



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 28, 2016

Applicant: Peter Pike, Architect

Application Number: H16-03-0032

Address: #710 Galveston Lane

Description of Work:

Partial demolition of side wall. Demolition of rear shed roof.

Site Facts:

The building under review, build circa 1910, 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. The rear portion of the house is not original to the building and is not historic. Building permits to restore the house that included changes to the rear were issued in 2002.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis

The plan under review proposes the demolition of two elements that are non-historic, a side wall, and a rear shed roof. The current rear addition is not depicted in the 1962 Sanborn map. A smaller rear addition was replaced in 2002 with the actual structure, therefore it is not historic.

Consistency with Cited Ordinance

This review shall be based on section 102-218 (b), which requires the following criteria for demolitions: The historic architectural review commission shall not issue permits that would result in:

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

It is staff's opinion that the removal of the north side wall and the shed roof of the rear portion of the house will not jeopardize the character of the contributing building and surrounding structures.

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

The proposed structural elements to be demolished are not historic.

- (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.

The rear addition is not significant or important in defining the historic character of the site.

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

It is staff's opinion that the rear attached addition will not qualify to be contributing to the historic district in a near future.

It is staff's opinion that the Commission can consider the proposed demolitions as it is for non-historic structural elements. If the request is approved this review will be the only public meeting required for this action.

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 16-03-32	BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT		___ YES ___ NO ___ %

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 LN.
KEY WEST, FL. 33040**

EMAIL

CONTRACTOR COMPANY NAME:

T.B.D.

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

PETER PIKE

PHONE NUMBER **305-296-1692**

ARCHITECT / ENGINEER'S ADDRESS:

PIKE ARCHITECTS INC.

EMAIL **pparchkw@aol.com**

471 U.S. #1, K.W. FL. 33040

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:

\$65,000

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: ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL
 ___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE ___
 ___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**CONSTRUCTION OF NEW SWIMMING POOL, (10x14)
 POOL HOUSE / CABANA 10' x 12', WOOD DECK
 ENTRY BUMP OUT. (SECONDARY)**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME: **BARBARA ROSS**

QUALIFIER PRINT NAME:

OWNER SIGNATURE: *[Signature]*

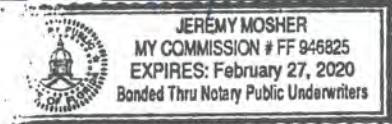
QUALIFIER SIGNATURE:

Notary Signature as to owner: *[Signature]*

Notary Signature as to qualifier:

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS **24th** DAY OF **May**, 20 **16**

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.

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 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. 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. BLT. 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 EXH. 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 _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. 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 _____

710 Galveston

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-



16-03-0032

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.

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 FLAT ROOF IS NOT A PART OF THE ORIGINAL BUILDING - PROPOSED ROOF & FACADES REFLECT MORE HISTORIC "FORM"

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

NO EVIDENCE LINKING

- (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.

NOT ASSOCIATED WITH SIGNIFICANT LIFE OF
A PERSON THAT WE KNOW OF.

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

WE BELIEVE THAT THE ROOF & HALL
DOES NOT ASSOCIATE A HISTORIC EVENT

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

NO KNOWN ASSOCIATION.

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

THIS ROOF AND HALL DOES NOT PORTRAY
ANY 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.

NO

- (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.

IT DOES NOT

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

CORRECT

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 5-25-16 - 5 PAGES
 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.

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

A SAW TOOTH TIE GABLE ROOF FORM
DOES NOT DESTROY HISTORIC RELATIONSHIP

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.

AGREED

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

NOT REMOVING ANY BUILDINGS

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.*

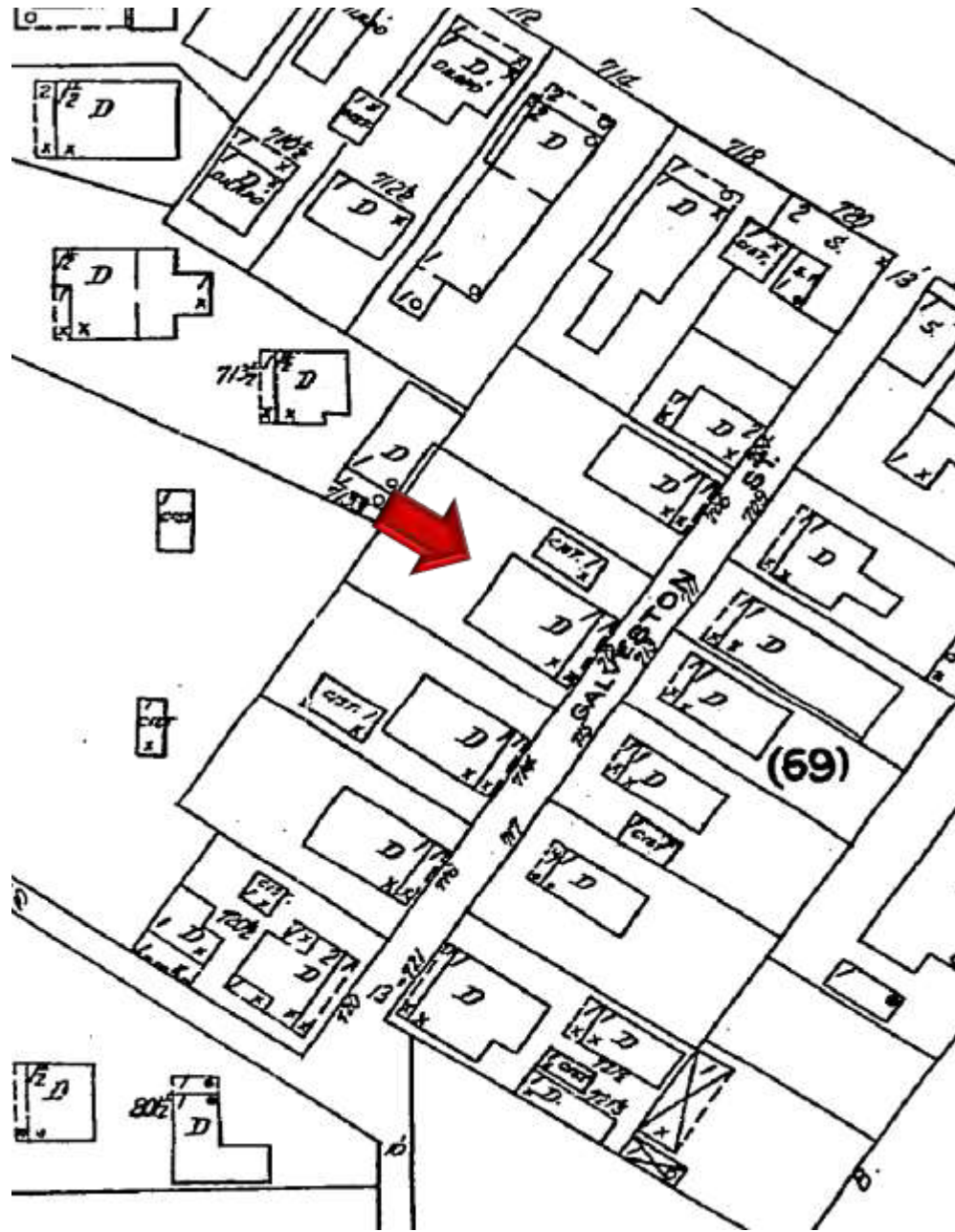
 PROPERTY OWNER'S SIGNATURE:	6-9-16 DATE AND PRINT NAME:
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OFFICE USE ONLY

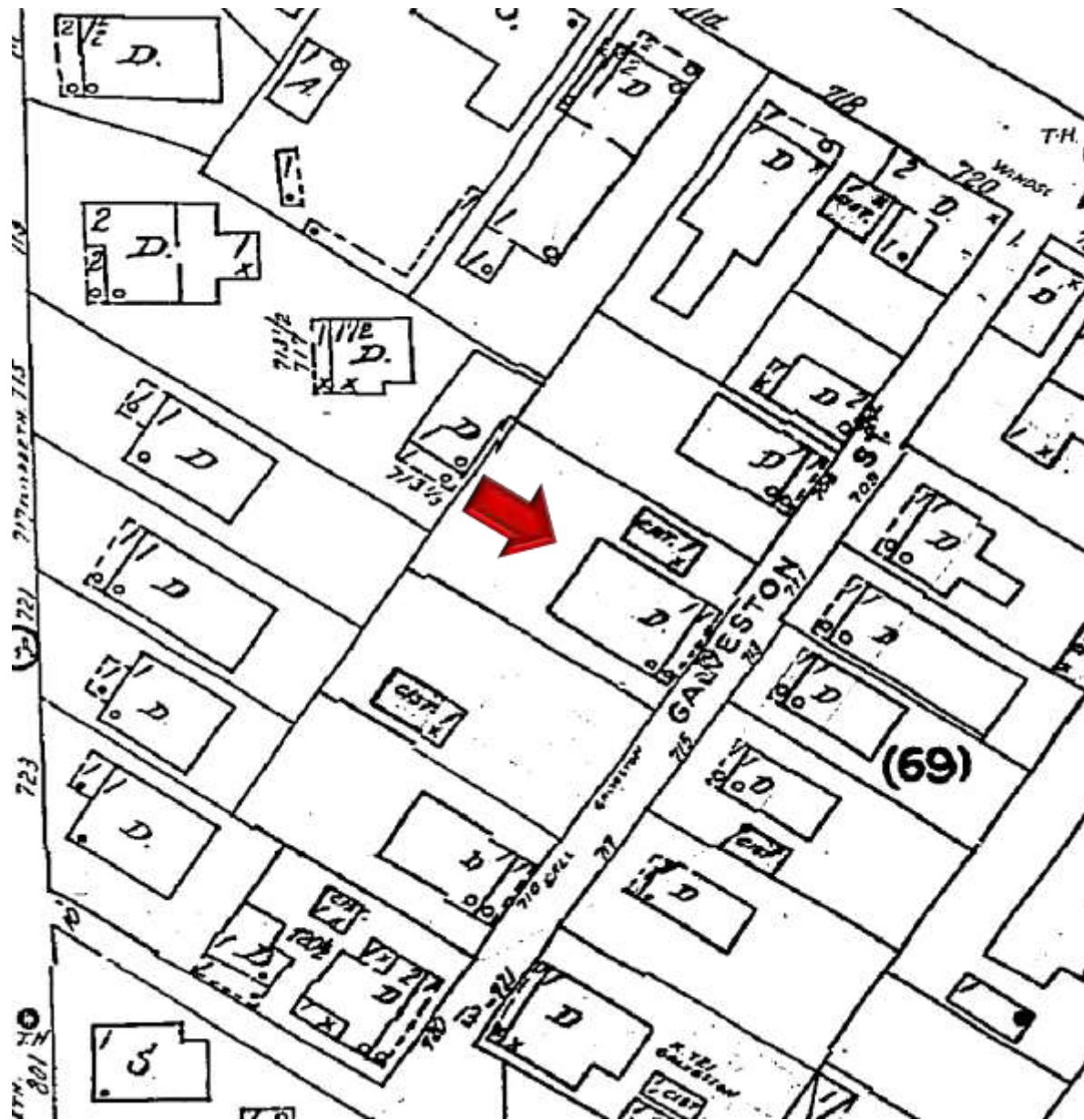
BUILDING DESCRIPTION:				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

SANBORN MAPS



1926 Sanborn map



1948 Sanborn map

PROJECT PHOTOS



710 Galveston Lane circa 1965. Monroe County Library.





PRIVATE PROPERTY
NO
TRESPASSING

FLORIDA
RPV7F

FLORIDA
H22-310

FLORIDA
2C8W41

KIA
Sportage





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

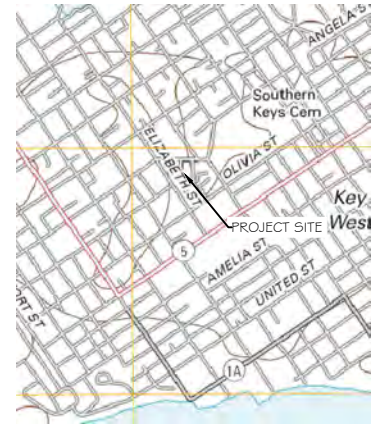
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
710 GALVESTON LANE,
KEY WEST, FL 33040

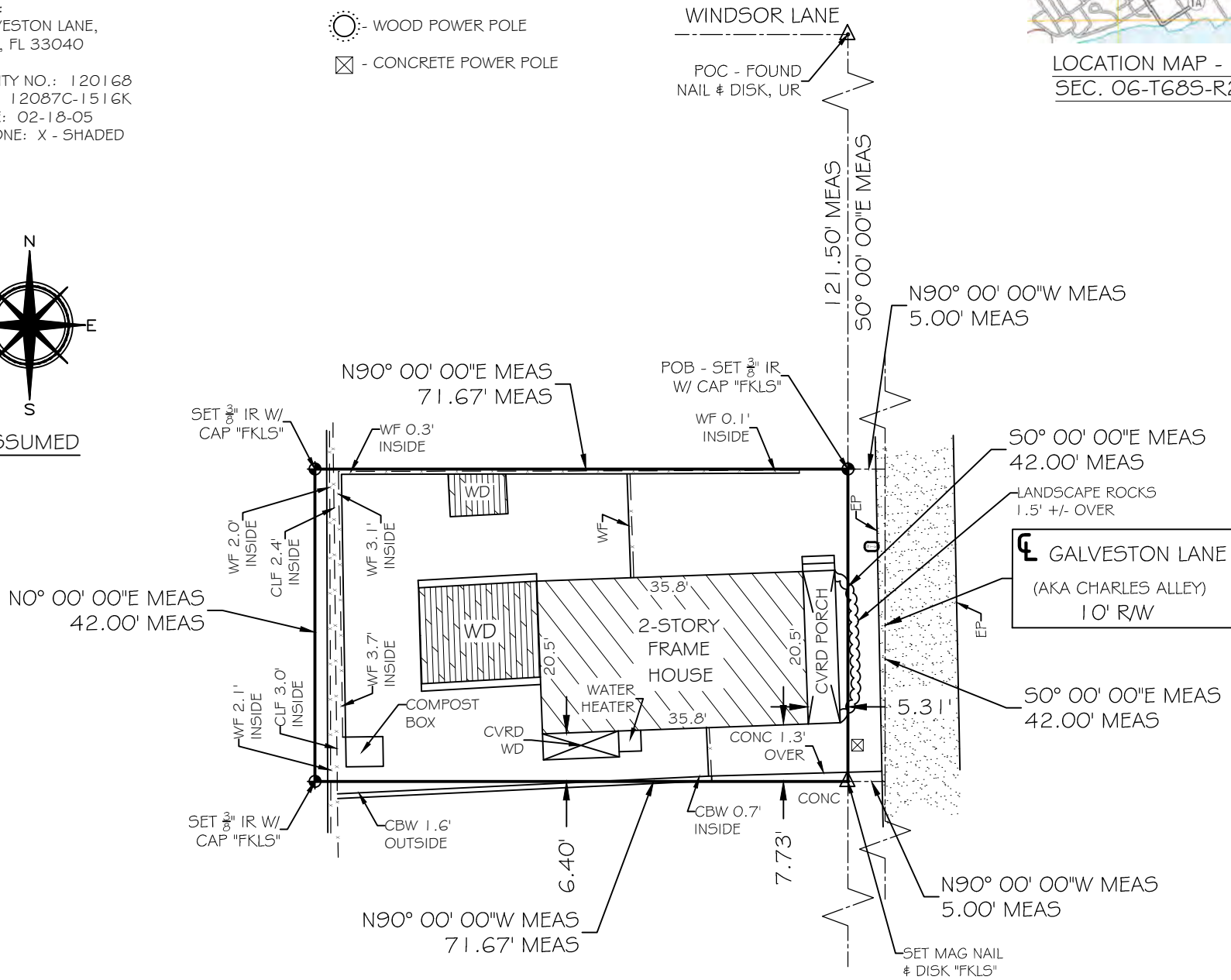
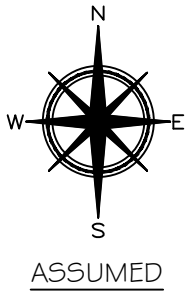
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X - SHADED

LEGEND

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



LOCATION MAP - NTS
SEC. 06-T685-R25E



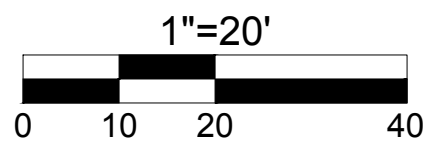
LEGAL DESCRIPTION -

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;
The Closing Department, Inc.;
Westcor Land Title Insurance Company;



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

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. 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 WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	08/28/2015
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

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, FLSM #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

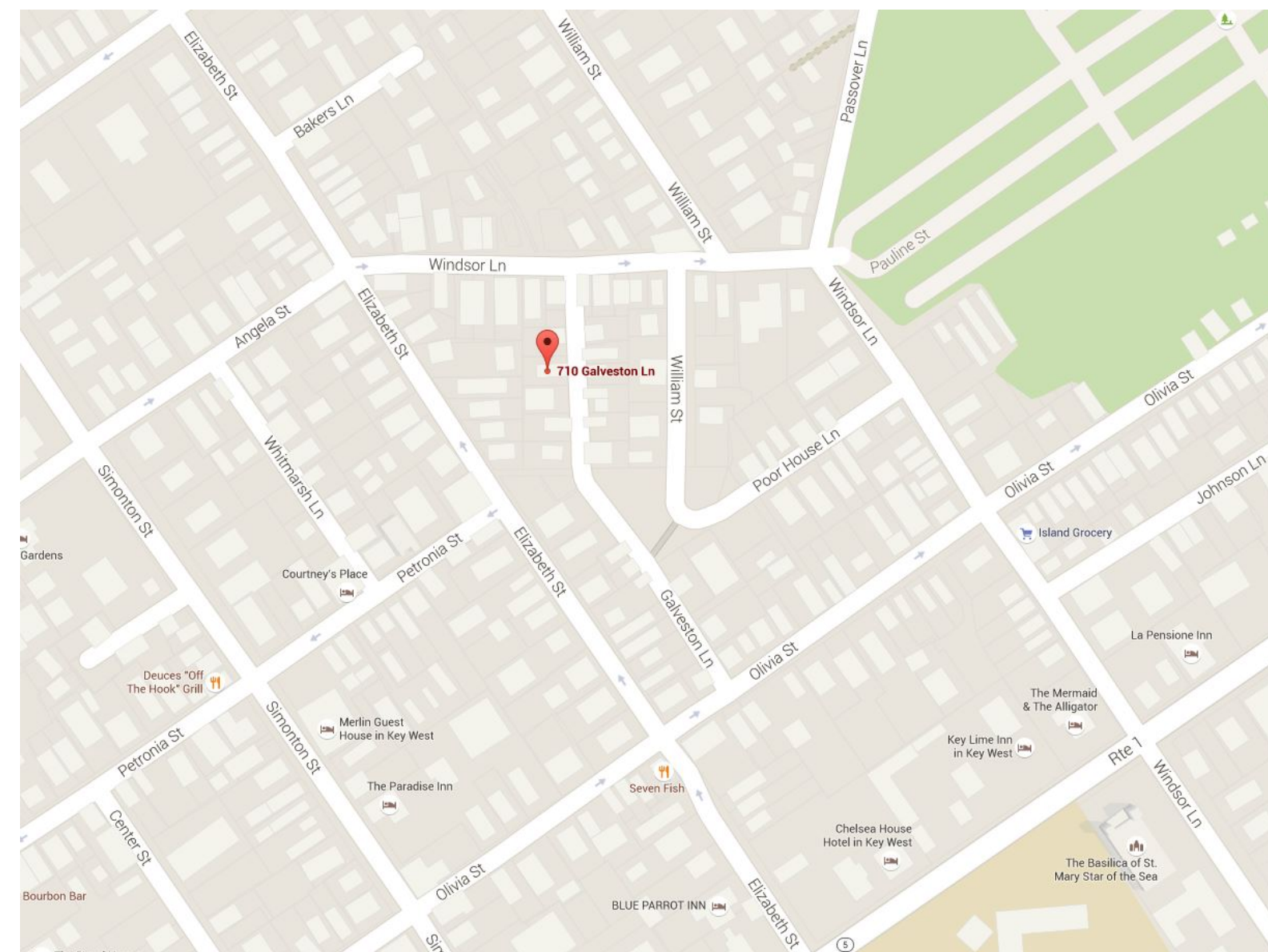
S I T E D A T A

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	HISTORIC HIGH DENSITY RESIDENTIAL
SITE AREA	3,010 SQ. FT.	4,000 SQ. FT.	3,010 SQ. FT.	EXISTING
IMPERVIOUS	1,176 (39%)	1,806 (60% MAX)	1,632 (54 %)	CONFORMING
OPEN SPACE	1,834 (61%)	1,054 (35% MIN)	1,378 (46%)	CONFORMING
BUILDING COV.	809 (29%)	1,505 (50% MAX)	1,152 (38%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	124 REAR YARD AREA	(30% MAX COV.) 252 REAR YARD AREA	252 (30%)	CONFORMING
MAXIMUM FLOOR AREA RATIO	EXISTING	1	EXISTING	CONFORMING
MAXIMUM DENSITY SITE DENSITY	1 DU / ACRE	22 DU / ACRE	1 DU / ACRE	CONFORMING

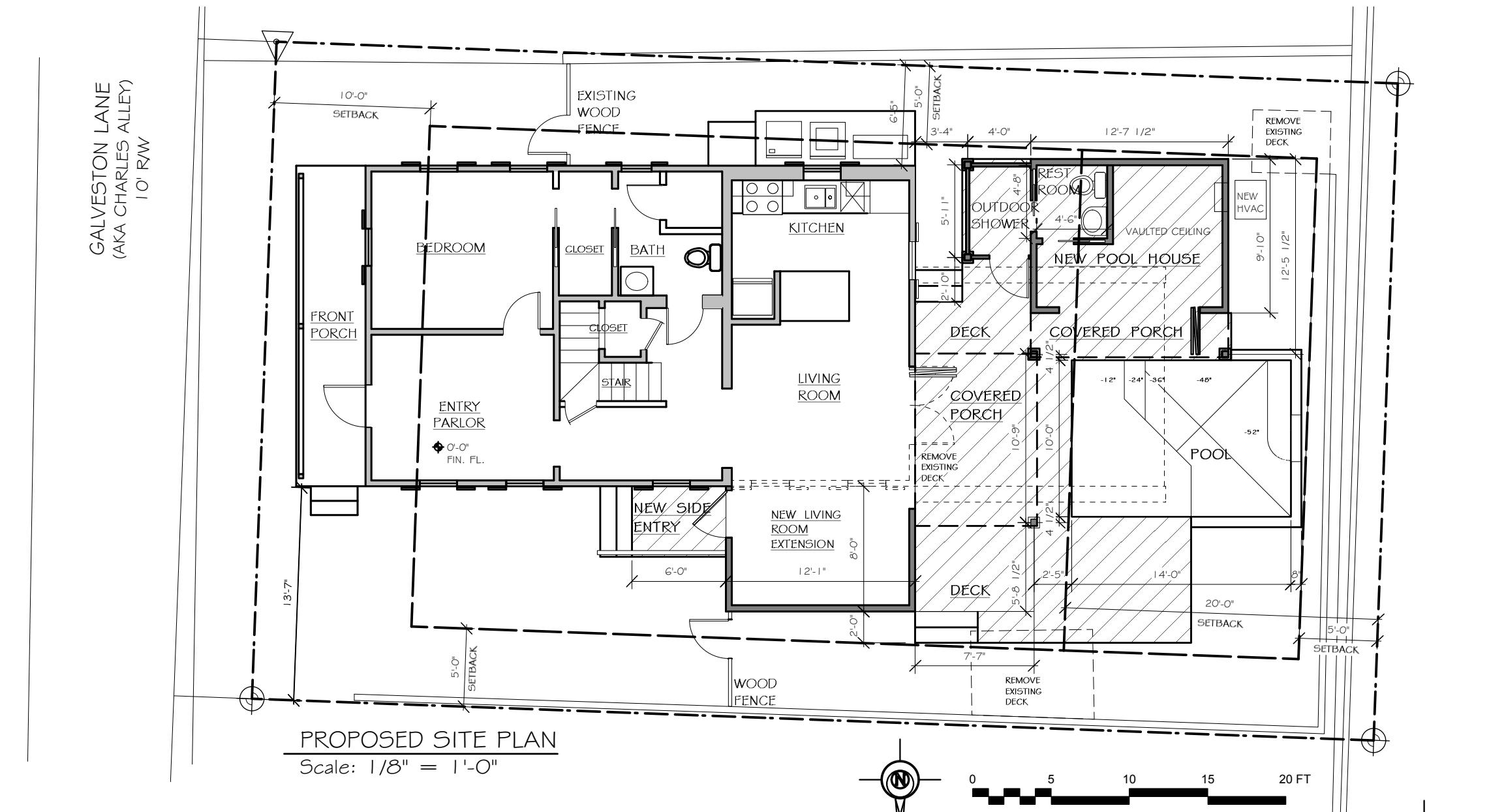
SETBACKS				
SIDE SETBACK	6'-5"	5'	5'-7"	CONFORMING
SIDE SETBACK	13'-7"	5' OR 10% WIDTH	10'-10"	CONFORMING
REAR SETBACK	29'-10"	20'	8'-8"	CONFORMING
FRONT SETBACK	1'-0"	1'	1'-0"	EXISTING
BUILDING HEIGHT	EXISTING	30'	EXISTING	CONFORMING

PARKING MIN. 1 SPACE PER DWELLING UNIT

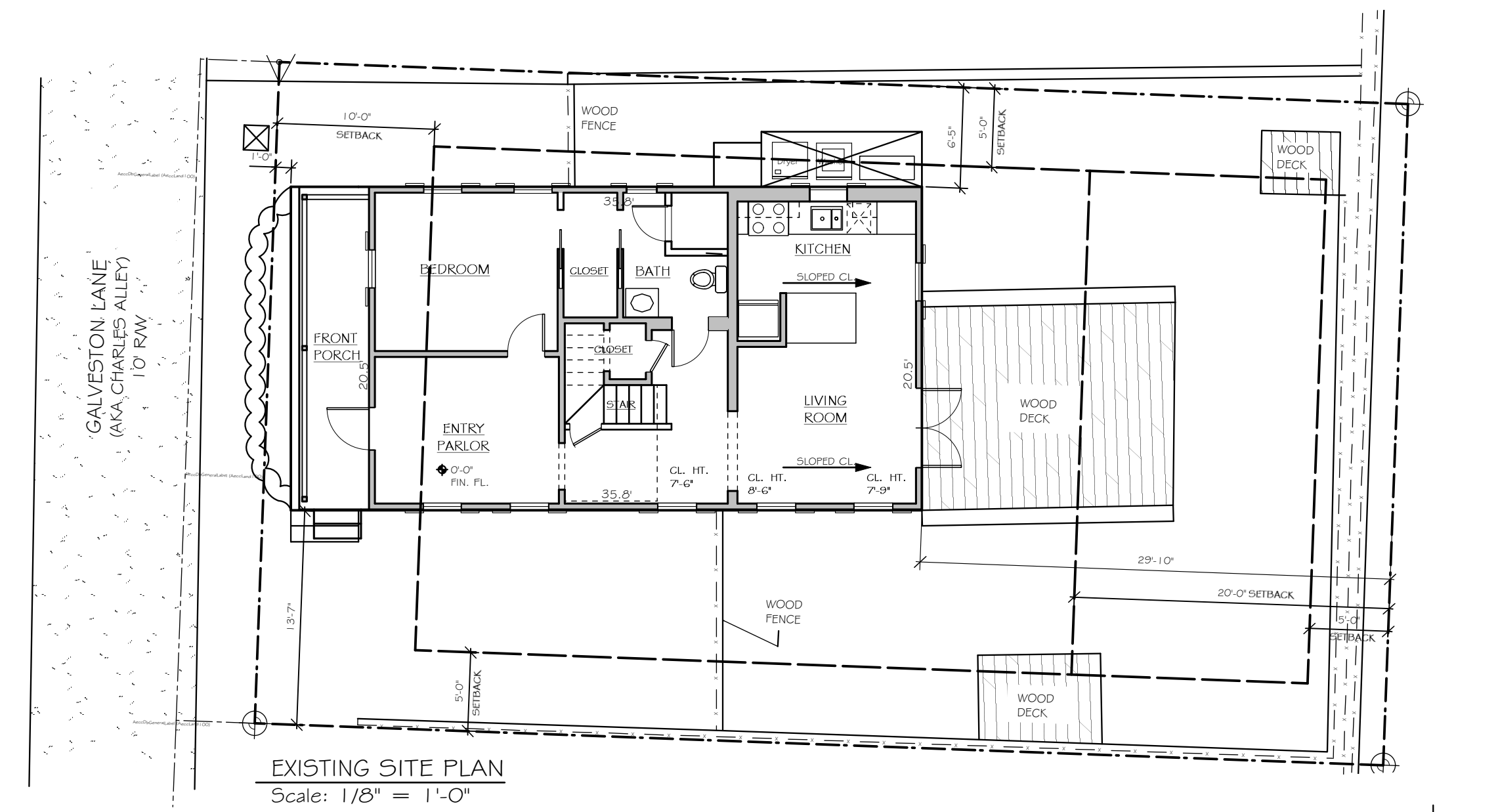
FLOOD INSURANCE MAP ZONE X



LOCATION MAP



PROPOSED SITE PLAN



EXISTING SITE PLAN

INDEX OF DRAWINGS:

- A-1 PROJECT INFO & ARCHITECTURAL SITE PLANS
- A-2 EXISTING PLAN & ELEVATIONS
- A-3 PROPOSED PLAN
- A-4 PROPOSED ELEVATIONS
- A-5 STREETScape & PHOTOGRAPHS

SCOPE OF WORK:

NEW SIDE ENTRANCE, EXPANDED LIVING ROOM, POOL WITH WATERFALL FOUNTAIN, DECK, OUTDOOR SHOWER AND POOL HOUSE WITH RESTROOM

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S /ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

HARC APPROVAL #-

DESIGN NOTES:

THE NEW RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
 FBC 2014 - RESIDENTIAL (FBC-R)
 A.S.C.E. 24-05 REGULATIONS
 *PER FBC 07/ASCE 07-10
 EXPOSURE "C"
 LIVE LOAD 40 PSF
 WIND LOAD 180 M.P.H.

SEAL - ARCHITECT

ROSS RESIDENCE

710 GALVESTON LANE
 KEY WEST , FL 33040

REVISIONS	DATE

PIKE ARCHITECTS
 471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT:
BARBARA ROSS
 710 GALVESTON LANE
 KEY WEST , FL 33040

DRAWING TITLE:
SITE PLAN & PROJECT INFORMATION

PROJECT NUMBER: 16.19
 DRAWN: LSS/TSN
 CHECKED: -
 DATE: 05-25-16

SHEET #
A-1

REVISIONS	DATE

P I K E
ARCHITECTS

© COPYRIGHTED DRAWINGS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

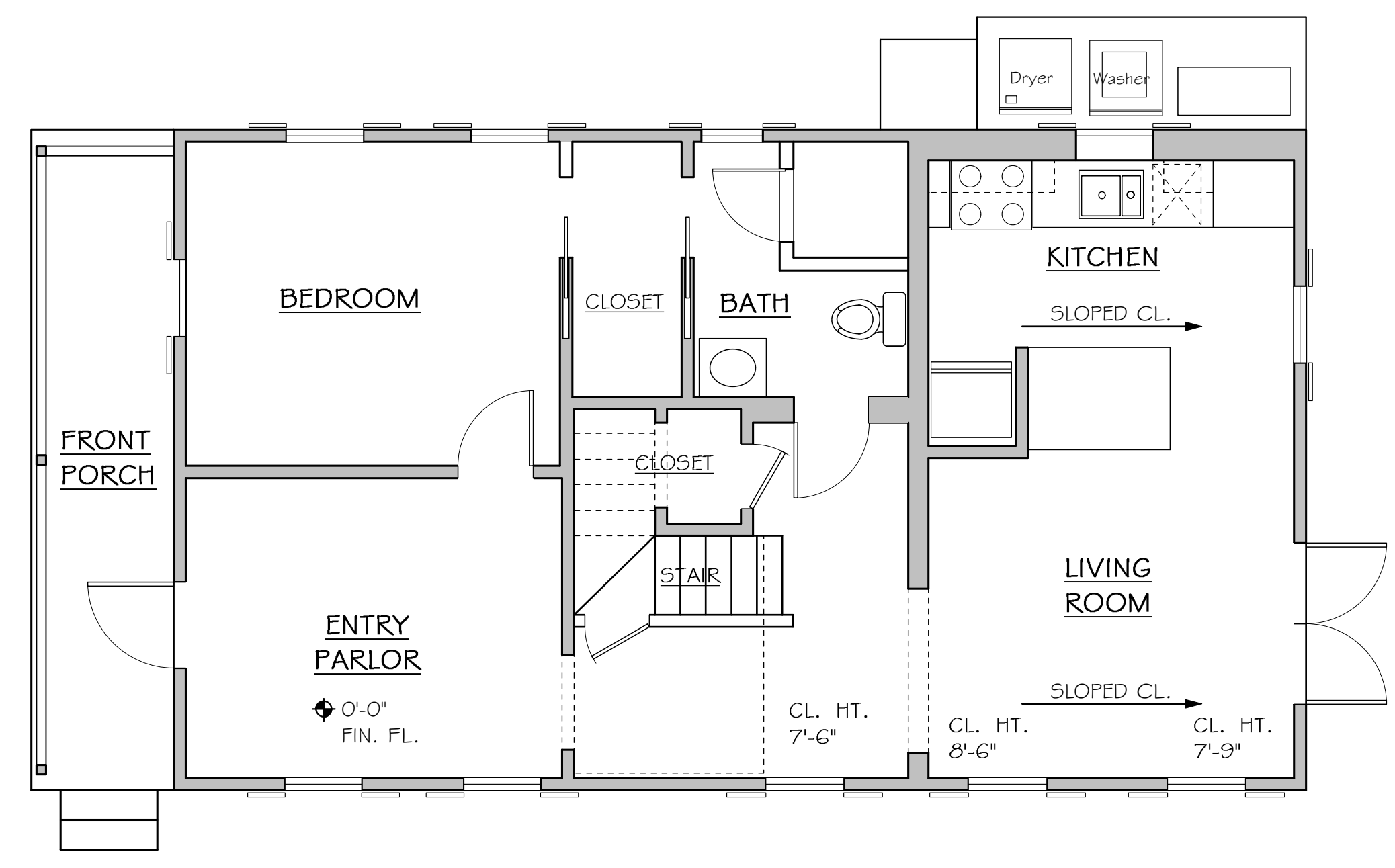
PROJECT:
BARBARA ROSS
710 GALVESTON LANE
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING FLOOR PLANS & ELEVATIONS

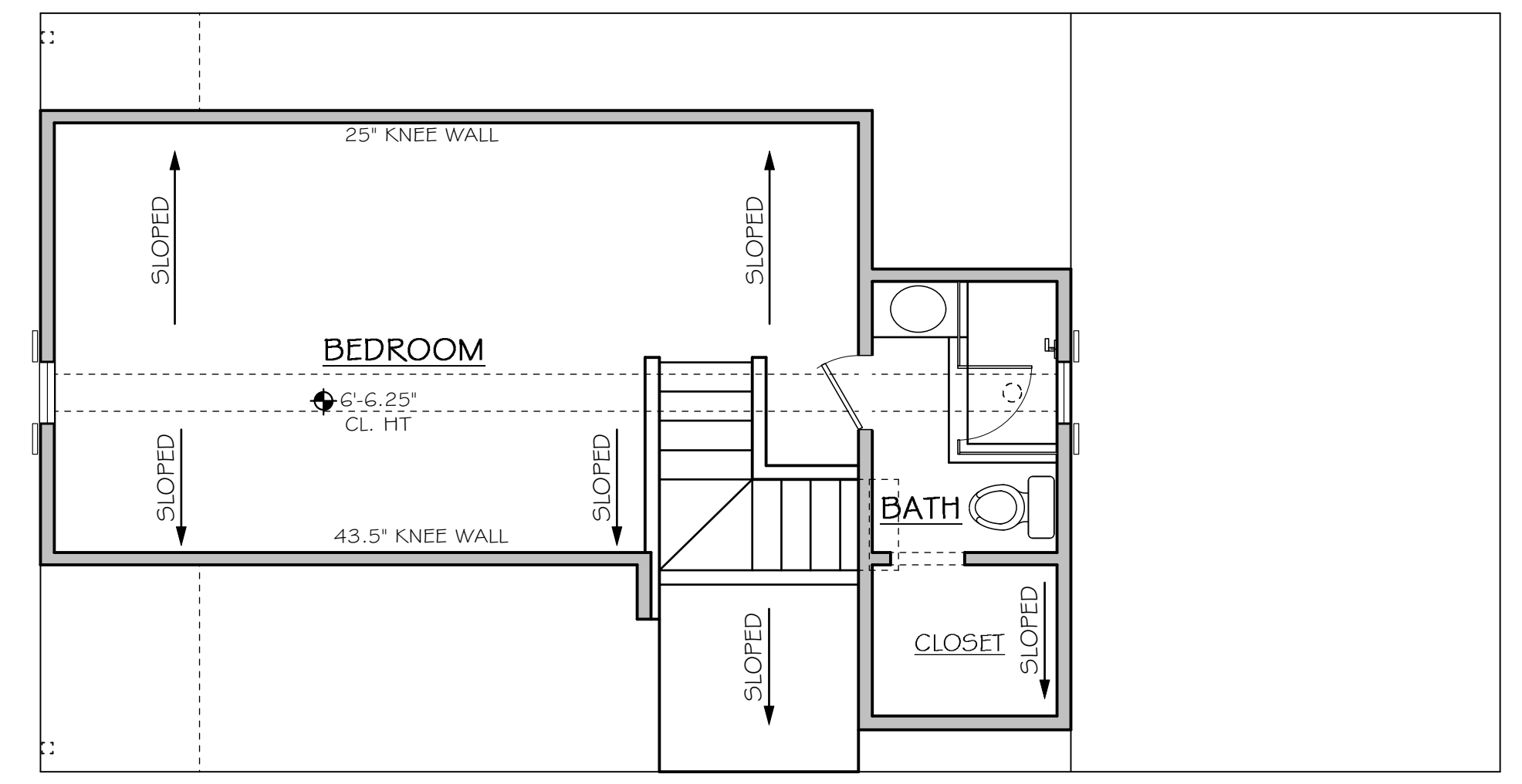
PROJECT NUMBER:
16.19

DRAWN: L59/JSN
CHECKED: -
DATE: 05-25-16

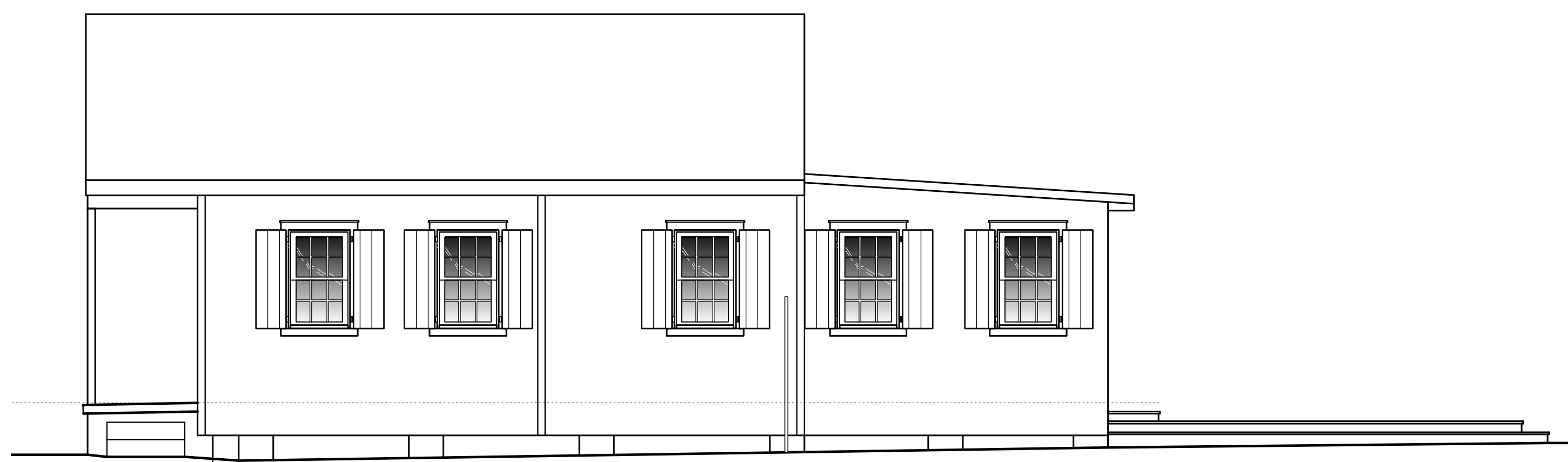
SHEET #
A-2



1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



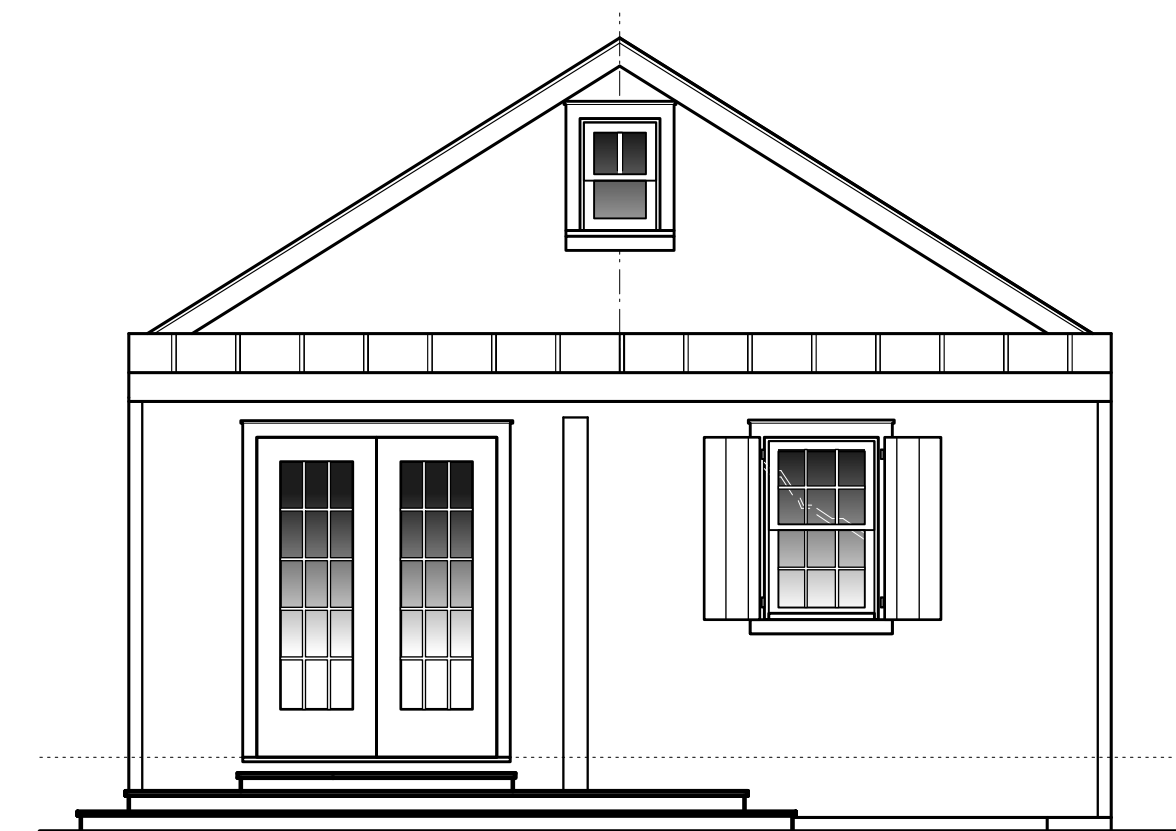
2 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



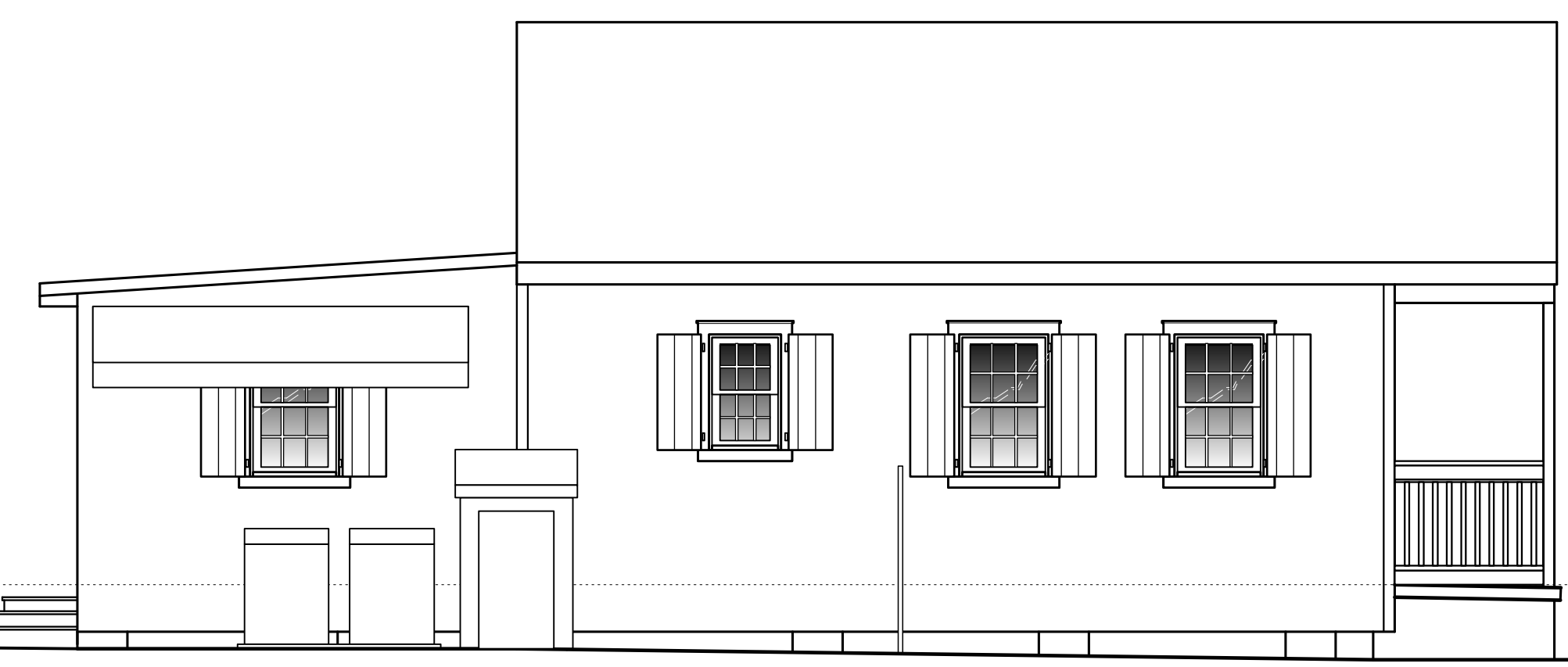
4 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



5 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



6 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"

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-151 GK
MAP DATE: 02-18-05
FLOOD ZONE: X - SHADED

LEGEND

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

LOCATION MAP - NTS
SEC. 06-T&B5-R25E

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.

TOTAL AREA = 3,010.14 SQFT ±

CERTIFIED TO -
Barbara H. Ross;
The Closing Department, Inc.;
Westcor Land Title Insurance Company.

FLORIDA KEYS LAND SURVEYING
1996 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

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

ERIC A. ISAACS #6793, PROFESSIONAL SURVEYOR AND MAPPER, LMF 7647

SCALE: 1"=20'

FIELD WORK: 08/28/2015
DATE: XX/XX/XXXX
SHEET: 1 OF 1
DRAWN BY: MPB
CHECKED BY: _____
INVOICE NO.: _____

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADDITIONAL PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR VIOLATIONS. 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 SURVEYOR'S OPINION OF THE DEED LINE. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BBP = BACK-FLOW PREVENTER	GV = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	IB = IRON PIPE	POF = POINT OF REVERSE CURVE
CB = CONCRETE CURB + GUTTER	IR = IRON ROD	PR = PERMANENT REFERENCE
CBW = CONCRETE BLOCK WALL	IRW = IRON WIRE	RS = RIGHT OF WAY LINE
CL = CENTERLINE	LD = LANDSCAPING	SD = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MOUND	MEAS = MEASURED	SB = SIDE SINK
CONC = CONCRETE	MF = METAL FENCE	TD = TOP OF DRIVEWAY
OPF = CONCRETE POWER POLE	MHW = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CS = CENTRAL SINK	MS = MEAN SEA LEVEL	TOC = TOP OF CURVE
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
EL = ELEVATION	NTS = NOT TO SCALE	TR = TRUCK
END = END OF CURVE	OC = OVERHEAD CURVE	UR = UNDERCUT
EP = END OF PAVEMENT	PC = POINT OF CURVE	UR = UTILITY RADIANT
FF = FINISHED FLOOR ELEVATION	PCP = POINT OF CONTOUR	WD = WOOD DECK
FI = FINISH INSIDE	PK = PARKING METER	WF = WOOD FENCE
FIN = FINISH OUTSIDE	PKC = PARKING METER CONTROL POINT	WM = WATER METER
FO = FENCE ON LINE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
	POI = POINT OF INTERSECTION	WV = WATER VALVE

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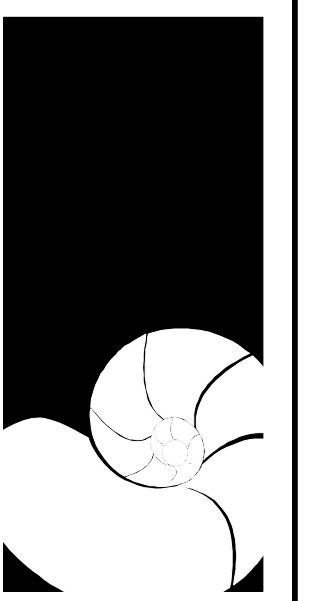
4

3

2

1

REVISIONS	DATE



PIKE
ARCHITECTS
© COPYRIGHTED DRAWINGS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
BARBARA ROSS
710 GALVESTON LANE
KEY WEST, FL 33040

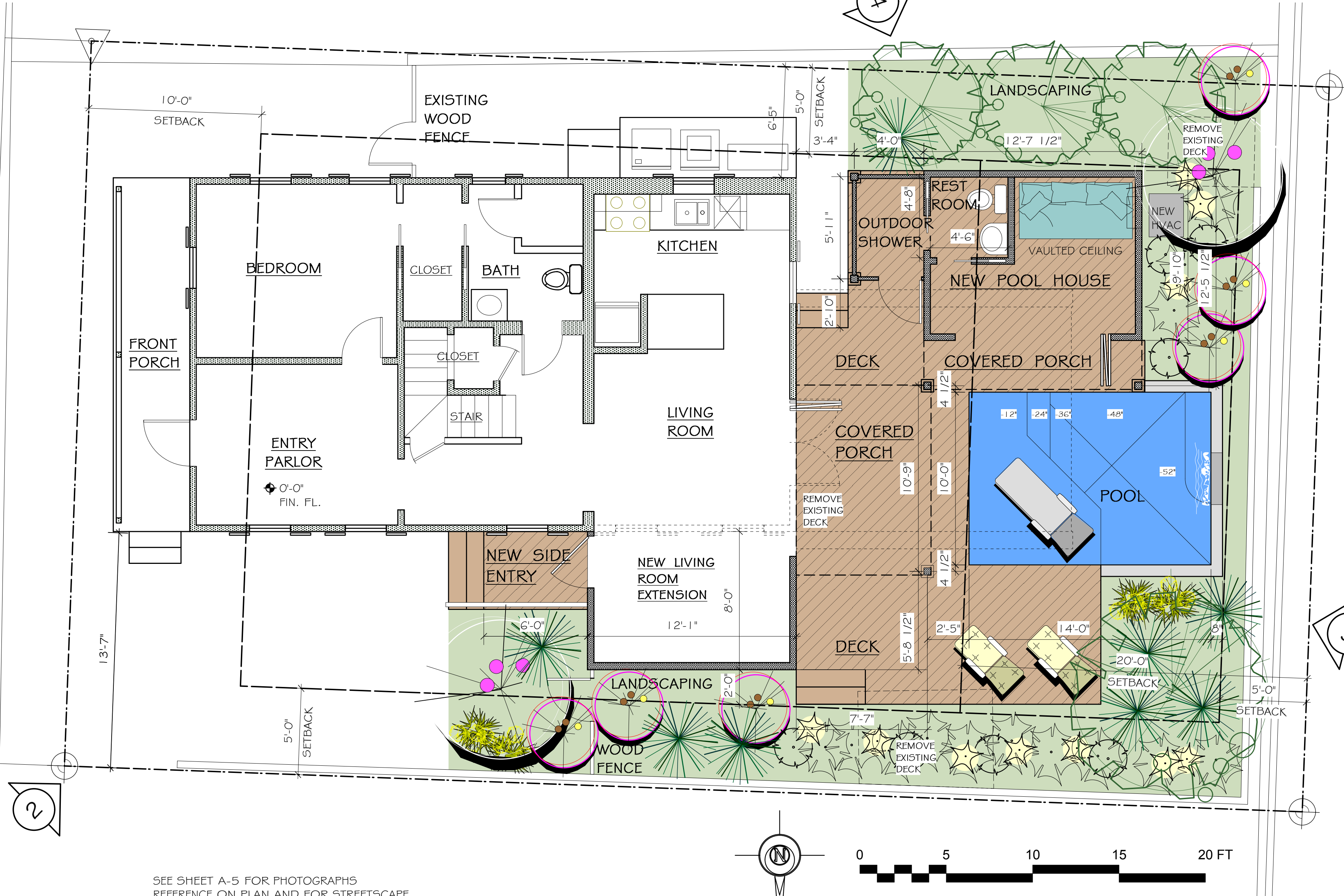
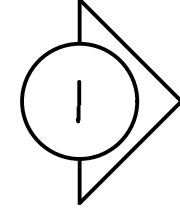
DRAWING TITLE:
PROPOSED FLOOR PLANS

PROJECT NUMBER:
16.19

DRAWN: LSS/TSN
CHECKED: -
DATE: 05-25-16

SHEET #
A-3

GALVESTON LANE
(AKA CHARLES ALLEY)
10' RW



SEE SHEET A-5 FOR PHOTOGRAPHS
REFERENCE ON PLAN AND FOR STREETSCAPE
DRAWING AND PHOTOGRAPHS

1
A-3 **FIRST FLOOR PLAN**
1/4" = 1'-0"

REVISIONS	DATE

P I K E
ARCHITECTS

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471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

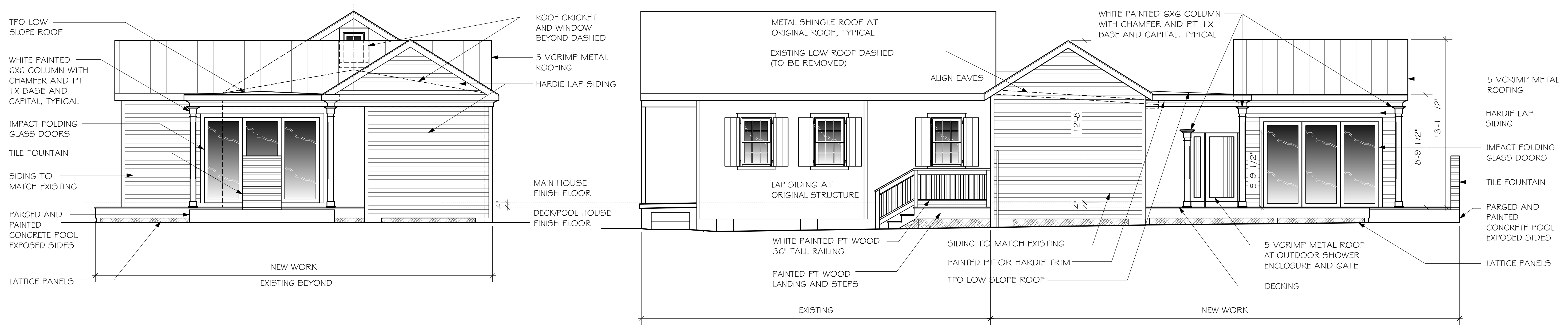
PROJECT:
BARBARA ROSS
710 GALVESTON LANE
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ELEVATIONS

PROJECT NUMBER:
16.19

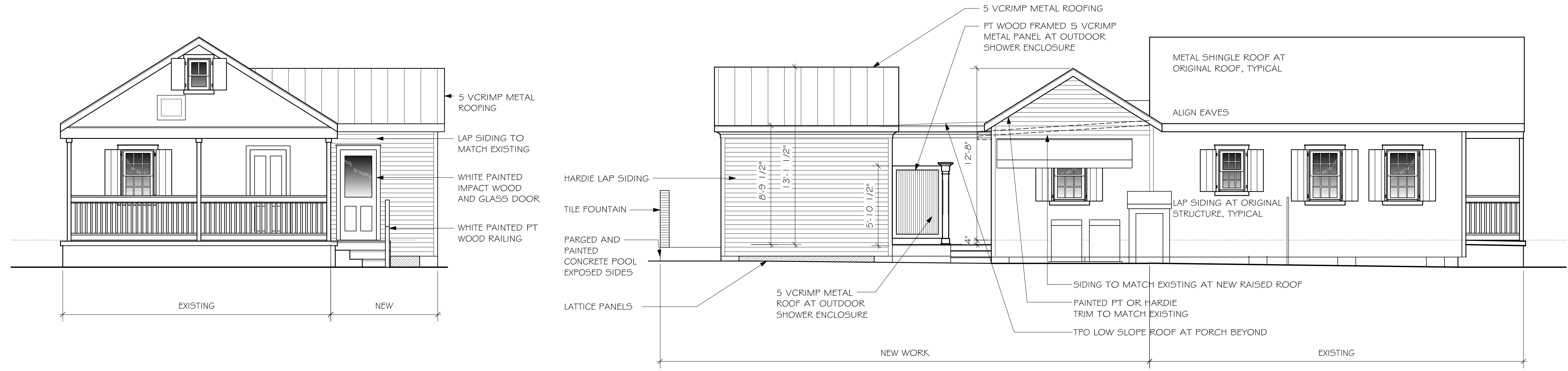
DRAWN: LSS/FSH
CHECKED: -
DATE: 05-25-16

SHEET #
A-4



1 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"

2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

4 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

8

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REVISIONS DATE

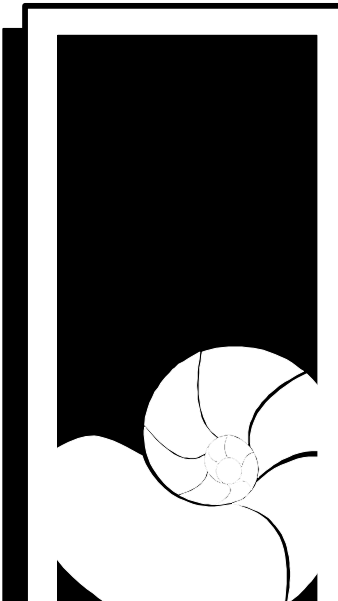


712 GALVESTON LANE

710 GALVESTON LANE

708 GALVESTON LANE

GALVESTON LANE STREET VIEW DRAWING



P I K E ARCHITECTS

© COPYRIGHTED DRAWINGS

471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT:
BARBARA ROSS
 710 GALVESTON LANE
 KEY WEST, FL 33040

PROJECT:

DRAWING TITLE:
STREETVIEW & PHOTOGRAPHS

PROJECT NUMBER:
 16.19
 DRAWN: LSS/TSN
 CHECKED: -
 DATE: 05-25-16

SHEET #
A-5



GALVESTON LANE STREET VIEW PHOTO



GALVESTON LANE VIEW, PHOTO 1



GALVESTON LANE STREET VIEW PHOTO



SIDE YARD VIEW, PHOTO 2



BACK ELEVATION, PHOTO 3



BACK YARD VIEW, PHOTO 4

8

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1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 28, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW POOL HOUSE, SWIMMING POOL AND WOOD DECK AT REAR. NEW SIDE ADDITION WITH ENTRY PORCH. NEW GABLE ROOF ON REAR PORTION OF HOUSE AND NEW COVERED PORCH. PARTIAL DEMOLITION OF SIDE WALL. DEMOLITION OF REAR SHED ROOF.

FOR- #710 GALVESTON LANE

Applicant – Peter Pike, Architect

Application #H16-03-0032

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 BARBARA ROSS, 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 Lane, K.W. on the 19 day of June, 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 6-28, 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 00300032

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

Signed Name of Affiant:

Barbara Ross

Date: 6-19-16

Address: 710 Galveston Lane

City: K.W. FL 33040

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of June, 2016.

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

NOTARY PUBLIC

Sign Name: Gerzale R Curry Hill

Print Name: Gerzale R Curry Hill

Notary Public - (State of Florida (seal))

My Commission Expires: _____



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 Requirements](#)

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: 1019658 Parcel ID: 00018980-000000** [Next Record](#)

Ownership Details

Mailing Address:

ROSS BARBARA H
710 GALVESTON LN
KEY WEST, FL 33040-6408

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 710 GALVESTON LN KEY WEST

Legal BK 5 LT 10 KEY WEST G9-415 OR506-207 OR1638-2017/20 OR1689-637/639

Description: OR1884-1259/61 OR2462-2328/28AC/T OR2515-449 OR2515-450 OR2761-552/53

Click Map Image to open interactive viewer

Monroe County Links

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

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [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](#)

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 672
Year Built: 1919

Building 1 Details

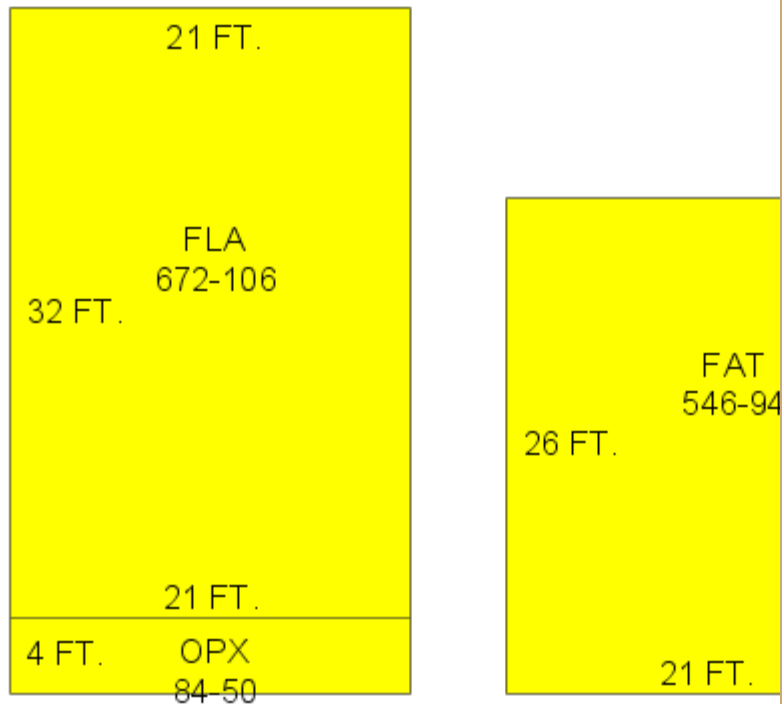
Building Type R1	Condition A	Qu
Effective Age 5	Perimeter 106	Dep
Year Built 1919	Special Arch 0	Grnd
Functional Obs 0	Economic Obs 0	

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	1
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 %
0	FAT	1:WD FRAME	1	1989		N	
1	FLA	1:WD FRAME	1	1989	N	N	0.00
2	OPX		1	1989	N	N	0.00

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	272 SF	0	0	2002	2003	2	40
3	AC2:WALL AIR COND	2 UT	0	0	2002	2003	1	20
4	AC2:WALL AIR COND	1 UT	0	0	2002	2003	2	20
5	FN2:FENCES	72 SF	18	4	2002	2003	2	30
6	FN2:FENCES	660 SF	110	6	2002	2003	2	30

Appraiser Notes

2011-04-28 FISBO BANK OWNED 407-371-6884

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-1504	05/12/2011	09/15/2011	5,000		REPAIRS WINDOWS SILLS & CASING ON 6 WINDOWS. INSTALL 60 K STYLE GUTTER, WHITE TO MATCH TRIM
15-4953	12/10/2015	03/01/2016	8,133		INSTALL 3 TON MINI SPLIT SYSTEM 3 DROPS
98-1584	05/21/1998	12/12/1998	900		REPAIR WINDOW & SIDING
02-0759	04/03/2002	01/31/2003	23,550		RENOVATION
02/2233	08/19/2002	01/31/2003	1,500		COMPLETE ELECTRICAL

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	76,294	4,986	403,912	485,192	438,407	0	485,192
2014	74,232	4,780	376,984	455,996	398,552	0	455,996
2013	75,263	5,019	325,275	405,557	362,320	0	405,557
2012	76,294	5,266	247,822	329,382	329,382	0	329,382
2011	80,086	4,186	362,717	446,989	446,989	0	446,989
2010	89,249	4,418	386,612	480,279	480,279	25,000	455,279
2009	103,171	4,624	458,206	566,001	566,001	25,000	541,001
2008	96,108	4,829	526,750	627,687	567,737	25,000	542,737
2007	178,213	5,061	401,835	585,109	551,201	25,000	526,201
2006	287,862	5,267	285,950	579,079	537,757	25,000	512,757
2005	287,862	5,472	228,760	522,094	522,094	25,000	497,094
2004	157,699	5,704	213,710	377,113	377,113	0	377,113
2003	93,963	5,910	111,370	211,243	211,243	0	211,243
2002	107,000	2,150	70,735	179,885	179,885	0	179,885
2001	85,311	2,214	70,735	158,260	158,260	0	158,260
2000	85,311	2,133	52,675	140,119	140,119	0	140,119
1999	69,695	1,791	52,675	124,160	124,160	0	124,160
1998	40,872	1,526	52,675	95,073	95,073	0	95,073
1997	38,828	0	46,655	85,483	85,483	0	85,483
1996	25,136	0	46,655	71,791	71,791	0	71,791

1995	25,136	0	46,655	71,791	71,791	0	71,791
1994	22,480	0	46,655	69,135	69,135	0	69,135
1993	22,480	0	46,655	69,135	69,135	0	69,135
1992	22,480	0	46,655	69,135	69,135	0	69,135
1991	22,480	0	46,655	69,135	69,135	0	69,135
1990	21,918	0	37,625	59,543	59,543	0	59,543
1989	15,710	0	36,873	52,583	52,583	0	52,583
1988	13,437	0	32,358	45,795	45,795	0	45,795
1987	13,267	0	16,127	29,394	29,394	0	29,394
1986	13,341	0	15,482	28,823	28,823	0	28,823
1985	12,938	0	9,360	22,298	22,298	0	22,298
1984	12,111	0	9,360	21,471	21,471	0	21,471
1983	12,111	0	9,360	21,471	21,471	0	21,471
1982	12,340	0	8,093	20,433	20,433	0	20,433

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
9/9/2015	2761 / 552	630,000	<u>WD</u>	<u>02</u>
4/26/2011	2515 / 449	325,600	<u>QC</u>	<u>12</u>
4/26/2011	2515 / 450	325,600	<u>WD</u>	<u>02</u>
4/26/2010	2462 / 2328	250,000	<u>CT</u>	<u>12</u>
4/29/2003	1884 / 1259	440,000	<u>WD</u>	<u>Q</u>
4/10/2001	1689 / 0637	190,000	<u>WD</u>	<u>Q</u>

This page has been visited 9,460 times.

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