

Historic Architectural Review Commission

Staff Report Item 9b

Meeting Date:	May 14, 2013
Applicant:	Bender and Associates/ David Salay, Architect
Application Number:	H13-01-608
Address:	#1421 Duncan Street
Description of Work:	Demolition of non-historic dormers and porch on second floor.
Building Facts:	<p>House is listed as a contributing resource in the 1977 Survey. The one story frame vernacular house was built circa 1920. The house has a "U" shape wrap front porch. A shed and gable dormers were installed on the back sides of the house as well as a porch and railing. The owners will remove the access to the half floor in order to keep the entire house as a one story.</p> <p>This house was featured in the 1954 film <i>The Rose Tattoo</i>; a film adaptation of Tennessee Williams's play of the same name.</p>
Guidelines and Ordinance Cited in Review:	Ordinance for demolition; Land Development Regulations Sec. 102-217, (2) for non-historic/ non-contributing structures.

Staff Analysis

The Certificate of Appropriateness proposes the removal of non-historic elements that were added at some point in time in order to create a half floor on the back portion of the house. The scale and proportions of such elements detract from the historic character of the house. Once removed the plans include the installation of metal v-crimp over the areas where the two dormers exist, to match with surrounding roofing material. Wood lap siding will be used

to complete the enclosure of non-historic fenestrations created for the two dormers and for the back porch.

Consistency with Guidelines

1. The proposed demolition of non-historic elements will bring back this house to a more accurate historic period. The existing dormers as well as the back porch are out of scale, massing and proportion in relation the historic house, making the non-historic elements visually incompatible with the historic fabric.

It is staff's opinion that the proposed demolitions are consistent with the Ordinance for demolition and the Historic Architectural Guidelines. The demolitions will help bringing back a correct scale and proportions to this historic house. If the demolition request is approved one reading will be sufficient.

Application



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS ~~SS-25-2013-100608~~
APPLICATION # _____

OWNER'S NAME: **Carla Agostini / Robin Gay** DATE: **4/25/13**

OWNER'S ADDRESS: **1421 Duncan St.** PHONE #: **395-2748**

APPLICANT'S NAME: **Bender & Associates / David Salay** PHONE #: **296-1347**

APPLICANT'S ADDRESS: **410 Angela St**

ADDRESS OF CONSTRUCTION: **1421 Duncan St.** # OF UNITS **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Renovate existing residence. Remove 1980's dormers. Replace doors & windows as shown on drawings. New kitchen addition at rear. New bathroom addition at existing 1980's poolhouse. New metal shingle roof at historic porch. Renovate existing pool at rear. New wood deck at side yard.

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: 4/25/13
Applicant's Signature: *David Salay*

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: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*House is listed as contributing. Built circa 1925. One story frame
vernacular.*

Ordinance for demolition

*Guidelines for doors/windows, additions, roofing
and secretary of the Interior's standards.*

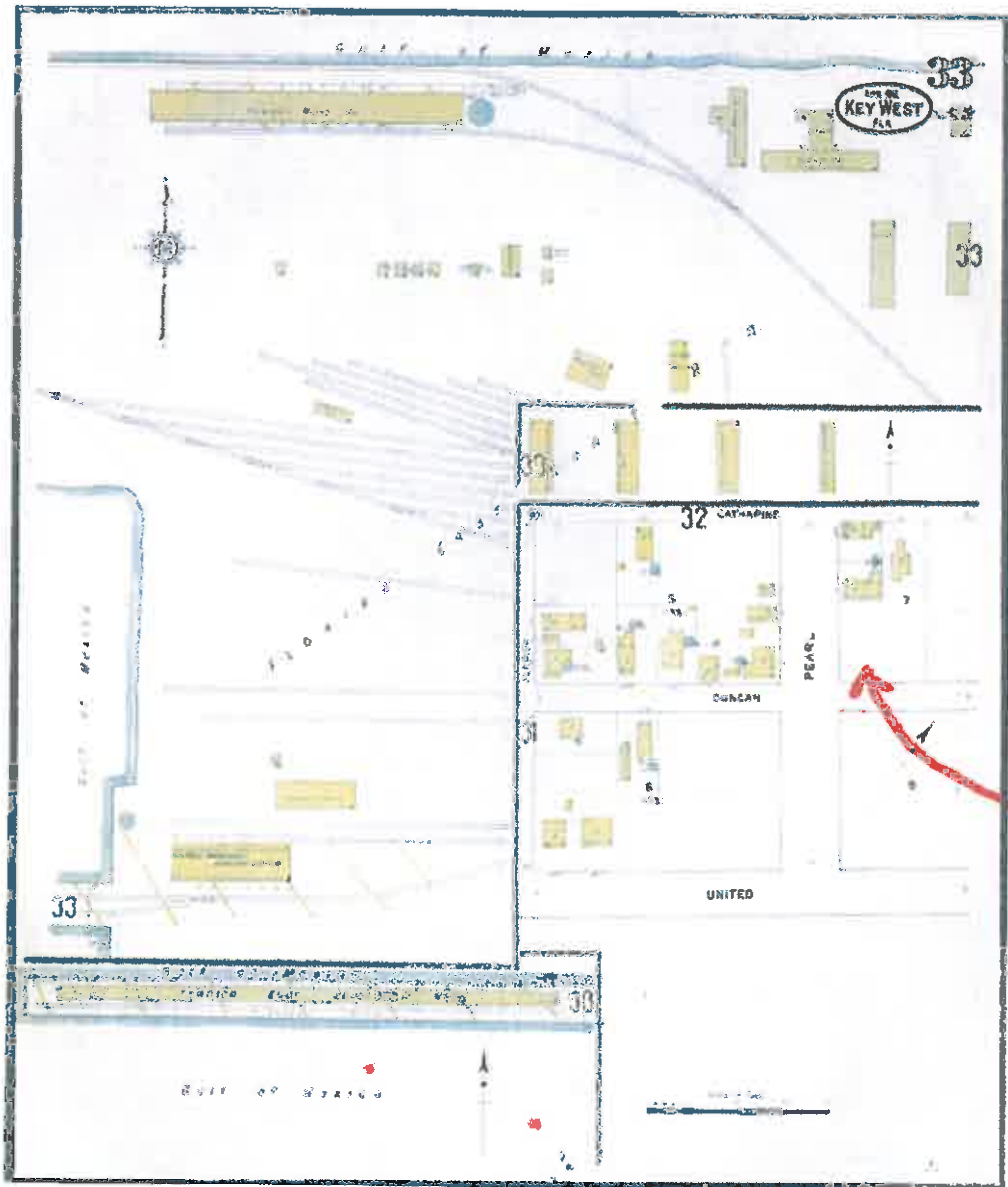
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps

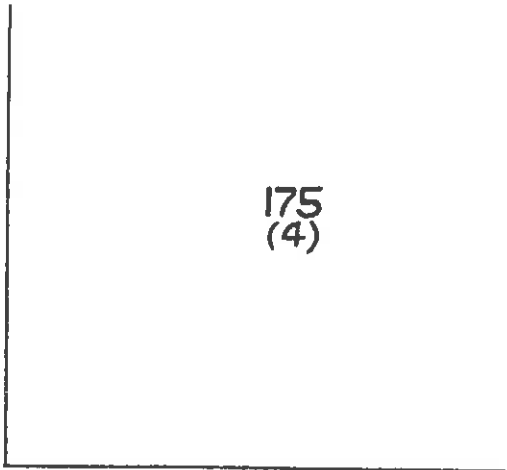
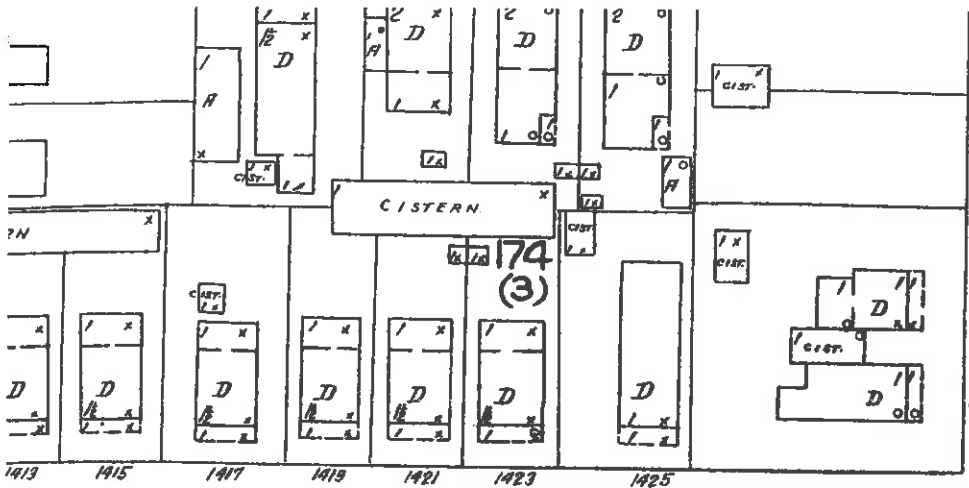


NO
HOUSE
ON
LOT.

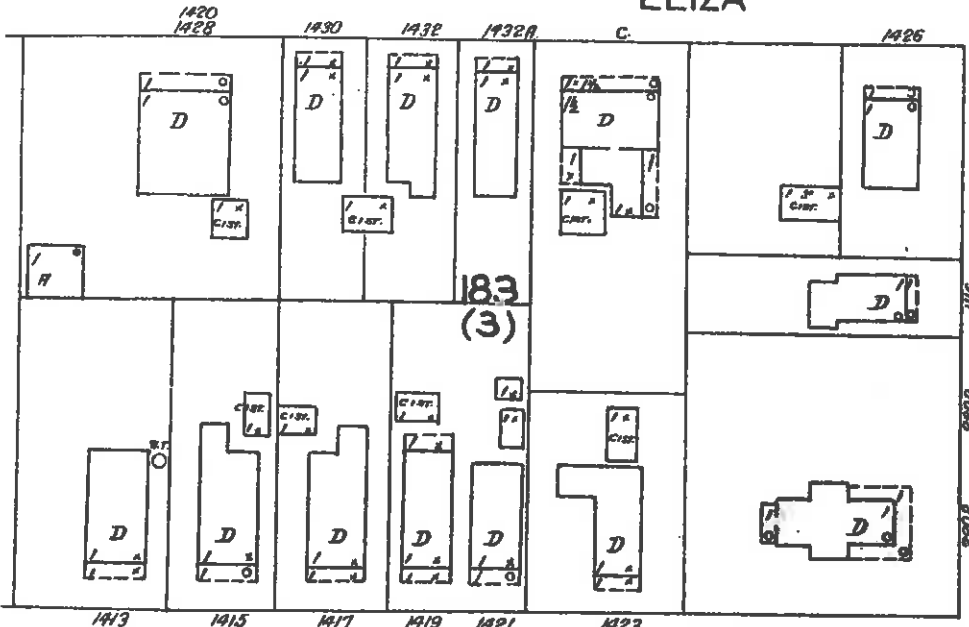
UNIVERSITY of FLORIDA
The Foundation for The Gator Nation

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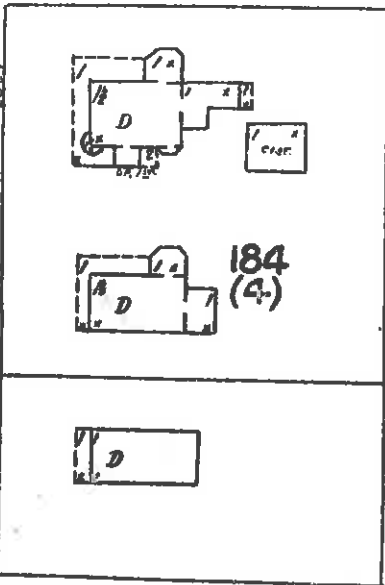
1912 SANBORN



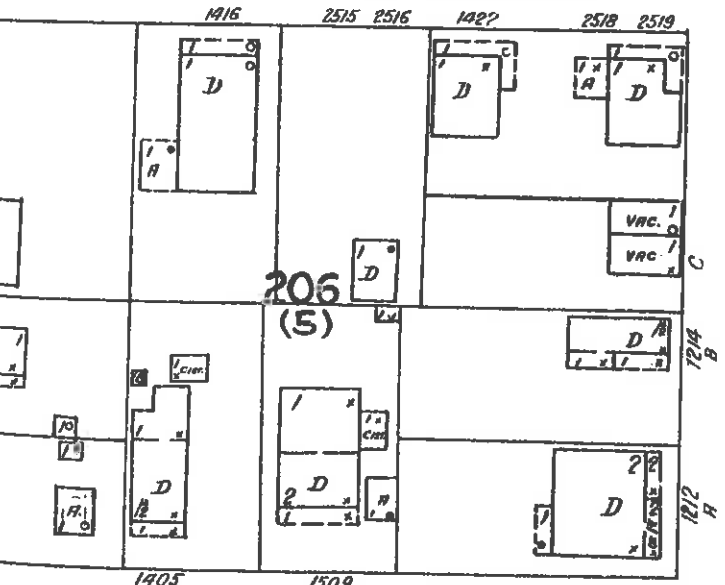
ELIZA



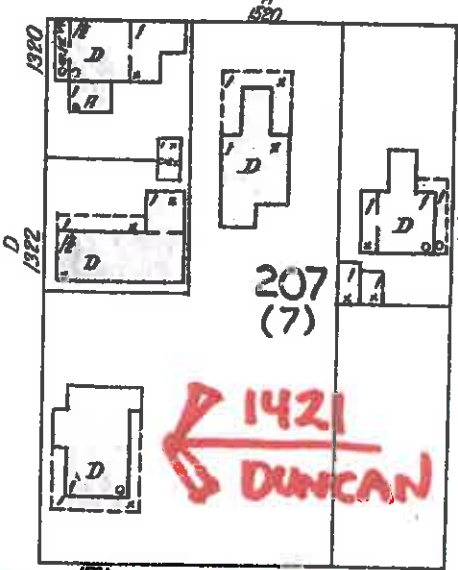
PEARL



CATHARINE



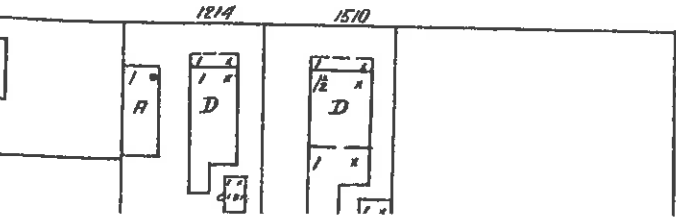
PEARL



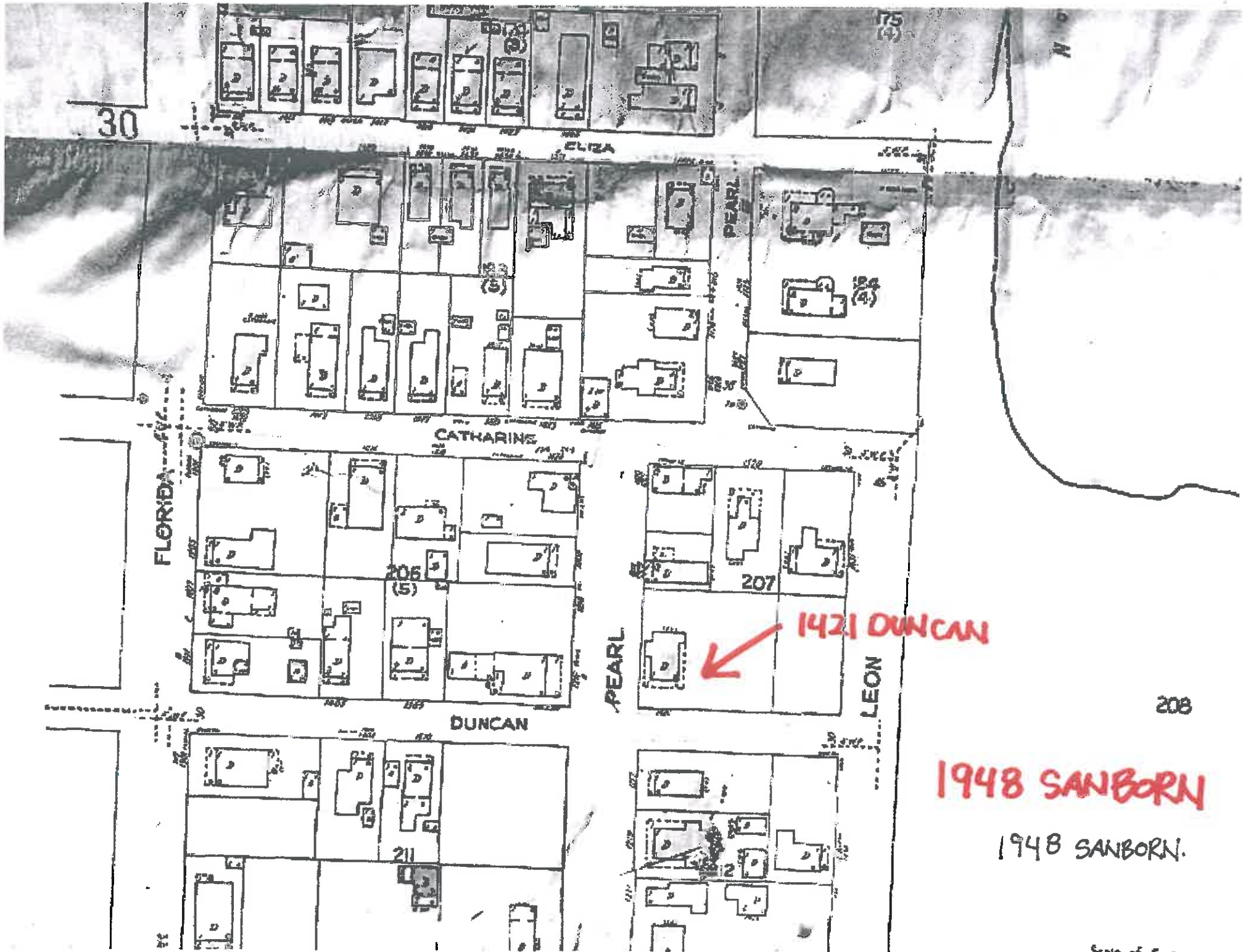
LEON

DUNCAN

1926 SANBORN



1926 SANBORN



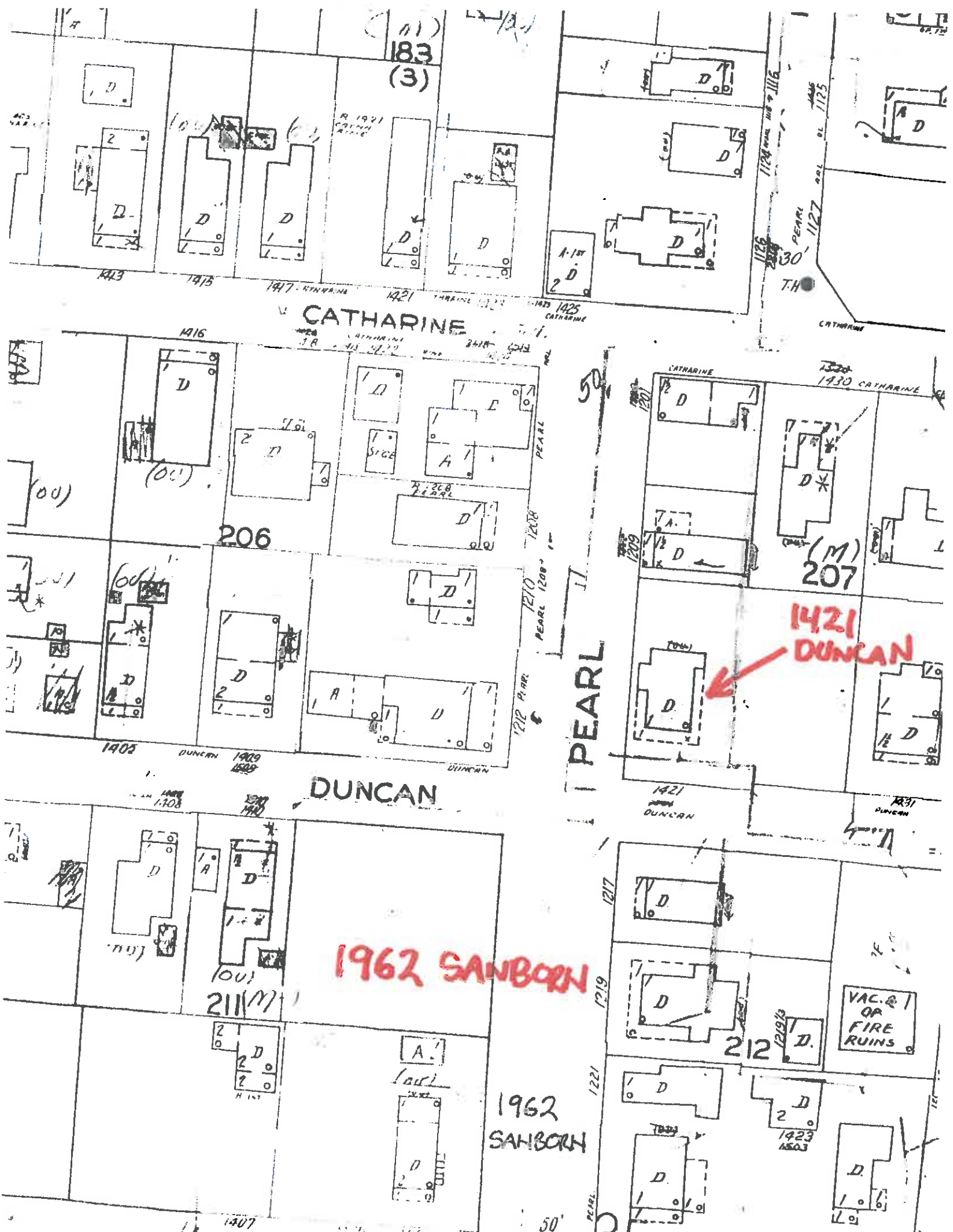
1421 DUNCAN



1948 SANBORN

1948 SANBORN.

208



(11)
183
(3)

CATHARINE

PEARL

DUNCAN

1421
DUNCAN

1962 SANBORN

1962
SANBORN

VAC. & /
OF
FIRE
RUINS

211 (M)

212

1413

1415

1417 - CATHARINE

1421

CATHARINE

A-1ST
2 D

1126
30'

PEARL
1127

CATHARINE

1416

206

(M)
207

1405

DUNCAN

1409
1509

DUNCAN

1403

1407

DUNCAN

1421
DUNCAN

1431
DUNCAN

(100)

(100)

211 (M)

2 D

A

(100)

A

D

D

D

1217

1219

1221

PEARL

D

D

D

D

1 D

2 D

1423
1503

D

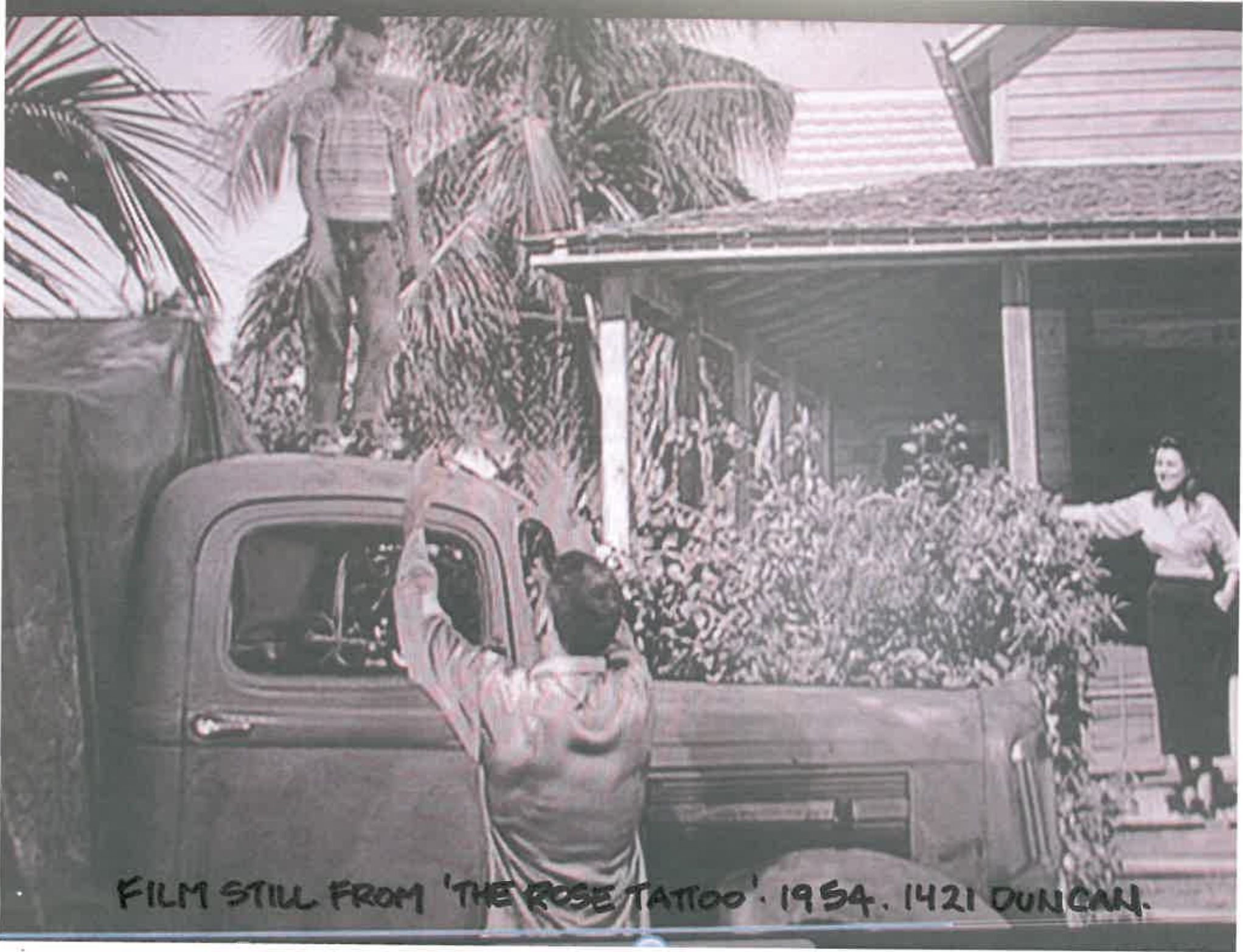
D

122

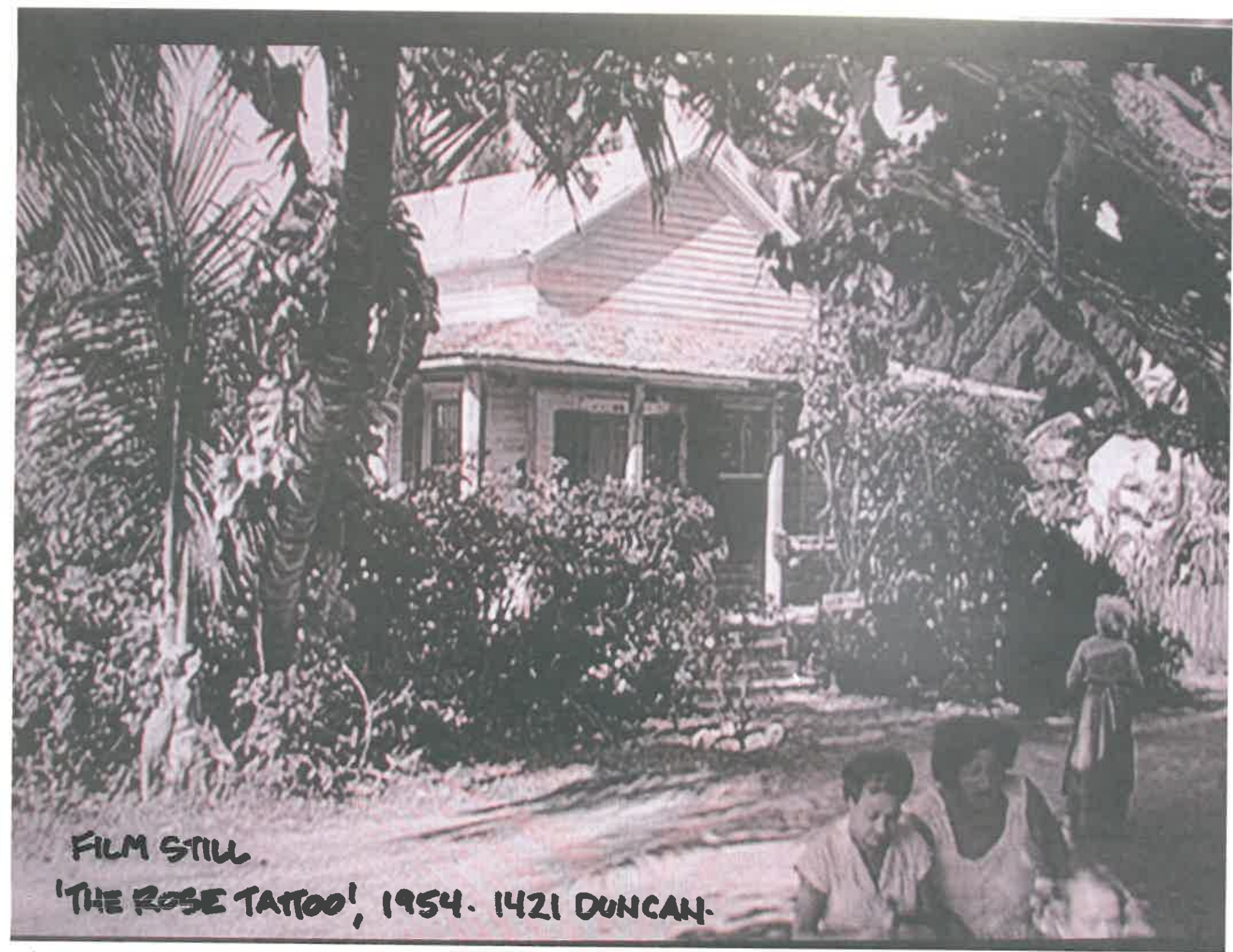
1407

50'

Project Photos



FILM STILL FROM 'THE ROSE TATTOO'. 1954. 1421 DUNCAN.



FILM STILL
'THE ROSE TATTOO', 1954. 1421 DUNCAN.



FILM STILL - 'THE ROSE TATTOO' - 1954.



FILM STILL
THE ROSE TATTOO. 1954

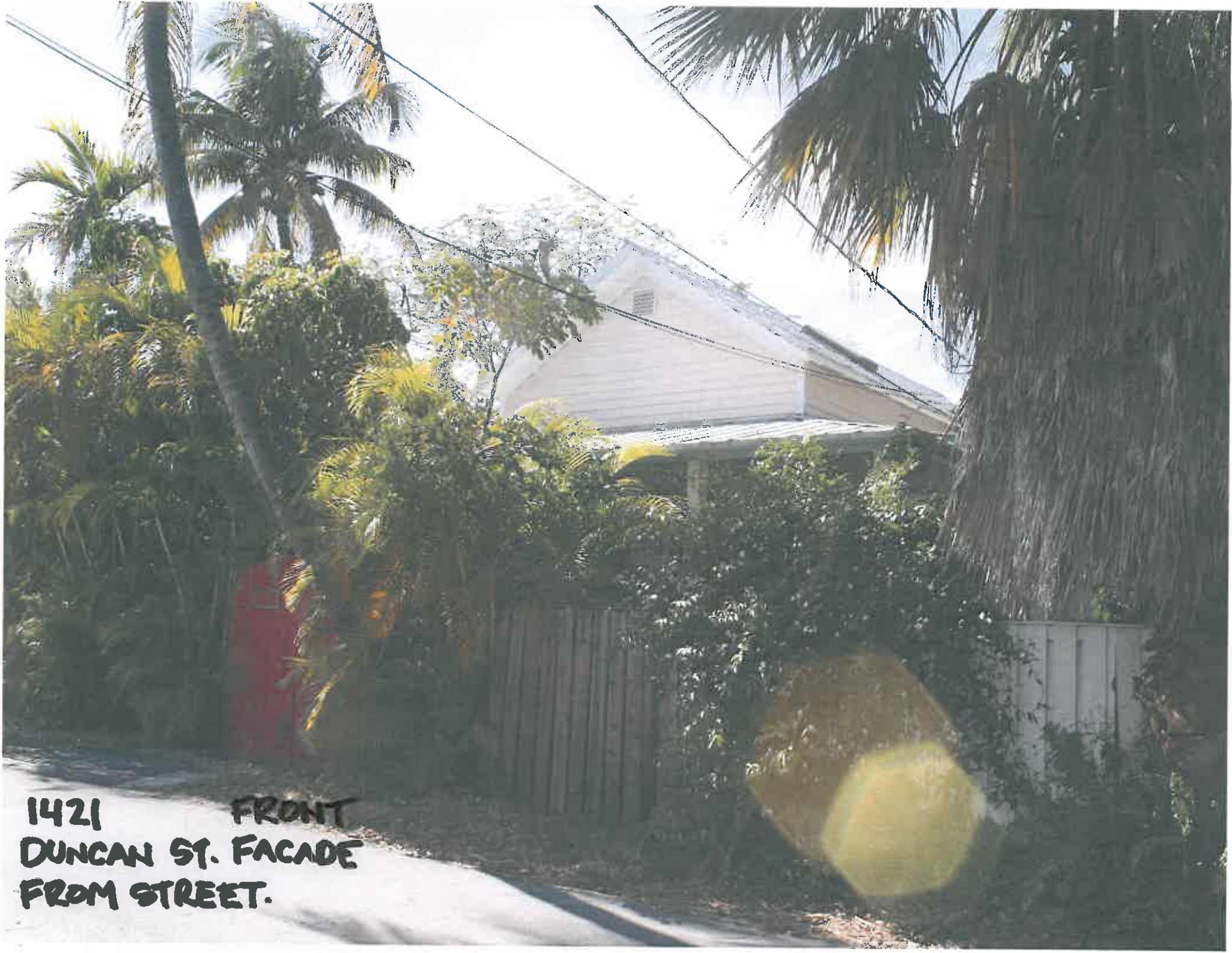
DELL



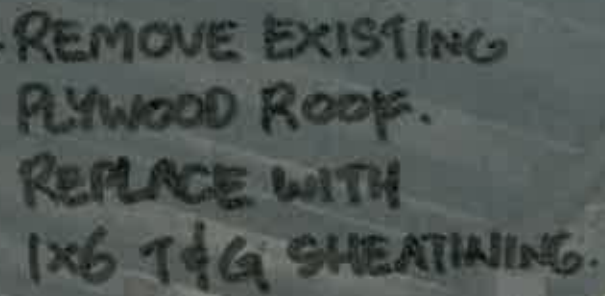
1965 PHOTO



FRONT
1421 DUNCAN. FACADE FROM STREET.



1421 FRONT
DUNCAN ST. FACADE
FROM STREET.



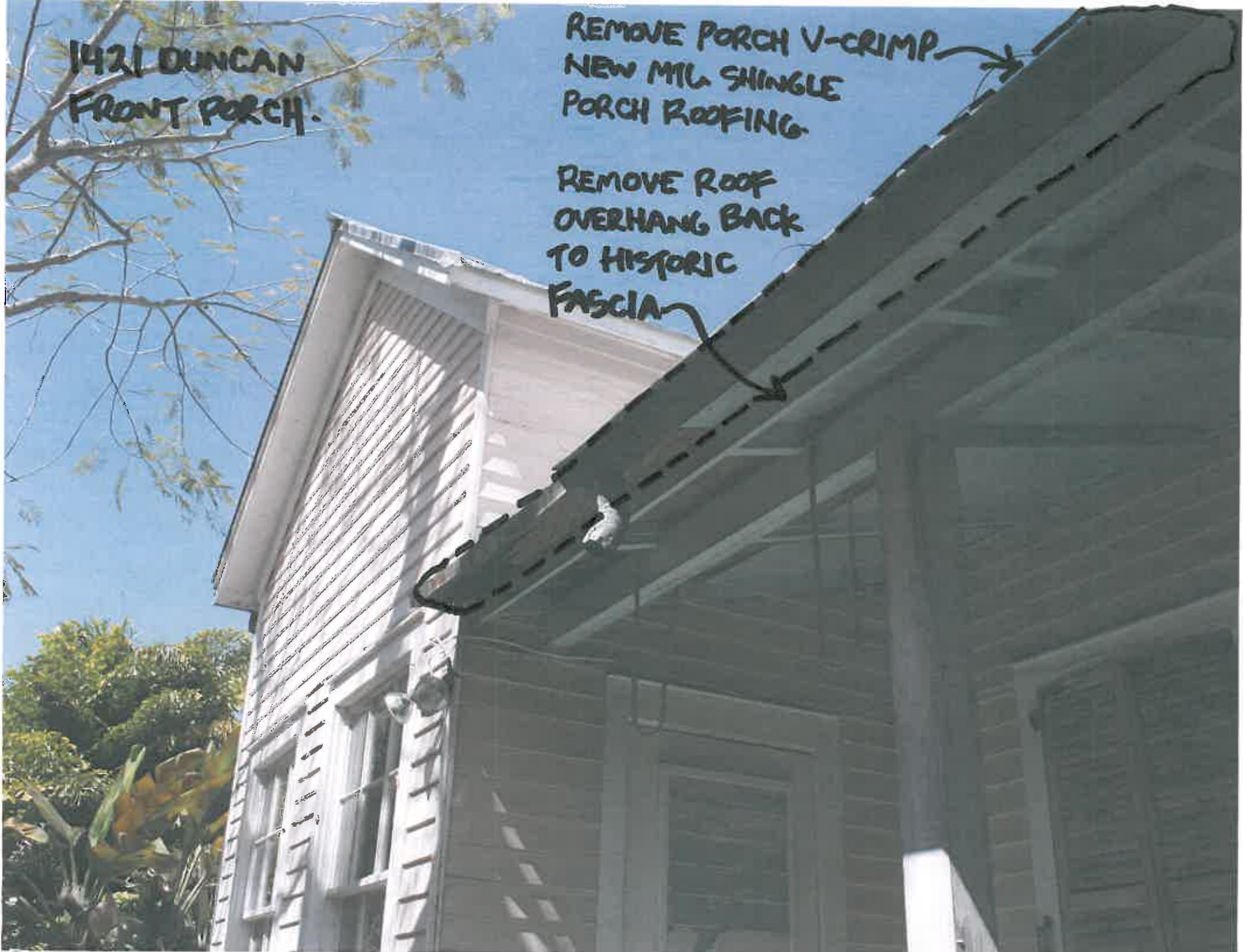
REMOVE EXISTING
PLYWOOD ROOF.
REPLACE WITH
1x6 T&G SHEATHING.

1421 DUNCAN
EXISTING FRONT PORCH

1421 DUNCAN
FRONT PORCH.

REMOVE PORCH V-CRIMP
NEW MIL SHINGLE
PORCH ROOFING

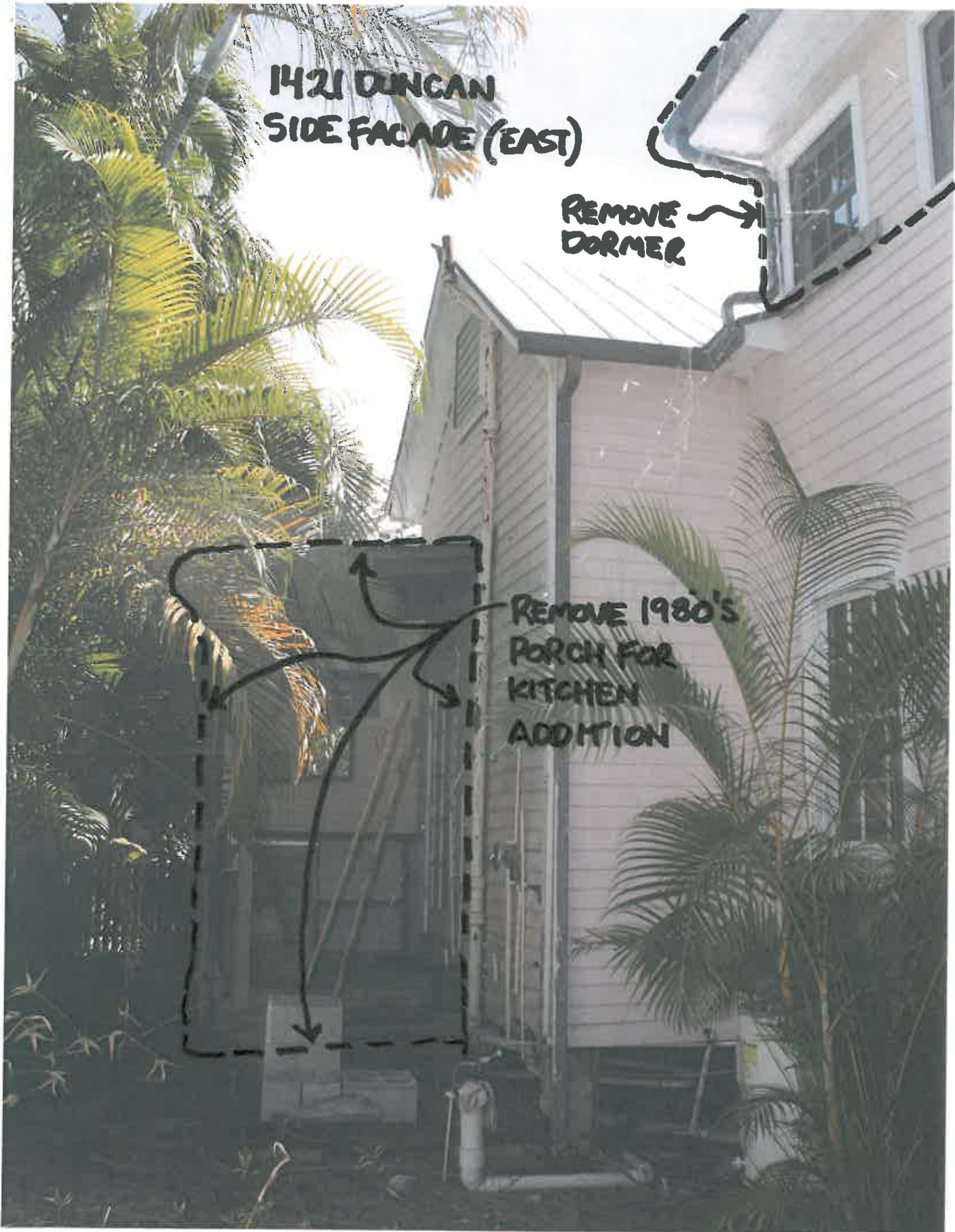
REMOVE ROOF
OVERHANG BACK
TO HISTORIC
FASCIA



1421 DUNCAN
SIDE FACADE (EAST)

REMOVE
DORMER

REMOVE 1980'S
PORCH FOR
KITCHEN
ADDITION



1421 DUNCAN-PEARL ST. ELEVATION
(SIDE ELEVATION)

REMOVE EXISTING
1980'S DORMER



REMOVE PORCH OVERHANG

REMOVE DOOR & WINDOW

1421 DUNCAN
REAR FACADE

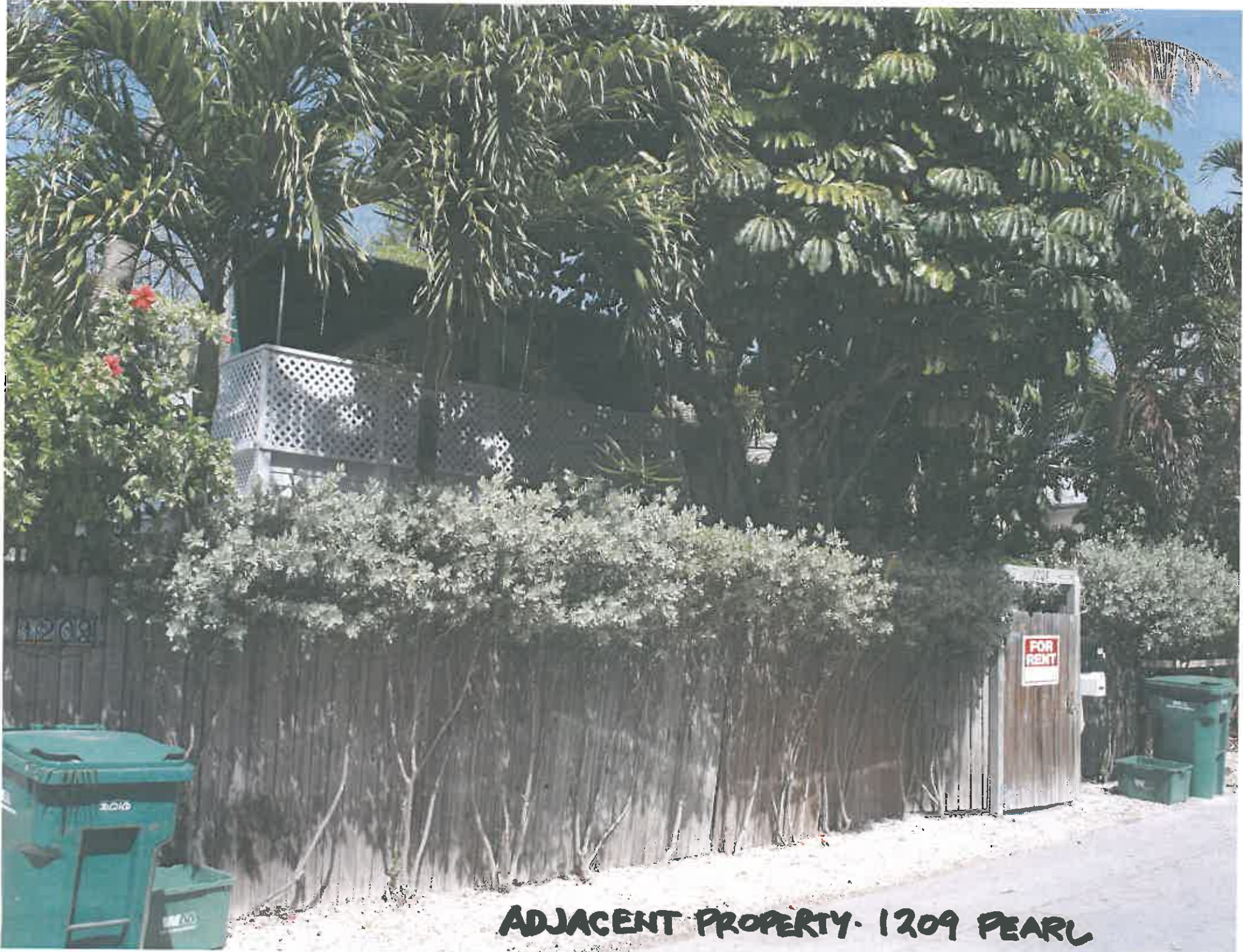


REPLACE
FRENCH
DOOR &
TRANSOM

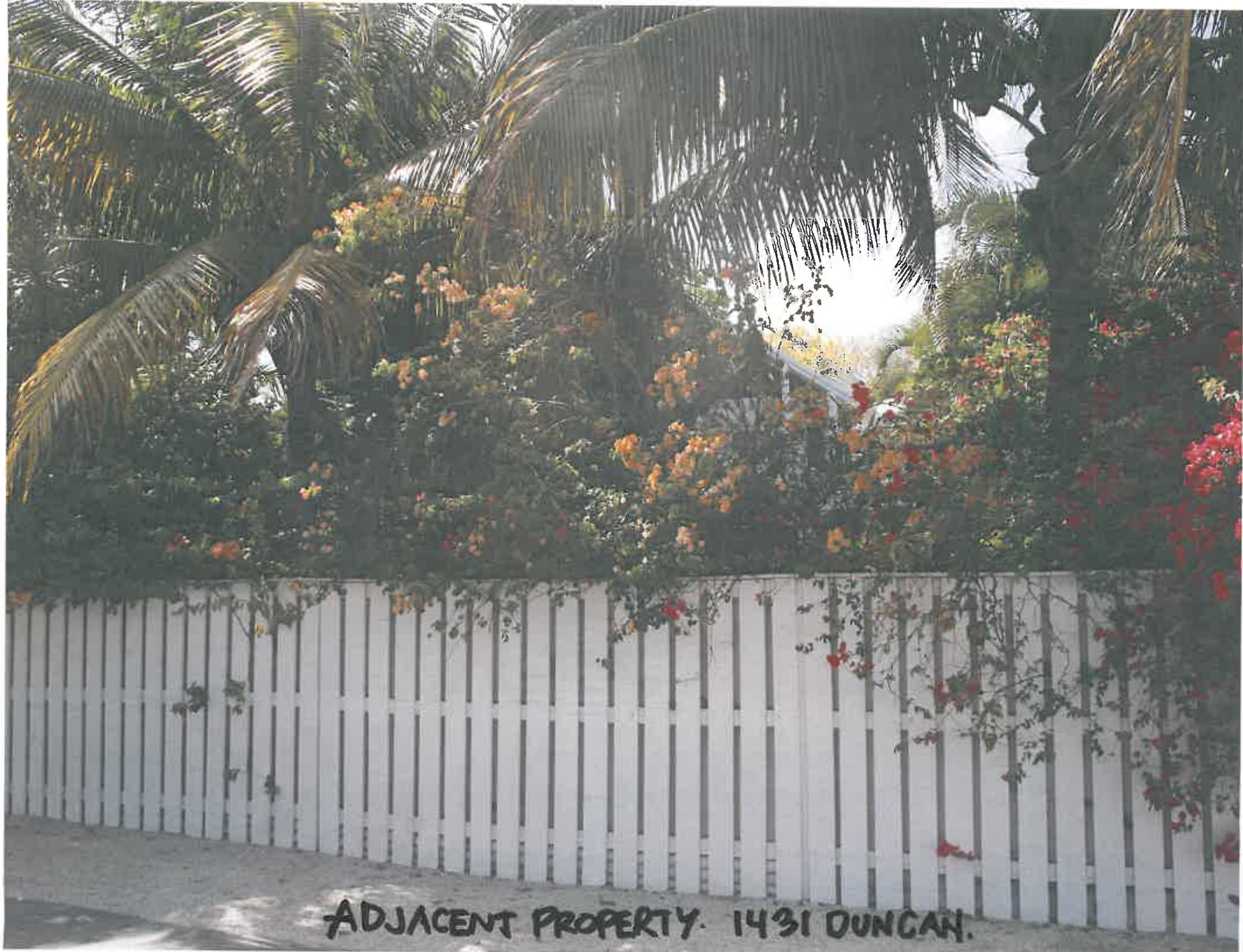
REMOVE
WINDOW

1421 DUNCAN •

EXISTING POOL HOUSE



ADJACENT PROPERTY. 1209 PEARL



ADJACENT PROPERTY. 1431 DUNCAN.

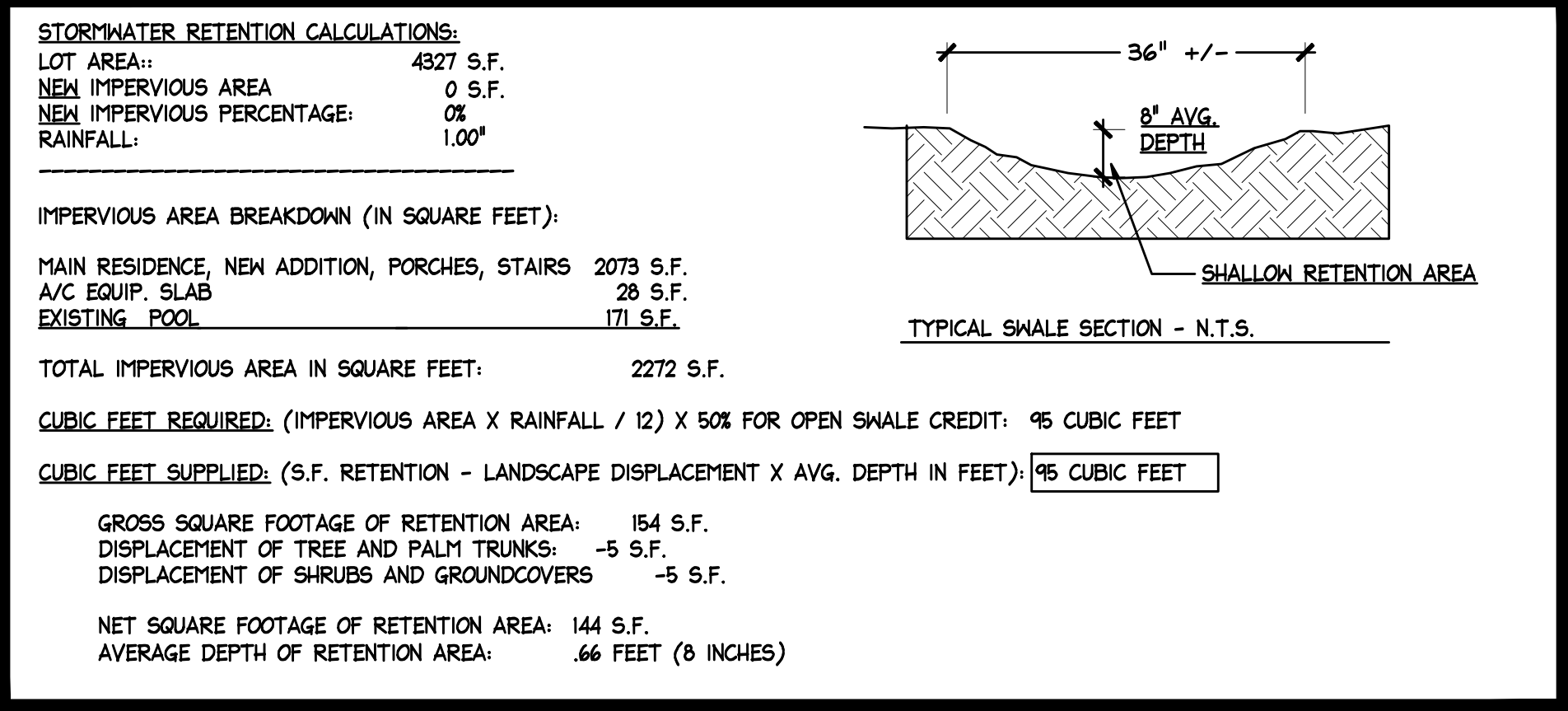
Proposed Plans

PROJECT STATISTICS - 1421 DUNCAN
 LOT DESCRIPTION: SEE SURVEY. LOT SIZE: 4327 S.F.

FEMA FLOOD ZONE: AE-6
 FINISH FLOOR ELEVATION: +6.4'
 ZONING DESIGNATION: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 LOT AREA: 4327 S.F.
 BUILDING CONDITIONED AREA: 1384 S.F. (MAIN HOUSE) + 122 S.F. (POOLHOUSE) = 1506 S.F.

SETBACKS:	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
BUILDING HEIGHT:	30' MAXIMUM	20'-2" (EXISTING, NO CHANGE)	20'-2" (EXISTING, NO CHANGE)
FRONT SETBACK:	10' MINIMUM	4'-7" (EXISTING, NO CHANGE)	4'-7" (EXISTING, NO CHANGE)
SIDE YARD SETBACK:	5' MINIMUM	1'-3" (EXISTING, NO CHANGE)	1'-3" (EXISTING, NO CHANGE)
STREET SIDE SETBACK:	7.5' MINIMUM	8'-3" (EXISTING, NO CHANGE)	8'-3" (EXISTING, NO CHANGE)
REAR SETBACK:	15' MINIMUM	1'-4" (EXISTING, NO CHANGE)	1'-4" (EXISTING, NO CHANGE)
IMPERVIOUS SURFACE:	MAX. 60% OF LOT AREA	2618 S.F. / 4327 S.F. = 60.5%	2319 S.F. / 4327 S.F. = 53.5%
BUILDING COVERAGE:	MAX. 40% OF LOT AREA	2090 S.F. / 4327 S.F. = 48.3%	2073 S.F. / 4327 S.F. = 47.9%
F.A.R.:	N/A - RESIDENTIAL	N/A - RESIDENTIAL	N/A - RESIDENTIAL

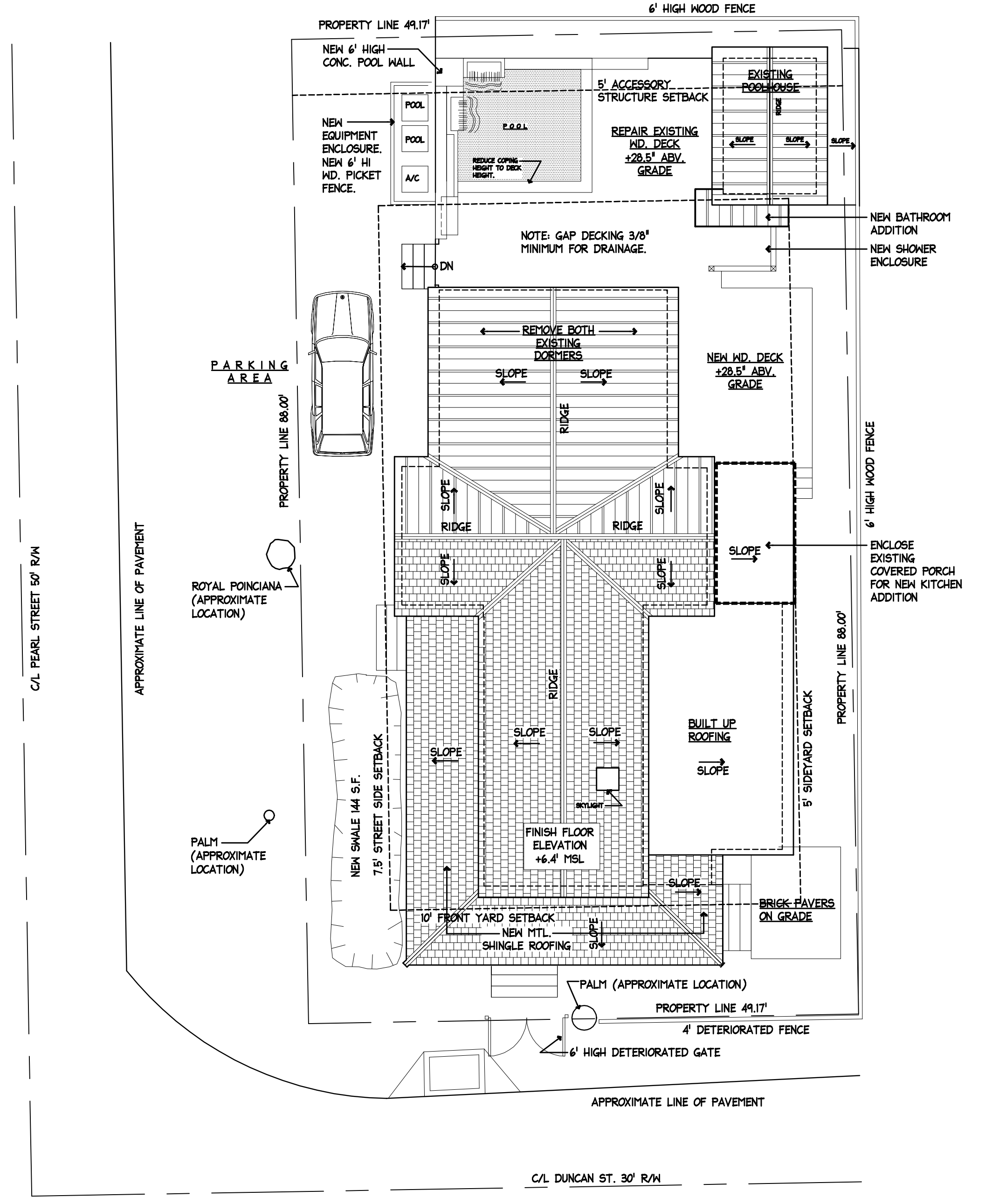
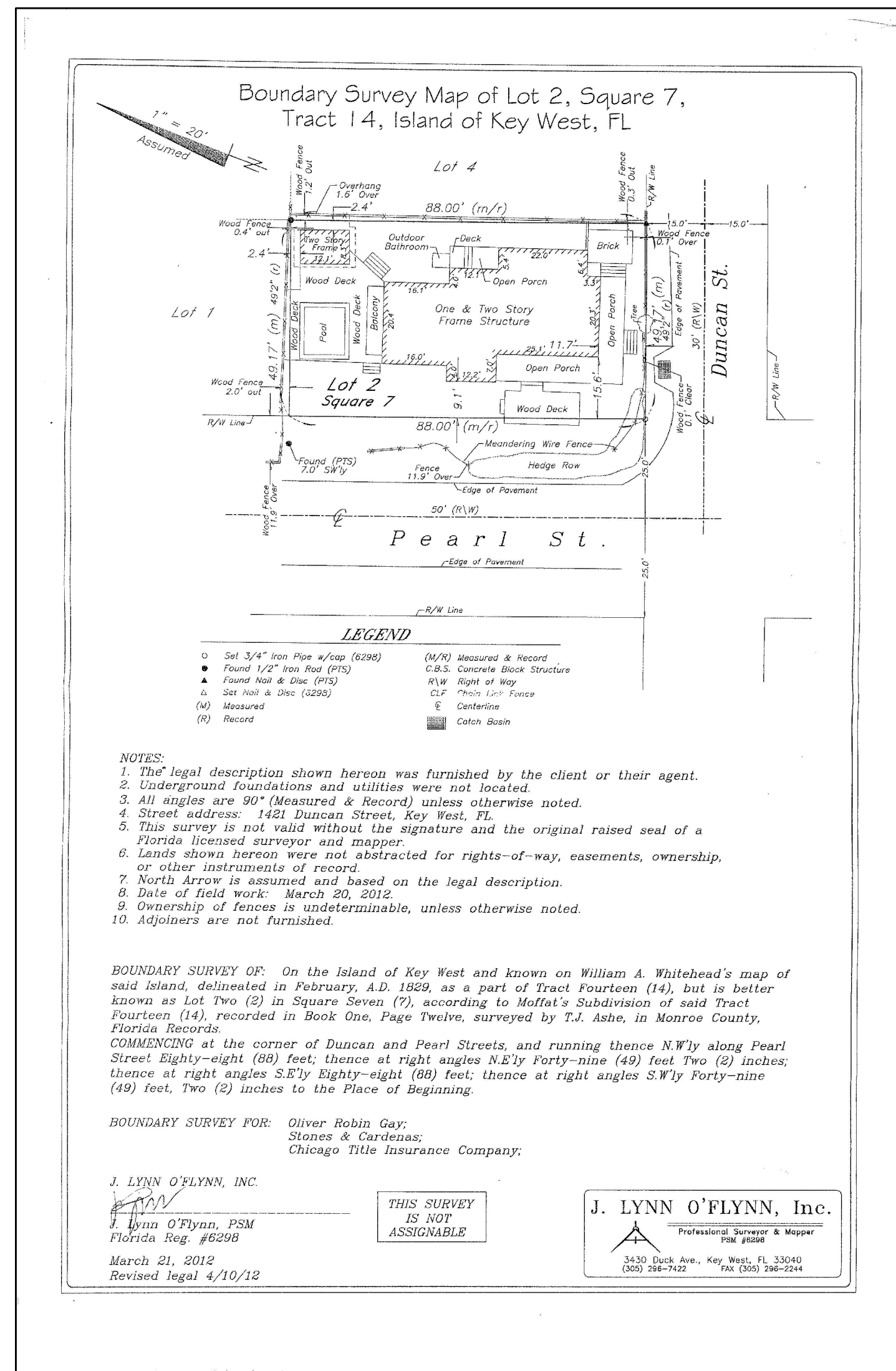
ACCESSORY STRUCTURE SETBACKS:	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
REAR SETBACK:	5' MINIMUM	1'-4" (EXISTING, NO CHANGE)	1'-4" (EXISTING, NO CHANGE)
SIDE SETBACK:	5' MINIMUM	1'-6" (EXISTING, NO CHANGE)	1'-6" (EXISTING, NO CHANGE)



BUILDING COVERAGE CALCULATIONS:

	EXISTING	PROPOSED
LOT AREA:	4327 S.F.	4327 S.F.
BUILDING COVERAGE:	2090 S.F.	2073 S.F.
% BUILDING COVERAGE (40% ALLOWED):	48.3%	47.9%

.4% NET REDUCTION OF BUILDING COVERAGE.



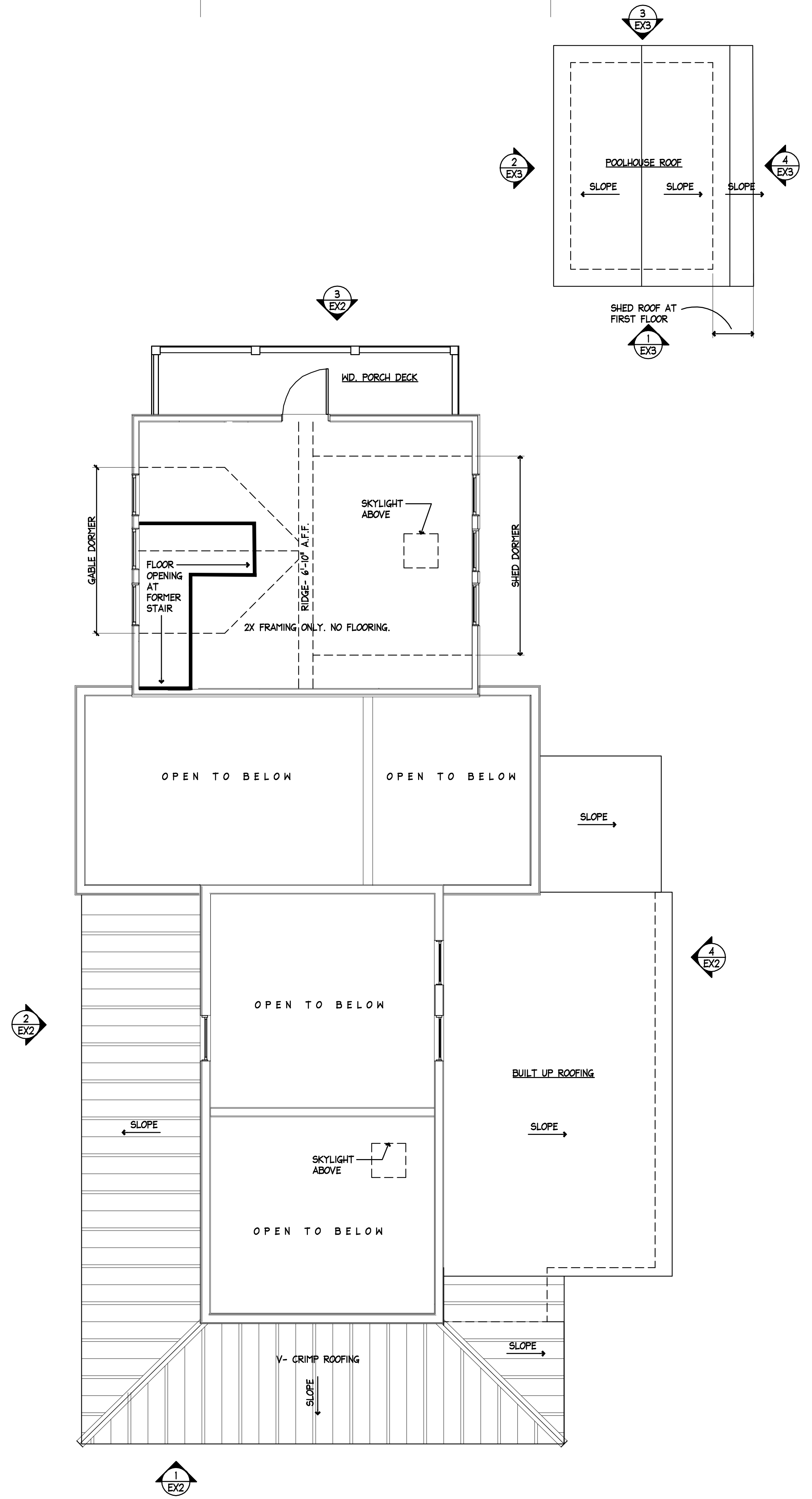
AGOSTINI / GAY RESIDENCE
 1421 DUNCAN STREET
 KEY WEST FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

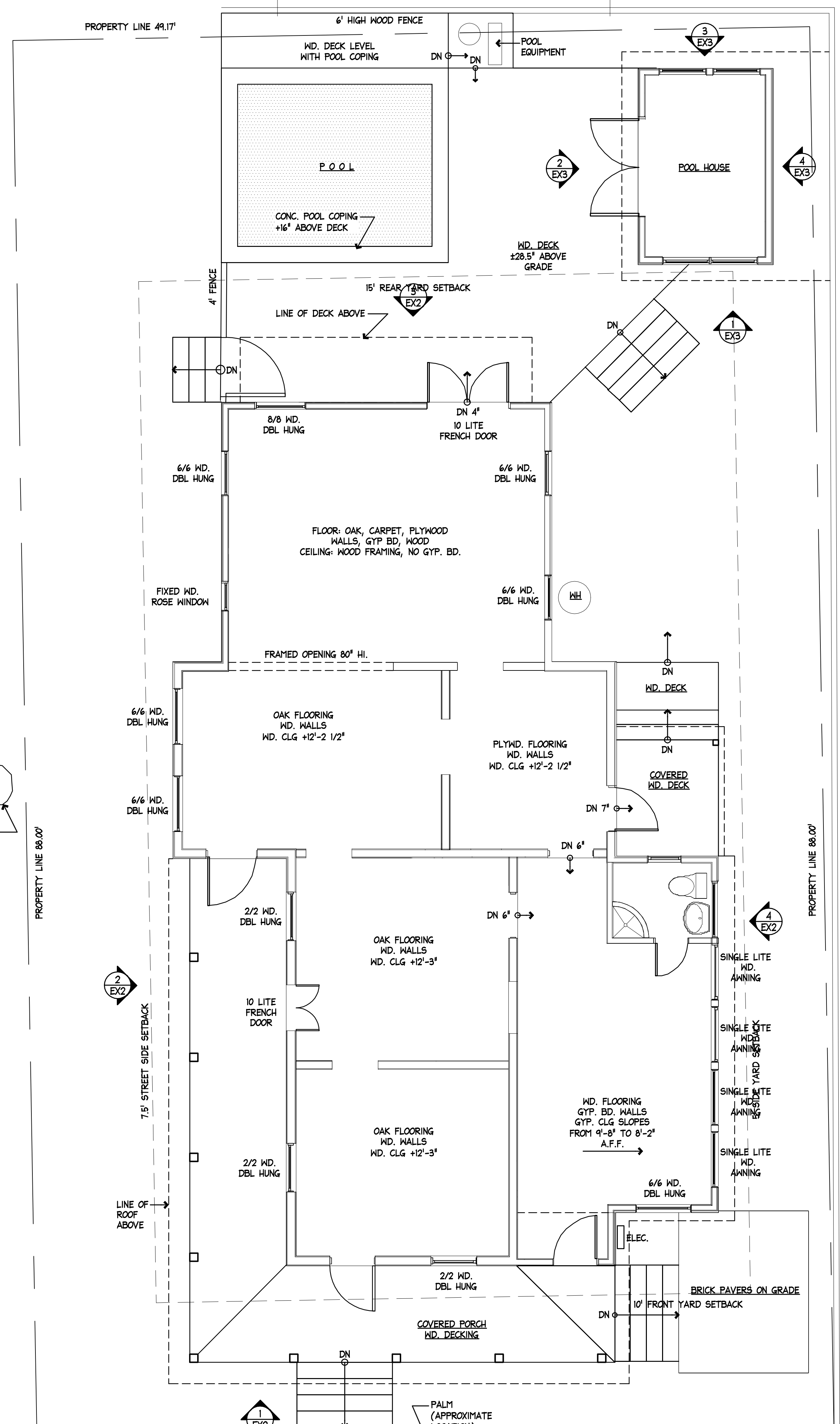
Bender & Associates
ARCHITECTS
 p.c.

Project No: 1304
 SITEPLAN SURVEY PROJECT STATS
 Date: 4/17/13

A2
 2 OF 13



2 EX1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 EX1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

AGOSTINI / GAY RESIDENCE
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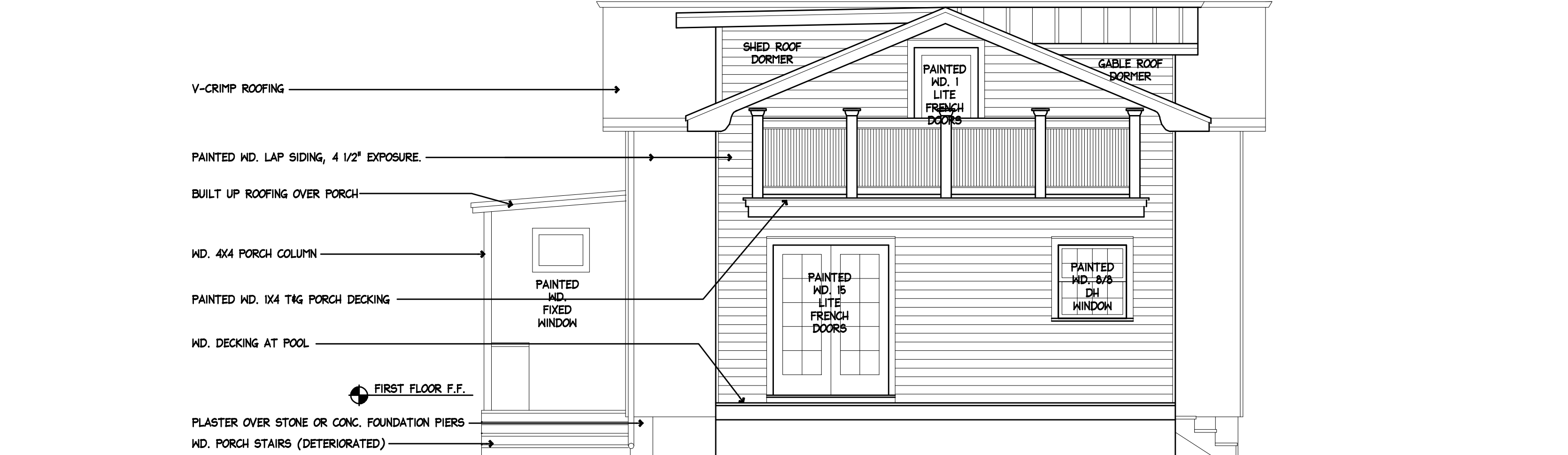
Bender & Associates
ARCHITECTS
p.a.

Project No: 1304
EXISTING FLOOR PLANS
Date: 4/13

EX1
1 OF --



4 EXISTING EAST (SIDE) EXTERIOR ELEVATION
EX2 SCALE: 1/4"=1'-0"



3 EXISTING NORTH (REAR) EXTERIOR ELEVATION
EX2 SCALE: 1/4"=1'-0"



2 EXISTING WEST (SIDE) EXTERIOR ELEVATION
EX2 SCALE: 1/4"=1'-0"



1 EXISTING SOUTH (FRONT) EXTERIOR ELEVATION
EX2 SCALE: 1/4"=1'-0"

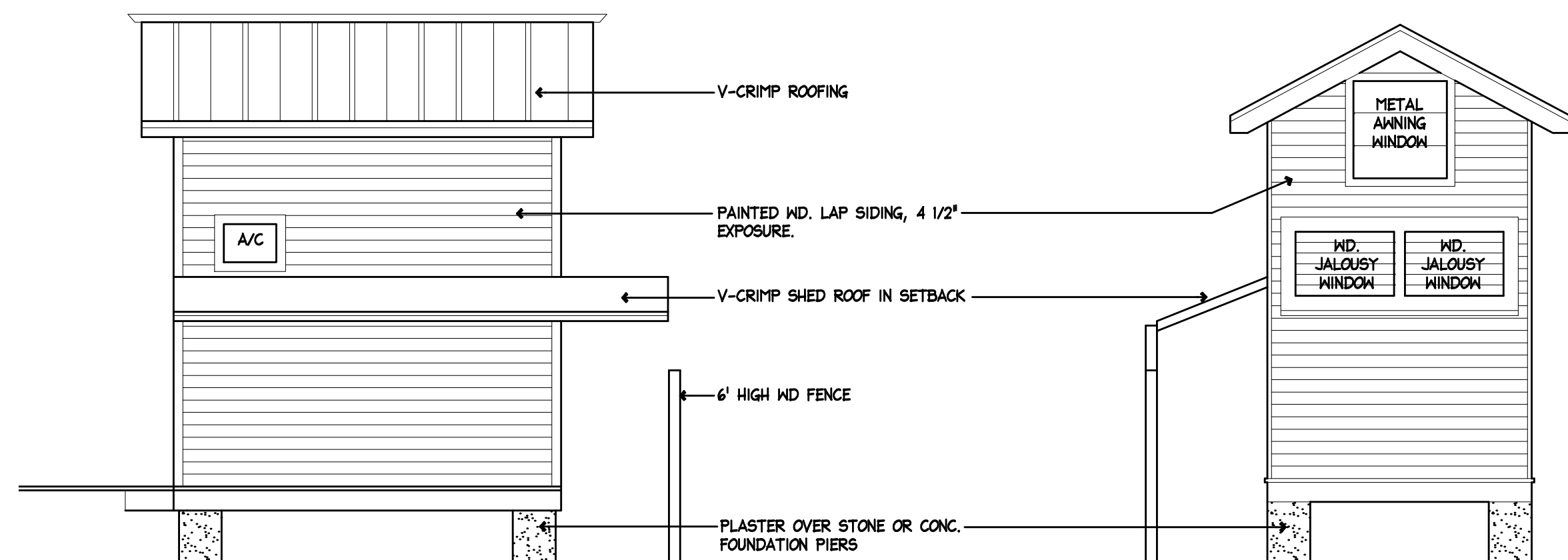
AGOSTINI / GAY RESIDENCE
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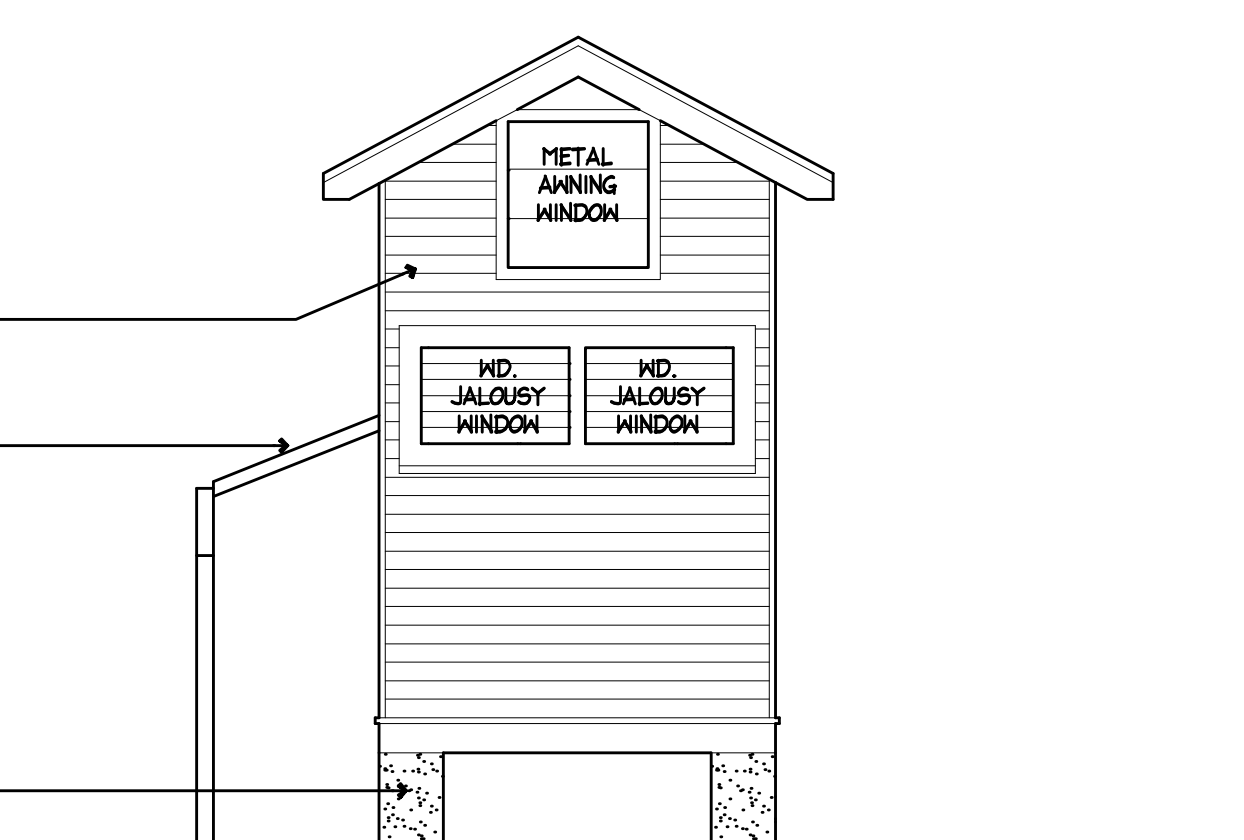
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ARCHITECTS
p.a.

Project No: 1304
EXISTING EXTERIOR ELEVATIONS
Date: 4/13

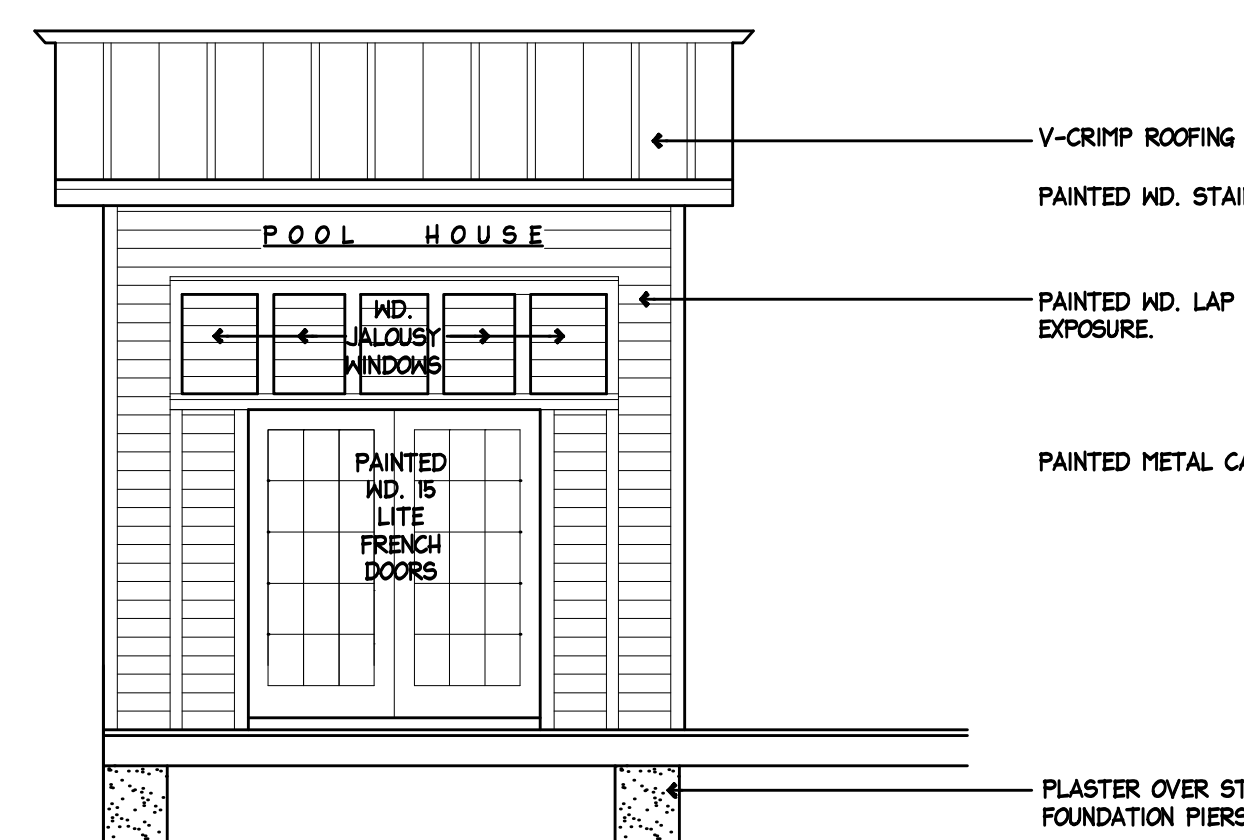
EX2



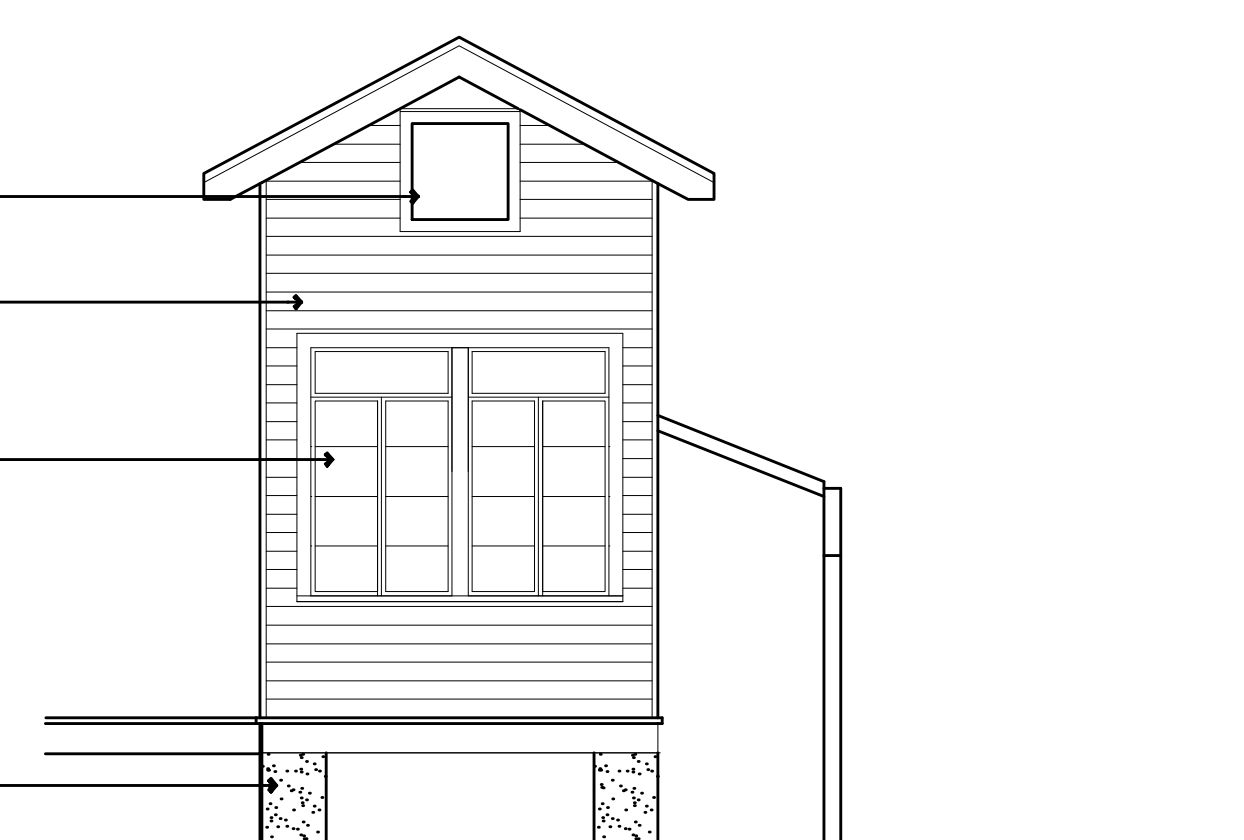
4 EX3 EXISTING EAST POOLHOUSE EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



3 EX3 EXISTING NORTH POOLHOUSE EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

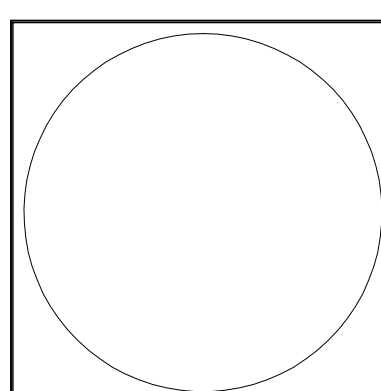


2 EX3 EXISTING WEST POOLHOUSE EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



1 EX3 EXISTING SOUTH POOLHOUSE EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

AGOSTINI / GAY RESIDENCE
1421 DUNCAN STREET
KEY WEST FLORIDA



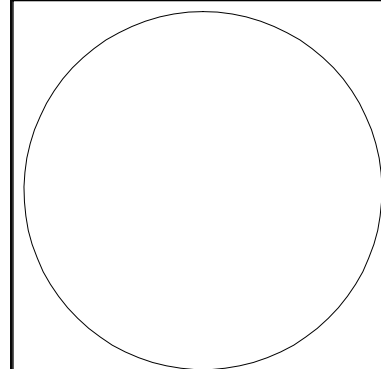
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ARCHITECTS p.a.

Project No: 1304
EXISTING POOLHOUSE
EXTERIOR ELEVATIONS
Date: 4/1/13

EX3
3 OF --

AGOSTINI / GAY RESIDENCE
 1421 DUNCAN STREET
 KEY WEST FLORIDA

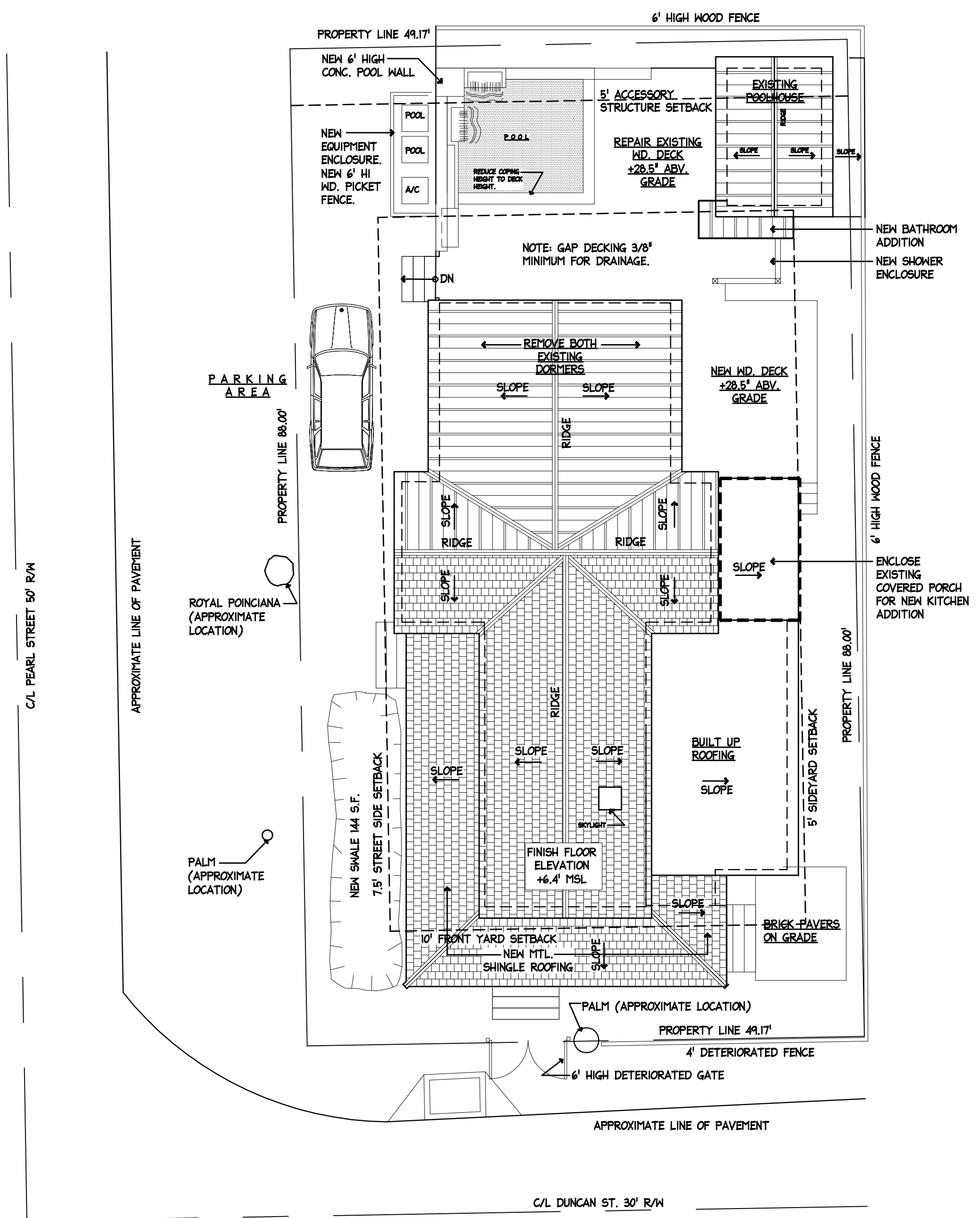


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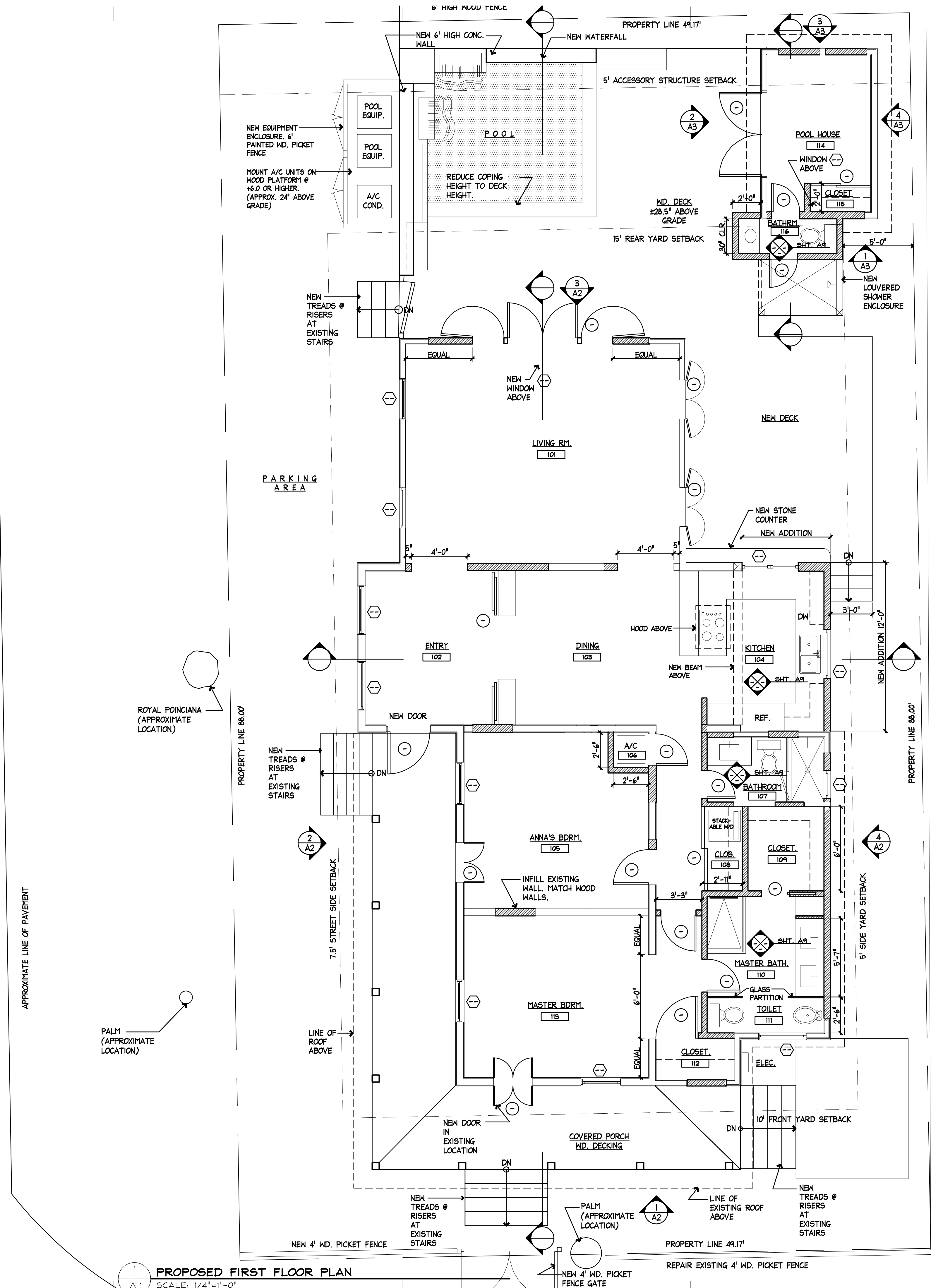
Project No: 1304
 PROPOSED SITE PLAN
 Date: 4/22/13

A0
 1 OF --



1
A0 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"





1 A1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

AGOSTINI / GAY RESIDENCE
1421 DUNCAN STREET
KEY WEST FLORIDA

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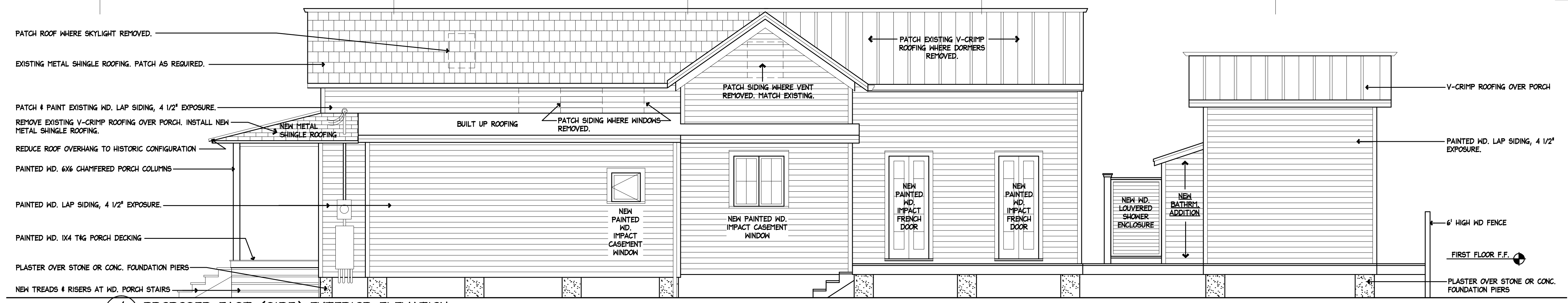
Bender & Associates
ARCHITECTS
p.a.

Project No: 1304
PROPOSED FIRST FLOOR PLAN
Date: 4/22/13

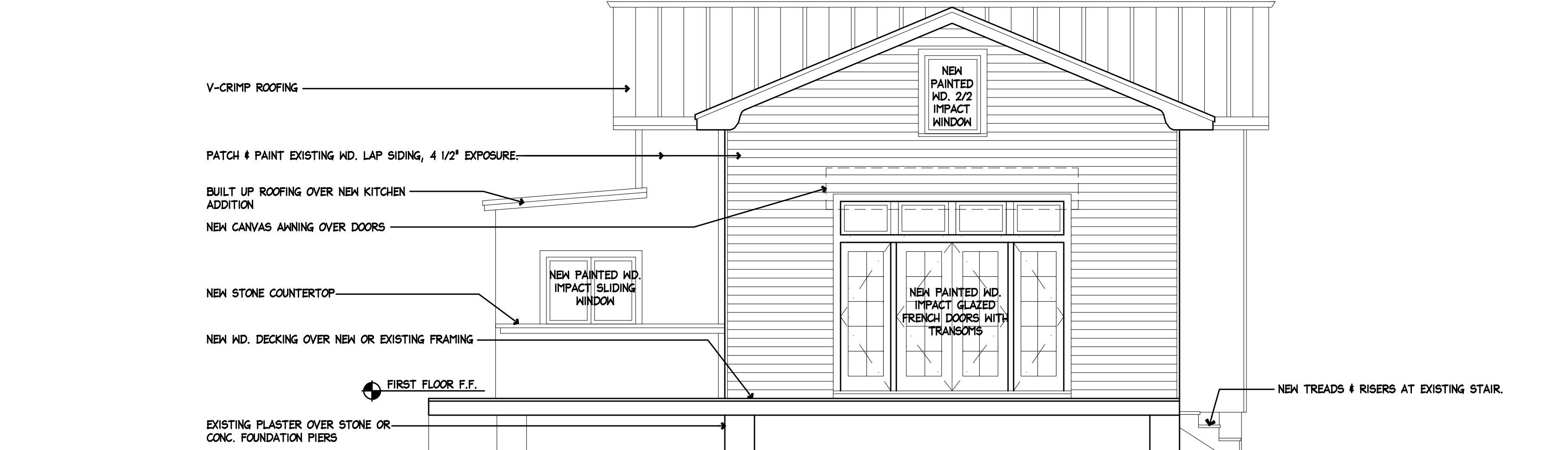
A1
1 OF --

6' HIGH MOOD FENCE





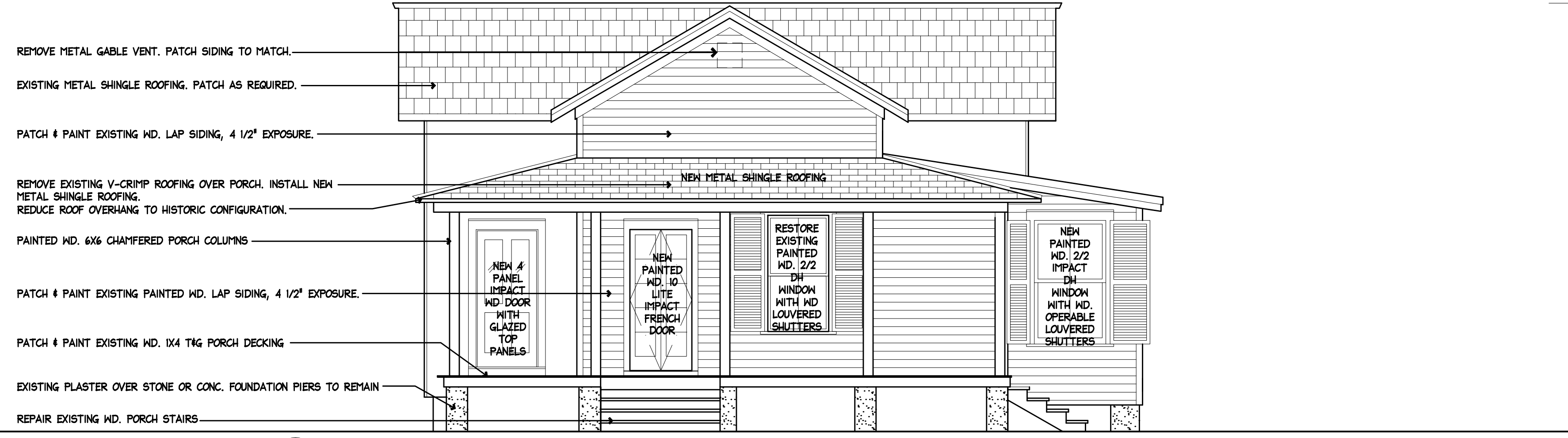
4 PROPOSED EAST (SIDE) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



3 PROPOSED NORTH (REAR) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



2 PROPOSED WEST (SIDE) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH (FRONT) EXTERIOR ELEVATION
A2 SCALE: 1/4"=1'-0"

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p.a.

Project No: 1304
PROPOSED EXTERIOR ELEVATIONS
Date: 4/22/13

A2

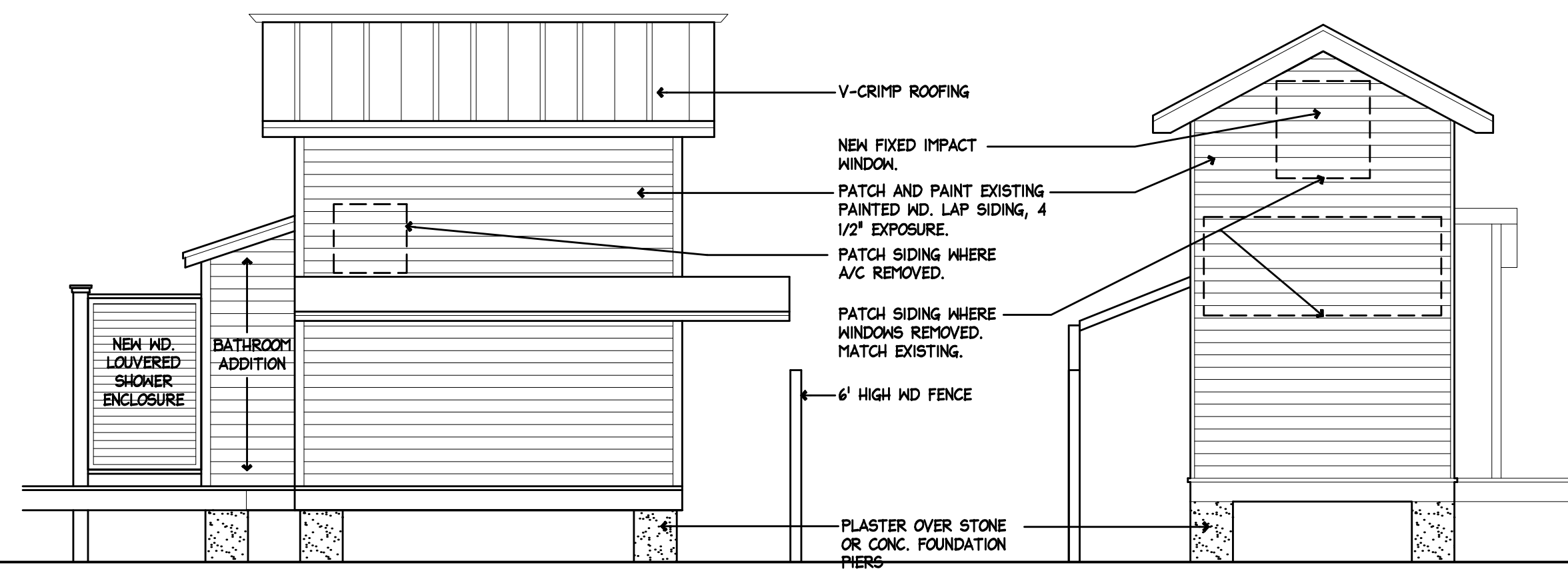
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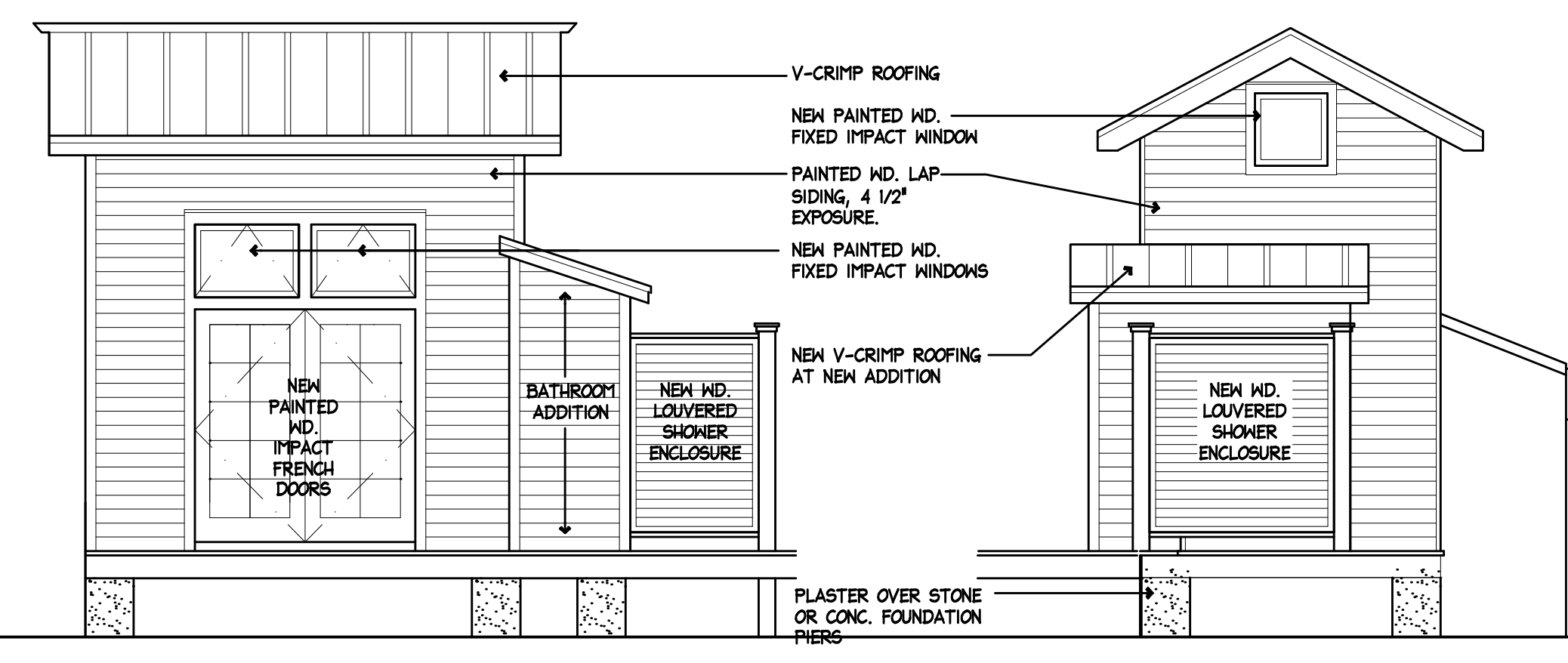
Bender & Associates
ARCHITECTS p.a.

Project No: 1304
 PROPOSED
 POOLHOUSE
 EXTERIOR
 ELEVATIONS
 Date: 4/1/13

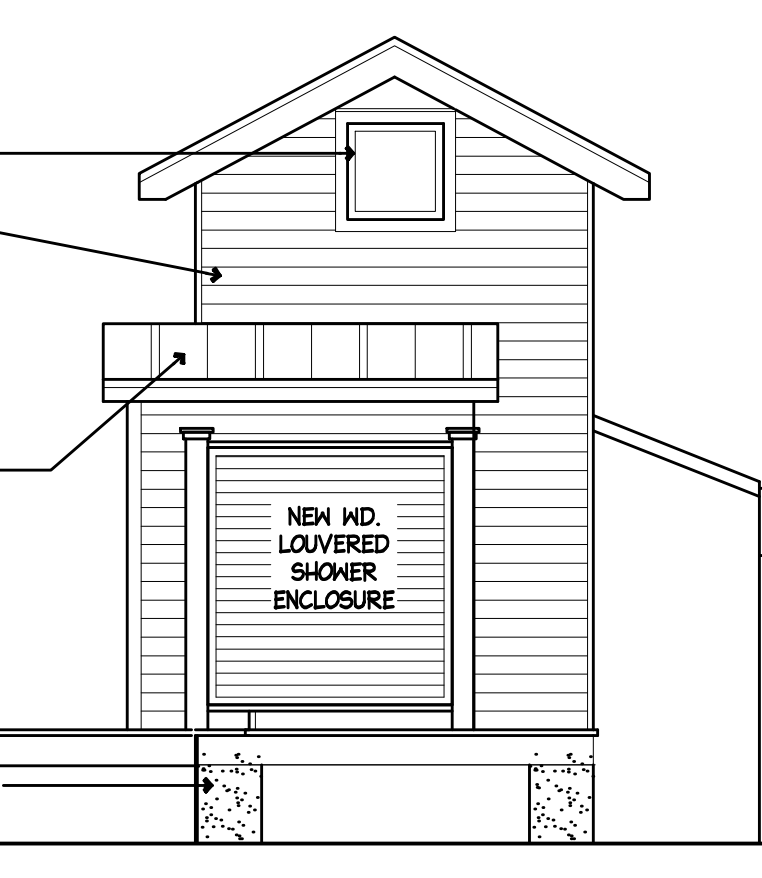
A3
 3 OF --



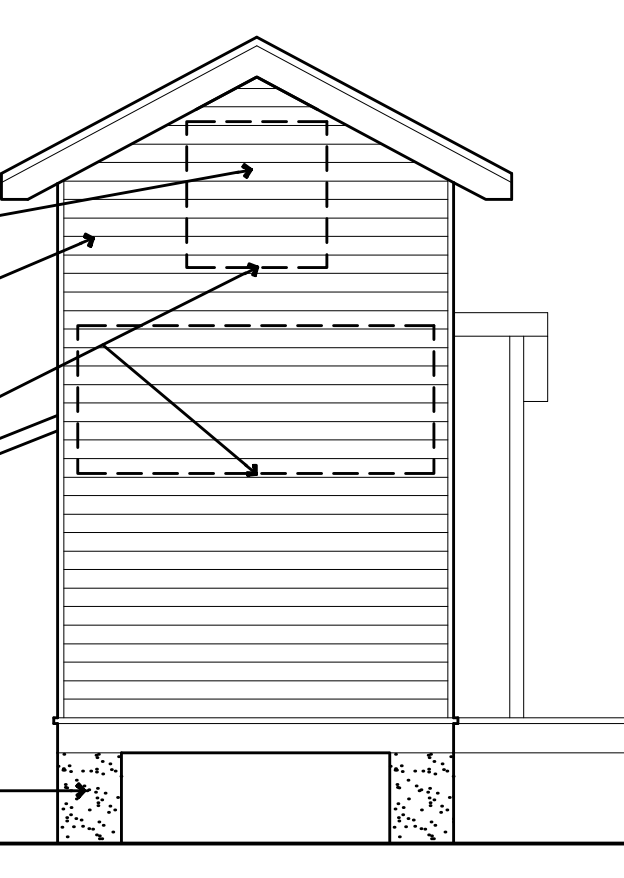
4 EAST POOLHOUSE EXTERIOR ELEVATION
 A3 SCALE: 1/4"=1'-0"



2 WEST POOLHOUSE EXTERIOR ELEVATION
 A3 SCALE: 1/4"=1'-0"



1 SOUTH POOLHOUSE EXTERIOR ELEVATION
 A3 SCALE: 1/4"=1'-0"



3 NORTH POOLHOUSE EXTERIOR ELEVATION
 A3 SCALE: 1/4"=1'-0"

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 14, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

INSTALL BARREL STYLE METAL PANELS. METAL PANELS WILL BE MISSION RED IN COLOR. REMOVE CLAY TILES FROM THE ROOFS.

FOR- #422 FRONT STREET

Applicant- Keys Roofing, Inc.

Application # H13-01-538

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared David Salay
_____, who, first being duly sworn, on oath,
depose and says that the following statements are true and correct to the best of
his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
1421 Duncan St. on the
7th day of May, 2013.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on May 14, 2013,
20 .

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H13-01-608.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Date: 7 May 2013

Address: 410 Angela St.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 7th day of
May, 2013.

By (Print name of Affiant) David Salay who is
personally known to me or has produced _____ as
identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Daina D. Katubi

Print Name: _____
Notary Public - State of Florida (seal)
My Commission Expires: _____





**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: 1036633 Parcel ID: 00035770-000000

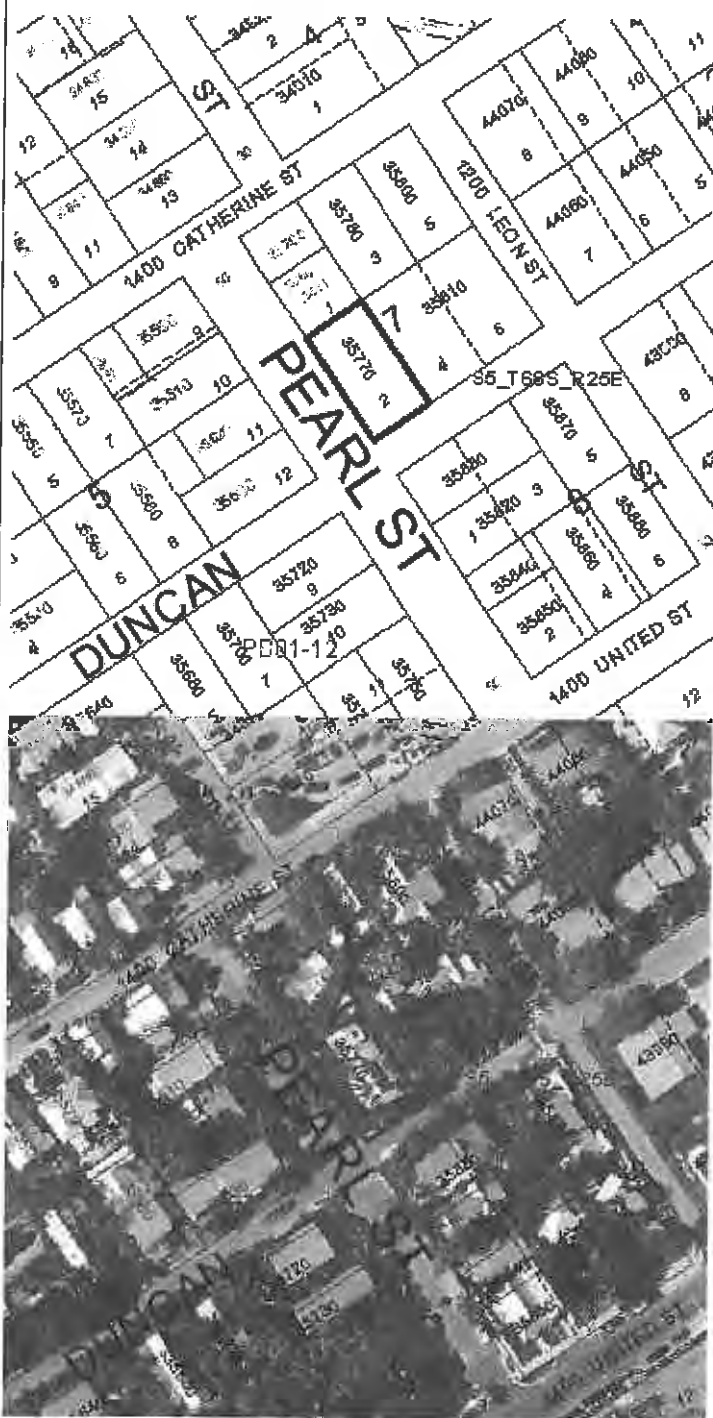
Ownership Details

Mailing Address:
AGOSTINI CARLA
1421 DUNCAN ST
KEY WEST, FL 33040-3472

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1421 DUNCAN ST KEY WEST
Subdivision: Moffat's Sub
Legal Description: KW MOFFATS SUB PB 1-12 LOT 2 SQR 7 TR 14 YY-393 OR471-544/545 OR494-972 PROB 81-274-CP-12 OR881-525 OR2570-2463/64

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	49	88	4,326.00 SF

Building Summary

Number of Buildings: 1

4	FLA	1:WD FRAME/COMPOSITE	1	1990	N	N	0.00	0.00	320
5	OUU		1	1990	N	N	0.00	0.00	72
6	OPF		1	2003	N	N	0.00	0.00	35
8	OPF		1	2003	N	N	0.00	0.00	64
9	FLA	1:WD FRAME/COMPOSITE	1	2003	N	N	0.00	0.00	96
10	OPF		1	2003	N	N	0.00	0.00	48

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	140 SF	14	10	1987	1988	5	50
2	WD2:WOOD DECK	200 SF	0	0	2003	2004	1	40
3	WD2:WOOD DECK	371 SF	0	0	2003	2004	1	40
4	FN2:FENCES	84 SF	14	6	1983	1984	5	30
5	AC2:WALL AIR COND	1 UT	0	0	2003	2004	2	20
6	PT5:TILE PATIO	121 SF	67	2	2003	2004	1	50

Appraiser Notes

MLS ORIGINAL PRICE: \$675,000. LISTING PRICE: \$615,000. 307 DOM. TENNESSEE WILLIAMS' RENOWNED MOVIE, ROSE TATTOO, WAS FILMED AT THIS HOUSE IN 1954. THIS 1752 SF CONCH COTTAGE IS READY FOR UPDATING WITH HIGH CEILINGS AND GOOD LIGHT. CURRENTLY CONFIGURED WITH 3BR/1.5 BA PLUS A LOFT ON THE MAIN FLOOR, A BONUS MOTHER IN LAW UNIT AND A SEPARATE STUDIO ACROSS THE POOL. LOCATED ON A LOVELY CORNER LOT TUCKED BEHIND HEDGES WITH LOTS OF COVERED PORCHES AND GARDENS AND OFF STREET PARKING

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-2704	08/02/2008	12/31/2008	3,500		PAINT ROOF.
02-1029	05/15/2002	08/16/2002	2,000		GUTTER REPAIRS
03-1256	04/08/2003	07/26/2003	2,400		UPGRADE ELECTRIC

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
2012	226,951	8,665	315,556	551,172	482,296	0	551,172
2011	229,719	8,990	205,111	443,820	438,451	0	443,820
2010	232,486	9,314	156,792	398,592	398,592	0	398,592
2009	261,562	9,639	313,584	584,785	584,785	0	584,785
2008	247,765	9,962	467,208	724,935	724,935	0	724,935

2007	291,976	8,008	692,160	992,144	992,144	0	992,144
2006	516,624	8,259	410,970	832,528	832,528	0	832,528
2005	460,265	8,509	346,080	814,854	814,854	0	814,854
2004	341,235	8,760	237,930	587,925	587,925	0	587,925
2003	268,034	7,549	103,824	379,407	379,407	0	379,407
2002	245,895	17,721	97,335	360,951	360,951	0	360,951
2001	201,228	18,425	97,335	316,988	316,988	0	316,988
2000	201,228	30,671	64,890	296,790	296,790	0	296,790
1999	196,740	31,129	64,890	292,758	292,758	0	292,758
1998	147,894	24,328	64,890	237,112	237,112	0	237,112
1997	129,407	22,052	56,238	207,697	207,697	0	207,697
1996	99,828	17,457	56,238	173,523	173,523	0	173,523
1995	90,955	16,439	56,238	163,632	163,632	0	163,632
1994	81,342	15,066	56,238	152,645	152,645	0	152,645
1993	81,533	15,543	56,238	153,314	153,314	25,000	128,314
1992	81,533	15,906	56,238	153,677	153,677	25,000	128,677
1991	81,533	16,387	56,238	154,158	154,158	25,000	129,158
1990	97,090	16,563	44,342	157,995	157,995	25,000	132,995
1989	88,264	15,485	43,260	147,009	147,009	25,000	122,009
1988	58,153	945	35,690	94,788	94,788	25,000	69,788
1987	57,444	977	24,334	82,755	82,755	25,000	57,755
1986	57,761	998	23,360	82,119	82,119	25,000	57,119
1985	56,014	1,029	15,739	72,782	72,782	25,000	47,782
1984	52,251	0	15,739	67,990	67,990	25,000	42,990
1983	20,293	0	15,739	36,032	36,032	0	36,032
1982	20,699	0	13,453	34,152	34,152	0	34,152

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
5/11/2012	2570 / 2463	530,000	<u>WD</u>	<u>02</u>
5/1/1983	881 / 525	80,000	<u>WD</u>	<u>U</u>

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