



**Historic Architectural Review Commission
Staff Report for Item 4**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 23, 2018

Applicant: William Shepler, Architect

Application Number: H18-03-0012

Address: #1210 Duncan Street

Description of Work:

Revisions to a previously approved new two-story house, including dormer, enclosure to rear porches and reduction of rear roof deck.

Site Facts:

The main structure in the site is a one-story frame vernacular structure listed as a non-contributing resource in the surveys. According to the Property Appraiser's records, the house was built in 1953, but the proportions of the footprint of the house depicted in the 1962 Sanborn map, is different from the footprint of the existing building. A second building, two-story height, is located behind the main house. The Commission approved the application to make additions to both structures in the site. Work commenced on the rear structure and completed in May 13, 2017.

While the Commission was reviewing the application to replace portions of the existing house with a two-story addition, a recommendation to demolish the entire front house and to build a full two-story new frame structure was made under deliberations. In May 27, 2014, the Commission approved a two-story design to replace the existing building and the demolition of the existing main house. Since the original Certificate of Appropriateness included both structures on the site, the application has not expired. Still, the design was approved with the previous guidelines for new construction.

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 on Review:

- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 9, 11, 12, 13, 14, and 20.

Staff Analysis

The Certificate of Appropriateness in review is for a new two-story frame building that will become the principal structure in the site. The approved design is still effective but the applicant had made minor changes to the design. As previously stated, the design received approval under the previous guidelines for new construction.

Among the new changes is the introduction of a dormer on the west elevation in order to have enough headroom for the interior stairs. The design also proposes a two-story front porch, instead of the approved one-story front porch. Another change is the configuration of a proposed roof deck facing west; previous approved plans included a wrap roof deck from the west to the east elevations. Other changes are the enclosure of a previously design rear and side porches to add interior space to the kitchen and a bedroom, both on the first floor.

The new structure will have fiber Cementous siding, impact resistant windows and doors, and metal v crimp panels for roof finish. The new front porch will be built in wood. An existing carport, located on the east side of the new proposed house will remain in place.

Consistency with Guidelines

Although the proposed changes to the previously approved plans are minor, it is staff's opinion that they will increase the mass of the house. The majority of the surrounding houses in the area are one-story structures and staff considers that a two-story structure fails the current new construction guidelines. It is staff's opinion that the proposed design is inconsistent with many of the cited guidelines for new construction. In the current guidelines, new construction must not overshadow existing buildings of the same land use, the proposed two-story scheme is inconsistent with the one-story height adjacent houses, and roof decks are not allowed. In conclusion, staff opines that the design fails the intent of the new guidelines for new design.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 18-00300012	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:

1210 DUNCAN ST.

NAME ON DEED:

JOSEPH & ANDREA IPPOLITO

PHONE NUMBER

732-687-6419

OWNER'S MAILING ADDRESS:

1210 DUNCAN ST.

EMAIL

ANDREA@OCEANATM.COM

KEY WEST, FL 33040

APPLICANT NAME:

WILLIAM SHEPLER

PHONE NUMBER

305-890-6191

APPLICANT'S ADDRESS:

EMAIL

WILL@WSHEPLER.COM

FEB 26 2018

APPLICANT'S SIGNATURE:

[Signature]

DATE

2/26/18

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 ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☒

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: **REVISE PREVIOUSLY APPROVED DESIGN TO INCLUDE A SMALL DORMER FOR CODE COMPLIANCE HEADROOM AT STAIRS - EXTEND PORCH @ 1ST FLR. - EXTEND KITCHEN - NO CHANGE TO BUILDING COVERAGE.**

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Open: NEW/REV
Date: 2/27/18 50
2018 20017
PT * BUILDING PERMITS-NEW
Trans number: 1316
CV CHECK
Trans date: 2/27/18
Type: RP
Receipt no: 8971
1.00
\$400.00
\$123516
\$400.00
Time: 11:24:23

36706-4225-9012

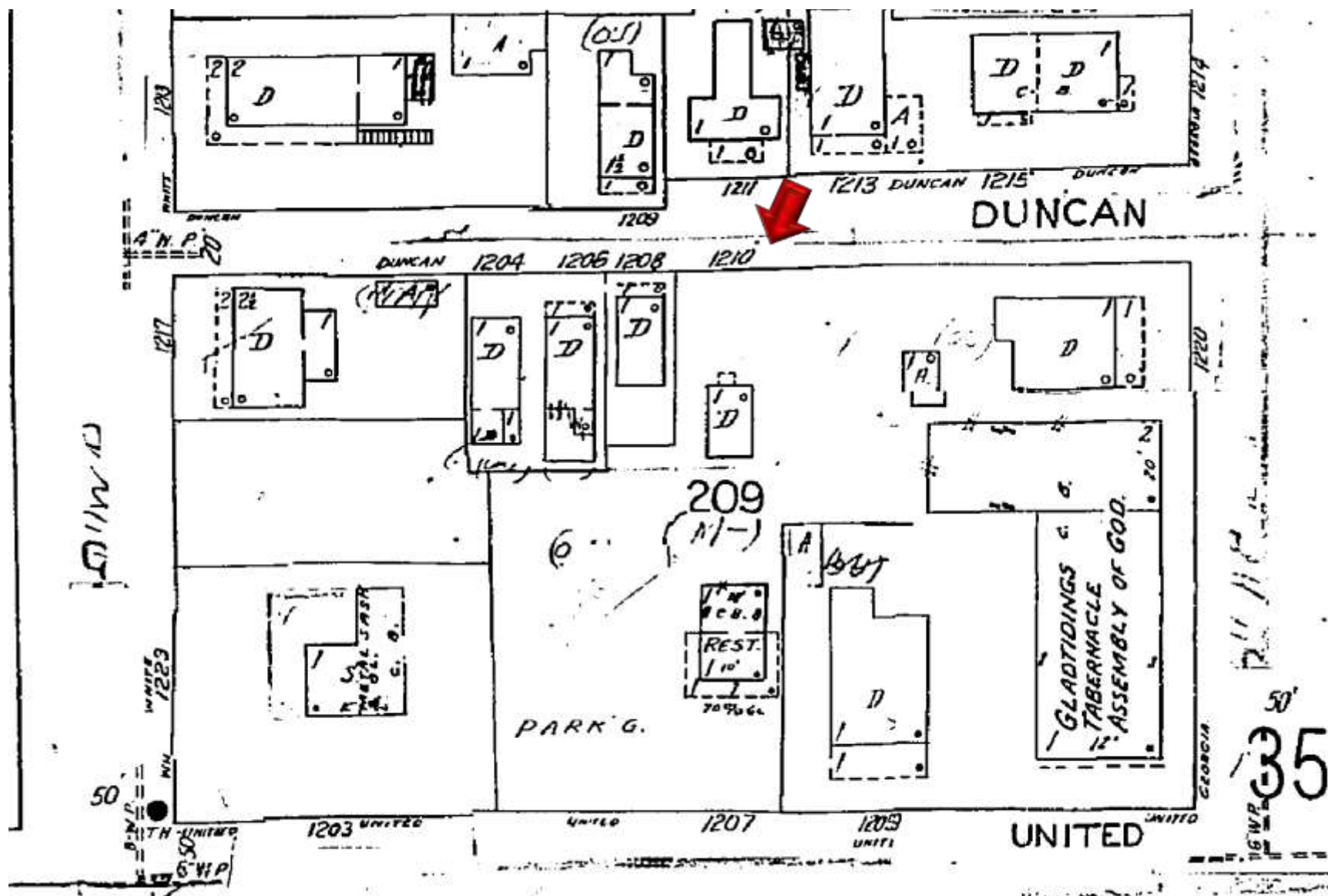
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
MAIN HOUSE NOT CONTRIBUTING. New construction guidelines.					
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.

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



1210 Duncan Street circa 1965. Monroe County Library.





1212

1210

DOORBOX
LOT JOB

24 HOURS
MONITORED
BY VIDEO SURVEILLANCE













1211

N0208325





PROPOSED DESIGN

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. REVISION 1 - 2018.2.26
H.A.R.C. REVISION 2 - 2018.4.4

1210 - 1212 DUNCAN STREET
KEY WEST, FL
- PHASE 2 -
FRONT HOUSE RESIDENTIAL PROJECT

Drawing Size 24x36 | Project # 13025

Title:

SITE PLAN /
SURVEY /
NOTES

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

Sheet Number:

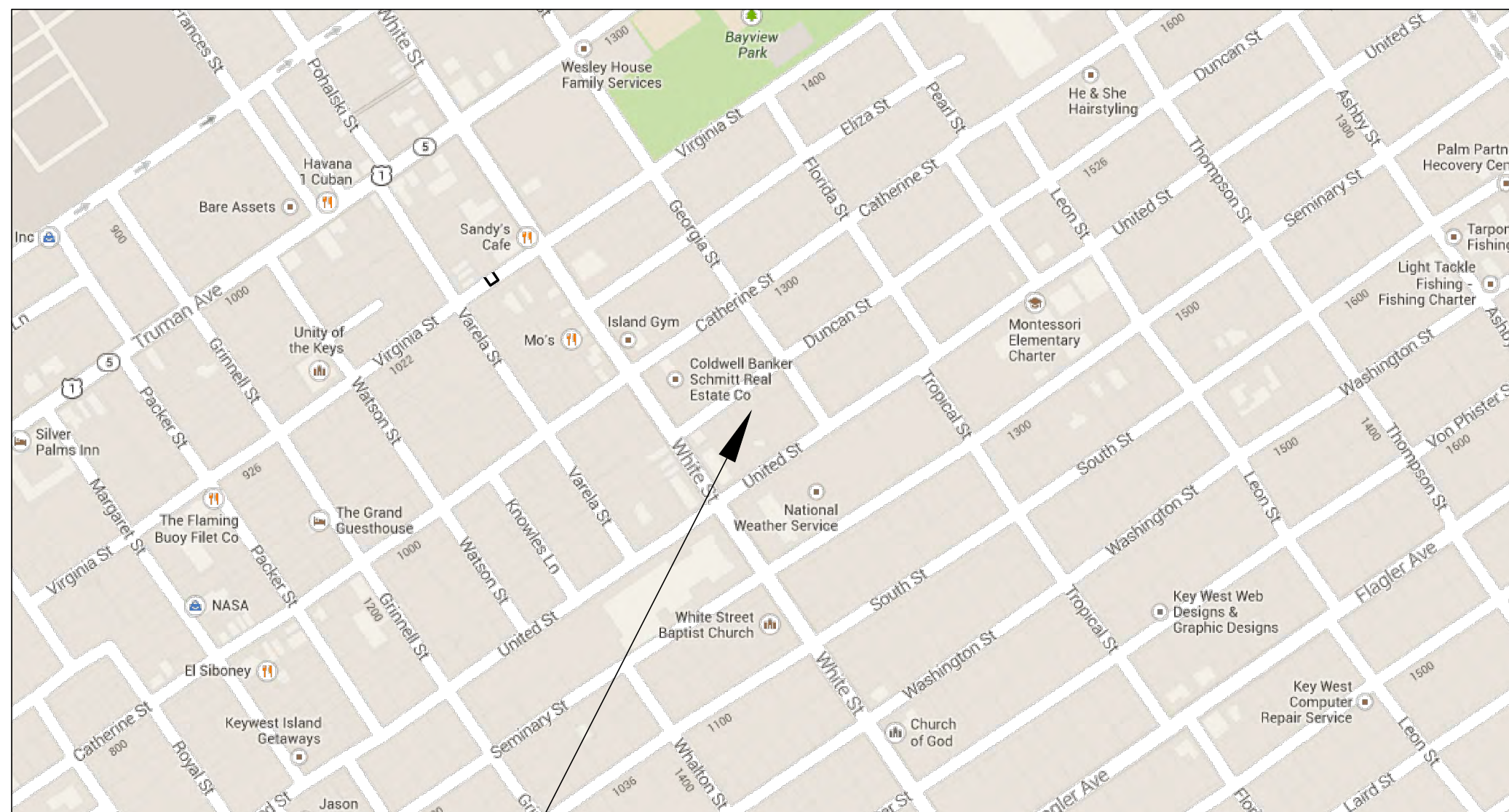
A-1.1

Date: - JANUARY 15, 2018

©2015 by William Shepler Architect

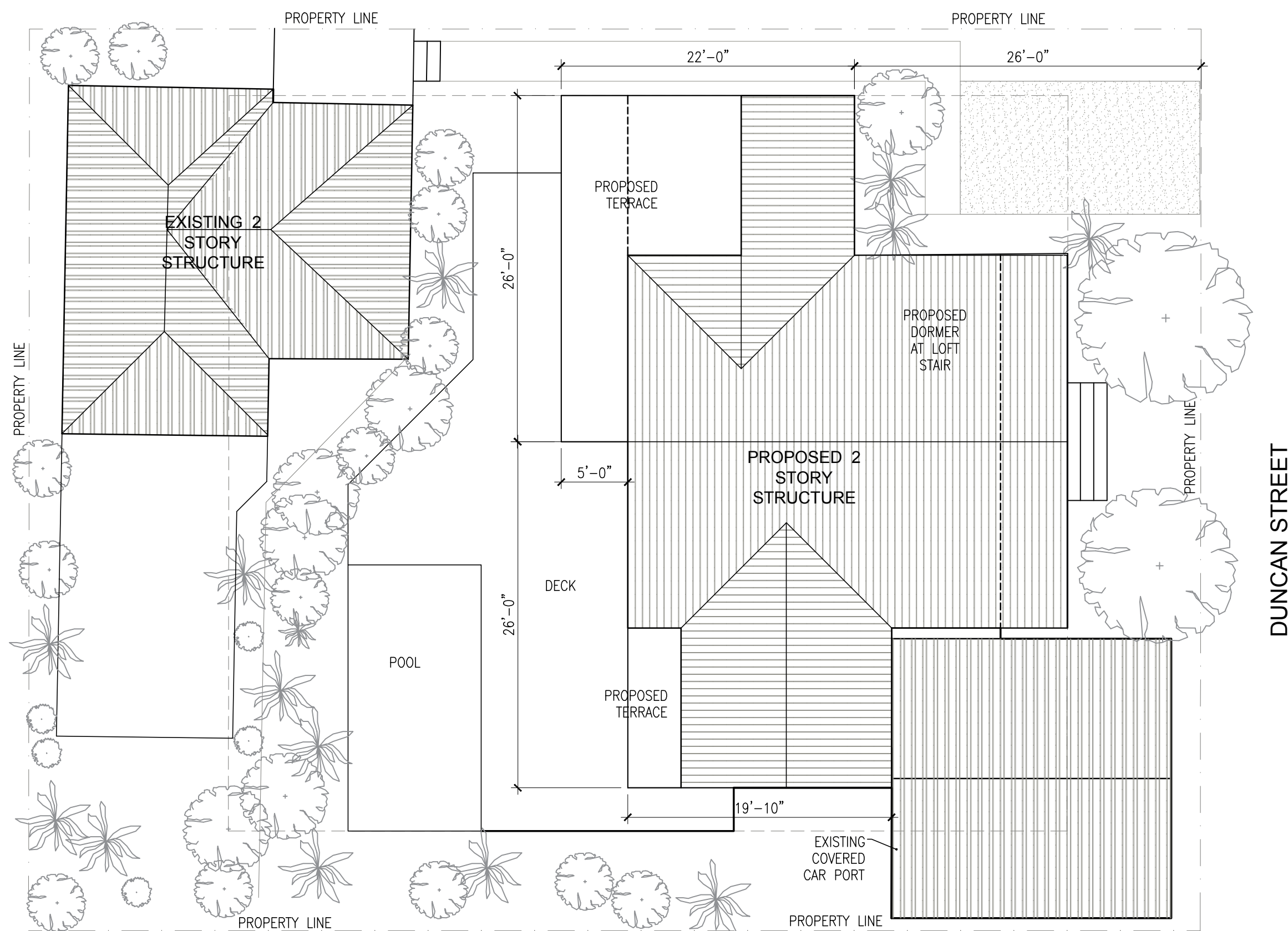
ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
BUILDING HEIGHT	30'	23'-4"	29'-6"	Yes
BUILDING COVERAGE	40%	1,509 s.f. (26%)	2,340 s.f. (39%)	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

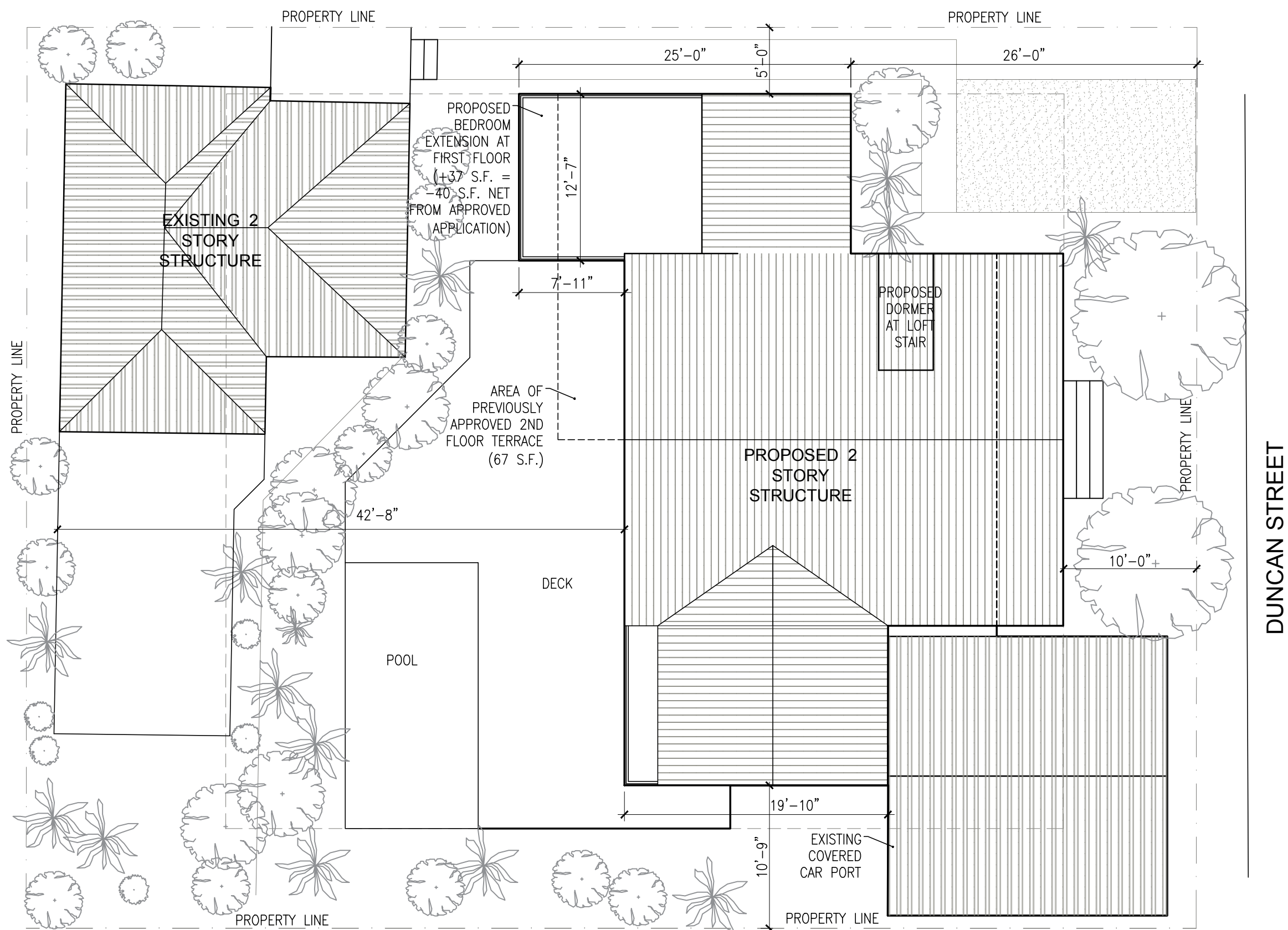


SITE LOCATION

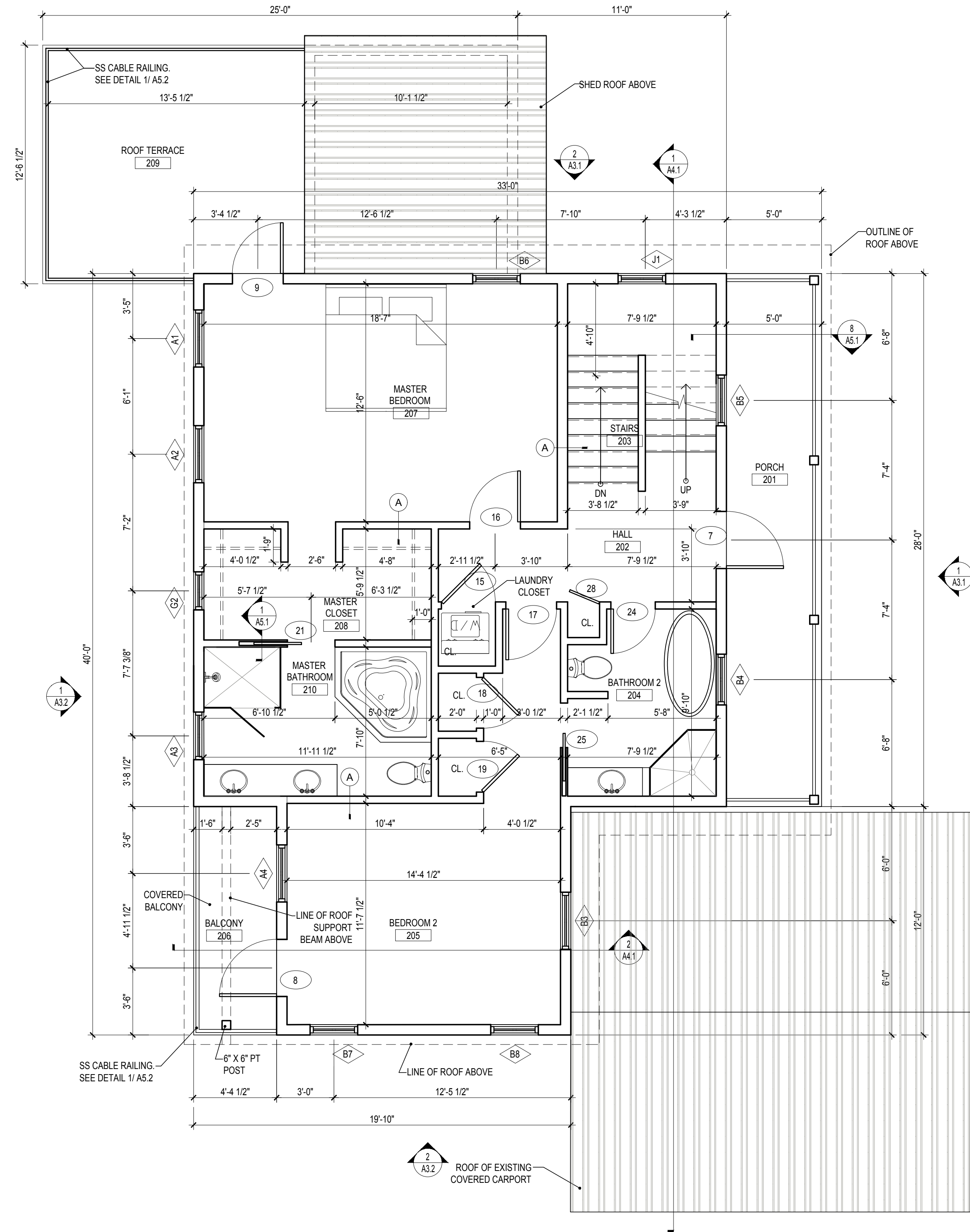
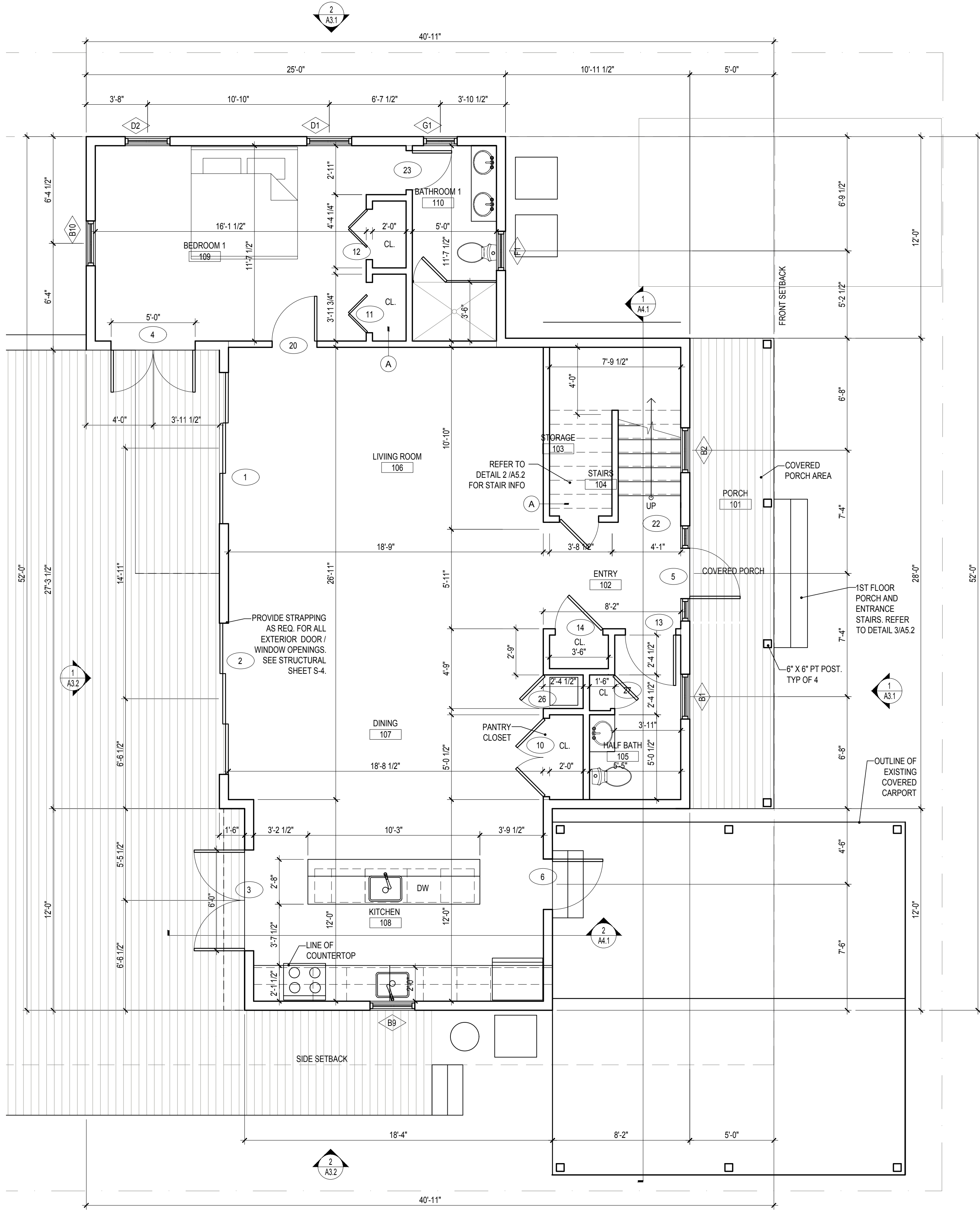
2 LOCATION MAP
A1 SCALE: N.T.S.



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



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



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

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

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. REVISION 1 - 2018.2.28
H.A.R.C. REVISION 2 - 2018.4.4

1210 - 1212 DUNCAN STREET
KEY WEST, FL
- PHASE 2 -
FRONT HOUSE RESIDENTIAL PROJECT

Drawing Size | Project #:
24x36 | 13025

Title:

**PROPOSED
FLOOR
PLANS**

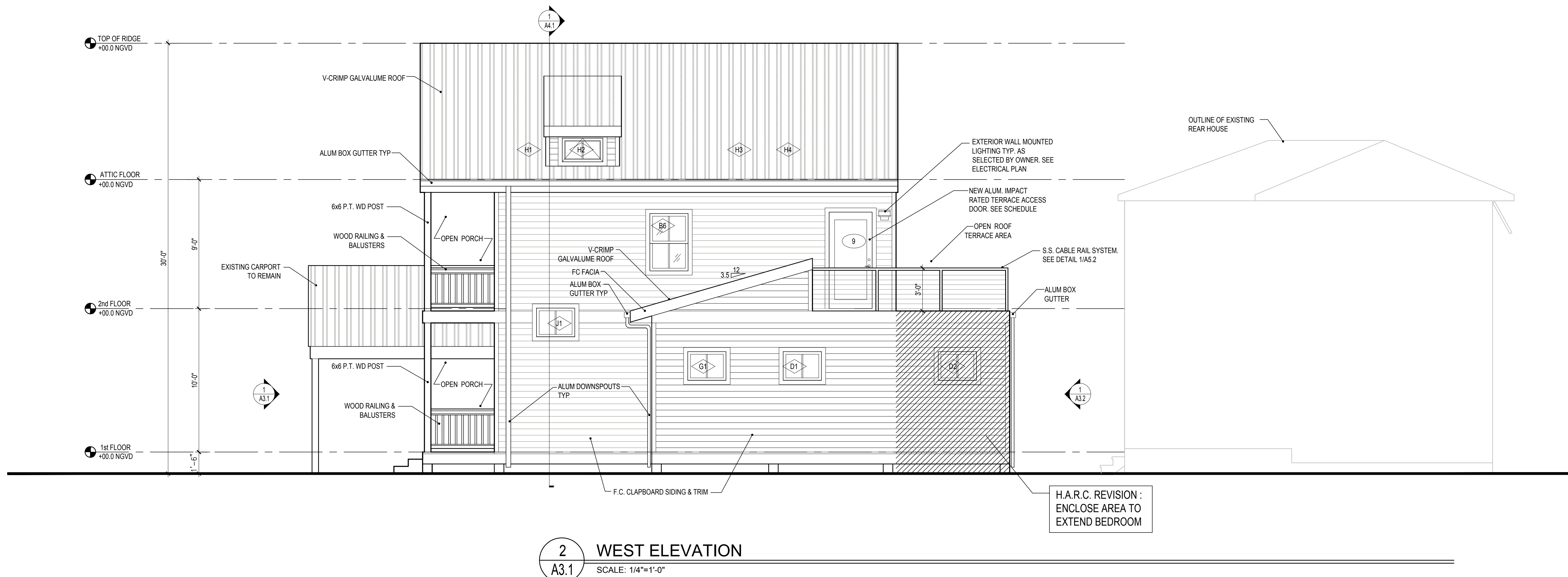
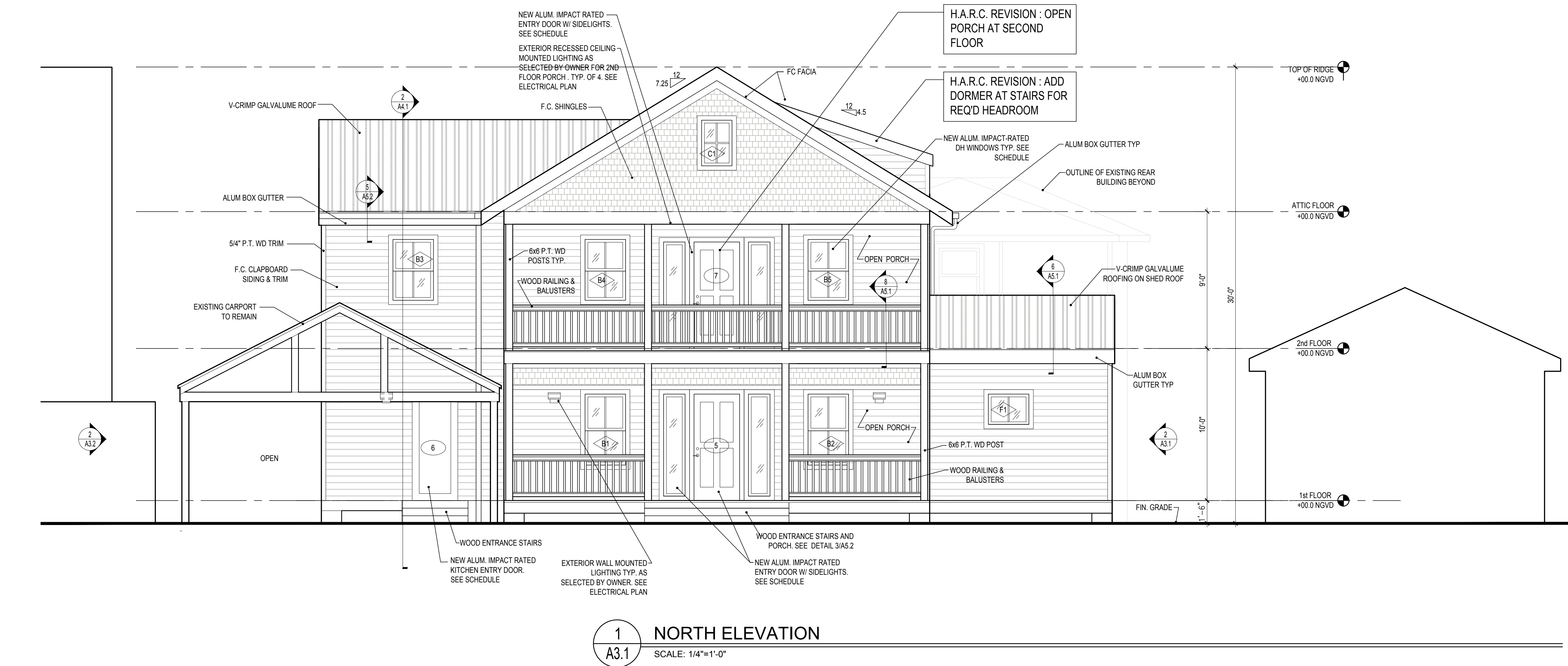
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Date: - JANUARY 15, 2018

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1210 - 1212 DUNCAN STREET
KEY WEST, FL
- PHASE 2 -
FRONT HOUSE RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 13025

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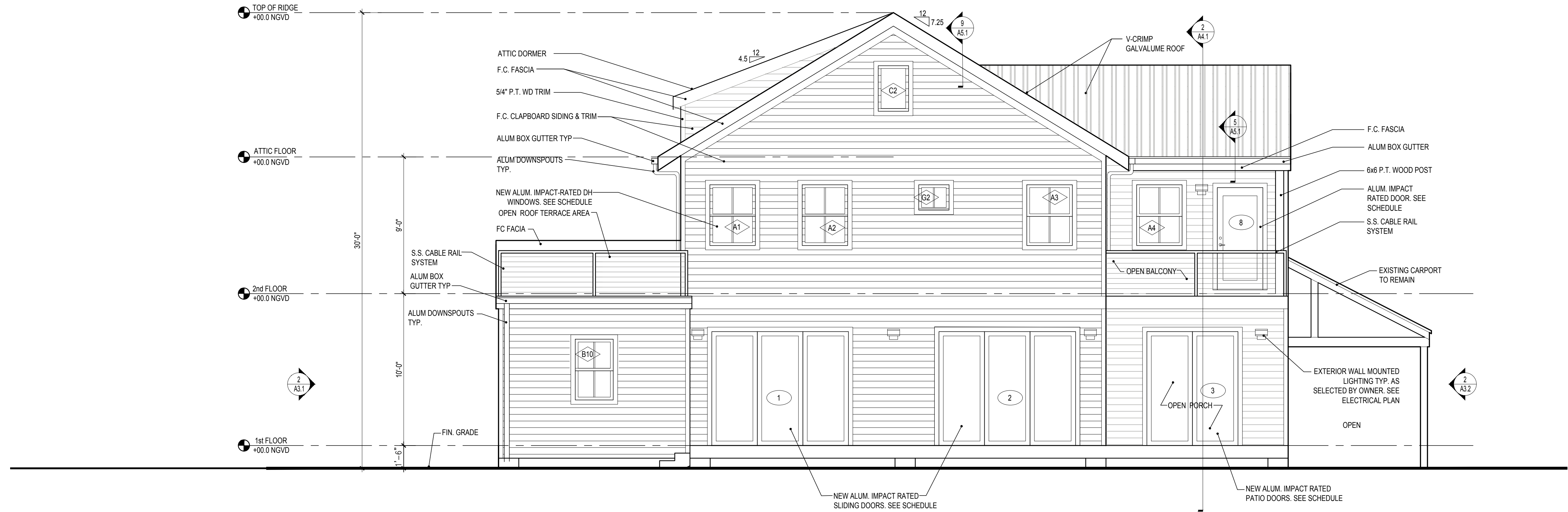
**PROPOSED
ELEVATIONS**

Sheet Number:

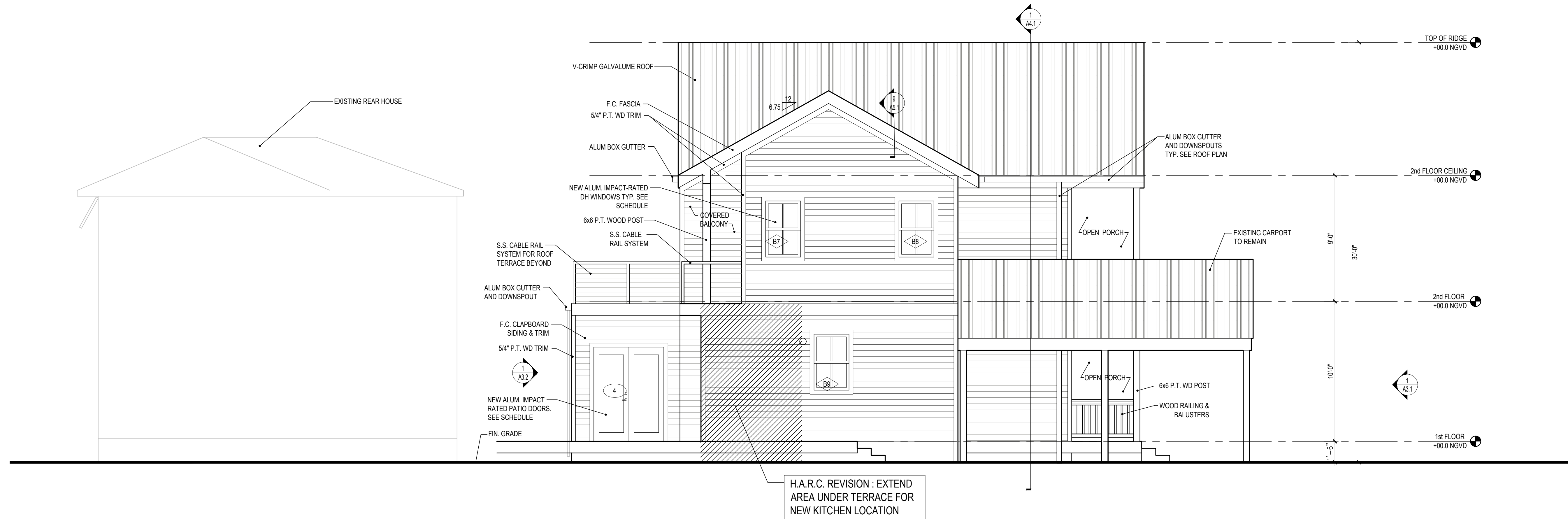
A-3.2

Date: - JANUARY 15, 2018

©2015 by William Shepler Architect



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



H.A.R.C. REVISION : EXTEND
AREA UNDER TERRACE FOR
NEW KITCHEN LOCATION

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



3 SITE CONTEXT - WEST ELEVATION
SCALE: 1/8"=1'-0"



3 SITE CONTEXT - EAST ELEVATION
SCALE: 1/8"=1'-0"



2 PROPOSED STREET CONTEXT ELEVATION
SCALE: 1/8"=1'-0"



1 CURENTLY APPROVED STREET CONTEXT ELEVATION
SCALE: 1/8"=1'-0"

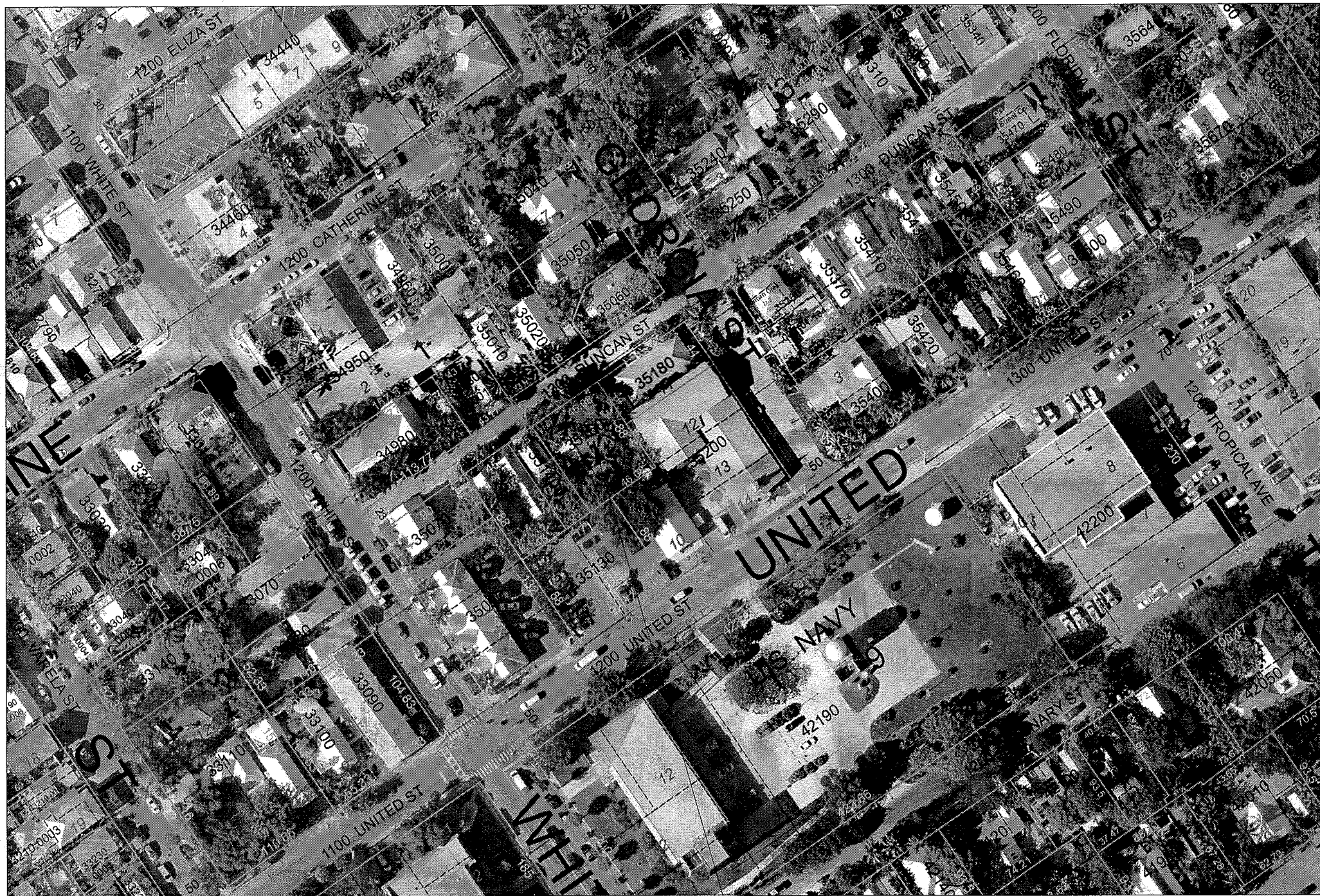
APPROVED DESIGN

ZONING CALCULATIONS

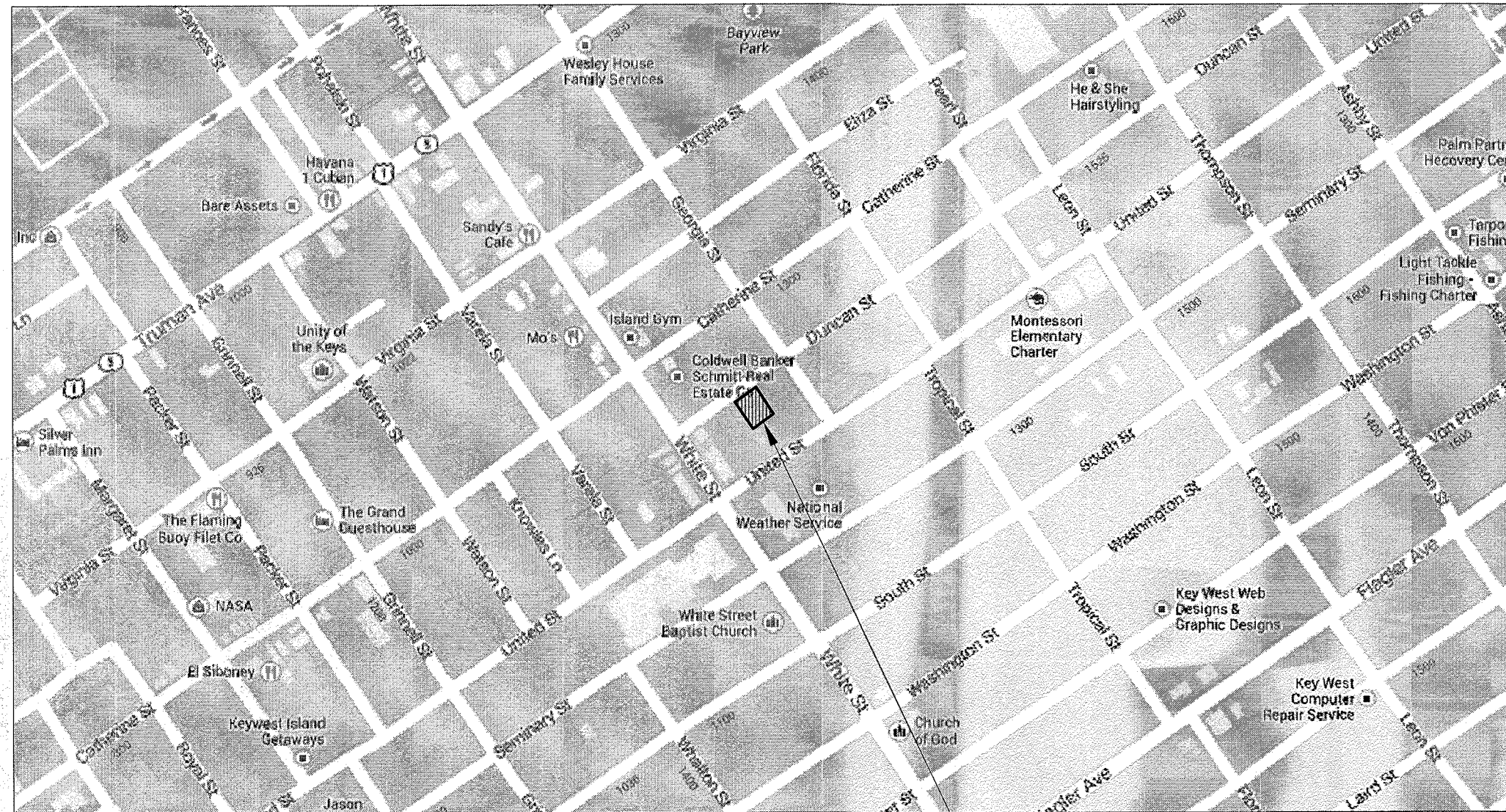
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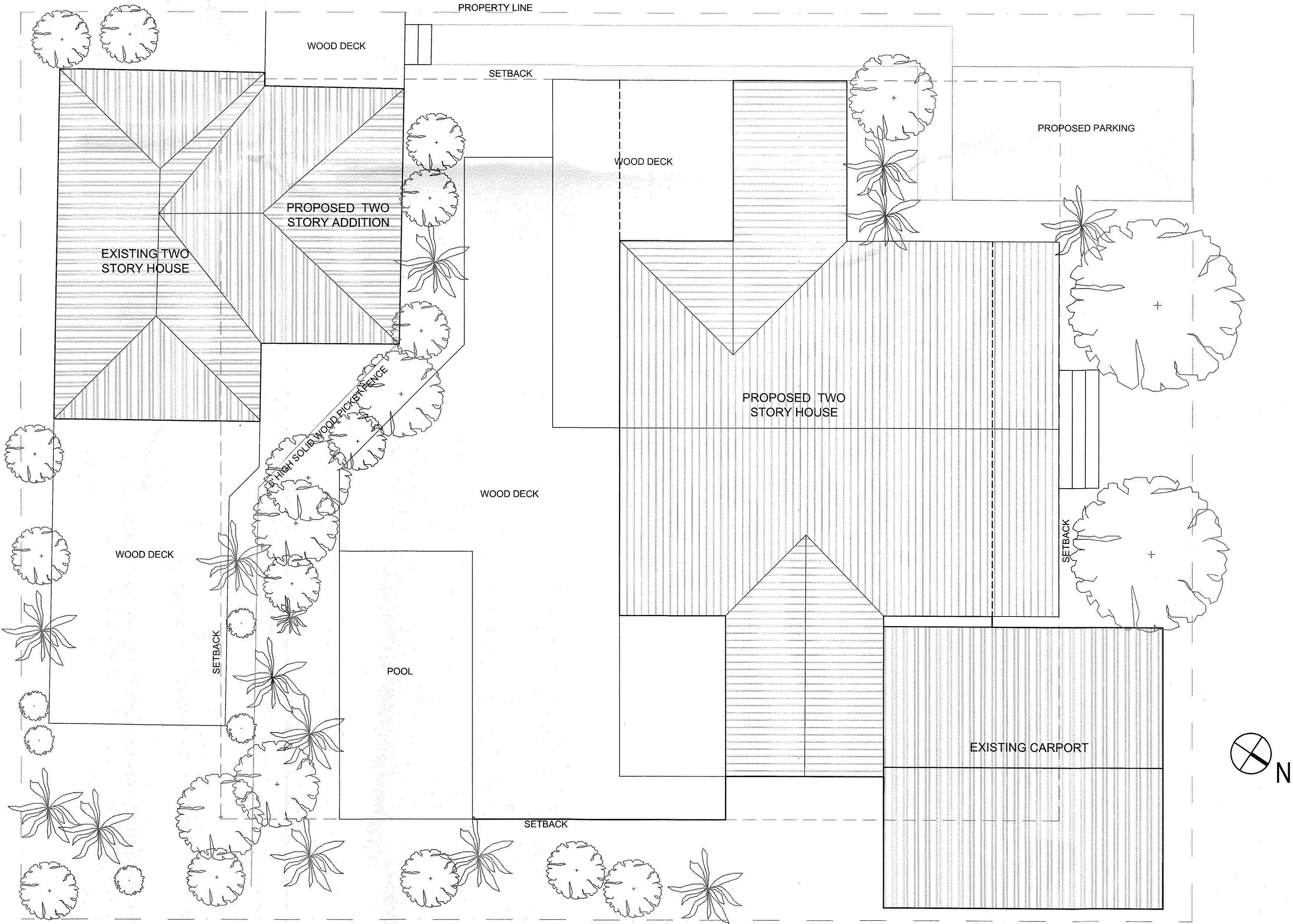
2 CONTEXTUTAL ELEVATION
A1.1 SCALE: 1/8"=1'-0"



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"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

Seal:
Consultants:

Submissions / Revisions:
H.A.R.C. - 2014.5.1

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

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. Revised Set - 2014.3.3

1212 DUNCAN STREET
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

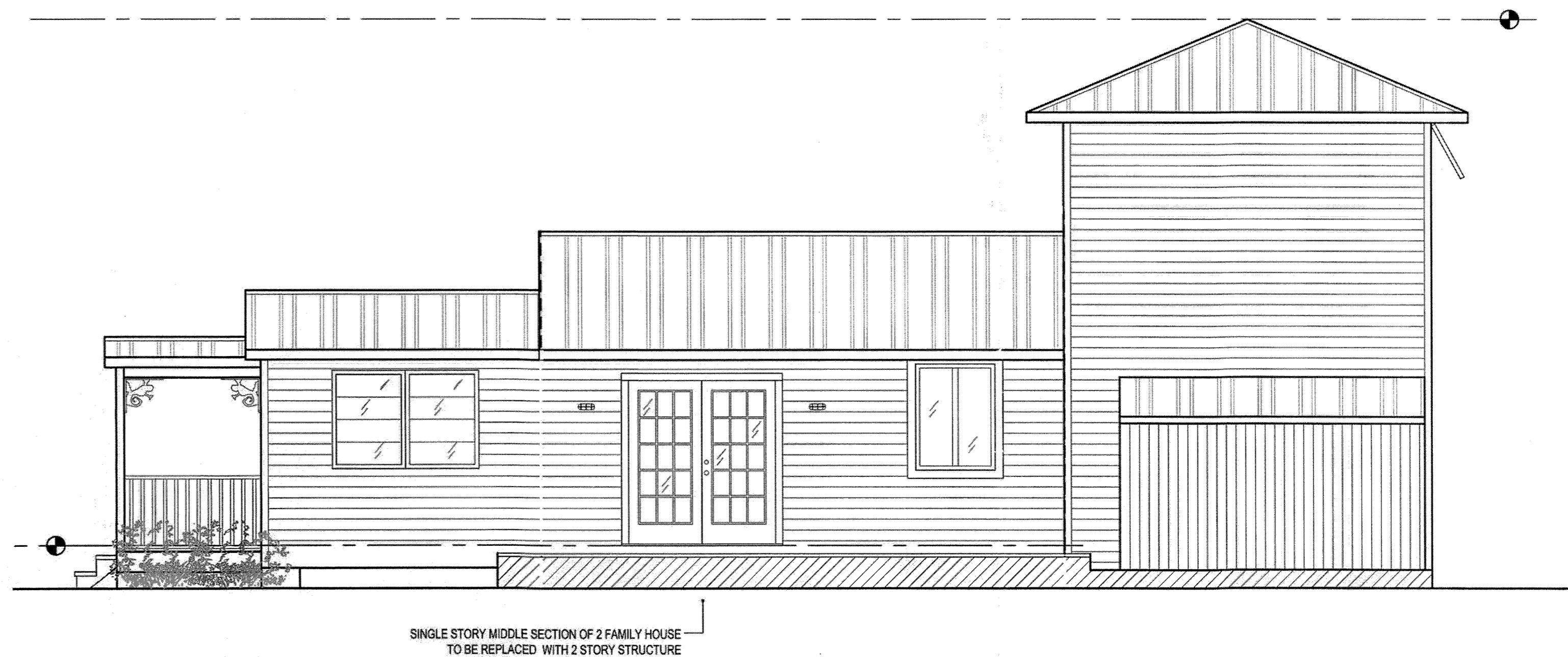
Drawing Size: 24x36 Project #: 13025

EXISTING ELEVATIONS

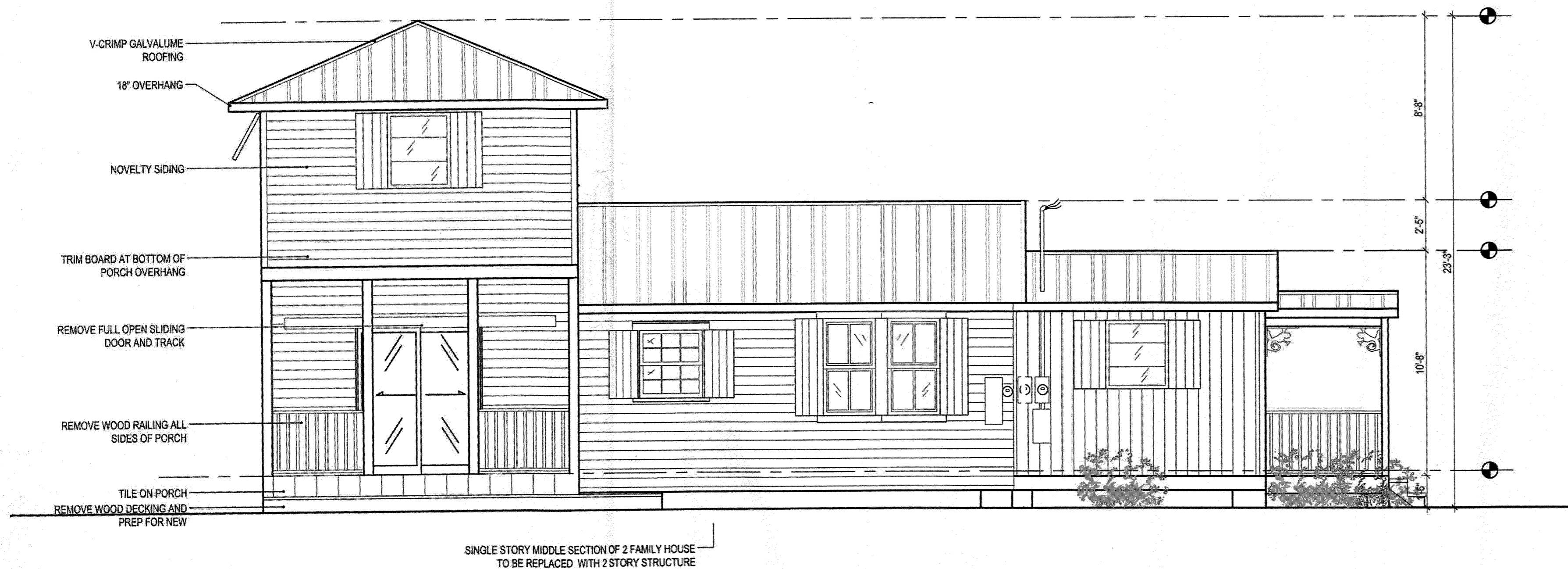
Sheet Number:
AE-3
Date: - MARCH 3, 2014
©2014 by William Shepler Architect



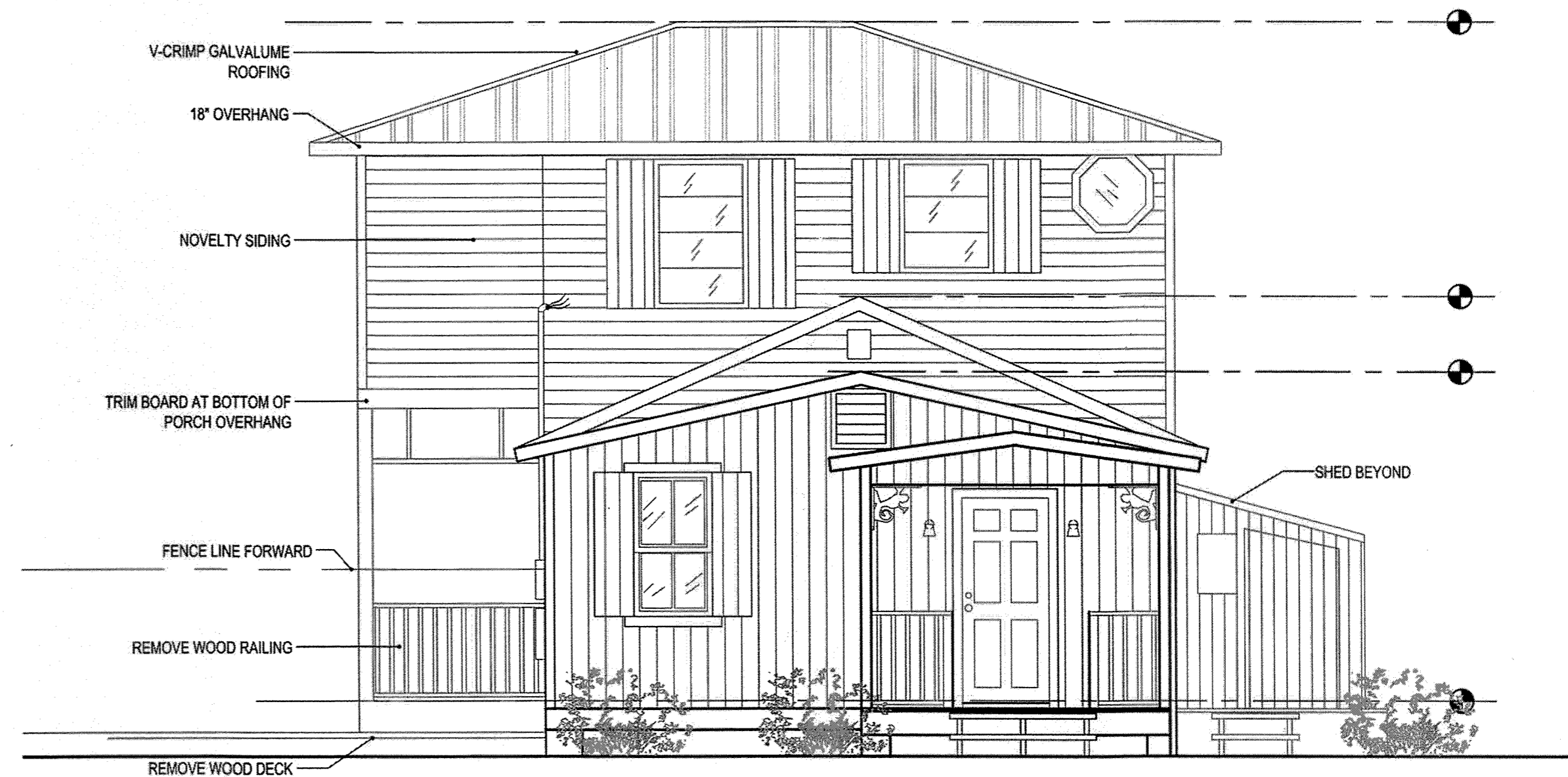
3 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

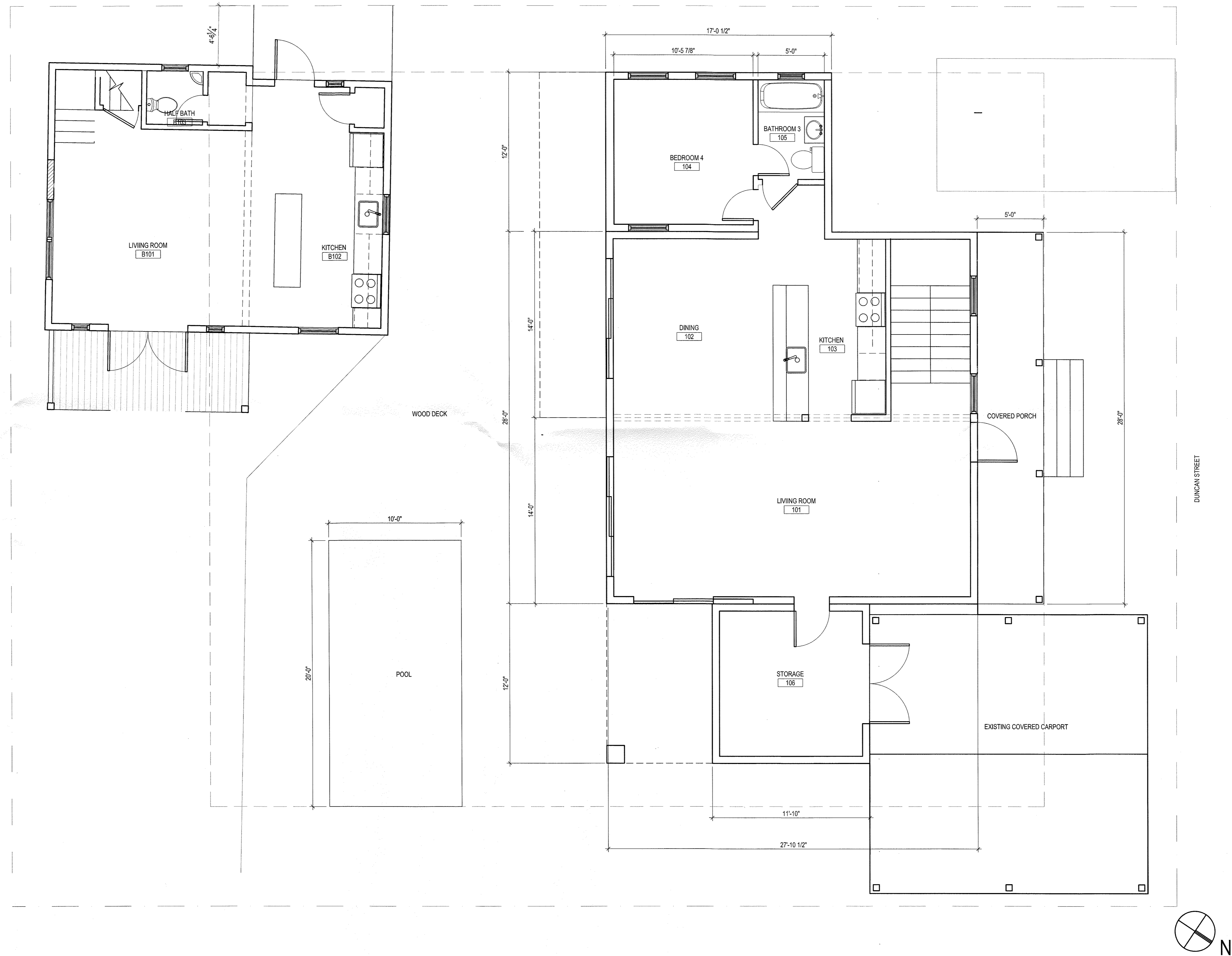


2 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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

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



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

Consultants:

Submissions / Revisions:
H.A.R.C. - 2014.5.1

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

Drawing Size: 24x36 Project #: 13025

Title:

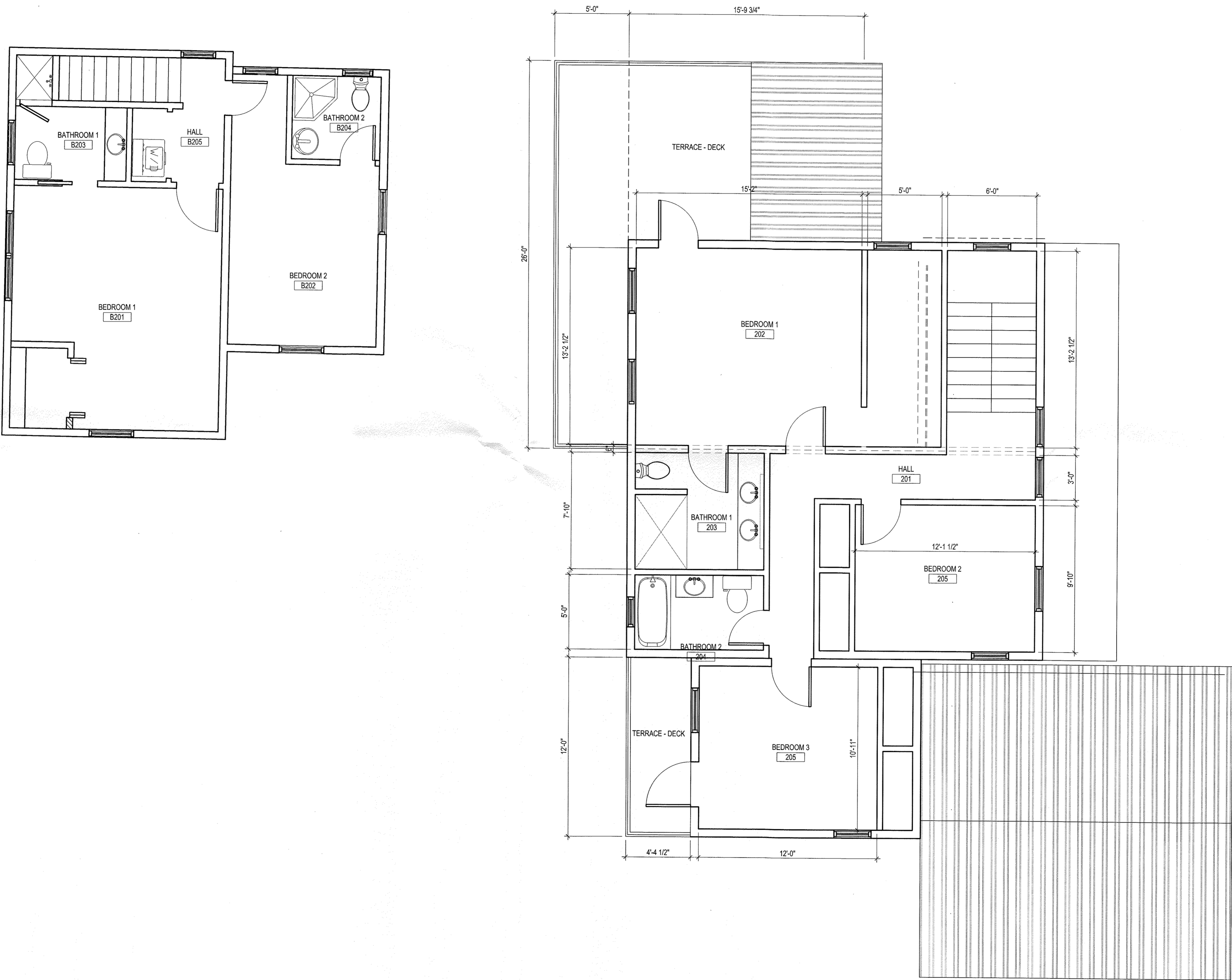
**PROPOSED
FIRST FLOOR
PLANS**

Sheet Number:

A-2.1

Date: - APRIL 24, 2014

©2014 by William Shepler Architect



1

A2.1

FIRST FLOOR PLAN

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

1210 - 1212 DUNCAN STREET

KEY WEST, FL

RESIDENTIAL REMODELING PROJECT

Drawing Size

24x36

Project #:

13025

Title:

PROPOSED

SECOND

FLOOR

PLANS

Sheet Number:

A-2.2

Date: - APRIL 24, 2014

©2014 by William Shepler Architect

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. - 2014.5.1

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

Drawing Size: 24x36
Project #: 13025

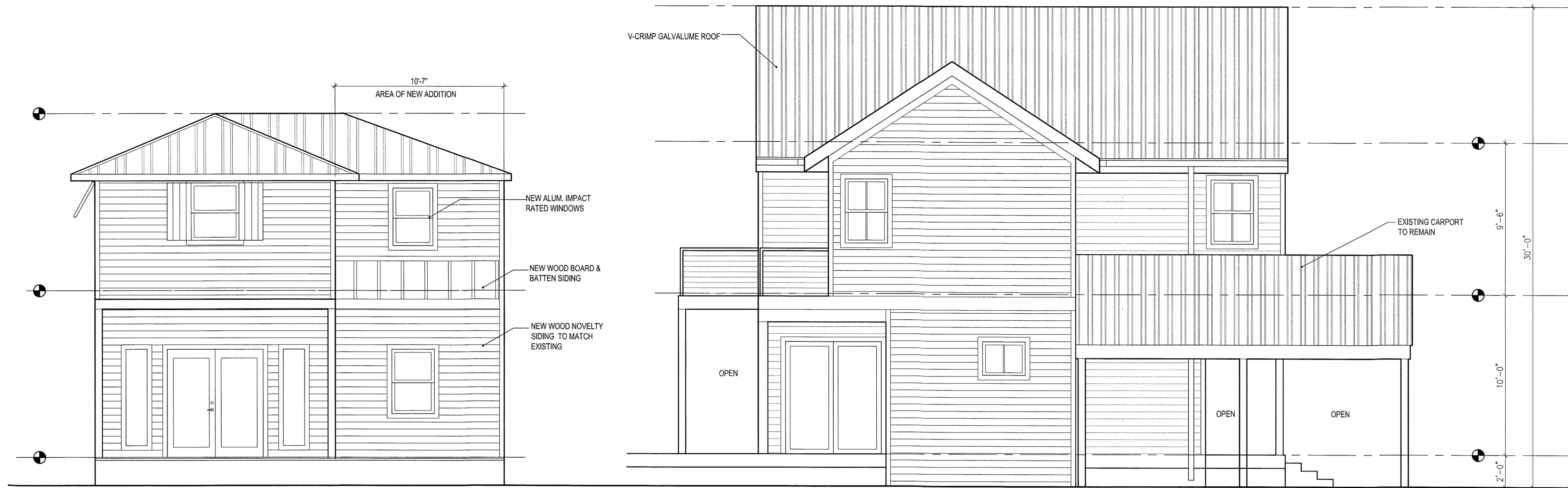
Title:

**PROPOSED
ELEVATIONS**

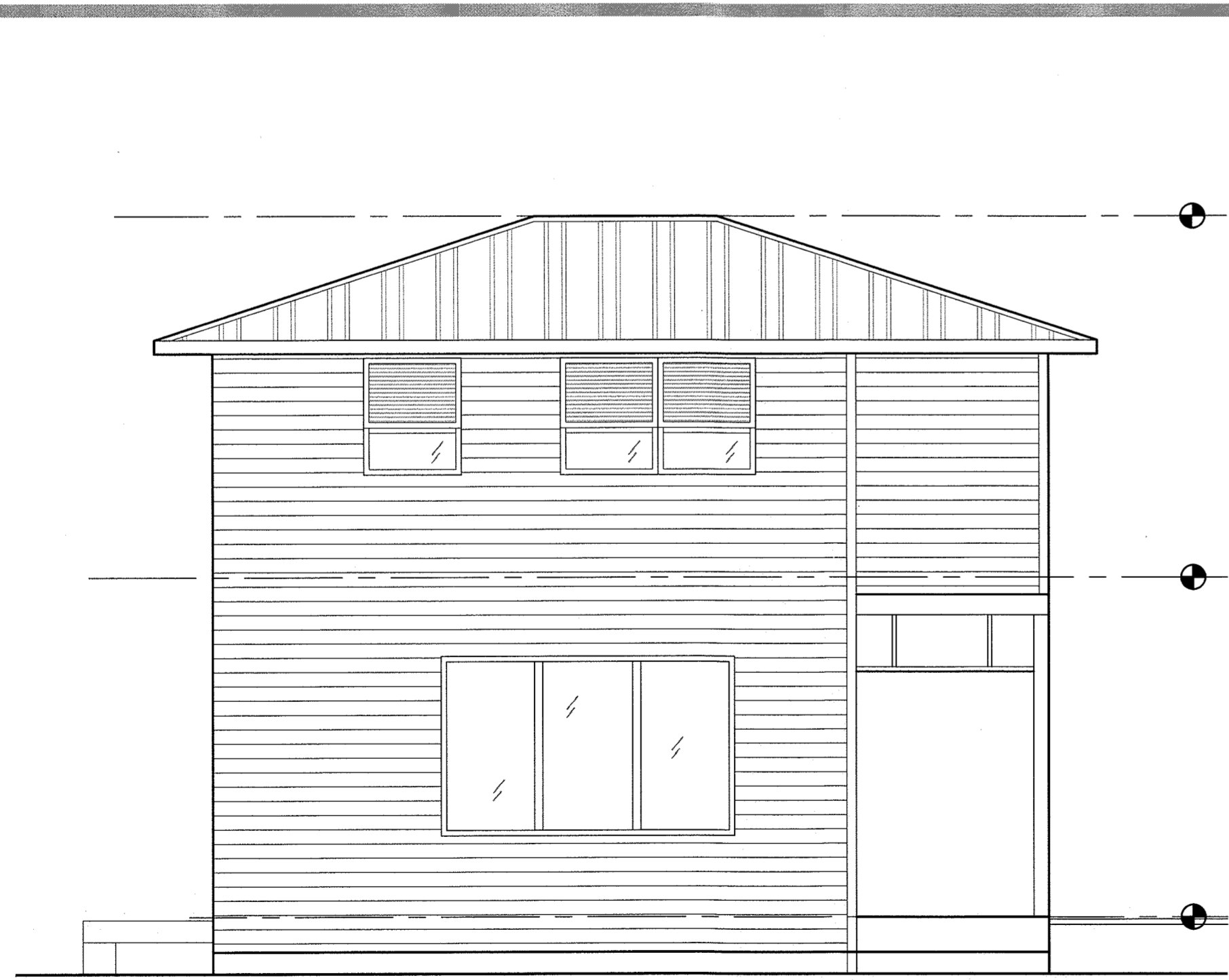
Sheet Number:

A-3.2

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



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



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



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



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION #

9, L 1036013
05-01-
114-01-0775

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

Drawn: KEVIN TORRES
Date: 5/20/14
Scale: 1/4" = 1'-0"

PT 2014-1000775

Trans number: 3003:51
CK CHECK Date: 143 \$180.00

Trans date: 5/1/14

Staff Approval: 10:15:32

Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

DM 5/27/14

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:

5/27/14

Signature:

DM

Historic Architectural
Review Commission



THE CITY OF KEY WEST
Planning Department
Post Office Box 1409 Key West, FL 33041-1409

June 02, 2014

**William Shepler
513 Fleming Street
Key West, FL 33040**

**RE: 1210-1212 Duncan Street / H14-01-0775
New two story house at front of property. New decks and pool. Demolition of front
portion of the existing house.**

Dear Applicant,

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the above mentioned project at the public hearing held on May 27, 2014.

If you wish to appeal this decision, as pursuant Sec 90-428 of the Code of Ordinance of the City of Key West, you may do so in writing. Appeals should be sent to;

Ms. Cheryl Smith
City Clerk, City of Key West
#3126 Flagler Avenue
Key West, Florida 33040

Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

PLEASE BE ADVISED THAT THIS LETTER IS NOT A RENDERING OF THE DECISION OF HARC, NOR IS IT THE ORDER FROM WHICH AN APPEAL CAN BE TAKEN. THIS IS MERELY A COURTESY SUMMARY OF THE EVENTS AT THE PERTINENT HARC MEETING.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Sincerely,


Kevin Bond, AICP
Planner II
305-809-3725

COPY

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., April 24, 2018** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

REVISIONS TO A PREVIOUSLY APPROVED TWO-STORY HOUSE INCLUDING DORMER, ENCLOSURE TO REAR PORCHES AND REDUCTION OF REAR ROOF DECK.

#1210 DUNCAN STREET

Applicant – William Shepler, Architect Application #18-03-0012

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 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.

PROPERTY APPRAISER INFORMATION



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 00035160-000000
Account # 1036013
Property ID 1036013
Millage Group 10KW
Location 1210 DUNCAN St, KEY WEST
Address
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 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
Description (Note: Not to be used on legal documents)
Neighborhood 6096
Property Class SINGLE FAMILY RESID (0100)
Subdivision Moffat's Sub
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

IPPOLITO ANDREA
 1210 Duncan St
 Key West FL 33040

IPPOLITO JOSEPH
 1210 Duncan St
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$230,630	\$40,404	\$22,039	\$50,003
+ Market Misc Value	\$1,910	\$2,081	\$1,876	\$5,353
+ Market Land Value	\$589,200	\$632,681	\$501,833	\$302,920
= Just Market Value	\$821,740	\$675,166	\$525,748	\$358,276
= Total Assessed Value	\$378,277	\$369,089	\$368,715	\$358,276
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$367,073	\$353,756	\$347,664	\$333,276

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,961.00	Square Foot	0	0

Buildings

Building ID	2796	Exterior Walls	HARDIE BD with 0% WD FRAME
Style	2 STORY ELEV FOUNDATION	Year Built	1953
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2015
Gross Sq Ft	1627	Foundation	CONCR FTR
Finished Sq Ft	1118	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	PLYWD/PR BD
Perimeter	248	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	1	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
DCF	F DET CARPORT	320	0	72
DUF	FIN DET UTILIT	54	0	30

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,118	1,118	234
OPF	OP PRCH FIN LL	135	0	70
TOTAL		1,627	1,118	406

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1994	1995	1	1 UT	1
FENCES	2000	2001	1	240 SF	2
FENCES	2002	2003	1	240 SF	2
FENCES	2002	2003	1	84 SF	2
WOOD DECK	2015	2016	0	220 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/27/2012	\$0	Warranty Deed		2589	1247	11 - Unqualified	Improved
2/2/2004	\$132,900	Warranty Deed		1971	1885	M - Unqualified	Improved
8/29/2001	\$320,000	Warranty Deed		1725	0348	M - Unqualified	Improved
1/1/1996	\$155,000	Warranty Deed		1387	1962	M - Unqualified	Improved
4/1/1987	\$125,000	Warranty Deed		1010	990	M - Unqualified	Improved

Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
14-0303	6/16/2014	5/16/2016	\$45,000		REVISION: REBUILD 400 SF DOWNSTAIRS AND REPLACE WINDOWS AND DECK
14-2782	6/16/2014	5/16/2016	\$1,500		ADD 300 SF TO ROOF
14-2783	6/16/2014	5/16/2016	\$3,500		INSTALL MINI SPLIT UNITS
14-2742	6/11/2014	1/5/2015	\$1,200		REMOVAL FRONT PART OF HOUSE TO MAKE ROOM FOR ADDITION AND NEW STRUCTURE REMOVING APPROX 660 SF
14-0303	2/16/2014	5/16/2016	\$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.
05-5763	1/6/2006	7/10/2006	\$400	Residential	ADD A SECOND ELECTRIC METER

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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