

# Historic Architectural Review Commission

## Staff Report Item 3

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**Meeting Date:** September 24, 2013

**Applicant:** City of Key West/Bender and Associates, Architects

**Application Number:** H13-01-984

**Address:** #1300 White Street

**Description of Work:** Demolition of selected exterior non-contributing additions and site elements including out buildings at Glynn Archer School for selective structural analysis. Second reading.

**Building Facts:** Glynn Archer School has been listed as a contributing resource since 1977. The architectural style of the buildings is neoclassical. The complex was built in stages. The cornerstone for building "A" or front building and the auditorium was laid on May 30, 1923 and construction was finished in September of that same year. Building "B", which is located behind the auditorium and is a replica of building "A" was built in 1927. The Gymnasium was also built in 1927 and its main façade was facing Whalton Street. In 1961 a one story addition was built on the back of building "B" and facing United Street. The new building obscured the west façade of building "B".

On August 1, 2013 the Monroe School Board transferred the complex to the City of Key West, with the exception of the Gymnasium and Boys and Girls Club buildings. The school will be rehabilitated and re adapted as the City Hall.

**Ordinance Cited in Review:** Secretary of the Interior's Standards (pages 16-23), specifically Standards 2, 4, and 9.

Sections 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations.

### **Staff Analysis and Conclusions**

On August 27, 2013 the Commission approved the first reading for the proposed selective demolitions. Since one of the structures proposed to be demolished is historic this review is for a second reading for that specific request. The structure in question is a one story addition attached to the west elevation. According to the 1962 Sanborn map the one story CBS addition was built in 1961 and its roof was made with steel joists. Part of the one story addition was attached to the North West corner façade which may need restoration for missing architectural details.

It is staff's opinion that although the CBS structure that was added in 1961 is historic, it diminishes the architectural value and original form of the historic 1927 neoclassical building. The removal of the structure will liberate a façade that was intended to be exposed and visible from the streets. The existing one story CBS structure does not contribute to the historic character of the complex nor will be considered contributing in a near future.

Therefore it is staff opinion that the proposed demolition be considered by the Commission since the structure proposed to be removed does not contribute to the historic character of the complex. By the contrary, the removal of the 1961 structures will bring back the original configuration and west façade that building "B" historically used to have. The project will not propose any built back structure to replace the one story CBS structure; just green spaces and parking area are proposed.

# Application



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

07-01-2013 100984

OWNER'S NAME:

City Of Key West

DATE:

July 1, 2013

OWNER'S ADDRESS:

3132 Flagler Avenue, Key West

PHONE #:

305-809-3792

APPLICANT'S NAME:

Bender & Associates Architects

PHONE #:

305-296-1347

APPLICANT'S ADDRESS:

410 Angela Street, Key West

ADDRESS OF CONSTRUCTION:

1302 White Street, Key West

# OF  
UNITS

N/A

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

Selective structural reinforcement analysis in anticipation of remodeling. This application will remove selected non-contributing additions and site elements including out buildings.

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

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

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

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

Date: 1 JULY 2013

Applicant's Signature: [Signature]

**Required Submittals**

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

Oper: CMH/CLK Type: N Drawer: 01470  
Date: 7/01/13 Receipt no: 01470

ST 100984  
\* STAINLESS STEEL

Trans: 1.00 \$100.00  
CA CHECK 11307 \$100.00

Staff Approval: 7/03/13 Time: 12:56:31

Fee Due: \$           

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

Reason for Deferral or Denial:

8/27/13 - Denial approved Chapter

HARC Comments:

Main building is listed as contributing. Dates of construction  
1923- 1927. Proposed building to be demolished was  
built in 1941.

Ordinance for demolition.

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

Date:

8/27/13

Signature:

*[Handwritten Signature]*

Historic Architectural  
Review Commission



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

August 28, 2013

Arch. Bert Bender  
Bender & Associates Architects  
#410 Angela Street  
Key West, Florida 33040


**RE: DEMOLITION OF SELECTED EXTERIOR NON-CONTIBUTING  
ADDITIONS AND SITE ELEMENTS INCLUDING OUT BUILDINGS AT  
GLYNN ARCHER SCHOOL FOR SELECTIVE STRUCTURAL ANALYSIS.  
FOR: #1300 WHITE STREET - HARC APPLICATION # H13-01-984  
KEY WEST HISTORIC DISTRICT**

Dear Architect Bender:

This letter is to notify you that the Key West Historic Architectural Review Commission unanimously **approved** the above mentioned project on the public hearing held on August 27, 2013. The Commission motioned to approve the project based on the submitted documents and your presentation.

Since the request for selective demolition includes a historic building a second reading will be required for final approval. I will be scheduling the item for the next meeting of September 24, 2013. Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

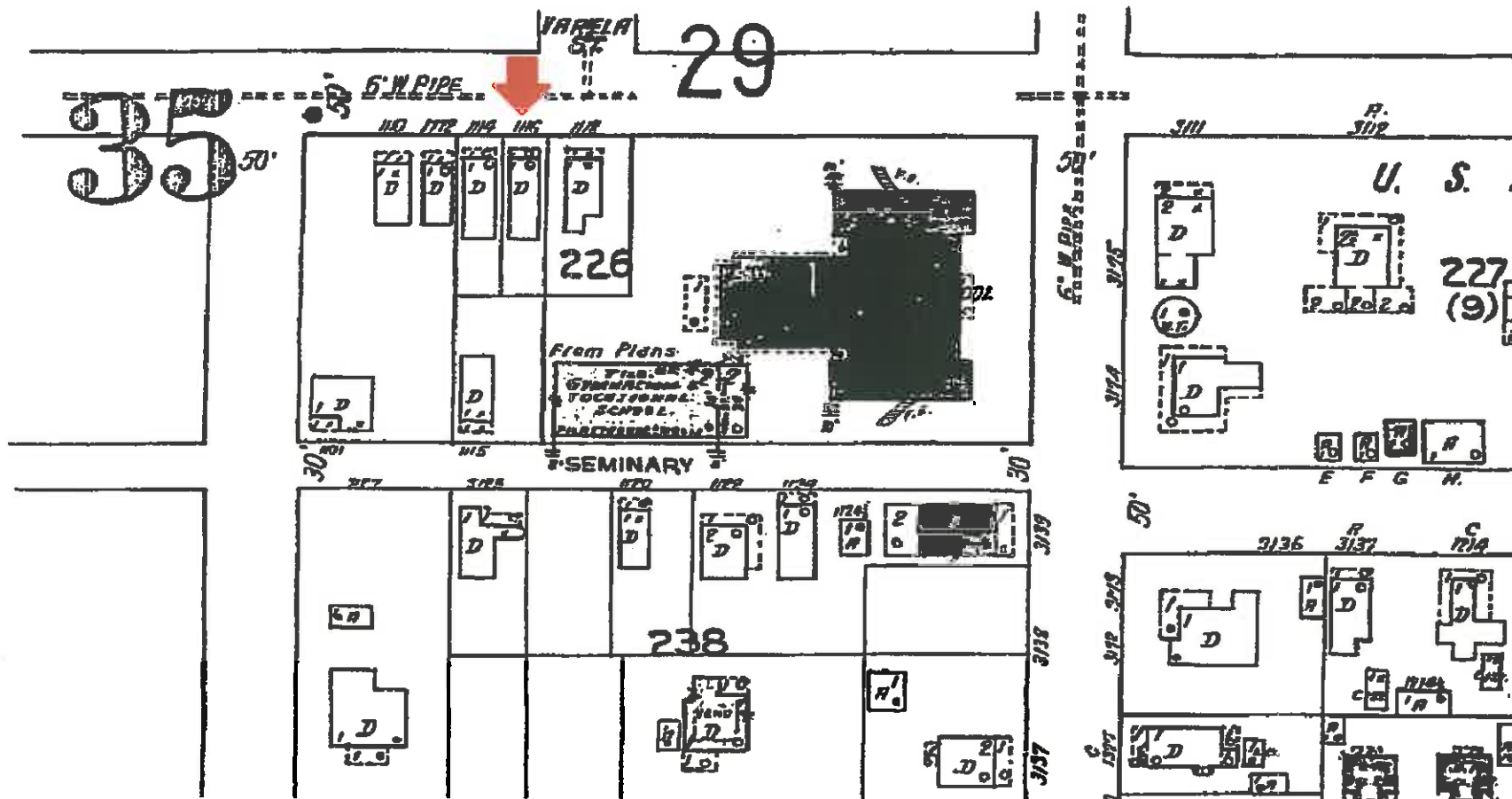
  
Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

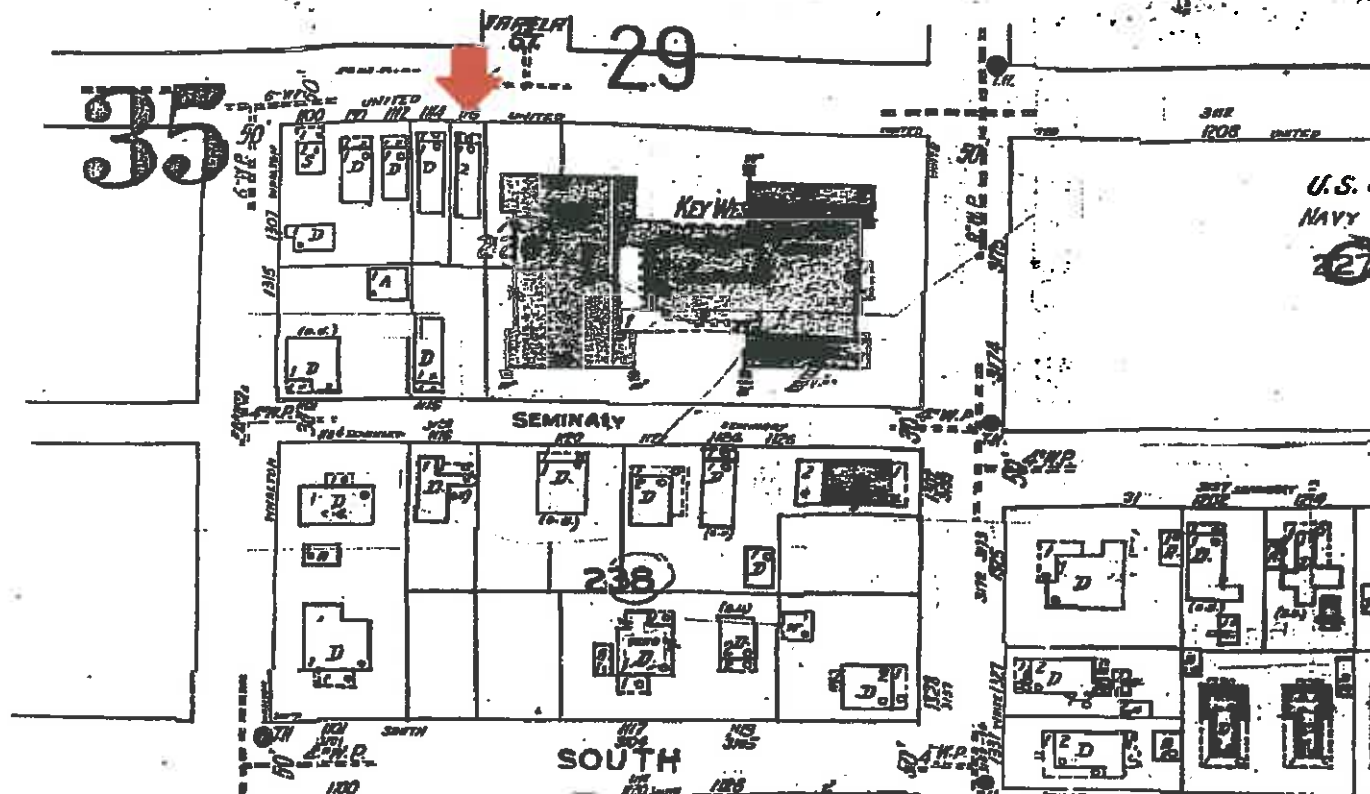
Xc. David Fernandez- Assistant City Manager

# **Sanborn Maps**

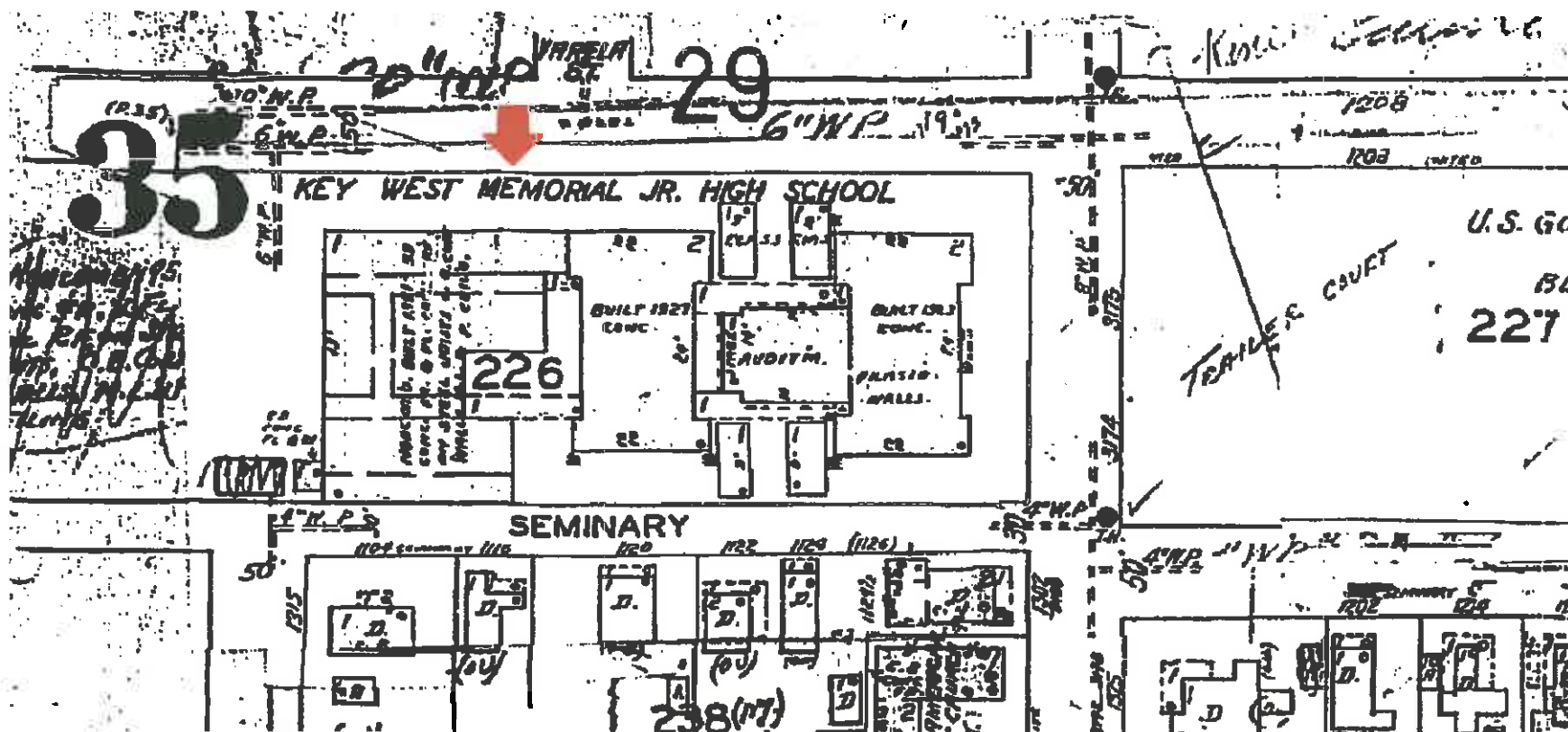


#1300 White Street Sanborn map 1926





#1300 White Street Sanborn map 1948



#1300 White Street Sanborn map 1962

## **Project Photos**





Amid great festivities, the cornerstone was laid on May 30, 1923, and it was ready for the students to enter in September. The building, beautiful in every respect, and the pride of the county, was large enough for the time being, but soon the citizens decided that Monroe County must not only be up with other counties, but must be a leader in education, offering her sons and daughters all she can in this line.

This could be done only by another building, and at the beginning of the present year the Annex was completed and occupied by the Senior High School. In addition to all Senior High Classes being conducted in the Annex, it has a cafeteria, manual training shop, cooking and sewing rooms, laboratory, and a lecture room.

## HISTORIC PHOTOS



The front façade of Building A is shown in a 1924 photo, taken from the corner of White and Seminary. Construction had been completed that year. The historic fire escape stairs can be seen at the sides of the building.



The front and side façades of Building A, as seen in 1928. This photo was taken from the corner of White Street and United. The newly constructed Building B can be seen in the background. The two buildings are joined by a covered walkway visible in the photo.



Another photo of the front (White Street) façade taken shortly after construction (mid 1920's). The historic metal windows can be seen clearly. The windows were steel framed, and were divided into thirds. The top and bottom panels of the windows were operable, and the center panel was fixed. Two historic windows still exist, located at the rear of the Auditorium.

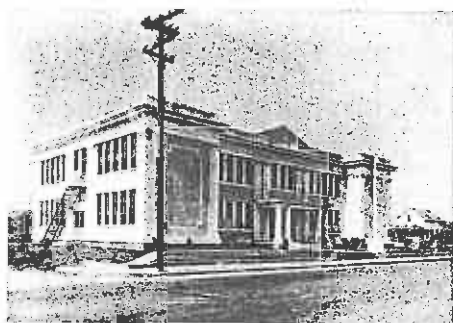


Page 8



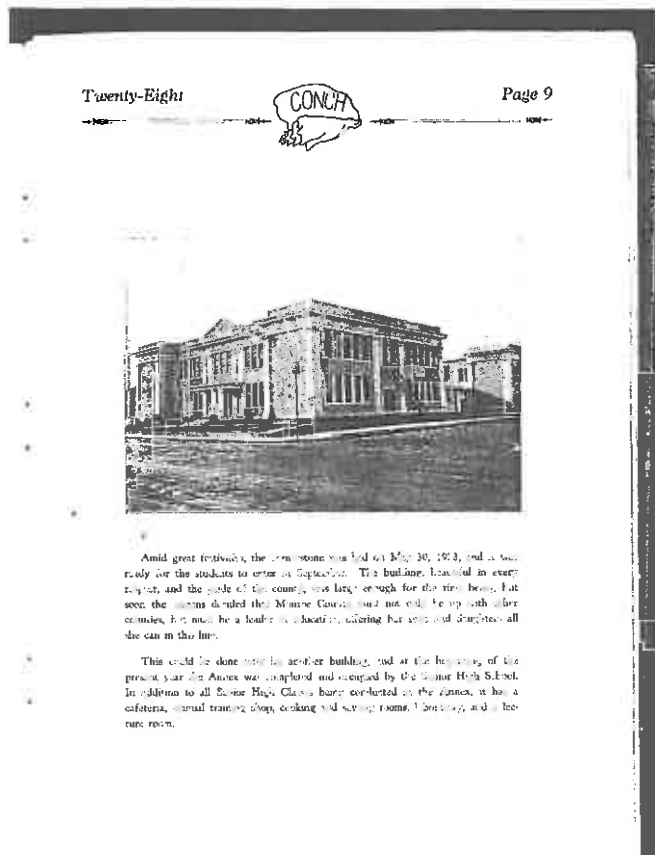
Nineteen

A page from the 1928 Monroe County High School yearbook, with a description of the building's construction.

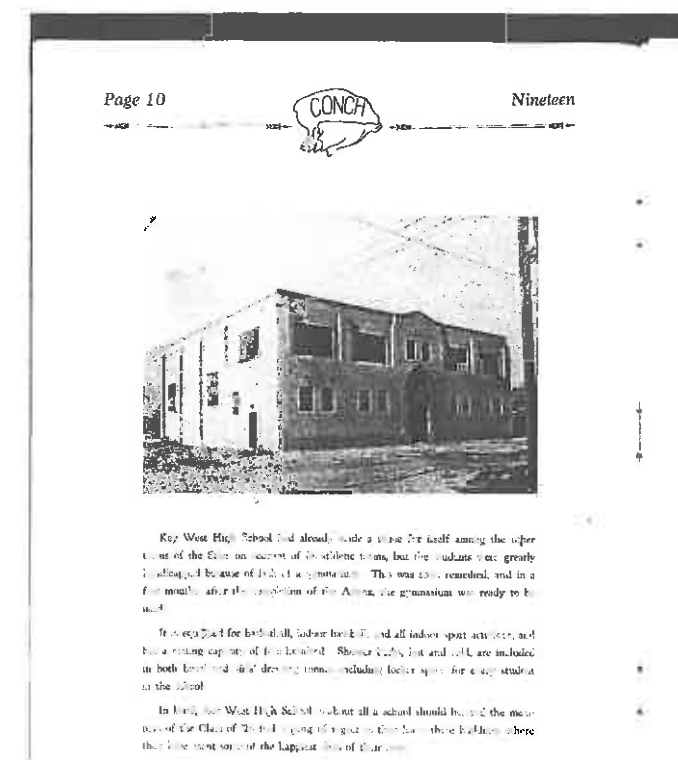


The first Key West High School was founded in 1890 on Simonton Street, near Fleming, in a wooden building, and was known as the Sears School. Amid unfavorable surroundings, the students worked until 1905, when it was moved to the present Harb's Grammar School. This was a great improvement, but it was soon evident that a larger and more modern school was needed.

During 1914 the demand for a larger school was felt, and resulted in the present Division Street Grammar School. In 1921 the citizens of Monroe County felt the need for a larger and more modern building, and therefore voted to erect the present building that is now occupied by the Junior High School.



Another page from the 1928 Monroe County High School yearbook, with a further description of the building's construction.



A third page from the 1928 Monroe County High School yearbook, with a description of the construction of the Gymnasium.





The 1930 graduating class of Key West High School. The photo was taken at the main entrance to the school on White Street.



The 1934 Key West High Debating Society. This photo was taken outside the front of the school.



A school club photo taken at the side entrance of the building in 1939. The configuration of the side doors can be seen in the background.



The Key West High School 9<sup>th</sup> grade class of 1941-42. This photo was taken on the front lawn of the school. The school's main entrance porch can be seen in the background. At far right, the cornerstone of the building can be seen.



A photo of the students relaxing on the front lawn of the school in 1942.



A photo of the Key West High graduating class of 1943. Photo is taken at the front entrance to the building.



The next series of 5 remarkable photos was taken on Wednesday, October 29, 1947, on the front lawn of the High School. The photos depict cheerleaders rehearsing, but the building can be seen quite clearly in the background. The building was used as a background in many of the photos of graduating classes and clubs. This formal front lawn has always been a major civic space in the City of Key West.



Cheerleaders posing on the front lawn of the High School.  
Wednesday, October 29, 1947.





Cheerleader posing on the front lawn of the High School. Wednesday, October 29, 1947.



Cheerleader posing on the front lawn of the High School. Wednesday, October 29, 1947.



Cheerleader posing on the front lawn of the High School. Wednesday, October 29, 1947.



This photo of Building A was taken about 1970, when the Building was called Memorial Elementary School. (A 1966 Cadillac sits out front)

The original windows have been removed and replaced with the aluminum awning windows seen today. The front doors of the building are still original.



This photo of the United Street façade of Building B was taken in 1970. The auditorium can be seen at left. The shed in the foreground at left has been removed.



A photo of the NE corner of Building C, taken in 1970. Historic building B can be seen in the background.



A photo of the SW corner of Building C, taken in 1970. The photo was taken from the corner of Whalton and Seminary streets. The building looks much the same today.



A photo of the Gymnasium taken in 1970.

The aerial photo was taken in 2000. The photo is looking



east down United Street. The roofs of Buildings A and B and the Auditorium can be seen at the bottom of the photo. At the time, a Navy trailer park existed across White Street from Glynn Archer School. The National Weather Service Weather station now occupies this property.

MEMORIAL ELEMENTARY SCHOOL



## EXISTING CONDITIONS PHOTOS – ADJACENT BUILDINGS



The corner of United and White Streets.



White Street, with the National Weather Service Weather Station across the street from Glynn Archer.



The intersection of White and United Streets, looking west. Glynn Archer is at left corner.



United Street, looking east. The Glynn Archer property is at right.





United Street, looking east. The Glynn Archer property is at right.



United Street, looking east. Picture is taken near the corner of White Street.



Seminary Street, near  
White Street.



The corner of White  
and Seminary Streets.  
Glynn Archer is at  
right.



Seminary Street, looking west. Photo is taken near the corner of Seminary and White.



Seminary Street, looking east. The Glynn Archer property is across the street.



Seminary Street, looking west. Building A is at right, Building B is at left.



## EXISTING CONDITIONS PHOTOS – GLYNN ARCHER BUILDINGS



Building C, rear (west) elevation. Building C shall be removed, as well as the asphalt parking lot.



Building 'C', north elevation. Historic building 'B' can be seen in the background.



Building 'C',  
south  
elevation  
along  
Seminary  
Street.



The rear of  
the property,  
looking west  
towards  
Grinnell  
Street. The  
rear consists  
of a  
playground  
and a parking  
lot, both of  
which are to  
be removed.



Building A, north elevation. Photo taken from across United Street. All window shutters will be removed, as well as all a/c conduit and electrical conduit. All asphalt in parking lot to be removed.



Building 'B', north Elevation.



North elevation of Buildings B and C. Building C to be removed. Large A/C chiller unit to be removed. All asphalt in parking lot to be removed.



Building A, front façade at White Street. All window shutters and conduit shall be removed from the facades.



Building A, west façade. The shed at base shall be removed. All window shutters shall be removed.



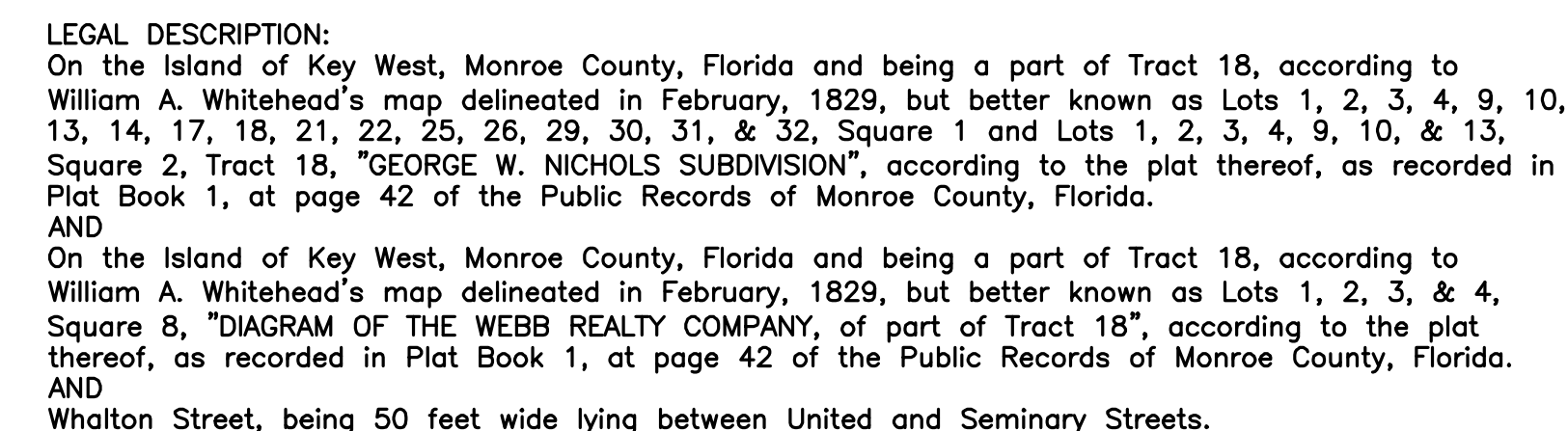
Building C, east façade, showing loading area along Seminary Street. Both Building C and the covered walkway shall be removed. Building B, at left, shall remain.



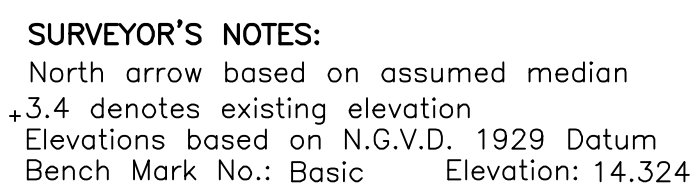


Shed and a/c overhang between Buildings A and B. Both are to be removed, as well as all of the hurricane accordion shutters and a/c and electrical conduit on the buildings.

# Survey



Blocks 1 & 2, "Tract 18, G.W. NICHOL'S SUB." (P.B. 1, pg. 47)  
Block 8, "WEBB REALTY (P.B. 1, pg. 42)



Sty. = Story  
 R/W = Right-of-Way  
 fd. = Found  
 p. = Plat  
 m. = Measured  
 d. = Deed  
 O.R. = Official Record  
 N.T.S. = Not to Scale  
 C. = Centerline  
 Elev. = Elevation  
 B.M. = Bench Mark

o/h = Overhead  
u/g = Underground  
F.F.L. = Finish Floor Elevation  
L.B. = Low Beam  
Rad. = Radial  
Irr. = Irregular  
conc. = concrete  
I.P. = Iron Pipe  
I.B. = Iron Bar  
B = Baseline  
C.B. = Concrete Block  
C.B.S. = Concrete Block Stucco  
cov'd. = Covered  
P.I. = Point of Intersection  
wd. = Wood

☼ = Hydt.  
 [H] = Concrete Utility Pole  
 [W] = Wood Utility Pole  
 [W] = Wood Utility Pole  
     with Guy wire  
 ⊕ F.W. = Fire Well  
 ⊕ M.W. = Montering Well  
 ○ = Water Meter  
 ○ = Water Valve  
 ○ E = Electric Manhole  
 ○ E = Electric Utility Vault  
 ○ M.H. = Man Hole  
 San. = Sanitary  
 [S] B.C. = Storm Water Catch Basin  
 Inv. = Invert  
 B.P.V. = Backflow Prevention Valve  
 P.V. = Polyvinyl Pipe  
 R.C.P. = Reinforced Concrete pipe

✚ = Fire Hydrant  
 ✱ = Light  
 ⊙ = sign  
 w.m. = Water Meter  
 Bal. = Balcony  
 Pl. = Planter  
 Hydt. = Fire Hydrant  
 F.W. = Fire Well  
 A/C = Air Conditioner

P.O.C.= Point of Commence  
P.O.B.= Point of Beginning  
P.B. = Plat Book  
pg. = page  
Elec.= Electric  
Tel. = Telephone  
Ench.= Encroachment  
O.L. = On Line  
C.L.F.= Chain Link Fence

Field Work performed on: 5/31/13

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

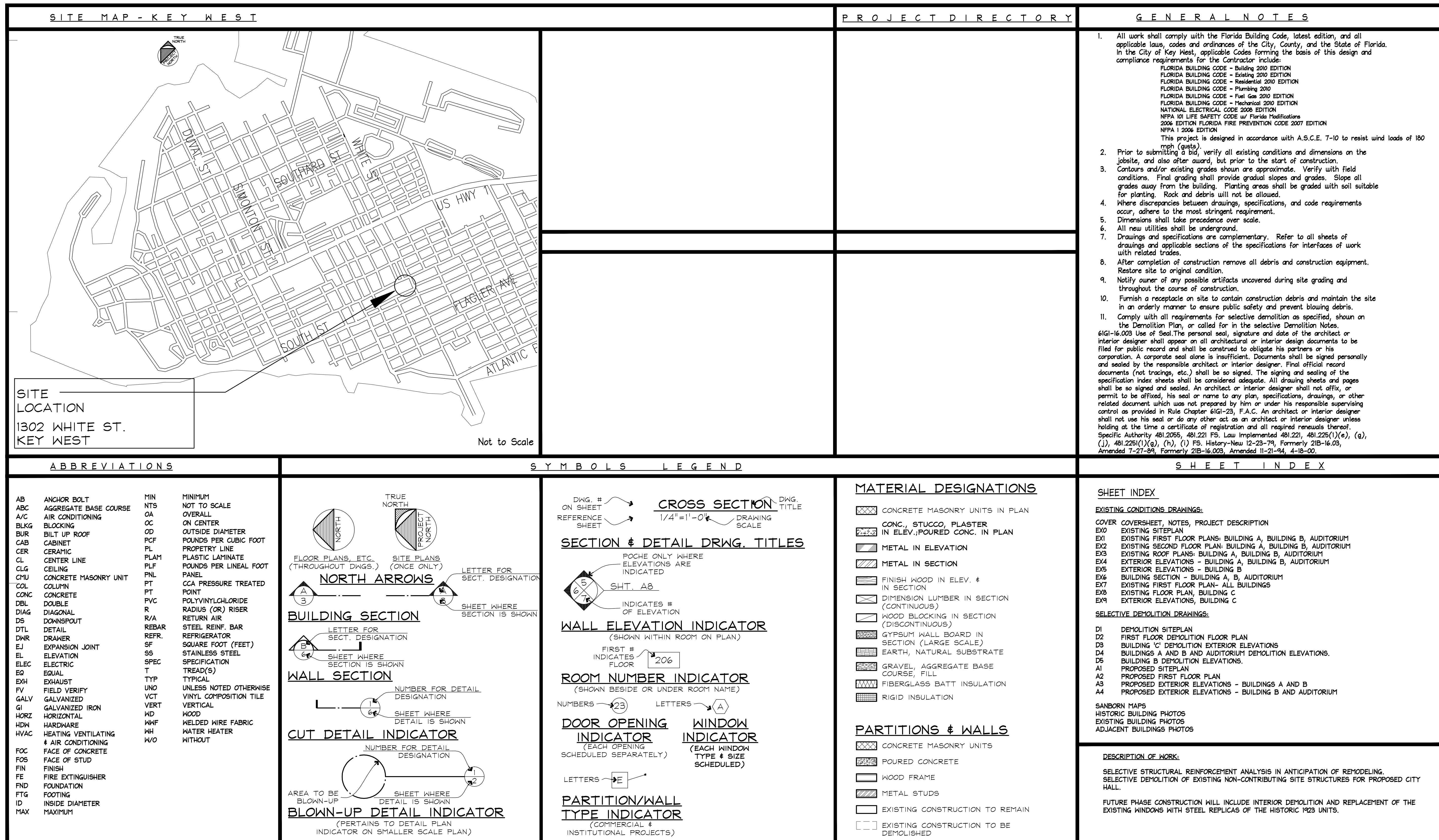
Glynn Archer School White Street, Key West, FL 33040			
BOUNDARY SURVEY			Dwn No.: 13-213
Scale: 1"=30'	Ref. Plot No. 136-55	Flood Panel No. 136-C	Dwn. By: F.H.H.
Date: 6/8/98	Flood Zone: X	Flood Elev. —	
REVISIONS AND/OR ADDITIONS 5/31/13: Updated, trees, grades, conc.			
<a href="http://datafedr.dwa.monroeschoolsncpschoolboard/glenarcher">f/datafedr.dwa.monroeschoolsncpschoolboard/glenarcher</a>			





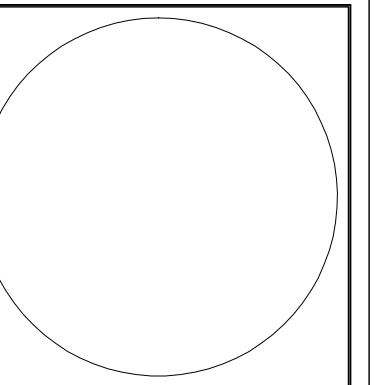
# **Proposed Plans**

KEY WEST CITY HALL  
AT GLYNN ARCHER  
HARC SUBMITTAL -  
SELECTIVE STRUCTURAL REINFORCEMENT ANALYSIS IN ANTICIPATION OF REMODELING  
1302 WHITE STREET - KEY WEST



REVISIONS:

KEY WEST CITY HALL  
AT GLYNN ARCHER  
1302 WHITE STREET KEY WEST, FLORIDA  
CITY OF KEY WEST



10 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

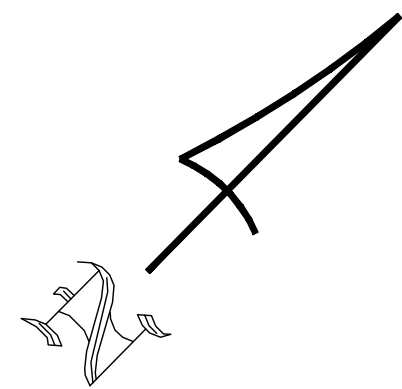
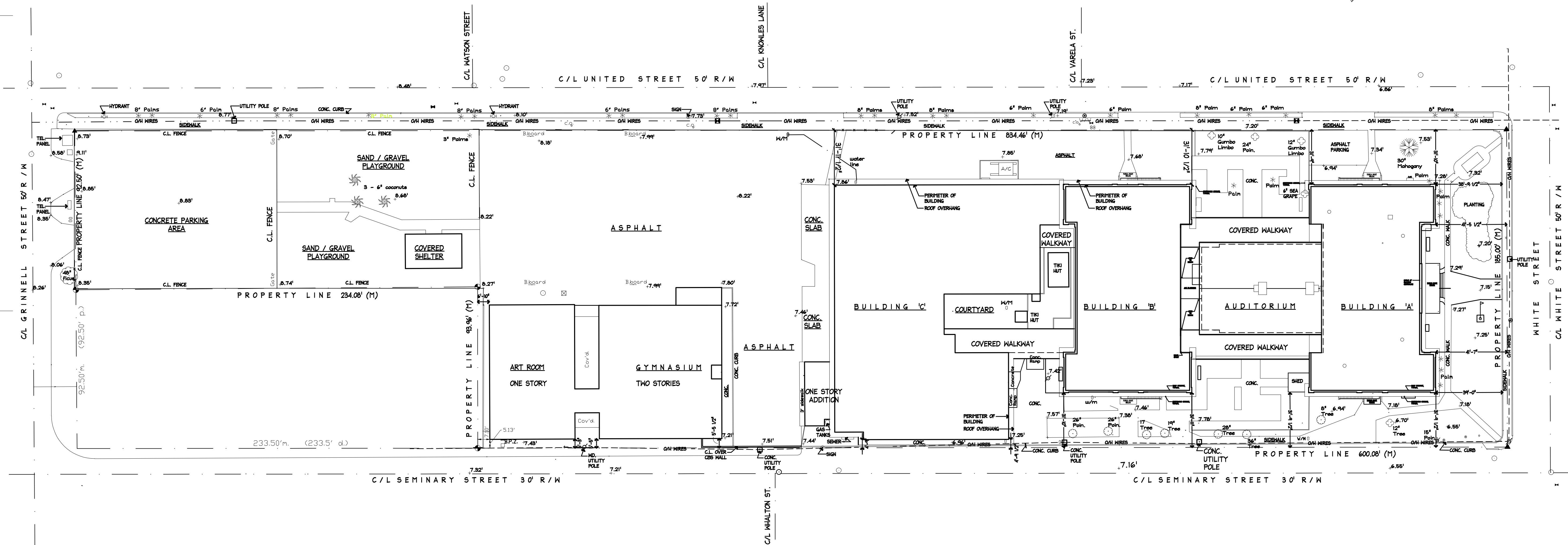
*Bender & Associates*  
ARCHITECTS  
*p.a.*

Project No: 1305

SITE MAP  
PROJECT DIRECTORY  
GENERAL NOTES  
ABBREVIATIONS  
SHEET INDEX  
SYMBOL LEGEND

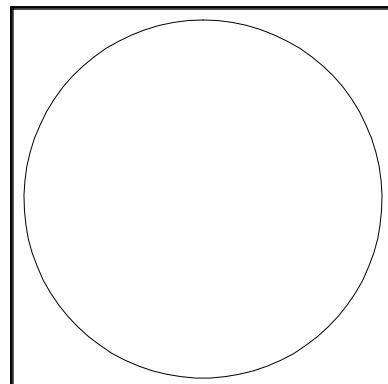
Date: 7/1/13

COVER



REVISIONS:

KEY WEST CITY HALL  
AT GLYNN ARCHER  
1302 WHITE STREET KEY WEST, FLORIDA  
CITY OF KEY WEST



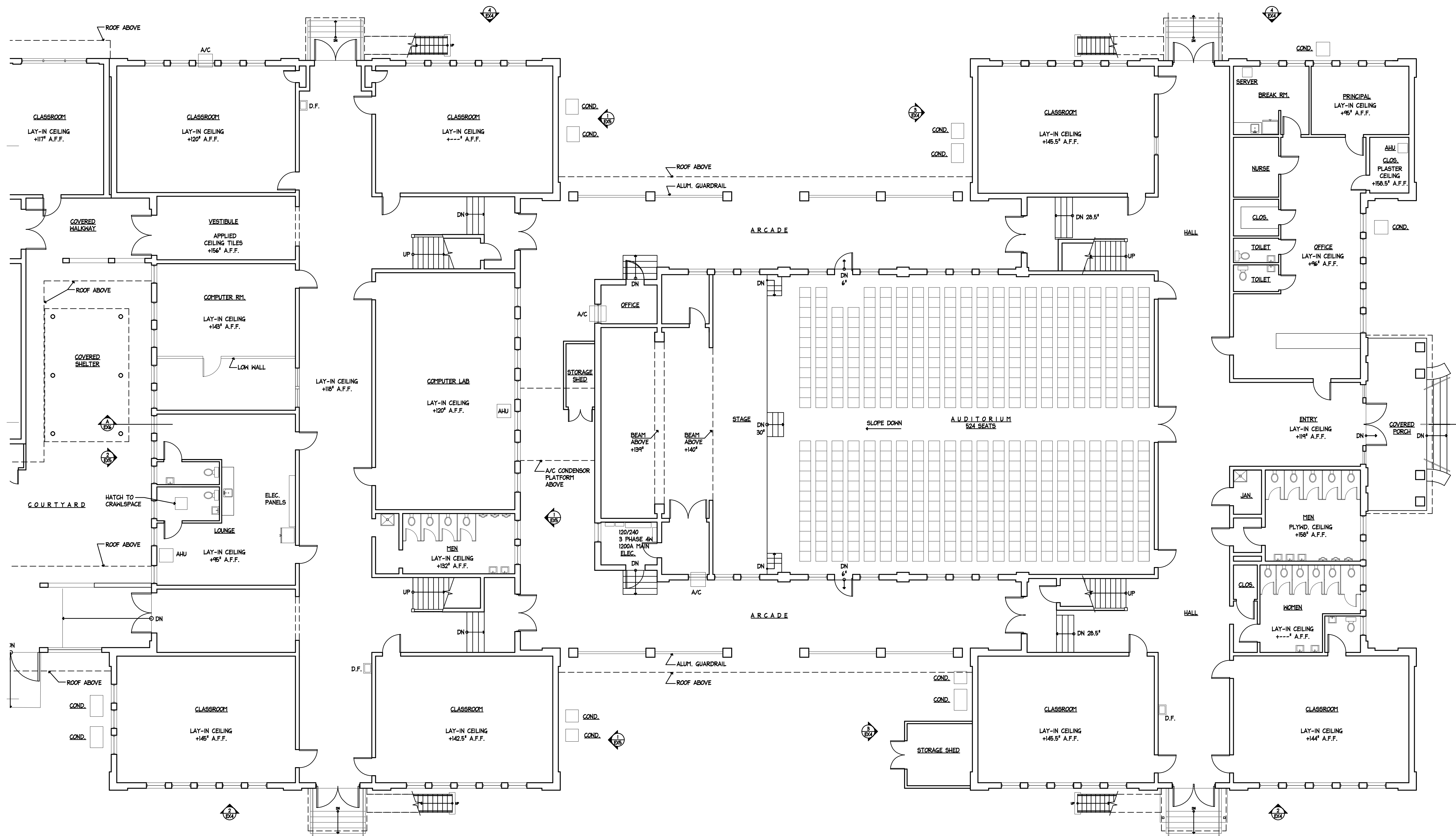
MCHARRYASSOCIATES  
ARCHITECTURE / ENGINEERING / INTERIORS  
AACC000784 EB00003643  
2780 SW DOUGLAS ROAD, SUITE 302  
MIAMI, FLORIDA 33133 (305) 445-3765  
WWW.MCHARRY.COM

410 Angela Street  
Key West, Florida 33840  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.c.

Project No: 1305  
EXISTING SITE PLAN  
Date: 7/1/13

EX0  
2 OF 20

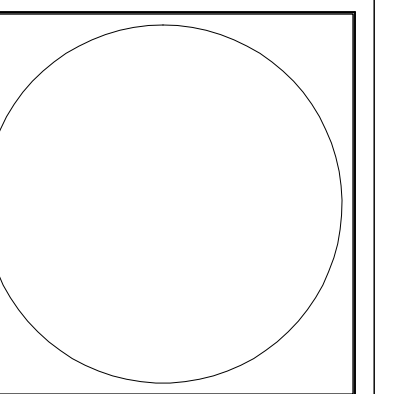


1 EX1 EXISTING FIRST FLOOR PLAN - FOR REFERENCE ONLY.  
SCALE: 1/8"=1'-0"



REVISIONS:

KEY WEST CITY HALL  
AT GLYNN ARCHER  
1302 WHITE STREET KEY WEST, FLORIDA  
CITY OF KEY WEST



MCHARRY ASSOCIATES  
ARCHITECTURE / ENGINEERING / INTERIORS  
AAC000784 EBC003643  
2780 SW DOUGLAS ROAD, SUITE 302  
MIAMI, FLORIDA 33133 (305) 445-3765  
WWW.MCHARRY.COM

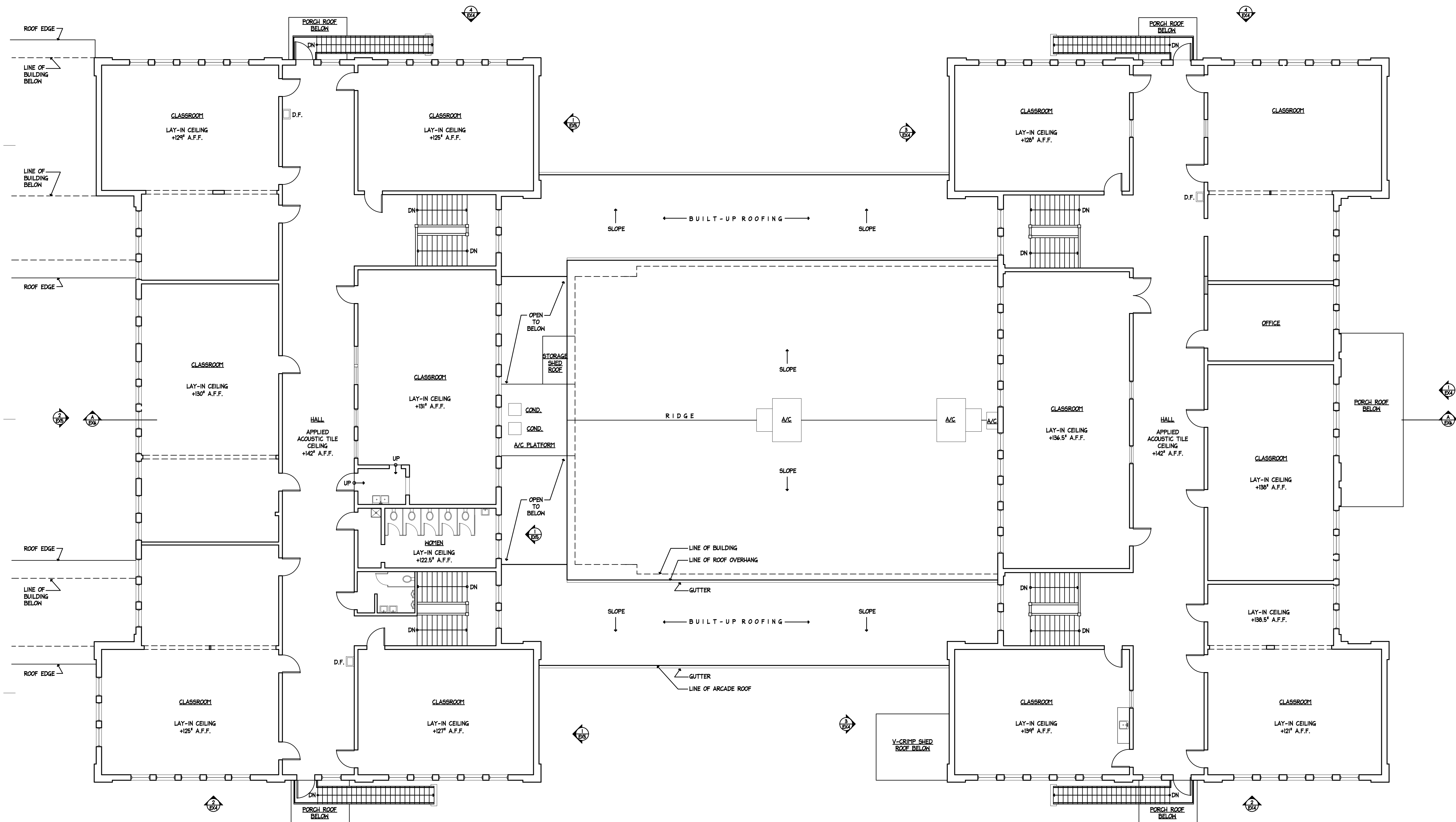
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Florida License AAC002022

Bender & Associates  
ARCHITECTS  
P.A.

Project No: 1305  
EXISTING FLOOR  
PLANS  
Date: 7/1/13

EX1  
3 OF 20



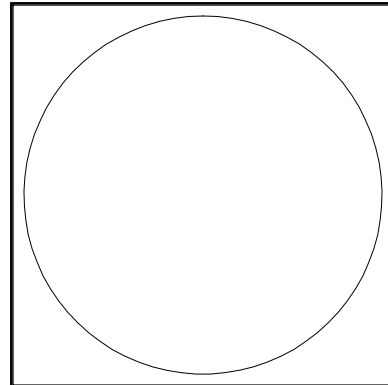


1 EX2 EXISTING SECOND FLOOR PLAN - FOR REFERENCE ONLY  
SCALE: 1/8"=1'-0"



REVISIONS:

KEY WEST CITY HALL  
AT GLYNN ARCHER  
1302 WHITE STREET KEY WEST, FLORIDA  
CITY OF KEY WEST



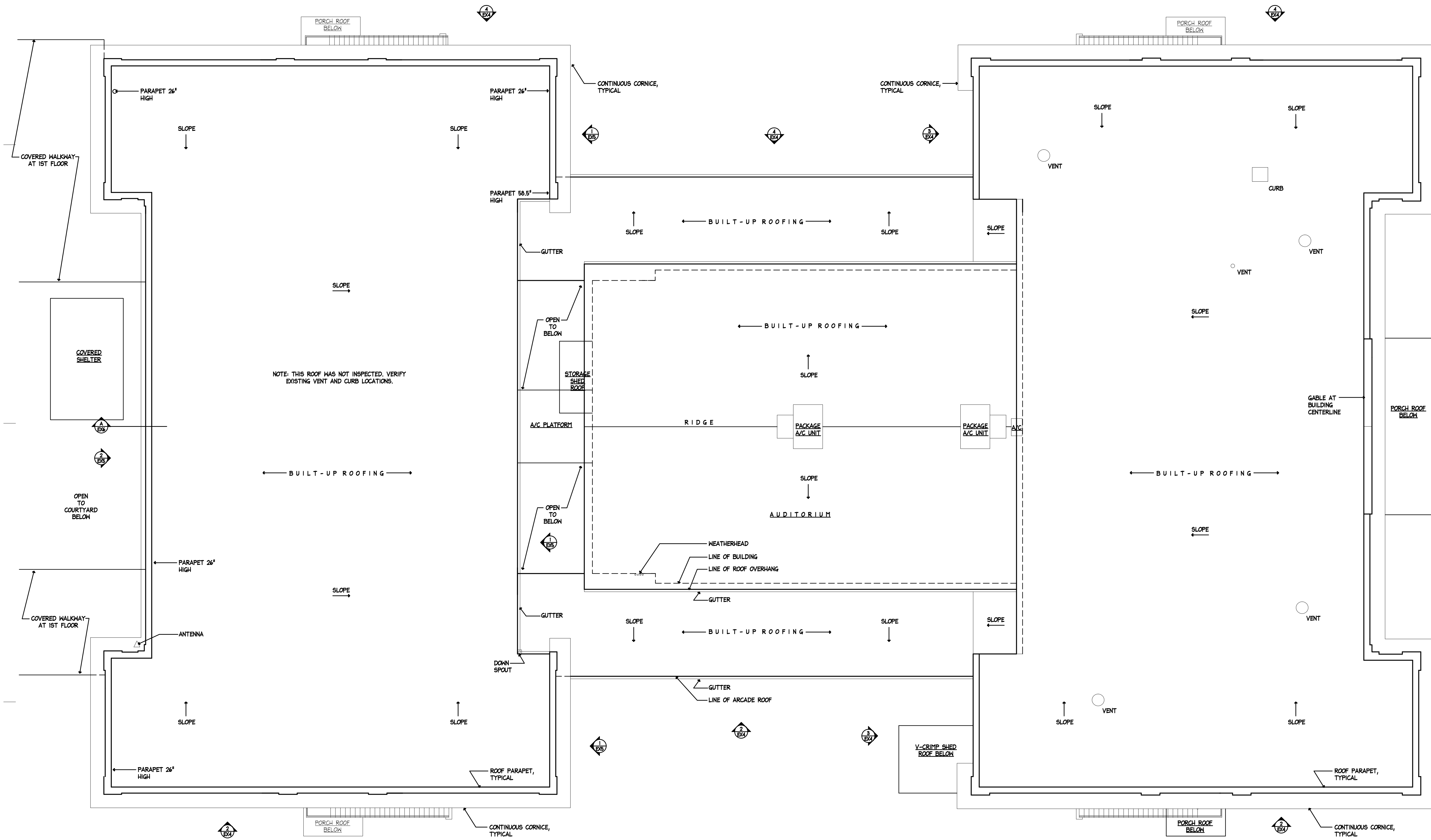
MCHARRYASSOCIATES  
ARCHITECTURE / ENGINEERING / INTERIORS  
AAC000784 EBC003643  
2780 SW DOUGLAS ROAD, SUITE 302  
MIAMI, FLORIDA 33133 (305) 445-3765  
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Bender & Associates  
ARCHITECTS  
p.c.

Project No: 1305  
EXISTING FLOOR  
PLANS  
Date: 7/1/13

EX2  
4 OF 20



NOTE: THIS ROOF WAS NOT INSPECTED. VERIFY EXISTING VENT AND CURB LOCATIONS.



REVISIONS:

KEY WEST CITY HALL  
AT GLYNN ARCHER  
1302 WHITE STREET KEY WEST, FLORIDA  
CITY OF KEY WEST

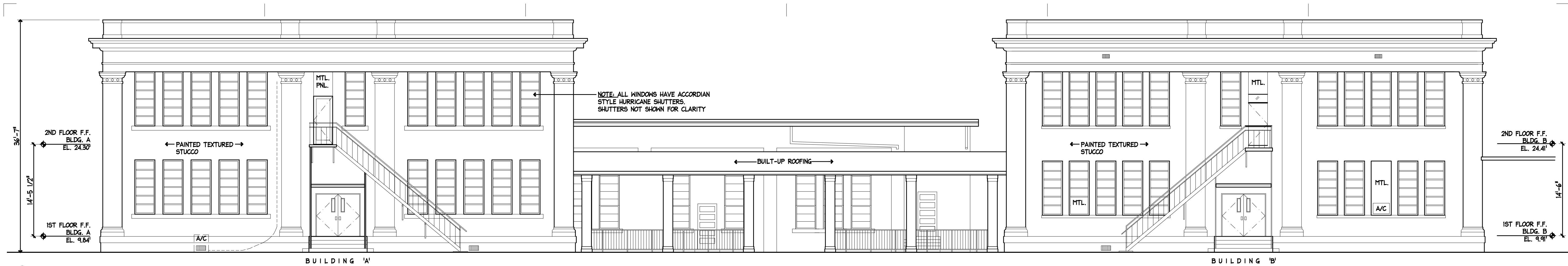
MCHARRYASSOCIATES  
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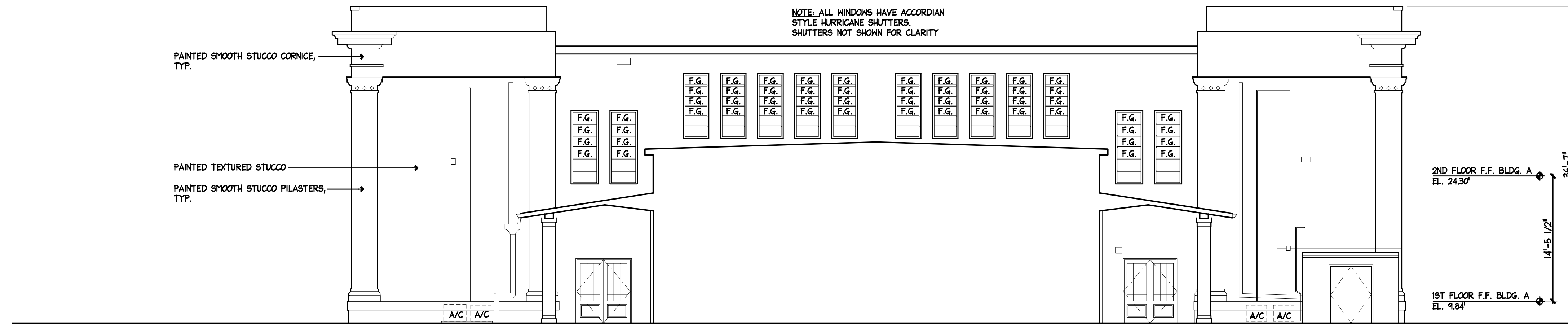
Bender & Associates  
ARCHITECTS  
p.c.

Project No: 1305  
EXISTING ROOF PLAN  
Date: 7/1/13

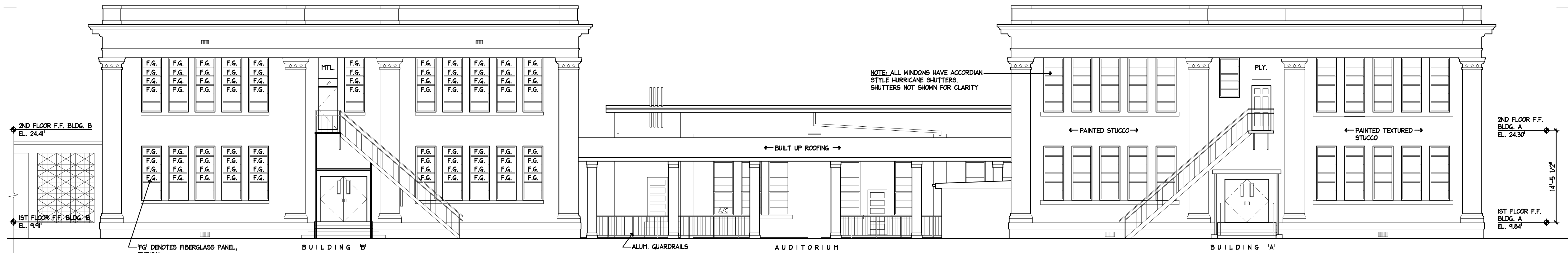
EX3  
5 OF 20



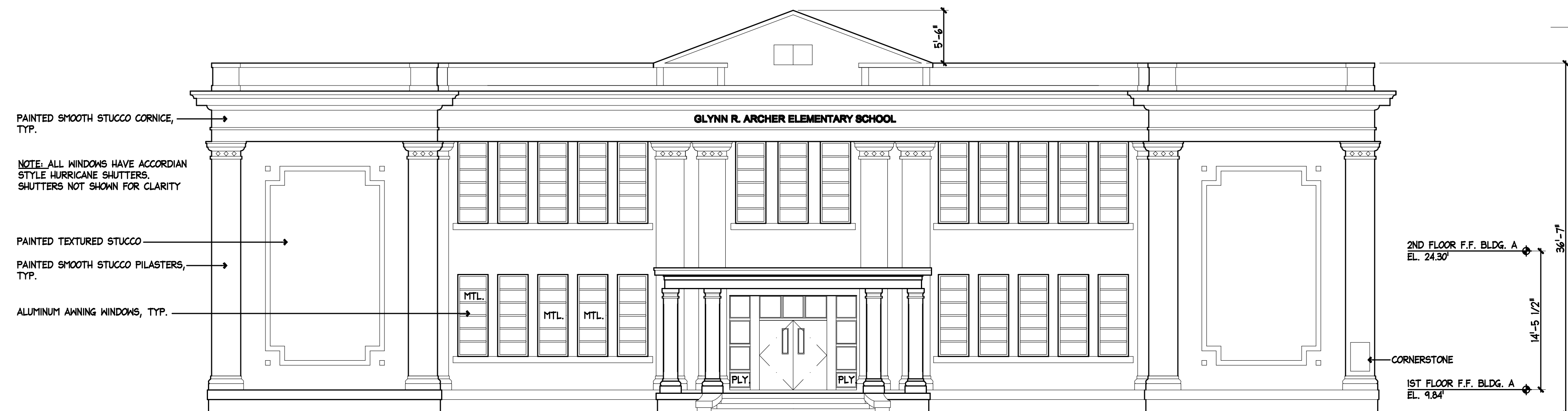
4 EXISTING NORTH EXTERIOR ELEVATION  
EX4 SCALE: 1/8"=1'-0"



3 BUILDING 'A' - REAR (WEST) EXTERIOR ELEVATION  
EX4 SCALE: 1/8"=1'-0"



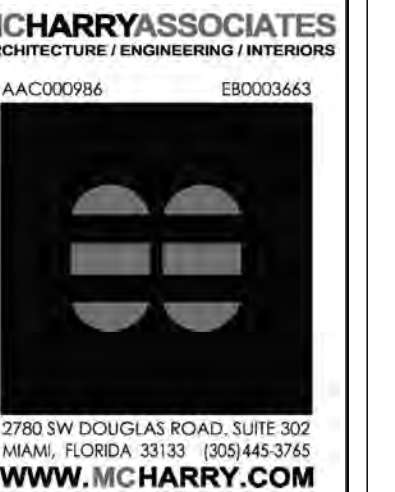
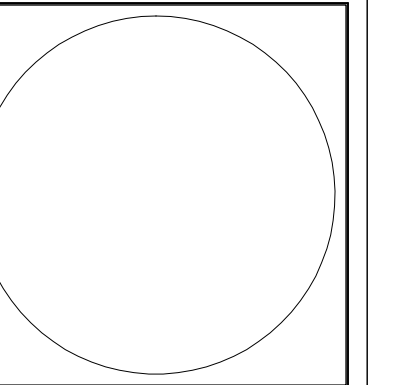
2 EXISTING SOUTH EXTERIOR ELEVATION  
EX4 SCALE: 1/8"=1'-0"



1 BUILDING 'A' - EXISTING FRONT (EAST) EXTERIOR ELEVATION  
EX4 SCALE: 1/8"=1'-0"

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CITY OF KEY WEST

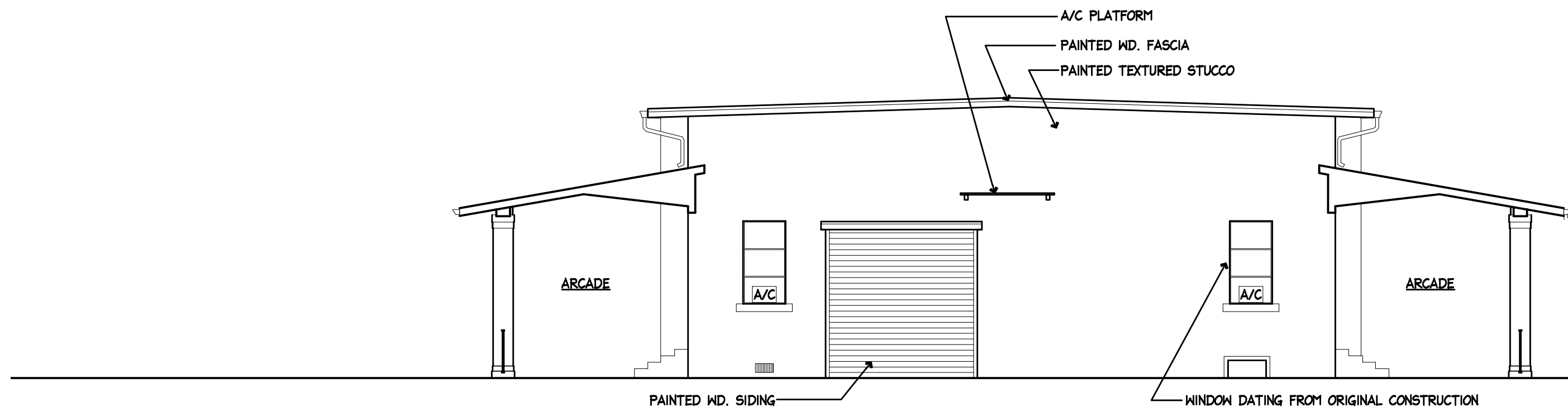


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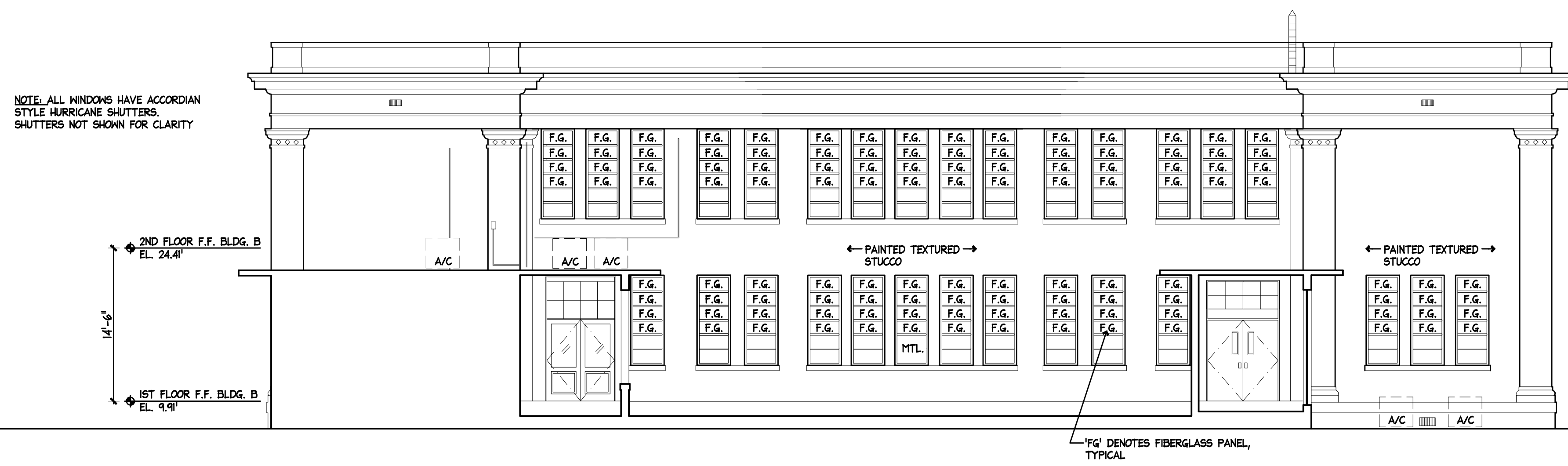
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Project No: 1305  
EXISTING SECTIONS  
Date: 7/1/13

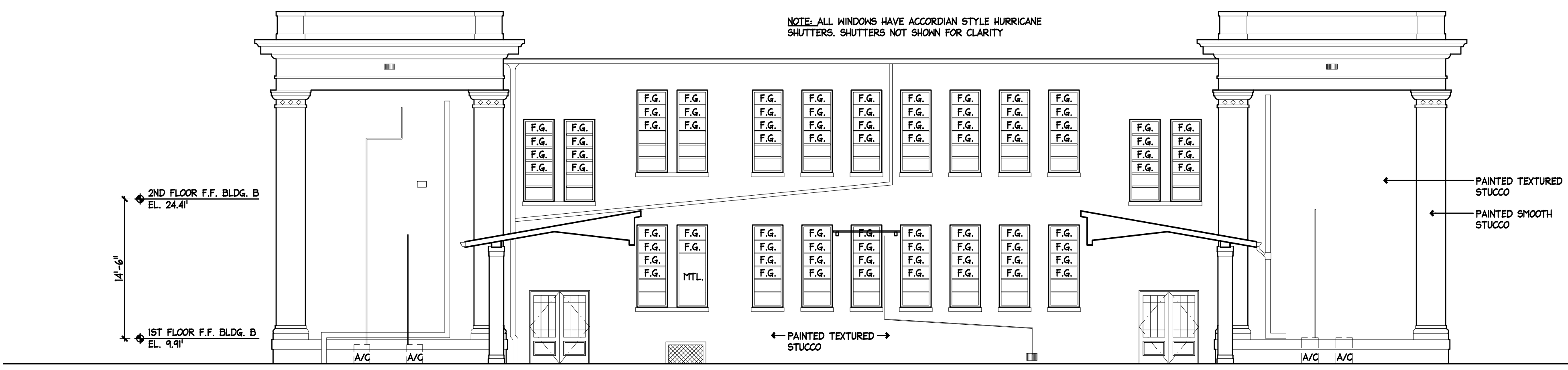
EX4



3 AUDITORIUM - WEST (REAR) EXTERIOR ELEVATION  
EX5 SCALE: 1/8"=1'-0"



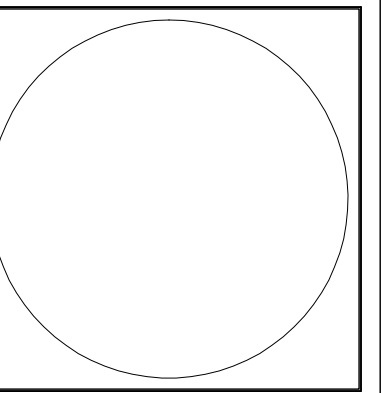
2 BUILDING 'B' - WEST EXTERIOR ELEVATION  
EX5 SCALE: 1/8"=1'-0"



1 BUILDING 'B' - EAST EXTERIOR ELEVATION  
EX5 SCALE: 1/8"=1'-0"

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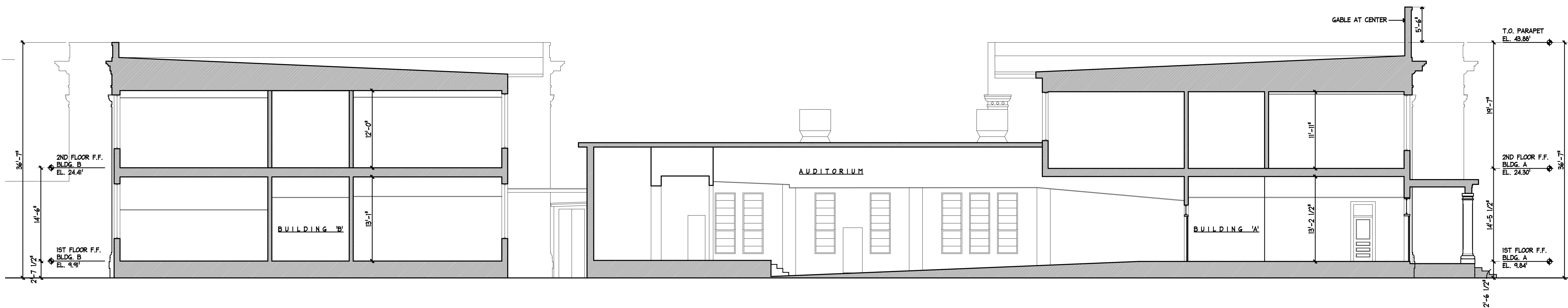
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Date: 7/1/13

EX5

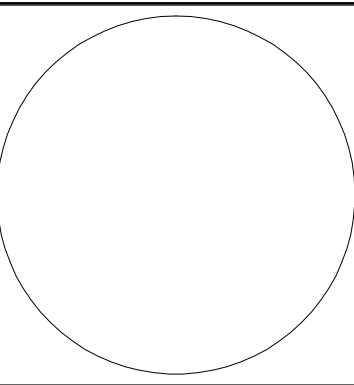




AA EXISTING SECTION LOOKING NORTH  
EX6 SCALE: 1/8"=1'-0"

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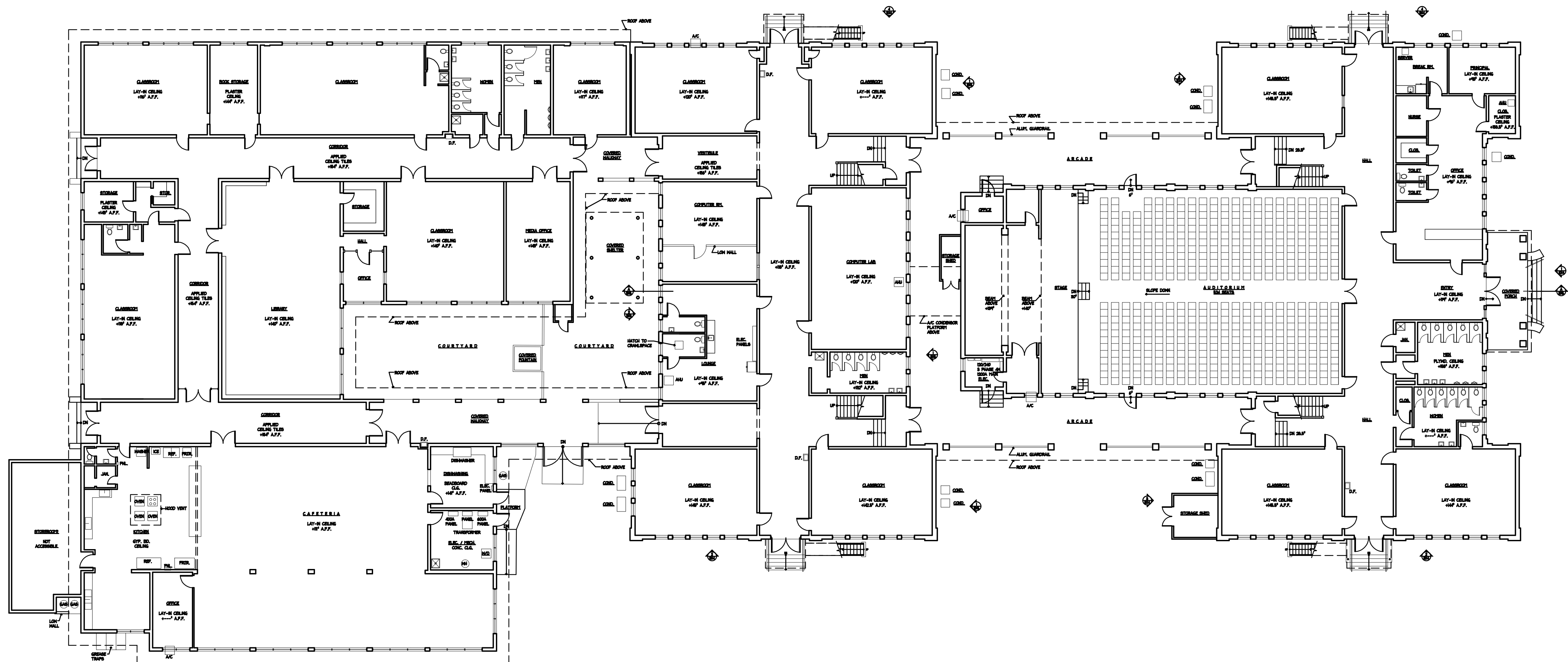


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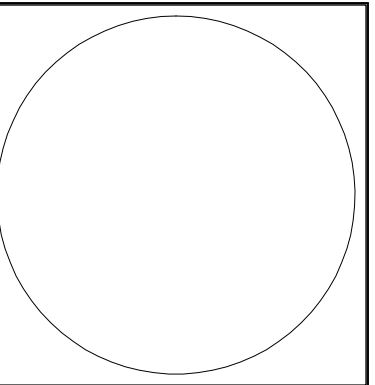
EX6  
8 OF 20



1 EXISTING FIRST FLOOR PLAN - INCLUDING 'C' BUILDING  
EX7 SCALE: 1/16"=1'-0"

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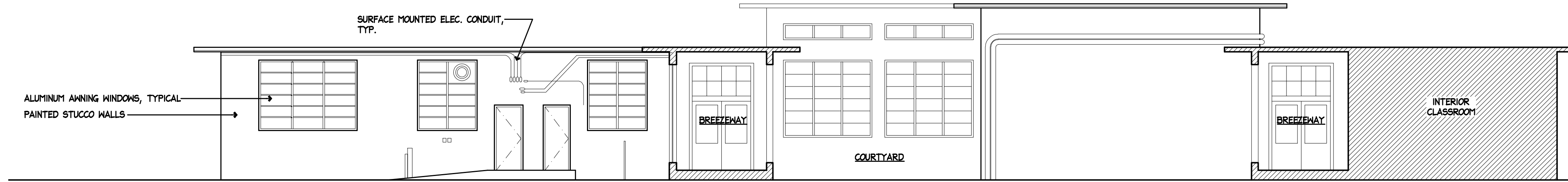
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EXISTING FLOOR  
PLANS  
Date: 7/1/13



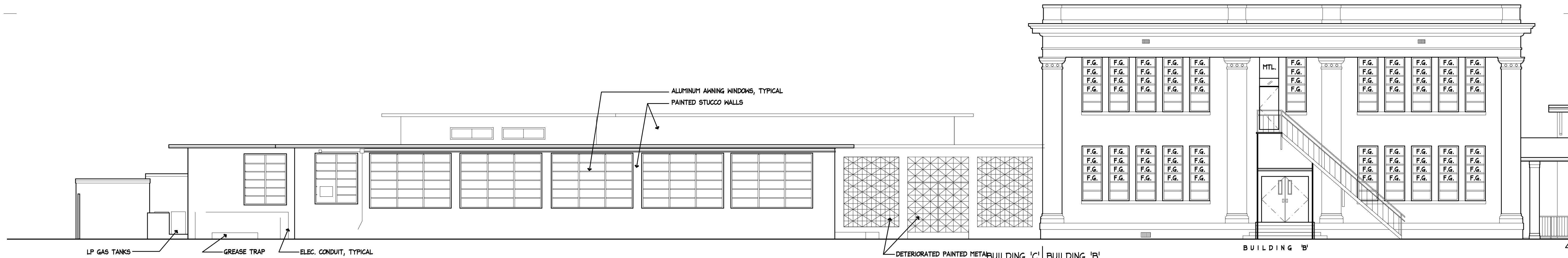
**BUILDING C**

**EX8**

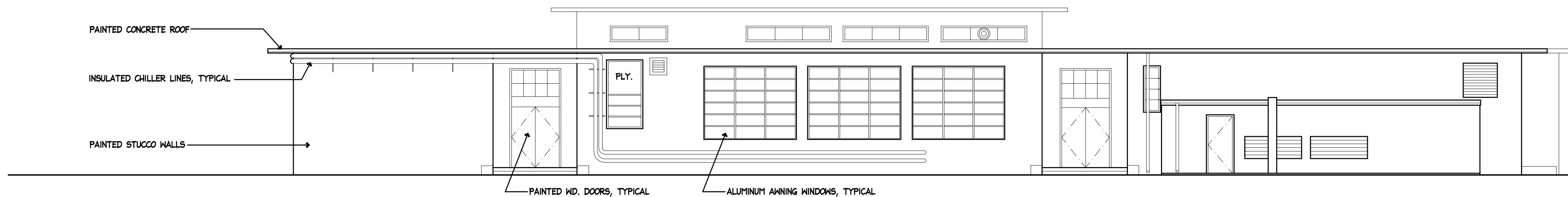
10 OF 20



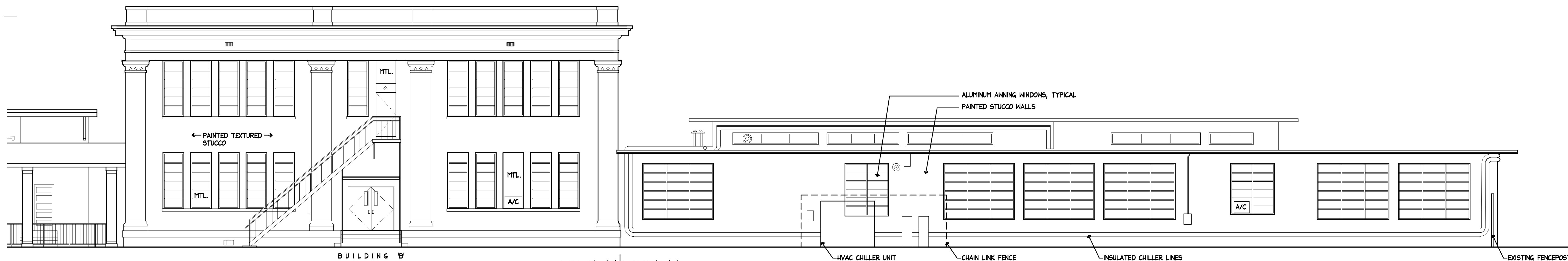
4 BUILDING 'C' - EXISTING EAST EXTERIOR ELEVATION  
EX9 SCALE: 1/8"=1'-0"



3 BUILDING 'C' - EXISTING SOUTH EXTERIOR ELEVATION  
EX9 SCALE: 1/8"=1'-0"



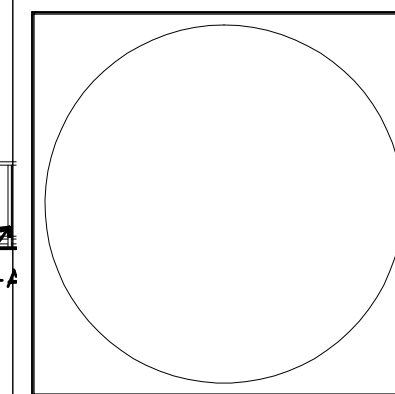
2 BUILDING 'C' - EXISTING WEST EXTERIOR ELEVATION  
EX9 SCALE: 1/8"=1'-0"



1 BUILDING 'C' - EXISTING NORTH EXTERIOR ELEVATION  
EX9 SCALE: 1/8"=1'-0"

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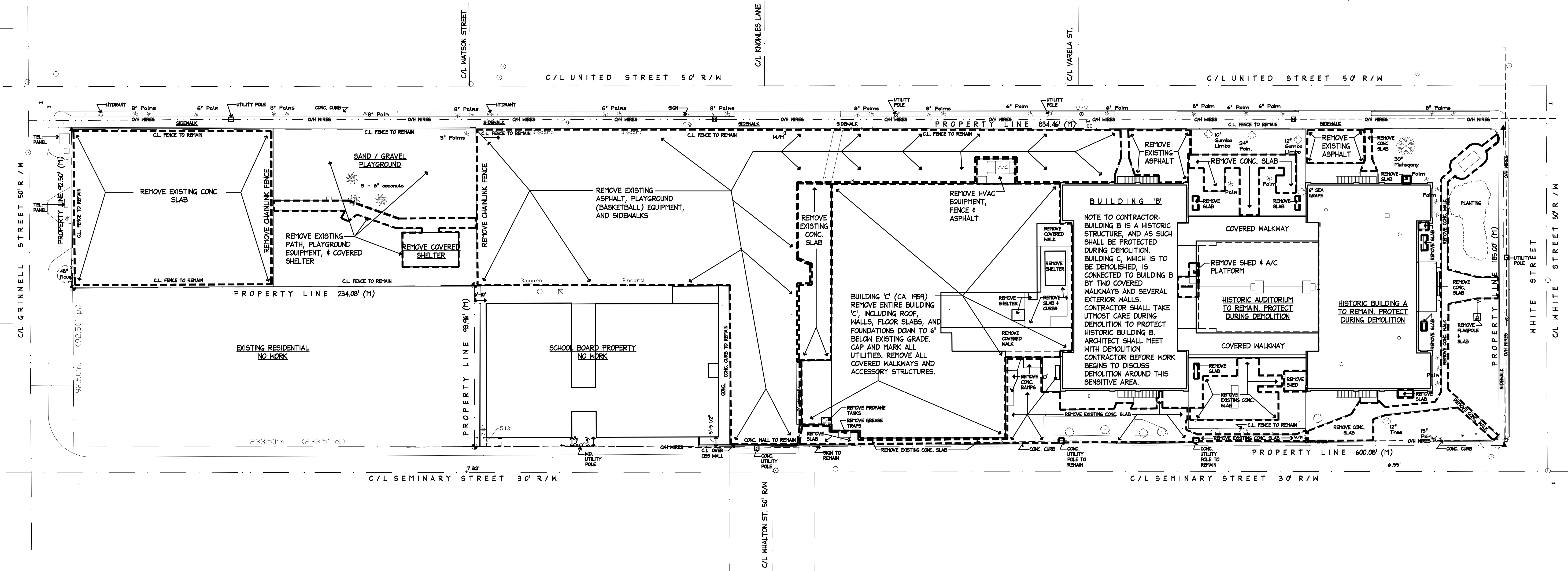
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BUILDING 'C'  
EXISTING EXTERIOR  
ELEVATIONS  
Date: 7/1/13

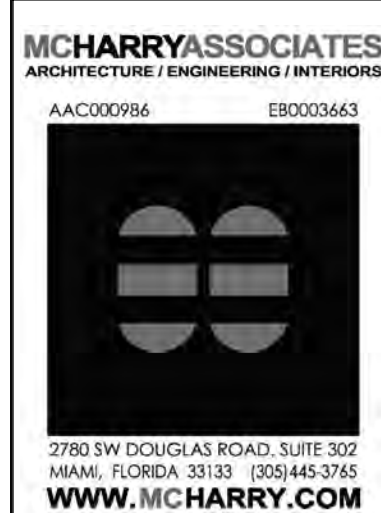
BUILDING C  
EX9  
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- DEMOLITION NOTES**
1. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
  2. All demolished material shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
  3. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
  4. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
  5. Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
  6. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
  7. Demolished material classified as clean fill may be distributed on site when specifically approved by the Architect in advance.

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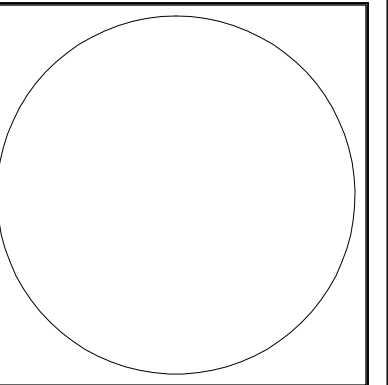
Project No: 1305  
DEMOLITION SITE  
PLAN

Date: 7/1/13

D1

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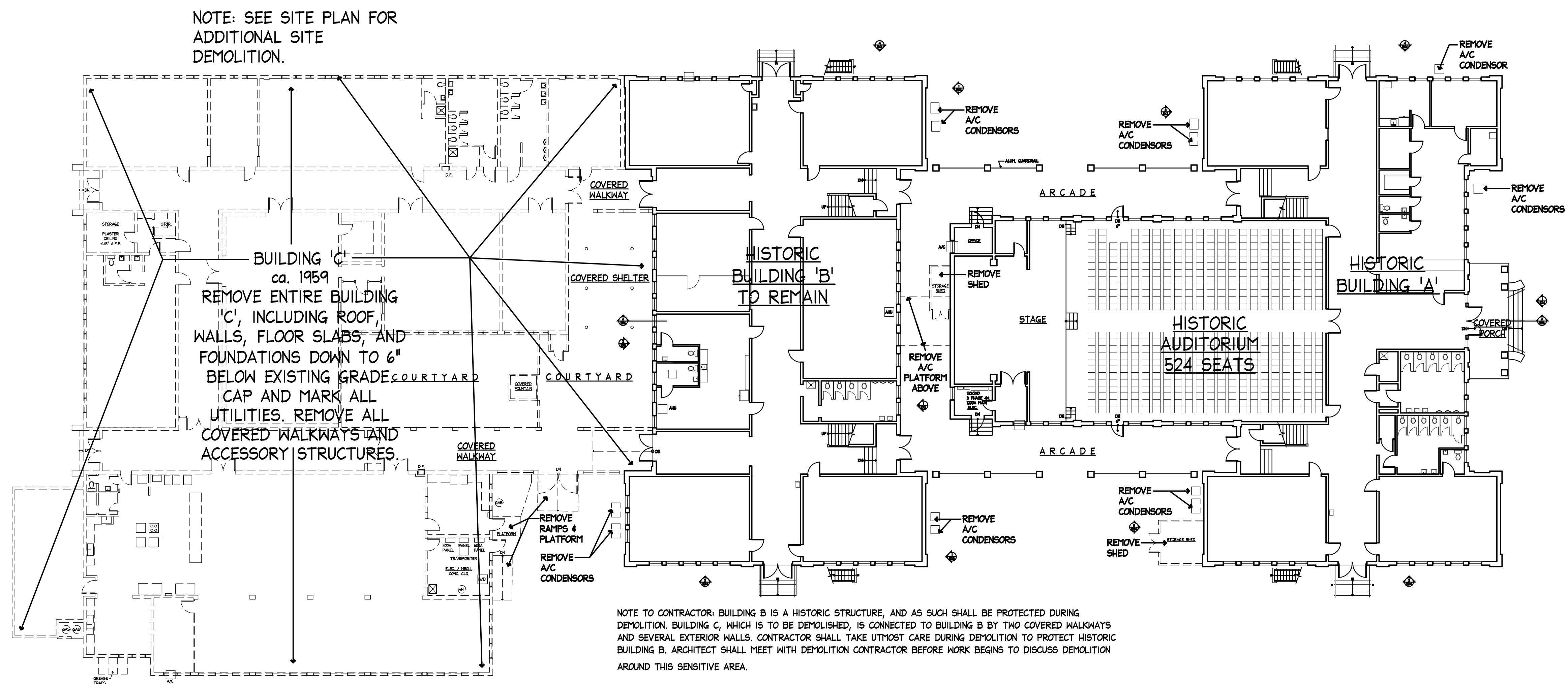
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DEMOLITION FLOOR PLANS	
Date:	7/1/13

## D2

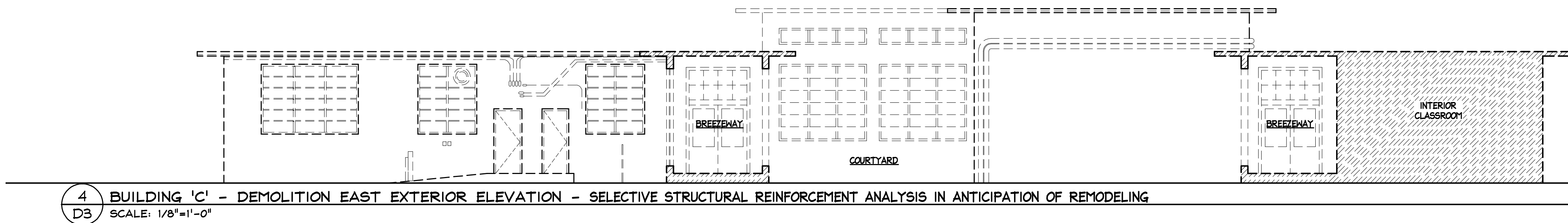
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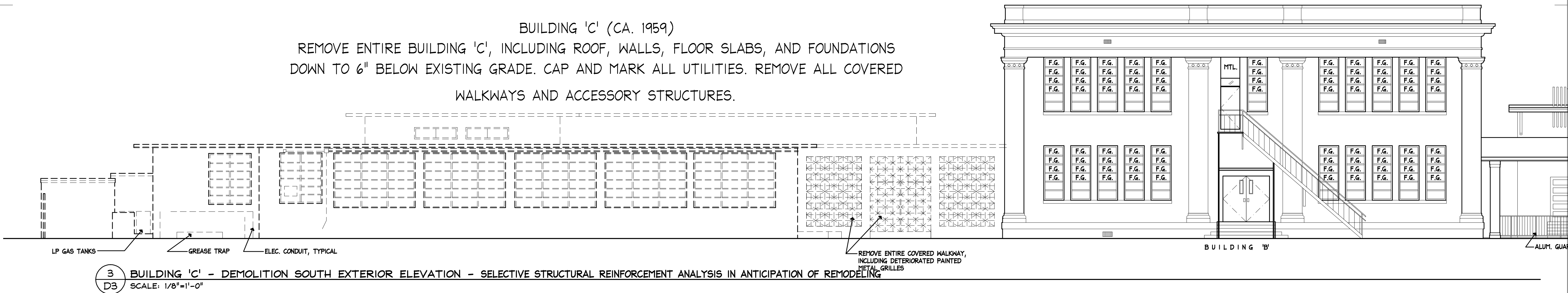
BUILDING 'C' (CA. 1959)

REMOVE ENTIRE BUILDING 'C', INCLUDING ROOF, WALLS, FLOOR SLABS, AND FOUNDATIONS  
DOWN TO 6" BELOW EXISTING GRADE. CAP AND MARK ALL UTILITIES. REMOVE ALL COVERED  
WALKWAYS AND ACCESSORY STRUCTURES.



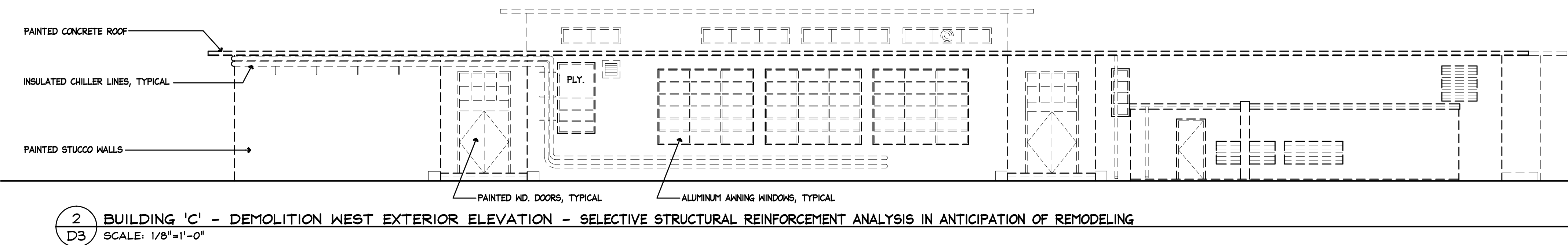
BUILDING 'C' (CA. 1959)

REMOVE ENTIRE BUILDING 'C', INCLUDING ROOF, WALLS, FLOOR SLABS, AND FOUNDATIONS  
DOWN TO 6" BELOW EXISTING GRADE. CAP AND MARK ALL UTILITIES. REMOVE ALL COVERED  
WALKWAYS AND ACCESSORY STRUCTURES.



BUILDING 'C' (CA. 1959)

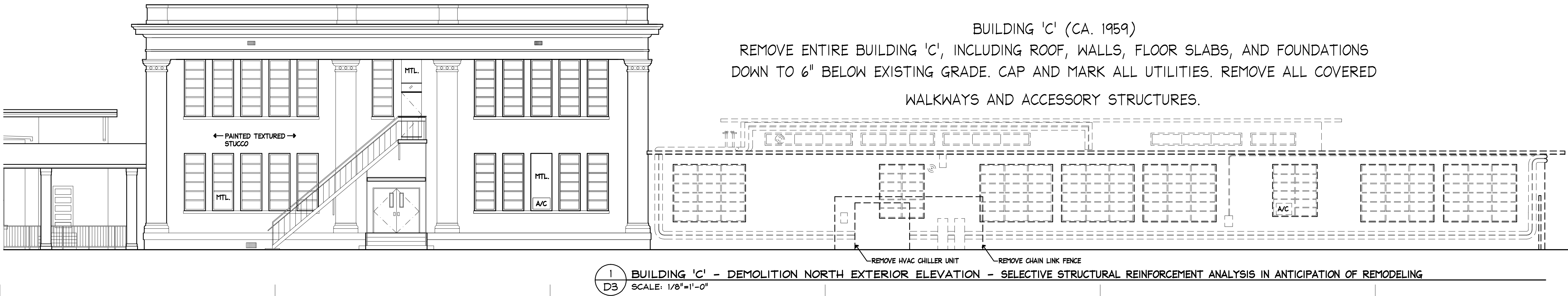
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DOWN TO 6" BELOW EXISTING GRADE. CAP AND MARK ALL UTILITIES. REMOVE ALL COVERED  
WALKWAYS AND ACCESSORY STRUCTURES.



BUILDING 'B'

BUILDING 'C' (CA. 1959)

REMOVE ENTIRE BUILDING 'C', INCLUDING ROOF, WALLS, FLOOR SLABS, AND FOUNDATIONS  
DOWN TO 6" BELOW EXISTING GRADE. CAP AND MARK ALL UTILITIES. REMOVE ALL COVERED  
WALKWAYS AND ACCESSORY STRUCTURES.



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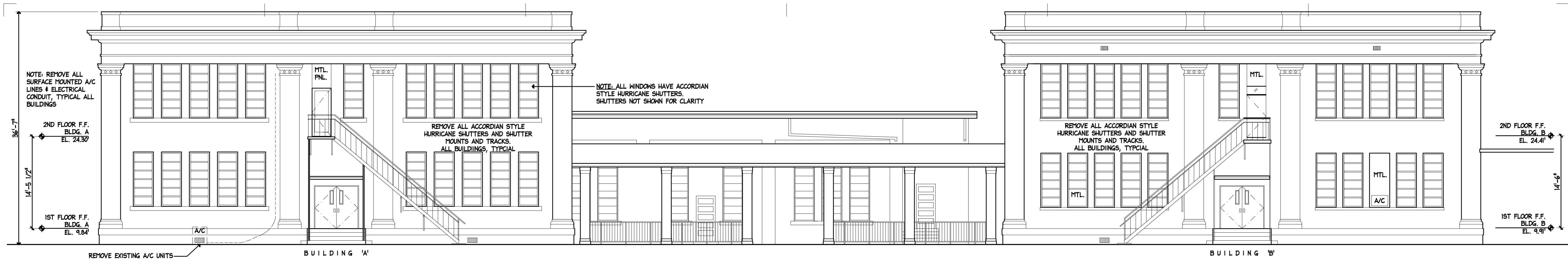


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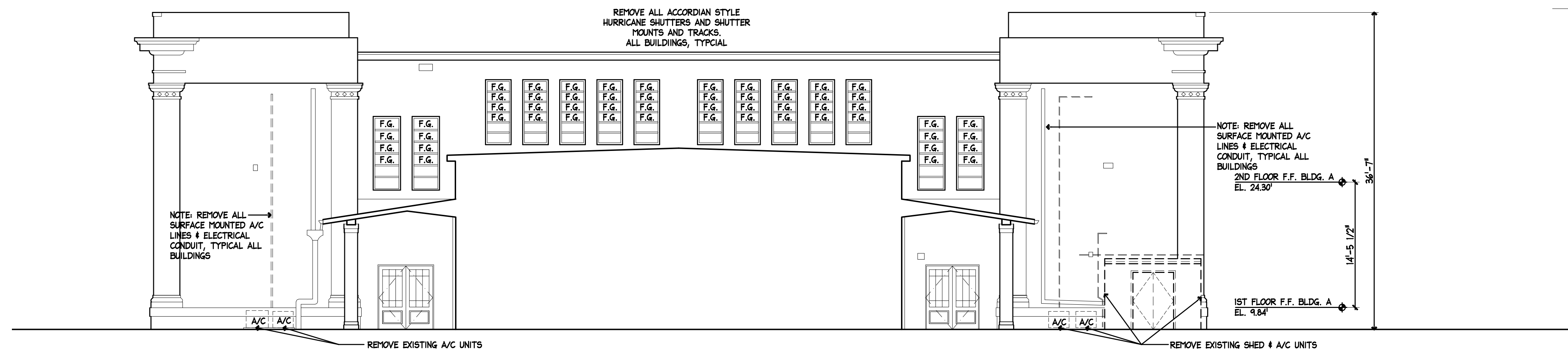
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Project No: 1305  
BUILDING 'C'  
DEMOLITION EXTERIOR  
ELEVATIONS  
Date: 7/1/13

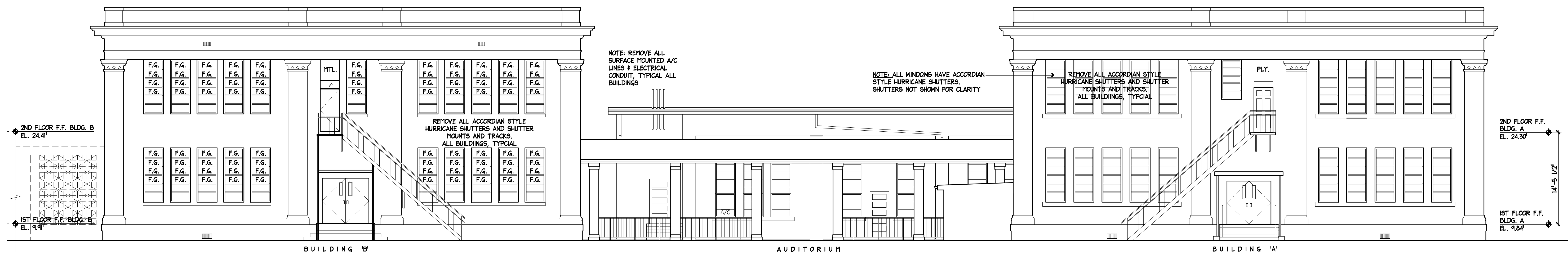
BUILDING C  
D3  
14 OF 20



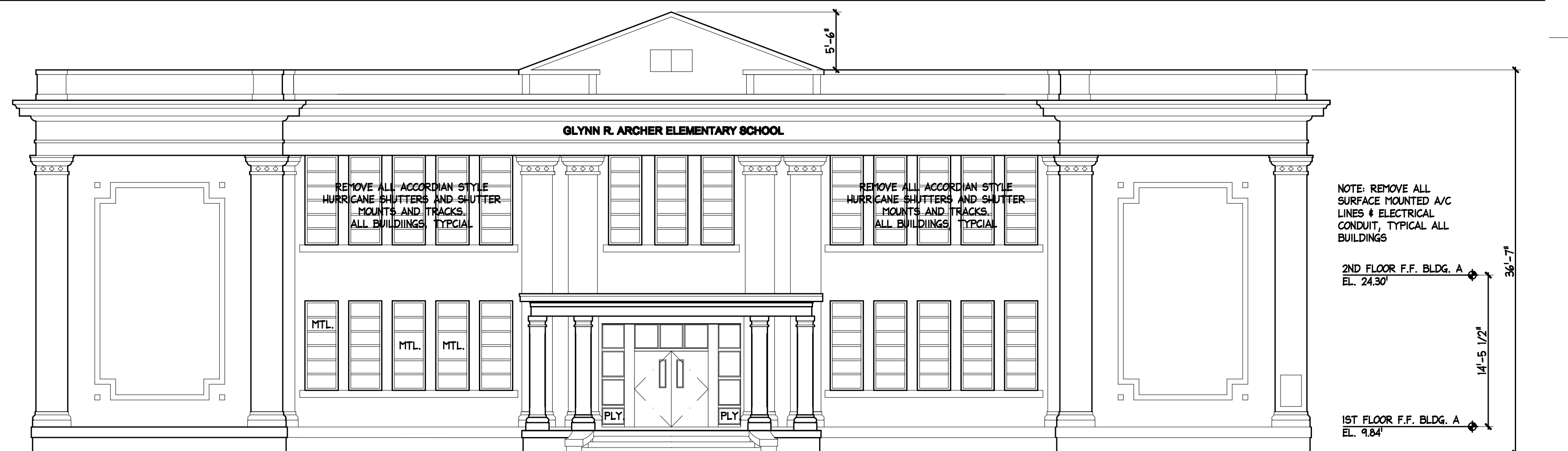
4 DEMOLITION NORTH EXTERIOR ELEVATION - SELECTIVE STRUCTURAL REINFORCEMENT ANALYSIS IN ANTICIPATION OF REMODELING  
D4 SCALE: 1/8"=1'-0"



3 BUILDING 'A' - DEMOLITION REAR (WEST) EXTERIOR ELEVATION - SELECTIVE STRUCTURAL REINFORCEMENT ANALYSIS IN ANTICIPATION OF REMODELING  
D4 SCALE: 1/8"=1'-0"



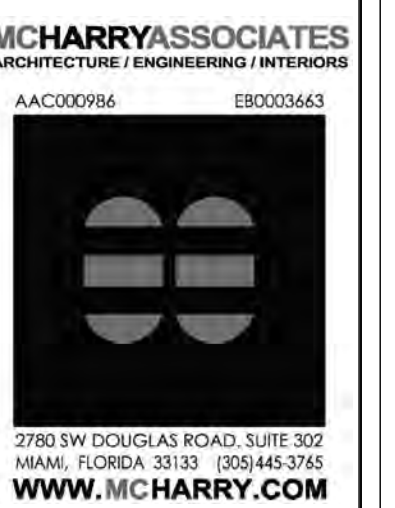
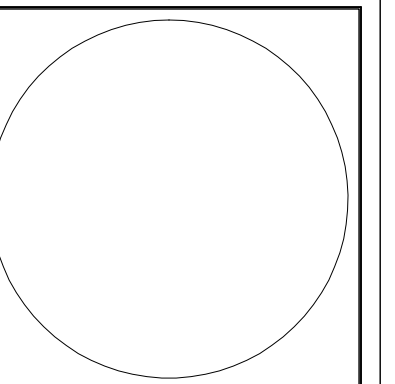
2 DEMOLITION SOUTH EXTERIOR ELEVATION - SELECTIVE STRUCTURAL REINFORCEMENT ANALYSIS IN ANTICIPATION OF REMODELING  
D4 SCALE: 1/8"=1'-0"



1 BUILDING 'A' - DEMOLITION FRONT (EAST) EXTERIOR ELEVATION - SELECTIVE STRUCTURAL REINFORCEMENT ANALYSIS IN ANTICIPATION OF REMODELING  
D4 SCALE: 1/8"=1'-0"

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CITY OF KEY WEST



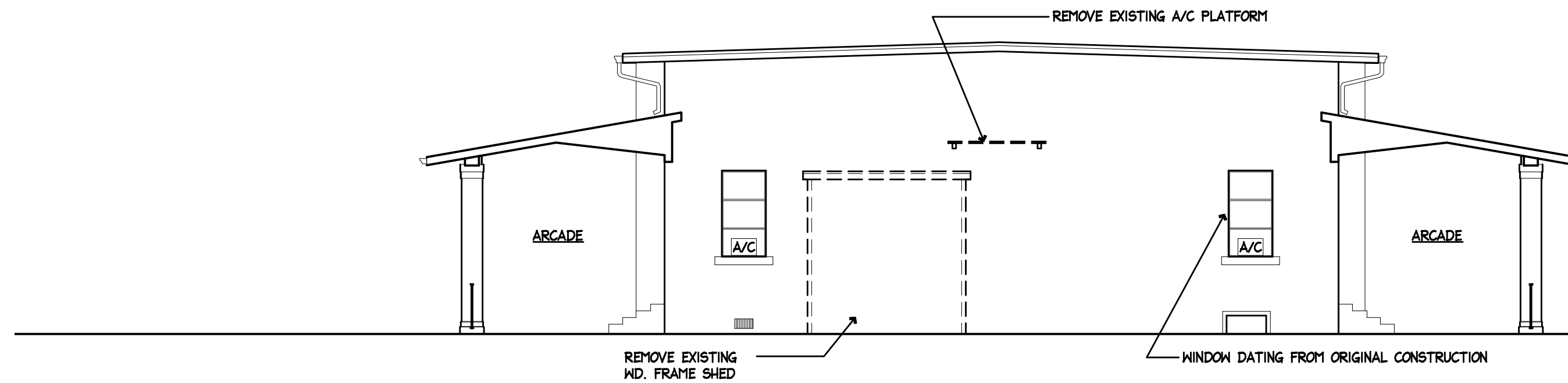
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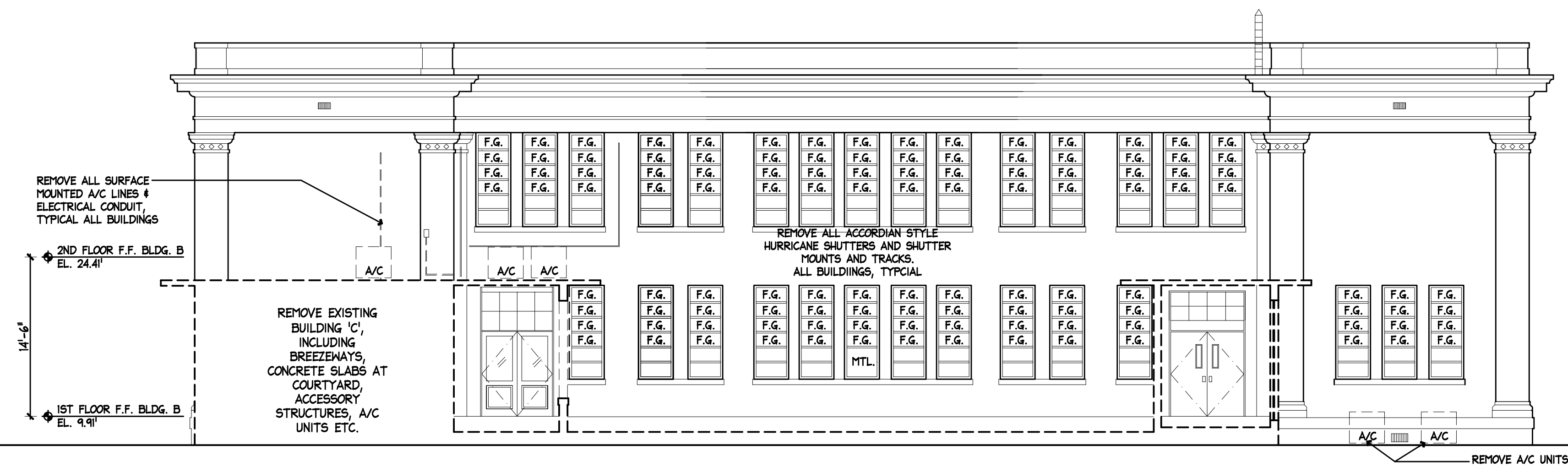
Project No: 1305  
EXISTING SECTIONS

Date: 7/1/13

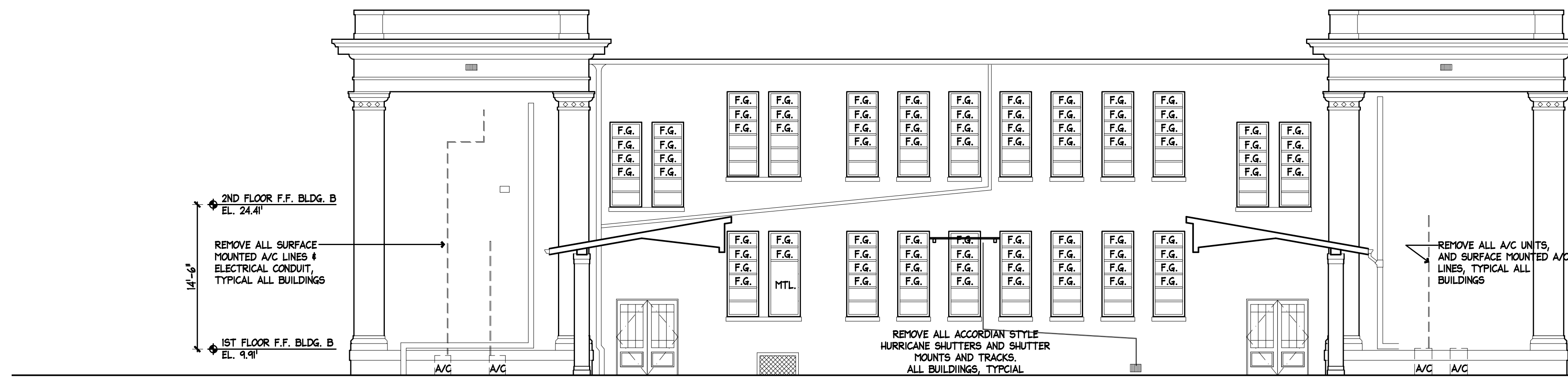
D4



3 DEMOLITION ELEVATION - AUDITORIUM - WEST (REAR) EXTERIOR ELEVATION - SELECTIVE STRUCTURAL REINFORCEMENT ANALYSIS IN ANTICIPATION OF REMODELING  
D5 SCALE: 1/8"=1'-0"



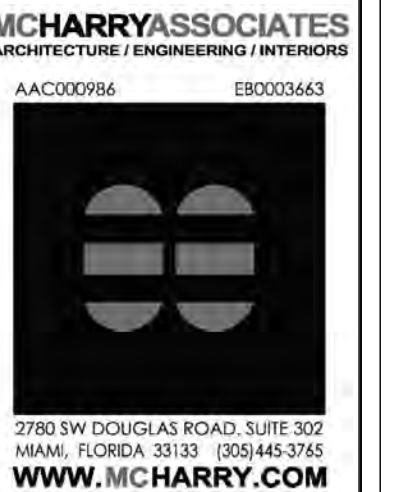
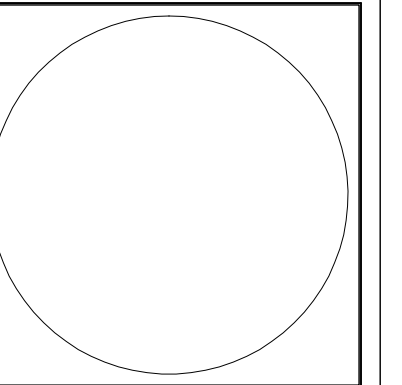
2 DEMOLITION ELEVATION - BUILDING 'B' - WEST EXTERIOR ELEVATION - SELECTIVE STRUCTURAL REINFORCEMENT ANALYSIS IN ANTICIPATION OF REMODELING  
D5 SCALE: 1/8"=1'-0"



1 BUILDING 'B' - DEMOLITION EAST EXTERIOR ELEVATION - SELECTIVE STRUCTURAL REINFORCEMENT ANALYSIS IN ANTICIPATION OF REMODELING  
D5 SCALE: 1/8"=1'-0"

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PROPOSED EXTERIOR  
ELEVATIONS

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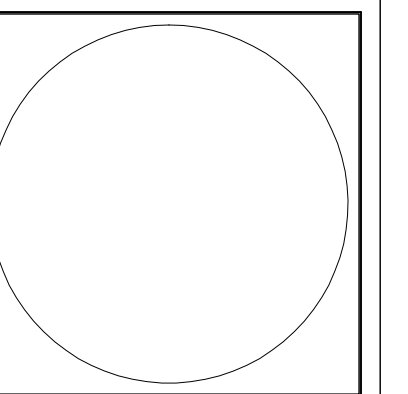
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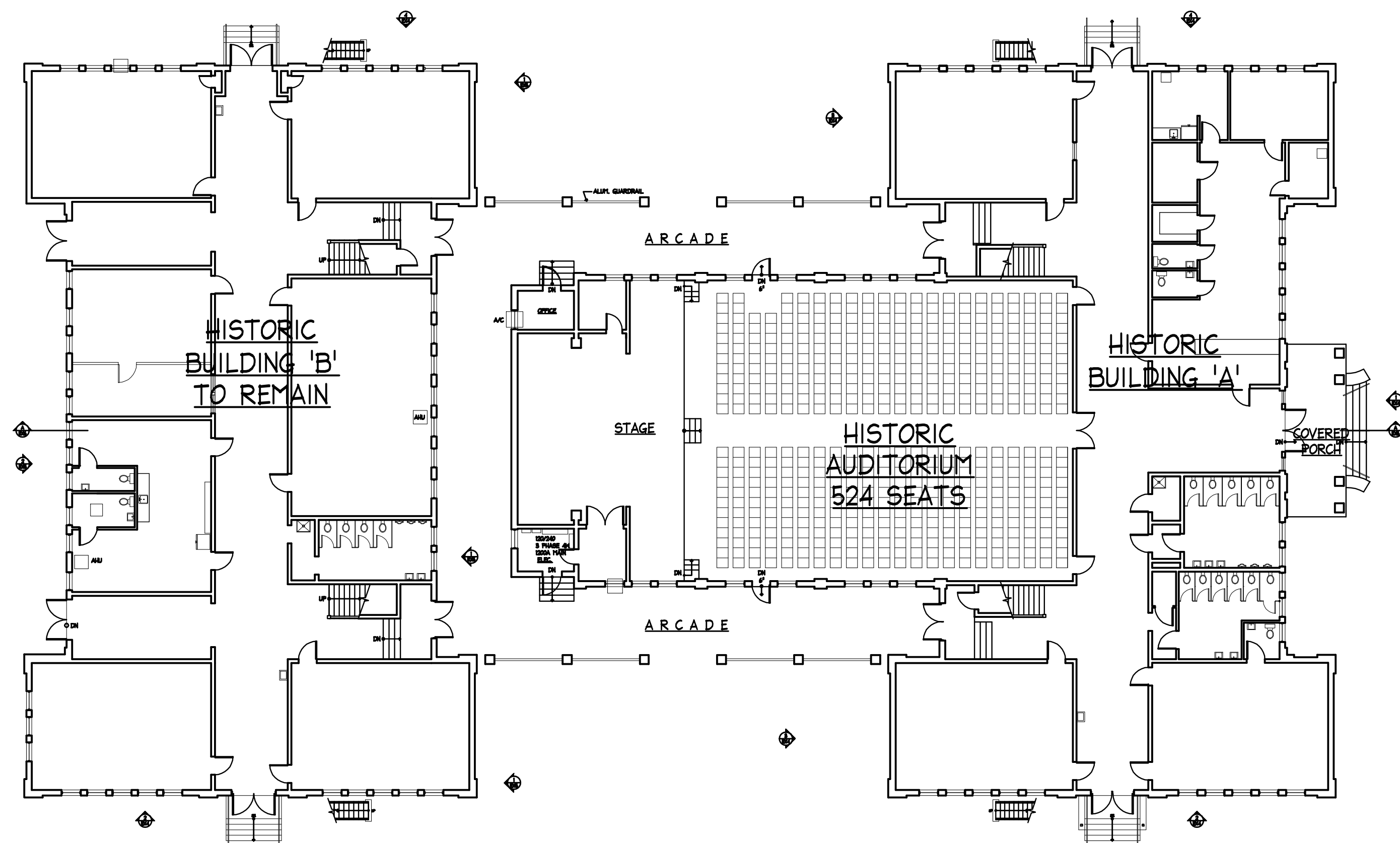
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PROPOSED SITE PLAN  
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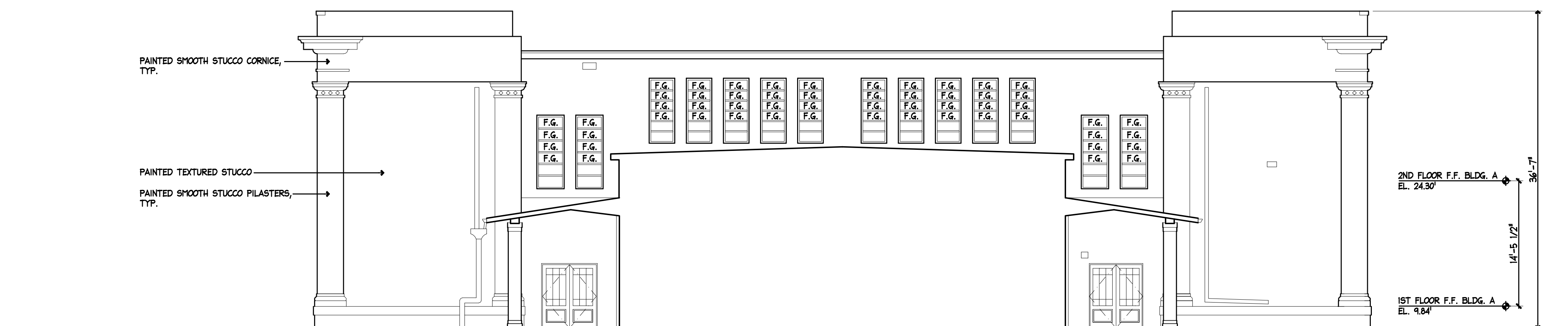
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PROPOSED FLOOR  
PLANS  
Date: 7/1/13

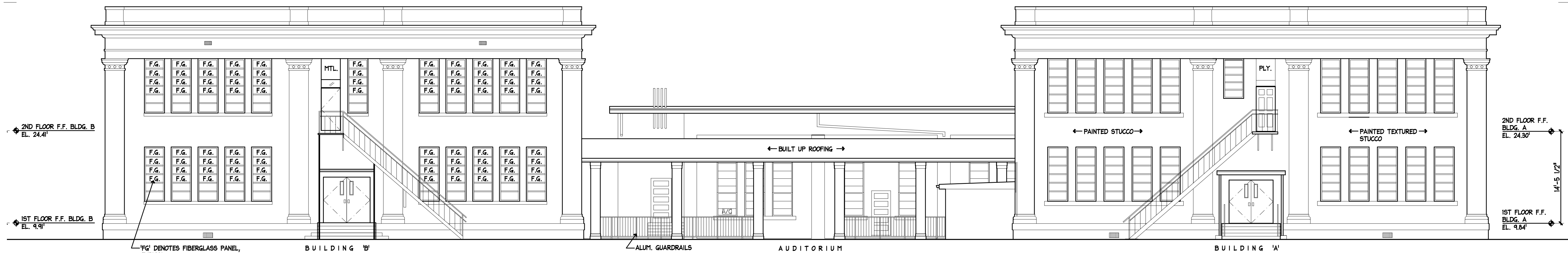
A2  
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4 PROPOSED NORTH EXTERIOR ELEVATION  
A3 SCALE: 1/8"=1'-0"



3 BUILDING 'A' - PROPOSED REAR (WEST) EXTERIOR ELEVATION  
A3 SCALE: 1/8"=1'-0"



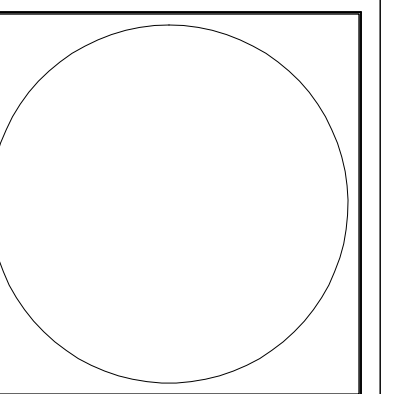
2 PROPOSED SOUTH EXTERIOR ELEVATION  
A3 SCALE: 1/8"=1'-0"



1 BUILDING 'A' - PROPOSED FRONT (EAST) EXTERIOR ELEVATION  
A3 SCALE: 1/8"=1'-0"

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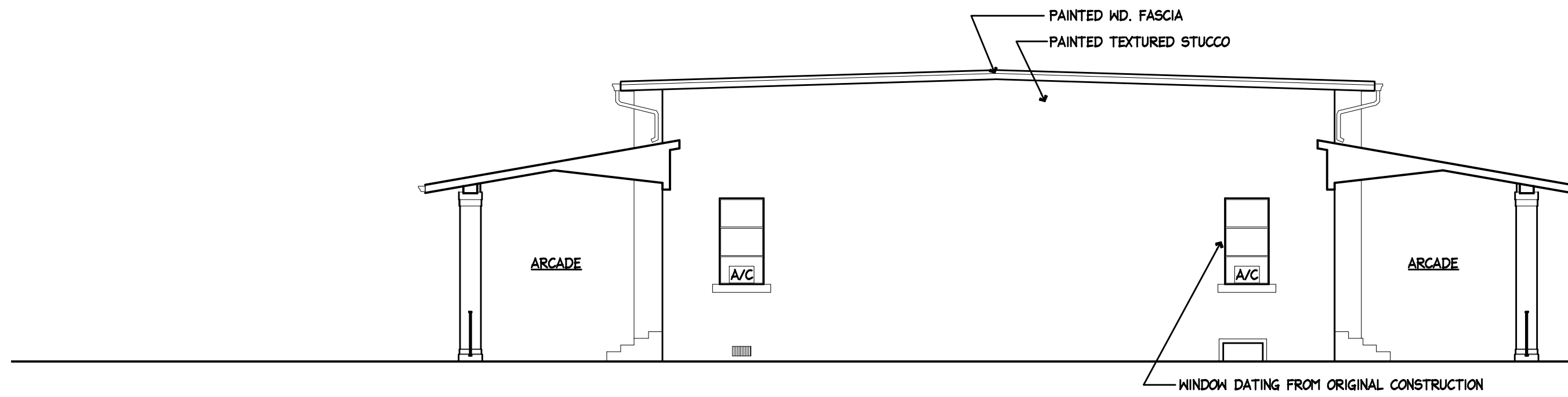
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EXISTING SECTIONS

Date: 7/1/13

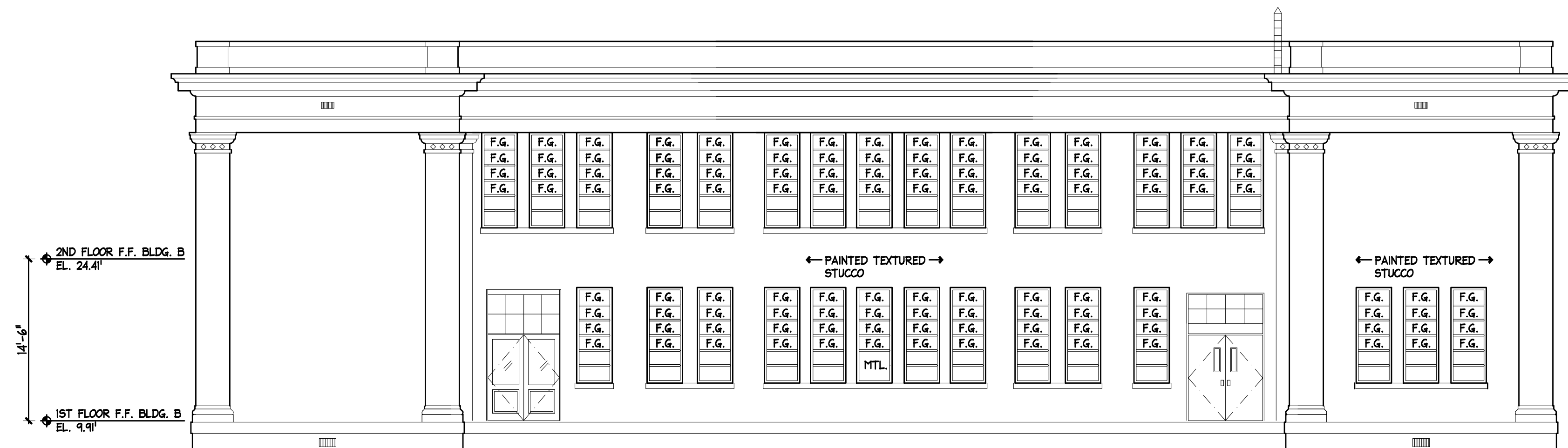
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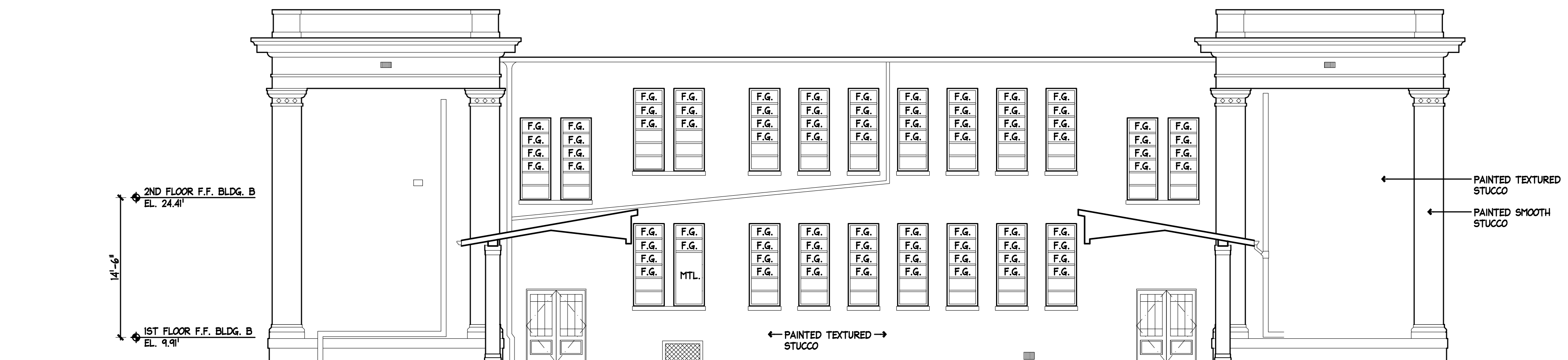




3 AUDITORIUM - WEST (REAR) EXTERIOR ELEVATION  
A4 SCALE: 1/8"=1'-0"



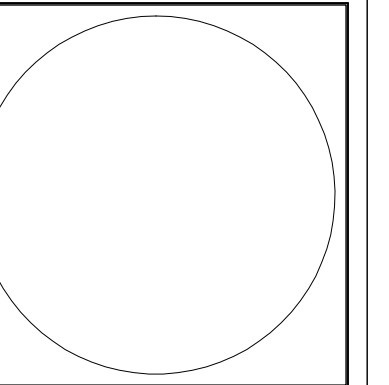
2 BUILDING 'B' - WEST EXTERIOR ELEVATION  
A4 SCALE: 1/8"=1'-0"



1 BUILDING 'B' - EAST EXTERIOR ELEVATION  
A4 SCALE: 1/8"=1'-0"

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Project No: 1305  
PROPOSED EXTERIOR  
ELEVATIONS  
Date: 7/1/13

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# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 27, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

DEMOLITION OF SELECTED EXTERIOR NON-CONTRIBUTING ADDITIONS AND SITE ELEMENTS INCLUDING OUT BUILDINGS AT GLYNN ARCHER SCHOOL FOR SELECTIVE STRUCTURAL ANALYSIS

FOR- #1300 WHITE STREET

Applicant- City of Key West/ Bender and Associates      Application # H13-01-984

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

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

# **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

**Property Record Card -**  
**Maps are now launching the new map application version.**

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

**Alternate Key: 1040827 Parcel ID: 00040100-000000**

**Ownership Details**

**Mailing Address:**

BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY  
242 WHITE ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 83 - SCHOOL/PUBLIC,BD OF PUBLIC INS

**Millage Group:** 10KW

**Affordable  
Housing:** No

**Section-  
Township- 05-68-25  
Range:**

**Property  
Location:** 1300 WHITE ST KEY WEST

**Subdivision:** George W Nichols Sub

**Legal** KW GEORGE W NICHOLS SUB PB1-42 LOTS 1 TO 4 9-10-13-14-17-18-21-22-25-26-29-30-31-32 SQR 1 TR 18

**Description:** & LOTS 1 THRU 4, 9, 10 & 13 SQR 2 TR 18 & LOTS 1 THRU 4 SQR 8 TR 18 & PORTION OF WHALTON  
STREET A5-107/115/117 A1-368 F1-429 B2-556 F1-427 G46-35/36-433/434 G43-319/320 G48-  
338/339/443/444/445/446 OR13-181 OR23-179/183 OR23-184/185 OR305-75

Click Map Image to open interactive viewer



### Exemptions

Exemption	Amount
11 - EDUCATIONAL	8,939,751.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	132,136.00 SF



## Building Summary

Number of Buildings: 2  
 Number of Commercial Buildings: 2  
 Total Living Area: 37036  
 Year Built: 1955

## Building 1 Details

Building Type  
 Effective Age 26  
 Year Built 1955  
 Functional Obs 0

Condition A  
 Perimeter 1,608  
 Special Arch 0  
 Economic Obs 0

Quality Grade 350  
 Depreciation % 33  
 Grnd Floor Area 34,768

### Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

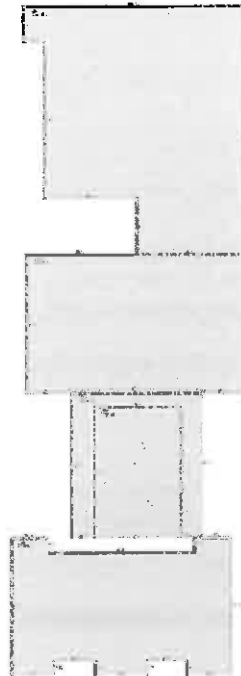
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

### Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 20

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



### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		2	1984					8,343

2	FLA	1	1984	3,479
3	OUF	1	1984	2,215
4	FLA	2	1984	9,075
5	FLA	1	1984	13,871

## Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4816	PUBLIC SCHOOLS-B-	100	N	N
	4817	PUBLIC SCHOOLS-B-	100	N	N
	4818	OUF	100	N	N
	4819	PUBLIC SCHOOLS-B-	100	N	N
	4820	PUBLIC SCHOOLS-B-	100	N	N

## Exterior Wall:

Interior Finish Nbr	Type	Area %
1299	C.B.S.	100

## Building 2 Details

Building Type  
Effective Age 21  
Year Built 1975  
Functional Obs 0

Condition A  
Perimeter 190  
Special Arch 0  
Economic Obs 0

Quality Grade 350  
Depreciation % 27  
Grnd Floor Area 2,268

## Inclusions:

Roof Type  
Heat 1  
Heat Src 1

Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

## Extra Features:

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

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

No sketch available to display

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1984					2,268

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4821	PUBLIC SCHOOLS	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1300	AB AVE WOOD SIDING	100

## Appraiser Notes

GLYNN ARCHER JR MIDDLE SCHOOL & 3 PORTABLES 2268 SF 1302 WHITE ST

## 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
2013	5,965,898	0	2,973,853	8,939,751	8,939,751	8,939,751	0

2012	5,977,368	0	2,973,853	8,951,221	8,951,221	8,951,221	0
2011	6,235,125	0	2,973,853	9,208,978	9,208,978	9,208,978	0
2010	6,235,125	0	7,267,480	13,502,605	13,502,605	13,502,605	0
2009	6,578,802	0	15,525,980	22,104,782	22,104,782	22,104,782	0
2008	6,587,404	0	19,820,400	26,407,804	26,407,804	26,407,804	0
2007	4,465,552	0	19,820,400	24,285,952	24,285,952	24,285,952	0
2006	4,469,375	0	5,946,120	10,415,495	10,415,495	10,415,495	0
2005	4,475,109	0	5,946,120	10,421,229	10,421,229	10,421,229	0
2004	4,454,963	0	5,946,120	10,401,083	10,401,083	10,401,083	0
2003	4,454,963	0	1,816,870	6,271,833	6,271,833	6,271,833	0
2002	4,454,963	0	1,816,870	6,271,833	6,271,833	6,271,833	0
2001	4,454,963	0	3,435,536	7,890,499	7,890,499	7,890,499	0
2000	4,454,963	0	2,510,584	6,965,547	6,965,547	6,965,547	0
1999	4,454,963	0	2,510,584	6,965,547	6,965,547	6,965,547	0
1998	2,976,914	0	2,510,584	5,487,498	5,487,498	5,487,498	0
1997	2,976,914	0	2,246,312	5,223,226	5,223,226	5,223,226	0
1996	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1995	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1994	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1993	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1992	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1991	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1990	2,289,935	0	1,059,972	3,349,907	3,349,907	3,349,907	0
1989	2,289,935	0	1,041,376	3,331,311	3,331,311	3,331,311	0
1988	1,756,826	0	892,608	2,649,434	2,649,434	2,649,434	0
1987	1,729,885	0	331,009	2,060,894	2,060,894	2,060,894	0
1986	1,736,263	0	312,413	2,048,676	2,048,676	2,048,676	0
1985	1,704,570	0	296,592	2,001,162	2,001,162	2,001,162	0
1984	0	796,187	296,592	1,092,779	1,092,779	1,092,779	0
1983	0	796,187	296,592	1,092,779	1,092,779	1,092,779	0
1982	0	796,187	223,185	1,019,372	1,019,372	1,019,372	0

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 217,033 times.

Monroe County Property Appraiser  
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