Historic Architectural Review Commission
Staff Report for Item 9

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	May 23, 2017
Applicant:	One Call Construction, Contractor
Application Number:	H15-01-1528
Address:	#1301 Whitehead Street

***Review of this project is under the old guidelines for additions, alterations, and new construction, as the Commission postponed the item on the February 23, 2016 meeting.**

Description of Work:

New rear additions with deck on the roof. Relocate and elevate accessory structure and enclose front portion. New side entry roof and new railings on existing porches. New steps and site work including partial site regrading. Enclosure of second floor existing rear side north porch**.**

Site Facts:

The building under review, build circa 1912, is a contributing resource to the historic district. The building is located on the south corner of Whitehead and United Streets. The two-story frame structure has a one story front porch that wraps towards United Street, accentuating its corner setting. The house has dense vegetation, particularly towards Whitehead Street. The house sits on concrete piers and its first story finish floor is elevated approximately 2'-3/4" from grade.

By reviewing the Sanborn maps, there is evidence that on the back portion of the house there used to be a 20' tall water tower with a motor. The water tower is not depicted in the 1926 or subsequent Sanborn maps. The existing one-story wrap porch, fronting Whitehead and United Streets is an original feature of the house. Two bay windows are located on the first floor, each facing a street. The backside portion of the house also used to have a porch

facing United Street. The southern back portion of the house has been a two-story structure at least since 1941; aerial photos taken by the Navy in 1941 are evidence of this fact. Currently the second floor addition bumps out from the first floor towards the east elevation.

By comparing the 1962 Sanborn map and the circa 1965 photo with a current survey, we found changes in the footprint of the house, particularly on the back portion of the house. The historic northeast porch, facing United Street, was enclosed with a flush wall to the historic fabric. Other non-historic alterations include a second floor balcony with a roof deck, swimming pool, decks, and wooden fences. The Sanborn maps from 1926, 1948 and 1962 all depict an accessory structure, facing United Street, dedicated to a car. This structure, although altered, remains in the same location. According to the circa 1965 photograph the actual structure was a garage, with a front double door.

Adjacent structures are all residential by design and use, being the ones on its adjacent proximity historic and contributing structures, all two stories and two and a half stories frame structures. Across Whitehead Street, there is the Trumbo Annex Navy residential complex. The owners have stated that on a heavy rain, the entire site gets flooded and they need to protect their home.

Guidelines and Ordinance Cited on Review:

- US Secretary of the Interior's Standards and Guidelines for Rehabilitation (pages 16-23), specifically Standards 1, 2, 4, 9 and 10.
- Roof decks (page 28a), specifically first paragraph, and guideline 1.
- Entrances, porches and doors (pages 32-33), specifically guideline 8, for proposed new entry porch facing United Street.
- Additions, alterations and new construction (pages 36-38a), specifically all guidelines on page 37, and guidelines 1, 4, 5, and 6. For the relocation of the accessory structure guideline 1 page 38, second sentence.
- Outbuildings (page 40-41), specifically guideline 8 of page 40.

Staff Analysis

The Certificate of Appropriateness in review is for a proposed one-story frame addition attached to the southeast portion of a contributing structure. The new addition will have a small roof deck that will be accessible from a second floor master bedroom. The design also includes the expansion in footprint of the northwest portion of the house, which is the latest addition to the house. The proposed changes to the northeast includes the enclosure of the second floor porch, having the wall that will face United Street been setback 6" from the north wall of the main house. Nevertheless, the plans depict an increase of the footprint towards the east portion of the house at both stories; enlarging the existing massing of the non-historic portion of the house. It is evident that the existing second floor porch and its roof deck, which faces United Street, are rudimentary in nature, and they are not appropriate to the historic fabric. The proposed new addition will have two over two wood

impact resistance windows and their exterior walls will have wood lap siding. All trims in the new addition will be made of wood.

The design proposes to keep a roof deck with existing not-to-code railings, for which staff has not found any approvals for its construction; staff reviewed aerial photographs and in 1994, a two-story addition towards the northeast corner of the building is visible. Still, staff has questions as to when HARC reviewed and approved the roof-deck. According to the applicant, they are not going to do anything to the existing roof deck nor the railings.

Another component of the design is the relocation of the existing carport. The accessory structure is proposed to be moved 5 feet from the street side property line and 8 feet from the rear property boundary. As previously mentioned, portions of the existing carport, are still historic; the front gable and columns are not original to the structure. The plan depicts a small increase in height for the accessory structure, through elevating its foundations. The structure will not be a garage.

The design also includes a new pool deck, re-grading of the lot, a new entry porch with a door on the rear addition, and facing United Street. The proposed entry porch roof seems out of scale and proportions with the existing side elevation, and it reads as prominent as character defining elements in the north façade, like a bay window and the wrap porch.

On March 28, 2017, the Commission approved for staff to review the proposed elevation of the building, up to 4'- 8" at finished floor, due to flood issues. As part of the Commission's motion on that specific meeting was for staff to approve site regarding related to the increase in height of the footings. This was a motion approved as a request from the owner of the house that urged the Commission to consider this specific issue. Still, in conversations with staff after the meeting the owner explained that elevating the house at this point without approvals of any additions did not work for him.

Consistency with Guidelines

It is staff's opinion that the project fails many of the cited guidelines as well as the US Secretary of the Interior Standards and Guidelines. Staff opines that the actual second floor porch that faces United Street negatively affects the symmetry and proportions of the historic building; the proposed enclosure and expansion will create a volume that does not protect the integrity of the property and its environment. As mentioned by the owner in the last meeting, this portion of the house is an eyesore; expanding it and making it a volume attached to the historic house will perpetuate and accentuate a non-sensible addition.

Staff finds that the relocation of the accessory structure and its renovation by enclosing the front portion and adding a pair of doors will bring back the structure to a similar historic configuration. The structure is an important element to the site even though the front portion is altered. The garage was not original to the site but is historic as the 1926 Sanborn

maps depict it for the first time. The design promotes the preservation of the form and character of the accessory structure.

The proposed gable entry roof facing United Street is detracts from character defining elements such as the bay window and wrap porch that faces the street, location, proportions, and form are incompatible with those elements.

APPLICATION

15-01-1528

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

$50.00 APPLICATION FEE NON-REFUNDABLE

"USP"

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040
Phone: 305.809.3956
BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER	BUILDING PERMIT NUMBER	INITIAL & DATE
~~1703-0000~~3	17-0456	
FLOODPLAIN PERMIT	ZONING	REVISION #

FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			☐ YES ☐ NO _____%

ADDRESS OF PROPOSED PROJECT:	1301 Whitehead Street Key West FL 33040	# OF UNITS
RE # OR ALTERNATE KEY:	1036986	
NAME ON DEED:	Peter and Dixie Janker	PHONE NUMBER 703-850-0986
OWNER'S MAILING ADDRESS:	7688 Oak Field Ct	EMAIL psjanker@yahoo.com
	Springfield VA 22153-3506	
CONTRACTOR COMPANY NAME:	One Call Construction	PHONE NUMBER 305-797-7133
CONTRACTOR'S CONTACT PERSON:	David Pouliot	EMAIL dave@constructionkeywest.com
ARCHITECT / ENGINEER'S NAME:		PHONE NUMBER
ARCHITECT / ENGINEER'S ADDRESS:		EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☑ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: $To be determined

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as decribed shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the decription of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned decription of work shall be controlling.)

Raise existing structure to 9' an increase of approx. 2' 6", Relocate accesory building, new rear addition, few side trellis and porch area, embellish house with Rails as needed per life safety, add lattice around base and raise grade

Printed name of property owner or licensed contractor.	Signature.
David Pouliot	

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me

Personally known or produced _____ as identification.

SHEREE KATE CLARK
MY COMMISSION #FF173640
EXPIRES: NOV 03, 2018
Bonded through 1st State Insurance

Official Use Only:

JKSchell
09 MAR 2017

Oper: KEYWMC Type: BP Drawer: 1
Date: 2/23/17 56 Receipt no: 10640
2017 761
PT * BUILDING PERMITS-NEW
1.00 $100.00
Trans number: 3101663
VM VISA/MASTERC $200.00

Trans date: 2/23/17 Time: 8:13:56

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ___ MAIN STRUCTURE ___ ACCESSORY STRUCTURE ___ SITE

ACCESSORY STRUCTURES: ___ GARAGE / CARPORT ___ DECK ___ FENCE ___ OUTBUILDING / SHED

FENCE STRUCTURES: ___ 4 FT. ___ 6 FT. SOLID ___ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ___ INGROUND ___ ABOVE GROUND ___ SPA / HOT TUB ___ PRIVATE ___ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ___ NEW ___ ROOF-OVER ___ TEAR-OFF ___ REPAIR ___ AWNING

___ 5 V METAL ___ ASPLT. SHGLS. ___ METAL SHGLS. ___ BLT. UP ___ TPO ___ OTHER

FLORIDA ACCESSIBILITY CODE: ___ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ___ # OF SINGLE FACE ___ # OF DOUBLE FACE ___ REPLACE SKIN ONLY ___ BOULEVARD ZONE

___ POLE ___ WALL ___ PROJECTING ___ AWNING ___ HANGING ___ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

___ MECHANICAL: ___ DUCTWORK ___ COMMERCIAL EXH. HOOD ___ INTAKE / EXH. FANS ___ LPG TANKS

A / C: ___ COMPLETE SYSTEM ___ AIR HANDLER ___ CONDENSER ___ MINI-SPLIT

___ ELECTRICAL: ___ LIGHTING ___ RECEPTACLES ___ HOOK-UP EQUIPMENT ___ LOW VOLTAGE

SERVICE: ___ OVERHEAD ___ UNDERGROUND ___ 1 PHASE ___ 3 PHASE ___ AMPS

___ PLUMBING: ___ ONE SEWER LATERAL PER BLDG. ___ INGROUND GREASE INTCPTRS ___ LPG TANKS

RESTROOMS: ___ MEN'S ___ WOMEN'S ___ UNISEX ___ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: **PAINTING SINGLE FAMILY: $10** **STAFF APPROVAL: $50** **COMMISSION REVIEW $100**

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ___ GENERAL ___ DEMOLITION ___ SIGN ___ PAINTING ___ OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ___ **BUSINESS SIGN** ___ **BRAND SIGN** ___ **OTHER:** _____

BUSINESS LICENSE # **IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE** _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:	INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.	

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION ☑ TABLED FOR ADD'L. INFO. ☐

HARC MEETING DATE: 02/23/16	HARC MEETING DATE:	HARC MEETING DATE:

REASONS OR CONDITIONS: POSTPONED AT 03/28/2017 MEETING. APPLICANT WILL SUBMIT FOR STAFF APPROVAL RAISING EXISTING BUILDING BY 2'6" WITH NO OTHER CHANGES SAVE EXTERNAL WALLING/LANDSCAPING

STAFF REVIEW COMMENTS: Main building is listed as contributing. Built circa 1912. Guidelines for additions/new construction/outbuildings. Secretary of the Interior's Standards. Ordinance for demo non-historic and historic

HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____- ~~17-03-0664~~
15-01-1528

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

Northern Addition is noncontributing & non historic

OR THAT THE BUILDING OR STRUCTURE;

(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.

There are no distinctive characteristics of historical significance.

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

None have occured.

(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.

None have occured.

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

None have occured.

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

This building does not exemplify any of the above

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

This building does not portray any of the above.

(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.

none exist

(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.

none exist

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

none exist

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____Yes Number of pages and date on plans _____

X No Reason Will be provided with Building Permit Application

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

This will not diminish neighborhood character

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

None of the above will be destroyed.

AND

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

none of the above will be destroyed.

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

Structure is not contributing

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 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 there will be a final inspection 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:	23 Feb 2017 Peter S. Janker DATE AND PRINT NAME:

OFFICE USE ONLY

BUILDING DESCRIPTION:				
____ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
____ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ **TWO YEAR EXPIRATION DATE** _____	Staff Comments

City Of Key West
Planning Department
1300 White Street
Key West, Florida 33040

April 10, 2017

Mr. David Pouliot
One Call Construction
1901 Flagler Avenue
Key West, Florida 33040

RE: ELEVATION OF HISTORIC HOUSE 2'-6" AND MODIFICATION TO FOOTERS. NEW REAR ADDITIONS. RELOCATE AND ELEVATE ACCESSORY STRUCTURE AND ENCLOSE FRONT PORTION. NEW SIDE TRELLIS AND NEW RAILINGS ON EXISTING PORCHES. NEW STEPS, SITE WORK INCLUDING PARTIAL SITE REGRADING. NEW MANSARD ROOF AT REAR TO COVER EXISTING ROOF DECK. DEMOLITION OF REAR WALLS.
FOR: #1301 WHITEHEAD STREET -HARC APPLICATION # H15-01-1528
KEY WEST HISTORIC DISTRICT

Dear Mr. Pouliot:

This letter is to notify you that the Key West Historic Architectural Review Commission reviewed the above-mentioned project on the public hearing held on Tuesday, March 28, 2017. The Commissioners made a motion for staff to approve only the request to raise the existing house 2'-6" and site work related to such work, as submitted in the plans, and postponed the proposed design and additions as well as the proposed demolitions for a future review. The Commission based their decision on the submitted documents and Mr. Peter Janker's presentation.

Should you have any questions, please do not hesitate to contact our office 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's historic heritage.

Sincerely:

Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
1300 White Street
Key West, Florida 33040 305.809.3973 etorregrosa@cityofkeywest-fl.gov

SANBORN MAPS

Key West, Monroe County, Florida, 1912

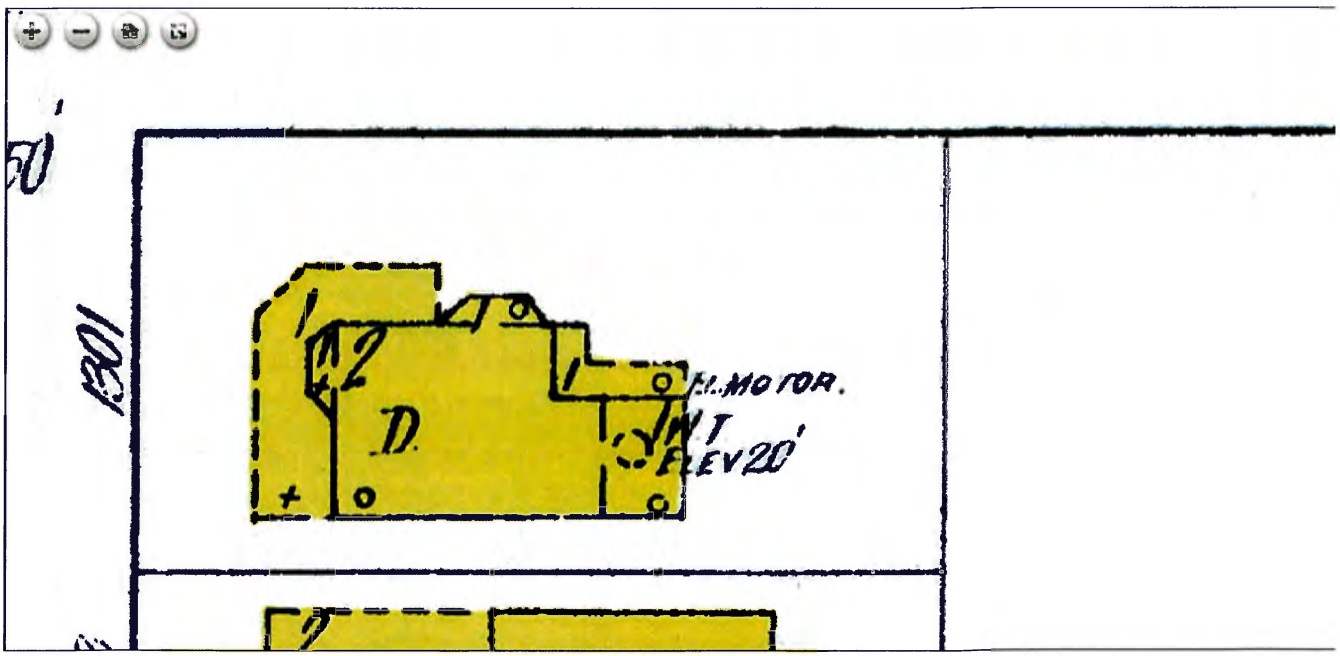
PRINT SEND ADD SHARE

RELATED MAPS DESCRIPTION THUMBNAILS DOWNLOADS MAP IMAGES

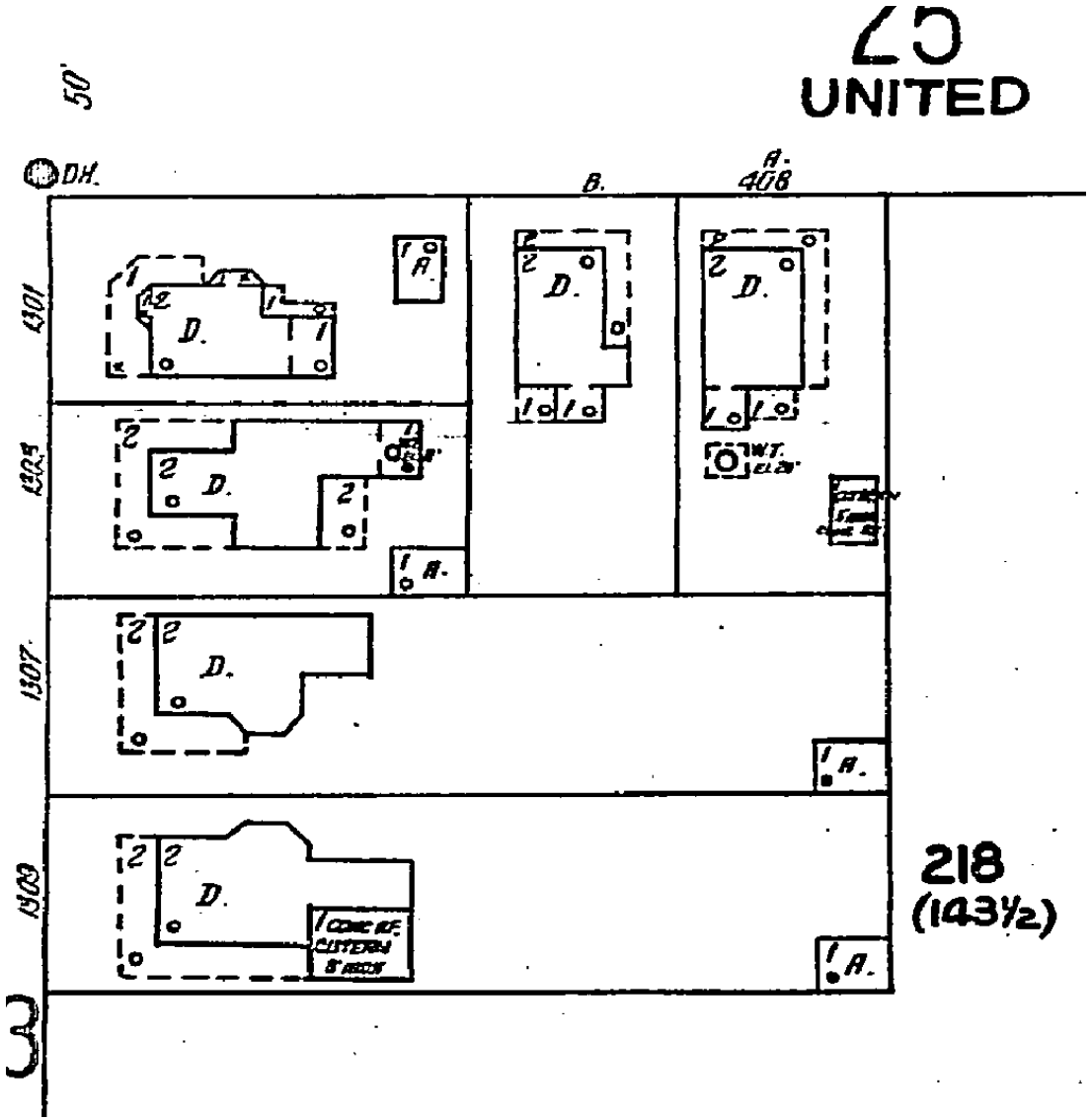
THUMBNAIL

UF Map and Imagery Library

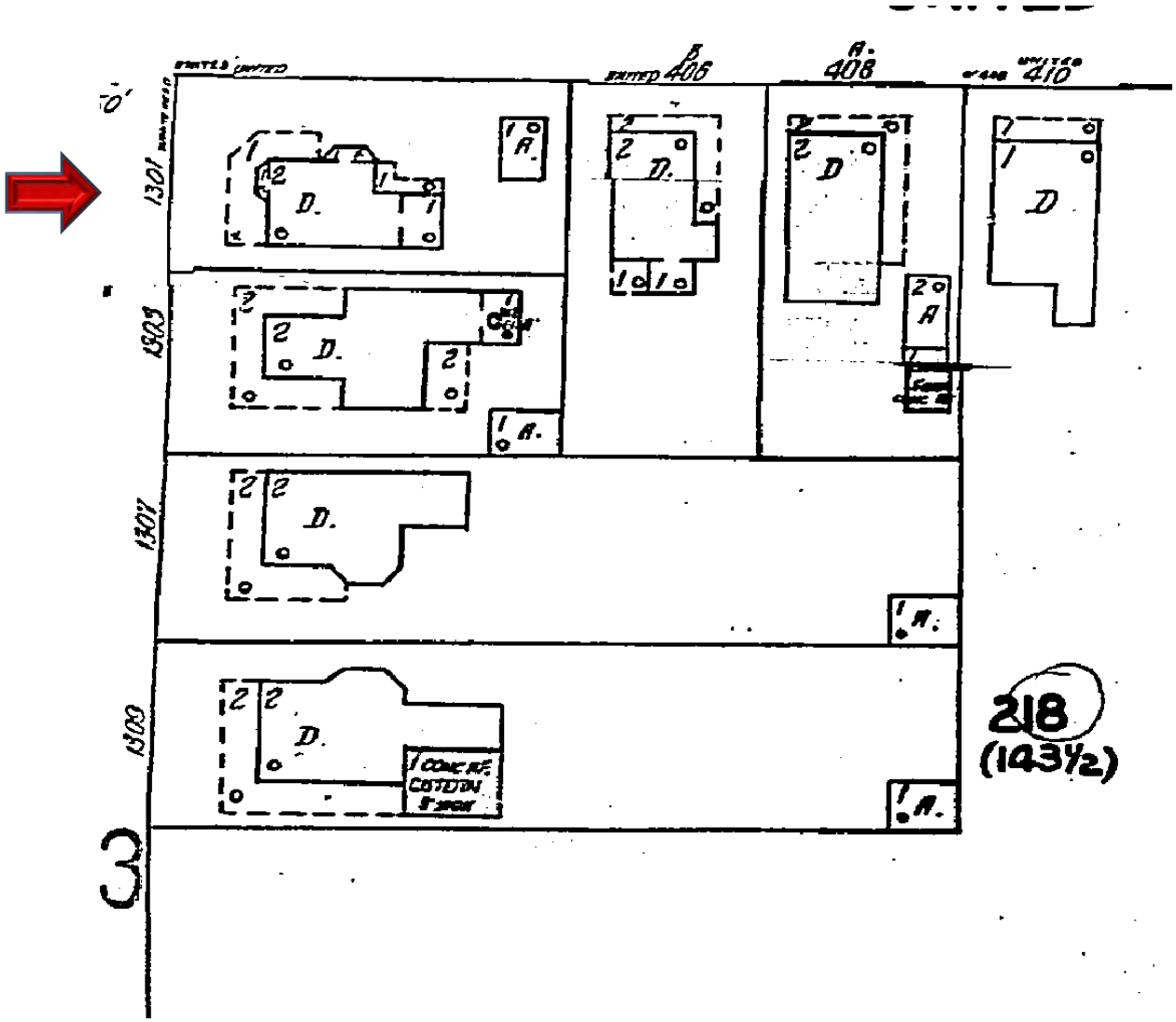
FIRST PREVIOUS Go To: NEXT



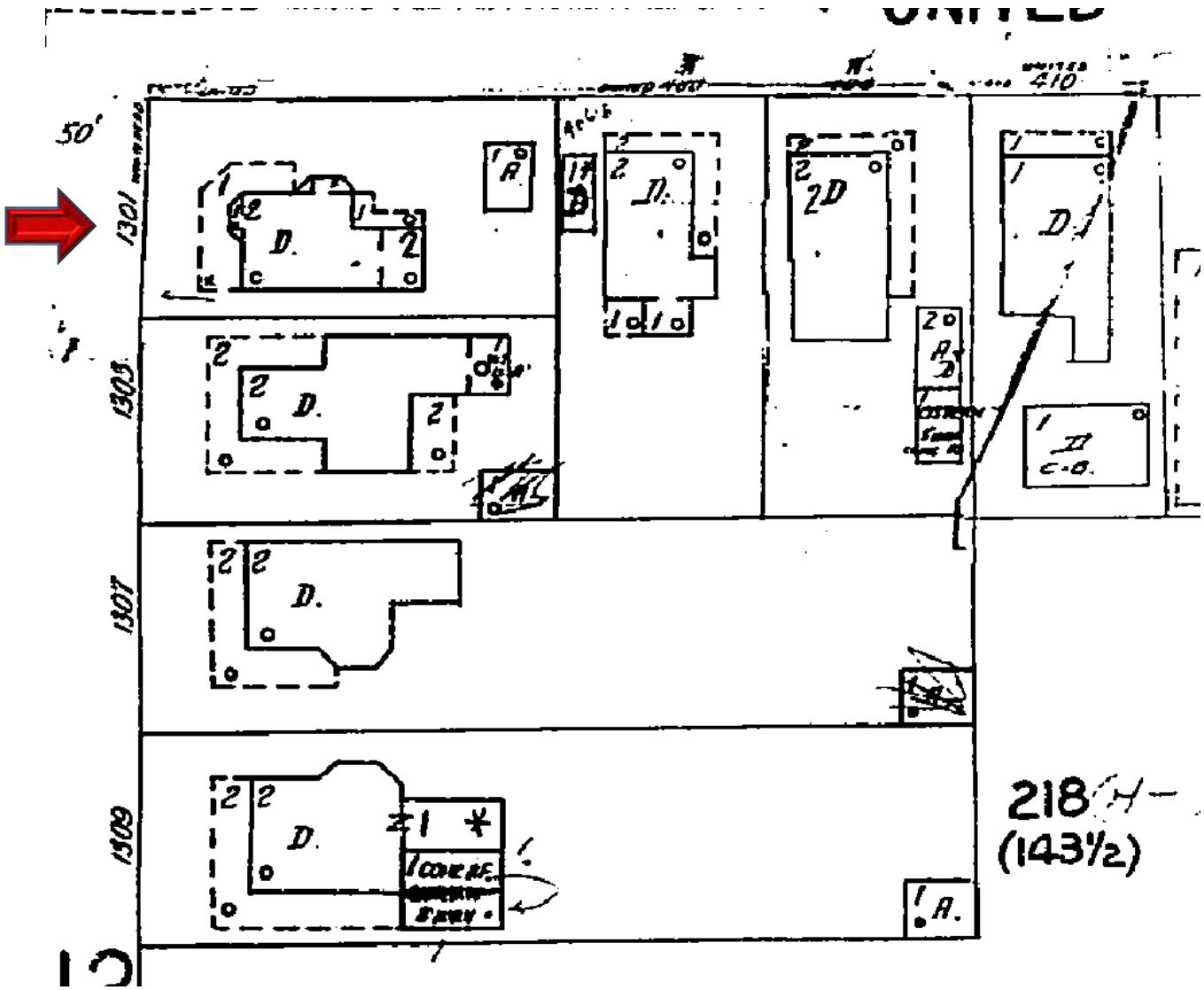
1912 SANBORN MAP.



#1301 Whitehead Street 1926 Sanborn Map

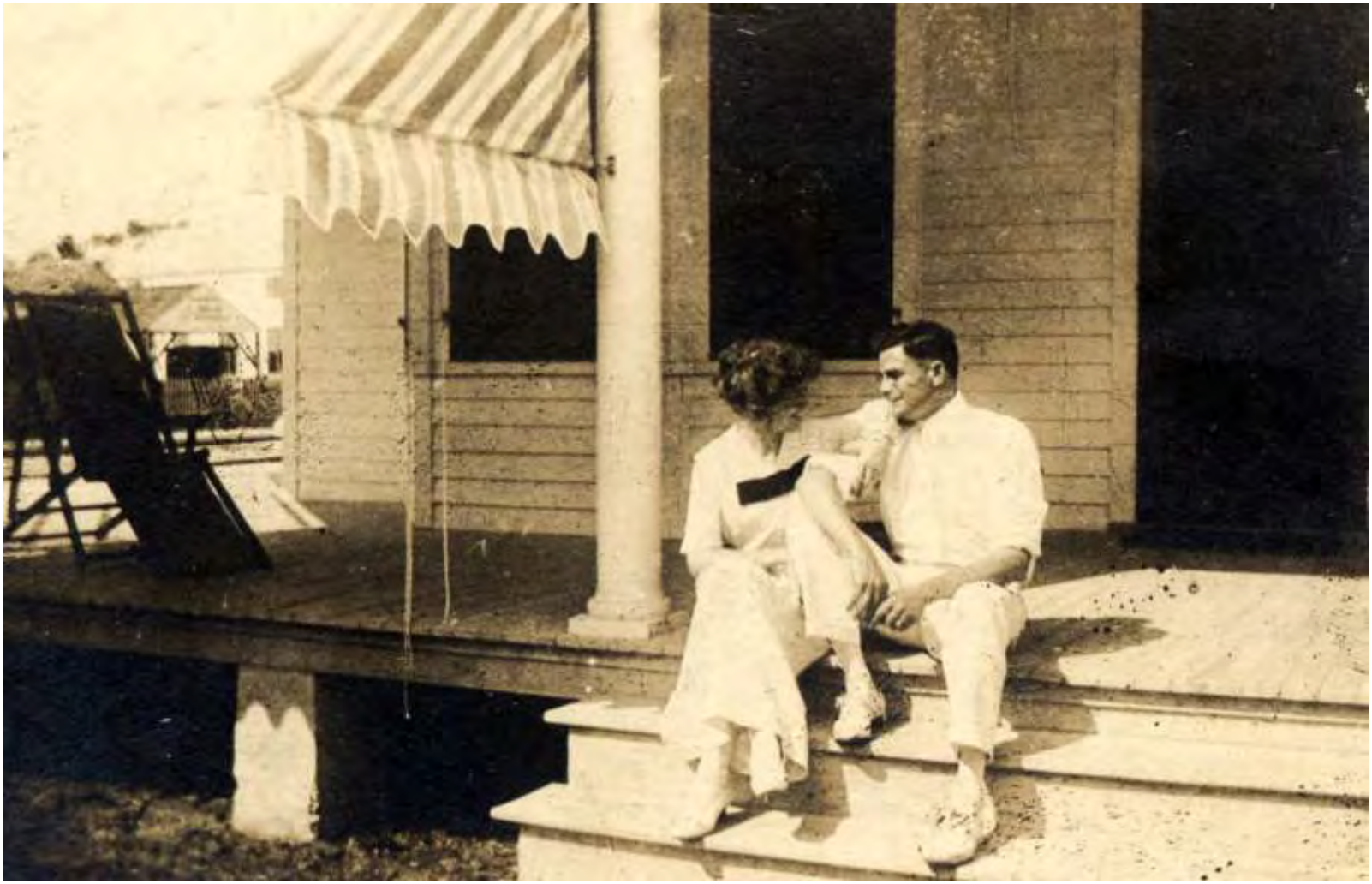


#1301 Whitehead Street 1948 Sanborn Map



#1301 Whitehead Street 1962 Sanborn Map

PROJECT PHOTOS



Photograph viewing the front porch, unknown date. Monroe County Library

Photograph taken in November 21, 1941 by the Navy. Monroe County Library

Photograph taken in November 21, 1941 by the Navy.

Monroe County Library

Aerial photograph circa 1950. Monroe County Library

#1301 Whitehead Street circa 1965. Monroe County Library

1301 WHITEHEAD ST
CARPORT

Photograph taken in the 1960's after a storm. Monroe County Library

Aerial Photograph March 12, 1998

Photograph September 1, 1999. Ty Symroski and Wendy Tucker

Google earth

feet 90

meters 20

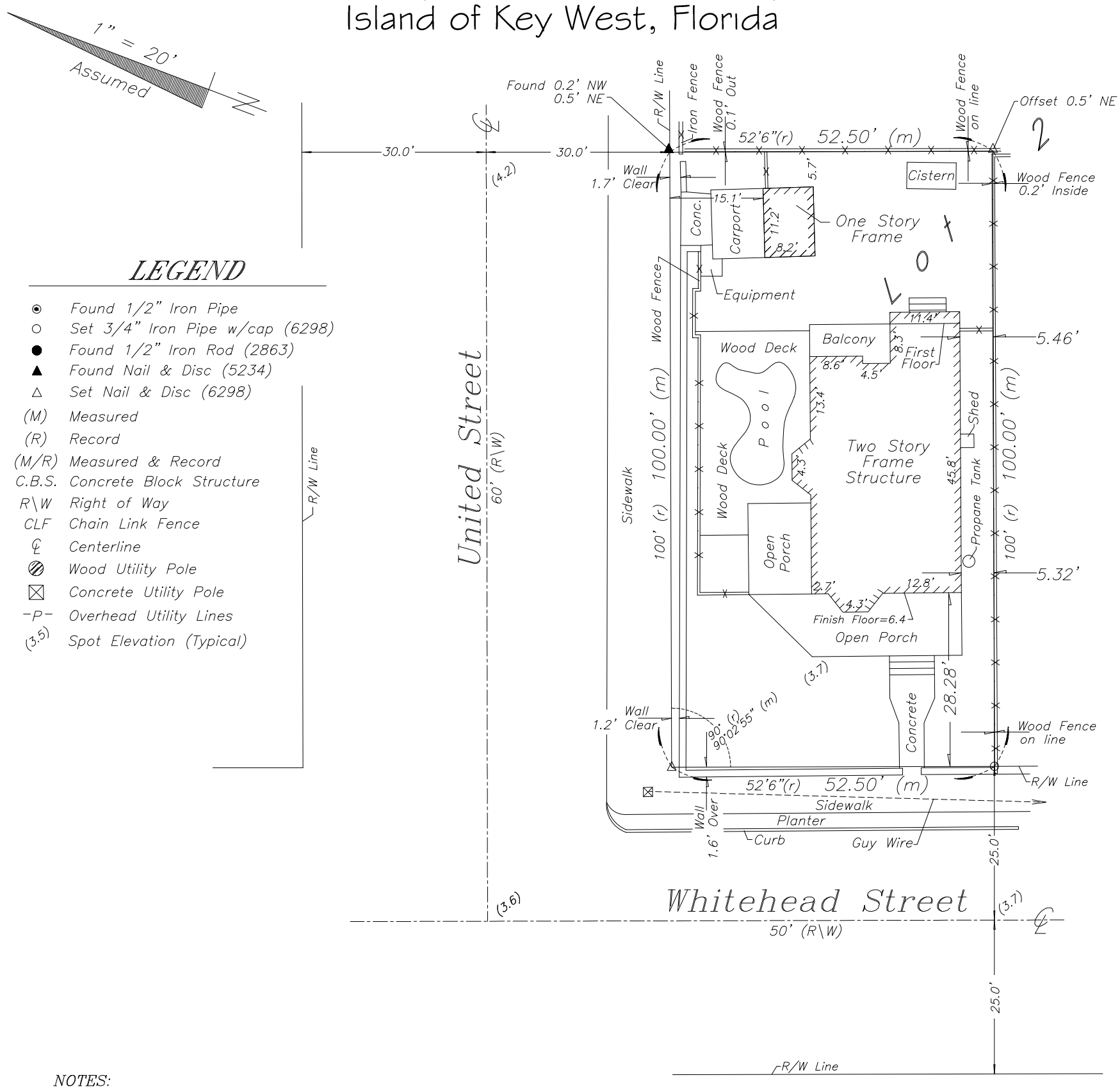
NAVAL AIR STATION
NAVAL AIR STATION
STOP

MA
FUL

COCONUT
ONLY

SURVEY

Boundary Survey Map of Part of Lot 2, Square 3, Tract 16
Island of Key West, Florida



NOTES:
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1301 Whitehead Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: October 11, 2011 and September 16, 2015.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: BASIC
13. Flood Insurance Rate Map Zone: AE (EL 8); Community Panel #120168; 1516 K, dated 2-18-05.

BOUNDARY SURVEY OF: On the Island of Key West and known as Part of Lot 2, Square 3, Tract 16 of the Northwesterly one-half of Lot 2, better described by metes and bounds as follows: COMMENCING at the intersection of the of United Street and the Northeasterly right of way line of Whitehead Street, said point of intersection to be the Point of Beginning of the parcel of land hereinafter described; thence run in a Southeasterly direction along the Northeasterly right of way of Whitehead Street 52 feet 6 inches to a point; thence run at a right angle in a Northeasterly direction 100 feet to a point; thence run at a right angle in a Northwesterly direction 52 feet 6 inches out to United Street; thence run at a right angle in a Southwesterly direction along the Southeasterly right of way of United Street 100 feet back to the Point of Beginning of the parcel of land herein described.

BOUNDARY SURVEY FOR: Peter S. Janker & Dixie L. Janker;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

_____
J. Lynn O'Flynn, PSM
Florida Reg. #6298

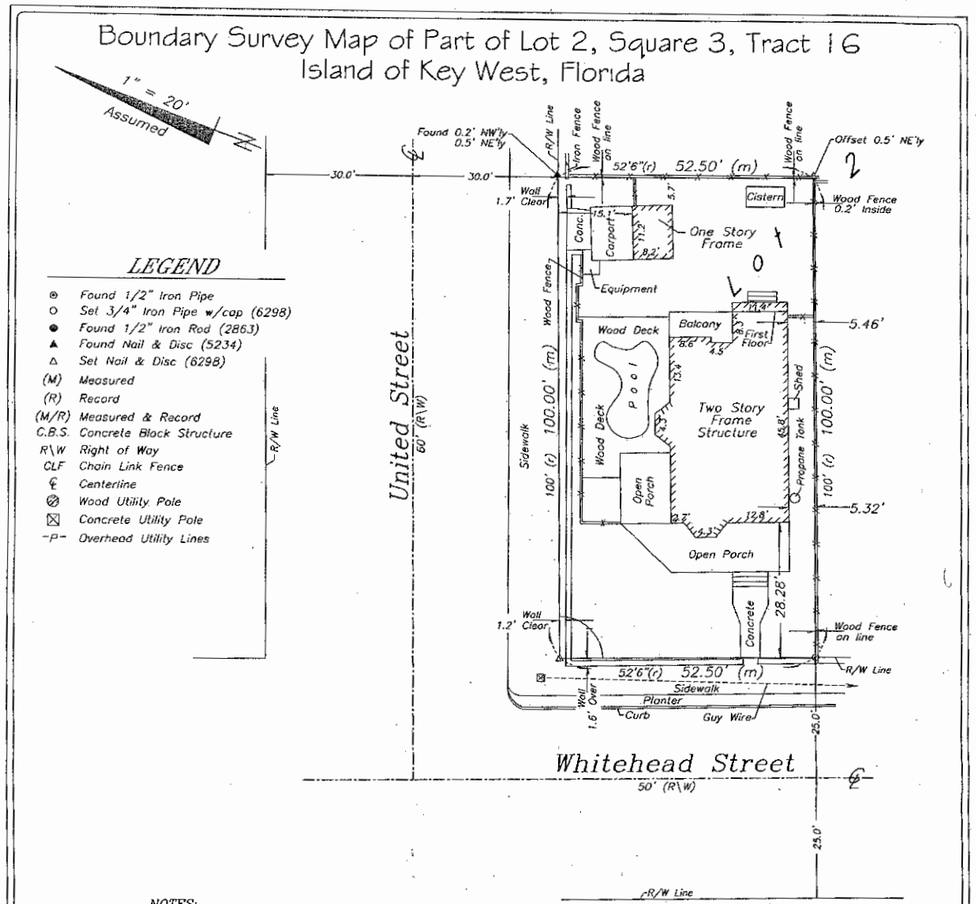
THIS SURVEY IS NOT ASSIGNABLE

October 17, 2011
Revised 9/17/15 to add Flood Zone information and Elevations

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

REVISED DESIGN

1301 Whitehead



NOTES:
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1301 Whitehead Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: October 11, 2011.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known as Part of Lot 2, Square 3, Tract 16 of the Northwesterly one-half of Lot 2, better described by metes and bounds as follows: COMMENCING at the intersection of the of United Street and the Northeasterly right of way line of Whitehead Street, said point of intersection to be the Point of Beginning of the parcel of land hereinafter described; thence run in a Southeasterly direction along the Northeasterly right of way of Whitehead Street 52 feet 6 inches to a point; thence run at a right angle in a Northeasterly direction 100 feet to a point; thence run at a right angle in a Northwesterly direction 52 feet 6 inches out to United Street; thence run at a right angle in a Southwesterly direction along the Southeasterly right of way of United Street 100 feet back to the Point of Beginning of the parcel of land herein described.

BOUNDARY SURVEY FOR: Peter S. Janker & Dixie L. Janker;
BNC National Bank;
Stones & Cardenas;
Old Republic National Title Insurance Co;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

October 17, 2011

THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

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CGC1327362
SL3158758
"One Call Does It All"
1901 Flagler Ave - Key West, FL 33040
Tel: 305-294-0945 - Fax: 305-359-3226
E-mail: info@constructionkeywest.com

1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO:	#Pln
DATE:	5/12/2017
DRAWN BY:	Gonz

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Cover Sheet

A-1

SITE DATA:

TOTAL SITE AREA:	± 5,250.00 SQ.TF
LAND USE:	HDRR
FLOOD ZONE:	AE-8

MAXIMUN IMPERVIOUS SURFACE RATIO:

REQUIRED:	60% (3,150.00 SQ.FT)
EXISTING:	51.63% (±2,712.67 SQ.FT)
PROPOSED:	56.36% (±2,959.00 SQ.FT)

MAXIMUM BUILDING COVERAGE:

REQUIRED:	50% (2,625 SQ.FT)
EXISTING:	29.83% (±1,567.20 SQ.FT)
PROPOSED:	35.83% (±1,881 SQ.FT)

OPEN SPACE MINIMUM:

REQUIRED:	35% (1,837.50 SQ.FT)
EXISTING:	51.63% (±2,712.67 SQ.FT)
PROPOSED:	42.85% (±2,249 SQ.FT)

SETBACKS:

FRONT:

REQUIRED:	10'-0"
EXISTING:	±17'-11" (TO PORCH)
PROPOSED:	±17'-11" (TO PORCH)

SIDE:

REQUIRED:	5'-0"
EXISTING:	±19'-9" (TO BUILDING)
PROPOSED:	±5'-0" (TO PORCH)

SIDE:

REQUIRED:	5'-3"
EXISTING:	±5'-4" (TO BUILDING)
PROPOSED:	±5'-3" (TO BUILDING)

REAR:

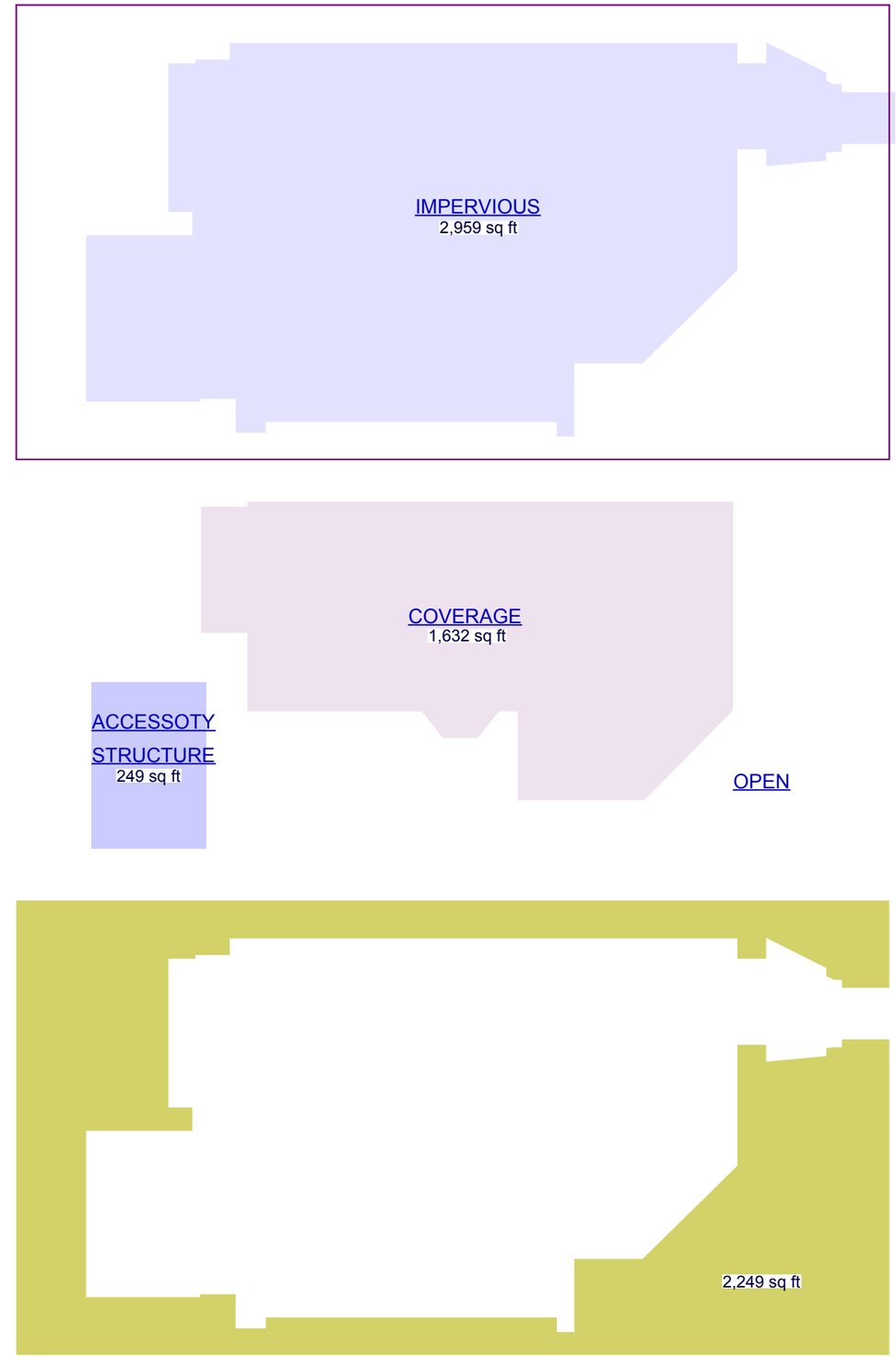
REQUIRED:	20'-0"
EXISTING:	±26'-1" (TO BUILDING)
PROPOSED:	±20'-0" (TO BUILDING)

MAXIMUM HEIGHT:

EXISTING:	±30.0' (TO CRWON OF ROAD)
PROPOSED:	±33.0' (TO CROWN OF ROAD)

ACCESSOTY STRUCTURE:

REAR SETBACK:	20'-0"
WIDTH OF LOT:	52.50'
AREA:	1050 SQ.FT
DIMS. OF STRUCT.	11'-3" x 16'-1/2"
AREA OF STRUCT.	249 SQ.FT
ALLOWABLE ACC. STRUCT.	30% (315.00 SQ. FT)
EXISTING	23.02% (241.67 SQ. FT)
PROPOSED	27.71% (249.00 SQ. FT)



SCALE: 1/16" = 1'-0"

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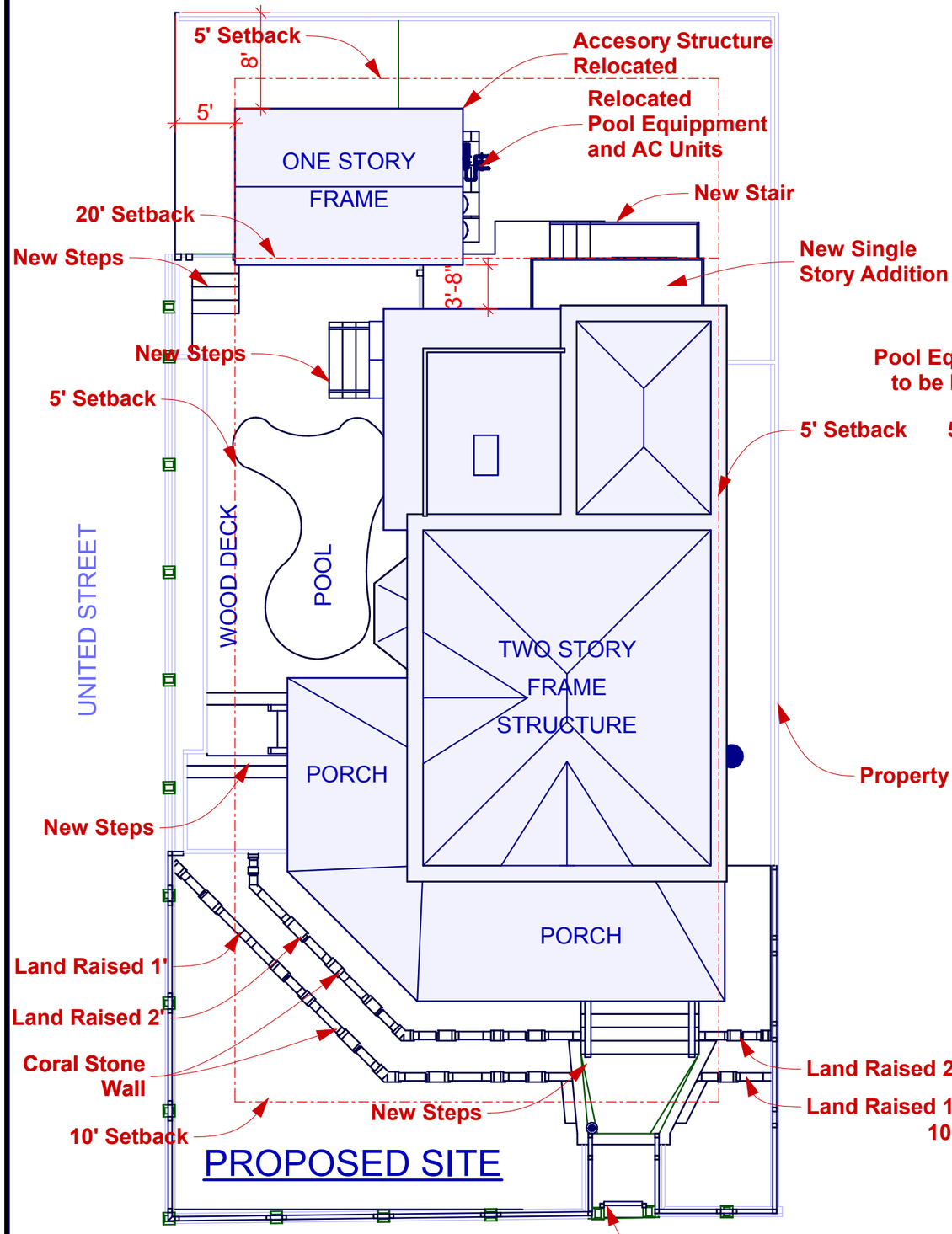
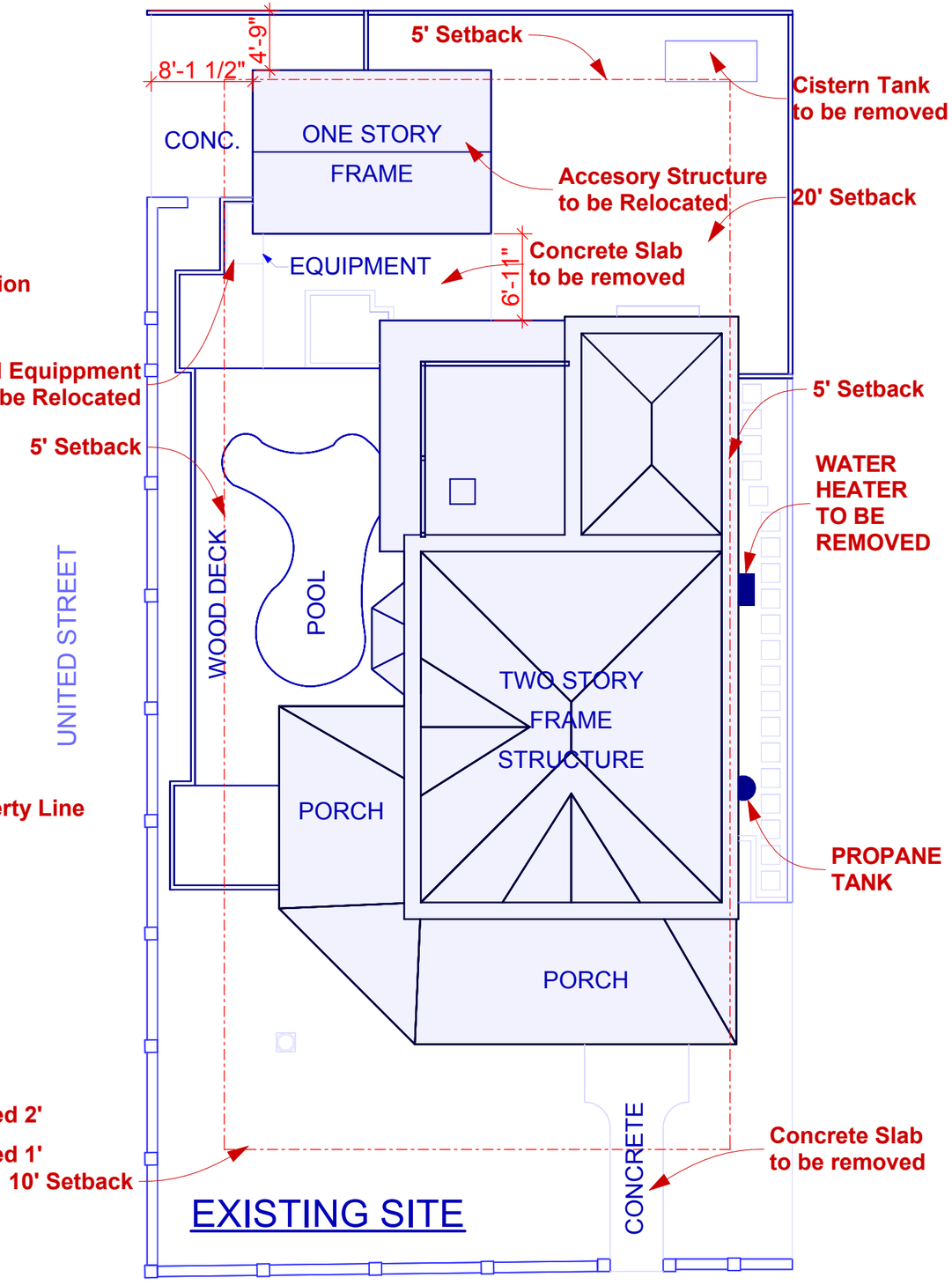
Site Information

A-2

SHEET 2 OF 17





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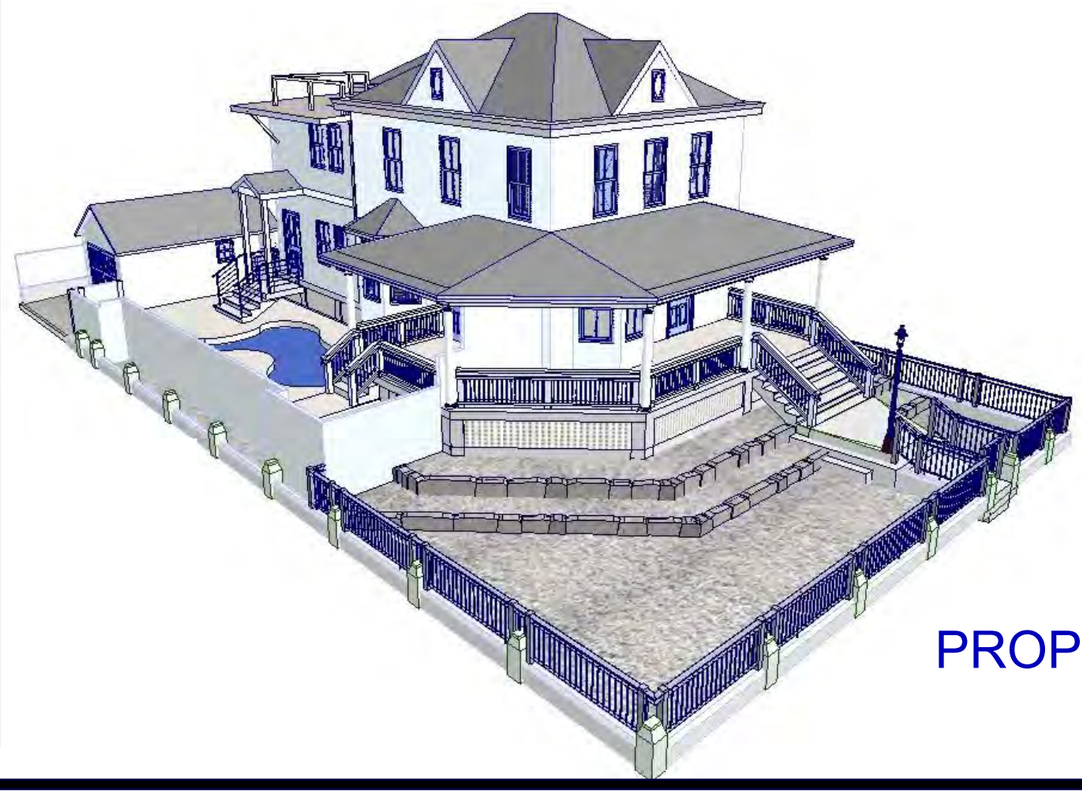
Site Plan Existing Proposed

A-3

SHEET 3 OF 17

EXISTING



PROPOSED

MATERIAL SELECTION

-FIBER CEMENT SIDING AND TRIM

-WOOD DECKING

-WOOD LATTICE

-WINDOWS:

-WOOD HARC APPROVED HIGH IMPACT, FOR EXISTING HOUSE

-CGI ALUMINIUM, IMPACT RATED, ALUMINUM FRAME, FOR NEW ADDITION

-LANDSCAPE:

-3/4" BLUE RIVER CRUSHED STONE

-RAILING:

-ALUMINUM FRAME, STAINLESS STEEL WIRES, FOR NEW ADDITION

-WOOD BALAUSTRES FOR HISTORIC SIDE

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Exisitng Proposed

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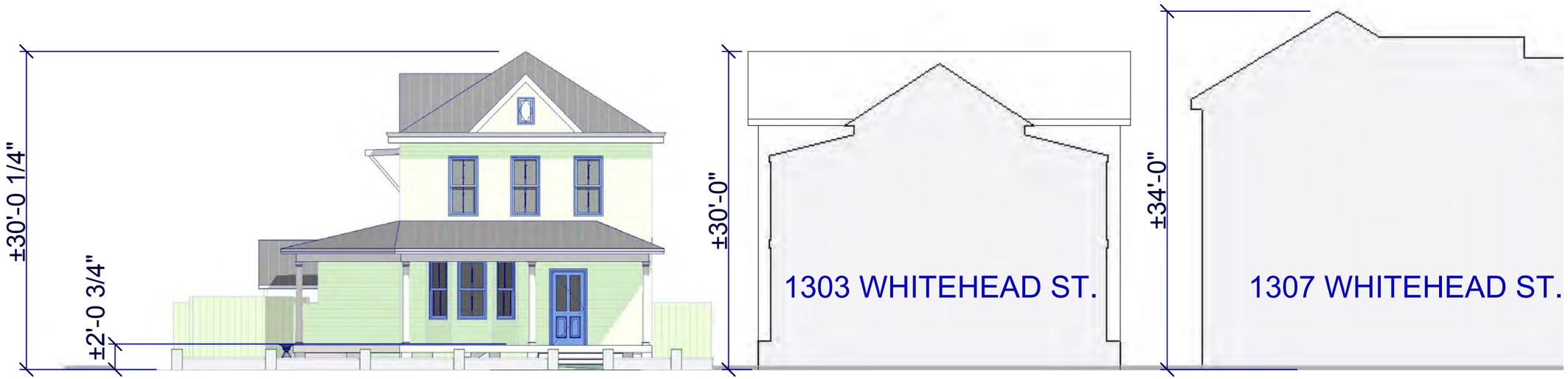

Existing Whitehead St. Streetscape

SCALE: 3/32" = 1'-0"

Proposed Whitehead St. Streetscape

SCALE: 3/32" = 1'-0"

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Whitehead St. Scale Elevation

A-5

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Existing United St. Streetscape

SCALE: 3/32" = 1'-0"

Proposed United St. Streetscape

SCALE: 3/32" = 1'-0"

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United Scale Elevation

A-6

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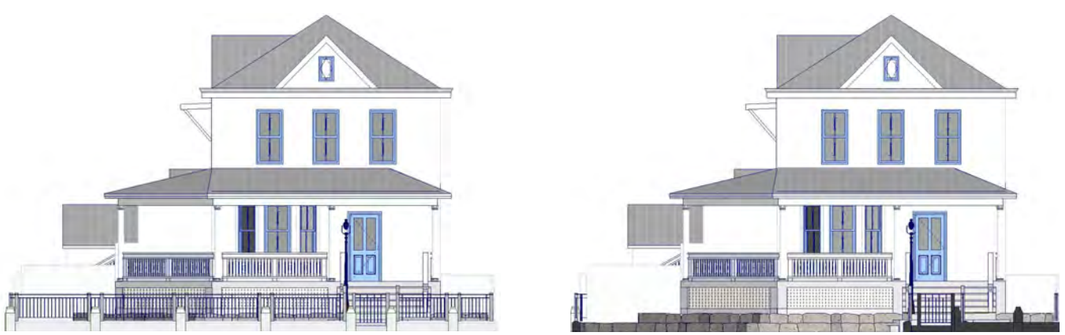
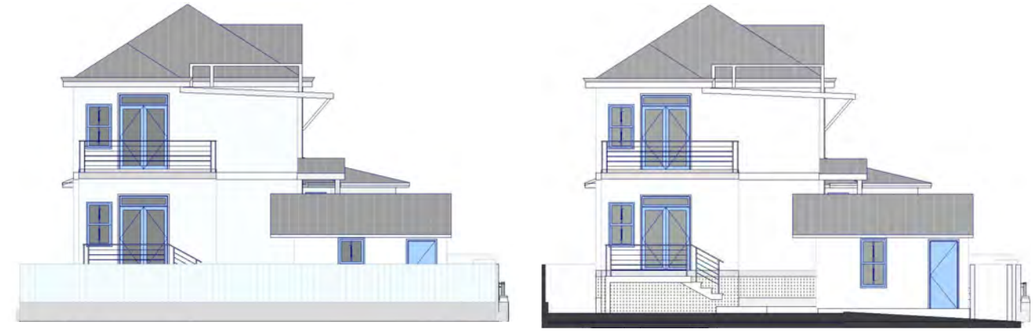
United St. (Side) Proposed Elevation

SCALE: 1/16" = 1'-0"



Whitehead St (Front) Proposed Elevation

SCALE: 1/16" = 1'-0"



Rear Proposed Elevation

SCALE: 1/16" = 1'-0"

Side Proposed Elevation

SCALE: 1/16" = 1'-0"

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Proposed Sections

A-7

SHEET 7 OF 17

United St. (Side) Existing Elevation

SCALE: 3/32" = 1'-0"

Whitehead St (Front) Existing Elevation

SCALE: 3/32" = 1'-0"

Side Existing Elevation

SCALE: 3/32" = 1'-0"

Rear Existing Elevation

SCALE: 3/32" = 1'-0"

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Existing Elevations

A-8

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Perspective 1 Existing Trees

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Perspective 1 No Trees

A-10

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Perspective 2 Existing Trees

A-11

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Perspective 2 No Trees

A-12

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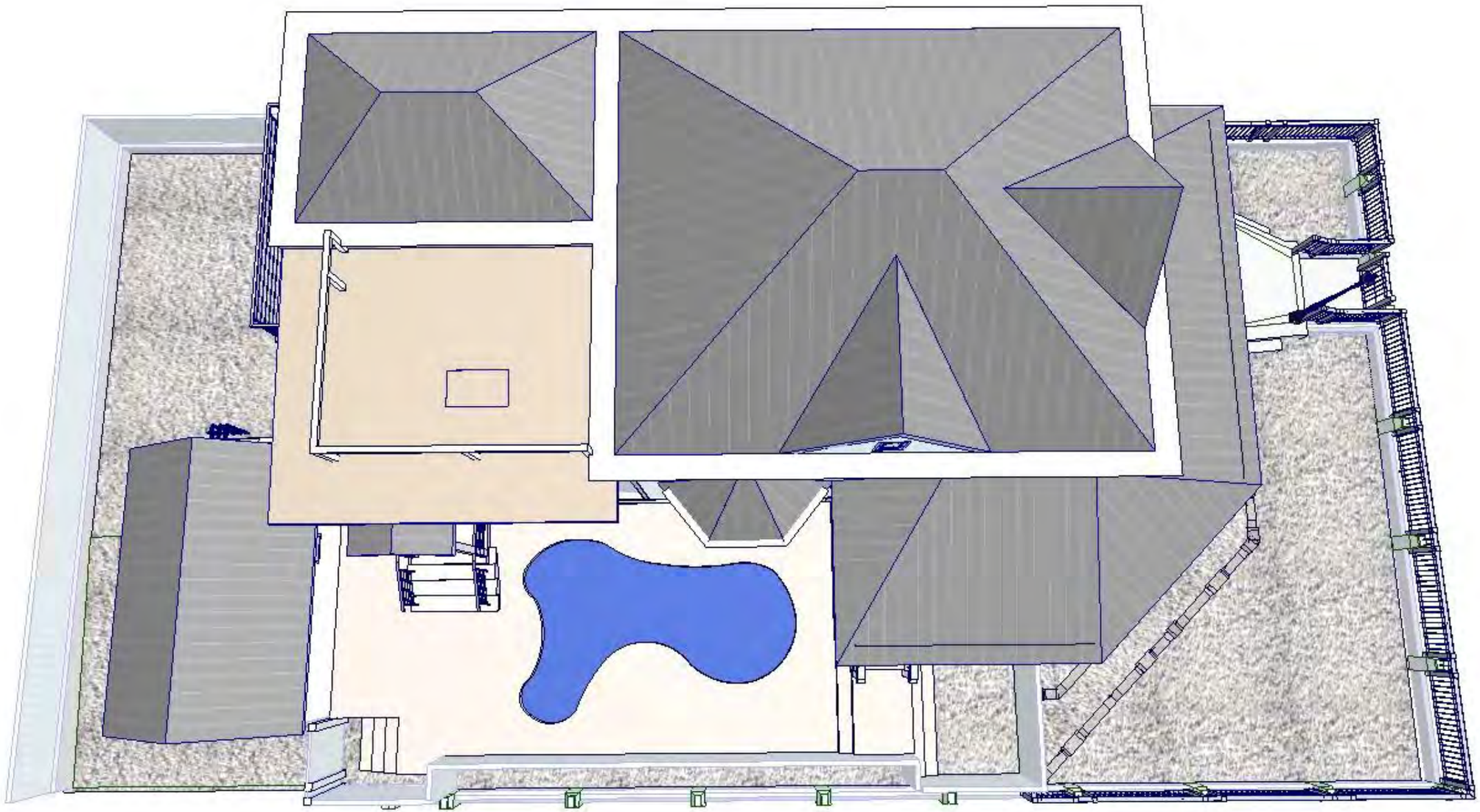
Rear View

A-13



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Aerial View

A-14

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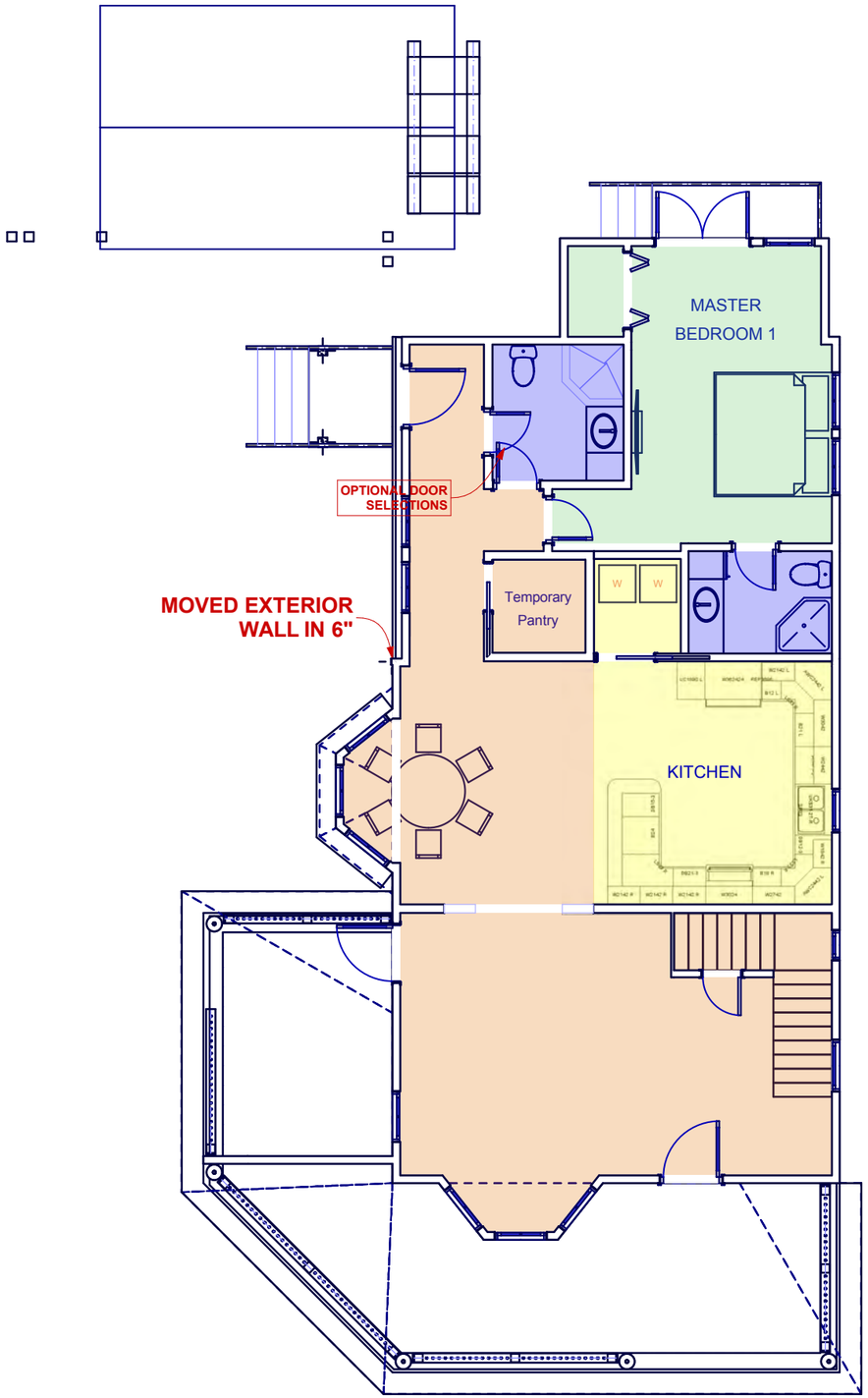
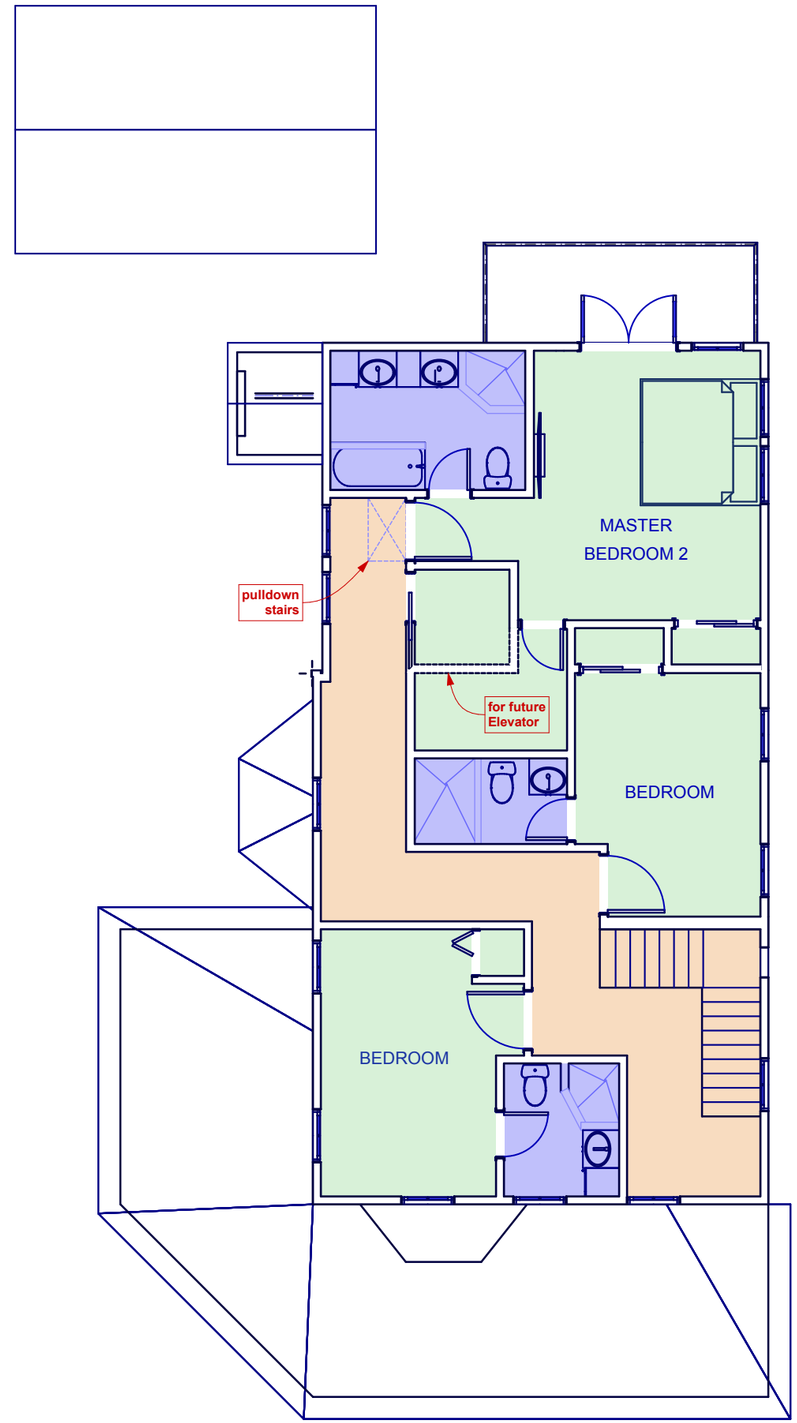


1st FLOOR
SCALE: 1/8" = 1'-0"



2nd FLOOR
SCALE: 1/8" = 1'-0"

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Proposed Interior Layout

A-15

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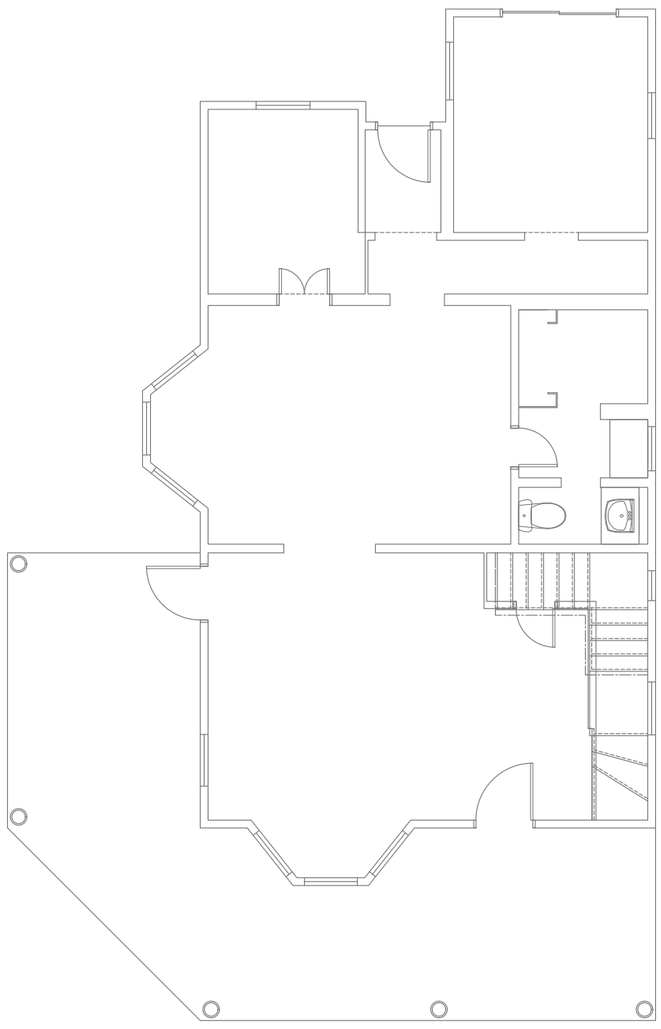
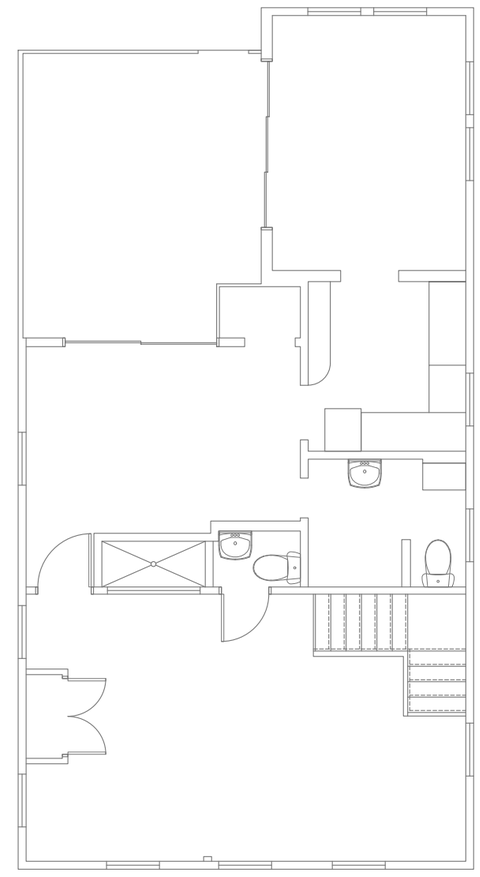


1 EXISITING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 EXISITING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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Existing Floor plans

A-17

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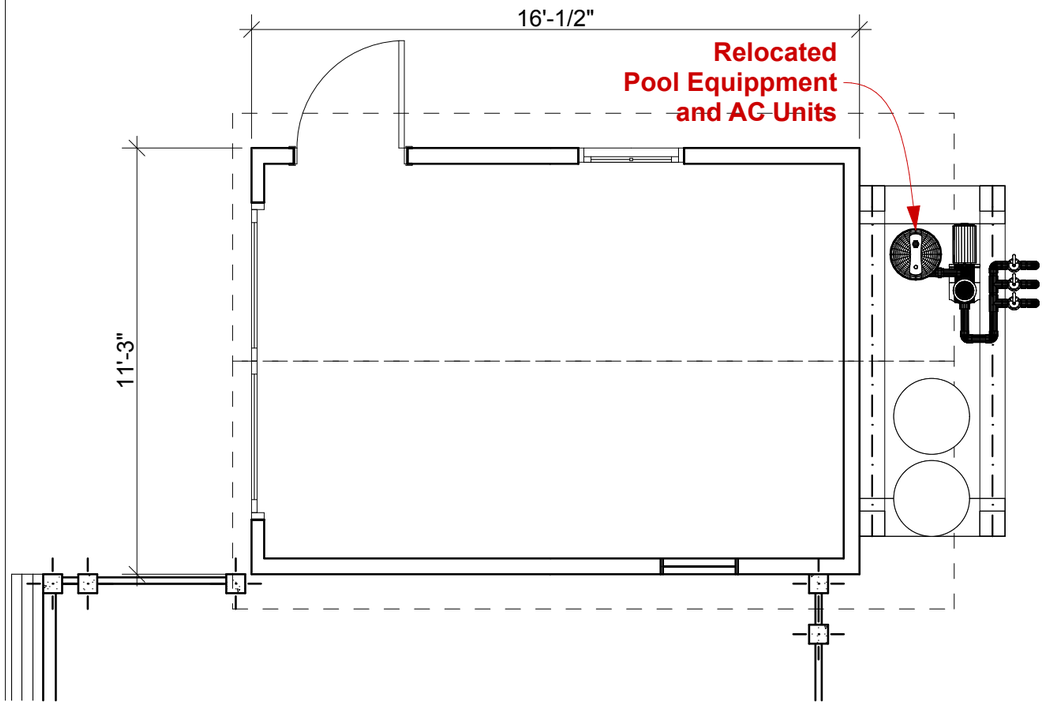
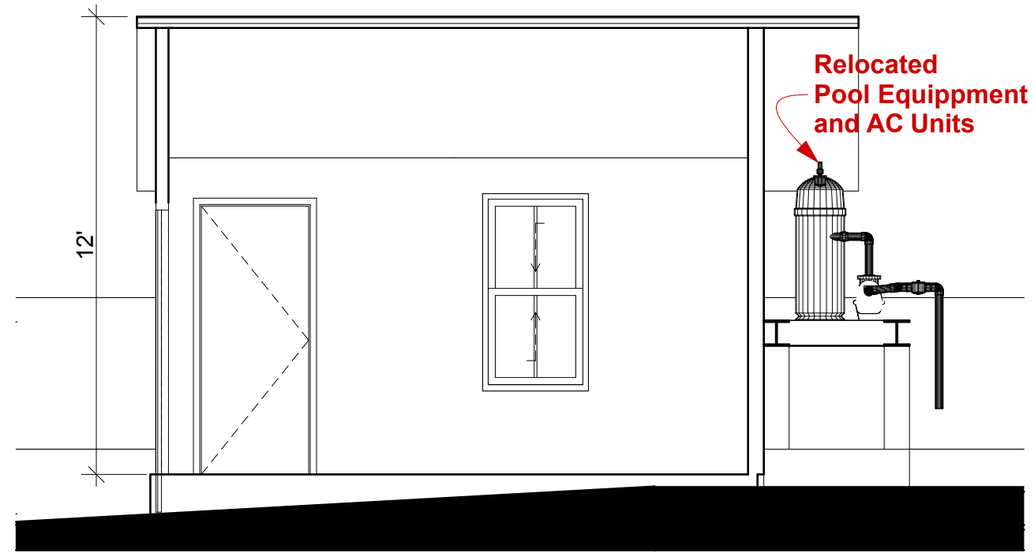


1 SHED FLOORPLAN
SCALE: 1/4" = 1'-0"



2 SHED SECTION
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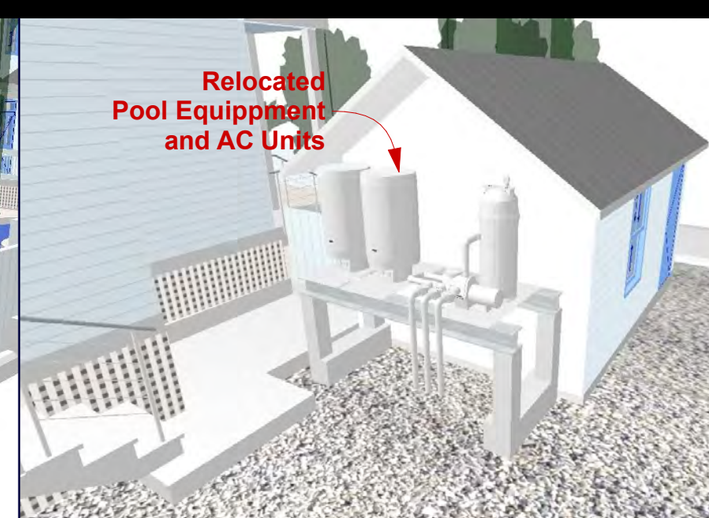

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Accessory structure

A-16

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting **at 5:30 p.m., May 23, 2017 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY REAR ADDITION WITH DECK ON THE ROOF. RELOCATE AND ELEVATE ACCESSORY STRUCTURE AND ENCLOSE FRONT PORTION. NEW SIDE ENTRY ROOF AND NEW RAILINGS ON EXISTING PORCHES. NEW STEPS AND SITE WORK INCLUDING PARTIAL SITE REGRADING. ENCLOSURE OF SECOND FLOOR EXISTING REAR SIDE NORTH PORCH. DEMOLITION OF REAR WALL.

1301 WHITEHEAD STREET

Applicant – One Call Construction Application #15-01-1528

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.

Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION

Property Appraisers Records Link:

https://qpublic.schneidercorp.com/Application.aspx?AppID=605&LayerID=9946&PageTypeID=4&PageID=7635&Q=648422399&KeyValue=00036120-000000#