



**Historic Architectural Review Commission
Staff Report for Item 23**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: September 27, 2016

Applicant: William P. Horn, Architect

Application Number: H16-03-0075

Address: #631 Greene Street

Description of Work

Demolition of storage structure.

Site Facts

The building in review is a reinforced concrete structure built in 1974 to be used as an ice house for the Thompson Company, shrimp distributors. The building houses the Reef Relive, an environmental non-profit organization and storage. The City owns the building. The building is not listed in the surveys.

Ordinance Cited on Review

- Section 102-217 (2), demolition for non-contributing or non-historic structures.

Staff Analysis

The Certificate of Appropriateness in review is for the demolition of an existing one-story concrete shed located on the south side of the building, which is not historic. This review shall be based on section 102-218 (b), which requires the following criteria for demolitions: 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;*

It is staff's opinion that the removal of the existing non-historic concrete shed will not alter the character of the surrounding commercial neighborhood.

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

The structure proposed to be demolish is not historic.

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

The non-historic shed is not significant or important in defining the historic character of the site.

- (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 structure proposed to be demolish will not qualify to be a contributing resource to the historic district in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition as it complies with the criteria for demolition stated under the Land Development Regulations. The concrete shed in question is not historic; it has been an add-on element and will not qualify as contributing resources in a near future.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <i>16-00300075</i>		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

631 Greene Street, Key West, Florida

OF UNITS

RE # OR ALTERNATE KEY:

8817550

NAME ON DEED:

City of Key West

PHONE NUMBER 305.809.3803

OWNER'S MAILING ADDRESS:

P.O. Box 1409

EMAIL
kolson@cityofkeywest-fl.gov

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

William P. Horn

PHONE NUMBER (305) 296 8302

ARCHITECT / ENGINEER'S ADDRESS:

915 Eaton Street

EMAIL wphorn@aol.com

Key West, FL 33040

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

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., SCOPE OF WORK TO INCLUDE NEW ROOFING AND NEW ROOF STRUCTURE ON THE HIGH EAST ROOF, NEW ROOFING ON LOWER WEST ROOF WITH ROOF STRUCTURE TO REMAIN, EXISTING GUTTER AND DOWNSPOUT TO BE REMOVED, NEW ALUMINUM GUTTERS AND DOWNSPOUTS ON THE NORTH AND SOUTH SIDES OF BUILDING, REMOVAL OF EXISTING NON HISTORIC STORAGE STRUCTURE, REPAIR OF ALL IDENTIFIED CONCRETE DAMAGE, AND PATCH AND REPAIR STUCCO PAINTED TO MATCH EXISTING.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME: <i>Gregory J. ...</i>	QUALIFIER PRINT NAME: <i>Kristen Argalas</i>
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner	Notary Signature as to qualifier
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Operator: KEWBLD Date: 5/02/16 50
 Type: EP Drawer: 1
 Receiver: 28112
 2016 100075
 * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3081256
 OK CHECK 1211 \$100.00
 Trans date: 5/01/16 Time: 16:58:52

28834-9659-06

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

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

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Concrete roof and concrete facade damage to be repaired. Existing storage building to be removed and not replaced	Concrete	Concrete and single ply roof membrane, alum. gutter and downspouts

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.
 SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____
 BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

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

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
<i>Non historic - non contributing structure</i>		
<i>Guidelines for masonry, guidelines for roofing</i>		
<i>Ordinance for demolition</i>		
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



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

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

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

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

The existing accessory storage structure has extensive spalling damage and the concrete columns structural stability has been damaged due to the failing concrete.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

The concrete accessory storage structure is non-historic and does not exhibit a distinctive characteristic of a type, period, or method of construction.

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

The non-historic storage building is not associated with any significant 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.

The non-historic storage building is not associated with any significant events.

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

The non-historic storage building is not associated with any significant events.

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

The non-historic storage building is not associated with any significant events or any historic heritage of the city.

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

The non-historic storage building does not portray the environment in a particular era distinguished by an 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.

The non-historic storage building is not associated with any significant events, places, or people.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

The non-historic storage building is not associated with any significant events, places, or people.

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

The non-historic storage building is not associated with any significant events, places, or people and is not expected to in the future.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

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

Yes Number of pages and date on plans 8
 No Reason _____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The main structure was originally constructed around 1974. The building as a whole does not exhibit important and character defining elements which contribute to the historic neighborhood. Removal of the accessory structure will not adversely effect the historic nature of the neighborhood.

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

Removing the non-historic structure will not alter the relationship between buildings and open space. there is currently a deck which surrounds the storage building so removing it will not add or detract from the open space relationship with the site.

AND

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

The main structure was originally constructed around 1974. The building as a whole does not exhibit important and character defining elements which contribute to the historic neighborhood. Removal of the accessory structure will not adversely effect the historic nature of the neighborhood.

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

The main structure was originally constructed around 1974. The building as a whole does not exhibit important and character defining elements which contribute to the historic neighborhood. Removal of the accessory structure will not adversely effect the historic nature of the 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 hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR to proceeding with the work outlined above** and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

PROPERTY OWNER'S SIGNATURE: _____	DATE AND PRINT NAME _____
-----------------------------------	---------------------------

OFFICE USE ONLY

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

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
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High
&
net
nca
of
agn



New ice plant for Thompson & O'Neal

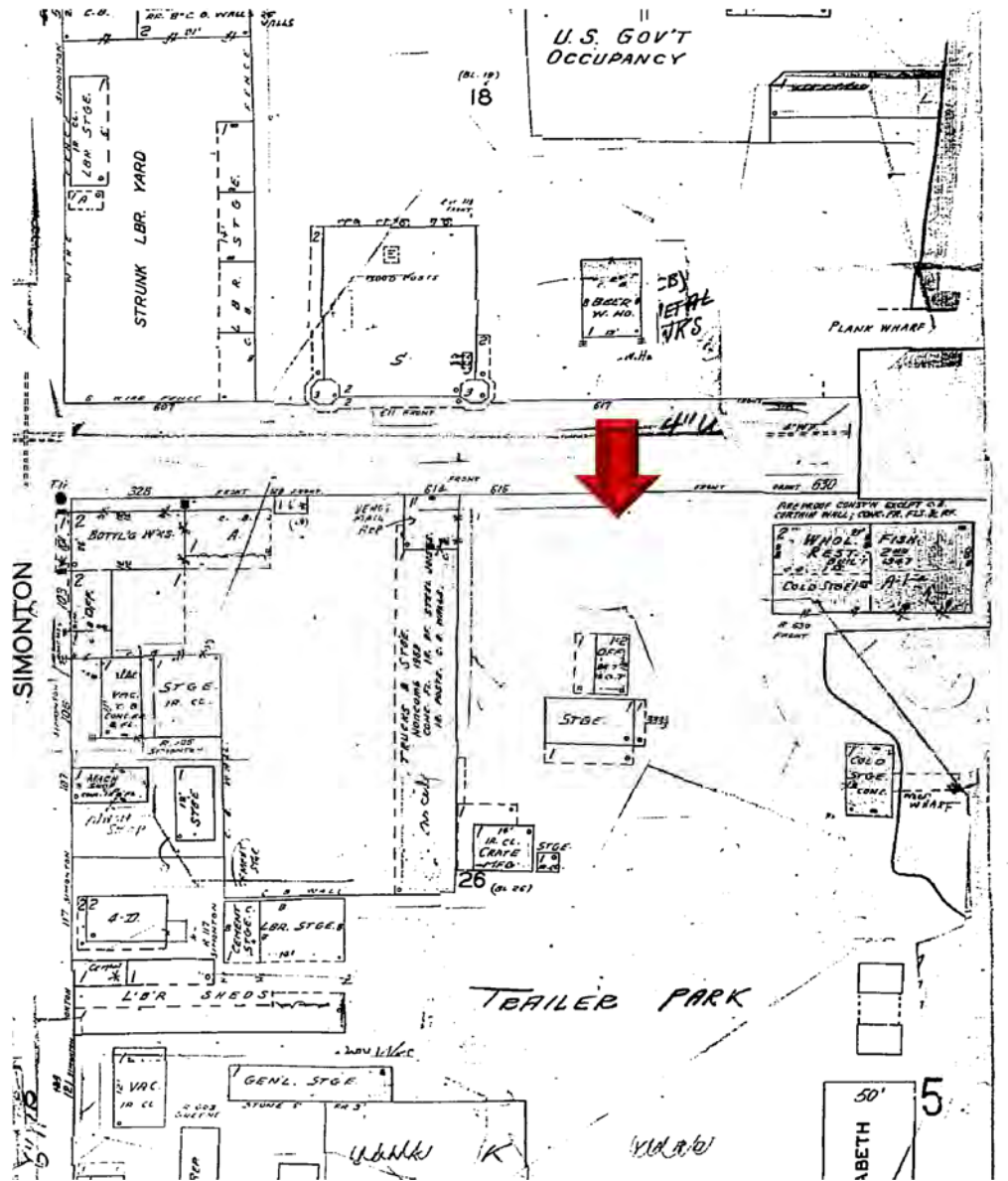
Construction is well under way now on a sizable new ice plant for the Thompson & O'Neal Shrimp Co. at the foot of Elizabeth Street. The first floor of the building more than 100 feet long and 40 feet wide will contain engines and the ice

storage area, and the second floor is where ice—50 tons per day—will actually be produced. V. J. O'Neal, partner with Joseph T. Thompson in the firm which buys, produces and distributes shrimp, explained the additional ice will make it

possible for boats working for them to make more trips and stay out longer. Presently about 50 shrimp boats sell to the company. The new plant, on which construction started in December, should be finished in about a month.



SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



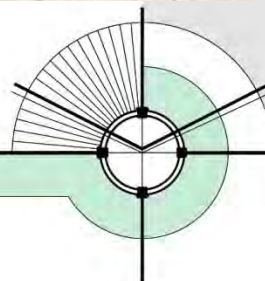
FRONT FAÇADE



FRONT FACADE

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302



WILLIAMPHORNARCHITECTPA.COM



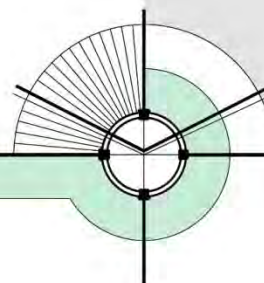
SIDE FAÇADE



SIDE FAÇADE

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302



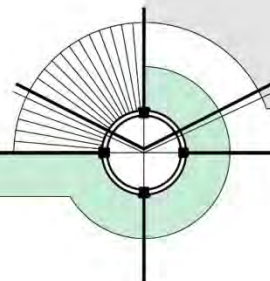
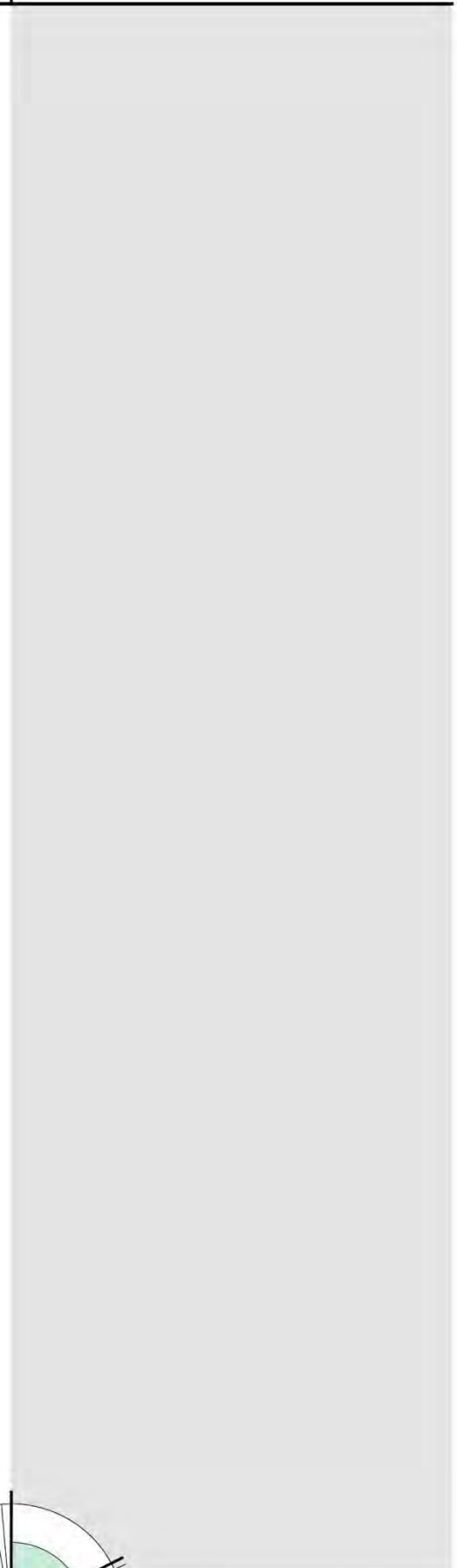
WILLIAMPHORNARCHITECTPA.COM



REAR FAÇADE



REAR FACADE

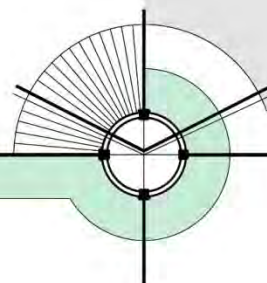
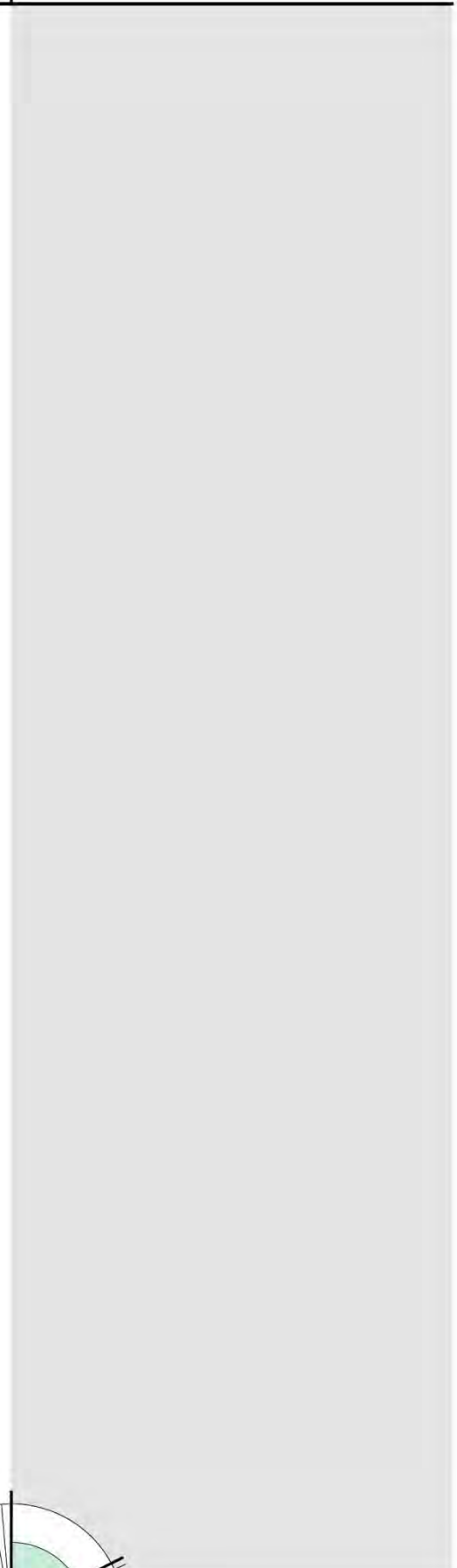




SIDE FACADE



SIDE FACADE

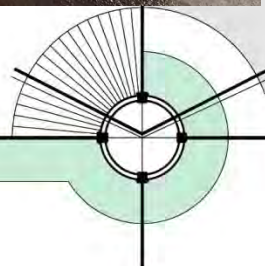




EXISTING ROOF CONDITION



EXISTING ROOF CONDITION





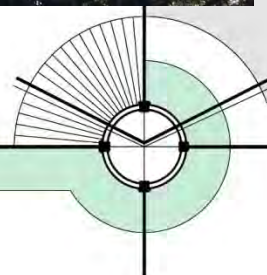
FRONT FAÇADE - EXISTING ROOF CONDITION WITH SPALLING DAMAGE



REAR FAÇADE - EXISTING ROOF CONDITION WITH SPALLING DAMAGE

WILLIAM P. HORN ARCHITECT, PA.

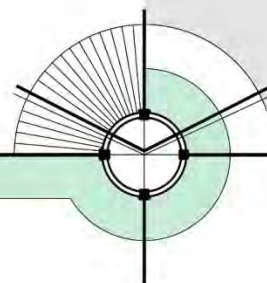
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WILLIAMPHORNARCHITECTPA.COM



SPALLING DAMAGE AT EXISTING CONCRETE COLUMN

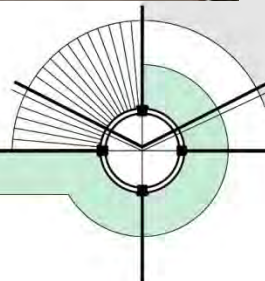




SPALLING DAMAGE AT EXISTING REAR FACADE

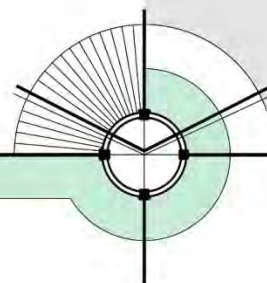


SPALLING DAMAGE AT EXISTING REAR FACADE





EXISTING CONDITION WITH SPALLING DAMAGE



PROPOSED DESIGN

ICE HOUSE BUILDING RENOVATION

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL: (305) 296-8302
FAX: (305) 296-1033

LICENSE NO.
AA 0003040

**ATLANTIC
ENGINEERING
SERVICES**
6301 Arlington Expressway
Building B, Suite 201
Jacksonville, FL 32211
PH: 904.743.4633 FX: 904.725.9265

ICE HOUSE
631 GREENE STREET
KEY WEST, FLORIDA.

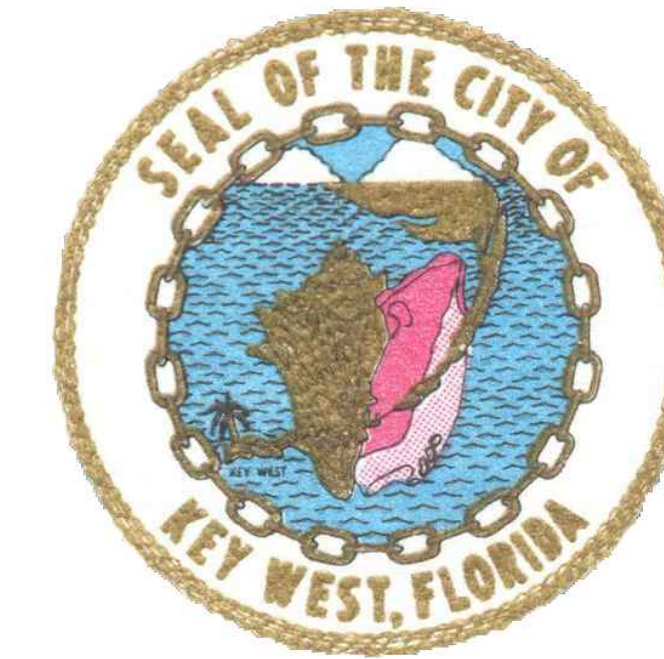
SEAL _____

DATE
09-01-16 HARC

REVISIONS _____

DRAWN BY
JW

PROJECT
NUMBER
1429



KEY WEST CITY COMMISSIONERS

MAYOR CRAIG CATES

COMMISSIONER JIMMY WEEKLEY, DISTRICT I

COMMISSIONER SAMUEL KAUFMAN, DISTRICT II

COMMISSIONER BILLY WARDLOW, DISTRICT III

COMMISSIONER RICHARD PAYNE, DISTRICT IV

COMMISSIONER MARGARET ROMERO, DISTRICT V

COMMISSIONER CLAYTON LOPEZ, DISTRICT VI

CITY MANAGER JAMES K. SCHOLL



AREA OF WORK



AREA OF WORK

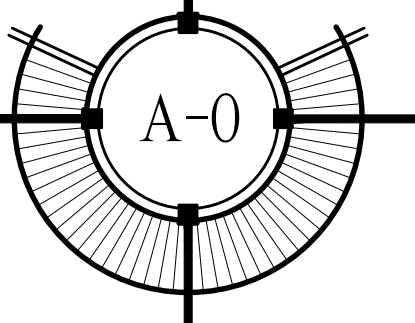
INDEX OF SHEETS	
PAGE	DESCRIPTION
A-0	COVER SHEET
A-1	PROPOSED PARTIAL SITE PLAN - ROOF PLAN
A-2	PROPOSED FLOOR PLAN
A-3	PROPOSED ELEVATIONS
EX-1	EXISTING PARTIAL SITE PLAN - ROOF PLAN
EX-2	EXISTING FLOOR PLAN
EX-3	EXISTING ELEVATIONS
AD-1	DEMOLITION PLAN

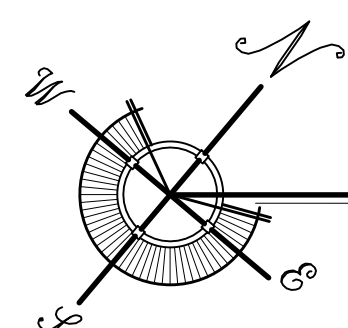
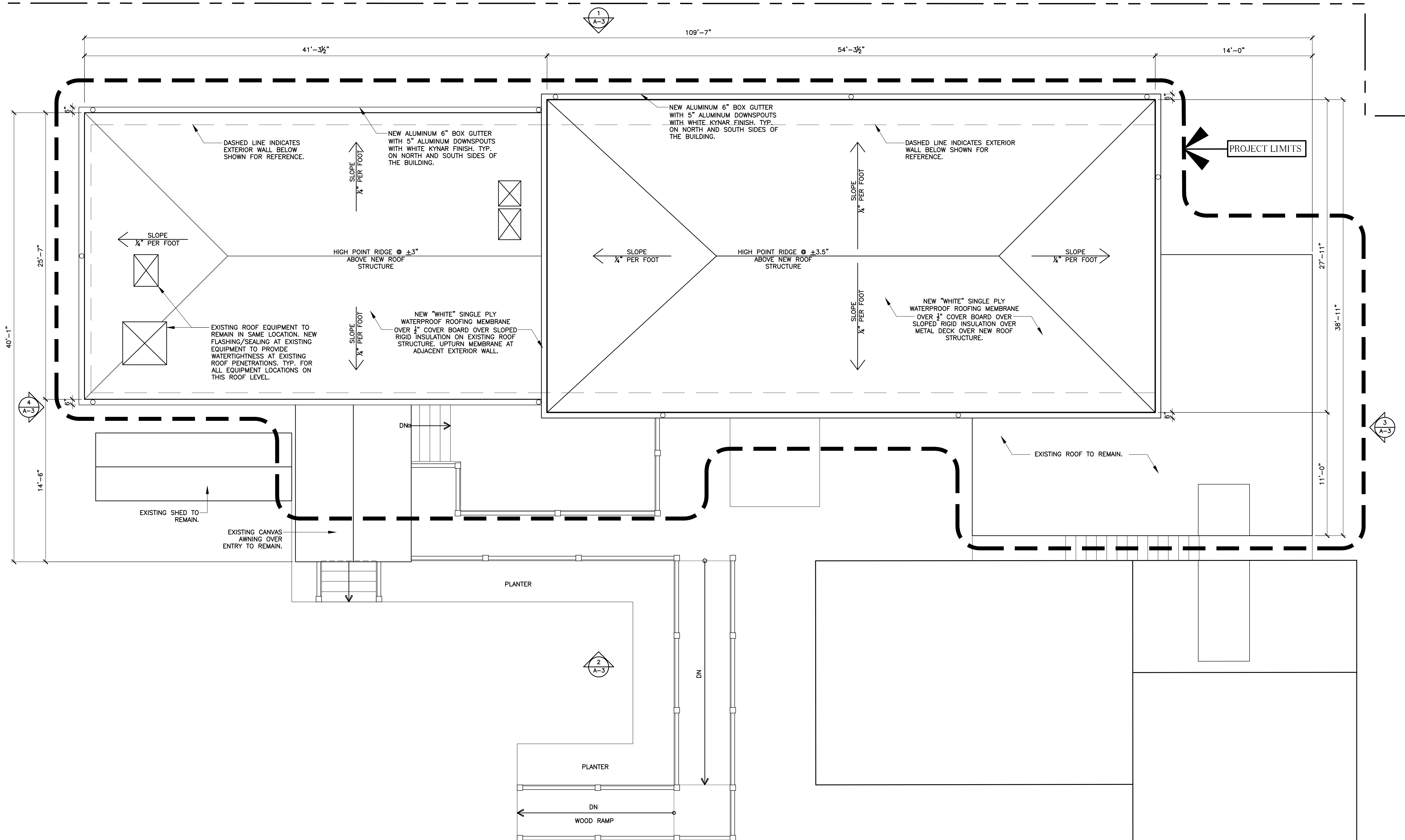
SCOPE OF WORK
SCOPE OF WORK TO INCLUDE NEW ROOFING AND NEW ROOF STRUCTURE ON THE HIGH EAST ROOF, NEW ROOFING ON LOWER WEST ROOF WITH ROOF STRUCTURE TO REMAIN, EXISTING GUTTER AND DOWNSPOUT TO BE REMOVED, NEW ALUMINUM GUTTERS AND DOWNSPOUTS ON THE NORTH AND SOUTH SIDES OF BUILDING, REMOVAL OF EXISTING SMALL STORAGE STRUCTURE, REPAIR OF ALL IDENTIFIED CONCRETE DAMAGE, AND PATCH AND REPAIR STUCCO PAINTED TO MATCH EXISTING.

SITE DATA	
SITE AREA: 38,005 S.F.	BUILDING COVERAGE AREA: REQUIRED: 50% MAX PROPOSED: EXISTING TO REMAIN
LAND USE: HHCC-2	IMPERVIOUS AREA: REQUIRED: 60% MAX. PROPOSED: EXISTING TO REMAIN
FLOOD ZONE: AE +9.0'	LANDSCAPE AREA: PROPOSED: EXISTING TO REMAIN
SETBACKS:	OPEN SPACE AREA: PROPOSED: EXISTING TO REMAIN
FRONT SETBACK: REQUIRED = 10'-0" PROPOSED = EXISTING TO REMAIN	
SIDE SETBACK: REQUIRED = 7'-6" PROPOSED = EXISTING TO REMAIN	
REAR SETBACK: REQUIRED = 15'-0" PROPOSED = EXISTING TO REMAIN	
MAXIMUM HEIGHT: REQUIRED = 35'-0" PROPOSED = EXISTING TO REMAIN	

DESIGN CRITERIA
THE FLORIDA BUILDING CODE 2014 EDITION, AS AMENDED BY GOVERNING LOCAL ORDINANCES AND REQUIREMENTS OF THE STATE OF FLORIDA 'COASTAL ZONE PROTECTION ACT', TOGETHER WITH APPLICABLE REQUIREMENTS OF GOVERNING PUBLIC AGENCIES AND THE FOLLOWING LISTED CODES SHALL APPLY TO THIS PROJECT NATIONAL ELECTRIC CODE, 2014 EDITION FLORIDA PLUMBING CODE, 2014 EDITION WIND LOADING SHALL BE BASED ON ASCE 7-10 180 MPH WIND LOADING. NOTE ANY REFERENCE TO WIND LOADING FOUND IN THE DRAWINGS OR SPECIFICATIONS WHICH DIFFERS FROM THE ABOVE SHALL BE SUPERCEDED BY THIS STATEMENT.

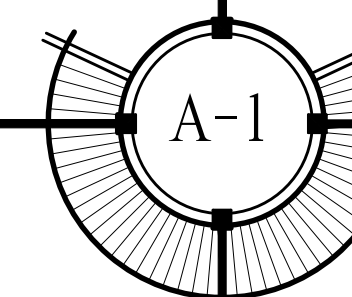
ICE HOUSE
631 GREENE STREET
KEY WEST, FLORIDA





PROPOSED PARTIAL SITE PLAN - ROOF PLAN

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



PROPERTY LINE 222.35'

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

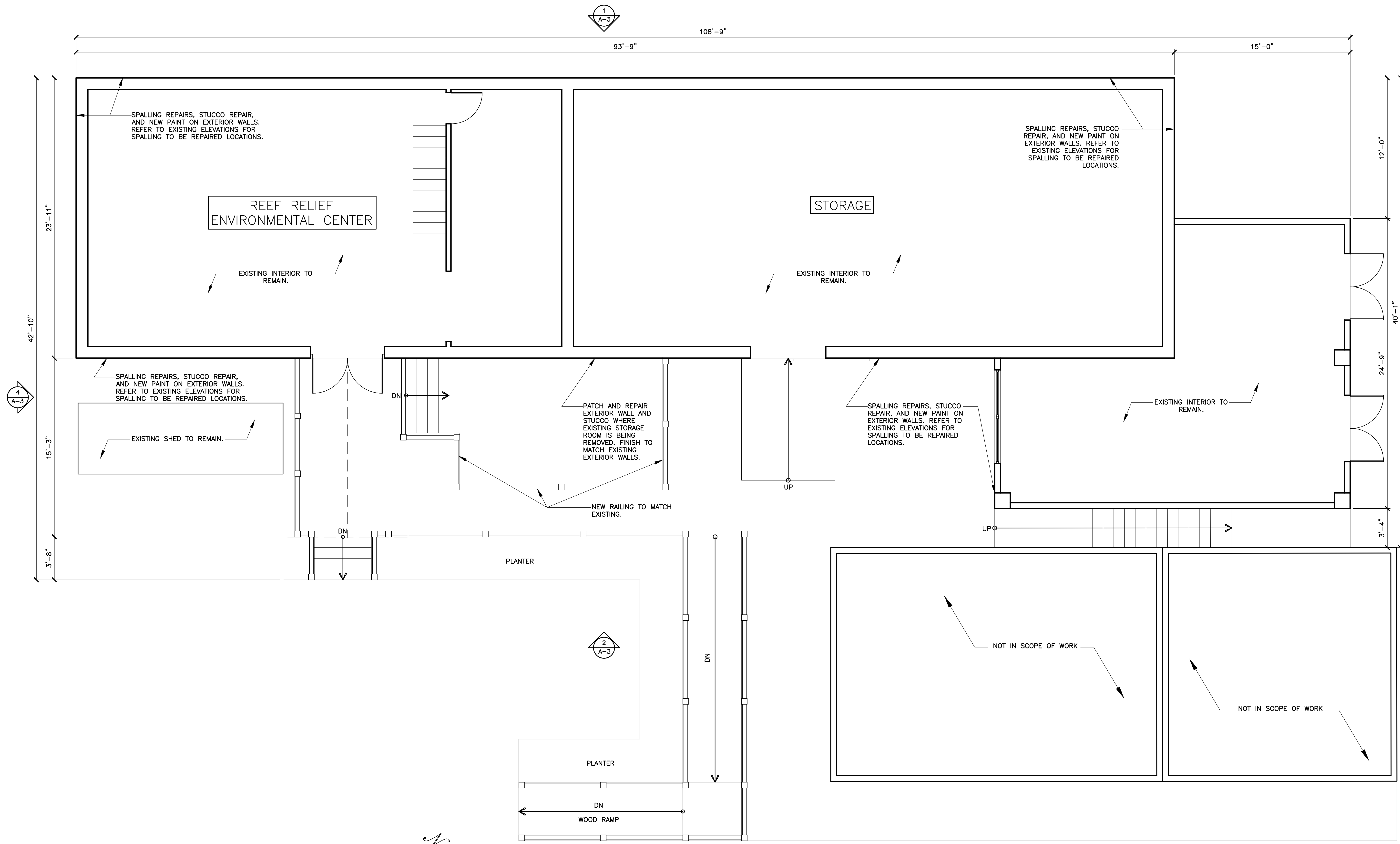
TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040



6501 Arlington Expressway
Building B, Suite 201
Jacksonville, FL 32211
PH: 904.743.4633 FX: 904.725.9255

ICE HOUSE
631 GREENE STREET
KEY WEST, FLORIDA.



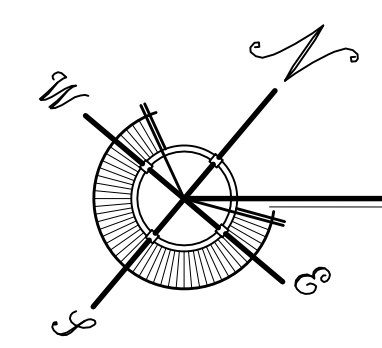
SEAL

DATE
09-01-16 HARC

REVISIONS

DRAWN BY
JW

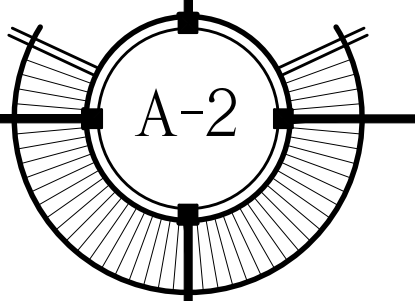
PROJECT NUMBER
1429

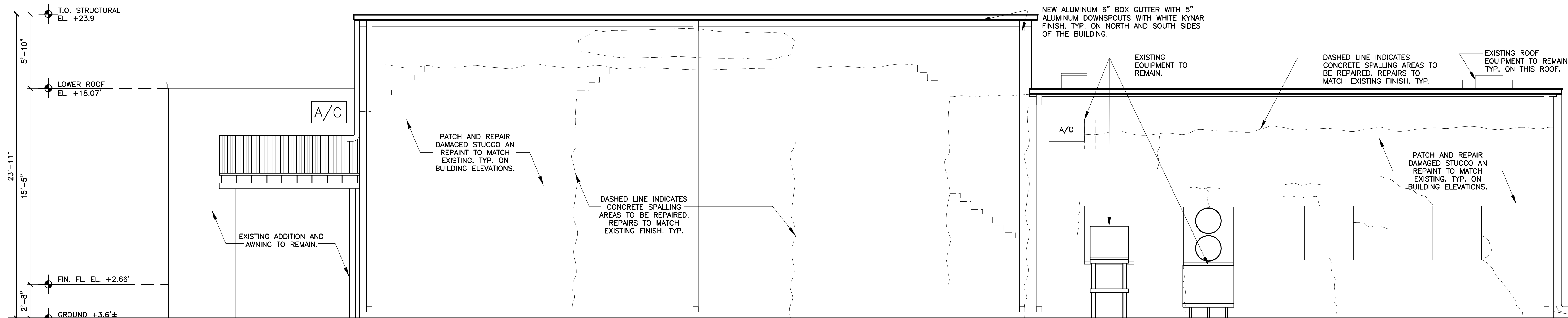


PROPOSED FLOOR PLAN

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

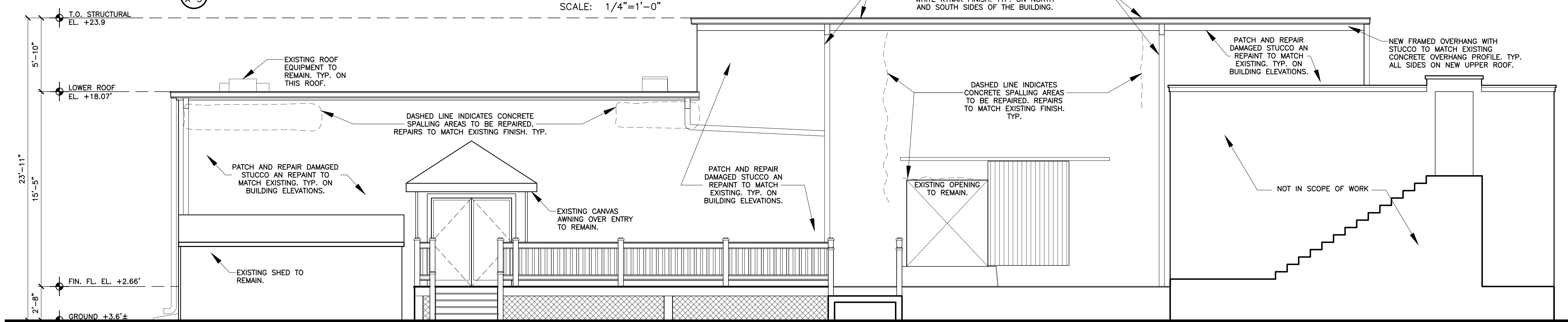
ICE HOUSE
631 GREENE STREET
KEY WEST, FLORIDA





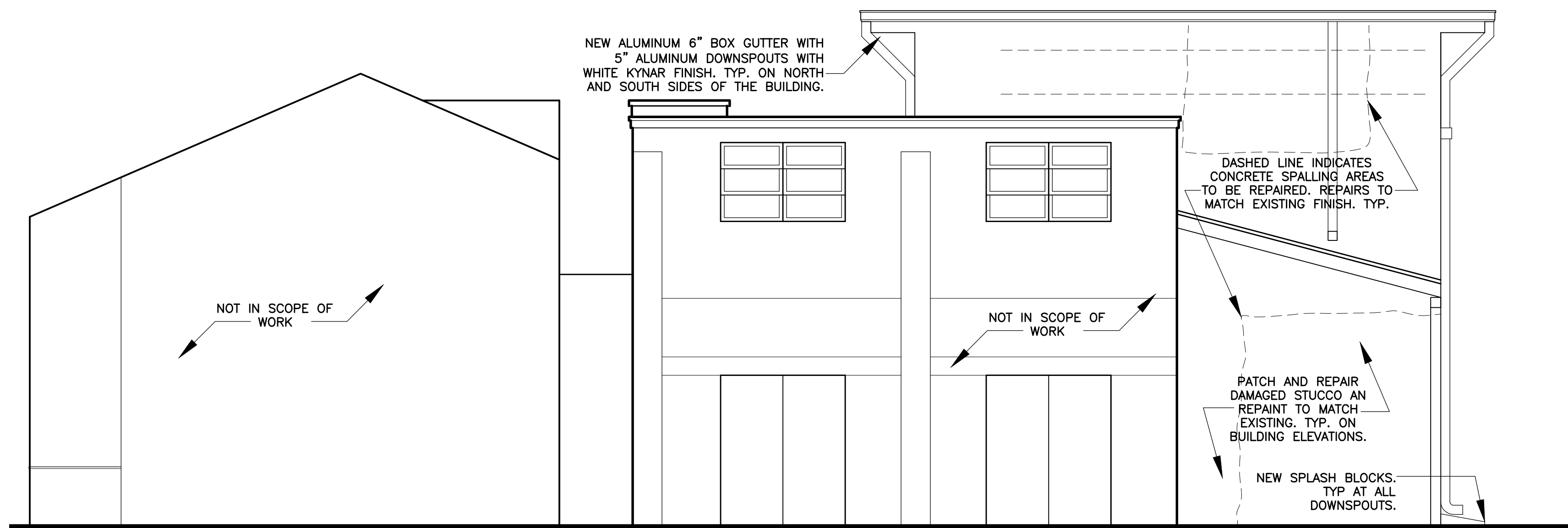
1 PROPOSED REAR (NORTH) ELEVATION

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



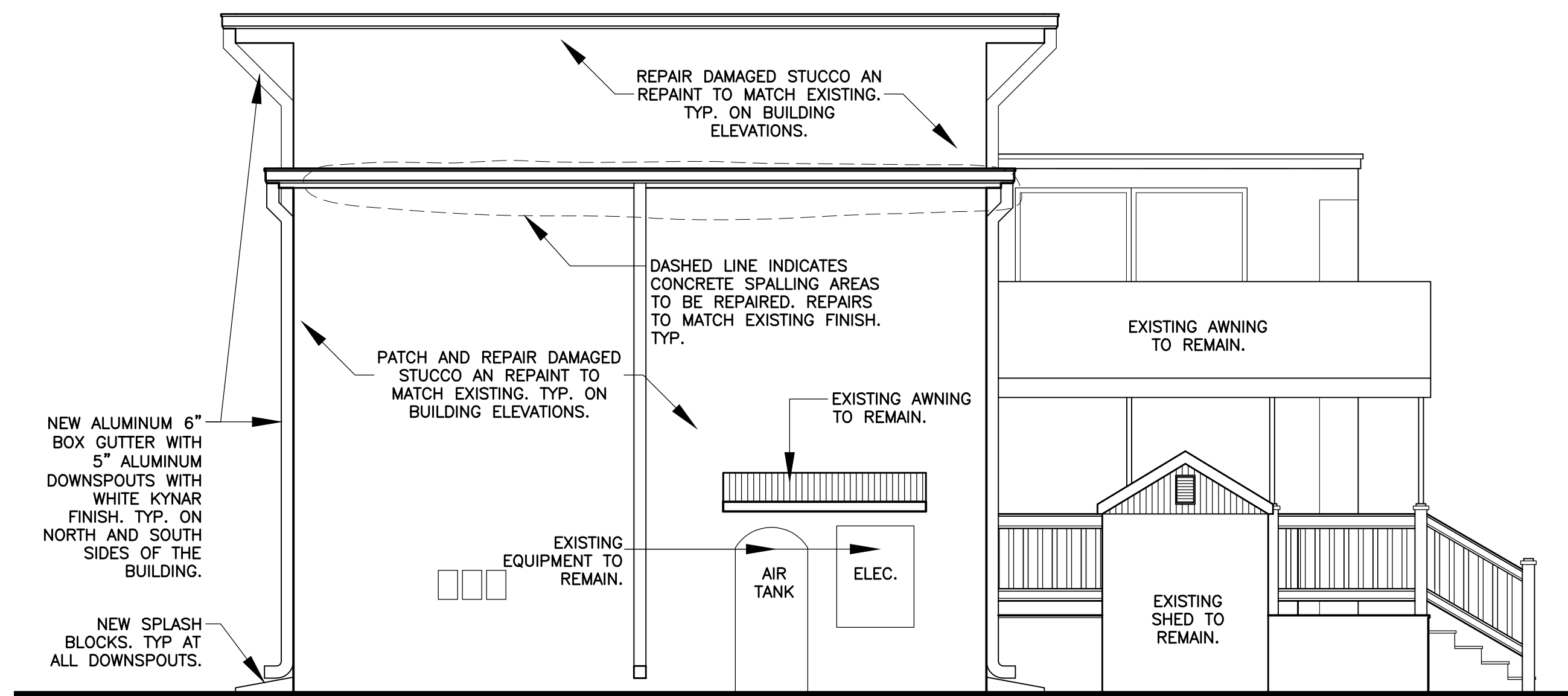
2 PROPOSED FRONT (SOUTH) ELEVATION

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



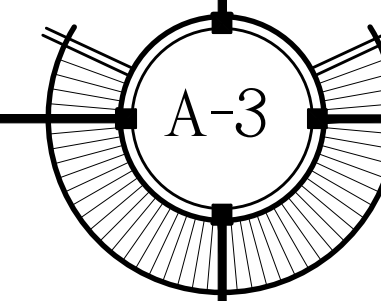
3 PROPOSED SIDE (EAST) ELEVATION

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

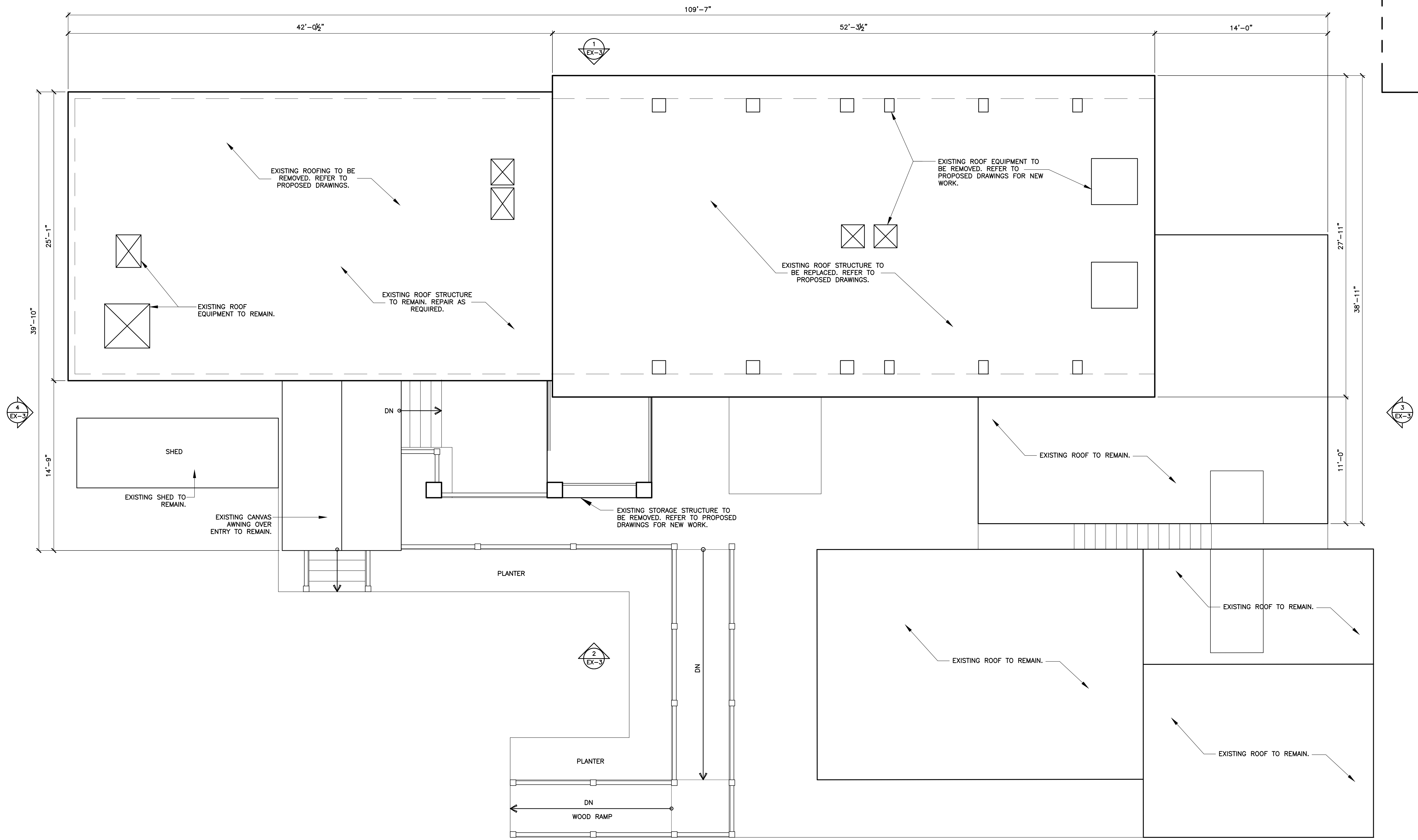


4 PROPOSED SIDE (WEST) ELEVATION

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



PROPERTY LINE 222.35'



EXISTING PARTIAL SITE PLAN - ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT DATED ON 07-13-06.

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

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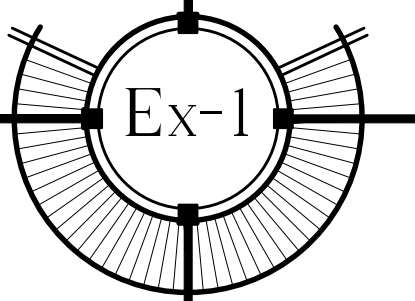
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PROPERTY LINE 222.35'

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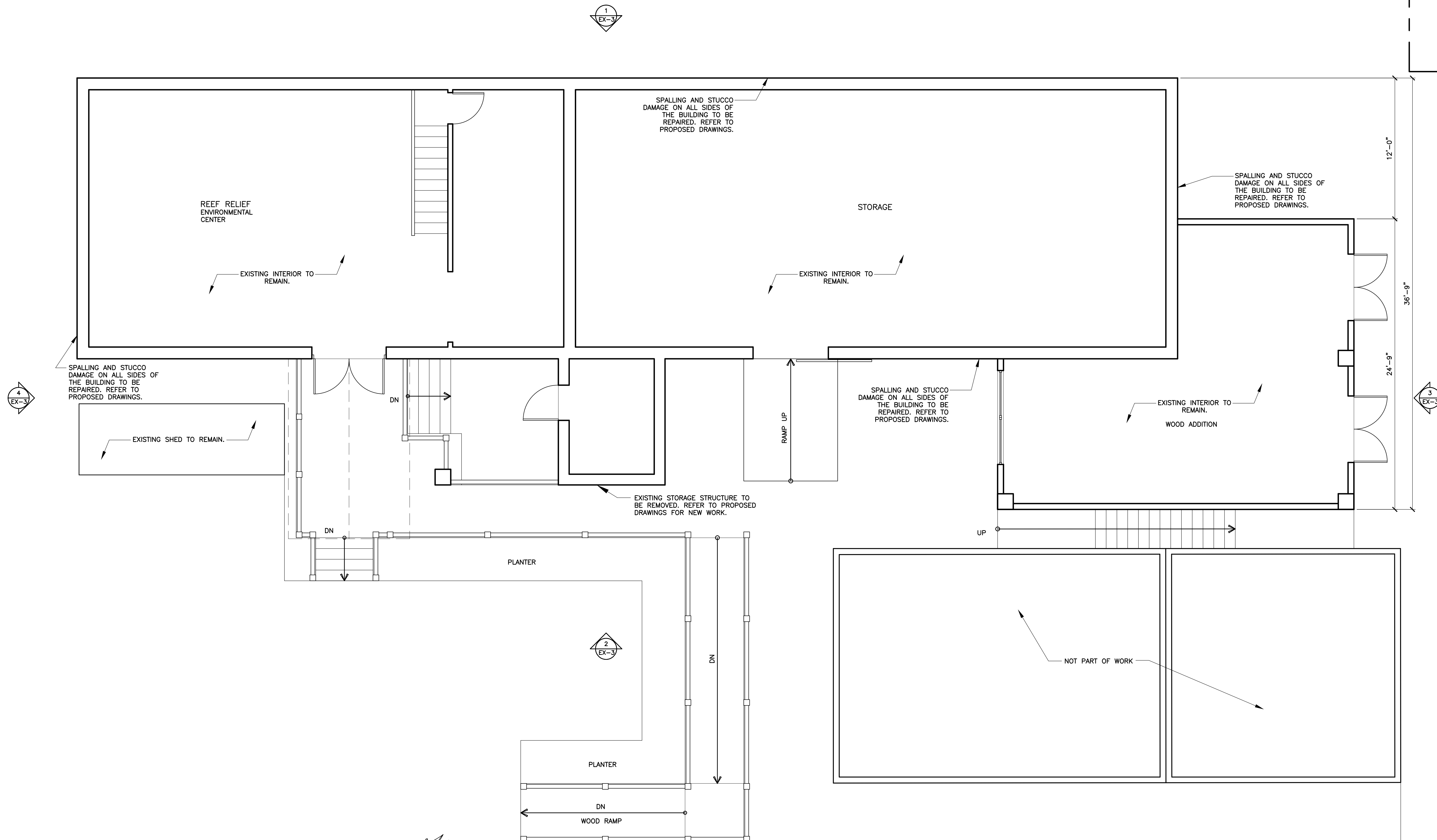
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EXISTING FLOOR PLAN

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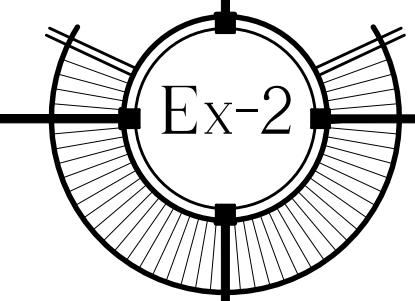
SEAL

DATE
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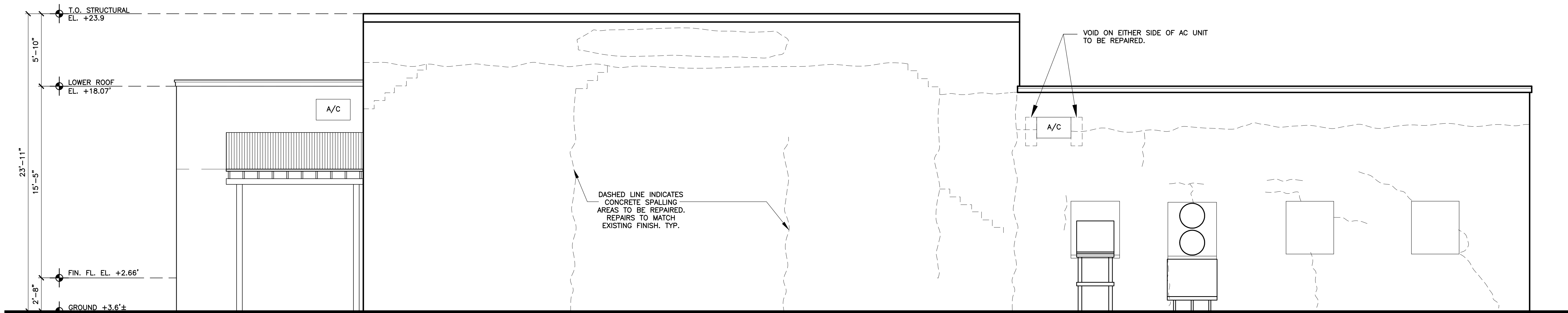
REVISIONS

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PROJECT NUMBER
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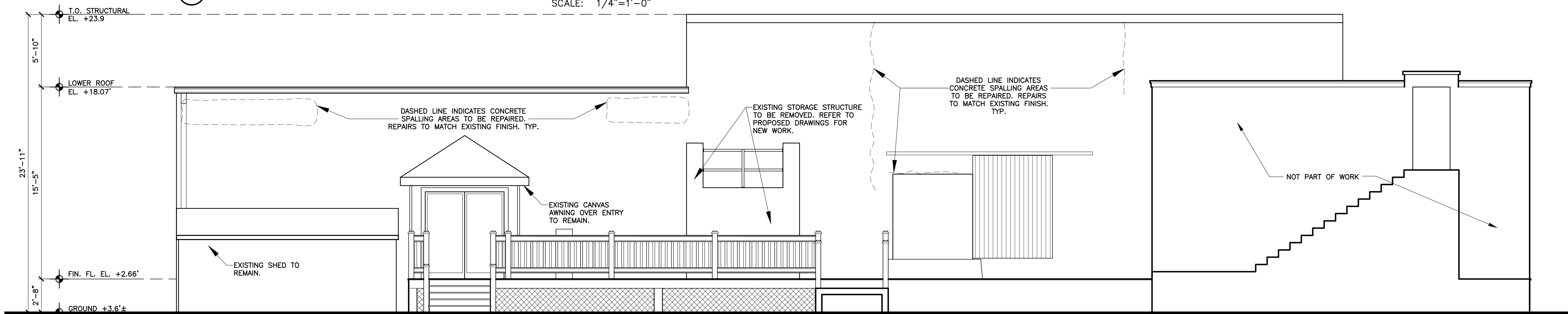


ICE HOUSE
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KEY WEST, FLORIDA



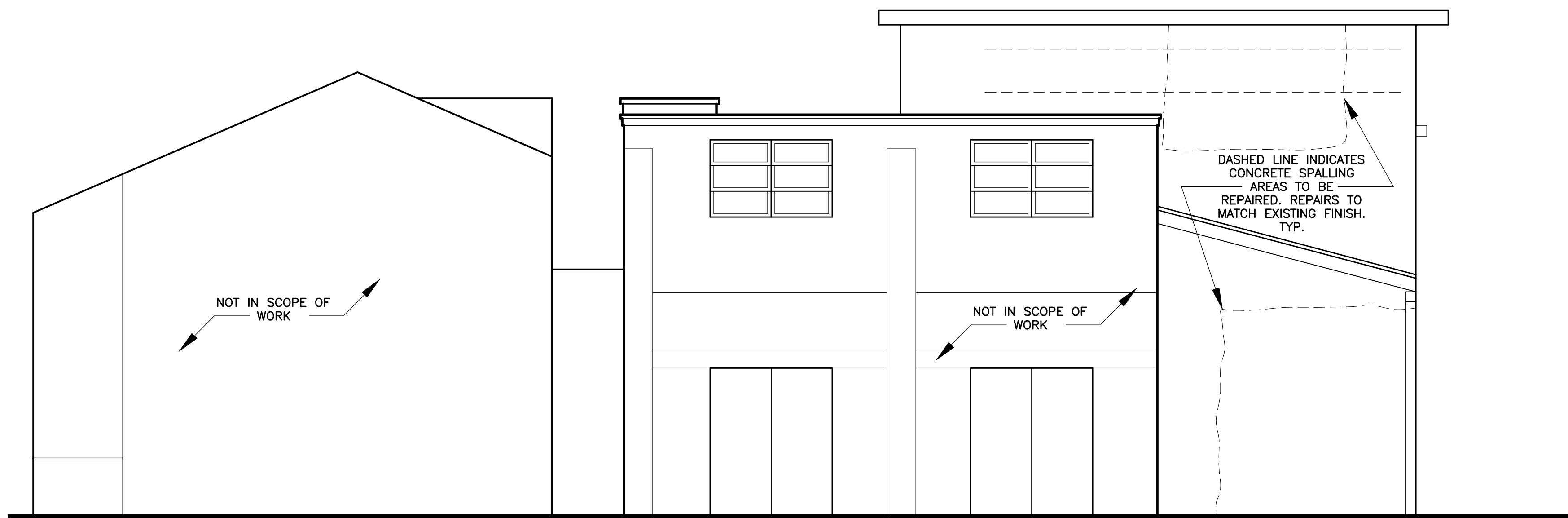
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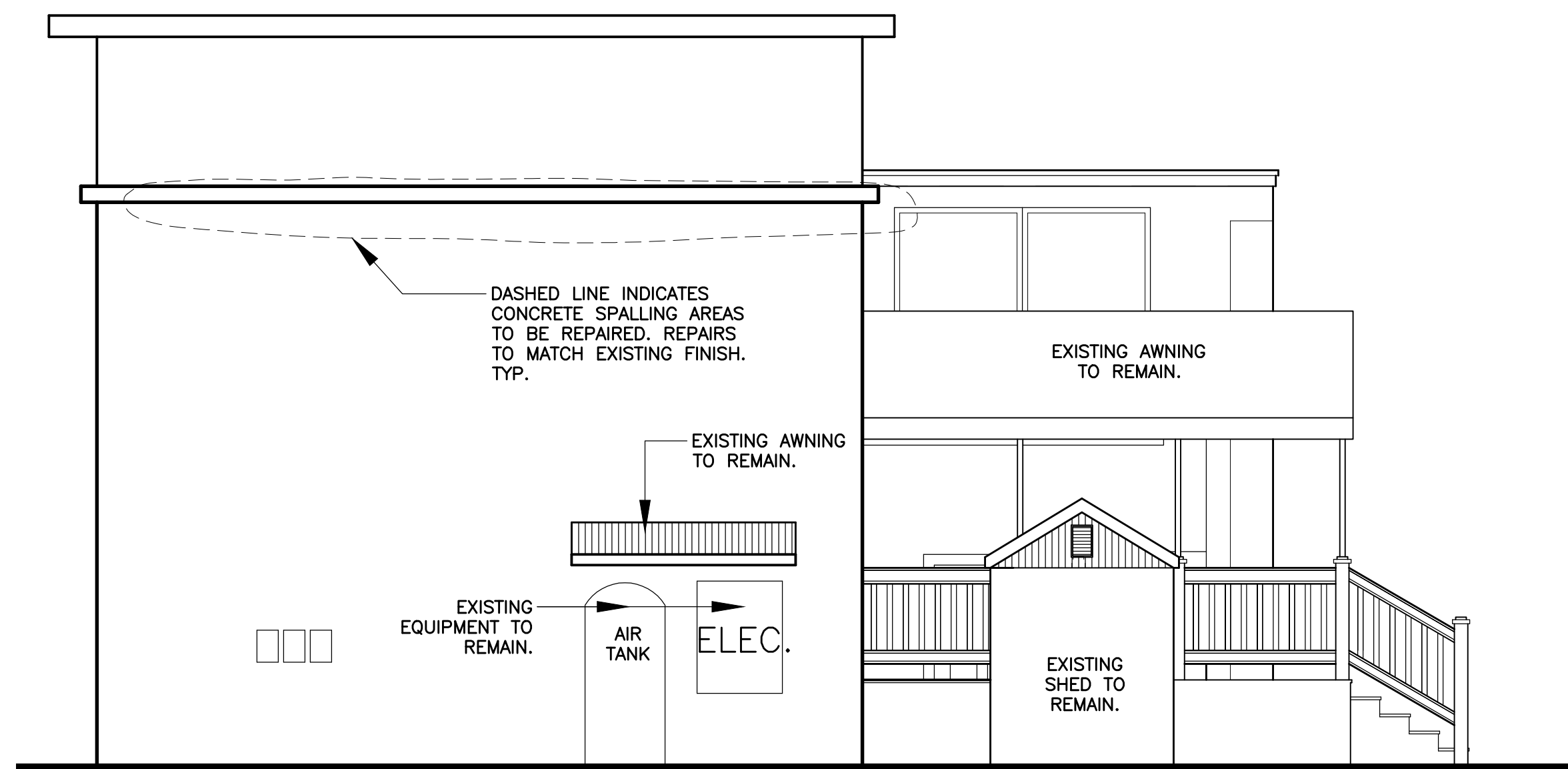
2 EXISTING FRONT (SOUTH) ELEVATION

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



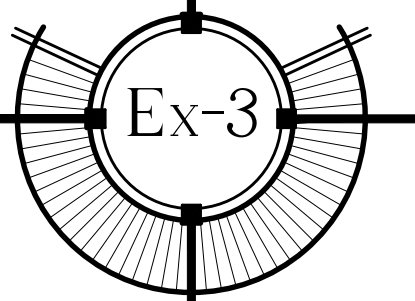
3 EXISTING SIDE (EAST) ELEVATION

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



4 EXISTING SIDE (WEST) ELEVATION

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



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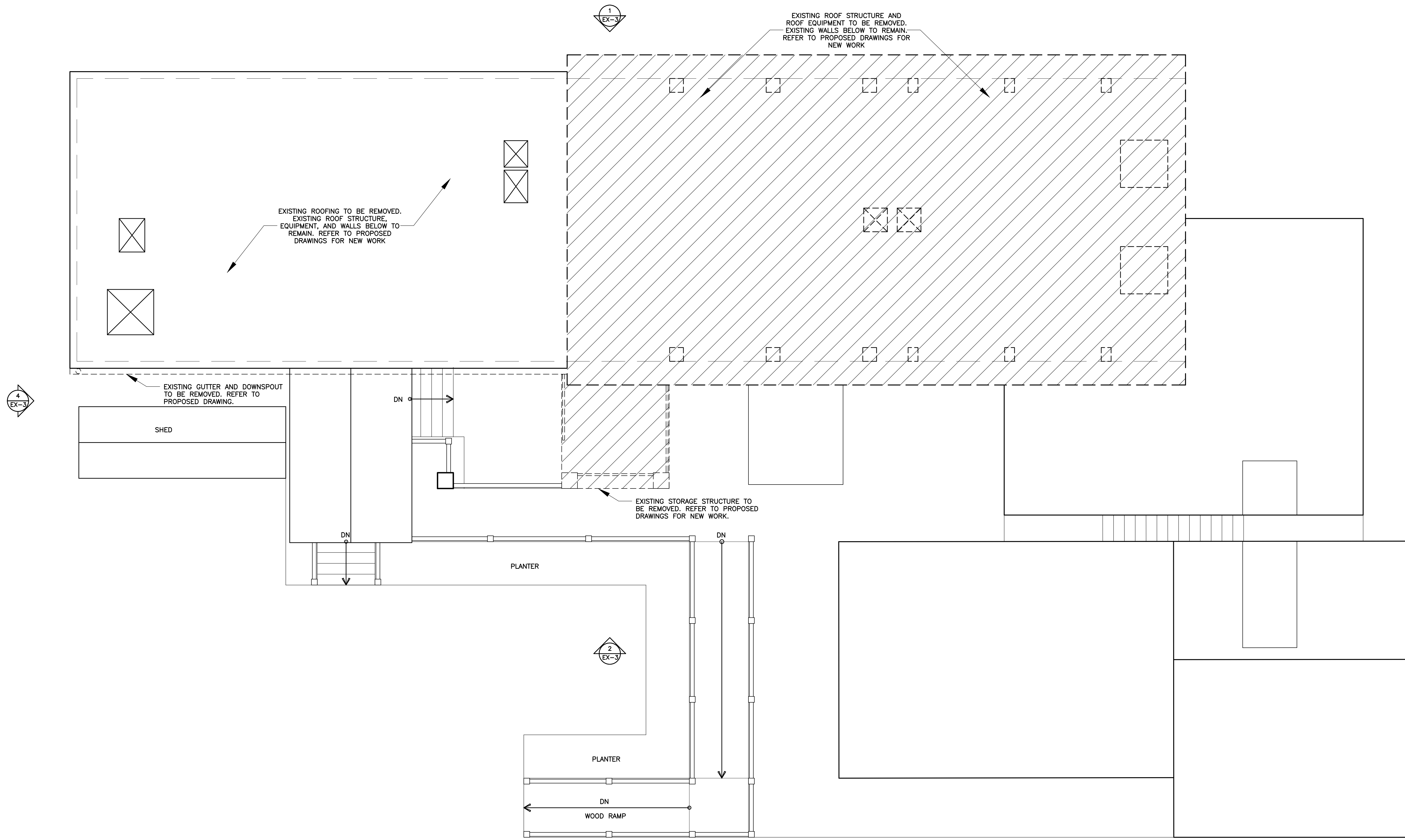
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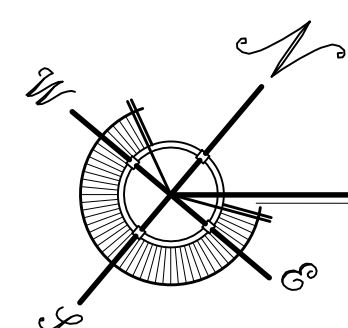
SEAL _____

DATE
09-01-16 HARC

REVISIONS _____

DRAWN BY
JW

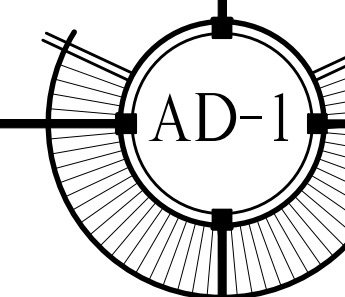
PROJECT
NUMBER
1429



DEMOLITION PLAN

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

ICE HOUSE
631 GREENE STREET
KEY WEST, FLORIDA



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 27, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPAIRS TO BUILDING, INCLUDING NEW ROOF STRUCTURE AND NEW ROOFING. GUTTERS TO BE REPLACED. CONCRETE TO BE REPAIRED AND STUCCO PATCHED. PAINT TO MATCH. DEMOLITION OF STORAGE STRUCTURE.

FOR- #631 GREENE STREET

Applicant – William P. Horn

Application #H16-03-0075

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
631 GREENE STREET on the
19 day of SEPTEMBER, 2016.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on SEPTEMBER 27TH, 2016.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is _____.

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

Signed Name of Affiant:

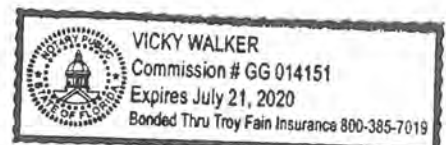
Joanna Walczak
Date: 09/20/2016
Address: 6800 MALONEY AVE. #11
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of
SEPTEMBER, 2016.

By (Print name of Affiant) JOANNA WALCZAK who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Vicky Walker
Print Name: Vicky Walker
Notary Public - State of Florida (seal)
My Commission Expires:



REEF RELIEF[®]
Environmental Center
631 Greene St.

VISIT THE
REEF RELIEF[®]
ENVIRONMENTAL CENTER
REEF EXHIBITS - PUBLIC WELCOME
www.reefrelief.org (305) 294-2100

Public Meeting Notice



PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA Property Appraiser Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

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

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

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

Property Record Card -

Maps are now launching the new map application version.

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

[Previous Record](#) **Alternate Key: 8817550 Parcel ID: 00072082-003800** [Next Record](#)

Ownership Details

Mailing Address:

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS

Millage Group: 12KW

Affordable Housing: No

Section-

Township- 31-67-25

Range:

Property Location: 613-631 GREENE ST KEY WEST

Legal Description: KW PT SQR 5 (FLORIDA STRAITS CONCH COMPANY INC LEASE) G42-467/68
OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

Click Map Image to open interactive viewer

Monroe County Links

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

Monroe County Constitutional Officers

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

Monroe County Cities

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

First Time Home Buyer (IRS)

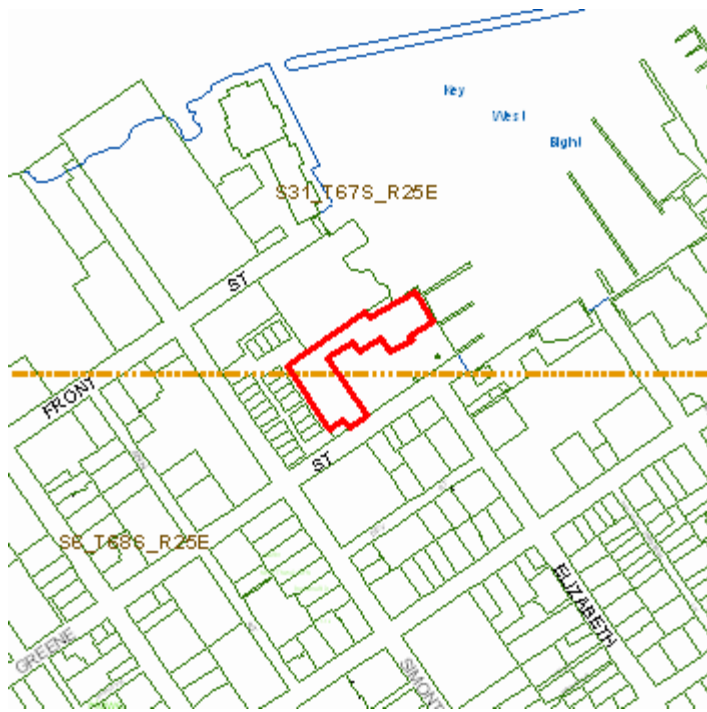
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

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

Other Links

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	16,091.00 SF
100D - COMMERCIAL DRY	0	0	21,914.00 SF

Building Summary

Number of Buildings: 3
Number of Commercial Buildings: 3
Total Living Area: 19633
Year Built: 1971

Building 1 Details

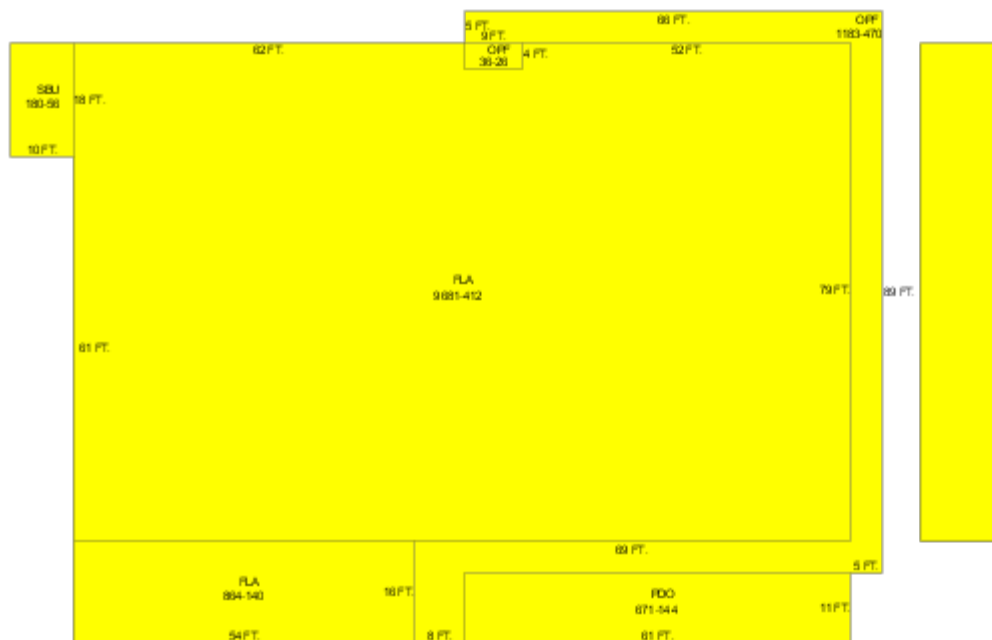
Building Type	Condition E
Effective Age 20	Perimeter 798
Year Built 1971	Special Arch 0
Functional Obs 0	Economic Obs 0

Inclusions:

Roof Type	Roof Cover
Heat 1	Heat 2
Heat Src 1	Heat Src 2

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	35



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1992			

2	FLA	1	1998
4	OPF	1	1998
5	PDO	1	1998
6	SBU	1	1998
7	OPF	1	1992
8	FLA	1	1992

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	16432	RESTAURANT & CAFETR
	16433	RETAIL MIN INT
	16434	WAREHOUSE/MARINA D
	16435	OFF BLDG-1 STY-B

Exterior Wall:

Interior Finish Nbr	Type
5663	INSULATED METAL

Building 2 Details

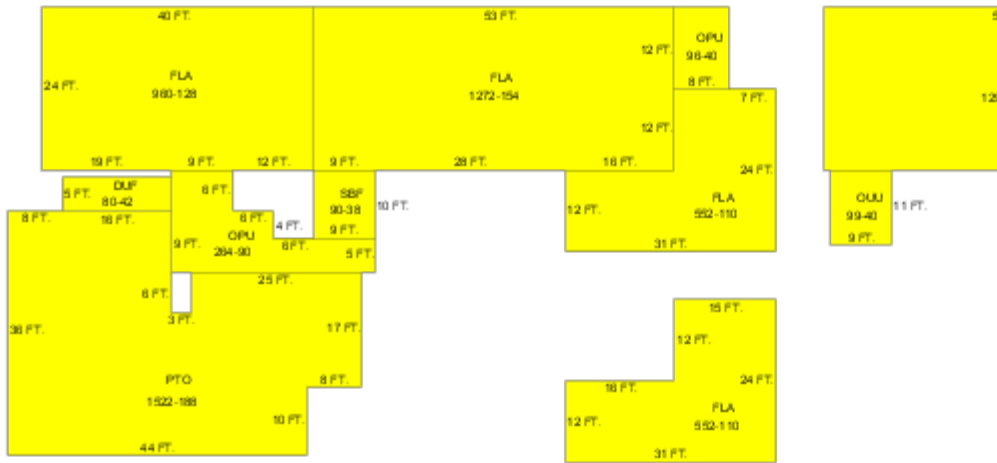
Building Type	Condition F
Effective Age 33	Perimeter 666
Year Built 1974	Special Arch 0
Functional Obs 0	Economic Obs 0

Inclusions:

Roof Type	Roof Cover
Heat 1	Heat 2
Heat Src 1	Heat Src 2

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	3



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	DUF		1	1999			
0	PTO		1	1999			
1	FLA		1	1992			
2	OPU		1	1992			
3	FLA		1	1992			
4	SBF		1	1992			
5	FLA		1	1992			
6	OPU		1	1999			
8	FLA		1	1992			
9	OUJ		1	1992			
10	FLA		1	1992			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	16436	SERV SHOPS ETC
	16437	VACANT COMM
	16438	SERV SHOPS ETC

16439	VACANT COMM
16440	OFFICE BLD-1 STORY

Exterior Wall:

Interior Finish Nbr	Type
5664	C.B.S.
5665	METAL SIDING

Building 3 Details

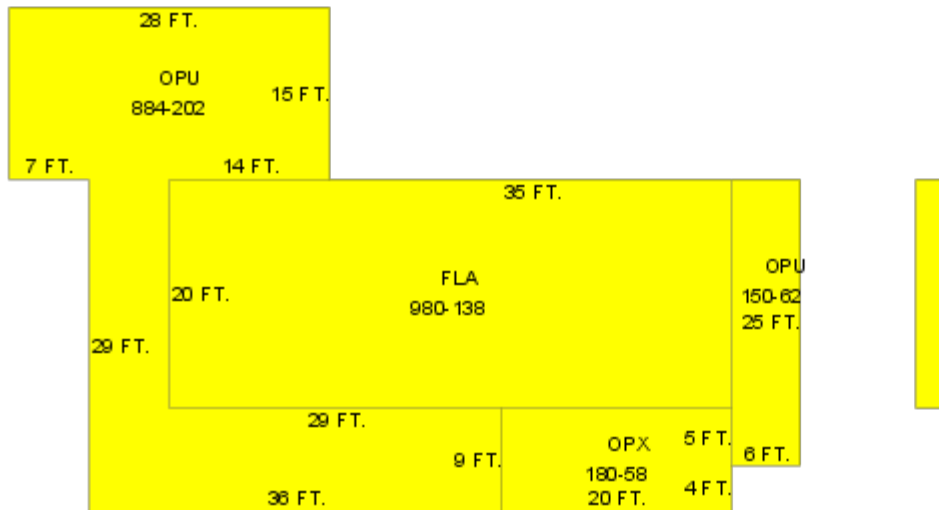
Building Type	Condition A
Effective Age 29	Perimeter 138
Year Built 1974	Special Arch 0
Functional Obs 0	Economic Obs 0

Inclusions:

Roof Type	Roof Cover
Heat 1	Heat 2
Heat Src 1	Heat Src 2

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	2



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1992			
2	OPX		1	1998			
3	OPU		1	1998			
4	OPU		1	1998			
5	FAT		1	1998			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	16441	RESTRNT/CAFETR-B-

Exterior Wall:

Interior Finish Nbr	Type
5666	C.B.S.

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
24	FN2:FENCES	198 SF	0	0	1997	1998	4	30
29	AC2:WALL AIR COND	1 UT	0	0	1992	1993	2	20

Appraiser Notes

617-621-631 GREENE STREET TPP 8929214 - FLORIDA STRAITS CONCH CO INC (631 GREENE)

BLDG 1 - CONCH REPUBLIC SEAFOOD RESTAURANT 2 - OLD ICE PLANT/MOTE MARINE LABORATORY (CONCH FARM) 3 - BLDG IN FRONT OF OLD ICE PLANT/OFFICE & STORAGE FOR RESTAURANT (REFRIGERATION BLDG)

6/11/04 FOR THE 2004 TAX ROLL THIS PARCEL INCLUDES ONLY THAT PORTION OF THE PROPERTY WHICH IS LEASED TO FLORIDA STRAITS CONCH COMPANY INC. THE TICKET BOOTHS WHICH ARE LEASED SEPARATELY AND ALSO THE PUBLIC PARKING LOT HAVE BEEN SPLIT OUT INTO THEIR OWN INDIVIDUAL PARCEL ACCOUNT NUMBERS. LG

CITY OF KEY WEST ENGINEERING DEPT'S LETTER DATED 5/23/07 STATED THAT THE SANITARY SEWER LIFT STATION (B) HAS BEEN ASSIGNED THE PHYSICAL ADDRESS OF 613 GREENE ST.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
05-5727	12/13/2005	10/02/2006	1,800	Commercial	INSTALL 9000 BTU SPLIT A/C.
07-2528	05/24/2007		351,805	Commercial	INSTALL 230 KW GENERATOR FOR LIFT STATION B,INCLUDING FOUNDATION
E94-4121	12/01/1994	10/01/1995	300	Commercial	100 AMP SERVICE
E95-1339	04/01/1995	10/01/1995	2,000	Commercial	200 AMP SERVICE
B95-4026	11/01/1995	12/01/1995	450,000	Commercial	WASTEWATER PUMP
E95-4171	11/01/1995	12/01/1995	30,000	Commercial	200/250 AMP SERVICE
96-0754	02/01/1996	08/01/1996	300	Commercial	ELECTRICAL
98-3833	01/11/1999	12/07/1999	6,500	Commercial	FIRE/SEC ALARM
99-0827	03/08/1999	12/07/1999	5,000	Commercial	ELECTRICAL
99-0510	03/23/1999	12/07/1999	2,000	Commercial	150 SF V-CRIMP ROOF
98-0192	02/23/1998	06/28/1999	378,250	Commercial	RENOVATIONS
992041	06/16/1999	06/28/1999	40,000	Commercial	ELECTRICAL
9902073	06/17/1999	06/28/1999	33,000	Commercial	MECHANICAL
99-0302	01/26/1999	11/29/1999	5,500	Commercial	FIRE PUMP
99-1656	07/08/1999	11/29/1999	30,000	Commercial	KITCHEN BUILD OUT
99-3254	09/16/1999	11/29/1999	4,000	Commercial	PLUMBING
99-1649	07/08/1999	11/29/1999	2,500	Commercial	SREENED IN PORCH
99-1503	07/08/1999	11/29/1999	180	Commercial	SIGN "CONCH FARM"
99-0527	02/12/1999	11/29/1999	2,642	Commercial	ROOF FOR FIRE PUMP

00-3525	10/24/2000	11/08/2000	17,500	Commercial	DEMO 7 TRAILERS/CLEANUP
19 02-2574	10/02/2002	11/25/2002	1	Commercial	WOOD SIGN
04-1208	04/15/2004	10/06/2004	1,500	Commercial	R&R BURNED WIRES
04-3030	09/16/2004	10/06/2004	9,000	Commercial	20KW GENERATOR
05-3774	09/01/2005	11/08/2005	4,500	Commercial	REPLACE TRANSFORMER AT H-3
05-3118	11/07/2005	12/31/2005	10,000	Commercial	UPGRADE BATHROOMS TO ADA
05-2238	06/08/2005	12/31/2005	2,500	Commercial	INSTALL MOD RUBBER ROOF OVER FREEZER

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
2016	1,540,441	1,203	4,082,615	5,624,259	5,624,259	0	5,624,259
2015	1,545,423	1,110	4,082,615	5,629,148	5,629,148	0	5,629,148
2014	1,545,423	1,084	3,948,389	5,494,896	5,494,896	0	5,494,896
2013	1,558,783	1,141	3,771,236	5,331,160	5,331,160	0	5,331,160
2012	1,617,813	1,197	3,771,236	5,390,246	5,390,246	0	5,390,246
2011	1,637,851	1,272	4,190,262	5,829,385	5,829,385	0	5,829,385
2010	1,696,882	1,329	3,928,478	5,626,689	5,626,689	0	5,626,689
2009	1,713,564	1,385	4,001,536	5,716,485	5,716,485	0	5,716,485
2008	1,713,564	1,460	8,481,305	10,196,329	10,196,329	0	10,196,329
2007	1,242,721	1,517	8,481,305	9,725,543	9,725,543	0	9,725,543
2006	1,242,721	1,573	5,752,090	5,827,258	5,827,258	0	5,827,258
2005	1,262,267	1,648	5,481,610	5,297,507	5,297,507	0	5,297,507
2004	1,283,196	1,730	3,993,592	5,239,117	5,239,117	0	5,239,117
2003	1,283,196	384,084	8,776,570	5,239,117	5,239,117	1,624,126	3,614,991
2002	1,283,196	392,654	8,776,570	5,239,117	5,239,117	1,624,126	3,614,991
2001	1,283,196	402,995	0	5,239,117	5,239,117	1,624,126	3,614,991
2000	943,212	134,098	3,749,989	4,827,299	4,827,299	1,496,463	3,330,836
1999	909,694	137,259	3,187,491	4,234,444	4,234,444	1,312,678	2,921,766
1998	385,582	69,074	3,187,491	3,642,147	3,642,147	1,129,065	2,513,082
1997	385,582	71,264	3,051,853	3,508,699	3,508,699	1,087,696	2,421,003
1996	350,529	50,869	3,051,853	3,453,251	3,453,251	1,070,507	2,382,744
1995	350,529	49,929	3,051,853	3,452,311	3,452,311	1,070,216	2,382,095
1994	350,529	53,059	3,051,853	3,455,441	3,455,441	1,071,186	2,384,255
1993	417,070	54,362	3,051,853	3,523,285	3,523,285	0	3,523,285

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.

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Monroe County Property Appraiser
Scott P. Russell, CFA
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