

Historic Architectural Review Commission

Agenda Packet

February 9, 2010 – 3:00 p.m.

City Commission Chamber
Old City Hall, 510 Greene Street



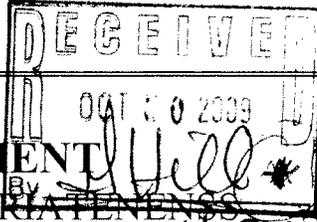
Item 5.a.1.

Second Reading

MDP1 - Request for demolition, new construction and relocation of one building - #715 Seminole Avenue - Gonzalez Architects (H09-10-30-1251) - Demo of existing structures and building twelve new non transient condominiums - Casa Marina Villas.



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



APPLICATION # 109-10-30-1251

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: Blackstone Real Estate Advisors DATE: 10-28-09

OWNER'S ADDRESS: 345 Park Ave 31st Floor NY, NY 10154 PHONE #: 212-583-5670

APPLICANT'S NAME: Gonzalez Architects PHONE #: 912-201-9888

APPLICANT'S ADDRESS: 32 E. Bay St. Savannah, GA 31401

ADDRESS OF CONSTRUCTION: 715 Seminole Avenue # OF UNITS: 12

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Demo of existing structures and building 12 New non-transient condominiums.

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: 10-28-09
Applicant's Signature: [Signature]

Required Submittals

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions) |
| <input type="checkbox"/> | TREE REMOVAL PERMIT (if applicable) |
| <input checked="" type="checkbox"/> | PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions) |
| <input checked="" type="checkbox"/> | PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions) |
| <input checked="" type="checkbox"/> | ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES - <u>rendering</u> |

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

*None of the five buildings are listed in the survey. Nevertheless
the buildings are included in the 1962 Sanborn Map.
Guidelines for Demolitions. (page 39) ORDINANCE FOR DEMO & RELOCATION
Guidelines for New Construction (pages 36-38)*

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



Gonzalez Architects
 32 E. Bay Street
 Savannah, GA 31401
 (912) 201-9888 FAX (912) 201-0240

LETTER OF TRANSMITTAL

TO H.A.R.C.
604 Simonsen St.
Key West, FL 33040

DATE 10-29-09
 ATTN: _____

Subject Casa Villas HARC App.

WE ARE SENDING YOU Attached Under Separate cover via _____ the following items:

- Shop Drawings
- Prints Plans Samples
- Specifications
- Copy of Letter
- Change Order
- _____

| COPIES | DATE | NO. | DESCRIPTION |
|--------|-------|-----|---|
| 2 | 10-29 | | Plans, Application for H.A.R.C. Review. |
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THESE ARE TRANSMITTED as checked below:

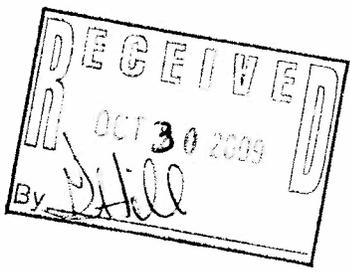
- For Approval Approved as Submitted Resubmit _____ copies for approval
- For your use Approved as Noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

954-577-4071
 Tamara

COPY TO file

SIGNED: [Signature]
 Sean Dillon



STAFF REPORT

MDP1- **Request for demolition, new construction and relocation of one building- #715 Seminole Avenue- Gonzalez Architects (H09-10-30-1251)** - Demo of existing structures and building twelve new non transient condominiums- Casa Marina Villas.

The project proposes the demolition of four apartment buildings, the relocation of a one and one half story frame vernacular building and the construction of twelve unit condo villas. The plans also propose site improvements.

On November 24, 2009 the Historic Architectural Review Commission approved the first reading for the demolition of the following buildings;

- 1425 Alberta Street- C.B.S. two story apartment building
- 724 Waddell Street- C.B.S. two story apartment building
- 724 Waddell Street rear- C.B.S. two story apartment building
- 721 Seminole Avenue - Wood frame one story apartment building.

Similar plans that are submitted for this application were approved by the Historic Architectural Review Commission on November 14, 2006. There was no building permit application after the approval of the Certificate of Appropriateness, therefore the approval expired. This project is considered to be a Major Development Plan. Nevertheless, and according to the HARC Minutes of August 22, 2006 public hearing, the applicant presented the project to HARC as a Minor Development Plan. For that public hearing no public notices were posted as required by the Code of Ordinances Sec. 90-139. The Code of Ordinance, under Sec. 90-139, states the following;

*...The historic architectural review commission shall not accept or take action on any application for a certificate of appropriateness for work requiring planning board approval of a major development plan pursuant to sections 108-165 and 108-166, unless the historic architectural review commission first finds that the applicant has, for the two weeks preceding the historic architectural review commission meeting, posted on the work site a public notice showing the date and time of the historic architectural review commission meeting at which the application is considered...
(Ord. No. 97-10, § 1(1-2.7(F) (7)), 7-3-1997)*

For this new application staff advertised the project as a Major Development Plan. Public notice has been posted in all buildings as required by the Land Development Regulations.

The complex is under one parcel ID number and the address is 715 Seminole Avenue. In order to understand the project staff is making reference to the Property Appraiser's notes under the property records. The proposed buildings to be demolished are the following;

- 1425 Alberta Street- C.B.S. two story apartment building
- 724 Waddell Street- C.B.S. two story apartment building

- 724 Waddell Street rear- C.B.S. two story apartment building
- 721 Seminole Avenue - Wood frame one story apartment building.

A frame vernacular one and a half story structure, located on the corner of Seminole and Alberta Avenues, will be relocated to a new site, on the east corner of Seminole Avenue and William Street. None of the four buildings that are proposed to be demolished, or the one and a half story frame house that will be relocated, are listed in the historic survey of 1998 or 2004. Staff reviewed the Sanborn Maps of 1948 and there is no evidence of these five buildings, nevertheless in the 1962 Sanborn Map similar footprints of all the buildings can be observed in the map. According to the Property Appraiser's property records the construction dates of the buildings are as follows;

- *Building 1- #715 Seminole Avenue- year built 1948*
- *Building 4- Corner of Waddell/ Alberta facing Alberta- #1425 Alberta Street- year built 1953*
- *Building 5- behind 724 Waddell Street- #724 Waddell rear- year built 1948*
- *Building 6- #724 Waddell Street- year built 1953*
- *Building 7- #721 Seminole Avenue- year built 1948.*

For the review of the proposed demolitions the Code of Ordinances, under Sec. 102-218, establishes the criteria for demolitions to be used by the historic architectural review commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(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 criteria of section 102-125(1) through (9).

(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.

(b) 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;

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

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3(E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code of ordinances establishes, under Sec. 102-1 Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the buildings that are proposed to be demolished meet the criteria of historic structures; according to the Property Appraiser's documents they were built more than 50 years ago and they are located in a historic zoning district (HMDR). Staff requested to the applicant information regarding when these buildings were built and the only information they have is the same records from the property appraiser's website.

Staff also reviewed Sec. 102-125 (1) through (9) to establish if the proposed buildings to be demolished meet any of the criteria established in the section;

Sec. 102-125. Historic architectural review commission findings precedent to issuance.

Upon conclusion of the hearings and the historic architectural review commission's deliberations, the historic architectural review commission shall issue the certificate of no contributing value only if it finds, by clear and convincing evidence, that the building or structure, by virtue of its design, workmanship, materials, setting, and/or history does not meet any of the nine criteria set forth below. The building or structure:

(1) 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;

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

(3) 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;

- (4) Is not the site of a historic event with a significant effect upon society;*
- (5) Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*
- (6) Does not portray the environment in an era of history characterized by a distinctive architectural style;*
- (7) 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;*
- (8) 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; and*
- (9) Has not yielded, and is not likely to yield, information important in history.*

(Ord. No. 97-10, § 1(3-10.3(F)(4)), 7-3-1997; Ord. No. 06-14, § 7, 8-1-2006)

It is staff understanding that at least criteria (1), (6) and (9) are opposite of what three out of four buildings represent. It is staff believes that Building 4- Corner of Waddell/ Alberta facing Alberta- #1425 Alberta Street- year built 1953, Building 6- #724 Waddell Street- year built 1953 and Building 7- #721 Seminole Avenue- year built 1948 are examples of apartment buildings of post Second World War. These buildings were simple in design, utilitarian with minimum decorative elements. Building 4 and 5 are made of cinder blocks and concrete, with wood extended eaves and exposed rafters, clay tile roof and symmetric fenestrations on both stories. On each pediment a round ornamental grilles adorns this part of each building.

Building 7- #721 Seminole Avenue is a one story frame apartment building, rectangular in shape. The structure has a hipped roof covered with asphalt shingles and three small dormer windows on the back side of the building. The structure is simple in character; three projecting front wooden porches are part of the main façade.

Building 5- behind 724 Waddell Street- #724 Waddell rear- year built 1948, is a one story cinder block and concrete structure with a flat roof. The structure is a utilitarian building. The building does not present any architectural elements or features that make this building a fine example of its time and has been altered through time.

It is staff believes that three of the structures that are proposed to be demolished, buildings 4, 6, and 7 comply with the criteria of historic structures. Staff also understands that the existing buildings exhibit evidence that, by virtue of their design, they are examples of the architectural period they were built. Post WWII buildings are part of the history of this city; they are evidence of an architectural period that needs to be preserved in the historic urban fabric.

Staff understands that, **if there is evidence that these buildings are irrevocably compromised by extreme deterioration, then this will be criteria to be considered for approving the demolition of the four historic structures.**

The applicant submitted a written statement indicating that a renovation of the four buildings proposed for demolition, would require a Level 3 alteration per the Florida Building Code. On the statement the applicant declared;

To comply with current building code criteria relating to wind loading design alone, this type of renovation would be prohibitive in nature and makes compliance infeasible. The buildings would require complete dismantling in order to perform the extensive upgrading that would be required to the foundations, sheathing and strapping, only to name a few of the components. It would be difficult to demonstrate to the building official, as required by code, that the continued use of these buildings does not create or continue a hazard.

These buildings are of no contributing value to the district and meet the criteria of Section 102-125 cited below.

The project also proposes the relocation of a frame vernacular one and one half story structure, located at 715 Seminole Avenue, on the east corner of Seminole and Alberta Avenues. According to the Property Appraisers Property Record #715 Seminole Avenue, or building 1, was built in 1948. The project proposes the relocation of the structure to the east corner of Seminole Avenue and William Street. The building will be oriented facing the corner. The future site is a vacant corner with a stone floor and a perimeter concrete block fence. A free standing tent was observed in the site.

In order to review the proposed relocation of the building staff studied the Code of ordinances. The Code of Ordinances establishes requirements for building relocation. Under Sec. 102-252, Requirements precedent to relocation, it clearly states the following;

Sec. 102-252. Requirements precedent to relocation.

The National Register of Historic Places discourages the moving of historic structures because the significance of properties is embodied in their sites and settings as well as in the structures themselves. Any National Register building that is removed from its original foundation is removed from the National Register. After reconsideration, it may be placed back on the National Register if specific criteria are followed, but the building's National Register designation is not guaranteed. The historic architectural review commission shall not issue a certificate of appropriateness for

relocating a historic building or structure unless the historic architectural review commission renders a finding that the applicant has submitted a relocation plan demonstrating that the proposed relocation satisfies the following criteria:

- (1) The built environment for the new site should be similar to the old one in terms of context, the age of the surrounding buildings, their height, materials, setback, and architectural details.
- (2) The historic relationship between buildings and streetscape and landscaped features must be maintained.
- (3) When a building may be moved, documentation of the building and the relocation must be provided.
- (4) The relocated building must be placed so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.
- (5) The new foundation's design, height, and facing materials must be comparable with the original historical foundation.
- (6) Relocating a contributing building outside of the historic district is prohibited.
- (7) Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, setback, and detailing is prohibited.
- (8) Destruction or alteration of significant features, structures, or archeological sites at the new location is prohibited.
- (9) Improperly locating a building on its new site so that its orientation and front and side setbacks are incompatible with surrounding buildings is prohibited.
- (10) Placing the building on a new foundation whose design and materials are incompatible with the original is prohibited.

(Ord. No. 97-10, § 1(3-10.3(E) (3) (b)), 7-3-1997)

It is staff understanding that this building is more than fifty years, therefore is historic. The building is not listed in the National Register of Historic Places. The relocation of the structure will be within the actual building's neighborhood and will be within the same historic district zone. The proposed orientation of the building's main facade will be the same as its actual orientation. Applicant clarified that the height of the new foundations will be eight inches height due to FEMA requirements.

Based on the submitted plans, the information received from the applicant and the historic urban context of the area it is staff believe that the proposed relocation meets the criteria stated on Sec. 102-252-Requirements precedent to relocation.

According to Article VII- Historic Architectural Design Principles, of the Historic Architectural Guidelines, particularly section VI- Demolitions

and moving of buildings in historic districts (page 54) clearly states the following;

(Appropriate standards 1-10 may apply, see page 39) A Certificate of Appropriateness must be issued before the demolition or moving of a building can be approved by HARC. HARC will consider the relationship of the building to its surroundings and to the fabric and character of the historic district as a whole. Historic and architectural significance are considered as is the building's structural condition. HARC refusal to grant a Certificate of Appropriateness must be supported by a written statement describing the public interest that the HARC seeks to preserve. The Certificate of Appropriateness may be approved only after the conclusion of two regular HARC meetings regarding the application, which shall be at least 14 days apart.

Staff recommends to this honorable commission that the applicant should provide evidence of the actual buildings' structural condition in order to make a decision based on factual documents.

For the new design of the twelve units staff reviewed the submitted plans. The proposed design includes twelve three stories structures, which are divided into three clusters; units 1, 2 and 3 are located in the southeast side of the urban block, facing Seminole Avenue, units 4,5,6,7 and 8 are located on the southwest side of the urban block, facing the corner of Alberta and Seminole Avenues, and units 9, 10, 11 and 12 will face Waddell Avenue.

Staff understands that the guidelines for Additions and Alterations and New Construction (pages 36-38) are applicable for the review of the submitted plans. Under page 37 of the Historic Architectural Guidelines, last paragraph states the following:

The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass, roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

1. **Siting-** According to the submitted plans the proposed buildings will conform actual setbacks for this particular historic district zone- HMDR;
 - Front yard- 10 ft
 - Street side- 7.5 ft
 - Side- 5 ft

Rear- 15 ft
Maximum height 30 ft

2. **Height-** The proposed buildings will exceed 2.5 stories. The plans show three stories buildings; the finished floor area of the third stories exceeds one half the floor area of the floor immediately below. The proposed height of the buildings is 30 feet from crown of the road to the ridge. Across Alberta Avenue there are three wood frame buildings, two of them three stories and, on the corner of Alberta and Waddell Avenue a two and a half stories contributing resource is located. Across Waddell Avenue there are four frame houses, three of them are two stories and one is one story. On the same urban block, facing Waddell Street there are two one story houses. Across Seminole Avenue the recent addition of the Casa Marina Hotel can be observed. This is a four stories + building.
3. **Proportion, scale and mass-** *Massing, scale and proportion should be similar to that of existing historical buildings in the historical zone.* The proposed units will read as three buildings, since the units were designed in clusters. It is staff believes that although the addition of Casa Marina is a four + continuous wall with fenestrations, the historic urban context of this particular block has buildings with smaller scale and mass. In the historic urban context each building reads as an object; the proposed project presents a design where the units are clustered, creating three buildings that are larger in scale than a typical building found in the historic urban context
4. **Compatibility-** *All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture-* The proposed design includes clay tile roofs and finish stucco walls, which is compatible with the historic building known as Casa Marina. Nevertheless the proposed design, scale and size are not in keeping with the historic urban context that will surround this proposed project. The design presents six foot walls with a gate on the front of each unit. These walls will be facing Seminole, Alberta and Waddell Avenues. Staff understands that six foot solid walls are not compatible with the historic character of the neighborhood. Furthermore front elevation fences shall not exceed four feet in height, unless there is a previous masonry and wood or iron picket combination fence.
5. **Building detail-**The design is based on Mediterranean Revival characteristics found in the historic Casa Marina hotel. This unique hotel has stucco finished

walls and red clay tile roofs. Two of the existing buildings that are proposed for demolition also have stucco finished walls and red clay tile roofs

6. **Relationship of materials-** As mentioned before the new design incorporates materials that can be found in the historic Casa Marina Hotel. The immediate surroundings buildings, with the exemption of three structures, two of them that are proposed to be demolished, #1425 Alberta Street and #724 Waddell Street, are wood frame buildings with shingles or v crimp metal roofs.

It is staff believes that the proposed design is inconsistent with many of the guidelines for new construction. Staff understands that the project, as presented, will have an **adverse effect on the historic urban fabric**; the scale, mass, the use of six foot walls on the front yards, as well as the proportions of the proposed clusters are not in keeping with the surrounding historic fabric. Staff recommends to this honorable commission to **deny** the proposed project.

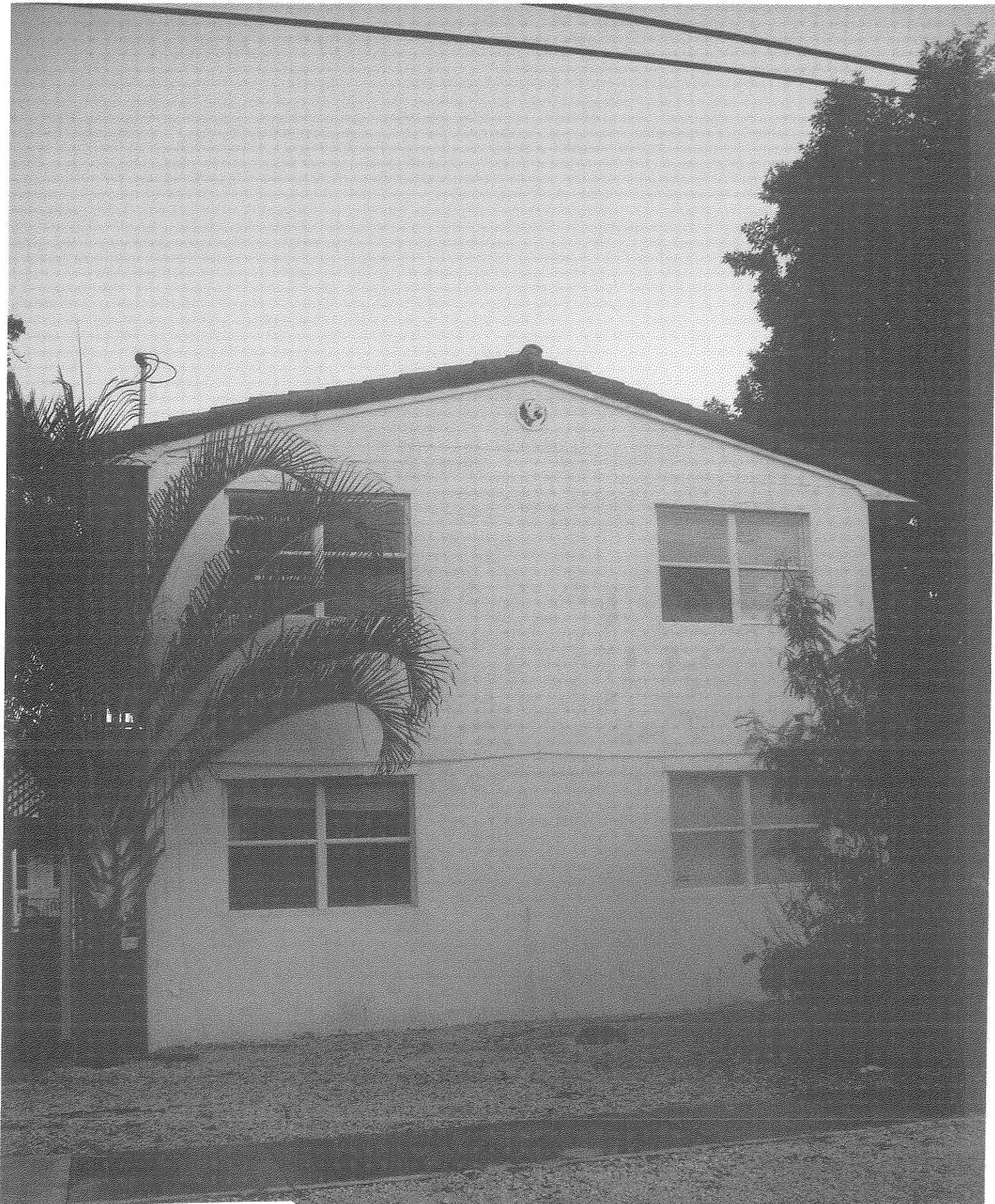
5.B.1. MDP1- Request for demolition, new construction and relocation of one building- #715 Seminole Avenue- Gonzalez Architects (H09-10-30-1251)- Demo of existing structures and building twelve new non transient condominiums- Casa Marina Villas.

PHOTOS BUILDINGS PROPOSED FOR DEMOLITION

- 1425 Alberta Street- C.B.S. two story apartment building
- 724 Waddell Street- C.B.S. two story apartment building
- 724 Waddell Street rear- C.B.S. two story apartment building
- 721 Seminole Avenue - Wood frame one story apartment building.



Partial View
724 WADDELANE.
PROPOSED FOR DETTO
NORTH FACADE.



724 WADDELL AVE.
EAST FACADE
PROPOSED FOR DETO



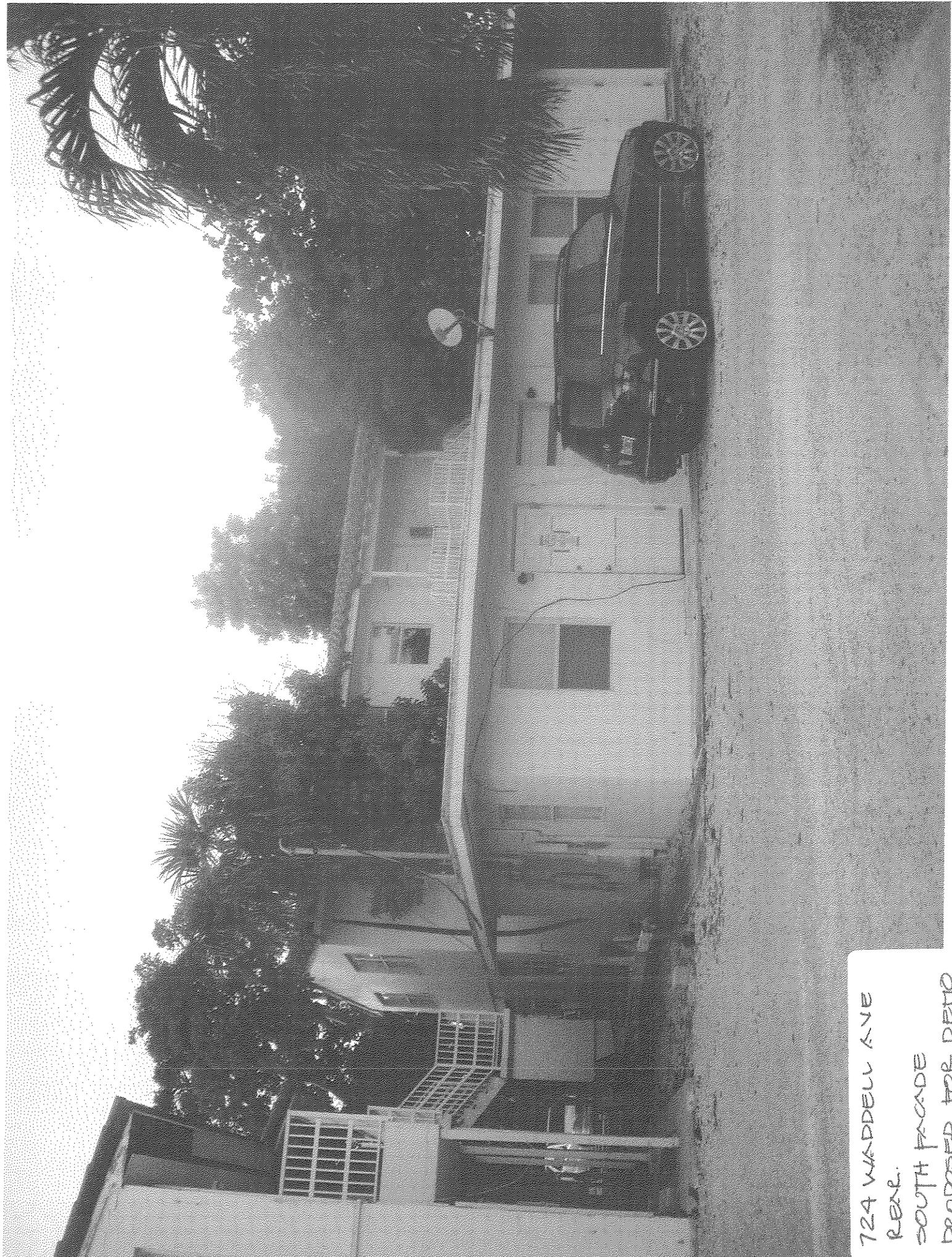
H25 ALBERTA AVE.
WEST FACADE
PROPOSED FOR DEMO



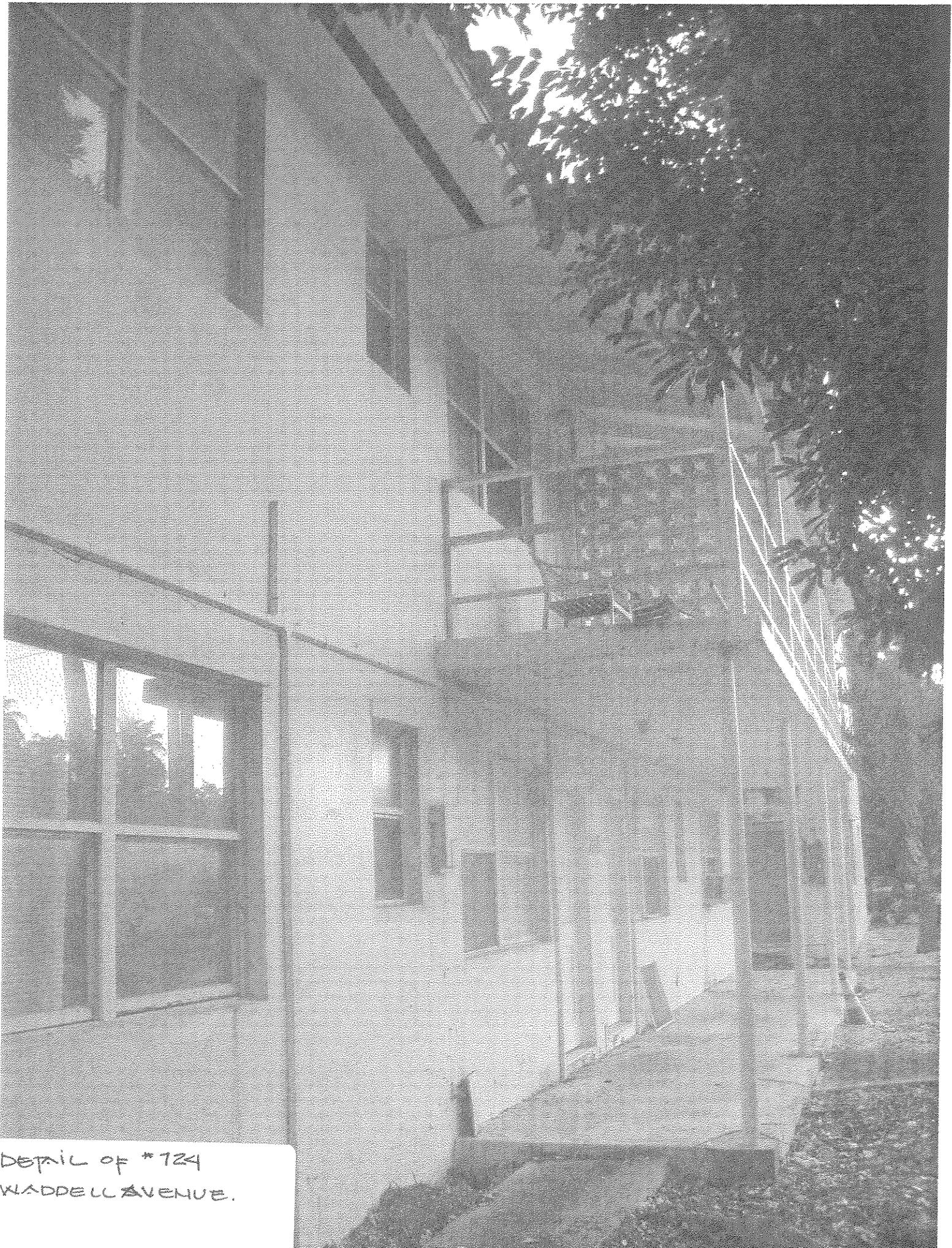
K125AUBERT AVENUE
SOUTH FACADE
PROPOSED FOR DEMO



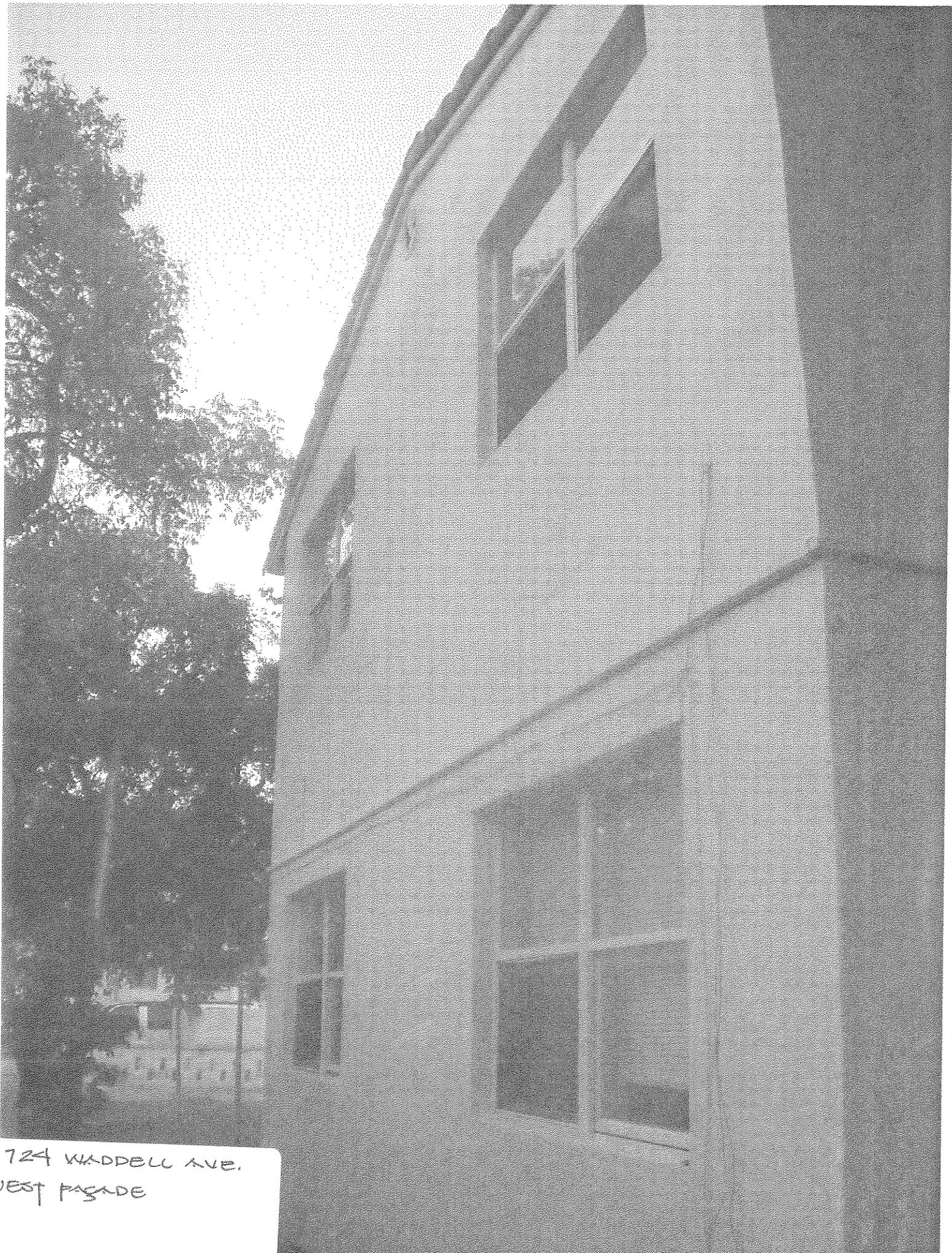
PARTIAL VIEW OF
COMPLEX
FACING NORTH.
NOTICE 724 WADDELL AVE
REAR BUILDING



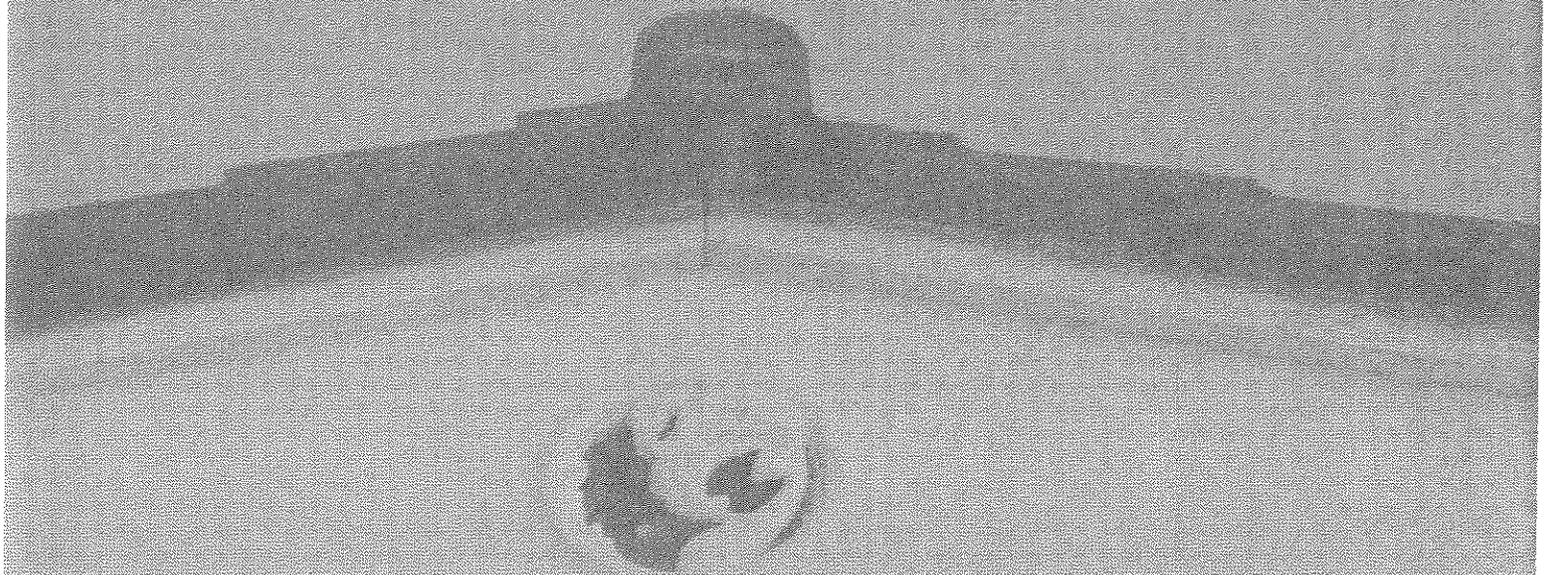
724 WADDELL AVE
REAR.
SOUTH FACADE
PROPOSED FOR DEMO



DETAIL OF *724
WADDELL AVENUE.



#724 WADDELL AVE.
WEST FACADE



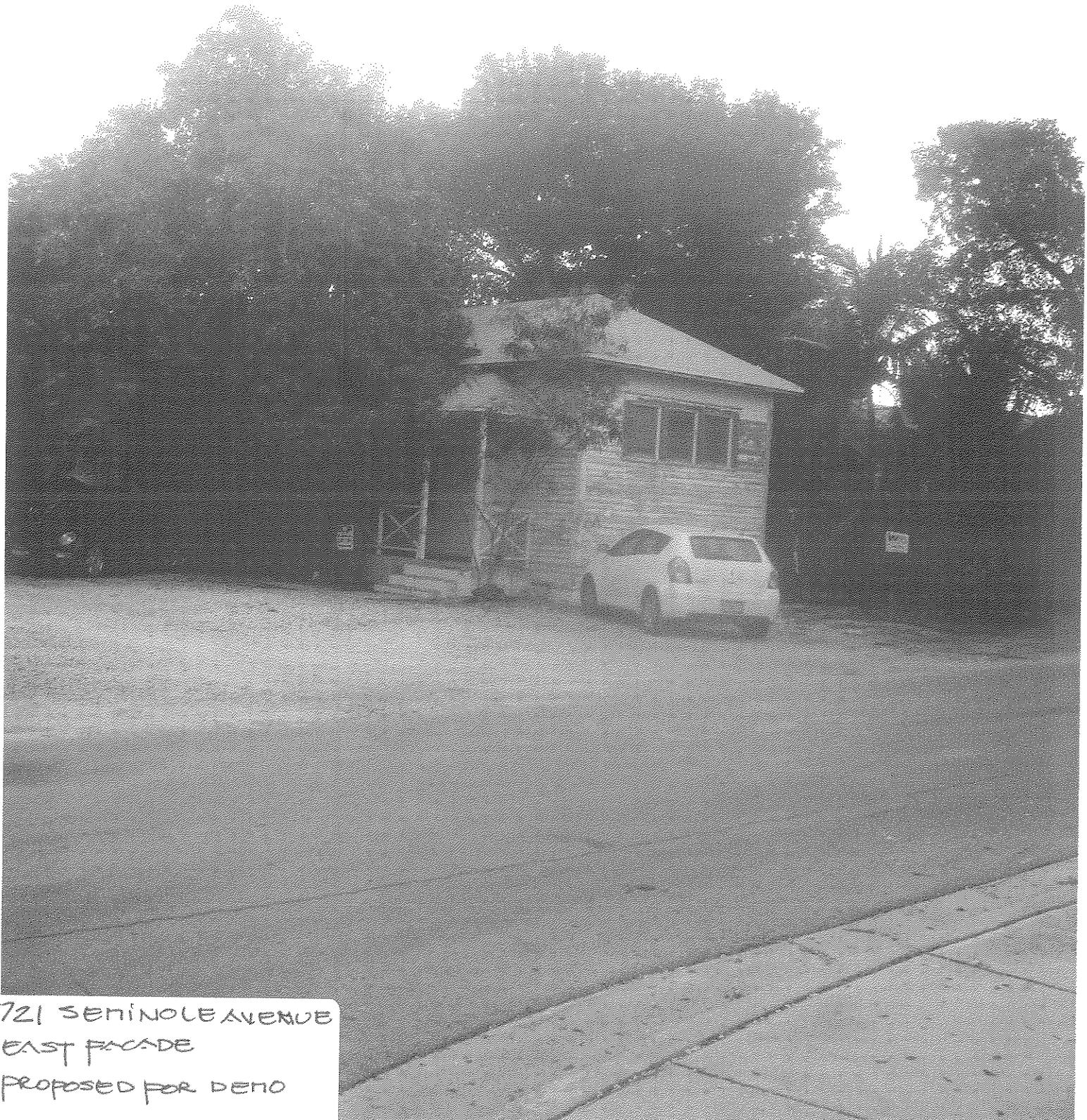
GRICE DETAIL
724 WADDELL AVENUE



721 SEMINOLE AVE.
PARTIAL VIEW FACING
SOUTH
PROPOSED FOR DEMO



721 SEMINOLE AVE.
NORTH FAÇADE
PROPOSED FOR DEMO



721 SEMINOLE AVENUE
EAST FACADE
PROPOSED FOR DEMO

5.B.1. MDP1- Request for demolition, new construction and relocation of one building- #715 Seminole Avenue- Gonzalez Architects (H09-10-30-1251)- Demo of existing structures and building twelve new non transient condominiums- Casa Marina Villas.

PHOTOS BUILDING PROPOSED FOR RELOCATION

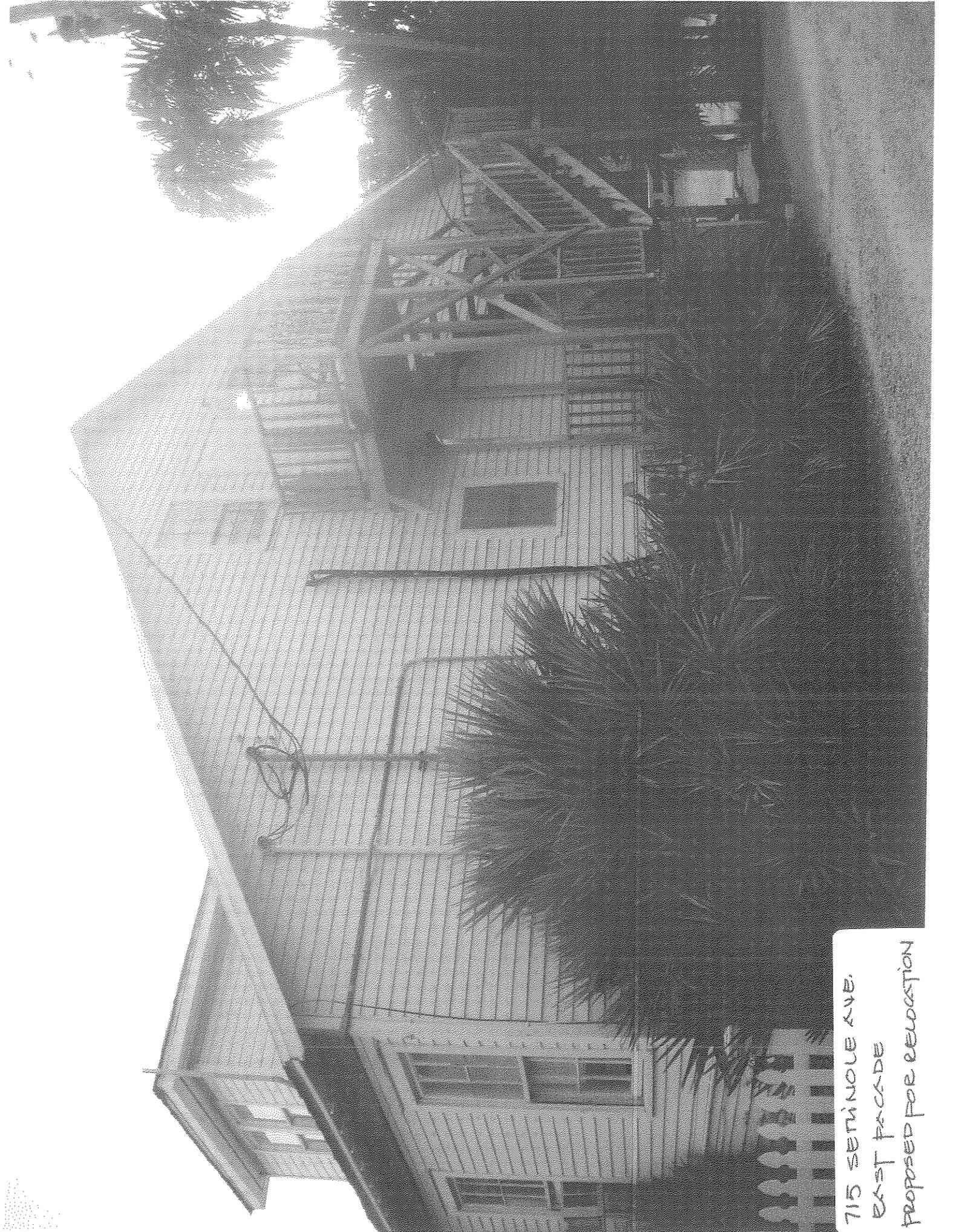
#715 Seminole Avenue- year built 1948



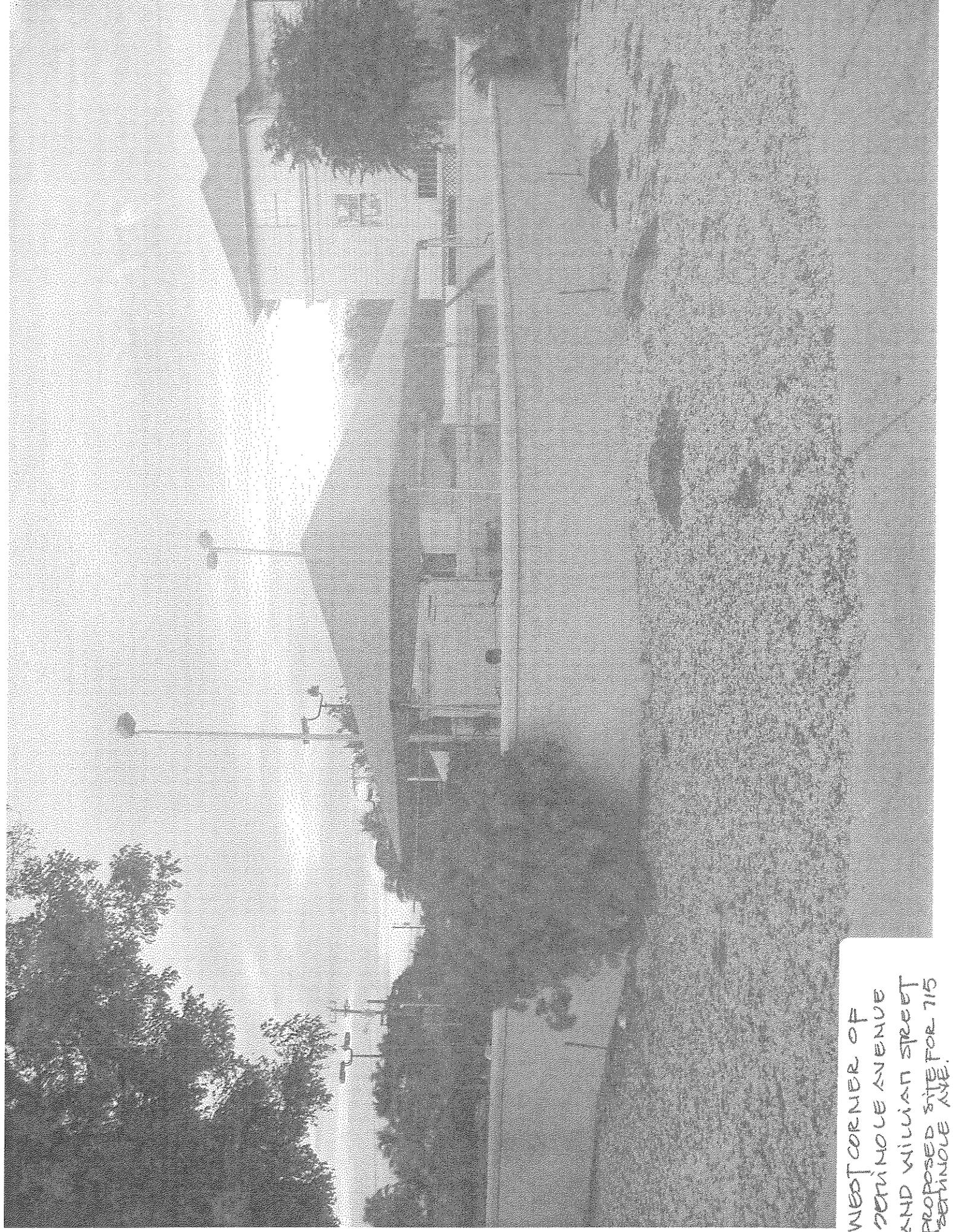
715 SEMINOLE AVE.
FACING ALBERTA AVE.
PROPOSED FOR RELOCATION



715 SETINOUE AVE.
SOUTH FACADE
PROPOSED FOR
RELOCATION



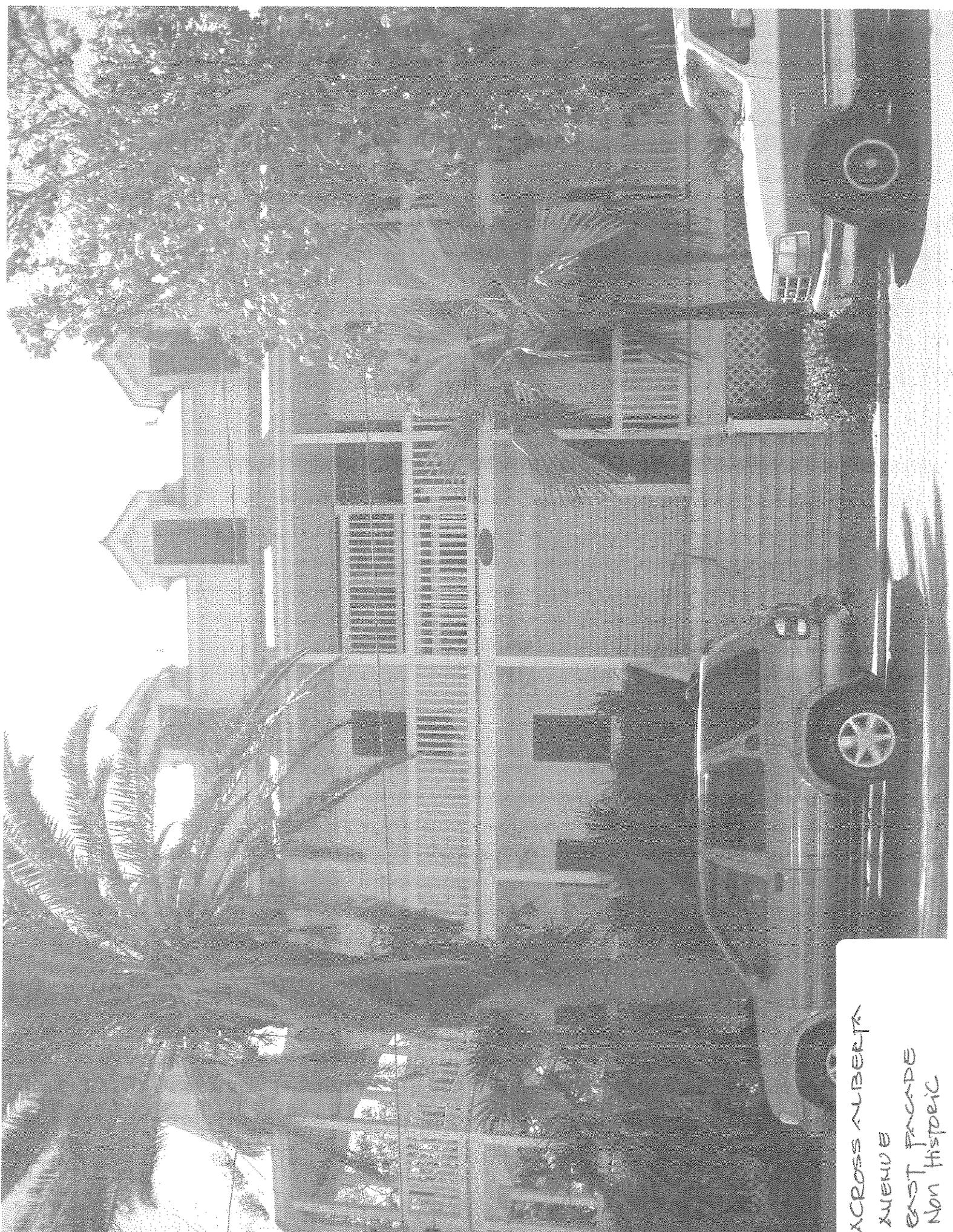
715 SEMINOLE AVE.
EAST PACADE
PROPOSED FOR RELOCATION



WEST CORNER OF
DOMINOLE AVENUE
AND WILLIAM STREET
PROPOSED SITE FOR 715
BETHMOLE AVE.

5.B.1. MDP1- Request for demolition, new construction and relocation of one building- #715 Seminole Avenue- Gonzalez Architects (H09-10-30-1251)- Demo of existing structures and building twelve new non transient condominiums- Casa Marina Villas.

**PHOTOS OF URBAN CONTEXT AND
SURROUNDING BUILDINGS**



X CROSS ALBERTA
XUENUE E
EAST PACADE
Non Historic



1600 ALBERTA AVENUE

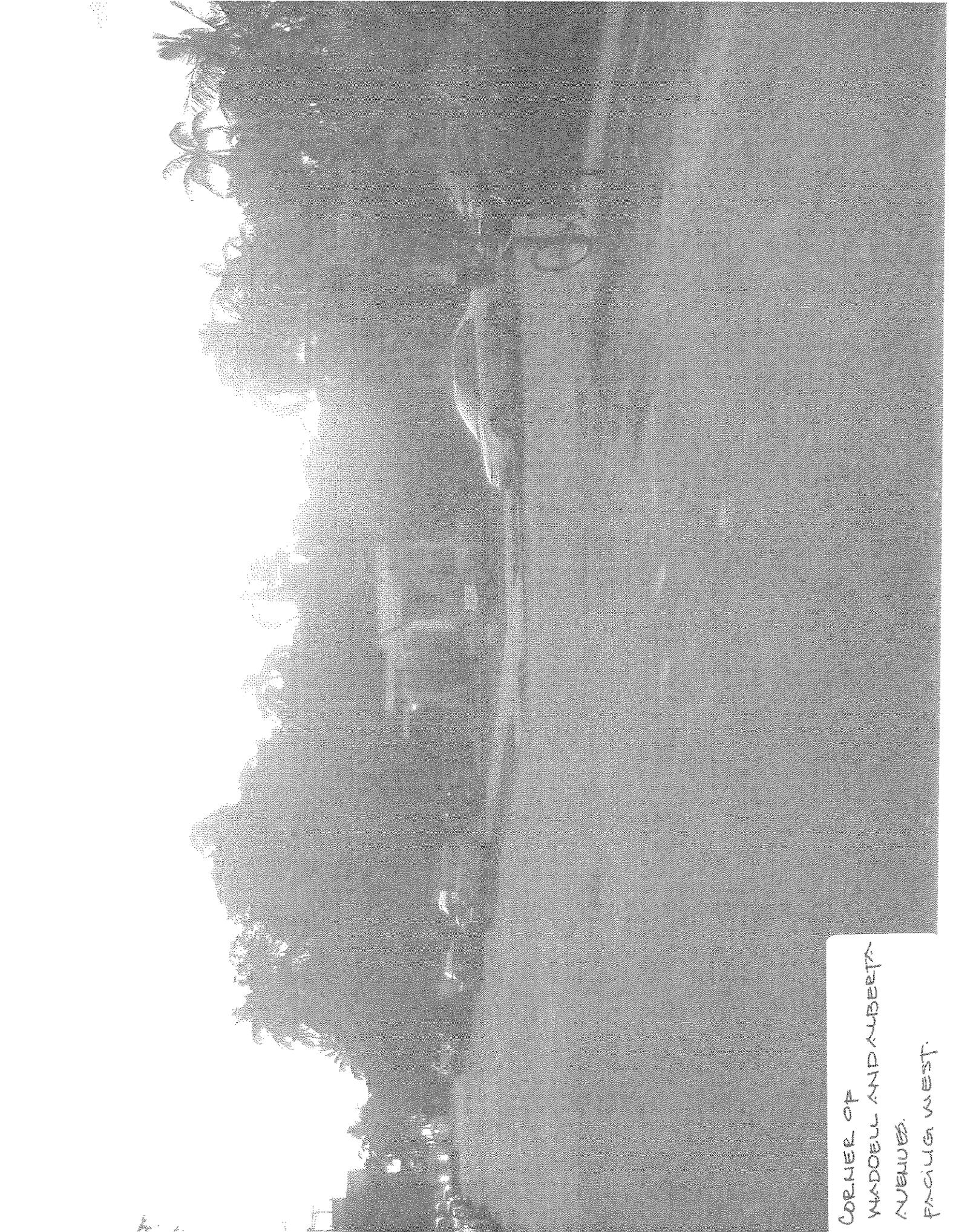
EAST PALM BEACH
Non Historic



ACROSS ALBERTA AVENUE
FACING SOUTH WEST.



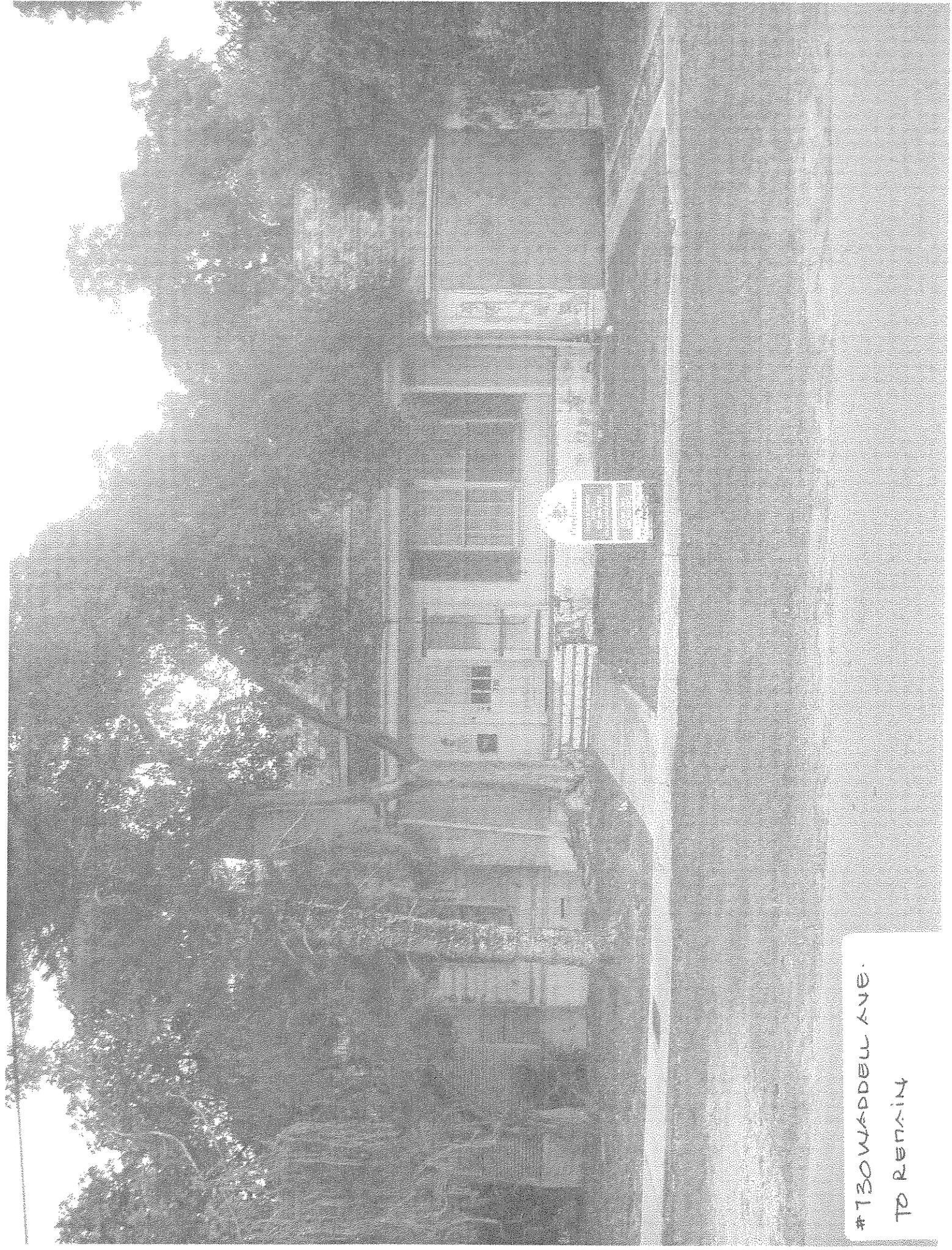
1500 ALBERTA AVENUE
WEST FACADE
CORNER OF ALBERTA
AND WADDELL AVES.



CORNER OF
WADDELL AND AUDBERT
AVENUES.
FACING WEST.



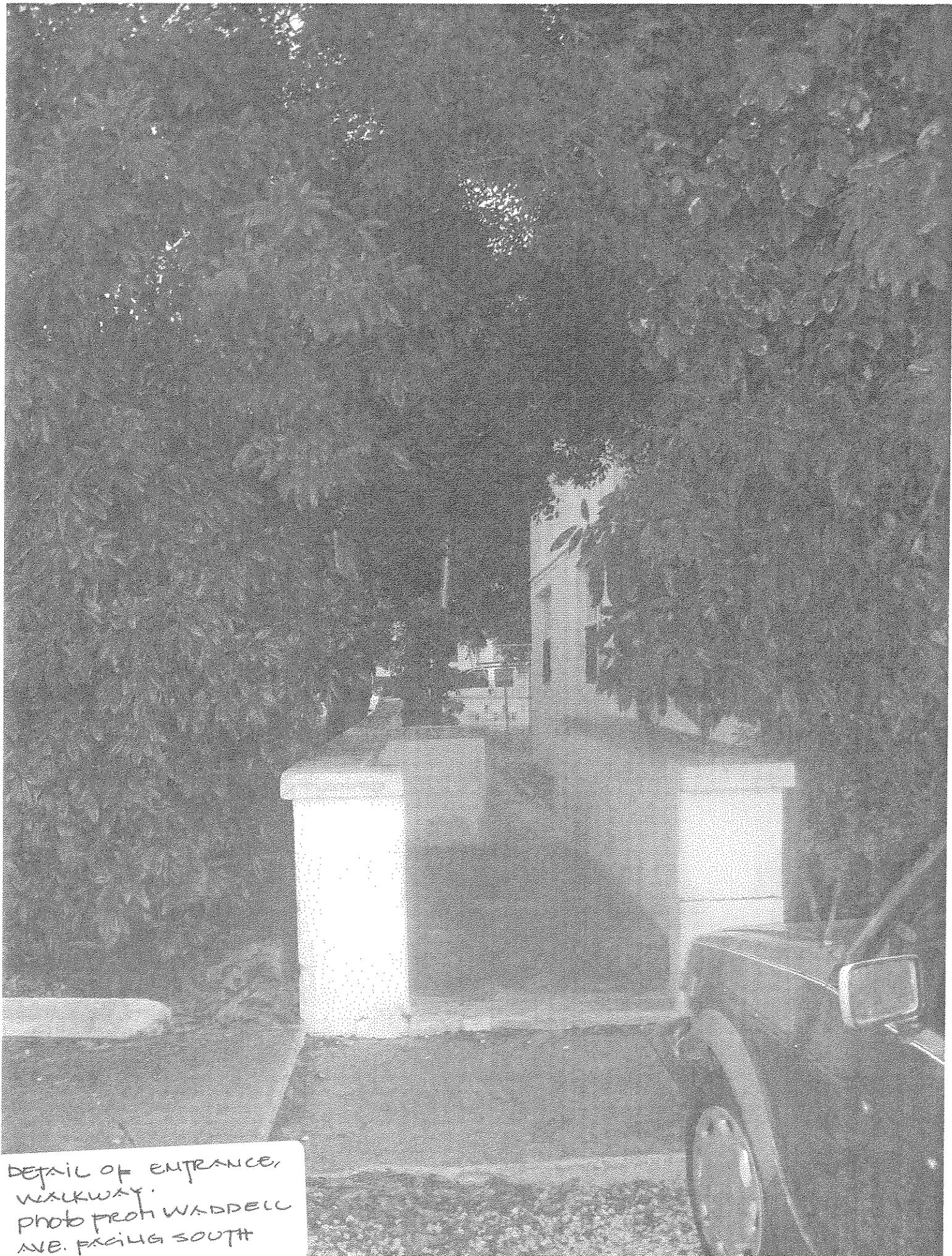
#730 WADDELL AVE.
TO REMAIN



#130 WADDELL AVE.
TO REMAIN



#128 WADDELL AVE.
TO REMAIN



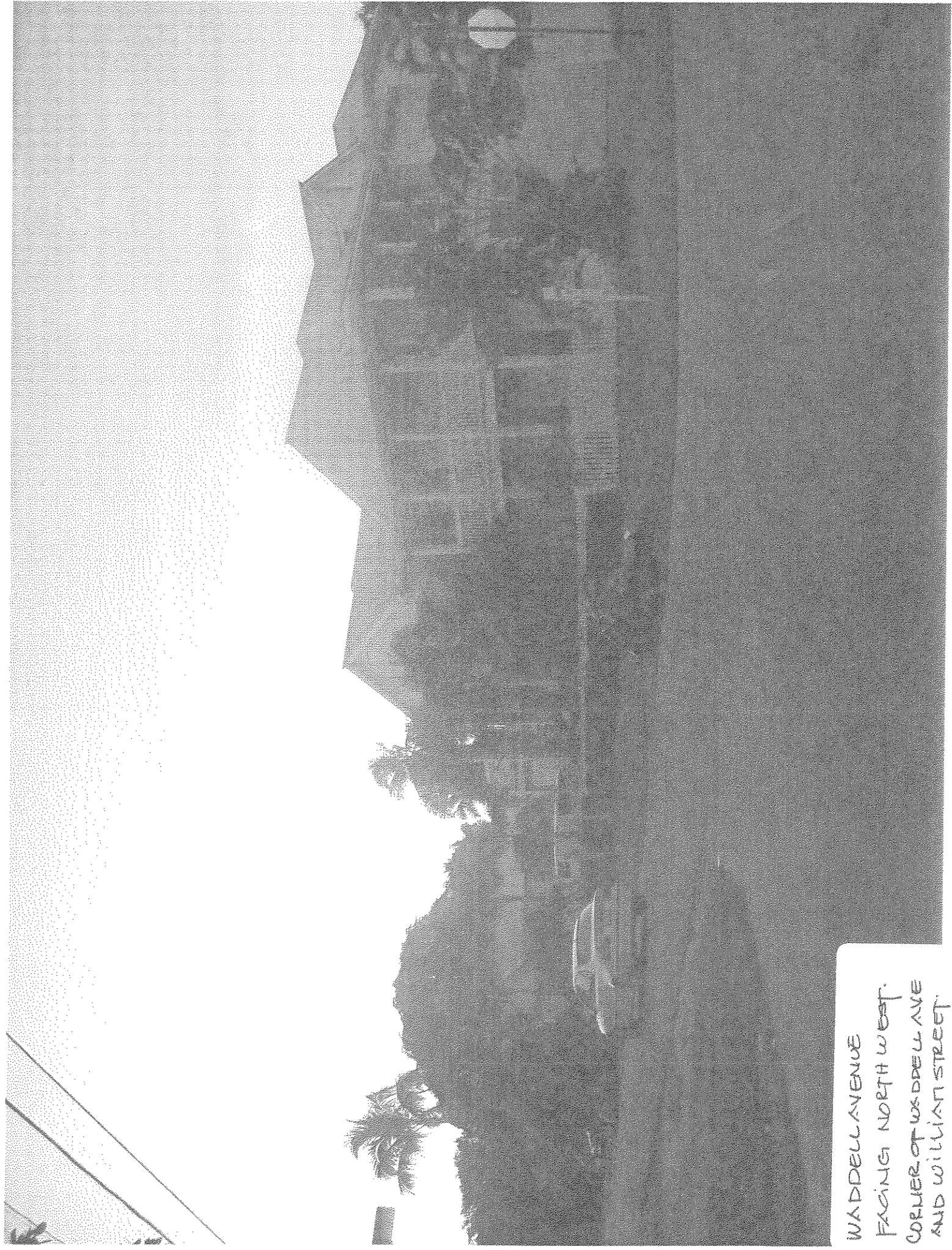
DETAIL OF ENTRANCE,
WALKWAY.
PHOTO FROM WADDELL
AVE. FACING SOUTH



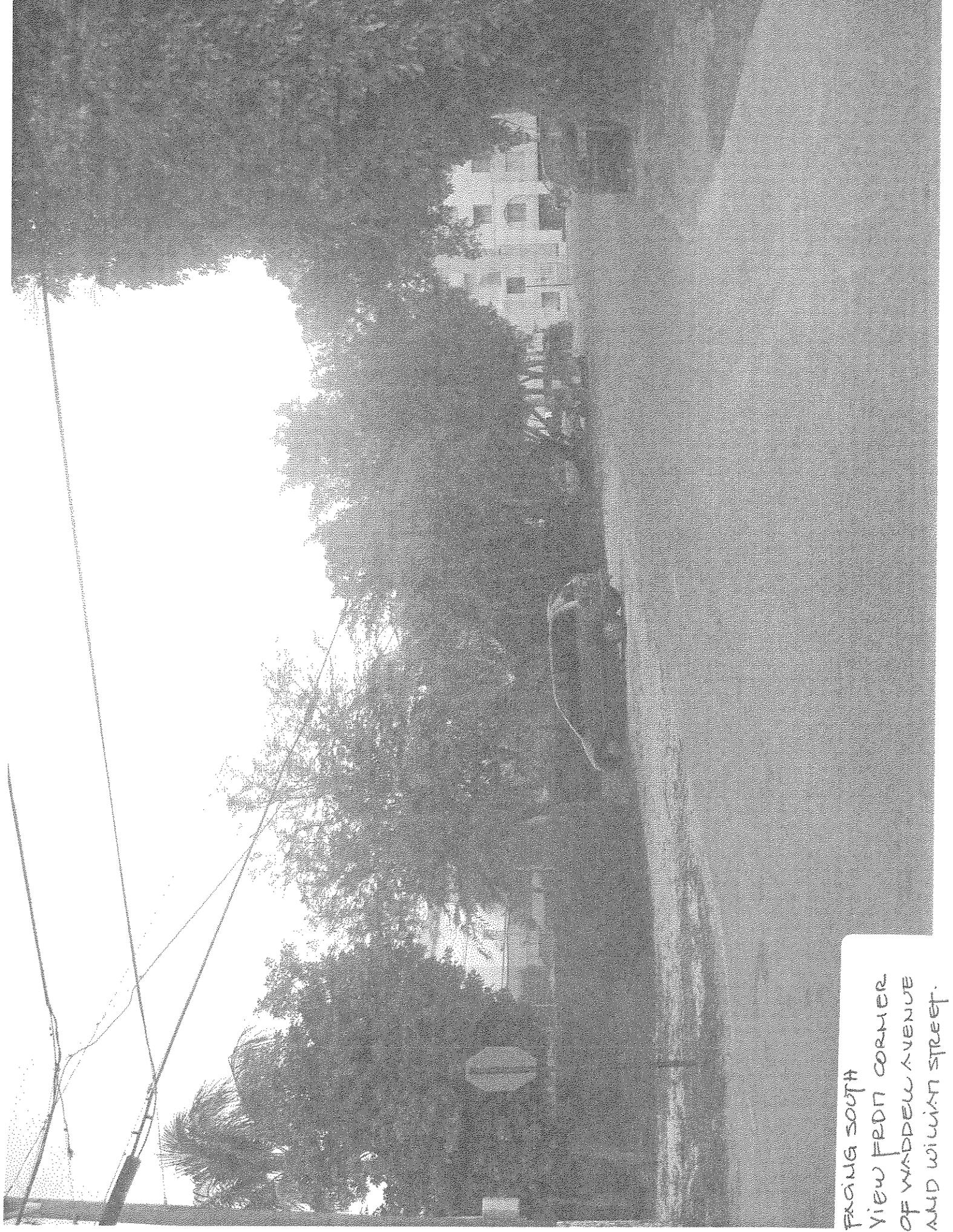
ACROSS WADDELL AVE.
725 WADDELL AVE.



WADDELL AVENUE
FACING NORTH-EAST



WADDELL AVENUE
FACING NORTH WEST.
CORNER OF WADDELL AVE
AND WILLIAM STREET.



FRANK SOUTH
VIEW FROM CORNER
OF WADDEW AVENUE
AND WILLIAM STREET.



ACROSS SEMINOLE AVE.



ACROSS SEMINOLE AVE.
NOTICE CASH PARKING
HOTEL FAR RIGHT.

**Property Appraiser
Photographs**



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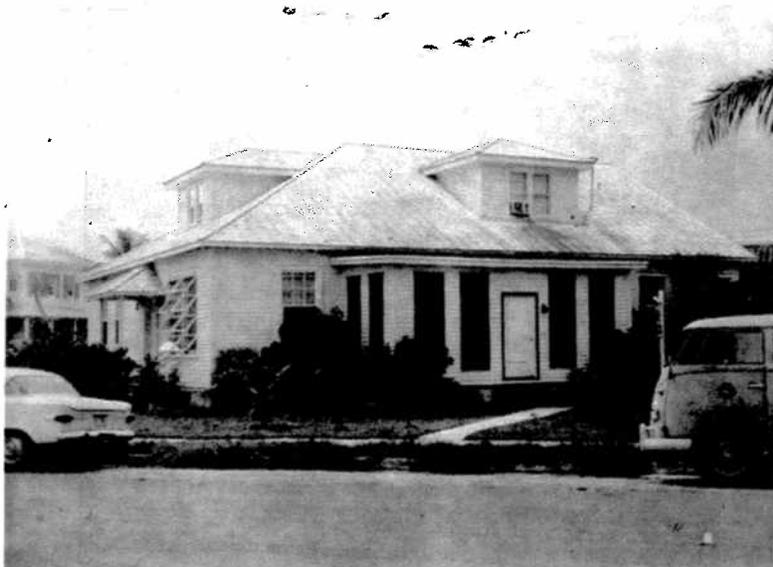


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- historic architecture
- Old Town Key West
- Key West FL
- historic district

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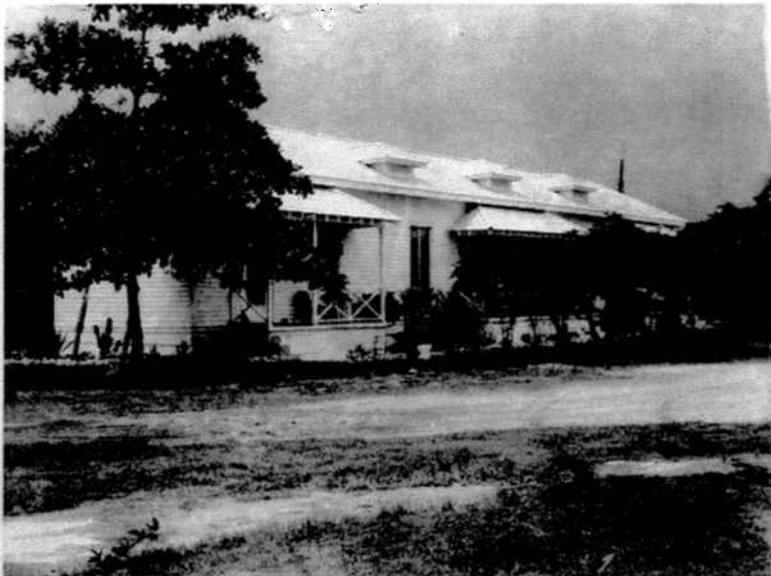


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- historic architecture
- Old Town Key West
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- historic district

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CORRESPONDENCE



City Of Key West
Planning Department
Historic Preservation Division
604 Simonton Street
Key West, Florida 33040

December 28, 2009

Arch. Jose Gonzalez
Gonzalez Architects
32 E Bay Street
Savannah, GA 31401

RE: DEMOLITION OF EXISTING STRUCTURES, RELOCATION OF
ONE STRUCTURE AND BUILDING 12 NEW NON TRANSIENT
CONDOMINIUMS
FOR: 715 SEMINOLE AVENUE-HARC APPLICATION # H09-10-30-1251
KEY WEST HISTORIC DISTRICT

Dear Architect Gonzalez:

This letter is to notify you that the Key West Historic Architecture Review Commission **deferred** the second reading for demolition for the above mentioned project at the public hearing held on Tuesday, December 22, 2009. The Commission decision was based on your presentation and the request to visit the proposed buildings for demolition with the Building Chief Officer.

The next HARC public hearing will take place on Tuesday, January 12, 2010 at 3:00 PM Second Floor of the Old City Hall, 510 Greene Street. I will include this item as part of the Agenda, under tabled items. Any new information to be submitted for review should be in our office no latter than January 4, 2010. 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 historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
604 Simonton Street
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Enid Torregrosa

From: Enid Torregrosa
Sent: Monday, December 28, 2009 12:12 PM
To: 'jose gonzalez'
Subject: RE: FL Master Site File Data Request
Attachments: DOC033.PDF

Jose:

Good afternoon! Hope you had a wonderful Christmas. Enclosed please find a copy of the decision letter I am sending to you via regular mail. Please feel free to contact me if you have any questions.

Wishing you the best on this New Year!

Enid

From: jose gonzalez [mailto:jose@gonzalez-architects.com]
Sent: Monday, December 21, 2009 11:11 AM
To: Enid Torregrosa
Subject: RE: FL Master Site File Data Request

The board indicated that if it could be shown there was no historic determination then it was moot... those were the minutes per the direction of counsel...this is what the board requested of me....

From: Enid Torregrosa [mailto:etorregr@keywestcity.com]
Sent: Monday, December 21, 2009 10:57 AM
To: jose
Subject: RE: FL Master Site File Data Request

Jose:

Thanks for your e-mail. I have copies of the FSMF and I provided, on my staff reports, the information that the five buildings that are actually on the site are not listed as contributing in the surveys. However our ordinance, as also mentioned in the staff report, states the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(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 criteria of section 102-125(1) through (9).

(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.

(b) 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;

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

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3(E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code of ordinances establishes, under Sec. 102-1 Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

What is in question here is that these buildings are historic, as per the Code of Ordinances definition of what a historic building is. I know the structures are not listed in the surveys, but they are historic. My recollection of the last meeting was that you were going to provide information that sustains that the demolition of those buildings will not be contrary to what is established in the Code; *unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).* In the decision letter I sent to you I included the 9 criteria of section 102-125 (1) through (9).

Please let me know if you have any questions or if I can be of any assistance.

Hope to see you tomorrow! Have a safe trip!

Enid

From: jose gonzalez [mailto:jose@gonzalez-architects.com]
Sent: Monday, December 21, 2009 10:41 AM
To: Enid Torregrosa
Cc: 'Monica D'Ambra'
Subject: FW: FL Master Site File Data Request

Dear Enid...I had the State of Florida Division of Historic Resources send me a section of the Florida Master file of historic and contributing structures in the Key West Historic District...there are no historic or contributing structures on the parcel requesting demolition...I believe this satisfies the condition per our last meeting...I will see you tomorrow...thanks for your kind assistance...

Jose' A. Gonzalez, AIA, NCARB

From: O'Donnell, Shannon K. [mailto:SKO'Donnell@dos.state.fl.us]
Sent: Friday, December 18, 2009 11:00 AM
To: Jose Gonzalez
Subject: RE: FL Master Site File Data Request

Thanks for replying Jose, I will add the form to our database upon receipt. Attached is a map labeled with the section you requested and the three properties closest to the area. If you need more information about these properties, please let me know.

1/7/2010

Shannon Kathleen O'Donnell

Florida Master Site File

☎ (850) 245-6440

☎ (850) 245-6439

Please take a few minutes to provide feedback on the quality of service you received from our staff. The Florida Department of State values your feedback as a customer. Kurt Browning, Florida Secretary of State, is committed to continuously assessing and improving the level and quality of services provided to you. Simply click on the link to the "DOS Customer Satisfaction Survey." Thank you in advance for your participation. [DOS Customer Satisfaction Survey](#)

From: Jose Gonzalez [mailto:jose@gonzalez-architects.com]

Sent: Friday, December 18, 2009 10:44 AM

To: O'Donnell, Shannon K.

Subject: Re: FL Master Site File Data Request

Shannon... I am in receipt of the Request for Documents form and by this email acknowledge and accept all the terms and conditions described within it...I will forward a scan of the signed form within the next day or so...thank you for your kind assistance

Gonzalez Architects

Jose Andrew Gonzalez, AIA

Principal

FL Registered Architect No. 8134

912-201-9888 Office

911-313-2910 Cell

Sent from my iPhone

On Dec 18, 2009, at 10:00 AM, "O'Donnell, Shannon K." <SKO'Donnell@dos.state.fl.us> wrote:

Hi Jose,

Attached is the data request form for you to read, sign, and return. I will send you the corresponding map as soon as I receive the completed form.

Thanks,

Shannon Kathleen O'Donnell

Historical Data Analyst

Florida Master Site File

Bureau of Historic Preservation

☎ (850) 245-6440 or (800) 847-7278

☎ (850) 245-6439

sko'donnell@dos.state.fl.us

Please take a few minutes to provide feedback on the quality of service you received from our staff. The Florida Department of State values your feedback as a customer. Kurt Browning, Florida Secretary of State, is committed to continuously assessing and improving the level and quality of services provided to you. Simply click on the link to the "DOS Customer Satisfaction Survey." Thank you in advance for your participation. [DOS Customer Satisfaction Survey](#)

Enid Torregrosa

From: Monica D'Ambra [msdambra@gonzalez-architects.com]
Sent: Tuesday, November 17, 2009 9:55 PM
To: Enid Torregrosa
Cc: Jose gonzalez
Subject: Fw: Casa Marina Villas
Attachments: Harc s 10-29-09.pdf

Hi Enid,

I am resending the PDF to make sure you are aware of the renderings included on the last few pages. Regarding the concerns you raised about scale and massing, please bear in mind that the building height is within that allowed in the district.

While we understand your interpretation of the 1/2 story, we would like to emphasize a few things in regard to this project.

As you are aware, the project was previously reviewed and approved by HARC and the Planning Department. A considerable amount of time, money and effort coordinating with the City on the approvals and construction documents was expended on the project. Due to the economic downturn, the plans were not put into place and the project was put on hold.

The original approvals for the project expired and one request for extension was granted. The second request for extension, however, was not granted and thus, the approvals expired. Now, hopeful that the economy is improving, the project is being resubmitted for review. The submittal is the same as it was in 2006 and has not changed.

Our request to you at this time is that your report be neutral, indicating to the Board that this project had already been approved and coming before them again in an unchanged state.

Respectfully,
Monica D'Ambra
Gonzalez Architects
msdambra@gonzalez-architects.com
954.577.4071

----- Original Message -----

From: Sean Dillon
To: Enid Torregrosa
Cc: Monica D'Ambra
Sent: Tuesday, November 17, 2009 11:44 AM
Subject: Re: Casa Marina Villas

Enid,

Please see attached pdf of the HARC submission for the Casa Villas. Please let me know if you need anything further.

Thank you,
Sean

11/20/2009

Enid Torregrosa

From: Monica D'Ambra [msdambra@gonzalez-architects.com]
Sent: Wednesday, November 18, 2009 2:14 PM
To: Enid Torregrosa
Cc: JOSE@GONZALEZ-ARCHITECTS.COM; Sean Dillon
Subject: Re: 715 Seminole Avenue

Hi Enid,

The information we have for those buildings is the same as what you indicated.

The angled building on the corner of Angela and Seminole (715 Seminole Avenue) is slated to be relocated and restored per HARC. Jose Gonzalez, copied here, having been a HARC Board member, is completely familiar with the guidelines, fully knowing that the remaining buildings are non-contributing structures and can be demolished.

I hope this answers your questions. Please let me know if there's anything else we can do.

Thank you,

Monica D'Ambra
Gonzalez Architects
msdambra@gonzalez-architects.com
954.577.4071

----- Original Message -----

From: [Enid Torregrosa](#)
To: [msdambra](#)
Sent: Wednesday, November 18, 2009 11:55 AM
Subject: 715 Seminole Avenue

Monica:

Good morning! I have two questions regarding the project, do you know the date were the buildings that are proposed to be demolished were built? According to the Property Appraisers they have the following information;

- *Building 1- #715 Seminole Avenue- year built 1948*
- *Building 4- Corner of Waddell/ Alberta facing Alberta- #1425 Alberta Street- year built 1953*
- *Building 5- behind 724 Waddell Street- #724 Waddell rear- year built 1948*
- *Building 6- #724 Waddell Street- year built 1953*
- *Building 7- #721 Seminole Avenue- year built 1948.*

Do you have other information? My other question is there any study regarding existing conditions of the buildings that can give us information that the actual conditions of the structures are irrevocably compromised by extreme deterioration? I am reviewing Sec. 102-218 which is the criteria for demolition for my staff report.

Thank you for all the information you can provide.

Hope to hear from you soon!

Regards,

Enid

Enid Torregrosa

From: Monica D'Ambra [msdambra@gonzalez-architects.com]
Sent: Thursday, November 19, 2009 11:59 AM
To: Enid Torregrosa
Subject: Re: 715 Seminole Avenue

You are welcome!

Monica D'Ambra
Gonzalez Architects
msdambra@gonzalez-architects.com
954.577.4071

----- Original Message -----

From: [Enid Torregrosa](#)
To: [msdambra](#)
Sent: Thursday, November 19, 2009 11:49 AM
Subject: RE: 715 Seminole Avenue

Thanks so much for this information!

Enid

From: Monica D'Ambra [mailto:msdambra@gonzalez-architects.com]
Sent: Thursday, November 19, 2009 10:55 AM
To: Enid Torregrosa
Cc: JOSE@GONZALEZ-ARCHITECTS.COM; Sean Dillon
Subject: Re: 715 Seminole Avenue

Dear Enid,

Per the survey, the existing finish floor elevation of the building is at 7.33'. The flood zone of the site in its relocated position is AE 8. Therefore, the finish floor would need to be at 8.0' which is only 8" higher than the current building elevation. Please note that the flood zone in the current location is VE 10, making the building almost four feet lower than required by today's criteria.

Please let me know if we can be of further assistance.

Thank you,
Monica D'Ambra
Gonzalez Architects
msdambra@gonzalez-architects.com
954.577.4071

----- Original Message -----

From: [Enid Torregrosa](#)
To: [msdambra](#)

Sent: Wednesday, November 18, 2009 4:57 PM

Subject: 715 Seminole Avenue

Hi Monica:

I am sorry I am asking more questions but, as you know this is a complex project. I do not have more information about the relocation of 715 Seminole Avenue building, elevations, etc. I can see on the site plan it will have the same orientation as it has today. From the site plans I understand that the existing cbs fence wall will be removed. Does the house will have the same elevation from ground level as per today or do you need to elevate it?- There is one criteria for Requirements precedent to relocation (Sec 102-252) that talks about The new foundation's design, height, and facing materials must be comparable with the original historical foundation.

Thanks for any help on this one too!!!

Take care

Enid

Enid Torregrosa

From: Monica D'Ambra [msdambra@gonzalez-architects.com]
Sent: Thursday, November 19, 2009 10:54 AM
To: Enid Torregrosa
Cc: JOSE@GONZALEZ-ARCHITECTS.COM; Sean Dillon
Subject: Re: 715 Seminole Avenue
Dear Enid,

We are glad to provide the following information which supports the decision to demolish the buildings on the site.

Three of the four existing buildings designated for demolition are constructed of unreinforced concrete masonry. The fourth building is a stick frame structure. A renovation of these four buildings would require a Level 3 alteration per the Florida Building Code. See below.

SECTION 405 ALTERATION-LEVEL 3

405.1 Scope. Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building and made within any 12-month period.

To comply with current building code criteria relating to wind loading design alone, this type of renovation would be prohibitive in nature and makes compliance infeasible. The buildings would require complete dismantling in order to perform the extensive upgrading that would be required to the foundations, sheathing and strapping, only to name a few of the components. It would be difficult to demonstrate to the building official, as required by code, that the continued use of these buildings does not create or continue a hazard.

These buildings are of no contributing value to the district and meet the criteria of Section 102-125 cited below.

Please let me know if you need any further information.

Thank you,
Monica D'Ambra
Gonzalez Architects
msdambra@gonzalez-architects.com
954.577.4071

----- Original Message -----

From: [Enid Torregrosa](mailto:Enid.Torregrosa)
To: msdambra
Cc: JOSE ; sdillon
Sent: Wednesday, November 18, 2009 3:30 PM
Subject: RE: 715 Seminole Avenue

Monica:

Thank you for the e-mail. On the Code of ordinances there are criteria for demolition of structures within the historic district zones. I am including the excerpts of the that Section. The commission utilizes these criteria when reviewing demolition requests. I will need information that can proof that the proposed demolitions are in compliance with the ordinance.

According to the Code Sec. 102-218 establishes the following;

- (a) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*
- (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 criteria of section 102-125(1) through (9).*
 - (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.*
- (b) *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;*
 - (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; 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.*
 - (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*
- (c) *Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.*

(Ord. No. 97-10, § 1(3-10.3(E)(2)(c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code of ordinances establishes, under Sec. 102-1 Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

Sec. 102-125. Historic architectural review commission findings precedent to issuance. Upon conclusion of the hearings and the historic architectural review commission's deliberations, the historic architectural review commission shall issue the certificate of no contributing value only if it finds, by clear and convincing evidence, that the building or structure, by virtue of its design, workmanship, materials, setting, and/or history does not meet any of the nine criteria set forth below. The building or structure:

- (1) *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;

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

(3) 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;

(4) Is not the site of a historic event with a significant effect upon society;

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

(6) Does not portray the environment in an era of history characterized by a distinctive architectural style;

(7) 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;

(8) 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; and

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

(Ord. No. 97-10, § 1(3-10.3(F)(4)), 7-3-1997; Ord. No. 06-14, § 7, 8-1-2006)

I am reviewing the project based on these criteria as well as the existing guidelines. Any input regarding these criteria will be much appreciated.

Please contact me if you have any questions. Thanks!!

Have a great afternoon;

Enid

From: Monica D'Ambra [mailto:msdambra@gonzalez-architects.com]

Sent: Wednesday, November 18, 2009 2:14 PM

To: Enid Torregrosa

Cc: JOSE@GONZALEZ-ARCHITECTS.COM; Sean Dillon

Subject: Re: 715 Seminole Avenue

Hi Enid,

The information we have for those buildings is the same as what you indicated.

The angled building on the corner of Angela and Seminole (715 Seminole Avenue) is slated to be relocated and restored per HARC. Jose Gonzalez, copied here, having been a HARC Board member, is completely familiar with the guidelines, fully knowing that the remaining buildings are non-contributing structures and can be demolished.

I hope this answers your questions. Please let me know if there's anything else we can do.

Thank you,

11/20/2009

Monica D'Ambra
Gonzalez Architects
msdambra@gonzalez-architects.com
954.577.4071

----- Original Message -----

From: [Enid Torregrosa](#)
To: [msdambra](#)
Sent: Wednesday, November 18, 2009 11:55 AM
Subject: 715 Seminole Avenue

Monica:

Good morning! I have two questions regarding the project, do you know the date were the buildings that are proposed to be demolished were built? According to the Property Appraisers they have the following information:

- *Building 1- #715 Seminole Avenue- year built 1948*
- *Building 4- Corner of Waddell/ Alberta facing Alberta- #1425 Alberta Street- year built 1953*
- *Building 5- behind 724 Waddell Street- #724 Waddell rear- year built 1948*
- *Building 6- #724 Waddell Street- year built 1953*
- *Building 7- #721 Seminole Avenue- year built 1948.*

Do you have other information? My other question is there any study regarding existing conditions of the buildings that can give us information that the actual conditions of the structures are irrevocably compromised by extreme deterioration? I am reviewing Sec. 102-218 which is the criteria for demolition for my staff report.

Thank you for all the information you can provide.

Hope to hear from you soon!

Regards,

Enid

**PROPERTY APPRAISER
PROPERTY RECORD VIEW**

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 8735669 Parcel ID: 00037230-000100

Ownership Details

Mailing Address:
BRE/FL DEVELOPMENT LLC
C/O BLACKSTONE REAL ESTATE ACQUISITIONS IV LLC
345 PARK AVE
NEW YORK, NY 10154

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 715 SEMINOLE AVE KEY WEST
Subdivision: Key West Investment Co's Sub
Legal Description: KW KW INVESTMENT CO SUB PB1-69 ALL SQUARE 8 OR1033-742/747 OR1436-761/764 OR1440-106/109-C OR2281-1224/27

Parcel Map



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------|----------|-------|-----------|
| 100D - COMMERCIAL DRY | 250 | 200 | 1.15 AC |

Building Summary

Number of Buildings: 7
 Number of Commercial Buildings: 1

Total Living Area: 13779
 Year Built: 1948

Building 1 Details

Building Type
 Effective Age 20
 Year Built 1948
 Functional Obs 0

Condition F
 Perimeter 226
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 2,442

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

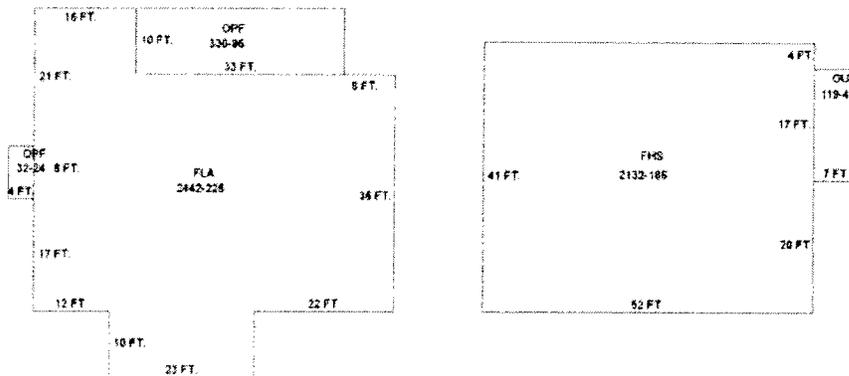
Roof Cover
 Heat 2
 Heat Src 2

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 8

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 | OPF | | 1 | 1990 | | | | | 32 |
| 2 | FLA | | 1 | 1990 | | | | | 2,442 |
| 3 | OPF | | 1 | 1990 | | | | | 330 |
| 4 | FHS | | 1 | 1990 | | | | | 2,132 |
| 5 | OUU | | 1 | 1990 | | | | | 119 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 15704 | 1 STY STORE-B | 100 | N | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|-----------------|--------|
| 5410 | AVE WOOD SIDING | 100 |

Building 2 Details

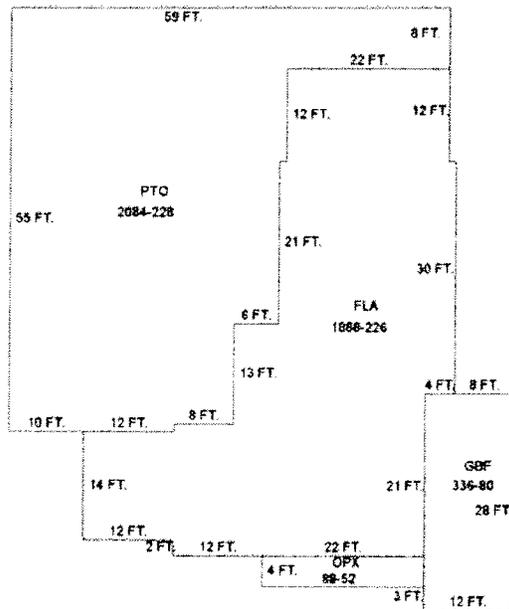
| | | |
|-------------------------|-----------------------|------------------------------|
| Building Type R2 | Condition P | Quality Grade 450 |
| Effective Age 44 | Perimeter 226 | Depreciation % 43 |
| Year Built 1958 | Special Arch 0 | Grnd Floor Area 1,888 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

| | | |
|-----------------------------|-------------------------|-----------------------------|
| Roof Type IRR/CUSTOM | Roof Cover METAL | Foundation CONCR FTR |
| Heat 1 NONE | Heat 2 NONE | Bedrooms 3 |
| Heat Src 1 NONE | Heat Src 2 NONE | |

Extra Features:

| | |
|--------------|--------------------|
| 2 Fix Bath 0 | Vacuum 0 |
| 3 Fix Bath 0 | Garbage Disposal 0 |
| 4 Fix Bath 0 | Compactor 0 |
| 5 Fix Bath 0 | Security 0 |
| 6 Fix Bath 0 | Intercom 0 |
| 7 Fix Bath 0 | Fireplaces 1 |
| Extra Fix 0 | Dishwasher 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|

| | | | | | | | | |
|---|----------------|---|------|---|---|------|------|-------|
| 1 | GBF | 1 | 1990 | N | N | 0.00 | 0.00 | 335 |
| 2 | FLA 1:WD FRAME | 1 | 1990 | N | N | 0.00 | 0.00 | 1,888 |
| 3 | OPX | 1 | 1990 | N | N | 0.00 | 0.00 | 88 |
| 4 | PTO | 1 | 1964 | N | N | 0.00 | 0.00 | 2,084 |

Building 3 Details

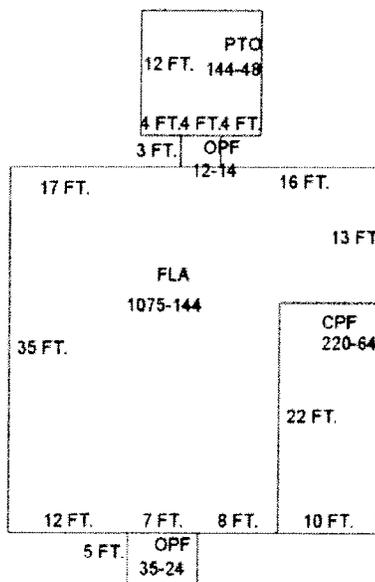
Building Type R1
Effective Age 25
Year Built 1948
Functional Obs 0
Condition P
Perimeter 144
Special Arch 0
Economic Obs 0
Quality Grade 450
Depreciation % 32
Grnd Floor Area 1,075

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE
Roof Cover ASPHALT SHINGL
Heat 2 NONE
Heat Src 2 NONE
Foundation CONCRETE SLAB
Bedrooms 3

Extra Features:

| | | | |
|------------|---|------------------|---|
| 2 Fix Bath | 0 | Vacuum | 0 |
| 3 Fix Bath | 0 | Garbage Disposal | 0 |
| 4 Fix Bath | 0 | Compactor | 0 |
| 5 Fix Bath | 0 | Security | 0 |
| 6 Fix Bath | 0 | Intercom | 0 |
| 7 Fix Bath | 0 | Fireplaces | 0 |
| Extra Fix | 0 | Dishwasher | 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 1 | CPF | | 1 | 1990 | N | N | 0.00 | 0.00 | 220 |
| 2 | FLA | 5:C.B.S. | 1 | 1990 | N | N | 0.00 | 0.00 | 1,075 |

| | | | | | | | | |
|---|-----|---|------|---|---|------|------|-----|
| 3 | OPF | 1 | 1990 | N | N | 0.00 | 0.00 | 35 |
| 4 | OPF | 1 | 1990 | N | N | 0.00 | 0.00 | 12 |
| 5 | PTO | 1 | 1993 | N | N | 0.00 | 0.00 | 144 |

Building 4 Details

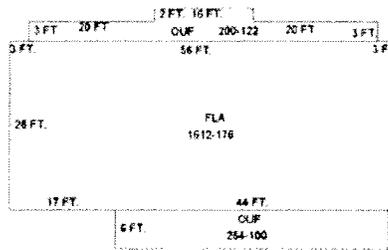
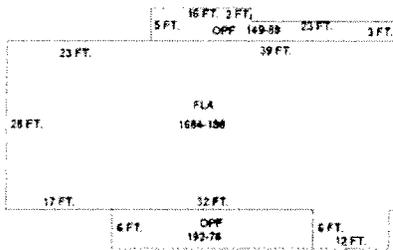
Building Type R4 **Condition** A **Quality Grade** 450
Effective Age 14 **Perimeter** 364 **Depreciation %** 16
Year Built 1953 **Special Arch** 0 **Grnd Floor Area** 3,296
Functional Obs 0 **Economic Obs** 0

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type GABLE/HIP **Roof Cover** CONC/CLAY TILE **Foundation** CONCR FTR
Heat 1 NONE **Heat 2** NONE **Bedrooms** 8
Heat Src 1 NONE **Heat Src 2** NONE

Extra Features:

| | | | |
|------------|---|------------------|---|
| 2 Fix Bath | 0 | Vacuum | 0 |
| 3 Fix Bath | 4 | Garbage Disposal | 0 |
| 4 Fix Bath | 0 | Compactor | 0 |
| 5 Fix Bath | 0 | Security | 0 |
| 6 Fix Bath | 0 | Intercom | 0 |
| 7 Fix Bath | 0 | Fireplaces | 0 |
| Extra Fix | 0 | Dishwasher | 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 1 | OPF | | 1 | 1990 | N | N | 0.00 | 0.00 | 192 |
| 2 | FLA | 5:C.B.S. | 1 | 1990 | N | N | 0.00 | 0.00 | 1,684 |
| 3 | OPF | | 1 | 1990 | N | N | 0.00 | 0.00 | 149 |

| | | | | | | | | | |
|---|-----|----------|---|------|---|---|------|------|-------|
| 4 | OUF | | 1 | 1990 | N | N | 0.00 | 0.00 | 200 |
| 5 | FLA | 5:C.B.S. | 1 | 1990 | N | N | 0.00 | 0.00 | 1,612 |
| 6 | OUF | | 1 | 1990 | N | N | 0.00 | 0.00 | 264 |

Building 5 Details

Building Type R3
 Effective Age 14
 Year Built 1948
 Functional Obs 0

Condition A
 Perimeter 120
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 16
 Grnd Floor Area 836

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

Roof Type FLAT OR SHED
 Heat 1 NONE
 Heat Src 1 NONE

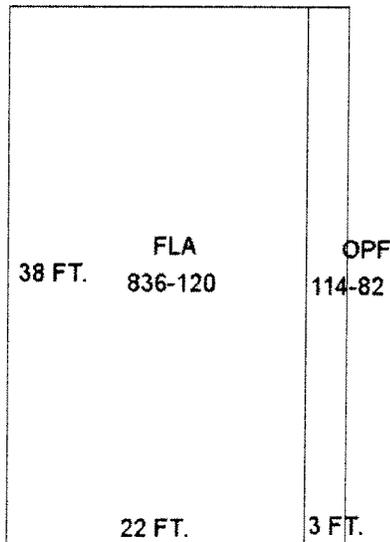
Roof Cover TAR & GRAVEL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 3

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



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
| 1 | FLA | 5:C.B.S. | 1 | 1990 | N | N | 0.00 | 0.00 | 836 |
| 2 | OPF | | 1 | 1990 | N | N | 0.00 | 0.00 | 114 |

Building 6 Details

Building Type R4
 Effective Age 14
 Year Built 1953
 Functional Obs 0

Condition A
 Perimeter 328
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 16
 Grnd Floor Area 2,850

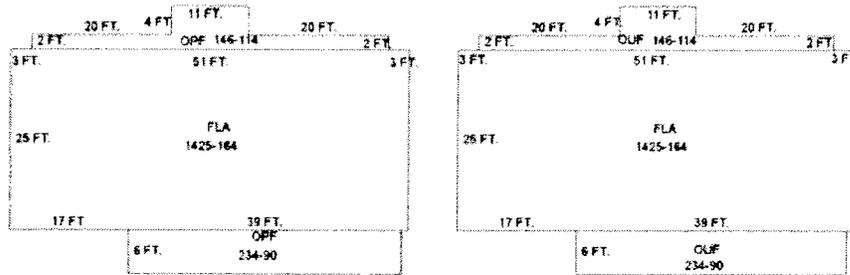
Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type GABLE/HIP Roof Cover CONC/CLAY TILE
 Heat 1 NONE Heat 2 NONE
 Heat Src 1 NONE Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 8

Extra Features:

| | | | |
|------------|---|------------------|---|
| 2 Fix Bath | 0 | Vacuum | 0 |
| 3 Fix Bath | 4 | Garbage Disposal | 0 |
| 4 Fix Bath | 0 | Compactor | 0 |
| 5 Fix Bath | 0 | Security | 0 |
| 6 Fix Bath | 0 | Intercom | 0 |
| 7 Fix Bath | 0 | Fireplaces | 0 |
| Extra Fix | 0 | Dishwasher | 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 1 | OFF | | 1 | 1990 | N | N | 0.00 | 0.00 | 146 |
| 2 | FLA | 5:C.B.S. | 1 | 1990 | N | N | 0.00 | 0.00 | 1,425 |
| 3 | OFF | | 1 | 1990 | N | N | 0.00 | 0.00 | 234 |
| 4 | OUF | | 1 | 1990 | N | N | 0.00 | 0.00 | 234 |
| 5 | FLA | 5:C.B.S. | 1 | 1990 | N | N | 0.00 | 0.00 | 1,425 |
| 6 | OUF | | 1 | 1990 | N | N | 0.00 | 0.00 | 146 |

Building 7 Details

Building Type R4
 Effective Age 25
 Year Built 1948
 Functional Obs 0

Condition P
 Perimeter 206
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 32
 Grnd Floor Area 1,392

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

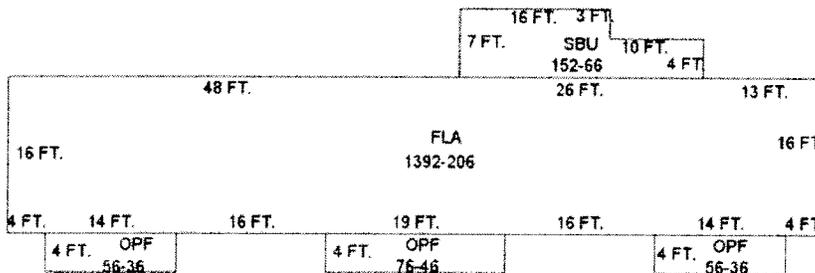
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 4

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



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|------------------------|-----------|------------|-----------|------------|---------------------|-------|
| 1 | OPF | | 1 | 1990 | N N | 0.00 | 0.00 | 56 |
| 2 | OPF | | 1 | 1990 | N N | 0.00 | 0.00 | 76 |
| 3 | OPF | | 1 | 1990 | N N | 0.00 | 0.00 | 56 |
| 4 | FLA | 12: ABOVE AVERAGE WOOD | 1 | 1990 | N N | 0.00 | 0.00 | 1,392 |
| 5 | SBU | | 1 | 1990 | N N | 0.00 | 0.00 | 152 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|----------|--------|-------|------------|-----------|-------|------|
| 1 | UB2:UTILITY BLDG | 120 SF | 0 | 0 | 1959 | 1960 | 3 | 50 |
| 2 | PT3:PATIO | 1,636 SF | 0 | 0 | 1957 | 1958 | 2 | 50 |
| 3 | FN2:FENCES | 704 SF | 176 | 4 | 1957 | 1958 | 4 | 30 |
| 4 | CL2:CH LINK FENCE | 420 SF | 70 | 6 | 1957 | 1958 | 1 | 30 |
| 5 | PT5:TILE PATIO | 30 SF | 0 | 0 | 1957 | 1958 | 1 | 50 |
| 6 | FN2:FENCES | 192 SF | 32 | 6 | 2000 | 2001 | 2 | 30 |
| 7 | FN2:FENCES | 1,068 SF | 267 | 4 | 2000 | 2001 | 2 | 30 |

Appraiser Notes

| |
|---|
| BLDG 1 = 715 SEMINOLE AVENUE = WHITE HOUSE BEAUTY SALON |
| BLDG 2 = 730 WADDELL STREET |
| BLDG 3 = 728 WADDELL STREET |
| BLDG 4 = CORNER WADDELL/ALBERTA FACING ALBERTA |
| BLDG 5 =BEHIND 724 WADDELL STREET |
| BLDG 6 = 724 WADDELL STREET |
| BLDG 7 = 721 SEMINOLEAVENUE |
| TPP 8551231 - WHITEHOUSE SALON |

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes | |
|-------------|-------------|----------------|------------|-------------|--|-------------------------|
| 13 | 06-6544 | 12/11/2006 | 4,500 | Commercial | DEMO & DISCONNECT EXISTING PLUMBING FIXTURES & MANIFOLDS | |
| | 07-3998 | 08/15/2007 | 100 | Commercial | REVISIONS FOR EXTERIOR STEPS,RAMPS & DUCT WORK | |
| 10 | 05-4766 | 10/31/2005 | 500 | Commercial | HURRICANE DANAGE EMERGENCY REPAIRS TO ELECTRIC SERVICE | |
| 11 | 06-6542 | 12/06/2006 | 5,000 | Commercial | INTERIOR DEMOLITION ONLY | |
| 12 | 06-6543 | 12/11/2006 | 2,400 | Commercial | DEMO PERMITAND INSTALL ONE 200AMP FOR TEMPORARY | |
| 14 | 06-4050 | 01/17/2007 | 3,125,000 | Commercial | RENOVATE 3-STORY BUILDING & LANDSCAPE,10,845 SF | |
| 24 | | | 0 | | | |
| 25 | | | 0 | | | |
| 27 | 07-0374 | 01/26/2007 | 308,000 | Commercial | ELECTRICAL RENOVATION AND UP-GRADE-1200AMP SERVICE | |
| 9 | 03-1311 | 04/22/2003 | 10/26/2004 | 1,000 | Commercial | SEWER LATERAL |
| 19 | B94-1499 | 05/01/1994 | 11/01/1994 | 2,500 | Commercial | EXTERIOR REPAIRS |
| 9 | 9800764 | 03/01/1998 | 12/31/1998 | 3,000 | Commercial | REPLACE 2 SQS ROOF |
| 10 | 98-1601 | 06/04/1998 | 12/31/1998 | 7,000 | Commercial | REPLACE 1 400 A SERVICE |
| 8 | 9800202 | 07/10/1998 | 12/31/1998 | 2,000 | Commercial | REPAINT ROOF |
| 11 | 98-4021 | 12/22/1998 | 12/31/2000 | 500 | Commercial | REPAIR METAL FLASHING |

| | | | | | | |
|----|---------|------------|------------|--------|------------|--------------------|
| 12 | 99-1146 | 04/06/1999 | 12/31/2000 | 500 | Commercial | REPAIR METAL ROOF |
| 14 | 99-2956 | 09/13/1999 | 12/31/2000 | 5,000 | Commercial | REPAIRS |
| 13 | 99-2880 | 11/03/1999 | 12/31/2000 | 7,000 | Commercial | SIGNS |
| 15 | 99-2956 | 11/04/1999 | 12/31/2000 | 5,000 | Commercial | ELECTRICAL |
| 16 | 99-2959 | 11/04/1999 | 12/31/2000 | 20,500 | Commercial | ELECTRICAL |
| 4 | 99-2960 | 11/04/2000 | 12/31/2000 | 15,000 | Commercial | ELECTRICAL |
| 1 | 99-4017 | 12/21/1999 | 12/31/2000 | 2,500 | Commercial | CHAIN LINK FENCE |
| 2 | 00-0014 | 02/07/2000 | 12/31/2000 | 2,200 | Commercial | PICKET FENCE |
| 3 | 00-3440 | 10/16/2000 | 12/31/2000 | 6,000 | Commercial | UPDATE SERVICE |
| 5 | 02-3107 | 11/14/2002 | 12/31/2002 | 1,200 | Commercial | REPLACE SEWER LINE |
| 7 | 03-0219 | 02/07/2003 | 10/26/2004 | 12,500 | Commercial | REPLACE WALKWAY |
| 6 | 03-0219 | 02/03/2003 | 10/26/2004 | 8,500 | Commercial | SMOKE DETECTORS |
| 8 | 03-1029 | 03/25/2003 | 10/26/2004 | 7,877 | Commercial | ROOFING |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2009 | 1,455,882 | 12,462 | 3,448,972 | 4,917,316 | 4,917,316 | 0 | 4,917,316 |
| 2008 | 1,470,653 | 12,637 | 3,448,972 | 4,932,262 | 4,932,262 | 0 | 4,932,262 |
| 2007 | 1,338,914 | 12,546 | 3,832,191 | 5,183,651 | 5,183,651 | 0 | 5,183,651 |
| 2006 | 1,323,952 | 12,679 | 4,250,000 | 4,220,487 | 4,220,487 | 0 | 4,220,487 |
| 2005 | 1,323,952 | 12,855 | 2,500,000 | 3,836,807 | 3,836,807 | 0 | 3,836,807 |
| 2004 | 1,190,997 | 12,987 | 2,500,000 | 3,703,984 | 3,703,984 | 0 | 3,703,984 |
| 2003 | 1,190,997 | 13,119 | 1,500,000 | 2,704,116 | 2,704,116 | 0 | 2,704,116 |
| 2002 | 639,615 | 13,296 | 1,500,000 | 2,152,911 | 2,152,911 | 0 | 2,152,911 |
| 2001 | 639,615 | 13,428 | 1,500,000 | 2,153,043 | 2,153,043 | 0 | 2,153,043 |
| 2000 | 636,199 | 2,111 | 1,275,000 | 1,913,310 | 1,913,310 | 0 | 1,913,310 |
| 1999 | 495,489 | 2,111 | 892,500 | 1,390,100 | 1,390,100 | 0 | 1,390,100 |
| 1998 | 444,430 | 2,111 | 892,500 | 1,339,041 | 1,339,041 | 0 | 1,339,041 |
| 1997 | 444,430 | 2,111 | 822,500 | 1,269,041 | 1,269,041 | 0 | 1,269,041 |
| 1996 | 419,363 | 2,111 | 822,500 | 1,243,974 | 1,243,974 | 0 | 1,243,974 |
| 1995 | 419,363 | 2,111 | 822,500 | 1,243,974 | 1,243,974 | 0 | 1,243,974 |
| 1994 | 419,363 | 2,111 | 822,500 | 1,243,974 | 1,243,974 | 0 | 1,243,974 |
| 1993 | 419,363 | 2,111 | 822,500 | 1,243,974 | 1,243,974 | 0 | 1,243,974 |
| 1992 | 468,463 | 2,111 | 822,500 | 1,293,074 | 1,293,074 | 0 | 1,293,074 |
| 1991 | 468,463 | 2,111 | 1,175,000 | 1,645,574 | 1,645,574 | 0 | 1,645,574 |
| 1990 | 411,807 | 0 | 1,012,500 | 1,424,307 | 1,424,307 | 0 | 1,424,307 |
| 1989 | 393,149 | 0 | 1,000,000 | 1,393,149 | 1,393,149 | 0 | 1,393,149 |
| 1988 | 344,735 | 0 | 900,000 | 1,244,735 | 1,244,735 | 0 | 1,244,735 |

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.

| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|------------|----------------------------|-----------|------------|---------------|
| 12/31/2005 | 2281 / 1224 | 4,000,000 | WD | W |
| 12/1/1996 | 1436 / 0761 | 1,566,400 | WD | Q |
| 11/1/1987 | 1033 / 742 | 100,000 | WD | U |

This page has been visited 150,406 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

Public Notice



**The City of Key West
Historic Architectural Review Commission
will review an application for
Certificate of Appropriateness for the following
Major Development Plan and Demolition project:
DEMOLITION OF EXISTING FOUR STRUCTURES,
RELOCATION OF ONE ONE AND A HALF STORY FRAME
STRUCTURE AND BUILDING
TWELVE NEW NON TRANSIENT CONDOMINIUMS**

**Project Location
715 Seminole Avenue
Key West Historic District**

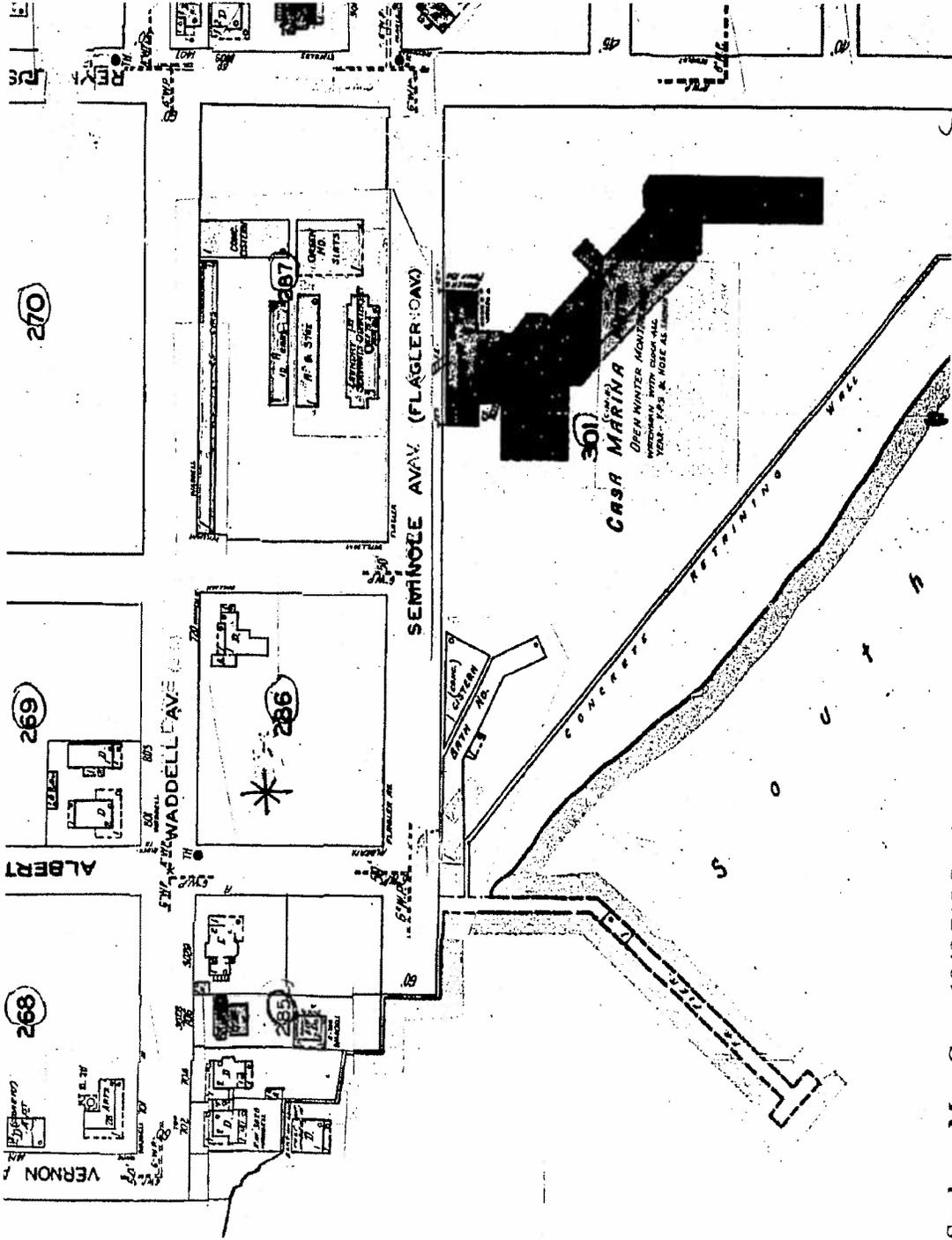
**Applicant:
Gonzalez Architects**

**Public Hearing will take place on
November 24, 2009
3:00 PM**

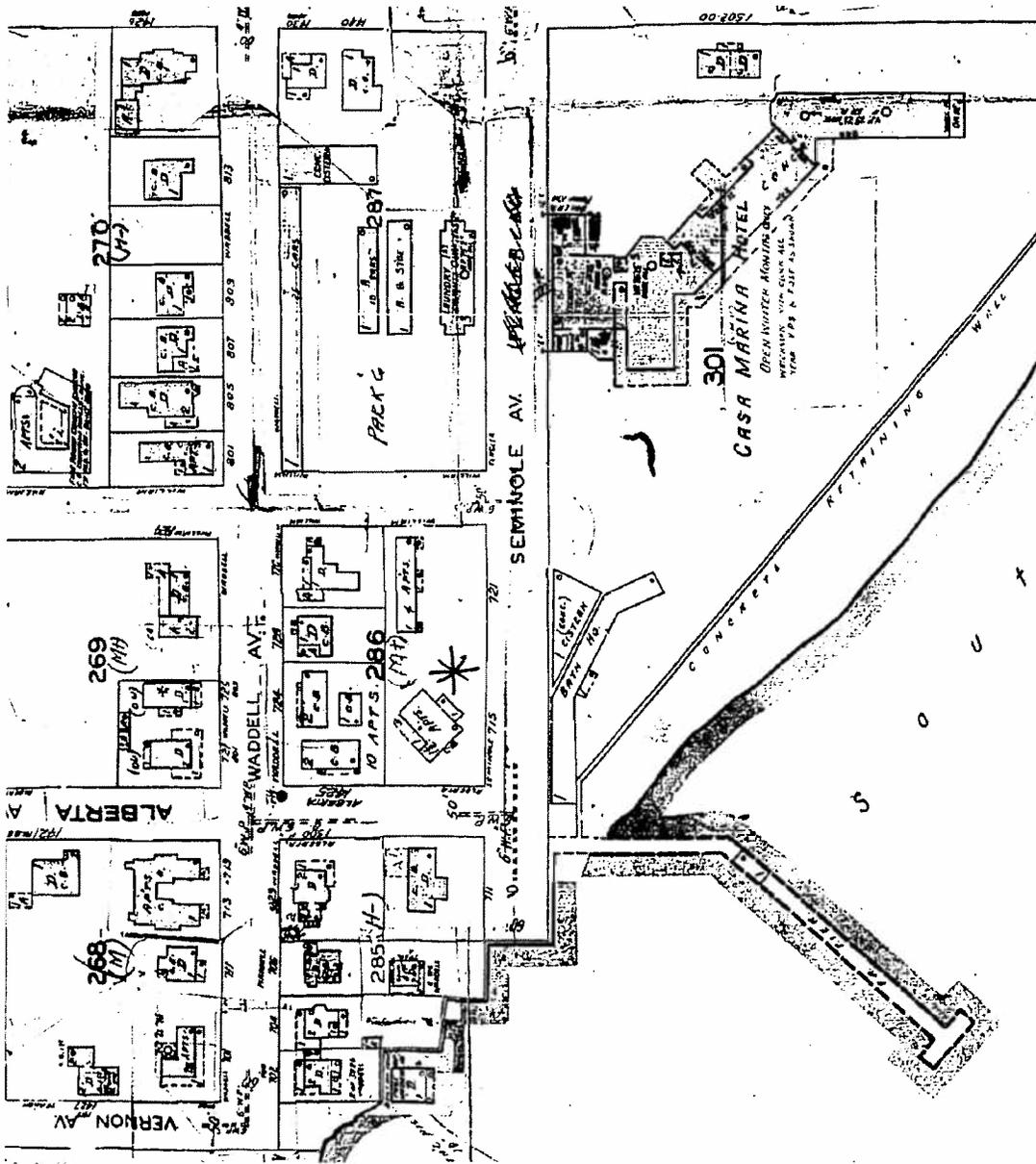
**Old City Hall, Second Floor
510 Greene Street, Key West, Florida
FOR MORE INFORMATION PLEASE CONTACT**

Historic Preservation Division
Planning Department
604 Simonton Street
305.809.3973 etorregr@keywestcity.com

SANBORN MAPS



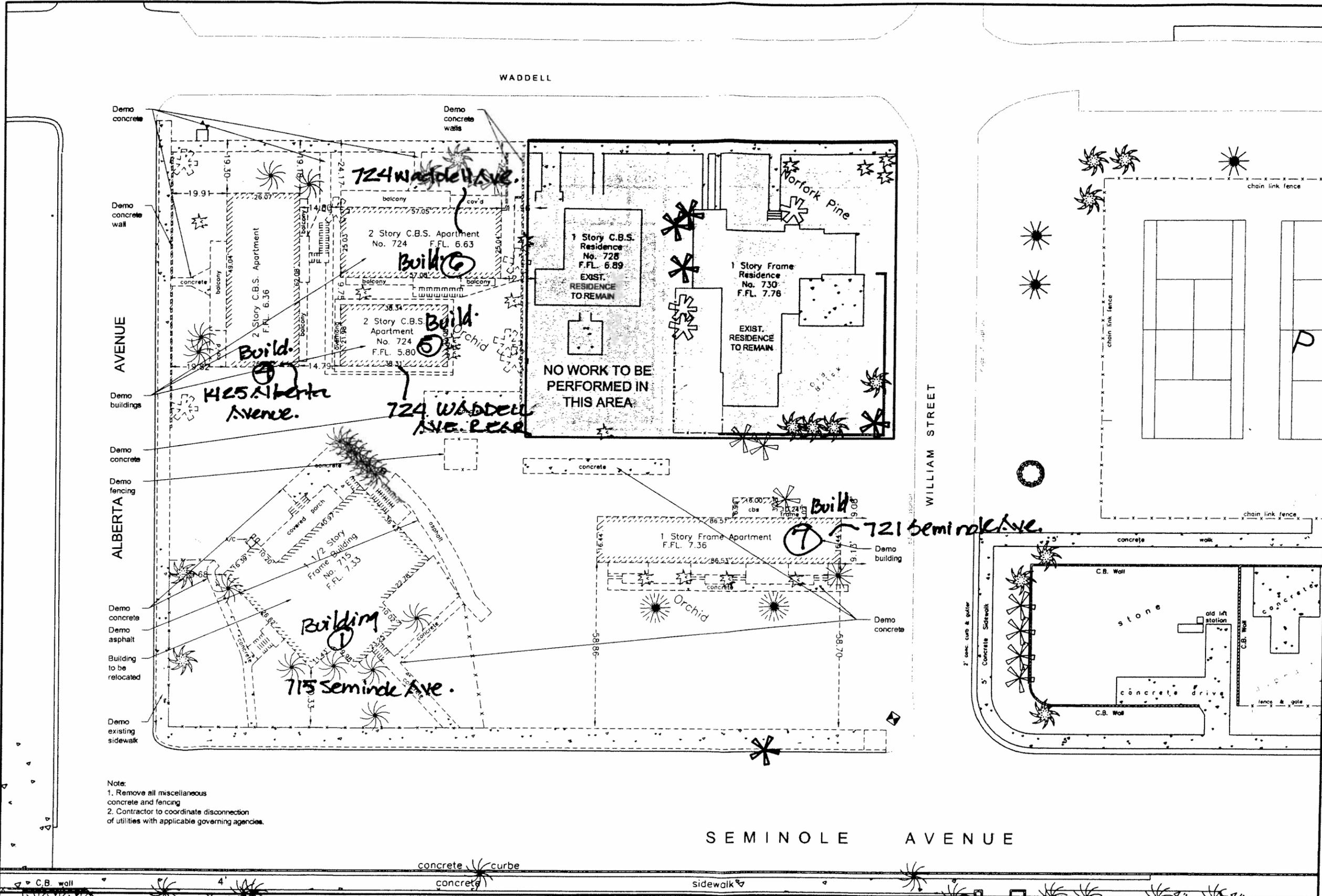
Sanborn Map Copy 1948 715 Seminole Avenue



Sanborn Map Copy 1962 715 Seminole Avenue

715 Seminole Ave
Key West, FL 33040

Gonzalez Architects
Architecture • Planning • Interiors
2720A N Roosevelt Blvd • Key West, Florida • 33040
(305) 294-5740 Fax (305) 294-6217
32 East Bay Street • Savannah, Georgia • 31401
(912) 201-9888 Fax (912) 201-0240



Note:
1. Remove all miscellaneous concrete and fencing
2. Contractor to coordinate disconnection of utilities with applicable governing agencies.

| | |
|----------------------------------|--|
| Registration No. | |
| Professional Seal | |
| Project No. | |
| Client Name | |
| Project Name | |
| Project Address | |
| Project Phone | |
| Project Fax | |
| Project Email | |
| Project Website | |
| Project Date | |
| Project Status | |
| Project Budget | |
| Project Manager | |
| Project Architect | |
| Project Engineer | |
| Project Designer | |
| Project Draftsman | |
| Project Surveyor | |
| Project Consultant | |
| Project Specialist | |
| Project Coordinator | |
| Project Assistant | |
| Project Secretary | |
| Project Receptionist | |
| Project Cleaner | |
| Project Janitor | |
| Project Security Guard | |
| Project Maintenance | |
| Project Landscaper | |
| Project Pest Control | |
| Project Fire Alarm | |
| Project Fire Extinguisher | |
| Project Fire Escape | |
| Project Fire Alarm Control Panel | |
| Project Fire Alarm Sounder | |
| Project Fire Alarm Control Unit | |
| Project Fire Alarm Control Panel | |
| Project Fire Alarm Sounder | |
| Project Fire Alarm Control Unit | |
| Project Fire Alarm Control Panel | |
| Project Fire Alarm Sounder | |
| Project Fire Alarm Control Unit | |

Site Plan - Demo

| | |
|-----------------|-------------------|
| Date | As Noted |
| Drawn | July 24, 2006 |
| Checked | Stuart Architects |
| Project No. | 00003 |
| Project Name | |
| Project Address | |
| Project Phone | |
| Project Fax | |
| Project Email | |
| Project Website | |