



**Historic Architectural Review Commission
Staff Report for Item 10**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 28, 2016

Applicant: John Tutlewski, Owner

Application Number: H16-03-0040

Address: #1207 Von Phister Street

Description of Work:

Demolition of rear shed porch.

Site Facts:

The building under review is a contributing resource to the historic district. The one-story masonry vernacular structure was built in 1950. The rear portion of the house is not original to its design. The rear porch is of recent construction. Currently the building is undergoing renovations

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures and Section 102-218 (b), criteria for demolition of the Land Development Regulations.

Staff Analysis

The plan under review proposes the demolition of a non-historic rear porch. The current porch is not depicted in the 1962 Sanborn map.

Consistency with Cited Ordinance

This review shall be based on section 102-218 (b), which requires the following criteria for demolitions: The historic architectural review commission shall not issue permits that would result in:

- (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

It is staff's opinion that the removal of the rear porch will not have an adverse effect in the contributing building and surrounding structures.

- (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;

The rear porch is not historic.

- (3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The rear porch is not significant or important in defining the historic character of the site.

- (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

It is staff's opinion that the rear porch will not qualify to be contributing to the historic district in a near future.

It is staff's opinion that the Commission can consider the proposed rear porch demolition as it is for a non-historic structure. If the request is approved this review will be the only public meeting required for this action.

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 16-03-40		BUILDING PERMIT NUMBER		INITIAL & DATE John Tuttlewski
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

1207 Von Phister		# OF UNITS
John + Amanda Tuttlewski		PHONE NUMBER 219 308 1234
1207 Von Phister		EMAIL Jtuttlewski@yahoo.com
Owner		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL

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:

10,000.00

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: ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL
 ___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE ___
 ___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**Demo existing real covered shed roof (not original structure)
 Install new covered roof in its place that is more
 similar to building architecture. Install new wood structure above @**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME: John Tuttlewski	QUALIFIER PRINT NAME: Front of house
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 1 DAY OF June , 20 16 .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

4340/119 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:
1 Demo Rear Covered Porch <i>(Not original)</i>	2x4 Wood + Plywood	Stone
2 Install new Rear Decking		
3 Install new wood structure Arbor in front of house		

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 _____

Trans. Date: 01/15
 Permit Number: 300040
 Type: BP
 Date: 5/15/15
 Receipt no: 18102
 * BUILDING PERMITS-NEW
 1.00
 118
 \$100.00
 3002650
 \$100.00
 Time: 15:38:27

Oper: KEYWBLD
 Date: 5/01/16 50
 2016
 PT
 Trans number: 118
 Type: BP
 Receipt no: 18102
 * BUILDING PERMITS-NEW
 1.00
 \$100.00
 3002650
 \$100.00

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:		
<i>House is listed as contributing Guidelines for additions/out buildings. Ordinance for demolition of non-historic structure.</i>		
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 USDEP 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:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



H-16-03-40

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

NA

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

OR THAT THE BUILDING OR STRUCTURE;

- (a) 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.

NA

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

NA

- (c) 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.

NA

- (d) Is not the site of a historic event with a significant effect upon society.

NA

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

NA

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

Not original to house

- (g) 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.

NA

- (h) 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.

NA

- (i) Has not yielded, and is not likely to yield, information important in history.

NA

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans _____

No Reason _____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

NA

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

NA

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

NA

(4) Removing buildings or structures that would otherwise qualify as contributing.

NA

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR to proceeding with the work outlined above** and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

 PROPERTY OWNER'S SIGNATURE:	5/31/16 DATE AND PRINT NAME:
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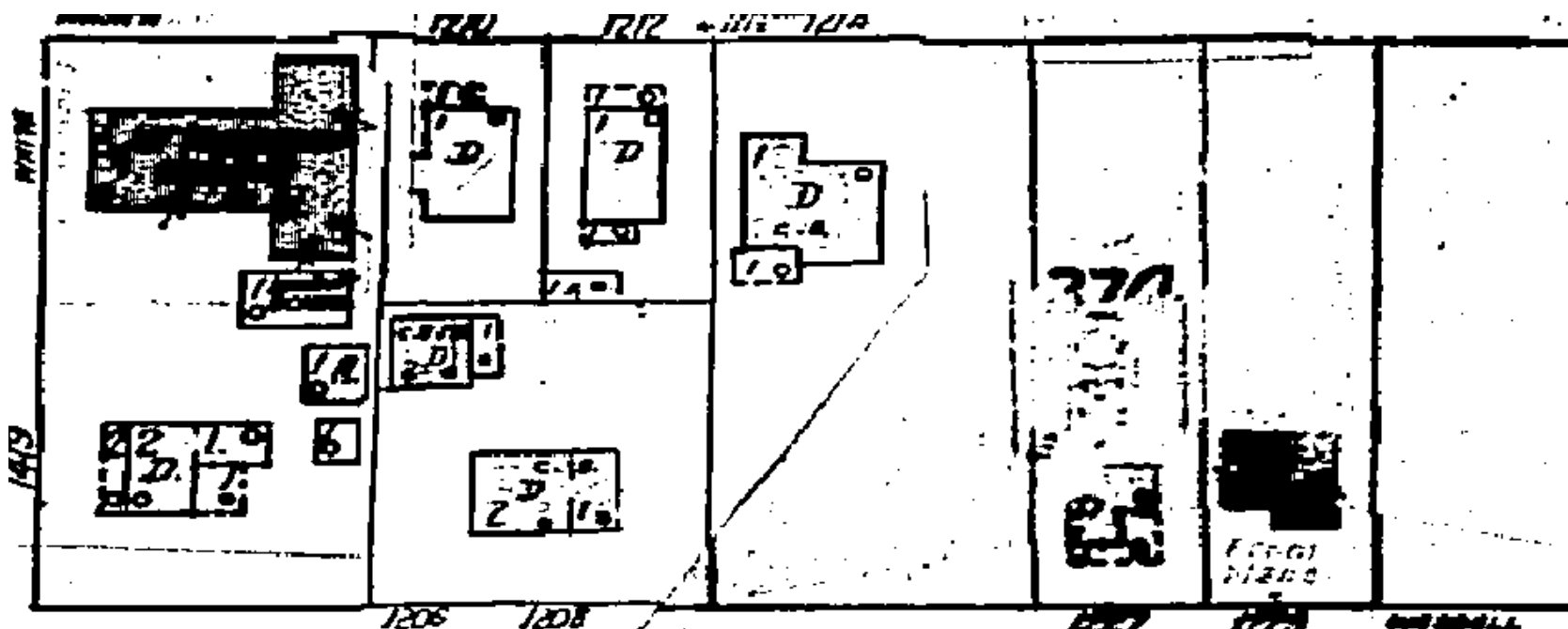
John Tutlewski

OFFICE USE ONLY

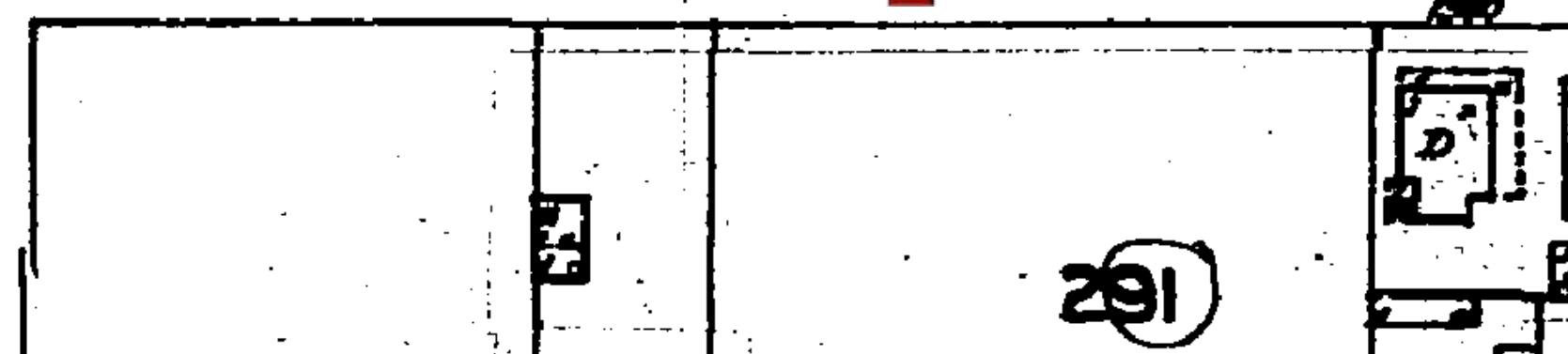
BUILDING DESCRIPTION:				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	------------------------------------

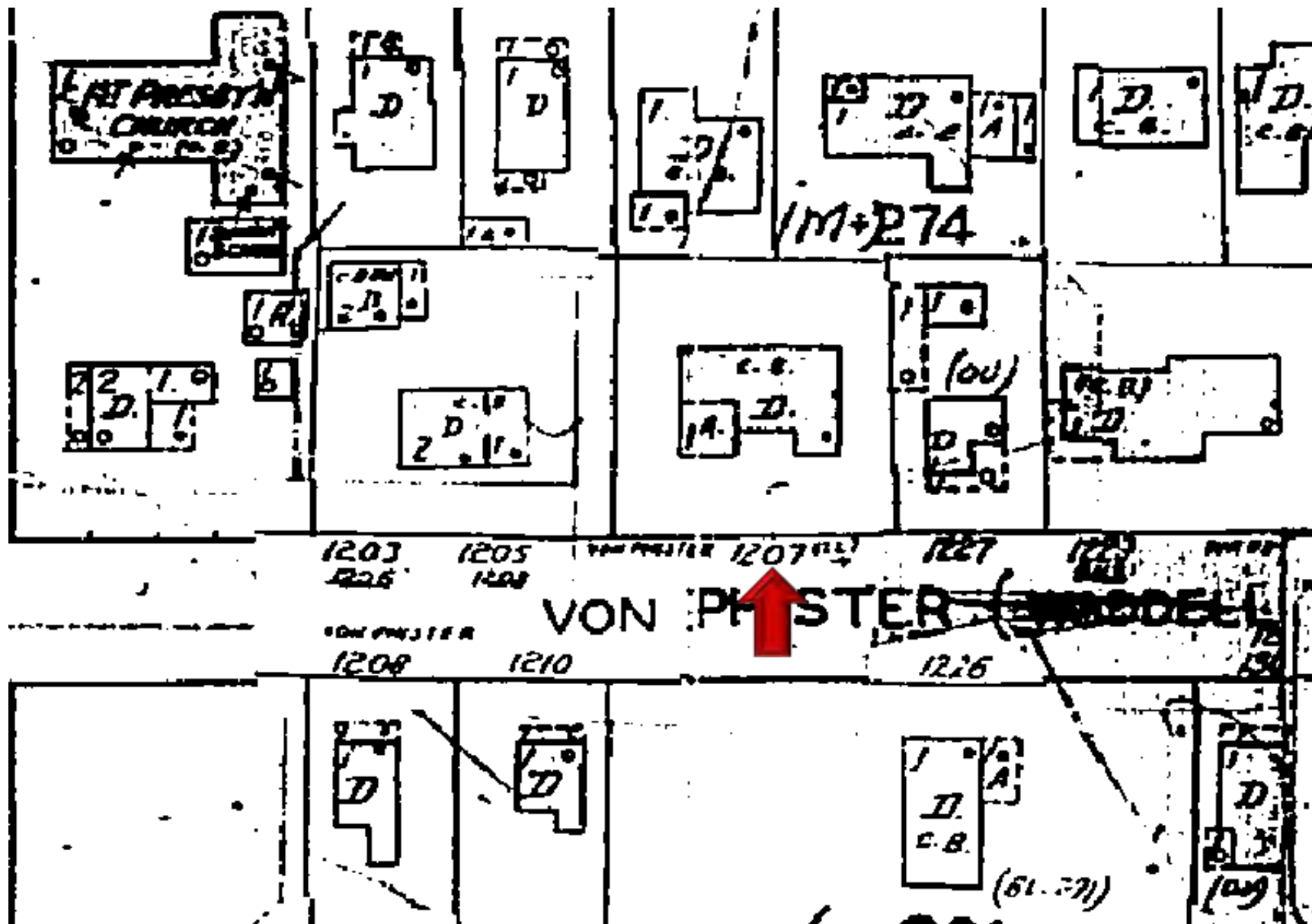
SANBORN MAPS



VON PH[↑]STER (WADDELL)



1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



1207



1207

1207









Thakita

SAKRETE
MEZCLA DE CONCRETO

HDX

BOND

ACE
Multi-Purpose



SG M40

519

QUIKRETE

SURVEY

21

20

19

18

100.62' m. & p.

LOT 5 LOT 6

93.50' m. & p.

93.50' m. & p.

Covered Patio

1 Story C.B.S. Residence No. 1207 F.F.L. 6.62

Garage F.F.L. 5.42

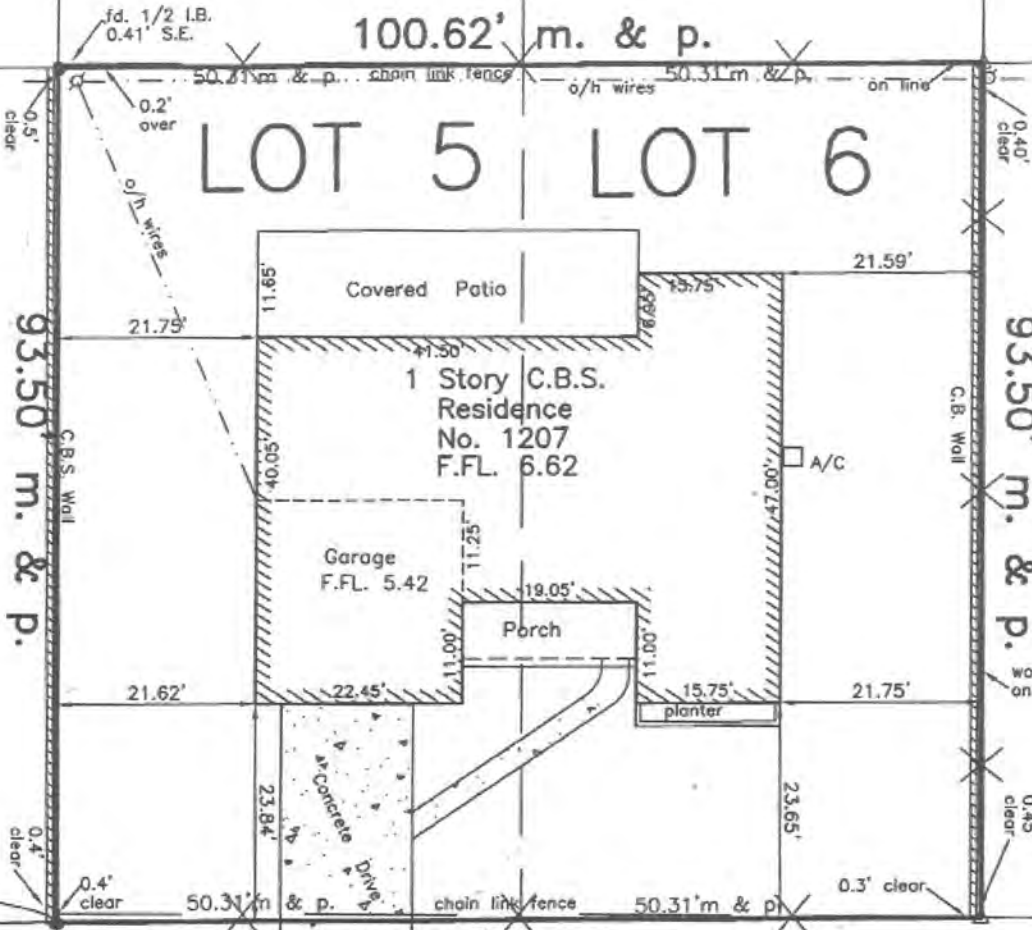
Porch

VON PHISTER STREET (50' R/W)

100.62' m. & p.

200.70' m.&p.

0.3' clear



Benjamin E. Lowe, Jr.
1207 Von Phister Street, Key West, Fl. 33040

BOUNDARY SURVEY

Dwn No.:
14-450

Scale: 1"=20'

Ref.
217-1

Flood panel No.
1516 K

Dwn. By: F.H.H.

Date: 12/8/14

Flood Zone:
AE

Flood Elev. 6'

REVISIONS AND/OR ADDITIONS

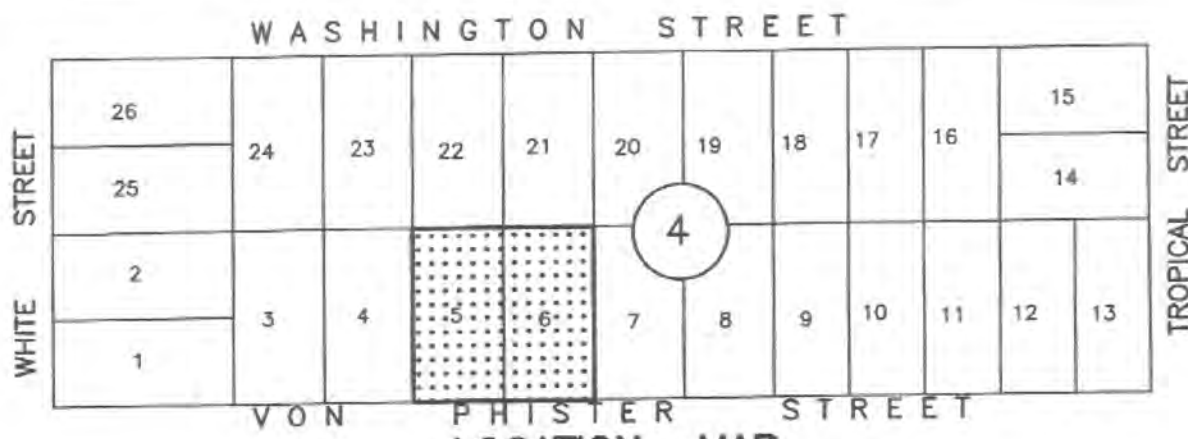
ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fox. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

fred/drawings/kw/blk174/1207vonphister



LOCATION MAP
Block 1, TROPICALS DIAGRAM (1/34)

LEGAL DESCRIPTION:

Lot 5, Square 4, Subdivision of Tract 19 by TROPICAL BUILDING AND INVESTMENT COMPANY, according to the Plat thereof recorded in Plat Book 1, at page 34 of the Public Records of Monroe County, Florida.

AND

Lot 6, Square 4, Subdivision of Tract 19 by TROPICAL BUILDING AND INVESTMENT COMPANY, according to the Plat thereof recorded in Plat Book 1, at page 34 of the Public Records of Monroe County, Florida.

WHITE STREET

SURVEYOR'S NOTES:

North arrow based on R/W Line Von Phister St.
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: D-121 Elevation: 3.914

MOUMENTATION:

- = Found 1/2" Iron Pipe
- = Found 1/2" Iron Bar
- ▲ = Found P.K. Nail

CERTIFICATION made to:

Benjamin E. Lowe, Jr. Trustee of the Ruth O. Lowe Declaration of Trust dated May 22, 2009 and Benjamin E. Lowe, Jr. & Shelly A. Lowe
First State Bank of the Florida Keys
First International Title, Inc.
First American Title Insurance Company

Abbreviations:

- | | |
|-----------------------|---------------------------------|
| Sty. = Story | o/h = Overhead |
| R/W = Right-of-Way | F.F.L. = Finish Floor Elevation |
| fd. = Found | conc. = concrete |
| p. = Plat | I.P. = Iron Pipe |
| m. = Measured | I.B. = Iron Bar |
| d. = Deed | C.B.S. = Concrete Block Stucco |
| N.T.S. = Not to Scale | cov'd. = Covered |
| ⊙ = Centerline | wd. = Wood |
| Elev. = Elevation | Bal. = Balcony |
| B.M. = Bench Mark | Pl. = Planter |
| P.B. = Plat Book | ⊘ = Wood utility Pole |
| pg. = page | A/C = Air Conditioner |

Field Work performed on: 12/8/14

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

[Signature]
FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

PROPOSED DESIGN

1207 VON PHISTER ST.
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size 24x36	Project # 16013
-----------------------	--------------------

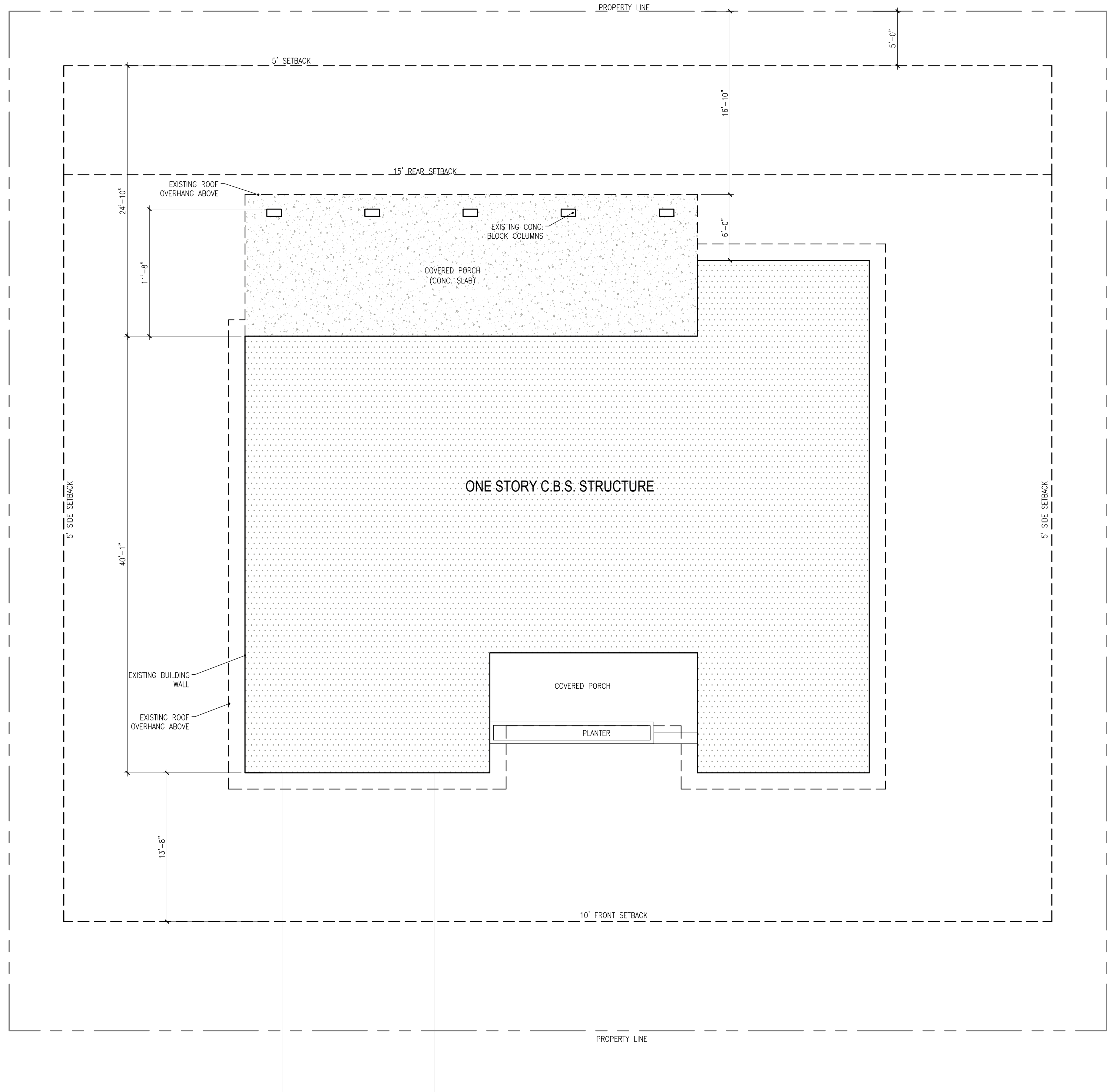
Title:

EXISTING SITE PLAN

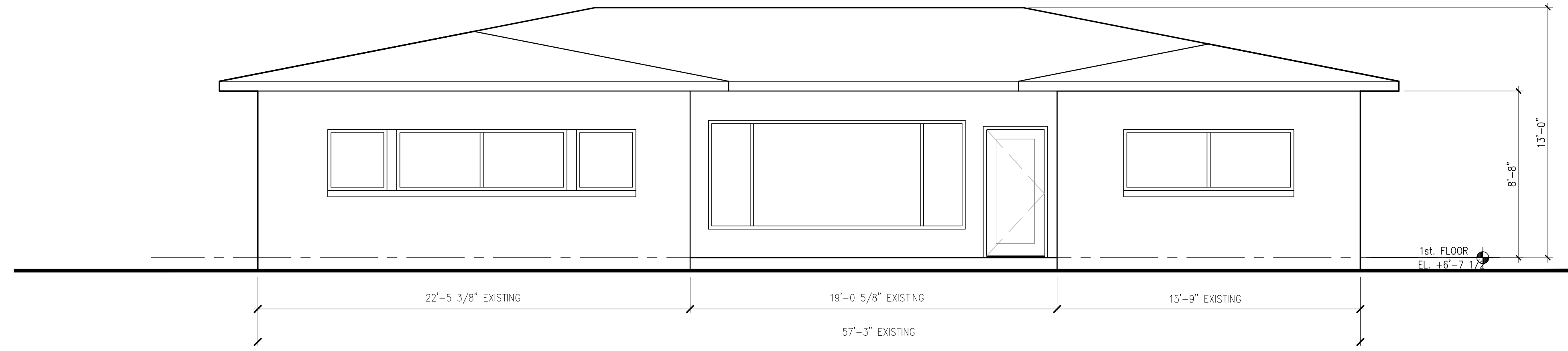
Sheet Number:

AE-1.1

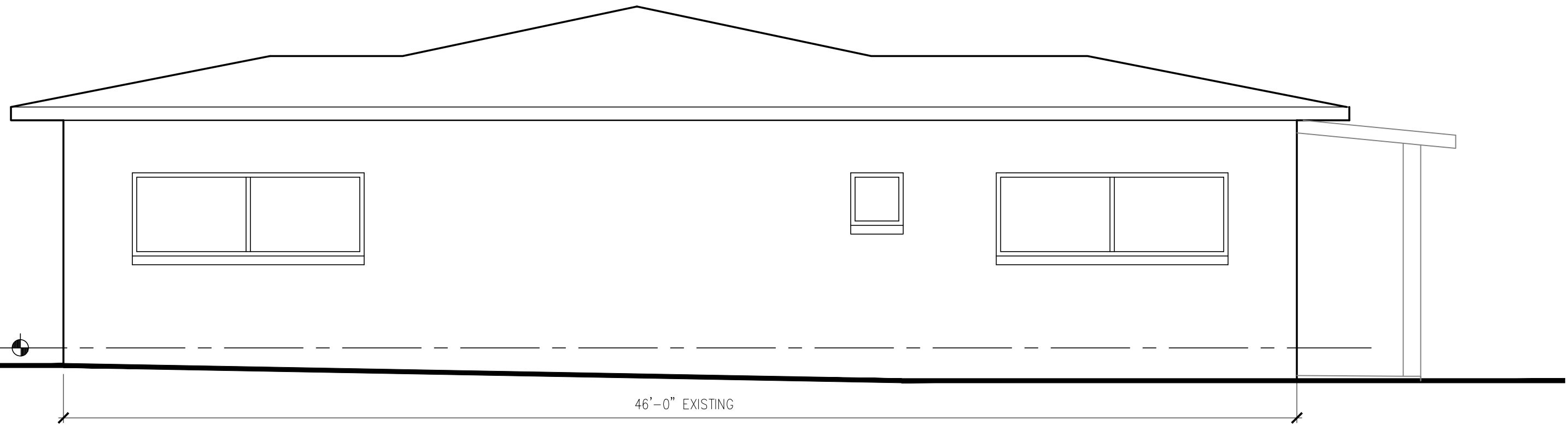
Date: - MAY 25, 2016



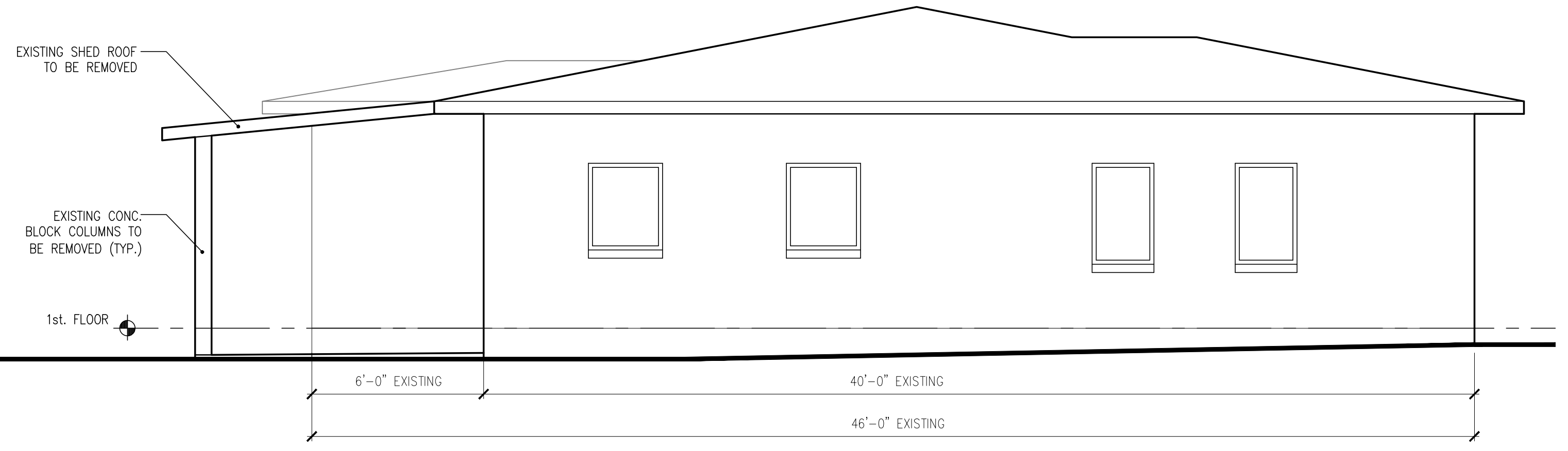
1
EXISTING SITE PLAN
SCALE: 3/16"=1'-0"



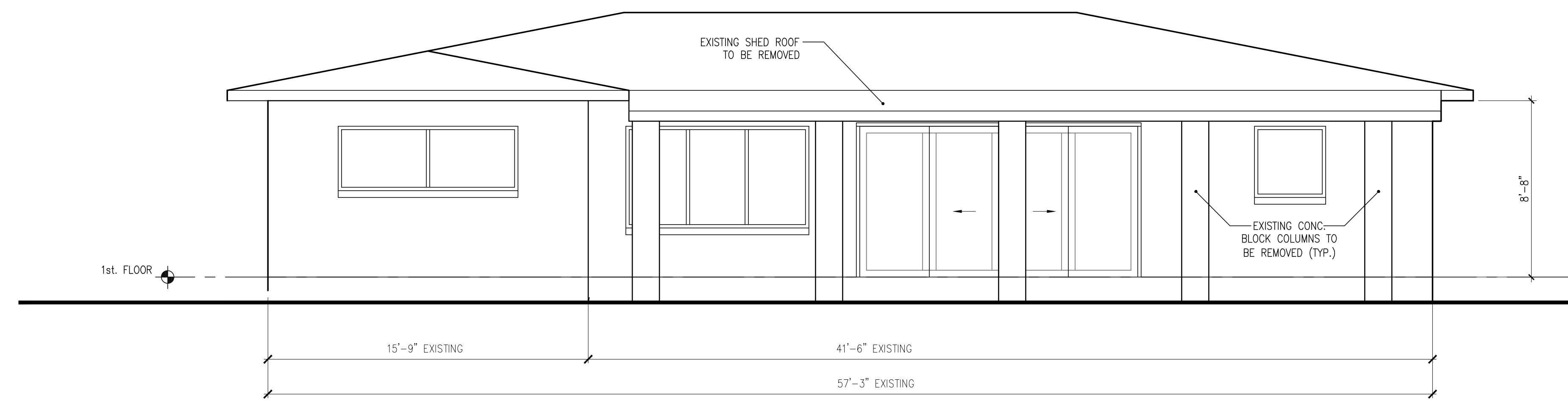
4 EXISTING SOUTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



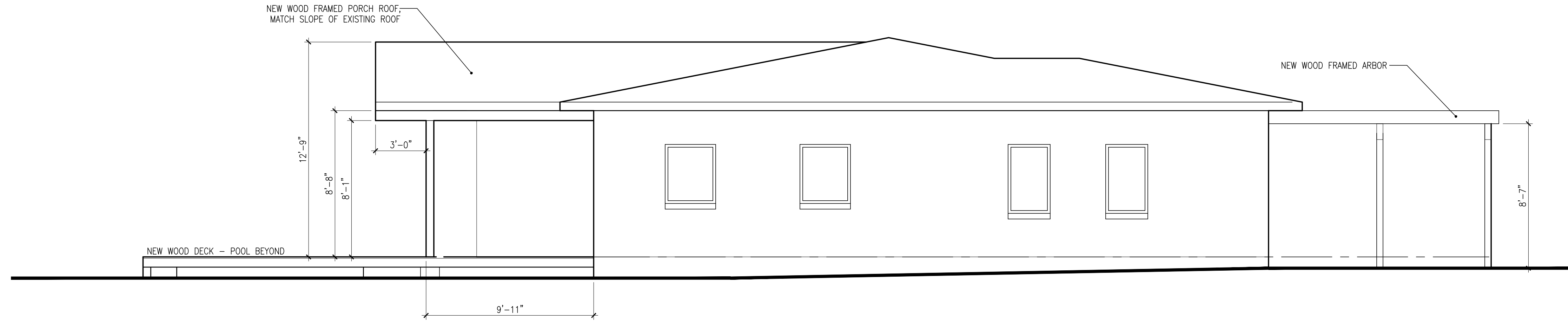
3 EXISTING EAST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



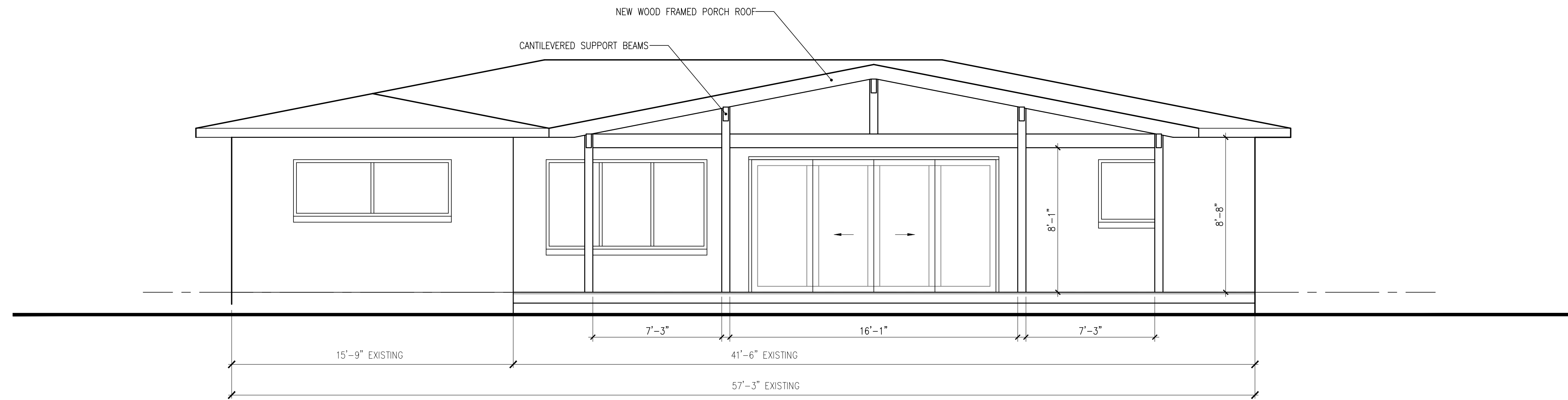
2 EXISTING WEST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



1 EXISTING SOUTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

1207 VON PHISTER ST.
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36 | Project #: 16013

Title:
PROPOSED ELEVATIONS

Sheet Number:
A-3.1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 28, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW COVERED PORCH AT REAR. NEW ARBOR AT FRONT OF HOUSE. DEMOLITION OF REAR SHED ROOF.

FOR- #1207 VON PHISTER STREET

Applicant – John Tutlewski, Owner

Application #H16-03-0040

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 305-809-3973 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.

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

[Home](#) [Departments](#) [Exemptions](#) [Save Our Homes](#) [Portability](#) [Homestead Fraud](#) [Contact Us](#)

[Property Search](#) [Tax Estimator](#) [GIS/Maps](#) [Millages/Taxroll Info](#) [Appeals/VAB](#) [Forms](#) [Office Requirements](#)

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

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1041823 Parcel ID: 00041150-000000** [Next Record](#)

Ownership Details

Mailing Address:

TUTLEWSKI JOHN AND AMANDA
811 WHITE ST
KEY WEST, FL 33040-7156

All Owners:

MISCH PAUL A AND PAMELA K T/C,
TUTLEWSKI JOHN AND AMANDA

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1207 VON PHISTER ST KEY WEST

Subdivision: Tropical Building and Investment Co

Legal: KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 5 & 6 SQR 4 TR 19 PB1-

Description: 34 OR228-248/249 OR1615-1522D/C OR2415-277/78 OR2780-1122/25

Click Map Image to open interactive viewer

Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	101	94	9,408.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1699
Year Built: 1964

Building 1 Details

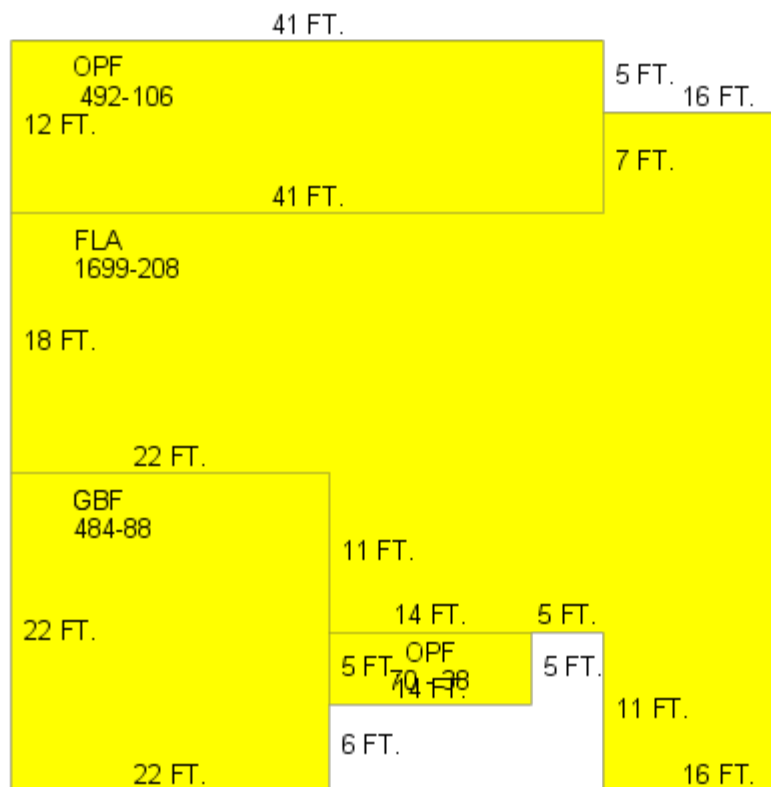
Building Type R1	Condition A
Effective Age 35	Perimeter 208
Year Built 1964	Special Arch 0
Functional Obs 0	Economic Obs 0

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

Roof Type GABLE/HIP	Roof Cover TAR & GRAVEL
Heat 1 NONE	Heat 2 NONE
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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	OPF		1	1964			
1	FLA	5:C.B.S.	1	1963	N	N	0.00

2	OPF	1	1963	N	N	0.00
3	GBF	1	1963	N	N	0.00

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	372 SF	0	0	1974	1975	5	30
2	PT3:PATIO	200 SF	0	0	1974	1975	2	50
3	CL2:CH LINK FENCE	1,144 SF	0	0	1964	1965	1	30
4	AC2:WALL AIR COND	1 UT	0	0	1994	1995	1	20

Appraiser Notes

SURVEY AFFIDAVIT RECORDED AT OR2780-1129

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-2313	07/20/2010	12/31/2010	850	Residential	COSMETIC SPALLING REPAIR EXTERIOR AND INTERIOR. NO STEEL REPLACEMENT IS REQUIRED. INTERIOR DOOR INSTALLATION.
10-2314	07/20/2010	12/31/2010	1,000	Residential	3000SF RE-APPLICATION OF ROOF COATING SNOW ROOF ELASTIC WHITE.
03-2467	07/14/2003	10/13/2003	4,500		REPAIRED SEWER LATERAL

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	159,579	3,400	553,333	716,312	689,967	0	716,312
2014	148,200	3,089	475,954	627,243	627,243	0	627,243
2013	150,379	3,089	444,224	597,692	597,692	0	597,692
2012	152,559	3,089	418,840	574,488	574,488	0	574,488
2011	152,559	3,089	406,148	561,796	561,796	0	561,796
2010	155,143	3,089	253,842	412,074	332,876	25,500	307,376
2009	172,888	3,089	412,494	588,471	324,125	25,500	298,625

2008	193,713	3,089	549,666	746,468	323,801	25,500	298,301
2007	222,569	3,002	1,315,440	1,541,011	314,370	25,500	288,870
2006	349,269	3,022	598,995	951,286	306,702	25,500	281,202
2005	349,269	3,042	439,263	791,574	297,769	25,500	272,269
2004	226,377	3,094	439,263	668,735	289,096	25,500	263,596
2003	282,817	3,146	216,108	502,072	283,706	25,500	258,206
2002	204,246	3,198	216,108	423,552	277,057	25,500	251,557
2001	193,652	2,896	213,759	410,307	272,694	25,500	247,194
2000	246,051	2,654	147,987	396,692	264,752	25,500	239,252
1999	184,994	2,016	147,987	334,997	257,792	25,500	232,292
1998	177,704	1,956	147,987	327,646	253,733	25,500	228,233
1997	145,808	1,621	129,195	276,624	249,492	25,500	223,992
1996	112,090	1,258	129,195	242,543	242,226	25,500	216,726
1995	112,090	736	129,195	242,020	236,319	25,500	210,819
1994	100,243	669	129,195	230,107	230,107	25,500	204,607
1993	87,274	0	129,195	216,469	216,469	25,500	190,969
1992	87,274	0	129,195	216,469	216,469	25,500	190,969
1991	87,274	0	129,195	216,469	216,469	25,500	190,969
1990	87,274	0	103,356	190,630	190,630	25,500	165,130
1989	79,340	0	101,007	180,347	180,347	25,500	154,847
1988	43,038	0	75,168	118,206	118,206	25,500	92,706
1987	42,612	0	58,927	101,539	101,539	25,500	76,039
1986	42,821	0	56,320	99,141	99,141	25,500	73,641
1985	41,336	0	36,178	77,514	77,514	25,500	52,014
1984	39,108	0	36,178	75,286	75,286	25,500	49,786
1983	39,108	0	36,178	75,286	75,286	25,500	49,786
1982	39,774	0	31,520	71,294	71,294	25,500	45,794

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
2/2/2016	2780 / 1122	825,000	WD	02
5/28/2009	2415 / 277	100	WD	11

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