

Historic Architectural Review Commission

Staff Report Item 13a

Meeting Date:	March 25, 2014
Applicant:	William Shepler, Architect
Application Number:	H14-01-0413
Address:	#1210-1212 Duncan Street
Description of Work:	New two story addition to the mid-section of a non-historic two family house.
Building Facts:	The house in the site is a one and two stories frame vernacular house 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 to the existing one story portion of the house. 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.
Guidelines Cited in Review:	Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 1 through 8 of page 37.

Staff Analysis

The Certificate of Appropriateness in review proposes the removal of a one story mid-section of a house and its replacement with a new two story frame addition. The front portion of the house is a one story frame structure while the back portion of the house is two story frame structure.

The proposed addition will be taller than the two story portion of the house and will have a maximum height of 30 feet. The new addition will have wood novelty siding and board and batten siding on the lower portion of the second floor. Metal awning windows are proposed for the new addition as well as metal v-

crimp is proposed as the roofing material. The addition will comply with actual setbacks requirements.

Consistency with Guidelines

1. Although the proposed addition will be set back from the street it will be taller than the existing house and taller than the majority of the surrounding houses.
2. The proposed scale and mass of the house will be compatible with only one neighboring house, while the majority of the surrounding houses as well as the front portion of the house is one story.
3. The proposed materials for the new addition will be compatible with materials found in new construction in the historic district.

It is staff's opinion that the proposed addition may be too large in scale while comparing it to the existing structure and the majority of the surrounding buildings. The addition will be setback from the street approximately 49 feet.

Application



CITY OF KEY WEST BUILDING DEPARTMENT CERTIFICATE OF APPROPRIATENESS

03-03-2014 010413

APPLICATION # _____

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

2

UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Replace existing one story middle section of two family house with two story wood frame structure, gable end roof, wood novelty siding to match existing, new aluminum impact windows, galvalume v-crimp roof.

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 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: 3/3/14

Applicant's Signature: 

Required Submittals

☒	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
☒	TREE REMOVAL PERMIT (if applicable)
☒	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
☒	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
☒	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

User: C:\H\K\K SAMPLES LP drawer: 1
Date: 3/3/14 5:00 Receipt no: 15457

PT
2014-1000413
* BUILDING DEPARTMENT
STAFF USE ONLY
Trans number: 100
OK CHECK Date: 1/3 299589
Trans date: 3/3/14 Fee: 15:15:59

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 non contributing.

- Guidelines for additions/alterations & new construction (pages 36-38a)
- 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



Project Photos



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



View of House from Street



Adjacent 2 story CBS House



Area of Work - Middle section to be replaced w/ 2 Story Structure



View of House from Front Yard



View Down Duncan Street towards Florida Street



View Down Duncan Street towards White Street



Google earth

feet 10
meters 3





Google earth

feet
meters

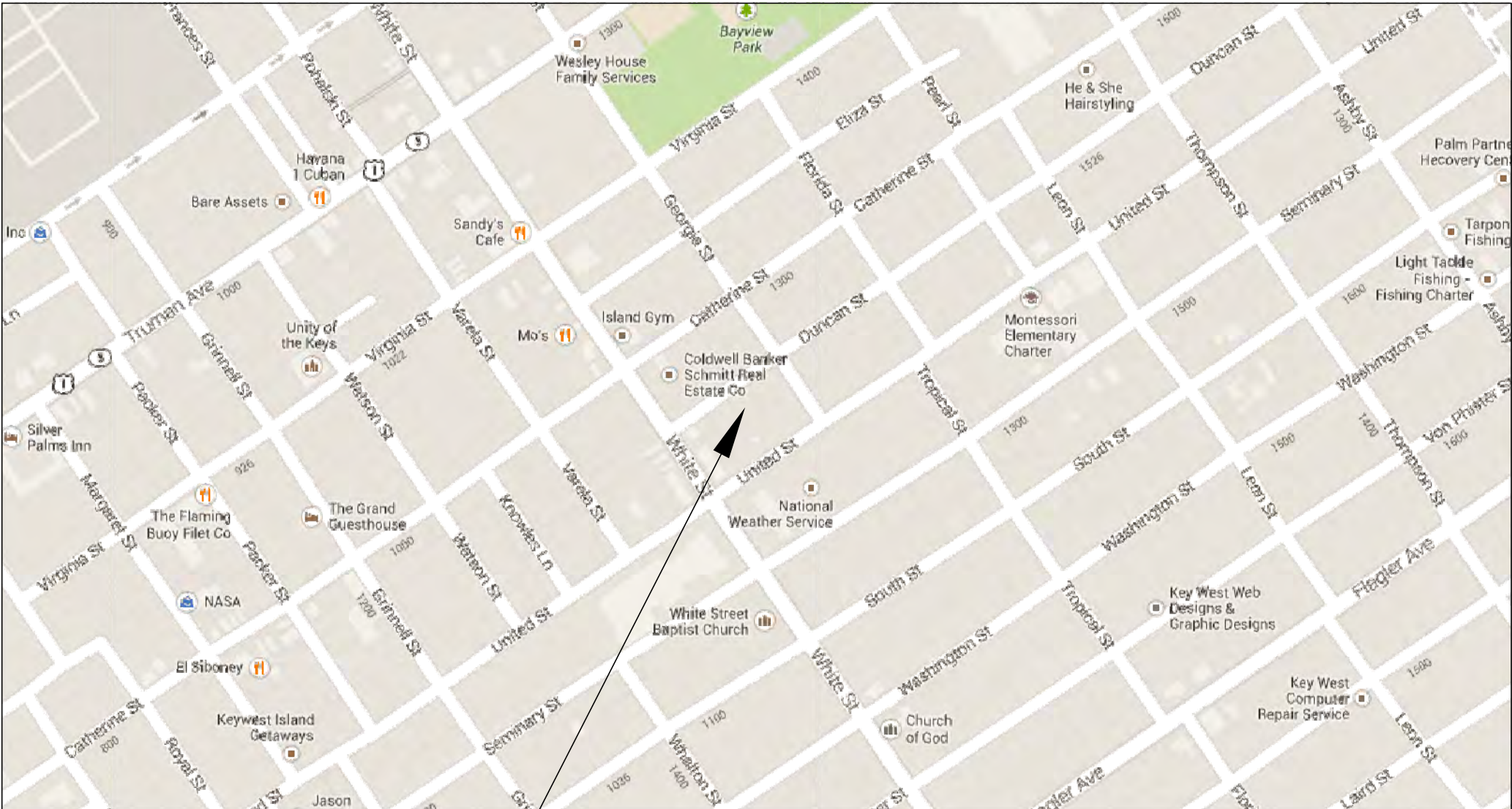


Proposed design

EXTERIOR DOOR SCHEDULE											
SYMBOL	DESCRIPTION	INT /EXT	UNIT SIZE	ROUGH OPENING	MANUFACTURER / MODEL	FINISH	HARDWARE	NOA	DESIGN PRESSURES	REQ'D PRESSURES	COMMENTS
1	OUTSWING ALUM & GLASS FRENCH DOORS	EXT.	6'-0" X 6'-8"	Verify	PGT / WINGARD FD101	TBD	TBD	11-0058.01	+75 / -75		
2	OUTSWING ALUM & GLASS DOOR	EXT.	3'-0" X 6'-8"	Verify	PGT / WINGARD FD101	TBD	TBD	11-0058.01	+75 / -75		LEFT OPENING

INTERIOR DOOR SCHEDULE										
SYMBOL	DESCRIPTION	INT /EXT	UNIT SIZE	ROUGH OPENING	MANUFACTURER / MODEL	FINISH	HARDWARE	COMMENTS		
A	SINGLE FLAT PANEL / SOLID WOOD SWING DOOR (HEMLOCK)	INT.	2'-8" X 6'-8"	Verify	JELD-WEN / 1011	TBD	TBD	LEFT OPENING		
B	SINGLE FLAT PANEL / SOLID WOOD SWING DOOR (HEMLOCK)	INT.	2'-4" X 6'-8"	Verify	JELD-WEN / 1011	TBD	TBD	RIGHT OPENING		
C	WOOD BI-FOLD CLOSET DOOR	INT.	6'-0" X 6'-8"	Verify	JELD-WEN / 1011	TBD	TBD	CENTER OPENING		
D	WOOD SOLID CORE FLUSH SWING DOOR	INT.	2'-8" X 6'-8"	Verify	JELD-WEN /	TBD	TBD	RIGHT OPENING		

FINISH SCHEDULE										
SYMBOL	ROOM NAME	FLOOR	WALLS				CEILING		TRIM	REMARKS
			A	B	C	D	FIN	HT	BASE	
101	LIVING	TILE AS SELECTED BY OWNER	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	9'-0"	2x6 BD. W/ 1/4 RD. SHOE	
102	BEDROOM 1	EXISTING TILE TO REMAIN	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	9'-0"	2x6 BD. W/ 1/4 RD. SHOE	
103	HALL	EXISTING TILE TO REMAIN	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	9'-0"	2x6 BD. W/ 1/4 RD. SHOE	
104	BATHROOM 1	TILE AS SELECTED BY OWNER	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	9'-0"	2x6 BD. W/ 1/4 RD. SHOE	
105	KITCHEN	TILE AS SELECTED BY OWNER	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	PTD GYP. BD.	9'-0"	2x6 BD. W/ 1/4 RD. SHOE	
106	BEDROOM 3	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK	
107	BEDROOM 4	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK	
WALL REFERENCE KEY										
			A - PLAN TOP (WEST)	B - PLAN RIGHT (NORTH)	C - PLAN BOTTOM	D - PLAN LEFT (SOUTH)				



SITE LOCATION

NOTES:

SCOPE OF DEMOLITION

1. THE EXISTING CONDITION/DEMOLITION DRAWINGS ARE INTENDED AS A GENERAL GUIDE TO THE DEMOLITION REQUIRED FOR THIS PROJECT. DEMOLITION IS NOT SHOWN IN COMPLETE DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTORS TO REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE NEW DESIGN INTENT AND/OR WORK SHOWN OR REASONABLY IMPLIED FOR CONSTRUCTION OF THE FLOOR PLAN.
2. THE CONTRACTOR SHALL REFER TO THE WORK SHOWN ON ALL OTHER DRAWINGS IN THE SET FOR THE EXTENT OF DEMOLITION REQUIRED TO PERFORM WORK INTENT.

GENERAL CONDITIONS:

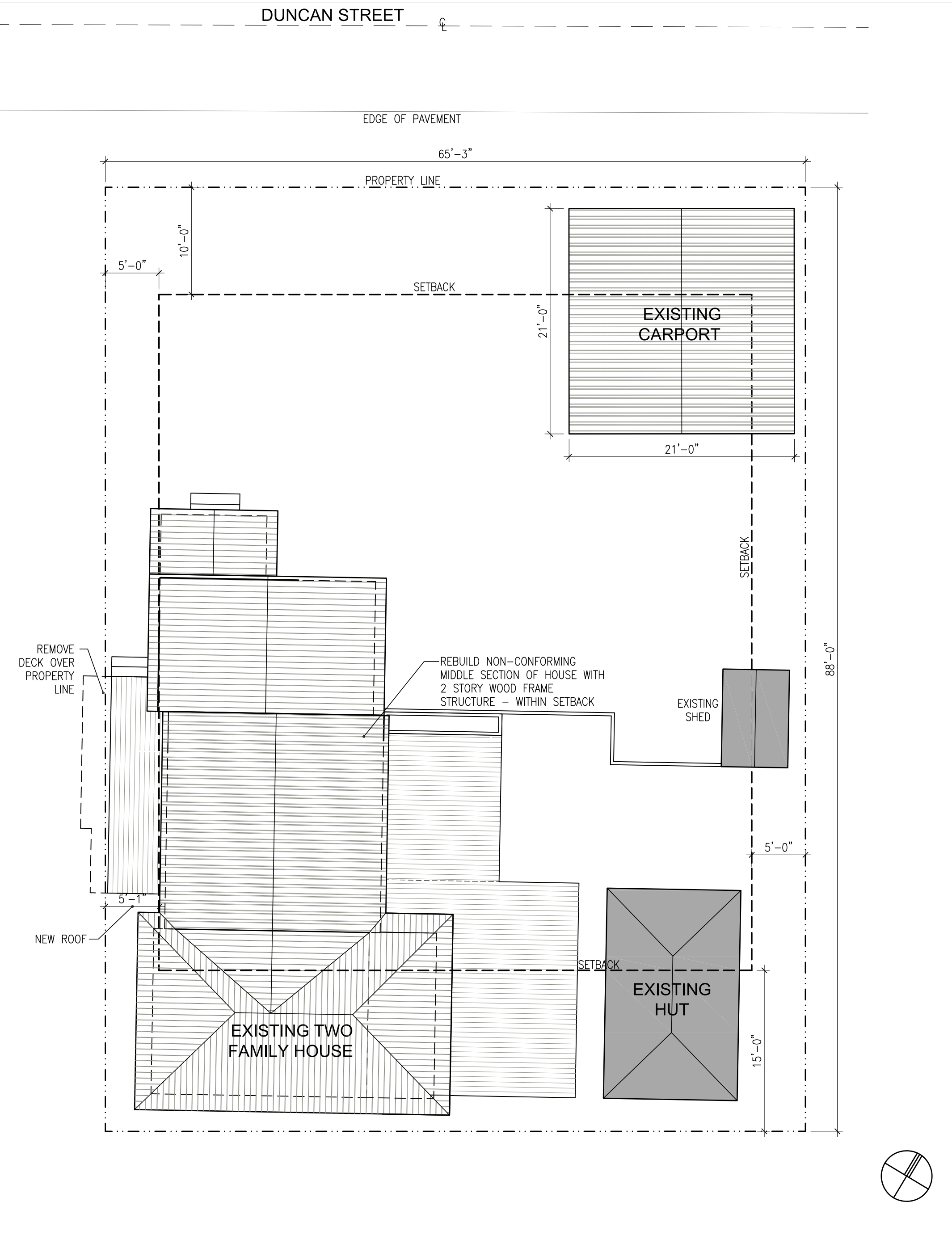
1. ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUE(S) PRIOR TO THE BEGINNING OF ANY WORK.
2. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EACH AND EVERY DETAIL.
3. THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE TO THE PLANS, FLORIDA BUILDING CODE 2010, NEC 2008, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS, AND ACCEPTABLE TRADE PRACTICES. IN THE EVENT OF CONFLICT BETWEEN THE ABOVE MENTIONED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
4. CONTRACTOR SHALL NOT SCALE DRAWINGS; ANY INFORMATION THAT CANNOT BE OBTAINED FROM THE DIMENSIONS, DETAILS OR SCHEDULES SHALL BE OBTAINED FROM ARCHITECT.
5. CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY APPLICABLE CODES AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO ORDER CONFIRMATION AND CONSTRUCTION.
7. TYPICAL: DEMOLITION CONTRACTOR AND/OR GENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS, AND ALL NOTED ITEMS INCLUDING ALL ITEMS SHOWN ON MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS IN THE SET UNLESS OTHERWISE NOTED TO REMAIN OR TO BE REUSED (SEE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES).
 - A. ITEMS FOUND WITHIN WALLS AND CEILING THAT RUN THROUGH THE SPACE FEEDING AND/OR CONNECTING AN ADJACENT AREA(S) ARE REQUIRED TO REMAIN UNLESS OTHERWISE NOTED ON DRAWINGS.
 - B. FOR QUESTIONABLE ITEMS INCLUDING, BUT NO LIMITED TO FOUND/UNKNOWN CONDITIONS AND ITEMS NOT SHOWN/LISTED ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS THE CONTRACTOR WILL COORDINATE WITH THE ARCHITECT BEFORE REMOVING THE ABOVE MENTIONED ITEM.
 - C. CONTRACTOR TO REMOVE ALL ABANDONED CONDUIT, DUCTWORK, HANGERS, CEILING TILE, GRID, FRAMING, PIPING, ETC. THROUGHOUT WORK AREA.
 - D. GENERAL CONTRACTOR SHALL RELOCATE ANY EXISTING J-BOXES, SWITCHES, ETC. THAT ARE BEING REUSED AND REQUIRED TO BE MOVED TO ACCOMMODATE NEW WALL CONSTRUCTION OR NEW FURRING.
3. GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH OTHER TRADES AND AS NOTED IN THE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POLICE FOR ALL TRAFFIC CONTROL, BARRIERS, OR NOTICES. WORK SHALL BE PERFORMED ONLY DURING HOURS AND DAYS ALLOWED BY LAW.

BUILDING CONDITIONS:

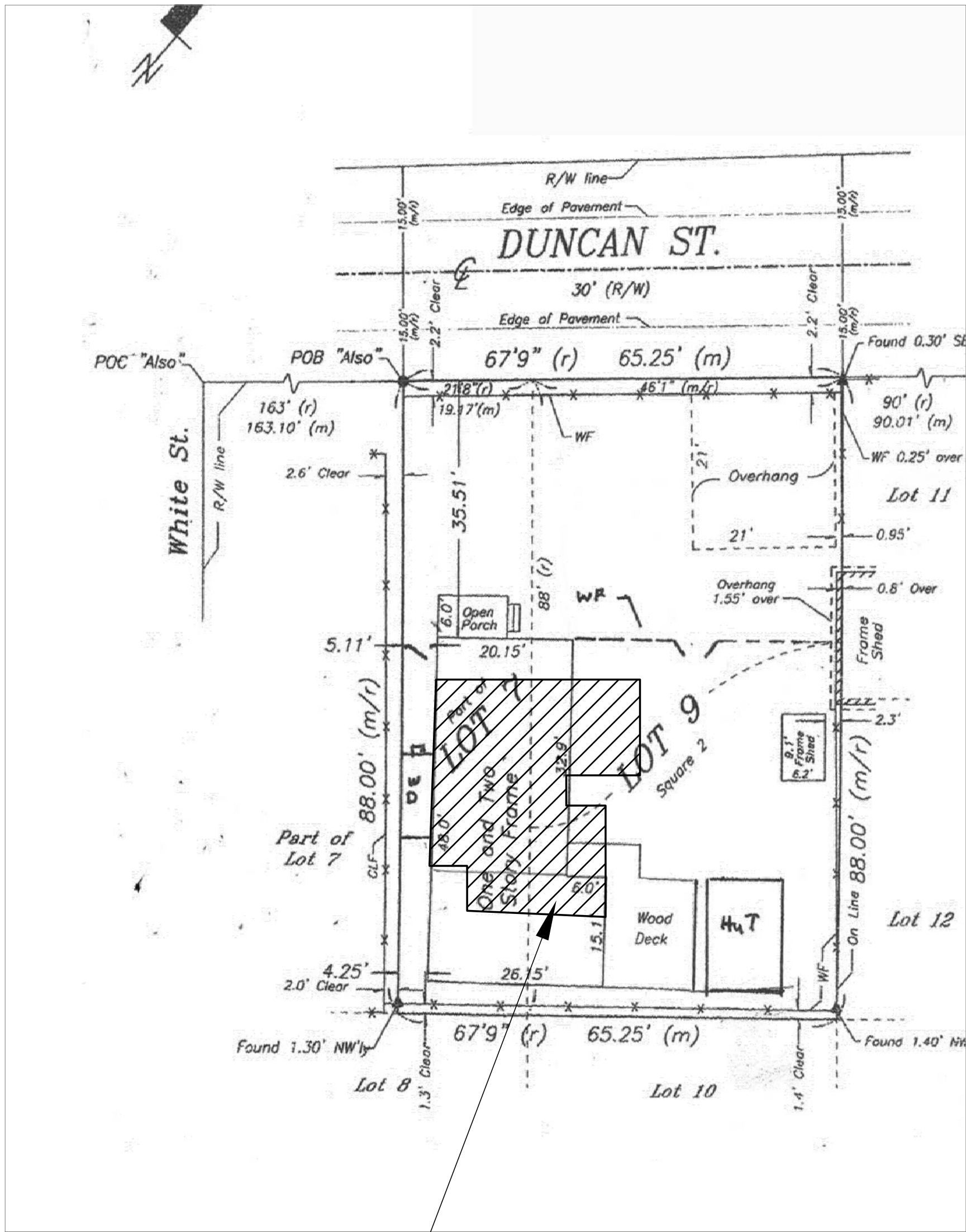
1. ALL CONTRACTORS ARE TO PATCH ALL SURFACES OF EXISTING INTERIOR PARTITIONS THAT ARE NOT BEING DEMOLISHED OR WERE DAMAGED DUE TO DEMOLITION PROCEEDINGS.
2. REMOVE ALL EXISTING FLOOR FINISHES, ADHESIVE, ETC. AS SHOWN ON THE DRAWINGS (PATCH AND REPAIR) TO ACCOMMODATE NEW FLOOR FINISHES. PREPARE FLOOR SURFACE PER MANUFACTURER'S RECOMMENDATIONS. LEVEL AREAS AND FEATHER TO NEW AND DIFFERENT FINISHED TO AVOID TRIP HAZARDS > 1/2" (FEATHER SLOPE 1:12).
3. REMOVE ALL INDICATED WALLS, WALL FURRING, DOOR, FRAMES, ETC. THROUGHOUT THE AREA TO FACILITATE NEW CONSTRUCTION AS SHOWN IN THE CONSTRUCTION DOCUMENTS.
4. THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING DRYWALL CEILING(S), SUSPENDED CEILING TILE(S), AND GRID(S). THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEILING(S) AS SHOWN IN SET. COORDINATE BRACING AND SUPPORT FOR LIGHT FIXTURES, ETC.
5. WHERE SMALL AREAS OF CEILING ARE AFFECTED BY DEMOLITION AND/OR ADJACENT TO EXISTING CEILING, REPAIR ADJOINING CEILINGS AND PAINT AND/OR INSTALL NEW TILE TO MATCH EXISTING. PATCH AREA SHOULD BE CONSISTENT WITH NEW CONSTRUCTION.
6. THE DEMOLITION CONTRACTOR SHALL EXERCISE CARE SO THAT ONLY THE CONSTRUCTION INDICATED OR REASONABLY IMPLIED TO BE REMOVED SHALL BE DEMOLISHED. THE EXISTING CONSTRUCTION TO REMAIN SHALL BE LEFT INTACT AND UNDAMAGED, TYPICAL. ANY DAMAGE(S) WILL BE REQUIRED TO BE REPAIRED BY THE CONTRACTOR(S) AT NOT COST TO THE PROJECT INCLUDING AREAS OUTSIDE OF THE EXTENTS OF WORK.
7. UTILITIES, WATER, AND SEWER LINES ARE TO BE IDENTIFIED, CUT, CAPPED AND CLEARLY IDENTIFIED AND FLAGGED.

HEALTH, SAFETY, AND WELFARE:

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EMERGENCY EGRESS AREAS AND SYSTEMS AS REQUIRED BY LOCAL BUILDING CODES.
2. THE GENERAL CONTRACTOR WILL VERIFY WITH THE ARCHITECT ANY EXISTING SECURITY ITEMS TO BE REMOVED AND REUSED. THE GENERAL CONTRACTOR WILL REINSTALL AS DIRECTED.
3. THE CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK, TAKING CARE TO PREVENT OVERLOADING OF FLOOR ASSEMBLY AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION.
4. DURING DEMOLITION, THE CONTRACTOR(S) SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STRUCTURAL AND OTHER DAMAGE TO THE BUILDINGS EXISTING WALLS.
5. ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REUSED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTORS AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT.



2
A1 SITE PLAN
SCALE: 1/8"=1'-0"



AREA OF WORK AT
EXISTING 2 FAMILY HOUSE

1
A1 COPY OF SURVEY
SCALE: N.T.S.

SCOPE OF WORK

THIS IS A RESIDENTIAL REMODELING PROJECT OF THE AN AN EXISTING TWO STORY, TWO FAMILY FRAME HOUSE. THERE WILL BE LIMITED DEMOLITION OF EXISTING STRUCTURE AT MIDDLE SECTION TO BE REPLACED WITH 2 STORY STRUCTURE.

DRAWING INDEX

- A1 SITE PLAN, NOTES
- A2 DEMO & FLOOR PLANS
- S1 STRUCTURAL PLANS & NOTES
- AE3 EXISTING ELEVATIONS
- A3 PROPOSED ELEVATIONS
- MEP1 MECHANICAL / ELECTRICAL / PLUMBING

CODE INFORMATION

- THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING:
1. CODE OF ORDINANCES - CITY OF KEY WEST, FL
 2. FLORIDA BUILDING CODE 2010:
 - 2.1. RESIDENTIAL BUILDING CODE 2010
 - 2.2. EXISTING BUILDING CODE 2010

ZONING CALCULATIONS

ZONING DISTRICT: HMOR
EXISTING LOT AREA = 5,742 s.f.
EXISTING LOT COVERAGE = 1,509 s.f. (26%)
LOT COVERAGE ALLOWED = (40%)
PROPOSED LOT COVERAGE = NO CHANGE
IMPERVIOUS SURFACE ALLOWED = 3,020 s.f. (60%)
PROPOSED IMPERVIOUS SURFACE = NO CHANGE
FLOOD ZONE: X
CROWN OF ROAD ELEV = 6.5'
TOP OF BOTTOM FLOOR ELEV = 7.5'

wsa
william shepler
architect

Tel: 305-890-6191
Email: info@wshepler.com
513 Fleming St, Suite 14
Key West, FL 33040

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. - 2014.3.3
H.A.R.C. Rev. 1 - 2014.3.4

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

Drawing Size 24x36 Project #: 13025

Title:

SITE PLAN /
SURVEY /
NOTES

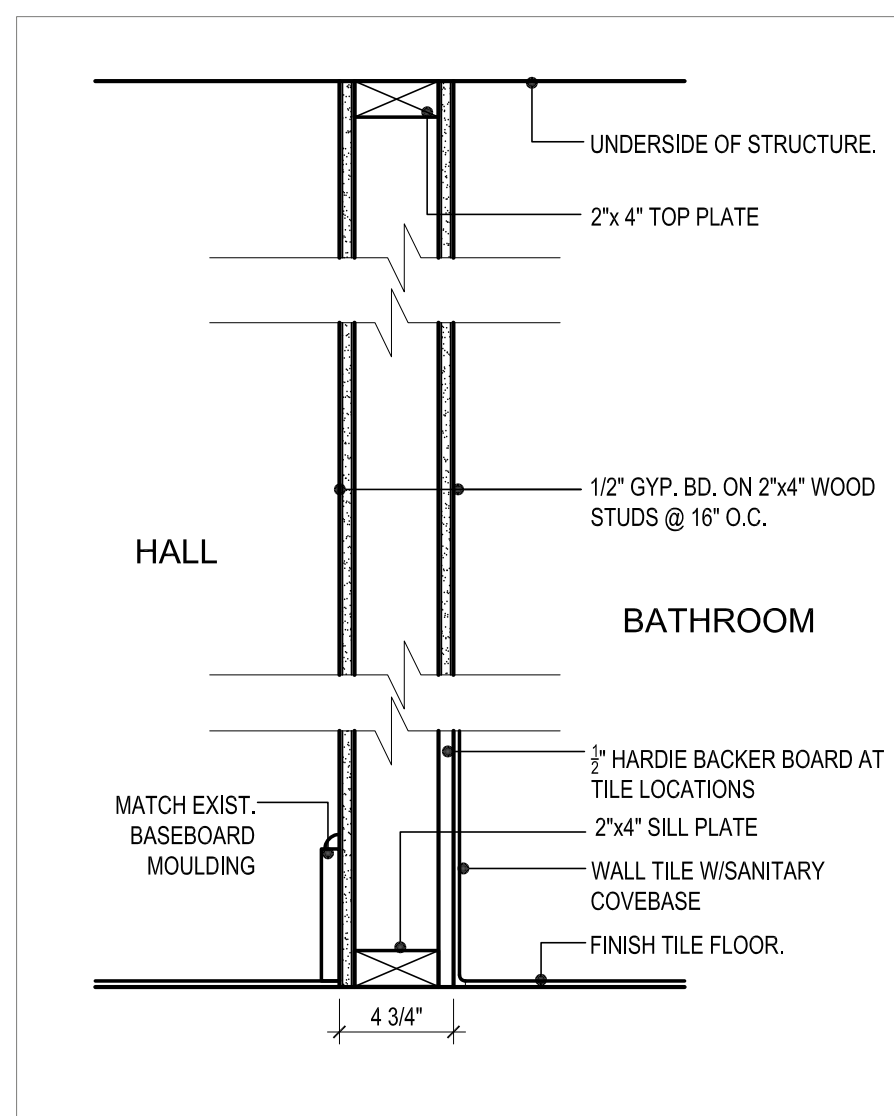
SCALE: 1/4" = 1'-0"

Sheet Number:

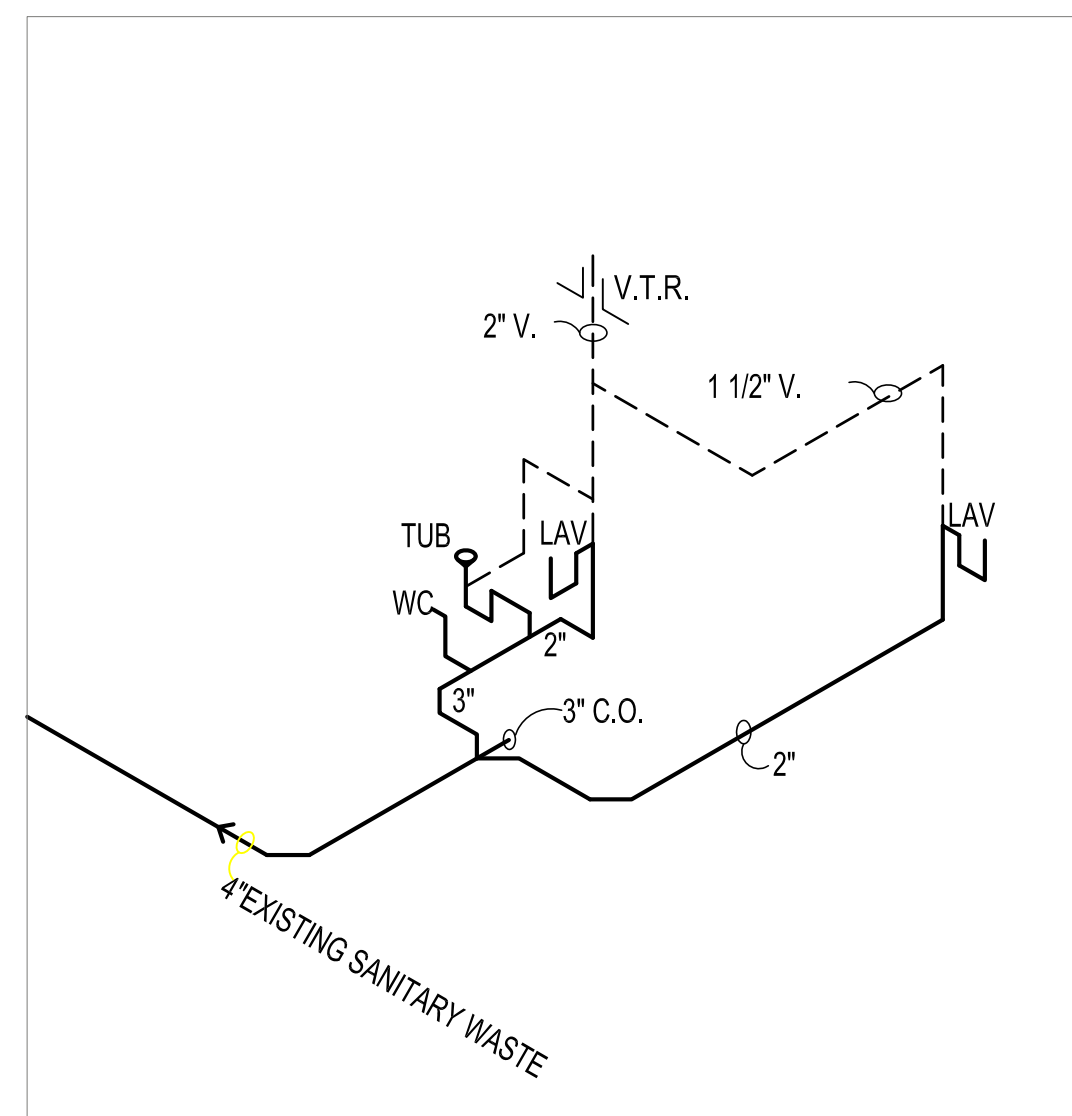
A-1

Date: - MARCH 3, 2014

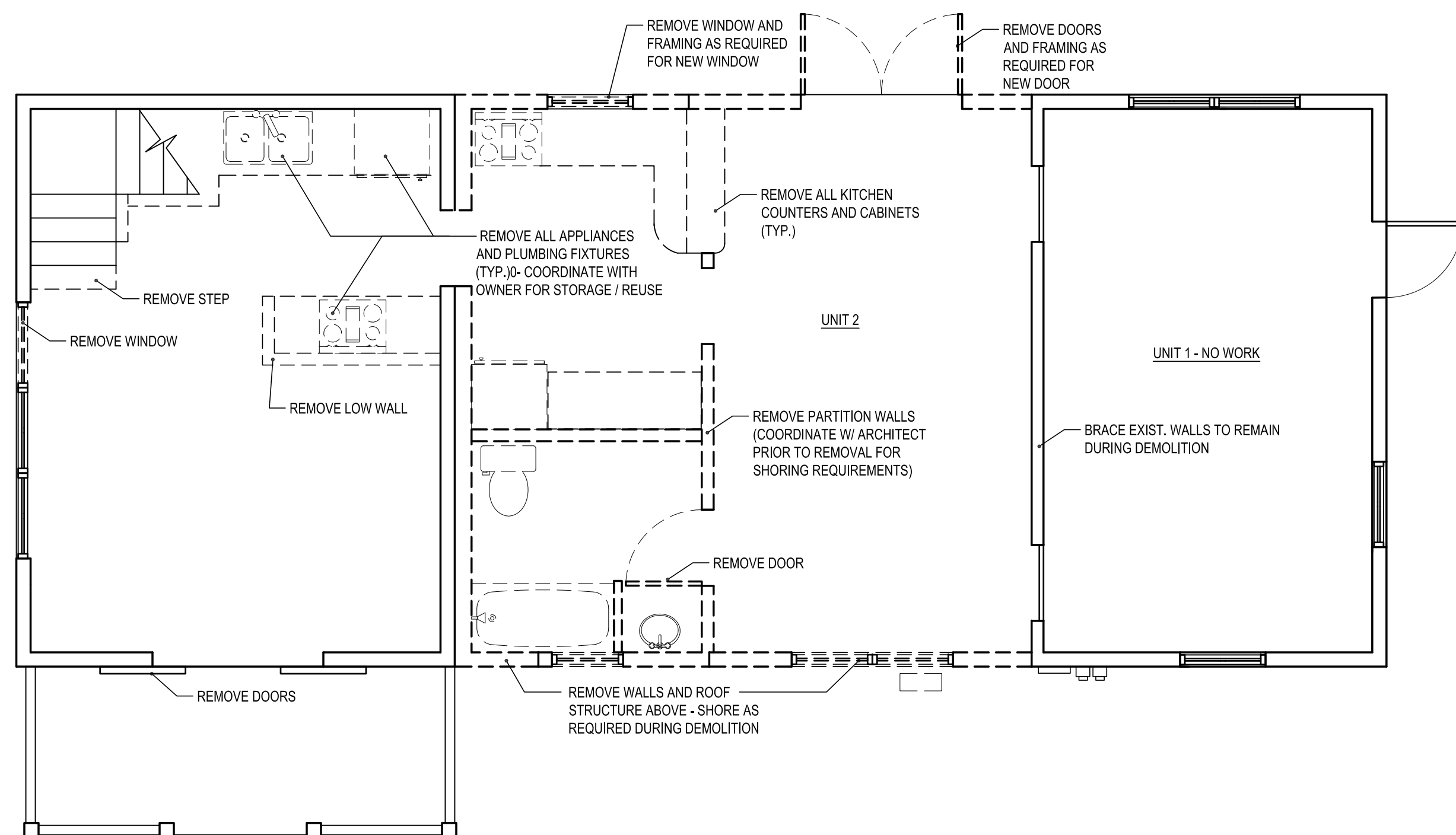
©2014 by William Shepler Architect



7 WALL SECTION DETAIL
A2 SCALE: 1 1/2"=1'-0"



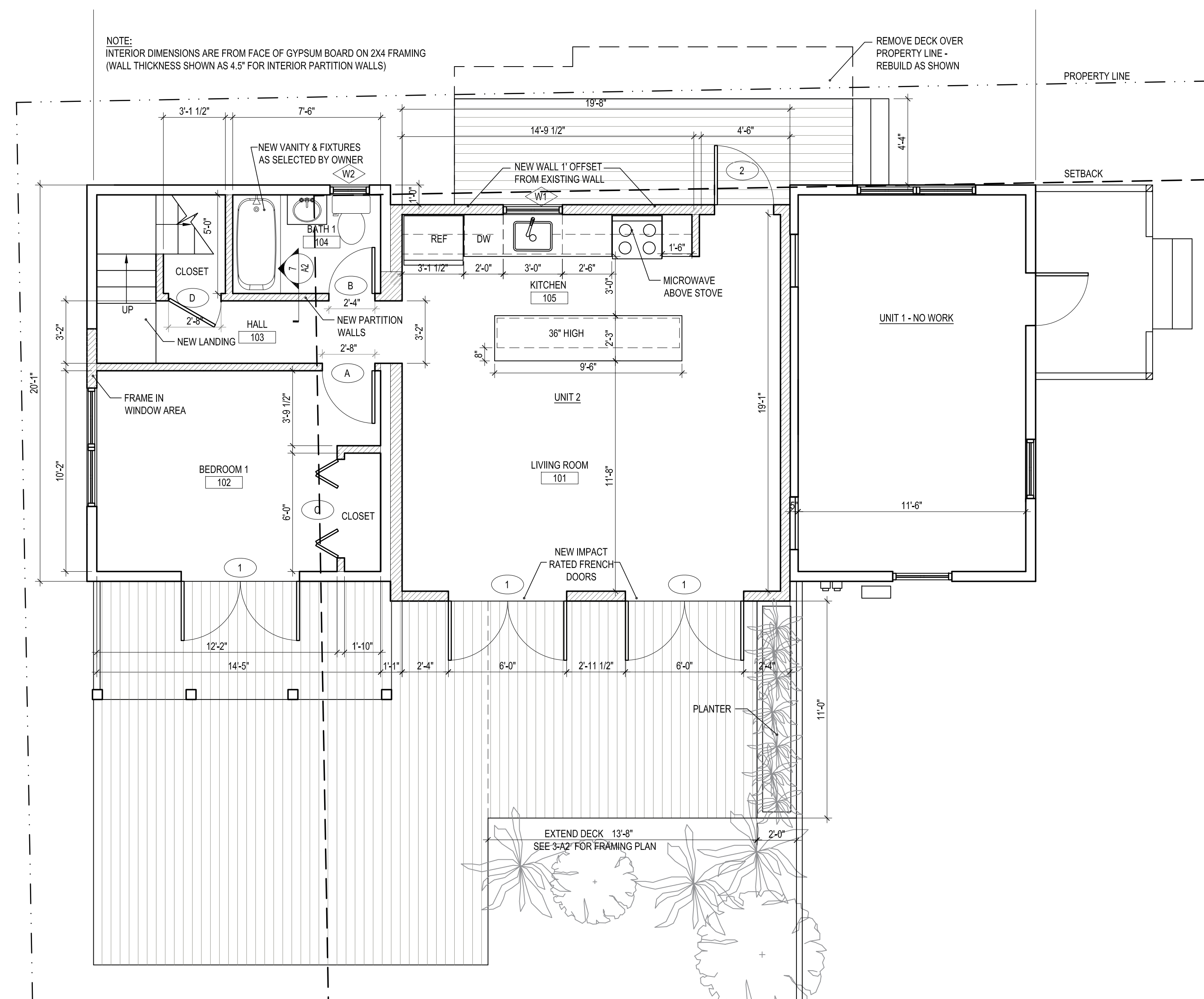
6 PLUMBING RISER AXO
A2 SCALE: N.T.S.



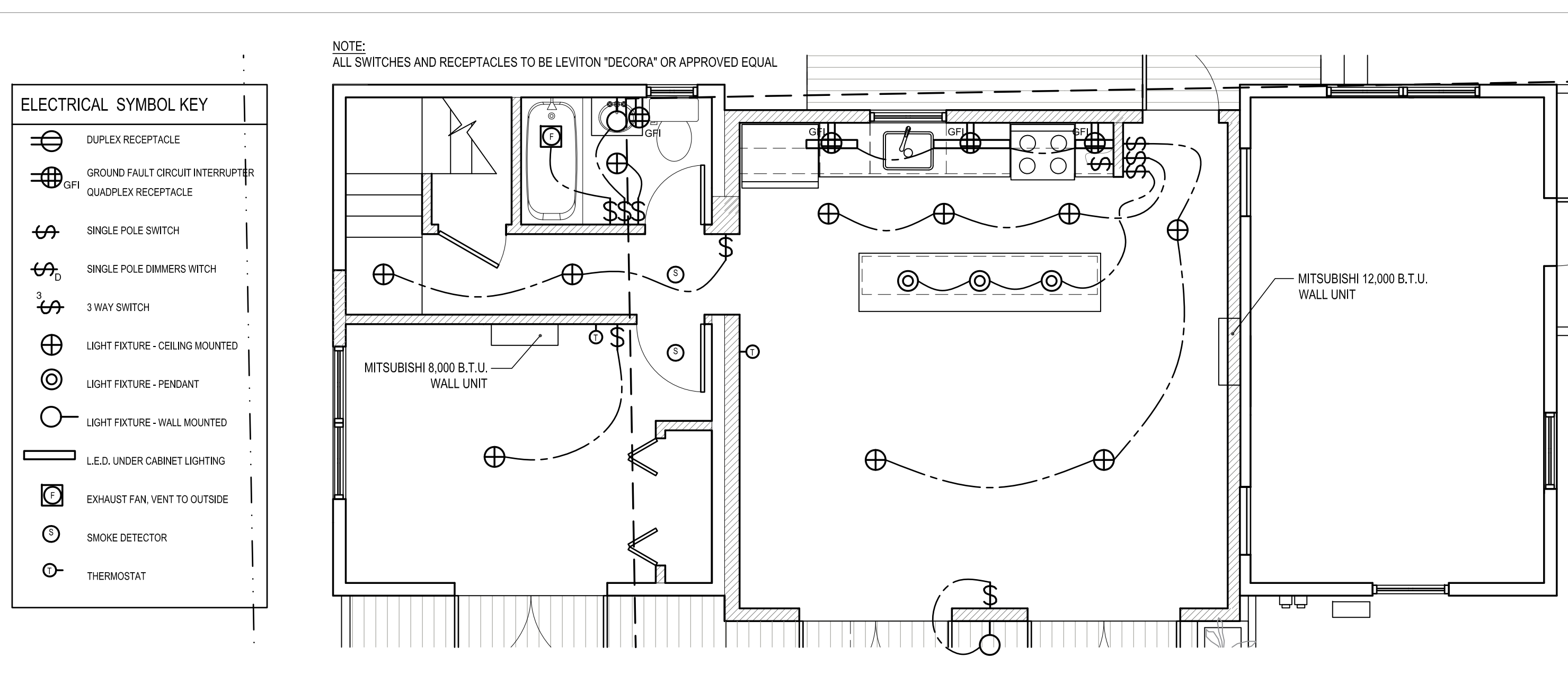
2
A2

DEMOLITION PLAN

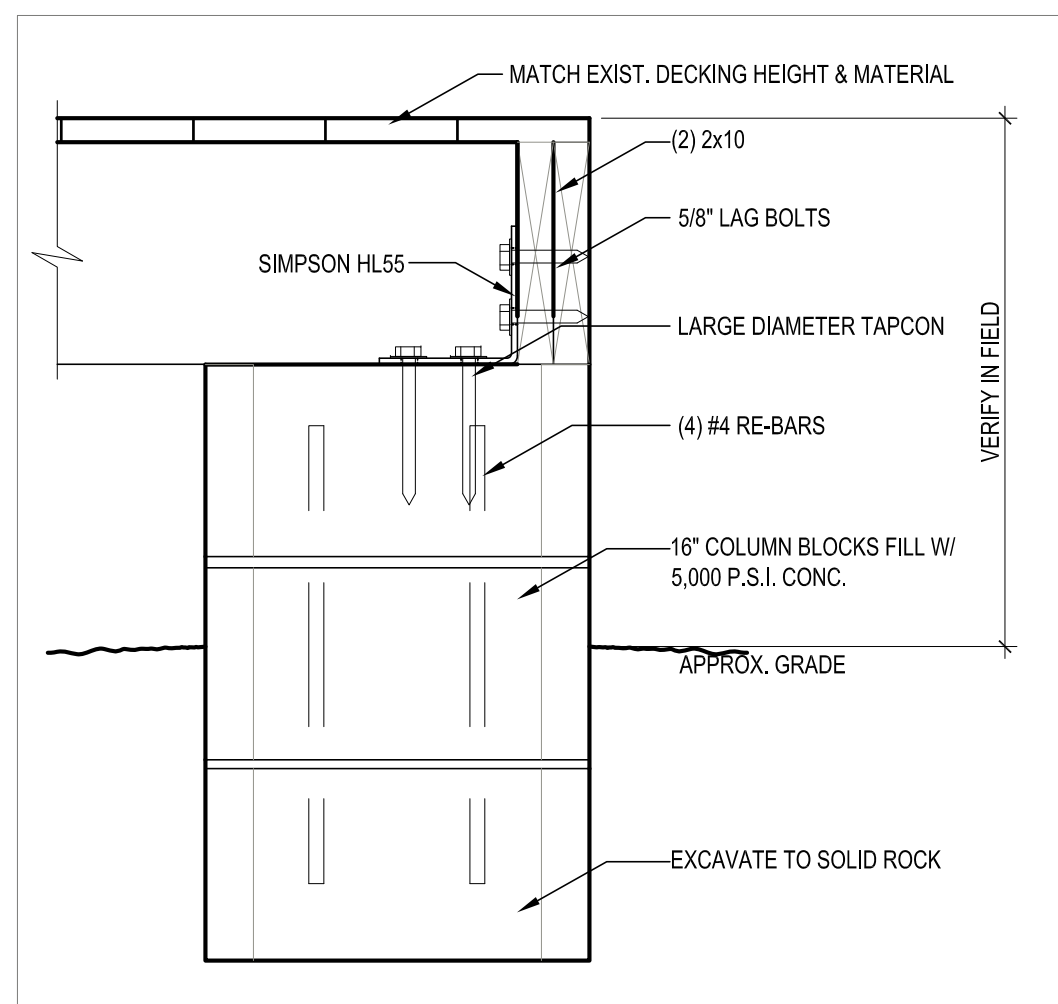
SCALE: 1/4"=1'-0"



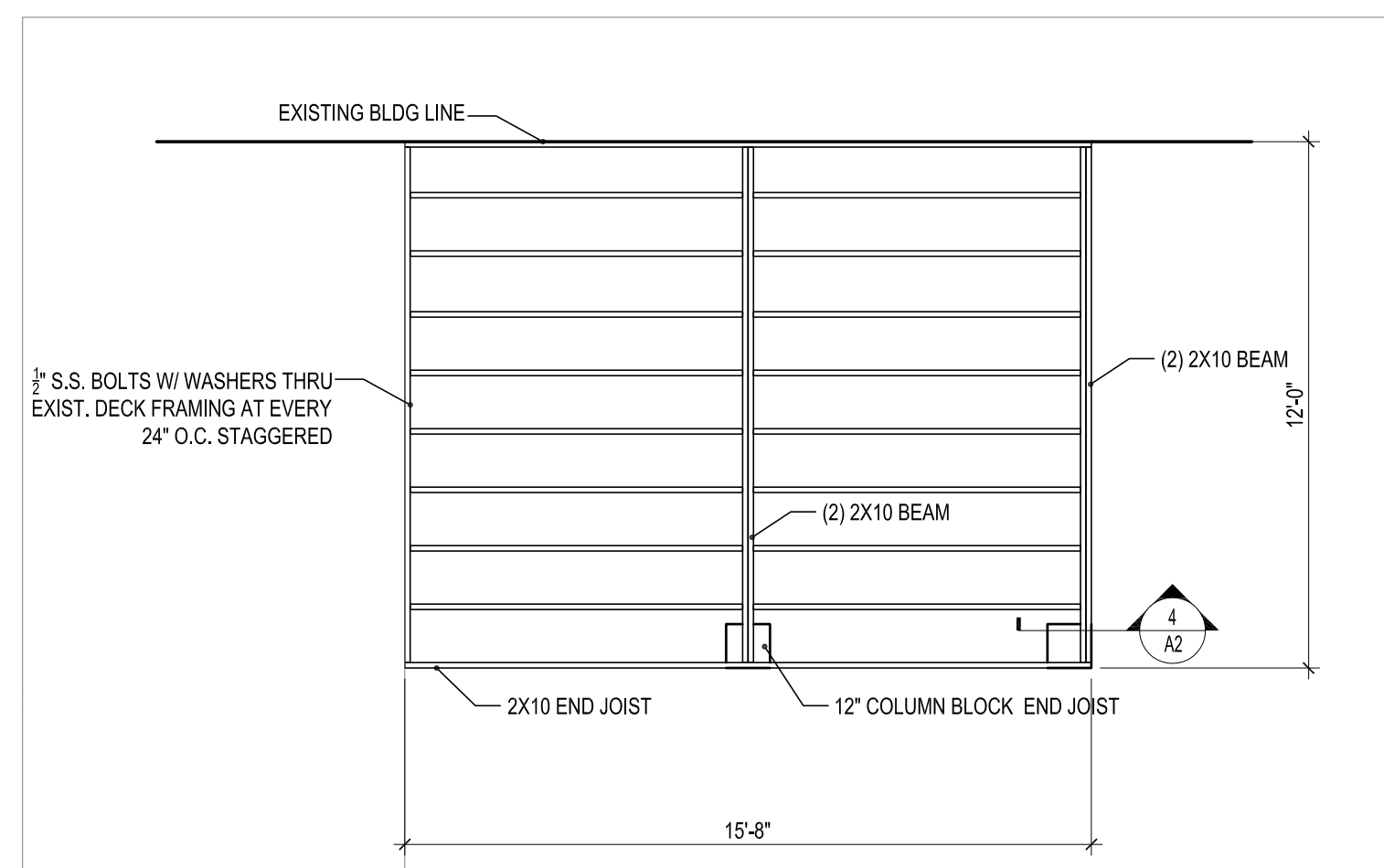
1
A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



5 ELECTRICAL PLAN
A2 SCALE: 1/4"=1'-0"



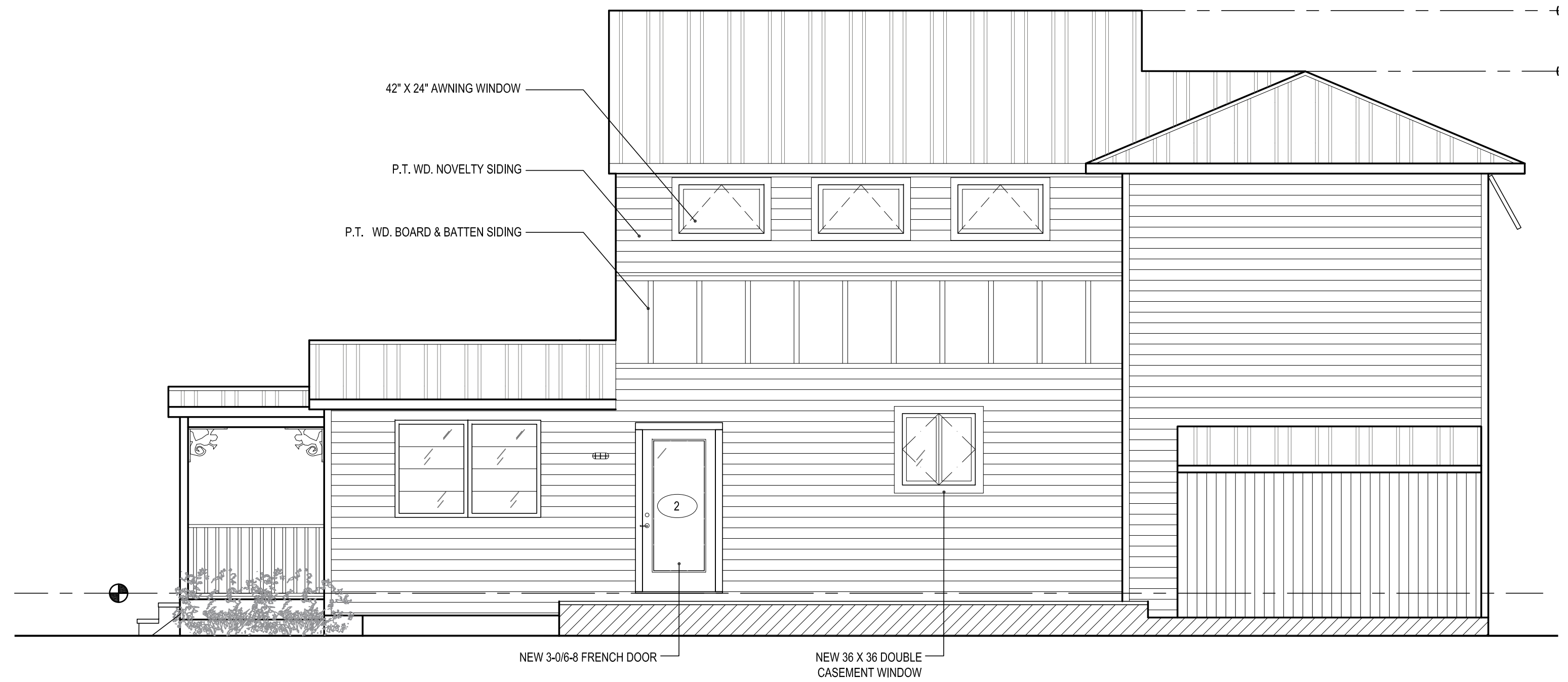
4 DECK SUPPORT DETAIL
A2 SCALE: 1 1/2"=1'-0"



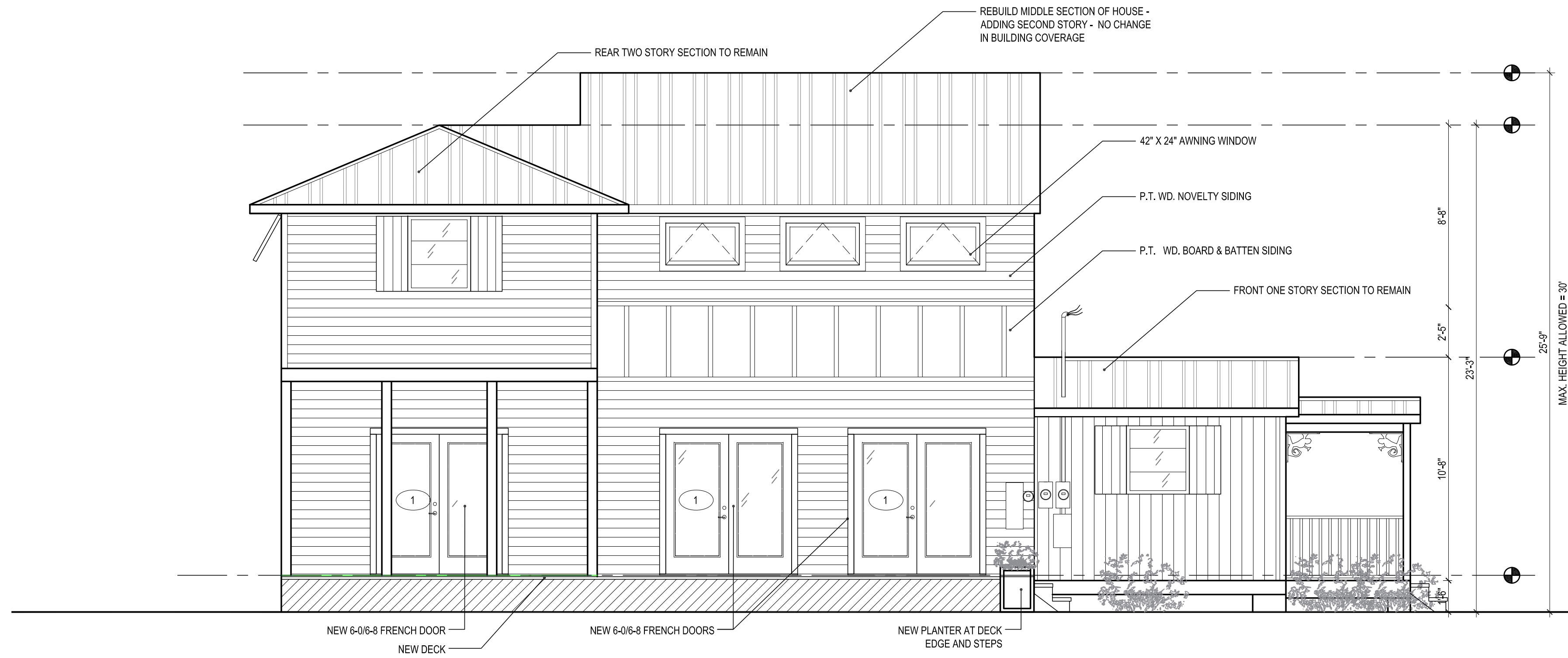
3 DECK FRAMING PLAN
A2 SCALE: 1/4"=1'-0"



3
A3
SOUTH ELEVATION (NO WORK)
SCALE: 1/4"=1'-0"



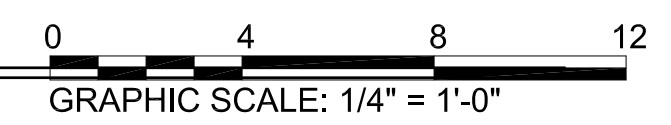
4
A3
WEST ELEVATION
SCALE: 1/4"=1'-0"



2
A3
EAST ELEVATION
SCALE: 1/4"=1'-0"

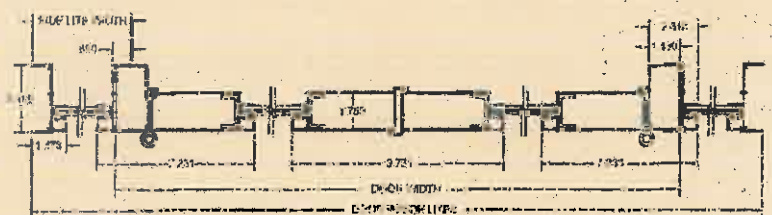
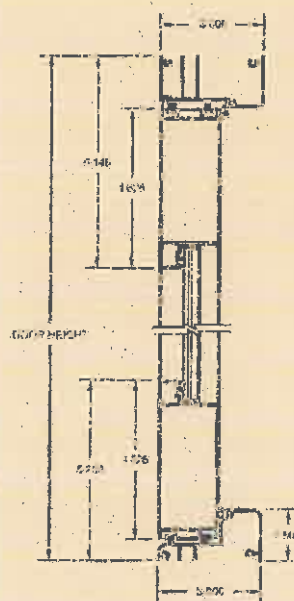


1
A3
NORTH (DUNCAN STREET) ELEVATION (NO WORK)
SCALE: 1/4"=1'-0"



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

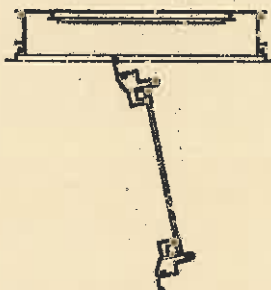
- Projected windows are available
- Modular design, featuring self-contained operating and fixed sections, allows multiple window configurations, including X, XX, O and XOX
- Contoured sash is inset within the main frame for less exposure to elements
- Washable hinges, heavy-duty egress or egress washable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



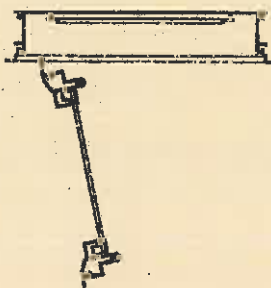
Product
available
with
**ETERNA®
Finish**

winguard.com

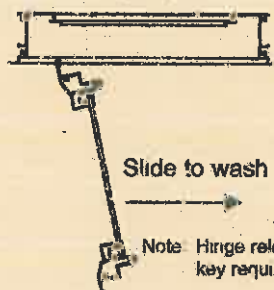
WASHABLE HINGE
UNITS UP TO 24"



EGRESS HINGE
UNITS OVER 24"

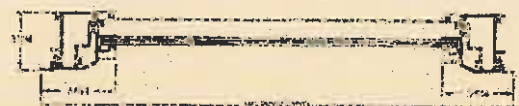
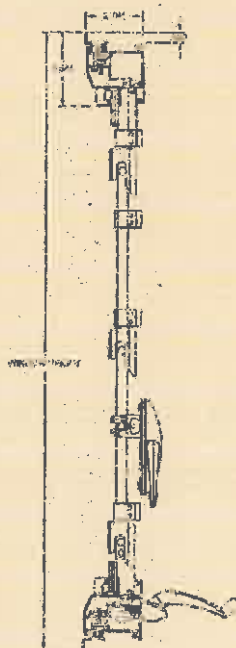


EGRESS WASHABLE HINGE
UPGRADE



Slide to wash

Note: Hinge release
key required



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 25, 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 ADDITION TO THE MID-SECTION OF A NON-HISTORIC TWO FAMILY HOUSE. DEMOLITION OF MID-SECTION OF A NON-HISTORIC TWO FAMILY HOUSE.

FOR: 1210-1212 DUNCAN STREET

Applicant-William Shepler

Application # H14-01-0413

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 Joseph Ippolito, 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:
1210-1212 Duncan St. Key West, FL 33040 on the
20 day of March, 2014.

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 3/25/14 (March 25th), 2014.

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 1114-01-0413

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

Signed Name of Affiant:

Joseph Ippolito

Date: 3/20/14

Address: 1210 Duncan St.

City: Key West, FL 33040

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 20th day of
March, 2014.

By (Print name of Affiant) Joseph Ippolito who is
personally known to me or has produced FLORIDA DRIVER'S LICENSE as
identification and who did take an oath.

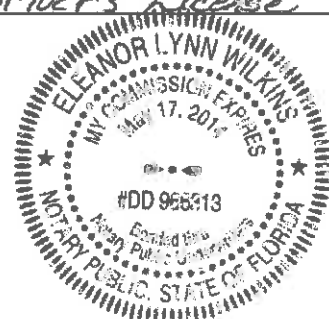
NOTARY PUBLIC

Sign Name: Eleanor Lynn Wilkins

Print Name: Eleanor Lynn Wilkins

Notary Public - State of Florida (seal)

My Commission Expires: May 17, 2014



Public Meeting Notice

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

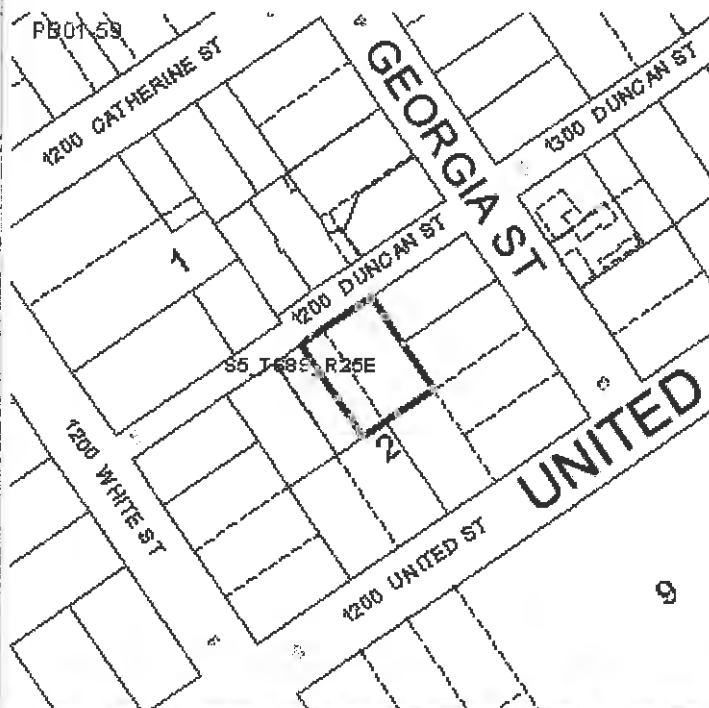
Mailing Address:

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
---------------	----------	-------	-----------

3/24/2014

			# 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	WD	M
1/1/1996	1387 / 1962	155,000	WD	M
4/1/1987	1010 / 990	125,000	WD	M

This page has been visited 417,654 times.

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