

Historic Architectural Review Commission

Staff Report Item 8a

Meeting Date:	May 27, 2014
Applicant:	William Shepler, Architect
Application Number:	H14-01-0775
Address:	#1210-1212 Duncan Street
Description of Work:	New two story house at front of property. New decks and pool.
Building Facts:	<p>The house in the site is a one and two stories frame vernacular structure listed as a non-contributing resource in the surveys. According to the Property Appraiser's records the house was built in 1953, but the proportions of the footprint of the house depicted in the 1962 Sanborn map is different from the footprint of the existing building.</p> <p>The adjacent structure to the east side has a two stories addition on the back, while the adjacent three houses towards the west side are one story structures.</p>
Guidelines Cited in Review:	Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 1 through 7 of pages 38 and 38 a.

Staff Analysis

The Certificate of Appropriateness in review proposes the demolition of the existing front house and its replacement with a two story structure. On March 25, 2014 the Commission reviewed a project that proposed a two story addition on the mid-section of the house. During that meeting the recommendations from the commissioners to the applicant was to demolish the entire structure and built a full two story house. The new proposal took into account those recommendations.

The new design has traditional forms found in the neighborhood. The new building will have wood novelty siding and some accents with wood board and batten. The gable roofs will have metal v crimp. Windows and doors will be impact and there will be a porch on the back and side of the second floor that will have cable railings. Because the new house will be detached from the existing back structure the plans also includes a new façade to the back two story house. The design creates a transition with the neighboring house towards the west side by keeping that section of the house as a one story and making the rest of the house two stories towards the center and east side.

Consistency with Guidelines

1. The new design will be in keeping with the existing building and surrounding structures in terms of scale, mass and design.
2. The proposed materials for the new addition will be compatible with materials found in new construction in the historic district.
3. By building the house towards the front of the lot the streetscape will read complete, since the existing house is way back from the front property line.

It is staff's opinion that the proposed house is appropriate in term of mass, scale and materials.

Application

9.K 1036013

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # ⁰⁵⁻⁰¹⁻¹ HK-01-0775

OWNER'S NAME: Joseph Ippolito DATE: 3/3/14

OWNER'S ADDRESS: 1210 Duncan Street, Key West, FL 33040 PHONE #: 305 -707-4129

APPLICANT'S NAME: William Shepler Architect PHONE #: 305-890-6191

APPLICANT'S ADDRESS: 513 Fleming Street, Suite 14, Key West, FL 33040

ADDRESS OF CONSTRUCTION: 1210-~~1212~~ Duncan St., Key West FL 33040 # OF UNITS 2

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Remove One story section of existing house at rear of property, add 2 story addition. New 2 Story House at front of property, Fiber Cement siding , V-crimp roof, decks, cable rail system, and new pool.

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: 5/1/14

Applicant's Signature: William Shepler

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 checked="" 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 checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

Dept: KEY WEST SAMPLE: DC Drawn: 5/1/14
Date: 5/27/14 22 Permit no: 25863

PT 2014 1800725

* BUILDING PERMITS-NEW
Staff Use Only

Trans number: 3093151
Date: 143 \$100.00
CK CHECK

Staff Approval: [Signature] Time: 10:18:32

Trans date: [Blank]

Fee Due: \$ [Blank]

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Main house is listed as non-contributing.
Guidelines for new construction
Guidelines/ordinance for demolition
of non-contributing - non-historic structures.*

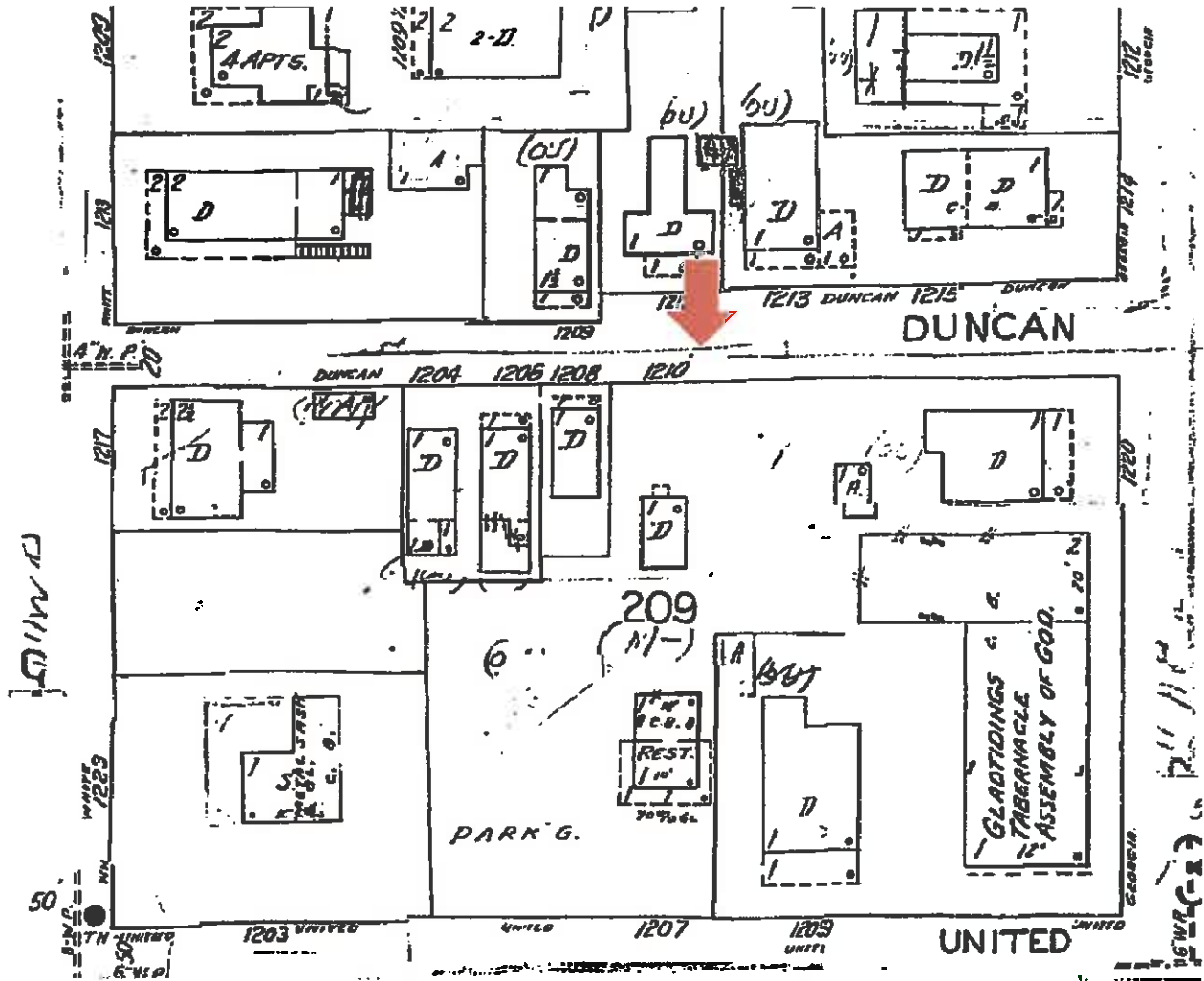
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1210-1212 Duncan Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965. 1210 Duncan Street. Monroe County Library

1210-1212 DUNCAN STREET
H.A.R.C. APPLICATION PHOTOS 5.1.14



View of House from Street



Adjacent 2 story CBS Building



Existing Rear House - One story section to be removed



View of Carport & Front Yard

**1210-1212 DUNCAN STREET
H.A.R.C. APPLICATION PHOTOS 5.1.14**



View Down Duncan Street towards Florida Street



View Down Duncan Street towards White Street

1210-1212 DUNCAN STREET
H.A.R.C. APPLICATION PHOTOS 5.1.14



Adjacent Church Property



Adjacent Property - Corner of Duncan & Georgia

1210-1212 DUNCAN STREET
H.A.R.C. APPLICATION PHOTOS 5.1.14



Adjacent Property to West



Corner of Duncan & White



Corner of Duncan & White

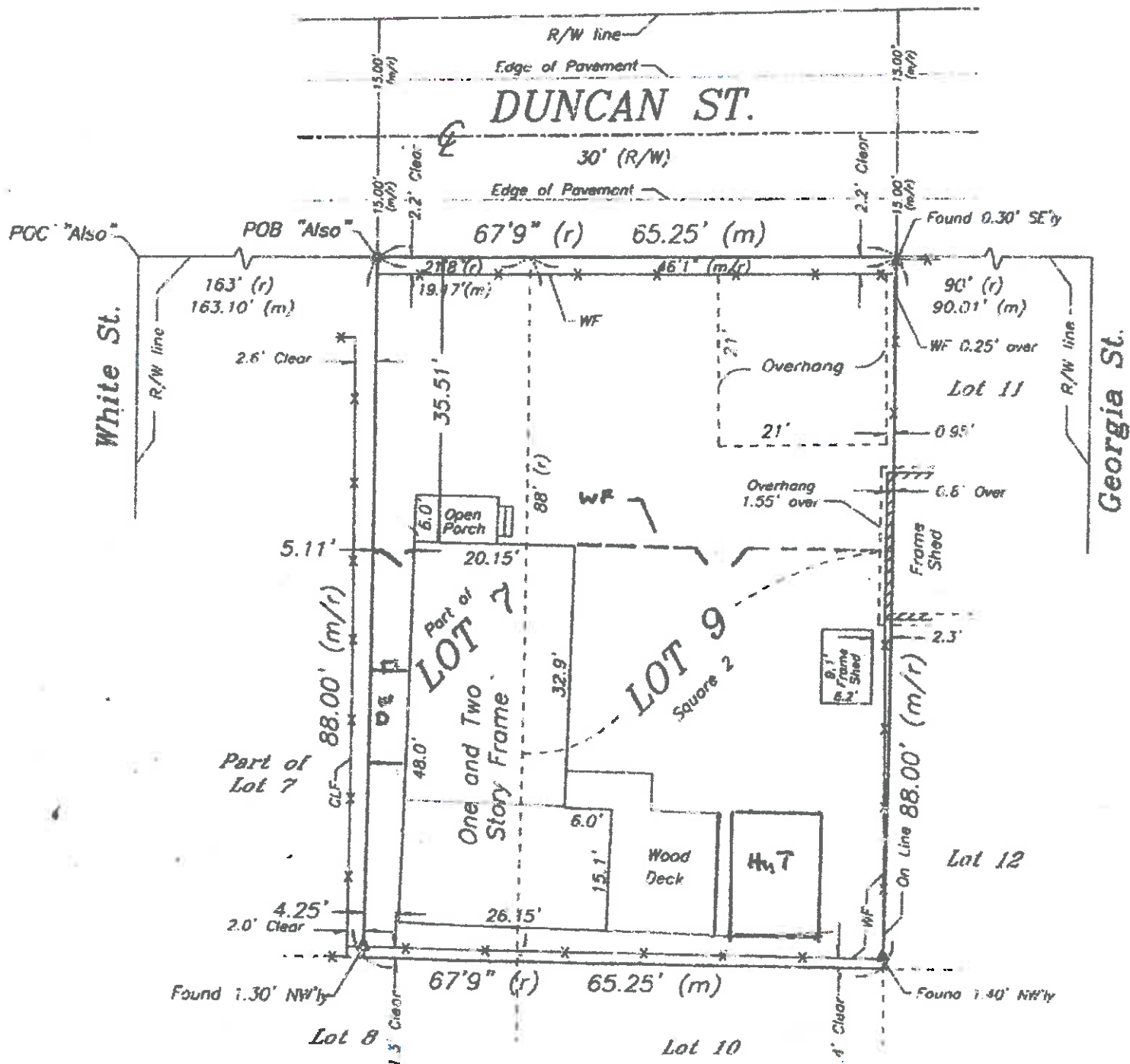
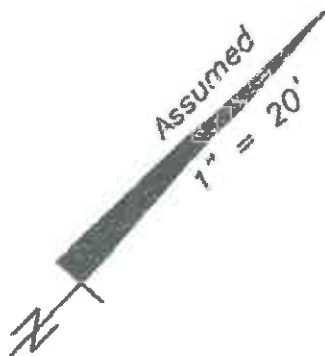


Property Across Duncan

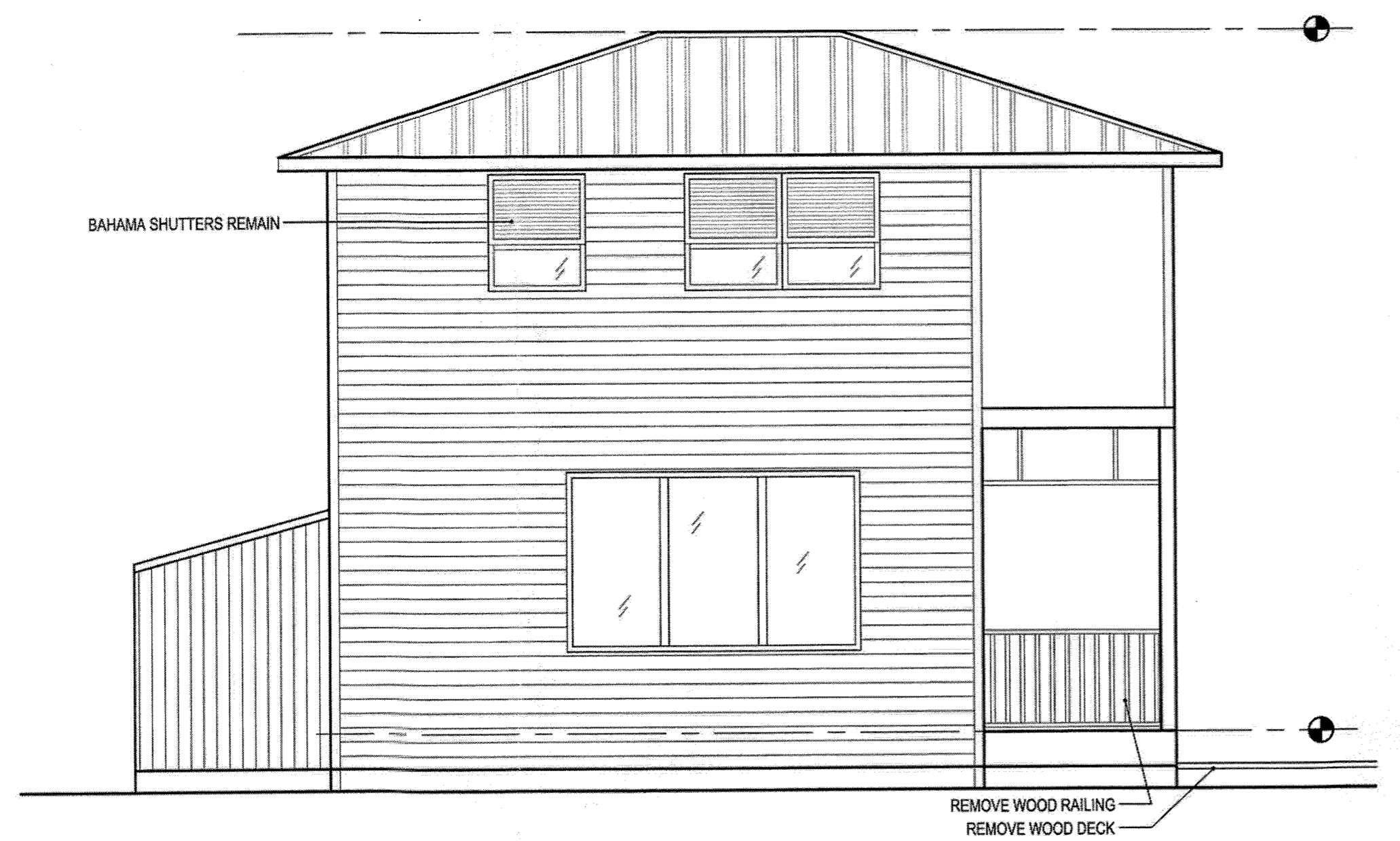
Survey

LEGEND

- ⊙ Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PLS 5234)
- (M/R) Measured & Record
- (M) Measured
- (R) Record
- R\W Right of Way
- ⊕ Centerline
- CLF Chain Link Fence
- WF Wood Fence
- POB Point of Beginning
- POC Point of Commencing



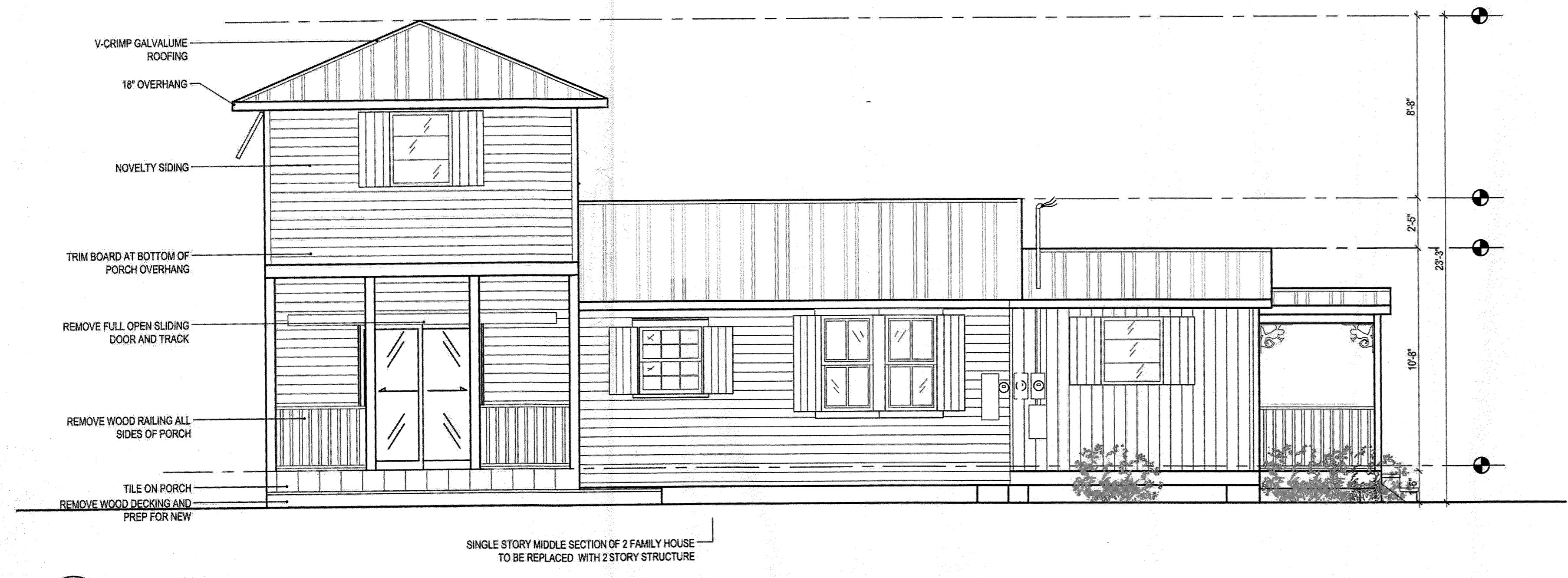
Proposed design



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



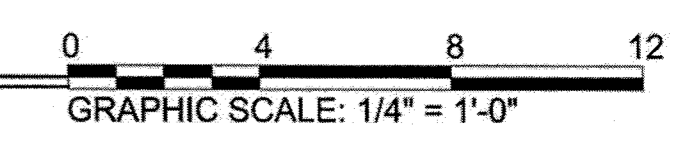
4 EXISTING WEST ELEVATION
AE3 SCALE: 1/4"=1'-0"



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



1 EXISTING NORTH (DUNCAN STREET) ELEVATION
AE3 SCALE: 1/4"=1'-0"



1212 DUNCAN STREET
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36 Project #: 13025

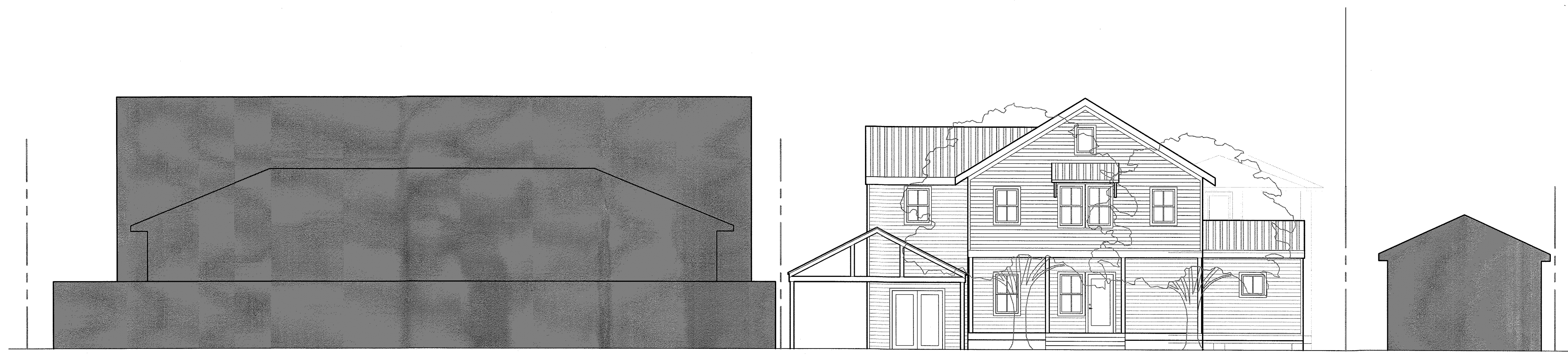
Title:
EXISTING ELEVATIONS

Sheet Number:
AE-3

Date: - MARCH 3, 2014
©2014 by William Shepler Architect

ZONING CALCULATIONS

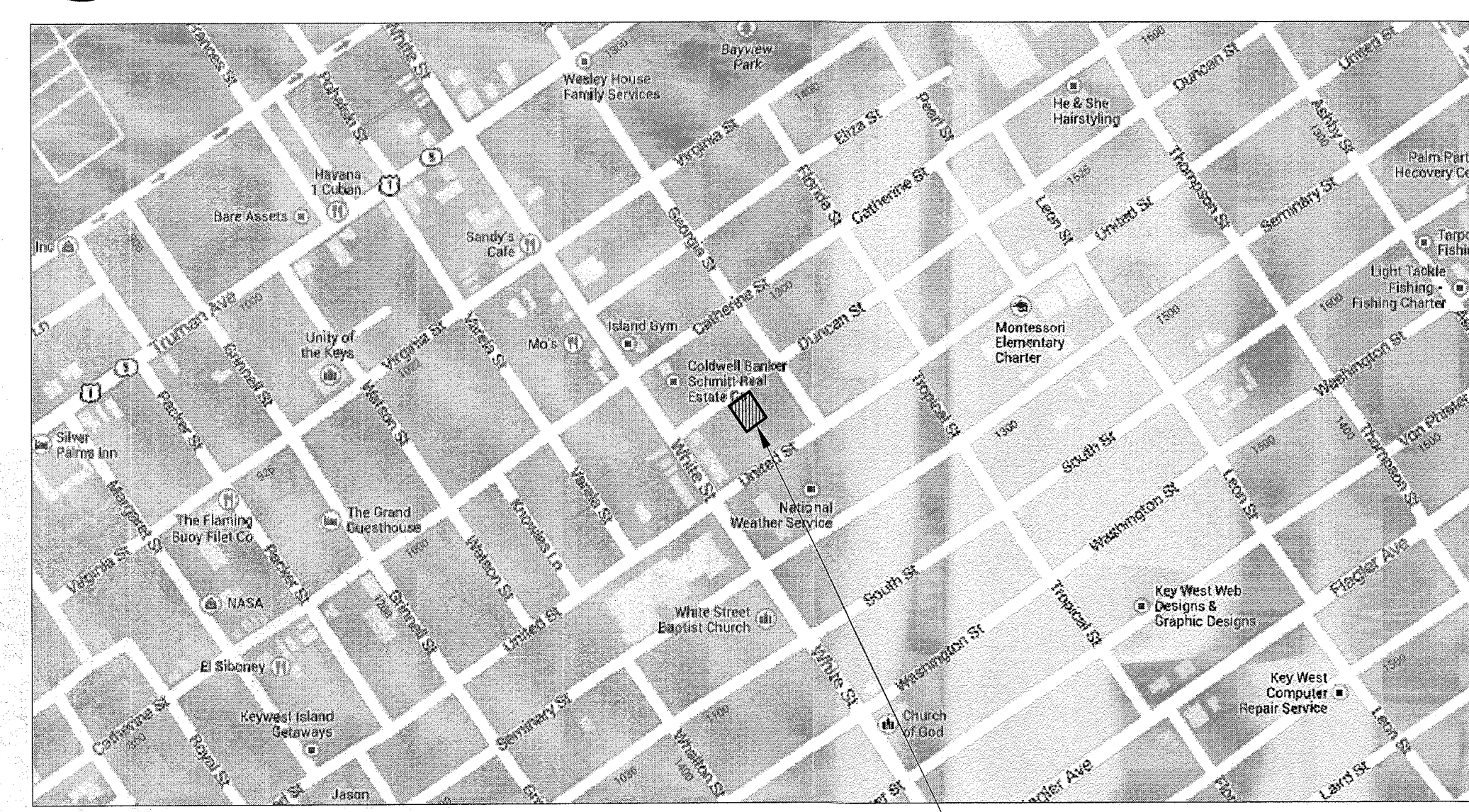
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	23'-4"	30'	Yes
BUILDING COVERAGE	40%	1,509 s.f. (26%)	2,380 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,909 s.f. (32%)	2,760 s.f. (46.3%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,962 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	27'	N/A	N/A
LOT DEPTH	Min. 90'	98'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	10'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	8'-0"	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
STREET SIDE SETBACK	Min. 7.5'	N/A	N/A	N/A
REAR SETBACK	Min. 15'	N/A	18'	Yes



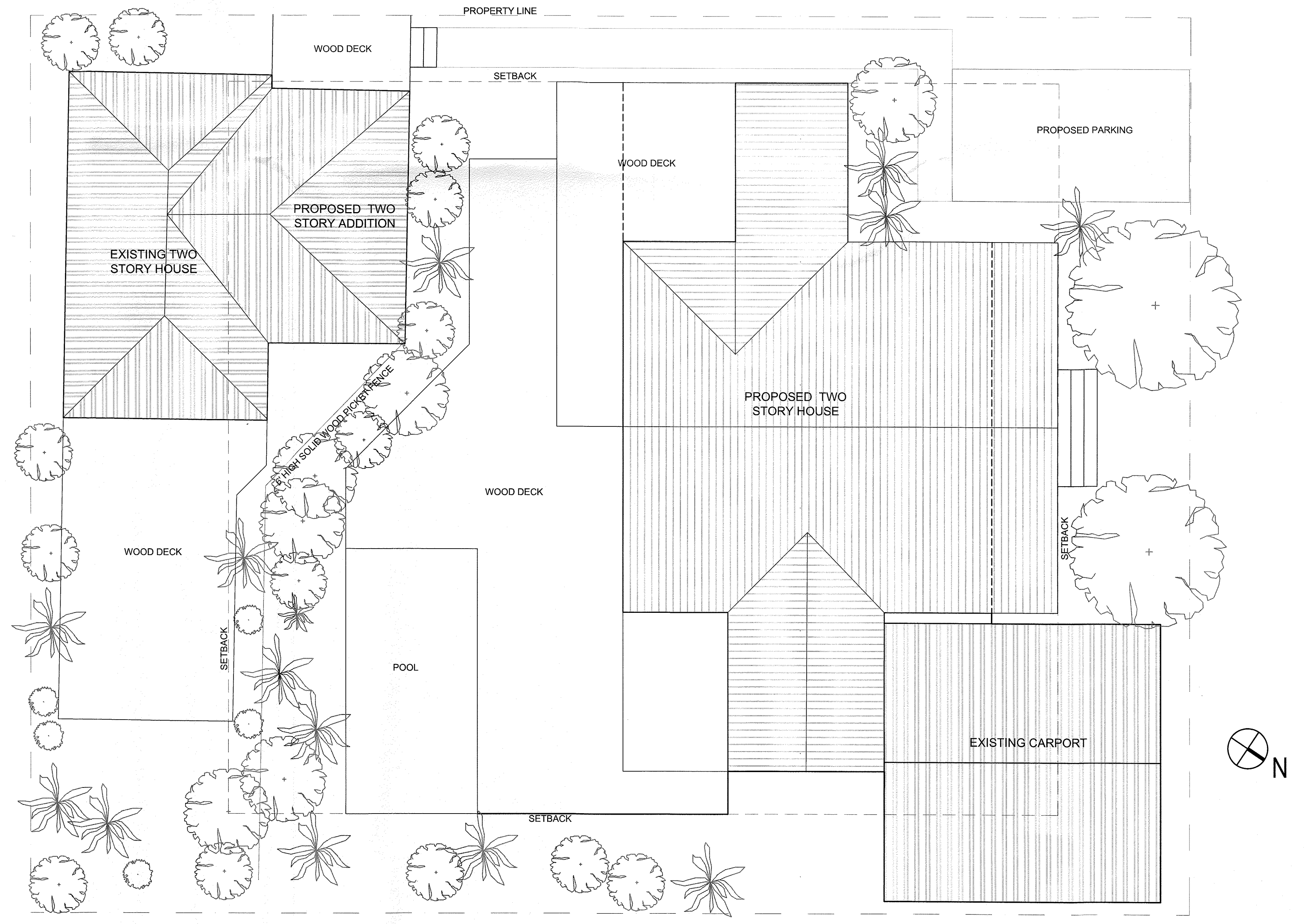
2 CONTEXTUAL ELEVATION
 A1.1 SCALE: 1/8"=1'-0"



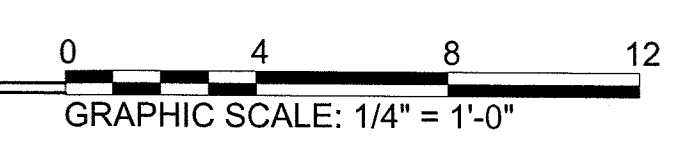
3 AERIAL CONTEXT PHOTO
 A1.1 SCALE: N.T.S.



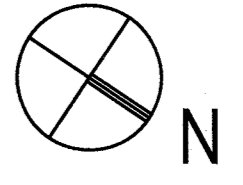
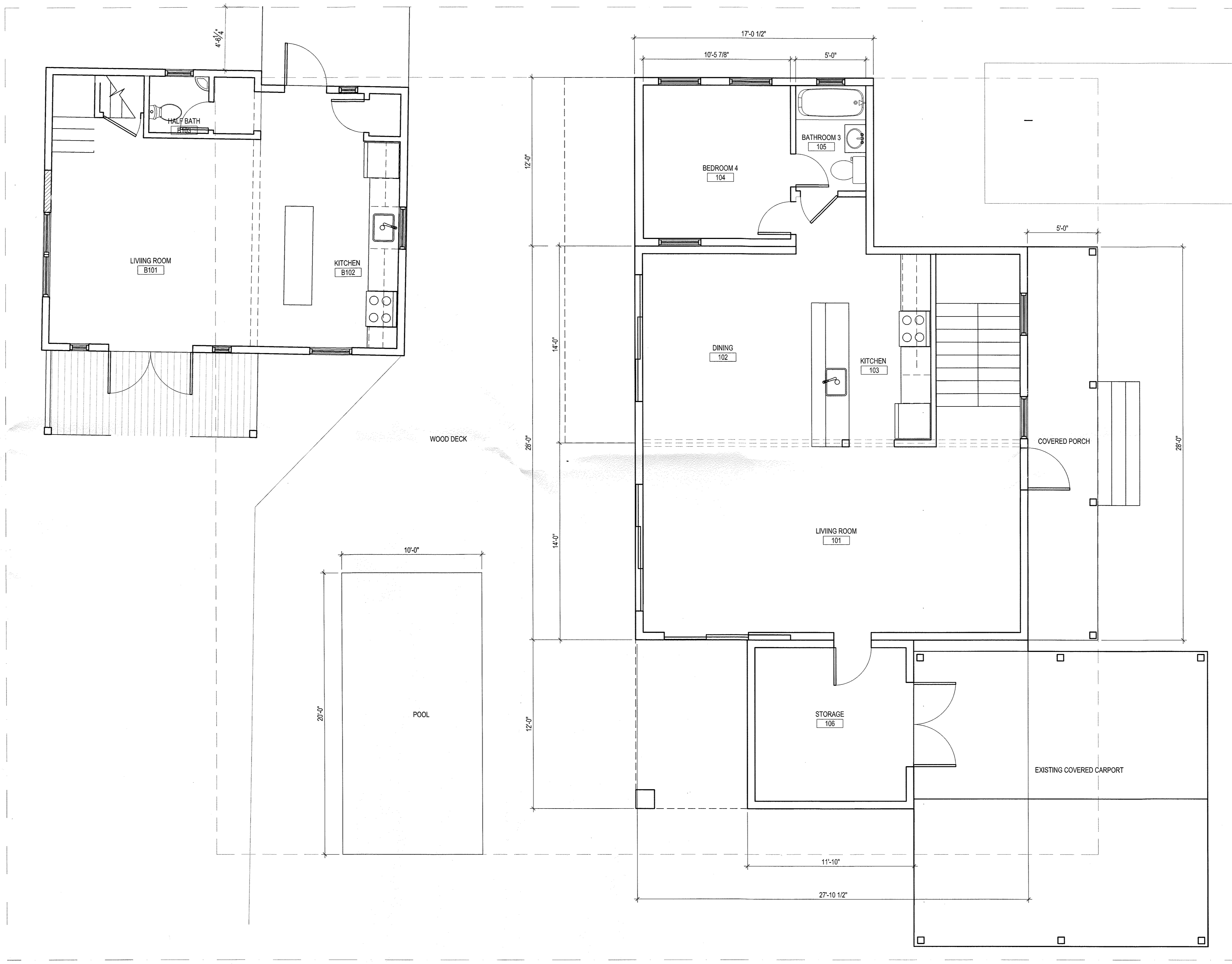
3 LOCATION MAP
 A1.1 SCALE: N.T.S.



1 SITE PLAN
 A2.2 SCALE: 3/16"=1'-0"



1210 - 1212 DUNCAN STREET
 KEY WEST, FL
RESIDENTIAL REMODELING PROJECT



1 FIRST FLOOR PLAN
 A2.1 SCALE: 1/4"=1'-0"

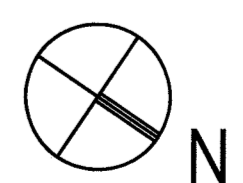
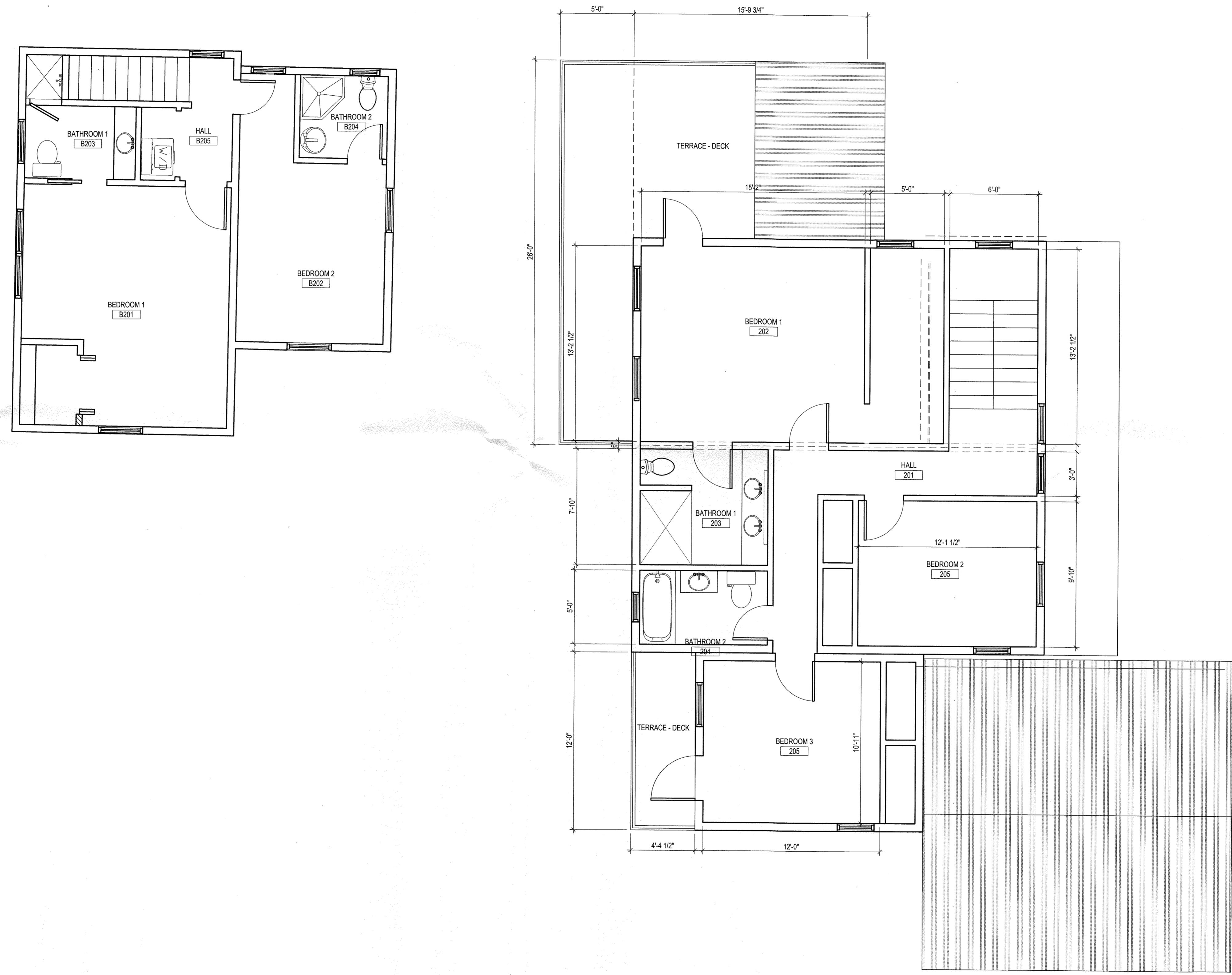
1210 - 1212 DUNCAN STREET
 KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36 | Project #: 13025

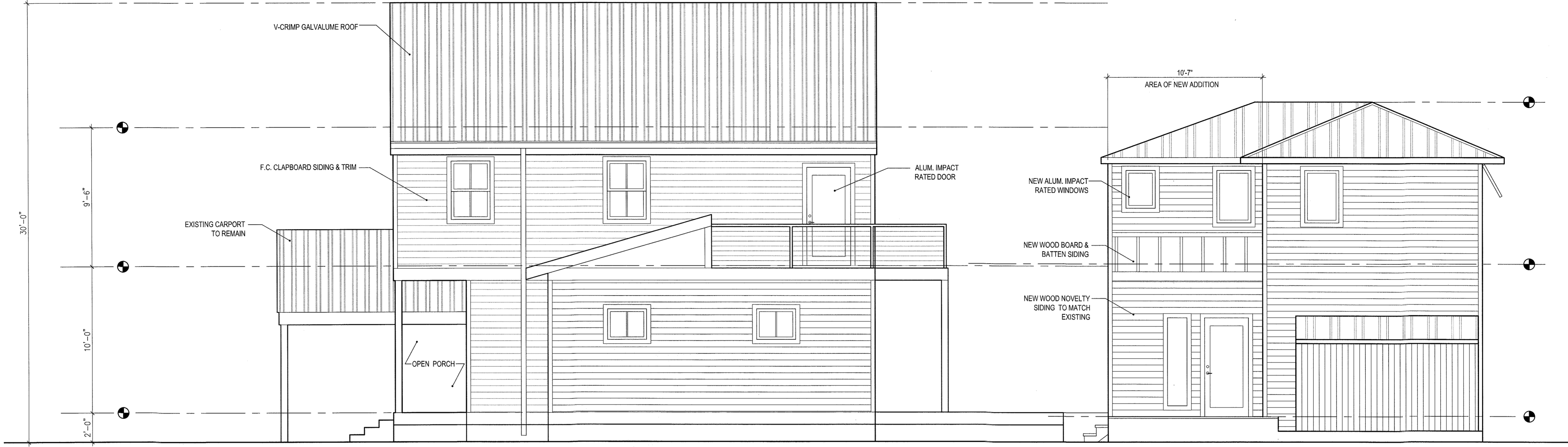
Title:
**PROPOSED
 SECOND
 FLOOR
 PLANS**

Sheet Number:
A-2.2

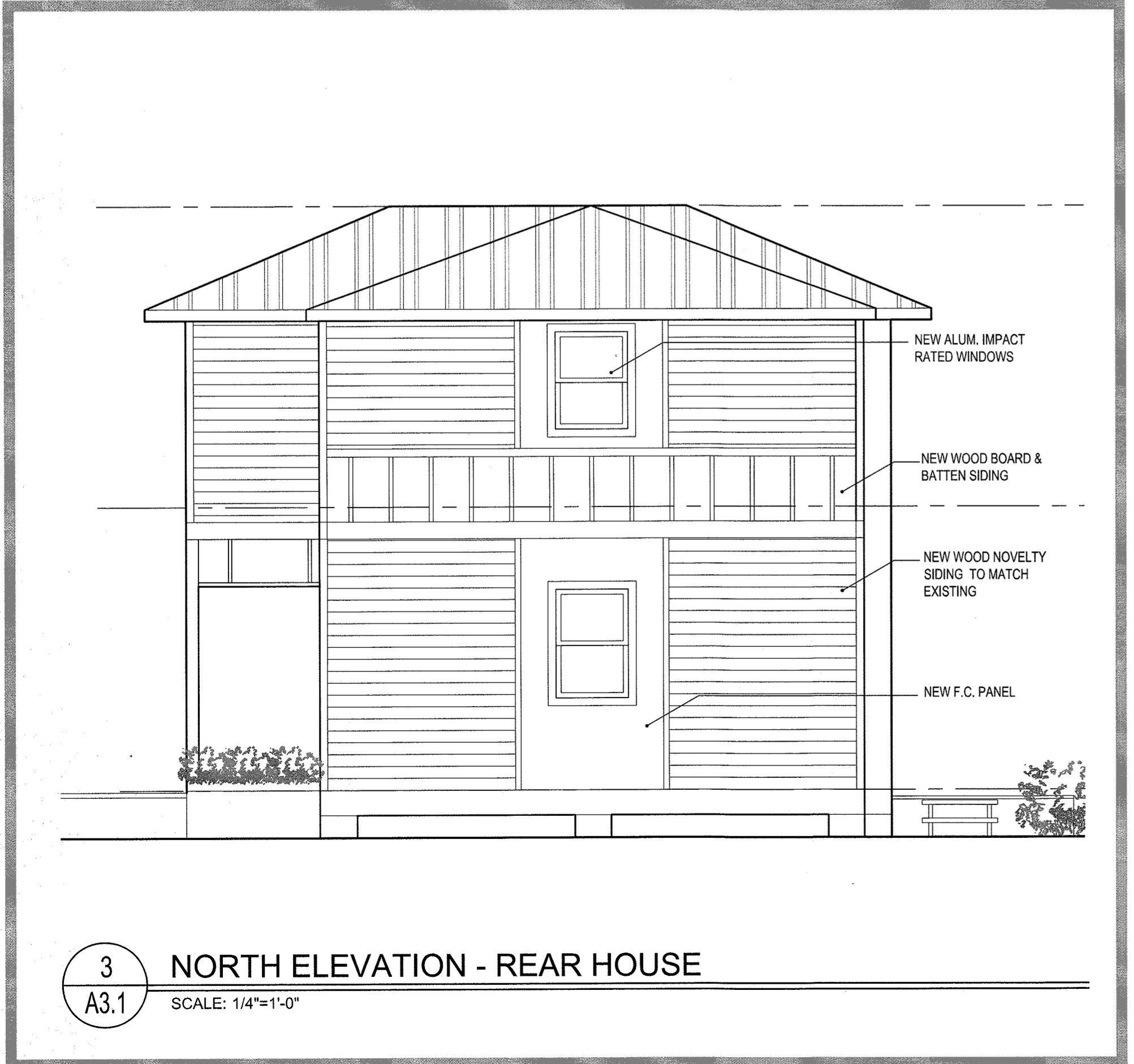
Date: - APRIL 24, 2014
 ©2014 by William Shepler Architect



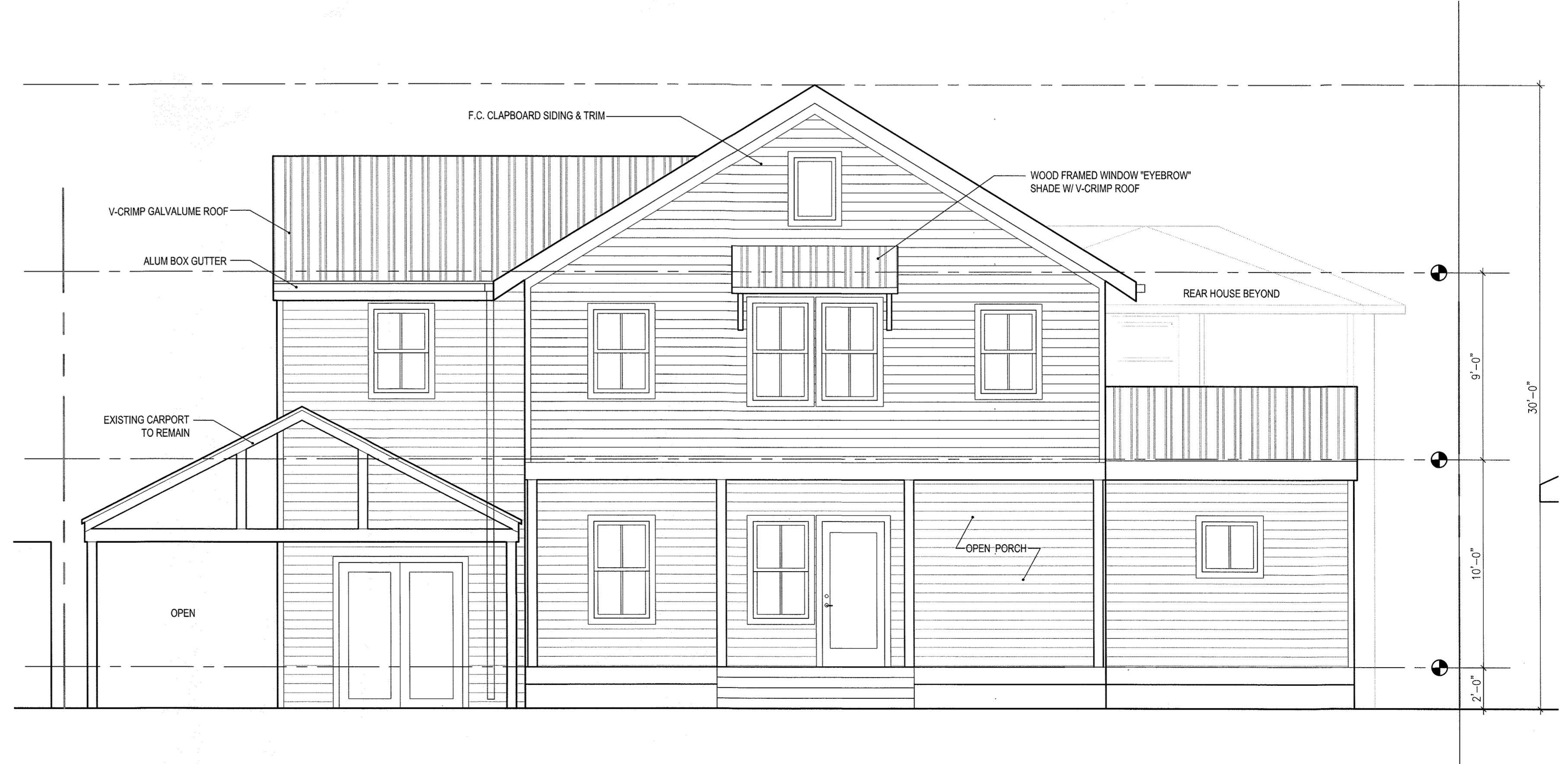
1
A2.1 **FIRST FLOOR PLAN**
 SCALE: 1/4"=1'-0"



2 WEST ELEVATION - BOTH HOUSES
 SCALE: 1/4"=1'-0"



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



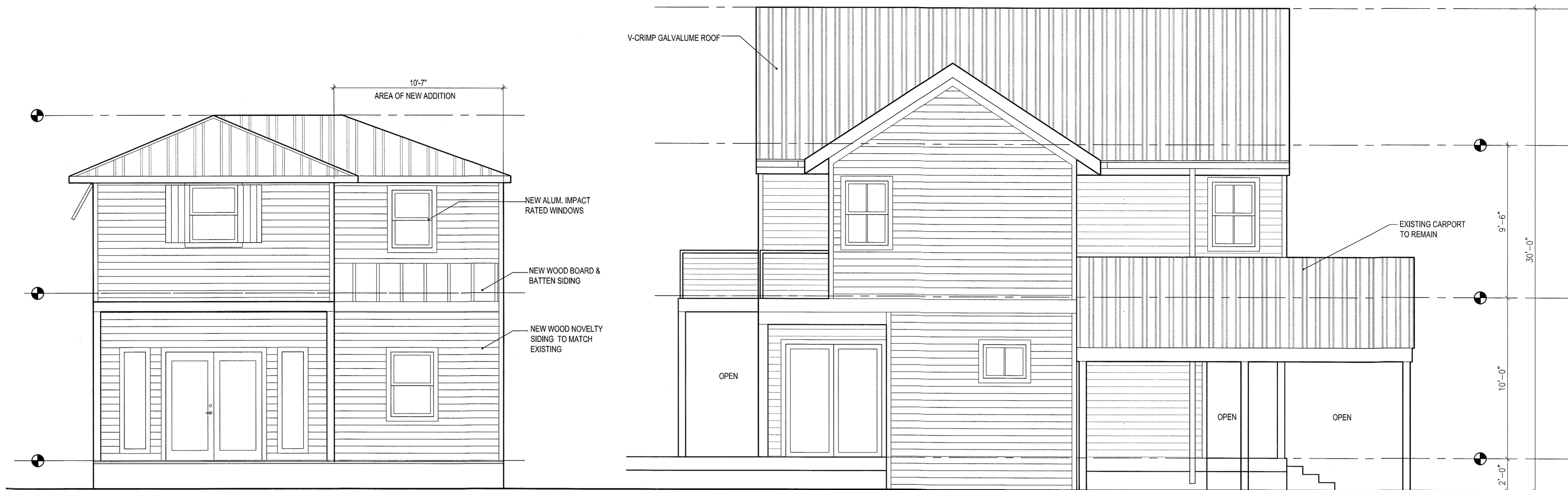
1 NORTH ELEVATION - FRONT HOUSE
 SCALE: 1/4"=1'-0"

1210 - 1212 DUNCAN STREET
 KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

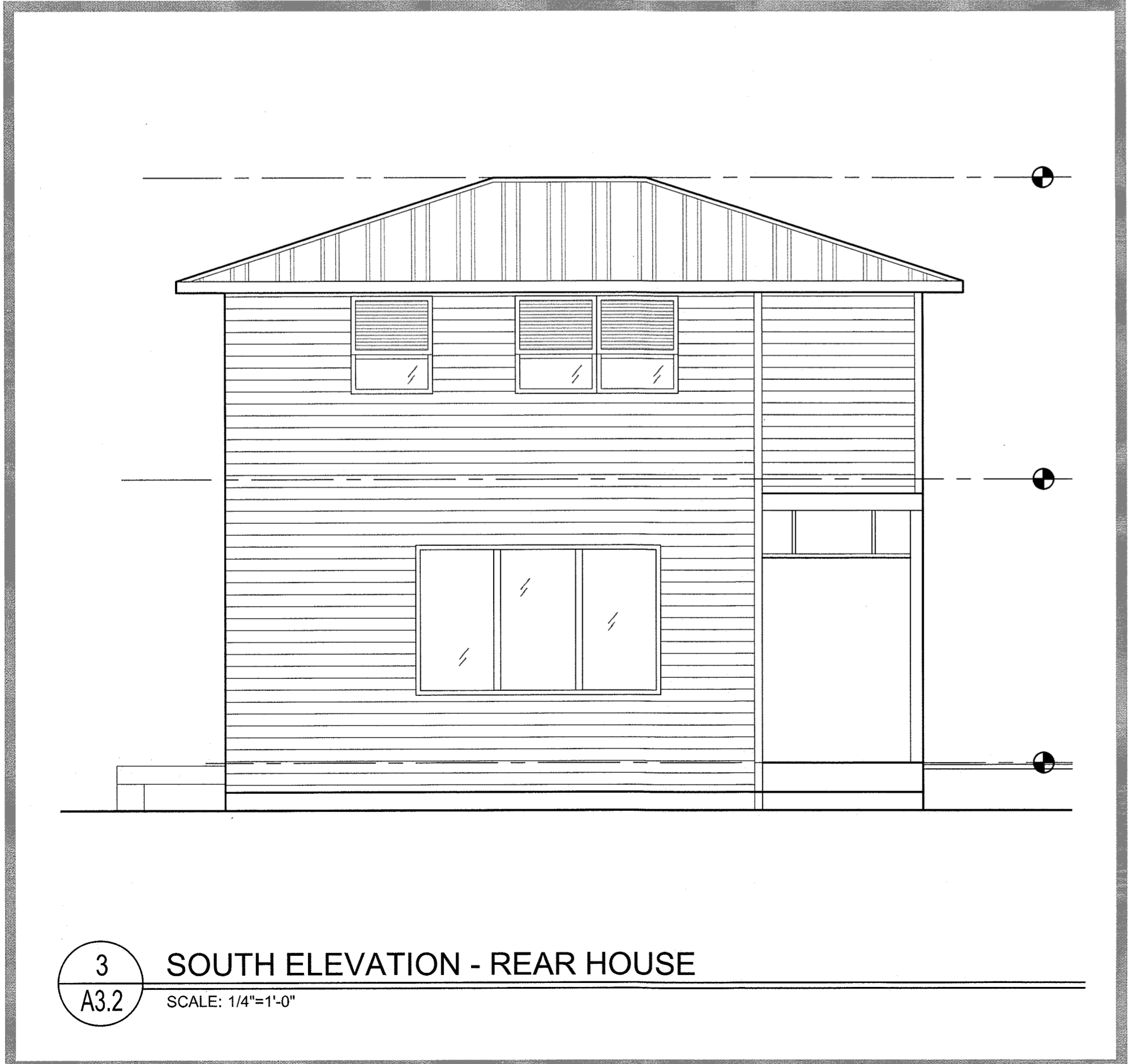
Drawing Size: 24x36 | Project #: 13025

Title:
PROPOSED ELEVATIONS

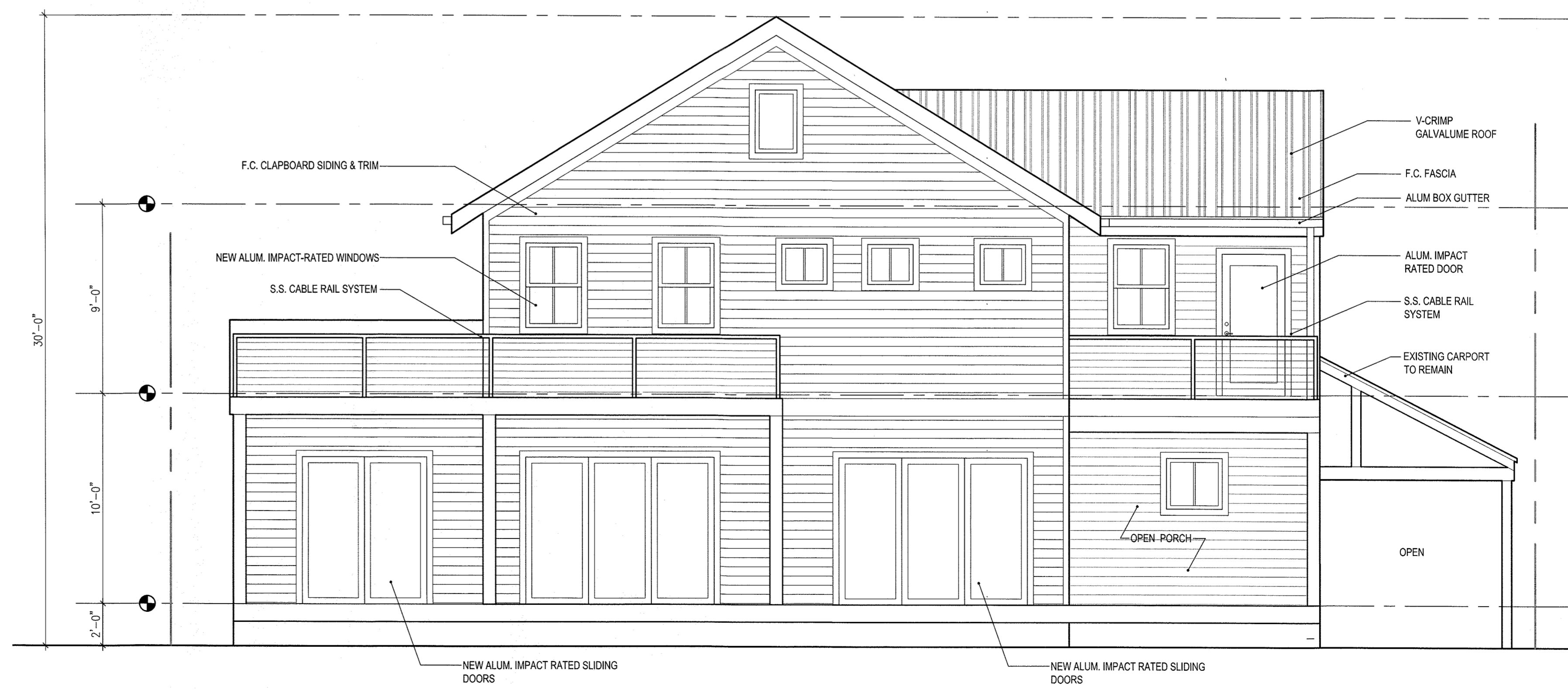
Sheet Number:
A-3.1



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



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



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

1210 - 1212 DUNCAN STREET
 KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36
 Project #: 13025

Title:
PROPOSED ELEVATIONS

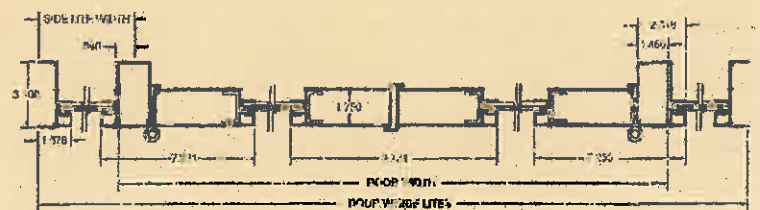
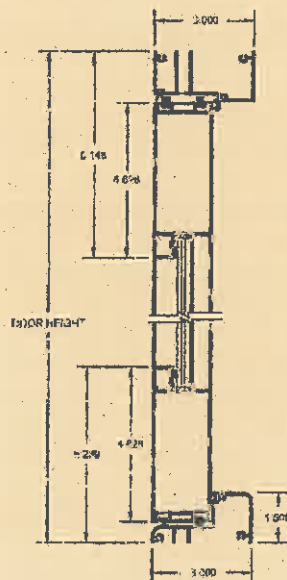
Sheet Number:
A-3.2

Date: - APRIL 24, 2014
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ALUMINUM FRAMES

FRENCH DOORS – SERIES FD101

- Concealed 2-point locking system for added strength and protection
- Doors are pre-hung with 7" aluminum hinges for added strength and protection
- Tubular door jamb for extra strength
- Bumper threshold prevents water infiltration
- French doors have extruded aluminum glazing bead
- Sidelites are available
- Custom and standard sizes available
- Prepped for standard hardware (not included, available at local hardware and big box retailers/home supply stores)
- Double raised muntins available



ALUMINUM FRAMES

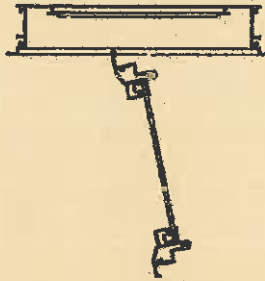
CASEMENT -- SERIES CA740

- Projected windows are available
- Modular design, featuring self-contained operating and fixed sections, allows multiple window configurations, including X, XX, O and XOX
- Contoured sash is inset within the main frame for less exposure to elements
- Washable hinges, heavy-duty egress or egress washable hinges available
- Aluminum snap-on cover hides fixed window installation fasteners
- Truth® Maxim Series operators and multi-point locking system
- Raised and low egee

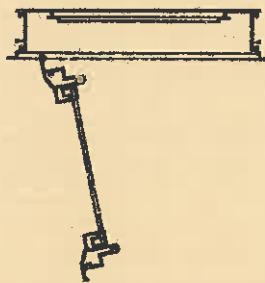


winguard.com

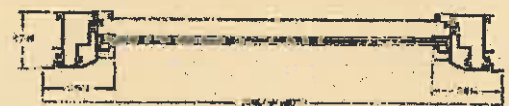
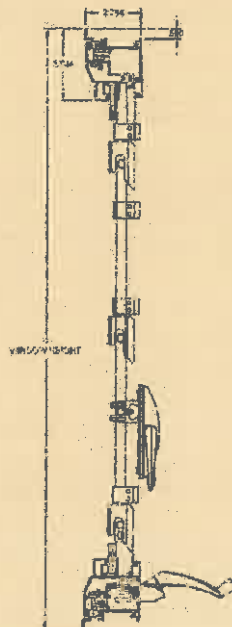
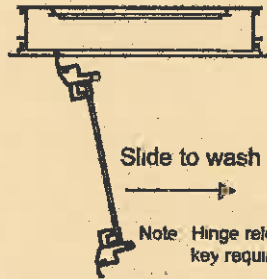
WASHABLE HINGE
UNITS UP TO 24"



EGRESS HINGE
UNITS OVER 24"



EGRESS WASHABLE HINGE
UPGRADE



ATLANTIS
RAIL SYSTEMS









RAILEASY™ SPECTRUM

A SQUARE POST SYSTEM WITH MANY OPTIONS

The RailEasy™ Spectrum features pre-drilled square posts and fittings to fascia mount the posts and mount handrails. The cable infill offers a choice between using HandiSwage fittings with 1/8" cable or RailEasy™ Studs with 5/32" cable. You can find installation instructions specific to your cable railing infill choice at www.atlantisrail.com or by asking your Atlantis Rail Sales Representative for more information. Customers must source their own flat handrail. Choose from the stock colors below or special order the color that best fits your application.



COLOR SELECTION

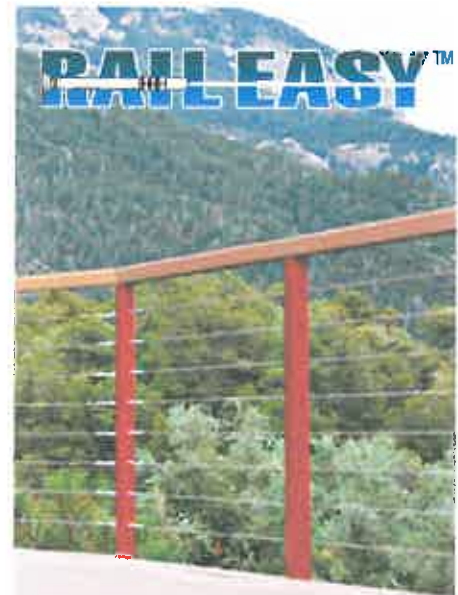
STANDARD	 BLACK	 CLEAR COATED STAINLESS	
SPECIAL ORDER	 GREEN	 WHITE	 LIGHT GRAY
	 RED	 BLUE	 AGED COPPER

*Custom colors available upon request.

CABLE INFILL OPTIONS

HandiSwage

The HandiSwage cable infill option features a line of stainless steel hand swage fittings and 1/8" cable, making it one of the simplest and most economical cable railing systems available. All fittings, cable and accessories are made from 316L stainless steel for corrosion resistance. They are offered in 1/8" cable size and include standard studs, small studs and a variety of nut sets.



RailEasy™

The RailEasy™ cable infill option features patented mechanical swage capabilities. The cable used is a 5/32" diameter, 1x19 strand cable. All fittings, cable and accessories are made from 316L stainless steel for corrosion resistance. They are offered in 5/32" cable size and include the RailEasy™ Stud and a variety of nut sets to provide a finished look.

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 27, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO STORY HOUSE AT FRONT OF PROPERTY. NEW DECKS AND POOL. DEMOLITION OF FRONT PORTION OF THE EXISTING HOUSE.

FOR- #1210-1212 DUNCAN STREET

Applicant- William Shepler, Architect

Application # H14-01-0775

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**



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: 1036013 Parcel ID: 00035160-000000

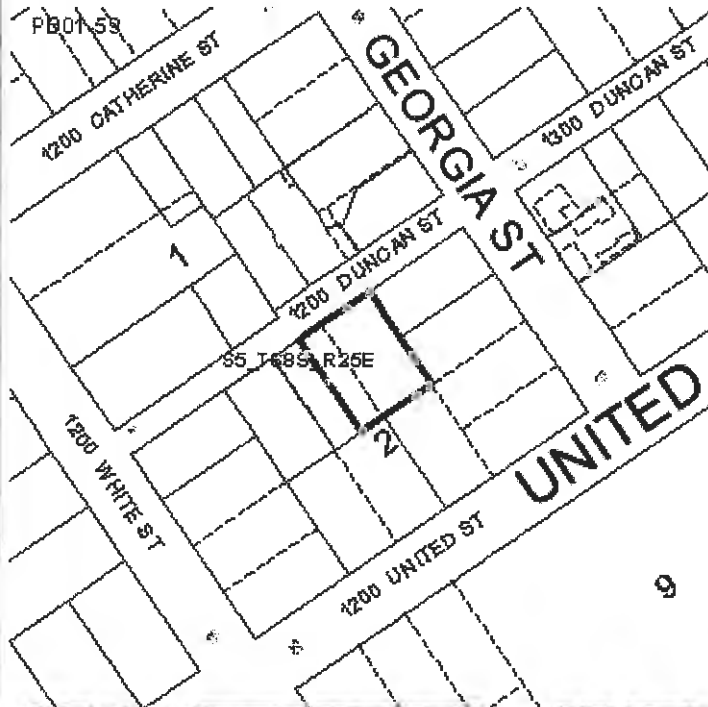
Ownership Details

Mailing Address:
IPPOLITO JOSEPH AND ANDREA
1210 DUNCAN ST
KEY WEST, FL 33040-3457

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 05-68-25
Range:
Property Location: 1210-1212 DUNCAN ST KEY WEST
Subdivision: Moffat's Sub
Legal KW MOFFATS SUB PB 1-12 PT LT 7 AND ALL LT 9 SQR 2 TR 14 G22-79/81 CO JUDGE SERIES 9-113A-2
Description: OR343-127/28 OR730-80/81 OR778-1723/24 OR782-571 OR1010-990/91 OR1010-992 OR1046-2055/56 OR1155-1511 OR1387-1962/63 OR1725-348/49 OR1971-1885/87 OR1986-2334/37C OR2589-1247/49

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY	0	0	5,961.00 SF
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Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1350
 Year Built: 1953

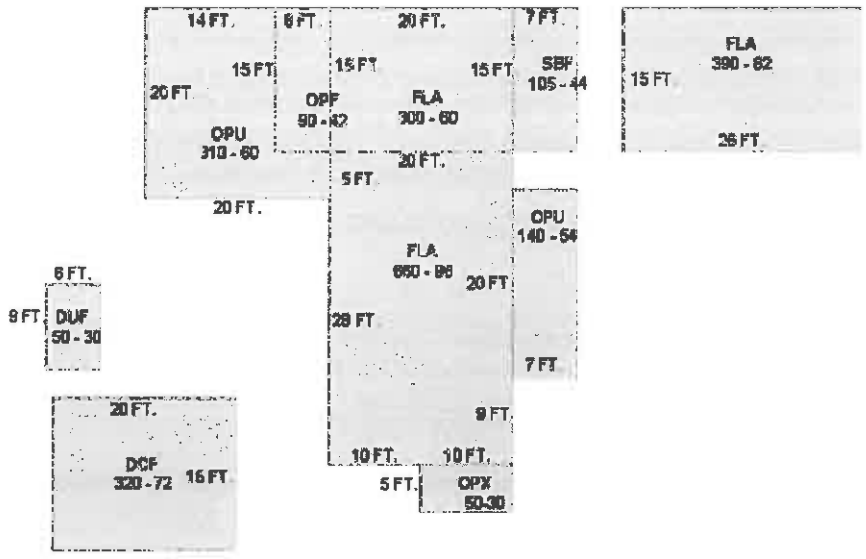
Building 1 Details

Building Type <u>R2</u>	Condition <u>G</u>	Quality Grade <u>550</u>
Effective Age <u>24</u>	Perimeter <u>258</u>	Depreciation % <u>31</u>
Year Built <u>1953</u>	Special Arch <u>0</u>	Grnd Floor Area <u>1,350</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.
 Roof Type GABLE/HIP Roof Cover METAL Foundation CONCR FTR
 Heat 1 FCD/AIR DUCTED Heat 2 NONE Bedrooms 3
 Heat Src 1 ELECTRIC Heat Src 2 NONE

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	Attic A/C	Area
-----	------	----------	-----------	------

			# Stories	Year Built			Basement %	Finished Basement %	
1	FLA	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	300
2	OPX		1	1991			0.00	0.00	50
3	OPF		1	1991			0.00	0.00	90
4	OPU		1	1991			0.00	0.00	310
5	FLA	12:ABOVE AVERAGE WOOD	1	1991	N	Y	0.00	0.00	390
6	DCF		1	2004					320
7	OPU		1	1991					140
8	SBF		1	1991					105
9	DUF		1	1960					54
10	FLA	12:ABOVE AVERAGE WOOD	1	1991	N	Y			660

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	300 SF	0	0	1980	1981	2	30
2	CL2:CH LINK FENCE	1,072 SF	268	4	1964	1965	1	30
3	WD2:WOOD DECK	147 SF	49	3	2001	2002	1	40
4	AC2:WALL AIR COND	1 UT	0	0	1994	1995	1	20
5	FN2:FENCES	240 SF	60	4	2000	2001	2	30
6	FN2:FENCES	240 SF	40	6	2002	2003	2	30
7	FN2:FENCES	84 SF	21	4	2002	2003	2	30
8	TK2:TIKI	70 SF	10	7	2001	2002	5	40
9	WF2:WATER FEATURE	1 UT	0	0	2001	2002	1	20

Appraiser Notes

FOR THE 2005 TAX ROLL THIS PARCEL NOW HAS RE 3515 AK 1036005 COMBINED WITH IT PER OWNER'S REQUEST. ALSO VERIFIED THAT RESIDENCE IS A MULTI-FAMILY (R-2) AND OWNERS WILL RECEIVE A DOUBLE HX FOR THE 2005 TAX ROLL. LG

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-0303	02/16/2014		20,000		INSTALL 2 SETS OF FRENCH DOORS, REMOVE 1. OPEN FLOOR PLAN, 9 NEW PIERS, REPAIR WATER DAMAGE, INSTALL 3 WINDOWS, REMOVE 4 WINDOWS.
1 05-5763	01/06/2006	07/10/2006	400	Residential	ADD A SECOND ELECTRIC METER

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	175,011	5,660	214,374	395,045	372,140	25,000	347,140
2012	175,011	5,935	214,374	395,320	359,567	50,000	309,567
2011	177,511	6,239	214,073	397,823	349,094	50,000	299,094
2010	217,514	6,525	177,092	401,131	343,935	50,000	293,935
2009	241,774	6,821	330,882	579,477	334,893	50,000	284,893
2008	222,292	7,104	506,739	736,135	334,558	50,000	284,558
2007	295,474	7,330	685,589	988,393	324,814	50,000	274,814
2006	468,836	7,625	481,402	957,863	316,892	50,000	266,892
2005	436,463	7,949	405,392	849,804	307,662	50,000	257,662
2004	240,085	2,770	223,027	465,883	290,917	25,000	265,917
2003	224,080	2,830	97,321	324,231	285,493	25,000	260,493
2002	184,665	2,899	91,238	278,802	278,802	25,000	253,802
2001	140,362	3,039	91,238	234,639	234,639	0	234,639
2000	140,362	3,225	60,826	204,413	167,416	25,000	142,416
1999	137,231	3,216	60,826	201,273	163,015	25,000	138,015
1998	117,438	2,542	60,826	180,806	160,448	25,000	135,448
1997	102,758	2,293	52,715	157,766	157,766	25,000	132,766
1996	79,271	1,833	52,715	133,819	133,819	0	133,819
1995	58,245	1,214	52,715	112,174	112,174	0	112,174
1994	52,089	1,142	52,715	105,946	105,946	0	105,946
1993	52,089	1,181	52,715	105,986	105,986	0	105,986
1992	52,089	1,234	52,715	106,039	106,039	0	106,039
1991	55,661	1,277	52,715	109,653	109,653	0	109,653
1990	61,102	1,330	41,564	103,996	103,996	0	103,996
1989	55,547	1,245	40,550	97,342	97,342	0	97,342
1988	36,729	1,080	33,454	71,263	71,263	0	71,263
1987	31,001	1,109	25,344	57,454	57,454	25,000	32,454
1986	31,176	1,148	24,330	56,654	56,654	25,000	31,654
1985	30,226	1,180	14,573	45,979	45,979	25,000	20,979
1984	28,237	1,220	14,573	44,030	44,030	25,000	19,030
1983	28,237	1,249	14,573	44,059	44,059	25,000	19,059
1982	28,904	1,291	12,589	42,784	42,784	25,000	17,784

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
4/27/2012	2589 / 1247	0	WD	11
2/2/2004	1971 / 1885	132,900	WD	M

8/29/2001	1725 / 0348	320,000	<u>WD</u>	<u>M</u>
1/1/1996	1387 / 1962	155,000	<u>WD</u>	<u>M</u>
4/1/1987	1010 / 990	125,000	<u>WD</u>	<u>M</u>

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