



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: January 27, 2026

Applicant: Sandbar Design Studio Inc

Application Number: C2025-0102

Address: 1327 Duncan Street

Description of Work:

New two-story single-family residence, new pool, pool deck, and site improvements. Relocation of existing contributing structure, new side and rear addition, new pool, pool deck, and site improvements.

Site Facts:

The building under review is a contributing structure within the historic district, constructed in 1934 according to the survey list, however it is not shown on the 1912 Sanborn map. The site consists of a primary one-story wood frame structure and a one-story accessory structure in the rear of the property. Currently the house sits on piers and is located within an AE-6 flood zone.



Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.



Photo taken by the Property Appraiser's office circa 1965 (rear). Monroe County Library.



Current photo of property under review (front elevation). October 2025.



Current photo of property under review (front elevation). October 2025.



Current photo of property under review (front elevation). October 2025.



Current photo of property under review (northeast elevation). October 2025.



Current photo of property under review (accessory structure).



1964 aerial photo.



1968 aerial photo.



1972 aerial photo.



1975 aerial photo.



1930s aerial photo.

Guidelines Cited on Review:

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26-26a), specifically guidelines 1, 2, 3, 4 (first sentence), and 6.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 5, 6, 7, 8, 9) and B (1 and 3-first sentence).
- Guidelines for Entrances, Porches, Doors, and exterior staircases (pages 32-33), specifically guidelines 1, 2, 3 (first sentence), 4, 5, 7, 8, 9, 12, 15 and 16.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5, 6 (first sentence), 11, 12, 13, 14, 17, 18 (second sentence), 19, 21 (first sentence), 22, 23, 24, 27, 28, 29, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (first and last sentence), 8, 9, 11, 12, 13 (first sentence), 14, 17, 18, 22, 23, 24, and 25.
- Guidelines for Demolitions & Relocations (page 39), specifically guidelines 1, 2, and 4.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph and guidelines 1, 2, 3, and 4.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10.
- Guidelines for Parking (page 43), specifically guidelines 2, 3, 5, and 6.

Ordinance Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition.
- Section 102-281 - Guidelines for rehabilitation or **relocation** of designated historic structure; mitigation plan for relocation, demolition or rehabilitation of historic structure.

Staff Analysis:

A Certificate of Appropriateness is currently under review for renovations to a contributing structure and new construction on the site. The proposed plans include the relocation of the existing contributing structure, new side and rear additions, new pool and pool deck, site improvements and the construction of a new two-story single-family residence with new pool, pool deck, and site improvements.

The existing contributing structure will be relocated to the northeastern portion of the property. The structure currently has metal shingle roofing; however, the proposed plans depict 5-V crimp metal roofing. Per the guidelines, the existing structure should retain metal shingles, while the proposed additions may have either 5-V crimp or metal shingles.

The existing front porch is proposed to be removed. While the porch does not appear in the 1965 historic photograph, Sanborn Maps indicate the structure had a front porch until 1948, which was later removed as the building underwent multiple additions and alterations, as seen on the 1962 Sanborn Map. Staff recommends the reintroduction of a front porch, as it is historically supported and consistent with surrounding neighborhood. Additionally, the removal of the front door is inconsistent with the guidelines, as the 1965 photograph documents a historic front entrance.

New additions are proposed on the southwest side and rear elevations and will be lower in height than the existing structure. The front façade will feature 6-over-6 windows and lap siding. The historic front portion of the structure shall utilize wood windows, while aluminum windows may be permitted on the side and rear elevations. Lap siding on the historic portion shall be wood while new additions may use hardie lap siding.

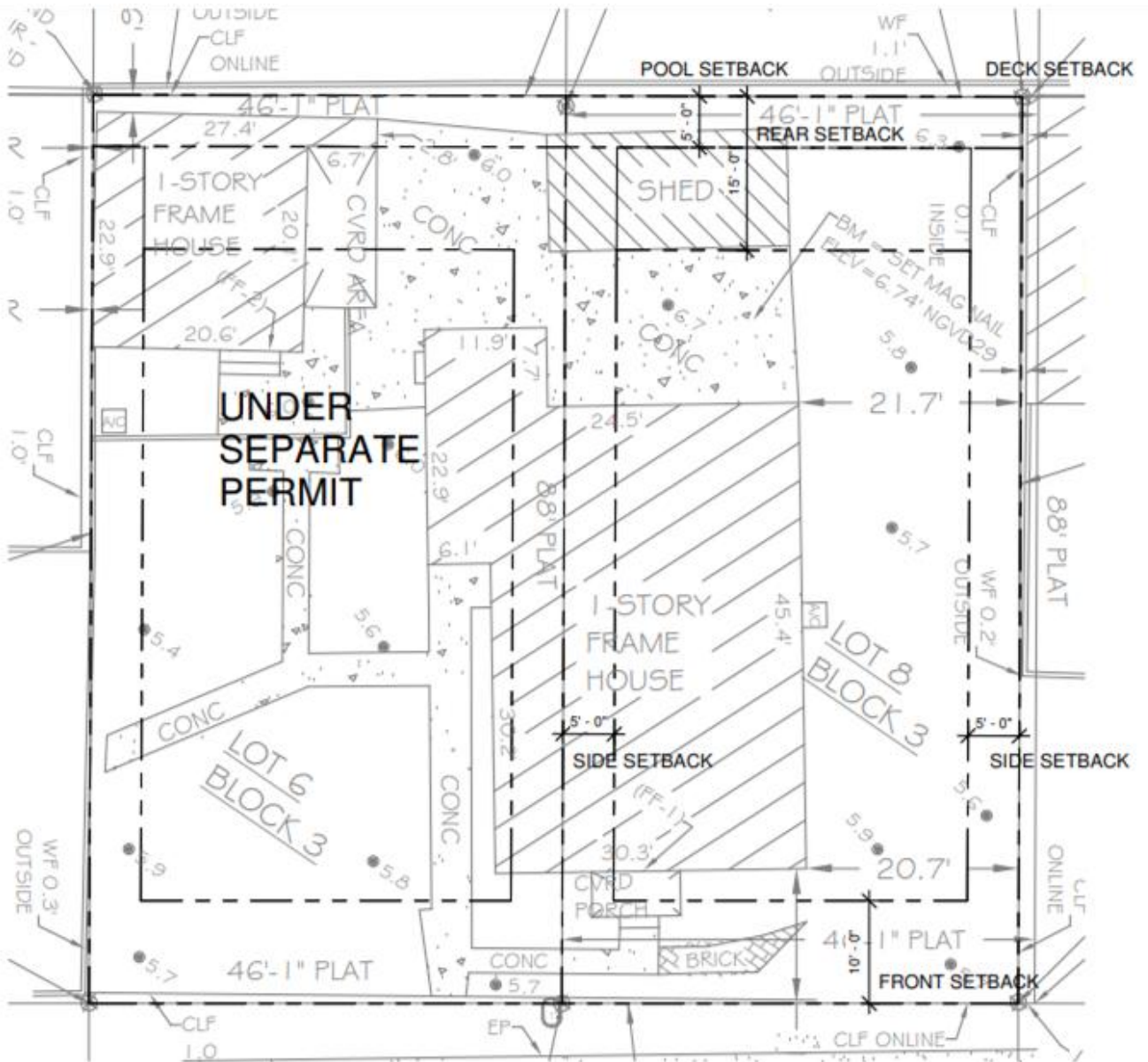
The rear elevation will include sliding glass doors with lap siding. Side elevations will feature lap siding and 6-over-6 windows. The primary entrance to the existing structure is proposed on the southwest (side) elevation. The fenestrations on the southwest elevation appear clustered, while the new rear addition lacks window openings, and staff recommends revising the design to improve overall rhythm and balance.

The pool, pool deck, and pool equipment will be located in the rear of the contributing structure. There will be a new 6 foot fence at rear and sides, and the front will have a 4 foot picket fence with a 10' wide rolling picket gate. There will be parking space for one car featuring pavers.

The proposed new two-story single-family residence will be located on the southeastern portion of the lot. The structure will feature Hardie lap siding, 5-V crimp metal roofing, and 6-over-6 windows. The front elevation includes a porch, which is consistent with the surrounding neighborhood, and a half-glazed door. The rear elevation will include a sliding glass door, and the side elevations will feature traditional fenestration patterns with lap siding and 6-over-6 windows.

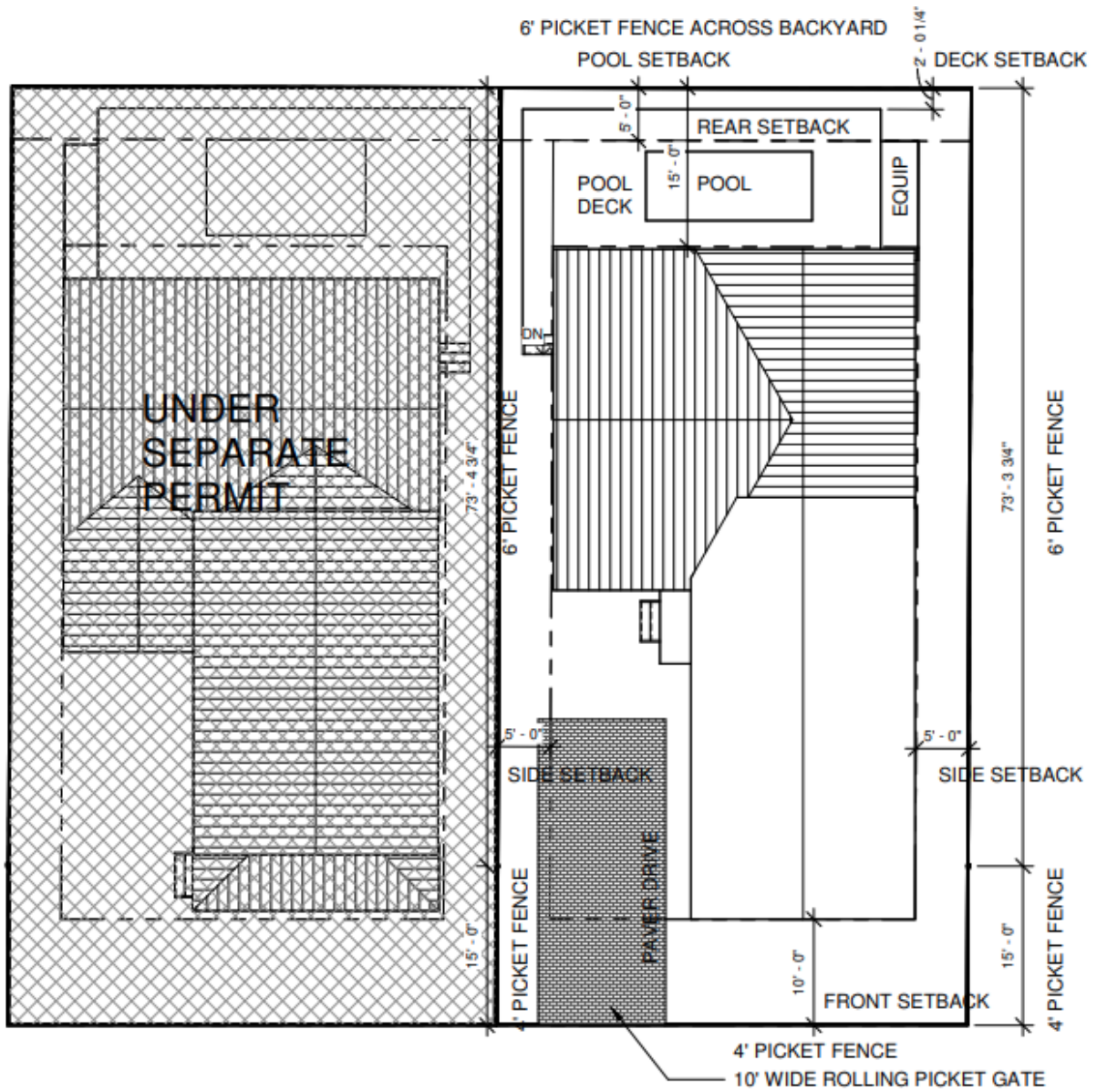
The pool, pool deck, and pool equipment will also be located on the rear of the new structure. there will also be a 4 foot fence with a 10' wide rolling picket gate on the front of the property and 6 foot fence on the sides and rear.

The proposed demolition includes the historic rear one-story cottage, historic side shed roof addition, rear gable addition, rear non-historic shed, and site features.



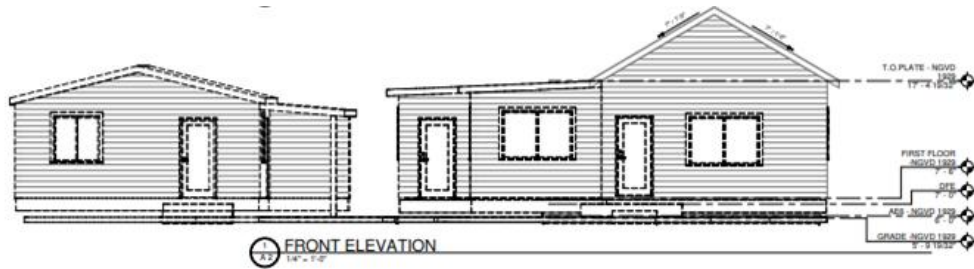
2
A 0
EXISTING SITE PLAN
3/32" = 1'-0"

Existing Site Plan. (Contributing structure)



3
A 0 **PROPOSED SITE PLAN**
3/32" = 1'-0"

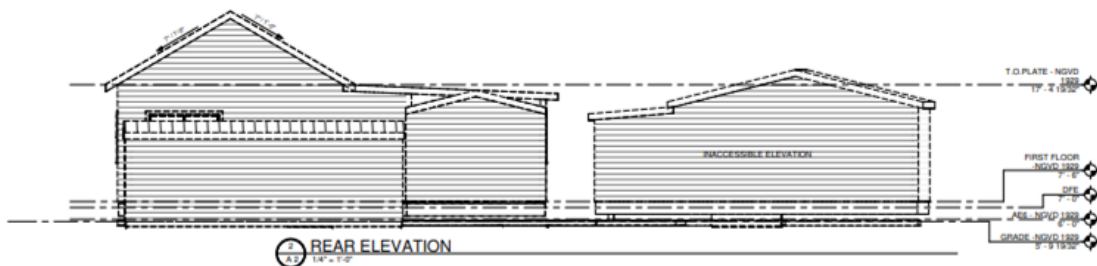
Proposed Site Plan. (Contributing structure)



Existing Front Elevation. (Contributing structure)



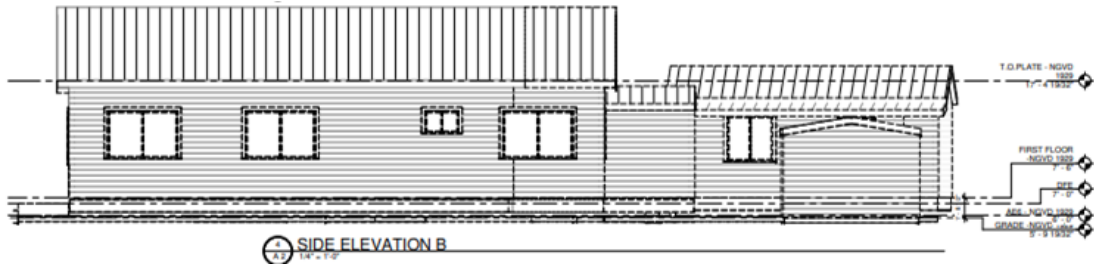
Proposed Front Elevation. (Contributing structure)



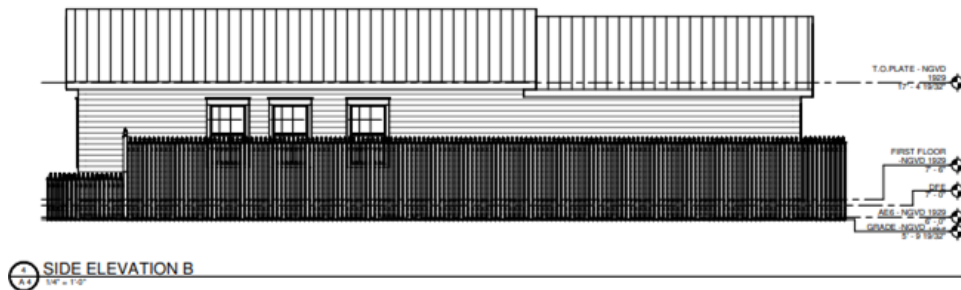
Existing Rear Elevation. (Contributing structure)



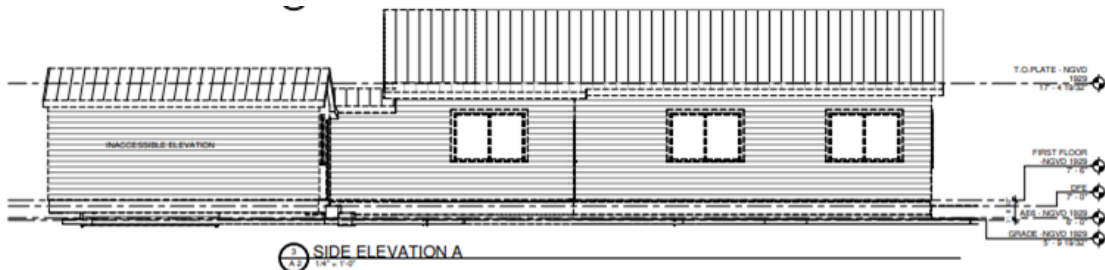
Proposed Rear Elevation. (Contributing structure)



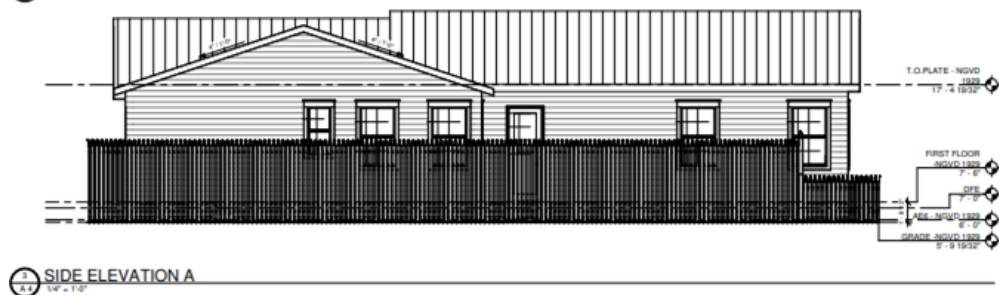
Existing Northeast Elevation. (Contributing structure)



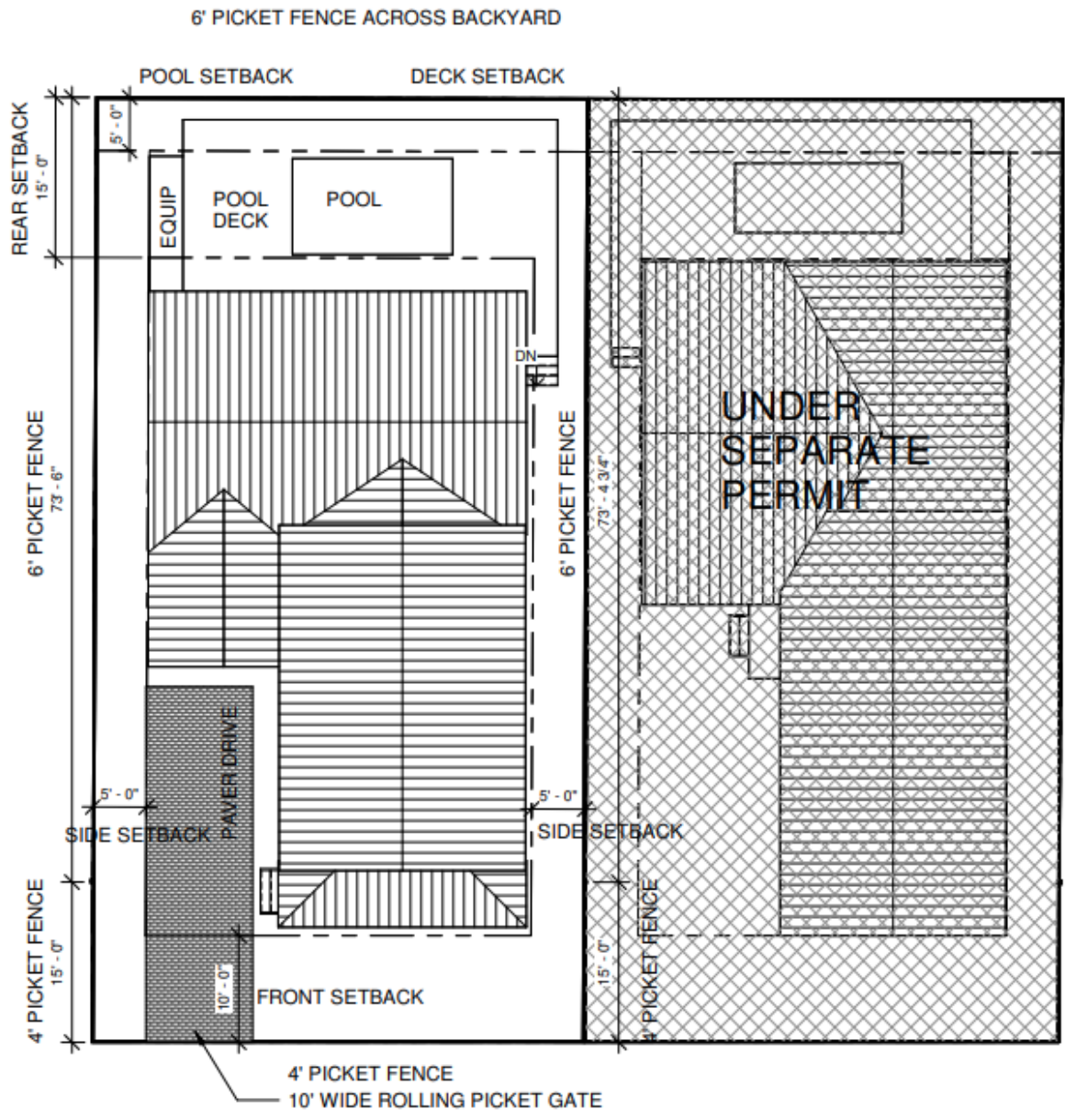
Proposed Northeast Elevation. (Contributing structure)



Existing Southwest Elevation. (Contributing structure)



Proposed Southwest Elevation. (Contributing structure)



3
A 0
PROPOSED SITE PLAN
3/32" = 1'-0"

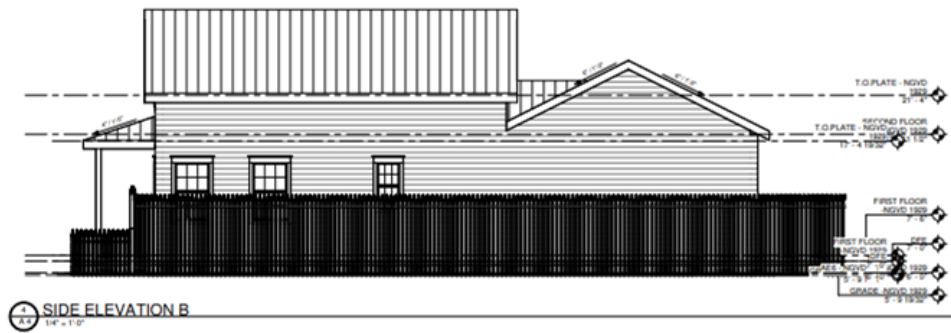
Proposed Site Plan. (New construction)



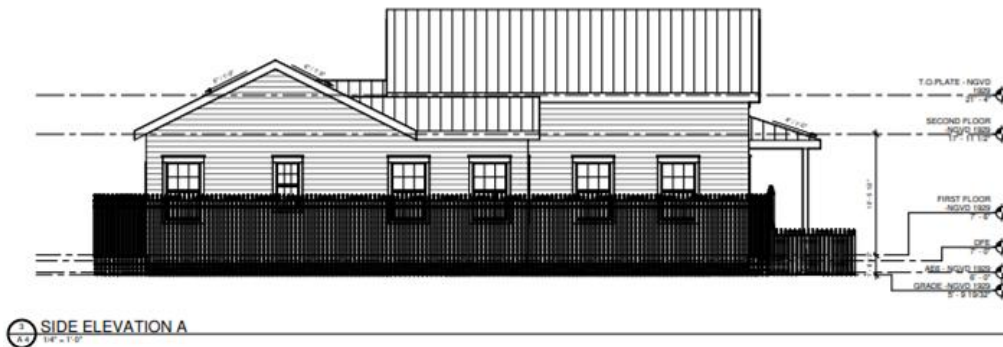
Proposed Front elevation. (New construction)



Proposed Rear elevation. (New construction)



Proposed Northeast elevation. (New construction)



Proposed Southwest elevation. (New construction)

Consistency with Cited Guidelines:

The proposed project is partially consistent with the HARC Guidelines for renovation of contributing structures and new construction. The scale, massing, and height of the proposed are compatible with the surrounding neighborhood. For the existing contributing structure, the proposed side and rear additions are subordinate in height and massing, which is consistent with the guidelines.

However, the proposal is not fully consistent with the guidelines in several areas. Under the Entrances, Porches, and Doors Guidelines (**Guideline 1**), the removal of a historic entrance or an open front porch on a publicly visible elevation of a contributing structure is not appropriate. In addition, **Guideline 7** requires that porch reconstruction duplicate the original entryway and be compatible in design, size, scale, material, and color. While the front porch does not appear in the 1965 photograph, Sanborn Maps document a historic front porch until 1948, which supports its reintroduction. The proposed removal of the historic front entrance is also inconsistent with the guidelines, as the 1965 photograph confirms a front door.

For new construction, **Guideline 9** requires development to maintain an active frontage and encourage a visual connection between the public and private realms. Where front porches are part of the established context, the design must incorporate this architectural feature. **Guideline 17** further requires residential proposals to include a front porch of similar width to those on adjacent properties. This requirement is met by the proposed new residence but not by the existing structure. Additionally, **Guideline 25** requires that solid-to-void ratios of walls to windows and doors be compatible with surrounding building types. The fenestration on the southwest elevation of the existing structure appears clustered, and the rear addition lacks window openings, resulting in an imbalance that is not fully consistent with this guideline. Revisions are recommended to improve rhythm, balance, and overall visual compatibility.

Finally, although not shown on the plans, solid foundation infill is generally not historically appropriate for most historic structures (**Guideline 3**). In addition, **Guideline 2** states that typically only one type of foundation infill is appropriate per site.

Criteria for Demolition:

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

To staff's knowledge, none of the components proposed for demolition exhibit significant deterioration.

The following is the criteria of section 102-125:

- 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.*

The components proposed for demolition, while historic, are simple in form, are not original to the structure, and do not exhibit significant architectural characteristics.

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

It is staff understanding that no significant events have ever happened on the site relevant 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.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do 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.*

While the elements proposed for demolition are historic, they do not exhibit a distinctive architectural style and are not original.

- 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.*

This is not the case.

- 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*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

Based on the above criteria, staff finds that the demolition of the historic rear one-story cottage, historic side shed roof addition, rear gable addition, rear non-historic shed, and site features meets the criteria for demolition. While these elements are historic, they do not exhibit significant architectural detailing or distinctive craftsmanship, have been altered over time, and are not original features of the primary contributing structure.

If approved, this will be the only required reading, as the elements proposed for demolition do not contribute to the historic significance of the property and the 1962 Sanborn Map indicates that several alterations were made to the structure. Staff will review construction plans to ensure all demolition and new work remain consistent with approved drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	1327 Duncan Street	
NAME ON DEED:	FC Real Estate Investments LLC	PHONE NUMBER 843-280-8895
OWNER'S MAILING ADDRESS:	221 Simonton Street	EMAIL skyfly11@gmail.com
	Key West, FL 33040	
APPLICANT NAME:	Sandbar Design Studio, Inc	PHONE NUMBER 847-903-5854
APPLICANT'S ADDRESS:	29183 Camellia Lane	EMAIL INFO@SANDBARDESIGNSTUDIO.COM
	Big Pine Key, FL 33043	
APPLICANT'S SIGNATURE:	<i>Erica Poole</i>	DATE 11/13/2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS X RELOCATION OF A STRUCTURE X ELEVATION OF A STRUCTURE
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES X NO INVOLVES A HISTORIC STRUCTURE: YES X NO
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
RELOCATION OF EXISTING SINGLE FAMILY RESIDENCE, ORIGINAL GABLE PORTION ONLY. NEW WINDOWS/DOORS THROUGHOUT. NEW ADDITION PER PLAN. NEW POOL & DECKS PER PLAN. 5V CRIMP METAL ROOF. SIDING TO MATCH EXISTING.
MAIN BUILDING:
REFER TO GENERAL SCOPE. DIMENSIONS, HEIGHT, SF ON PLANS.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
REFER TO DEMO APPENDIX

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
PAVER DRIVEWAY PER PLAN.	4' PICKET FIRST 15' FRONTAGE, 6' PICKET FOR REMAINDER.
DECKS:	PAINTING:
WOOD DECKS PER PLAN.	COLOR TBD BY CLIENT/HARC STAFF DURING CONSTRUCTION.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	POOL PER SITE PLAN. DECK MATERIAL TBD BY CLIENT & HARC STAFF.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
EQUIPMENT PAD PER PLAN.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



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PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO X INVOLVES A HISTORIC STRUCTURE: YES___ NO X
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
NEW SINGLE FAMILY RESIDENCE PER PLAN. NEW IMPACT WINDOWS & DOORS, NEW 5V CRIMP METAL ROOFING PER PLAN. EQUIPMENT PAD PER PLAN. HARDI SIDING AND SOFFITS.
MAIN BUILDING:
REFER TO GENERAL SCOPE. DIMENSIONS, SF, HEIGHT - PER PLAN.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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PAVERS:	FENCES:
DRIVEWAY PER PLAN.	4' PICKET FIRST 15' FRONTAGE, 6' PICKET FOR REMAINDER.
DECKS:	PAINTING:
	COLOR TBD BY CLIENT/HARC STAFF DURING CONSTRUCTION.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
WOOD DECKS PER PLAN.	POOL PER SITE PLAN. DECK MATERIAL TBD BY CLIENT & HARC STAFF.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
EQUIPMENT PAD PER PLAN.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1327 Duncan Street
PROPERTY OWNER'S NAME:	FC Real Estate Investments LLC
APPLICANT NAME:	Sandbar Design Studio, Inc

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 a final inspection is 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	11/13/25 DATE AND PRINT NAME
---	---------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMO OF EXISTING ONE STORY NON-CONTRIBUTING COTTAGE. DEMO OF EXISTING REAR SHED. DEMO OF EXISTING CONCRETE PATIOS & WALKWAYS. DEMO OF NON-ORIGINAL SHED ROOF ADDITIONS ON THE EXISTING MAIN RESIDENCE. DEMO OF REAR ATTACHED GABLE SHED. DEMO OF NON-ORIGINAL REAR GABLE END ADDITION. RELOCATION OF STRUCTURE ON SITE, NEW FOUNDATION.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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:

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

THE EXISTING STRUCTURE HAS A DETERIORATING FOUNDATION. A NEW FOUNDATION WILL BE DESIGNED FOR THE RELOCATED STRUCTURE. THE WALLS WILL BE REPAIRED AS REQUIRED, WITH SIDING TO MATCH EXISTING.

(2) Or explain how the building or structure meets the criteria below:

(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.

THE RESIDENCE IS A CONCH HOUSE THAT HAS HAD MANY ADDITIONS/ALTERATIONS OVER THE YEARS. THE ORIGINAL WILL BE MAINTAINED.

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.

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

THE RESIDENCE IS NOT ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIB.
TO LOCAL, STATE, OR NATIONAL HISTORY

(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.

THE RELOCATED RESIDENCE (ON THE SAME SITE) WILL HAVE THE ORIGINAL PORTION RESTORED.
IT IS NOT ASSOCIATED WITH THE LIFE OF A PERSON SIGNIFICANT IN THE PAST.

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

IT IS NOT THE SITE OF A HISTORIC EVENT.

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

THE RESIDENCE DOES NOT EXEMPLIFY THE CULTURAL, POLITICAL, ECONOMIC, SOCIAL, OR
HISTORIC HERITAGE OF THE CITY.

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

THE RESIDENCE DOES NOT PORTRAY THE ENVIRONMENT IN AN ERA OF HISTORY
CHARATERIZED BY A DISTINCTIVE ARCHITECTURAL STYLE.

(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.

THE SITE IS NOT RELATED TO A PARK/SQUARE OR SIGNIFICANT AREA

(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.

THE RESIDENCE AND SITE DO NOT CONTAIN UNIQUE/SINGULAR CHARACTERISTICS.

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) Has not yielded, and is not likely to yield, information important in history,

THE RESIDENCE AND SITE HAVE NOT YIELDED AND ARE NOT LIKELY TO YIELD INFORMATION IMPORTANT TO HISTORY.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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):

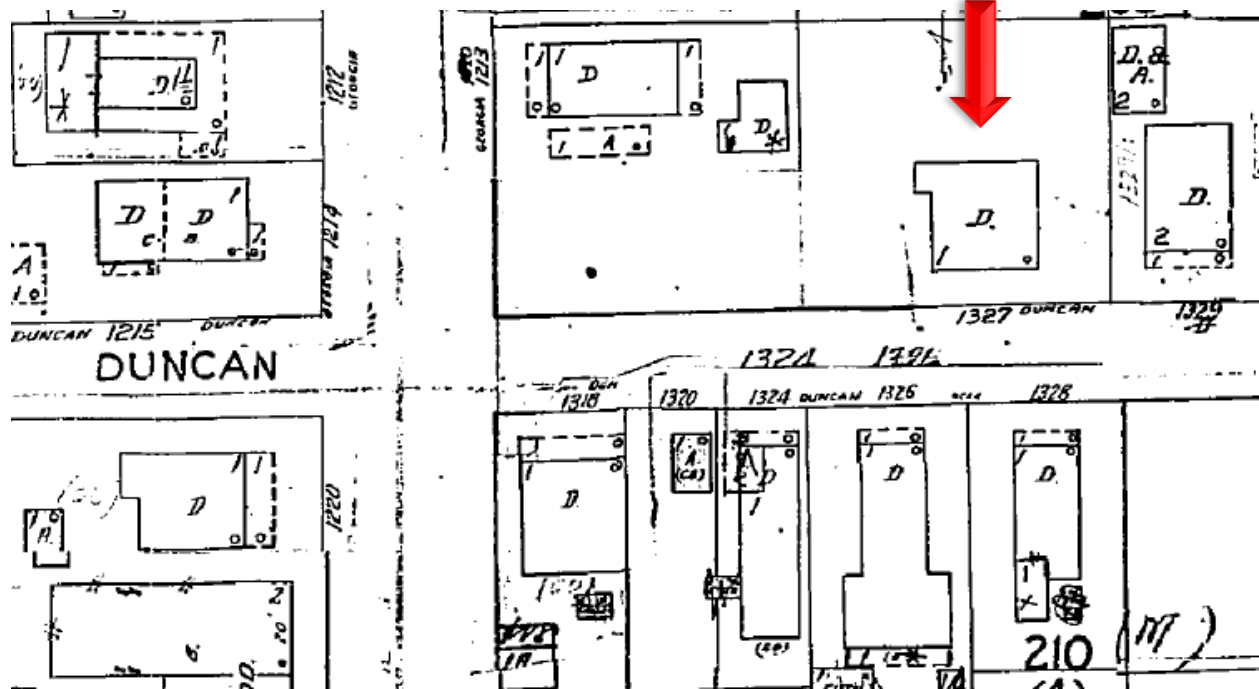
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

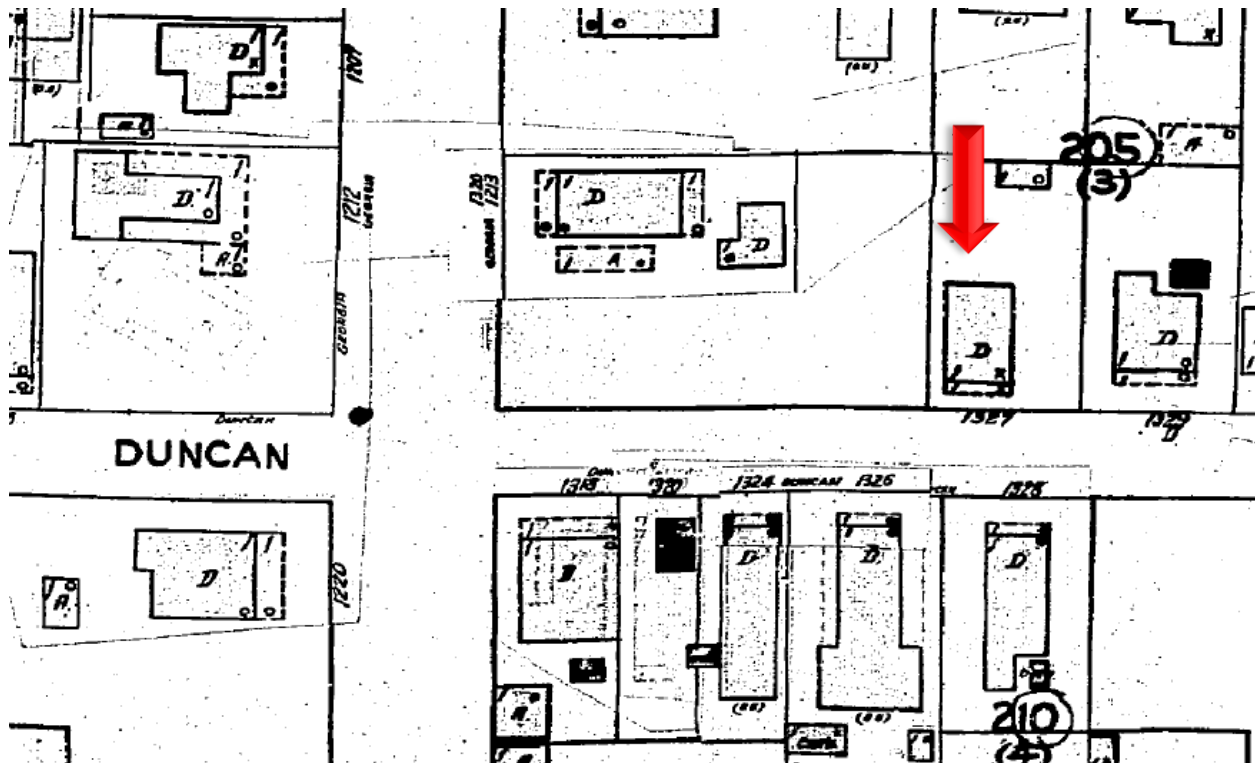
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

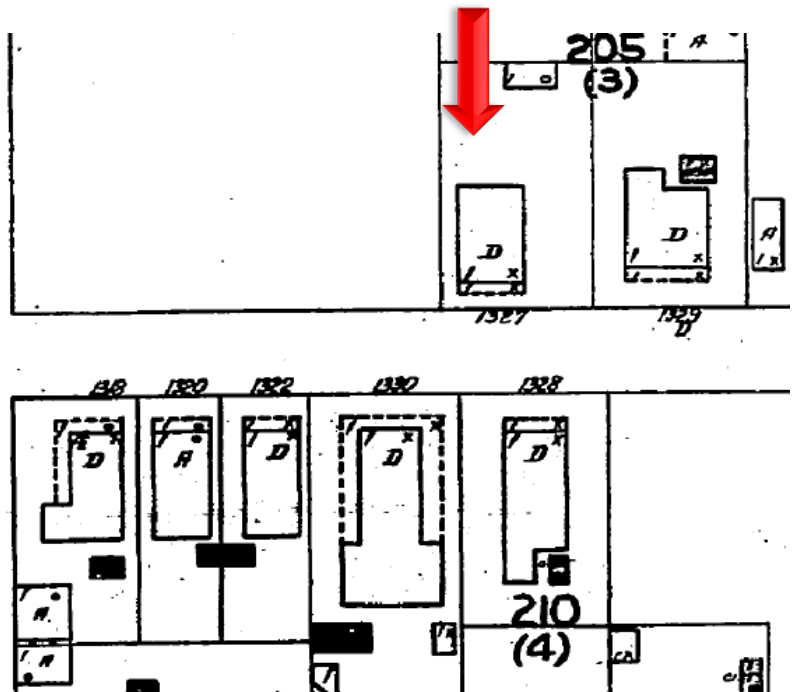
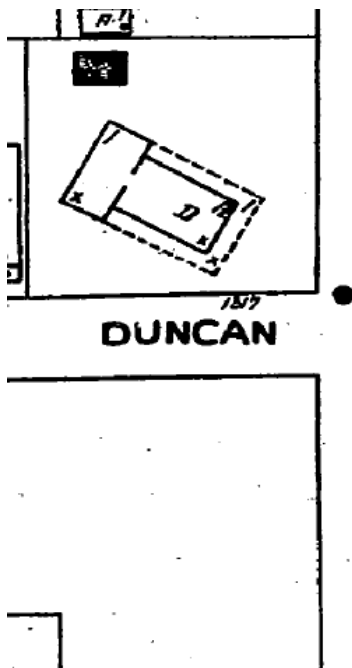
SANBORN MAPS



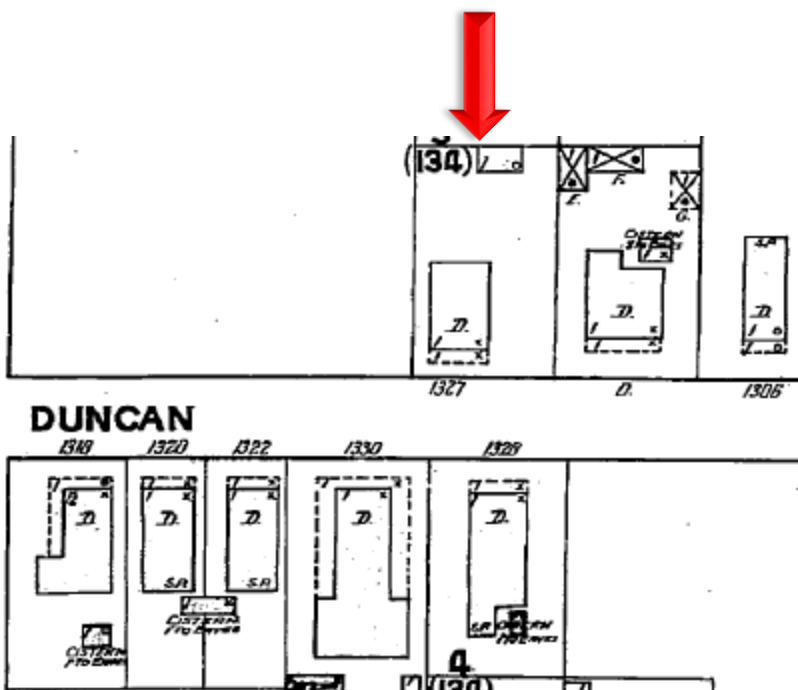
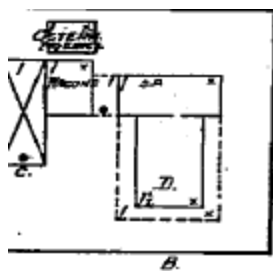
1962 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map

PROJECT PHOTOS



29183 Camellia Lane
Big Pine Key, FL 33043
Phone: 847. 903.5854

E-Mail: info@sandbardesignstudio.com





































SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S55°42'43"W ASSUMED
ALONG THE CENTERLINE OF
DUNCAN STREET.

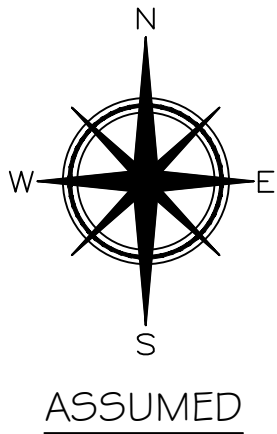
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

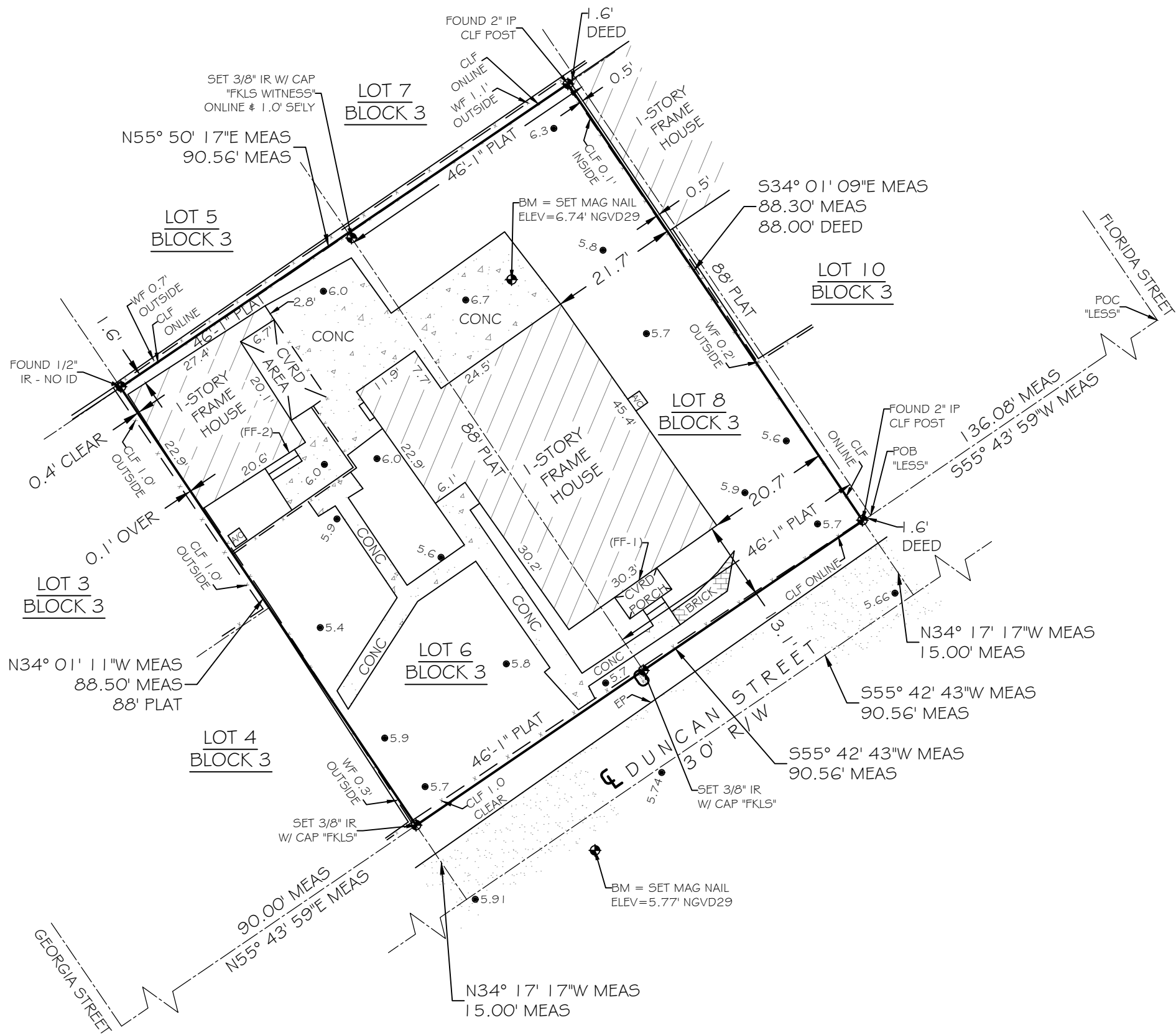
ADDRESS:
1327 DUNCAN STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE # X-SHADED
BASE ELEVATION: AE-6

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T685-R25E

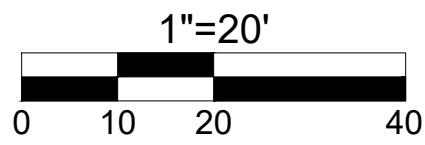


SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAO020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF-1)=7.5' (NGVD 1929) (FF-2)=7.2' (NGVD 1929)
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- REVISION (1) - 09/10/2025 - REVISED TO REMOVE SHED, FIELD VERIFIED ON 9/10/2025.

LEGEND

- 0 - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE



TOTAL AREA = 8,005.68 SQFT ±

CERTIFIED TO -

FC REAL ESTATE INVESTMENTS LLC;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2" CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLP = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPT = CONCRETE POWER POLE
CVRD = COVERED
DELT = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
(SEE NOTE)
NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE
MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOP OF SLOPE
TYP = TYPICAL
UR = UNREADABLE
UE = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

LEGAL DESCRIPTION(S)

Lots 6 and 8, Block 3, Tract 14, MOFFAT'S DIAGRAM, according to the Plat thereof recorded in Plat Book 1, Page 12, Public Records of Monroe County, Florida. Less the following portion of Lot 8, Block 3, Tract 14, Moffat's Diagram as per Plat Book 1, Page 12, of the Public Records of Monroe County, Florida.

LESS

A parcel of land on the Island of Key West, being part of Tract Fourteen (14), according to the Map of Plan of William A. Whitehead, delineated in February 182+9, and better known as a part of Lot Eight (8), Square Three (3), Tract Fourteen (14), according to a Subdivision of the Southeasterly Third (1/3) of said Tract Fourteen (14), belonging to the Estate of D. Moffatt and recorded in Plat Book 1, Page 12, of the Public Records of Monroe County, Florida; said parcel being further described by metes and bounds as follows: Commence at the intersection of the Southwesterly right of way line of Florida Street and the Northwesterly right of way line of Duncan Street and run thence Southwesterly along the said Duncan Street for a distance of 136.08 feet to the Northeasterly boundary line of the said Lot 8 for a distance of 88.00 feet; thence Southwesterly and at right angles for a distance of 1.6 feet; thence Southeasterly and at right angles for a distance of 88.00 feet to the Northwesterly boundary line of the said Duncan Street' thence Northeasterly and along the said Duncan Street for a distance of 1.6 feet back to the Point of Beginning.

SCALE: 1"=20'

FIELD WORK DATE: 07/24/2025

MAP DATE: 08/07/2025

REVISION DATE: 09/10/2025

SHEET: 1 OF 1

DRAWN BY: IDG

JOB NO.: 25-184

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 201-4.147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

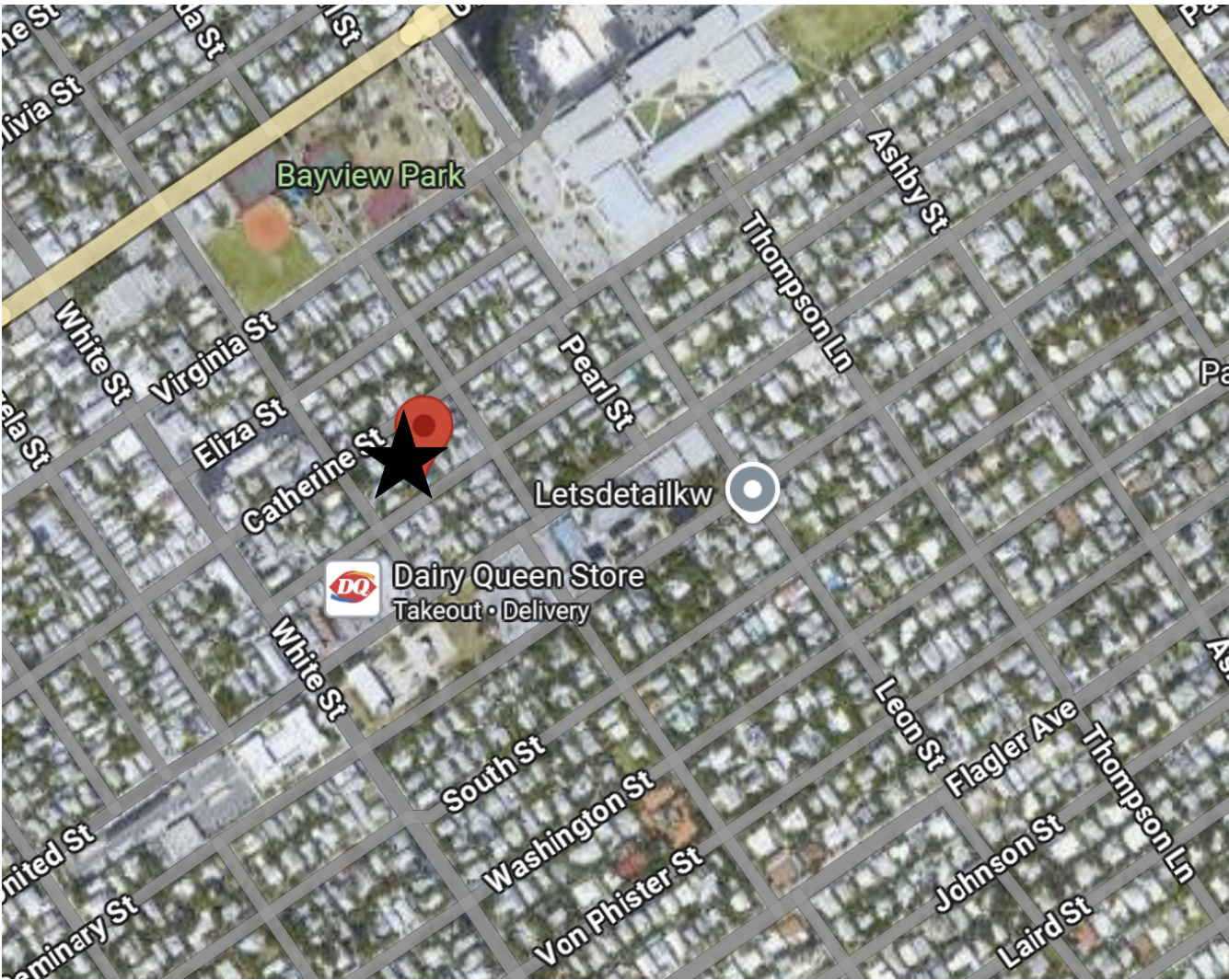


FLORIDA KEYS
LAND SURVEYING

21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

LOCATION MAP



BUILDING DATA

1327 DUNCAN STREET
KEY WEST, FL 33040

CONTRACTOR GENERAL NOTES:
- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6
WALL R-VALUE (CAVITY) = 13
ROOF R-VALUE = 38

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SITE DATA:
ZONING HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL

LEGAL DESCRIPTION:
KW MOFFATS SUB PB1-12 ALL LOTS 6 AND PT LOT 8 (PER PROPERTY RECORD CARD)

RE #: 00035290-000000

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB

FLOOD DESIGN CRITERIA: ASCE12-24

COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X/AE-6
DESIGN FLOOD ELEVATION: AE-7

SCOPE OF WORK:

NEW SINGLE FAMILY RESIDENCE, POOL, AND POOL DECK PER PLAN.

HARC NOTES:
-EXTERIOR SIDING TO BE HARDI BOARD.
-ROOFING TO BE 5V CRIMP, MILL FINISH.
-EXTERIOR SOFFITS TO BE HARDI BOARD.
-EXTERIOR WINDOW/DOOR TRIM TO BE 1X4 HARDI.
-EXTERIOR FASCIA TO BE HARDI.
-ROOFING DRIP EDGE TO MATCH FINISH OF METAL ROOF.
-GUTTERS, IF PROVIDED, TO MATCH FINISH OF DRIP EDGE & ROOFING.
-EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
-CONTRACTOR TO RECEIVE APPROVAL FOR FINAL PAINT COLOR SELECTIONS.
-EXTERIOR SHUTTERS TO BE WOOD, PTD. AS APPROVED BY CITY OF KEY WEST HARC STAFF.

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE, 8TH EDITION; LOCAL CODES AND ORDINANCES; MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

CODE INFORMATION

BUILDING CODE
MECHANICAL CODE:
PLUMBING CODE
ELECTRICAL CODE:
FUEL GAS CODE
ENERGY CODE:
STANDARD LOAD DESIGN CRITERIA

2023 FLORIDA BUILDING CODE, 8TH EDITION
2023 FLORIDA MECHANICAL CODE
2023 FLORIDA PLUMBING CODE
2020 NATIONAL ELECTRIC CODE (NEC) NFPA
2023 FLORIDA FUEL GAS CODE
2023 FLORIDA ENERGY CONSERVATION CODE
ASCE 7-22

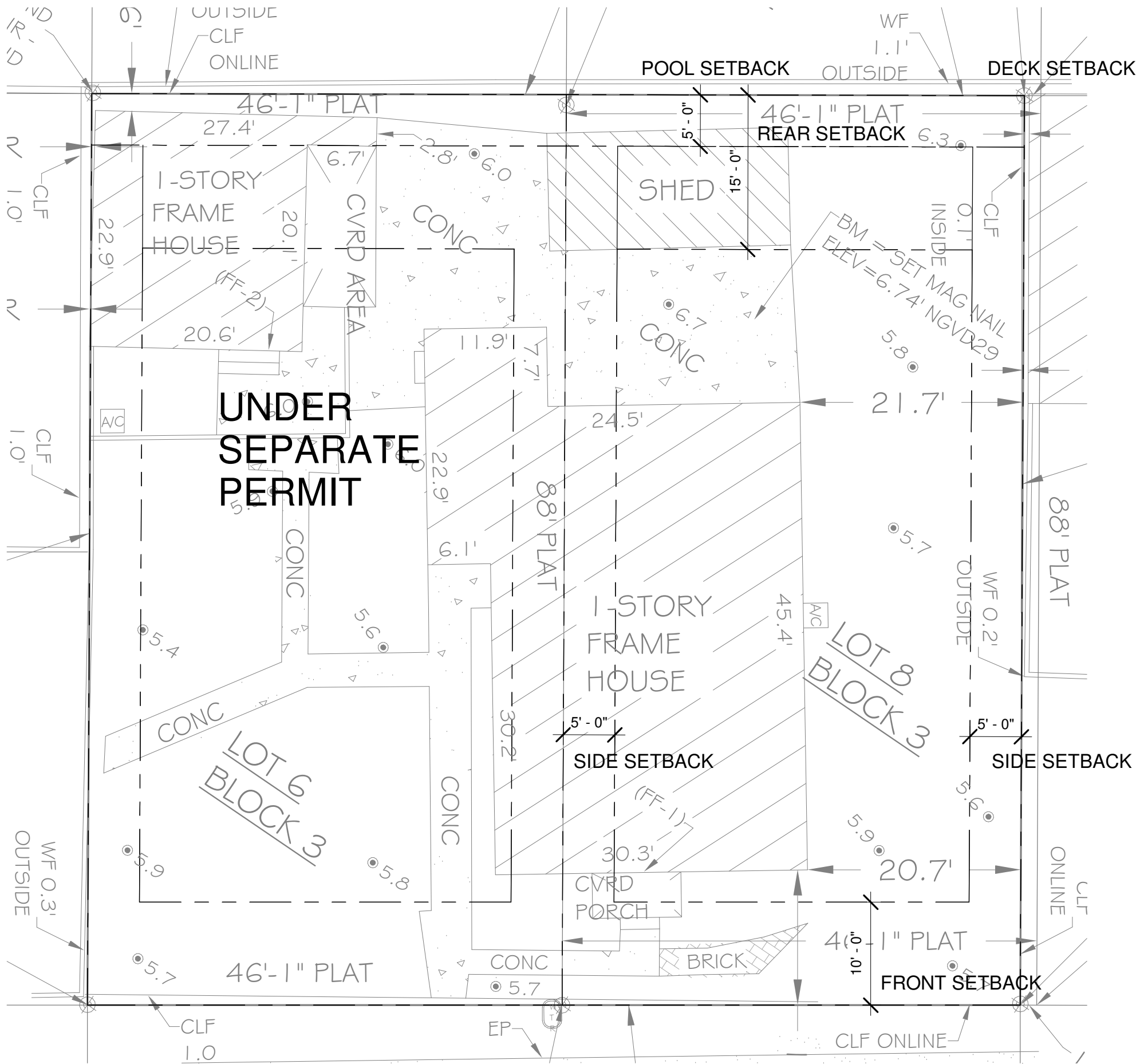
LOCAL BUILDING REQUIREMENTS:
FEMA REQUIREMENTS:
DESIGN FLOOD ELEVATION:
CURRENT ZONING
USE GROUP:

CITY OF KEY WEST CODES AND ORDINANCES
FLOOD ZONE: AE6 NGVD 1929
FLOOD ZONE: AE7 NGVD 1929
HMDR
RESIDENTIAL

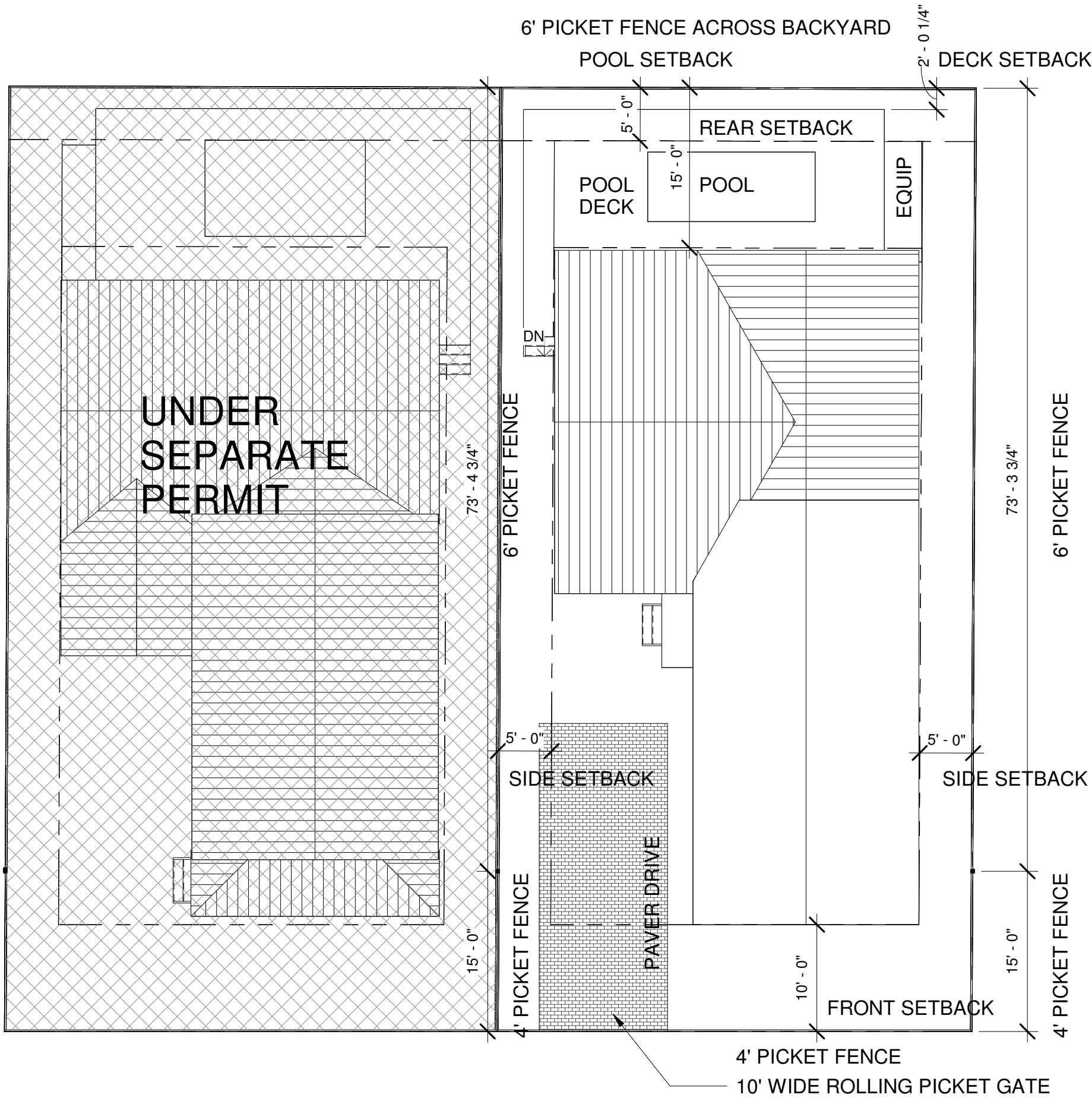
DRAWING INDEX

A 0	COVER SHEET
A 1	EXISTING FLOOR PLANS
A 2	EXISTING ELEVATIONS
A 3	FLOOR PLANS
A 4	ELEVATIONS

SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HMDR	HMDR	HMDR	N/A
Flood Zone	X-ZONE/AE-6	X-ZONE/AE-6	X-ZONE/AE-6	N/A
Size of Site	3,930	4,000	3,930	N/A
Height	35'-0"	14'-7"	NO CHANGE	N/A
Front Setback	10'-0"	22.1'	NO CHANGE	N/A
Side Setback A	5'-0"	6.8'	NO CHANGE	N/A
Side Setback B	5'-0"	11.9'	NO CHANGE	N/A
Street Side Setback	15'-0"	N/A	N/A	N/A
Rear Setback	15'-0"	1.6'	15.3'	N/A
Residential Floor Area	N/A	N/A	N/A	N/A
Density	1 DU/ACRE	N/A	N/A	N/A
Building Coverage	40%	34%	39%	N/A
Impervious Surface	60%	18%	12%	N/A
Open Space	35%	55%	36%	N/A
Breakdowns (SF)				
Lot Area	3,930			
Existing Coverages				
Impervious Surface	695		Rear Shed (Over)	247.6
Impervious Surface (%)	18%		Concrete	410
Building Coverage	1342.6		Existing House (Over)	1057.2
Building Coverage (%)	34%		Covered Porch	37.8
Open Space	2,177			
Open Space (%)	55%			
Proposed Developments				
Impervious Surface	491		House Footprint	1546
Impervious Surface (%)	12%		Pool Deck & Side Deck	440
Building Coverage	1,546		Pool	102
Building Coverage (%)	39%		Paver Driveway	389
Open Space	1,414		Equipment Pad	39.5
Open Space (%)	36%			



2
A 0
EXISTING SITE PLAN
3/32" = 1'-0"



3
A 0
PROPOSED SITE PLAN
3/32" = 1'-0"

DEMO NOTES:

- DEMO EXISTING 1-STORY FRAME COTTAGE AT REAR.
- DEMO EXISTING SHED
- DEMO EXISTING CONCRETE PATIOS & WALKWAYS.
- DEMO NON-CONTRIBUTING PORTIONS OF THE EXISTING RESIDENCE.
- RAISE AND RELOCATE RESIDENCE PER PLAN.

Single-Family
Renovation
1327 Duncan Street
Key West, FL 33040

SEAL:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED/SEALED IN THIS BLOCK

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ERICA HELEN POOLE - ARCHITECT
#AR98525

SANDBAR
DESIGN STUDIO

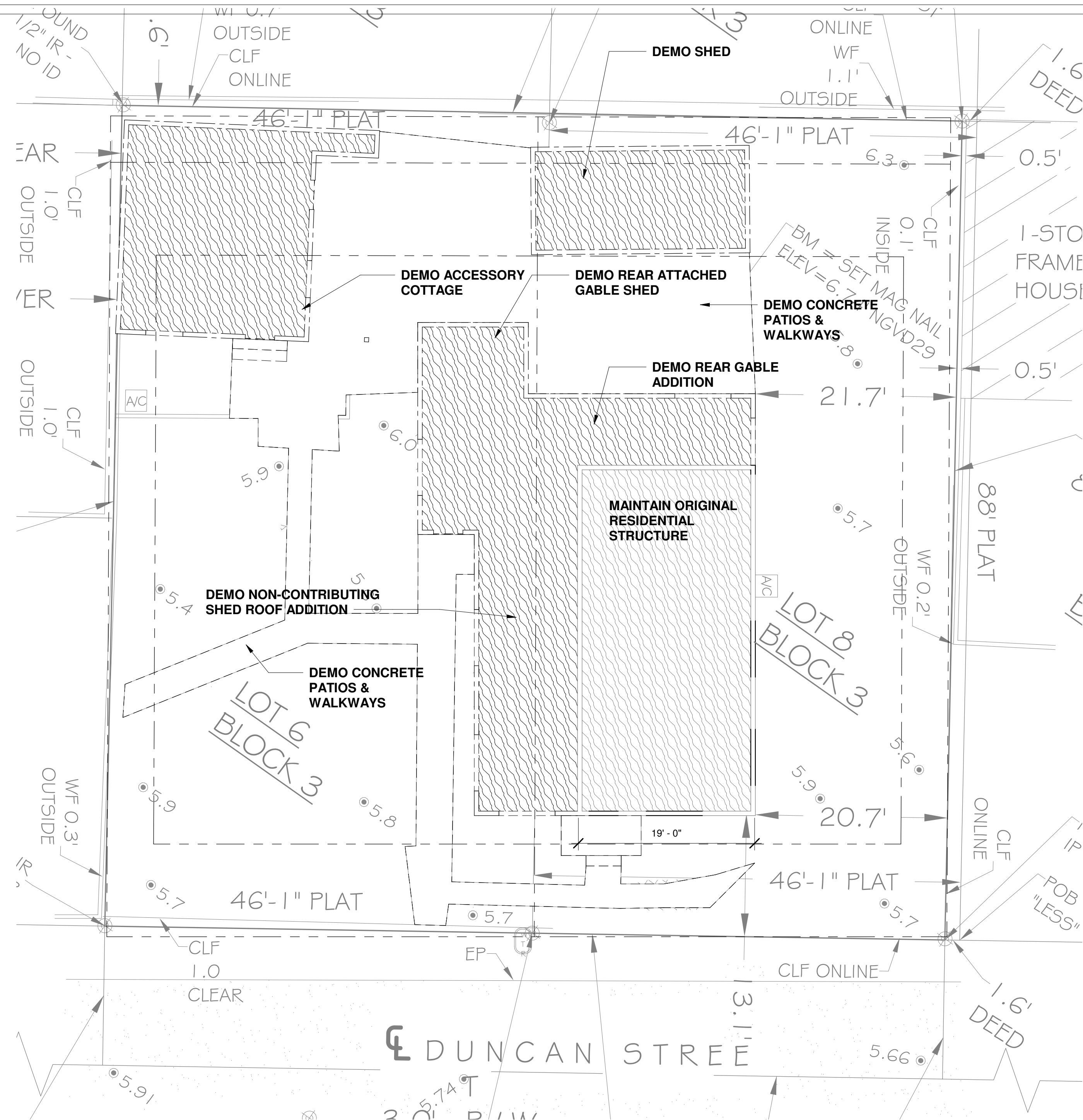
SANDBAR DESIGN STUDIO
20185 CAMELIA LANE
BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
84719035854

COVER SHEET

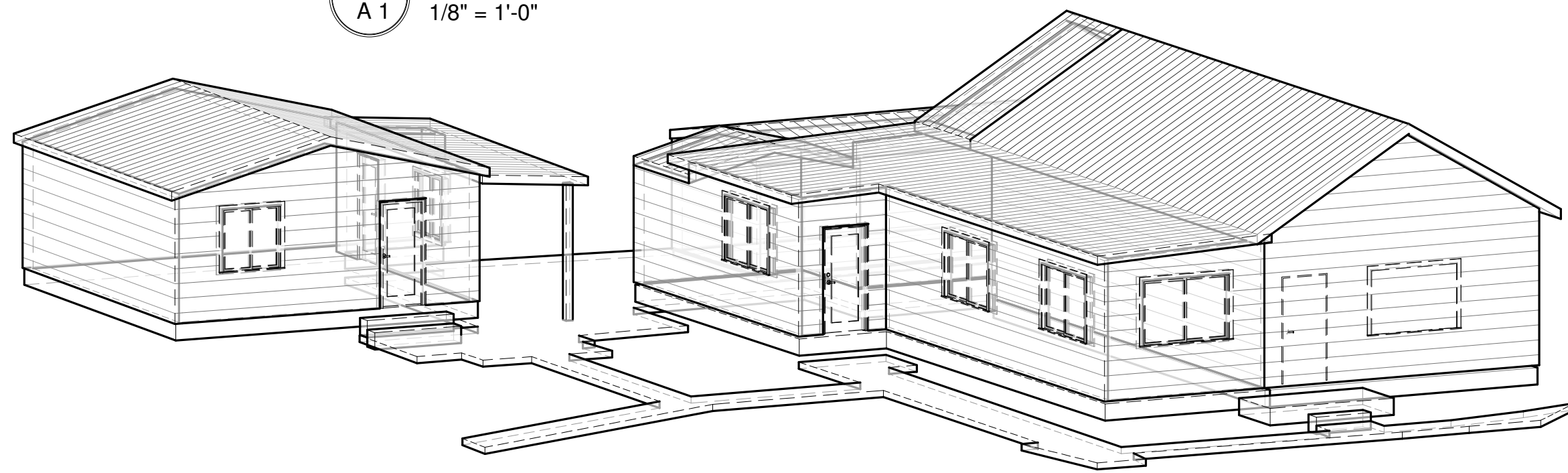
SHEET TITLE

A 0

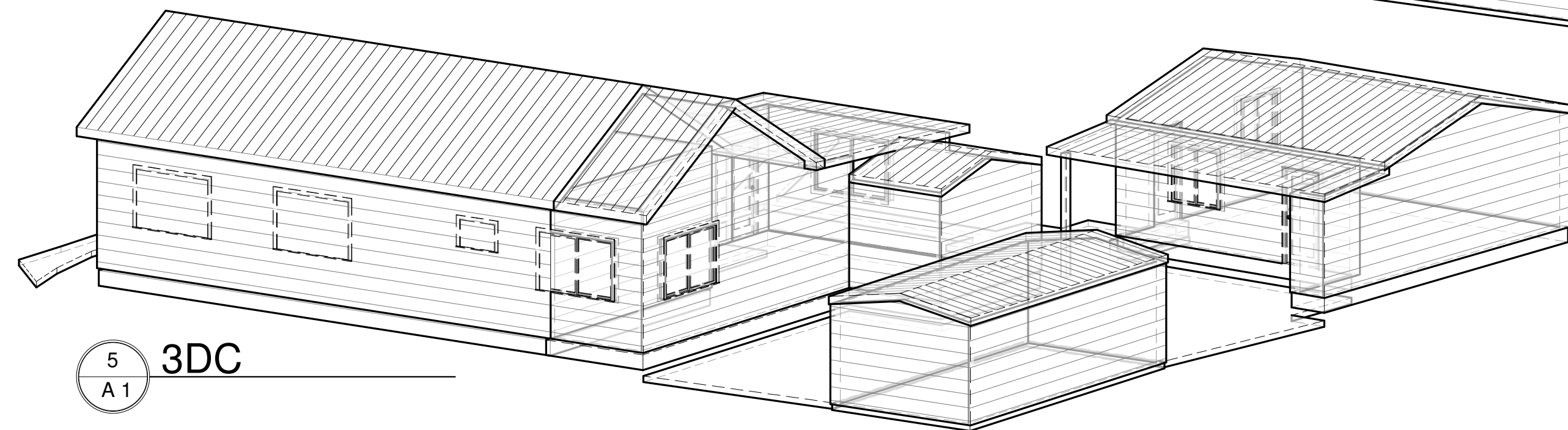
PROJECT NO:
HHB2025C
DRAWN BY:
Author
APPROVED BY:
Checker



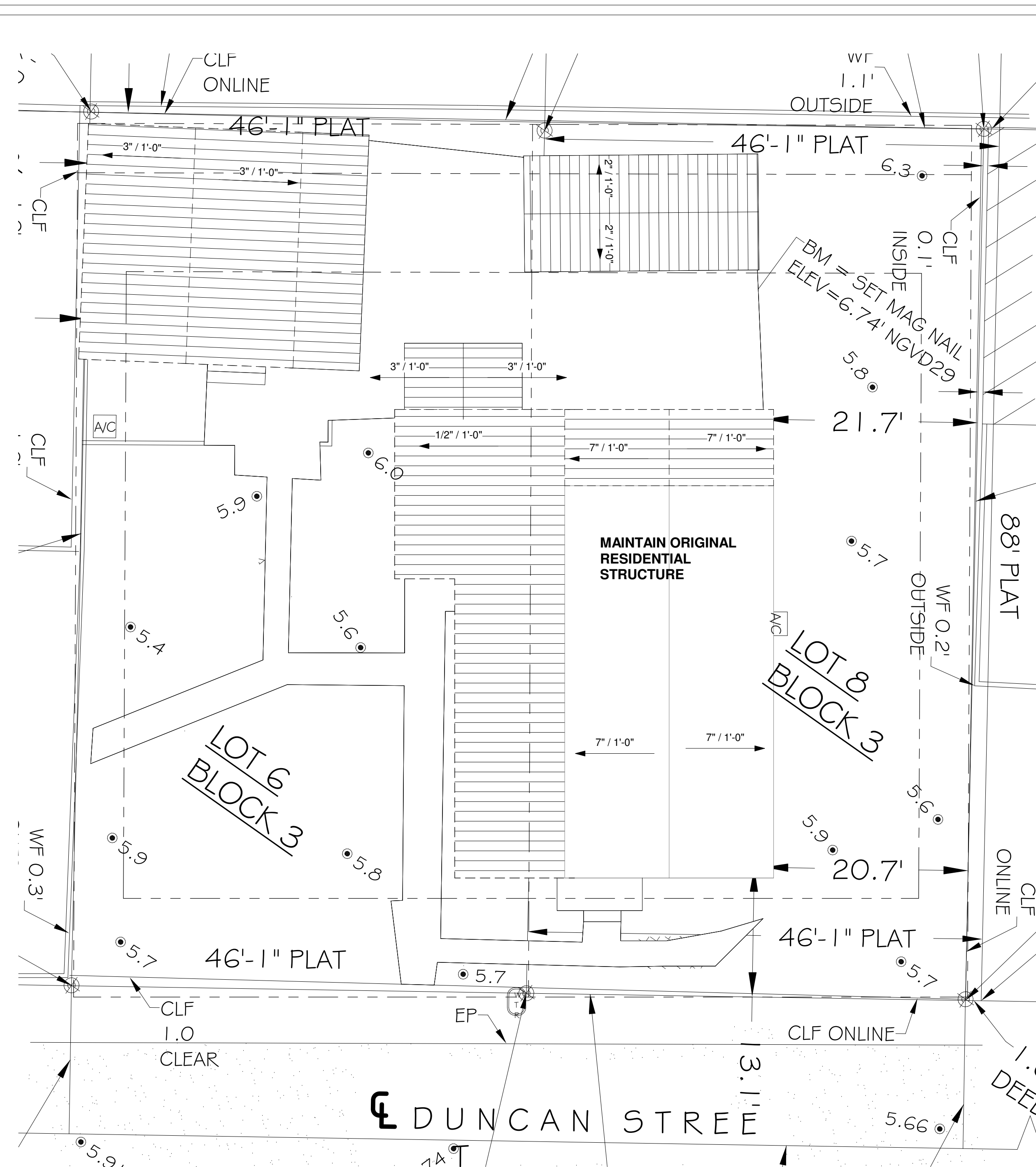
1 FIRST FLOOR PLAN
A1 1/8" = 1'-0"



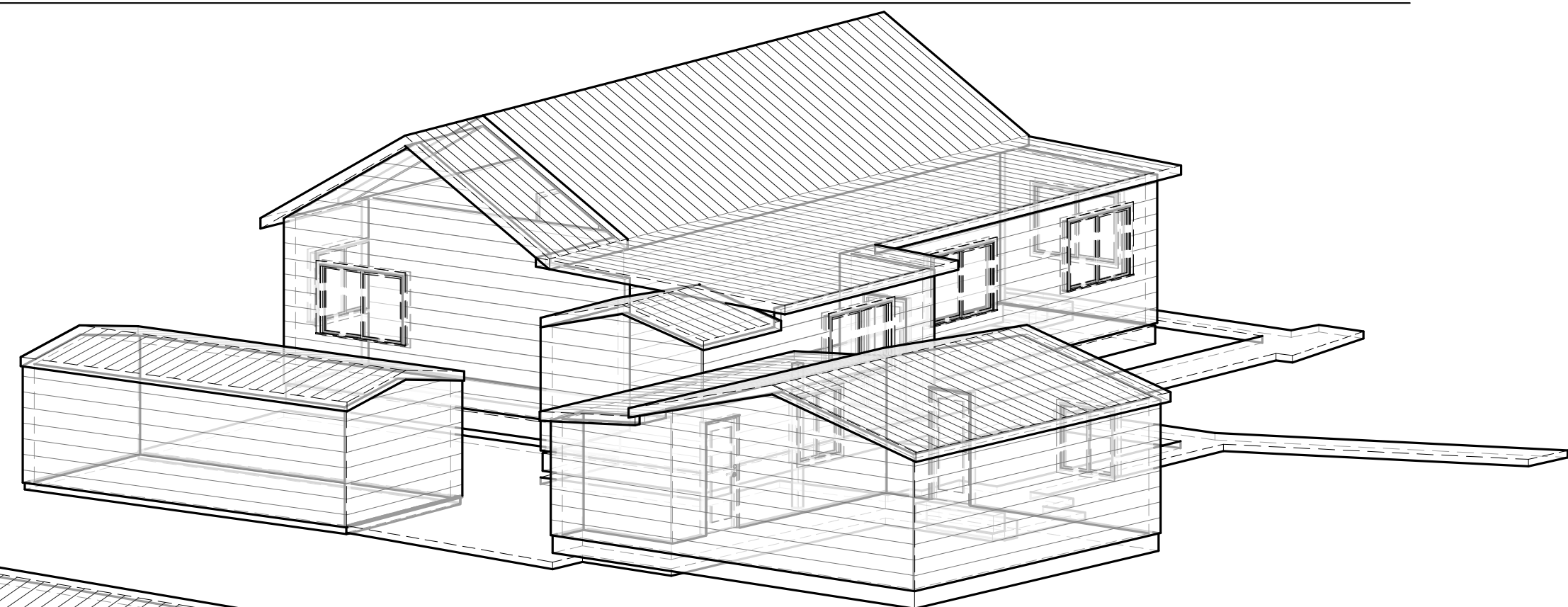
3 3DA
A1



5 3DC
A1



2 ROOF PLAN
A1 1/8" = 1'-0"



4 3DB
A1

DATE	REV	SET DESCRIPTION
2025.11.13		HARC SUBMITTAL SET

Single-Family
Renovation
1327 Duncan Street
Key West, FL 33040

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20185 CAMELLIA LANE
BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
8479035854

EXISTING FLOOR PLANS

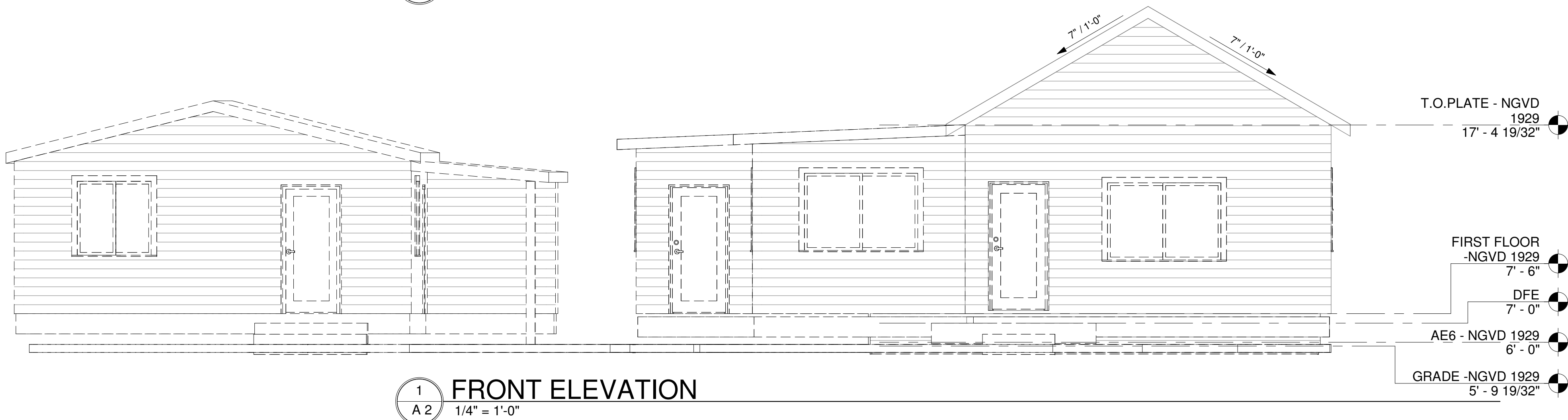
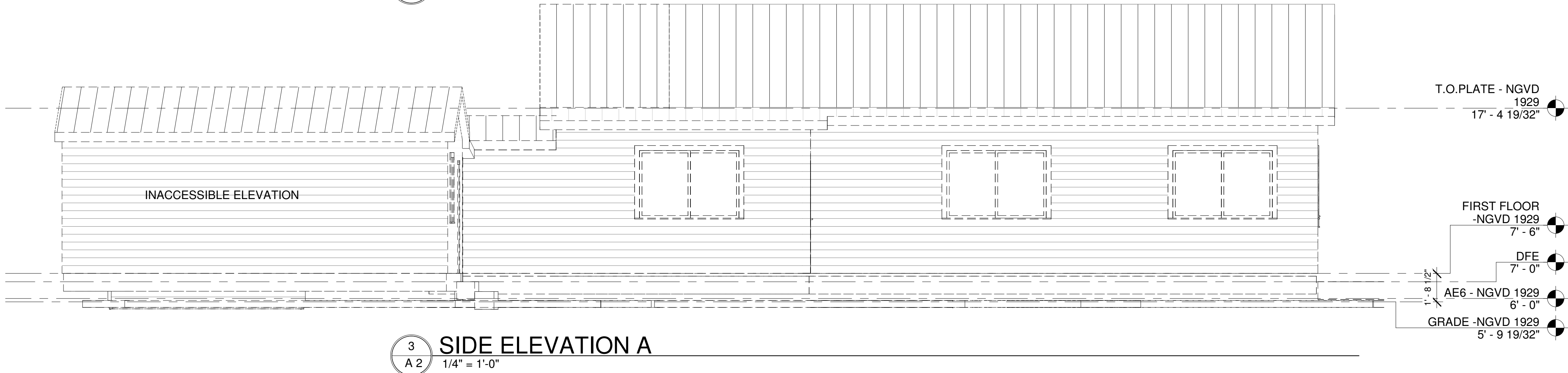
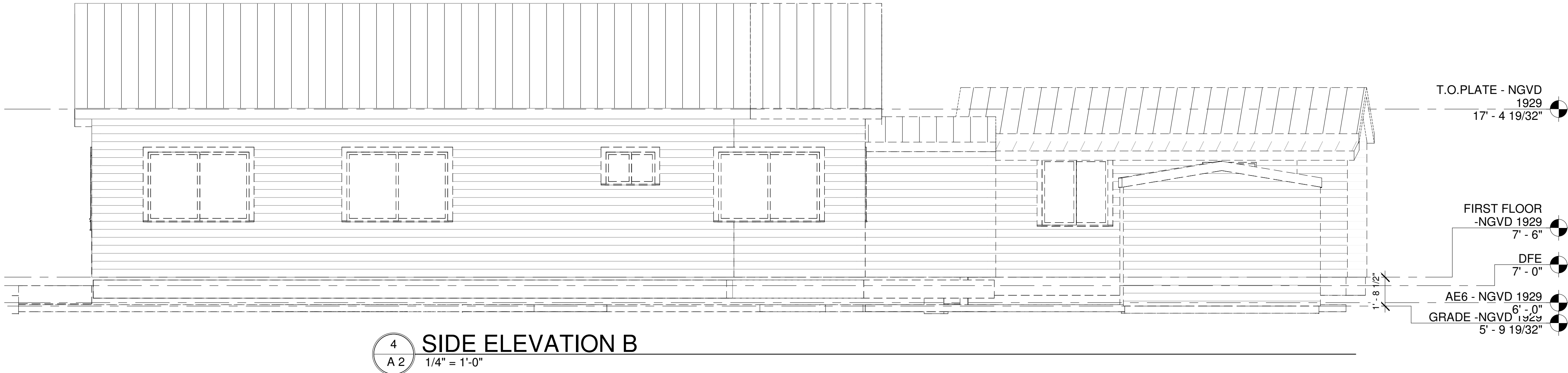
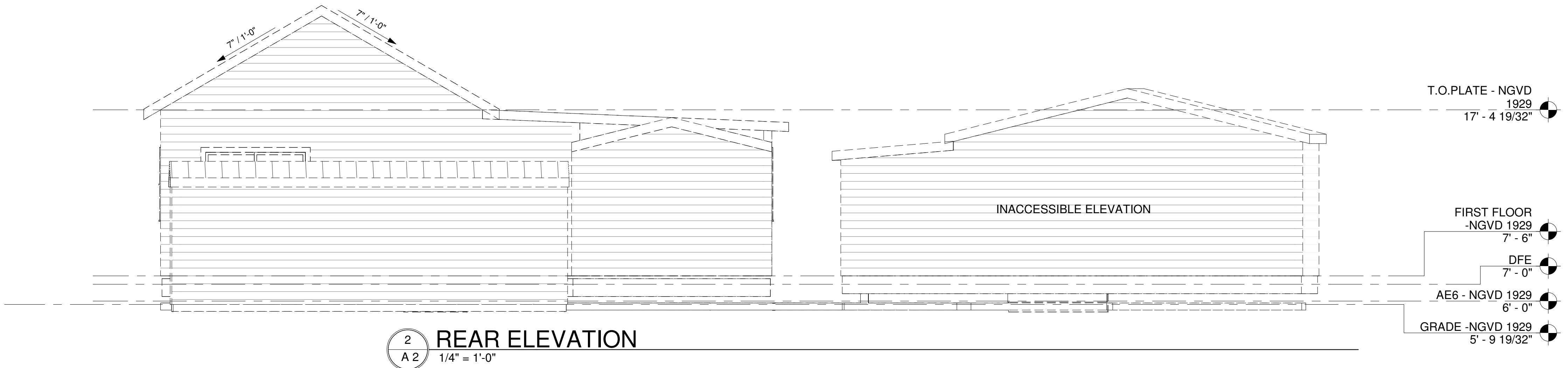
SHEET TITLE

A 1

PROJECT NO. HMB2025C
DRAWN BY: Author
APPROVED BY: Checker

DEMO NOTES:

- DEMO EXISTING REAR SINGLE STORY ACCESSORY COTTAGE.
- DEMO EXISTING SHED.
- DEMO EXISTING CONCRETE PATIOS AND WALKWAYS.
- DEMO EXISTING NON-CONTRIBUTING SHED ROOF ADDITIONS ON MAIN HOUSE, AND REAR GABLE END ATTACHED SHED.
- DEMO REAR GABLE ADDITION.
- DEMO ALL EXISTING WINDOWS & DOORS.
- RELOCATE HOUSE ON SITE PER PROPOSED SITE PLAN. NEW FOUNDATION AND FRAMING AS REQUIRED.



Single-Family
Renovation
1327 Duncan Street
Key West, FL 33040

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8473935854

EXISTING ELEVATIONS

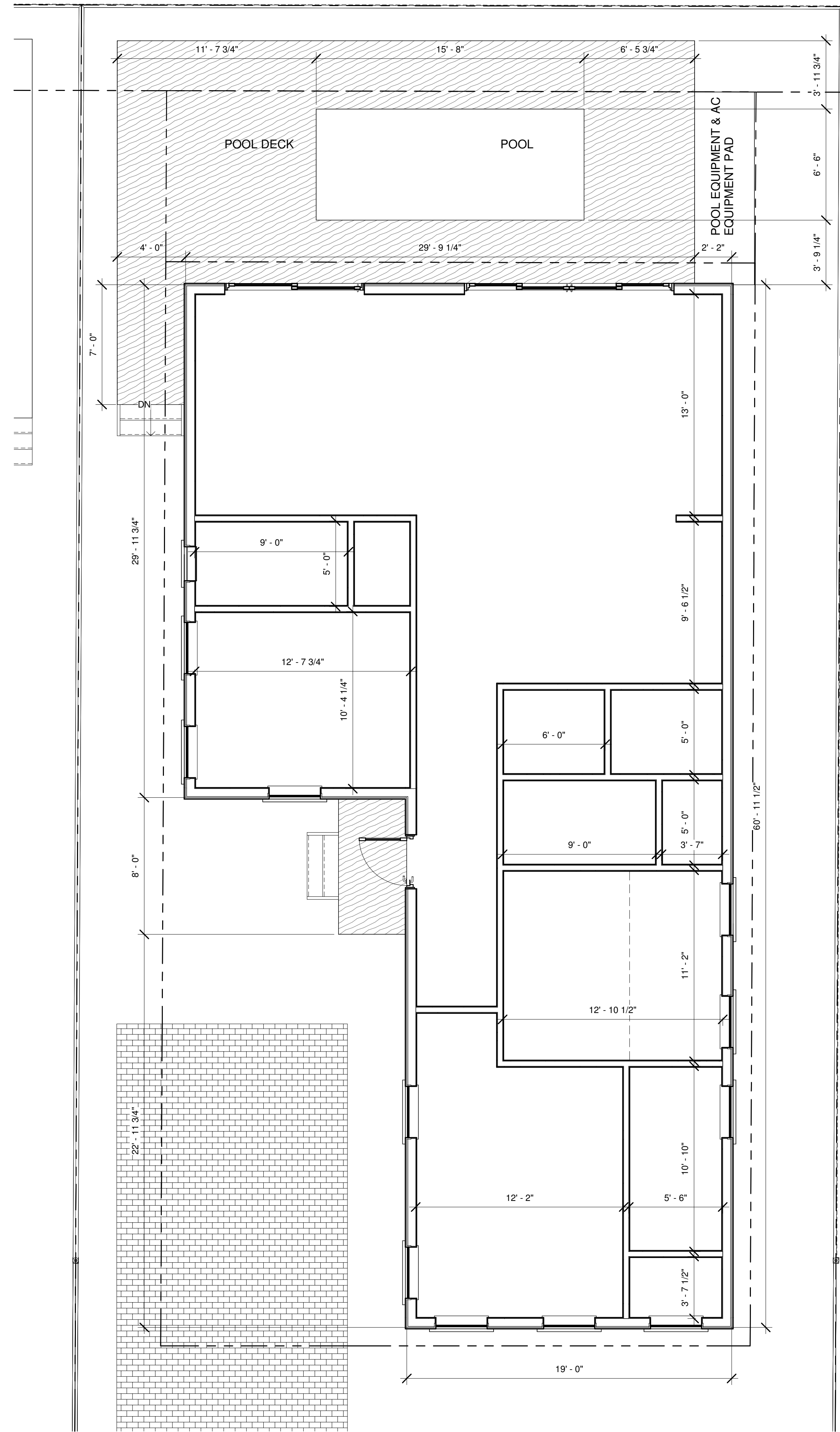
SHEET TITLE

A 2

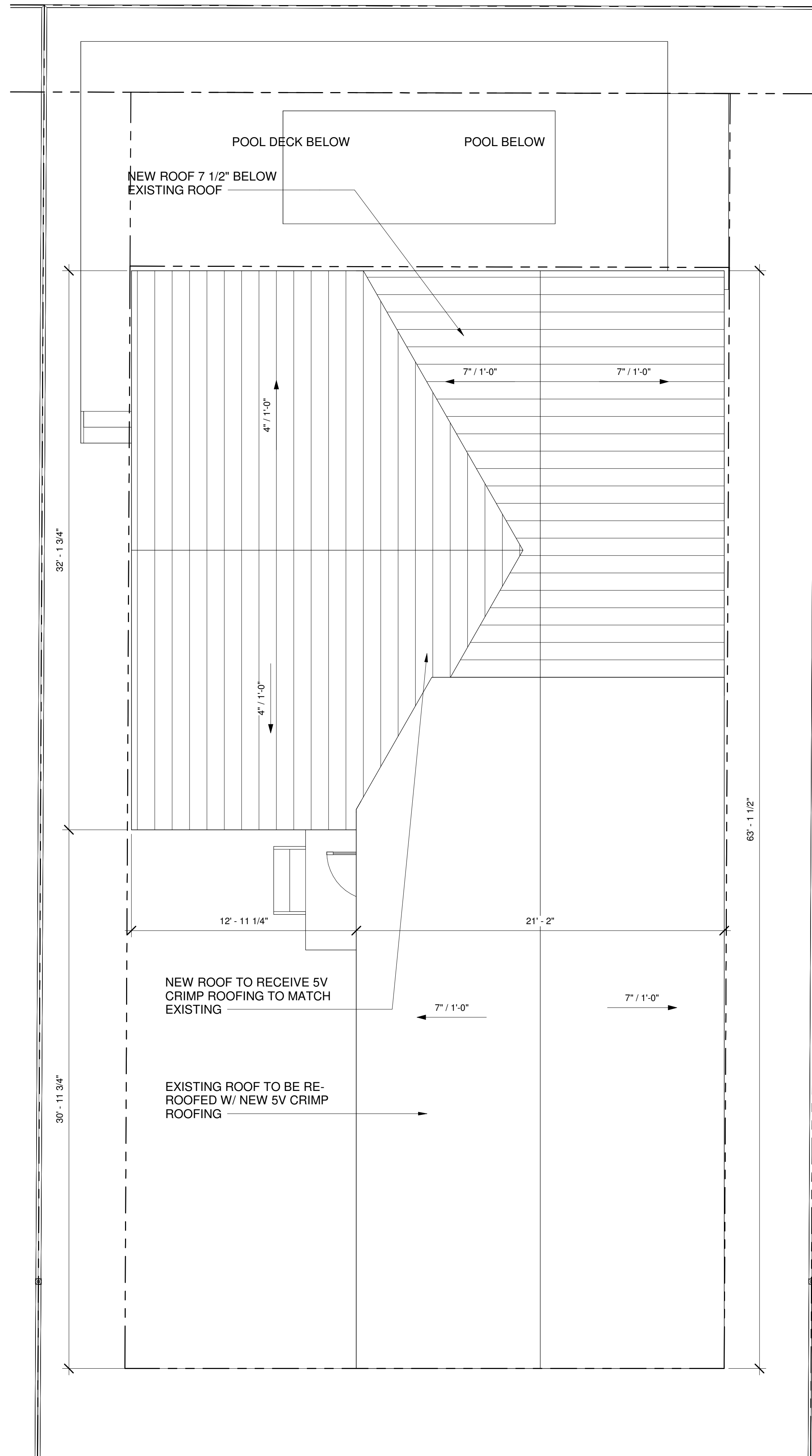
PROJECT NO.
HHB2025C

DRAWN BY: Author

APPROVED BY: Checker



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

DATE: 2025.11.13
REV. SET DESCRIPTION: HARC SUBMITTAL SET

Single-Family
Renovation
1327 Duncan Street
Key West, FL 33040

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#AR98525

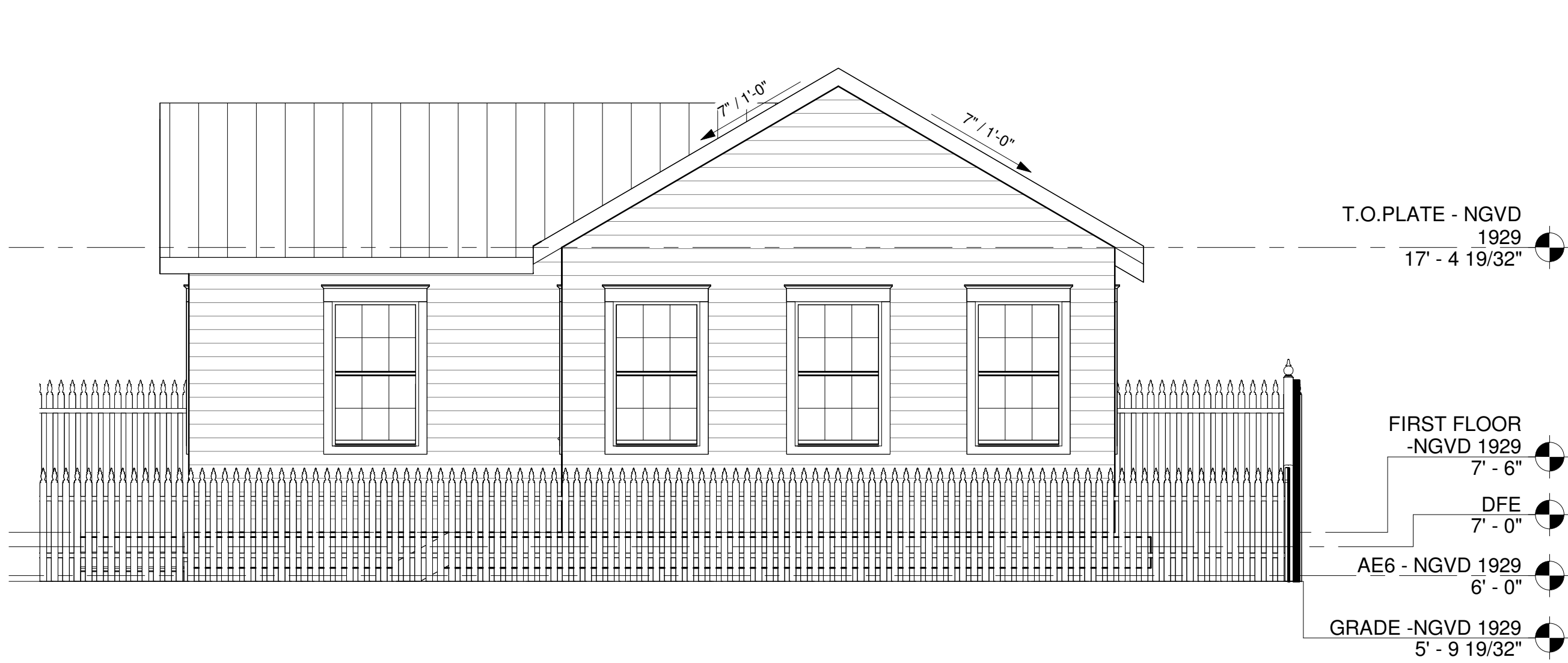


FLOOR PLANS

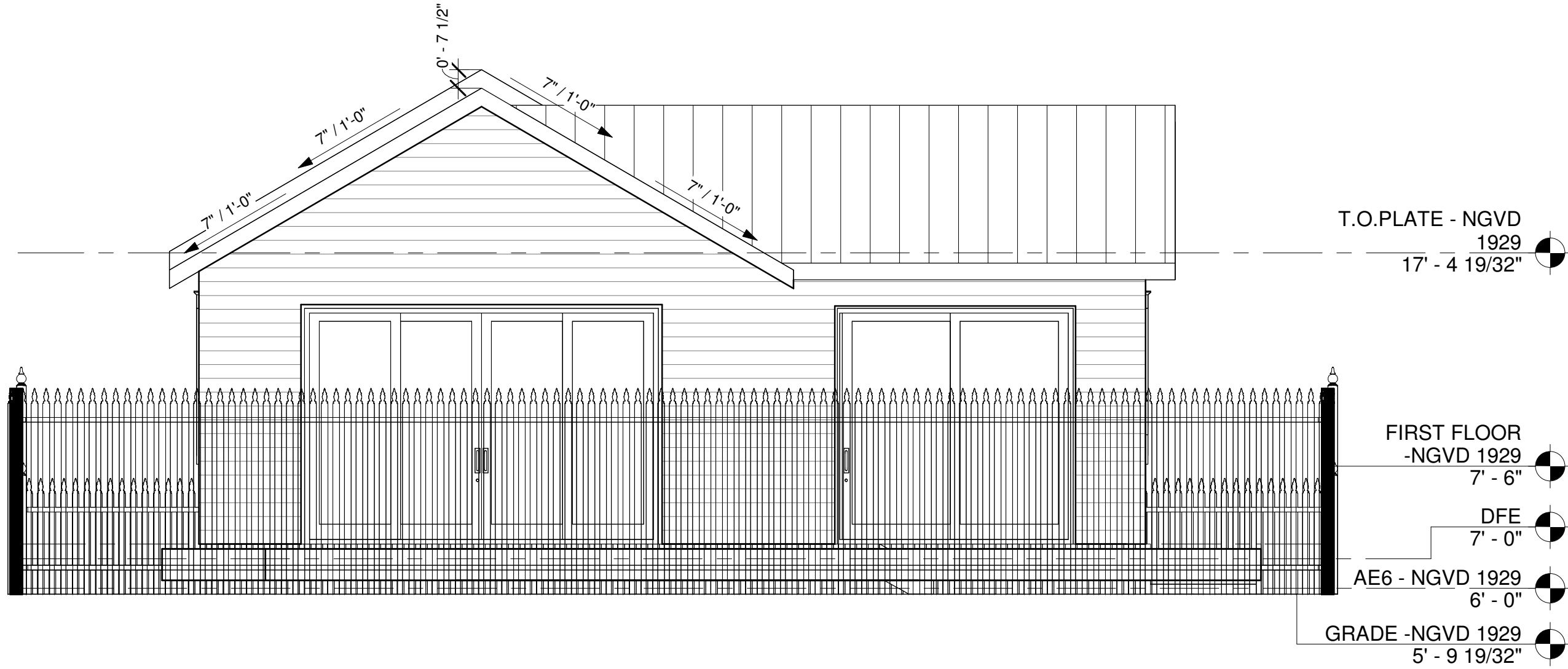
SHEET TITLE

A 3

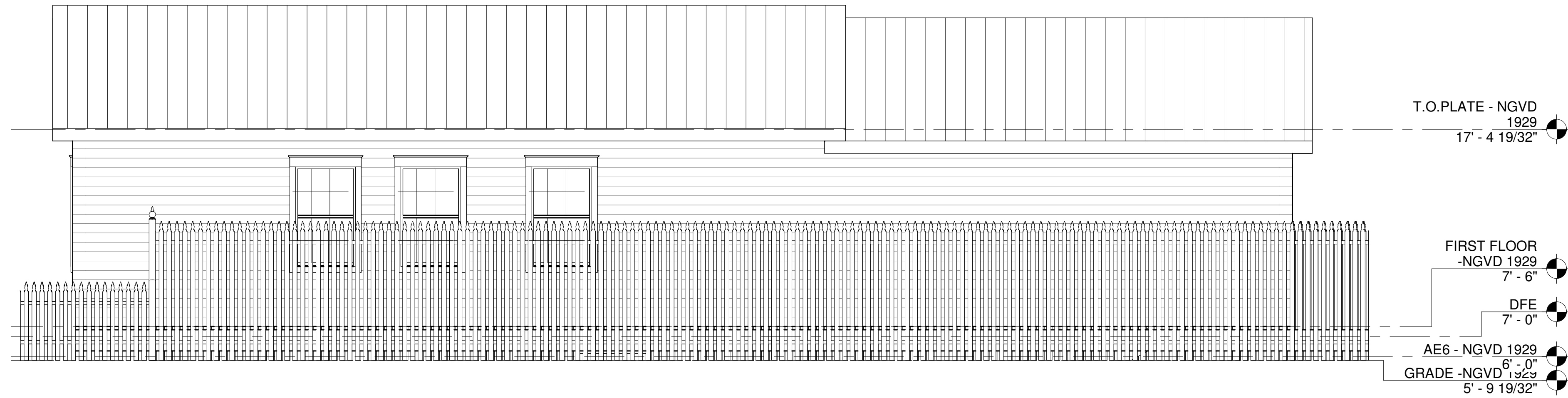
PROJECT NO: HHB2025C
DRAWN BY: Author
APPROVED BY: Checker



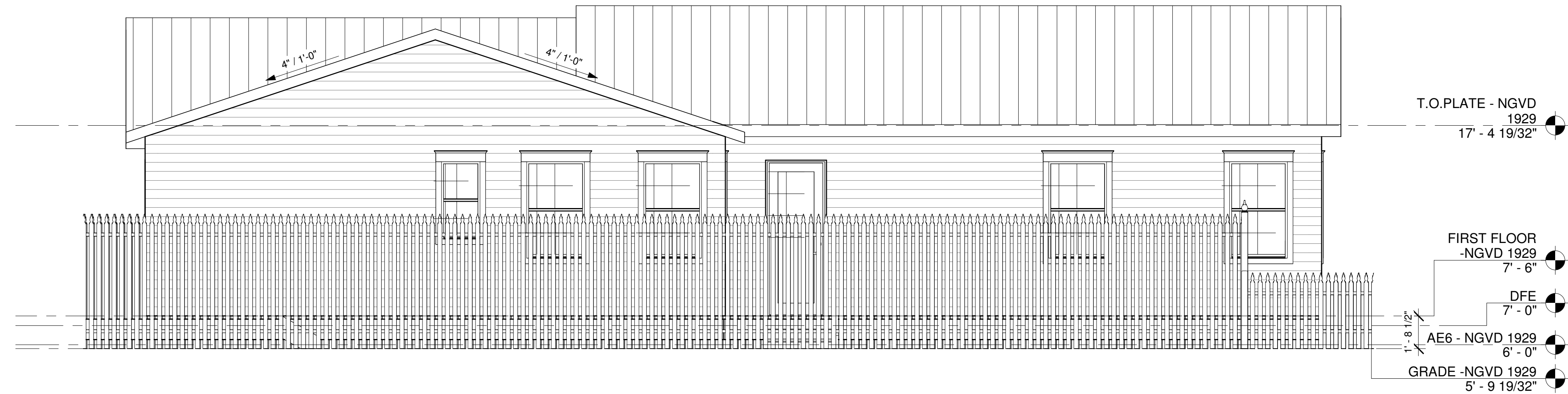
1 FRONT ELEVATION
A 4 1/4" = 1'-0"



2 REAR ELEVATION
A 4 1/4" = 1'-0"



4 SIDE ELEVATION B
A 4 1/4" = 1'-0"



3 SIDE ELEVATION A
A 4 1/4" = 1'-0"

DATE: REV. SET DESCRIPTION
2025.11.13 HARC SUBMITTAL SET

Single-Family
Renovation
1327 Duncan Street
Key West, FL 33040

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#AR98525


SANDBAR DESIGN STUDIO
29185 CAMEL JAIL LANE
BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
8473935854

ELEVATIONS

SHEET TITLE

A 4

PROJECT NO. HMB2025C
DRAWN BY: Author
APPROVED BY: Checker

LOCATION MAP



BUILDING DATA

1327 DUNCAN STREET
KEY WEST, FL 33040

CONTRACTOR GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6
WALL R-VALUE (CAVITY) = 13
ROOF R-VALUE = 38

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SITE DATA:
ZONING: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL

LEGAL DESCRIPTION:
KW MOFFATS SUB PB1-12 ALL LOTS 6 AND PT LOT 8 (PER PROPERTY RECORD CARD)

RE #: 00035290-000000

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB

FLOOD DESIGN CRITERIA: ASCE12-24

COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X/AE-6
DESIGN FLOOD ELEVATION: AE-7

SCOPE OF WORK:

NEW SINGLE FAMILY RESIDENCE, POOL, AND POOL DECK PER PLAN.

HARC NOTES:

- EXTERIOR SIDING TO BE HARDI BOARD.
- ROOFING TO BE 5V CRIMP, MILL FINISH.
- EXTERIOR SOFFITS TO BE HARDI BOARD.
- EXTERIOR WINDOW/DOOR TRIM TO BE 1X4 HARDI.
- EXTERIOR FASCIA TO BE HARDI.
- ROOFING DRIP EDGE TO MATCH FINISH OF METAL ROOF.
- GUTTERS, IF PROVIDED, TO MATCH FINISH OF DRIP EDGE & ROOFING.
- EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
- CONTRACTOR TO RECEIVE APPROVAL FOR FINAL PAINT COLOR SELECTIONS.
- EXTERIOR SHUTTERS TO BE WOOD, PTD. AS APPROVED BY CITY OF KEY WEST HARC STAFF.

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE, 8TH EDITION; LOCAL CODES AND ORDINANCES; MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

CODE INFORMATION

BUILDING CODE
MECHANICAL CODE:
PLUMBING CODE
ELECTRICAL CODE:
FUEL GAS CODE
ENERGY CODE:
STANDARD LOAD DESIGN CRITERIA

2023 FLORIDA BUILDING CODE, 8TH EDITION
2023 FLORIDA MECHANICAL CODE
2023 FLORIDA PLUMBING CODE
2020 NATIONAL ELECTRIC CODE (NEC) NFPA
2023 FLORIDA FUEL GAS CODE
2023 FLORIDA ENERGY CONSERVATION CODE
ASCE 7-22

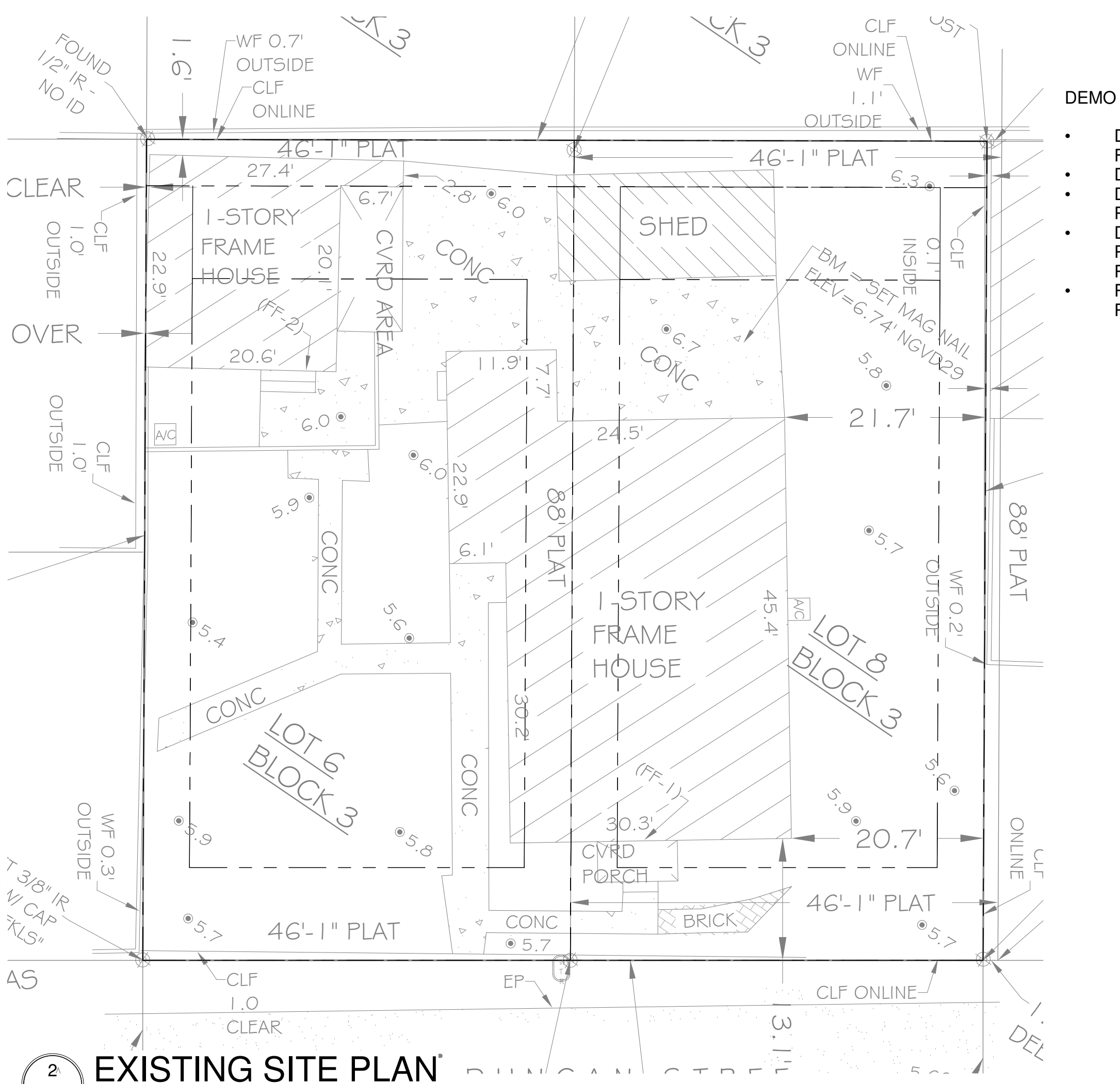
LOCAL BUILDING REQUIREMENTS:
FEMA REQUIREMENTS:
DESIGN FLOOD ELEVATION:
CURRENT ZONING
USE GROUP:

CITY OF KEY WEST CODES AND ORDINANCES
FLOOD ZONE: AE6 NGVD 1929
FLOOD ZONE: AE7 NGVD 1929
HMDR
RESIDENTIAL

DRAWING INDEX

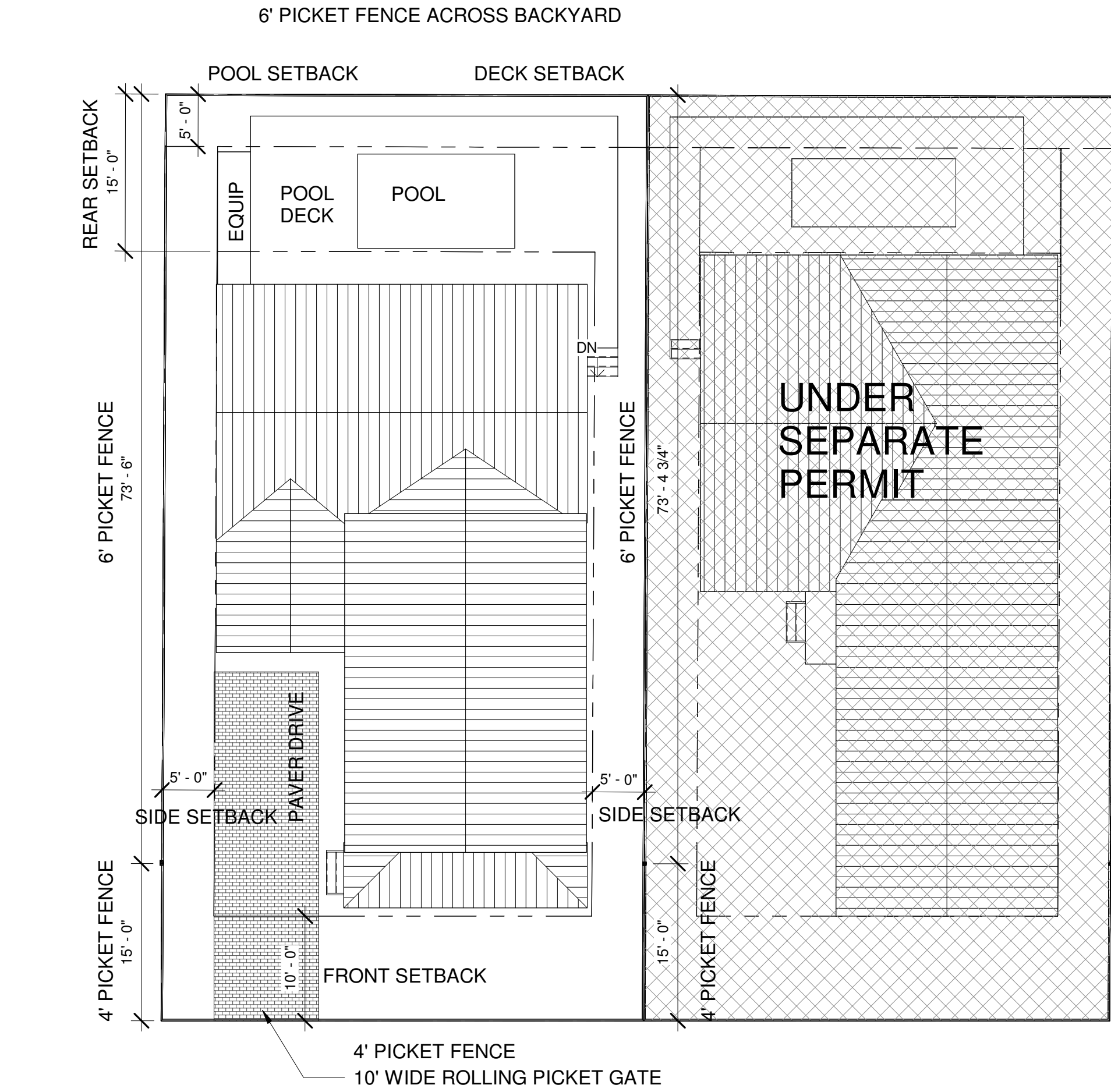
A 0	COVER SHEET
A 1	EXISTING FLOOR PLANS
A 2	EXISTING ELEVATIONS
A 3	FLOOR PLANS
A 4	ELEVATIONS

SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HMDR	HMDR	HMDR	N/A
Flood Zone	X-ZONE/AE-6	X-ZONE/AE-6	X-ZONE/AE-6	N/A
Size of Site	4,076	4,000	4,076	N/A
Height	35'-0"	14'-7"	NO CHANGE	N/A
Front Setback	10'-0"	22.1'	NO CHANGE	N/A
Side Setback A	5'-0"	6.8'	NO CHANGE	N/A
Side Setback B	5'-0"	11.9'	NO CHANGE	N/A
Street Side Setback	15'-0"	N/A	N/A	N/A
Rear Setback	15'-0"	1.6'	15.3'	N/A
Residential Floor Area	N/A	N/A	N/A	N/A
Density	1 DU/ACRE	N/A	N/A	N/A
Building Coverage	40%	27%	40%	N/A
Impervious Surface	60%	38%	11%	N/A
Open Space	35%	64%	36%	N/A
Breakdowns (SF)				
Lot Area	4,076			
Existing Coverages				
Impervious Surface	1,547		Rear Shed (Over)	19.6 BC/IS
Impervious Surface (%)	38%		Concrete	927.9 IS
Building Coverage	1120.3		Existing House (Over)	501.4 BC
Building Coverage (%)	27%		1-Story House	599.3 BC/IS
Open Space	2,627			
Open Space (%)	64%			
Proposed Developments				
Impervious Surface	468		House Footprint	1501.3 BC
Impervious Surface (%)	11%		Pool Deck	467 IS
Building Coverage	1,611		Pool	135 IS
Building Coverage (%)	40%		Paver Driveway	333 IS
Open Space	1,467		Front Porch	110 BC
Open Space (%)	36%		Equipment Pad	43



DEMO NOTES:

- DEMO EXISTING 1-STORY FRAME COTTAGE AT REAR.
- DEMO EXISTING SHED
- DEMO EXISTING CONCRETE PATIOS & WALKWAYS.
- DEMO NON-CONTRIBUTING PORTIONS OF THE EXISTING RESIDENCE.
- RAISE AND RELOCATE RESIDENCE PER PLAN.



PROPOSED SITE PLAN

DATE: 2025.11.13

REV. SET DESCRIPTION

HARC SUBMITTAL SET

1327 Duncan Street
Key West, FL 33040

Seal

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BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
8479035854

COVER SHEET

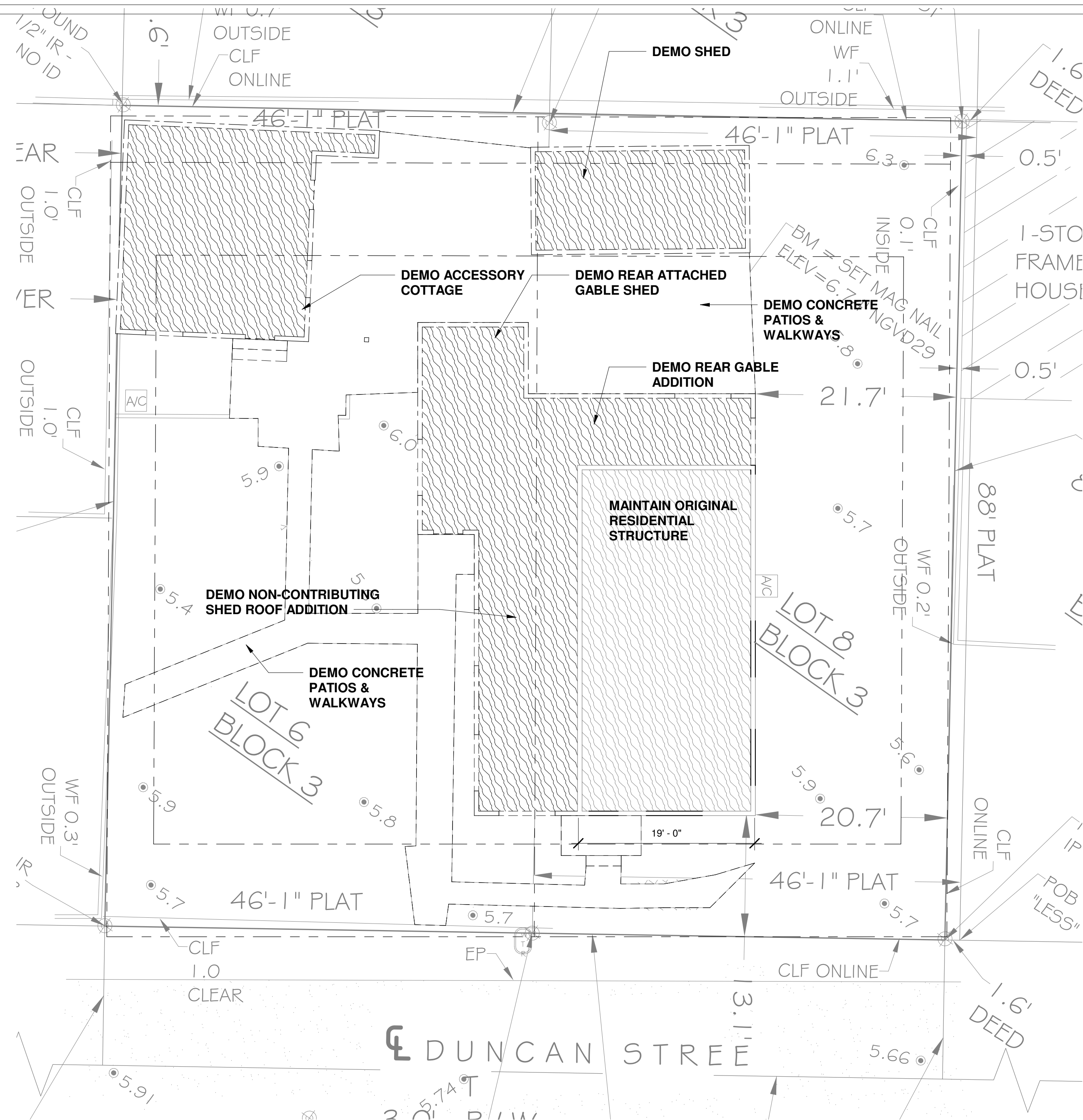
SHEET TITLE

A 0

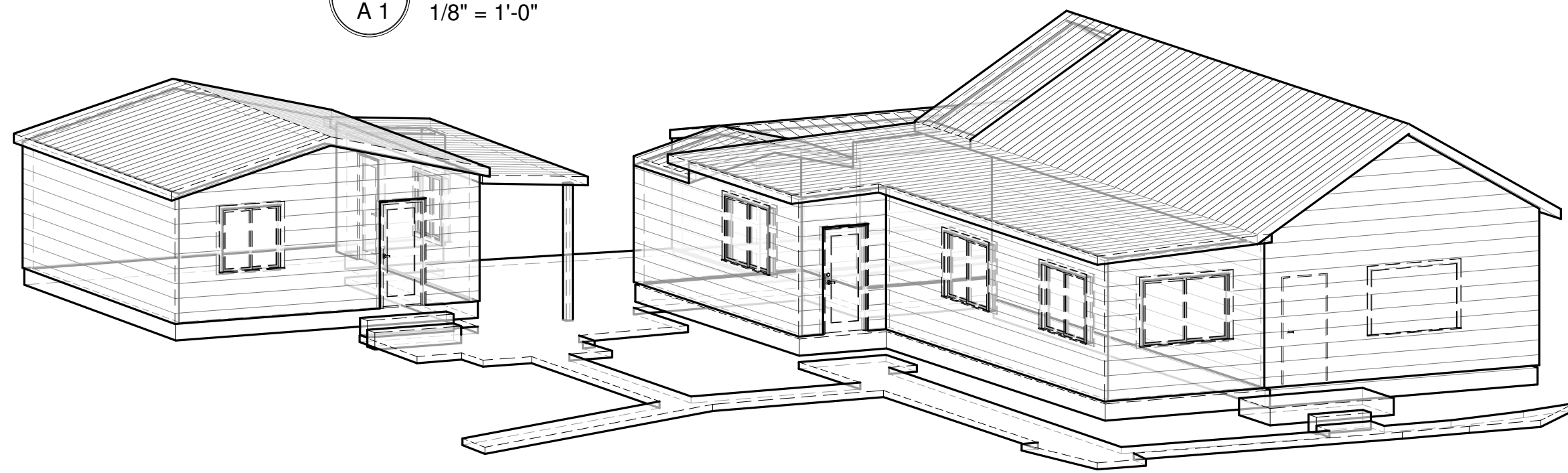
PROJECT NO: HMB2025C

DRAWN BY: Author

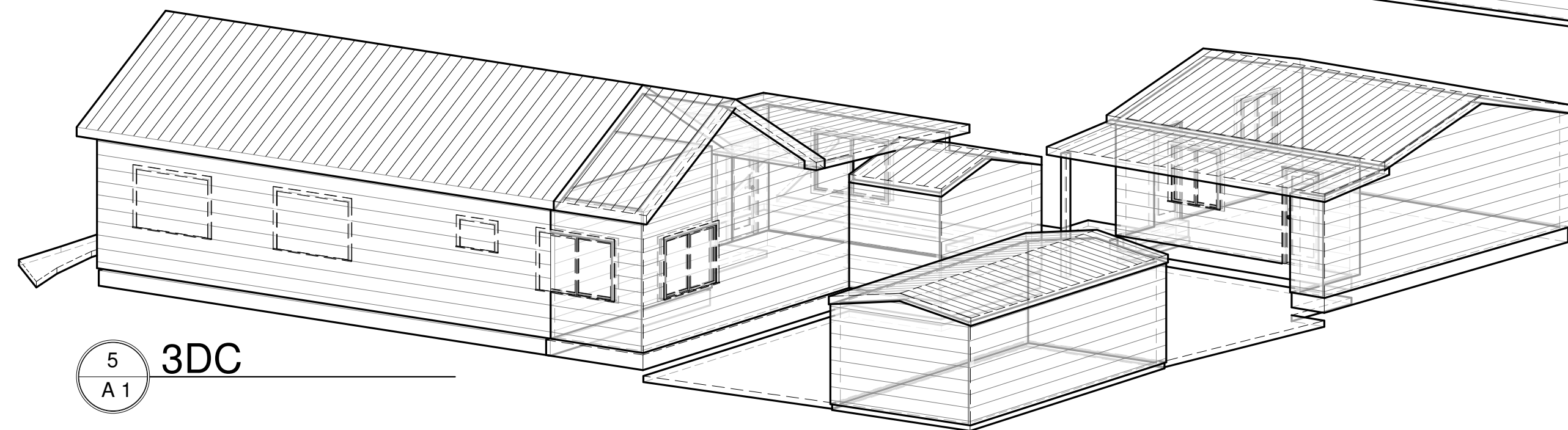
APPROVED BY: Checker



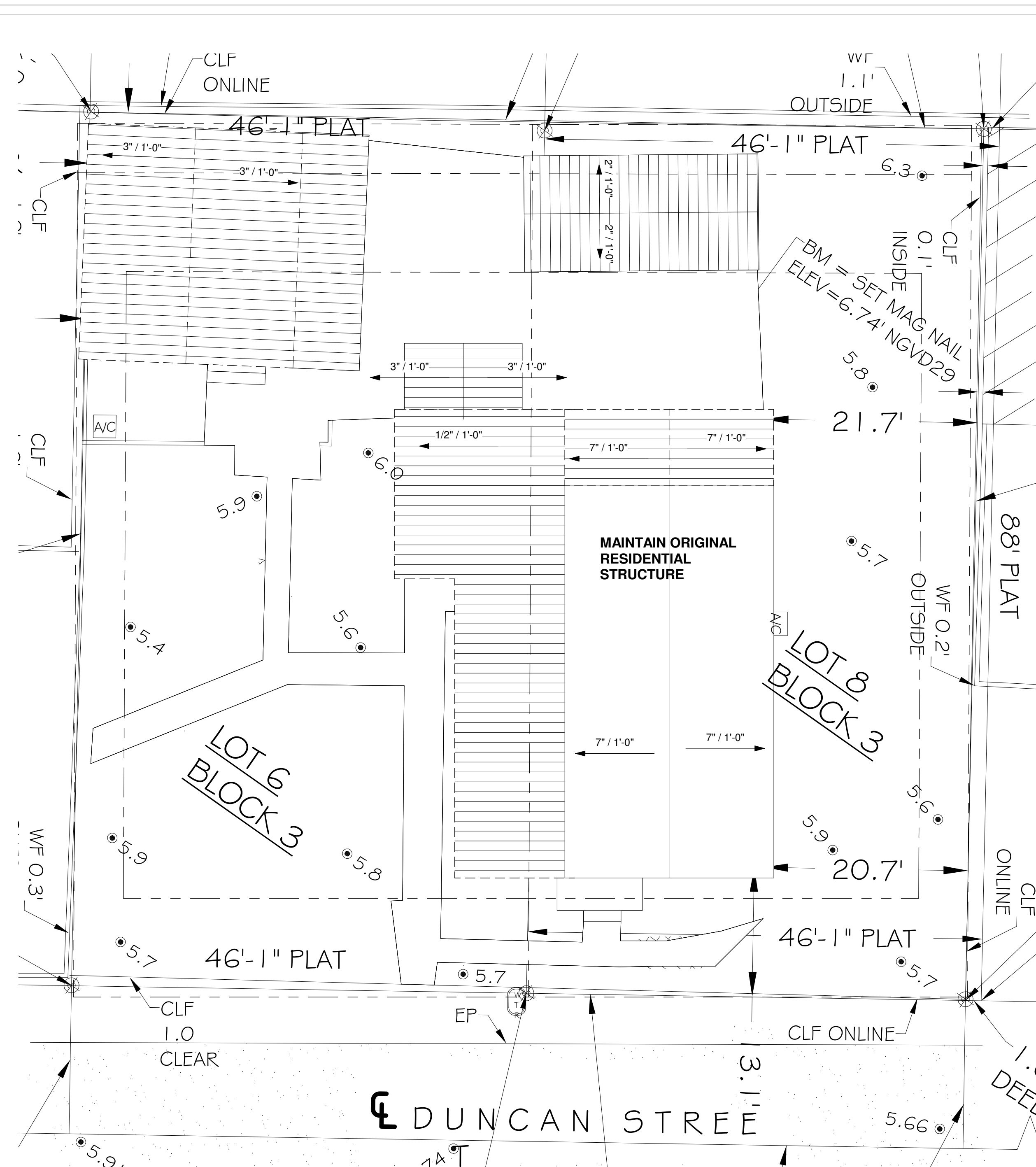
1 FIRST FLOOR PLAN
A1 1/8" = 1'-0"



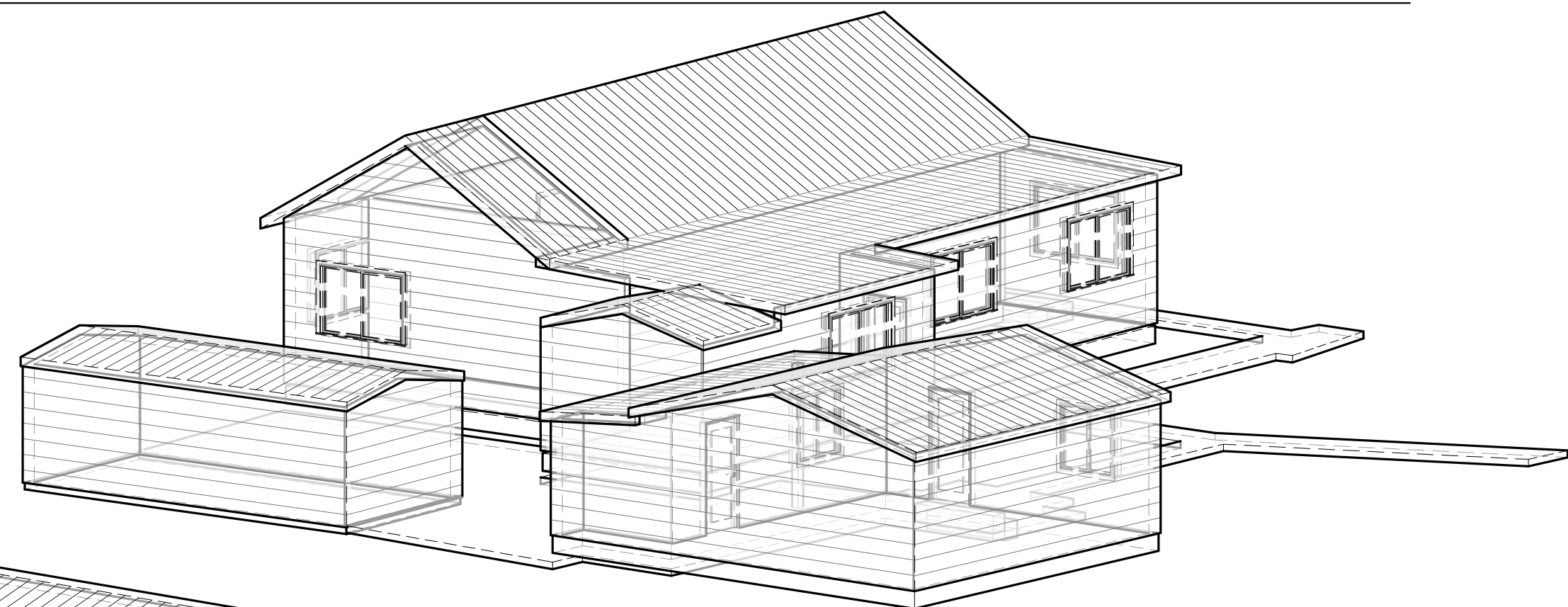
3 3DA
A1



5 3DC
A1



2 ROOF PLAN
A1 1/8" = 1'-0"



4 3DB
A1

DATE	REV	SET DESCRIPTION
2025.11.13		HARC SUBMITTAL SET

Single-Family
Renovation
1327 Duncan Street
Key West, FL 33040

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8479035854

EXISTING FLOOR PLANS

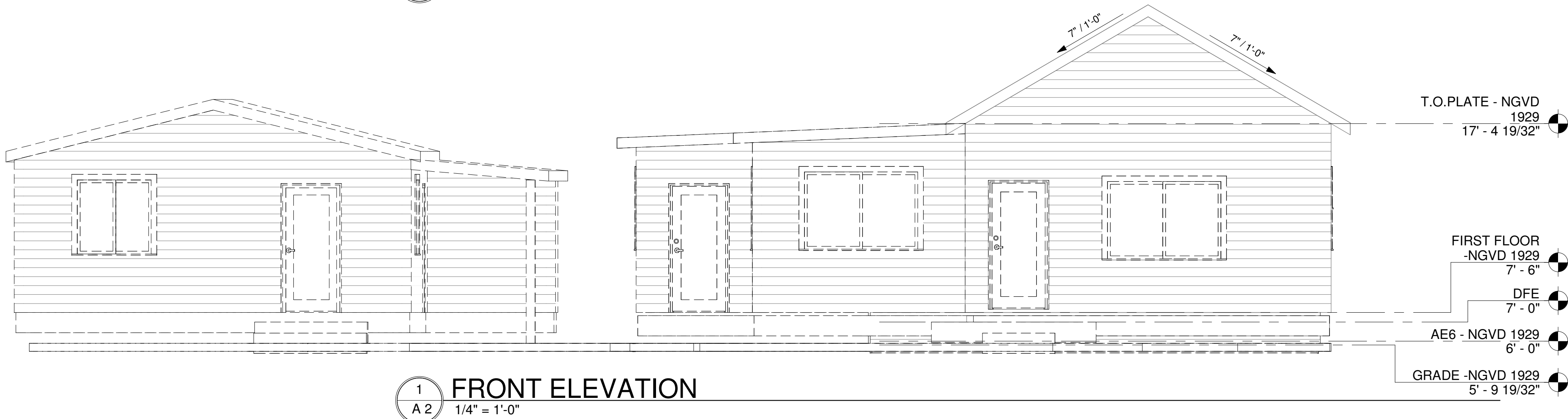
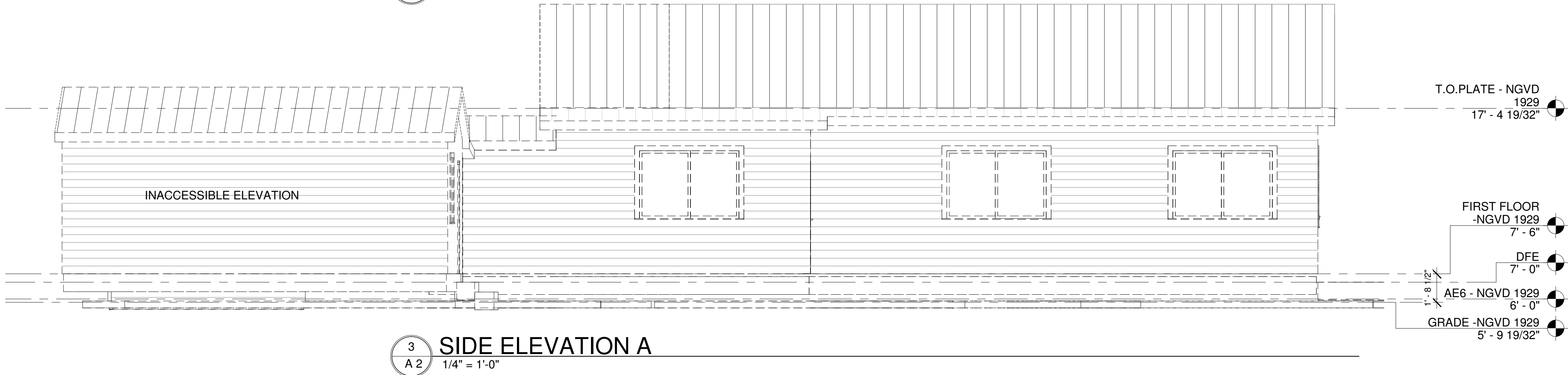
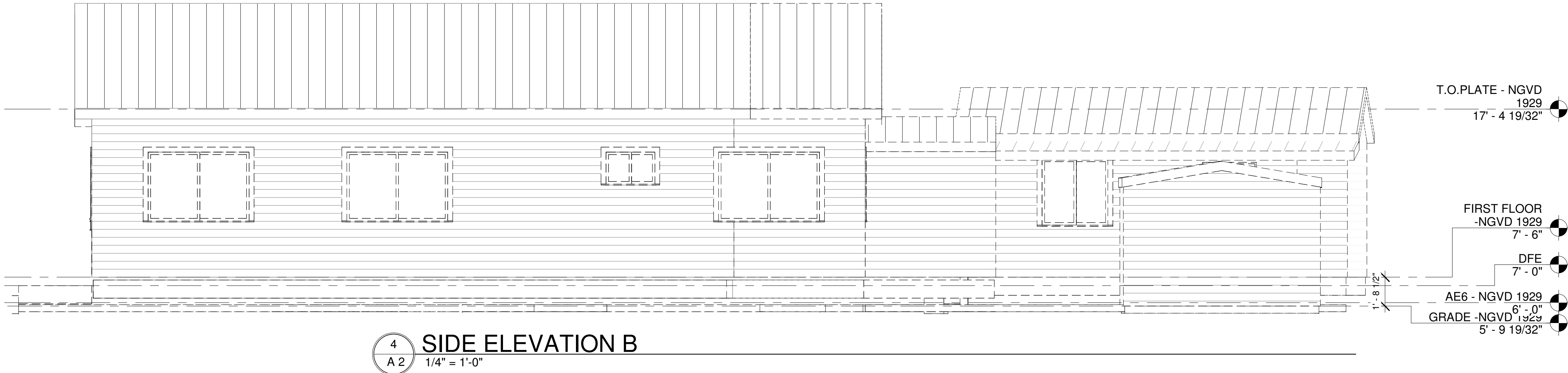
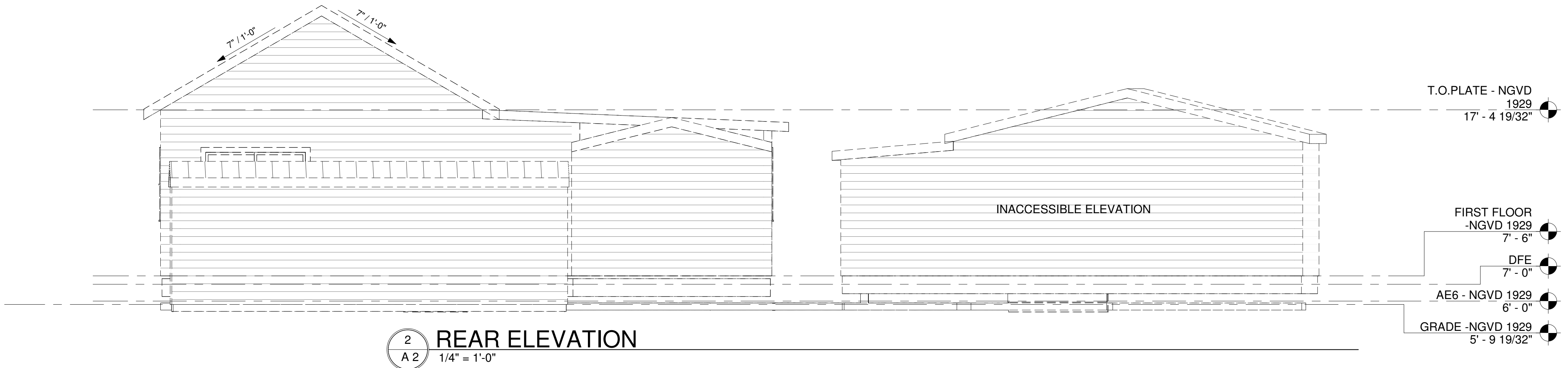
SHEET TITLE

A 1

PROJECT NO. HMB2025C
DRAWN BY: Author
APPROVED BY: Checker

DEMO NOTES:

- DEMO EXISTING REAR SINGLE STORY ACCESSORY COTTAGE.
- DEMO EXISTING SHED.
- DEMO EXISTING CONCRETE PATIOS AND WALKWAYS.
- DEMO EXISTING NON-CONTRIBUTING SHED ROOF ADDITIONS ON MAIN HOUSE, AND REAR GABLE END ATTACHED SHED.
- DEMO REAR GABLE ADDITION.
- DEMO ALL EXISTING WINDOWS & DOORS.
- RELOCATE HOUSE ON SITE PER PROPOSED SITE PLAN. NEW FOUNDATION AND FRAMING AS REQUIRED.



Single-Family
Renovation
1327 Duncan Street
Key West, FL 33040

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EXISTING ELEVATIONS

SHEET TITLE

A 2

PROJECT NO.
HHB2025C

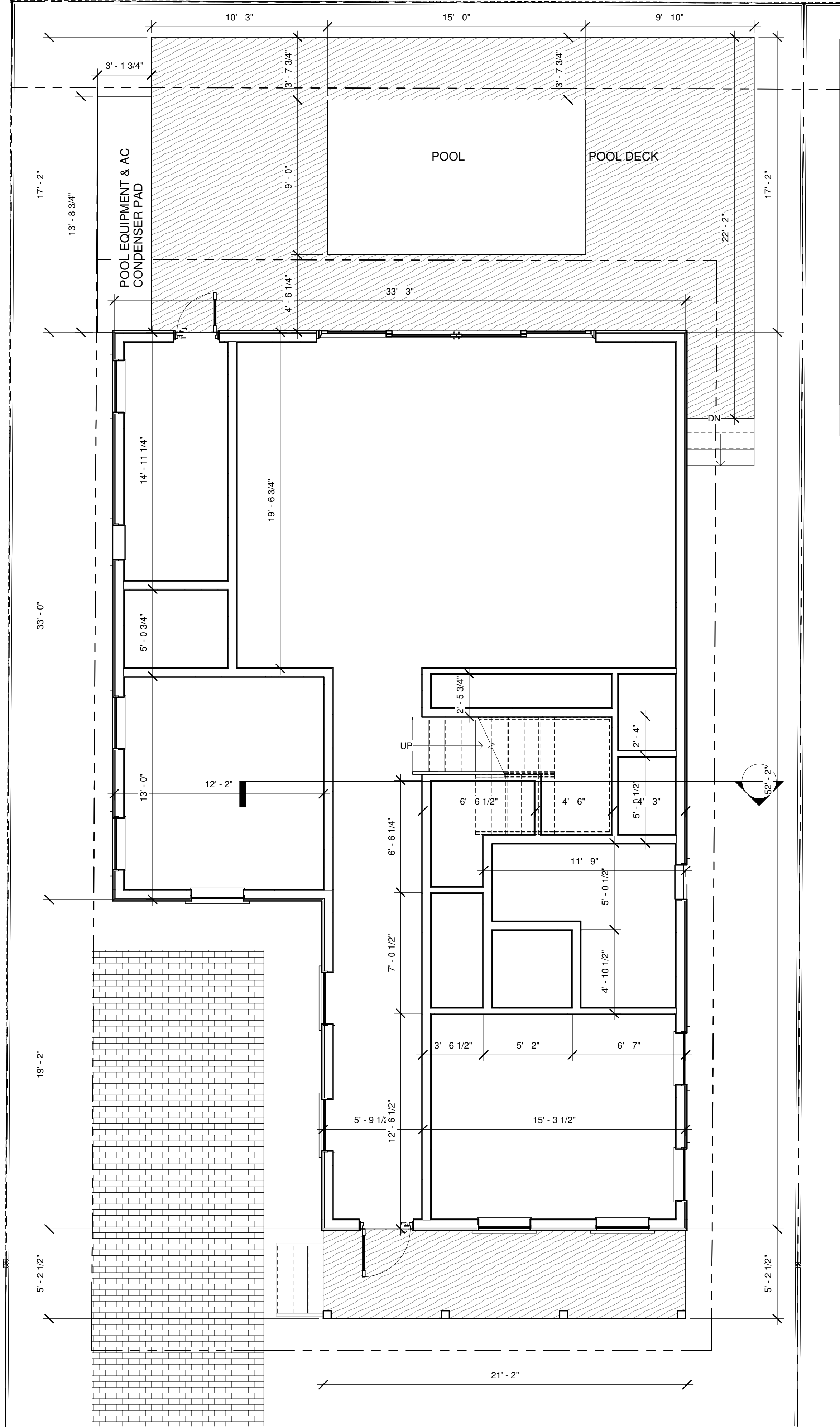
DRAWN BY: Author

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1
A 3

FIRST FLOOR PLAN

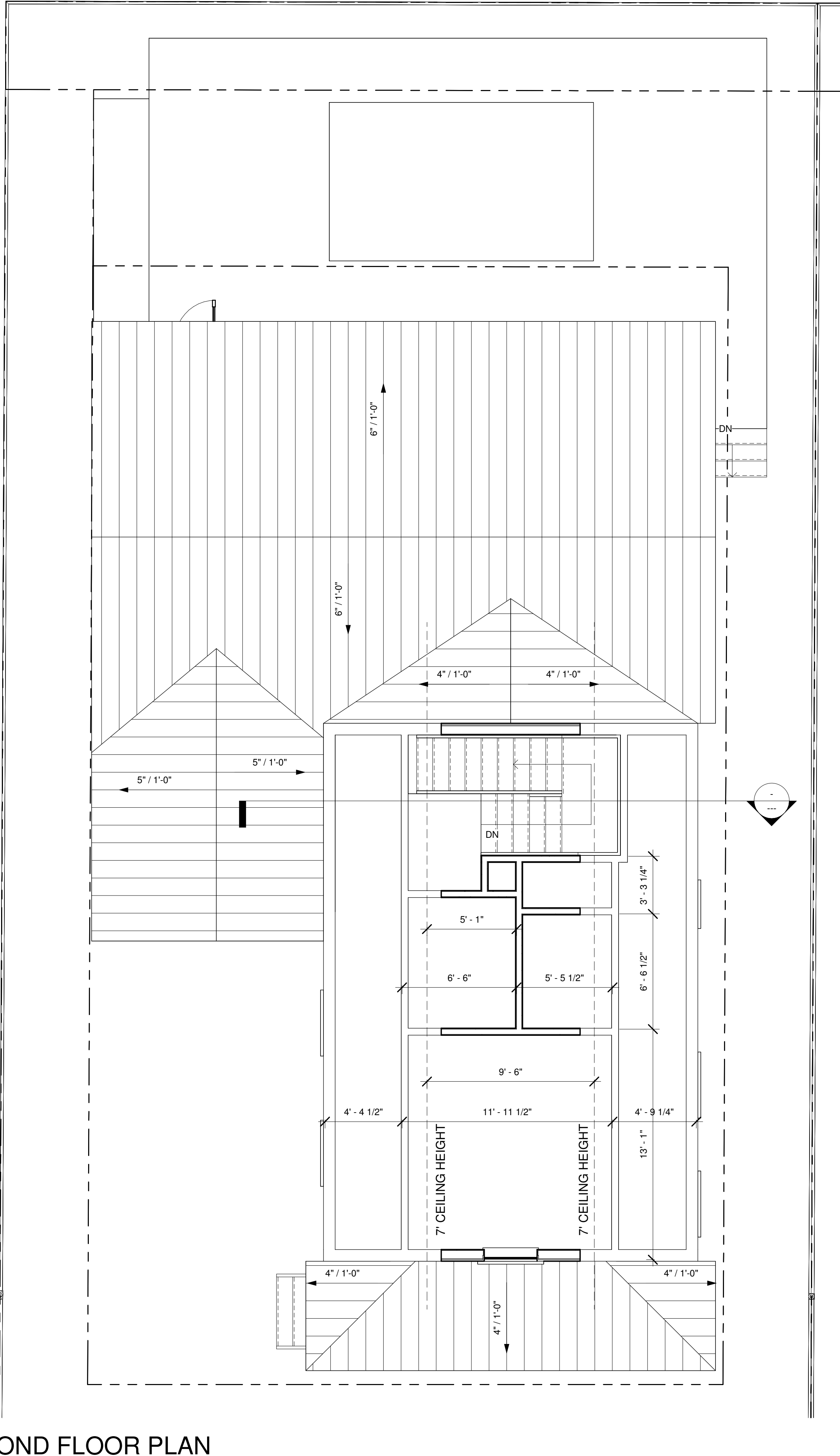
1/4" = 1'-0"



2
A 3

SECOND FLOOR PLAN

1/4" = 1'-0"



DATE: 2025.11.13
REV. SET DESCRIPTION: HARC SUBMITTAL SET

New SFR
1327 Duncan Street
Key West, FL 33040

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FLOOR PLANS

SHEET TITLE

A 3

PROJECT NO.
HHB2025C

DRAWN BY: Author
APPROVED BY: Checker



New SFR
1327 Duncan Street
Key West, FL 33040

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SANDBAR
DESIGN STUDIO

SANDBAR DESIGN STUDIO
29183 CAMELLIA LANE
BIG PINE KEY, FL 33043

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847/903/5554

A 4

PROJECT NO. HHB2025C	DRAWN BY: Author
	APPROVED BY: Checker

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 27, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY SINGLE-FAMILY RESIDENCE, NEW POOL, POOL DECK, AND SITE IMPROVEMENTS. RELOCATION OF EXISTING CONTRIBUTING STRUCTURE, NEW SIDE AND REAR ADDITION, NEW POOL, POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF HISTORIC REAR ONE-STORY COTTAGE, HISTORIC SIDE SHED ROOF ADDITION, REAR GABLE ADDITION, REAR NON-HISTORIC SHED, AND SITE FEATURES.

#1327 DUNCAN STREET

Applicant – Sandbar Design Studio Inc Application #C2025-0102

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Edward Flynn, 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:
1327 Duncan Street, Key West FL 33040 on the
16 day of January, 2026.

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 January 27, 2026.

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 _____.

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

Signed Name of Affiant:

Edward Flynn

Date: 1-16-26

Address: 1100 White St

City: Key West FL

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 16 day of January, 2026.

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

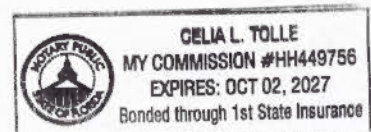
NOTARY PUBLIC

Sign Name: Celia L. Tolle

Print Name: CELIA L. TOLLE

Notary Public - State of Florida (seal)

My Commission Expires: 10-2-27





Public
Meeting
Notice

ALL AGENDAS AND RESOLUTIONS FOR THE
PUBLIC MEETING WILL BE AVAILABLE AT THE
OFFICE OF THE TOWN ENGINEER, 100
N. MAIN ST., SUITE 100, AND AT THE
TOWN CLERK'S OFFICE, 100 N. MAIN ST.,
SUITE 100, ON MONDAY, FEBRUARY 1, 2010,
AT 10:00 AM.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00035290-000000
 Account# 1036145
 Property ID 1036145
 Millage Group 10KW
 Location 1327 DUNCAN St, KEY WEST
 Address
 Legal KW MOFFATS SUB PB1-12 ALL LOT 6 AND PT LOT 8 SQR 3 TR 14 OR106-113
 Description OR395-891 OR1292-464 OR1294-1030 OR1298-1250 OR1303-1725 OR1318-711
 OR1323-450 OR2966-45 OR2991-2420 OR3342-2400 OR3357-0464
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class MULTI-FAMILY DUPLEX (0802)
 Subdivision Moffat's Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[FC REAL ESTATE INVESTMENTS LLC](#)
 1612 Johnson St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$278,827	\$272,112	\$255,362	\$257,453
+ Market Misc Value	\$2,067	\$2,067	\$2,067	\$2,067
+ Market Land Value	\$940,621	\$971,003	\$715,796	\$617,358
= Just Market Value	\$1,221,515	\$1,245,182	\$973,225	\$876,878
= Total Assessed Value	\$419,903	\$393,673	\$369,317	\$346,841
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$458,550	\$458,865	\$388,207	\$359,852

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$971,003	\$272,112	\$2,067	\$1,245,182	\$393,673	\$25,000	\$458,865	\$500,000
2023	\$715,796	\$255,362	\$2,067	\$973,225	\$369,317	\$25,000	\$388,207	\$500,000
2022	\$617,358	\$257,453	\$2,067	\$876,878	\$346,841	\$25,000	\$359,852	\$492,026
2021	\$432,517	\$218,598	\$2,067	\$653,182	\$326,086	\$25,000	\$301,086	\$327,096
2020	\$432,517	\$221,635	\$2,067	\$656,219	\$250,271	\$25,000	\$225,271	\$405,948
2019	\$455,827	\$196,282	\$2,067	\$654,176	\$245,534	\$25,000	\$220,534	\$408,642
2018	\$495,971	\$198,512	\$2,043	\$696,526	\$244,775	\$25,000	\$219,775	\$451,751

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	7,969.00	Square Foot	0	0

Buildings

Building ID	3601	Exterior Walls	ABOVE AVERAGE WOOD	
Style	1 STORY ELEV FOUNDATION	Year Built	1945	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	609	Roof Type	GABLE/HIP	
Finished Sq Ft	483	Roof Coverage	with 0% ASPHALT SHINGL	
Stories	1 Floor	Flooring Type	SFT/HD WD	
Condition	POOR	Heating Type		
Perimeter	88	Bedrooms	0	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	28	Grade	450	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	483	483	0
OPF	OP PRCH FIN LL	105	0	0
SBF	UTIL FIN BLK	21	0	0
TOTAL		609	483	0

Building ID	2804	Exterior Walls	ABOVE AVERAGE WOOD	
Style	1 STORY ELEV FOUNDATION	Year Built	1934	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2000	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	1889	Roof Type	GABLE/HIP	
Finished Sq Ft	1536	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	SFT/HD WD	
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	178	Bedrooms	3	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	32	Grade	450	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
DUF	FIN DET UTILIT	288	0	0
FLA	FLOOR LIV AREA	1,536	1,536	0
OPU	OP PR UNFIN LL	20	0	0
OPF	OP PRCH FIN LL	45	0	0
TOTAL		1,889	1,536	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1959	1960	6 x 180	1	1080 SF	1
LC UTIL BLDG	1984	1985	6 x 10	1	60 SF	1
CH LINK FENCE	1959	1960	4 x 267	1	1068 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/29/2025	\$0		2524886	3357	0464	11 - Unqualified	Improved		
8/29/2025	\$1,300,000	Warranty Deed	2513731	3342	2400	38 - Unqualified	Improved		
9/14/2019	\$100	Warranty Deed	2242506	2991	2420	30 - Unqualified	Improved		
8/1/1994	\$268,900	Quit Claim Deed		1318	0711	M - Unqualified	Improved		

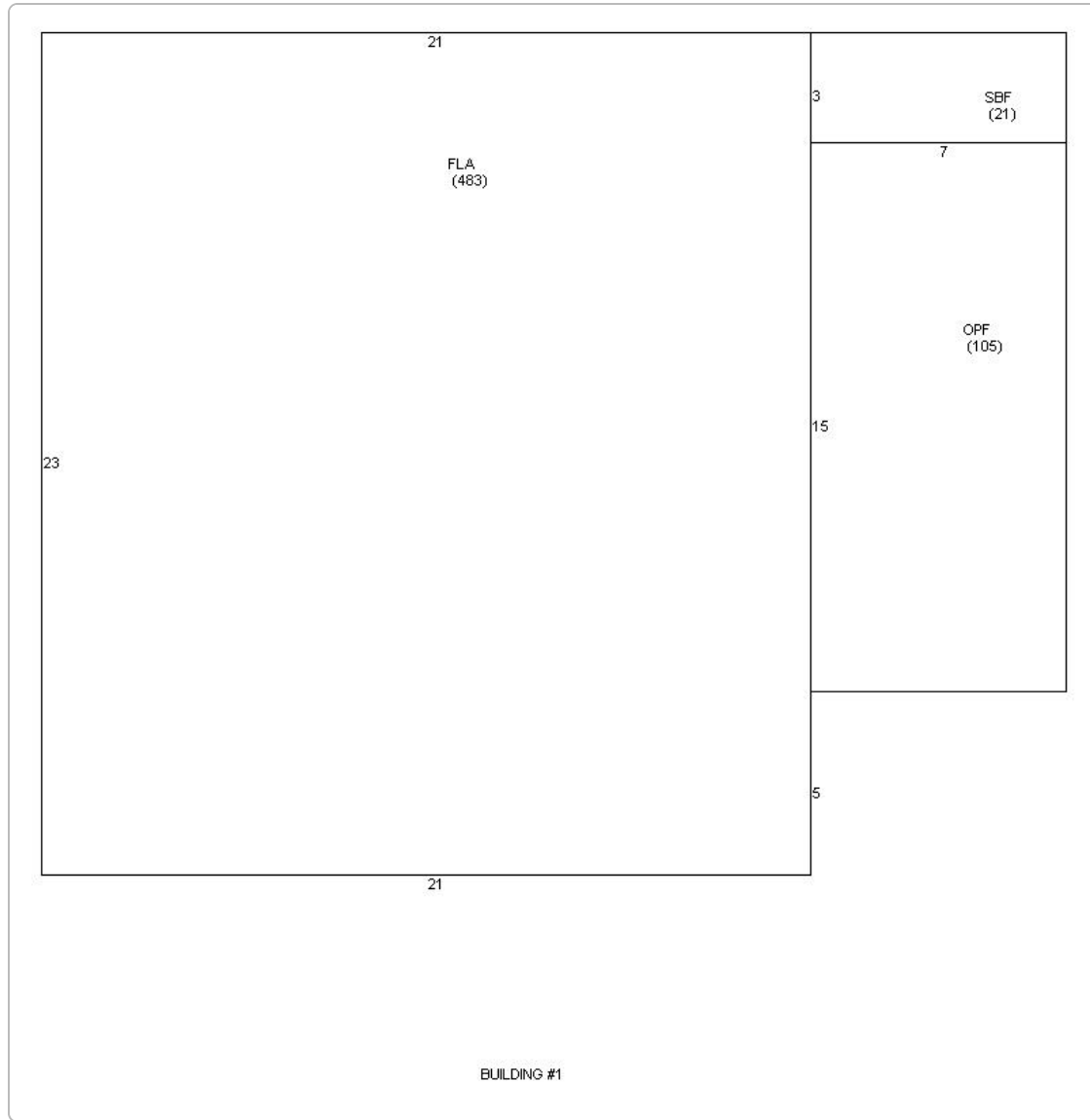
Permits

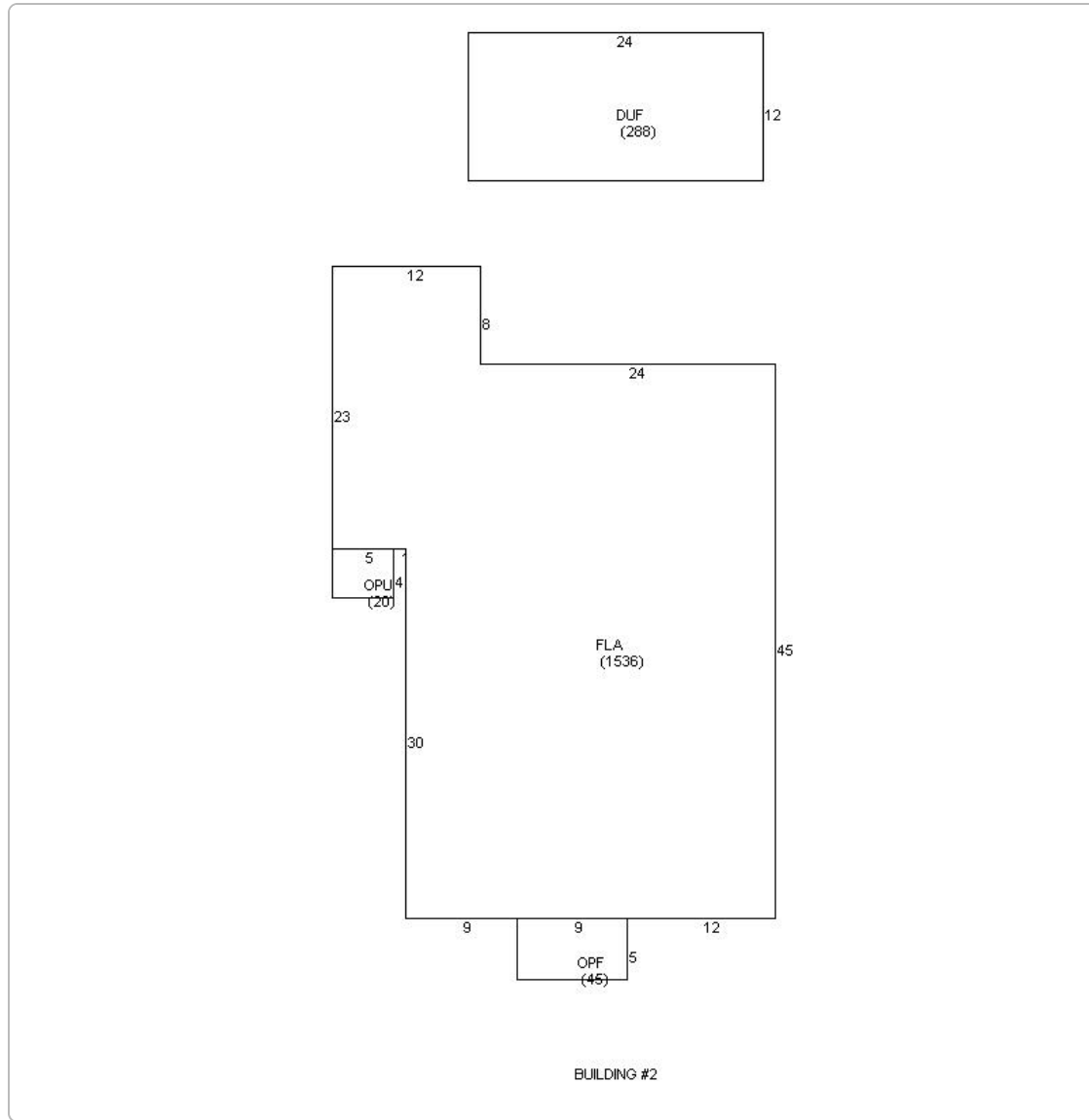
Number	Date Issued	Status	Amount	Permit Type	Notes
25-2402	09/23/2025	Active	\$15,000	Residential	6 ft and 4 ft Fence as Marked on the Survey
19-2319	07/03/2019	Completed	\$19,855	Residential	ROOF-INSTALL 100 SF OF 24 GUAGE VICTORIAN METAL SHINGLES. INSTALL 600 SF OF 60 MIL TPO SINGLEPLY. INSTALL A LAYER OF 1/2 PLYWOOD (\$3000 IN ABOVE AMOUNT)
E951726	04/01/1995	Completed	\$1,000	Residential	UPGRADE ELECT TO 200 AMP

View Tax Info

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Sketches (click to enlarge)





Photos



2025 TRIM Notice (PDF)

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