



Staff Report for Item 14

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: July 26, 2016

Applicant: Peter Pike Architects

Application Number: H16-03-0049

Address: #1127 Von Phister Street

Description of Work:

One-story side addition to main house.

Site Facts:

The house at 1127 Von Phister Street is not a contributing resource, but the survey says it was built c.1933. The house first appears on the 1962 Sanborn map, which makes the house historic, but the structure appears to be older than being constructed c.1950s. Staff thinks that the structure could have been relocated to that site sometime after 1948. The house does have short railings on the second floor and a historic transom window over the front door, lending credence to it being older. Unfortunately, the house has newer windows, shutters, trim pieces, and looks to have had some renovations over time.

From research, it appears that many historic houses were relocated to that area, such as 610 Dey Street which appears to now be 1122 Von Phister Street.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 1, 2, 5, 9, and 10.

Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, specifically New Additions to Historic Buildings recommended placing and location, page 39.

Additions and Alterations/New Construction (pages 36-38a), specifically guidelines for additions and alterations and guideline 4 of new construction (pages 38-38a).

Staff Analysis

The Certificate of Appropriateness in review proposes a new side addition that will cover half of the original structure and obscure one original fenestration. Only the front side window of the historic structure will be visible. The height of the front of the new addition will be approximately 13 feet, 6 inches and will meet the contributing building below its second floor window. The rear addition will be approximately 15 feet tall. The addition will have hardiboard siding and aluminum impact windows with v-crimp roofing.

Consistency with Cited Guidelines

1. The proposed addition is attached to the side of a historic house. The addition will disguise character-defining features (half of the wall of a historic house, including an original fenestration) and will alter the balance and symmetry of the structure, which is against the guidelines 5 and 6 of additions and alterations. The guidelines and the Secretary of the Interior's Guidelines for Rehabilitation are clear that additions should not obscure character defining features.
2. The guidelines state that additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction. Staff contends that this house does have architectural distinction.

It is staff's opinion that the proposed side addition's mass and scale is in keeping with the historic house. However, the location of the addition will *not* be on a less publicly visible, secondary elevation, and therefore will obscure character-defining features. Therefore the proposed design is inconsistent with the guidelines in regards to additions and alterations and the Secretary of the Interior's Standards.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER H16-003-00049		BUILDING PERMIT NUMBER		DATE 5/16/16
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:	1127 VON PHISTER STREET		# OF UNITS
RE # OR ALTERNATE KEY:	1039284		
NAME ON DEED:	PAUL DRESCHER AND MAUREN DRESCHER	PHONE NUMBER	315-440-1753 315-447-5313
OWNER'S MAILING ADDRESS:	3927 WILLOW BROOK LANE	EMAIL	maureen.drescher@gmail.com
	LIVER POOL, NY 13090		
CONTRACTOR COMPANY NAME:	T.B.D.	PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:		EMAIL	
ARCHITECT / ENGINEER'S NAME:	PIKE ARCHITECTS	PHONE NUMBER	305-296-1692
ARCHITECT / ENGINEER'S ADDRESS:	471 U.S. HIGHWAY 1, SUITE 101	EMAIL	SETH@PIKEARCHITECTS.COM
	KEY WEST, FL 33040		

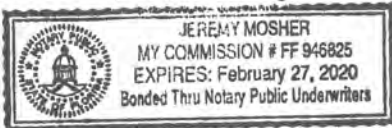
HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE	<input type="checkbox"/>
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., CONSTRUCTION OF AN
148 S.F. ADDITION TO THE MAIN HOUSE STRUCTURE. (SECONDARY)

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: SETH NEAL
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner:	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE / SWORN TO AND SCRIBED BEFORE ME THIS <u>28th</u> DAY OF <u>June</u> , 20 <u>16</u>
Personally known or produced _____ as identification.	<div style="border: 1px solid black; padding: 5px; text-align: center;">  </div> Personally known or produced _____ as identification.

50788/16469 ok

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A/C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 **COMMISSION REVIEW \$100**

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
ADDITIONAL TO THE SIDE OF THE ORIGINAL STRUCTURE	WOOD LAP SIDING	HARDIE LAP SIDING
	SHINGLE METAL ROOF	5-V CRUMP METAL ROOF

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

PAID RECEIVED
 Date: 6/23/16 \$300.00
 2016 300.49
 PT * BUILDING PERMITS-NEW
 Trans. number: 1.00 \$100.00
 BY: VISV/MASTERC 3084201
 \$100.00
 Date: 6/23/16 Time: 14:15:01

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW				
<input type="checkbox"/> APPROVED		<input type="checkbox"/> NOT APPROVED		<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		<input type="checkbox"/> TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
HARC PLANNER SIGNATURE AND DATE:				HARC CHAIRPERSON SIGNATURE AND DATE:			

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

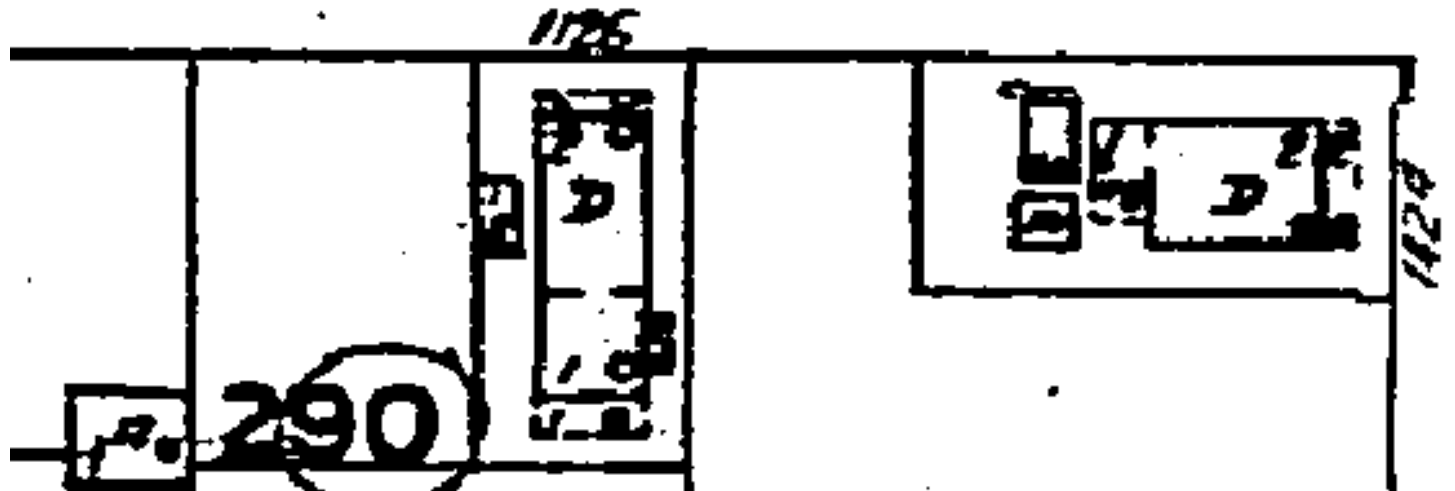
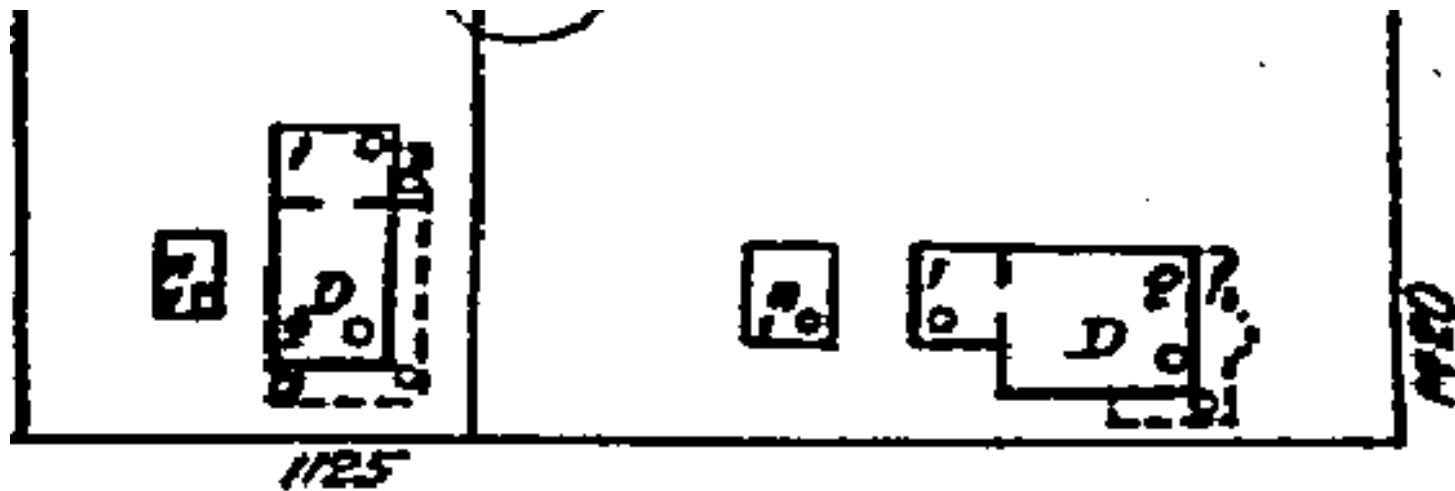
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

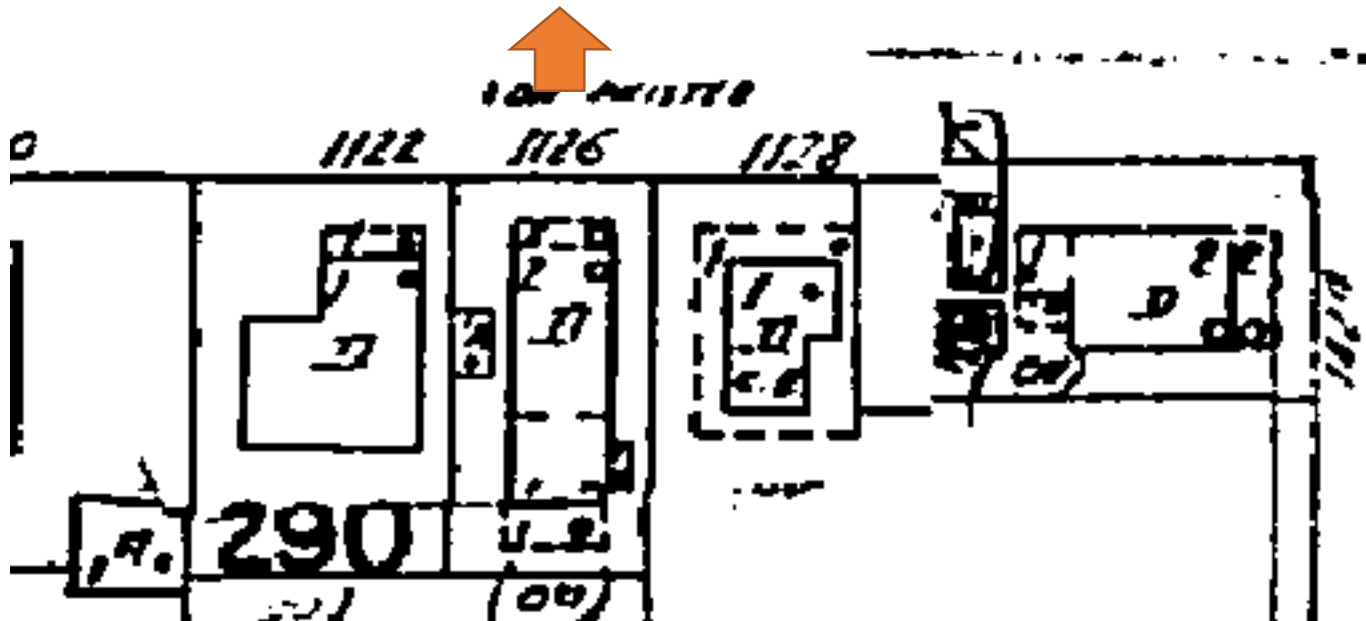
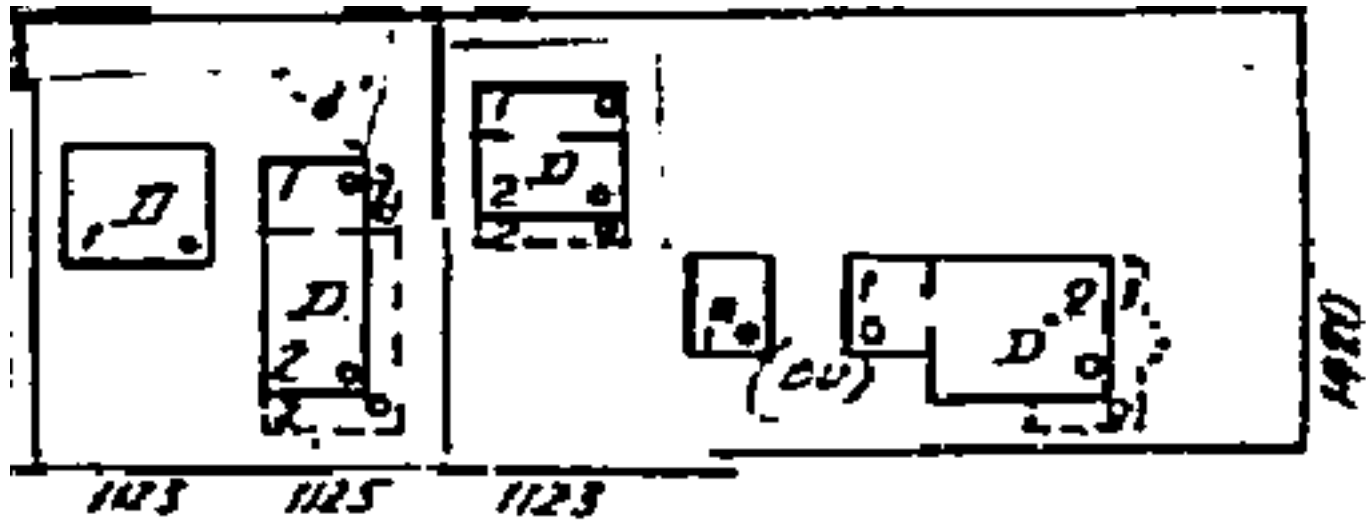
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photo, c.1965. Monroe County Public Library.



1127

















PROPOSED DESIGN

S I T E D A T A

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	5,077 SQ. FT.	4,000 SQ. FT.	5,077 SQ. FT.	-
IMPERVIOUS	2,792 SQ. FT.	3,046 SQ. FT. (60% MAX)	2,785 SQ. FT.	CONFORMING
OPEN SPACE	2,285 SQ. FT.	1,777 SQ. FT. (35% MIN)	2,292 SQ. FT.	CONFORMING
BUILDING COV.	1,218 SQ. FT.	2,030 SQ. FT. (40% MAX)	1,366 SQ. FT.	CONFORMING
MAXIMUM FLOOR AREA RATIO	EXISTING	1	EXISTING	
MAXIMUM DENSITY SITE DENSITY	1 DU / ACRE	16 DU / ACRE	1 DU / ACRE	
SETBACKS				
STREET SIDE SETBACK	NA	7.5'	NA	NA
SIDE SETBACK	EAST SIDE 13'-3" WEST SIDE-EXISTING	5'	EAST SIDE 5'-3" WEST SIDE-EXISTING	CONFORMING
REAR SETBACK	EXISTING	15'	EXISTING	
FRONT SETBACK	EXISTING	10'	EXISTING	CONFORMING
BUILDING HEIGHT	EXISTING	30'	EXISTING	EXISTING
PARKING	MIN. 1 SPACE PER DWELLING UNIT			

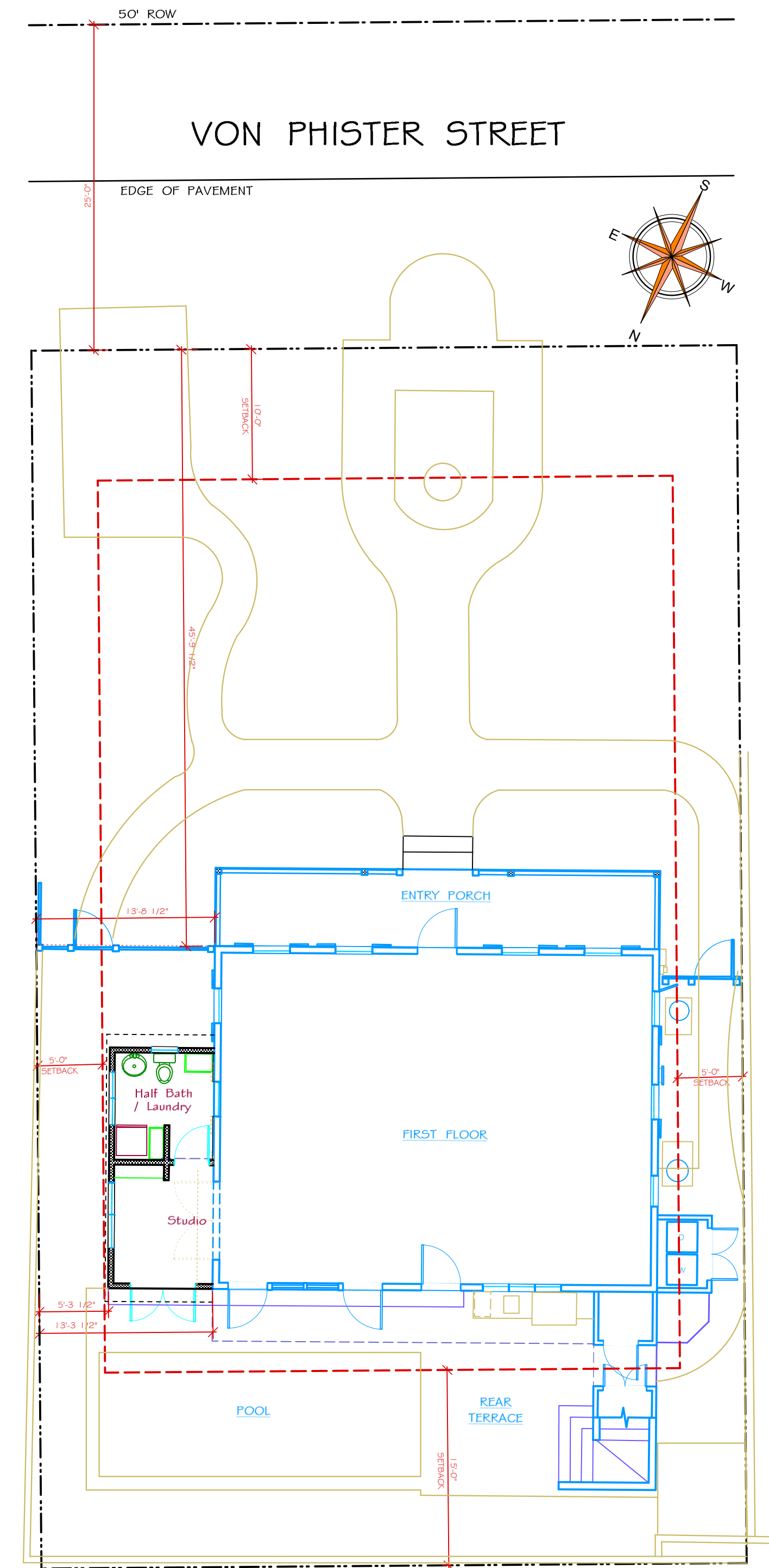
FLOOD ZONE AE 6



VICINITY PLAN

DRESCHER RESIDENCE

1127 VON PHISTER STREET, KEY WEST, FLORIDA 33040



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

DRAWING SCHEDULE:

- T1.1 TITLE, PROJECT INFO, & ARCHITECTURAL SITE PLAN
- EX1.1 EXISTING FLOOR PLANS
- EX1.2 EXISTING ELEVATIONS
- A1.1 PROPOSED FLOOR PLANS
- A3.1 PROPOSED ELEVATIONS
- A3.2 STREET ELEVATIONS

SCOPE OF WORK:

PROVIDE A STUDIO AND BATHROOM ADDITION TO THE EXISTING RESIDENCE ON THE FIRST FLOOR.

HARC APPROVAL

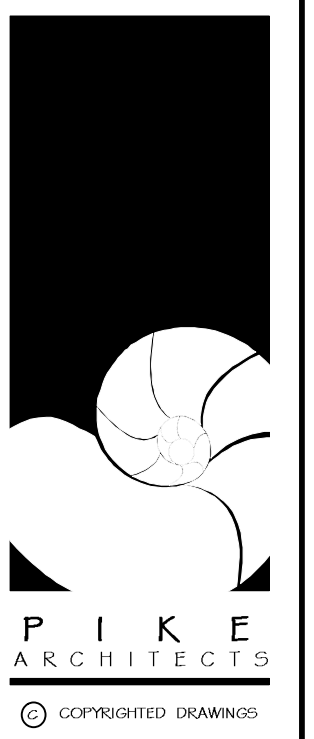
DESIGN NOTES:

THE NEW RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
 FBC 2014 - RESIDENTIAL (FBC-R)
 A.S.C.E. 24-05 REGULATIONS
 *PER FBC 07/ASCE 07-10
 EXPOSURE "C"
 LIVE LOAD 40 PSF
 WIND LOAD 180 M.P.H.

SEAL - ARCHITECT

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S /ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

REVISIONS	DATE



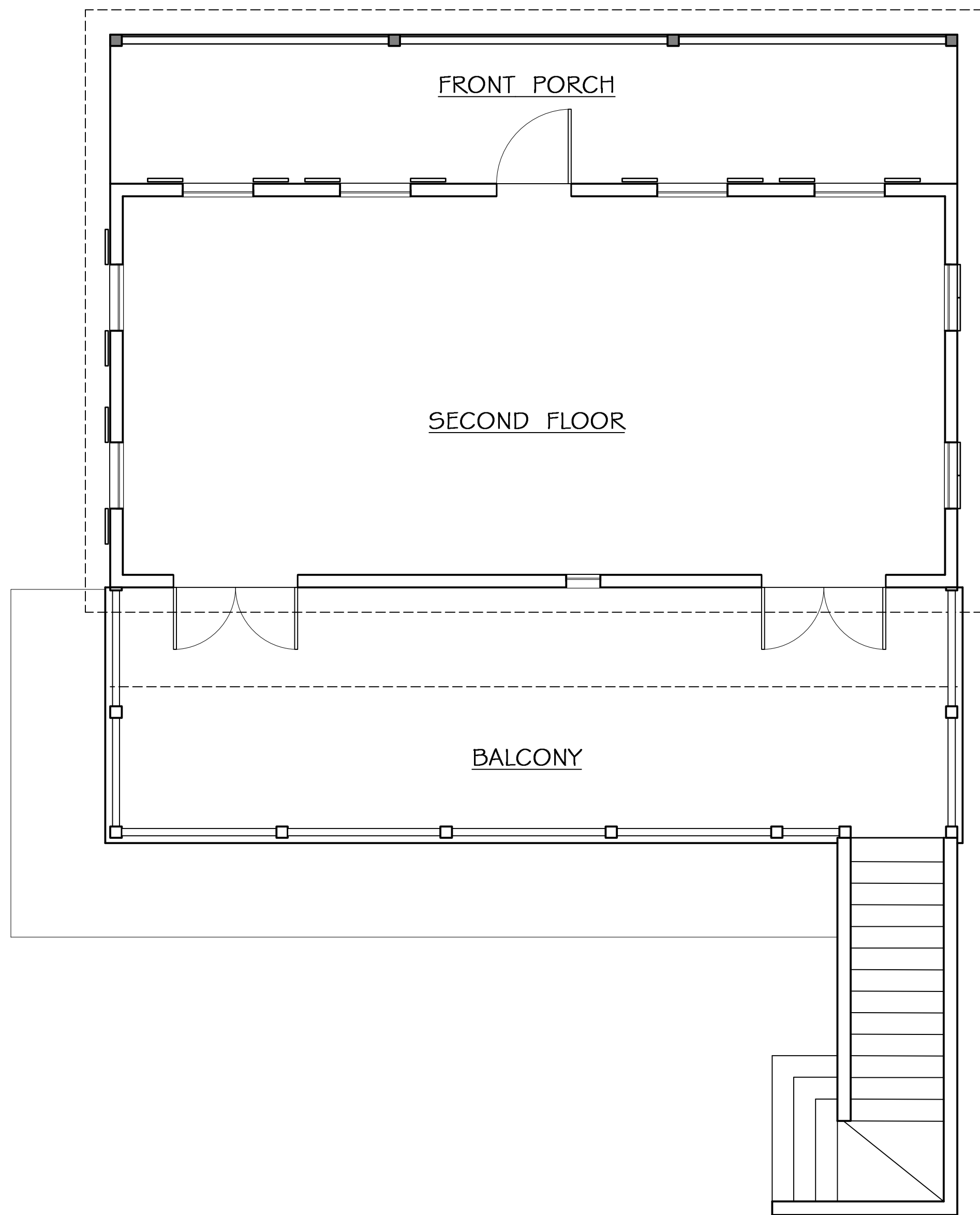
471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT: **DRESCHER RESIDENCE**
 1127 VON PHISTER
 KEY WEST, FL 33040

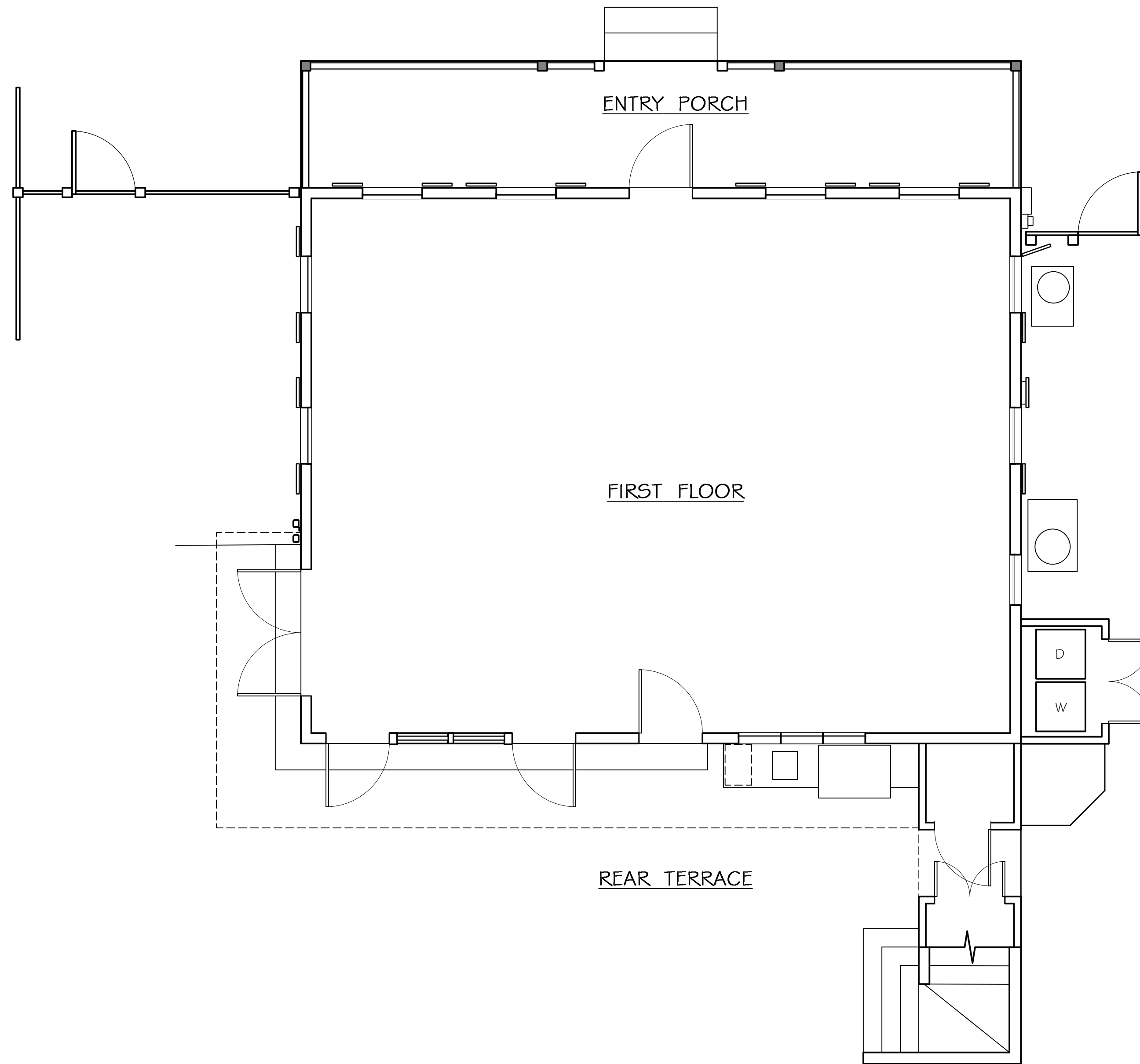
DRAWING TITLE:
 TITLE & PROJECT
 INFORMATION

PROJECT NUMBER:
 16.15
 DRAWN: LS-TSN
 CHECKED: -
 DATE: 06-29-16

SHEET #
T1.1

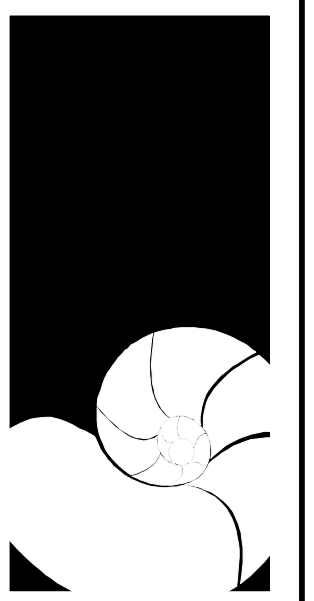


2 EXISTING 2ND FLOOR
EXI. 1/4" = 1'-0"



1 EXISTING 1ST FLOOR
EXI. 1/4" = 1'-0"

REVISIONS	DATE



PIKE
ARCHITECTS
© COPYRIGHTED DRAWINGS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
DRESCHER RESIDENCE
1127 VON PHISTER
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING FLOOR PLANS

PROJECT NUMBER:
16.15
DRAWN: LS-TSN
CHECKED: -
DATE: 06-29-16

SHEET #
EXI.1

8

7

6

5

4

3

2

1

REVISIONS DATE



1 Existing East Side Elevation
EX-2 1/4"=1'-0"



2 Existing Rear Elevation
EX-2 1/4"=1'-0"



3 Existing Front Elevation
EX-2 1/4"=1'-0"



PIKE
ARCHITECTS
© COPYRIGHTED DRAWINGS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
DRESCHER RESIDENCE
1127 VON PHISTER
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING ELEVATIONS

PROJECT NUMBER:
16.15
DRAWN: LS-TSN
CHECKED: -
DATE: 06-29-16

SHEET #
EX1.2

8

7

6

5

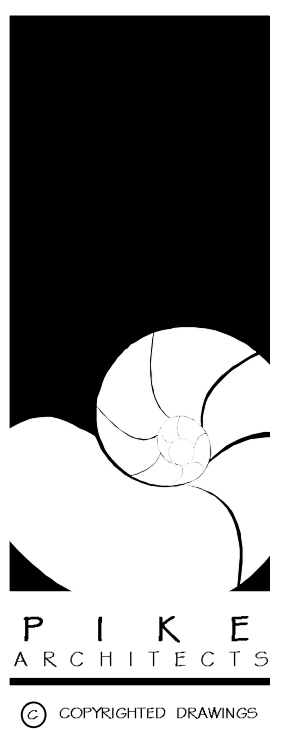
4

3

2

1

REVISIONS DATE



471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT: **DRESCHER RESIDENCE**
1127 VON PHISTER
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED FLOOR PLANS

PROJECT NUMBER:
16.15
DRAWN: LS-TSM
CHECKED: -
DATE: 06-29-16

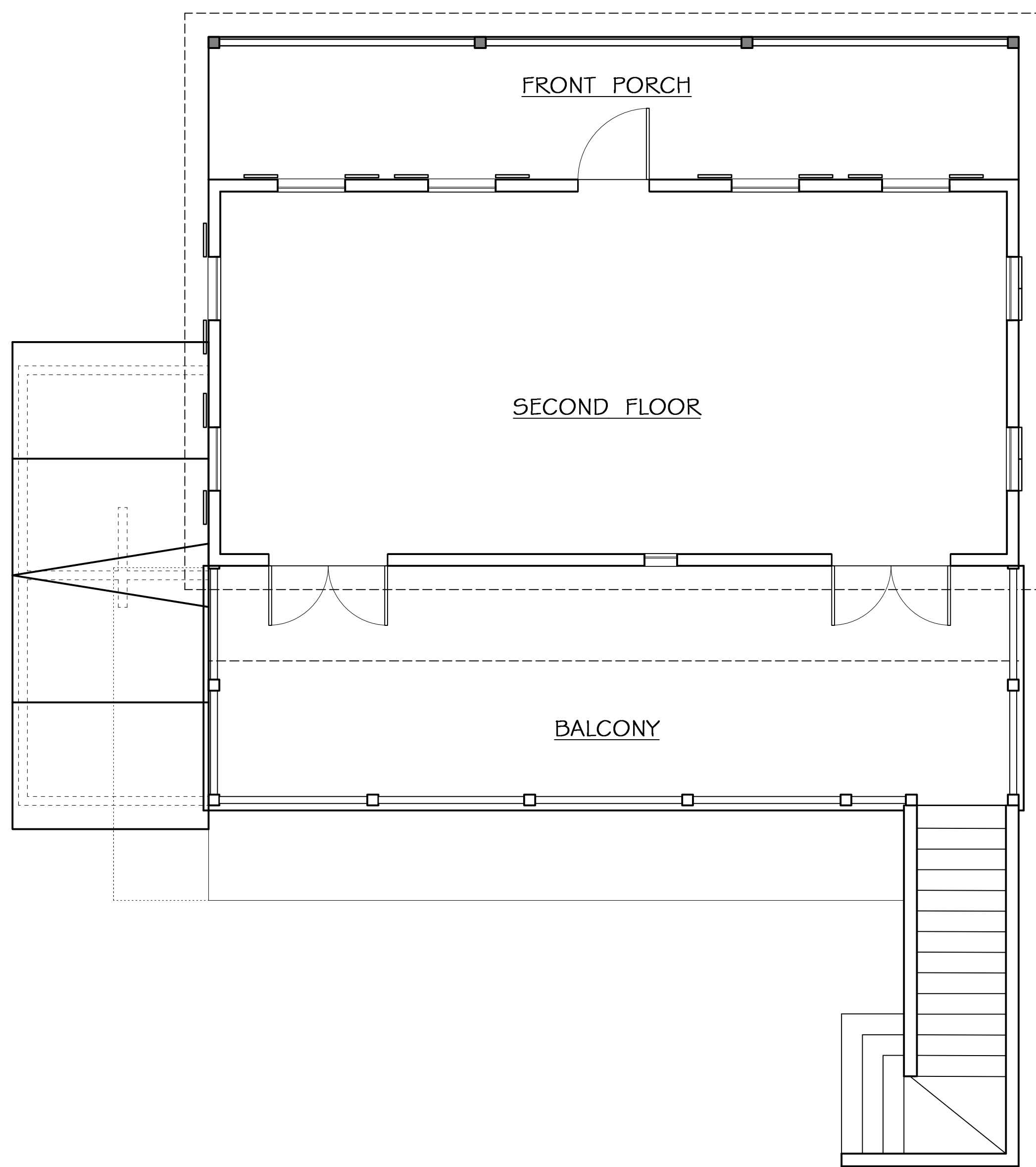
SHEET #
A1.1

D

C

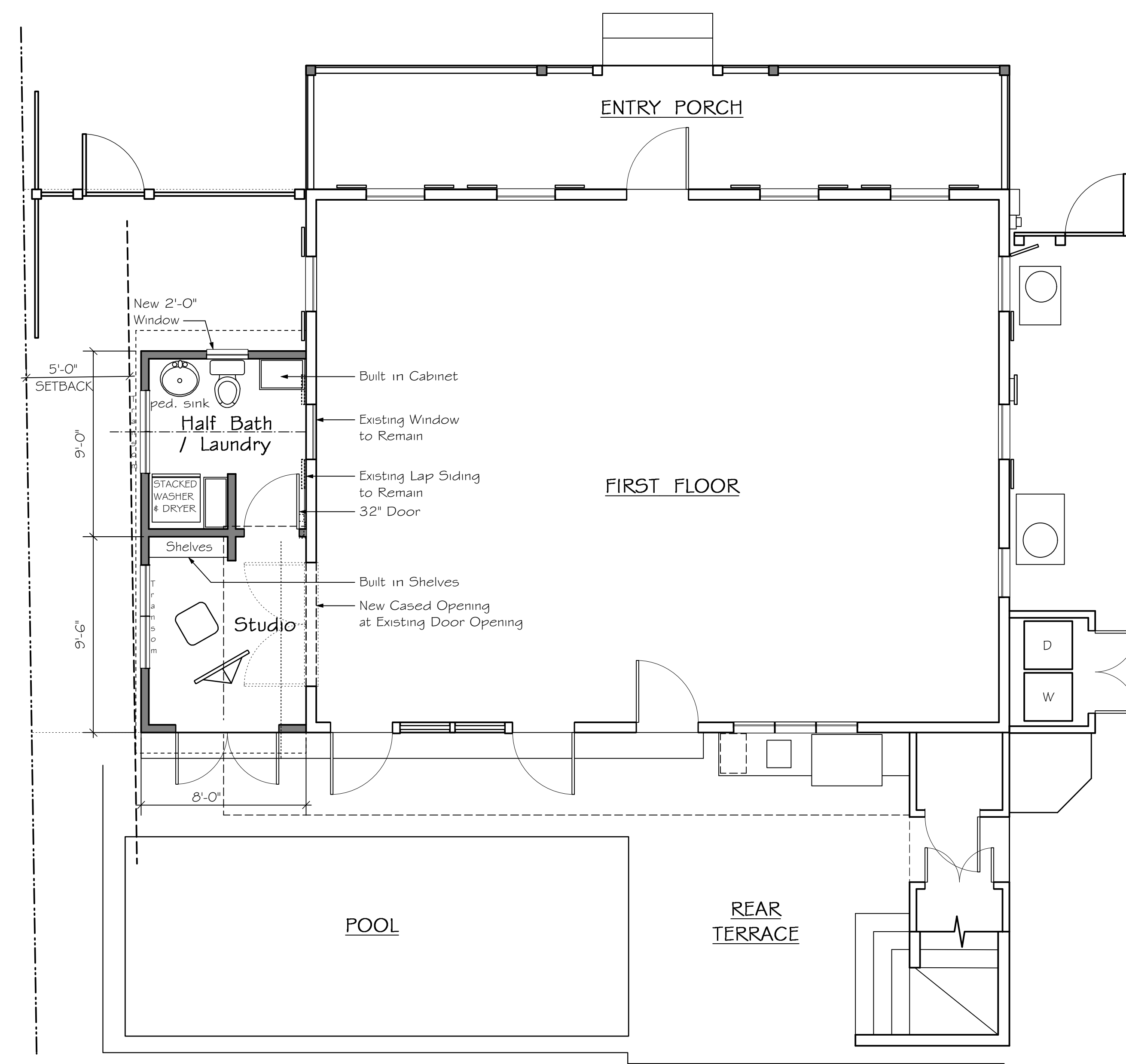
B

A



2 2ND FLOOR PLAN

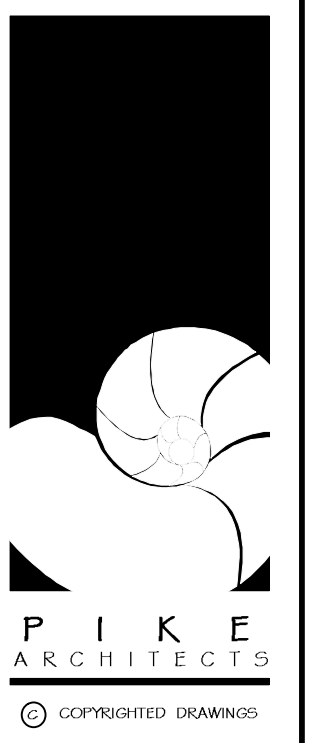
A1.1 1/4" = 1'-0"



1 1ST FLOOR PLAN

A1.1 1/4" = 1'-0"

REVISIONS	DATE



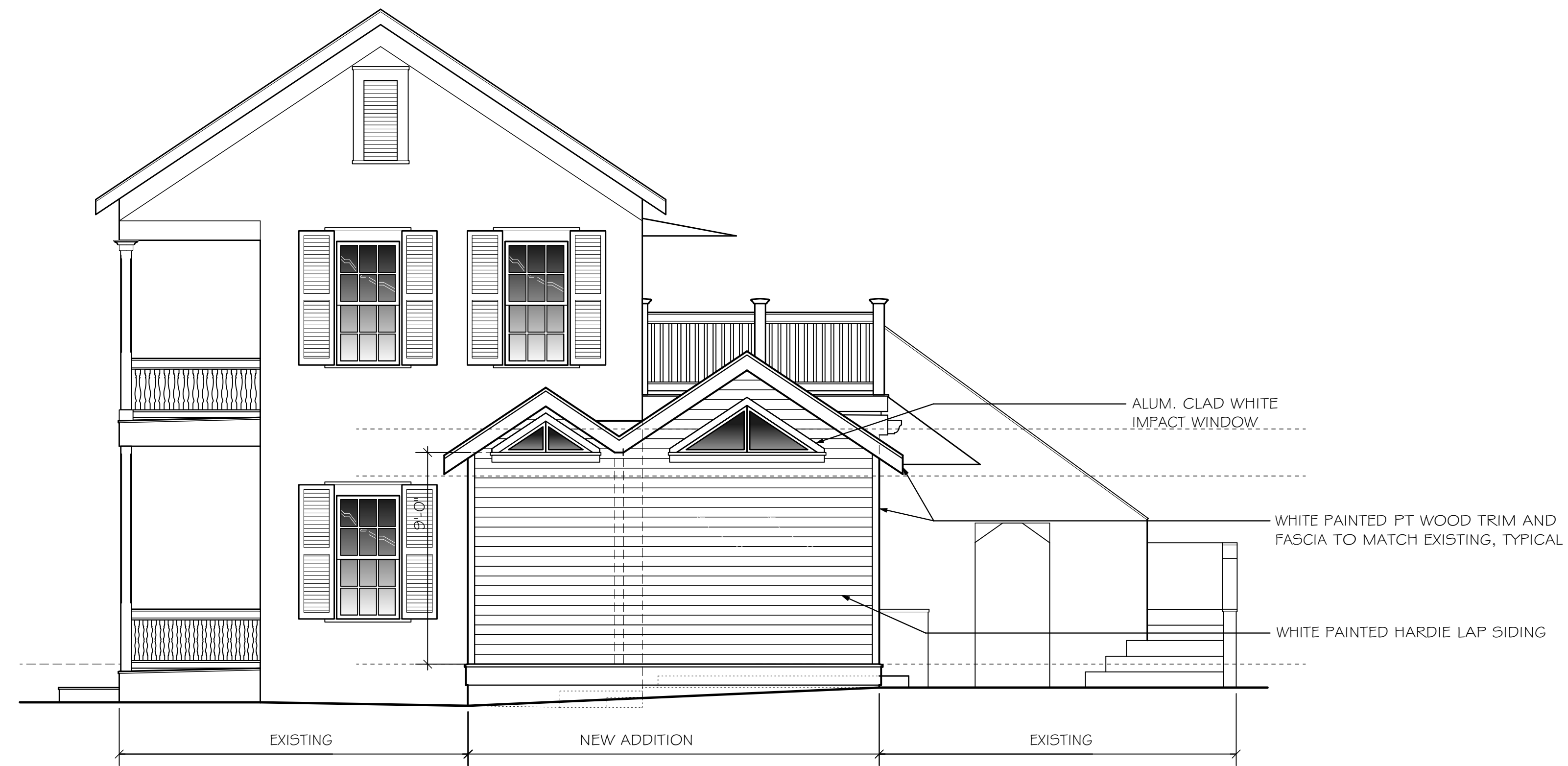
471 US HIGHWAY 1
SUITE 101
KEY WEST, FL. 33040
305-296-1692

PROJECT: **DRESCHER RESIDENCE**
1127 VON PHISTER
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ELEVATIONS

PROJECT NUMBER:
16.15
DRAWN: LS-TSN
CHECKED: -
DATE: 06-29-16

SHEET #
A3.1



1 Proposed East Side Elevation
EX-2 1/4" = 1'-0"



2 Proposed Rear Elevation
EX-2 1/4" = 1'-0"



3 Proposed Front Elevation
EX-2 1/4" = 1'-0"

8

7

6

5

4

3

2

1

REVISIONS DATE

REVISIONS	DATE

D

C

B

A

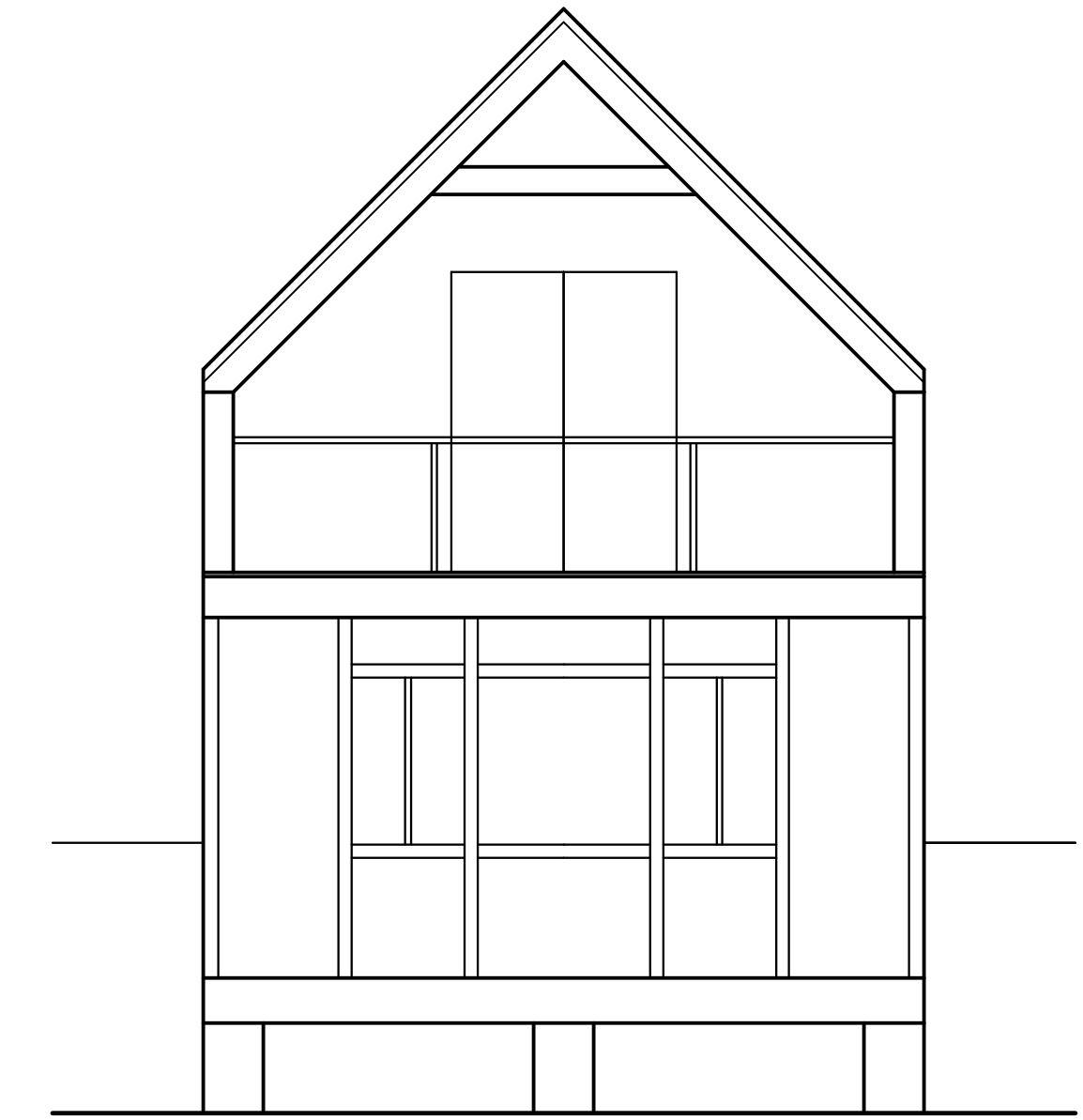


1125 VON PHISTER STREET



1127 VON PHISTER STREET

1127 VON PHISTER STREET VIEW DRAWING



1133 VON PHISTER STREET



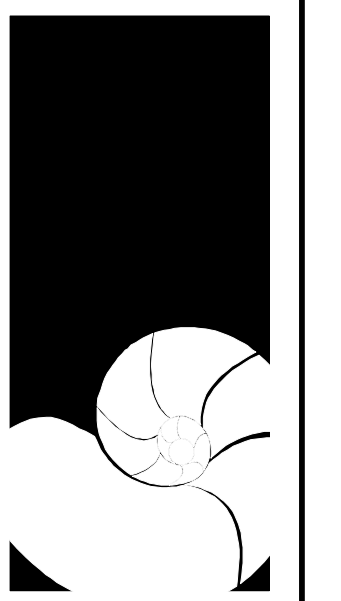
1125 VON PHISTER STREET VIEW PHOTO



1127 VON PHISTER STREET VIEW PHOTO



1133 VON PHISTER STREET VIEW PHOTO



PIKE ARCHITECTS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
DRESCHER RESIDENCE
1127 VON PHISTER
KEY WEST, FL 33040

DRAWING TITLE:
STREET ELEVATIONS

PROJECT NUMBER:
16.15
DRAWN: LS-TSN
CHECKED: -
DATE: 06-29-16

SHEET #
A3.2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ONE-STORY SIDE ADDITION TO MAIN
HOUSE.**

FOR- #1127 VON PHISTER STREET

Applicant – Peter Pike Architects

Application #H16-03-0049

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 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



DOGS IN YARD
or Keep Gate Closed

Public Meeting Notice

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared T. SETH NEAL, 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: 1127 VON PHISSEL STREET KEY WEST, FL on the 20 day of JULY, 2016.

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 JULY 26, 2016, 2016.

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 H16-03-004A

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

Signed Name of Affiant:

SETH NEAL

Date: 7/20/2016

Address: 1127 VON PHISSEL

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20th day of July, 2016.

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

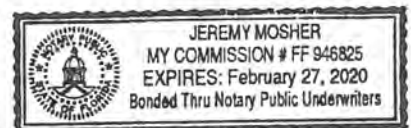
NOTARY PUBLIC

Sign Name: _____

Print Name: _____

Jeremy Mosher
Notary Public - State of Florida (seal)

My Commission Expires: 2/27/20



PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1039284 Parcel ID: 00038540-000000

Ownership Details

Mailing Address:

DRESCHER PAUL AND MAUREEN
7526 MORGAN RD
LIVERPOOL, NY 13090-3525

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

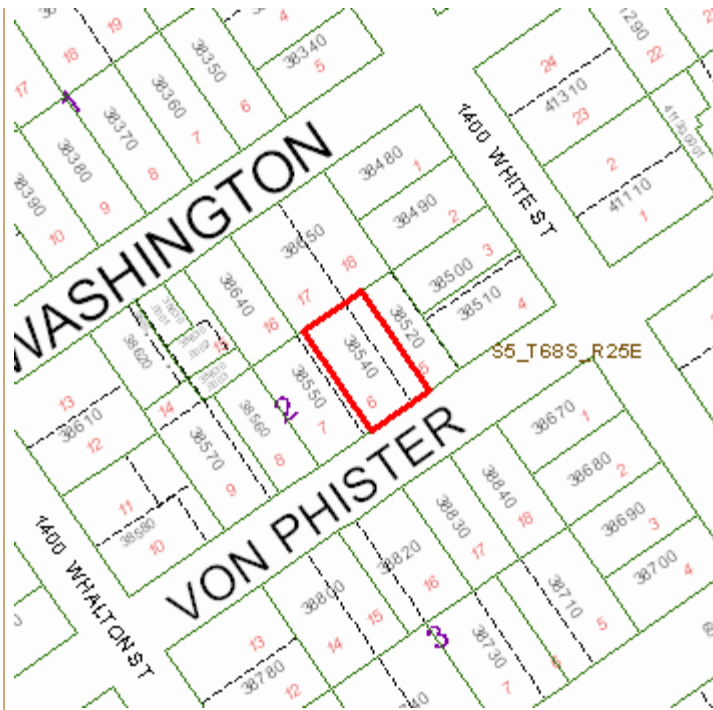
Section-Township-Range: 05-68-25

Property Location: 1127 VON PHISTER ST KEY WEST

Subdivision: The Webb Realty Co

Legal Description: KW WEBB REALTY CO SUB PB1-42 LT 6 LESS WLY 5FT AND PT LT 5 SQR 2 TR 18 G21-438/40 OR741-639 OR917-2179 OR954-711/12 OR1179-670/71 OR1423-1892/4 OR2014-641/42R/S OR2585-783/84 OR2762-658/59

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	54	94	5,058.35 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1428
Year Built: 1933

Building 1 Details

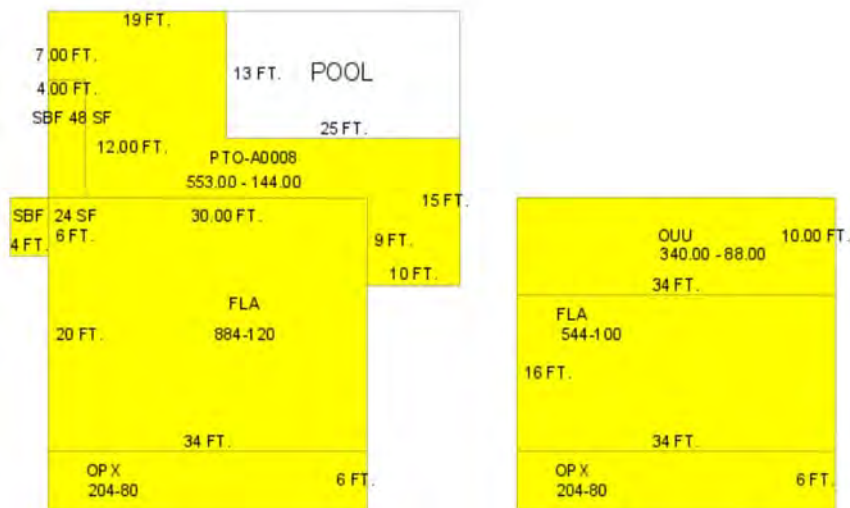
Building Type R1	Condition G	Quality Grade 600
Effective Age 15	Perimeter 220	Depreciation % 16
Year Built 1933	Special Arch 0	Grnd Floor Area 1,428
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 3
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 1
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 2	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	SBF	12:ABOVE AVERAGE WOOD	1	1991				24
0	SBF	12:ABOVE AVERAGE WOOD	1	2005				48
0	PTO		1	1991				553
1	OPX		1	1933		0.00	0.00	204
2	FLA	12:ABOVE AVERAGE WOOD	1	1933	N Y	0.00	0.00	884

6	<u>OUU</u>		1	1991		0.00	0.00	340
7	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1933	N Y	0.00	0.00	544
8	<u>OPX</u>		1	1933		0.00	0.00	204

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	250 SF	25	10	1985	1986	4	50
2	FN2:FENCES	320 SF	80	4	2013	2014	2	30
3	PT2:BRICK PATIO	633 SF	0	0	1985	1986	4	50
4	PT2:BRICK PATIO	180 SF	18	10	1985	1986	2	50
5	WF2:WATER FEATURE	1 UT	0	0	1985	1986	1	20
6	FN2:FENCES	720 SF	120	6	2005	2006	2	30

Appraiser Notes

2015-05-19 MLS \$1,475,000 3/2.5 BRICK PATHWAYS TRAVERSE THE BEAUTIFULLY MANICURED GROUNDS, LEADING TO THE WELCOMING FRONT PORCH OF THIS HISTORIC KEY WEST HOME. THE GROUND FLOOR FEATURES A MASTER SUITE, GOURMET KITCHEN WITH HIGH-END APPLIANCES, AND ABUNDANT FRENCH DOORS OFFERING SEAMLESS INDOOR-OUTDOOR TRANSITIONAL LIVING. THE HEATED POOL, OUTDOOR KITCHEN AND SHOWER, AND COZY FIRE PIT MAKE THE OUTSIDE SPACE AS INVITING AS THE INSIDE. THE UPSTAIRS FEATURES TWO GUEST BEDROOMS, A PRIVATE BACK SUNDECK, AND A LARGE VERANDA OVERLOOKING THE ESTATE'S PEACEFUL GROUNDS AND OFF-STREET PARKING. THE PROPERTY LIVES MUCH BIGGER THAN IT MEASURES AND INCLUDES OVER 2000 SQ FEET OF USABLE SPACE WHEN COMBINING INTERIOR SQUARE FOOTAGE, PORCHES, POOLSIDE BATHROOM AND EXTERIOR STORAGE

TPP 8835515 - RENTAL

MLS \$1,295,000 143 DOM.HISTORIC KEY WEST HOME IN THE CASA MARINA WITH AN EXQUISITE ENTRANCE, FRAMED BY LUSH TROPICAL LANDSCAPING AND BRICKED PATHS. WHEN YOU ENTER THIS HOME YOU ARE GREETED BY A LARGE LIVING/DINING AND GOURMET KITCHEN AREA WHICH ARE SURROUNDED BY FRENCH DOORS OVERLOOKING THE HEATED POOL AND OUTDOOR KITCHEN. ON THE FIRST LEVEL THERE IS A LARGE MASTER SUITE WITH GREAT BUILT-IN STORAGE. UPSTAIRS ARE TWO GUESTS BEDROOMS WITH A BALCONY OVERLOOKING THE ENTRANCE AND A DEEP SUNDECK ON THE BACK OVERLOOKING THE POOL. MANY FINE DESIGNER DETAILS TO BE APPRECIATED THROUGHOUT THIS HOME

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
	09-0470	02/23/2009	07/01/2010	17,000	R & R 14 EXISTING WINDOWS 6 OVER 1. INSTALL CORRUGATED METAL STORM SHUTTERS
1	12-3060	08/23/2012	04/08/2014	9,000 Residential	ALL 24 OPENINGS COVERED W/CLASS A DACE COUNTY APPROVED IMPACT & WIND LOAD RATED LEXAN HURRICANE PANELS.
1	12-4027	11/09/2012	04/08/2014	2,400 Residential	80 LN FT OF 4' HIGH WHITE SPREAD PICKET FENCING W/6X6 WOOD POSTS (CAPPED) AND 2 4' WALK GATES TO GO ALONG FRONT PROPERTY LINE AND SLIGHTLY UP BOTH SIDES TO KEEP PETS ENCLOSED (NOT ATTACHING TO NEIGHBORS FENCE)
1	02-2047	07/26/2002	10/09/2002	1,900 Residential	PLUMBING
1	04-1664	05/21/2004	12/16/2005	2,400 Residential	ELECTRIC
1	04-2889	08/30/2004	12/16/2005	2,000 Residential	INSTALL MOLDING
1	04-3140	09/29/2004	12/16/2005	10,500 Residential	INSTALL 120LF OF PICKET FENCE
1	04-3164	09/29/2004	12/16/2005	5,721 Residential	RE-ROOFING

1	04-3232	10/06/2004	12/16/2005	1,000	Residential	ELECTRICAL
1	04-3845	01/04/2005	12/16/2005	8,970	Residential	PORCH 340SF
1	05-0181	01/21/2005	12/16/2005	300	Residential	REPLACED FOUR LIGHTS
1	05-1223	04/18/2005	12/16/2005	15,000	Residential	INSTALL NEW KITCHEN CABINETS & COUNTER TOPS
1	05-1371	06/14/2005	12/16/2005	1,900	Residential	PLUMBING
1	05-3783	09/06/2005	12/16/2005	2,450	Residential	INSTALL NEW AWNINGS

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
2015	222,143	18,506	806,093	1,046,742	1,013,389	0	1,046,742
2014	215,938	17,531	687,794	921,263	921,263	0	921,263
2013	237,693	18,537	636,846	893,076	893,076	0	893,076
2012	243,095	19,212	448,340	710,647	594,542	0	710,647
2011	240,394	19,887	280,212	540,493	540,493	0	540,493
2010	225,866	20,586	462,718	709,170	709,170	0	709,170
2009	253,660	21,260	627,239	902,159	809,112	0	902,159
2008	233,079	21,935	480,543	735,557	735,557	0	735,557
2007	306,227	19,335	556,419	881,981	881,981	0	881,981
2006	822,564	19,896	455,252	1,297,712	1,297,712	0	1,297,712
2005	449,268	12,610	328,793	790,671	790,671	0	790,671
2004	298,716	12,970	252,918	564,604	564,604	0	564,604
2003	310,665	13,438	130,253	454,356	454,356	0	454,356
2002	449,960	13,942	132,432	596,334	596,334	0	596,334
2001	384,341	13,339	132,432	530,112	530,112	0	530,112
2000	401,527	16,009	96,431	513,966	513,966	0	513,966
1999	343,834	13,964	96,431	454,229	454,229	0	454,229
1998	293,131	12,264	96,431	401,825	401,825	0	401,825
1997	253,518	10,914	86,145	350,577	350,577	0	350,577
1996	213,906	9,488	86,145	309,539	309,539	0	309,539
1995	194,892	8,883	86,145	289,920	289,920	0	289,920
1994	174,294	8,157	86,145	268,595	268,595	0	268,595
1993	137,239	8,383	86,145	231,767	231,767	0	231,767
1992	137,239	8,597	86,145	231,981	231,981	0	231,981
1991	117,381	6,997	86,145	210,523	210,523	25,000	185,523
1990	112,228	7,153	68,145	187,526	187,526	0	187,526
1989	102,025	6,644	64,288	172,957	172,957	0	172,957
1988	42,197	5,026	52,716	99,939	99,939	25,000	74,939
1987	41,695	0	35,230	76,925	76,925	25,000	51,925
1986	41,925	0	33,944	75,869	75,869	25,000	50,869

1985	40,703	0	14,213	54,916	54,916	0	54,916
1984	38,047	0	14,213	52,260	52,260	0	52,260
1983	38,047	0	14,213	52,260	52,260	0	52,260
1982	38,772	0	13,357	52,129	52,129	0	52,129

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
9/24/2015	2762 / 658	1,375,000	<u>WD</u>	<u>02</u>
8/3/2012	2585 / 783	1,100,000	<u>WD</u>	<u>02</u>
6/3/2004	2014 / 0641	1,300,000	<u>WD</u>	<u>Q</u>
9/1/1996	1423 / 1892	389,000	<u>WD</u>	<u>Q</u>
8/1/1991	1179 / 670	350,000	<u>WD</u>	<u>U</u>
9/1/1985	954 / 711	139,000	<u>WD</u>	<u>M</u>

This page has been visited 29,026 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176