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**Historic Architectural Review Commission  
Staff Report for Item 6**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** September 27, 2016

**Applicant:** Guillermo Orozco, Designer

**Application Number:** H16-03-0054

**Address:** #713 Galveston Lane

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**Description of Work:**

New side and rear addition. New outdoor pavilion. New deck, pool, and fence. Demolition of side wall and rear addition.

**Site Facts:**

The building under review, build circa 1924, is a contributing resource to the historic district. The building is rectangular in footprint and consists of a main gable roof with an attached shed roof on its rear and a bump out to the rear south side. The rear portions of the house are not original to the building but they are historic.

**Guidelines Cited on Review:**

- Secretary of the Interior's Standards (pages 16- 23), specifically Standards 1, 9 and 10.
- Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, specifically New Additions to Historic Buildings recommended placing, construction, and location, page 39.
- Roofing (page 26), specifically guidelines 4 and 5.
- Additions, alterations and new construction (pages 36-38a), specifically guidelines 1, and 3 through 8 of page 37. Guidelines for new construction.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4.

## **Staff Analysis**

In August 23, 2016, the Commission motioned to postpone the item. This report is for the revisions that the designer made to the side proposed addition. The revised proposed addition on the side will protrude approximately nine feet from the south wall. The addition will be setback approximately sixteen feet from the front property line and will have a shed roof, quite similar to the existing one. The new shed roof will start at the existing main house eave level. Metal v-crimp will be used as the roofing system and board and batten siding will be used on the addition. Impact resistant doors and one over one windows are noted in the plans. The replacement of the rear addition remains as designed on the previous plans; it will have a gable roof covered with metal v-crimp and the walls will have board and batten siding.

The design also includes a detached pavilion at the rear of the lot. This accessory structure will be located behind the house. The structure will have a gable roof and will be lower in height than the main house. The plan also includes a swimming pool and decks all in the rear of the lot and not visible from the lane.

## **Consistency with Guidelines**

The actual structure has an existing bump out addition on the rear that is visible from the lane. This bump out has a shed roof. The revised design of the bump out will have the same design configuration as the existing one, which will not change the street elevation. The proposed side attached addition will require some removal of historic fabric, as the plan proposes the south wall to become interior. The mass and scale of the addition is in keeping with the historic house and the design reads as a secondary element to the house and the streetscape, nevertheless the location of the addition will not be on the less publicly visible elevation.

The proposed change of the rear roof from a shed to a side gable will meet guidelines for scale, mass and proportions. A rear addition similar in footprint as the existing one is depicted in the 1962 Sanborn map.

Staff opines that the proposed accessory structure will not obscure or detract from any historic structure within the urban context. The proposed pool, rear deck, and rear porch designs comply with cited guidelines.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

|                                          |         |                        |                                                    |                |  |
|------------------------------------------|---------|------------------------|----------------------------------------------------|----------------|--|
| HARC PERMIT NUMBER<br><b>16-00300054</b> |         | BUILDING PERMIT NUMBER |                                                    | INITIAL & DATE |  |
| FLOODPLAIN PERMIT                        |         |                        |                                                    | REVISION #     |  |
| FLOOD ZONE<br><b>X</b>                   | PANEL # | ELEV. L. FL.           | SUBSTANTIAL IMPROVEMENT<br>____ YES ____ NO ____ % |                |  |

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

|                                         |  |              |                                                                  |
|-----------------------------------------|--|--------------|------------------------------------------------------------------|
| <b>T13 GALVESTON LANE</b>               |  | # OF UNITS   | <b>1</b>                                                         |
| <b>RUSTY HOLLAND ; MARY ANN HOLLAND</b> |  | PHONE NUMBER | <b>(303) 882-3211</b>                                            |
| <b>T13 GALVESTON LANE</b>               |  | EMAIL        | <b>R.HOLLAND T21@GMAIL.COM</b><br><b>MARYANN112479@GMAIL.COM</b> |
|                                         |  | PHONE NUMBER |                                                                  |
|                                         |  | EMAIL        |                                                                  |
| <b>GUILLERMO OROZCO</b>                 |  | PHONE NUMBER | <b>(305) 292 1694</b>                                            |
| <b>1517 WASHINGTON ST</b>               |  | EMAIL        | <b>G.OROZCO@MSN.COM</b>                                          |
| <b>KEY WEST</b>                         |  |              |                                                                  |

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

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

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

|                                                                     |                                       |                                     |                                            |                                         |
|---------------------------------------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------------|-----------------------------------------|
| PROJECT TYPE: <input checked="" type="checkbox"/> ONE OR TWO FAMILY | <input type="checkbox"/> MULTI-FAMILY | <input type="checkbox"/> COMMERCIAL | <input type="checkbox"/> NEW               | <input type="checkbox"/> REMODEL        |
| <input type="checkbox"/> CHANGE OF USE / OCCUPANCY                  | <input type="checkbox"/> ADDITION     | <input type="checkbox"/> SIGNAGE    | <input type="checkbox"/> WITHIN FLOOD ZONE |                                         |
| <input type="checkbox"/> DEMOLITION                                 | <input type="checkbox"/> SITE WORK    | <input type="checkbox"/> INTERIOR   | <input type="checkbox"/> EXTERIOR          | <input type="checkbox"/> AFTER-THE-FACT |

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**444 SF OF ADDITION)**  
**TO EXIST. STRUCTURE CONTAINING LIVING/DINING/KITCHEN/BATH/ AND**  
**OUTDOOR PAVILLION, DECK, POOL. & FENCE (SEE PLAN)**

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

47094-2473-815

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 8 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE SD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE SD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ SLT. UP ☐ TPO ☐ OTHER

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

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

**SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:**

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXP. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ A/C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPERS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTERCEPTORS ☐ LPG TANKS

☐ RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

**PART C:****HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☐ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION:

**PROJECT SPECIFICATIONS:** PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

| ARCHITECTURAL FEATURES TO BE ALTERED: | ORIGINAL MATERIAL: | PROPOSED MATERIAL: |
|---------------------------------------|--------------------|--------------------|
|                                       |                    |                    |
|                                       |                    |                    |
|                                       |                    |                    |
|                                       |                    |                    |

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

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

|                                                                                             |              |                                                                       |                        |
|---------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------|------------------------|
| OFFICIAL USE ONLY:                                                                          |              | HARC STAFF OR COMMISSION REVIEW                                       |                        |
| APPROVED                                                                                    | NOT APPROVED | <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | TABLED FOR ADD'L INFO. |
| HARC MEETING DATE:                                                                          | 8/23/16      | HARC MEETING DATE:                                                    | HARC MEETING DATE:     |
| REASONS OR CONDITIONS:                                                                      |              |                                                                       |                        |
| Postponed for one month - 8/23/16 RM                                                        |              |                                                                       |                        |
| STAFF REVIEW COMMENTS:                                                                      |              |                                                                       |                        |
| Main house is listed as contributing<br>Guidelines for additions, ordinance per demolition. |              |                                                                       |                        |
| HARC PLANNER SIGNATURE AND DATE:                                                            |              | HARC CHAIRPERSON SIGNATURE AND DATE:                                  |                        |

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 406: ASBESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 406.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

| OFFICIAL USE ONLY BY PLANNING EXAMINER OR CHIEF BUILDING OFFICIAL: |             |                   |             |                            |
|--------------------------------------------------------------------|-------------|-------------------|-------------|----------------------------|
| HARC FEES:                                                         | BLDG. FEES: | FIRE MARSHAL FEE: | IMPACT FEE: | CSD OR FL. EXAM. APPROVAL: |
|                                                                    |             |                   |             | DATE:                      |

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER II- \_\_\_\_\_



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

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

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

**CRITERIA FOR DEMOLITIONS**

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

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

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

THE REAR ADDITIONS FIRST APPEARS IN THE "SANDBORN" INSURANCE MAPS OF 1960. THE FOOTPRINT OF THE ADDITIONS GO ALL THE WAY TO THE PROPERTY LINE IN THE SANDBORN MAPS AND THIS IS NOT THE CASE NOW (SEE SANDBORN MAPS)

OR THAT THE BUILDING OR STRUCTURE;

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

THE REAR ADDITIONS ARE TWO SEPARATE SHED ROOF BUILDINGS. THE WINDOWS ARE METAL WINDOWS AND THE DOORS ARE NOT HISTORIC (SEE PICTURES) THE SIDING IS ALSO NEW SIDING. THERE IS NOT HISTORIC COMPONENTS TO THE BUILDING

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

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past. ✓

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

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

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

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- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif. N/A

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

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

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**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



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

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

✓ Yes Number of pages and date on plans (2) SHEET (7-27-16)  
\_\_\_\_ No Reason \_\_\_\_\_

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

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

NA  
\_\_\_\_\_  
\_\_\_\_\_

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

NA  
\_\_\_\_\_  
\_\_\_\_\_

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.

NA  
\_\_\_\_\_  
\_\_\_\_\_

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

NA  
\_\_\_\_\_  
\_\_\_\_\_

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

X *Charles P. Holland*  
*Mary Ann Holland*  
PROPERTY OWNER'S SIGNATURE

*CHARLES P. HOLLAND* 7-28-16  
*MARY ANN HOLLAND* 7-28-16  
DATE AND PRINT NAME

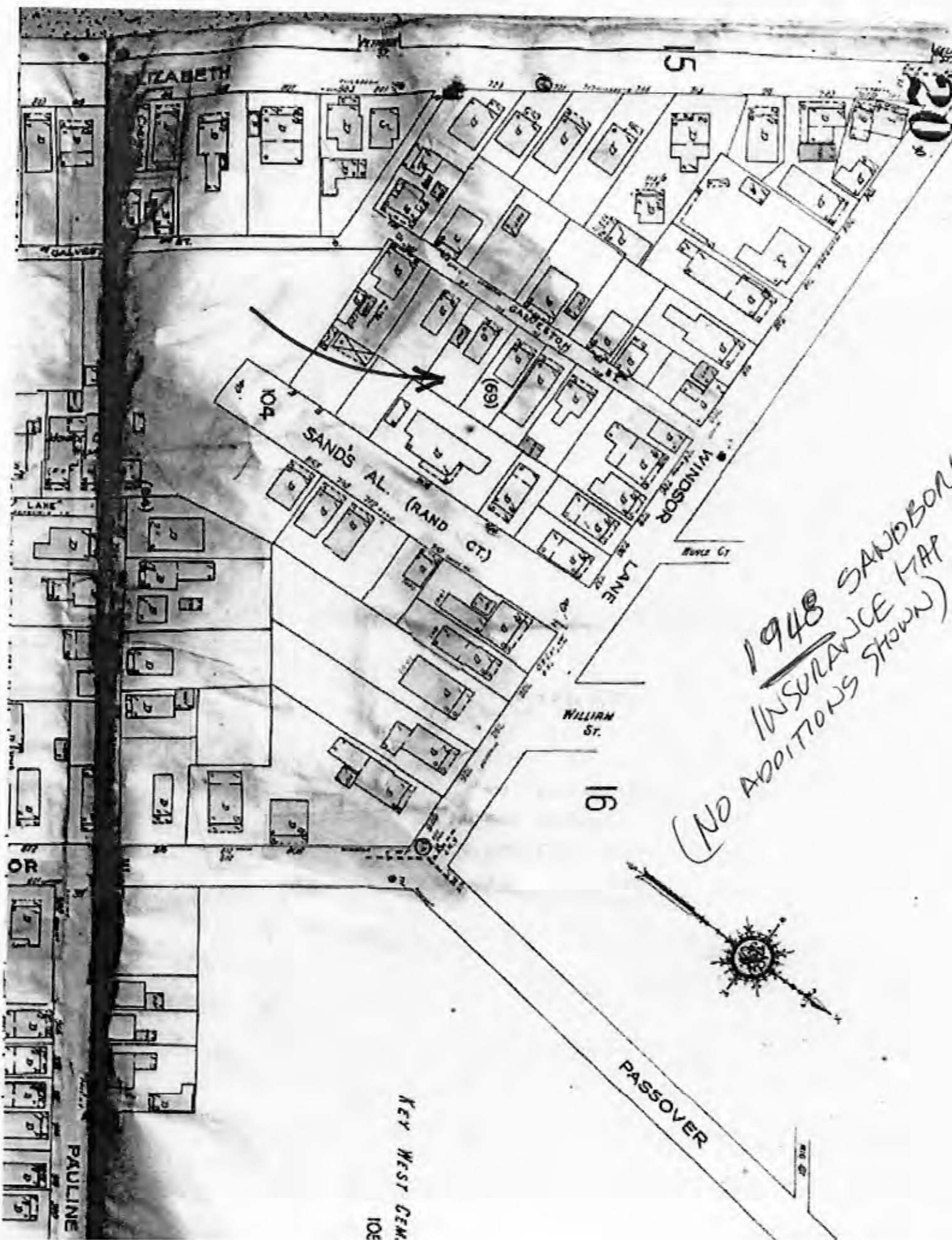
#### OFFICE USE ONLY

##### BUILDING DESCRIPTION:

|              |                  |                |                          |            |
|--------------|------------------|----------------|--------------------------|------------|
| Contributing | Year built _____ | Style _____    | Listed in the NRHP _____ | Year _____ |
| Not listed   | Year built _____ | Comments _____ |                          |            |

Reviewed by Staff on \_\_\_\_\_  
Notice of hearing posted \_\_\_\_\_  
First reading meeting date \_\_\_\_\_  
Second Reading meeting date \_\_\_\_\_  
TWO YEAR EXPIRATION DATE \_\_\_\_\_

Staff Comments



1960 SANDBORN

INSURANCE MAPS

(IT SHOWS ADDITION IN THE  
BACK BUT IT RUNS  
ALL THE WAY  
(+7) ACROSS TO THE  
104 PROPERTY LINE,  
WHICH IS NOT THE  
CASE NOW.



Windsor Ln.

R/W Line



CLF  
3.1' Outside

Galveston Ln.

Point of Beginning

(aka Charles Alley)  
Edge of Pavement

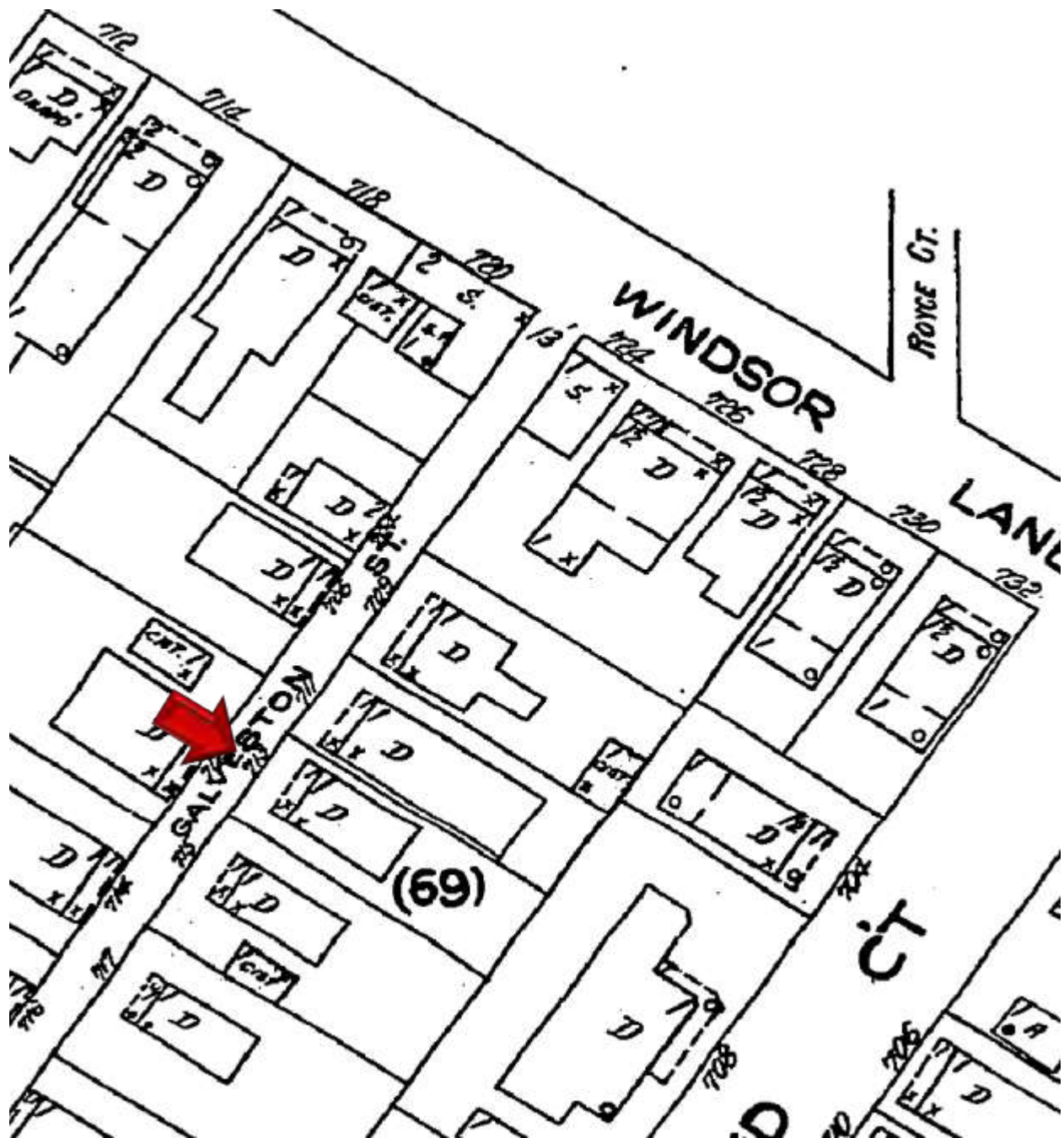
Concrete

R/W Line

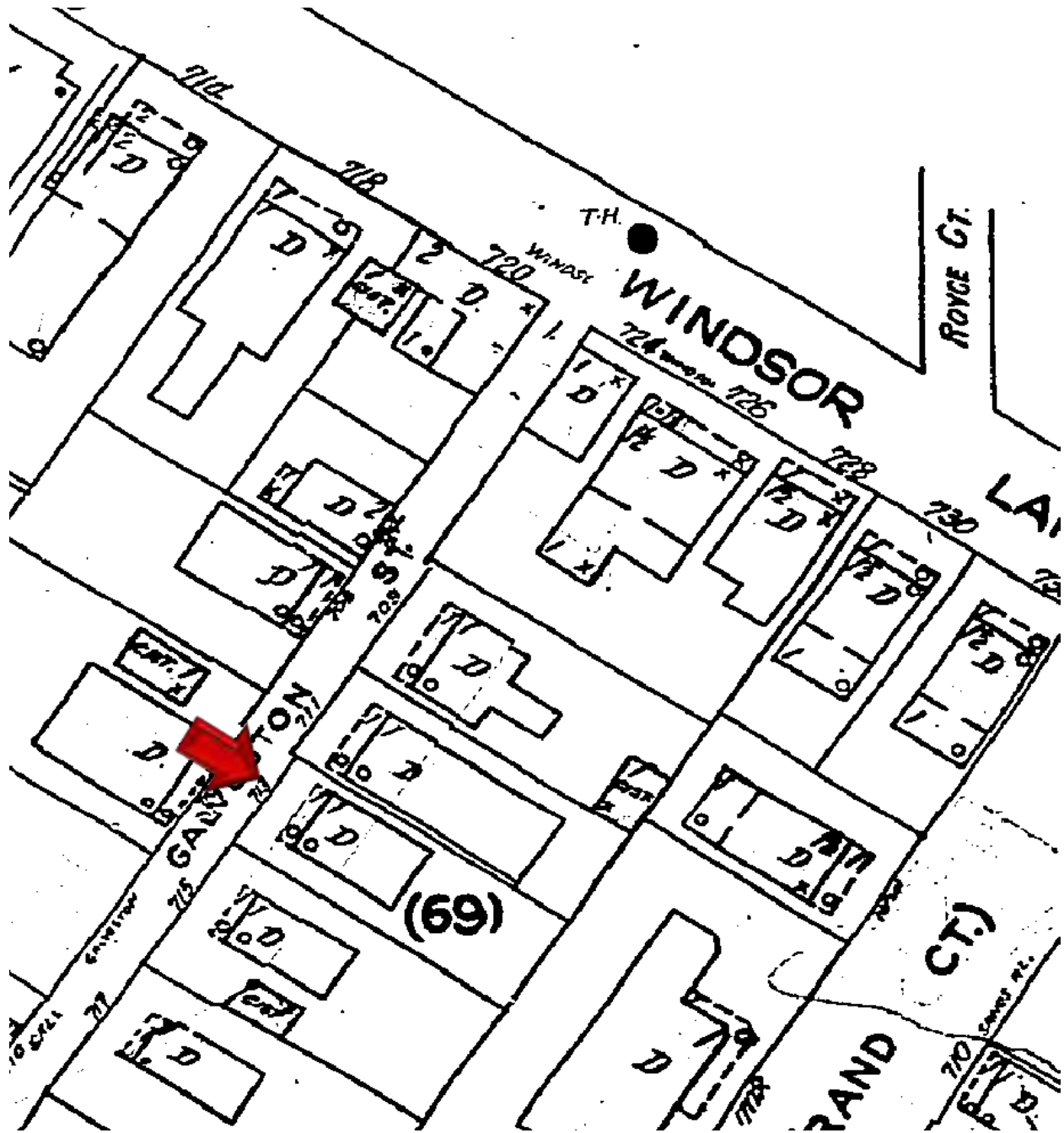
Sheet One of Two Sheets

J. LYNN O'FLYNN

# SANBORN MAPS



Sanborn map 1926



Sanborn map 1948



## Sanborn map 1962

# PROJECT PHOTOS



**713 Galveston Lane circa 1965. Monroe County Library.**



























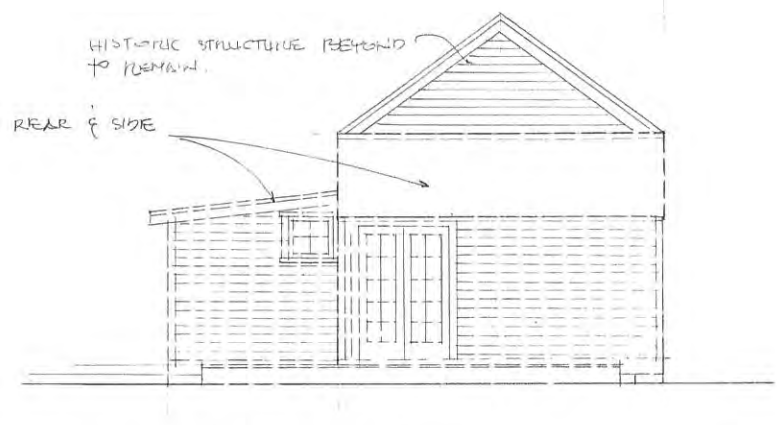
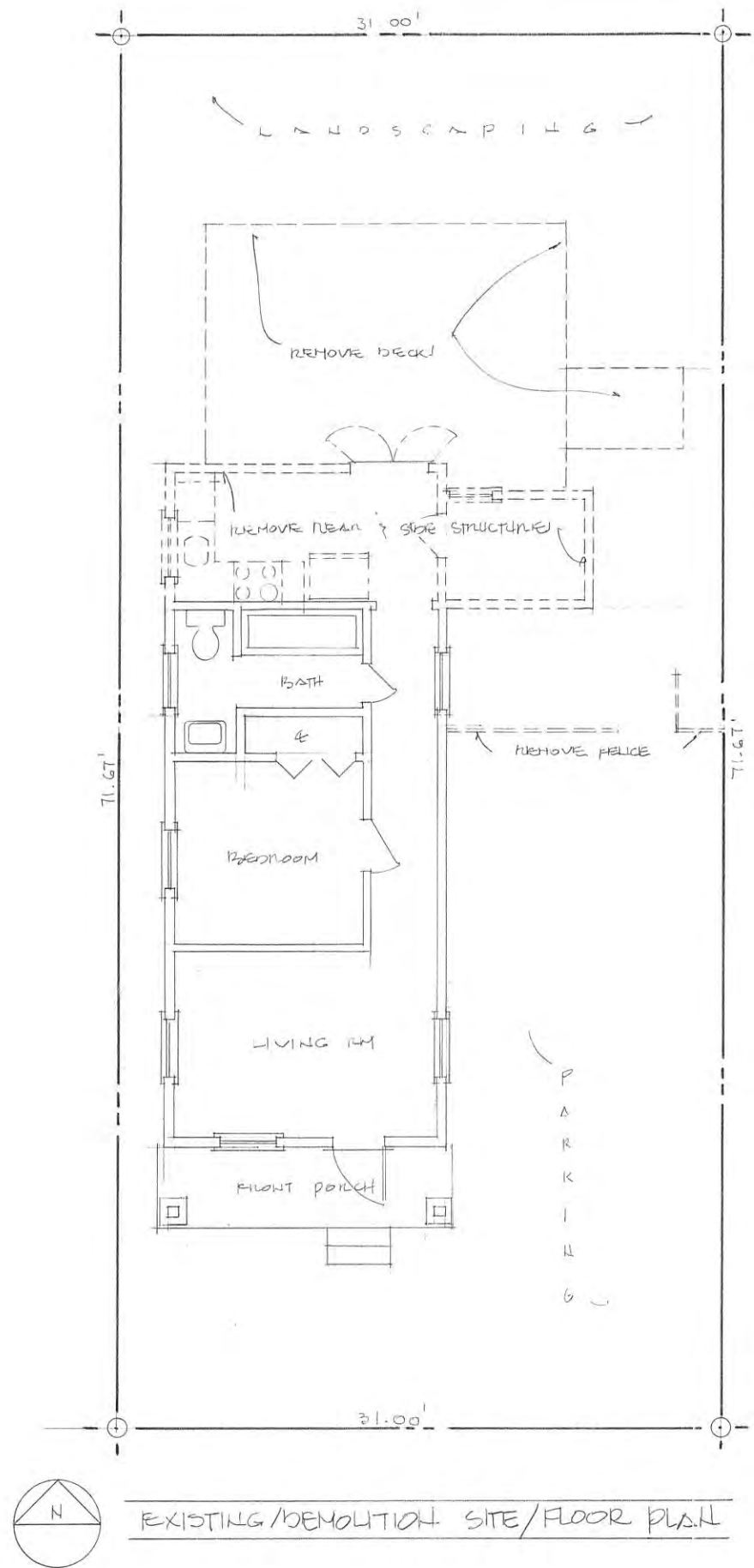




Google earth



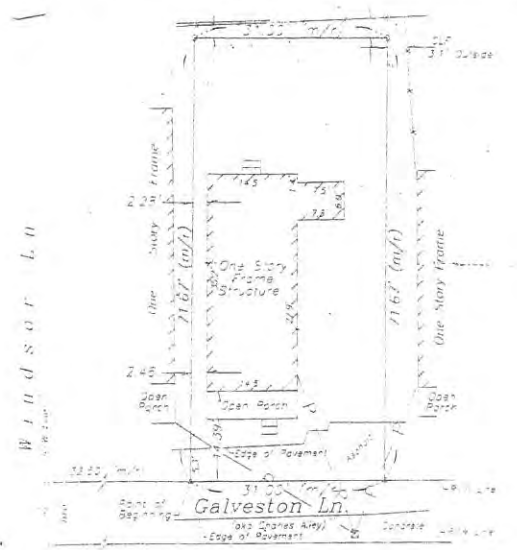
# REVISED DESIGN



Note: CITY ENCROACHMENT OF 5.3' x 31.00' = 164.3 SF ARE NOT A PART OF THE SITE CALCULATIONS AND IT DOES NOT COUNT TOWARDS IMPERVIOUS AREAS OR OPEN SPACE

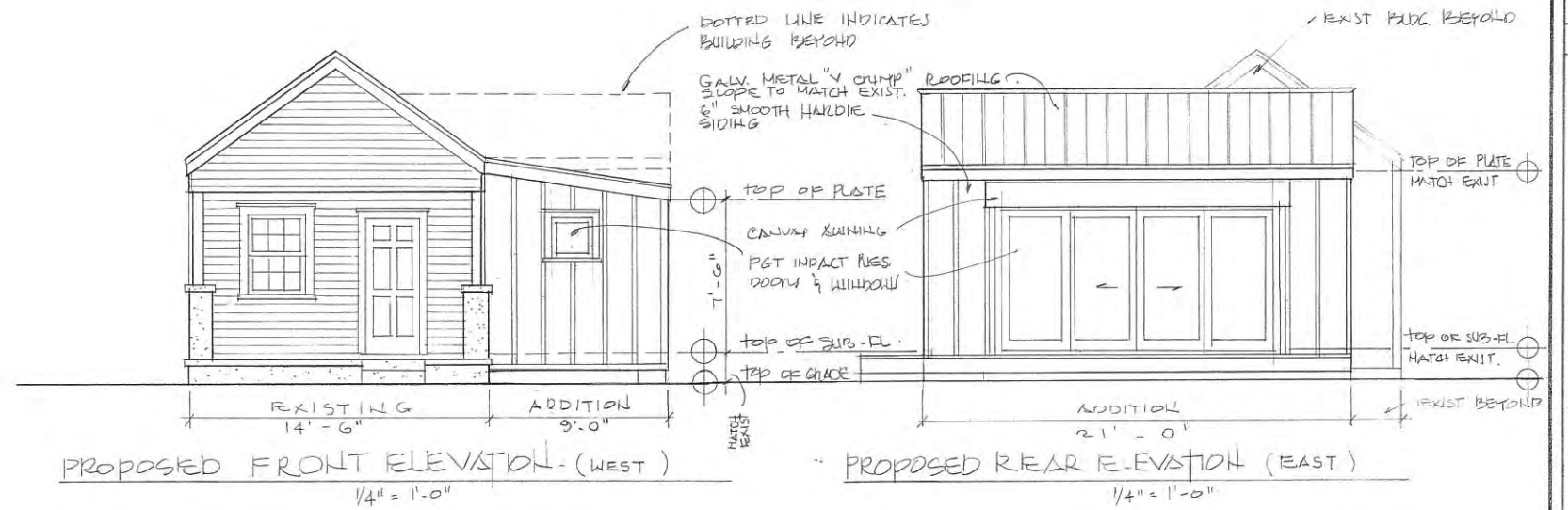
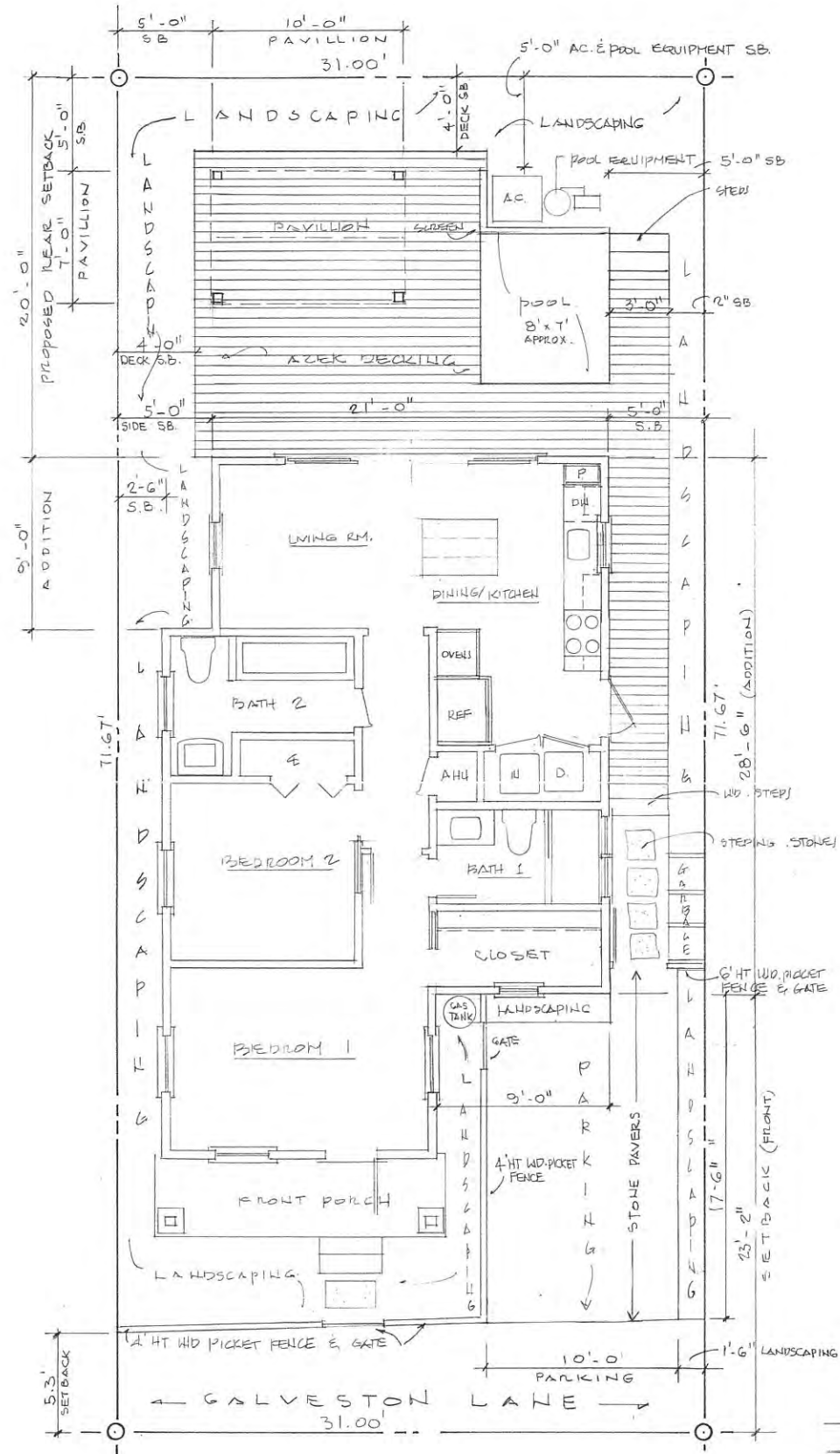
**SITE DATA:**  
 Address: 713 Galveston Street  
 District: HHDR  
 Existing parking: 1  
 Proposed parking: 1  
 Flood zone: X

Maximum height allowed: 30.00'  
 Existing max height: 16.5'  
 Proposed max height: 14.5', 13' and 12', see proposed elevations.  
 Lot size: 31.00 x 71.67' = 2,221.77 sf.  
 Maximum lot coverage allowed: 1,110.86 + 50%  
 Existing lot coverage = 615 sf. Or 29.25%  
 Proposed lot coverage: 456 sf. (exist.) + 444.25 sf. (proposed addition) = 925 sf. Or 40.21%  
 Maximum impervious areas allowed: 1,333 sf. Or 60%  
 Existing impervious areas = 615 sf. Or 29.25%  
 Proposed impervious areas = 900.25 sf (existing and proposed) + 58 sf. Of pool + 202 hard areas = 1,160.25 or 52.22%  
 Proposed setbacks = 21.5' front setback; 5.0' side setback; 20.00' rear setback; 5.00' accessory structure setback, pool and pool equipment setbacks. See site plan.  
 PROPOSED OPEN AREAS: 900.25 SF (EXIST + PROP)  
 58 SF (POOL) + 202 (HARD AREAS) + 280 SF OF DECKS = 1,440 SF OR 64.81% OF 2,221.77 = 35.19% OPEN AREA

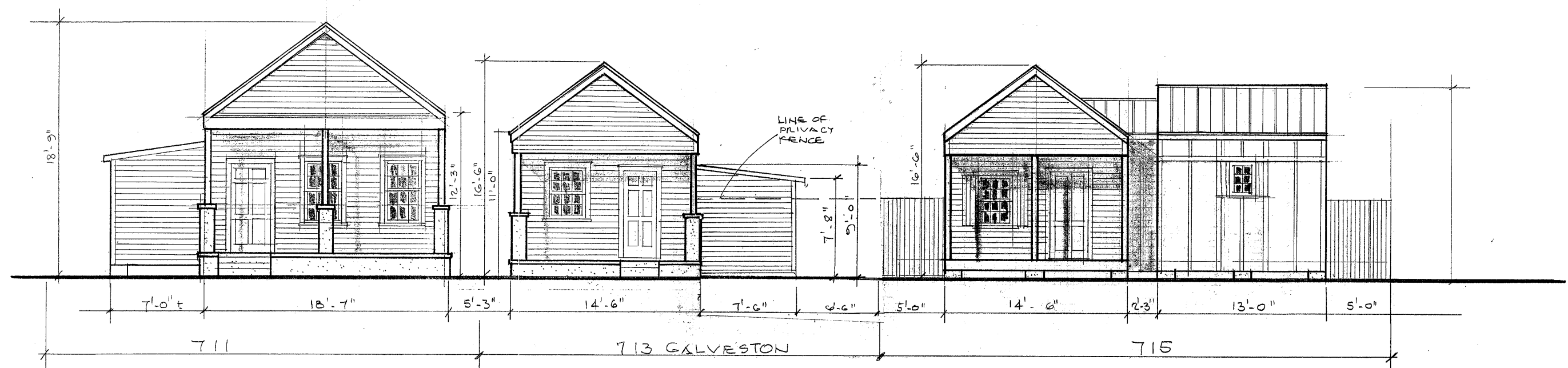


**Guillermo A. Orozco**  
 Residential Design  
 1517 Washington Street  
 Key West, FL 33040  
 305-292-1694

Date 7-27-16  
 Scale 1/4" = 1'-0"  
 Drawn GAO  
 Job HOLLAND  
 Sheet 1  
 Of 2 Sheets



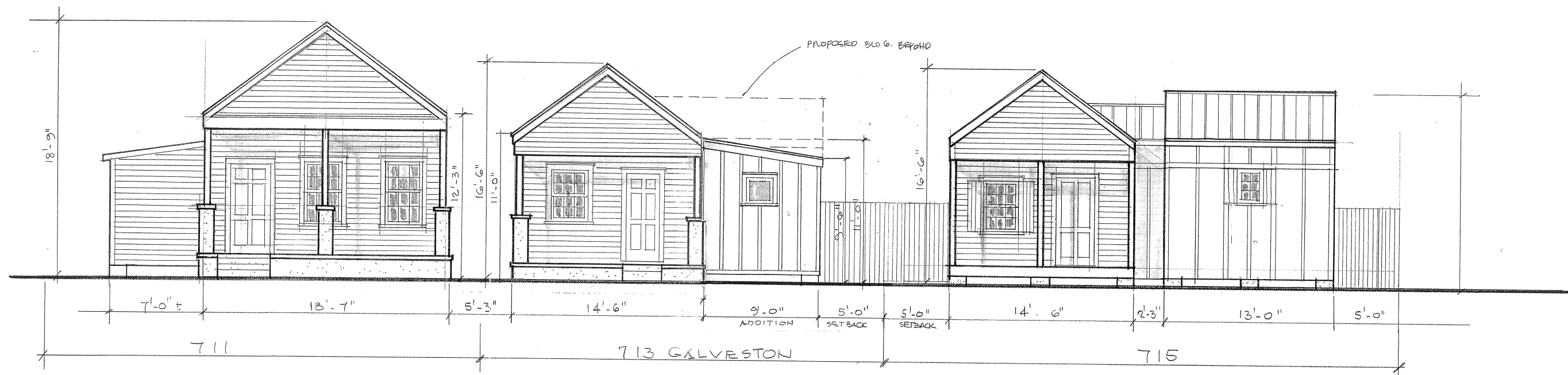
| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |



**- EXISTING -**

**- PARTIAL STREETScape ALONG GALVESTON LANE -**

|       |
|-------|
| Date  |
| Scale |
| Drawn |
| Job   |
| Sheet |



- PROPOSED -  
 - PARTIAL STREETSCAPE ALONG GALVESTON LANE -

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SIDE AND REAR ADDITION. NEW OUTDOOR PAVILION. NEW DECK, POOL AND FENCE. DEMOLITION OF SIDE WALL AND REAR ADDITION.**

**FOR- #713 GALVESTON LANE**

**Applicant – Guillermo Orozco**

**Application #H16-03-0054**

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

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

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

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 713 GALVESTON LANE on the 17th day of AUGUST, 2016:

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on AUGUST 23<sup>rd</sup>, 2016.

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

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

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

**Signed Name of Affiant:**

Guillermo Orozco  
**Date:** 8-18-16  
**Address:** 713 GALVESTON  
**City:** KEY WEST  
**State, Zip:** FL 33040

AUG 18 2016  
10:05 AM

Stacy

The forgoing instrument was acknowledged before me on this 18 day of August, 2016.

By (Print name of Affiant) Guillermo Orozco who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

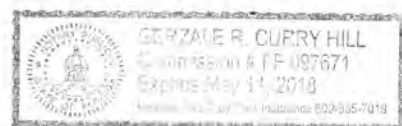
**NOTARY PUBLIC**

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

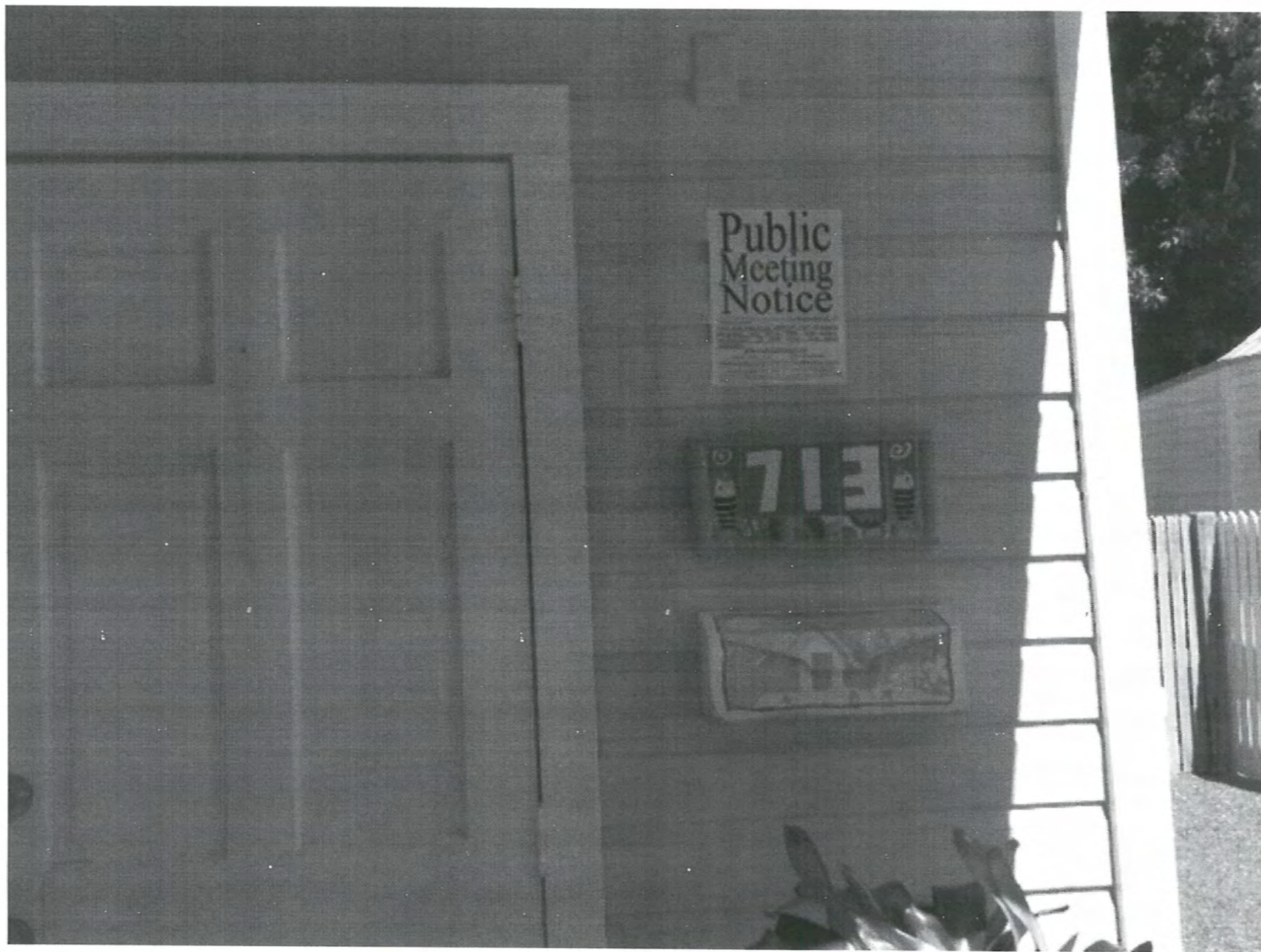
Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_





713 GALVESTON ST



713 GALVESTON ST.

# PROPERTY APPRAISER INFORMATION



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

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

|                 |               |            |                       |             |                 |                  |                                                                               |
|-----------------|---------------|------------|-----------------------|-------------|-----------------|------------------|-------------------------------------------------------------------------------|
| Home            | Departments   | Exemptions | Save Our Homes        | Portability | Homestead Fraud | Contact Us       | Website tested on IE8, IE9, & Firefox.<br>Requires Adobe Flash 10.3 or higher |
| Property Search | Tax Estimator | GIS/Maps   | Millages/Taxroll Info | Appeals/VAB | Forms           | Office Locations |                                                                               |

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

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

[Previous Record](#) **Alternate Key: 1019585 Parcel ID: 00018910-000000** [Next Record](#)

**Ownership Details**

**Mailing Address:**  
HOLLAND CHARLES P AND MARY ANN  
4375 VINDALOO DR  
CASTLE ROCK, CO 80109-3831

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 713 GALVESTON LN KEY WEST  
**Legal** KW LT 3 OF TR 5 G9-415 OR506-207 OR1638-2027/31P/R OR2265-2061ORD  
**Description:** OR2510-1370D/C OR2510-1376/77 OR2688-1441/42

**Click Map Image to open interactive viewer**

**Monroe County Links**

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

**Monroe County Constitutional Officers**

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- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

**Monroe County Cities**

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

**First Time Home Buyer (IRS)**

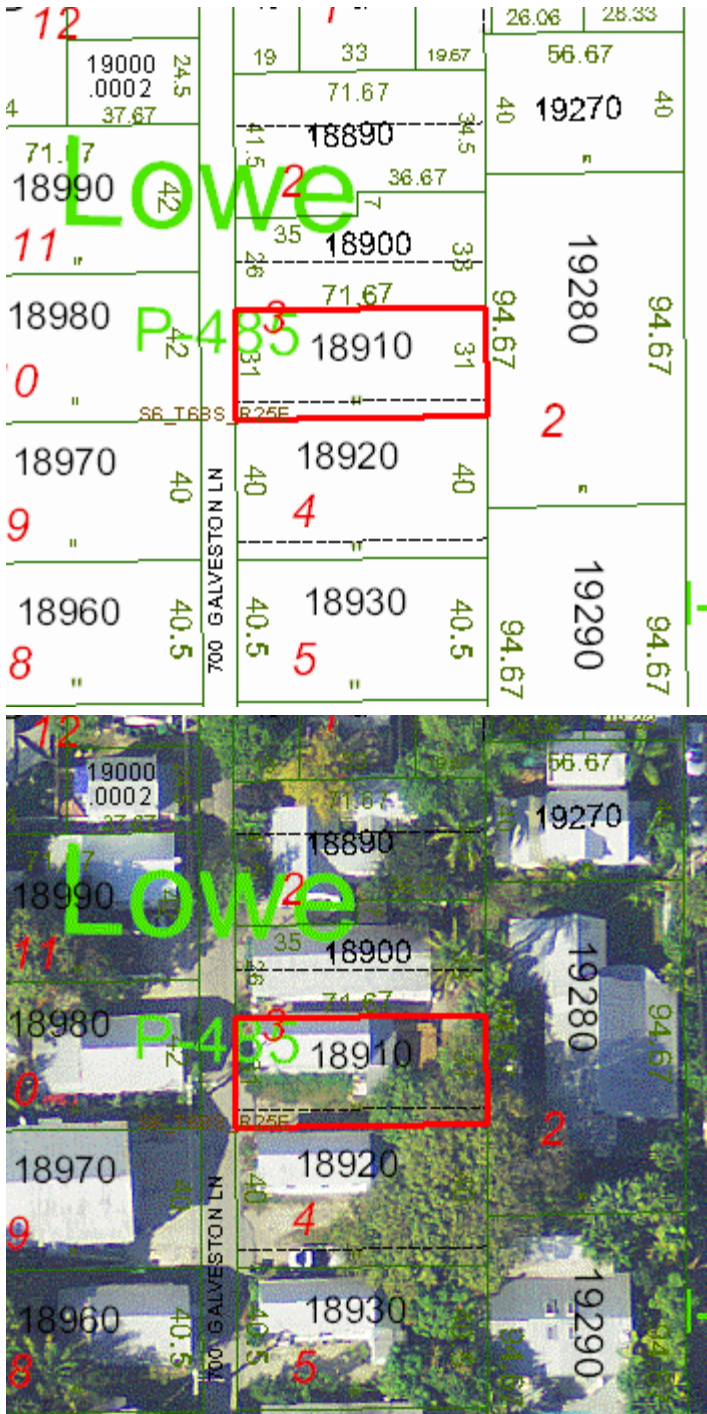
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

**IRS Links**

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

**Other Links**

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



Land Details

| Land Use Code          | Frontage | Depth | Land Area   |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 0        | 0     | 2,222.00 SF |

Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 0  
Total Living Area: 532  
Year Built: 1933

Building 1 Details

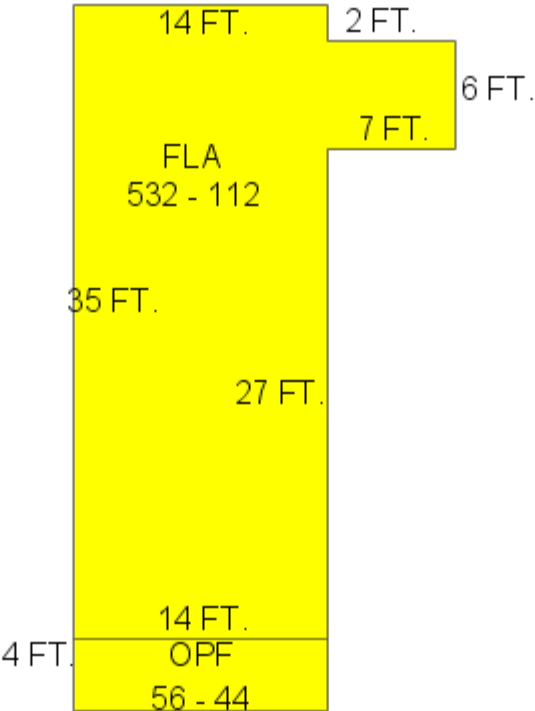
|                |      |              |     |         |  |
|----------------|------|--------------|-----|---------|--|
| Building Type  | R1   | Condition    | G   | Quality |  |
| Effective Age  | 20   | Perimeter    | 112 | Depth   |  |
| Year Built     | 1933 | Special Arch | 0   | Ground  |  |
| Functional Obs | 0    | Economic Obs | 0   |         |  |

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

|            |           |            |       |
|------------|-----------|------------|-------|
| Roof Type  | GABLE/HIP | Roof Cover | METAL |
| Heat 1     | NONE      | Heat 2     | NONE  |
| Heat Src 1 | NONE      | Heat Src 2 | NONE  |

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 |



Sections:

| Nbr | Type | Ext Wall              | # Stories | Year Built | Attic | A/C | Basement |
|-----|------|-----------------------|-----------|------------|-------|-----|----------|
| 1   | FLA  | 12:ABOVE AVERAGE WOOD | 1         | 1993       | N     | N   | 0.00     |
| 2   | OPF  | 12:ABOVE AVERAGE WOOD | 1         | 1993       | N     | N   | 0.00     |

Misc Improvement Details

| Nbr | Type       | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|------------|---------|--------|-------|------------|-----------|-------|------|
| 0   | FN2:FENCES | 678 SF  | 113    | 6     | 2012       | 2013      | 2     | 30   |

Appraiser Notes

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2014-04-16 MLS \$389,000 1/1 A PERFECT 1/1 KEY WEST COTTAGE ON A WONDERFUL LANE IN OLD TOWN. THIS HOUSE IS CHARMING FROM THE OUTSIDE AND ONCE INSIDE YOU'LL LOVE THE HIGH CEILINGS AND MOVE IN CONDITION! ALREADY RENOVATED WITH WOOD AND TILE FLOORS, A MODERN KITCHEN WITH GRANITE COUNTER TOPS, SOLID WOOD CABINETS AND HIGHER END STAINLESS STEEL APPLIANCES. IT EVEN HAS A LAUNDRY ROOM WITH FRONT LOADER WASHER & DRYER AND STORAGE. THE REAR DECKED BACK YARD IS PRIVATE AND VERY SPACIOUS. THERE IS OFF STREET PARKING AND A SWEET FRONT PORCH. THE DESIRABLE LOCATION IN THE HEART OF OLD TOWN KEY WEST IS WALKING DISTANCE TO EVERYTHING. A RARE FIND AND GREAT VALUE. |
| 713 ALVESTON LANE BLDG #1 MOVED TO RE:1890                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

Building Permits

| Bldg | Number  | Date Issued | Date Completed | Amount | Description | Notes                                                                                                                                                                                                         |
|------|---------|-------------|----------------|--------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | 8-688   | 03/12/2008  | 07/09/2008     | 2,500  |             | REPLACE WOODEN SLAP 45X20<br>600SF REMOVE WOOD TRIM<br>PAINT PER HARC                                                                                                                                         |
| 1    | 11-1779 | 06/10/2011  | 11/28/2012     | 4,600  |             | INSTALL ONE 2TON AC WITH 5<br>OPENINGS                                                                                                                                                                        |
| 1    | 11-1094 | 04/07/2011  | 11/28/2012     | 40,000 |             | REMOVE ALL WOOD PANELING<br>WALL FINISHES. REPLACE WITH<br>DRYWALL, REMOVE<br>PARTITIONSWALLS AND<br>CONSTRUCT NEW WALLS FOR<br>BEDROOM/BATHROOM, NEW<br>KITCH CABINETS AND TOPS, NEW<br>FRENCH DOORS AT REAR |
| 1    | 11-1099 | 04/05/2011  | 11/28/2012     | 2,500  |             | ROUGH & SET 1 TOILET,1 LAV,1<br>SHOWER,1 KITCH SINK,                                                                                                                                                          |
| 1    | 11-1096 | 04/07/2011  | 11/28/2012     | 3,500  |             | COMPLETE WIRING PER PLANS                                                                                                                                                                                     |
| 1    | 12-1262 | 04/17/2012  | 11/28/2012     | 5,000  |             | 6' PICKET AROUND REAR OF<br>YARD 113lf                                                                                                                                                                        |
| 1    | 13-1018 | 03/15/2013  | 04/16/2014     | 100    | Residential | EMERGENCY SERVICE UPGRADE,<br>UPGRADE TO 200 AMP SERVICE,<br>AND REPLACE THE METER CAN.                                                                                                                       |
| 1    | 13-1003 | 03/18/2013  | 04/16/2014     | 100    | Residential | REPLACE CONCRETE SLAB AND<br>COLUMNS OF FRONT PORCH.                                                                                                                                                          |
| 1    | 13-1382 | 04/10/2013  | 04/16/2014     | 2,400  | Residential | EXPLORATORY DEMO TO ALLOW<br>ENGINEER ACCESS FOR<br>PURPOSES OF REBUILDING<br>FLOOR STRUCTURE 800 SQ. FT.                                                                                                     |
| 1    | B941800 | 05/01/1994  | 12/01/1994     | 2,000  |             | RENOVATIONS                                                                                                                                                                                                   |

|   |         |            |            |       |             |                        |
|---|---------|------------|------------|-------|-------------|------------------------|
| 1 | 9801585 | 05/21/1998 | 12/31/1998 | 900   | Residential | REPAIR WINDOW & SIDING |
| 1 | 0101873 | 05/07/2001 | 11/28/2001 | 1,400 |             | 150 AMP SERVICE        |
| 1 | 05-4482 | 10/11/2005 | 12/31/2005 | 4,200 |             | REPLACE NOVELTY SIDING |

### 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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2015      | 65,722           | 2,428                        | 315,388          | 383,538                   | 383,538              | 0                   | 383,538              |
| 2014      | 80,652           | 2,302                        | 294,363          | 377,317                   | 328,713              | 0                   | 377,317              |
| 2013      | 93,535           | 2,373                        | 252,935          | 348,843                   | 298,830              | 0                   | 348,843              |
| 2012      | 67,499           | 0                            | 202,008          | 269,507                   | 269,507              | 0                   | 269,507              |
| 2011      | 68,464           | 0                            | 282,345          | 350,809                   | 350,809              | 0                   | 350,809              |
| 2010      | 69,428           | 0                            | 300,702          | 370,130                   | 370,130              | 0                   | 370,130              |
| 2009      | 77,354           | 0                            | 356,387          | 433,741                   | 433,741              | 0                   | 433,741              |
| 2008      | 72,971           | 0                            | 433,290          | 506,261                   | 506,261              | 0                   | 506,261              |
| 2007      | 123,184          | 0                            | 392,739          | 515,923                   | 515,923              | 0                   | 515,923              |
| 2006      | 233,207          | 0                            | 211,090          | 444,297                   | 444,297              | 0                   | 444,297              |
| 2005      | 199,892          | 0                            | 191,092          | 390,984                   | 390,984              | 0                   | 390,984              |
| 2004      | 164,179          | 0                            | 166,650          | 330,829                   | 330,829              | 0                   | 330,829              |
| 2003      | 130,597          | 0                            | 82,214           | 212,811                   | 212,811              | 0                   | 212,811              |
| 2002      | 127,313          | 0                            | 52,217           | 179,530                   | 179,530              | 0                   | 179,530              |
| 2001      | 105,047          | 0                            | 52,217           | 157,264                   | 157,264              | 0                   | 157,264              |
| 2000      | 88,524           | 0                            | 38,885           | 127,409                   | 127,409              | 0                   | 127,409              |
| 1999      | 72,319           | 0                            | 38,885           | 111,204                   | 111,204              | 0                   | 111,204              |
| 1998      | 50,414           | 0                            | 38,885           | 89,299                    | 89,299               | 0                   | 89,299               |
| 1997      | 47,893           | 0                            | 34,441           | 82,334                    | 82,334               | 0                   | 82,334               |
| 1996      | 31,005           | 0                            | 34,441           | 65,446                    | 65,446               | 0                   | 65,446               |
| 1995      | 31,005           | 0                            | 34,441           | 65,446                    | 65,446               | 0                   | 65,446               |
| 1994      | 27,728           | 0                            | 34,441           | 62,169                    | 62,169               | 0                   | 62,169               |
| 1993      | 59,102           | 0                            | 34,441           | 93,543                    | 93,543               | 0                   | 93,543               |
| 1992      | 59,102           | 0                            | 34,441           | 93,543                    | 93,543               | 0                   | 93,543               |
| 1991      | 59,102           | 0                            | 34,441           | 93,543                    | 93,543               | 0                   | 93,543               |
| 1990      | 68,162           | 0                            | 27,775           | 95,937                    | 95,937               | 0                   | 95,937               |
| 1989      | 28,664           | 0                            | 27,220           | 55,884                    | 55,884               | 0                   | 55,884               |
| 1988      | 25,246           | 0                            | 23,887           | 49,133                    | 49,133               | 0                   | 49,133               |
| 1987      | 24,944           | 0                            | 16,127           | 41,071                    | 41,071               | 0                   | 41,071               |
| 1986      | 25,084           | 0                            | 15,482           | 40,566                    | 40,566               | 0                   | 40,566               |
| 1985      | 24,378           | 0                            | 9,360            | 33,738                    | 33,738               | 0                   | 33,738               |
| 1984      | 22,916           | 0                            | 9,360            | 32,276                    | 32,276               | 0                   | 32,276               |

|      |        |   |       |        |        |   |        |
|------|--------|---|-------|--------|--------|---|--------|
| 1983 | 22,916 | 0 | 9,360 | 32,276 | 32,276 | 0 | 32,276 |
| 1982 | 23,306 | 0 | 8,093 | 31,399 | 31,399 | 0 | 31,399 |

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 |
|-----------|----------------------------|---------|------------|---------------|
| 6/6/2014  | 2688 / 1441                | 407,500 | WD         | 37            |
| 3/30/2011 | 2510 / 1376                | 210,000 | WD         | 19            |

This page has been visited 199,157 times.

Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176