



Historic Architectural Review Commission Staff Report for Item 14

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: June 28, 2022

Applicant: Heather Korth

Address: #1319 Elizabeth Street

Description of Work:

Demolition of rear shed, exterior staircase, and front portico.

Site Facts:

The property under review contains a historic two-story frame vernacular structure, which is listed on our survey as contributing, with a year built circa 1951. However, the structure appears on the 1948 Sanborn map, and so the survey has an incorrect year built listed. At some point in time, the structure was converted into a duplex, and a staircase was added on the north property line to access the upstairs unit. The staircase is not visible in the historic 1965 photo.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of a rear shed, exterior staircase, and front portico at the property located at 1319 Elizabeth Street. The elements proposed for demolition are not historic. Renovations to the main structure and the addition of a front porch are under review as part of this application.

It is staff's opinion that the request for the demolition of the existing non-historic shed, staircase, and front portico shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

- b) *The historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

- (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;*

It is staff's opinion that the removal of the shed, staircase, and front portico will not have a negative effect on the character of the surrounding neighborhood.

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

The elements proposed for demolition are non-historic.

- (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 elements under review have not acquired historic significance that is important to the site or surrounding district.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the shed, staircase, and portico in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1319 Elizabeth Street	
NAME ON DEED:	SUTHERLAND ADK HOLDINGS LLC	PHONE NUMBER 305-432-7600
OWNER'S MAILING ADDRESS:	703 South St	EMAIL rjmtsm@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 5/19/22

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 up/down duplex, built in 1948, into a single family home.
MAIN BUILDING: The existing foundation is being replaced with a slab on grade. Windows on the front facade that were previously removed are being replaced and centered to make the facade symmetrical. The small roof/portico over the front door is being replaced with a usable front porch.
The existing windows and doors will be replaced with aluminum, impact rated windows, with the exception of the wood front door. Double hung windows on the second floor are being replaced with transom windows to allow for more wall space. The exterior siding will be replaced with a fiber cement siding in a novelty style.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): See Demolition Appendix for details.
Rear shed, exterior stair, and front portico will be removed.

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): The rear shed will be removed.	
PAVERS: Some of the pavers on the front of the property will be removed to bring the impervious ratio into compliance.	FENCES: Existing fences to remain
DECKS: A portion of the decking is being removed to create a landscape buffer.	PAINTING: The exterior will receive new siding and be painted white.
SITE (INCLUDING GRADING, FILL, TREES, ETC): n/a	POOLS (INCLUDING EQUIPMENT): n/a
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Each floor will be provided an electric tankless hot water heater and	
ducted ac/heat pump system with 2 condensers outside.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE: 5/13/22	HARC CHAIRPERSON SIGNATURE AND DATE: 5/13/22	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1319 Elizabeth Street
PROPERTY OWNER'S NAME:	SUTHERLAND ADK HOLDINGS LLC
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.

 PROPERTY OWNER'S SIGNATURE	Timothy S. Maloney May 20th, 2012 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
This project includes the demolition of a rear shed and exterior stairs, both of which were constructed in the setbacks.
The small front portico over the front door will also be demoed to be replaced with a larger, more usable front porch.
All of the elements to be demolished - the shed, exterior stairs, and portico - are non-historic and non-contributing additions that were done to a historic, contributing structure.

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.

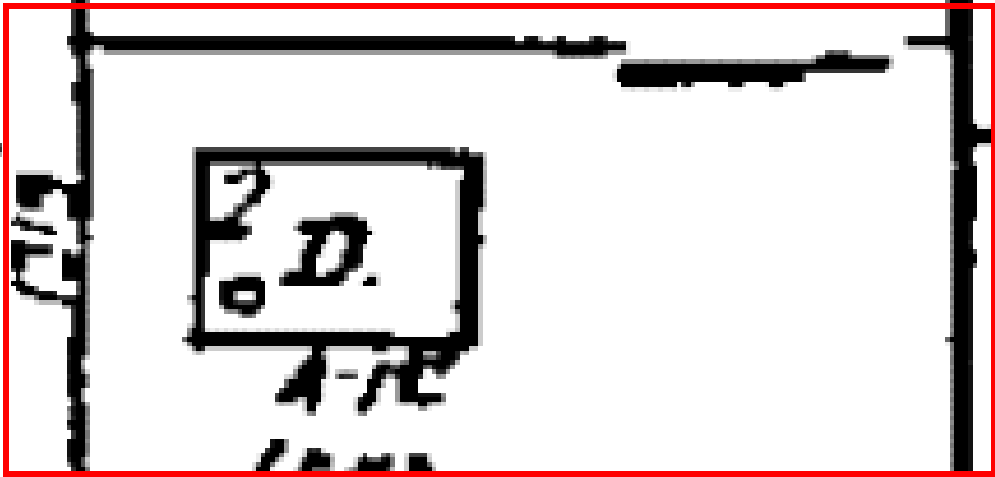
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with 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.

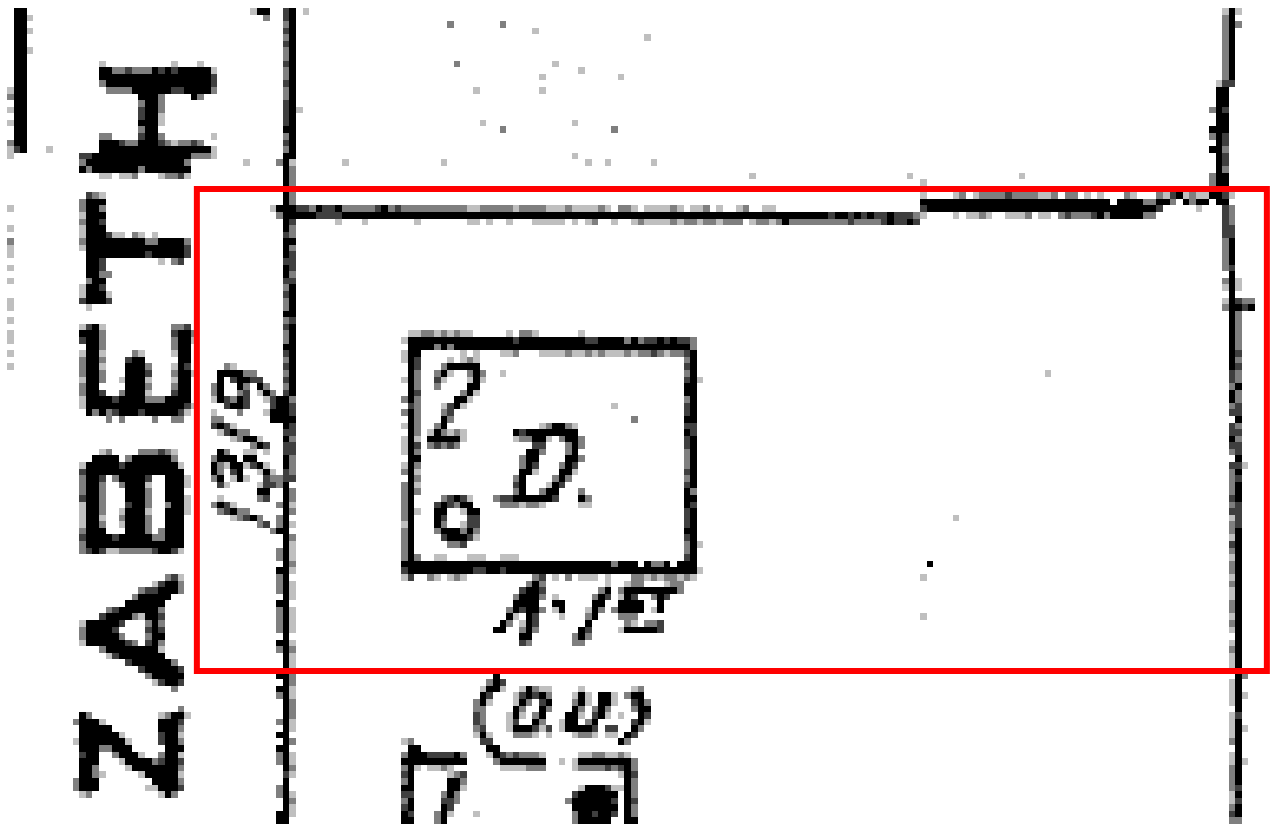
(i) Has not yielded, and is not likely to yield, information important in history,

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 shed, stairs, and front portico to be demoed are considered non-contributing and non-historic and do not contribute to the overall historic character of the building or neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The shed, stairs, and front portico did not create a historic relationship between buildings and were additions that were a detriment to the overall character of the home. The addition of a more historically appropriate front porch will contribute to the overall character.
(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 shed, stairs, and front portico were all later additions and did not contribute to or help define the historic character of the site or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.
The existing building, shed, stairs, and front portico do not qualify as contributing.

SANBORN MAPS



1948 Sanborn map with the property at 1319 Elizabeth Street indicated in red. The “A 1st” indicates the first floor of the structure was used as a garage.



1962 Sanborn map with the property at 1319 Elizabeth Street indicated in red. The “A 1st” indicates the first floor of the structure was used as a garage.

PROJECT PHOTOS



1965 photo showing the structure at 1319 Elizabeth Street.

1319 ELIZABETH ST.



SOUTH ELEVATION

1319 ELIZABETH ST.



SOUTH ELEVATION

1319 ELIZABETH ST.



EAST ELEVATION

1319 ELIZABETH ST.



EAST ELEVATION

1319 ELIZABETH ST.



EAST ELEVATION

1319 ELIZABETH ST.



WEST ELEVATION

1319 ELIZABETH ST.



WEST ELEVATION

1319 ELIZABETH ST.



WEST ELEVATION

1319 ELIZABETH ST.



NORTH ELEVATION

1319 ELIZABETH ST.



NORTH ELEVATION

ADJOINING PROPERTIES TO 1319 ELIZABETH ST.



1315 ELIZABETH

ADJOINING PROPERTIES TO 1319 ELIZABETH ST.



1317 ELIZABETH

ADJOINING PROPERTIES TO 1319 ELIZABETH ST.



703 SOUTH GARAGE & 1319 ELIZABETH

ADJOINING PROPERTIES TO 1319 ELIZABETH ST.



701 SOUTH (SIDE THAT FACES ELIZABETH)

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S34°55'45"E ASSUMED
ALONG THE CENTERLINE
OF ELIZABETH ALLEY.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1319 ELIZABETH STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X SHADED

MAP OF BOUNDARY SURVEY

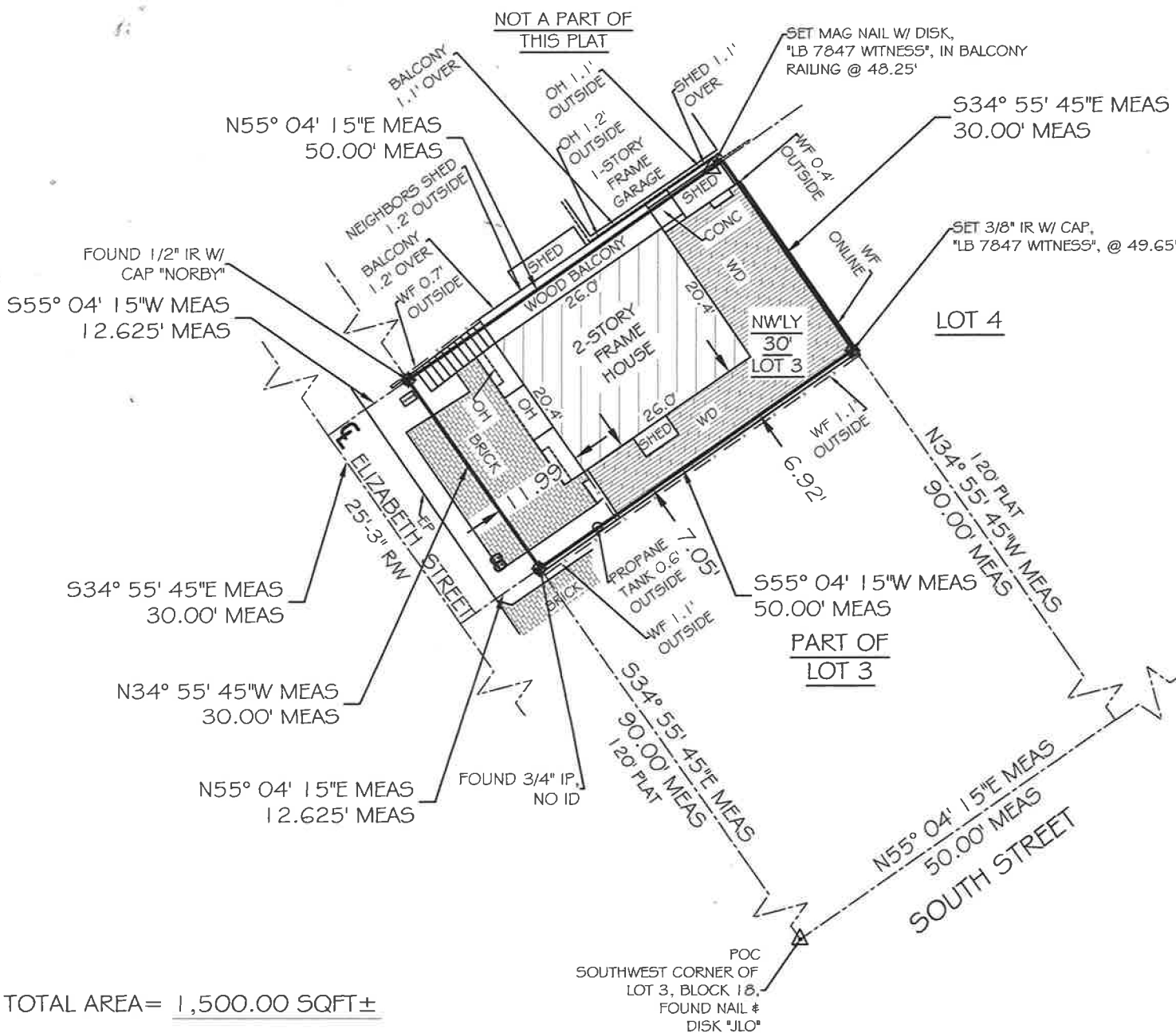


LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



LOCATION MAP - NTS
SEC. 05-T685-R25E



LEGAL DESCRIPTION -

The Northwest 30 feet of the following described parcel of land: Lot 3, Block 18, Tract 17, according to the Plat of the KEY WEST INVESTMENT COMPANY SUBDIVISION of Part of Tract 17, recorded in Plat Book 1 at Page 88 of the Public records of Monroe County, Florida, and which lot is bounded and described as follows: COMMENCING at the corner of Elizabeth and South Streets and running thence along South Street in a Northeasterly direction 50 feet; thence at right angles in a Northwesterly direction 120 feet; thence at right angles in a Southwesterly direction 50 feet; thence at right angles in a Southeasterly direction 120 feet along Elizabeth Street and to the Place of Beginning at the corner of Elizabeth and South Streets.

CERTIFIED TO -

Mary C. Clapp;
Capital Bank, N.A., ISAOA ATIMA;
Smith Oropeza, P.L.;
Chicago Title Insurance Company

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 HIATUS. 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 SURVEYORS OPINION OF THE DEED 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	04/08/2014
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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: FKLSEmail@Gmail.com

PROPOSED DESIGN

1319 ELIZABETH STREET

MALONEY & MAYKUT RENOVATION



LOCATION MAP



SHEET INDEX

A-101	COVER SHEET
A-102	SITE PLAN
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A-201	EXISTING ELEVATIONS
A-202	PROPOSED ELEVATIONS
A-301	SECTIONS

SCOPE OF WORK

This project consists of remodeling an up/down duplex, built in 1948, into a single family home. The existing foundation is being replaced with a slab on grade. On the exterior, a rear shed, exterior stair and balcony are being removed. Some decking is being removed and replaced with a landscape buffer. Windows on the front facade that were previously removed are being replaced and centered to make the facade symmetrical. The small roof/porch over the front door is being replaced with a usable front porch. The kitchen on the first floor is being relocated and a half bath is being added. A new staircase will be constructed on the interior. The second floor is redesigned to include two bedrooms with en suite bathrooms. The existing windows and doors will be replaced with aluminum, impact rated windows, with the exception of the wood front door. Each floor will be provided an electric tankless hot water heater and ducted ac/heat pump system. Electrical and plumbing will be replaced and relocated accordingly. The exterior siding will be replaced with a fiber cement siding in a novelty style.

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 SOLEY 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, ASSEMBLIES AND RELATED MATERIALS 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:

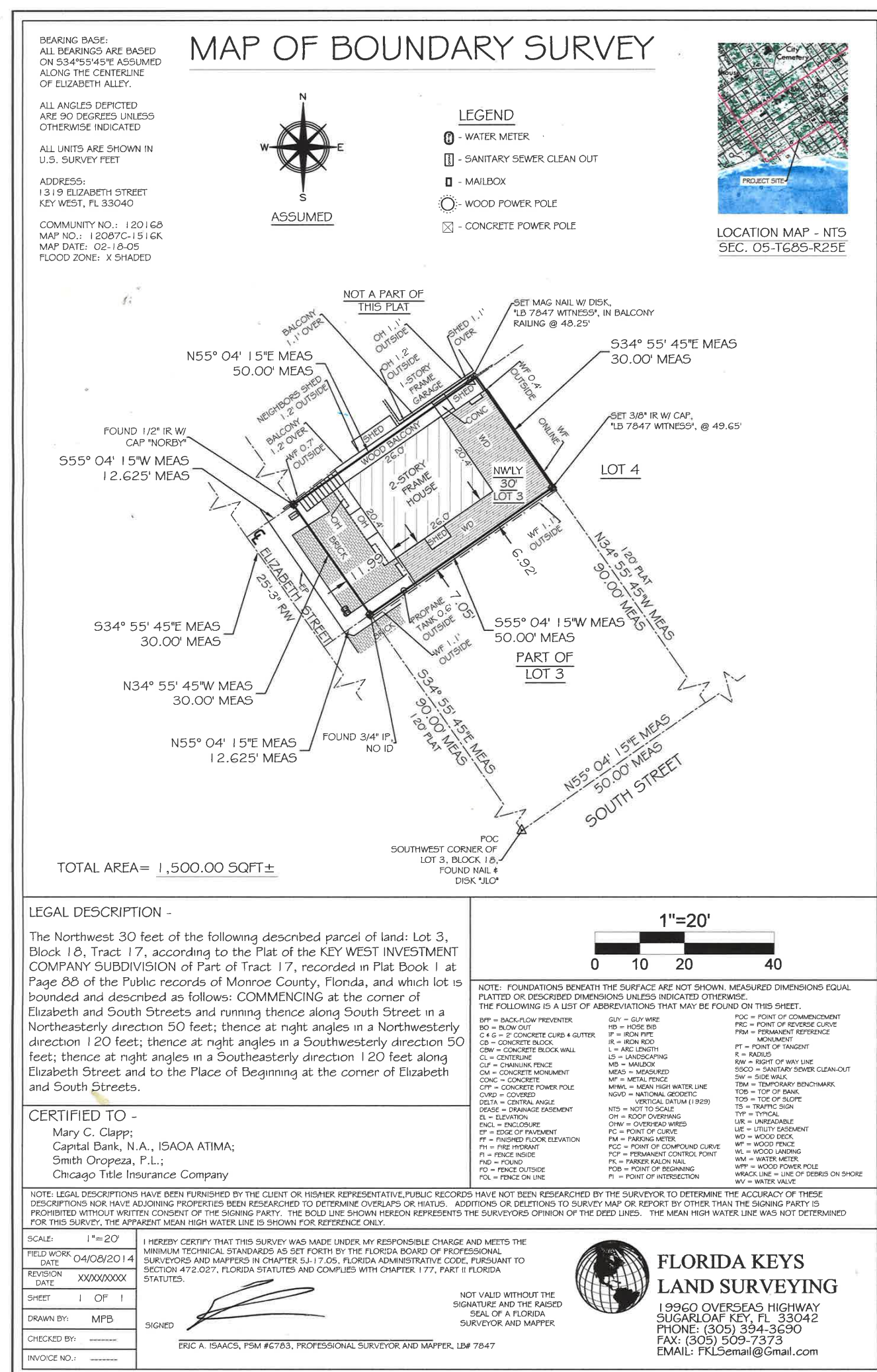
1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN RESIDENTIAL CONSTRUCTION OF THE TRADE FOR WHICH THEY ARE CONTRACTED.
2. WHERE THE OWNER ACTS ON HIS OWN BEHALF WITH HIS/HER OWN FORCES, THE OWNER WARRANTS THAT HE/SHE HAS THE QUALIFICATIONS AND EXPERIENCE NECESSARY 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 WORKSMANSHIP 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.

Korth Collaborative Design, LLC
architecture • project management

www.KorthCollaborativeDesign.com

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

MALONEY & MAYKUT RENOVATION

1319 ELIZABETH STREET
KEY WEST, FL 33040

OWNER
TIM MALONEY & ROBERT MAYKUT
703 SOUTH STREET
KEY WEST, FL 33040

GENERAL CONTRACTOR:
REEF CONSTRUCTION
PHONE: 305.744.2305

[illegible]COVER
SHEET

A-101



Korth Collaborative Design...
architecture • project management

www.KorthCollaborativeDesign.com

Heather Korth, Licensed Architect

FL License No: AR98012

CO License No: 00402981

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Denver, CO 80218

Heather@KorthCollaborativeDesign.com

720.840.9578

MALONEY & MAYKUT RENOVATION

1319 ELIZABETH STREET
KEY WEST, FL 33040

OWNER

TIM MALONEY & ROBERT MAYKUT

703 SOUTH STREET

KEY WEST, FL 33040

GENERAL CONTRACTOR:

REEF CONSTRUCTION

PHONE: 305.744.2305



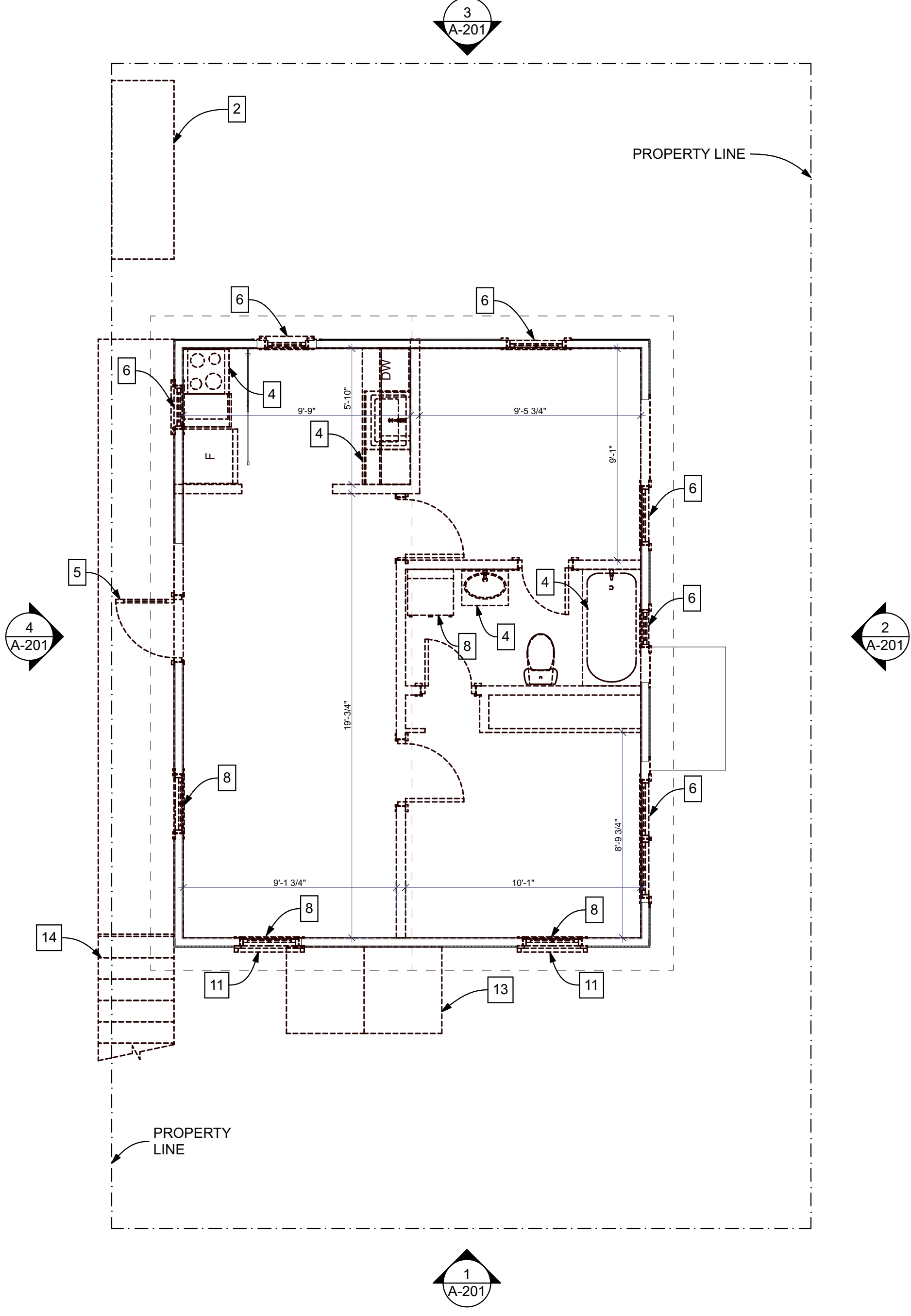
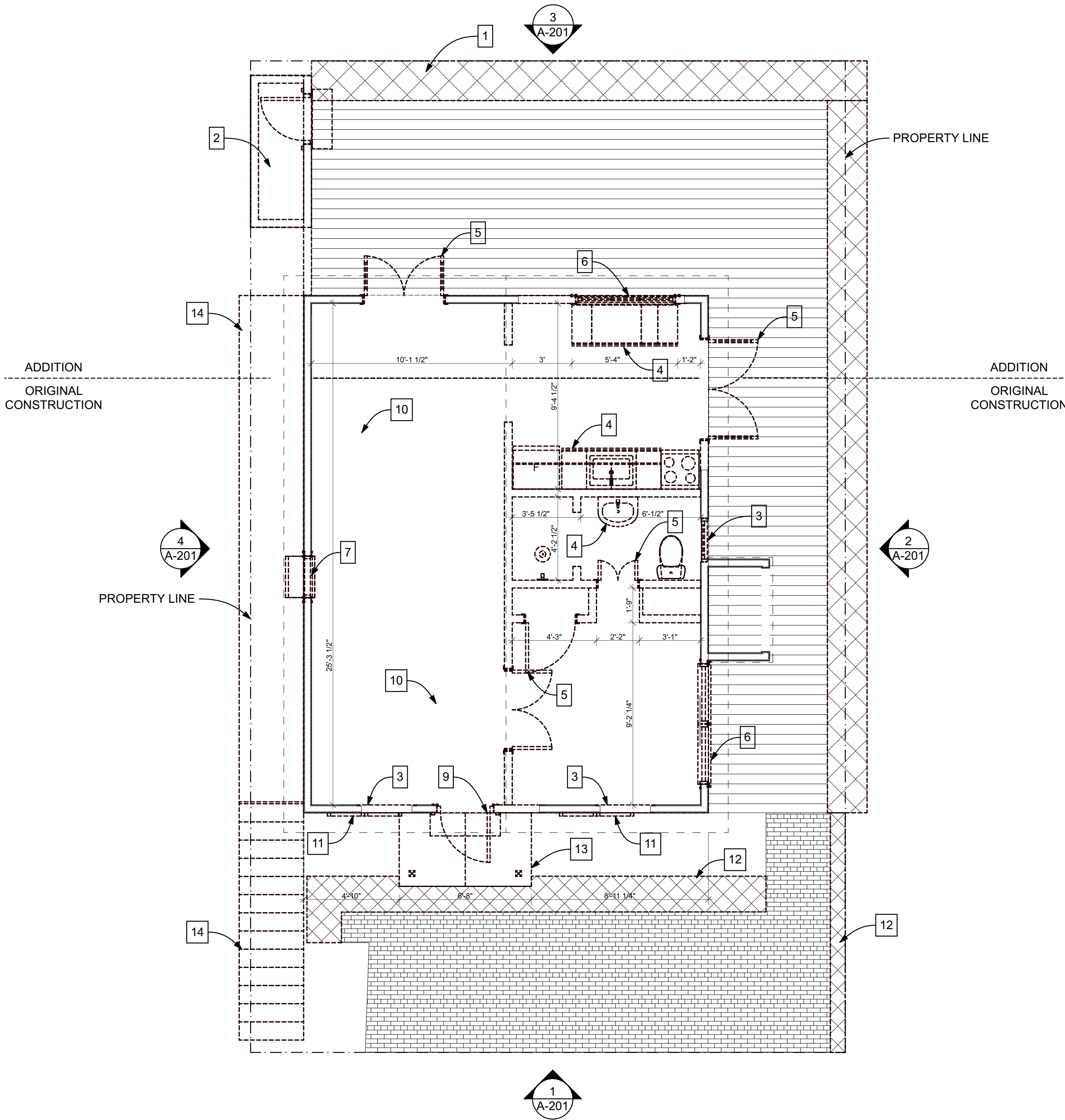
DATE	DESCRIPTION
5/23/22	HARC SUBMITTAL

DEMO PLANS

A-103

DEMO NOTES:

1. REMOVE DECKING FOR LANDSCAPE BUFFER
2. REMOVE EXISTING SHED FOR LANDSCAPE BUFFER
3. CREATE OPENING (THAT PREVIOUSLY EXISTED) FOR WINDOW
4. REMOVE EXISTING CASEWORK AND FIXTURES
5. REMOVE DOOR
6. REMOVE WINDOW
7. REMOVE A/C UNIT AND FILL IN OPENING
8. REMOVE WINDOW & REPLACE WITH ALUMINUM, IMPACT RATED, SIMILAR STYLE
9. REPLACE WOOD EXTERIOR DOOR WITH WOOD, IMPACT RATED DOOR
10. REMOVE FLOORING TO REPAIR FOUNDATION
11. REMOVE EXISTING SHUTTERS
12. REMOVE BRICK
13. REMOVE EXISTING FRONT PORCH
14. REMOVE EXISTING EXTERIOR STAIR AND BALCONY
15. REMOVE EXISTING NOVELTY WOOD SIDING
16. REMOVE CANOPY OVER DOOR



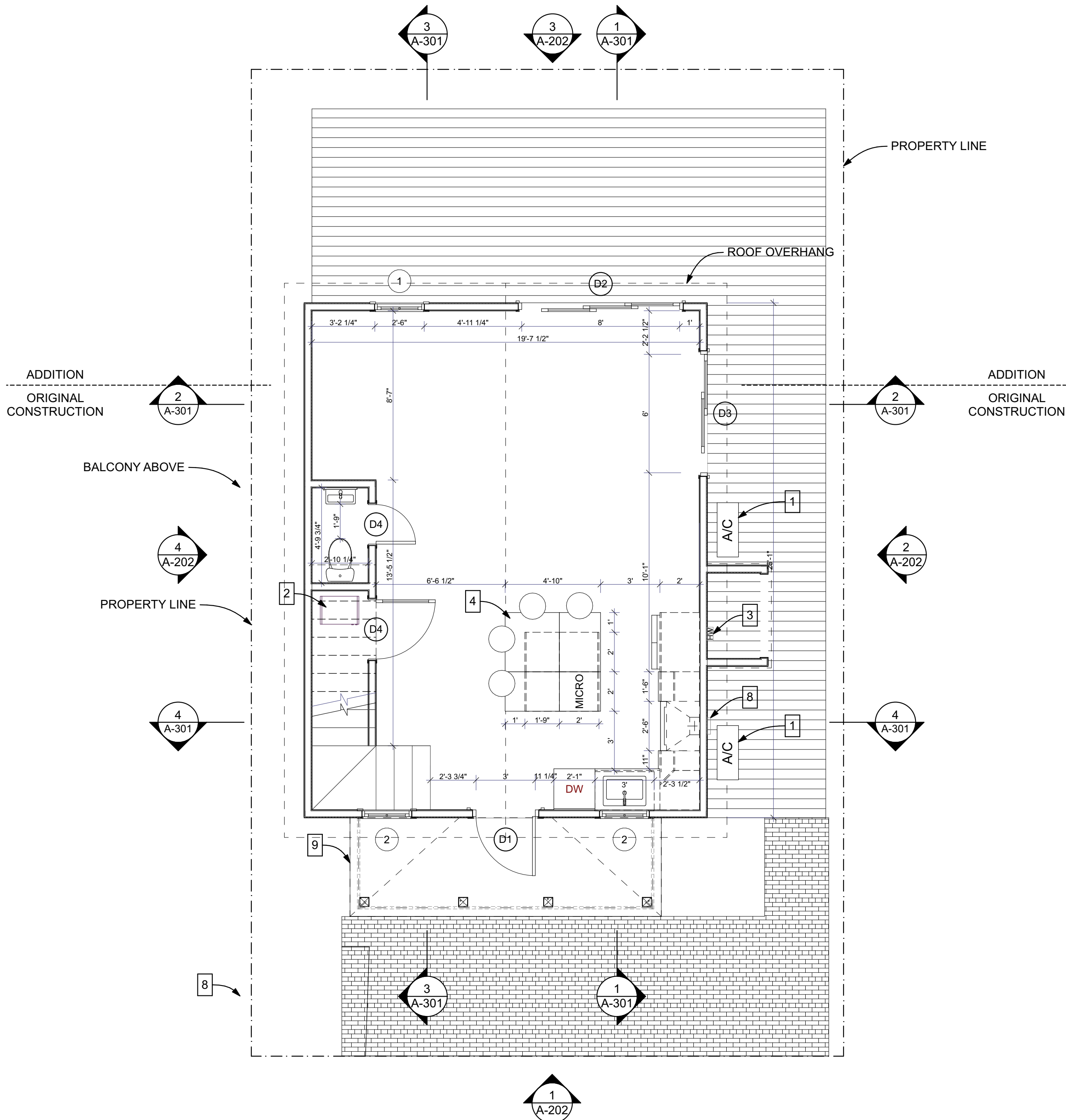
1 1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

2 2ND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

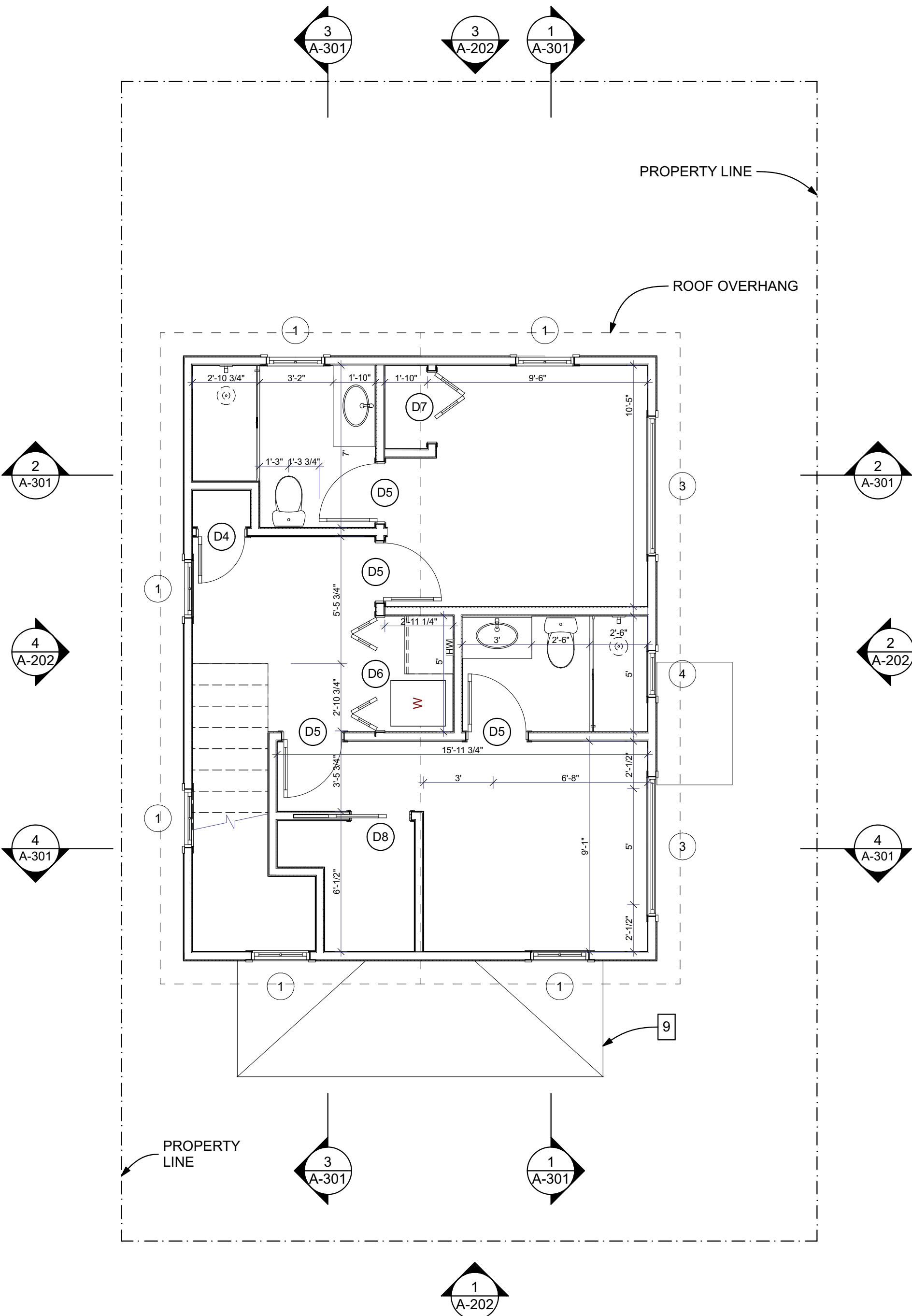
- NOTES:
- 1. NEW CONDENSER FOR DUCTED AC/HEAT PUMP SYSTEM
 - 2. INTERIOR AIR HANDLER UNIT FOR DUCTED AC/HEAT PUMP SYSTEM
 - 3. ELECTRIC HOT WATER HEATER
 - 4. 12" COUNTER OVERHANG
 - 5. EXISTING FENCE TO REMAIN
 - 6. NEW SHOWER
 - 7. REPAIR AND REPLACE FOUNDATION AS NEEDED
 - 8. EXHAUST VENT FOR RANGE HOOD
 - 9. NEW FRONT PORCH, PRESSURE TREATED WOOD FRAME, V-CRIMP ROOF, BEAD BOARD CEILING
 - 10. NEW 1" X 6" FIBER CEMENT SIDING, NOVELTY STYLE, PAINTED WHITE
 - 11. NEW ALUMINUM, IMPACT RATED WINDOW
 - 12. NEW ALUMINUM, IMPACTED RATED DOOR
 - 13. NEW WOOD, IMPACT RATED DOOR
 - 14. ACCESS DOOR TO UNDER STAIRS

WINDOW AND DOOR SCHEDULE					
ID	SIZE	DESCRIPTION	WIND ZONE	WIND REQUIREMENTS V _{ASD}	
1	2'-6" X 4'-5"	DOUBLE HUNG WINDOW, ALUMINUM IMPACT RATED	5	+43.1	-56.2
2	2'-6" X 3'-6"	DOUBLE HUNG WINDOW, ALUMINUM IMPACT RATED	5	+45.2	-60.4
4	6' X 2'	FIXED WINDOW, ALUMINUM IMPACT RATED	5	+43.1	-56.2
5	2' X 2'	CASEMENT WINDOW, ALUMINUM IMPACT RATED	4	+45.2	-48.9

DOOR SCHEDULE					
ID	SIZE	DESCRIPTION	WIND ZONE	WIND REQUIREMENTS V _{ASD}	
D1	3' X 6'-8"	EXTERIOR SWING DOOR, WOOD	4	+43.1	-46.8
D2	8' X 6'-8"	EXTERIOR 3 PANEL SLIDING DOOR, ALUMINUM IMPACT RATED	5	+40.2	-50.6
D3	6' X 6'-8"	EXTERIOR 2 PANEL SLIDING DOOR, ALUMINUM IMPACT RATED	5	+40.4	-51.0
D4	2' X 6'-8"	INTERIOR SWING DOOR, WOOD	N/A	N/A	N/A
D5	2'-6" X 6'-8"	INTERIOR SWING DOOR, WOOD	N/A	N/A	N/A
D6	5' X 6'-8"	INTERIOR BIFOLD DOOR, WOOD	N/A	N/A	N/A
D7	3' X 6'-8"	INTERIOR BIFOLD DOOR, WOOD	N/A	N/A	N/A
D8	2'-6" X 6'-8"	INTERIOR POCKET DOOR, WOOD	N/A	N/A	N/A



1 1ST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



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720.840.9578

MALONEY & MAYKUT RENOVATION

1319 ELIZABETH STREET
KEY WEST, FL 33040

OWNER

TIM MALONEY & ROBERT MAYKUT

703 SOUTH STREET

KEY WEST, FL 33040

GENERAL CONTRACTOR:

REEF CONSTRUCTION

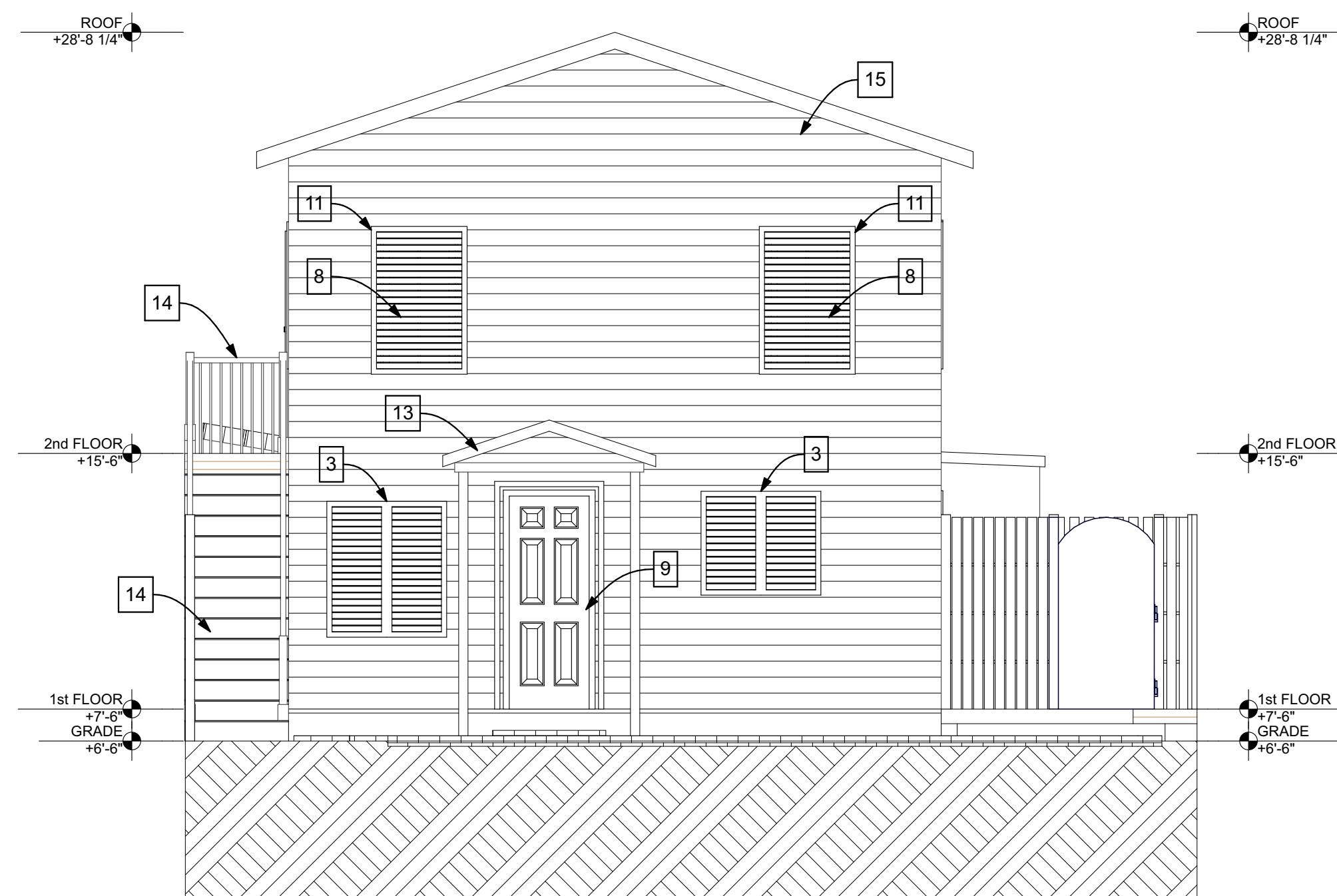
PHONE: 305.744.2305



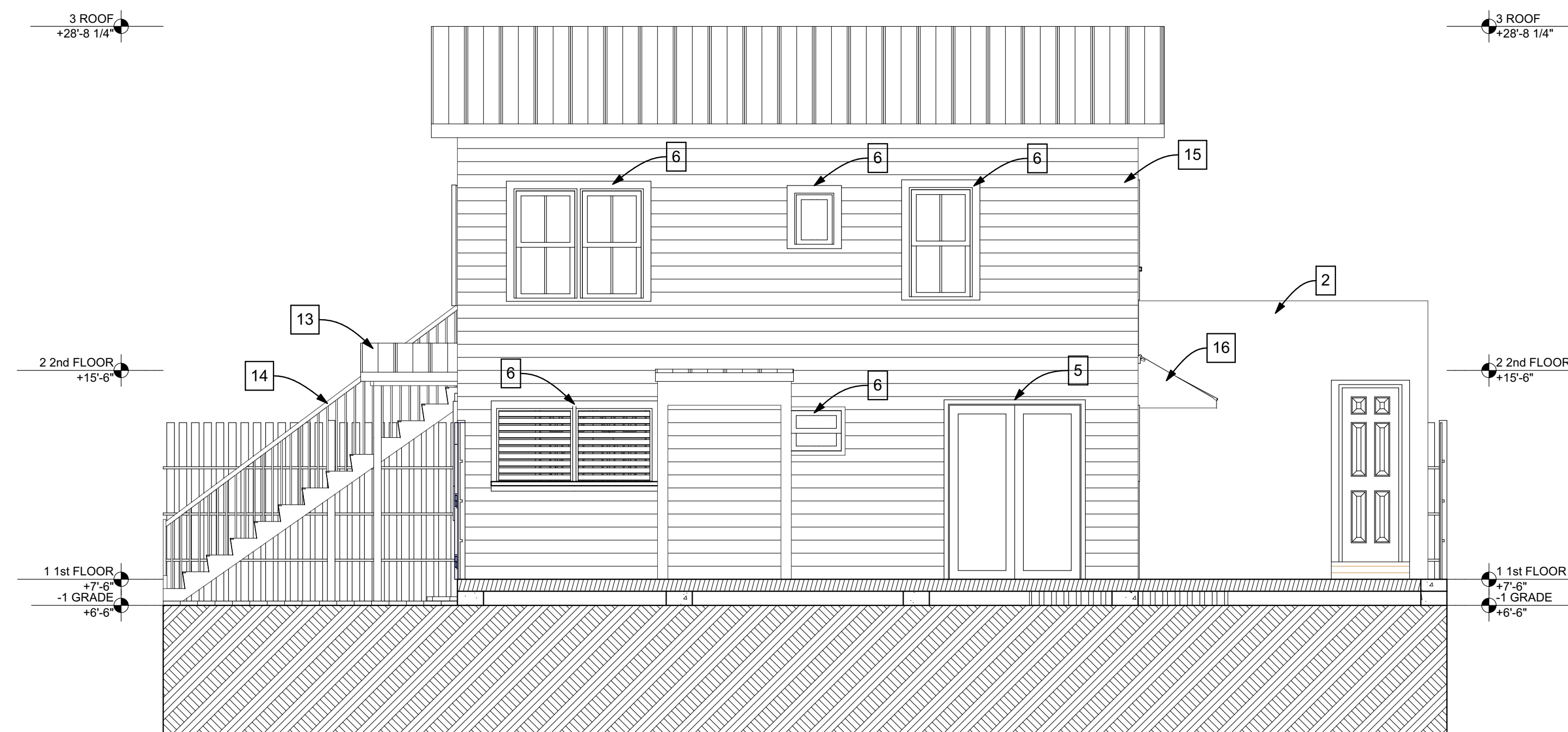
DATE	DESCRIPTION
5/23/22	HARC SUBMITTAL

PROPOSED
FLOOR
PLANS

A-104



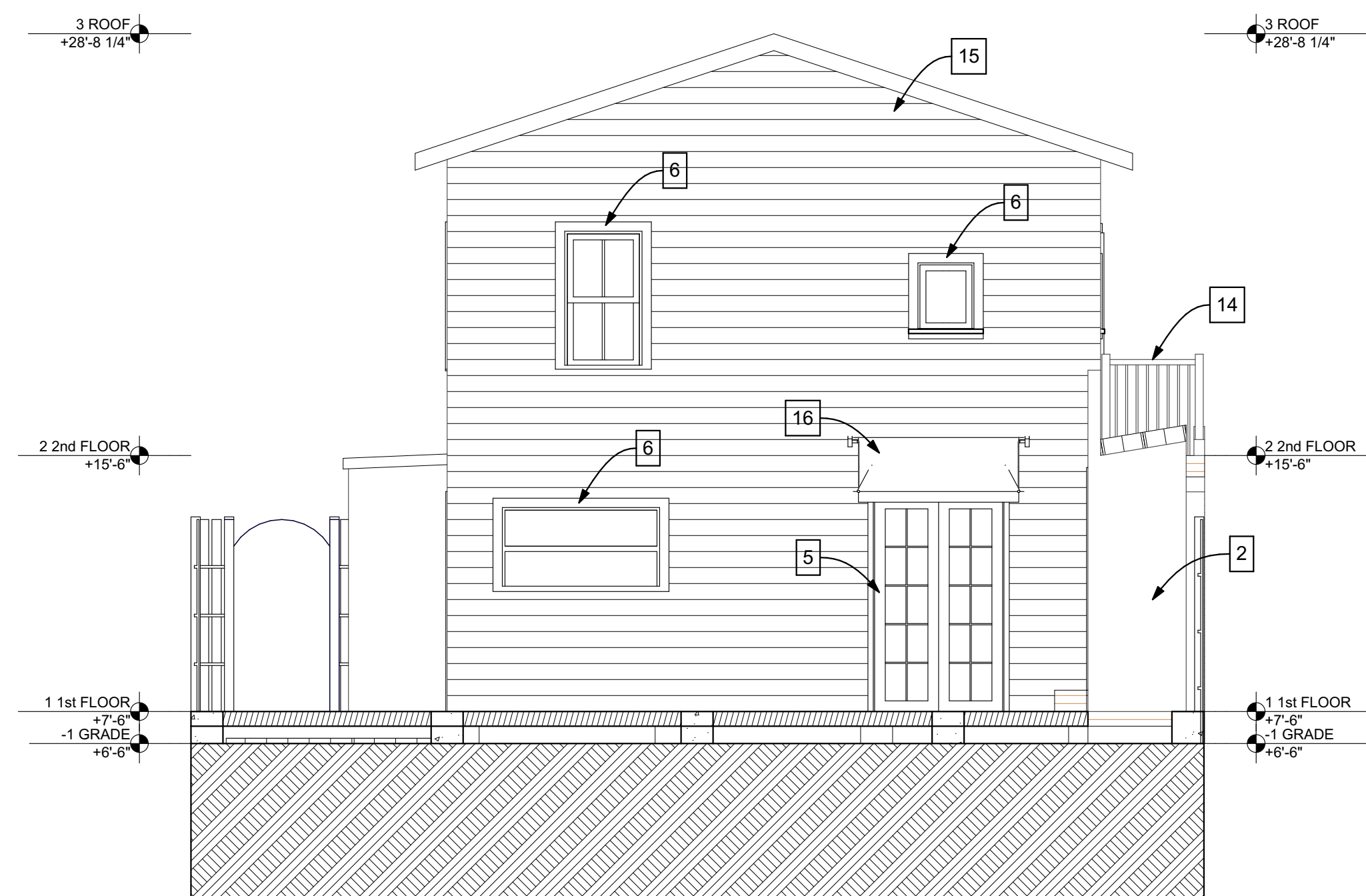
1 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



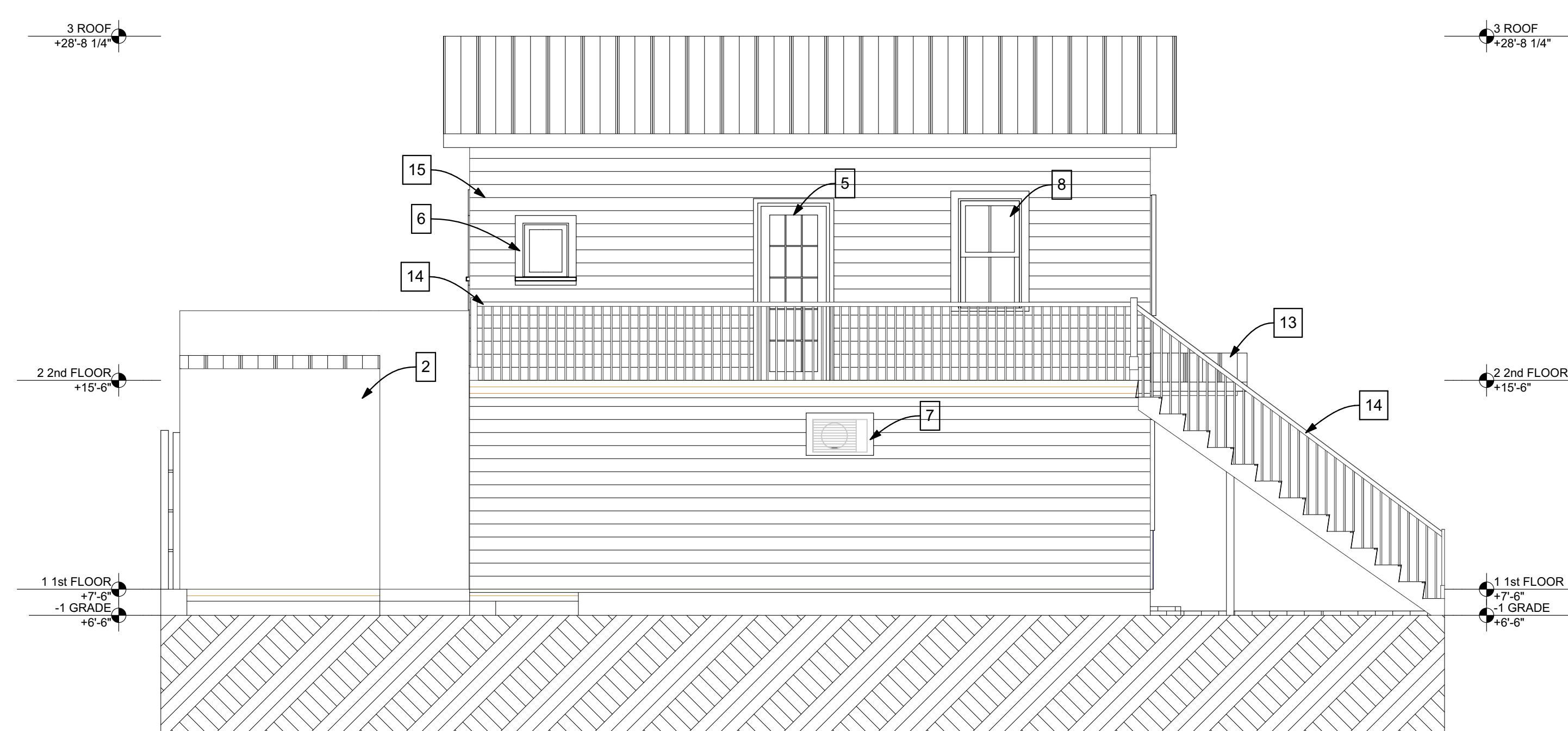
2 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

DEMO NOTES:

1. REMOVE DECKING FOR LANDSCAPE BUFFER
2. REMOVE EXISTING SHED FOR LANDSCAPE BUFFER
3. CREATE OPENING (THAT PREVIOUSLY EXISTED) FOR WINDOW
4. REMOVE EXISTING CASEWORK AND FIXTURES
5. REMOVE DOOR
6. REMOVE WINDOW
7. REMOVE A/C UNIT AND FILL IN OPENING
8. REMOVE WINDOW & REPLACE WITH ALUMINUM, IMPACT RATED, SIMILAR STYLE
9. REPLACE WOOD EXTERIOR DOOR WITH WOOD, IMPACT RATED DOOR
10. REMOVE FLOORING TO REPAIR FOUNDATION
11. REMOVE EXISTING SHUTTERS
12. REMOVE BRICK
13. REMOVE EXISTING FRONT PORCH
14. REMOVE EXISTING EXTERIOR STAIR AND BALCONY
15. REMOVE EXISTING NOVELTY WOOD SIDING
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3 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



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



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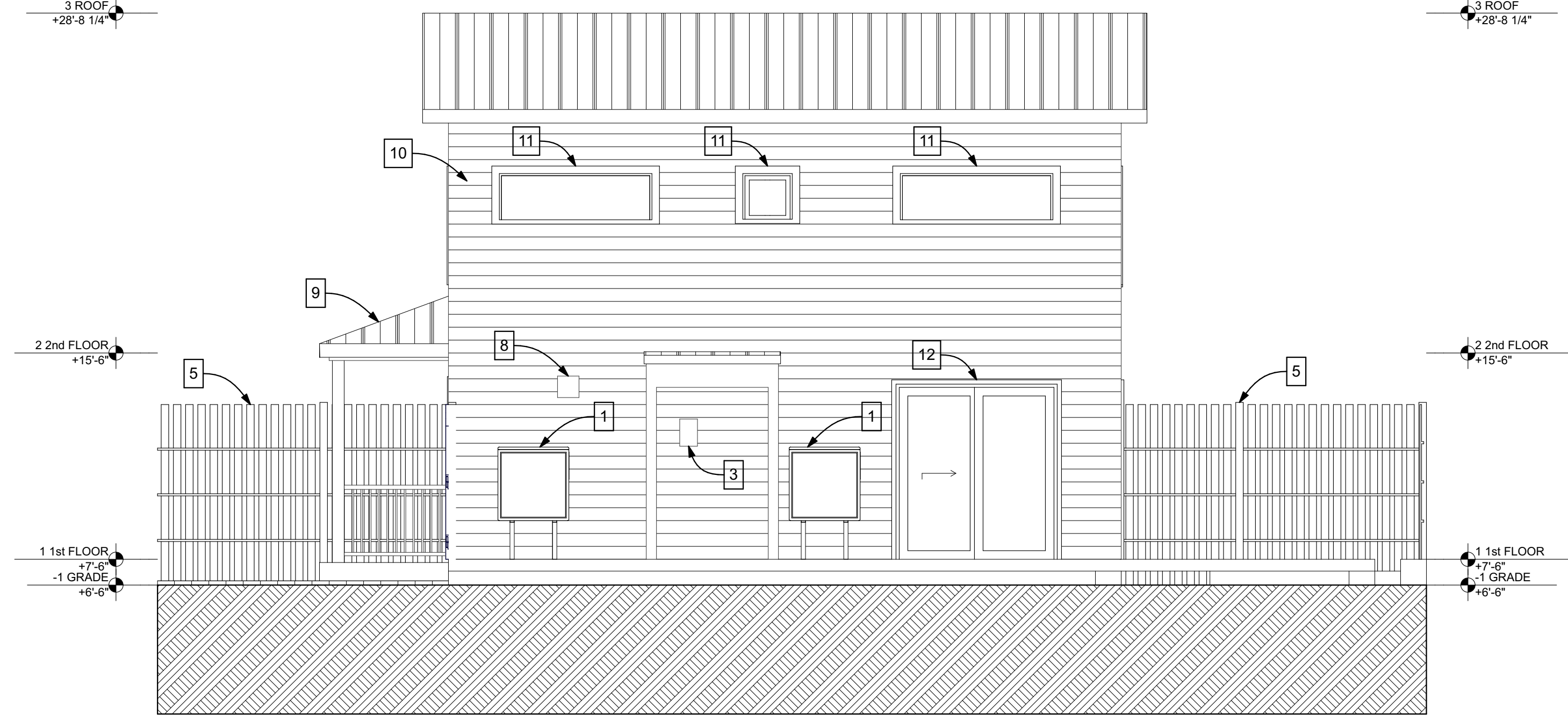
DATE	DESCRIPTION
5/23/22	HARC SUBMITTAL

EXISTING ELEVATIONS

A-201



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



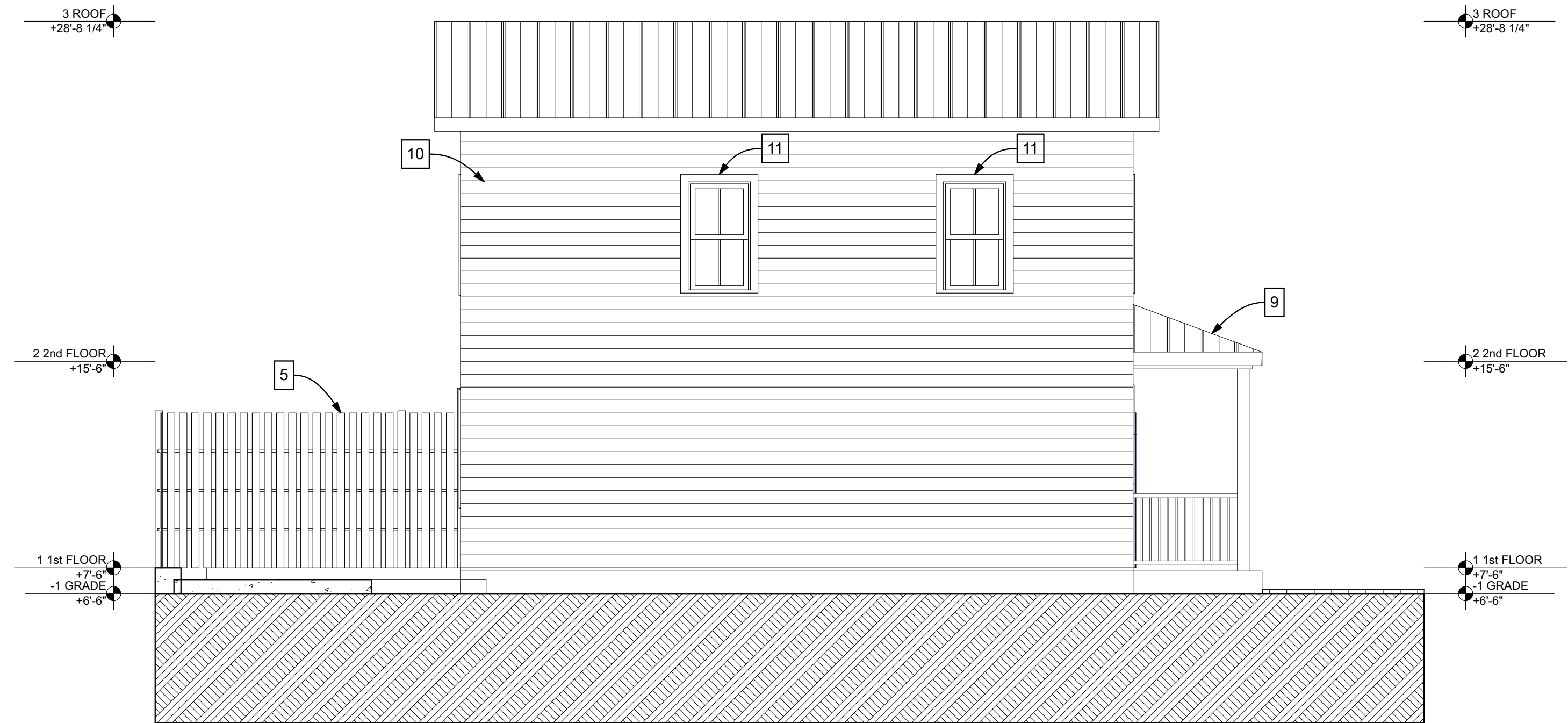
2 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

NOTES:

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



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



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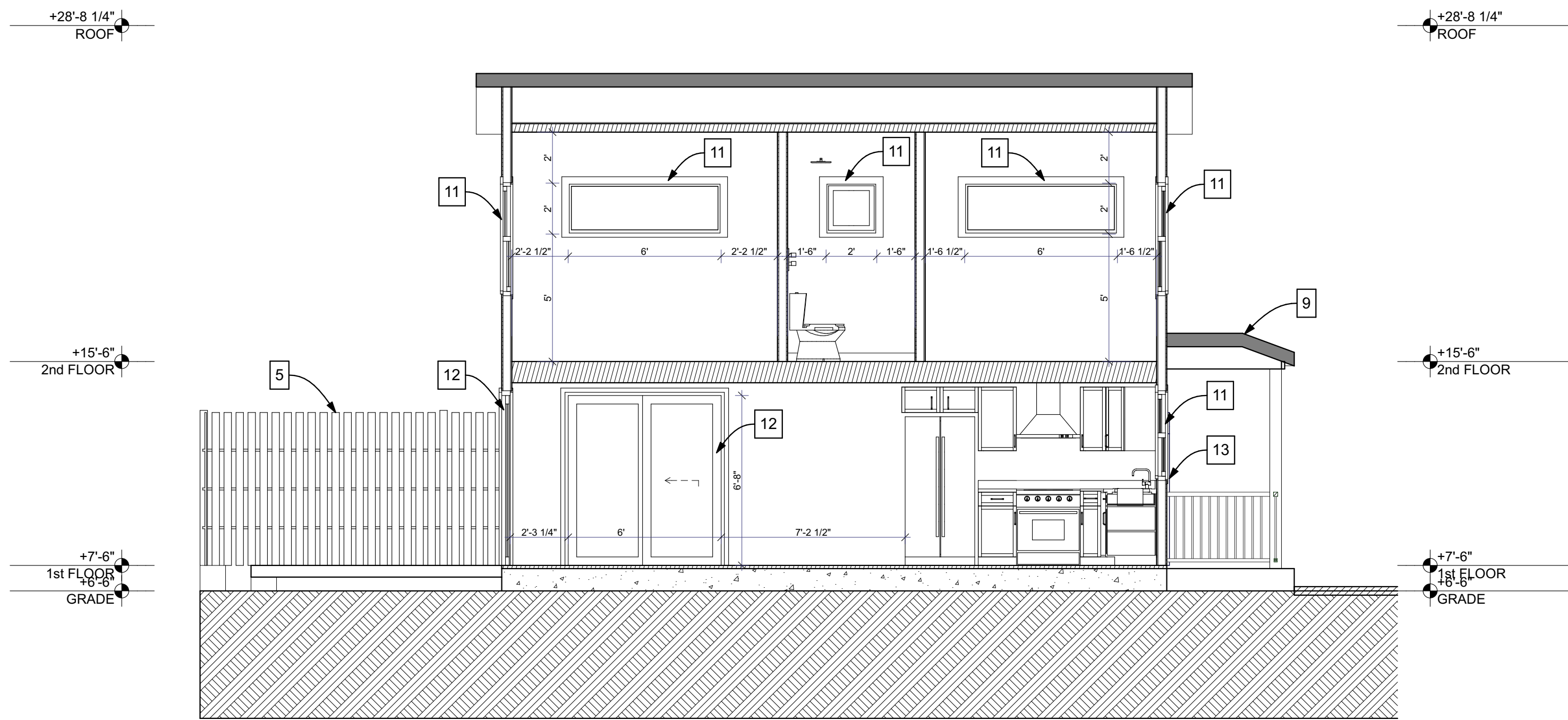
PHONE: 305.744.2305



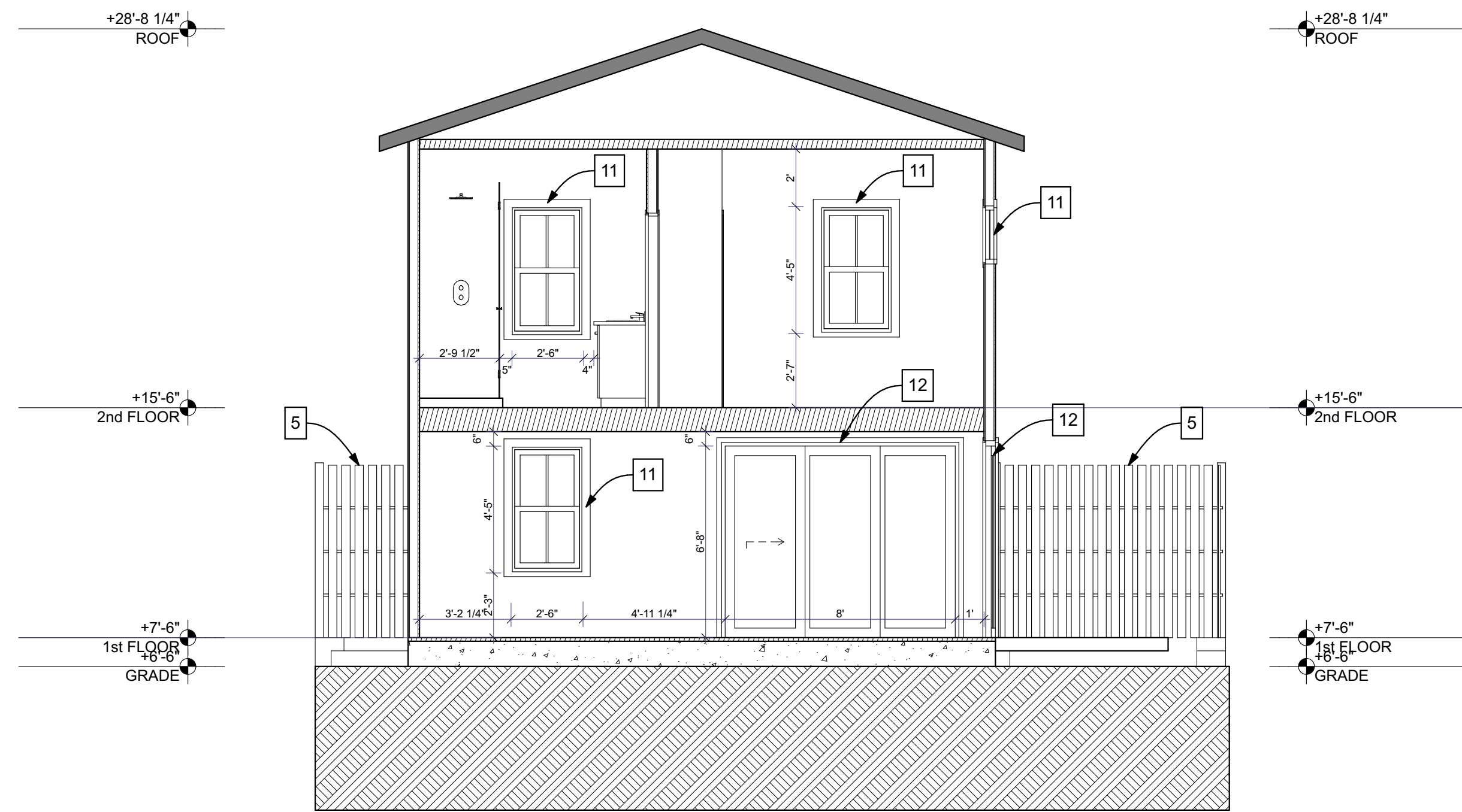
DATE	DESCRIPTION
5/23/22	HARC SUBMITTAL

PROPOSED ELEVATIONS

A-202



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



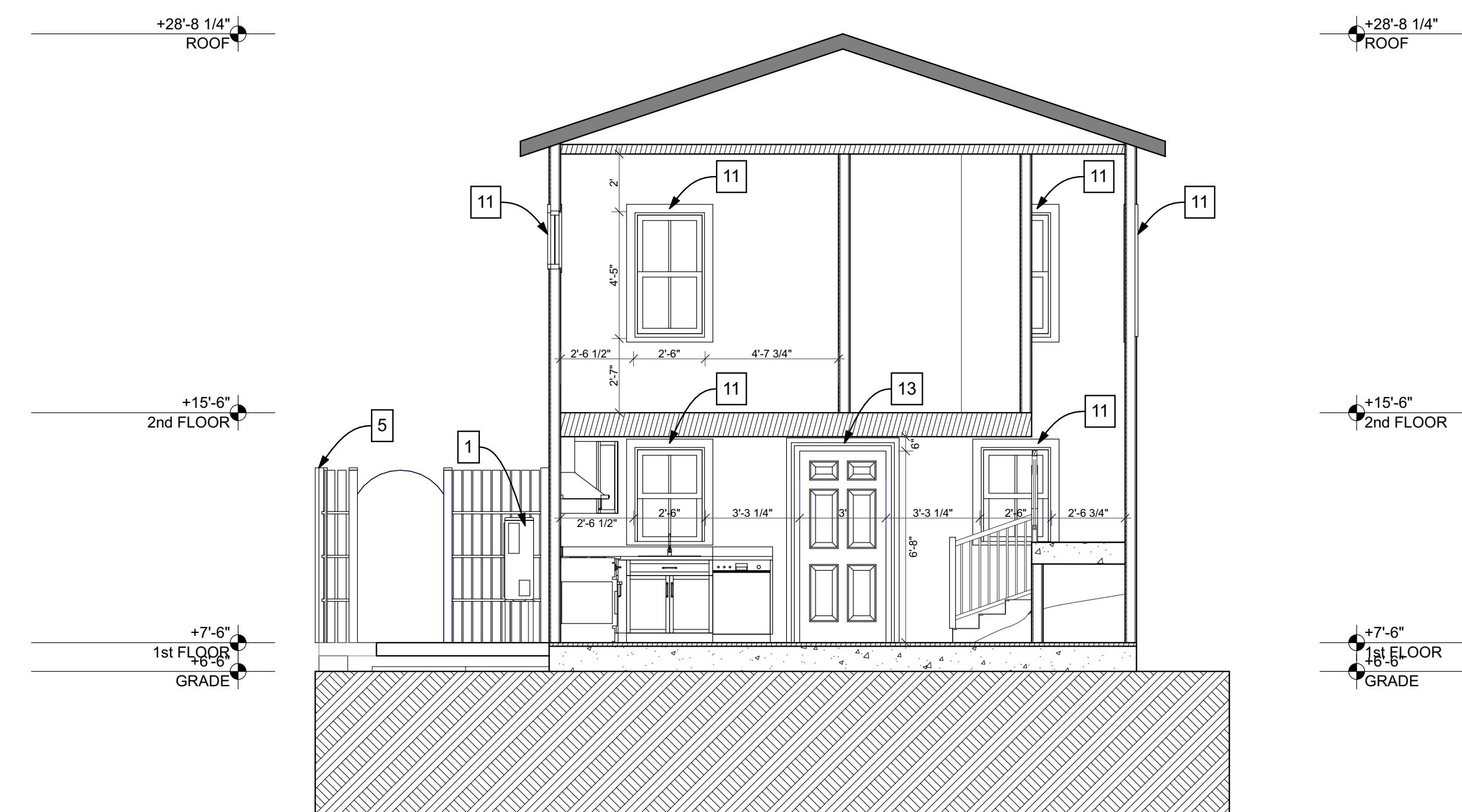
2 SECTION 2
SCALE: 1/4" = 1'-0"

NOTES:

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



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

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DATE	DESCRIPTION
5/23/22	HARC SUBMITTAL

SECTIONS

A-301

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., June 28, 2022.** In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

CONVERSION OF A DUPLEX, BUILT IN 1948, INTO A SINGLE-FAMILY HOME. DEMOLITION OF REAR SHED, EXTERIOR STAIRCASE AND FRONT PORTICO.

#1319 Elizabeth Street

Applicant – Heather Korth Application #H2022-0025

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

PROPERTY APPRAISER INFORMATION

**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 00038170-000000
 Account# 1038911
 Property ID 1038911
 Millage Group 10KW
 Location 1319 ELIZABETH ST, KEY WEST
 Address
 Legal KW KW INVESTMENT COSUB PB1-88 PT LOT 3SQR 18 TR 17 C1-516 OR431-633/34
 Description COUNTY JUDGES DOCKET 11-103A & 1-73-75 OR590-372 OR819-34/35 OR856-162/163 OR952-1728R/S OR1254-246POA OR1254-247/249 OR1475-2265 OR1587-1428/29Q/C OR1837-2462/63Q/C OR1971-1384/85 OR1971-1386/88Q/C OR2296-1357/58Q/C OR2406-2417/20Q/C OR2406-2421/23 OR3147-1416
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property MULTI-FAMILY DUPLEX (0802)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

SUTHERLAND ADK HOLDINGS LLC
 703 South St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$199,466	\$203,899	\$161,789	\$164,005
+ Market Misc Value	\$6,155	\$6,202	\$6,250	\$6,297
+ Market Land Value	\$208,153	\$202,400	\$209,199	\$225,412
= Just Market Value	\$413,774	\$412,501	\$377,238	\$395,714
= Total Assessed Value	\$413,774	\$412,501	\$377,238	\$395,714
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$413,774	\$412,501	\$377,238	\$395,714

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	1,527.00	Square Foot	30.7	50

Buildings

Building ID 2990
 Style 2 STORY ELEV FOUNDATION
 Building Type M.F. - R2 / R2
 Gross Sq Ft 1129
 Finished Sq Ft 1040
 Stories 2 Floor
 Condition POOR
 Perimeter 184
 Functional Obs 0
 Economic Obs 0
 Depreciation % 12
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1948
 Effective Year Built 2010
 Foundation CONC BLOCK
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 4
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	20	0	0
FLA	FLOOR LIV AREA	1,040	1,040	0
OUU	OP PR UNFIN UL	54	0	0
SBF	UTIL FIN BLK	15	0	0
TOTAL		1,129	1,040	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1981	1982	1	1 UT	1
FENCES	1986	1987	1	121 SF	5
FENCES	1986	1987	1	48 SF	2
FENCES	1993	1994	1	300 SF	2
BRICK PATIO	1999	2000	1	250 SF	2
WOOD DECK	1990	1991	1	516 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/5/2022	\$650,000	Warranty Deed	2355910	3147	1416	01 - Qualified	Improved
4/2/2009	\$0	Quit Claim Deed		2406	2417	11 - Unqualified	Improved
2/18/2009	\$300,000	Warranty Deed		2406	2421	02 - Qualified	Improved
1/23/2004	\$560,000	Warranty Deed		1971	1384	Q - Qualified	Improved
9/1/1997	\$230,000	Warranty Deed		1475	2265	Q - Qualified	Improved
4/1/1993	\$101,000	Warranty Deed		1254	247	Q - Qualified	Improved
8/1/1985	\$90,000	Warranty Deed		952	1728	U - Unqualified	Improved
6/1/1982	\$61,000	Warranty Deed		856	162	Q - Qualified	Improved
8/1/1980	\$50,000	Warranty Deed		819	34	Q - Qualified	Improved

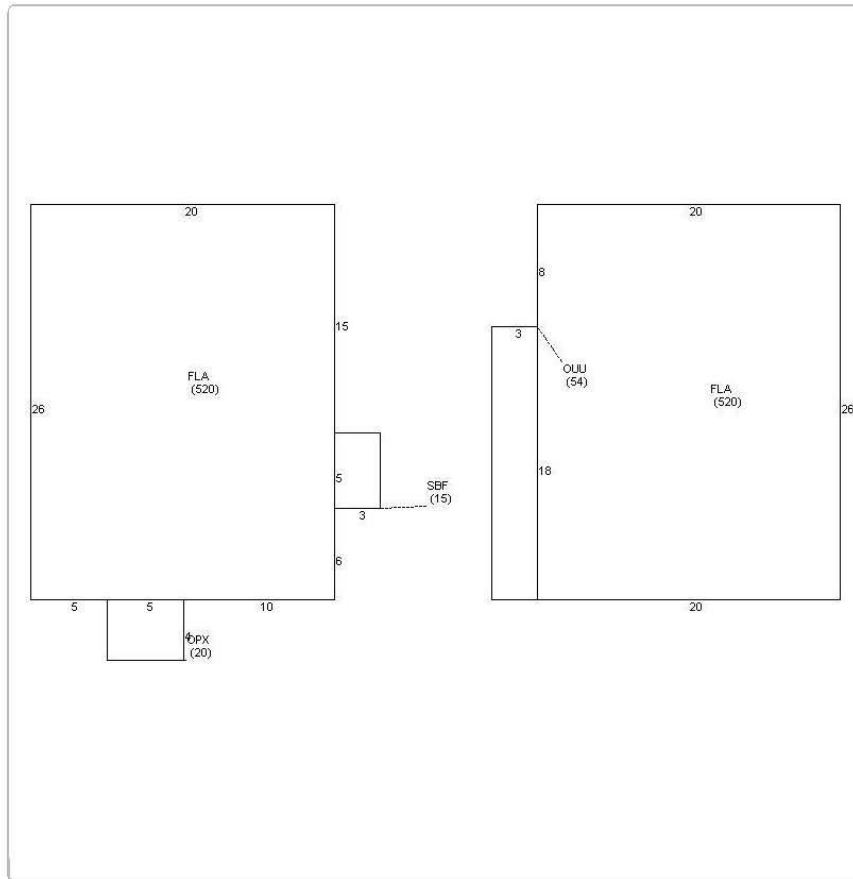
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9803796	12/18/1998	11/2/1999	\$4,000		V-CRIMP ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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