

Staff Report

- 13b Demolition of existing structures in the site, demolition of deck and part of existing fence - **#1133 Von Phister Street- David Knoll (H12-01-871)**

This staff report is for the review of a first reading for a Certificate of Appropriateness for a demolition request for demolition of two existing non historic structures. The plans also include partial demolition of an existing cbs fence and the removal of a deck. By reviewing the Sanborn maps it is evident that the actual main house is located where the carport for #1420 White Street used to be. Either the carport was expanded or it was demolished and replaced with this building.

Staff understands that the request for this demolition should be reviewed using the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff's opinion that the proposed structures to be demolished are not historic. For the main house it is staff's opinion that if the old carport is part of the existing structure, it has been altered through time that there is not integrity left. If the demolition is approved a second reading will be requested.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # HP12-01-0871

OWNER'S NAME: JOHN PFEFFER AND LEOTIS MAHONE DATE: 5.22.12

OWNER'S ADDRESS: 2601 G. ROOSEVELT BLVD UNIT 504A PHONE #: 604-571-7585

APPLICANT'S NAME: DAVID KNOLL, ARCHITECT PHONE #: 745-8617

APPLICANT'S ADDRESS: 19581 MAYA ST. SUGARLOAF KEY, FL. 33042

ADDRESS OF CONSTRUCTION: 1133 VON PHIGTER # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DEMOLITION OF NON-HISTORIC STRUCTURE AND CONSTRUCTION OF NEW RESIDENCE

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 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way 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.

Date: 5.22.12

Applicant's Signature: David Knoll



Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	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: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Not listed

Ordinance for demolition

Guidelines for new construction (pages 34-38a)

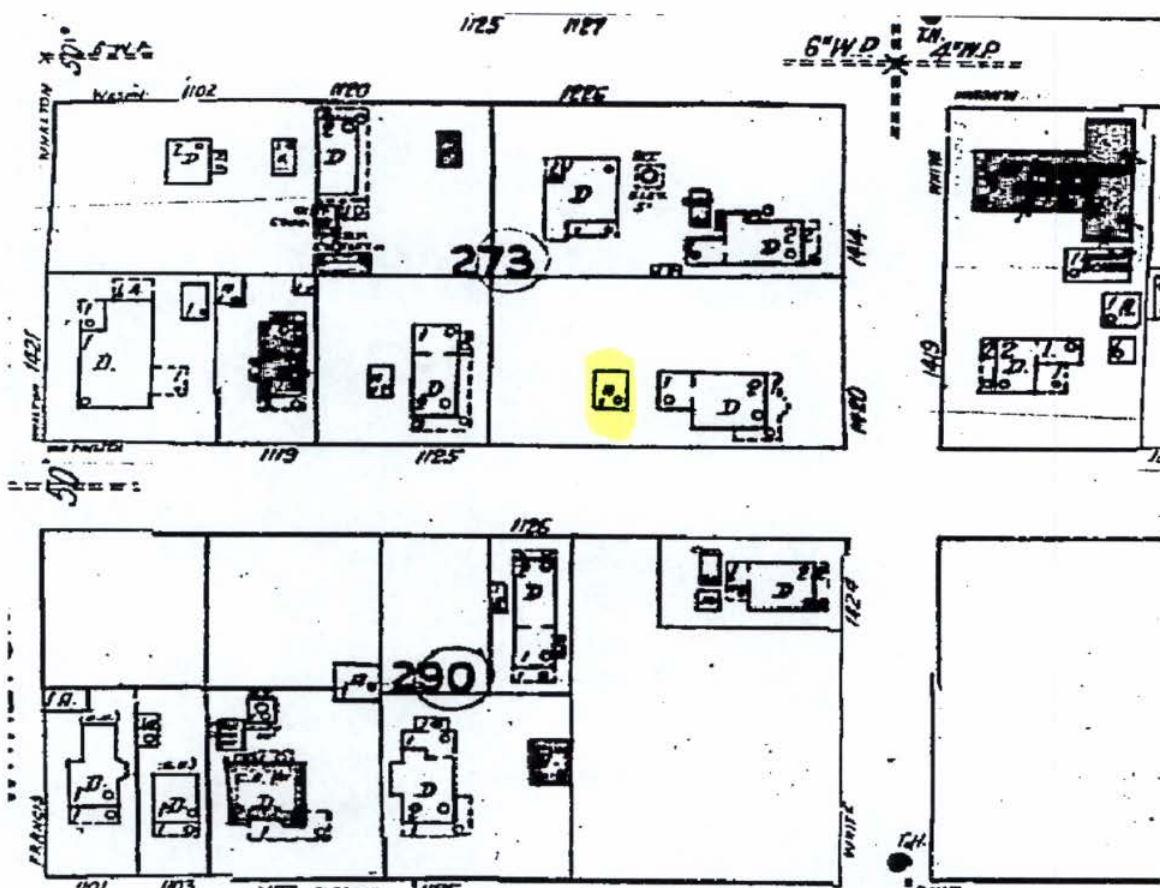
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

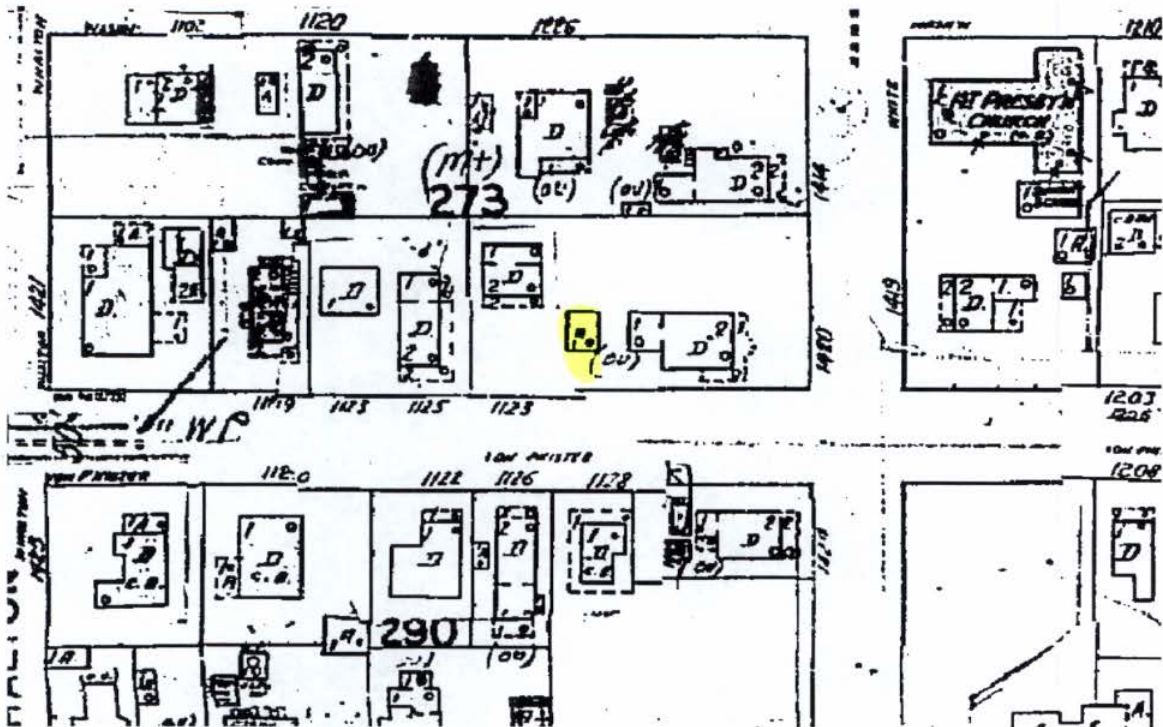
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1133 Von Phister Street Sanborn map 1948



#1133 Von Phister Street Sanborn map 1962

Project Photos



Google earth





KEY WEST PLANNING DEPT.
MAY 21 2012
MIAMI COUNTY

SUBJECT PROPERTY



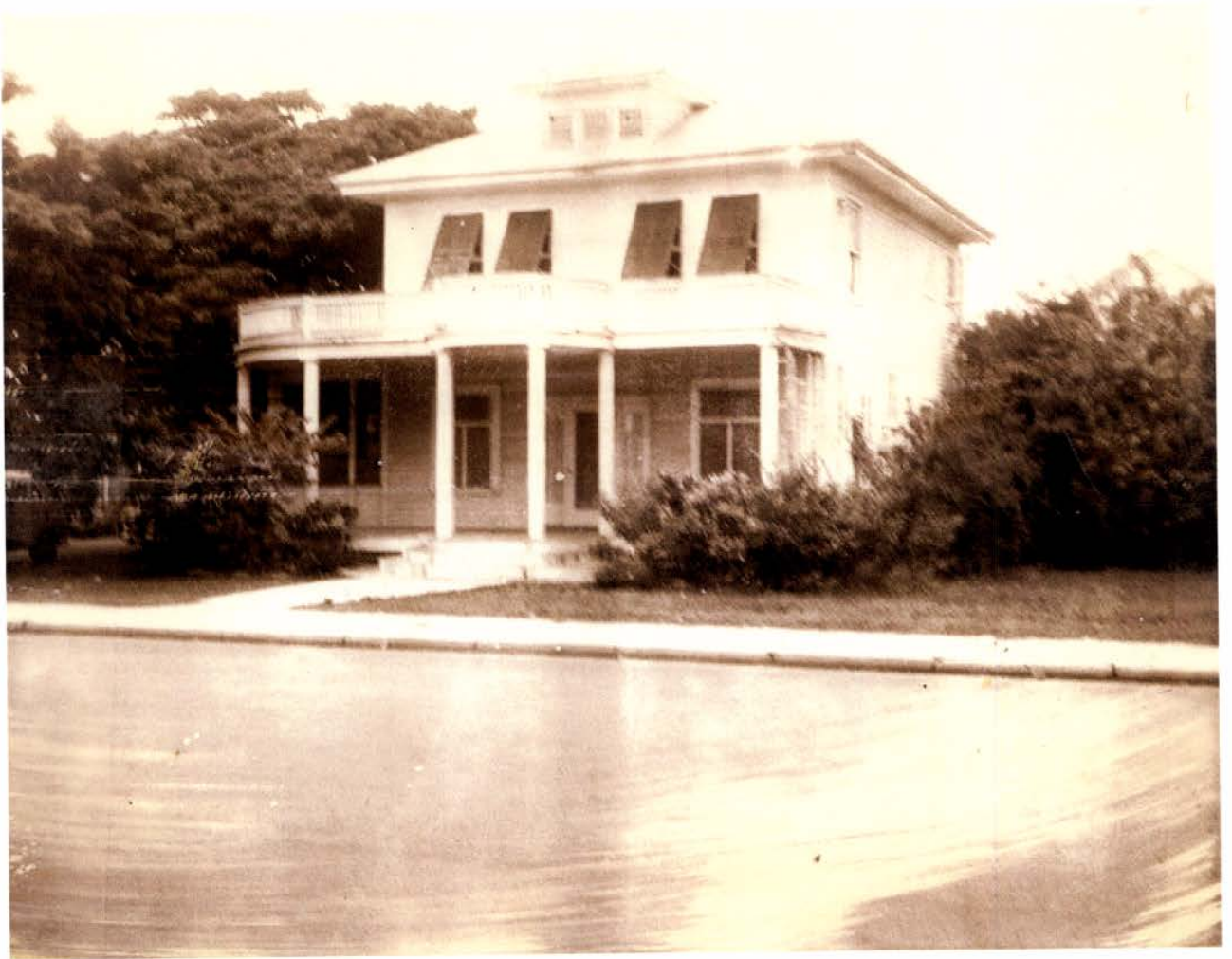
LEFT ADJACENT

SUBJECT PROPERTY



LEFT ADJACENT





MM00028707

Photo taken by the Property Appraiser's office c1965; 1420 White St.; built 1920's; Tract
18, Sqr 2, Lot 4

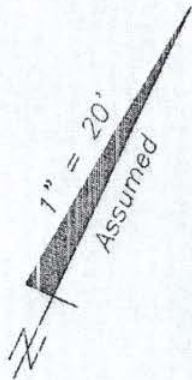
RIGHT ADJACENT PROPERTY FROM ~~THE~~ WHITE ST.



Photo taken by the Property Appraiser's office c1965; 1127 Von Phister St.; Monroe County Library

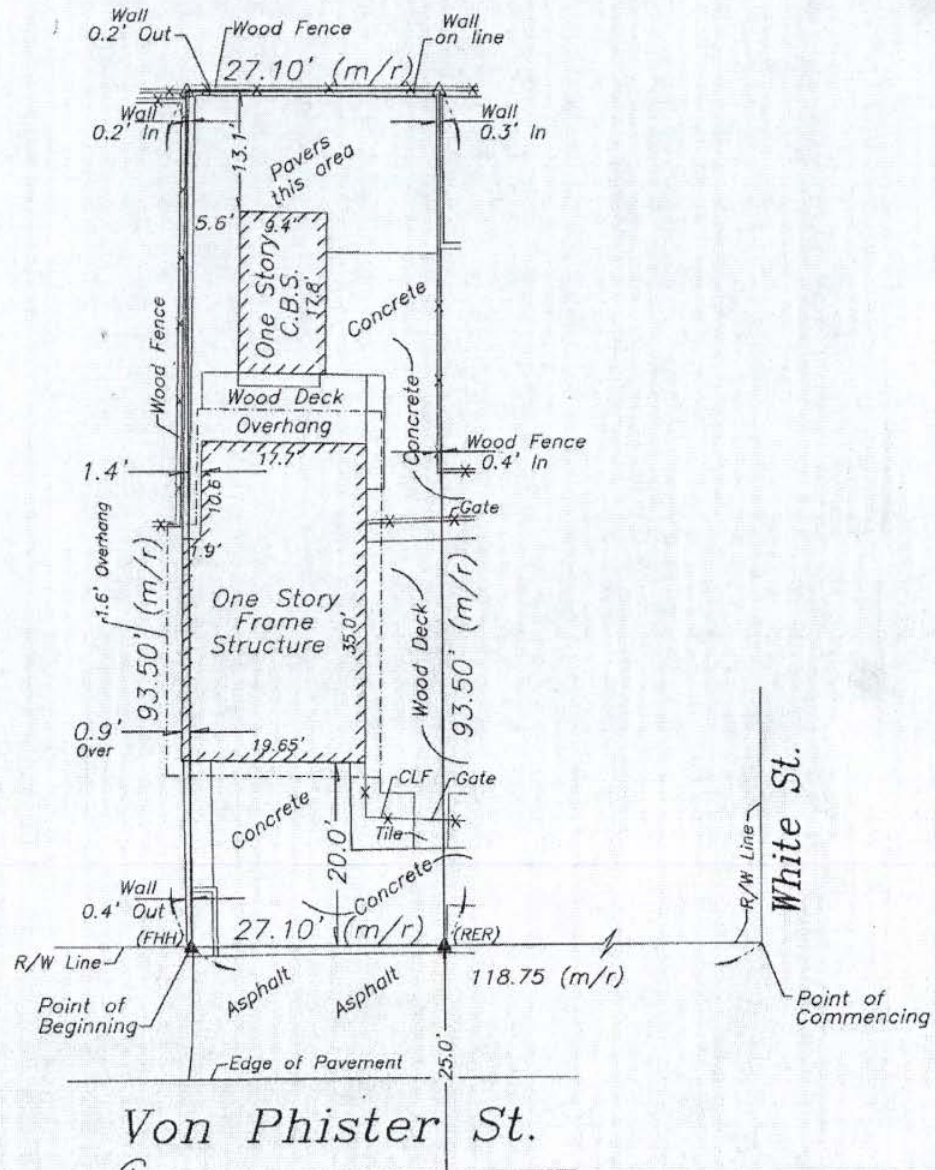
Survey

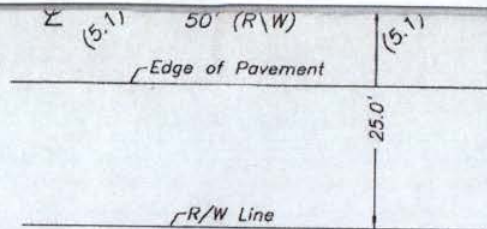
Boundary Survey Map of part of Lot 5, Square 2, Tract 18, Island of Key West, FL



LEGEND

- ▲ Found Nail & Disc (FHH) (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 Utility Lines
- (5.1) Spot Elevation (Typical)





NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1133 Von Phister 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: March 22, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis, and refer to Mean Sea Level, N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: A part of Lot 5, Square 2, Tract 18, Island of Key West, according to Webb Realty Company's Diagram, Plat Book 1, Page 42, Monroe County, Florida Public Records. COMMENCING at a point 118.75 feet from the intersection of the Southwesterly right of way line of White Street and the Northwesterly right of way line of Von Phister Street; thence at right angles and in a Northwesterly direction 93.50 feet; thence at right angles and in a Northeasterly direction 27.10 feet; thence at right angles in a Southeasterly direction 93.50 feet; thence at right angles in a Southwesterly direction 27.10 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Leotis Mahone and Joan J. Pfeffer;

J. LYNN O'FLYNN, INC.

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

March 22, 2012

April 10, 2012 - REVISED to show elevations

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

Correspondence

Enid

[Quoted text hidden]

Enid Torregrosa <etorregr@keywestcity.com>
To: david@davidknollarch.com

Tue, Jun 5, 2012 at 10:29 AM

David:

Thanks for the survey. While I was working on my staff report I realized that elevations for both adjacent structures will help associating your design with the context. Photos will not be sufficient. You are creating a narrow structure (and believe me I understand your restrictions here) that reads as three stories on three facades; which is contrary to the guidelines.

I believe in modern and contemporary designs for infields and additions but they need to fit in their urban context. Having the elevations of each building will give a better perspective of the new building relation to its context; which is most important when working with contemporary designs.

Please feel free to contact me if you have any questions.

Have a great day!

Enid

On Mon, Jun 4, 2012 at 3:53 PM, <david@davidknollarch.com> wrote:
[Quoted text hidden]



Enid Torregrosa <etorregr@keywestcity.com>

Survey for 1133 Von Phister

4 messages

Enid Torregrosa <etorregr@keywestcity.com>
To: david@davidknollarch.com

Mon, Jun 4, 2012 at 2:20 PM

Dear David:

I am working on the staff report and did not found a survey for this property. Do you have a copy to be sent electronically?

Thanks!!

Enid

david@davidknollarch.com <david@davidknollarch.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Mon, Jun 4, 2012 at 3:53 PM

survey attached

DAVID KNOLL, ARCHITECT
ARCHITECTURE AND GARDEN DESIGN

19581 MAYAN ST. SUGARLOAF, FL. 33042
PHONE 305-745-8617 WEB www.davidknollarch.com

[Quoted text hidden]

2 attachments

MAHONE 7.pdf
362K

MAHONE 8.pdf
497K

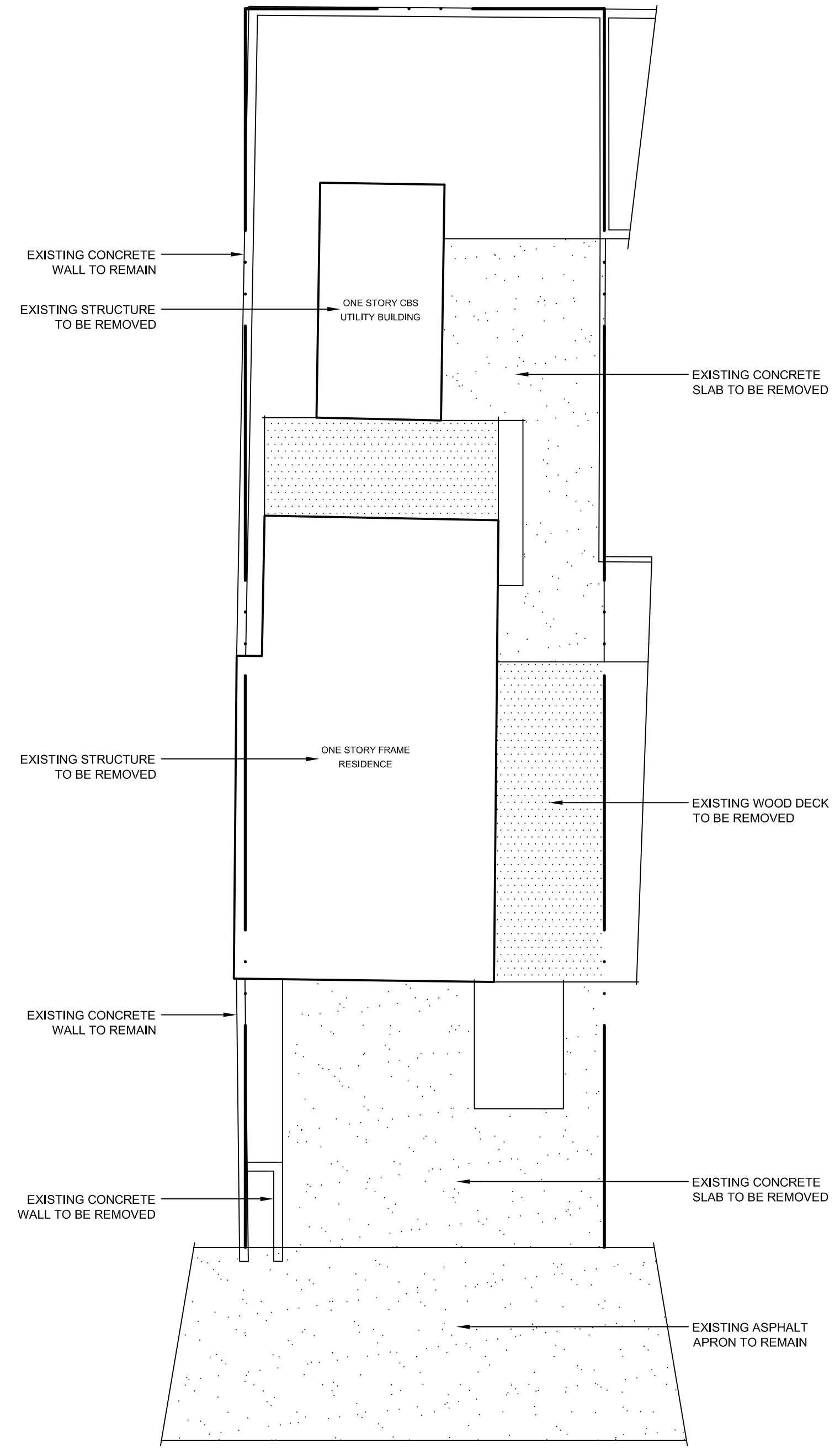
Enid Torregrosa <etorregr@keywestcity.com>
To: david@davidknollarch.com

Mon, Jun 4, 2012 at 4:07 PM

David:

Thanks!

Proposed design



SITE DEMOLITION PLAN
 1/8" = 1'-0"

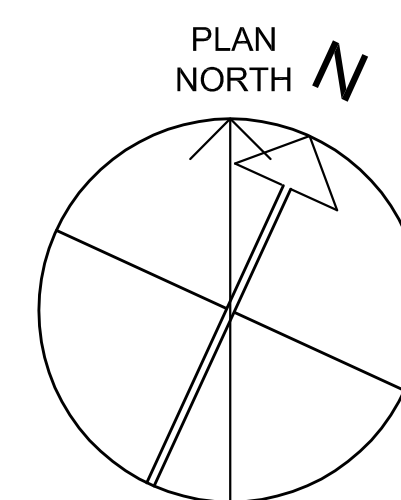
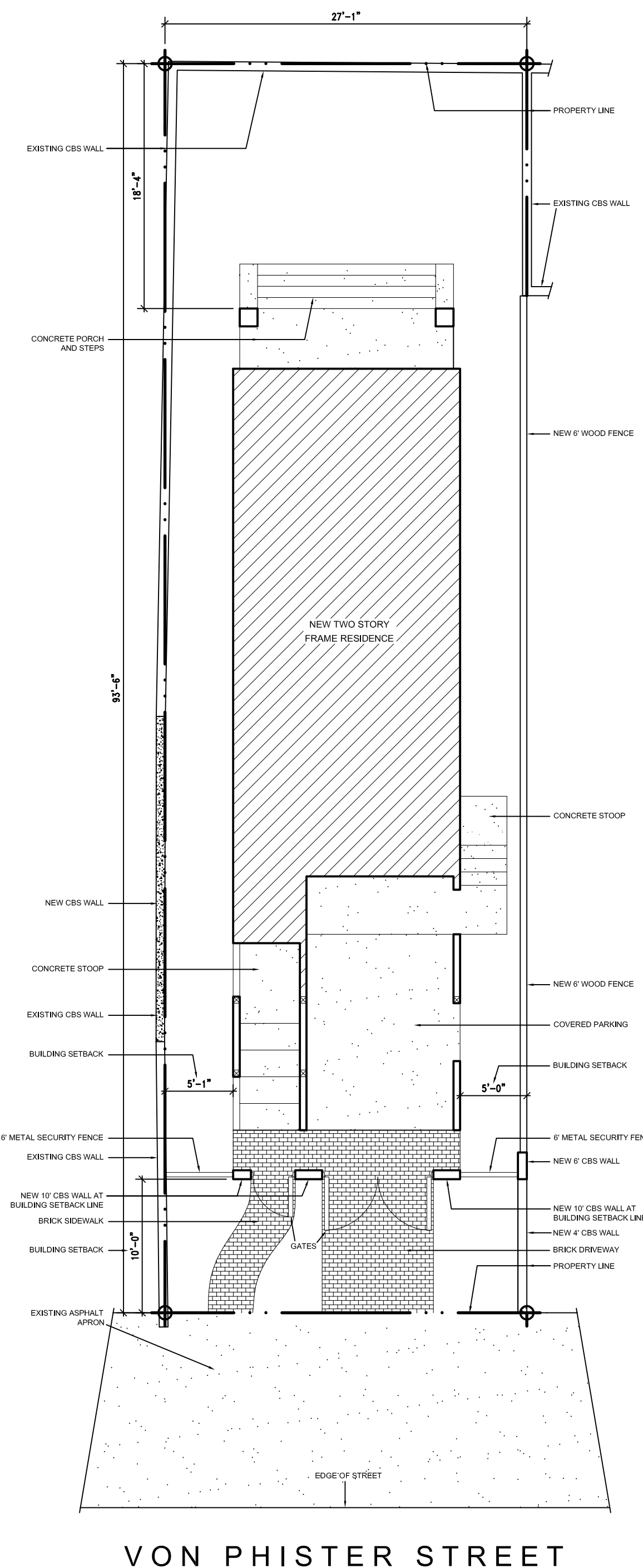
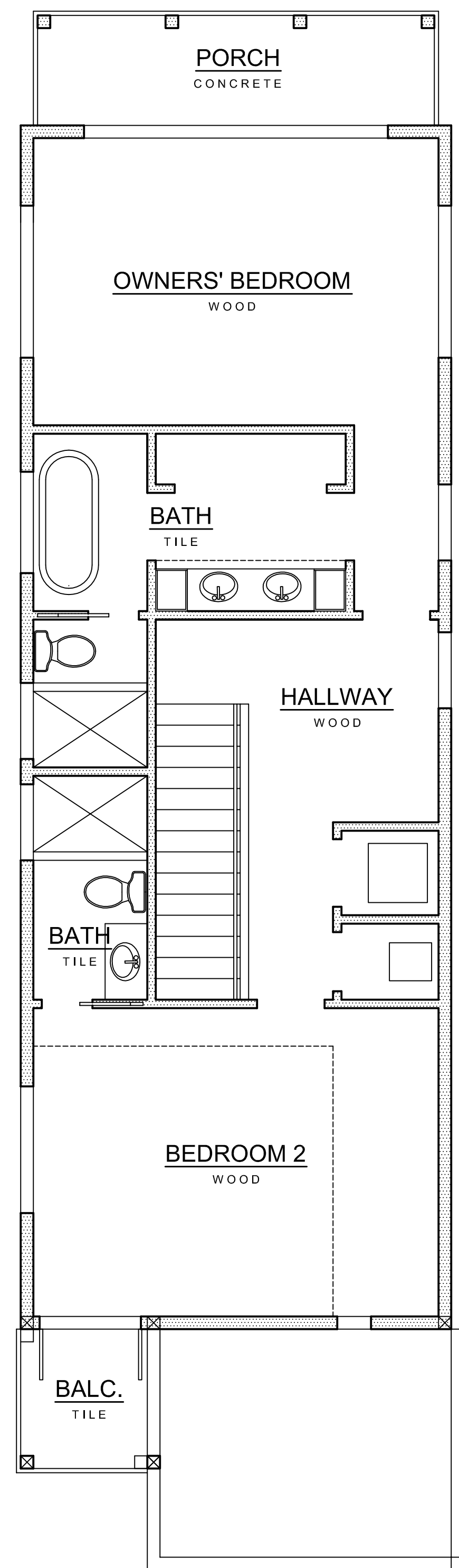
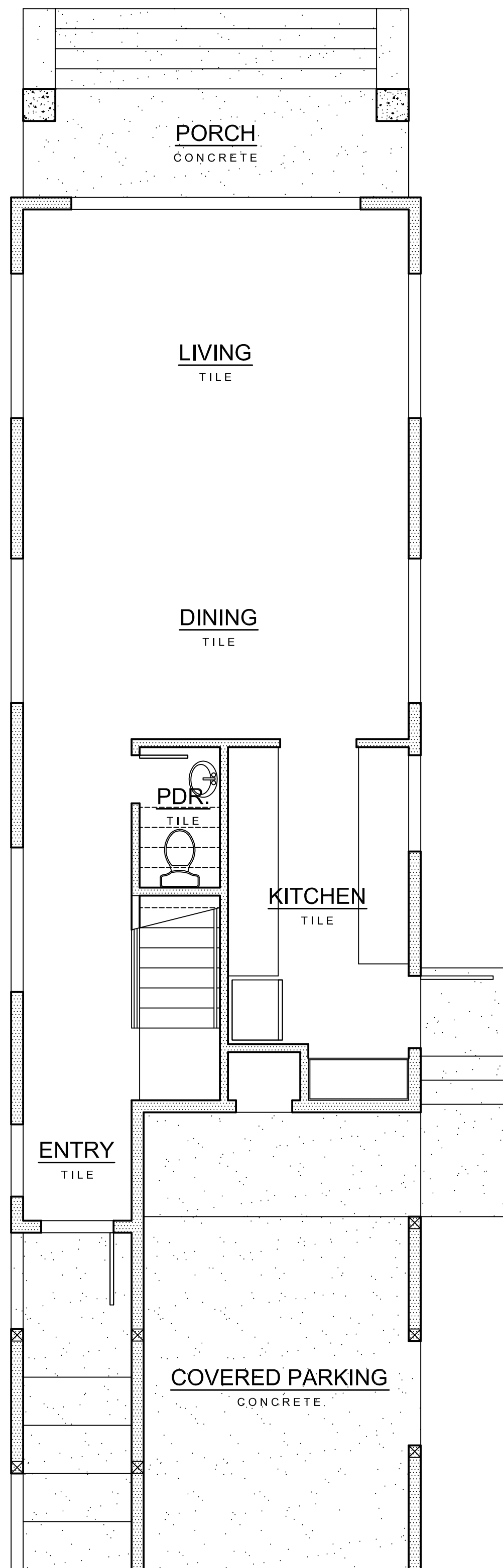
REVISIONS	
NO.	DATE

DATE OF ISSUE:
 5 / 23 / 12

NEW RESIDENCE FOR:
1133 VON PHISTER STREET
 KEY WEST, FLORIDA

DAVID KNOLL
 ARCHITECT
 KEY WEST, FL. (305) 715-8617

SHEET
D1
 OF 1 SHEETS



REVISIONS	
NO.	DATE

DATE OF ISSUE:
5 / 23 / 12

NEW RESIDENCE FOR:
1133 VON PHISTER STREET
KEY WEST, FLORIDA

DAVID KNOLL

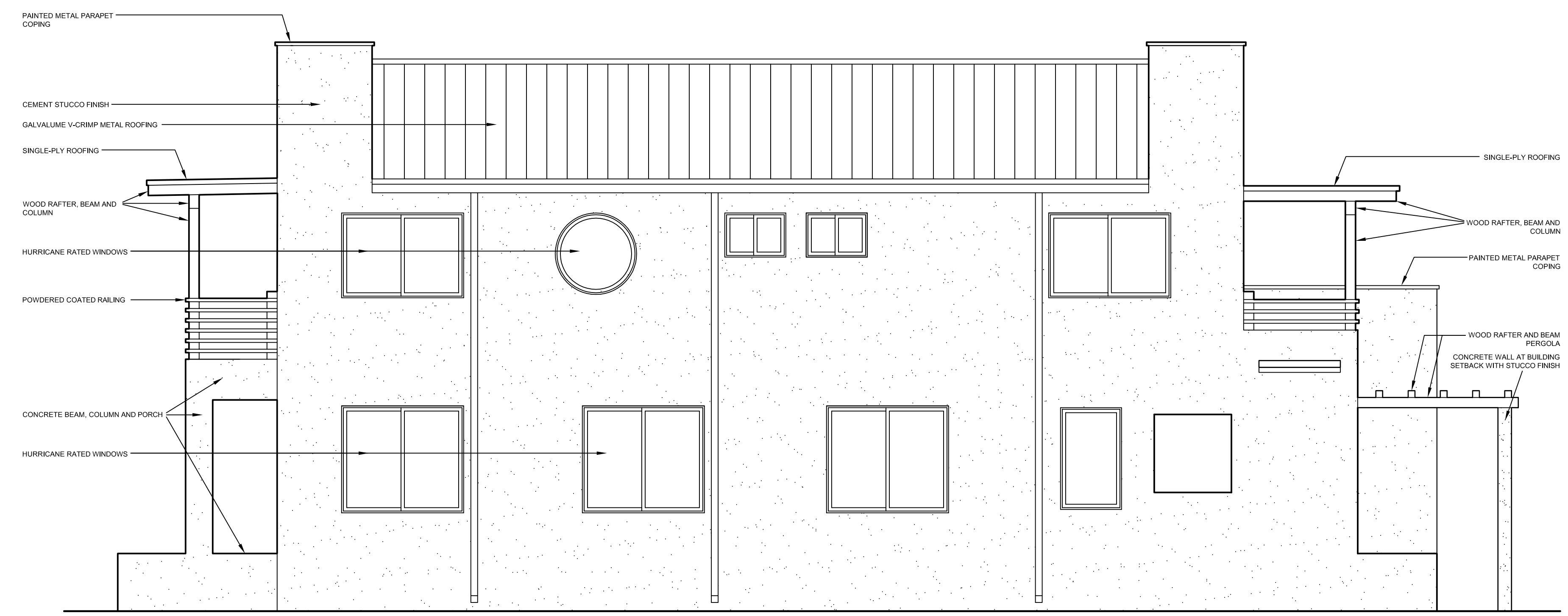
ARCHITECT

KEY WEST, FL. (305) 715-8617

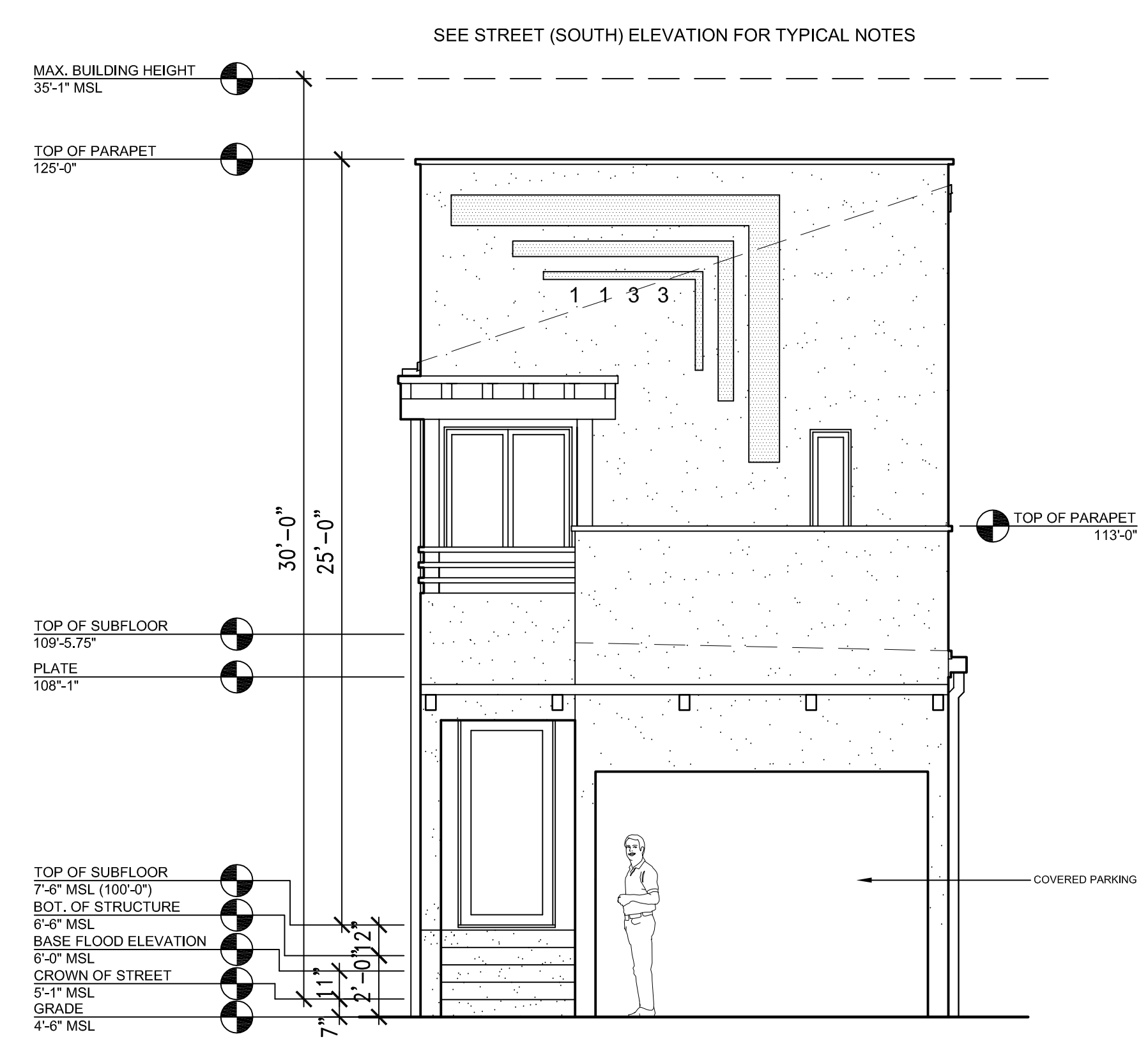
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SHEET OF 3 SHEETS

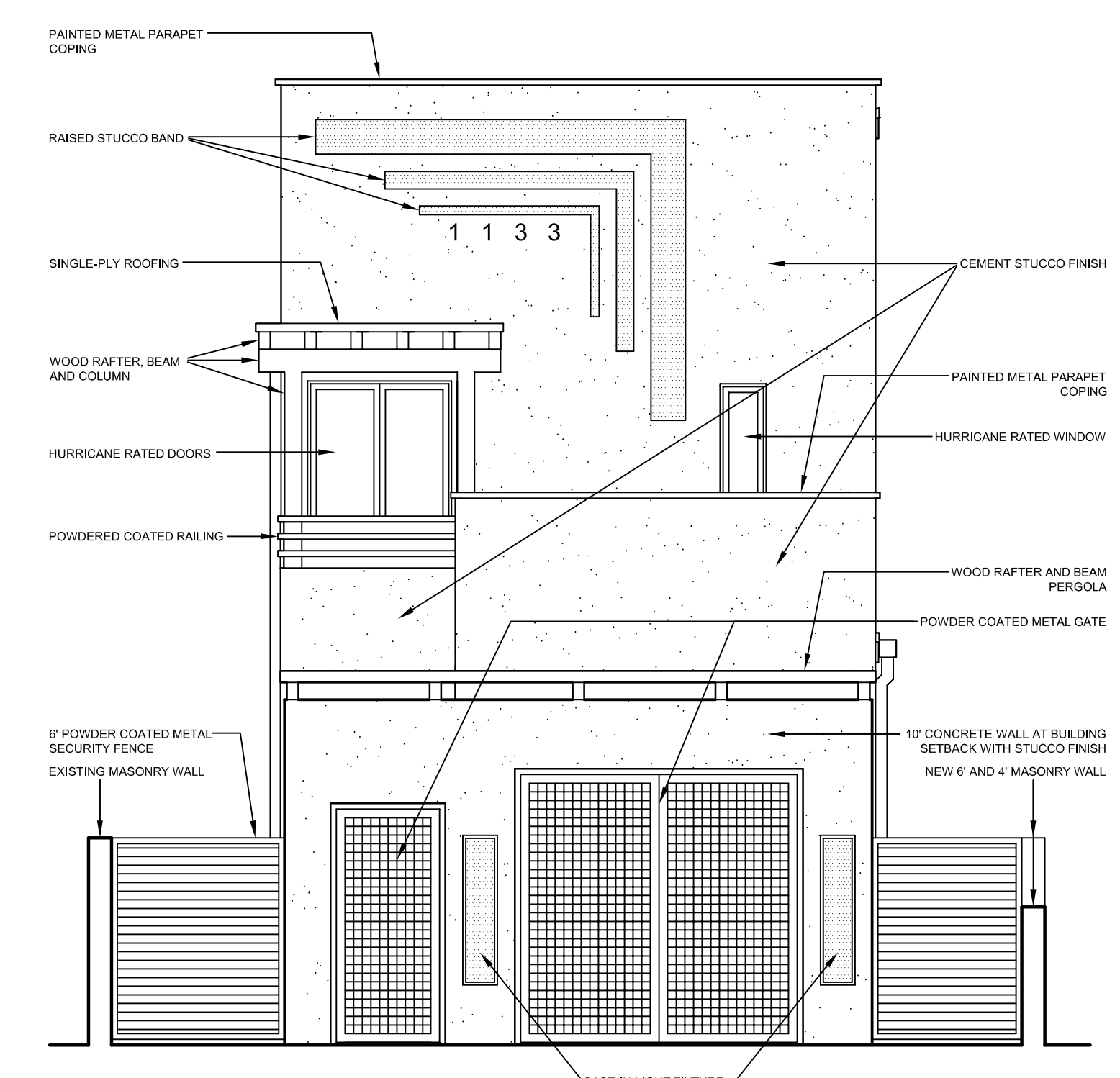
REVISIONS	
NO.	DATE



WEST ELEVATION



SOUTH ELEVATION BEHIND WALL



STREET (SOUTH) ELEVATION

BUILDING ELEVATIONS
 1/4" = 1' - 0"

NEW RESIDENCE FOR:
1133 VON PHISTER STREET
 KEY WEST, FLORIDA

DAVID KNOLL
 ARCHITECT

KEY WEST, FL. (305) 745-8617

2

OF 3 SHEETS

DATE OF ISSUE:
 5 / 23 / 12

REVISIONS	
NO.	DATE

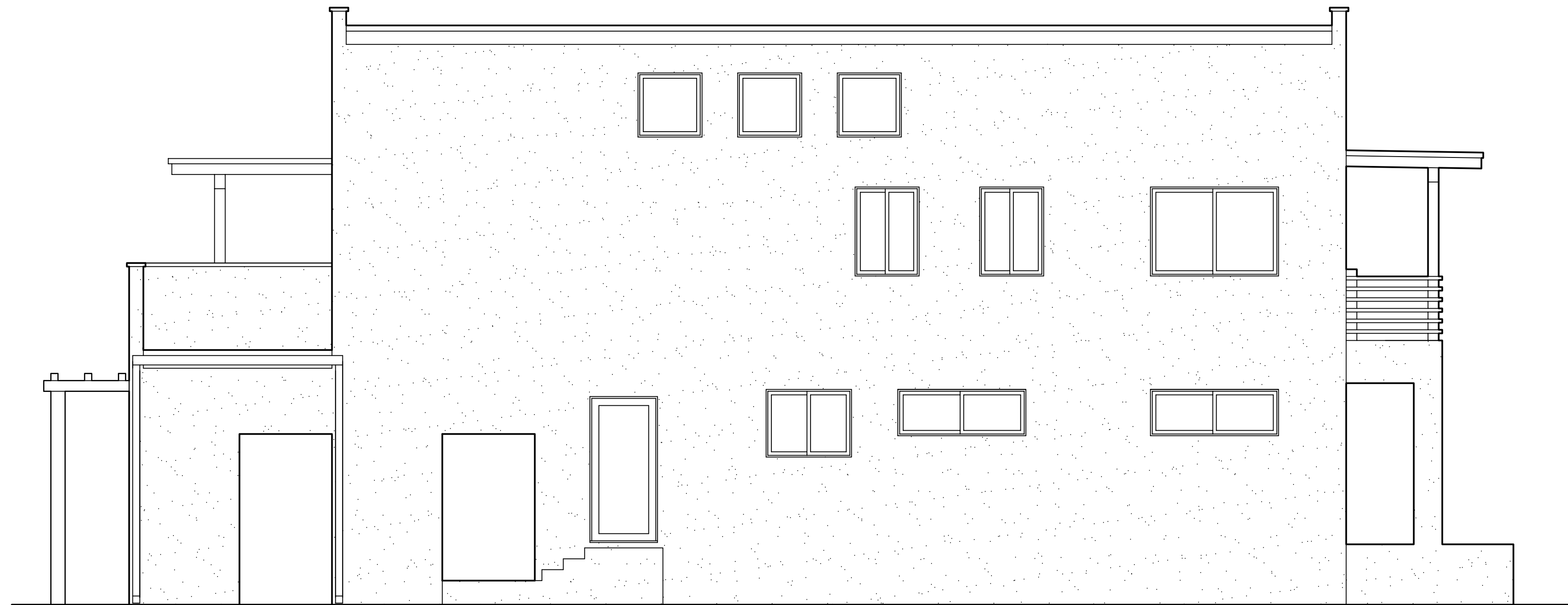
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KEY WEST, FLORIDA

DAVID KNOLL
ARCHITECT
KEY WEST, FL. (305) 715-8617

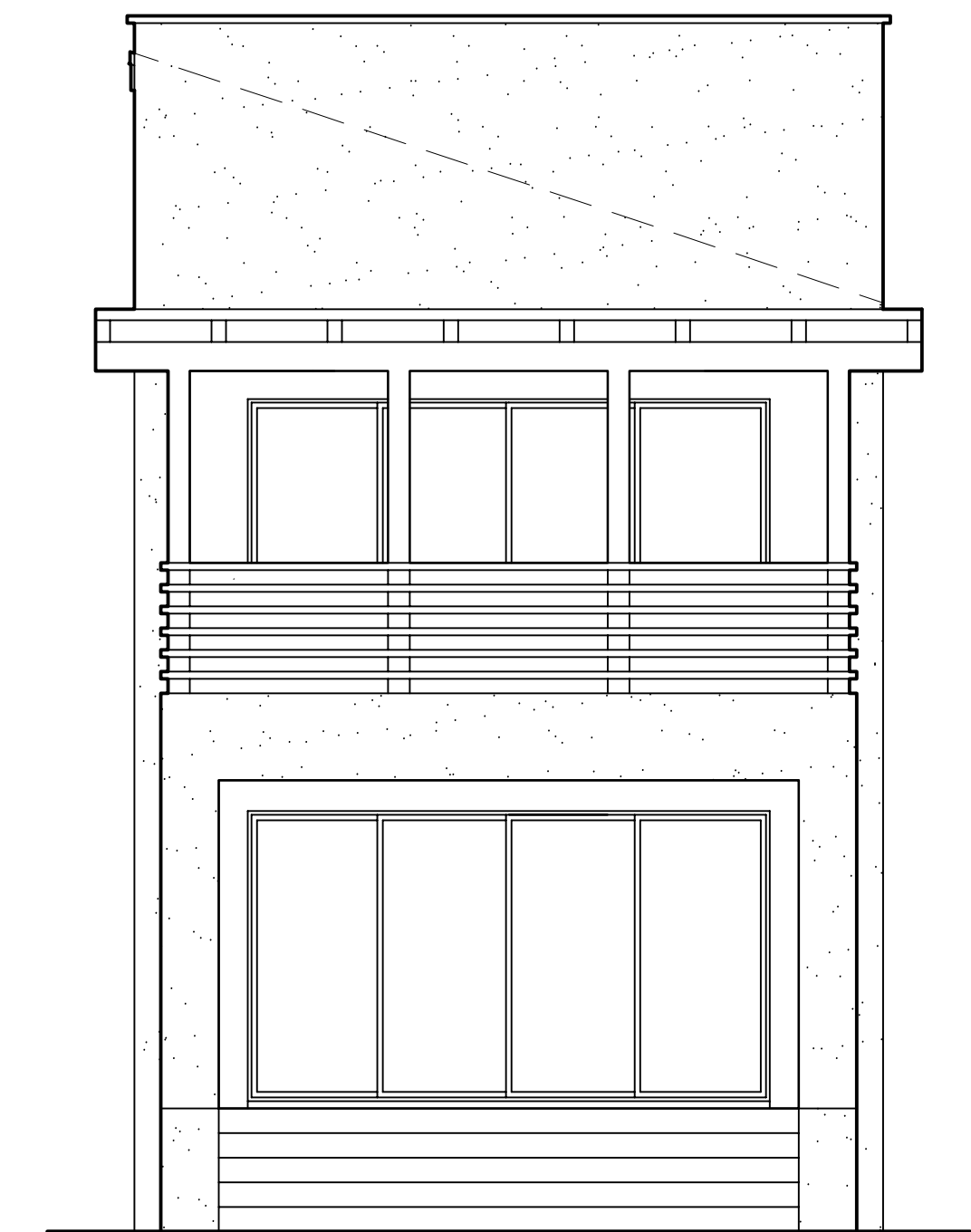
SHEET
3
OF 3 SHEETS

SEE WEST ELEVATION FOR TYPICAL NOTES



EAST ELEVATION

SEE WEST ELEVATION FOR TYPICAL NOTES



REAR (NORTH) ELEVATION

BUILDING ELEVATIONS

1/4" = 1'-0"

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 12, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

CONSTRUCTION OF NEW RESIDENCE.
DEMOLITION OF EXISTING STRUCTURES IN THE SITE.
DEMOLITION OF DECK AND PART OF EXISTING FENCE
#1133 VON PHISTER STREET

Applicant- Davis Knoll- Application Number H12-01-871

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared DAVID KNOLL, 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:
1133 VON PHOSTER on the 5th day of JUNE, 2012.

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 JUNE 12, 2012.

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 H12-01-0871.

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

Signed Name of Affiant:

David Knoll
Date: 6.5.12
Address: 19581 MAYAN ST.
City: SUBARLOAF
State, Zip: FL 33042

The forgoing instrument was acknowledged before me on this 5th day of June, 2012.

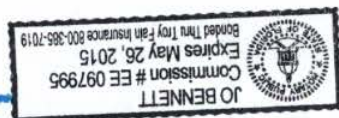
By (Print name of Affiant) David Knoll who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Jo Bennett
Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015





**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card

Alternate Key: 1039268 Parcel ID: 00038520-000000

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Ownership Details

Mailing Address:
PFEFFER JOAN
1133 VONPHISTER ST
KEY WEST, FL 33040-4831

All Owners:
MAHONE LEOTIS T/C, PFEFFER JOAN

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1133 VON PHISTER ST KEY WEST
Subdivision: The Webb Realty Co
Legal Description: KW WEBB REALTY CO SUB PB1-42 PT LT 5 SQR 2 TR 18 OR359-307/08 OR1824-1252 OR1824-1253/54 OR2117-2355/56 OR2117-2357/58 OR2568-1321/22

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	28	94	2,618.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 678
 Year Built: 1980

Building 1 Details

Building Type R1
 Effective Age 26
 Year Built 1980
 Functional Obs 0

Condition G
 Perimeter 110
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 32
 Grnd Floor Area 678

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

Roof Type GABLE/HIP

Roof Cover ASPHALT SHINGL

Foundation CONCRETE SLAB

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

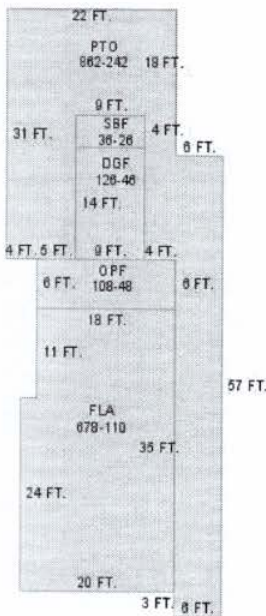
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	678
2	OPF		1	1989	N N	0.00	0.00	108
3	PTO		1	1975	N N	0.00	0.00	861
4	DGF	5:C.B.S.	1	1975	N N	0.00	0.00	126
5	SBF	5:C.B.S.	1	1975	N N	0.00	0.00	36

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT5:TILE PATIO	12 SF	4	3	1975	1976	4	50
2	AC2:WALL AIR COND	1 UT	0	0	1983	1984	2	20
3	CL2:CH LINK FENCE	56 SF	14	4	1964	1965	1	30
4	FN2:FENCES	48 SF	8	6	1985	1986	2	30
5	FN2:FENCES	582 SF	97	6	1985	1986	5	30
6	PT3:PATIO	315 SF	21	15	1975	1976	2	50
7	PT3:PATIO	121 SF	11	11	1975	1976	2	50
8	FN2:FENCES	40 SF	10	4	1985	1986	4	30

Appraiser Notes

2003/2/11 - FROM 1990 THRU 2002 TAX ROLLS THIS PARCEL WAS ASSESSED UNDER RE 3851. PER OWNER'S REQUEST THIS PARCEL IS NOW SPLIT OUT AND ASSESSED SEPARATELY. DONE FOR THE 2003 TAX ROLL. LG

2011-03-04 FLAGLER REALTY UNDER CONTRACT \$265,000 2/1 SHORT SALE. QUIANT COTTAGE IN THE CASA MARINA NEIGHBORHOOD. TWO BEDROOM ONE BATH RESIDENCE HAS OFF STREET PARKING AND AN ADDITIONAL 126 SQ FT CBS BUILDING IN REAR OF SLENDER BUT DEEP LOT. THIS BUILDING DOES NOT HAVE ITS OWN ELECTRIC, WATER OR SEWER ACCOUNTS. NEW OWNER WILL NEED TO ESTABLISH UTILITY ACCOUNTS/SERVICES. SHOULD BE CASH BUYER DUE TO UTILITY ISSUES. THIS IS A SHORT SALE & WILL REQUIRE APPROVAL BY SELLER'S FINANCE COMPANIES. PRE-APPROVAL OR PROOF OF FUNDS LETTER REQUIRED WITH OFFER.

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
2011	68,972	4,231	166,121	239,324	239,324	0	239,324
2010	84,186	4,231	188,591	277,008	277,008	0	277,008
2009	93,627	4,231	241,344	339,202	339,202	0	339,202
2008	87,142	4,231	248,710	340,083	340,083	0	340,083
2007	118,695	4,227	287,980	410,902	410,902	0	410,902
2006	396,111	4,227	235,620	596,347	596,347	0	596,347
2005	169,977	4,300	157,080	331,357	331,357	0	331,357
2004	113,318	4,372	126,693	244,383	244,383	0	244,383

2003	161,455	4,635	65,247	231,337	231,337	0	231,337
1989	0	0	33,600	33,600	33,600	0	33,600
1988	0	0	27,552	27,552	27,552	0	27,552
1987	0	0	18,413	18,413	18,413	0	18,413
1986	0	0	17,741	17,741	17,741	0	17,741
1985	0	0	11,776	11,776	11,776	0	11,776
1984	0	0	11,776	11,776	11,776	0	11,776
1983	0	0	11,776	11,776	11,776	0	11,776
1982	0	0	11,068	11,068	11,068	0	11,068

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
5/3/2012	2568 / 1321	240,000	WD	99
5/4/2005	2117 / 2357	749,000	WD	Q
10/18/2002	1824 / 1253	1	WD	M

This page has been visited 3,320 times.

Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176