



**Historic Architectural Review Commission
Staff Report for Item 8**

To: Acting Chairman Greg Oropeza and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 24, 2023

Applicant: Heather Korth, Architect

Application Number: H2023-0034

Address: 740 Amelia Street

Description of Work

Demolition of rear addition and carport.

Site Facts

The building under review is a contributing resource to the historic district. The one-story minimal traditional house was built in 1948. Minimal changes have been made to the house at its front elevation, but some modifications are observed at the rear, including roof forms. Staff approved a request for the demolition of a non-historic, non-conforming shed at the rear of the property and its replacement with a pool.



Current survey and 1962 Sanborn Map



Front of the house circa 1965.



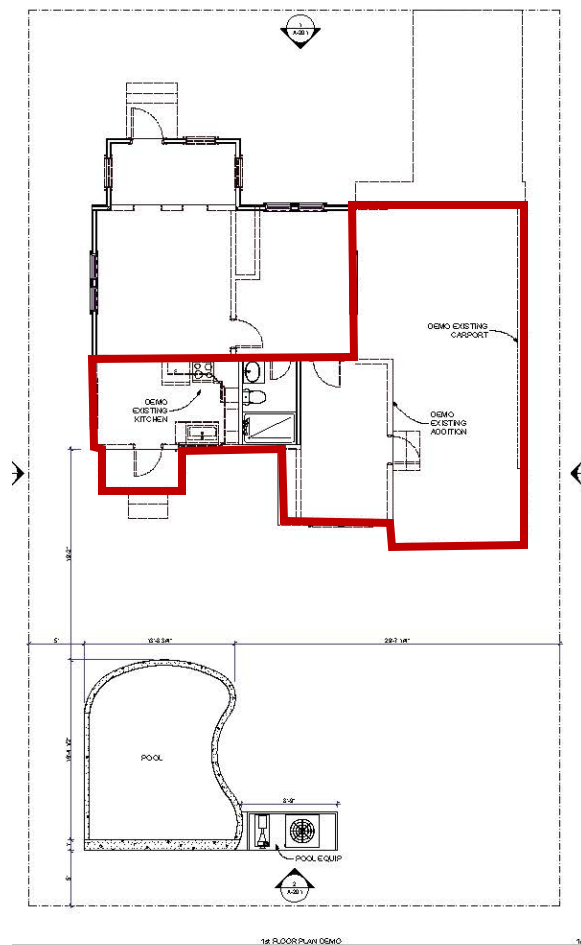
Front of the house.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for historic but non-contributing, non-historic or non-contributing buildings or structures of the Land Development Regulations for rear additions and carport.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of rear additions and existing carport. Staff finds that the rear additions and the current carport have been altered over time. The rear of the house has different roof forms and additions that are not original to the 1948 fabric. Although the front of the carport remains the same as in the 1960's the roof has been expanded through the years.



Structures proposed to be demolished highlighted in red.



Garage view.

Since all proposed structures to be demolish under review have some historic fabric but are noncontributing elements to the principal house, the evaluation shall be based on section 102-218 (a) (1) and (2) of the Land Development Regulations, which requires the following criteria for demolitions:

- (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).*

The structures under review for demolition are structurally sound.

- (2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

The applicant has submitted drawings as part of this review. If approved, HARC staff will review construction documents during building permitting for consistency with approved schematic plans.

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.

Staff opine that the structures under review have no distinctive characteristics of a type or method of construction and are not significant elements of the historic house.

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

It is staff understanding that no significant events have ever happened in the site relevant 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.*

The portions of the house in question have no significant value to the development, heritage, or cultural record of the city.

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

The site is not associated with any significant event.

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

The portions of the house in question do not exemplify the social, cultural, or historic heritage of the city.

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

The portions of the house in question cannot be considered fine example of a distinctive architectural style.

- 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 portions of the house in question do not exemplify the remaining architectural type in its neighborhood and do not possess any significant visual features.

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

The portions of the house in question do not yield important information in history.

In conclusion, it is the staff's opinion that the request for demolition of the carport and rear additions can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading.

APPLICATION

Revised

RECEIVED
SEP 27 2023
TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West
1300 White Street
Key West, Florida 33040

HARC COA # HARC 2023-0034	REVISION # 0034	INITIAL & DATE TK 9/27/2023
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	740 Amelia St.	
NAME ON DEED:	Robert Bell & Leslie Ludka	PHONE NUMBER 617-771-7744
OWNER'S MAILING ADDRESS:	740 Amelia St.	EMAIL lesliebell613@gmail.com
	Key West, FL 33040	
APPLICANT NAME:	Heather Korth	PHONE NUMBER 720-840-9578
APPLICANT'S ADDRESS:	1201 N. Williams St., Apt 3A	EMAIL heather@korthcollaborativedesign.com
	Denver, CO 80218	
APPLICANT'S SIGNATURE:	<i>Heather M Korth</i>	DATE 9/22/23

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 RELOCATION OF A STRUCTURE _____ ELEVATION OF A STRUCTURE _____
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO _____ INVOLVES A HISTORIC STRUCTURE: YES NO _____
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES _____ NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	This project consists of remodeling an existing one story single family home built in 1948, adding on to the rear portion, replacing the carport, and building a pool house accessory structure.
MAIN BUILDING:	The historic, front portion of the house will remain the same with only the windows and front door being replaced. The interior will be reconfigured and the rear addition will include an expanded kitchen and master bedroom and bathroom. The rear addition will have a gable roof running parallel to the existing front gable roof creating a sawtooth roof. The existing shed roof carport will be replaced with a gable roof carport that matches the roof orientation and slope of the entry. All new roofs will be equal to or shorter than the existing, historic front gable roof.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	The non-historic and non-contributing rear portion of the existing home will be demoed and reconfigured to accommodate the new addition. The non-historic and non-contributing carport will also be demoed and replaced.

**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): A new 218 sq. ft. pool house will be built in the rear yard. The gable roof will not exceed the height of the main house.	
PAVERS: Existing pavers in the rear yard will be removed.	FENCES: Existing fences will remain as is.
DECKS: A 614 sq. ft. deck will be built around the pool and pool house.	PAINTING: The accessory structure and addition will be painted turquoise to match the existing house color.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
A split system a/c condenser will be installed adjacent to the pool house.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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 # <i>H. 2023-0034</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	740 Amelia St., Key West, FL 33040
PROPERTY OWNER'S NAME:	Bob Bell & Leslie Ludka
APPLICANT NAME:	Heather Korth

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.

	Leslie Ludka 9/20/2023 DATE AND PRINT NAME
--	---

DETAILED PROJECT DESCRIPTION OF DEMOLITION
The non-historic rear portion of the existing home will be demoed and reconfigured to accommodate the new addition.
This rear portion of the home has a variety of low-sloped roofs that were added onto the main home over time.
The historic portion of the home consists of a gable roof and front entry, both of which will be maintained in their existing configuration.
The low-sloped roof carport, which was also added onto over time, will also be demoed and replaced.

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.

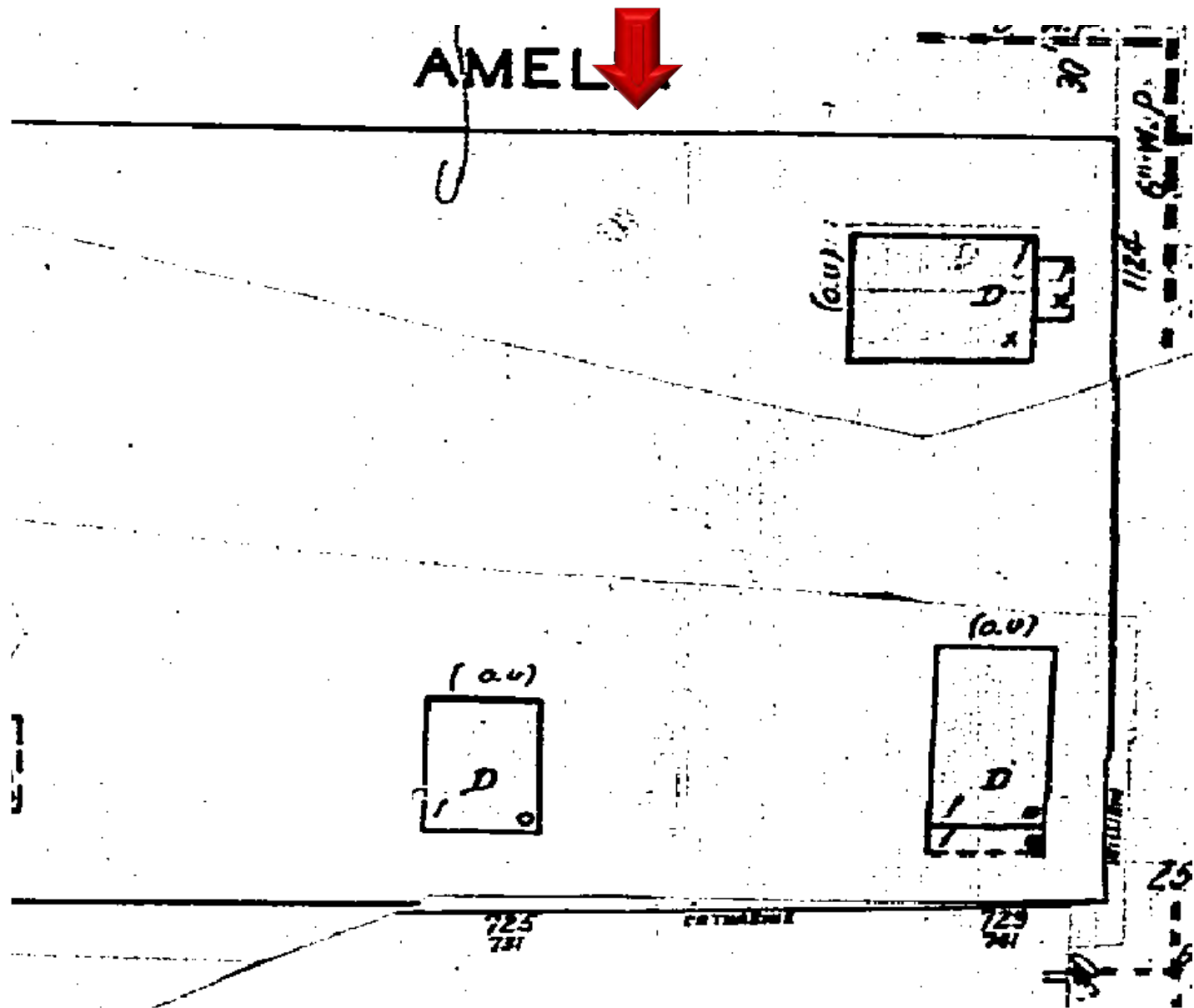
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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.
The rear portion of the existing home and carport are non-historic and non-contributing. None of these structures define the overall historic character of a district or neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The rear portion of the existing home and carport are non-historic and do not create an historic relationship between the existing home and open space. The structures to be demolished were additions and have detracted from the existing historic home on the property.
(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.
The structures to be demolished were later additions to the home that did not define the historic character of the site or the surrounding district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.
The rear portion of the existing home and carport are non-historic and non-contributing.

SANBORN MAPS



Sanborn Map 1948

PROJECT PHOTOS



740 Amelia Street circa 1965. Monroe County Library.

740 AMELIA STREET



NORTH ELEVATION

740 AMELIA STREET



SOUTH ELEVATION

740 AMELIA STREET



EAST ELEVATION

740 AMELIA STREET



WEST ELEVATION

740 AMELIA STREET



ADJOINING PROPERTIES

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON 55° 18' 07" W ASSUMED
ALONG THE CENTERLINE OF
AMELIA STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
740 AMELIA STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120162
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FRM REVISION DATE: 06/05/2015
FLOOD ZONE: X-SHADED + X BASE
ELEVATION: N/A

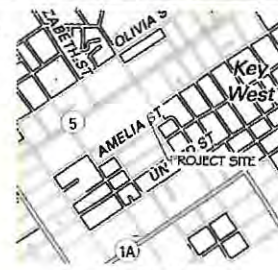
MAP OF BOUNDARY SURVEY

LEGEND

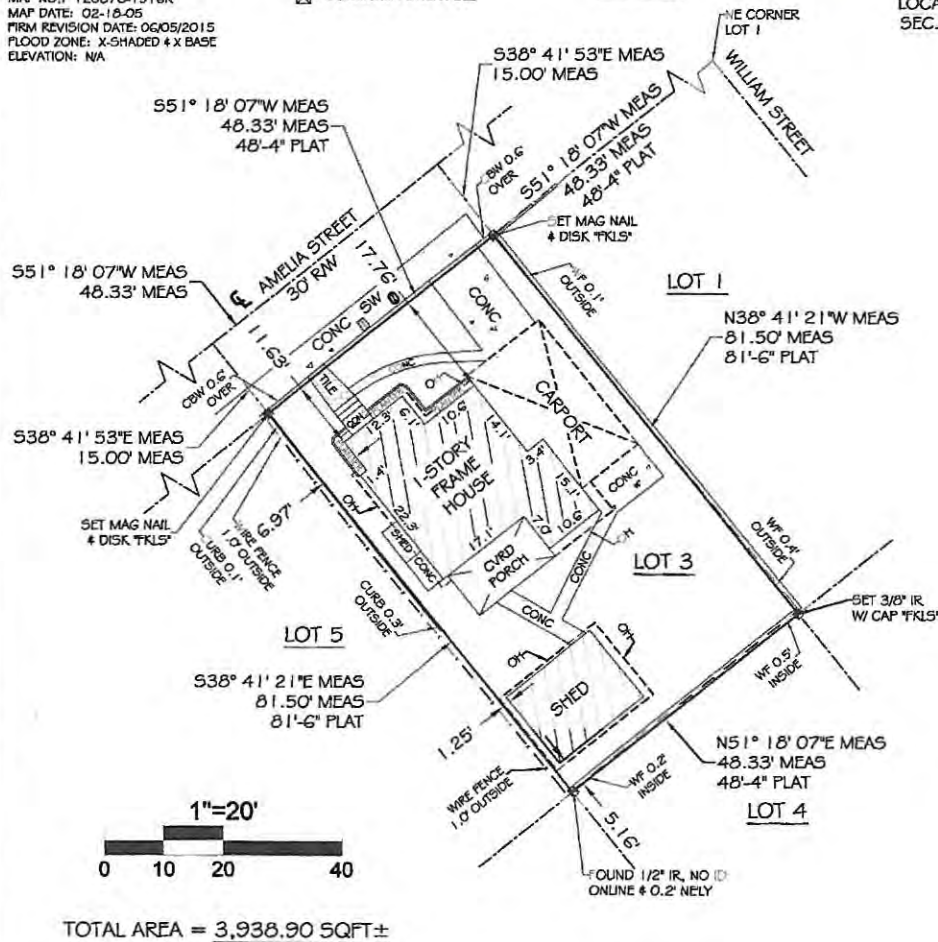
- ⊙ - WATER METER
- Ⓜ - SANITARY SEWER, CLEAN OUT
- Ⓜ - MAILBOX
- ⊙ - WOOD POWER POLE
- ⓧ - CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS
SEC. 06-T685-R25E



TOTAL AREA = 3,938.90 SQFT ±

LEGAL DESCRIPTION -

On the island of Key West, said County and State, Lot Three (3), of a subdivision according to a plat thereof recorded in Plat Book 1, Page 78, in the Office of the Clerk of the Circuit Court in and for Monroe County, Florida (Tract 12).

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | |
|---|
| <ul style="list-style-type: none"> BP = BACULUM PREVENTER BO = BLOW OUT C & E = 2" SQUARE TILE CURB & GUTTER CB = CONCRETE BLOCK CMW = CONCRETE BLOCK WALL CL = CENTERLINE CLF = CHAINING FENCE CM = CONCRETE MENTAMENT CONC = CONCRETE CPY = CONCRETE PERISP FENCE COVA = COVERED DELA = GUTTER ANGLE DEARE = GRANULATE EASEMENT D = DRAINAGE ENCLOSURE = ENCLOSURE EP = EDGE OF PAVEMENT FT = FINISHED FLOOR ELEVATION FL = FIRE HYDRANT FF = FENCE FINISH FG = FOUND FO = FENCE OUTSIDE FOU = FENCE ONLINE GLY = GUY WIRE HIS = HEISC BID IP = IRON PIPE IR = IRON ROD L = ARC LENGTH LS = LASSICAPING MAS = MASTICS MEAS = MEASURED MEW = MEAN HIGH WATER LINE MOVD = NATIONAL GEODETIC VERTICAL DATUM (1985) NYS = NOT TO SCALE OP = OVERPASS OW = OVERROAD WIRE PC = POINT OF CURVE PM = PARKING MARK POC = POINT OF COMMENCEMENT CURVE POP = PERMANENT CONTROL POINT PP = PARKING SIGN PVS = POINT OF BEGINNING PI = POINT OF INTERSECTION POC = POINT OF COMMENCEMENT POC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS RAW = RIGHT OF WAY LINE SSCCL = SANITARY SEWER CLEAN OUT SW = SIDE WALK TBM = TEMPORARY BENCHMARK TOP = TOP OF BANK TOS = TOP OF SLOPE TS = TRAFFIC SIGN TRF = TRICAL UR = UNRECOVERABLE UL = UTILITY (UNKNOWN) WD = WOOD FENCE WF = WOOD FENCE WM = WOOD MASTING WM = WATER METER WPP = WOOD POWER POLE WL = LINE OF DEBERS ON SHORE WV = WATER VALVE |
|---|


CERTIFIED TO -

Juan Gonzalez;
Fidelity National Title;
Green and Piotrkowka, PLLC;
Mark and Michelle Weinberg;

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HATCHES. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEEP LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY; THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	05/16/2016
REVISION DATE:	XX/XX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	EAL
JOB NO.:	16-229

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J, § 7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED: 
ERIC A. ISAACS, 2611 #2635, PROFESSIONAL SURVEYOR AND MAPPER, LSA 7247

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

BELL/LUDKA PHASE 3: HOUSE RENOVATION & ADDITION

740 AMELIA STREET



LOCATION MAP



SHEET INDEX

- A-001 COVER SHEET
- A-101 SITE PLANS
- A-102 DEMO & PROPOSED PLANS
- A-201 EXISTING ELEVATIONS
- A-202 PROPOSED ELEVATIONS
- A-301 SECTIONS
- A-302 SECTIONS

SCOPE OF WORK

Phase 1, Permit #BLD2023-2703, consisted of demoing a non-contributing shed and building a new pool.

This project consists of remodeling an existing one story single family, built in 1948, and adding on to the rear portion of the building. The historic, front portion of the house will remain the same with only the windows and front door being replaced. The rear addition will include an expanded kitchen and master bedroom and bathroom. The rear addition will have a gable roof running parallel to the existing front gable roof creating a sawtooth roof. The foundation will be replaced with concrete piers. Electrical and plumbing will be replaced and relocated accordingly. An electric tankless hot water heater and split ac/heat pump system will also be installed. The shed roof carport will be replaced with a gable roof carport that matches the roof orientation and slope of the entry. All new roofs will be equal to or shorter than the existing, historic front gable roof. A new pool house accessory structure and deck will also be constructed, and includes new footers and associated plumbing and electrical. A concrete pad will be poured to accommodate a new condenser adjacent to the pool house.

PROJECT NOTES

A. MATERIALS:
 1. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS REQUIRED FOR THE ASSEMBLIES IN WHICH THEY ARE PART. THIS INCLUDES ALL FASTENERS, JOINERS AND SEALERS.

B. CONTRACT DOCUMENTS:
 1. THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. AUTHORIZED USE OF THE DOCUMENTS ARE GRANTED SOLELY FOR THIS PROJECT AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.
 2. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, CIVIL DRAWINGS; AND SPECIALTY DRAWINGS INCLUDING SHOP DRAWINGS AND MATERIAL SPECIFICATIONS. ANY DEVIATIONS OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OR CONTINUATION OF WORK.
 3. ALL DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE. WORK INCLUDES CERTAIN COMPONENTS, APPURTENANCES AND RELATED SPECIALTIES THAT MAY NOT BE SHOWN. WORK ALSO INCLUDES ALL COMPONENTS OF ASSEMBLIES TO WHICH ARE PART OF THE ASSEMBLY. ARCHITECT SHALL PROVIDE ALL NECESSARY COMPONENTS REQUIRED FOR A COMPLETED STRUCTURE READY FOR HUMAN OCCUPANCY.

C. RELATED - REFERENCED DOCUMENTS:
 1. ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS OF MATERIAL MANUFACTURERS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME EFFECT AS IF COMPLETELY REPRODUCED.
 2. ALL WORK SHALL BE CONDUCTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF BUILDING CODES AS OF THE DATE THE PERMIT IS ISSUED FOR THIS PROJECT. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN CURRENT CODE AND THE DRAWINGS OR SPECIFICATIONS TO THE ARCHITECT PRIOR TO WORK.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.

D. AGREEMENTS:
 1. ALL AGREEMENTS BETWEEN THE CONTRACTOR AND OWNER SHALL BE IN WRITING.
 2. ALL AGREEMENTS SHALL SPELL OUT THE DUTIES AND RESPONSIBILITIES OF EACH PARTY.

E. QUALIFICATIONS & ASSURANCES:
 1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN RESIDENTIAL CONSTRUCTION OF THE TRADE FOR WHICH THEY ARE CONTRACTED.
 2. WHERE THE OWNER ACTS ON HIS OWN BEHALF WITH HIS/HER OWN FORCES, THE OWNER WARRANTS THAT HE/SHE HAS THE QUALIFICATIONS AND EXPERIENCE NECESSARY FOR THE ORGANIZATION AND COMPLETION OF WORK TO THE SAME STANDARDS AS THAT OF A HIRED CONTRACTOR.
 3. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE FULLY LICENSED AND BONDED FOR THE WORK FOR WHICH THEY ARE RESPONSIBLE. PROOF OF LICENSURE SHALL BE PROVIDED TO THE OWNER PRIOR TO EXECUTION OF THE AGREEMENT.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION UNLESS OTHERWISE NOTED. THE WARRANTY SHALL INCLUDE THE COST OF MATERIALS, LABOR AND ANY COST ASSOCIATED WITH THE REPAIR.
 5. MANUFACTURERS WARRANTIES SHALL BE THE PROPERTY OF THE OWNER AND SHALL BE TRANSFERRED TO THE OWNER UPON SUBSTANTIAL COMPLETION. MANUFACTURERS WARRANTIES SHALL NOT RELEASE THE BUILDER OF HIS RESPONSIBILITY DURING THE WARRANTY PERIOD.
 6. ROOF SYSTEMS SHALL BE WARRANTED FOR A MINIMUM PERIOD OF 10 YEARS TO INCLUDE MATERIALS, LABOR AND ANY COST ASSOCIATED WITH THE REPAIR.

F. PERMITS & FEES:
 1. ALL PERMITS AND FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS. ARCHITECT AND OWNER SHALL BE NOTIFIED IN ADVANCE OF INSPECTIONS TO ENABLE THE ARCHITECT AND OWNER TO BE PRESENT IF DESIRED.

G. MISCELLANEOUS:
 1. CONTRACTOR SHALL HAVE A SAFETY PROGRAM IN PLACE AND SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION OF SUCH POLICY.
 2. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH ALL BUILDING CODES, INCLUDING LOCAL AMENDMENTS. AT THE TIME OF PRODUCTION, ARCHITECT ASSUMES IMMEDIATE SUBMITTAL OF DRAWINGS TO THE BUILDING DEPARTMENT UPON COMPLETION. ARCHITECT IS NOT RESPONSIBLE FOR CODE CHANGES OCCURRING MORE THAN 6 MONTHS AFTER COMPLETION OF THESE DRAWINGS.

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

- BUILDING: Florida Building Code, Residential, 2020
- ELECTRICAL: Florida Building Code, Residential, 2020
- PLUMBING: Florida Building Code, Plumbing, 2020
- MECHANICAL: Florida Building Code, Mechanical, 2020
- EXISTING BUILDING: Florida Building Code, Existing Building, 2020

This project was designed in accordance with ASCE 7-16 and to resist a 180 mph ultimate wind load.

Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.

Contractor shall verify all existing site conditions, their relationships, dimensions and locations and shall notify Architect of any discrepancies with these documents. Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement. Do not scale these drawings. Dimensions shall take precedence over scale. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.

Any errors, omissions, or conflicts found in the drawings shall be brought to the attention of the Architect before proceeding with the work.

The Contractor shall be responsible for all means, methods, techniques, sequences, procedures and coordination of the work.

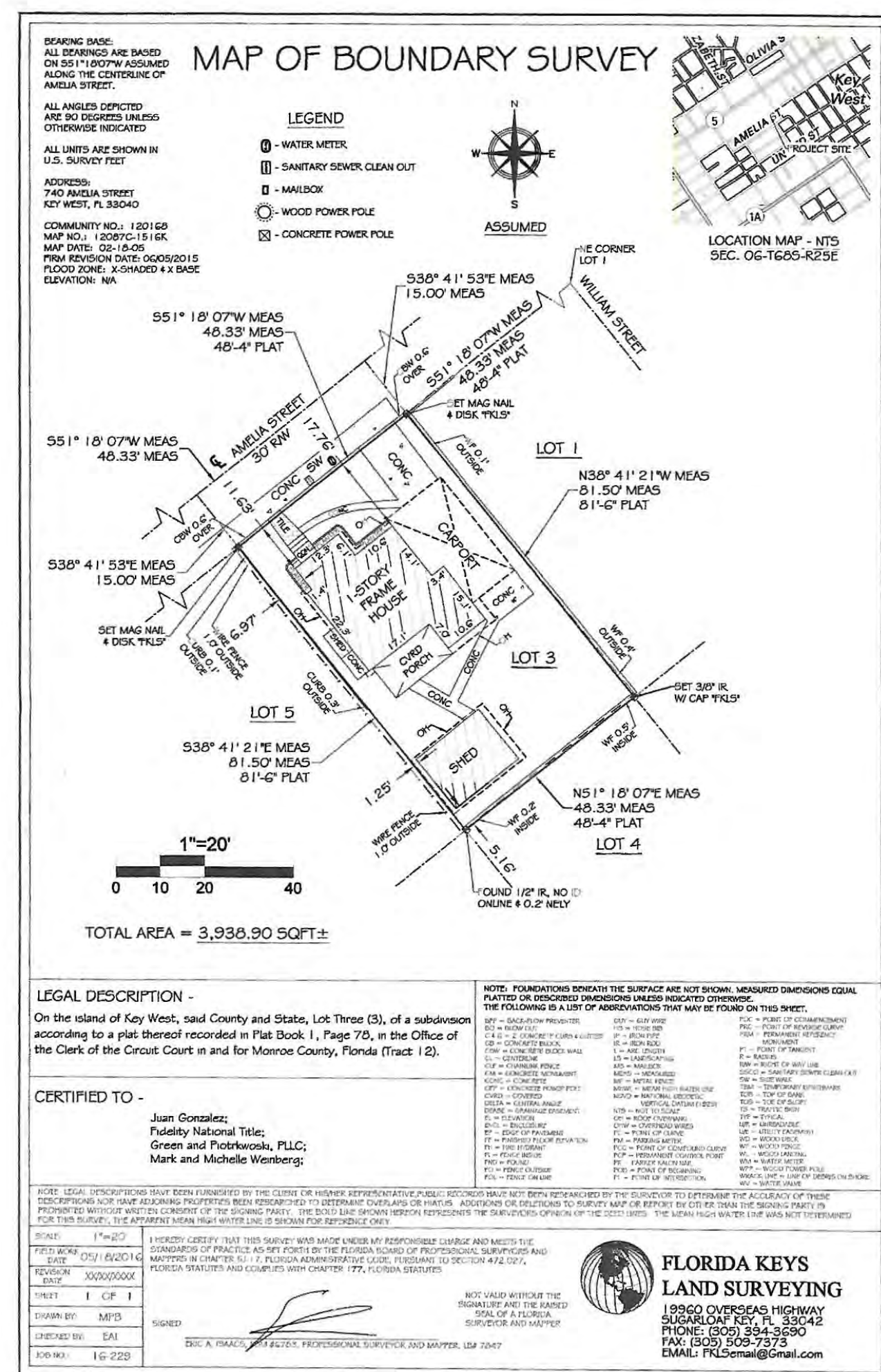
In the event that any unusual conditions not covered by these documents are encountered during construction, the owner and Architect shall be notified immediately.

All materials and equipment shall be installed per manufacturer's instructions.

All existing plumbing and electrical to remain. See plans for additional plumbing and electrical work.

Contractor shall maintain the job site in a neat and safe condition at all times throughout the construction period.

After completion of construction, remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the demolition plan, or called for in the selective demolition notes.



SURVEY



ARCHITECTURE & DESIGN

Heather Korth, Licensed Architect
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 CO License No: 00402981

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 Denver, CO 80218
 Heather@KorthCollaborativeDesign.com
 720.840.9578

BELL/LUDKA RENOVATION

740 AMELIA STREET
 KEY WEST, FL 33040

OWNER
BOB BELL & LESLIE LUDKA
 740 AMELIA STREET
 KEY WEST, FL 33040

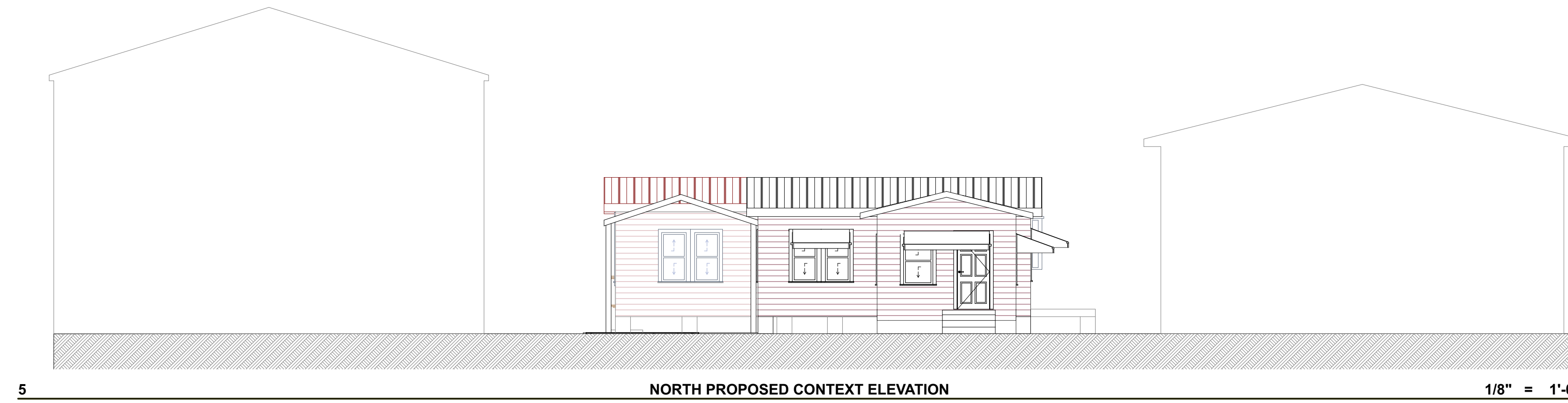
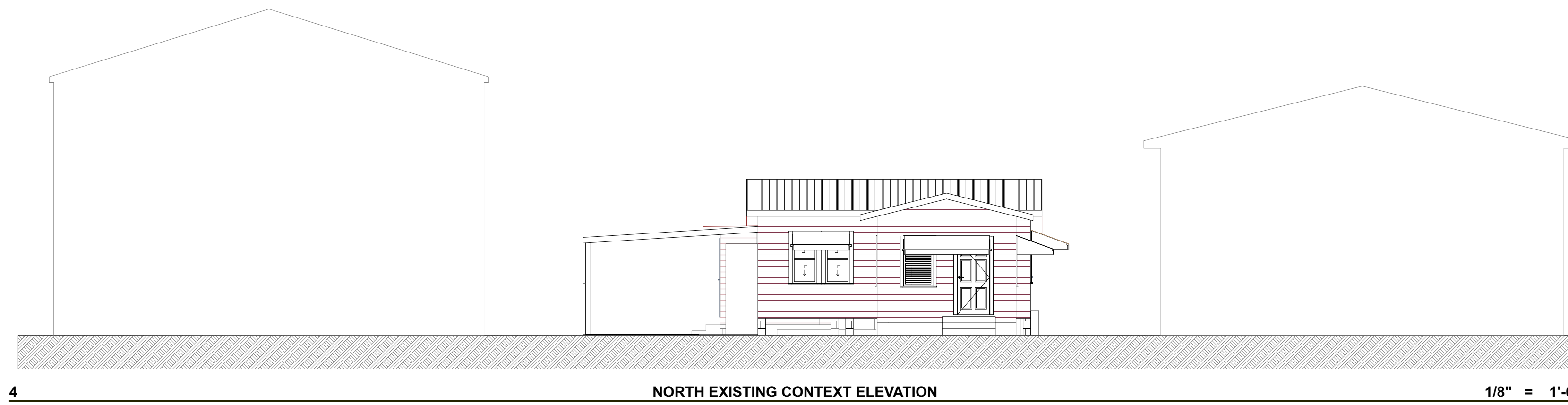
GENERAL CONTRACTOR:
#GC Name
##GC License Number
#GC Street Address
#GC City, State Zip



DATE	DESCRIPTION
9/19/23	CONCEPT DESIGN

COVER SHEET

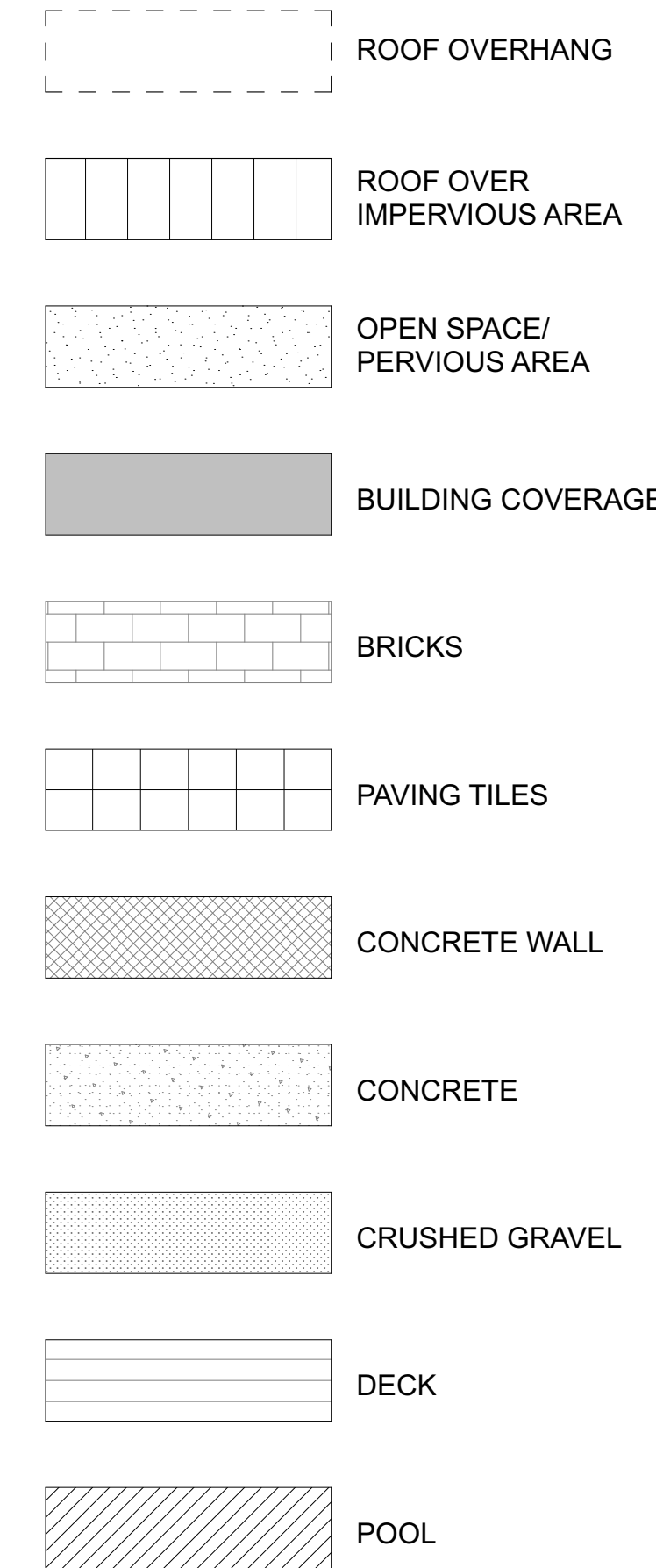
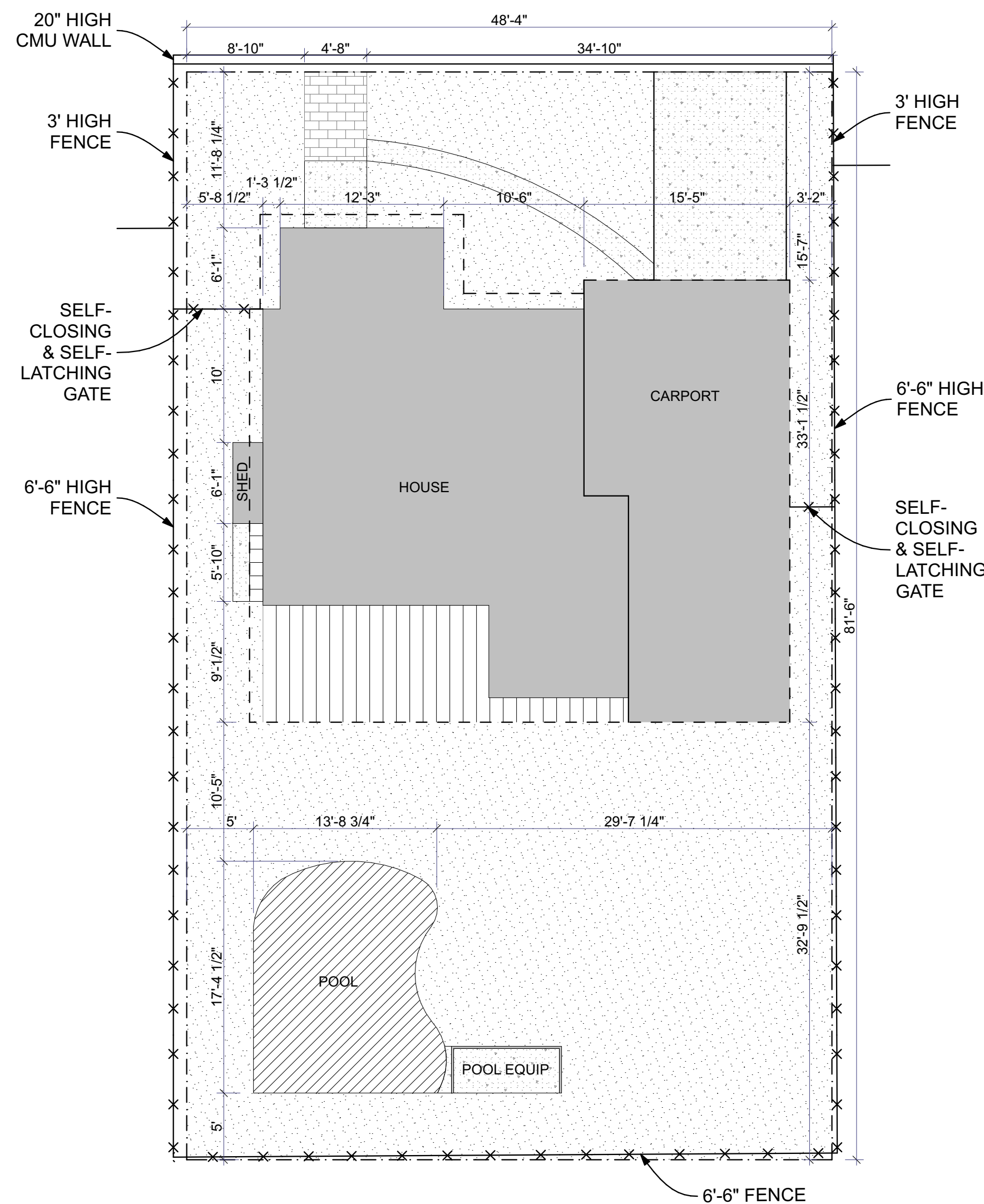
A-001



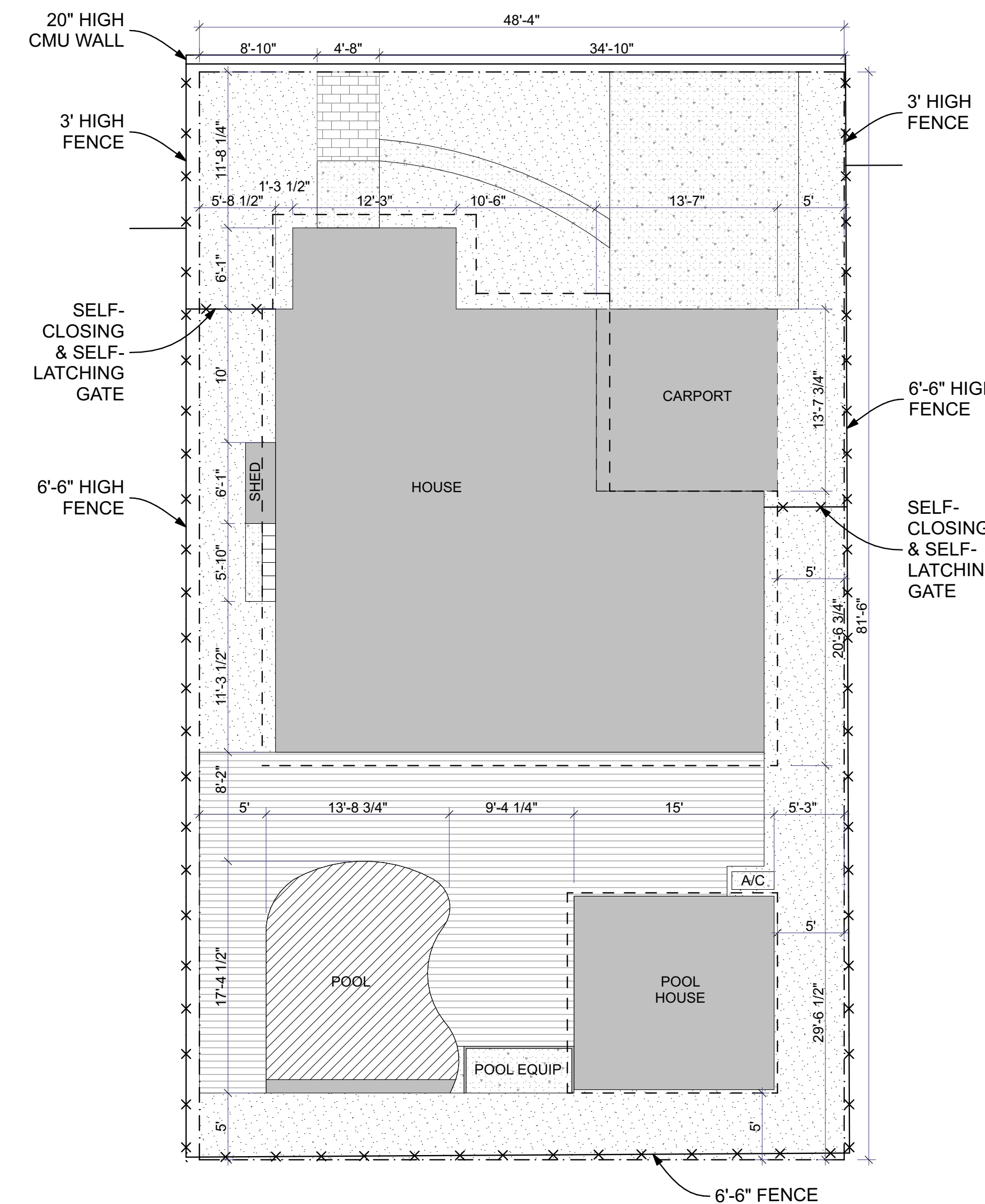
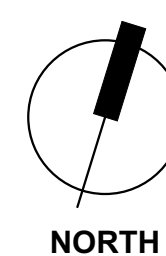
	EXISTING CONDITIONS (SQ FT) 3939	PROPOSED (SQ FT) 3939	
BUILDING COVERAGE	HOUSE	708	1119
	CARPORT	454	185
	ROOF OVER IMPERVIOUS AREA	173	6
	SHED	14	14
	POOL HOUSE ACCESSORY STRUCTURE	0	218
	POOL EQUIPMENT ENCLOSURE	2	2
	POOL WALL	0	14
TOTAL BUILDING COVERAGE	1351	1558	
	34.30%	39.55%	
IMPERVIOUS AREAS	HOUSE	708	1119
	CARPORT	454	185
	ROOF OVER IMPERVIOUS AREA	173	6
	SHED	14	14
	POOL HOUSE ACCESSORY STRUCTURE	0	218
	POOL EQUIPMENT ENCLOSURE	2	2
	POOL WALL	0	14
	CONCRETE	225	316
	BRICK	31	31
	POOL	220	206
POOL EQUIPMENT	28	28	
TOTAL IMPERVIOUS AREAS	1855	2139	
	47.09%	54.30%	
OPEN SPACE/ PERVIOUS AREAS	LANDSCAPING	2084	1186
	DECK	0	614
TOTAL OPEN SPACE/PERVIOUS AREAS	2084	1800	
	52.91%	45.70%	
LOT SIZE CHECK	3939	3939	

ZONING:	HMDR	ALLOWED	EXISTING	PROPOSED
FLOOD ZONE	X	30 FT	13 FT 10 IN	NO CHANGE
MAX HEIGHT		40% MAX	34.30%	39.55%
BUILDING COVERAGE		60% MAX	47.09%	54.30%
IMPERVIOUS RATIO		35% MIN	52.91%	45.70%
OPEN SPACE		4,000 SQ FT	3,939 SQ FT	NO CHANGE
MINIMUM LOT SIZE		40 FT	48 FT 4 IN	NO CHANGE
MINIMUM LOT DEPTH		90 FT	81 FT 6 IN	NO CHANGE
MINIMUM SETBACKS				
FRONT		10 FT	11 FT 8.25 IN	NO CHANGE
EAST SIDE		5 FT	3 FT 2 IN	5 FT
WEST SIDE		5 FT	5 FT 8.5 IN	NO CHANGE
REAR		15 FT	32 FT 9.5 IN	29 FT 6.5 IN

**POOL AND ACCESSORY STRUCTURE MEET 5 FT SETBACK REQUIREMENT
**CARPORT IS GREATER THAN 1 FT FROM PROPERTY LINES



SITE PLAN KEY



1 EXISTING SITE PLAN 1/8" = 1'-0"

2 PROPOSED SITE PLAN 1/8" = 1'-0"



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DATE	DESCRIPTION
9/19/23	CONCEPT DESIGN

SITE PLANS

A-101



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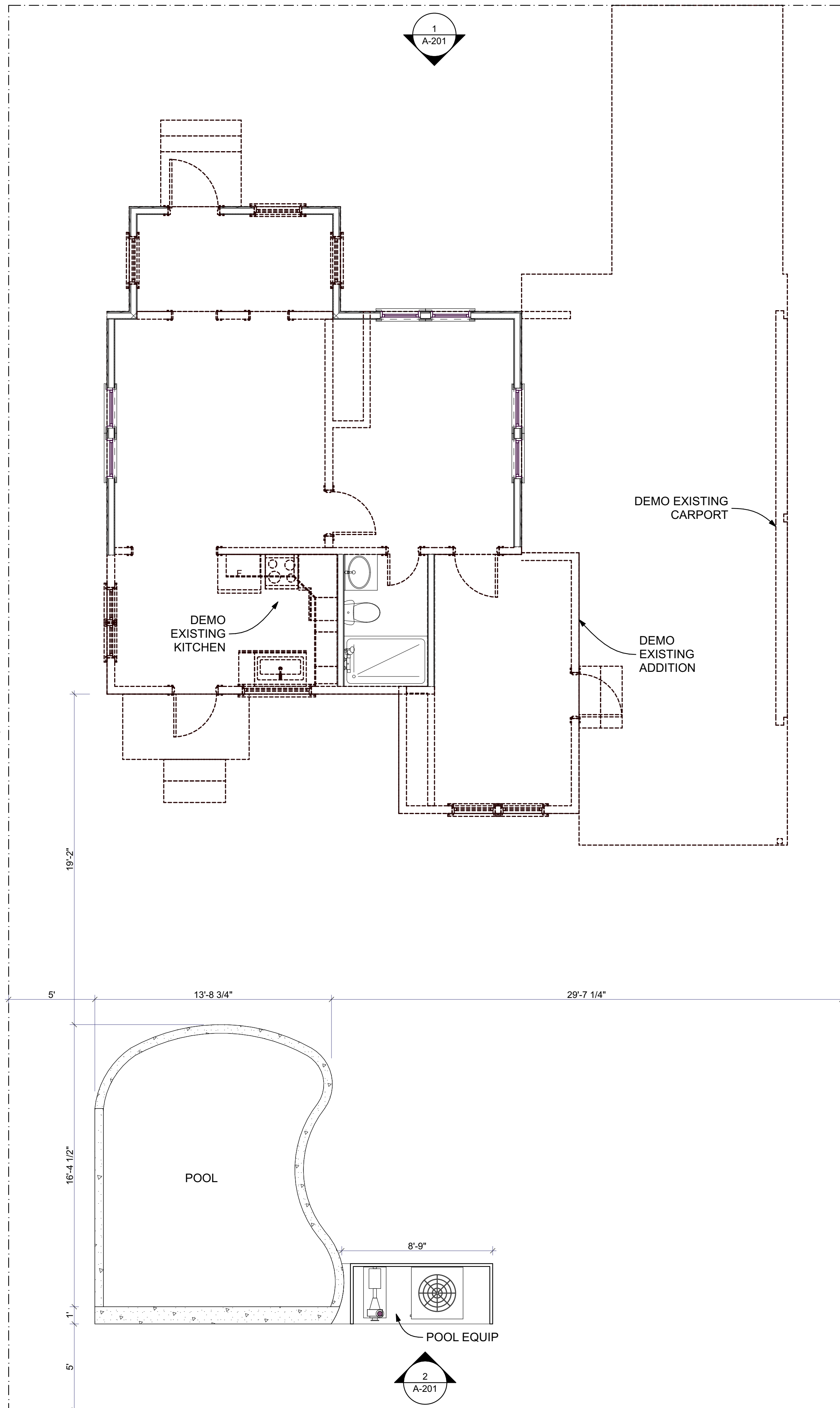
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9/19/23	CONCEPT DESIGN

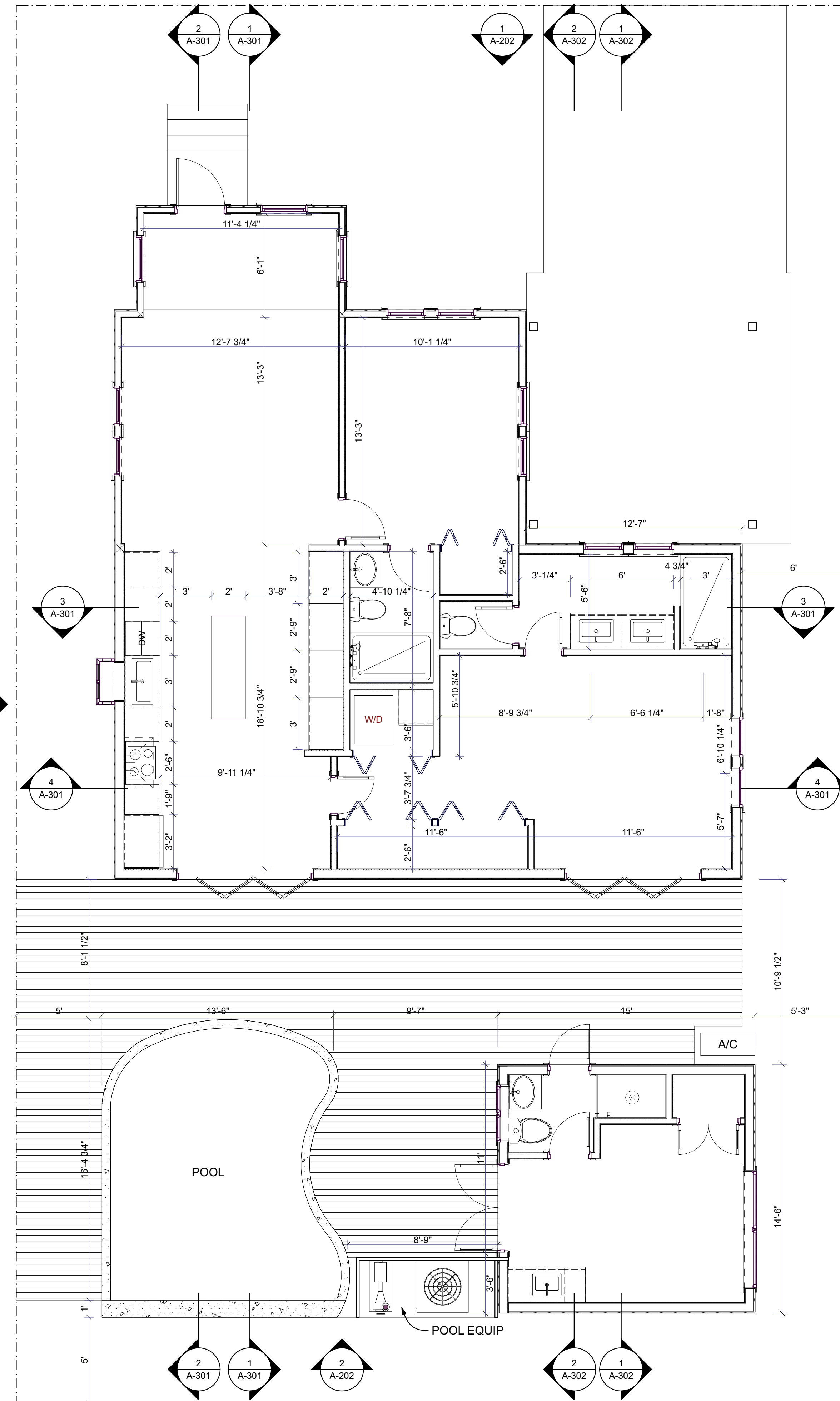
DEMO & PROPOSED PLANS

A-102



1st FLOOR PLAN-DEMO

1/4" = 1'-0"



1st FLOOR-PROPOSED

1/4" = 1'-0"



Korth Collaborative Design...

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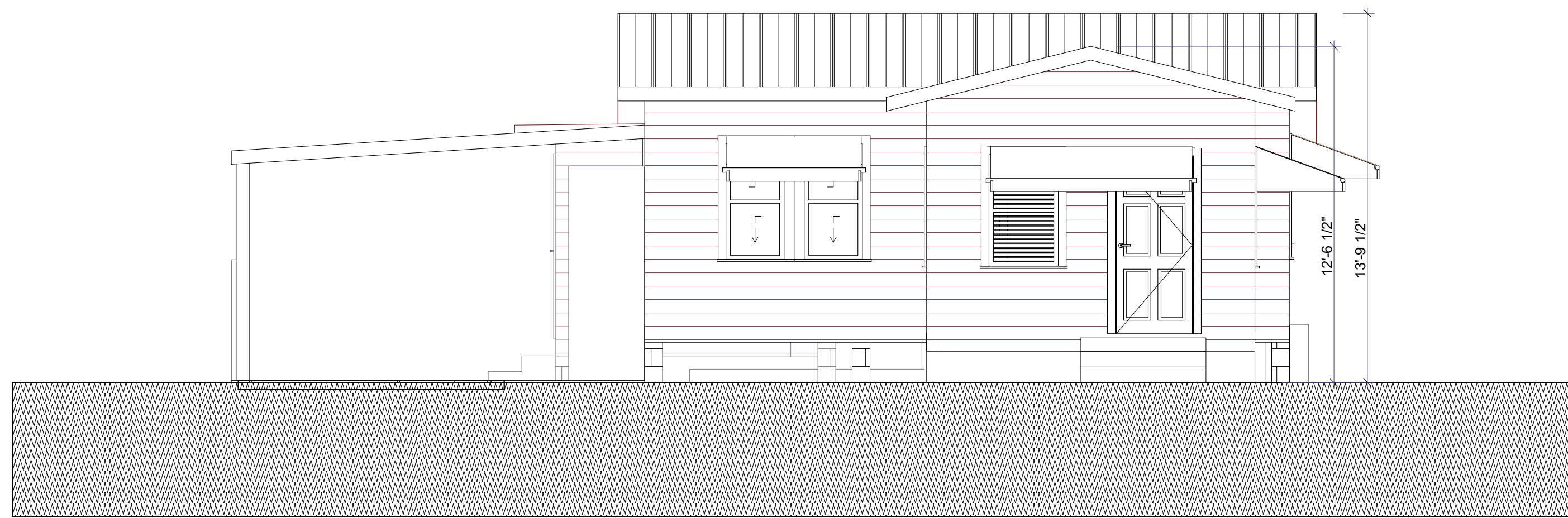
GENERAL CONTRACTOR:
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DATE	DESCRIPTION
9/19/23	CONCEPT DESIGN

EXISTING ELEVATIONS

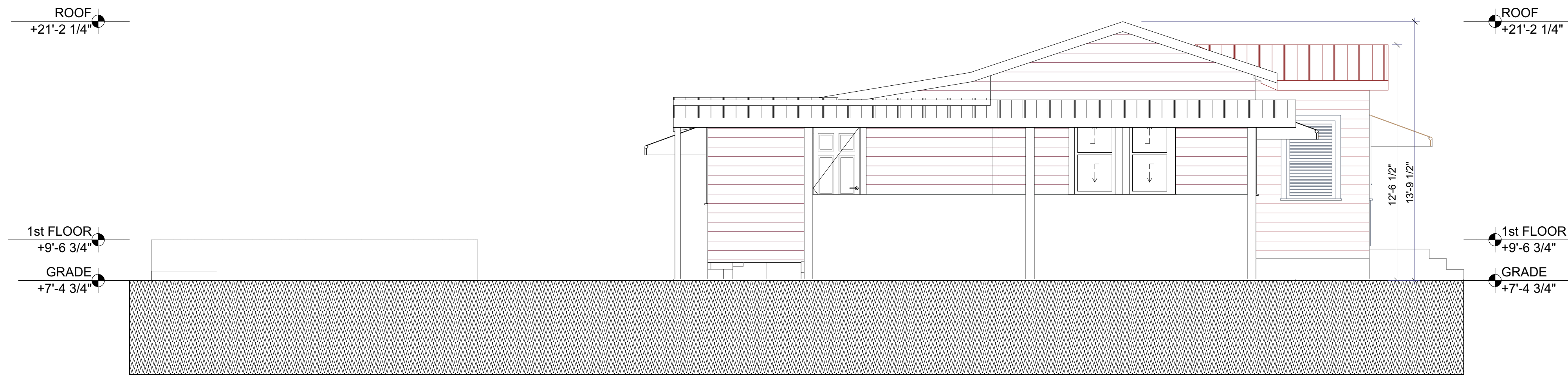
A-201



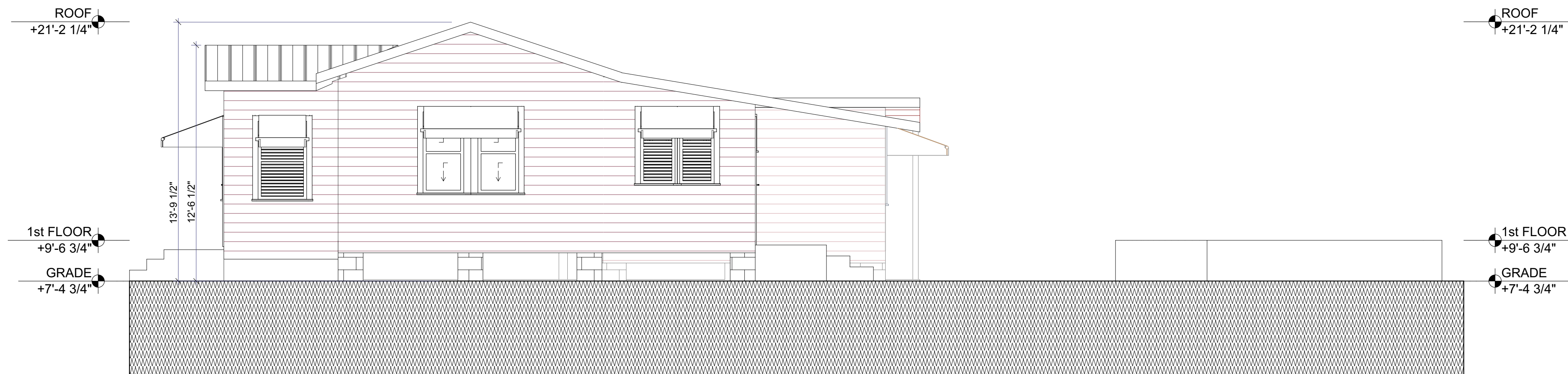
1 NORTH ELEVATION-EXISTING 1/4" = 1'-0"



2 SOUTH ELEVATION-EXISTING 1/4" = 1'-0"



3 EAST ELEVATION-EXISTING 1/4" = 1'-0"



4 WEST ELEVATION-EXISTING 1/4" = 1'-0"



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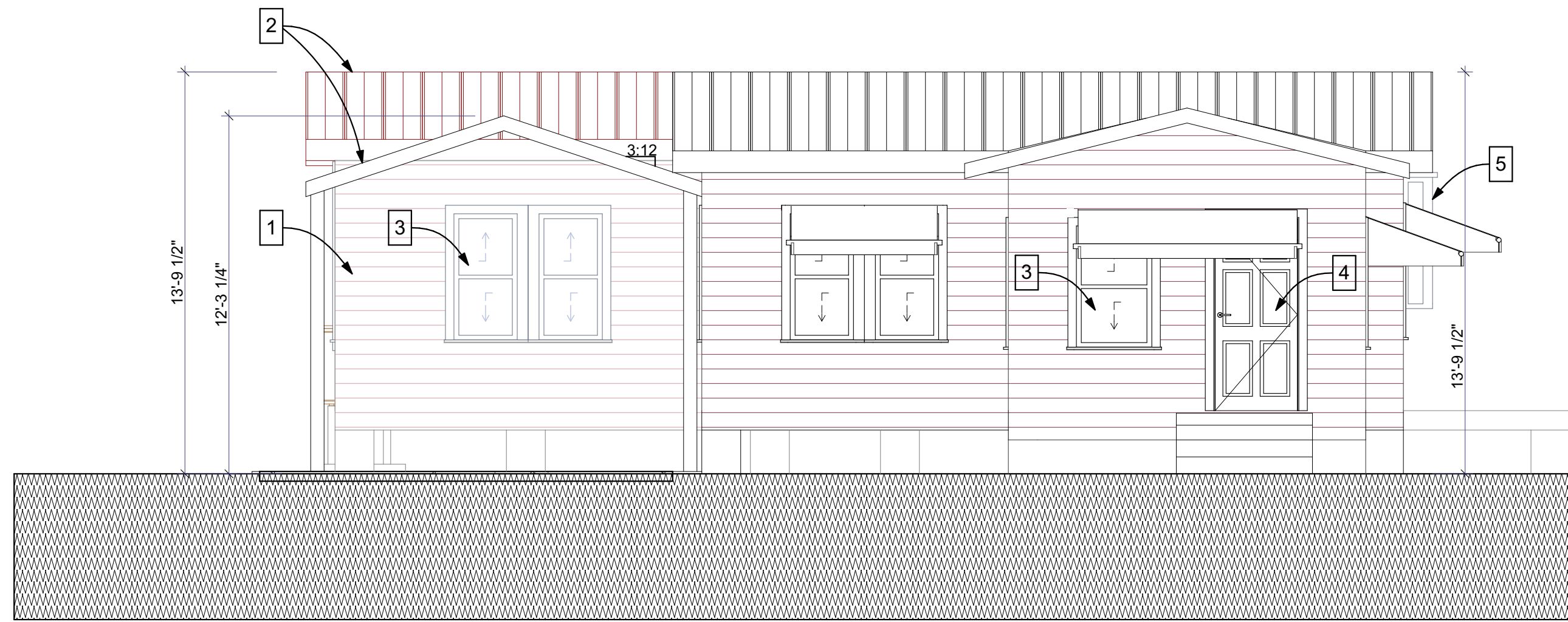
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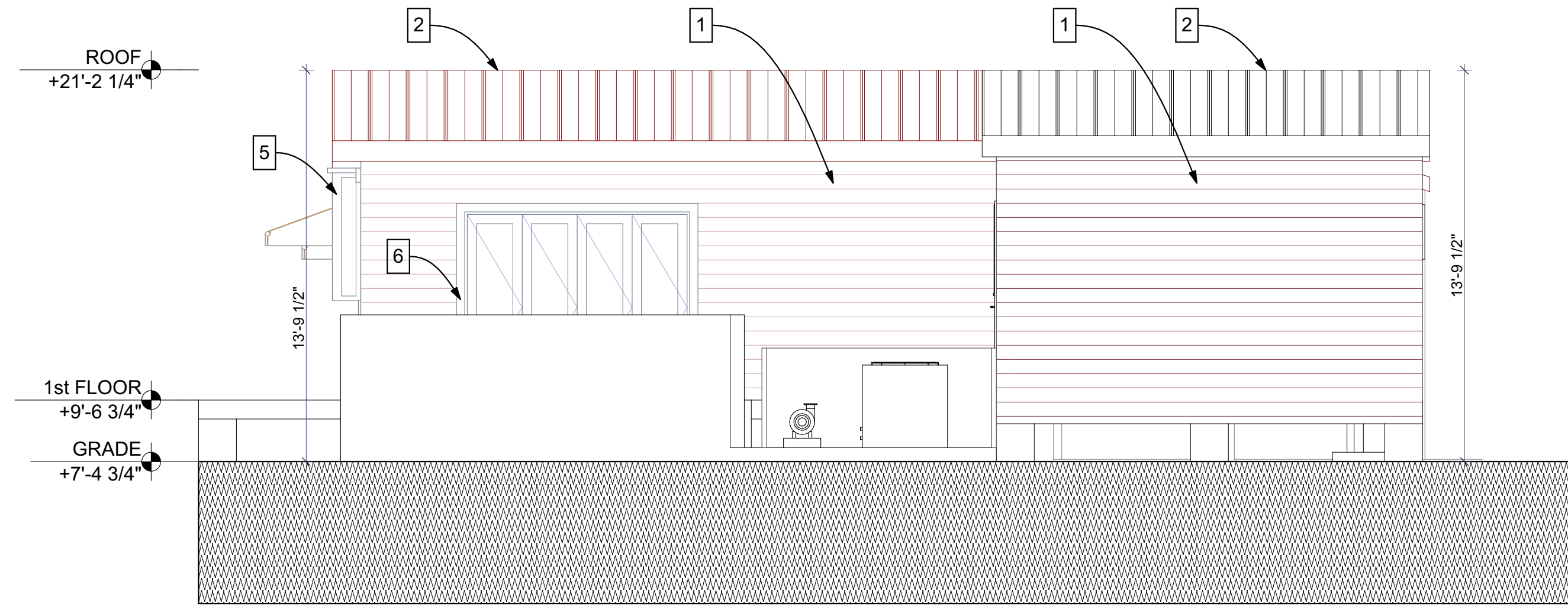
DATE	DESCRIPTION
9/19/23	CONCEPT DESIGN

PROPOSED ELEVATIONS

A-202



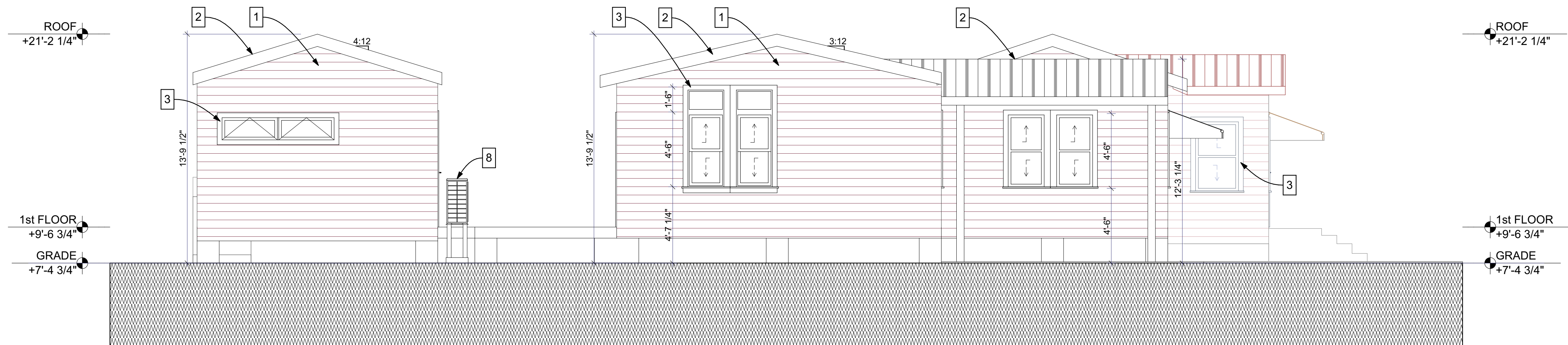
1 NORTH ELEVATION-PROPOSED 1/4" = 1'-0"



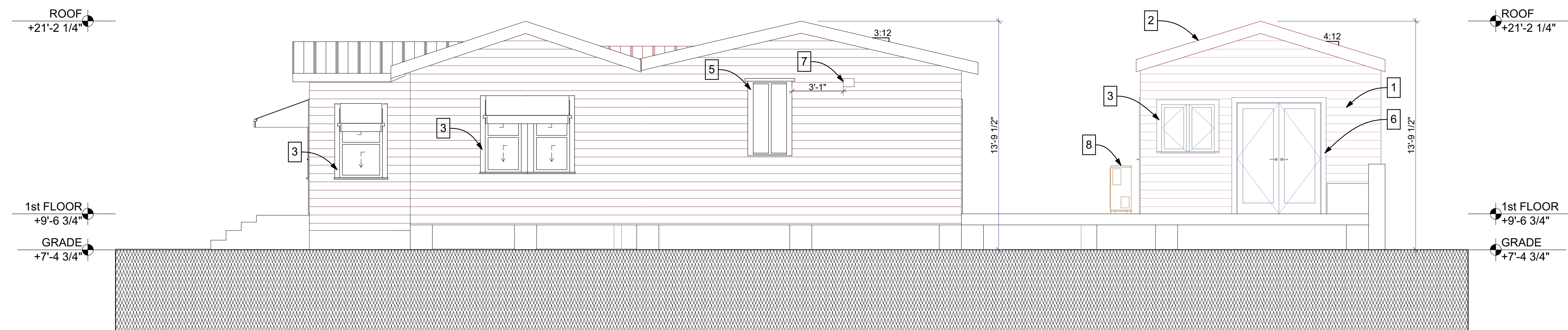
2 SOUTH ELEVATION-PROPOSED 1/4" = 1'-0"

NOTES:

1. NOVELTY SIDING TO MATCH EXISTING, MATCH TURQUOISE PAINT
2. 5V METAL CRIMP ROOF
3. ALUMINUM, IMPACT-RATED WINDOW
4. SOLID WOOD, IMPACT-RATED DOOR
5. GREENHOUSE WINDOW
6. ALUMINUM, IMPACT-RATED DOOR
7. EXHAUST VENT FOR RANGE HOOD
8. SPLIT SYSTEM A/C CONDENSER



3 EAST ELEVATION-PROPOSED 1/4" = 1'-0"



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



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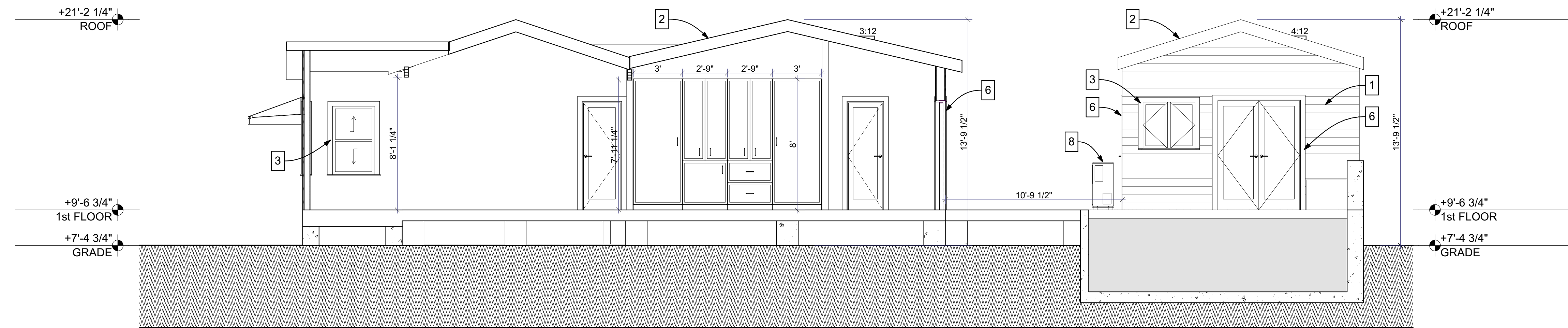
DATE	DESCRIPTION
9/19/23	CONCEPT DESIGN

SECTIONS

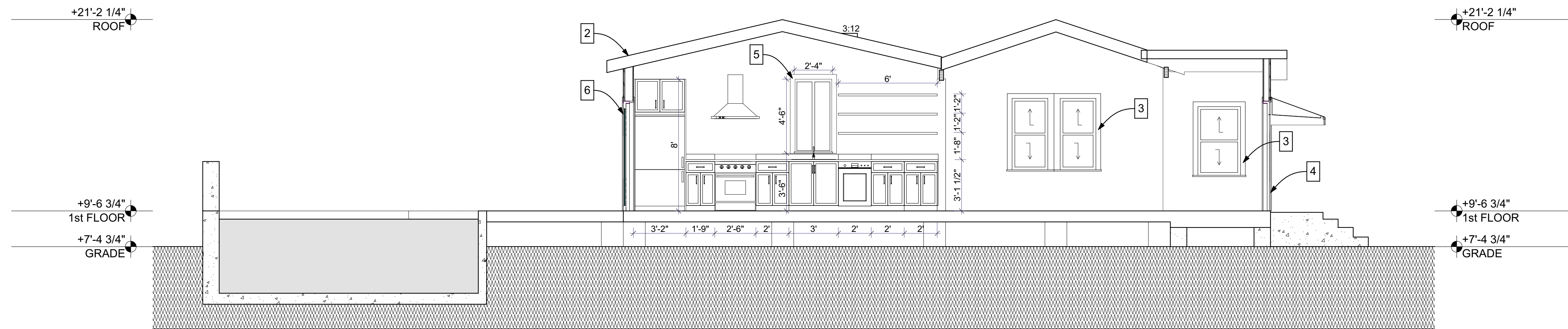
A-301

NOTES:

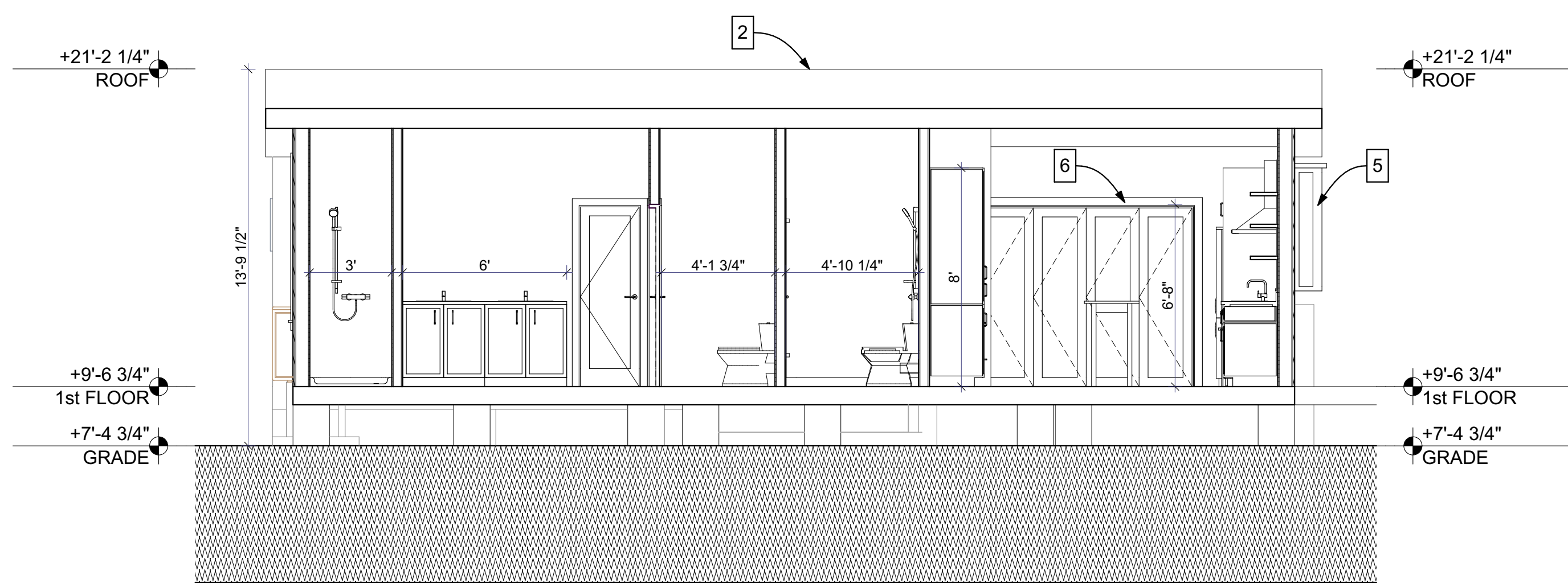
1. NOVELTY SIDING TO MATCH EXISTING, MATCH TURQUOISE PAINT
2. 5V METAL CRIMP ROOF
3. ALUMINUM, IMPACT-RATED WINDOW
4. SOLID WOOD, IMPACT-RATED DOOR
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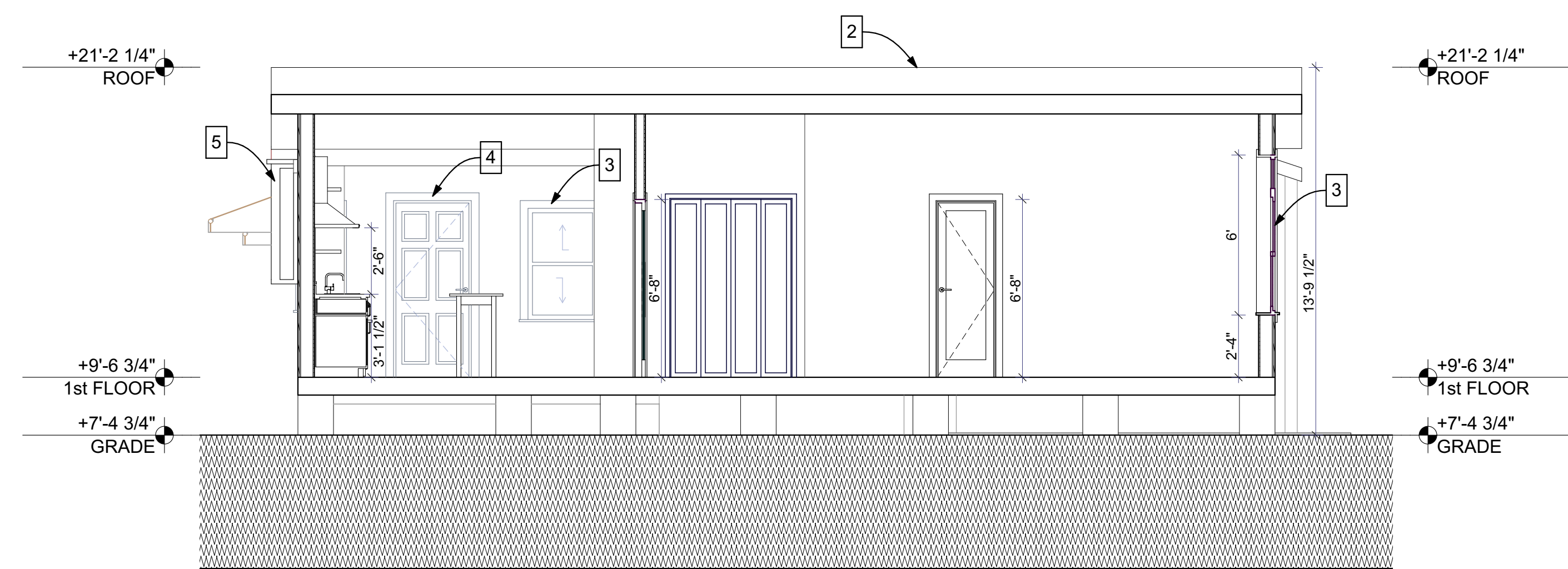
1 SECTION 1 1/4" = 1'-0"



2 SECTION 2 1/4" = 1'-0"



3 SECTION 3 1/4" = 1'-0"



4 SECTION 4 1/4" = 1'-0"



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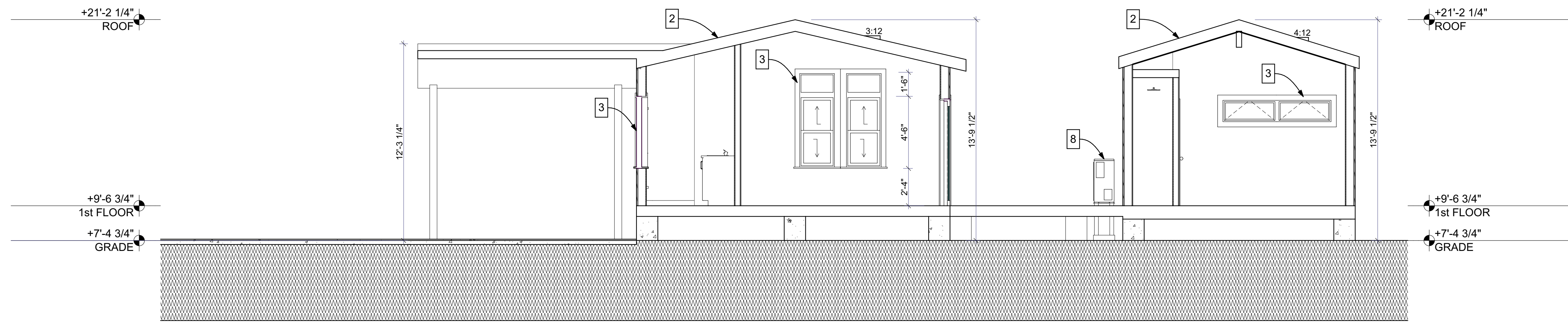
GENERAL CONTRACTOR:
 #GC Name
 ##GC License Number
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 #GC City, State Zip



DATE	DESCRIPTION
9/19/23	CONCEPT DESIGN

SECTIONS

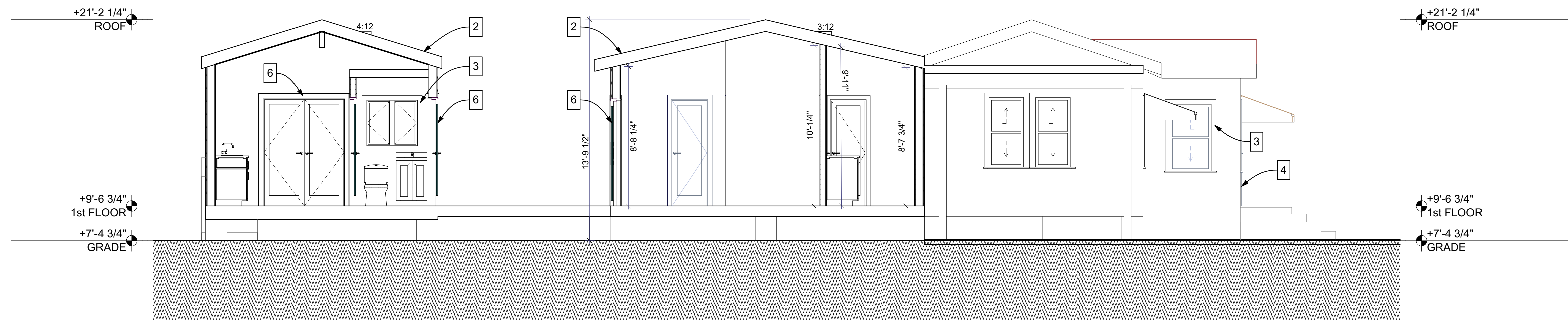
A-302



1 SECTION 5 1/4" = 1'-0"

NOTES:

1. NOVELTY SIDING TO MATCH EXISTING, MATCH TURQUOISE PAINT
2. 5V METAL CRIMP ROOF
3. ALUMINUM, IMPACT-RATED WINDOW
4. SOLID WOOD, IMPACT-RATED DOOR
5. GREENHOUSE WINDOW
6. ALUMINUM, IMPACT-RATED DOOR
7. EXHAUST VENT FOR RANGE HOOD
8. SPLIT SYSTEM A/C CONDENSER



2 SECTION 6 1/4" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., October 24, 2023, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATION OF EXISTING HOUSE AND NEW ONE-STORY REAR ADDITION. NEW CARPORT REPLACEMENT. NEW POOL HOUSE AND DECK AT REAR. DEMOLITION OF REAR ADDITION AND CARPORT.

#740 AMELIA STREET

Applicant – Heather Korth, Architect Application #H2023-0034

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 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.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00030760-000000
Account# 1031542
Property ID 1031542
Millage Group 10KW
Location Address 740 AMELIA St, KEY WEST
Legal Description KW JERGUSONS SUB PB1-78 LOT 3 OF TR 12 G42-496/97 OR2216-1809 OR2804-1696/97 OR3016-1685 OR3216-1290
(Note: Not to be used on legal documents.)
Neighborhood 6096
Property Class SINGLE FAMILY RESID (0100)
Subdivision Jerguson Sub
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

BELL ROBERT WILLIAM
740 Amelia St
Key West FL 33040

LUDKA LESLIE MARIE
740 Amelia St
Key West FL 33040

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$123,773	\$73,319	\$62,593	\$63,451
+ Market Misc Value	\$8,402	\$3,140	\$3,140	\$3,140
+ Market Land Value	\$729,660	\$563,238	\$460,548	\$460,548
= Just Market Value	\$861,835	\$639,697	\$526,281	\$527,139
= Total Assessed Value	\$558,331	\$542,069	\$526,281	\$527,139
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$533,331	\$517,069	\$501,281	\$527,139

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$563,238	\$73,319	\$3,140	\$639,697	\$542,069	\$25,000	\$517,069	\$97,628
2021	\$460,548	\$62,593	\$3,140	\$526,281	\$526,281	\$25,000	\$501,281	\$0
2020	\$460,548	\$63,451	\$3,140	\$527,139	\$527,139	\$0	\$527,139	\$0
2019	\$451,212	\$55,791	\$3,140	\$510,143	\$510,143	\$0	\$510,143	\$0
2018	\$485,265	\$56,663	\$3,140	\$545,068	\$545,068	\$0	\$545,068	\$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)	3,939.00	Square Foot	0	0

Buildings

Building ID	2403	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1948
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2009
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1182	Roof Type	GABLE/HIP
Finished Sq Ft	689	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR NON-DC with 0% NONE

Perimeter	124	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	357	0	82
FLA	FLOOR LIV AREA	689	689	124
OPU	OP PR UNFIN LL	16	0	16
OPF	OP PRCH FIN LL	120	0	46
TOTAL		1,182	689	268

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1959	1960	0 x 0	1	160 SF	2
FENCES	1969	1970	0 x 0	1	196 SF	3
TILE PATIO	1969	1970	0 x 0	1	24 SF	4
WALL AIR COND	1985	1986	0 x 0	1	1 UT	1
UTILITY BLDG	2017	2023	20 x 15	1	300 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
3/21/2023	\$910,000	Warranty Deed	2410805	3216	1290
3/30/2020	\$494,000	Warranty Deed	2262187	3016	1685
7/5/2016	\$465,000	Warranty Deed		2804	1696

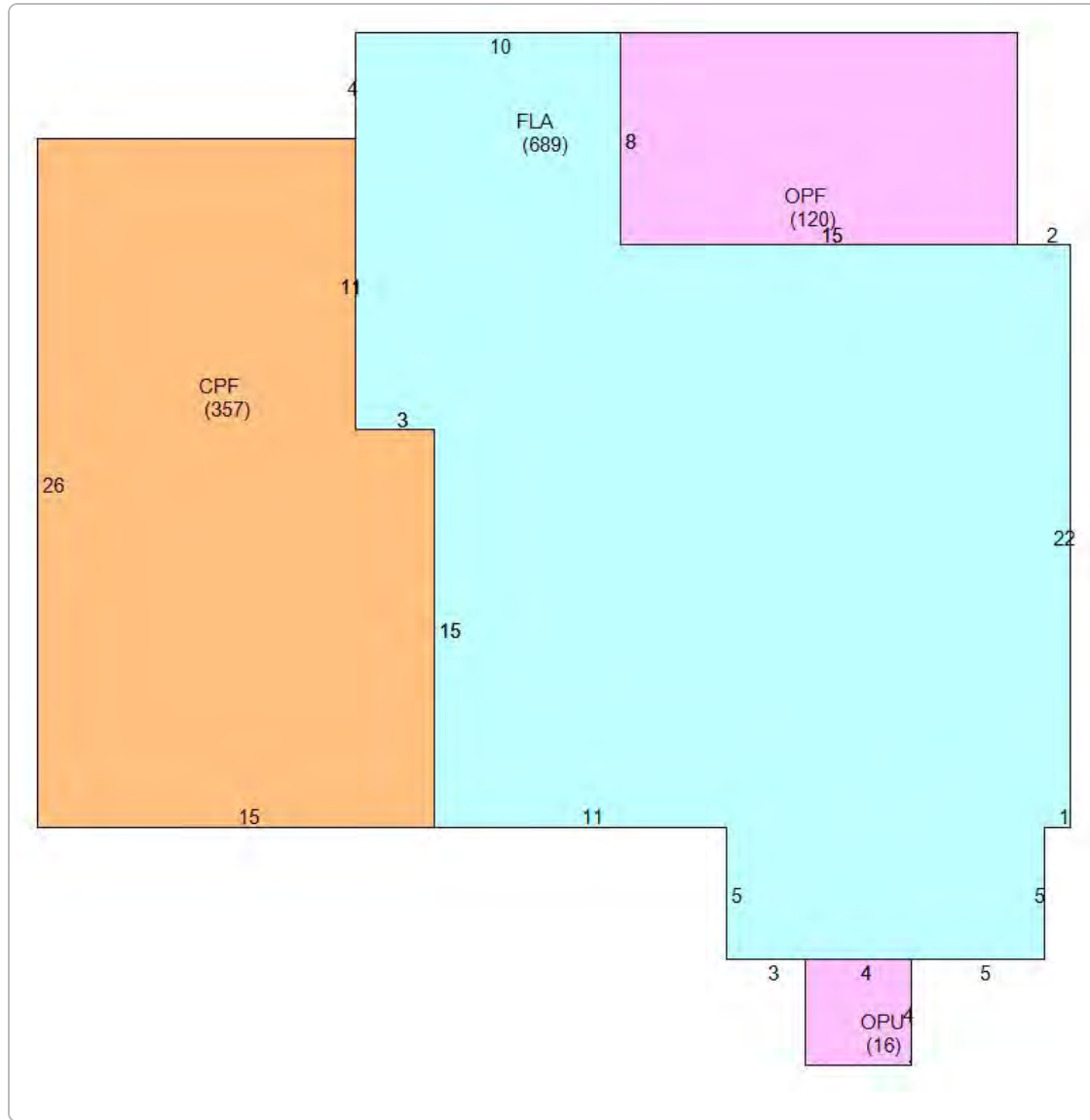
Permits

Number	Date Issued	Date Completed	Amount	Permit Type
11-0558	2/18/2011	1/19/2012	\$6,835	

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 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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Contact Us

