

Historic Architectural Review Commission

Agenda Packet

August 31, 2010 – 3:00 p.m.

City Commission Chamber
Old City Hall, 510 Greene Street



Item 5.b.2.

Request to demolish second floor and left side of existing building, build a second floor addition and renovate existing building- **#710 Bakers Lane rear- Applicant: Michael Skoglund Architect (H10-01-230)**. Demolish second floor of existing building. Demolish left side of structure. Renovate existing building as per enclosed drawings into a single family residence.

- 5 b-2- Request to demolish second floor and left side of existing building, build a second floor addition and renovate existing building- # **710 Bakers Lane Rear- Applicant: Michael Skoglund, Architect (H10-01-230)**

Demolish second floor of existing building. Demolish left side of structure. Renovate existing building as per enclosed drawings into a single family residence

The main house located on 710 Bakers Lane is listed as a contributing resource and was built in 1901. The contributing house is a one story frame vernacular structure. The house has been altered through time. By observing a photograph taken circa 1965 it is evident that the front porch has been altered as well as the east side of the house. Both the main and south facades have veneer stone that was added at some point in time. Existing gingerbread on the front porch is non historic.

The proposed new design includes the construction of a second floor to a non historic, non attached building located in the back portion of the lot. This frame structure can not be found in the 1948 or 1962 Sanborn maps. The actual structure has stone veneer and T1-11 as exterior wall finish and it is set back approximately thirty six feet from the main house. The existing structure is elevated approximately 2'-6" from the ground; a cbs deck was built and the structure was built over it. Staff was not able to find any building permit for the existing non historic structure on the back of the lot. The existing cbs deck will remain. The plans include the demolition of existing remnants of a second floor and the east portion of the structure. Plans with a design that includes a second story addition were submitted in the application.

Because this application includes proposed demolitions a first reading should take place in order to consider this request. Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes 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).

(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.

(b) *The historic architectural review commission shall not issue permits that would result in:*

- (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*
 - (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; 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, as set forth in section 102-62(3).*
- (c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.*

(Ord. No. 97-10, § 1(3-10.3(E)(2)(c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means:

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the structure that is proposed to be demolished is not historic, nor it can be considered to be listed as contributing on a near future. By reviewing the 1962 and 1948 Sanborn maps and by studying the construction materials and methodology of the structure there is enough information that supports the theory that this is not a historic structure and it is not a significant architectural example to the historic district or to the surrounding urban context.

It is staff understanding that the proposed demolition of the non historic structure can be considered pursuant the Code of Ordinance section 102-218- Demolitions in the historic district. The applicant has included on the submitted plans a design that includes a second story addition.

Staff recommends to this commission to **approve** the request of demolition, as represented in the plans. This project will require a second reading.

Application



CITY OF KEY WEST *Fax 804-3778*
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # 10-01-0230

OWNER NAME: ROSEMARY PEEL

DATE: 7-29-10

OWNERS ADDRESS: 710 BAKERS LN.

PHONE #: _____

APPLICANT'S NAME: M. SKOGLUND

PHONE #: 296-2632

APPLICANT'S ADDRESS: 522 ELIZABETH ST

ADDRESS OF CONSTRUCTION: 710 BAKERS LN

OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
DEMOLISH 2ND FLOOR OF EXISTING BLDG. DEMOLISH LEFT SIDE OF STRUCTURE. RENOVATE EXISTING BLDG AS PER ENCLOSED DRAWINGS INTO A SINGLE FAMILY RESIDENCE

JUL 29 2010
By MC 11:30

Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or s. 775.083

This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

Date: 7-29-10

Applicant Signature: M Skoglund

REQUIRED SUBMITTALS

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

19742 - owe
1229 - \$345.29 MC

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

The main house located on 710 Parkers Lane is listed as contributing the frame vernacular structure was built in 1901.

Guidelines for Alterations, Additions and new construction. (pages 36-38).

Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

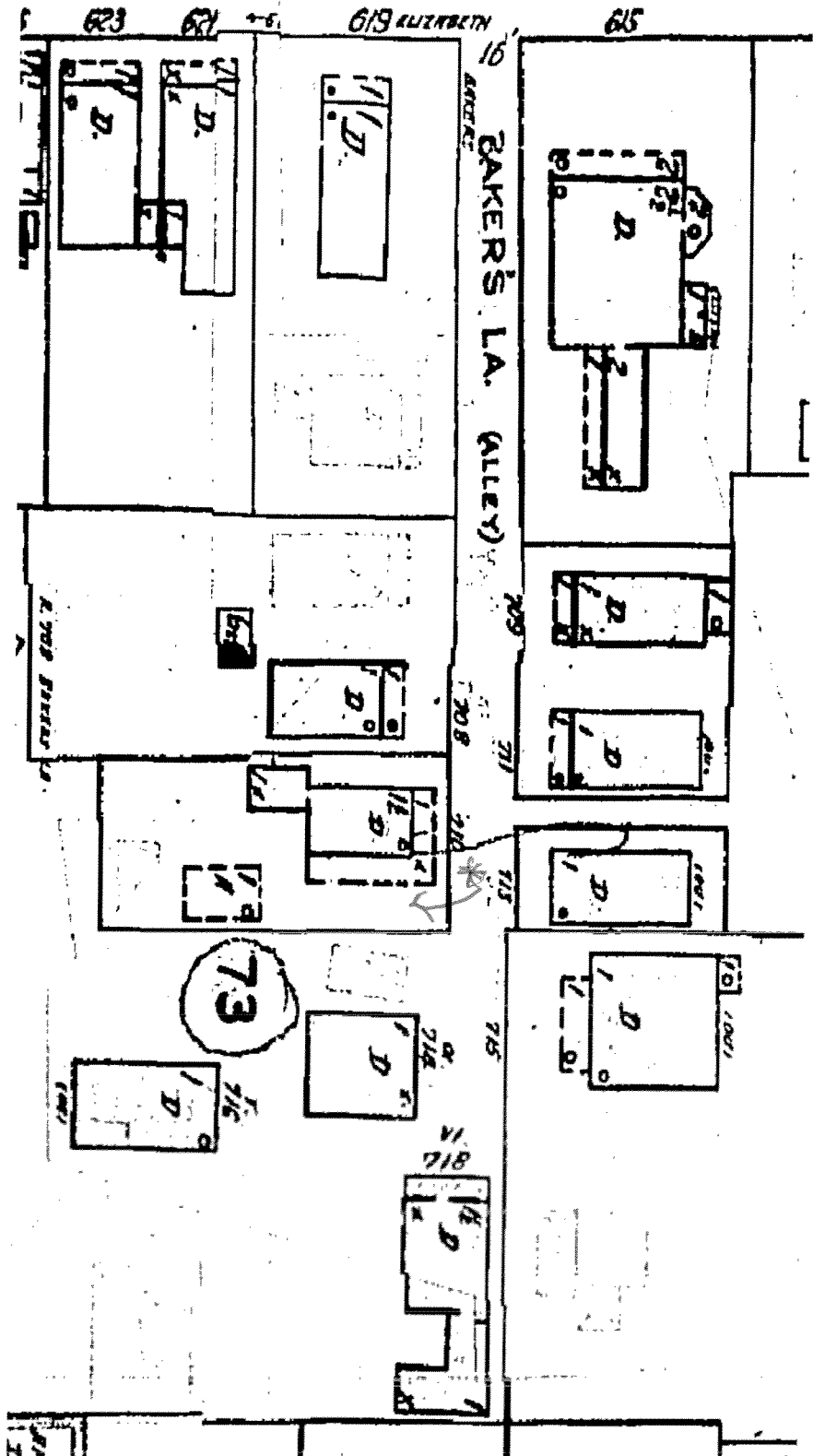
Date: _____

Signature: _____

Historic Architectural
Review Commission

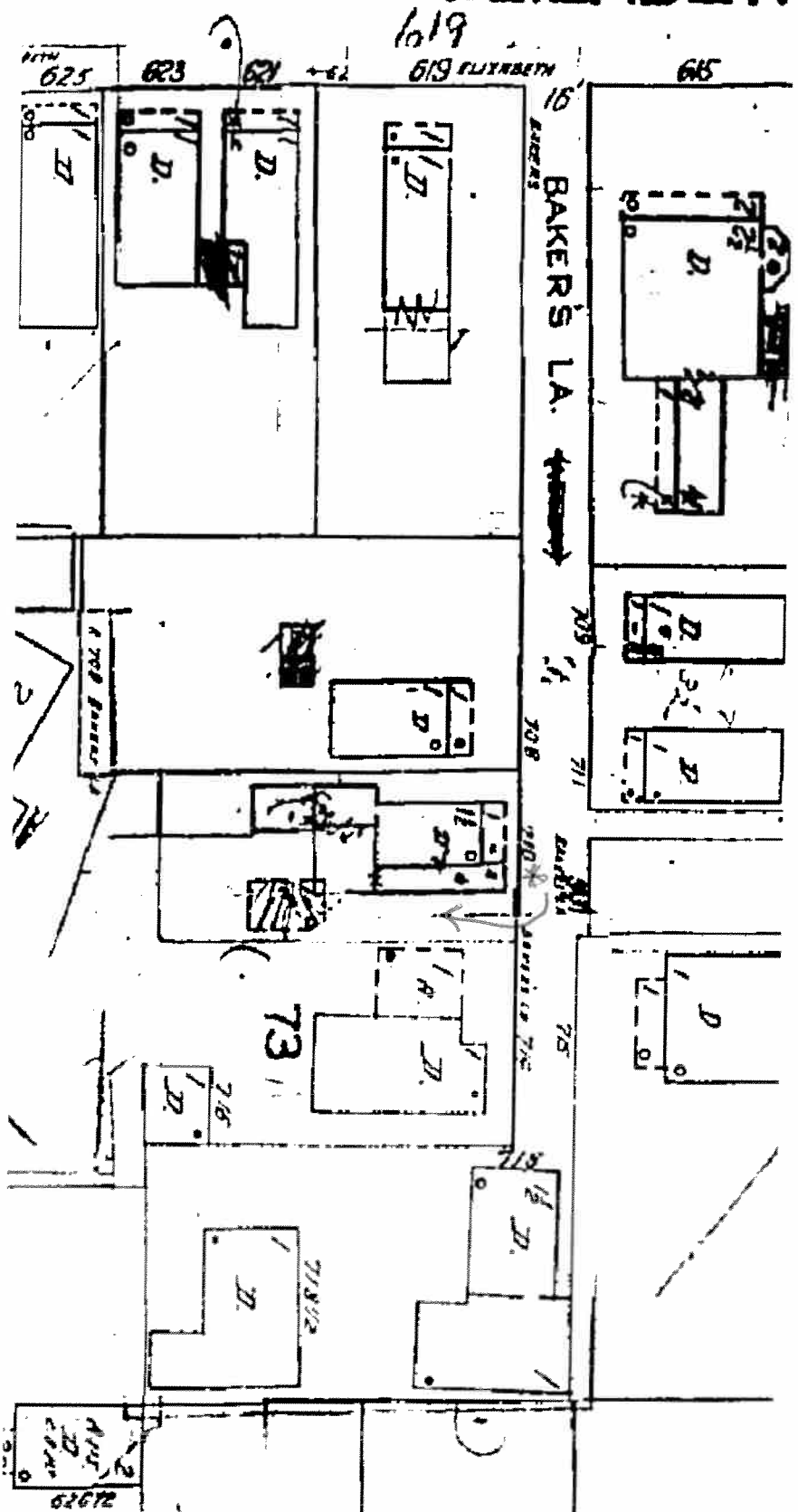
Sanborn Maps

ELIZABETH



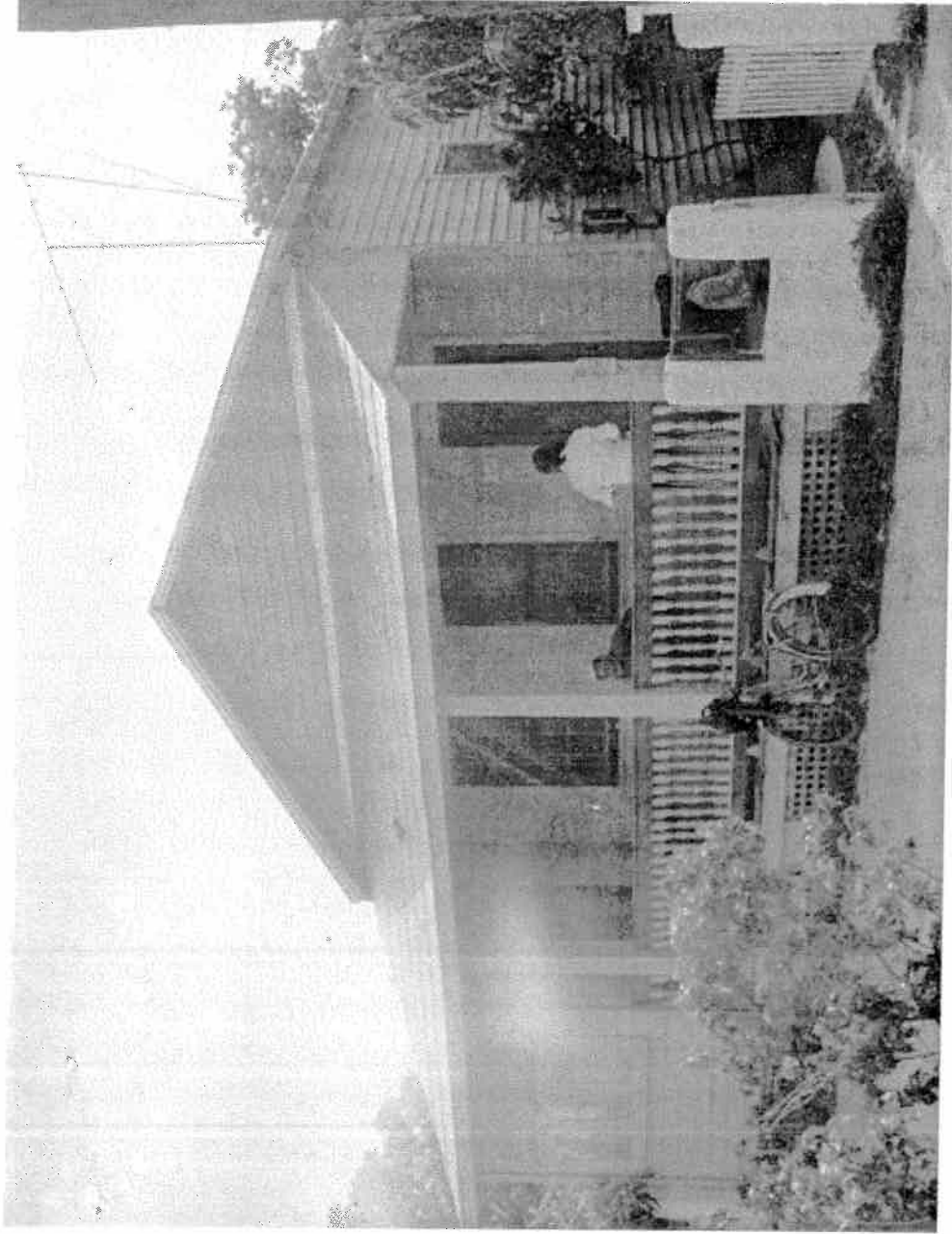
#710 Bakers Lane Sanborn Map 1948 Copy

ELIZABETH



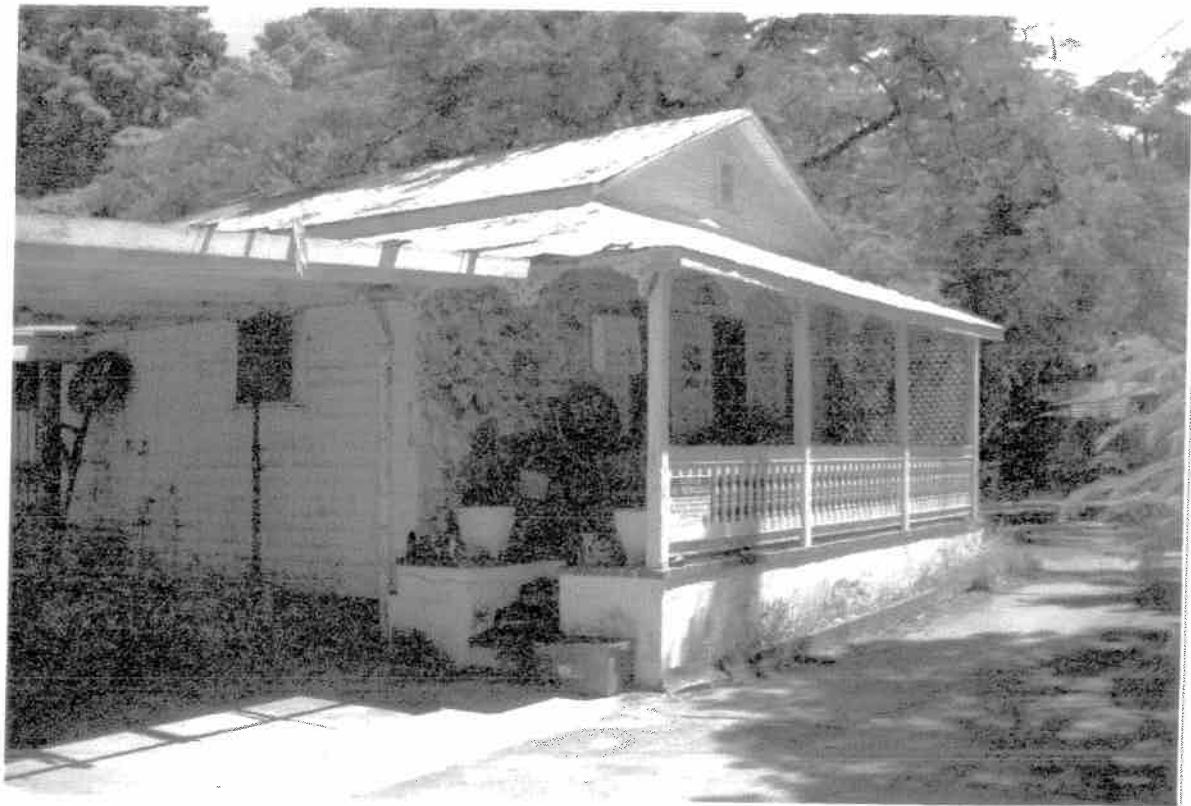
710 Bakers Lane 1962 Sanborn Map Copy

Project Photos



710 Bakers Lane Main house photo from Monroe County Library Property Appraisers files circa 1965

FRONT HOUSE



REAR VIEW OF FRONT HOUSE





FRONT ENTRY

FRONT



FRONT



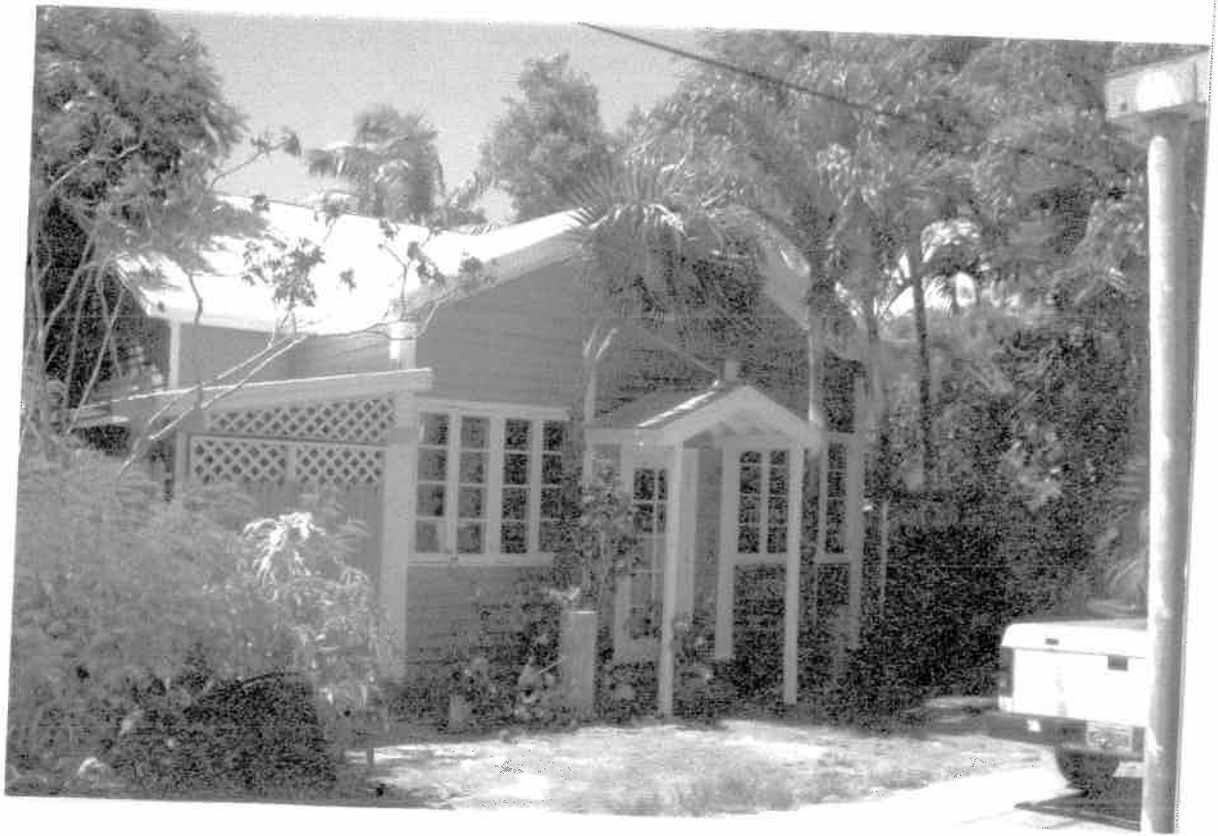
LEFT SIDE "COVERED DECK"



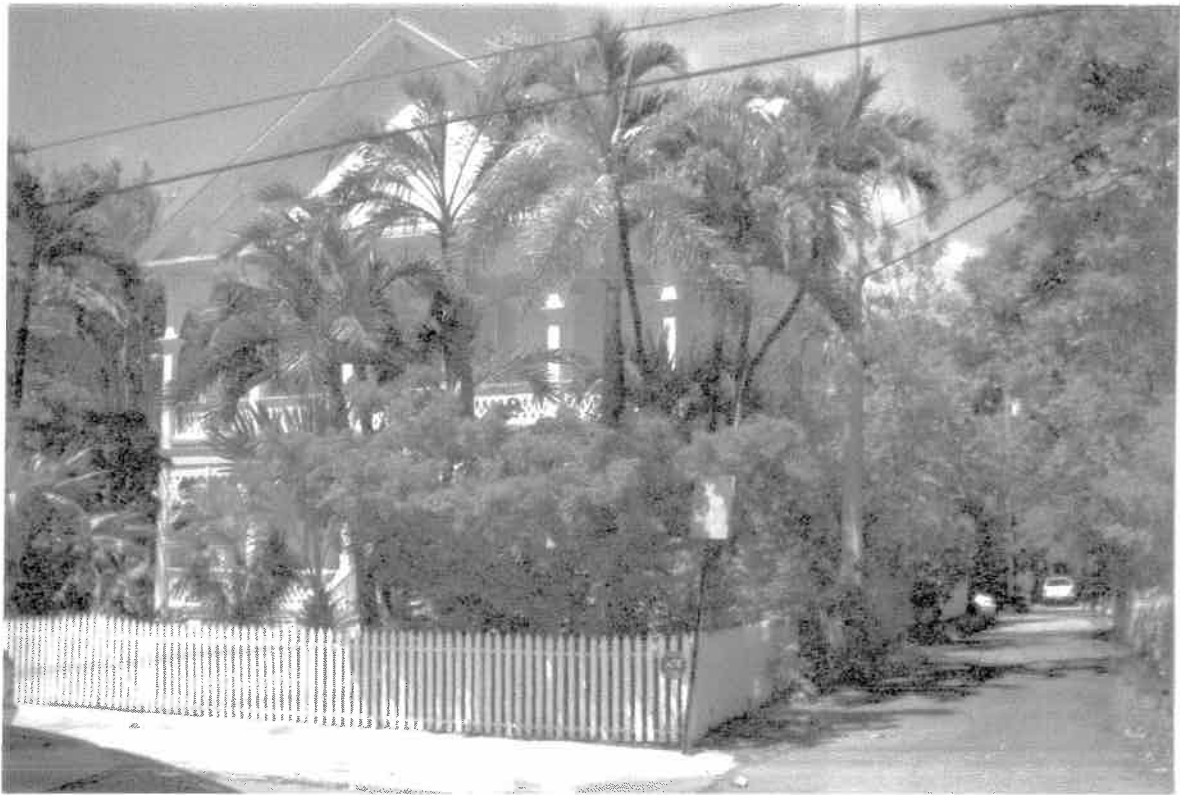
REAR
V
RIGHT SIDE NEIGHBOR

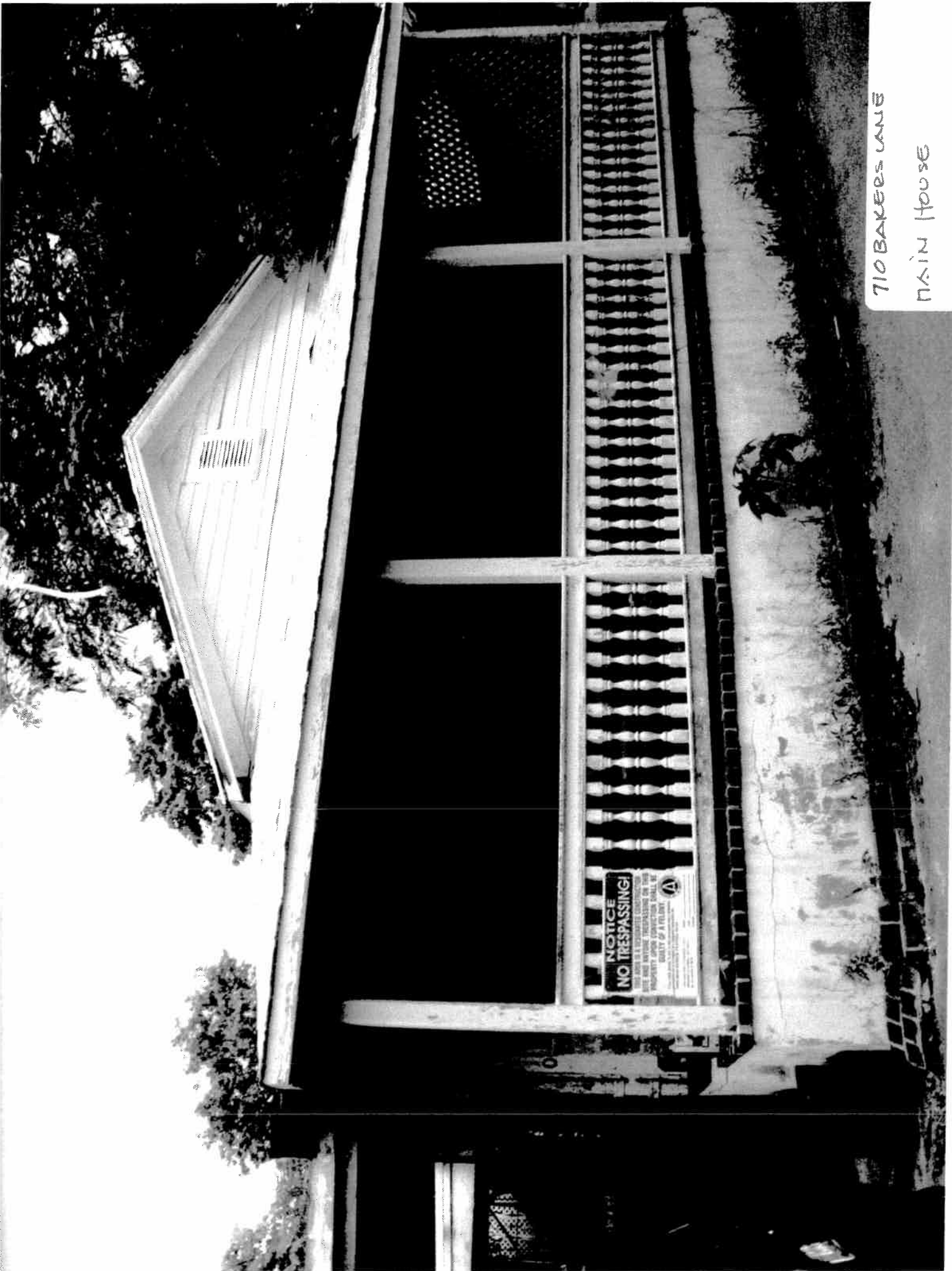


ACROSS THE STREET NEIGHBOR



BEGINNING OF LAKE





**NOTICE
NO TRESPASSING!**
THIS PROPERTY IS A RESTRICTED ACCESS PROPERTY.
ALL AREAS ARE THE PROPERTY OF THE
PROPERTY OF A TRUST.
ALL AREAS ARE THE PROPERTY OF A TRUST.
ALL AREAS ARE THE PROPERTY OF A TRUST.

710 BAKERS LANE

MAIN HOUSE

JULY 2010

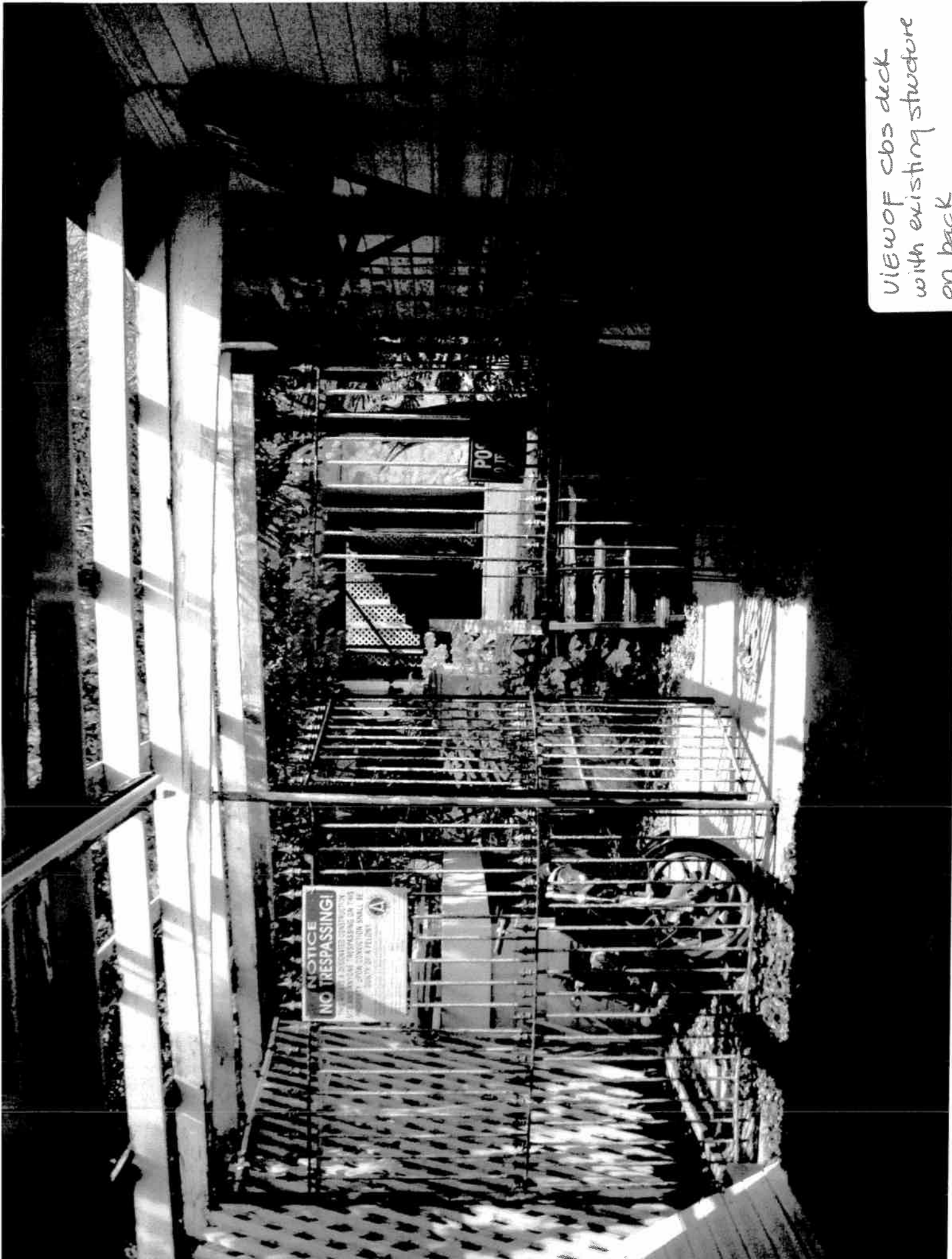


TIO BAKERS LANE
MAIN HOUSE
July 2010



710 BAKERS LANE
DETAIL FRONT PORCH
OF MAIN HOUSE

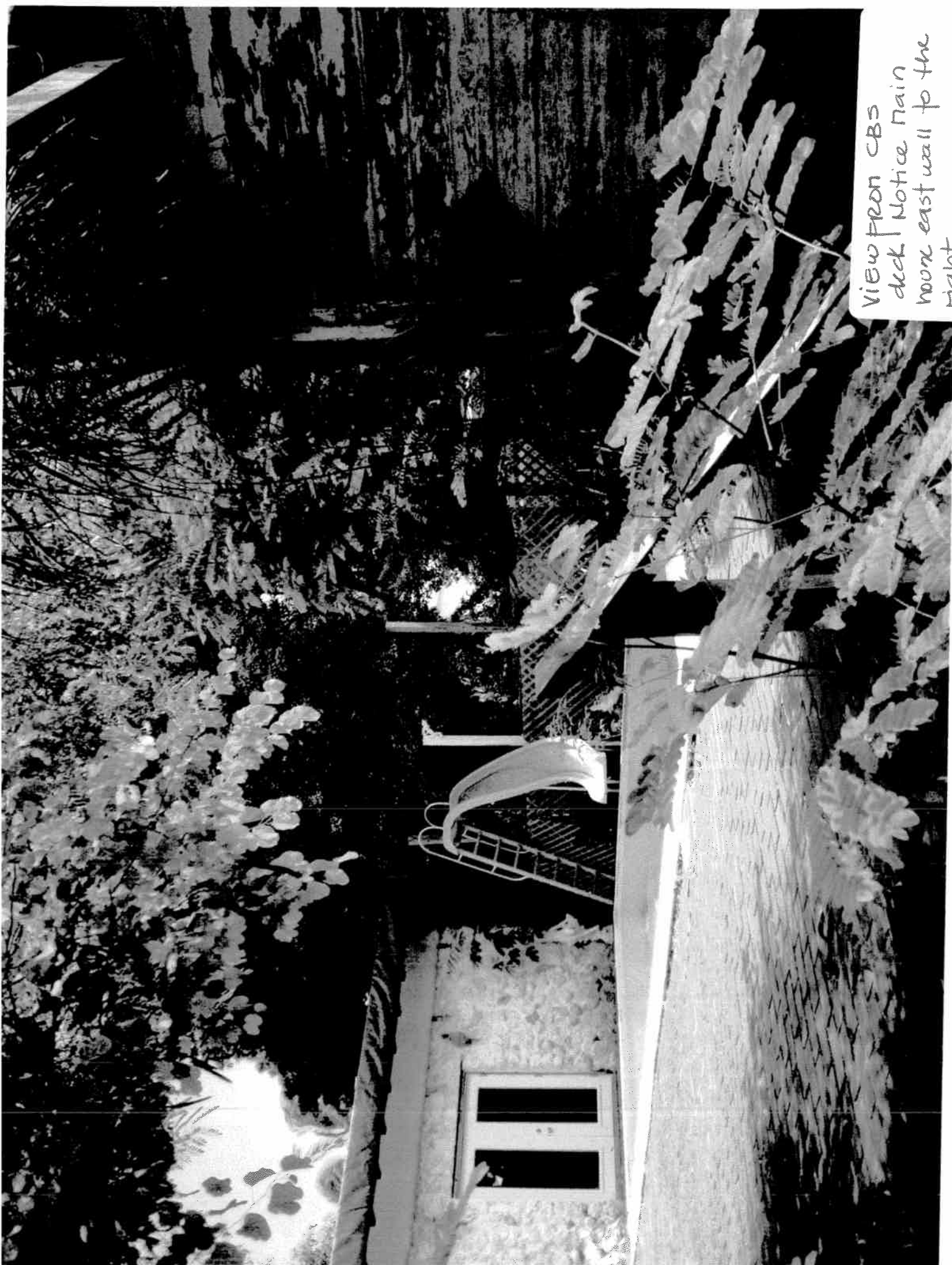
J. JULY 2010



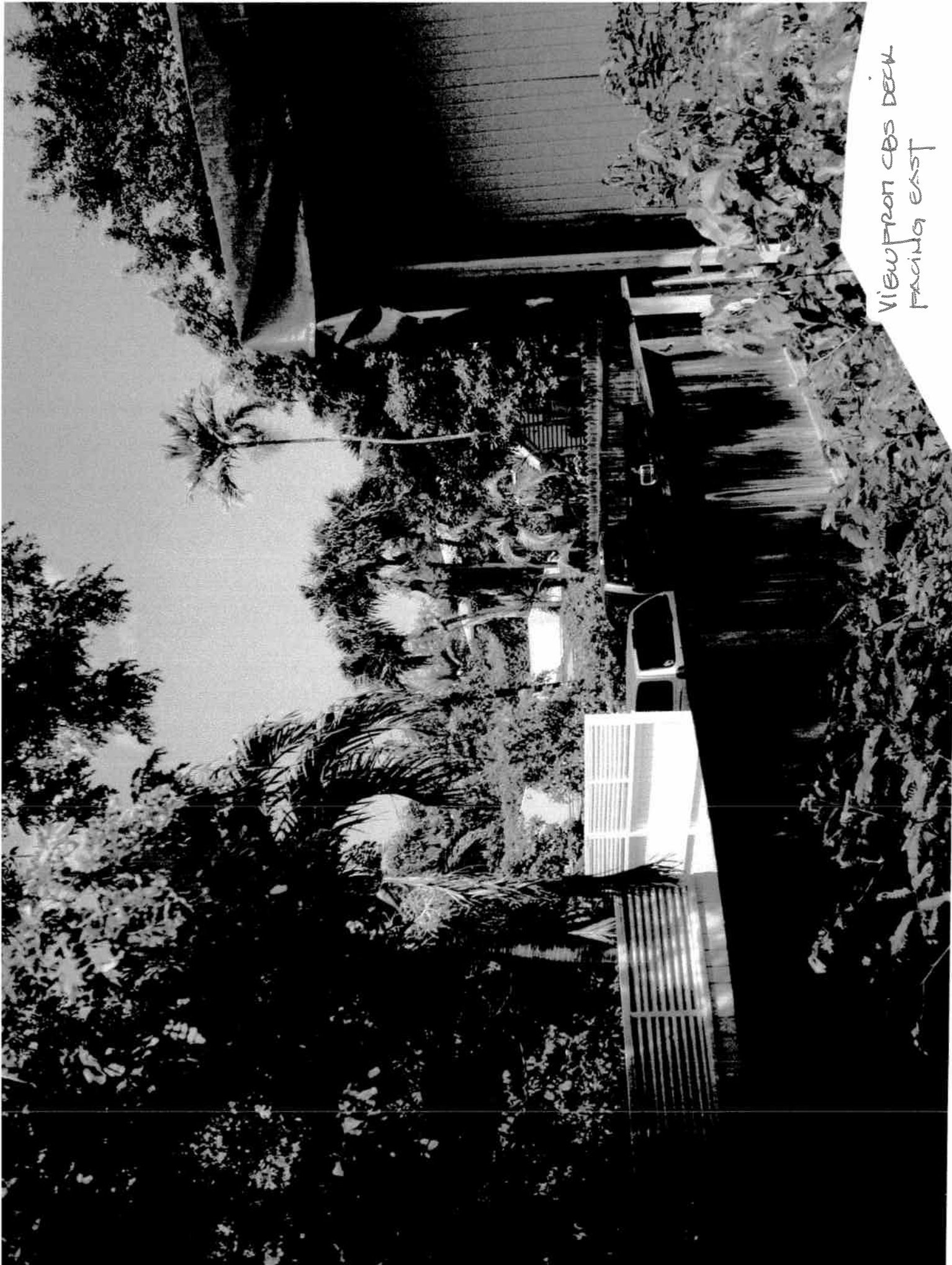
NOTICE
NO TRESPASSING!
IF YOU ENTER CONSTRUCTION
SITE WITHOUT PERMISSION OR THIS
NOTICE, TRESPASSING OR THIS
VIOLATION OF THE RULES SHALL BE
CONSIDERED A VIOLATION
OF THE RULES

POC
011

VIEW OF CBS deck
with existing structure
on back
July 2010



View from CBS
deck Notice main
hoor east wall to the
right July 2010



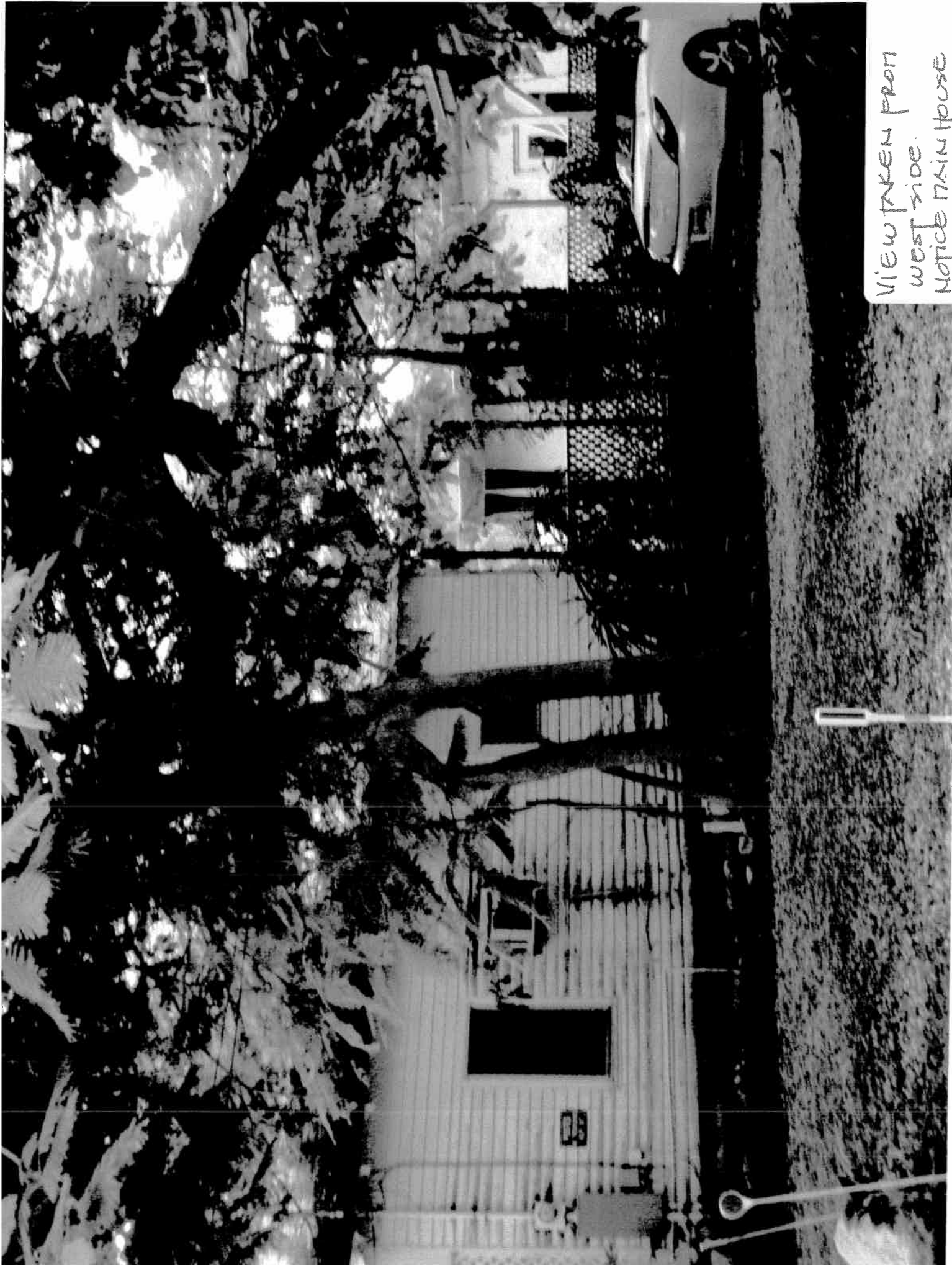
VIEW FROM CBS DECK
FACING EAST

JULY 2010



VIEW FROM CBS DECK
Facing west

JULY 2010



VIEW TAKEN FROM
WEST SIDE.
NOTICE MAIN HOUSE
TO THE LEFT. JULY 2010



714 BAKERS LANE
Hawk to the east side
1 story house
July 2010



VIEW TAKEN FROM
714 BAKERS LANE





VIEW FROM BACK
TWO STORY BUILDING
ON SOUTH WEST SIDE

TRIM 2010

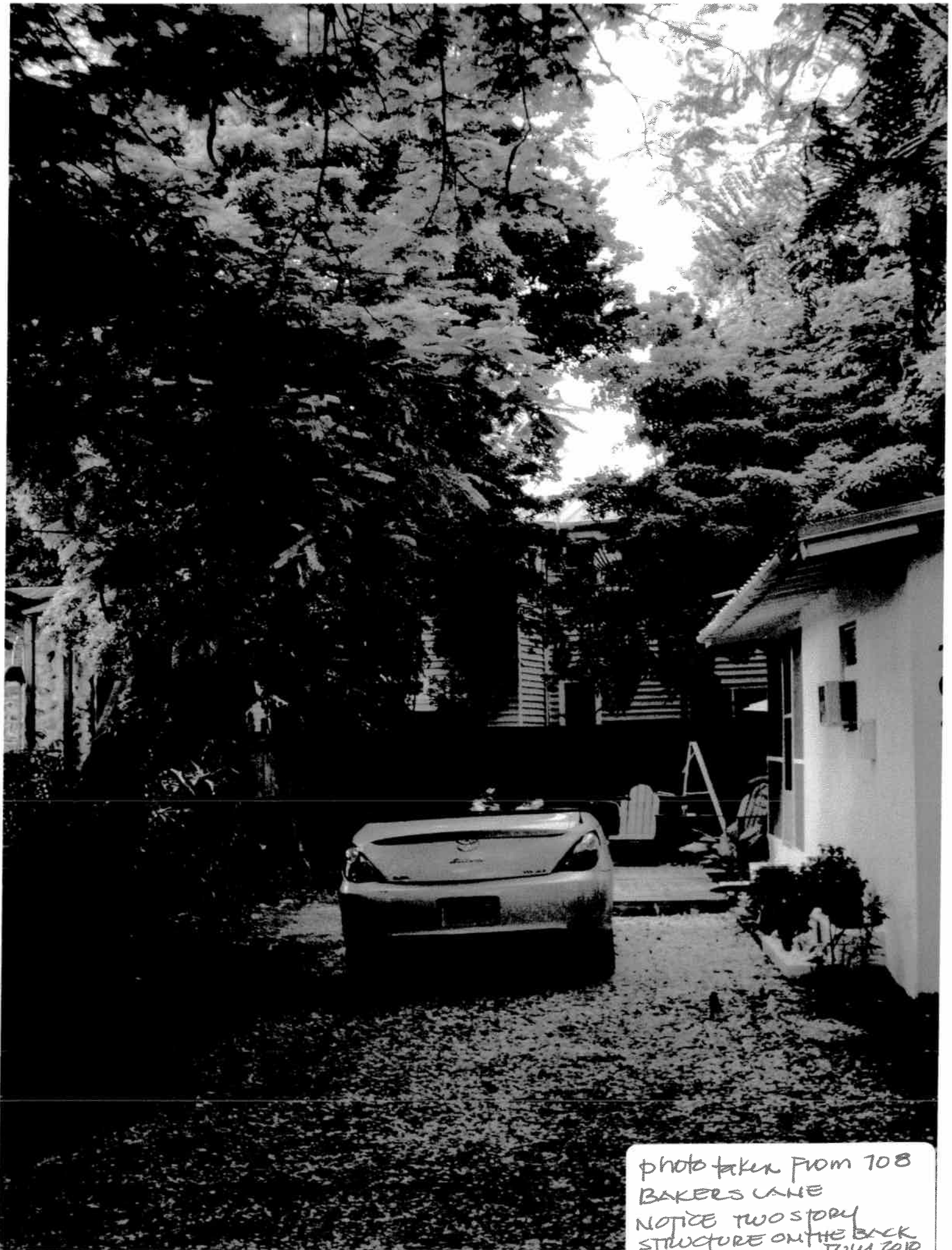


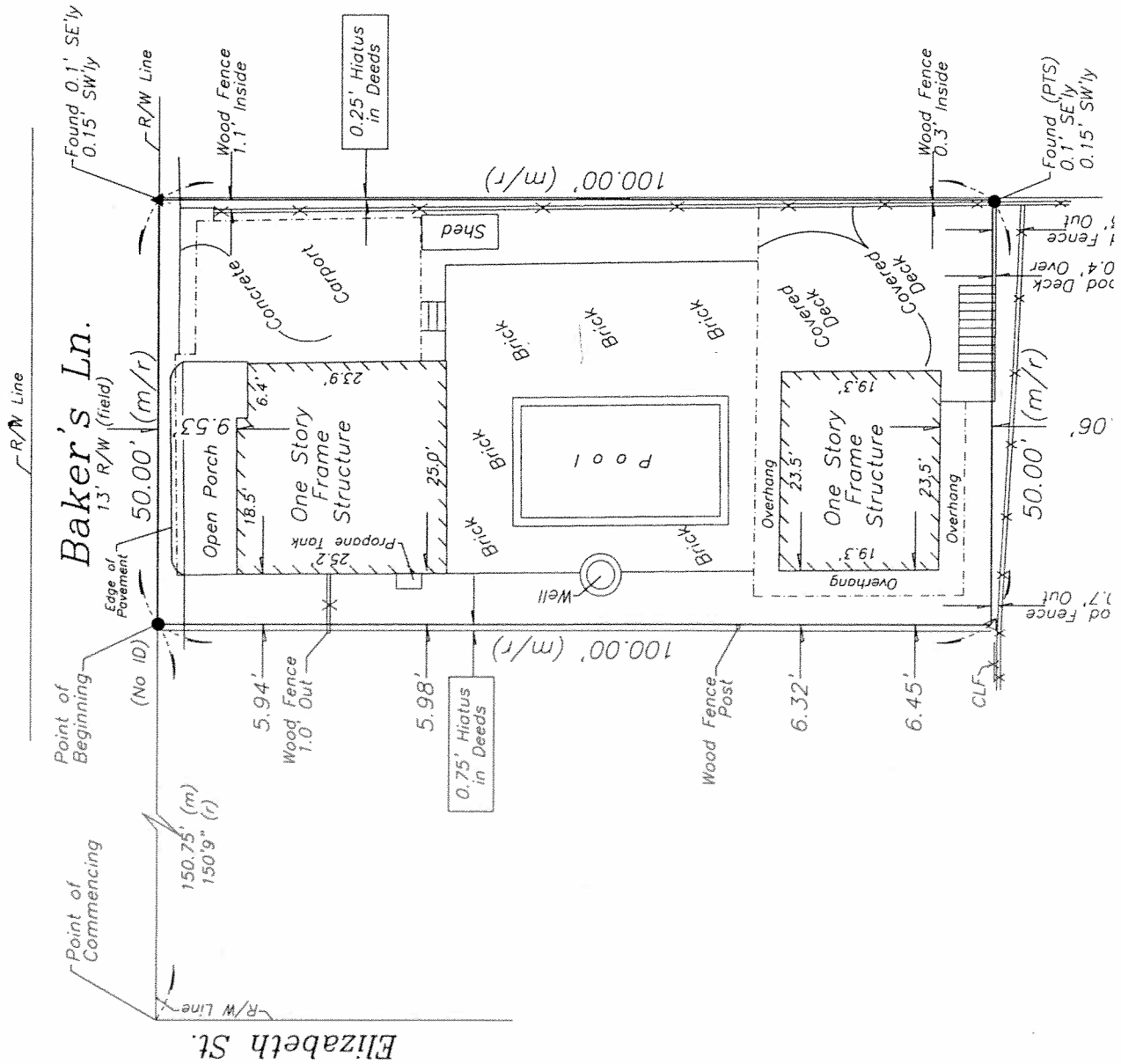
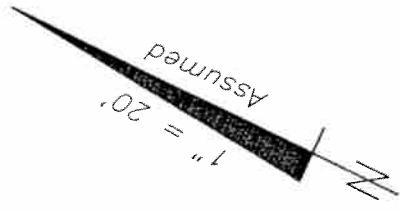
photo taken from 108
BAKERS LANE
NOTICE TWO STORY
STRUCTURE ON THE BACK
JULY 2010



two spray houses
at the entrance of
Bakers Lane, Facing
Elizabeth Street July 2010

Survey

Boundary Survey Map of part of Lot 4, Square 59, Island of Key West



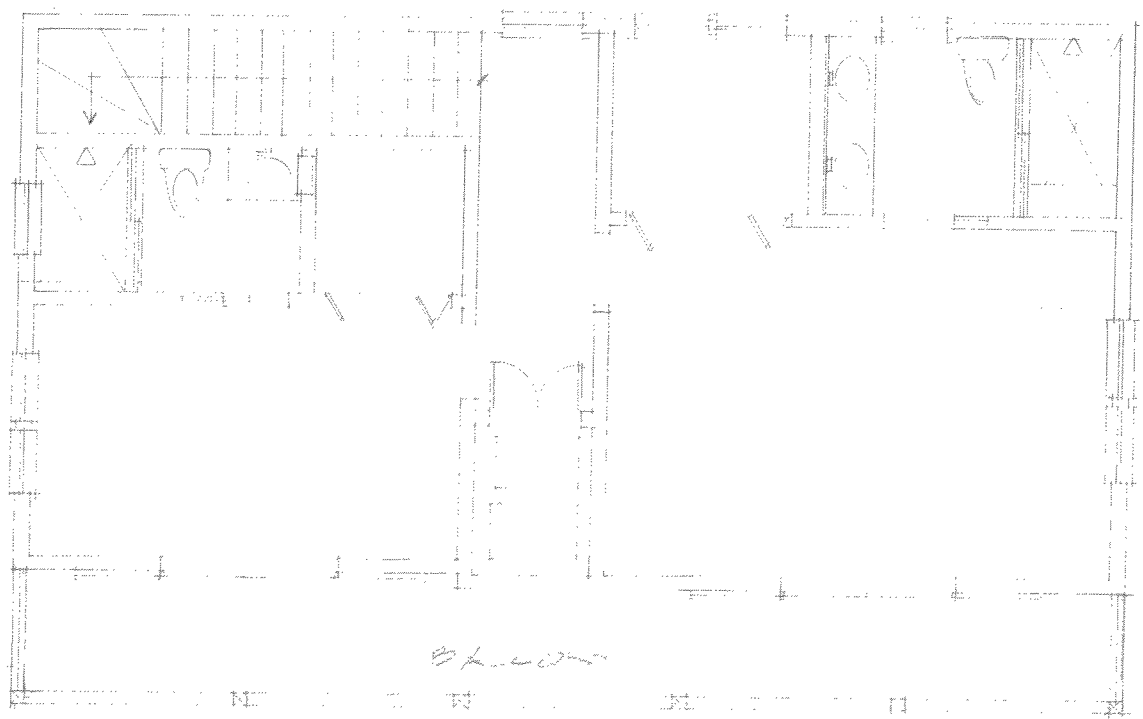
LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID) (PTS)
- ▲ Found Bolt in Cutout
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊕ Wood Utility Pole
- ⊕ Concrete Utility Pole
- P- Overhead Utility Lines

Site Plans



ROOF BELOW TO BE
REMOVED



SKETCH

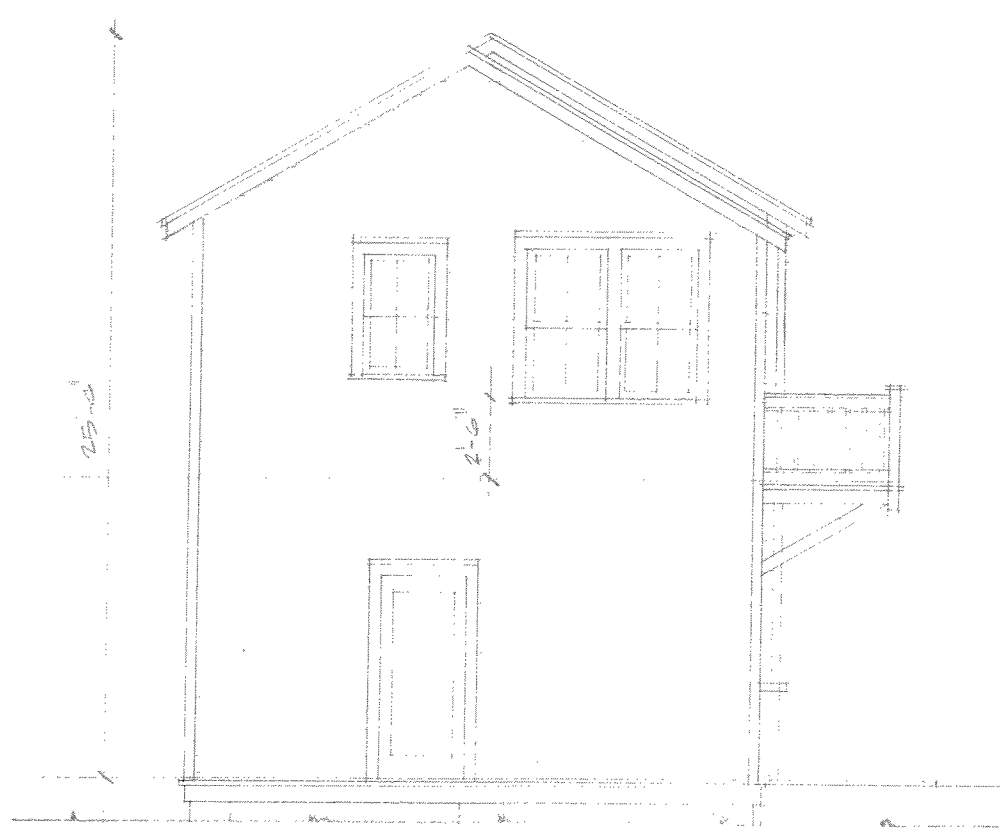
MB-6

2ND FLOOR PLAN
11-27-62

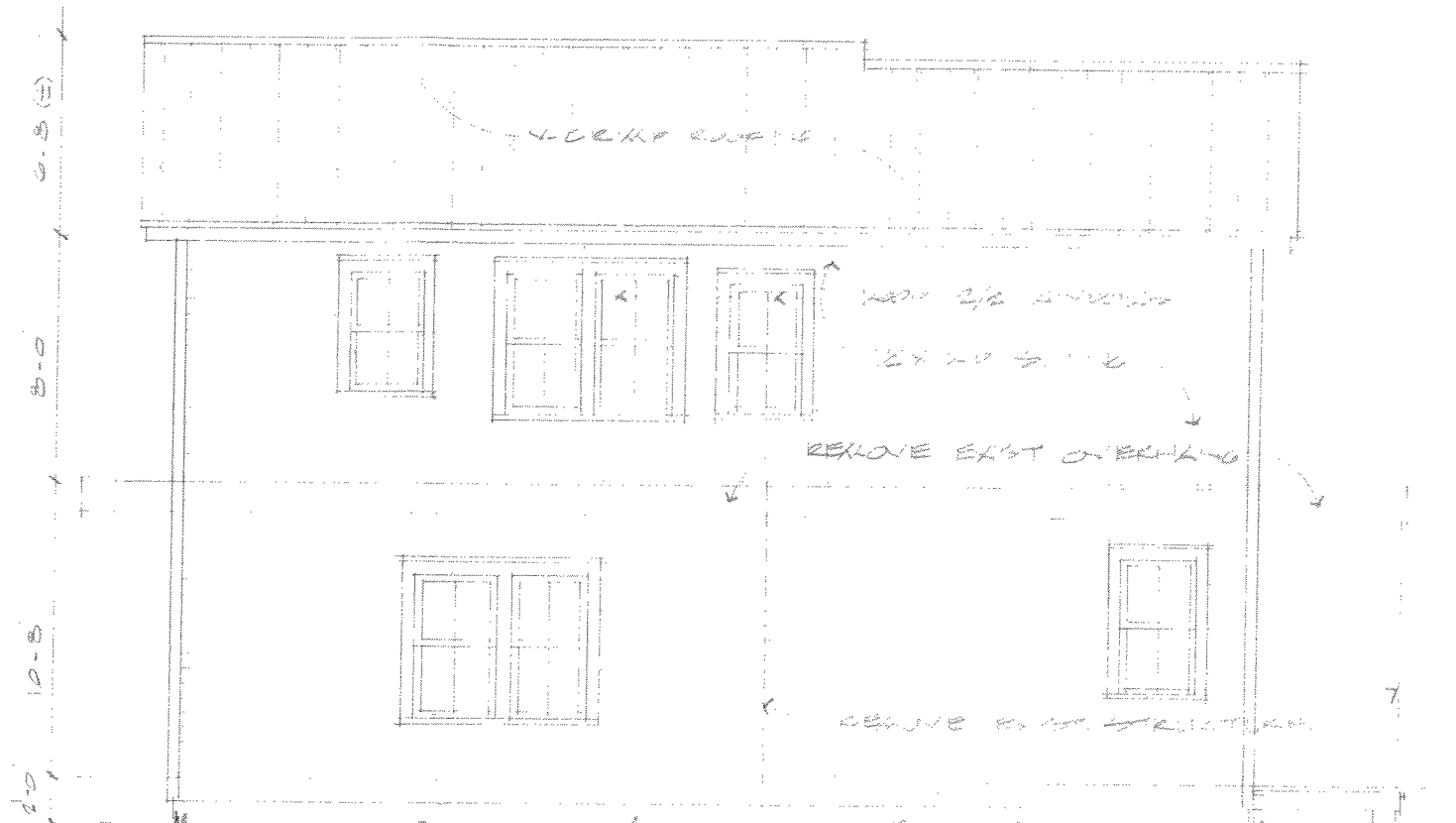
9-4

1-10

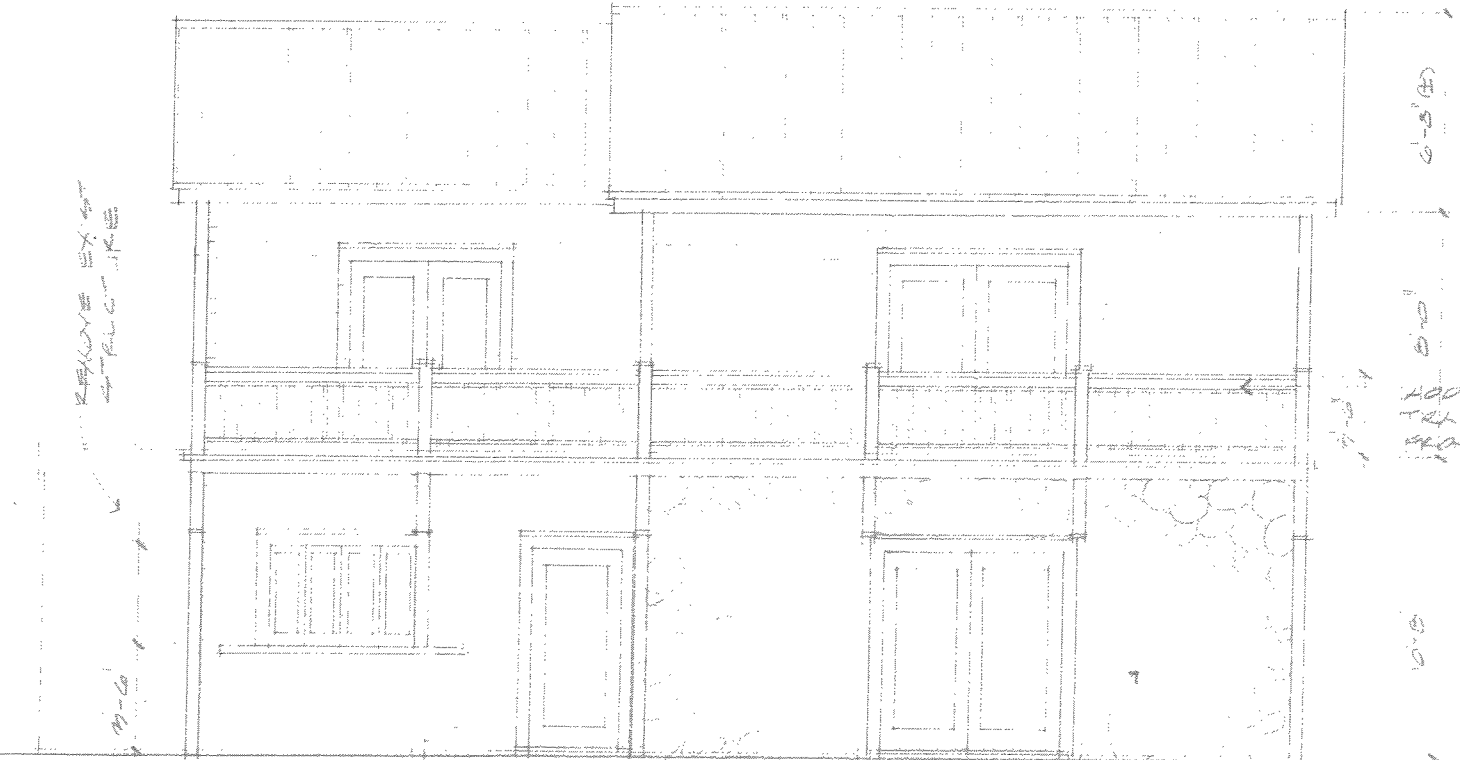
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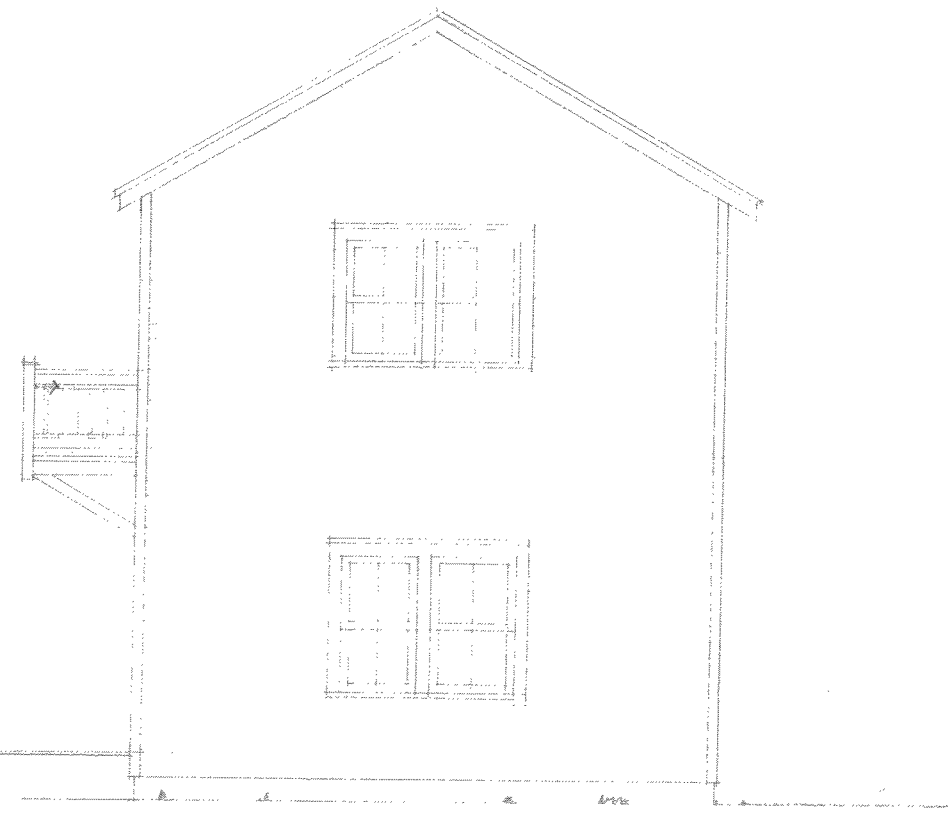
LEFT SIDE ELEVATION
12'-0"



REAR ELEVATION
10'-0"



FRONT ELEVATION
12'-0"



RIGHT SIDE ELEVATION
12'-0"



Noticing

Transmission Report

Date/Time
Local ID 1
Local ID 2

08-05-2010
3058093978

12:53:18 p.m.

Transmit Header Text
Local Name 1
Local Name 2

This document : Confirmed
(reduced sample and details below)
Document size : 8.5"x11"

Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., August 10, 2010, at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**DEMOLISH SECOND FLOOR OF EXISTING BUILDING. DEMOLISH LEFT SIDE OF STRUCTURE. RENOVATE EXISTING BUILDING AS PER DRAWINGS INTO A SINGLE FAMILY RESIDENCE
710 BAKERS LANE- APPLICATION NO. (H10-01-230)
Applicant: MICHAEL SKOGLUND, ARCHITECT**

If you wish to see the application or have any questions, you may visit the Planning Department, Historic Preservation Division, during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

Total Pages Scanned : 1

Total Pages Confirmed : 1

No.	Job	Remote Station	Start Time	Duration	Pages	Line	Mode	Job Type	Results
001	331	92962632	12:51:26 p.m. 08-05-2010	00:01:06	1/1	1	G3	HS	CP14400

Abbreviations:

HS: Host send
HR: Host receive
WS: Waiting send

PL: Polled local
PR: Polled remote
MS: Mailbox save

MP: Mailbox print
CP: Completed
FA: Fail

TU: Terminated by user
TS: Terminated by system
RP: Report

G3: Group 3
EC: Error Correct

**Property Appraiser
Information**

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1012289 Parcel ID: 00011950-000000

Ownership Details

Mailing Address:
PEREZ ROSEMARY
P O BOX 1069
OCOOE, FL 34761

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 710 BAKERS LN KEY WEST
Legal Description: KW PT LOT 4 SQR 59 H3-221 OR263-521 OR798-2022Q/C OR1239-829//842/PROB CASE 92-293-CP-10(JMH)



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
02 - WIDOWS	500.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	50	100	4,975.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1056
 Year Built: 1901

Building 1 Details

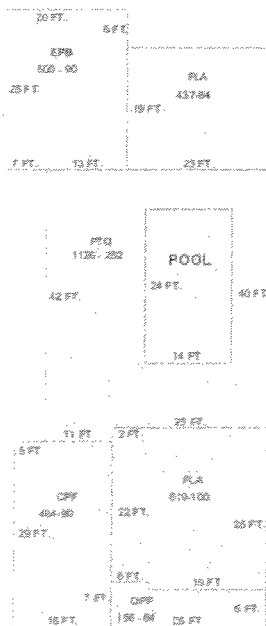
Building Type R1	Condition P	Quality Grade 500
Effective Age 25	Perimeter 184	Depreciation % 32
Year Built 1901	Special Arch 0	Grnd Floor Area 1,056
Functional Obs 0	Economic Obs 0	

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 1
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	1990	N N	0.00	0.00	619
2	OPF		1	1990				156
3	CPF		1	1990	N N	0.00	0.00	464
4	PTO		1	1990	N N	0.00	0.00	1,126
5	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	437
6	EPB	12:ABOVE AVERAGE WOOD	1	1990				500

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	336 SF	24	14	1977	1978	3	50
2	HT2:HOT TUB	1 UT	0	0	1977	1978	1	50
3	RW2:RETAINING WALL	450 SF	0	0	1977	1978	3	50
4	FN2:FENCES	486 SF	81	6	1967	1968	2	30
5	AC2:WALL AIR COND	2 UT	0	0	1983	1984	2	20

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-1837	06/04/2010		2,300		EMERGENCY REPAIR STRUCTURAL BACK WALL OF STRUCTURE NEW FRAMING PER PLAN
03-0432	02/14/2003	07/21/2003	2,400		DRYWALL & PAINT

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
2009	131,512	14,701	565,033	711,246	217,601	25,500	192,101
2008	121,289	14,701	691,525	827,515	217,384	25,500	191,884
2007	200,755	12,616	870,625	1,083,996	211,052	25,500	185,552
2006	263,073	13,165	472,625	748,863	205,904	25,500	180,404
2005	263,073	13,714	378,100	654,887	199,907	25,500	174,407
2004	144,118	14,264	353,225	511,607	194,084	25,500	168,584
2003	138,780	14,813	189,050	342,643	190,466	25,500	164,966
2002	191,879	15,362	139,300	346,541	186,002	25,500	160,502
2001	140,505	14,371	139,300	294,176	183,073	25,500	157,573

2000	140,505	24,639	101,988	267,132	177,741	25,500	152,241
1999	114,746	20,781	101,988	237,515	173,069	25,500	147,569
1998	100,695	18,817	101,988	221,500	170,344	25,500	144,844
1997	91,328	17,595	92,038	200,961	167,497	25,500	141,997
1996	63,227	12,544	92,038	167,809	162,619	25,500	137,119
1995	57,607	11,823	92,038	161,468	158,653	25,500	133,153
1994	51,518	10,925	92,038	154,482	154,482	25,500	128,982
1993	51,518	11,278	92,038	154,835	154,835	25,500	129,335
1992	51,518	11,629	92,038	155,186	155,186	25,000	130,186
1991	47,216	11,982	92,038	151,237	151,237	25,000	126,237
1990	55,706	10,157	70,894	136,758	136,758	25,000	111,758
1989	49,372	9,234	69,650	128,256	128,256	25,000	103,256
1988	42,237	9,234	69,650	121,121	121,121	25,000	96,121
1987	41,780	9,234	39,576	90,590	90,590	25,000	65,590
1986	42,005	9,234	38,507	89,746	89,746	0	89,746
1985	40,866	9,234	20,472	70,572	70,572	25,000	45,572
1984	38,259	9,234	20,472	67,965	67,965	0	67,965
1983	38,259	9,234	20,472	67,965	67,965	25,000	42,965
1982	38,950	9,234	17,354	65,538	65,538	25,000	40,538

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.

There are no sales to display for this parcel.

This page has been visited 301,512 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176