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**Historic Architectural Review Commission  
Staff Report Item 2**

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

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

**Meeting Date:** June 25, 2024

**Address:** 430 Greene Street

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**Description of Work:**

Declaration of unsafe structure by the Chief Building Official for historic but non-contributing building.

**Site Facts:**

The commercial building is historic but listed as non-contributing in the survey. Build in 1958, the two-story frame vernacular building has maintained its original three front sawtooth. The building used to have an “u” shaped porch in both stories facing east, west and Greene Street. On the property there is a booth that extends over city’s sidewalk. The current. Fenestrations have been altered and many interior partitions have been removed.



*430 Greene Street circa 1965. Monroe County Library.*



*Current conditions at front elevation.*



*Current conditions at roof deck*

Section 102-221 – Unsafe structures of the Land Development Regulations state the process of declared unsafe structures within a designated historic district.

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

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

An email from the CBO and an electronic copy of the unsafe declaration are part of this report.

## Enid Torregrosa

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**From:** Enid Torregrosa  
**Sent:** Thursday, May 30, 2024 4:30 PM  
**To:** Raj Ramsingh  
**Cc:** mrossikeywest@aol.com; William Horn; Jason Barroso; Alan Averette; Ronald Ramsingh  
**Subject:** RE: correction 430 Greene unsafe declaration

Hi Raj:

Thank you for your email. The building is historic but listed as noncontributing. I will include this finding in the HARC June Agenda. Do you have photos that can be included in the report to the Commission?

Thanks, Enid

**From:** Raj Ramsingh <raj.ramsingh@cityofkeywest-fl.gov>  
**Sent:** Wednesday, May 29, 2024 4:26 PM  
**To:** Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Cc:** mrossikeywest@aol.com; William Horn <William@wphornarchitect.com>; Jason Barroso <jbarroso@cityofkeywest-fl.gov>; Alan Averette <aaverett@cityofkeywest-fl.gov>  
**Subject:** correction 430 Greene unsafe declaration

Good Afternoon Enid,

An inspection was completed at 430 Greene Street for an unsafe structure. Attached is the declaration from this office giving the Owner 45 days to apply for a demolition permit of the unsafe structure. The power has already been disconnected from the building and it's secured from unauthorized entry. It is my understanding that plans are in the works to rebuild in the existing footprint and the architect of record is Bill Horn, copied here. The new building will comply with all new life safety codes and be a fire sprinkled building.

Thank you

Raj Ramsingh  
Chief Building Official  
Building Director  
City of Key West



# THE CITY OF KEY WEST

Director of Building  
P.O. Box 1409, Key West, FL 33040

## **DECLARATION OF UNSAFE BUILDING UNFIT FOR OCCUPANCY**

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**COMES NOW**, Raj Ramsingh, as the Chief Building Official for the City of Key West, by and through his authority pursuant to the Florida Building Code, F.S. 553.80, and Ch. 14, Art. III, of the Code of Ordinances for the City of Key West and files this Declaration of an Unsafe Structure Unfit for Occupancy.

An inspection was conducted by the undersigned at 430 Greene Street, Key West, FL 33040. Pursuant to said inspection, the following conditions were observed to exist:

- A two-story structure that is located at 430 Greene Street has significant structural damage and life safety issues in its current state.
- The building was most recently used as a Bar named the Tiki House and has reach a level of significant structural concern which will most likely require a demolition of the entire structure to rebuild to current codes.
- As a result, the owner of the building was notified and the certificate of occupancy has been revoked.

The building located at 430 Greene Street, Key West, Florida 33040 is declared dangerous and unfit for occupancy. This petition to declare the same now follows.

**YOU ARE HEREBY NOTIFIED** that the building located at 430 Greene Street in Key West, Florida has been declared unsafe by the office of the Chief Building Official of the city of Key West. As the owner has agreed to have the power disconnected and the building secured from unauthorized entry until demolition of structure occurs, there is no need for a hearing to be heard pursuant to Sec. 14-106 of the Code of Ordinances for the City of Key West. The owner will be given 45 days to apply for a demolition permit.

EMAILED TO: Mark Rossi BY: Mrossikeywest@aol.com

Under penalty of perjury, I declare that the above captioned notice was sent via email Mail on this 29 day of May, 2024.

  
Raj Ramsingh, CBO

Date