

# Historic Architectural Review Commission

## Staff Report Item 8b

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<b>Meeting Date:</b>	May 27, 2014
<b>Applicant:</b>	William Shepler, Architect
<b>Application Number:</b>	H14-01-0775
<b>Address:</b>	#1210-1212 Duncan Street
<b>Description of Work:</b>	Demolition of front portion of the existing house.
<b>Building Facts:</b>	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.
<b>Ordinance Cited in Review:</b>	Demolition of non-historic and non-contributing structures, Sec. 102-217 (2) of the Land Development Regulations.

### Staff Analysis

The Certificate of Appropriateness proposes the demolition of the front portion of a house. Neither the house nor its additions are historic.

### Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed demolition of a non-historic and non-contributing house will not have an effect in the surrounding historic urban context.

It is staff's opinion that the structure that is proposed to be demolished is non-contributing or will be deemed contributing in a near future. The Commission should consider the demolition request since it is consistent with preservation guidelines and with Sec. 102-217 -218 of the Land Development Regulations. If approved, this review will be the first and only reading for a demolition request.

# Application

9.K 1036013

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION # <sup>05-01-1</sup> **HK-01-0775**

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

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

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

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

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

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

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

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

\*\*\*\*\*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 5/1/14

Applicant's Signature: *William Shepler*

**Required Submittals**

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

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

PT 2014 1800725

\* BUILDING PERMITS-NEW  
**Staff Use Only**

Trans number: 3093151  
Date: 143 \$100.00  
CK CHECK  
Staff Approval: 10:18:32  
Trans date: 5/1/14  
Fee Due: \$ \_\_\_\_\_

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

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

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

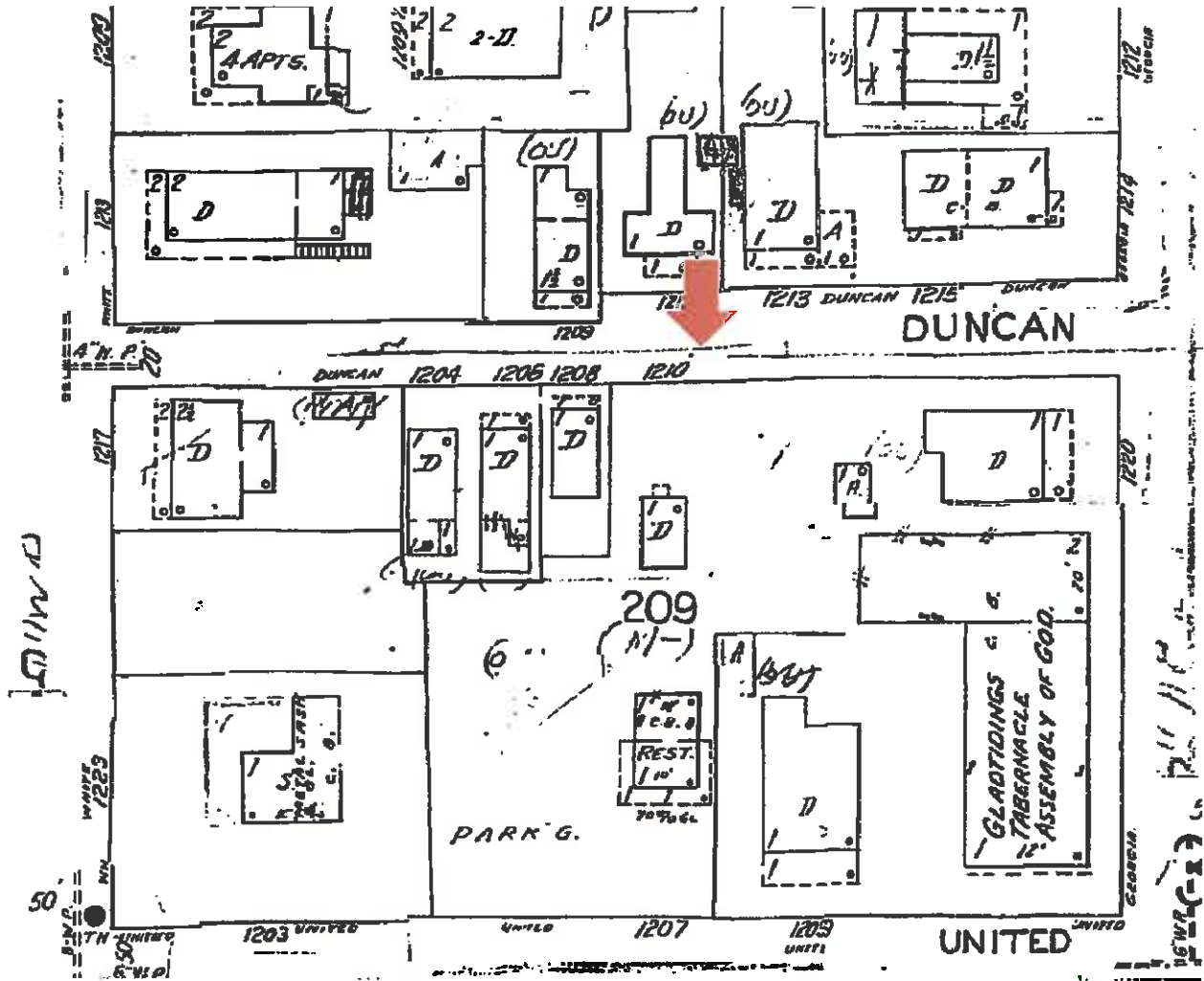
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn Maps**



#1210-1212 Duncan Street Sanborn map 1962

# **Project Photos**



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



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

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**View of House from Street**



**Adjacent 2 story CBS Building**



Existing Rear House - One story section to be removed



View of Carport & Front Yard

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

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**View Down Duncan Street towards Florida Street**



**View Down Duncan Street towards White Street**

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

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Adjacent Church Property



Adjacent Property - Corner of Duncan & Georgia

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

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Adjacent Property to West



Corner of Duncan & White



Corner of Duncan & White

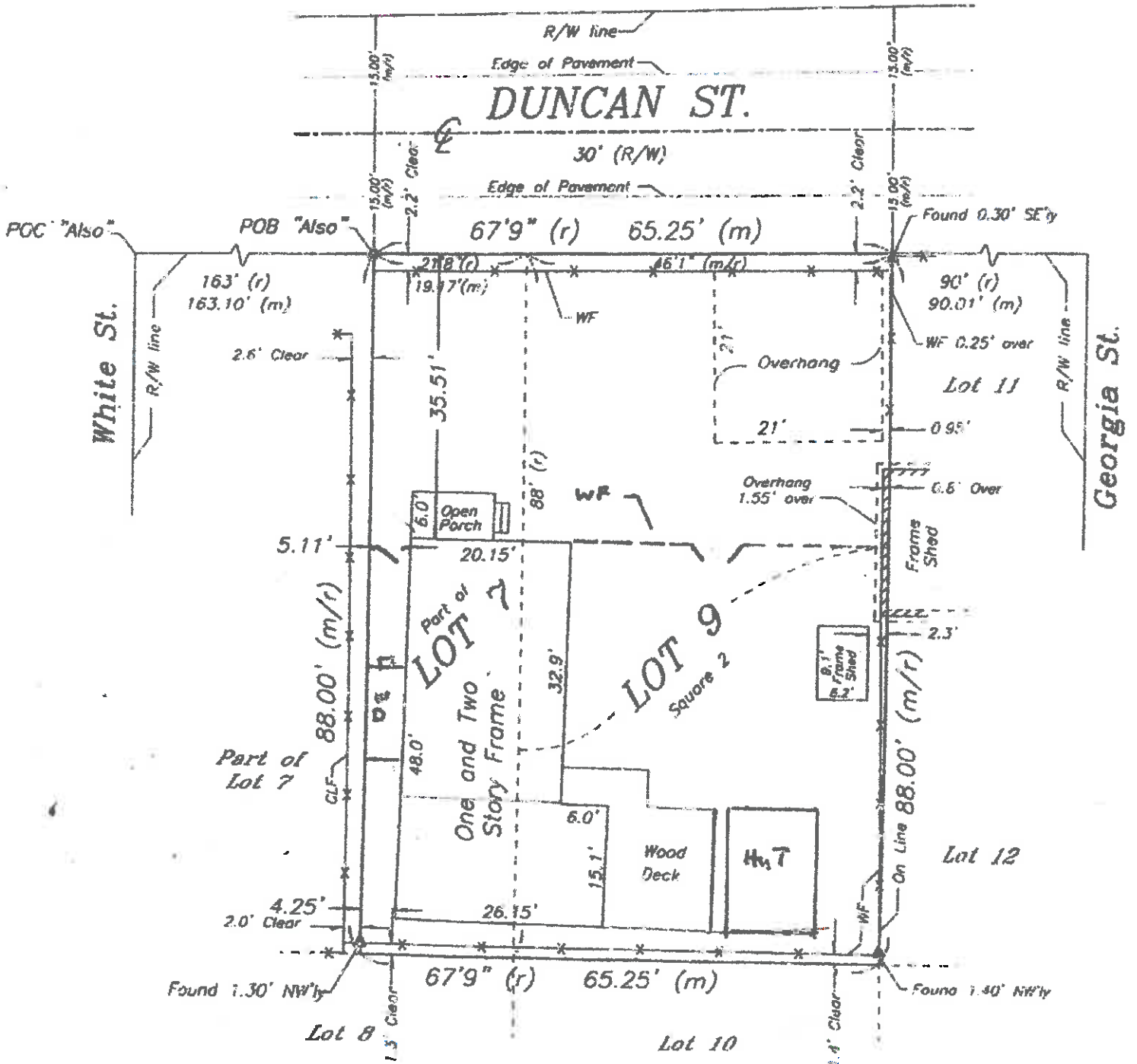
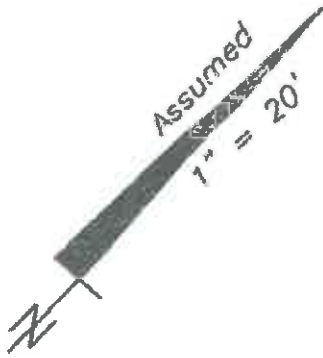


Property Across Duncan

# Survey

LEGEND

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





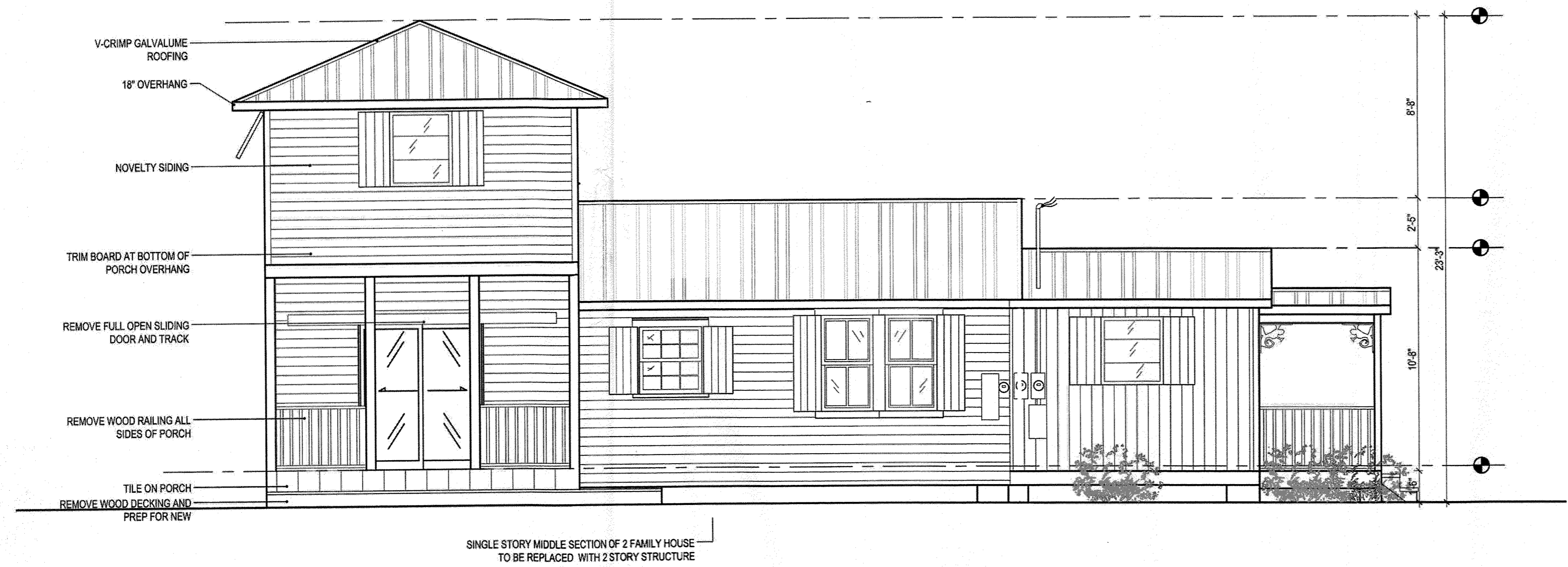
# **Proposed design**



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



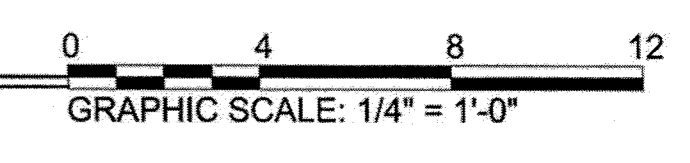
**4** EXISTING WEST ELEVATION  
AE3 SCALE: 1/4"=1'-0"



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



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



**1212 DUNCAN STREET**  
KEY WEST, FL  
**RESIDENTIAL REMODELING PROJECT**

Drawing Size: 24x36 Project #: 13025

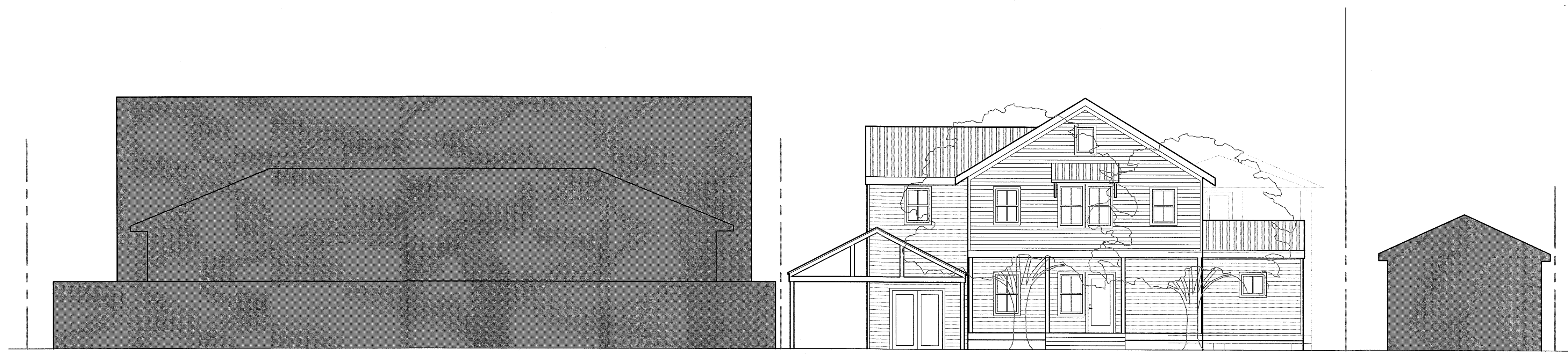
Title:  
**EXISTING ELEVATIONS**

Sheet Number:  
**AE-3**

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

**ZONING CALCULATIONS**

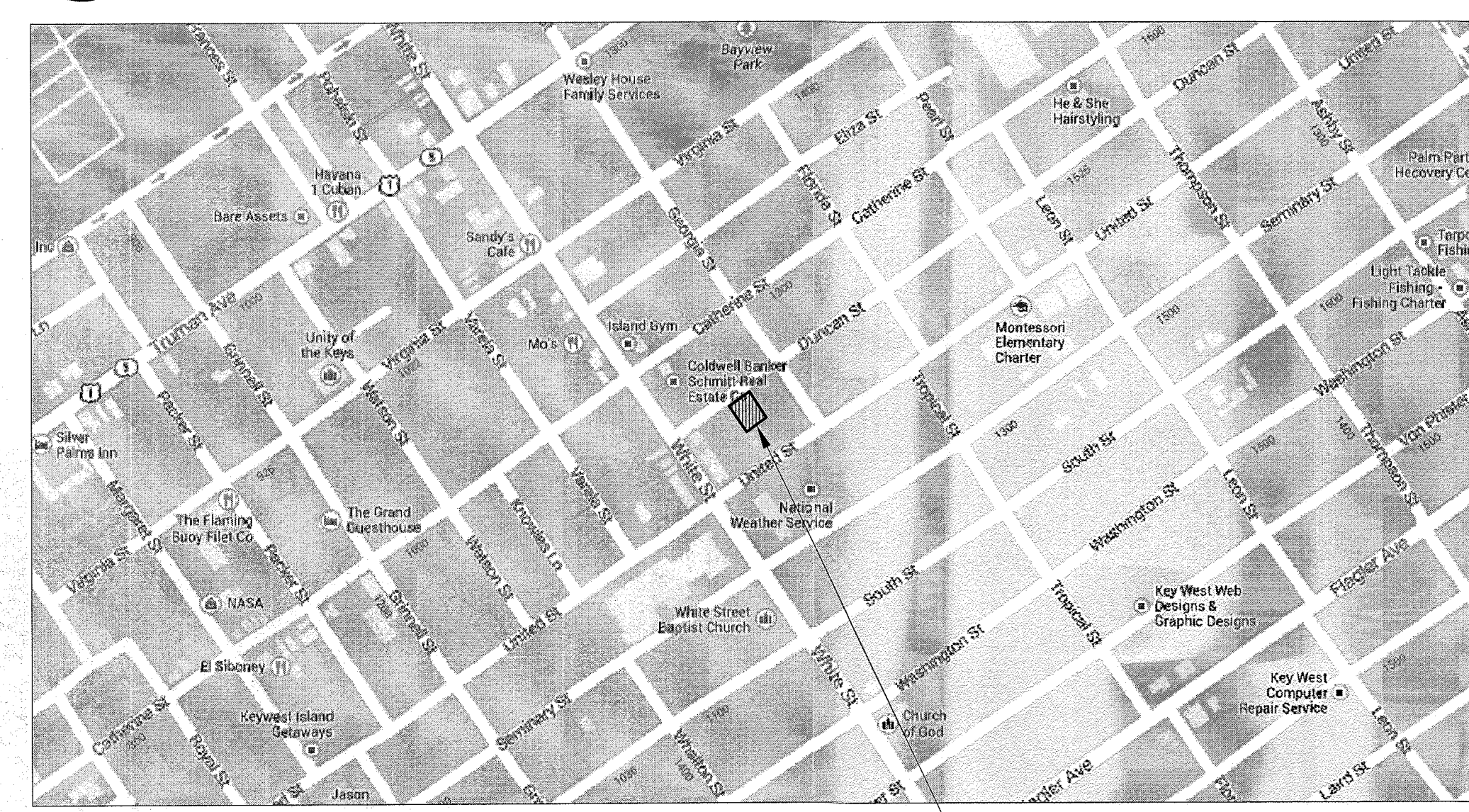
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	23'-4"	30'	Yes
BUILDING COVERAGE	40%	1,509 s.f. (26%)	2,380 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,909 s.f. (32%)	2,760 s.f. (46.3%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,962 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	27'	N/A	N/A
LOT DEPTH	Min. 90'	98'	N/A	N/A
FRONT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



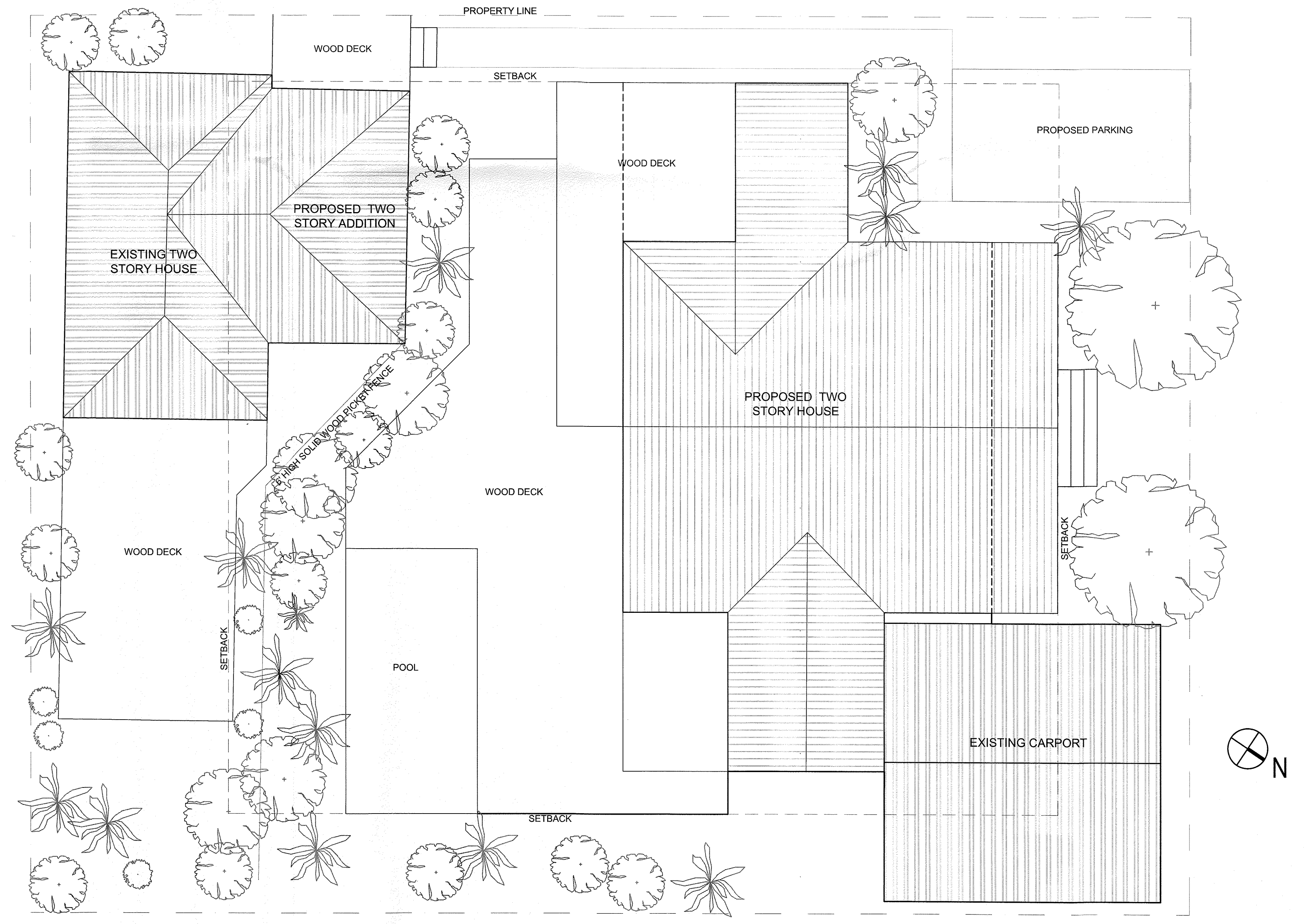
**2** CONTEXTUAL ELEVATION  
A1.1 SCALE: 1/8"=1'-0"



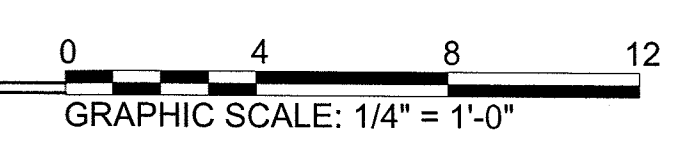
**3** AERIAL CONTEXT PHOTO  
A1.1 SCALE: N.T.S.



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

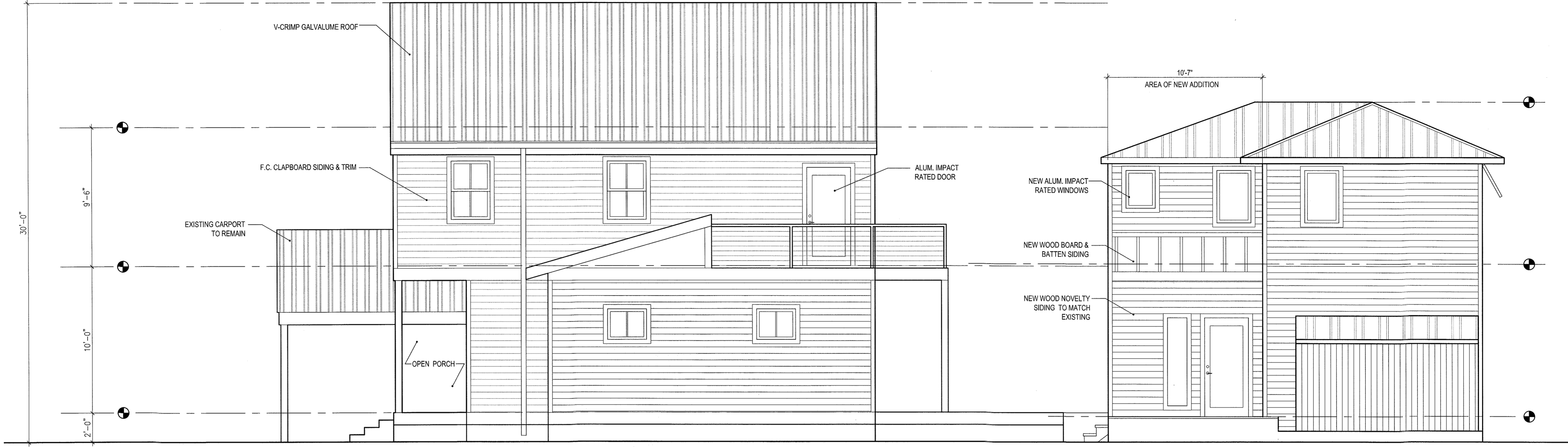


**1** SITE PLAN  
A2.2 SCALE: 3/16"=1'-0"

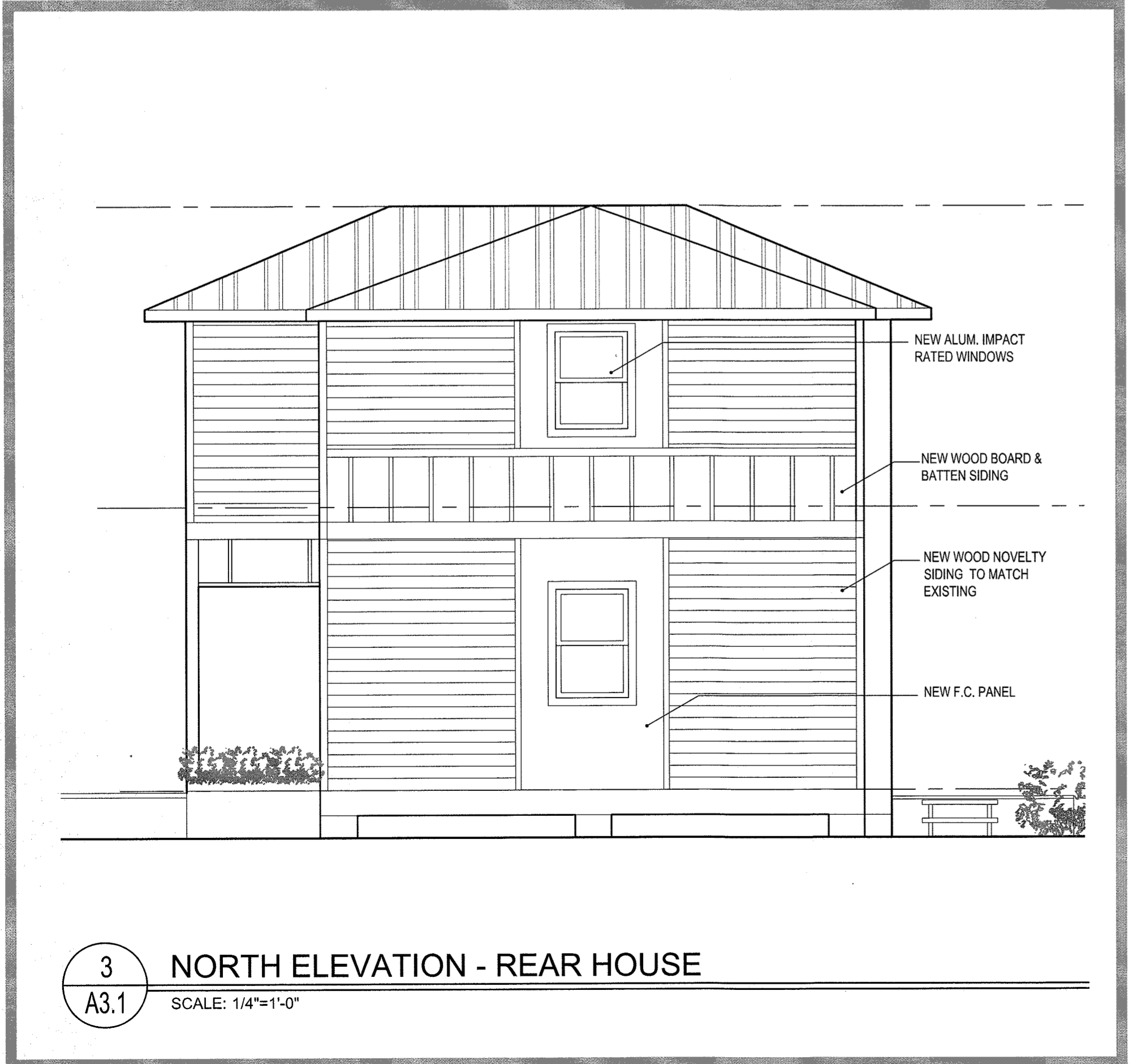




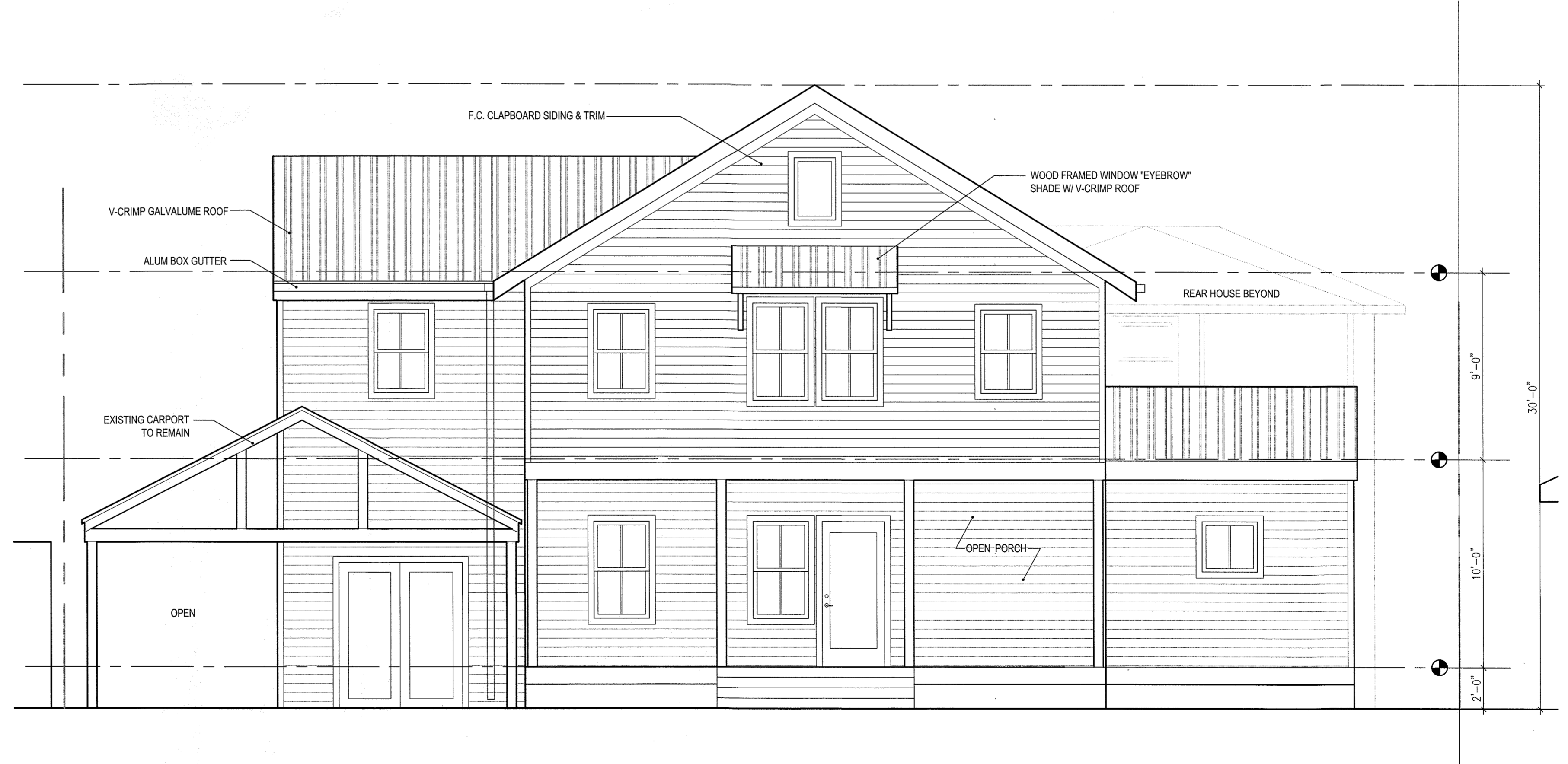




**2 WEST ELEVATION - BOTH HOUSES**  
 SCALE: 1/4"=1'-0"



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



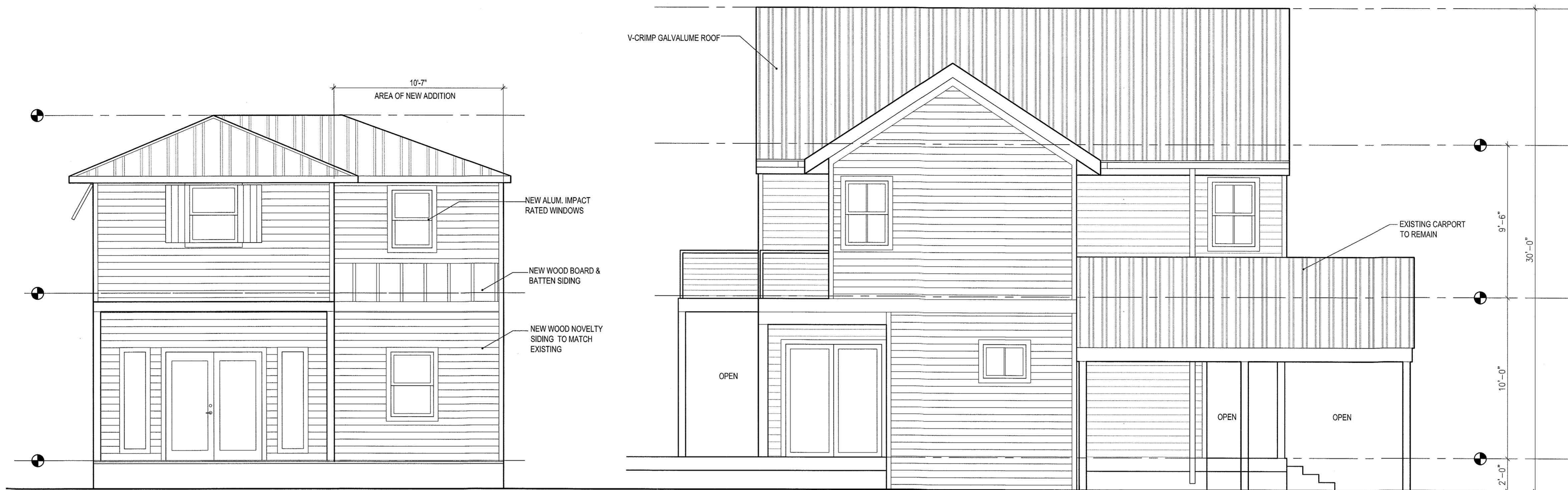
**1 NORTH ELEVATION - FRONT HOUSE**  
 SCALE: 1/4"=1'-0"

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

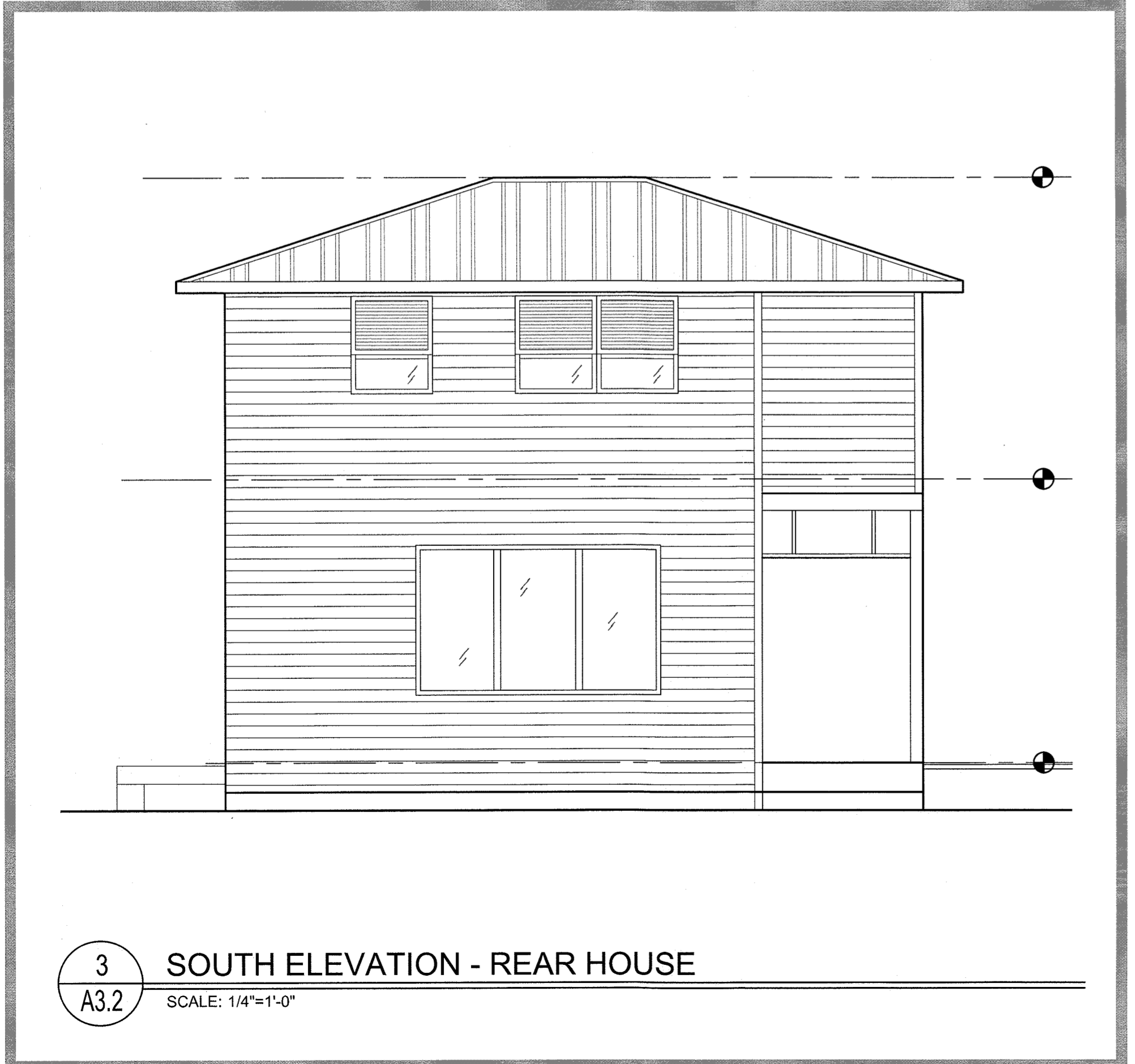
Drawing Size: 24x36 | Project #: 13025

Title:  
**PROPOSED ELEVATIONS**

Sheet Number:  
**A-3.1**



**2** EAST ELEVATION - BOTH HOUSES  
 A3.2 SCALE: 1/4"=1'-0"



**3** SOUTH ELEVATION - REAR HOUSE  
 A3.2 SCALE: 1/4"=1'-0"



**1** SOUTH ELEVATION - FRONT HOUSE  
 A3.2 SCALE: 1/4"=1'-0"

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

Drawing Size: 24x36 Project #: 13025

Title:

PROPOSED ELEVATIONS

Sheet Number:

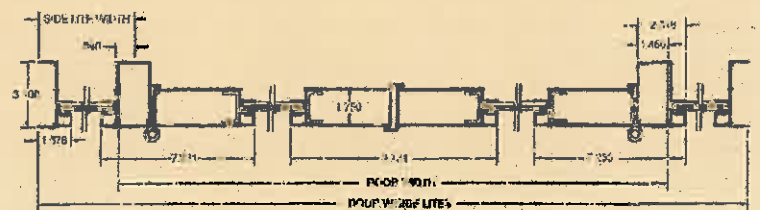
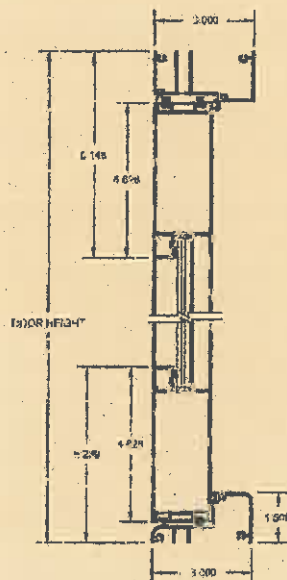
**A-3.2**

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

# ALUMINUM FRAMES

## FRENCH DOORS – SERIES FD101

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





# ALUMINUM FRAMES

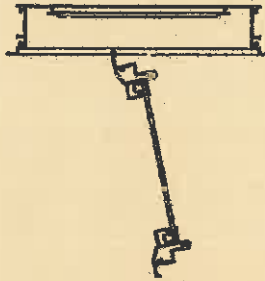
## CASEMENT -- SERIES CA740

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

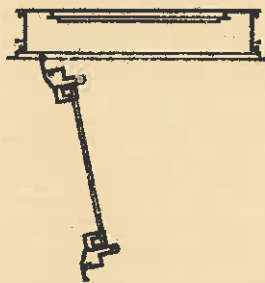


winguard.com

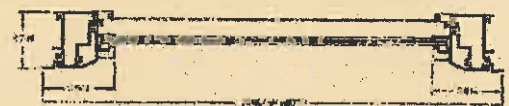
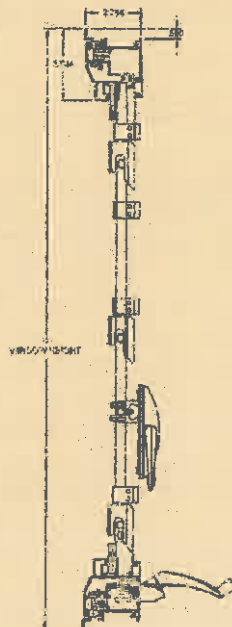
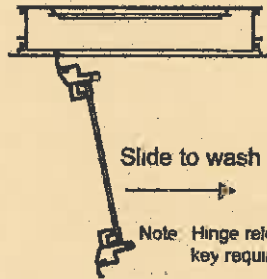
WASHABLE HINGE  
UNITS UP TO 24"



EGRESS HINGE  
UNITS OVER 24"



EGRESS WASHABLE HINGE  
UPGRADE



**ATLANTIS**  
RAIL SYSTEMS









# RAILEASY™ SPECTRUM

## A SQUARE POST SYSTEM WITH MANY OPTIONS

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



### COLOR SELECTION

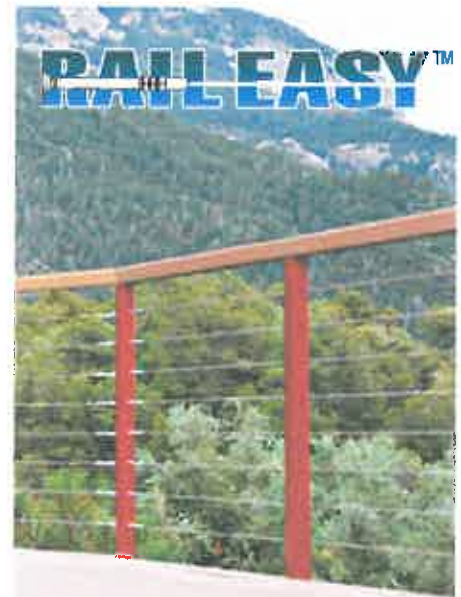
<b>STANDARD</b>	 BLACK	 CLEAR COATED STAINLESS	
<b>SPECIAL ORDER</b>	 GREEN	 WHITE	 LIGHT GRAY
	 RED	 BLUE	 AGED COPPER

\*Custom colors available upon request.

### CABLE INFILL OPTIONS

#### HandiSwage

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



#### RailEasy™

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

# Noticing

# Public Meeting Notice

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

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

**FOR- #1210-1212 DUNCAN STREET**

**Applicant- William Shepler, Architect**

**Application # H14-01-0775**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**Property Appraiser  
Information**



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

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**

**Maps are now launching the new map application version**

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

**Alternate Key: 1036013 Parcel ID: 00035160-000000**

**Ownership Details**

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

**Property Details**

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

Click Map Image to open interactive viewer



**Exemptions**

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

**Land Details**

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

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

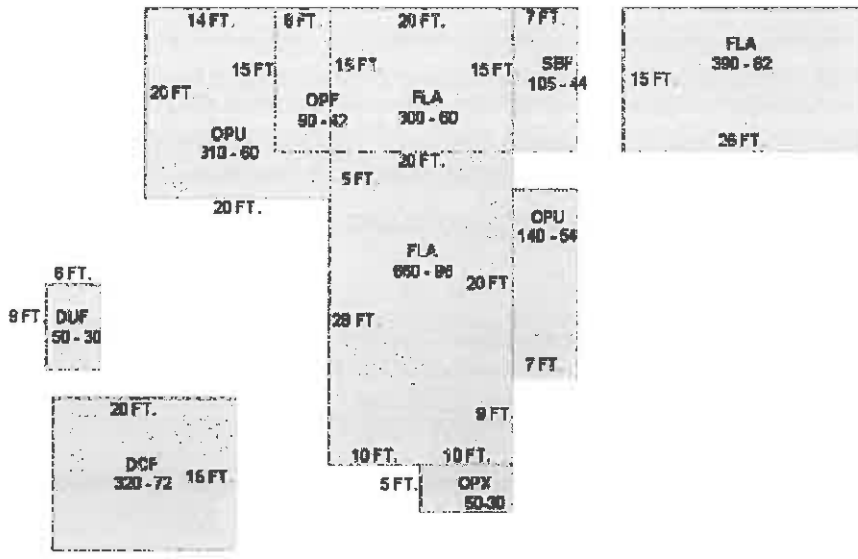
### Building 1 Details

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

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

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	Attic A/C	Area
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			# 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

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

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