

Staff Report

Side addition for master suite- **#1227 Von Phister Street- Applicant Michael Miller Architect (H12-01-656)**

This staff report is for the review of a Certificate of Appropriateness for a proposed addition on the east side of the house and will be setback from the front property line approximately 20 feet. The addition will be rectangular in footprint and will be lower in height than the main house. Proposed construction materials will match existing ones; novelty wood siding and metal shingle roof. Doors and windows will be impact rated. The addition will have the same floor finish as the existing house.

The house located on #1227 Von Phister Street is not listed in the surveys. The house exhibits a Bungalow style. According to the Sanborn map the footprint of the structure shows an L shape front porch. Staff was not able to find any old photos of this house. The Property Appraiser's records includes as the building date for the house 1920.

Guidelines that should be reviewed for this application;

Additions/ Alterations and New Construction (pages 36-38a);

- (1) *A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (6) *Additions should not alter the balance and symmetry of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

New Construction:

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.

The proposed new entry will comply with minimum zoning requirements. The zoning requirements for this particular historic district HMDR are;

Front yard- 10 ft

Street side- 7.5 ft

Side- 5 ft

Rear- 15 ft

Maximum height- 30 ft

It is staff's opinion that the proposed plans are consistent with the guidelines for additions and alterations. The proposed new addition will be in keeping with the mass and scale of the existing structure and surrounding buildings. The proposed design does not mimic architectural elements or design found in the main house and its contemporary look is complementary to the house and its surrounding urban context.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT

Fax 809-3978

CERTIFICATE of APPROPRIATENESS

APPLICATION # 12-01000656

OWNER NAME:

LEE SIDE & GREG STANTON

DATE:

4/13/12

OWNERS ADDRESS:

1227 VON PHISTER

PHONE:

(917) 204-6000

APPLICANT'S NAME:

MICHAEL MILLER

PHONE #:

294-7687

APPLICANT'S ADDRESS:

517 DUVAL ST #200

ADDRESS OF CONSTRUCTION:

1227 VON PHISTER

OF
UNITS:

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

MASTER SUITE ADDITION

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 s. 775.083

This application for Certificate of Appropriateness must precede applications for building 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.

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 or 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: \$ _____

Date: 4/13/12

Applicant Signature: [Signature]

APR 13 2012

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

House is not listed as contributing.

*Guidelines for additions, alterations, and
new construction (pages 36-38a)*

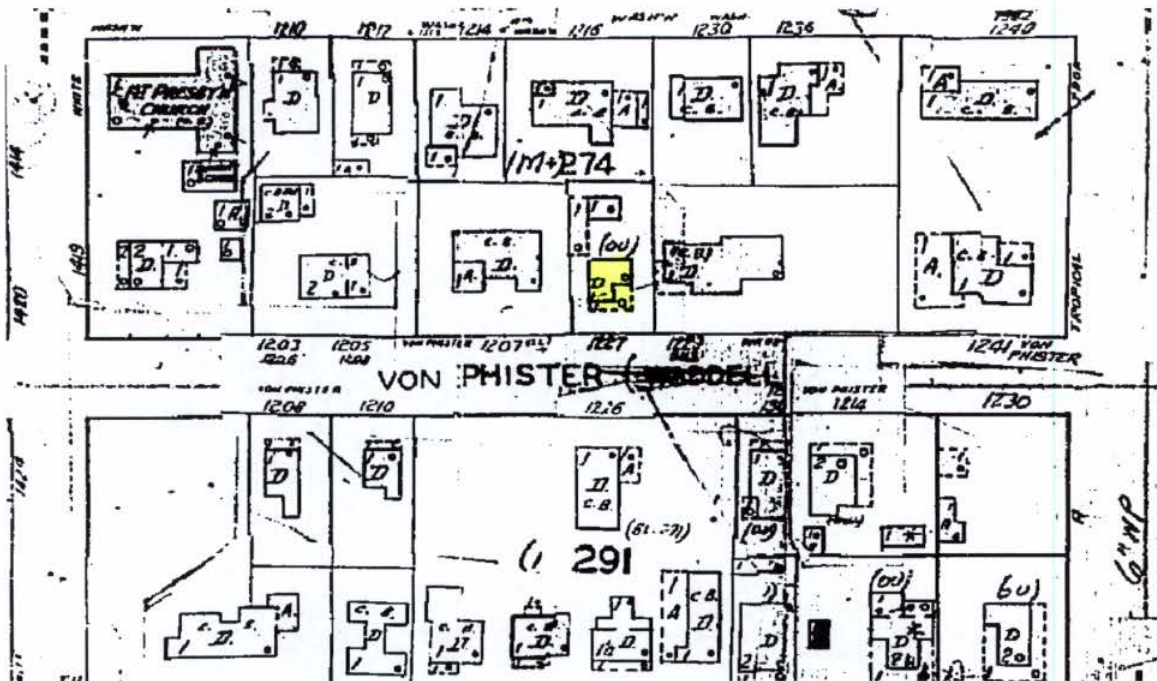
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1227 Von Phister Street Sanborn map 1962

Project Photos















04/13/2012



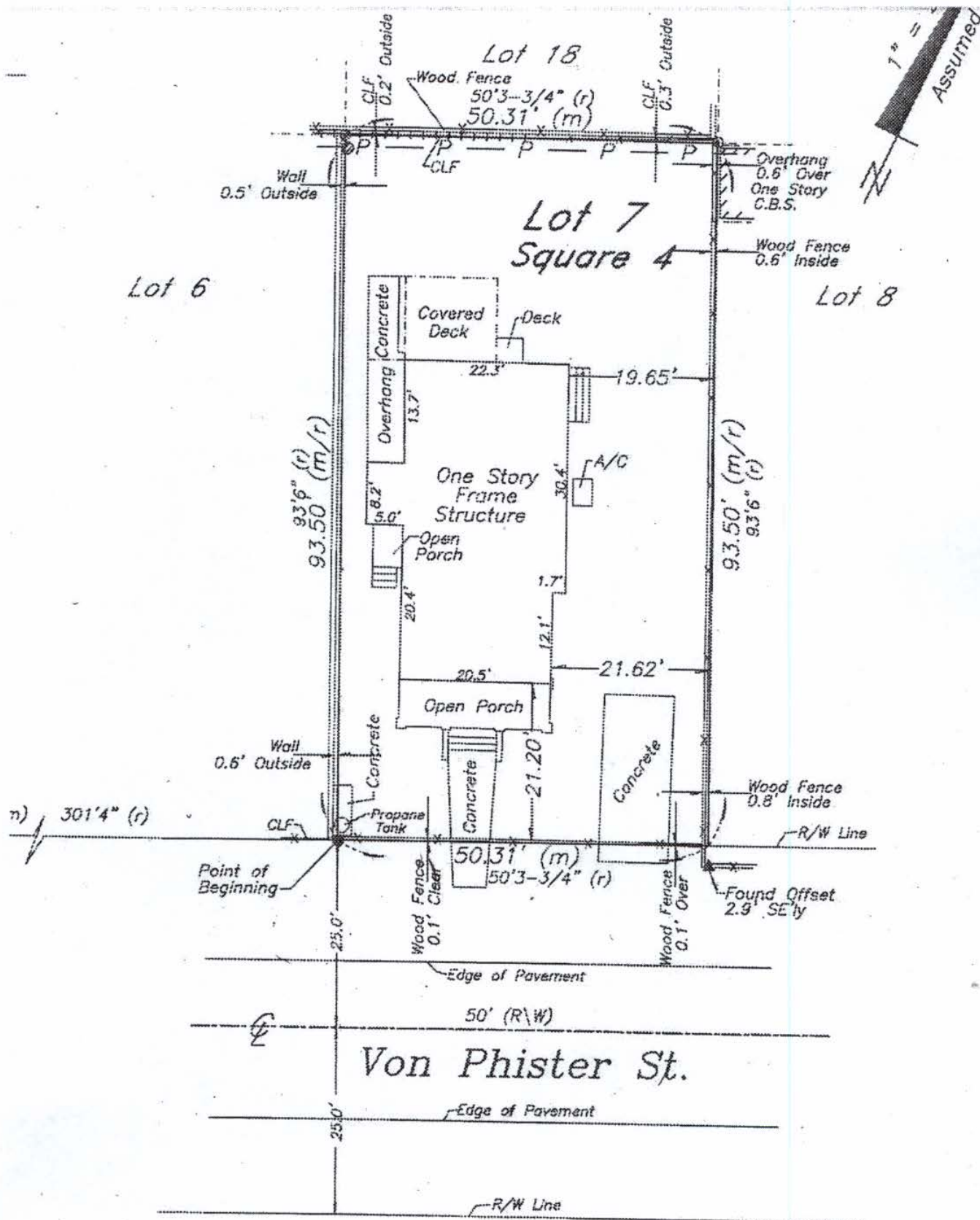


04/13/2012



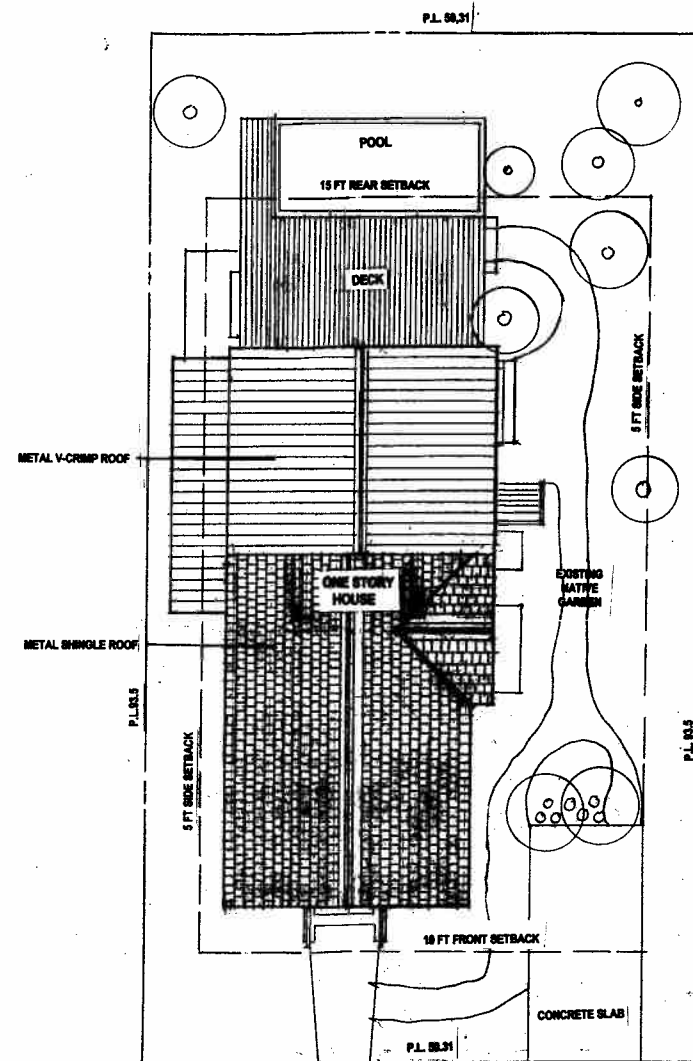
04/13/2012

Survey



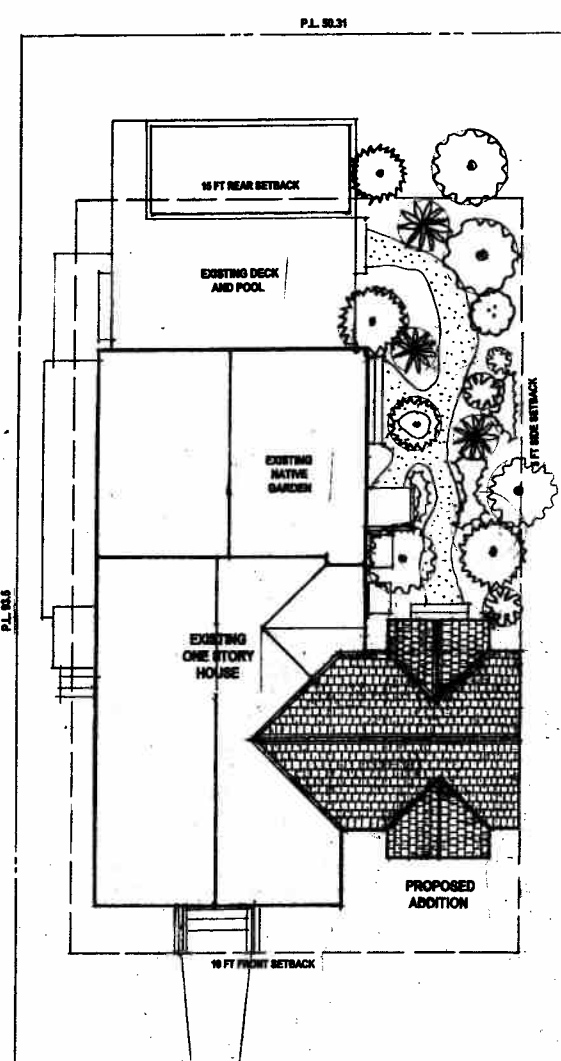
ereon was furnished by the client or their agent.
 utilities were not located.
 & Record) unless otherwise noted

Proposed Plans



EXISTING SITE PLAN
SCALE: 1/4" = 1' - 0"

VON PHISTER STREET



PROPOSED SITE PLAN
SCALE: 1/4" = 1' - 0"

ZONING ANALYSIS 1227 Von Phister Street Key West Florida

A. HISTORIC DISTRICT STATUS

The property is in the historic district of Key West. The 1998 survey does not show it to be a contributing building, however, the 2012 survey, being drawn up this year will give it contributing status. Also, the house was constructed in 1927, so is historic. These factors mean that any work done to the house must follow the Historic Architectural Commissions Guidelines. The most immediate guidelines to the addition being considered are:

1. A structure shall not be altered and/or expanded in such a manner that it's essential character-defining features are disguised or concealed.
2. Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.
3. Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.
4. Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.
5. Add-ons should be attached to less publicly visible secondary elevations of an historic structure.
6. Additions should not alter the balance and symmetry of an historic structure.
7. No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.
8. New additions should be designed and constructed to be clearly differentiated from the historical so that character-defining features are not changed, obscured, damaged or destroyed.

B. ZONING

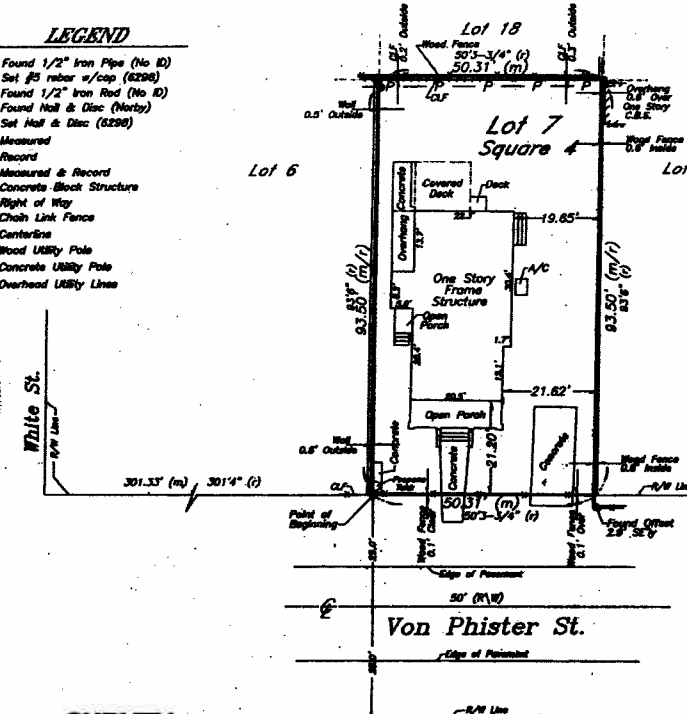
1. **Zone:** HMDR
2. **Setbacks:**
Front: 10'
Sides: 5'
Rear: 15'
3. **Allowable Height:** 30'; The existing house is approximately 17' high at the ridge.
4. **Allowable Lot Coverage:** 40%
Lot is 4,703.99 SF in size; Allowable coverage is .4 X 4,703.99 SF = 1881.6 SF
Existing house covers 1,089 SF (23.15%); leaving 792.6 SF
5. **Allowable Impervious Coverage:** 60%
Lot is 4,703.99 SF in size; Allowable coverage is .6 X 4,703.99 SF = 2822.4
Existing impervious coverage (house+pool+paving) = 1,849 SF, leaving 973 SF.

C. FEMA STATUS

1. **FEMA ZONE:** AE 6 Flood Zone
2. **EXISTING FLOOR ELEVATION:** 7.2 MSL
3. **HIGHEST ADJACENT GRADE:** 4.7 MSL
4. **LOWEST ADJACENT GRADE:** 4.3 MSL

LEGEND

- Found 1/2" Iron Pipe (No ID)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (Norty)
- ▲ 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
- Overhead Utility Lines



SIDER-STANTON HOUSE ADDITION

1227 VON PHISTER STREET
KEY WEST, FLORIDA

DATE: 4-12-12

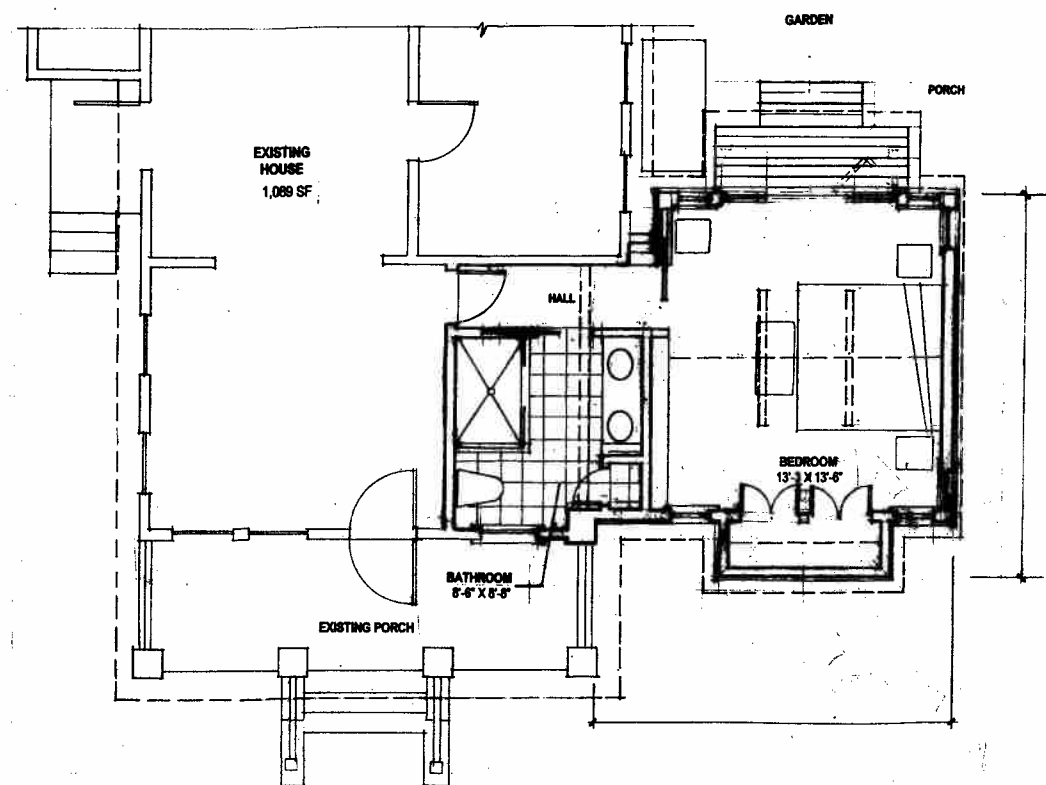
SCALE: AS NOTED

DRAWN BY: MM

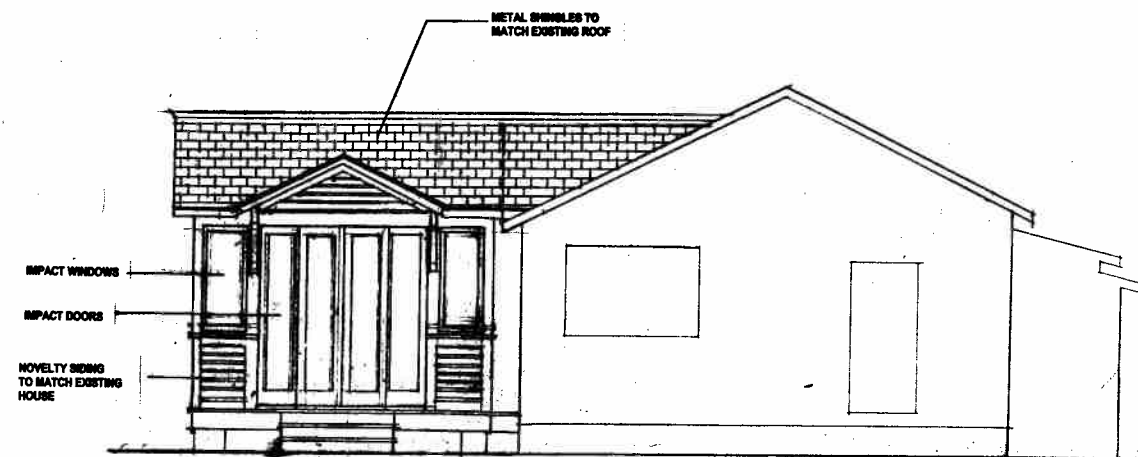
PROJECT NO: 1285

EXISTING AND PROPOSED SITE PLANS

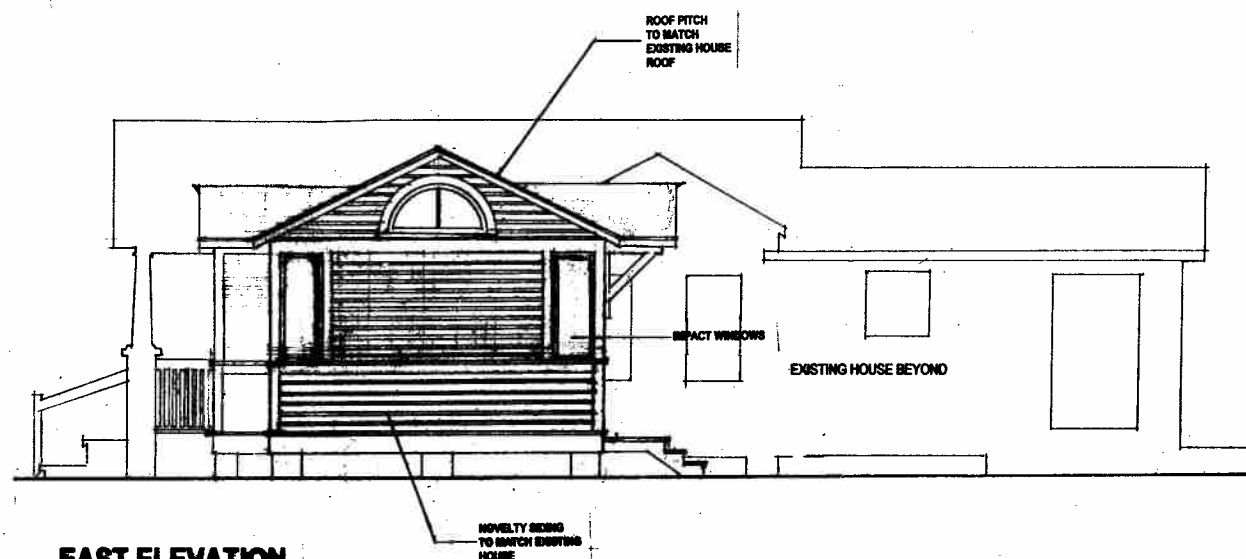
HARC 1



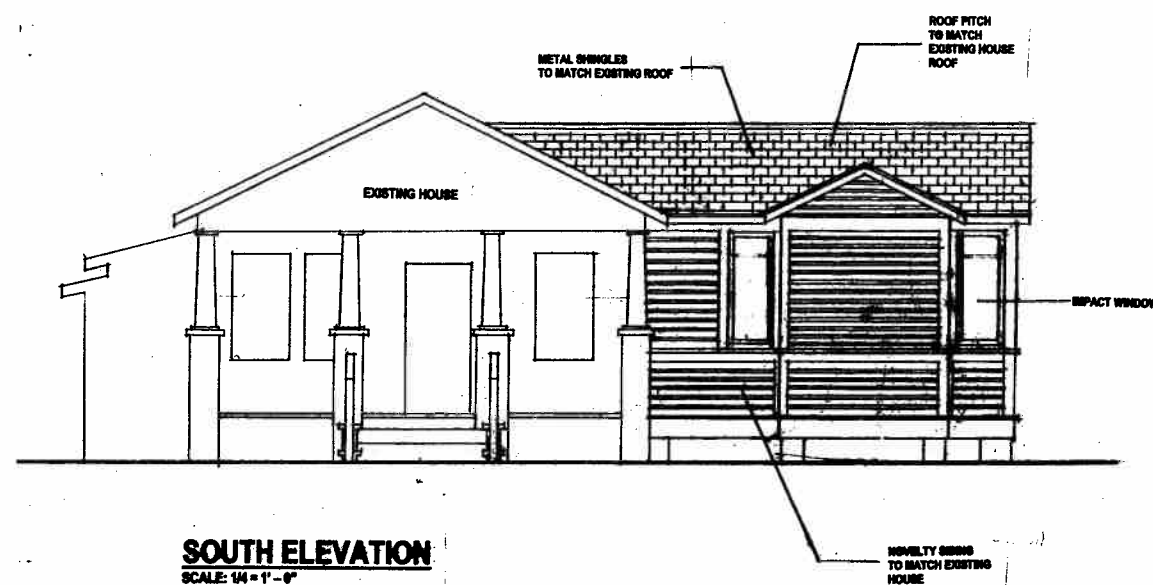
FLOOR PLAN
SCALE: 1/4" = 1' - 0"



NORTH ELEVATION
SCALE: 1/4" = 1' - 0"



EAST ELEVATION
SCALE: 1/4" = 1' - 0"



SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

SIDER-STANTON HOUSE ADDITION

1227 VON PHISTER STREET
KEY WEST, FLORIDA

DATE: 4-12-12

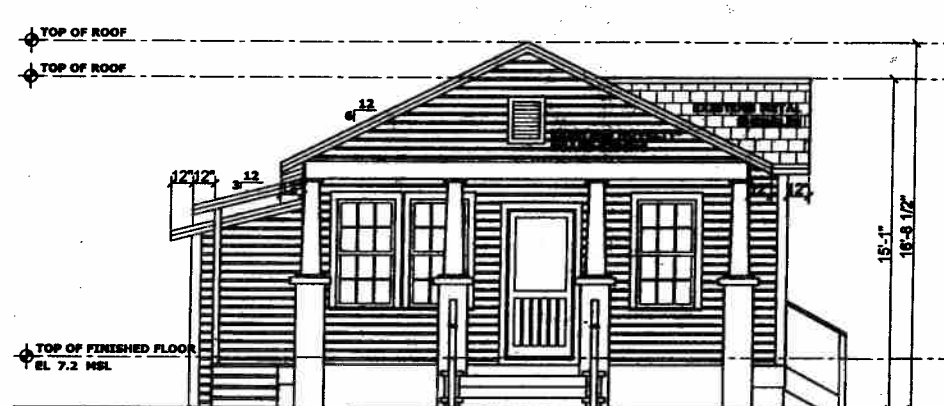
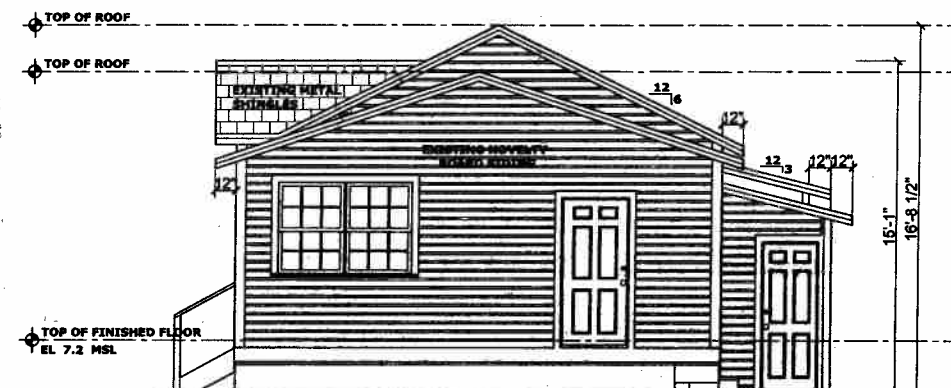
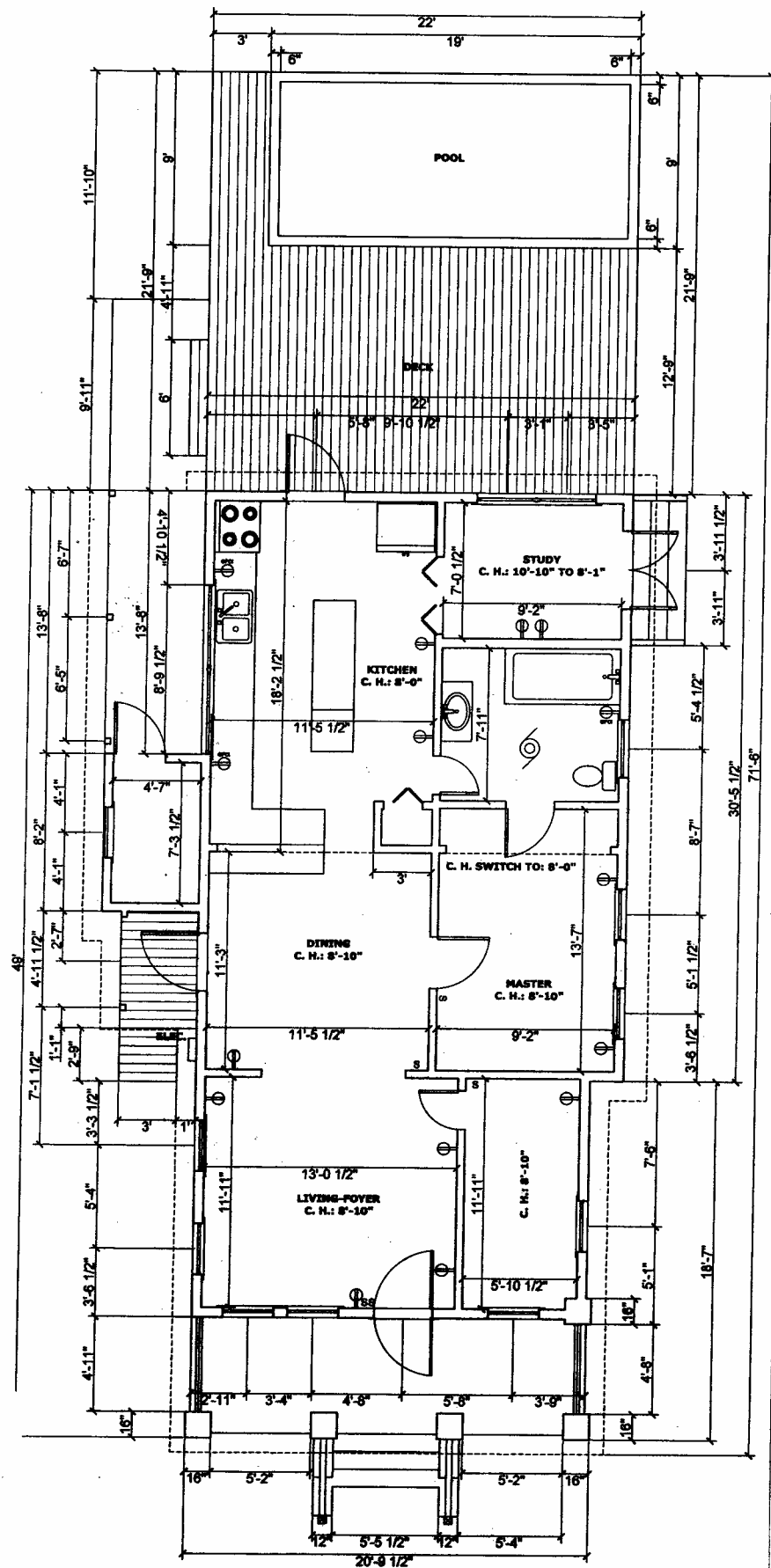
SCALE: AS NOTED

DRAWN BY: MM

PROJECT NO: 1283

**PROPOSED
FLOOR PLAN
AND
ELEVATIONS**

HARC 2



SIDER-STANTON HOUSE ADDITION

1227 VON PHISTER STREET
KEY WEST, FLORIDA

DATE: 6-12-12
SCALE: AS NOTED
DRAWN BY: HRC
PROJECT NO: 1282

EXISTING FLOOR
PLAN AND
ELEVATIONS

HARC 4

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 25, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

SIDE ADDITION FOR MASTER SUITE #1227 VON PHISTER STREET

Applicant- Michael Miller-

Application Number H12-01-656

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

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1041831 Parcel ID: 00041160-000000

Ownership Details

Mailing Address:

SIDER LEE
417 ABBEY RD
MOUNT TREMPER, NY 12457

All Owners:

STANTON GREGORY M R/S, SIDER LEE

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

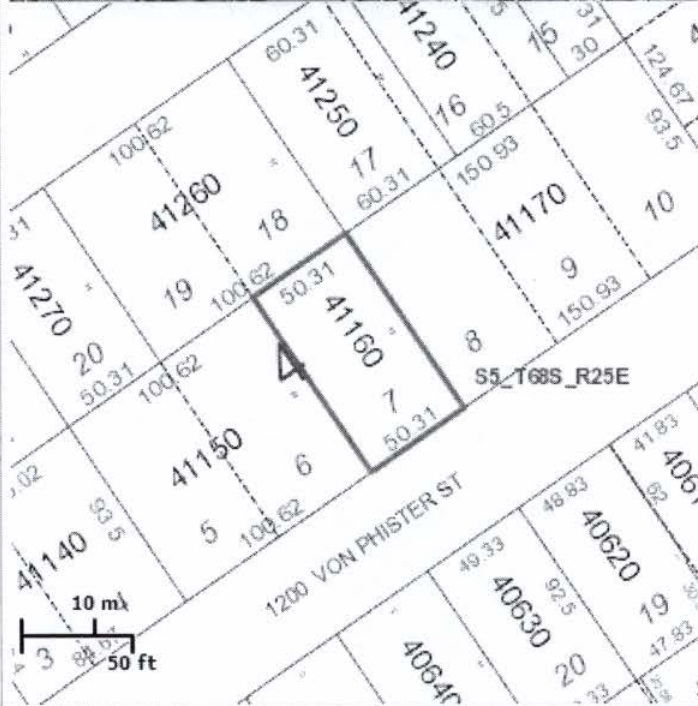
**Section-
Township-
Range:** 05-68-25

**Property
Location:** 1227 VON PHISTER ST KEY WEST

Subdivision: Tropical Building and Investment Co

Legal KW TROPICAL BLDG AND INVESTMENT CO SUB LOT 7 SQR 4 TR 19 PB1-34 G17-87 OR775-1887L/E

Description: OR958-2465D/C OR958-2466/67L/E OR1019-2372D/C OR1120-52/58WILL OR1136-863/65P/R OR1214-1657/58 OR1335-342/44 OR1458-1873/76 OR2459-457/58R/S

Parcel Map (Click to open dynamic parcel map)**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	93	4,704.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 922
Year Built: 1920

Building 1 Details

Building Type R1
Effective Age 22
Year Built 1920
Functional Obs 0

Condition A
Perimeter 130
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 30
Grnd Floor Area 922

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 1

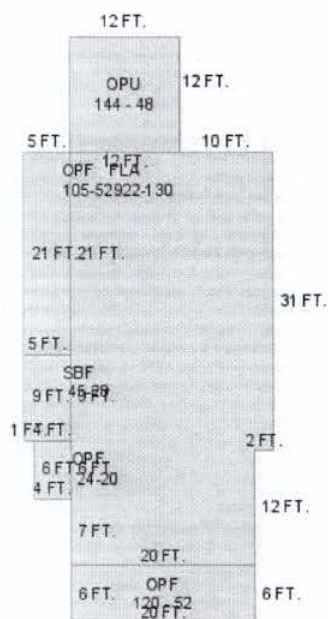
Heat Src 1 ELECTRIC

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
0	OPF		1	1920				120
0	OPU		1	2005				144
2	FLA	12: ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	922
3	OPF		1	1990	N Y	0.00	0.00	24

4	SBF	12:ABOVE AVERAGE WOOD	1	1990	N	Y	0.00	0.00	45
5	OPF		1	1990	N	Y	0.00	0.00	105

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	310 SF	0	0	2011	2012	1	40
2	PO4:RES POOL	144 SF	18	8	2011	2012	5	50
3	FN2:FENCES	408 SF	68	6	2011	2012	2	30
4	FN2:FENCES	498 SF	83	6	2011	2012	2	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-4016	10/27/2008	12/31/2008	3,420	Residential	INSTALL 500SF OF 26 GALVALUME V-CRIMP METAL ROOFING.
09-2086	07/20/2009		8,500	Residential	REPAIR AND REPLACE EXTERIOR TRIM, DOOR, SIDING, DRIVEWAY GATE, PAINT.
10-2545	07/29/2010		1,620	Residential	INSTALL 5' KW RAILING LEFT SIDE FRONT PORCH. INSTALL SINGLE CAP & RAIL W/TWO POSTS @ LEFT SIDE PORCH. INSTALL SINGLE CAP 7 RAIL W/ TWO POSTS RIGHT SIDE STEPS.
11-0413	02/08/2011	01/25/2012	5,000	Residential	310 SF WOD DECK AT POOL. DEMO PREVIOUS DECK.
11-0662	03/07/2011	01/25/2012	2,353	Residential	COVER 13 OPENINGS WITH .050 STORM PANELS, WHITE HEADERS AND SILLS
11-0277	01/26/2011	01/25/2012	1,800	Residential	1-100 AMP SUB FEED. 2-2 H/P POOL PUMP. 3- 1 POOL LIGH 4 - 1 POOL HEATER
11-0227	01/26/2011	01/25/2012	19,440	Residential	BUILD INGROUND SWIMMING POOL 8' X 18' AS PER PLANS
11-0415	02/08/2011	01/25/2012	7,200	Residential	REMOVE 50 LF OF EXISTING FENCE; BUILDING 6' FENCE; 68' SOLID AND 83' PICKET
1 05-1371	05/02/2005	12/15/2005	1,900	Residential	PLUMBING

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	89,199	1,794	301,056	392,049	392,049	0	392,049
2010	103,966	1,846	188,198	294,010	294,010	0	294,010
2009	115,625	1,924	305,431	422,980	422,980	0	422,980
2008	109,768	2,011	422,820	534,599	534,599	0	534,599
2007	126,286	2,090	657,720	786,096	786,096	0	786,096

2006	206,975	2,168	352,350	561,493	561,493	0	561,493
2005	216,277	2,255	258,390	476,922	476,922	0	476,922
2004	140,180	2,333	258,390	400,903	400,903	0	400,903
2003	208,208	2,411	108,054	318,673	318,673	0	318,673
2002	143,629	2,498	108,054	254,181	254,181	0	254,181
2001	133,291	2,577	106,880	242,748	242,748	0	242,748
2000	141,132	2,341	73,994	217,467	217,467	0	217,467
1999	106,110	1,821	73,994	181,925	181,925	0	181,925
1998	81,288	1,800	73,994	157,082	157,082	0	157,082
1997	66,698	1,518	64,598	132,814	132,814	0	132,814
1996	51,274	1,203	64,598	117,075	117,075	0	117,075
1995	51,274	1,236	64,598	117,108	117,108	0	117,108
1994	45,855	1,133	64,598	111,586	111,586	25,000	86,586
1993	45,855	1,165	64,598	111,618	111,618	25,000	86,618
1992	42,579	1,004	64,598	108,181	108,181	0	108,181
1991	42,579	1,034	64,598	108,211	108,211	0	108,211
1990	28,908	1,181	51,678	81,767	81,767	25,000	56,767
1989	24,618	809	50,504	75,931	75,931	25,000	50,931
1988	17,893	580	37,584	56,057	56,057	25,000	31,057
1987	17,693	599	29,464	47,756	47,756	25,000	22,756
1986	17,781	625	28,160	46,566	46,566	25,000	21,566
1985	17,301	0	17,999	35,300	35,300	25,500	9,800
1984	16,214	0	17,999	34,213	34,213	25,500	8,713
1983	16,214	0	17,999	34,213	34,213	25,500	8,713
1982	16,490	0	15,604	32,094	32,094	25,500	6,594

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
3/26/2010	2459 / 457	425,000	WD	02
12/1/1994	1335 / 0342	185,000	WD	U
6/1/1992	1214 / 1657	139,000	WD	Q
11/1/1978	775 / 1887	18,300	00	Q

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