



Staff Report for Item 11

To: Chairman Michael Miller and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: April 28, 2015

Applicant: Wayne Garcia Building Contractor

Application Number: H15-01-0421

Address: #711 Galveston Lane

Description of Work:

After-the-Fact: Remove and replace novelty siding on contributing house.

Site Facts:

The building is listed as contributing in the surveys and first appears on the 1892 Sanborn map. The 1962 Sanborn map shows an addition on the left side of the house, which is still currently there. Staff was unable to find any historic photographs of this building. The building had been approved in September 2013 to do interior renovations and replace the windows and doors of the house. The photographs submitted for the application show that the siding was in good shape, with only repairs and cleaning needed in the rear.

Guidelines and Standards Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standard 6.

Building Exteriors – Wood (page 24), specifically 1 and the introduction.

Staff Analysis

The Certificate of Appropriateness for review proposes replacing all of the siding of a contributing house with new novelty siding. Normally, when reviewing this request, staff will approve the replacement of siding for a small percentage of the building, when needed. When it starts to exceed

more than 10 percent of the building, staff needs clear documentation and other evidence to show that the siding is deteriorated beyond repair, or else staff will place the project on the agenda for the HARC Commission meeting. The photographs submitted with this application did not show extreme deterioration. When staff went to assess the condition of the siding in person, all of the siding had already been removed and new siding was being installed.

After further review, it appears the photographs submitted with the application were of 717 Galveston Lane, rather than 711 Galveston. A mechanical application from the week prior shows that the siding had already been removed at that point, before this application was even submitted to the City.

Consistency with the Guidelines

1. The Secretary of the Interior's Standards state that, "deteriorated historic features shall be repaired rather than be replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture...and materials."
2. The guidelines state that wooden features should be preserved and repaired to protect the historic character of Key West architecture.
3. The guidelines state that replacement siding should match the original siding. From Google Maps, it appears the main house had novelty siding, but the rear addition had wood lap. The replacement siding is all novelty siding.

The applicant failed to provide enough information to Staff and to the Commission to decide whether all of the siding of this contributing house should have been replaced. The guidelines and the Secretary of the Interior recommend repairs, retention, and preservation over the needless replacement of materials. Photographs from a 2013 application show that the siding was in good standing, and replacement was unnecessary. It is a shame that historic materials may have been lost during the course of this project.

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

HARC PERMIT NUMBER 15-01-421		BUILDING PERMIT NUMBER 15-1095		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:

711-HALVESTON LN

OF UNITS

RE # OR ALTERNATE KEY:

000189000-000000

NAME ON DEED:

TOM CALLSON

PHONE NUMBER

OWNER'S MAILING ADDRESS:

~~329~~ 329 CORY AVE.

EMAIL

WAUKEGAN IL.

CONTRACTOR COMPANY NAME:

WAYNE GARCIA BLD. CONT.

PHONE NUMBER

305-360-1820

CONTRACTOR'S CONTACT PERSON:

WAYNE GARCIA

EMAIL

ARCHITECT / ENGINEER'S NAME:

VIM REYNOLDS

PHONE NUMBER

305-394-5987

ARCHITECT / ENGINEER'S ADDRESS:

22330 LALITHE DR.

EMAIL

COJOE KEY

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:

\$ 8000.00

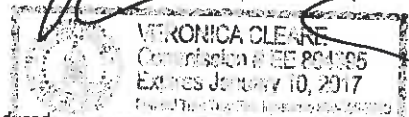
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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.,

900 sq. ft. of NOVELTY SIDING WITH SAME, REMOVE AND REPLACE WHITE WITH GREEN TRIM, SAME AS PHOTO.

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 24th DAY OF march 2015	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 24th DAY OF march 2015
Personally known or produced as identification.	Personally known or produced as identification.



52160-14445-01C

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: REPLACE WOOD SIDING WITH SAME.

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
NOVELTY WOOD SIDING	1X6 NOVELTY SIDING	SAME.
WHITE PAINT & GREEN TRIM	WHITE PAINT & GREEN TRIM	SAME.

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 _____

Date: 3/25/15 53 Receipt no: 17552
 2015 1000421
 PT * BUILDING PERMITS-NEW
 Trans number: 1.00 \$50.00
 UM VISA/MASTERC 3043020 \$100.00
 Trans date: 3/24/15 Time: 16:58:17

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 type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:			
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
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 469: 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. 469.003 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 ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

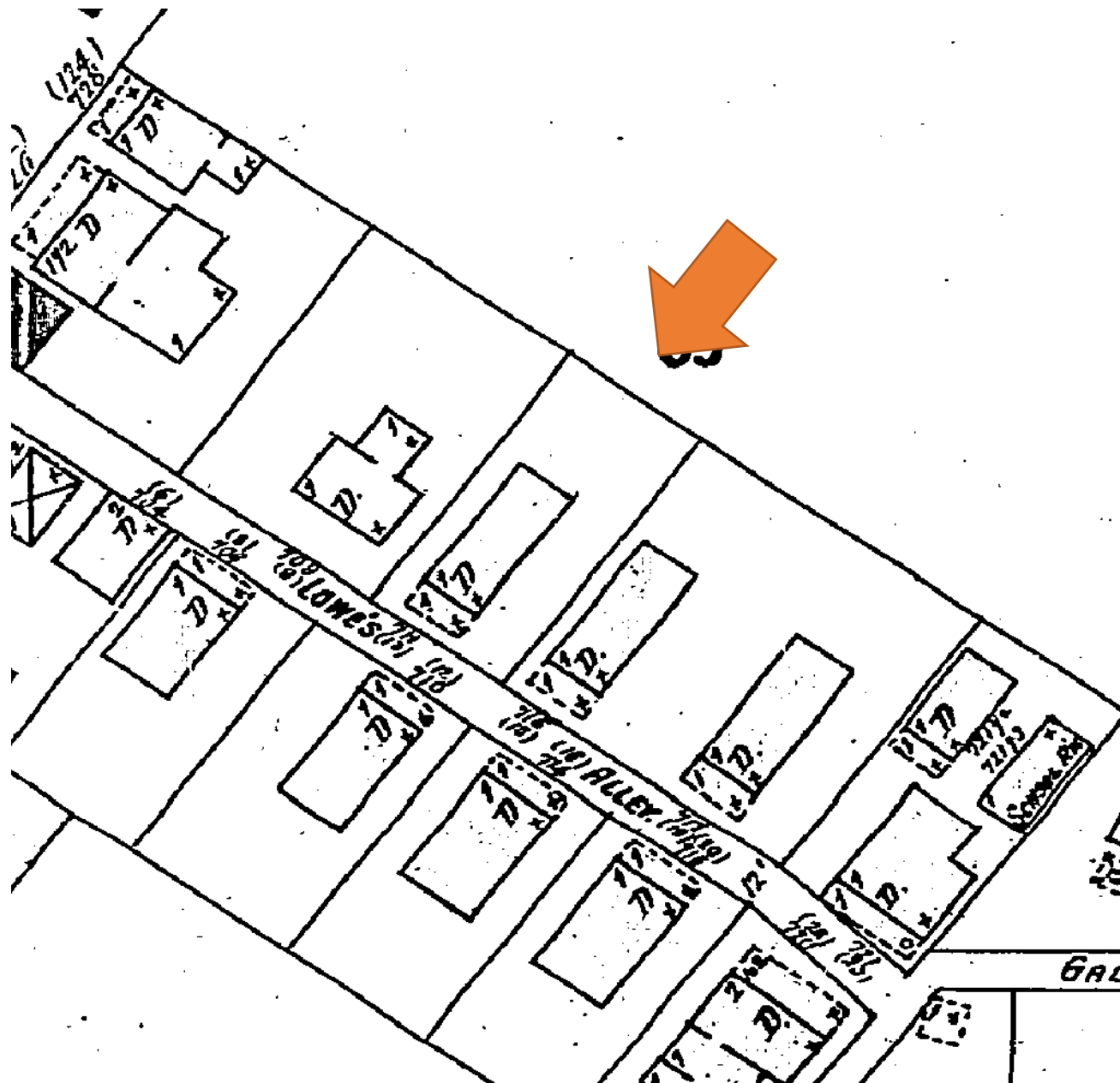
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	Oper: KEYWOLD	Type: BP Drawer: 1
				Date: 4/22/15 50	Receipt no: 26128
				2015	1305
				PT	* BUILDING PERMITS-NEW
				Trans number:	DATE: 00 \$403.14
				CK CHECK	3046946
					1310 \$403.14
				Trans date: 4/22/15	Time: 10:17:03

SANBORN MAPS



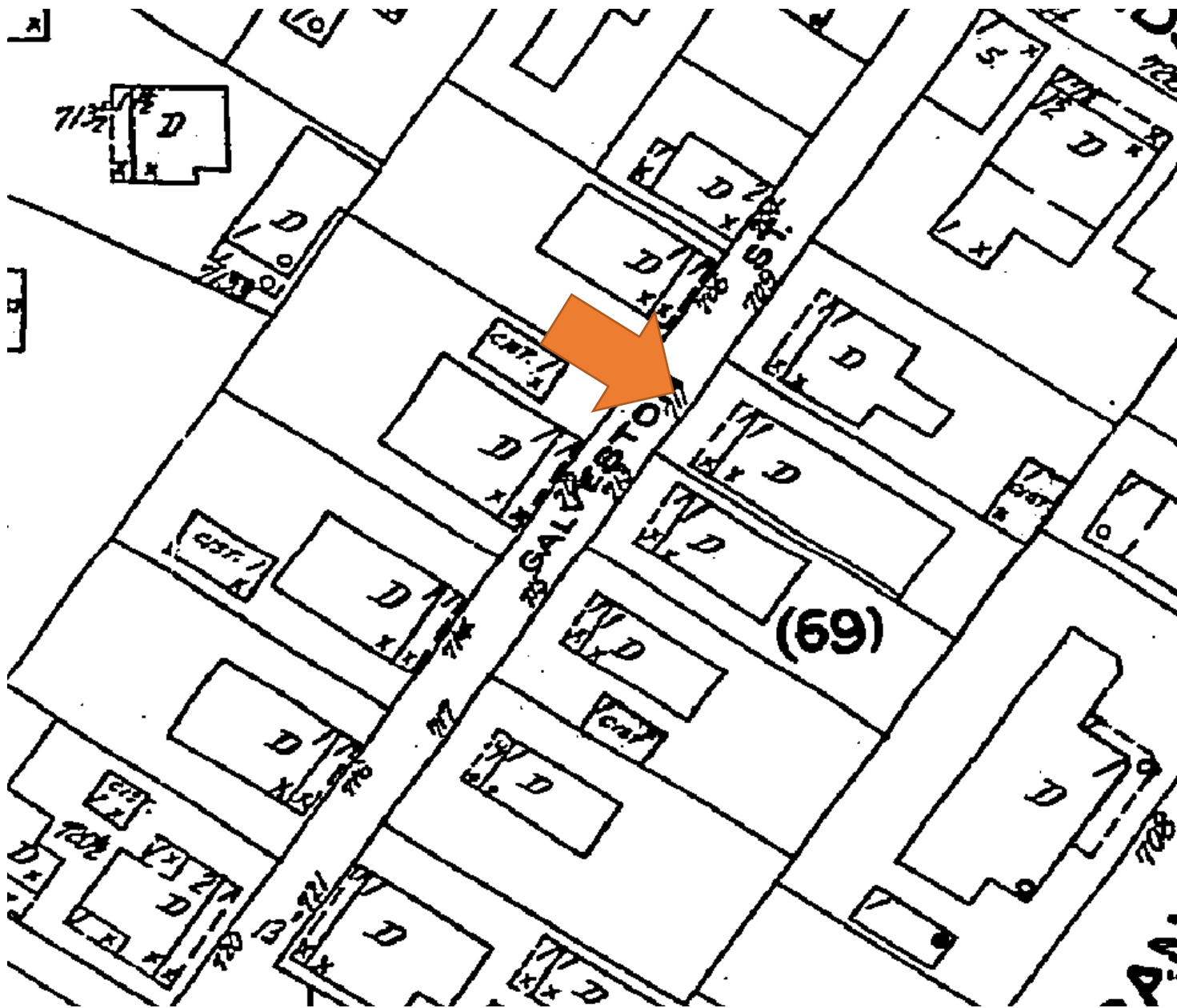
1892 Sanborn Map



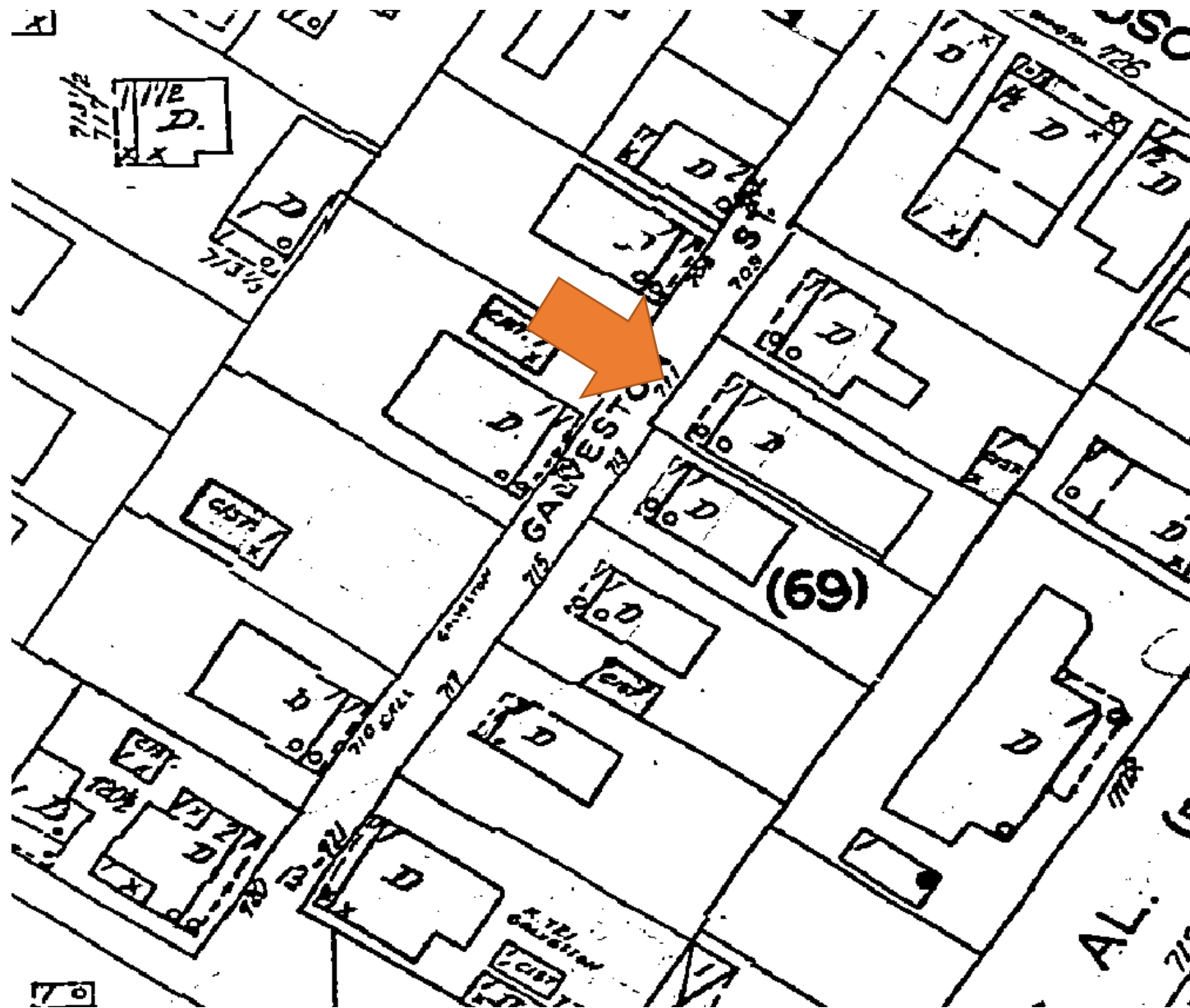
1899 Sanborn Map



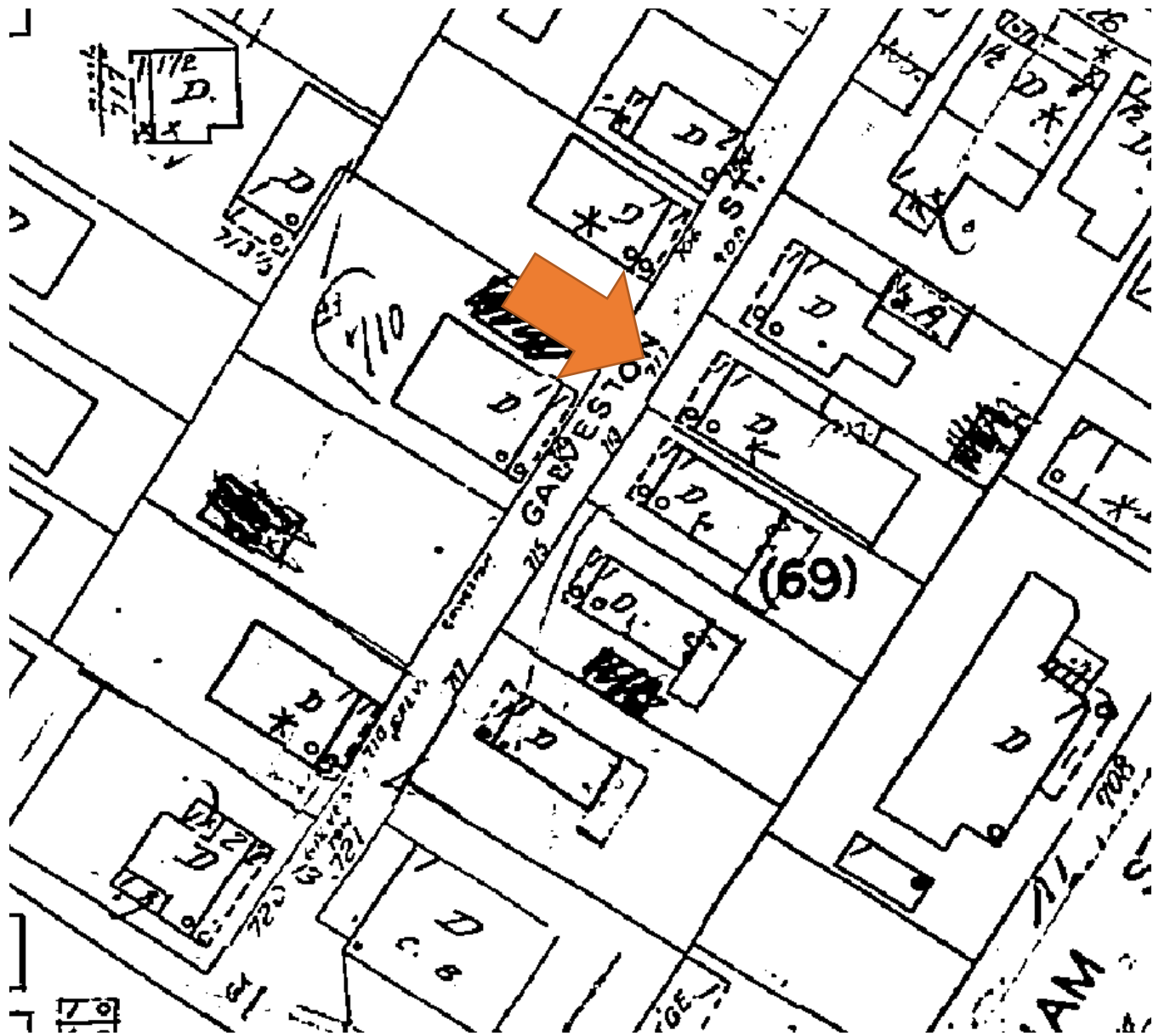
1912 Sanborn Map



1926 Sanborn Map



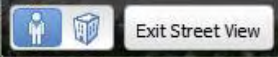
1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

711 Galveston Ln



© 2015 Google
© 2015 Google

Google earth

24°33'18.10" N 81°47'52.33" W elev 13 ft eye alt 14 ft

2011 Google street view of 711 Galveston. Note clapboard siding on the addition.



2011 Google street view of 711 Galveston. Note clapboard siding on the addition.



Photos submitted with 2013 application



Photos submitted with 2013 application



Photos submitted with 2013 application



Photos submitted with 2013 application



Photo submitted for this application.



Photo submitted for this application. Not sure what house this is.



Photo submitted for this application. Note the lack of side addition and the a/c unit.



715 Galveston Ln

Exit Street View

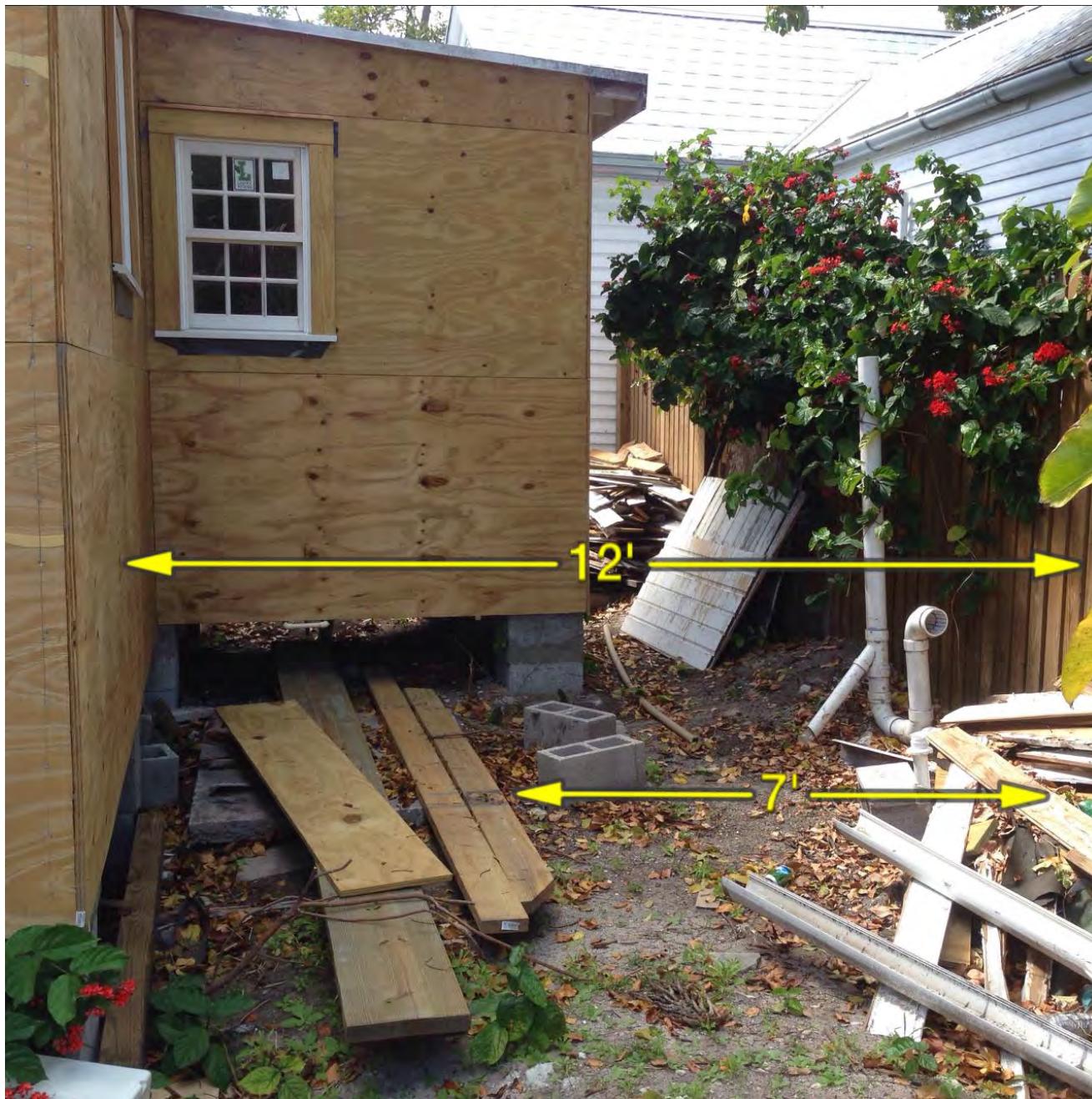
715

© 2015 Google
© 2015 Google

Google earth

24°33'14.89" N 81°47'50.25" W elev 16 ft eye alt 14 ft

2011 Google street view of 717 Galveston.



Photograph from mechanical application, submitted a week prior to this application.



When staff went to assess the siding condition.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 28, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER THE FACT – REMOVE AND REPLACE NOVELTY SIDING
ON CONTRIBUTING HOUSE.**

FOR- #711 GALVESTON LANE

Applicant – Wayne Garcia Building Contractor Application # H15-01-0421

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

Masonry

Carpentry

Wayne Garcia

Certified Building Contractor

Licensed & Insured

KEY WEST, FL

PHONE

296-8003

CELL

360-1820

Public Meeting Notice

146781

pk®

HARC POSTING AFFIDAVIT

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

BEFORE ME, the undersigned authority, personally appeared Wayne Garcia, who, first being duly sworn, on and says that the following statements are true and correct to the best knowledge and belief:

- 1. That a legal notice for Public Notice of Hearing of the Historic Review Commission (HARC) was placed on the following address: 711 Calveson L on the Apr 22, 2015.

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

The property was posted to notice a public hearing before Historic Architectural Review Commission to be Apr 28, 2015.

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

The Certificate of Appropriateness number for this legal notice is

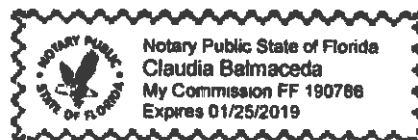
- 2. A photograph of that legal notice posted in the property is attached

Signed Name of Affiant: Wayne Garcia
Date: 4/22/15
Address: 300 St Andrews +
City: Ky West
State, Zip: Fl. 33040

The forgoing instrument was acknowledged before me on this 22 of April, 2015.

By (Print name of Affiant) Wayne Garcia who known to me or has produced _____ as identifier who did take an oath.

NOTARY PUBLIC
 Sign Name: Claudia Balmaceda
 Print Name: Claudia Balmaceda
 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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1019577 Parcel ID: 00018900-000000

Ownership Details

Mailing Address:

CARLSON THOMAS G AND JOANN
329 CORY AVE
WAUKEGAN, IL 60085-4024

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

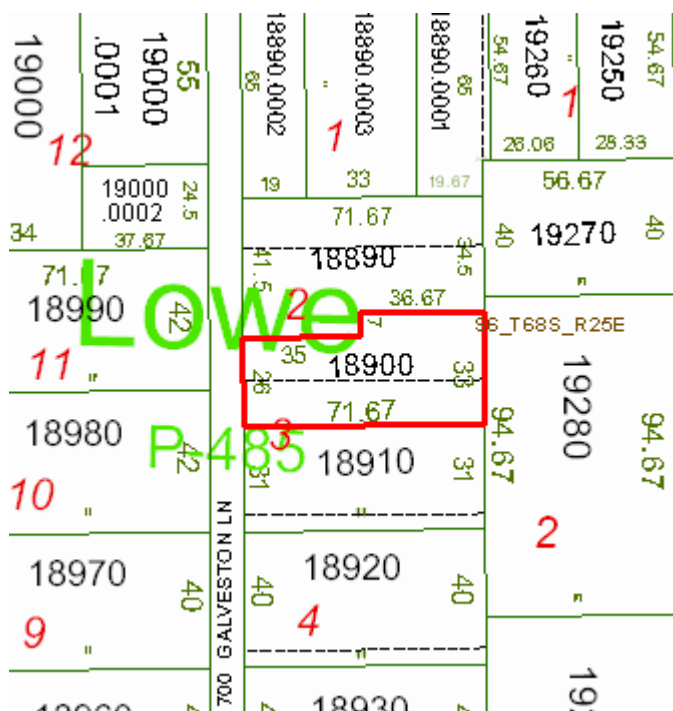
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 711 GALVESTON LN KEY WEST

Legal Description: KW LOT 2 OF TR 5 G9-415 OR506-207 OR1638-2011/13P/R OR2578-2328/35WILL OR2620-1825/27

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	31	72	2,120.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 866
Year Built: 1924

Building 1 Details

Building Type R1	Condition A	Quality Grade 350
Effective Age 69	Perimeter 140	Depreciation % 62
Year Built 1924	Special Arch 0	Grnd Floor Area 866
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	866
2	OPF		1	1993	N N	0.00	0.00	108

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	222 SF	37	6	2013	2014	2	30
0	FN2:FENCES	112 SF	28	4	2013	2014	2	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	05-0038	01/05/2005	12/31/2005	1,400	EMERGENCY SVC UPGRADE TO 200AMP
1	13-0930	03/13/2013	04/18/2013	3,300 Residential	CONSTRUCTION OF 6' PICKET FENCE WITH 6X6 POSTS AND 37 LF ALONG NE SIDE OF REAR. CONSTRUCTION OF 28 LF OF 4' PICKET AT SE FRONT OF HOUSE.
1	98-1583	05/21/1998	08/13/2003	400	REPAIR PORCH RAILING
1	02-3489	01/03/2003	08/13/2003	3,000	REPAIR PORCH

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
2014	29,152	1,169	283,441	313,762	313,762	0	313,762
2013	81,393	0	243,568	324,961	324,961	0	324,961
2012	81,393	0	194,377	275,770	275,770	0	275,770
2011	82,556	0	271,954	354,510	354,510	0	354,510
2010	97,671	0	289,590	387,261	387,261	0	387,261
2009	109,887	0	343,218	453,105	453,105	0	453,105
2008	102,069	0	413,400	515,469	515,469	0	515,469
2007	169,759	0	374,710	544,469	544,469	0	544,469
2006	334,195	0	201,400	535,595	535,595	0	535,595
2005	265,234	0	182,320	447,554	447,554	0	447,554
2004	217,844	0	159,000	376,844	376,844	0	376,844
2003	146,027	0	78,440	224,467	224,467	0	224,467
2002	135,879	0	49,820	185,699	185,699	0	185,699
2001	108,336	0	49,820	158,156	158,156	0	158,156
2000	108,336	0	37,100	145,436	145,436	0	145,436
1999	88,505	0	37,100	125,605	125,605	0	125,605
1998	61,696	0	37,100	98,796	98,796	0	98,796
1997	58,611	0	32,860	91,471	91,471	0	91,471
1996	37,943	0	32,860	70,803	70,803	0	70,803
1995	37,943	0	32,860	70,803	70,803	0	70,803
1994	33,933	0	32,860	66,793	66,793	0	66,793
1993	25,497	0	32,860	58,357	58,357	0	58,357
1992	25,497	0	32,860	58,357	58,357	0	58,357
1991	25,497	0	32,860	58,357	58,357	0	58,357
1990	28,270	0	26,500	54,770	54,770	0	54,770
1989	14,538	0	25,970	40,508	40,508	0	40,508
1988	12,771	0	22,790	35,561	35,561	0	35,561
1987	12,620	0	16,526	29,146	29,146	0	29,146
1986	12,690	0	15,865	28,555	28,555	0	28,555
1985	12,334	0	9,594	21,928	21,928	0	21,928
1984	11,586	0	9,594	21,180	21,180	0	21,180
1983	11,586	0	9,594	21,180	21,180	0	21,180
1982	11,786	0	8,295	20,081	20,081	0	20,081

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
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3/22/2013	2620 / 1825	249,000	<u>WD</u>	<u>03</u>
5/7/2012	2578 / 2328	0	OTHER	<u>19</u>

This page has been visited 215,201 times.

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