



## **Historic Architectural Review Commission Staff Report for Item 8**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: November 24, 2020

Applicant: Pope-Scarbrough Architects

Address: #1407 Pine Street

### **Description of Work:**

New one-story accessory structure and pergola at rear.

### **Site Facts:**

The site under review is located at 1407 Pine Street. The main structure on site is listed on our survey as historic and contributing to the district, with a year built circa 1899. At the rear of the property, there is an existing pool, a wood deck and a detached shed, which is not historic.

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

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 11, 12, 13, 14, 18, 22 and 23.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 3, 9 and 10.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes a small accessory structure and pergola at the rear of the property at 1407 Pine Street. Both structures will sit on top of an existing wood deck, which is to be slightly expanded. The accessory structure will be 61 square feet and will have a toilet, an outdoor shower and an outdoor kitchen. The proposed accessory structure will have Hardie board siding and v-crimp roofing material. A faux window with shutters is proposed on the right-side elevation. A two-panel wood door and an aluminum French door are proposed on the rear elevation. The height of the accessory structure appears to be just over 12 feet from the top of the wood deck. The pergola will be wood and will reach a height of 9 feet 1.5 inches from the top of the wood deck.

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

Staff finds the proposal to be consistent with the cited guidelines for new construction, as well as the cited guidelines for outbuildings.

The accessory structure, as well as the attached pergola, will be compatible with the size, scale, color, texture, material and character of the district and will not overshadow any adjacent historic properties. Staff finds that the scale, form and massing proposed are comparable to those of similar structures in the area. Roof forms, height, scale and proportion are also similar to other accessory structures in the area. Proposed materials will echo those used on structures of the same typology and will be compatible with the primary structure on site.

The design of the accessory structure will be appropriate to the principal structure on the property in terms of materials, design, height, scale and massing. The accessory structure, as well as the attached pergola, will not exceed the height of the principal structure on site. Staff finds that the design of both structures complies with the criteria for new construction in the historic district.

According to guideline 10 under “Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures,” pergolas are to be reviewed on a case-by-case basis. Staff finds the proposed location at the rear of the property to be appropriate, as it will not be visible.

# 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
2020-0036		
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

1407 Pine Street

NAME ON DEED:

Eric and Kristen Haubert

PHONE NUMBER

614-595-8387

OWNER'S MAILING ADDRESS:

1407 Pine Street

EMAIL

kaydub28@aol.com

Key West, FL 33040

APPLICANT NAME:

Gavin Scarbrough

PHONE NUMBER

305-942-9935

APPLICANT'S ADDRESS:

610 White Street

EMAIL

Gavin@p-s-architects.com

Key West, FL 33040

APPLICANT'S SIGNATURE:

DATE

10-13-20

### 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 ☐

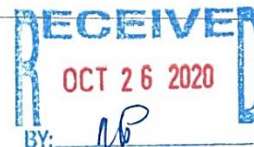
DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL:

Addition of 61 sq.ft.pool bath/outdoor kitchen & open wood trellis.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):





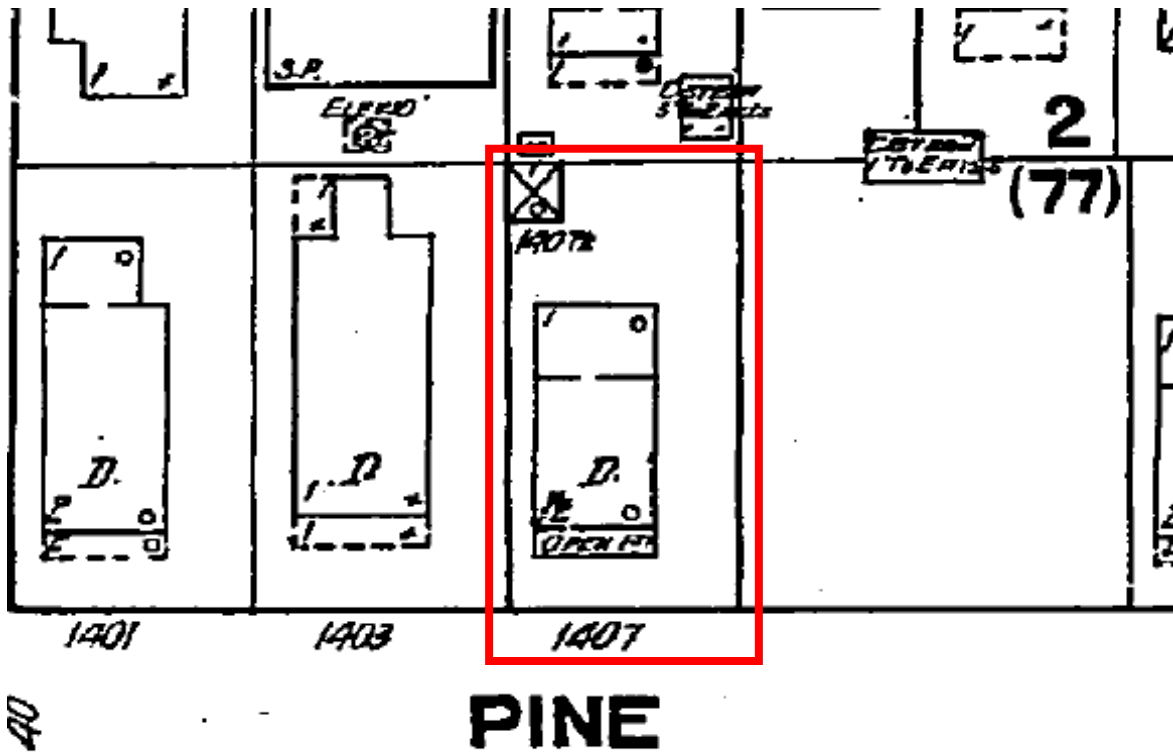
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
Addition of pool bath/outdoor kitchen and open wood trellis.	
PAVERS:	FENCES:
DECKS: Expand existing deck per plans.	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

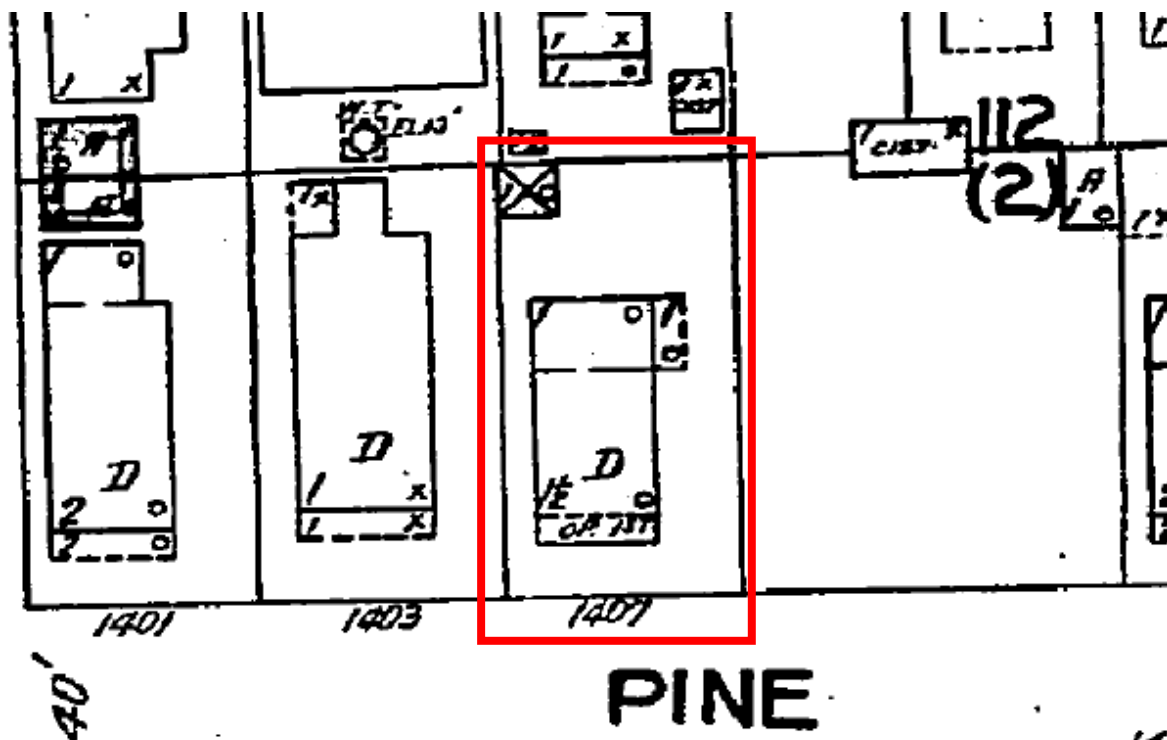
OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED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

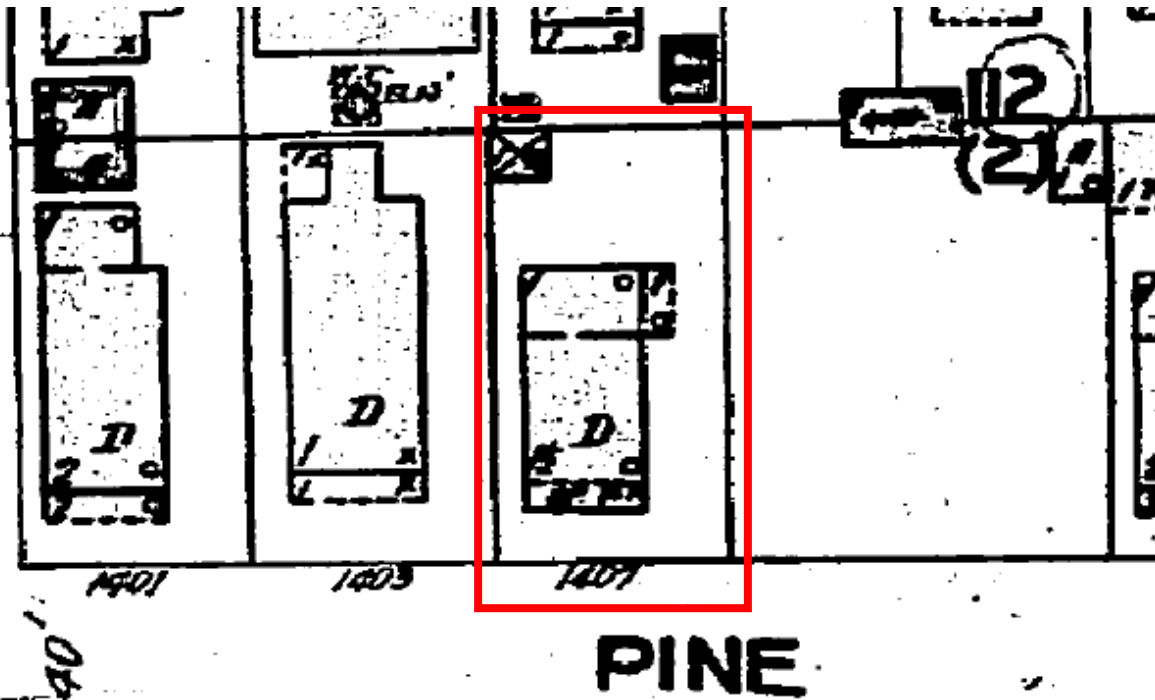
# SANBORN MAPS



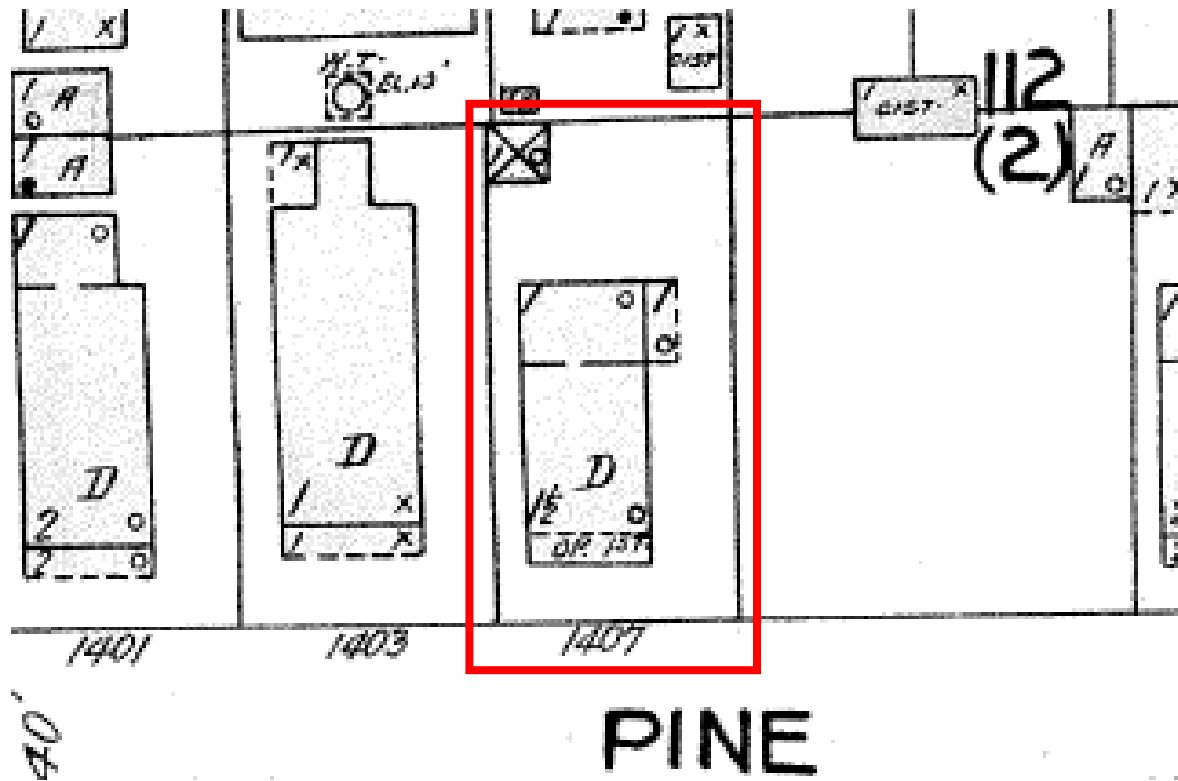
1912 Sanborn with the property at 1407 Pine Street indicated in red.



1926 Sanborn with the property at 1407 Pine Street indicated in red.



1948 Sanborn with the property at 1407 Pine Street indicated in red.



1962 Sanborn with the property at 1407 Pine Street indicated in red.

# PROJECT PHOTOS



1965 photo of the historic structure at 1407 Pine Street.



1407 PINE STREET

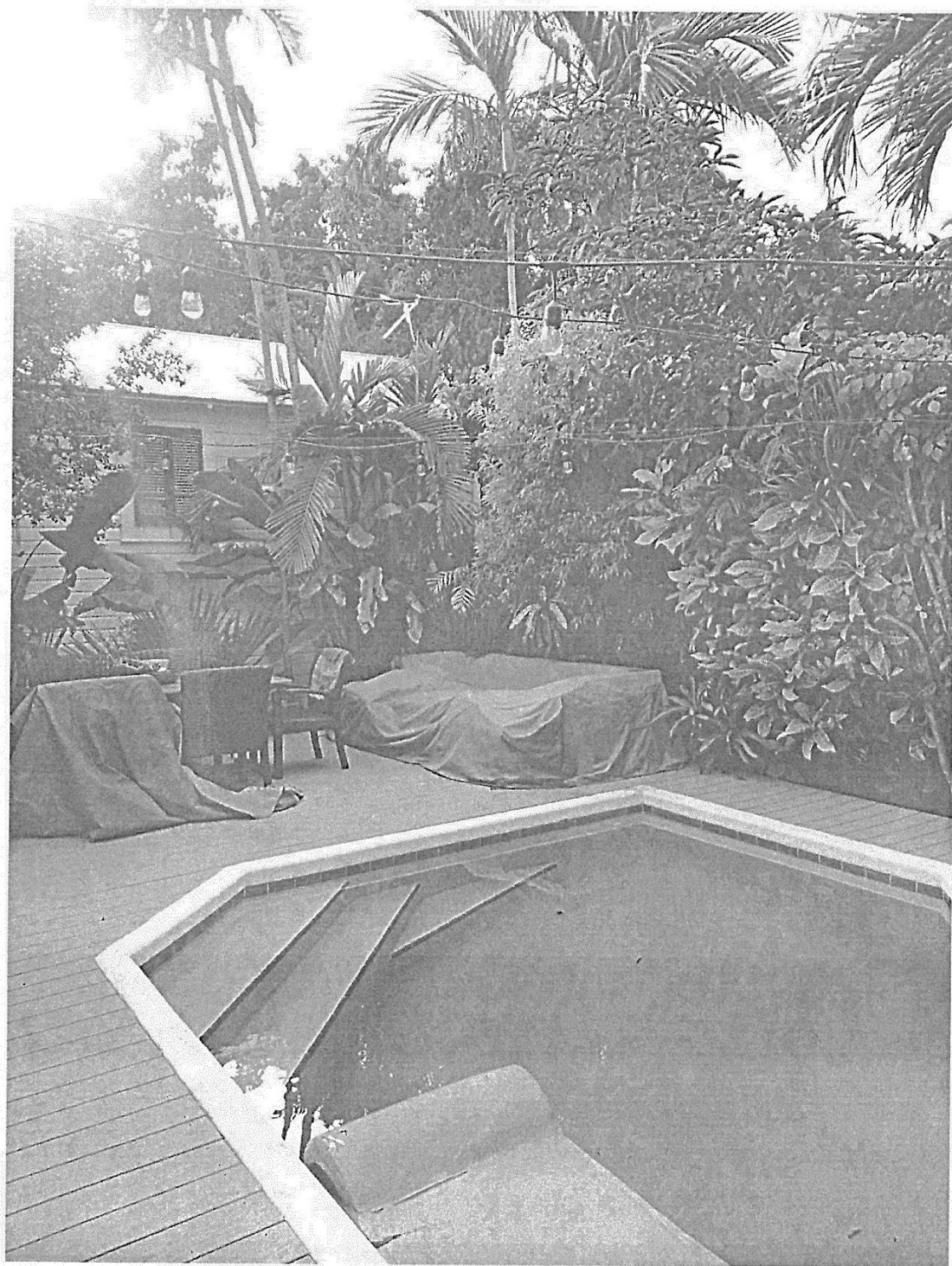
STREET VIEW FRONT OF HOUSE



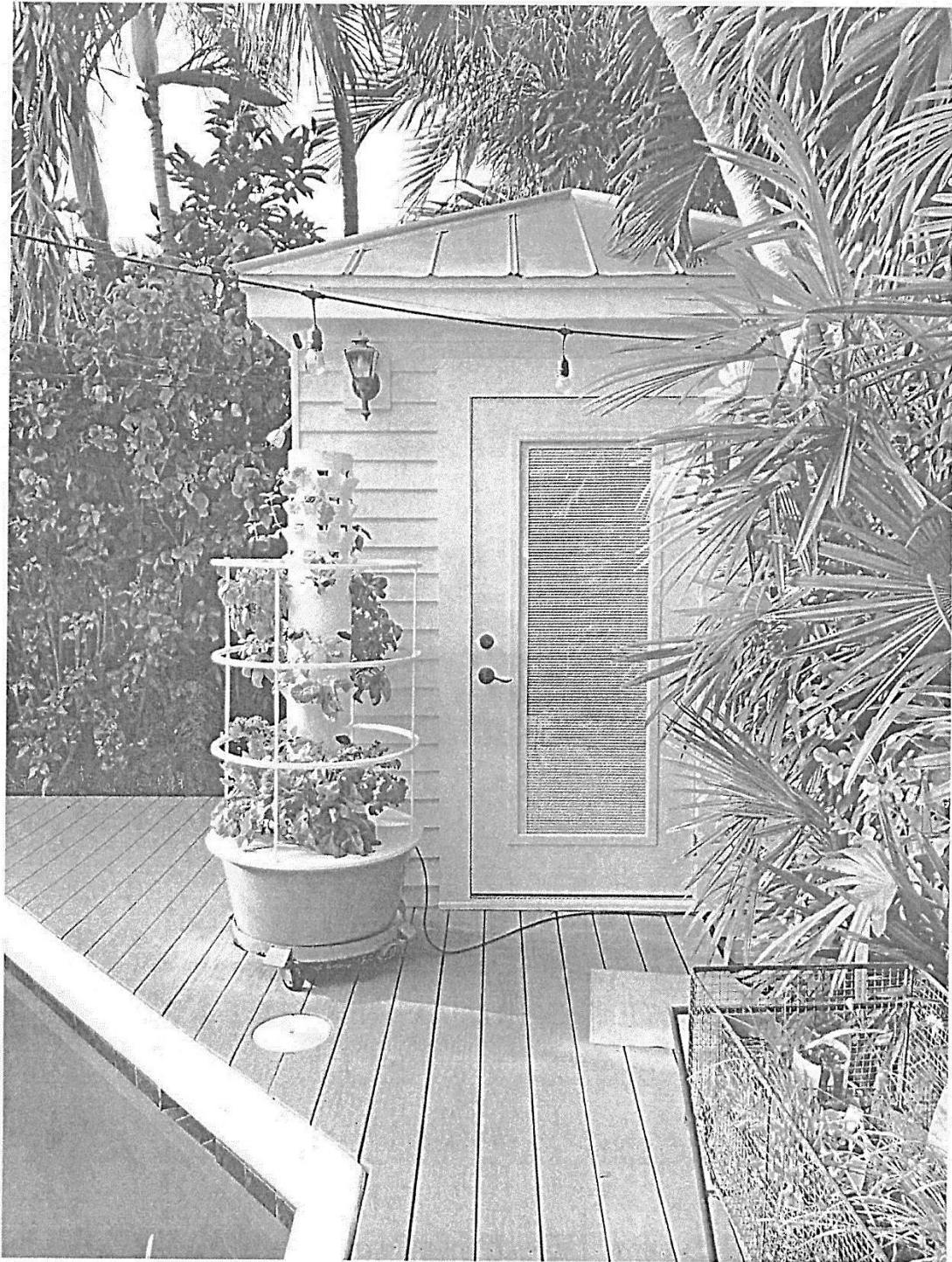


1407 PINE STREET  
REAR OF HOUSE





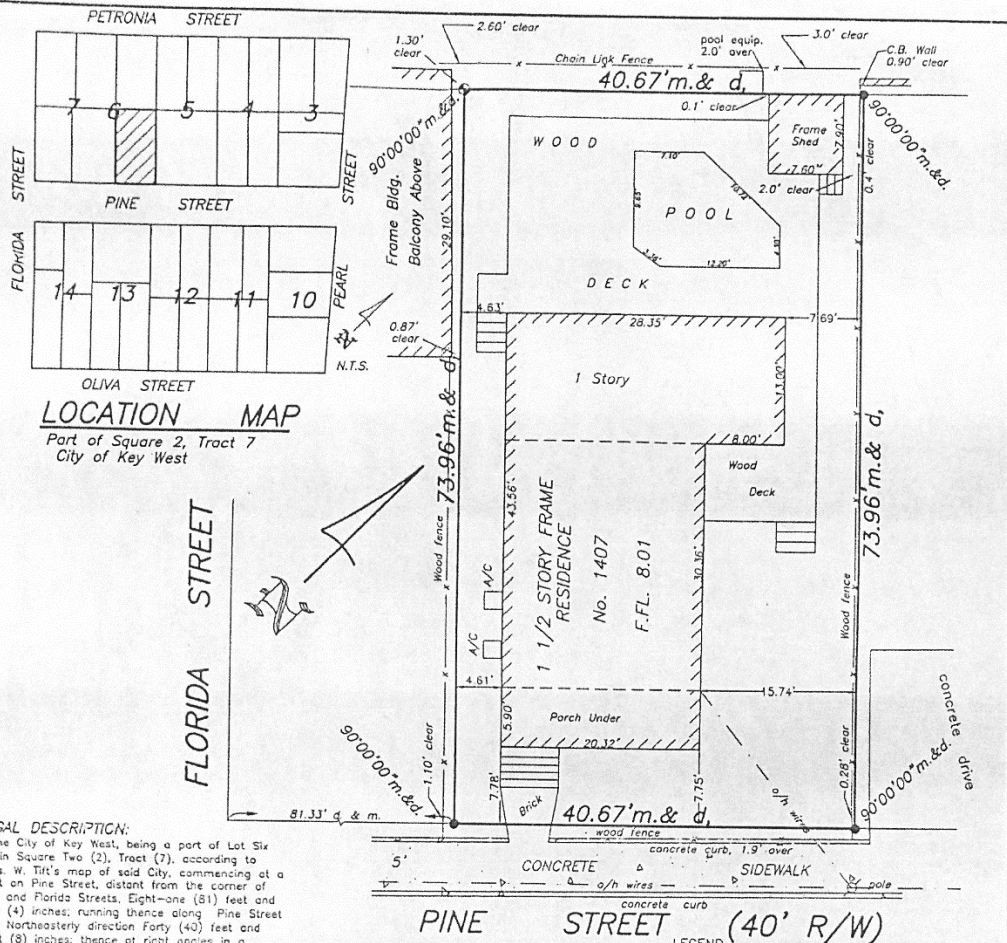
1407 PINE STREET  
POOL AT REAR



1407 PINE STREET

EXISTING ACCESSORY STRUCTURE AT REAR

# SURVEY



#### LEGAL DESCRIPTION:

In the City of Key West, being a part of Lot Six (6) in Square Two (2), Tract (7), according to Chas. W. Tit's map of said City, commencing at a point on Pine Street, distant from the corner of Pine and Florida Streets, Eight-one (81) feet and Four (4) inches; running thence along Pine Street in a Northeasterly direction Forty (40) feet and Eight (8) inches; thence at right angles in a Northwesterly direction Seventy-three (73) feet, Eleven and one-half (11 1/2) inches; thence at right angles in a Southwesterly direction Forty (40) feet and Eight (8) inches; thence at right angles in a Southeasterly direction Seventy-three (73) feet Eleven and one-half (11 1/2) inches out to Pine Street to place of Beginning.

#### SURVEYOR'S NOTES:

North arrow based on assumed median  
Reference Bearing: R/W Pine Street

AS denotes existing elevation

Calculations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

Field Work performed on: 11/26/14

#### MONUMENTATION:

⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749

● = Found 1/2" Iron Bar

△ = Set P.K. Nail, P.L.S. No. 2749

▲ = Found P.K. Nail

#### CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 471.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Eric J. Haubert & Kirsten Winters Haubert Trust  
1407 Pine Street, Key West, Florida 33040

#### BOUNDARY SURVEY

Scale: 1"=10'

Date: 5/20/86

Ref. 29-44 file

Flood panel No. 1516 K

Flood Zone: AE

AE Flood Elev. 6'

REVISIONS AND/OR ADDITIONS

8/7/95: Updated, deck, addition, pool

12/4/14: Updated, A/C, owner, cert.

1/20/17: Updated, araw/keywest/1407pine

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plot
CONC	Concrete	PB	Plot Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COVD	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

#### SYMBOLS

⊙	Concrete Utility Pole	⊙	Street Light
⊙	Fire Hydrant	⊙	Wood Utility Pole
⊙	Sanitary Sewer Clean Out	⊙	Water Meter

#### CERTIFICATION made to:

Wells Fargo Home Mortgage, its successors and/or assigns  
Stones & Cardenas,  
Eric J. Haubert & Kirsten Winters Haubert Trust  
Chicago Title Insurance Company



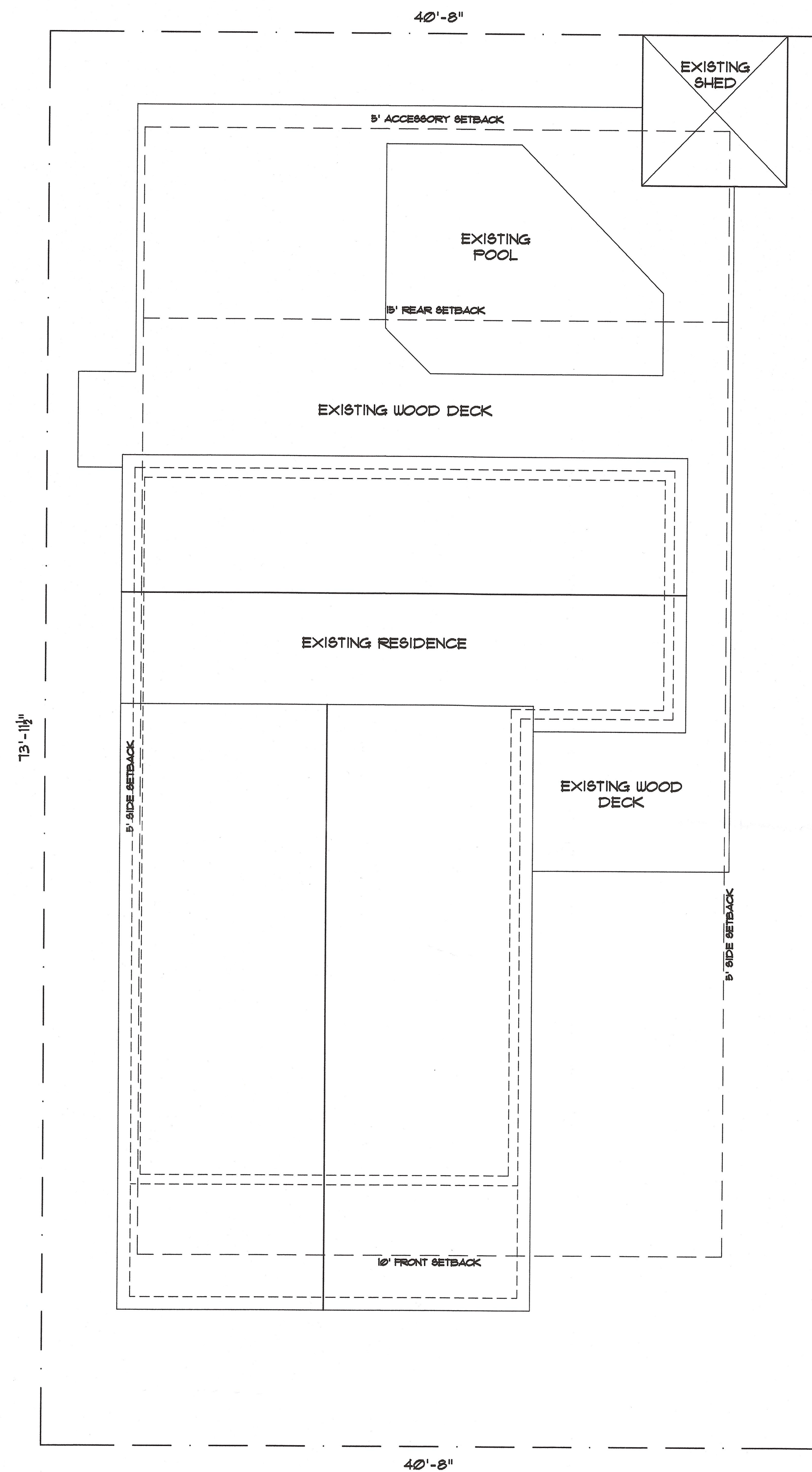
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, FL 33040

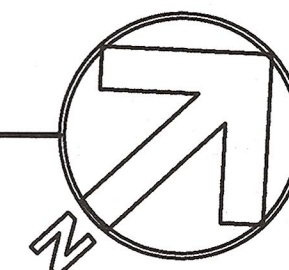
(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# PROPOSED DESIGN





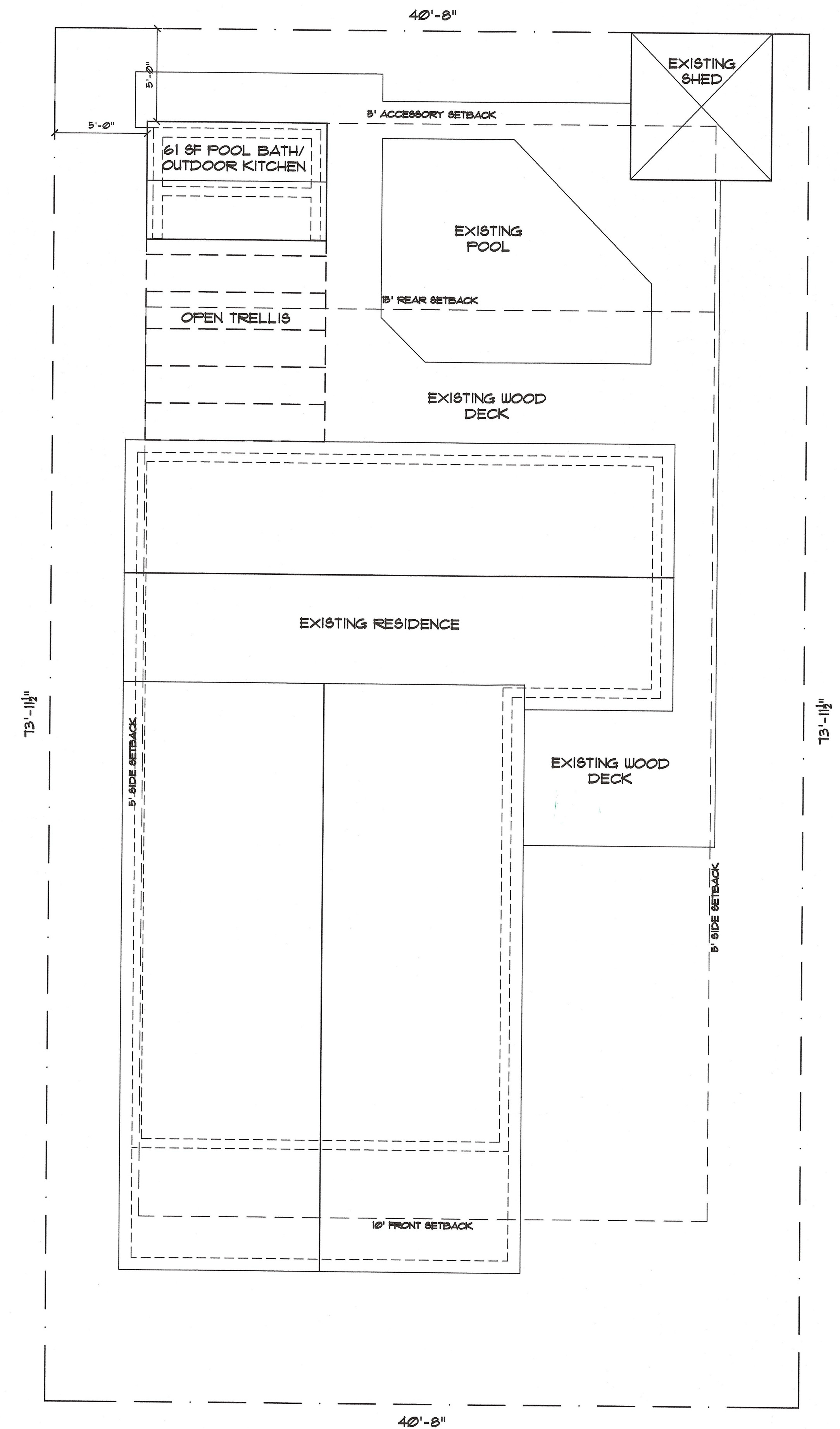
## Existing Site Plan

$$1/4'' = 1' - 0''$$


## NOTES

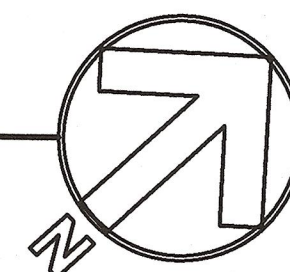
**PROJECT SCOPE OF WORK**  
ADDITION OF POOL BATH/OUTDOOR KITCHEN AND OPEN  
TRELIS DESIGNED TO BE BUILT IN COMPLIANCE WITH  
SIXTH EDITION 2017 FLORIDA BUILDING CODE,  
RESIDENTIAL

ALL STRUCTURES TO BE BUILT TO WITHSTAND ASCE  
7-10, AND FLORIDA BUILDING CODE SECTION 1603

[illegible]

## Proposed Site Plan

1/4" = 1' - 0"



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## Haubert Accessory Structure

**THOMAS E. POPE, P.A.**  
POPE-SCARBROUGH-ARCHITECTS  
(305) 296 3611 610 White St, Key West FL

date:  
10/26/20  
revision:

sheet:

A1.0





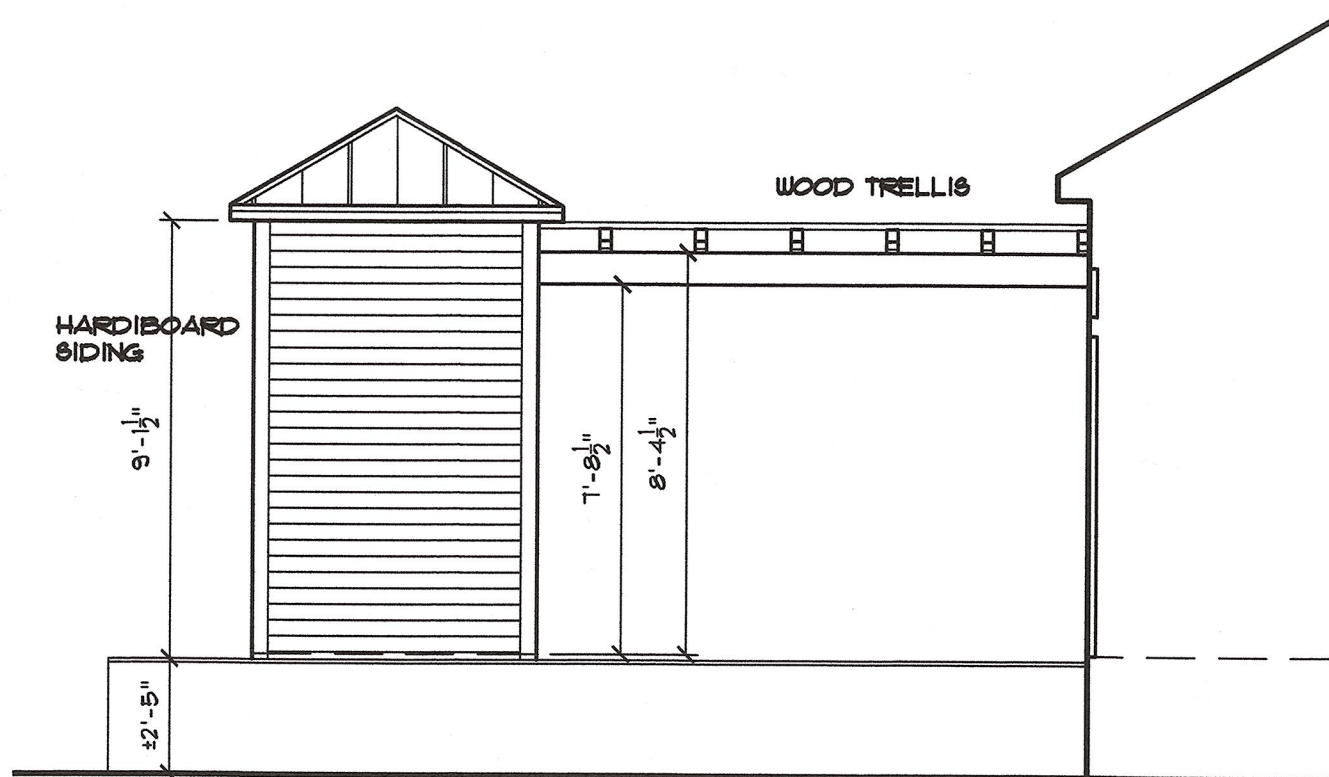
**Side Elevation**

1/4" = 1' - 0"



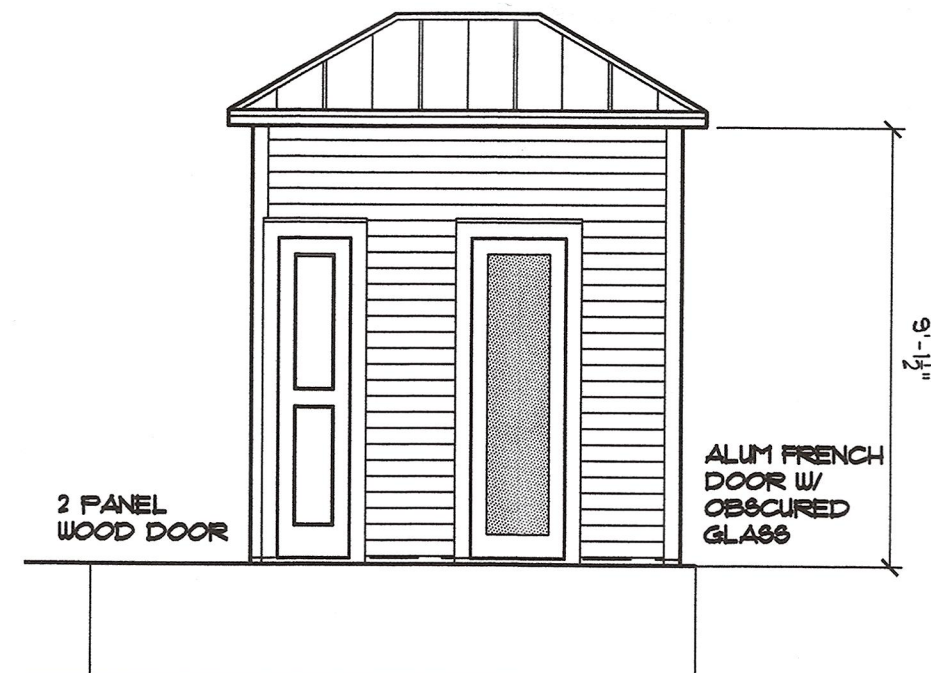
**Front Elevation**

1/4" = 1' - 0"



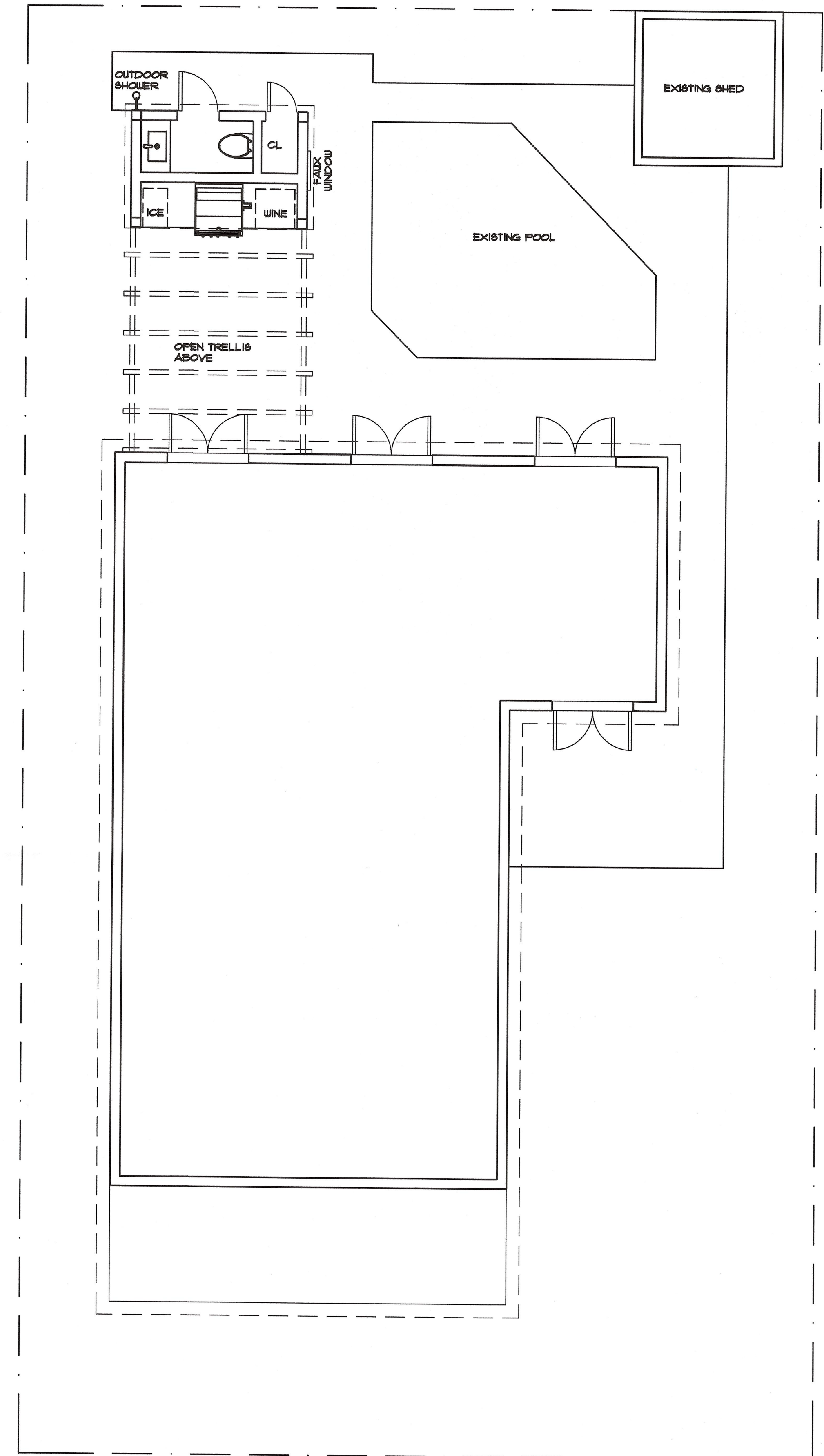
**Side Elevation**

1/4" = 1' - 0"



**Rear Elevation**

1/4" = 1' - 0"



**Floor Plan**

1/4" = 1' - 0"

Haubert Accessory Structure

Key West, FL

1407 Pine St

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

610 White St, Key West FL

(305) 296 3611

date:  
10/26/20  
revision:

sheet:

A1.1

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 24, 2020 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](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 ONE-STORY ACCESSORY STRUCTURE AND PERGOLA AT REAR.**

**#1407 PINE STREET**

**Applicant – Pope-Scarbrough Architects    Application #H2020-0036**

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 305-809-3975 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.

## HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Scott Buchman, 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:  
1407 Pine Street on the  
17 day of November, 2020.

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 November 24, 2020,  
2020.

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 H2020-0036.

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

**Signed Name of Affiant:**

Scott Buchman  
**Date:** 11/17/20  
**Address:** 610 White Street  
**City:** Key West  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 17 day of  
November, 2020.

By (Print name of Affiant) Scott Buchman who is  
personally known to me or has produced as  
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: 12-26-21



MARJORIE HOLLY BOOTON  
Commission # GG 151778  
Expires December 26, 2021  
Bonded Thru Budget Notary Services





# 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 00023770-000000  
 Account# 1024571  
 Property ID 1024571  
 Millage Group 10KW  
 Location 1407 PINE St, KEY WEST  
 Address  
 Legal Description KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 6 SQR 2 TR 7 H2-275 OR525-369 OR751-1339 OR798-1201 OR913-241 OR924-821/827 OR975-875 OR982-1524 OR1562-960/61 OR2717-1451/52  
 (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

HAUBERT ERIC J AND KRISTEN WINTERS TRUST  
 5/25/2006  
 1407 Pine St  
 Key West FL 33040

### Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$386,595	\$360,532	\$285,774	\$293,498
+ Market Misc Value	\$28,991	\$29,669	\$30,349	\$31,048
+ Market Land Value	\$452,236	\$546,710	\$526,576	\$442,944
= Just Market Value	\$867,822	\$936,911	\$842,699	\$767,490
= Total Assessed Value	\$816,860	\$798,495	\$783,607	\$767,490
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$791,860	\$773,495	\$758,607	\$742,490

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESUPERIOR DRY (01SD)	3,007.29	Square Foot	0	0

### Buildings

Building ID	1830	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1933	
Building Type	S.F.R. - R1/ R1	Effective Year Built	2016	
Gross Sq Ft	1668	Foundation	WD CONC PADS	
Finished Sq Ft	864	Roof Type	GABLE/HIP	
Stories	2 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	SFT/HD WD	
Perimeter	132	Heating Type	FCD/AIR DUCTED with 0% NONE	
Functional Obs	0	Bed rooms	3	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	3	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	500	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
DUF	FIN DET UTILIT	64	0	0
FHS	FINISH HALF ST	620	0	0
FLA	FLOOR LIV AREA	864	864	0
OPF	OP PRCH FIN LL	120	0	0
TOTAL		1,668	864	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1982	1983	1	54 SF	4
FENCES	1986	1987	1	480 SF	2
FENCES	2000	2001	1	128 SF	2
RES POOL	2014	2015	1	160 SF	5
WOOD DECK	2015	2016	1	612 SF	2

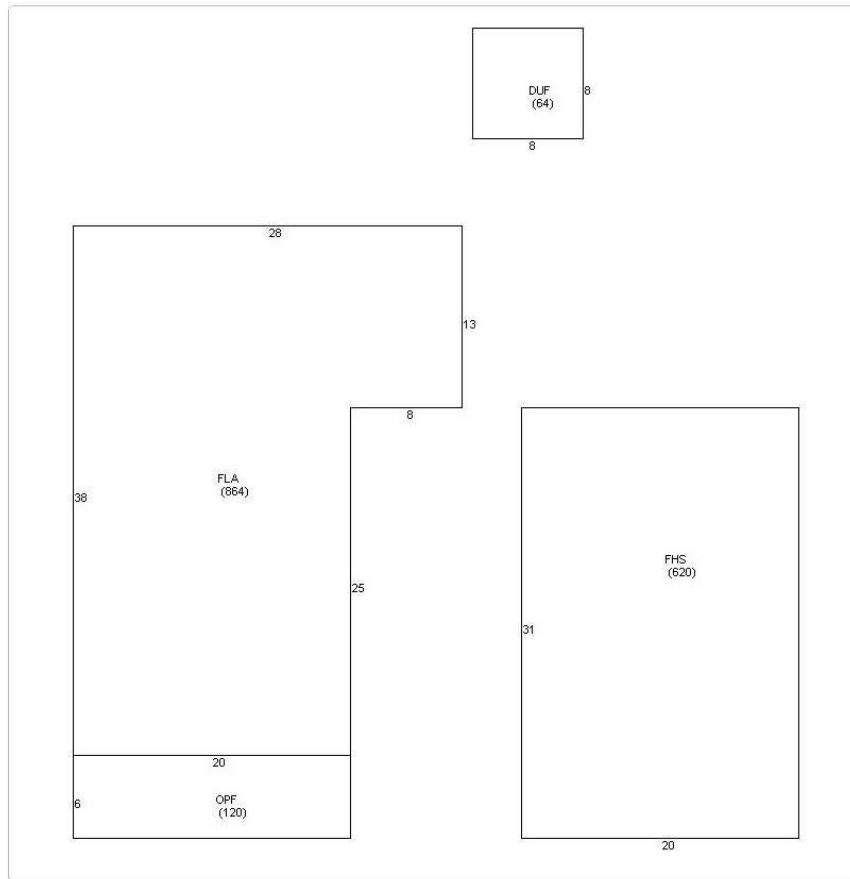
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/22/2014	\$975,000	Warranty Deed		2717	1451	Q2 - Qualified	Improved
2/9/1999	\$430,000	Warranty Deed		1562	0960	Q - Qualified	Improved
5/1/1986	\$70,000	Warranty Deed		975	875	Q - Qualified	Improved
10/1/1984	\$31,000	Warranty Deed		924	826	U - Unqualified	Improved
2/1/1972	\$10,000	Conversion Code		798	1201	Q - Qualified	Improved

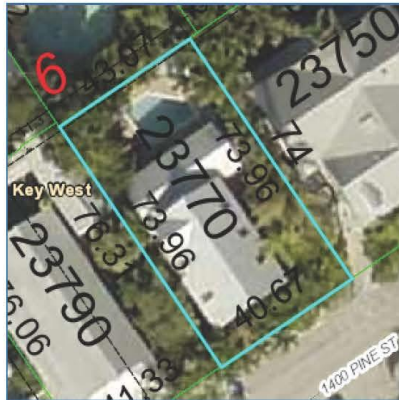
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-2273	3/19/2019	3/19/2019	\$40,000	Residential	INTERIOR RENOVATION OF BATHROOMS PER PLANS
17-2490	3/19/2019	2/22/2018	\$15,000	Residential	ROUGH AND SET 3 BATHROOMS 4 LAVS, 3 TOILETS, 2 TUBS, 1 SHOWER
18-0197	3/19/2019	3/19/2019	\$6,000	Residential	KITCHEN CABINETS INSTALL NEW NEW FLOOR TILES
15-2584	6/29/2015	9/17/2015	\$4,000	Residential	REPLACE EXISTING DECKING WITH SLATE GRAY 5/4 X 6 AZEK DECKING. SECURE W/SS SCREWS. ALL DECK JOISTS ARE IN PERFECT CONDITION. NO NEW FRAMING OR STRUCTURAL CHANGES ARE REQUIRED.
13-1190	4/9/2013	12/10/2014	\$3,300	Residential	REPLASTER 50 LF RESIDENTIAL POOL, NEW STEP TILE, REPLACE WATERLINE TILE. INSTALL POOL SAFETY NET NO CHARGE TO CUSTOMER
07-5017	11/9/2007	11/21/2007	\$1,900	Residential	REMOVE AND REPLACE EXISTING GUTTERS AND DOWN-SPOUTS
00-2404	8/17/2000	11/28/2000	\$5,000	Residential	ROOF
A95-1135	4/1/1995	8/1/1995	\$1,300	Residential	9 SQS METAL SHINGLES

**View Tax Info**
[View Taxes for this Parcel](#)
**Sketches (click to enlarge)**

**Photos**

## Map



## TRIM Notice

[2020 TRIM Notice\(PDF\)](#)**2020 Notices Only**

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

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[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 11/16/2020, 2:11:57 AM

Version 2.3.95

Developed by  
 Schneider  
GEOSPATIAL