

Staff Report

**Demolish lower loading dock and remove trailer - # 201 William Street-
Applicant: City of Key West John P. Castro (H11-01-154)**

The Waterfront market is not listed in the surveys as a contributing resource. The city is proposing the demolition of a non historic lower deck and the removal of a trailer that is attached to the existing cbs structure. Staff did not find any Certificate of Appropriateness approving the structures that are subject to this application. The steel structural support for the loading deck is in disrepair. The applicant indicated that the cbs structure has an opening approximately 30" wide by 74" tall that gives access to the metal container that is proposed to be removed. For this application the opening will be closed with masonry blocks and painted to match the rest of the building. No new structures are proposed in the area once the structures are removed. The Commission approved the first reading for demolition in the meeting held on February 22, 2011.

Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes 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).

(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.

(b) The historic architectural review commission shall not issue permits 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;

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

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

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous

buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3 (E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

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 understanding that the existing loading deck proposed to be demolished is not historic, nor it can be considered to be listed as contributing on a near future.

Staff understands that the commission can consider the proposed demolition of the non-historic back porch pursuant the Code of Ordinance, Section 102-218-Demolitions in the historic district.

For the request to remove the existing metal trailer Guidelines for outbuildings can be used to review this application;

Outbuildings (pages 40-41);

2. *No accessory structure may be built in the front yard of a structure in the historic district.*

The metal container is located in the front yard. The proposal will correct the non compliance situation.

12. *Temporary pre-fabricated metal or plastic storage structures are not allowed.*

By removing the structure the city will comply with this guideline.

It is staff's belief that the proposed removal of the metal trailer and the restoration of the wall are consistent with the guidelines.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # HIL-01-134

OWNER'S NAME: City of Key West DATE: 2/4/11

OWNER'S ADDRESS: 201 William St PHONE #: 305 809 3803

APPLICANT'S NAME: City of Key West PHONE #:

APPLICANT'S ADDRESS: 201 William St.

ADDRESS OF CONSTRUCTION: 201 William St. # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Demolish/Remove pink office trailer and lower level concrete loading dock, west side of waterfront market building

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083



This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 2/4/11

Applicant's Signature: *John P. Cato*

Required Submittals

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due:\$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

Approved 2/22/11

HARC Comments:

Not listed in the surveys.

• Ordinance for demolition

• Guidelines for alt buildings (page 40.41)

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

Date: 2/22/11

Signature:


Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

March 1, 2011

City of Key West
Att. John P. Castro
201 William Street
Key West, Florida 33040

RE: REMOVE OFFICE TRAILER AND DEMOLISH LOWER LEVEL
CONCRETE LOADING DOCK.
FOR: #201 WILLIAM STREET - HARC APPLICATION # H11-01-154
KEY WEST HISTORIC DISTRICT


Dear Mr. Castro:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and first reading for demolition for the above mentioned project on the public hearing held on Tuesday, February 22, 2011.

Because this project includes a demolition request a second reading will take place on March 8, 2011 at Old City Hall. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

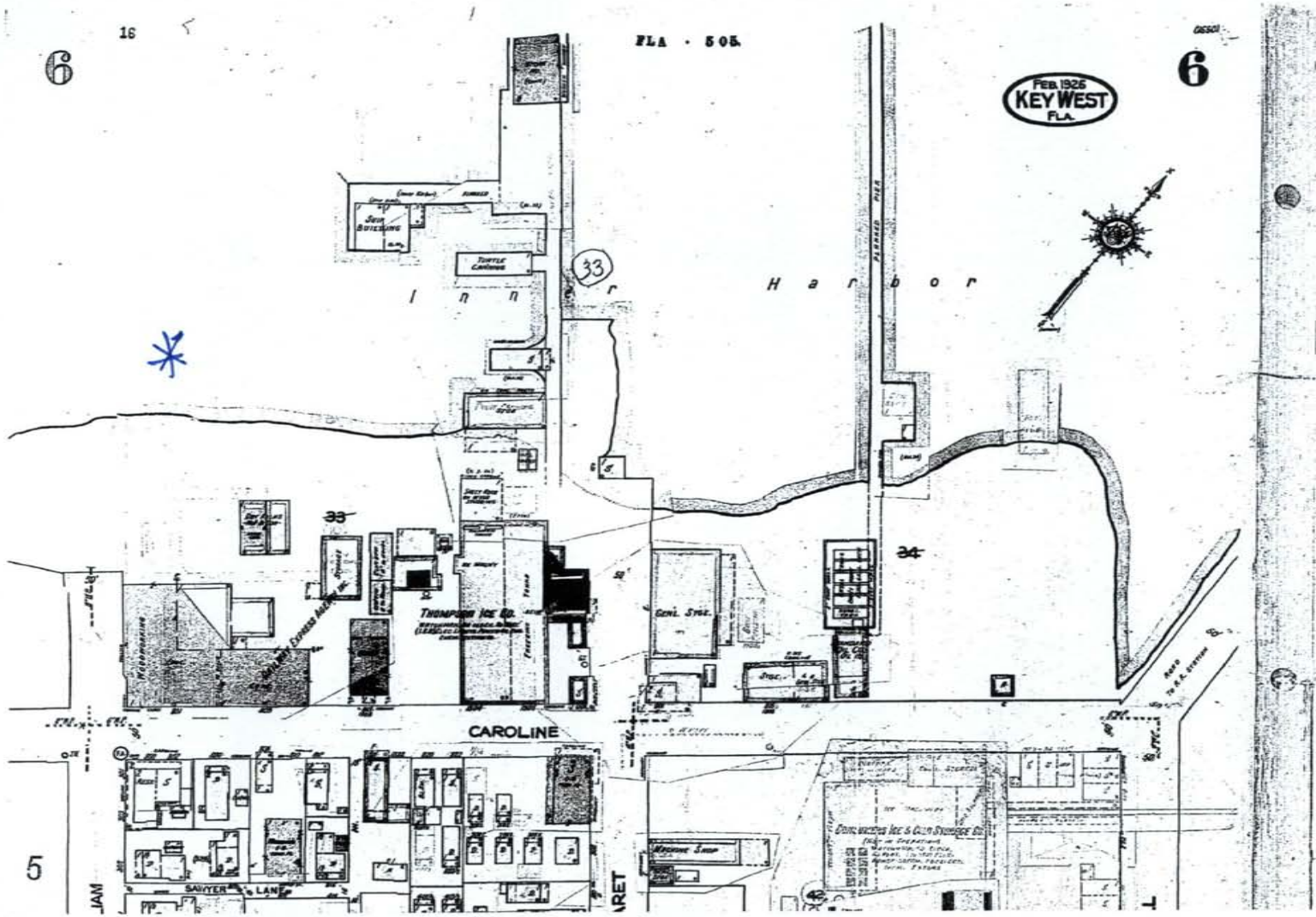
Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Sanborn Maps

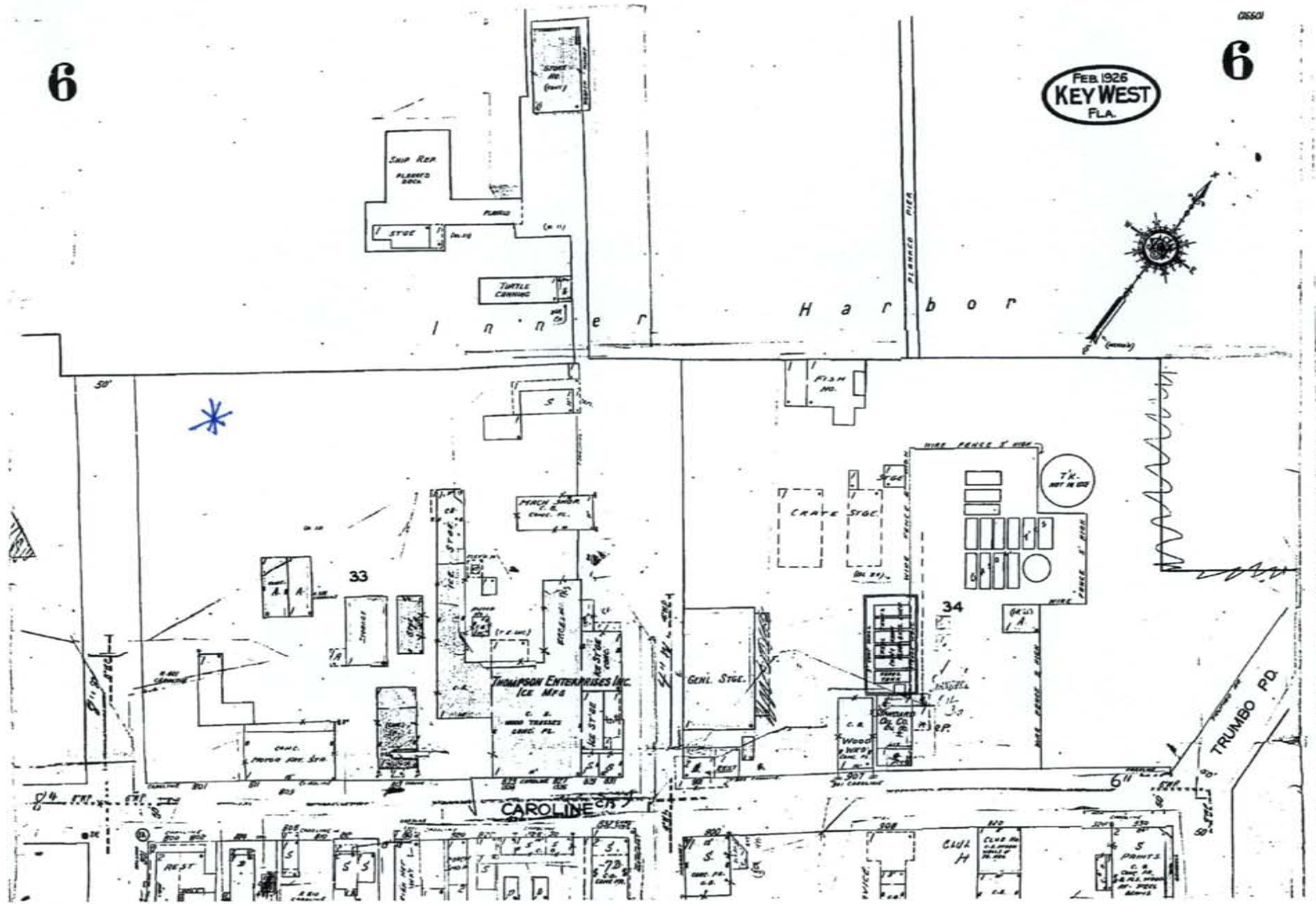


#201 William Street Waterfront market Sanborn map 1948 Copy

6

6

FEB 1926
KEY WEST
FLA.



#201 William Street Waterfront Market Sanborn map 1962

Project Photos



Office



NORTH SAILS

Dock







Correspondence

Enid Torregrosa

From: Enid Torregrosa
Sent: Tuesday, February 08, 2011 1:33 PM
To: John Castro
Subject: RE: Closure of wall behind office

Will include this e-mail to the application. John when you have a chance can you contact John Woodson to see alternatives for safety measurements regarding the existing doors. At this point I am not worried about including this on the application, just a concern regarding safety.

Again thanks!

Take care;

Enid

From: John Castro
Sent: Tuesday, February 08, 2011 1:02 PM
To: Enid Torregrosa
Subject: Closure of wall behind office

Enid,

As part of the HARC application for 201 William St., removal of office trailer and loading dock on the west side of the waterfront market building, I would like to add that the entry to that office that will be removed has one opening from the inside of the building. That opening is approximately 30" wide by 74" tall. After the removal of the structure this opening will be closed by masonry block, patched and painted to match the rest of the building.

Thank you for adding this to the application.

John Paul Castro
Historic Seaport
Operations Manager
(305) 809-3803

Site Plans

Noticing

Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing **at 3:00 p.m., February 22, 2011, at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

DEMOLISH LOWER LOADING DOCK AND REMOVE TRAILER

#201 WILLIAM STREET - APPLICATION NO. (H11-01-154)

Applicant: City of Key West- John P. Castro

If you wish to see the application or have any questions, you may visit the Planning Department, during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com .

**Property Appraiser
Information**

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 8818602 Parcel ID: 00072082-004200

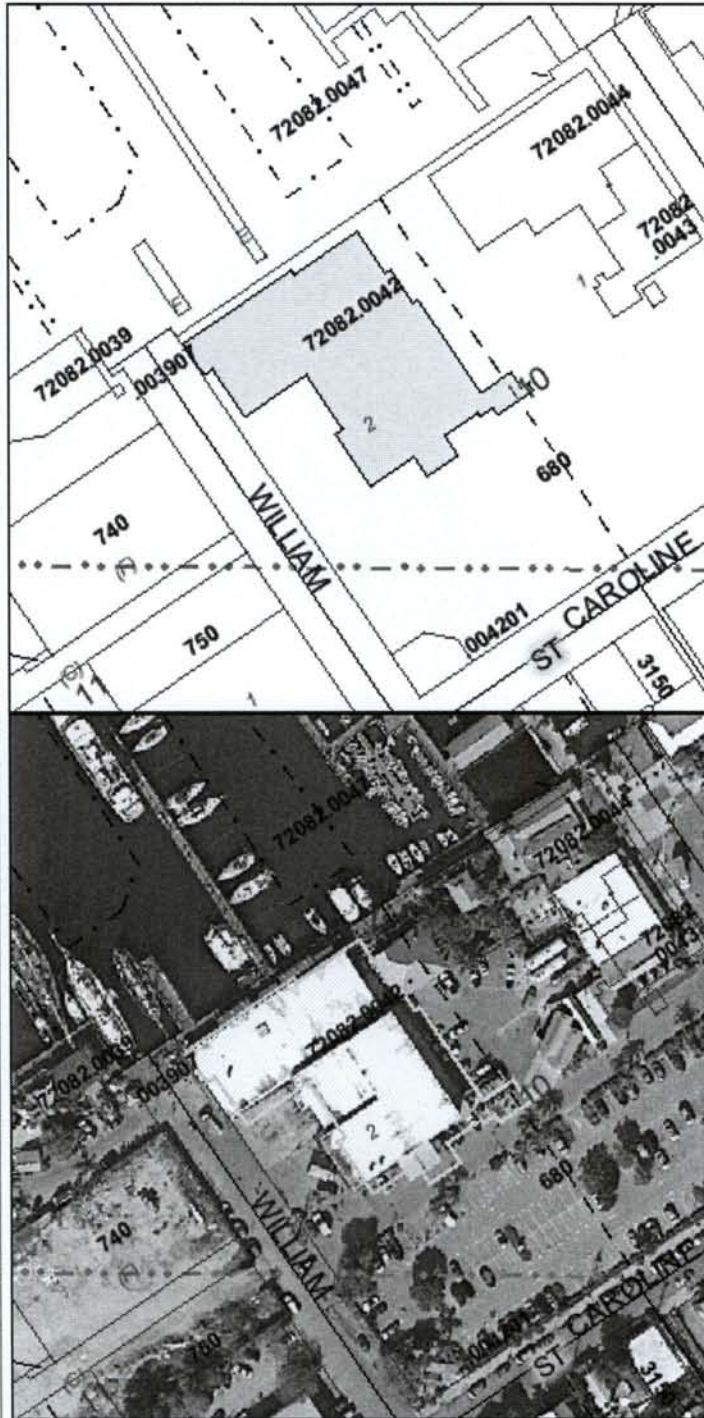
Ownership Details

Mailing Address:
CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 201 WILLIAM ST KEY WEST
Legal Description: KW PT LOT 2 SQR 10 (WATERFRONT BUILDING) G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
10WA - COMM WATERFRONT ACRE	180	348	25,140.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 27610
 Year Built: 1970

Building 1 Details

Building Type
 Effective Age 16
 Year Built 1970
 Functional Obs 0

Condition A
 Perimeter 666
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 19
 Grnd Floor Area 27,610

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

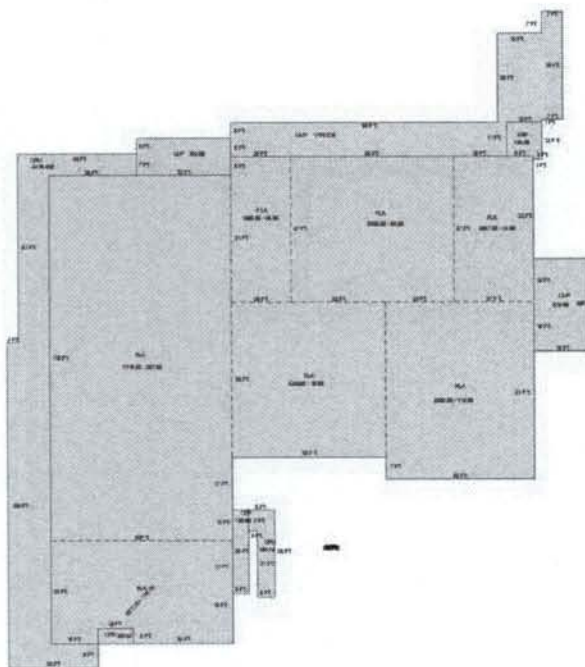
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 48

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPX		1	1992					60
2	FLA		2	1992					3,972
3	OPF		1	1992					135
4	OPU		1	1992					189
5	FLA		1	1992					7,316
6	FLA		2	1992					5,200

7	FLA	2	1992	1,880
8	FLA	1	1992	2,585
9	FLA	1	1992	2,850
10	FLA	3	1992	3,807
11	CLP	1	1992	570
12	SBF	1	1992	135
13	ULP	1	1992	1,703
14	ULP	1	1992	384
15	OPU	1	1994	2,418

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16454	1 STY STORE-B	100	Y	Y
	16455	OFF BLDG-1 STY-B	100	Y	Y
	16456	1 STY STORE-B	100	Y	Y
	16457	1 STY STORE-B	100	Y	Y
	16458	1 STY STORE-B	100	Y	Y
	16459	1 STY STORE-B	100	Y	Y
	16460	1 STY STORE-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5672	C.B.S.	100

Appraiser Notes

6/12/04 THIS PARCEL WAS PREVIOUSLY ASSESSED WITH B.O'S FISH WAGON AND A PORTION OF THE CITY PARKING LOT. FOR THE 2004 TAX ROLL THIS PARCEL WILL ONLY BE FOR THE WATERFRONT BUILDING AND THE LAND WHICH IT SITS ON. LEASES ON WATERFRONT BUILDING : REEF RELIEF ELENA JONES STUDIO THE SAND DOLLAR KEY WEST ICE CREAM FACTORY GESLIN SAILS AND CANVAS WATERFRONT MARKET KEY WEST PROPERTIES ATM MACHINE/TIB BANK SCHOONER/APPLEDORE KEY WEST PACKET LINES/WOLF OFFICE SUNSET WATERSPORTS FORMERLY PART OF RE 68

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
35	0101607	09/13/2001	11/29/2001	20,000	Commercial	AWNINGS
37	0103368	10/12/2001	11/07/2002	1,000	Commercial	WALL REPAIRS
38	01-4037	12/21/2001	11/07/2002	1,500	Commercial	AWNING LIGHT
39	01-4043	12/28/2001	11/07/2002	3,500	Commercial	INSTALL 1(2.5) TON A/C
40	02-0089	01/15/2002	11/07/2002	1,500	Commercial	EXHAUST FAN
41	02-0347	02/13/2002	11/07/2002	200	Commercial	SECURITY SYSTEM
42	02-0626	03/21/2002	11/07/2002	4,000	Commercial	INSTALL TEMP.ELEC
43	02-0844	04/30/2002	11/07/2002	1,000	Commercial	FINISH HOOD WK.
44	02-1154	05/10/2002	11/07/2002	1,000	Commercial	INSTALL HVAV EQUIP.

45	02-1630	06/21/2002	11/07/2002	1,800	Commercial	INTERIOR RENOVATIONS
46	02-1630	07/01/2002	11/07/2002	3,800	Commercial	TRACK LIGHTING
47	02-3453	01/08/2003	12/02/2004	2,000	Commercial	TEMP.TENT-30 DAYS
48	03-3939	01/15/2004	12/02/2004	800	Commercial	INSTALL ROOFING
50	05-0105	01/13/2005	12/31/2005	800	Commercial	TEMPORY SERVICE & LIGHTS
49	04-0938	03/26/2004	12/02/2004	7,000	Commercial	MURAL LIGHTS
51	05-4676	11/02/2005	12/31/2005	499	Commercial	HURRICANE WILMA DAMAGE MAINTENANCEOF ROOF
52	06-0141	01/11/2006		2,000	Commercial	INSTALL TEMPOARY SERVICE & LIGHTS
53	06-6826	12/29/2006		2,000	Commercial	INSTALL TEMP.,200AMP AND LIGHTS FOR RACR WEEL AT B.O. CHUCK WAGON
54	07-5328	12/12/2007		4,575	Commercial	REMOVE ALL NON-STRUCTURAL WALL AND CEILING COVERING
	0800000544	03/04/2008		500	Commercial	2 NEW PROPANE TANKS WITH APPROVED SLAB
54	10-00000003	12/12/2009		9,780	Commercial	TEMPORARY TENTS FOR SAILBOAT RACES
	10-00000140	01/15/2010		2,000	Commercial	INSTALL TEMPORARY ELECTRIC HOOKUP FOR TWO OFFICE TRAILERS, MAIN EVENT TENT, AND VENDOR TENTS
1	B952970	09/01/1995	12/01/1995	45,000	Commercial	EXCAVATE/REPLCE FUEL LINE
2	B953750	11/01/1995	12/01/1995	4,000	Commercial	INSTALL DRYWALL,DROP CEIL
4	9602359	06/01/1996	12/01/1996	2,700,000	Commercial	RENOVATIONS
5	9602374	06/01/1996	12/01/1996	600,000	Commercial	ELECTRIC
6	9602375	06/01/1996	12/01/1996	300,000	Commercial	PLUMBING
7	9602367	06/01/1996	12/01/1996	5,400	Commercial	ROOF
8	9603488	08/01/1996	12/01/1996	4,300	Commercial	PLUMBING
3	9601197	03/01/1996	12/01/1996	20,000	Commercial	RENOVATIONS
9	9700348	02/01/1997	12/01/1997	20,000	Commercial	PLUMBING
10	9700366	02/01/1997	12/01/1997	67,943	Commercial	PLUMBING
11	9701110	04/01/1997	12/01/1997	8,000	Commercial	ELECTRIC
12	9701282	04/01/1997	12/01/1997	1,425	Commercial	PLUMBING
13	9701286	04/01/1997	12/01/1997	1,400	Commercial	PLUMBING
14	9701720	05/01/1997	12/01/1997	1,000	Commercial	ELECTRICAL
15	9702724	08/01/1997	12/01/1997	7,600	Commercial	ROOF
16	9702837	08/01/1997	12/01/1997	2,500	Commercial	STAGE
17	9702754	08/01/1997	12/01/1997	2,500	Commercial	REMODEL TICKET BOOTH
18	9702913	08/01/1997	12/01/1997	4,000	Commercial	HOOD & FANS
19	9703220	09/01/1997	12/01/1997	3,254	Commercial	ROOF
20	9703290	09/01/1997	12/01/1997	1,100	Commercial	ELECTRICAL
21	9703304	09/01/1997	12/01/1997	1,850	Commercial	MECHANICAL
22	9703067	09/01/1997	12/01/1997	4,200	Commercial	REPLACE A/C SYSTEM
23	9703758	11/01/1997	12/01/1997	9,000	Commercial	ELECTRICAL
24	9703768	12/01/1997	12/01/1997	2,700	Commercial	NEW FENCE
25	9702539	12/01/1997	12/01/1997	144,540	Commercial	NEW FIRE SYSTEM
26	9704086	12/01/1997	12/01/1997	25,000	Commercial	16 REEFERS
27	9704266	12/19/1997	12/31/1998	101,363	Commercial	INTERIOR RENOVATIONS

28	9800118	04/14/1998	07/02/1998	55,000	Commercial	FIRE SYSTEM
29	9901125	01/10/2000	07/12/2000	5,000	Commercial	ELECTRICAL
30	0000140	01/14/2000	07/12/2000	2,500	Commercial	ELECTRICAL
31	0000772	03/27/2000	07/12/2000	460	Commercial	ELECTRICAL
32	0001022	04/26/2000	07/12/2000	1	Commercial	INSTALL 40 BOAT PUMPOUTS
33	0001022	04/27/2000	07/12/2000	1	Commercial	ELECTRICAL FOR PUMPOUTS
34	0001563	06/08/2000	07/12/2000	1,800	Commercial	CHANGEOUT AC
36	0102759	10/01/2001	11/29/2001	12,000	Commercial	INTERIOR REMODELING

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
2010	4,256,193	0	1,682,205	5,938,398	5,938,398	0	5,938,398
2009	4,466,375	0	2,137,704	6,604,079	6,604,079	0	6,604,079
2008	4,466,375	0	4,022,400	8,488,775	8,488,775	0	8,488,775
2007	3,074,922	0	4,022,400	7,097,322	7,097,322	0	7,097,322
2006	3,147,273	0	4,022,400	7,169,673	7,169,673	0	7,169,673
2005	3,147,273	0	3,771,000	6,918,273	6,918,273	0	6,918,273
2004	2,447,882	0	2,815,680	5,263,562	5,263,562	0	5,263,562
2003	2,913,324	75,886	4,305,000	7,294,210	7,294,210	1,750,610	5,543,600
2002	2,913,296	78,830	3,042,200	6,034,326	6,034,326	1,448,238	4,586,088
2001	2,913,296	82,111	3,042,200	6,037,607	6,037,607	1,449,026	4,588,581
2000	2,132,902	47,989	1,836,800	4,017,691	4,017,691	964,246	3,053,445
1999	2,131,308	49,834	1,469,440	3,650,582	3,650,582	876,140	2,774,442
1998	1,156,201	51,432	1,469,440	2,677,073	2,677,073	642,497	2,034,576
1997	1,156,201	53,274	1,377,600	2,587,075	2,587,075	620,898	1,966,177
1996	1,051,092	29,738	1,377,600	2,458,430	2,458,430	688,360	1,770,070
1995	1,038,554	5,265	1,377,600	2,421,419	2,421,419	677,997	1,743,422
1994	1,043,245	5,392	1,377,600	2,426,237	2,426,237	679,346	1,746,891
1993	1,043,245	5,415	1,377,600	2,426,260	2,426,260	0	2,426,260

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.

There are no sales to display for this parcel.

This page has been visited 88,547 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176