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**Historic Architectural Review Commission  
Staff Report for Item 9**

**To:** Chairman Bryan Green and Historic Architectural Review Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** July 26, 2016

**Applicant:** Felix Pradas, Owner

**Application Number:** H16-01-0022

**Address:** #512 Amelia Street

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**Description of Work:**

Demolition of existing house and shed

**Site Facts:**

The main house on the site is a contributing resource to the historic district. Built in 1959 the one-story frame structure is located in the south side of a dead end block. The majority of the buildings in the area are one-story rental units. According to records, the house is a Jim Walters Home, a catalogue structure built by the company as a “shell” house, where the final product was just the exterior of the building with unfinished interiors. The Tampa based company started business in 1946. The house does not have traditional proportions and forms found in historic frame vernacular houses in Old Town.

**Ordinance Cited on Review:**

- Sections 102-217 (3) and 102-218, demolition for contributing and historic structures of the Land Development Regulations, for the main house.
- Section 102-217 (2) of the Land Development Regulations for the evaluation of the non-historic shed.

The Certificate of Appropriateness in review proposes the demolition of an existing one-story frame structure build in 1959. The plans also include the demolition of a non-historic shed attached to the

rear of the house. Having evidence of a construction contract executed in April 9, 1959, the 1962 Sanborn map and a photograph of the house circa 1965 staff concludes that the main house in the lot is historic, as it was built more than 50 years ago. According to the Historic Architectural Survey, the main house is a contributing resource.

It is staff's opinion that the request for demolition of the main house should be reviewed based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria 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 opinion that although the house exhibits some decay on structural elements the building is not irrevocably compromised by extreme deterioration.

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 opines that the main house has no distinctive characteristics of a type or method of construction and is not a significant or distinguishable architectural piece in the city.

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

As expressed by the owner there has been no significant events that have contributed 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 house or site has no significant value as part of a 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 or the house is not associated to any significant event.

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

The house is not an example of any 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 house is not an 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;*

The house in question is not part of a park, square or distinctive area in the city.

- 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 house does not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

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

The house does not yield important information in history.

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

*any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.*

It is staff's opinion that the main house, although historic and listed as contributing, does meet the criteria established for demolition; it is not irreparable compromised by deterioration but it does not meet any of the nine criteria cited for demolition. In conclusion, staff opines that the commission can consider the demolition of the historic house as it meets the demolition criteria cited under Sections 102-218 of the Land Development Regulations.

The Commission can consider the removal of the non-historic shed, attached to the rear of the house, as it is non-historic and it will not qualify to be contributing in a near future. If the demolition of the main house is approved a second reading will be required, as the structure was built more than 50 years ago.

# APPLICATION

HB meeting

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <b>16003-00022</b>		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

512 Amelia Street, Key West

# OF UNITS **1**

RE # OR ALTERNATE KEY:

NAME ON DEED:

Felix, Zulema Pradas-Bergnes

PHONE NUMBER  
(305) 294-1018 / (305) 293-2056

OWNER'S MAILING ADDRESS:

512 Amelia Street, Key West

EMAIL  
felixpradas@hotmail.com

CONTRACTOR COMPANY NAME:

One Call Construction Inc. **WAZ-349**

PHONE NUMBER (305) 294-0945

CONTRACTOR'S CONTACT PERSON:

David E. Pouliot **4100 7-474**

EMAIL  
dave@constructionkeywest.com

ARCHITECT / ENGINEER'S NAME:

Design by owner

PHONE NUMBER (305) 293-2056

ARCHITECT / ENGINEER'S ADDRESS:

One Call Construction (pending)

EMAIL  
dave@constructionkeywest.com

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: \_\_\_ YES \_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$500,000

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.

PROJECT TYPE:  ONE OR TWO FAMILY \_\_\_ MULTI-FAMILY \_\_\_ COMMERCIAL  NEW \_\_\_ REMODEL  
 \_\_\_ CHANGE OF USE / OCCUPANCY \_\_\_ ADDITION \_\_\_ SIGNAGE \_\_\_ WITHIN FLOOD ZONE \_\_\_  
 DEMOLITION \_\_\_ SITE WORK \_\_\_ INTERIOR \_\_\_ EXTERIOR \_\_\_ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Demolition of one story 1959 pre-fab

22'x26' substandard wood frame family home and replacement with 28'x37' wood frame single family home to code, ~~to include a 14'x14' pool, fish pond and 22'x12' attached studio at the rear,~~ and a 6' fence on the right and back of lot to buffer noise from transient rental units surrounding lot.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

User: EYMBLD Type: OC Drawn: 3/31/16 53 Receipt no: 19376  
Date: 2016 300022

Trans number: 1.00 \$100.00  
3079514  
Trans date: 3/31/16 Time: 3:49:01

16714-15457-01

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS  
 RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
**ATTENTION:** NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

**PROJECT SPECIFICATIONS:** PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Demolition of 1959 pre-fab 22'x26'	wood frame, asphalt tile roof	wood frame, metal roof

**DEMOLITION:** PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_



SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:                      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABBLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>House listed as contributing Build 1959</i>			
<i>Guidelines for new construction ordinance for demolition of historic &amp; non-historic.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

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.

The floor beams and wall studs are severely damaged by water and termites.  
The wall cavities are found to contain large volume of rodent droppings and palm husk nests. Seven foot ceilings and current interior organization is extremely detrimental to the emotional wellbeing of residents (due to memory of beloved deceased parents and social stigma attached to structure).

**OR THAT THE BUILDING OR STRUCTURE;**

- (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.

The structure is a pre-fab Jim Walter home erected in 1959. The structure sits on an exposed cement-block surround foundation.

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

The structure has been used by three generations of the same local family since the interiors were completed in 1960.



- (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.  
The shape of the structure bears no unique or contributing forms, materials, or craftsmanship.

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

Beyond the shelter the structure has provided to the same family for three generations, no significant historic events are connected to the building.

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

The current structure does not feature any architectural traits of significance to the heritage of the city.

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

The current structure lacks any of the traits of Key West autochthonous design.

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- (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.

The structure stands in a dead-end alley and is not visually tied to any city public park or or distintive area.

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- (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.

The structure, as it stands, does not match neither the few remaining homes in the street that reflect local achitectural heritage, nor other structures that have been altered without regard for native design forms or proportions.

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

The structure, built in 1959, has not yield, nor is likely to yield significant information contributing to the city history. The same family that has occupied the structure since its completion can attest to this.

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



(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.

(a) A complete construction plan for the site is included in this application

\_\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

No Reason Construction plans expenditure is contingent on demolition approval. Demolition is contingent on city approval of construction plans to be submitted later.

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The building is substandard, has no historical significant, and will be replaced by a structure to code that respects the volumetric proportions of the neighborhood, and the general style of other homes in the district.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

The new family home building proposed respects the neighborhood scale and relationship to nearby structures.

**AND**

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The structure is not important or defining for the historic character of the district. The proposed structure does match the native style to greater effect and ornate of the district.

(4) Removing buildings or structures that would otherwise qualify as contributing.

The building slated for demolition does not feature any distinctive traits that add value to the surrounding area.

**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 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 there will be a final inspection 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:	Felix G. Pradas-Bergnes / DATE AND PRINT NAME
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**OFFICE USE ONLY**

BUILDING DESCRIPTION:				
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
___ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
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# BUILDING CONTRACT

## JIM WALTER CORPORATION

THIS AGREEMENT made this 9th day of April, 1959, between Gildo Canalijs & Ida Canalijs his wife, hereinafter designated "Owner", and JIM WALTER CORPORATION, a Florida Corporation, of Tampa, Florida, hereinafter designated "Builder",

WITNESSETH:

1.

The Builder agrees to build a house, according to the plans and specifications on the sheet attached hereto, which is by reference made a part hereof, on the property of the Owner, located at: 512 Amelia St. Key West

Overall size of home to be: 22'X26' Resident

Legal description of property: On the Island of Key West, in Tract Eleven (11) according to the map or plan of WILLIAM A. WHITHEAD, delineated in February A.D. 1829; Better known and described as subdivison Fourteen (14) of Stephney Austin's diagram of Lot Three (3) and Part of Lot Four (4) of Square Five (5) of Tract Eleven (11) recorded in Book "M" Deeds, Page 619, of Monroe Records.

Commencing at a point Amelia Street distant from the corner of said Street and Duval Street One Hundred and Sixty-one (161) feet three (3) inches, running thence in a North easterly direction Forty (40) feet; thence at right angles in a Southeasterly direction Eighty six (86) feet and seven (7) inches; thence at right angles in a South westerly direction Forty (40) feet; thence at right Angles in a Northwesterly direction Eighty-six (86) feet and seven (7) inches to the point of beginning.

See BOOK "TT" page 105 and BOOK "TT" page 136 and BOOK "VV" page 289, Monroe County Florida Public Records.

2.

The Owner warrants that he owns the property above described, free and clear of all liens and encumbrances.

3.

The Owner agrees to pay for the services and material of the Builder, the sum of \$ 3181.00 payable as follows:

- (a) \$ 25.00 upon signing of this agreement, receipt of which is hereby acknowledged.
- (b) The balance of \$ 3156.00 by a promissory note payable in 60 monthly installments of 52.60 which note shall be secured by a first (Mortgage), (Deed to Secure Debt), (Deed of Trust) upon the aforementioned property. The note and (Mortgage), (Deed to Secure Debt), (Deed of Trust), shall have the customary covenants and conditions included therein and shall bear interest from maturity at 6% per annum until paid.
- (c) The balance of \$ XXXXXXXXXXXXXXXXXX when Builder has completed its work on the house.

4.

This written contract contains the price and all the terms and conditions agreed on by the Owner and the Builder, and no statement, representation or promise not set forth in this written contract has been made to induce either party to sign this contract. In the event a credit report on the Owner unsatisfactory to the Builder is received prior to beginning construction of the house, Builder at its option may within 10 days thereafter cancel this agreement upon returning to Owner all of the deposit except the cost of the credit report and any recording fees.

IN WITNESS WHEREOF, the Owner and Builder have hereunto set their hands and seals at Key West Florida, this 9th day of April, 1959

Gildo Canalijs OWNER SEAL  
JIM WALTER CORPORATION  
By: W. A. Brock BUILDER

# MID-STATE HOMES, Inc.

Phone 876-4181

1500 North Dale Mabry Highway

P. O. Box 9128

TAMPA, FLORIDA 33604

July 30, 1964

Gildo Canalejo  
512 Amelia Street  
Key West, Florida

Re: Account No.45121

Dear Sir:

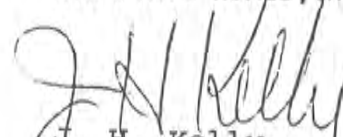
This will acknowledge receipt of your recent remittance representing payment in full of the above account.

We are enclosing herewith satisfaction of mortgage, together with all other papers relating to this account.

We suggest that you have this satisfaction of mortgage recorded at the court house as soon as possible, in order to remove this lien from the records.

Very truly yours,

MID STATE HOMES, INC.

  
J. H. Kelly,  
Vice President

JHK/ecq  
Encl.



120049

Satisfaction of Mortgage

FILED FOR RECORD

1964 AUG 5 AM 9:43

EARL R. ADAMS, CLERK, CT. CL.  
MONROE COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS: That

Mid State Homes, Inc. , a corporation under the laws of Florida  
holder of a certain mortgage given by Gildo Canalejo and Ida Canalejo,  
to Jim Walter Corporation and assigned to Mid State Homes, Inc.

bearing date the 9th day of April , A.D. 19 59 , recorded in <sup>O.R.</sup> ~~Mortgage~~  
Book 150 , Page 228 , in the office of the Clerk of the Circuit Court of Monroe  
County, State of Florida; given to secure the sum of

Three Thousand One Hundred Fifty Six and 00/100----- Dollars  
evidenced by one certain note , upon the following described property situate, lying  
and being in Monroe County, State of Florida, to-wit:

On the Island of Key West, in Tract Eleven (11) according to the  
map or plat of William A. Whitehead, delineated in February A.D. 1829;  
Better known and described as subdivisions Fourteen (14) of Stephney  
Austins Diagram of Lot Three (3) and part of Lot Four (4) of Square  
Five (5) of Tract Eleven (11) recorded in Book "M" Dedds, page 619.  
of Monroe County Records.  
Commencing at a point on Amelia Street Distant from the corner of said  
street and Duval Street One Hundred and Sixty-One (161) feet three  
(3) inches, running thence in a Northeasterly direction Forty (40)  
feet, thence at right angles in a Southeasterly direction Eighty-Six  
(86) feet and seven (7) inches; Thence at right angles in a Southwest-  
erly direction Forty (40) feet; thence at right angles in a North-  
westerly direction Eighty-six (86) feet and seven inches to the point  
of beginning.

See Book "TT" page 105 and Book "TT" page 136 and Book "VV" page  
289, Monroe County Florida Public Records.

has received full payment of said indebtedness, and does hereby acknowledge satisfaction of said  
mortgage,  
and hereby directs the Clerk of the said Court to cancel the same of record.

IN WITNESS WHEREOF, The said corporation has caused these presents to be signed in its name,  
by its Vice Pres., and its corporate seal to be affixed,  
, this 30th. day of July , A.D. 19 64

Signed, sealed and delivered in the presence of:  
Ara Kase  
Sylvia A. Whitlock

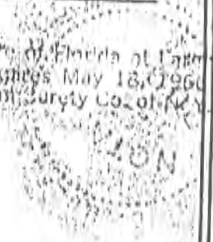
MID-STATE HOMES, INC. (Seal)  
By J. H. Kelly  
J. H. Kelly, Vice President

STATE OF FLORIDA,  
COUNTY OF Hillsborough

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, J. H. Kelly, Vice President of Mid State Homes, Inc. a corporation, to me well known to be the persons described in and who executed the foregoing satisfaction piece and duly acknowledged before me that they executed the same for the purpose therein expressed as the act and deed of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal at Tampa, said County and State, this 30th. day of July A.D. 1964.

E. P. Pineda  
Notary Public, State of Florida at Tampa  
My Commission Expires May 18, 1966  
Bonded by American Surety Co. of N.Y.  
My commission expires:



R. v. A.

120049

Satisfaction of Mortgage

(By Corporation)

FROM

Mail to Caralejo  
512 Amelia St.  
KWT

Dated

Filed for Record the \_\_\_\_\_ day of \_\_\_\_\_

, 19 \_\_\_\_\_, and recorded

in the Public Records of \_\_\_\_\_

County, Florida, in Satisfaction Book \_\_\_\_\_

Page \_\_\_\_\_

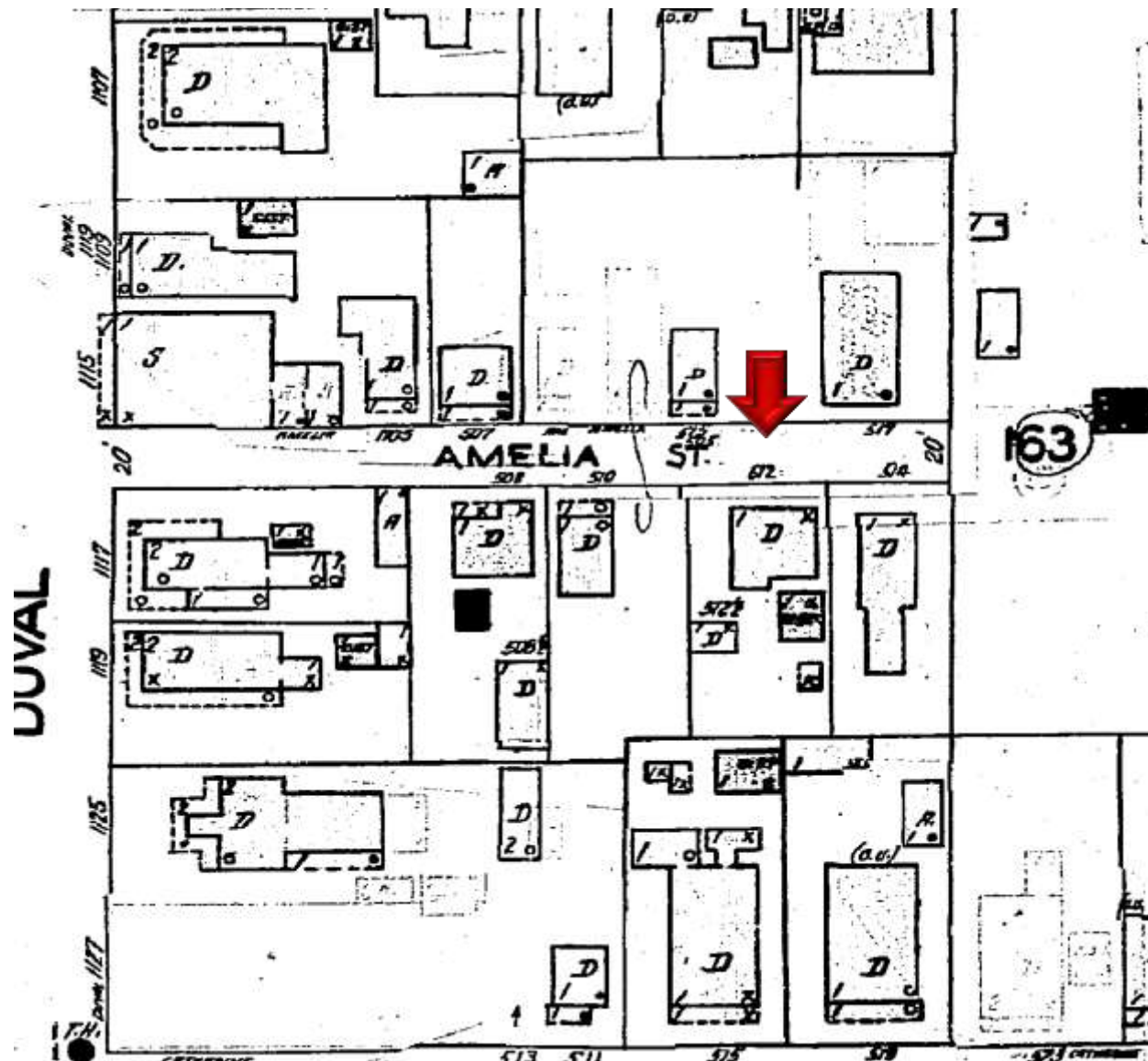
Clerk \_\_\_\_\_

, D.C. \_\_\_\_\_

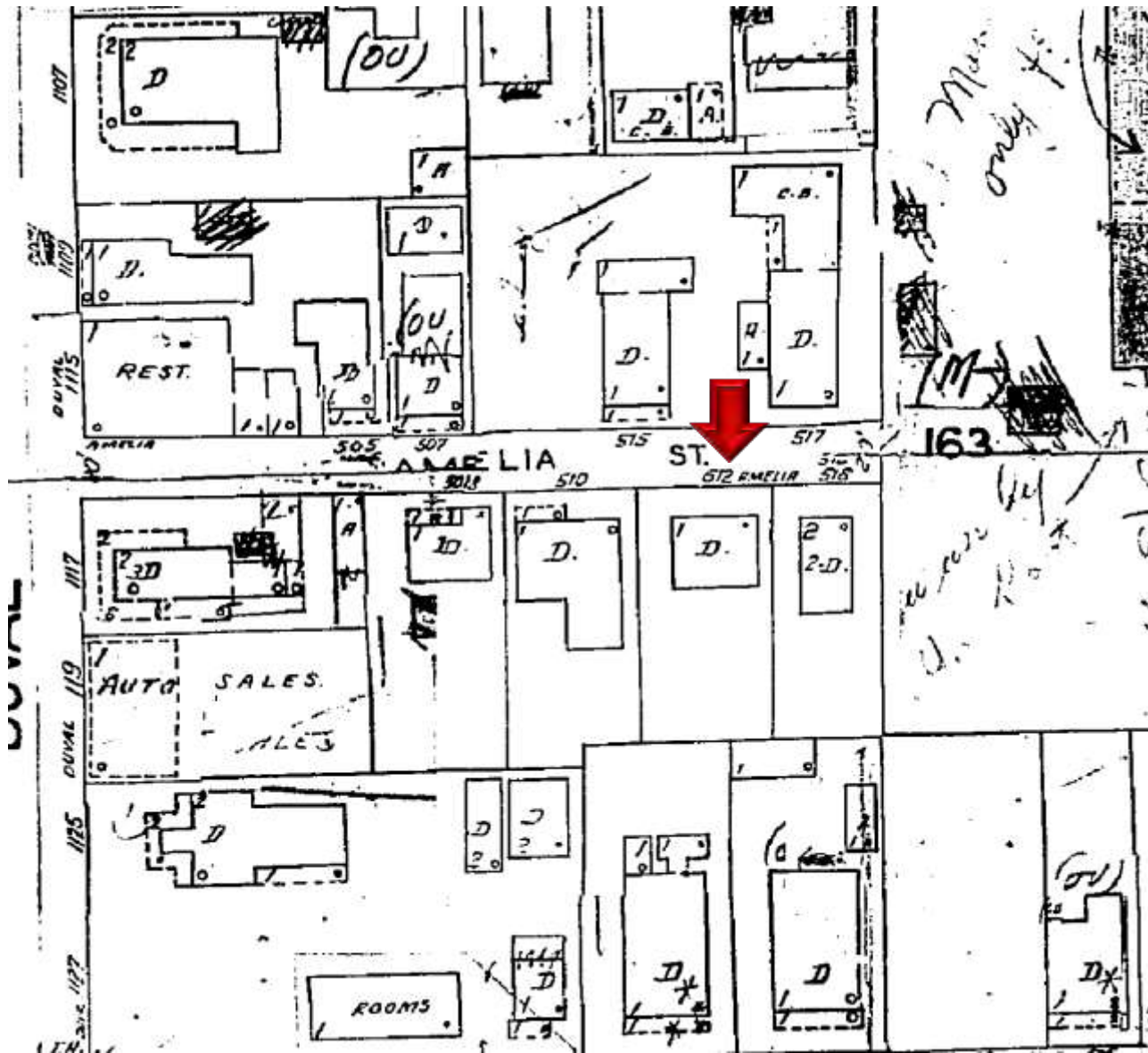
120049

Recorded in Official Record Book  
Hillsborough County, Florida  
EARL R. ADAMS  
CLERK OF CIRCUIT COURT  
RECORD VERIFIED

# SANBORN MAPS



512 Amelia Street Sanborn map 1948



512 Amelia Street Sanborn map 1962



# PROJECT PHOTOS



**#512 Amelia Street circa 1965. Monroe County Library.**



512 Amelia Street (extant) / 26'x22' structure (572 sf) / 40'x86'6" lot /  
Jim Walter Homes structure built in 1959







512 Amelia (extant), façade and side entrance.





512 Amelia (extant), partial façade view and adjacent home (510 Amelia).



512 Amelia (extant), facade and side view.





512 Amelia (extant), rear with utility lean-on, and cement-block and slab deck.





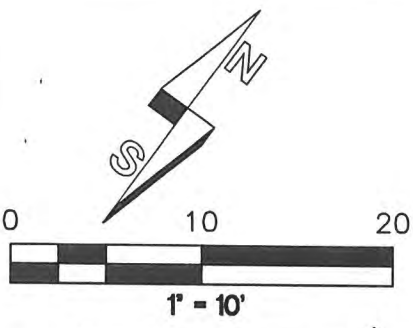
512 Amelia (extant), rear view with utility lean-on and cement-block and slab deck.



512 Amelia, foundations and floor beams



# SURVEY



AMELIA STREET  
(20' R/W)

40.00' m.&d.

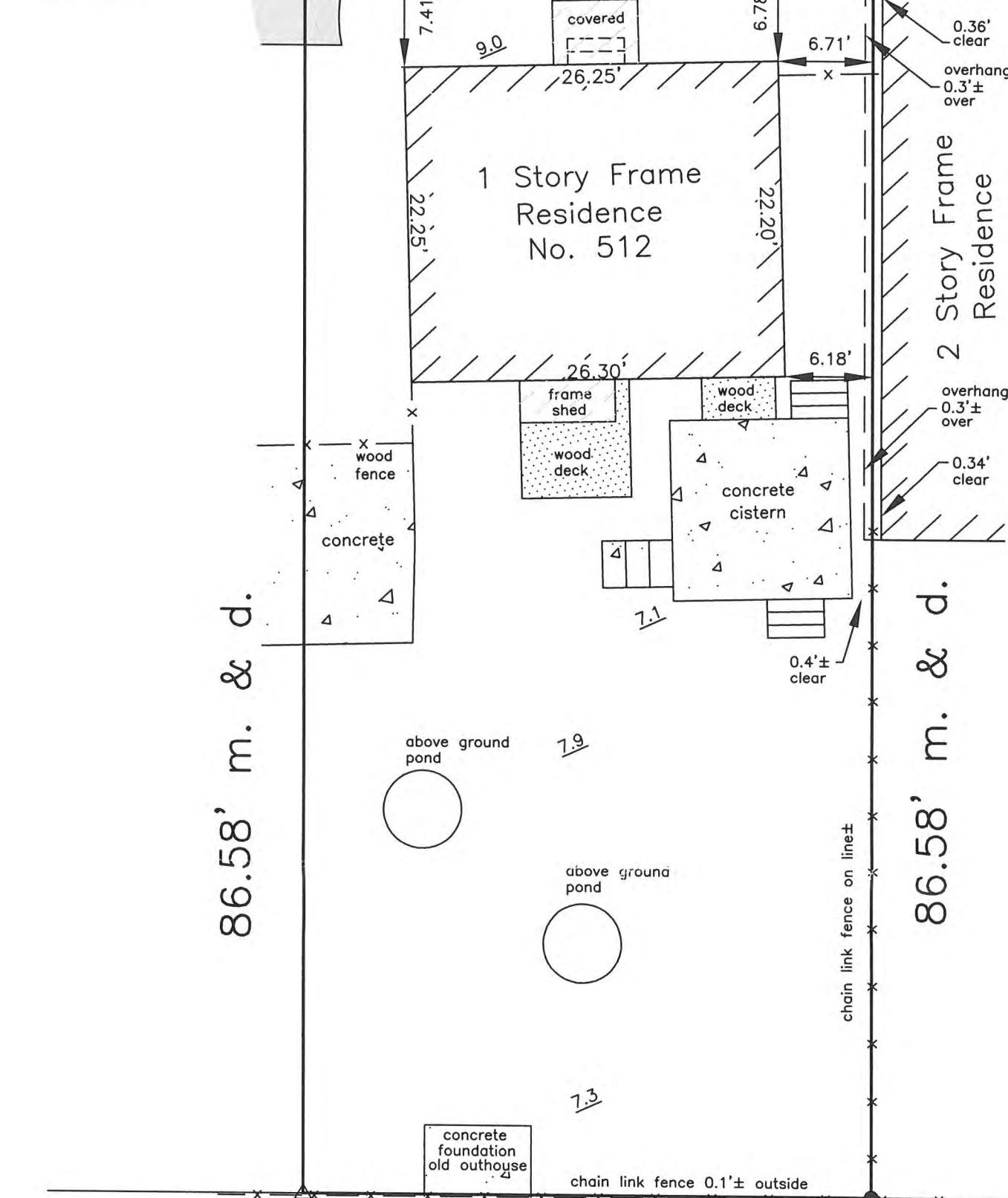
DUVAL STREET

161.25' m.&d.

86.58' m. & d.

86.58' m. & d.

40.00' m.&d.



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

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

**SURVEYOR'S NOTES:**  
North arrow based on assumed median Bearing based on R/W Duval Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Mark No.: Basic Elevation: 14.324' Title search has not been performed on said or surrounding properties

Field Work performed on: 3/28/16

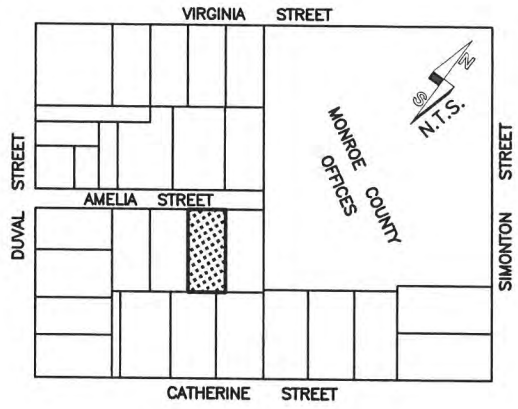
ISLAND SURVEYING INC.  
ENGINEERS PLANNERS SURVEYORS  
(305) 293-0466  
Fax (305) 293-0237  
fhildebr@bellsouth.net  
L.B. No. 7700  
3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

**LEGEND**

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	Number	
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
CL	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FPK	Found PK nail	UP	Utility Pole
IRR	Irregular	WM	Water Meter

**SYMBOLS**

⊗	Concrete Utility Pole	☀	Street Light
⊕	Fire Hydrant	⊙	Well
⊗	Sanitary Sewer Clean Out	⊙	Wood Utility Pole



**LOCATION MAP**

Tract 11  
City of Key West, Fl.

**LEGAL DESCRIPTION:**

On the Island of Key West in Tract Eleven (11) according to the map or plan of William A. Whitehead, delineated in February A.D. 1829. Better known and described as subdivision Fourteen (14) of Stepney Austin's Diagram of Lot Three (3) and part of Lot Four (4) of Tract Eleven (11), recorded in Book M Deeds, Page 619 of Monroe County Records.  
Commencing at point on Amelia Street distance from the corner of said Street and Duval Street One-hundred and Sixty-one (161) and Three (3) inches, running thence in a Northeasterly direction Forty (40) feet; thence at right angles in a Southeasterly direction Eighty-six (86) feet and Seven (7) inches; thence at right angles in a Southwesterly direction Forty (40) feet; thence a right angles in a Northwesterly direction Eighty-six (86) feet and Seven (7) inches to the Point of Beginning.

Zulema Prados-Bergnes and Felix Prados-Bergnes 512 Amelia Street, Key West, Fl. 33040		Dwn No.: 16-176
<b>BOUNDARY SURVEY</b>		Ref. file: 221-51
Scale: 1"=10'	Date: 3/29/16	Flood Elev.:
REVISIONS AND/OR ADDITIONS		
fred\dwg\keywest\block114\512amelia		

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

# PROPOSED DESIGN

Demolition Request Permission and Construction Proposal  
Family Home 512 Amelia St., Key West

Owners Felix and Zulema Pradas-Bergnes

- Disbursement of funds on formal construction plans is contingent on approval of demolition request.
- Demolition of structure is contingent on approval of formal construction and engineering design and drawings that will be submitted at a later date.
- Extant structure fails to meet current hurricane and electric codes, is devoid of insulation, and features 7' particle board ceilings and non-functioning single-pane glass and exposed aluminum frame windows.
- Extant structure lacks proper storage and living space to meet needs of growing intergenerational family.
- The owners, a fourth generation local family, find the structure deeply depressing as result of family tragedy and stigma of poverty.

# Demolition and Construction Proposal for Family Home at 512 Amelia St., Key West

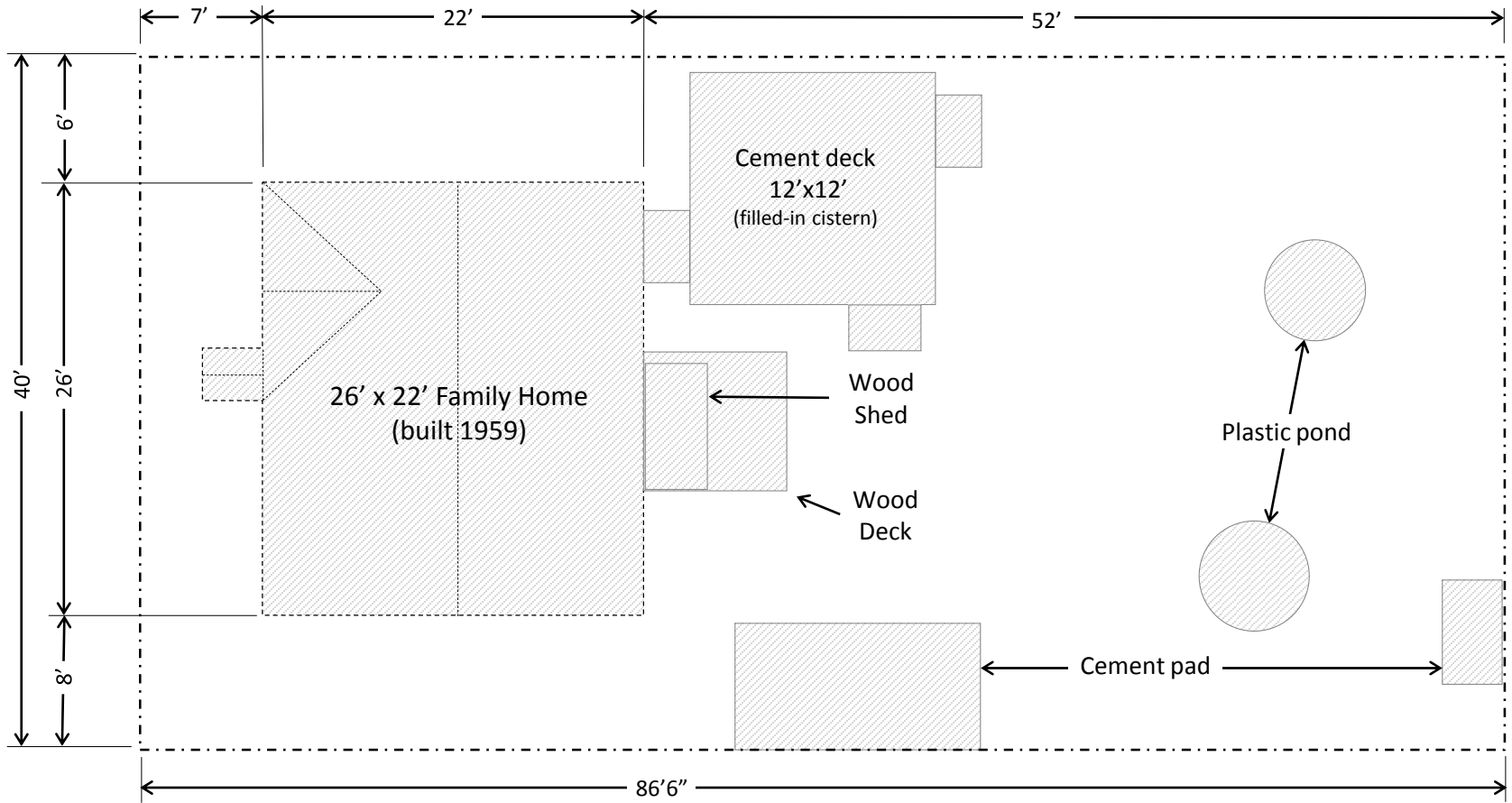
Owners Felix and Zulema Pradas-Bergnes

Lot Size 3,460 SF • HRCC-3

	Allowed	Existing	Proposed
FRONT SETBACK	5'	6'-6" to 7'-4"	8'
WEST SIDE SETBACK	5'	8'	7'
EAST SIDE SETBACK	5'	6'-1' to 6'-6"	5'
REAR SETBACK	15'	56'-6"	34'-6"
BUILDING COVERAGE	50%	593 SF (17.1%)	1,240 SF (35.7%)
IMPERVIOUS AREA	60%	248 SF (7%)	520 SF (15%)

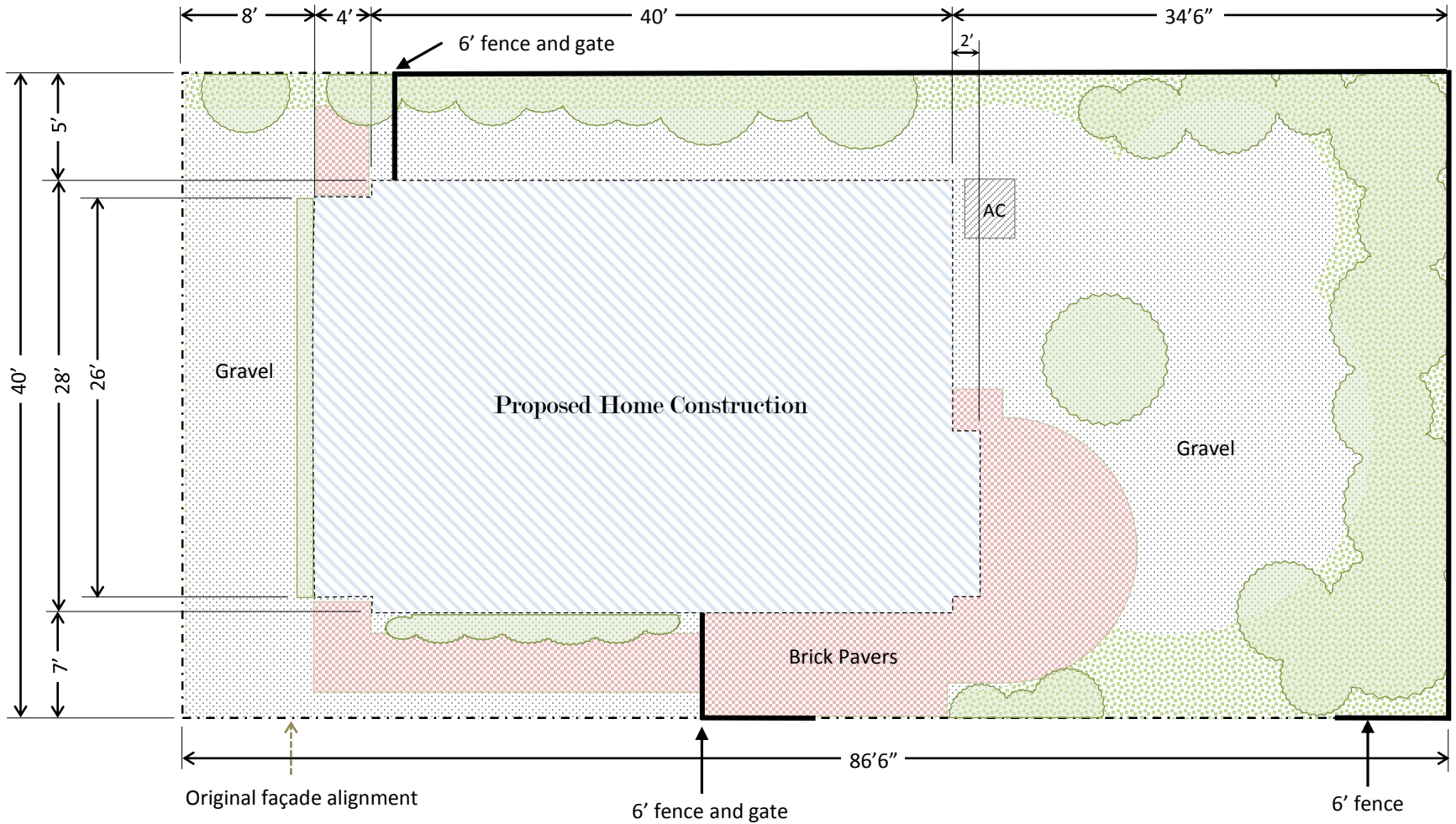


512 Amelia St, Key West (extant)



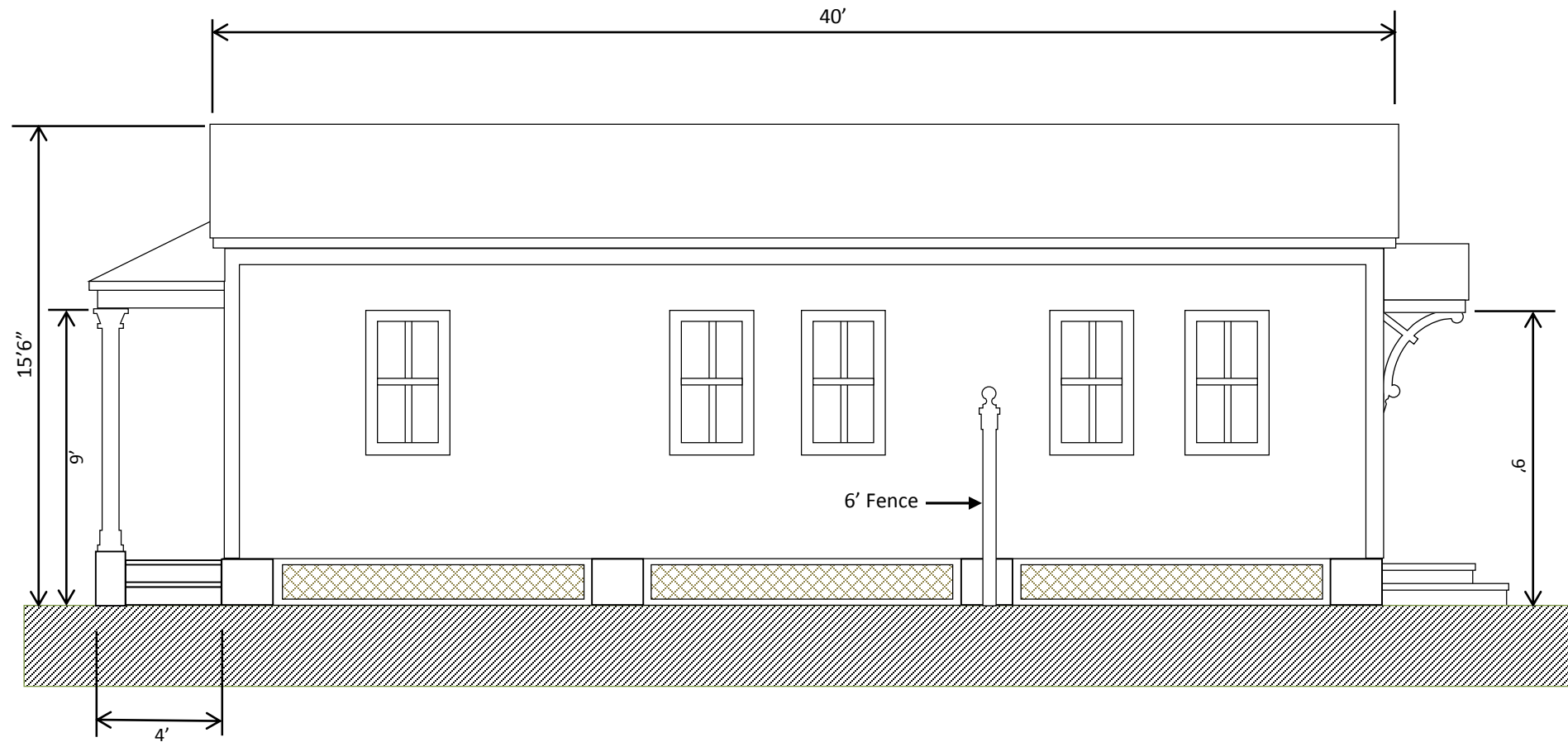
# Site Plan: Proposed Home Construction / 512 Amelia St, Key West (HRCC-3)

Two bedroom, 1 bath, wood frame home (28' x 40'), impact windows, HardiePlank exterior cladding, gravel and brick pavers patio.





512 Amelia Facade

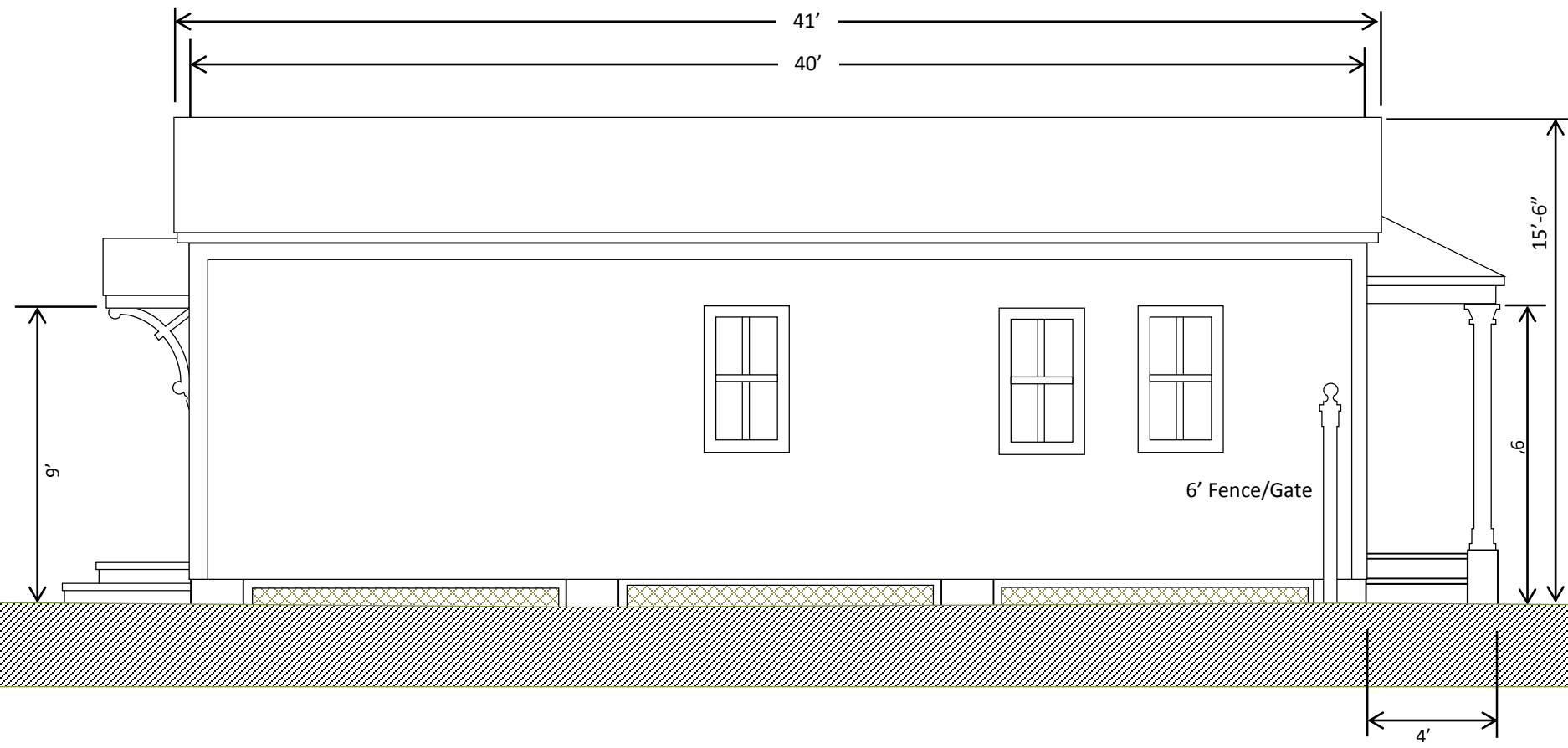


512 Amelia West Elevation

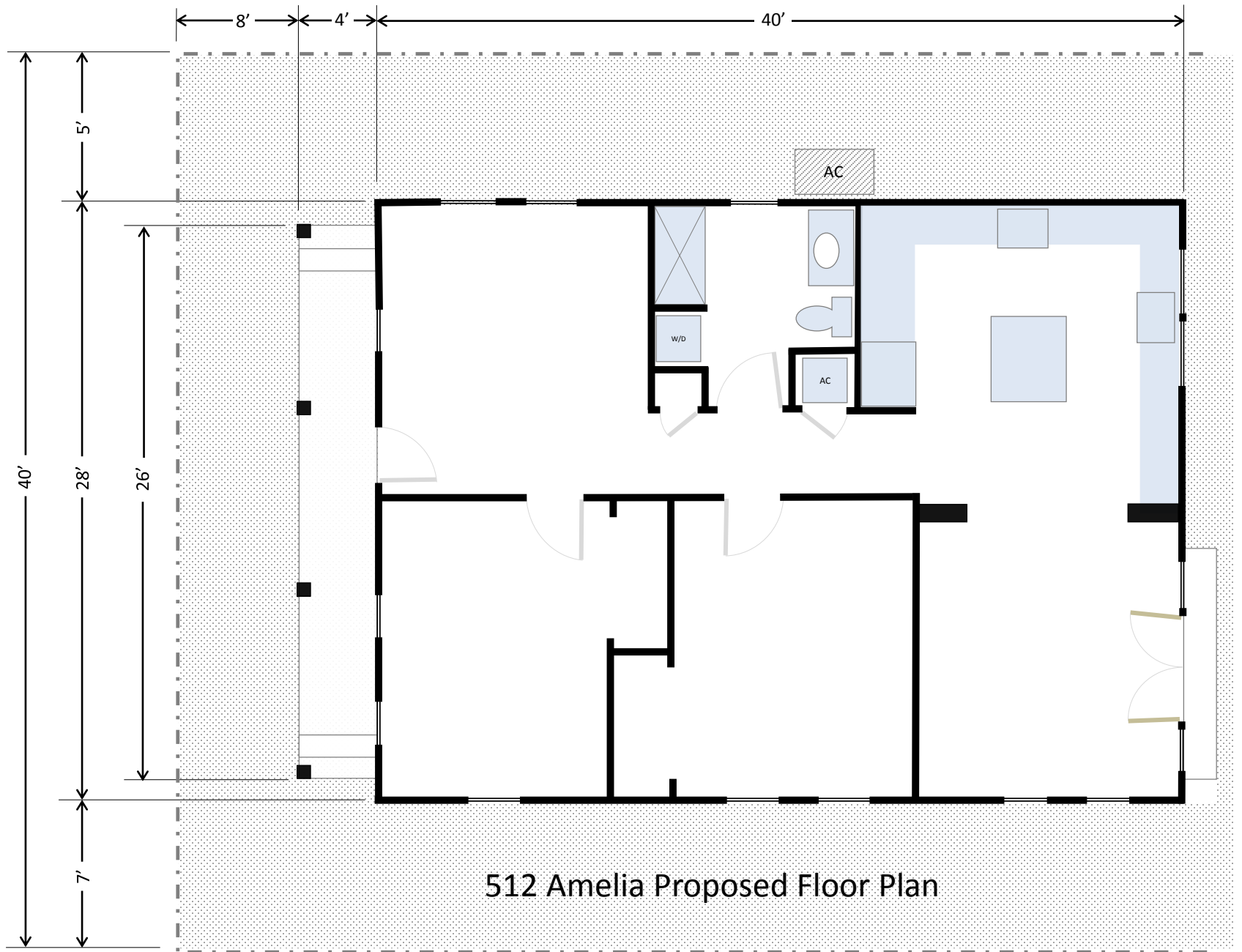


512 Amelia South Elevation

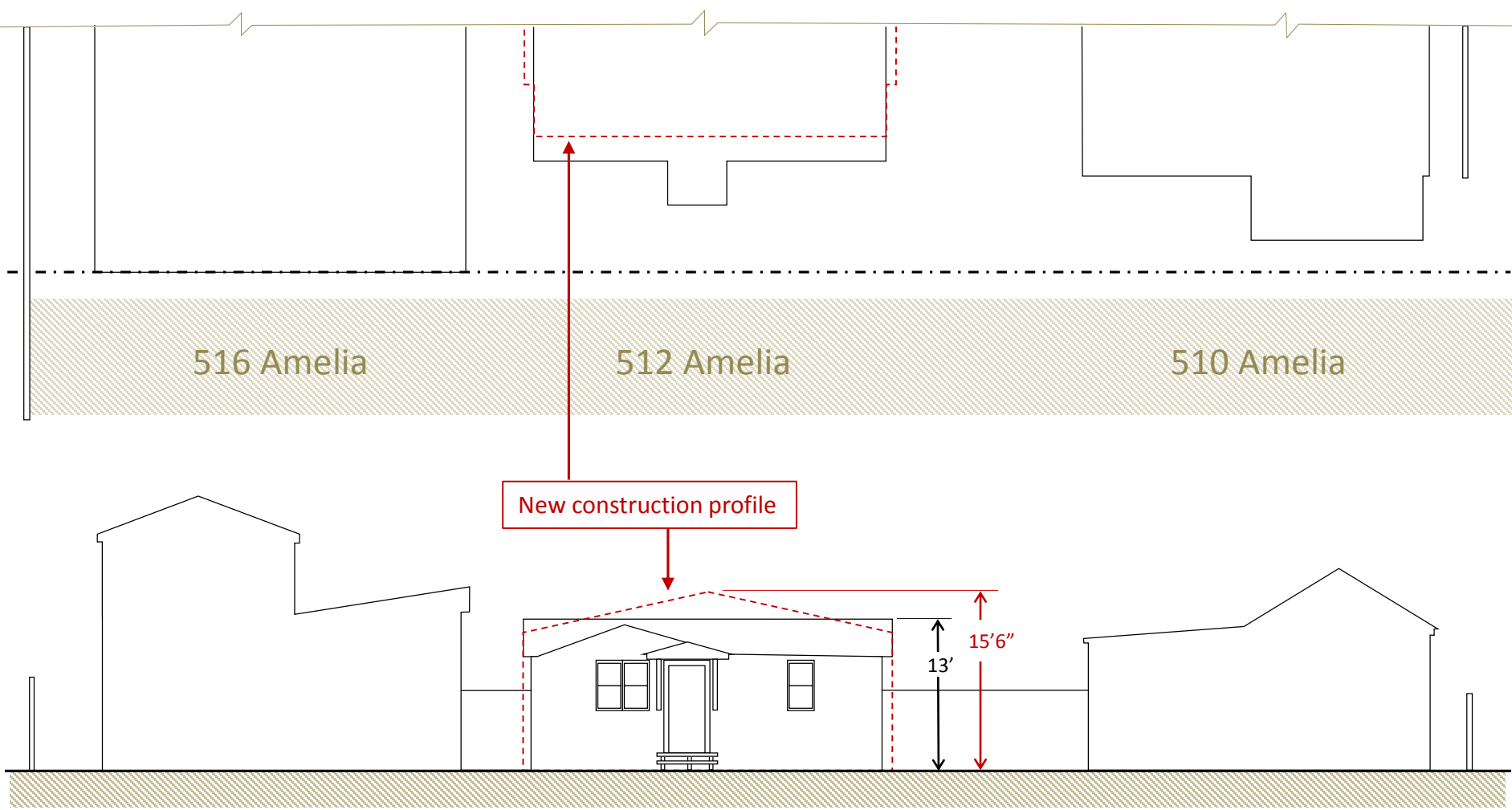




512 Amelia East Elevation



512 Amelia Proposed Floor Plan



Site and Elevation Profiles



512 Amelia façade





512 Amelia façade and east side entrance



512 Amelia façade and west side entrance





512 Amelia rear and east elevation



512 Amelia rear elevation and backyard



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY FRAME HOUSE.**  
**DEMOLITION OF EXISTING**  
**HOUSE AND SHED.**

**FOR- #512 AMELIA STREET**

**Applicant – Felix Pradas      Application #H16-03-0022**

**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 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://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 305-809-3731 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 Felix G. Pradas-Bergnes, 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:  
512 Amelia Street, Key Key West, on 19 July 2016.

This legal notice(s) contained an area of at least 8.5"x11".

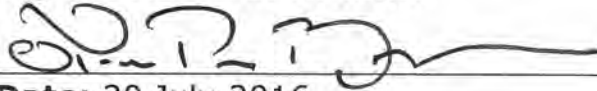
The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 26 July, 2016.

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 16-01-0022

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

**Signed Name of Affiant:**



**Date:** 20 July 2016

**Address:** 512 Amelia St.

**City:** Key West

**State, Zip:** Florida, 33040

The forgoing instrument was acknowledged before me on this 19<sup>th</sup> day of July, 2016.

By Felix G. Pradas-Bergnes who is personally known to me or has produced a Florida Driver's License as identification and who did take an oath.

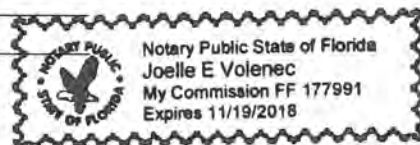
**NOTARY PUBLIC**

Sign Name: Joelle E Volenec

Print Name: \_\_\_\_\_

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_







512

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

[Home](#) | [Departments](#) | [Exemptions](#) | [Save Our Homes](#) | [Portability](#) | [Homestead Fraud](#) | [Contact Us](#)

[Property Search](#) | [Tax Estimator](#) | [GIS/Maps](#) | [Millages/Taxroll Info](#) | [Appeals/VAB](#) | [Forms](#) | [Office Requirements](#)

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

## Property Record Card -

**Maps are now launching the new map application version.**

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1028584 Parcel ID: 00027810-000000** [Next Record](#)

### Ownership Details

**Mailing Address:**

PRADAS-BERGNES ZULEMA AND FELIX  
512 AMELIA ST  
KEY WEST, FL 33040-3123

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 512 AMELIA ST KEY WEST  
**Legal Description:** KW SUB 14 PT LT 4 SQR 5 TR 11 G67-512 OR948-1496AFF OR2419-1914/15  
**Description:** OR2551-770/71ORD OR2628-1092/93

**Click Map Image to open interactive viewer**

### Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

### Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

### Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

### First Time Home Buyer (IRS)

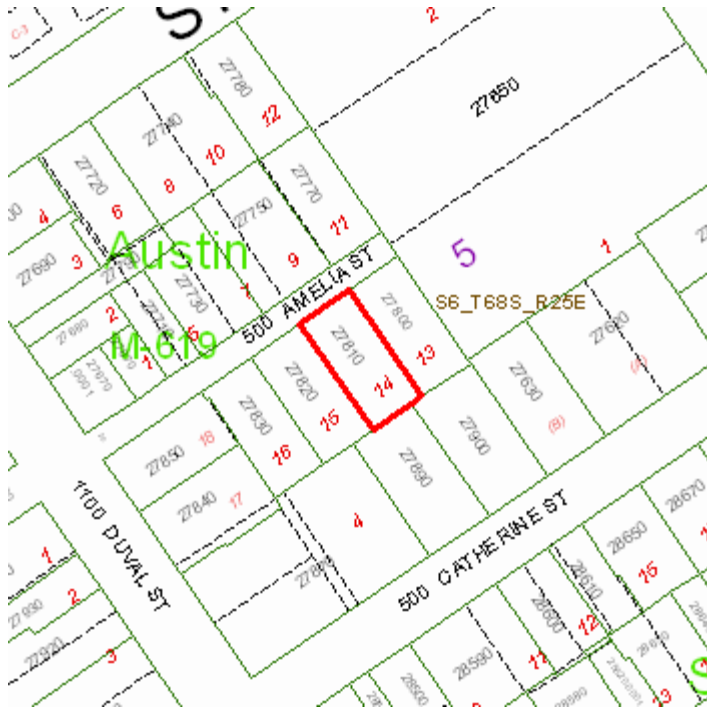
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

### IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

### Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



### Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,463.00 SF

## Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 572  
**Year Built:** 1953

## Building 1 Details

<b>Building Type</b> R1	<b>Condition</b> P
<b>Effective Age</b> 31	<b>Perimeter</b> 96
<b>Year Built</b> 1953	<b>Special Arch</b> 0
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0

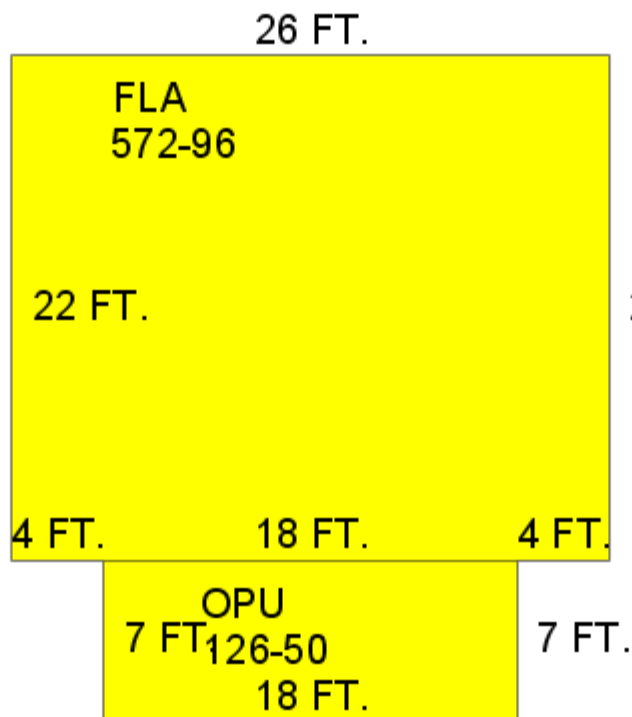
**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> ASPHALT SHINGL
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE

**Extra Features:**

<b>2 Fix Bath</b>	0
<b>3 Fix Bath</b>	0
<b>4 Fix Bath</b>	0
<b>5 Fix Bath</b>	0
<b>6 Fix Bath</b>	0
<b>7 Fix Bath</b>	0
<b>Extra Fix</b>	0





**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00
2	OPU	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	90 SF	10	9	1979	1980	1	30

**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
2015	57,003	178	425,289	482,470	439,508	25,000	414,508

2014	54,751	162	396,937	451,850	436,020	25,000	411,020
2013	54,751	162	342,999	397,912	397,912	25,000	372,912
2012	55,580	162	261,775	317,517	317,517	0	317,517
2011	58,425	162	254,618	313,205	313,205	0	313,205
2010	58,425	162	318,804	377,391	377,391	0	377,391
2009	65,147	162	484,582	549,891	96,722	25,500	71,222
2008	60,083	162	606,025	666,270	96,625	25,500	71,125
2007	87,017	162	462,311	549,490	93,811	25,500	68,311
2006	166,977	162	277,040	444,179	91,523	25,500	66,023
2005	119,866	162	294,355	414,383	88,857	25,500	63,357
2004	94,620	162	214,706	309,488	86,269	25,500	60,769
2003	89,054	162	79,649	168,865	84,661	25,500	59,161
2002	58,375	162	79,649	138,186	82,677	25,500	57,177
2001	50,517	162	79,649	130,328	81,375	25,500	55,875
2000	52,313	210	55,408	107,931	79,005	25,500	53,505
1999	36,566	171	55,408	92,145	76,928	25,500	51,428
1998	38,490	180	55,408	94,078	75,717	25,500	50,217
1997	30,792	155	48,482	79,429	74,452	25,500	48,952
1996	23,671	130	48,482	72,284	72,284	25,500	46,784
1995	23,671	139	48,482	72,292	71,666	25,500	46,166
1994	21,170	131	48,482	69,782	69,782	25,500	44,282
1993	21,170	141	48,482	69,792	69,792	25,500	44,292
1992	21,170	149	48,482	69,800	69,800	25,500	44,300
1991	21,170	156	48,482	69,808	69,808	25,500	44,308
1990	24,815	0	40,690	65,505	65,505	25,500	40,005
1989	13,497	0	39,825	53,322	53,322	25,500	27,822
1988	11,833	0	34,630	46,463	46,463	25,500	20,963
1987	11,686	0	21,644	33,330	33,330	25,500	7,830
1986	11,750	0	20,778	32,528	32,528	25,500	7,028
1985	11,402	0	18,950	30,352	30,352	25,500	4,852
1984	10,694	0	18,950	29,644	29,644	25,500	4,144
1983	10,694	0	12,384	23,078	23,078	23,078	0
1982	10,888	0	9,322	20,210	20,210	20,210	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
4/25/2013	2628 / 1092	100	QC	11
11/28/2011	2551 / 770	0	ORDER	11