



**Historic Architectural Review Commission
Staff Report for Items 12 and 13**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: October 23, 2018

Applicant: Michael Ingram

Application Number: H2018-0007

Address: #316 Simonton Street

Description of Work:

Demolition of all buildings with the exception of rear building. New parking lot.

Site Facts:

The main structure at 316 Simonton Street is listed as a contributing resource to the historic district. The survey states that the structure was built c.1919, but Sanborn maps prove that the building was constructed c.1890 as it first appears on the 1892 Sanborn map. The one-story, masonry vernacular structure is made of brick but has been plastered, painted, or stuccoed over. Staff is unsure if that was the original intent, but a photo from the 1920s show that the structure was plastered/stuccoed/painted at that point. The building has undergone little alteration – it appears that the window on the right was converted into a doorway at some point. At the threshold to one of the doors is a concrete step with the writing, “1946 B.C. Papy.”

This structure was the headquarters and office of Bernie C. Papy, Sr. (1902-1964), known as the King of Key West and perhaps the most accomplished politician in Key West’s history. He served as a State Representative in the Florida House of Representatives from 1935 to 1962, when he was narrowly defeated by Hilario “Charlie” Ramos, Jr, serving 14 consecutive terms. B.C. Papy was reelected to his position in 1964, just before his death. According to Tom Hambright at the Monroe County Public Library, if anyone had a problem, they went to 316 Simonton Street to Papy’s office for help. In essence, Key West and Monroe County were run

out of that building for 27 years; it essentially functioned as a government building for the Keys, as Papy was Monroe County's most influential and powerful politician at the time.

Papy was also a real estate speculator and owner of Saunders Wholesale - a distributor of groceries, sponges, and sundries. Saunders Wholesale also published numerous postcards of Key West. He was also the wholesaler for Cities Service Gas, a partner in Key West Insurance Company, and a franchise owner of Schlitz beer. In 1955, Papy founded the Key West State Bank, today known as the First State Bank of the Florida Keys, at 1201 Simonton Street.

During his political career, Papy worked for the restoration of Mallory Square, the building of the second Overseas Highway, the establishment of the Aqueduct Authority and the Mosquito Control, and for the acquisition of the electric system by the city.

Bernie C. Papy, Sr. is enshrined in the Key West Sculpture Memorial Garden as someone who has made a major impact on Key West. Also, the Seven Mile Bridge was dedicated in recognition of Bernie C. Papy by the 1983 Florida Legislature.

The other buildings on the property were constructed sometime between 1948 and 1962, as they first appear on the 1962 Sanborn map. They are not listed in the survey, but are considered historic. 316 ½ Simonton Street appears to have been the headquarters for Key West Insurance Company based on the signage in the historic photographs. It appears that Papy built these structures as he was the owner of the property.

According to the 1906-1907 Polk's Key West City Directory, the building at 316 Simonton Street was the National Biscuit Company, also known as Nabisco.

Guidelines and Ordinances Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically standards 1, 2, 4, 5, 9, and 10.

Additions and Alterations (pages 34a-34k), specifically guideline 2.

Demolitions and Relocations (page 39), specifically guideline 1 and introductory paragraph.

Parking Areas, Landscaping, & Open Space Environment (page 43), specifically guidelines 1, 2, 4, and 8.

Commercial Storefronts & Signage (page 46), specifically guideline 1 and the introductory paragraph.

The Review Process and the Historic Architecture Guidelines (page 59), the solo paragraph.

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

The Certificate of Appropriateness proposes a new parking lot where a one contributing structure, its historic addition, and three historic structures are located. The parking lot will result in the total demolition of those structures, with the exception of the rear structure. The historic streetscape will be changed, as the front of the lot will just be a parking lot with some trees. A new four-foot-tall, wooden picket fence will be located on the front of the property – where a fence has never existed in the past 100+ years.

The structure in the rear, which first appears on the 1962 Sanborn map as a garage, will remain.

Consistency with the Guidelines

Staff finds that this proposal fails to meet many of the guidelines relating to the Secretary of the Interior's Standards for Rehabilitation, Demolitions, Additions and Alterations, Parking Areas, Commercial Storefronts, and others. The proposal to create a parking lot on a dense, urban street is not appropriate – even if the buildings to be demolished were not historic, staff would still find the creation of an open, parking area inappropriate for that location. Since, the proposal requires the demolition of a contributing structure and two historic structures, staff finds the project inconsistent with the ordinance for demolition, in addition to the guidelines and standards stated above.

Secretary of the Interior's Standards for Rehabilitation

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building, and its site and environment.”

The proposed project will greatly change the defining characteristics of the building, its site and environment. Not only will there be a full demolition of a contributing building and two historic buildings, the historic frontage on Simonton Street will be changed by the introduction of an open space, rather than a structure.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed design will remove all of the historic character of the property, with the exception of a historic garage in the rear. Again, the proposed parking lot will also have a negative effect on the historic streetscape of Simonton Street.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Again, the buildings will be totally demolished, and not preserved, as this standard requires.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed design will destroy all historic features that characterize 316 and 316 ½ Simonton Street. The project will remove all of the historic integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.

The proposal is to demolish most of the historic and contributing buildings on this property, which is an irreversible action and would lead to a total loss of historic integrity of this property.

Guidelines for Additions and Alterations

Guideline 2: The removal of historic elements or material or the alteration of a feature that characterizes a building or its site must be avoided.

This proposal will remove all historic elements of 316 Simonton, 316 ½ Simonton, and the rear historic building.

Guidelines for Demolition

Guideline 1: A contributing historic structure should not be demolished unless its condition is irrevocably compromised by extreme deterioration.

The applicant has shown no evidence that the building is in such condition. The applicant mentions that to bring the building up to code would require a replacement building. Staff does not understand this argument as many masonry and frame structures have been brought up to Florida Building Code for Existing Buildings without the need for replacement. The applicant mentions spalling, but shows no photos or evidence of spalling, and a certain amount of spalling is normal for an old cbs structure. The main structure is brick where spalling would not occur.

Introductory Paragraph: Demolition of historic structures, which alter the nature of an historic district or streetscape, should be avoided.

The Key West Historic District, and particularly this block of Simonton Street, is known for its density and strong building frontages on sidewalks with little setback. Creating voids in a streetscape that has always maintained a strong presence at the sidewalk is not appropriate nor is it in the best interest of the Key West Historic District.

Guidelines for Parking Areas

Guideline 2: The most appropriate location for parking in the Old Town Historic District is in the rear and side yards of structures or on the street. Whenever possible, parking should be located in these areas to reduce the impact of parking on historic streetscapes.

This location of this proposed parking lot will have a negative impact on the historic streetscape of the 300 block of Simonton Street.

Guideline 8: Creating new parking areas or streets should not affect the relationship of the buildings to their environment and should be compatible with the character of the neighborhood.

The creation of a parking lot where buildings have stood for 130 years will greatly affect the relationship of the buildings to their areas in a negative way and is not compatible with the character of the neighborhood. The project will also open up the side façade of Casa Antigua at 310 Simonton Street, but the Casa Antigua structure was built c.1919, almost 30 years after 316 Simonton Street was constructed (c.1890). It is obvious that the building was designed with 316 Simonton Street in mind, as there are no fenestrations on that side of the building. Opening up that façade would not add any improvements to the streetscape. Instead it would create a hole in an area that has always been taken up by a structure.

The Review Process and the Historic Architecture Guidelines (Page 59)

“Alterations to the built environment can change the nature and livability of a community for the worse by damaging traditional street and landscaping, scale and massing, pedestrian access and the appeal and visibility of a neighborhood’s historic architecture. The review process protects the qualities of site and structure that define a sense of history from alterations that reduce that sense of time and place.”

This proposal will damage the traditional streetscape of the 300 block of Simonton Street. The destruction of 316 Simonton Street and 316 ½ Simonton Street will reduce the sense of history from this block.

Consistency with the Ordinances

Sec.102-218 puts forth the criteria for demolition of a historic or contributing structure. If the structure meets one of the following criteria, then the Historic Architectural Review Commission should not issue a Certificate of Appropriateness for demolition. Staff feels that the project meets many of the criteria listed below:

1. The building does embody distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is a significant and distinguishable building entity whose components may lack individual distinction:

The building contains the distinctive characteristics of the rectangular form of a masonry vernacular structure in Key West. It is one of maybe ten brick buildings, not associated with the military, from the late 1800s that is still in existence.

2. The buildings are specifically associated with events that have made a significant contribution to local, state, or national history;

316 Simonton and 316 ½ Simonton were owned and developed by Bernie C. Papy, a person of significance who has made a significant contribution to local history.

3. The building significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is associated with the life of a person significant in the past;

This structure is strongly associated with Bernie C. Papy, who is one of Key West's most influential and accomplished politicians. His office was located at 316 Simonton Street, and 316 ½ Simonton, as well as the other structures proposed to be demolished, were constructed while Papy owned the property. 316 Simonton Street was the headquarters of Saunders Wholesale, a company Papy owned. The structure at 316 ½ Simonton Street housed the Key West Insurance Company's offices. His name is still written in the threshold of one of the entrances along with the date – 1946.



4. The building to be demolished is not the site of a historic event with a significant effect upon society;

Staff cannot find a singular historic event that occurred at this property, but there is a long-term association with someone of significance in Key West's history.

5. The building does exemplify the cultural, political, economic, social, or historic heritage of the city;

The building served as Papy's office and headquarters, and as Tom Hambright stated, "Key West and Monroe County were run out of that building for 27 years."

6. The buildings do portray the environment in an era of history characterized by a distinctive architectural style;

The main structure at 316 Simonton Street represents the subdued masonry vernacular style of Key West that has little architectural flair. 316 ½ Simonton Street represents mid-century architecture. While the reflective, glass, black tiles have been removed, the building still has similar layout of the old storefront – the materials have been replaced over time.

7. The buildings are not related to a square, park, or other distinctive area.

8. The buildings do have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and do exemplify the best remaining architectural type in a neighborhood.

The main structure at 316 Simonton Street has been in existence for almost 130 years. It is the second oldest structure on the block, only constructed after 320 Simonton Street. 316 Simonton is one of the few remaining brick structures constructed in the late 19th century not related to the military. It was a utilitarian structure in design, and has remained so.

9. The buildings has not yielded, and is not likely to yield, information important in history.

Staff feels that the buildings to be demolished meet criteria 1, 2, 3, 5, 6, and 8, and therefore demolition should not be considered. This is a property with strong significance and ties to an important person in Key West's history, and the structure at 316 Simonton Street is an old brick structure that represents the masonry vernacular architecture of the late 1800s. It is not a high-style building, but the structure is located in a historic district known for its vernacular, low-style architecture. It was constructed as a utilitarian structure, and it is unique with the historic application of the plaster/stucco over the bricks, which is quite unusual for Key West.

Bernie Papy was the 13th of 14 children in a family of modest means. He left school in the sixth grade to help support the family. In 1924, he entered the real estate business. Later, with Victor Moffat and Charles Perez, he purchased Saunders Wholesale, a distributor of groceries, sponges, and sundries. About this time he fulfilled one of his childhood desires, to build a large home for his mother. In 1941, Papy became the sole owner of Saunders Wholesale. He was also the wholesaler for Cities Service Gas, and he became a partner in the Key West Insurance Company with Howard Wilson. His business interests continued to grow when he acquired the franchise for Schlitz beer.

Papy also got involved in politics. He was elected to the state legislature and served 14 consecutive terms, during which he became Monroe's County's most powerful and influential politician. In 1955, at the peak of his political career, he founded the Key West State Bank, with Wilson as president. He lost his legislative seat in 1962. In 1964, just before his death, he was re-elected to the post he held for 28 years. During his political career, he worked for the restoration of Mallory Square, the building of the second Overseas Highway, the establishment of the Aqueduct Authority and the Mosquito Control, and for the acquisition of the electric system by the city. Papy died August 1964. During the height of his political career he was "The King of the Keys." Papy knew the first name of everyone on the island, and he usually could recall something to say about a person's family, needs, or problems. He was perhaps the most accomplished elected official in our history.

Other notable politicians included: Howard E. Wilson, Tax Collector; Claude A. Gandolfo, Tax Assessor; J. Lancelot Lester, States' Attorney; Ross C. Sawyer, Clerk of Court; John England, Supervisor of Elections; J. Otto Kircheiner, Tax Assessor and Frank H. Ladd, Tax Collector.



Bernie Papy was born in Key West on May 27, 1902. He married Pauline Hall Burrus. Their children were Bernie C. Jr. and Shirley Wood. He died in Key West on August 10, 1964.

Fresh Water

Early sailors always marked on their navigation charts which harbors had good fresh water. One of these places was Key West. The fresh water here comes from a shallow fresh water aquifer that floats on the salt water under the coral cap rock. After the population grew, the aquifer proved to be insufficient; also, this shallow water was subject to contamination. Another water source was rain water caught on the roof and stored in cisterns. This source of water was not reliable and in times of drought, inadequate. The lack of water limited the town's growth so the search started for a plentiful and cheap source of water.

At least two deep wells were drilled in hopes of finding an artesian well. The military used a distillation plant to make fresh water out of saltwater during the Civil and Spanish American Wars, but the expense was too high for use by the civilian population. The completion of the railroad in 1912 provided a quick means to bring water during emergencies, but this was still too expensive for daily use. During World War I, the military began planning to build a pipeline using the railroad bridges to attach the pipes across the water. The war ended before anything was completed. Later, the County Commission offered a franchise to any private company that would build a water pipeline from the mainland. No takers were found.

.....
WE ARE PROUD OF OUR NAVY IN KEY WEST!

Saunders Wholesale, Inc.

BERNIE C. PAPY, *President*

Cigars - Cigarettes - Candies

Distributor for

SCHLITZ and REGAL BEER

316 SIMONTON STREET

TELEPHONE 85 - 86

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.....
We Join all Key West in saying, "We are proud of our Navy"

H. Ramos & Co., Inc.

R. J. BETHEL, *Manager*

Wholesale distributor for

BLATZ BEER

Cigars - Cigarettes - Candies

FRONT & ANN STREETS

TELEPHONE 300

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HNC-1	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

316 SWINTON STREET

NAME ON DEED:

BOPLLO

PHONE NUMBER

OWNER'S MAILING ADDRESS:

REPRESENTATIVE

BERNIE C. PAPP III

EMAIL

APPLICANT NAME:

MICHAEL B INGRAM, ARCHITECT

PHONE NUMBER

305.320.0211

APPLICANT'S ADDRESS:

504 ANGELA STREET

EMAIL

MBINERAMARCHITECT@GMAIL.COM

KEY WEST, FL. 33040

APPLICANT'S SIGNATURE:

Michael Ingram

DATE

9/27/10

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: REMOVAL OF BUILDINGS ON SITE, ALL EXISTING SURFACE OTHER THAN STRUCTURE IN WEST 'LEG' - SEE PLAN.
CONFIGURE INTO PARKING MEETING CODE REQUIREMENTS INCLUDING LANDSCAPE EXCEEDING REQUIREMENTS.

MAIN BUILDING: N.A.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): SEE APPENDIX.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>N.A.</i>	
PAVERS: <i>ASPHALT</i>	FENCES: <i>4'-0" WHITE PICKET @ EAST PROPERTY LINE</i>
DECKS: <i>N.A.</i>	PAINTING: <i>N.A.</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC.): <i>SEE PLAN - INTERNAL DRAINS TREES, LIGHTING</i>	POOLS (INCLUDING EQUIPMENT): <i>N.A.</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): <i>N.A.</i>	OTHER: <i>ON SITE KIOSKS FOR PAYMENT.</i>

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 316 SIMONTON STREET

PROPERTY OWNER'S NAME: BCP LLC (BERNIE G. PAPPY III)

APPLICANT NAME: MICHAEL B. INGRAM

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: *Michael B. Ingram (Rep.)*

MICHAEL B. INGRAM
21 SEPTEMBER 2018

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE EXISTING STRUCTURES (←) CONSISTING OF 1919 CBS STRUCTURE, ADDITIONS CBS & WOOD FRAME. RETAIN CBS & METAL FRAME REAR BUILDING. REMOVE EXISTING ASPHALT SURFACING

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.

REPAIRS HAVE BEEN DONE TO THE 1919 STRUCTURE (SPALLING / DETERIORATION), THE BUILDING WOULD NEED MAJOR RESTRUCTURING - ESSENTIALLY REPLACING THE EXISTING - TO MEET LIFE/SAFETY, FLORIDA & KEY WEST BUILDING CODE REQUIREMENTS. THE OTHER STRUCTURES ARE NON CONTRIBUTING & ARE RELATIVELY NEW FRAME/BLOCK.

(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.

THERE ARE NO UNIQUE ARCHITECTURAL FEATURES / SIGNAGE / REMAINING FROM 1912 MACHINE SHOP / 1950'S SUPPLY BUSINESS. THERE IS NO INDICATION OF ANY RELATIONSHIP TO 'THE' CORAL HOTEL' OF FORD DEALERSHIP / HEMINGWAY CONNECTION.

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.

1912 SANBORN MAP INDICATES BUSINESS AS 'MACHINE SHOP' & PLUMBING BUSINESS - PRIOR TO CASA ANTIQUA CONSTRUCTION. 1926 LISTS BUILDING AS A STORE. THERE IS NO HISTORY OF THE LOCATION BEING PART OF LOCAL, STATE OR NATIONAL EVENTS.

(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.

THERE IS NO SIGNIFICANT CHARACTER, INTEREST OR VALUE TO THE CHARACTERISTICS OF THE CITY, STATE OR NATION. ASSOCIATION WITH PERSON(S) OF SIGNIFICANCE (SIC. HEMINGWAY)

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

NO EVENT CAN BE FOUND WHICH MAY BE HISTORIC SIGNIFICANCE

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

BUILDING(S) ARE GENERIC AND HAVE HAD COMMON USES THROUGHOUT ITS HISTORY. SITE HAS CHANGED; THERE IS NO SPECIFIC 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.

BUILDINGS DO NOT REPRESENT OR RETAIN ANY DISTINCTIVE ARCHITECTURAL STYLE. ADD ON STRUCTURES TO CORE BUILDING ARE OF NO SIGNIFICANCE

(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.

NOT APPLICABLE

(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.

SITE BUILDINGS HAVE BEEN IN PLACE & MODIFIED OVER A PERIOD OF TIME.

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

NOTHING OF IMPORT HAS BEEN, OR IS LIKELY TO BE, ASSOCIATED WITH THE PROPERTY

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

NEIGHBORHOOD CHARACTER & HOMOGENEITY HAS BEEN SUBSTANTIALLY MODIFIED. REMOVAL WILL NOT AFFECT OVERALL CHARACTER.

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

REMOVAL WILL ENHANCE 'CASA ANTIGUA' HISTORIC STRUCTURE AND THE RELATIONSHIP TO THE MASSING OF THE SIGNIFICANT RESIDENTIAL BLDG TO THE NORTH. IT WILL ALSO REINFORCE THE SMALLER GROUPING OF WOODEN STRUCTURES TO THE SOUTH.

(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.

AREA HAS SEEN CONSISTANT CHANGES OF USE, BUILDING TYPE & BUILDING MODIFICATIONS, ADDITIONS & SPACIAL RELATIONSHIPS.

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

316 Simonton Street

The existing structures; both the 1912 utility structure and the 1950's add on structures have a loss of character due to the cumulative effect of the changes made to the facades. Replication of the mid century graphics is inappropriate.

Demolition will be permanent

Demolition will maintain character of the area and area structures by emphasizing massing of build groups that will remain and is consistent with the opposite streetscape and existing character

Buildings are listed in City survey as potentially contributing. They are devoid of any architecturally unique style or features

Landscape and fencing will be appropriate to proposed use. Ingress and egress will allow proper visibility on heavily trafficked Simonton Street

Creation of additional parking assists area Historic fabric to remain in use and viable : Studios of Key West, Eaton Street Theater, Old Stone Church, Federal building and recently restored structures being utilized for transient/hospitality. The cumulative affect for the area is positive and warrants the proposed demolitions.

There will be no new structures proposed. The historic Casa Antigua property will become more fully visible and will allow future maintenance programs that appear to be needed for preservation.

Key West Historic Architectural Guidelines acknowledges that the addition of parking space on an historic site is an appropriate alteration.

Revertability (reversability) (guideline 28) existing buildings are simple massing which could be replicated at a future date if appropriate

Additions and alterations which have obscured, enclosed or disguised character defining features (by removal) is "highly advised" (guideline 32,33)

Although not specific, Secretary of the Interior Standards as to the evaluation of demolition to ASSIST in preserving the overall fabric or character of the district; there may be a reliance on "historic properties must remain predominant & the historic character of the district SHOULD be retained".

Provision of the proposed parking area, while removing utilitarian structures, which by age alone, are considered potentially contributing to the district, would be an important new resource for the retention and improvement of the surrounding historic structures and their current and future use. The proposed parking will effectively reduce the pressure to provide parking in this heavily commercial and transient use area. Important renovations/new use may well be encouraged (sic. 421-423 Simonton Street). These renovations and reuse of property results in "a conservation ethic that prioritizes the fabric and character of the whole over the individual design preferences".

The proposal meets all current City of Key West Land Development regulations and exceeds required landscape area. It is visually harmonious with adjacent public spaces. Simonton Street being one of Old Town's primary corridors; the street being wider, houses of a large scale and commercial, institutional

and governmental buildings create a more contrasting urban façade as to mass, scale and building heights.

The guidelines recognize the pressure caused by automobiles since the mid 1940's (80 years ago) with the occurring solution that removed green space and provided a minimum of parking. Solutions which retain the urban façade by not creating parking on front or side streets is acknowledged.

The land use proposal is the minimum feasible interruption of the existing urban fabric , will enhance future preservation efforts and the reuse of buildings in the immediate area . Consideration has been given to the existing scale, massing and open spaces of the immediate area.

Subdivision II. - Historic Neighborhood Commercial District—Truman/Simonton (HNC-1)

Sec. 122-806. - Intent.

The historic neighborhood commercial district—Truman/Simonton (HNC-1) consists of Simonton, Truman Avenue, and White Street South Corridors. The HNC-1 district is located along **major segments of Simonton Street, from Caroline South to United Street; Truman Avenue, from Simonton Street northeast to White Street; and White Street, from Truman Avenue south to United Street;** and generally includes larger scale commercial uses oriented toward the motoring public.

(Ord. No. 97-10, § 1(2-5.5.4(1)(A)), 7-3-1997)

Sec. 122-807. - Uses permitted.

Within the historic neighborhood commercial (HNC) districts, redevelopment or conversion of permanent housing structures to transient residential, office, or other allowable commercial uses shall be permitted only if no on-site reduction in housing units for permanent residents occurs. Uses permitted include the following:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with less than or equal to six residents as provided in section 122-1246.
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Commercial retail low and medium intensity less than or equal to 2,500 square feet.
- (7) Hotels, motels and transient lodging.
- (8) Medical services.
- (9) **Parking lots and facilities.**
- (10) Veterinary medical services without outside kennels.

(Ord. No. 97-10, § 1(2-5.5.4(1)(B)), 7-3-1997)

Sec. 122-808. - Conditional uses.

Conditional uses in the historic neighborhood commercial district—Truman/Simonton (HNC-1) are as follows:

- (1) Group homes with seven to 14 residents as provided in section 122-1246.
- (2) Community centers, clubs and lodges.
- (3) Cultural and civic activities.
- (4) Educational institutions and day care.
- (5) Nursing homes, rest homes and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Protective services.
- (8) Public and private utilities.
- (9) Commercial retail low and medium intensity greater than 2,500 square feet.
- (10) Commercial retail high intensity.
- (11) Funeral homes.
- (12) Light industrial.
- (13) Restaurants, excluding drive-through.
- (14) Small recreational power-driven equipment rentals.

(Ord. No. 97-10, § 1(2-5.5.4(1)(C)), 7-3-1997)

Sec. 122-809. - Prohibited uses.

In the historic neighborhood commercial district—Truman/Simonton (HNC-1), all uses not specifically or provisionally provided for in this subdivision are prohibited.

(Ord. No. 97-10, § 1(2-5.5.4(1)(D)), 7-3-1997)

Sec. 122-810. - Dimensional requirements.

The dimensional requirements in the historic neighborhood commercial district—Truman/Simonton (HNC-1) are as follows; however, construction may be limited by proportion, scale and mass considerations as expressed through the historic architectural review commission design guidelines:



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)
 CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
 1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM
 FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	\$400.00 ✓	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00 ✓	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 600⁰⁰

Project Address: 316 SIMMONS

Comments: 1 hand copy, 1 electronic copy, photos - street photos. elevation. Posts. but sheet.

Date of Pre-Application Meeting: August 24 2018

By Staff: [Signature]



THE CITY OF KEY WEST

Building Department
P.O.Box 1409, Key West, FL 33040

2018

Homeowner Agent Authorization Letter

Property Address: 316 Simonton Street

Homeowner Name: BCP LLC

Agent Name(s): Michael Ingram, Architect, Golden Bough Tree Service

I, BERNIE C. PAPY, III, hereby authorize the above listed agent(s) to sign
Homeowner name

for permits for 316 Simonton Street, for the calendar year ending
project name/address, or unlimited

December 31, 2018.

The undersigned understands the liabilities involved in the granting of this authority and accepts full responsibility (thus holding the City of Key West harmless) for any and all of the actions of the agent(s) named related to the acquisition of permits for the contracting company listed above.

Further the homeowner acknowledges all rules and restrictions set forth in the disclosure statement pursuant to Florida Statute 489.103(7).

Bernie C. Papy, III
Signature of Homeowner
Managing Member

State of FLORIDA
County of MONROE

Subscribed and sworn to before me this 22nd day of AUGUST, 2018.

Notary Public (seal)

Michael P. Spurnak



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, MICHAEL B. INGRAM, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

316 SMENTON STREET

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Michael Ingram
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Sept 19, 2018 by

Michael B. Ingram
Name of Authorized Representative

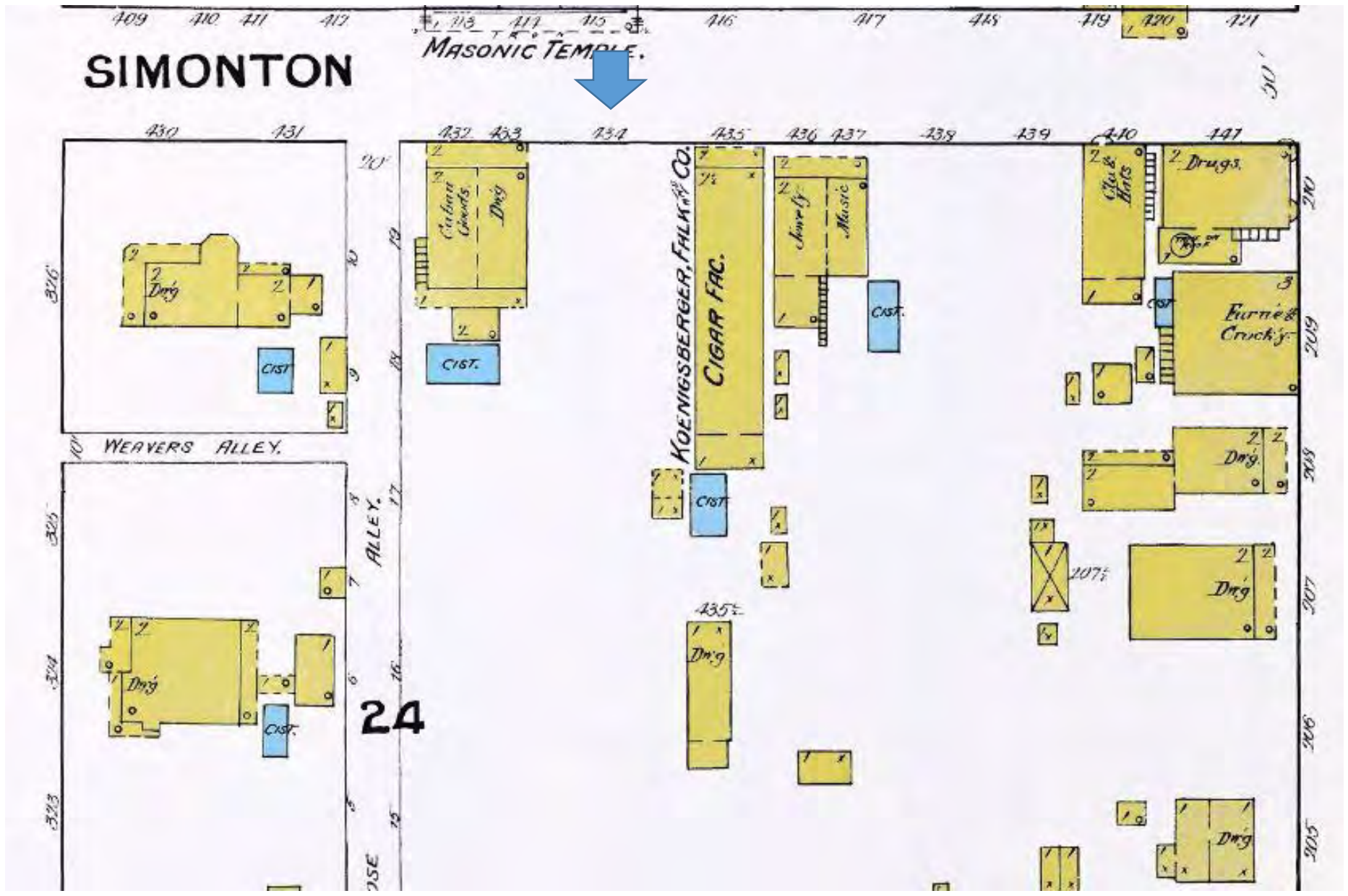
He/She is personally known to me or has presented _____ as identification.

Gerale A. Curry Hill
Notary's Signature and Seal

Gerale A. Curry Hill
Name of Notary Public, if not printed or stamped

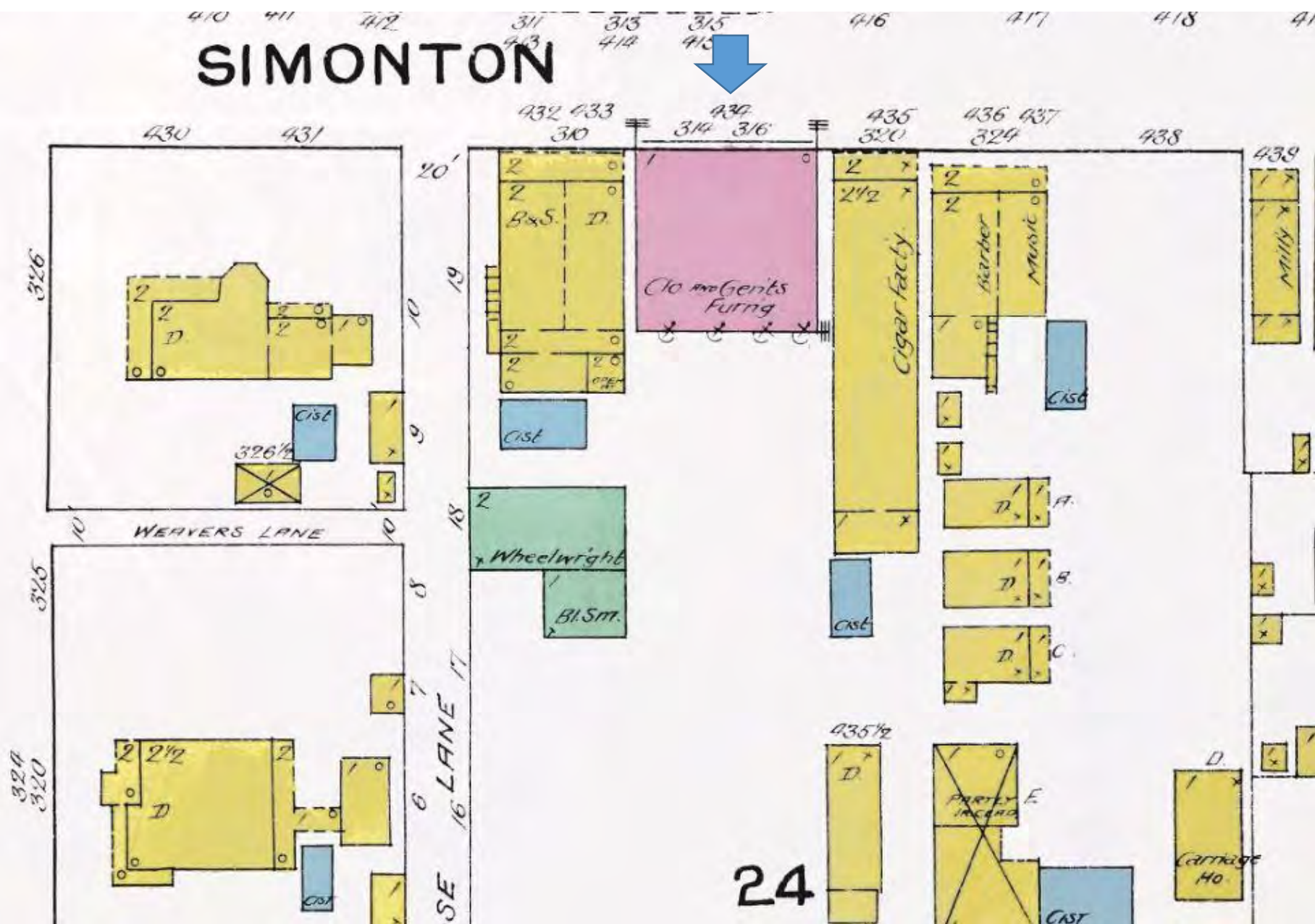
Commission Number, if any

SANBORN MAPS



1889 Sanborn Map

SIMONTON



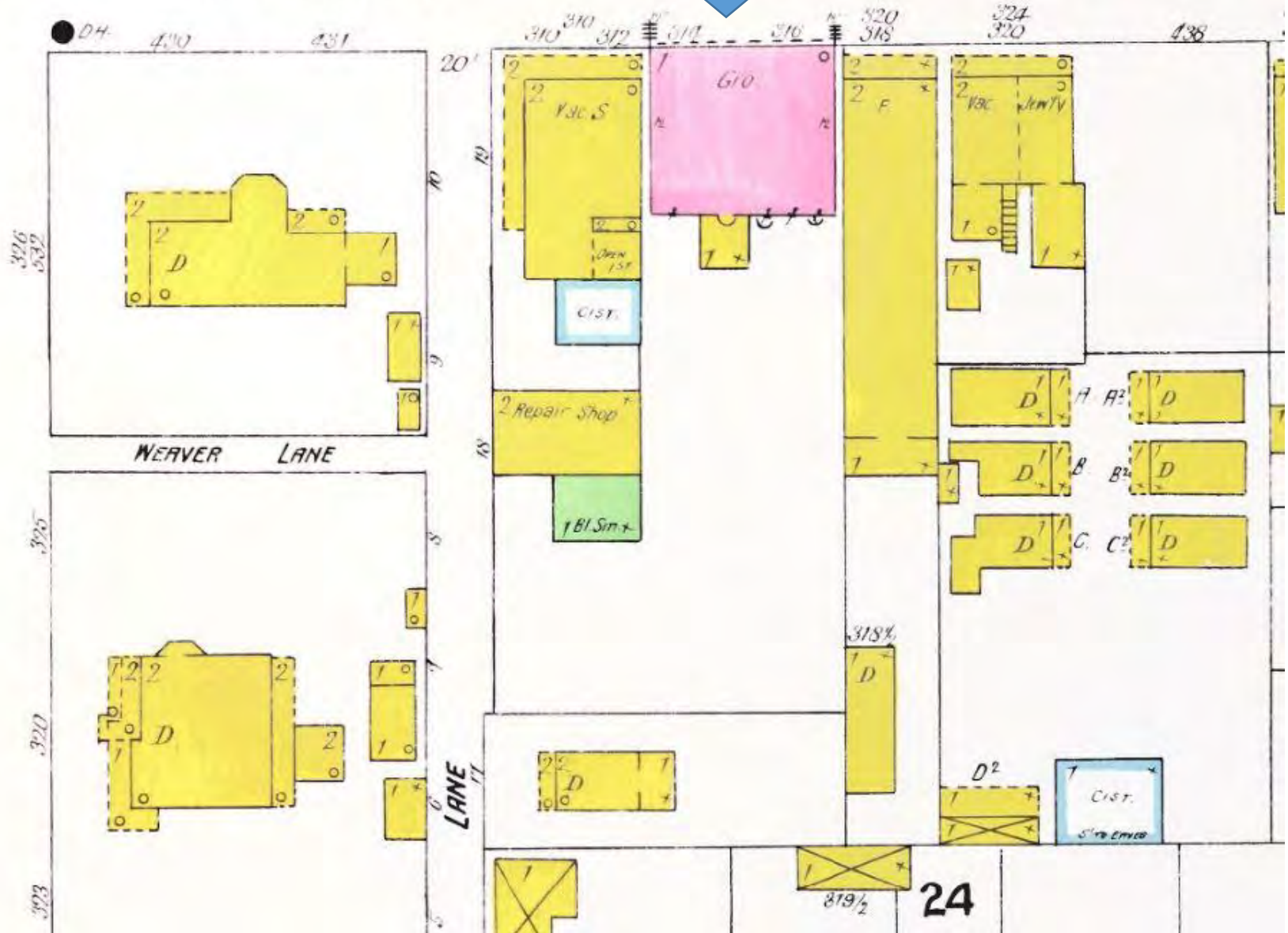
24

1892 Sanborn Map

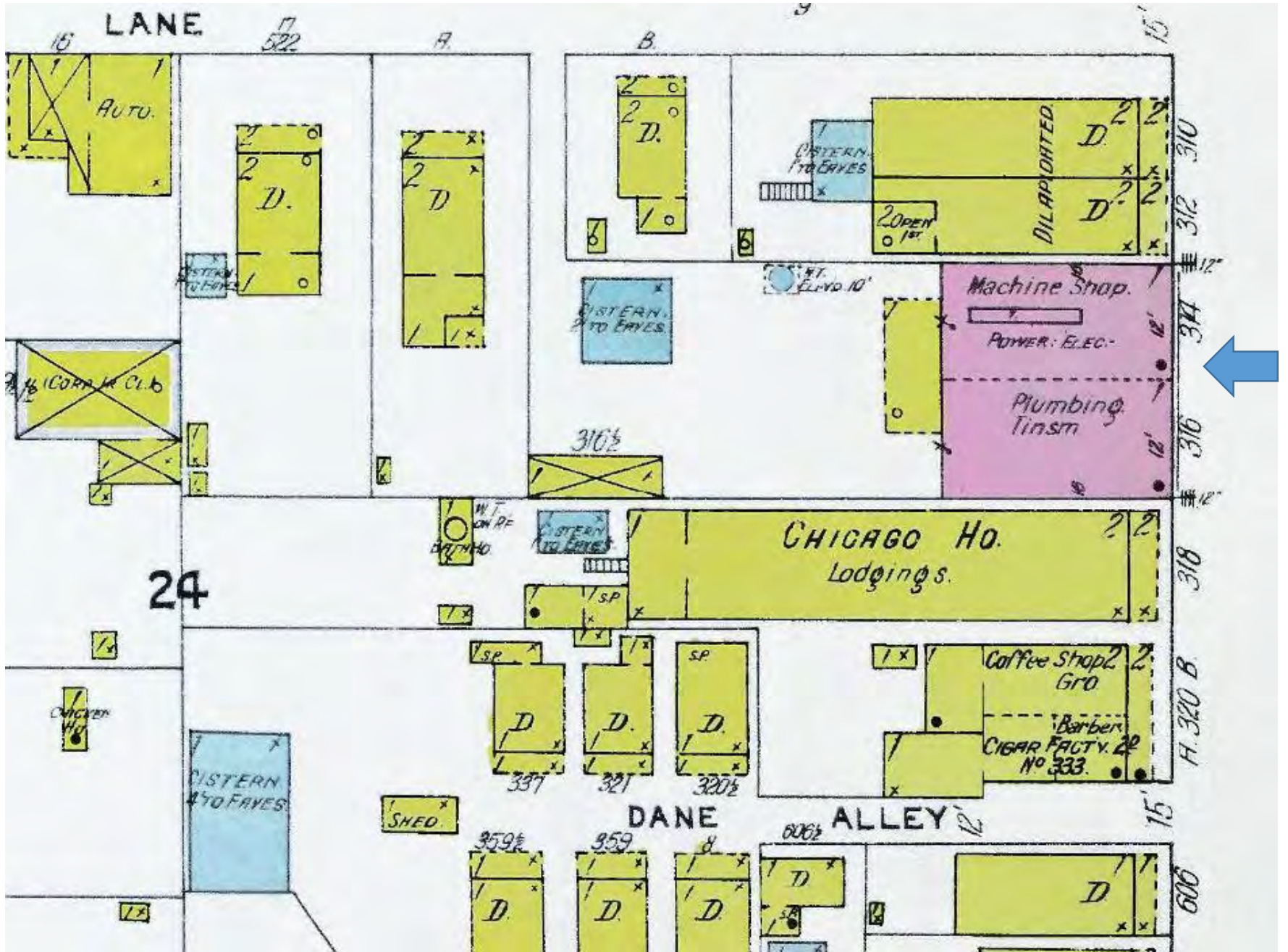
THE MASONIC TEMPLE

6" W. PIPE

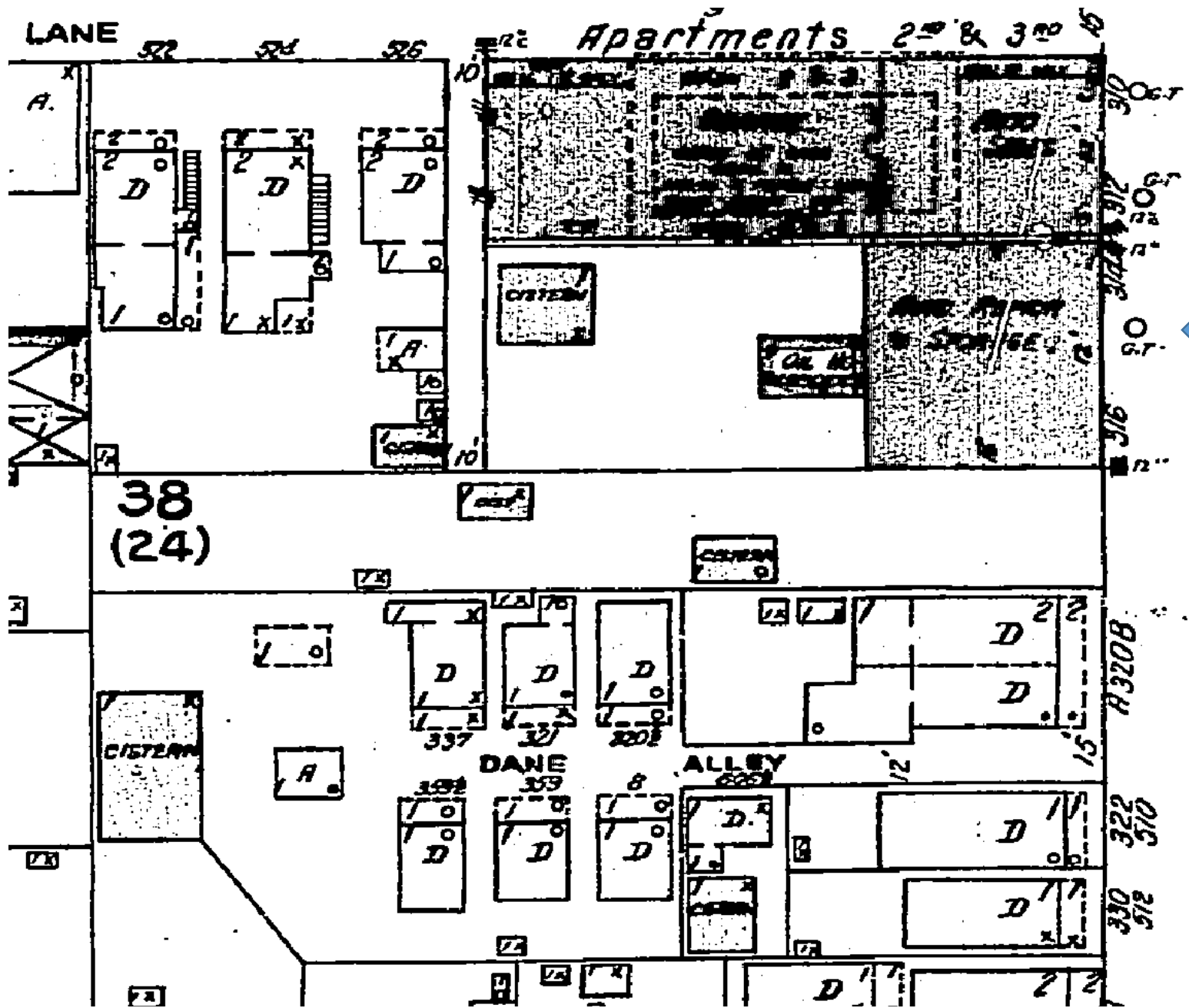
SIMONTON



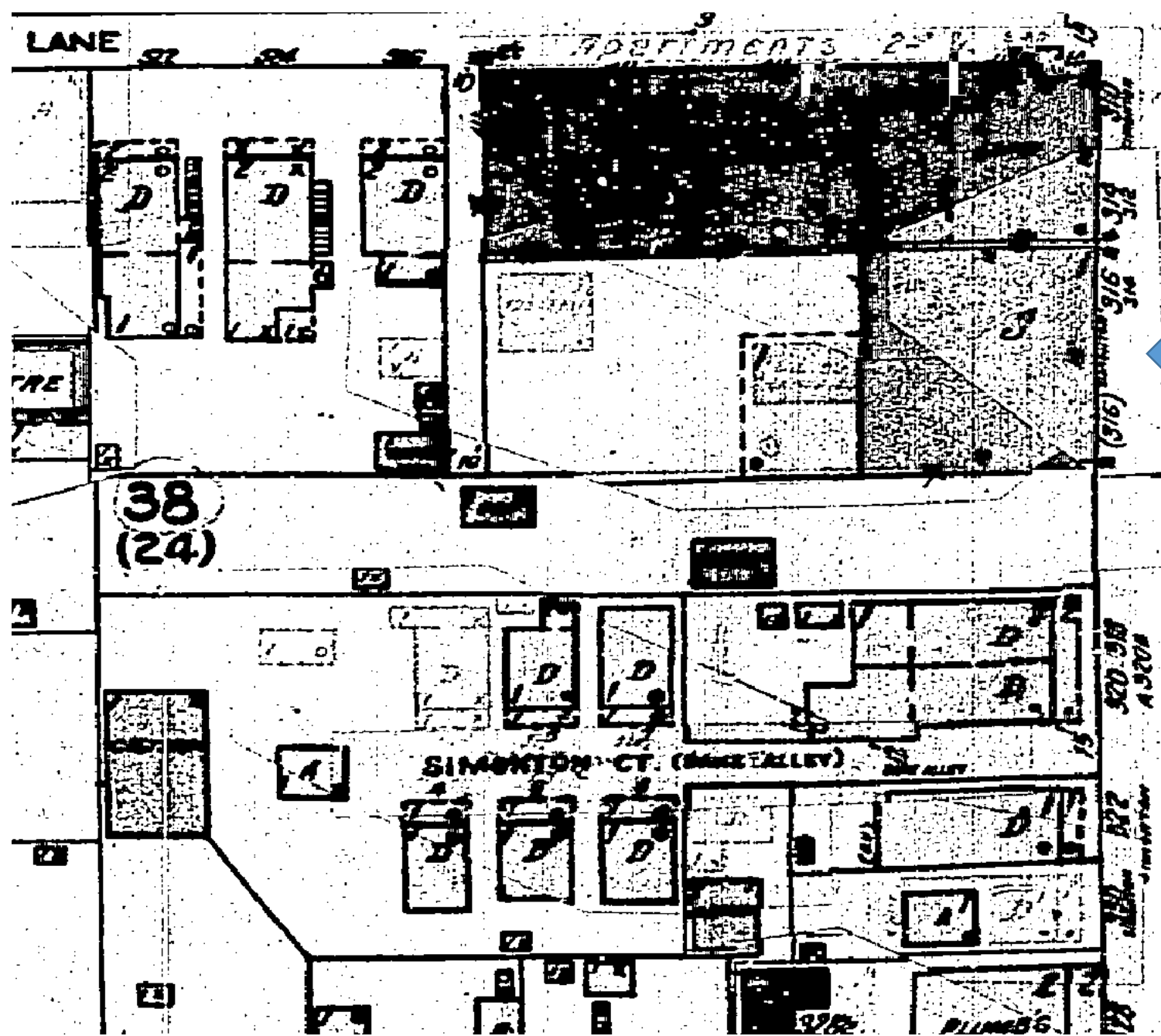
1899 Sanborn Map



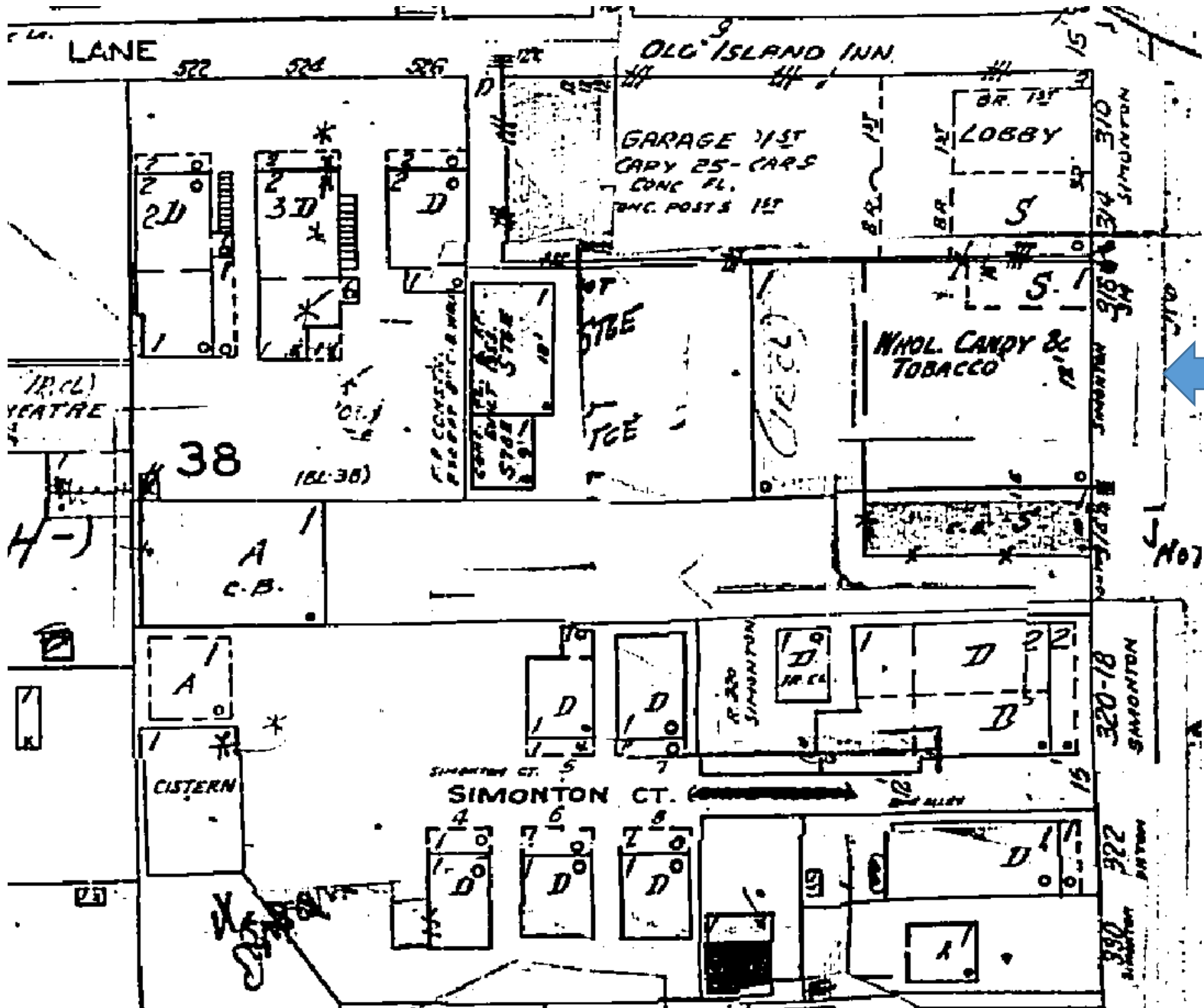
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.



A Gresham for senator sign over the 300 block of Simonton Street, c.1960s.
Monroe County Public Library.



The Coral Hotel at 310 Simonton Street. Photo used in Miami Herald article on March 30, 1954. Monroe County Public Library.



The building at 312 Simonton Street in the 1920s. The top of 316 Simonton Street can be seen. Gift Eddie Strunk. Monroe County Public Library.



Aerial of Key West, c.1930s. Monroe County Public Library.

DO NOT
BLOCK
DRIVEWAY
TOW AWAY
ZONE

MCM
MOVING CLASS BOOKS

FOR SALE
Prestige
MICHAEL SPINALE
305-494-8821

316 1/2

FOR SALE
Prestige
MICHAEL SPINALE
305-494-8821

FOR SALE
Prestige
MICHAEL SPINALE
305-494-8821





FOR SALE

FOR SALE
345228 ACES
Richard Spornak
305-996-6827

FOR SALE
345228 ACES
Richard Spornak
305-996-6827

FOR SALE

100A



W.O.O.

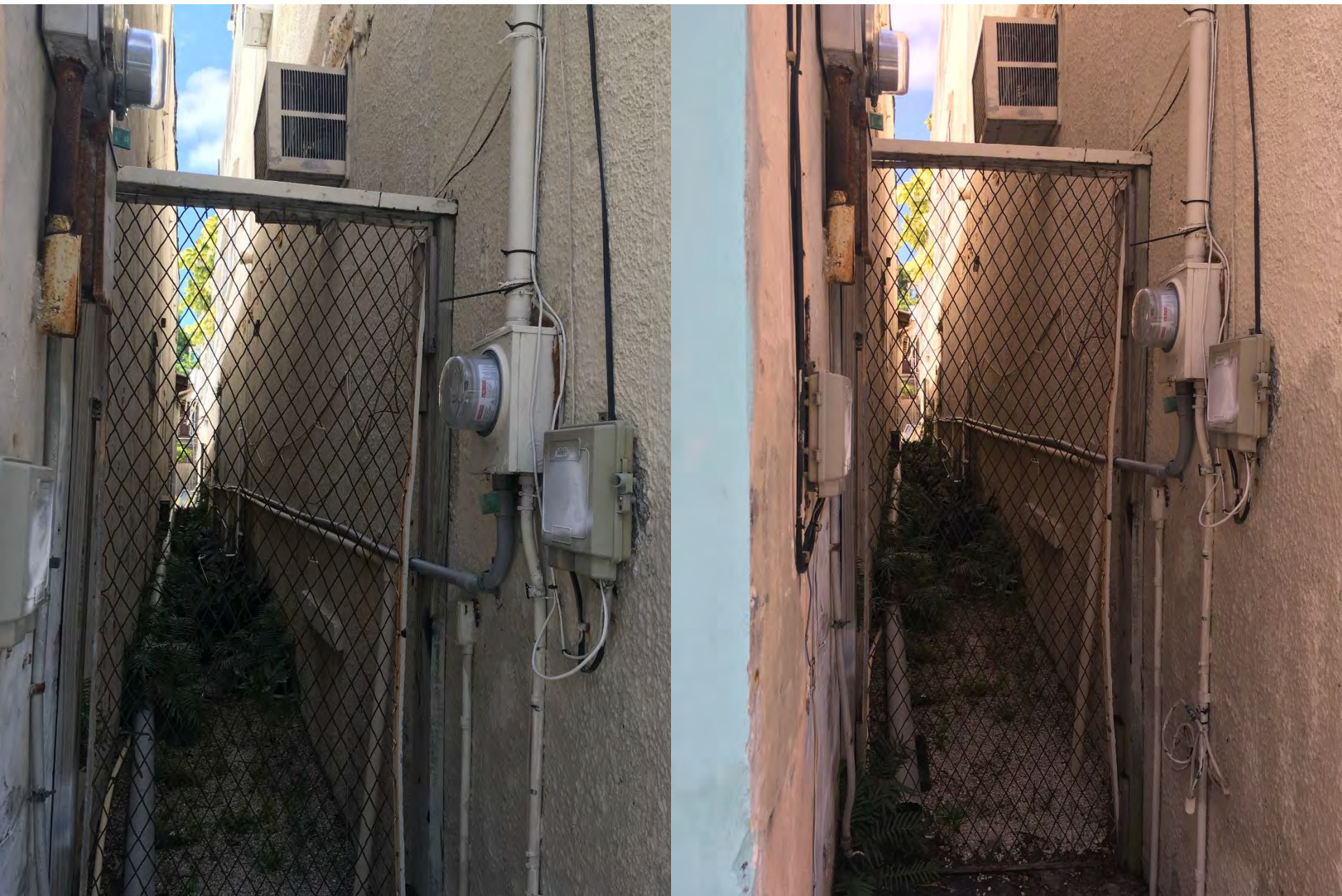
1946
B.C. PAPPY

H.T.

Bernie C. Papy's name in the threshold to an entrance at 316 Simonton Street. Dated 1946.



Brick can be seen under some peeling paint, 2006. Photo by Erich Kesse. University of Florida Digital Collection.



There's a small alleyway between the two buildings for access. Note the lack of fenestrations on the Casa Antigua building.





WATER-FRONT PASS.

Port of Key West Fla

Pass Bernie Papy

Residence 925 Southard St

Nationality American

Occupation News Boy

Employed by E. M. Phillips

Date Sept 25/18

Pass good at Summer

No. **886790**

Nathan H. Brawell

c 7-1104

United States Marshal.

Bernie Papy of 925 Southard Street, when he was a news boy for Edward Phillips. Monroe County Public Library.



Florida legislative house representative Bernie Papy displaying portrait of Mariano D. Papy. Florida Memory.



President Harry Truman Harry, Fl. Rep. Bernie C. Papy and Mayor Louis Eisner, c.1950. From the Jeff Broadhead Collection. Monroe County Library Collection.



Bernie C. Papy with hat. Monroe County Library Collection.



From left, B.C. Papy, Louis Carbonnell and Mitchell Wolfson at the dedication of the Audubon House. Photo used in the Miami Herald March 3, 1960. Monroe County Library Collection.



John Spottswood and Bernie C. Papy on election night. Wright Langley Collection. Monroe County Library Collection.



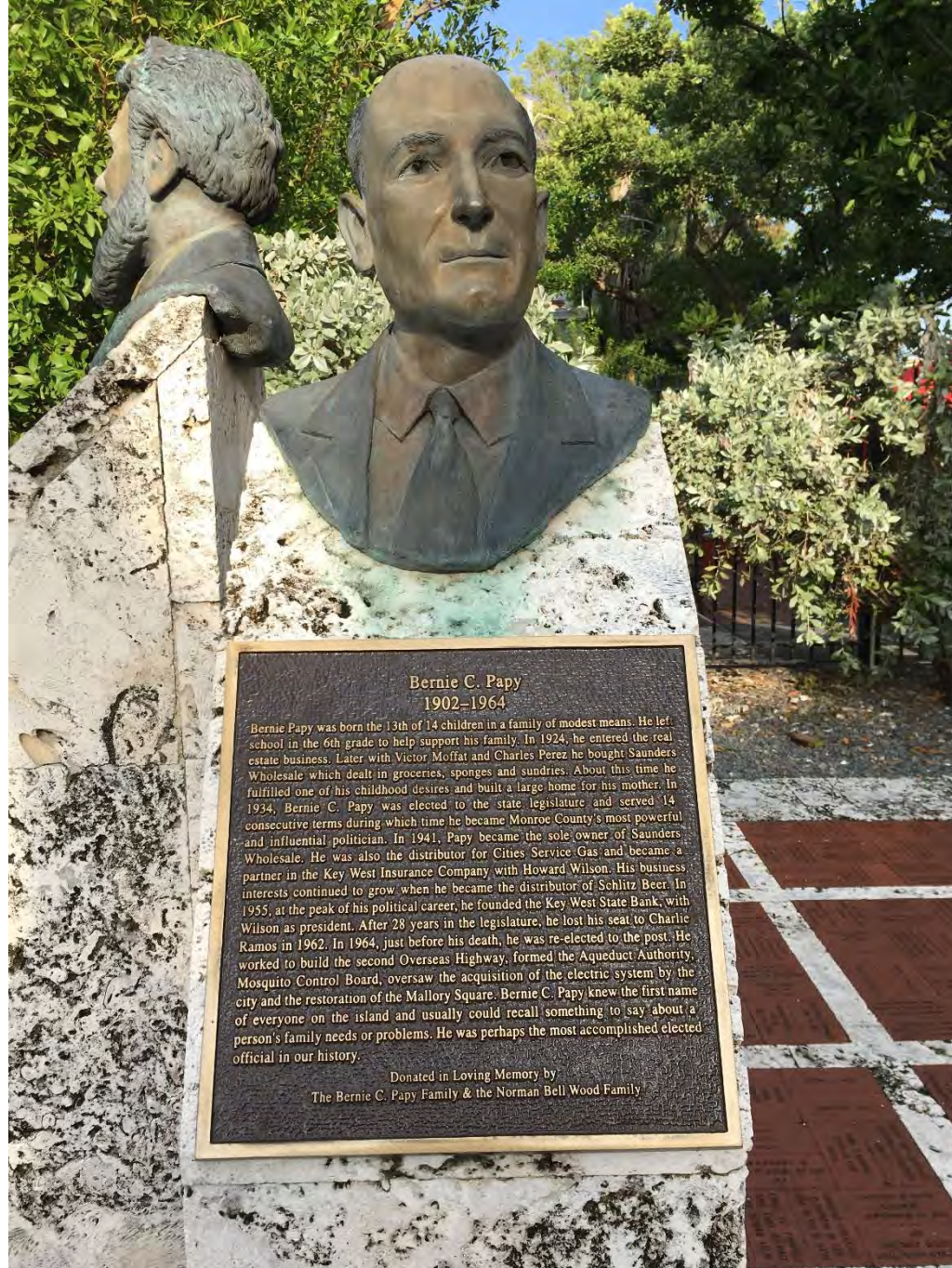
Representatives Bernie C. Papy (left) and James N. "Gator" Beck have an impromptu conference at the side of the Florida House. Florida Memory.



Portrait of Democrat legislator Bernie C. Papy. Florida Memory.



Seven-Mile Bridge Dedication Plaque to Bernie C. Papy. Photo by Ron Dougherty.



Bernie C. Papy
1902-1964

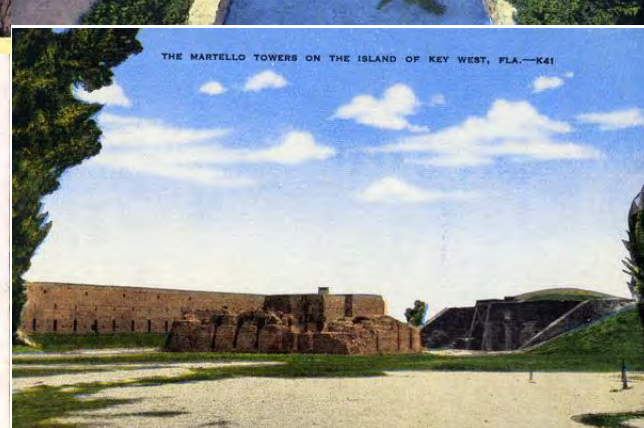
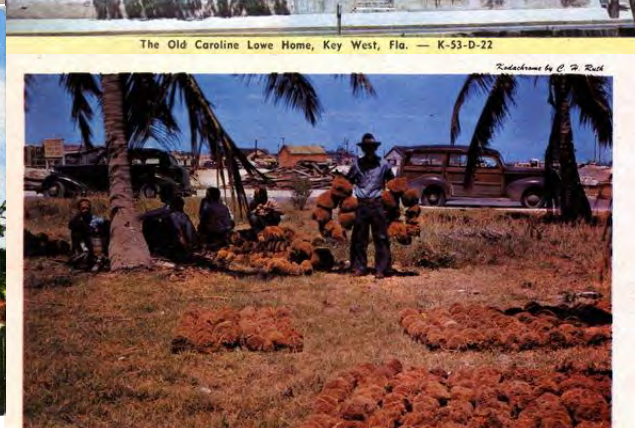
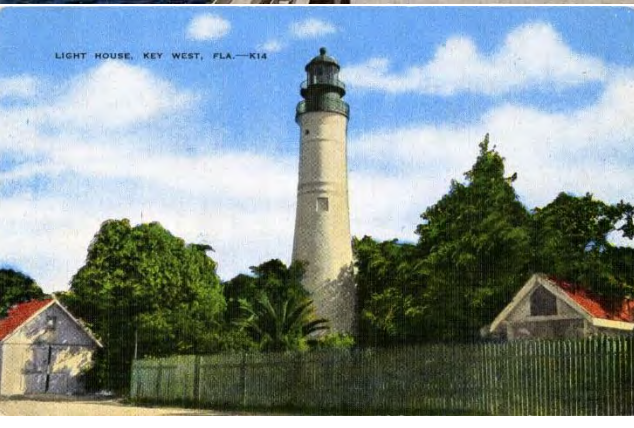
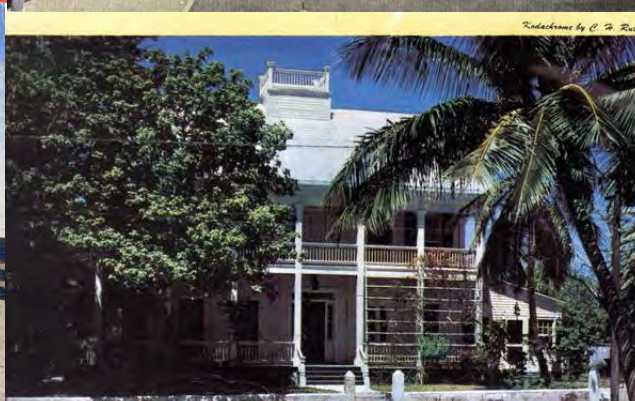
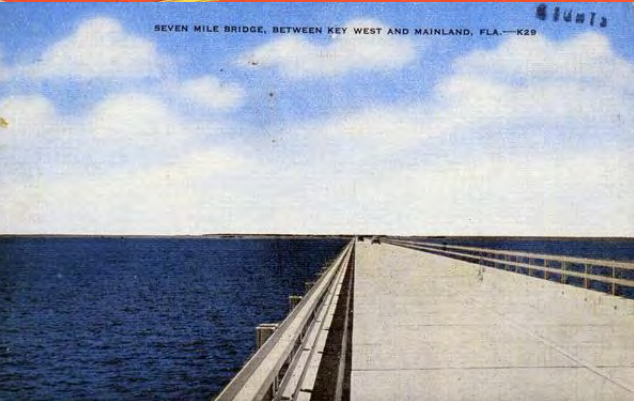
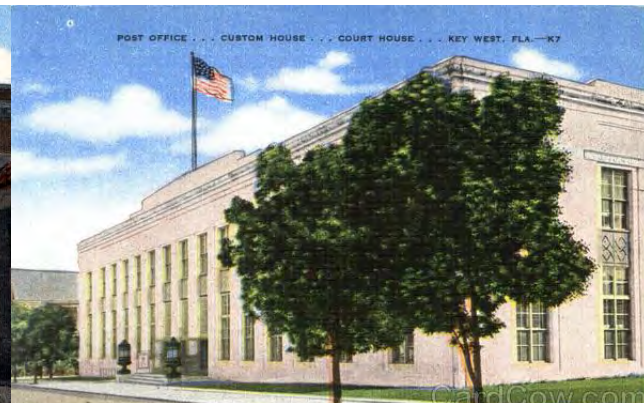
Bernie Papy was born the 13th of 14 children in a family of modest means. He left school in the 6th grade to help support his family. In 1924, he entered the real estate business. Later with Victor Moffat and Charles Perez he bought Saunders Wholesale which dealt in groceries, sponges and sundries. About this time he fulfilled one of his childhood desires and built a large home for his mother. In 1934, Bernie C. Papy was elected to the state legislature and served 14 consecutive terms during which time he became Monroe County's most powerful and influential politician. In 1941, Papy became the sole owner of Saunders Wholesale. He was also the distributor for Cities Service Gas and became a partner in the Key West Insurance Company with Howard Wilson. His business interests continued to grow when he became the distributor of Schlitz Beer. In 1955, at the peak of his political career, he founded the Key West State Bank, with Wilson as president. After 28 years in the legislature, he lost his seat to Charlie Ramos in 1962. In 1964, just before his death, he was re-elected to the post. He worked to build the second Overseas Highway, formed the Aqueduct Authority, Mosquito Control Board, oversaw the acquisition of the electric system by the city and the restoration of the Mallory Square. Bernie C. Papy knew the first name of everyone on the island and usually could recall something to say about a person's family needs or problems. He was perhaps the most accomplished elected official in our history.

Donated in Loving Memory by
The Bernie C. Papy Family & the Norman Bell Wood Family

Bernie C. Papy sculpture in the Key West Memorial Sculpture Garden.



Saunders Wholesale International Schlitz delivery truck, c.1950. Jeff Brodhead Collection. Monroe County Public Library.



Examples of Key West Postcards Published by Saunders Wholesale



KEY WEST
ROOM ESCAPE

"LICENSED TO CHILL"

294-7246

745-2177

Island
Refrigeration &
AC, Inc.

Key West & The Lower Keys

314 SIMONTON STREET

TO BE DEMOLISHED



316 SIMONTON STREET [NORTH]



316 1/2

316

FOR SALE
Michael Spivak
305-288-4588
305-899-4833

FOR SALE
MICHAEL
305-1



TO BE DEMOLISHED

316 SIMONTON STREET [SOUTH]



DO NOT
BLOCK
DRIVEWAY
TOW AWAY
ZONE

316 1/2

FOR SALE
Richard Padon
AND ASSOCIATES INC.
MICHAEL SPINAK
305-896-8143

TO BE DEMOLISHED

316 - 320 SIMONTON STREET [ALLEY]



320 SIMONTON STREET



322 SIMONTON STREET

MGM
MONROE GLASS & MIRROR
←

FOR SALE
Padron
LAND ASSOCIATES, INC.
MICHAEL SPIRNAK
305-896-6833

316 1/2

FOR SALE
Padron
LAND ASSOCIATES, INC.
MICHAEL SPIRNAK
305-896-6833

TO BE DEMOLISHED

316 SIMONTON STREET [SOUTH]

TO BE DEMOLISHED

320 / 316 / 314 SIMONTON STREET





301 / 321 SIMONTON STREET



323 SIMONTON STREET



331 / 333 SIMONTON STREET



TO BE DEMOLISHED

316 SIMONTON STREET [ALLEY]

TO BE DEMOLISHED

316 SIMONTON STREET [INTERIOR / REAR]





316 SIMONTON STREET [REAR]

TO BE DEMOLISHED



316 SIMONTON STREET [INTERIOR]



TO BE DEMOLISHED

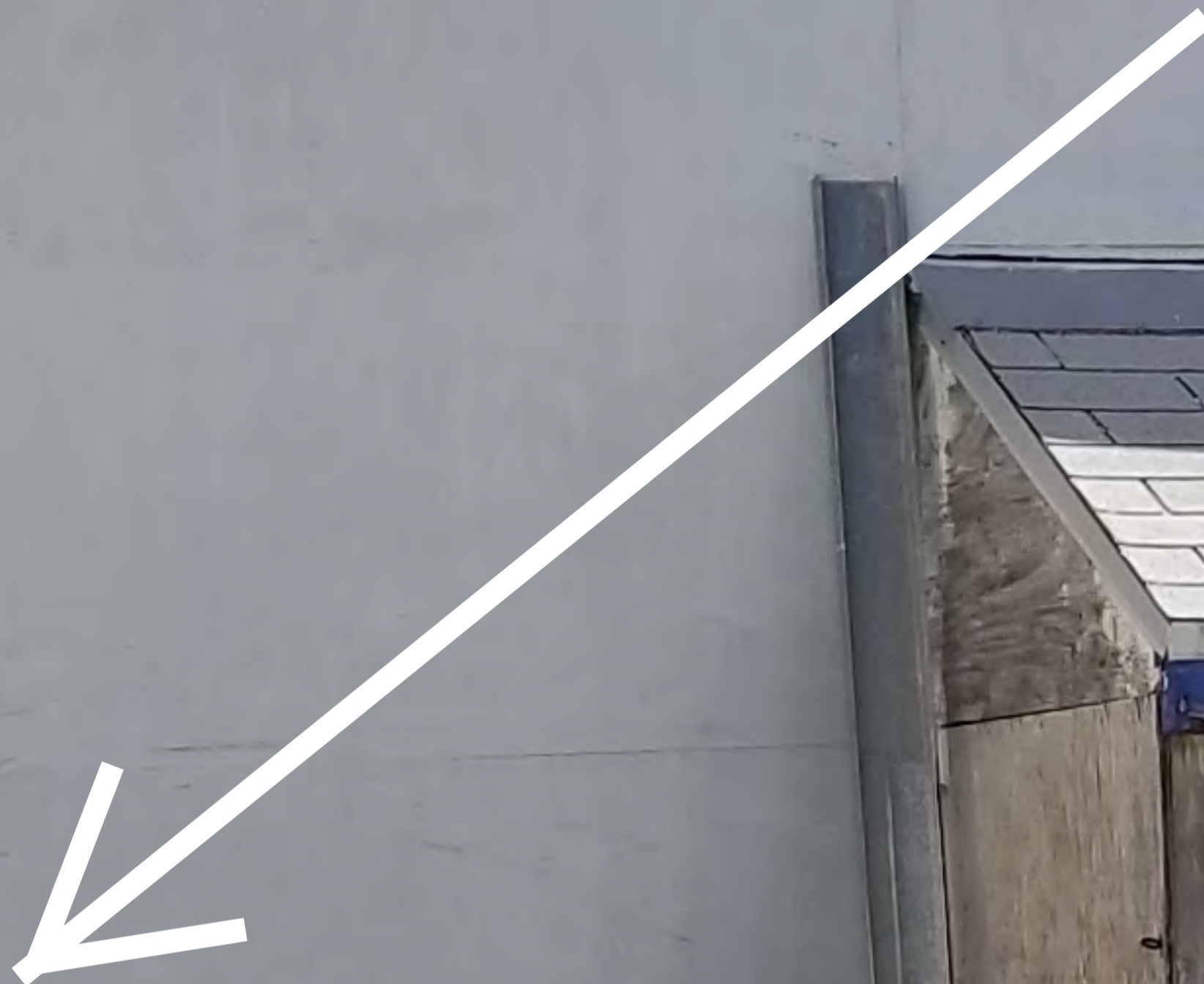
316 SIMONTON STREET
[INTERIOR] / 314 SIMONTON
STREET [SOUTH SIDE]



TO BE DEMOLISHED

316 SIMONTON STREET
[INTERIOR / EAST] / 314 SIMONTON
STREET [SOUTH SIDE]

TO BE DEMOLISHED



316 SIMONTON STREET
[INTERIOR / WEST]





TO BE DEMOLISHED

316 SIMONTON STREET
[INTERIOR / EAST] / 314 SIMONTON
STREET [SOUTH SIDE]



TO BE DEMOLISHED

316 SIMONTON STREET
[INTERIOR / EAST] / 320 SIMONTON
STREET [NORTH SIDE]



316 SIMONTON STREET
[INTERIOR]; SPANISH LIME
[DECAYING]




KEY WEST
ROOM ESCAPE
Book Online
KeyWestRoomEscape.com

PAY PARKING
- PARK
- PAY
- DISPLAY
PURCHASE
TICKET HERE
MIDNIGHT
NOON-MIDNIGHT



TO BE DEMOLISHED

316 SIMONTON STREET [NORTH]

SURVEY

West
head
feet,
of
n o
3)
eet,
three
(56)
no

ROSE LANE

NOTE: All angles
90° unless otherwise
noted.

3 Story C.B.S.
Building

155.00' m. (156.00' d.)

1 Story C.B.S. & Frame
Building
No. 316 & 316 1/2
F.F.L. 8.36'

1 Story C.B.S.
Building
F.F.L. 12.46'

2 Story
Frame
Residence
56.00' m. & d.

86.25' m.
85.25' d.

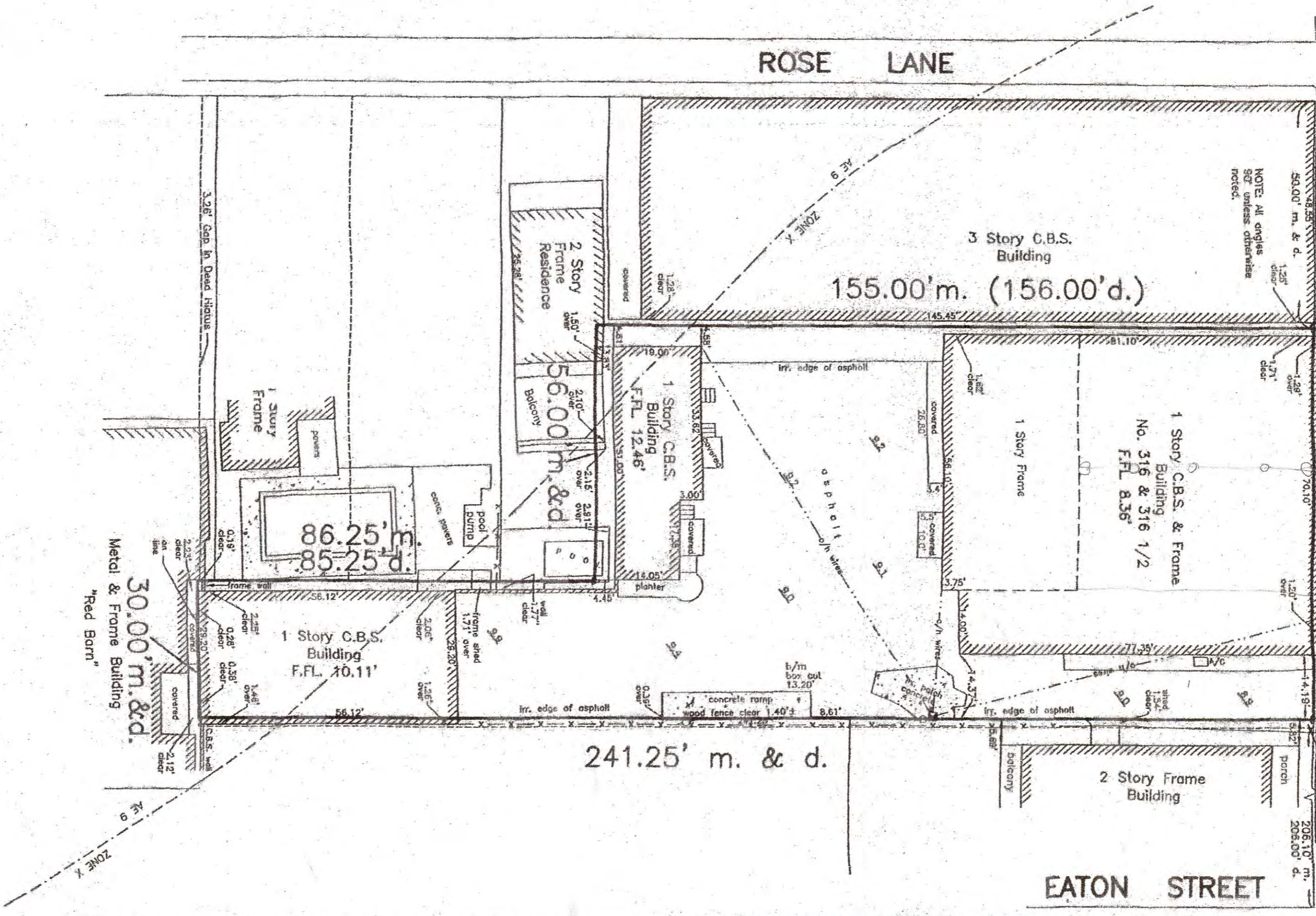
1 Story C.B.S.
Building
F.F.L. 10.11'

30.00' m. & d.
Metal & Frame Building
"Red Barn"

241.25' m. & d.

2 Story Frame
Building

EATON STREET

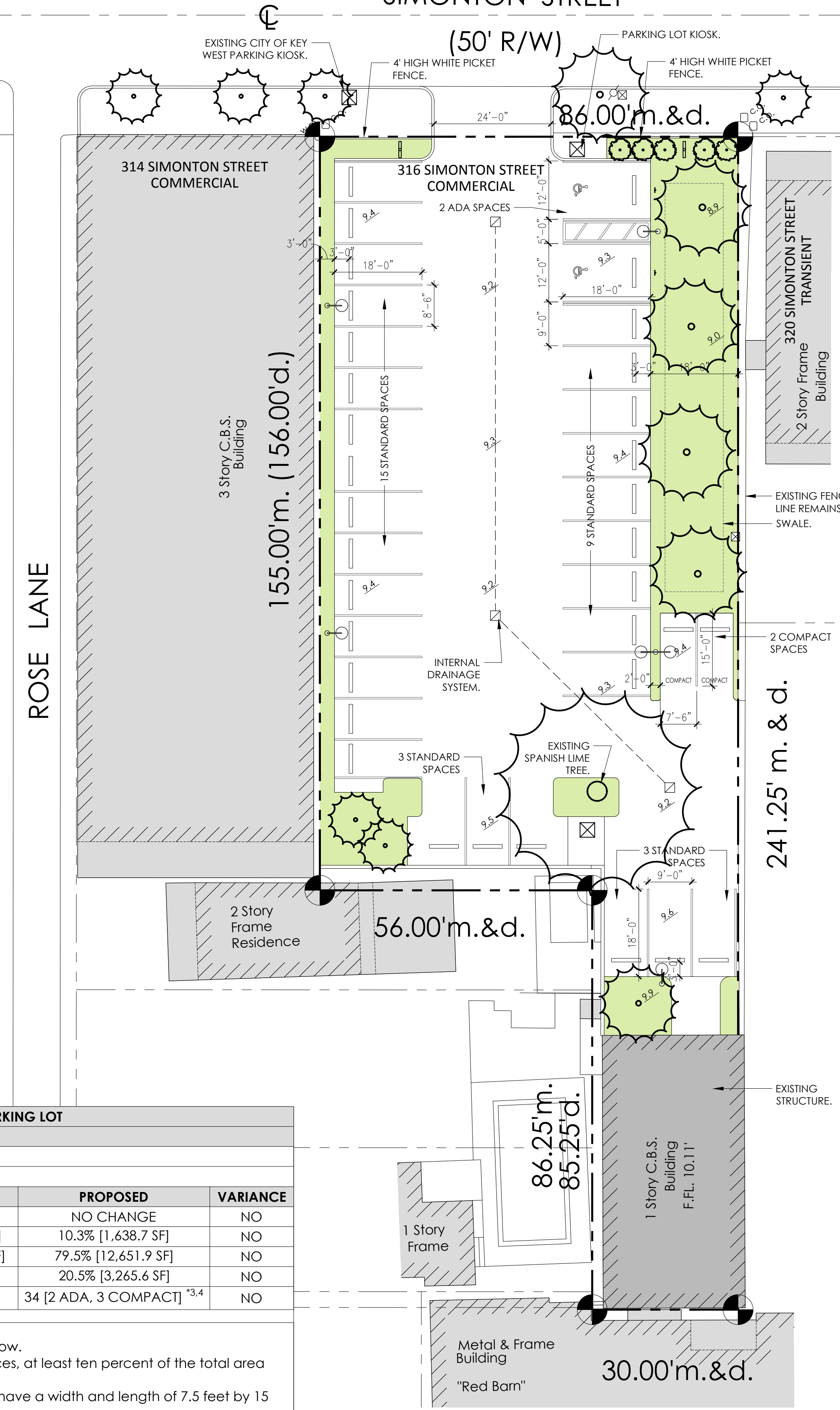
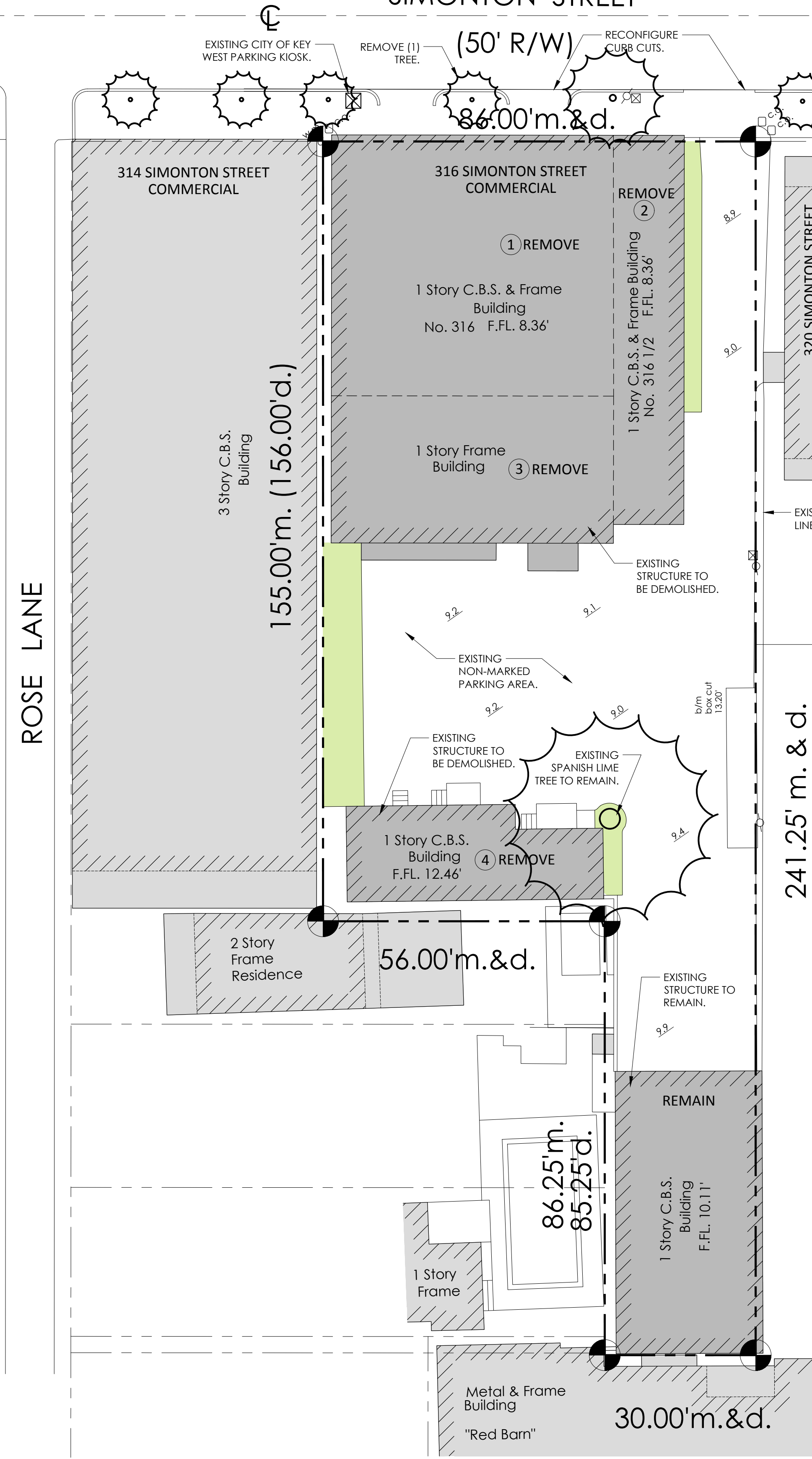
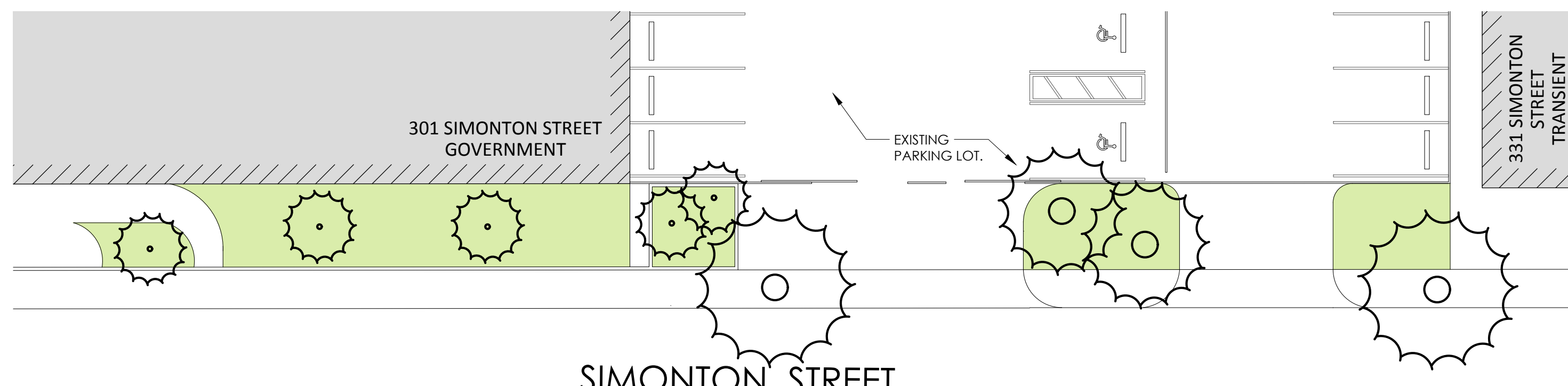
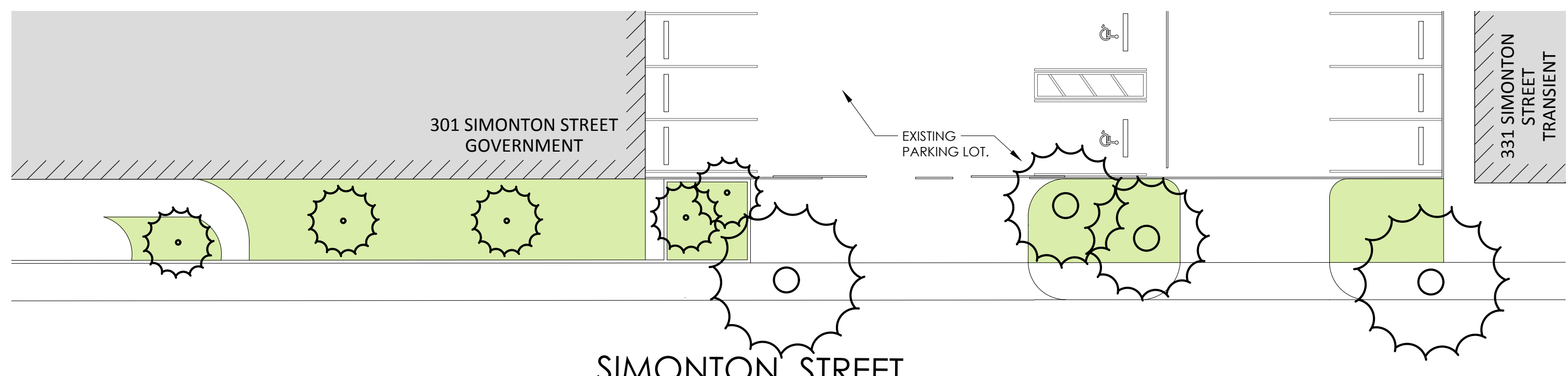


PROPOSED DESIGN



FIGURE 2 Site Plan





PLAN LEGEND

	POLE LIGHT
	CATCH BASIN
	PAYMENT KIOSK
	SURFACE APPLIED STOP
	H.C. SIGN PER CODE
	1' SIGN W/ INTERNATIONAL INSIGNIA
	4' HIGH WHITE PICKET FENCE

SITE DATA TABLE - PROPOSED PARKING LOT

316 SIMONTON STREET, KEY WEST, FLORIDA 33040

ZONING DISTRICT	HNC-1			
FLOOD ZONE	AE 6 / X			
CODE REQUIREMENTS:	EXISTING	PROPOSED	VARIANCE	
MIN. LOT SIZE	4,000 SF	15,917.5 SF	NO CHANGE	NO
BUILDING COVERAGE	50% [7,958.8 SF]	52.1% [8,300.4 SF]	10.3% [1,638.7 SF]	NO
IMPERVIOUS COVERAGE	90% ¹ [14,325.8 SF]	93.5% [14,879.6 SF]	79.5% [12,651.9 SF]	NO
OPEN SPACE RATIO [MIN]	10% ² [1,591.8 SF]	6.5% [1,037.9 SF]	20.5% [3,265.6 SF]	NO
PARKING LOT SPACES	N/A	-	34 [2 ADA, 3 COMPACT] ^{3,4}	NO

¹ Considers parking lot requirements with modifications. See below.
² Sec. 108-607 For parking areas containing more than five spaces, at least ten percent of the total area shall be landscaped.
³ Sec. 108-641 Modifications: forty percent of total spaces may have a width and length of 7.5 feet by 15 feet.
⁴ Sec. 108-646 Parking lots with 20 or more spaces may be comprised of a maximum of 15 percent compact car parking stalls. Such compact car stalls shall be 7.5 feet wide by 15 feet long and marked for use by small vehicles.

1 EXISTING SITE PLAN
 SCALE: 1/16"=1'-0"
 GRAPHIC SCALE: 1/16"=1'-0"

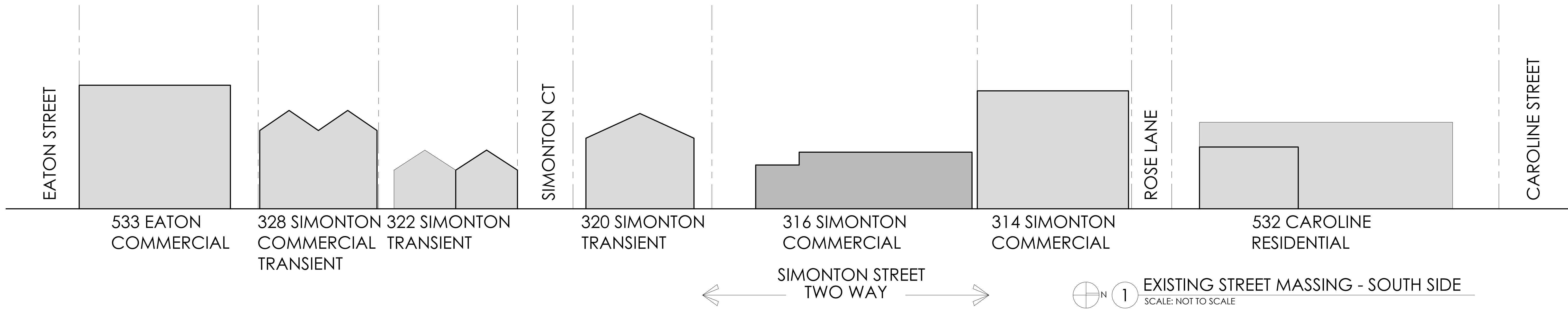
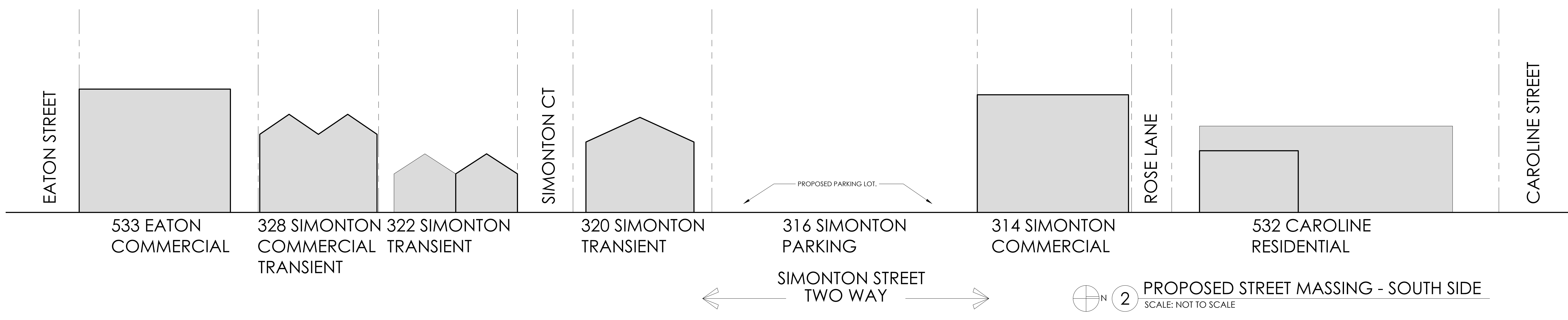
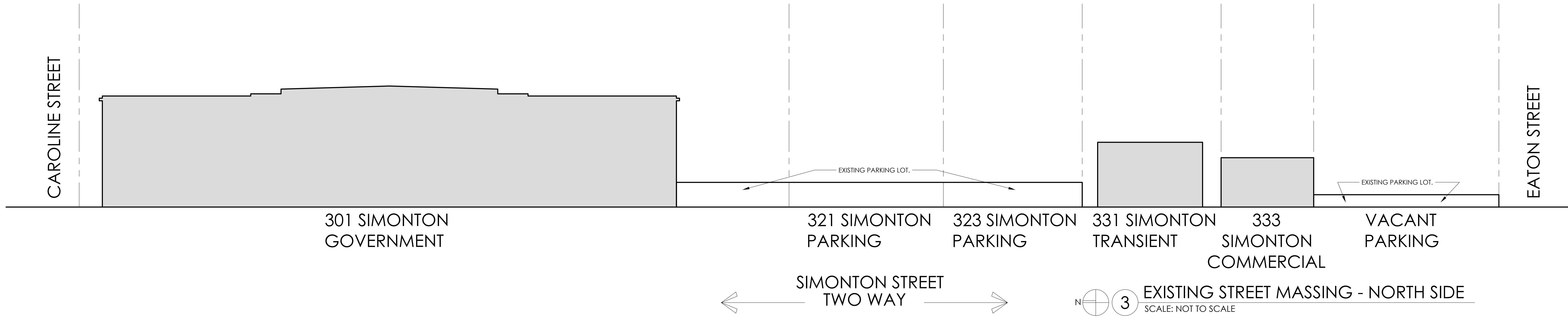
2 PROPOSED SITE PLAN
 SCALE: 1/16"=1'-0"
 GRAPHIC SCALE: 1/16"=1'-0"

Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2019

**316 SIMONTON ST.
 KEY WEST**

**SITE PLANS
 AND DATA**

m.b.ingram
architect
 P: 305.320.0211
 E: MBINGRAMARCHITECT@GMAIL.COM
 504 ANGELA STREET, KEY WEST, FL 33040
SEPT. 24, 2018
A1.1



Michael B. Ingram: License # AR0009306
 Expiration Date: February 28, 2019

316 SIMONTON ST.
 KEY WEST

STREET
 MASSING

m.b.ingram
 architect
 P: 305.320.0211
 E: MBINGRAMARCHITECT@GMAIL.COM
 504 ANGELA STREET, KEY WEST, FL 33040

SEPT. 24, 2018
A1.2

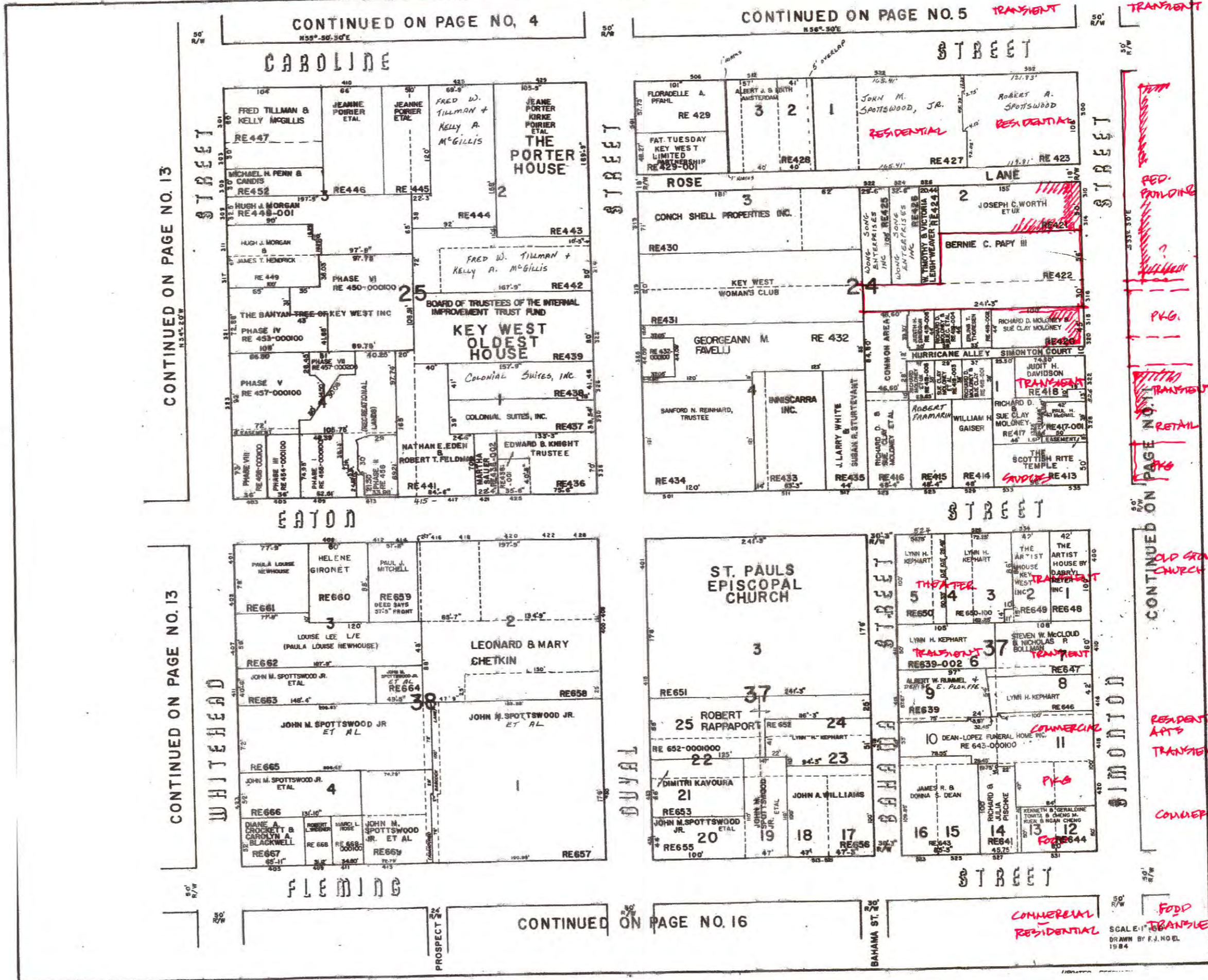
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CONTINUED ON PAGE NO. 16



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 23, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF ALL BUILDINGS
WITH THE EXCEPTION OF THE REAR
BUILDING. NEW PARKING LOT.
FOR #316 SIMONTON STREET**

Applicant – Michael Ingram

Application #H2018-0007

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 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 305-809-3731 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 00004220-000000
 Account # 1004391
 Property ID 1004391
 Millage Group 10KW
 Location 316 SIMONTON St , KEY WEST
 Address
 Legal KW PT LOT 1 AND PT LOT 2 SQR 24 G18-63 G32-222 OR792-1898 OR792-1899
 Description OR822-2353 OR822-2354 OR822-2355 OR822-2356 OR822-2414 OR946-286
 OR1120-696/97 OR1174-2404Q/C OR1306-234(REV) OR1306-235Q/C
 OR1306-236/37TR OR1306-238/39Q/C OR1344-2184/5Q/C OR1856-1060/61Q/C
 (Note: Not to be used on legal documents)
 Neighborhood 32040
 Property Class LIGHT MANUFACTURING (4100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BCP LLC
 1409 Sun Ter
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$546,896	\$0	\$0	\$0
+ Market Misc Value	\$5,560	\$0	\$0	\$0
+ Market Land Value	\$1,342,840	\$1,087,250	\$1,087,250	\$1,087,250
= Just Market Value	\$1,895,296	\$1,087,250	\$1,087,250	\$1,087,250
= Total Assessed Value	\$1,195,975	\$1,087,250	\$1,087,250	\$1,087,250
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,895,296	\$1,087,250	\$1,087,250	\$1,087,250

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	15,990.00	Square Foot	86	185

Commercial Buildings

Style LT MFG, PREENG BLDG / 41C
 Gross Sq Ft 4,707
 Finished Sq Ft 4,536
 Perimeter 0
 Stories 3
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1938
 Year Remodeled

Effective Year Built 1995

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,536	4,536	0
OPF	OP PRCH FIN LL	63	0	0
SBU	UTIL UNFIN BLK	108	0	0
TOTAL		4,707	4,536	0

Style WAREHOUSE/MARINA C / 48C

Gross Sq Ft 1,000

Finished Sq Ft 884

Perimeter 0

Stories 2

Interior Walls

Exterior Walls CONC BLOCK

Quality 400 ()

Roof Type

Roof Material

Exterior Wall1 CONC BLOCK

Exterior Wall2

Foundation

Interior Finish

Ground Floor Area

Floor Cover

Full Bathrooms 0

Half Bathrooms 0

Heating Type

Year Built 1958

Year Remodeled

Effective Year Built 1986

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	884	884	0
OPU	OP PR UNFIN LL	88	0	0
OPF	OP PRCH FIN LL	28	0	0
TOTAL		1,000	884	0

Style 1 STORY STORES / 11C

Gross Sq Ft 1,078

Finished Sq Ft 1,078

Perimeter 0

Stories 1

Interior Walls

Exterior Walls C.B.S.

Quality 400 ()

Roof Type

Roof Material

Exterior Wall1 C.B.S.

Exterior Wall2

Foundation

Interior Finish

Ground Floor Area

Floor Cover

Full Bathrooms 0

Half Bathrooms 0

Heating Type

Year Built 1953

Year Remodeled

Effective Year Built 1982

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,078	1,078	0
TOTAL		1,078	1,078	0

Style SERV SHOPS ETC / 25C

Gross Sq Ft 1,624

Finished Sq Ft 1,624

Perimeter 0

Stories 2

Interior Walls

Exterior Walls C.B.S.

Quality 400 ()

Roof Type

Roof Material

Exterior Wall1 C.B.S.

Exterior Wall2

Foundation

Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1953
 Year Remodeled
 Effective Year Built 1986
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,624	1,624	0
TOTAL		1,624	1,624	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1975	1976	1	4000 SF	2
WALL AIR COND	1997	1998	1	6 UT	2

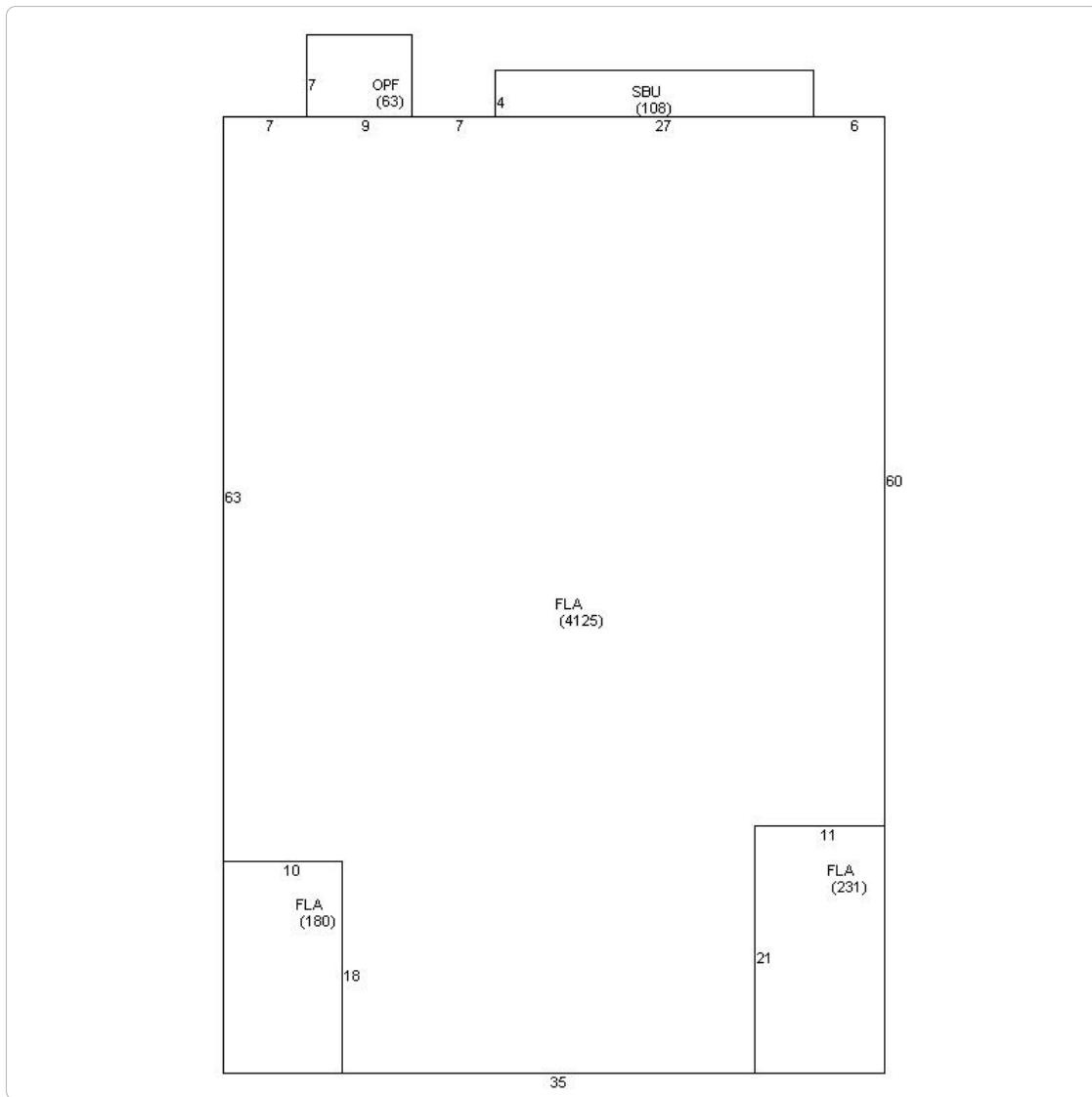
Sales

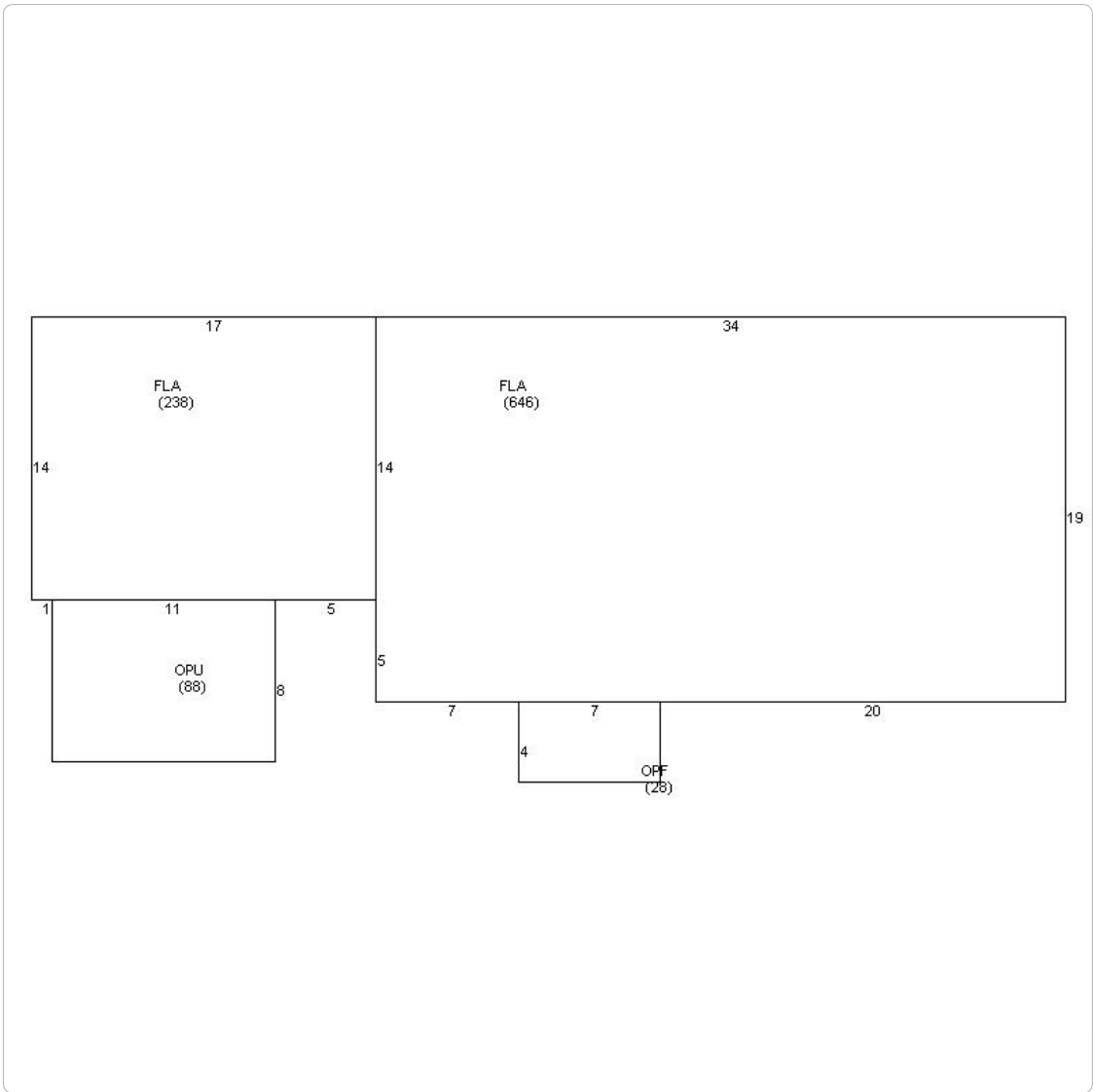
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1995	\$150,000	Warranty Deed		1344	2184	K - Unqualified	Improved

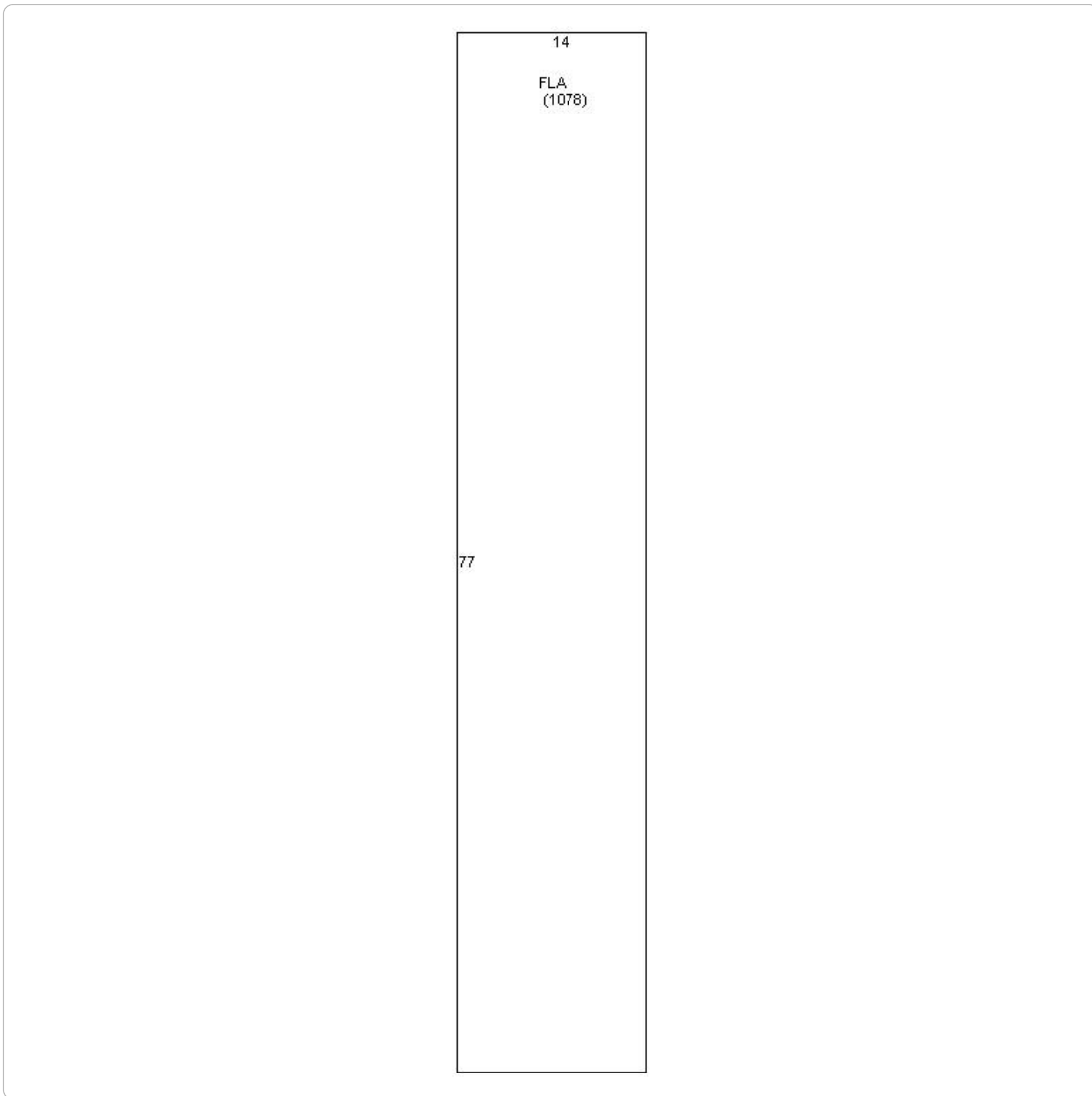
Permits

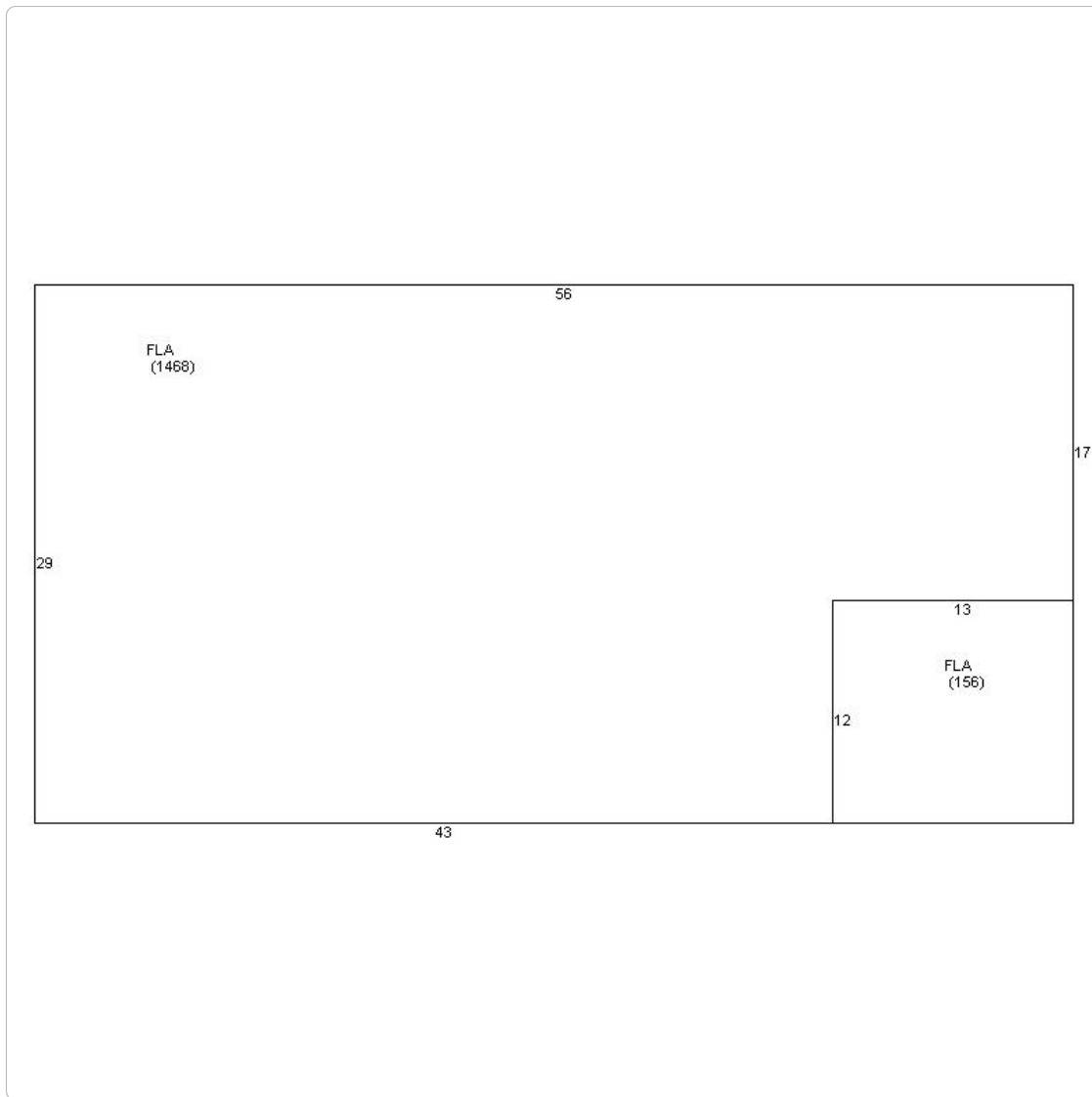
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-1654	5/19/2011	7/13/2011	\$10,000		OVERLAY ASPHALT APPROX 7000sf
10-1007	5/27/2010		\$2,000	Commercial	REMOVE EXISTING GLASS TILE FACADE AND REPAIR WALL.
10-461	2/16/2010	4/9/2010	\$1,800	Commercial	REWIRE ELECTRIC TO EXISTING FAN OUTLETS. REMOVE FLOURESCENT LIGHTING AND INSTALL TRACK LIGHTING IN GALLERY. TWO 120V CIRCUITS, TWO SWITCHES AND TWO OUTLETS FOR PERIMETER TRACK LIGHTING IN GALLERY
09-00004356	12/30/2009	4/9/2010	\$750	Commercial	INSTALL HANGING SIGN
09-00003735	12/29/2009	4/9/2010	\$2,000	Commercial	CHANGE OUT SIGNS
07-5534	1/2/2008	4/9/2010	\$26,945	Commercial	INSTALL 3600 SF OF COOLEY C-3 60MIL WHITE SHINGLE PLY
07-3727	7/31/2007	12/7/2007	\$3,800	Commercial	REPAIR CRACKED STUCCO AND REPAIR DOORS& WINDOWS
04-2163	6/28/2004	10/21/2004	\$1,500	Commercial	UPGRD TO 200 AMP
04-0997	4/2/2004	10/21/2004	\$1,500	Commercial	SEWER LINE
03-3971	11/19/2003	10/21/2004	\$1,850	Commercial	REPLACE METAL SIDING
03-3680	10/22/2003	10/21/2004	\$3,000	Commercial	NEW A/C 2 1/2 TON
03-2440	7/23/2003	10/2/2003	\$3,000	Commercial	DROP CEILING
03-0128	1/15/2003	10/2/2003	\$2,100	Commercial	NEW ELECTRIC
99-2848	8/30/1999	11/19/1999	\$1,500	Commercial	REPLACE DOOR
98-1802	6/16/1998	12/31/1998	\$1,200	Commercial	INSTALL EXHAUST FAN
98-1854	6/15/1998	12/31/1998	\$200	Commercial	INSTALL EXHAUST FAN
97-3818	12/1/1997	12/1/1997	\$2,000	Commercial	REPLACE AWNING N& SIGN
97-0442	2/1/1997	7/1/1997	\$150	Commercial	28"X24" SIGN

Sketches (click to enlarge)





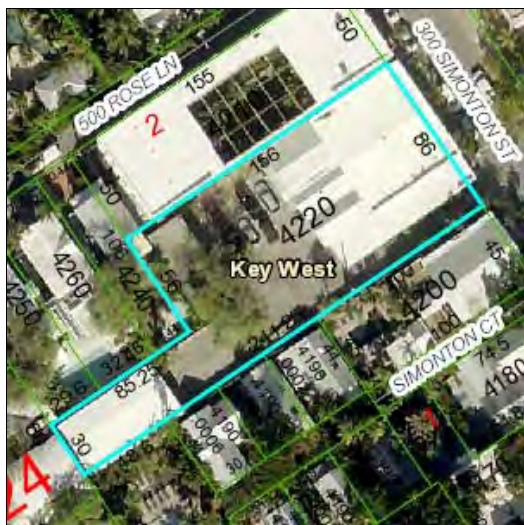




Photos



Map



TRIM Notice

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No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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