

# Historic Architectural Review Commission

## Staff Report Item 4

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**Meeting Date:** September 24, 2013

**Applicant:** Matthew Stratton, Architect

**Application Number:** H13-01-1103

**Address:** #1128 Von Phister Street

**Description of Work:** Application for Non-Contributing value for demolition. House is outside of the Historic District. Second reading.

**Building Facts:** The one story masonry vernacular house was listed as a contributing resource in the 2004 survey. According to the Property Appraisers records the 615 square feet house was built in 1953. The CBS house used to have a contiguous wraparound porch. The house was built over a concrete slab and has a non-traditional low slope on its roof.

The House is located on the SF zoning district and outside of the boundaries of the Historic District. HARC has jurisdiction in the structure since it is listed as contributing.

**Ordinance Cited in Review:** Sec. 102-125 of the Land Development Regulations; Certificate of Non-Contributing value.

### Staff Analysis

On August 27, 2013 the Commission approved the first reading for a non-contributing value for the house. This staff report is for the second reading review of the request. On March 14, 2006 the owner of the property presented to the HARC Commission a Certificate of Appropriateness for *a two story addition on the rear of the house or, preferably, complete demolition*. At that time the item was postponed but a discussion took place about the merits of considering the demolition of the house. According to the records the project was removed from the next HARC Agenda (March 28, 2006) and was never included on any other agenda.

The applicant has submitted a complete application for a Certificate of Non-Contributing value and has disclosed the reason for such request; the demolition of the existing house for a new two story single family residence.

### **Consistency with the Ordinance**

1. The existing house does not possess any architectural or historic value that makes it unique or significant to the historic district. Yet the house is surrounded by larger scale, 2 story contributing frame houses.
2. The house does not represent any of the architectural styles found in the historic district. Its wraparound porch, which is a character defining element, has been altered through time by its enclosure in several areas.
3. The house was built over a concrete slab, which is not a traditional construction technique found in the historic district or contributing houses within the district.
4. The house does not embody any distinctive craftsmanship on its construction nor is an example of a unique architectural style under masonry vernacular.

It is staff's opinion that the proposed Non-Contributing value request can be considered by the Commission since it is consistent with the criteria established in the Land Development Regulations for such requests. By a visual inspection of the house the building does not convey any historical, cultural, architectural or aesthetic significance nor does meet historic development standards. Staff agrees with the applicant that the house does not meet essential elements and characteristics found on a contributing resource.

**Sections 102-121 through 102-125  
Of the Land Development Regulations  
Certificate of Non-Contributing Value**

**Key West, Florida, Code of Ordinances >> Subpart B - LAND DEVELOPMENT REGULATIONS >>  
Chapter 102 - HISTORIC PRESERVATION >> ARTICLE III. CERTIFICATE OF NO CONTRIBUTING  
VALUE >>**

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**ARTICLE III. CERTIFICATE OF NO CONTRIBUTING VALUE**

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Sec. 102-121. Applicability.

Sec. 102-122. Application and fee.

Sec. 102-123. Required information for application.

Sec. 102-124. Public meetings.

Sec. 102-125. Historic architectural review commission findings precedent to issuance.

Secs. 102-126—102-150. Reserved.

**Sec. 102-121. Applicability.**

Section 102-94 and article IV of this chapter shall have no application to historic buildings for which a certificate of no contributing value has been issued by the historic architectural review commission according to the process in this article.

*(Ord. No. 97-10, § 1(3-10.3(F)), 7-3-1997)*

**Sec. 102-122. Application and fee.**

Written application for the certificate of no contributing value, together with an application fee as determined by city commission resolution, shall be submitted by the owner of the subject building or by his agent.

*(Ord. No. 97-10, § 1(3-10.3(F)(1)), 7-3-1997)*

**Sec. 102-123. Required information for application.**

The application for the certificate of no contributing value shall include, except when not reasonably attainable, the following:

- (1) A map showing the location of the building or structure on its property with reference to neighboring properties;
- (2) Photographs of all street facade elevations;
- (3) A description of the building or structure, including a description of its age, architectural style, historical associations and importance;
- (4) The reason and explanation for the application; and
- (5) A brief description of the present and/or proposed use of the property on which the building or structure is located.

*(Ord. No. 97-10, § 1(3-10.3(F)(2)), 7-3-1997)*

**Sec. 102-124. Public meetings.**

The historic architectural review commission shall hold two regular historic architectural review commission meetings regarding the application for the certificate of no contributing value, which hearings shall be at least 14 days apart and which shall each be advertised at least five days in advance in a newspaper of general circulation published in the city.

(Ord. No. 97-10, § 1(3-10.3(F)(3)), 7-3-1997)

#### **Sec. 102-125. Historic architectural review commission findings precedent to issuance.**

Upon conclusion of the hearings and the historic architectural review commission's deliberations, the historic architectural review commission shall issue the certificate of no contributing value only if it finds, by clear and convincing evidence, that the building or structure, by virtue of its design, workmanship, materials, setting, and/or history does not meet any of the nine criteria set forth below. The building or structure:

- (1) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction;
- (2) Is not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;
- (4) Is not the site of a historic event with a significant effect upon society;
- (5) Does not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) Does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;
- (8) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and
- (9) Has not yielded, and is not likely to yield, information important in history.

(Ord. No. 97-10, § 1(3-10.3(F)(4)), 7-3-1997; Ord. No. 06-14, § 7, 8-1-2006)

#### **Secs. 102-126—102-150. Reserved.**

# **Application for Non-Contributing Value**



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

APPLICATION # **413-01-1103**

OWNER'S NAME:

**Sheldon Segel**

DATE:

**7/24/13**

OWNER'S ADDRESS:

**927 Seminary Street**

PHONE #:

**294-8411**

APPLICANT'S NAME:

**m.stratton.architecture**

PHONE #:

**923-9670**

APPLICANT'S ADDRESS:

**1901 S. Roosevelt Blvd. #205W**

ADDRESS OF CONSTRUCTION:

**1128 Von Phister**

# OF  
UNITS

**1**

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

**DETAILED DESCRIPTION OF WORK:**

**Obtain Certificate of No Contributing Value in order to demolish existing 615 SF CBS structure.**

*Chapter 837.06 F.S.-False Official Statements -- Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: **7/24/13**

Applicant's Signature: 

**Required Submittals**

<input 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

User: **CHIEF**  
Date: **8/06/13**  
Receipt no: **93639**

PT

Trans number:  
CK CHECK

Trans date: **8/06/13**

**BUILDING PERMITS NEW**

Staff Use Only

Date: **1069**

Time: **12:09:43**

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

✓ 1st reading

Denied

Deferred

Reason for Deferral or Denial:

8/27/13 - approved first reading. Please

second reading next meeting. Please

HARC Comments:

The house is listed as a contributing resource.

Non contributing value request (ordinance)

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

Date: 8/27/13

Signature: Dickie Adams

Historic Architectural  
Review Commission





**1128 Von Phister** is a small 615 square foot one-story CBS structure that was constructed in 1952. The property is located in the SF zoning district, adjacent to a designated Historic District. It has one bedroom and one bathroom, and a full wrap-around porch that has been partially enclosed. The roof is wood frame with asphalt shingles. It is a low house with porches with a low pitched gable roof, which are characteristics of a Bungalow Style; however, this structure does not distinctly reference any of the historical architectural styles of Key West vernacular referenced in the HARC Guidelines.

The property was listed in the 2004 City Survey as a masonry vernacular contributing structure. The reason for this application is to challenge that assignment and to obtain a Certificate of No Contributing Value.

1. This house embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction
2. This house is not known to be specifically associated with events that have made a significant contribution to local, state, or national history
3. This house has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not known to be associated with the life of a person significant in the past
4. This property is not the site of a historic event with a significant effect upon society
5. This house does not exemplify the cultural, political, economic, social, or historic heritage of the city
6. This property is not part of or related to a square, park, or other distinctive area
7. This property does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of the neighborhood or the city, and does not exemplify the best remaining architectural type in the neighborhood
8. This property has not yielded, and is not likely to yield, information important in history

The property is a single family residence, and will continue to be a single family residence. The intent is to demolish the existing structure and construct a new two-story, 2,400 SF (+/-) single family residence.



**REAR PORCH**



**SIDE PORCH**



**ENCLOSED PORCH**



**INTERIOR**



**FOUNDATION / FLOOR**



**REAR**



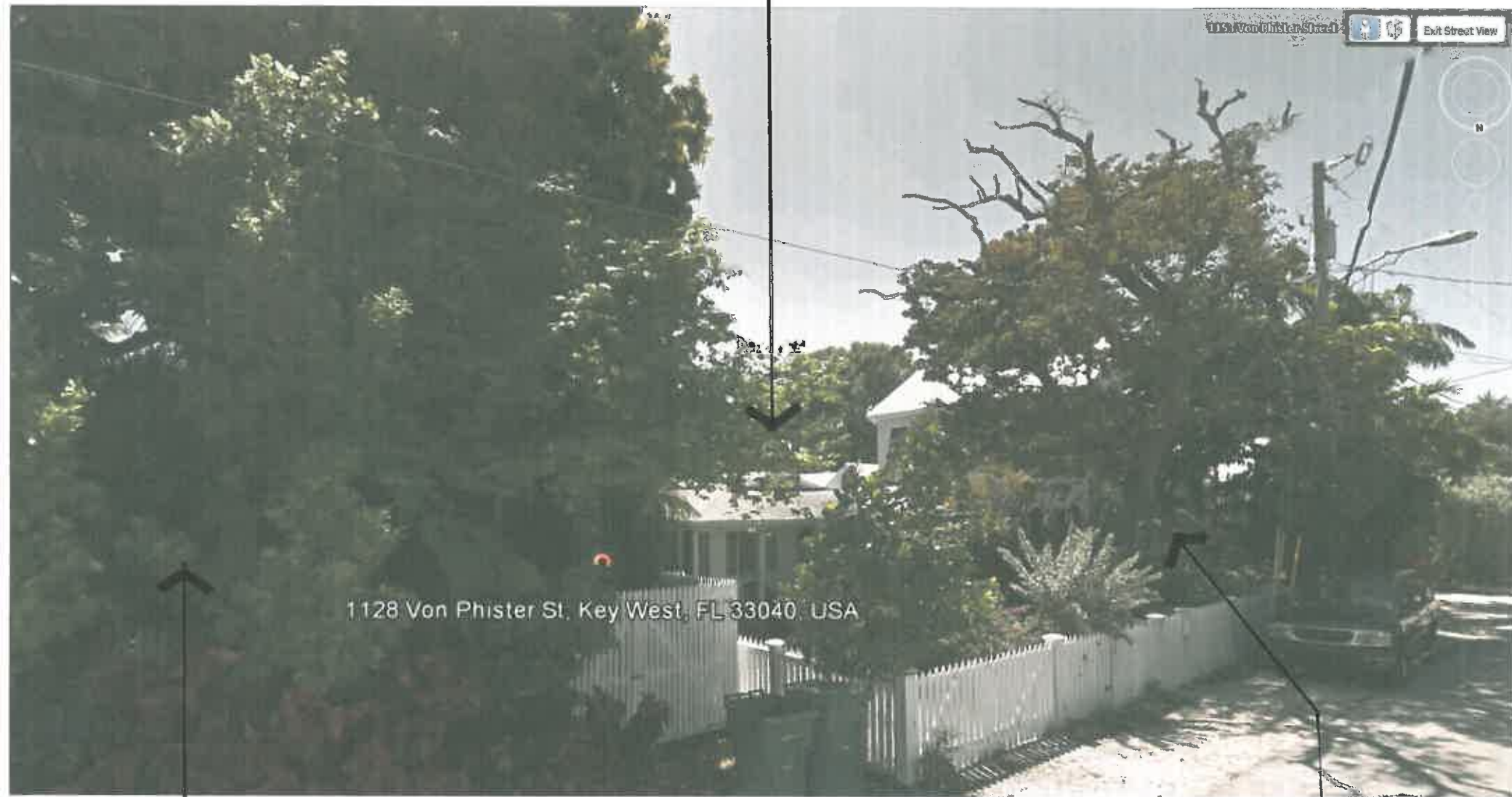
**FRONT**



Date: 7/23/2013



1128 VON PHISTER



1128 Von Phister St. Key West, FL 33040, USA

1424 WHITE  
(NEIGHBOR)

1126 VON PHISTER  
(NEIGHBOR)



1126 VON PHISTER

1122 VON PHISTER





1126

1122

1120 VON PHISTER



1120 VON PHISTER

1425 WHALTON





1101 VON PHISTER





1119 VON PHISTER





1123 VON PHISTER

1125 VON PHISTER





1127 VON PHISTER



1133 VON PHISTER (ACROSS STREET)





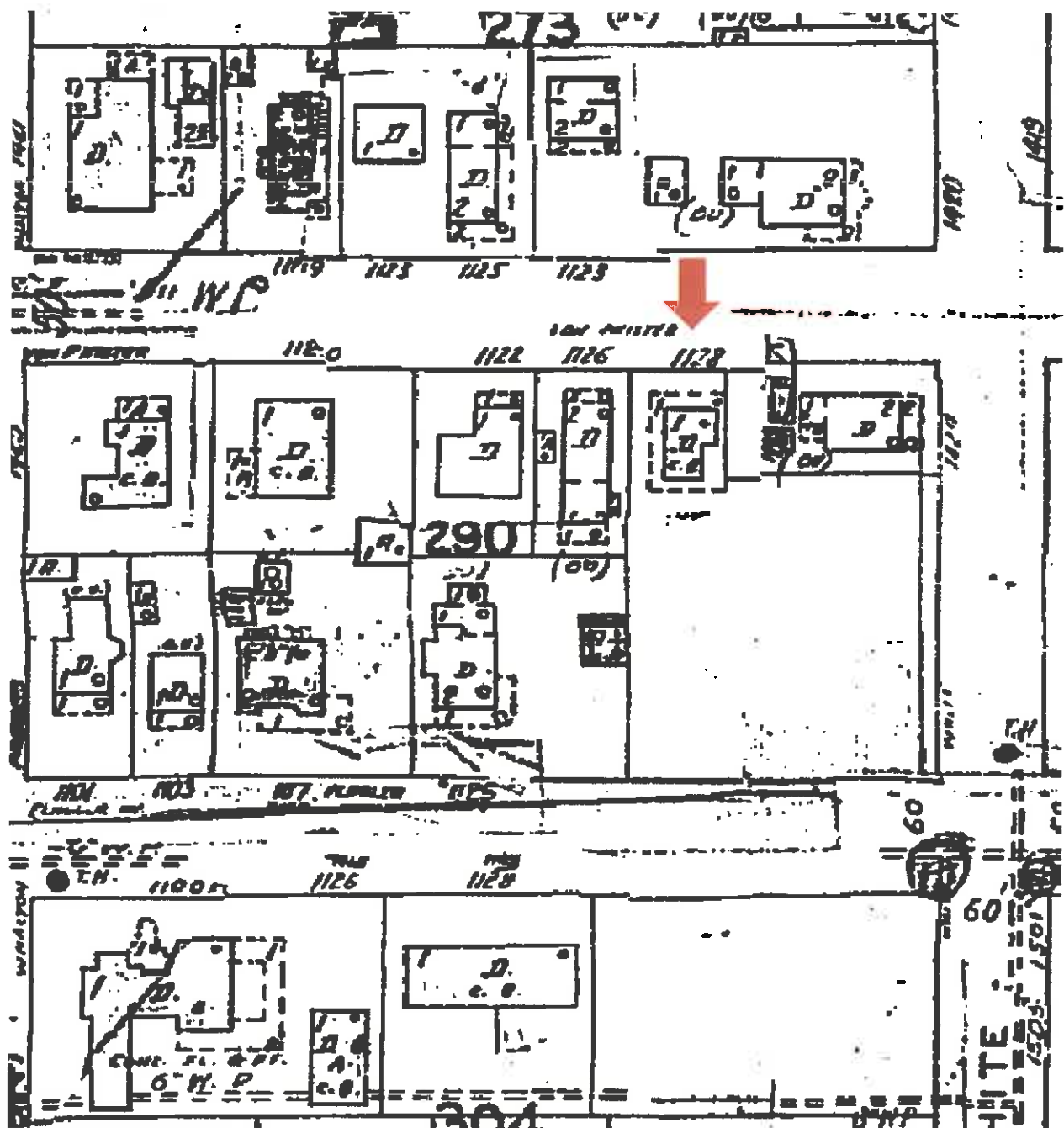
1420 WHITE (ACROSS FROM PHISTEP ST.)

# **Sanborn Maps**



# 1128 Von Phister Sanborn map 1948





# 1128 Von Phister Sanborn map 1962

## **Project Photos**



Photo taken by the Property Appraiser's office c1965; 1128 Von Phister St.; Monroe County Library

**HARC Minutes**  
**March 14, 2006**

fashion. There is no way to know exactly how old the house is. It does not appear on the 1948 or 1962 Sanborn Maps.

Vince Mancini said it was definitely there in the 1960's.

Don Craig requested the Property Appraiser's card and photographs of the exterior. He feels it does not appear to be a contributing historic structure.

Mr. Mancini agreed with Mr. Craig. This appears to be one of the excess Navy houses that were moved after the war. A similar building in better condition than this was torn down at White Street and Petronia Street.

George Born suggested they measure some of the 2" X 4"s used in construction as evidence of the building's age.

Don Craig motioned to table. This will be considered the first reading for demolition. This does not appear to be a contributing historic structure. Photographs of the exterior, dimensions of the lumber used in construction, and the Property Appraisers card were requested. Plans should be submitted at that time. Vincent Mancini seconded the motion.

APPROVE\_\_\_\_ DISAPPROVE\_\_\_\_ TABLE\_\_X\_\_

→ CL3.H06-03-03-336 1128 Von Phister Street, Shell Segel  
2-Story addition on rear of house, or (preferably) complete demolition.

Shell Segel presented the project. He and his partner, Dr. Michael Klitneck, own the property. This is a CBS home listed in the 2004 survey as a potentially contributing structure. Most of the surrounding homes are large two story structures.

Don Craig requested a copy of the Property Record Card for the property to find the date of construction. Other than age, what significant features does it have? It does not have architectural or cultural significance. It is a very small, plain, concrete house. There may be some merit for demolition.

Mr. Born said the building is described as a 1952 masonry vernacular structure in the 2004 survey.

Vince Mancini said it is a very plain building with low ceilings.

Mr. Craig feels it is eligible for demolition. This will count as the first of the two required readings for demolition. He would like a copy of the property record card and photos of the interior. As this is listed as a contributing structure it will be reviewed according to the nine criteria given in Section 102 for a Certificate of No Contributing Value. Drawings of the proposed new construction should be submitted for final approval. These should include annotated elevation drawings, site plan, and survey. Mechanical

equipment and parking should be included. He motioned to table. Vince Mancini seconded the motion.

APPROVE \_\_\_\_\_ DISAPPROVE \_\_\_\_\_ TABLE   X  

**CL4. H06-03-03-341 1032 Catherine Street, Rob Delaune, Architect**

Demolish existing non-contributing structure and construct new addition to contributing structure; Remove 3 sets of French doors & install sliding glass door; Extend front porch floor; Modify front porch roof; Remove side porch roof; Construct brick bike parking and 4' picket fence garbage can enclosure.

Rob Delaune presented the project. There are two structures on the property. The one addressing Catherine Street is historic. The other addressing Knowles Lane and is non-contributing.

He discussed the proposed changes to the historic structure first. They would like to extend the size of the porch floor so there is more sitting room. The building has three sets of French doors on the right side. They plan to remove the French doors and replace them with single lite sliding glass doors. The roof used to wrap around the left front corner and go down the side. When it was removed, it left a detail that projects up above the gable roof. They would like to hip this like the other side. They would like to take the roof off the small non-historic porch as it will eliminate a lot coverage problem. They would also like to add a garbage can enclosure.

They would like to demolish the rear addition on the historic structure and the entire non-contributing structure on the site. The addition to the historic structure and the non-contributing structure are not shown on the 1948 Sanborn but appear on the 1962 Sanborn.

Don Craig reviewed the guidelines for porches (page 33, No. 7) "porch reconstruction on contributing buildings must duplicate the historic entryway and porch and must be compatible in design, size, scale, material and color with the historical character of the building." Are you arguing the porch extension is compatible?

Vincent Mancini said the porch extension is problematic. He has no problem with the proposed demolition.

Don Craig agreed the extension of the porch is not compatible with the contributing structures.

George Born referred to the guidelines for doors (pages 32-33, no. 12) "sliding glass doors are not appropriate for use on any publicly visible façade of a contributing historic structure." Can they change the sweep of the doors to open inward?

Mr. Delaune said he needs to come back with additional work. He will withdraw the

# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 27, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**APPLICATION FOR NON-CONTRIBUTING VALUE FOR DEMOLITION. HOUSE IS OUTSIDE OF THE HISTORIC ZONING DISTRICTS.**

**FOR- #1128 VON PHISTER STREET**

**Applicant- Matthew Stratton, Architect**

**Application # H13-01-1103**

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](http://www.keywestcity.com).

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



# **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**

Website tested on IE8,  
IE9 & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1039586 Parcel ID: 00038840-000000**

**Ownership Details**

**Mailing Address:**

SEGEL SHELDON AND VIVIEN  
927 SEMINARY ST  
KEY WEST, FL 33040-4712

**All Owners:**

KLITENICK MICHAEL AND JUDIE T/C, SEGEL SHELDON AND  
VIVIEN

**Property Details**

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

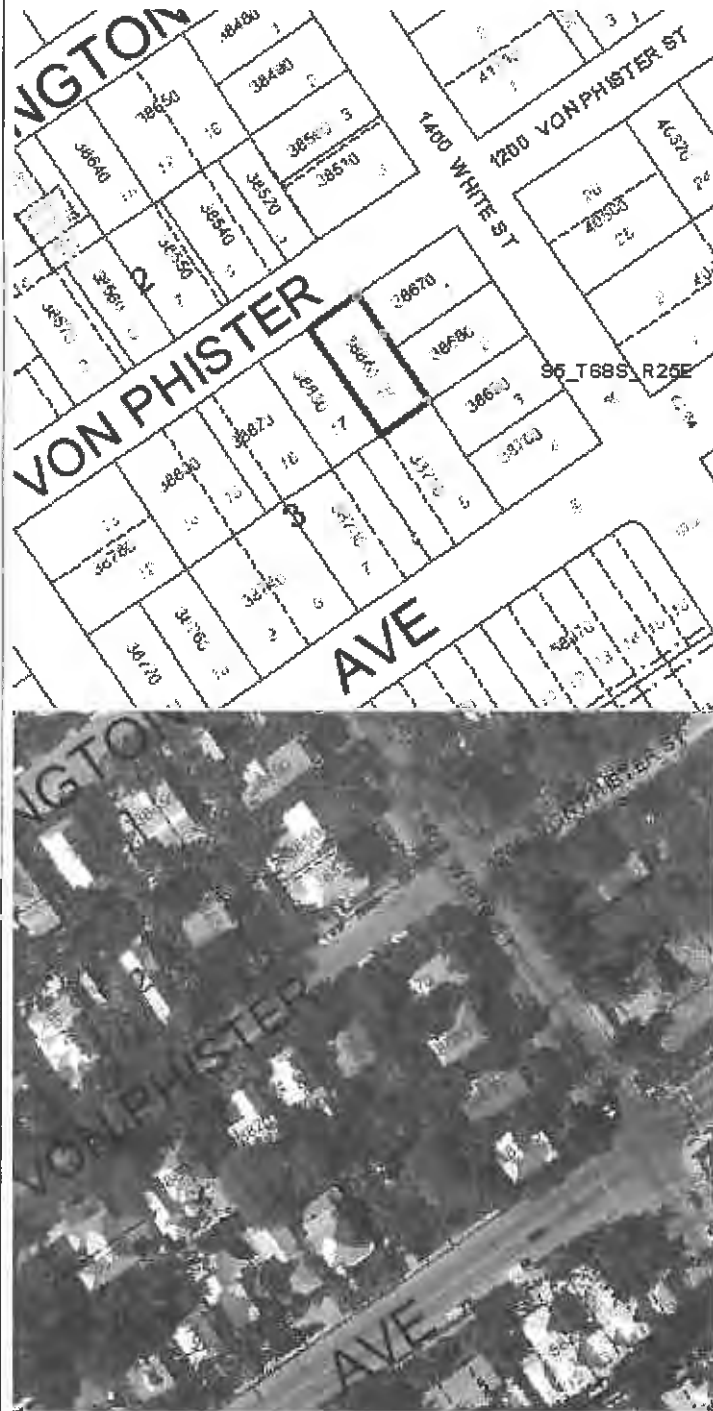
**Section-Township-  
Range:** 05-68-25

**Property Location:** 1128 VON PHISTER ST KEY WEST

**Subdivision:** The Webb Realty Co

**Legal Description:** KW WEBB REALTY CO SUB PB1-42 LOT 18 SQR 3 TR 18 OR161-268-269 OR382-784 OR837-2040  
OR1582-1391 OR1589-2026 OR2206-298Q/C

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	44	98	4,322.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 615  
Year Built: 1953

## Building 1 Details

Building Type R1  
Effective Age 20  
Year Built 1953  
Functional Obs 0

Condition A  
Perimeter 124  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 27  
Grnd Floor Area 615

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

Roof Type GABLE/HIP

Roof Cover ASPHALT SHINGL

Foundation CONCR FTR

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

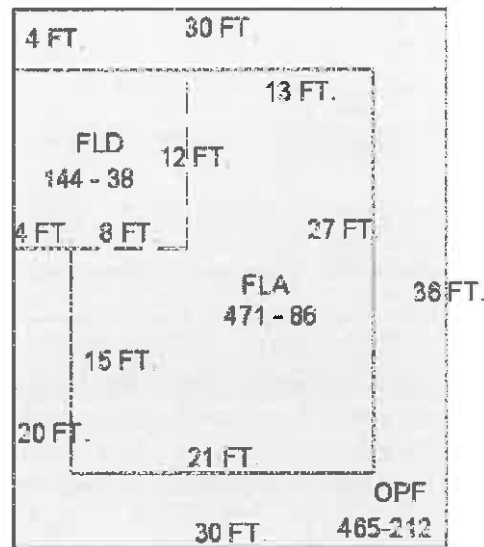
Heat Src 1 NONE

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	5:C.B.S.	1	1953	N N	0.00	0.00	471
2	OPF		1	1953		0.00	0.00	465
3	FLD	12:ABOVE AVERAGE WOOD	1	2003	N N	0.00	0.00	144

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	36 SF	0	0	1942	1943	2	50
2	FN2:FENCES	324 SF	81	4	2001	2002	2	30
3	FN2:FENCES	474 SF	79	6	2001	2002	2	30

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B942428	07/01/1994	12/01/1994	1,406	Residential	INSTALL STORM PANELS
	9903057	08/30/1999	12/04/1999	1,100	Residential	ELECTRICAL
	0100005	01/03/2001	10/23/2001	2,000	Residential	WOOD FENCE
	03-1392	04/22/2003	10/13/2003	1,000	Residential	WOOD ADDITION

**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
2013	71,779	1,874	268,137	341,790	298,501	0	341,790
2012	72,763	1,987	196,615	271,365	271,365	0	271,365
2011	73,746	2,070	245,792	321,608	321,608	0	321,608
2010	75,712	2,154	235,661	313,527	313,527	0	313,527
2009	87,523	2,265	301,580	391,368	391,368	0	391,368
2008	84,442	2,349	410,590	497,381	497,381	0	497,381
2007	114,929	2,433	475,420	592,782	592,782	0	592,782
2006	152,202	2,545	388,980	543,727	543,727	0	543,727
2005	163,720	2,629	259,320	425,669	425,669	0	425,669
2004	109,146	2,713	216,100	327,959	327,959	0	327,959
2003	93,661	2,824	111,292	207,777	207,777	0	207,777
2002	89,271	2,908	111,292	203,471	203,471	0	203,471
2001	79,682	469	111,292	191,443	191,443	0	191,443
2000	83,245	735	81,038	165,018	165,018	0	165,018
1999	70,358	621	81,038	152,017	152,017	0	152,017
1998	59,983	529	81,038	141,550	141,550	0	141,550
1997	51,877	458	72,394	124,728	124,728	0	124,728
1996	43,771	386	72,394	116,551	116,551	0	116,551
1995	39,880	0	72,394	112,274	112,274	0	112,274
1994	35,665	0	72,394	108,059	108,059	0	108,059
1993	35,665	0	72,394	108,059	108,059	0	108,059
1992	35,665	0	72,394	108,059	108,059	0	108,059
1991	35,665	0	72,394	108,059	108,059	0	108,059

1990	31,373	0	57,267	88,640	88,640	0	88,640
1989	28,521	0	54,025	82,546	82,546	0	82,546
1988	14,129	0	44,301	58,430	58,430	0	58,430
1987	14,001	0	29,606	43,607	43,607	0	43,607
1986	14,076	0	28,525	42,601	42,601	0	42,601
1985	13,615	0	18,628	32,243	32,243	0	32,243
1984	13,006	0	18,628	31,634	31,634	0	31,634
1983	13,006	0	18,628	31,634	31,634	0	31,634
1982	13,166	0	17,507	30,673	30,673	0	30,673

## 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
4/27/2006	2206 / 298	625,000	WD	Q
7/27/1999	1589 / 2026	248,000	WD	C
6/16/1999	1582 / 1391	190,000	WD	Q

This page has been visited 239,975 times.

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