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**Historic Architectural Review Commission**  
**Staff Report for Item 10**

**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

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**Description of Work:**

Demolition of rear wall.

**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.

#### **Ordinance Cited on Review:**

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations. - For first and second story rear wall towards the southeast portion of the house.
- Section 102-217 (2), demolition for non-contributing and non-historic structures of the Land Development Regulations. - For first and second story rear portion of wall towards the northeast.

#### **Staff Analysis**

The Certificate of Appropriateness in review is for the demolition of a rear walls, portions are on a historic two- story addition located on the southeast backside of a contributing house. The request also includes the demolition of a rear wall of a non-historic rear addition, where a roofed porch is located and faces United Street.

Staff opines that the two-story southern rear portion of the house is historic; although not original to the house, the rear portion is depicted in the 1962 Sanborn map and on the circa 1965 photograph. The northern portion of the rear of the house, which has a covered porch on its second floor, is not historic; there used to be a historic porch on the first floor directly below the porch.

For the walls of the southeast historic portion of the house staff opines;

(1) The rear north and east portions of the historic house are obscured and altered; an addition of a second floor open porch and the enclosure of a first floor historic rear porch that faced United Street changed the historic configuration of the house on its east and north facades. (SOIS 1, 2, 3, and 4-P. 16-23)

(2) The rear southeast walls of the house are not specifically associated with events that have made a significant contribution to local, state, or national history;

(3) The rear southeast walls of the house have no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and are not associated with the life of a person significant in the past;

(4) The rear southeast walls of the house to be demolished are not the site of a historic event with a significant effect upon society;

(5) The rear southeast walls of the house do not exemplify the cultural, political, economic, social, or historic heritage of the city;

(6) The rear southeast walls of the house do not portray the environment in an era of history characterized by a distinctive architectural style;

(7) The rear southeast walls of the house are not related to a square, park, or other distinctive area.

(8) The rear southeast walls of the house do 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 do not exemplify the best remaining architectural type in a neighborhood; and

**(9) The rear southeast walls of the house can yield information important in history, as they are an historic part of the house.**

For the non-historic northeast rear walls, staff finds that the structure meets all the criteria for demolition of non-historic and non-contributing structures;

The historic architectural review commission shall not issue permits that would result in:

(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;

It is staff's opinion that the removal of the non-historic northeast rear walls will not jeopardize the historic character of the neighborhood, nevertheless their expansion and enclosure of that non-historic portion of the house will adversely impact the integrity of the historic fabric.

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

The northeast rear walls are not historic.

- (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.

The non-historic northeast rear walls do not define any historic character of the site to which is located. Nevertheless, enclosing the second floor porch will completely obscure a character defining addition located on the southeast portion of the house.

- (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

It is staff's opinion that the non-historic northeast rear walls cannot qualify to be a contributing addition to the historic house.

### **Consistency with the Ordinance**

It is staff's opinion that the Commission should have caution when considering the request for demolition of the northeast rear walls as the proposed design will obscure a character defining addition of the house. As proposed, the enclosure of the existing second floor porch facing United Street will create a larger than existing volume that will affect such elevation. It is staff's opinion that the proposed design, which will obscure historic portions of the house and will drastically change its street side configuration, is not appropriate for the historic house and its surrounding context.

If the Commission finds that the historic elements in consideration are appropriate to be demolished, this then will be the first of two required readings.

# APPLICATION

15-01-1528

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC  
\$50.00 APPLICATION FEE NON-REFUNDABLE

10-11-25-2578  
48758-4311  
"HSP"



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

HARC PERMIT NUMBER 17-03-00003		BUILDING PERMIT NUMBER 17-03-00003		INITIAL & DATE	
FLOODPLAIN PERMIT		ZONING		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> 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 described 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 description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

Raise existing structure to 9' an increase of approx. 2' 6", Relocate accessory 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. David Pouliot	Signature. <i>[Signature]</i>
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me. <i>[Signature]</i>	
Personally known or produced _____ as identification.	

Official Use Only:

*[Handwritten Signature]*  
JOS MAR 20 17

Open: KEYMAC 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  
VN 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@cityofroweest-fl.gov](mailto:harc@cityofroweest-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	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input checked="" type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE: 02/23/16	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS: POSTPONED AT 03/29/2017 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/out buildings.			
Secretary of the Interior's Standards. Ordinance for demo <sup>non-historic</sup> 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: ASBESTOS 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 AUTHORITY, 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  
APPENDIX FOR DEMOLITIONS  
APPLICATION NUMBER H- ~~17-03-0117~~



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 non-contributing & 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 occurred.

- (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 occurred.

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

None have occurred.

- (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**  
**APPENDIX 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 \_\_\_\_\_

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.

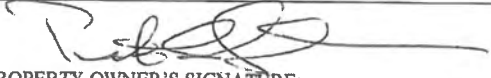
None of the above will be destroyed.

(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:
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**OFFICE USE ONLY**

BUILDING DESCRIPTION:			
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____ Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____	

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	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

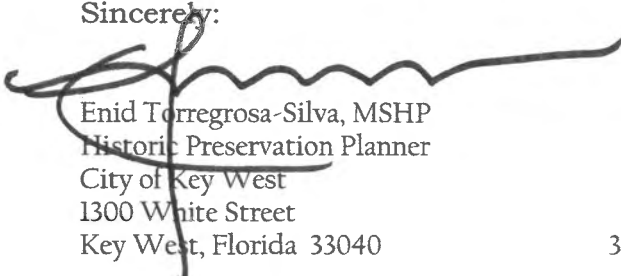
**RE: ELEVATION OF HISTORIC HOUSE 2'-6" AND MODIFICATION TO FOOTERS. NEW REAR ADDITIONS. RELOCATE AND ELEVATE ACCESSORY STRUCTURE AND ENCLOSE FRONT PORTION. NEW SIDE TRELLIS AND NEW RAILINGS ON EXISTING PORCHES. NEW STEPS, SITE WORK INCLUDING PARTIAL SITE REGRADING. NEW MANSARD ROOF AT REAR TO COVER 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](mailto:etorregrosa@cityofkeywest-fl.gov)

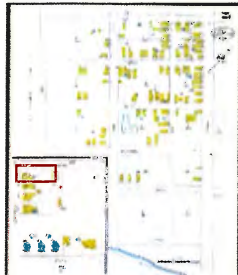
# SANBORN MAPS

Key West, Monroe County, Florida, 1912

PRINT SEND ADD SHARE

RELATED MAPS DESCRIPTION THUMBNAILS DOWNLOADS MAP IMAGES

THUMBNAIL

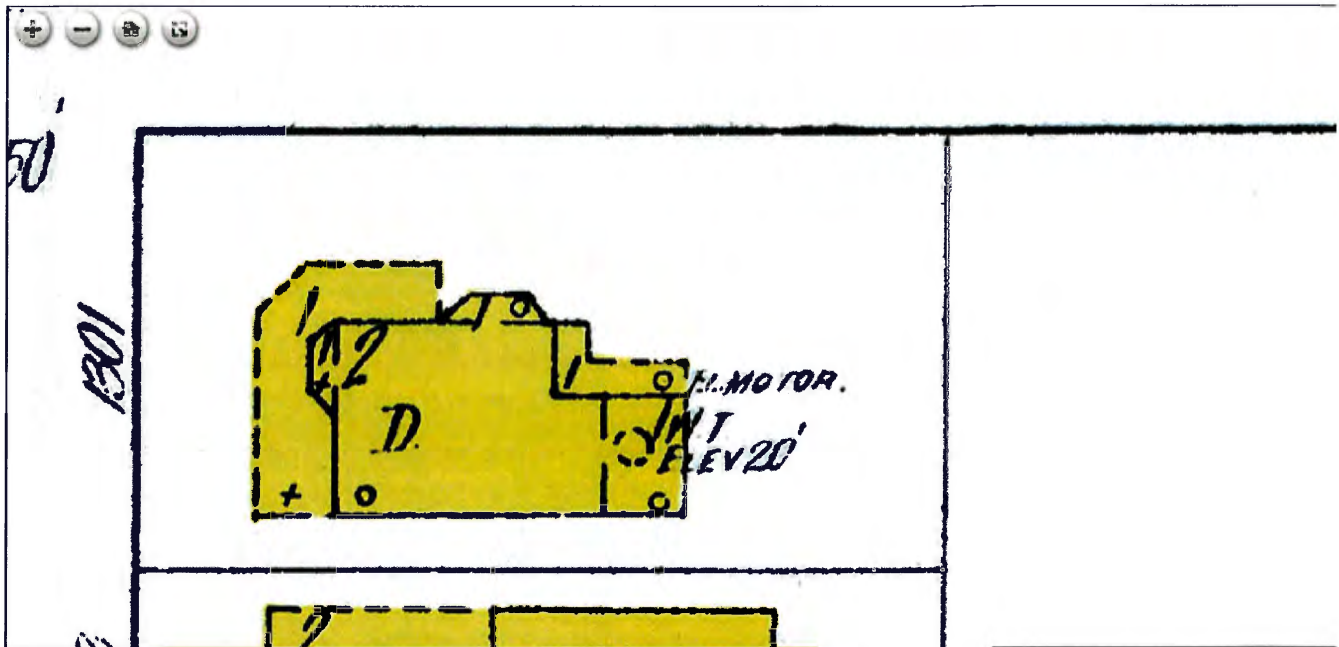


FIRST PREVIOUS

Go To:

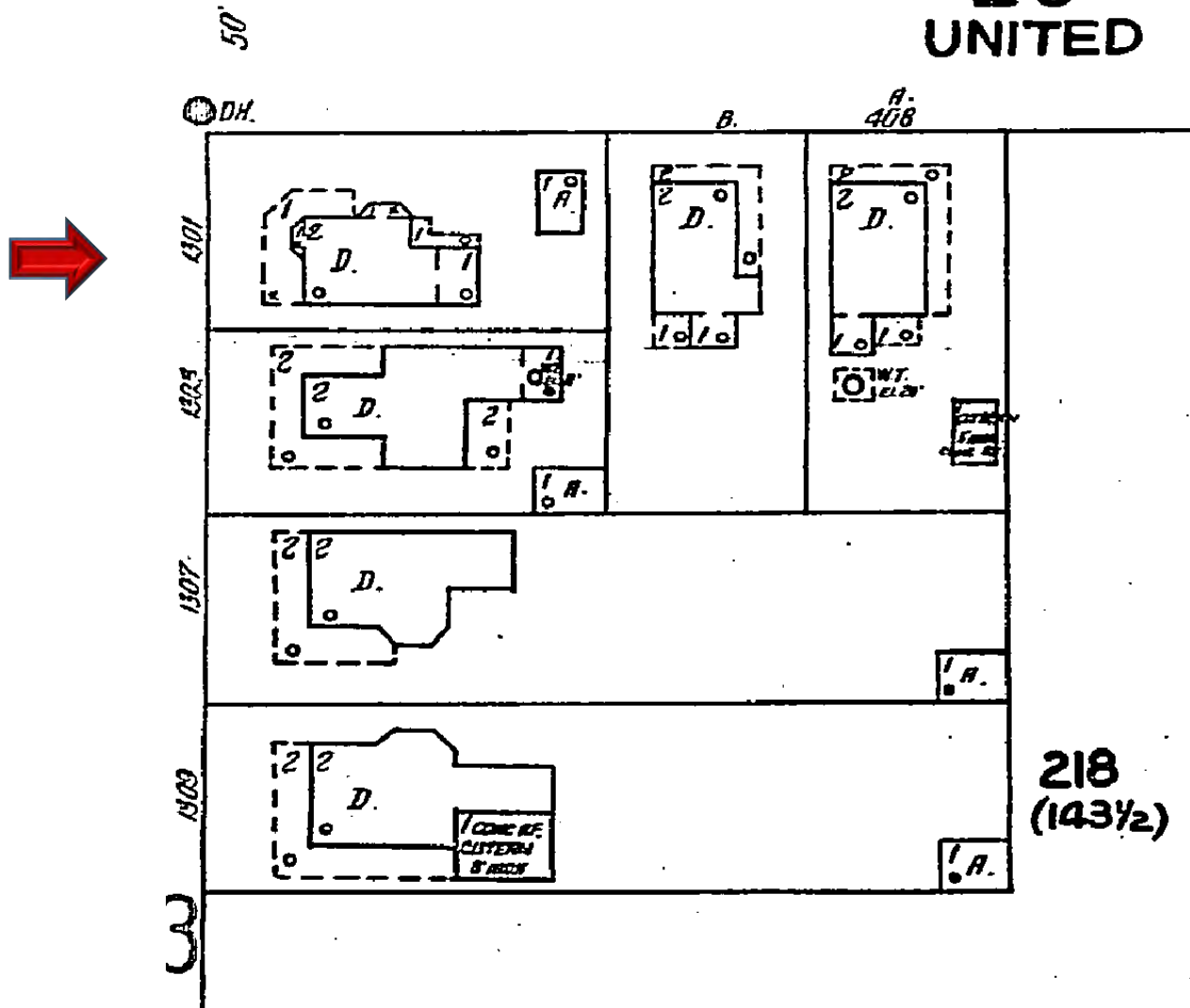


NEXT



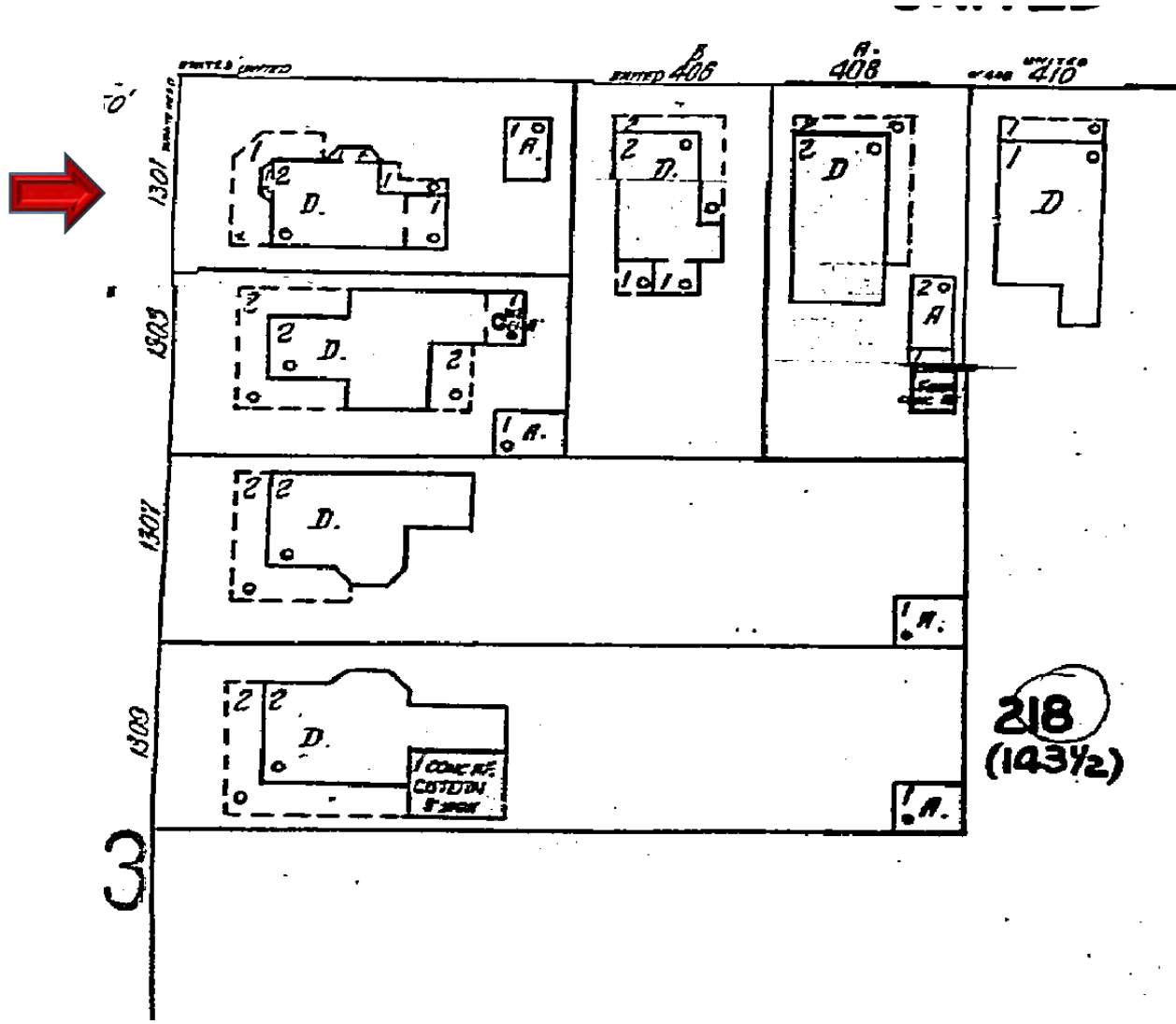
1912 SANBORN MAP.

75  
UNITED



#1301 Whitehead Street 1926 Sanborn Map





#1301 Whitehead Street 1948 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



































MA  
FUL



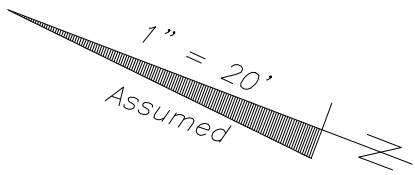
COCONUT  
ONLY





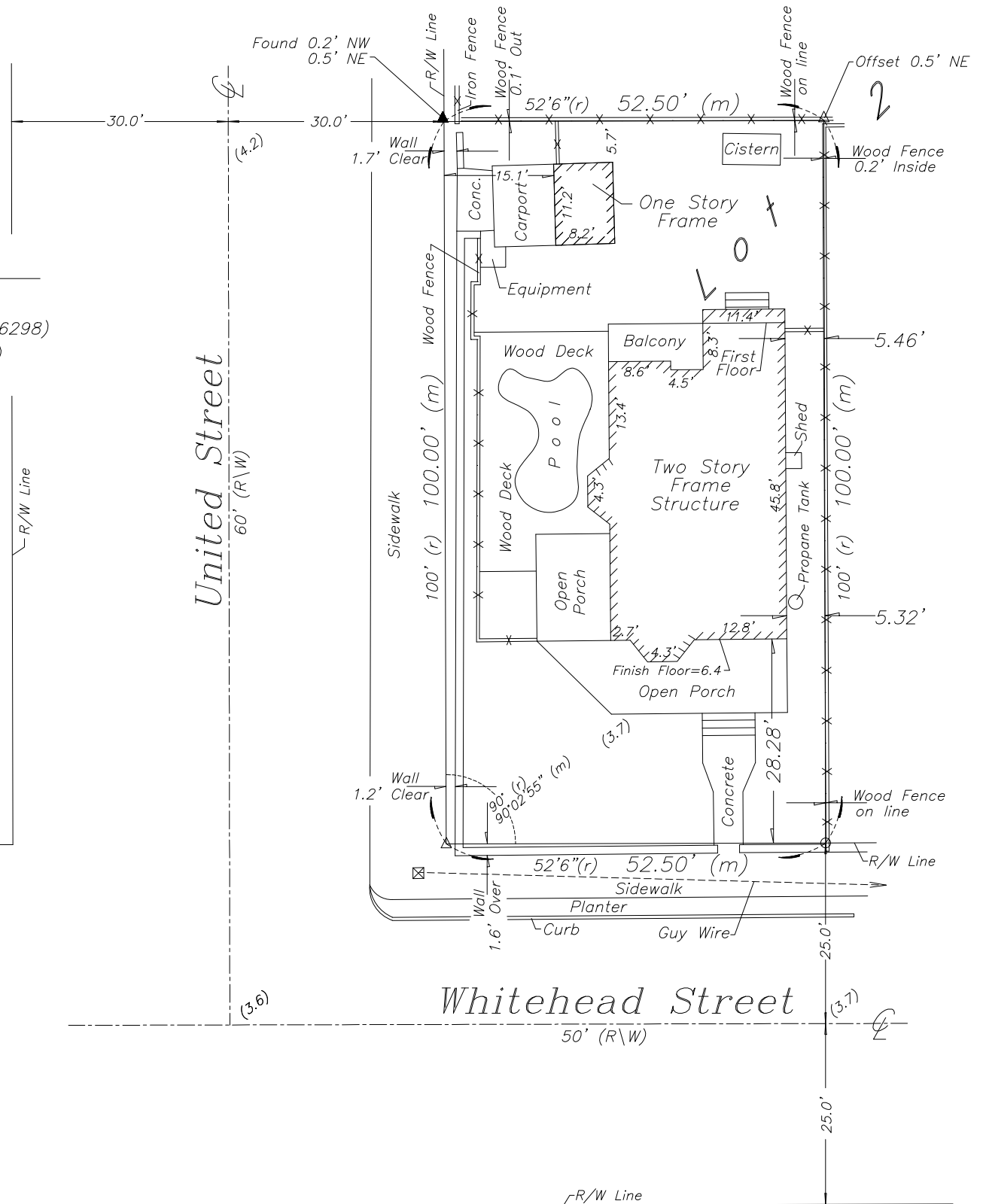
# SURVEY

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



## LEGEND

- ⊙ Found 1/2" Iron Pipe
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (3.5) Spot Elevation (Typical)



### 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 Northwesternly one-half of Lot 2, better described by metes and bounds as follows: COMMENCING at the intersection of the of United Street and the Northeastly 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 Northeastly right of way of Whitehead Street 52 feet 6 inches to a point; thence run at a right angle in a Northeastly direction 100 feet to a point; thence run at a right angle in a Northwestly direction 52 feet 6 inches out to United Street; thence run at a right angle in a Southwestly 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

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

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



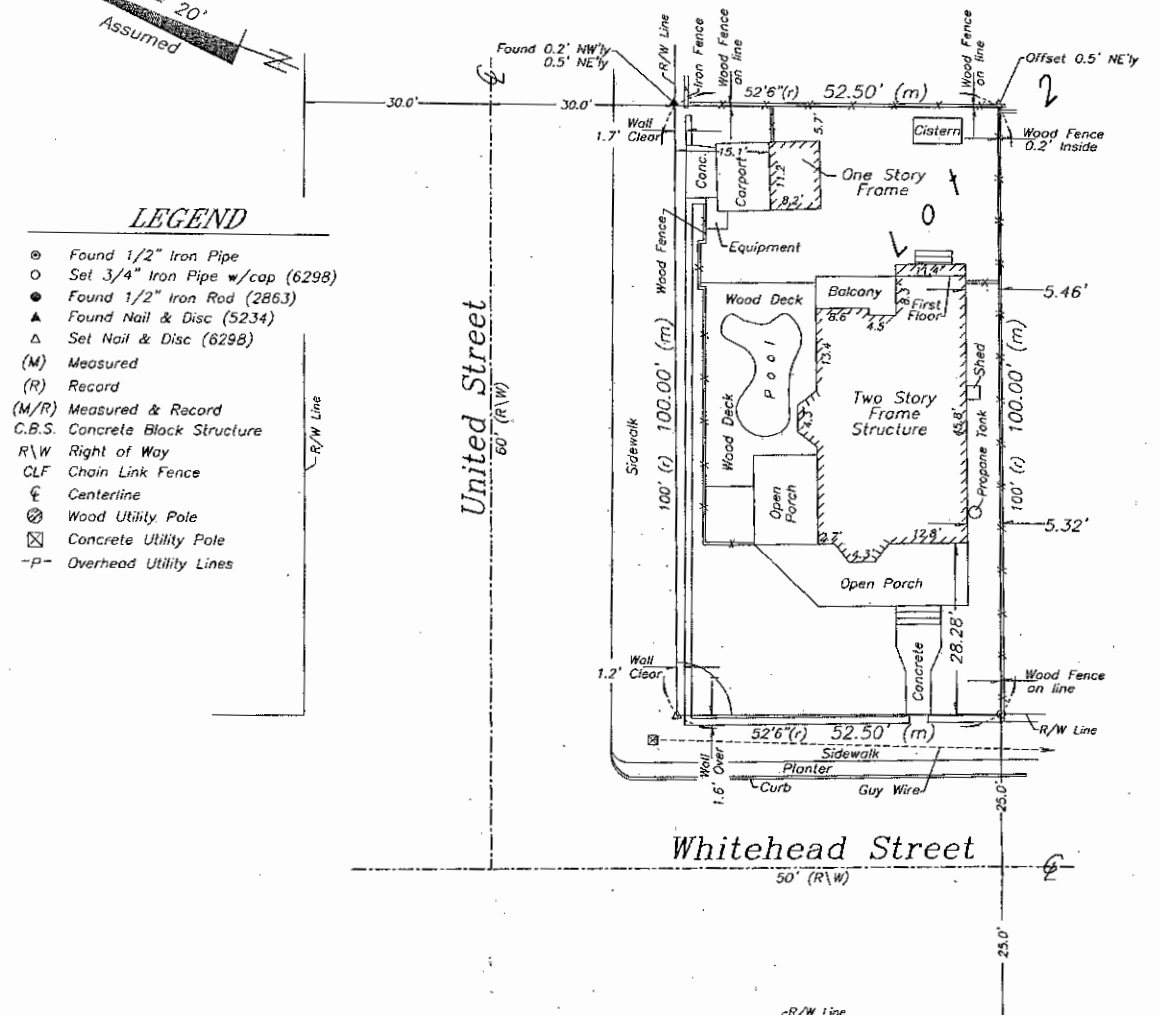
# REVISED DESIGN

# 1301 Whitehead

SHEET INDEX	
ID	Name
A-1	Cover Sheet
A-2	Site Information
A-3	Site Plan Existing Proposed
A-4	Existing Proposed
A-5	Whitehead St. Scale Elevation
A-6	United Scale Elevation
A-7	Proposed Sections
A-8	Existing Elevations
A-9	Perspective 1 Existing Trees
A-10	Perspective 1 No Trees
A-11	Perspective 2 Existing Trees
A-12	Perspective 2 No Trees
A-13	Rear View
A-14	Aerial View
A-15	Proposed Interior Layout
A-16	Accessory structure
A-17	Existing Floor plans



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



- LEGEND**
- ⊙ Found 1/2" Iron Pipe
  - Set 3/4" Iron Pipe w/cap (6298)
  - Found 1/2" Iron Rod (2863)
  - ▲ Found Nail & Disc (5234)
  - △ Set Nail & Disc (6298)
  - (M) Measured
  - (R) Record
  - (M/R) Measured & Record
  - C.B.S. Concrete Block Structure
  - R\W Right of Way
  - CLF Chain Link Fence
  - ⊕ Centerline
  - ⊙ Wood Utility Pole
  - ⊠ Concrete Utility Pole
  - P- Overhead Utility Lines

- NOTES:**
- The legal description shown hereon was furnished by the client or their agent.
  - Underground foundations and utilities were not located.
  - All angles are 90° (Measured & Record) unless otherwise noted.
  - Street address: 1301 Whitehead Street, Key West, FL.
  - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  - North Arrow is assumed and based on the legal description.
  - Date of field work: October 11, 2011.
  - Ownership of fences is undeterminable, unless otherwise noted.
  - 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 Northeastly 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 Northeastly right of way of Whitehead Street 52 feet 6 inches to a point; thence run at a right angle in a Northeastly 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

## 1301 WHITEHEAD

**Owner**  
 Peter Janker

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

**One Call Construction, Inc.**

## Cover Sheet

**A-1**  
 SHEET 1 OF 17

SITE DATA:

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

MAXIMUM 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:

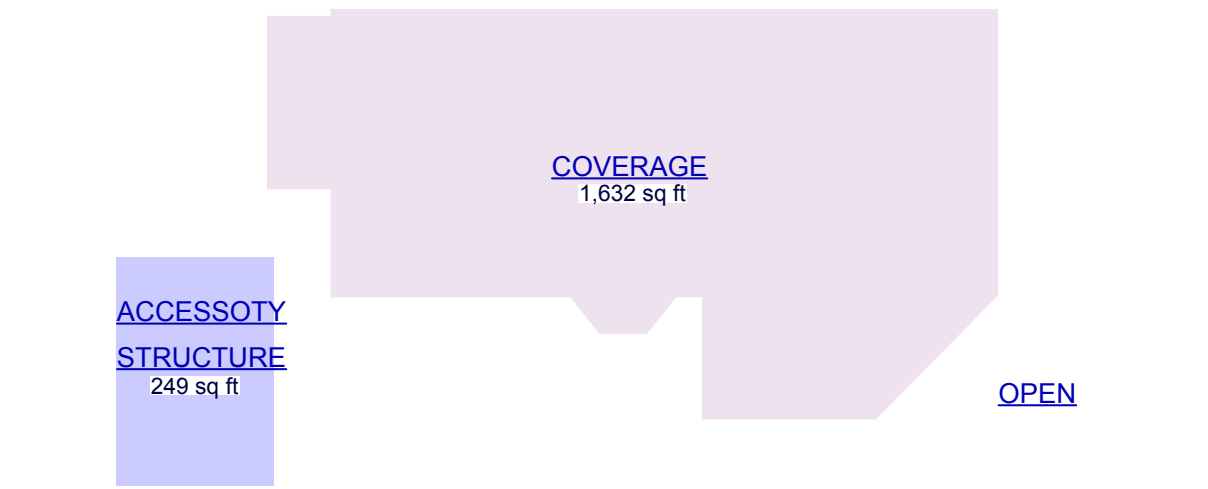
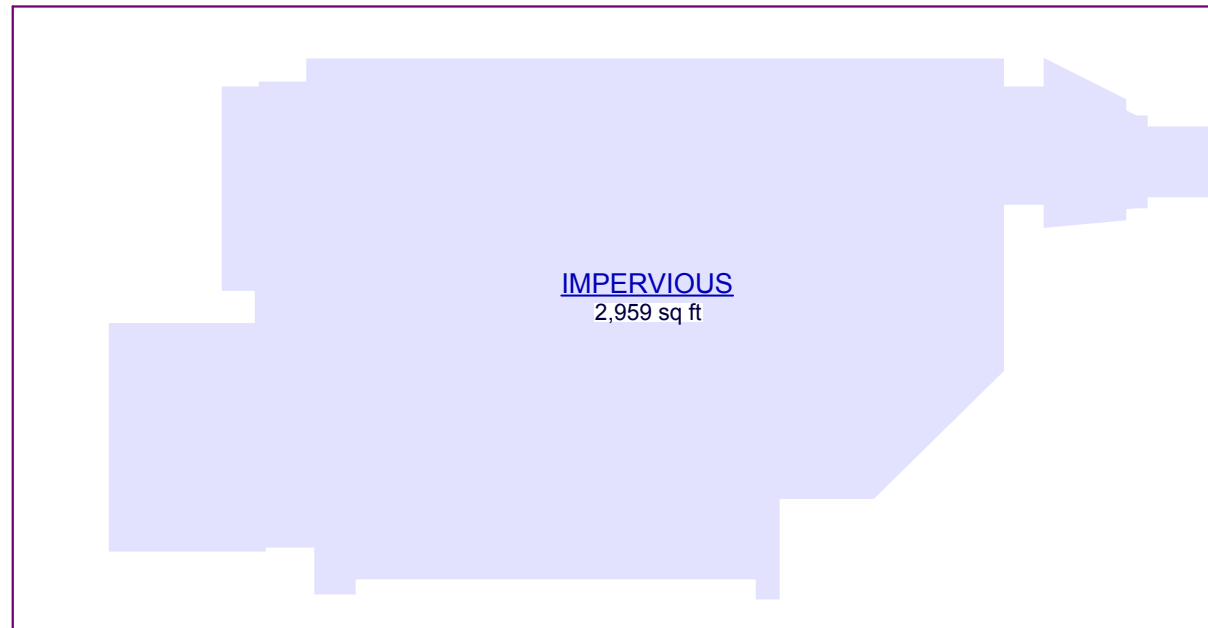
EXISTING: ±30.0' (TO CROWN OF ROAD)  
PROPOSED: ±33.0' (TO CROWN OF ROAD)

ACCESSORY STRUCTURE:

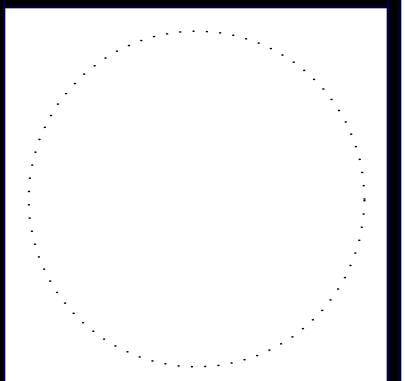
REAR SETBACK: 20'-0"  
WIDTH OF LOT: 52.50'  
AREA: 1050 SQ.FT

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"



**1301**  
**WHITEHEAD**

**Owner**  
**Peter Janker**

PROJECT NO: **#PIn**

DATE: **5/12/2017**

DRAWN BY: **Gonz**

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**Construction, Inc.**

**Site**  
**Information**

**A-2**

**1301 WHITEHEAD**

Owner  
 Peter Janker

PROJECT NO: #PIn

DATE: 5/12/2017

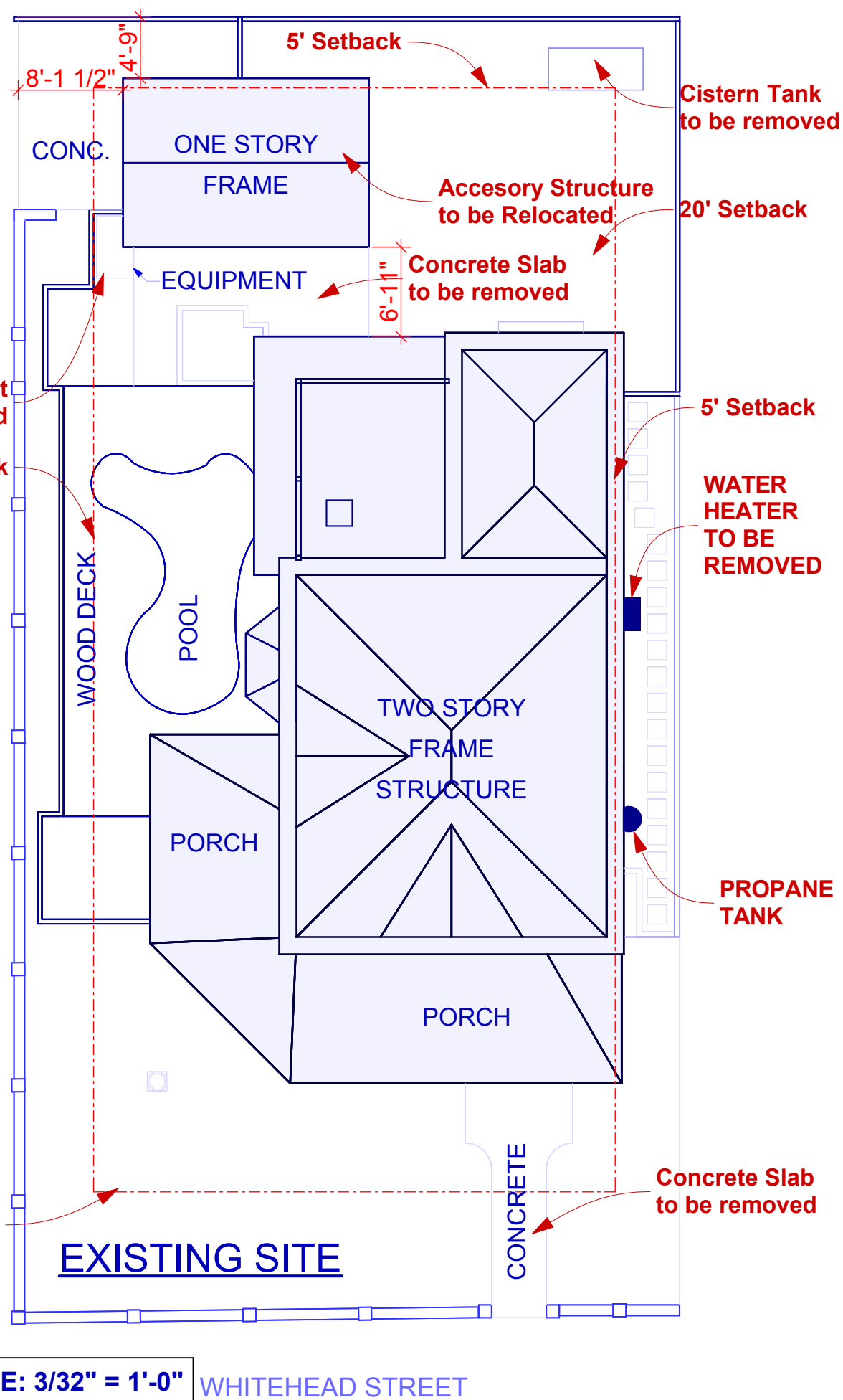
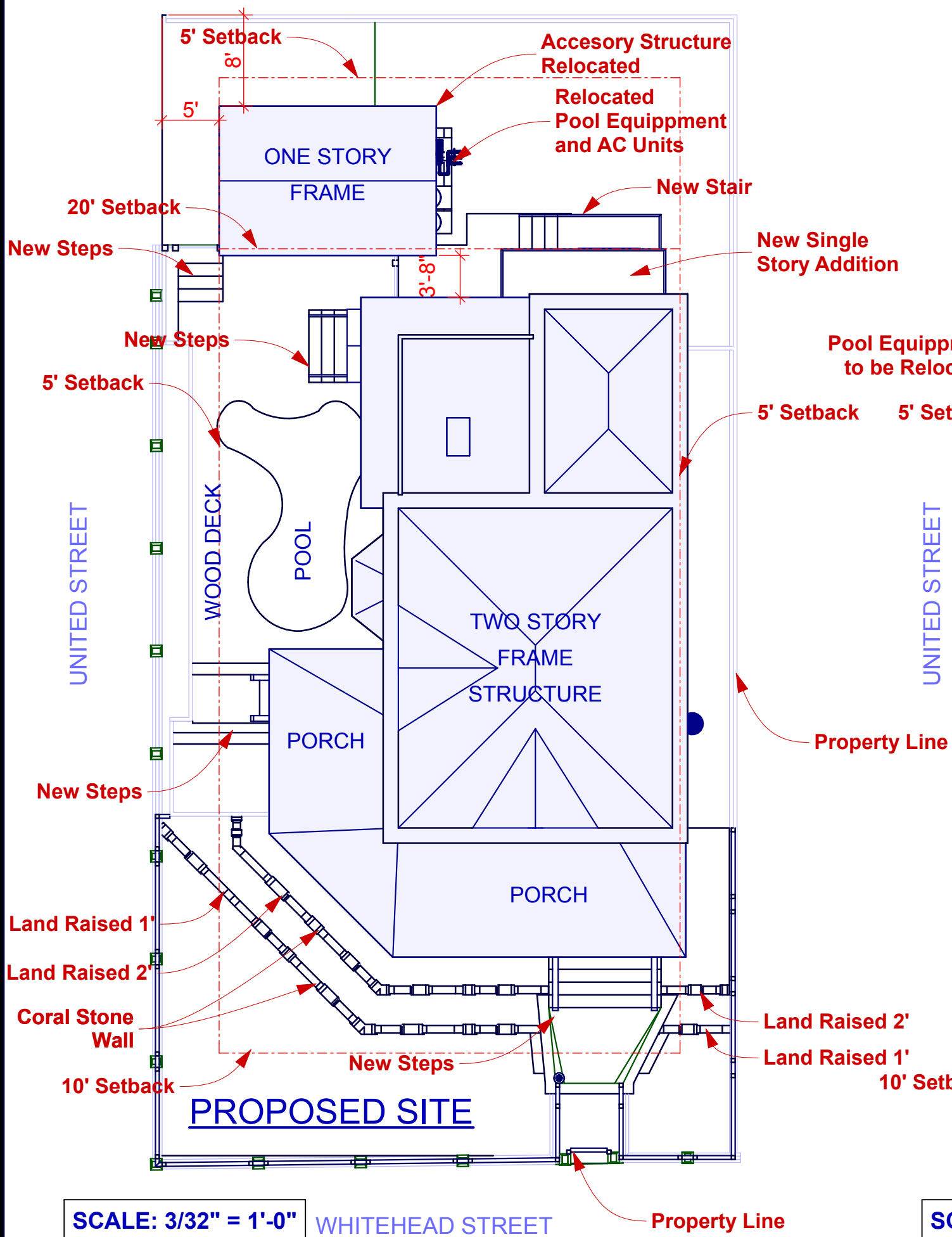
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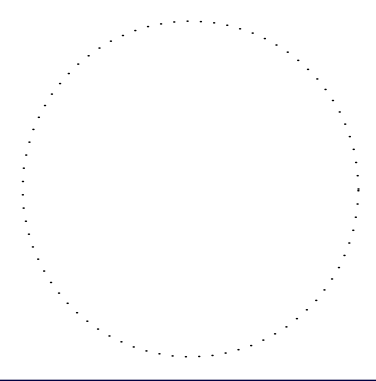
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**Site Plan  
 Existing  
 Proposed**

**A-3**

SHEET 3 OF 17





**1301**  
**WHITEHEAD**

Owner  
**Peter Janker**

PROJECT NO: **#Pln**

DATE: **5/12/2017**

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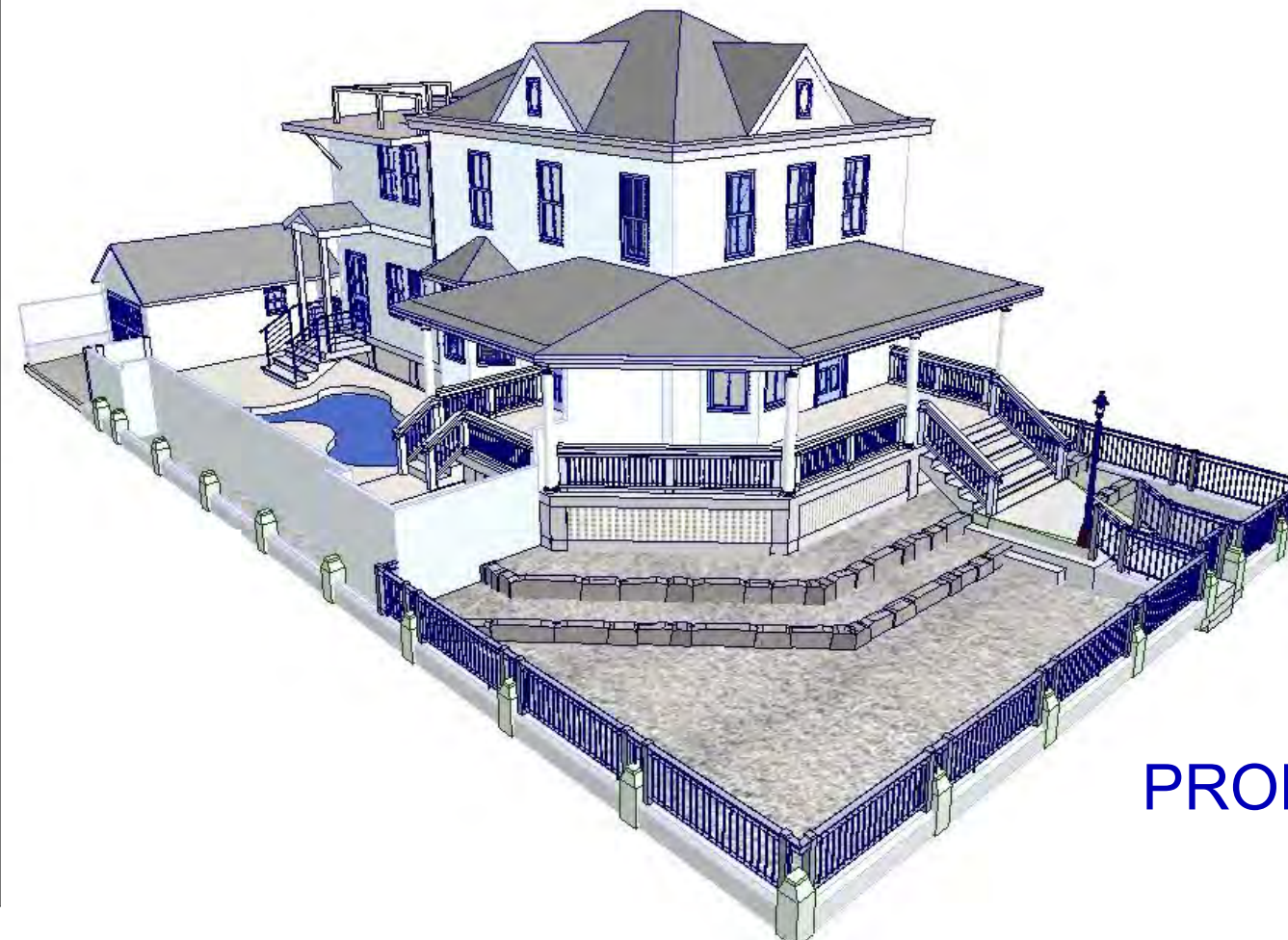
**Existing**  
**Proposed**

**A-4**

SHEET 4 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

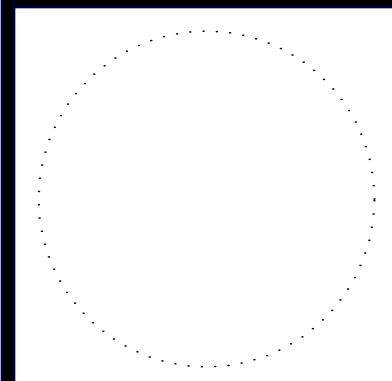
-LANDSCAPE:

-3/4" BLUE RIVER CRUSHED STONE

-RAILING:

-ALUMINUM FRAME, STAINLESS STEEL WIRES, FOR NEW ADDITION

-WOOD BALAUSTRES FOR HISTORIC SIDE



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 WHITEHEAD**

**Owner  
 Peter Janker**

PROJECT NO: #PIn

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**Whitehead St.  
 Scale Elevation**

**A-5**



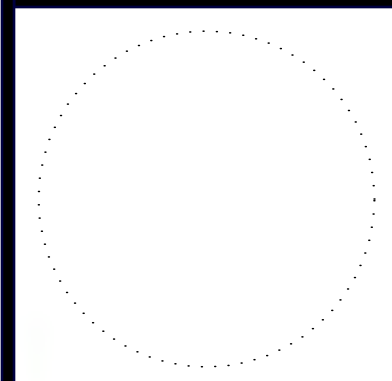
**Existing Whitehead St. Streetscape**

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



**Proposed Whitehead St. Streetscape**

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



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**WHITEHEAD**

**Owner**  
**Peter Janker**

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DATE: 5/12/2017

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**United Scale**  
**Elevation**

**A-6**

SHEET 6 OF 17



406 UNITED

**Existing United St. Streetscape**

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



406 UNITED

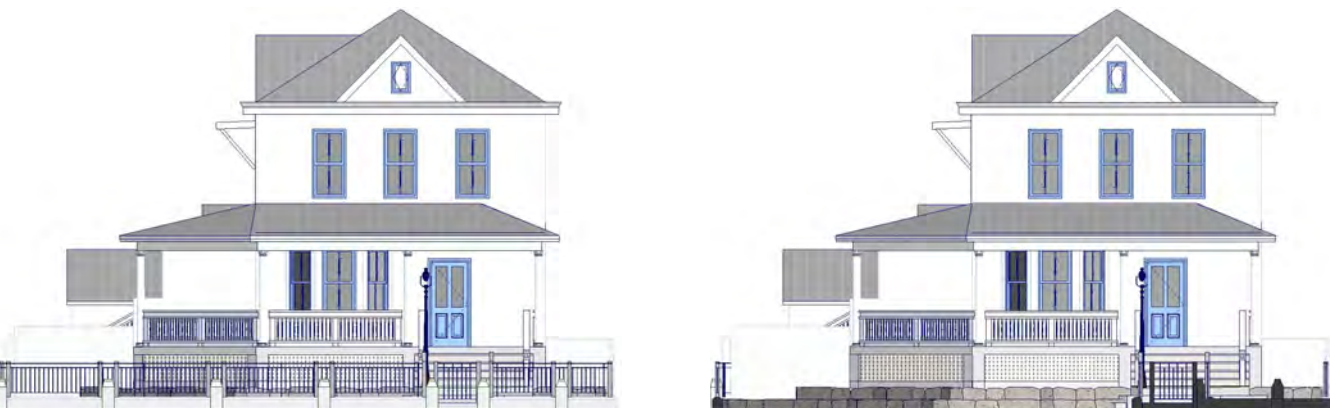
**Proposed United St. Streetscape**

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



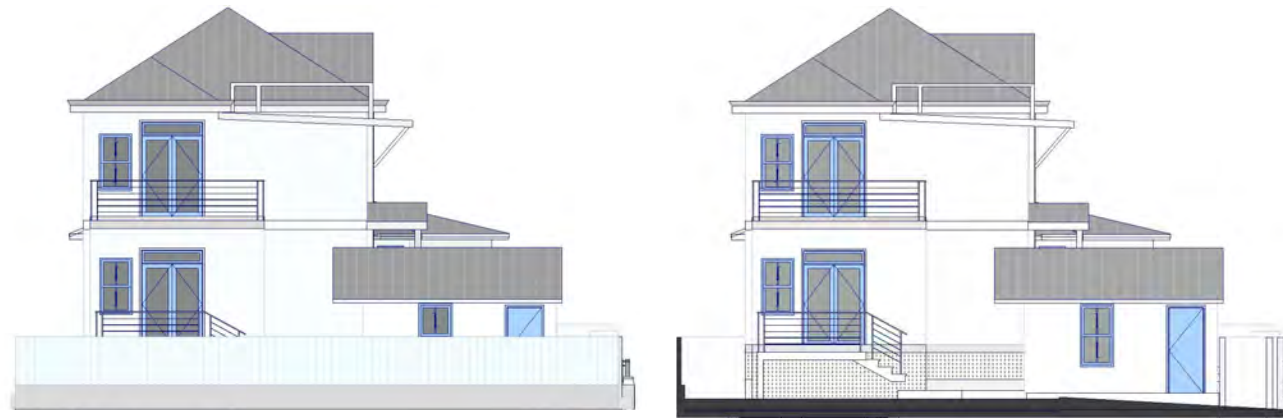
United St. (Side) Proposed Elevation

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



Whitehead St (Front) Proposed Elevation

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



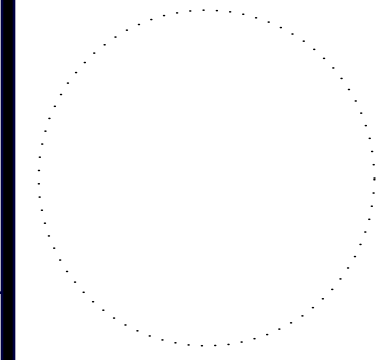
Rear Proposed Elevation

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



Side Proposed Elevation

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



**1301**  
**WHITEHEAD**

**Owner**  
**Peter Janker**

PROJECT NO: **#Pln**

DATE: **5/12/2017**

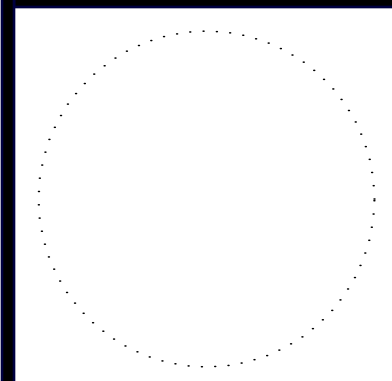
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**Proposed**  
**Sections**

**A-7**





**1301**  
**WHITEHEAD**

**Owner**  
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**Existing**  
**Elevations**

**A-8**

SHEET 8 OF 17



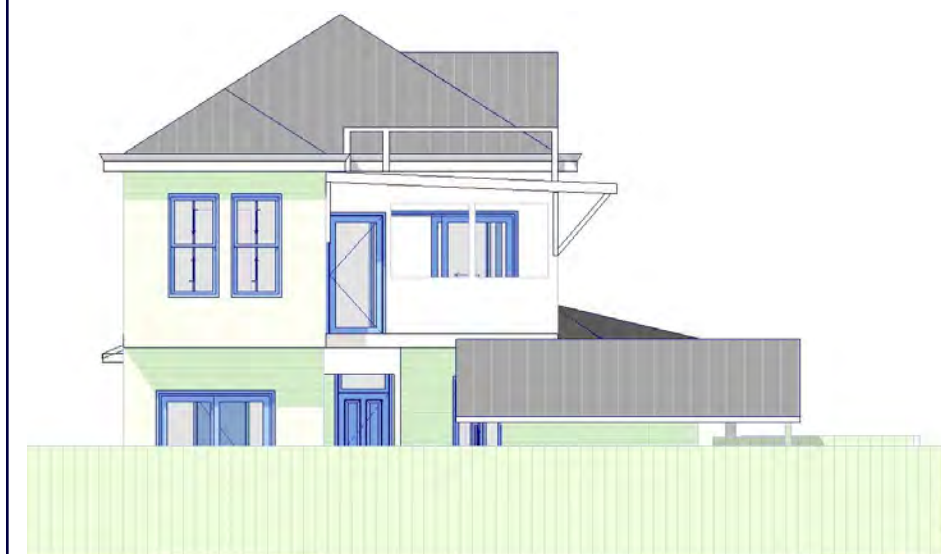
**United St. (Side) Existing Elevation**  
 SCALE: 3/32" = 1'-0"



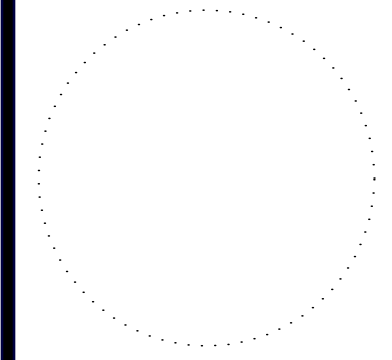
**Whitehead St (Front) Existing Elevation**  
 SCALE: 3/32" = 1'-0"



**Side Existing Elevation**  
 SCALE: 3/32" = 1'-0"



**Rear Existing Elevation**  
 SCALE: 3/32" = 1'-0"



**1301  
WHITEHEAD**

**Owner  
Peter Janker**

PROJECT NO: **#Pln**

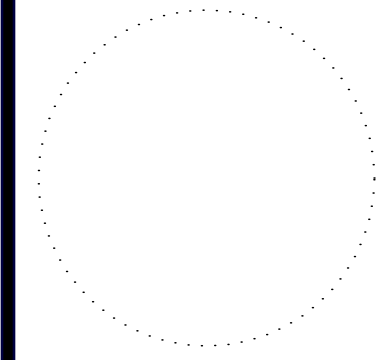
DATE: **5/12/2017**

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**Perspective 1  
Existing Trees**

**A-9**



**1301  
WHITEHEAD**

**Owner  
Peter Janker**

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DATE: **5/12/2017**

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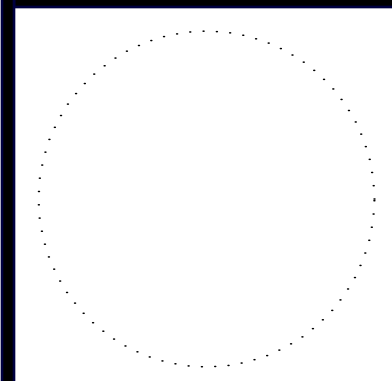
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**Perspective 1  
No Trees**

**A-10**

SHEET 10 OF 17





**1301  
WHITEHEAD**

**Owner  
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PROJECT NO: **#Pln**

DATE: **5/12/2017**

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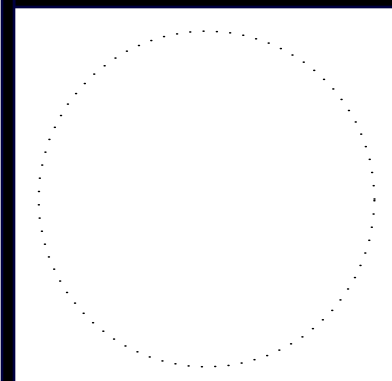
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**Perspective 2  
Existing Trees**

**A-11**

SHEET 11 OF 17





**1301  
WHITEHEAD**

**Owner  
Peter Janker**

PROJECT NO: **#Pln**

DATE: **5/12/2017**

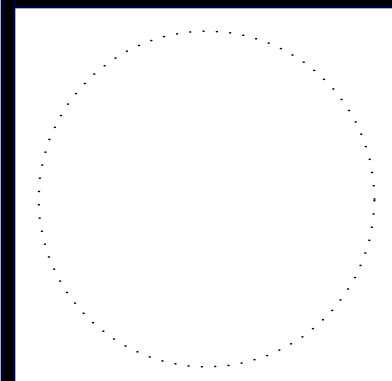
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**Perspective 2  
No Trees**

**A-12**

SHEET 12 OF 17



**1301**  
**WHITEHEAD**

Owner  
 Peter Janker

PROJECT NO: #PIn

DATE: 5/12/2017

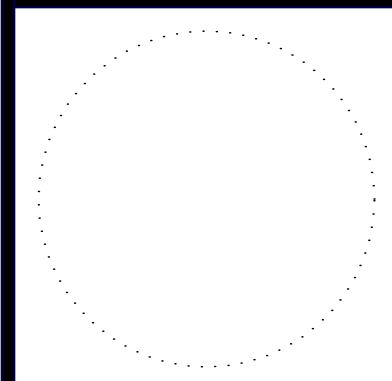
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**Rear View**

**A-13**

SHEET 13 OF 17



**1301  
WHITEHEAD**

**Owner  
Peter Janker**

PROJECT NO: **#Pln**

DATE: **5/12/2017**

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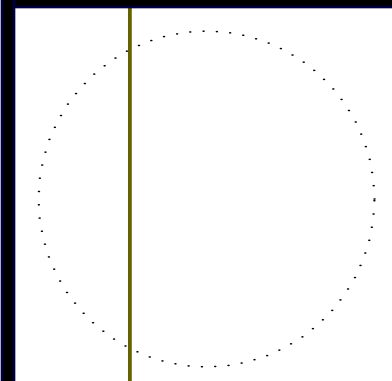
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**Aerial View**

**A-14**

SHEET 14 OF 17





**1301**  
**WHITEHEAD**

Owner  
**Peter Janker**

PROJECT NO: #PIn

DATE: 5/12/2017

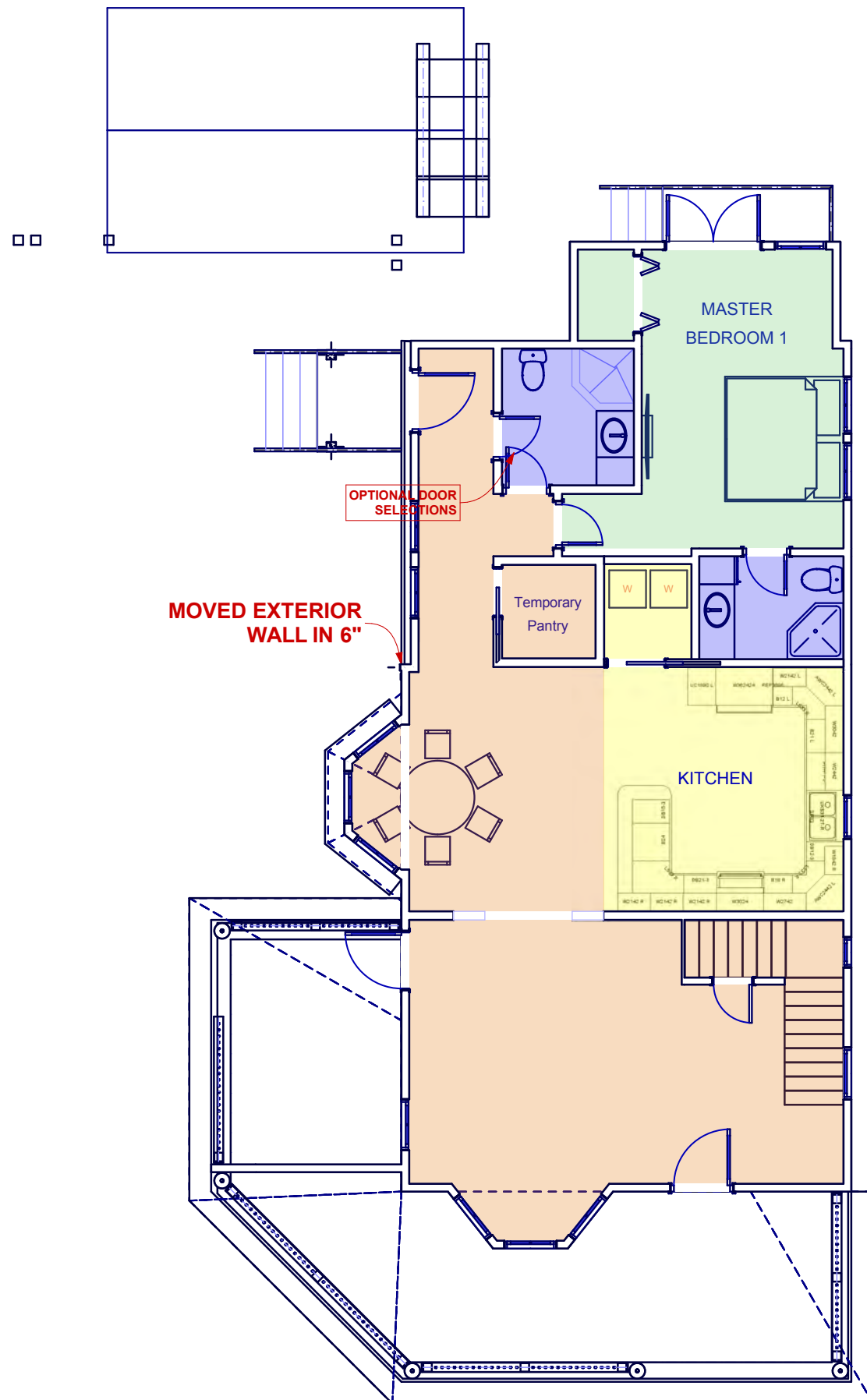
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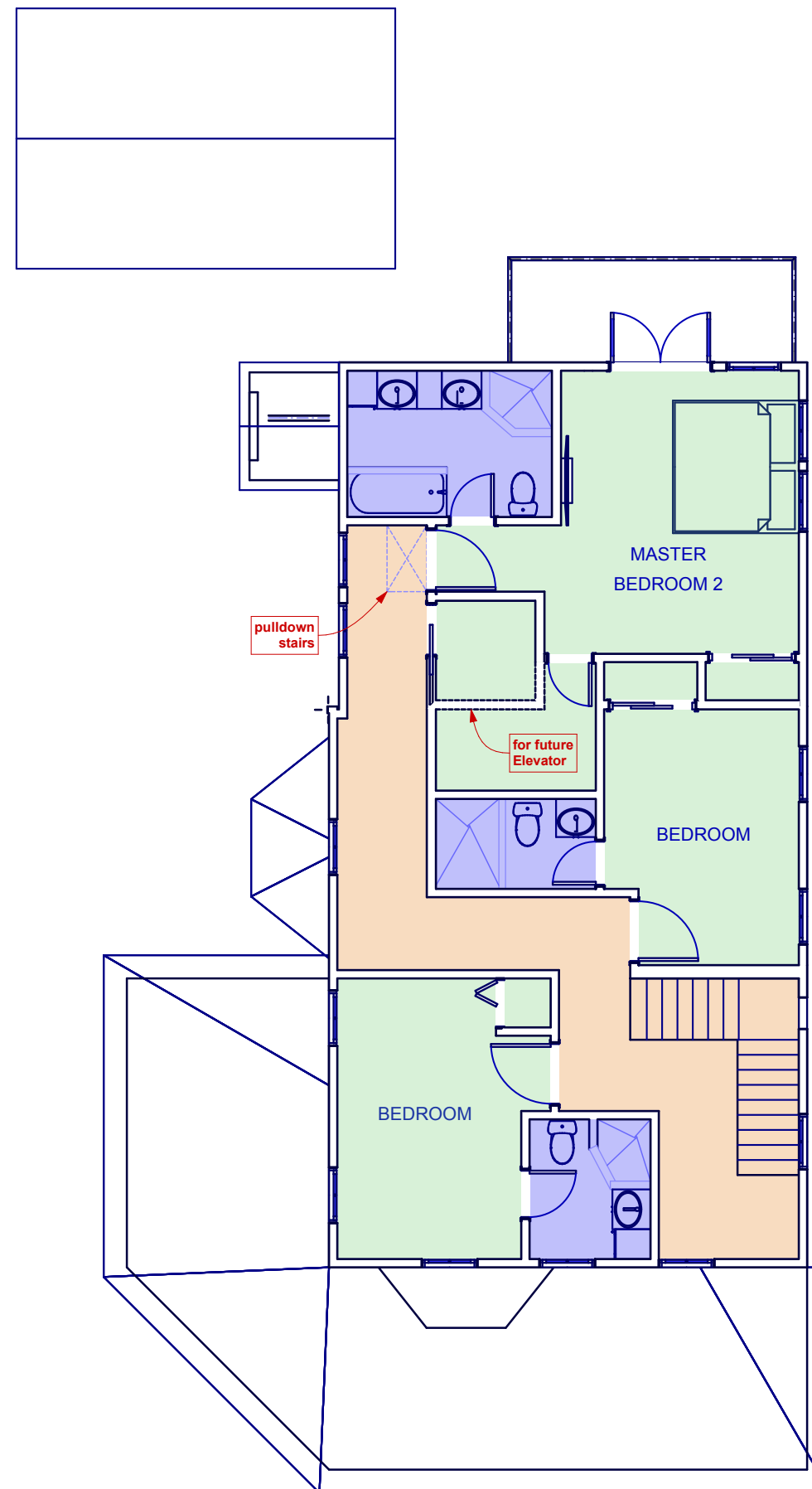
**Proposed**  
**Interior Layout**

**A-15**

SHEET 15 OF 17

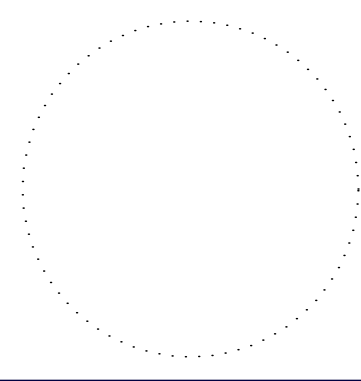


1st FLOOR  
 SCALE: 1/8" = 1'-0"



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





**1301  
 WHITEHEAD**

**Owner  
 Peter Janker**

PROJECT NO: **#PIn**

DATE: **5/12/2017**

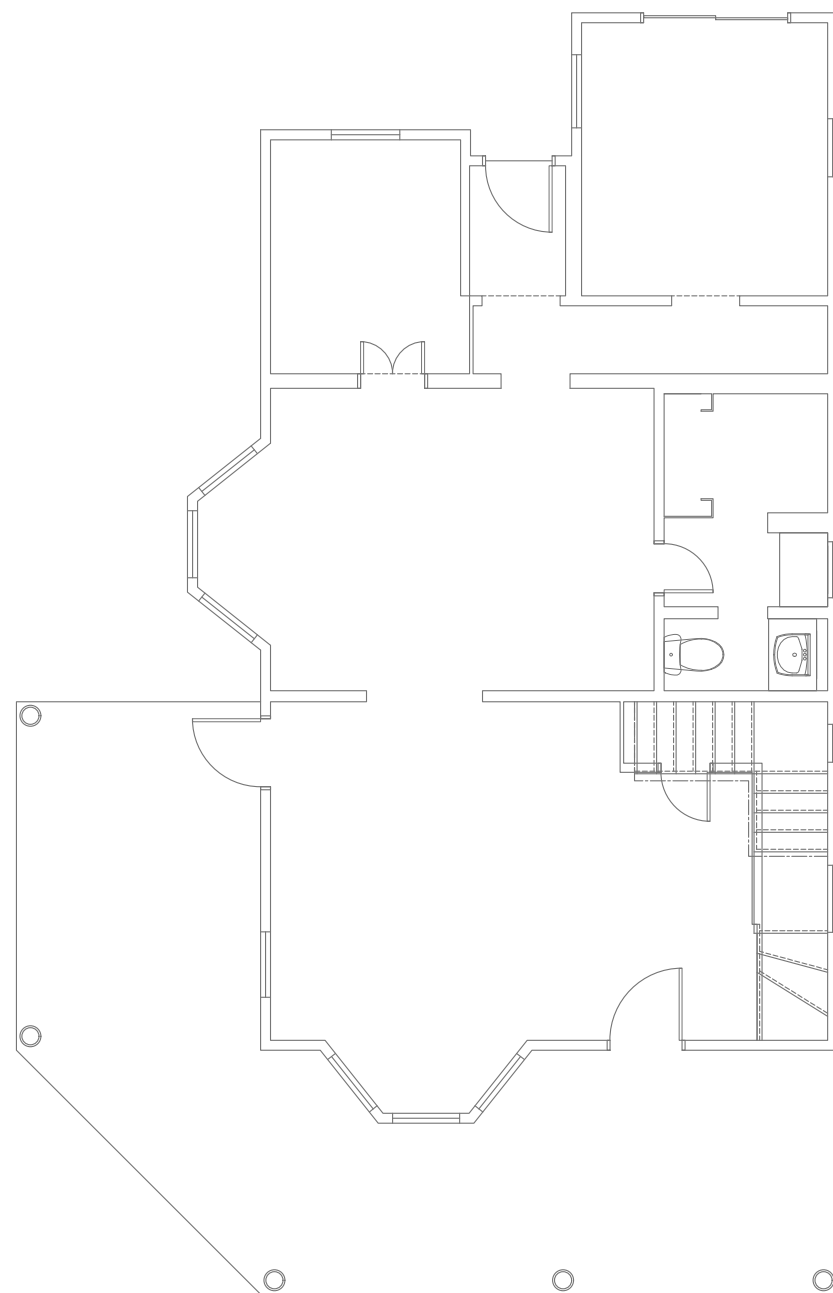
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**Existing Floor  
 plans**

**A-17**

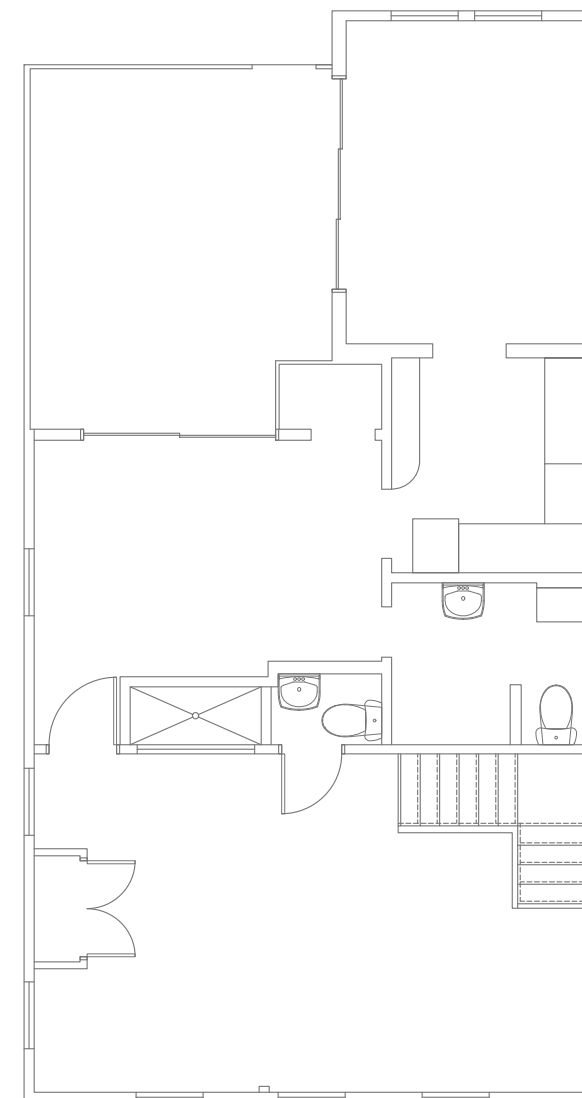
SHEET 17 OF 17



**EXISTING FIRST FLOOR PLAN**

**1**

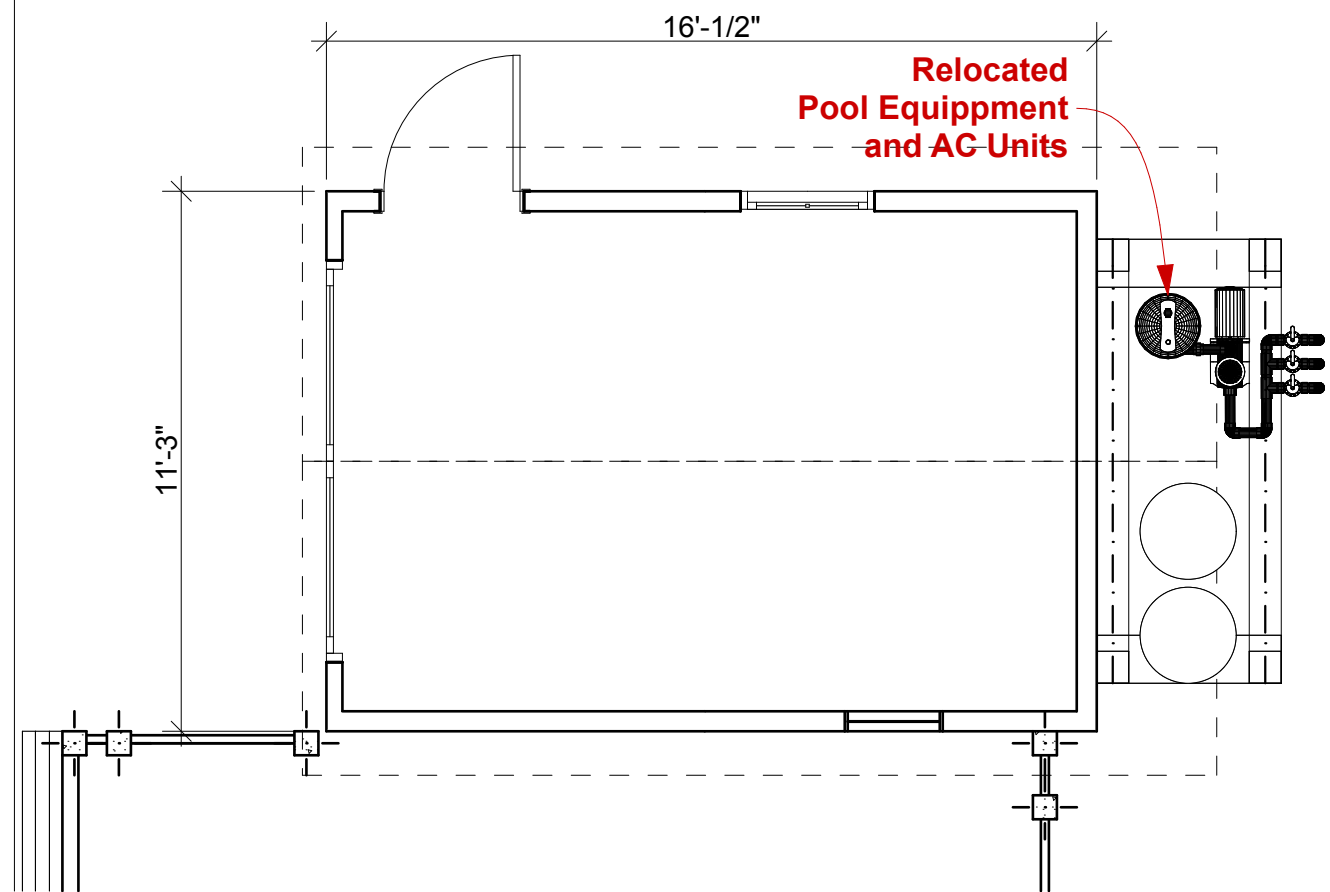
SCALE: 1/8" = 1'-0"



**EXISTING SECOND FLOOR PLAN**

**2**

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



1

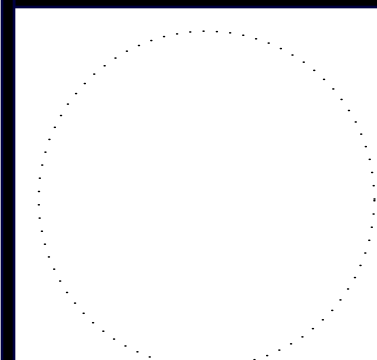
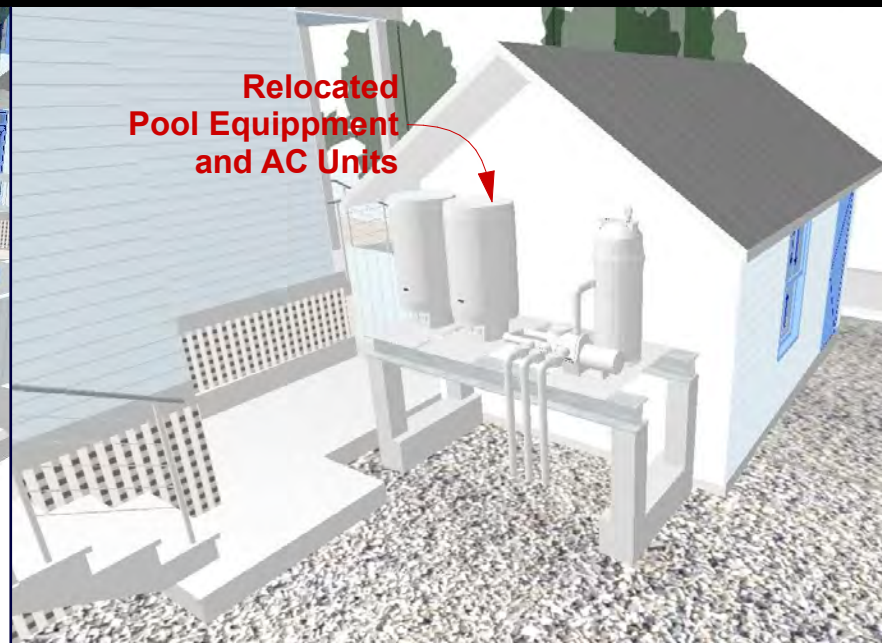
**SHED FLOORPLAN**

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

2

**SHED SECTION**

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



**1301 WHITEHEAD**

Owner  
Peter Janker

PROJECT NO: #PIn

DATE: 5/12/2017

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**Accessory structure**

**A-16**

SHEET 16 OF 17

# 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](http://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.

A white paper bag is placed on a concrete ledge outdoors. The bag has the words "Public Meeting Notice" printed on it in a dark, serif font. The bag is slightly crumpled at the top. The background shows lush green foliage and a concrete path, with shadows cast across the scene.

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#>