Staff Report

9a Rehabilitation of 814 Baptist lane and new one story addition. Elevate existing structure, replace stairs and enlarge front porch. Relocate existing accessory shed and site improvements- **#812-814 Baptist Lane/ #812-814 Patone Street- Ty Symroski (H12-01-189)**

This Certificate of Appropriateness review is for the rehabilitation of #814 Baptist Lane, a new two story front porch, new front stairs and a new one story structure attached to the building. The plans also include the relocation of an existing one story shed and site improvements. The applicant proposes to elevate the building in order to gain head room. A new one story structure with a shed roof will replace an existing attached shed. None of the buildings in the site are listed in the surveys. By reviewing the footprint of the 1962 Sanborn map of #812 Rear Baptist Lane, it is clear that the structure has been altered through time. The 1962 Sanborn map shows a two story front porch that is no longer in existence. The buildings in question has been abandoned and neglected. Very close to the structure are old trees.

For the proposed rehabilitation of the existing two story building the plans include the extension of the low portion of the exterior walls in order to have a higher roof. The new proposed roof will be a gable one and will extend 18'-8" on its highest point. The design includes wood clap board siding and new wood custom windows and doors. The plans also include a 3'-8" height wood picket fence recessed from the front property line.

The plans also include the relocation of an existing ancillary structure in order to meet required setbacks as expressed by the Fire Department.

Guidelines that should be reviewed for this application;

Additions; alterations and new construction (pages 36-38a);

(1) A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.

(2) Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.

(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.

(4) Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.

(5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*

(7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

Staff also understands that the guidelines for New Construction (pages 36-38a) are applicable for the review of the proposed new two story structure. Under page 37 of the Historic Architectural Guidelines, last paragraph states the following:

The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

1. ***Siting*** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

According to the submitted plans the proposed design will not conform to actual setbacks for HMDR historic zone district;

Front yard- 10 ft
Street side- 7.5 ft
Side- 5 ft
Rear- 13 ft
Maximum height 30 ft

The existing building is a non conforming structure. If approved, the new proposed two story building and the proposed rehabilitation and additions will require setback variances.

2. ***Elevation of finished floor above grade*** - *Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties*

in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.

This will not be the case. The site is located on a AE 6 Flood zone but it is elevated approximate 7.7 from the crown of the road. FEMA coordinator reviewed the plans and submitted survey and did not have any concerns about the proposed project.

3. ***Height*** *– must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.*

The proposed new structure will be a two story building. The principal building on the site, #812 Baptist Lane is taller that what is proposed. The neighboring structures on the back are two stories.

4. ***Proportion, scale and mass*** *– massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

The existing two story building located on #814 Baptist Lane is very small in scale if compared to the two story main structure on the lot. The proposed new addition will be in scale with the original structure and its massing and proportions will be sensitive to the urban fabric.

5. ***Compatibility*** *– Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

The proposed design incorporates traditional forms and materials found in historic frame vernacular buildings.

6. ***Building Detail*** *– All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of*

historic buildings but should have features that are compatible with the lines of historic architecture.

The new proposed design incorporates similar elements found in the historic district.

7. ***Relationship of materials*** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

The proposed new construction materials for the new structure as well as the proposed materials for the rehabilitation of the existing house are compatible with existing materials found in the historic district.

It is staff's opinion that the proposed design is consistent with many of the guidelines for additions, alterations and new construction. The new design will be sensible to the urban fabric and to the adjacent structures. Nevertheless, if approved, the applicant will require variances from the Planning Board due to nonconformities with setbacks. The applicant also needs to coordinate with the Landscape division for further review.

Application

meeting

CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # H12-01000189

OWNER'S NAME: Baptist Street Enterprise LLC

DATE: 2/2/2012

OWNER'S ADDRESS: 6810 Front St.

PHONE #: 305-797-4733

APPLICANT'S NAME: Ty Symroski

PHONE #: 305-395-9365

APPLICANT'S ADDRESS: 2328 Staples Ave., Key West, FL 33040

ADDRESS OF CONSTRUCTION: 812-814 Baptist Ln AKA 812-814 Petone

OF UNITS: 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Rehabilitate 814 Baptist Lane & demolish & replace existing stairs & enlarge front porch. Rotating & eliminating setback encroachment of accessory shed. Construct picket fence behind parking in front & 6' picket fence around garbage/recycle areas.

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 775.083

This replaces the previous application as is hereby withdrawn as instructed.

This application for Certificate of Appropriateness must precede applications for building permits, right of way 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: 2/2/12

Applicant's Signature: Ty

Required Submittals

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
applied.	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and 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

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved _____ Denied _____ Deferred _____

Reason for Deferral or Denial:

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_____

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HARC Comments:

Building is not listed as contributing but it is historic. shed is not historic

Ordinance for demolition

Guidelines for additions, alterations & new construction (pages 36-38a)

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

_____

_____

_____

_____

Date: _____ Signature: _____

Historic Architectural Review Commission

TY SYMROSKI LAND USE PLANNING, LLC
2328 STAPLES AVENUE
KEY WEST, FL 33040

Enid Torregrosa
City of Key West Planning Department

February 2, 2010

RE: 812 / 814 Baptist Lane

Dear Ms. Torregrosa

Attached are the revised plans for our proposed project at the above property. We have scaled back to solely involve the existing building and slightly relocate the non-historic accessory shed. This will greatly address issues of the Fire Marshall and eliminate a non-conforming rear yard setback.

Other changes and our responses to staff concerns are:

1. We also relocated the existing parking from a hap hazard arrangement that extended onto the cul-de-sac. This was requested by both Engineering and the Fire Marshall. Also, as requested by Engineering, we are including low level outdoor lighting to improve the security.
2. We are eliminating the existing, open garbage/recycling area on the north property line to two screened area on either side of the property.
3. We are still proposing to elevate the first floor and first floor ceiling of the two-unit building (814 Baptist Lane).
4. Attached is a description of the proposed work on the two-unit building prepared by our architect Chris Liddle. If you have any questions, I suggest that you call him directly (305-797-4162).
5. Several staff have expressed concerns regarding compliance with the base flood elevation. The Planning Staff report lists the property as in the X-Zone. The adjacent property is AE-6. Our surveyor has updated the survey with the property elevation. The crown of the road is at 8.6 feet and land adjacent to the building is at 8.0 feet. Thus, there is no issue regarding the base flood elevation.

In conclusion, our proposal now is quite modest, is greatly improving the site, and is addressing the City's concerns.

We are also submitting revised plans to Brendon Cunningham for the Planning Commission review and are withdrawing request to vacate the cul-de-sac.

WORK (305) 294-1815 CELL (305) 395-9363
UNCLETY@BELLSOUTH.NET

Please feel free to contact myself or our architect if you have any questions or comments and schedule this for the next available public hearing before HARC.

Sincerely,

Ty Symroski

Attachments:

- Preservation Plan 814 Baptist Lane
- Boundary Survey by J. Lynn O'Flynn, Inc. Dated Sept. 16, 2011 Revised Nov. 15, 2011 to add spot elevations
- Sheet S100 Existing Site Plan
- Sheet S101 Proposed Site Plan
- Sheet A101 of Existing & Proposed Elevations and Proposed Floor Plans Including:
  - A101
  - A102
  - A103
- Sheet A104 of Existing & Proposed Elevations and Proposed Floor Plans Including:
  - A104
  - A105

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Preservation Plan 814 Baptist Lane

Preservation Standards & Specifications

Preservation Strategy Options

- **Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.**
- **Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.**
- **Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.**
- **Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.**

Preservation Strategy: Rehabilitation as a Treatment

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The intent of the project is to preserve the important historic features of the structure and rehabilitate the building for ongoing residential use; which preserves its historical, cultural and architectural values.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Standards for Rehabilitation: Responsible Rebuilding

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

   The subject property will resume as a residential dwelling upon completion of the rehabilitation. Lower floor will be re-adapted for use as habitable space. Distinctive materials, features, spaces and special relationships should be preserved to the greatest extent feasible.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

   Rehabilitation of existing wall and roof structures will match existing materials and character.

Creation of Additional headroom on the ground floor studio apartment will allow for human habitation as it is adapted for reuse from an agricultural use involving farm animals.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

   The new stair and porch deck addition will have a neutral I character in keeping with the original structure. New architectural features will be designed to harmonize with surrounding architectural styles without copying or adding incongruent elements.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

   Existing Windows will be restored to their original condition wherever feasible.

   Existing Deck and Stair do not have architectural significance and are beyond repair and usability. They are to be removed and replaced.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

   Existing Window and door trim and wood clapboard siding will be retained wherever possible and repaired or replaced with matching materials as appropriate.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

   The deteriorated existing shed addition will be replaced in its original configuration.

   Existing Doors are in an advanced stage of deterioration. New doors will be created to match distinctive existing design, materials, and finishes.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

   No chemical treatments will be used in the rehabilitation of the property.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

   No significant archeological resources have been identified on the property at this time.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will*

be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Code Requirements: New Staircase required for ingress and egress to 2nd Floor Dwelling.

Deck Addition at Level two replaces smaller existing deck and provides accessible path of travel on ground level to entrance and safe Fire Egress from second floor level.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

    Stairway and Porch are designed to be removed in the future with no damage to subject property.

Rehabilitation as a Treatment: Severe Deterioration

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

Preservation Guidelines

The project will closely follow the NPS Guidelines for the Treatment of Historic Properties illustrating the practical application of these treatment standards for historic properties.

The Guidelines for the Treatment of Cultural Landscapes apply these treatment standards to historic cultural landscapes. Consider the impact of project features of cultural significance.

The existing mature Sapodilla Tree and at least two other large mature trees on the property are worthy of retention and should be protected during construction. Special care should be taken to preserve root structure inside the drip line. Utilities and foundation elements should be designed to avoid disturbing roots and limbs.

The Sapodilla Tree is among the most culturally significant of trees brought to the "Bahama Village" area by early immigrants from their homeland, and planted both as a shade tree, and for its succulent fruit. This stately example can be saved; and warrants preservation attention equal to that of a building or historic structure. Requiring standardized setbacks could threaten this tree. Appropriate existing-building setback variances should be allowed to permit the saving of this living cultural resource.

Choice of Preservation Strategies

Choosing an appropriate treatment for a historic building or landscape is critical.

Due to the severely deteriorated condition of the building structure, it is clear that rehabilitation is the primary realistic and practical strategy for preservation of the existing structure and its historic components.

The choice of treatment depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation.

The proposed use will continue the second floor as a residential use. The ground floor will be adapted for reuse as a dwelling from its current configuration as a livestock shed horse barn and tack area.

Relative importance in history. Is the building nationally significant? Is it a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

The building is not believed to have exceptional significance or historic meaning. The tiny structure is a good example of pre-war, pre-tourism vernacular architecture with simple form and understated "Bahamian style".

Physical condition. What is the existing condition, or degree of material integrity, of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment.

The advanced physical deterioration of the subject property clearly indicates rehabilitation as the most viable and effective preservation strategy.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character. However, special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

The architecture of less affluent residents is increasingly threatened in the district and is worthy of preservation and rehabilitation when it is economically feasible to do so. The conversion of the ground floor area of the structure to residential use turns an uninhabitable space with little conservation value into an ongoing cultural resource worthy of preservation and interpretation without significant loss of character or integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, code-required work may jeopardize a building's materials as well as its historic character.

The primary code considerations affecting the design are the habitation requirements for adequate headroom on the ground floor and the need for a code compliant staircase and landings for access and egress from the second floor dwelling unit.

Restoration of significant historic elements:

Front Façade: Preserve existing windows, siding and trim.

Windows & Trim: Restore Existing Window, sash casing frame and trim. Reframe, restore, consolidate and re-glaze existing casement windows and trim components

DEFINITIONS: Significant Elements of Cultural Landscape

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

Historic Designed Landscape--a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.

Historic Vernacular Landscape--a landscape that evolved through use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property such as a farm or a collection of properties such as a district of historic farms along a river valley. Examples include rural villages, industrial complexes, and agricultural landscapes.

Historic Site:--A landscape significant for its association with an historic event, activity, or person. Examples include battlefields and president's house properties. NA

Ethnographic Landscape--a landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements, religious sacred sites and massive geological structures. Small plant communities, animals, subsistence and ceremonial grounds are often components.

Subsistence Farming as a cultural phenomenon is a vernacular expressed in a "Johnny Appleseed" approach to the planting of species associated with the homeland that provide a component of the "fish & fruit" or "grits and grunts" subsistence diet on many Caribbean islands. The planting of sapodilla trees represents a significant cultural tradition and climate adaptation in the early settlement of Key West's Bahama Village Neighborhood.

The few surviving giant Sapodillas trees which may outlast the homes and owners who planted them to provide subsistence & shade for the dwelling and its occupants. These Trees may be considered

culturally significant, particularly in light of a preserved original dwelling nearby to complete the interpretation of the period.

Recommended Preservation Practices

Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.

Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.

Paint and Finishes

1. Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
2. Hand scraping wood column prior to repainting.
3. Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.
4. Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (hand-scraping and hand-sanding), then repainting.
5. Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
6. Using chemical strippers primarily to supplement other methods such as hand-scraping, hand-sanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may--with the proper safeguards--be chemically dip-stripped.
7. Applying compatible paint coating systems following proper surface preparation.
8. Repainting with colors that are appropriate to the historic building and district.
9. Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.
10. Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods.

Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding. Limited replacement-in-kind of deteriorated wood clapboards.

Replacing in kind an entire wood feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade.

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Roof and Flashing

1. The roof--with its shape; features such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material--is an important design element of many historic buildings.
2. Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building.
3. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features, such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.
4. Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing.
5. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.
6. Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.
7. Protecting a leaking roof with plywood and building paper until it can be properly repaired.
8. Repairing a roof by reinforcing the historic materials which comprise roof features.

Repairs will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

Replacing in kind an entire feature of the roof that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature.

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Allowable: Non-obtrusive skylights on rear of residence.

Mechanical Systems

Installing mechanical and service equipment on the roof, such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Additions

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Windows

Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead cames. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the same century, these early wooden windows were characterized by the small panes, wide muntins, and the way in which decorative trim was used on both the exterior and interior of the window.

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.

1. Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
2. Making windows weather tight by re-caulking and replacing or installing weather-stripping. These actions also improve thermal efficiency.
3. Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.
4. Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing.

Such repair may also include replacement in kind--or with compatible substitute material--of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial,

and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

Entrances and Porches

Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall character of a building.

In many cases, porches were energy-saving devices, shading southern and western elevations. Usually entrances and porches were integral components of a historic building's design;

Repairing entrances and porches by reinforcing the historic materials is not feasible.

Repair will also generally include the limited replacement in kind--of with compatible substitute material--of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.

Preserve existing window and door trim and cornice details, repair window frame and sash, consolidate with epoxy treatments as required. Replace with matching if deterioration is beyond repair.

Replacing in kind and entire entrance or porch that is too deteriorated to repair--if the form and detailing are still evident--using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The existing entrance porch is beyond repair and warrants complete replacement. A simple 8x 12 deck is specified as the new second floor entry.

Designing enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

The new entry and egress staircase is setback from the historic façade and designed to minimize the impact on the principle building façade.

Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

The offset of the staircase shields the non-historic replacement shed planned for the building behind the balustrades of the new staircase, limiting the alteration to the non-character defining portion of the structure.

Identifying, retaining, and preserving structural systems--and individual features of systems--that are important in defining the overall historic character of building, such as post and beam systems, trusses, summer beams brick or stone walls.

Replacing in kind--or with substitute material--those portions or features of the structural system that are either extensively deteriorated or are missing when there are surviving prototypes such as cast iron columns, roof rafters or trusses, or sections of loadbearing walls.

Structural Systems Rehabilitation Process

1. Evaluating floor joists prior to structural strengthening.
2. Substitute material should convey the same form, design, and overall visual appearance as the historic feature; and, at a minimum, be equal to its loadbearing capabilities.
3. Replacing in kind--or with substitute material--those portions or features of the structural system that are either extensively deteriorated or are missing when there are surviving prototypes such as cast iron columns, roof rafters or trusses, or sections of loadbearing walls.
4. Evaluate floor joists prior to structural strengthening.
5. Substitute material should convey the same form, design, and overall visual appearance as the historic feature; and, at a minimum, be equal to its loadbearing capabilities.
6. Correct structural deficiencies in preparation for the new use in a manner that preserves the structural system and individual character-defining features.
7. Design and installing new mechanical or electrical systems, when required for the new use, which minimize the number of cutouts or holes in structural members.
8. Adding a new floor when required for the new use if such an alteration does not damage or destroy the structural system or obscure, damage, or destroy character-defining spaces, features, or finishes.
9. Repair interior features and finishes by reinforcing the historic materials.
10. Repair will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes such as stairs, balustrades, wood paneling, columns; or decorative wall coverings or ornamental tin or plaster ceilings.
11. Repair interior features and finishes by reinforcing the historic materials.

Repair will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes such as stairs, balustrades, wood paneling, columns; or decorative wall coverings or ornamental tin or plaster ceilings.

Replacing in kind an entire interior feature or finish that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model for reproduction. Examples could include wainscoting, a tin ceiling, or interior stairs. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design and install new interior features and finishes if the historic feature or finish is completely missing.

Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.

Mechanical

1. Provide adequate structural support for new mechanical equipment above base flood height indicated on drawings.
2. Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.
3. Installing air conditioning units if required by the new use in such a manner that historic features are not damaged or obscured and excessive moisture is not generated that will accelerate deterioration of historic materials.

Install heating/air conditioning units in the window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

Install a split system with mechanical units secured above BFE.

Landscape Features

The landscape surrounding a historic building and contained within an individual parcel of land is considered the building site. The site, including its associated features, contributes to the overall character of the historic property. As a result, the relationship between the buildings and landscape features within the site's boundaries should be considered in the overall planning for rehabilitation project work.

Landscapes which contain historic buildings are found in rural, and urban communities and reflect environmental influences such as climate as well as the historic period in which they were created.

Identify, retain, and preserve buildings and their features as well as features of the site that are important in defining its overall historic character.

Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; and furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site.

1. Retain the historic relationship between buildings and the landscape.
2. Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.
3. Design new onsite parking, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of historic relationship between the building or buildings and the landscape.
4. Design new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.
5. Remove non-significant buildings, additions, structures or site features which detract from the historic
6. Identify, retain, and preserve building and landscape features which are important in defining the historic character of the setting.

Historic Landscape Design Guidelines

Such features can include roads and streets, furnishing such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.

Retain the historic relationship between buildings and landscape features of the setting. For example, preserve the relationship between historic houses, historic roads, and landscape features.

Protect building and landscape features such as lighting or trees, against damage and vandalism before rehabilitation works begins by erecting protective fencing.

Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. "Shared" parking should also be planned as that several tenants can utilize one parking area.

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale design, material, color, and texture.

Remove non-significant buildings, additions or landscape features which detract from the historic character of the setting.

Preservation Standards & Specifications

Preservation Drawing Index

A100 Site Plan: Existing Conditions

S1 Demolition Plan

S2 Landscape & Drainage Plan

Architectural Drawing Sheets

A101

A102

A103

A104

A105

812-814 Baptist Lane, Key West, Florida

Renovation is proposed on an historic outbuilding at 812-814 Baptist Lane. On the property there are three historically significant trees; two are Sapodilla and one is a Spanish Lime. Their condition rating is fair. The Sapodilla closest to the historic building is most impacted by construction. Also on the site is an Avocado in poor condition which is to be removed.

As construction remains the number one killer of trees it is our intention to protect all trees on the site from any damage. Prior to any construction a hard barricade will be placed immediately adjacent to the 'pan' area of the trees. A layer of mulch five to ten inches thick will be placed within the dripline of all trees for the duration of construction to inhibit damage to the root system. In the immediate area of vehicular impact plywood may also be added on top of the mulch.

The tree most impacted by construction is the Sapodilla at 24¾" DBH, co-dominant at 4½', approximately 40'x 60', and has prior extensive storm damage. It is growing at the center southernmost portion of the property, side yard, approximately 15'-18' feet from the face of the historic building. That building is located at the southwestern corner of the property. Construction vehicles will pass under the canopy (dripline) of this tree and breaking ground by means of augering holes for pilings. Above grade beams and cantilevering is proposed to lessen impact to root system. An ISA (International Society of Arboriculture) Certified Arborist will be on site during construction within the dripline.

The remaining two trees are a Sapodilla, 17½" DBH, approximately 30'x 60' and Spanish Lime, two stems at 17½' DBH and 26½" DBH, approximately 40'x 60'. They are at the rear northwest portion of the property abutting the property line and adjacent to each other partially sharing root systems. Approximately 50% of their canopies overhang the abutting property. All trees are estimated to be minimally 75 years of age.

All trees will be preserved and protected. An annual management trimming will be conducted to 'clean' the canopy of all rubbing, dead, dying and diseased limbs as needed and to structural prune by restoration, thinning, reducing or removing branches with included bark, balancing, directional pruning, and shaping the canopy. All pruning will be in accordance with the latest edition of ANSI A300 pruning standards.

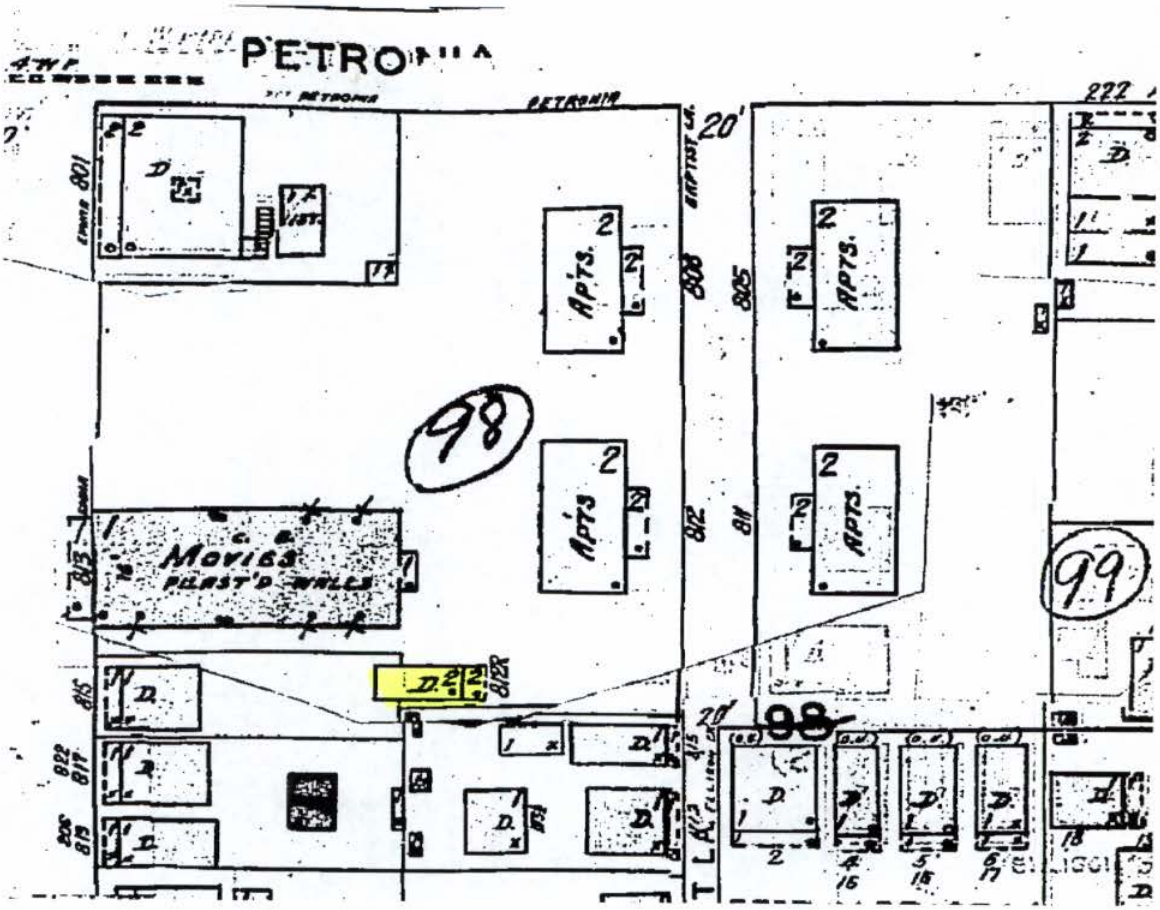
A 'washout' location will be designated on site away from trees and roots for cleaning and chemical refuse.

After construction is completed the landscape will be installed with historically significant fruit trees (avocado/mango), trees, shrubs and groundcovers with a minimum of 70% native species.

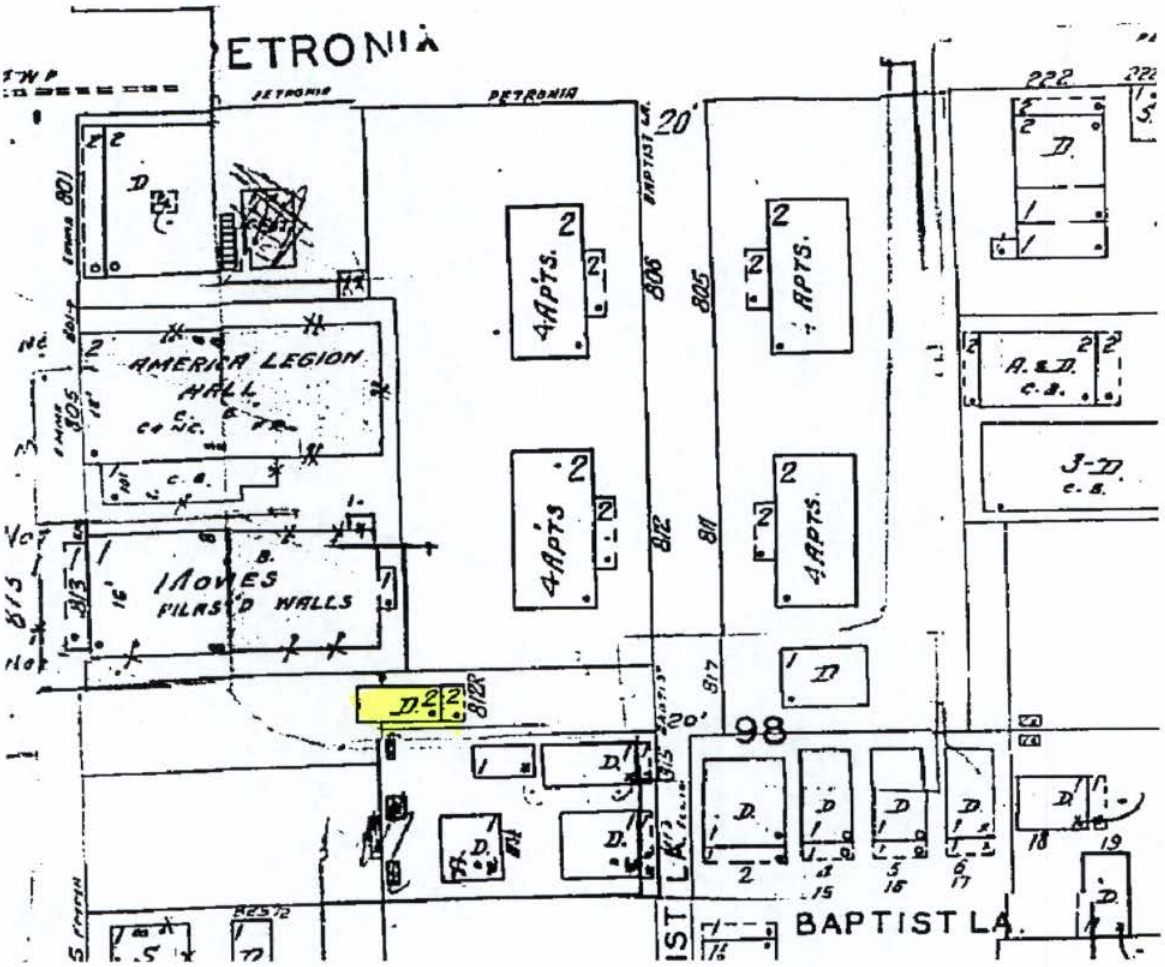
Attached are photographs depicting trees and their location.

Cynthia Domenech-Coogle, ISA Certification #FI-0277, Cynthia's Blue Palms, 305/747-2142

Sanborn Maps



#812 Baptist Lane 1948 Sanborn map



#812-814 Baptist Lane 1962 Sanborn map

Project Photos

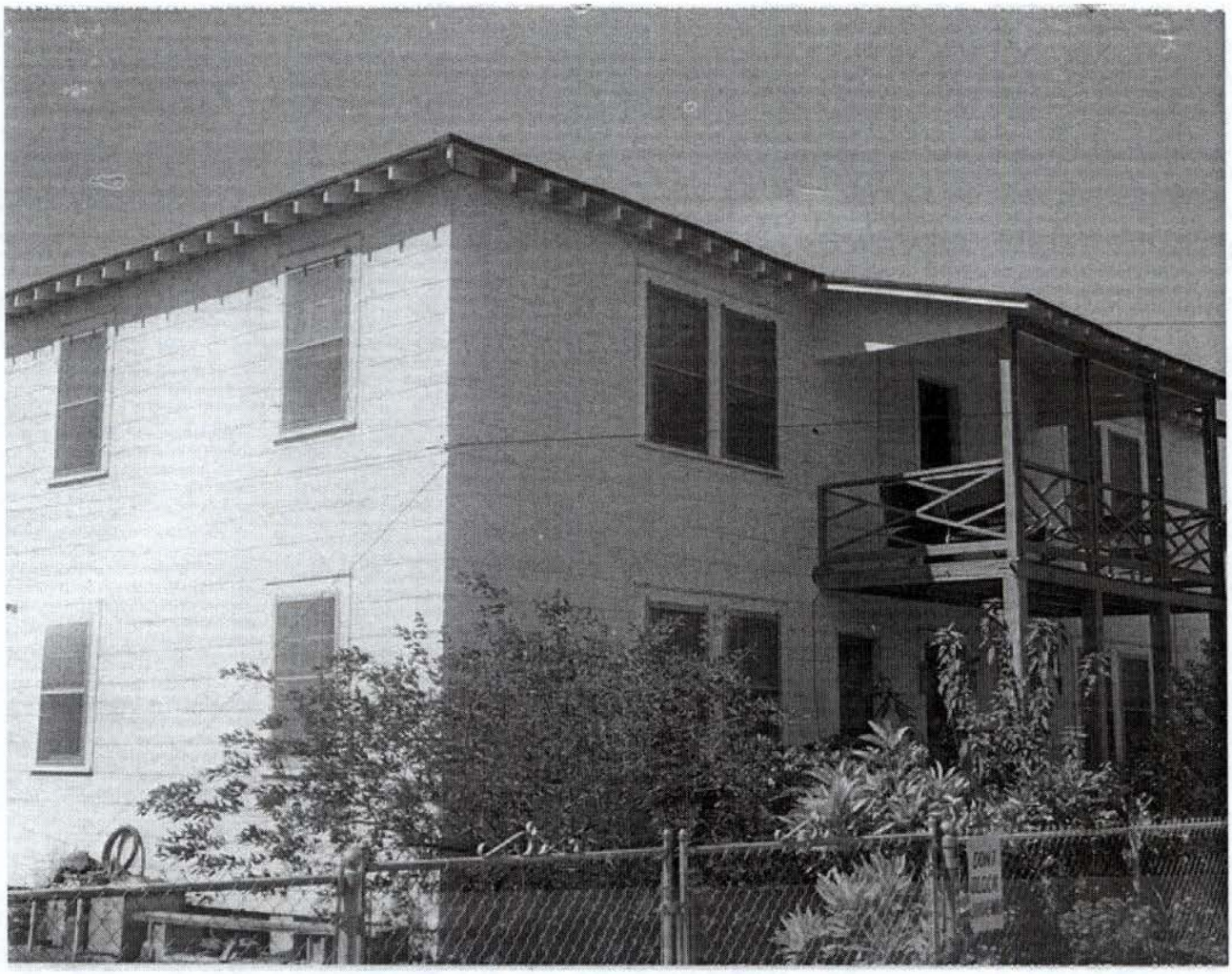


Photo taken by the Property Appraiser's office c1965; 812 Baptist Lane aka 812 Patone St.; built c1938; Monroe County Library


KEY WEST PLANNING DEPT.
NOV 14 2011
MONROE COUNTY


POSTED
NO TRESPASSING
POSTED


POSTED
TRESPASSING
VIOLATORS WILL
BE PROSECUTED


TRESPASSING


KEY WEST PLANNING DEPT.
NOV 14 2011
MONROE COUNTY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KEY WEST PLANNING DEPT.
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KEY WEST PLANNING DEPT
NOV 14 2011
MONROE COUNTY
818 Wh. TR


KEY WEST PLANNING DEPT
NOV 14 2014
RECEIVED

SAPODILLA SIDE

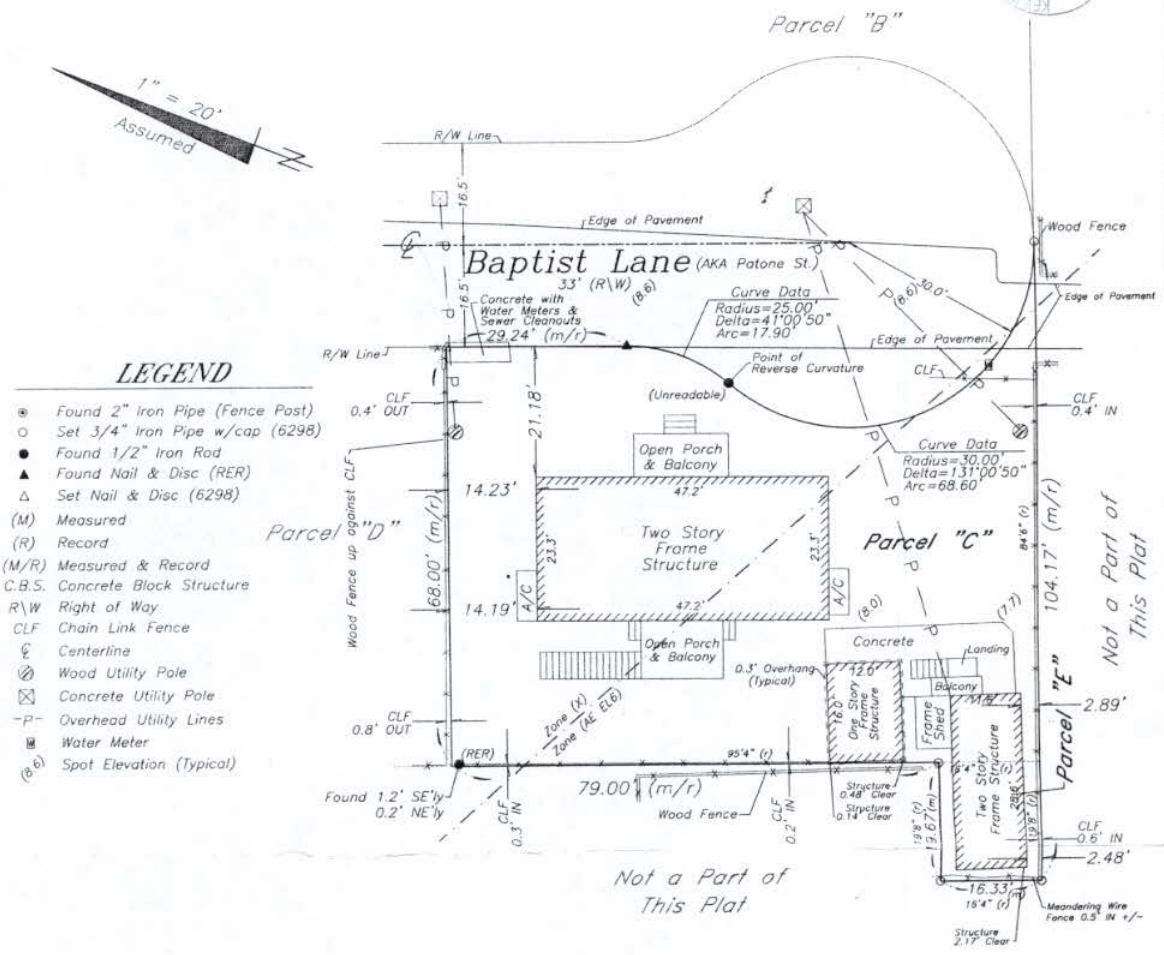
AVOCADO TO BE REMOVED

Sapodilla rear

Spanish Lime rear

Survey

Boundary Survey Map of Parcels "C" & "E"
Patone's Subdivision



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod
- Found Nail & Disc (RER)
- 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
- Water Meter
- (8.6) 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: 812 Baptist 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. Date of field work: September 15, 2011.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
11. Flood Insurance Rate Map Zone: X / AE (EL 6), Community #120168, Panel 1516K, Dated 2-18-05.

BOUNDARY SURVEY OF: Parcels C and E of Patone's Subdivision, a subdivision of the City of Key West, Monroe County, Florida, according to a Plat by M.B. Garris, C.E., recorded in Plat Book 2, Page 27, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Baptist Street Enterprise, LLC;
Spottswood, Spottswood, & Spottswood;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

September 16, 2011
Revised November 15, 2011 to add spot elevations

THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Proposed Plans

SITE AREAS & FEATURES

EXISTING

PARCEL D: 6482SF	
PARCEL E: 324SF	
SITE AREA TOTAL	6806SF
SITE BLDG. AREA TOTAL	2096SF
SITE PARKING AREA	2578SF
17SF 871SF 876SF 474SF 340SF	
WALKS/ PATIOS	@570SF
IMPERVIOUS SITE AREA	5244SF
UNDEVELOPED SITE AREA	1562SF

DEMOLITION PLAN

OLD SHED
DEMOLISH AND REPLACE

STAIRWAY
DEMOLISH AND REPLACE

BUILDING III
PROVIDE 5'-0" OF BLDG. AT REAR
REPOSITION IN PLACE TURN 90 DEG.
REINFORCE STRUCTURAL
NEW SIDING WINDOWS & DOORS

PRESERVATION NOTES

BUILDING REHAB CONFORM TO NPS AND HARC
BUILDING I NOT INVLVED IN PROJECT
BUILDING II: REHAB: SELECTIVE DEMOLITION
BUILDING III: EXISTING NON CONTRIBUTING
OLD SHED: UNSAFE/BEYOND REPAIR
OLD STAIR/LANDINGS: UNSAFE/BEYOND REPAIR

KEY: SITE SYMBOLS

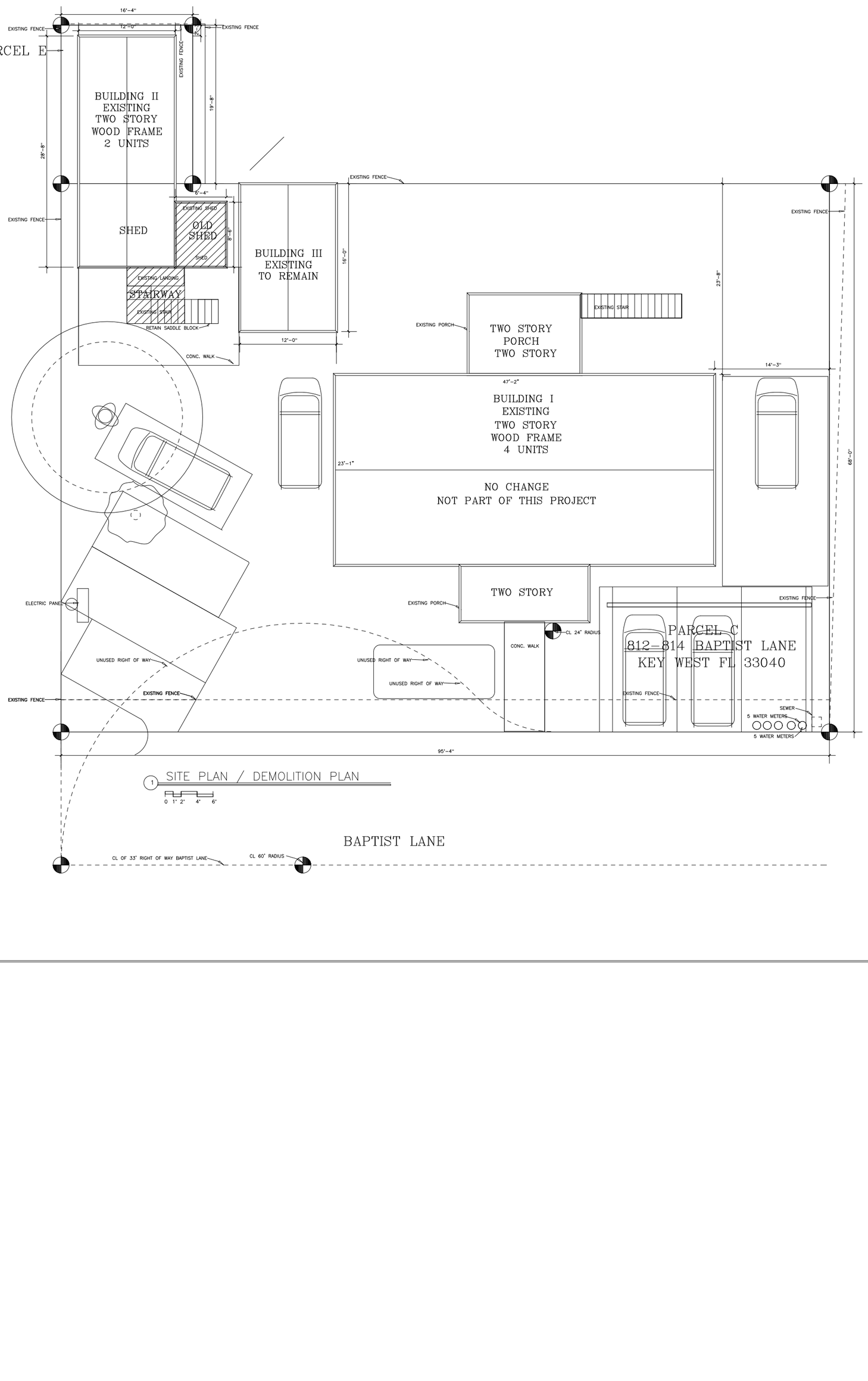
NORTH
0 1' 2' 4' 6'

PARKING
OFF-STREET PARKING
TOTAL PARKING 6
SCOOTERS 6
BICYCLE 6

OFF-STREET PARKING
8'-6" X 18'-0"

PARKING GEO PAVE

WALKWAYS GEO PAVE



1 SITE PLAN / DEMOLITION PLAN
0 1' 2' 4' 6'

10/6/11
11/6/11
11/14/11
11/15/11
12/14/11
12/20/11

812-814 BBAPTIST LANE
KEY WEST FLORIDA 33040

KEY WEST ARCHITECT.COM
CHRIS LIDDLE ARCHITECT
BUILDING GREEN IN THE FLORIDA KEYS
(305) 797-4162

SCALE AS	
DRAWN CL	DATE 11/15/11
CKD. BY CL	DATE
PROJECT NO. 0511	

S100
DEMOLITION SITE

SITE AREAS & FEATURES

PARCEL D: 6482SF PARCEL E: 324SF	
SITE AREA TOTAL	6806SF

EXISTING

SITE AREA TOTAL	6806SF
SITE BLDG. AREA TOTAL	2096SF
SITE PARKING AREA	2578SF
WALKS/ PATIOS	@570SF
IMPERVIOUS SITE AREA	5244SF
UNDEVELOPED SITE AREA	1562SF

BUILDING I: 23'x47'	1116SF
BLDG.II: 12'x28'-8"'	344SF
BLDG III: 12'X16'	168SF
OLD SHED:	64SF
BLDG. AREA TOTAL	1756SF
EXIST PORCHES/DECKS 130SF 112SF 110SF	352SF
SITE COVER DRIPLINE:	@3405SF
SITE BLDG. AREA TOTAL	2096SF
NEW PORCHES88SF STAIR 80SF	
NEW STRUCTURES:	168SF
SITE PARKING AREA	1032SF
WALKS/PATIOS GEO PAVE	540SF
WALKS/PATIOS PAVED	310SF
SITE BLDG. AREA TOTAL	2096SF
SITE PARKING AREA	1032SF
WALKS/ PATIOS	840SF
DEVELOPED SITE AREA	3968SF
UNDEVELOPED SITE AREA	2838SF
SITE AREA:PERVIOUS	1032SF
SITE AREA:IMPERVIOUS	840SF

IMPROVED SITE COVERAGE

DEVELOPED SITE AREA	58%
SITE AREA:IMPERVIOUS	50%

EXISTING SITE COVERAGE

DEVELOPED SITE AREA	77%
SITE AREA:IMPERVIOUS	77%
SITE OPEN LAND:NEW	27%

KEY: SITE SYMBOLS

NORTH

0 1' 2' 4' 6'

PARKING

PARKING GEO PAVE

OFF-STREET PARKING

ACCESSIBLE	1
TOTAL PARKING	6
SCOOTERS	2
BICYCLE	6

OFF-STREET PARKING
9'-0 X 18'-0"

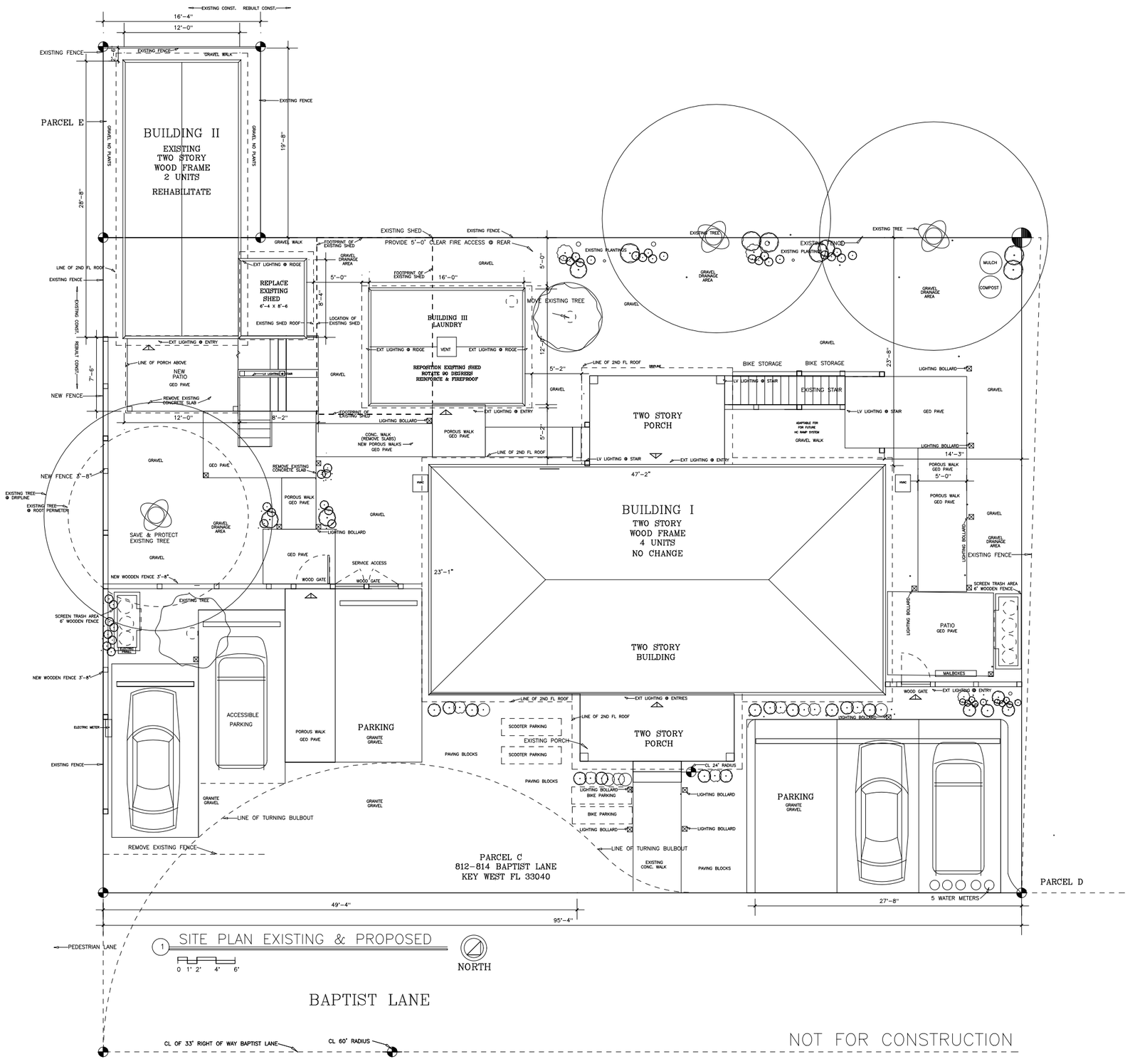
WALKWAYS GEO PAVE

ENTRANCE

FENCES AND GATES

LANDSCAPED AREAS

LIGHTING BOLLARDS



NOT FOR CONSTRUCTION

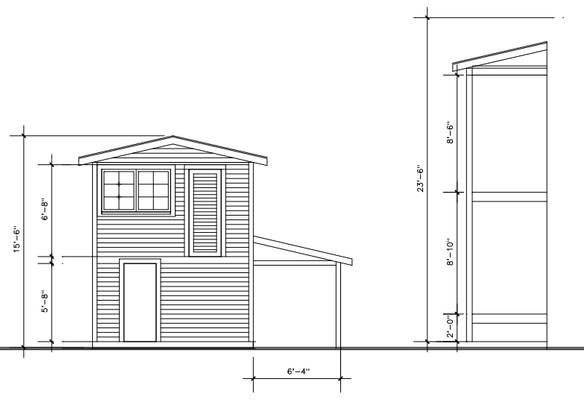
10/6/11
10/23/11
10/26/11
10/31/11
11/6/11
12/14/11
12/20/11
1/8/12
1/14/12
1/20/12
1/26/12

812-814 BAPTIST LANE
KEY WEST FLORIDA 33040

KEY WEST ARCHITECT.COM
CHRIS LIDDLE ARCHITECT
BUILDING GREEN IN THE FLORIDA KEYS
Tel. (305) 797-4162

SCALE AS	
DRAWN CL	DATE 1/26/12
CKD. BY CL	DATE
PROJECT NO. 0511	

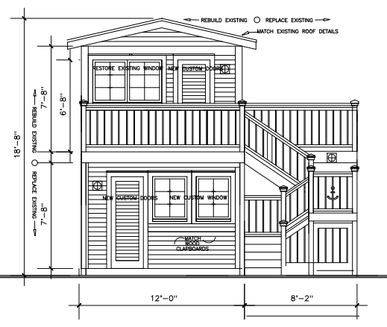
S101
SITE PLAN LANDSCAPE



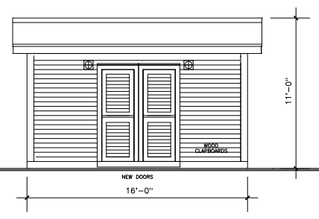
3 EXISTING ELEVATION

0 1" 2" 4" 6"

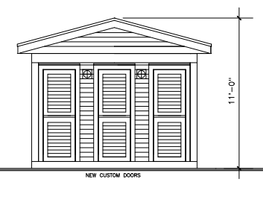
ADJACENT BLDG.



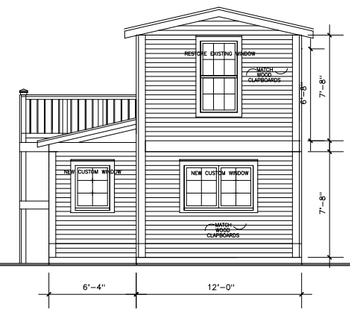
2 PROPOSED ELEVATION



SHED ELEVATION

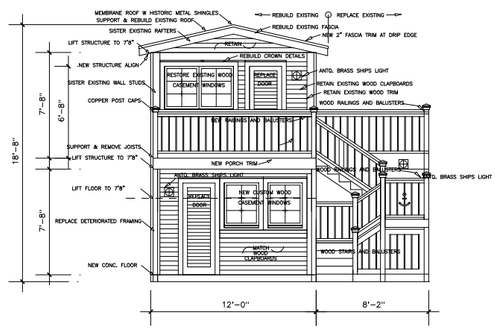


SHED ELEVATION



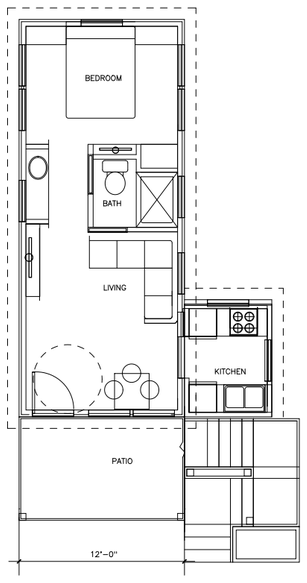
1 REAR ELEVATION

0 1" 2" 4" 6"



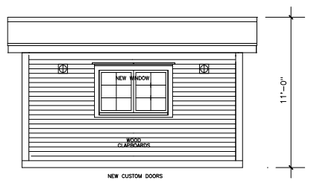
3 HISTORIC PRESERVATION NOTES

0 1" 2" 4" 6"

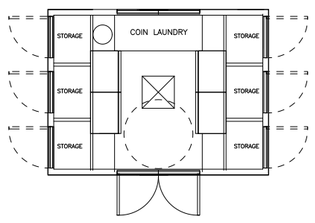


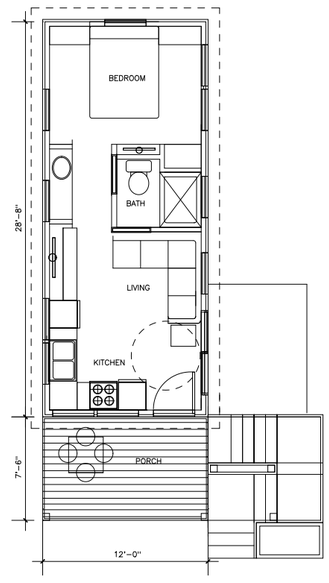
1 NEW 1ST FLOOR PLAN

0 1" 2" 4" 6"



REAR ELEVATION





2 NEW 2ND FLOOR PLAN

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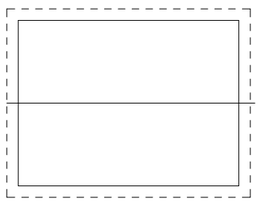


	812–814 BAPTIST LANE KEY WEST FLORIDA OWNER:BAPTIST LANE PROPERTIES CHRIS LIDDLE ARCHITECT 1075 DUVAL ST. C21–198 KEY WEST FLORIDA 33040 305–797–4162 FL LIC.: AR93860	CONTRACTOR: NOT FOR CONSTRUCTION	SCALE AS DRAWN CL / DATE 11/14/11 CKD. BY CL / REV 0/00/00 PROJECT NO. 0411	PRELIM PLANS A103

	812–814 BAPTIST LANE KEY WEST FLORIDA OWNER:BAPTIST LANE PROPERTIES CHRIS LIDDLE ARCHITECT 1075 DUVAL ST. C21–198 KEY WEST FLORIDA 33040 305–797–4162 FL LIC.: AR93860	CONTRACTOR: NOT FOR CONSTRUCTION	SCALE AS DRAWN CL / DATE 10/21/11 CKD. BY CL / REV 0/00/00 PROJECT NO. 0411	PRELIM PLANS A102

	812–814 BAPTIST LANE KEY WEST FLORIDA OWNER:BAPTIST LANE PROPERTIES CHRIS LIDDLE ARCHITECT 1075 DUVAL ST. C21–198 KEY WEST FLORIDA 33040 305–797–4162 FL LIC.: AR93860	 NOT FOR CONSTRUCTION	SCALE AS DRAWN CL / DATE 10/21/11 CKD. BY CL / REV 0/00/00 PROJECT NO. 0411	PRELIM PLANS A101

10/6/11
10/23/11
10/26/11
10/31/11
11/6/11
11/14/11
1/25/12

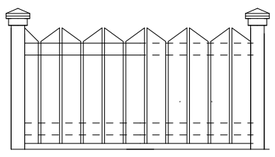
812–814BBAPTIST LANE
KEY WEST FLORIDA 33040

KEY WEST ARCHITECT.COM
CHRIS LIDDLE ARCHITECT
BUILDING GREEN IN THE FLORIDA KEYS
Tel. (305) 797–4162

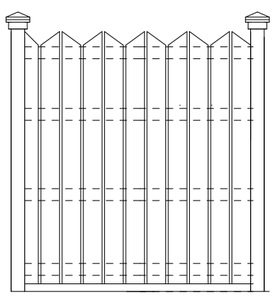
SCALE 1/4"	
DRAWN CL	DATE 10/26/06
CKD. BY CL	DATE
PROJECT NO. 0511	

A101
PRELIM PLANS

4 PORCH RAILING DETAIL



5 PICKET FENCE DETAIL



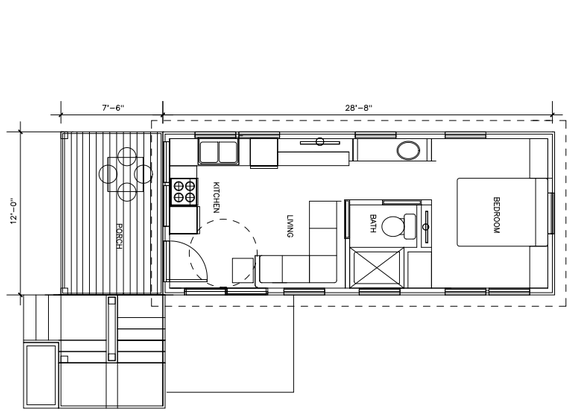
6 TRASH & REC FENCE

4 PROPOSED SIDE ELEVATION

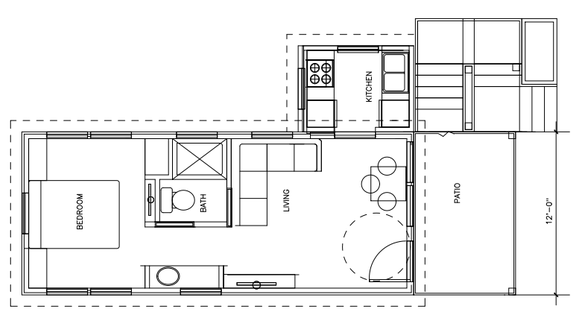
0 1' 2' 4' 6'

3 PROPOSED ELEVATION

0 1' 2' 4' 6'



2 NEW 2ND FLOOR PLAN



1 NEW 1ST FLOOR PLAN

	812-814 BAPTIST LANE KEY WEST FLORIDA OWNER:BAPTIST LANE PROPERTIES CHRIS LIDDLE ARCHITECT 1075 DUVAL ST. C21-198 KEY WEST FLORIDA 33040 305-797-4162 FL LIC.: AR93660	NOT FOR CONSTRUCTION	SCALE: AS DRAWN: CL DATE: 10/21/11 CKD. BY: CL REV: 0/00/00 PROJECT NO.: 0411	PRELIM PLANS A105

	812-814 BAPTIST LANE KEY WEST FLORIDA OWNER:BAPTIST LANE PROPERTIES CHRIS LIDDLE ARCHITECT 1075 DUVAL ST. C21-198 KEY WEST FLORIDA 33040 305-797-4162 FL LIC.: AR93660	NOT FOR CONSTRUCTION	SCALE: AS DRAWN: CL DATE: 10/21/11 CKD. BY: CL REV: 0/00/00 PROJECT NO.: 0411	PRELIM PLANS A104

10/6/11
10/23/11
10/26/11
10/31/11
11/6/11
1/26/12

812-814 BAPTIST LANE
KEY WEST FLORIDA 33040

KEY WEST ARCHITECT.COM
CHRIS LIDDLE ARCHITECT
BUILDING GREEN IN THE FLORIDA KEYS
Tel. (305) 797-4162

SCALE 1/4"

DRAWN CL	DATE 1/26/12
CKD. BY CL	DATE

PROJECT NO. 0511

A104
PRELIM PLANS

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., February 21, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

REHABILITATION OF 814 BAPTIST LANE AND NEW ONE STORY ADDITION. ELEVATE EXISTING STRUCTURE, REPLACE STAIRS AND ENLARGE FRONT PORCH. RELOCATE EXISTING ACCESSORY SHED AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING STAIRS, SHED AND ROOF

#812-814 Baptist Lane/ #812-814 Patone Street

Applicant- Ty Symroski/ Cynthia Domenech-Application Number H12-01-189

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

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1014915 Parcel ID: 00014520-000000

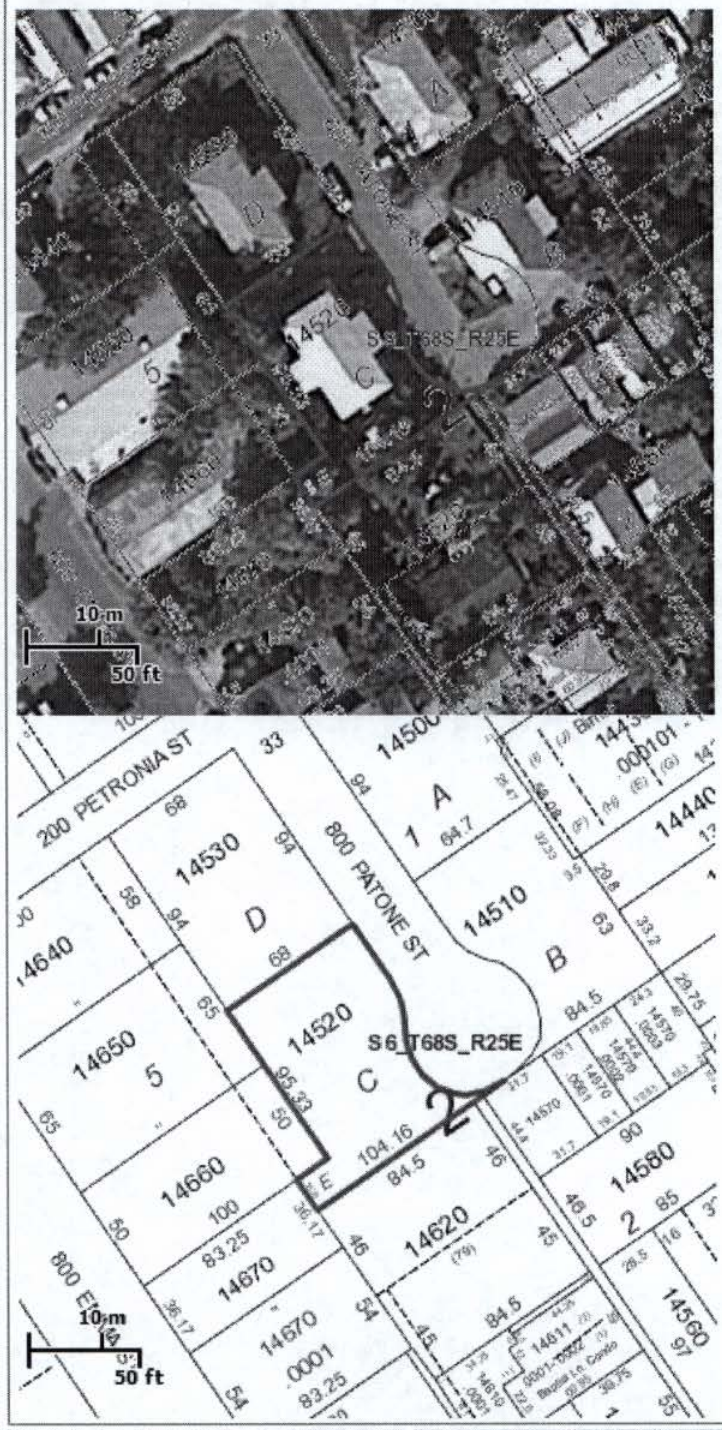
Ownership Details

Mailing Address:
BAPTIST STREET ENTERPRISES LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

Property Details

PC Code:	08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group:	11KW
Affordable Housing:	No
Section-Township-Range:	06-68-25
Property Location:	814 BAPTIST LN KEY WEST 812 BAPTIST LN KEY WEST
Legal Description:	KW PT LOT 1 SQR 2 TR 3 PARCEL C AND PARCEL E PB2-27 G58-464/65 OR994-2195 OR1623-916D/C OR1626-841/42ORD OR1757-681/84WILL OR1812-1337/39 OR1812-1340/42 OR2534-2400/01

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	68	95	6,182.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 0

Total Living Area: 2832
Year Built: 1938

Building 1 Details

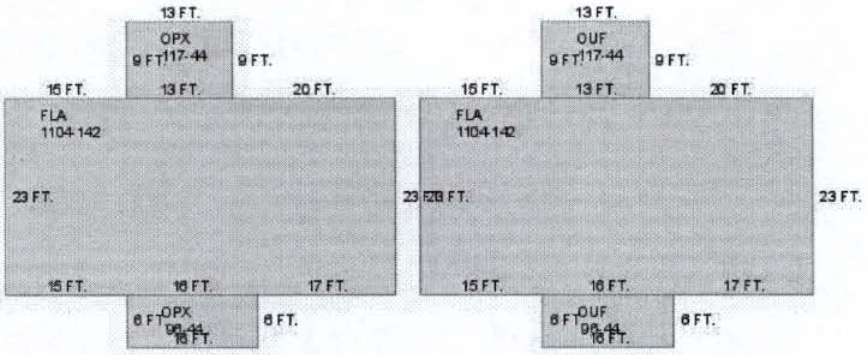
Building Type	R4	**Condition**	G	**Quality Grade**	550
Effective Age	11	**Perimeter**	284	**Depreciation %**	12
Year Built	1938	**Special Arch**	0	**Grnd Floor Area**	2,208
Functional Obs	0	**Economic Obs**	0		

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type	GABLE/HIP	**Roof Cover**	METAL	**Foundation**	WD CONC PADS
Heat 1	FCD/AIR DUCTED	**Heat 2**	NONE	**Bedrooms**	4
Heat Src 1	ELECTRIC	**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	-9	**Dishwasher**	0



Sections:

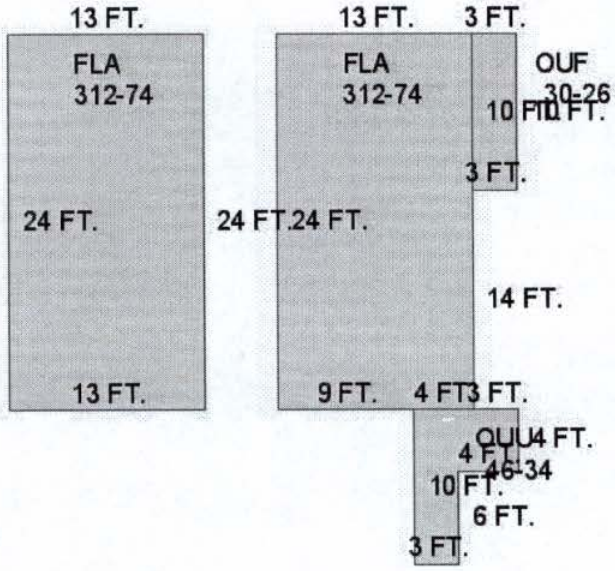
Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	2:B & B	1	1993	N	Y	0.00	0.00	1,104
2	OPX		1	1993	N	N	0.00	0.00	117
3	OPX		1	1993	N	N	0.00	0.00	96
4	FLA	2:B & B	1	1993	N	Y	0.00	0.00	1,104
5	OUF		1	1993	N	N	0.00	0.00	96
6	OUF		1	1993	N	N	0.00	0.00	117

Building 2 Details

Building Type R1 **Condition** P **Quality Grade** 450
Effective Age 37 **Perimeter** 148 **Depreciation %** 39
Year Built 1946 **Special Arch** 0 **Grnd Floor Area** 624
Functional Obs 0 **Economic Obs** 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP **Roof Cover** MIN/PAINT CONC **Foundation** CONCRETE SLAB
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	1:WD FRAME	1	1993	N	Y	0.00	0.00	312
2	FLA	1:WD FRAME	1	1993	N	Y	0.00	0.00	312
3	OUF		1	1993	N	N	0.00	0.00	30
4	OUU		1	1993	N	N	0.00	0.00	46

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	UB2:UTILITY BLDG	132 SF	0	0	1975	1976	1	50

Appraiser Notes

2003-13-3 - TOTAL RENOVATION GUTTED.(041)
FOR THE 1973 TAX ROLL PARCEL E (F/K/A RE 00014540-000000) WAS COMBINED WITH THIS PARCEL. I RESEARCHED THIS COMBINATION PER PROPERTY OWNER'S REQUEST.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08-4213	01/14/2008	07/28/2009	2,150		REPAIR EXSTNG ROOF/REPLACE 2X4 ROTTEN BOARDS ON SHED-INSTALL NEW DOOR+PAINT EXTERIOR SHED+ REPLACE ROTTEN EXTERIOR SIDING
1	9803289	10/26/1998	12/10/1998	100	Residential	REPAIR/REPL PICKET FENCE
	02/2487	09/11/2002	05/03/2003	5,000		REPLACE SIDING
	02/2466	09/17/2002	05/03/2003	3,500		ELECTRIC
	02/2435	09/18/2002	05/03/2003	10,001		INSTALL 4 A/C
	02/2860	10/22/2002	05/03/2003	7,680		REPLACE SODING
	02-3135	11/25/2002	05/03/2003	7,600		REPLACE WINDOWS
	02-2466	01/28/2003	05/03/2003	3,500		NEW TEMP ELECT
	03-0410	02/13/2003	07/21/2003	14,500		PAINT INSIDE
	02-2152	09/06/2002	05/12/2003	8,000		SEWER WORK
	02-2487	09/10/2002	05/12/2003	5,000		SIDING WK.
	02-3135	11/25/2002	05/12/2003	7,500		RENOVATE

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
2011	325,189	897	217,630	543,716	543,716	0	543,716
2010	331,248	897	189,515	521,660	521,660	0	521,660

2009	370,667	1,563	336,390	708,620	708,620	0	708,620
2008	340,892	1,563	562,562	905,017	905,017	0	905,017
2007	398,650	1,509	618,200	1,018,359	1,018,359	0	1,018,359
2006	462,873	1,509	446,650	841,601	841,601	0	841,601
2005	364,336	1,529	432,740	756,098	756,098	0	756,098
2004	388,845	1,549	262,735	653,129	653,129	0	653,129
2003	197,424	2,008	148,368	347,800	347,800	0	347,800
2002	178,185	2,028	108,185	288,398	288,398	288,398	0
2001	162,300	2,048	108,185	272,533	272,533	272,533	0
2000	162,300	2,557	74,184	239,041	239,041	239,041	0
1999	129,434	2,107	74,184	205,725	205,725	205,725	0
1998	105,440	1,695	74,184	181,319	181,319	181,319	0
1997	94,896	1,554	61,820	158,269	158,269	158,269	0
1996	83,961	1,442	61,820	147,223	147,223	147,223	0
1995	83,961	1,133	61,820	146,914	146,914	25,000	121,914
1994	100,205	1,037	61,820	163,062	163,062	25,000	138,062
1993	60,863	3,154	61,820	125,837	125,837	25,000	100,837
1992	74,252	3,154	61,820	139,226	139,226	25,000	114,226
1991	74,252	3,154	64,911	142,317	142,317	25,000	117,317
1990	57,311	3,154	49,456	109,921	109,921	25,000	84,921
1989	47,365	2,867	47,911	98,143	98,143	25,000	73,143
1988	41,764	2,867	35,547	80,178	80,178	25,000	55,178
1987	40,510	2,867	20,092	63,469	63,469	25,000	38,469
1986	40,718	2,867	18,546	62,131	62,131	25,500	36,631
1985	39,468	2,867	19,374	61,709	61,709	25,500	36,209
1984	36,054	2,867	19,374	58,295	58,295	25,500	32,795
1983	36,054	2,867	19,374	58,295	58,295	25,500	32,795
1982	37,674	2,867	15,111	55,652	55,652	25,500	30,152

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/20/2011	2534 / 2400	450,000	WD	02
8/29/2002	1812 / 1337	410,000	WD	Q

This page has been visited 56,980 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176