

Staff Report

13a Construction of new residence -#1133 Von Phister Street- David Knoll
(H12-01-871)

This staff report is for the review of a Certificate of Appropriateness for a request for the construction of a new house after the demolition of a one story structure. The existing buildings on the site are not listed in the surveys.

The plans include a cbs structure that will have a tall parapet wall facing Von Phister Street. Behind the parapet wall there is a shed roof that will cover the entire house. On its highest peak the shed roof is way above the second floor top plate. The house will have a front wall, 10' tall with gates that will lead to a garage and to the main entrance of the house. This wall will be set back from the front property line approximately 10'. The front façade has a small porch on its second floor that is connected to part of the garage's roof. The garage also has a parapet wall. The house will have a back porch on its second floor and will have asymmetric fenestrations on both side elevations.

The plans propose metal one pane windows and one pane hurricane rated doors. The roof will have metal v-crimp. The plans show the new building elevated for FEMA requirements; the building will be located on an AE 6 flood zone.

Staff understands that the guidelines for New Construction (pages 36-38a) are applicable for the review of the plans. Under pages 37 -38a of the Historic Architectural Guidelines, new construction criteria can be found:

The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.

1. **Siting** – New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.

According to the submitted plans the proposed design will conform to zoning requirements for this particular historic zone district HMDR;

Front yard- 10 feet

Side yard- 5 feet

Back yard- 15 feet

Maximum height- 30 feet

2. **Elevation of finished floor above grade** - Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.

The applicant has designed a new house that will meet FEMA requirements for new construction.

3. **Height** - must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.

The proposed new structure will read as a three story on its front, back and east façades. The site's surrounding structures are two stories and both houses; 1127 Von Phister and 1420 White Street are historic resources.

4. **Proportion, scale and mass** - massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.

The proposed massing, scale and proportions of the new design will not be similar to the existing surrounding historic houses; this is a contemporary design. The proportions of the second story on the front façade will be out of scale in relation to the existing surrounding historic buildings. The front and back facades will read as a three story building due to its tall parapet wall that will extend approximately 7' from the second floor top plate. The east elevation will read as a three story. The new building will be located on a very narrow lot and the required side setback creates a narrower area to work with.

5. **Compatibility** - Design must be compatible with Key West architectural characteristics in the historical zones. All new

construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.

The proposed plans depict a contemporary design that will be radically different from the traditional architecture found in the surrounding urban context. The use of 10 feet tall wall in front of the structure, although setback from the front property line, is a feature that is not found in the historic district.

6. ***Building Detail*** – All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.

The new design proposes non traditional building details not found in new houses in Old Town.

7. ***Relationship of materials*** – Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.

The proposed new structure will have no relationship with surrounding existing historic structures regarding finishes and materials.

It is staff's opinion the proposed design is inconsistent with many of the guidelines. Although the guidelines promotes contemporary designs in the historic district staff understands that the proposed new structure must recognize its historic urban context and surrounding structures. And that the new design must be harmonious to its context. Existing elevations of the surrounding buildings will give a better sense of the interaction of this new design with its urban context. Staff understands that the use of a tall wall in front of the new house as the first layer that will be seen in the site is not an appropriate feature for the historic district.

Application



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

APPLICATION # H12-01-0871

OWNER'S NAME:

JOAN 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 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)

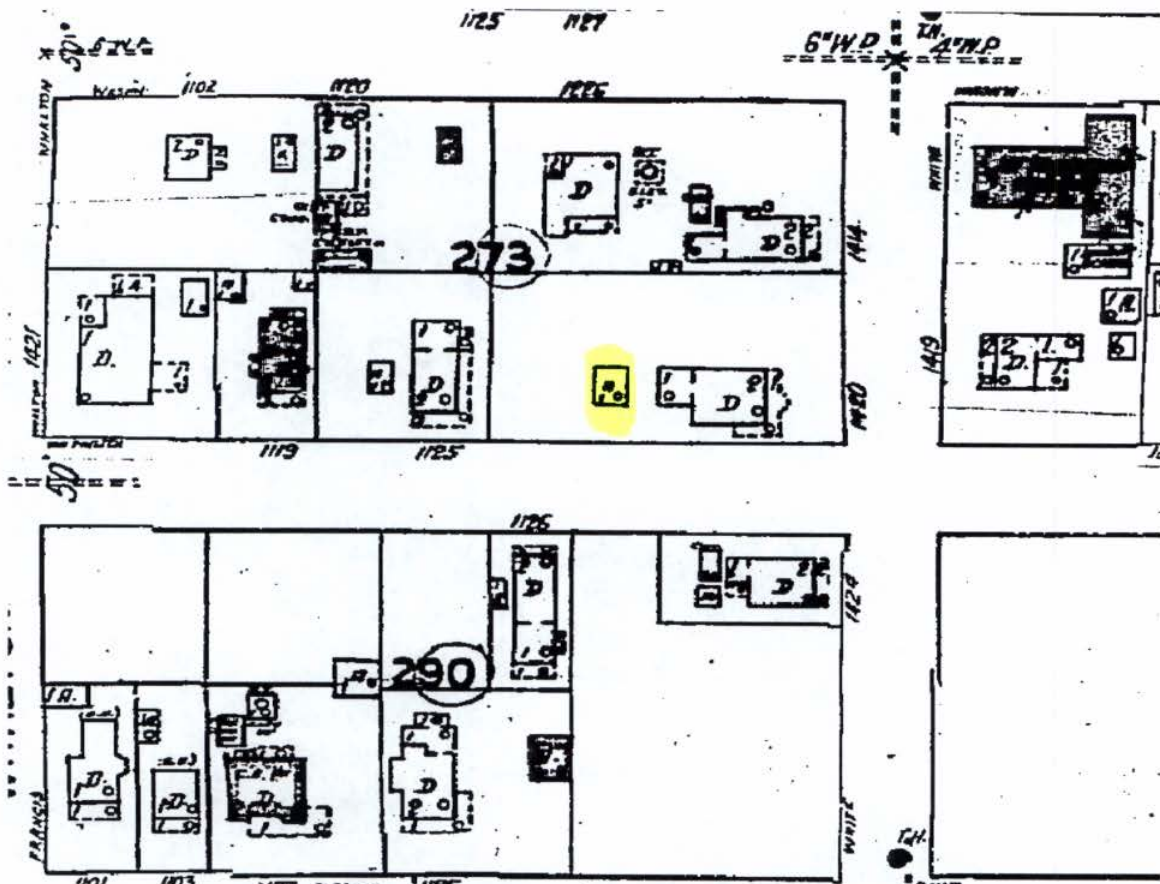
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

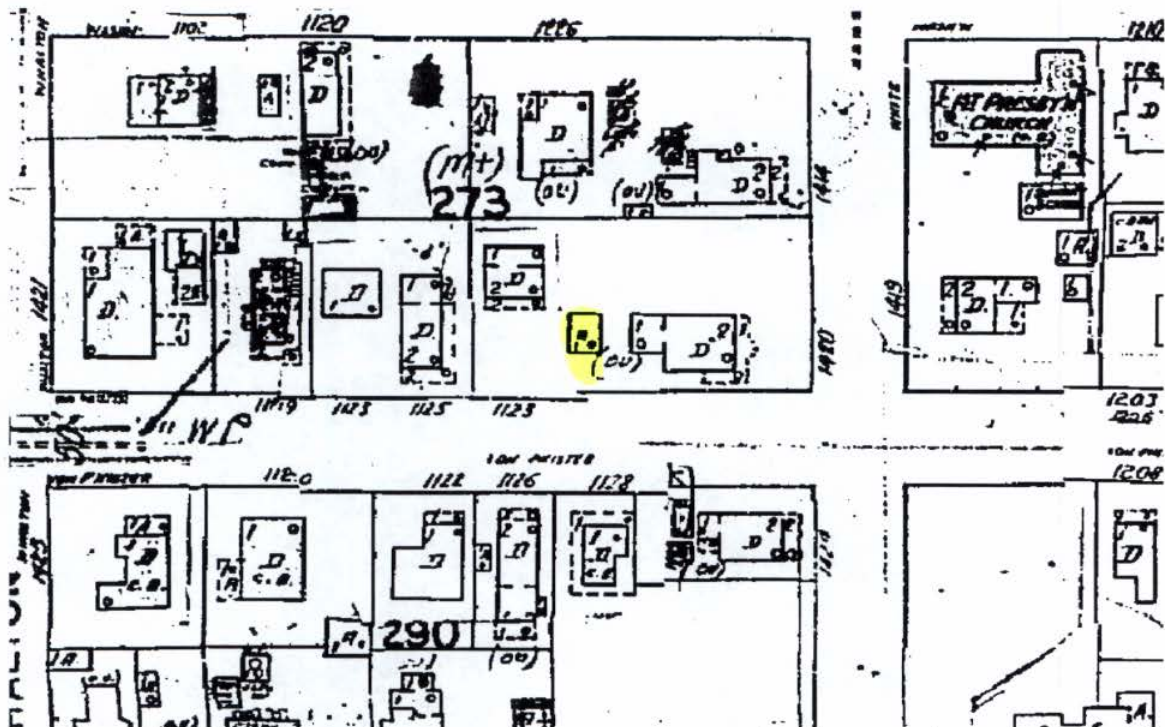
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1133 Von Phister Street Sanborn map 1948



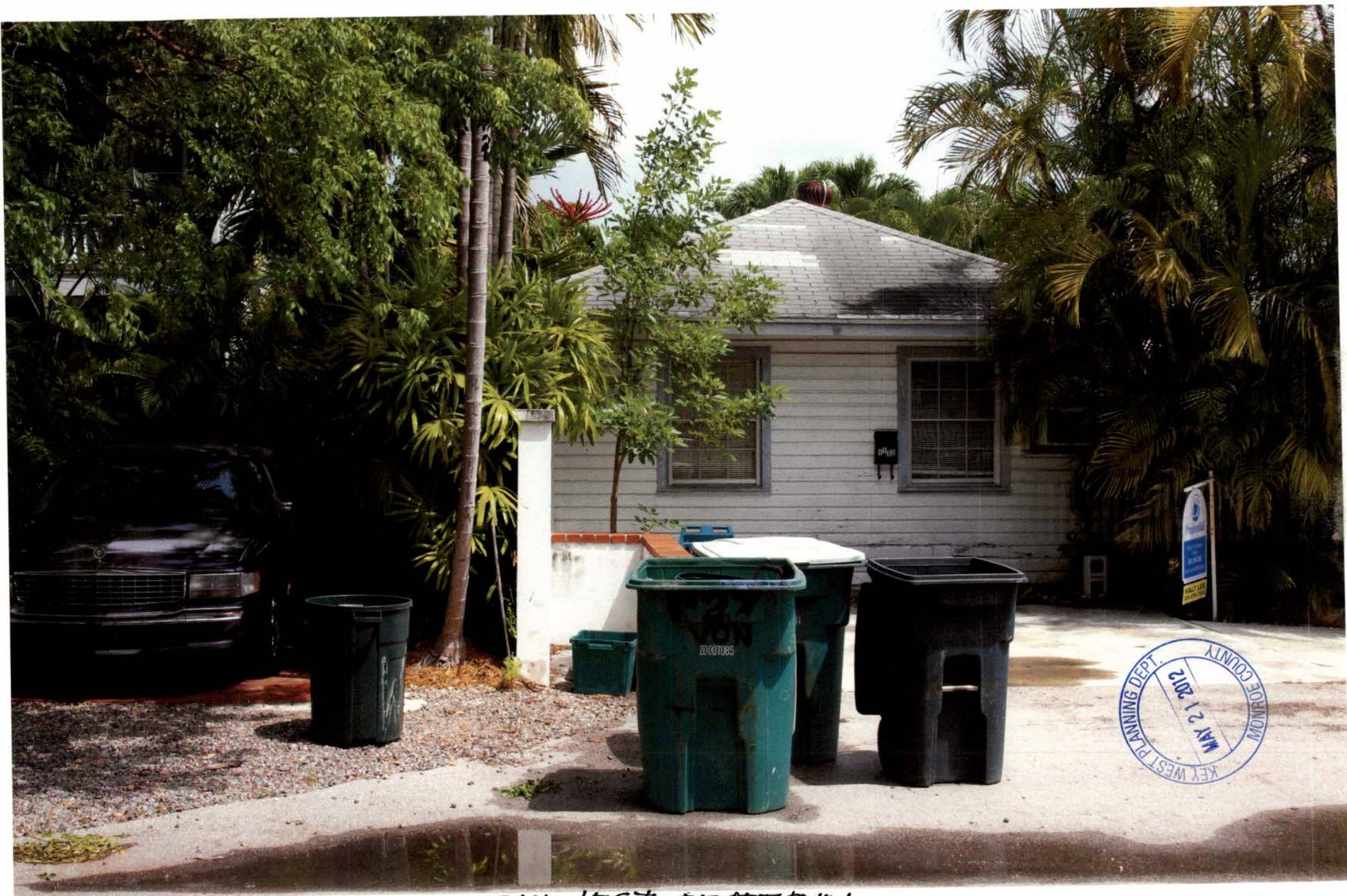
#1133 Von Phister Street Sanborn map 1962

Project Photos



Google earth





SUBJECT PROPERTY



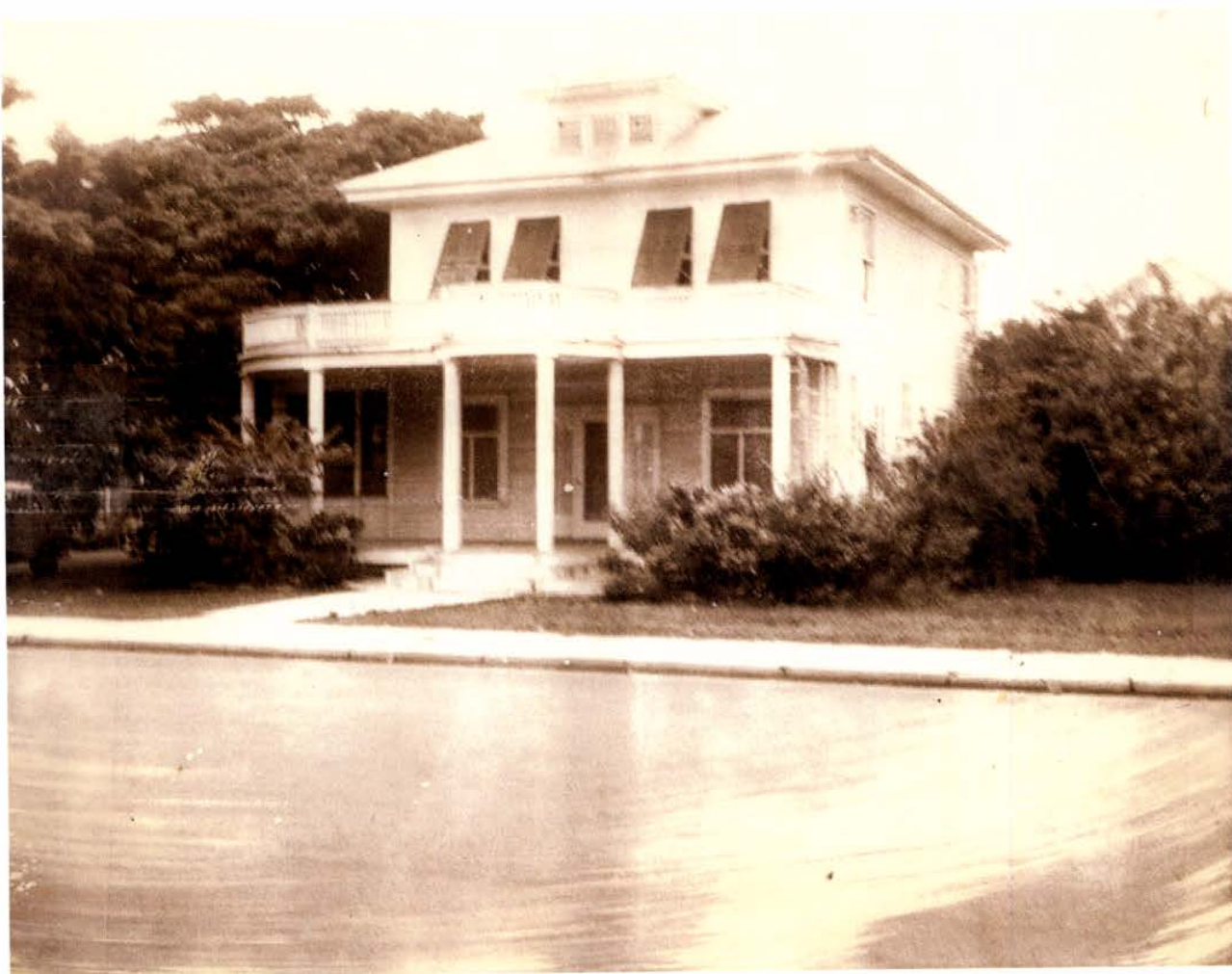
LEFT ADJACENT

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.

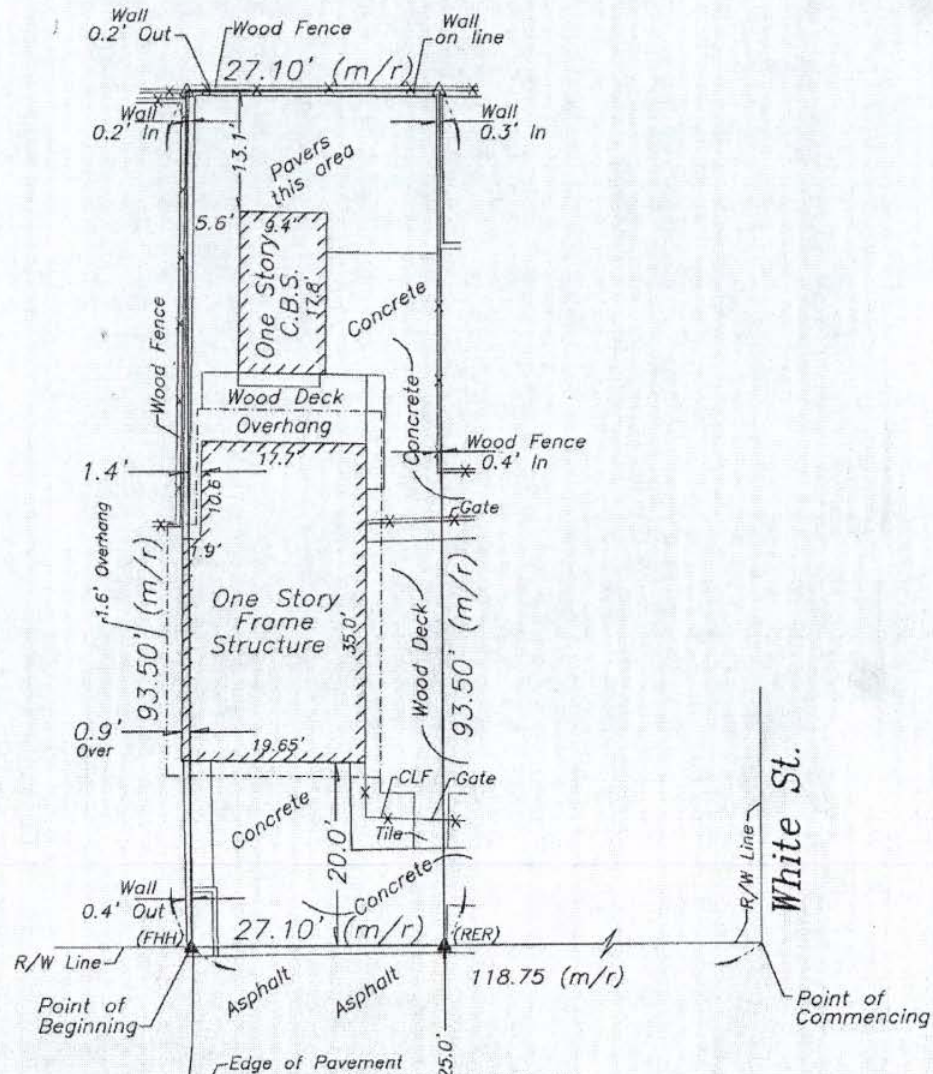


Photo taken by the Property Appraiser's office c1965; 1127 Von Phister St.; Monroe County Library

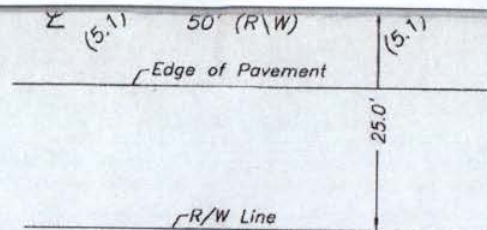
Survey

1" = 20'
Assumed

- ▲ 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)



Von Phister St.



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 Northwesternly right of way line of Von Phister Street; thence at right angles and in a Northwesternly 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.

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>

Mon, Jun 4, 2012 at 2:20 PM

To: david@davidknollarch.com

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>

Mon, Jun 4, 2012 at 3:53 PM

To: Enid Torregrosa <etorregr@keywestcity.com>

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>

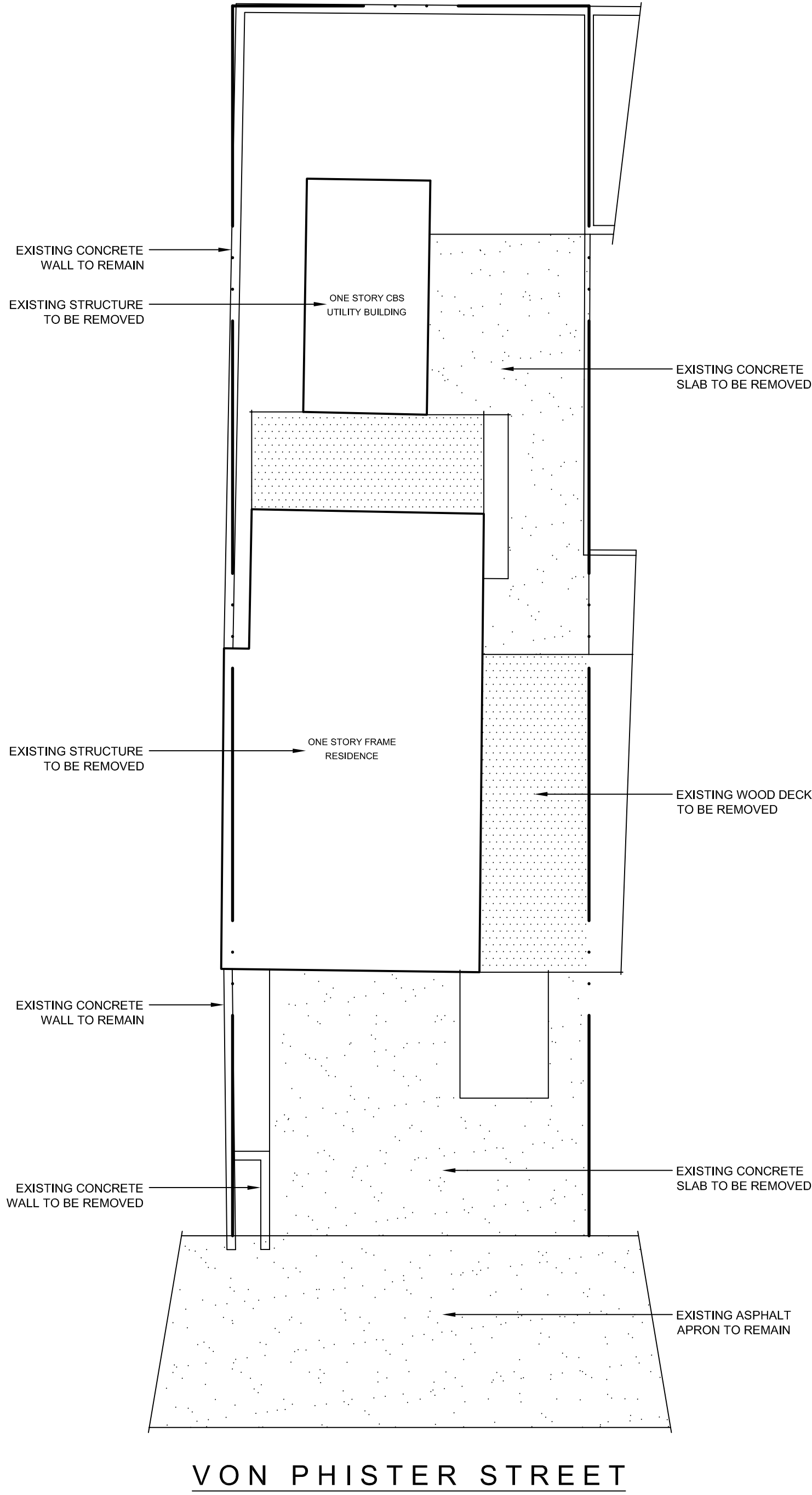
Mon, Jun 4, 2012 at 4:07 PM

To: david@davidknollarch.com

David:

Thanks!

Proposed design



SITE DEMOLITION PLAN

1/8" = 1' - 0"

DATE OF ISSUE:

5 / 23 / 12

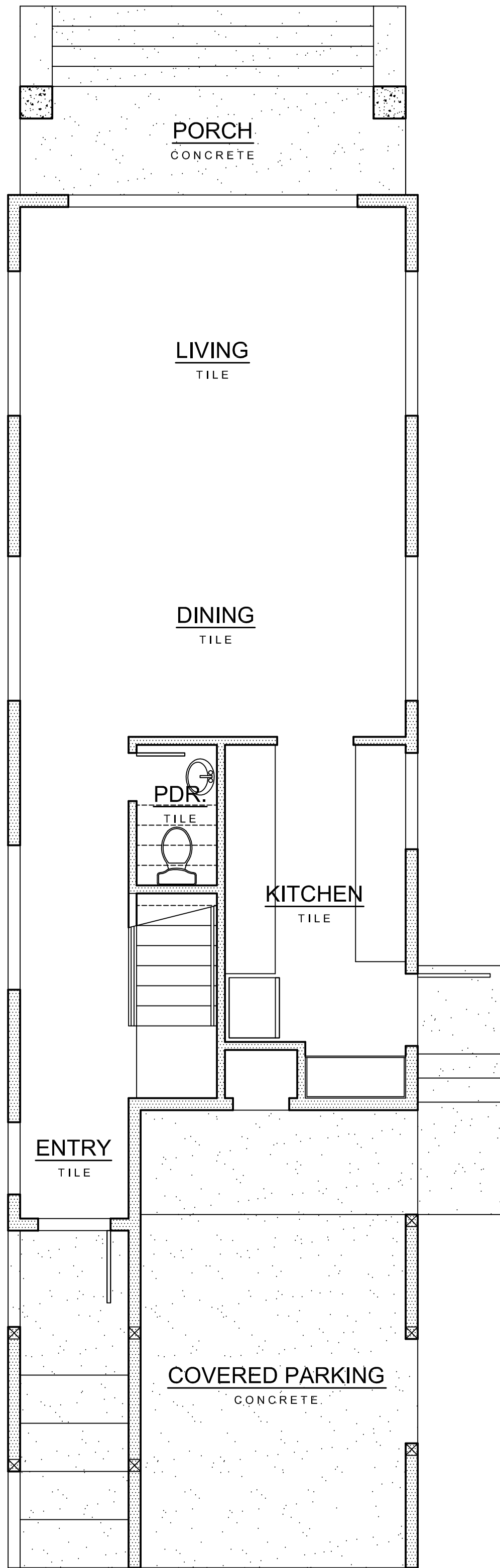


REVISIONS	
NO.	DATE

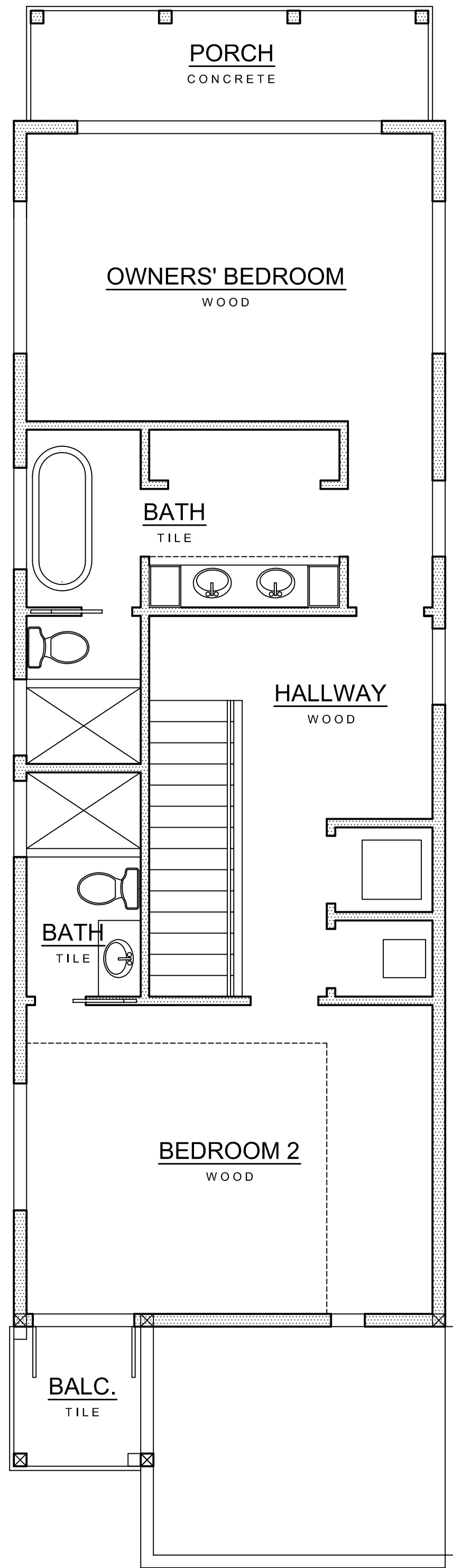
NEW RESIDENCE FOR:
1133 VON PHISTER STREET
KEY WEST, FLORIDA

DAVID KNOLL
ARCHITECT
KEY WEST, FL. (305) 775-8617

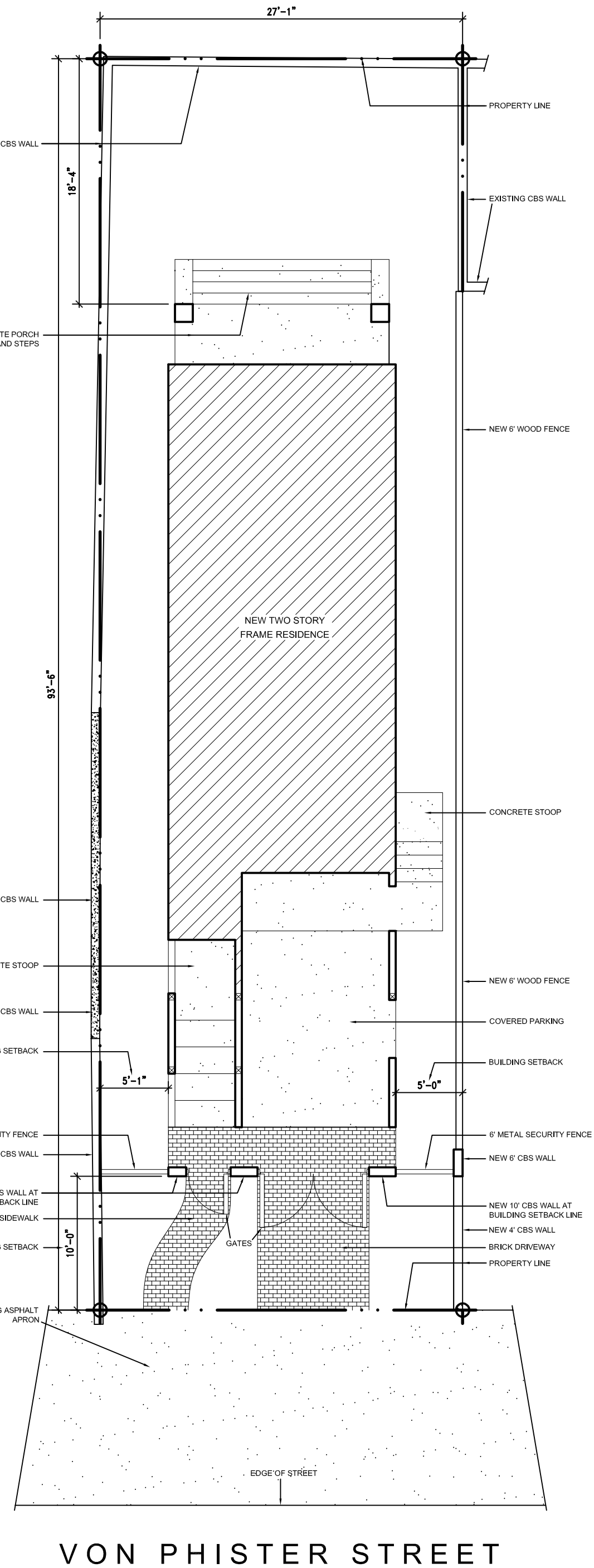
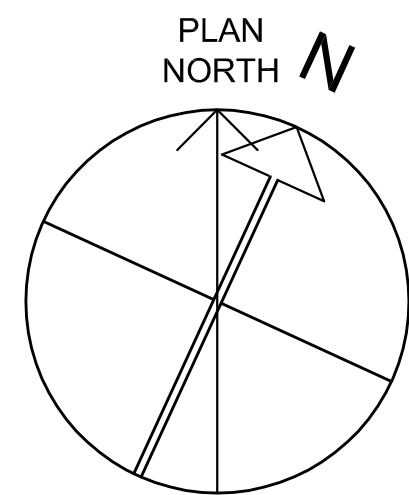
SHEET
D1
OF 1 SHEETS



LOWER LEVEL
1/4" = 1' - 0"



UPPER LEVEL
1/4" = 1' - 0"



SITE 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

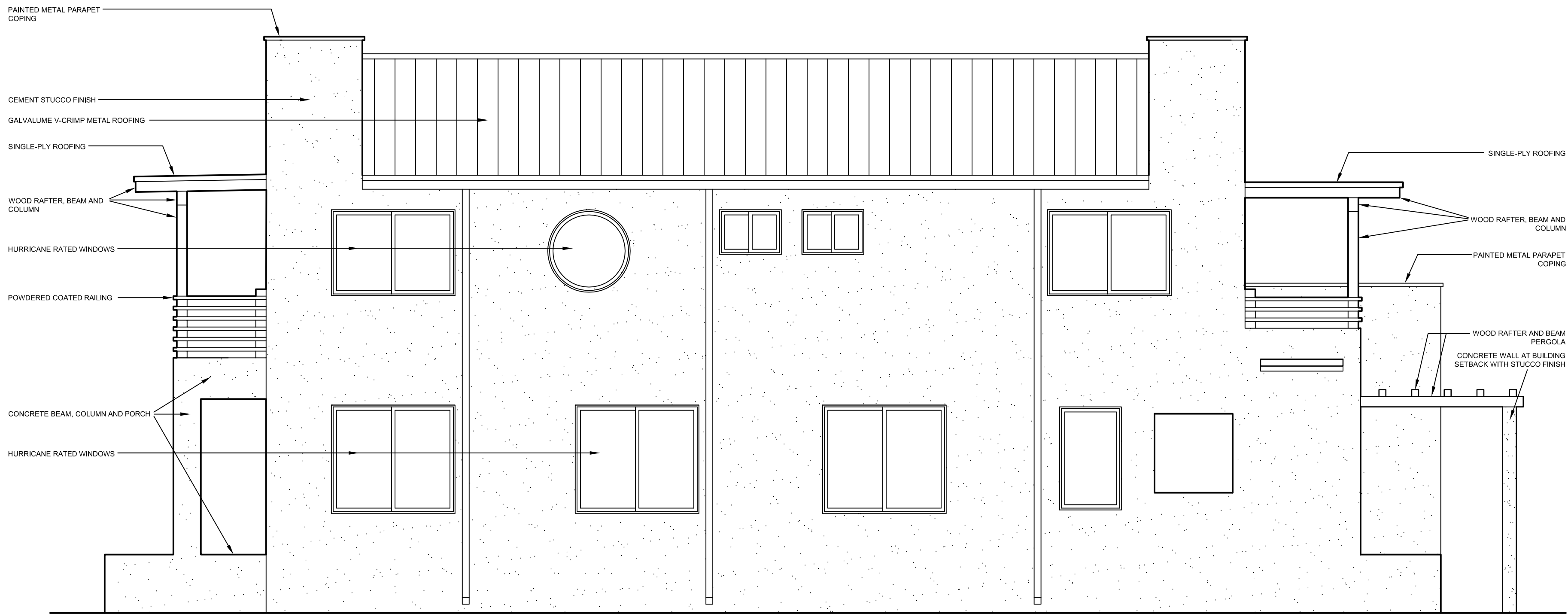
ARCHITECT

KEY WEST, FL. (305) 715-8617

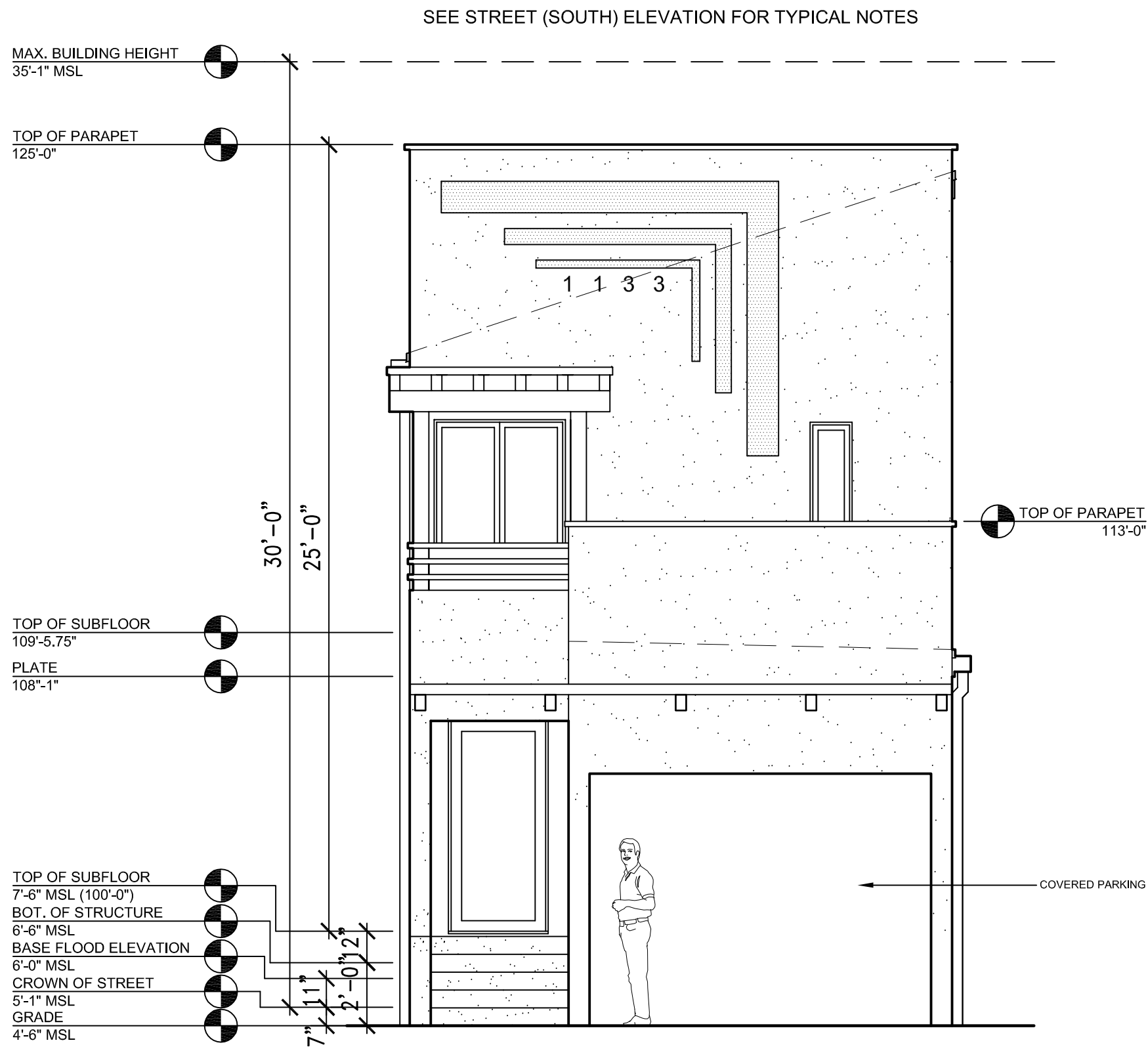
SHEET

1

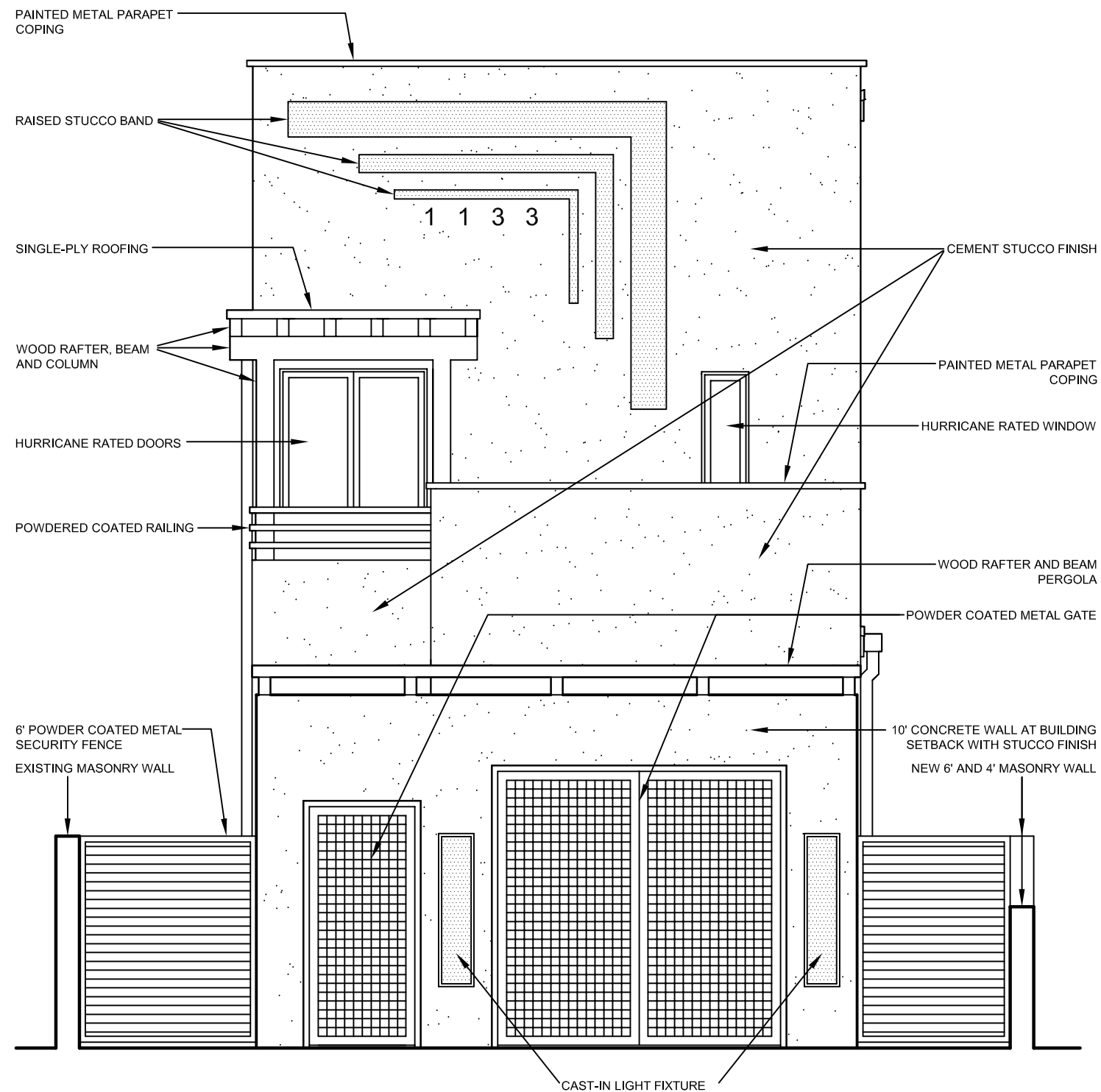
OF 3 SHEETS



WEST ELEVATION



SOUTH ELEVATION BEHIND WALL



STREET (SOUTH) ELEVATION

REVISIONS	
NO.	DATE

DATE OF ISSUE:
5 / 23 / 12

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

DAVID KNOLL

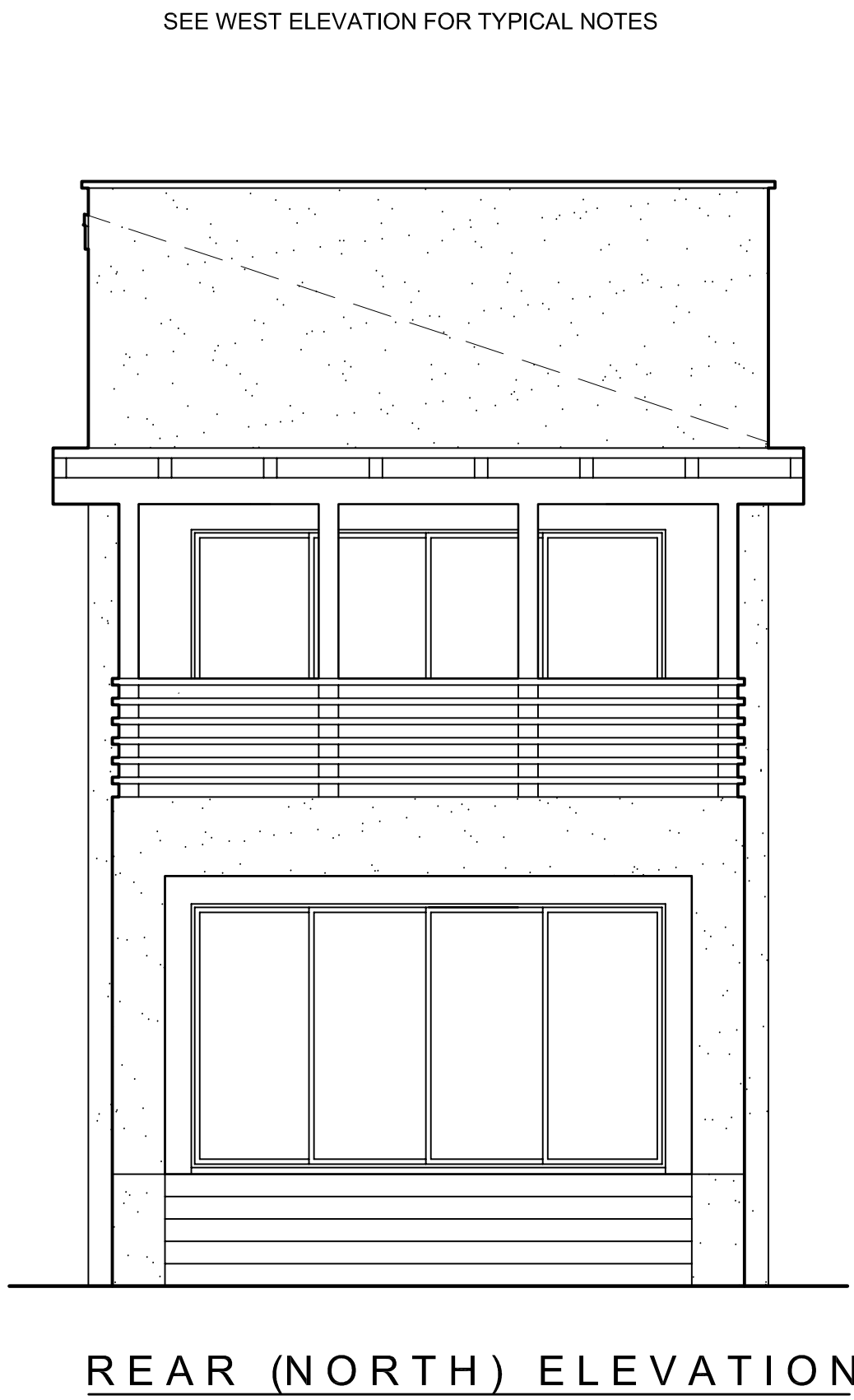
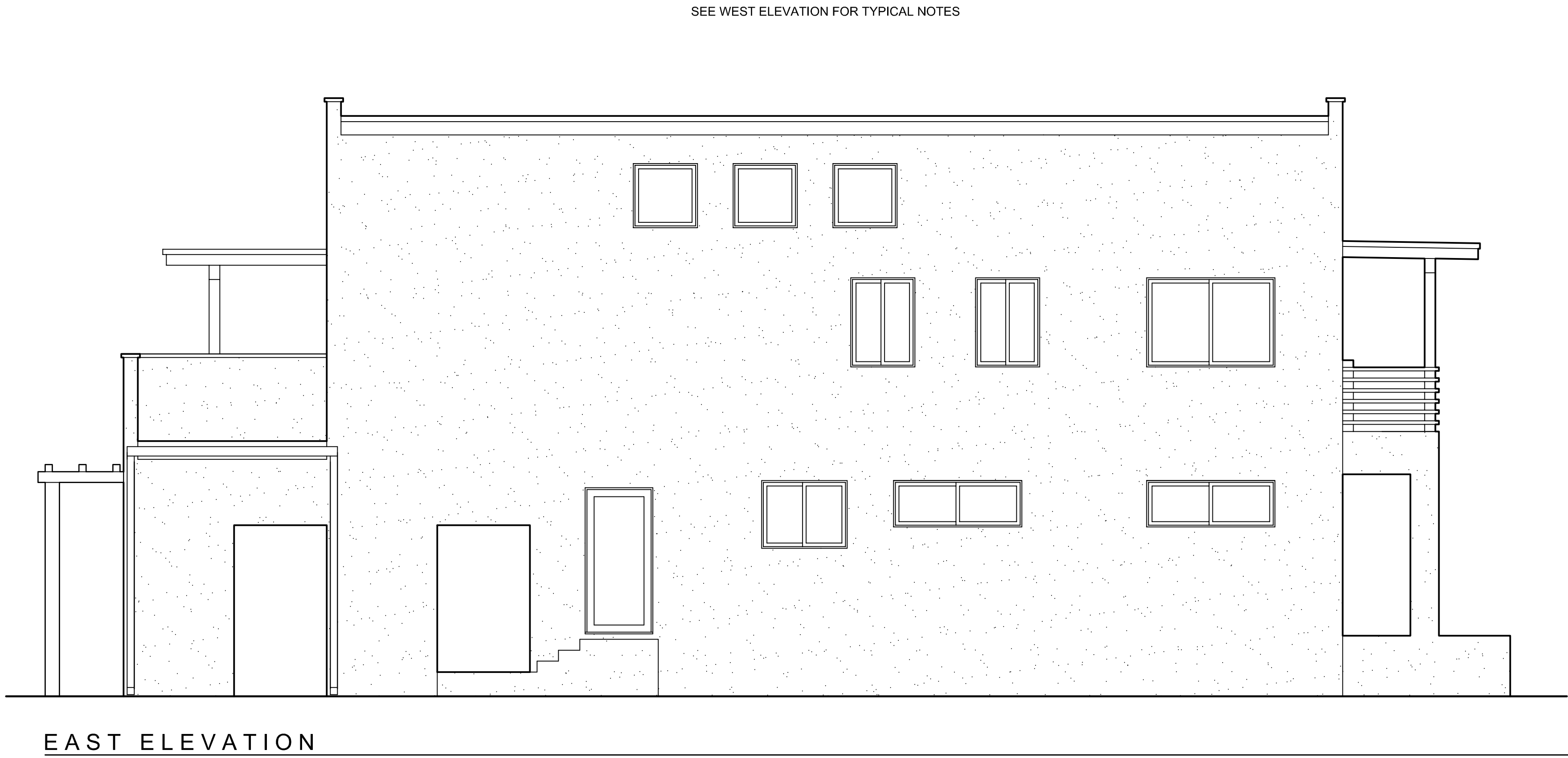
ARCHITECT

KEY WEST, FL (305) 745-8617

2

SHEET

OF 3 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

SHEET

3

OF 3 SHEETS

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 PHILSTER 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:

Date: 6.5.12

Address: 19581 MAYAN CT.

City: SUNBROOK

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.

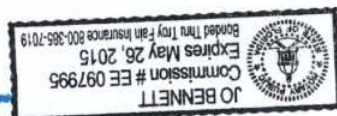
NOTARY PUBLIC

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

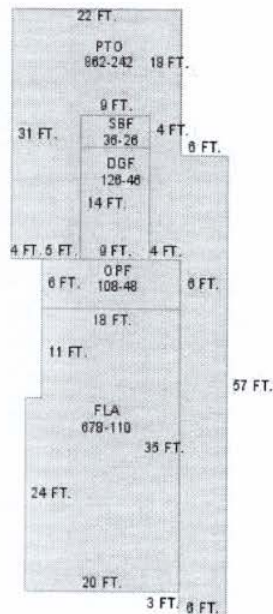
Heat Src 1 NONE

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. QUAIN T 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 *****

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Monroe County Property Appraiser
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