be installed in the new exterior walls. The walls in question are not historic nor can be designated contributing to the historic building in a near future.

It is staff's opinion that the proposed demolition is consistent with the Ordinance for demolitions for non-historic structures. If the demolition is approved this will constitute the only review for this request.

# Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

07-01-2014 011107

APPLICATION # -

OWNER'S NAME: THE OAKS KEY WEST LLC DATE: 6/30/14
OWNER'S ADDRESS: 819 PEACOCK PLAZA, #302, KEY WEST, 33040 PHONE #: 305.923.3993
APPLICANT'S NAME: ERIC DICKSTEIN / WILLIAM SHEPLER, ARCHITECT PHONE #: 305.923.3993
APPLICANT'S ADDRESS: 819 PEACOCK PLAZA, #302, KEY WEST, 33040
ADDRESS OF CONSTRUCTION: 330 JULIA STREET, KEY WEST, FL 33040 # OF UNITS 3

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Remove 2 walls of non-historic rear addition to create covered ground level terrace area. New wood and glass French doors at rear residential unit. new aluminum and glass doors at commercial space.

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

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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: 6/30/2014

Applicant's Signature: [Signature]

Required Submittals

Table with 2 columns: Checkmark/Box and Description of submittal (e.g., TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, TREE REMOVAL PERMIT, PHOTOGRAPHS OF EXISTING BUILDING, etc.)

Order: KEY WEST SAMPLER: DO NOT REMOVE
Date: 06/27/14 22:22 RECEIVED BY: No: 3012247
Date: 07/01/14
PT 2014 \* REPLYING PERIOD FOR NEW
PT \* Standard Use Only \$55.00
Trans number: 301224735
CK CHECK Date: 1034 ga \$50.00
CK CHECK
Trans date: Staff Approval: 12:00:15
Trans date: 7/01/14

Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Building is listed as contributing. Gothic Revival built  
between 1926-1947. US Secretary of the Interior's Standards  
Guidelines for doors/entrances  
Ordinance for demolitions.*

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

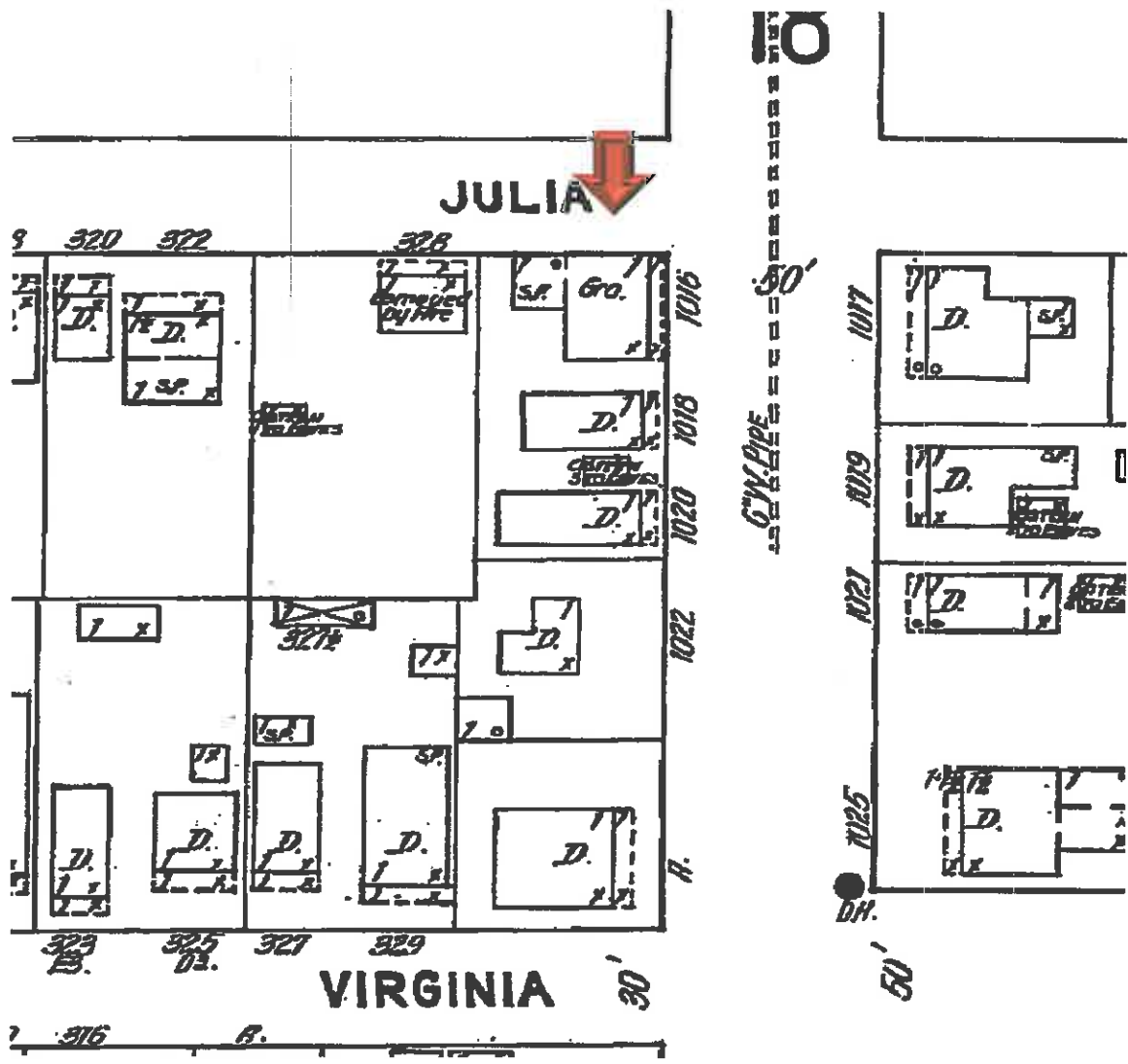
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

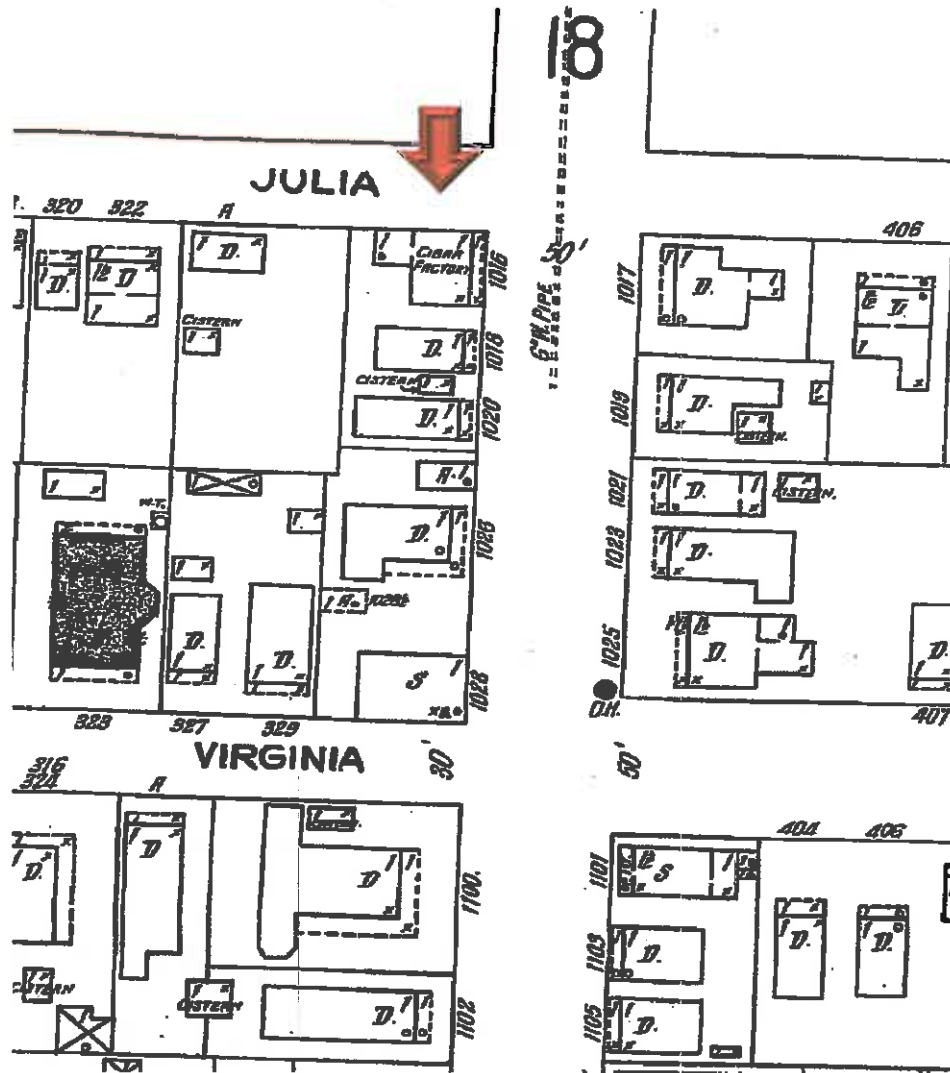
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn Maps**



#330 Julia Street Sanborn map 1912



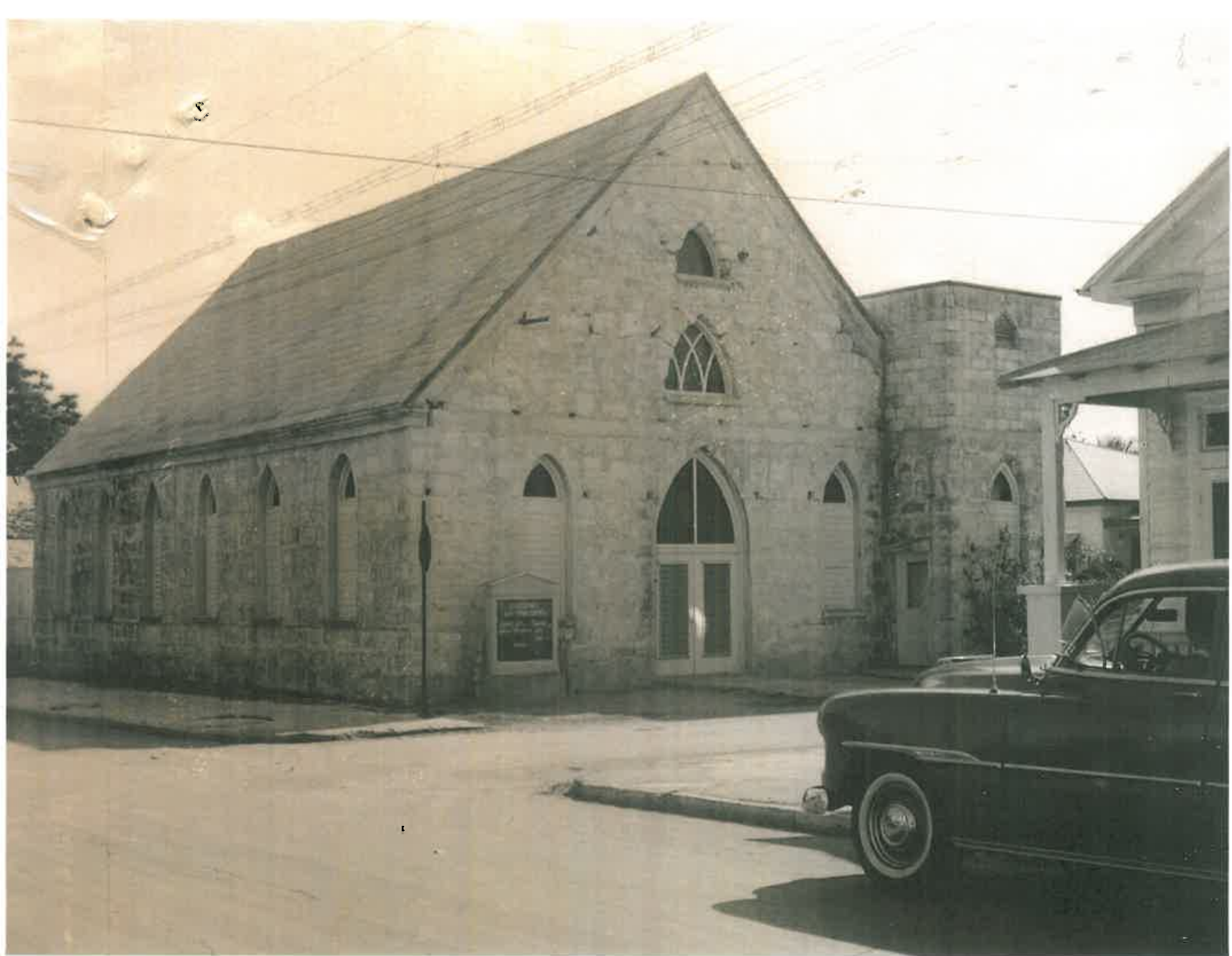
#330 Julia Street Sanborn map 1926



#330 Julia Street Sanborn map 1948



**Project Photos**



**330 Julia Street**  
H.A.R.C. APPLICATION PHOTOS 6.30.14



View From Julia Street



View from Whitehead Street











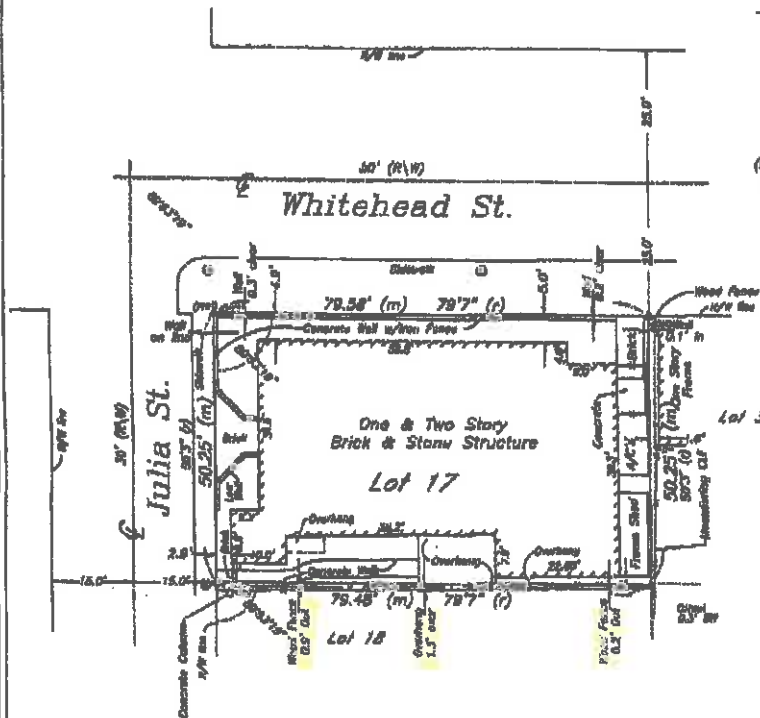


# Survey

# Boundary Survey of Lot 17, Square 1, Tract 10, Island of Key West

## LEGEND

- ▲ Found Nail & Disc (F14) (P12)
- Found 1/2" Iron Pipe (No ID)
- ▲ Set Nail & Disc (S22)
- Set #8 rebar w/loop (S22)
- Found 1/2" Iron Rod (Unreadable)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R/W Right of Way
- ⊕ Centerline
- ⊗ Wood Utility Pole




1" = 20'  
 REVISIONS  
 1. 3/28/14

### NOTES:


1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 330 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 descriptions.
8. Adjoiners are not furnished.
9. Date of field work: March 27, 2014
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West, Lot 17 of Square 1 of Tract 10, more particularly described as commencing on the Southwestern corner of Julia and Whitehead Streets, and thence run Fifty (50) feet, three (3) inches along Julia Street to a point; and run thence parallel to Whitehead Street, Seventy-nine (79) feet and seven (7) inches; and run thence Fifty (50) feet and three (3) inches back to Whitehead Street; and thence Seventy-nine (79) feet and seven (7) inches along Whitehead Street back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Eric Dickstein and Jeffrey Lawrence;  
 Old Republic National Title Insurance Company

J. LYNN O'FLYNN, INC.  
  
 J. Lynn O'Flynn, PSM  
 Florida Reg. #8868  
 March 27, 2014

THIS SURVEY  
 IS NOT  
 ASSIGNABLE

J. LYNN O'FLYNN, Inc.  
 Professional Surveyor & Mapper  
 Plat #8868  
  
 3430 Quail Ave., Key West, FL 33040  
 (305) 536-7422 Fax (305) 536-8244

APPR / Greg Orpeza / 296.8448 / 3.28.14



# **Proposed design**


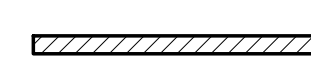
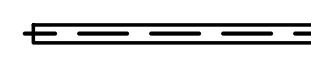



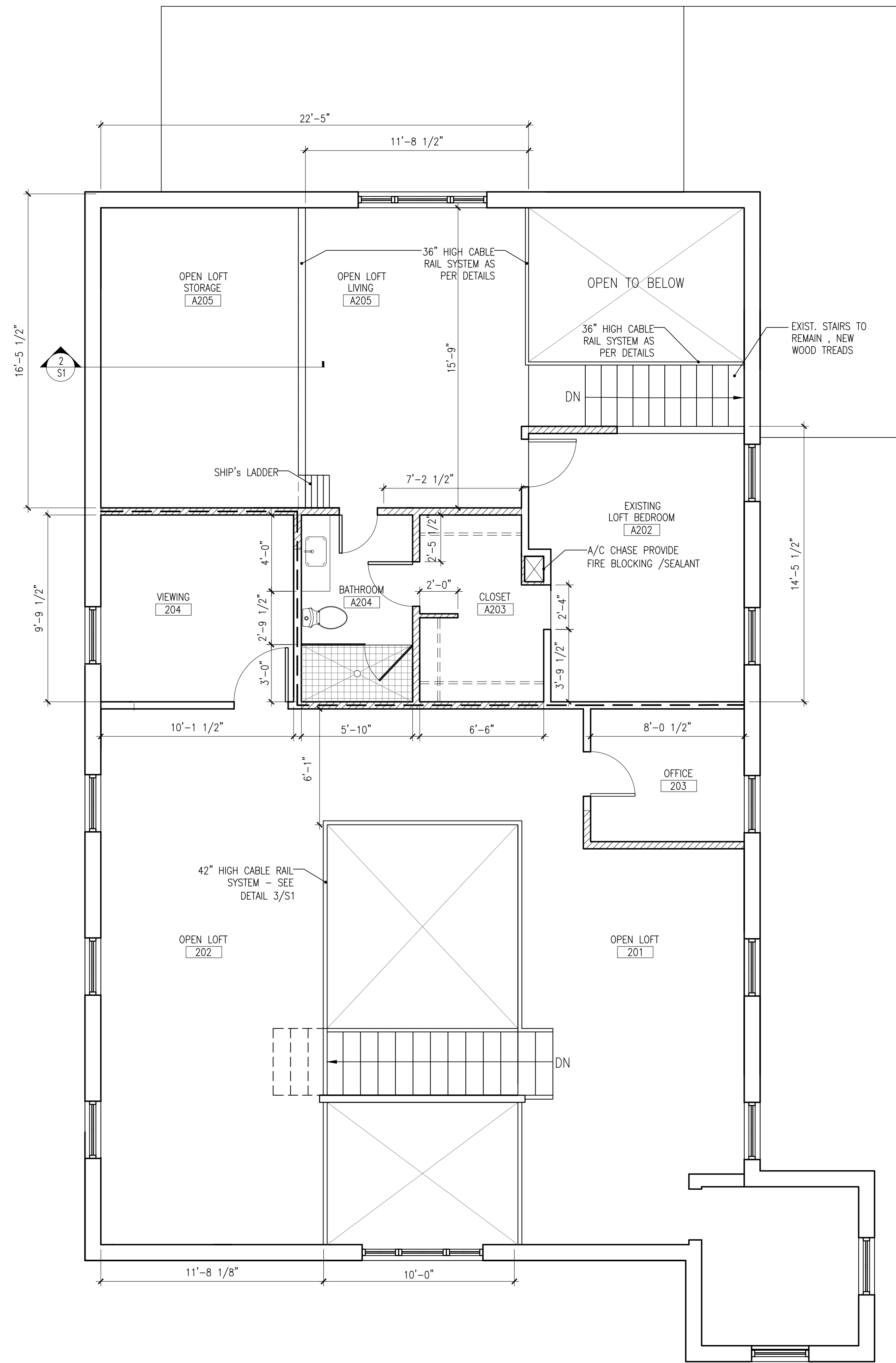




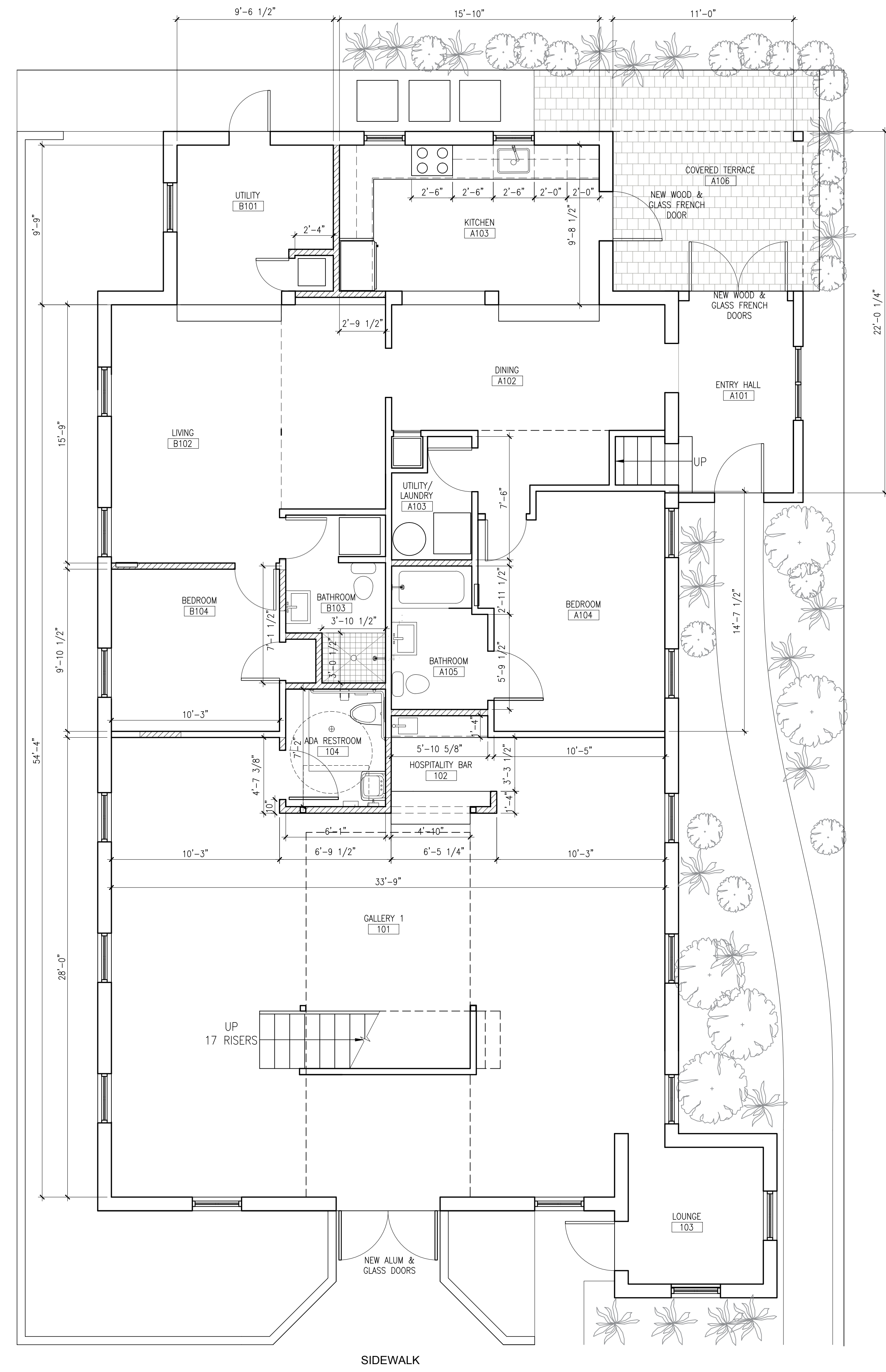


**WALL TYPES**

-  EXISTING WALL TO REMAIN
-  NEW PARTITION WALL (2X4 WD. STUDS AT 16" O.C., 5/8" TYPE X GYP. BD.)
-  EXISTING SEPARATION WALL (2 LAYERS 5/8" TYPE X GYP. BD. BOTH SIDES)
-  NEW SEPARATION WALL (2X4 WD. STUDS AT 16" O.C., 2 LAYERS 5/8" TYPE X GYP. BD. BOTH SIDES)



**2**  
A2  
**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**1**  
A2  
**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

Tel: 305-890-6191  
Email: info@wshepler.com  
513 Fleming St, Suite 14  
Key West, FL 33040

Seal:  
  
  
  
  
  
  
  
  
  
  
Consultants:

Submissions / Revisions:  
PERMIT DRAWINGS: 2014.07.22  
H.A.R.C. - 2014.7.23

**330 JULIA STREET**  
KEY WEST, FL  
**RENOVATION PROJECT**

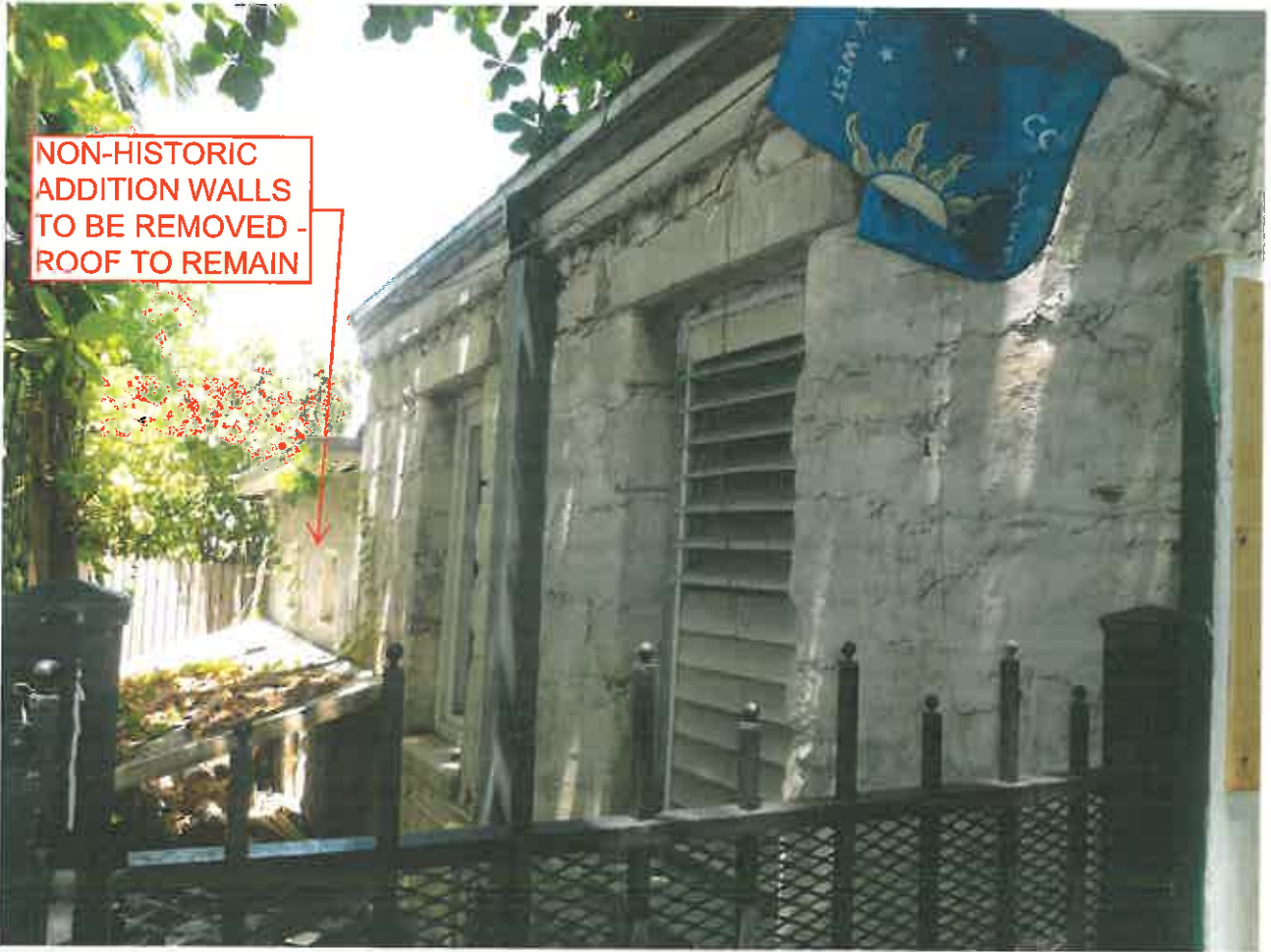
Drawing Size: 24x36  
Project #: 14004

Title:  
**PROPOSED FLOOR PLANS**

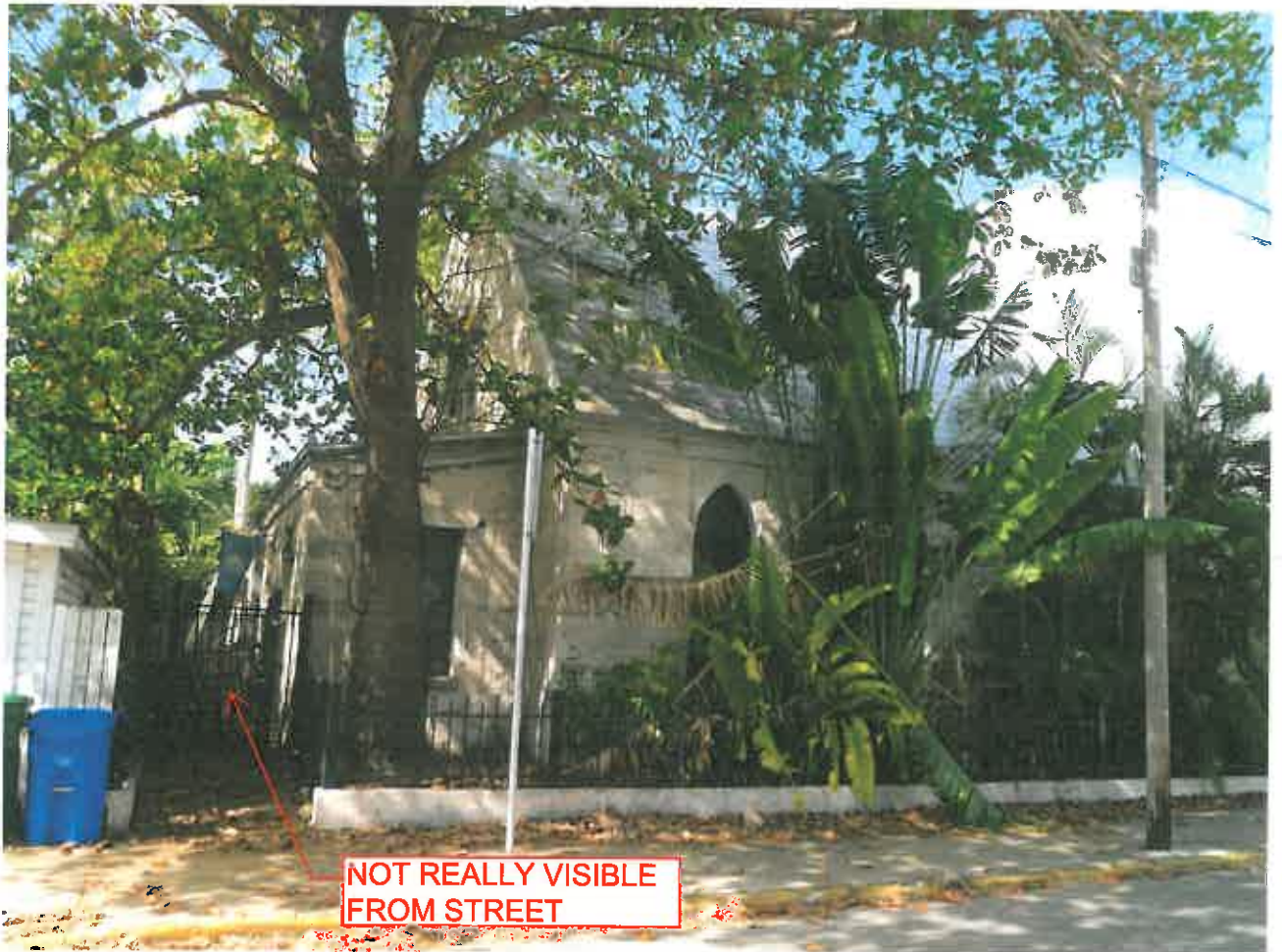
SCALE: 1/4" = 1'-0"  
Sheet Number:

**A-2**





NON-HISTORIC  
ADDITION WALLS  
TO BE REMOVED -  
ROOF TO REMAIN



NOT REALLY VISIBLE  
FROM STREET



# 190, 350 and 500 Standard Entrances

Single Source  
Packages  
Generate Versatile  
First Impressions

A photograph of the Garland Special Events Center entrance at night. The building features a long, low profile with a prominent glass facade. The interior is brightly lit, and the entrance is illuminated from within. The sky is dark, and the overall scene is modern and architectural.

Garland Special Events Center, Garland, TX  
Architect: HKS, Inc., Dallas, TX  
Glazing Contractor: B & B Glass, Inc., Dallas, TX

Tough yet attractive, the clear lines of Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction, modern or traditional architecture, they are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

## Performance

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a Limited Lifetime Warranty, good for the life of the door under normal use operation. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer Door.



1. Thermoplastic elastomer weatherstrip in blade-stop of frame jamb, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

### The 190 Narrow Stile Entrance

- Is engineered for moderate traffic applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 2-7/8"
- Results in a sleek look that meets virtually all construction requirements

### The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

### The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

### Economy

Kawneer's Sealair® bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weather strip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

### For the Finishing Touch

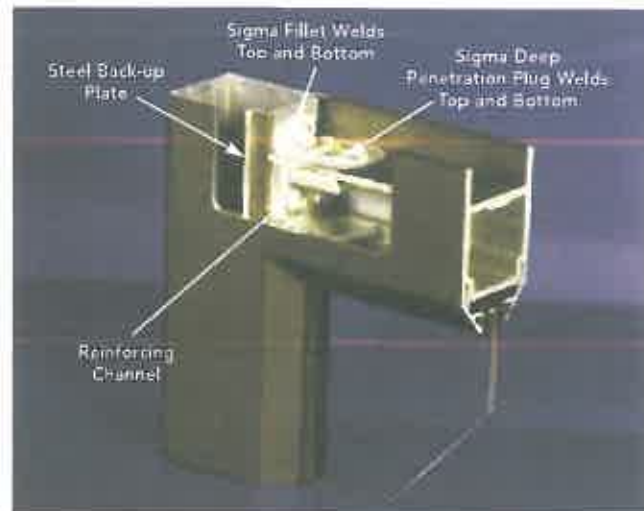
Permanodic® Anodized finishes are available in Class I and Class II in seven different colors.

Painted finishes, including Supercopolymer that meet or exceed AAMA 2605, are offered in many standard finishes and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2605.

### General

- Heights up to 10', widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks of Touch Bar Panic standard
- Architect's Classic one inch round, ball bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/2" to more than 1"



Kawneer Company, Inc.  
Technology Park / Atlanta  
555 Guthridge Court  
Norcross, GA 30092

[kawneer.com](http://kawneer.com)  
770.449.5855

**KAWNEER**  
AN ALCOA COMPANY





## Door Details



Imagine the beauty of Oak wood for the French patio door on your home with all of the added benefits of fiberglass. Our Oak Collection™ of French patio doors offers deep rich grain detailing for a stunning first impression and instant curb appeal. The patio doors in this collection have the distinctive look, texture and feel of natural Oak grain, but won't dent, ding, split, rot, or crack like real Oak patio doors will

## French / Hinged Patio Door Systems: Classic-Craft Oak

### About this patio door system

This patio door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Thermo-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

### Door

Full Lite W/ Stile Lines Style IDs	Available Sizes	Features
CC100	3'0" x 6'8"	

**Finish Option:** Stainable Paintable



# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 27, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW WOOD AND GLASS FRENCH DOORS AT REAR. NEW ALUMINUM AND GLASS DOORS AT COMMERCIAL SPACE. DEMOLITION OF TWO WALLS OF NON-HISTORIC REAR ADDITION.**

**FOR- #330 JULIA STREET**

**Applicant- William Shepler/ Eric Dickstein**

**Application # H14-01-1107**

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](http://www.keywestcity.com).

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

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM SHEPLER, 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:  
330 JULIA ST., KEY WEST, FL 33040 on the 18th day of AUGUST, 2014.

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 AUG. 27th, 2014.

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 H14-01-1107.

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

Signed Name of Affiant:

William B. Shepler

Date: 8/19/14

Address: 206 PRINCE ST.

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 19th day of August, 2014.

By (Print name of Affiant) William B. Shepler who is personally known to me or has produced Florida Drivers License as identification and who did take an oath.

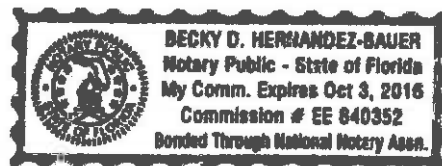
NOTARY PUBLIC

Sign Name: Becky D. Hernandez-Bauer

Print Name: Becky D. Hernandez-Bauer

Notary Public - State of Florida (seal)

My Commission Expires: 10/3/14







Public  
Meeting  
Notice

**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

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

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1026484 Parcel ID: 00025720-000000**

**Ownership Details**

**Mailing Address:**  
THE OAKS KEY WEST LLC  
19 CYPRESS AVE  
KEY WEST, FL 33040-6236

**Property Details**

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 11KW  
**Affordable Housing:** No  
**Section-**  
**Township-** 06-68-25  
**Range:**  
**Property Location:** 330 JULIA ST KEY WEST  
**Subdivision:** Tracts 10 and 15  
**Legal** KW PB 1-25-40 LOT 17 SQR 1 TR 10 OR97-319/21 OR974-2137 OR1006-2352 OR1007-1206R/S OR1165-  
**Description:** 416 OR1165-417 OR1228-1789/90 OR1248-1961/62 OR1248-1965 OR1292-1814/15 OR2630-1783/87C/T  
OR2632-359/66AMD OR2670-655/56 OR2682-596/98

Click Map Image to open interactive viewer



### 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: 4849  
Year Built: 1900

### Building 1 Details

Building Type  
Effective Age 18  
Year Built 1900  
Functional Obs 0

Condition E  
Perimeter 450  
Special Arch 0  
Economic Obs 0

Quality Grade 350  
Depreciation % 23  
Grnd Floor Area 4,849

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

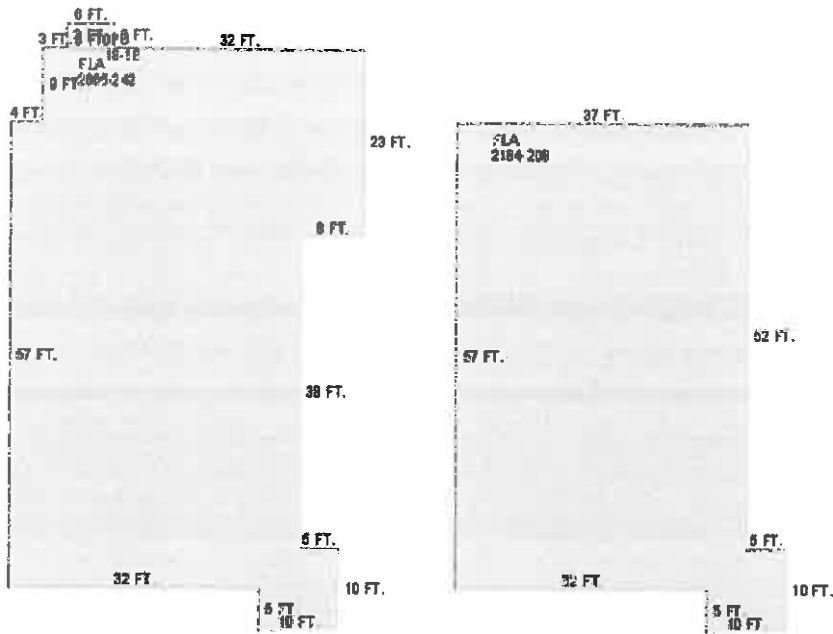
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

**Extra Features:**

2 Fix Bath 2  
3 Fix Bath 1  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 10

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
1	FLA		1	1991					2,665
2	FLA		1	1991					2,184
3	OPU		1	1991					18

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
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3702	OFF BLDG-1 STY-B	100	N	Y
3703	APTS-B	100	N	Y
3704	OPU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
981	CONC BLOCK	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN3:WROUGHT IRON	384 SF	128	3	1996	1997	1	60
2	FN3:WROUGHT IRON	120 SF	20	6	1996	1997	1	60
3	PT2:BRICK PATIO	105 SF	0	0	1996	1997	2	50

Appraiser Notes

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Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9700524	04/01/1997	12/01/1997	20,000		METAL FENCE
9700522	06/01/1997	12/01/1997	10,000		RENOVATIONS
9901553	05/06/1999	07/31/2000	13,500		INTERIOR RENOVATIONS
9903132	09/07/1999	07/31/2000	36,361		NEW ROOF
0202015	08/09/2002	10/29/2002	1,500		REPLACE 3 TON AC

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
2014	453,051	3,975	431,892	888,918	888,918	0	888,918
2013	453,051	4,039	329,918	787,008	787,008	0	787,008
2012	476,586	4,150	329,918	810,654	810,654	0	810,654
2011	476,586	4,262	439,890	920,738	920,738	0	920,738
2010	500,121	4,325	382,412	886,858	886,858	0	886,858
2009	500,121	4,438	461,049	965,608	965,608	0	965,608
2008	500,121	4,549	499,875	1,004,545	1,004,545	0	1,004,545
2007	367,395	4,612	459,885	831,892	831,892	0	831,892
2006	367,395	4,724	359,910	695,290	695,290	0	695,290
2005	371,618	4,836	299,925	676,379	676,379	0	676,379

2004	380,056	4,900	311,922	538,805	538,805	0	538,805
2003	380,056	5,011	127,968	538,805	538,805	0	538,805
2002	380,056	5,124	127,968	513,148	513,148	0	513,148
2001	380,056	5,187	127,968	513,211	513,211	0	513,211
2000	371,610	2,621	66,983	441,214	441,214	0	441,214
1999	371,610	2,676	66,983	441,269	441,269	0	441,269
1998	248,319	2,707	66,983	318,009	318,009	0	318,009
1997	195,278	550	58,985	254,813	254,813	0	254,813
1996	177,526	562	58,985	237,073	237,073	0	237,073
1995	177,526	574	58,985	237,085	237,085	0	237,085
1994	177,526	586	58,985	237,097	237,097	0	237,097
1993	65,558	0	58,985	124,543	124,543	0	124,543
1992	60,515	0	55,986	116,501	116,501	0	116,501
1991	109,614	0	55,986	165,600	165,600	0	165,600
1990	119,029	0	48,988	168,017	168,017	0	168,017
1989	119,029	0	47,988	167,017	167,017	0	167,017
1988	111,681	0	39,990	151,671	151,671	0	151,671
1987	92,068	0	20,475	112,543	112,543	0	112,543
1986	92,511	0	19,195	111,706	111,706	111,706	0
1985	89,792	0	16,606	106,398	106,398	106,398	0
1984	0	13,064	16,606	29,670	29,670	29,670	0
1983	0	13,064	16,606	29,670	29,670	29,670	0
1982	0	13,064	9,833	22,897	22,897	22,897	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
4/28/2014	2682 / 596	895,000	WD	12
2/4/2014	2670 / 655	100	WD	11
6/4/2013	2632 / 359	100	CT	12
5/24/2013	2630 / 1783	100	CT	12
3/1/1993	1248 / 1965	220,000	WD	Z
9/1/1992	1228 / 1789	35,000	WD	U
3/1/1987	1006 / 2352	175,000	WD	Q
5/1/1986	974 / 2137	125,000	WD	Q

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

