



**Historic Architectural Review Commission
Staff Report for Item 8**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 24, 2019

Applicant: Matthew Stratton, Architect

Application Number: H2019-0026

Address: #710 Bakers Lane

Description of Work

Removal of overhangs and covered porch to existing accessory structure at rear.

Site Facts

The house under review is a contributing resource to the historic district. Build circa 1901, the house has been abandoned and neglected for decades. Historically the one story house was designed with an L shape porch wrapping its front and east side elevations. Between 1948 and 1962, the side of the porch was enclosed. The rear portion of the building was demolished and inappropriate stone veneer has covered the rear and portions of the front enclosed porch. The carport, swimming pool, brick deck, and rear accessory structures are all non-historic. Existing doors and windows are not original.

Ordinances 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 the demolition of overhangs and a covered porch of an accessory structure at the rear of the lot. Such elements are non-historic structures. 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 the non- historic elements will not jeopardize the historic character of the house or the neighborhood. The rear accessory structure is not 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 structures under review are 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.*

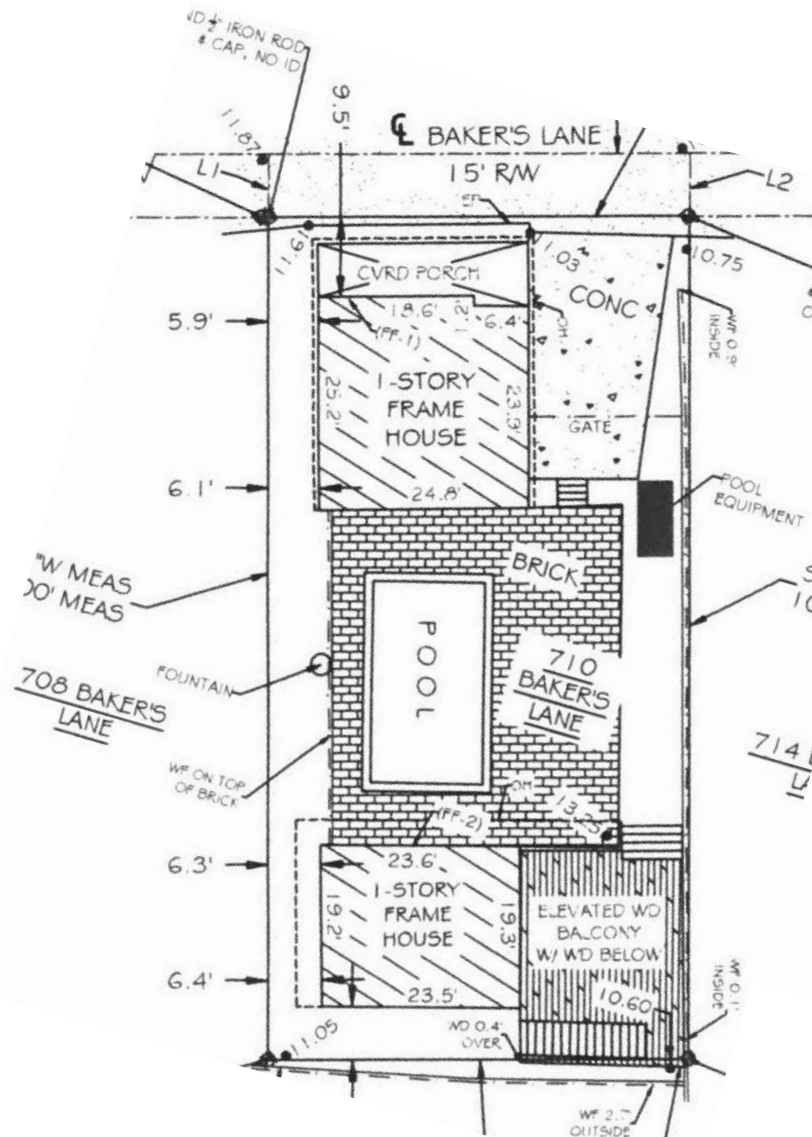
The structures under review are not significant or important in defining the historic character of the site or surrounding historic context.

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

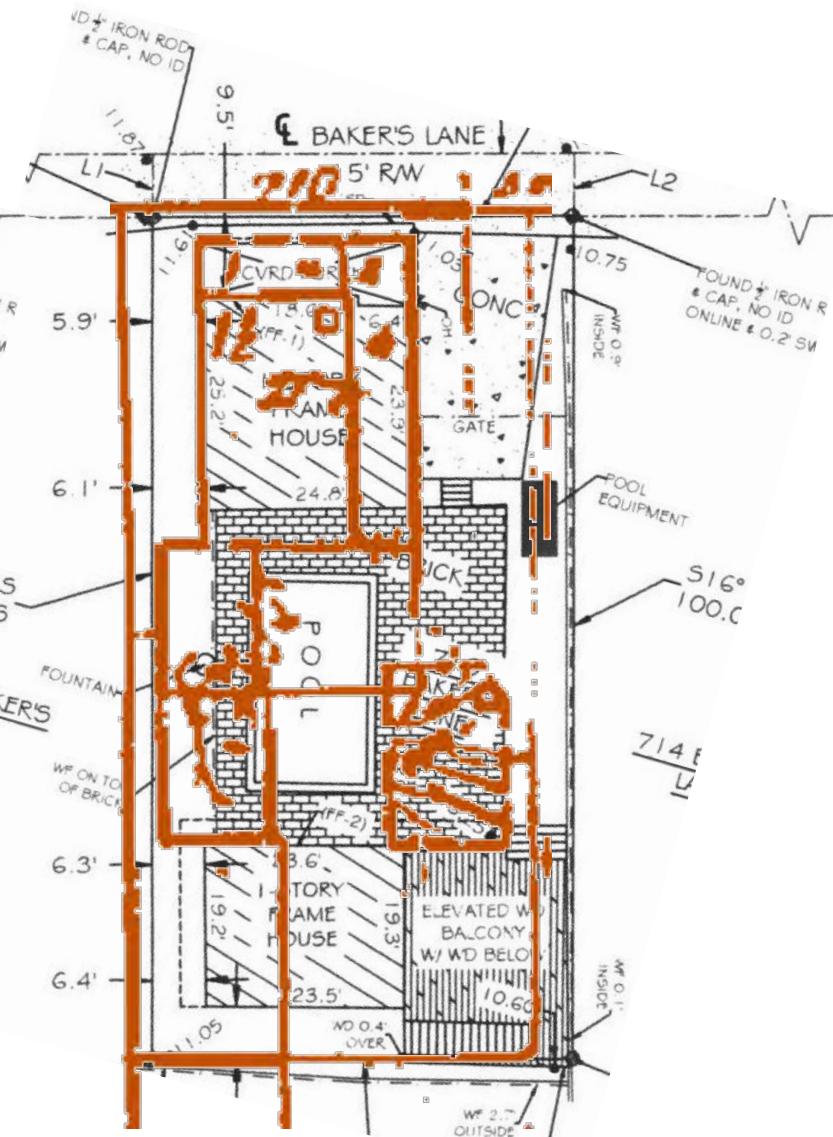
It is staff's opinion that the non-historic structures in question will not qualify as a contributing element to the site in a near future.

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 # H 2019-0026	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 BAKER'S LANE	PHONE NUMBER
HERB & JAN SMITH	EMAIL
32696 SANDPIPER DR.	
ORANGE BEACH, AL 36561	
MATTHEW STRATTON	PHONE NUMBER (305) 923-9670
3801 FLAGLER AVE	EMAIL MSTRATTONARCHITECT@GMAIL.COM
KEY WEST, FL 33040	
<i>Matthew Stratton</i>	DATE 6/24/19

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:	
MAIN BUILDING: RESTORE 620 SF HISTORIC STRUCTURE. NEW ^{METAL SHINGLE} ROOF + SLEEPERS AND INSULATION OVER EXISTING BOARD SHEATHING. NEW WINDOWS AND DOORS - WOOD IMPACT RESISTANT. REPAIR SIDING. REPLACE MASONRY FRONT PORCH FLOOR STRUCTURE w/ WOOD FRAME. REMOVE STONE VENEER FRONT & REAR.	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): NEW COVERED PORCH AT REAR.	
OVERHANGS & COVERED PORCH @ EXISTING	
NON HISTORIC ACCESSORY STRUCTURE @ REAR	

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):	
NEW 511 SF DETACHED MASTER BEDROOM SUITE STRUCTURE w/50 SF COVERED PORCH	
PAVERS: 280 SF PARKING AND SIDEWALK	FENCES: 6' WOOD PICKET FENCE & GATE
DECKS:	PAINTING: 100% EXTERIOR
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
NEW AC & POOL EQUIPMENT ON CONG. SLAB	

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:			
Main house is a contributing resource.			
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

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	710 Bakers Lane
PROPERTY OWNER'S NAME:	Herb or Jan Smith
APPLICANT NAME:	

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	<i>Herb Smith</i>	July 17, 2019	Herb Smith
			DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
REMOVE COVERED PORCH AND REDUCE ROOF OVERHANGS AT NON-HISTORIC DETACHED 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 fo 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.

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.

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.

STRUCTURE IS LOCATED AT REAR OF PROPERTY ON A DEAD END LANE, AND INSIGNIFICANT IN DEFINING THE CHARACTER OF THE NEIGHBORHOOD.

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

REMOVING COVERED PORCH AND REDUCING ROOF OVERHANGS WILL IMPROVE SCALE AND MASSING RELATIONSHIP TO HISTORIC MAIN STRUCTURE AND SURROUNDING NEIGHBORHOOD.

(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.

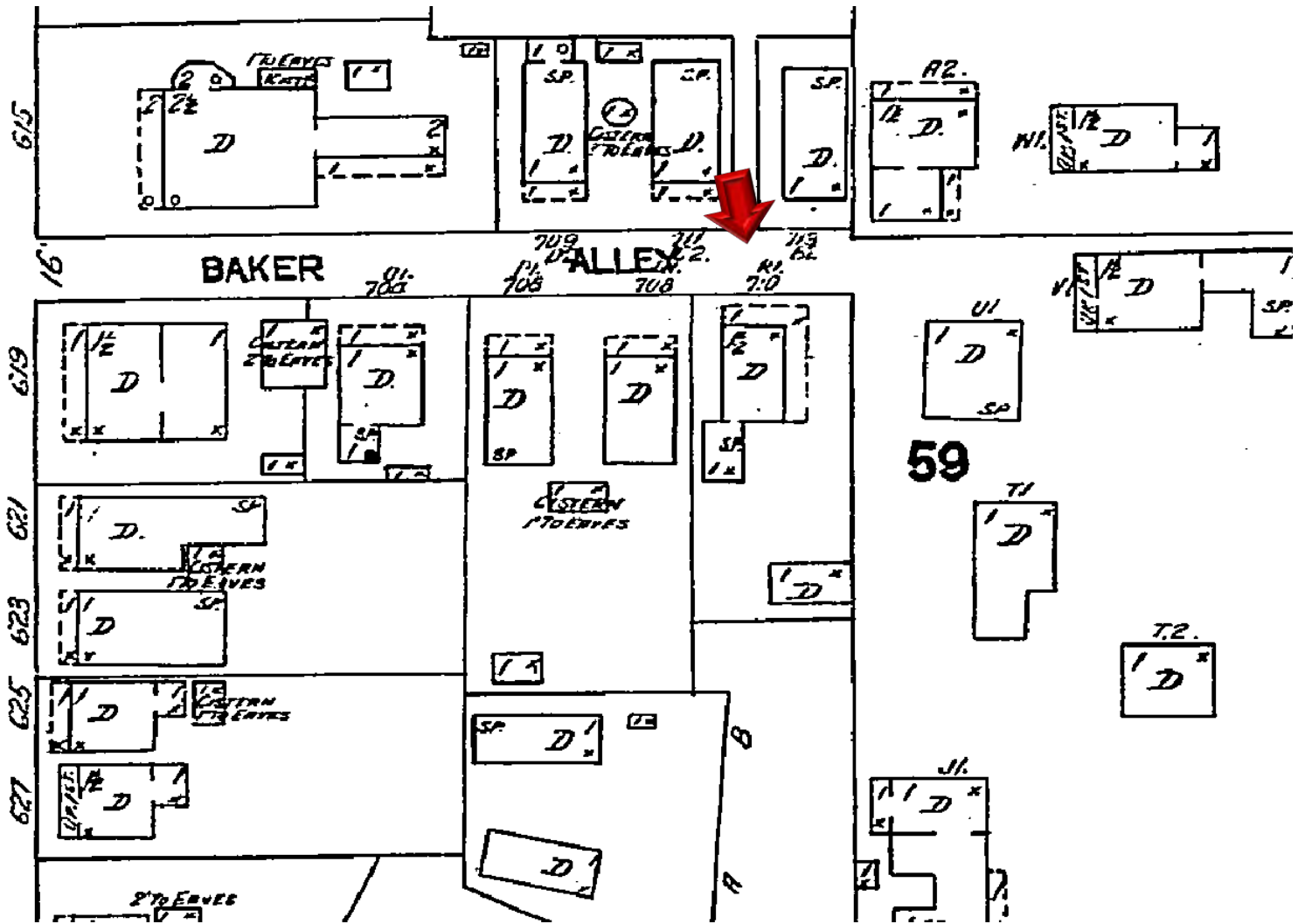
N/A

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

N/A

SANBORN MAPS

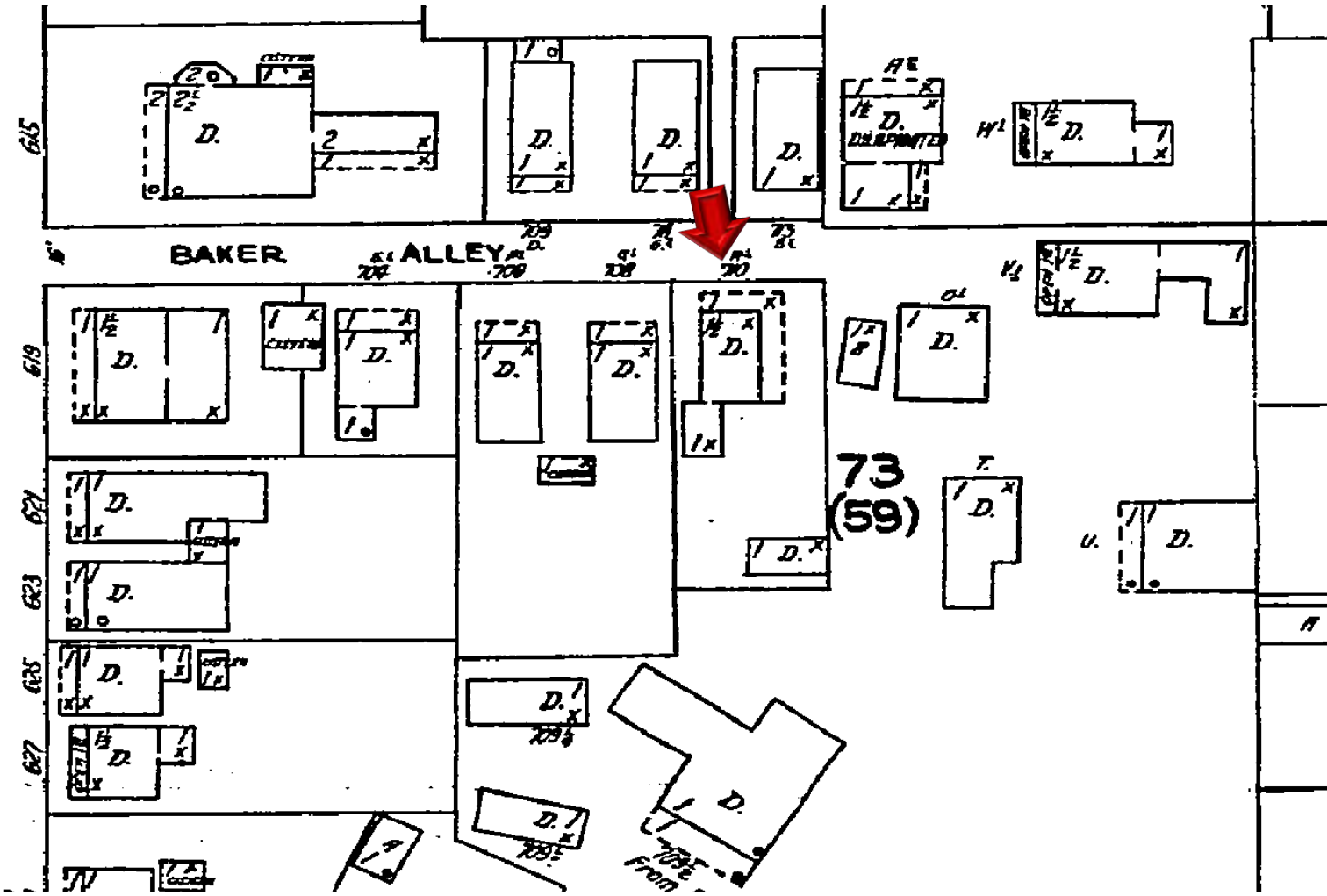
ELIZABETH



1912 Sanborn Map

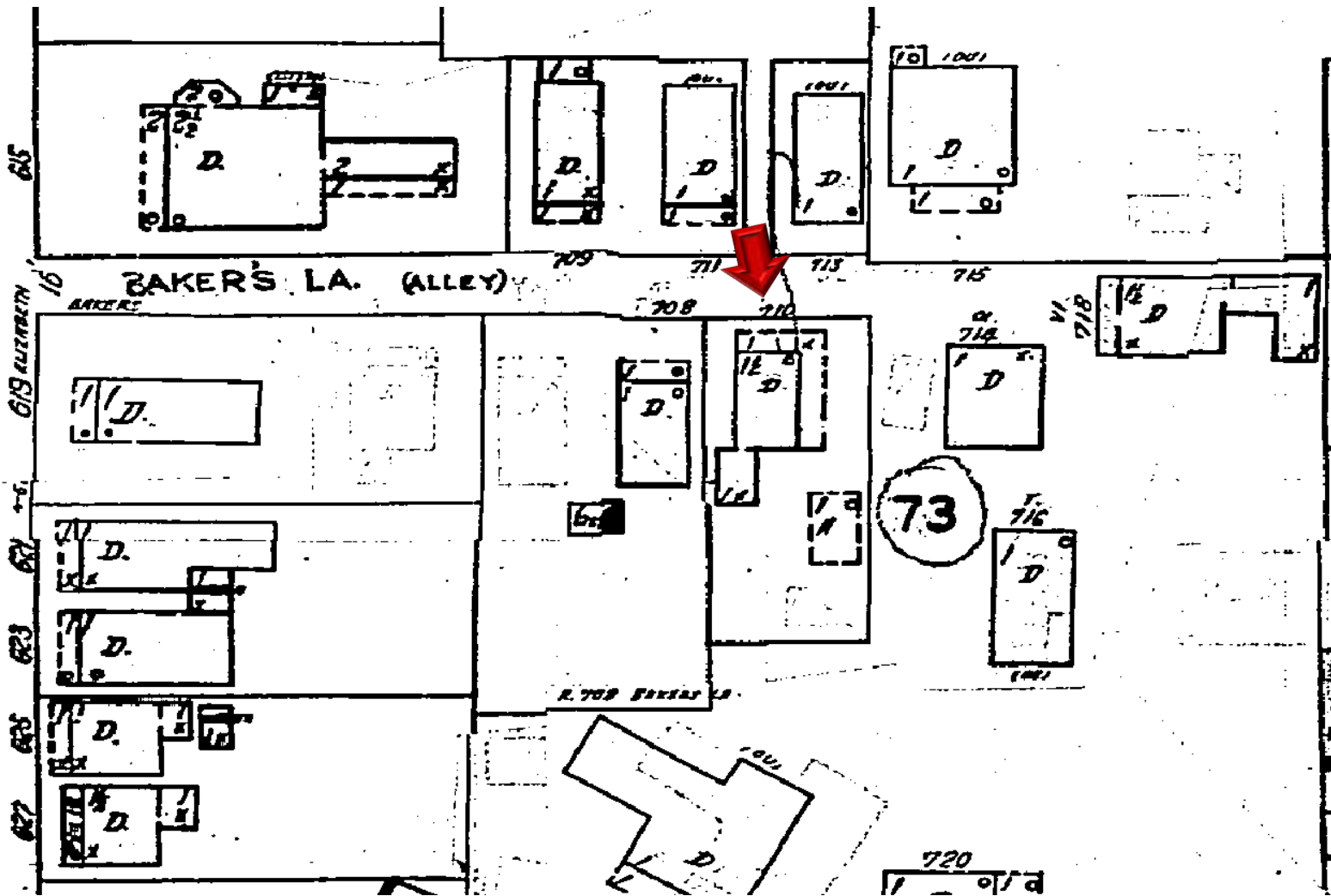
ELIZABETH

PIPE

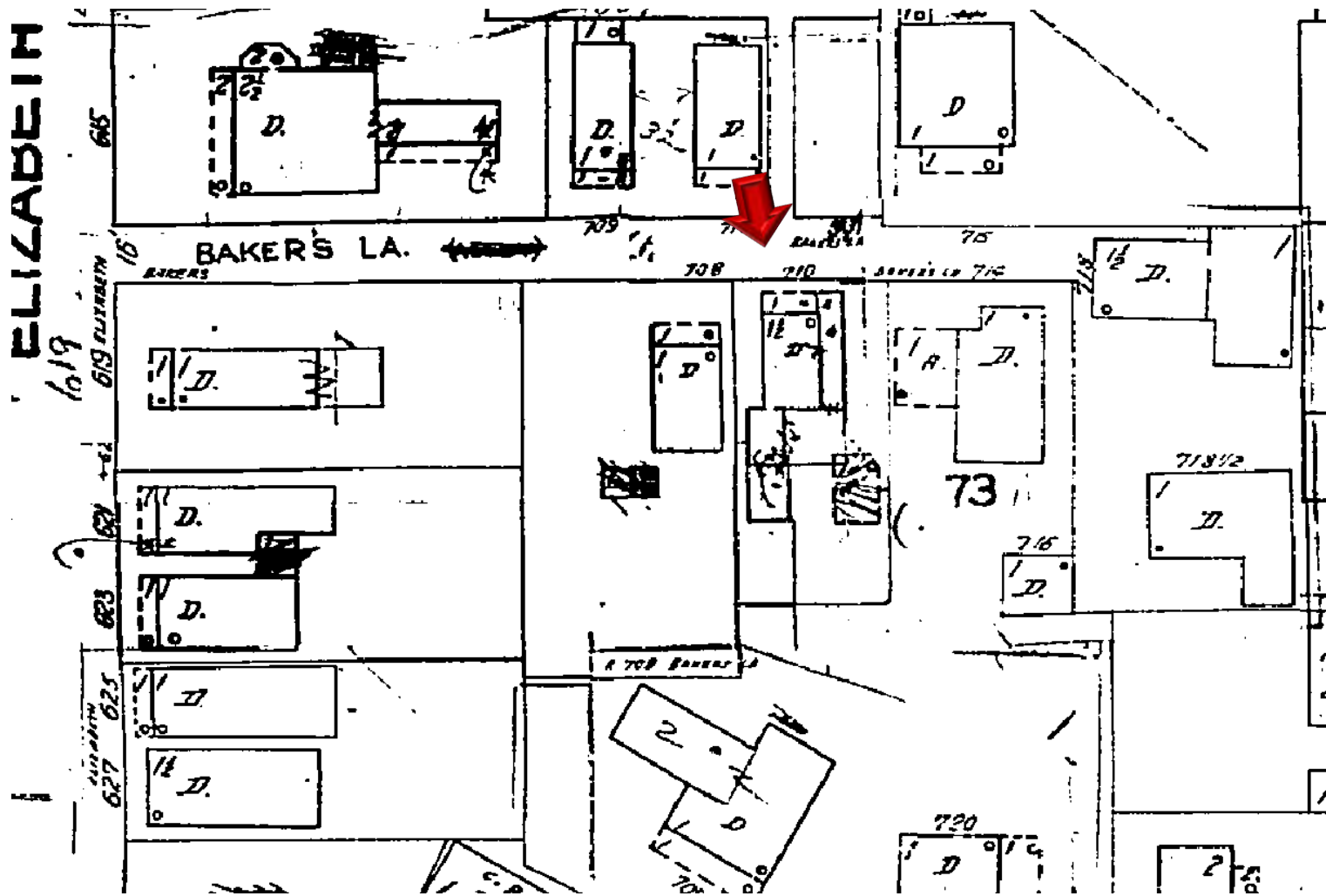


1926 Sanborn Map

ELIZABETH



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



710 Bakers Lane circa 1965. Monroe County Library.



710 Baker's Lane - FRONT



FRONT PORCH



EAST SIDE



REAR



GUEST HOUSE AND POOL



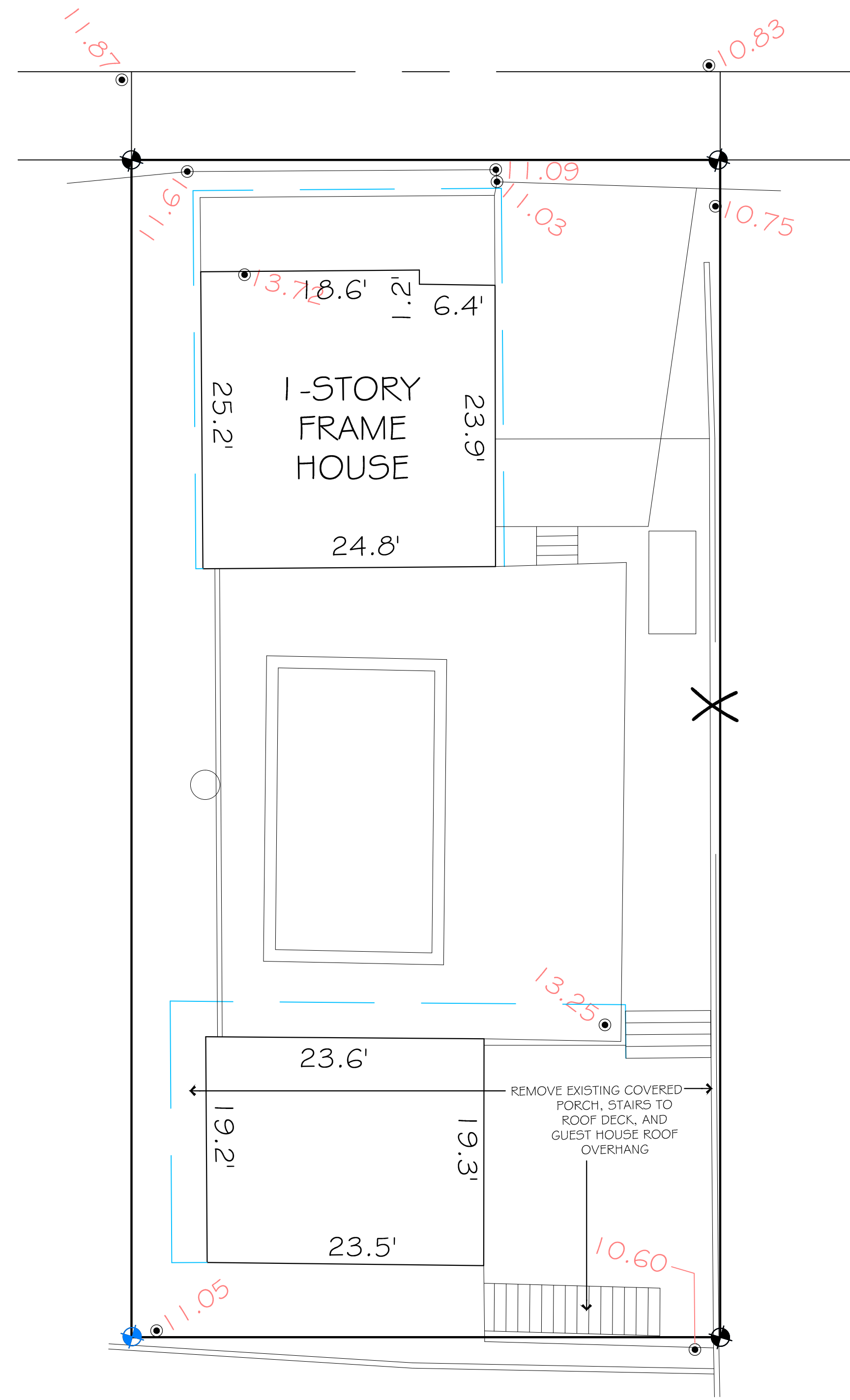
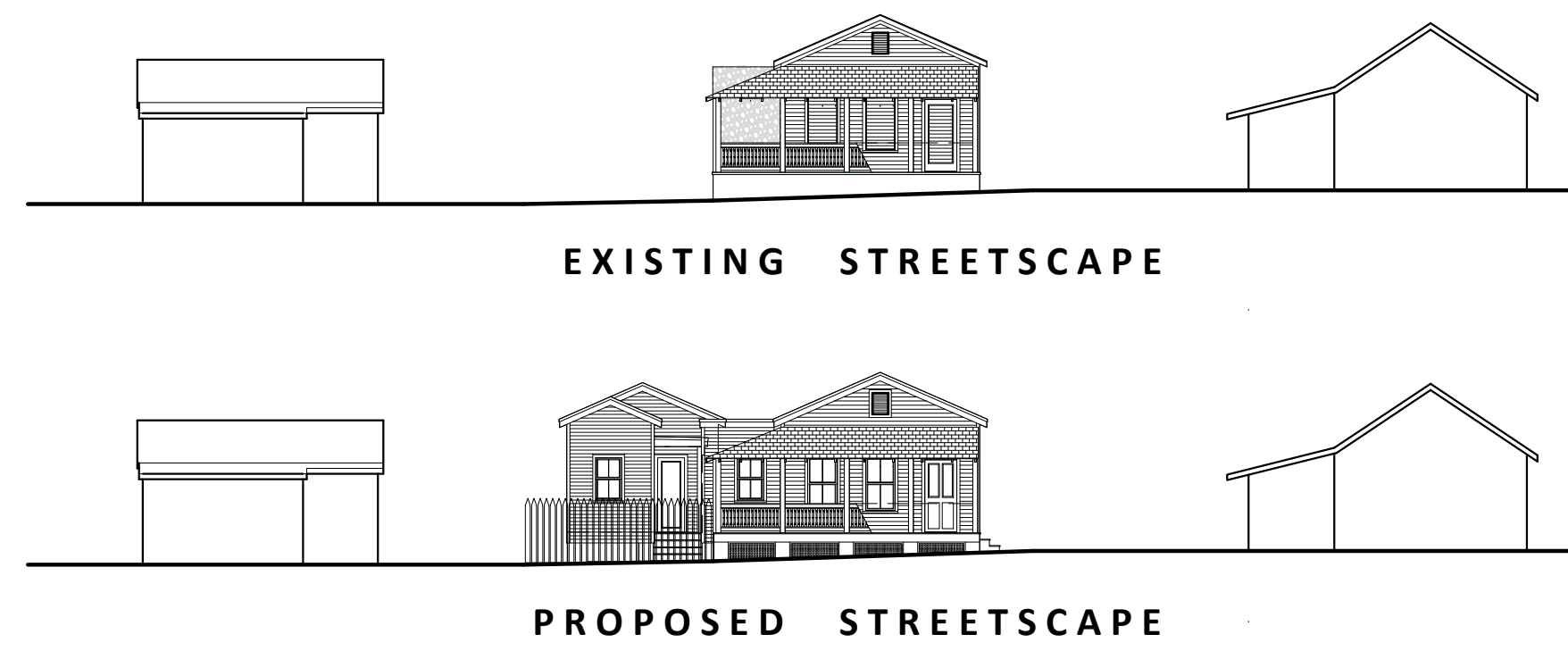
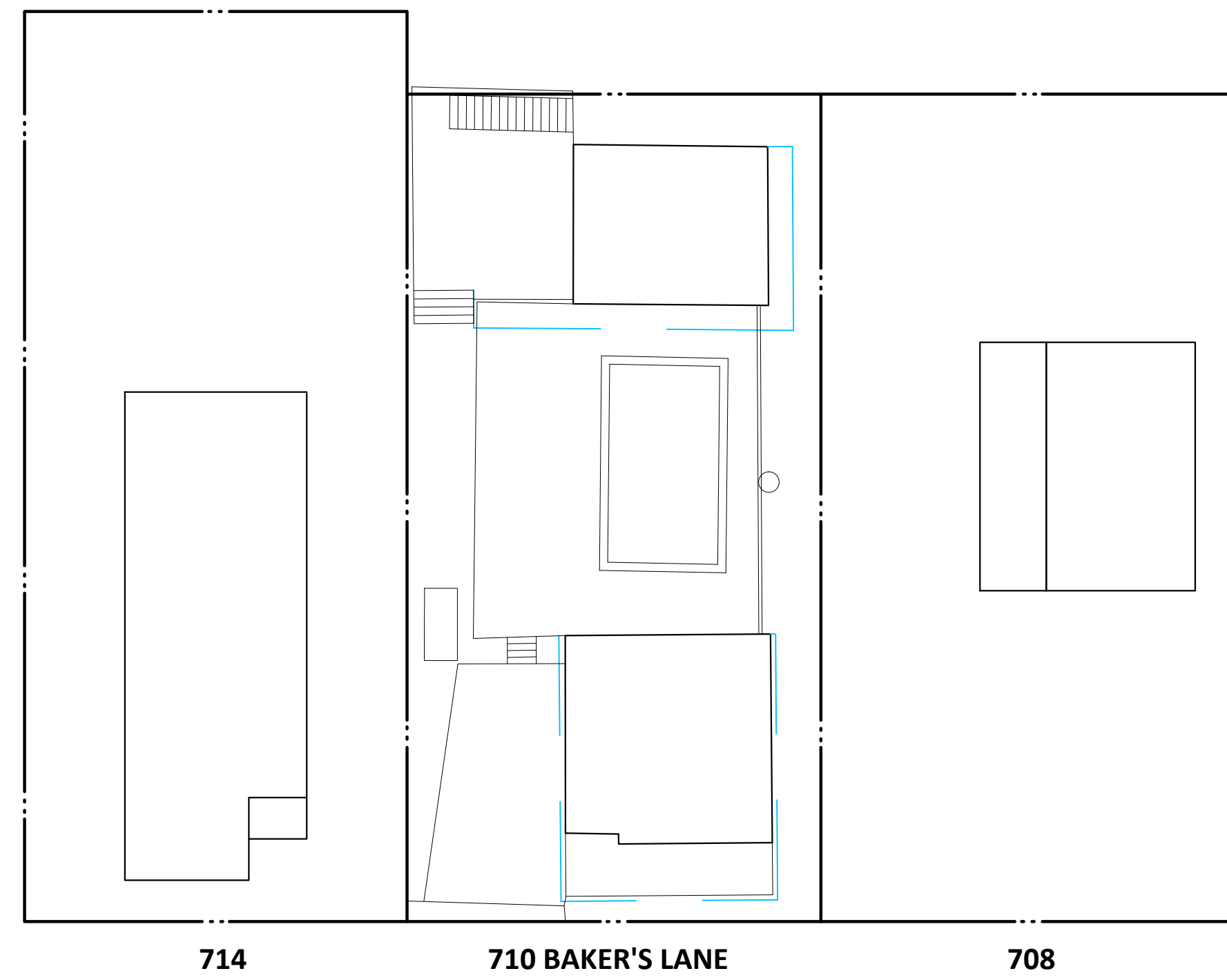
WEST SIDE

SURVEY

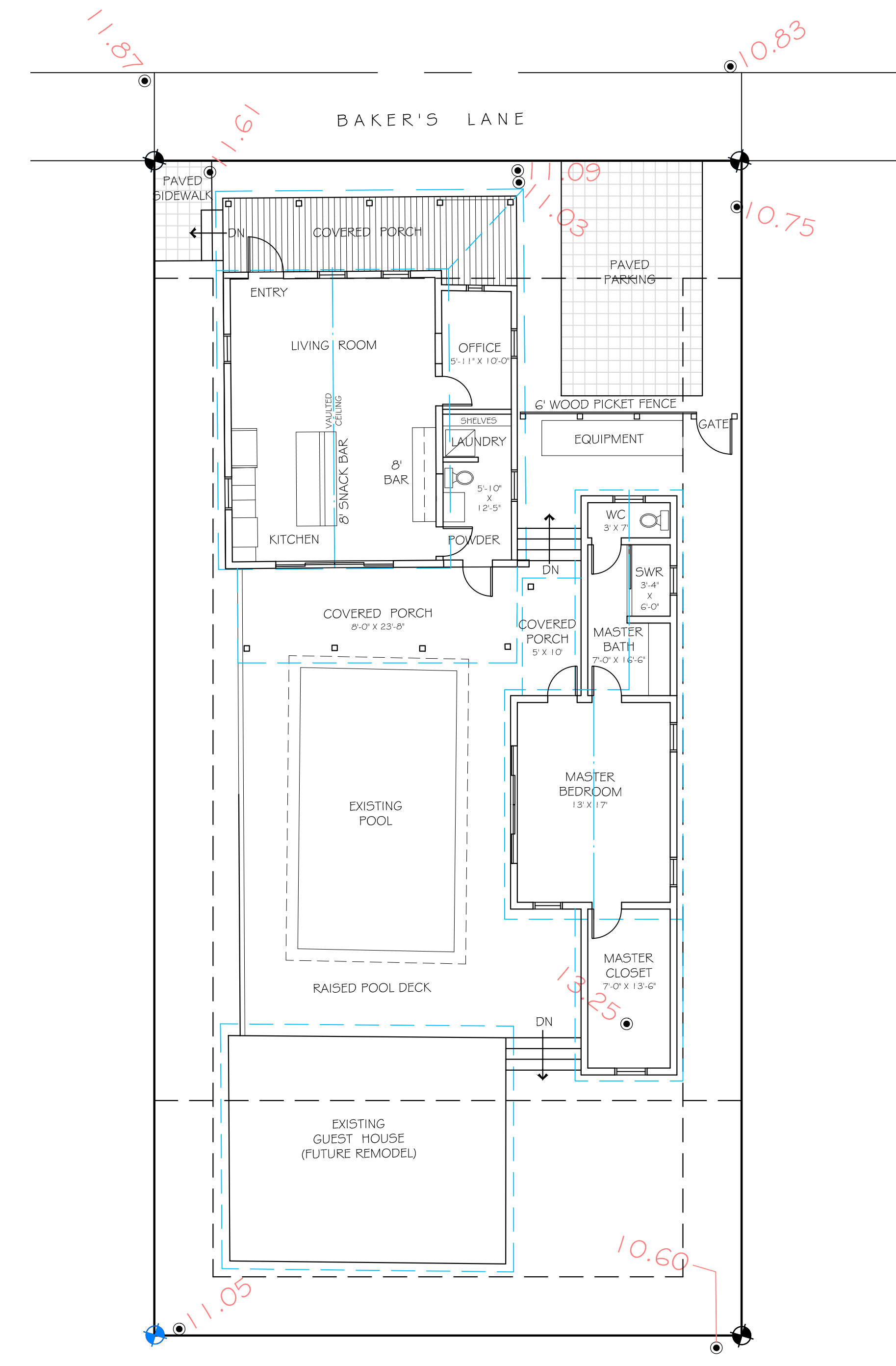
PROPOSED DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DATA			
ZONE HDR			
4,996 SF LOT			
	ALLOWED	EXISTING	PROPOSED
OPEN SPACE (MIN)	1,749 SF MIN. (35%)	1,196 SF (23.9%)	1,752 SF (35.1%)
BUILDING COVERAGE	2,498 SF MAX. (50%)	1,987 SF (39.8%)	2,178 SF (43.6%)
IMPERVIOUS SURFACE	2,998 SF MAX (60%)	3,800 SF (76.1%)	2,879 SF (57.6%)



EXISTING SITE PLAN
1/8"=1'-0"



PROPOSED SITE PLAN / FLOOR PLAN
1/8"=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

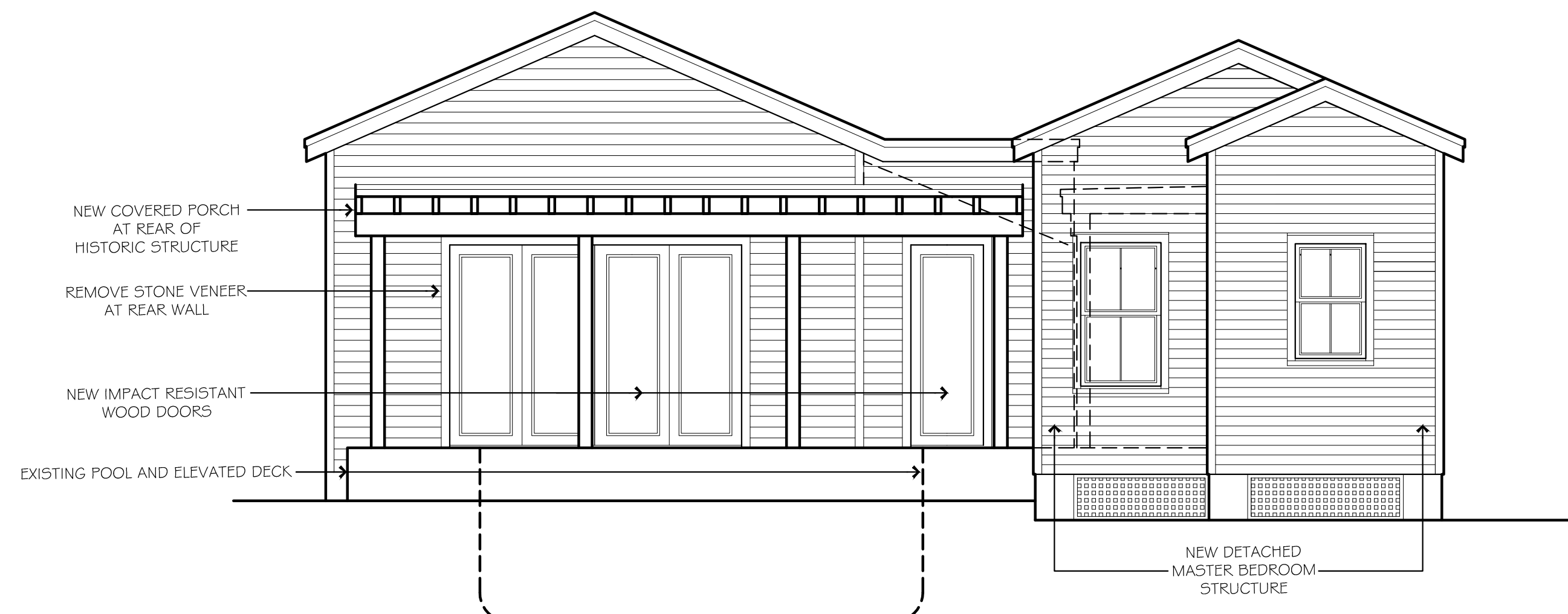


Date 6.24.19

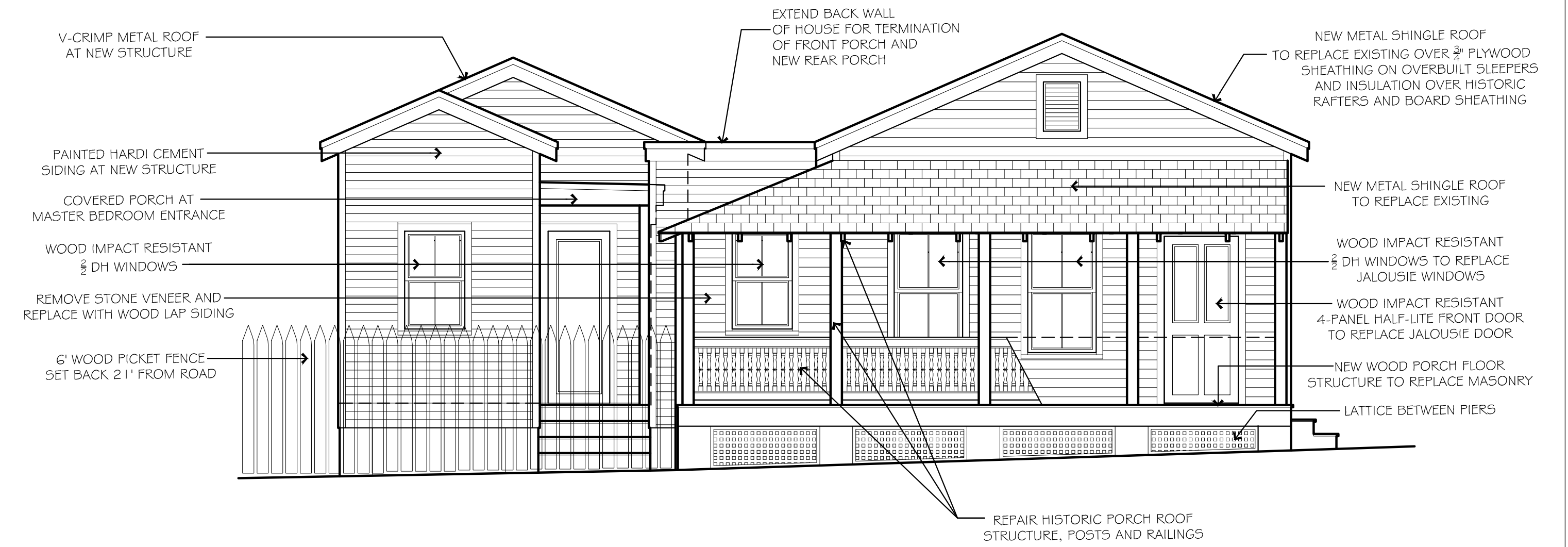
Project #

1

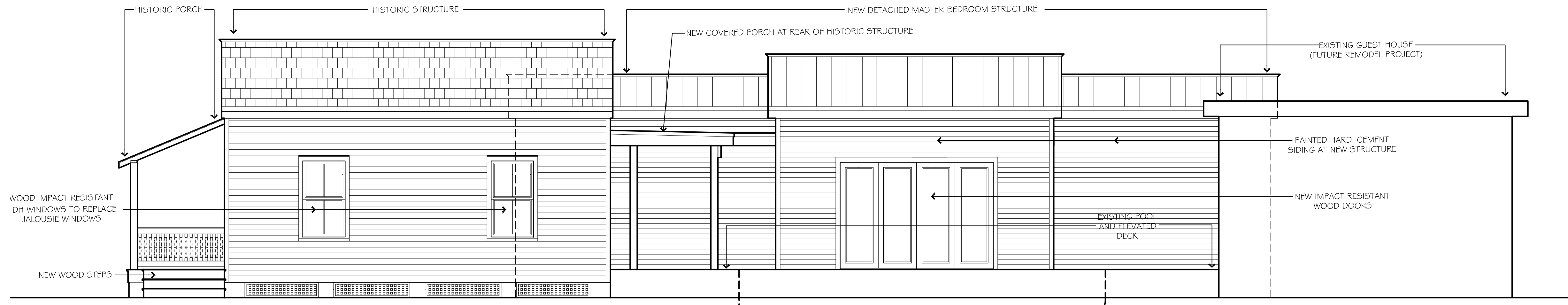
PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED REAR ELEVATION (SOUTH)
1/4"=1'-0"



PROPOSED FRONT ELEVATION (NORTH)
1/4"=1'-0"



PROPOSED SIDE ELEVATION (WEST)
1/4"=1'-0"



PROPOSED SIDE ELEVATION (EAST)
1/4"=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

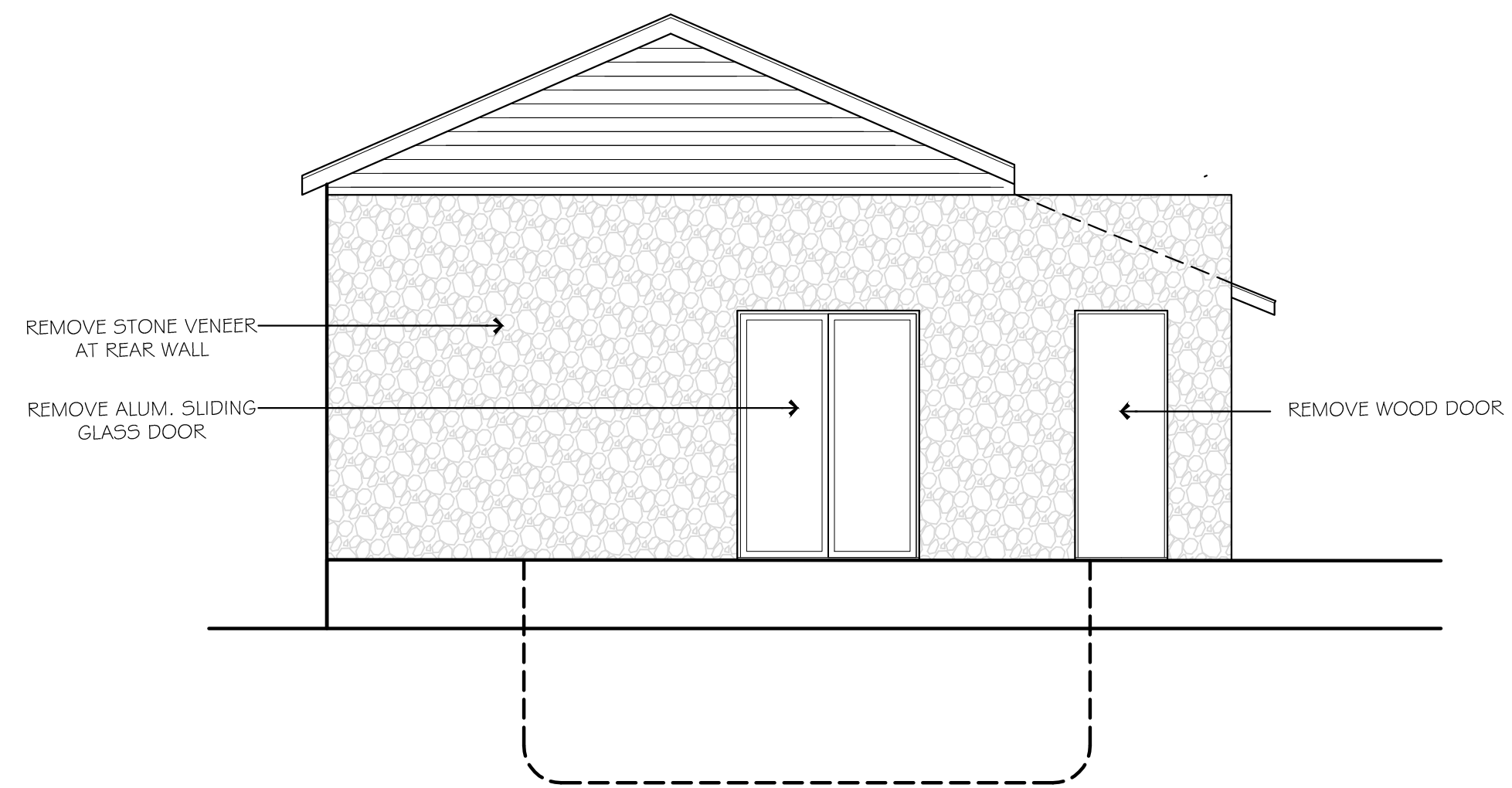


Date 6.24.19

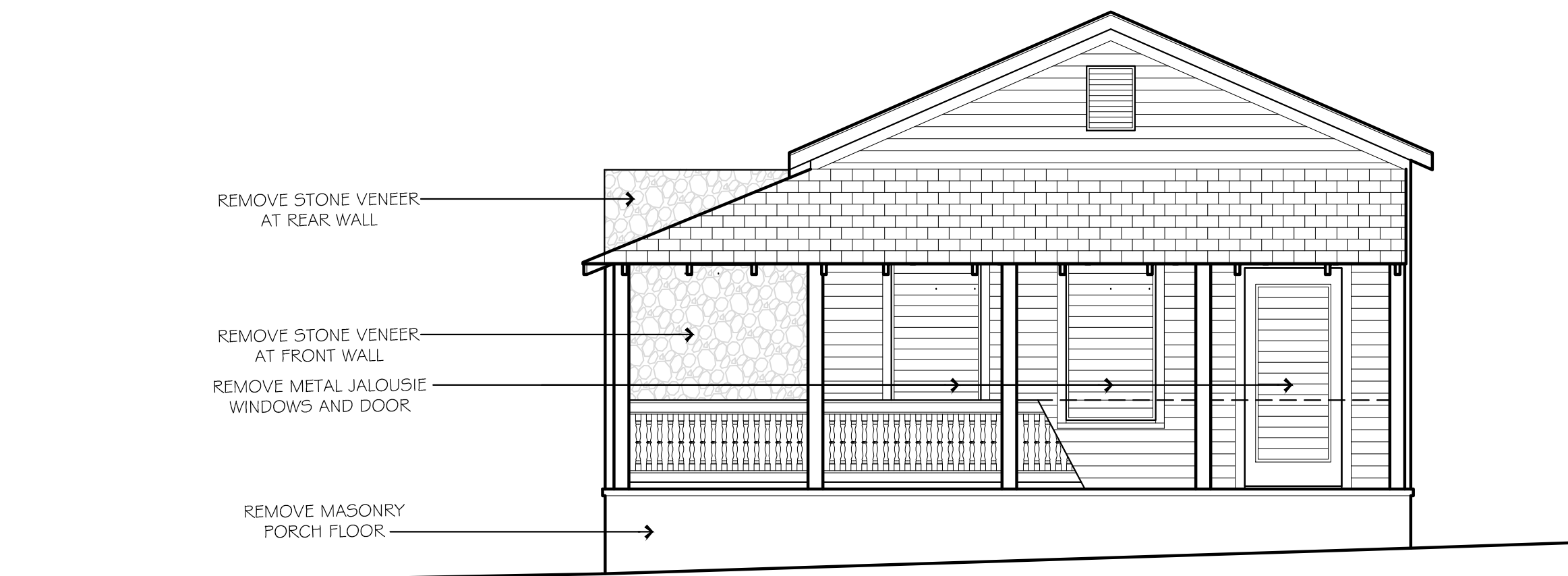
Project #

2

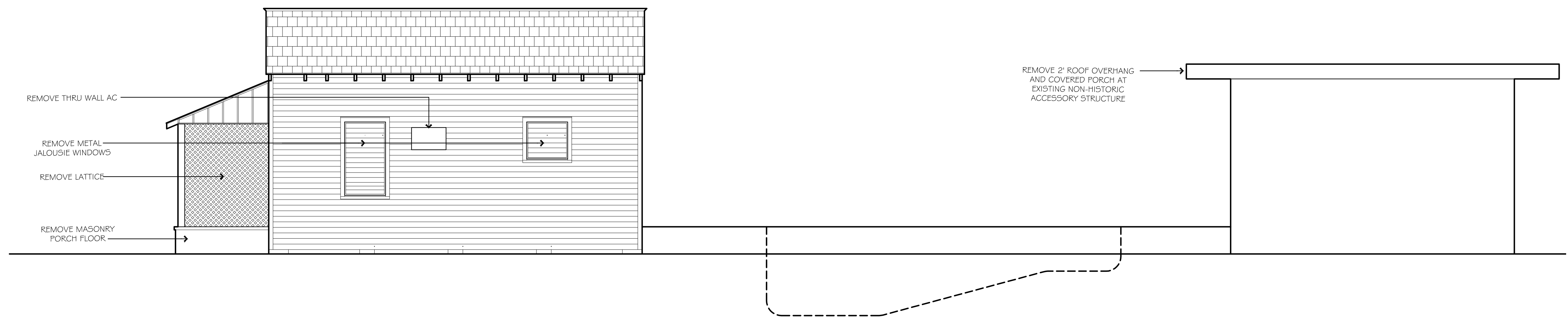
PRELIMINARY - NOT FOR CONSTRUCTION



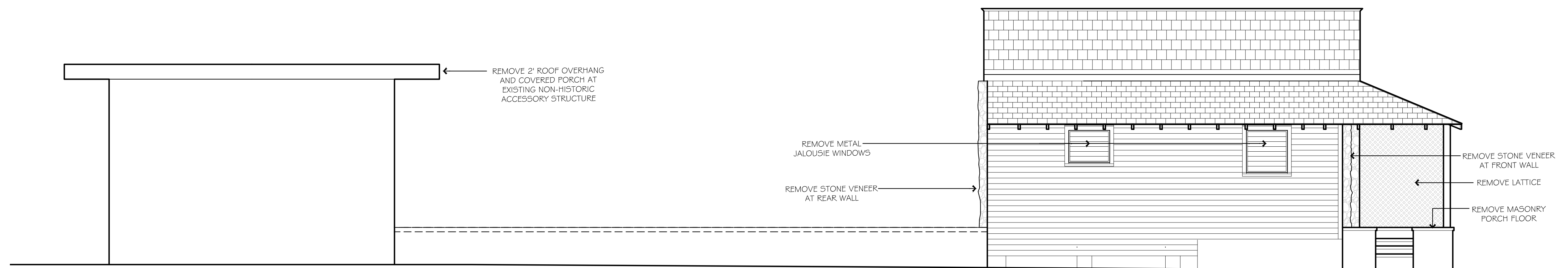
EXISTING REAR ELEVATION (SOUTH)
1/4"=1'-0"



EXISTING FRONT ELEVATION (NORTH)
1/4"=1'-0"



EXISTING SIDE ELEVATION (WEST)
1/4"=1'-0"



EXISTING SIDE ELEVATION (EAST)
1/4"=1'-0"

Improvements to
710 Bakers Lane
Key West, Florida 33040

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



Date 6.24.19

Project #

3

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., July 24, 2019** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RESTORATION OF HISTORIC MAIN HOUSE INCLUDING NEW WOODEN FRONT PORCH AND REMOVAL OF STONE VENEER. NEW COVERED PORCH AT REAR. NEW DETACHED STRUCTURE WITH COVERED PORCH. NEW FENCES AND DRIVEWAY. REMOVAL OF OVERHANGS AND COVERED PORCH TO EXISTING ACCESSORY STRUCTURE AT REAR.

#710 BAKERS LANE

Applicant – Matthew Stratton, Architect

Application #H2019-0026

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.

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 18 day of JULY, 2019.

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 JULY 24, 2019.

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 H2019-0026.

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

Signed Name of Affiant: Matthew Stratton

Date: 7/18/19

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18th day of July, 2019.

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

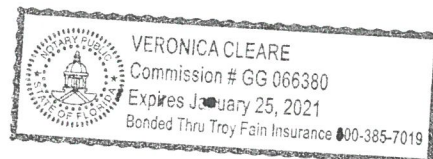
NOTARY PUBLIC

Sign Name: Veronica Cleare

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: 1/25/21





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
TOTAL		3,174	1,056	494

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

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