

# 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.4

Remove dormer, reduce dormer in size and site improvements- Code Compliance Case- **#718 Bakers Lane- Applicant Thomas Kelly (H10-01-136)**. Pictures of code violation. Eliminate dormer, reduce dormer sizes. Proposed new deck and pool.

5b-4 Remove dormer, reduce dormer in size and site improvements- Code Compliance case- #718 Bakers Lane- Applicant Tomas Kelly (H10-01-136) **(H10-01-26-76)**

Pictures of Code violation. Eliminate dormer, reduce dormer size. Proposed new deck and pool.

The house located on #718 Bakers Lane is listed as a contributing resource in the 1976 survey. The one and a half story frame vernacular house was built in 1933. This is a Code Compliance case; the applicant did not cause the existing alterations that were done to the house, rather he was hired by the owner of the property to come into compliance with City Code.

The owner of the property made some alteration to the historic house without obtaining a Certificate of Appropriateness or a Building Permit. The alterations were;

1. Addition of a second floor over an existing bump out located on the north side of the house. This second story has the same height as the main house.
2. Second floor addition to the south side of the house. The "dormer" has a gable roof.
3. Second floor addition to the north side of the house. The "dormer" has a gable roof.

The plan proposes the reduction in height of the second story addition over the existing bump out located on the north side of the house. The plans also include the reduction in size of the existing "dormer" located on the south side of the house and the removal of the "dormer" on the north side. Staff visited the property and met with the owner and a contractor.

The plans also include a new deck on the south side yard and the construction of a swimming pool. An existing window on the south façade of the house is proposed to be changed to a door in order to bring access to the deck and swimming pool.

Because there was construction done in the house without a Certificate of Appropriateness approved, and the applicant is presenting an alternative to meet with Code, staff will only review the proposed deck and pool.

Guidelines that should be reviewed for this application;

- Decks, patios, hot tubs and pools (pages 39-40);
  - *Guideline 3*  
*Best efforts shall be made to ensure that decks, pools, hot tubs, and patios are not visible from the elevation right of way by use of landscape or HARC approved fence screening.*

The house is located at the end of Bakers Lane and the lane extends to the south, making the side yard of this house visible from the right-of-way. There is an existing chain link fence in front of the south yard of the property. The plans do not include any notes for screening or landscape in order to make this deck and pool not visible from the right-of-way.

Staff understands that a wood picket fence and landscape should be provided in order to comply with the guidelines.

# Application



CITY OF KEY WEST *Fax 809-3978*  
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # 110-01-136

OWNER NAME:

FRED DEMSHAR

DATE:

7/6/10

OWNERS ADDRESS:

718 BAKERS LANE

PHONE #:

294-1886

APPLICANT'S NAME:

THOMAS KELLY

PHONE #:

745-1100  
304-1984

APPLICANT'S ADDRESS:

19141 ROCKY ROAD, SUGARLOAF KEY

ADDRESS OF CONSTRUCTION:

718 BAKERS LANE

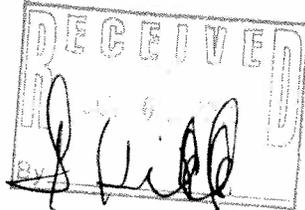
# OF UNITS:

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

- FIX CODE VIOLATION
- ELIMINATE DORMER
- REDUCE DORMER SIZES
- PROPOSE NEW DECK & POOL



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

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: \_\_\_\_\_

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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HARC Comments:

*Listed as contributing in the 1976 survey. Frame  
Ultraviolet build 1933*

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

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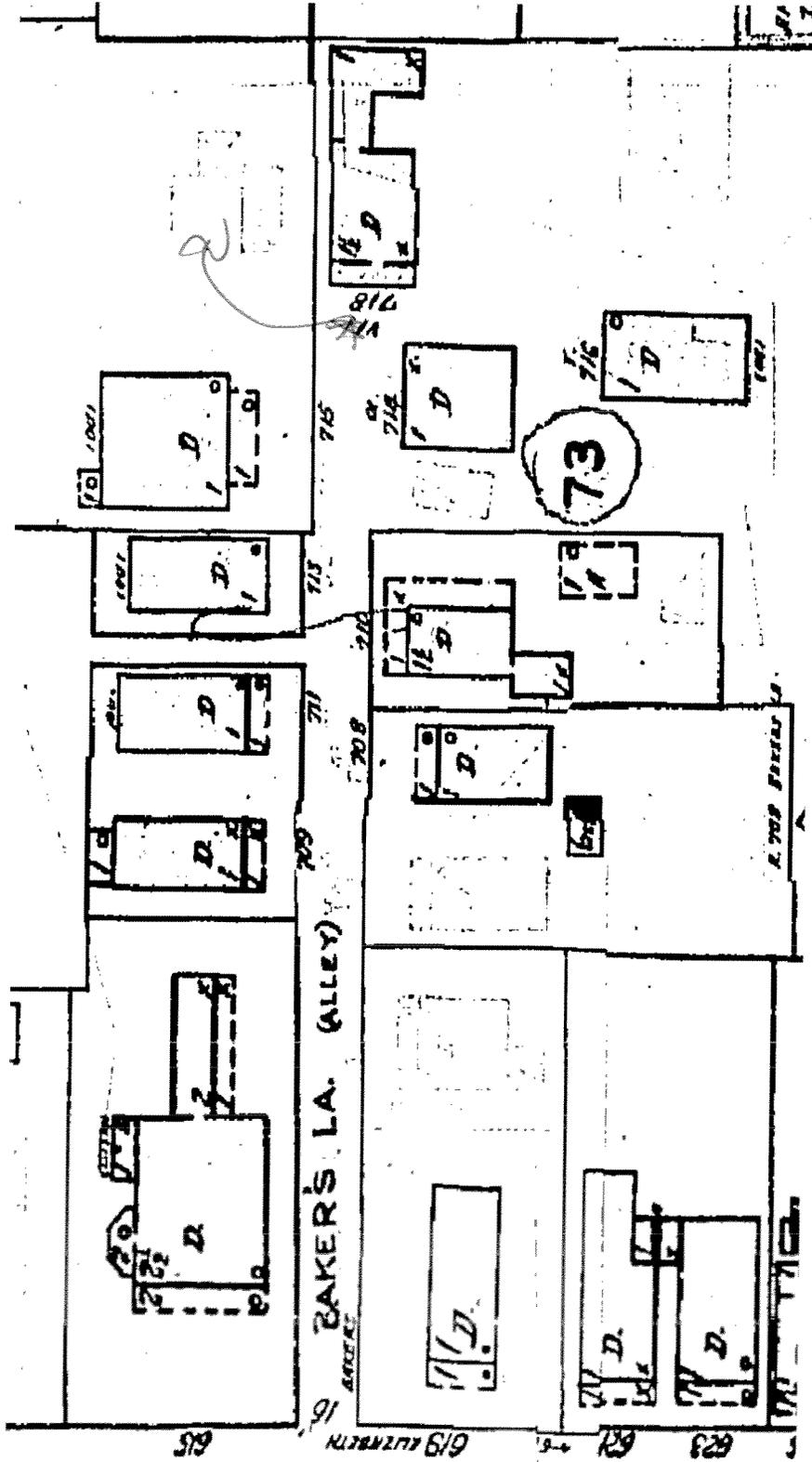
Date: \_\_\_\_\_

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

Historic Architectural  
Review Commission

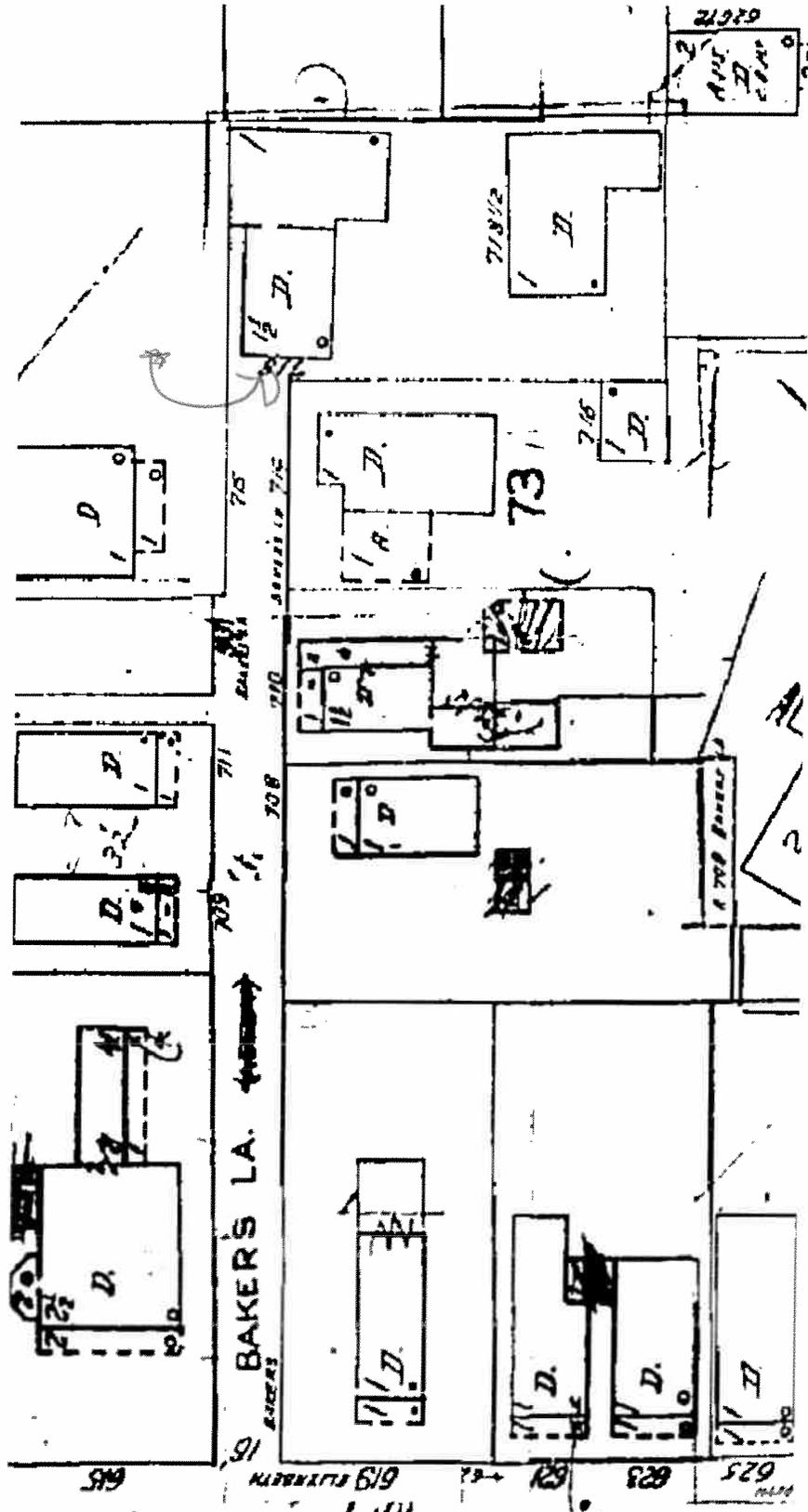
# **Sanborn Maps**

# ELIZABETH



#718 Bakers Lane Sanborn Map 1948 Copy

ELIZABETH



718 Bakers Lane 1962 Sanborn Map Copy

# **Project Photos**



718 Bakers Lane photo from Monroe County Library Property Appraisers files circa 1965



RECEIVED  
APR 6 5 23 19  
BY





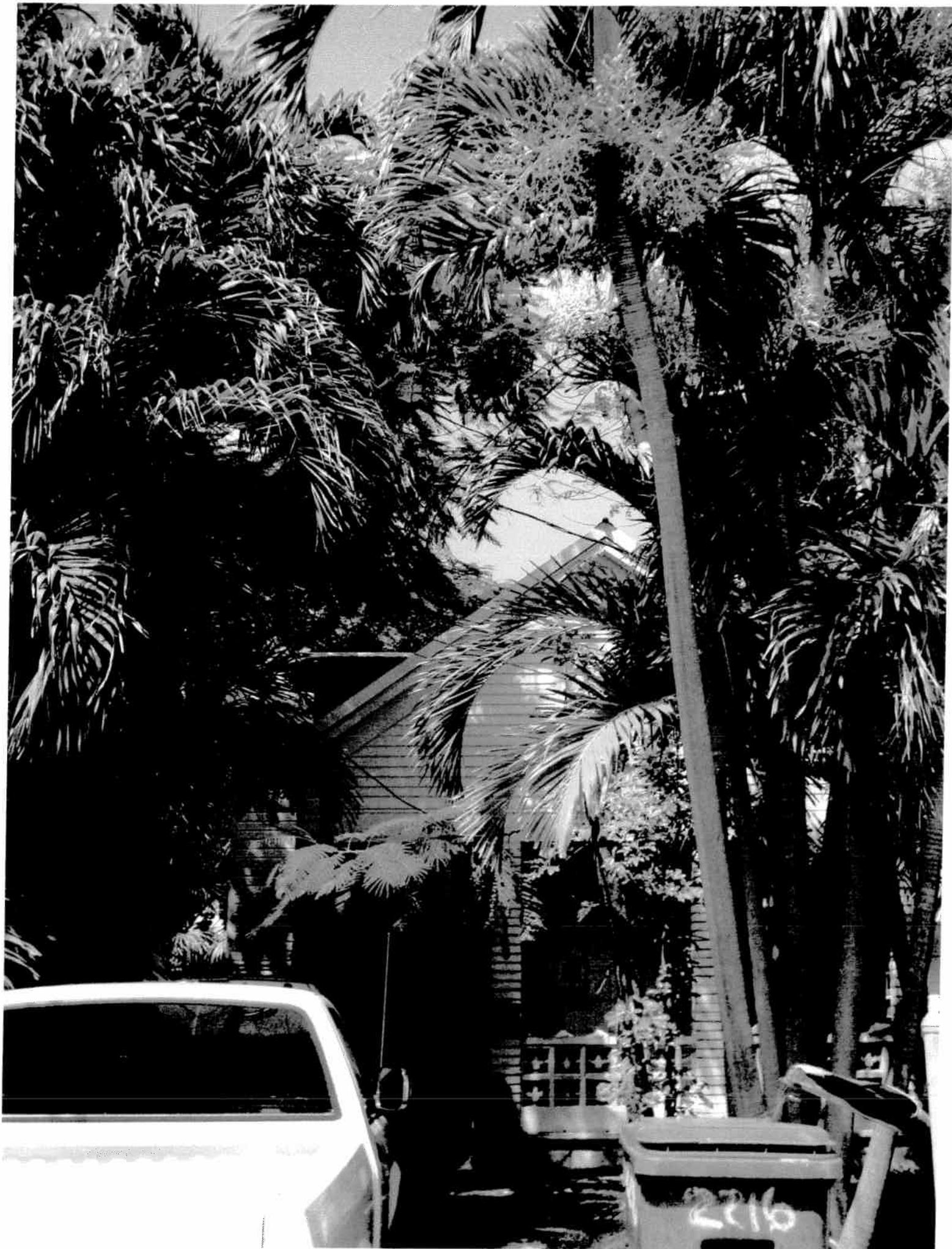


18  
S. A. 100



18  
S. A. 100

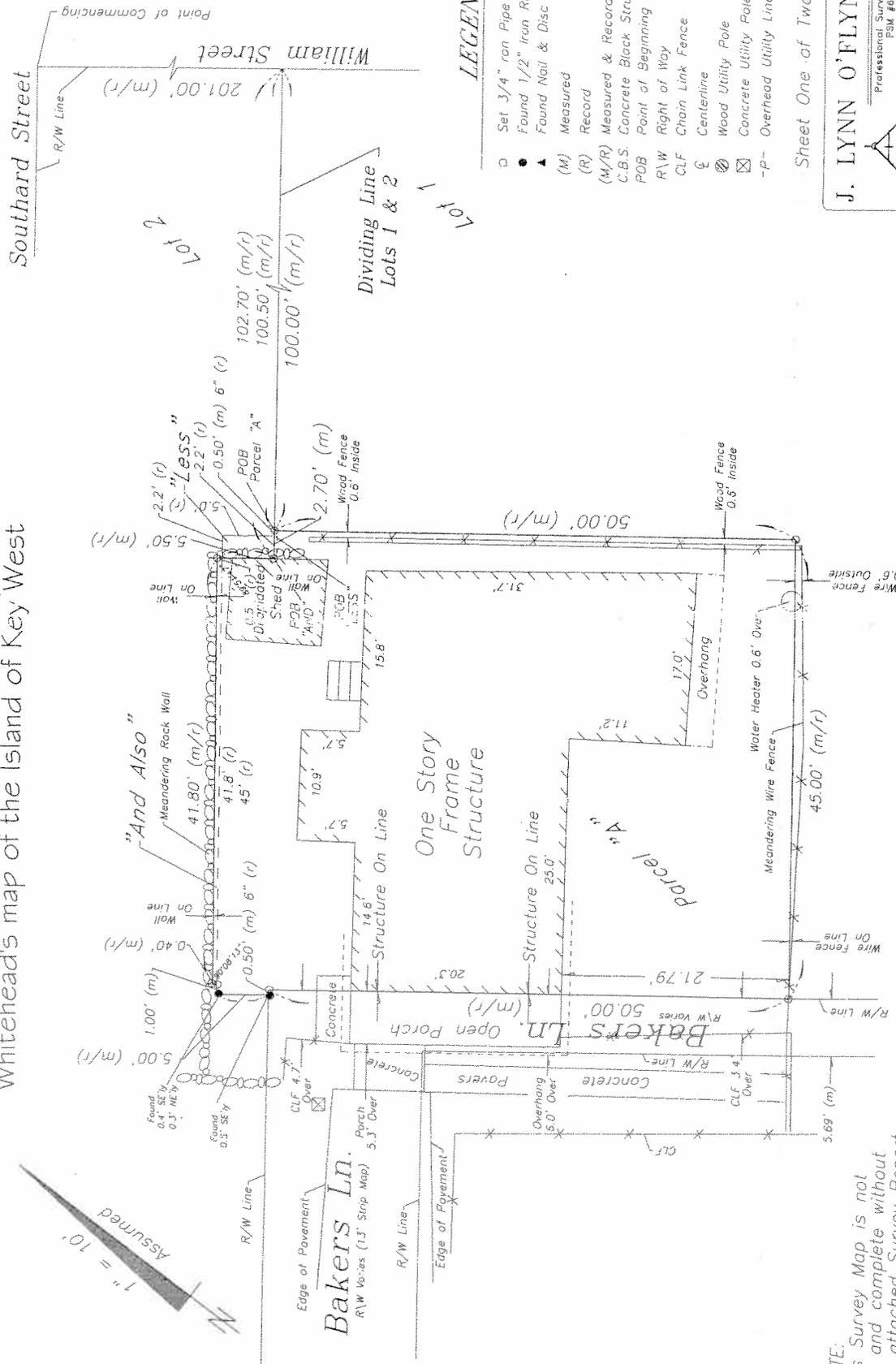




# Survey

Boundary Survey Map of part of Lots 1 & 2 of Square 59 of Wm. A. Whitehead's map of the Island of Key West

RECEIVED  
JUL 6 2010



**LEGEND**

- Set 3/4" ran 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

Sheet One of Two Sheets

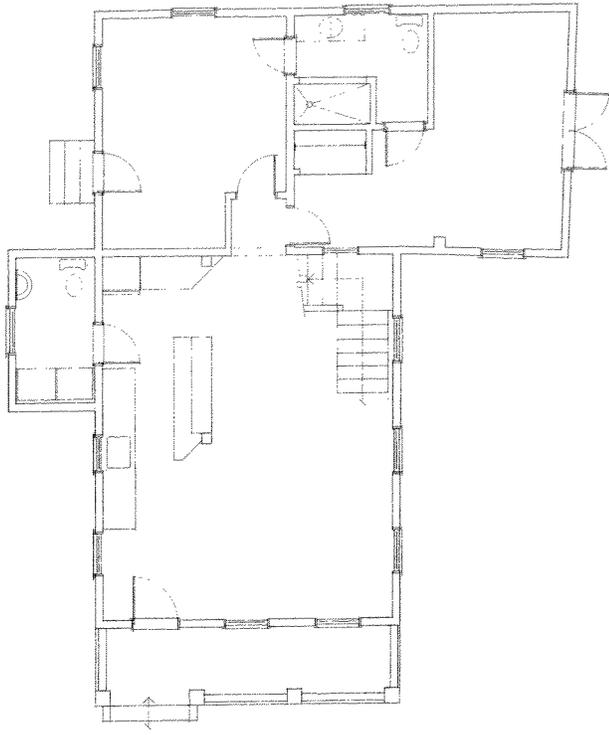
**J. LYNN O'FLYNN, Inc.**  
 Professional Surveyor & Mapper  
 PSM #6628  
 3430 Duck Ave., Key West, FL 33040  
 (305) 286-1422 Fax (305) 286-2244

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

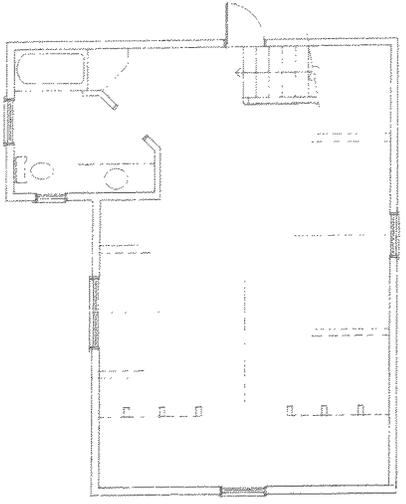
# Site Plans

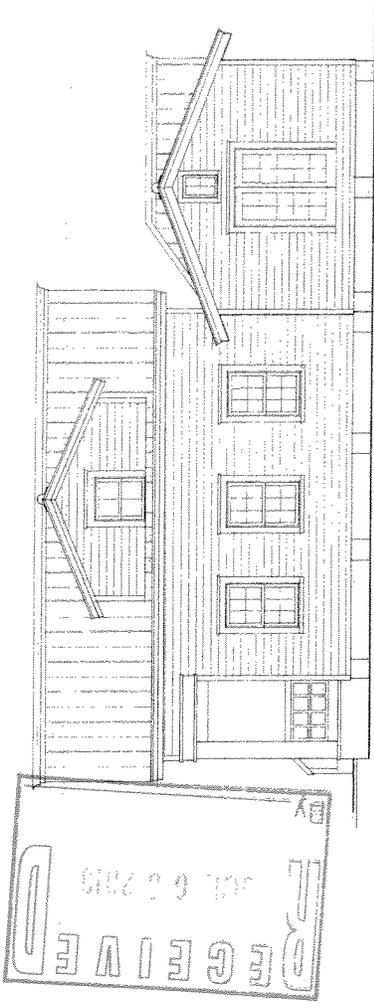


RECEIVED  
BY



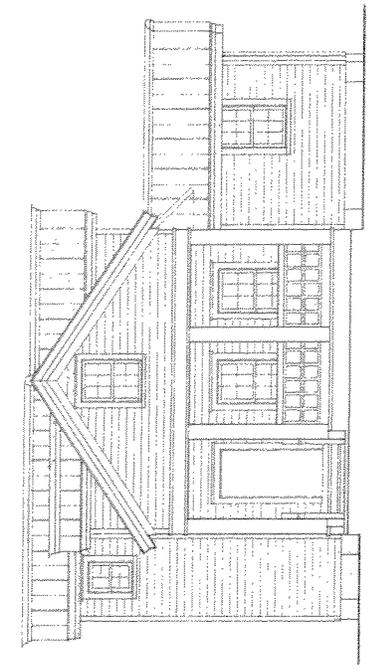
FIRST FLOOR PLAN





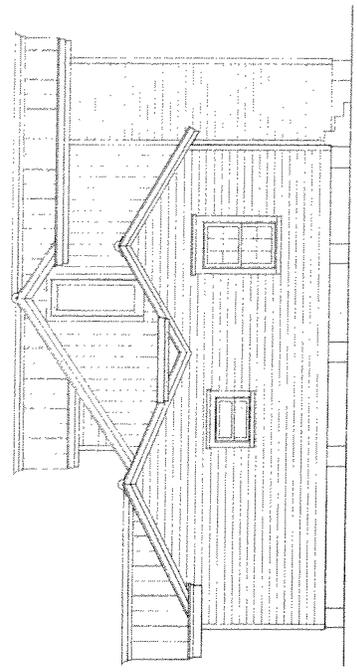
SOUTHWEST ELEVATION

1/4" = 1'-0"



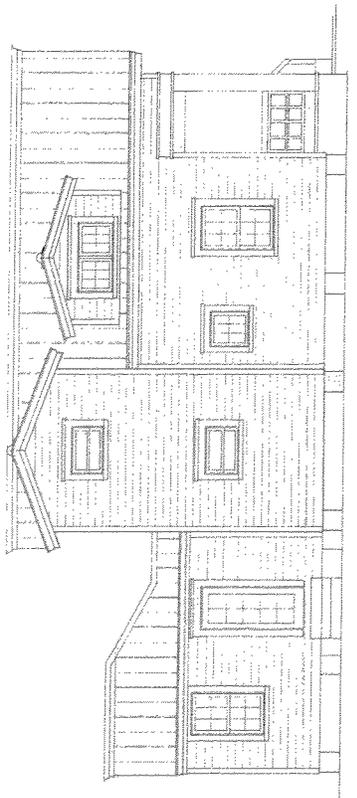
SOUTH EAST ELEVATION

1/4" = 1'-0"



NORTH WEST ELEVATION

1/4" = 1'-0"



NORTH EAST ELEVATION

1/4" = 1'-0"

**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: 1011967 Parcel ID: 00011650-000000

**Ownership Details**

**Mailing Address:**  
DEMSHAR FRED A  
1750 N CRILLY CT  
CHICAGO, IL 60614-5791

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 718 BAKERS LN KEY WEST  
**Legal Description:** KW PT LOTS 1 & 2 SQR 59 OR218-597/598 OR408-418/419 OR817-106L/E OR1462-173/174Q/C U/R D/C- GATES C L) OR1869-1142/43PET(PROB#CPK-03-65) OR1869-1144ORD OR2139-329/34AGREE/ORD OR2331-1368D/C OR2331-1369D/C OR2331-1370D/C OR2331-1371/72Q/C OROR2331-1374/79



**Land Details**

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	0	0	2,482.81 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 1124  
Year Built: 1933

### Building 1 Details

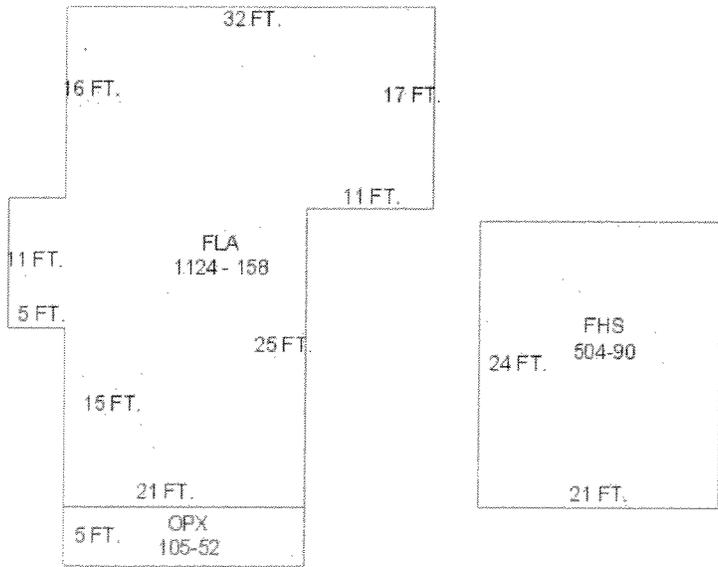
Building Type R1	Condition P	Quality Grade 450
Effective Age 24	Perimeter 158	Depreciation % 31
Year Built 1933	Special Arch 0	Grnd Floor Area 1,124
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
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
2	OPX	12:ABOVE AVERAGE WOOD	1	1933	N N	0.00	0.00	105
3	FHS	12:ABOVE AVERAGE WOOD	1	1933	N N	0.00	0.00	504
3	FLA	12:ABOVE AVERAGE WOOD	1	1933	N			1,124

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	180 SF	45	4	1952	1953	1	30
3	CL2:CH LINK FENCE	220 SF	55	4	1965	1966	1	30

### Appraiser Notes

2010-03-09 FIELD INSPECTION SHOWED STOP WORK ORDER DATED JAN 27 2010 FOR NON PERMITTED WORK AND NON HARC APPROVAL.DKRAUSE

2010-03-09 PERMITS WITH CANCELED LABEL ARE EXPIRED.DKRAUSE

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-5126	11/19/2007	11/08/2009	3,200 Residential	REMOVE & REPLACE APPROX. 500 SF OF WOOD SIDING, REMOVE & REPLACE APPROX. 350 LF OF TRIM
2	07-5127	11/19/2007	02/14/2008	2,400 Residential	REMOVE EXISTING 100 AMP SERVICE AND FUSE PANEL, REPLACE WITH 200 AMP SERVICE AND BREAKER PANEL
3	07-5486	12/21/2007	11/08/2009	4,500 Residential	REPAIR OR REPLACE 66 LF OF WOOD SILLS, INSTALL FLOOR JOIST, SISTER TO EXISTING
	08-1317	04/25/2008		2,300	WIRE 1/3 OF HOUSE, LIVING RM, DINING RM, AND KITCHEN APPROX 1600sf
	08-0376	03/14/2008		5,000	REMOVE METAL PORCH AWNING 20x4
	08-0376	02/13/2008		5,000	*RED TAG BY CODE* REPLACEMENT OF 190lf OF SIDING , 1200sf OF WOOD FLOORING IN KITCHEN AND BEDROOMS
	08-0794	03/28/2008		2,000	REMOVE OLD JALOUSIE WINDOWS, REJPLACE WITH NEW MARVIN 6 PANEL WINDOWS
10-516	02/26/2010			900	RED TAG BY CODE**R&R WOOD WALLS WITH DRYWALL ONLY IF NECESSARY 600sf
10-517	02/26/2010			900	RED TAG BY CODE*** REPLACE 12x12 OLD RUSTED GALV ROOF PER HARC

### 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	102,119	298	390,105	492,522	492,522	0	492,522
2008	94,409	298	434,492	529,199	529,199	0	529,199
2007	206,790	407	331,455	538,652	538,652	0	538,652
2006	335,472	407	235,867	571,746	571,746	0	571,746
2005	335,472	407	188,694	524,573	524,573	0	524,573
2004	190,755	407	176,280	367,442	325,588	25,000	300,588
2003	183,690	407	94,347	278,444	278,444	25,000	253,444
2002	176,094	407	69,519	246,020	121,698	25,000	96,698

2001	138,294	126	69,519	207,939	119,782	25,000	94,782
2000	138,294	210	50,898	189,402	116,294	25,000	91,294
1999	112,940	172	50,898	164,010	113,237	25,000	88,237
1998	99,111	150	50,898	150,159	111,454	25,000	86,454
1997	89,891	136	45,932	135,960	104,708	25,000	79,708
1996	62,232	95	45,788	108,115	101,659	25,000	76,659
1995	56,701	86	45,788	102,575	99,180	25,000	74,180
1994	50,708	77	45,788	96,573	96,573	25,000	71,573
1993	50,734	0	45,788	96,522	96,522	25,000	71,522
1992	50,734	0	45,788	96,522	96,522	25,000	71,522
1991	50,734	0	45,788	96,522	96,522	25,000	71,522
1990	40,488	0	35,269	75,757	75,757	25,000	50,757
1989	33,460	0	34,650	68,110	68,110	25,000	43,110
1988	29,687	0	34,650	64,337	64,337	25,000	39,337
1987	25,907	0	19,689	45,596	45,596	25,000	20,596
1986	26,016	0	19,157	45,173	45,173	25,000	20,173
1985	25,362	0	10,440	35,802	35,802	25,000	10,802
1984	23,901	0	10,440	34,341	34,341	25,000	9,341
1983	23,901	0	10,440	34,341	34,341	25,000	9,341
1982	24,294	0	8,850	33,144	33,144	25,000	8,144

### 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
10/30/2007	2331 / 1371	430,000	WD	Z
2/1/1969	408 / 418	9,000	00	Q

This page has been visited 328,119 times.

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