



---

**Historic Architectural Review Commission  
Staff Report for Item 9**

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

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

**Meeting Date:** January 29, 2020

**Applicant:** Matthew Stratton, Architect

**Application Number:** H2019-0052

**Address:** #710 Bakers Lane

---

**Description of Work**

After-the-fact demolition of all eaves and removal of stone veneer.

**Site Facts**

The main house on the site is a contributing resource to the historic district. Built circa 1901, the house has been abandoned and neglected for decades. In July 24, 2019, the Commission approved renovations to the principal structure, a new one-story accessory structure and site improvements. The latest application included the partial demolition of eaves for an existing non-historic accessory structure. No other work for the rear accessory structure was part of the approved file. Construction phase is taking

**Ordinance Cited on Review**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

**Staff Analysis**

A Certificate of Appropriateness is under review for after-the-fact demolition of overhangs and siding removal for a non-historic accessory structure at the rear of the lot. Such elements are non-historic. The Historic Architectural Review Commission shall not issue a certificate of appropriateness 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;*

It is staff's opinion that the removal of non- historic elements will not jeopardize the historic character of the principal house or the neighborhood. The rear accessory structure is not a character-defining feature of the site.

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

The structure under review is not historic.

- (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.*

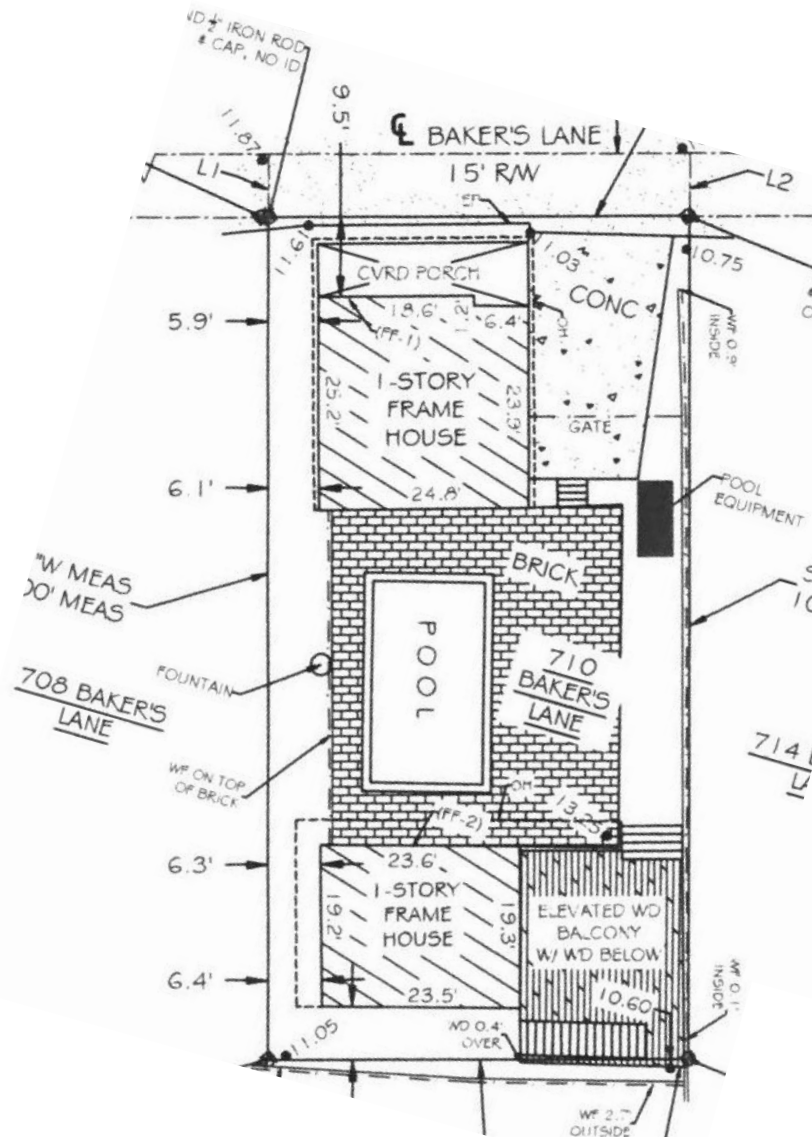
The structure under review is not significant or important in defining the historic character of the site or surrounding historic context.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

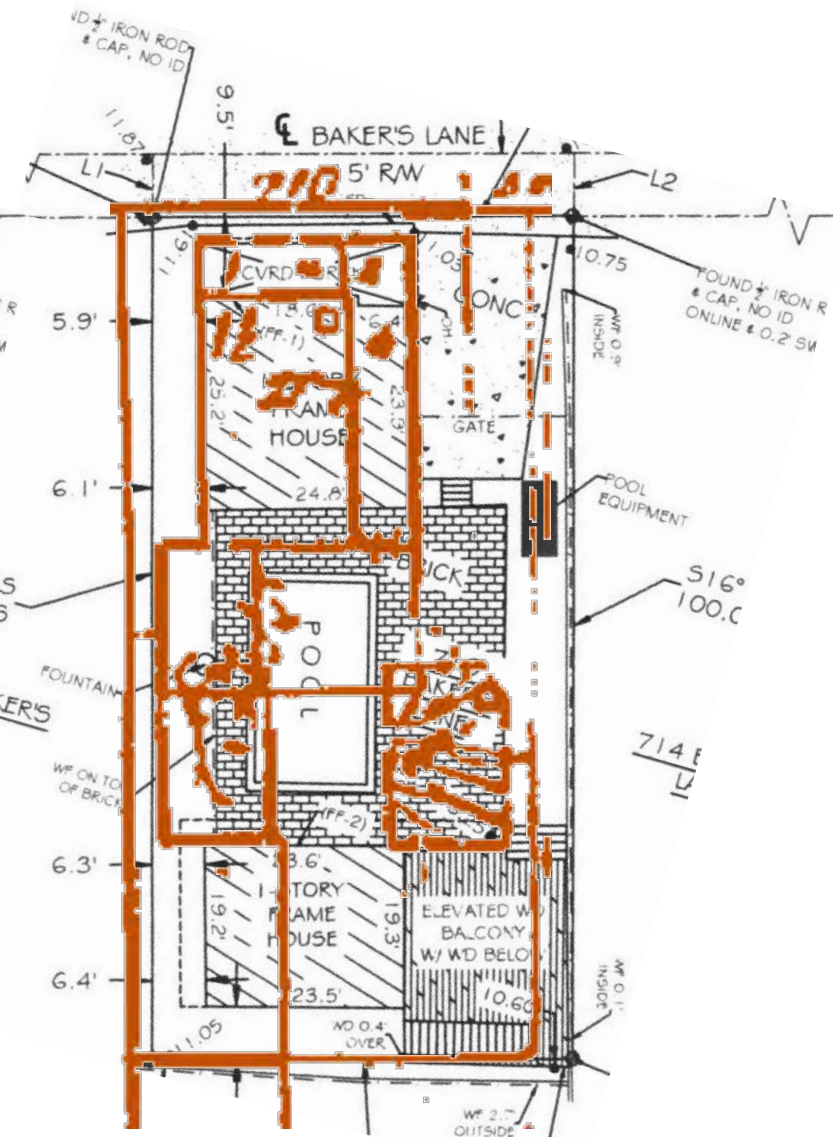
It is staff's opinion that the non-historic accessory structure in question will not qualify as a contributing structure to the site in a near future.

It is staff's opinion that the Commission can review the request for demolition. If approved this will be the only required reading for demolition.

Submitted Survey



Juxtaposition



1962 Sanborn Map



# 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 # HARC 2019-0052	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:

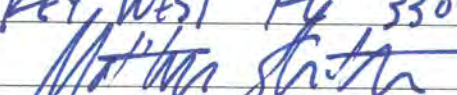
NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

710 BAKERS LANE		PHONE NUMBER	(281) 797-3691
HERB & JAN SMITH		EMAIL	HERB@PHATON.COM
32696 SANDPIPER DR.			
ORANGE BEACH, AL 36561		PHONE NUMBER	(305) 923-9670
MATTHEW STRATTON		EMAIL	MSTRATTONARCHITECT@GMAIL.COM
3801 FLAGLER AVE			
KEY WEST FL 33040			
			DATE 12/5/19

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: NEW GABLE ROOF (LOWER THAN HISTORIC ROOF RIDGE) AT EXISTING REMA ACCESSORY STRUCTURE. RENOVATE ACCESSORY STRUCTURE.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

**RECEIVED**  
DEC 16 2019  
BY: NLH

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): <i>NEW GABLE ROOF ON EXISTING REAR ACCESSORY STRUCTURE. NEW HARDI SIDING. NEW WOOD IMPACT RESISTANT DOORS AND WINDOWS.</i>	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
<i>Accessory structure not historic.</i>		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

# HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

**RECEIVED**  
JAN 09 2020  
BY: MP

HARC COA # <u>2019-0052</u>	INITIAL & DATE <u>MP 1/6/20</u>
ZONING DISTRICT	BLDG PERMIT # <u>2019-4448</u>

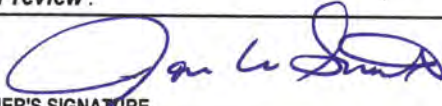
ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

710 BAKERS LANE  
HERB & JAN SMITH  
M. STRATON ARCHITECTURE

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 a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

 PROPERTY OWNER'S SIGNATURE	<u>Jan Le Smith 1-8-20</u> DATE AND PRINT NAME
---	---

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE OVERTHANGS AT EXISTING FLAT ROOF ACCESSORY STRUCTURE AT REAR OF PROPERTY (NON-HISTORIC).  
REMOVE STONE VENEER ON FRONT FACADE OF ACCESSORY STRUCTURE.

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

N/A

(2) Or explain how the building or structure meets the criteria below:

(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.

N/A

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.

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

N/A

(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.

N/A

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

N/A

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

N/A

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

N/A

(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

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



N/A

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

N/A

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

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.

NO BUILDING IS BEING REMOVED. NON-HISTORIC ACCESSORY STRUCTURE AT REAR OF PROPERTY IS BEING MODIFIED WITH NEW GABLE ROOF IN LIEU OF FLAT ROOF AND NEW WINDOWS, DOORS & SIDING

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

DEMO DOES NOT INVOLVE REMOVAL OF STRUCTURE, BUT RATHER CLADDING COMPONENTS AND ROOF OVERHANGS AND ROOF SUNDECK.

(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.

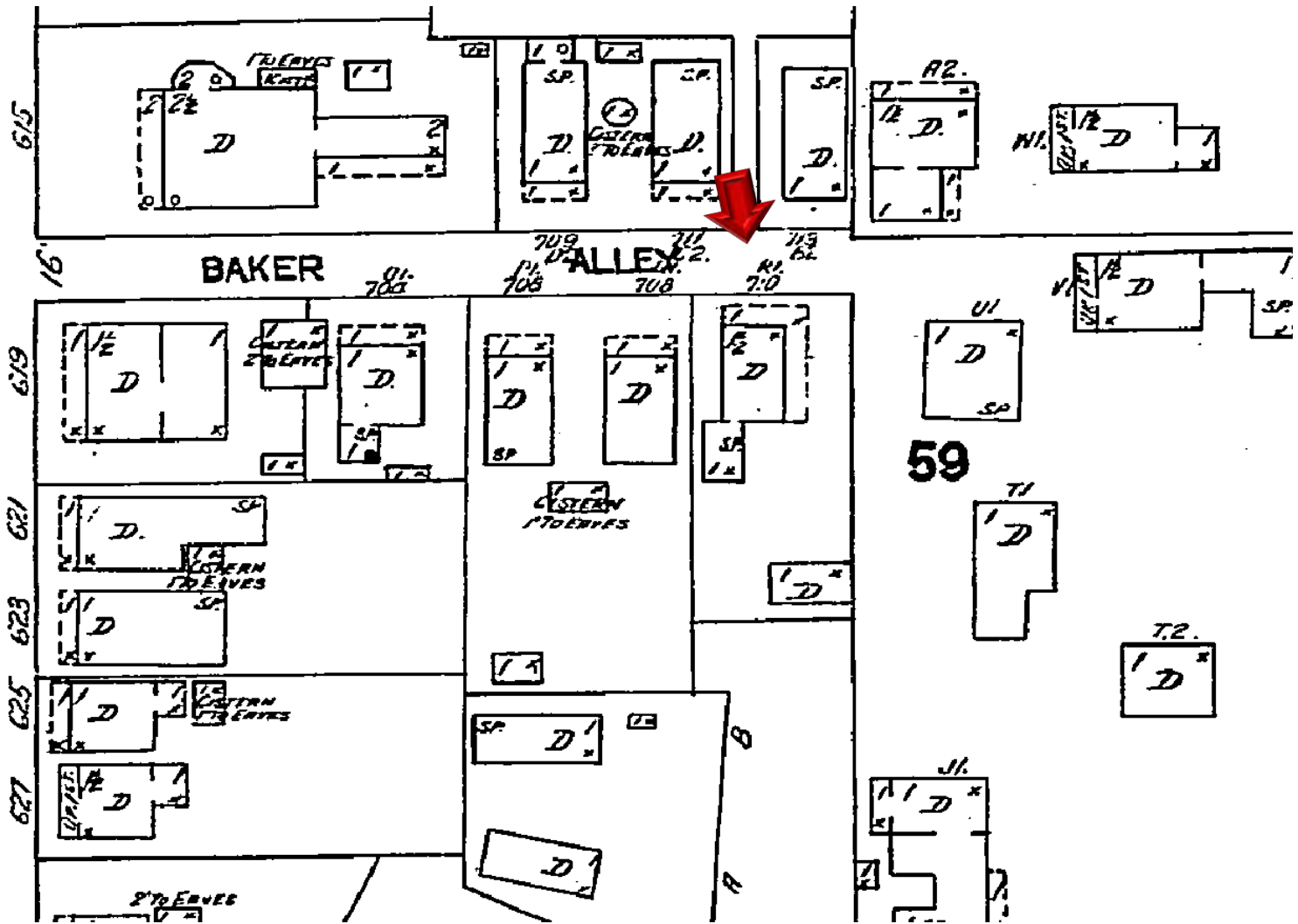
MODIFICATION (DEMO) OF ROOF DECK AND STAIRS, STONE VENEER AT FRONT OF STRUCTURE, & PLYWOOD T-111 SIDING WILL IMPROVE VISUAL COMPATIBILITY W/ HISTORIC PRIMARY STRUCTURE AND SURROUNDING NEIGHBORHOOD.

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

THE EXISTING ACCESSORY STRUCTURE IS BEING MODIFIED AND NOT REMOVED. THE COMPONENTS BEING DEMOLISHED HAVE NO CHARACTERISTICS OF A CONTRIBUTING STRUCTURE.

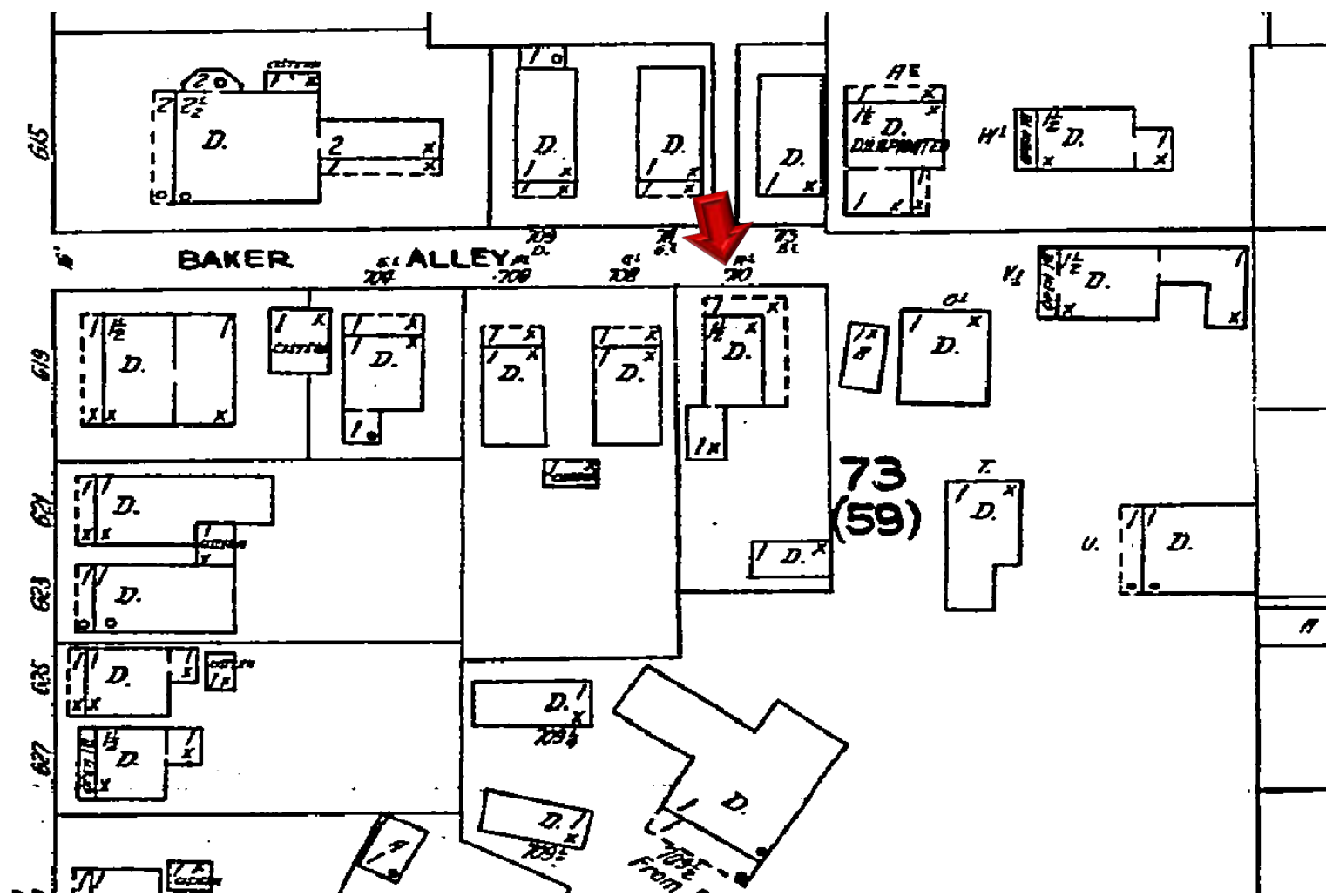
# SANBORN MAPS

ELIZABETH



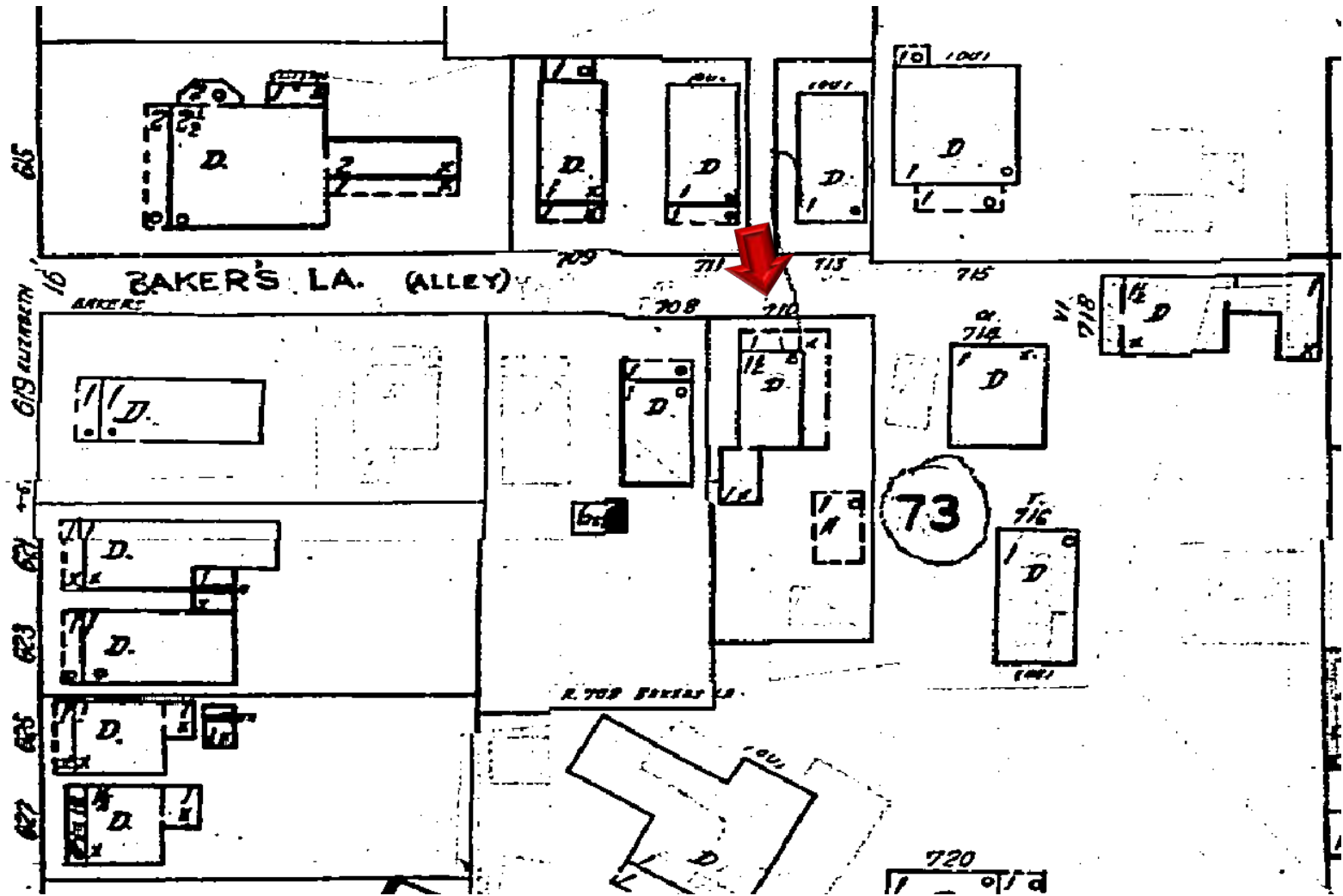
1912 Sanborn Map

ELIZABETH

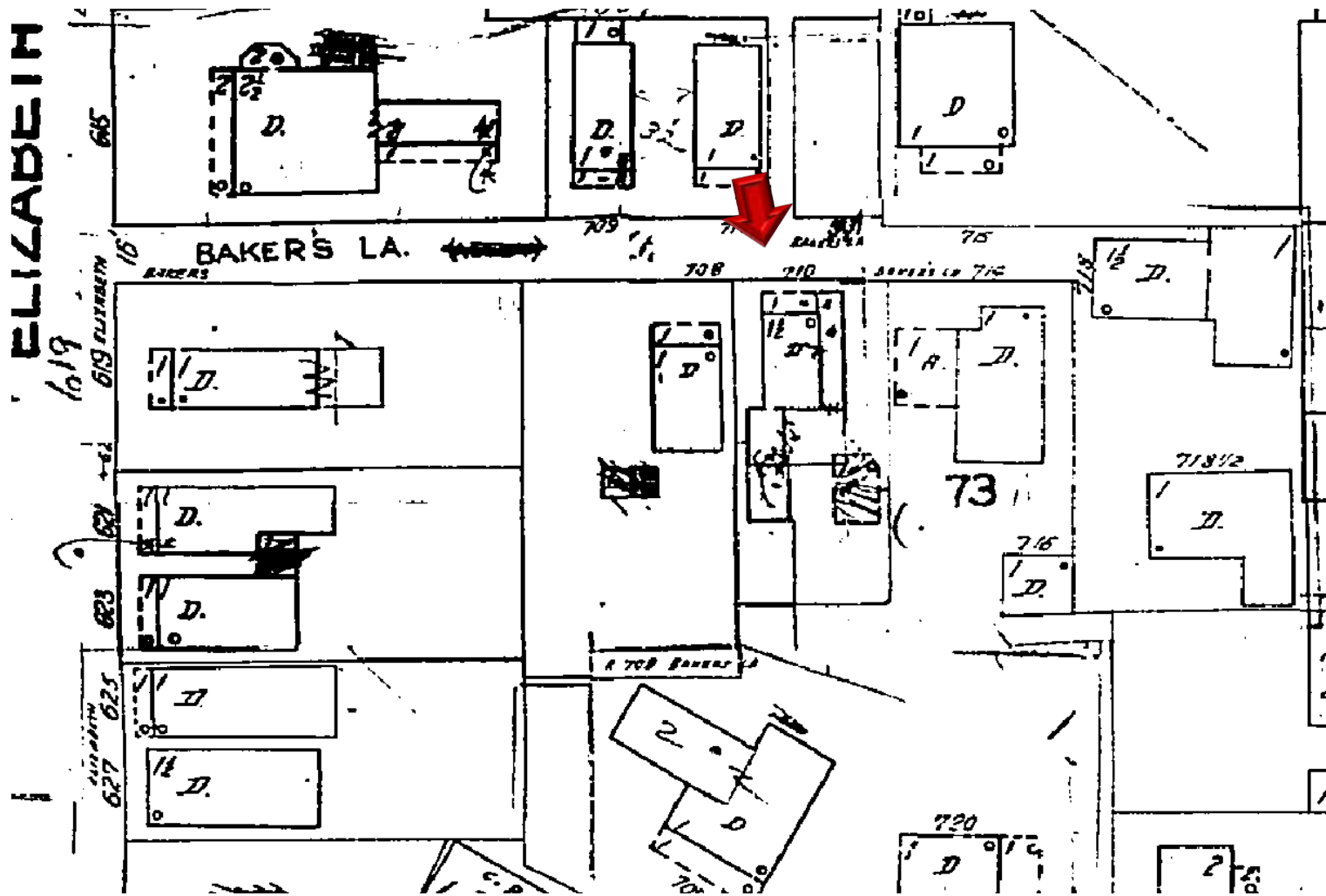


1926 Sanborn Map

ELIZABETH



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**710 Bakers Lane circa 1965. Monroe County Library.**





Public Meeting Notice











# SURVEY

# MAP OF BOUNDARY SURVEY

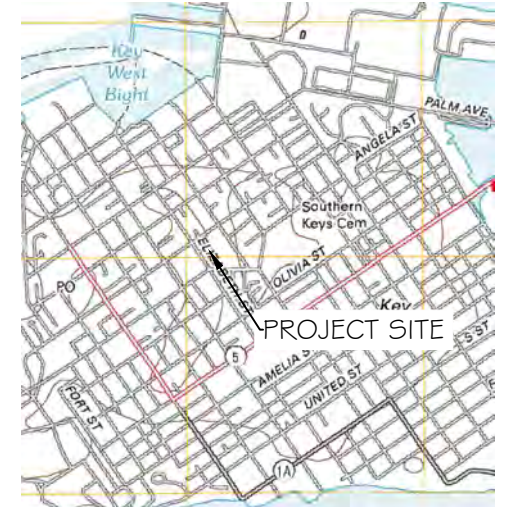
BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N73°40'05"E ASSUMED  
ALONG THE CENTERLINE OF  
BAKER'S LANE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

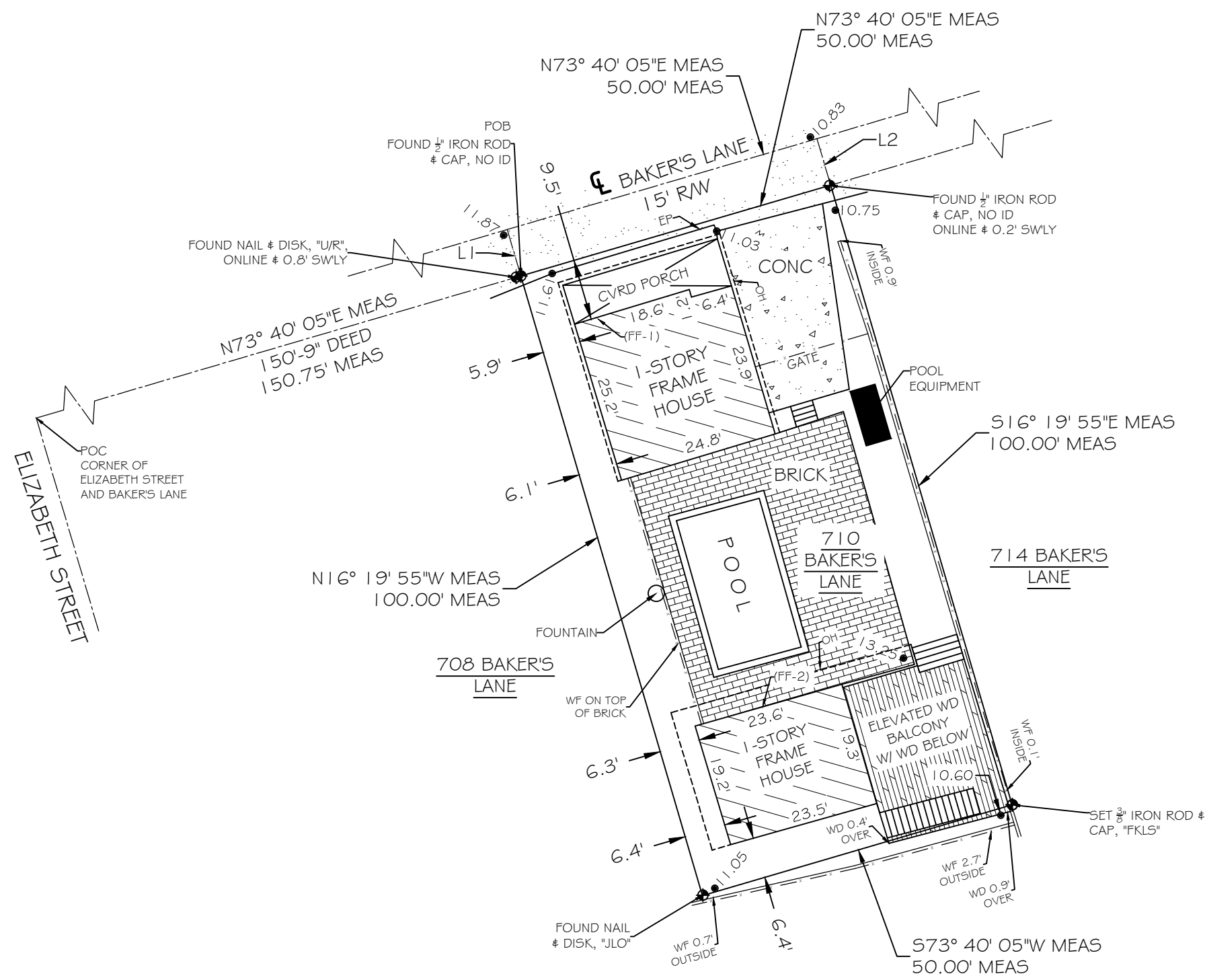
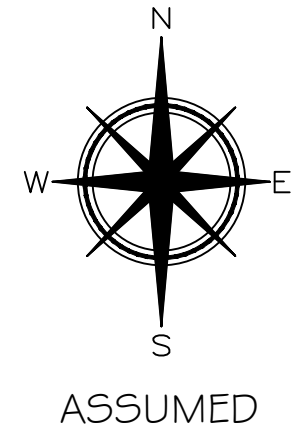
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
710 BAKERS LANE  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: ZONE X & ZONE X SHADED  
BASE ELEVATION: N/A



LOCATION MAP - NTS  
SEC. 06-T685-R25E



Line #	Length	Direction
L1	7.50' MEAS	S16° 19' 55"E MEAS
L2	7.50' MEAS	S16° 19' 55"E MEAS

NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "9.482 26 1923" (P.I.D. A40005), ELEVATION = 9.46' (NGVD 1929).
- FINISH FLOOR ELEVATIONS (FF-1 & FF-2) WERE TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

(FF-1) = FINISH FLOOR ELEVATION = 13.7' (NGVD 1929)

(FF-2) = FINISH FLOOR ELEVATION = 13.6' (NGVD 1929)

LEGAL DESCRIPTION -

On the Island of Key West, Monroe County, in the State of Florida, and is part of Lot Four (4), in Square Fifty-nine (59) according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829. Beginning at the corner of Elizabeth Street and Baker's Lane and run thence along Baker's Lane in a Northeasterly direction One Hundred and Fifty (150) feet and Nine (9) inches for a Point of Beginning; run thence in a Northeasterly direction along Baker's Lane Fifty (50) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet; thence at right angles in a Southwesterly direction Fifty (50) feet; thence right angles in a Northwesterly direction One Hundred (100) feet back to the Point of Beginning, on Baker's Lane.

CERTIFIED TO -

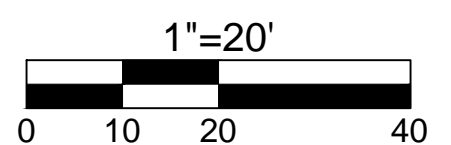
Herbie L. Smith & Jan W. Smith;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GLY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HS = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
C3 = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RM = RIGHT OF WAY LINE
CJF = CHARLIE FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
COP = CONCRETE POWER POLE	MHW = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OW = OVERHEAD WIRES	U/E = UNRECOVERABLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	U/E = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCP = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FIRE HYDRANT	PK = PARKER KALON NAIL	WL = WOOD LANDING
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WM = WATER METER
FND = FOUND	PI = POINT OF INTERSECTION	WFP = WOOD POWER POLE
FO = FENCE OUTSIDE		WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- - SPOT GRADE ELEVATION (TYPICAL)




NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	04/22/2019
MAP DATE:	05/14/2019
REVISION DATE:	XXXXXXXXXX
SHEET:	1 OF 1
DRAWN BY:	KMK
JOB NO.:	19-196

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

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

SIGNED:   
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

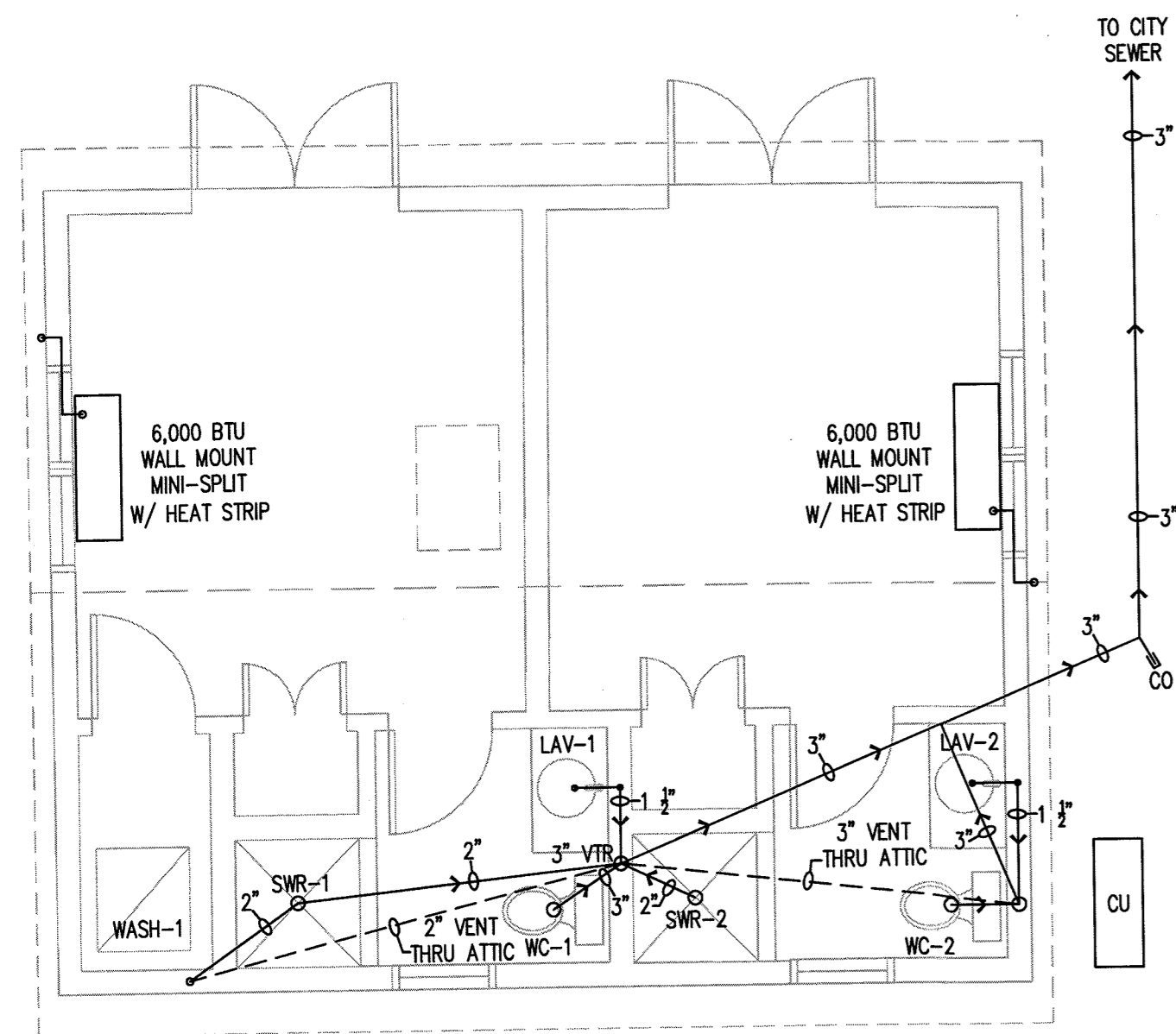


**FLORIDA KEYS  
LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

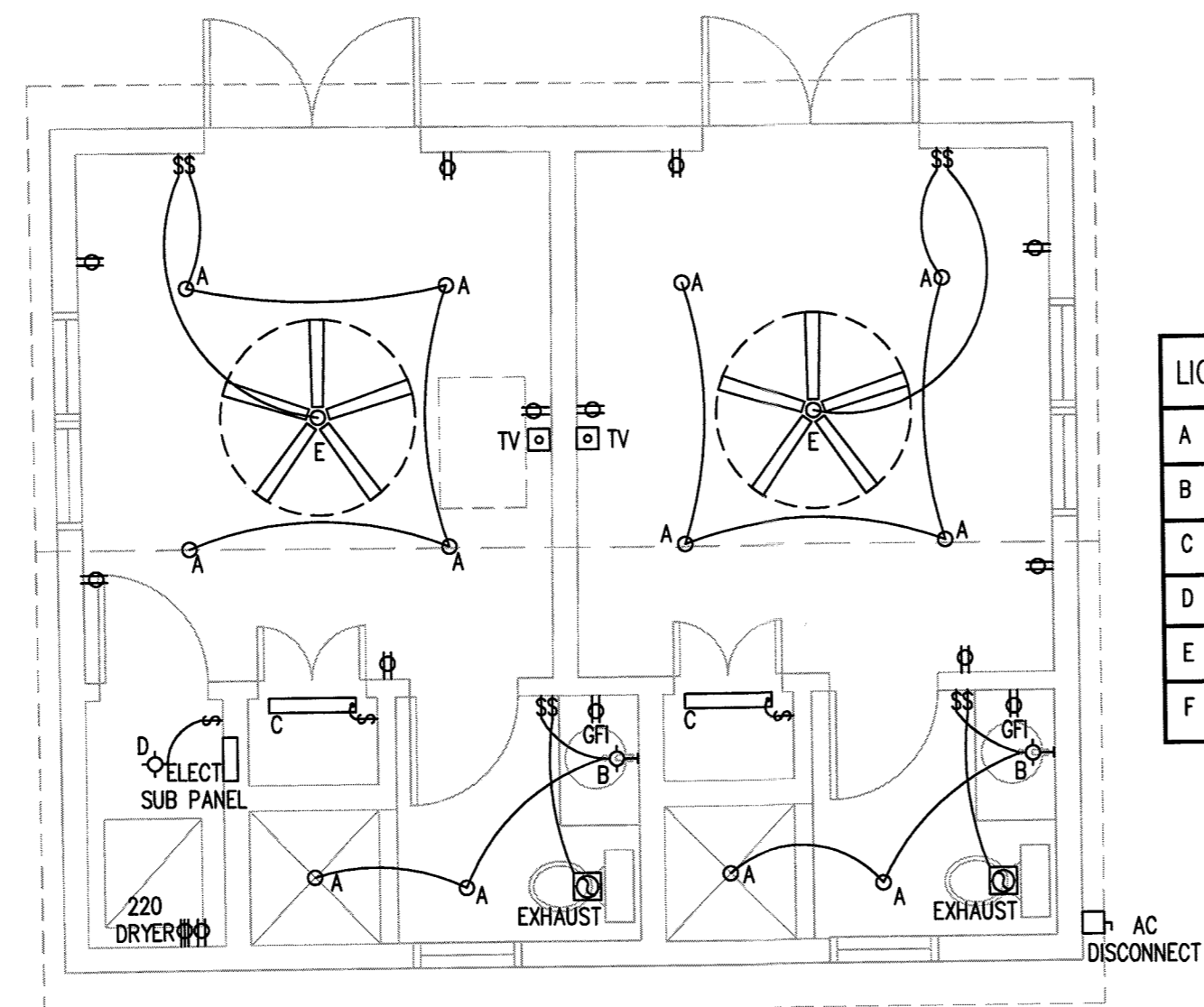
TOTAL AREA = 5,000.00 SQFT ±



# PROPOSED DESIGN



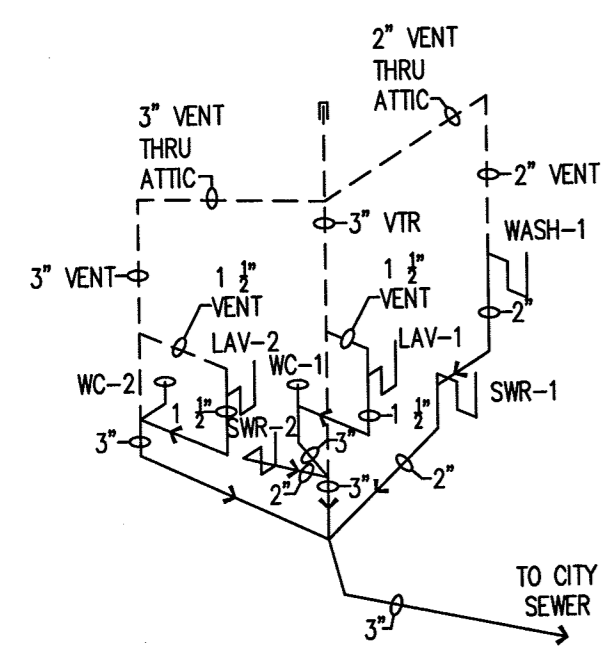
PLUMBING PLAN  
MECHANICAL PLAN  
1/4" = 1'-0"



LIGHT FIXTURE SCHEDULE:

A	4" RECESSED LED, 3000K - WATERPROOF
B	LED WALL MOUNTED LIGHT OVER VANITY
C	LED WALL MOUNT LIGHT OVER DOOR, RATED FOR CLOSET
D	LED FLUSH MOUNT CEILING FIXTURE
E	CEILING FAN
F	LED WALL MOUNT EXTERIOR SCONCE

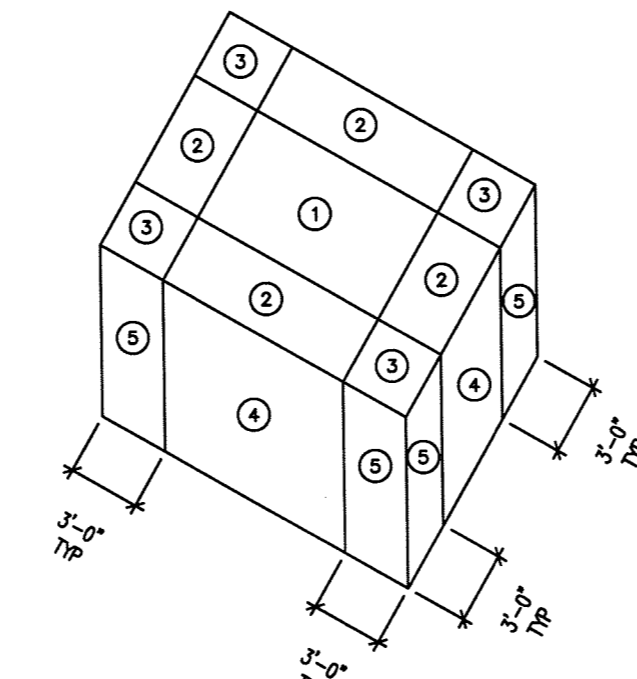
ELECTRICAL PLAN  
1/4" = 1'-0"



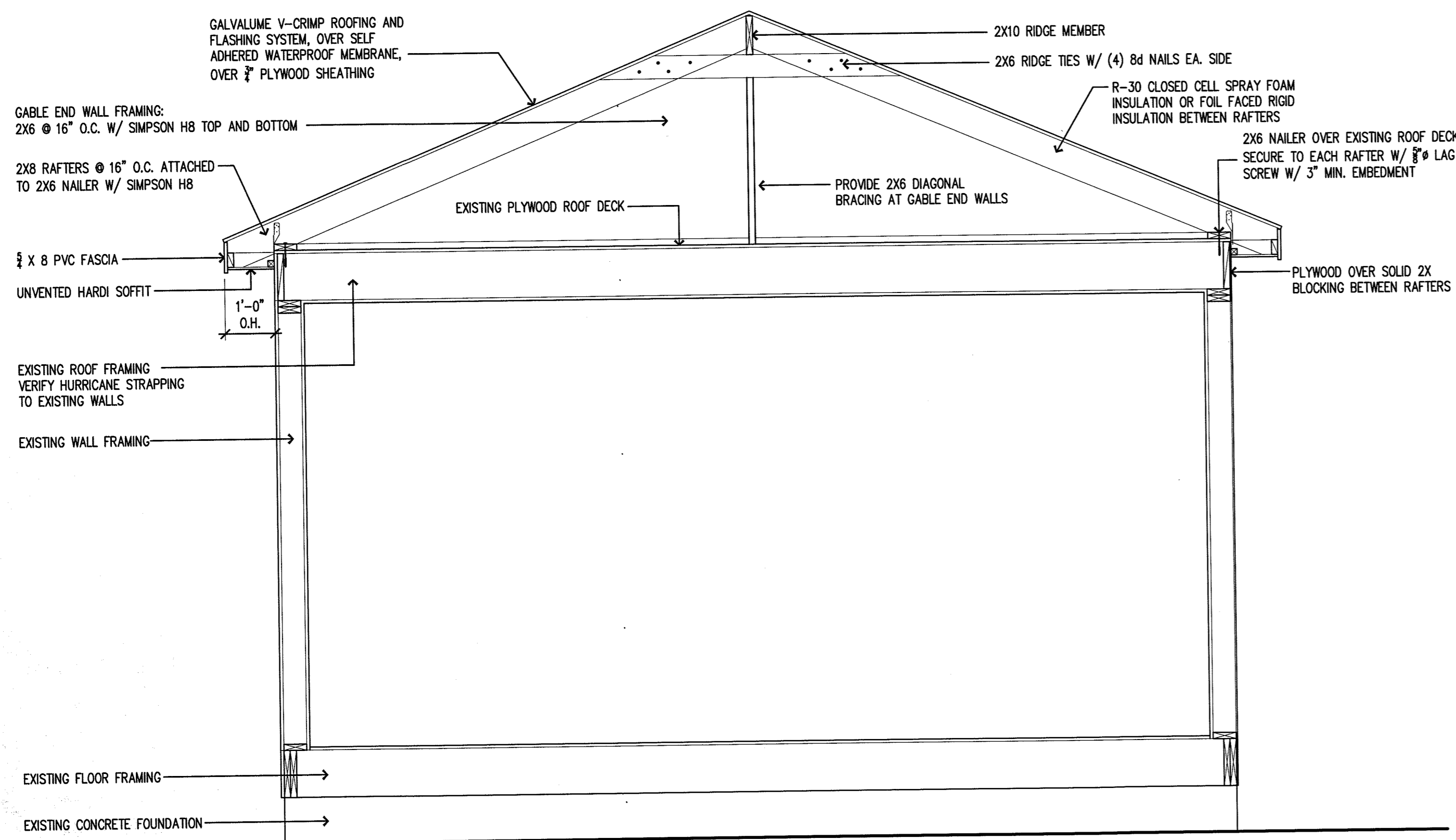
PLUMBING RISER DIAGRAM  
N.T.S.

ENCLOSED BUILDING WITH PITCHED ROOF

DESCRIPTION	WIDTH FT.	SPAN FT.	AREA FT.2	MAX. P PSF	MIN. P PSF
ZONE 1	1	1	1	+47.07	-51.42
ZONE 2	1	1	1	+47.07	-60.14
ZONE 3	1	1	1	+47.07	-92.14
ZONE 4	1	1	1	+51.42	-55.78
ZONE 5	1	1	1	+51.42	-68.86



WIND PRESSURE DIAGRAM  
N.T.S.



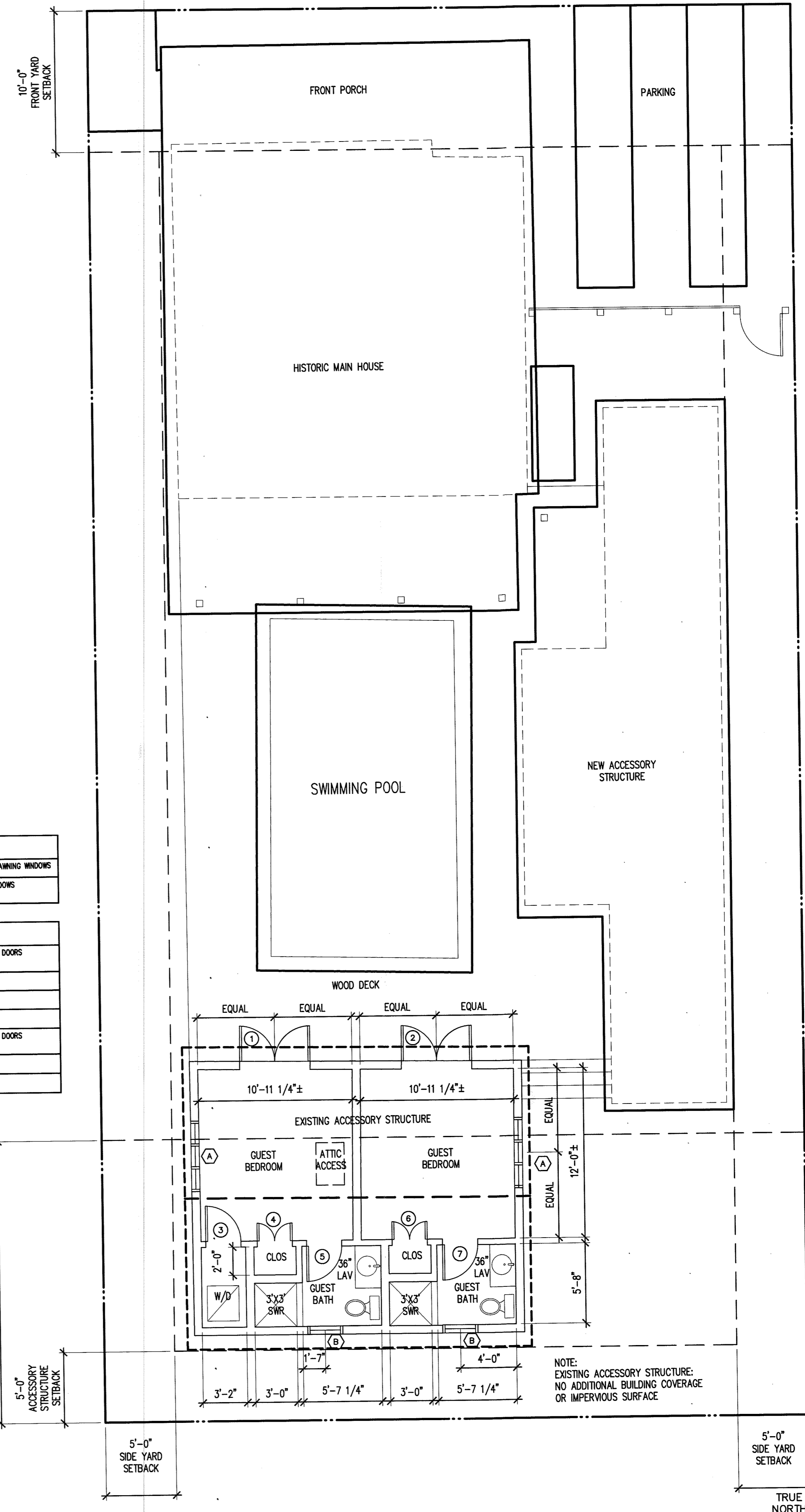
BUILDING SECTION  
1/2" = 1'-0"

WINDOW SCHEDULE:

A	TRIPLE 1'-0" W X 2'-0" T IMPACT RESISTANT AWNING WINDOWS MATCH EXISTING
B	2'-0" W X 4'-0" T IMPACT RESISTANT DH WINDOWS MATCH EXISTING

DOOR SCHEDULE:

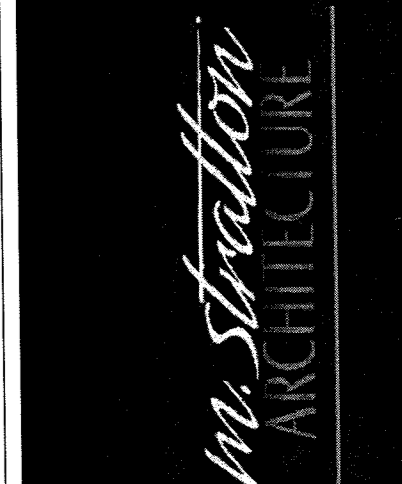
1	PR. 2'-0" X 7'-0" IMPACT RESISTANT FRENCH DOORS MATCH EXISTING
2	2'-0" X 7'-0" LOUVERED DOOR
3	PR. 1'-3" X 7'-0" LOUVERED DOORS
4	2'-0" X 7'-0" S.C. WOOD INTERIOR DOOR
5	PR. 2'-0" X 7'-0" IMPACT RESISTANT FRENCH DOORS MATCH EXISTING
6	PR. 1'-3" X 7'-0" LOUVERED DOORS
7	2'-0" X 7'-0" S.C. WOOD INTERIOR DOOR



SITE PLAN / FLOOR PLAN  
3/16" = 1'-0"

Improvements to  
710 Bakers Lane  
Key West, Florida 33040

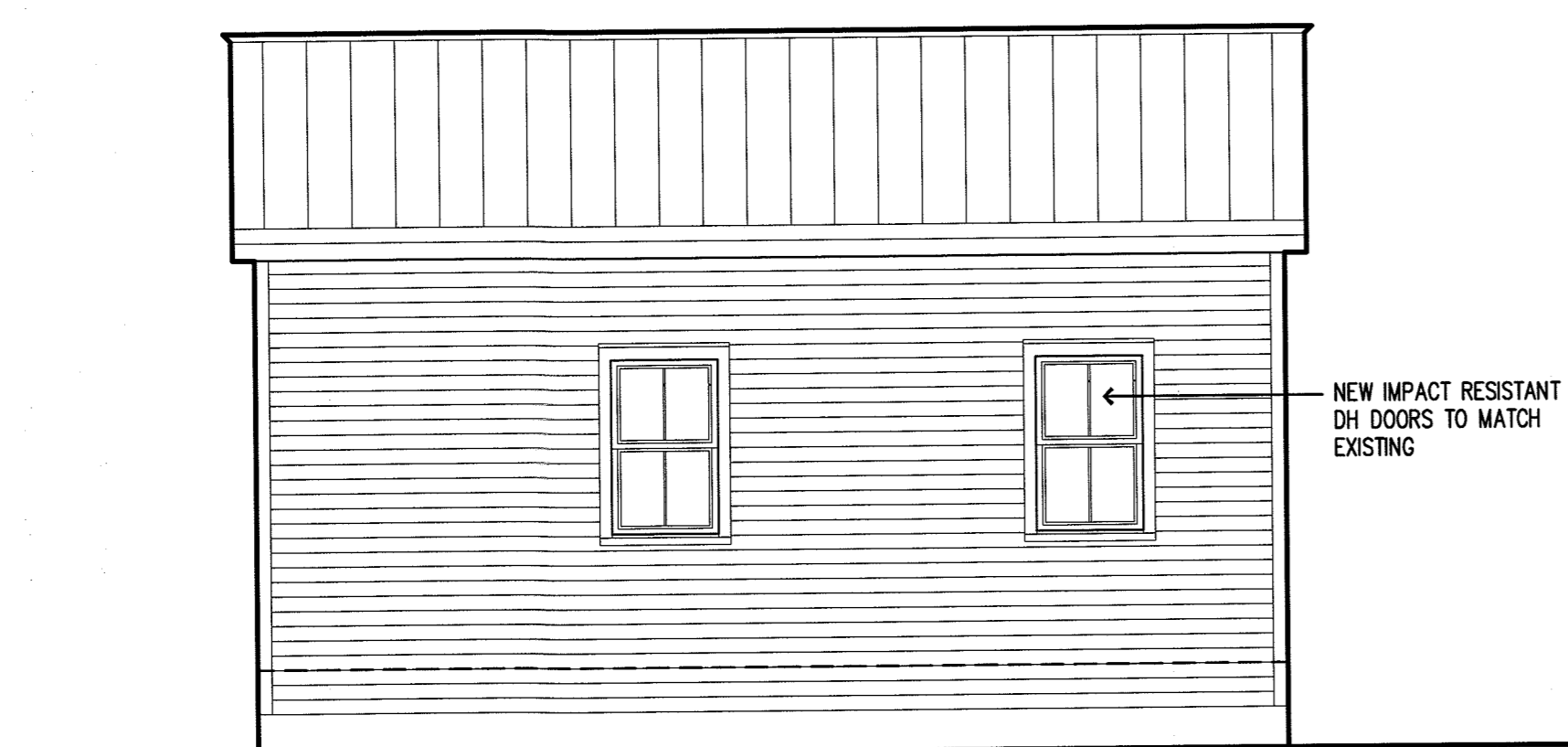
M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



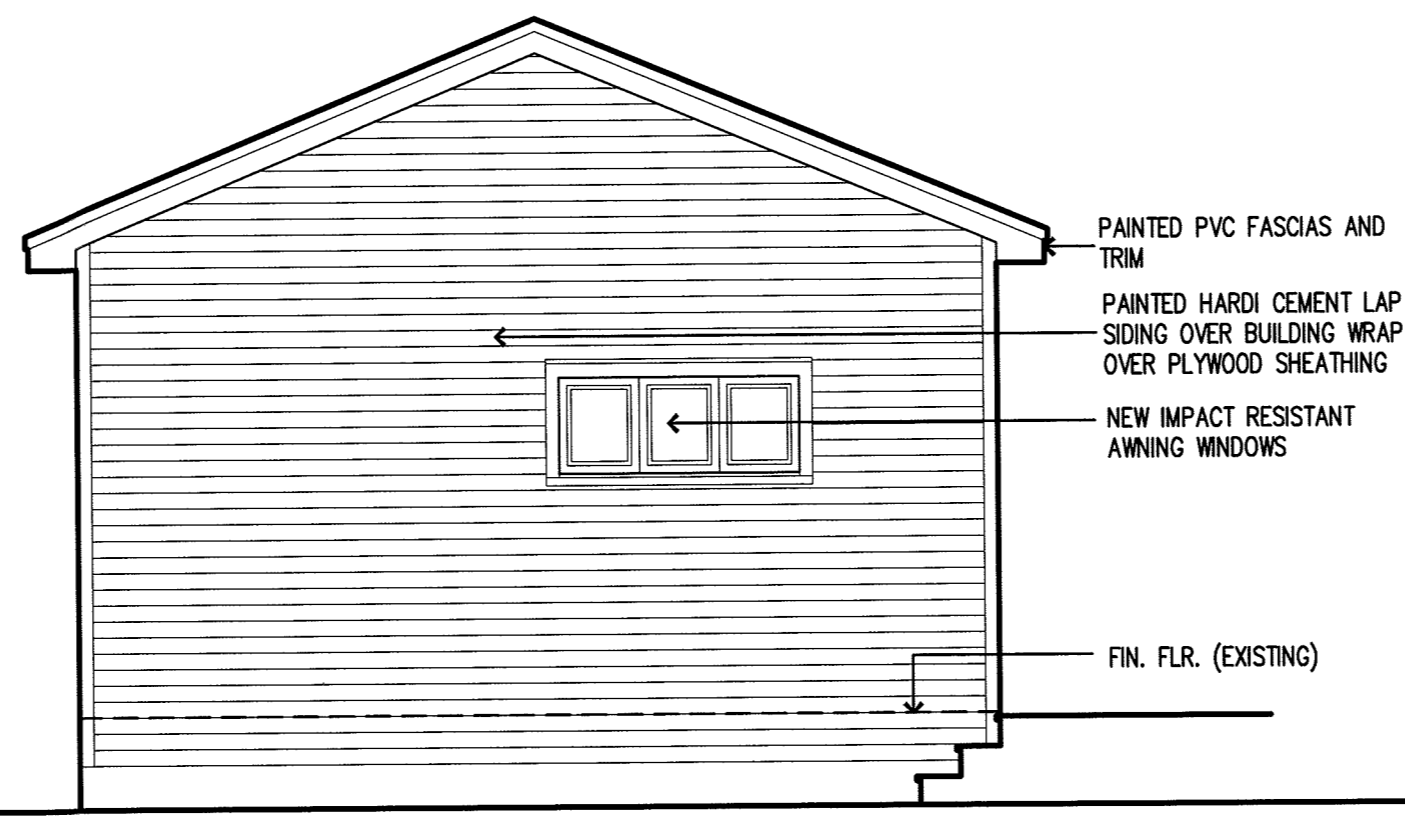
Date 12.2.19

Project #

A-1



NEW SOUTH ELEVATION  
1/4" = 1'-0"



NEW EAST ELEVATION  
1/4" = 1'-0"



NEW NORTH ELEVATION  
1/4" = 1'-0"



NEW WEST ELEVATION  
1/4" = 1'-0"



EXISTING WEST ELEVATION  
1/4" = 1'-0"

Improvements to  
Existing Accessory Structure  
710 Bakers Lane  
Key West, Florida 33040

M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com

*M. Stratton*  
ARCHITECTURE

Date 12.2.19

Project #

A-2

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., January 29, 2020 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO ACCESSORY STRUCTURE. NEW GABLE ROOF AT EXISTING REAR ACCESSORY STRUCTURE. AFTER THE FACT DEMOLITION OF ALL EAVES AND REMOVAL OF STONE VENEER.**

**#710 Bakers Lane**

**Applicant – Matthew Stratton, Architect Application #H19-0052**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in 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 MATTHEW STRATTON, 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: 710 BAKERS LN on the 22 day of JANUARY, 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 JAN 29, 2020.

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 H19-0052.

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

Signed Name of Affiant: Matthew Stratton

Date: 1/22/2020

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 23 day of January, 2020.

By (Print name of Affiant) Matthew Scott who is personally known to me or has produced DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Margarita Pedroza

Print Name: Margarita Pedroza

Notary Public - State of Florida (seal)

My Commission Expires: 8/20/2023





Public Meeting Notice

NO TRESPASSING

MALVIN

Blue can

# 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**

Parcel ID 00011950-000000  
 Account# 1012289  
 Property ID 1012289  
 Millage Group 10KW  
 Location 710 BAKERS LN, KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR 59 H3-221 OR263-521 OR798-2022Q/C OR1239-829//842/PROB  
 Description CASE 92-293-CP-10 OR2897-2480/2481L/E OR2904-703/704L/E OR2957-0932  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

SMITH HERBIE L  
 32696 Sandpiper Dr  
 Orange Beach AL 36561

SMITH JAN W  
 32696 Sandpiper Dr  
 Orange Beach AL 36561

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$113,151	\$115,102	\$105,801	\$107,990
+ Market Misc Value	\$19,153	\$19,153	\$19,153	\$16,171
+ Market Land Value	\$566,951	\$566,951	\$677,066	\$596,081
= Just Market Value	\$699,255	\$701,206	\$802,020	\$720,242
= Total Assessed Value	\$699,255	\$701,206	\$742,439	\$674,945
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$699,255	\$701,206	\$802,020	\$720,242

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	5,000.00	Square Foot	50.3	100

**Buildings**

Building ID	853	Exterior Walls	STONE/BRICK
Style	1 STORY ELEV FOUNDATION	Year Built	1901
Building Type	S.F.R. - R1/ R1	EffectiveYearBuilt	1975
Gross Sq Ft	3174	Foundation	WD CONC PADS
Finished Sq Ft	1056	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	POOR	Flooring Type	CONC S/B GRND
Perimeter	184	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	42	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	500	0	90
FLA	FLOOR LIV AREA	1,056	1,056	184
OPF	OP PRCH FIN LL	156	0	64
PTO	PATIO	1,462	0	156
<b>TOTAL</b>		<b>3,174</b>	<b>1,056</b>	<b>494</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1967	1968	1	486 SF	2
HOT TUB	1977	1978	1	1 UT	1
RES POOL	1977	1978	1	336 SF	3
RW2	1977	1978	1	450 SF	3
WALL AIR COND	1983	1984	1	2 UT	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/1/2019	\$745,000	Warranty Deed	2214094	2957	0932	01 - Qualified	Improved
4/24/2018	\$100	Warranty Deed	2166978	2904	703	14 - Unqualified	Improved
2/8/2018	\$100	Warranty Deed	2161242	2897	2480	14 - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-1459	5/9/2019		\$2,300	Residential	REMOVAL OF INT FINISHES AND NON STRUCTURAL COMPONENTS CABINETS, FLOOR COVERINGS PANELING PLUMBING FIXTURES NOT EXT WORK
10-1837	6/4/2010		\$2,300		EMERGENCY REPAIR STRUCTURAL BACK WALL OF STRUCTURE NEW FRAMING PER PLAN
03-0432	2/14/2003	7/21/2003	\$2,400		DRYWALL & PAINT

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

Last Data Upload: 7/18/2019 5:30:25 AM

Version 2.2.33

