



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 22, 2022

Applicant: Seth Neal, Architect

Application Number: H2022-0003

Address: 719 Bakers Lane

Description of Work:

New two-story residence.

Site Facts:

The site under review stands as a vacant lot as the historic house that used to be in the lot was declared unsafe by the CBO. The lot sits in the east side of the lane and abuts the rear yards of William Street and Windsor Lane properties. Most adjacent historic houses are one and a half and two-story structures. On January 20, 2022, this project was reviewed by the Planning Board and received approvals for front and rear yard setbacks. In October a large poinciana tree was removed to its unhealthy condition. A protected Spanish lime tree still stands on the northeast side of the property.

Guidelines Cited on Review:

- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 22, 23, 24 and 25.
- Decks, patios, hot tubs, spas, pools and relate equipment (page 39a), specific guideline 1.

Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a new two-story frame house. The new structure will be rectangular in footprint with an attached one-story covered porch proposed on the northeast side. The design is based on traditional architecture found in the surrounding context. The building will face Bakers Lane with a one story covered porch supported with brackets. The house will have a hip roof intercepted with cross gable roofs. The house will have a maximum height of 24'-10 ½" from grade and will be built over concrete piers that will extend 2'-6" from grade. Horizontal hardie board will be used for siding on the first floor and hardie board and batten pattern in the upper floor. Two over two aluminum impact windows and impact doors are proposed in the new design. The one-story covered porch will have screens on its north and west elevations and will be enclosed with louvers on the east. The roof will be covered with metal V-crimp panels. In addition, the plan includes a deck attached to the north side of the house. Mechanical equipment will be located on the northeast side of the lot and setback from property lines.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed new house and deck are consistent with the cited regulations for new construction and decks. The design is harmonious in architectural vocabulary, building form and scale to surrounding properties. Although the site is extremely small in dimensions the new building will not outshine or stand out from the historic neighboring fabric. Staff finds the design to be a smart solution for the specific site and parcel location.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
2022-0003		AKM 1/31/22
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #
X	HHDR	

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

ADDRESS OF PROPOSED PROJECT:

719 BAKERS LANE, KEY WEST

NAME ON DEED:

ENRICOS TIRE BODEGAS LLC

PHONE NUMBER

312-402-0630

OWNER'S MAILING ADDRESS:

FRED DEMSHAR
719 BAKERS LANE

EMAIL

LORDFRED00@gmail.com

KEY WEST, FL 33040

APPLICANT NAME:

T.S. NEAL ARCHITECTS, SETH NEAL

PHONE NUMBER

305-340-8857

APPLICANT'S ADDRESS:

22974 OVERSEAS HWY

EMAIL

SETHNEAL@TSNARCHITECTS.COM

CUDJAB KEY, FL 33042

APPLICANT'S SIGNATURE:

T. Seth Neal

DATE

1-31-2022

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☒

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

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

GENERAL: NEW TWO STORY WOOD FRAMED RESIDENCE. MATERIALS: ^{5-V CNUMP} METAL ROOF, HARDIE SIDING & TRIM, ALUM. WINDOWS & DOORS, CONCRETE PIERLS w. STUCCO PARAPET COAT, TWO BEDROOM & TWO & HALF BATH.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

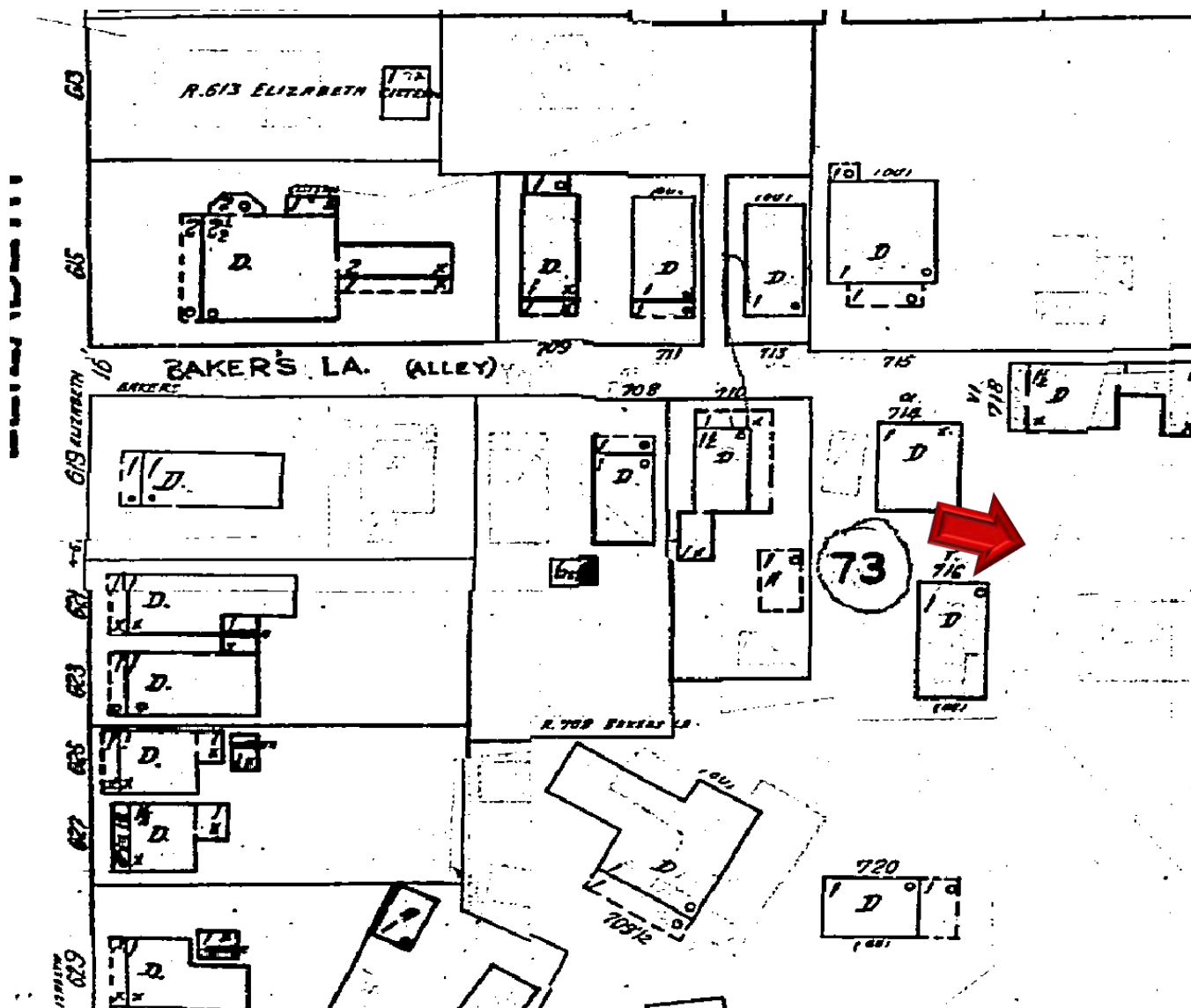
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>NA</i>	
PAVERS: <i>—</i>	FENCES: <i>—</i>
DECKS: <i>WOOD</i>	PAINTING: <i>—</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): <i>NA</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
<i>NA</i>	

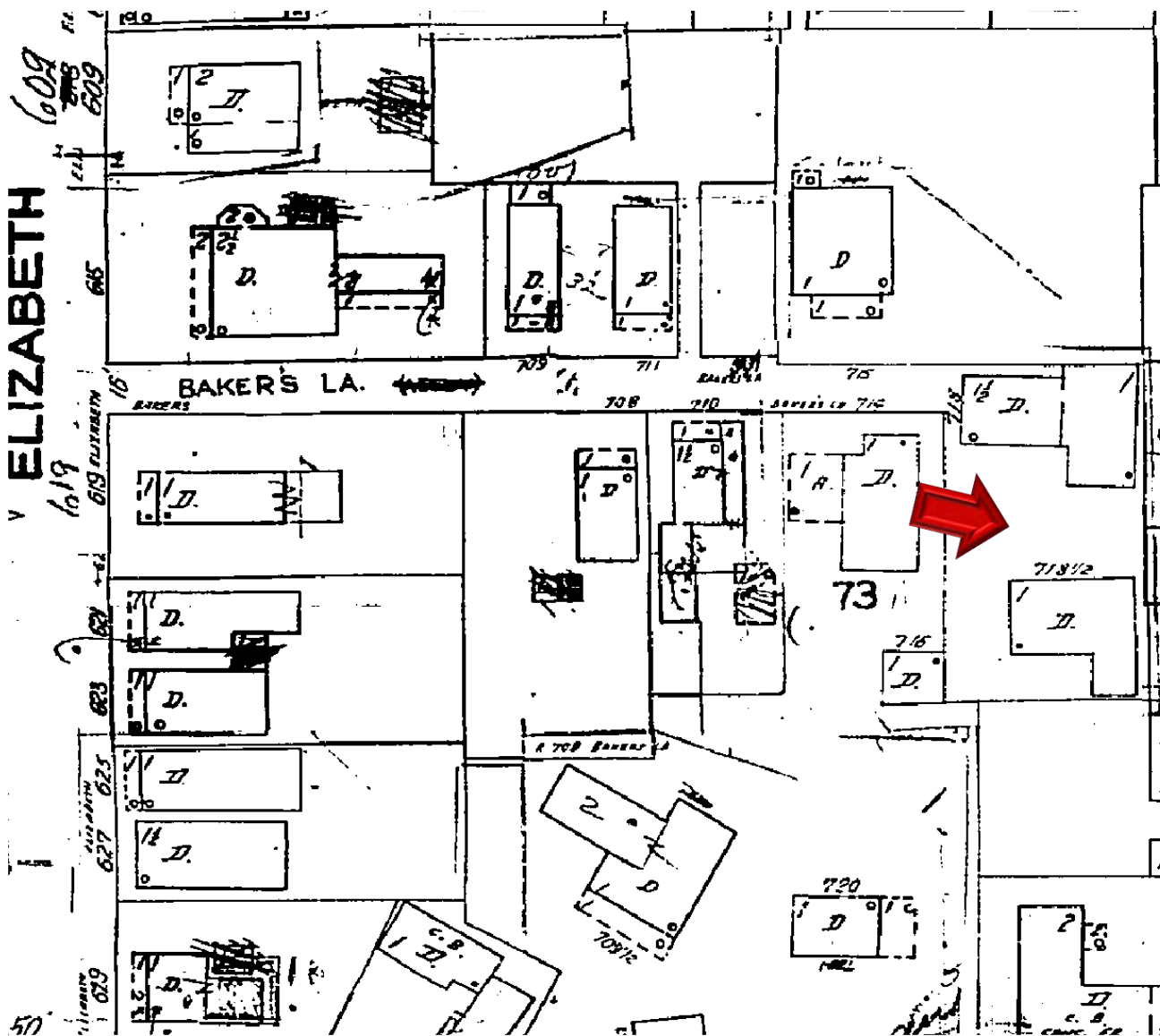
OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
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.

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



719 Bakers Lane circa 1965. Monroe County Library.



719 BAKERS LANE



718 BAKERS LANE



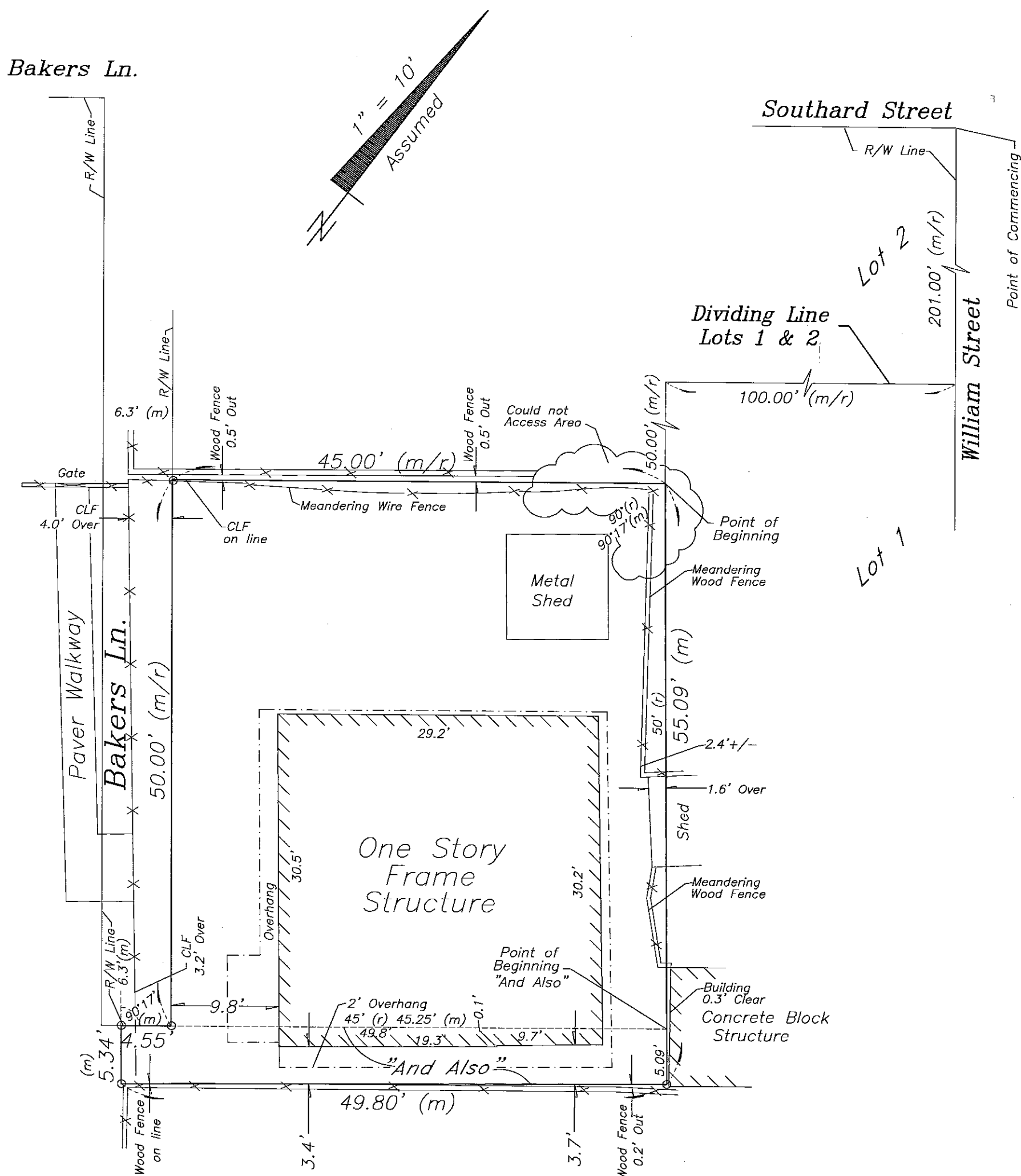
**626 WILLIAMS STREE
ACCESSORY STRUCTURE**



**620 - 622 - 626 WILLIAMS STREET
(LEFT TO RIGHT)**

SURVEY

Boundary Survey Map of part of Lot 1 of Square 59 of Wm. A.
Whitehead's map of the Island of Key West



LEGEND

- Found 3/4" ron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- POB Point of Beginning
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- ⦿ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Lot 1 of Square 59 of Wm. A. Whitehead's map of the Island of Key West

NOTES:

1. The legal descriptions shown hereon were 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: 719 Bakers Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: September 19, 2019 and April 15, 2020
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.
13. The "And Also" description is proposed and has not been recorded at this date.

BOUNDARY SURVEY OF:

On the Island of Key West and is part of Lots One (1), in Square Fifty-nine (59), according to William A. Whitehead's map of said Island.

Commencing at a point distant from William Street One Hundred (100) feet and Two Hundred One (201) feet distant from Southard Street on the line dividing Lots One (1) and Two (2) of said Square Fifty-nine (59), and running thence in a Southeasterly direction Fifty (50) feet to a point of beginning; thence in a Southwesterly direction parallel to Southard Street Forty-five (45) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction Forty-five (45) feet; thence at right angles in a Northwesterly direction Fifty (50) feet to the point or place of beginning.

Also, together with any and all rights of the parties of the first part in and to the alleyway on the Southwesterly side of the above described parcel of land, which is to be kept open for the benefit of said parcel of land and the property immediately adjoining same to the Northwest.

AND ALSO; (Authored by the Undersigned)

A parcel of land on the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot 1 of Square 59, said parcel is being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of Southard Street with the Southwesterly right of way line of William Street and run thence Southeasterly along the Southwesterly right-of-way line of the said William Street for a distance of 201.00 feet; thence Southwesterly and at right angles along the dividing line of Lots 1 and 2, of said Square 59, for a distance of 100.00 feet; thence Southeasterly and at right angles for a distance of 100.00 feet to the Easterly corner of the lands described in Official Record Book 3001 at Page 167, as recorded in the Public Records of Monroe County, Florida, said point also being the Point of Beginning of the parcel of land being described herein; thence continue Southeasterly along the previously mentioned course for a distance of 5.09 feet to a point on the Northwesterly boundary line of the lands described in Official Record 2934 at Page 923, of the said Public Records; thence Southwesterly and at right angles along the Northwesterly boundary line of the said lands described in Official Record Book 2934 at Page 923 for a distance of 49.80 feet to the Westerly corner of the lands described in said Official Record Book 2934 at Page 923; thence Northwesterly at right angles for a distance of 5.34 feet; thence Northeasterly with a deflection angle of 90°17' to the right for a distance of 49.80 feet back to the Point of Beginning, containing 260 square feet, more or less.

BOUNDARY SURVEY FOR: Nature's Boundary LLC;

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

J. LYNN O'FLYNN, INC.

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

September 23, 2019
Revised to add "And Also" parcel 4/15/20

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

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 DESIGN

S I T E D A T A

719 BAKERS LANE
RE# 00011660-000000

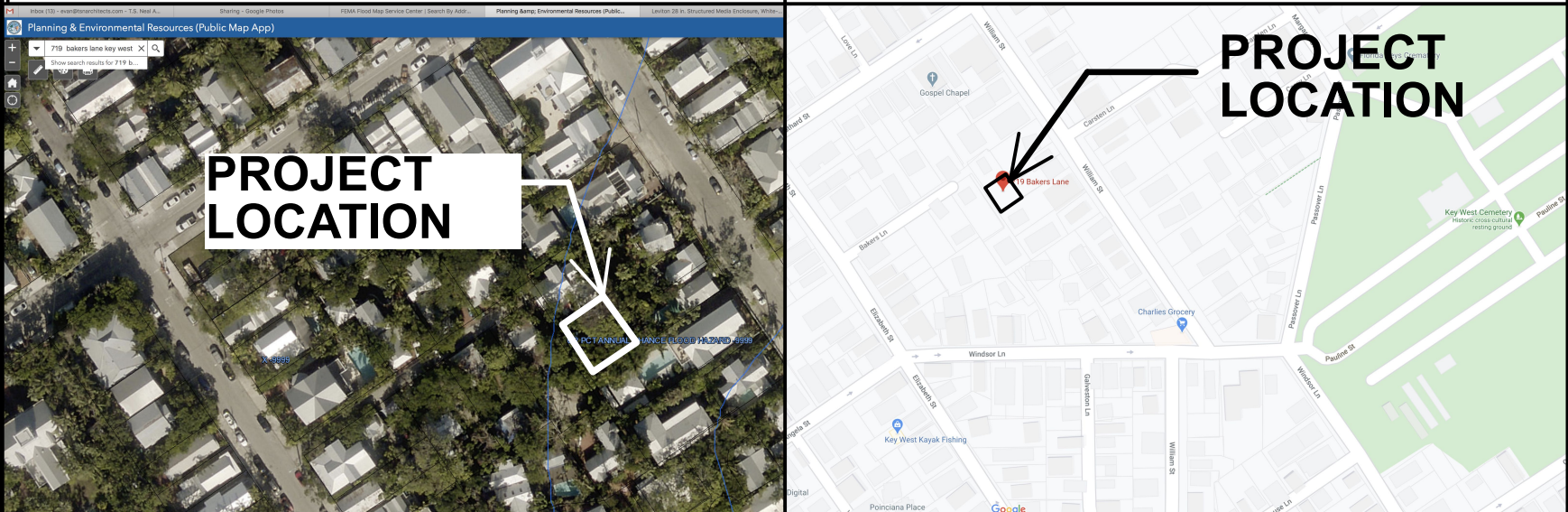
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	EXISTING
SITE AREA	2,515.75 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	EXISTING
IMPERVIOUS	1,165.5 SQ. FT. (46.3% EXISTING)	1,509.4 SQ. FT. (60% MAX)	1,063 SQ. FT. 42.3%	CONFORM
OPEN SPACE	1,350.25 SQ. FT. (53.7% EXISTING)	880.5 SQ. FT. (35% MIN)	1,374 SQ. FT. (54.6%)	CONFORM
BUILDING COV.	1,165.5 SQ. FT. (46.3% EXISTING)	1,006.3 SQ. FT. (40% MAX)	1,045 SQ. FT. 41.5%	IMPROVEMENT TO EXISTING NONCONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	89.3 OUT OF 827 SQ FT (11% EXISTING)	827 SQ. FT. @ (30% MAX.) = 248 SQ FT	NONE	CONFORM
FRONT YARD 50% GREEN SPACE COV.	494 OUT OF 577 SQ FT (86% EXISTING)	577 SQ FT (50% MIN) = 288 SF	222 SQ FT (77% PROPOSED)	CONFORM

SETBACKS

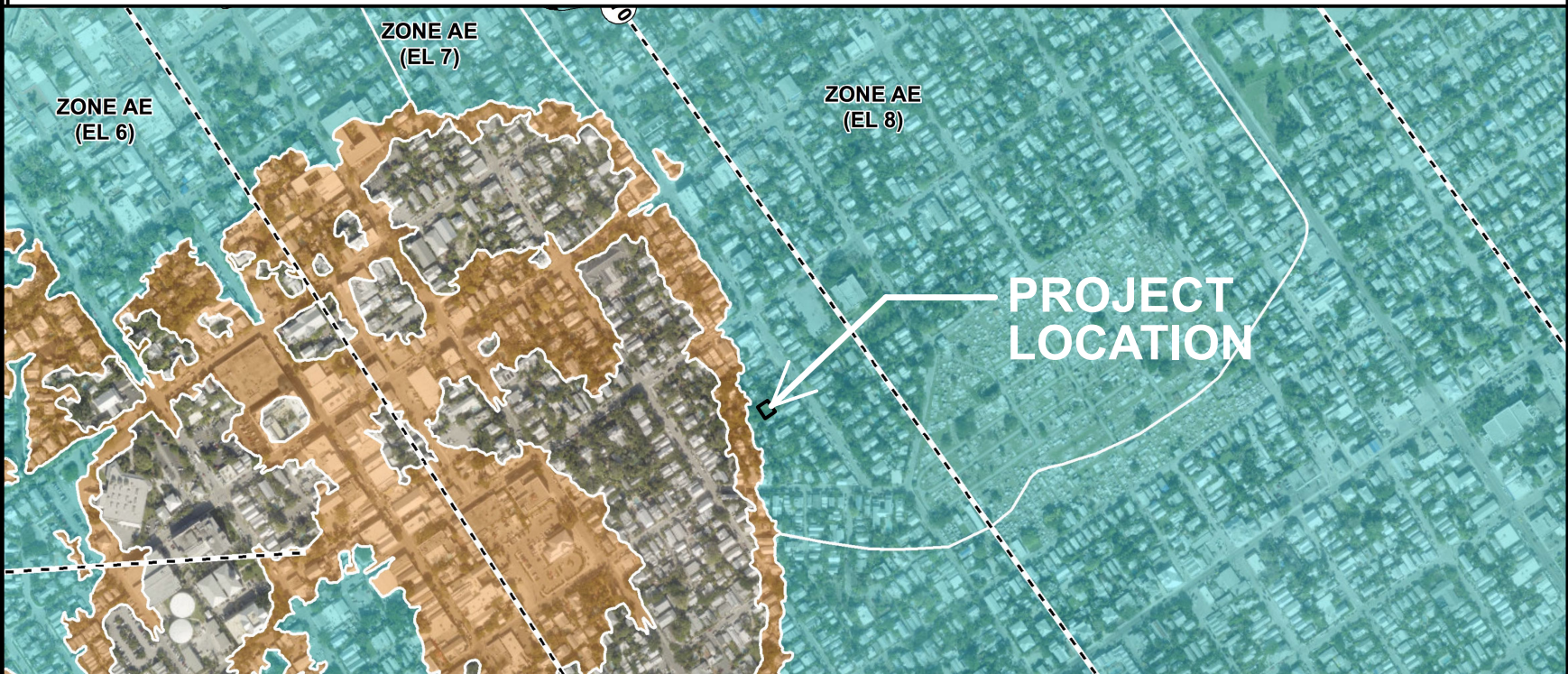
FRONT SETBACK (BAKERS LANE)	5'-1 12"	10'	8'-0" PROPOSED 2'-0" VARIANCE	IMPROVEMENT TO EXISTING NONCONFORMING
REAR SETBACK	5'-1/2"	15'	5'-1 1/2" PROPOSED 9'-10 1/2" VARIANCE	IMPROVEMENT TO EXISTING NONCONFORMING
SIDE SETBACK (NORTH)	20'11 1/2"	5'	12'-4 1/2"	CONFORM
SIDE SETBACK (SOUTH)	1'6 1/2"	5'	5'-1 1/2"	CONFORM
BUILDING HEIGHT	+/- 13'-4"	30'	+/- 24'-10 1/2"	CONFORM

**FEMA MAP FLOOD ZONE:
X (NGVD1929)**

SITE LOCATION MAP:



FUTURE FEMA MAP FLOOD ZONE: AE 9 (NAVD 1988)



GENERAL NOTES:

1. DO NOT SCALE ANY DRAWING.
2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS
4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
6. ALL SPECIFICITIES IN THE DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
8. ALL DEFECTS, OMISSIONS AND DEFICIENCIES IN MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND WITHIN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DESIGN NOTES:

VARIANCE APPROVAL: -
HARC APPLICATION#: -

SQUARE FOOT TABLE

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.0	SURVEY
C1.1	EXISTING SITE PLAN
EX1.1	EXISTING FLOOR PLAN & EXISTING ELEVATIONS
A1.0	ARCHITECTURAL SITE PLAN
A1.1	1ST & 2ND FLOOR PLANS
A2.1	HARC CONTEXT DRAWINGS
A3.1	PROPOSED ELEVATIONS

ABBREVIATION LEGEND:

ADJ. = ADJUSTABLE
A.F.F. = ABOVE FINISH FLOOR
ALUM. = ALUMINUM
ARCH. = ARCHITECTURAL
BALC. = BALCONY
BD. = BOARD
B.O. = BOTTOM OF...
C.I.P. = CAST IN PLACE
C.J. = CONTROL JOINT
CL. = CLOSET
C. = CENTERLINE
CONC. = CONCRETE
COORD. = COORDINATE
C.O.R. = CROWN OF ROAD
D = DRYER
DIM. = DIMENSION
DN. = DOWN
DW = DISHWASHER
DWG. = DRAWING
ELECT. = ELECTRICAL
ELEV. = ELEVATOR
E.P. = ELECTRICAL PANEL
EQ. = EQUAL
EX. = EXISTING
E.J. = EXPANSION JOINT
F.F.E. = FINISH FLOOR ELEVATION
FIN. = FINISH
F.F.Z. = FREEZER
GYP. BD. = GYPSUM WALL BOARD
HORZ. = HORIZONTAL
HR. = HOUR
MAX. = MAXIMUM
MECH. = MECHANICAL
MIC. = MICROWAVE OVEN
MIN. = MINIMUM
M.R. = MOISTURE RESISTANT
N.A. = NOT APPLICABLE
N.I.C. = NOT IN CONTRACT
O.H. = OPPOSITE HAND
PT. = PAINTED
P.T. = PRESSURE TREATED
R.A. = RETURN AIR
REF. = REFERENCE
REFR. = REFRIGERATOR
REQ. = REQUIRED
SCHED. = SCHEDULE
S.F. = SQUARE FOOT
SIM. = SIMILAR
STOR. = STORAGE
STRUCT. = STRUCTURAL
SQ. = SQUARE
TL. = TILE
T.O. = TOP OF...
TYP. = TYPICAL
U.C. = UNDER COUNTER
U.N.O. = UNLESS NOTED OTHERWISE
VERT. = VERTICAL
V.I.F. = VERIFY IN FIELD
W. = WASHER
W/ = WITH
WD. = WOOD
W.H. = WATER HEATER

SCOPE OF WORK:

**REMOVAL OF EXISTING RESIDENCE
& SHED ON PROPERTY. A NEW
SINGLE FAMILY RESIDENCE WITH
POOL & DECK TO BE BUILT.**

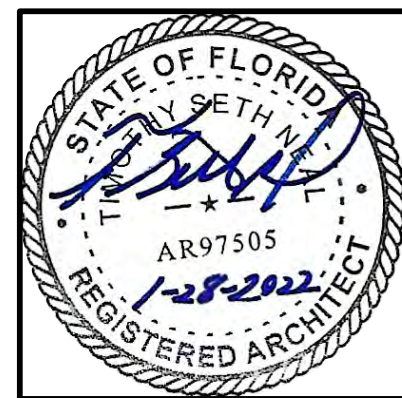
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547



**A NEW RESIDENCE FOR
FRED DEMSHAR
719 BAKERS LANE
KEY WEST, FL 33040**

DRAWING TITLE:
TITLE & PROJECT
INFORMATION

DRAWN: TSN / EDSA
CHECKED:
DATE: 01-28-2022

-	-
-	-
REVISION #	DATE

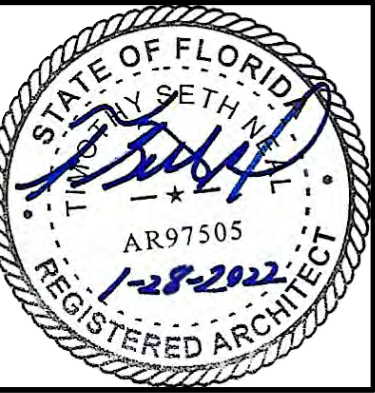
REVISION #	DATE
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T1.1
SHEET #



TSN

T. S. NEAL ARCHITECTS, INC.



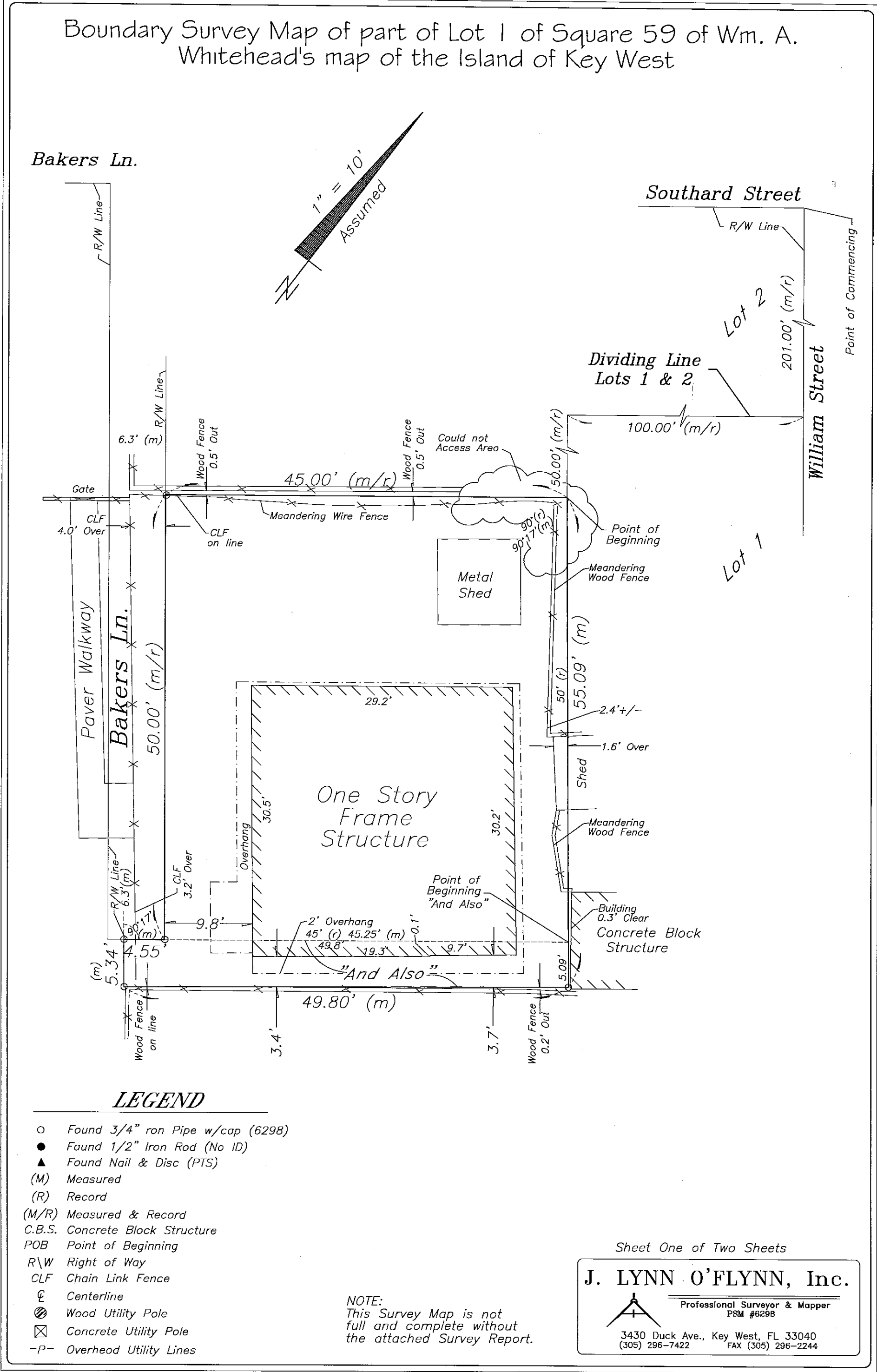
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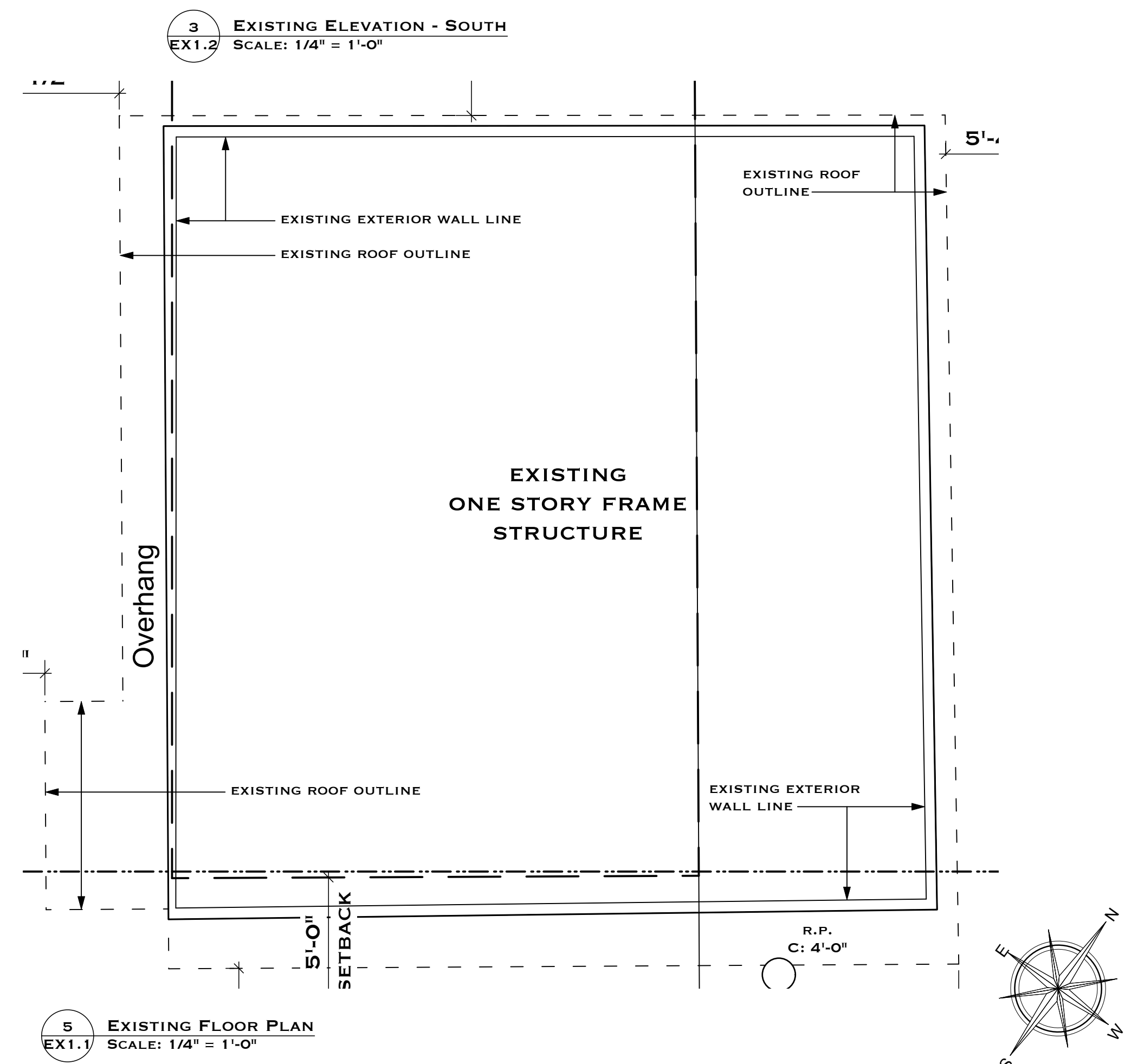
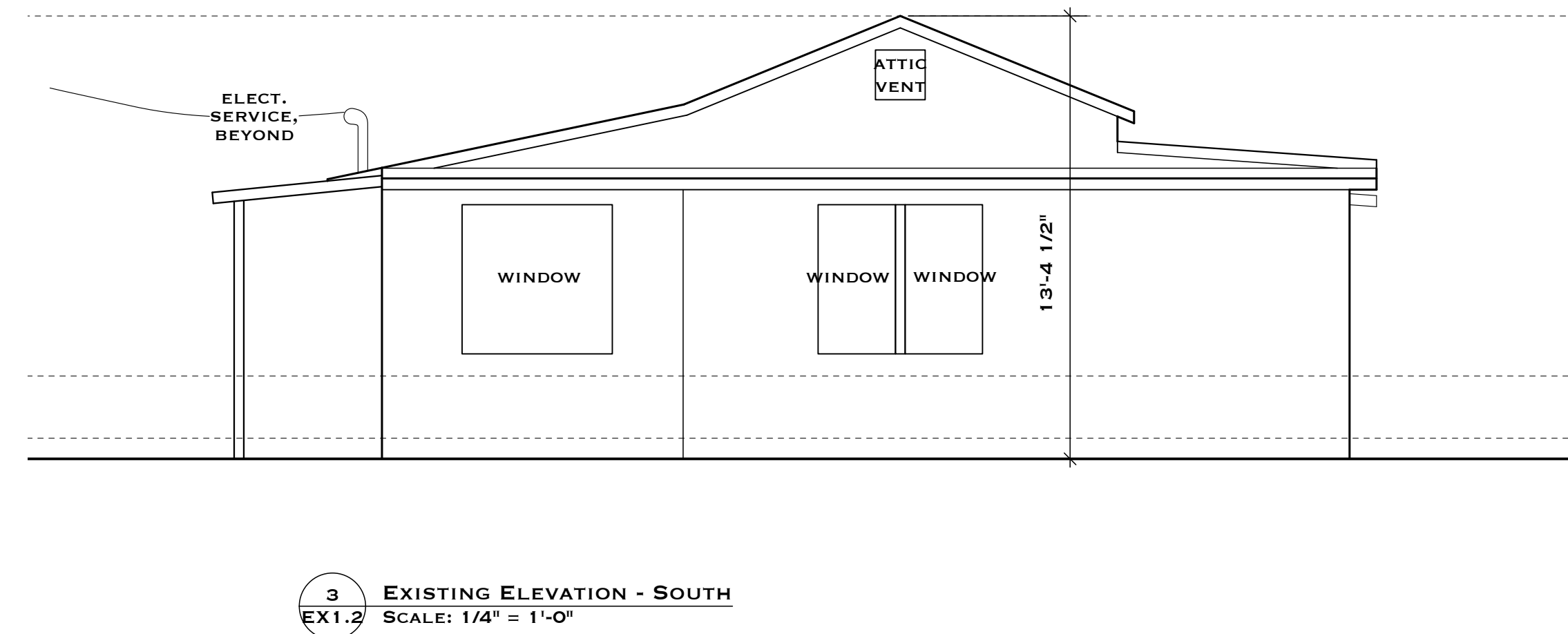
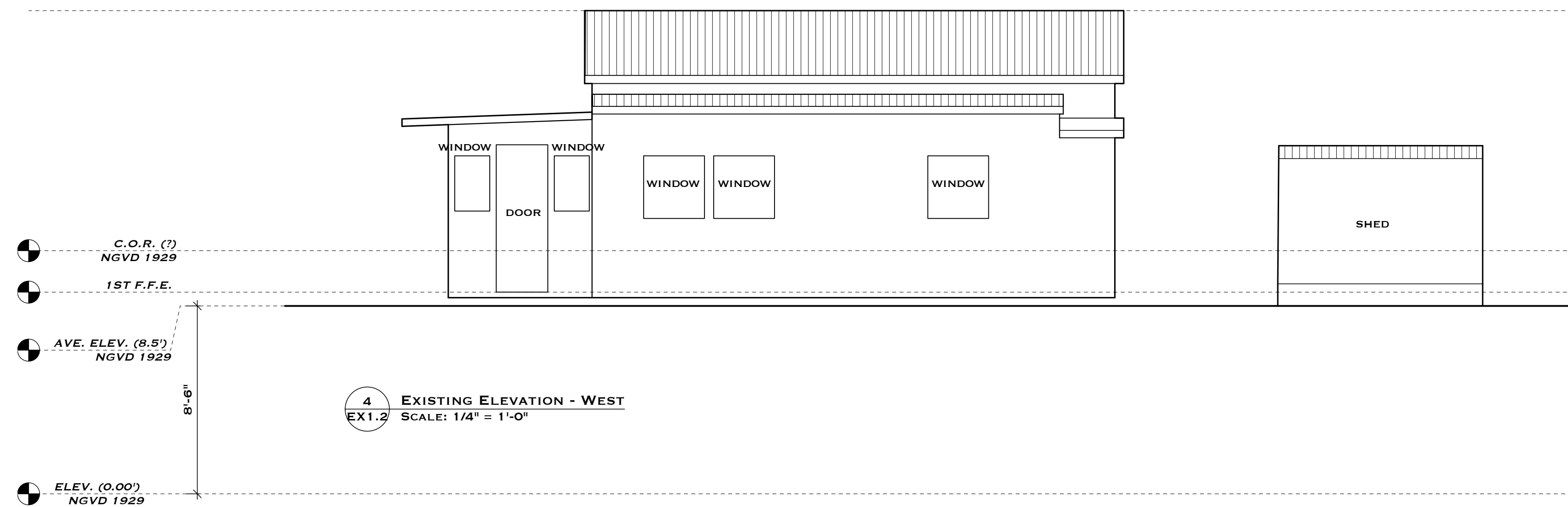
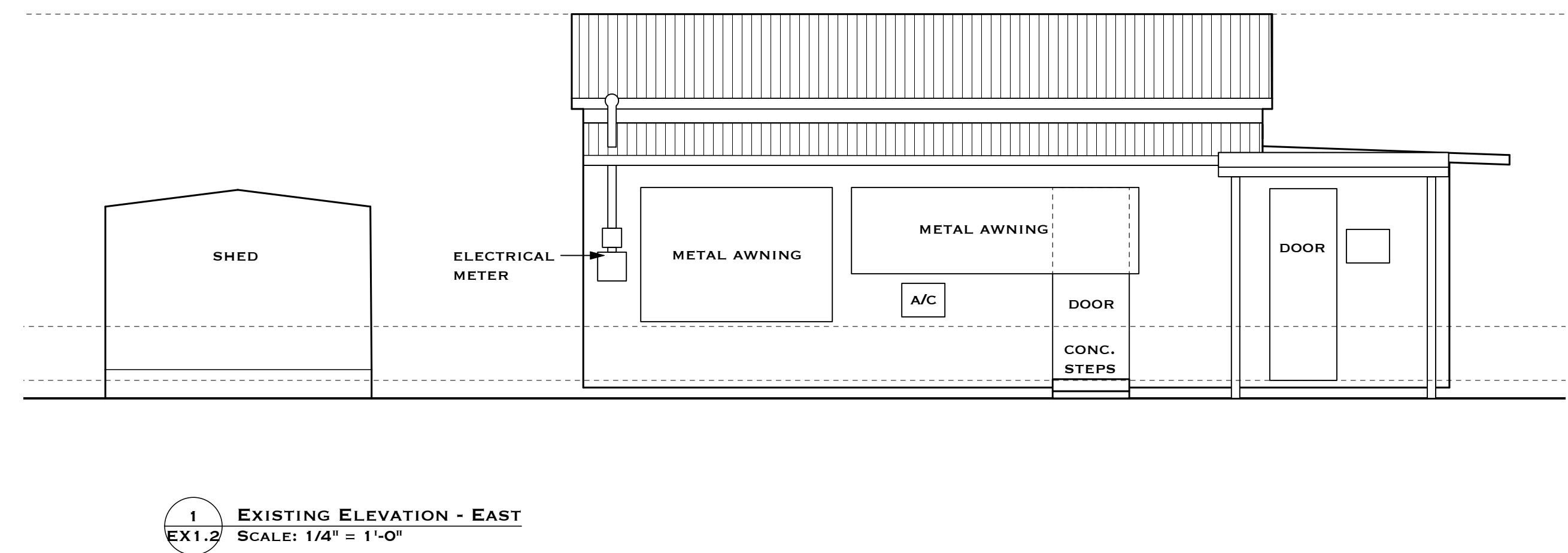
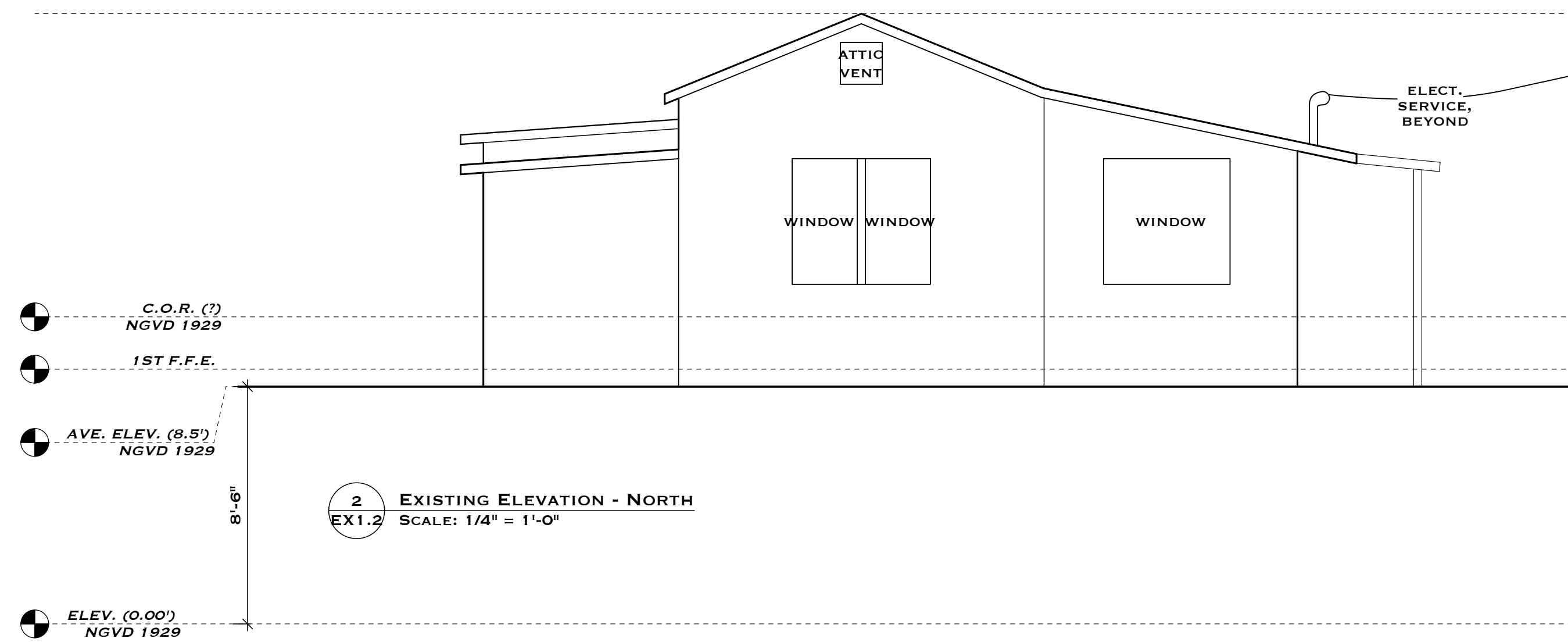
REVISION # DATE

C1.0
SHEET #



SURVEY PROVIDED
BY OWNER

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

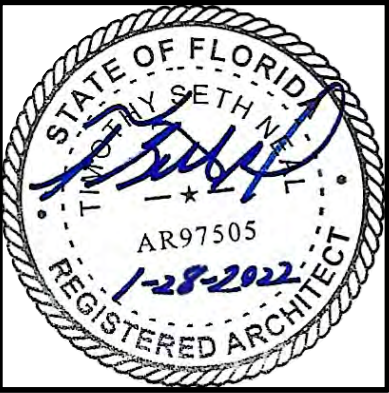
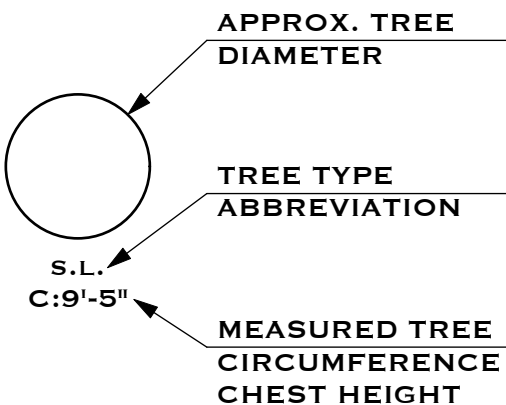




1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STATE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, AND PORCHES IN COORDINATION WITH THE DRAWINGS AND ANY EXISTING UTILITIES AND SETBACKS. THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND AND SURFACE DRAINAGE AS REQUIRED UNLESS OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
3. THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE TRUNKS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM HOUSE AND DRIVES. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS AS NECESSARY.
5. THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & KEY WEST TREE COMMISSION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS THAT SHALL BE APPROVED BY THE OWNER & THE KEY WEST TREE COMMISSION. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TRIM TO PROTECT PRIOR TO SITE WORK & TO IDENTIFY LOCATIONS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-LOADED DUMPSTERS & TRAILERS SHALL BE PROTECTED BY FENCED AREAS. ALL TRASH AND LITTER SHALL BE REMOVED FROM THE SITE. NO MATERIALS MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.
6. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL, MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION.
7. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY COMPANIES SHALL BE NOTIFIED AND APPROVED PRIOR TO ANY WORK BEING PERFORMED. THE GENERAL CONTRACTOR SHALL PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER.
8. SHOULD THE OWNER OR CONTRACTOR DECIDE TO PLACE FILL PLANT OUT ON SITE IN THE BUILDING AREA THEY SHALL BE RESPONSIBLE FOR THE ARCHITECT'S RECOMMENDATIONS ON PLACEMENT OF FILL SO AS NOT TO CAUSE ANY ADVERSE EFFECT ON TREES OR EXISTING SOILS.



C.P.	CHRISTMAS PALM
C.T. (Y)	CASSIA TREE, YELLOW
F.P.	FISHTAIL PALM
R.P.	ROYAL POINCIANA



**A NEW RESIDENCE FOR
FRED DEMSHAR
719 BAKERS LANE
KEY WEST, FL 33040**

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

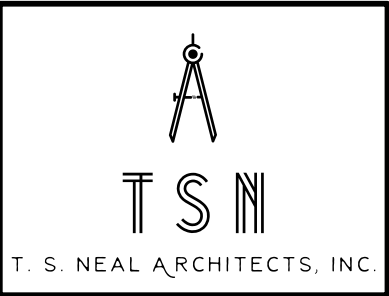
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CHECKED:
DATE: 01-28-2022

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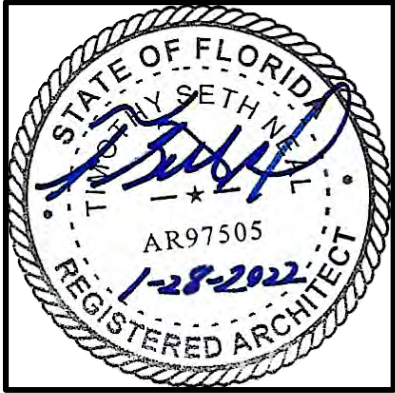
REVISION #	DATE
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A1.0

SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



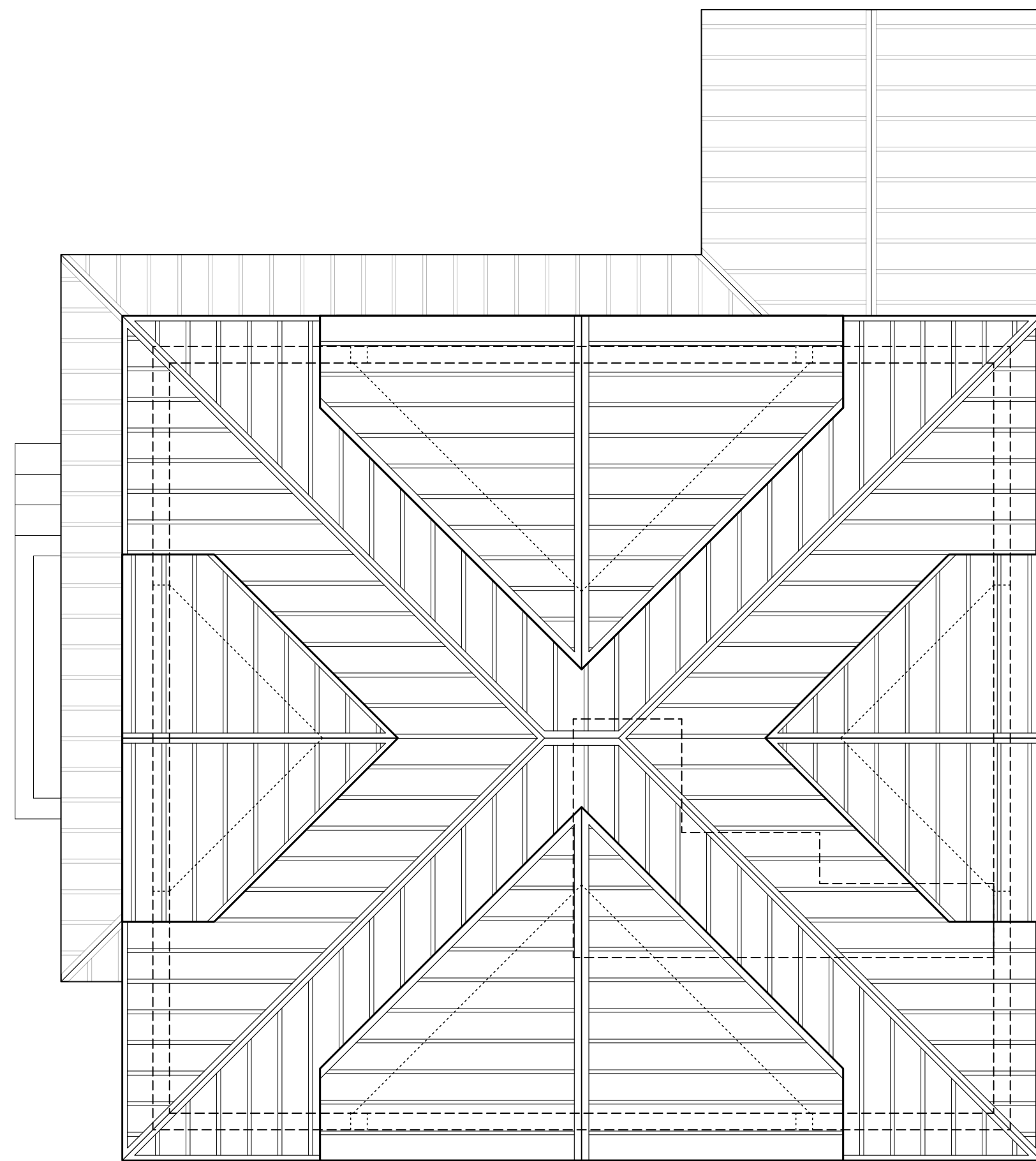
A NEW RESIDENCE FOR
FRED DEMSHAR
719 BAKERS LANE
KEY WEST, FL 33040

DRAWING TITLE:
FLOOR PLANS AND ROOF PLAN

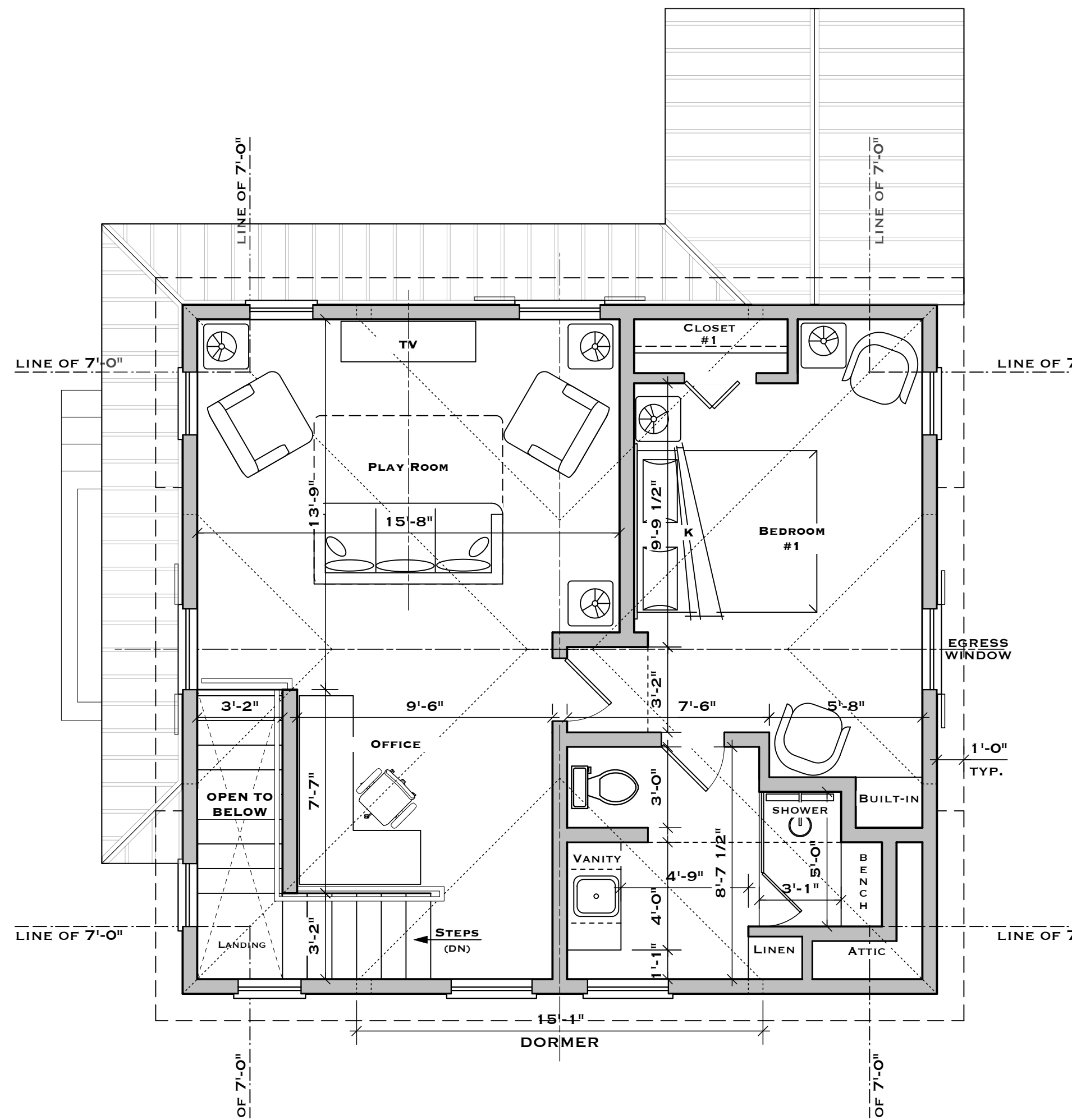
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CHECKED:
DATE: 01-28-2022

REVISION #	DATE

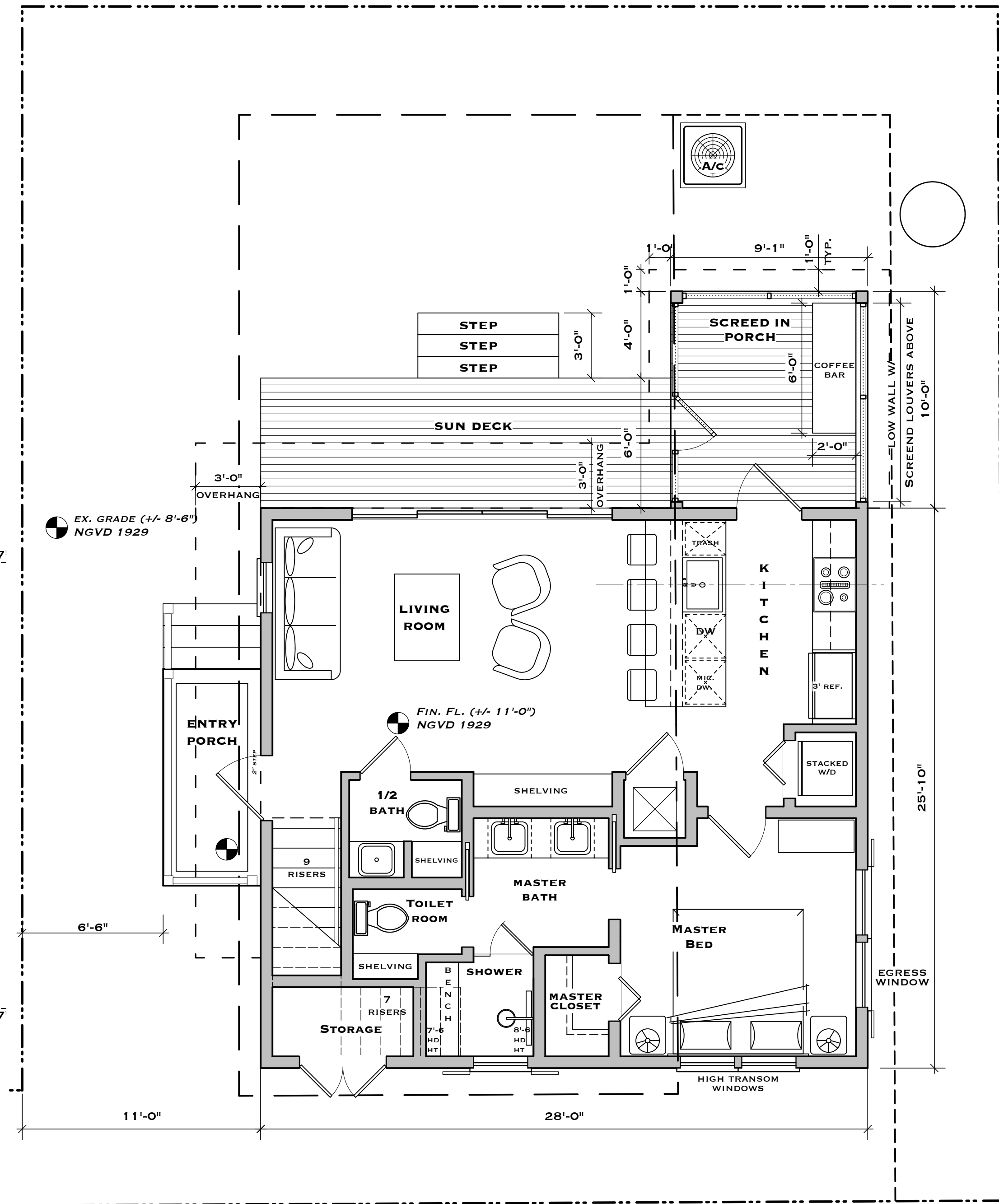
A1.1
SHEET #



3 ROOF PLAN
A1.1 SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



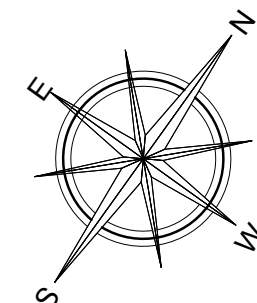
1 1ST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"

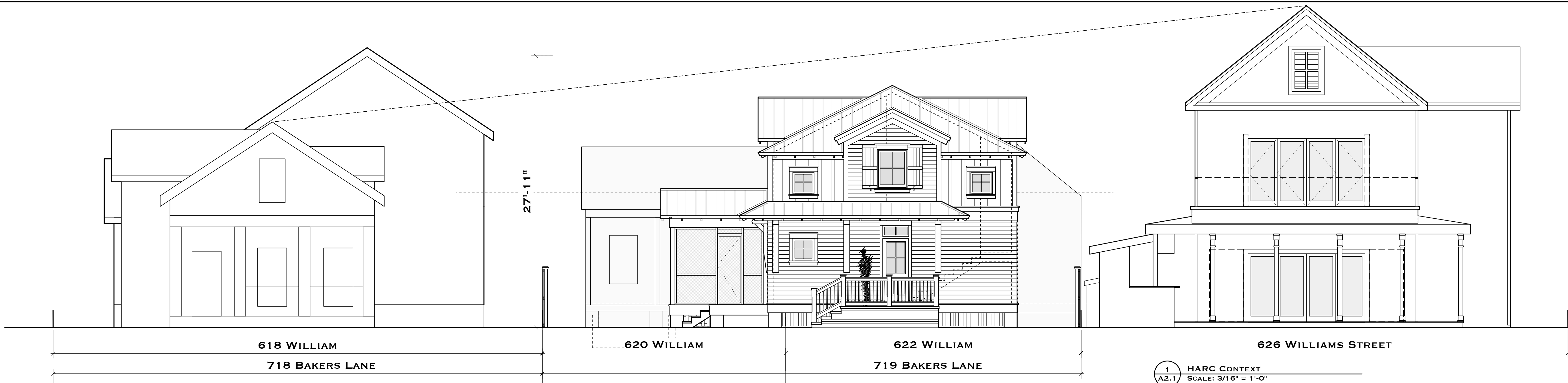
SQUARE FOOT AREA TABLE:

1ST FLOOR:
CONDITIONED SQ AREA: 666 SQ FT
COVERED OUTDOOR AREA: 91 SQ FT
DECK AREA: 158.5 SQ FT

2ND FLOOR:
CONDITIONED SQ AREA: 645 SQ FT

GRAND TOTALS:
CONDITIONED SQ AREA: 1,311 SQ FT
COVERED OUTDOOR AREA: 91 SQ FT
DECK AREA: 158.5 SQ FT





618 WILLIAMS STREET, REAR ELEVATION



620 WILLIAMS STREET



622 WILLIAMS STREET



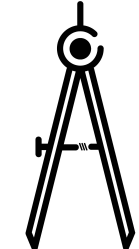
626 WILLIAMS STREET



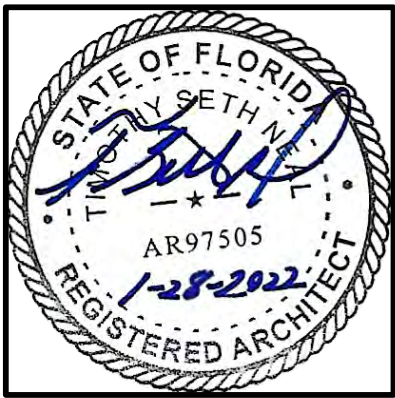
718 BAKERS LANE



626 WILLIAMS STREET, REAR ELEVATION



T.S. NEAL
ARCHITECT INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547



A NEW RESIDENCE FOR
FRED DEMSHAR
719 BAKERS LANE
KEY WEST, FL 33040

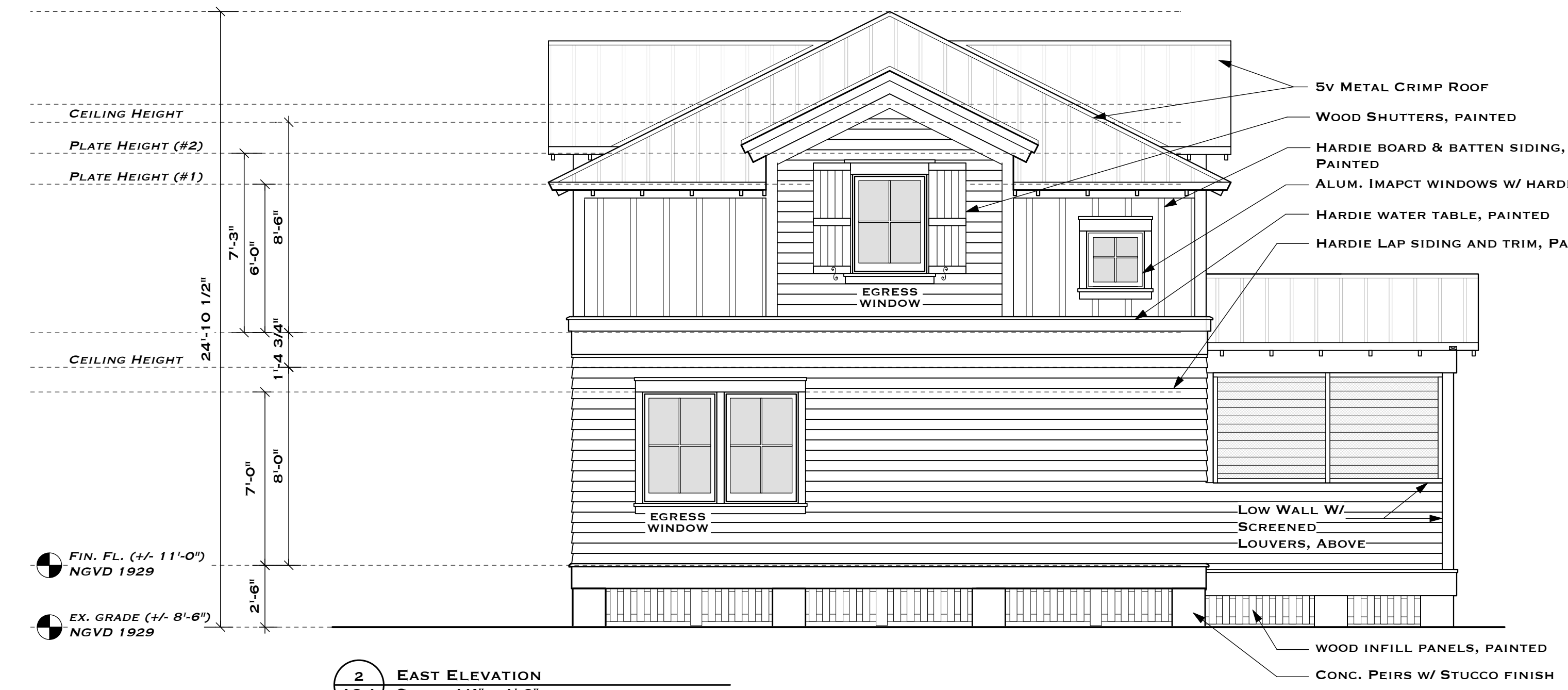
DRAWING TITLE:
CONTEXT DRAWING & PHOTOS

DRAWN: TSN / EDSA
CHECKED:
DATE: 01-28-2022

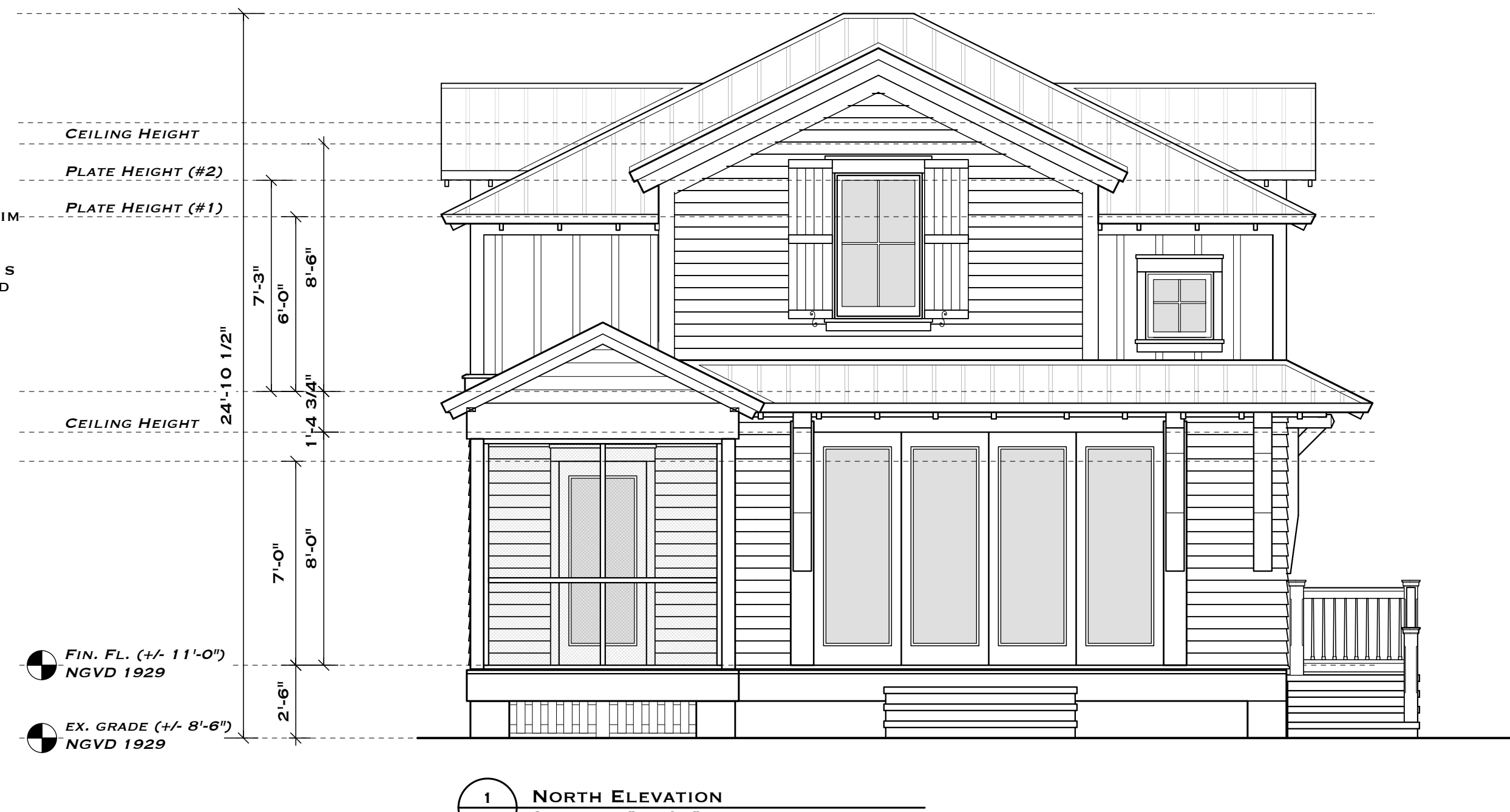
-	-
-	-
REVISION #	DATE
A2.1	
SHEET #	



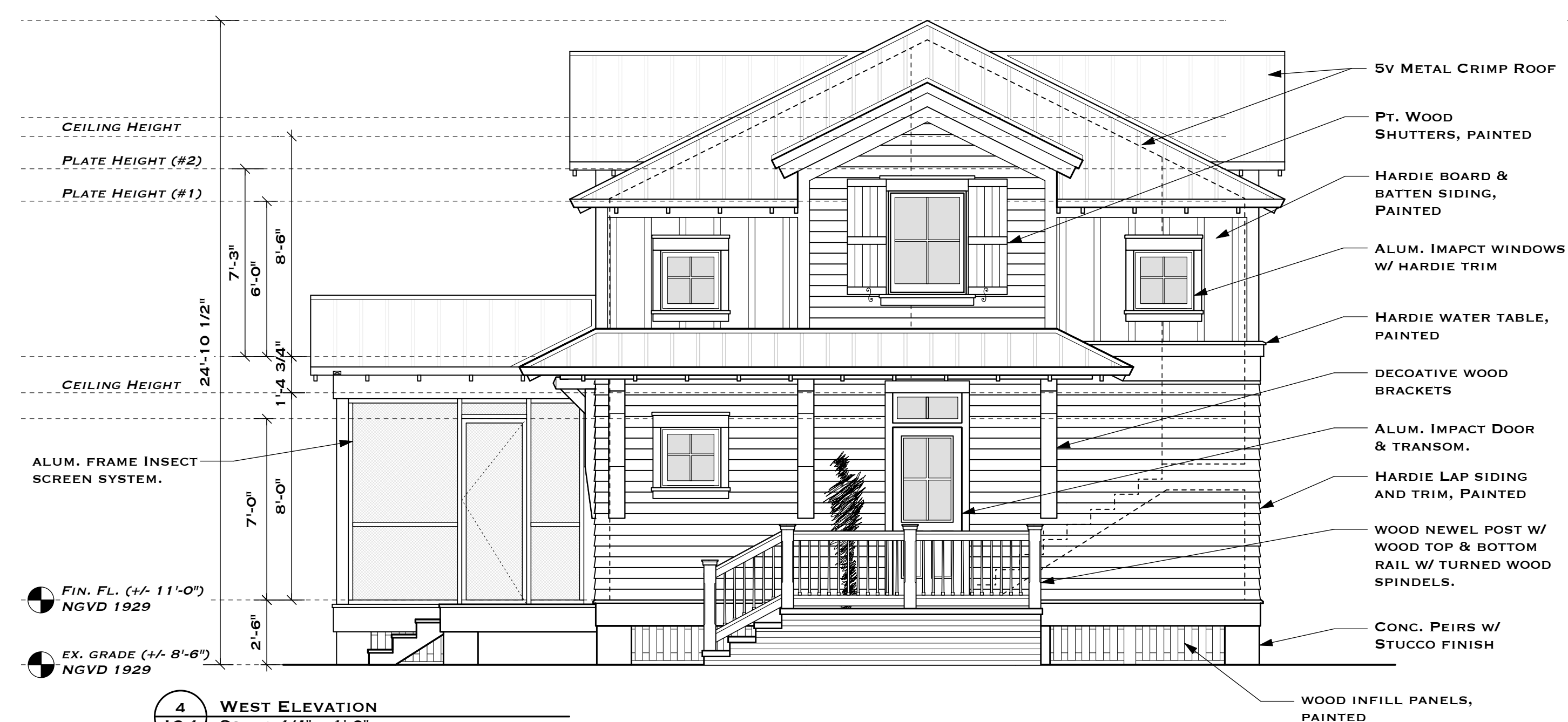
T. S. NEAL ARCHITECTS, INC.



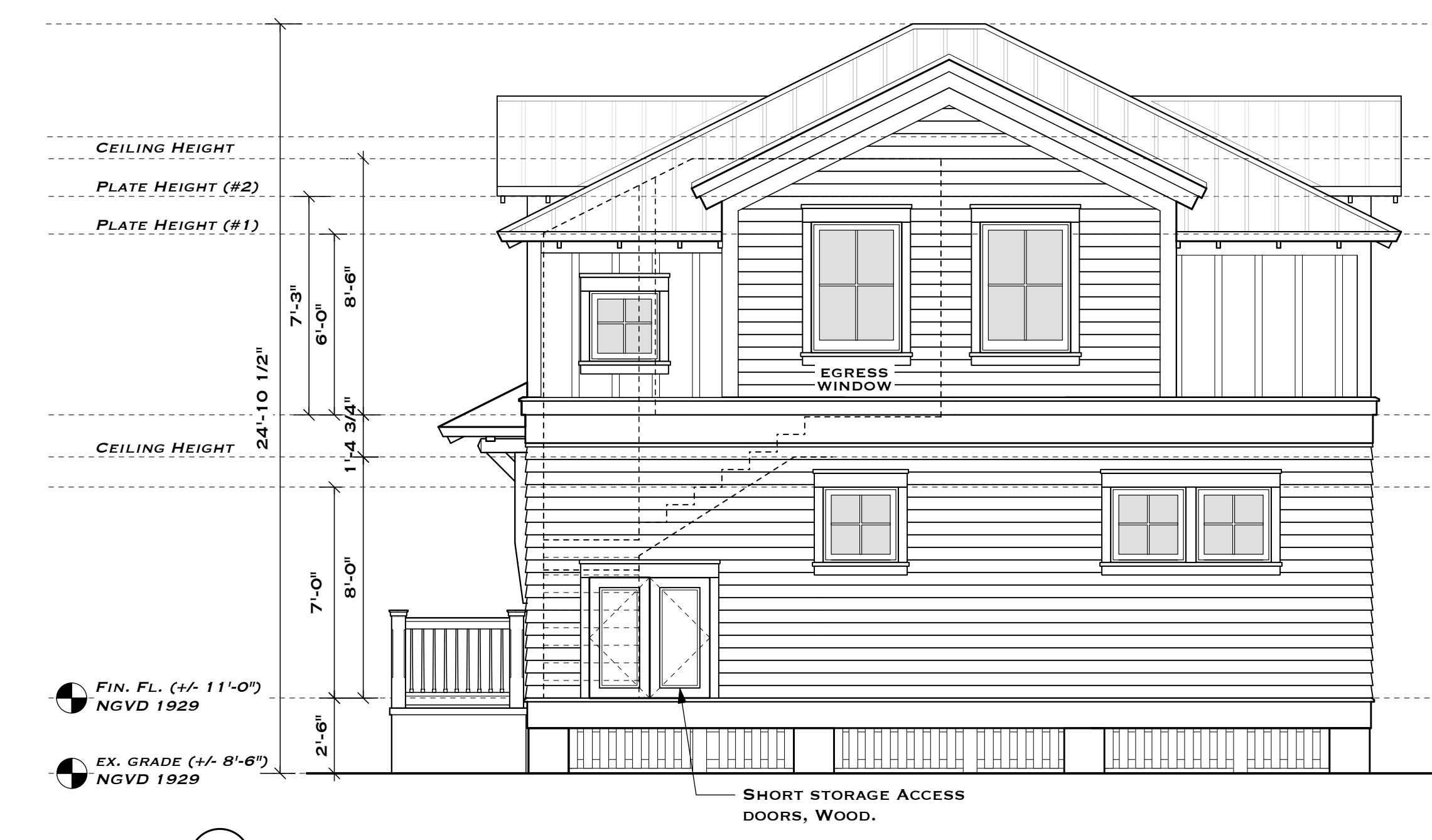
2 EAST ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

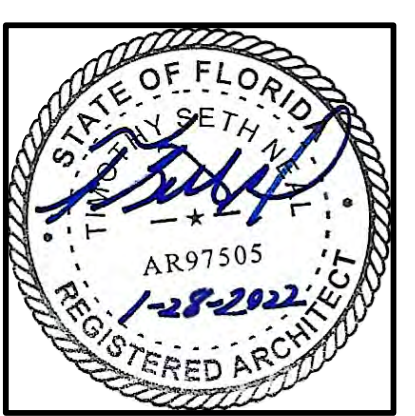


3 SOUTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



5 HARC CONTEXT
A3.1 SCALE: 3/16" = 1'-0"

T.S. NEAL
ARCHITECT INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547



A NEW RESIDENCE FOR
FRED DEMSHAR
719 BAKERS LANE
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS
DRAWN: TSN / EDSA
CHECKED:
DATE: 01-28-2022

REVISION #	DATE

A3.1
SHEET #

T.S. NEAL
ARCHITECTS, INC.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 22, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY WOOD-FRAMED RESIDENCE.

#719 BAKERS LANE

Applicant – T. S. Neal Architects Application #H2022-0003

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.

Public
Meeting
Notice



Public
Meeting
Notice

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HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared T. SETH NEAL, 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:

79 BAYVIEW LANE on the 15 day of FEBRUARY, 2022.

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 FEBRUARY 22, 2022.

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 2022-0003.

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

Signed Name of Affiant:

T. SETH NEAL
Date: 2-15-2022
Address: 22974 OVERSEAS HWY
City: CORSOB KY, FL
State, Zip: FL 33042

The forgoing instrument was acknowledged before me on this 15th day of February, 2022.

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

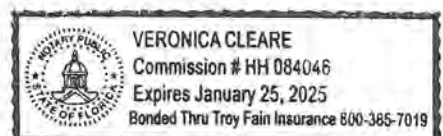
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: 1/25/2025



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 00011660-000000
Account# 1011975
Property ID 1011975
Millage Group 10KW
Location 719 BAKERS Ln, KEY WEST
Address
Legal KW PT LOT 1 SQR 59 OR52-427 COUNTY JUDGE'S DOCKET 12-135A OR691-192/93 OR2146-762/63 OR2870-1757/58 OR2870-1759/60 OR2959-1536 OR2963-1290/92 OR2964-1236 OR2979-1685 OR3001-0167 OR3034-291 OR3091-1306 OR3119-1665
Description
 (Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class VACANT RES (0000)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable Housing No



Owner

[ENRICOS TIRE BODEGAS LLC](#)
 718 Bakers Ln
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$86,069	\$86,069	\$95,301	\$96,723
+ Market Misc Value	\$202	\$202	\$0	\$0
+ Market Land Value	\$369,629	\$362,908	\$382,725	\$380,953
= Just Market Value	\$455,900	\$449,179	\$478,026	\$477,676
= Total Assessed Value	\$455,900	\$449,179	\$465,097	\$462,934
- School Exempt Value	\$0	\$0	(\$25,500)	(\$25,500)
= School Taxable Value	\$455,900	\$449,179	\$439,597	\$437,434

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,510.00	Square Foot	50	45

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1965	1966	1	200 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/20/2021	\$100	Warranty Deed	2335261	3119	1665	30 - Unqualified	Improved
4/13/2021	\$550,000	Warranty Deed	2315508	3091	1306	37 - Unqualified	Vacant
4/12/2021	\$100	Quit Claim Deed	2315509	3091	1308	11 - Unqualified	Improved
7/22/2020	\$100	Quit Claim Deed	2274722	3034	291	11 - Unqualified	Improved
12/27/2019	\$490,000	Warranty Deed	2249774	3001	0167	01 - Qualified	Vacant
8/12/2019	\$300,000	Warranty Deed	2232370	2979	1685	19 - Unqualified	Vacant
5/16/2019	\$0	Order (to be used for Order Det. Heirs, Probate in	2220305	2964	1236	11 - Unqualified	Improved
4/17/2019	\$0	Death Certificate	2216038	2959	1536	88 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-0491	4/21/2021	9/15/2021	\$12,500	Residential	
04-3143	9/30/2004	12/2/2004	\$15,000		ELECTRICAL UPGRADE

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge).

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

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Version 2.3.174