



Historic Architectural Review Commission Staff Report for Item 24

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: June 24, 2025

Applicant: Peter Janker

Application Number: C2025-0061

Address: 1301 Whitehead Street

Description of Work:

After the fact – Renovations to contributing structure. Enclosure and extension of existing rear/side second story porch and extension of rear first floor. New full width two-story open porch in rear. Addition of hip roof over second story covered porch.

Site Facts:

The site under review is located on the corner of Whitehead and United Streets. The site consists of a principal historic frame vernacular house built circa 1912 and a historic carport (seen on 1968 aerial photo) that faces United Street. The historic house is a contributing resource to the historic district. 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 Sanborn maps from 1926, 1948 and 1962 all depict the historic existing carport that faces United Street, dedicated to one car.

Currently the house sits on piers and is on an AE-8 flood zone.

Case history from July 1, 2024 staff report:

- On **February 23, 2016**, architect Thomas Pope presented plans for *Relocation, elevation of historic house and modification to footers. New side and rear additions. New accessory structure. New pool and site work including partial side regrading. Demolition of rear additions. Demolition of shed.* (H15-01-1528). The application was postponed by unanimous vote.
- A year after the postponement staff received on **February 23, 2017**, an application with revised plans and scope of work from One Call Construction for the following scope of work: *Raise existing structure to 9' an increase of approximately 2'-6", relocate and elevate accessory building and enclose front portion. New rear addition, new side trellis and porch area, embellish house with rails as needed per life safety, add lattice around base and raise grade.* On **March 28, 2017**, the commissioners unanimously postponed the item, but approved for staff to raise the house 2'-6" and all site work that is associated with the raise of the existing house. The rest of the items were postponed.
- On **May 23, 2017**, the Commission reviewed modified plans for, *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. Demolition of rear wall.* The Commission denied the proposed project, finding it inconsistent with Secretary of the Interior's Standards 1 and 2 but approved the proposed work on the garage.
- On **March 12, 2019**, HARC staff approved with the following conditions a certificate of appropriateness under BLD2018-00002757;

Enid Torregrosa

08-
HARC

Conditions:

*HARC NOTE: Only for raising the accessory structure with new footings up to two feet and three quarters of an inch from current grade, and relocating the structure, as approved by HARC Commission and as submitted in the HARC approved plans. ** ET*

3/12/2019 10:17:54 AM

The permit was never issued as the building department requested signed and sealed plans that were not provided by the applicant. Due to inaction the permit was cancelled;

Gerald Leggett

09-
BUILDING

Permit in call back for additional information for over 6 months without correspondence canceling permit

8/17/2019 9:01:47 AM

After the permit was cancelled there were no new plans submitted.

- On **March 9, 2022**, HARC staff at that time, Kathleen McDonald, Brandon Celli, HARC planner and the CBO all met with the owners of the property on site, to discuss the elevation of the carport and the plans that were required to be submitted as the owner wanted to elevate the carport higher than what the Commission approved. At that time staff explained to the applicant that due to the expiration of the COA and the changes in height, new plans needed to be submitted to HARC for Commission approval. The owner also wanted to submit revised drawings for a rear addition for the house and staff was clear to him of what was denied and that substantial changes to the denied plans needed to be made and that any major changes to a project that has been approved by the Commission required their review again. Staff also explained to the owners that changing just dimensions in previous plans was not acceptable as plans need to be scaled. The CBO was also emphatic to him about the requirements.

Staff never received any plans, nor any permits were submitted for review.

- On **April 2, 2024**, Samantha Jones General Contractors submitted BLD2024-0877 for the following scope of work:

4/2/2024 3:09:28 PM (Veronica Cleare)

*Foundation - Lift house, new piers & floor framing as per plans. **NOC required** HARC INSPECTION REQUIRED*

- On **April 5, 2024**, HARC staff reviewed the file and sent an email to the applicant as the submitted documents were incomplete and the only drawing- proposed footers depicted footers taller than 2'-6":

Enid Torregrosa

HARC

Hi Sammy. This is an incomplete application. Please upload existing conditions photographs. Also, how many more feet to the existing finish floor elevation are you planning to elevate the house. Lastly, I need drawings showing treatment of site, as the HARC members were specific about the approved plans. I am attaching the approval letter. Enid

4/5/2024 1:22:51 PM

On the email I sent the copy of the COA, which stated that ***staff to raise the house 2'-6" and all site work that is associated with the raise of the existing house.*** It was not until May 14, 2024, 40 days after staff sent the email, that the contractor responded.

In efforts to assist the contractor, and as established by the motion from HARC on March 28, 2017, that authorized HARC staff to approve the elevation of additional 2'- 6" staff decided to approve the elevation of the house up to that height.

- By **May 17, 2024**, BLD2024-1375 was submitted for *Lift home to allow for foundation work. Lower house onto new foundation (Samantha Jones permit) Remove stairs and deck boards for access for lifting.* Staff approved the Certificate of Appropriateness under the building permit with the following note:

Enid Torregrosa

HARC

******Certificate of Appropriateness approved as submitted scope of work. Please secure all architectural elements, including front porch and bay window during elevation and stay. House to be elevated with hydraulic jacks. Pool deck and exterior entry staircases not to be part of the elevation. Once a different contractor built new footers 2'-6" taller than the existing ones the building will rest in the new footers. ET******

5/17/2024 1:15:16 PM

Staff signed off the COA under BLD2024-1346 for new footers.

Enid Torregrosa

******Certificate of Appropriateness approved for the removal of existing piers under the historic house and new foundations to be no taller than 2'-6" from existing foundation's height as per submitted plans. ET******

*****HARC Inspection Required******

5/31/2024 3:20:12 PM

- By **June 10, 2024**, the new footers permit was approved but at the time of this report it has not been picked up or paid for.

Although the owner and contractor have been advised that the change in height requires a public meeting and review by the Commission, the owner has been requesting staff to approve the new height.

Staff confer with counsel and with HARC Chairman about concerns of current rain season and having a historic house supported by wooden piles without footers. This issue prompted the request for a special meeting.

Continuation of Case history:

- A Stop work order was issued on **January 23, 2025** by code officer Leo Slection (CODE CASE 2025 00000115):

I received a complaint from CBO Ramsingh regarding possible unpermitted work being performed at the subject address. Upon my arrival I observed and photographed construction being performed without the required permits. I spoke to the homeowner

*Peter Janker and the contractor Samantha Jones and explained that I was stopping the work. Notices of Code Violation will be issued.
A stop work order was posted at the front entry, a code case was opened, and evidence photographs were placed in File Bound.*

- The special meeting was held on **July 1st, 2024** where a motion was made to approve the item by modifying the 2017 HARC approval with an extra 1'3" in height, with staff to approve the final design strategies for mitigating footers, design of footers, and future guardrails.



Photo of property circa 1965. Monroe Country Library.



Aerial photo of property in 1941.



Aerial photo of property circa 1950.



Aerial photo from 1968.



Photo of property under review before lifting of home circa 2022.



Photo of property under review before lifting of home circa 2022.



Photo of property under review before lifting of home circa 2024.



Photo of property under review after lifting of home circa 2024.



Photo of property under review after lifting of home circa 2024.



Photo of property under review showing unpermitted work on the rear of the property circa 2024.



Photo of property under review showing unpermitted railings circa 2024.



Photo of property under review showing unpermitted work in rear circa 2024.



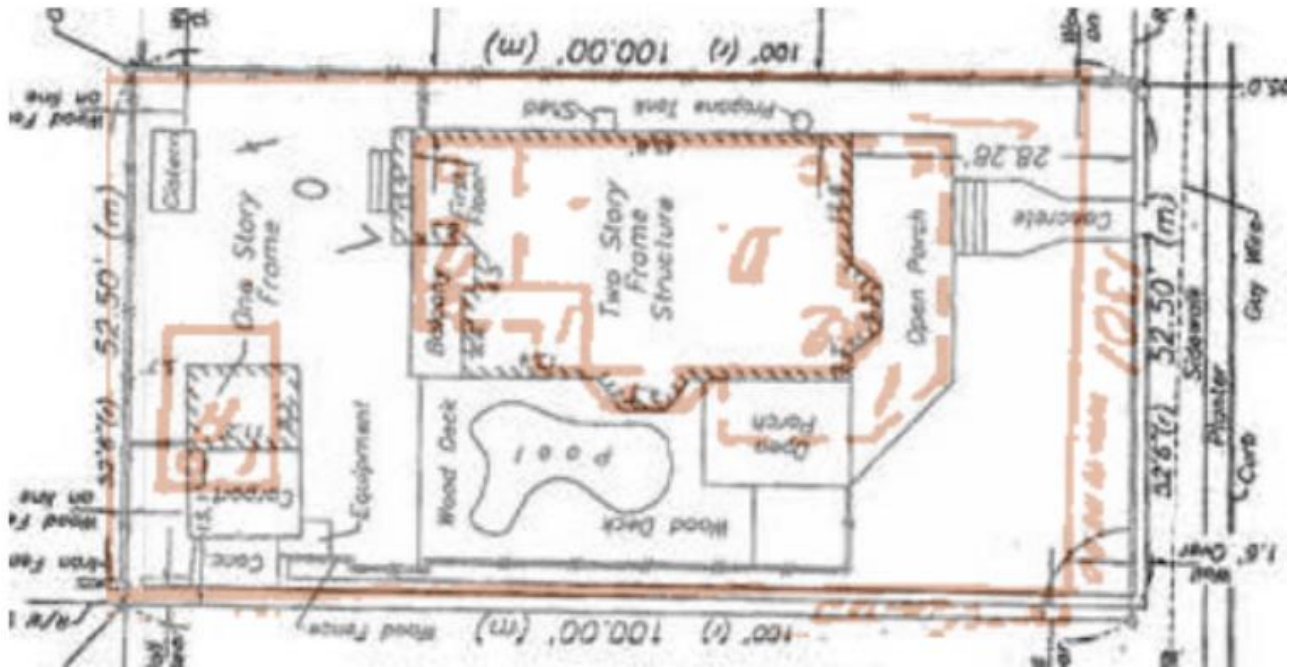
Photo of property under review. Code case from Jan 23, 2025.



Photo of property under review. Code case from Jan 23, 2025.



Photo of property under review showing existing carport from United Street June 2025.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Building Exteriors-Wood (page 24), specifically first paragraph, guidelines 1 and 2.
- Guidelines for Roofing (page 26), specifically guidelines 2, 3, 4, and 6.
- Guidelines for Windows (pages 29a-29l), specifically guidelines A (3, 4, 5, 6, 7, 8, and 9), B (1, 2, and 3-first sentence).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 1, 2, 3 (first sentence), 5, 6, 7, 9, 11, 12, 14, 15, and 16.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 14, 17, 19, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7 (last sentence), 8, 9, 11, 12, 13, 14, 15, 18, 20 (last sentence), 22, 23, 24, and 25.
- Guidelines for Decks (page 39a), specifically first paragraph, guidelines 1 and 2.

Staff Analysis:

A Certificate of Appropriateness is currently under review for an after-the-fact application for a contributing structure built in 1912. On January 23, 2025, a Code Case was opened for unpermitted work at the rear of the property (CODE CASE 2025 00000115).

On the front (west) elevation, railings were installed without permits and are now being retrofitted to meet code due to the home's elevated height. The design includes 2"x6" pressure-treated wood top and bottom rails, 2"x2" returned balusters spaced 4" on center. New 6"x6" posts will be installed spaced 6' on center, and brackets will be used to attach rails to existing historic columns (see detail on page A6.0). Note: The railing design described on sheet A6.0 differs from the proposed elevations, which depict simpler balusters with wider spacing.

On the rear (east) elevation the plans propose the enclosure of the second-floor open porch. The first floor will also be reconfigured to be fully enclosed and match the second-floor footprint. New French doors will be added on both floors, with continuous lap siding and 2-over-2 windows. A new two-story rear porch is proposed, the railings will match the front porch and there will be new stairs leading to the pool deck. There will also be a hip roof added over the enclosed second story porch which will match the existing hip roof.

The right (south) elevation shows that the first-floor wall will extend to align with the second floor, creating a uniform rear façade. Some window openings are being adjusted featuring 2 over 2 and 1 over 1 windows.

On the left (north/United Street) elevation, as mentioned before, the existing second-floor screened porch will be enclosed, featuring new 2 over 2 windows. The first-floor porch wraps around this side with a new access door. The new two-story porch is seen in the rear with railings to match the front porch. The small window at the top will be replaced with a slightly larger window.

Wood lattice infill is proposed between the foundation piers. Staff also requested materials listed on plans, but it was not included.

Clarification: The two-story garage shown on the submitted plans (pages A1.0, A2.0, and A5.1) is *not* part of this application. Planning staff asked Peter and his team to include the *existing* garage in the site data table to assess whether a variance would be needed. However, instead of reflecting the current one-story garage, partially open and visible from United Street, the plans incorrectly show a proposed two-story garage that has *not* been built. Despite multiple requests, the applicant continues to provide unnecessary details about this future structure. **To be clear: the two-story garage is not included as part of this application, therefore will not be reviewed as part of it, and must be submitted as a separate proposal at a later date. Staff has not reviewed the design for the two-story structure (updated drawings submitted on June 16, 2025).**

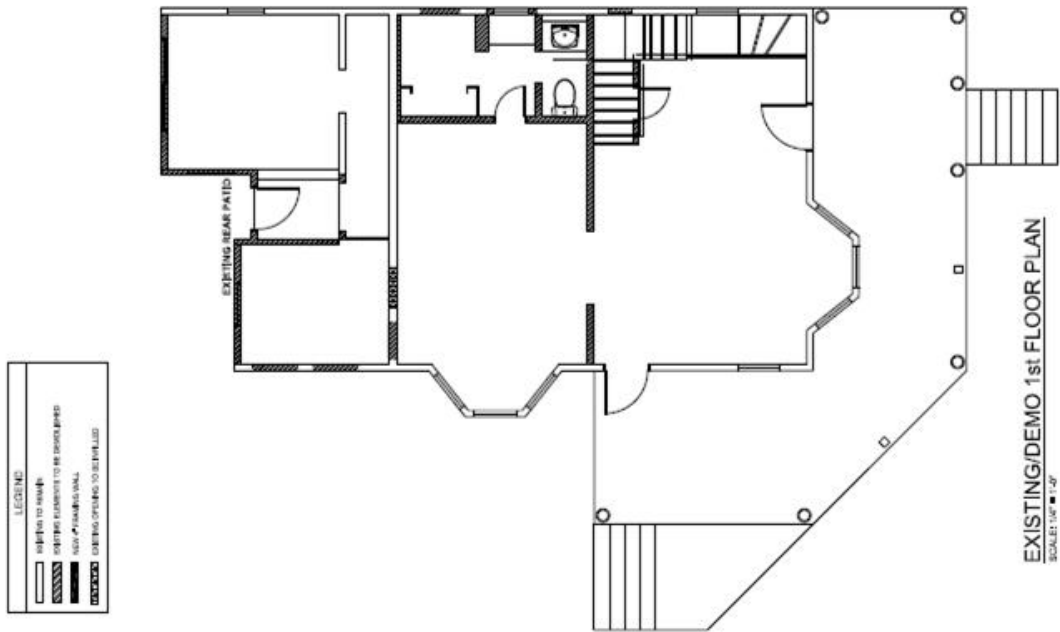
Pages A7.0, A8.0 and A9.0 were for a temporary structure for this home as it is exposed to the elements and nearing hurricane season. Again, not part of this application but was still included. This temporary structure was already approved with conditions at staff level with the following comments:

****Certificate of Appropriateness approved with conditions:*

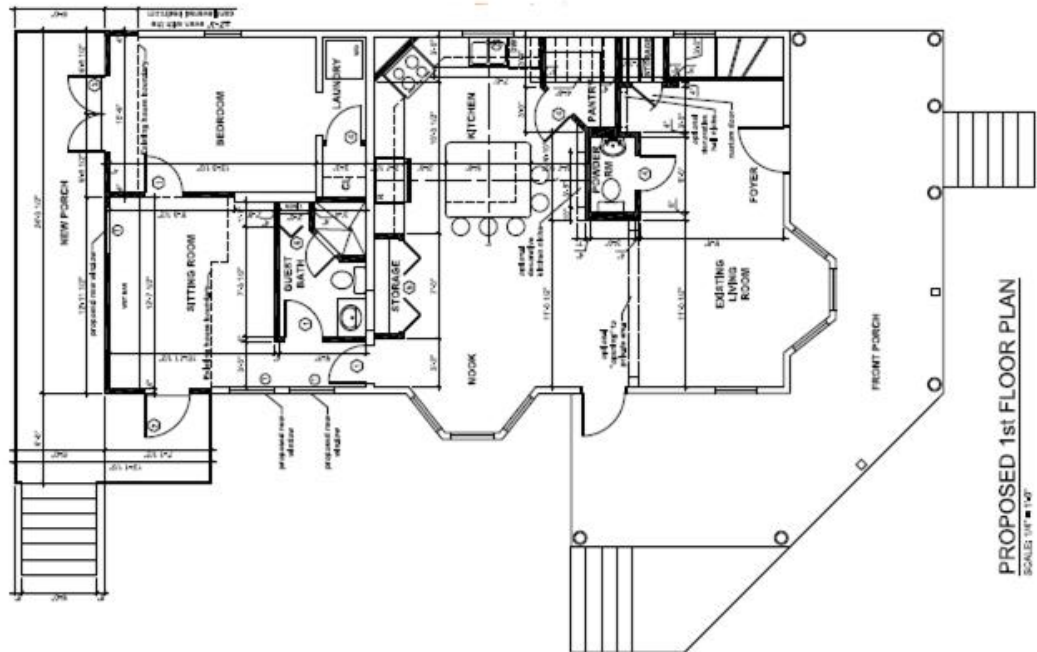
*Per the revised permit BLD2025-1177 and in connection with Code Case 25-115, approval is granted only for temporary emergency framing and sheathing on the north and east walls (1st and 2nd floors) of the structure at 1301 Whitehead Street. This work is strictly to protect the structure from adverse weather conditions, including hurricane threat, as shown in the attached plans. All temporary work must be completed in a manner that minimizes damage to the contributing historic structure. All other unpermitted work associated with Code Case 25-115 must be reviewed and approved by the HARC Commission prior to proceeding. *** DS*

Supporting Materials include:

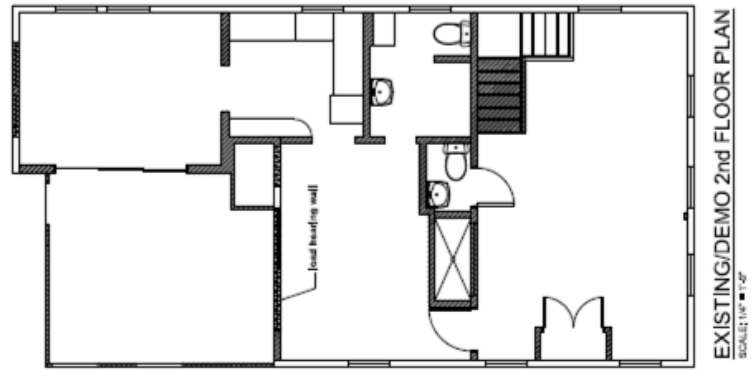
- Email verifying two-story garage structure is not part of this application review
- Action minutes for 1301 Whitehead Street from February 23, 2016
- Action minutes for 1301 Whitehead Street from March 28, 2017
- Staff Report for 1301 Whitehead Street from March 28, 2017
- Action minutes for 1301 Whitehead Street from May 23, 2017
- Staff Report for 1301 Whitehead Street from May 23, 2017
- Architectural Plans for 1301 Whitehead Street from May 23, 2017
- Action minutes for 1301 Whitehead Street from July 1, 2024
- Staff Report for 1301 Whitehead Street from July 1, 2024



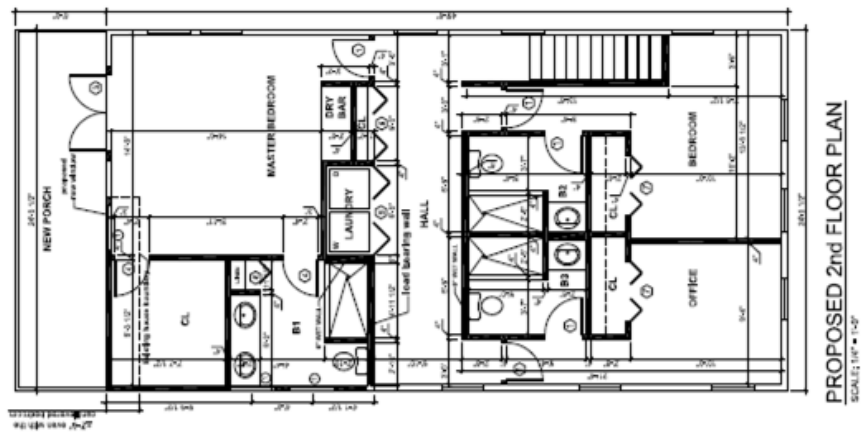
Existing First Floor Plan of principal structure.



Proposed First Floor Plan for principal structure.



Existing Second Floor Plan of principal structure.



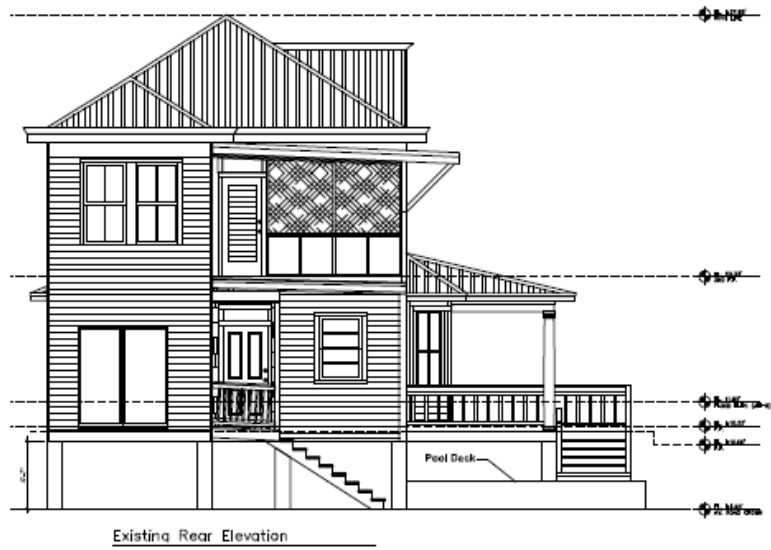
Proposed Second Floor Plan for principal structure.



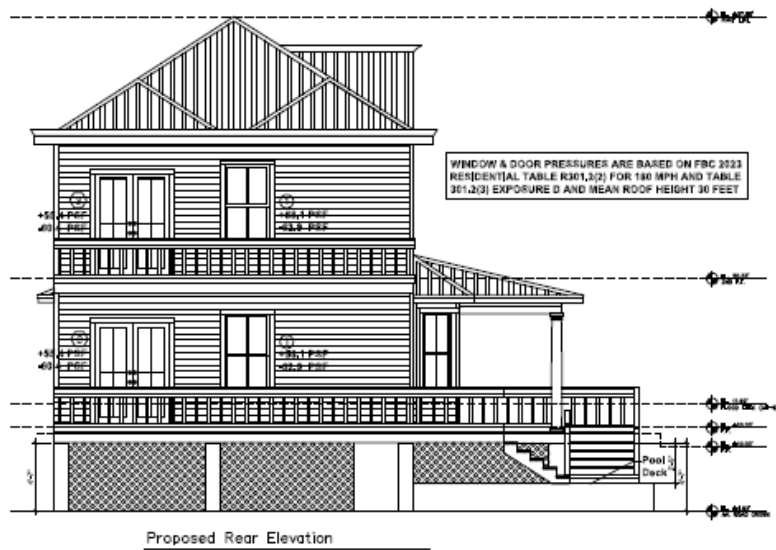
Existing Front Elevation.



Proposed Front Elevation.



Existing Rear Elevation,



Proposed Rear Elevation.



Existing Right Elevation.



Proposed Right Elevation.



Existing Left Elevation.



Proposed Left Elevation.

Consistency with Guidelines Cited Guidelines:

There are some concerns about inconsistencies between the railing details shown on the proposed elevation drawings and those described on page A6.0, specifically regarding the spacing and design of the balusters. This discrepancy raises questions about the visual impact and authenticity of the proposed work. The use of 6"x6" posts on the front porch, although structurally reasonable, changes the open character of the historic façade and should be reconsidered for its visual prominence. Staff recommends using smaller posts to better align with the original design and clarify the design proposal.

Additionally, despite multiple requests, the applicant has not included the full list of proposed materials on the plans, which is essential for proper evaluation. A window and door schedule was provided, but it only partially addresses proposed materials. The submission also includes unrelated items, such as a proposed two-story garage and a temporary emergency framing and sheathing, which are not part of this application. These elements should be removed to maintain clarity and ensure the Commission's focus remains on the scope under review.

The overall design proposal for the main building is generally compatible with the surrounding context, excluding the unrelated two-story garage and temporary structure, which are not part of this application. The proposed renovation areas have been previously altered over time, which aligns with *Guideline 30* for New Additions. The addition of the two-story porch will need to be verified that it does not jeopardize privacy to adjacent properties per *Guideline 20* of New Construction.

If approval is considered, staff recommends the following:

- Submit a final, consistent railing detail for approval reflected on both the elevations and detailed drawings (required for COA issuance).
- Include all proposed materials directly on the plans (required for COA issuance).
- Remove any references, drawings, or details for structures or work not included in this application.
- Submit an updated set of plans showing *only* the scope of work under review before COA issuance (if approved).
- Submit a revised site data table showing existing calculations for all current structures on the property, along with a proposed section that accurately reflects the proposed calculations for work reviewed in this application (required for COA issuance).

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # COAC 2025-0061	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:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1301 Whitehead Street	
Peter & Dixie Janker	PHONE NUMBER 703 850 0986
1301 Whitehead Street	EMAIL psjanker@yahoo.com
Peter Janker	PHONE NUMBER 703 850 0986
1301 Whitehead St.	EMAIL psjanker@yahoo.com
	DATE

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: Follow on HARC review to bonds held 2015, 2016, 2017, 2022, 2024. Complete renovation of home to include: squaring off back of home; new window & door (collar) location; redesigned roofline; masonry; redesign of accessory bld / garage.
MAIN BUILDING: Windows, door (north), sliders, roof redesign of flat feature.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Masonry of accessory building with partial demo of structure for enlargement to single stall garage with a second story storage area.

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

ACCESSORY STRUCTURE(S): <i>none per 2017 HARC board approval, enlarge to full one car garage with 2nd floor storage area</i>	
PAVERS:	FENCES: <i>repair and paint</i>
DECKS: <i>repair & paint.</i>	PAINTING: <i>same color as rest of house & trim</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
<i>Per 2022 HARC board</i>	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: <i>new elec system & plumbing</i>
<i>install central a/c, gas for kitchen, venting as appropriate.</i>	<i>system to include drip sprayer system</i>

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:		
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.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
COAS 2025-1570	PDM 6/10/2025
ZONING DISTRICT	BLDG PERMIT #
	BLD2025-1177

ADDRESS OF PROPOSED PROJECT: 1301 Whitehead Street

PROPERTY OWNER'S NAME: Peter & Dixie Janker

APPLICANT NAME: Peter Janker

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 a final inspection is 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 

105 me 2025

Peter Janker

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Removal and replacement of northeast wall side wall, removal and replacement of rear east wall so as to enclose what is now a screened 2nd floor porch. Remove rear wall and replace so as to square off of the rear of the building.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

The lifting of the building identified issues with support structure and stability reflected in the northeast side wall detaching. The lift was completed by bypassing the the rear structure for the lift and use of extra cribbing.

(2) Or explain how the building or structure meets the criteria below:

(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.

The northeast rear of the building, both floors, has been previously reviewed by the committee and no distinctive characteristics were identified of historical significance. No issues were identified with squaring off the rear of the building.

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.

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

N/A

(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.

N/A

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

N/A

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

N/A

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

N/A

(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.

N/A

(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.

N/A

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

N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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

Structures being removed currently detract from the historical character of the home & neighborhood. Changes are anticipated to enhance the character of the home, neighborhood and district.

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

No impact

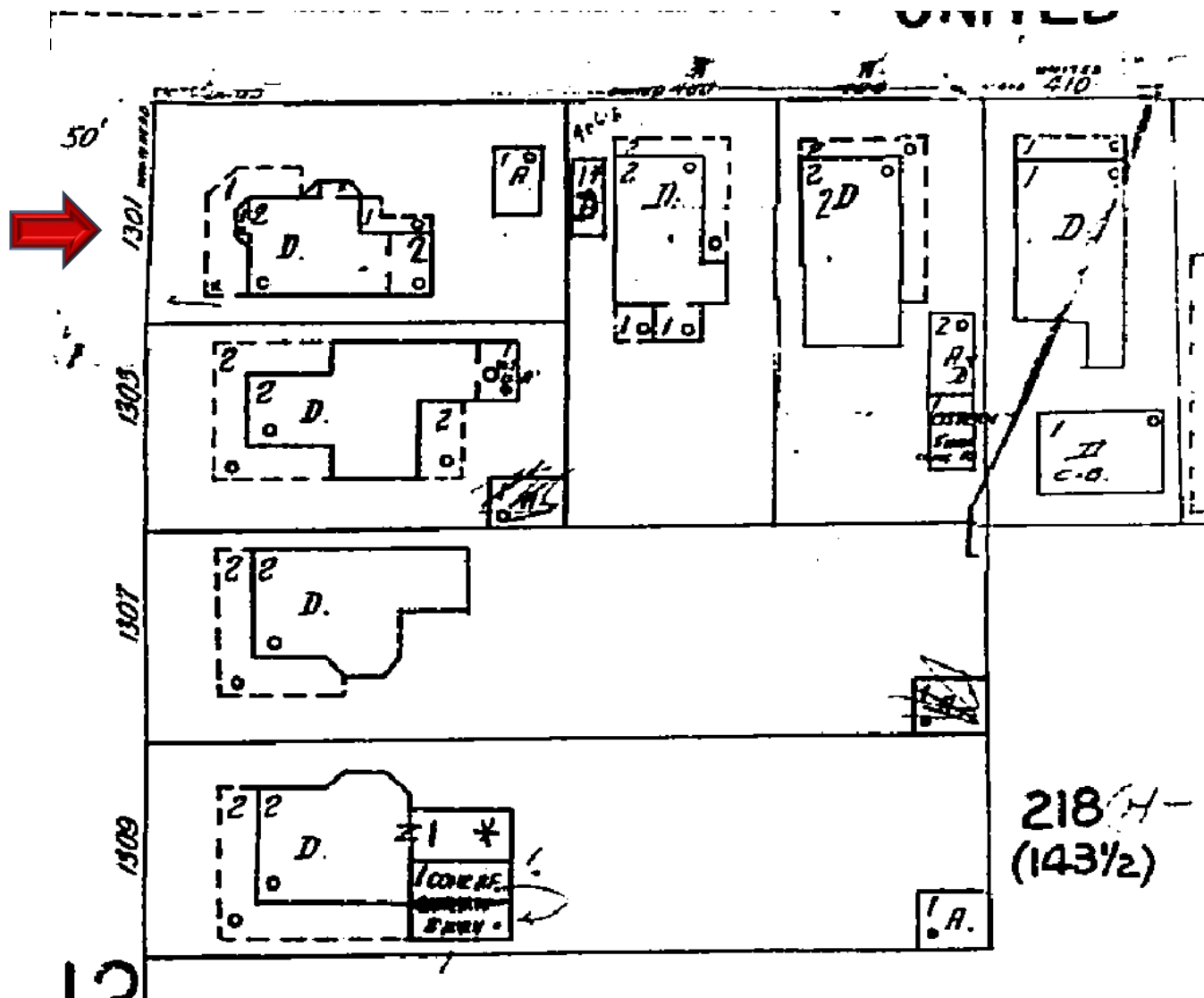
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The additions are not being removed. Walls are being brought up to code and safety standards and for three sections of the rear wall are being moved approximaely 18 inches to align with the 2nd story southeast wall.

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

City has articulated that the northeast 1st and 2nd floor structures to be noncontributing, specifically the former 1st floor porch (subsquently enclosed) and the 2nd floor screen porch.

SANBORN MAPS



#1301 Whitehead Street 1962 Sanborn Map



#1301 Whitehead Street 1948 Sanborn Map

[illegible]

#1301 Whitehead Street 1926 Sanborn Map

PROJECT PHOTOS

Scope of Unpermitted Work Performed at 1301 Whitehead Street, an historic 2 story Conch House

- (1) Front Porch Railings: Installation of one section of front porch railings per plans submitted by Samantha Jones INC (see enclosure for engineering details). Railings consist of 2x6 pressure treated lumber with tapered 15% top for sheading water. Balusters are 2x2 pressure treated lumber. Posts are of 6x6 pressure treated lumber fastened to the porch with $\frac{3}{4}$ " stainless steel threaded rod. All wood attachments were via 3" Deckmate 316 stainless-steel screws, Balusters are fastened with Deckmate 316 stainless steel 3" trim screws. All wood was primed with Kiltz white primer and finished with high gloss white exterior Behr enamel.
- (2) North Wall: Replacement of damaged north wall with 2x4 pressure treated lumber, two window openings were rough framed can be patched & enclosed (same size openings as historic windows of home) and one door rough framed but will be patched & enclosed (36x86) opening conforming with elevations provided by One Call Construction during its 2016 HARC review. Framing construction performed iaw code standards on pressure treated 2x4 16-inch centered studs and appropriate fasteners.
- (3) Beams: There are a total of 6 beams, on the ceiling of the first floor, each of which consists of 3 pressure treated 2x12s of lumber fasten together with Liquid Nails and 5' Ledger Loc fasteners. The two on the exterior walls, running west to east, act as sills with the one on the south being 20' 4" and the one to the north 18'. Two interior beams each of which consists of extending the length of the rear addition are 20' 4' and 18' respectfully west to east. Two beams run south to north and comprises the home's lintel/roof beam to support the roof, the other comprises the interior load bearing wall for what was the home's roof beam for the original rear of the home built in 1911, both are 23' 2" in length.
2nd Floor Joists: Work consisted of pressure treated 2x10 joists running perpendicular to length of the home between the four beams noted in para 3. They are attached to the beams with Simpson Strong Tie hangers of stainless steel, LUS210SS and fastened with stainless steel nails (SCRN Ring Shank Connector nails Type 361). See engineering diagram
- (4) Posts: Three existing 6x6 pressure treated posts were replaced with three new posts, since old posts were damaged, weather worn and too short once home was raised. An additional three 6x6 posts were added to provide additional support to the roof beam & square off the back elevation of the home. It also brought construction standards up to meet or exceed code requirements. Posts were secured with fabricated stainless steel & powder coated 6x6 brackets, manufactured with 201 stainless steel base plate

.2" thick and reinforced with 12" vertical plates which are .16" thick, and fasten with ½" stainless steel lag screws.

- (5) Support Structure 2nd Floor Porch Floor: primary 2x4 framing (see photo below) removed. Stop work occurred before work could be completed in regard to replacement of support structure & half walls.
- (6) Rear Wall 1st floor removed not yet replaced, 2nd floor porch ½ wall and top screen removed and not yet replaced. Walls currently supported with jack stands and bottle jacks.

Photo Library:

- (1) Front Porch Railings:

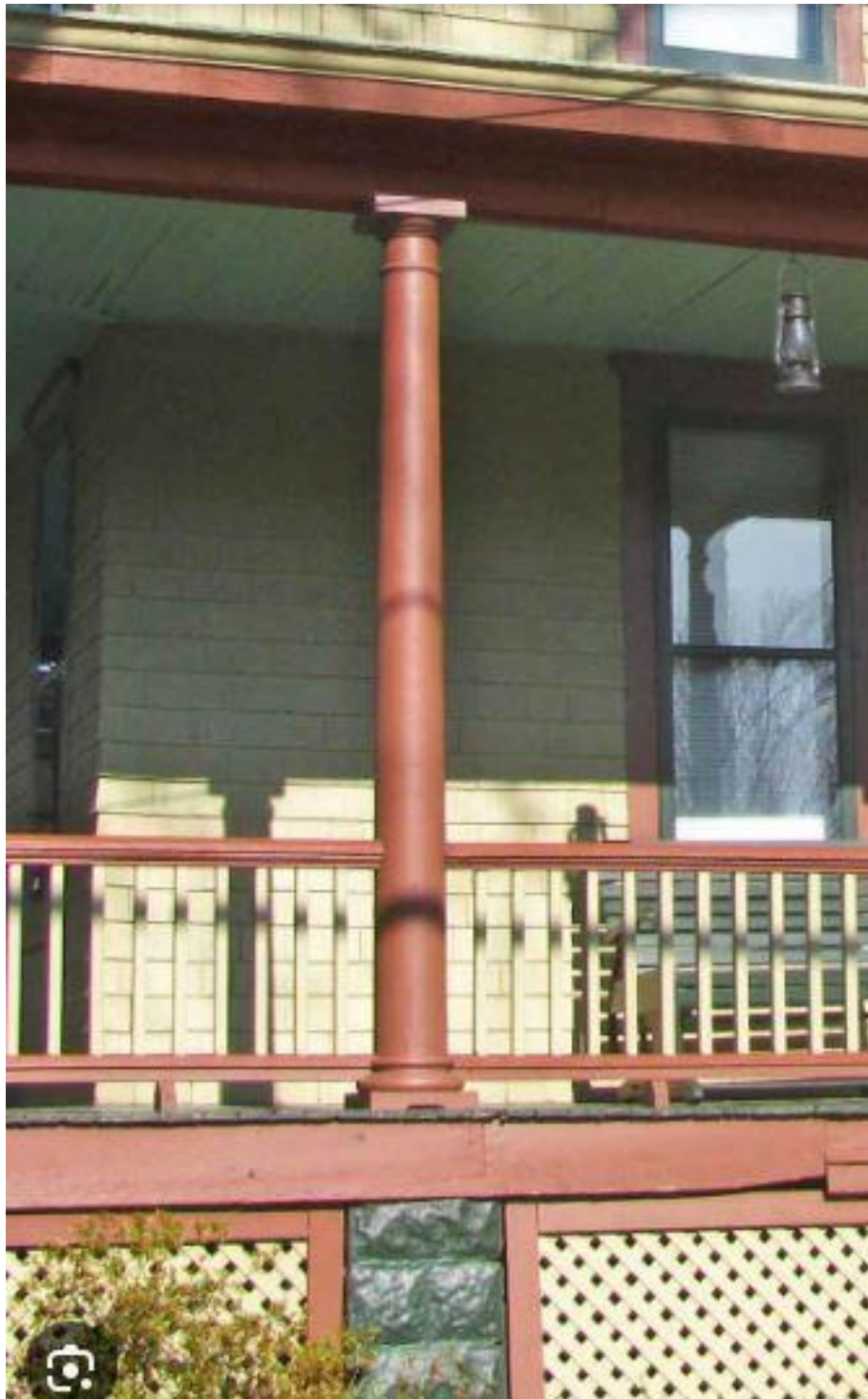
Known HARC issues: HARC would like to see 6x6 posts removed and replaced with bottom rail wooden bridges, issue is one of building codes compliance, HARC initially objected to the distracting look of having 6x6 posts every 6 feet per code; HARC felt that if the posts remained then the posts should go thru top railing and have a cap, Owners have concerns and would rather the posts stay below the top railing to not have the posts stand out which is a common look especially for the Curry homes and homes with expansive porches; gap between lower rail and porch surface, code specifies 2 inches, HARC would like it more but an obvious limit would be 3 ½, which is the same as the balusters; spacing between balusters vicinity the porch columns, HARC would like them with uniformed gaps; post on top of stairs looks long since stairs are free standing. For steps, HARC would like to see upper post moved to porch or removed and porch columns use for anchor support.



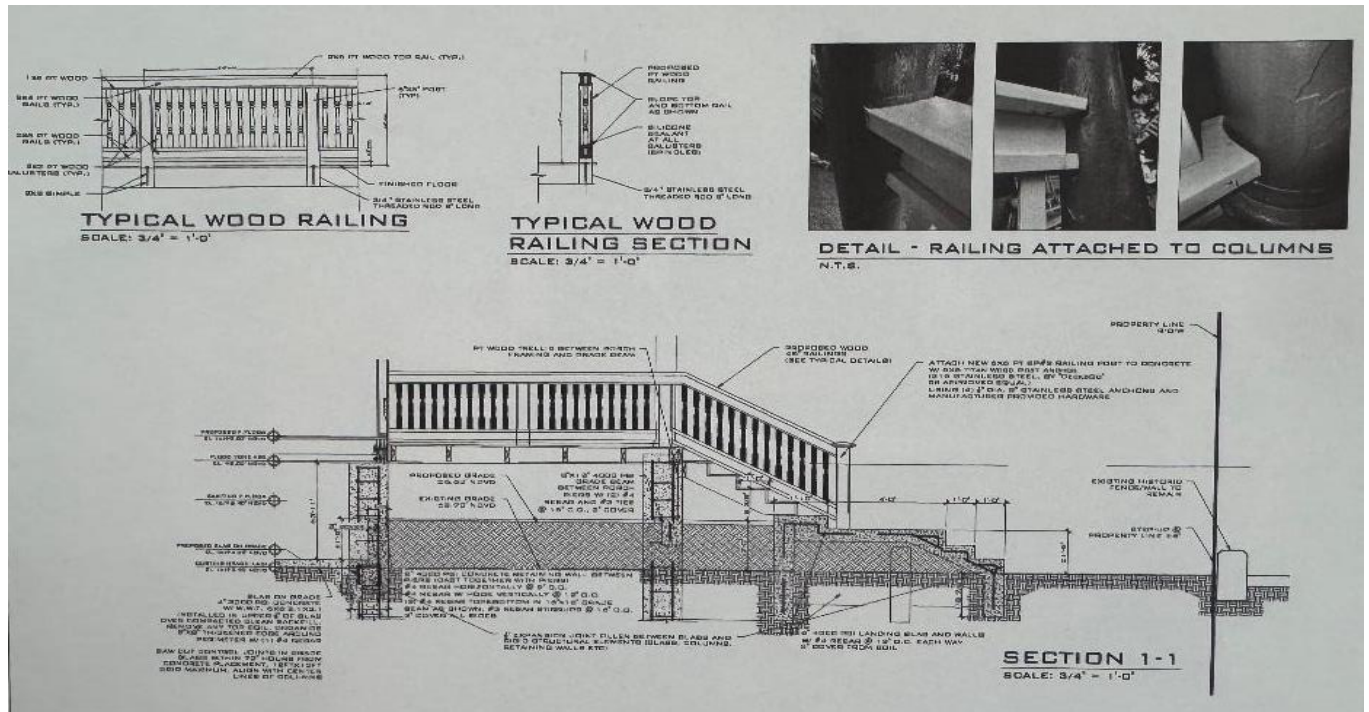
Railing Elevations presented during 2016 One Call Construction HARC Board Presentation:
Railing over Posts, no objections noted.



HARC Recommended Railings: Lower railing blocks, based upon inquiry from owners, HARC noted that color must be white and not trim and home color as shown.



Engineering Drawings with top rail over posts, per historic homes & Curry homes in Old Town



Examples of 2x6 sloped railings over posts in the immediate area of old town and relevant to the railing design of 1301 Whitehead:

Railings over posts, one of the three sisters on South Street, on same block as 1301 Whitehead



Railings over porch corner of United and Duval, one block from 1301 Whitehead



Railings over posts, 2 blocks north on Whitehead Street.



Railings at Casa Marina, eastern section, second story



Casa Marina Railings over posts, vicinity of recreational area



(2) North Rear Wall:

Before Demo and Replacement



After Lift before North Wall demo



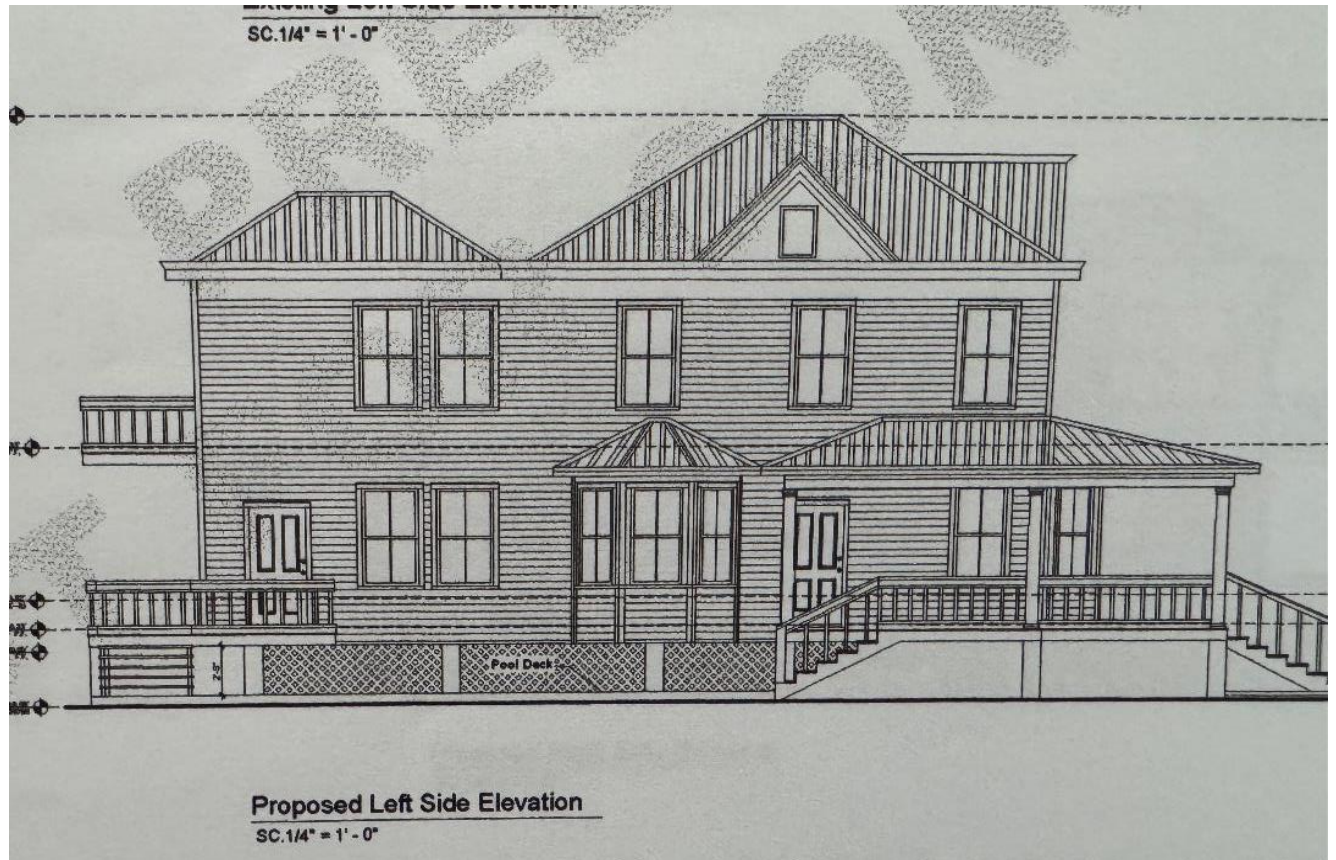
After Demo and Framing



2016 HARC reviewed plans, no objections to squaring off back of home or enclosing rear 2nd story porch



2025 Current Plans for future HARC review



North Wall Interior, replaced wall that fell off during lifting of home, joists and sill replaced 2x4 joists and 2x6 sills. (see next photo)

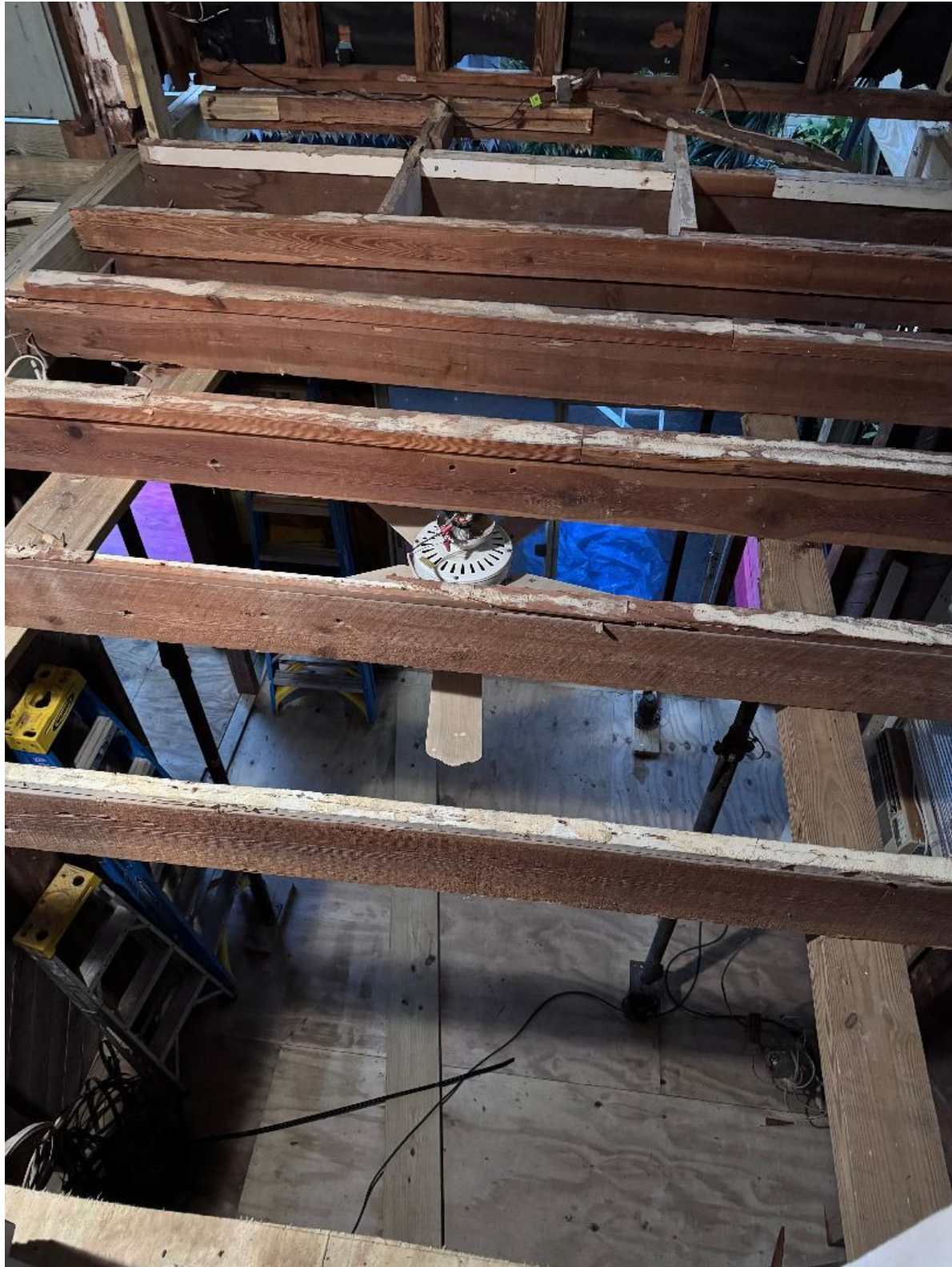


(3) Beams and 2nd Floor Joists:

Old North 2nd floor joists removed, not spacing and use of 2x4 lumber...not to code



Old 2nd floor, shimmed 24 inch on center joists on south side of rear that were removed, note cantilevered on far wall that is insufficient



South Sill and two interior beams 2 each beams consisting of 3 each 2x12 sills and 3 each 3 2x12 interior beams. Note 16 inch on center Joists on both north and south sections of the rear of the house



- (4) Three 6x6 posts (left section of photo) emplaced to provide extra support to roof beam thus eliminating the 2 foot, 2nd floor cantilever across the rear of the home. No rear addition and both floors remain under the exiting roofline.



- (5) Porch knee wall and screen removed along with interior plywood sheathing use to keep weather out.

Knee Wall with exposed 2x4s and screening on upper half...upper half, interior ½ plywood (installed for weather/ hurricane protection) already removed



Rear of home with knee wall removed, looking east, support structure removed, not yet replaced.



Rear of 1301 Whitehead before lifting and prior to renovation



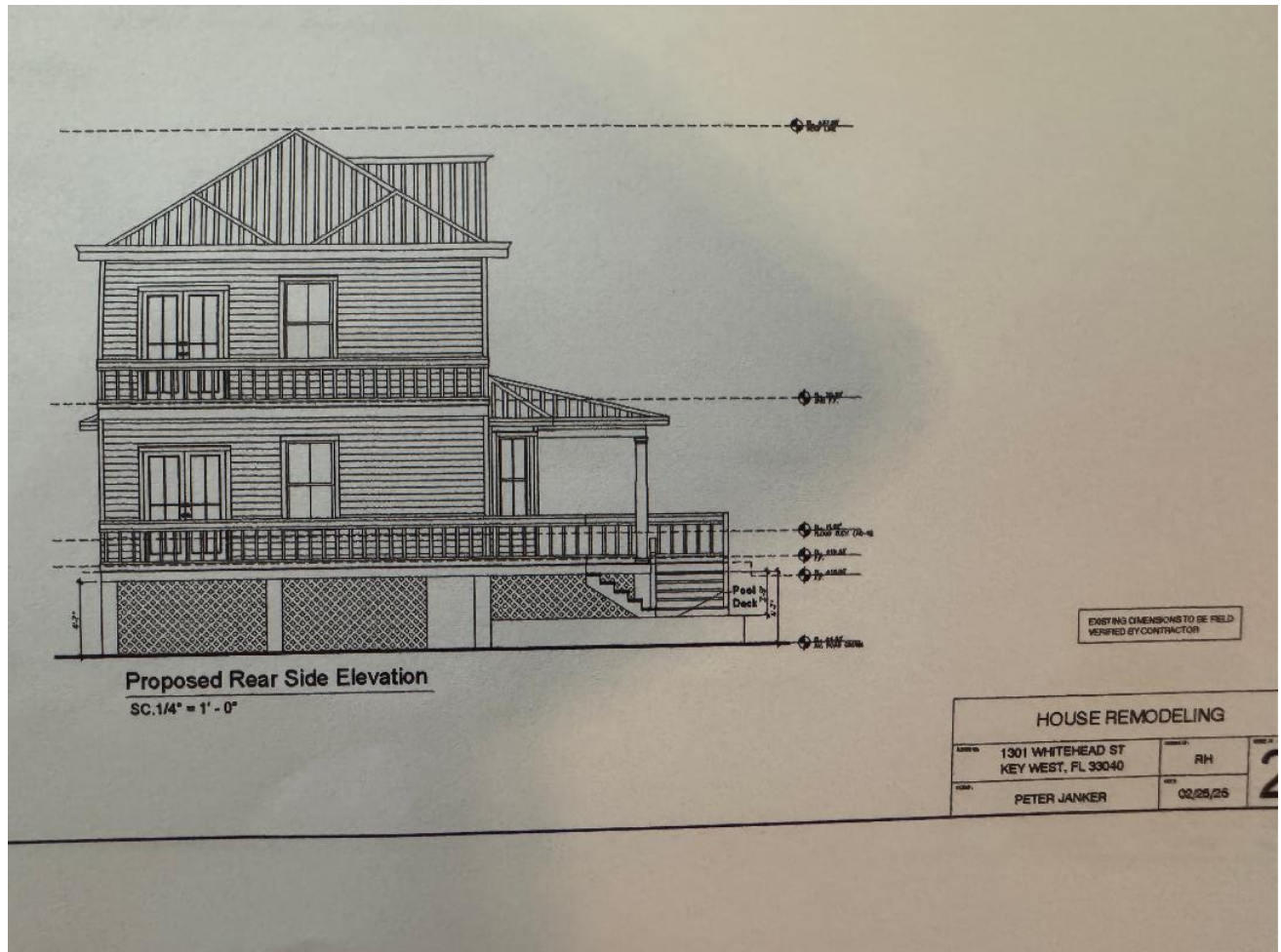
Rear of 1301 Whitehead after lifting and prior to renovation of first floor



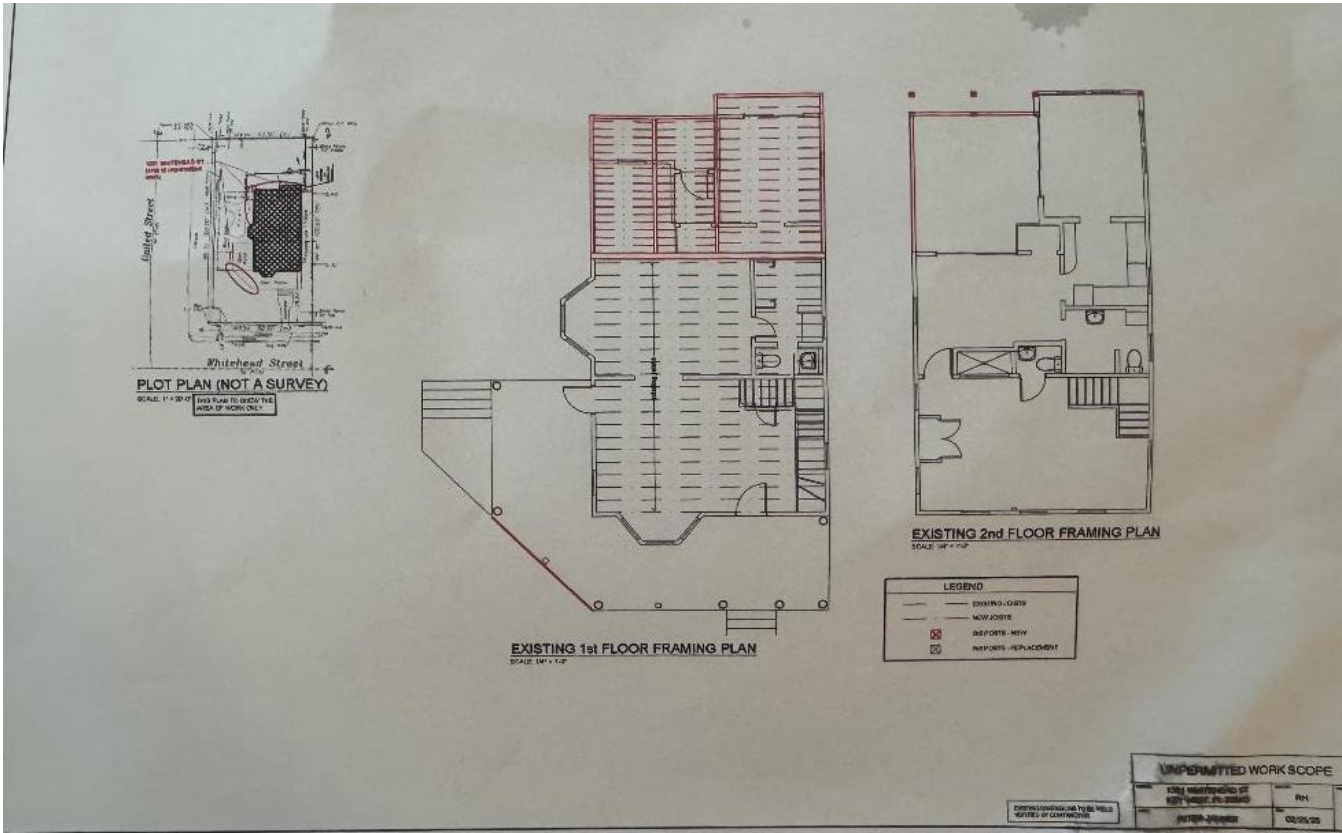
Rear of home view with upper porch demo completed with no replacement structure for 1st floor rear wall or 2nd floor porch ½ wall or screen



Rear of Home...current plans



Scope of Unpermitted work on site plan



Demolition Appendix 1301 Whitehead, Key West, FL

- **Demolition Plans:**

Existing Conditions:

The property under review contains a historic two-story frame “large Conch house” [1] structure, which is listed as contributing, with a year built circa 1911. The southeast 1st story addition (summer kitchen) was built approximately 1912 and was originally attached to the home. Sometime after 1912 a living space was added above the summer kitchen and the structures were attached to the main house via the addition of a hallway on the first floor. A porch was built on the northeast side of the building and over the years was enclosed & an open porch constructed upon its roof sometime between 1960 and 1965.

In May 2024, 1301 Whitehead was raised three feet, 6 inches above its previous elevation of 6.5 feet bringing the total elevation of the home to 10 feet. Hardscaping has taken place in both front, side and rear yards via use of fill dirt to successfully reduce the visual impact of the elevating of the home. Hardscaping has been completed in the front yard and mitigation of the visual impact of the raising of the home appears to have been achieved. (see Photo “Front Elevation”) The lifting of the home is intended to protect this contributing structure and was in accordance with those plans briefed and approved by the HARC committee in 2017. (see “Conception” rendering)

What needed to be removed/moved:

Demolition of the rear north wall of the old porch. Rational: North wall section detached while the home was being raised. During the lift, it was chained to the second-floor sill and ledger lock screwed into the northeast framing of the original home. Replacement was necessary since its supporting structure had failed which created a safety issue. This had been recognized by the lifting company that was forced to not use the wall structure for lifting and secured said wall with a chain. The lift was conducted thru a temporary beam put in place to the respective rear & interior load bearing walls. (see “after lift” photo 4x6 post and beam)

Demolition of the rear north wall of the old porch. Rational: North wall section detached while the home was being raised. During the lift, it was chained to the second-floor sill and ledger lock screwed into the northeast framing of the original home. Replacement was necessary since its supporting structure had failed which created a safety issue. This had been recognized by the lifting company that was forced to not use the wall structure for lifting and secured said wall with a chain. The lift was conducted thru a temporary beam put in place to the respective rear & interior load bearing walls. (see “after lift” photo 4x6 post and beam)

Demolition of rear northeast porch (5x5 square feet), consisting of novelty siding on its north side and cedar shingles in shake style on its west side. Neither was appropriate for the home which has clapboard style wood siding on its major exterior features.

The porch supporting structure had also failed resulting in the porch railings sloping 20% to the north. (see photo "Rear Slant") Additionally, the porch header had failed due to the upper porch deck being constructed of substandard 2x4 joists. The upper porch features date from the 1960-1965 era when the doorway from the historical southeast summer kitchen was changed over to a window and the exit door was moved to what had been an historical ground level porch on the northeast corner of the home. Overall, the porch had detached from foundation and had no supporting structure prior to the lift, materials used not suited to the home and the lumber had deteriorated to a point that it created a safety issue.

Demolition of rear southeast, 1st floor slider and wall segment, total area 10x9. Cantilevered second floor wall was not to code in regards to recess beams lack of setback. Termite damage to framing and inadequate load transfer framing (inadequate header for slider) also resulted in slider malfunctions/sticking due to perceived inadequate structural support.

The east facing door that was historically part of the north east 2nd story porch was removed as well as the screening for the second story screen porch, with the intention of enclosing the formally screen porch with lap siding and windows according to submitted plans. The stairs and staircase platforms that supported said door had been removed prior to current ownership. (see Photo "Rear Slant")

While the two under house 30K gallon cisterns are being restored & saved the small 4x10 foot cistern at the southeast corner of the lot had previously been decommissioned, likely in coordination of the reported windmill which no longer exists.

The southeast 2nd floor summer kitchen addition is proposed to lose its two windows (see "after lift" photo above) which will be replaced by French doors, as well as on the 1st floor where a slider will be replaced with French door matching and in line with that of the second floor.

The door that replaced the door on the north side of the summer kitchen (had been changed into a window in the rear slant photo) and exited to the east from the enclosed first floor porch on the north east side of the home will be removed and replaced with a door exiting to the north which will be aligned with the historical exit from the rear of the home. (see "after demo and rebuild" photo above).

The accessory building, which was approved for raising and moving in 2017, has not yet been moved but is anticipated to be moved, and reconstructed so as to comply all setback requirements.

The homeowner is proposing removing the current northeast addition flat roof and replacing it with a similar roofline as the southeast addition (roofet). Intent is that the structure would continue the same water catchment gutters as does the rest of the home. Homeowner is seeking a compromise with the city HARC manager as to being able to retain some element of an elevated flat structure in consideration of removing what can be viewed as an eyesore. Failing this, the homeowner is willing to modify the northeast roofline to match the rest of the home, implement the water catchment feature on this element thus improving the aesthetics while retaining the features of a flat roof. An alternative is to return to the same basic gable roof that existed prior to 1960, to the entire rear home post 1911 additions.

- **Demolition Scope:**

The only significant demolition anticipated is to the rear 1/3 of the home in regards to the rear walls and north wall of the home which has already occurred and was performed as part of the 1st story framing and house lift. It is planned to remove all exterior wall mounted sewer, power, AC unit, and water lines that currently are mounted and place them within the existing wall structure or underground. (see photos “South wall”) The pool will remain in its current location but it is likely that its walls will need to be replastered and that the supporting deck will need to have up to ½ of its decking removed, support structure brought up to code and reinstalled. Once the accessory building is moved, its new foundation will have to be built. All demolition will leverage industry standard safety measures for both occupants and construction personnel. Three windows are anticipated to be demo’ed on the south side of the home. One is an aluminum jalousie window and one has a Plexiglas instead of glass, and one is a fixed pane of patterned glass. none are historic to the home. (see South wall photos) Two windows will be removed on the east rear 2nd story of the building to make room for a set of French doors however consideration is being given to move the door to the northeast of the rear to what is now part of the screen porch, this would save the two original windows.

- **Historic/Cultural Item Identification:**

The current homeowners are highly motivated to preserve the historical elements of the home and have already identified key features that led to the conclusion that the 1912 summer kitchen was a separate structure when build. As a result, the homeowners intend on retaining interior siding (had been covered with drywall) within the house to preserve the home’s history. Homeowners have also salvaged 75% of the Dade pine flooring and walls within the home and will process said lumber for reuse within the home. 100% of the front porch framing was saved and 20% of the first-floor framing beams were saved, at significant cost, by sistering 2x12 pressure treated lumber to permit joist attachment. Damaged joists will be reused within the house as stair threads

or for other infrastructure purposes. Homeowners will remain on site during construction and will communicate to their architect any discovery of historical elements or features, which the homeowners are motivated to preserve. The 1911 builders of the home used mild steel brackets, some of which show evidence of on-site heating and customization. In concert with best engineering and architectural practices these items will be removed, inspected, and where possible refurbished & reused as designed in appropriate locations and in accordance with building codes. (see Photo “Bracket Reuse”) In some cases, the reuse will be augmented with alternate elements such as in the reused brackets where the 2 ½ inch squared headed lag screws have been replaced with 3 ½ inch stainless steel lag bolts with stainless steel washers. This process has been used in the bay windows on the west and north elevations where 32-inch treaded ¾ inch steel rods have been replaced with 32-inch ¾ inch stainless steel treaded rods for lateral compression of the 8x8 beams.

The homeowner proposes that portions of the rear 1/3 of the home consisting of the additions done after 1912, to include both 1st and 2nd stories be sided with a concrete based lap siding (Hardy board) to clearly identify those structures as non-historic to the original home if acceptable by HARC.

- **Site Information:**

Planning for this renovation stipulates homeowner’s specific guidance to protect the current look and feel of the property to include preserving its dense foliage and vegetation. It is not currently anticipated that any protected trees or foliage will be impacted. Should a protected tree be affected the Key West Forester will be contacted for guidance and direction. Utilities considerations are as follows: There is an anticipated need for an additional hook up of sewer for the second unit, there are already two street sewer mains in place, one on United Street (currently capped) and one on Whitehead Street (which is currently hooked up); electrical is planned to be placed underground from the United Street side of the property where it currently serviced. At this time two 200-amp services are anticipated (two meters currently installed 150-amps each with one overhead service line); water is anticipated to require two additional services, one for the second residential unit (consideration is being given to have this second service to support site irrigation and pool service and to service both units with one water service meter) and one for an anticipated fire sprinkler system (Key Aqueduct flow test has already been conducted and resulted are attached) . Gas cylinder has currently been removed from the premises, but is anticipated to be reestablished with a smaller cylinder to reduce its space needs as well as visual aesthetics. It remains to be determined if the gas cylinder will be underground or above ground since the gas company has policies which impact this decision. The homeowner’s preference is to place the gas service underground.

Utility Infrastructure:

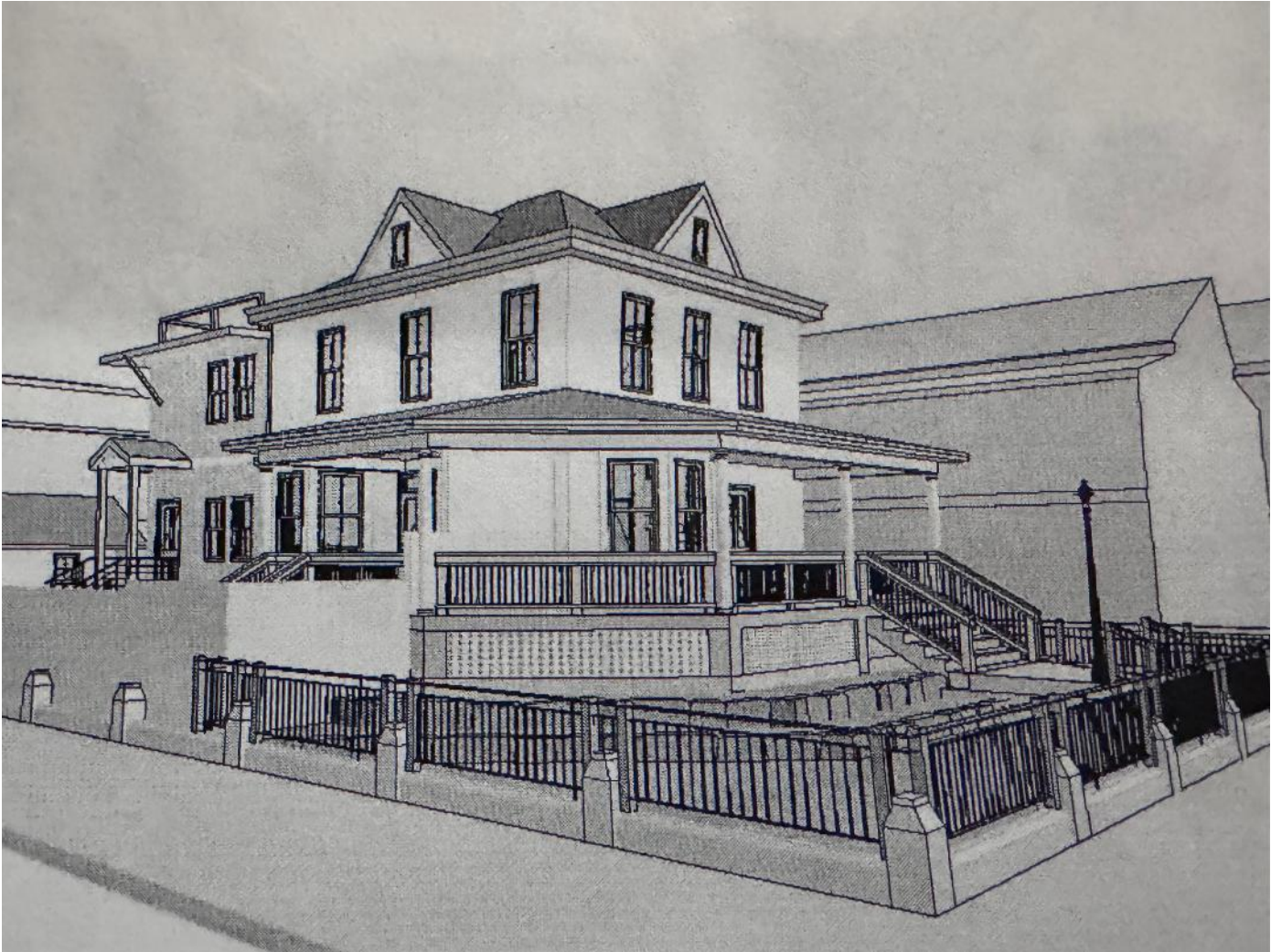
Electrical and sewer utilities will provide services from the same public connection points that currently support the property. The additional water and sewer services are anticipated to be from the location on the United Street side of the property. Other than projected backflow preventor, it is not anticipated that any sewer or water utilities infrastructure will be visible from outside or inside the property. Stormwater will be routed to support the current in place foliage and once cisterns are recommissioned stormwater will be routed for underground storage and landscaping/firefighting use.

- **Accessibility, Circulation, & Parking:**

Homeowner had previously coordinated with the city for placement of bike racks immediately adjacent to his property and two additional bike posts within the block area. Current plans support retrofitting of accessibility features for both the front and rear of the home, should that become necessary. Construction and renovation are not anticipated to have any adverse impact on current parking in the area either residential or general public. Movement of the accessory building (garage) is anticipated to provide two additional off street-parking spaces which will improve the parking situation in the Southernmost Point area. The current off-street parking area is inadequate to support anything but a golf cart or sub-compact vehicle, with difficulty.

- **Supporting Photographs:**

Scope of Work Elevation – Presented at 2017 HARC Committee Review with Acceptance, updated July 2024 Review



1301 Whitehead Prior to lifting home, prior to 15 May 2024



Current Front Entry of Home after lifting 3' 6"



North front of home and front porch prior to railings



Proposed design with top railings over posts per concept plans...intent is to not make railings stand out and to use historical Curry design in Southernmost Point area



Rear Northeast Wall and screen porch:

Before lifting of home



Northeast wall after lifting, wall has detached from home (chained to home) and lift is conducted omitting wall and using aux beams (note PT 4x6 and 6x6)



Northeast wall reframed with door and windows per plans



Rear of home. Three different types of siding: clapboard; dutch lap and Shingle,
Rear porch slanted down 20% based on support failure, usable
Top porch door, flat roof with no dutch gutters (like remainder of house), 2x4 for
screen porch joists, improper cantilevered second floor,
Over all effect is that the back of the home is an eyesore.



South wall with exposed utilities such as cable, gas lines, water lines, and sewer lines. Intent is to remove them from the exterior and place them inside the walls



Windows to be replace on south wall

Aluminum jalousie window in old bathroom which will become the new kitchen



Southeast bedroom window, top is plexiglass



Southwest window single pane patterned glass, non-historic for home

Historic/Cultural Item Identification

Reuse historical brackets after refurbishment, augment old square screws with stainless steel



70+ percent of dad pine saved for refurbishment and reuse in interior



Clapboard siding in interior hallway from attachment of summer kitchen to main house post 1912...retain to capture home history



Accessibility, Circulation, & Parking



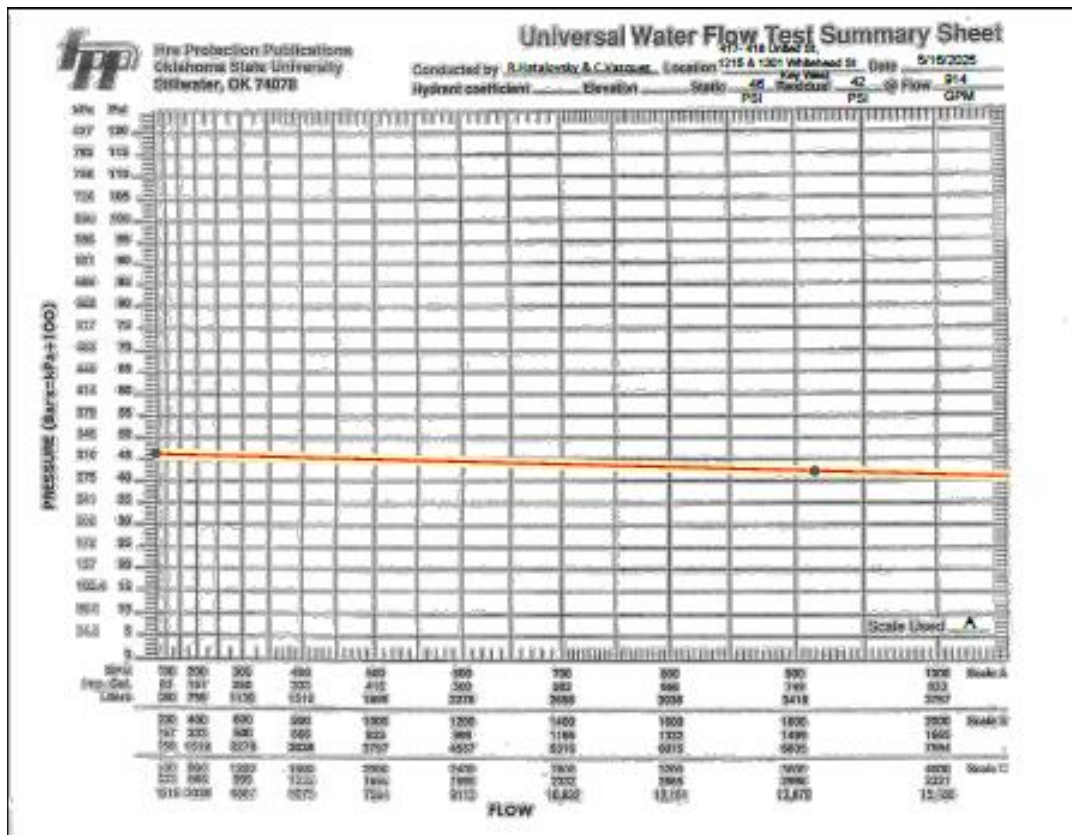
Attachments:

Bike Rack, corner of United and Whitehead



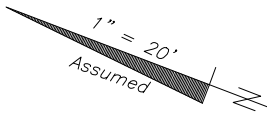
Keys Aqueduct Authority Fire Sprinkler Pressure Test 16 May 2025

Water Flow
Test Summary Sheet



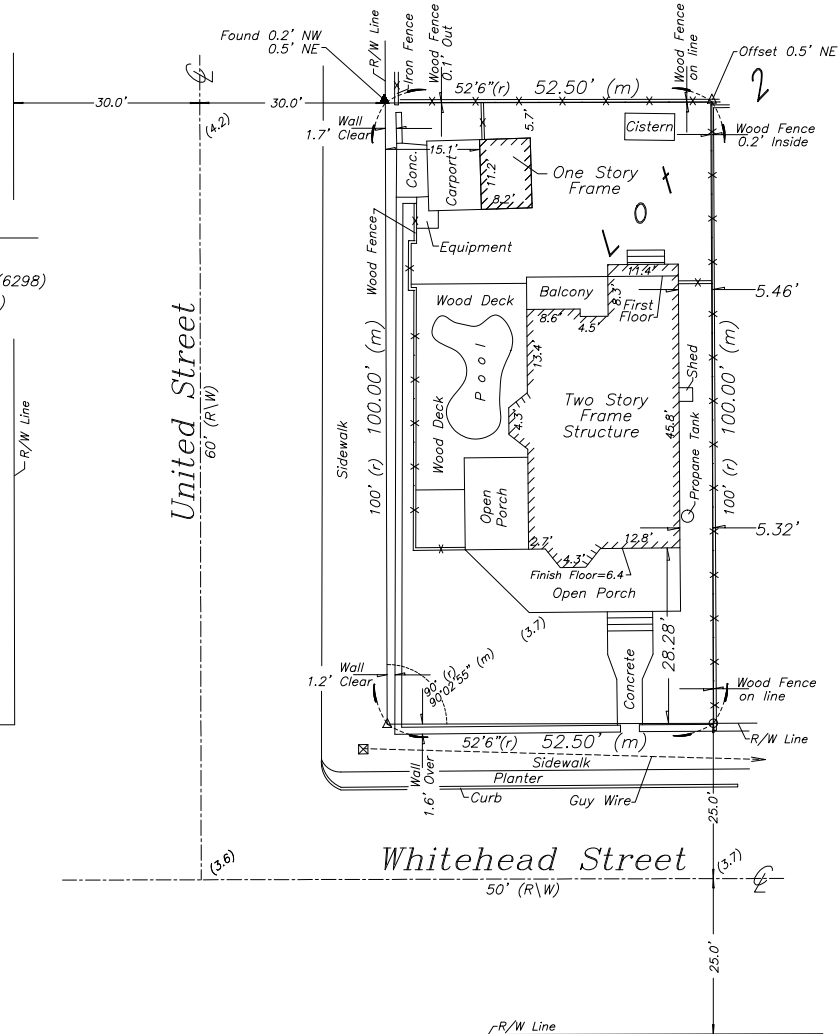
SURVEY

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. Adjainers 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 Northwestern 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 Northwesterly direction 100 feet to a point; 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

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

PROPOSED DESIGN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

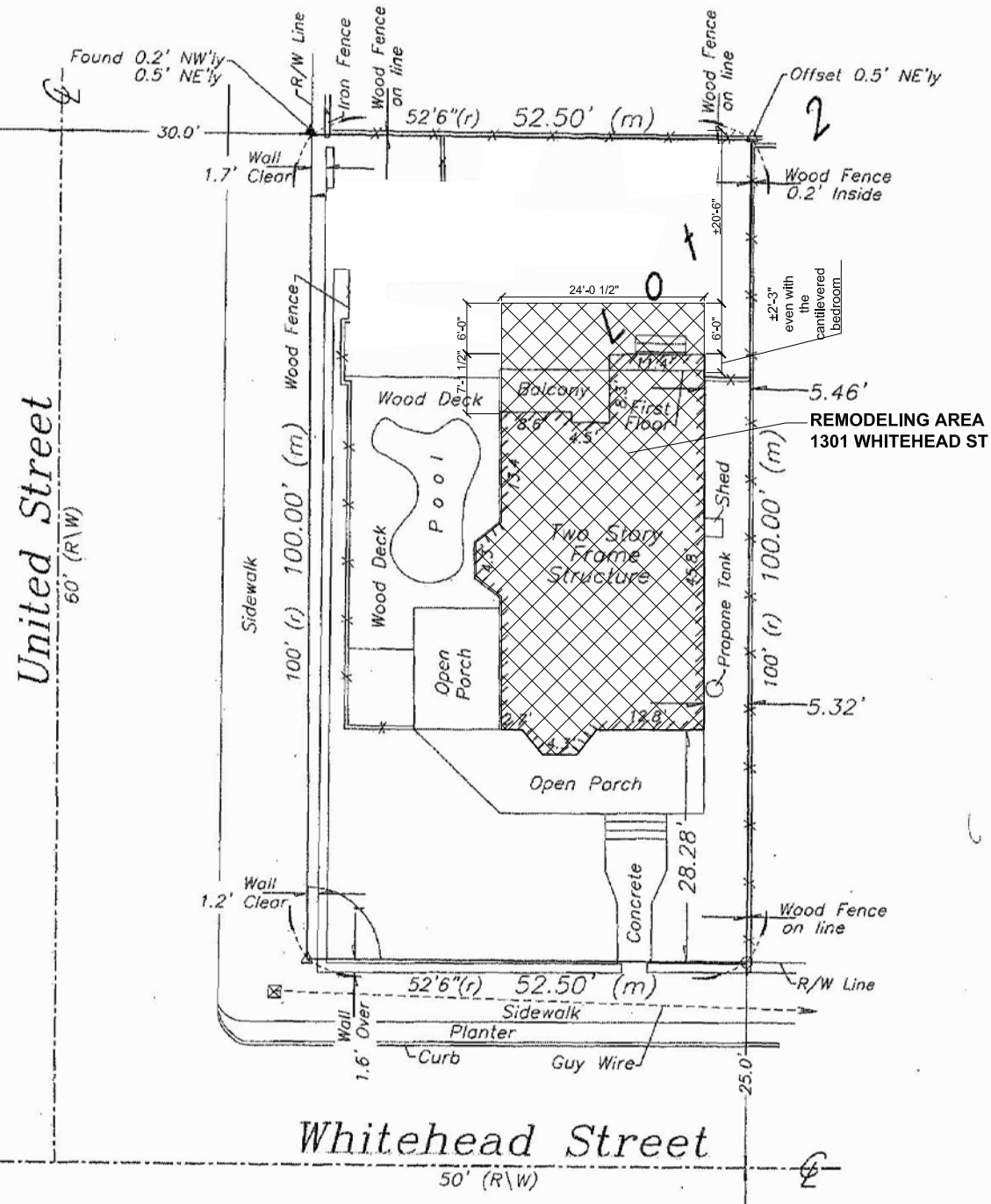
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

PLOT PLAN (NOT A SURVEY)

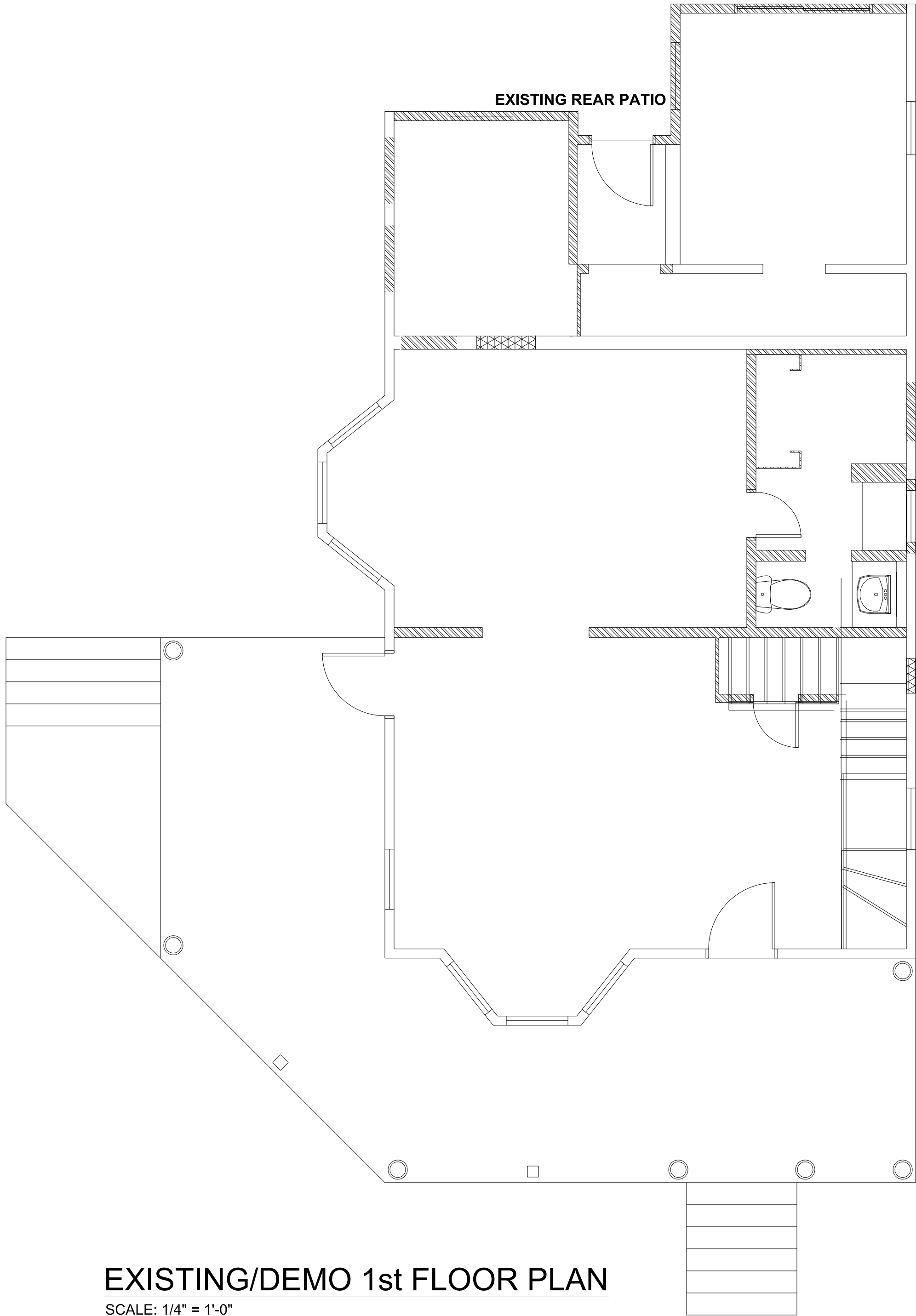
SCALE: 1" = 20'-0"

THIS PLAN TO SHOW THE
AREA OF WORK ONLY



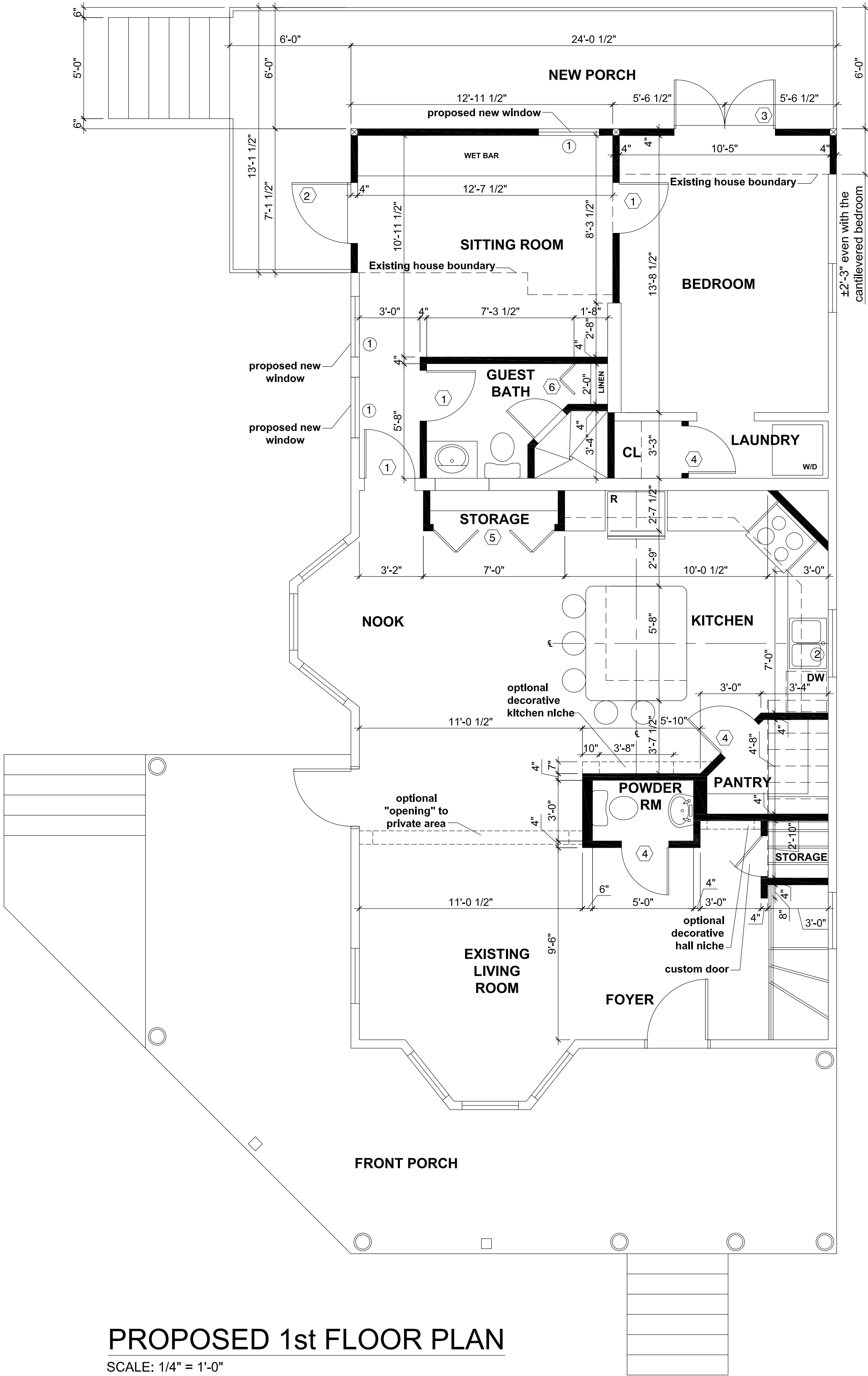
EXISTING/DEMO 1st FLOOR PLAN

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



PROPOSED 1st FLOOR PLAN

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



EXISTING AND PROPOSED
FIRST FLOOR PLANS

DRAWING NUMBER

A1.0

ROBERT BARNES ASSOCIATES
ARCHITECTURE AND PLANNING
21 NORTH ROCKE AVENUE
HOUSTON, TEXAS 77050
(305) 883-0008
PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

STATE OF FLORIDA
JOHN ROBERT BARNES
REGISTERED ARCHITECT
AR-010526





1301 WHITEHEAD STREET
COMPLIANCE
1301 WHITEHEAD STREET, KEY WEST, FL 33040
PETER JANKER EMAIL: PSJANKER@YAHOO.COM
THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT. NO USE, REPRODUCTION, OR
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BARNES ARCHITECT. ROBERT BARNES ASSOCIATES, © 2025

REVISIONS	MARK	DESCRIPTION	DATE

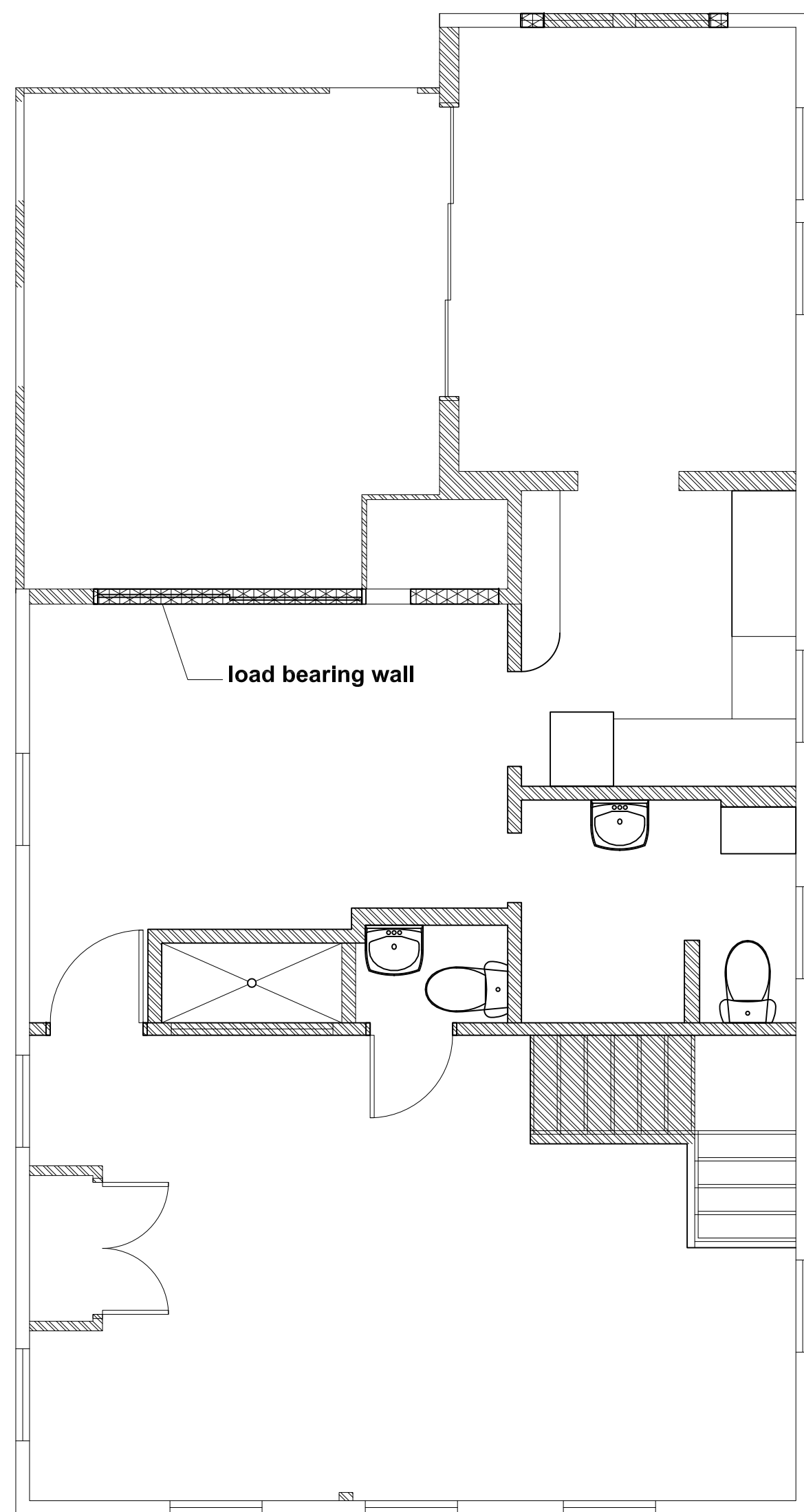
This item has been digitally signed and sealed by J. Robert Barnes RA on the
date adjacent to the seal. Printed copies of this document are not considered
dated and sealed and shall be voided if the seal is tampered with or the document is altered.

WINDOW SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
①	2'6" x 5'3"	SINGLE HUNG	SERIES SH7700A ALUMINUM SINGLE HUNG WINDOWS LMI BY PGT NOA 23-0707.10 EXP = 08-23-28 DESIGN PRESSURES +65 PSF and -80 PSF
②	3'0" x 3'4"	SINGLE HUNG	

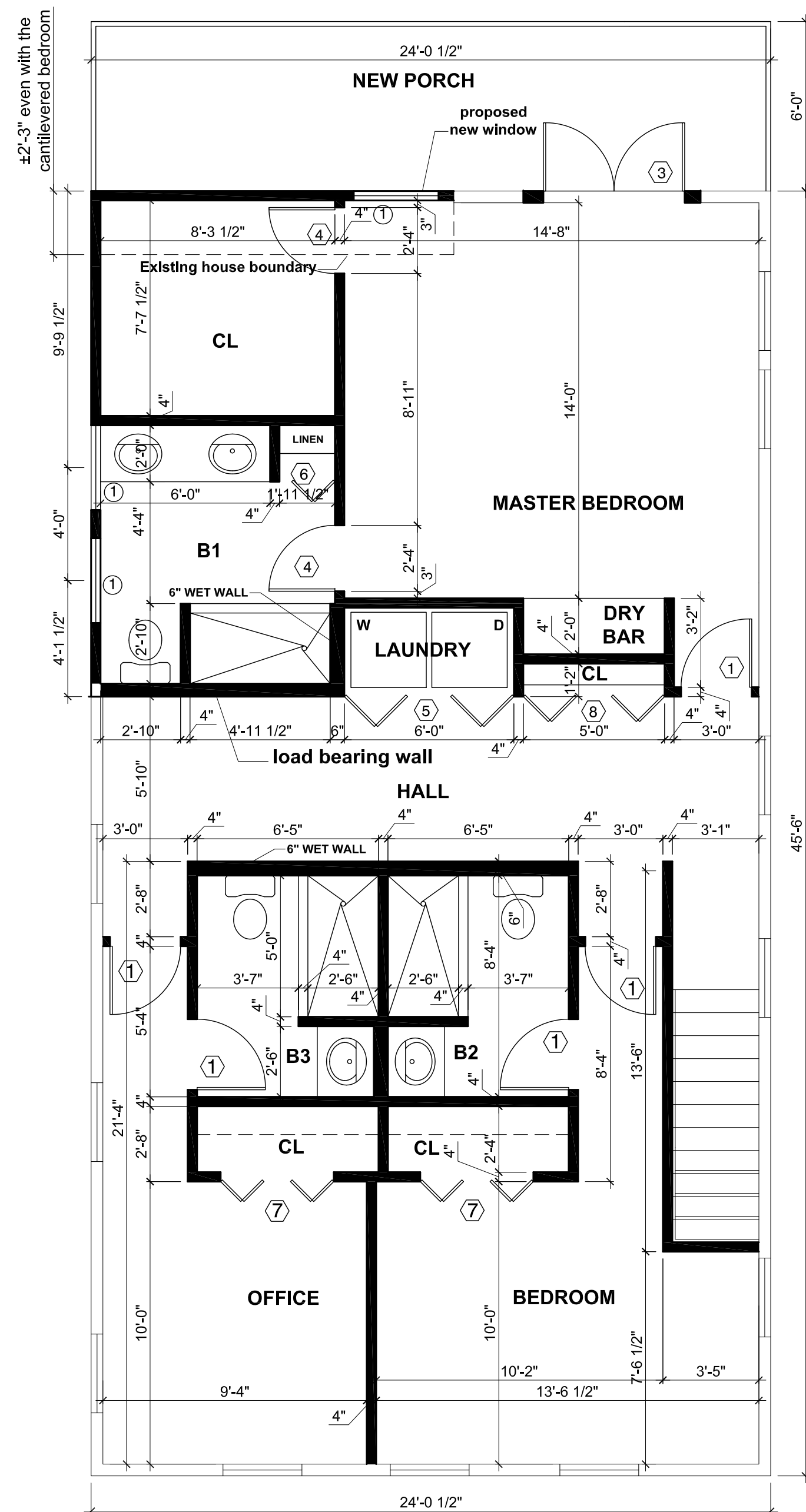
DOOR SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
①	2'6" x 6'8"	WOOD SWING DOOR	
②	3'0" x 6'8"	WOOD PANEL DOOR	SERIES EWD OUTSWING OPAQUE WOOD DOOR- L.M. LARGE AND SMALL MISSILE IMPACT BY EXCLUSIVE WOOD DOORS INC. NOA 23-1024.04 EXP = 08-11-26 DESIGN PRESSURES +70 PSF and -70 PSF
③	5'0" x 6'8"	DOUBLE FRENCH DOOR	SERIES FD5555 OUTSWING PVC FRENCH DOORS W/WO SIDE LITES & TRANSOM LMI BY PGT NOA 23-0717.01 EXP = 01-23-29 DESIGN PRESSURES +70 PSF and -70 PSF
④	2'4" x 6'8"	WOOD SWING DOOR	
⑤	2-3'0" x 6'8"	BI-FOLD DOOR	
⑥	2'0" x 6'8"	BI-FOLD DOOR	
⑦	2-2'0" x 6'8"	BI-FOLD DOOR	
⑧	2-2'6" x 6'8"	BI-FOLD DOOR	

LEGEND	
	EXISTING TO REMAIN
	EXISTING ELEMENTS TO BE DEMOLISHED
	NEW 4" FRAMING WALL
	EXISTING OPENING TO BE INFILLED

EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR

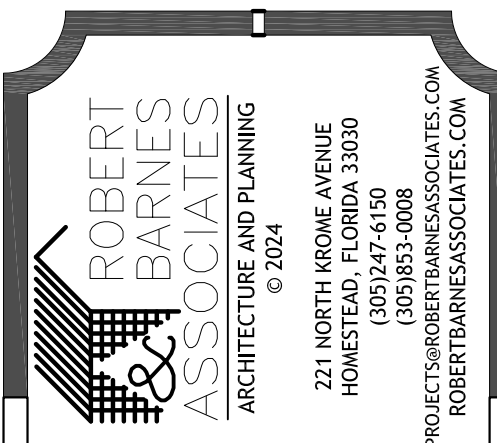
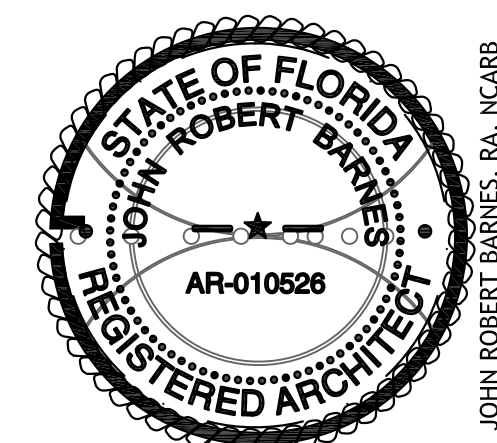


EXISTING/DEMO 2nd FLOOR PLAN



PROPOSED 2nd FLOOR PLAN

PROJECT / OWNER	1301 WHITEHEAD STREET		REVISIONS	
	COMPLIANCE		MARK	DATE
JOB ADDRESS	1301 WHITEHEAD STREET, KEY WEST, FL 33040			
	CONTACT INFO			
PETER JANKER EMAIL: PSJANKER@YAHOO.COM				
<p>THESE DRAWINGS, THE IDEAS, CONCEPTS AND DESIGN ARE THE SOLE PROPERTY OF THE ARCHITECT. NO USE, REPRODUCTION, OR REUSE OF ANY OF THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BANNER AND ARCHITECT, ROBERT BANNER ASSOCIATES, © 2016.</p>				



EXISTING AND PROPOSED SECOND FLOOR PLANS									
CONTRACT #				DATE		PROJECT MANAGER			
BILL TO:	PROJECT NUMBER	A/C SHOWN	CREATED	LAST SAVED BY	DATE SAVED				
APRIL 2025	JOB	JRB							
JOHN ROBERT BARNES	JRB								
1301 WHITEHEAD-018-PLANS-FEB2025-FOREIGN.DWG									
USERS\JRB\DWG\TOPS-22-25									
PLOTTED BY	PLOT DATE	PLOT TIME							
	May 23, 2025	5:32 PM							

A2.0

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Existing Front Elevation

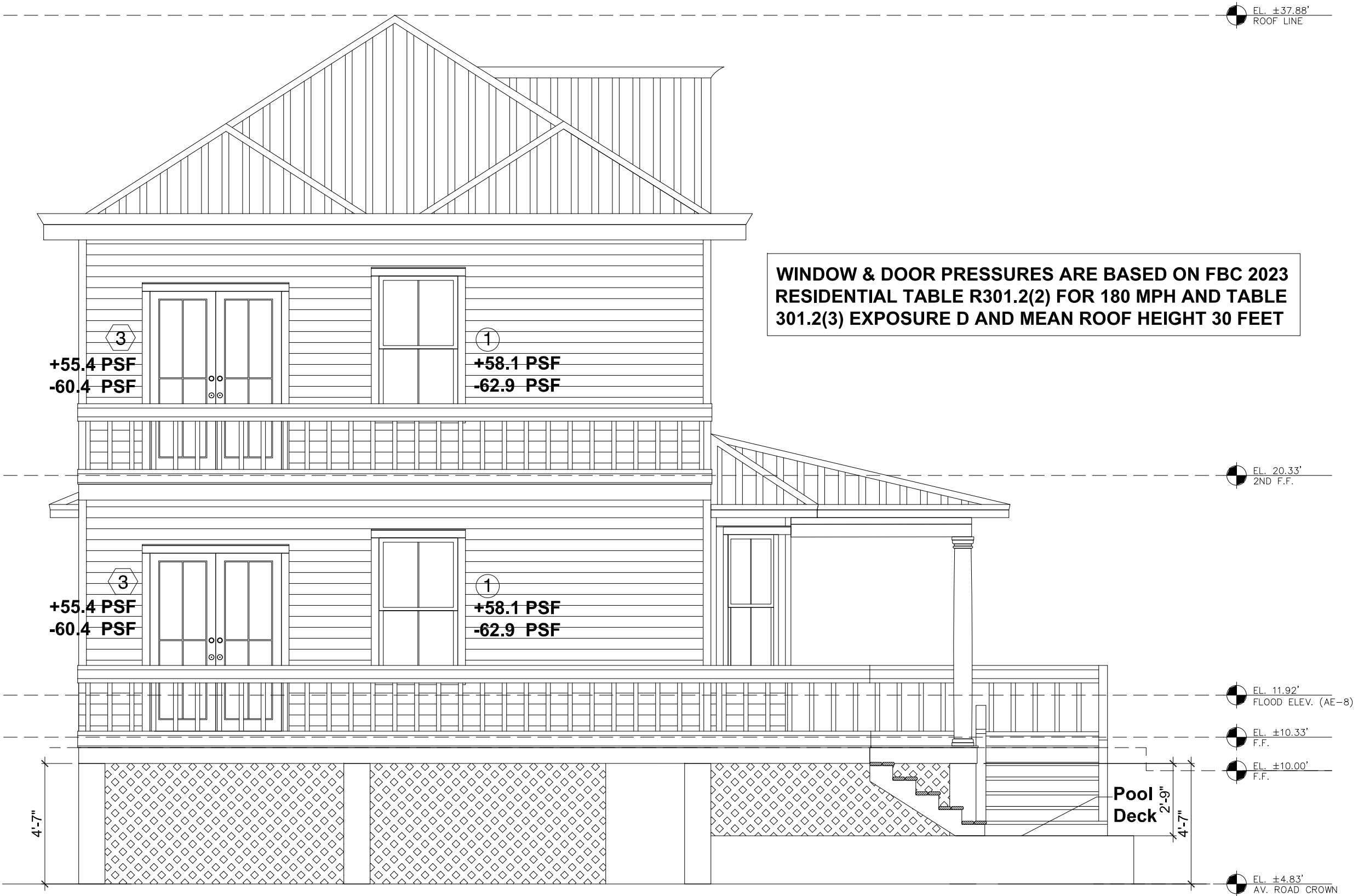


Proposed Front Elevation

EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR



Existing Rear Elevation



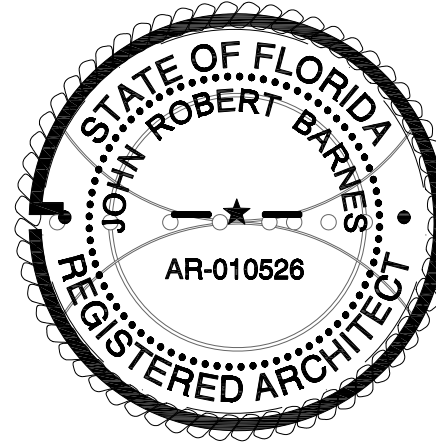
Proposed Rear Elevation

1301 WHITEHEAD STREET
COMPLIANCE

1301 WHITEHEAD STREET, KEY WEST, FL 33040

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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(305) 853-0008
PROJECTS@ROBERTBARNES.COM
ROBERTBARNESASSOCIATES.COM

EXISTING AND PROPOSED
FRONT & REAR ELEVATIONS

DATE	2/25/25	PROJECT NUMBER	1301 WHITEHEAD-018-PLANS-FEB2025-FOREING.DWG	DATE SUBMITTED	5/23/25 (4:58PM)
DRAWN BY	JOHN ROBERT BARNES	SCALE	AS SHOWN	LAST SAVED BY	JOHN ROBERT BARNES
CHECKED BY	JOHN ROBERT BARNES	PROJECT NAME	1301 WHITEHEAD-018-PLANS-FEB2025-FOREING.DWG	PROJECT DATE	May 23, 2025
DATE	5/23/25	PROJECT NAME	1301 WHITEHEAD-018-PLANS-FEB2025-FOREING.DWG	PROJECT DATE	May 23, 2025
DATE	5/23/25	PROJECT NAME	1301 WHITEHEAD-018-PLANS-FEB2025-FOREING.DWG	PROJECT DATE	May 23, 2025

A3.0



Existing Right Side Elevation



Proposed Right Side Elevation

EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR

REVISIONS			DATE
MARK	DESCRIPTION		

PROJECT / OWNER

1301 WHITEHEAD STREET
COMPLIANCE

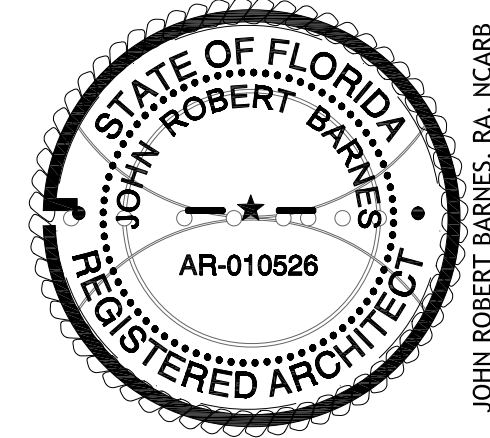
JOB ADDRESS

1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACTED

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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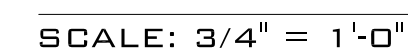
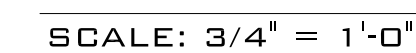
21 NORTH BROOKS AVENUE
TOMBALL, TEXAS 77455-3530
(305) 853-0008
PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

EXISTING AND PROPOSED RIGHT SIDE ELEVATION				PROJECT INFORMATION	
DATE CHANGED	PROJECT NUMBER	SCALE	PROJECT NAME	DATE	PROJECT NAME
2025	---	---	---	---	---
JOHN ROBERT BARNES	JOHN ROBERT BARNES	---	---	---	---
1301 WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG	1301 WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG	---	---	---	---
5/23/25 4:58PM	5/23/25 4:58PM	---	---	---	---
PROJECT DATE	PROJECT DATE	PROJECT DATE	PROJECT DATE	PROJECT DATE	PROJECT DATE
May 23, 2025	May 23, 2025	May 23, 2025	May 23, 2025	May 23, 2025	May 23, 2025

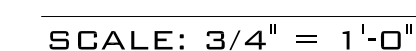
DRAWING NUMBER

A4.0

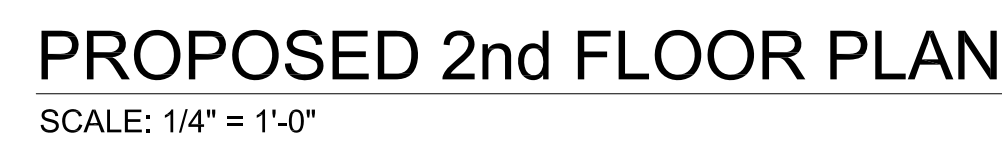
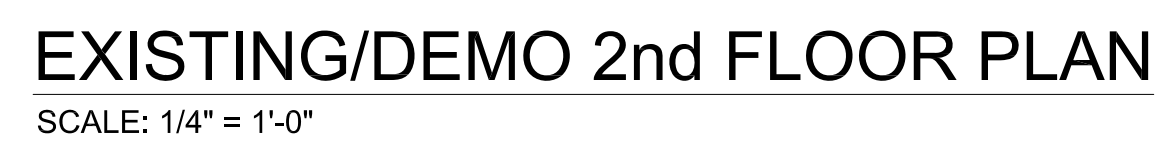
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N.T.S.



A6.0



THIS PAGE FOR WEATHER PROOFING WALLS AND FLOOR FRAMING ONLY. SEE SHEETS A1.0 AND A2.0 FOR PROPOSED AND EXISTING WINDOW AND DOOR LOCATIONS

EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR



WALL WEATHER

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

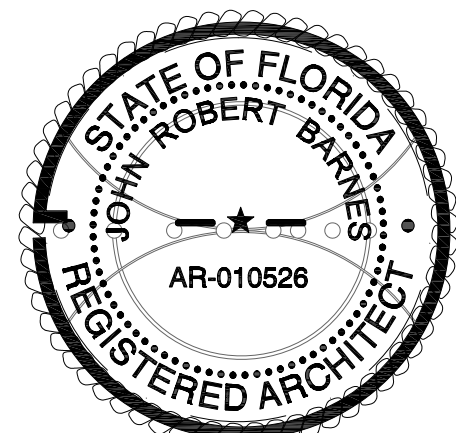
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1301 WHITEHEAD STREET
COMPLIANCE

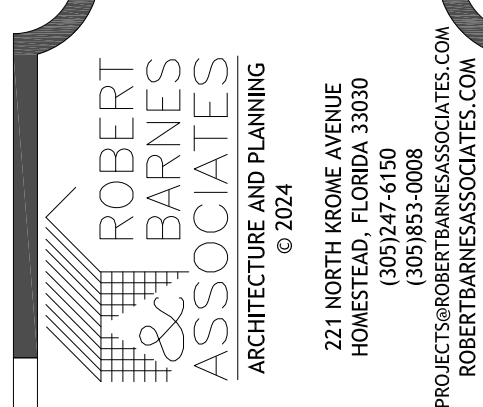
JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES, RA, NCARB
AR0010526



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PARTIAL PLANS
WALL & FLOOR FRAMING

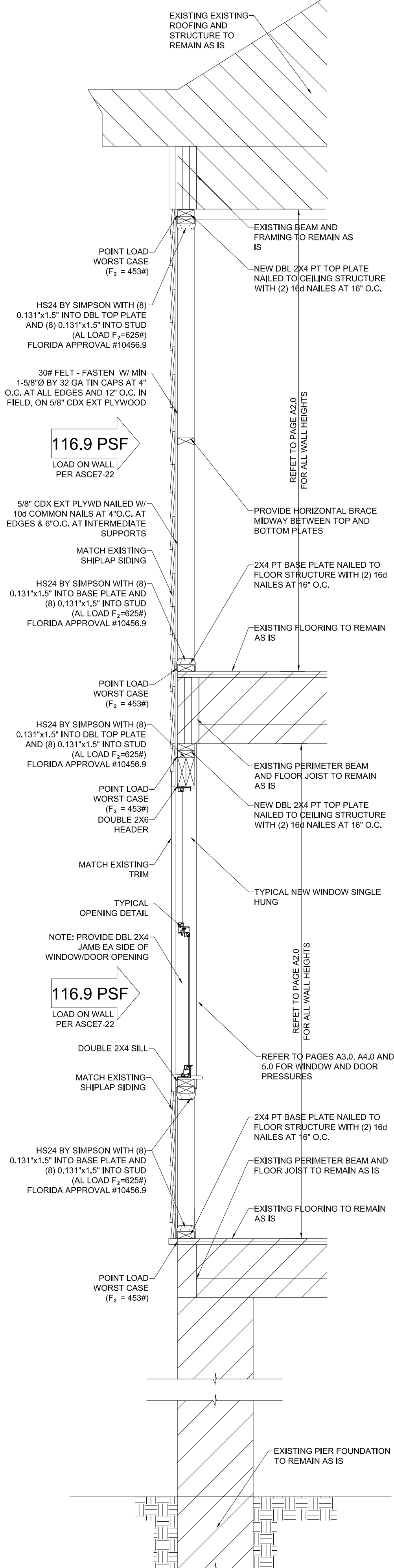
DRAWING TITLE	DATE	UNIT	PROJECT MANAGER
		LONG	

[illegible]

A7.0

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21



Typical Wall Section
SC. 3/4" = 1' - 0"

Wind Loads - Components & Cladding : h ≤ 60'

Base pressure (qh) = 94.5 psf						Kh = 1.139			400.0 #			30.0 #		
(Kd qh) = 80.3 psf						h = 26.0 ft			400.0 #					
Minimum parapet ht = 0.0 ft						a = 3.0 ft			400.0 #					
Roof Angle (θ) = 30.3 deg						GCp1 = +/-0.18						DEAD LOAD = 10 PSF LIVE LOAD = 20 PSF		
Type of roof = Hip						Kd qh = Kd qh = 80.3 psf								
Roof														
GCP +/- GCp						Surface Pressure (psf)						User input		
Area	10 sf	50 sf	100 sf	500 sf	10 sf	50 sf	100 sf	500 sf	Design	80 sf	200 sf			
Negative Zone 1	-1.60	-1.15	-0.95	-0.85	-128.3	-82.8	-77.2	-77.2	-67.2	-82.2	-77.2			
Negative Zone 2	-2.14	-1.44	-1.14	-1.18	-172.1	-116.9	-91.8	-91.8	-81.9	-96.6	-91.8			
Negative Zone 3	-2.25	-1.50	-1.18	-1.18	-180.9	-120.7	-94.8	-94.8	-84.8	-103.1	-94.8			
Positive All Zones	0.88	0.60	0.48	0.48	70.7	48.2	38.5	38.5	38.5	41.7	38.5			
Overhang Zone 3 @zone 4	-3.17	-2.30	-1.92	-1.80	-254.7	-164.9	-154.4	-154.4	-144.5	-144.4	-150.2			
Overhang Zone 3 @zone 5	-3.47	-2.48	-2.05	-1.80	-278.8	-198.8	-164.4	-164.4	-144.5	-144.4	-155.8			
Overhang pressures in the table above assume an internal pressure coefficient (Cp1) of 0.0 Overhang soffit pressure equals adj wall pressure (which includes internal pressure of 14.5 psf)														

Ultimate Wind Pressures

Wind Loads - Components & Cladding : h ≤ 60'														
Base pressure (qh) = 94.5 psf						Kh = 1.139			400.0 #			30.0 #		
(Kd qh) = 80.3 psf						h = 26.0 ft			400.0 #					
Minimum parapet ht = 0.0 ft						a = 3.0 ft			400.0 #					
Roof Angle (θ) = 30.3 deg						GCp1 = +/-0.18						DEAD LOAD = 10 PSF LIVE LOAD = 20 PSF		
Type of roof = Hip						Kd qh = Kd qh = 80.3 psf								
Walls														
GCP +/- GCp						Surface Pressure at h						User input		
Area	10 sf	100 sf	200 sf	500 sf	10 sf	100 sf	200 sf	500 sf	Design	100 sf	200 sf			
Negative Zone 4	-1.28	-1.10	-1.05	-0.88	-102.8	-88.9	-84.3	-78.7	-82.5	-88.6	-84.3			
Negative Zone 5	-1.58	-1.23	-1.12	-0.88	-128.9	-98.5	-90.0	-78.7	-115.9	-98.5	-90.0			
Positive Zone 4 & 5	1.18	1.00	0.95	0.88	94.8	80.6	75.3	70.7	-84.8	80.6	75.3			

LUMBER AND FRAMING
FRAMING LUMBER SHALL CONFORM WITH THE PROVISIONS OF THE AMERICAN
SOFTWARE LUMBER STANDARD PS-20 (LATEST EDITION) AND EACH PIECE SHALL
BEAR THE GRADE STAMP OF AN APPROVED GRADING AGENCY

FRAMING LUMBER GRADES: THE FOLLOWING GRADES SHALL BE THE MINIMUM
ACCEPTABLE GRADES, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ITEM	MIN GRADE
STUD ONLY: 2" TO 4" THICK; 2" TO 4" WIDE ...	NO. 2 SOUTHERN PINE
STRUCTURAL LIGHT FRAMING: 2" TO 4" THICK; 2" TO 4" WIDE ...	NO. 2 SOUTHERN PINE
STRUCTURAL JOISTS & HEADERS: 2" TO 4" THICK; 6" AND WIDER ...	NO. 2 SOUTHERN PINE
POST: 4"x4" AND LARGER ...	NO. 2 SOUTHERN PINE OR NO. 2 DOUGLAS FIR

BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS
PRIOR TO CLOSING IN.
STANDARD CUT WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS
AGAINST WOOD.

ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE
TREATED OR OTHERWISE BE PROTECTED BY AN APPROVED SEPARATING
MATERIAL. BOLTS SHALL BE PLACED 9" FROM ANY NOTCH GREATER THAN 1/2 THE
WIDTH OF A MEMBER.

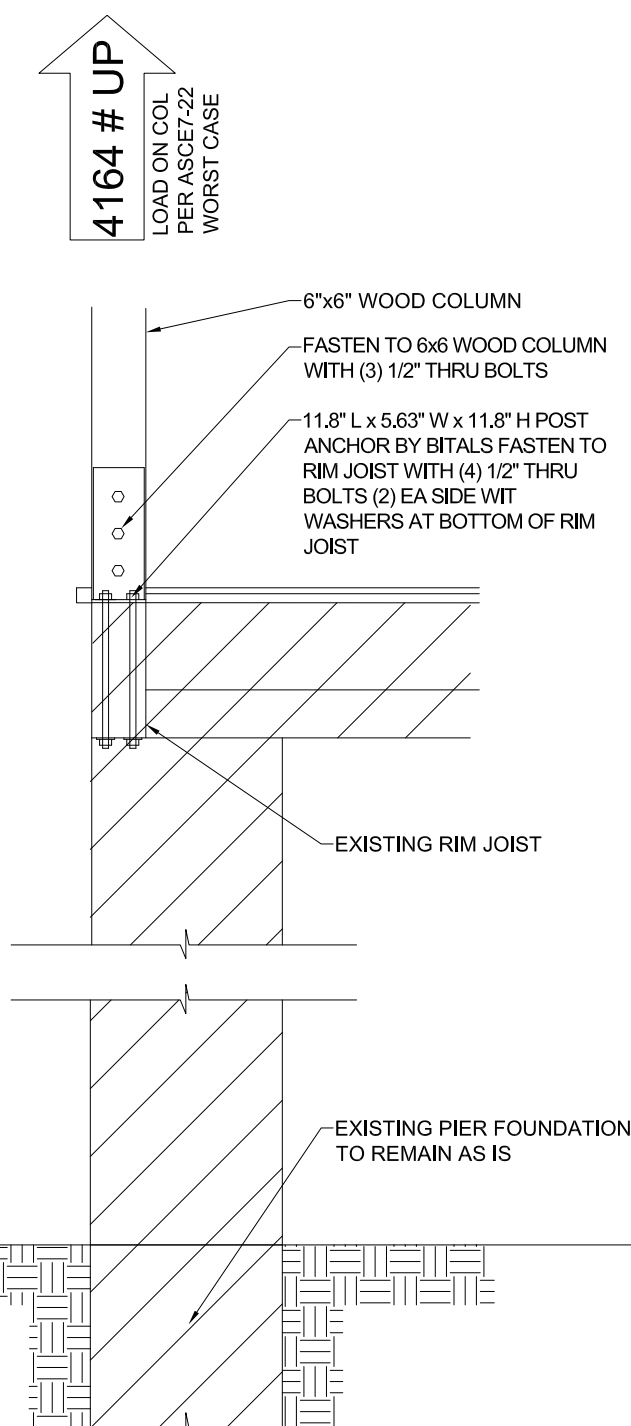
DO NOT NOTCH JOISTS, RAFTERS OR BEAMS. OBTAIN ENGINEER'S OR
ARCHITECT'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES
THROUGH SILLS, PLATES, STUDS AND DOUBLE PLATED IN INTERIOR BEARING AND
SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES
LOCATED IN THE CENTER OF THE STUD OR PLATE.

2" SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL
SUPPORTS.

ALL NAILING SHALL CONFORM TO THE MINIMUM STANDARDS OF THE
INTERNATIONAL BUILDING CODE OR THE 2023 FLORIDA BUILDING CODE.

ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED PER FEMA
BULLETIN 2-08 REQUIREMENTS.

ALL LUMBER AND FRAMING WORK AT BELOW FLOOD ELEVATIONS SHALL BE IN
ACCORDANCE WITH FEMA 2-08 AND NFIP AND ASCE 24 AND IRC. MINIMUM FRAMING
LUMBER SHALL BE CLASS V PRESERVATIVE-TREATED BORATE AND ALL PLYWOOD
USED SHALL BE MARINE GRADE.



Typ Column Connection
SC. 3/4" = 1' - 0"



Weather Enclosure - Front Side Elevation (Remains the same)

SC. 1/4" = 1' - 0"

THIS PAGE FOR WEATHER PROOFING WALLS ONLY.
SEE SHEETS A3.0, A4.0 AND A5.0 FOR PROPOSED
AND EXISTING ELEVATIONS

EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR



Weather Enclosure - Left Side Elevation

SC. 1/4" = 1' - 0"

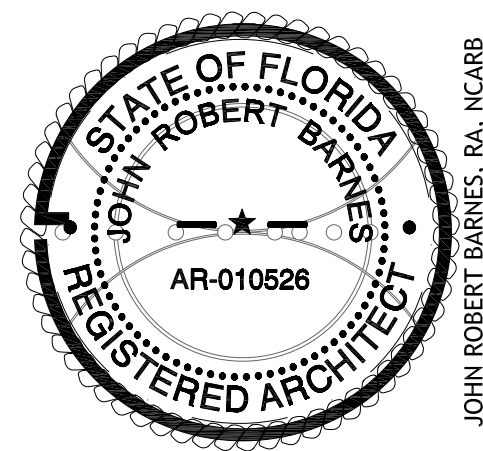
REVISIONS		DATE
MARK	DESCRIPTION	

1301 WHITEHEAD STREET
COMPLIANCE

1301 WHITEHEAD STREET, KEY WEST, FL 33040

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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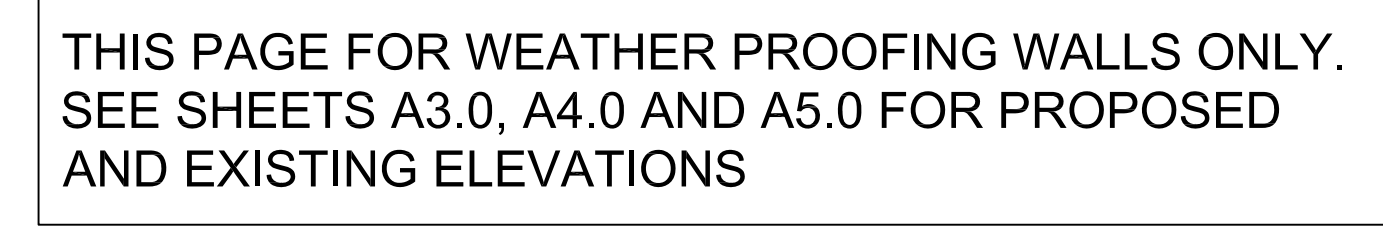


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HOMESTEAD, FLORIDA 33030
(305) 247-6150
PROJECT: 1301 WHITEHEAD STREET COMPLIANCE
ROBERTBARNESASSOCIATES.COM

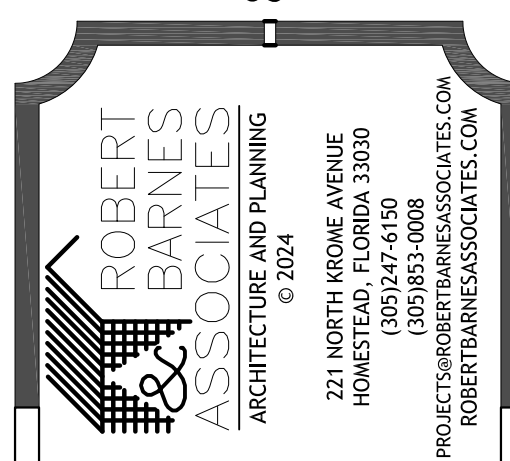
WEATHER ENCLOSURE ELEVATIONS & SECTION		DATE	PROJECT NUMBER	PROJECT MANAGER
DESIGNED BY	APRIL 2025	AS SHOWN	PROJECT NUMBER	JRB
DRAWN BY	ROBERT BARNES	CHECKED	PROJECT MANAGER	JRB
REVISIONS	1. RABOARDER1901WHITEHEAD-ENCLOSURE PLANS ELEV & SECTION (20240404)	DATE	PROJECT MANAGER	JRB
DATE	APRIL 2025	DATE	PROJECT MANAGER	JRB
DATE	APRIL 2025	DATE	PROJECT MANAGER	JRB

A8.0

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PROJECT OWNER	
1301 WHITEHEAD STREET COMPLIANCE	
JOB ADDRESS	1301 WHITEHEAD STREET, KEY WEST, FL 33040
CONTACT NAME	PETER JANKER EMAIL: PSJANKER@YAHOO.COM
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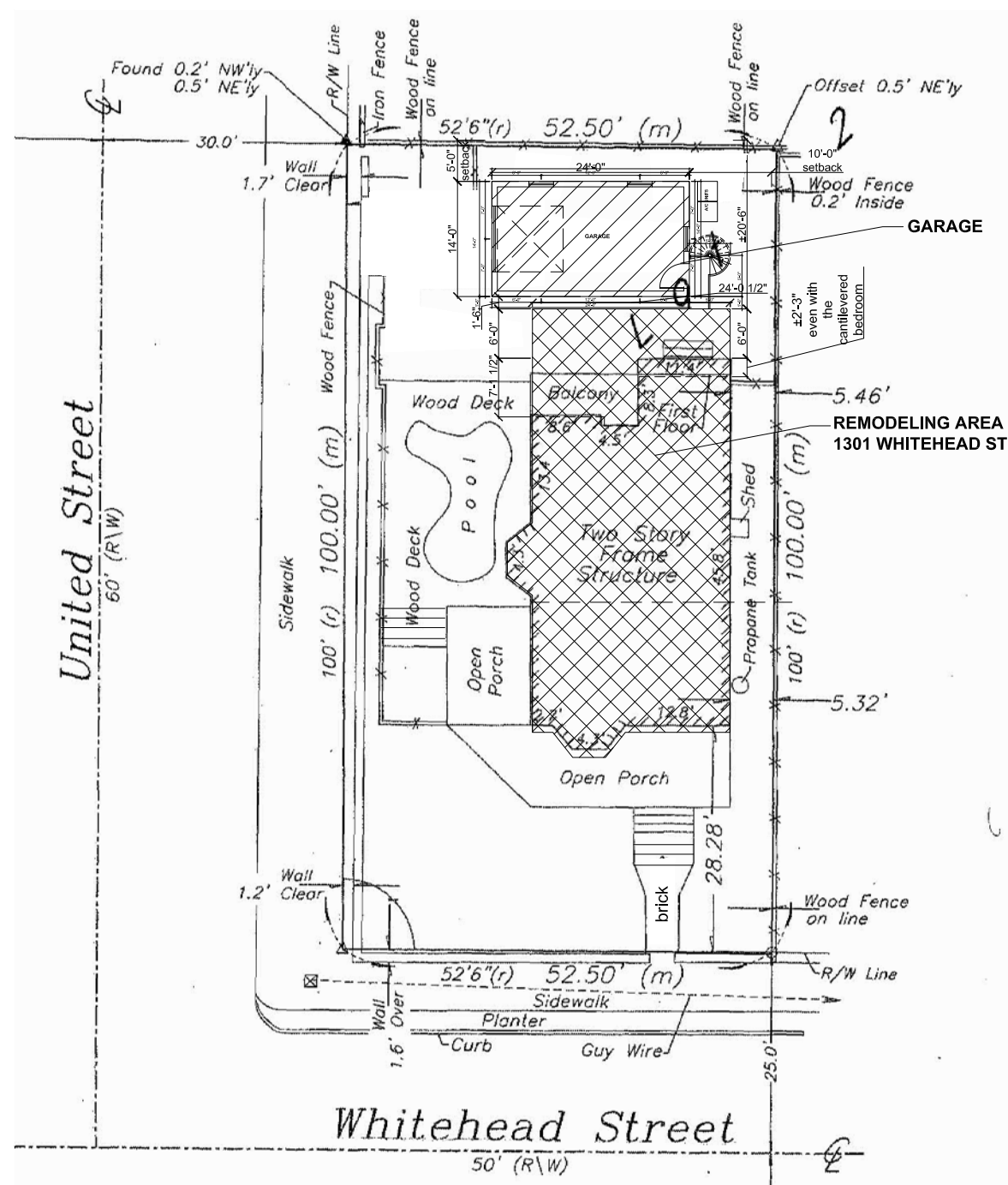


DRAWING NUMBER

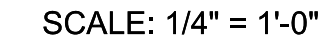
A9.0

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PLANS SUBMITTED ON JUNE 12, 2024



THIS PLAN TO SHOW THE



A1.0

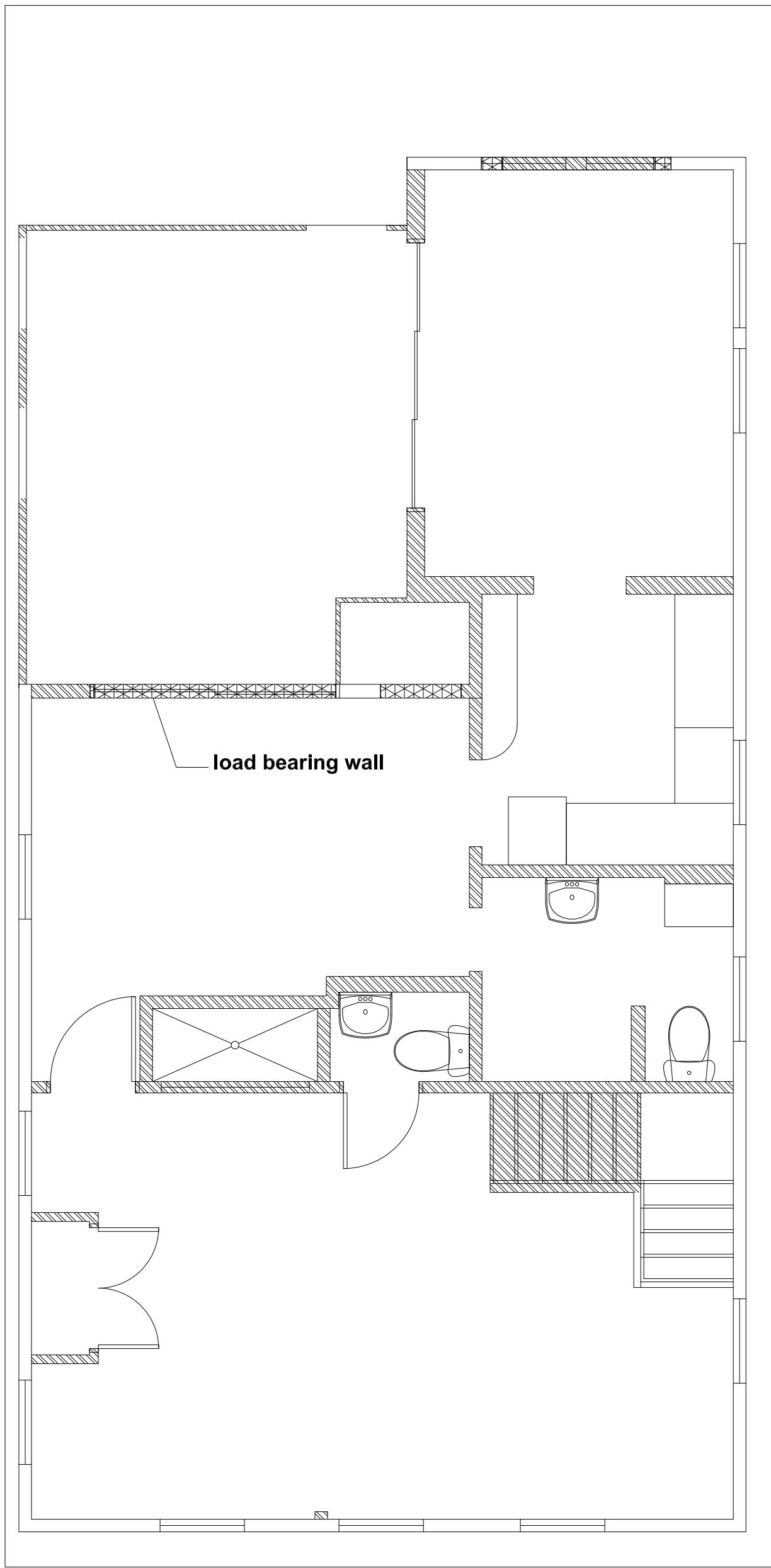
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WINDOW SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
①	2'6" x 5'3"	SINGLE HUNG	SERIES SH7700A ALUMINUM SINGLE HUNG WINDOWS LMI BY PGT NOA 23-0707.10 EXP = 08-23-28 DESIGN PRESSURES +65 PSF and -80 PSF
②	3'0" x 3'4"	SINGLE HUNG	

DOOR SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
①	2'6" x 6'8"	WOOD SWING DOOR	SERIES EWD OUTSWING OPAQUE WOOD DOOR- L.M. LARGE AND SMALL MISSILE IMPACT BY EXCLUSIVE WOOD DOORS INC. NOA 23-1024.04 EXP = 08-11-26 DESIGN PRESSURES +70 PSF and -70 PSF
②	3'0" x 6'8"	WOOD PANEL DOOR	
③	5'0" x 6'8"	DOUBLE FRENCH DOOR	SERIES FD5555 OUTSWING PVC FRENCH DOORS W/WO SIDE LITES & TRANSOM LMI BY PGT NOA 23-0717.01 EXP = 01-23-29 DESIGN PRESSURES +70 PSF and -70 PSF
④	2'4" x 6'8"	WOOD SWING DOOR	
⑤	2'3'0" x 6'8"	BI-FOLD DOOR	
⑥	2'0" x 6'8"	BI-FOLD DOOR	
⑦	2'2'0" x 6'8"	BI-FOLD DOOR	
⑧	2'2'6" x 6'8"	BI-FOLD DOOR	

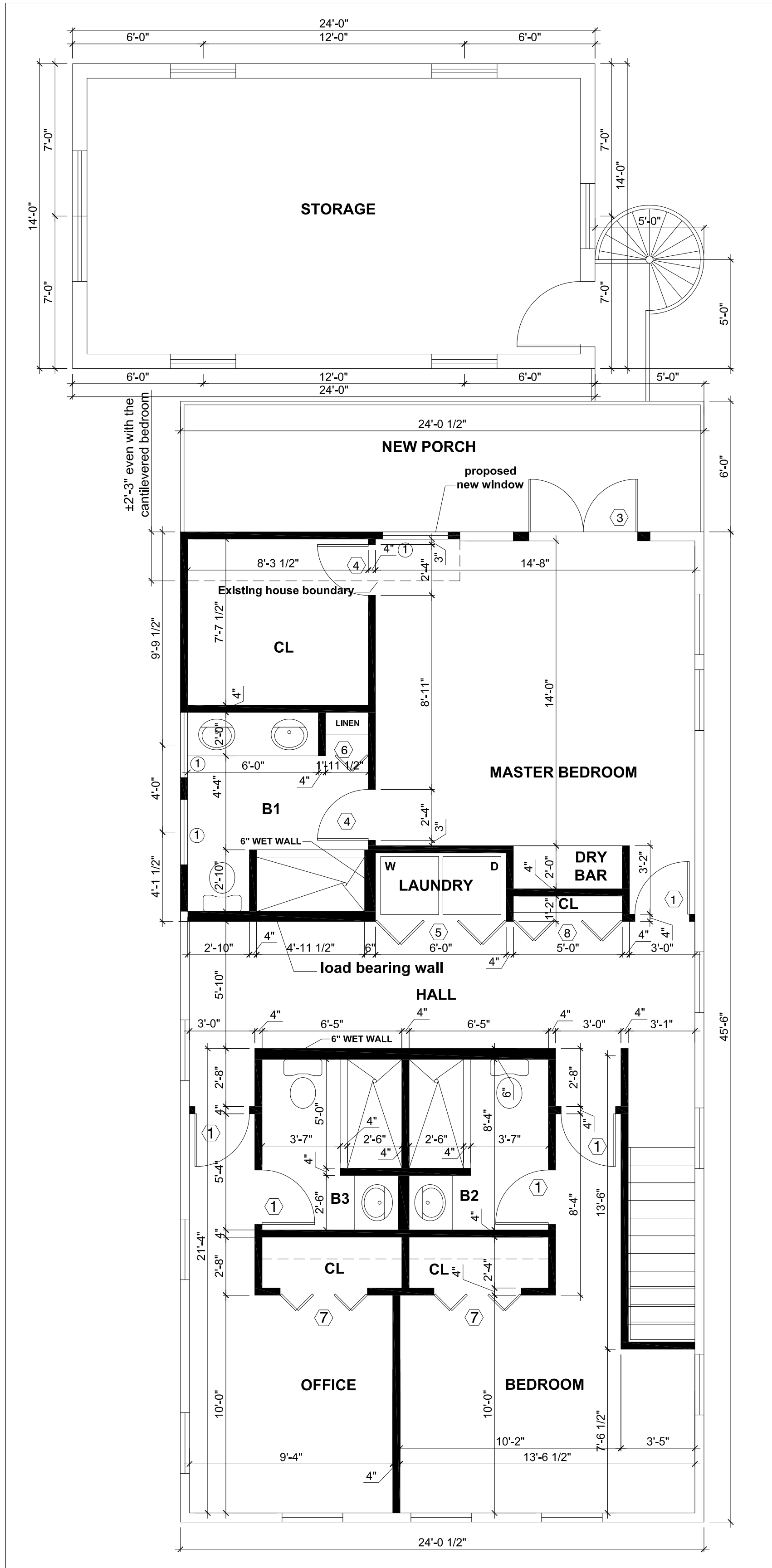
LEGEND	
	EXISTING TO REMAIN
	EXISTING ELEMENTS TO BE DEMOLISHED
	NEW 4" FRAMING WALL
	EXISTING OPENING TO BE INFILLED

EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR



EXISTING/DEMO 2nd FLOOR PLAN

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

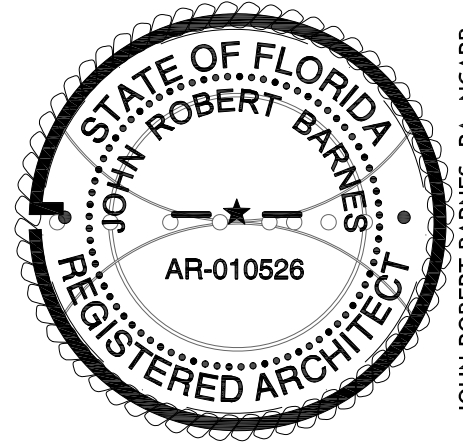


PROPOSED 2nd FLOOR PLAN

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

EXISTING AND PROPOSED
SECOND FLOOR PLANS

DRAWING		REVISIONS	
DATE CHANGED	PROJECT NUMBER	DATE	DESCRIPTION
REVISION	SCALE SHOWN	DATE	BY
JOHN ROBERT BARNES	JRB	6/12/25 (3:27PM)	JRB
1301 WHITEHEAD-018-PLANS-FEB2025-FORRENG.DWG			
PROJECT LOCATION: 1301 WHITEHEAD STREET, KEY WEST, FL 33040			
PROJECT OWNER: J. ROBERT BARNES RA			
PROJECT DATE: June 12, 2025			
PROJECT TIME: 3:28 PM			



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FORT MYERS, FL 33901
(305) 883-0008
PROJECTS@ROBERTBARNES.COM
ROBERTBARNESASSOCIATES.COM

1301 WHITEHEAD STREET
COMPLIANCE

PROJECT OWNER		JOB ADDRESS		JOB CITY/STATE	
1301 WHITEHEAD STREET, KEY WEST, FL 33040		PETER JANKER EMAIL: PSJANKER@YAHOO.COM		THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT. NO USE, REPRODUCTION, OR MODIFICATION OF ANY PART OF THESE DRAWINGS OR CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT, ROBERT BARNES & ASSOCIATES, © 2025.	

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Existing Front Elevation

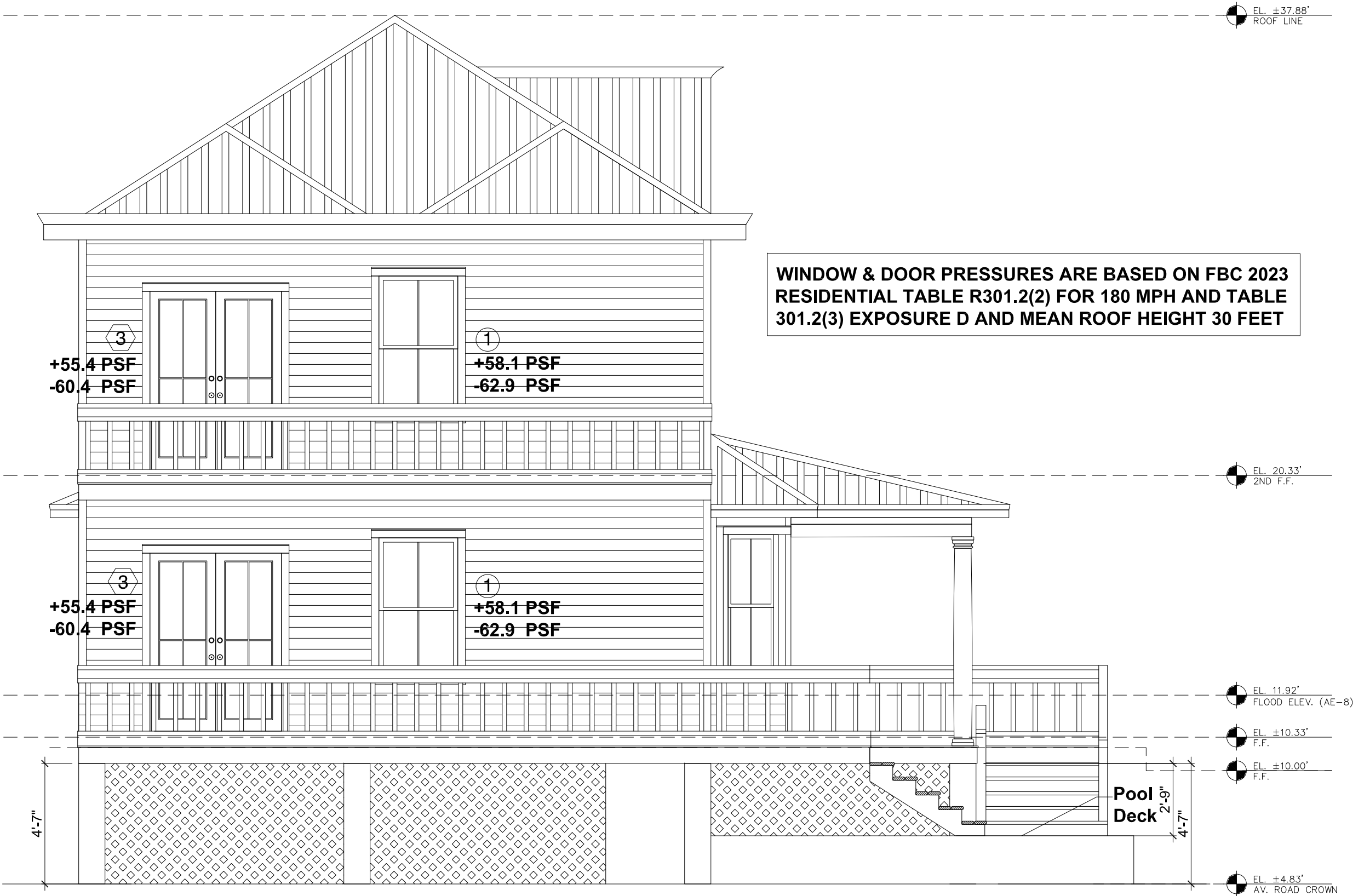


Proposed Front Elevation

EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR



Existing Rear Elevation



Proposed Rear Elevation

WINDOW & DOOR PRESSURES ARE BASED ON FBC 2023
RESIDENTIAL TABLE R301.2(2) FOR 180 MPH AND TABLE
301.2(3) EXPOSURE D AND MEAN ROOF HEIGHT 30 FEET

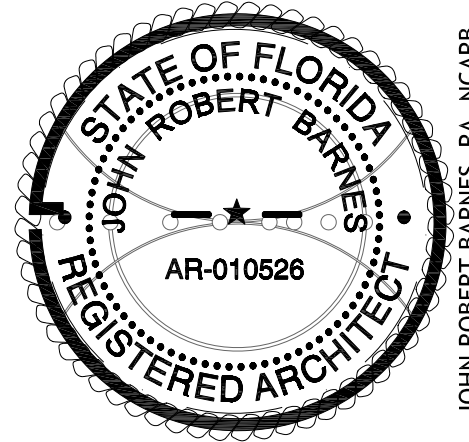
REVISIONS		DATE
MARK	DESCRIPTION	

1301 WHITEHEAD STREET
COMPLIANCE

1301 WHITEHEAD STREET, KEY WEST, FL 33040

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EXISTING AND PROPOSED
FRONT & REAR ELEVATIONS

DATE	PROJECT NUMBER	SCALE	PROJECT NAME	DATE	PROJECT NAME
2025	2025	AS SHOWN	1301 WHITEHEAD-018-PLANS-FEB2025-FOR-ENG.DWG	5/23/25 (4:58PM)	1301 WHITEHEAD-018-PLANS-FEB2025-FOR-ENG.DWG
JOHN ROBERT BARNES	JOHN ROBERT BARNES	JOHN ROBERT BARNES	JOHN ROBERT BARNES	JOHN ROBERT BARNES	JOHN ROBERT BARNES
PROJECT MANAGER	PROJECT MANAGER	PROJECT MANAGER	PROJECT MANAGER	PROJECT MANAGER	PROJECT MANAGER
DATE	DATE	DATE	DATE	DATE	DATE
5/23/25	5/23/25	5/23/25	5/23/25	5/23/25	5/23/25
5:04 PM	5:04 PM	5:04 PM	5:04 PM	5:04 PM	5:04 PM

A3.0



Existing Right Side Elevation



Proposed Right Side Elevation

EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR

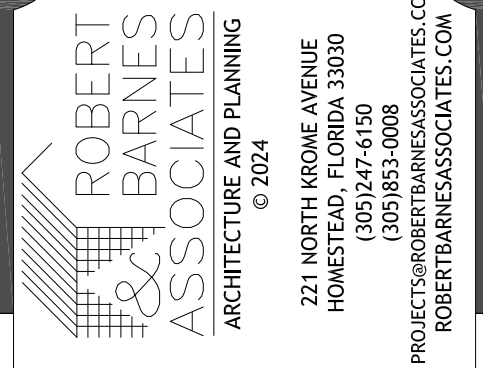
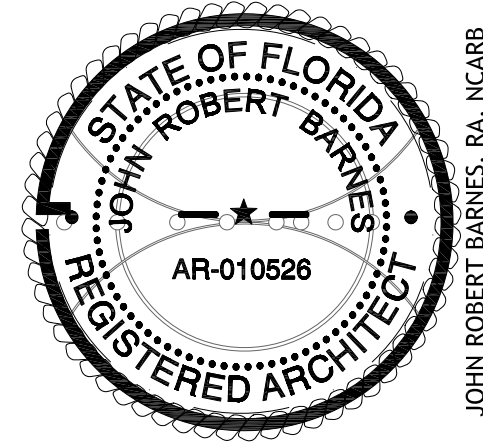
REVISIONS			DATE
MARK	DESCRIPTION		

1301 WHITEHEAD STREET
COMPLIANCE

1301 WHITEHEAD STREET, KEY WEST, FL 33040

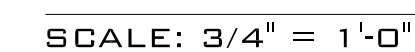
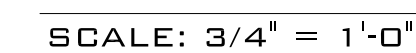
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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BARNES ARCHITECT. ROBERT BARNES & ASSOCIATES, © 2024

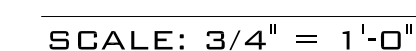


EXISTING AND PROPOSED RIGHT SIDE ELEVATION			
DATE CHANGED	PROJECT NUMBER	SCALE	PROJECT NAME
2025	---	---	---
JOHN ROBERT BARNES	JOHN ROBERT BARNES	JOHN ROBERT BARNES	JOHN ROBERT BARNES
1301 WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG	1301 WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG	5/23/25 (4:58PM)	5/23/25 (4:58PM)
PROJECT LOCATION	PROJECT DATE	PROJECT TIME	PROJECT NAME
FLORIDA DESKTOP-5-22-25	May 23, 2025	5:05 PM	---

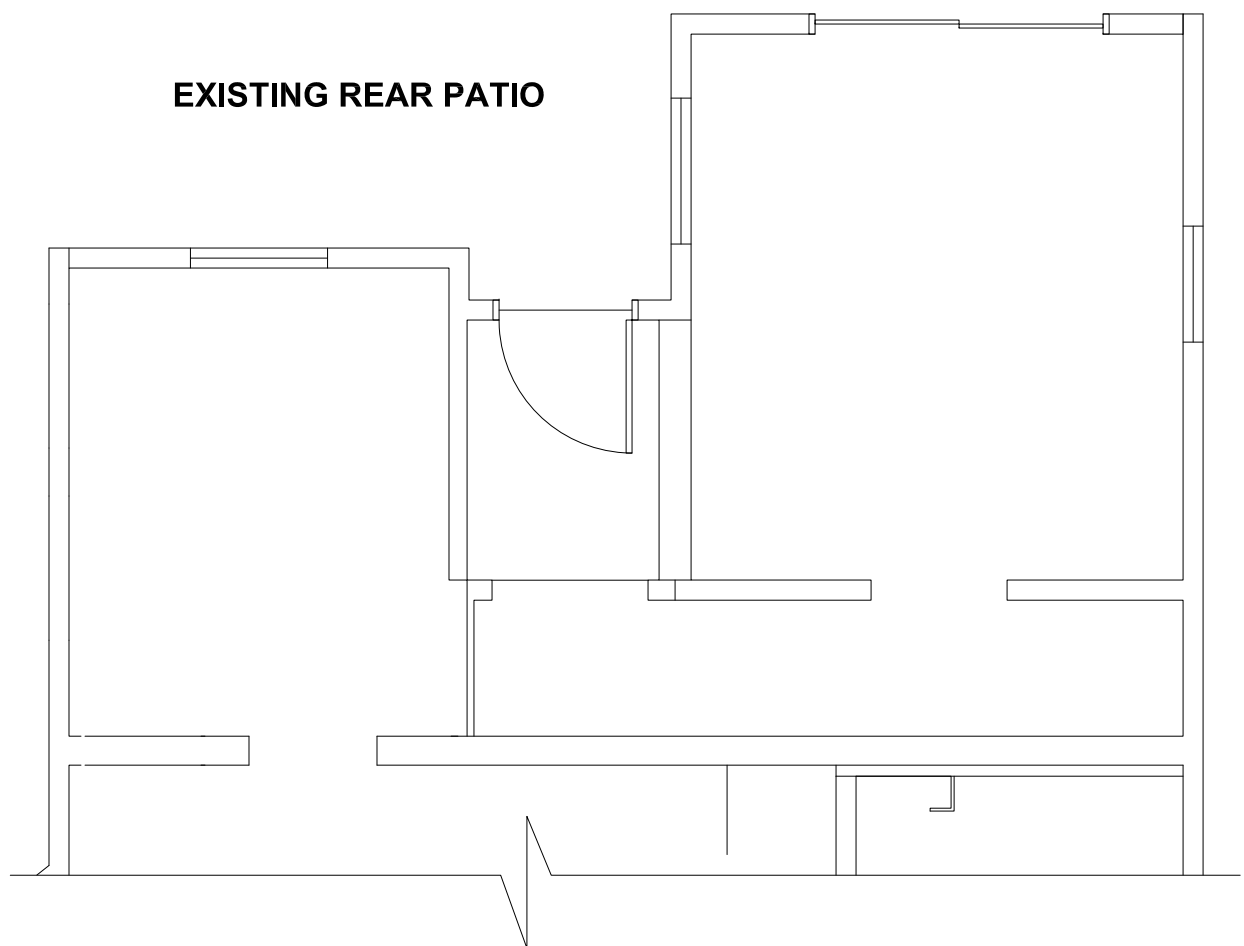
A4.0



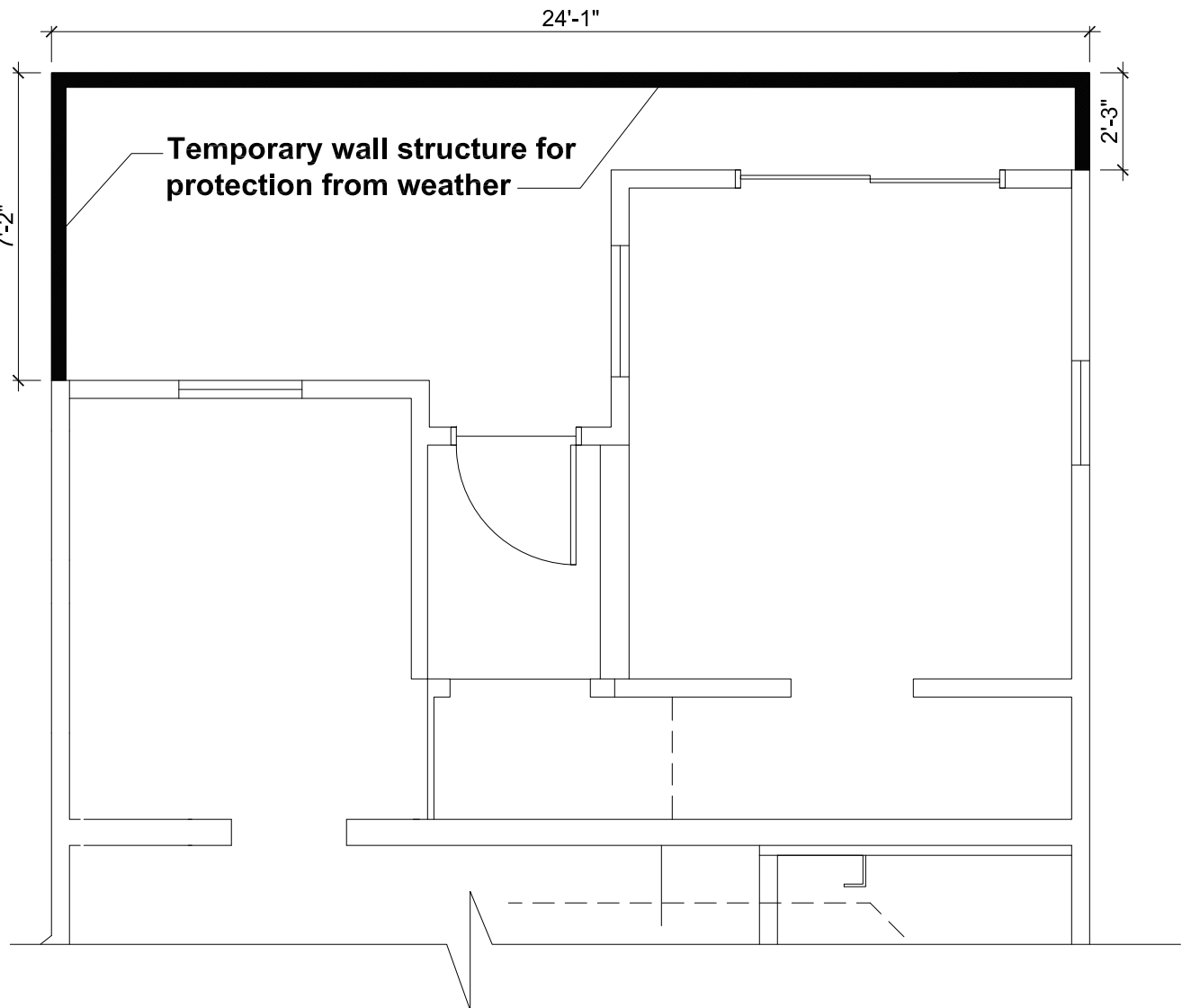
N.T.S.



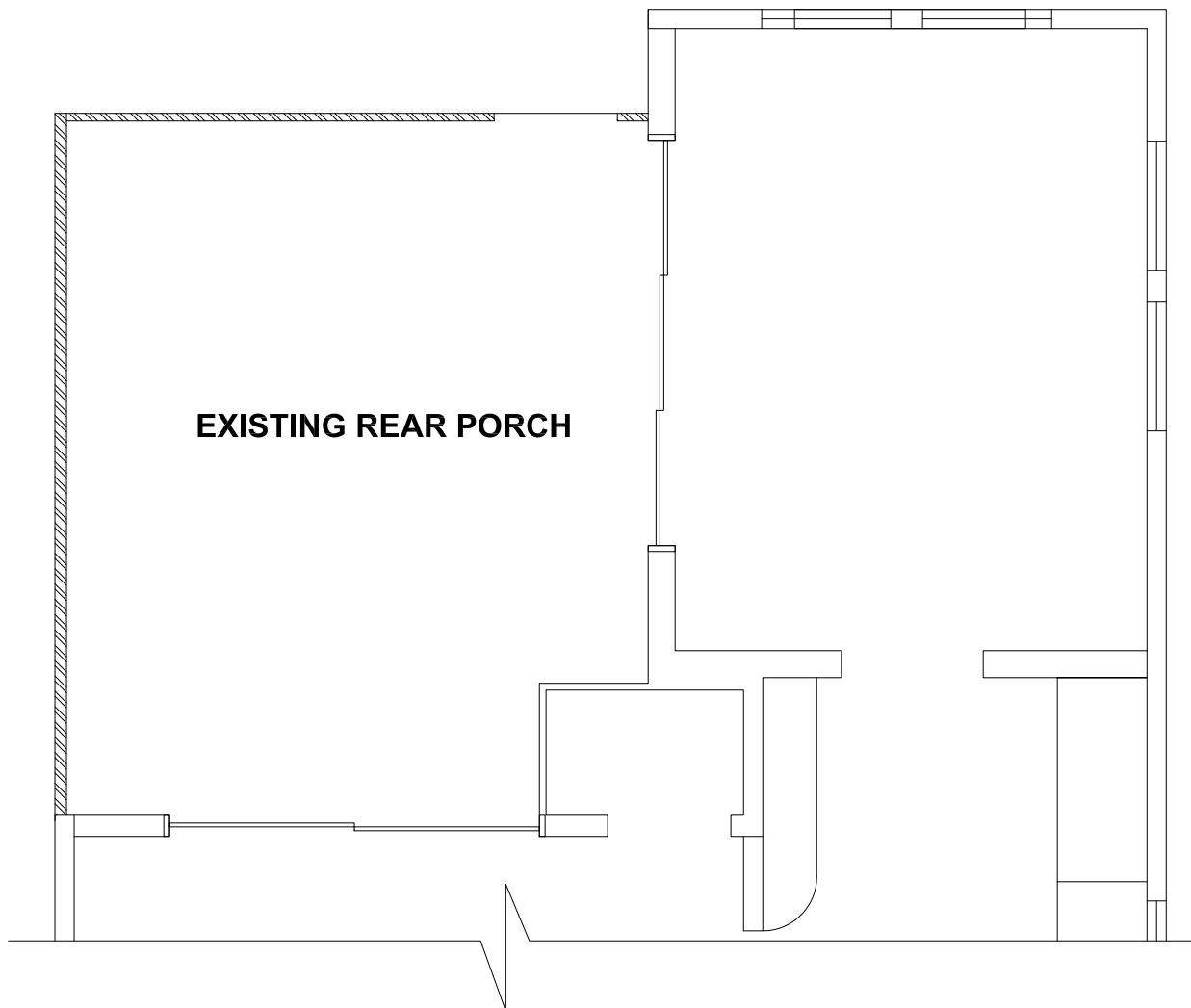
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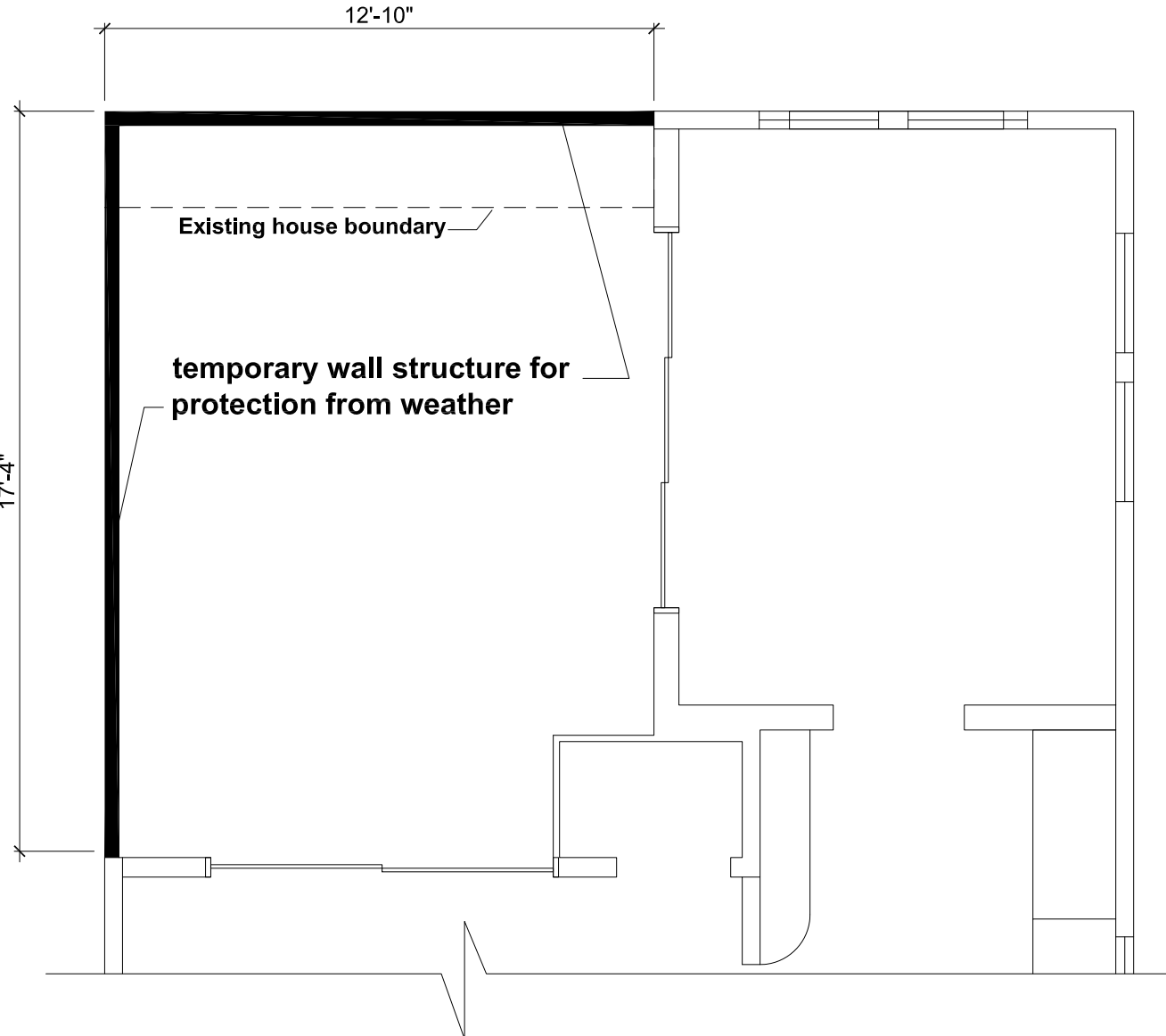
EXISTING 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



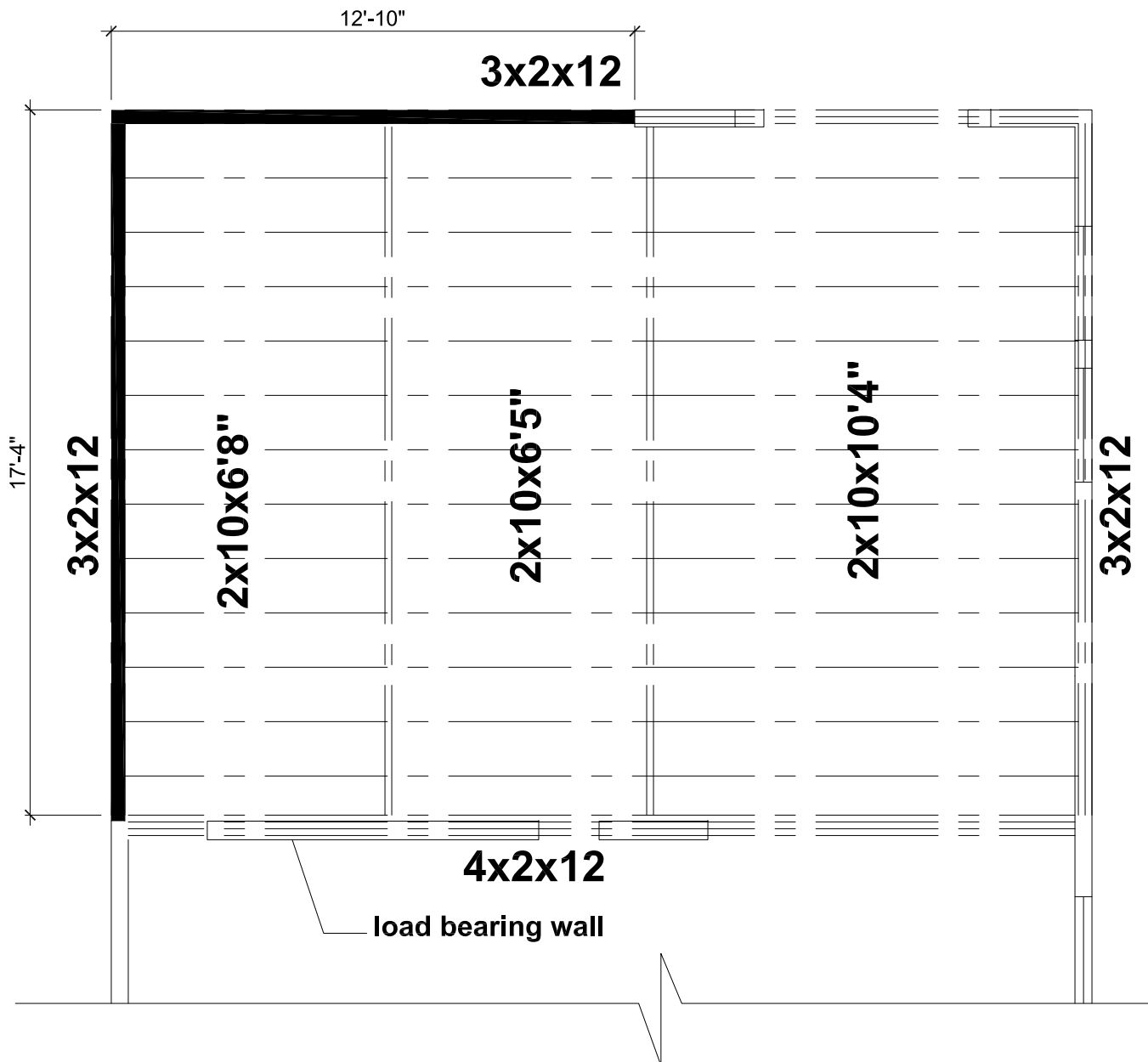
PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



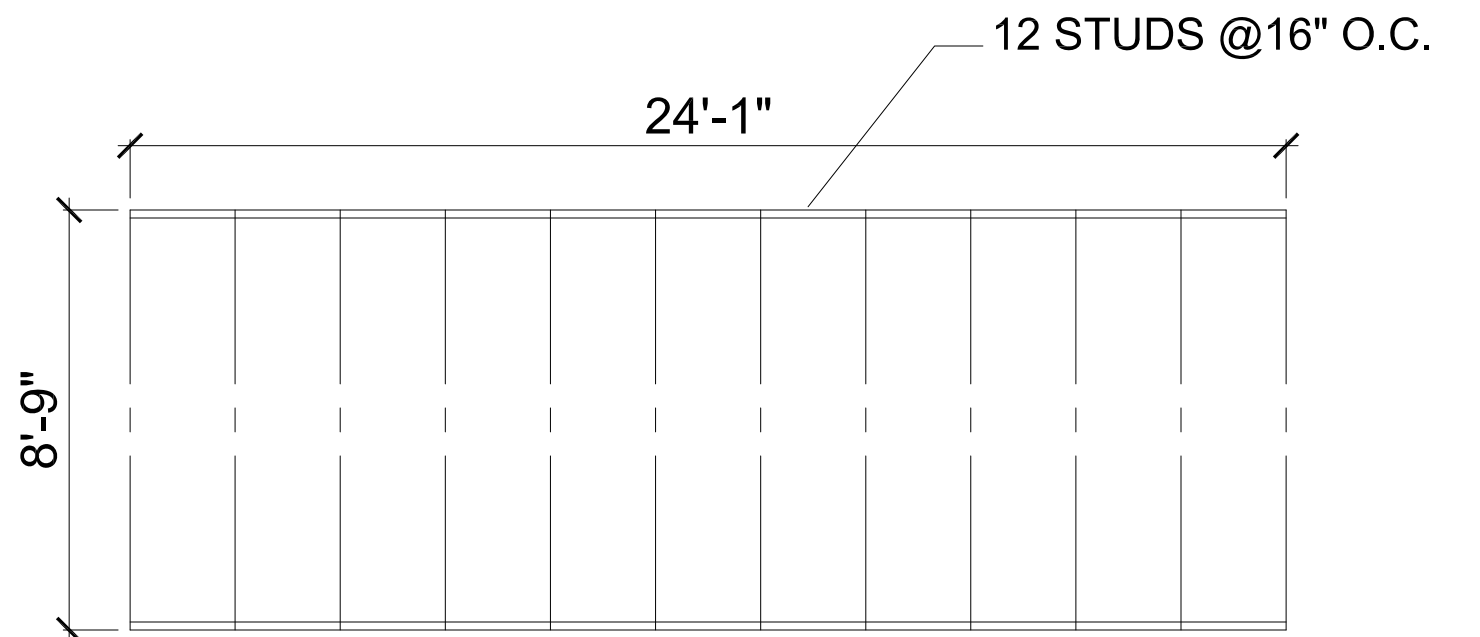
EXISTING/DEMO 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



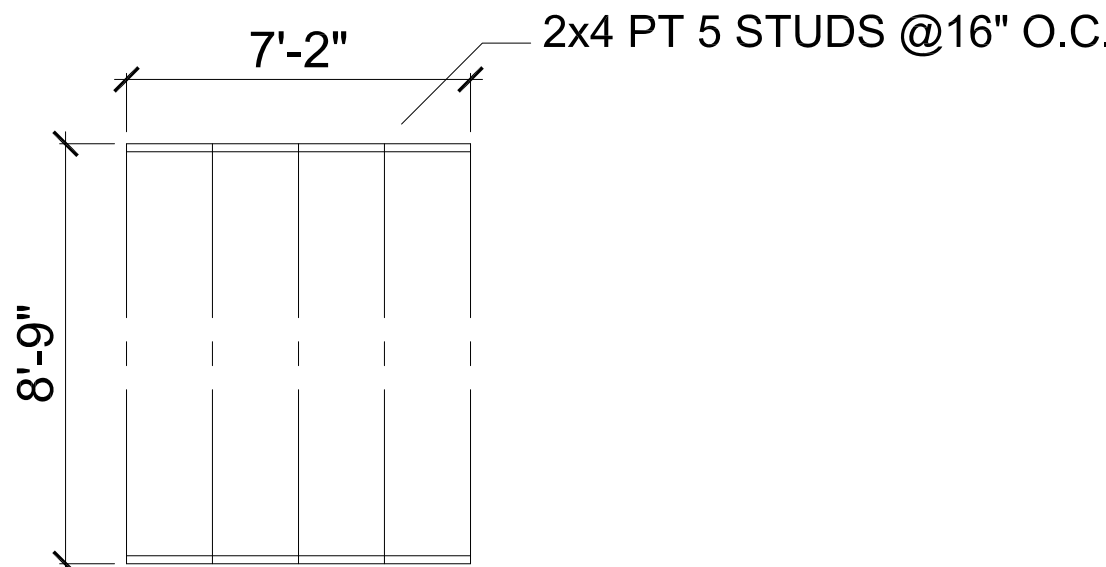
PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



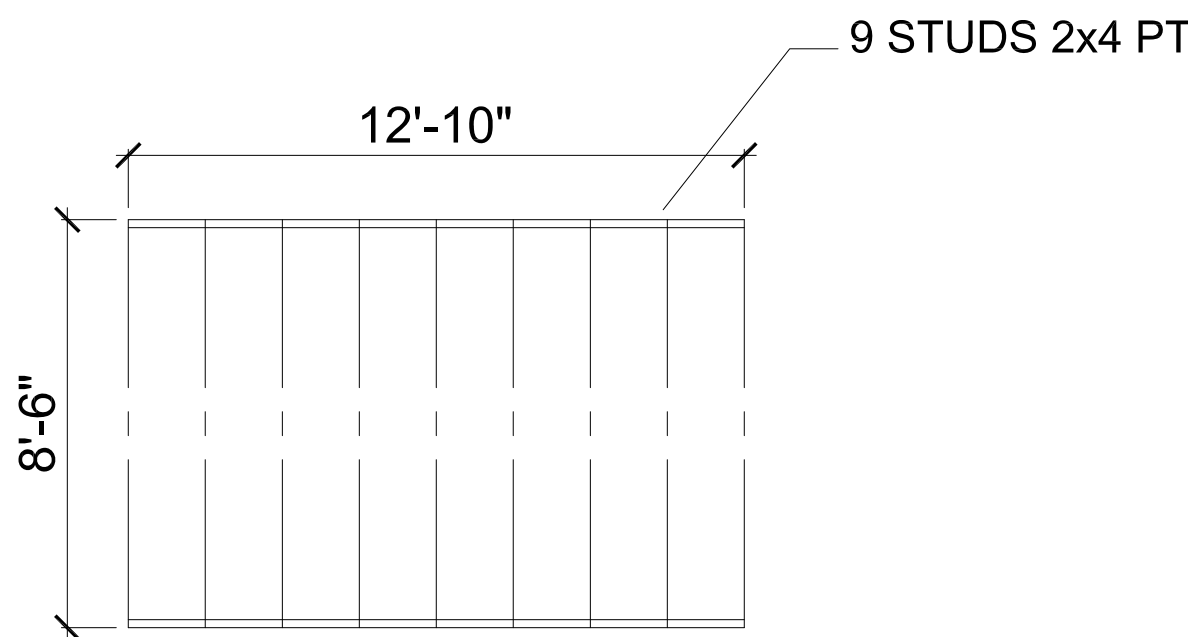
2nd FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



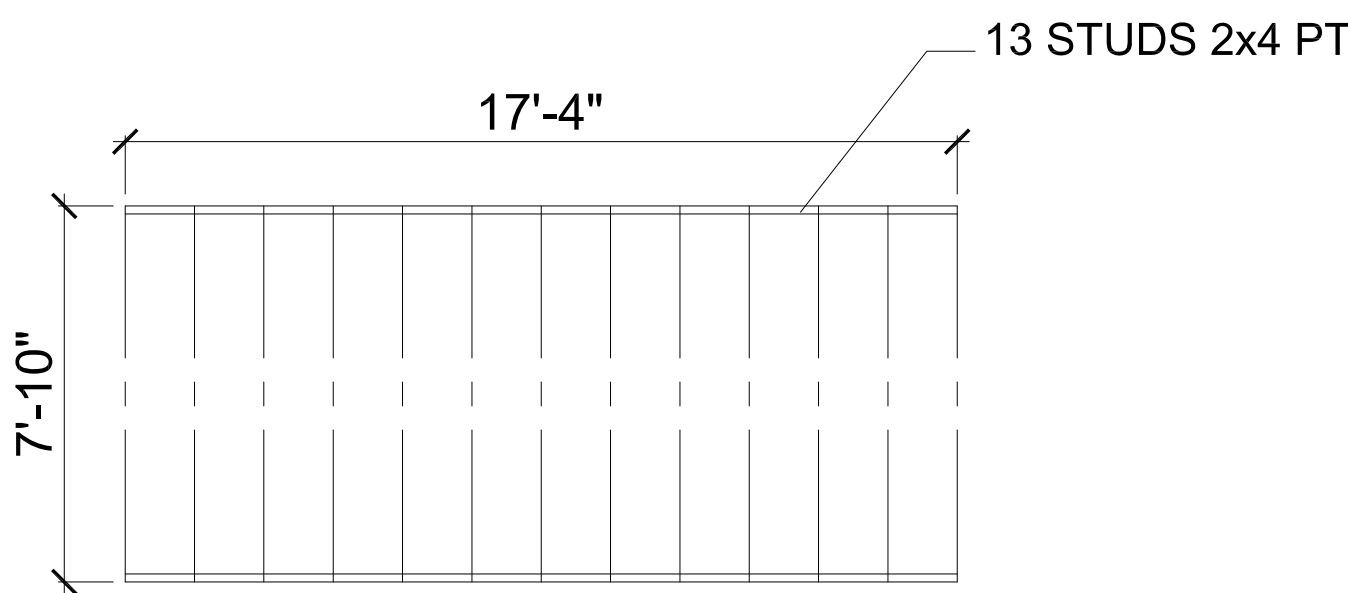
1ST FLOOR EAST WALL



1ST FLOOR NORTH WALL



2ND FLOOR EAST WALL



2ND FLOOR NORTH WALL

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

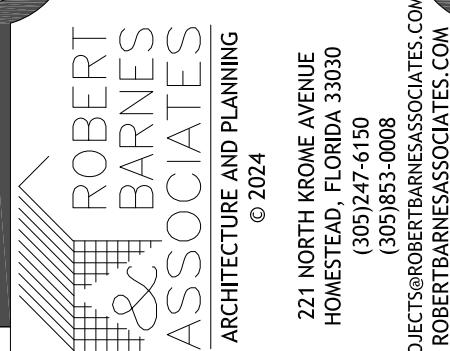
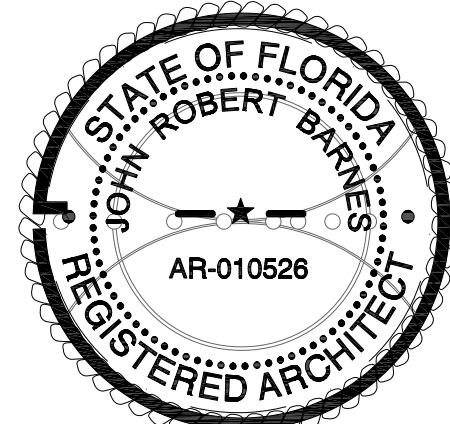
THIS PAGE FOR WEATHER PROOFING WALLS AND FLOOR FRAMING ONLY. SEE SHEETS A1.0 AND A2.0 FOR PROPOSED AND EXISTING WINDOW AND DOOR LOCATIONS

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

1301 WHITEHEAD STREET
COMPLIANCE

REVISIONS	MARK	DESCRIPTION	DATE

PROJECT OWNER	1301 WHITEHEAD STREET, KEY WEST, FL 33040
JOE ADDRESS	PETER JANKER EMAIL: PSJANKER@YAHOO.COM
CONTACT INFO	THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT. NO USE, REPRODUCTION, OR MODIFICATION OF ANY PART OF THESE DRAWINGS OR ANY PART THEREOF IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT, ROBERT BARNES ASSOCIATES, © 2024

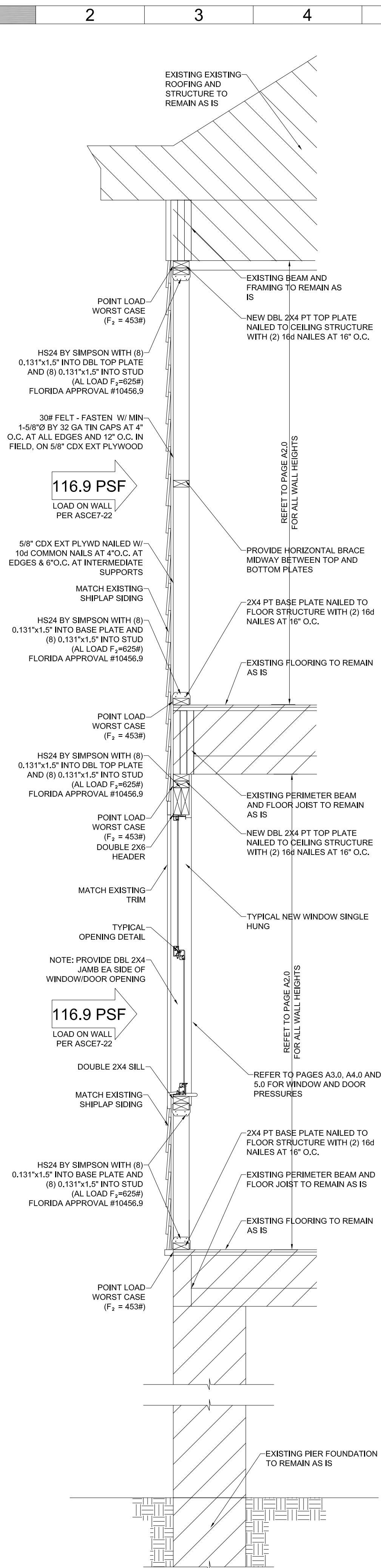


PARTIAL PLANS
WALL & FLOOR FRAMING

REVISIONS	MARK	DESCRIPTION	DATE

PROJECT MANAGER	JRB
DESIGNED BY	AS SHOWN
CHECKED BY	JRB
DATE	APRIL 2025
PROJECT NUMBER	1301 WHITEHEAD STREET COMPLIANCE
PROJECT NAME	1301 WHITEHEAD STREET COMPLIANCE
PROJECT LOCATION	1301 WHITEHEAD STREET, KEY WEST, FL 33040
PROJECT DATE	MAY 27, 2025
PROJECT TIME	10:03 AM

A7.0



Typical Wall Section

SC. $3/4'' = 1' - 0''$

Wind Loads - Components & Cladding : h ≤ 60'

Base pressure (qh) = 94.5 psf			Kh = 1.139			400.0-A			30.0-A		
(Kd qh) = 80.3 psf			h = 26.0 ft			400.0-A			400.0-A		
Minimum parapet ht = 0.0 ft			a = 3.0 ft			400.0-A			<div>DEAD LOAD = 10 PSF</div> <div>LIVE LOAD = 20 PSF</div>		
Roof Angle (θ) = 30.3 deg			GCp1 = +0.19								
Type of roof = Hip			Kd q = Kd qh = 80.3 psf								
Roof											
	GCp1 +/- GCp2		Surface Pressure (psf)						User input		
Area	10 sf	50 sf	100 sf	500 sf	100 sf	500 sf	100 sf	500 sf	Design	80 sf	200 sf
Negative Zone 1	-1.00	-1.16	-0.98	-0.98	-128.3	-32.3	-77.2	-77.2	-87.2	-82.2	-77.2
Negative Zone 2	-2.14	-1.44	-1.14	-1.14	-172.1	-118.0	-91.8	-91.8	-81.9	-99.6	-91.8
Negative Zone 3	-2.25	-1.50	-1.18	-1.18	-180.9	-120.7	-94.9	-94.8	-84.8	-103.1	-94.8
Positive All Zones	0.88	0.60	0.48	0.48	70.7	49.2	35.5	35.5	41.7	35.5	35.5
Overhang Zone 3 @ Zone 4	-3.17	-2.30	-1.92	-1.80	-254.7	-184.6	-154.4	-144.5	-144.4	-164.2	-150.2
Overhang Zone 3 @ Zone 5	-3.47	-2.48	-2.05	-1.80	-278.8	-198.8	-164.4	-144.5	-144.4	-175.4	-155.8
Overhang pressure in the table above assume an internal pressure coefficient (GCp1) of 0.0											
Overhang soffit pressure equals adj wall pressure (which includes internal pressure) of 14.5 psf											

Ultimate Wind Pressures

Wind Loads - Components & Cladding : h ≤ 60'

Base pressure (qh) = 94.5 psf			Kh = 1.139			400.0-A			30.0-A		
(Kd qh) = 80.3 psf			h = 26.0 ft			400.0-A			400.0-A		
Minimum parapet ht = 0.0 ft			a = 3.0 ft			400.0-A			<div>DEAD LOAD = 10 PSF</div> <div>LIVE LOAD = 20 PSF</div>		
Roof Angle (θ) = 30.3 deg			GCp1 = +0.19								
Type of roof = Hip			Kd q = Kd qh = 80.3 psf								

Walls

	GCp1 +/- GCp2		Surface Pressure at h				User input				
Area	10 sf	100 sf	100 sf	500 sf	100 sf	100 sf	200 sf	500 sf	Design	100 sf	200 sf
Negative Zone 4	-7.28	-1.10	-1.00	-0.98	-107.9	-88.9	-84.3	-78.7	-92.8	-88.9	-84.3
Negative Zone 5	-1.93	-1.23	-1.12	-0.98	-126.8	-96.5	-90.0	-79.1	-116.3	-96.5	-90.0
Positive Zone 4 & 5	1.18	1.00	0.95	0.88	94.8	80.8	76.3	70.7	84.8	80.8	76.3

LUMBER AND FRAMING
FRAMING LUMBER; SHALL CONFORM WITH THE PROVISIONS OF THE AMERICAN
SOFTWOOD LUMBER STANDARD PS-20-(LATEST EDITION) AND EACH PIECE SHALL
BEAR THE GRADE STAMP OF AN APPROVED GRADING AGENCY

FRAMING LUMBER GRADES; THE FOLLOWING GRADES SHALL BE THE MINIMUM
ACCEPTABLE GRADES, UNLESS OTHERWISE NOTED ON THE DRAWINGS

ITEM	MIN GRADE
STUD ONLY:	
2" TO 4" THICK; 2" TO 4" WIDE . . .	NO. 2 SOUTHERN PINE
STRUCTURAL LIGHT FRAMING:	
2" TO 4" THICK; 2" TO 4" WIDE . . .	NO. 2 SOUTHERN PINE
STRUCTURAL JOISTS & HEADERS:	
2" TO 4" THICK; 6" AND WIDER . . .	NO. 2 SOUTHERN PINE
POST:	
4"x4" AND LARGER	NO. 2 SOUTHERN PINE
	NO. 2 DOUGLAS FIR

BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT SIZE. RE- TIGHTEN ALL NUTS PRIOR TO CLOSING IN.
STANDARD CUT WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD.

ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED OR OTHERWISE BE PROTECTED BY AN APPROVED SEPARATING MATERIAL. BOLTS SHALL BE PLACED 9" FROM ANY NOTCH GREATER THAN 1/2 THE WIDTH OF A MEMBER.

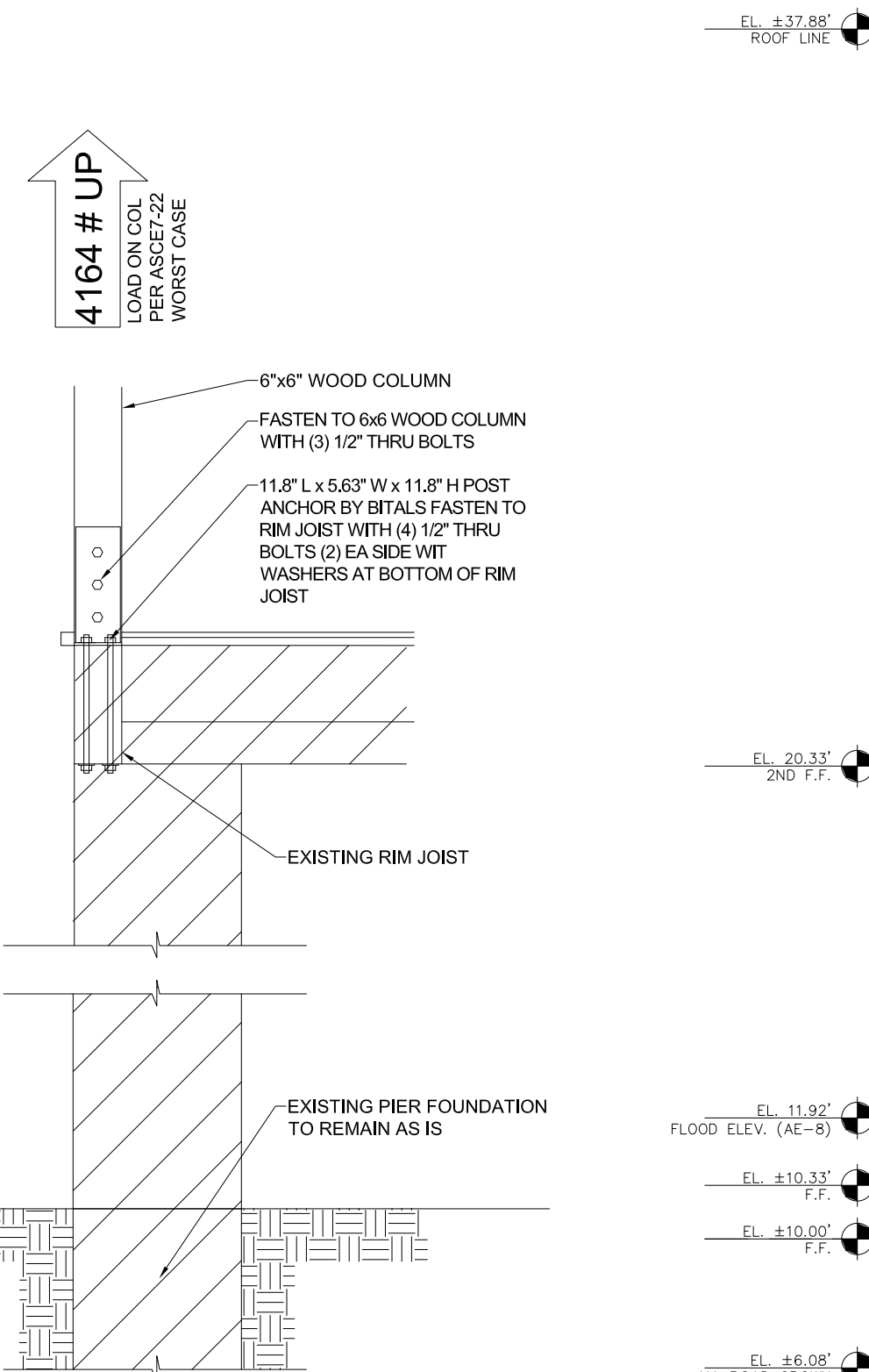
DO NOT NOTCH JOISTS, RAFTERS OR BEAMS. OBTAIN ENGINEER'S OR ARCHITECT'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH SILLS, PLATES, STUDS AND DOUBLE PLATED IN INTERIOR, BEARING AND SHERE WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.

2" SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.

ALL NAILING SHALL CONFORM TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE OR THE 2023 FLORIDA BUILDING CODE.

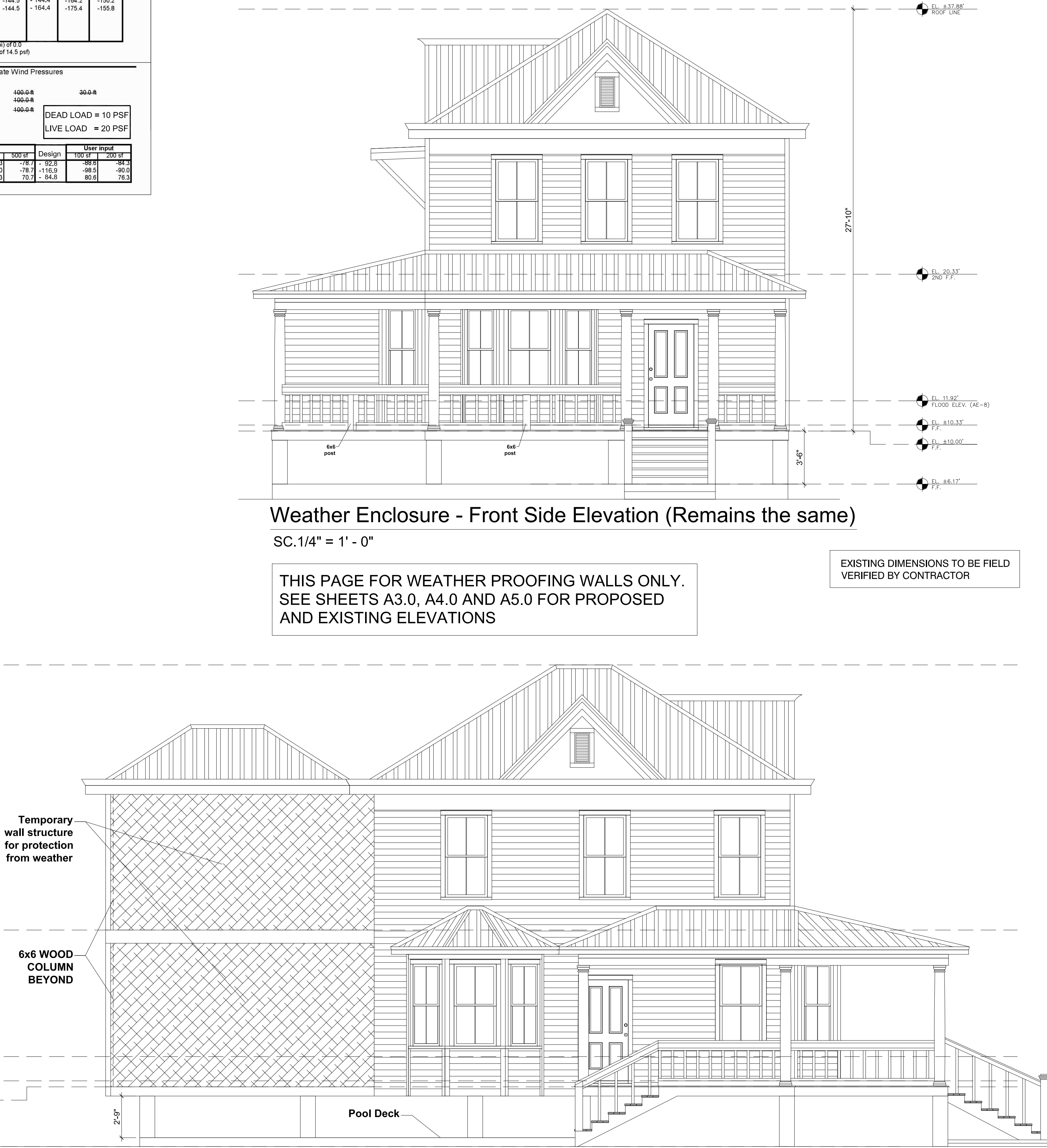
ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED PER FEMA BULLETIN 2-08 REQUIREMENTS.

ALL LUMBER AND FRAMING WORK AT BELOW FLOOD ELEVATIONS SHALL BE IN ACCORDANCE WITH FEMA 2-08 AND NFIP AND ASCE 24 AND IRC. MINIMUM FRAMING LUMBER SHALL BE CLASS V PRESERVATIVE-TREATED BORATE AND ALL PLYWOOD USED SHALL BE MARINE GRADE.



Typ Column Connection

SC. $3/4'' = 1' - 0''$



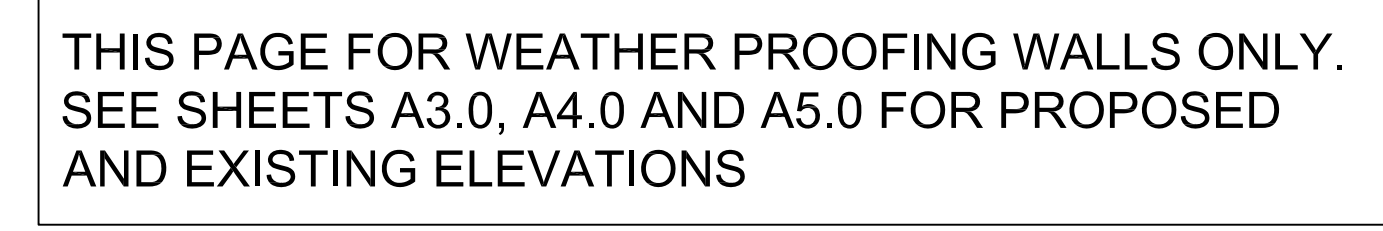
Weather Enclosure - Left Side Elevation

SC.1/4" = 1' - 0'

DRAWING NUMBER		DRAWING TITLE	
A8.0		WEATHER ENCLOSURE ELEVATIONS & SECTION	
PROJECT NUMBER		PROJECT NAME	
1301 WHITEHEAD STREET, KEY WEST, FL 33040		JOHN ROBERT BARNES ARCHITECTURE & PLANNING ASSOCIATES, INC.	
JOB ADDRESS		DATE	
1301 WHITEHEAD STREET, KEY WEST, FL 33040		12/25/2025	
CONTACT INFO		DESIGNED BY	
PETER JANKER EMAIL: PSJANKER@YAHOO.COM		JOHN ROBERT BARNES	
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		JOHN ROBERT BARNES	
		DATE	
		MAY 27, 2025	
		1:50 PM	
		PROJECT NAME	
		1301 WHITEHEAD STREET COMPLIANCE	
		PROJECT NUMBER	
		1301 WHITEHEAD STREET, KEY WEST, FL 33040	
		JOB ADDRESS	
		1301 WHITEHEAD STREET, KEY WEST, FL 33040	
		CONTACT INFO	
		PETER JANKER EMAIL: PSJANKER@YAHOO.COM	
		THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGN EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT. NO USE, REPRODUCTION, OR MODIFICATION OF ANY PART OF THESE DRAWINGS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT. ROBERT BARNES & ASSOCIATES, 12/2024	

JOHN ROBERT BARNES, BA, NCARB

ROBERT BARNES & ASSOCIATES
ARCHITECTURE AND PLANNING
C 2024
721 NORTON AVE. SUITE 1000
HOMESTEAD, FLORIDA 33060
(305) 853-0008
(305) 847-6150
PROFESSIONAL SEAL: AR-010526, COM
ROBERTBARNESASSOCIATES.COM



PROJECT OWNER	
1301 WHITEHEAD STREET COMPLIANCE	
1301 WHITEHEAD STREET, KEY WEST, FL 33040	
JOB ADDRESS	
CONTACT NAME	
PETER JANKER EMAIL: PSJANKER@YAHOO.COM	
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DRAWING NUMBER





A9.0

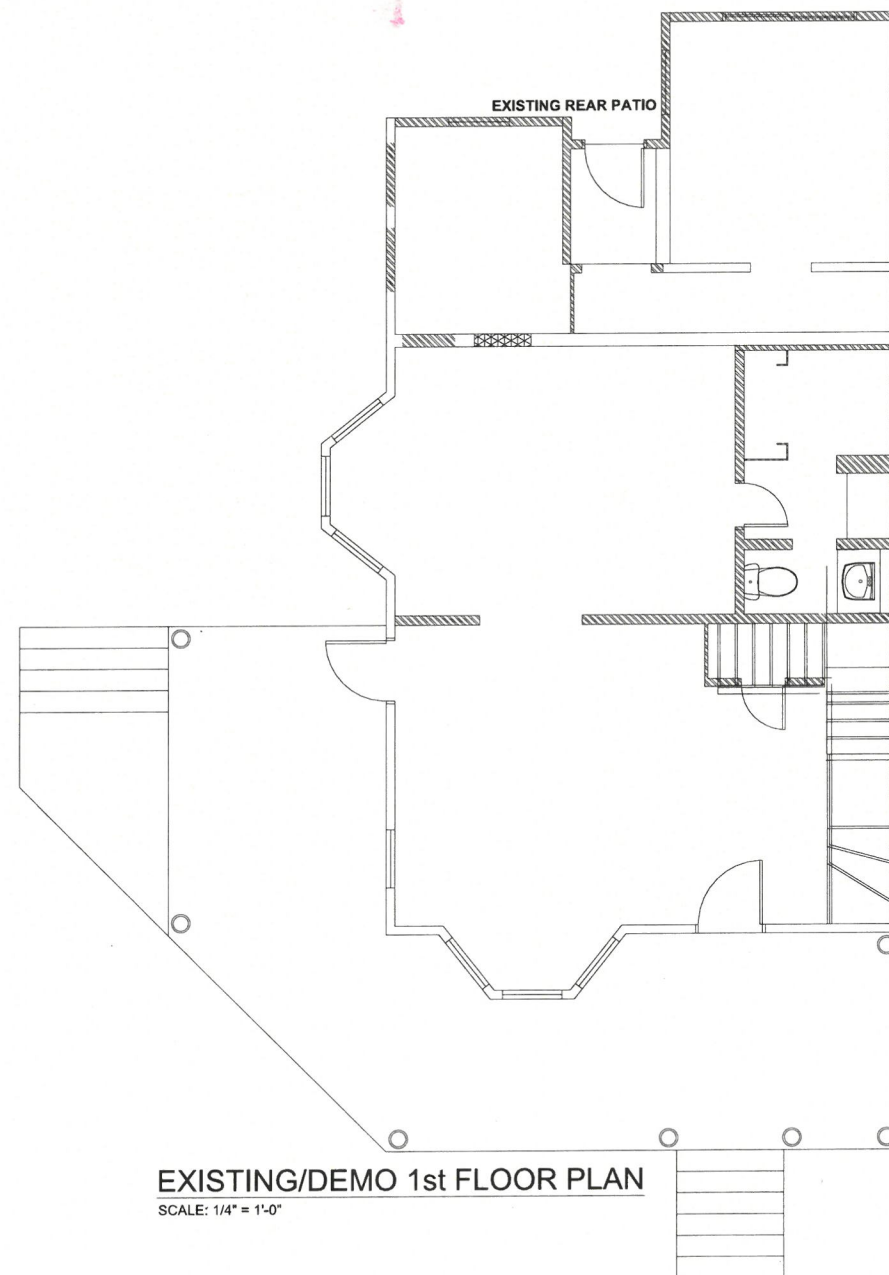
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PLANS SUBMITTED ON JUNE 16, 2024

NOT PART OF
APPLICATION
REVIEW

LEGEND

	EXISTING TO REMAIN
	EXISTING ELEMENTS TO BE DEMOLISHED
	NEW 4" FRAMING WALL
	EXISTING OPENING TO BE INFILLED



EXISTING/DEMO 1st FLOOR PLAN

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

PROPOSED 1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"

The plan shows a house with a large **GARAGE** (24'-0" x 14'-0") at the rear, highlighted in pink. A pink arrow points to the 14'-0" dimension with the text "T OF TION". The house features a **NEW PORCH** (12'-11 1/2" x 5'-6 1/2") and a **FRONT PORCH**. The main living areas include a **SITTING ROOM** (12'-7 1/2" x 10'-11 1/2"), a **BEDROOM** (13'-8 1/2" x 10'-5"), a **GUEST BATH**, a **KITCHEN** (10'-0 1/2" x 10'-0 1/2"), a **LAUNDRY** room, a **POWDER RM**, and a **PANTRY**. Other spaces include a **NOOK**, **STORAGE** areas, and a **FOYER**. The plan also indicates **EXISTING house boundary**, **proposed new window** locations, and **optional decorative kitchen niche** and **optional opening to private area**. A **spiral staircase** is shown in the rear right corner. The overall dimensions of the house are 24'-0" wide and 34'-0" deep.

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

The seal is circular with a decorative, scalloped outer border. Inside the border, the words "STATE OF FLORIDA" are written in a semi-circle at the top, and "REGISTERED ARCHITECT" is written in a semi-circle at the bottom. In the center, the name "JOHN ROBERT BARNES" is written in a semi-circle. Below the name, the license number "AR-010526" is printed. A five-pointed star is positioned in the center of the seal, between the name and the license number.

AR0010526

AR0010526

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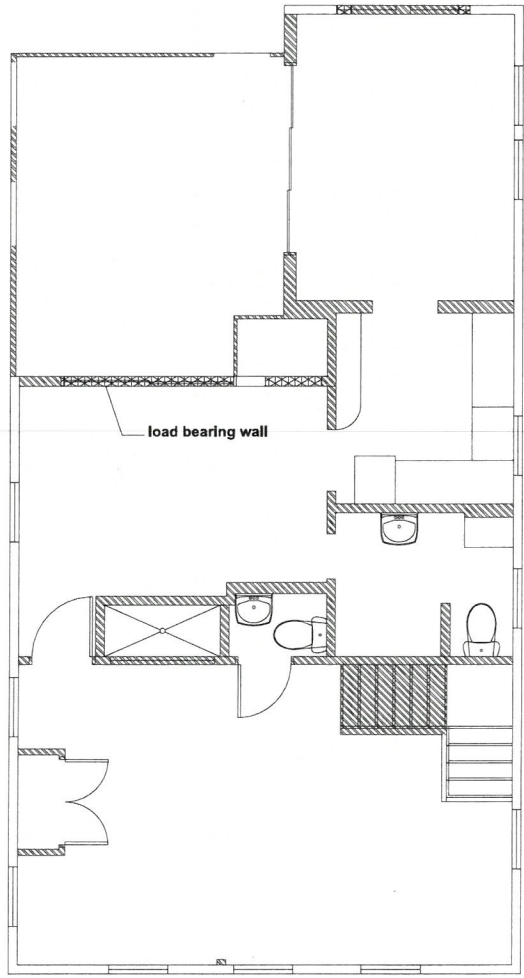
A1.0

WINDOW SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
①	2'6" x 5'3"	SINGLE HUNG	SERIES SH7700A ALUMINUM SINGLE HUNG WINDOWS LMI BY PGT NOA 23-0707.10 EXP = 08-23-28 DESIGN PRESSURES +65 PSF and -80 PSF
②	3'0" x 3'4"	SINGLE HUNG	

DOOR SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
①	2'6" x 6'8"	WOOD SWING DOOR	SERIES EWD OUTSWING OPAQUE WOOD DOOR- L.M. LARGE AND SMALL MISSILE IMPACT BY EXCLUSIVE WOOD DOORS INC. NOA 23-1024.04 EXP = 08-11-26 DESIGN PRESSURES +70 PSF and -70 PSF
②	3'0" x 6'8"	WOOD PANEL DOOR	
③	5'0" x 6'8"	DOUBLE FRENCH DOOR	SERIES FD5555 OUTSWING PVC FRENCH DOORS W/WO SIDE LITES & TRANSOM LMI BY PGT NOA 23-0717.01 EXP = 01-23-29 DESIGN PRESSURES +70 PSF and -70 PSF
④	2'4" x 6'8"	WOOD SWING DOOR	
⑤	2'-3'0" x 6'8"	BI-FOLD DOOR	
⑥	2'0" x 6'8"	BI-FOLD DOOR	
⑦	2'-2'0" x 6'8"	BI-FOLD DOOR	
⑧	2'-2'6" x 6'8"	BI-FOLD DOOR	

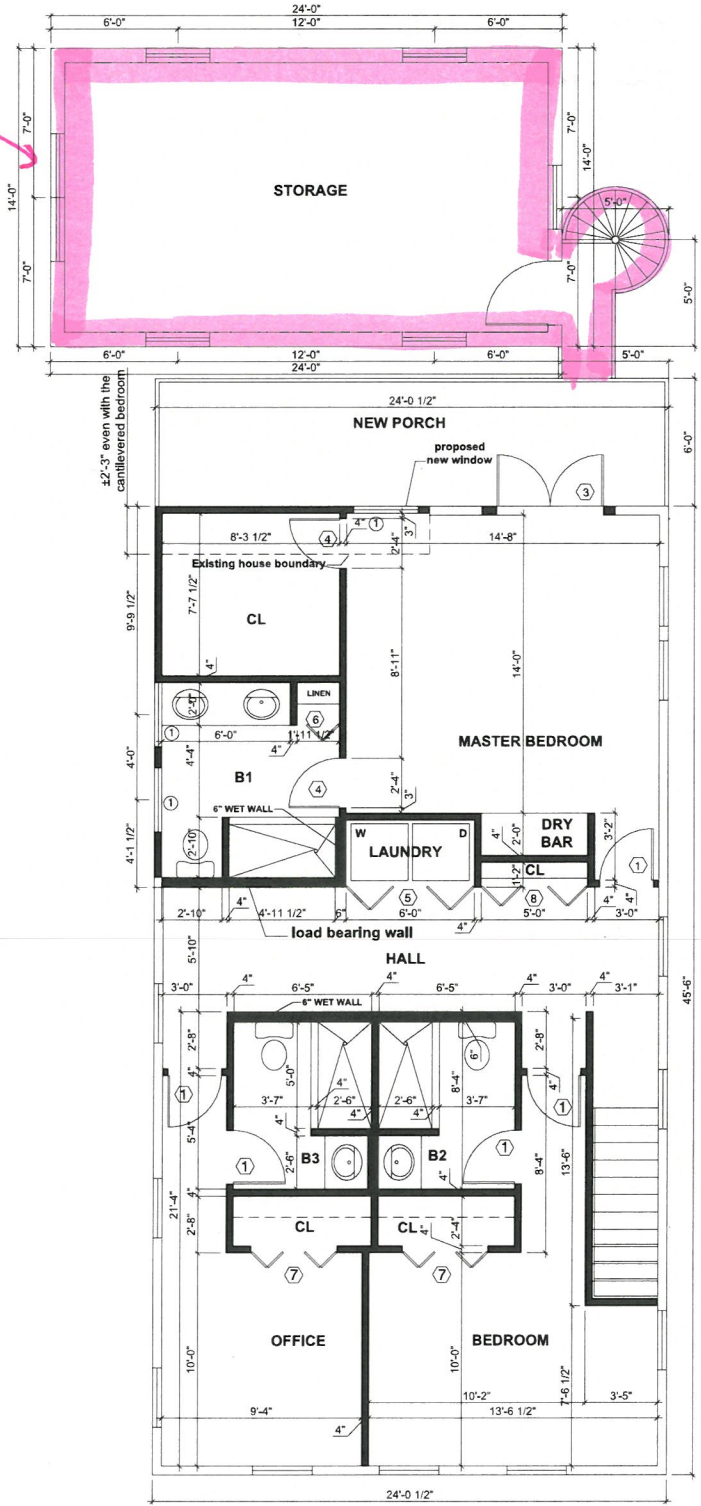
LEGEND	
	EXISTING TO REMAIN
	EXISTING ELEMENTS TO BE DEMOLISHED
	NEW 4" FRAMING WALL
	EXISTING OPENING TO BE INFILLED

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



EXISTING/DEMO 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOT PART
OF APPLICATION
REVIEW



PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT / OWNER

1301 WHITEHEAD STREET COMPLIANCE

1301 WHITEHEAD STREET, KEY WEST, FL 33040

OWNER: PETER JANKER EMAIL: PSJANKER@YAHOO.COM

DATE:

STATE OF FLORIDA

JOHN ROBERT BARNES, R.A. NCARB

REGISTERED ARCHITECT

AR-010526

EXISTING AND PROPOSED SECOND FLOOR PLANS

PROJECT: 1301 WHITEHEAD STREET COMPLIANCE

DATE: APRIL 2025

DESIGNED BY: AS SHOWN

 PROJECT: 1301 WHITEHEAD STREET COMPLIANCE DATE: APRIL 2025 DESIGNED BY: AS SHOWN CHECKED BY: JRB DATE: 5/16/25 (15:22AM) PROJECT: 1301 WHITEHEAD STREET COMPLIANCE DATE: APRIL 2025 DESIGNED BY: AS SHOWN CHECKED BY: JRB DATE: 5/16/25 (15:22AM) |

DRAWING NUMBER

A2.0

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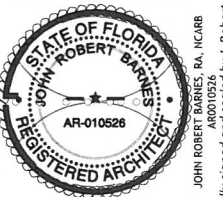
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1301 WHITEHEAD STREET
COMPLIANCE

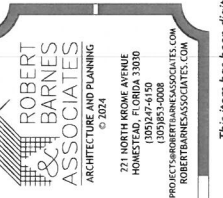
1301 WHITEHEAD STREET, KEY WEST, FL 33040

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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AR0010526
y signed and sealed by J. Robert



This item has been discontinued

EASING		DATE	PROJECT / REMARKS
DATE EASING	PROJECT / REMARKS	DATE	PROJECT / REMARKS
APRIL 2025	TRUCKET / WAREHOUSE	AS SHOWN	JRB
EASING TO:		JRB	LEFT OVERSEER
EASING TO:		JOHN ROBERT BARNES	LEFT OVERSEER
EASING TO:		3333 WHITE-HARD-ROAD, NANSER-2025-FOREIGN DING	LEFT OVERSEER
EASING TO:		CHUSERS-AND-VENTS-TO-PAN-KA-RENDENCE - 2025-TO-IMPACT- JUNE 14	LEFT OVERSEER
EASING TO:		TO-13-13-13	LEFT OVERSEER
EASING TO:		JUNE 16, 2025	LEFT OVERSEER
EASING TO:		11:24 AM	LEFT OVERSEER

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A4.0



Proposed Left Side (United St.) Elevation
SC.1/4" = 1' - 0"

EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR

[illegible]

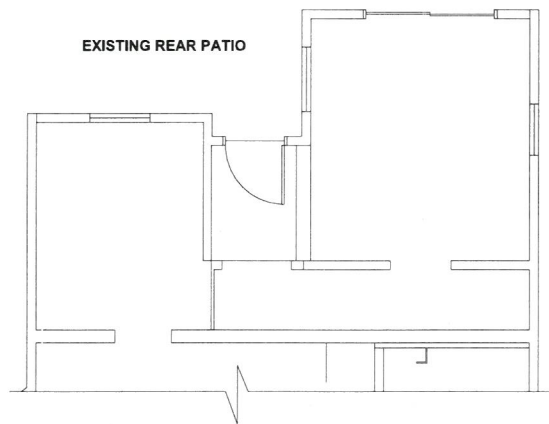
Architectural elevation drawing of a small building. The drawing includes the following dimensions and features:

- Overall height: 25'-6"
- Roof slope: 12/7 (indicated on both sides of the gable)
- Window height: 8'-0"
- Door height: 8'-0"
- Horizontal offsets from the right side:
 - 18'-4" (from the roofline to the window centerline)
 - 10'-4" (from the window centerline to the door centerline)
 - FF 8'-0" (from the door centerline to the finished floor line)

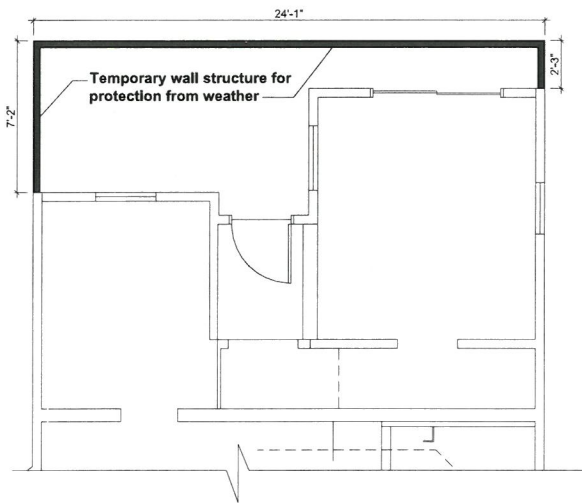
[illegible]

A6.0

* TEMPORARY STRUCTURE
NOT PART OF THIS
APPLICATION REVIEW.
RECEIVED APPROVAL AT
STAFF LEVEL.



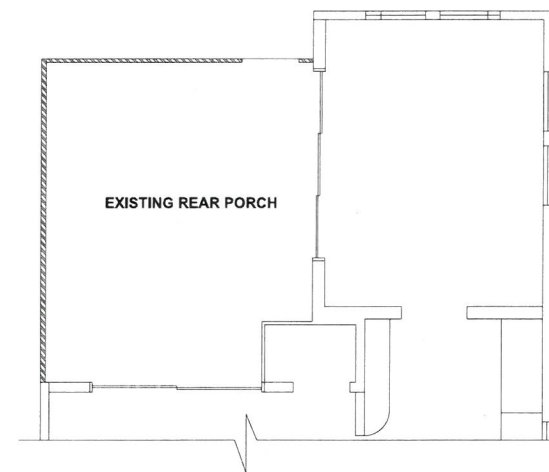
EXISTING 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



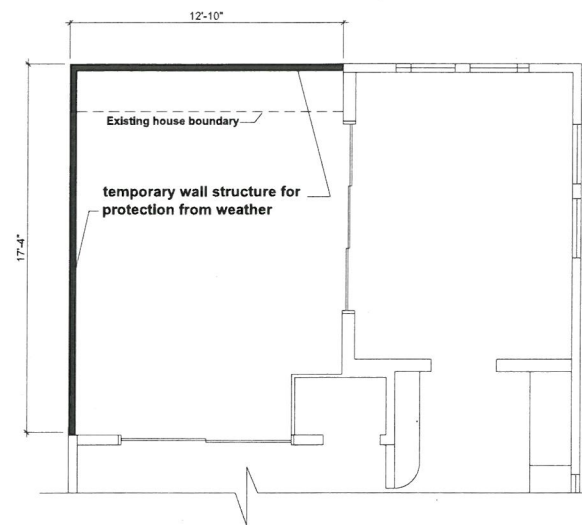
PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

THIS PAGE FOR WEATHER PROOFING WALLS AND
FLOOR FRAMING ONLY. SEE SHEETS A1.0 AND A2.0
FOR PROPOSED AND EXISTING WINDOW AND DOOR
LOCATIONS

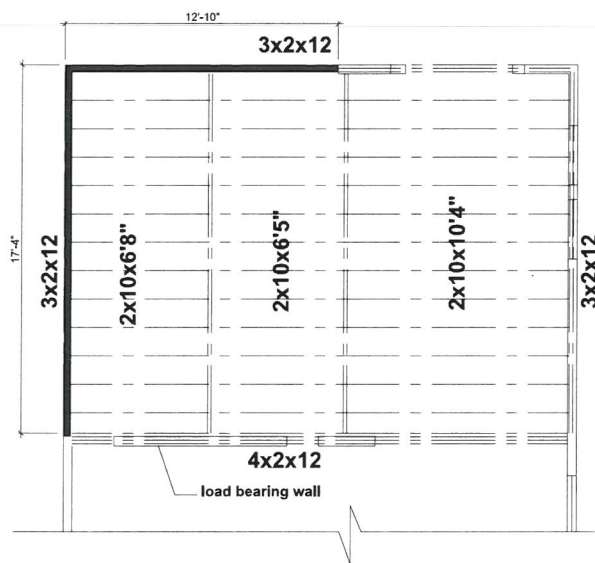
EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR



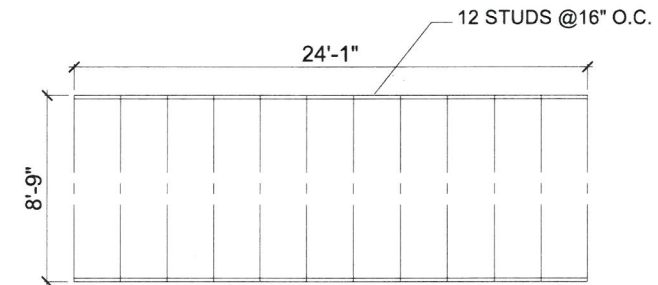
EXISTING/DEMO 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



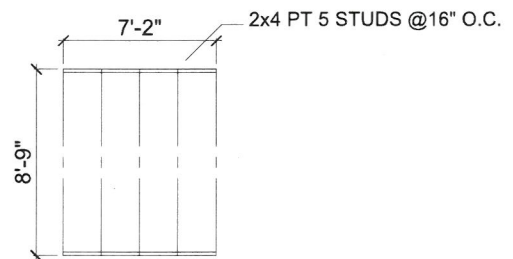
PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



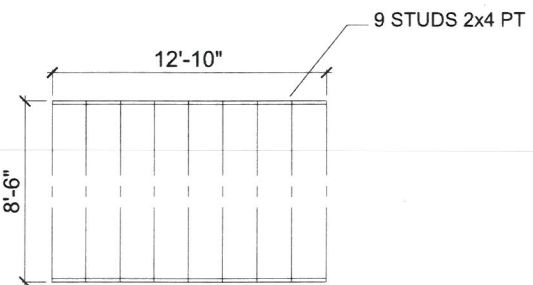
2nd FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



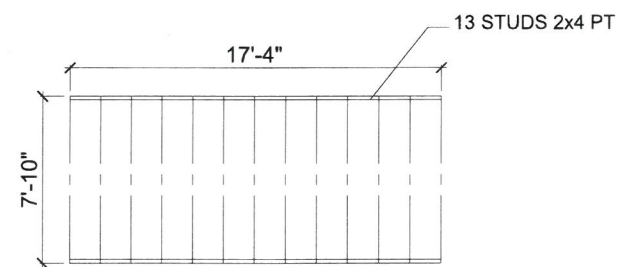
1ST FLOOR EAST WALL



1ST FLOOR NORTH WALL



2ND FLOOR EAST WALL



2ND FLOOR NORTH WALL

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

REVISIONS		DATE
MARK	DESCRIPTION	

1301 WHITEHEAD STREET COMPLIANCE

PROJECT OWNER: 1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTRACT NO: PETER JANKER EMAIL: PSJANKER@YAHOO.COM

THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGN EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT. NO USE, REPRODUCTION, OR DISSEMINATION MAY BE MADE OF THIS DOCUMENT OR THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ASSOCIATES, INC.

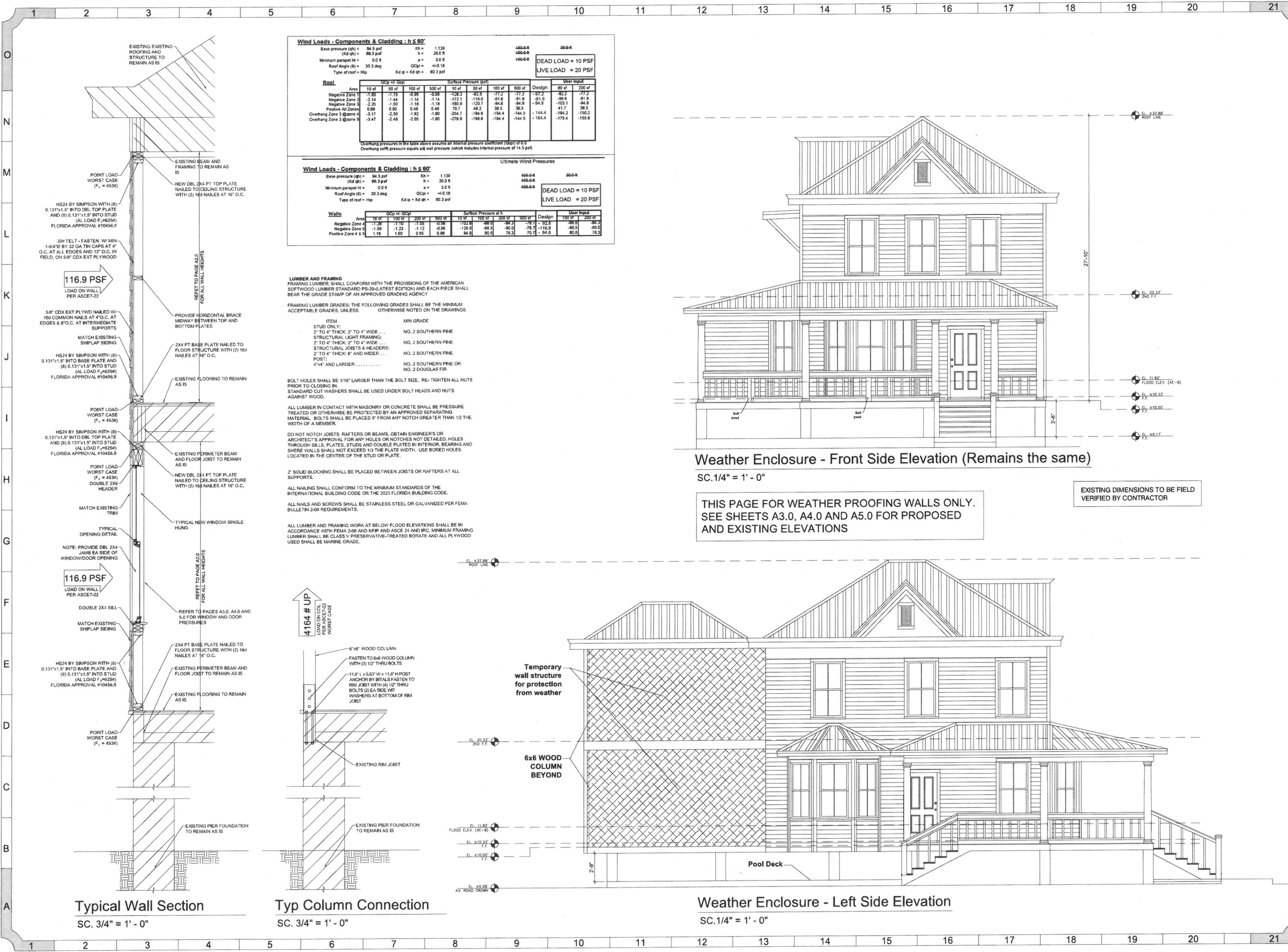
STATE OF FLORIDA
JOHN ROBERT BARNES
REGISTERED ARCHITECT
AR-010526

ROBERT BARNES ASSOCIATES, INC.
ARCHITECTURE AND PLANNING
721 NORTH HOWE AVENUE
KEY WEST, FL 33040
PH: 305.241.4100
PROJECT: 1301 WHITEHEAD STREET COMPLIANCE
DRAWING: A7.0
DATE: May 27, 2025

**PARTIAL PLANS
WALL & FLOOR FRAMING**

DATE: May 27, 2025
SCALE: AS SHOWN
PROJECT: 1301 WHITEHEAD STREET COMPLIANCE
DRAWING: A7.0
DATE: May 27, 2025

A7.0



Wind Loads - Components & Cladding : h ≤ 60'											
Base pressure (q) = 94.5 psf			K _z = 1.130			100.0-ft			300-ft		
K _d (q) = 0.8 psf			h = 20.0 ft			100.0-ft			300-ft		
Minimum parapet ht = 0.0 ft			a = 3.0 ft			100.0-ft			300-ft		
Roof Angle (θ) = 30.3 deg			GCF = +0.18			100.0-ft			300-ft		
Type of roof = Hip			K _d q = K _d q = 80.3 psf			100.0-ft			300-ft		
Roof		GCF +1.00		Surface Pressure (psf)		Design		User Input		User Input	
Area	100 ft	50 ft	100 ft	50 ft	100 ft	50 ft	100 ft	50 ft	100 ft	50 ft	100 ft
Negative Zone 1	-1.80	-1.15	-0.98	-0.98	-128.3	-77.2	-77.2	-82.2	-77.2	-82.2	-77.2
Negative Zone 2	-2.14	-1.44	-1.14	-1.14	-172.1	-116.0	-116.0	-121.0	-116.0	-121.0	-116.0
Negative Zone 3	-2.25	-1.50	-1.18	-1.18	-180.9	-120.7	-120.7	-125.7	-120.7	-125.7	-120.7
Positive All Zones	0.80	0.80	0.40	0.40	70.7	48.2	48.2	53.2	48.2	53.2	48.2
Overhang Zone 3 @ zone 4	-3.17	-2.30	-1.82	-1.82	-254.7	-164.6	-164.6	-169.6	-164.6	-169.6	-164.6
Overhang Zone 3 @ zone 5	-3.47	-2.48	-2.05	-2.05	-278.8	-188.8	-188.8	-193.8	-188.8	-193.8	-188.8
Overhang pressures in the table above assume an internal pressure coefficient (C _{pi}) of 0.0											
Overhang soffit pressure equals sq. wall pressure (which includes internal pressure of 14.3 psf)											

Wind Loads - Components & Cladding : h ≤ 60'											
Base pressure (q) = 94.5 psf			K _z = 1.130			100.0-ft			300-ft		
K _d (q) = 0.8 psf			h = 20.0 ft			100.0-ft			300-ft		
Minimum parapet ht = 0.0 ft			a = 3.0 ft			100.0-ft			300-ft		
Roof Angle (θ) = 30.3 deg			GCF = +0.18			100.0-ft			300-ft		
Type of roof = Hip			K _d q = K _d q = 80.3 psf			100.0-ft			300-ft		
Walls		GCF +1.00		Surface Pressure (psf)		Design		User Input		User Input	
Area	100 ft	100 ft	200 ft	500 ft	100 ft	100 ft	200 ft	500 ft	100 ft	200 ft	500 ft
Negative Zone 4	-1.28	-1.10	-1.05	-0.98	-102.8	-88.0	-84.3	-78.7	-88.0	-84.3	-78.7
Negative Zone 5	-1.68	-1.23	-1.12	-0.98	-138.6	-88.0	-84.3	-78.7	-88.0	-84.3	-78.7
Positive Zone 4 & 5	1.18	1.00	0.95	0.88	94.8	80.5	76.3	70.7	80.5	76.3	70.7

LUMBER AND FRAMING
FRAMING LUMBER SHALL CONFORM WITH THE PROVISIONS OF THE AMERICAN
SOFTWOOD LUMBER STANDARD PS-20 (LATEST EDITION) AND EACH PIECE SHALL
BEAR THE GRADE STAMP OF AN APPROVED GRADING AGENCY.

FRAMING LUMBER GRADES: THE FOLLOWING GRADES SHALL BE THE MINIMUM
ACCEPTABLE GRADES, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ITEM	MIN GRADE
STUD ONLY:	
2" TO 4" THICK; 2" TO 4" WIDE...	NO. 2 SOUTHERN PINE
STRUCTURAL LIGHT FRAMING:	
2" TO 4" THICK; 2" TO 4" WIDE...	NO. 2 SOUTHERN PINE
STRUCTURAL JOISTS & HEADERS:	
2" TO 4" THICK; 6" AND WIDER...	NO. 2 SOUTHERN PINE
POST:	
4"x4" AND LARGER...	NO. 2 SOUTHERN PINE OR NO. 2 DOUGLAS FIR

BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS
PRIOR TO CLOSING IN.

STANDARD CUT WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS
AGAINST WOOD.

ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE
TREATED OR OTHERWISE BE PROTECTED BY AN APPROVED SEPARATING
MATERIAL. BOLTS SHALL BE PLACED 9" FROM ANY NOTCH GREATER THAN 1/2 THE
WIDTH OF A MEMBER.

DO NOT NOTCH JOISTS, RAFTERS OR BEAMS. OBTAIN ENGINEER'S OR
ARCHITECT'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES
THROUGH SILLS, PLATES, STUDS AND DOUBLE PLATED IN INTERIOR, BEARING AND
SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES
LOCATED IN THE CENTER OF THE STUD OR PLATE.

2" SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL
SUPPORTS.

ALL NAILING SHALL CONFORM TO THE MINIMUM STANDARDS OF THE
INTERNATIONAL BUILDING CODE OR THE 2023 FLORIDA BUILDING CODE.

ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED PER FEMA
BULLETIN 2-08 REQUIREMENTS.

ALL LUMBER AND FRAMING WORK AT BELOW FLOOD ELEVATIONS SHALL BE IN
ACCORDANCE WITH FEMA 2-08 AND NFIP AND ASCE 24 AND IRC. MINIMUM FRAMING
LUMBER SHALL BE CLASS V PRESERVATIVE-TREATED BORATE AND ALL PLYWOOD
USED SHALL BE MARINE GRADE.

Weather Enclosure - Front Side Elevation (Remains the same)
SC. 1/4" = 1' - 0"

THIS PAGE FOR WEATHER PROOFING WALLS ONLY.
SEE SHEETS A3.0, A4.0 AND A5.0 FOR PROPOSED
AND EXISTING ELEVATIONS

EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR

DATE

DESCRIPTION

REVISIONS

MARK

1301 WHITEHEAD STREET

COMPLIANCE

1301 WHITEHEAD STREET, KEY WEST, FL 33040

1301 WHITEHEAD STREET, KEY WEST, FL 33040

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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MODIFICATION OF ANY PART OF THESE DRAWINGS OR CONCEPTS SET FORTH THEREIN FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ARCHITECT
BARNES ASSOCIATES, INC. 02/24

STATE OF FLORIDA

JOHN ROBERT BARNES

REGISTERED ARCHITECT

AR-010528

JOHN ROBERT BARNES, RA, NCARB

AR010528

WEATHER ENCLOSURE

ELEVATIONS & SECTION

DATE: APRIL 2025

PROJECT NUMBER: 1301 WHITEHEAD STREET

SCALE: AS SHOWN

DESIGNER: JOHN ROBERT BARNES

ARCHITECT: BARNES ASSOCIATES, INC.

221 NORTH KROME AVENUE
ROOM 100
KEY WEST, FL 33040
(305) 851-0008
BARNESASSOCIATES.COM

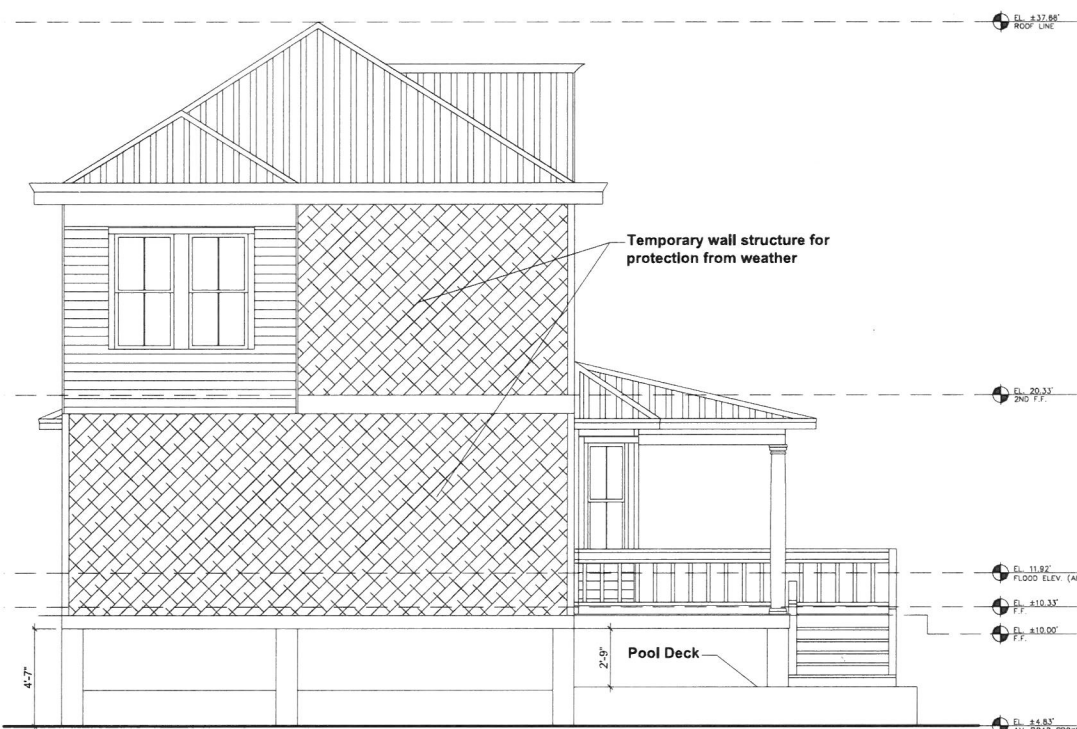
PROJECT LOCATION: 1301 WHITEHEAD STREET, KEY WEST, FL 33040

DATE: MAY 27, 2025

TIME: 1:30 PM

A8.0

This item has been digitally signed and sealed by J. Robert Barnes RA on the
date adjacent to the seal. Printed copies of this document are not considered
valid until the signature must be verified on the electronic version.



Weather Enclosure - Rear Side Elevation
SC.1/4" = 1' - 0"

THIS PAGE FOR WEATHER PROOFING WALLS ONLY.
SEE SHEETS A3.0, A4.0 AND A5.0 FOR PROPOSED
AND EXISTING ELEVATIONS



Weather Enclosure - Right Side Elevation
SC.1/4" = 1' - 0"

EXISTING DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET
COMPLIANCE

1301 WHITEHEAD STREET, KEY WEST, FL 33040

FOR ARCHITECT: PETER JANKER EMAIL: PJANKER@YAHOO.COM

DATE: MAY 23, 2025

THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT. NO USE, REPRODUCTION, OR REVISIONS MAY BE MADE OF THIS DOCUMENT AND THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. PROJECT NUMBER: A90010526

STATE OF FLORIDA
JOHN ROBERT BARNES
REGISTERED ARCHITECT
AR-010826

JOHN ROBERT BARNES, RA, NCARB
A90010526

WEATHER ENCLOSURE
ELEVATIONS CONTINUED

DATE	BY	PROJECT NUMBER	SCALE	DATE	BY
APRIL 2025	JRB	AS SHOWN	1/4" = 1'-0"	APRIL 2025	JRB
REVISIONS					

PROJECT: WEATHER ENCLOSURE PLANS ELEV. / 1301 WHITEHEAD STREET COMPLIANCE
PROJECT NUMBER: A90010526
DATE: MAY 23, 2025
TIME: 5:28 PM

A9.0

This item has been digitally signed and sealed by J. Robert Barnes RA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on an electronic device.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 24, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT – RENOVATIONS TO CONTRIBUTING STRUCTURE. ENCLOSURE AND EXTENSION OF REAR/SIDE SECOND STORY PORCH AND EXTENSION OF REAR FIRST FLOOR. FULL WIDTH TWO-STORY OPEN PORCH IN REAR. ADDITION OF HIP ROOF OVER SECOND STORY COVERED PORCH. PARTIAL DEMOLITION OF REAR SECTION OF FIRST FLOOR AND SECOND STORY COVERED PORCH.

#1301 WHITEHEAD STREET

Applicant – Peter Janker Application #C2025-0061

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 305-809-3975 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Peter S. Jankar, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

1301 Whitehead Street on the
16 day of June, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 24 June 2025, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C 2025-0061

2. A photograph of that legal notice posted in the property is attached hereto.
emailed to city 16 June 2025

Signed Name of Affiant:

Date:

Address:

City:

State, Zip:

Peter S. Jankar
17 June 2025
1301 Whitehead St.
Key West, FL
33040

The forgoing instrument was acknowledged before me on this 17 day of June, 2025.

By (Print name of Affiant) Peter Stanley Jankar who is personally known to me or has produced 45 Department of Defense identification and who did take an oath.

NOTARY PUBLIC

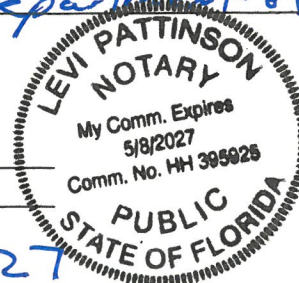
Sign Name:

Print Name:

Notary Public - State of Florida (seal)

My Commission Expires:

Levi Pattinson



5-8-2027

Public Meeting Notice

The City of Baltimore is seeking public input on the proposed changes to the Baltimore City Charter. The proposed changes are being reviewed by the City Charter Commission. The Commission is a body of citizens who are responsible for recommending changes to the City Charter. The Commission is currently reviewing the proposed changes and will be holding a public meeting to hear from the public. The public meeting will be held on Thursday, June 14, 2018, at 7:00 PM. The meeting will be held at the Baltimore Convention Center, 100 Light Street, Baltimore, MD 21202. The meeting is free and open to the public. For more information, please visit the City of Baltimore website at www.baltimore.gov.

APPROVED FOR THE CITY OF BALTIMORE
Applicant: [Name] Application # [Number]

If you wish to see the application or learn more about the Planning Department's process, please contact the Planning Department at (410) 396-1000 or visit www.baltimore.gov.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

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 00036120-000000
 Account# 1036986
 Property ID 1036986
 Millage Group 10KW
 Location 1301 WHITEHEAD St, KEY WEST
 Address
 Legal KW FILER BOYLE SUB N-476 PT LOT 2 SQR 3 TR 16 OR283-85
 Description OR533-713 OR1083-2085 OR1248-1308 OR1514-47
 OR2018-809 OR2540-2267 OR3168-1859 OR3180-1520
 OR3322-141 OR3325-0522
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

JANKER PETER S
 1301 Whitehead St
 Key West FL 33040

JANKER DIXIE L
 1301 Whitehead St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$321,784	\$310,904	\$319,086	\$289,103
+ Market Misc Value	\$13,372	\$13,372	\$13,372	\$13,853
+ Market Land Value	\$1,285,200	\$1,077,300	\$834,750	\$617,400
= Just Market Value	\$1,620,356	\$1,401,576	\$1,167,208	\$920,356
= Total Assessed Value	\$816,718	\$792,931	\$769,836	\$747,414
- School Exempt Value	(\$109,172)	(\$106,793)	(\$104,484)	(\$30,000)
= School Taxable Value	\$707,546	\$686,138	\$665,352	\$717,414

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,285,200	\$321,784	\$13,372	\$1,620,356	\$816,718	\$109,172	\$707,546	\$500,000
2023	\$1,077,300	\$310,904	\$13,372	\$1,401,576	\$792,931	\$106,793	\$686,138	\$500,000
2022	\$834,750	\$319,086	\$13,372	\$1,167,208	\$769,836	\$104,484	\$665,352	\$397,372
2021	\$617,400	\$289,103	\$13,853	\$920,356	\$747,414	\$30,000	\$717,414	\$172,942
2020	\$612,675	\$296,155	\$14,334	\$923,164	\$737,095	\$30,000	\$707,095	\$186,069
2019	\$645,750	\$237,853	\$14,815	\$898,418	\$720,523	\$30,000	\$690,523	\$177,895
2018	\$568,575	\$244,649	\$15,296	\$828,520	\$707,089	\$30,000	\$677,089	\$121,431

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,250.00	Square Foot	52.5	100

Buildings

Building ID	2873	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2942	Roof Type	IRR/CUSTOM
Finished Sq Ft	1944	Roof Coverage	ASPHALT SHINGL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	292	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	27	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	140	0	0
FLA	FLOOR LIV AREA	1,944	1,944	0
OUU	OP PR UNFIN UL	252	0	0
OPF	OP PRCH FIN LL	354	0	0
PUF	SC PRCH FIN UL	252	0	0
TOTAL		2,942	1,944	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1950	1951	8 x 11	1	88 SF	3
FENCES	1955	1956	0 x 0	1	280 SF	3
RES POOL	1992	1983	0 x 0	1	180 SF	5
WOOD DECK	1982	1983	0 x 0	1	273 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/9/2025	\$0	Quit Claim Deed	2500127	3325	0522	11 - Unqualified	Improved		
4/21/2025	\$0	Warranty Deed	2497666	3322	0141	11 - Unqualified	Improved		
4/20/2022	\$0	Warranty Deed	2380827	3180	1520	11 - Unqualified	Improved		
4/20/2022	\$0	Warranty Deed	2371694	3168	1859	11 - Unqualified	Improved		
10/28/2011	\$833,300	Warranty Deed		2540	2267	02 - Qualified	Improved		
4/1/1998	\$220,000	Conversion Code		1514	0047	O - Unqualified	Improved		
2/1/1973	\$37,500	Conversion Code		533	713	Q - Qualified	Improved		

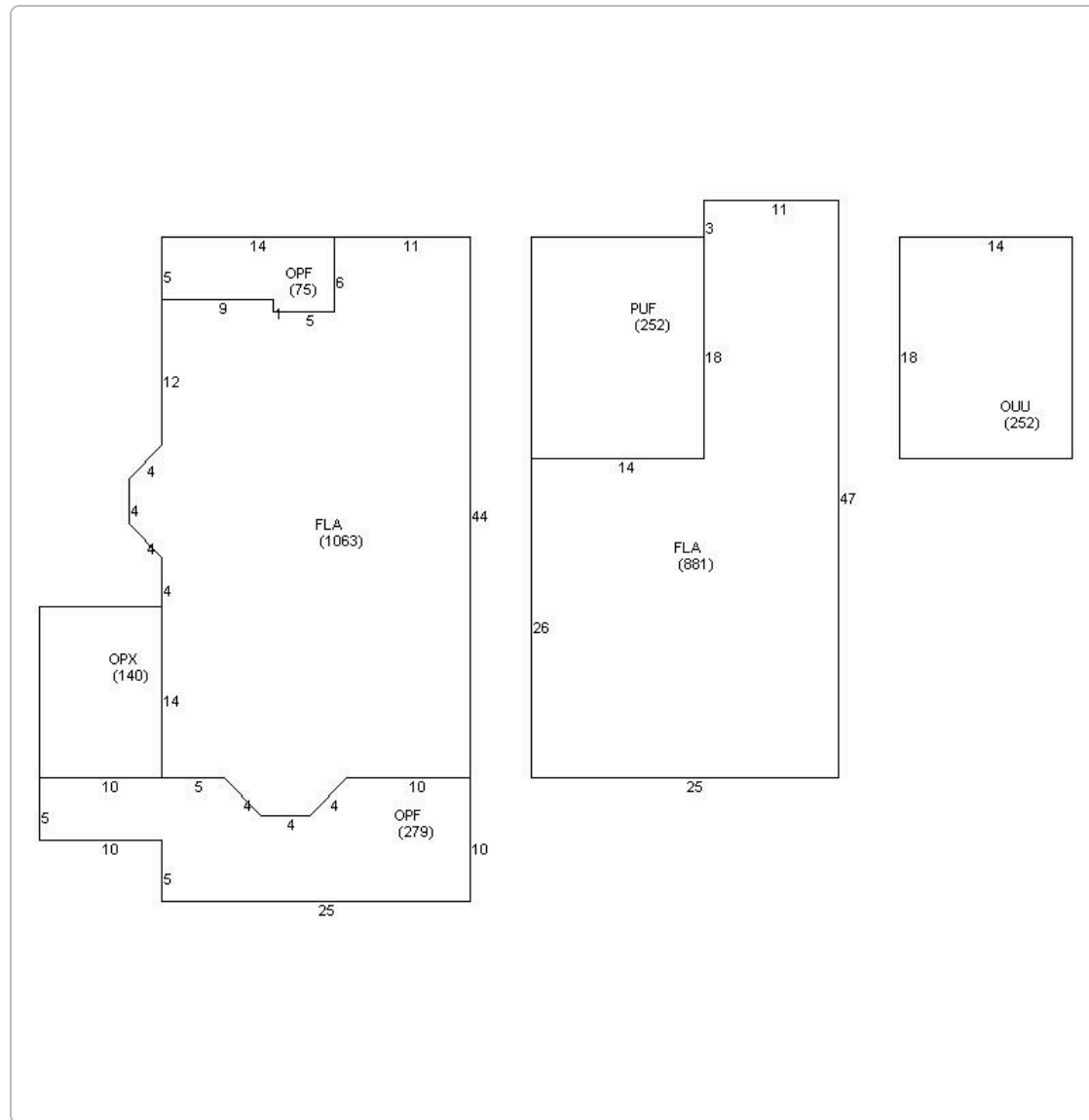
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-1346	06/10/2024	Active	\$78,000	Residential	remove and install new foundation. Install misc floor framing as per plans . Foundation
24-1388	05/20/2024	Active	\$350	Residential	Cap off water for lifting of 1301 whitehead reconnection of water and sewer once home is moved to new foundation
12-2951	12/21/2012	Completed	\$1,100	Residential	PAINTING OF RESIDENCE-REMOVE ONE KITCHEN SO THERE IS ONLY ONE IN HOME. WILL NOT INCLUDE FRONT WALL SINCE IT'S ON CITY PROPERTY- WILL REQUIRE AN EASEMENT
03-7/18/3	07/18/2003	Completed	\$600		RELOCATE POOL PUMP
13-2339	07/08/2003	Completed	\$1,500		REPLASTER POOL
9902993	08/23/1999	Completed	\$9,550		13 SQS V-CRIMP ROOF
9803552	11/15/1998	Completed	\$5,000		EXTERIOR REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 5/31/2025, 1:32:00 AM](#)

[Contact Us](#)

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 **SCHNEIDER**
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SUPPORTING MATERIALS

Daniela Salume

From: Peter Janker <psjanker@yahoo.com>
Sent: Monday, June 9, 2025 10:12 PM
To: Daniela Salume; J. Robert Barnes
Cc: Matthew Crawford
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 1301 Whitehead Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Daniela

I have scheduled travel this summer that takes me out of the area. Hence the need to get this building secured by the first week of July. Hence the importance of getting the permit for the temporary enclosure.

Plan is to work on the main house exterior and interior in the fall and then move the accessory building, once the main house is done.

The plan is to make the accessory structure two stories similar to what's been done by my neighbor except one stall garage instead of two. The bottom would be a garage and the top would be storage. That structure would be moved back in the yard and closer to the pool as previously approved by the HARC committee.

V/r

Peter

[Sent from Yahoo Mail for iPhone](#)

On Monday, June 9, 2025, 5:26 PM, Daniela Salume <daniela.salume@cityofkeywest-fl.gov> wrote:

Hey Peter,

We can plan to bring the accessory structure to a later HARC Commission meeting. Could you please share your expected timeline so we can coordinate accordingly?

Best Regards,

Daniela Salume, *MFL*

- 8 New one-story frame addition to rear and side to non-historic house-
#700 Amelia Street- Halloran Construction (H15-01-0355)
- A motion was made by Mr. Richard Logan, seconded by Ms. Lori Thompson, that the Item be Approved the condition that the revised drawing of the shed roof be approved by staff. The motion passed by a unanimous vote.
- 9a Relocation, elevation of historic house and modification to footers. New side and rear additions. New accessory structure. New pool and site work including partial site regrading- **#1301 Whitehead Street - Thomas E. Pope (H15-01-1528)**
- A motion was made by Mr. Bert Bender, seconded by Ms. Letisia Powell, that the Item be Postponed. The motion passed by a unanimous vote.
- 9b Demolition of rear additions. Demolition of shed- **#1301 Whitehead Street - Thomas E. Pope (H15-01-1528)**
- A motion was made by Mr. Bert Bender, seconded by Ms. Letisia Powell, that the Item be Postponed. The motion passed by a unanimous vote.
- 10 New two-story frame house on vacant lot with pool, fences and site improvements- **#1408 Whalton Street- Thomas E. Pope (H15-01-1987)**
- A motion was made by Vice Chair Richard McChesney, seconded by Ms. Janet Hinkle, that the Item be Approved. The motion passed by a unanimous vote.
- 11a Renovations to existing house including new foundations as needed. New small enclosure on existing porch with roof extension. New dormers over contributing house- **#6 Pinder Lane- Thomas E. Pope (H16-01-0004)**
- A motion was made by Mr. Richard Logan, seconded by Ms. Janet Hinkle, that the Item be Approved with the condition that the roof dormers are removed from the application. The motion passed by a unanimous vote.
- 11b Partial demolition of roof of contributing house. Demolition of non-historic wall- **#6 Pinder Lane- Thomas E. Pope (H16-01-0004)**
- A motion was made by Mr. Bert Bender, seconded by Ms. Letisia Powell, that the Item be Approved with the condition that the demolition only covers the wall, not the roof. The motion passed by a unanimous vote.
- 12a New exterior staircase and deck over rear addition- **#311 Elizabeth Street- Michael M. Ingram (H15-01-1864)**
- A motion was made by Mr. Bert Bender, seconded by Mr. Richard Logan, that the Item be Postponed. The motion passed by a unanimous vote.

- 2 ~~Relocation~~, Elevation of historic house 2'-6" and modification to footers. New ~~side and rear~~ additions. New Relocate and elevate accessory structure and enclose front portion. New side trellis and new railings on existing porches. New ~~pool and steps~~, site work including partial site regrading. New mansard roof at rear to cover existing roof deck- **#1301 Whitehead Street- Tom Pope One Call Construction (H15-01-1528)**

A motion was made by Commissioner Bender, seconded by Commissioner Powell, that the Action Item have staff approve to raise the existing house 2'-6" and all site work that is associated with the raise of the existing house. The rest of the items all be postponed. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Logan, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

- 3 Demolition of rear addition walls. Demolition of shed **#1301 Whitehead Street- Tom Pope One Call Construction (H15-01-1528)**

A motion was made by Commissioner Bender, seconded by Commissioner Moody, that the Action Item be Postponed. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Logan, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

New Business

- 4 New plans for a one-story wood frame single-family house with site improvements. Previous approved plans for the site included a two-story frame house- **#322 Amelia Street- William Shepler (17-03-0005)**

A motion was made by Commissioner Bender, seconded by Commissioner Powell, that the Action Item be Approved. The motion carried by the following vote:

Recuse: 1 - Commissioner Shepler

Yes: 6 - Commissioner Bender, Commissioner Logan, Commissioner Moody, Commissioner Powell, Vice Chair McChesney, and Chairman Green



**Historic Architectural Review Commission
Staff Report for Item 2**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: March 28, 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:

~~Relocation~~, Elevation of historic house 2'-6" and modification to footers. New ~~side and~~ rear additions. New Relocate and elevate accessory structure and enclose front portion. New side trellis and new railings on existing porches. New ~~pool and~~ steps, site work including partial site regrading. New mansard roof at rear to cover existing roof deck.

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. Historically the house has had a one-story wrap porch, fronting Whitehead and United Streets. 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 backside porch, facing United Street, is 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 still remains in the same location.

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 and applicant has stated that on a heavy rain, the entire site gets flooded and they need to protect their home.

Guidelines and Ordinance Cited on Review:

- Secretary of The Interior's Standards and Guidelines for Rehabilitation (pages 16-23), specifically Standards 1, 2, 4, 9 and 10)
- Roofing (page 26), specifically guideline 3 and 4.
- Roof decks (page 28a), specifically first paragraph and guideline 1.
- Additions, alterations and new construction (pages 36-38a), specifically all guidelines on page 37, and guidelines 1, 2, 4, 5, and 6 of page 38a.
- Outbuildings (page 40-41), specifically guidelines 8, and 9.

Staff Analysis

The Certificate of Appropriateness in review is for a proposed two-story frame addition to be attached to the rear of a contributing structure; the new addition will have a mansard like roof that will hide an existing non-historic roof-deck. The design also includes the enclosure of the existing rear second floor porch. The plan also includes the elevation of the building, up to 4' - 8" at finished floor, due to flood issues. Another component of the design is the relocation of the existing carport, where the building will be setback approximately 19' from the street and will be very close to the proposed rear addition of the main house. The carport/ garage will no longer be used as such.

The proposed rear addition, side enclosure, and new mansard roof will be visible from United Street (guideline 5-p.37). Although the addition will be lower in height than the existing main house, its proposed mansard roof will obscure the rear roof-line, which is historic. The two-story new addition attached to the east facade will incorporate a porch

towards the southeast portion, at both levels, while having and enclosed facades towards the northeast and north sides of the house. The design proposes to keep a roof deck, which staff has not found any approvals for it; staff reviewed aerial photographs and in 1994, a two-story addition towards the northeast corner of the building can be seen. Still staff have questions as to when the roof-deck was approved and build. In order to disguise the inappropriate roof deck the design proposes a new mansard roof. According to the applicant, they will maintain the existing roof used as the deck, will trim portions of the north side and will remove existing railings.

The historic house is proposed to be elevated approximately 2'-6" from its current piers. This request is due to flooding problems that the owners had experienced during heavy rains. By raising the house, the main building will be approximately 4'-3" taller than the adjacent house on United Street and approximately 2'-7 1/2" taller than the adjacent house on Whitehead Street. On Whitehead Street and due to the height differences on the existing four houses there will be no major visual impact that will interfere with the essential form and the integrity of surrounding properties (guideline 2- p.38). The design includes regrading of the front and side yards in order to make the footers visually lower.

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 and the new mansard roof will be finished with metal v-crimp.

The plan also includes the relocation of an existing carport/ garage that faces United Street. The renovated structure will be enclosed on its existing open sides and the front will receive a double wood door. The structure will be approximately two feet next to the proposed new rear addition to the house and will be slightly elevated from its actual level. The guidelines for outbuildings recognize repairs or restorations of pre-existing historically appropriate outbuildings. (guideline 8-p.40) According to the circa 1965 photograph the actual structure was really a garage, with a front double door.

The design also includes a new pool deck, re-grading of the lot, a new pergola, and entry door on the rear addition, and facing United Street. Because the house will be elevated, railings are proposed on the existing wrap-around porch as well as new stoops will be needed at the front elevation to access the front porch

Consistency with Guidelines

It is staff's opinion that the project fails some of the cited guidelines. Staff opines that the proposed mansard roof over the rear addition is a foreign roof form; this type of roof is not found either on the historic house or on surrounding historic buildings.

Staff also finds that the relocation of the accessory structure will change the character of it, as it will be too close to the rear proposed addition, and reading almost as an adjoining structure. Although the front portion of the garage is altered, it is still an important element to the site. The garage was not original to the site but is historic as the 1926 Sanborn maps depict it for the first time. Staff understands the merits to setback the carport/garage in

order to create a usable driveway, and there is a desire from the owners to keep the form and character of the accessory structure.

It is staff's opinion that raising the house to the proposed height will have no adverse effect on the immediate surrounding context. The proposed trellis facing United Street is in keeping with the scale and mass and its proportions are sensible to the historic fabric.

- 7 Major Development Plan- New pavilion for a restaurant and refurbish of existing cable hut. New ramps for the proposed restaurant and for the hospitality house. Repairs to existing cable hut- **Mallory Square-Pike Architects (17-03-0008)**
- A motion was made by Commissioner Moody, seconded by Commissioner Powell, that the Action Item be Denied. The motion carried by the following vote:
- Yes: 7 - Commissioner Bender, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, Chairman Green, and Commissioner Logan
- 8 Removal of non-historic portions of walls and roof of existing cable hut- **Mallory Square- Pike Architects (17-03-0008)**
- This Action item was denied due to the Major Development Plan for item 7 being denied.

Old Business

- 9 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 - **#1301 Whitehead Street- One Call Construction (H15-01-1528)**
- A motion was made by Commissioner Bender and seconded by Commissioner Powell, that the Rear Extension of the house be Denied due to Secretary of the Interior Standards Section 1 & 2, and to approve the work on the garage. The motion carried by the following vote:
- No: 1 - Commissioner Logan
- Yes: 6 - Commissioner Bender, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green
- 10 Demolition of rear wall -**#1301 Whitehead Street- One Call Construction (H15-01-1528)**
- A motion was made by Commissioner Bender, seconded by Commissioner Powell, that the Action Item be Denied. The motion carried by the following vote:
- Yes: 7 - Commissioner Bender, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, Chairman Green, and Commissioner Logan

Comments from Commissioner's



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 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.

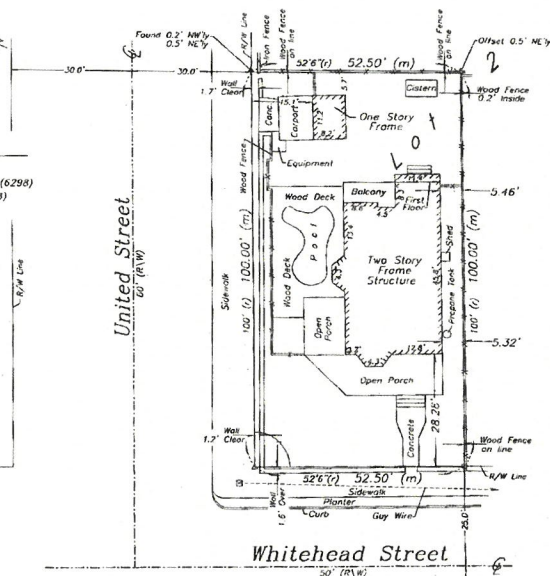
Boundary Survey Map of Part of Lot 2, Square 3, Tract 16 Island of Key West, Florida

1301 Whitehead



LEGEND

- Found 1/2" Iron Pipe
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2853)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.R.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

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 Northwestern one-half of Lot 2, better described by metes and bounds as follows: COMMENCING at the intersection of the United Street and the Northwestern 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 in 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 Northeastly direction 52 feet 6 inches out to United Street; thence run at a right angle in a Southwestly direction along the Southeastly 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
P.S.M. #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

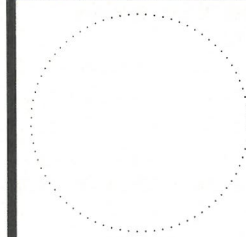
SHEET INDEX

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**ONE CALL
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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: **#Pin**

DATE: **5/12/2017**

DRAWN BY: **Gonz**

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**One Call
Construction, Inc.**

Cover Sheet

A-1

SHEET 1 OF 17

SITE DATA

TOTAL SITE AREA: ± 5,250.00 SQ. FT.
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:

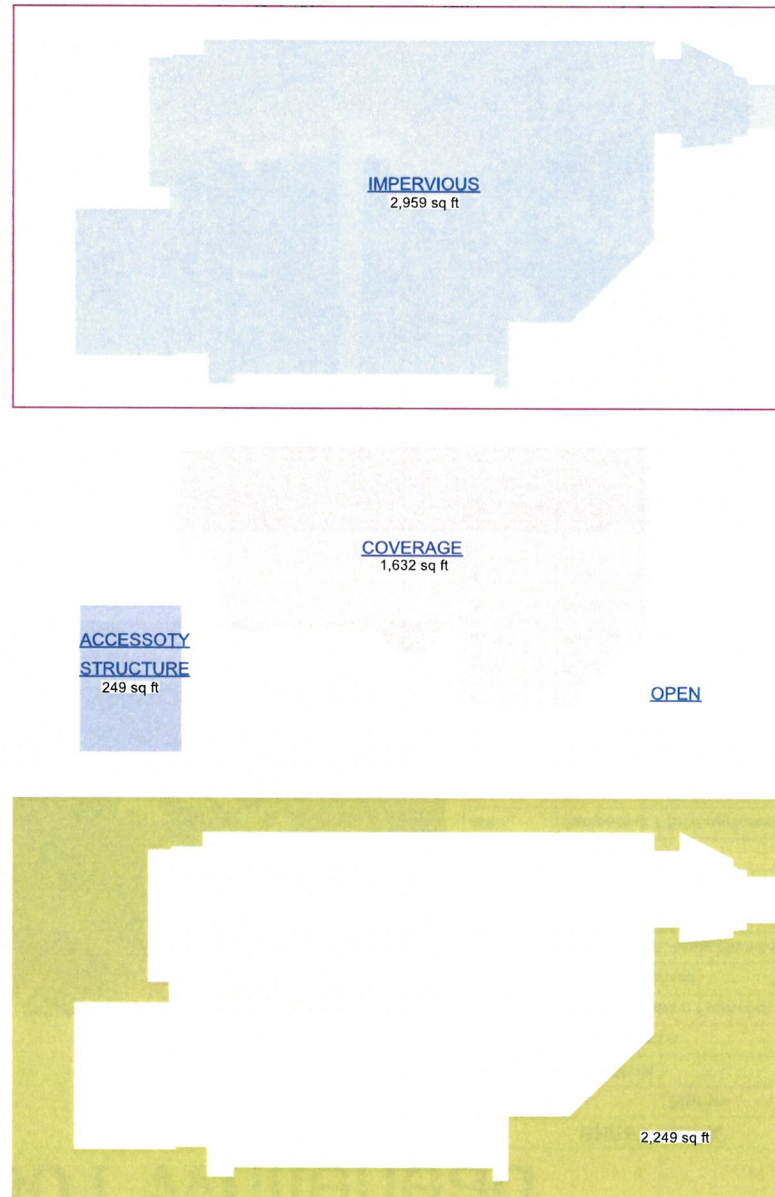
EXISTING: ±30.0' (TO CROWN OF ROAD)
PROPOSED: ±33.0' (TO CROWN OF ROAD)

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.

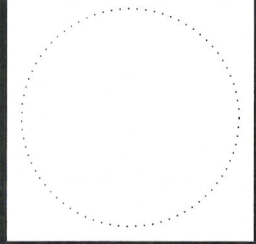
ALLOWABLE ACC. STRUCT.: 30% (315.00 SQ. FT.)
EXISTING: 23.02% (241.67 SQ. FT.)
PROPOSED: 27.71% (249.00 SQ. FT.)



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

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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

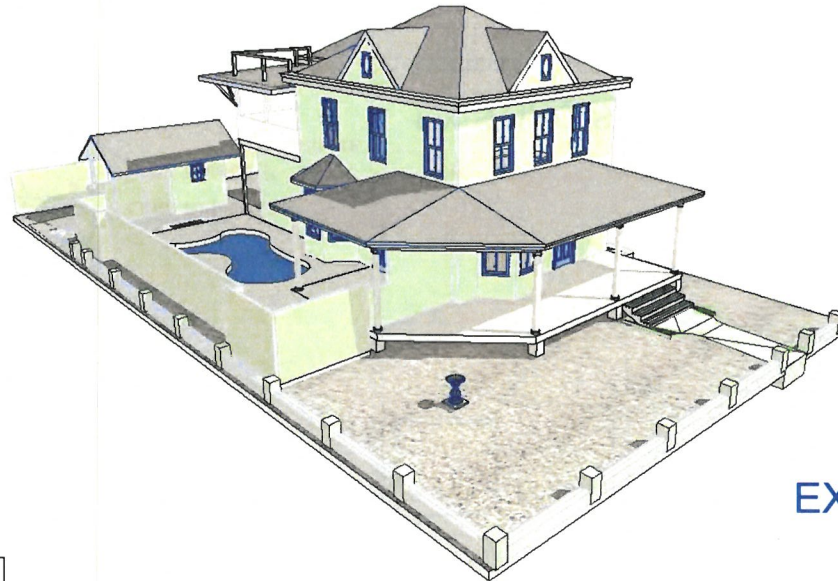
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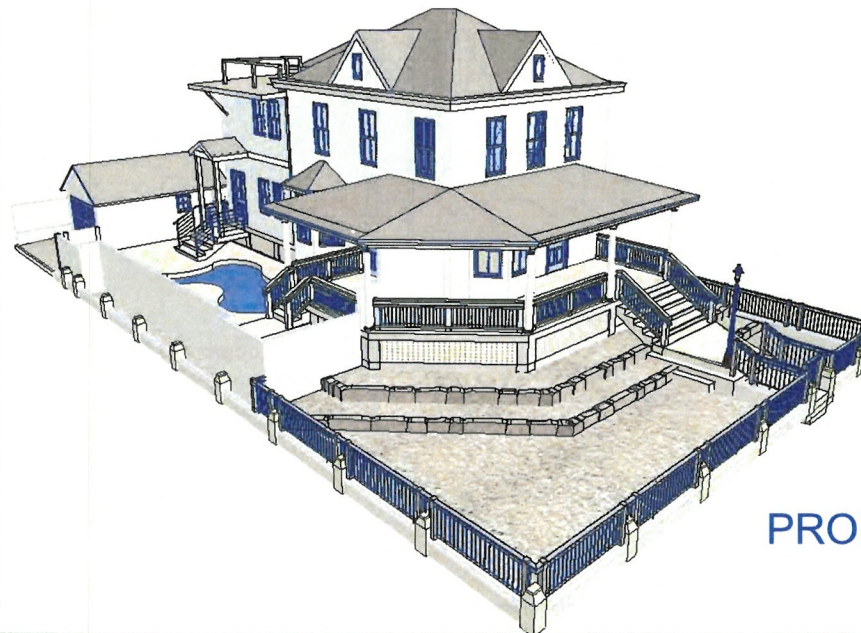
Site
Information

A-2
SHEET 2 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:

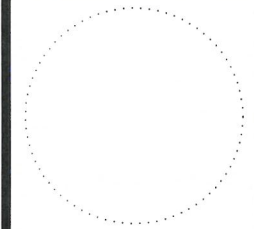
-ALUMINUM FRAME, STAINLESS STEEL WIRES, FOR NEW ADDITION

-WOOD BALAUSTRES FOR HISTORIC SIDE

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E-mail: info@constructionkeywest.com



1301
WHITEHEAD

Owner
Peter Janker

PROJECT NO: **#Pin**

DATE: **5/12/2017**

DRAWN BY: **Gonz**

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Exisitng
Proposed

A-4

SHEET 4 OF 17



Existing Whitehead St. Streetscape

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

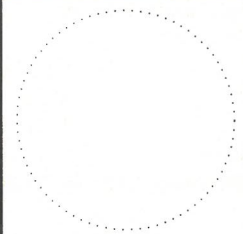


Proposed Whitehead St. Streetscape

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

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E-mail: info@constructionkeywest.com



**1301
WHITEHEAD**

**Owner
Peter Janker**

PROJECT NO: #PIn
DATE: 5/12/2017
DRAWN BY: Gonz
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**Whitehead St.
Scale Elevation**

A-5

SHEET 5 OF 17



406 UNITED

Existing United St. Streetscape

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



406 UNITED

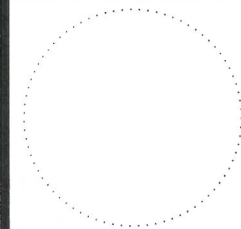
Proposed United St. Streetscape

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

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1301
WHITEHEAD

Owner
Peter Janker

PROJECT NO: **#Pin**

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United Scale
Elevation

A-6

SHEET 6 OF 17



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"

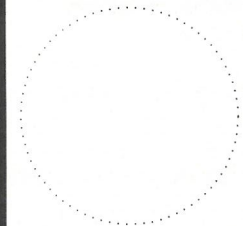


Side Proposed Elevation

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"



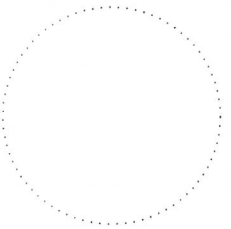
Side Existing Elevation
SCALE: 3/32" = 1'-0"



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

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PROJECT NO: **#Pin**

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Existing
Elevations

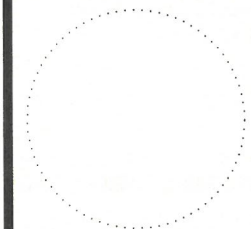
A-8

SHEET 8 OF 17



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**Owner
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**Perspective 1
 Existing Trees**

A-9

SHEET 9 OF 17



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WHITEHEAD

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PROJECT NO: **#Pin**

DATE: **5/12/2017**

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Perspective 1
No Trees

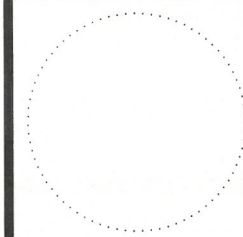
A-10

SHEET 10 OF 17



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**1301
 WHITEHEAD**

**Owner
 Peter Janker**

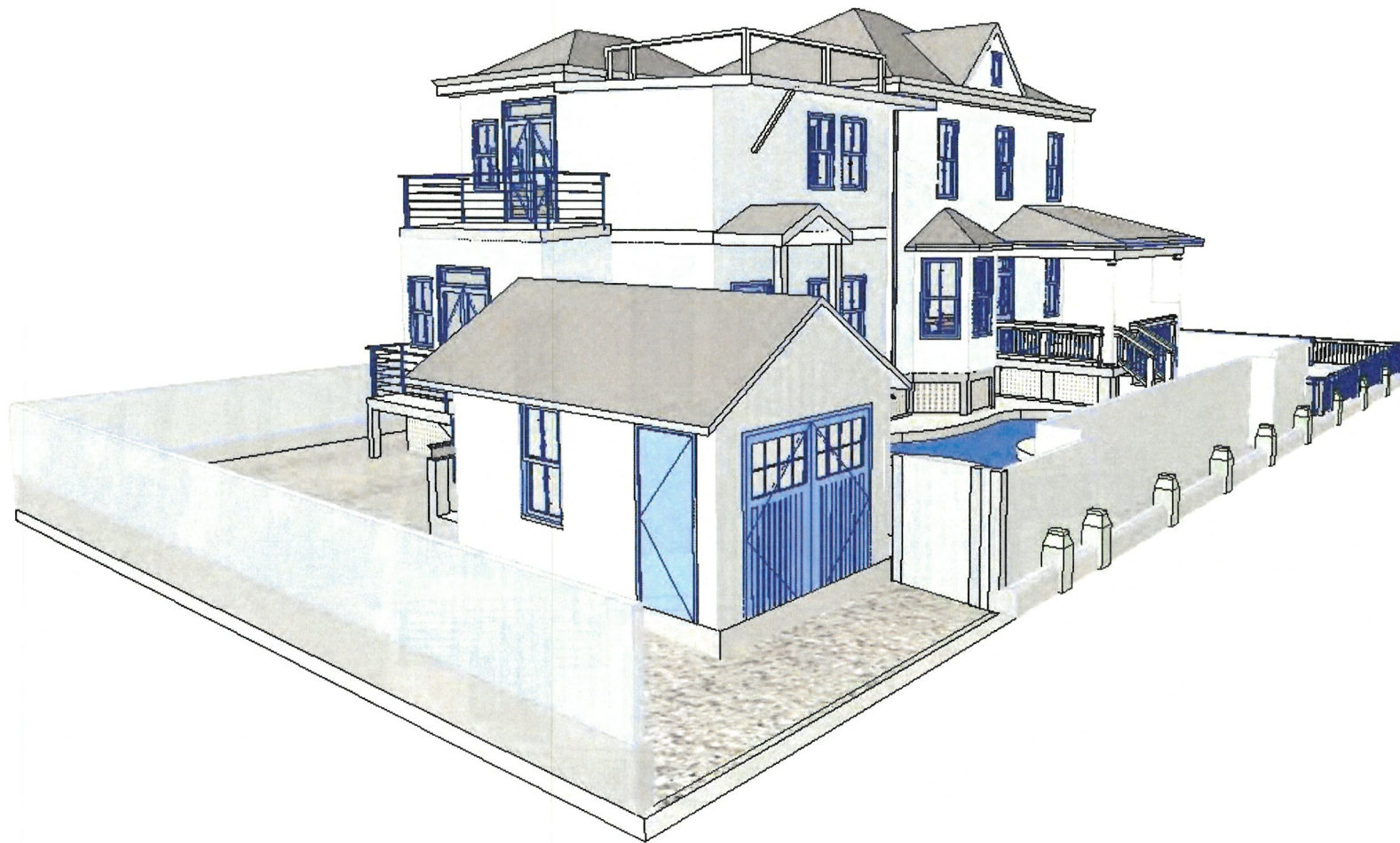
PROJECT NO: **#PIn**
 DATE: **5/12/2017**
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**Perspective 2
 Existing Trees**

A-11

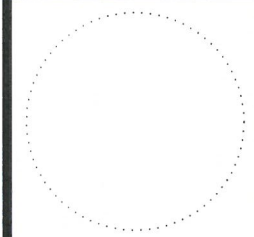
SHEET 11 OF 17



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WHITEHEAD

Owner
Peter Janker

PROJECT NO: **#Pin**

DATE: **5/12/2017**

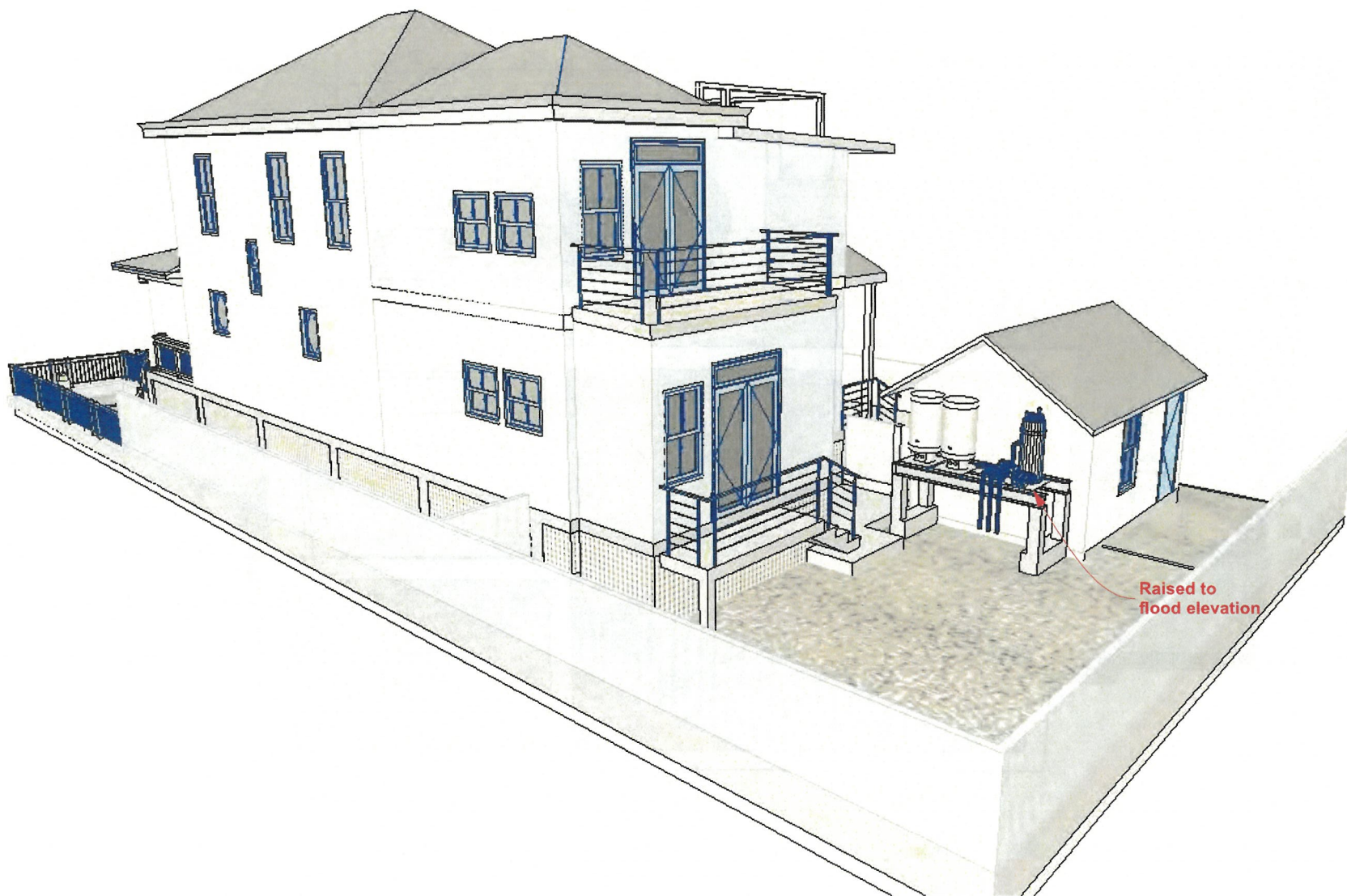
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Perspective 2
No Trees

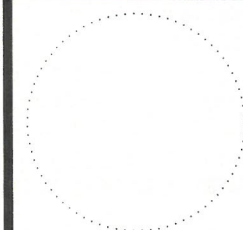
A-12

SHEET 12 OF 17



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**1301
 WHITEHEAD**

**Owner
 Peter Janker**

PROJECT NO: **#Pin**

DATE: **5/12/2017**

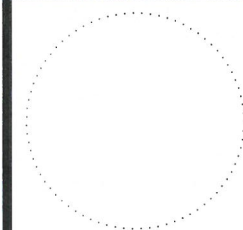
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Rear View

A-13

SHEET 13 OF 17



**1301
 WHITEHEAD**

**Owner
 Peter Janker**

PROJECT NO: **#Pin**

DATE: **5/12/2017**

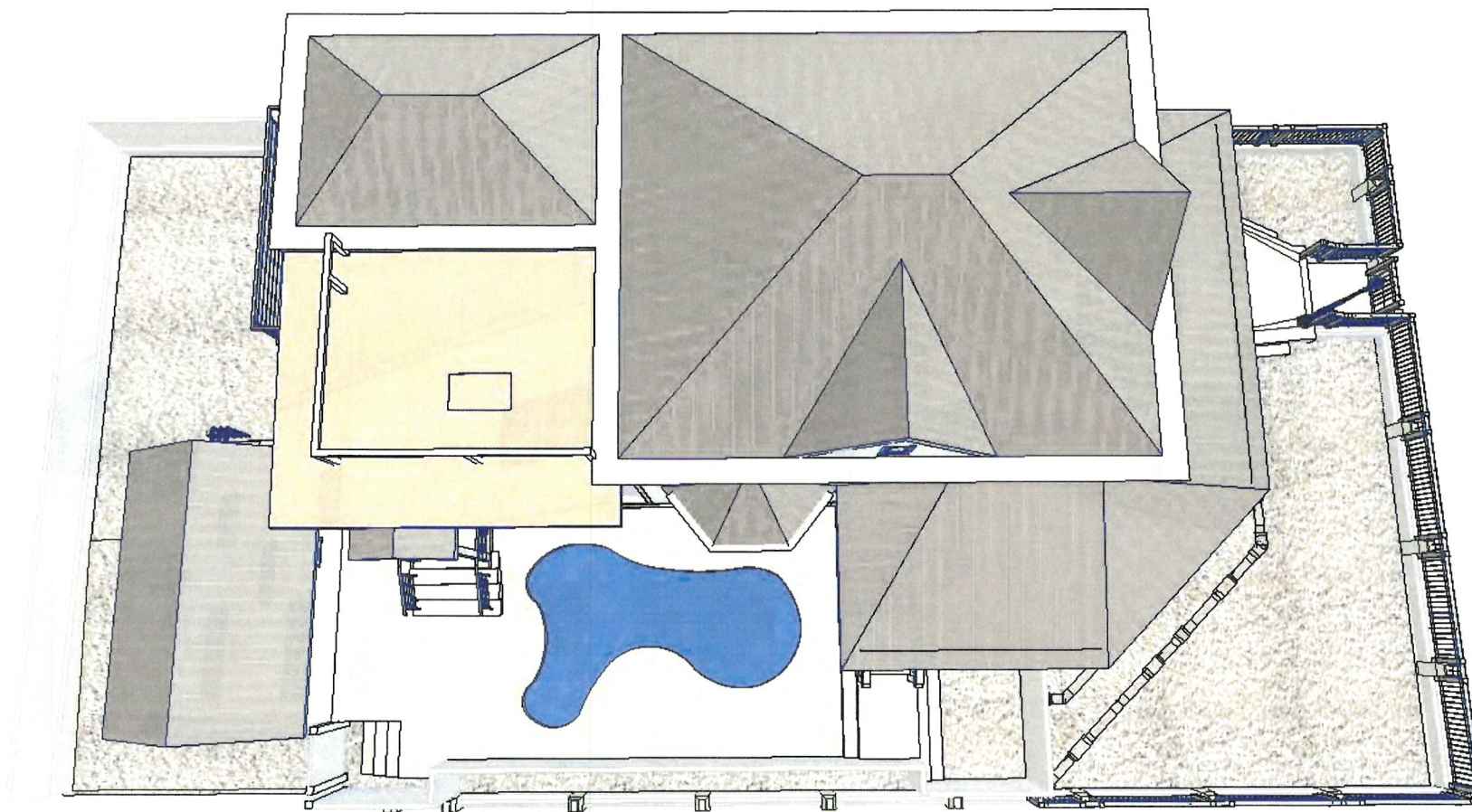
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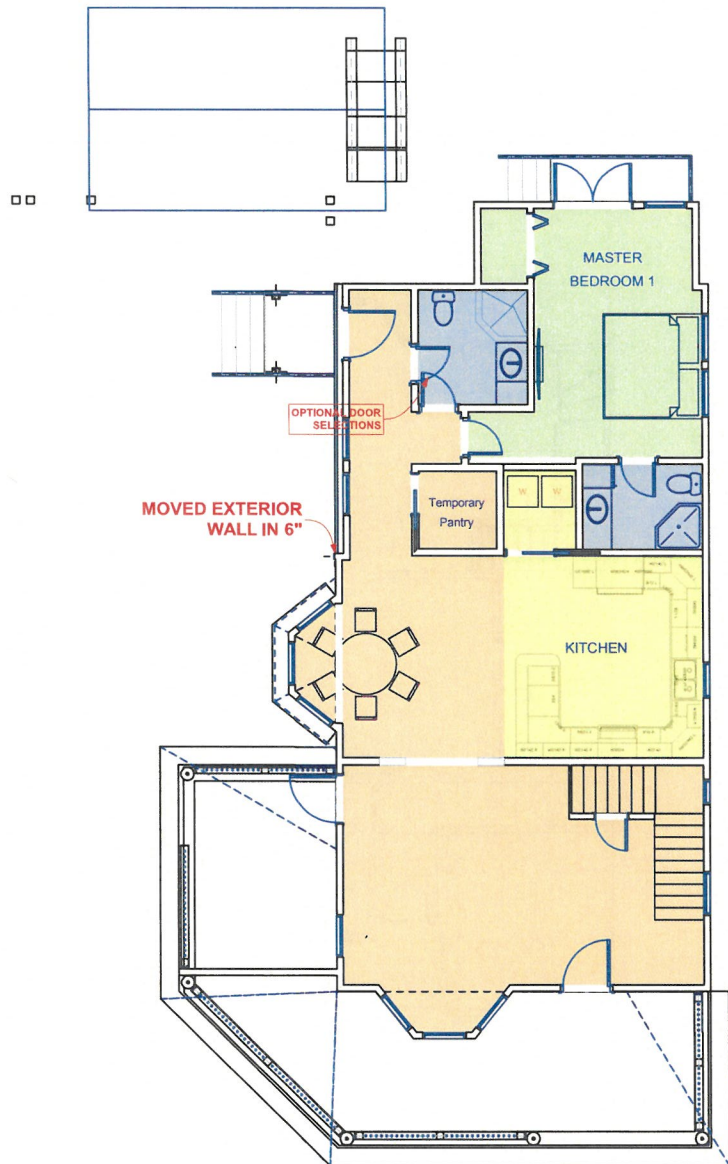
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Aerial View

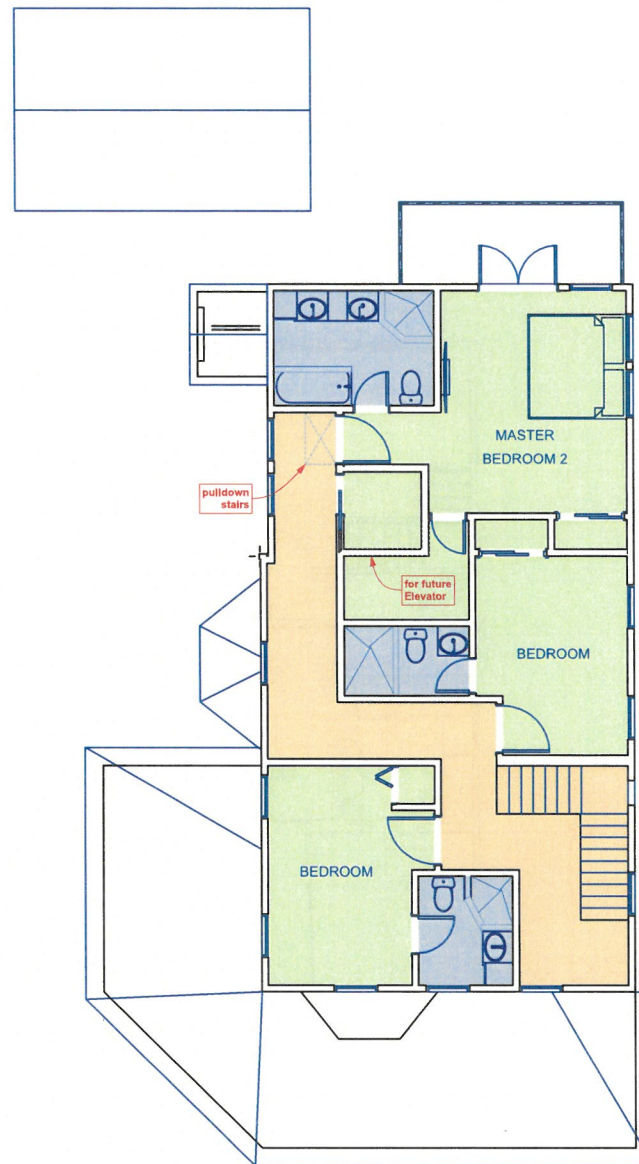
A-14

SHEET 14 OF 17





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



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

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**1301
WHITEHEAD**

**Owner
Peter Janker**

PROJECT NO: **#Pln**

DATE: **5/12/2017**

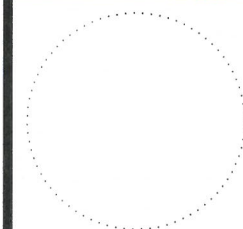
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**Proposed
Interior Layout**

A-15

SHEET 15 OF 17



1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO: **#PIn**

DATE: **5/12/2017**

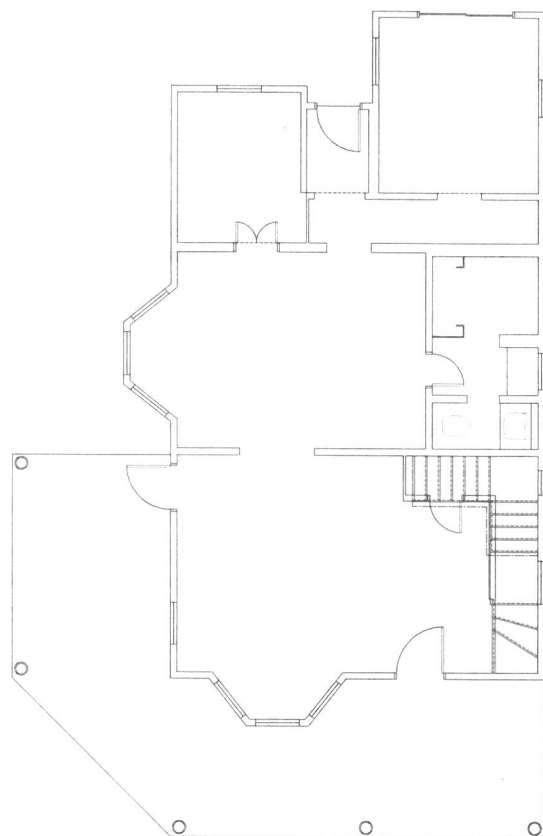
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**Existing Floor
plans**

A-17

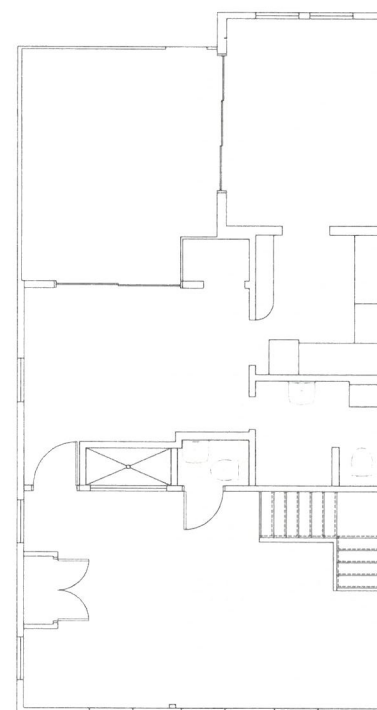
SHEET 17 OF 17



EXISTING FIRST FLOOR PLAN

1

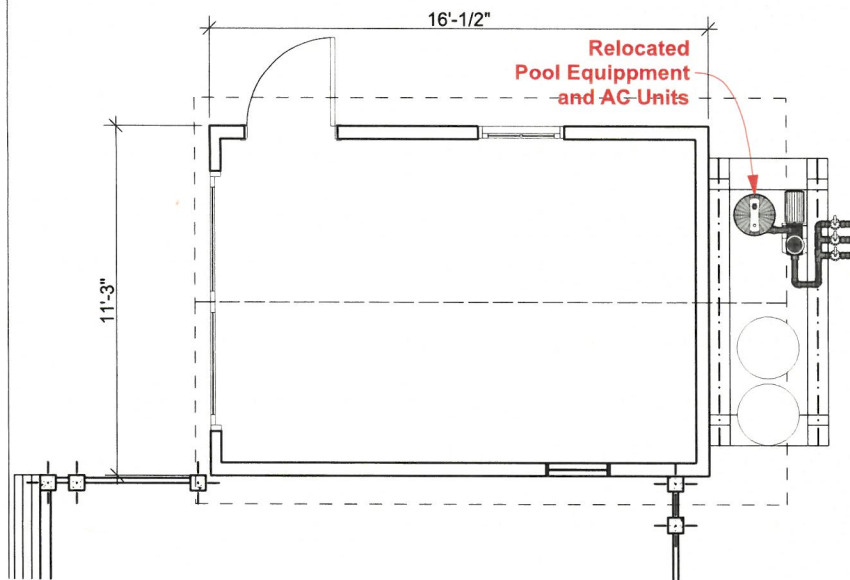
SCALE: 1/8" = 1'-0"



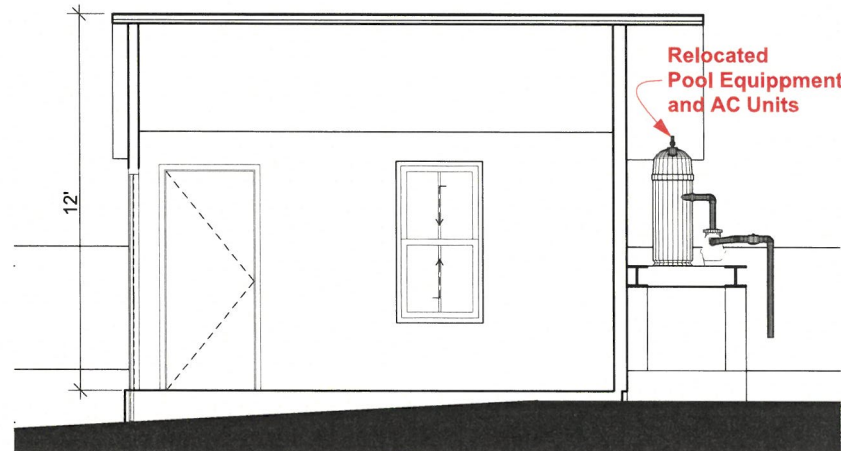
EXISTING SECOND FLOOR PLAN

2

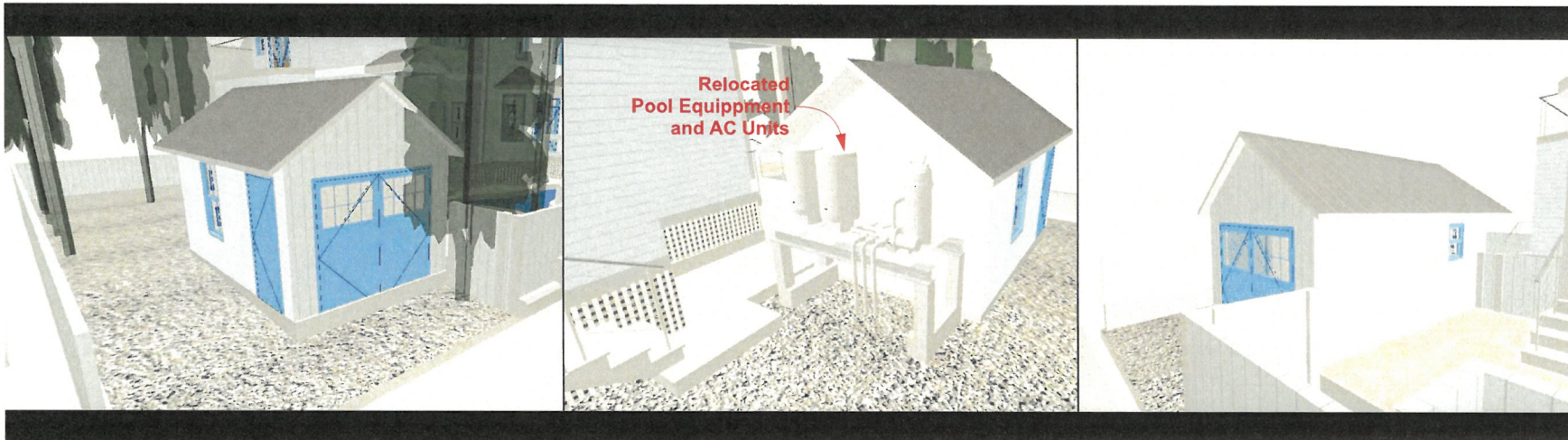
SCALE: 1/8" = 1'-0"



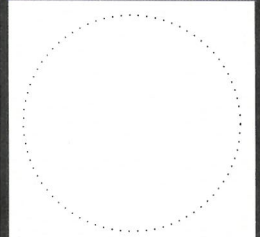
1 SHED FLOORPLAN
SCALE: 1/4" = 1'-0"



2 SHED SECTION
SCALE: 1/4" = 1'-0"



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Owner
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PROJECT NO: **#Pln**
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Accessory
structure

A-16

SHEET 16 OF 17



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Monday, July 1, 2024

5:00 PM

City Hall

Special Meeting

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 1-800-955-8771 or for voice 1-800-955-8770 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.

FOR VISUAL PRESENTATIONS: For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

Call Meeting To Order - 5:00 P.M.

Roll Call

Absent 1 - Commissioner Osborn

Present 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Thompson, and Chairman Burkee

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was unanimously approved as presented.

Administering the Oath by the Clerk of the Commission

Action Items

- 1 Elevating a historic house an additional 1'-3" from previously approved 2'-6" to meet future FEMA flood maps - **#1301 Whitehead Street - Peter Janker (H2024-0031)**

Attachments: [*Large File* 1301 Whitehead Street](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Nations, to approve the Action Item by modifying the 2017 HARC approval with an extra 1'3" in height, with staff to approve the final design strategies for mitigating footers, design of footers, and future guardrails. The motion carried by the following vote:

No: 1 - Commissioner Thompson

Absent: 1 - Commissioner Osborn

Yes: 4 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, and
Chairman Burkee

Reports

Adjournment - 5:45 P.M.



Historic Architectural Review Commission Staff Report for Item 1

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 1st, 2024

Applicant: Peter Janker, Owner

Application Number: H2024-0031

Address: 1301 Whitehead Street

Description of Work:

Elevating a historic house an additional 1'-3" from previously approved 2'-6" to meet future FEMA flood maps.

For this application the owner submitted a copy of the 2017 plans with many elements that were denied by this Commission. The scope of work that the applicant included under the detailed project description includes elements that were not disclosed to staff during pre-application meeting and are contained on the denied plans. During pre-application meeting with staff the applicant did not brought any document, including plans or application.

Site Facts:

The site under review is located on the south corner of Whitehead and United Streets. The site consists of a principal historic frame vernacular house built circa 1912 and a carport that faces United Street. The historic house is a contributing resource to the historic district. 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 comparing the 1962 Sanborn map and the survey, we found changes in the footprint of the house, particularly on the back north side of the house. The historic backside porch, facing United Street, is 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 one car. This structure remains in the same location.

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 and applicant stated that during heavy rains, the entire site gets flooded.

A year after the postponement staff received on February 23, 2017, an application with revised plans and scope of work from One Call Construction for the following scope of work: *Raise existing structure to 9' an increase of approximately 2'-6", relocate and elevate accessory building and enclose front portion. New rear addition, new side trellis and porch area, embellish house with rails as needed per life safety, add lattice around base and raise grade.* On March 28, 2017, the commissioners unanimously postponed the item, but approved for staff to raise the house 2'-6" and all site work that is associated with the raise of the existing house. The rest of the items all be postponed.

On May 23, 2017, the Commission review modified plans for, *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. Demolition of rear wall.* The Commission denied the proposed project, finding it inconsistent with Secretary of the Interior's Standards 1 and 2 but approved the proposed work on the garage.

On March 12, 2019, HARC staff approved with the following conditions a certificate of appropriateness under BLD2018-00002757;

Enid Torregrosa

08-
HARC

Conditions:

*HARC NOTE: Only for raising the accessory structure with new footings up to two feet and three quarts of an inch from current grade, and relocating the structure, as approved by HARC Commission and as submitted in the HARC approved plans. ** ET*

3/12/2019 10:17:54 AM

The permit was never issued as the building department requested signed and sealed plans that were not provided by the applicant. Due to inaction the permit was cancelled;

Gerald Leggett

09-
BUILDING

Permit in call back for additional information for over 6 months without correspondence canceling permit

8/17/2019 9:01:47 AM

After the permit was cancelled there were no new plans submitted.

On March 9, 2022, HARC staff at that time, Kathleen McDonald, Brandon Celli, HARC planner and the CBO all met with the owners of the property on site, to discuss the elevation of the carport and the plans that were required to be submitted as the owner wanted to elevate the carport higher than what the Commission approved. At that time staff explained to the applicant that due to the

expiration of the COA and the changes in height, new plans needed to be submitted to HARC for Commission approval. The owner also wanted to submit revised drawings for a rear addition for the house and staff was clear to him of what was denied and that substantial changes to the denied plans needed to be made and that any major changes to a project that has been approved by the Commission required their review again. Staff also explained to the owners that changing just dimensions in previous plans was not acceptable as plans need to be scaled. The CBO was also emphatic to him about the requirements.

Staff never received any plans, nor any permits were submitted for review.

On April 2, 2024, Samantha Jones General Contractors submitted BLD2024-0877 for the following scope of work:

4/2/2024 3:09:28 PM (Veronica Cleare)

*Foundation - Lift house, new piers & floor framing as per plans. **NOC required** HARC INSPECTION REQUIRED*

On April 5, 2024, HARC staff reviewed the file and send an email to the applicant as the submitted documents were incomplete and the only drawing- proposed footers depicted footers taller than 2'-6":

Enid Torregrosa

HARC

Hi Sammy. This is an incomplete application. Please upload existing conditions photographs. Also, how many more feet to the existing finish floor elevation are you planning to elevate the house. Lastly, I need drawings showing treatment of site, as the HARC members were specific about the approved plans. I am attaching the approval letter. Enid

4/5/2024 1:22:51 PM

On the email I send the copy of the COA, which stated that ***staff to raise the house 2'-6" and all site work that is associated with the raise of the existing house.*** It was not until May 14, 2024, 40 days after staff send the email, that the contractor responded.

In efforts to assist the contractor, and as established by the motion from HARC on March 28, 2017, that authorized HARC staff to approve the elevation of additional 2' - 6" staff decided to approve the elevation of the house up to that height.

By May 17, 2024, BLD2024-1375 was submitted for *Lift home to allow for foundation work. Lower house onto new foundation (Samantha Jones permit) Remove stairs and deck boards for*

access for lifting. Staff approved the Certificate of Appropriateness under the building permit with the following note:

Enid Torregrosa

HARC

******Certificate of Appropriateness approved as submitted scope of work. Please secure all architectural elements, including front porch and bay window during elevation and stay. House to be elevated with hydraulic jacks. Pool deck and exterior entry staircases not to be part of the elevation. Once a different contractor built new footers 2'-6" taller than the existing ones the building will rest in the new footers. ET******

5/17/2024 1:15:16 PM

Staff signed off the COA under BLD2024-1346 for new footers.

Enid Torregrosa

******Certificate of Appropriateness approved for the removal of existing piers under the historic house and new foundations to be no taller than 2'-6" from existing foundation's height as per submitted plans. ET******

*****HARC Inspection Required******

5/31/2024 3:20:12 PM

By June 10, 2024, the new footers permit was approved but at the time of this report it has not been picked up or paid for.

Although the owner and contractor have been advised that the change in height requires a public meeting and review by the Commission, the owner has been requesting staff to approve the new height.

Staff confer with counsel and with HARC Chairman about concerns of current rain season and having a historic house supported by wooden piles without footers. This issue prompted the request for a special meeting.



Front entrance before the house was elevated.



*Photograph taken looking south of side of front porch before elevation of house.
Tapered concrete footer can be seen in this photograph.*

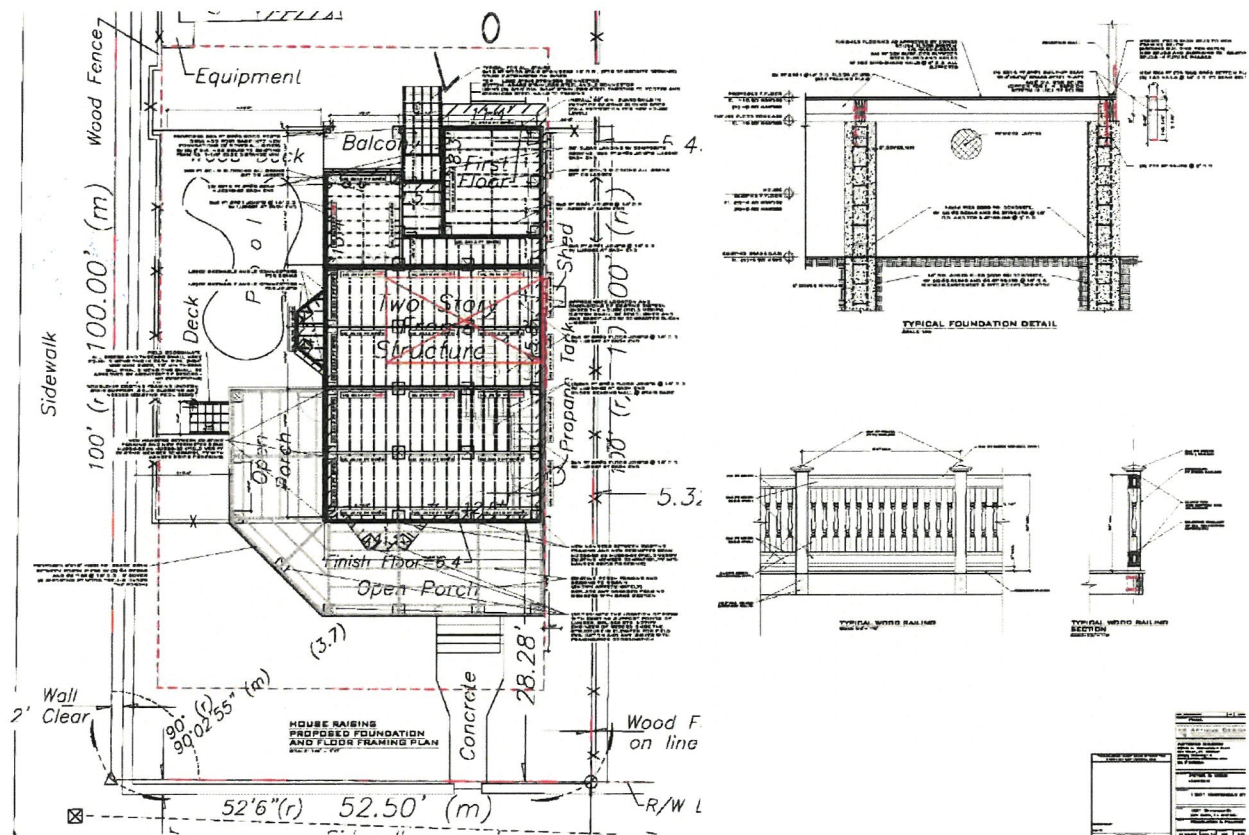


Secretary of the Interior's Standards and HARC Regulations Cited on Review:

- SOIS (pages 16-23), specifically Standards 1, 2 and 9.
- Foundation and lattice infill (pages 34), specifically first paragraph and guidelines 1, 2, and 4.

Staff Analysis:

The Certificate of Appropriateness under review proposes to elevate a historic house an additional 1'-3", raising the finish floor approximately 3-10' from its original height. This will increase two more steps to the front and rear stairs. Due to the height increase all porches on the first floor will require railings, which the plans propose as turned wood balusters with a handrail with a minimum height of 36" from finish floor. Currently the front porch does not have railings.



Consistency with Cited Guidelines:

It is staff's opinion that elevating the historic house is necessary for its protection due to its proximity to a prone flood area. The proposed height will be in keeping with the future proposed FEMA map. The original footers of the house were still standing before the house was elevated and some of them had a unique tapered form, which will be difficult to replicate with the new proposed height. The proposed square footprint of the new concrete piers will not be adverse to the character of the house. The adjacent historic houses stand over lower piers and the new high piers will create a visual difference in the historic fabric. Staff recommends that design strategies be consider on this case to make the new concrete footers look lower in height by using planters, regrading, double skirting, or any other design solution that would not jeopardize the historic character of the house, as the submitted documents did not included anything to this effect. The infill between the new footers will be covered with wooden lattice.