

# **Staff Report**

**12** Second floor addition on south east side, new windows and painting-  
**#1420 White Street - Applicant Michael B. Ingram Architect (H11-01-252)**

The house located on #1420 White Street is listed as a contributing resource. The American four-square house is a two story frame structure and was built circa 1920. The house is on a corner lot on White and Von Phister Streets. By comparing the Sanborn Maps with the existing conditions it can be concluded that the structure has been altered, a second floor was added on the back and a one story addition were built on the south west corner. The existing one story bump out on the south east side and below the existing wrap porch can be observed on the Sanborn maps and on the circa 1965 picture.

The new design proposes the addition of a second floor over the existing one story that is located on the south east side of the house. For this proposal part of the wrap porch will be removed. The proposed second story addition will be lower in height than the main house and will measure approximately 15'-11" depth by 10'-0". Proposed new windows will match existing 6 over 6 aluminum ones and new metal shingles will cover the proposed new addition's roof. The plans include the removal of existing fenestrations on the south east addition, which will not include any openings on the east façade and will have a pair of 6 over 6 windows on the east. The existing addition and the proposed second story will have wood siding to match existing. The application includes white paint to be applied to the exterior walls.

The Historic Architectural Guidelines can be apply to review the proposed new design, particularly guidelines for Additions, Alterations and New Construction (pages 36-38);

Additions, alterations and new construction:

*(1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed-* Staff understands that the proposed second story addition on the south east side will alter the wrap around porch on the second floor which is a character defining feature this house possesses.

*(2)- Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.* The house is listed as a contributing resource in the surveys.

*(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes-* Staff understands that the proposed design is not compatible with the four-square architectural style, which this house exemplifies.



(4)- *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors-* The new proposed side addition is in keeping with the scale and mass of the original building. Nevertheless the addition will alter character defining elements intrinsic to this particular house.

(5)- *Additions should be attached to less publicly visible secondary elevations of an historic structure-* The proposed addition will be attached to south east side of the house which faces Von Phister Street and will be publicly visible since the house is located on a corner lot.

*Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.*

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 addition will not conform to actual street side setback zoning requirements for this particular historic district HMDR;

Front yard- 10 ft

Street side- 7.5 ft

Side- 5 ft

Rear- 15 ft

Maximum height- 30 ft

It is staff's belief that the proposed plans are inconsistent with some of the guidelines. Although the proposed addition is in scale with the main house it will alter character defining features of this four-square historic house.

# **Application**





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

APPLICATION # H11-01-252

OWNER'S NAME:

SUNSET 2020 LLC

DATE:

2/25/11

OWNER'S ADDRESS:

5409 OVERSEAS HWY, #345 MARATHON 33050

PHONE #:

APPLICANT'S NAME:

MICHAEL B. INGRAM (MBI-F2M)

PHONE #:

292-7722

APPLICANT'S ADDRESS:

1001 WHITEHEAD ST., KW. 33040

ADDRESS OF CONSTRUCTION:

1420 WHITE STREET

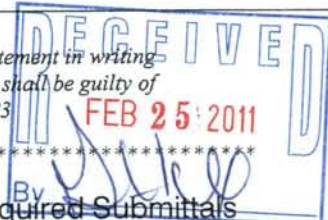
# OF UNITS

2

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK: UTILIZE SOUTH-EAST SINGLE STORY ENCLOSURE TO ALLOW NEW FULLY ENCLOSED STAIR TO SECOND LEVEL, FINISHES TO FOLLOW EXISTING ON EAST & WEST FACADES, NEW ALUMINUM SINGLE HUNG PAIRED WINDOWS ON SOUTH. - PAINT WHITE

*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.

**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:\$ \_\_\_\_\_

Date: 2/25/11

Applicant's Signature: \_\_\_\_\_

Michael Ingram

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Home is listed as contributing box-American square  
Built c. 1920*

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn Maps**



**An Historical View of  
1420 White Street  
Key West, Florida**

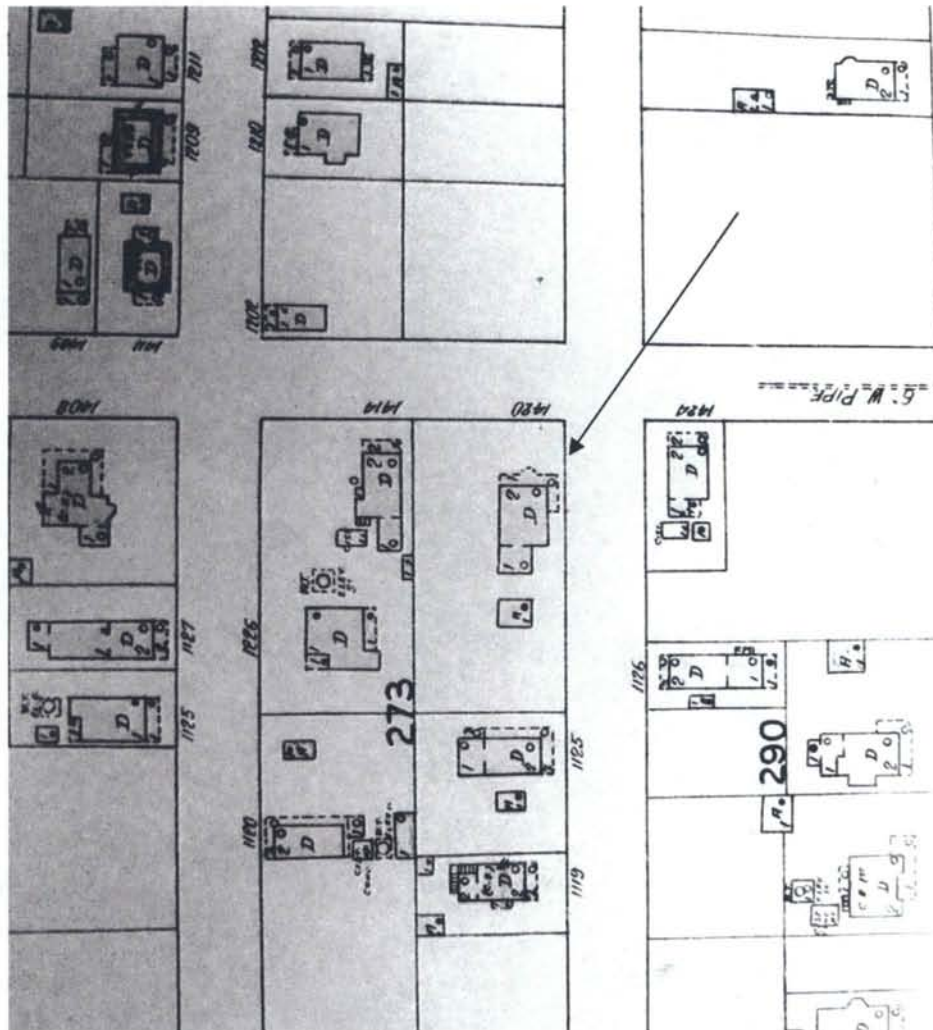


**mbi | k2m Architecture, Inc.  
1001 Whitehead Street  
Key West, Florida 33040**



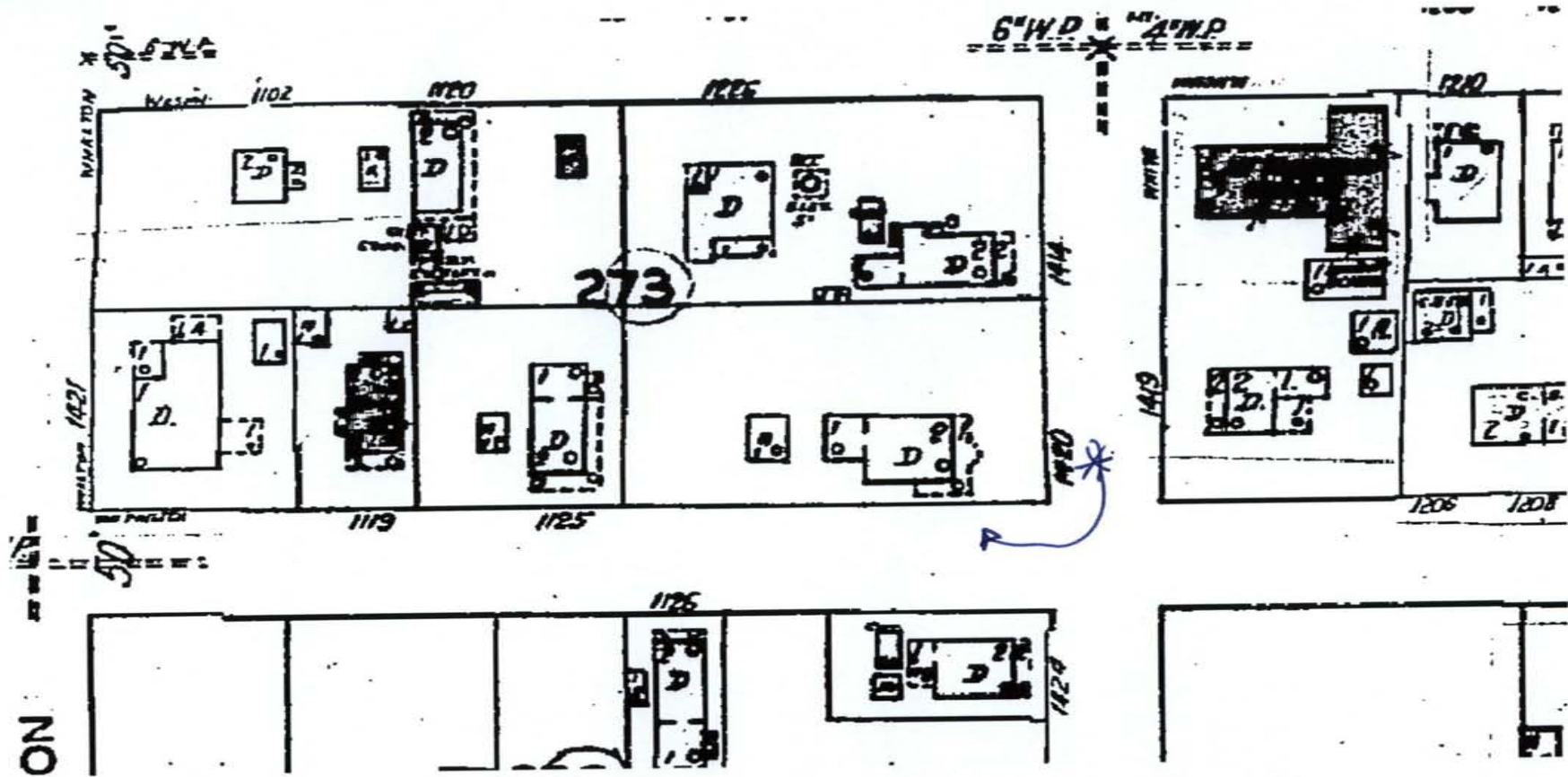


The 1884 Bird's Eye View on the cover shows that this block of White and Von Phister Street was undeveloped at that time.

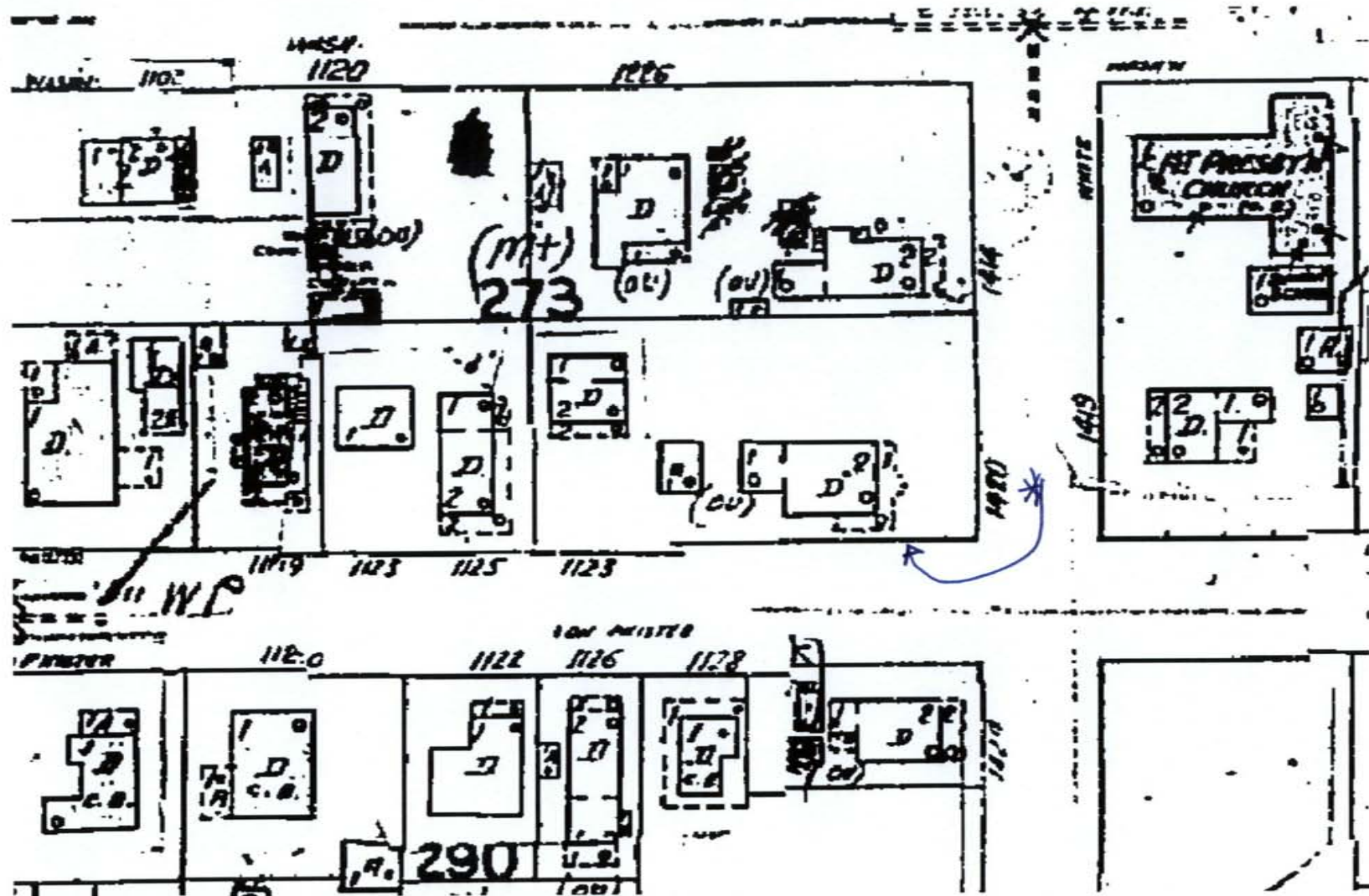


### 1926 Sanborn Map

(1420 White Street appears on the first Sanborn Map and does not change through 1962)



#1420 White Street Sanborn Map 1948 Copy



#1420 White Street Sanborn Map 1962 Copy



**The Area Around  
1420 White Street  
Key West, Florida**

**As It Appears Today**



# **Project Photos**

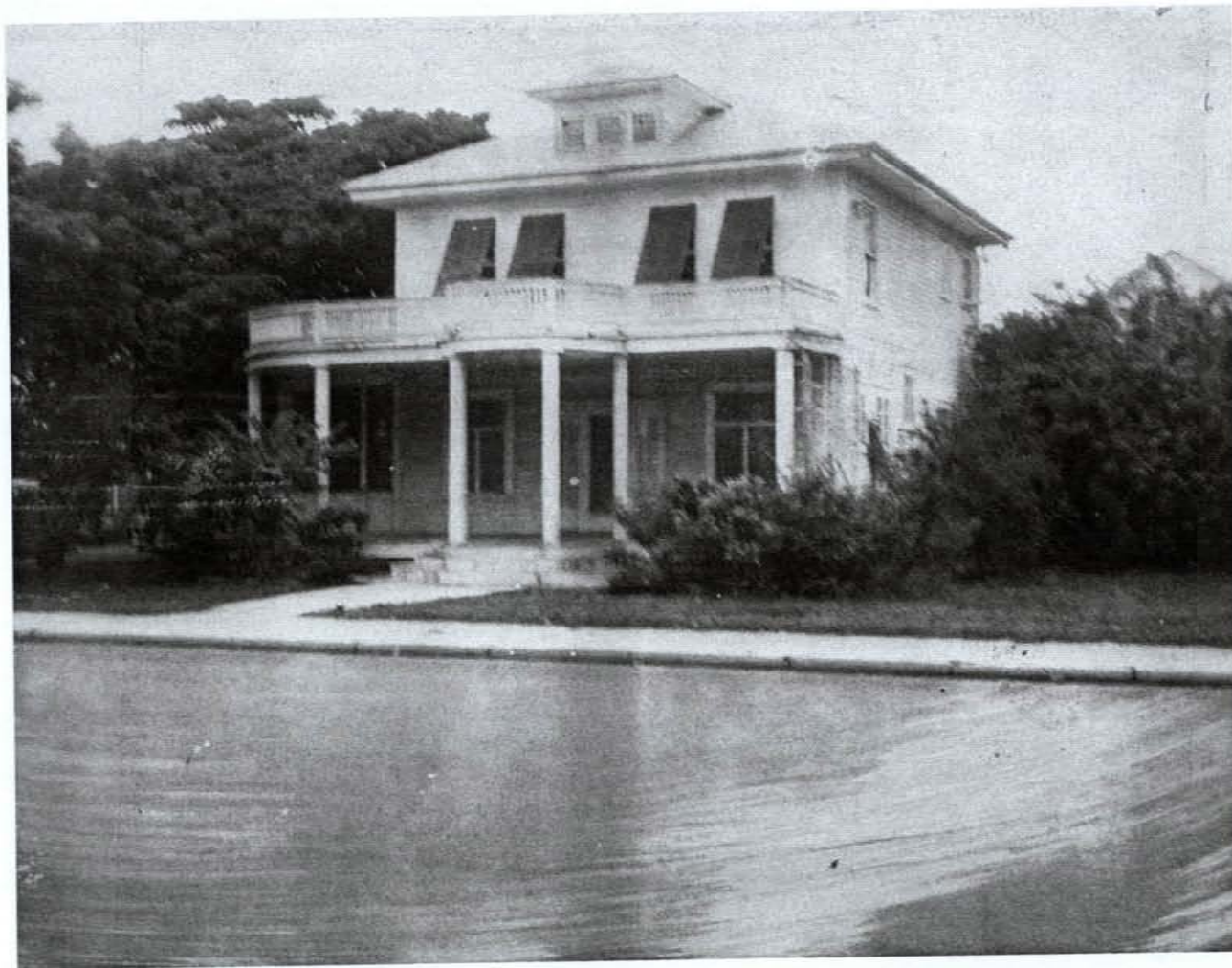


Photo taken by the Property Appraiser's office c1965; 1420 White St.; built 1920's; Monroe County Library





1420 White Street as seen from White



As seen from corner of White and Von Phister



As seen from Von Phister



As seen from Von Phister



Looking N. on White St., photos track clockwise



1416 White, to right of 1420





1414 White



1412 White on corner of Washington



1410 and 1408 White on opposite corner of Washington



1421 across White St.



Looking S. on White Street



1425 White, to right of empty lot





1434 White on corner of Flagler



1430 White



1428 White



1424 White, across Von Phister



Looking SW on Von Phister



1128 Von Phister





1126 Von Phister



1125 Von Phister



1127 Von Phister



1133 Von Phister, directly behind 1420 White



Another Foursquare house on White Street

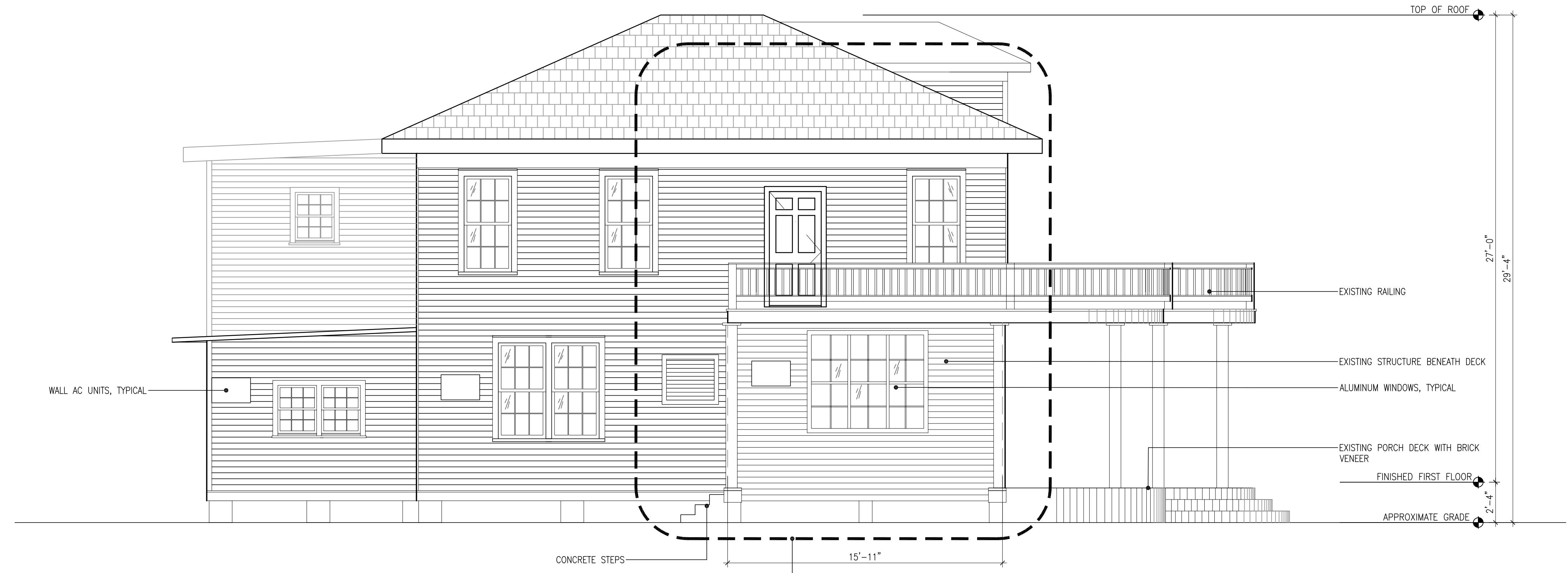
## **Site Plans**

Seal:

Consultants:

Revisions:

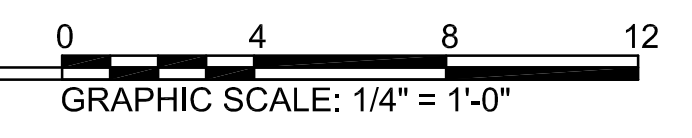
21 FEB 11 CLIENT REVIEW  
25 FEB 11 HARC SUBMITTAL



**2** EXISTING SOUTH (VON PHISTER) ELEVATION  
 AE3.1.1 SCALE: 1/4"=1'-0"



**1** EXISTING EAST (WHITE) ELEVATION  
 AE3.1.1 SCALE: 1/4"=1'-0"



**SUNSET 2020, L.L.C.**  
 RESIDENTIAL REMODELING PROJECT  
 1120 WHITE STREET  
 KEY WEST, FL 33040

PLOTTED: 2/24/2011 3:35 PM

Drawing Size 24x36	Project #: MK-11017
Drawn By: CAP	Checked By: MBI

Title:  
**EXISTING ELEVATIONS**

Sheet Number:

**AE3.1.1**

Date: - 25 FEBRUARY 2011

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Seat:

Consultants:

Revisions:

21 FEB 11 CLIENT REVIEW  
25 FEB 11 HARC SUBMITTAL

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PLOTTED: 2/24/2011 3:36 PM

Drawing Size: 24x36 | Project #: MK-11017  
Drawn By: CAP | Checked By: MBI

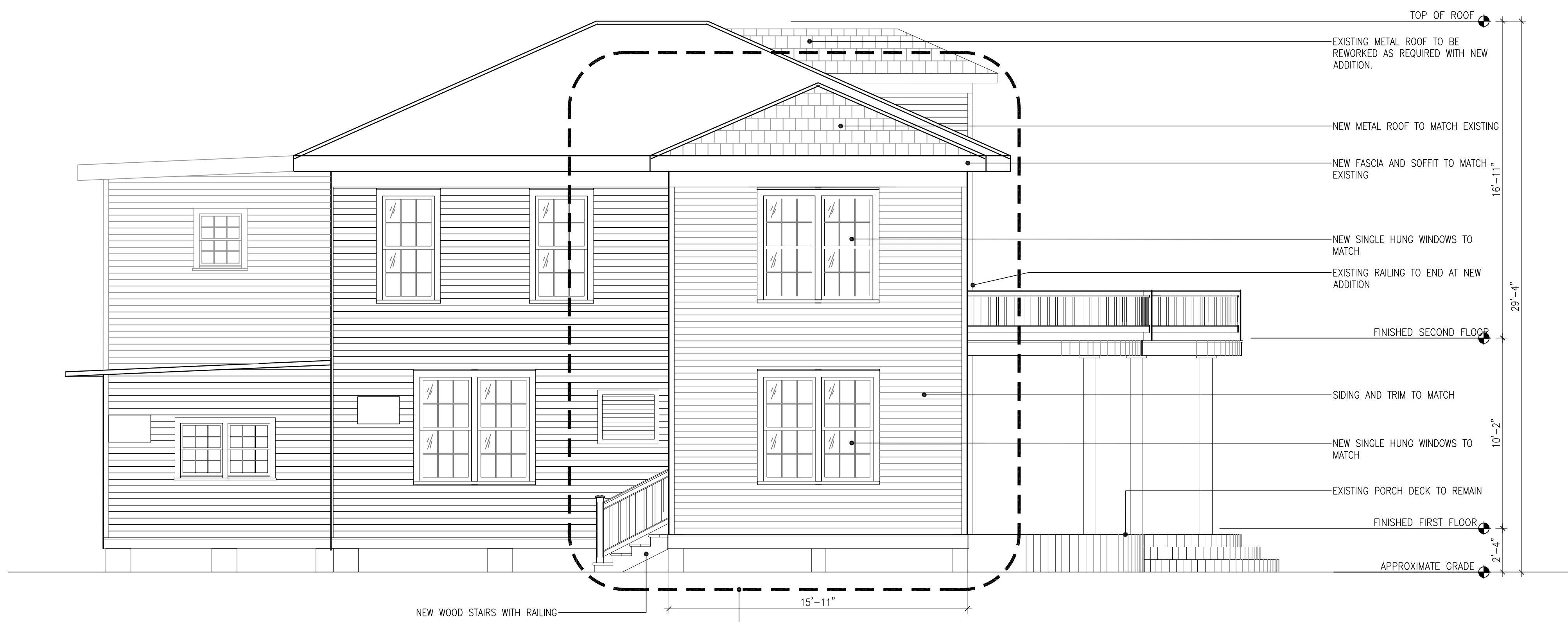
Title: PROPOSED ELEVATIONS

Sheet Number:

**A3.1.1**

Date: - 25 FEBRUARY 2011

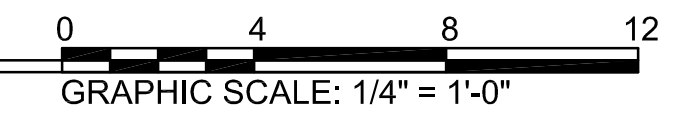
©2011 by mbi | k2m Architecture, Inc.



**2** PROPOSED SOUTH (VON PHISTER) ELEVATION  
A3.1.1 SCALE: 1/4"=1'-0"



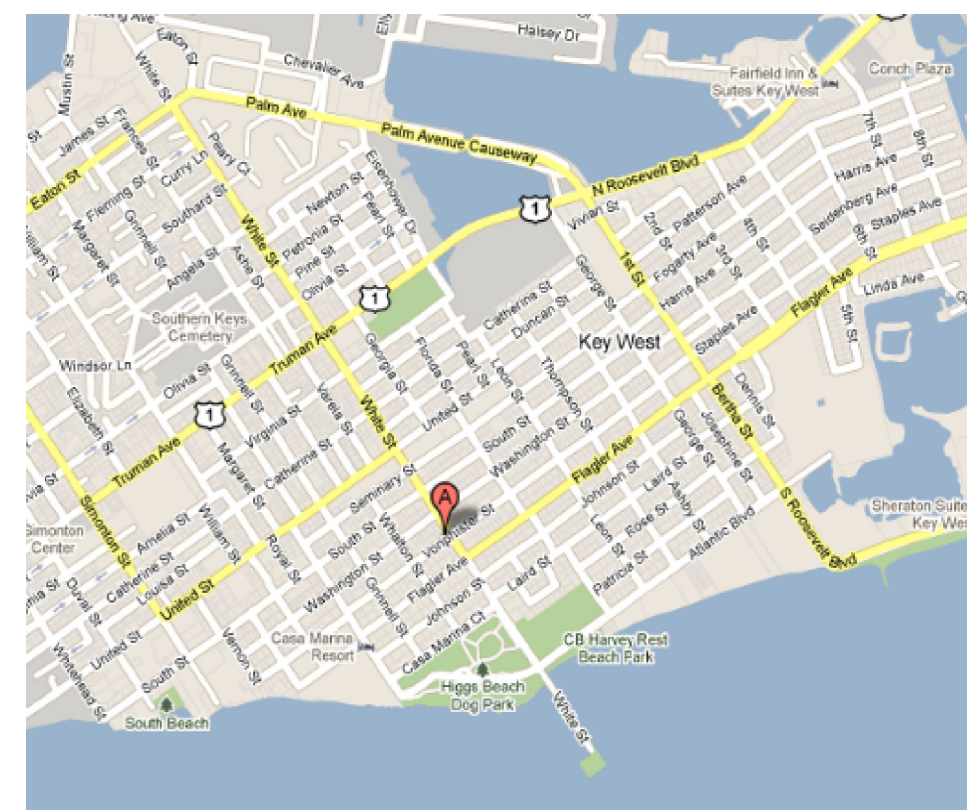
**1** PROPOSED EAST (WHITE) ELEVATION  
A3.1.1 SCALE: 1/4"=1'-0"



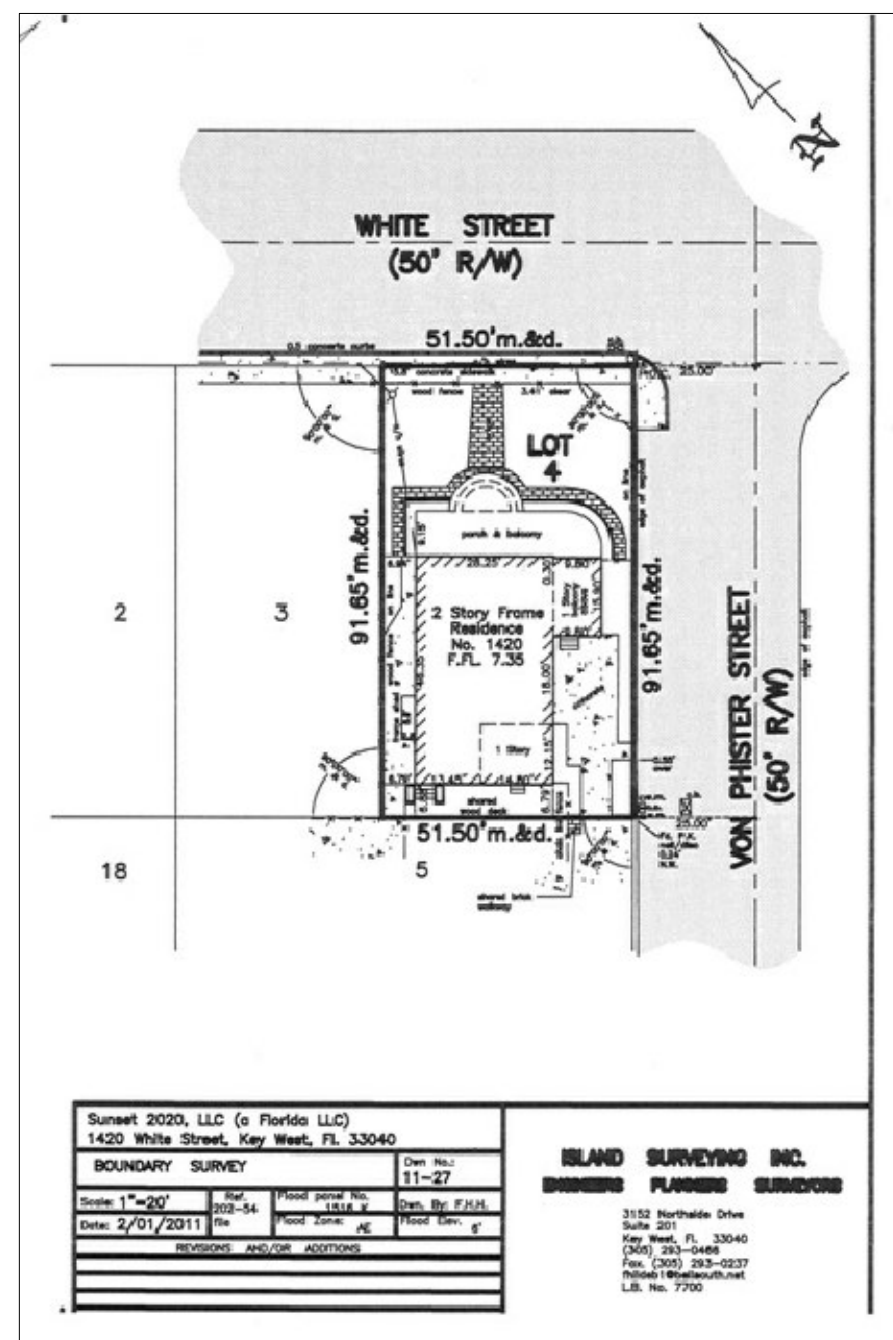




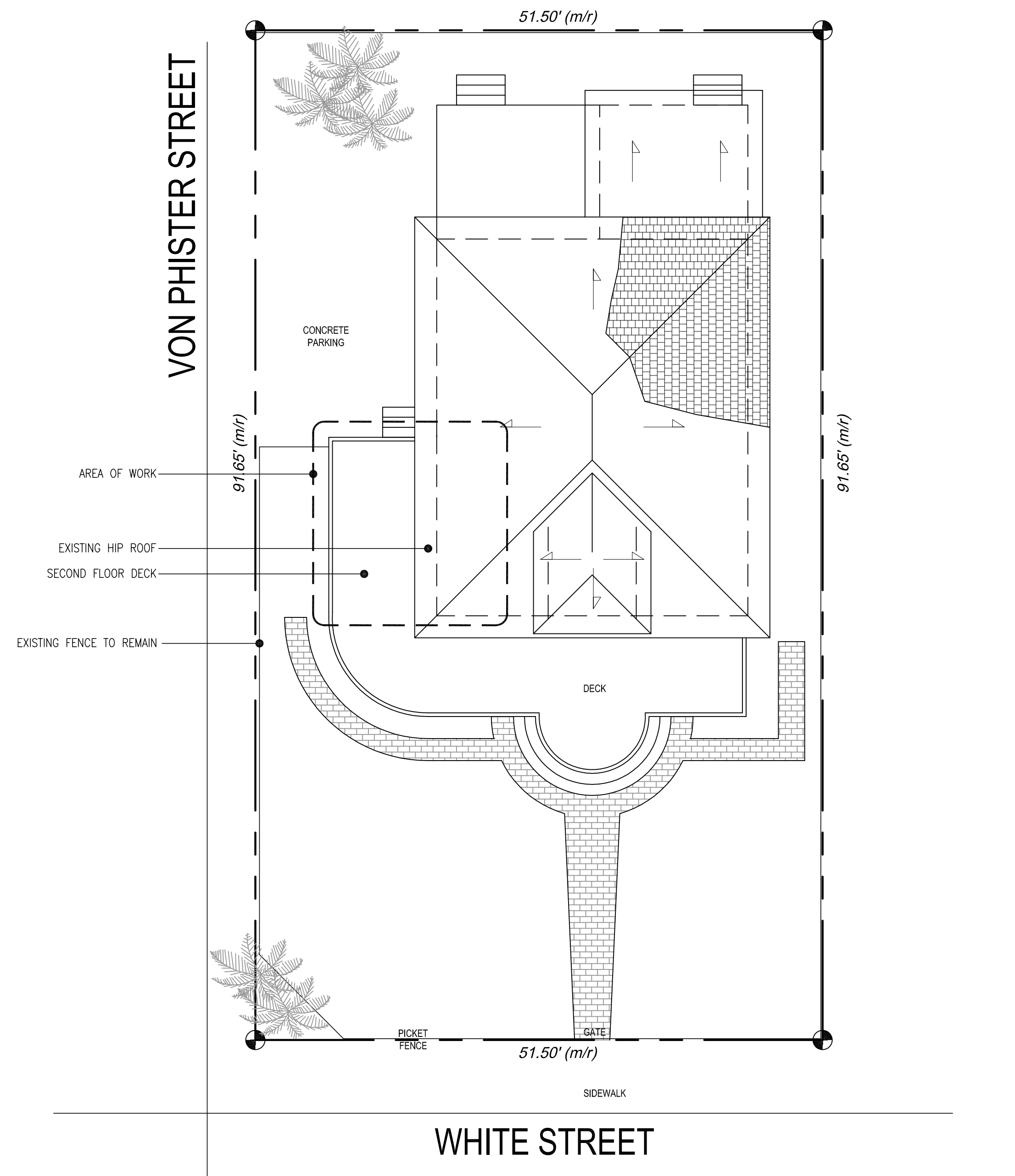
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A1.1.1  
AERIAL VIEW  
SCALE: NTS



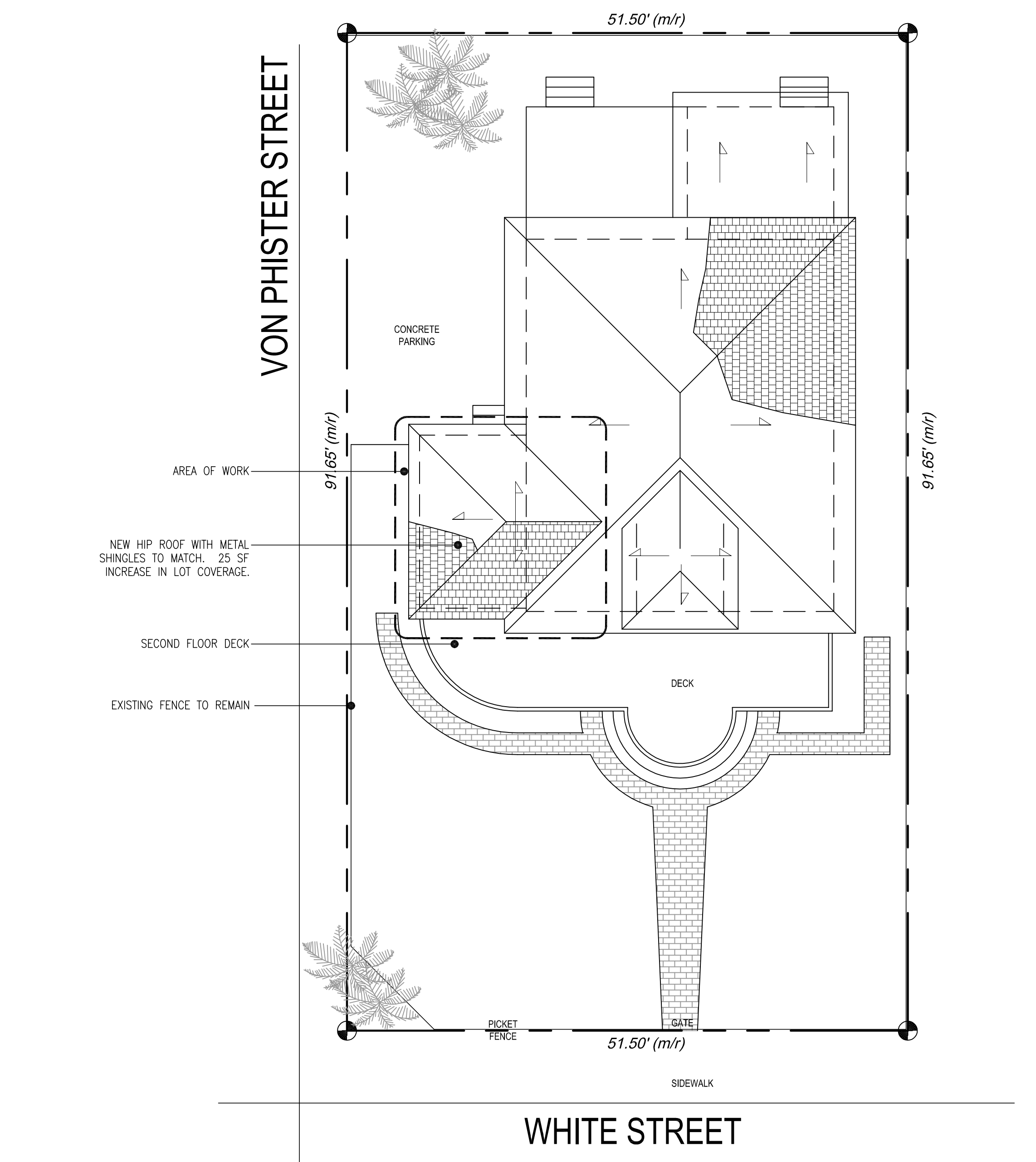
4  
A1.1.1  
LOCATION MAP  
SCALE: NTS



5  
A1.1.1  
See Actual Survey for Details  
COPY OF SURVEY  
SCALE: NTS  
NOTE DIFFERENT ORIENTATION ON PLANS



2  
A1.1.1  
EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"  
GRAPHIC SCALE: 1/8" = 1'-0"



1  
A1.1.1  
PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"  
GRAPHIC SCALE: 1/8" = 1'-0"

ARCHITECT:  
**mbi | k2m**  
ARCHITECTURE, INC.  
Architecture, Interior Design,  
Procurement,  
Owner Representation,  
Specialty Consulting  
1001 Whitehead St., Unit 101  
Key West, Florida 33040  
Tel: 305-292-7722  
Fax: 305-292-2162  
Email: info@mbi-k2m.com  
URL: www.mbi-k2m.com

Seal:

Consultants:

Revisions:

21 FEB 11	CLIENT REVIEW
25 FEB 11	HARC SUBMITTAL

SUNSET 2020, L.L.C.  
RESIDENTIAL REMODELING PROJECT  
1120 WHITE STREET  
KEY WEST, FL 33040

Plotted: 2/24/2011 3:53 PM	
Drawing Size: 24x36	Project #: MK-11017
Drawn By: CAP	Checked By: MBI

Title:  
EXISTING  
AND PROPOSED  
SITE PLANS

Sheet Number:  
**A1.1.1**  
Date: - 25 FEBRUARY 2011  
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C:\Documents and Settings\Craig\My Documents\MSRM\1017-1420 WHITE-RESIDENTIAL\A1.1.dwg, 2/24/2011 3:53 PM, scale: 1/8" = 1'-0", ctag



# SUNSET 2020, L.L.C.

## RESIDENTIAL REMODELING PROJECT

1420 WHITE STREET, KEY WEST, FLORIDA 33040

### HARC SUBMISSION FEBRUARY 25, 2011

#### Drawing Index

##### GENERAL

A0.1.1 Cover

##### ARCHITECTURAL

A1.1.1 Existing and Proposed Site Plan

AE3.1.1 Existing Elevations

A3.1.1 Proposed Elevations



WHITE STREET VIEW

#### SUNSET 2020, LLC

RESIDENTIAL REMODELING PROJECT  
HARC SUBMISSION

**mbi | k2m**  
ARCHITECTURE, INC.

1001 Whitehead St., Suite 101, Key West, Florida 33040  
Tel: 305-292-7722 | Fax: 305-292-2162  
Email: info@mbi-k2m.com | URL: www.mbi-k2m.com  
PROF. REG. AA26001059

##### SUBMISSIONS

2011.02.21 Client Review Meeting  
2011.02.25 HARC Submission

Project No. MK-11017 Phase: Design Development

##### COVER SHEET

# A0.1.1

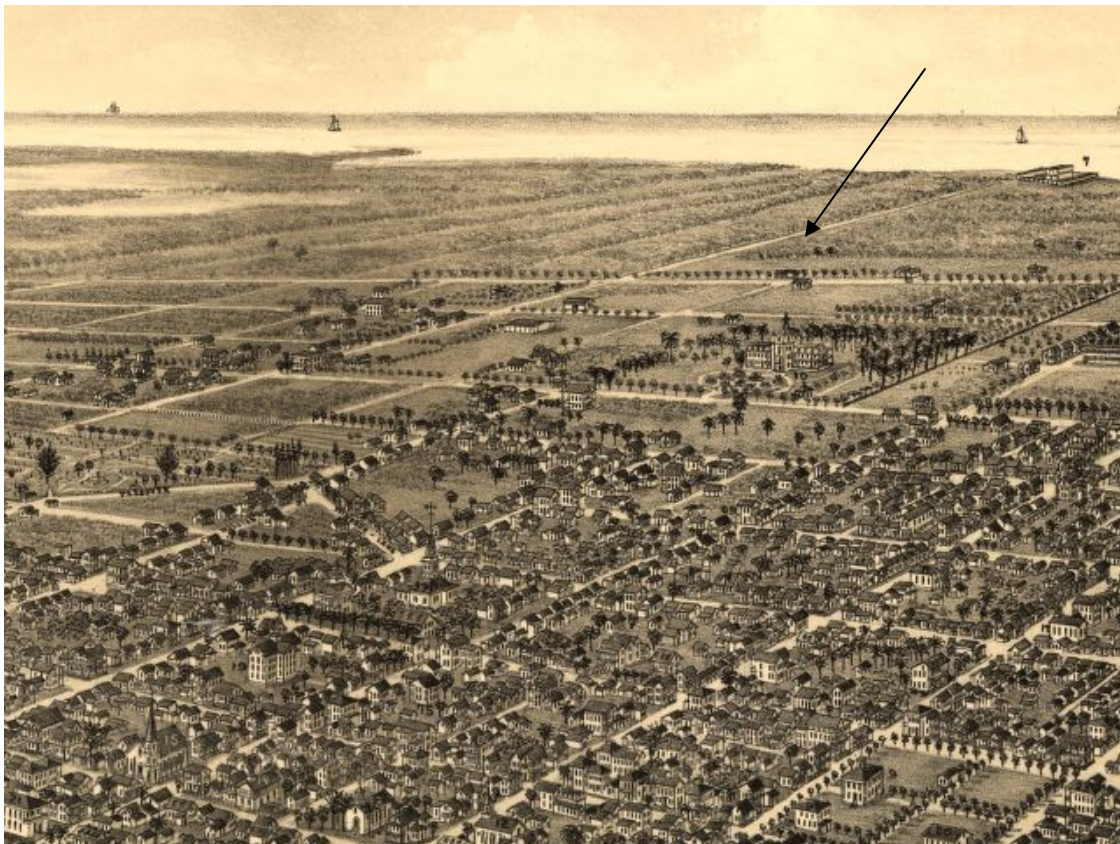
DATE: February 25, 2011

©2011 by mbi | k2m Architecture, Inc.

PLOTTED: 2/24/2011 2:32 PM

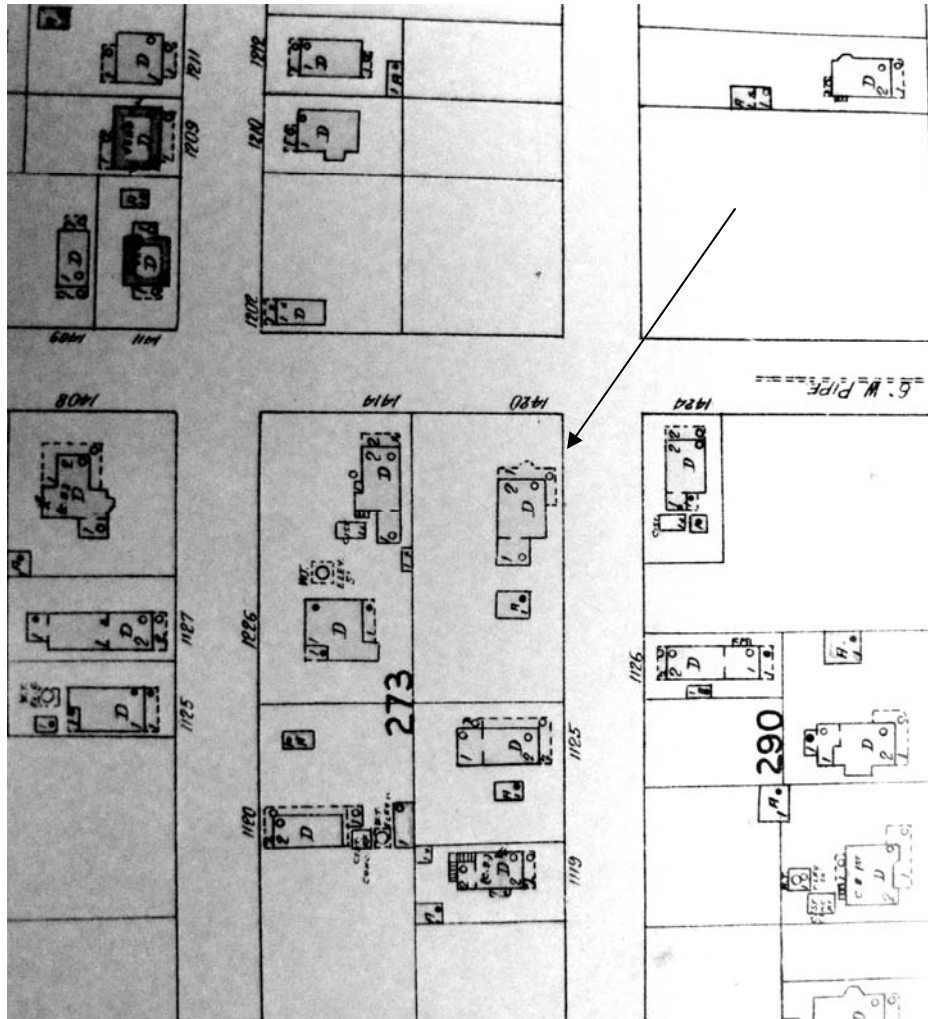


**An Historical View of  
1420 White Street  
Key West, Florida**



**mbi | k2m Architecture, Inc.  
1001 Whitehead Street  
Key West, Florida 33040**

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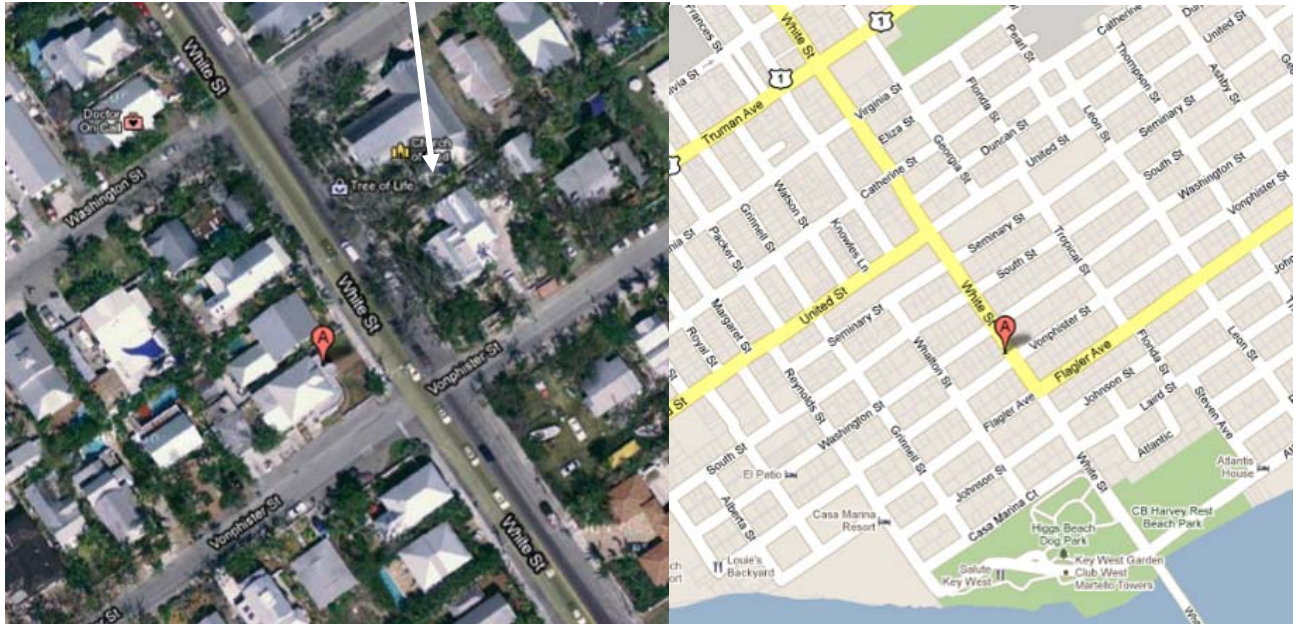


**1926 Sanborn Map**  
(1420 White Street appears on the first Sanborn Map  
and does not change through 1962)



**The Area Around  
1420 White Street  
Key West, Florida**

**As It Appears Today**







1420 White Street as seen from White



As seen from corner of White and Von Phister



As seen from Von Phister



As seen from Von Phister



Looking N. on White St., photos track clockwise



1416 White, to right of 1420





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Looking SW on Von Phister



1128 Von Phister





1126 Von Phister



1125 Von Phister



1127 Von Phister



1133 Von Phister, directly behind 1420 White



Another Foursquare house on White Street



**Property Appraiser  
Information**

**Ervin A. Higgs, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501

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**Property Record View**

Alternate Key: 1039250 Parcel ID: 00038510-000000

**Ownership Details**

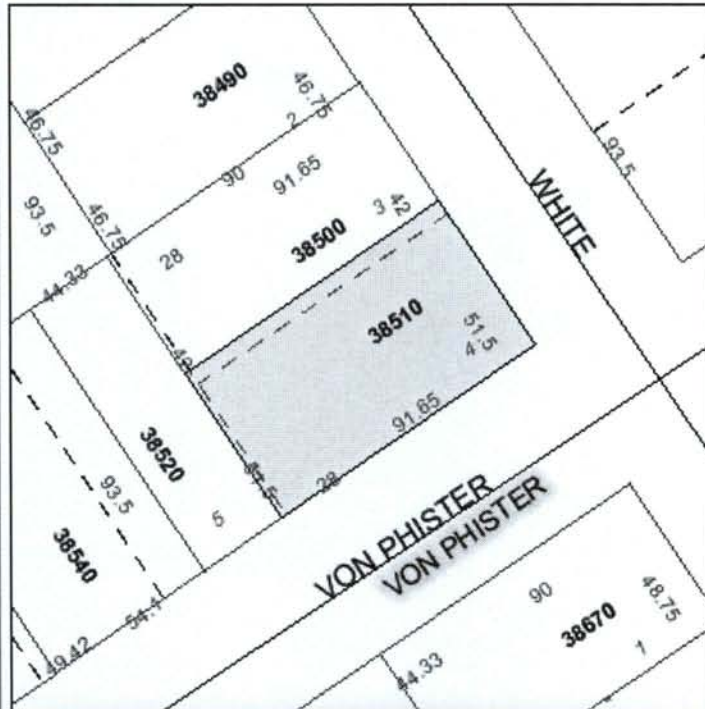
**Mailing Address:**  
SUNSET 2020 LLC  
5409 OVERSEAS HWY  
MARATHON, FL 33050-2710

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1420 WHITE ST KEY WEST  
**Subdivision:** The Webb Realty Co  
**Legal Description:** KW WEBB REALTY CO SUB PB1-42 LT 4 AND PT LTS 3 AND 5 SQR 2 TR 18 B2-424 B2-579 OR359-307/08 OR1824-1253/54 OR2145-340/41C OR2503-311



**Parcel Map**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	52	92	4,719.97 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 2608  
Year Built: 1948

### Building 1 Details

Building Type R1  
Effective Age 12  
Year Built 1948  
Functional Obs 0

Condition A  
Perimeter 318  
Special Arch 0  
Economic Obs 0

Quality Grade 650  
Depreciation % 13  
Grnd Floor Area 2,608

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

Roof Type GABLE/HIP  
Heat 1 NONE  
Heat Src 1 NONE

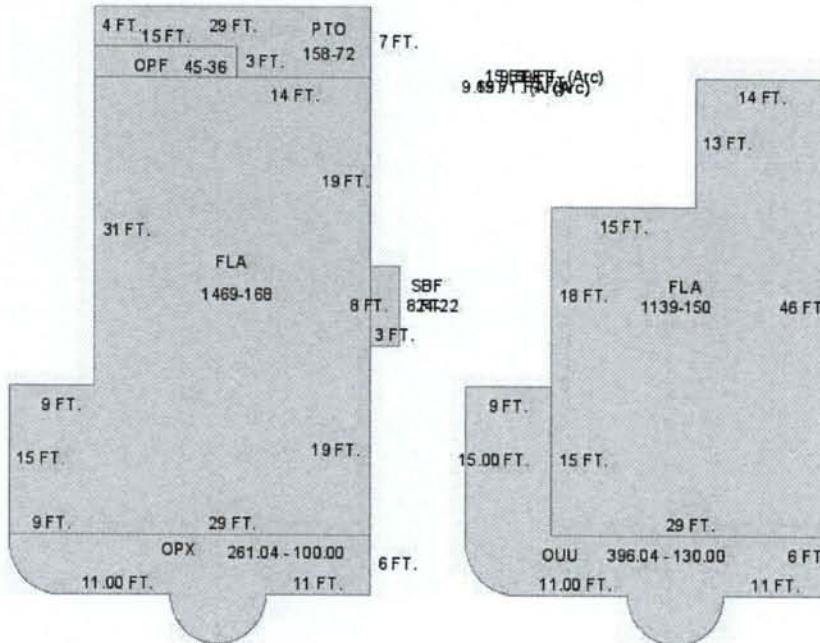
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 5

Extra Features:

2 Fix Bath 0  
3 Fix Bath 1  
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
2	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	1,469
3	OPX		1	1989	N N	0.00	0.00	261
4	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	1,139
5	OUU		1	1989	N N	0.00	0.00	396



6	SBF	1:WD FRAME	1	1989	N	N	0.00	0.00	24
7	PTO		1	1984	N	N	0.00	0.00	158
8	OPF		1	1984	N	N	0.00	0.00	45

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	470 SF	94	5	1984	1985	2	30
4	PT3:PATIO	72 SF	12	6	1975	1976	2	50
8	AC2:WALL AIR COND	1 UT	0	0	1983	1984	1	20
9	AC2:WALL AIR COND	2 UT	0	0	1983	1984	2	20
10	AC2:WALL AIR COND	2 UT	0	0	1989	1990	3	20
11	PT5:TILE PATIO	147 SF	21	7	1975	1976	4	50
12	PT5:TILE PATIO	165 SF	55	3	1975	1976	4	50
13	PT3:PATIO	275 SF	25	11	1975	1976	2	50
14	PT3:PATIO	224 SF	32	7	1975	1976	2	50
15	PT3:PATIO	54 SF	18	3	1975	1976	2	50
16	CL2:CH LINK FENCE	40 SF	10	4	1979	1980	1	30

### Appraiser Notes

2008-03-19 MLS \$1,349,000 5/3 CASA MARINA AREA! THIS 5 BEDROOM, 3 BATH HOME IS CURRENTLY BEING SOLD AS IS. THERE ARE PLANS AND PERMITS IN PLACE TO BUILD A 3 BEDROOM, 3.5 BATH WITH 2,550 SF OF LIVING SPACE AND A SWIMMING POOL. DKRAUSE

2003-09-12 - 2002 "M" SALE WITH AK1039241 VACANT LOT. NOW SPLIT OUT & HAS NEW SFR PERMITS WMC

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04-0731	03/19/2004	04/28/2004	2,750		REMOVE EXT STAIRS

### 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
2010	352,453	5,036	436,819	794,308	794,308	0	794,308
2009	391,712	5,036	592,133	988,881	899,290	0	988,881
2008	364,104	5,036	448,397	817,537	817,537	0	817,537
2007	444,516	5,033	519,197	968,746	968,746	0	968,746
2006	790,480	5,033	448,397	1,243,910	1,243,910	0	1,243,910
2005	1,245,090	5,199	283,198	1,194,155	1,194,155	0	1,194,155
2004	458,342	5,364	269,038	732,744	732,744	0	732,744

2003	603,341	5,530	99,119	707,990	707,990	0	707,990
2002	368,088	19,010	233,142	620,240	545,529	25,000	520,529
2001	368,088	18,662	233,142	619,892	542,778	25,000	517,778
2000	368,088	14,765	197,061	579,914	513,376	25,000	488,376
1999	355,324	15,376	197,061	567,761	501,797	25,000	476,797
1998	279,291	12,179	169,961	461,431	433,513	25,000	408,513
1997	244,380	11,026	157,371	412,777	400,884	25,000	375,884
1996	218,222	10,638	157,371	386,231	380,203	25,000	355,203
1995	206,471	10,520	157,371	374,363	369,413	25,000	344,413
1994	184,649	9,820	157,371	351,840	351,840	25,000	326,840
1993	184,649	10,248	157,371	352,268	352,268	25,000	327,268
1992	217,051	10,668	157,371	385,090	385,090	25,000	360,090
1991	261,562	11,065	174,857	447,484	447,484	25,000	422,484
1990	255,374	11,506	144,326	411,206	411,206	25,000	386,206
1989	152,704	1,662	49,432	203,798	203,798	25,000	178,798
1988	69,112	1,490	43,122	113,724	113,724	25,000	88,724
1987	68,440	1,506	28,818	98,764	98,764	25,000	73,764
1986	68,751	1,521	27,766	98,038	98,038	25,000	73,038
1985	67,068	1,542	17,978	86,588	86,588	25,000	61,588
1984	62,725	1,036	17,978	81,739	81,739	25,000	56,739
1983	62,725	1,036	17,978	81,739	81,739	25,000	56,739
1982	63,840	1,036	16,201	81,077	81,077	25,000	56,077

### 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
1/31/2011	2503 / 311	470,000	WD	99
10/18/2002	1824 / 1253	850,000	WD	M

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Monroe County Property Appraiser  
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