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**Historic Architectural Review Commission  
Staff Report Request to Add On Item 11**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa-Silva MSHP  
Historic Preservation Planner

**Meeting Date:** November 29, 2023

**Address:** 1315 William Street

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**Description of Work:**

Declaration of Unsafe Condition by the Chief Building Official.

**Site Facts:**

The house located on 1315 William Street is a contributing resource to the historic district. Build circa 1930 the one-story frame vernacular house has been abandoned and neglected for decades. During Hurricane Irma the roofs caved in. The house has lost its front porch, and many windows are missing. The Chief Building Official has declared the structure unsafe. An email was received by staff from the CBO, which is part of the file.



*Current conditions at front (west) elevation.*



*Current conditions at front (west) elevation. Notice caved on roof.*



*Current conditions at south elevation.*



*Current conditions at north elevation.*

Section 102-221 – Unsafe structures of the Land Development Regulations state the process of declared unsafe structures within a designated historic district. Chapter 14 of the code includes specific regulation to be followed by the CBO when a building within the historic district is condemned.

**Sec. 102-221. - Unsafe structures.**

*If the chief building official determines that any structure within a designated historic site or designated historic district is unsafe pursuant to the applicable sections of the Code of Ordinances, the chief building official will immediately notify the historic architectural review commission of the findings. The unsafe condition shall include structures deemed by the chief building official to be undergoing demolition by the property owner's neglect of maintenance responsibilities. Where appropriate and in accordance with applicable ordinances, the chief building official will attempt to have the owner or other appropriate party repair the structure rather than order it to be demolished and will take into consideration any comments and recommendations by the historic architectural review commission. However, the provisions contained within sections [102-187](#) through [102-190](#) and this division 3 shall not apply to the chief building official's declaration that a building is unsafe, nor will the chief building official be precluded from taking such steps as may be required by applicable ordinances to protect the public health and safety of the community. The historic architectural review commission may also endeavor to negotiate with the owner and interested parties, provided such actions do not interfere with procedures in the applicable ordinances.*

**Sec. 14-76. - Notification of demolition in historic district.**

*(a) If the owner-occupant, agent or person in control of a contributing building in the city historic district seeks to obtain a permit for the demolition of the building or if a building in the historic district is condemned by the chief building official, it is incumbent upon and required of the chief building official not to issue such permit for demolition or proceed with the condemnation of such building until the chief building official gives written notice to the Historic Florida Keys Foundation, Inc., and Old Island Restoration Foundation, Inc., that such building is sought to be voluntarily demolished or that such building has been condemned and will be demolished under the authority and direction of the city commission, and the chief building official shall publish notice of the proposed demolition in a newspaper of general circulation in the city.*

*(b) Upon giving notice to the corporations named in subsection (a) of this section, the corporations or any of them shall have 30 days to advise the chief building official, in writing, that the corporation intends to negotiate with the owner-occupant, agent or person in control seeking to obtain a permit to demolish the building or the owner-occupant, agent or person in control of the building condemned and offer assistance to the owner-occupant, agent or person in control in the protection of the building for the purpose of removing the building, if voluntarily sought to be demolished, or restoring the building, if condemned, to meet the minimum requirements of the city building code. Upon such notification from the corporation, the chief building official shall not issue a*

*permit for demolition or proceed with condemnation of such building for a period of 30 days.*

*(c) If the corporations show no interest in the building at the expiration of the 30 days, the chief building official shall either issue the permit to demolish the building or proceed with the condemnation of the building, if so condemned.*

On November 21, 2023, a building permit BLD2023-3230 has been approved by the CBO and the building plans reviewer for:

DEMOLITION OF DERELICT STRUCTURE  
REMOVAL AND DISPOSAL OF UNSAFE STRUCTURE