



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 29, 2021

Applicant: Wade Morgan

Application Number: H2021-0026

Address: 710 Galveston Lane

Description of Work:

New accessory structure.

Site Facts:

The building under review is a contributing resource to the historic district. The one-story frame vernacular house was built circa 1910. The building is rectangular in footprint and consists of a main gable roof with an attached shed roof on its rear. The rear portion of the house is not original to the building and is not historic. In the last four years a new swimming pool and side addition were approved and build.

Guidelines Cited on Review:

- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 6, 11, 12, 13, 14, 22 and 24.
- Outbuildings (page 40), specifically guidelines 1, 3, 4 and 9.

Staff Analysis:

The Certificate of Appropriateness under review is for a new accessory structure that will be located on the on the south west corner of the lot. The new proposed structure will be rectangular in footprint, approximately 8' by 14', and will be used as a pool house and storage. The structure will have a flat roof and its maximum height will be 10'-9' from grade. On the north side the

building will have glass pocket doors and two windows will be located at the opposite elevation. The west elevation will have no fenestrations while the east elevation will have a single four panel composite door. The new blinding will have horizontal hardi plank siding and a membrane roof. An a/c wall unit will be located on the south elevation. The building will be painted white.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed plans are consistent with cited regulations. Although the new ancillary building will have a flat roof, different from the gable roof at the main building, staff finds that the building form will be compatible with similar structures in the surrounding vicinity. The new accessory structure will not overshadow or detract from the historic context of the site.

APPLICATION

HARC COMMISSION CERTIFICATE OF APPROPRIATENESS

\$100.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

HARC PERMIT NUMBER 2021-0026	REVISION #	INITIAL & DATE
FLOOD ZONE	ELEV. FLOOD LEVEL	ZONING DISTRICT

PLEASE SEND ELECTRONIC DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ADDRESS OF PROPOSED PROJECT:

710 GALVESTON LANE

OF UNITS **1**

RE # OR ALTERNATE KEY:

NAME ON DEED:

BARBARA ROSS

PHONE NUMBER

813.503-4141

OWNER'S MAILING ADDRESS:

710 GALVESTON LANE

EMAIL

ja22br710@gmail.com

KEY WEST, FL. 33040

APPLICANT NAME:

WADE MORGAN

PHONE NUMBER

305.766.9600

APPLICANT'S ADDRESS:

417 EUGENIA ST. Rm 101

EMAIL

whmrenovations@yahoo.com

KEY WEST, FL 33040

APPLICANT'S SIGNATURE:

WAM

DATE

5/21/21

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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.

PROJECTS THAT REQUIRE PLANNING BOARD AND TREE COMMISSION APPROVAL SHALL OBTAIN APPROVAL PRIOR TO HARC SUBMITTAL.

PLEASE ATTACH APPROPRIATE APPROVALS FROM OTHER GOVERNING ENTITIES. NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PROJECT TYPE: SINGLE FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ NEW CONSTRUCTION ☒ ADDITION ☐
ALTERATION ☐ DEMOLITION ☐ INTERIOR ☐ SITE WORK ☐ AFTER-THE-FACT ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☒

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, ETC.

GENERAL: **ACCESSORY STRUCTURE 8'x14' (125 SF.) WOOD FRAME**
HEIGHT 10'-6", HARDY PLANK LAP SIDING

MAIN BUILDING: **MAIN STRUCTURE (DWELLING) IS NOT PART OF THIS SCOPE OF WORK**

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

N.A.

HARC COMMISSION CERTIFICATE OF APPROPRIATENESS
\$100 NON-REFUNDABLE FEE

ACCESSORY STRUCTURE(S):

THIS IS AN APPLICATION FOR AN ACCESSORY
STRUCTURE

PAVERS: N.A.

FENCES: N.A.

DECKS: N.A.

PAINTING: WHITE TO MATCH EXISTING

LIGHT FIXTURES: SEE SHED 2005

POOLS (INCLUDING EQUIPMENT):

3 OUTDOOR LIGHTS

N.A.

1 LT IN STO. RM. FAN/LT. IN MAIN RM.

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

PROPOSE SWALE 10" x 4'-0" x 7'-0"

. . A/C WINDOW UNIT

OFFICIAL USE ONLY:

HARC STAFF OR COMMISSION REVIEW

HARC MEETING DATE:

___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

HARC MEETING DATE:

___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

HARC MEETING DATE:

___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

MAIN HOUSE IS CONTRADICTING

FIRST READING FOR DEMO:

SECOND READING FOR DEMO:

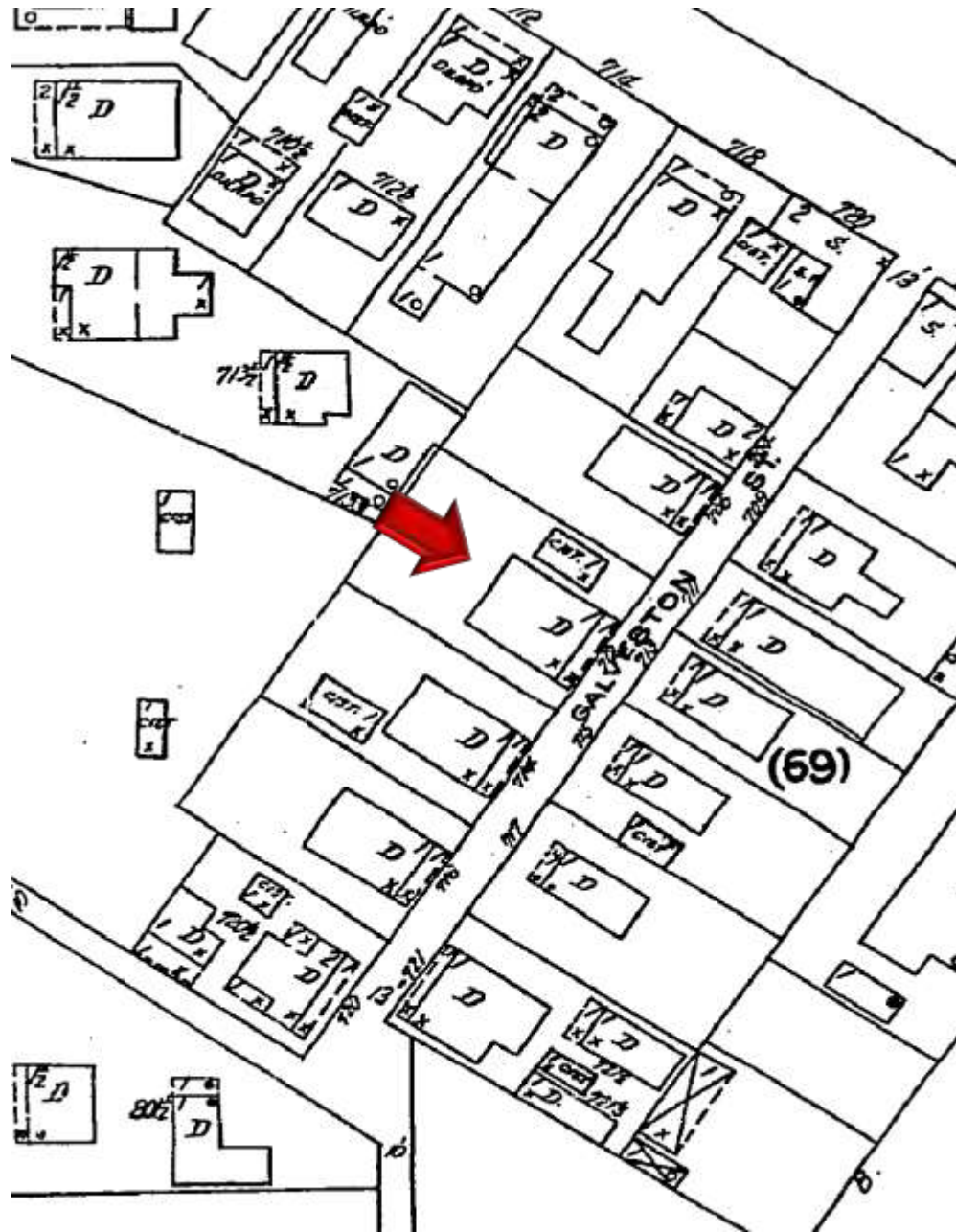
HARC PLANNER SIGNATURE AND DATE:

HARC CHAIRPERSON SIGNATURE AND DATE:

PLANNER SIGNATURE AND DATE:

URBAN FORESTER SIGNATURE AND DATE:

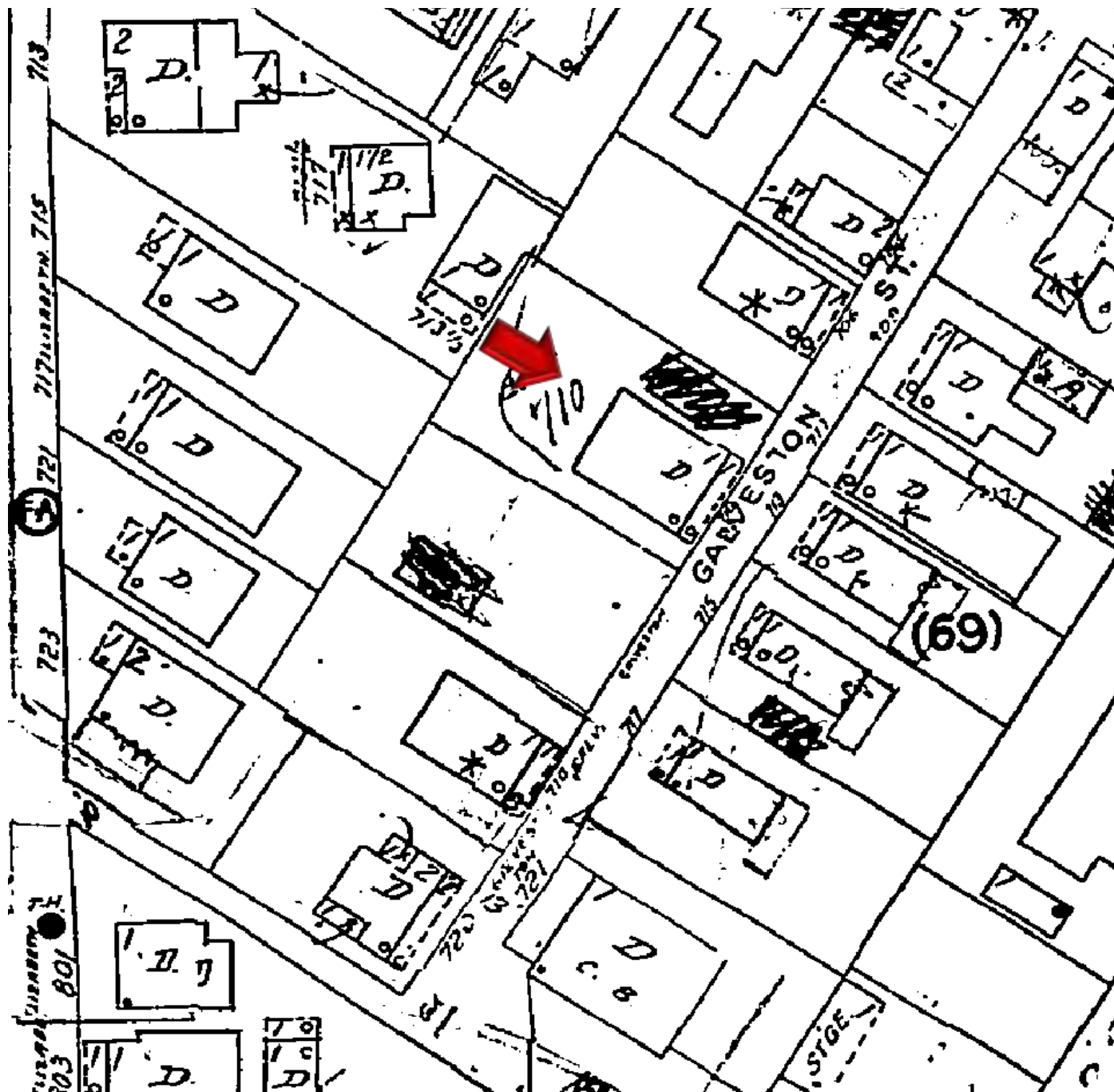
SANBORN MAPS



1926 Sanborn map



1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



710 Galveston Lane circa 1965. Monroe County Library.



VIEW LOOKING SOUTH



VIEW LOOKING SOUTHWEST



VIEW LOOKING NE



VIEW LOOKING SE

SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON 500°00'00"E ASSUMED
ALONG THE CENTERLINE OF
GALVESTON LANE,
(AKA CHARLES ALLEY).

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

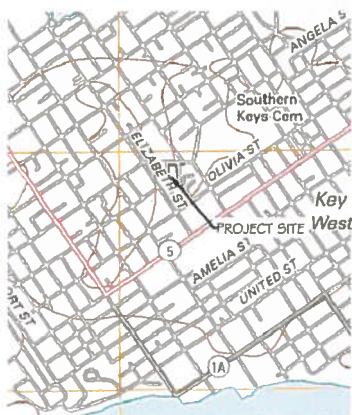
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
710 GALVESTON LANE,
KEY WEST, FL 33040

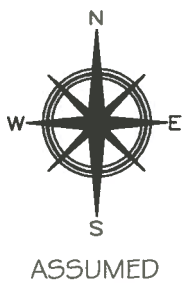
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X - SHADED

LEGEND

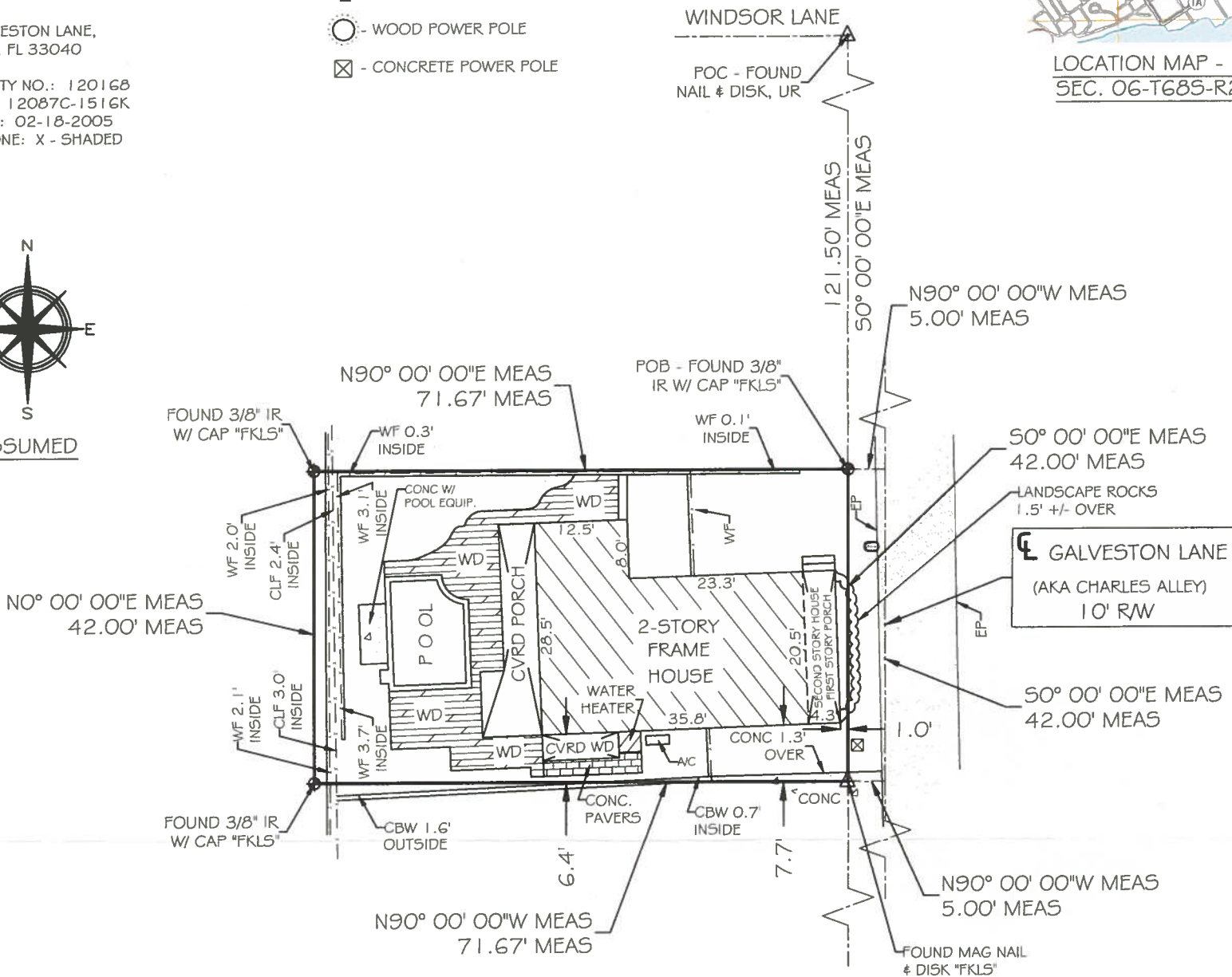
- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE



LOCATION MAP - NTS
SEC. 06-T685-R25E



ASSUMED



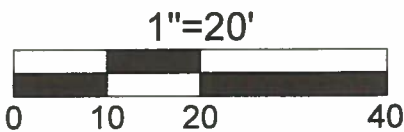
LEGAL DESCRIPTION -

On the Island of Key West and known as a part of Tract 5, according to William A. Whitehead's Map of said Island delineated in February A.D. 1829, and more particularly described as follows:

COMMENCE at the intersection of the Southerly right of way line of Windsor Lane and the Westerly right of way line of Galveston Lane (Charles Alley) and run thence Southerly along the said Westerly right of way line of Galveston Lane, 121.5 feet to the Point of Beginning of the parcel of land herein described; thence continue Southerly along the said Westerly right of way line of Galveston Lane, 42 feet to a point; thence Westerly at right angles, 71.67 feet to a point; thence Northerly at right angles, 42 feet to a point; thence Easterly at right angles, 71.67 feet back to the Point of Beginning.

CERTIFIED TO -

Barbara H. Ross;



TOTAL AREA = 3,010.14 SQFT±

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | HB = HOSE BIB | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | IP = IRON PIPE | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | L = ARC LENGTH | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | LS = LANDSCAPING | R = RADIUS |
| CL = CENTERLINE | MB = MAILBOX | RW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MEAS = MEASURED | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MF = METAL FENCE | SW = SIDE WALK |
| CONC = CONCRETE | MHWL = MEAN HIGH WATER LINE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | (SEE NOTE) | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| EL = ELEVATION | OH = ROOF OVERHANG | UR = UNREADABLE |
| ENCL = ENCLOSURE | OHW = OVERHEAD WIRES | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PC = POINT OF CURVE | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PM = PARKING METER | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PCC = POINT OF COMPOUND CURVE | WL = WOOD LANDING |
| FI = FENCE INSIDE | PCP = PERMANENT CONTROL POINT | WM = WATER METER |
| FND = FOUND | PK = PARKER KALON NAIL | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | WV = WATER VALVE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	02/19/2021
MAP DATE	02/22/2021
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
JOB NO.:	17-120

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, FOM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@Gmail.com

PROPOSED DESIGN

ROSS RESIDENCE RESIDENTIAL UPGRADES

710 GALVISTON LANE KEY WEST, FLORIDA 33040

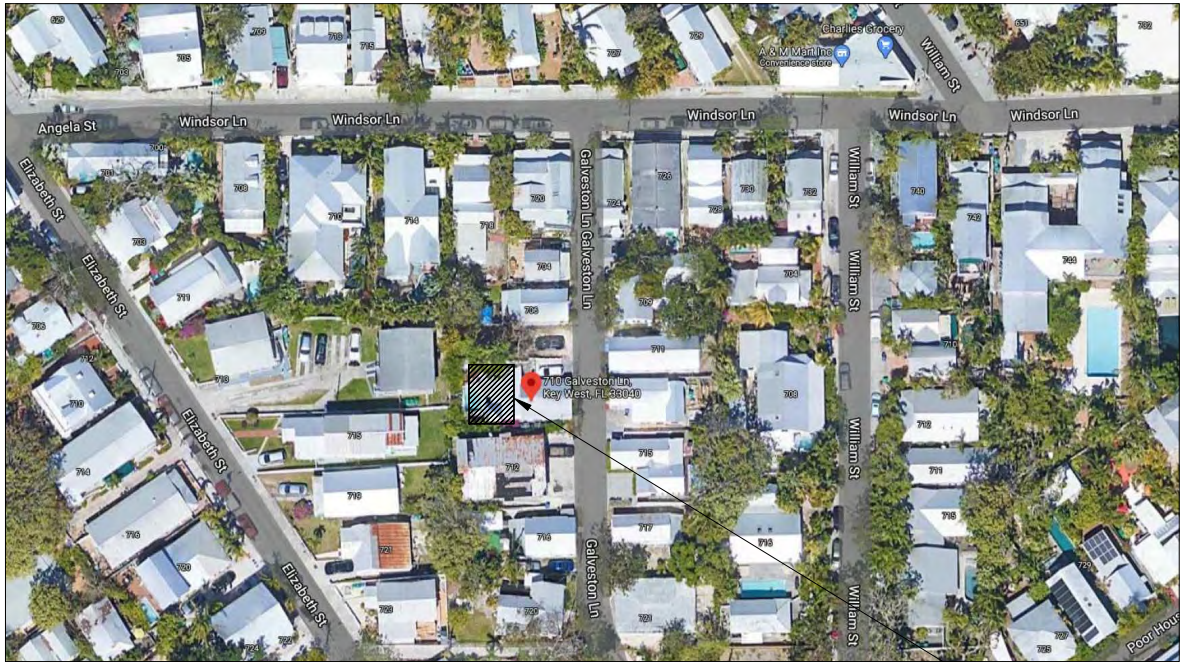
GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of Monroe county, and the state of Florida in the city of Key West. Applicable Codes forming the basis of this design and compliance requirements for the contractor include:

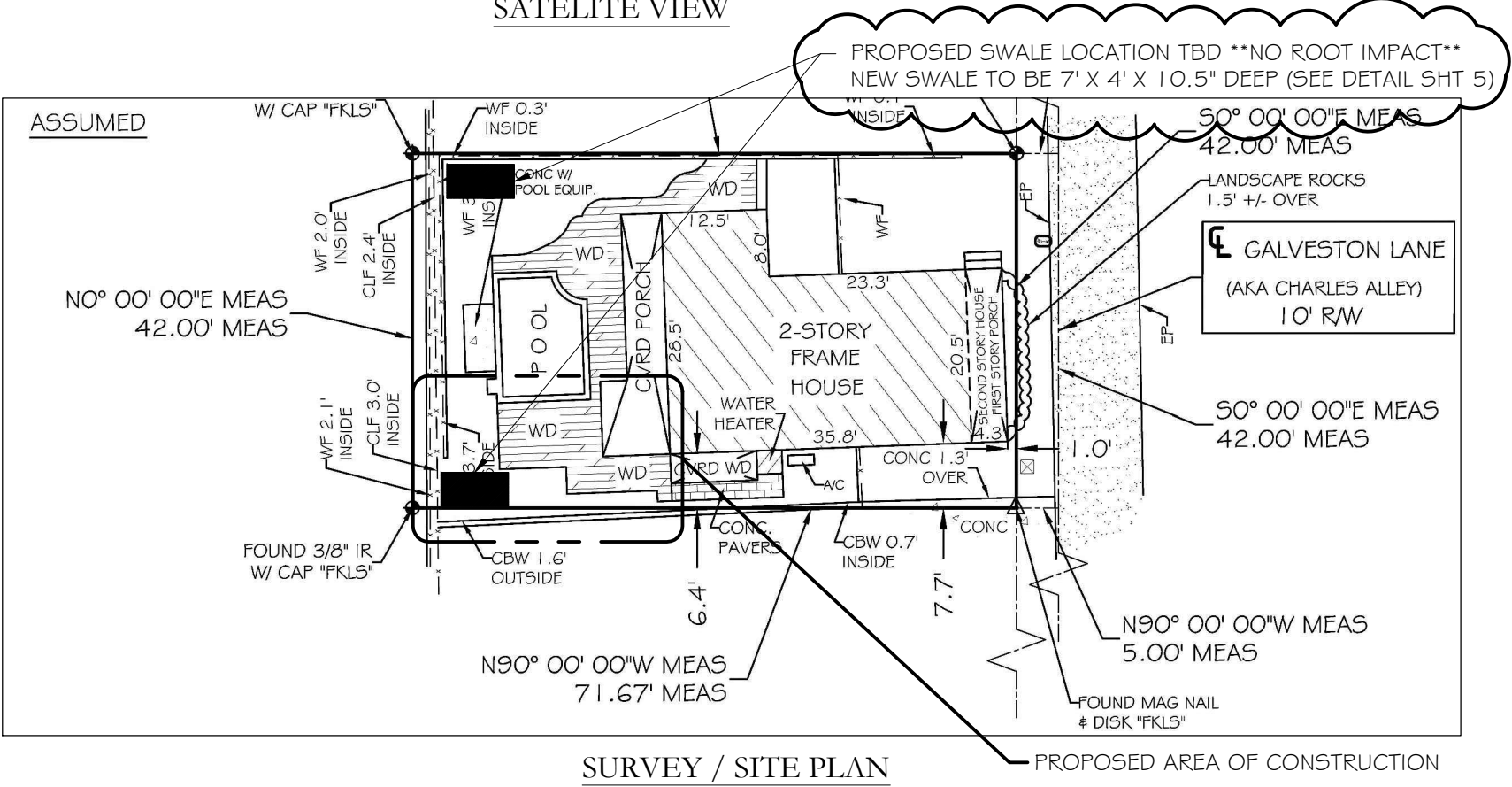
- BUILDING: Florida Building Code, 2017 6th ed.
- ELECTRICAL: National Electrical Code, 2017
- PLUMBING: Florida Building Code (Plumbing), 2017
- MECHANICAL: Florida Building Code (Mech.), 2017
- GAS: LP Gas Code, 2017 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads 180 mph (gusts) (Exposure D)
This project is designed in accordance with A.S.C.E. 24-14 for flood resistant design.
Concrete: Building code requirements for concrete, American concrete institute, ACI 318-11.
The pool shall comply with Section R322.2.4 2017 6th ed.

TREE PROTECTION PLAN
NO TREES ARE TO BE DISTURBED



SATELITE VIEW



SURVEY / SITE PLAN

SHEET INDEX

SHT	DESCRIPTION
1	COVER, LOCATION, NOTES, SPECS
2	EXISTING PLAN, DEMO, PROPOSED PLAN NOTES
3	MEP, STRUCTURAL, DETAILS, NOTES
4	STRUCTURAL DETAILS, SECTIONS
5	SITE DATA, NOTES, SPECIFICATIONS, SWALE DETAIL



EAST ELEVATION

STREET VIEW
(710 GALVISTON LANE)

ROSS RESIDENCE
RESIDENTIAL UPGRADES

710 GALVISTON LN. KEY WEST, FLORIDA 33040



WILLIAM ROWAN N
ARCHITECTURE
331 PEACOCK LANE
305 294 4773
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017761

PROJECT NO :

HARC 5-24-2021
DATE : 3-14-2021

1
1 OF 5

COVER

1. Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.
2. All new gypsum board partitions shall be taped and sanded smooth with no visible joints. Patch and repair surfaces to match adjacent or adjoining surfaces where required. All surfaces shall be aligned and sanded smooth.
3. All partitions are dimensioned from finish face of gypsum board to finish face of gypsum board unless otherwise noted. All dimensions marked "Clear" or "clr" shall be maintained and shall allow for thicknesses of all wall finishes, U.N.O.
4. Dimensions noted "clear" or "clr" must be accurately maintained and shall not vary more than $\pm 1/8"$ without instruction from architect and/or owner, as applicable.
5. Dimensions marked \pm mean a tolerance not greater nor smaller than 2 inches from indicated dimension, U.N.O. verify field dimensions exceeding tolerance with architect or owner.
6. All dimensions to the exterior window wall are to the inside face of sill, U.N.O.
7. Notify architect or owner of any discrepancies of conflicts in the locations of the new construction.
8. All exposed gypsum board edges to have metal edge trim work or equivalent.
9. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
10. Refer to cover sheet for additional notes, legends, symbols, abbreviations, and schedules.
11. Refer to electrical power plans for locations of switched, outlets and the like.
12. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
13. All existing and new floor penetrations for piping shall be fully blocked and sealed in accordance with the applicable building fire codes.
14. Trim the bottoms of the doors to clear the top of finished floor, as applicable, by $1/2"$ maximum, U.N.O., Verify slab conditions, trim each door to fit condition. Where radical variations in floor elevation exist, doors shall be ordered with bottom stile sized to accommodate these undercut conditions.
15. Dimensions locating doors are to the inside of edge of jamb U.N.O.
16. All "wet walls" to receive concrete board or green board.
17. Existing historic materials to be reused where possible.
18. New electrical to be verified in existing panel
19. New door to have auto closure or alarm

All switches and dimmers shall be located 42" above finished floor to center of switch, u.n.o. multiple switches at one location shall be ganged together and finished with one cover plate, u.n.o.

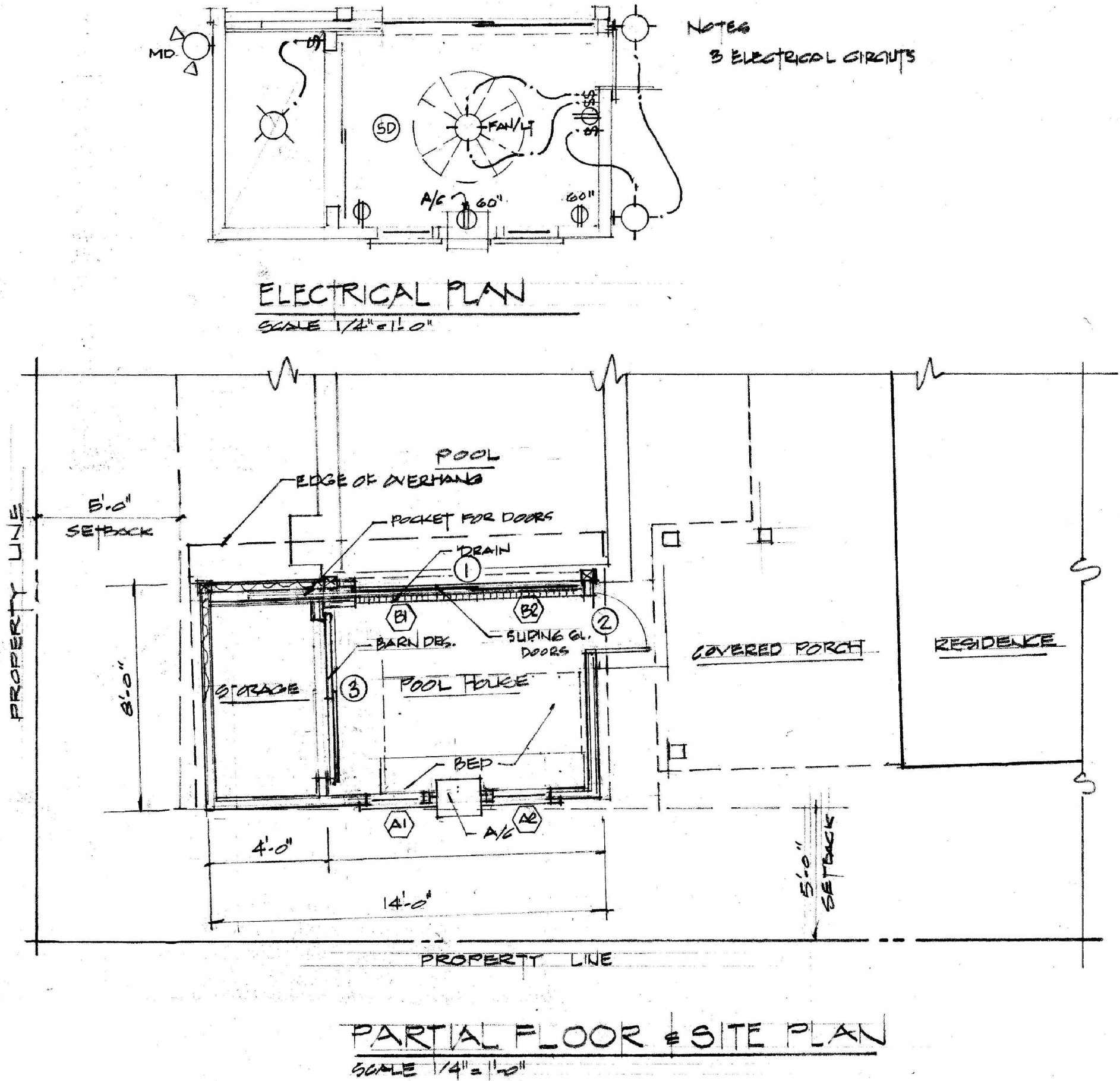
All wet location outlets are to be gfcı type

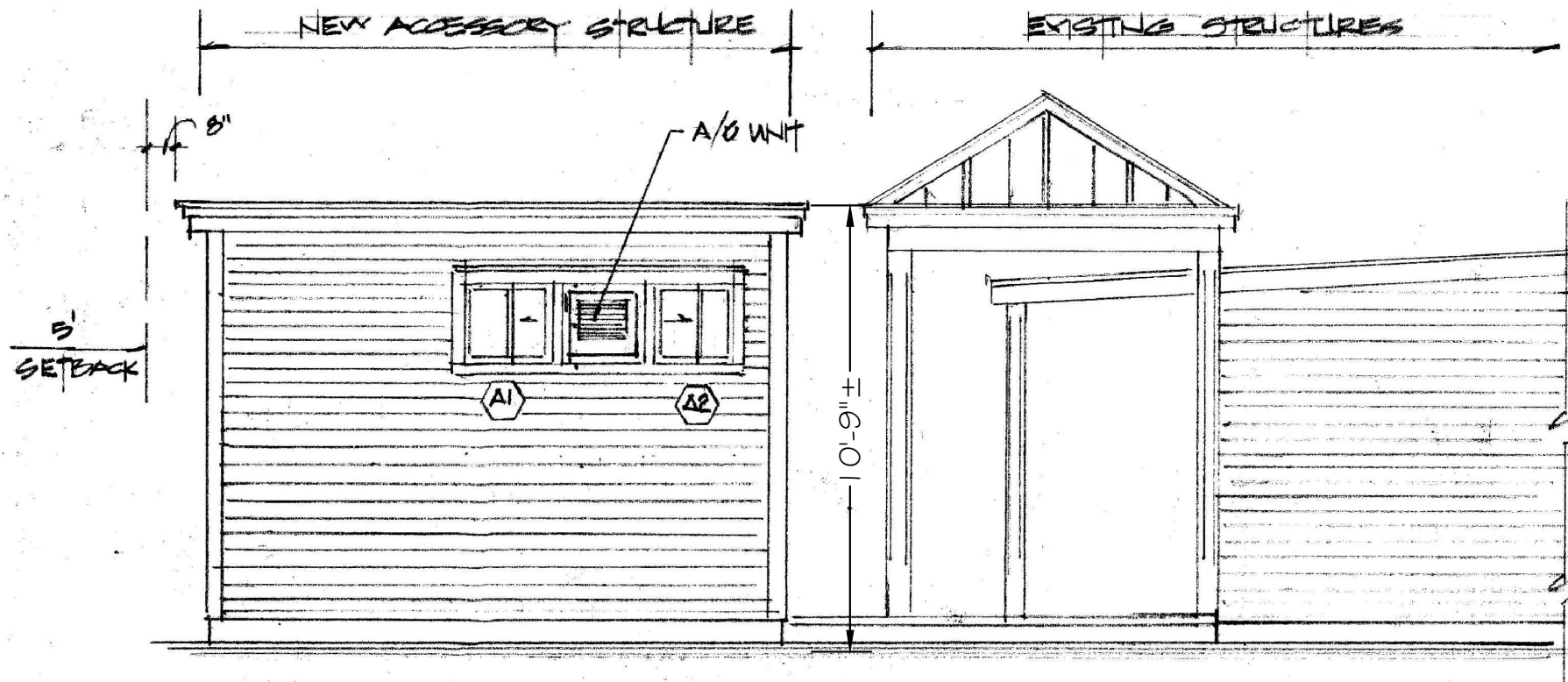
All exterior switches and outlets are to be or have weather proof covers.

Existing panels and shut offs to be replaced (contractor to verify capacity)

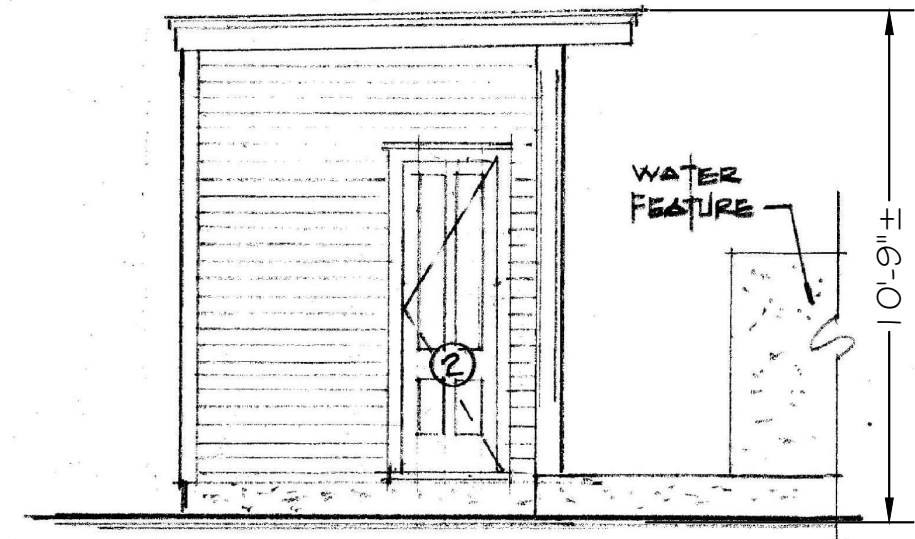
Location of shut-offs and panels to be verified in field by ec

Ultimate Wind Speed:	180 mph	Nominal Wind Speed:	139 mph	Exposure:	C
Description	Zone 4 Design Pressures		Zone 5 Design Pressures		
Modular Windows					
M-2020 (24" x 24")	+44.9 psf,	-48.6 psf	+44.9 psf,	-60.0 psf	
M-4020 (48" x 24")	+44.9 psf,	-48.6 psf	+44.9 psf,	-60.0 psf	
Swinging Doors					
2'-6" x 6'-8"	+43.5 psf,	-47.3 psf	+43.5 psf,	-57.3 psf	
Sliding Glass Doors					
8'-0" x 6'-8"	+40.1 psf,	-43.9 psf	+40.1 psf,	-50.4 psf	

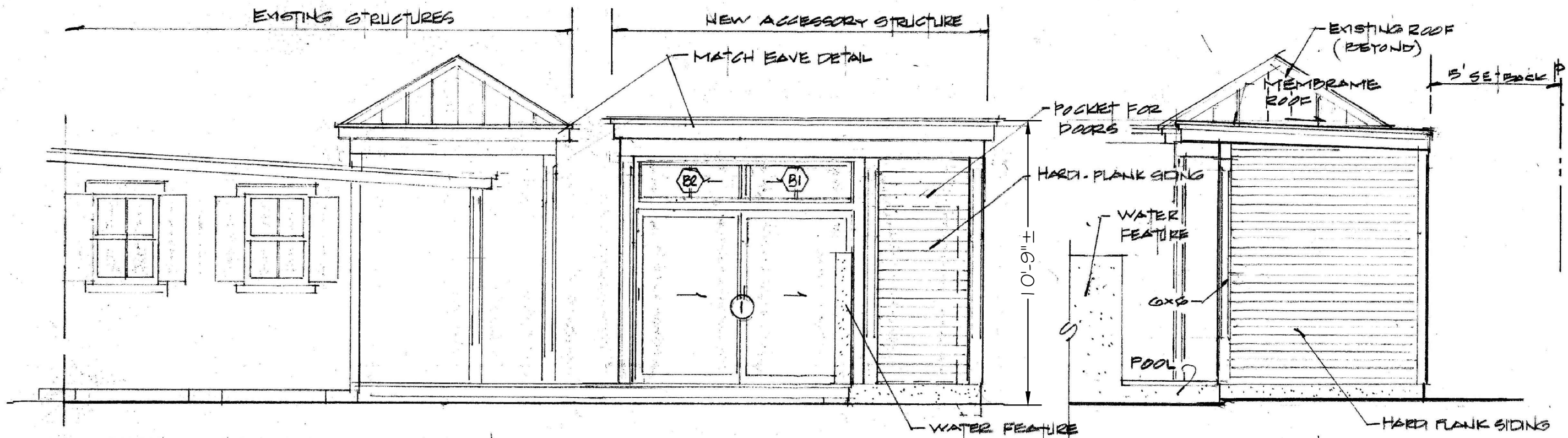




SOUTH ELEVATION
SCALE 1/4" = 1'-0"



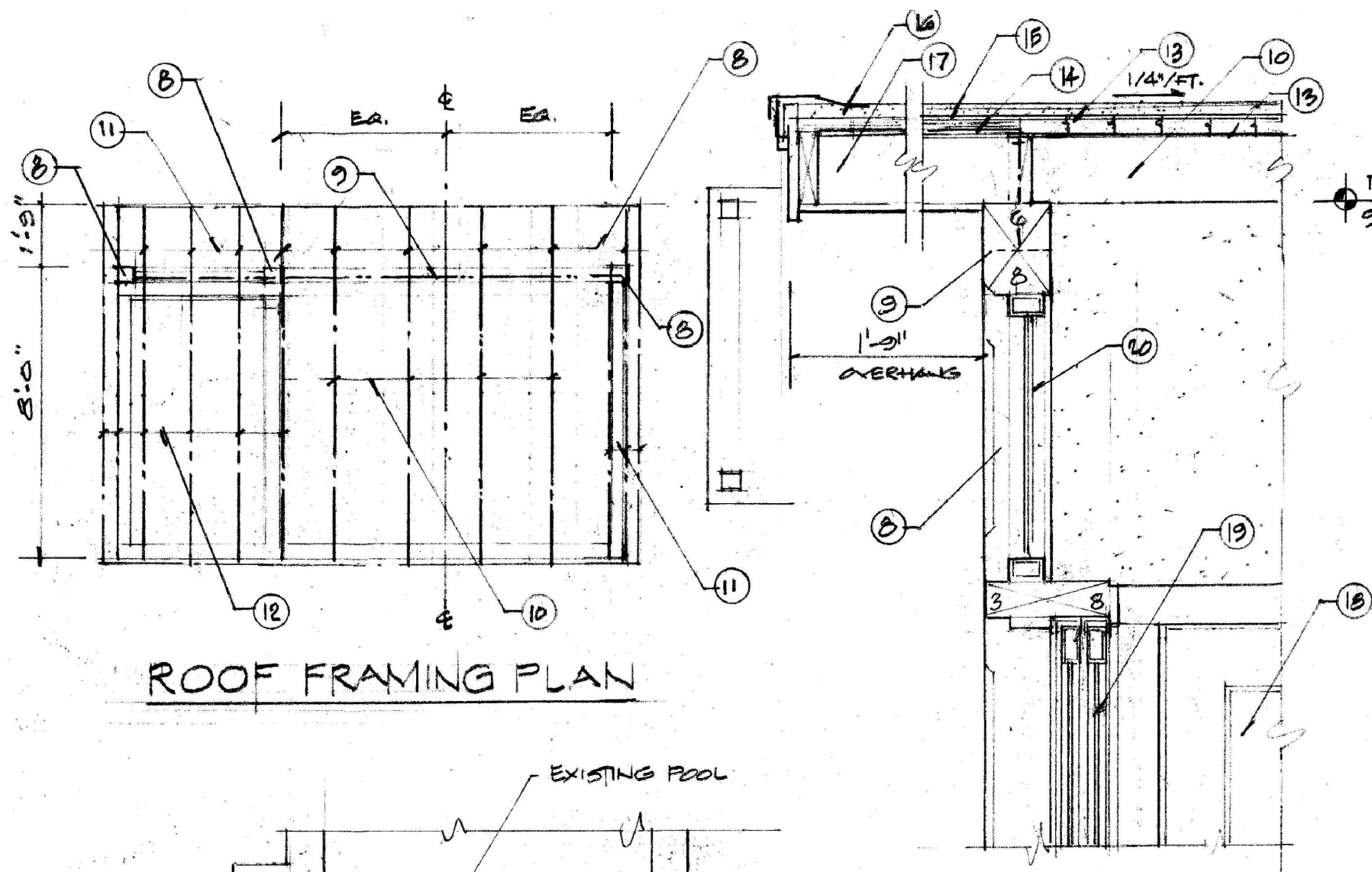
EAST ELEVATION
SCALE 1/4" = 1'-0"



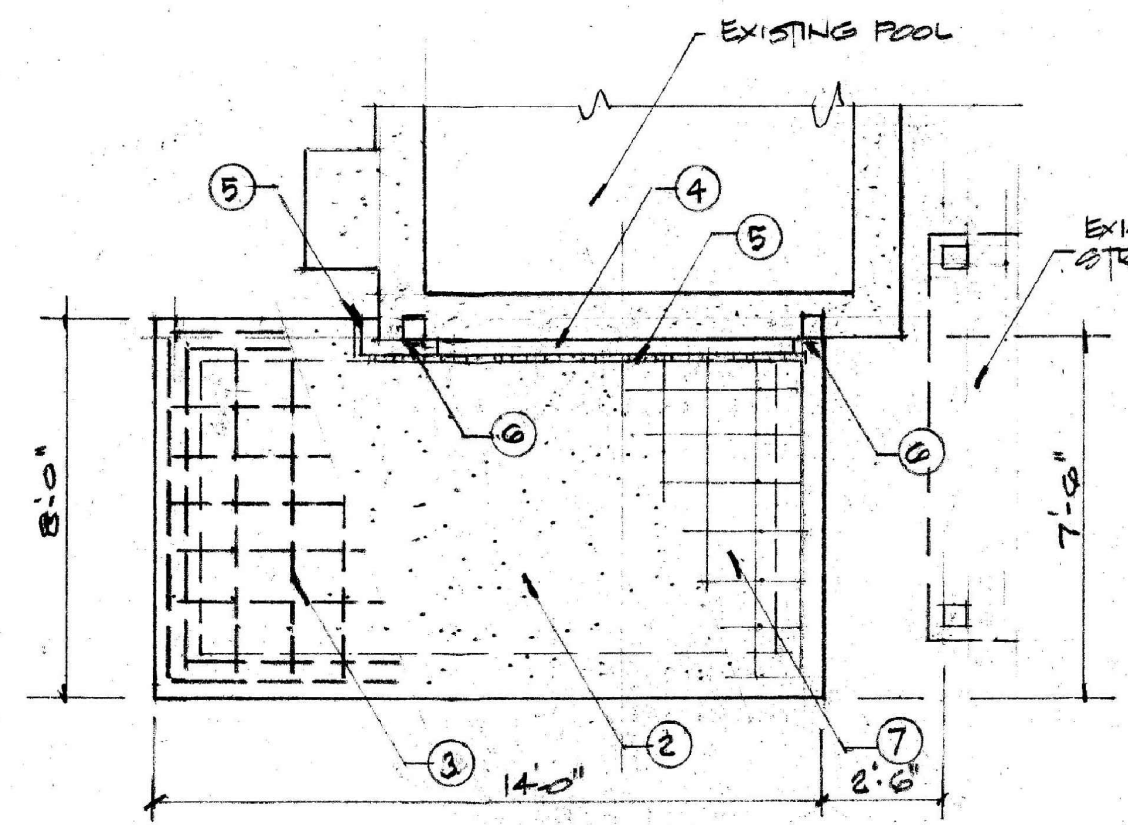
NORTH ELEVATION
SCALE 1/4" = 1'-0"

WEST ELEVATION
SCALE 1/4" = 1'-0"



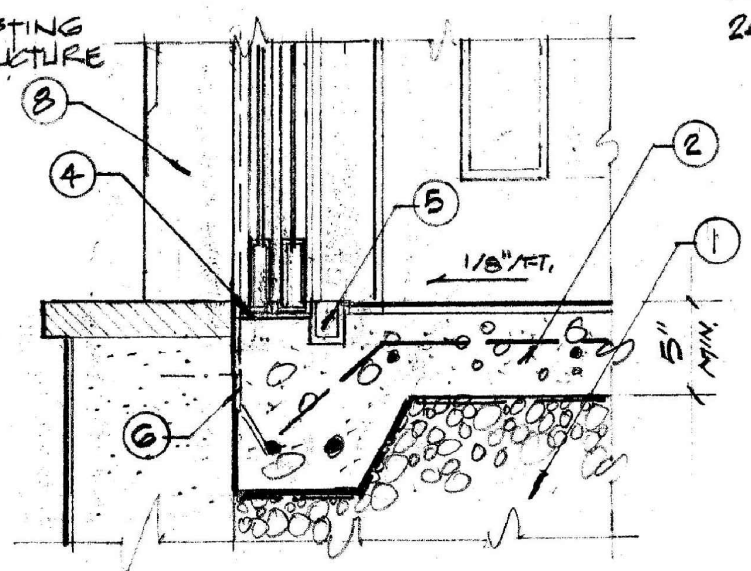


ROOF FRAMING PLAN



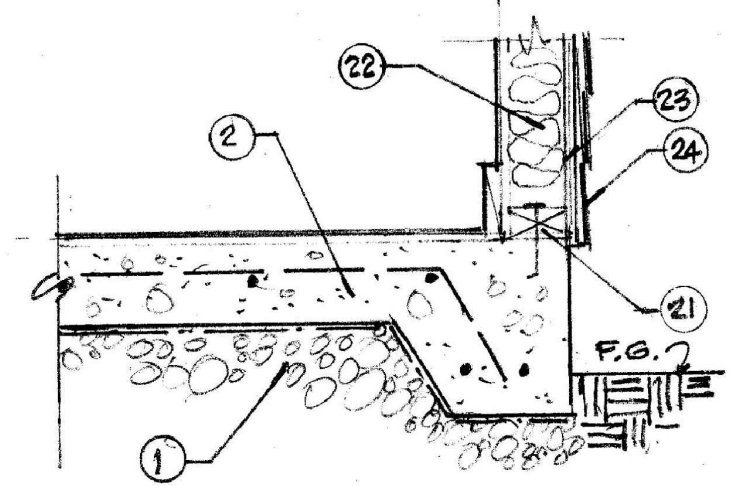
FOUNDATION PLAN

SCALE 1/4" = 1'-0"



SECTION @ DOORS

SCALE 1" = 1'-0"



SECT. @ WALL

SCALE 1" = 1'-0"

LEGEND

1. COMPACTED FILL
2. CONC. SLAB - THICKEN EDGES
3. REBAR (2) #4 IN EDGES, #4 @ 12" E.W
4. TROUGH FOR SLIDING GL. DOORS
5. CONT. DRAIN W/ DRAIN TO DAYLIGHT
6. SIMPSON STRAP @ EA CORNER COL.
7. TILE FLOOR (TBD)
8. 6X6 COLUMNS (VERT. LAP TO BEAM)
9. 4X8 BEAM (4 TIMBER LUGS @ EA. COL.)
10. RAFTERS 3X6 @ 24" O.C.
11. RAFTERS 2X6 @ 16"
12. RAFTERS 2X6 @ 16" W/ 1/2" ST. ED.
13. SHEATHING 1/4" T&G YELLOW PINE (STAIN)
14. SHEATHING (SOFT - 3/4" FT. PLTW) W/ TYVEK OR EQ.
15. VAPOR BARRIER
16. RIDGED INSULATION 1" W/ MEMBRANE
17. OVERHANG TO MATCH EXISTING
18. WOOD DOOR 22X68
19. SLIDING GL. DOOR 88X68 W/ POCKET
20. TRANSOM WINDOW TO MATCH DOORS
21. PLATE 2X4 P.T. W/ 5/8" BOLT @ 16" O.C.
22. STUDS 2X4 P.T. @ 16" W/ R-13 BATT INSUL.
23. SHEATHING 5/8" P.T. PLTW W/ TYVEK OR EQ.
24. HARDING PLANK SIDING W/ 4 1/2" FACE

ROSS RESIDENCE
RESIDENTIAL UPGRADES

710 GALVESTON LN. KEY WEST, FLORIDA 33040

WILLIAM ROWAN N.
ARCHITECTURE

321 BEACON LANE
KEY WEST, FLORIDA 33040
FLORIDA LICENSE AR007751

PROJECT NO.:

HARC 5-24-2021
DATE: 3-14-2021

4

4 OF 5

PLUMBING NOTES

Dielectric Unions: provide dielectric unions or flanges at connections or contact between pipes of dissimilar metals.

Water Hammer Arrestors: Install water hammer arrestors at fixture hot and cold supplies (at all lavatories and sinks and other quick acting fixtures.)

Exposed Piping: Exposed piping shall be polished chromium on either brass or bronze.

Valves: All valves shall have a minimum of 125 psig working pressure. Valves and cocks may not be indicated in every instance on the drawings, but whether or not shown, all valves, cocks and check valves necessary for the proper operation of the system shall be furnished and installed. Install isolation/ shut-off valves at all main risers. Install isolation/shut off on sinks, toilets and washer inlet of each piece of equipment. Provide a flange or union between the valve and the equipment to permit disconnection, removal and service.

Venting: The stacks shall be extended through roof of building to points not less than 12" above roof. Vents shall be offset as required to penetrate roofs at least 3 feet from the ridge or edge of building and 10 feet from any fresh air intake or operable window or door.

Sanitary, Waste, Grease, and Vent Piping: All below ground piping and fittings shall be sch 40 PVC-DWV (solid core). Slope of sanitary or drainage piping 2- 1/2" and smaller shall be a minimum of 1/4" per foot; piping 3' and larger shall be sloped a minimum of 1/8" per foot. Cleanouts will be located not more than 100 feet apart and at each change of direction greater than 45" along the horizontal drain. Cleanouts shall be installed at base of each stack.

Plumbing Fixtures and Trim: Plumbing fixtures shall be furnished and installed in a neat and workmanlike manner with proper connections to supply and drainage piping. All fixtures shall be free of flaws and defects of any sort in material and workmanship and shall operate perfectly when installed in accordance with manufacturer's directions. Contractor shall provide rough-in and shall connect all fixtures to the plumbing systems. All fixtures to be provided with chrome plated supplies and stops. Proved 17 gauge chrome plated brass traps for all fixtures without integral traps. Provide concealed arm carriers and supports for all fixtures requiring same.

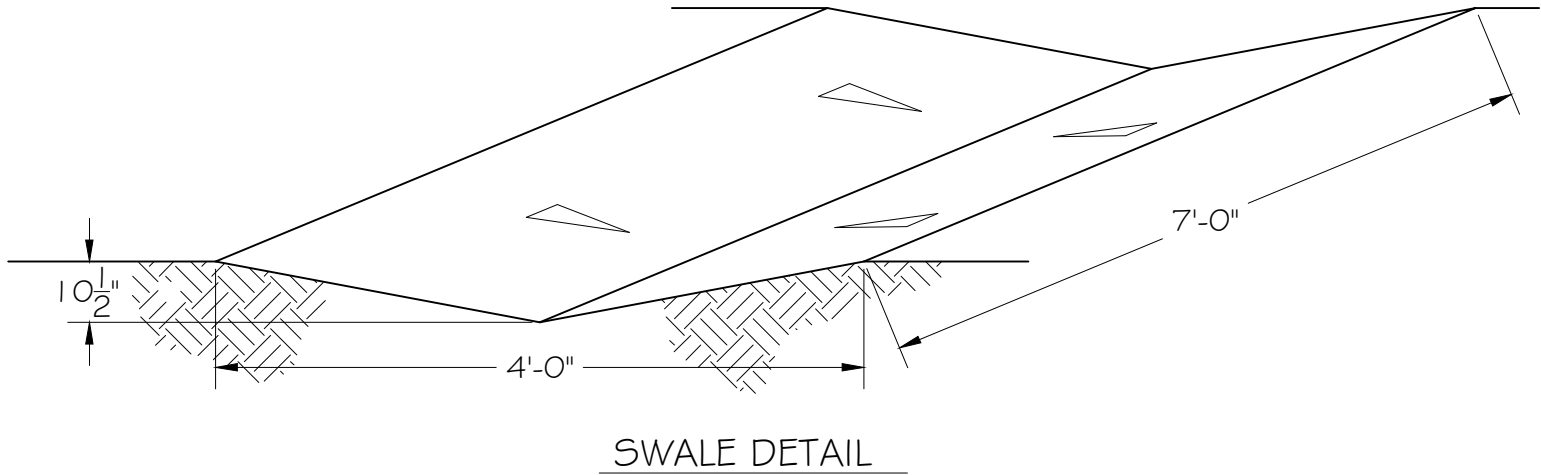
Pipe Insulation: Install insulation products in accordance with the manufacturer's instructions and in accordance with recognized industry practices. Seal all joints, breaks, tears, and penetrations with rife retardant, vapor barrier mastic. Cover valves, fittings and similar items in each piping systems. Insulate all domestic hot water with 1" thick fiberglass sectional pipe covering with canvas jacket or Armaflex AP pipe insulation kits or equivalent.

Testing: Test all waste and vent piping for a period of not less than 8 hours by capping or plugging all joints to a level of the highest fixture or fittings, filling the system with water and observe for leaks. Test water piping at 100 psig for a period of 8 hours, observing for any visible leaks. Test piping again with fixtures installed. Repair any leaks found by remaking joint. Do not use caulking or similar methods.

Equipment Furnished by Others: Where shown on the drawings, the contractor shall make all piping connections to equipment furnished by others. This work shall include furnishing and installation of all water and drain piping. All work shall be performed in accordance with recommendations of equipment manufacturer.

Substitutions: Unless as otherwise agreed, plumbing contractor shall pay for added costs associated with any substitution.

Provide full blocking around all floor penetrations. Hole saw through 2x10 and 2x8 floor joists when required.



Basic Building Structural Information			
Floor and Roof Live Loads			
Attics:		20 psf w/ storage, 10 psf w/o storage	
Habitable Attics, Bedroom:		30 psf	
All Other Rooms:		40 psf	
Garage:		40 psf	
Roofs:		20 psf	
Wind Design Data			
Ultimate Wind Speed:		180 mph	Nominal Wind Speed: 139 mph
Risk Category:		II	Wind Exposure: C
Enclosure Classification:		Enclosed	End Zone Width: 4.00 ft.
Internal Pressure Coefficient:		0.18 +/-	
Components and Cladding Design Pressures	Roof Zone 1:	+41.1 psf max., -44.9 psf min.	
	Roof Zone 2:	+41.1 psf max., -52.4 psf min.	
	Roof Zone 3:	+41.1 psf max., -52.4 psf min.	
	Roof at Zone 2 Overhangs:	-76.1 psf min.	
	Roof at Zone 3 Overhangs:	-76.1 psf min.	
	Wall Zone 4:	+44.9 psf max., -48.6 psf min.	
	Wall Zone 5:	+44.9 psf max., -60.0 psf min.	
The Nominal Wind Speed was used to determine the above Component and Cladding Design Pressures.			
All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.			
The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.			

SITE DATA			
Zoning	HHDR		
FEMA Flood Zone	-		
Lot Size Overall	3,010 S.F.		
Building Coverage			
Allowed:	50% (1,505 S.F.)		
Existing:	37% (1,120 S.F.)		
Proposed:	42% (1,268 S.F.) (+148 S.F.)		
Impervious Ratio			
Allowed:	60% (1,806 S.F.)		
Existing:	45% (1,366 S.F.)		
Proposed:	49% (1,499 S.F.) (+133 S.F.)		
Open Space			
Existing:	42% (1,282 S.F.)		
Proposed:	37% (1,134 S.F.)		
Setbacks	Allowed	Existing	Proposed ASSY.
Front	10'	1.0'	1.0' (E)
Side	5'	6.7'	6.7' (E)
Side	5'	6.3'	5.0'
Rear	20'	22.7'	5.8'
Required Storm Drainage / Swale:			
Pool House = +148 s.f. total coverage			
148 s.f. x 0.083 (<40%) = 12 c.f. of swale required			
4'-0" wide x 0'-10.5" deep = 1.75 s.f. cross sectional			
1.75 s.f. x 7'-0" length = 12.25 c.f. of volume			

note: New pool house roof to cover over 15 S.F. of existing pool coping.

ROSS RESIDENCE
RESIDENTIAL UPGRADES
710 GALVISTON LN. KEY WEST, FLORIDA 33040

STATE OF FLORIDA
LESLIE M. ROWAN
ARCHITECT
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

WILLIAM ROWAN
ARCHITECTURE
331 PELICAN LANE
305 294 4773

PROJECT NO :

HARC 5-24-2021
DATE : 3-14-2021

5
5 OF 5

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 29, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1. If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE.

#710 GALVESTON LANE

Applicant – Wade Morgan

Application #H2021-0026

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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Public Meeting Notice

THE CITY OF LOS ANGELES
COMMUNITY DEVELOPMENT
CITY OF LOS ANGELES
CITY OF LOS ANGELES

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WADE MORGAN, 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:
710 GALVESTON LN, KEY WEST, FL 33040 on the
15TH day of JUNE, 2021.

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 TUESDAY, JUNE 29, 2021.

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 H2021-0026

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

Signed Name of Affiant:

WADE MORGAN

Date: JUNE 15TH, 2021

Address: 417 ELIZABETH ST REAR

City: KEY WEST

State, Zip: FLORIDA, 33040

The forgoing instrument was acknowledged before me on this 16 day of
JUNE, 2021.

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

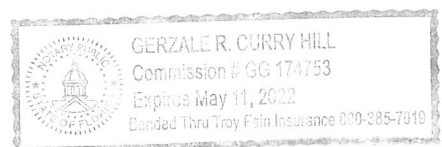
NOTARY PUBLIC

Sign Name:

Print Name:

Gerzale R. Curry Hill
Notary Public - State of Florida (seal)

My Commission Expires: _____



PROPERTY APPRAISER INFORMATION



Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00018980-000000
Account# 1019658
Property ID 1019658
Millage Group 10KW
Location 710 GALVESTON Ln, KEY WEST
Address
Legal BK 5 LT 10 KEY WEST G9-415 OR506-207 OR1638-2017/20 OR1689-637 OR1884-
Description 1259/61 OR2462-2328 OR2515-449 OR2515-450 OR2761-552/53
(Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

ROSS BARBARA H
 710 Galveston Ln
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$166,610	\$168,328	\$141,425	\$113,436
+ Market Misc Value	\$28,125	\$29,202	\$30,279	\$5,074
+ Market Land Value	\$477,868	\$477,868	\$365,775	\$365,775
= Just Market Value	\$672,603	\$675,398	\$537,479	\$484,285
= Total Assessed Value	\$520,247	\$508,551	\$499,069	\$442,283
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$495,247	\$483,551	\$474,069	\$417,283

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	3,010.00	Square Foot	42	71.7

Buildings

Building ID	1436	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1919
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2017
Gross Sq Ft	1646	Foundation	WD CONC PADS
Finished Sq Ft	860	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	106	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	2	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	240	0	124
FHS	FINISH HALF ST	546	0	94
FLA	FLOOR LIV AREA	860	860	156
TOTAL		1,646	860	374

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2002	2003	1	660 SF	2
FENCES	2002	2003	1	72 SF	2
RES POOL	2017	2018	0	140 SF	4
WATER FEATURE	2017	2018	0	1 UT	2
WOOD DECK	2017	2018	1	76 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/9/2015	\$630,000	Warranty Deed		2761	552	02 - Qualified	Improved
4/26/2011	\$325,600	Warranty Deed		2515	450	02 - Qualified	Improved
4/26/2011	\$325,600	Quit Claim Deed		2515	449	12 - Unqualified	Improved
4/26/2010	\$250,000	Certificate of Title		2462	2328	12 - Unqualified	Improved
4/29/2003	\$440,000	Warranty Deed		1884	1259	Q - Qualified	Improved
4/10/2001	\$190,000	Warranty Deed		1689	0637	Q - Qualified	Improved

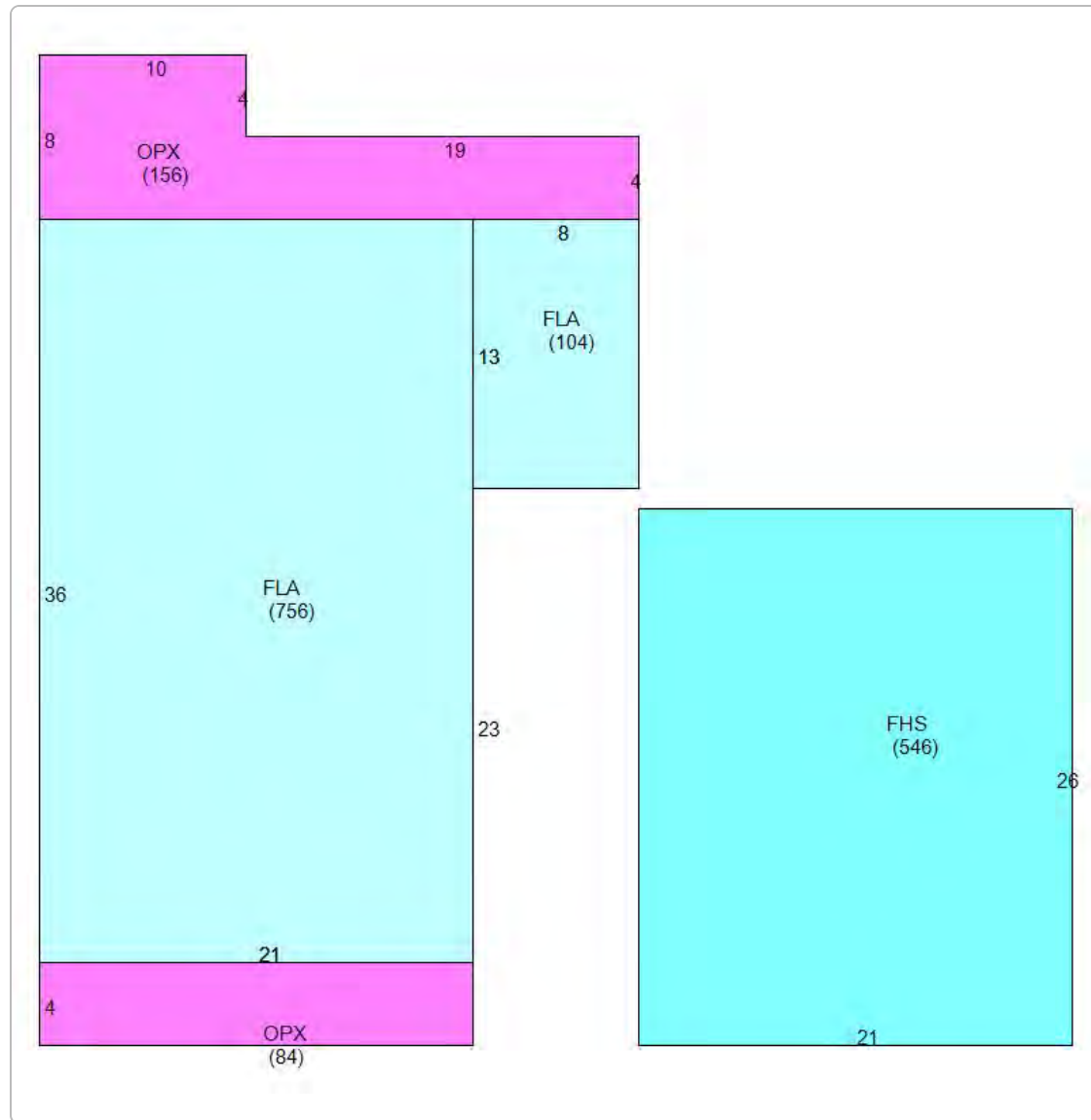
Permits

Number ⬇	Date Issued ⬇	Date Completed ⬇	Amount ⬇	Permit Type ⬆	Notes ⬆
19-2277	7/3/2019	7/9/2019	\$14,800	Residential	REMOVE EXISTING ROOF DOWN TO DECK REPLACE WITH VIC MTAL SHINGLES 1023SF
17-3407	8/31/2017	12/19/2017	\$2,400		INSTALL WIRE-3 CEILIN FANS, 4 RECESS CANS, 6 RECEPTACLES MOTION SESOR FLOOD LIGHT
17-3004	8/10/2017	12/19/2017	\$56,400		NEW 8x12 WOOD FRAME ADDITION, NEW 8X8 ROOF PORCH, NEW WOOD DECK APPROX 290SF INTERIOR FINISHES OFADITION, DRYWALL ANDWOOD FLOORING INSTALL ONE NEW WINDWO AND FRENCH DOORS
16-3167	9/8/2016	2/17/2017	\$34,900		NEW 10x14 SHOTCRETE POOL
16-2227	6/14/2016	10/25/2016	\$4,000		REMOVE BEDRRROM WALL
15-4953	12/10/2015	3/1/2016	\$8,133		INSTALL 3 TON MINI SPLIT SYSTEM 3 DROPS
11-1504	5/12/2011	9/15/2011	\$5,000		REPAIRS WINDOWS SILLS & CASING ON 6 WINDOWS. INSTALL 60 K STYLE GUTTER, WHITE TO MATCH TRIM
02-2233	8/19/2002	1/31/2003	\$1,500		COMPLETE ELECTRICAL
02-0759	4/3/2002	1/31/2003	\$23,550		RENOVATION
98-1584	5/21/1998	12/12/1998	\$900		REPAIR WINDOW & SIDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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Version 2.3.125