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## **Historic Architectural Review Commission**

### **Staff Report for Item 10**

**To:** Chairman Bryan Green and Historic Architectural Review Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** May 28, 2019

**Applicant:** Jody Draves, Owner

**Application Number:** H2019-0010

**Address:** #1401 Pine Street

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#### **Description of Work**

Restoration of two-story front porch.

#### **Site Facts**

The building under review is located at the northeast corner of Pine and Newton Streets. The two-story single-family frame vernacular house is a contributing resource to the historic district. The house, built in 1906, suffered alterations on its front porch; the second floor section was enclosed while the first floor columns and deck were altered with concrete elements.

#### **Guidelines Cited on Review**

- Guidelines for Windows (pages 29-30), specifically guideline 3.
- Guidelines for Entrances, Porches and Doors (pages 32-33), specifically guidelines 1, 3, and 7.

#### **Staff Analysis**

A Certificate of Appropriateness is under review for the removal of an inappropriate enclosure of a front porch on its second story. In addition, the plan includes the removal of concrete elements, columns, railings and decking material, which is not original to the

house. The design used historic photographs and studied traditional elements found in contemporaneous houses.

Windows on the second floor front façade will be wood impact, new wood columns of the first floor porch will be turned, and new wood turned balustrades will decorate the railings. The plan includes the replication on the gingerbread found in the circa 1965 photograph.

#### **Consistency with Guidelines Cited Guidelines**

It is staff's opinion that the proposed design meet cited guidelines. The project will liberate a historic hose from inappropriate alterations and will bring back character-defining features that were lost in time.

# 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 # 2019-0010	REVISION #	INITIAL & DATE mm 4/16/19
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1401 Pine Street	
Jody L. Draves	PHONE NUMBER 703-731-9233
1401 Pine St.	EMAIL jodydraveskw@comcast.net
Key West, FL 33040	
Jody Draves	PHONE NUMBER 305 9233567
1401 Pine Street	EMAIL architectlw@hotmail.com
Key West, FL 33040	
Jody L. Draves	DATE 5 APR 19

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

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

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

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

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

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

GENERAL: Restore open 2nd floor porch. Restore 1st floor porch from concrete to wood. Replace 3-4 columns from concrete to wood turned

MAIN BUILDING: replace 4 windows, one door

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

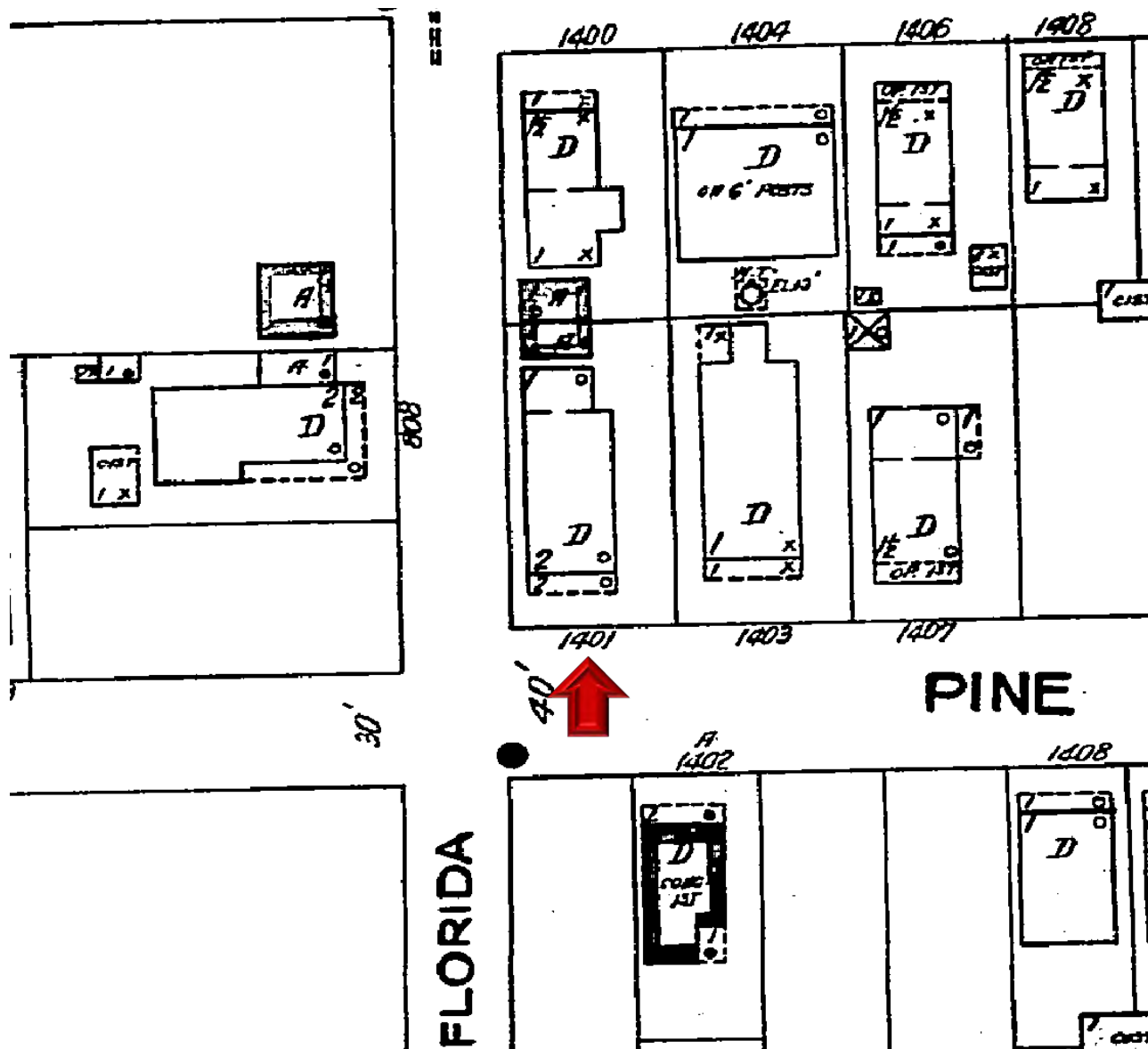
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

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

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: <i>House is listed as contributing</i>					
FIRST READING FOR DEMO:			SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

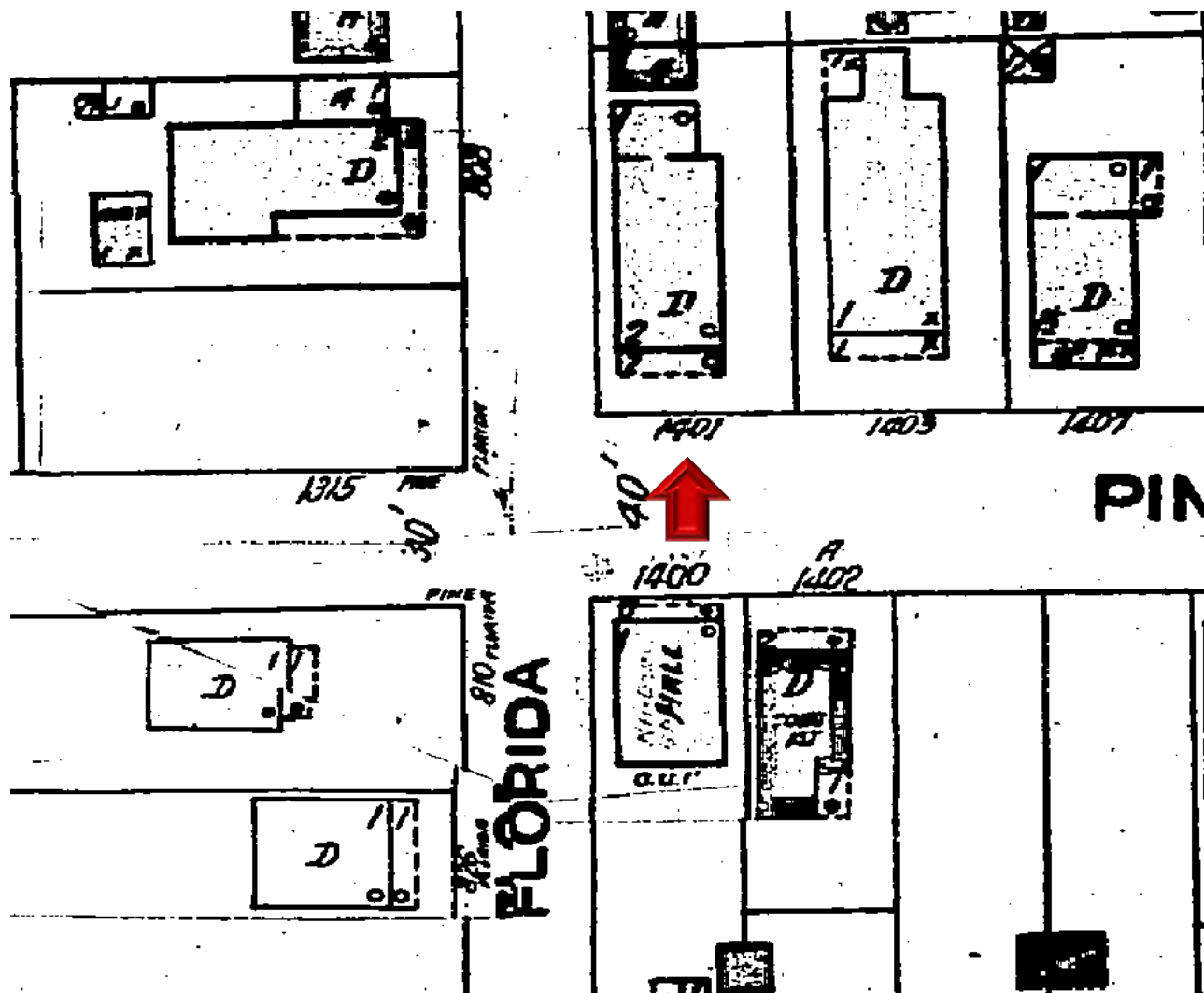
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# SANBORN MAPS



1926 Sanborn map





1948 Sanborn map





# PROJECT PHOTOS

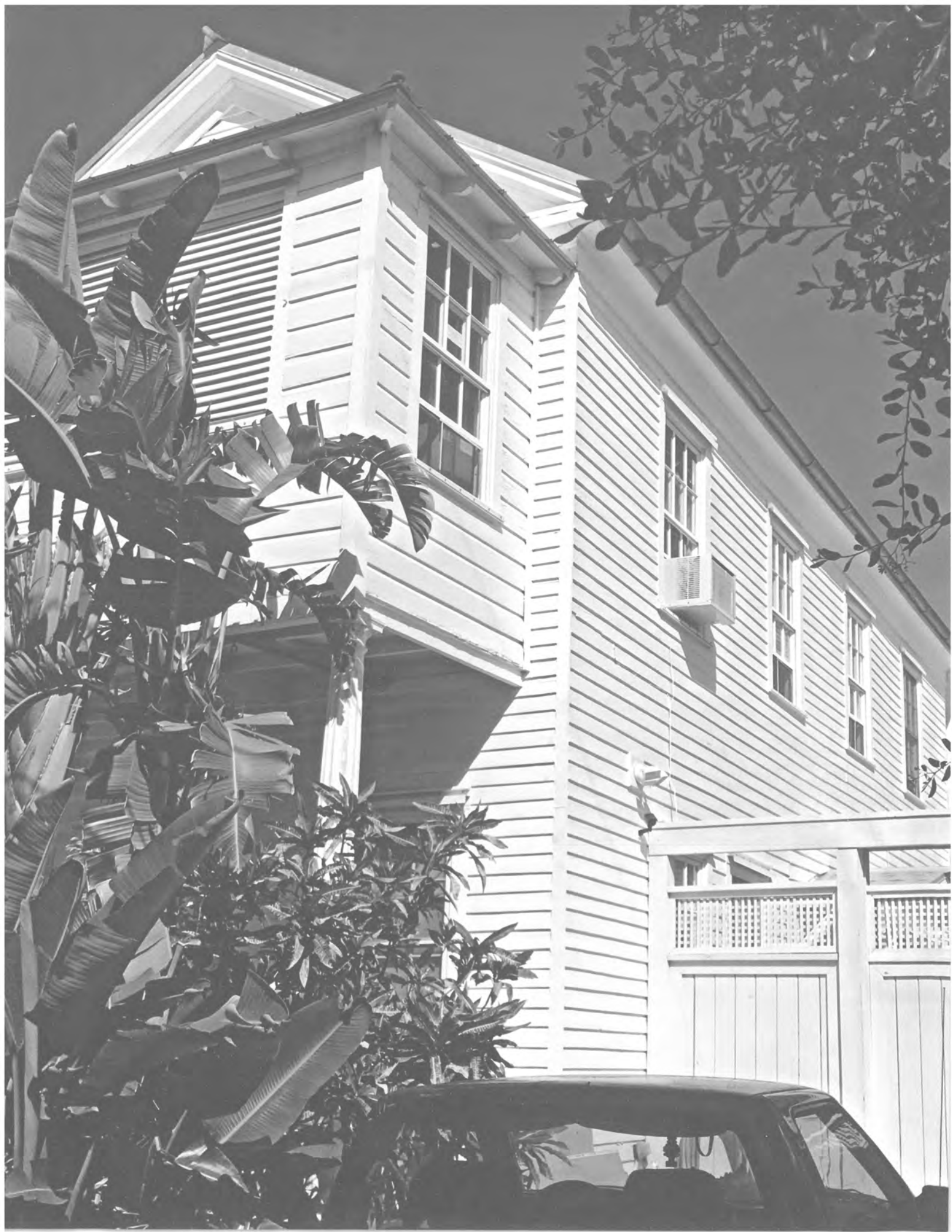


**1401 Pine Street circa 1965. Monroe County Library.**



















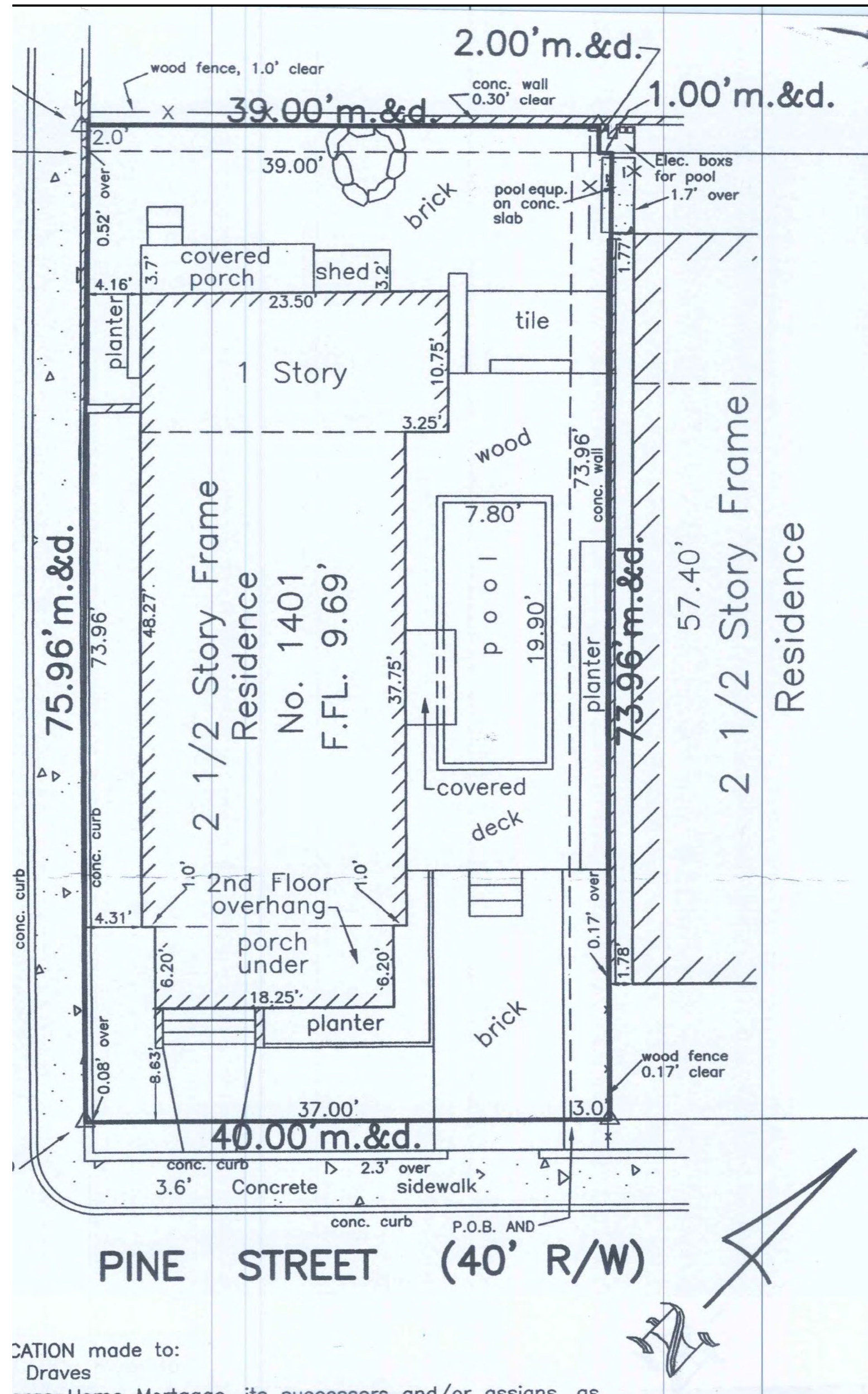






# PROPOSED DESIGN



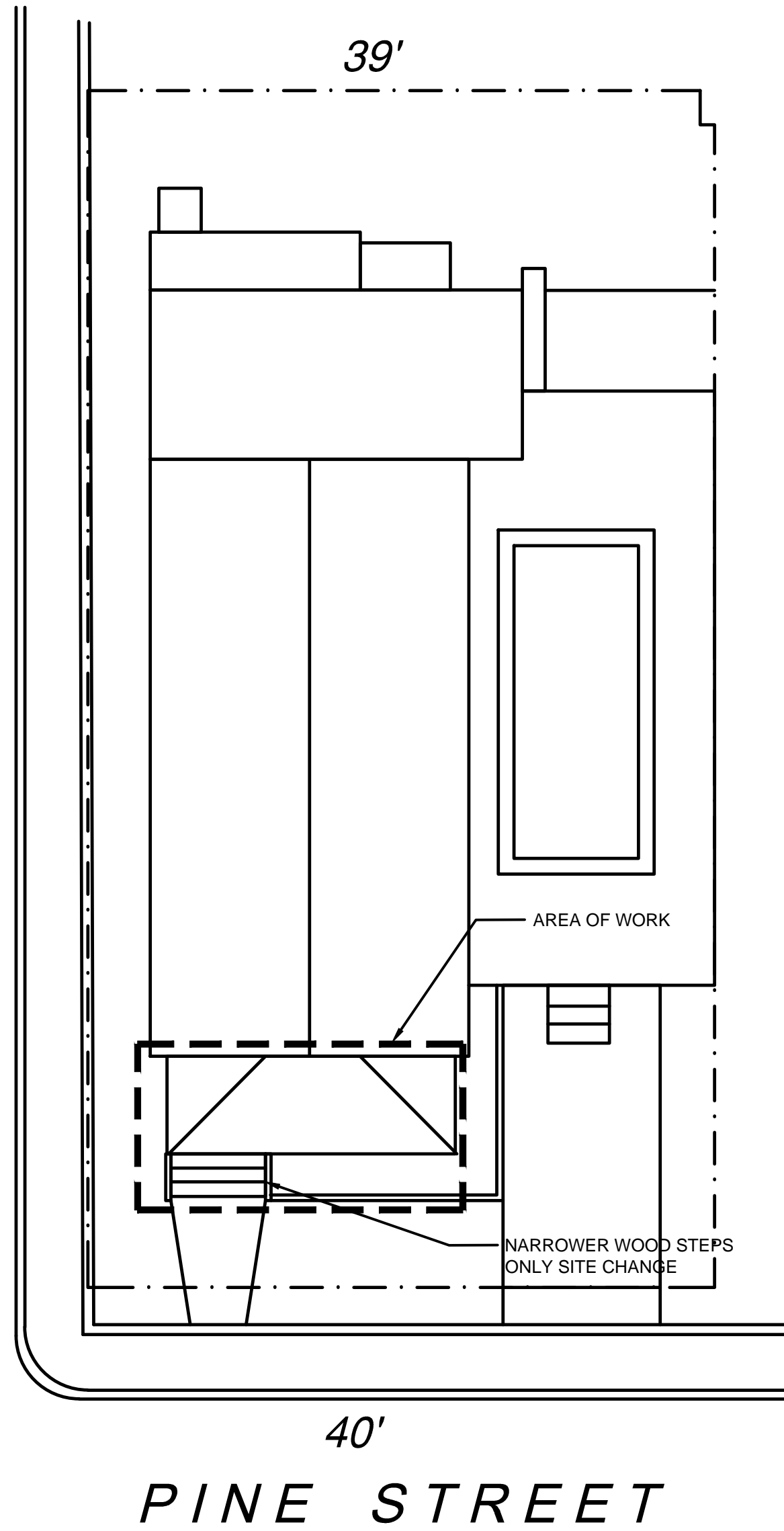


NOTATION made to:  
Drawings  
by Home Mortgage, its successors and/or assigns as

### EXISTING SITE PLAN

1/8" = 1'-0"

FLORIDA STREET  
75.96'



### NEW SITE PLAN

1/8" = 1'-0"

SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	3000 SF	4000 SF MIN	3000 SF	EXISTING HARDSHIP
BUILDING AREA	1194 SF	1200 SF	1194 SF	IN COMPLIANCE
BUILDING COVERAGE %	39%	40%	39%	IN COMPLIANCE
IMPERVIOUS COVERAGE	1774 SF	1800 SF	1774 SF	IN COMPLIANCE
IMPERVIOUS COVERAGE %	59.1	60%	59.1	IN COMPLIANCE
BUILDING HEIGHT	30'-0"	30'-0"	30'-0"	IN COMPLIANCE
FRONT SETBACK	8'-7"	10'-0"	8'-7"	NOT EXPANDING IN COMPLIANCE
SIDE SETBACK	4.3'/14'-3"	5'-0"	4.3'/14'-3"	NOT EXPANDING IN COMPLIANCE
REAR SETBACK	11'-5"	15'-0"	11'-5"	NOT EXPANDING IN COMPLIANCE

#### GENERAL SCOPE OF WORK

THIS PROJECT CONSISTS OF RENOVATING & RESTORING THE EXTERIOR OF AN EXISTING STRUCTURE. REMOVE SECOND FLOOR FRONT BALCONY ENCLOSURE. RESTORE BOTH PORCHES TO WOOD. RESTORE ROUND FRONT PORCH COLUMNS, RAILINGS AND PICKETS TO MATCH OLD PHOTOS.

- REPAIR OR REPLACE DAMAGED WOOD SIDING
- REPLACE FRONT WINDOWS WITH 35.5 X 64" S/H 2/2 BY JELD-WEN  
REPLACE GABLE WINDOW WITH 35.5 X 36" S/H 2/2 BY JELD-WEN
- FRONT DOOR TO REMAIN
- 2ND FLOOR CENTER DOOR TO BE SOLID WOOD, 3 PANEL TO MATCH

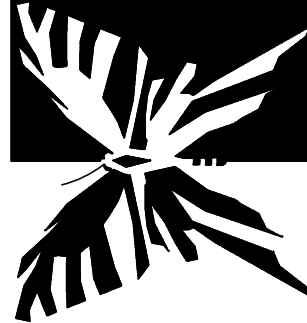
FLORIDA BUILDING CODE 2017  
MAXIMUM DESIGN PRESSURES FOR ROOF  
COMPONENTS AND CLADDING 180 MPH PER  
R301.2.1.3= 139 Voad, ZONE C, 30 FOOT ROOF  
HEIGHT 1.29 MULTIPLIER 7 TO 27 DEGREE PITCH

- POSITIVE PRESSURES: +65.61  
NEGATIVE PRESSURES: -78.63
- POSITIVE PRESSURES: +66.61  
NEGATIVE PRESSURES: -83.34
- POSITIVE PRESSURES: +96  
NEGATIVE PRESSURES: -106
- POSITIVE PRESSURES: +59.9  
NEGATIVE PRESSURES: -64.7
- POSITIVE PRESSURES: +59.92  
NEGATIVE PRESSURES: -67.79

#### DESIGN DATA:

WIND VELOCITY: 180 MPH ASCE 7 - 10  
WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-10  
VELOCITY PRESSURE: 48.1 P.S.F.  
WIND IMPORTANCE: 1.0  
BUILDING CONDITION: ENCLOSED  
EXPOSURE CATEGORY: "C"  
SOIL BEARING 2000 PSF (ASSUMED)  
COMPACT & TEST ALL FOOTINGS  
CONC. @ 28 DAYS 2500 PSI  
REINF. STL. - ASTM A615 GR 40  
MORTAR TYPE "S"  
CONC. WAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)  
GROUT - 3/8" MIN. AGGREGATE 2,000 PSI  
ROOF: LIVE LOAD - 40 PSI  
DEAD LOAD - 25 PSI  
FLOOR LOADING:  
LIVING AREAS-----50 PSF (LIVE LOAD)  
DECKS/ENTRIES-----40 PSF (LIVE LOAD)  
ALL STRUCTURAL WOOD MEMBERS ARE #2 SOUTHERN YELLOW PINE  
LIVE LOADS ARE BASED UTILIZING THE TRIBUTARY AREA  
METHOD (TABLE 1604.6)

NOTE:  
CONTRACTOR TO FIELD VERIFY DIMENSIONS TO EXISTING STRUCTURES  
& ALL DIMENSIONS CONTAINED IN THESE PLANS.  
NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR.



Carlos O. Rojas, AIA  
AR 0016754  
2012 Roosevelt Drive  
Key West, FL 33040  
(305) 292-4870  
(305) 923-3567  
ArchitectKW@hotmail.com

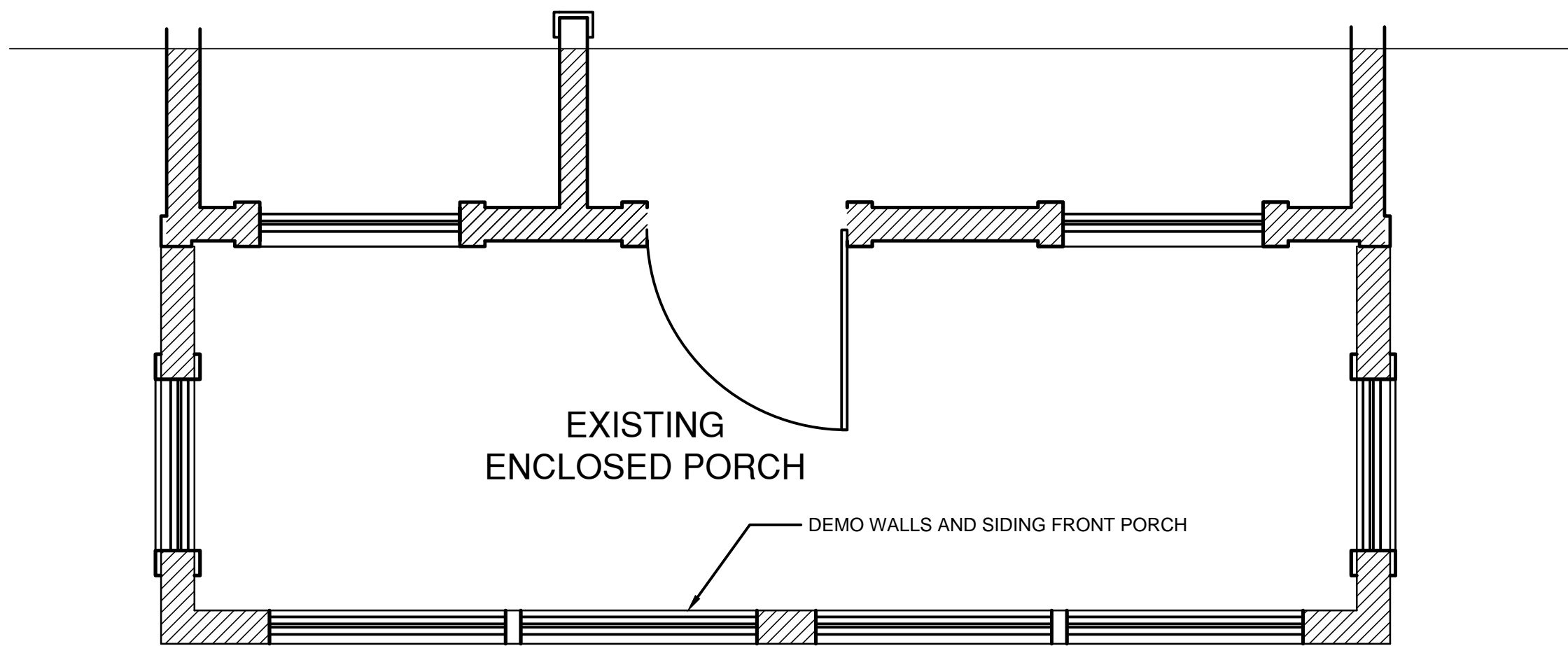
#### Revisions

Carlos O. Rojas, AIA  
1401 Pine Street  
Key West, Florida

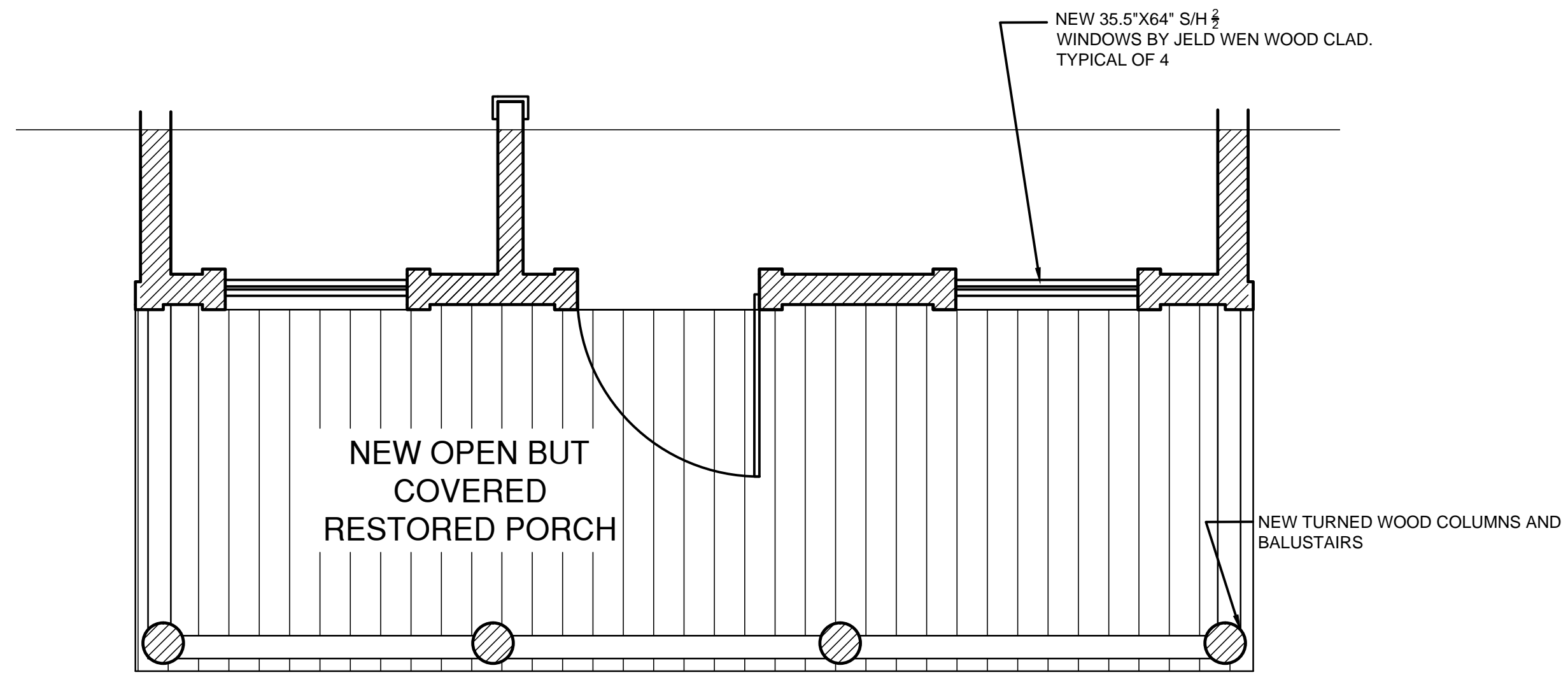
Project Number  
041619  
Date  
02/6/19  
Drawn By  
COR

C1

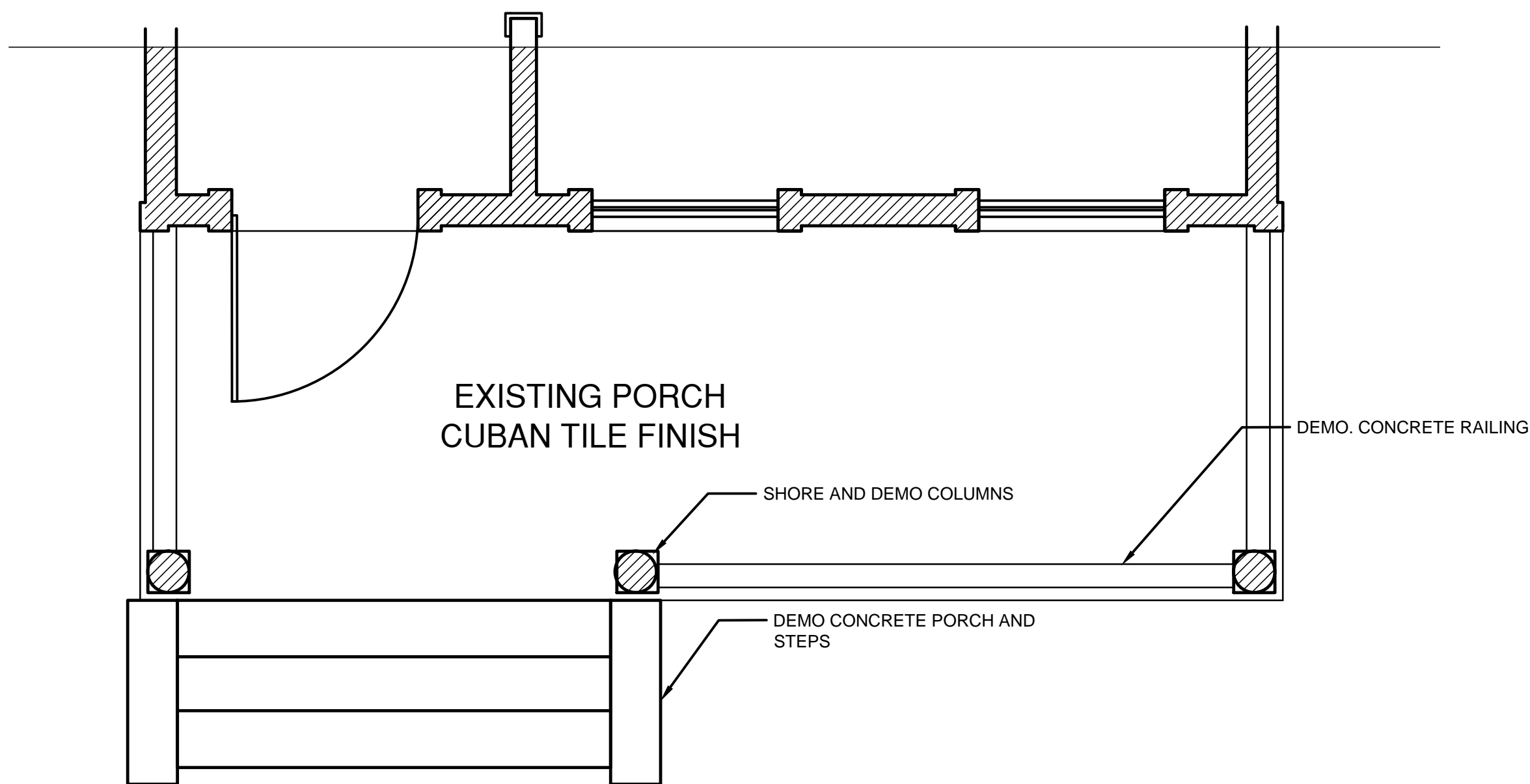




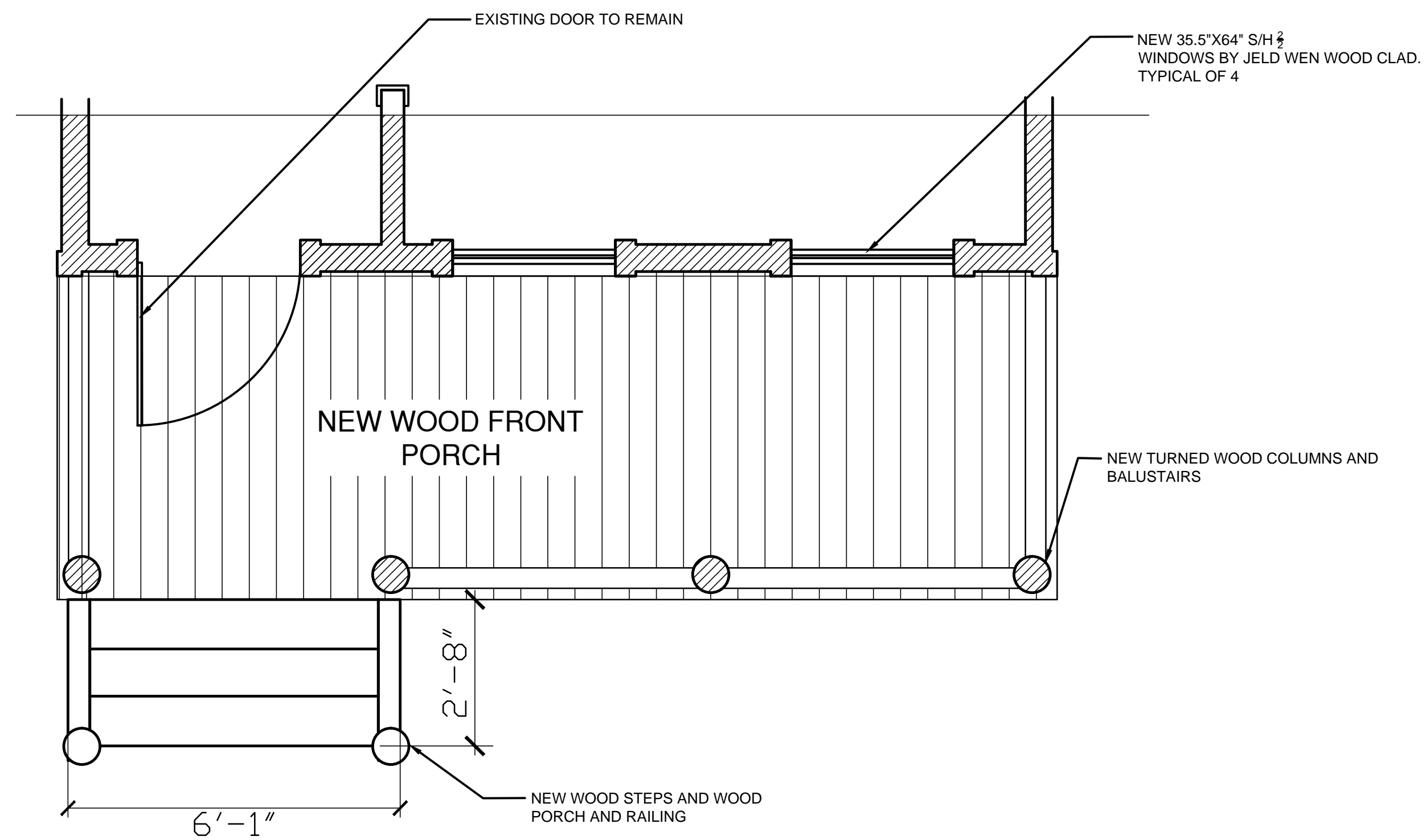
**EXISTING 2ND FLOOR PLAN**  
1/2" = 1'-0"



**NEW 2ND FLOOR PLAN**  
1/2" = 1'-0"

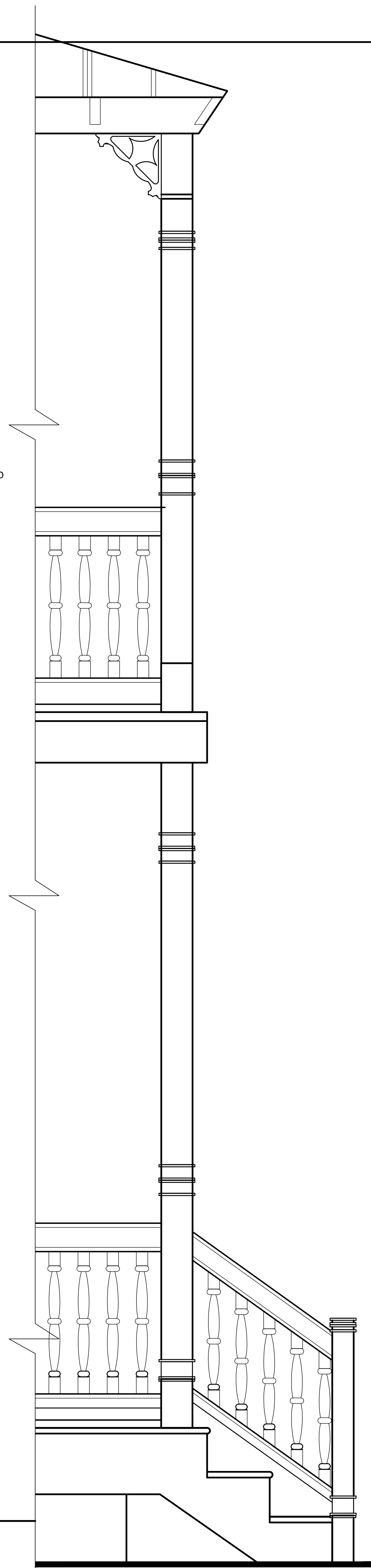


**EXISTING 1ST FLOOR PLAN**  
1/2" = 1'-0"



**NEW 1ST FLOOR PLAN**  
1/2" = 1'-0"

**COLUMN/ PORCH DETAIL**  
1" = 1'-0"



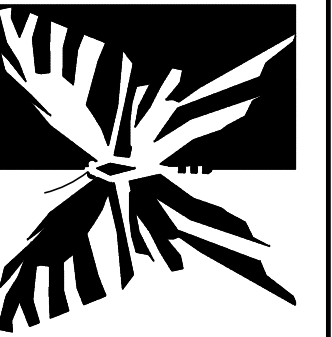
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Revisions

**Carlos O. Rojas, AIA**  
**1401 Pine Street**  
**Key West, Florida**

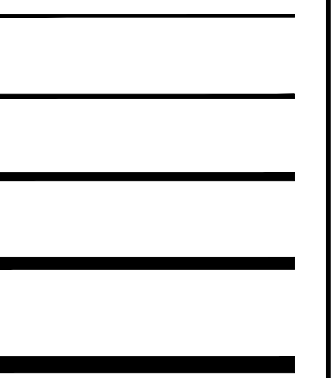
Project Number  
041619  
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02/6/19  
Drawn By  
COR

**A1**



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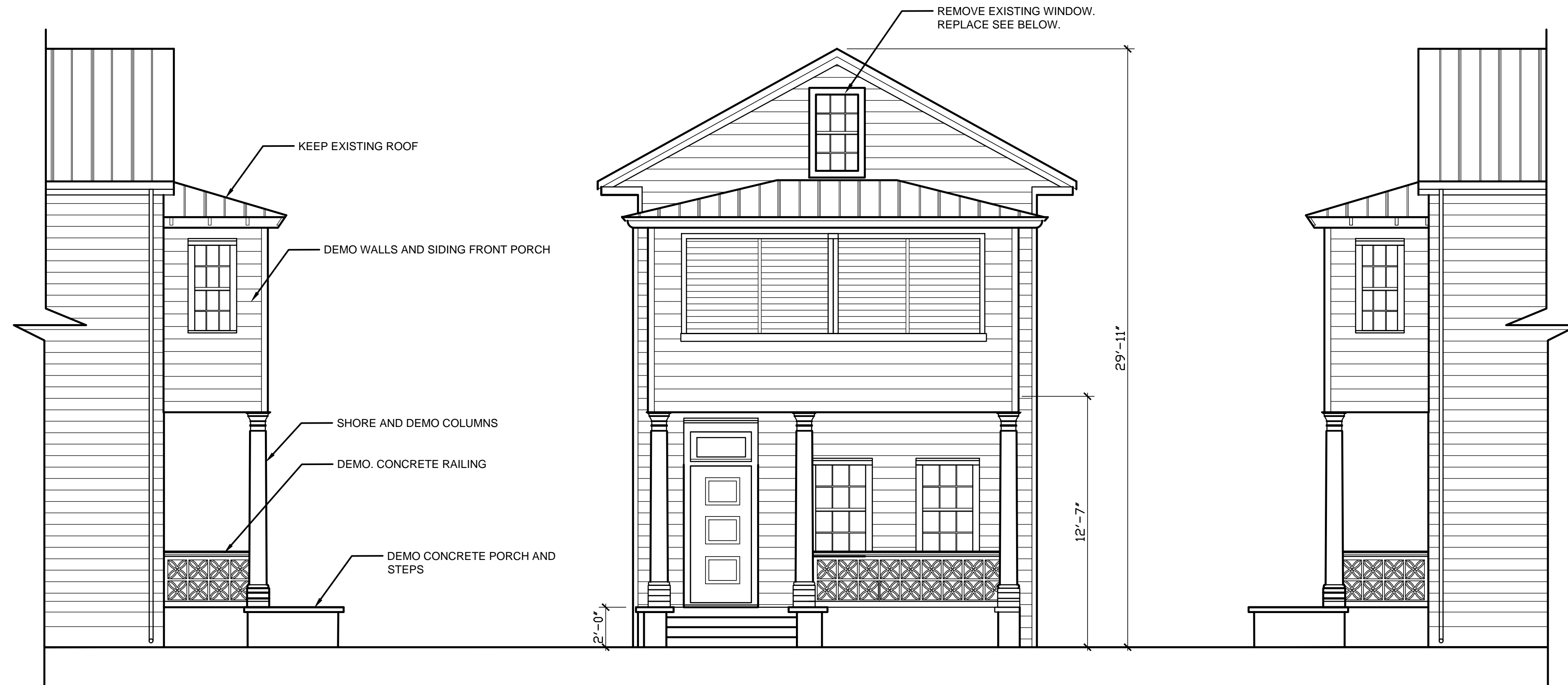
Revisions



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Key West, Florida

Project Number  
041619  
Date  
02/6/19  
Drawn By  
COR

A2



EXISTING LEFT ELEVATION

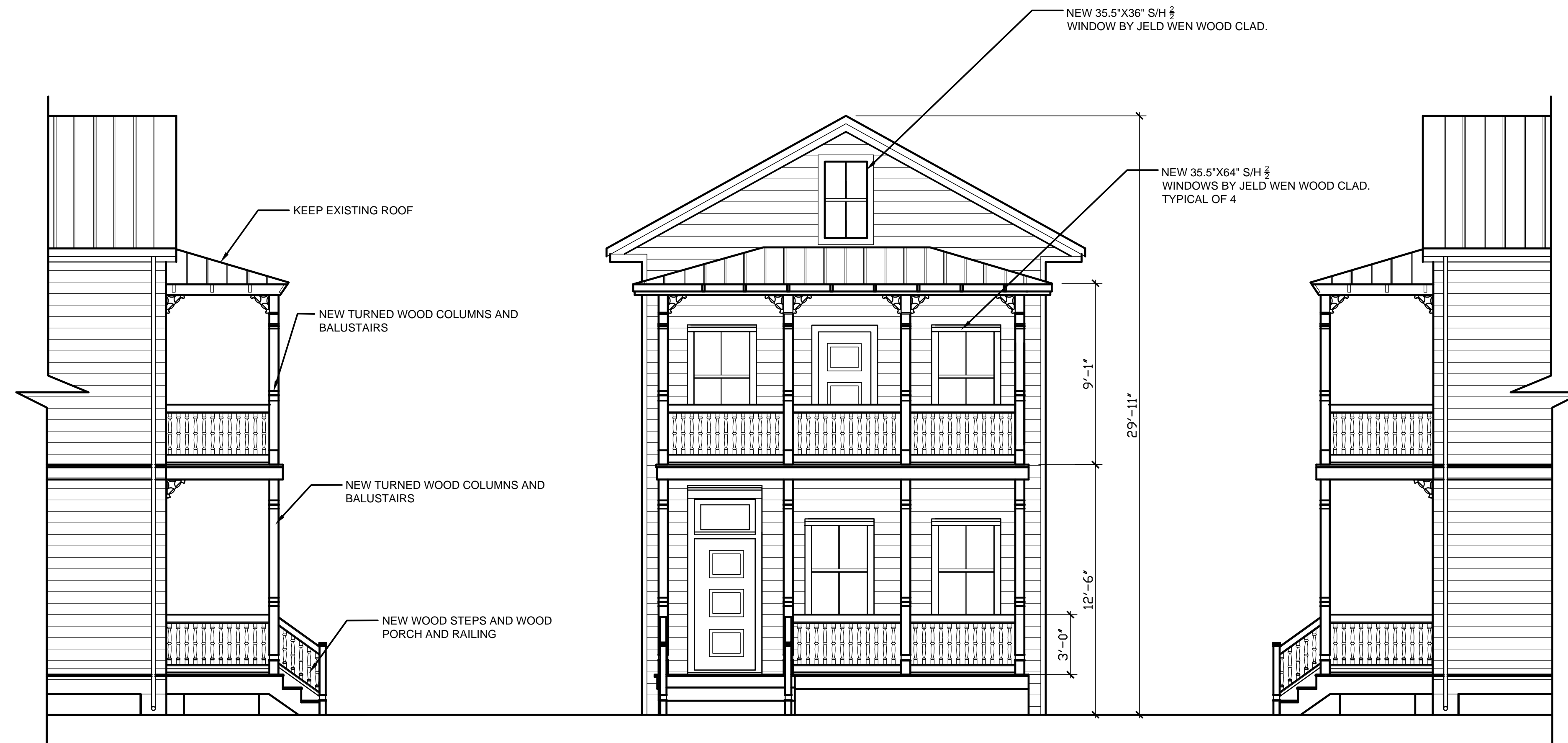
1/4" = 1'-0"

EXISTING FRONT ELEVATION

1/4" = 1'-0"

EXISTING RIGHT ELEVATION

1/4" = 1'-0"



PROPOSED LEFT ELEVATION

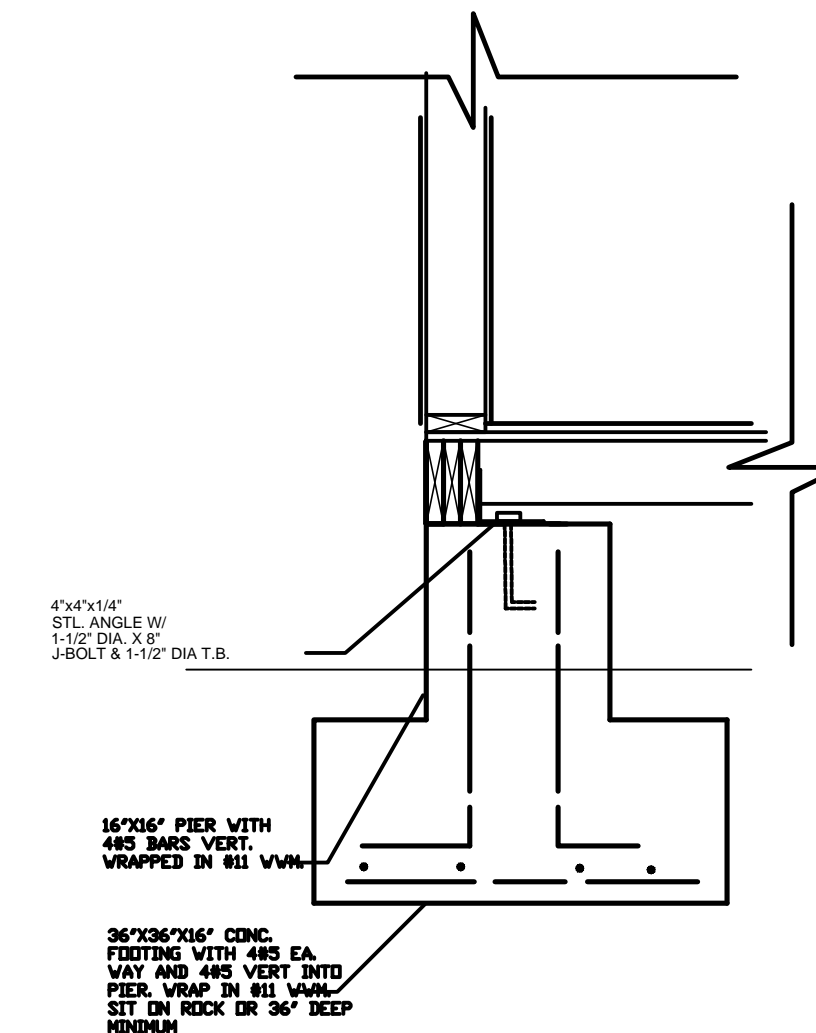
1/4" = 1'-0"

PROPOSED FRONT ELEVATION

1/4" = 1'-0"

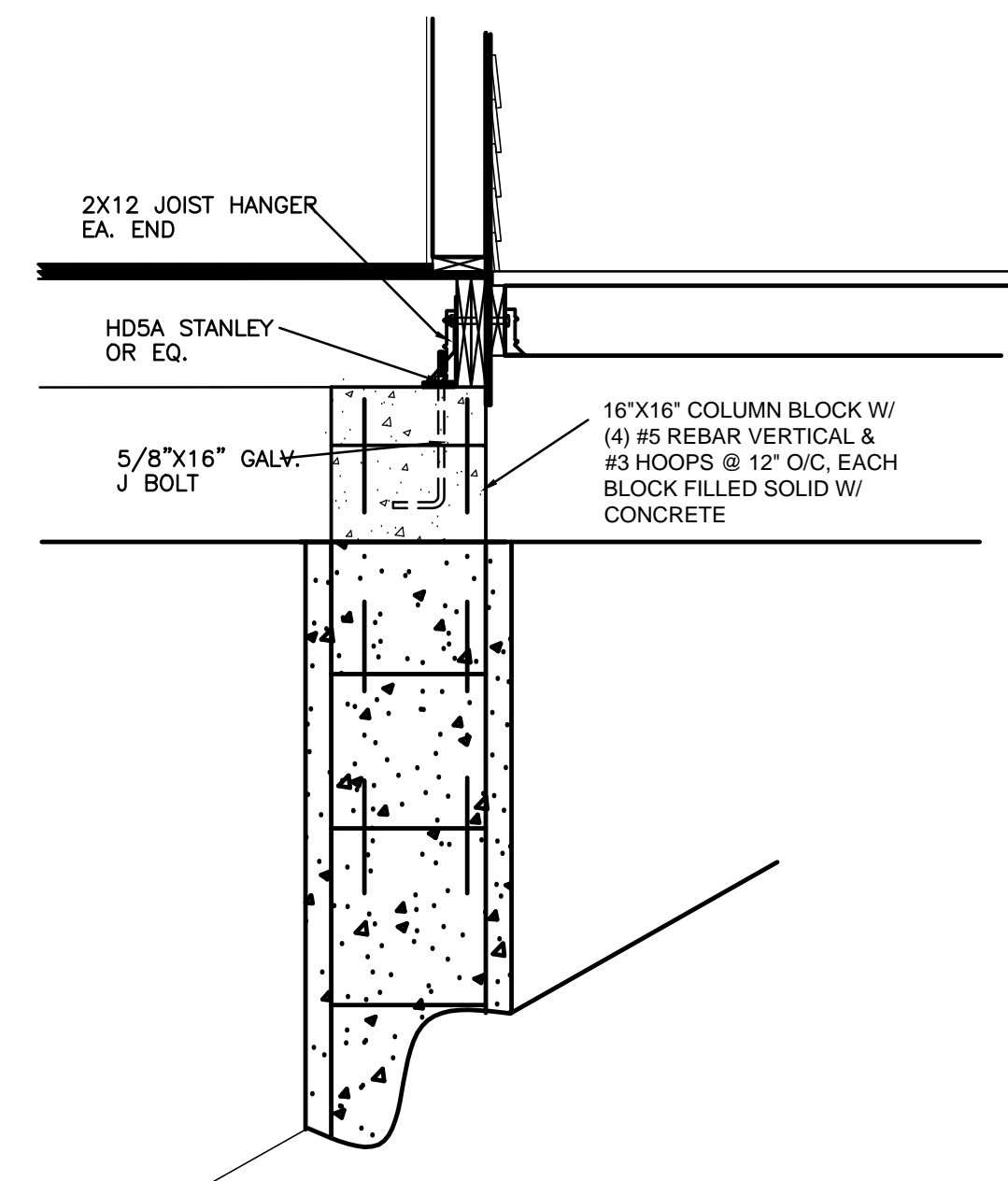
PROPOSED RIGHT ELEVATION

1/4" = 1'-0"



SPREAD FOOTING

3/4"=1' ALTERNATE DETAIL OPTION TO AUGERS.



HOUSE PIER DETAIL

3/4"=1' TO REPLACE EXISTING FOOTERS AS NEEDED

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., May 28, 2019** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **RESTORATION OF TWO-STORY FRONT PORCH.**

**#1401 PINE STREET**

**Applicant – Jody Draves, Owner    Application #H2019-0010**

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](http://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.

# 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** 00023810-000000  
**Account#** 1024619  
**Property ID** 1024619  
**Millage Group** 10KW  
**Location** 1401 PINE St, KEY WEST  
**Address**  
**Legal** KW BENJ ALBURY SUBD DIAGRAM I-389 PT LT 7 SQR 2 TR 7 OR186-238/39 OR583-345  
**Description** OR661-64 OR887-2425/2426 OR1403-294/96 OR1445-2427/29 OR1454-1482/83 OR1454-1484/85 OR2537-563/65 OR2537-566/68 OR2894-877/78  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 6284  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

DRAVES JODY LYNNE  
 1401 Pine St  
 Key West FL 33040

### Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$226,467	\$226,467	\$191,215	\$183,448
+ Market Misc Value	\$15,194	\$15,710	\$16,741	\$14,510
+ Market Land Value	\$531,954	\$430,823	\$477,909	\$379,605
= Just Market Value	\$773,615	\$673,000	\$685,865	\$577,563
= Total Assessed Value	\$687,133	\$673,000	\$635,319	\$577,563
- School Exempt Value	(\$687,133)	(\$673,000)	(\$685,865)	(\$577,563)
= School Taxable Value	\$0	\$0	\$0	\$0

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,038.00	Square Foot	0	0

### Buildings

<b>Building ID</b>	1835	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1938
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1999
<b>Gross Sq Ft</b>	3439	<b>Foundation</b>	WD CONC PADS
<b>Finished Sq Ft</b>	1868	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	2 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	SFT/HD WD
<b>Perimeter</b>	272	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	4
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	3
<b>Depreciation %</b>	27	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	550
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	108	0	0
FAT	FINISHED ATTIC	760	0	0
FLA	FLOOR LIV AREA	1,868	1,868	0
OPU	OP PR UNFIN LL	372	0	0
OPF	OP PRCH FIN LL	52	0	0
PTO	PATIO	261	0	0
SBU	UTIL UNFIN BLK	18	0	0
<b>TOTAL</b>		<b>3,439</b>	<b>1,868</b>	<b>0</b>

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1979	1980	1	128 SF	4
RES POOL	1996	1997	1	160 SF	5
CONC PATIO	1996	1997	1	228 SF	3
CONC PATIO	1996	1997	1	200 SF	1
FENCES	2018	2019	1	300 SF	2

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/3/2018	\$100	Quit Claim Deed	2157873	2894	877	11 - Unqualified	Improved
10/4/2011	\$486,000	Warranty Deed		2537	563	02 - Qualified	Improved
10/4/2011	\$100	Quit Claim Deed		2537	566	11 - Unqualified	Improved
5/1/1997	\$269,000	Warranty Deed		1454	1482	Z - Unqualified	Improved
7/1/1983	\$93,500	Warranty Deed		887	2425	Q - Qualified	Improved
2/1/1976	\$36,500	Conversion Code		661	64	Q - Qualified	Improved

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-5446	3/18/2019	12/17/2018	\$8,780	Residential	6'H SHADOW BOX 50LF
9704079	12/1/1997	12/1/1997	\$12,000		SHOTCRETE POOL
9702404	8/1/1997	12/1/1997	\$12,000		RENOVATIONS

[View Taxes for this Parcel](#)

The figure consists of three diagrams illustrating the layout of a 1000 sq ft facility. The left diagram shows a complex layout with several rooms and their dimensions. The middle diagram shows a simplified layout with a single large room. The right diagram shows a simplified layout with a single large room.

**Left Diagram (Complex Layout):**

- Overall dimensions: 48 (height) x 18 (width).
- Rooms and dimensions:
  - FLA (1000): 48 x 18.
  - PTO (261): 14 x 10.
  - OPF (52): 13 x 4.
  - SBU (18): 6 x 3.
  - OPU (372): 20 x 14.
  - OPX (108): 6 x 18.
- Other dimensions: 11, 9, 3, 1, 6, 13, 10, 21, 3, 8, 9, 14, 1, 6.

**Middle Diagram (Simplified Layout):**

- Overall dimensions: 38 (height) x 18 (width).
- Room and dimensions:
  - FLA (868): 38 x 18.
- Other dimensions: 20, 38, 1, 6.

**Right Diagram (Simplified Layout):**

- Overall dimensions: 38 (height) x 20 (width).
- Room and dimensions:
  - FAT (760): 38 x 20.
- Other dimensions: 20, 38, 1, 6.

<https://qpublic.schneidercorp.com/Application.aspx?AppID=605&LayerID=9946&PageTypeID=4&PageID=7...> 5/14/2019



#### Map



#### TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

Last Data Upload: 5/14/2019 5:32:30 AM

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Developed by

