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**Historic Architectural Review Commission  
Staff Report for Item 4**

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

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

**Meeting Date:** November 28, 2017

**Applicant:** Annalise Mannix

**Application Number:** H17-03-0042

**Address:** #717 Galveston Lane

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**Description of Work:**

Demolition of existing rear addition. Second Reading.

**Site Facts:**

The house in review is a contributing resource to the historic district. The one-story frame vernacular structure was build circa 1920. Through the Sanborn maps, it is evident that the original fabric had an addition at the rear of the house, which extended the width of the structure towards the south. The circa 1965 Property Appraisers records photograph depicts the addition having a shed roof. Actual footers of the house are in poor condition, making the house unstable.

**Ordinance Cited on Review:**

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations.

**Staff Analysis**

On October 24, 2017, the Commission motioned to approve submitted design and first reading for demolition for the submitted project. This report is for the second reading for the request of demolition. The Certificate of Appropriateness proposes the demolition of a

historic rear addition of the house. Although the addition with a bum-out towards the south side is similar in footprint as the one depicted on the 1962 Sanborn map, siding and fenestrations are not original to the structure. New plans propose the replacement of the addition with minor changes that will not jeopardize character-defining elements of the historic fabric.

It is staff's opinion that the review of this request for the demolition be based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

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

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

The rear addition is not irrevocable compromised by extreme deterioration.

The following is the criteria of section 102-125:

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

Staff opines that the rear addition has not distinctive characteristics of a type or method of construction. The rear addition is altered and the current interior clearance is too low, particularly towards the end of the roof slope.

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

It is staff understanding that no significant events have ever happened in the site that has contributed to local, state, or national history.

- 3 Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;*

The portion of the house in question has no significant value as part of a development, heritage, or cultural record of the city.

- 4 Is not the site of a historic event with a significant effect upon society;*

The site is not associated to any significant event.

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

The portion of the house in question is not an example of any social, cultural, or historic heritage of the city.

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

The portion of the house in question is not an example of a distinctive or unique architectural style.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*

The portion of the house in question is not part of a park, square or distinctive area in the city.

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

The portion of the house in question does not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The portion of the house in question does not yield important information in history. The rear addition was built as storage and laundry space.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition as it complies with the criteria for demolition stated under the Land Development Regulations. If approved this will be the second of two required readings.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040  
Phone: 305.809.3956  
BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER 17-00300042		BUILDING PERMIT NUMBER 17	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	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:

717 GALVESTON LN, KEY WEST, FL, 33040		# OF UNITS
EDGAR S. & SUNE HOUSTON		PHONE NUMBER 618-534-7908
3314 NORTHSIDE DR. #152 KEY WEST, FL 33040		EMAIL ezhouston@gmail.com
		PHONE NUMBER
		EMAIL
ANNALISE MANNIX		PHONE NUMBER 305-797-0463
3739 PAULA AVE. KEY WEST, FL 33040		EMAIL amannix@aol.com

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:

\$ 41,400

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.

DETAILED Project Description... (The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.) Replace decrepit 182 S.F. living area addition with new 189 S.F. living area addition on a historic wooden structure in the X-Zone. Proposed addition provides for one level house replacing one bedroom and both in the same footprint. Building coverage due to smaller porch overhang reduces by 9 S.F. Work includes plumbing, electric + structural work. Replacement of

Printed name of property owner or licensed contractor.

Edgar S Houston

Signature.

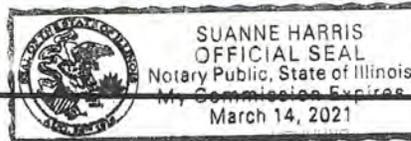
Edgar S Houston

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

Suanne Harris

Personally known or produced Florida D.L. as identification.

Official Use Only:



Date: 8/23/17 53  
2017 300042  
PT \* BUILDING PERMITS-NEW  
1.00 \$100.00  
3113387 \$100.00  
Trans number:  
VISA/MASTERC  
Trans date: 8/23/17 Time: 10:33:14

24468-14447-01K

## Project Description Cont'd :

(Replacement of) existing piles on the original historic structure and leveling of the silt in a few locations.

## 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](mailto:harc@cityofkeywest-fl.gov)

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

ADDITIONAL INFORMATION: *Demo + replace an existing addition to historic structure.*

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
BEDROOM SHED ROOF	BUILT-UP ROOFING	V-CRIMP HIP ROOFING
BATHROOM SHED ROOF	BUILT-UP ROOFING	SINGLE PLY ROOFING
BED + BATHROOMS SIDING	NOVELTY SIDING	NOVELTY SIDING on N. + W. Sides. HARDIE SIDING on S. + E. Sides
BED + BATHROOMS WINDOWS	ALUMINUM	ALUMINUM
BACK DOOR	WOODEN DOOR	INSULATED METAL DOOR

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 \_\_\_\_\_



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- H-17-03-0042



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 original building condition is poor and deteriorated. However, it is being maintained with some foundation and sill repair.

The rear addition consists of a bathroom addition and a long thin bedroom addition. The additions are in severe deterioration.

They also have differing elevations and the floors are sloping. This addition needs to be removed, and a level and true addition installed.

The future phase will true up the original building walls to the new plumb addition.

**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 addition has no distinctive characteristics

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

There is no indication of any significant historical records.

- (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.

There is no significant historical or cultural characteristics associated with this site.

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

It is not a historical site.

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

The addition does not exemplify any cultural heritage of the City.

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

This addition does not have a distinctive architectural style.

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

N/A

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

N/A

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

NA

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**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- H-17-03-0042



(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 8 pages; June 15, 2017

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AND**

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

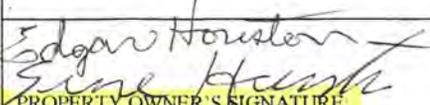
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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	7-17-17 DATE AND PRINT NAME: Edgar Houston Sune Houston
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**OFFICE USE ONLY**

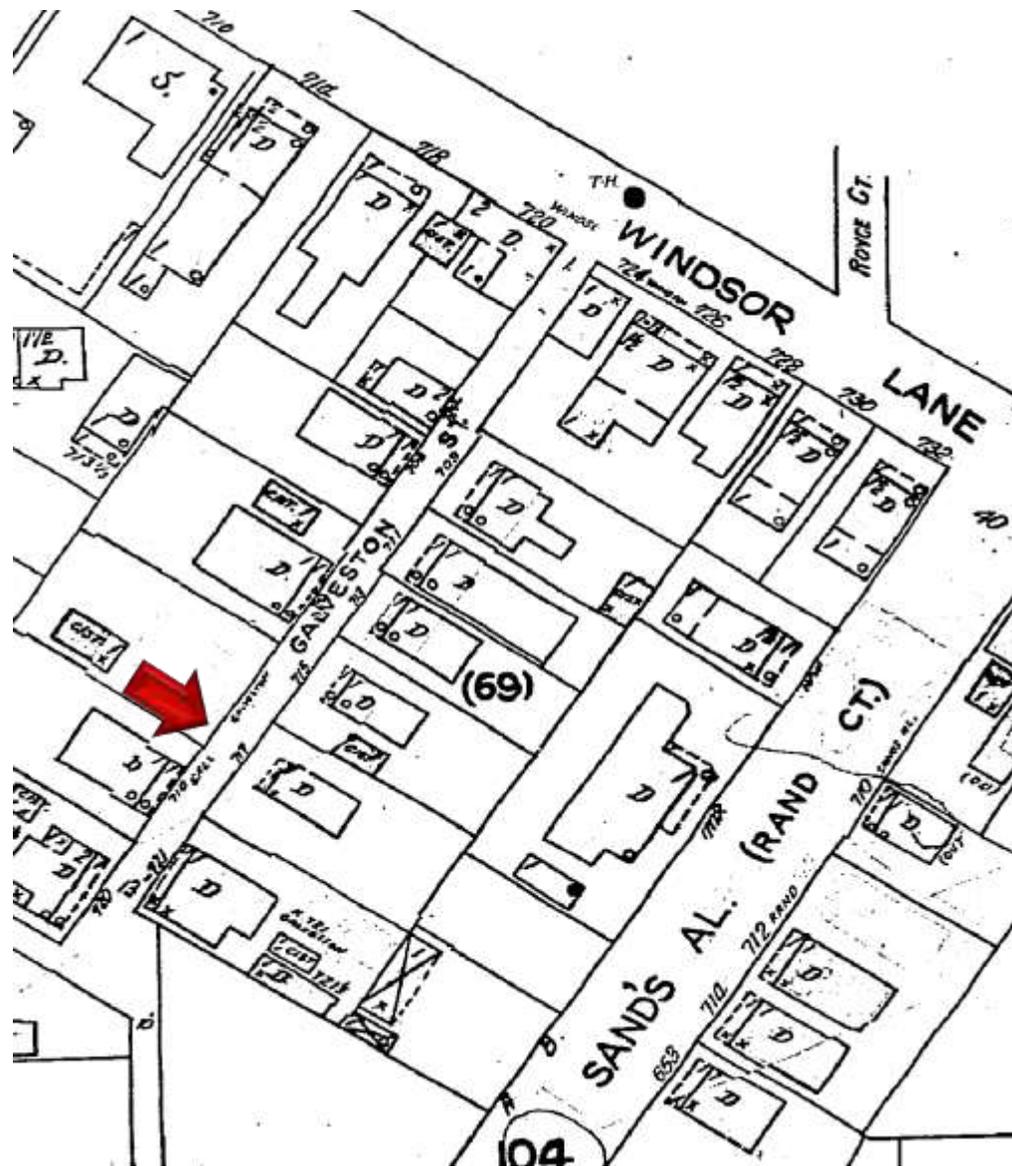
<b>BUILDING DESCRIPTION:</b>			
<input type="checkbox"/>	Contributing	Year built _____	Style _____ Listed in the NRHP _____ Year _____
<input type="checkbox"/>	Not listed	Year built _____	Comments _____

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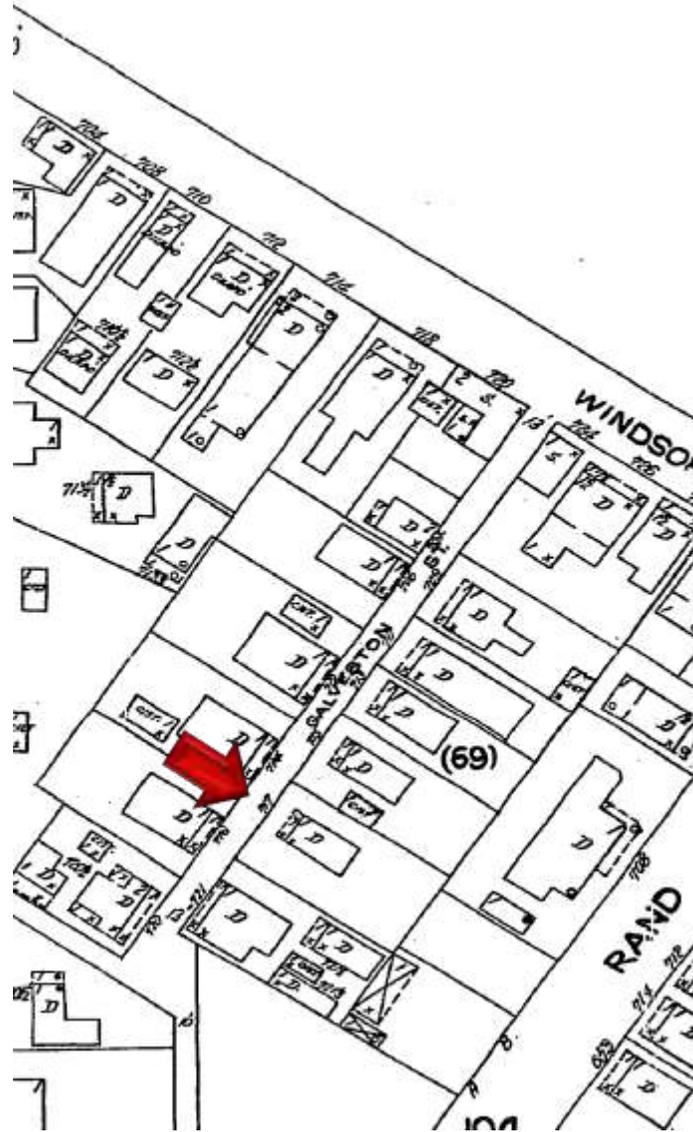
# SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map

# PROJECT PHOTOS



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

**Photographs**

**717 Galveston Lane Photographs**

Front



North Side



South Side



Existing bathroom addition-low slope roof, and shed roof over bedroom

Rear



Bedroom addition

Bath



**Proposed Scale:**

Bath room addition to be replaced but higher to have an 8 foot ceiling height (now it is in the 5-foot range). The bedroom roof behind will be a hip roof tying into the original structure and the new shed roof (yellow).



## Adjacent Houses

715 Galveston Lane



Continued...

721 Galveston Lane



**Buildings Opposite on Galveston Lane**

716 Galveston Lane



712 Galveston Lane



# PROPOSED DESIGN

Scanned

# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED ON SCOPED OUT ASSUMED ALONG THE CENTERLINE OF CHARLES ALLEY, (AKA GALVESTON LANE).

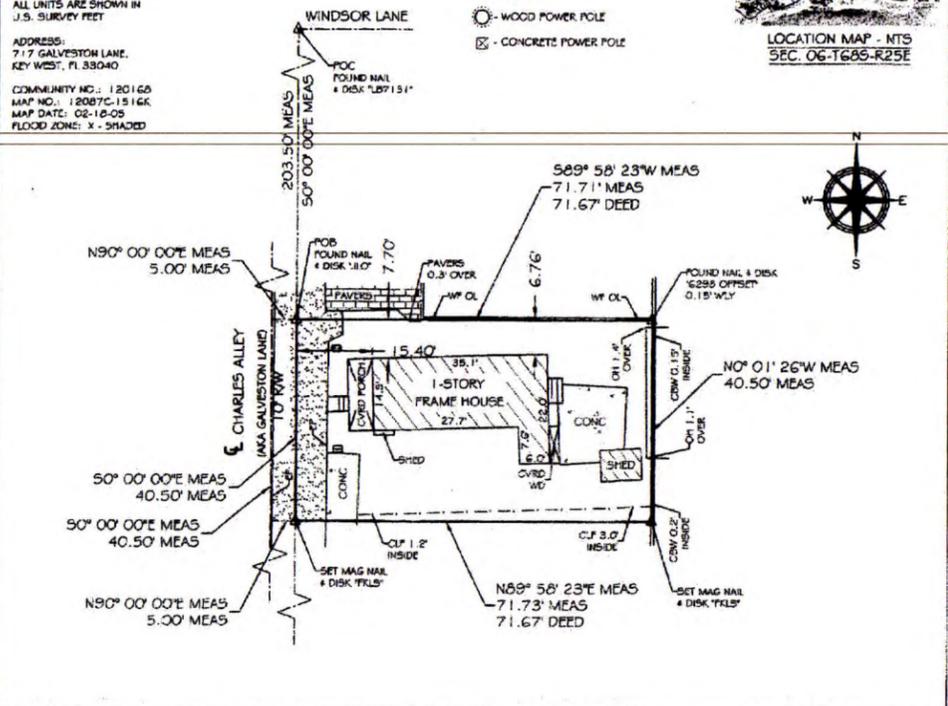
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.

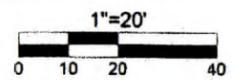
ADDRESS:  
717 GALVESTON LANE, KEY WEST, FL 33040.

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



**LEGAL DESCRIPTION -**  
Commence at the intersection of the Southerly right of way line of Windsor Lane and Easterly right of way line of Galveston Lane (Charles Alley) and run thence Southerly along the Easterly right of way line of Galveston Lane, 203.5 feet to the Point of Beginning of the parcel of land herein described; thence continue Southerly along the said Easterly right of way line of Galveston Lane, 40.5 feet to a point; thence Easterly at right angles, 71.67 feet to a point; thence Northerly at right angles, 40.5 feet to a point, thence Westerly at right angles, 71.67 feet back to the Point of Beginning.



TOTAL AREA = 2,904.60 SQFT ±

- NOTE: POLYDATUMS 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.
- |                                    |                        |                             |
|------------------------------------|------------------------|-----------------------------|
| BPI = BACKLASH PREVENTER           | CH = CHAIN             | PC = POINT OF COMMENCEMENT  |
| BO = BURN OUT                      | CH = CHAIN             | PE = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CLASS & GUTTER | CI = CONCRETE INTERIOR | PI = POINT OF INTERSECTION  |
| CB = CONCRETE BLOCK                | CI = CONCRETE INTERIOR | PT = POINT                  |
| CCW = CONCRETE CURB WALL           | CL = CONCRETE          | Q = QUANTITY                |
| CL = CONCRETE                      | CL = CONCRETE          | R = RIGHT OF WAY            |
| CL = CONCRETE                      | CL = CONCRETE          | SC = SHED                   |
| CL = CONCRETE                      | CL = CONCRETE          | SE = SET MAG NAIL & DISK    |
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**CERTIFIED TO -**

Manus Venter;  
Stones and Cardenas;  
Group One Mortgage, Inc., ISAOA, ATIMA;  
Chicago Title Insurance Company;

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 ANY OTHER OVERLAYS OR RIGHTS. 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 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: 1/20/2014

REVISION DATE: XXXXXXXXXX

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 CHAPTERS 2014-147 & 2017-05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPILED WITH CHAPTER 177, PART II FLORIDA STATUTES.

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

ERIC A. ISANCS, PLS #6768, PROFESSIONAL SURVEYOR AND MAPPER, LSI 7647

**FLORIDA KEYS LAND SURVEYING**  
1990 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: PLS@aol.com

## PROJECT INFORMATION:

**Project Scope of Work:** replace decrepit 182 SF living area addition with new 189 SF living area addition on a historic wooden structure in the X-Zone. Proposed addition provides for one level house replacing one bedroom and bath in approximately the same footprint. Building coverage due to smaller porch overhang reduces by 9 SF. Work includes plumbing, electric and structural work.

Additional work provides for replacement of existing piles on the original historic structure and leveling of the sill in a few locations.

**Design:**  
2014 Florida Building Code and ASCE 7-10 and ASCE 24-05  
Designed for Exposure C, 180 miles per hour, Structural Category II  
Type V Building - Residential R-3 Single Family.  
Work: Addition and Level 2 Alteration (replace piles).

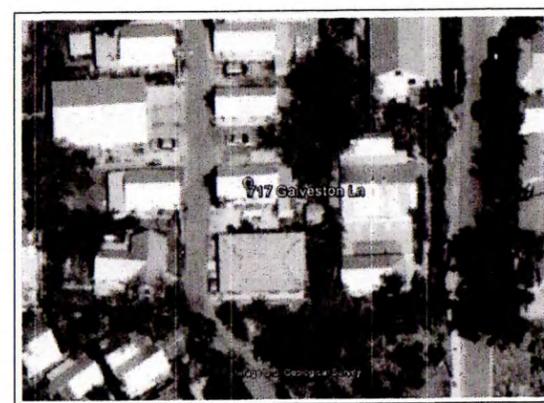
**Zoning:** Historic High Density Residential (H-HDR)  
Maximum density: 22 dwelling units per acre  
Maximum height: 30 FT  
Minimum lot size: 4,000 SF  
Minimum lot dimensions:  
Existing lot dimensions:  
Maximum building coverage: 50%  
Proposed 25.7%  
Bldg. coverage:  
Proposed 733.7 SF  
Existing main structure roof area  
Existing shed roof area  
Maximum impervious surface ratio: 80%  
Proposed 45.4%  
Existing 1325.7 SF

**Minimum Setbacks:**  
Side: Greater of 5 feet or 10% of lot width to a maximum of 15 feet  
Front: 10 FT  
North: 5 FT  
South: 5 FT  
Rear: 20 FT

**Stormwater Calculations:**  
9 SF reduction in lot coverage and no increase in impervious area.

**Flood Zone:**  
Community No. 120168  
Map No. 12087C-1516K  
Map Date 02-18-05

EXIST. PROPOSED  
10.8 FT 10.8 FT  
6.76 FT 6.76 FT  
12.3 FT 11.6 FT  
17.7 FT 19.5 FT 20.00 FT



**ANNALISE MANNIX, P.E., M.S., M. ASCE**  
**ANNALISE MANNIX ENGINEERING AND CONSULTING, LLC**  
3739 Paula Avenue  
Key West, Florida 33040  
Tel: 305-797-0463  
Email: amannix@aol.com  
FLORIDA REG. P.E. #57533  
CA #27779

**Submissions:**  
9.28.2017 - Remove work in Setback

**Revisions:**

**RENOVATION  
717 GALVESTON LANE  
RE #: 00018930-000000  
Key West 33040**



**SITE MAP, SURVEY & NOTES**

Sheet Number:  
**C1**  
Date: 15 JUNE 2017

**1 COPY OF SURVEY**  
SCALE: NTS

**2 LOCATION MAP**  
SCALE: NTS

EXISTING

REVISED 9.28.17

Scanned

# MAP OF BOUNDARY SURVEY

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

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:  
717 GALVESTON LANE,  
KEY WEST, FL 33040

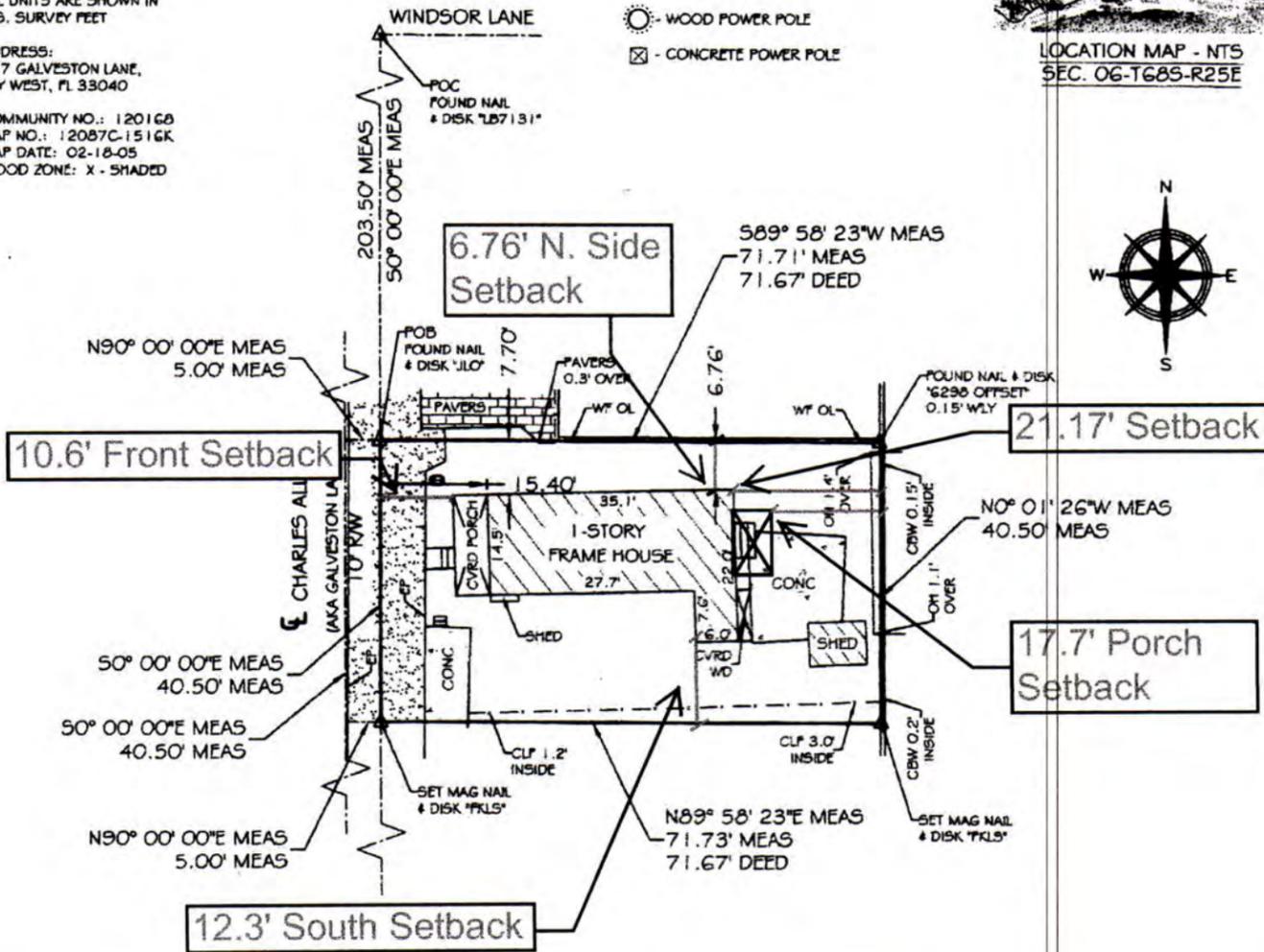
COMMUNITY NO.: 1201GB  
MAP NO.: 120B7C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X - SHADED

### LEGEND

- ⊕ - WATER METER
- ⊞ - SANITARY SEWER CLEAN OUT
- ☐ - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE

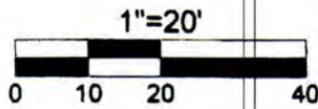


LOCATION MAP - NTS  
SEC. 06-T685-R25E



### LEGAL DESCRIPTION -

Commence at the intersection of the Southerly right of way line of Windsor Lane and Easterly right of way line of Galveston Lane (Charles Alley) and run thence Southerly along the Easterly right of way line of Galveston Lane, 203.5 feet to the Point of Beginning of the parcel of land herein described; thence continue Southerly along the said Easterly right of way line of Galveston Lane, 40.5 feet to a point; thence Easterly at right angles, 71.67 feet to a point; thence Northerly at right angles, 40.5 feet to a point, thence Westerly at right angles, 71.67 feet back to the Point of Beginning.



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.

BFF = BACK-FLOW PREVENTER	GW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW-OUT	HS = HOSE END	PRC = POINT OF REVERSE CURVE
C + G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	IR = IRON ROD	MTM = MOUNTING
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTERLINE	LS = LANDSCAPING	R = RADIUS
CLF = CHAINLINK FENCE	MS = MANHOLE	R/W = RIGHT OF WAY LINE
CM = CONCRETE MOUNTMENT	MSAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MF = METAL FENCE	SW = SIDE WALK
CPF = CONCRETE FORMER POLE	MFWL = METAL FRESH WATER LINE	TBM = TEMPORARY BENCHMARK
COVER = COVERED	NAD83 = NATIONAL GEODETIC	TOS = TOP OF BANK
DA = DRAINAGE ADJUSTMENT	VD = VERTICAL DATUM (1929)	TOS = TOP OF SLOPE
EL = ELEVATION	HTS = NOT TO SCALE	TD = TRAFFIC SIGN
ENCL = ENCLOSURE	OH = ROOF OVERHANG	TRP = TYPICAL
EP = EDGE OF PAVEMENT	OW = OVERHEAD WIRE	U = UNREASONABLE
FE = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	UE = UTILITY EASEMENT
FI = FIRE HYDRANT	PM = PARKING METER	WD = WOOD DISK
F = FENCE INSIDE	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FND = FOUND	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FO = FENCE OUTSIDE	PKM = PARKER KALON MAIL	WM = WATER METER
FOL = FENCE ON LINE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
	PI = POINT OF INTERSECTION	WV = WOOD VALVE
		WV = WATER VALVE

### CERTIFIED TO -

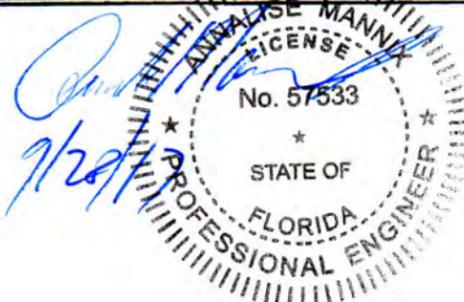
Manus Venter;  
Stones and Cardenas;  
Group One Mortgage, Inc., ISAOA, ATIMA;  
Chicago Title Insurance Company;

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 STATUS. 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 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'
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	
INVOICE NO.:	

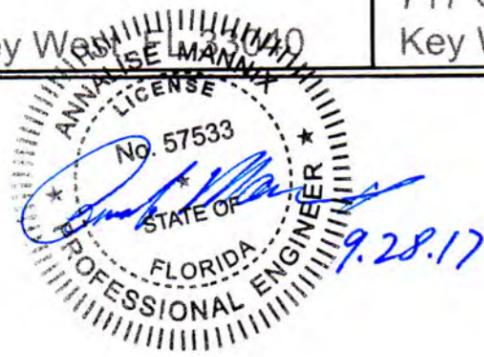
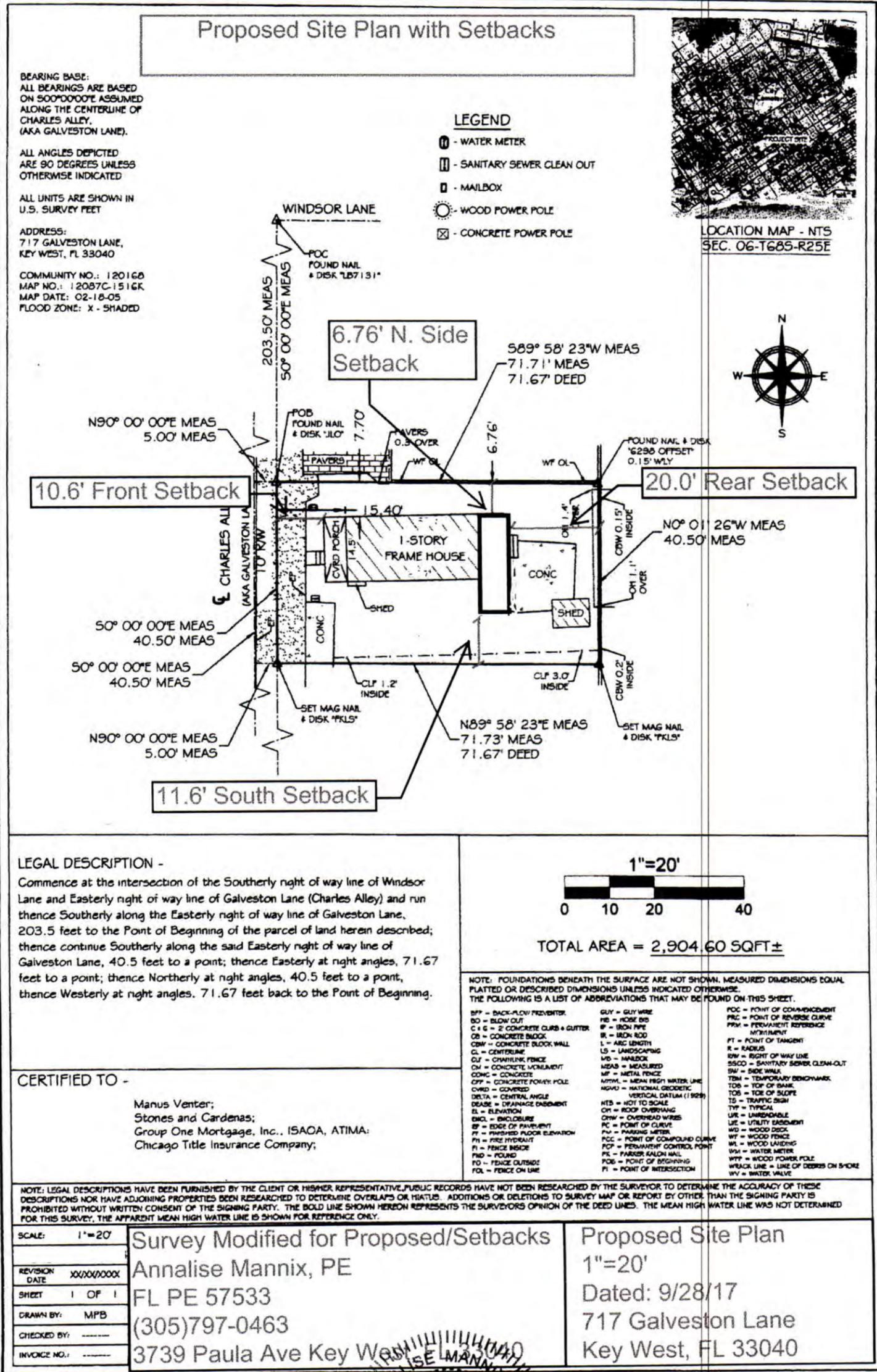
Survey modified for setbacks  
Annalise Mannix, PE  
FL PE 57533  
(305)797-0463  
3739 Paula Ave Key West, FL 33040

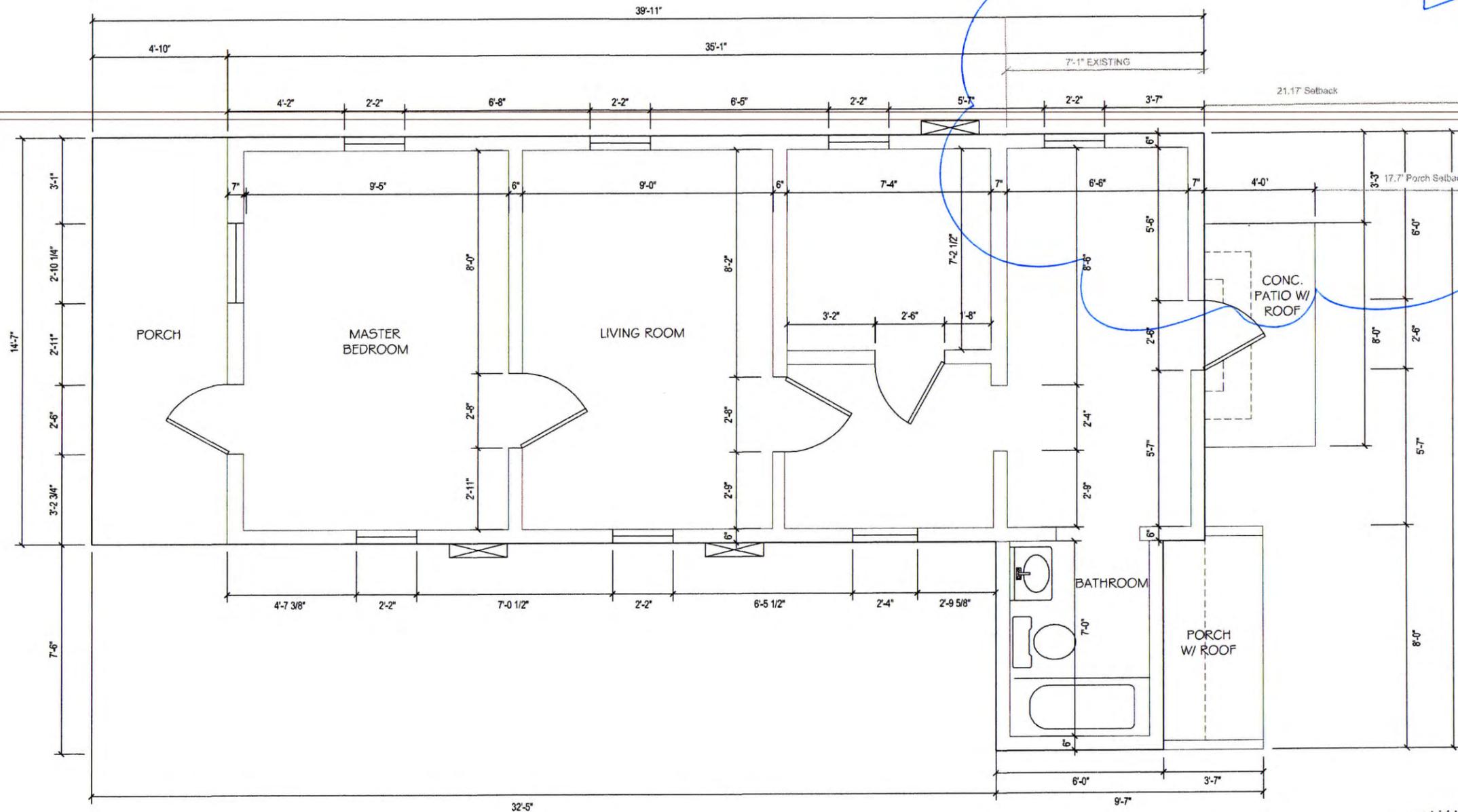
Existing Site Plan  
1"=20'  
Dated: 9/28/17  
717 Galveston Lane  
Key West, FL 33040



Proposed

Scanned





**1** EXISTING FLOOR PLAN  
SCALE: 1/2" = 1'-0"

ANNALISE MANNIX, P.E.,  
M.S., M. ASCE

ANNALISE MANNIX  
ENGINEERING  
AND CONSULTING, LLC  
3739 Paula Avenue  
Key West, Florida 33040

Tel: 305-797-0463  
Email: amannix@aol.com  
FLORIDA REG. P.E. #57533  
CA #27779

Submissions:

Revisions:

9.28.2017 - Remove work in  
setback

**RENOVATION**  
**717 GALVESTON LANE**  
**RE #: 00018930-000000**  
**Key West 33040**

Title:

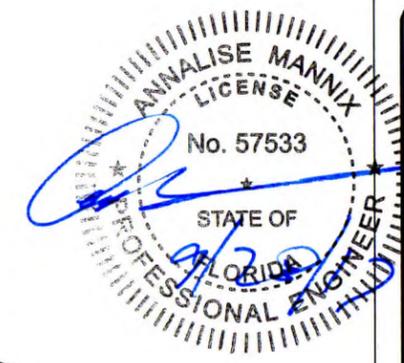
EXISTING  
FLOOR PLAN

Sheet Number:

**C3**

Date: 15 JUNE 2017





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M.S., M. ASCE

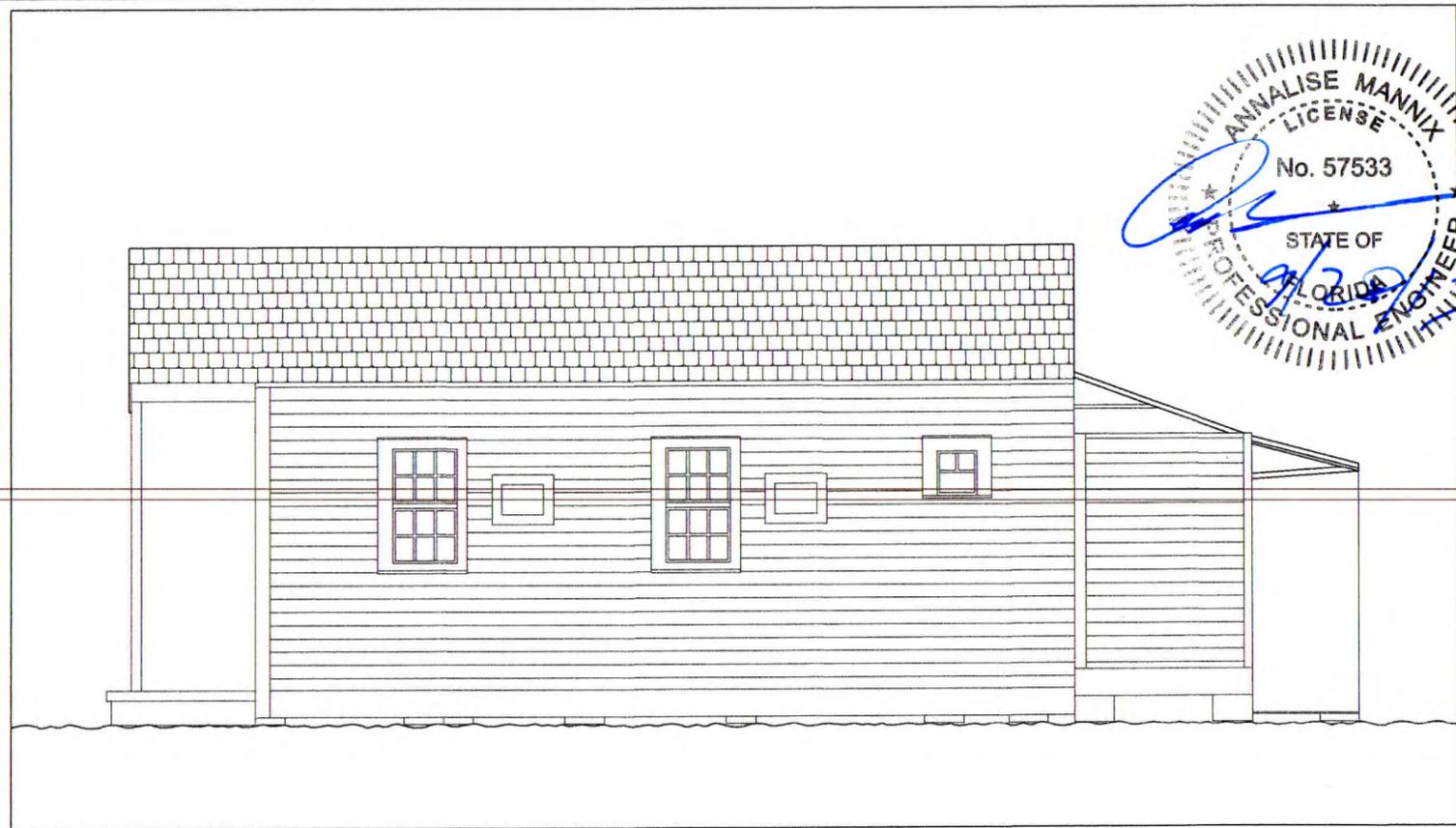
ANNALISE MANNIX  
ENGINEERING  
AND CONSULTING, LLC  
3739 Paula Avenue  
Key West, Florida 33040

Tel: 305-797-0463  
Email: amannix@aol.com  
FLORIDA REG. P.E. #57533  
CA #27779

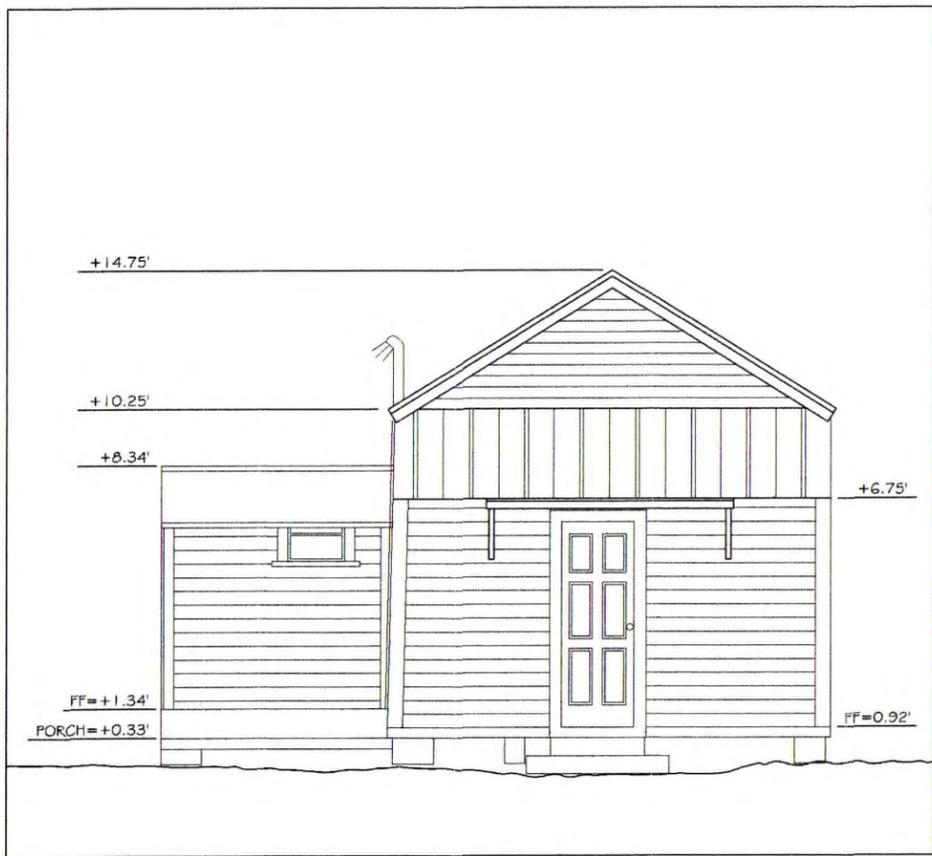
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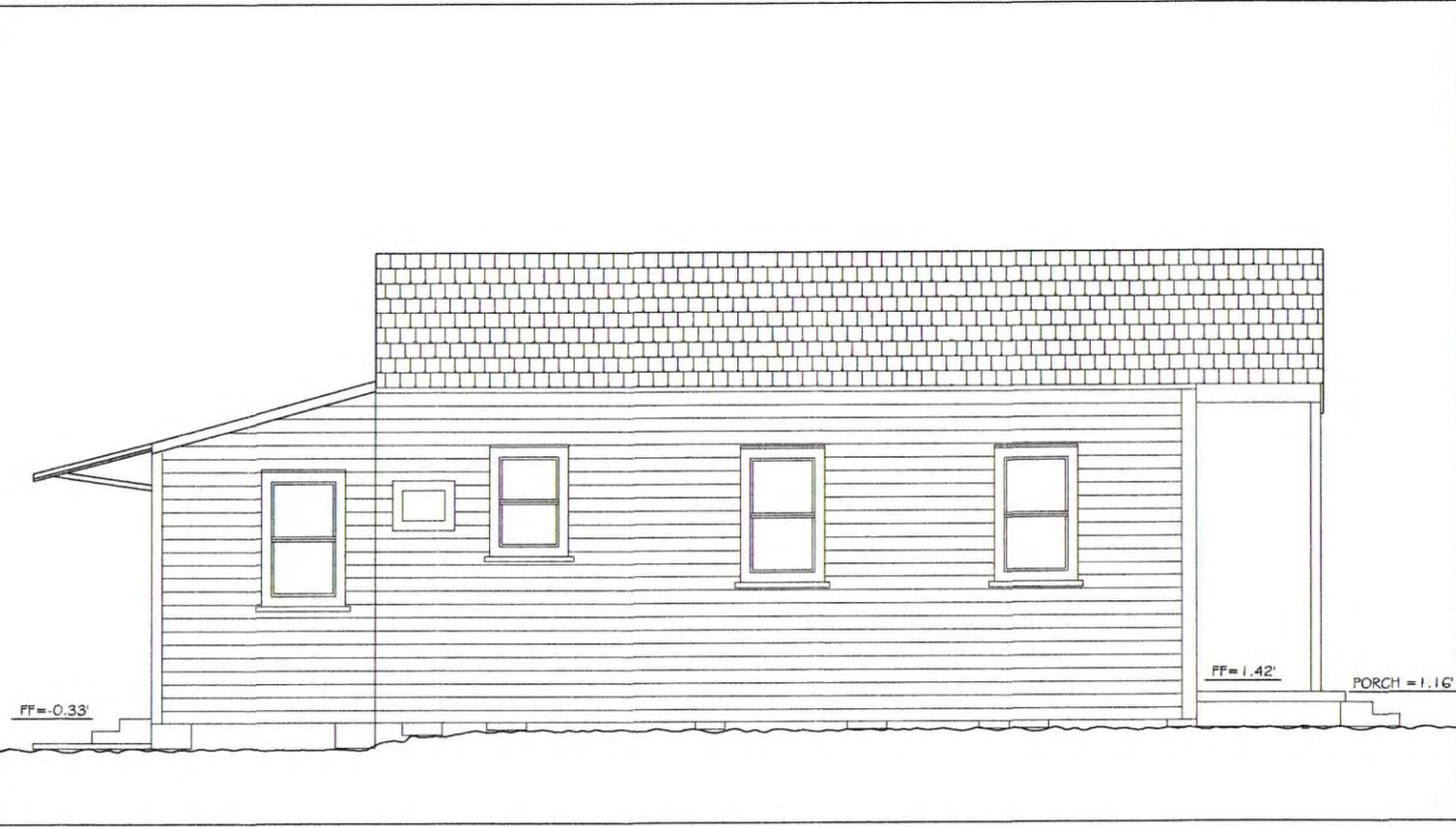
**1** WEST ELEVATION (FRONT)  
SCALE: 3/8" = 1'-0"



**3** SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



**2** EAST ELEVATION (REAR)  
SCALE: 3/8" = 1'-0"



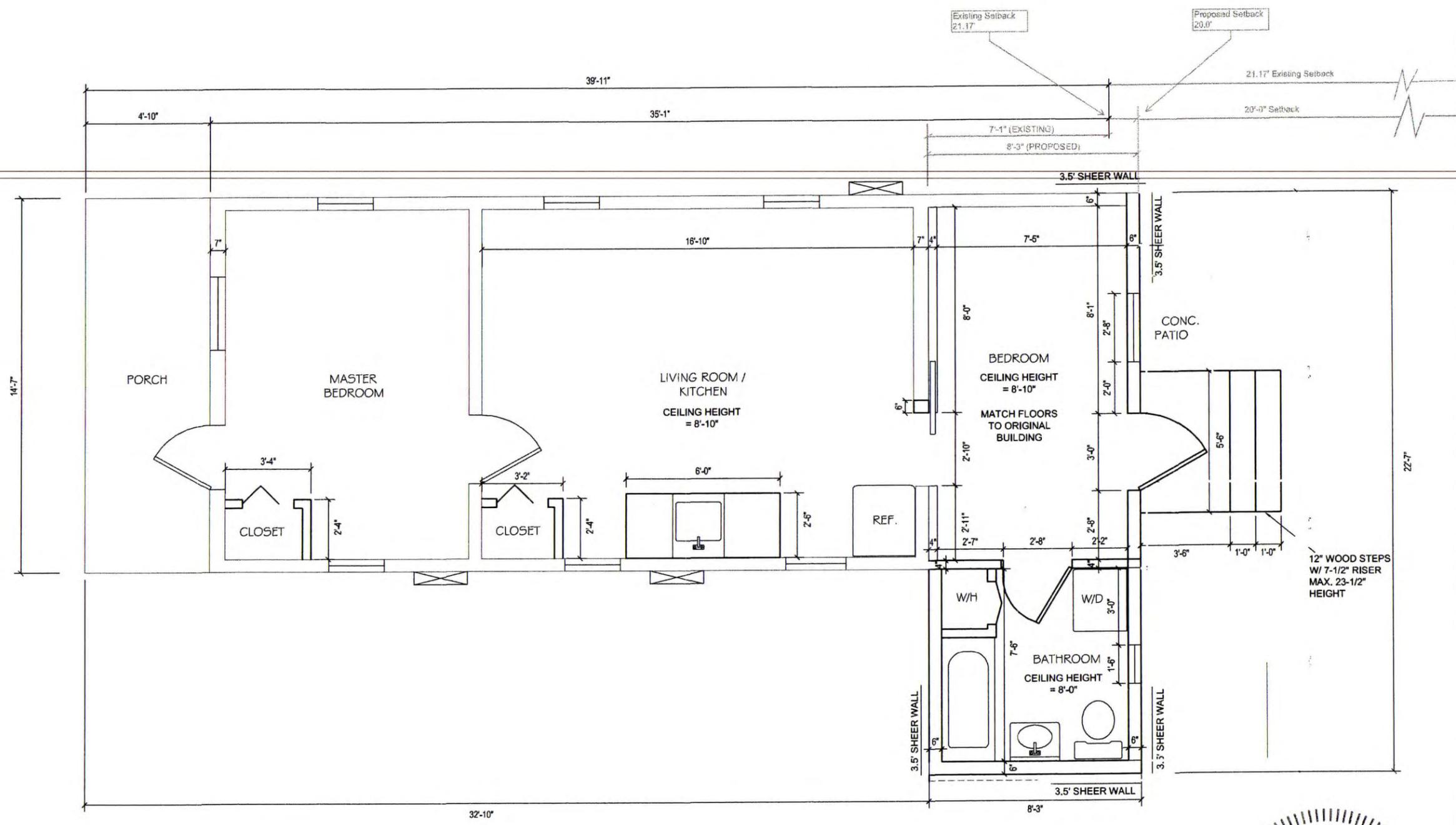
**4** NORTH ELEVATION  
SCALE: 3/8" = 1'-0"

**RENOVATION**  
**717 GALVESTON LANE**  
**RE #: 00018930-000000**  
**Key West 33040**

Title:  
**EXISTING  
ELEVATIONS**

Sheet Number:  
**C4**  
Date: 15 JUNE 2017

REMOVED ALL  
WORK IN 20' SETBACK  
ADDED SETBACK  
DIMENSIONS 9.28.17



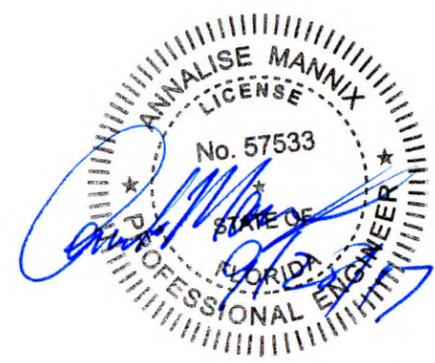
ANNALISE MANNIX, P.E.,  
M.S., M. ASCE  
  
ANNALISE MANNIX  
ENGINEERING  
AND CONSULTING, LLC  
3739 Paula Avenue  
Key West, Florida 33040  
  
Tel: 305-797-0463  
Email: amannix@aol.com  
FLORIDA REG. P.E. #57533  
CA #27779

Submissions:  
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Revisions:  
9.28.2017 - Remove work in  
setback

**RENOVATION**  
**717 GALVESTON LANE**  
**RE #: 00018930-000000**  
**Key West 33040**

**1** PROPOSED FLOOR PLAN  
SCALE: 1/2" = 1'-0"



Title:  
**PROPOSED  
FLOOR PLAN**

Sheet Number:  
**C6**  
Date: 15 JUNE 2017



ANNALISE MANNIX, P.E.,  
M.S., M. ASCE

ANNALISE MANNIX  
ENGINEERING  
AND CONSULTING, LLC  
3739 Paula Avenue  
Key West, Florida 33040

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Email: amannix@aol.com  
FLORIDA REG. P.E. #57533  
CA #27779

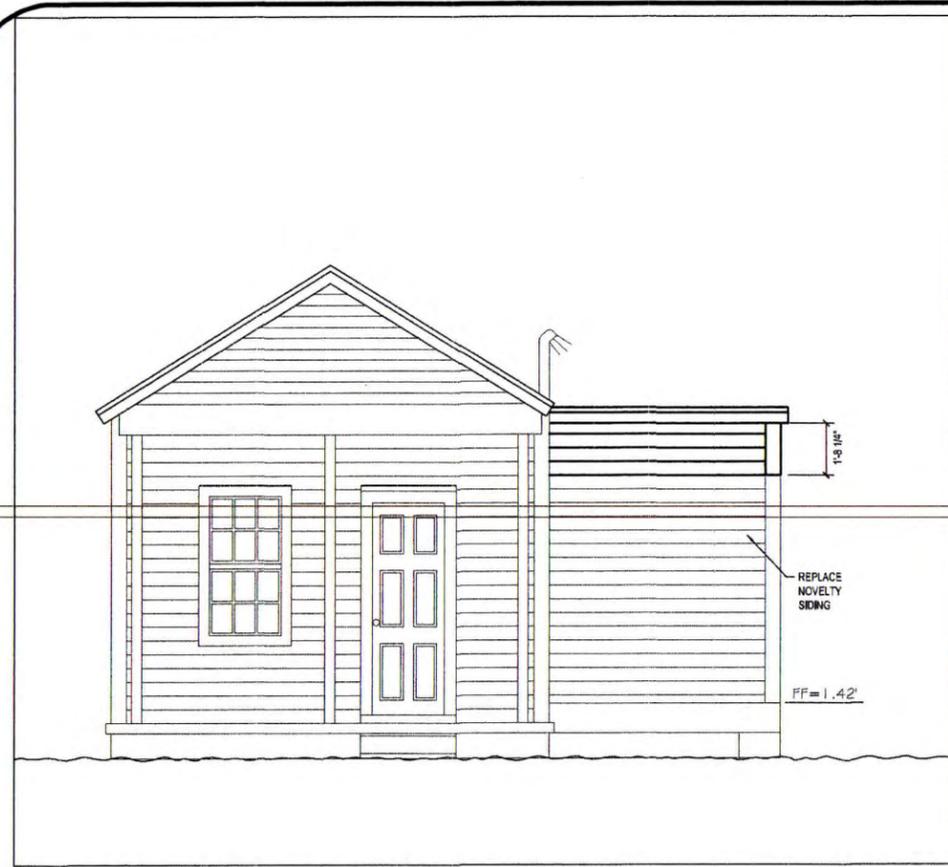
Submissions:  
9/28/2017 - Remove all work in  
setback

Revisions:

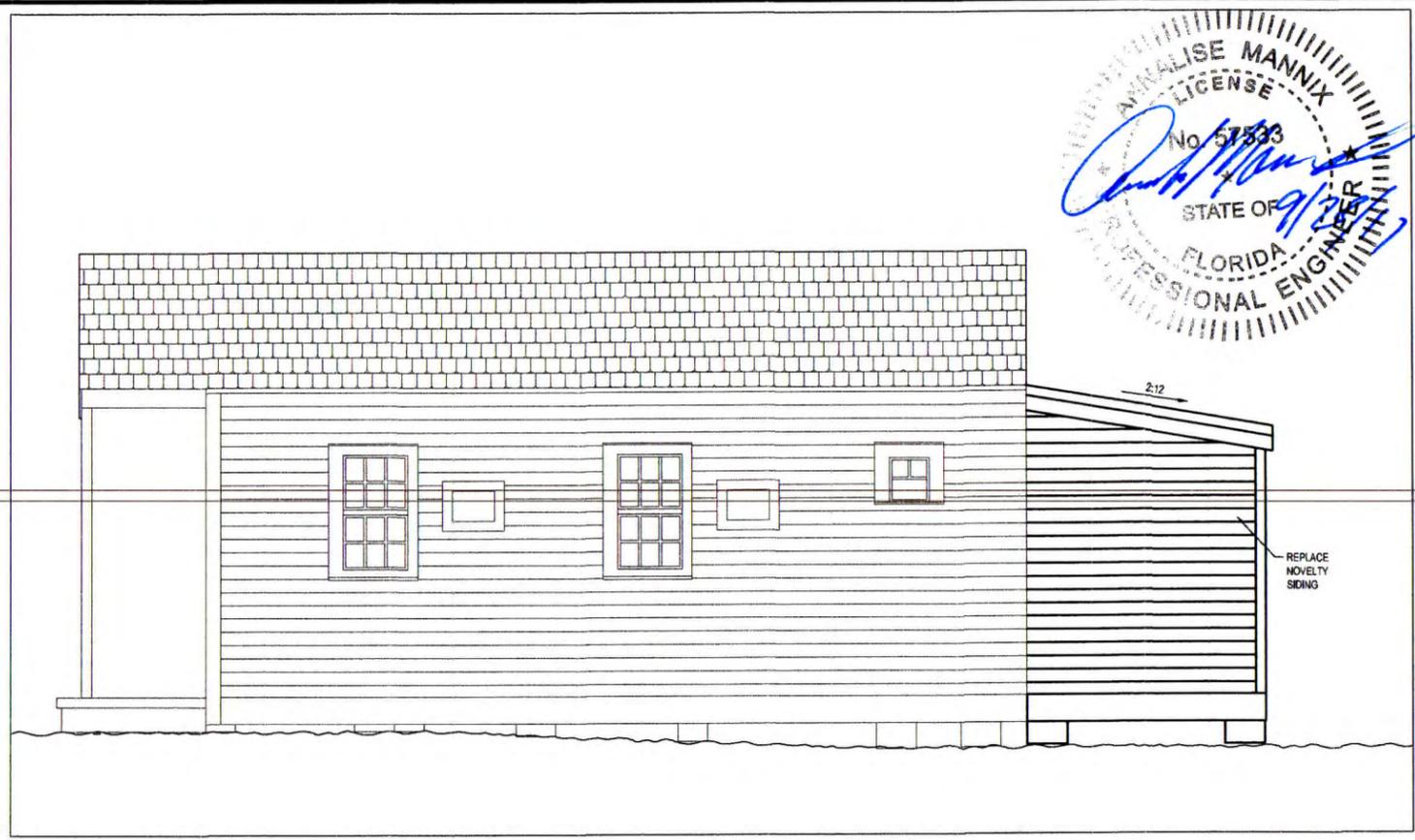
**RENOVATION**  
**717 GALVESTON LANE**  
**RE #: 00018930-000000**  
**Key West 33040**

Title:  
**PROPOSED  
ELEVATIONS**

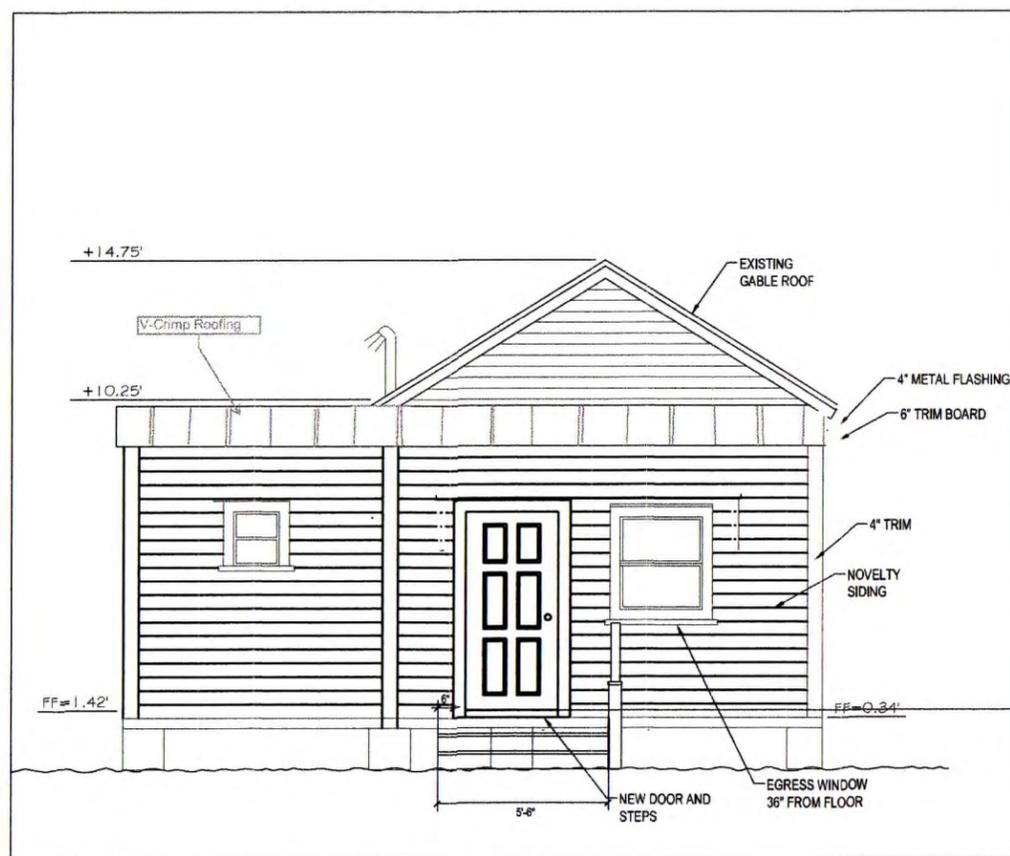
Sheet Number:  
**C7**  
Date: 15 JUNE 2017



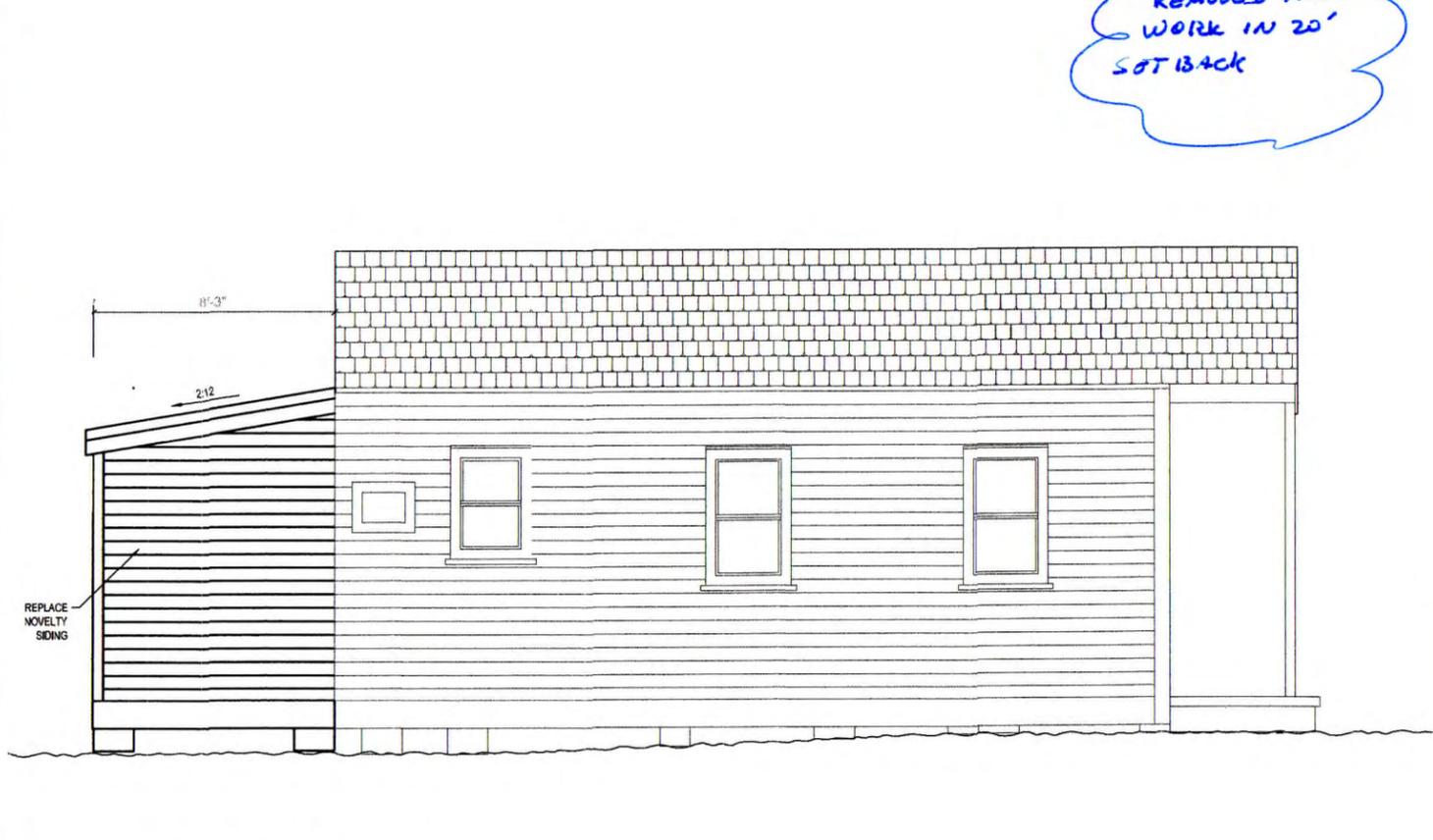
**1** WEST ELEVATION (FRONT)  
SCALE: 3/8" = 1'-0"



**3** SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



**2** EAST ELEVATION (REAR)  
SCALE: 3/8" = 1'-0"



**4** NORTH ELEVATION  
SCALE: 3/8" = 1'-0"

REMOVED ALL  
WORK IN 20'  
SETBACK

## Siding

The existing siding on the front of the home is lap. The sides and rear have novelty, except the rear peak above the bedroom addition which also has lap.



**Proposed Color Scheme:** White on white: Sherwin Williams color Superwhite SW6995

SW 6995  
Superwhite

Paint

Sort By

1 - 1 of 1 items



★★★★☆ 26 Reviews

Emerald Exterior Acrylic Latex  
Paint

Save 10% Every Day with  
PaintPerks™

List Price:  
\$77.49 - \$81.49 / Gallon

+

SAVE

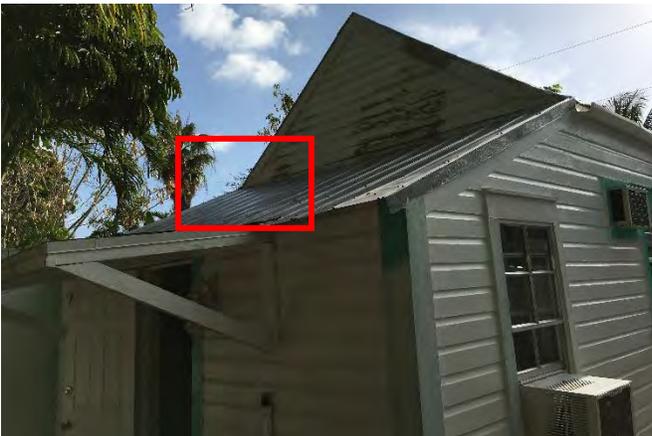
Compare | Data Sheets

**Siding Style:** Novelty Siding to match what is currently seen from the street. Any repairs to the foundation on the existing structure will be repairs with this matching siding as well.



**Roofing:**

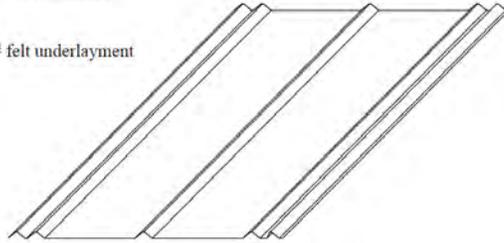
The roof of the original home has metal shingles. That roof will not be touched. The rear bedroom has v-crimp while the bath shed roof and covered porches have roll roofing.



**Proposed Roofing:** V-Crimp Galvalume roofing white or unpainted silver in color

## PANEL OVERVIEW

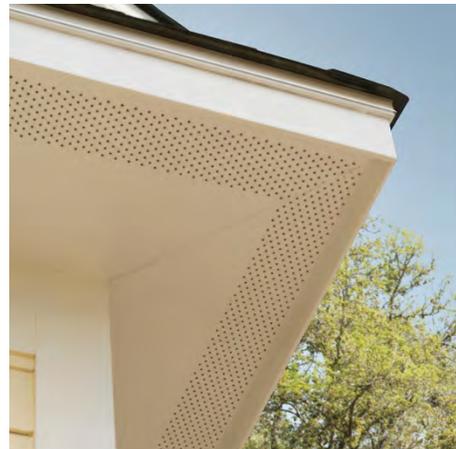
- ▶ Finishes: MS Colorfast45® and Acrylic-Coated Galvalume®
- ▶ Corrosion Protection: AZ55 per ASTM A 792 for unpainted Galvalume®  
AZ50 per ASTM A 792 for painted Galvalume®  
G90 per ASTM A 653 for Galvanized
- ▶ Gauges: 26 ga standard; 24 ga optional
- ▶ 24" panel coverage, 1/2" rib height
- ▶ Panel Length: Minimum: 5'; Maximum: 45' recommended
- ▶ Residential, 'V' rib roof system
- ▶ Minimum roof slope: 3:12
- ▶ Applies over plywood with minimum 30# felt underlayment



Low Slope Shed Roof over bathroom: Liberty Self Adhering - white in color

## Soffit

There is no current soffit. The proposed soffit is very small to nonexistent. On the North side it will match the existing wall (see below) on the rear there will be a nominal **6"** soffit and the bathroom side it will have a **3"** one to meet code. The soft material will be Hardie Soffit, .



No North soffit to match existing:

**Windows:** All windows are for new addition facing rear of property. The street facing windows are 6/6 lite. All other large windows in existing home are aluminum SH 4/4 lite units. The kitchen and bath are 2/2:



This is the north side of the building      Kitchen (south)

**Proposed Windows:** PGT Windguard units are proposed for the addition. Both face the rear. One is an egress window, one a small bathroom window. No grid styles are proposed, however, if HARC desires, it can specify a grid style 4/4 or 6/6 or 2/3 or none.

WINDOWS



Single Hung (SH700)

- Pre-tensioned spiral balance system
  - Provides smooth, easy opening and closing
- Integrated lift rails and deluxe swivel locks
  - Allow easy fingertip operation



Radius Top



Proview/Oriel

## Series 700 Window Grid Styles



### Raised / Flat Grids

- 1" wide raised muntin applied to exterior
- 1" wide flat bar applied to interior

### Standard Features

Products in this series come standard with clear laminated glass and a white or bronze frame that is ideal for new construction and remodeling projects. Operable windows also include a screen with 1816 mesh.

### Standard Frame Colors



### GLASS TINTS

EXTERIOR REFLECTION

LOOKING OUTSIDE



CLEAR



BRONZE



GREY



GREEN



AZURE BLUE



GREYLITE II



OBSCURE  
(TEXTURED)



WHITE  
OPAQUE  
INTERLAYER  
(PRIVACY)

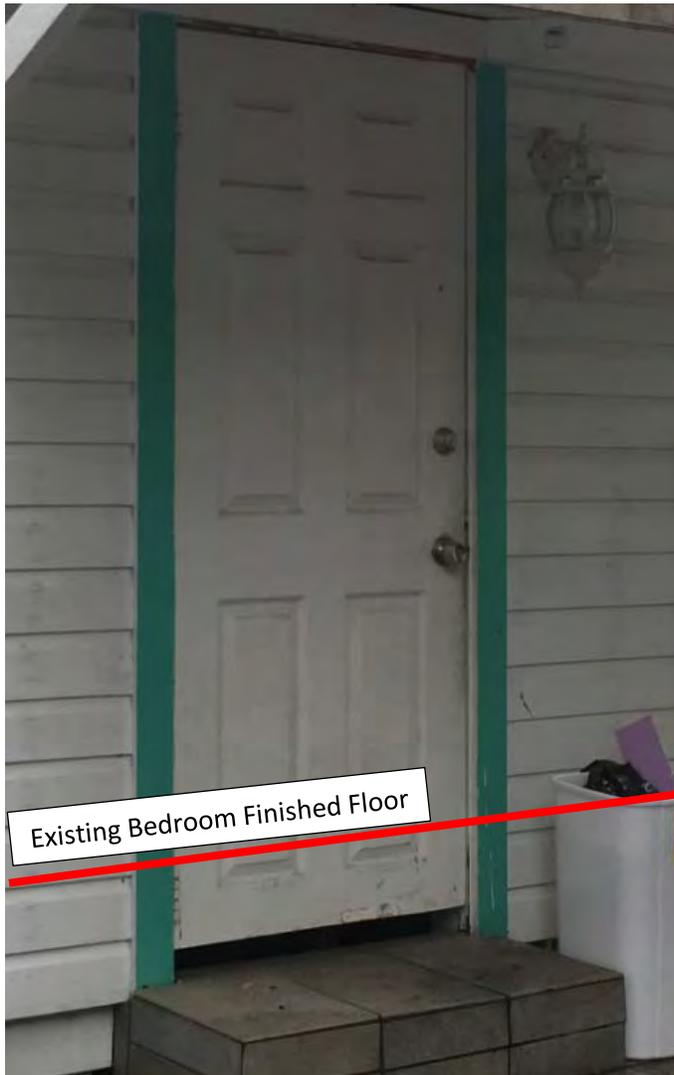


SOLAR COOL  
BRONZE

Tint swatches are for reference only. Ask your dealer about final color matching.

## Door

The existing rear door is a wood 6 panel door hanging down over the sill (because the door is 6'-8" tall and the opening of the doorway is only about 5'-8" tall). We are raising the floors up to match the main house, and will raise the ceiling to meet code so the door will have a proper with a 6'-8" opening.



**Proposed Door:** A 6 panel 3'-0" Masonite Brand pre-hung impact rated insulated steel door. It faces the sun much of the day so insulated steel is best.

## Lights

Two exterior LED wall mount lights will be placed on either side of the **rear** door.



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., October 24, 2017 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REPLACE EXISTING REAR ATTACHED ADDITION WITH SLIGHTLY CHANGE ON PITCH SLOPE OF ONE-STORY FRAME STRUCTURE. REPLACEMENT OF EXISTING FOOTERS OF HISTORIC HOUSE AT SAME HEIGHT. DEMOLITION OF EXISTING REAR ADDITION.**

**#717 GALVESTON LANE**

**Applicant – Annalise Mannix    Application #17-03-0042**

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](http://www.cityofkeywest-fl.gov).

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Swelynn Stampler, 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:

717 GALVESTON LN, KEY WEST, FL 33040 on the 13 day of October, 2017.

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 OCTOBER, 2017.

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 Application # 17-03-0042

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

**Signed Name of Affiant:**

Swelynn Stampler

**Date:** 10.13.17

**Address:** 1540 WILCREST AVE

**City:** LANCASTER

**State, Zip:** SC, 29720

The forgoing instrument was acknowledged before me on this 13<sup>th</sup> day of October, 2017.

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

**NOTARY PUBLIC**

Sign Name: [Signature]

Print Name: Anais Orraca

Notary Public - State of Florida (seal)  
My Commission Expires: 03/31/2019





717

Public  
Meeting  
Notice

717

Public  
Meeting  
Notice

# PROPERTY APPRAISER INFORMATION



**Summary**

**Parcel ID** 00018930-000000  
**Account #** 1019607  
**Property ID** 1019607  
**Millage Group** 10KW  
**Location** 717 GALVESTON LN, KEY WEST  
**Address**  
**Legal** KW LT 5 OF TR 5 G9-415 OR506-207 OR802-1088 OR1023-782  
**Description** OR1638-2027/31P/R OR2265-2061ORD OR2510-1370D/C OR2716-2267/68 OR2832-2281/82  
 (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**

**HOUSTON EDGAR S**  
 3314 Northside DR  
 Apt 152  
 Key West FL 33040

**HOUSTON SUNE H/W**  
 3314 Northside DR  
 Apt 152  
 Key West FL 33040

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$28,192	\$42,636	\$44,407	\$57,129
+ Market Misc Value	\$686	\$182	\$158	\$144
+ Market Land Value	\$359,972	\$402,508	\$393,512	\$367,278
= Just Market Value	\$388,850	\$445,326	\$438,077	\$424,551
= Total Assessed Value	\$388,850	\$445,326	\$438,077	\$366,197
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$388,850	\$445,326	\$438,077	\$424,551

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,903.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	1431	<b>Exterior Walls</b>	WD FRAME	
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1933	
<b>Building Type</b>	S.F.R. - R1 / R1	<b>Foundation</b>	WD CONC PADS	
<b>Gross Sq Ft</b>	612	<b>Roof Type</b>	GABLE/HIP	
<b>Finished Sq Ft</b>	532	<b>Roof Coverage</b>	METAL	
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	CONC S/B GRND	
<b>Condition</b>	POOR	<b>Heating Type</b>	NONE with 0% NONE	
<b>Perimeter</b>	112	<b>Bedrooms</b>	1	
<b>Functional Obs</b>	25	<b>Full Bathrooms</b>	1	
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0	
<b>Depreciation %</b>	60	<b>Grade</b>	450	
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0	
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
FLA	FLOOR LIV AREA	532	532	112
OPF	OP PRCH FIN LL	80	0	58
<b>TOTAL</b>		<b>612</b>	<b>532</b>	<b>170</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1949	1950	1	80 SF	1
WALL AIR COND	1989	WALL AIR COND (AC2)	0	2 UT	2
PATIO	1949	PATIO (PT3)	0	260 SF	

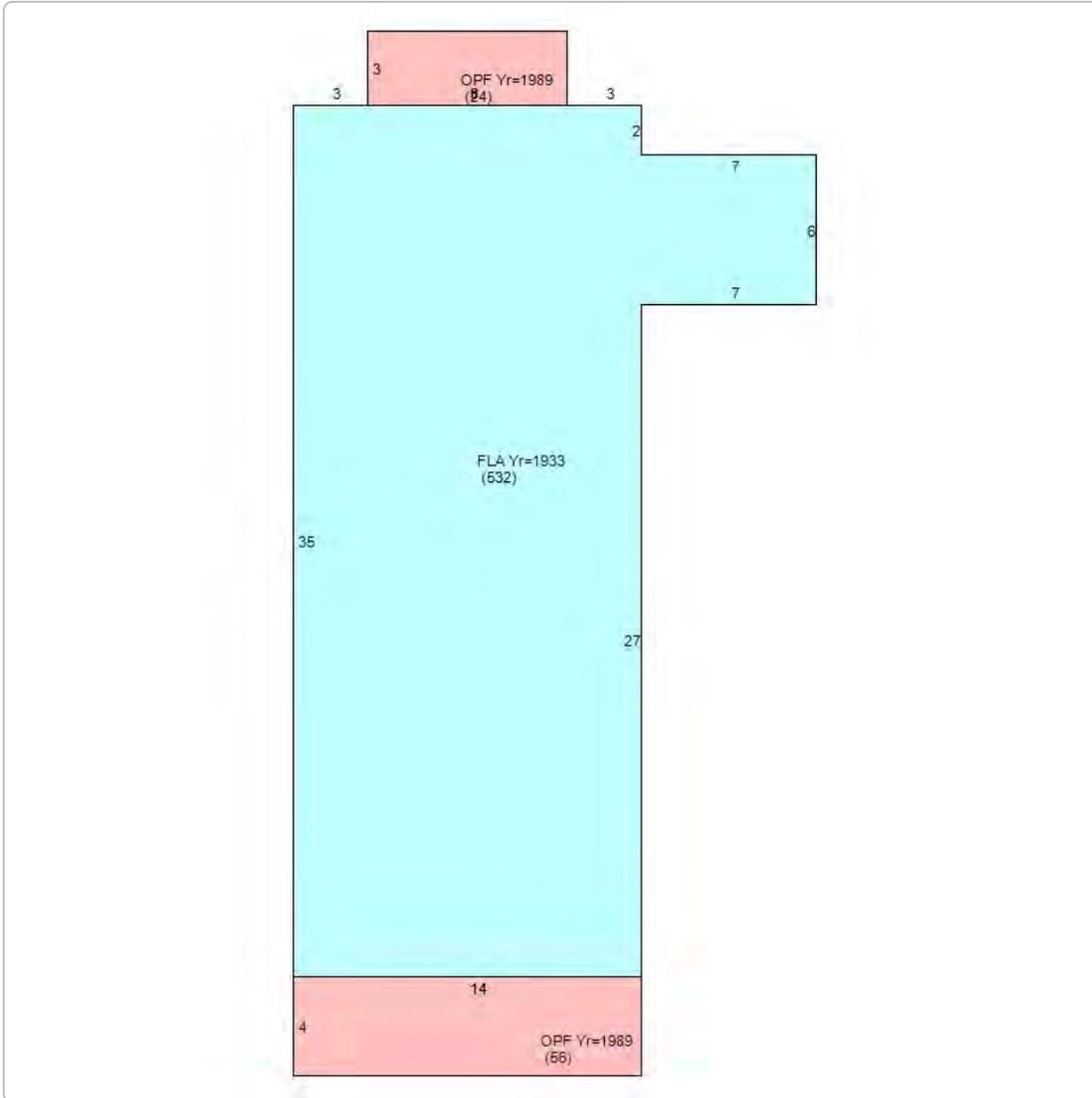
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/21/2016	\$438,000	Warranty Deed	2105034	2832	2281	02 - Qualified	Improved
12/16/2014	\$360,000	Warranty Deed		2716	2267	19 - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9801620	10/20/1998	12/5/1998	\$8,500	Residential	INSTALL FLOORS/WALLS ETC
9801620	5/27/1998	12/5/1998	\$2,000	Residential	REPAIR SIDING & 5 WINDOWS

**Sketches (click to enlarge)**



**Photos**



Map



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

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

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