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**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:** October 25, 2016

**Applicant:** Guillermo Orozco- Designer

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

**Address:** #713 Galveston Lane

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**Description of Work:**

Demolition of side wall and rear addition.

**Site Facts:**

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

**Ordinance Cited on Review:**

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

**Staff Analysis**

This review is for the second reading for demolition. In September 27, the Commission approved the proposed design and first reading for 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 have been changed through time. Portions of the south wall have been altered by the removal of a window and its replacement with siding in the 1990's. Approximately 19'-6" lineal feet of the existing south wall will become part of the interior of the house.

It is staff's opinion that the request for this demolition should be reviewed based by 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 proposed elements to be demolished are in good structural condition and are 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 south portion of the wall has no distinctive characteristics of a type or method of construction; it was altered by the removal of a fenestration and its replacement with wood siding. The rear additions have been altered through times and their 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 portions 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 portions of the house in question is not an example of a distinctive 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 portions 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 portions 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 portions of the house in question does not yield important information in history. These additions were designed as storage and laundry spaces for the three houses located consecutive on that side of the lane.

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.

# 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 <b>16-00300054</b>		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE <b>X</b>	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:

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

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

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **444 SF OF ADDITION)**  
**TO EXIST. STRUCTURE. CONTAINING LIVING/DINING/KITCHEN/BATH/ AND**  
**OUTDOOR PAVILLION, DECK, POOL, & FENCE (SEE PLAN)**

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

47094-2473-815

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

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  8 FT. / TOP 2 FT. 80% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE SD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE SD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5V METAL  ASPLT. SHGLS.  METAL SHGLS.  SLT. UP  TPO  OTHER

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

SIGNAGE:  # OF SINGLE FACE  % OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXP. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A/C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

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

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

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

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER  
 ADDITIONAL INFORMATION: \_\_\_\_\_

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

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

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.  
 SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_  
 BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Draw: EMBLD Type: CC Drawn: 1  
 Date: 7/28/16 3:30 Receipt no: 23813  
 PT 2016 3005R \* BUILDING PERMITS-HEB  
 1.00 \$100.00  
 Trans number: 3087422  
 V# VISA/MASTERC \$100.00  
 Trans date: 7/28/16 Time: 11:17:38

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

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

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

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

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

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

OFFICIAL USE ONLY BY PLANNING MANAGER OR CHIEF BUILDING OFFICIAL:				
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEE:	CSD OR PL. EXAM. APPROVAL:
				DATE:



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

October 3, 2016

Mr. Guillermo Orozco  
1517 Washington Street  
Key West, Florida 33040

**RE: NEW SIDE AND REAR ADDITION. NEW OUTDOOR PAVILION. NEW DECK, POOL AND FENCE. DEMOLITION OF SIDE WALL AND REAR ADDITION.**  
**FOR: #713 GALVESTON LANE - HARC APPLICATION # H16-03-0054**  
**KEY WEST HISTORIC DISTRICT**

Dear Mr. Orozco:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the proposed design and first reading of demolition for the above-mentioned project on the public hearing held on September 27, 2016. The Commission motioned to approve the project based on the submitted documents and your presentation.

Since the request for demolition includes a historic structure, a second reading will be required for final approval. I will be scheduling the item for the next meeting of October 25, 2016. Should you have any questions, please do not hesitate to contact our office at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely,

  
Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)



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



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

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

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

**CRITERIA FOR DEMOLITIONS**

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

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

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

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

OR THAT THE BUILDING OR STRUCTURE;

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

NA

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

NA

AND

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

NA

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

NA

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

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

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

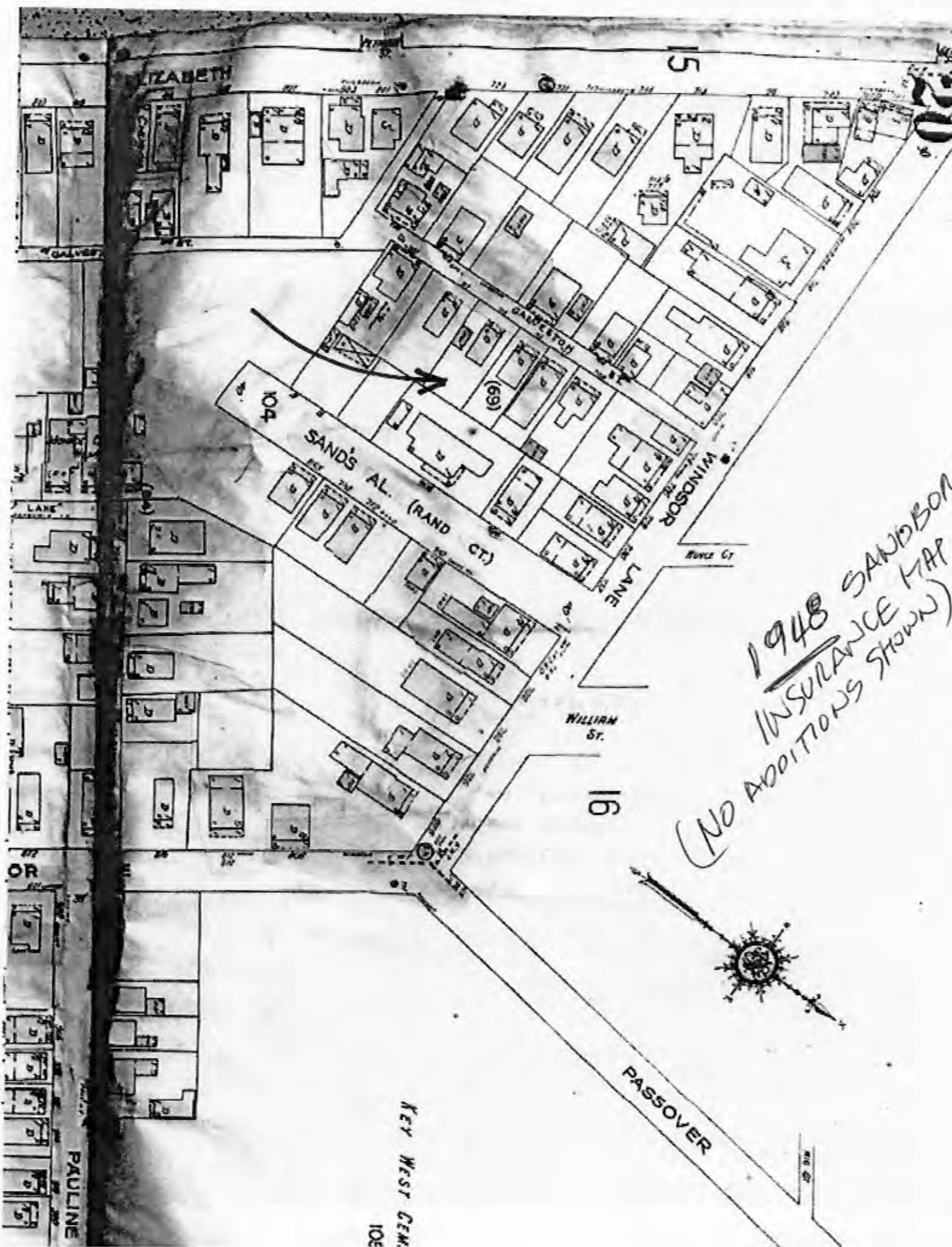
CHARLES P. HOLLAND 7-28-16  
 MARY ANN HOLLAND 7-28-16  
 DATE AND PRINT NAME

**OFFICE USE ONLY**

**BUILDING DESCRIPTION:**

Contributing Year built Style \_\_\_\_\_ Listed in the NRHP \_\_\_\_\_ Year \_\_\_\_\_  
 Not listed Year built Comments

<p>Reviewed by Staff on _____</p> <p>Notice of hearing posted _____</p> <p>First reading meeting date _____</p> <p>Second Reading meeting date _____</p> <p><b>TWO YEAR EXPIRATION DATE</b> _____</p>	<p>Staff Comments</p>
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ELIZABETH

15

20

104

SANDS AL. (RAND CT)

(69)

WINDSOR LANE

WINDSOR LANE

WILLIAM ST.

16

PASSOVER

1948 SANDBORNS  
INSURANCE MAP  
(NO ADDITIONS SHOWN)



KEY WEST CEM.  
106

PAULINE

OR

# 1960 SANDBORN

## INSURANCE MAPS

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

(+7)  
104  
ST. WILLIAM



(69)



WILLIAM ST.

WINDSOR LANE

WINDSOR

GARVESTON ST.

ROYCE CT.

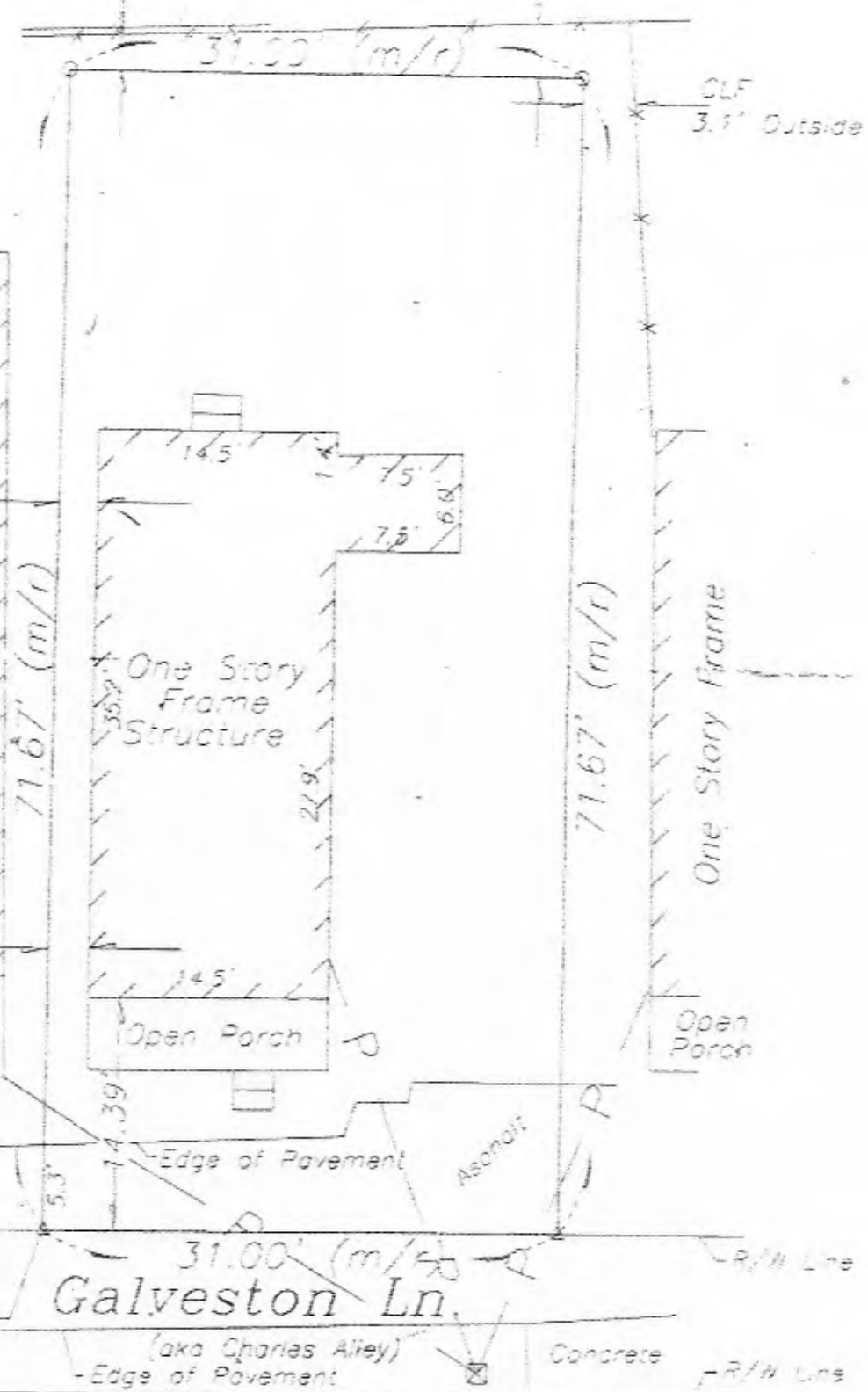
H.H.

ST. ST.

WINDSOR

WINDSOR

W I L L I A M S O N L N

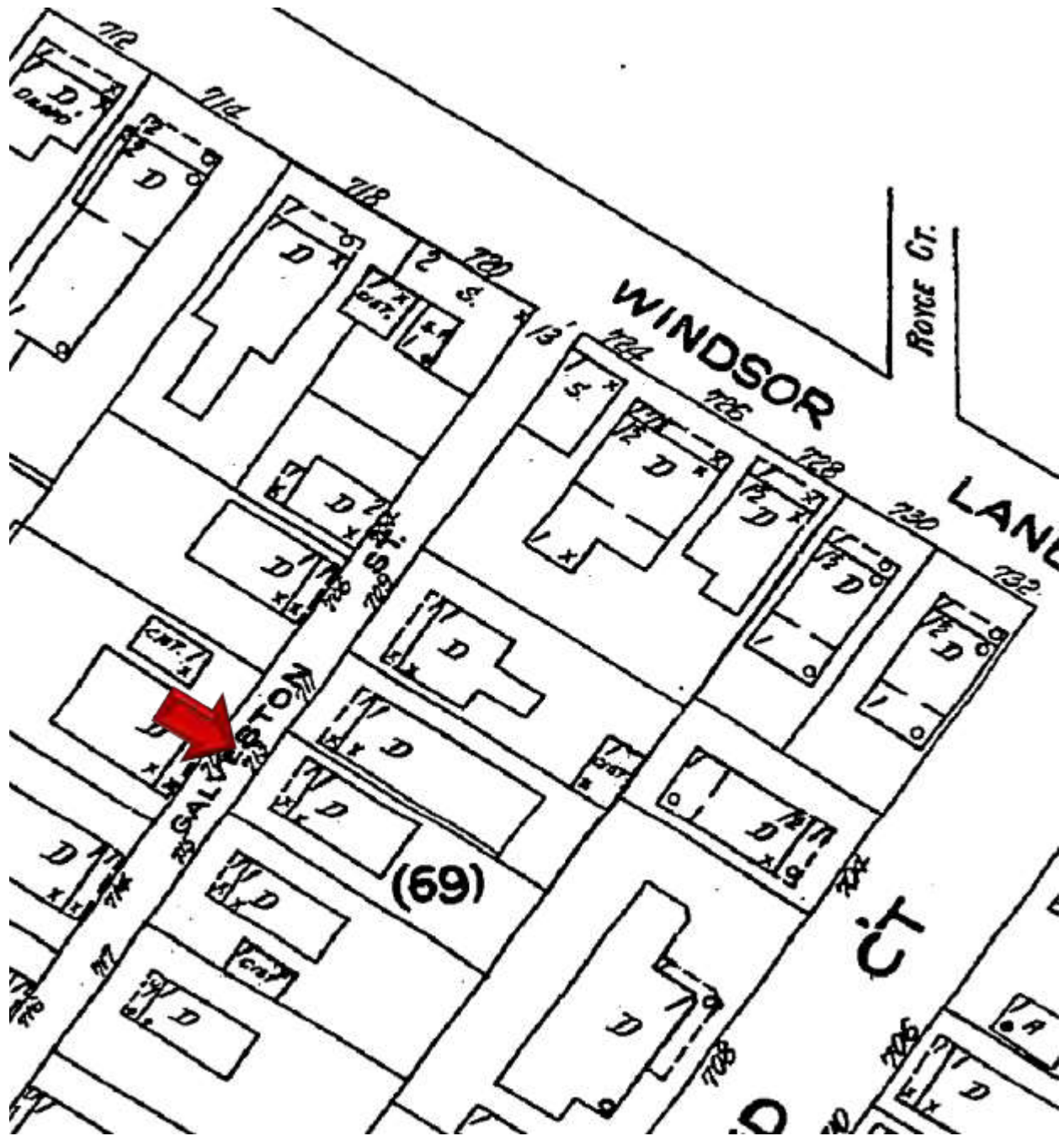


Sheet One of Two Sheets

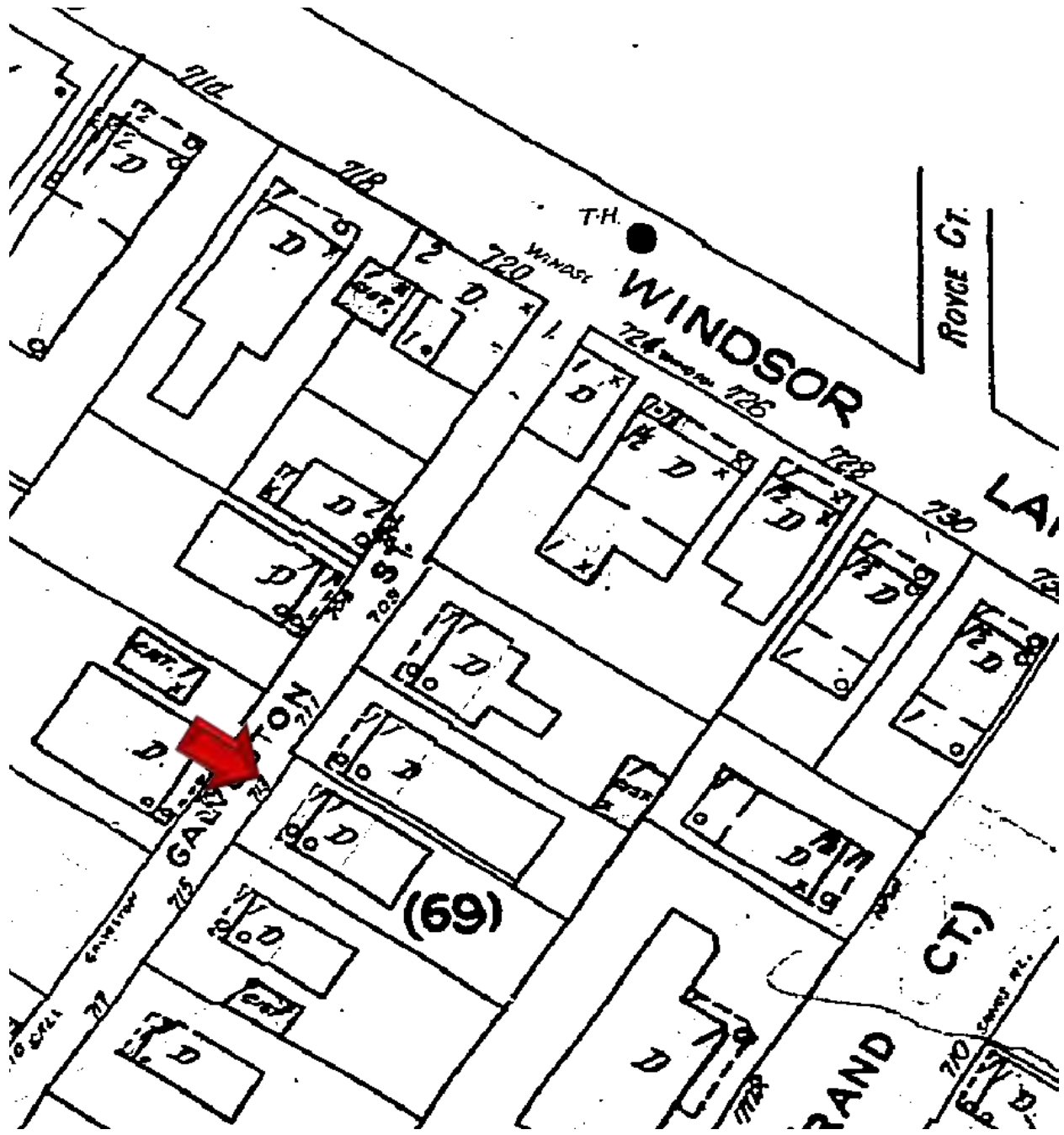
J. LYNN O'FLYNN

# SANBORN MAPS

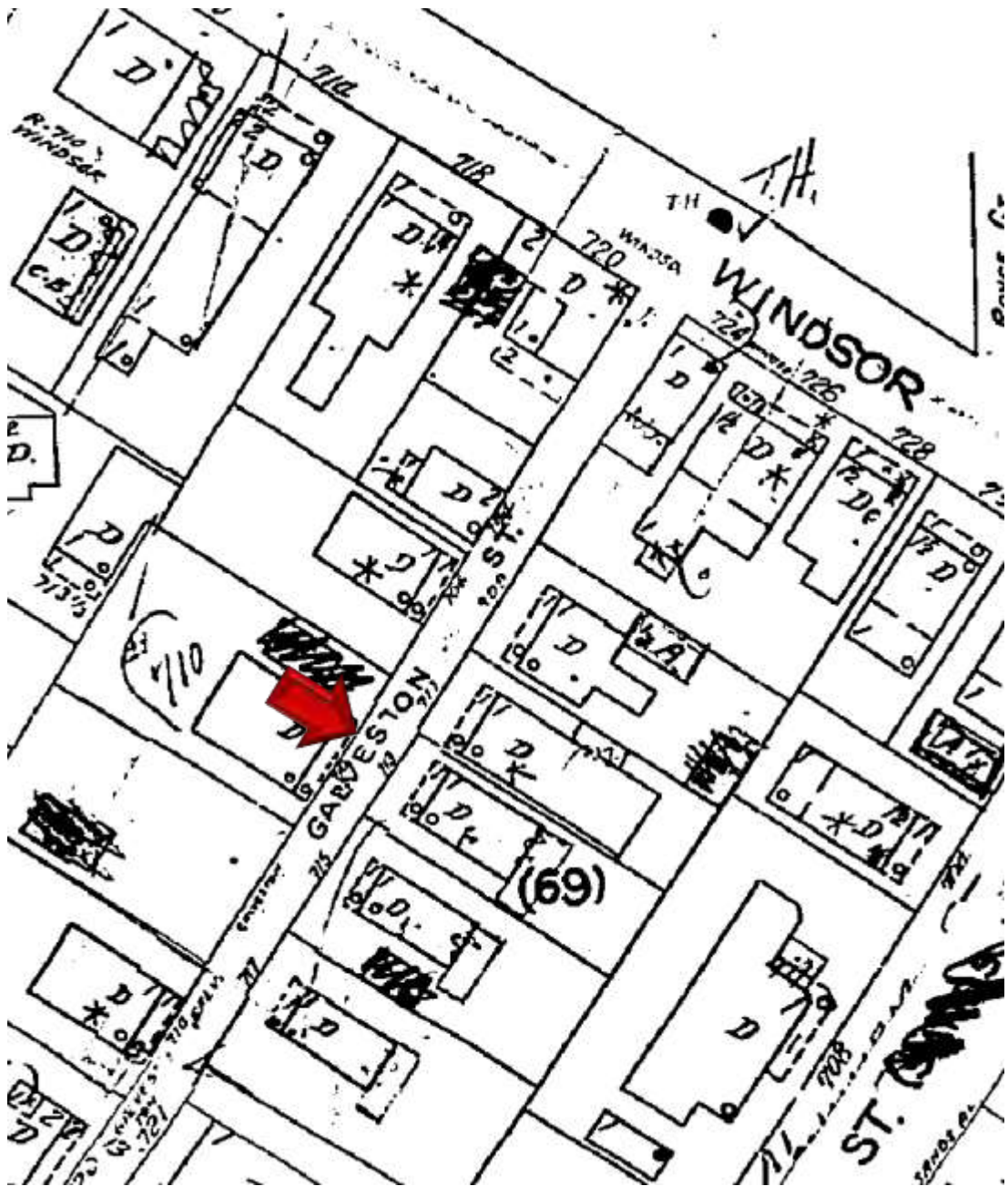




Sanborn map 1926

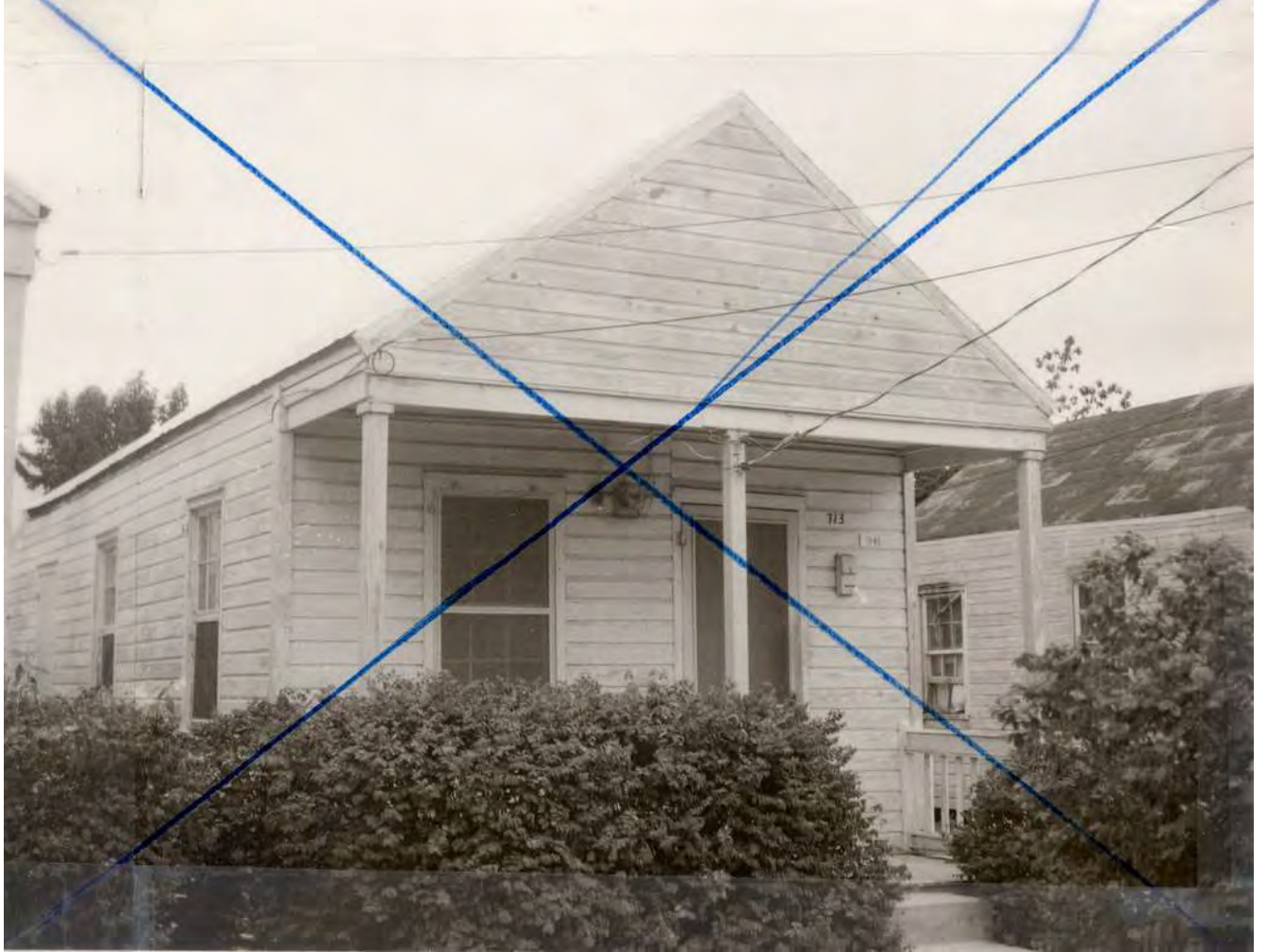


Sanborn map 1948



Sanborn map 1962

# PROJECT PHOTOS



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





























715





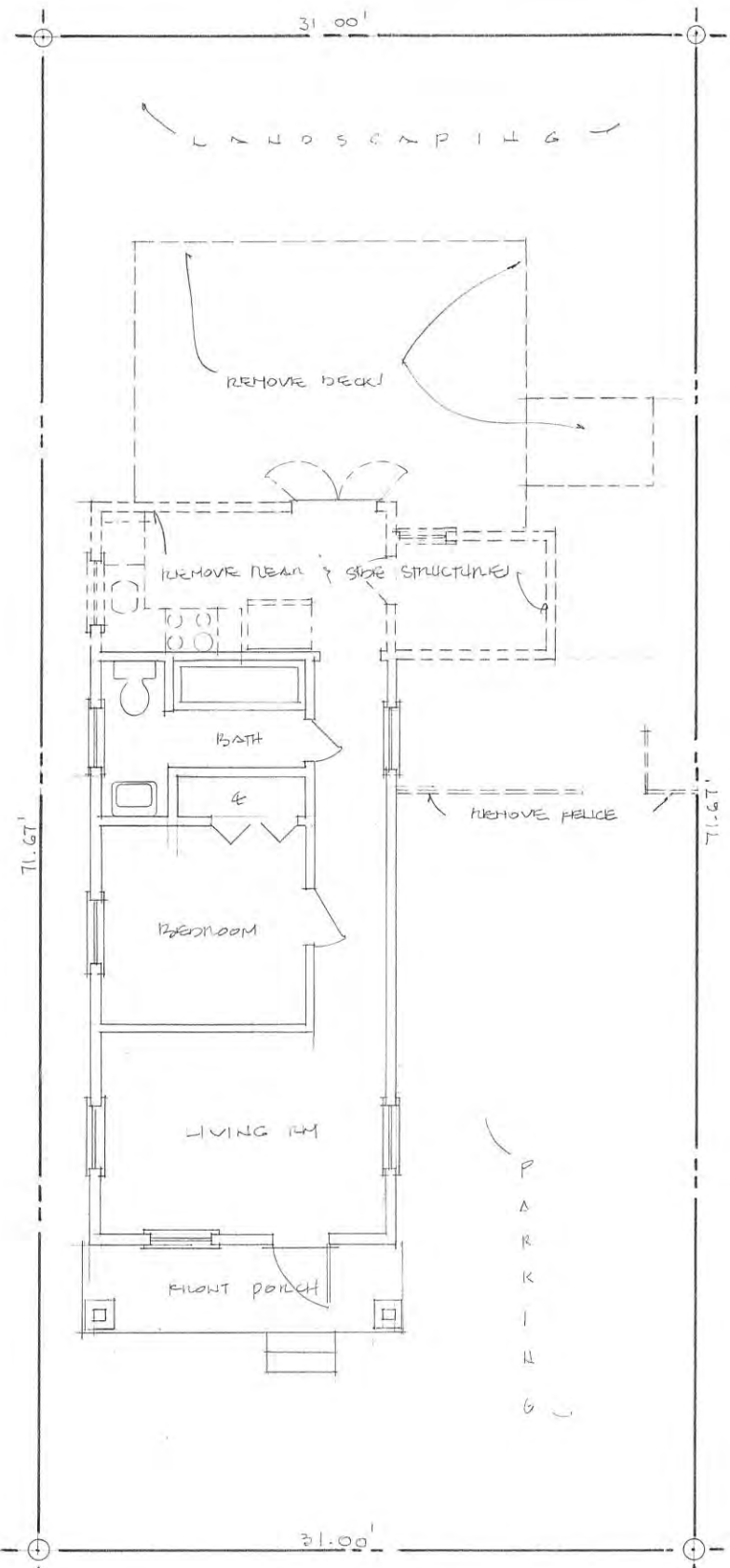
715



Google earth



# REVISED DESIGN

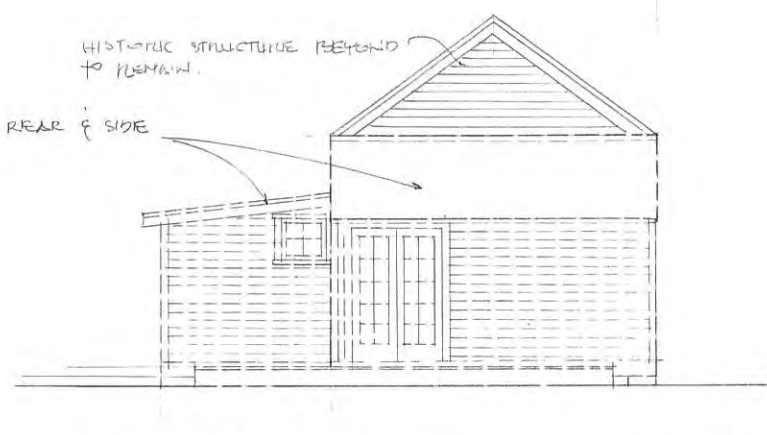


EXISTING / DEMOLITION SITE/FLOOR PLAN



EXISTING / DEMOLITION - FRONT ELEVATION

1/4" = 1'-0"



EXISTING / DEMOLITION REAR ELEVATION

1/4" = 1'-0"

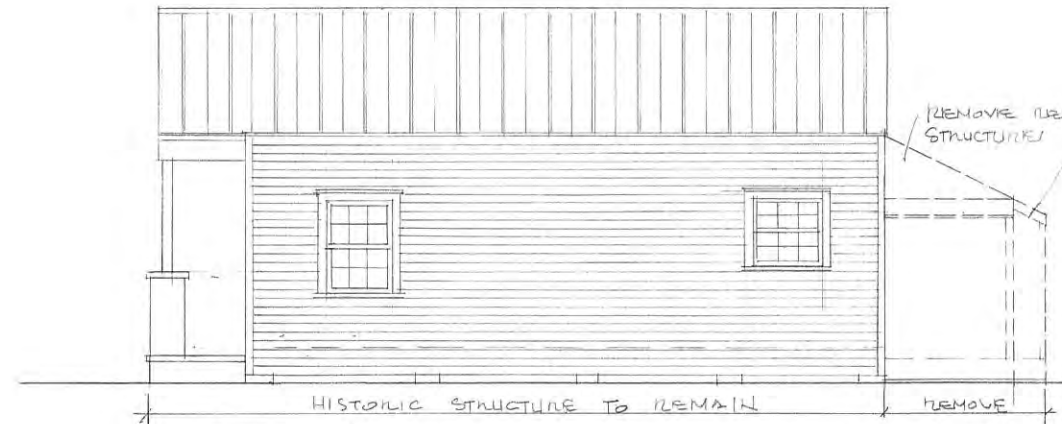
Note: CITY ENCROACHMENT OF 5.3' x 31.00' = 164.3 SF ARE NOT A PART OF THE SITE CALCULATIONS AND IT DOES NOT COUNT TOWARDS IMPERVIOUS AREAS OR OPEN SPACE

**SITE DATA:**

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

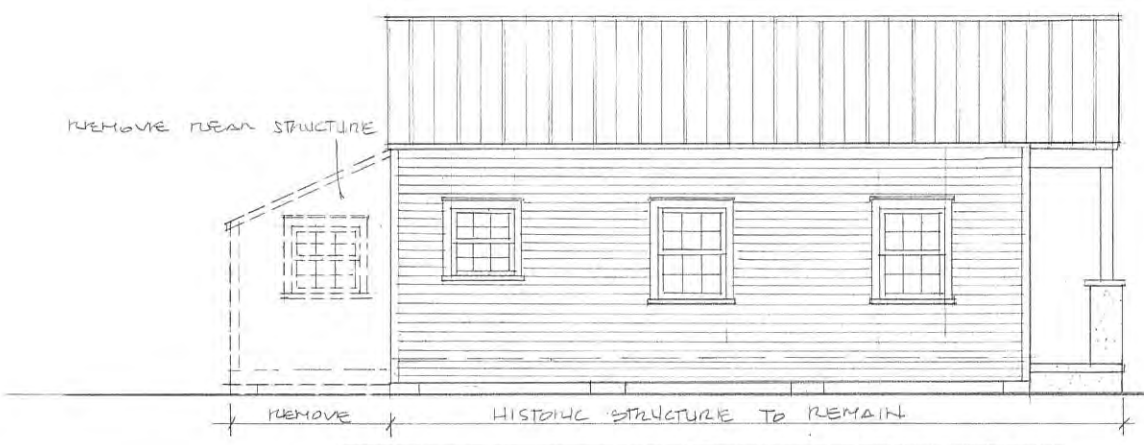
Maximum height allowed: 30.00'  
 Existing max height: 16.5'  
 Proposed max height: 14.5', 13' and 12', see proposed elevations.  
 Lot size: 31.00 x 71.67' = 2,221.77 sf.  
 Maximum lot coverage allowed: 1,110.85 + 50%  
 Existing lot coverage = 615 sf. Or 29.25%  
 Proposed lot coverage: 456 sf. (exist.) + 444.25 sf. (proposed addition) = 925 sf. Or 40.21%  
 Maximum impervious areas allowed: 1,333 sf. Or 60%  
 Existing impervious areas = 615 sf. Or 29.25%  
 Proposed impervious areas = 900.25 sf (existing and proposed) + 58 sf. Of pool + 202 hard areas = 1,160.25 or 52.22%  
 Proposed setbacks = 21.5' front setback; 5.0' side setback; 20.00' rear setback; 5.00' accessory structure setback, pool and pool equipment setbacks. See site plan.

PROPOSED OPEN AREAS 900.25 SF (EXIST + PROP)  
 58 SF (POOL) + 202 (HARD AREAS) + 280 SF OF DECKS = 1,440 SF OR 64.81% OF 2,221.77 = 35.19% OPEN AREA



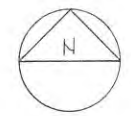
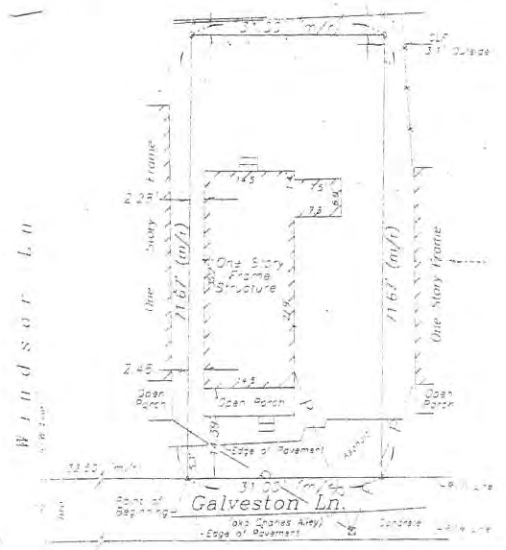
EXISTING / DEMOLITION SIDE ELEVATION

1/4" = 1'-0"



EXISTING / DEMOLITION SIDE ELEVATION

1/4" = 1'-0"



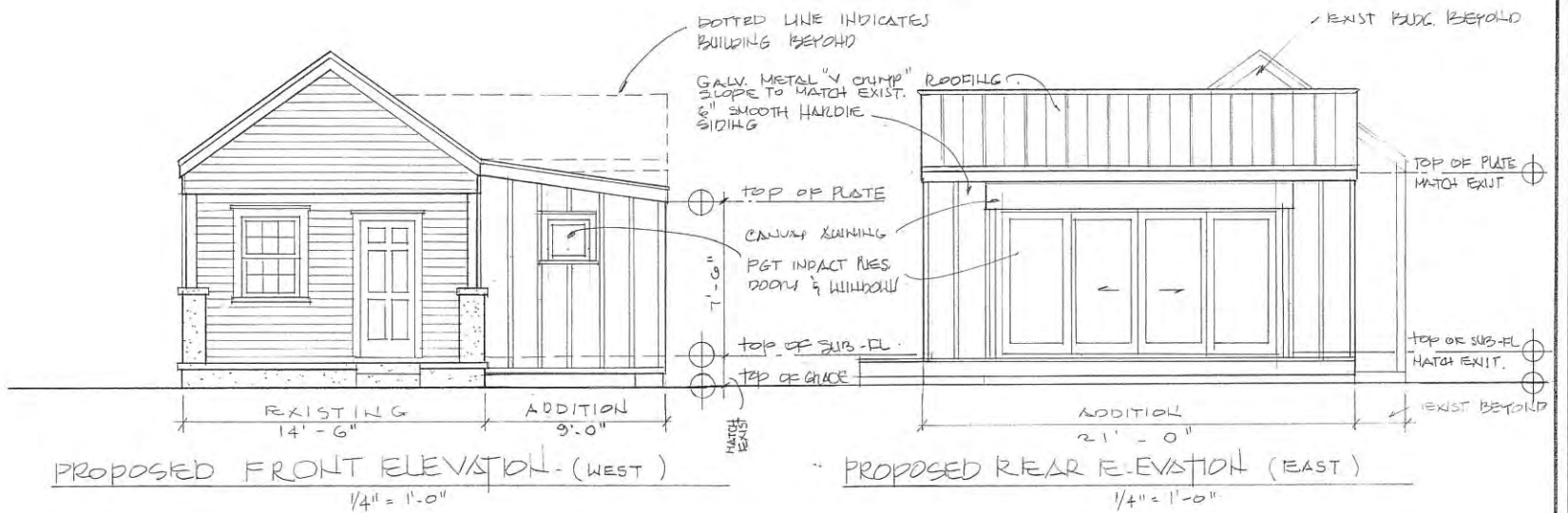
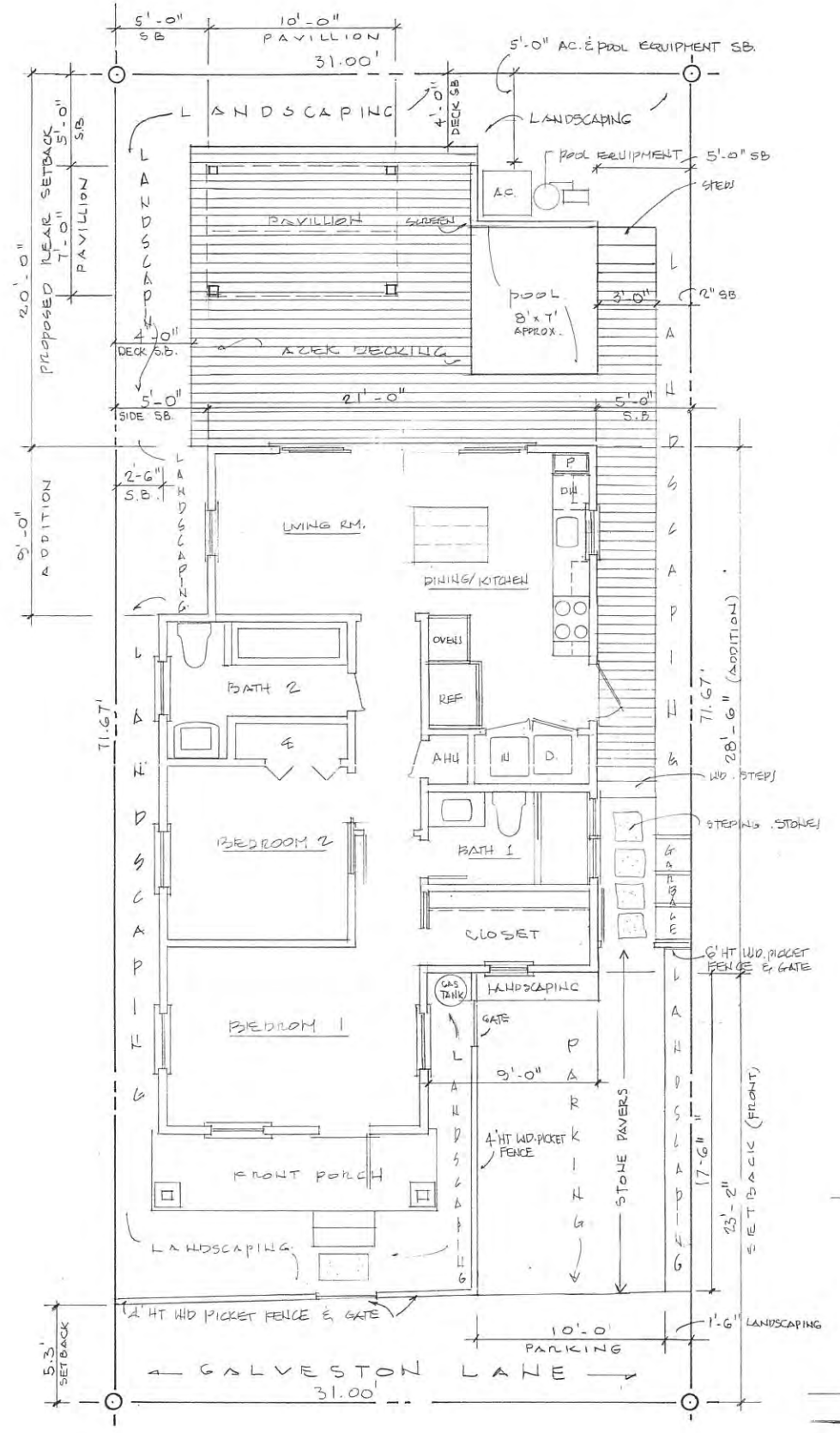
REVISIONS	BY

Additions to:  
**713 Galveston Lane**  
 Key West, Florida

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

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

REVISIONS	BY

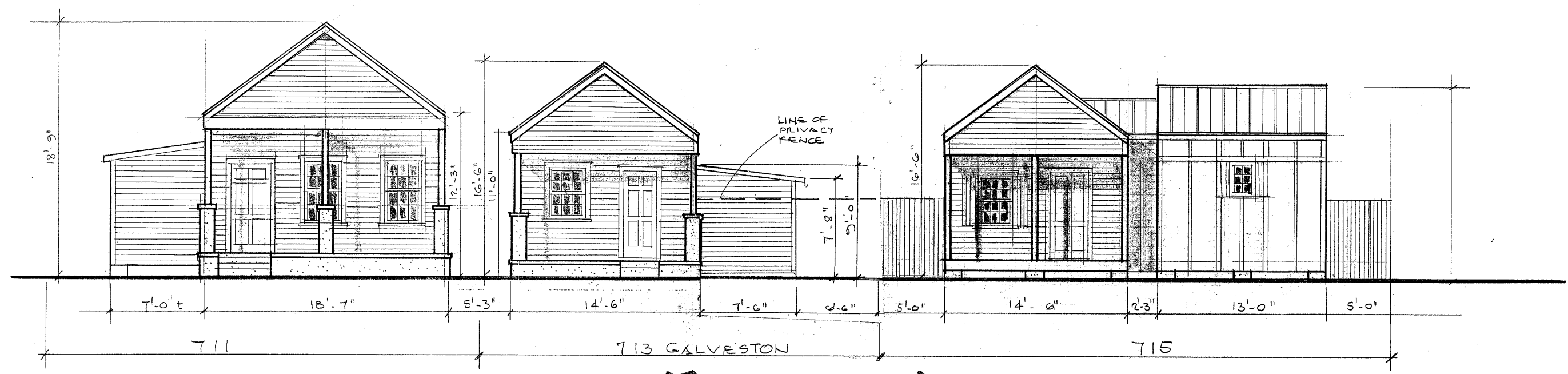


713 Galveston Lane  
 Key West, Florida

Guillermo A. Orozco  
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 Key West, FL 33040  
 305-292-1694

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

REVISIONS	BY



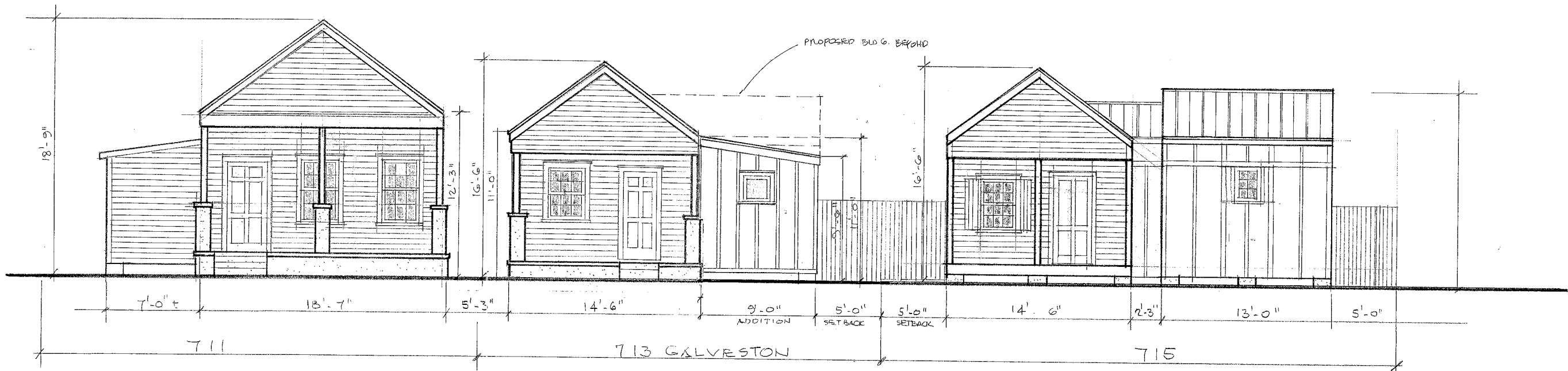
**- EXISTING -**

**- PARTIAL STREETScape ALONG GALVESTON LANE -**

Date
Scale
Drawn
Job
Sheet



REVISION



- PROPOSED -

- PARTIAL STREETSCAPE ALONG GALVESTON LANE -

Date
Scale
Drawn
Job
Sheet

# NOTICING

# Public Meeting Notice

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

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

**FOR- #713 GALVESTON LANE**

**Applicant – Guillermo Orozco**

**Application #H16-03-0054**

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

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

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

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 713 GALVESTON LANE on the 17th day of AUGUST, 20 16:

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on AUGUST 23<sup>rd</sup>, 20 16.

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

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

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

Signed Name of Affiant: Guillermo Orozco

Date: 8-18-16

Address: 713 GALVESTON

City: KEY WEST

State, Zip: FL 33040

AUG 18 2016  
10:05 AM

Shane

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

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

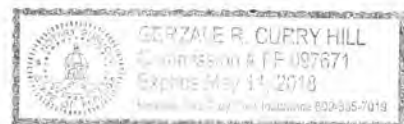
NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

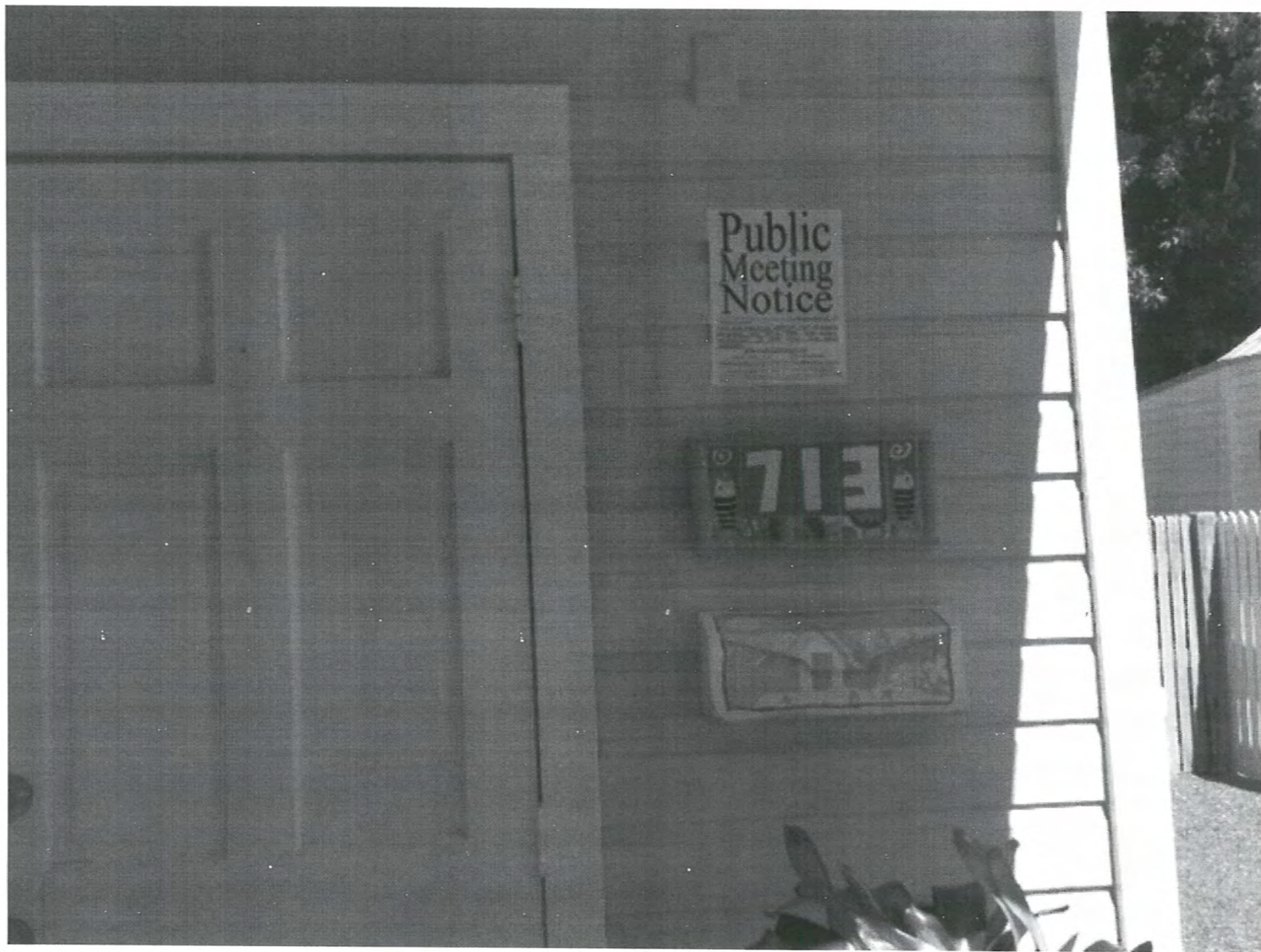
Notary Public - State of Florida (seal)

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





713 GALVESTON ST



713 GALVESTON ST.

# PROPERTY APPRAISER INFORMATION



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

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

[Home](#) [Departments](#) [Exemptions](#) [Save Our Homes](#) [Portability](#) [Homestead Fraud](#) [Contact Us](#)

[Property Search](#) [Tax Estimator](#) [GIS/Maps](#) [Millages/Taxroll Info](#) [Appeals/VAB](#) [Forms](#) [Office 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: 1019585 Parcel ID: 00018910-000000** [Next Record](#)

### Ownership Details

**Mailing Address:**

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

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 713 GALVESTON LN KEY WEST

**Legal Description:** KW LT 3 OF TR 5 G9-415 OR506-207 OR1638-2027/31P/R OR2265-2061ORD OR2510-1370D/C OR2510-1376/77 OR2688-1441/42

**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

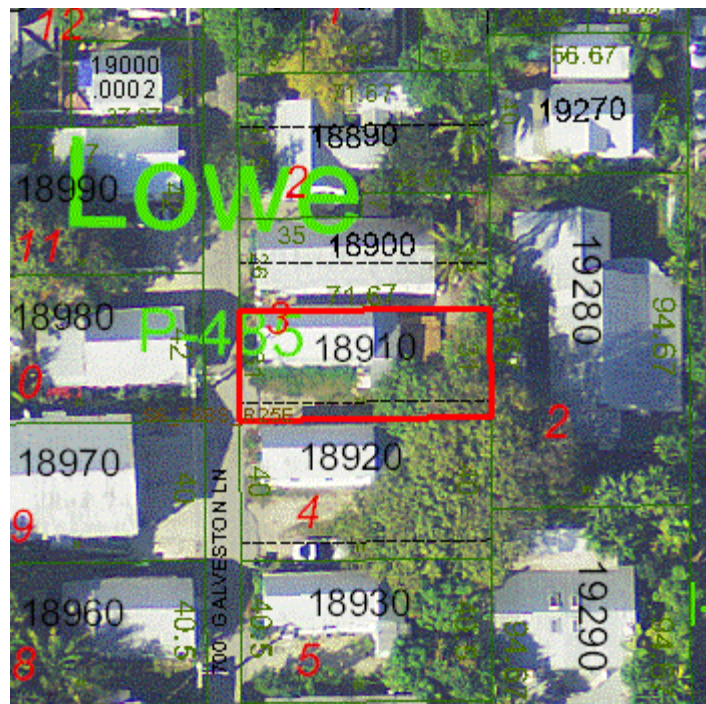
- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

### Other Links

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



12	19000 .0002 37.67	24.5	19	33	19.67	26.06	28.33
4	71.7	42	41.5	71.67	34.5	56.67	40
18990	18890	42	35	18900	38.67	19270	40
11	"	42	26	18900	38	19280	94.67
18980	18910	42	31	18910	31	19280	94.67
0	"	42	40	18920	40	19290	94.67
18970	18930	40	40.5	18930	40.5	19290	94.67
9	"	40	40.5	"	40.5	"	94.67
18960	"	40.5	40.5	"	40.5	"	94.67
8	"	40.5	40.5	"	40.5	"	94.67



### Land Details

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

### Building Summary

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

## Building 1 Details

Building Type R1  
 Effective Age 20  
 Year Built 1933  
 Functional Obs 0

Condition G  
 Perimeter 112  
 Special Arch 0  
 Economic Obs 0

Qu  
 Dep  
 Grnd

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

Roof Type GABLE/HIP

Roof Cover METAL

Heat 1 NONE

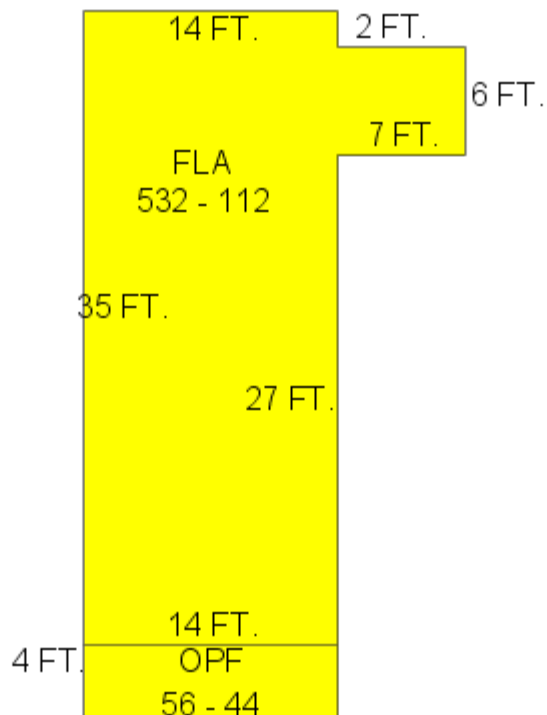
Heat 2 NONE

Heat Src 1 NONE

Heat Src 2 NONE

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0



**Sections:**

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

## Misc Improvement Details

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

## Appraiser Notes

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

713 ALVESTON LANE BLDG #1 MOVED TO RE:1890

## Building Permits

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

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

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

<b>1983</b>	22,916	0	9,360	32,276	32,276	0	32,276
<b>1982</b>	23,306	0	8,093	31,399	31,399	0	31,399

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
<b>6/6/2014</b>	2688 / 1441	407,500	<u>WD</u>	<u>37</u>
<b>3/30/2011</b>	2510 / 1376	210,000	<u>WD</u>	<u>19</u>

This page has been visited 199,157 times.

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