



**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

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 16-00300054		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE X	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT 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:

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

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 THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

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

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			
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 USEPA 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. ✓

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

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

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

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

- (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. ✓

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX 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

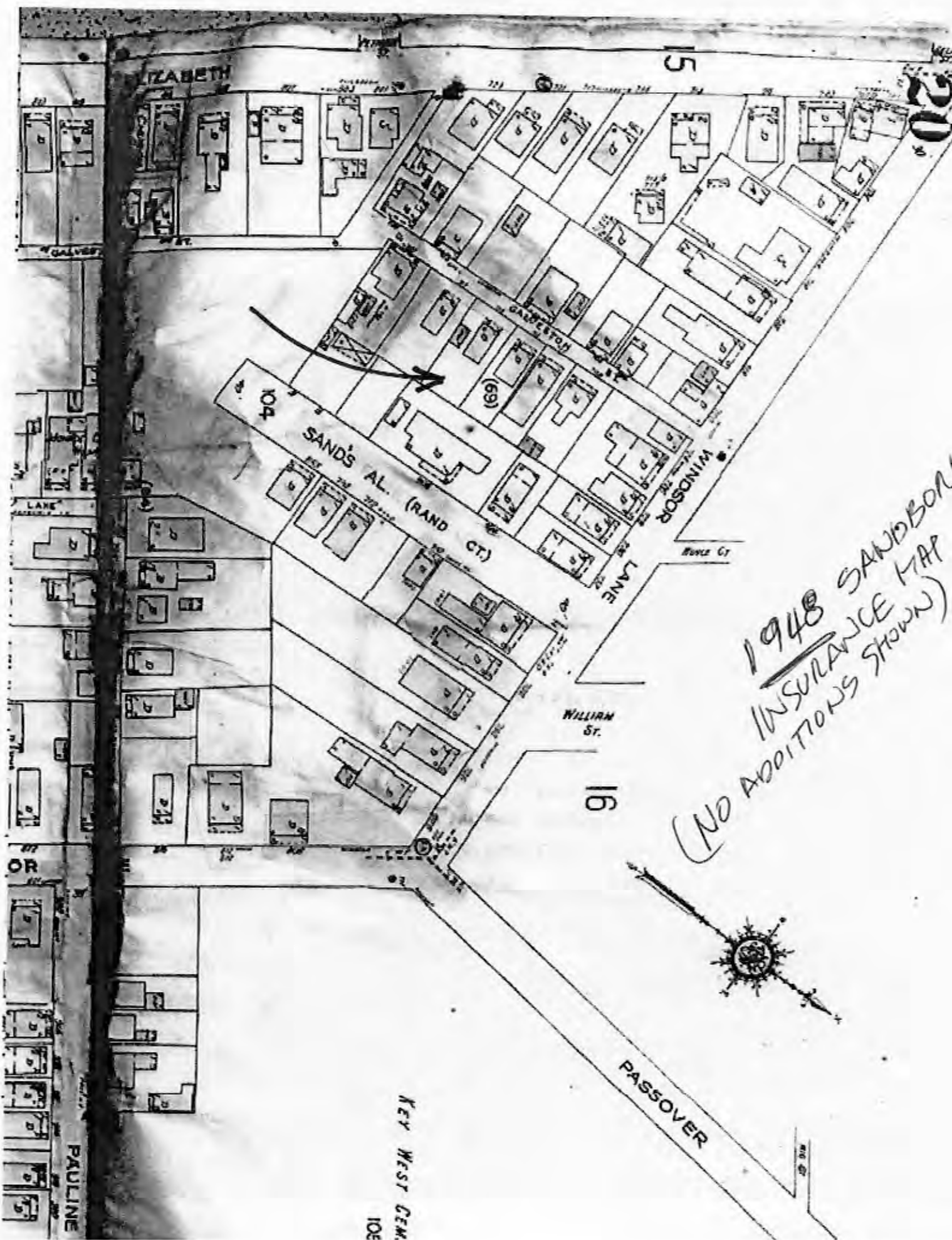
OFFICE USE ONLY

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
PROPERTY LINE,
WHICH IS NOT THE
CASE NOW.



Windsor Ln.

R/W Line



132.50' (m/r)

Galveston Ln.

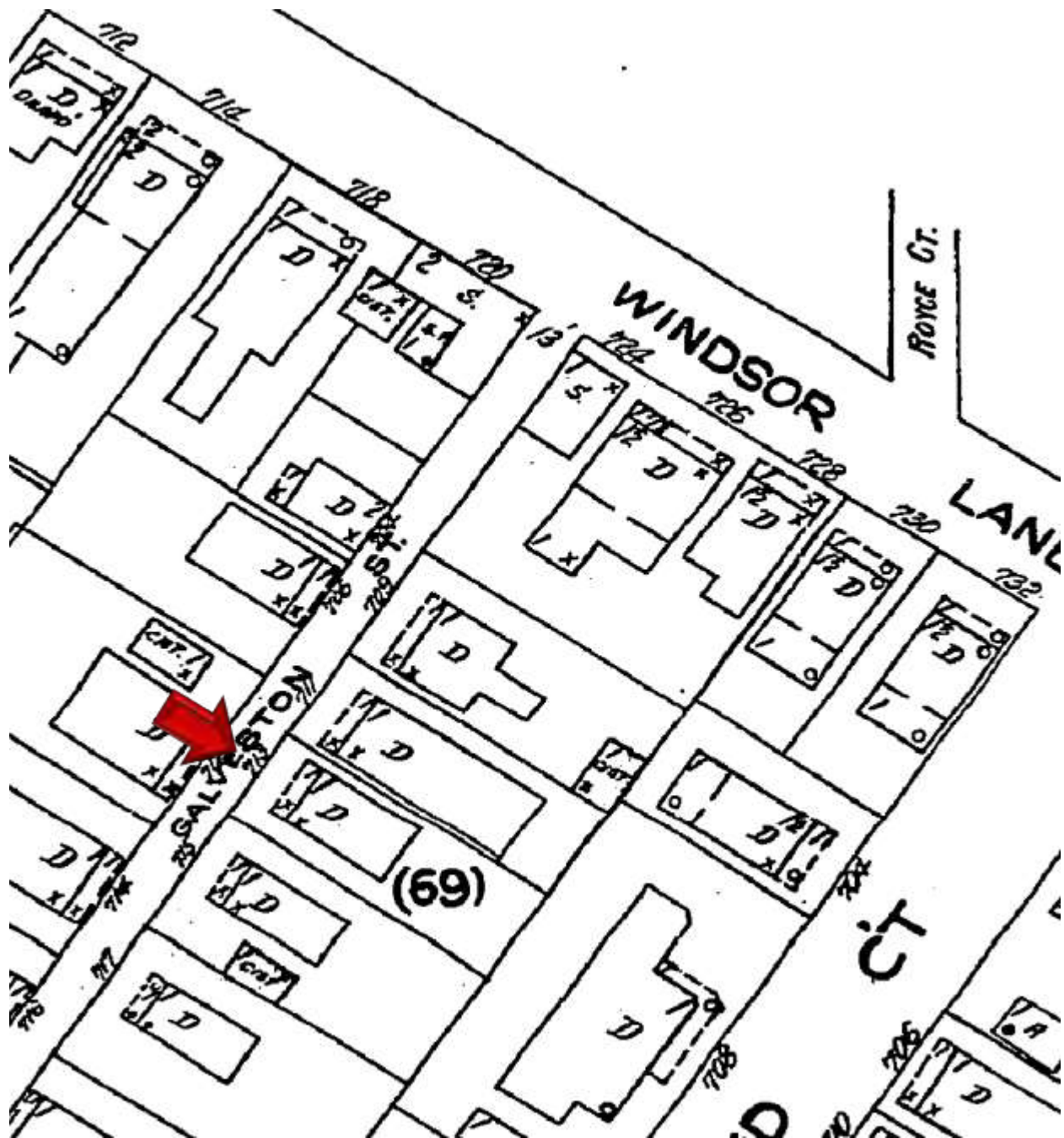
(aka Charles Alley)

Concrete

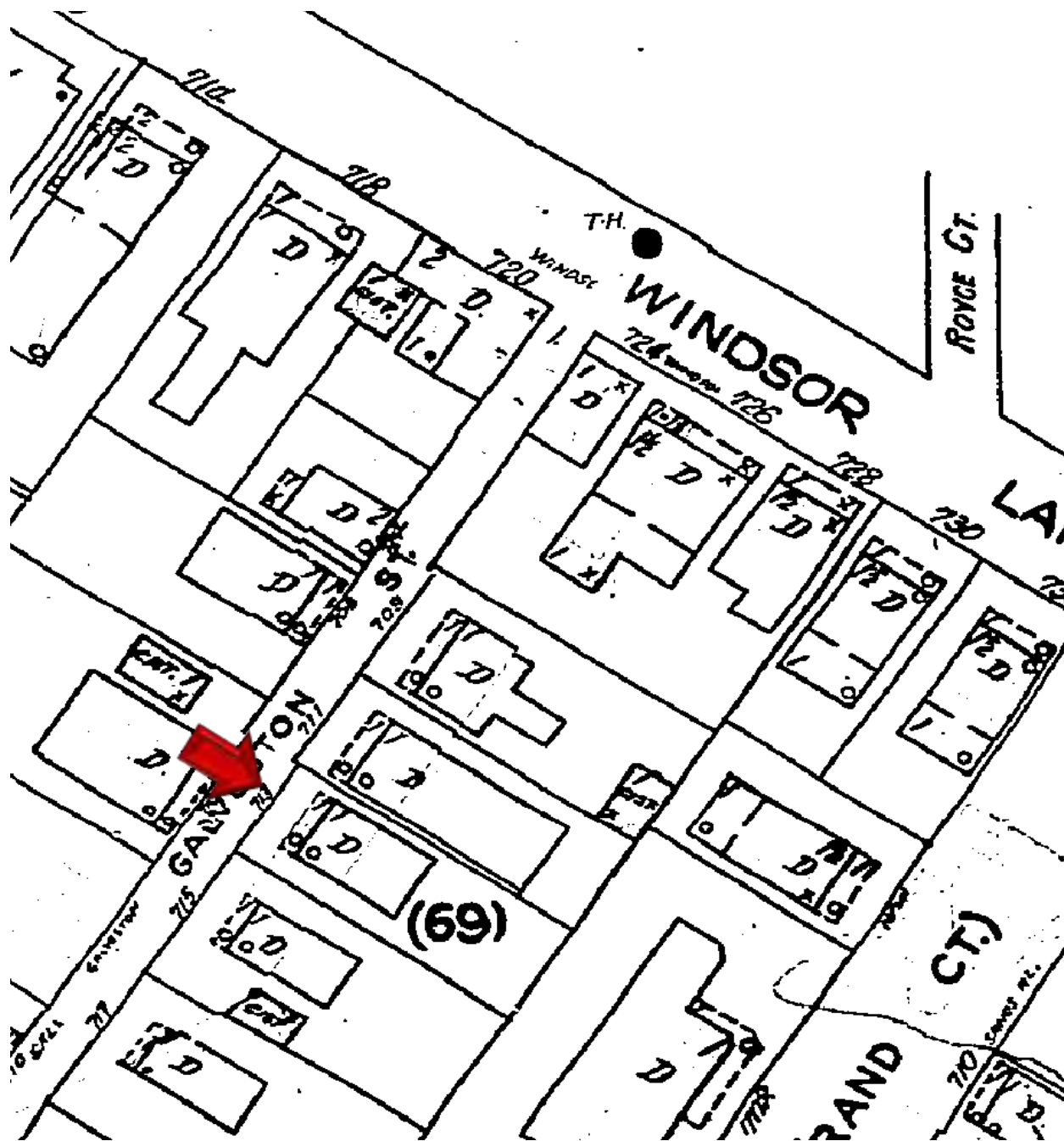
Sheet One of Two Sheets

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.





























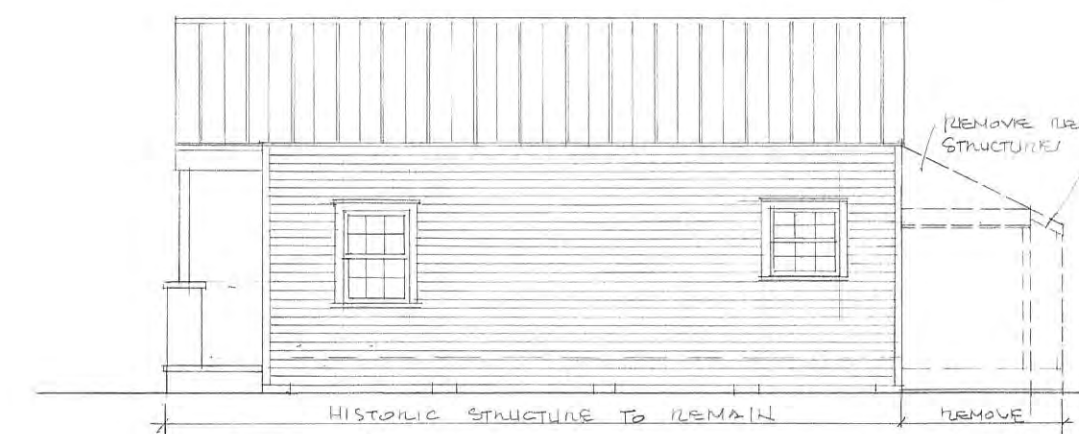
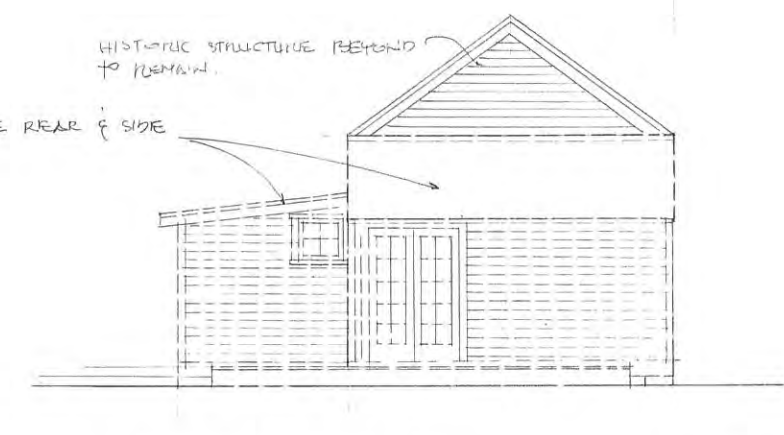
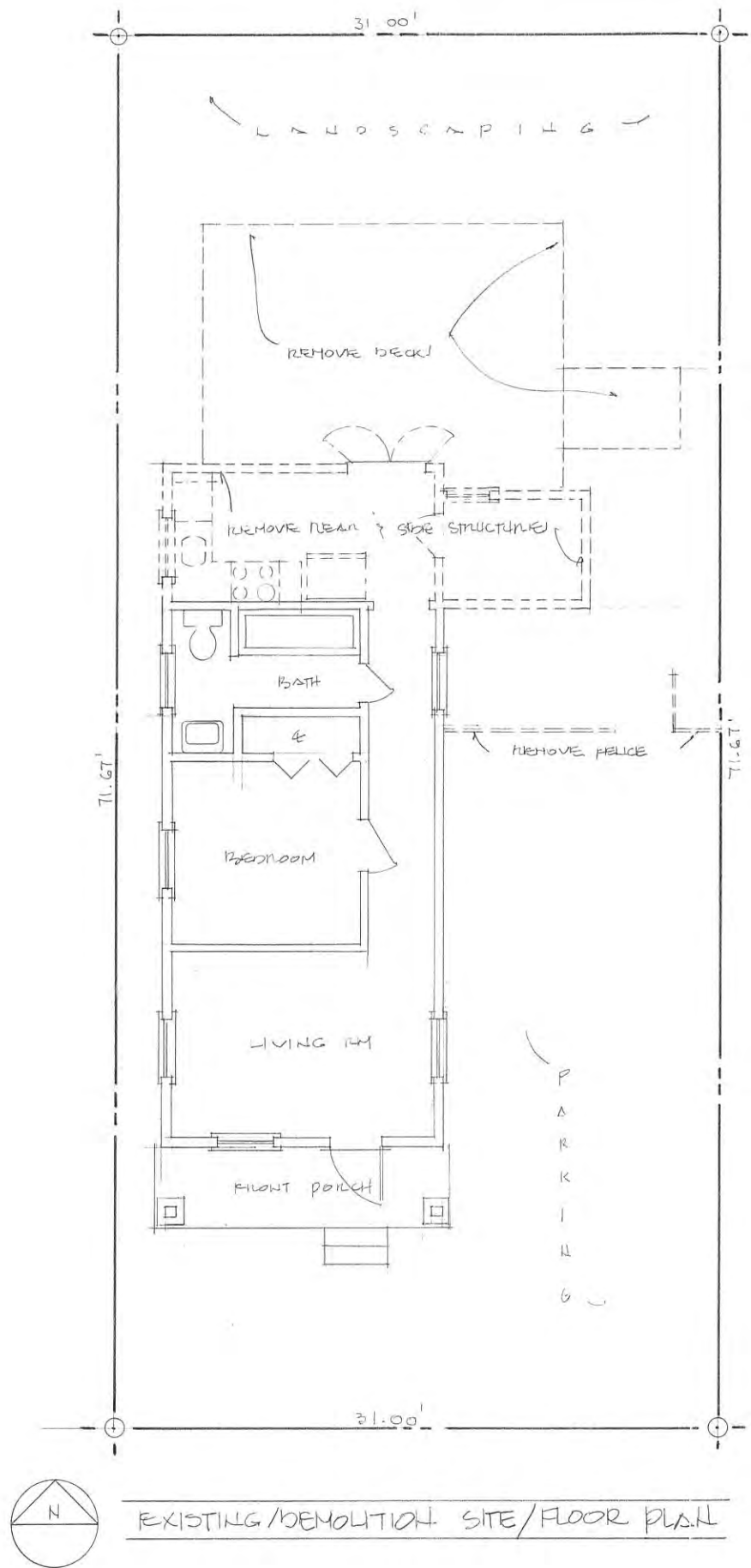


Google earth

feet 10
meters 3



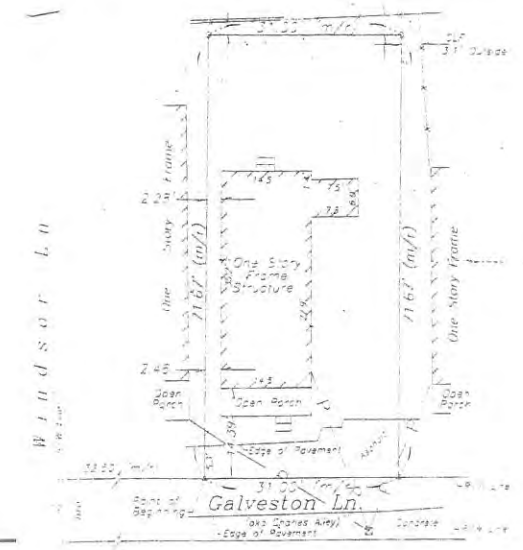
REVISED DESIGN

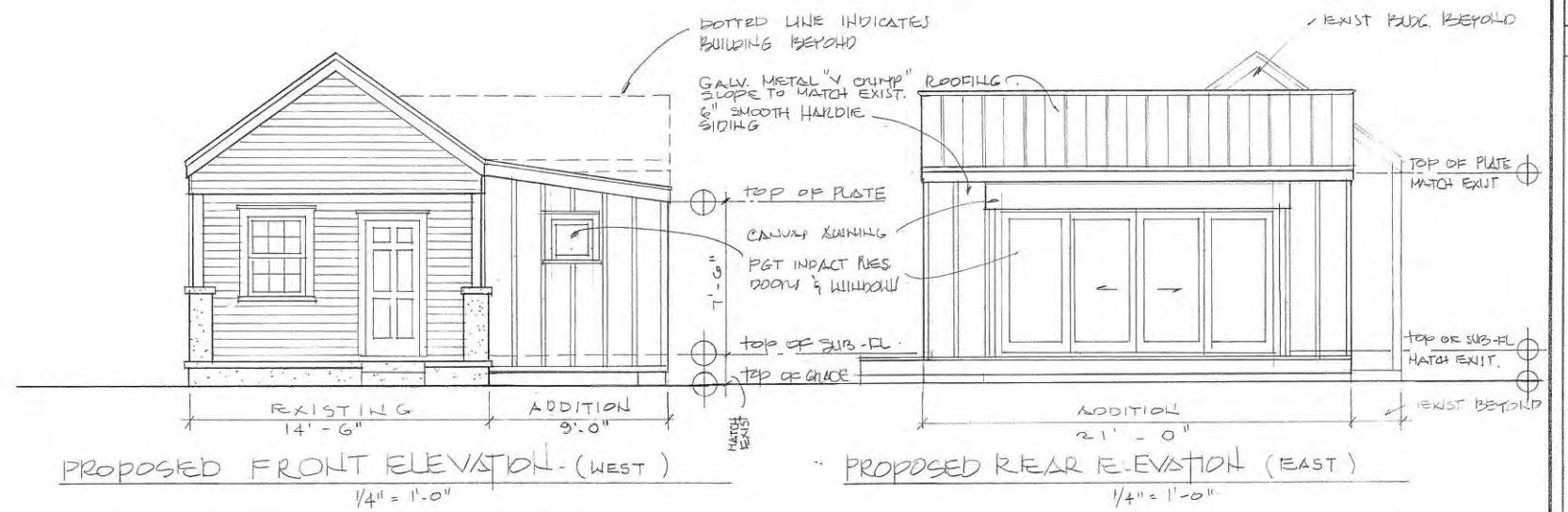
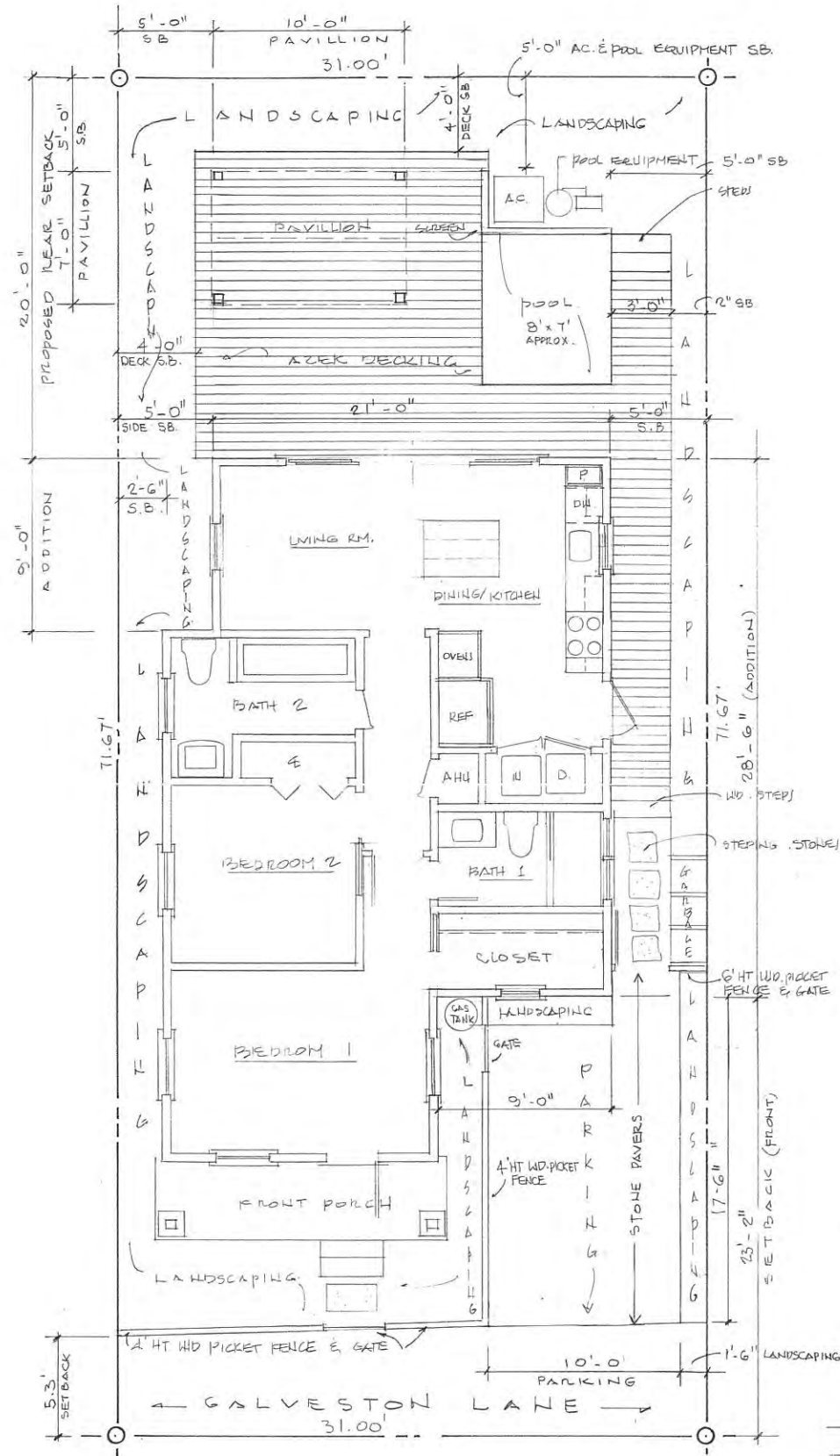


Note: CITY ENCROACHMENT OF 5.3' x 31.00' = 164.3 SF ARE NOT A PART OF THE SITE CALCULATIONS AND IT DOES NOT COUNT TOWARDS IMPERVIOUS AREAS OR OPEN SPACE

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



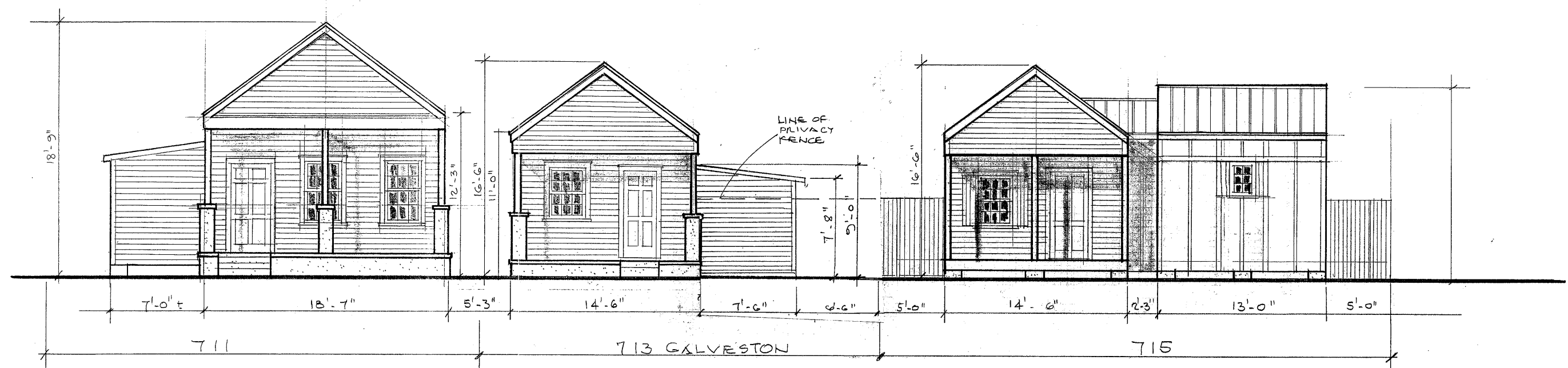


Additions to:
713 Galveston Lane
 Key West, Florida

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: 2
 Of 2 Sheets

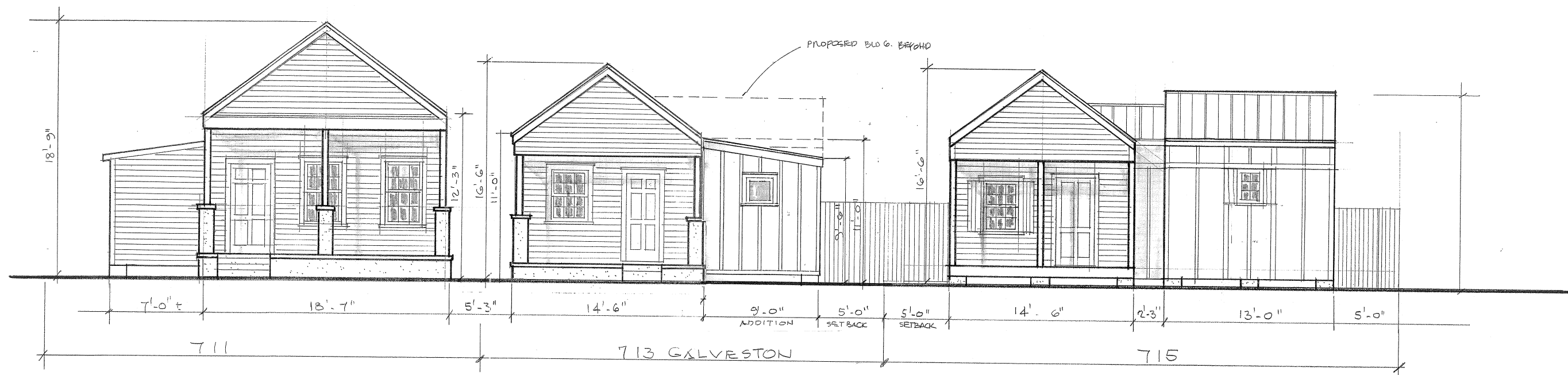
REVISIONS	BY



- 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.

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 23rd, 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.

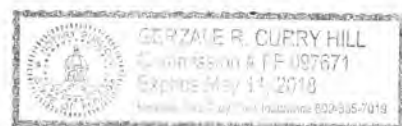
NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

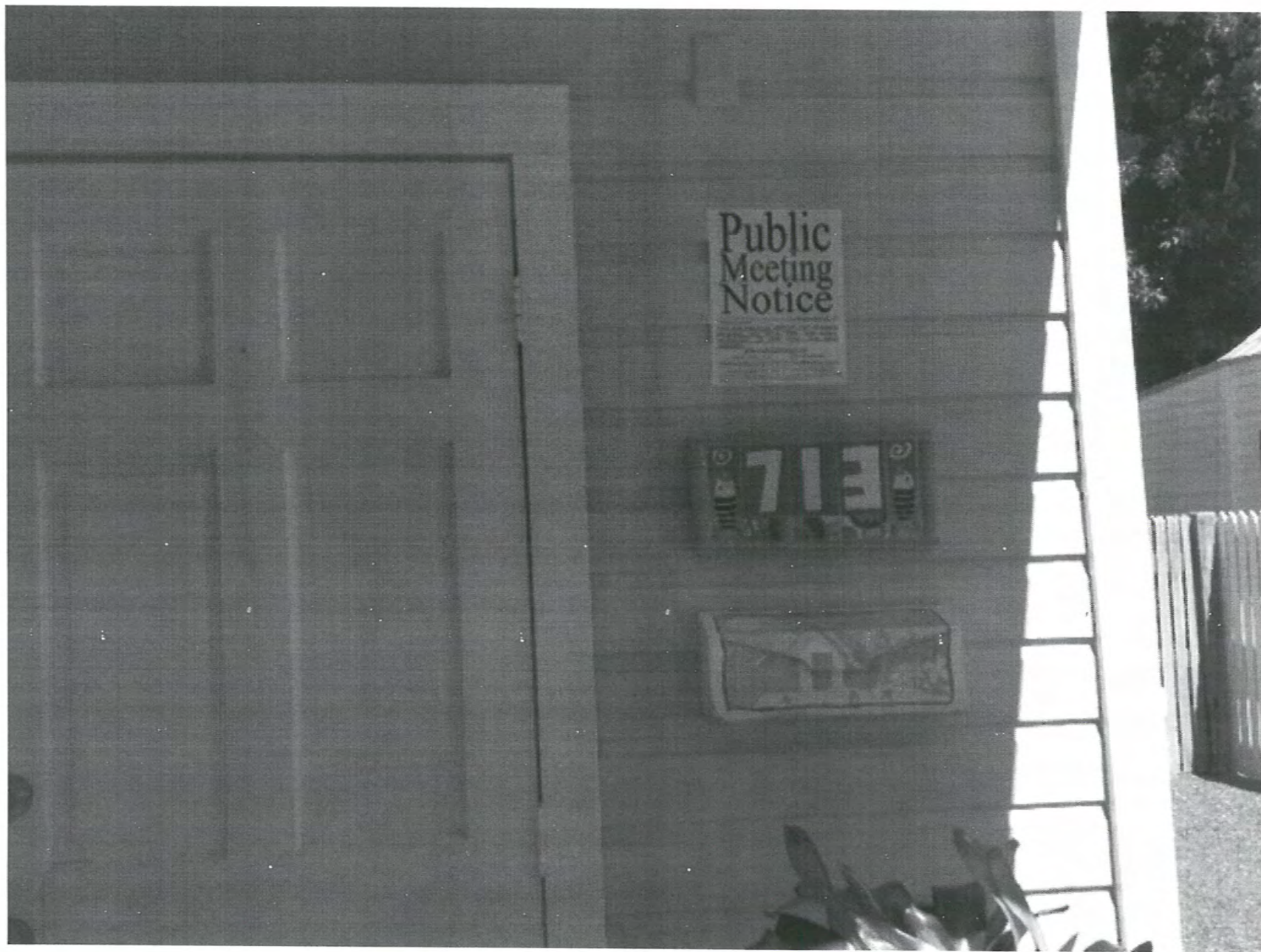
Notary Public - State of Florida (seal)

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
Property Search	Tax Estimator	GIS/Maps	Millages/Taxroll Info	Appeals/VAB	Forms	Office Locations

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

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

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

[Previous Record](#) **Alternate Key: 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](#)
- » [BOCC](#)
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Monroe County Constitutional Officers

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First Time Home Buyer (IRS)

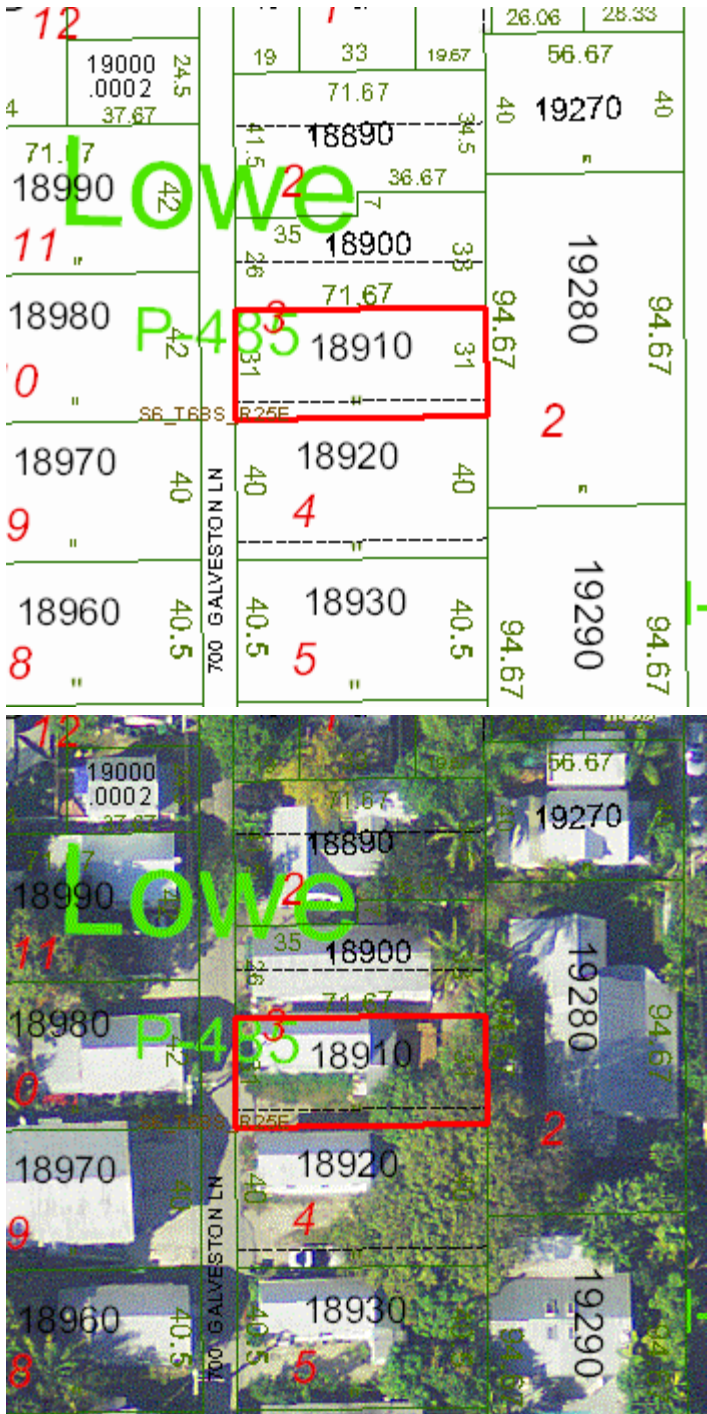
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
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IRS Links

- » [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

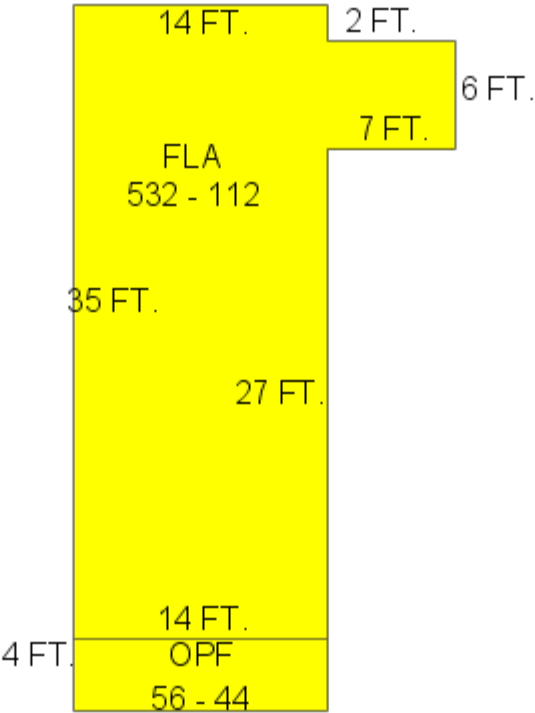
Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 532
Year Built: 1933

Building 1 Details

Building Type	R1	Condition	G	Qu
Effective Age	20	Perimeter	112	Dep
Year Built	1933	Special Arch	0	Grnd
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 600SF REMOVE WOOD TRIM PAINT PER HARC
1	11-1779	06/10/2011	11/28/2012	4,600		INSTALL ONE 2TON AC WITH 5 OPENINGS
1	11-1094	04/07/2011	11/28/2012	40,000		REMOVE ALL WOOD PANELING WALL FINISHES. REPLACE WITH DRYWALL, REMOVE PARTITIONSWALLS AND CONSTRUCT NEW WALLS FOR BEDROOM/BATHROOM, NEW KITCH CABINETS AND TOPS, NEW FRENCH DOORS AT REAR
1	11-1099	04/05/2011	11/28/2012	2,500		ROUGH & SET 1 TOILET,1 LAV,1 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 YARD 113lf
1	13-1018	03/15/2013	04/16/2014	100	Residential	EMERGENCY SERVICE UPGRADE, UPGRADE TO 200 AMP SERVICE, AND REPLACE THE METER CAN.
1	13-1003	03/18/2013	04/16/2014	100	Residential	REPLACE CONCRETE SLAB AND COLUMNS OF FRONT PORCH.
1	13-1382	04/10/2013	04/16/2014	2,400	Residential	EXPLORATORY DEMO TO ALLOW ENGINEER ACCESS FOR PURPOSES OF REBUILDING 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

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