

Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Bryan Green and Historic Architectural Review

Commission Members

From: Enid Torregrosa-Silva, MSHP

Historic Preservation Planner

Meeting Date: December 17, 2019

Applicant: Meridian Engineering

Application Number: H2020-0007

Address: #813 Galveston Lane

Description of Work

New one-story frame single-family house on vacant lot.

Site Facts

The site under review is currently vacant. A fire destroyed an old trailer that was standing on the site.

Guidelines Cited on Review

- New construction (pages 38a-38q), specifically guidelines 1, 2, 5, 7, 8, 11, 12, 13, 14, 20, and 25.
- Guidelines for decks (pages 39-40), specifically guideline 1.

Staff Analysis

A Certificate of Appropriateness is under review for a new one-story frame house that will be built on a vacant lot. The house uses a similar floor footprint as the trailer. The structure will have a front open porch flanked with two volumes on each side. The house will have a hipped roof covered with metal v-crimp panels. Doors and windows will be aluminum impact and siding will be hardie board. Three wooden stoops will give access to the front of the house a wooden deck is proposed at the rear.

Consistency with Cited Guidelines

It is staff's opinion that the proposed design meets the cited guidelines for new construction
and decks. The proposed house will be compatible in scale and mass with surrounding
structures within the area.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

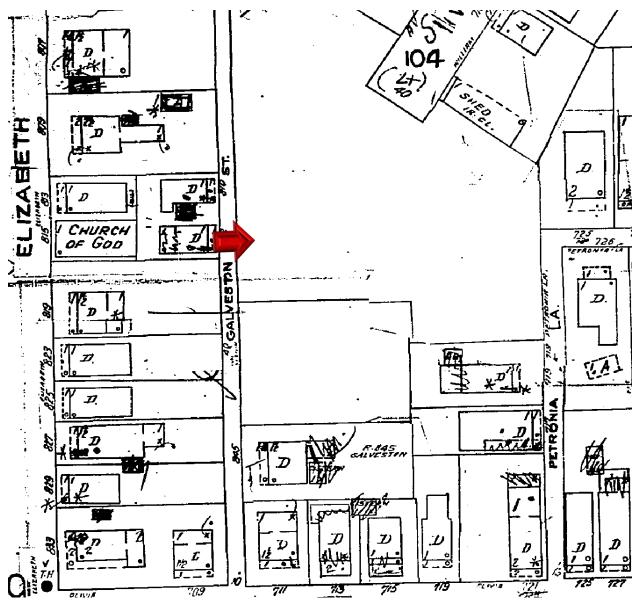
A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	813 Galveston Ln. Ke	v West, FL
NAME ON DEED:	Moton-Butler Alelia	PHONE NUMBER
OWNER'S MAILING ADDRESS:	813 Galveston La.	EMAIL
APPLICANT NAME:	Key West, FL Meridian Engineering	PHONE NUMBER 305 293 3263
APPLICANT'S ADDRESS:	201 Front St. Suite 203	EMAIL R Milellia Me Flieys. com
APPLICANT'S SIGNATURE:	Key West, FL	DATE 1/27/2020
EXCEEDING THE SCOPE OF THE DESCRIPTION WORK AND THE SUBMITTED PLANS, THE AFOUR PROJECT INCLUDES: REPLACEMENT PROJECT INVOLVES A CONTRIBUTING	OF WINDOWS RELOCATION OF A STRUC	CTURE ELEVATION OF A STRUCTURE SA HISTORIC STRUCTURE: YES NO
	PTION INCLUDING MATERIALS, HEIGHT, DIMENSI	
	ction of single-story residuoud framing, metal rout a	
MAIN BUILDING:		
DEMOLITION (PLEASE FILL OUT AND AT		

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

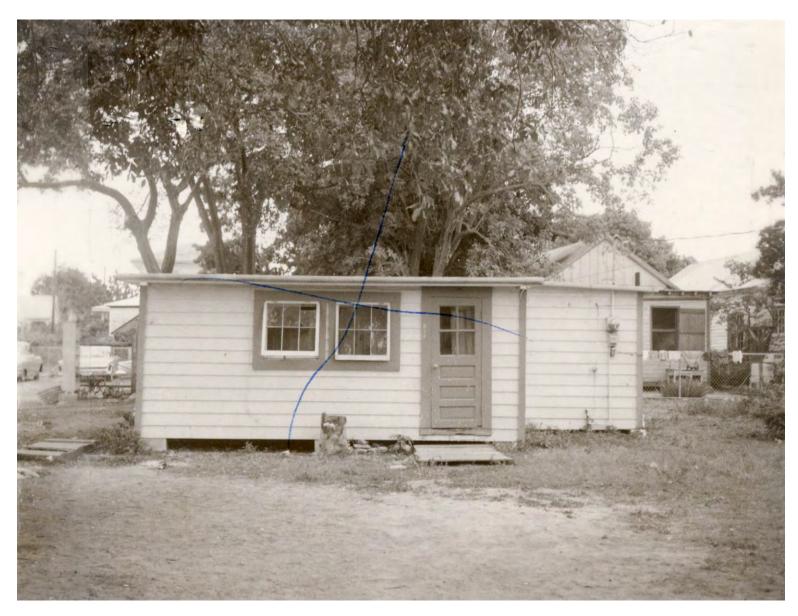
ACCESSORY STRUCTURE(S): Wood	deck		
PAVERS:			FENCES:	
DECKS:			PAINTING:	
SITE (INCLUDING GRADING	, FILL, TREES, ETC)	:	POOLS (INCLUDING EQUIPMENT):	
ACCESSORY EQUIPMENT (C	GAS, A/C, VENTS, E	TC.):	OTHER:	
OFFICIAL USE ONLY:		HARC COM	MISSION REVIEW	EXPIRES ON:
MEETING DATE:	APPROVED			INITIAL:
EETING DATE:	APPROVED _		INITIAL:	
EASONS OR CONDITIONS:	APPROVED _	NOT APPROVE		
TAFF REVIEW COMMENTS:				
RST READING FOR DEMO:			SECOND READING FOR DEMO:	
ARC STAFF SIGNATURE AND DATE	E:	1	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



1962 Sanborn Map

PROJECT PHOTOS



813 Galveston Lane Trailer park office circa 1965. Monroe County Library.



813 Galveston Lane Trailer circa 1965. Monroe County Library.

1. Front Elevation Photograph:



HARC Application 813 Galveston Ln.

2. NW on Galveston Ln. Photograph:



HARC Application 813 Galveston Ln.

3. SE on Galveston Ln. Photograph:



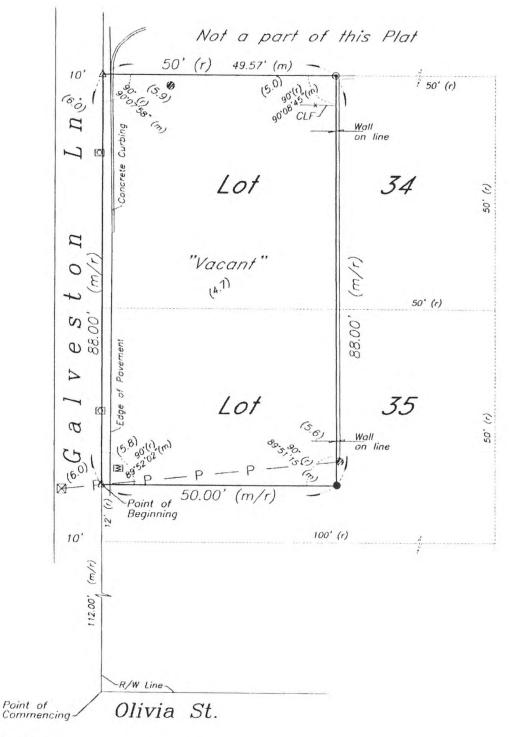
4. Right Neighboring building Photograph:

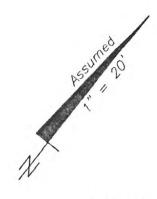


5. Across the street Photograph:



Boundary Survey Map of part of Lots 34 \$ 35 L. Windsor Smith diagram, Island of Key West





LEGEND

- O Set 3/4" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- Found 1/2" Iron Pipe (No ID)
- Found 1/2" Iron Rod (No ID)
- ▲ Found PK Nail
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- € Centerline
- Wood Utility Pole
- CLF Chain Link Fence
- Concrete Utility Pole
- -P- Overhead Utility Lines
- Sewer Cleanout
- Water Meter
- (5⁰⁾ Spot Elevation (Typical)

NOTES:

- 1. The legal description shown hereon was furnished by the client or their agent.
- 2. Underground foundations and utilities were not located.
- 3. All angles are 90° (Measured & Record) unless otherwise noted.
- 4. Street address: 813 Galveston Lane, Key West, FL.
- 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- 7. North Arrow is assumed and based on the legal description.
- 8. All interior improvements, bricking, concrete, fencing is not shown.
- 9. Date of field work: July 19, 2019.
- 10. Ownership of fences is undeterminable, unless otherwise noted.
- 11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: On the Island of Key West known and described by reference to a plan of said Island by Wm. A. Whitehead as part of Tract 5, but better known and described by reference to a diagram of said tract of land laid off into lots on each side of Elizabeth Street, continued, made by L. Windsor Smith and recorded in Book E, Page 733, Monroe County Records, viz: Part of Lots 34 and 35, said lots being on the Northeast boundary of said tract of land 112 feet from Olivia Street and Galveston Alley and running thence Northeasterly and parallel with Olivia Street, 50 feet; thence at right angles in a Northwesterly direction 88 feet; thence at right angles in a Southwesterly direction 50 feet; thence at right angles in a Southeasterly direction 88 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Alelia Moton-Butler:

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM Florida Reg. #6298 THIS SURVEY
IS NOT
ASSIGNABLE



Professional Surveyor & Mapper PSM #6298

3430 Duck Ave., Key West, FL 33040 (305) 296-7422 FAX (305) 296-2244

July 19, 2019

PROPOSED DESIGN

SITE DATA

SITE ADDRESS: 813 GALVESTON LN. KEY WEST, FL 33040

RE: 00019200-000000 ZONING: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)

FLOOD ZONE: X

F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05 SECTION/TOWNSHIP/RANGE: 5-68-25

LEGAL DESCRIPTION: KW PT LT 34 AND PT LT 35 OF TR 5 G19-63 G62-233/34 SETBACKS: FRONT 10 FT; SIDE 8.8 FT; STREET SIDE 7.5 FT REAR 20 FT

OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY

TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE FOLLOWING LOADINGS WERE USED:

DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 60 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.

FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA, SITE CALCULATIONS SHEET A-1 - PROPOSED FLOOR PLAN AND ELEVATIONS

GENERAL NOTES

- 1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- 2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- 3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
 4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- 5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- 6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- 7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY FASEMENTS, ETC.)
- 8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.

 9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS. 2017 FLORIDA BUILDING
- 9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2017 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE
- SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2017 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

 11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN

10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS

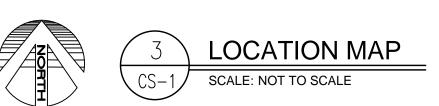
FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.

12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.

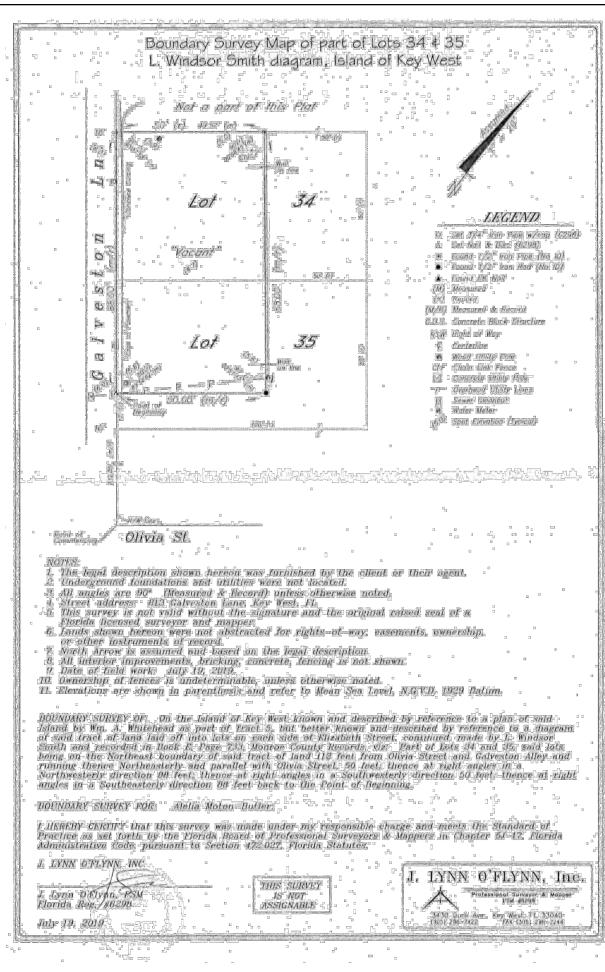
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER

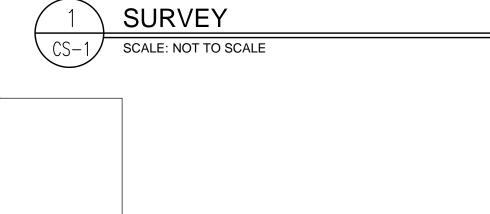
HARC SUBMITTAL

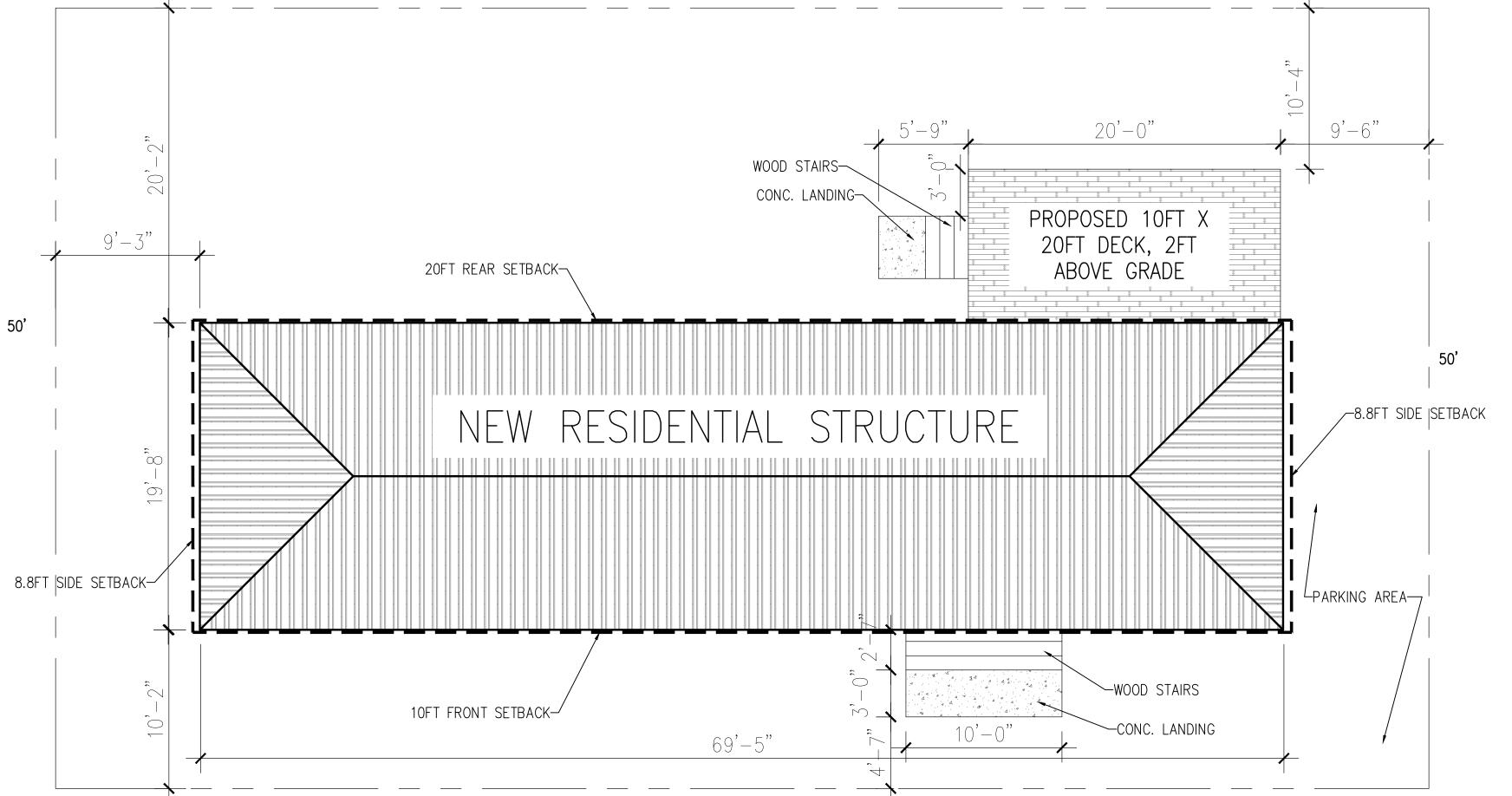




PROJECT DA	ATA			
	PROPO:	SED	REQUIRED	VARIANCE REQUESTED
RE NO.	000019200-00000	00		
SETBACKS:				
FRONT	10'-2"		10'	NONE
STREET SIDE	N/A		5'	NONE
SIDE	9'-3"		5'	NONE
REAR	20'-2"		20'	NONE
LOT SIZE	4,400 SQ. FT. EX	ISTING	4000 SQ.FT.	NONE
BUILDING COVERAGE	1,365 SQ.FT.	31%	50% MAX	NONE
FLOOR AREA	1,187 SQ.FT.	.269	1.0	NONE
BUILDING HEIGHT	17'-1/2"	-	30' MAX	NONE
IMPERVIOUS AREA	1,407 SQ.FT.	31.9%	60% MAX	NONE
OPEN SPACE	2,760 SQ.FT.	62.7%	35% MIN	NONE







GALVESTON LN

2 PROPOSED SITE PLAN

CS-1 SCALE: 3/16"=1'-0"

Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

Not valid for construction unless
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

3C SUBMITTAL
813 GALVESTON LN.

Checked By:

AutoCad File No.

Scale:
AS NOTED

AutoCad File No.

Title:

COVER SHEET

AND SITE PLANS

Sheet Number:

CS-1

Date: 1-27-2020



The Historic Architectural Review Commission will hold a public meeting at <u>5:30 p.m., February 25, 2020 at City Hall, 1300 White Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY SINGLE FAMILY HOUSE ON VACANT LOT.

#813 GALVESTON LANE

Applicant – Meridian Engineering, Designer Application #H2020-0007

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.citvofkevwest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA: COUNTY OF MONROE:
BEFORE ME, the undersigned authority, personally appeared Richard
depose and says that the following statements are true and correct to the best o his/her knowledge and belief:
1. That a legal notice for Public Notice of Hearing of the Historic Architectura Review Commission (HARC) was placed on the following address: 813 Galveston on the
20 day of <u>February</u> , 2020.
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
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 H2020-000
2. A photograph of that legal notice posted in the property is attached hereto.
Signed Name of Affiant:
Date: (2/21/2020
Address: 201 Front St Ste 203
State, Zip: FL 33040
The forgoing instrument was acknowledged before me on this
By (Print name of Affiant) Richard Milelli who is
personally known to me or has produced as identification and who did take an oath.
NOTARY PUBLICA - Show Alex
Print Name: MARION HOPE CASAS MARION HOPE CASAS
Notary Public - State of Florida (seal) My Commission Expires:





PROPERTY APPRAISER INFORMATION



Disclaimer

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

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

Summary

00019200-000000 Parcel ID 1019887 Account# 1019887 Property ID Millage Group 10KW

813 GALVESTON Ln, KEY WEST Location

Address

KW PT LT 34 AND PT LT 35 OF TR 5 G19-63 G62-233/34 OR935-1318/19 OR933-Legal Description $1725/30\,\mathsf{OR}95\text{-}2189/90\,\mathsf{OR}950\text{-}2191\,\mathsf{OR}1333\text{-}961\mathsf{F}/\mathsf{J}\,\mathsf{OR}1336\text{-}1039\mathsf{M}/\mathsf{L}$

(Note: Not to be used on legal documents.)

Neighborhood **Property Class**

VACANT RES (0000) Subdivision Sec/Twp/Rng 06/68/25

Affordable No Housing



Owner

MOTON-BUTLER ALELIA 813 Galveston Ln Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$173	\$17,157	\$18,023	\$18,907
+ Market Misc Value	\$O	\$0	\$0	\$0
+ Market Land Value	\$264,264	\$553,410	\$553,410	\$500,636
= Just Market Value	\$264,437	\$570,567	\$571,433	\$519,543
= Total Assessed Value	\$169,721	\$166,557	\$163,132	\$159,777
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$144.721	\$141.557	\$138.132	\$134,777

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	4,400.00	Square Foot	0	0

Permits

Notes ♦	Permit Type ◆	Amount ♦	Date Completed ♦	Date Issued ♦	Number ♦
		\$0		3/4/2019	
	Residential	\$0	2/28/2019	2/15/2019	19-0515
INSTALL ALUMINUM ROOF OVER MOBILE HOME.	Residential	\$3,900	12/3/2011	9/1/2011	11-2595
FLOOR REPAIRS, HALL/KITCHEN ADD SKIRTING-VINYL		\$1,664	12/3/2011	4/19/2011	11-1304
RENOVATION/CONVERSION		\$7,000	12/1/1997	1/1/1996	9600585

View Tax Info

View Taxes for this Parcel

Photos



Мар



TRIM Notice

Trim Notice

2019 Notices Only

 $\textbf{No data available for the following modules:} \ Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sales, Sketches (click to enlarge).$

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

User Privacy Policy GDPR Privacy Notice

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