



Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: August 27, 2024

Applicant: Pope-Scarborough Architects

Application Number: H2024-0035

Address: 1411 White Street

Description of Work:

Renovations to historic building to convert it back to a dwelling unit, including window replacements. New pool, pool deck, and accessory structure. Site improvements.

Site Facts:

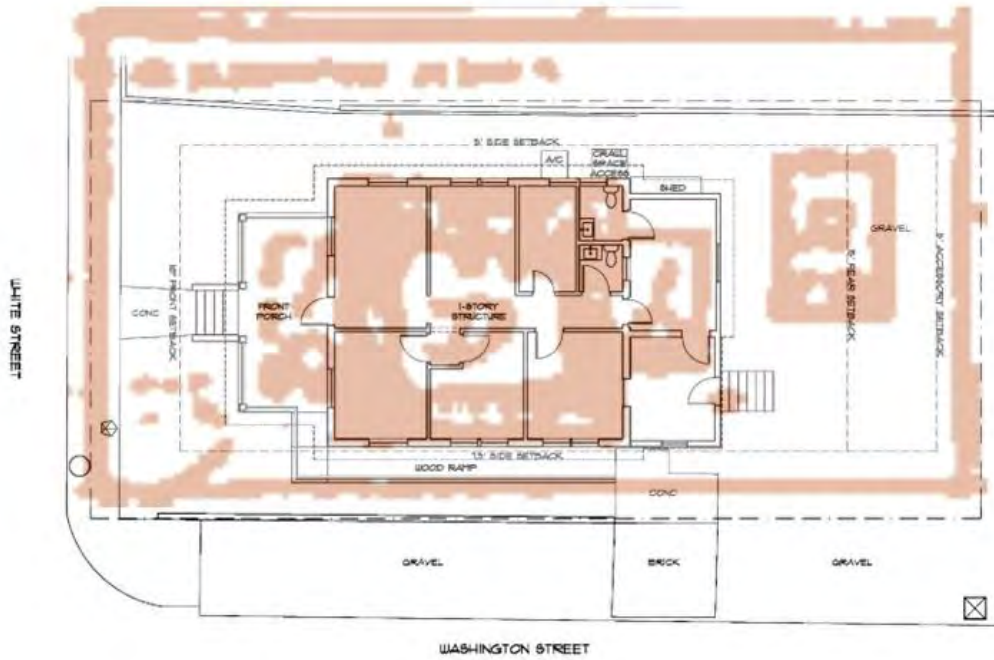
The site contains a contributing structure located at the intersection of Washington Street and White Street. The principal building was constructed in 1928 using a combination of concrete blocks and frame materials. This historic one-story building includes a front porch. In 2016, a one-story rear addition of 130 square feet was added, enclosing an existing open deck with siding. Additionally, there is also an existing wood ramp on the south side of the building, extending from the rear parking area to the front porch. Sanborn Maps, including the most recent one from 1962, indicate that there was previously a shed structure at the rear of the building. The eastern and southern areas of the building are predominantly covered with gravel and function as a parking space.



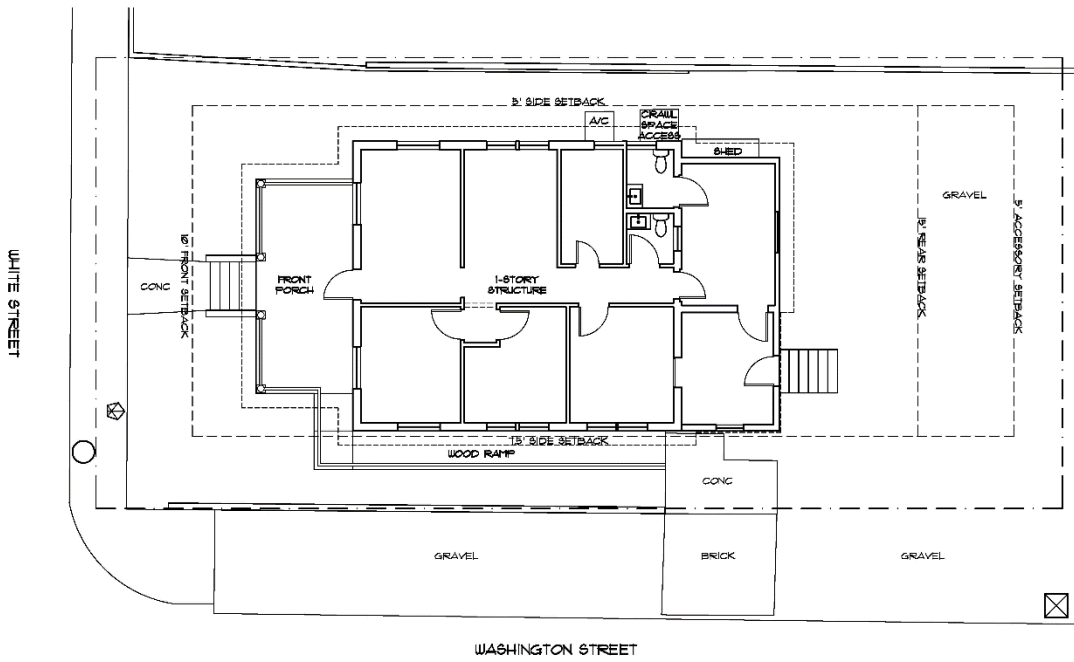
Photo taken by the Property Appraiser's office 07/01/10.



Current photo of house under review.



Current floor plan and 1962 Sanborn Map.



Existing Floor Plan

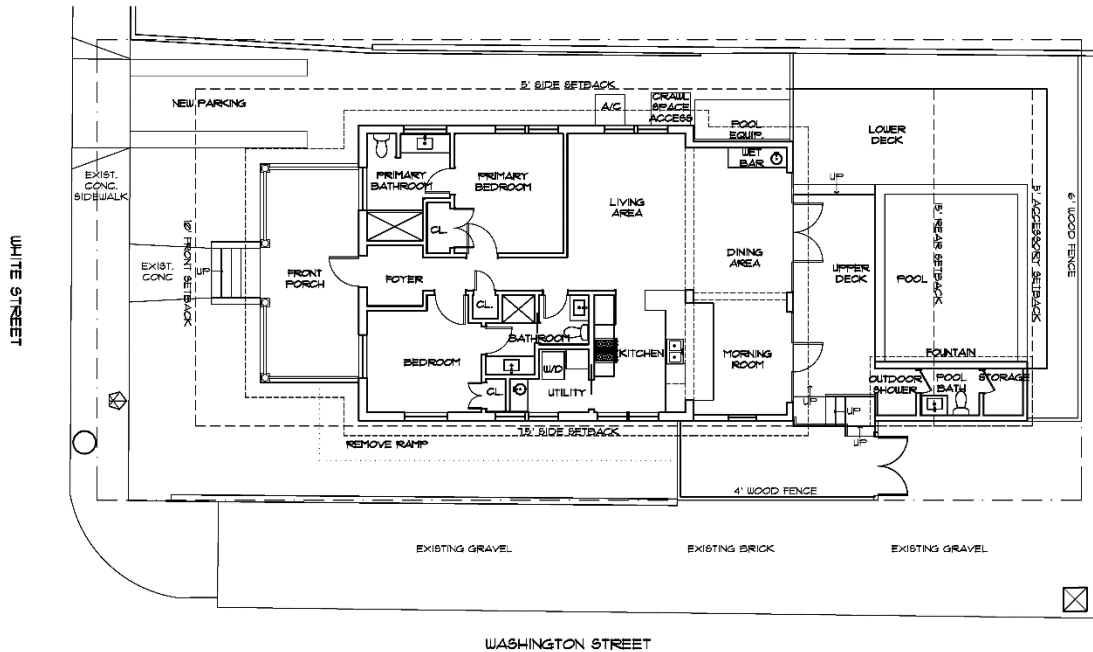
1/8" = 1' - 0"



Current Floor Plan.

Guidelines Cited on Review:

- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 5, 6, 7, 9).
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 11, 12, 13, 14, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first two paragraphs and guidelines 1, 2 (last two sentences), 3, and 4.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 3, 4, and 9.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.



Proposed Floor Plan

1/8" = 1' - 0"



Proposed Floor Plan.

Staff Analysis:

A Certificate of Appropriateness is currently under review for proposed renovations to a historic house. The plan includes the replacement of windows, the removal of an existing ramp, the addition of a new pool and pool deck, a new accessory structure at the rear, and a new wooden fence. Given the visibility of this site, it is important that any proposed changes carefully consider their impact on the overall character and aesthetic of the historic district. Wooden windows will be installed on the South and West elevations in a two over one pattern, facing public right-of-ways, while aluminum windows will be used for the remainder of the home and on a non-historic rear addition. The ramp was added at a later date and does not contribute to the historic character of the building.



White Street Elevation

1/8" = 1' - 0"

Proposed West Elevation.



Rear Elevation

1/8" = 1' - 0"

Proposed East Elevation.

The proposed one-story accessory structure will be situated at the rear of the building; however, it will be visible from the south side (Washington Street), which is a public right-of-way. The accessory structure will have a cohesive design with the main structure, incorporating siding that resembles that of the rear addition. The design features a new pool and pool deck that will not be visible from the public right-of-way, as the accessory structure will serve as a barrier. Additionally, the plans include a wood fence on the property, measuring 4 feet in height on the south elevation and visible from the public right-of-way, and 6 feet in height on the rear elevations.



Side Elevation

1/8" = 1' - 0"

Proposed North Elevation.



Washington Street Elevation

1/8" = 1' - 0"

Proposed South Elevation.

Consistency with Guidelines Cited Guidelines:

The plans propose the replacement of two over one windows, as well as the construction of a new one-story accessory structure at the rear of the principal building. This structure will be separate from the main building and will serve as a barrier for the pool, ensuring privacy from the public right of way on Washington Street. Additionally, a new pool, pool deck, and a 4-foot fence will be installed. While the pool does not currently meet the guidelines due to its location beyond the setback line for the rear yard, the design of the accessory structure as a barrier makes it appropriate. The removal of the existing wood ramp on the South elevation will not affect the historic character of the building. Staff believes that the design will be cohesive in terms of massing and materiality with the main building and its surrounding context and that it meets cited guidelines.

APPLICATION

RECEIVED
 JUL 29 2024
 TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
 Key West, Florida 33040

HARC COA # HARC 2024-0035	REVISION #	INITIAL & DATE TAK 7/29/24
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1411 White Street	
NAME ON DEED:	KW Conch Cottage LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	22 Lakeview Dr N. Cooperstown, NY 13326	EMAIL hedochris@gmail.com
APPLICANT NAME:	Pope - Scarbrough - Architects	PHONE NUMBER 305-296-3611
APPLICANT'S ADDRESS:	610 White Street Key West, FL 33040	EMAIL holly@p-s-architects.com
APPLICANT'S SIGNATURE:		DATE July 29, 2024

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 x RELOCATION OF A STRUCTURE _____ ELEVATION OF A STRUCTURE _____
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES x NO _____ INVOLVES A HISTORIC STRUCTURE: YES x NO _____
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES _____ NO x

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Renovation to historic home. Replace windows with wood impact on street front and side elevations. Aluminum impact windows on existing addition and rear/side of main house per plans. Remove existing ramp. New pool and pool deck. New accessory structure at rear. New wood fence as per plans.
MAIN BUILDING:	Replace windows as per plans.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

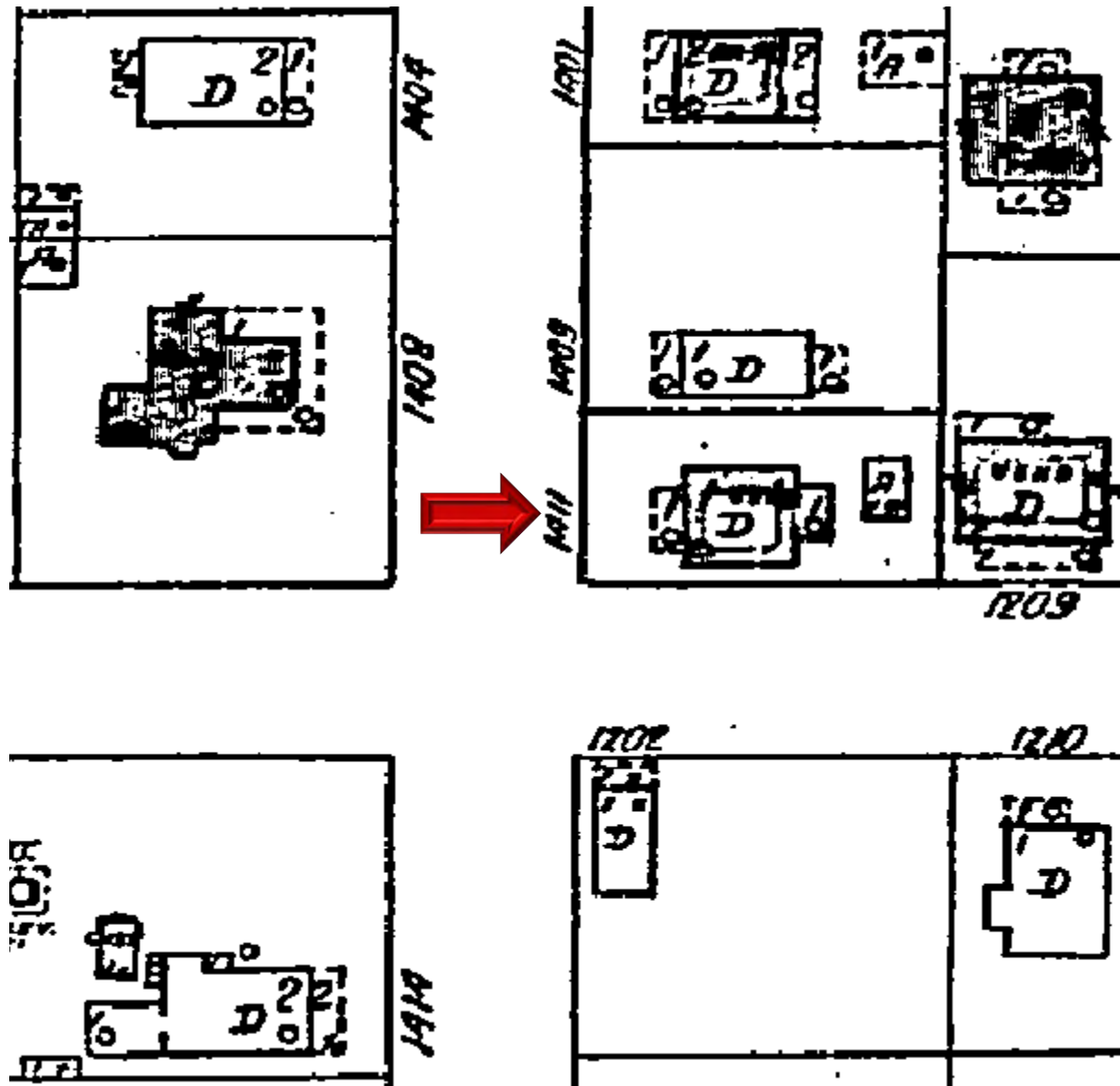
**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S):	
New wood structure with pool bathroom.	
PAVERS:	FENCES:
	Fences as per plans.
DECKS: New deck as per plans.	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	New pool and equipment as per plans.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

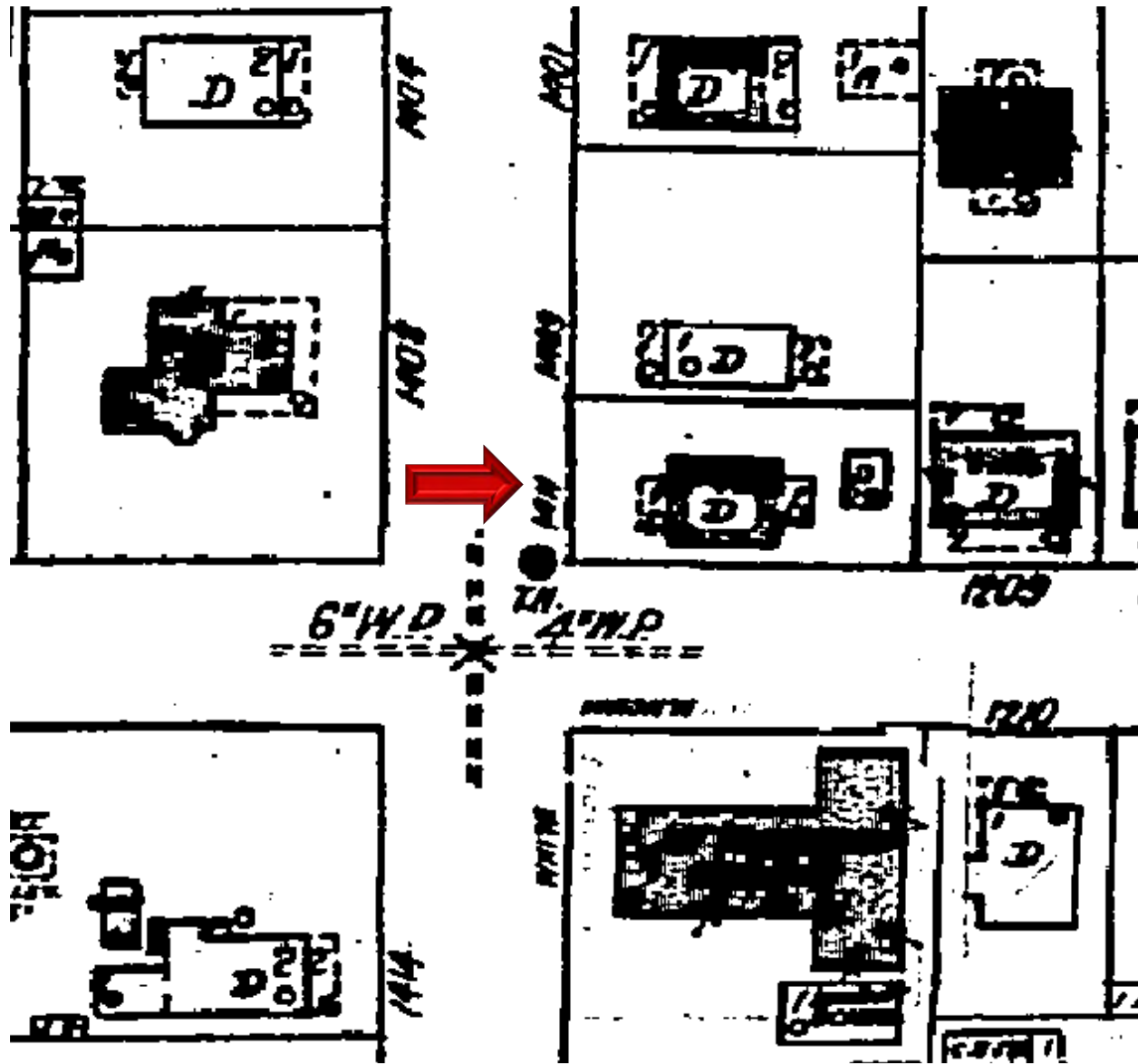
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

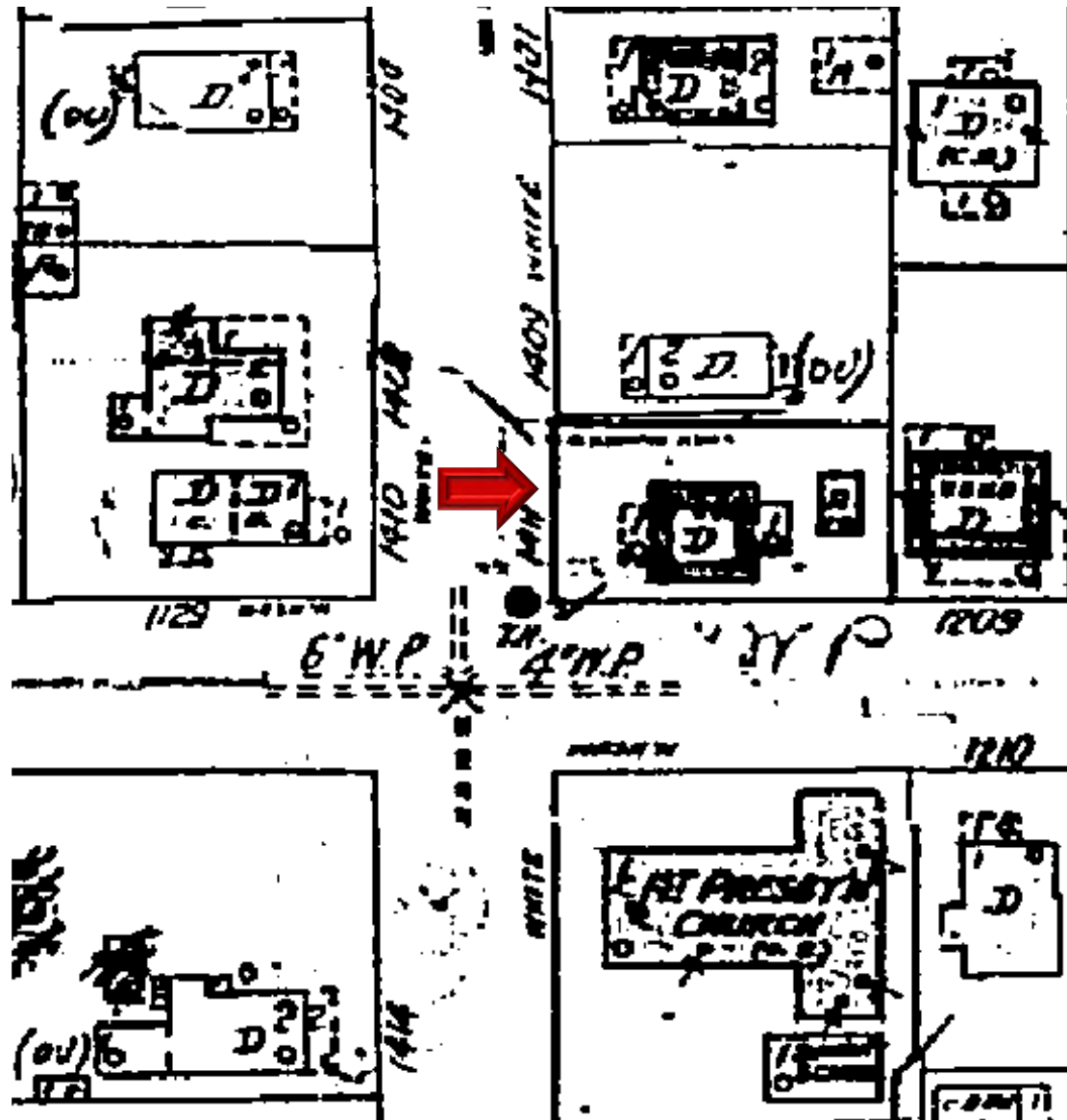
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

1411 White



Façade / White Street View

1411 White



Washington Street View w/
Neighboring House

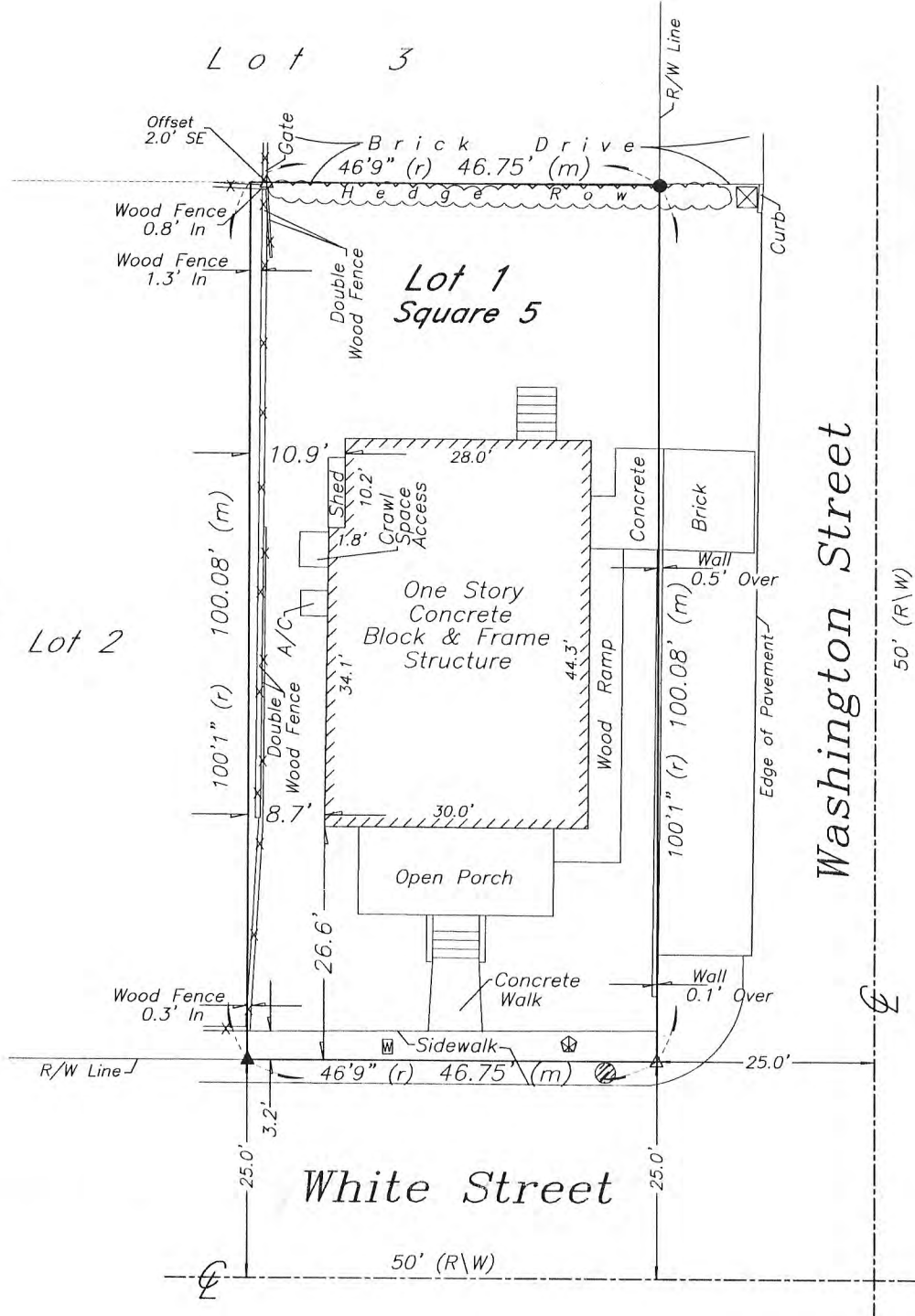
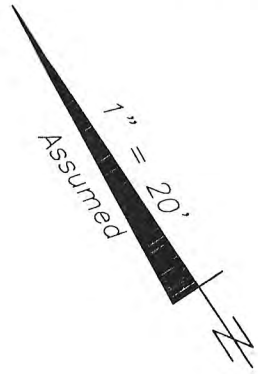
1411 White



Washington Street/Rear View

SURVEY

Boundary Survey Map of part of Lot 1, Square 5 of TROPICAL BUILDING AND INVESTMENT COMPANY Subdivision



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Power Lines
- ⊗ Sewer Cleanout
- ⊗ Water Meter
- ⊗ Fire Hydrant

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1411 White Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 11, 2024
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: COMMENCING at the corner of White and Washington Streets, and running thence along Washington Street, in a Northeasterly direction One Hundred (100) feet and One (1) inch; thence at right angles, in a Northwesterly direction Forty-six (46) feet and Nine (9) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and One (1) inch; thence in a Southeasterly direction along the line of White Street, Forty-six (46) feet and Nine (9) inches, to the place of beginning.

BOUNDARY SURVEY FOR: Dr. Michael Berman;
Oropeza Stones Cardenas, PLLC;
Old Republic National Title Insurance Company;

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.

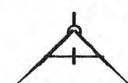
J. LYNN O'FLYNN, INC.

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

April 12, 2024

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

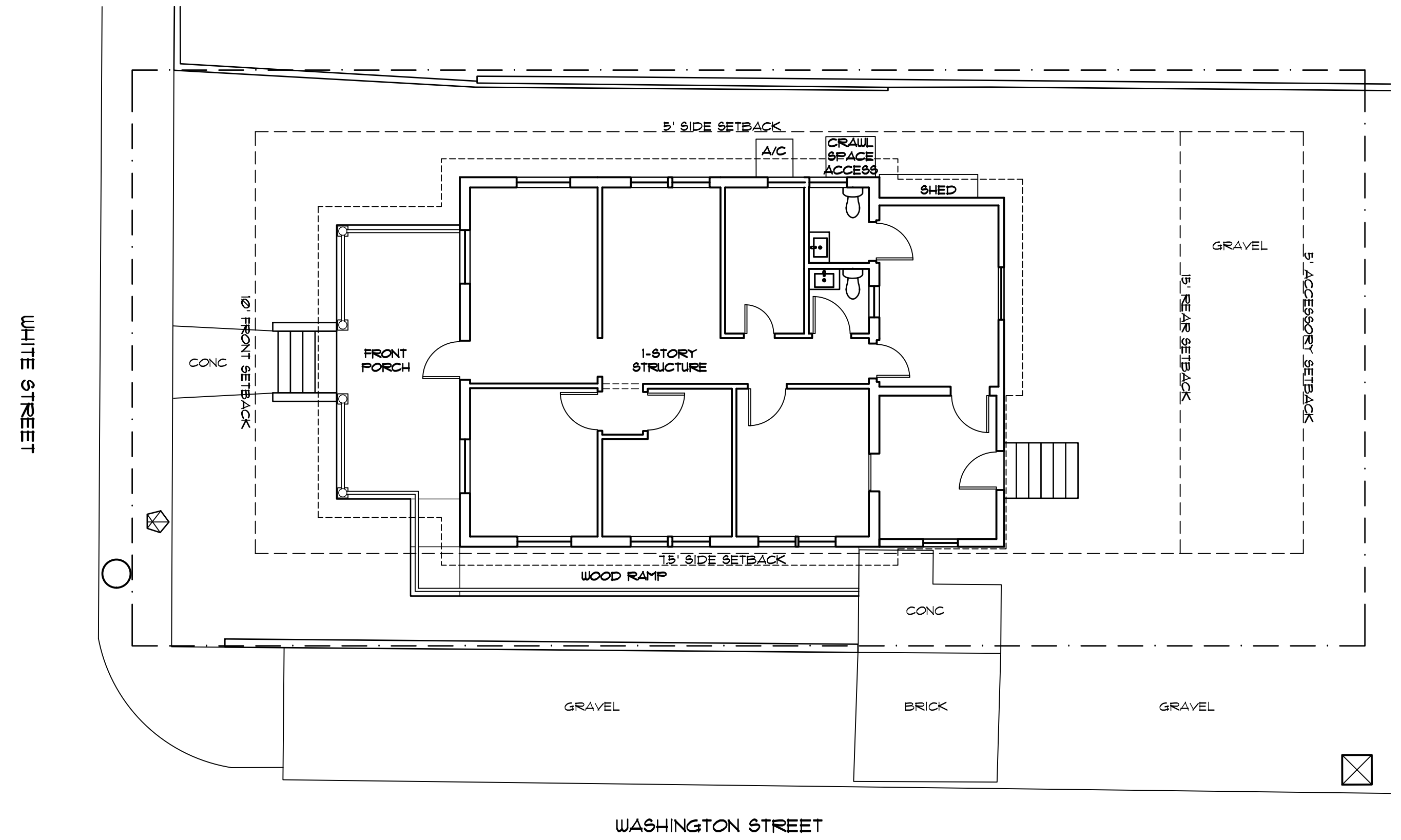


Professional Surveyor & Mapper
PSM #6298

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

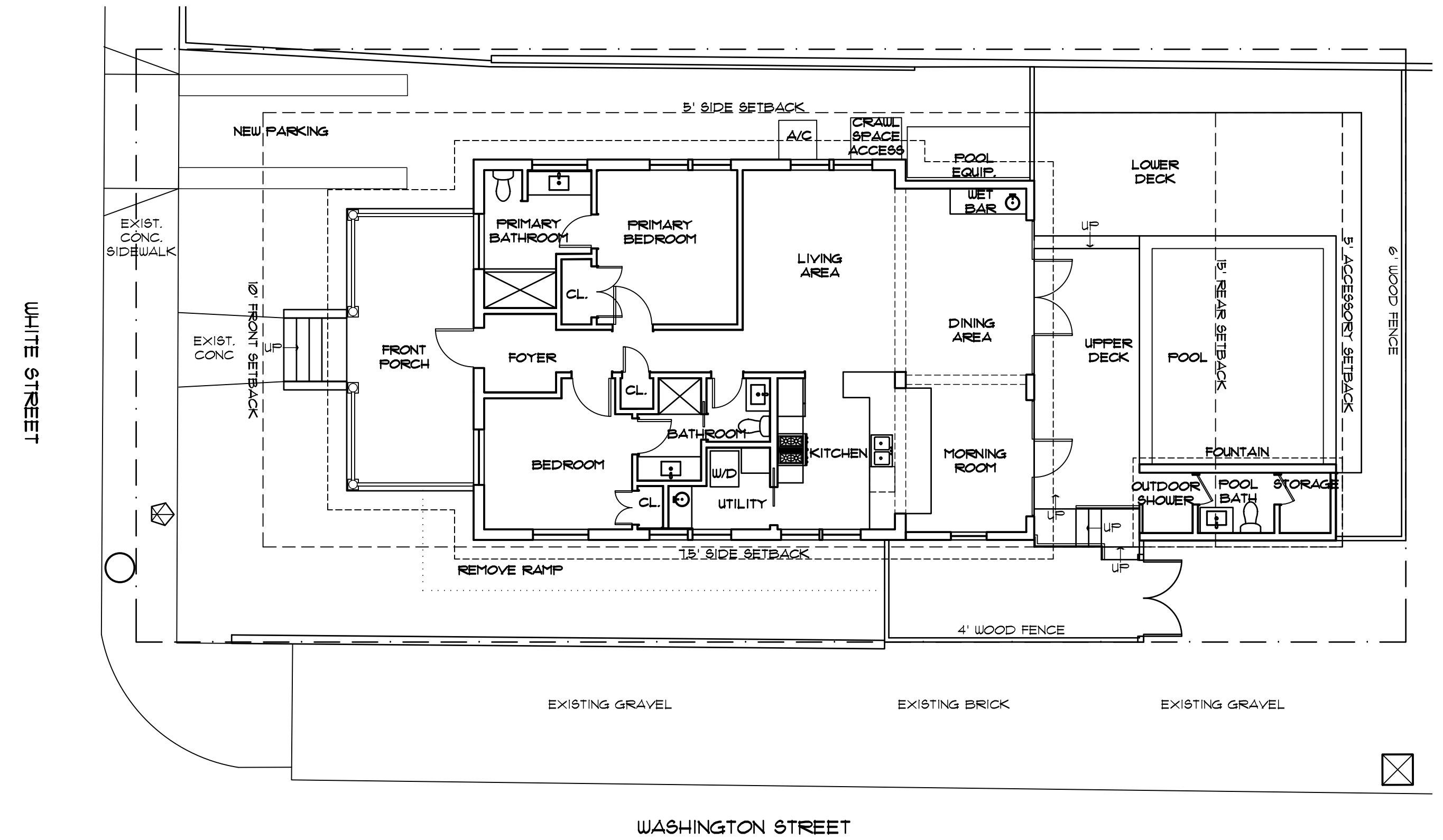
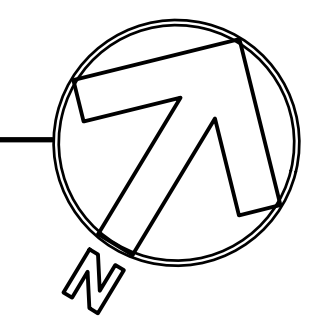
PROPOSED DESIGN

1411 White Street		
Zoning		HMDR
Flood Zone		AE G
Design Flood Elevation	BFE+1'	7.0'
Site Area		4,679
Site Area (Ac)		0.11
Max Lot Coverage	40%	1,871.5
Existing Lot Coverage	37.1%	1,734.0
Proposed Lot Coverage	39.3%	1,837.0
Max Impervious Area	60%	2,807.3
Existing Impervious Area	44.1%	2,063.0
Proposed Impervious Area	58.8%	2,752.4
Min Open Space Ratio	0.35	1,637.6
Existing Open Space	55.9%	2,615.8
Proposed Open Space	39.9%	1,866.4



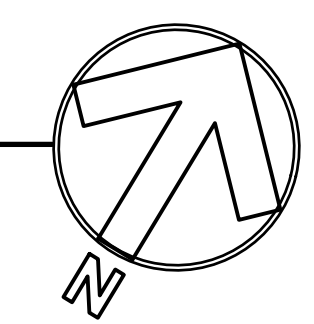
Existing Floor Plan

1/8" = 1' - 0"



Proposed Floor Plan

1/8" = 1' - 0"



1411 White Street

1411 White Street Key West, FL

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.

(305) 296 3611 610 White St, Key West FL

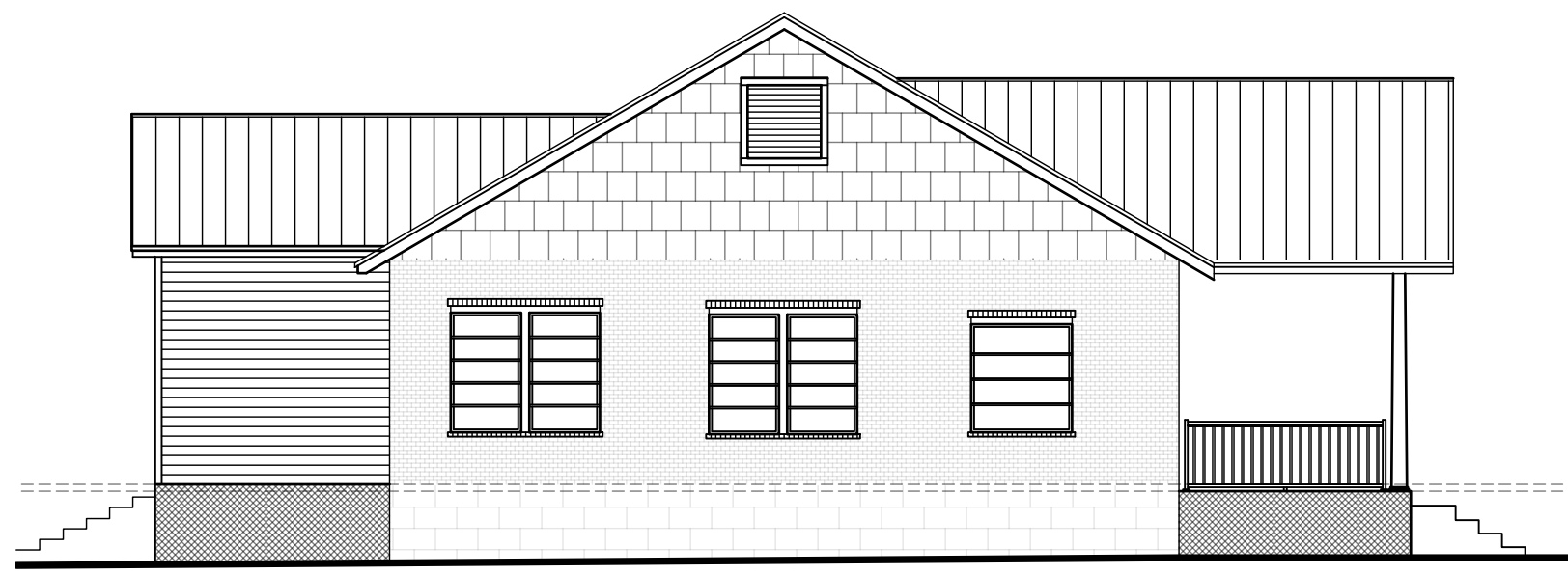
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07/29/24
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Rear Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



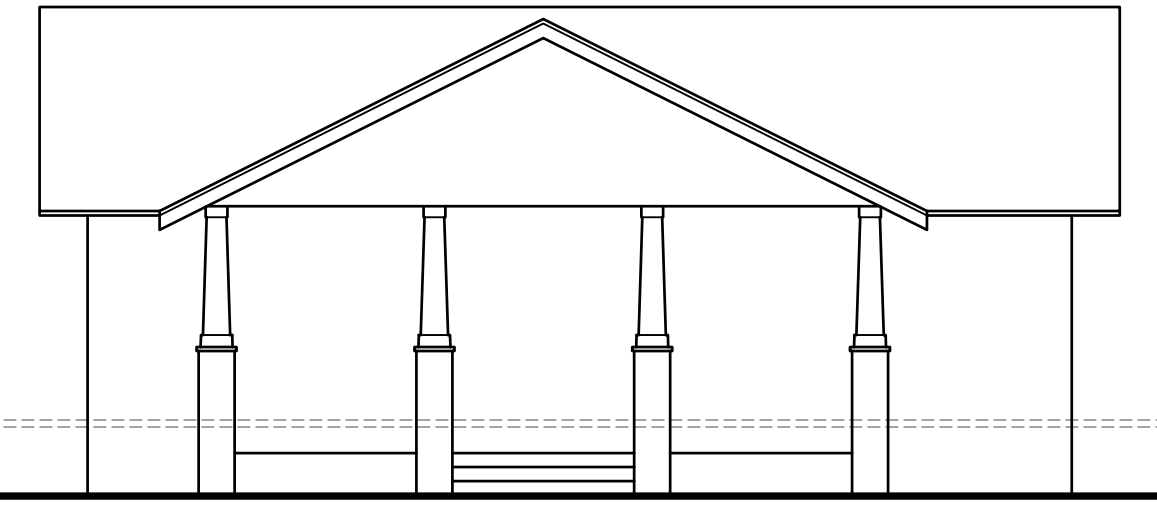
White Street Elevation

1/8" = 1' - 0"



Washington Street Elevation

1/8" = 1' - 0"



1209 WASHINGTON ST.

EXISTING ELEVATIONS



Rear Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



White Street Elevation

1/8" = 1' - 0"



Washington Street Elevation

1/8" = 1' - 0"

PROPOSED ELEVATIONS

1411 White Street

1411 White Street Key West, FL

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.

610 White St, Key West FL
(305) 296 3611

date:
07/29/24
revision:

sheet:
A1.2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. August 27, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC BUILDING TO CONVERT IT BACK TO A DWELLING UNIT, INCLUDING WINDOW REPLACEMENTS. NEW POOL, POOL DECK, AND ACCESSORY STRUCTURE. SITE IMPROVEMENTS.

#1411 WHITE STREET

Applicant – Pope-Scarborough Architects Application #H2024-0035

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Thomas E. Pope, 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: 1411 White Street on the 19 day of August, 2024

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 August 27, 2024, 2024.

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 H2024-0035

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

Signed Name of Affiant:

Thomas E. Pope
Date: 8/19/2024
Address: 610 White St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 19 day of August, 2024.

By (Print name of Affiant) Thomas E. Pope who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: _____



MARJORIE HOLLY BOOTON
Commission # HH 219698
Expires January 24, 2026



1411



Public Meeting Notice

NOTICE TO THE PUBLIC OF A PUBLIC MEETING TO CONSIDER THE
REMOVAL OF A HISTORIC BUILDING TO CONSIDER THE
PULLING AND DEMOLITION OF THE BUILDING AND
TO CONSIDER THE RECONSTRUCTION OF THE BUILDING
ON THE SITE.
1411 WHITE STREET
Approved: Poppy Northrup Architects, Inc. Application No. 2018-0001



PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

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 00041320-000000
Account# 1041998
Property ID 1041998
Millage Group 10KW
Location 1411 WHITE St, KEY WEST
Address
Legal Description KW TROPICAL BLDG AND INVESTMENT CO SUB LOT 1 SQR 5 TR 19 G4-417 G4-413 COUNTY JUDGE'S DOCKET 8-141 OR911-325 OR972-455 OR1093-1059 OR2161-1923 OR2239-94 OR3274-1372
(Note: Not to be used on legal documents.)
Neighborhood 32080
Property Class PROF. BLDG (1900)
Subdivision Tropical Building and Investment Co
Sec/Twp/Rng 05/68/25
Affordable Housing No



Owner

KW CONCH COTTAGE LLC
 22 Lakeview Dr N
 Cooperstown NY 13326

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$122,920	\$122,920	\$122,920	\$127,018
+ Market Misc Value	\$97	\$97	\$97	\$97
+ Market Land Value	\$1,154,718	\$656,090	\$603,602	\$603,602
= Just Market Value	\$1,277,735	\$779,107	\$726,619	\$730,717
= Total Assessed Value	\$780,302	\$709,366	\$644,879	\$586,254
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,277,735	\$779,107	\$726,619	\$730,717

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$656,090	\$122,920	\$97	\$779,107	\$709,366	\$0	\$779,107	\$0
2021	\$603,602	\$122,920	\$97	\$726,619	\$644,879	\$0	\$726,619	\$0
2020	\$603,602	\$127,018	\$97	\$730,717	\$586,254	\$0	\$730,717	\$0
2019	\$691,876	\$127,018	\$97	\$818,991	\$532,959	\$0	\$818,991	\$0
2018	\$685,093	\$119,081	\$97	\$804,271	\$484,509	\$0	\$804,271	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1900)	4,678.00	Square Foot	46	100

Buildings

Building ID	40185	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1928
Building Type	PROFESS BLDG-B / 19B	EffectiveYearBuilt	1990
Building Name		Foundation	
Gross Sq Ft	1680	Roof Type	
Finished Sq Ft	1180	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	148	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,180	1,180	0
OPU	OP PR UNFIN LL	280	0	0
OPF	OP PRCH FIN LL	220	0	0
TOTAL		1,680	1,180	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1964	1965	0x0	1	24 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/3/2024	\$1,000,000	Warranty Deed	2460427	3274	1372	37 - Unqualified	Improved		
5/1/1989	\$157,500	Warranty Deed		1093	1059	Q - Qualified	Improved		
4/1/1986	\$60,000	Warranty Deed		972	455	Q - Qualified	Improved		

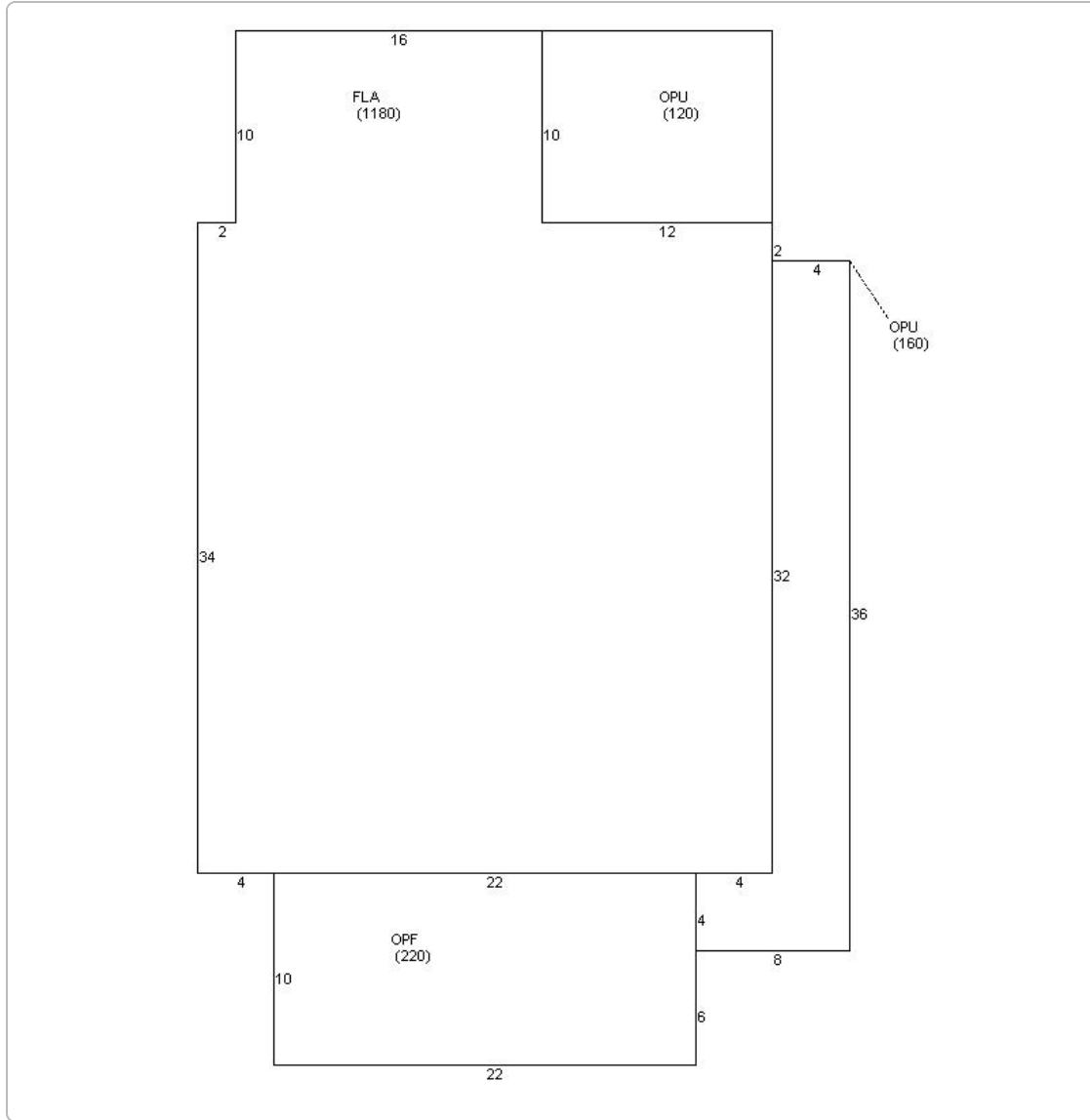
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-0358	6/28/2016	12/13/2017	\$30,000	Commercial	Replace existing open deck with new 1 story frame addition of 130 sq ft.
09-0648	3/4/2009	7/1/2010	\$2,468		MAINT AND PAINT VCRIMP
06-5458	10/2/2006	12/27/2006	\$890	Residential	REPLACE GUTTERS & DOWNSPOUTS
05-0634	6/2/2005	12/31/2005	\$2,500	Residential	INSTALL SHUTTERS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 7/29/2024, 4:00:36 AM