

# Historic Architectural Review Commission

Agenda Packet

July 27, 2010 – 3:00 p.m.

City Hall Conference Room

City Hall, 3140 Flagler Avenue



## Item 5.b.1

Second floor addition and lanai at pool- **#710 Bakers Lane rear- Applicant: Michael Skoglund Architect (H10-01-97)**. Complete partial structure into two bedroom and two and a half bathroom unit with lanai at pool.

5 b-1- Request for a second floor addition and lanai at pool- # **710 Bakers Lane- Applicant: Michael Skoglund, Architect (H10-01-97)**

Complete partial structure into two bedroom and one and a half bathroom unit with lanai at pool.

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

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

The proposed new design incorporates a two story front porch and will have a side gable roof. The building will have a rectangular footprint measuring 38'- 6" wide by 24'-9" depth and the proposed height will be 25'- 4" plus 2'-6" from the existing cbs deck. The design incorporates the use of two over two wood windows, wood siding and v crimp metal panels for roofing system. The existing stone veneer on the front façade will remain.

The plans also include a lanai structure, attached to the non historic building. The lanai will be rectangular in footprint and will measure 10'-0" wide by 26'-0" depth by 9'-6" high from ground to ridge. The proposed frame structure will have metal v-crimp as roof system.

The Historic Architectural Guidelines can be apply to review the proposed new design, particularly guidelines for Additions, Alterations and New Construction (pages 36-38);

Additions, alterations and new construction:

- *(1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed-* Staff understands that the proposed second floor addition to the non historic structure will not conceal any

character defining features of the existing structure. This is a non historic structure.

- *(2)- Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction-* Although the main house is listed as contributing the existing back structure is not. The existing non historic building is approximately thirty six feet setback from the main house; however it will be higher than the historic house.
- *(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* The proposed design is compatible in its footprint form, roof form and materials found in the contributing house as well as in surrounding historic buildings. Nevertheless staff understands that the veneer stone is not historic to the contributing house. The two story structure will not be compatible with the height of the majority of the surrounding houses.
- *(4)- Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors-* The back new addition will be higher than the main house, which is a one story structure. The new design proposes a second story frame structure over an existing non historic building. All the surrounding properties are one story high with the exception of one building on the south west back side that is a two story and the structure at the end of Bakers Lane which is one and a half story high. The entrance of the Lane, facing Frances Street, is flanked with two and a half stories houses. By observing photographs of the existing one story non historic structure it is clear that it already is out of scale with structures located on the east, west and to the main house.
- *(5)- Additions should be attached to less publicly visible secondary elevations of an historic structure-* The second story and addition will be done on a non historic structure that is set back from the right of way more than fifty feet.
- *(8)-New additions should be designed and constructed to be clearly differentiated from the historical so that character defining features are not changed, obscured, damaged or destroyed-* The new design

does not mimics existing architectural elements found in the historic house.

*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 existing non historic building is a non conforming structure. The proposed second story addition will conform to actual maximum height requirements for this particular historic zone district HHDR;

Front yard- 10 ft

Street side- 5 ft

Side- 5 ft or 10% of lot width to a maximum of 15 feet, whichever is greater

Rear- 20 ft

Maximum height- 30 ft

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.

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 addition will be a two story structure. This building will be raised from the ground approximately 2'-6"; it will be over an existing cbs deck. The existing adjacent structures are one story height with the exception of a structure located on the south west which is a two story structure.

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 scale and massing of the proposed two story building will not be similar to the historic house and the surrounding buildings. There is only one two story structure located within the immediate urban context, the rest of the surrounding houses are one story and, at the end of the Lane, there is a one and a half story structure. It is staff believe that the proposed height of this structure will outsize the majority of the surrounding structures.

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 of the two story building is in keeping with existing historic architecture found in Old Town, with the exception of the veneer stone wall. The proposed two story front porch is a traditional element found in the surrounding structures. However there is only one structure in the immediate surrounding context that is two story height. This building will be approximately 27'-10" from ridge to ground.

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 two story building does not mimic historic elements that are found in the 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 addition are compatible with existing materials found in the surrounding buildings.

For the proposed lanai staff understands that guidelines for Outbuildings (pages 40-41) can be applied for its review;

- (10) *The design of gazebos or other open outbuildings should be complementary in terms of scale, proportion, color, finish and details to the primary building. Landscape features including an arbor, trellis or pergola (at least 50% open) will be reviewed on a case by case basis.*

It is staff understanding that the proportions and scale of the proposed lanai are not harmonious with the main house. The footprint of the main house is almost square, 25'-4" by 25'-0". The proposed open lanai will have a footprint of 10'-0" wide by 26'-0" depth. Staff understands that this complementary structure should be reduce in footprint in order to be more in scale and proportion with the main contributing house.

It is staffs believe that the proposed design is inconsistent with the guidelines for new construction and outbuildings. Staff understands that the project, as presented, will have an adverse effect on the surrounding urban fabric. Only one building, located on the south west side of the lot is a two story structure. The rest of the urban fabric is predominantly one story structures. Staff recommends to the commission to **deny** the plans as proposed.

# Application



CITY OF KEY WEST *Ex 809-397*  
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # *H10-01-97*

OWNER NAME: *ROSEMARY DECEL*

DATE: *6-23-10*

OWNERS ADDRESS: *710 BAKERS LH*

PHONE #: \_\_\_\_\_

APPLICANT'S NAME: *M. SNOGLUND*

PHONE #: *296-2632*

APPLICANT'S ADDRESS: *522 ELIZABETH ST.*

ADDRESS OF CONSTRUCTION: *710 BAKERS LH (REAR)*

# OF UNITS: \_\_\_\_\_

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:  
*COMPLETE PARTIAL STRUCTURE  
INTO ZBEDROCK 2 1/2 BATH  
OUT WITH LANAI AT POOL*

DECEMBER  
BY *[Signature]*

Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or s. 775.083

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

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

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

REQUIRED SUBMITTALS

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

Staff Use Only  
Date: \_\_\_\_\_  
Staff Approval: \_\_\_\_\_  
Fee Due: \$ \_\_\_\_\_

Date: *6-23-10*

Applicant Signature: *[Signature]*

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

Main house is listed as contributing. Built in 1901 from Vander  
Guidelines for additions, alterations and new construction  
(pages 36-38).

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

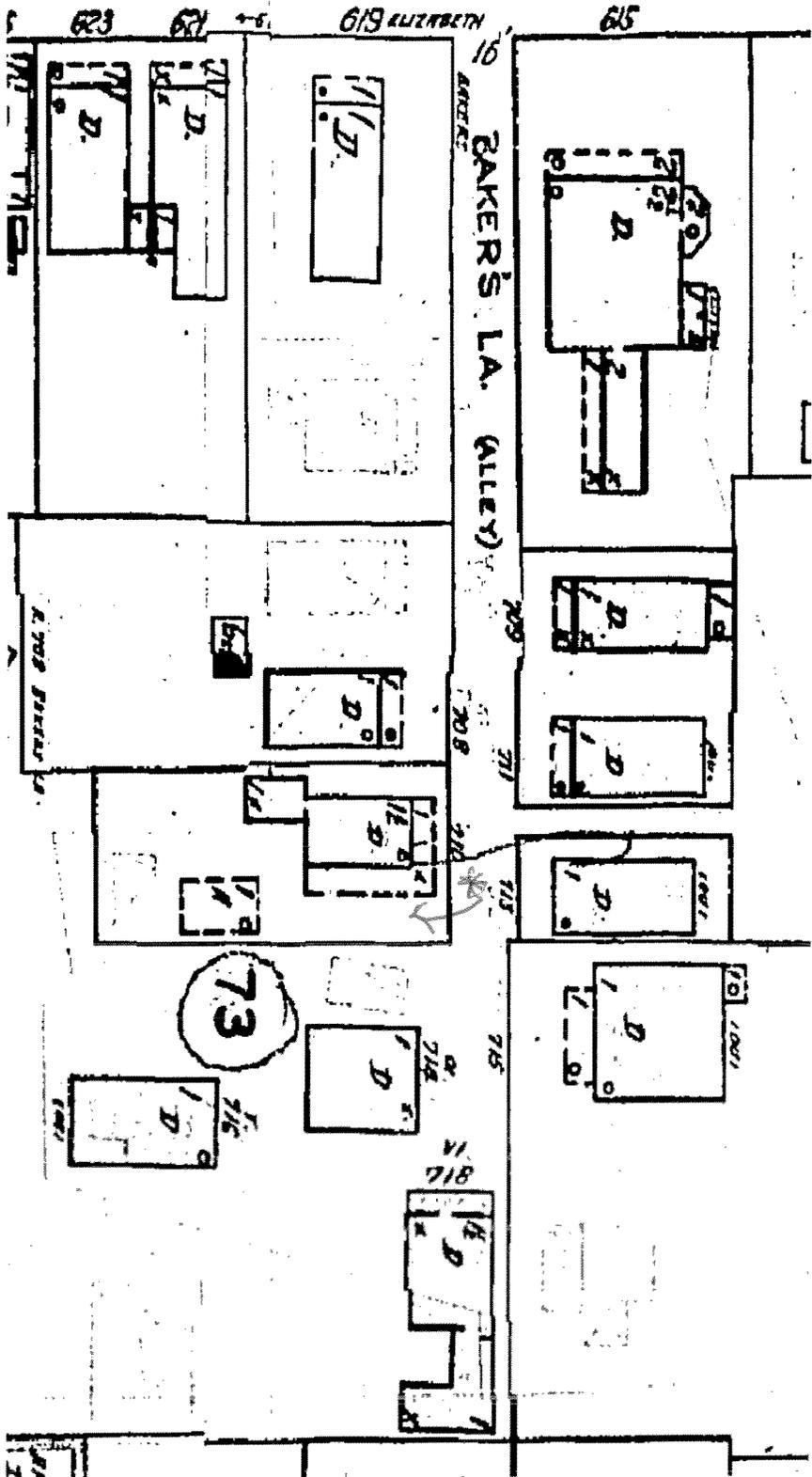
Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

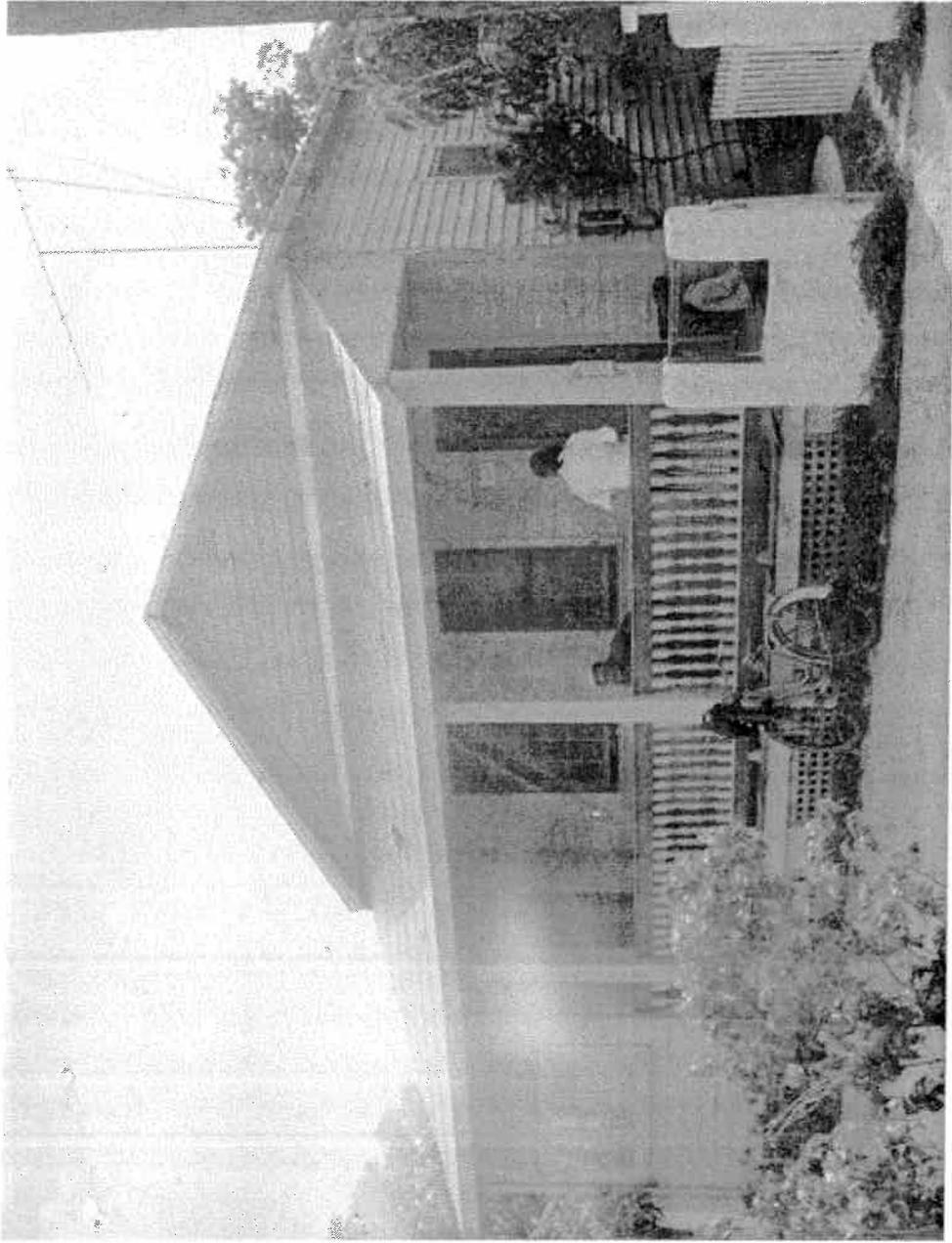
# **Sanborn Maps**

# ELIZABETH



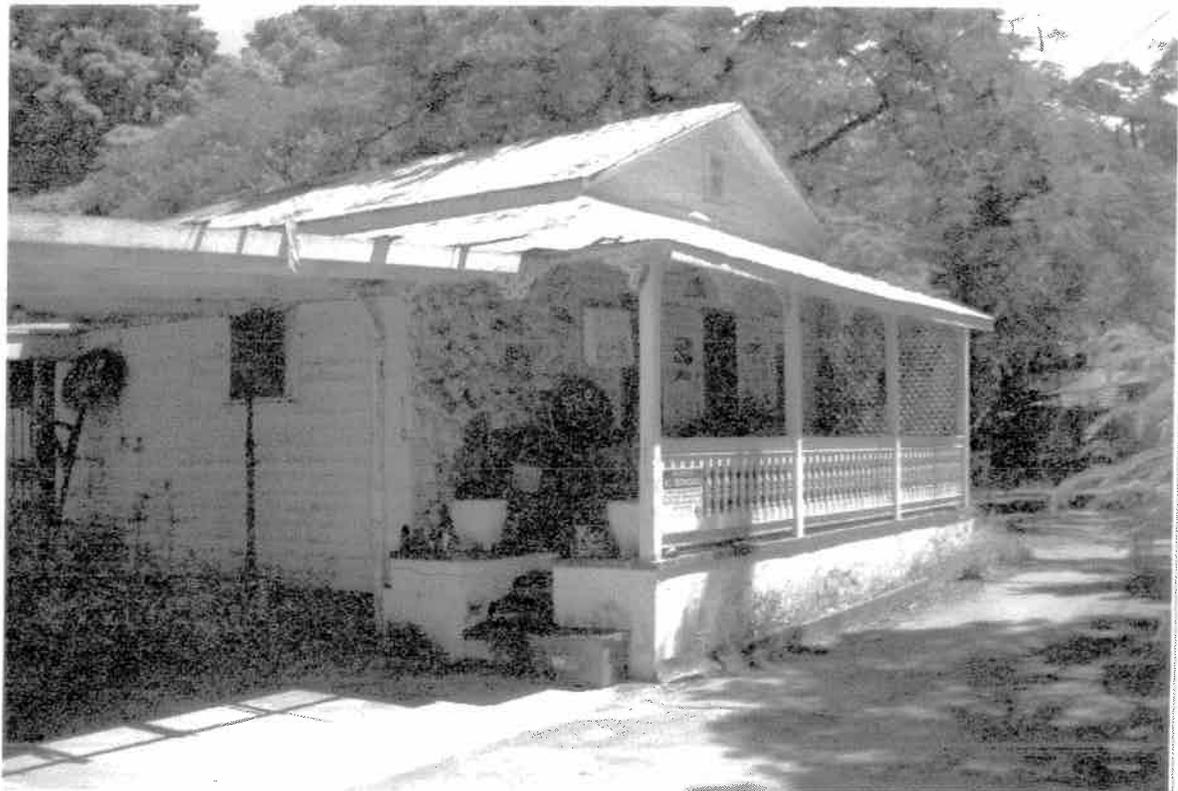


# **Project Photos**



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

FRONT HOUSE



REAR VIEW OF FRONT HOUSE





FRONT ENTRY

FRONT



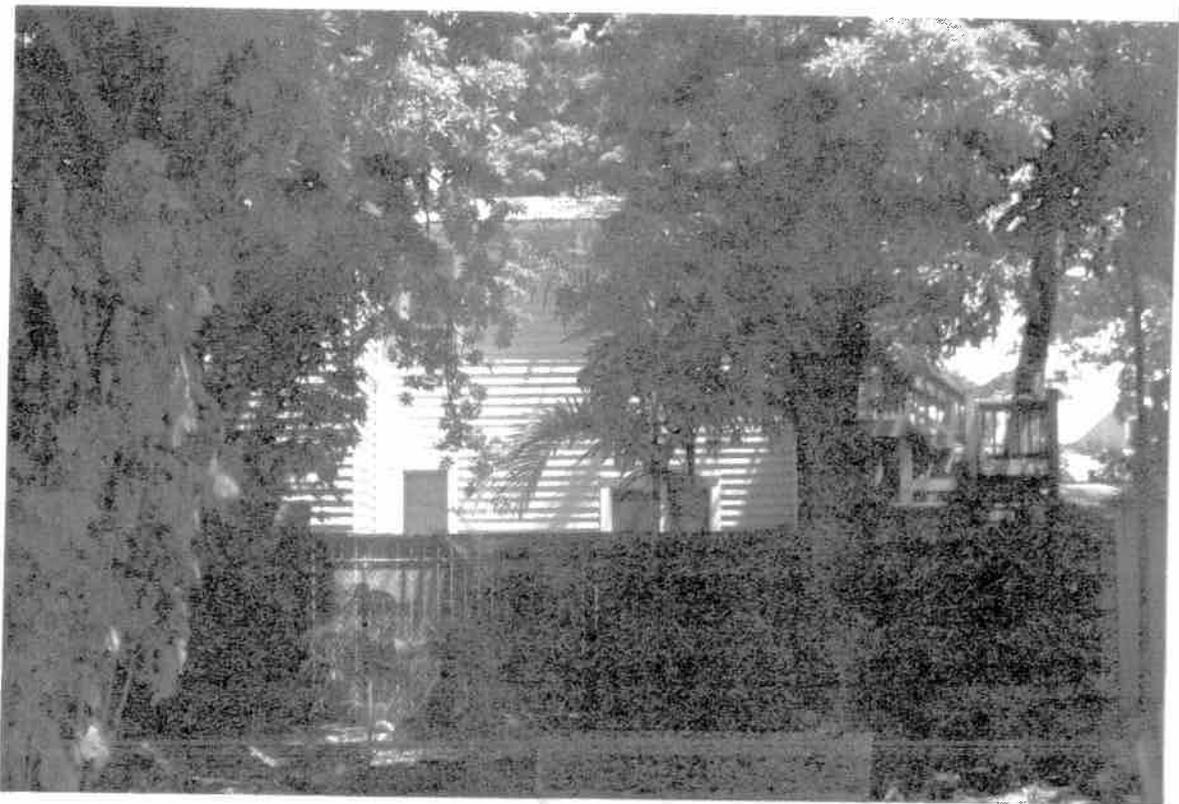
FRONT



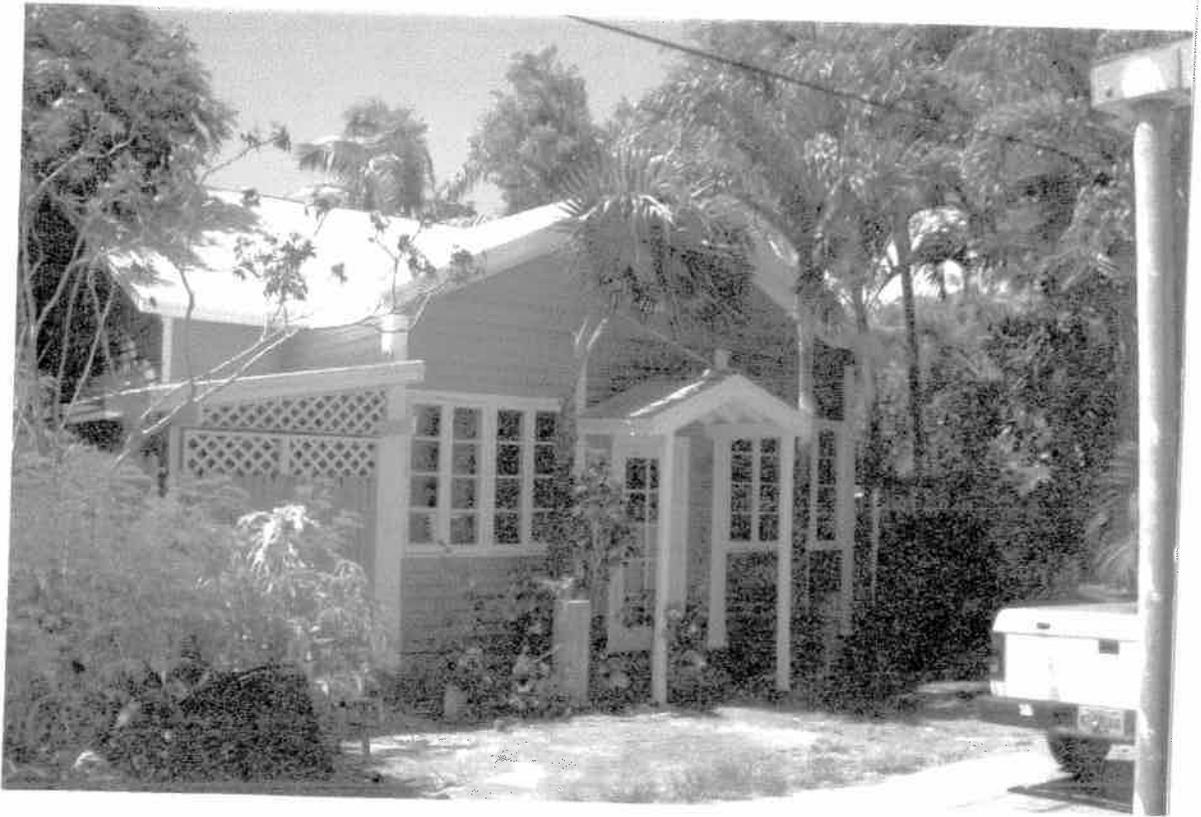
LEFT SIDE "COVERED DECK"



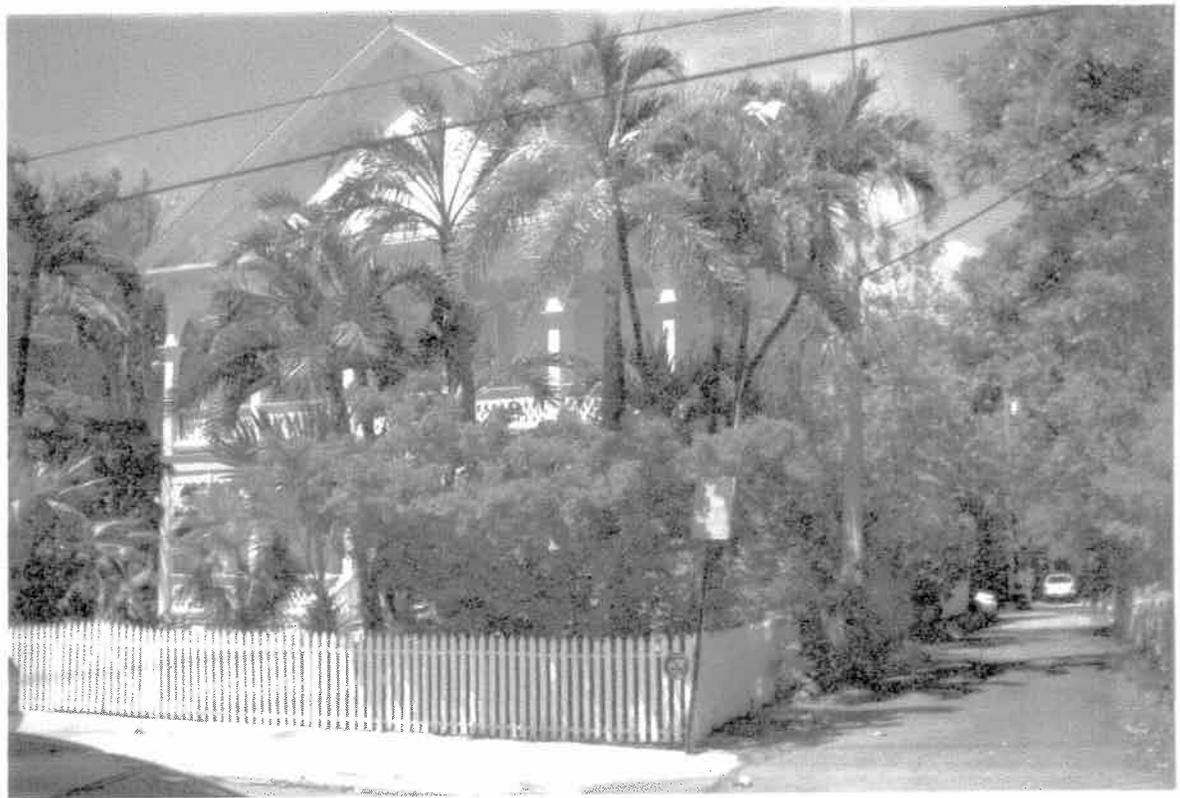
REAR  
V  
RIGHT SIDE NEIGHBOR

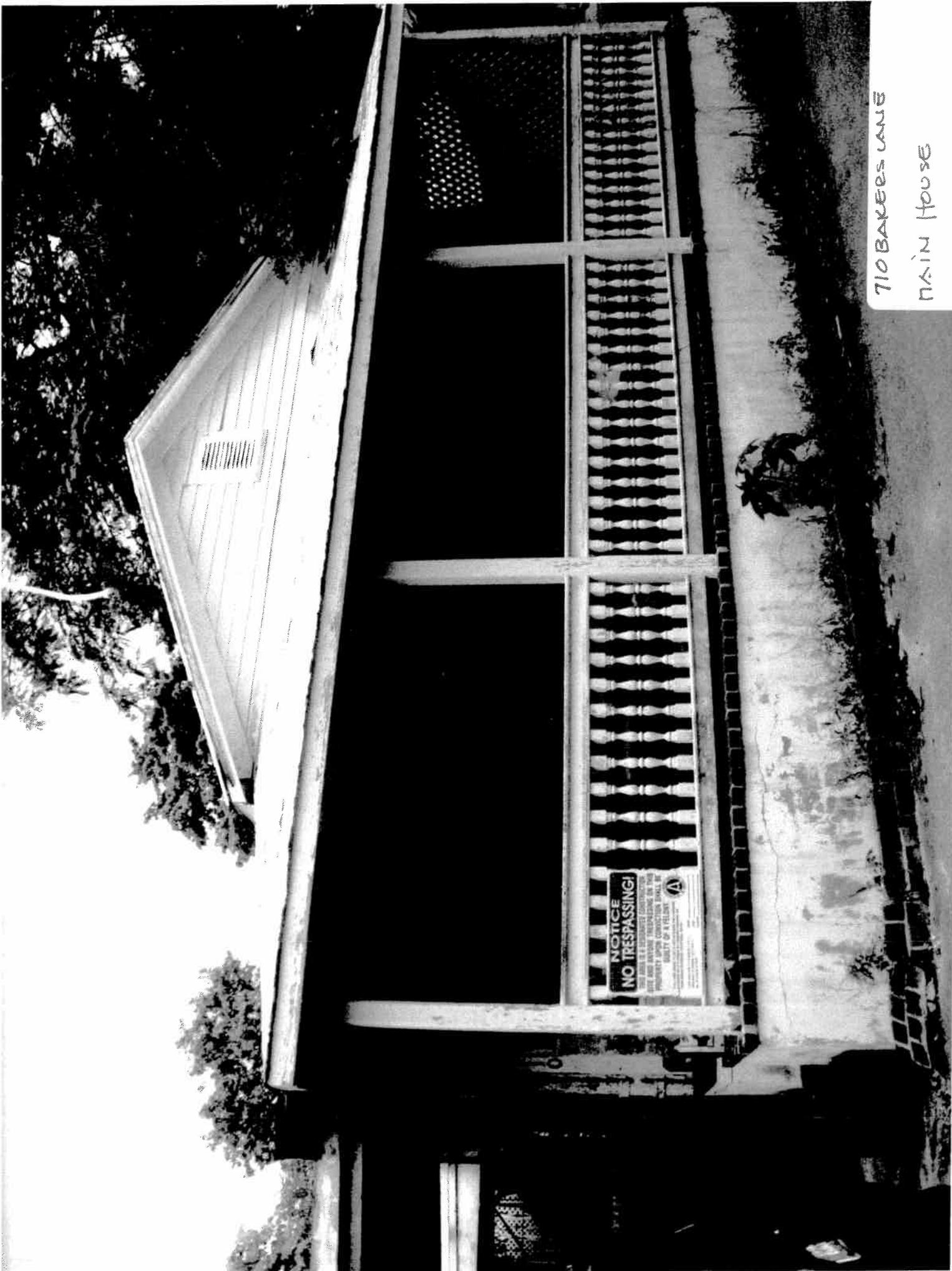


ACROSS THE STREET NEIGHBOR



BEGGING OF LAKE





NOTICE  
NO TRESPASSING  
ALL PERSONS TRESPASSING ON THE  
PROPERTY AND CONSTRUCTION SHALL BE  
HELD RESPONSIBLE  
A

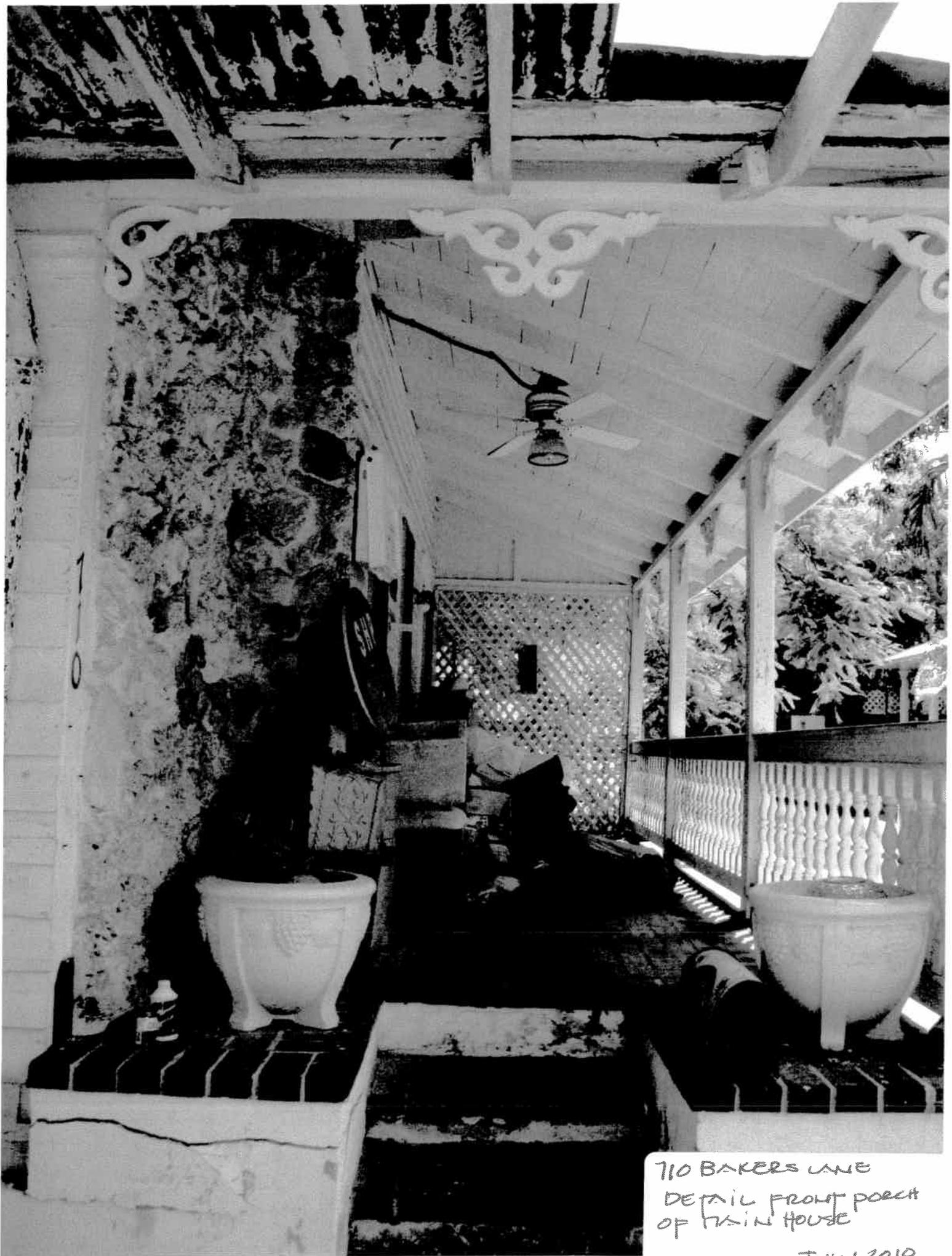
710 BAKERS LANE

MAIN HOUSE

July 2010



710 BAKER'S LANE  
MAIN HOUSE  
July 2010



710 BAKERS LANE  
DETAIL FRONT PORCH  
OF MAIN HOUSE

JULY 2010



VIEW OF CBS deck  
with existing structure  
on back  
July 2010



View from CBS  
deck. Notice that  
work extends to the  
right.



VIEW FROM CBS DECK  
FACING EAST

JULY 2010

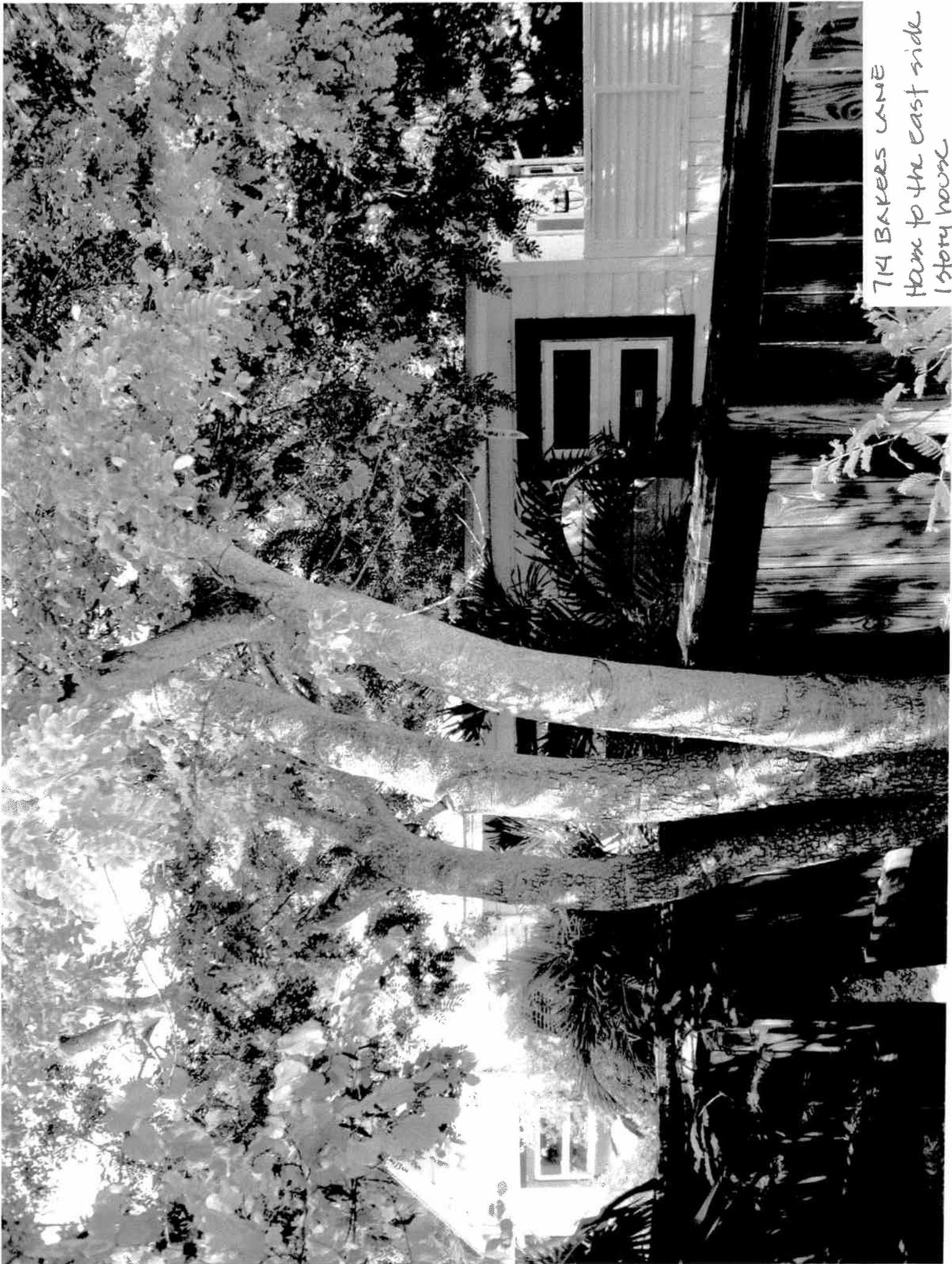


VIEW FROM CBS DECK  
FACING WEST

JULY 2010



WILSONVILLE, MISSISSIPPI



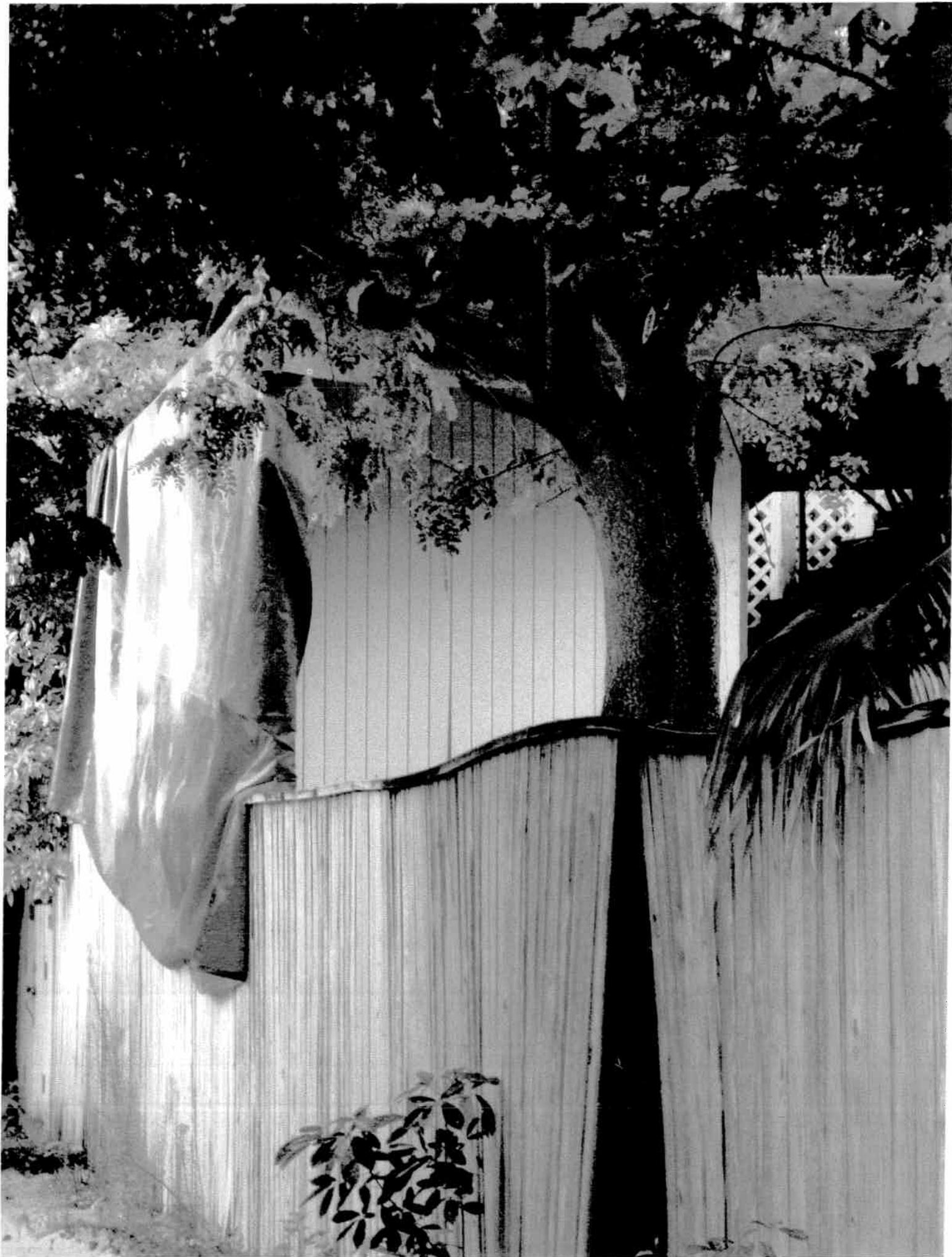
714 BAKERS LANE

Home to the east side  
1 story house

JULY 2010



VIEW TAKEN FROM  
714 BAKERS LANE



VIEW FROM BACK  
TWO STORY BUILDING  
ON SOUTH WEST SIDE

JULY 2010



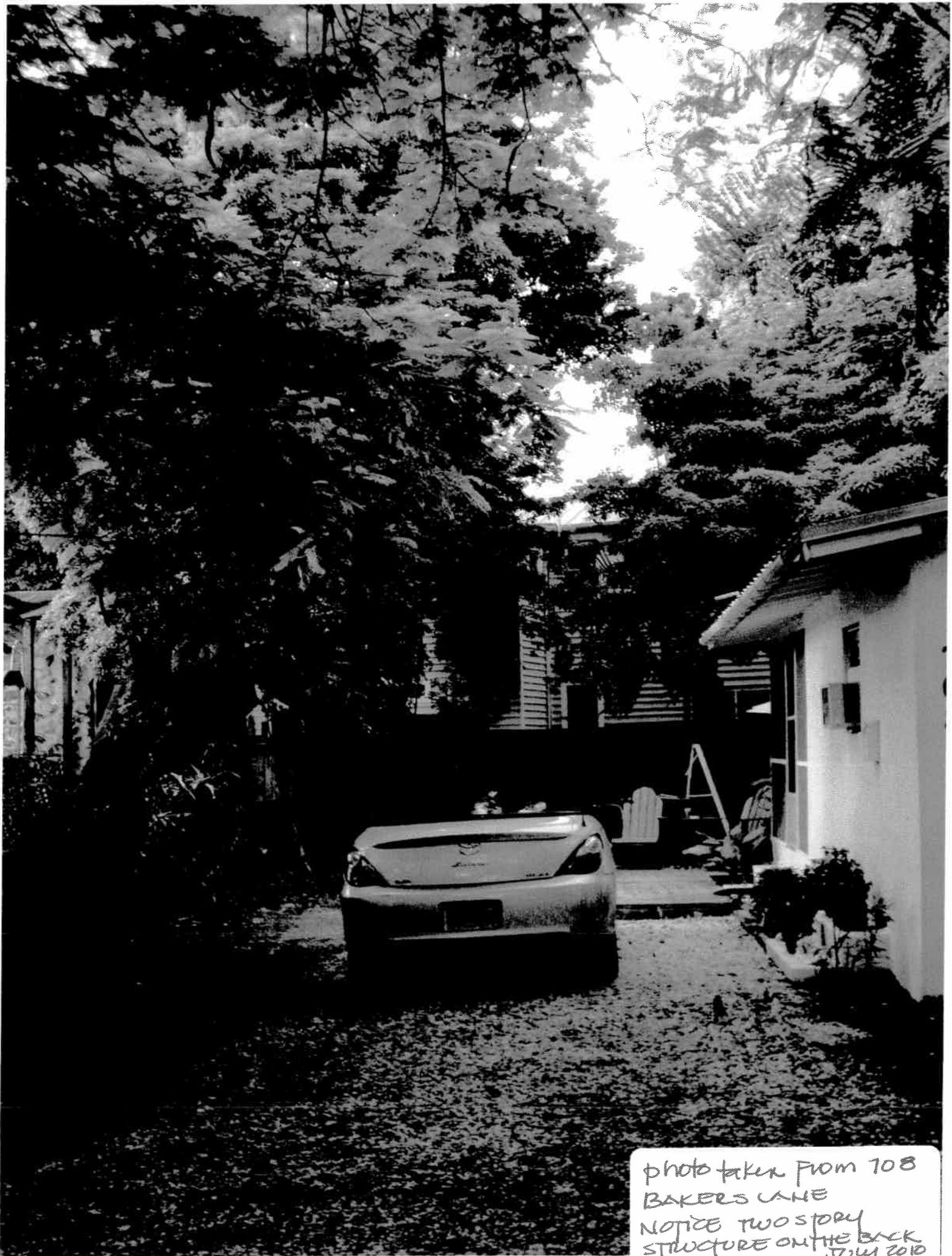


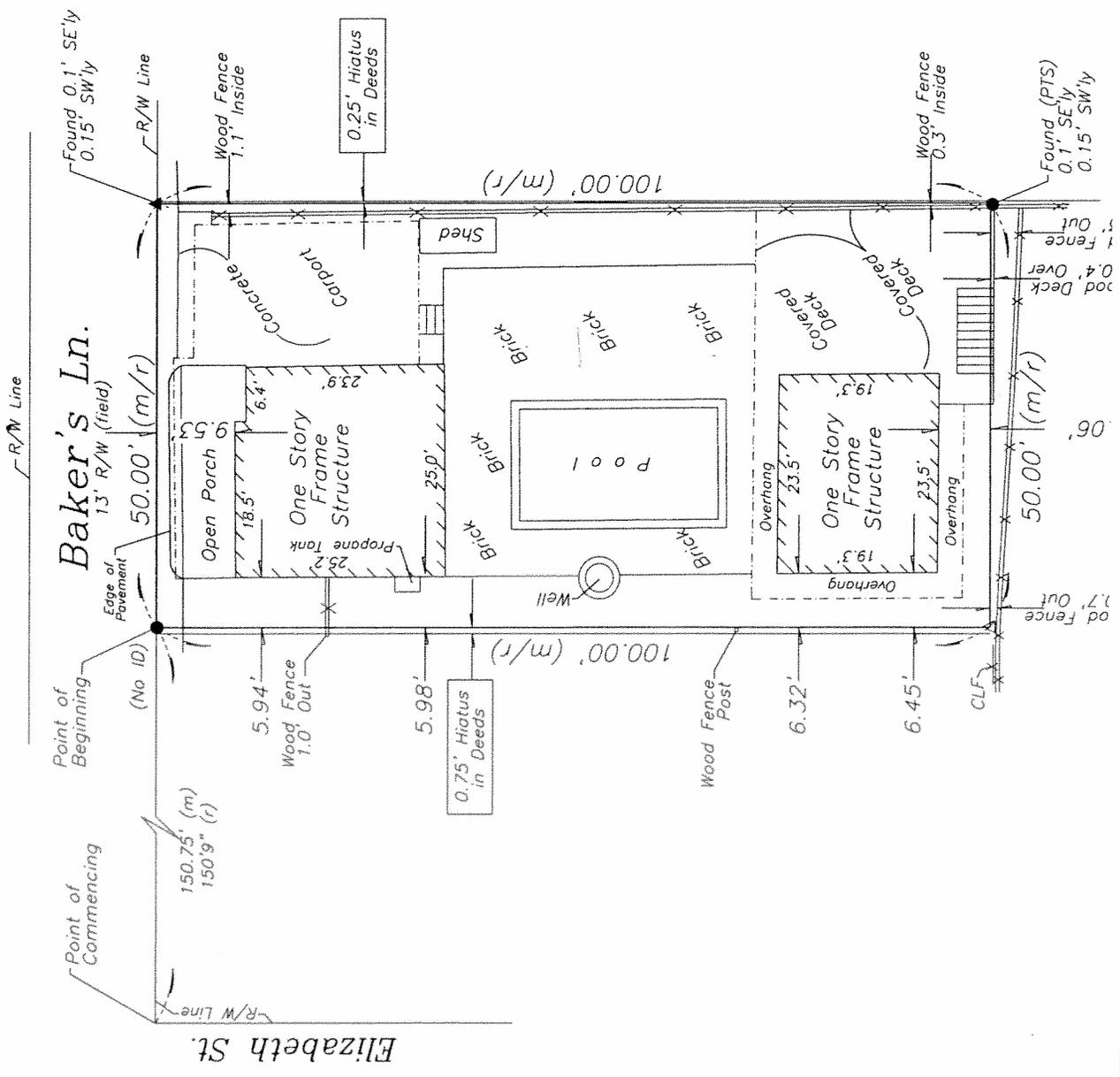
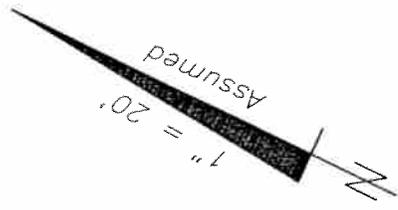
photo taken from 108  
BAKERS LANE  
NOTICE TWO STORY  
STRUCTURE ON THE BACK  
JULY 2010



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

# Survey

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



## LEGEND

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

# **Property Appraiser Information**

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

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

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## Property Record View

Alternate Key: 1012289 Parcel ID: 00011950-000000

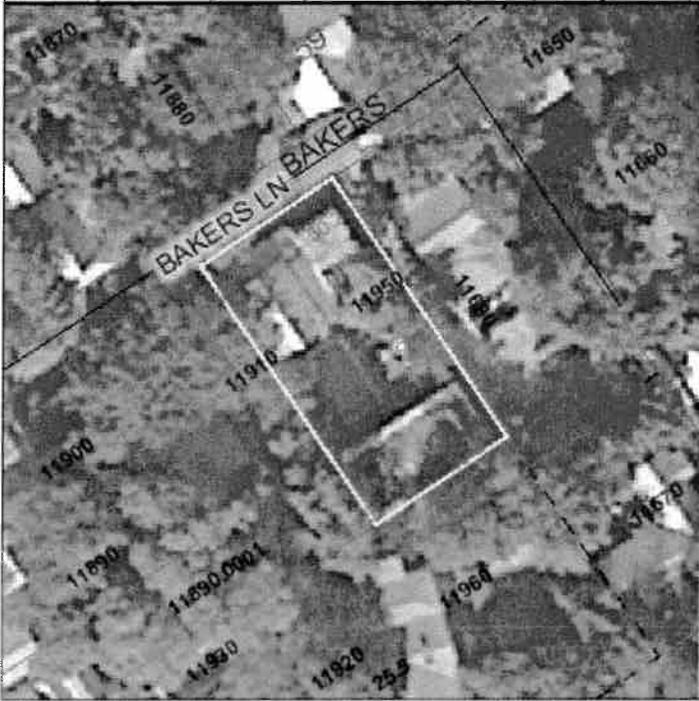
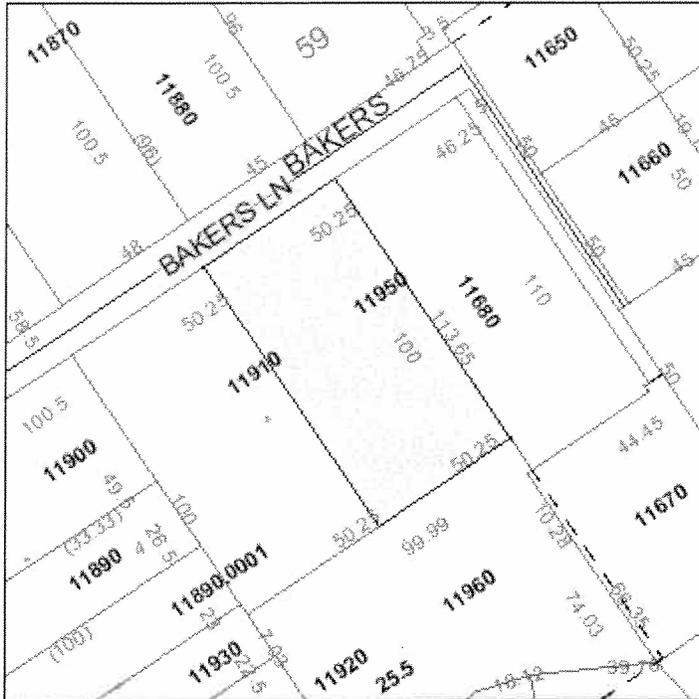
### Ownership Details

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

### Property Details

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

**Parcel Map**



**Exemptions**

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

### Land Details

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

### Building Summary

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

### Building 1 Details

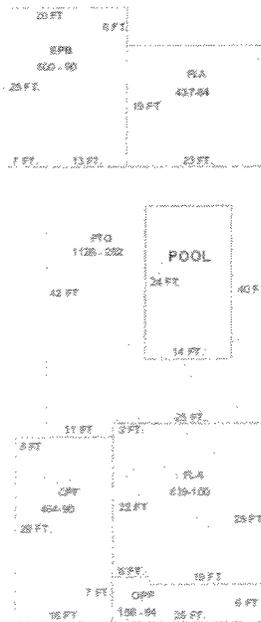
Building Type <u>R1</u>	Condition <u>P</u>	Quality Grade <u>500</u>
Effective Age <u>25</u>	Perimeter <u>184</u>	Depreciation % <u>32</u>
Year Built <u>1901</u>	Special Arch <u>0</u>	Grnd Floor Area <u>1,056</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type <u>GABLE/HIP</u>	Roof Cover <u>METAL</u>	Foundation <u>WD CONC PADS</u>
Heat 1 <u>NONE</u>	Heat 2 <u>NONE</u>	Bedrooms <u>1</u>
Heat Src 1 <u>NONE</u>	Heat Src 2 <u>NONE</u>	

Extra Features:

2 Fix Bath <u>0</u>	Vacuum <u>0</u>
3 Fix Bath <u>0</u>	Garbage Disposal <u>0</u>
4 Fix Bath <u>0</u>	Compactor <u>0</u>
5 Fix Bath <u>0</u>	Security <u>0</u>
6 Fix Bath <u>0</u>	Intercom <u>0</u>
7 Fix Bath <u>0</u>	Fireplaces <u>0</u>
Extra Fix <u>0</u>	Dishwasher <u>0</u>



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	619
2	OPF		1	1990				156
3	CPF		1	1990	N N	0.00	0.00	464
4	PTO		1	1990	N N	0.00	0.00	1,126
5	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	437
6	EPB	12:ABOVE AVERAGE WOOD	1	1990				500

Misc Improvement Details

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

Building Permits

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

### Parcel Sales History

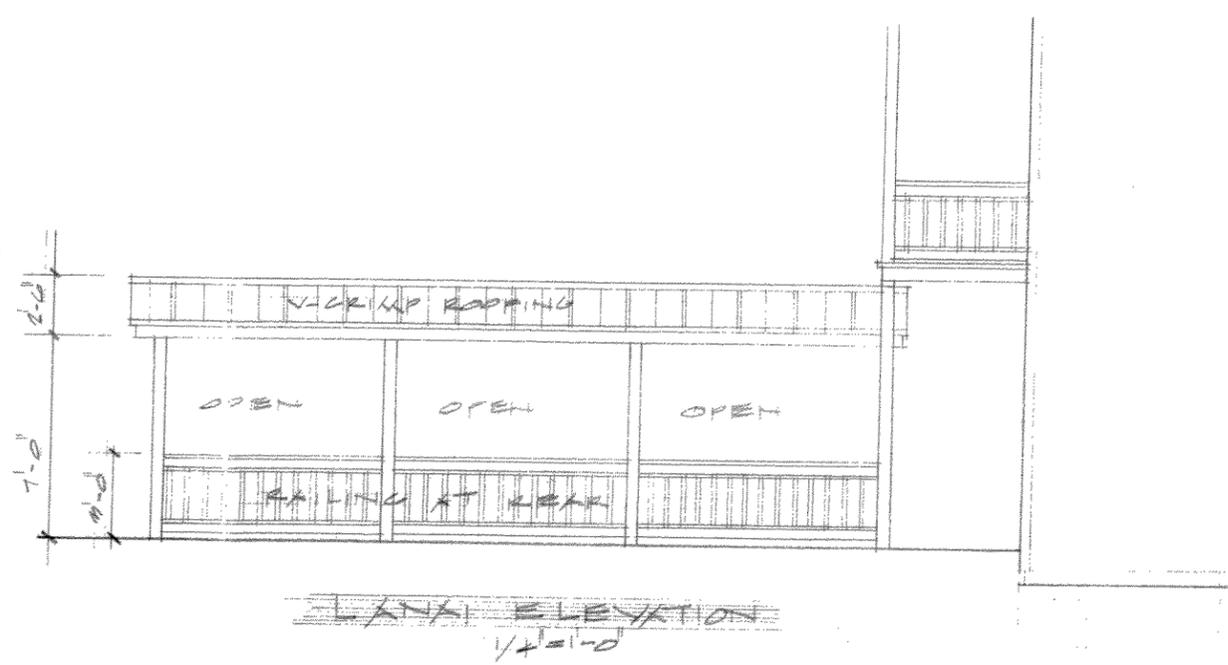
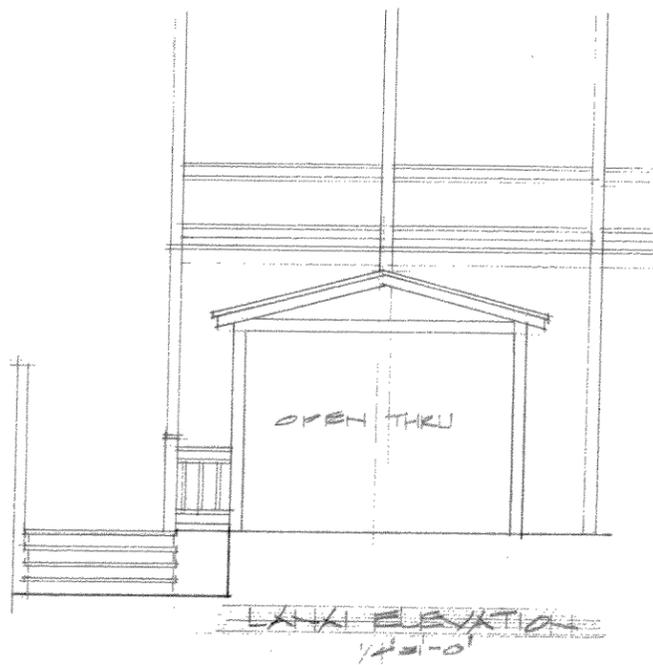
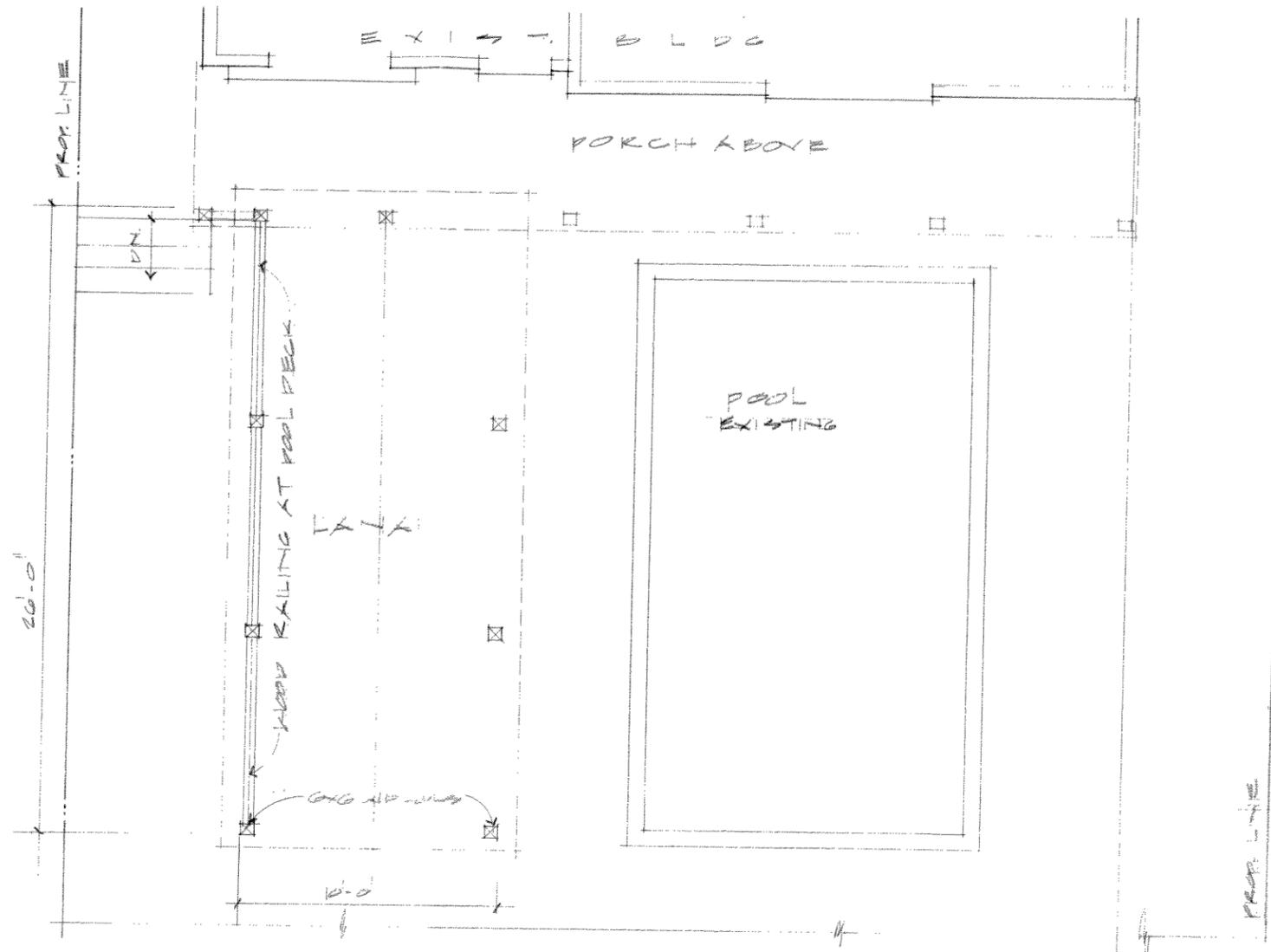
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 301,512 times.

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

# Site Plans





LEFT SIDE ELEVATION  
14'-0"



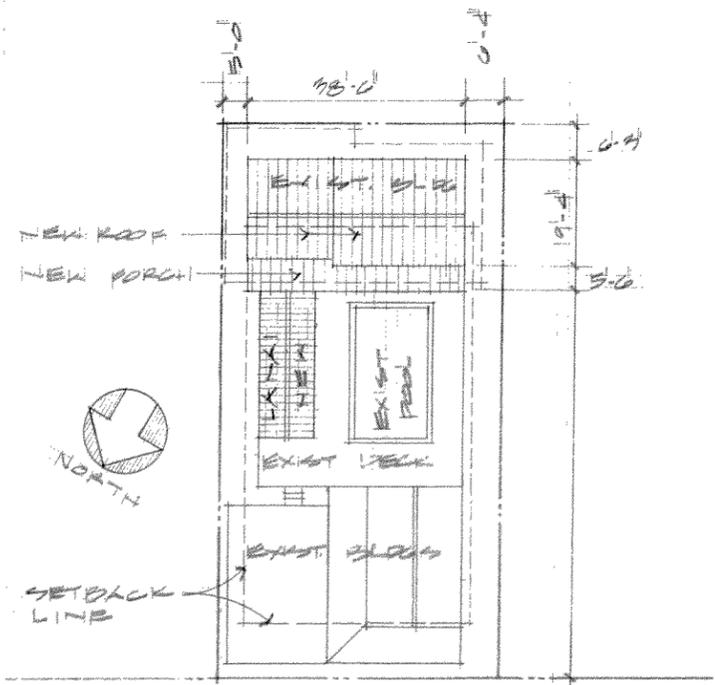
REAR ELEVATION  
14'-0"



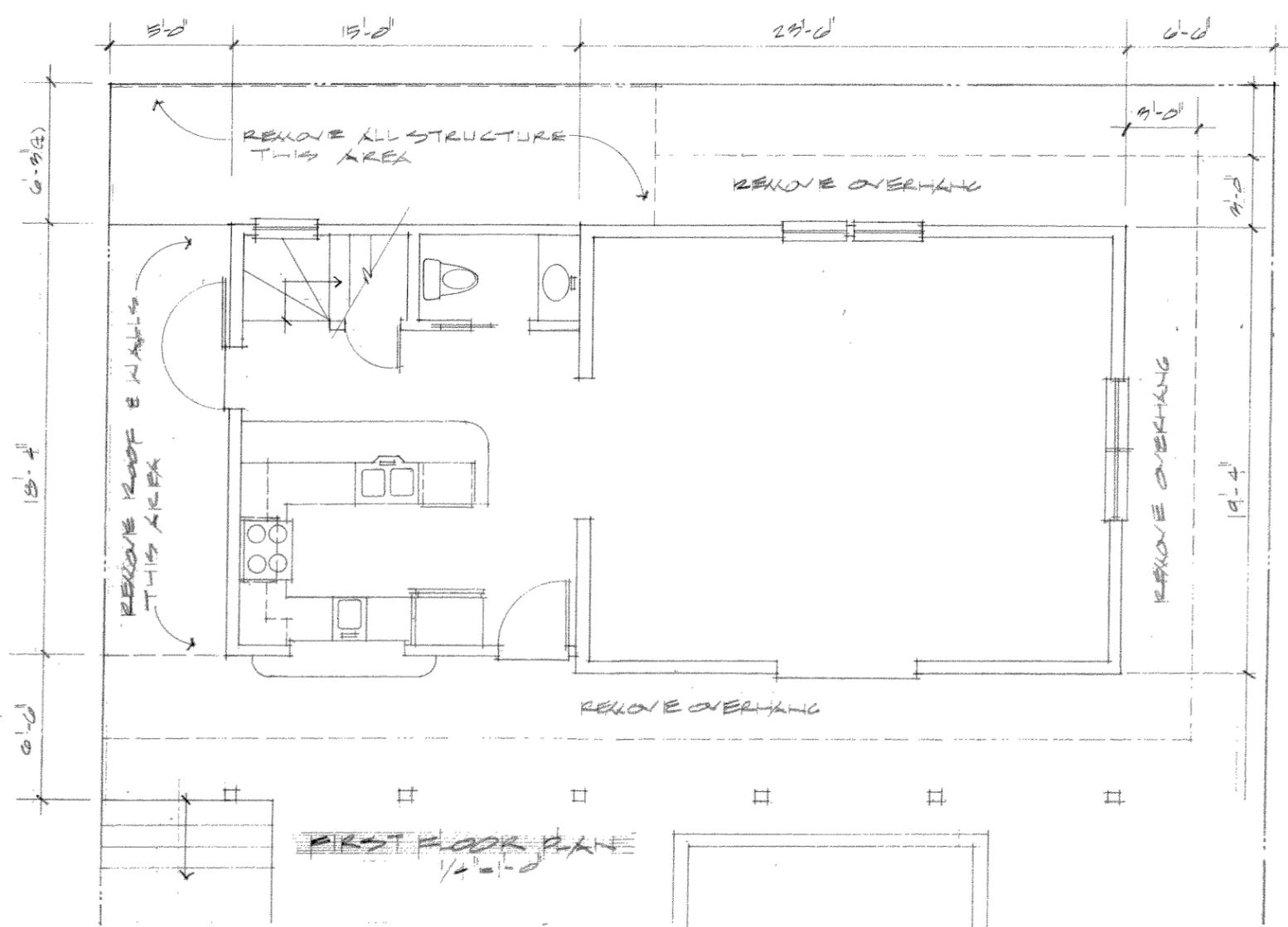
FRONT ELEVATION  
14'-0"

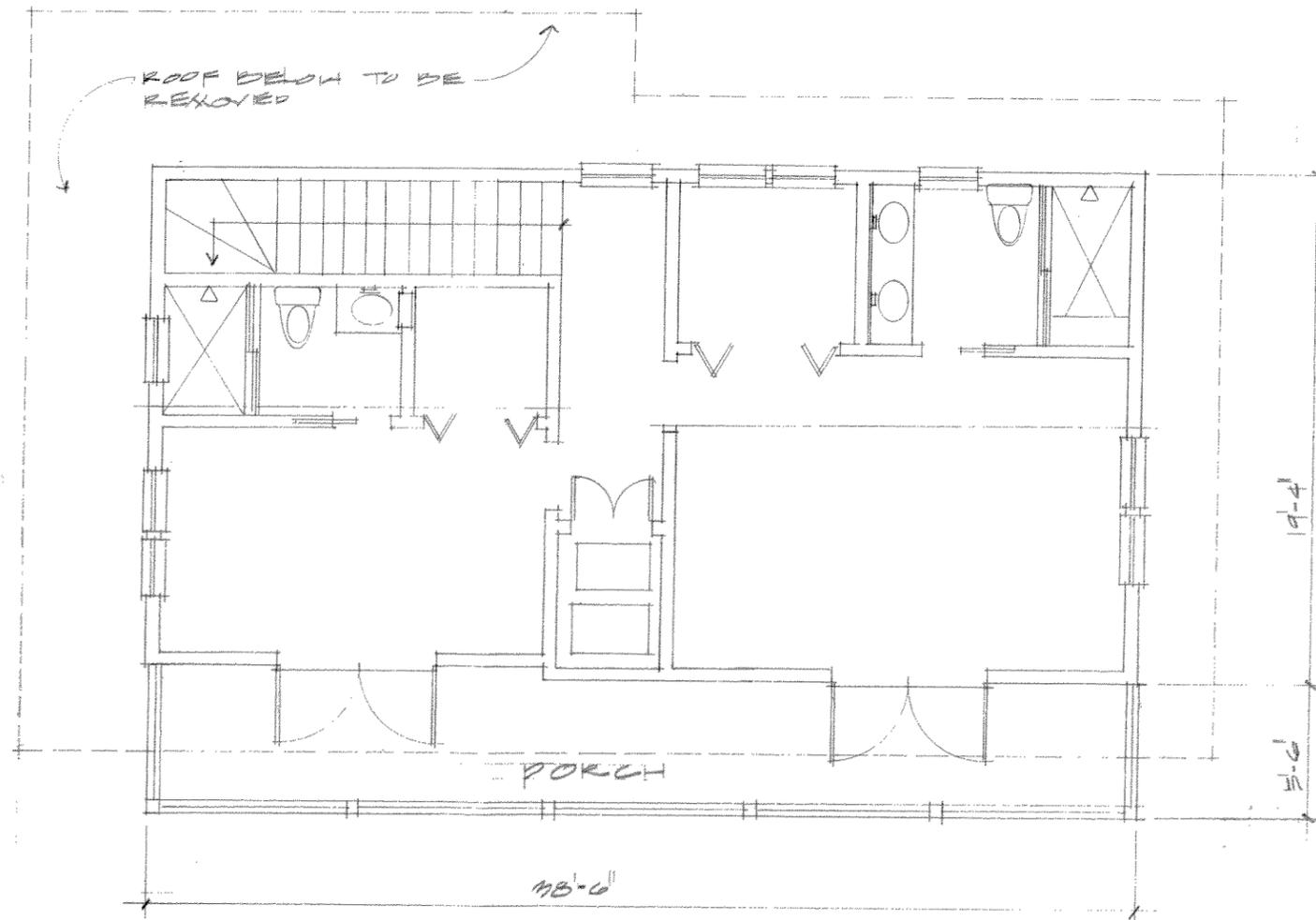


RIGHT SIDE ELEVATION  
14'-0"



SITE PLAN  
 1" = 20'-0"





2ND FLOOR PLAN  
1/4" = 1'-0"