



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: May 26, 2026

Applicant: Peter Janker

Application Number: C2026-0024

Address: 1301 Whitehead Street

Description of Work:

Demolition of existing accessory structure and partial demolition of the main structure's ~~hip~~ and flat roofs.

Site Facts:

The site under review is located on the corner of Whitehead and United Streets. The site consists of the main historic frame vernacular house built circa 1912 and a historic carport (seen in the 1968 aerial photo) that faces United Street. The 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. 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 in an AE-8 flood zone.



Photo of property circa 1965. Monroe Country Library.



Aerial photo of property in 1941.



Aerial photo of property circa 1950.



Aerial photo from 1968.



Aerial photo from 1972.



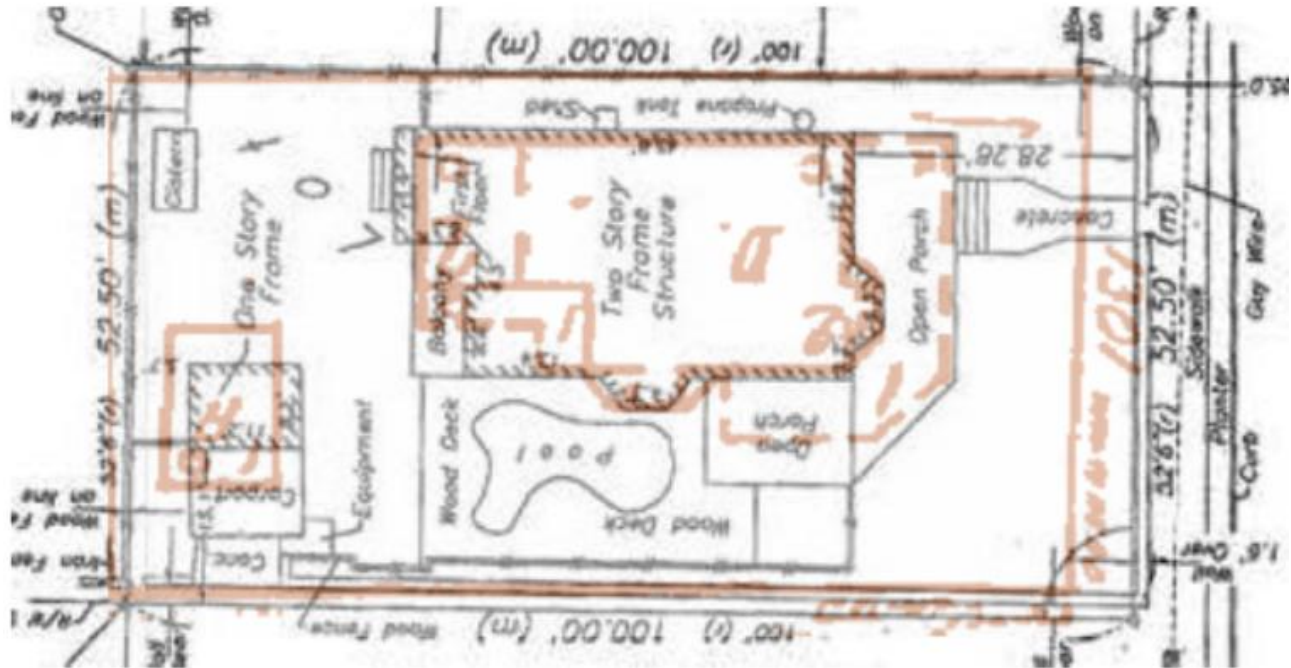
Aerial photo from 1975.



Aerial photo from 1981.



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 Roofing (pages 26-26a), specifically guidelines 1 (last sentence), 2, 3, 4, 6, and 7.
- Guidelines for Gutters (page 27), specifically first paragraph, guidelines 1, 2, 4, and 5.
- Guidelines for Widow's Walks and Roof Decks (page 28a), specifically first paragraph, guidelines 1 and 2.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 5 (first sentence), 6, 8, 11, 12, 13, 14, 15 (first sentence), 17, 18 (second sentence), 19, 21, 22, 23, 24, 26, 27, 28, 29, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7 (last sentence), 8, 9, 10, 11, 12, 13, 14, 18, 20, 22, 23, 24, and 25.
- Guidelines for Accessory Structures (pages 40-41), specifically first paragraph, guidelines 1, 2, 3, 4, and 9.
- Guidelines for Parking Areas, Landscaping and Open space environment (page 43), specifically guidelines 2, 3, 4, 5, and 6 (first sentence).

Ordinance Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition.

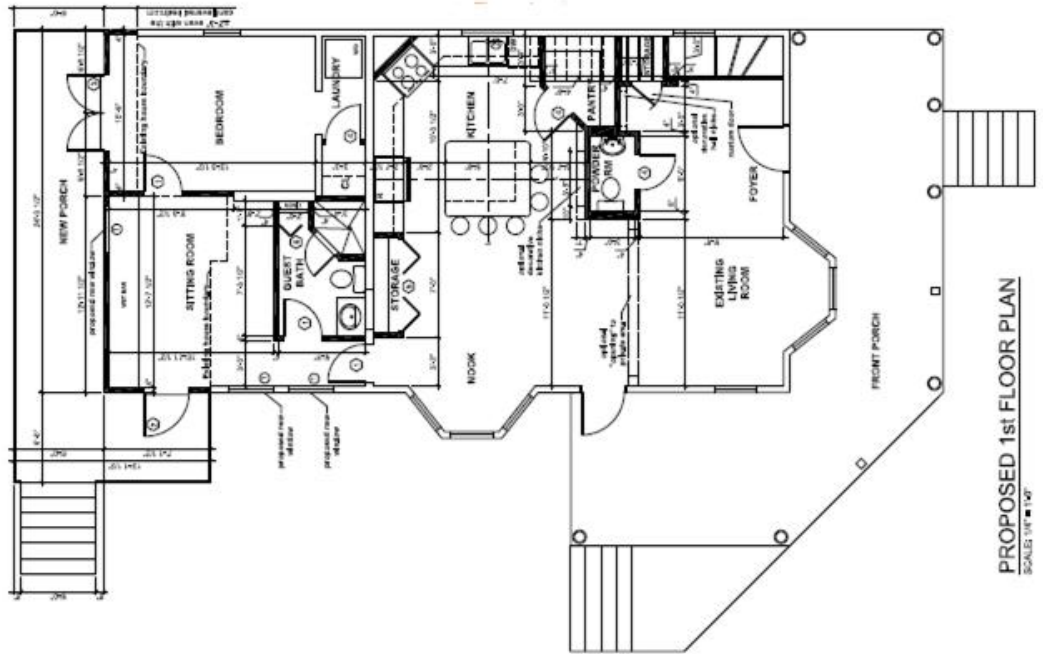
Staff Analysis:

A Certificate of Appropriateness is currently under review for a new two-story accessory structure facing United Street, modifications to the existing flat roof, and a new gable roof cover above an entry door on the United Street elevation.

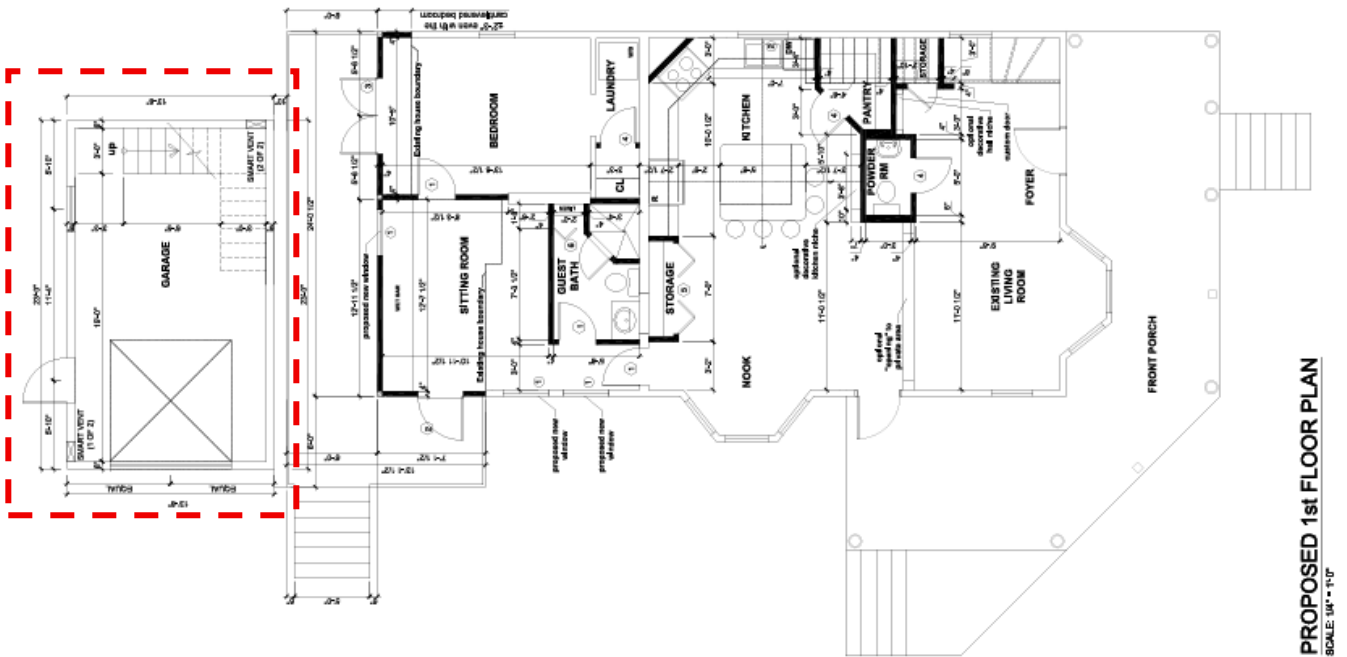
The new two-story structure will include a garage on the first floor and storage space on the second floor, accessed by a new driveway. The accessory structure will feature Hardie board siding and trim, and metal shingle roofing. On the flat roof, work includes the installation of cable railings, a new textured elastomeric roofing system, copper half-round gutters and downspouts, and enlargement of the existing roof hatch to provide better access. The proposed gable roof cover on the United Street elevation will also feature metal shingle roofing. The only change to the main structure is the addition of metal shingles on the existing bay window and the wraparound porch roof.

As for demolition, the existing one-story accessory structure is proposed to be demolished to accommodate the new two-story accessory structure.

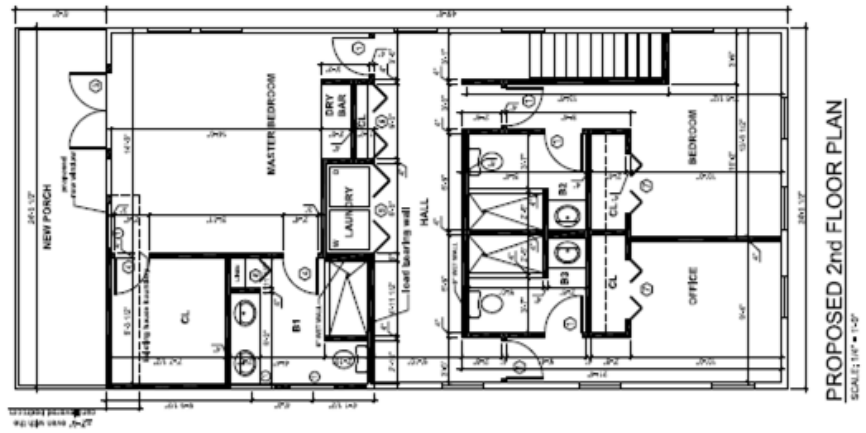
Staff believes that the flat roof addition is not historic as the current massing and footprint is larger than what is seen in the aerial photos, most likely built after 1975.



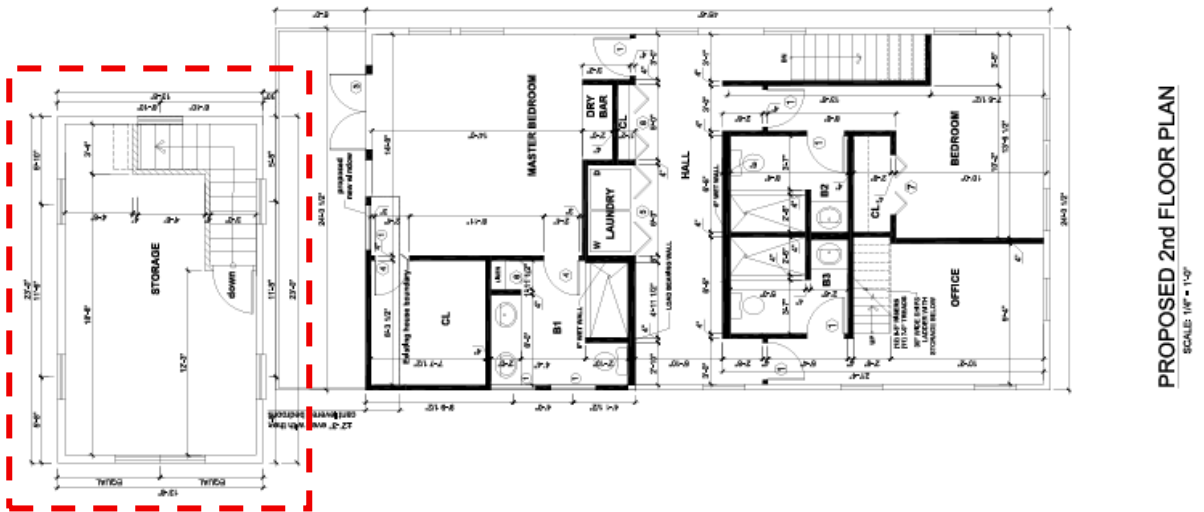
Previously approved First Floor Plan from June 24, 2025.



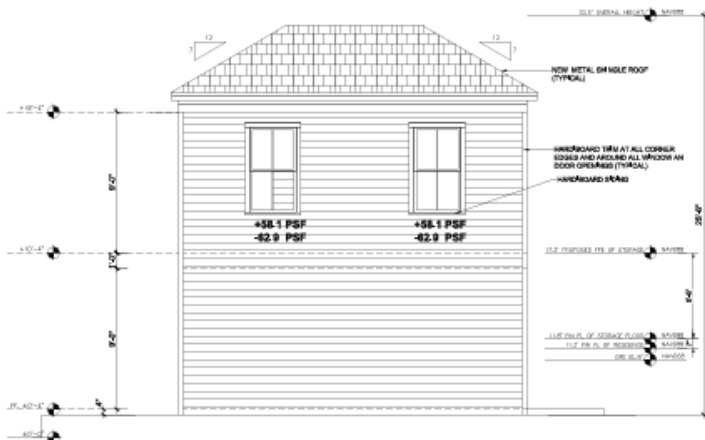
Proposed First Floor Plan with two-story accessory structure outlined in red.



Previously approved Second Floor Plan from June 24, 2025.



Proposed Second Floor Plan with two-story accessory structure outlined in red.



Proposed Southwest Elevation
 SC 1/4" = 1' - 0"

Proposed Southwest elevation for Accessory structure.



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

Proposed Northwest elevation (United Street) for two-story Accessory structure.



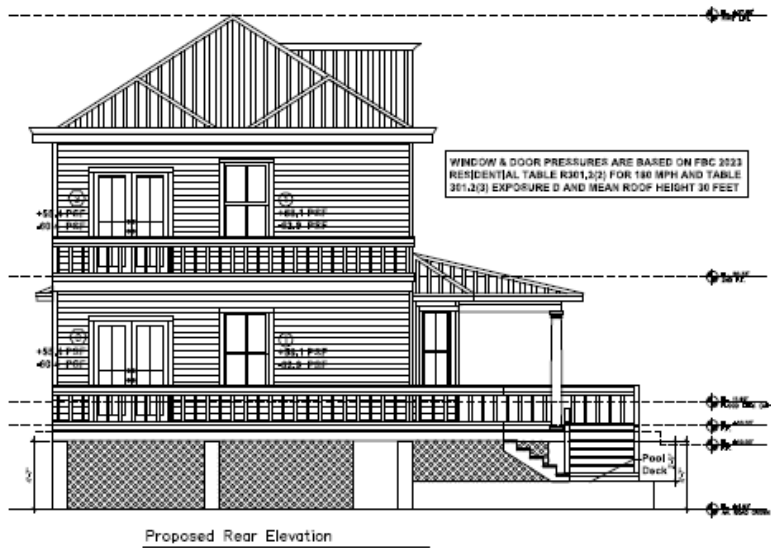
Proposed Northeast Elevation
 SC. 1/4" = 1' - 0"

Proposed Northeast Elevation for Accessory structure.

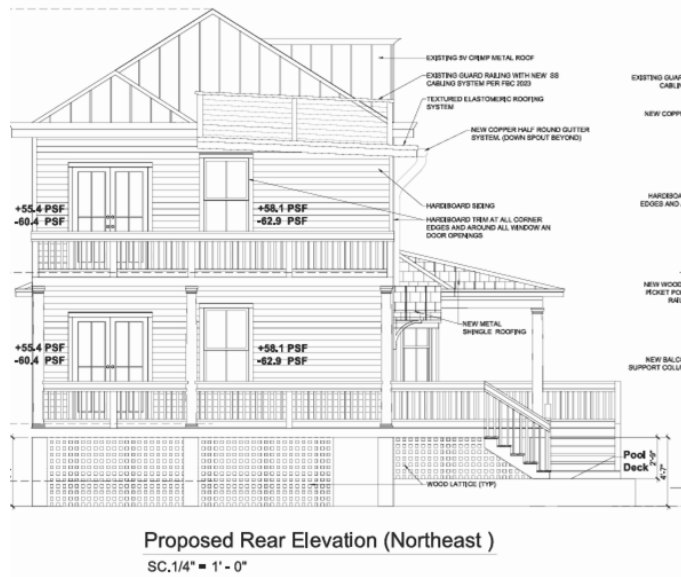


Proposed Southeast Elevation
 SC. 1/4" = 1' - 0"

Proposed Southeast Elevation for Accessory structure.



Previously approved Rear elevation from June 24, 2025.



Proposed Rear Elevation.



Proposed Left Side (United St.) Elevation

Previously approved Left elevation from June 24, 2025.

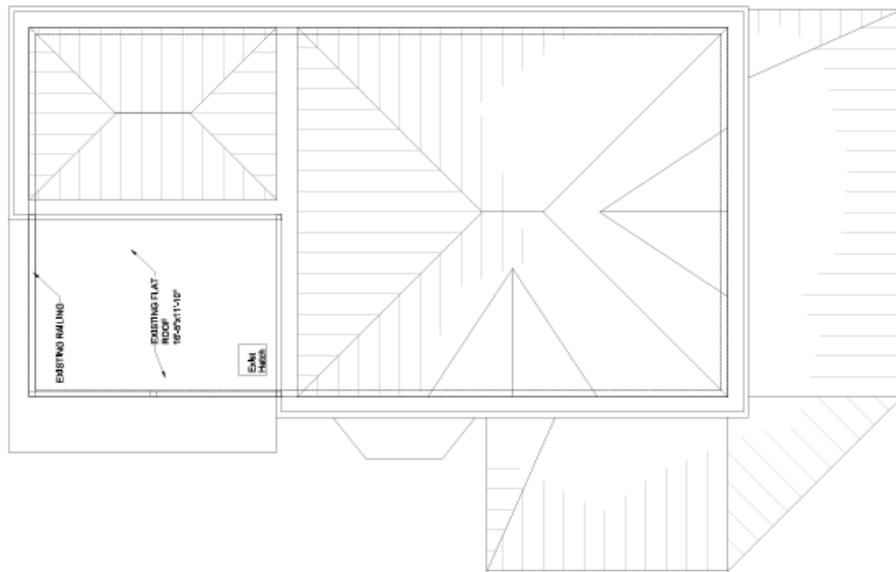


Proposed Left Side (United St.) Elevation (Northwest 2)

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

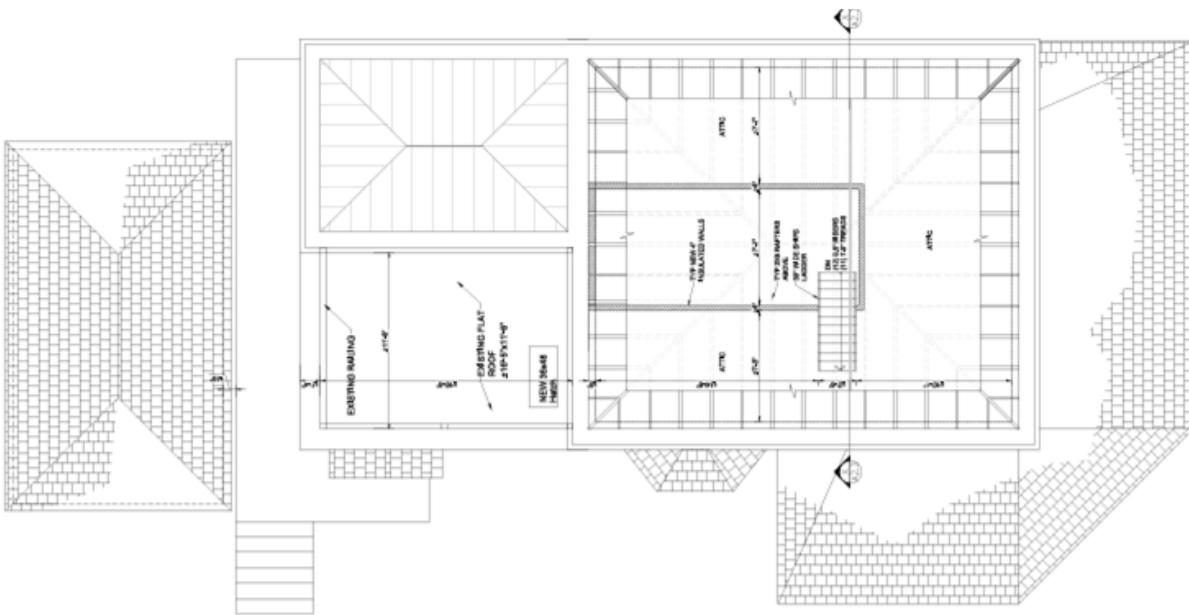
EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

Proposed Left Elevation showing flat roof and gable cover over entry door.



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

Existing Roof Plan.



PROPOSED ROOF DECK / ATTIC PLAN
SCALE: 1/4" = 1'-0"

Proposed Roof Deck/Attic Plan.



401 United Street showing metal railings on roof deck, built 1969.



401 South Street showing metal railings, built circa 1912.



1315-1327 Whitehead Street showing cable railings, new construction 2015.

Consistency with Cited Guidelines:

Staff finds portions of the proposal to be generally consistent with the HARC Guidelines. The proposed two-story accessory structure is located at the rear of the property facing United Street and remains lower than the main structure. The proposed materials are generally appropriate for new construction. The proposal is also generally consistent with the **New Construction Guidelines**, which state that new construction should be compatible with the “size, scale, color, texture, material and character of the district.” The proposed building form for the accessory structure, materials, and roof design are generally compatible with the surrounding neighborhood context.

Staff notes that the proposed cable railings on the flat roof will be visible from the public right-of-way and introduce a more contemporary appearance. However, the flat roof area where the railings are proposed is believed to be non-historic. Staff also notes that metal railings can be found on some nearby historic structures, and cable railing systems are seen on newer construction within the surrounding context. The HARC Commission may determine whether the proposed railing system is appropriate within the surrounding context. Staff finds the proposed copper half-round gutters and downspouts to be generally appropriate as well as the enlargement of the flat roof hatch. Although the gutters are proposed on a non-historic addition, the proposed half-round profile is compatible with the historic character of the circa 1912 main structure and surrounding district. The **Gutters Guidelines** state that “the half-round gutter style is most appropriate for buildings constructed prior to 1940.”

Criteria for Demolition:

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

It is staff's understanding that elements proposed for demolition some level of deterioration.

The following is the criteria of section 102-125:

- 1 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.*

Although the carport is historic, staff does not find that it exhibits significant architectural characteristics or a distinctive method of construction of historic significance within the city.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff's understanding that the structures proposed for demolition are not associated with any events that have made a significant contribution to local, state, or national history.

- 3 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.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

- 4 Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the structures proposed for demolition are not associated with any significant events.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

It is staff's understanding that the elements proposed for demolition do not exhibit a distinctive architectural style.

- 7 *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.*

This is not the case.

- 8 *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; and*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the elements under review have not yielded, and are unlikely to yield, any historically significant information.

Based on the above criteria, staff finds the proposed work meets the criteria for demolition. If approved, this will be the only required reading. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$536.03 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # C2026-0024	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:

1301 Whitehead Street

NAME ON DEED:

Peter & Dixie Janker

PHONE NUMBER
703 850 0986

OWNER'S MAILING ADDRESS:

1301 Whitehead St.

EMAIL
psjanker@yahoo.com

APPLICANT NAME:

Peter Janker

PHONE NUMBER
703 850 0986

APPLICANT'S ADDRESS:

EMAIL
psjanker@yahoo.com

APPLICANT'S SIGNATURE:

[Signature]

DATE
17 Oct 2025

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: Receive certificate of appropriateness for resolution of NE flat roof to merge said roof into a common dutch gutter system currently used by 75% of the home's roof. Move current accessory building south on lot and remove with a 2nd story above garage garage.
MAIN BUILDING: move flat roof structure to east sloped roof of main building with access via the new attic. Unify existing dutch gutters with that of the flat roof. Provide railing in safety of code requirements.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Demo existing NE flat roof structure and raise it approximately 1 foot to align with existing Dutch gutter system of main house and 1912 addition. Remove overhead elec. service panel underground.

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): Move from existing location to provide a useable driveway. Reuse existing material for second story structure of what will become a two story single car garage.	
PAVERS: Previously approved -> Baltimore brick.	FENCES: Remain in place
DECKS: Pre approved,	PAINTING: Same color scheme as main home.
SITE (INCLUDING GRADING, FILL, TREES, ETC): Prev. approved.	POOLS (INCLUDING EQUIPMENT): Remain in place
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): Prev. approved.	OTHER: In ground sprinkler system; low voltage lighting system. Replace elec service to be underground.

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
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1301 Whitehall Street
PROPERTY OWNER'S NAME:	Peter & Dinna Jankar
APPLICANT NAME:	Peter Jankar

*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	6 Apr 1 2024 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Remove current flat deck on NE corner of 1301 Whitehall. Elevate to same level as current Dutch gutter system. Provide a skuttle to attic roof of main house to access flat roof.

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.
HARC has found flat roof to not being historic. Current flat roof was not constructed to code.
(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.

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.

Proposed demo has no impact.

(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.

Proposed demo has no impact.

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

Proposed demo has no impact.

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

Proposed demo has no impact.

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

Proposed demo has no impact.

(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.

Enhances what is already an architectural eyesore.

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,
Proposal has no impact

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.
No adverse impact. Proposed work will enhance the neighborhood and improve the architectural/visual elements of the property. All neighbors support.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
This demo does not adversely impact the historic building or relationship to other properties.
(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.
N/A.
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A.

A+ Roofing

5658 Maloney Ave

Stock Island, FL 33040

To whom it May Concern:

4 May 2026

I am the President of A+ Roofing, which is the oldest roofing contractor in Key West and has been in continuous operation for over 35 years. I have personally in the 50 years of doing roofs in Key West have been involved in repairing, replacing and building many of the roofs in Old Town Key West. I recall pulling a permit in 1999 for the roof repair/renovation for 1301 Whitehead Street with its unique gutter system which is integrated into the roof structure itself. And so

I have provided Mr. Janker with my hand drawn sketches of the deck and roof area specifics because the roof itself appeared to have been built around the turn of the century. When I provided Mr. Janker with the hand sketches I drew at the time, the documentation used to obtain the Key West city roofing permit included the material used for the repair of the deck located in the NE corner of the roof.

The owner of the home at the time was Ms. Molly Godwin who contracted A+ Roofing to cover the main roof with 26 gage Galvalume v-crimp which was integrated into the built in gutters by using a vinyl membrane PVC in the family of products known as Thermoplastic Single Ply. The same material was used for the flat roof/deck. The membrane was flashed at the five deck post locations as well as the existing wooden hatch that was accessed from the rear bedroom using a Dade County pine ship's ladder, and appears to be the same one currently in place.

When replaced in 1999 the flat roof/deck was covered with what is known as "90 lb. roll roofing" an asphaltic material use from the mid-1950s thru the 1970s where this "Built Up Roofing" (BUR) technique was the norm. By the 1970s the oil crisis was shifting roofing materials to single ply and modified bitumen systems (rubberized asphalt) for many reasons but particularly due to the increased cost of asphalt. Polyvinyl Chloride (PVC) gained popularity during the 70s. This was the deck material I replaced the BUR with as its condition being close to its end of life. I estimate that the deck roll roofing was at least 30 years old at the time of my replacement in 1999.

The flat roof has a wooden hatch located towards its NW corner as shown in my hand drawn sketch. This was very common since it was critical that the Dutch gutters be kept clean and the water collected by the roof be kept free of debris in order for the cistern water to remain potable. The flat deck had 4x4 posts along its perimeter which supported diagonal cross braces as balusters which supported the deck's safe recreational use. In 1999 there were deck lounge chairs located on the deck and the owners of the house were using the deck for viewing of the ocean, Light house as well as the view of the Old Town streets. In my fifty years of experience with Old Town Key West roofing, I have found that such decks were often used for recreation as well as utility purposes.

I inspected the upper v-crimp roof including the flat deck of 1301 Whitehead on 1 May 2026 and found it to be in fine shape, not requiring anything other than routine maintenance, after which it should be expected to last another 20 years or so. The 4x4 posts are still in place, firmly secured, with minor cracking but missing the cross braces present in 1999. Mr. Janker explained his desire to refurbish the flat roof to make it safe and code compliant and to improve the deck's aesthetics in regards to its profile. I explained to him that raising the current deck to integrate it with the roof's existing Dutch gutter roof would likely not get HARC authorization since the current deck is over fifty years old and hence is historic. I explained getting HARC approval would be like pushing a peanut uphill with one's nose. In regards to Mr. Janker's intention to collect water I explained to him that the most straight forward approach would be to install half round copper gutters on the north edge of the deck which would create an authentic historically accurate look and appropriate. I also explained to Mr. Janker to utilize the existing five 4x4 posts to create a historically acceptable safety rail system that is acceptable the building department.

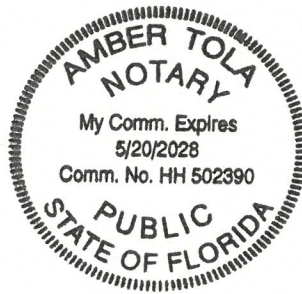
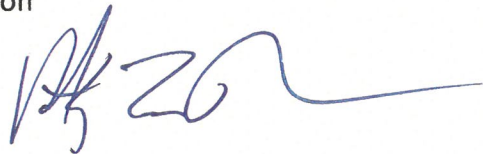
V/r

Rick Thompson

A+ Roofing

President

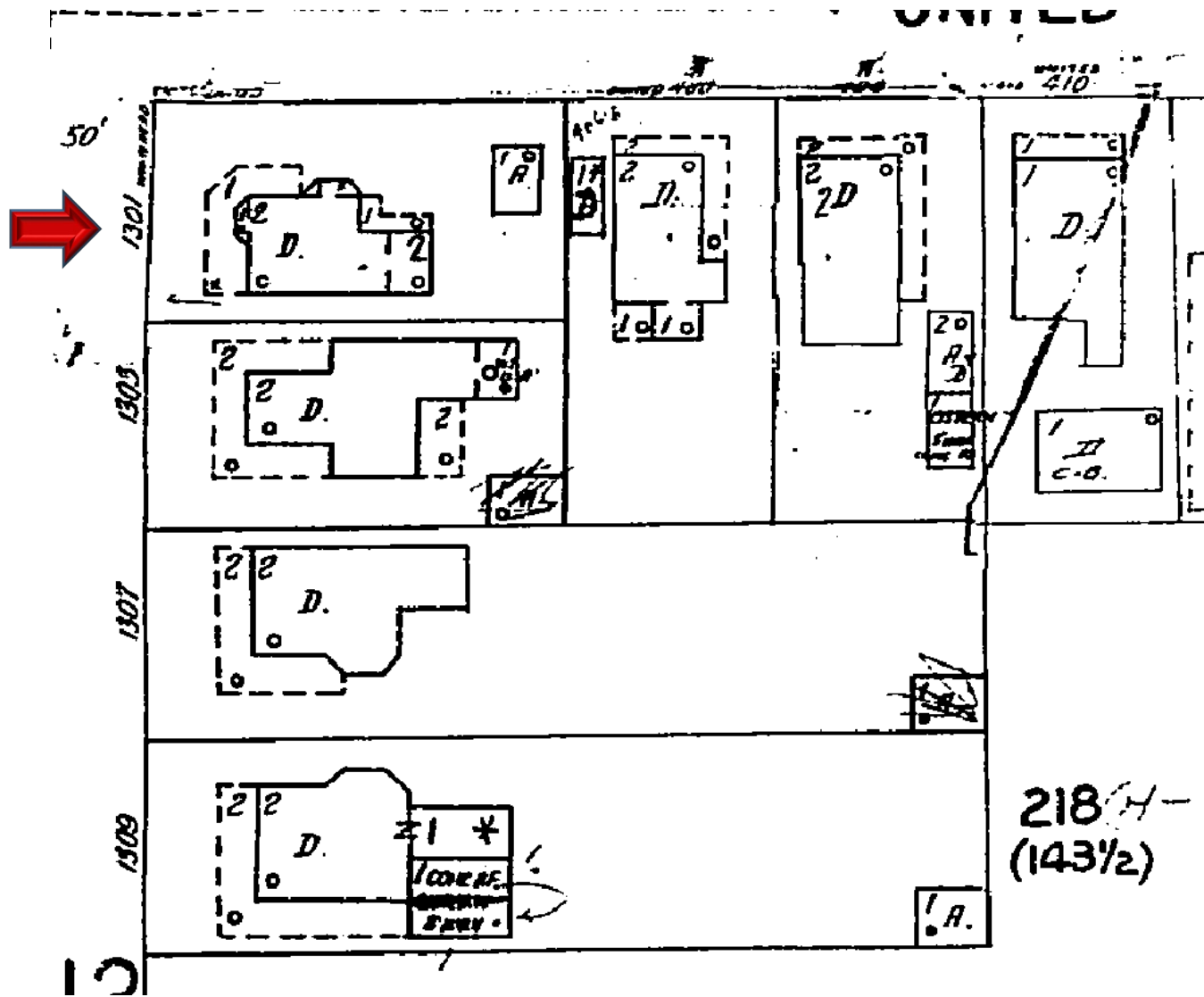
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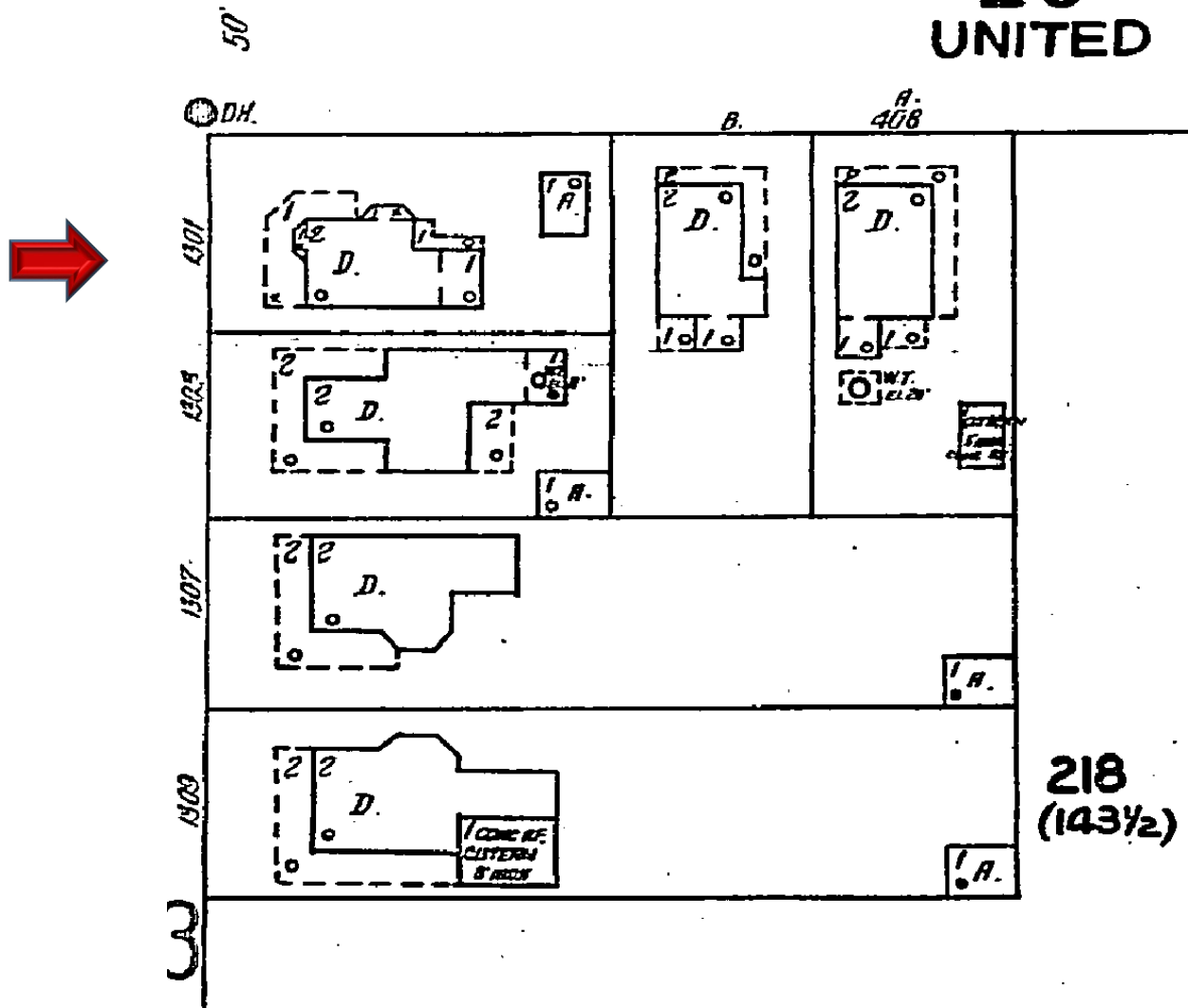


SANBORN MAPS

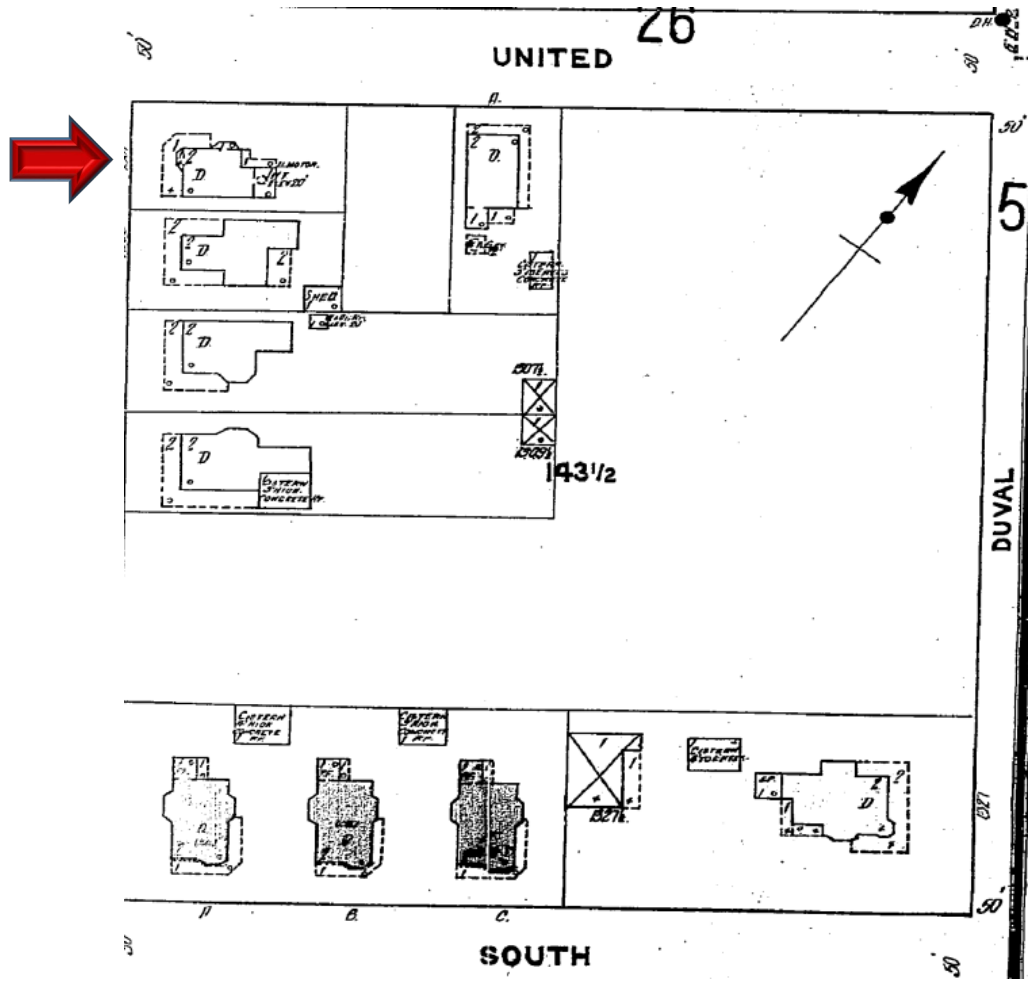


#1301 Whitehead Street 1962 Sanborn Map

75
UNITED



#1301 Whitehead Street 1926 Sanborn Map



1912 Sanborn Map

PROJECT PHOTOS







(2) North Rear Wall:

Before Demo and Replacement



After Lift before North Wall demo



After Demo and Framing



(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 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



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



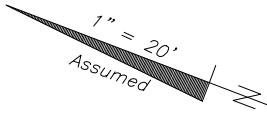
Southeast bedroom window, top is plexiglass



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

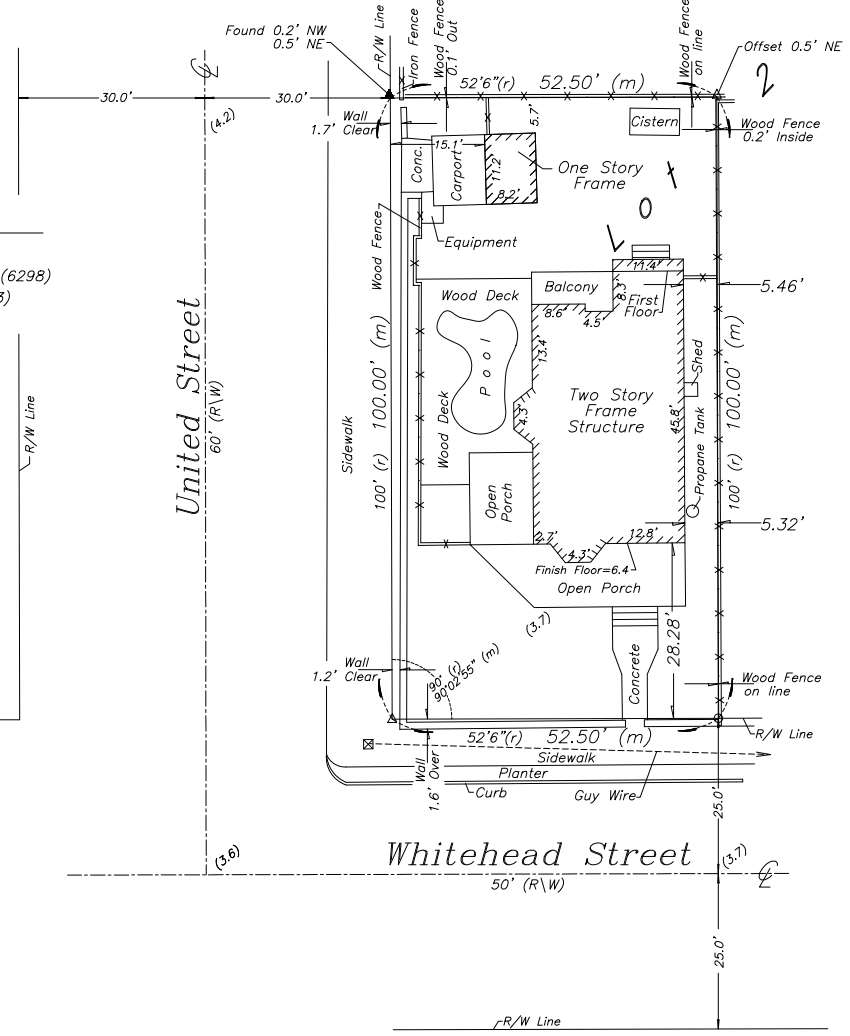
SURVEY

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



LEGEND

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



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

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

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

INDEX OF DRAWINGS

- A1.1 SITE PLAN AND DATA
- A2.1 1ST FLOOR LEGACY & PROPOSED
- A2.2 2ND FLOOR LEGACY & PROPOSED
- A2.3 ROOF DECK/ATTIC PLAN EXIST & PROPOSED
- A3.1 LEFT & REAR ELEVATIONS LEGACY & PROPOSED
- A3.2 FRONT & RIGHT ELEVATIONS EXIST & APPROVED
- A4.1 ACCESSORY BUILDING FLOOR PLANS PROPOSED
- A4.2 ACCESSORY BUILDING ELEVATIONS NW & SW
- A4.3 ACCESSORY BUILDING ELEVATIONS NE & SE

SITE DATA & BUILDING DATA

LAND USE	HHDR		
FLOOD ZONE	AE 8		
MAXIMUM HEIGHT ALLOWED	30 ft		
MAXIMUM HEIGHT (EXISTING) (FROM CROWN OF ROAD)	±33.5 ft		

SETBACKS	REQ'D	RESIDENCE	GARAGE (ACC. STRUCT)
FRONT	10.0'	±19.00' EXIST	80.06' NEW TO O/H
SIDE	5'-0"	± 5.48' NEW	10.83' NEW TO O/H
SIDE STREET	5'-0"	16.73' NEW	17.67' NEW TO O/H
REAR	20'-0"	20.00' NEW	5.00' NEW TO O/H

NET LAND AREA (Upland)	=	5,250 sq.ft.	100%
------------------------	---	--------------	------

ACCESSORY STRUCTURE COVERAGE @ REAR YARD			
REAR YARD AREA	=	1050.0 sq.ft.	
1050sf x 30%	=	315.0 sq.ft.	30.0%
NEW GARAGE/STG 23.0'X13.67'	=	315.0 sq ft	30.0%
EXIST GARAGE/CARPORT DEMO (11.2'X16.6')	=	185.9 sq.ft.	17.0%

BUILDING COVERAGE			
RESIDENCE	=	1155.0 sq.ft.	
BALCONY & OPEN PORCH	=	788.5 sq.ft.	
GARAGE	=	315.0 sq.ft.	
TOTAL PROPOSED	=	2258.5 sq.ft.	43.0% OK
TOTAL ALLOWED	=	2625.0 sq.ft.	50.0%

IMPERVIOUS AREA			
NEW GARAGE	=	315.0 sq.ft.	
NEW DRIVEWAY	=	140.8 sq.ft.	
EXISTING POOL DECK & POOL	=	488.2 sq.ft.	
EXISTING FRONT WALKWAY	=	131.7 sq.ft.	
EXISTING RETAINING WALL	=	102.8 sq.ft.	
TOTAL PROPOSED	=	1178.5 sq.ft.★	22.4% OK
TOTAL ALLOWED	=	3150.0 sq.ft.	60.0%

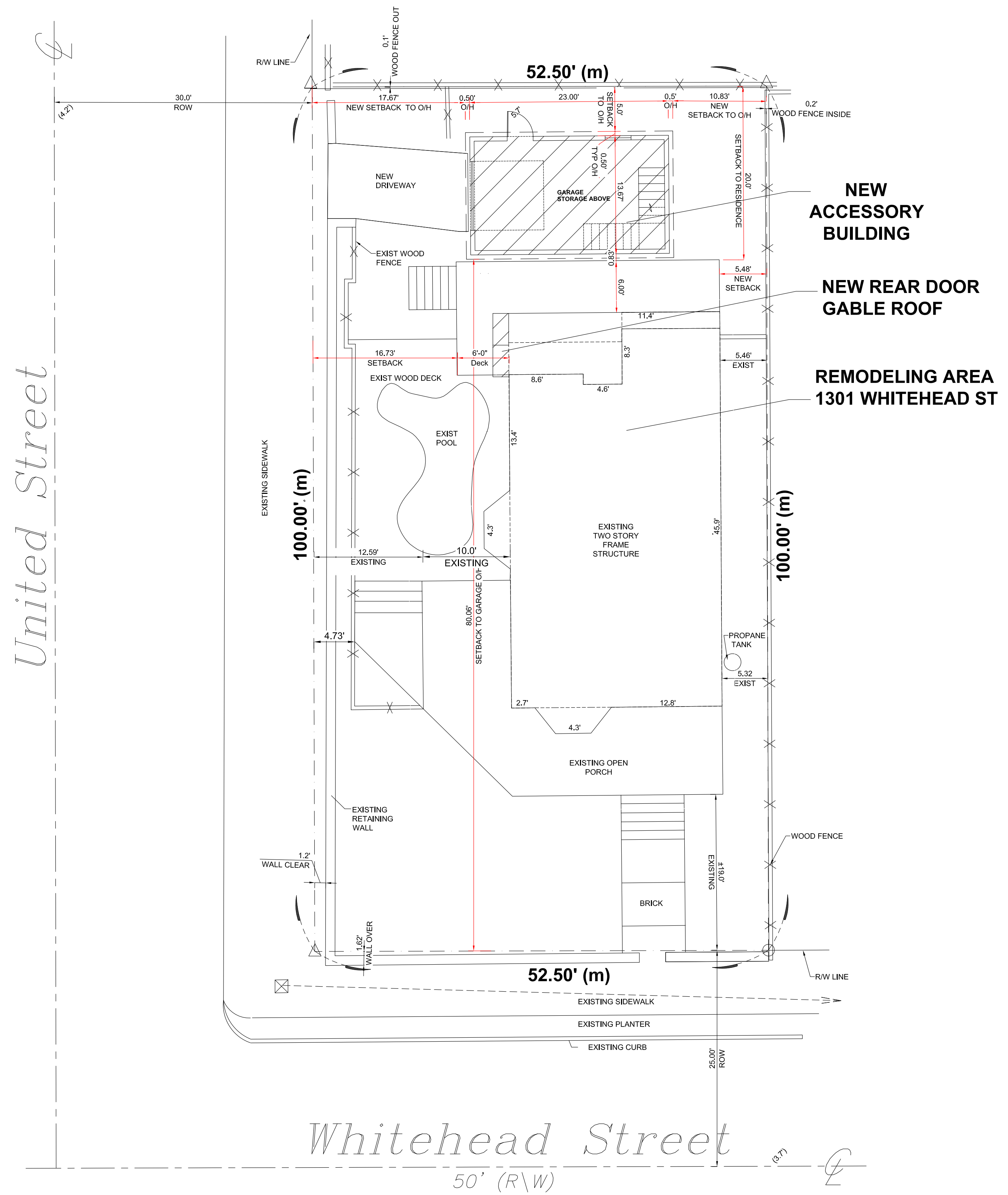
PERVIOUS AREA (RAISED STRUCTURE)			
RESIDENCE	=	1155.0 sq.ft.	
OPEN PORCHES AT FRONT	=	533.2 sq.ft.	
ENTRY DECKS AND BALCONY AT REAR	=	255.3 sq.ft.	
TOTAL PROPOSED	=	1943.5 sq.ft.★	37.0%

OPEN AREA	=	2128.0 sq.ft.★	42.4% OK
TOTAL LOT AREA	=	5250.0 sq.ft.★	100.0%

SQUARE FOOTAGE BY FLOORS			
RESIDENCE EXIST 1ST FLOOR (AC)	=	1034.9 sq.ft.	
RESIDENCE NEW 1ST FLOOR (AC)	=	120.2 sq.ft.	
RESIDENCE EXISTING 2ND FLOOR (AC)	=	1090.0 sq.ft.	
RESIDENCE NEW 2ND FLOOR (AC)	=	24.8 sq.ft.	
RESIDENCE EXIST PORCHES 1ST FLOOR	=	432.2 sq.ft.	
RESIDENCE NEW PORCHES 1ST FLOOR	=	225.3 sq.ft.	
RESIDENCE NEW PORCH 2ND FLOOR	=	144.0 sq.ft.	
GARAGE NEW 1ST FLOOR (ENCLOSED)	=	315.0 sq.ft.	
STORAGE NEW 2ND FLOOR (ENCLOSED)	=	315.0 sq.ft.	

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

PROPERTY ID 1036986
PARCEL ID 00036120-6000000
LEGAL DESCRIPTION



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

DATE		REVISIONS		MARK		DESCRIPTION	

1301 WHITEHEAD STREET
COMPLIANCE

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

ARCHITECT
 PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES, P.A., NCARB
 AR010526

ROBERT BARNES ASSOCIATES ARCHITECTURE AND PLANNING © 2024 21 NORTH IRVING AVENUE HOME: 305.447.4198 OFFICE: 305.983.0088 ROBERTBARNESASSOCIATES.COM	SITE PLAN AND SITE DATA DRAWING NUMBER A1.1 DATE MAY 7, 2025 SCALE AS SHOWN DRAWN BY JRB CHECKED BY JRB PROJECT NUMBER 2025-019 DATE APRIL 2025 PROJECT LOCATION 1301 WHITEHEAD STREET, KEY WEST, FL 33040 DRAWING LOCATION A1.1 2025-019 SITE PLAN & DATA.DWG DATE 5/7/25 (11:53AM) PROJECT NUMBER 2025-019 DATE MAY 7, 2025
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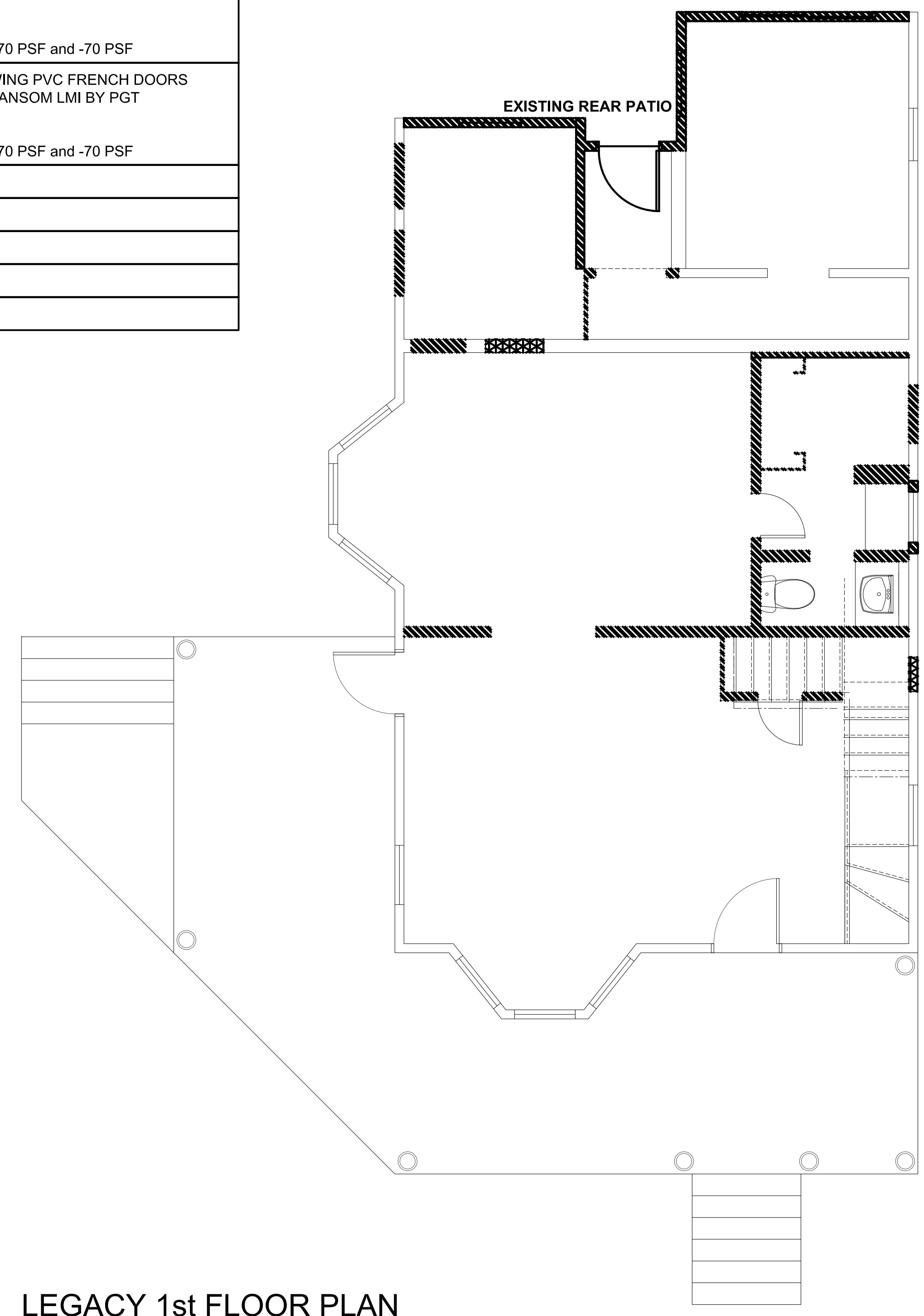
A1.1

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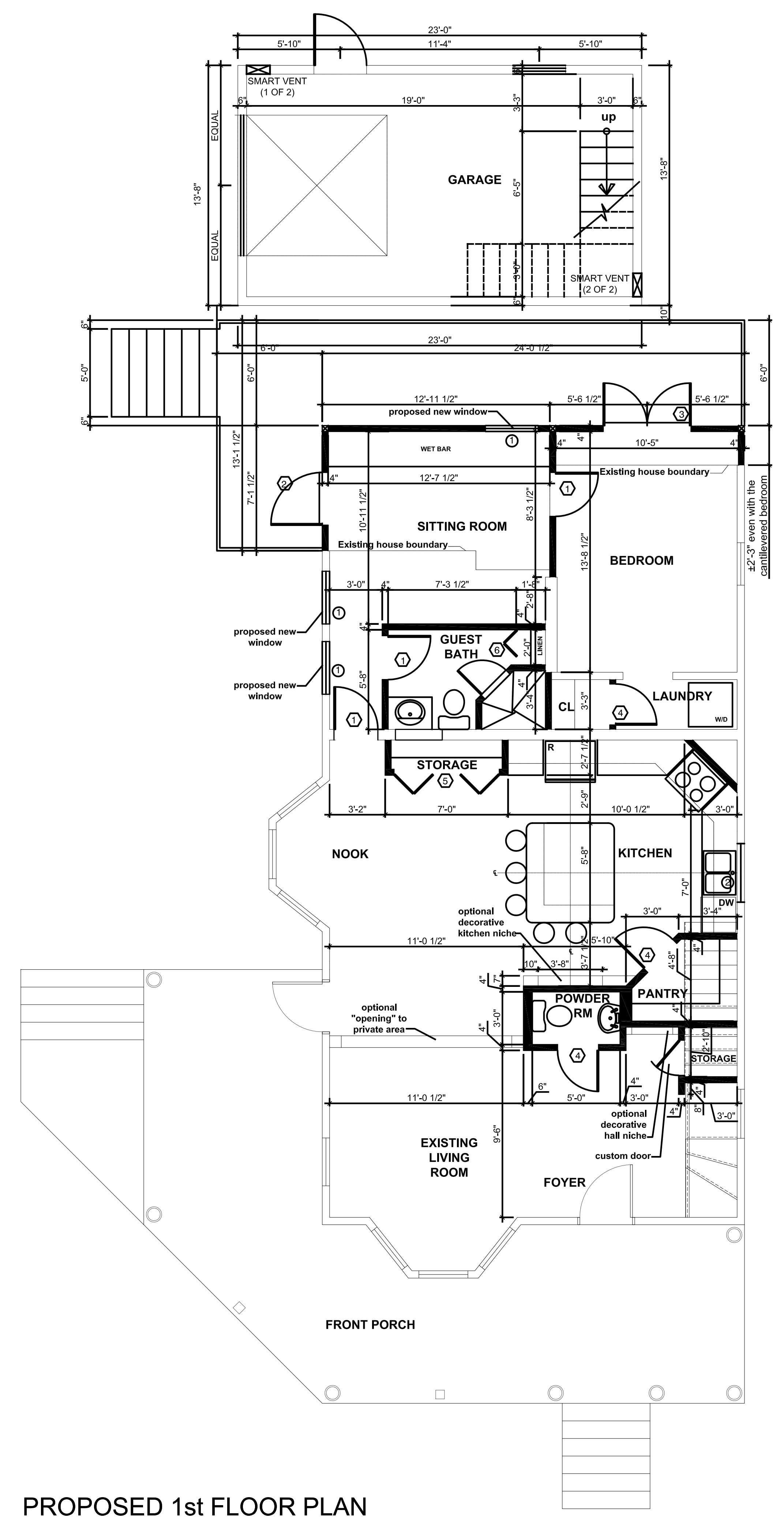
WINDOW SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
①	2'6" x 5'3"	SINGLE HUNG	SERIES SH7700A ALUMINUM SINGLE HUNG WINDOWS LMI BY PGT NOA 23-0707.10 EXP = 08-23-28 DESIGN PRESSURES +65 PSF and -80 PSF
②	3'0" x 3'4"	SINGLE HUNG	

DOOR SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
①	2'6" x 6'8"	WOOD SWING DOOR	
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



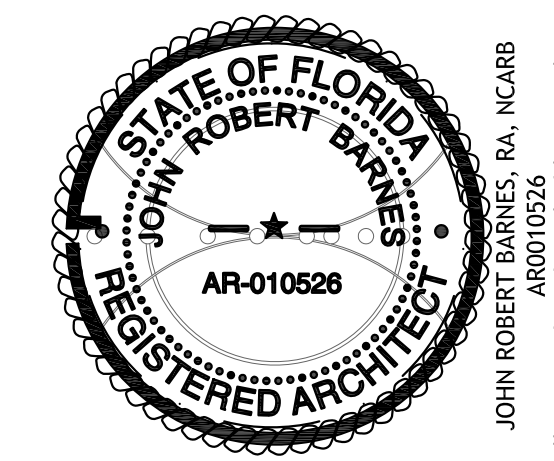
LEGACY 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

REVISIONS	MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE
PROJECT NUMBER
1301 WHITEHEAD STREET, KEY WEST, FL 33040
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

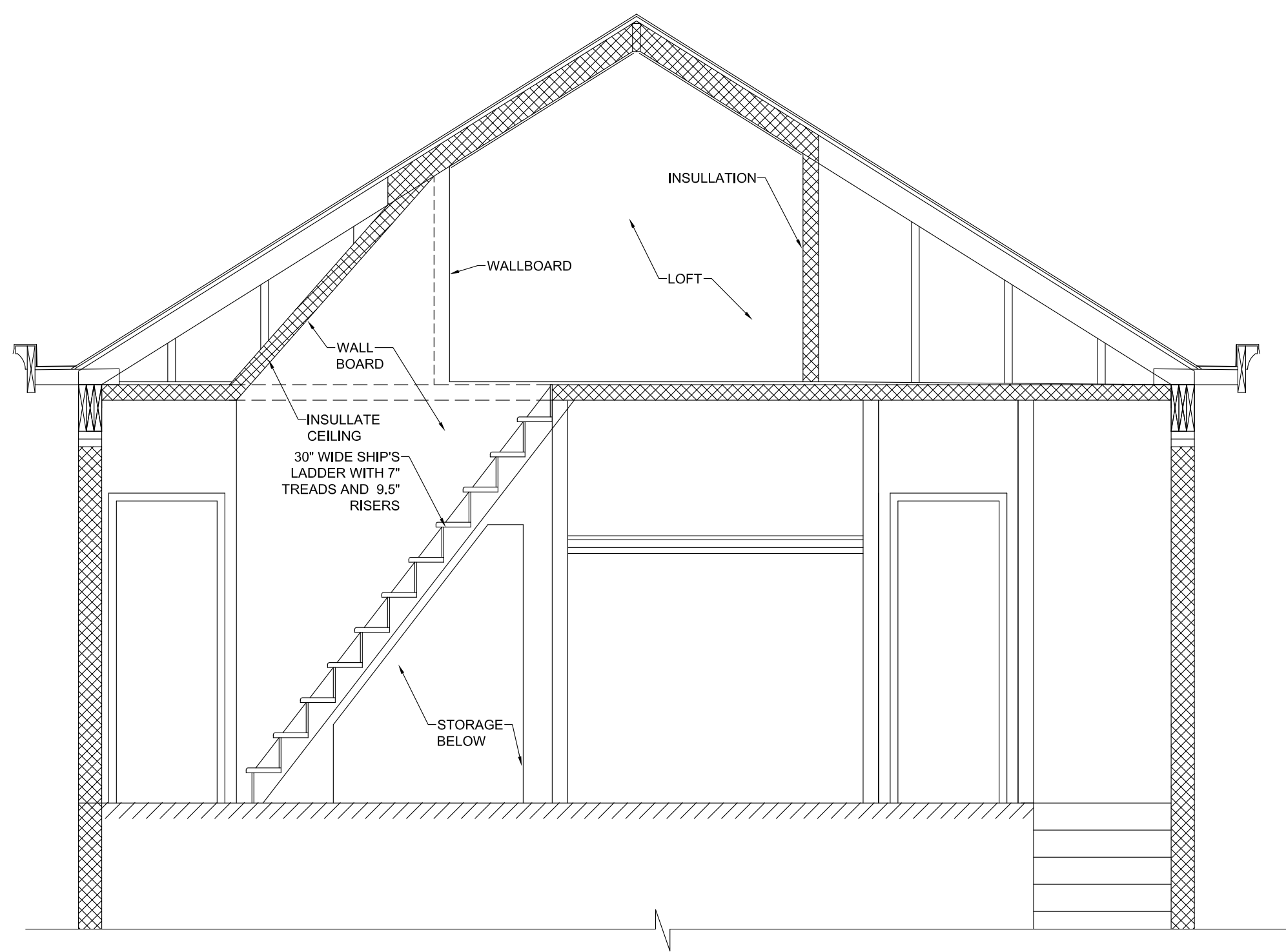


ROBERT BARNES & ASSOCIATES
ARCHITECTURE AND PLANNING
721 NORTH ROMEO AVENUE
SUITE 204
FORT MYERS, FL 33908
PHONE: (888) 447-4150
FAX: (888) 447-4150
WWW.RBANDASSOCIATES.COM

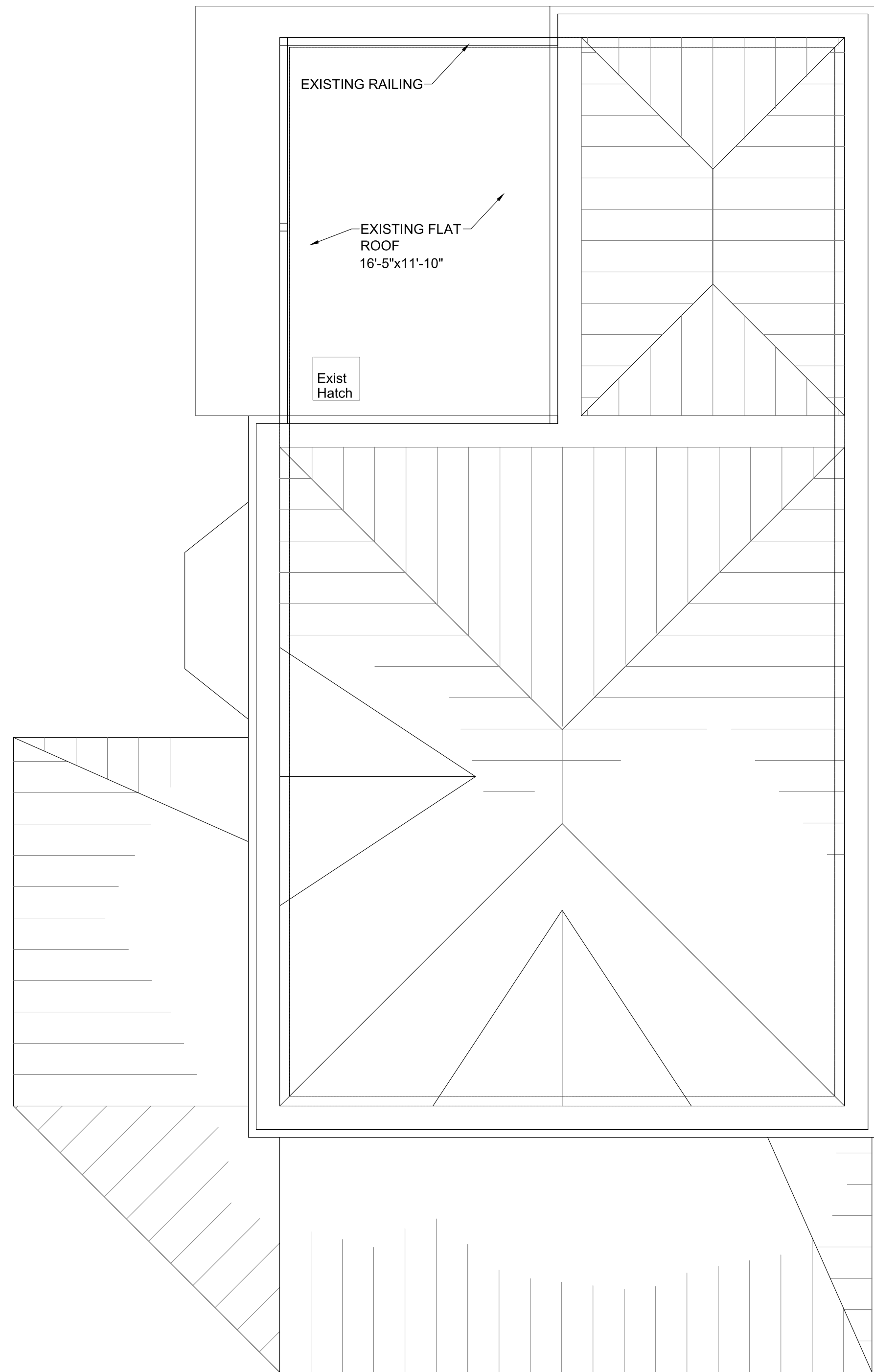
DRAWING TITLE		JOB NUMBER	
FIRST FLOOR PLANS		1301	
LEGACY AND PROPOSED		1301	
DATE	SCALE	DATE	SCALE
2025	1/4" = 1'-0"	2025-07-19	1/4" = 1'-0"
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
JOHN ROBERT BARNES	JOHN ROBERT BARNES	JOHN ROBERT BARNES	5/21/20 (8:59AM)
DRAWING LOCATION			
A3.1 LEFT & REAR ELEVATIONS P&E.DWG			
DRAWING DATE			
2025-07-19			
DRAWING TIME			
May 21, 2026 9:37 AM			

A2.1

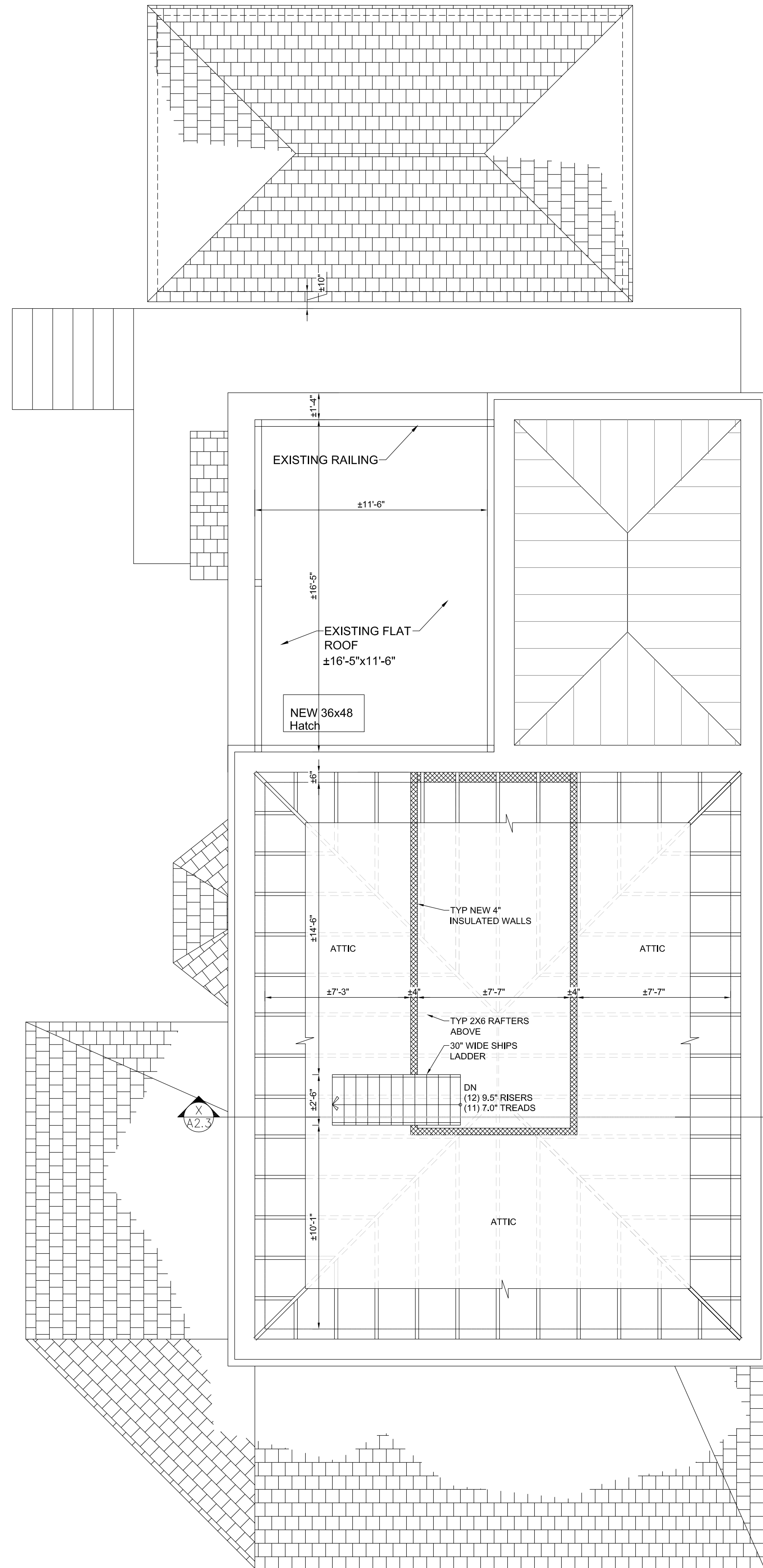
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SECTION X-X
SCALE: 3/8" = 1'-0"



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



PROPOSED ROOF DECK / ATTIC PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE

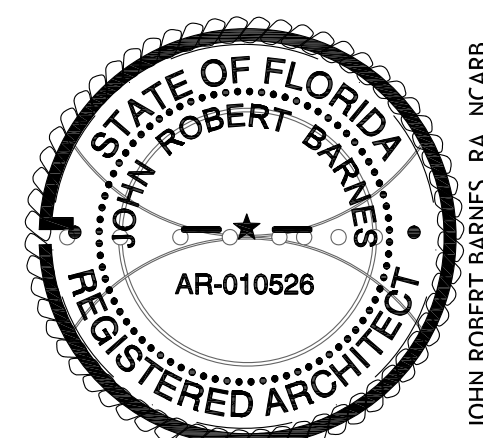
PROJECT OWNER: 1301 WHITEHEAD STREET, KEY WEST, FL 33040

JOB ADDRESS: 1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO: PETER JANKER EMAIL: PSJANKER@YAHOO.COM

CONTRACT INFO: PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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HOMESTEAD, FLORIDA 33030
(305) 851-0008
ROBERTBARNESASSOCIATES.COM

DATE	PROJECT NUMBER	SCALE	AS SHOWN	DATE
APRIL 2025	2025-019	AS SHOWN	AS SHOWN	

DESIGNED BY: JOHN ROBERT BARNES
DRAWN BY: JRB
CHECKED BY: JRB
DATE: 5/7/25 (11:53AM)
PROJECT: ROOF DECK & REAR ELEVATIONS PRELIMINARY
PROJECT LOCATION: CAUSERS/DANADESKTOP/JANKER RESIDENCE - 2025-019/CURRENT DRAWINGS UPDATED
DATE: May 7, 2026
TIME: 12:26 PM

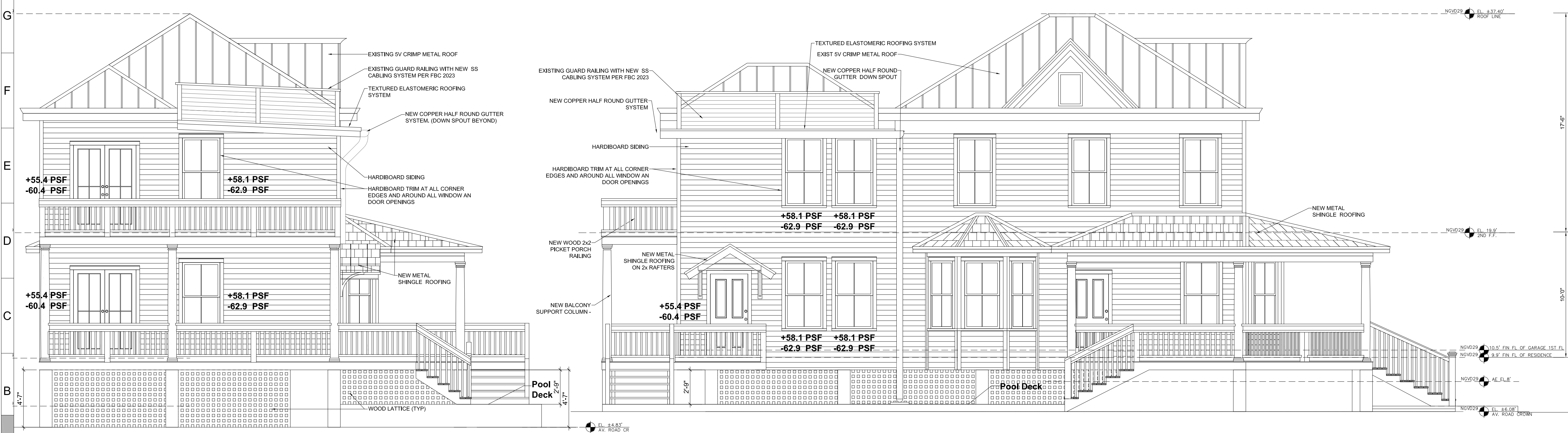
A2.3

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Legacy Rear Elevation (Northeast)
 SC. 1/4" = 1' - 0"

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



Proposed Rear Elevation (Northeast)
 SC. 1/4" = 1' - 0"

Proposed Left Side (United St.) Elevation (Northwest 2)
 SC. 1/4" = 1' - 0"

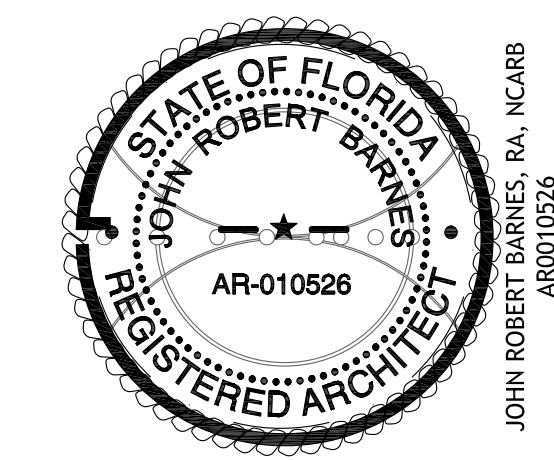
1301 WHITEHEAD STREET COMPLIANCE

PROJECT OWNER: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
 CONTRACT NO.: PETER JANCKER EMAIL: PSJANKER@YAHOO.COM

REVISIONS:

MARK	DESCRIPTION	DATE

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LEFT & REAR ELEVATIONS PROPOSED ROOF DECK

DATE ISSUED: APRIL 2025
 PROJECT NUMBER: 2025-019
 SCALE: AS SHOWN
 DRAWN BY: JOHN ROBERT BARNES
 CHECKED BY: JRB
 LIST DRAWN BY: JRB
 LIST CHECKED BY: JRB
 PROJECT LOCATION: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
 DRAWING DATE: 5/17/25 (11:53AM)
 CAUSERS/DRAWN/DESIGNED/PROJECT MANAGER: PETER JANCKER
 PROJECT MANAGER: PETER JANCKER
 DATE: MAY 7, 2026
 TIME: 12:35 PM

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Existing Front Elevation (Southwest)
 SC. 1/4" = 1' - 0"

Existing Right Side Elevation (Southeast)
 SC. 1/4" = 1' - 0"



Approved Front Elevation (Southwest)
 SC. 1/4" = 1' - 0"

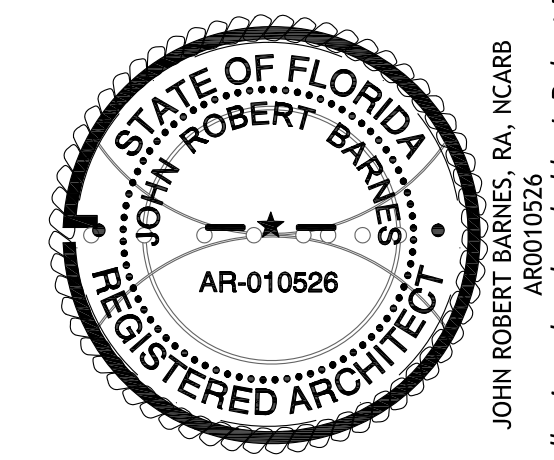
Approved Right Side Elevation (Southeast)
 SC. 1/4" = 1' - 0"

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

1301 WHITEHEAD STREET COMPLIANCE

PROJECT OWNER: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
 CONTACT INFO: PETER JANKER EMAIL: P.JANKER@YAHOO.COM

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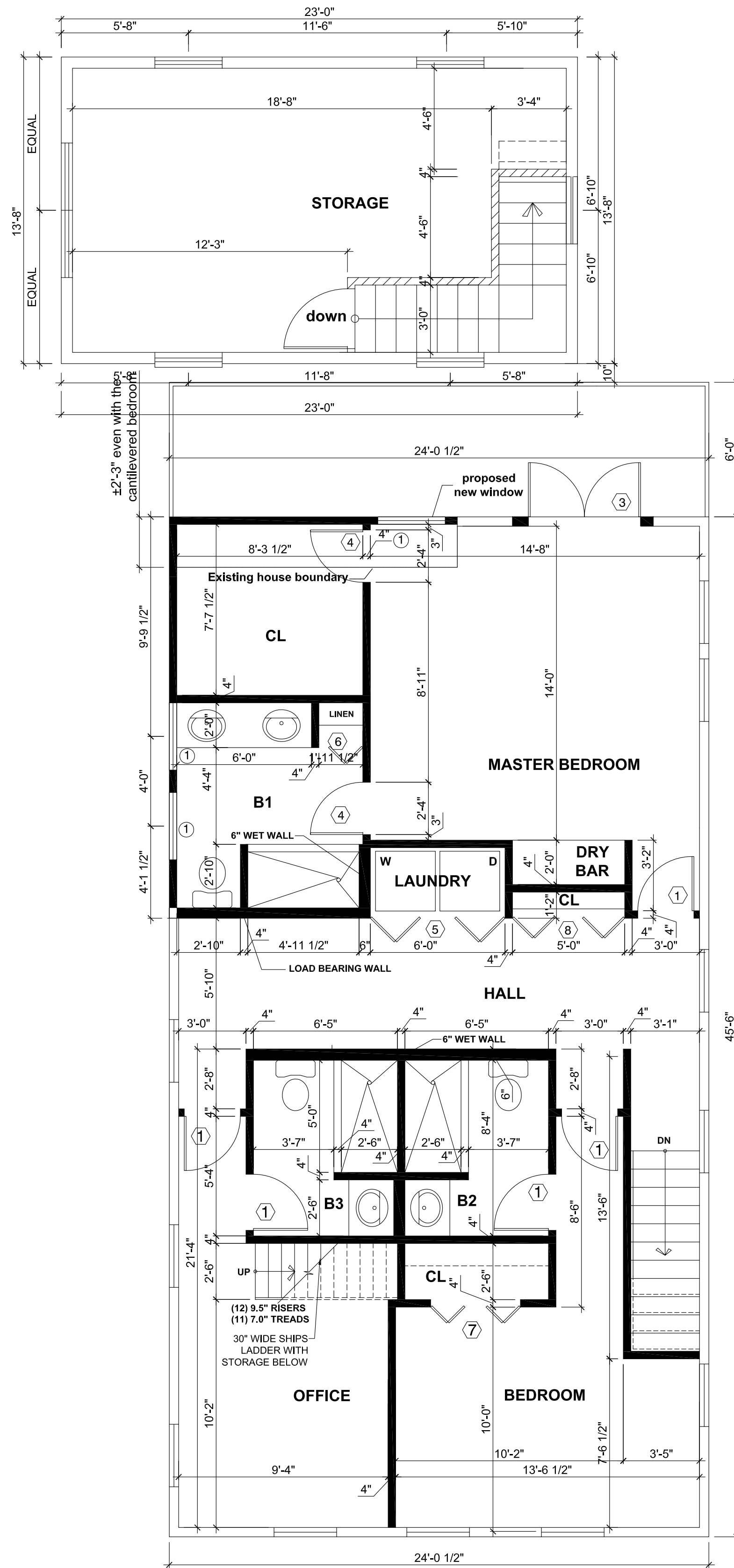


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 (305) 247-6150
 PETERJANKER@YAHOO.COM
 ROBERTBARNESASSOCIATES.COM

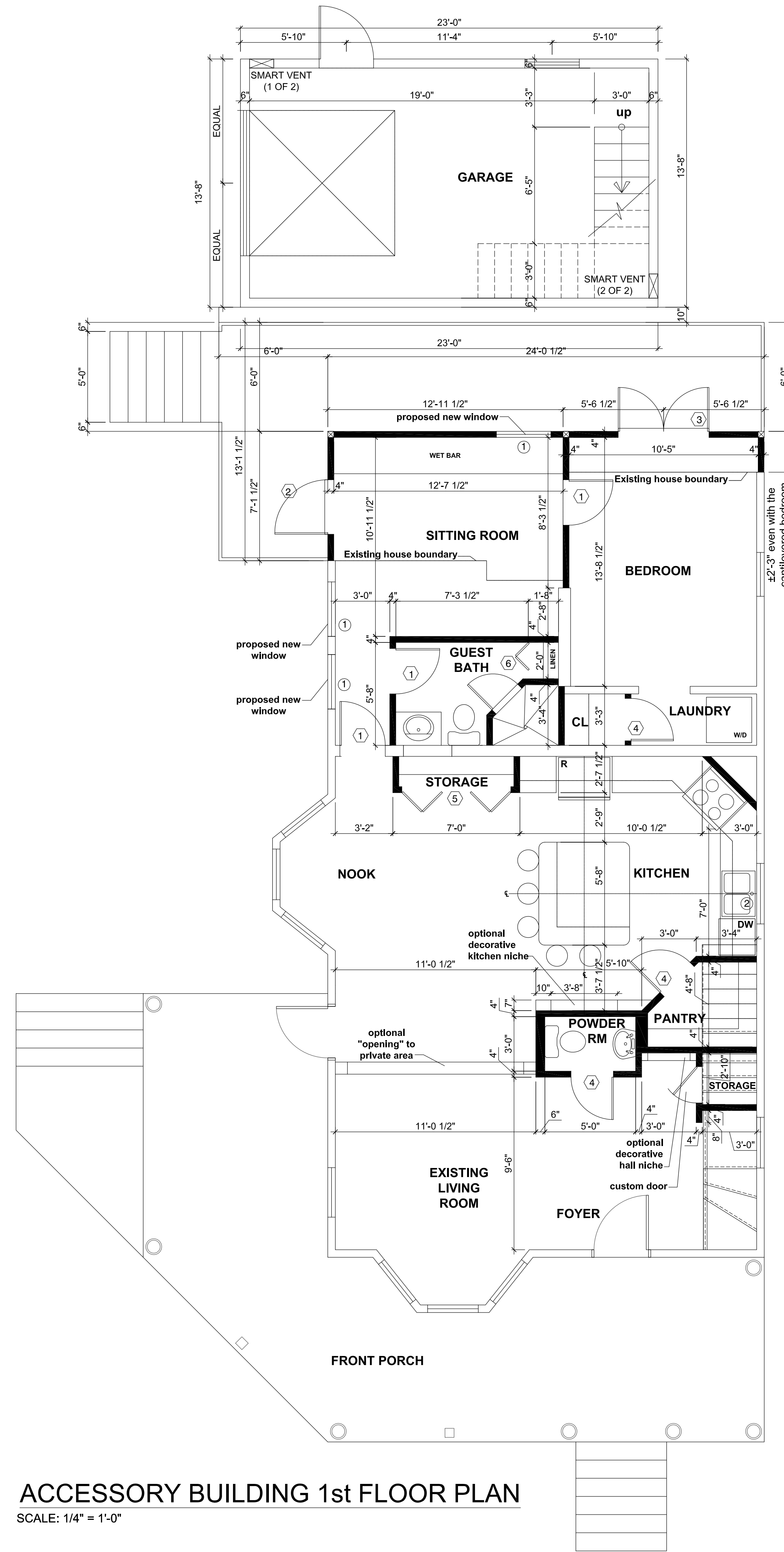
FRONT & RIGHT SIDE ELEVATION PROPOSED ROOF DECK	
DATE: 2025-05-07	SCALE: AS SHOWN
DRAWN BY: JOHN ROBERT BARNES	DATE: 2025-05-07
CHECKED BY: PETER JANKER	DATE: 2025-05-07
PROJECT: 1301 WHITEHEAD STREET COMPLIANCE	PROJECT NUMBER: 2025-019
CLIENT: PETER JANKER	PROJECT LOCATION: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
PROJECT NUMBER: 2025-019	PROJECT DATE: 2025-05-07
DRAWING NUMBER: A3.1 LEFT & REAR ELEVATIONS PRELIMINARY	PROJECT STATUS: PRELIMINARY
PROJECT LOCATION: 1301 WHITEHEAD STREET, KEY WEST, FL 33040	PROJECT DATE: 2025-05-07

A3.2

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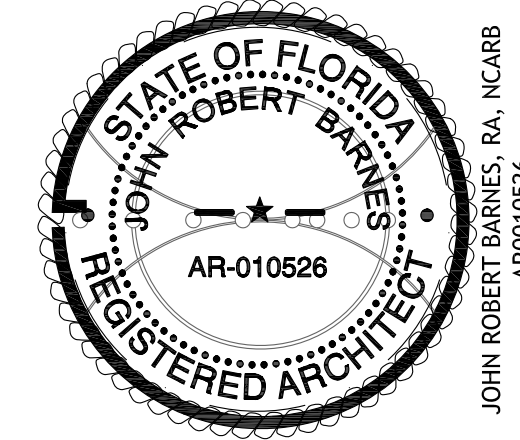
ACCESSORY BUILDING 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

**1301 WHITEHEAD STREET
COMPLIANCE**

PROJECT NO: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
CONTACT INFO: PETER JANKNER EMAIL: PJANKNER@YAHOO.COM

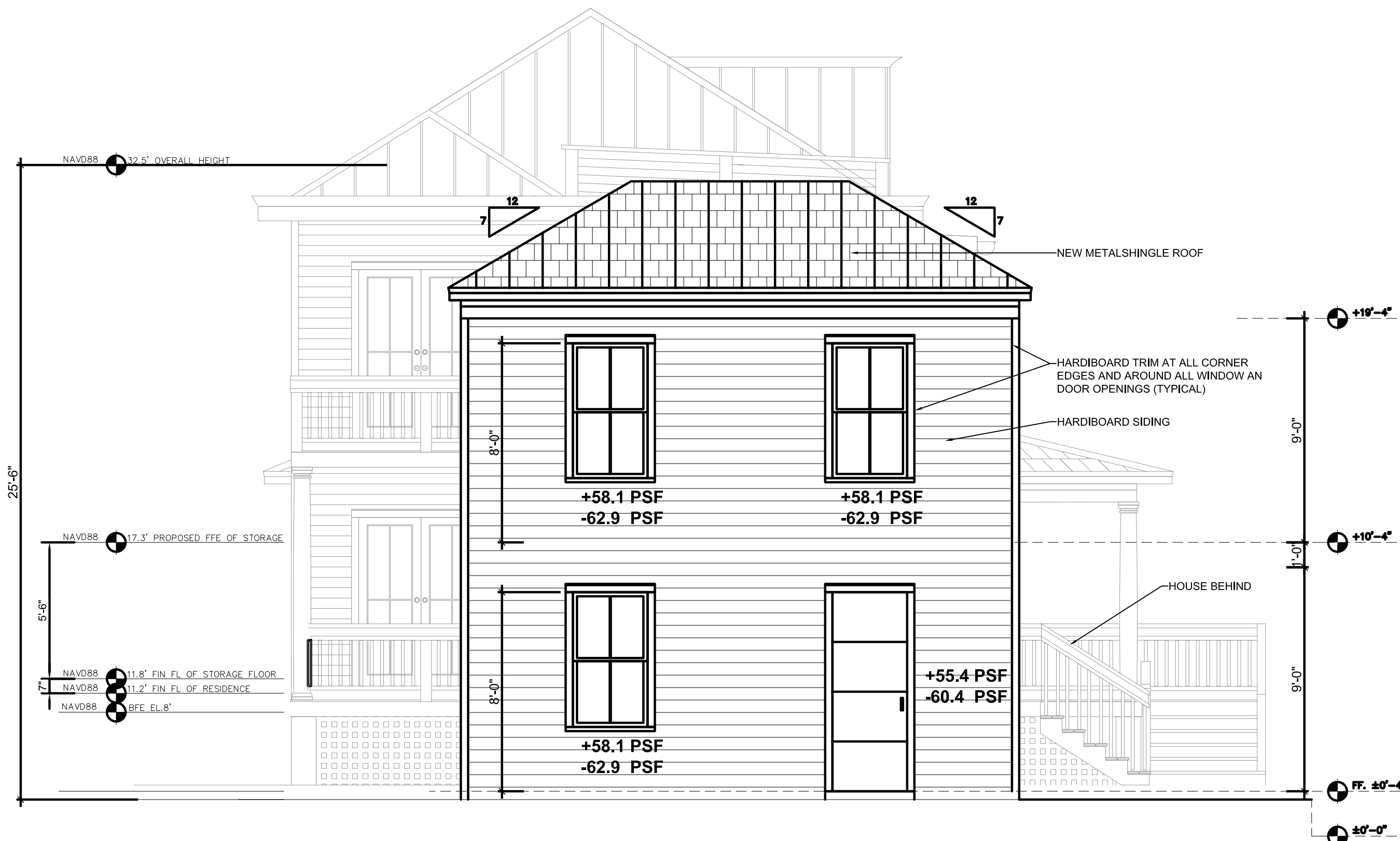


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HOMESTEAD, FLORIDA 33030
(305) 247-6150
WWW.ROBERTBARNESASSOCIATES.COM

DATE	DESCRIPTION	REVISIONS MARK

ACCESSORY BUILDING FLOOR PLANS
DRAWING NUMBER: **A4.1**

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Proposed Northeast Elevation

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



Proposed Southeast Elevation

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

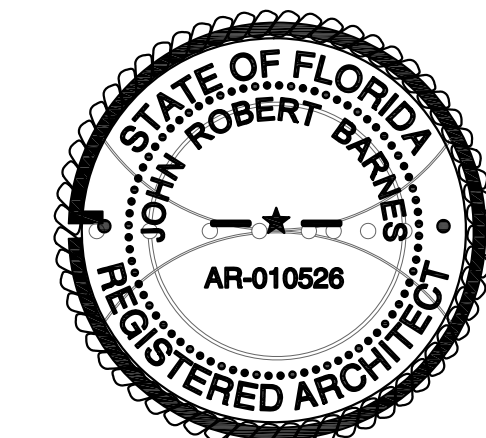
REVISIONS	MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE

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

PROJECT ARCHITECT: PETER JANKER EMAIL: P.JANKER@YAHOO.COM

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KEY WEST, FL 33040
HOME: 305.247.4198
OFFICE: 305.853.0088
ROBERT.BARNES@ASSOCIATES.COM

DRAWING TITLE	DRAWING NUMBER
GARAGE & STORAGE NE & SE ELEVATIONS	A4.3

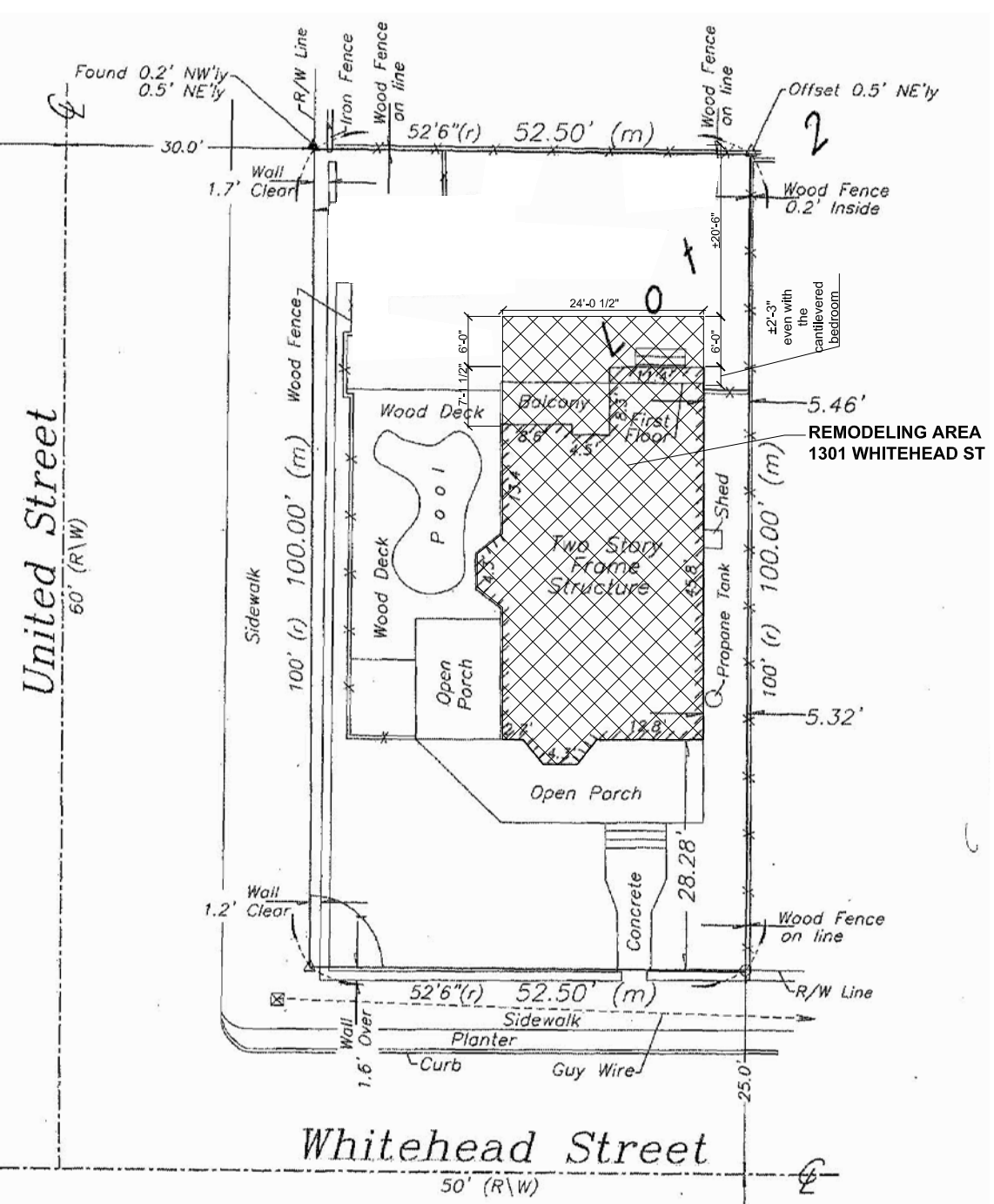
DATE	SCALE	PROJECT NUMBER	DESIGNED BY	DRAWN BY	DATE
APRIL 2025	AS SHOWN	2025-019	JRB	JRB	5/7/25 (1:09PM)

DATE	SCALE	PROJECT NUMBER	DESIGNED BY	DRAWN BY	DATE
APRIL 2025	AS SHOWN	2025-019	JRB	JRB	5/7/25 (1:09PM)

DATE: May 21, 2025
TIME: 8:48 AM

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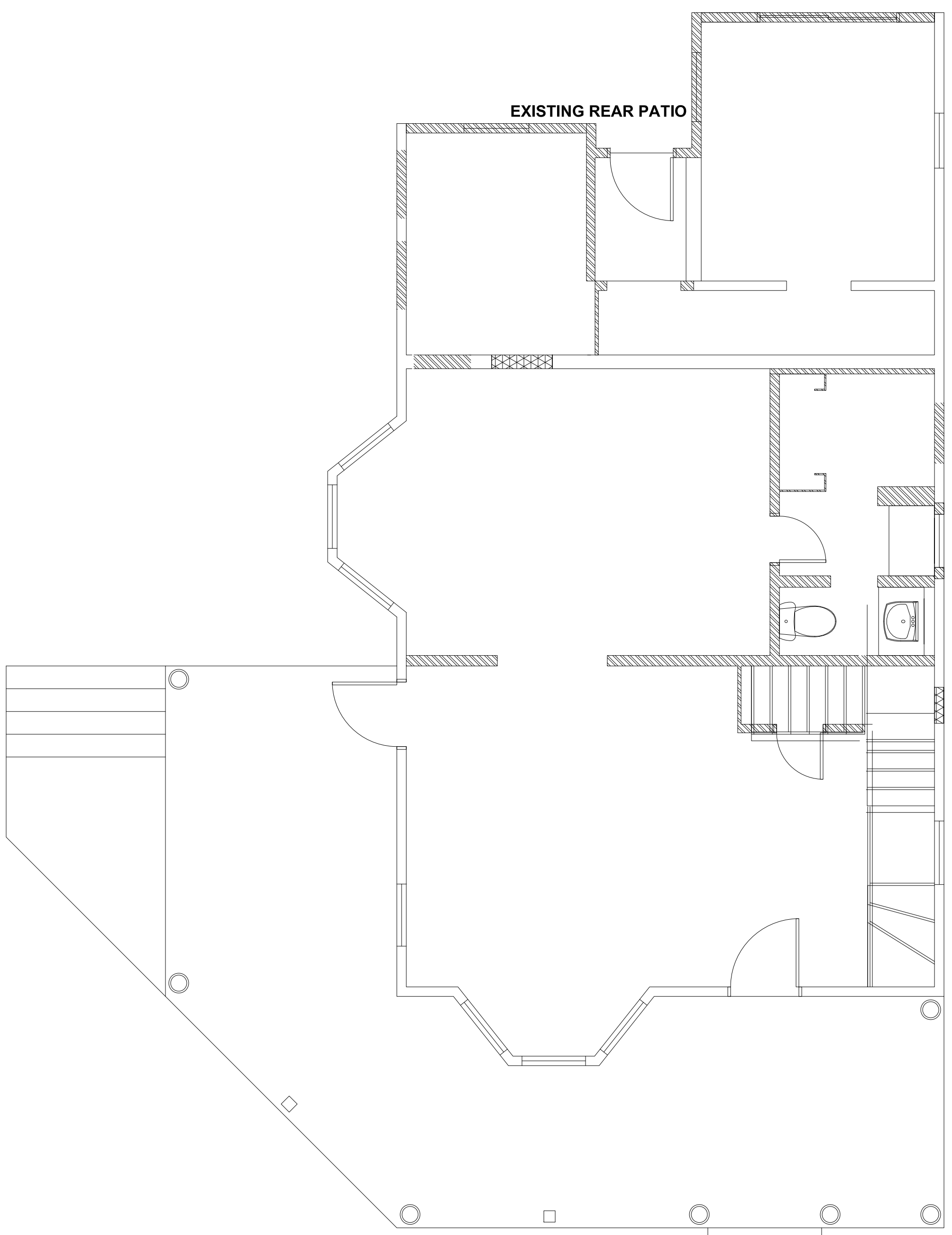
PREVIOUS APPROVED PLANS JUNE 2025



PLOT PLAN (NOT A SURVEY)

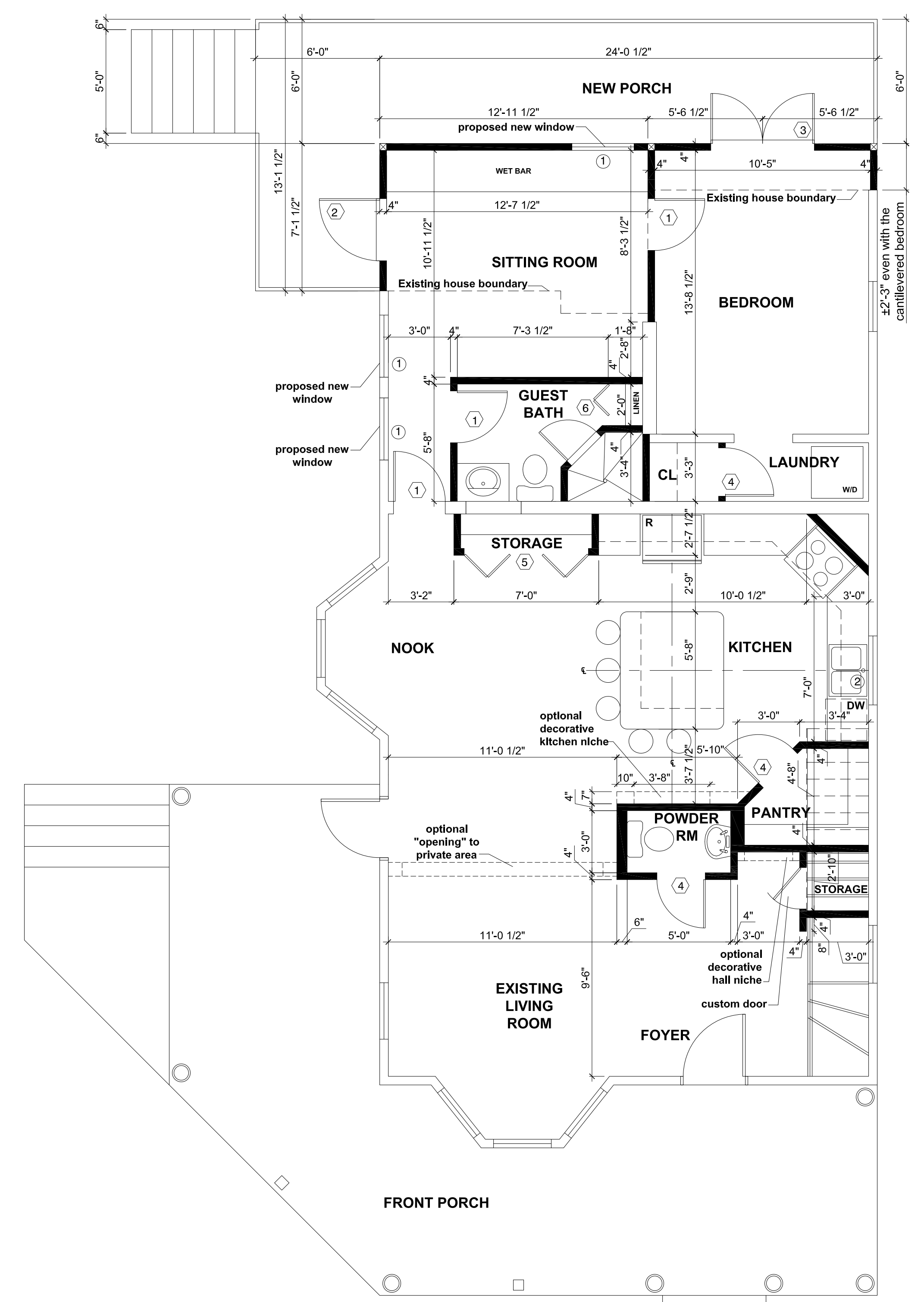
SCALE: 1" = 20'-0"
 THIS PLAN TO SHOW THE AREA OF WORK ONLY

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



EXISTING/DEMO 1st FLOOR PLAN

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

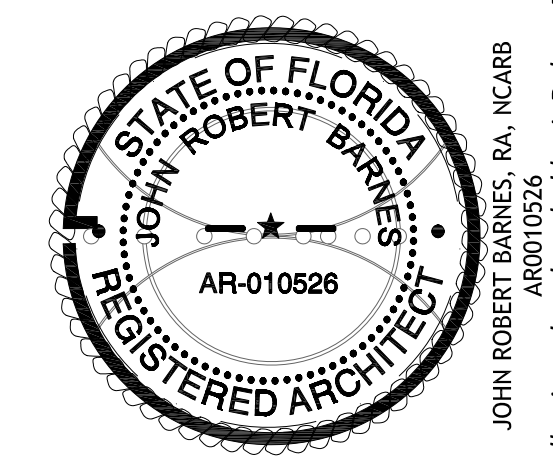


PROPOSED 1st FLOOR PLAN

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

REVISIONS	MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE
 PROJECT NUMBER: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
 PROJECT OWNER: PETER JANKER EMAIL: PSJANKER@YAHOO.COM
 ARCHITECT: JOHN ROBERT BARNES, REGISTERED ARCHITECT, AR-010526
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 FORT MYERS, FL 33901
 (888) 447-6150
 (239) 933-0008
 WWW.RBANDASSOCIATES.COM

EXISTING AND PROPOSED FIRST FLOOR PLANS	
DATE PREPARED: MAY 2025	PROJECT NUMBER: JRB
DRAWN BY: JOHN ROBERT BARNES	DRAWING NUMBER: A1.0
CHECKED BY: JRB	SCALE: AS SHOWN
DATE PLOTTED: 5/23/25 4:58PM	PROJECT LOCATION: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
DATE PLOTTED: 5/23/25 4:58PM	PROJECT NUMBER: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
DATE PLOTTED: 5/23/25 4:58PM	PROJECT LOCATION: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
DATE PLOTTED: 5/23/25 4:58PM	PROJECT NUMBER: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
DATE PLOTTED: 5/23/25 4:58PM	PROJECT LOCATION: 1301 WHITEHEAD STREET, KEY WEST, FL 33040

A1.0

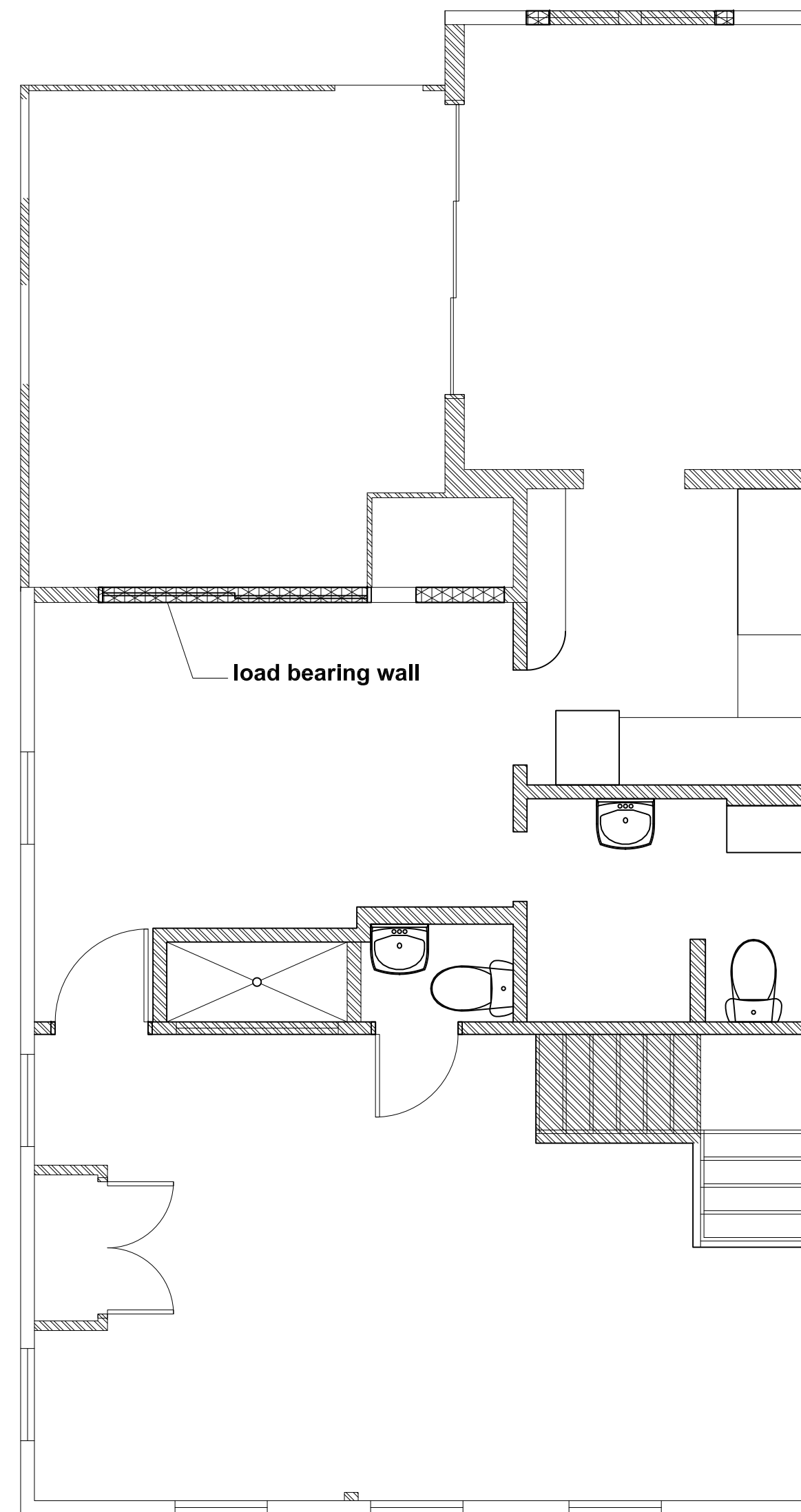
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WINDOW SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
①	2'6" x 5'3"	SINGLE HUNG	SERIES SH7700A ALUMINUM SINGLE HUNG WINDOWS LMI BY PGT NOA 23-0707.10 EXP = 08-23-28 DESIGN PRESSURES +65 PSF and -80 PSF
②	3'0" x 3'4"	SINGLE HUNG	

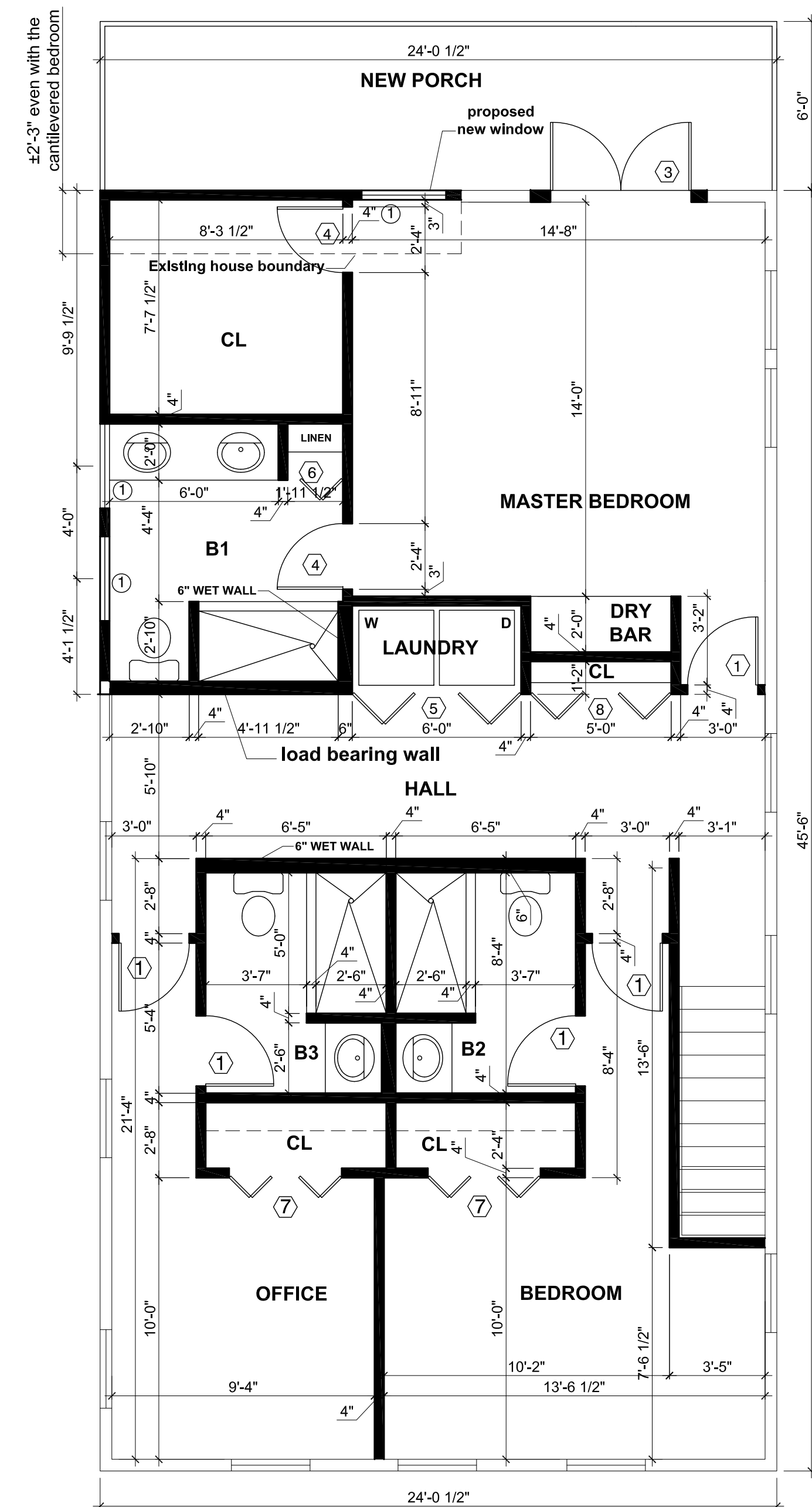
DOOR SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
①	2'6" x 6'8"	WOOD SWING DOOR	SERIES EWD OUTSWING OPAQUE WOOD DOOR- L.M. LARGE AND SMALL MISSILE IMPACT BY EXCLUSIVE WOOD DOORS INC. NOA 23-1024.04 EXP = 08-11-26 DESIGN PRESSURES +70 PSF and -70 PSF
②	3'0" x 6'8"	WOOD PANEL DOOR	
③	5'0" x 6'8"	DOUBLE 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



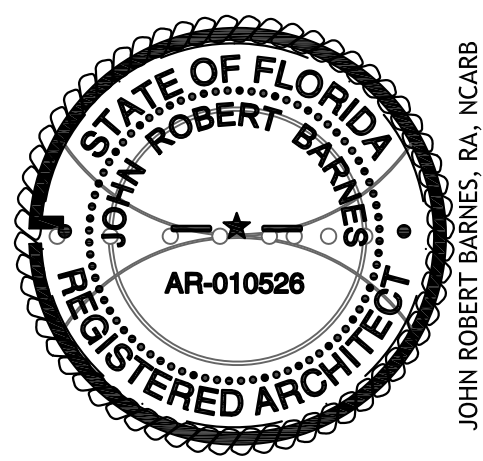
EXISTING/DEMO 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

REVISIONS	MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE
PROJECT FINDER
FOR RECORDS
1301 WHITEHEAD STREET, KEY WEST, FL 33040
PETER JANKER EMAIL: PSJANKER@YAHOO.COM
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ROBERTBARNESASSOCIATES.COM

EXISTING AND PROPOSED SECOND FLOOR PLANS	
DATE: 05/23/2025	SCALE: AS SHOWN
PROJECT NUMBER: 1301WHITEHEAD-018-PLANS-FEB2025-FOREING.DWG	DATE PLOTTED: 5/23/25 (5:28PM)
DRAWN BY: JRB	CHECKED BY: JRB
PROJECT FINDER: JRB	DATE PLOTTED: 5/23/25 (5:28PM)
DATE: 05/23/2025	SCALE: AS SHOWN
PROJECT NUMBER: 1301WHITEHEAD-018-PLANS-FEB2025-FOREING.DWG	DATE PLOTTED: 5/23/25 (5:28PM)
DRAWN BY: JRB	CHECKED BY: JRB
PROJECT FINDER: JRB	DATE PLOTTED: 5/23/25 (5:28PM)

A2.0

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Existing Front Elevation

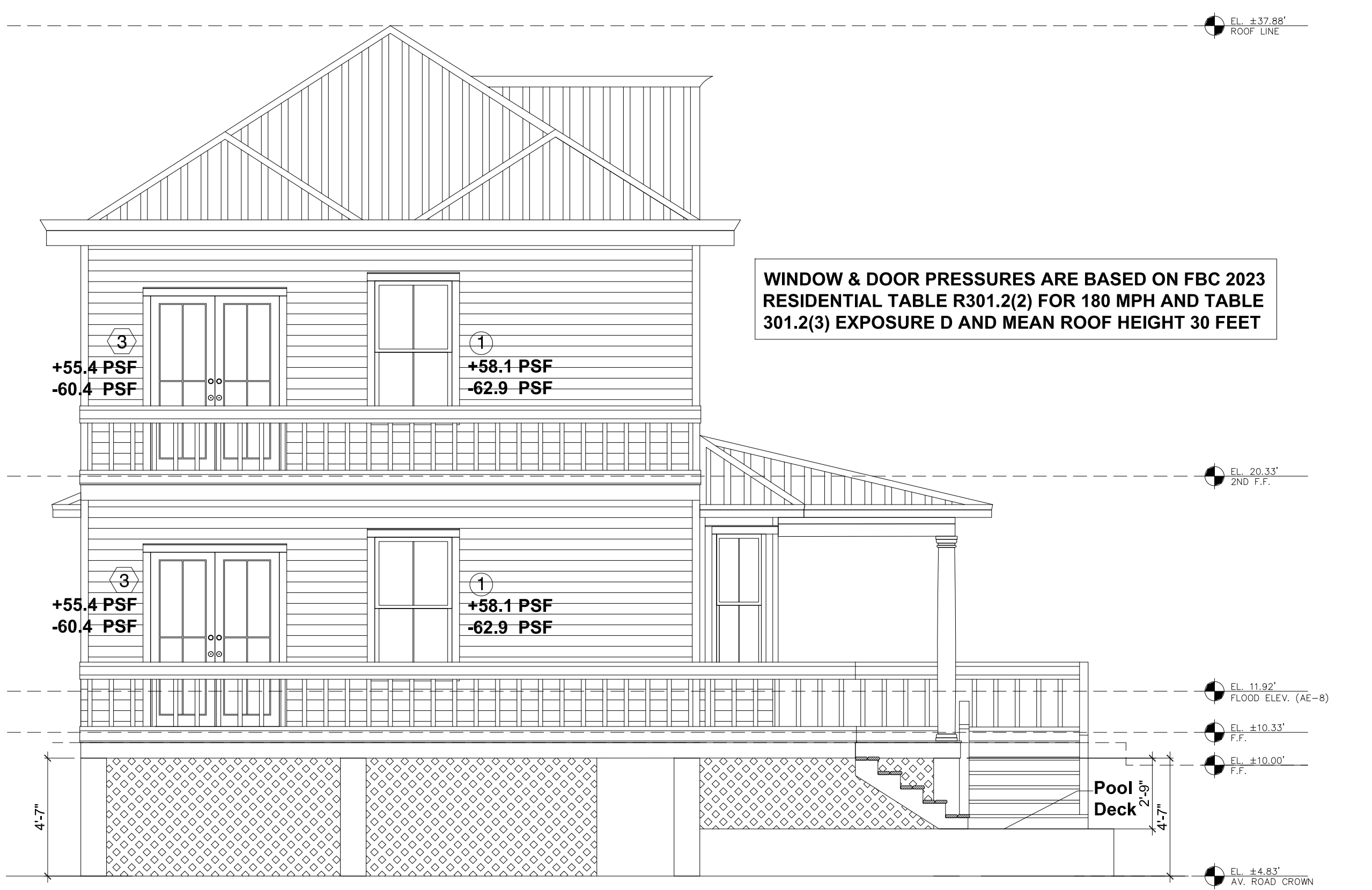


Proposed Front Elevation

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



Existing Rear Elevation



Proposed Rear Elevation

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

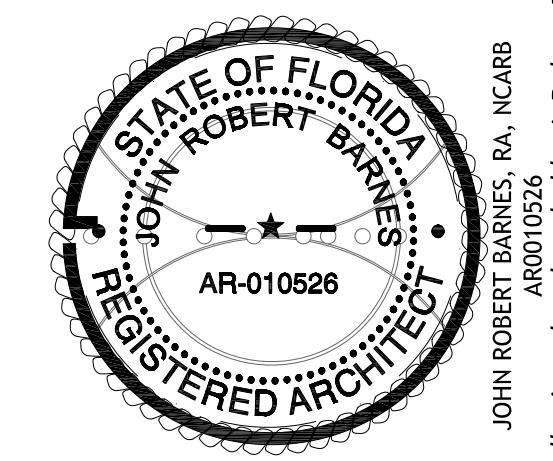
REVISIONS	MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE

PROJECT OWNER
1301 WHITEHEAD STREET, KEY WEST, FL 33040

ARCHITECT
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

EXISTING AND PROPOSED FRONT & REAR ELEVATIONS		PROJECT NUMBER	DATE DRAWN	SCALE	DATE CHECKED	PROJECT DATE	PROJECT NAME
		JRB	5/23/2025	AS SHOWN	JRB	5/23/2025	1301 WHITEHEAD ST COMPLIANCE
		JRB	5/23/2025	AS SHOWN	JRB	5/23/2025	1301 WHITEHEAD ST COMPLIANCE
		JRB	5/23/2025	AS SHOWN	JRB	5/23/2025	1301 WHITEHEAD ST COMPLIANCE

A3.0

DATE PLOTTED: May 23, 2025
PLOT TIME: 5:04 PM

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Existing Right Side Elevation



Proposed Right Side Elevation

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

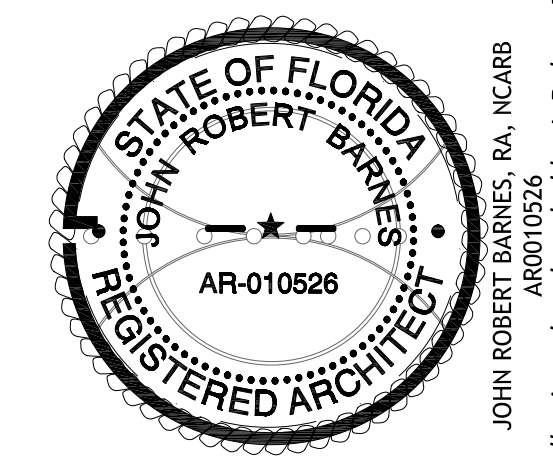
REVISIONS	MARK	DESCRIPTION	DATE

PROJECT / OWNER
1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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EXISTING AND PROPOSED RIGHT SIDE ELEVATION		PROJECT / OWNER	
DATE CHANGED	SCALE SHOWN	DRAWN BY	LAST VALID BY
May 23, 2025	JRB	JRB	5/23/25 4:58PM
PROJECT NUMBER	PROJECT NAME	DATE SUBMITTED	PROJECT TYPE
1301WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG	1301 WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG	5/23/25 4:58PM	COMPLIANCE
DATE ISSUED	DATE APPROVED	PROJECT DATE	PROJECT TIME
5/23/25 4:58PM	5/23/25 4:58PM	May 23, 2025	5:05 PM

DRAWING NUMBER
A4.0

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Existing Left Side (United St.) Elevation



Proposed Left Side (United St.) Elevation

REVISIONS	MARK	DESCRIPTION	DATE

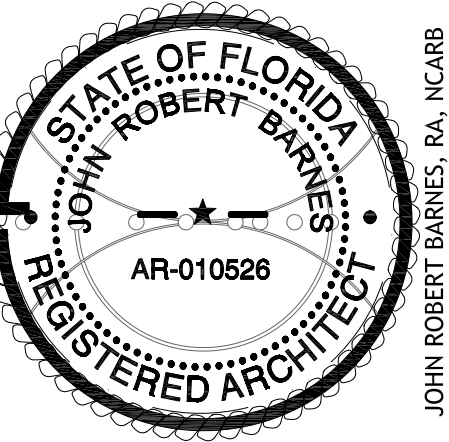
1301 WHITEHEAD STREET COMPLIANCE

PROJECT OWNER
1301 WHITEHEAD STREET, KEY WEST, FL 33040

FOR ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: P.JANKER@YAHOO.COM

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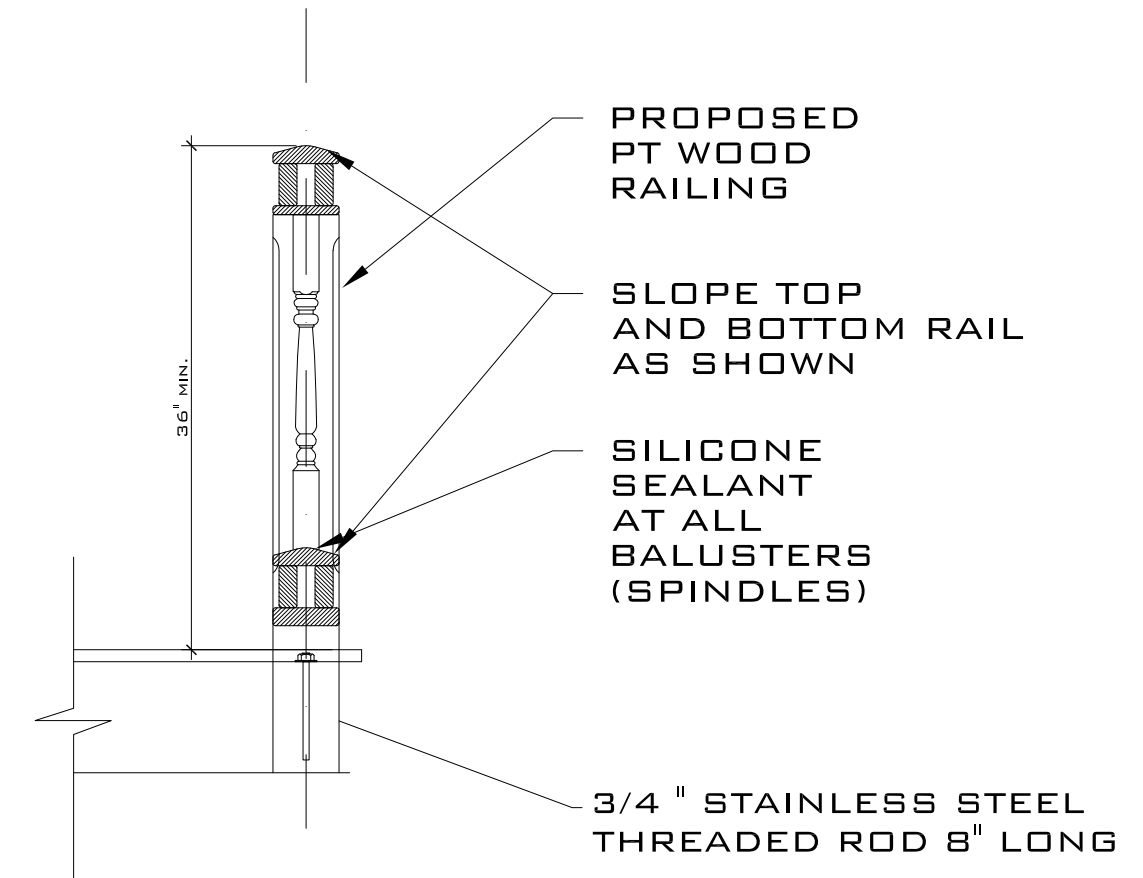


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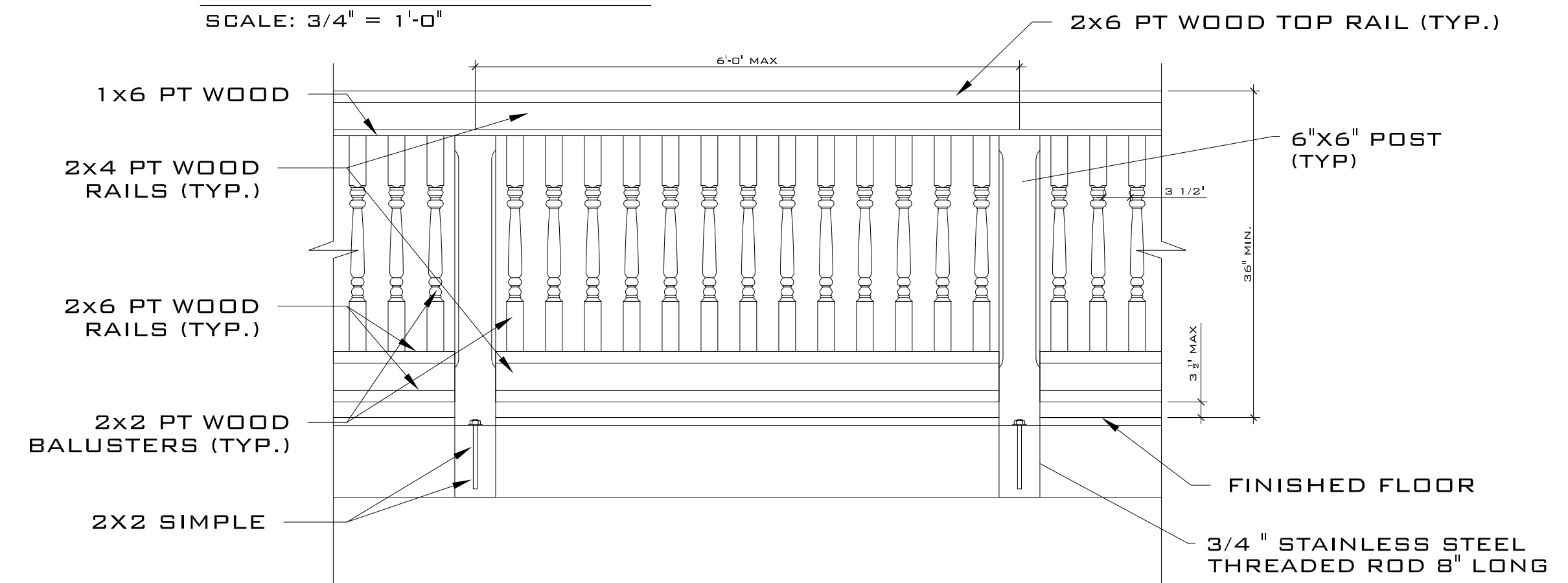
EXISTING AND PROPOSED LEFT SIDE ELEVATION		PROJECT INFORMATION		DATE	
DATE CHANGED	PROJECT NUMBER	SCALE	DATE SHOWN	DATE	PROJECT NAME
05/23/2025	1301 WHITEHEAD-018-PLANS-FEB2025-FOREING.DWG	AS SHOWN	JRB	5/23/25 (4:58PM)	1301 WHITEHEAD STREET COMPLIANCE
DRAWN BY	CHECKED BY	DATE	DATE	DATE	DATE
JOHN ROBERT BARNES	JRB	5/23/25	5/23/25	5/23/25	5/23/25
DATE	DATE	DATE	DATE	DATE	DATE
05/23/25	05/23/25	05/23/25	05/23/25	05/23/25	05/23/25

A5.0

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TYPICAL WOOD RAILING SECTION
SCALE: 3/4" = 1'-0"



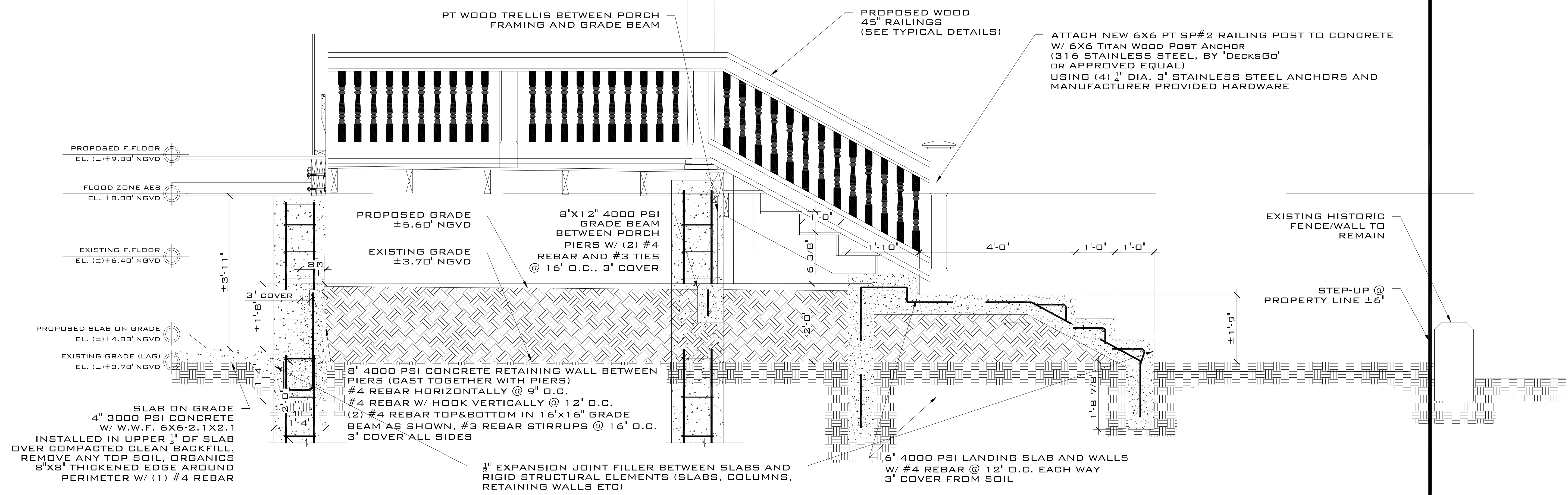
TYPICAL WOOD RAILING
SCALE: 3/4" = 1'-0"



DETAIL - RAILING ATTACHED TO COLUMNS

N.T.S.

PROPERTY LINE R-O-W



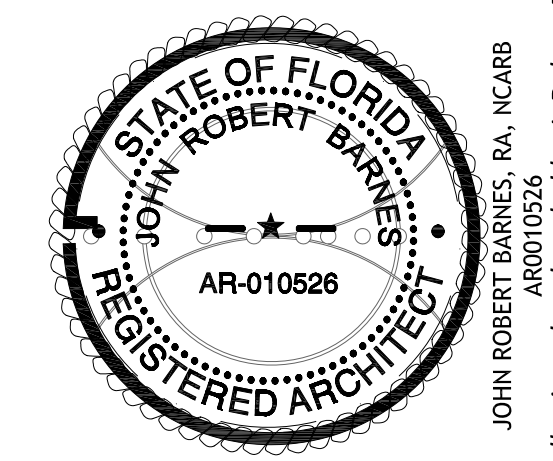
SECTION 1-1
SCALE: 3/4" = 1'-0"

REVISIONS	MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE

PROJECT NUMBER: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
FOR ADDRESS: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
CONTACT INFO: PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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ARCHITECTURE AND PLANNING
221 NORTH BREVARD AVENUE
FORT MYERS, FL 33901
TEL: (813) 938-0088
PROJECT NUMBER: 1301 WHITEHEAD STREET, KEY WEST, FL 33040
PROJECT DATE: MAY 23, 2025

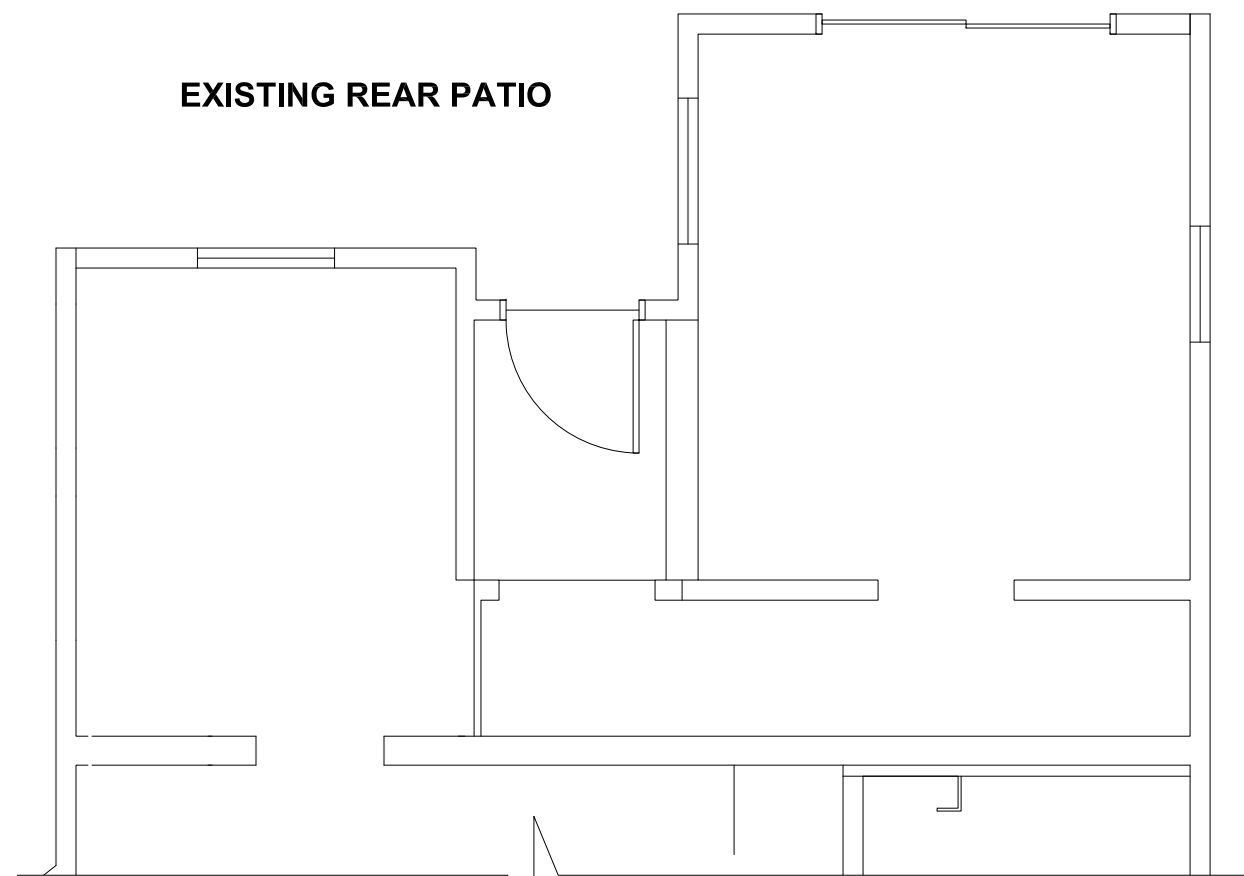
DRAWING TITLE		PROJECT NUMBER		DATE	
RAILING DETAILS		1301 WHITEHEAD STREET, KEY WEST, FL 33040		MAY 23, 2025	
DATE ISSUED	PROJECT NUMBER	SCALE	DRAWN BY	CHECKED BY	DATE PLOTTED
MAY 23, 2025	1301 WHITEHEAD STREET, KEY WEST, FL 33040	AS SHOWN	JOHN ROBERT BARNES	JOHN ROBERT BARNES	5/23/25 (4:58PM)
PROJECT LOCATION			PROJECT DATE		
1301 WHITEHEAD STREET, KEY WEST, FL 33040			MAY 23, 2025		
DRAWN BY			PLOT DATE		
JOHN ROBERT BARNES			MAY 23, 2025		
CHECKED BY			PLOT TIME		
JOHN ROBERT BARNES			5:07 PM		

A6.0

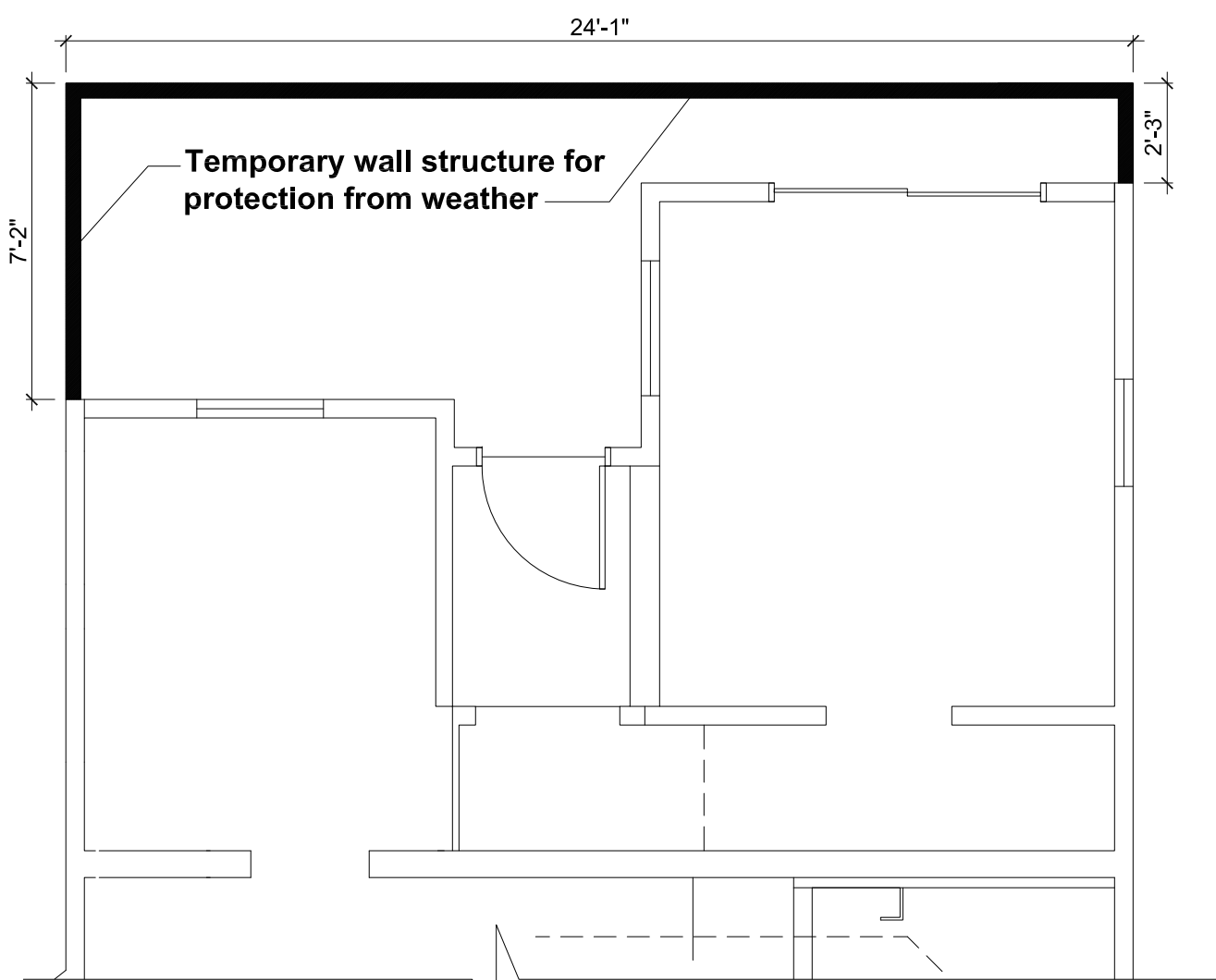
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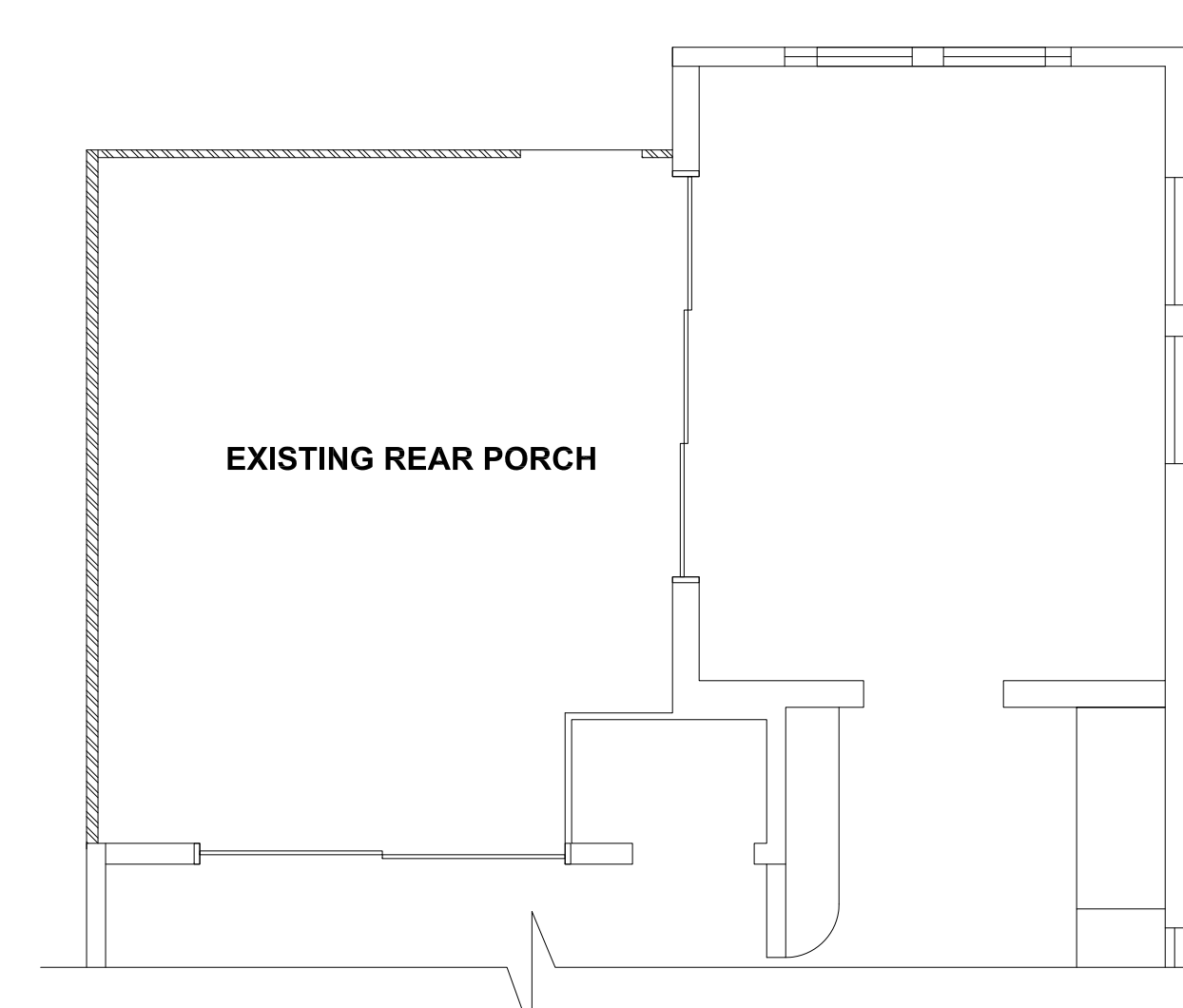
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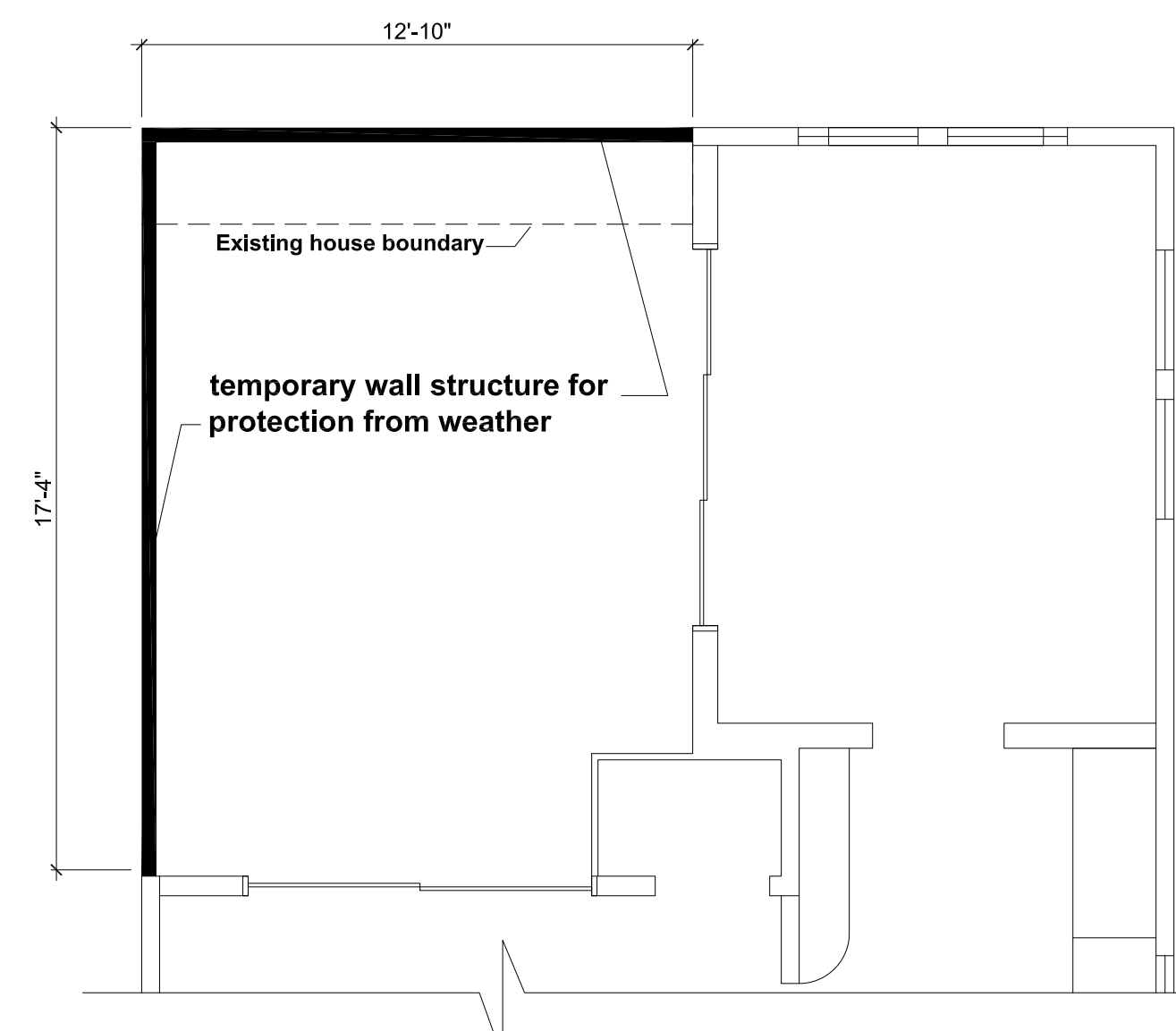
EXISTING 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



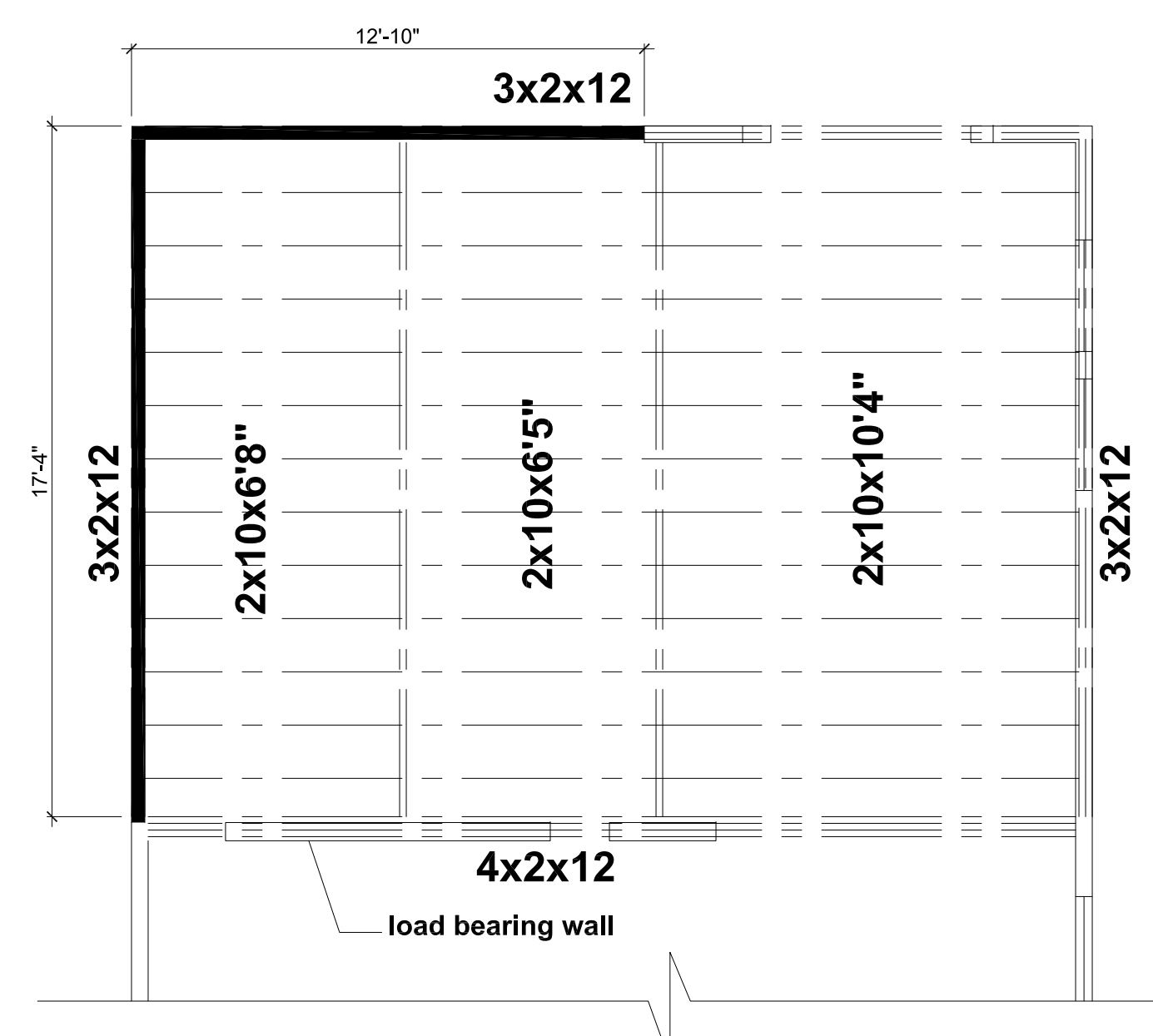
EXISTING/DEMO 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



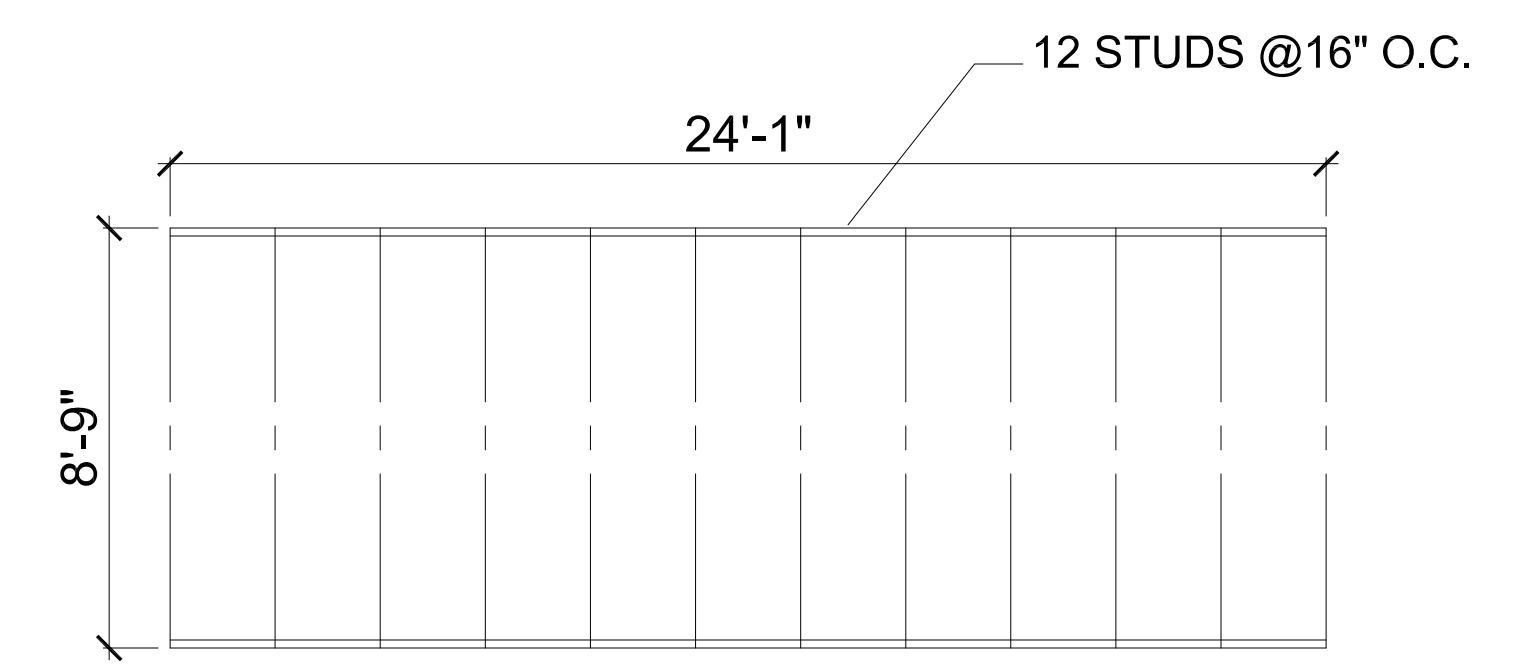
PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

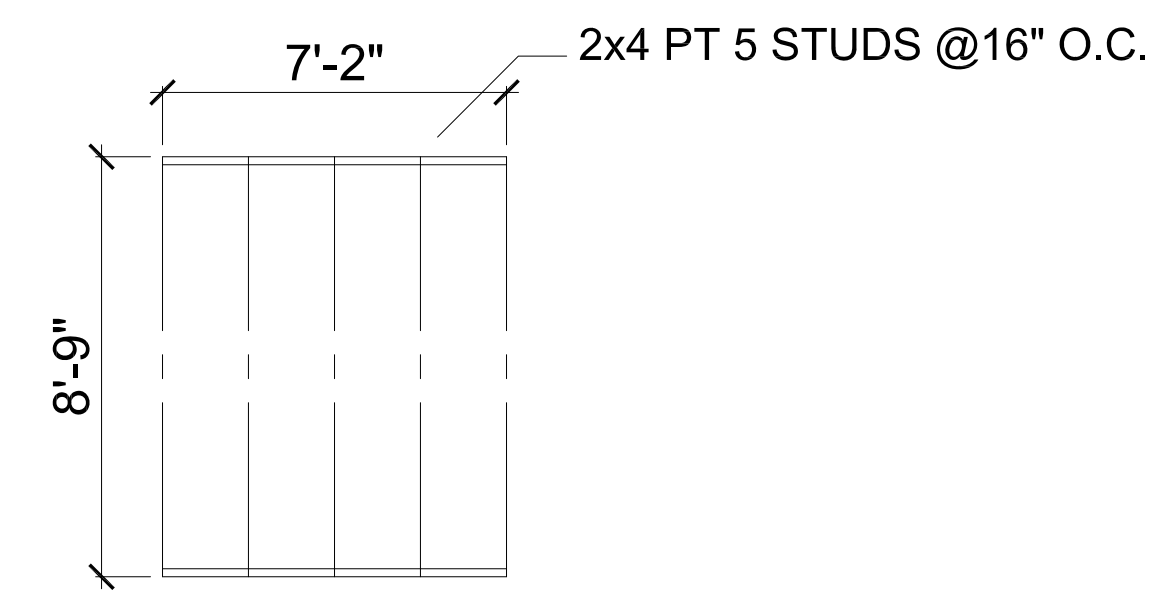
EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



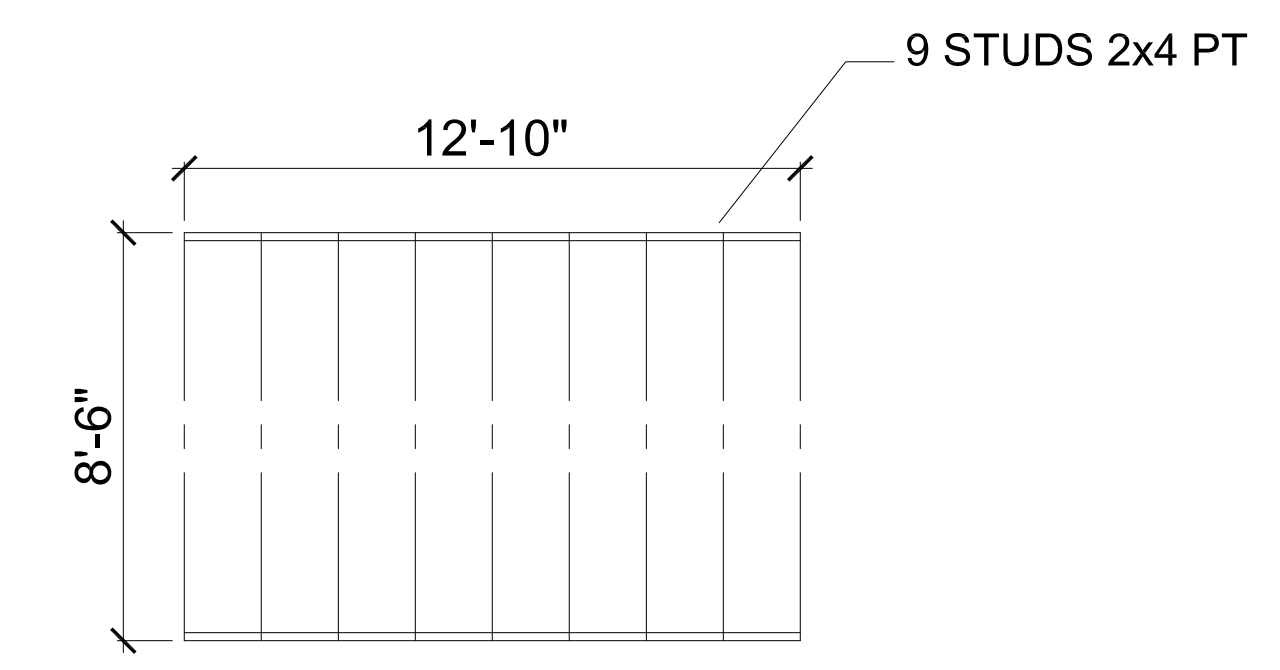
2nd FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



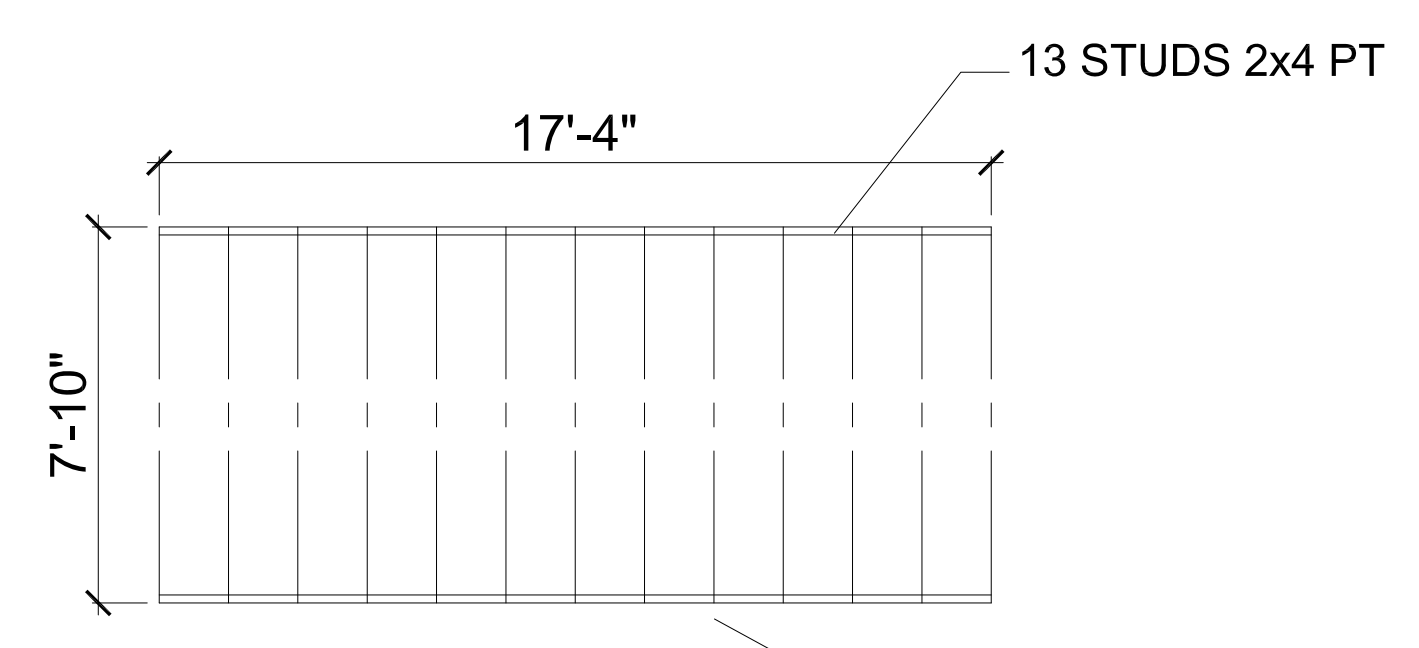
1ST FLOOR EAST WALL



1ST FLOOR NORTH WALL



2ND FLOOR EAST WALL



2ND FLOOR NORTH WALL

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

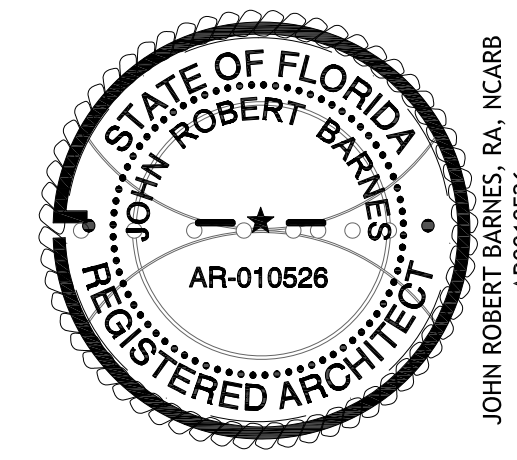
REVISIONS	MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE

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

CONTACT INFO: PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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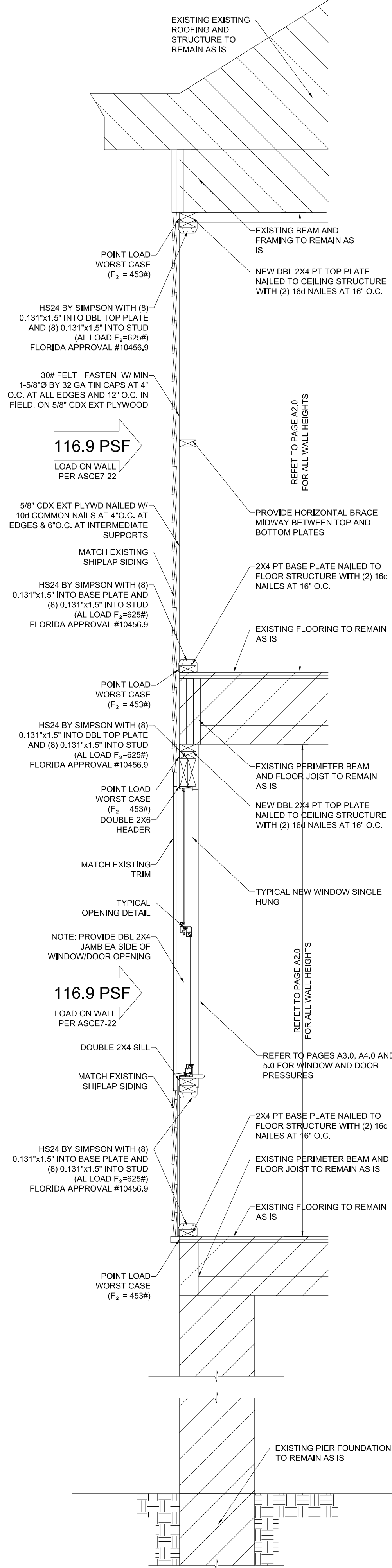
DATE	BY	CHECKED	PROJECT NUMBER	PROJECT MANAGER
APRIL 2025	AS SHOWN	JRB		JRB

REVISIONS: RBA/BOARDER/1301 WHITEHEAD-ENCLOSURE PLANS ELEV & FRAMING/2025
C:\USERS\DMA\DESKTOP\1301 WHITEHEAD STREET COMPLIANCE
PLOT DATE: May 27, 2025 10:02 AM

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 (q_h) = 84.5 psf K_h = 1.139 400.0-# 30.0-#
 (K_d q_h) = 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 GC_{pf} = +/-0.18 **DEAD LOAD = 10 PSF**
 Type of roof = Hip K_d q_h = 80.3 psf **LIVE LOAD = 20 PSF**

Roof Area	GC _{pf} +/- GC _{pf}				Surface Pressure (psf)				User input		
	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	-92.8	-77.2	-77.2	-87.2	-82.2	-77.2
Negative Zone 2	-2.14	-1.44	-1.14	-1.14	-172.1	-116.9	-91.8	-91.8	-91.9	-86.8	-81.8
Negative Zone 3	-2.25	-1.50	-1.18	-1.18	-180.9	-120.7	-94.8	-94.8	-94.9	-89.8	-84.8
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	-169.9	-144.4	-144.4	-144.4	-139.2	-134.2
Overhang Zone 3 @zone 5	-3.47	-2.48	-2.05	-1.80	-278.8	-188.8	-164.4	-164.4	-164.4	-159.2	-154.2

Overhang pressures in the table above assume an internal pressure coefficient (C_{pi}) of 0.0
 Overhang soffit pressure equals adj wall pressure (which includes internal pressure of 14.5 psf)

Wind Loads - Components & Cladding : h ≤ 60'

Base pressure (q_h) = 84.5 psf K_h = 1.139 400.0-# 30.0-#
 (K_d q_h) = 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 GC_{pf} = +/-0.18 **DEAD LOAD = 10 PSF**
 Type of roof = Hip K_d q_h = 80.3 psf **LIVE LOAD = 20 PSF**

Walls Area	GC _{pf} +/- GC _{pf}				Surface Pressure at h				User input		
	10 sf	50 sf	100 sf	500 sf	10 sf	50 sf	100 sf	500 sf	Design	80 sf	200 sf
Negative Zone 4	-1.28	-1.10	-1.05	-0.98	-102.8	-88.9	-84.3	-78.7	-92.5	-86.6	-84.3
Negative Zone 5	-1.58	-1.23	-1.12	-0.98	-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	84.8	60.8	56.3	50.7	84.8	60.8	56.3

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
POSTS:	
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.

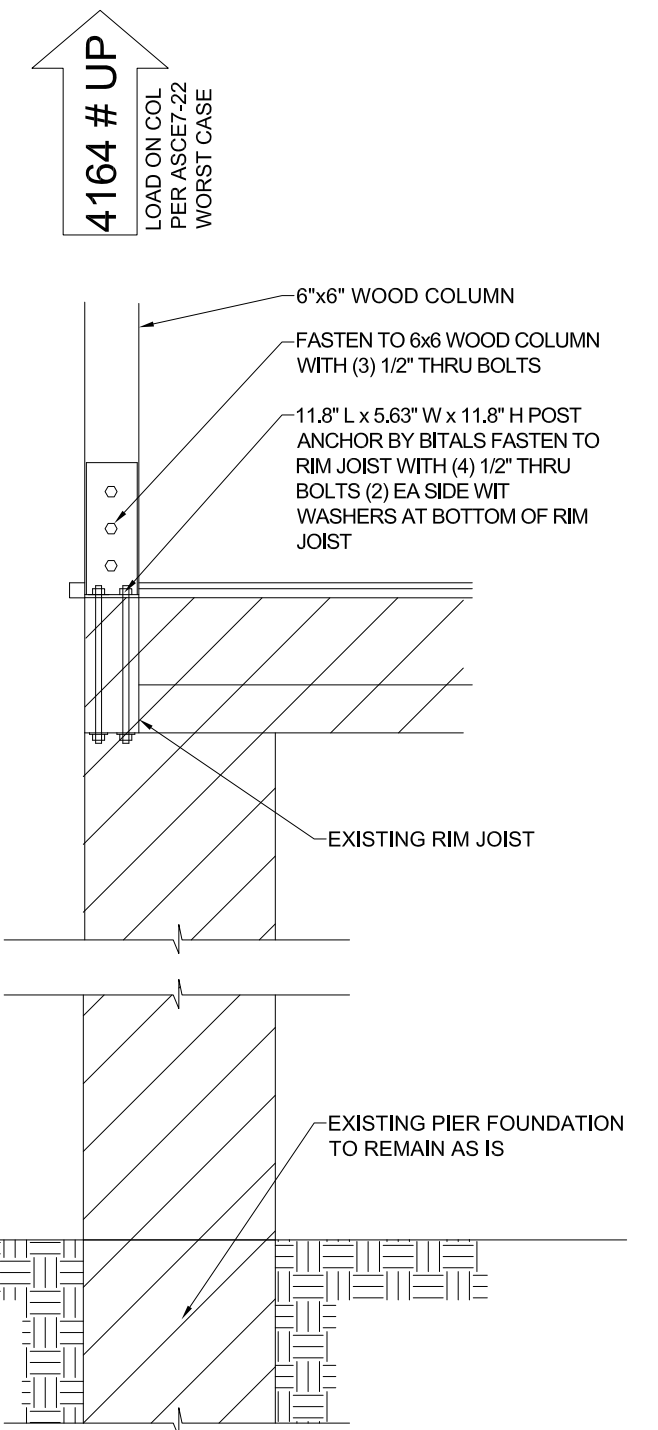
DO NOT NOTCH JOISTS, RAFTERS OR BEAMS. OBTAIN ENGINEER'S OR ARCHITECT'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH SILLS, PLATES, STUDS AND DOUBLE PLATED IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.

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"

1301 WHITEHEAD STREET COMPLIANCE

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

CONTACT INFO: PSJANKER@YAHOO.COM

DATE: _____

REVISIONS:

MARK	DESCRIPTION

STATE OF FLORIDA REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB

AR-010526

ROBERT BARNES & ASSOCIATES ARCHITECTURE AND PLANNING

721 NORTH BROWNE AVENUE HOMESTEAD, FLORIDA 33030

(305) 947-4150

ROBERTBARNESASSOCIATES.COM

WEATHER ENCLOSURE ELEVATIONS & SECTION

DATE: APRIL 2025

DESIGNED BY: ROBERT BARNES

CHECKED BY: ROBERT BARNES

PROJECT NUMBER: AS SHOWN

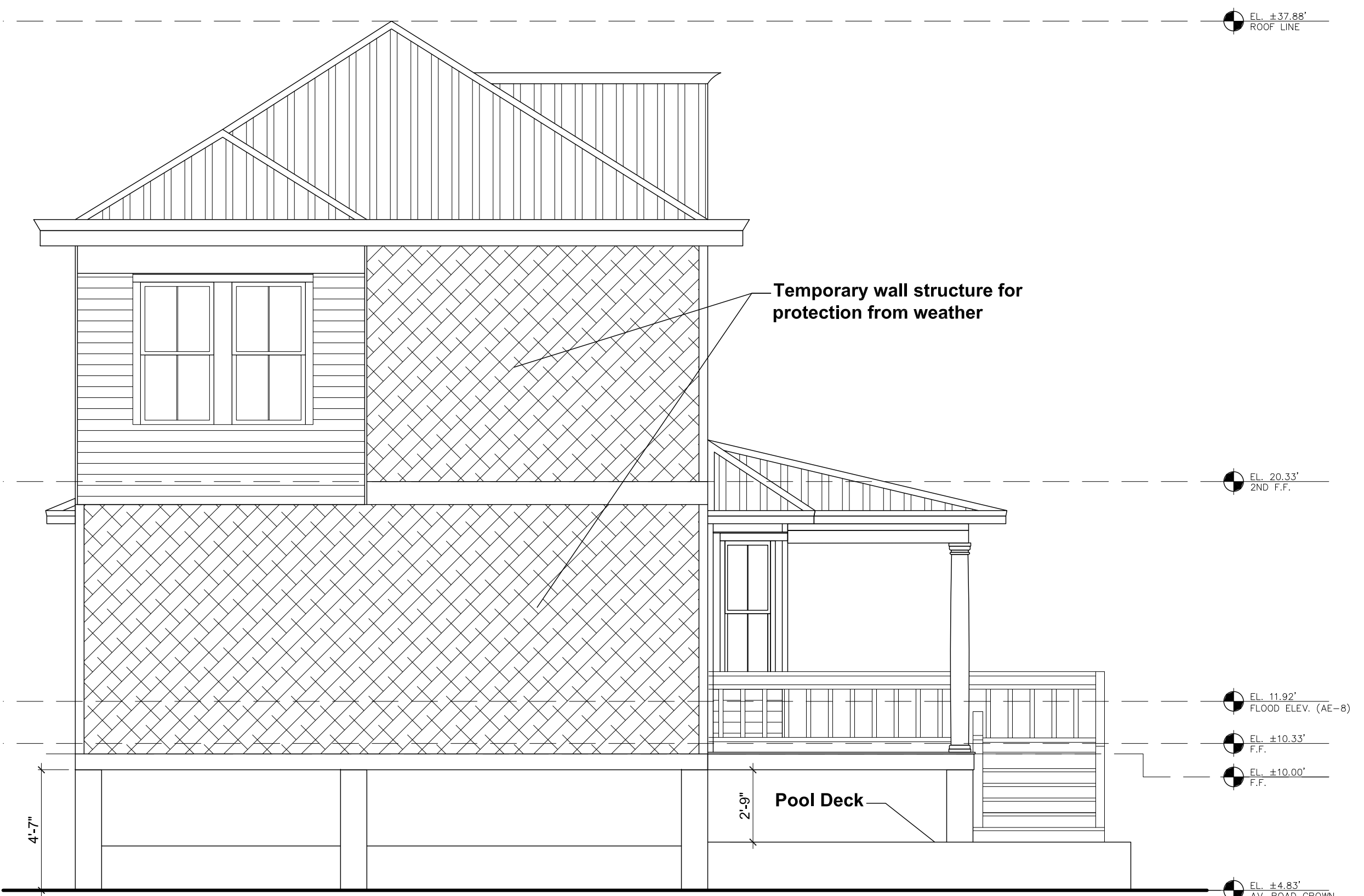
DATE SUBMITTED: APRIL 2025

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

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

DRAWING NUMBER: **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 final and should not be submitted until the signature must be verified on my electronic copies.



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

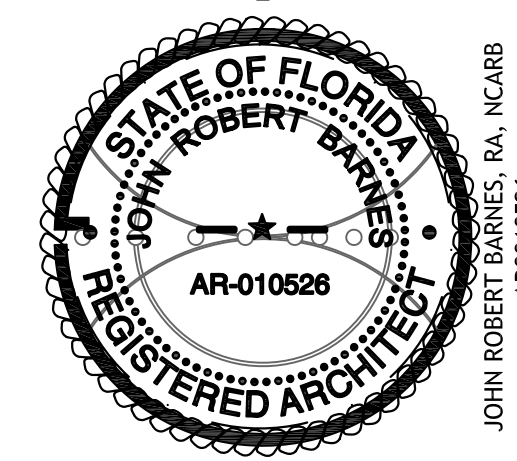
REVISIONS	MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE

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

PROJECT EMAIL: PSJANKER@YAHOO.COM

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 ARCHITECTURE AND PLANNING
 © 2024
 271 NORTH BIRME AVE
 HOMESTEAD, FLORIDA 33090
 (305) 947-6150
 PROJECTS@ROBERTBARNESASSOCIATES.COM
 ROBERTBARNESASSOCIATES.COM

WEATHER ENCLOSURE ELEVATIONS CONTINUED		PROJECT NUMBER: JRB	DATE: MAY 23, 2025
DATE: APRIL 2025	PROJECT NUMBER: AS SHOWN	DATE: MAY 23, 2025	PROJECT NUMBER: JRB
DESIGNED BY: ROBERT BARNES	CHECKED BY: JRB	DATE: MAY 23, 2025	PROJECT NUMBER: JRB
PROJECT: RBBOARDER1301WHITEHEAD-ENCLOSURE PLANS ELEV. WEATHERPROOFING	DATE: MAY 23, 2025	PROJECT NUMBER: JRB	DATE: MAY 23, 2025
PROJECT: CUISERS@DANADESKTOP1301WHITEHEAD STREET COMPLIANCE	DATE: MAY 23, 2025	PROJECT NUMBER: JRB	DATE: MAY 23, 2025
PROJECT: CUISERS@DANADESKTOP1301WHITEHEAD STREET COMPLIANCE	DATE: MAY 23, 2025	PROJECT NUMBER: JRB	DATE: MAY 23, 2025

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 final and cannot be used for construction. The signature must be verified on nva.electronic.com

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., May 26, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY ACCESSORY STRUCTURE, MODIFICATIONS TO MAIN CONTRIBUTING STRUCTURE'S EXISTING HP AND FLAT ROOFS, AND NEW GABLE ROOF OVER THE SIDE ENTRY DOOR. DEMOLITION OF EXISTING ACCESSORY STRUCTURE AND PARTIAL DEMOLITION OF THE MAIN STRUCTURE'S HP AND FLAT ROOFS.

#1301 WHITEHEAD STREET

Applicant – Peter Janker Application #C2026-0024

If you wish to see the application or have any questions, you may visit the Growth Management Division 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.



Public Meeting Notice

The Historic Architecture Review Commission will hold a public meeting on **2:00 pm, May 26, 2026**, at City Hall, 1200 White Street, Fort Worth, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY ACCESSORY STRUCTURE, MODIFICATIONS TO MAIN CONTRIBUTING STRUCTURE'S EXISTING HIP AND FLAT ROOFS, AND NEW GABLE ROOF OVER THE SIDE ENTRY PORCH, DEMOLITION OF EXISTING ACCESSORY STRUCTURE AND PARTIAL DEMOLITION OF THE MAIN STRUCTURE'S HIP AND FLAT ROOFS.

11261 WHITEHEAD STREET
Applicant - Peter Jankov Application # C2604-0024

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1200 White Street, call 800-888-3879 or visit our website at www.cityoffortworth.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL THE FINAL APPROVAL IS OBTAINED.

ANY APPROVALS IS IN ACCORDANCE WITH THE CITY OF FORT WORTH TO COMPLY WITH ALL REQUIREMENTS OF THE HISTORIC ARCHITECTURE ACT (HACA). THE CITY OF FORT WORTH IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS NOTICE.



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Peter Janiker, 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, Key West 33040 on the 15 day of May, 2026.

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 26 May, 2026.

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 2026-0024

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

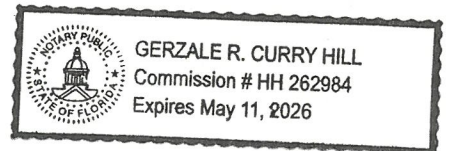
[Signature]
Date: 15 May 2026
Address: 1301 Whitehead St.
City: Key West
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 15 day of May, 2026.

By (Print name of Affiant) Peter Janiker who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Gerzale R. Curry Hill
Notary Public - State of Florida (seal)
My Commission Expires: _____



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 Description KW FILER BOYLE SUB N-476 PT LOT 2 SQR 3 TR 16 OR283-85 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	0x0	1	280 SF	3
RES POOL	1992	1983	0x0	1	180 SF	5
WOOD DECK	1982	1983	0x0	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		

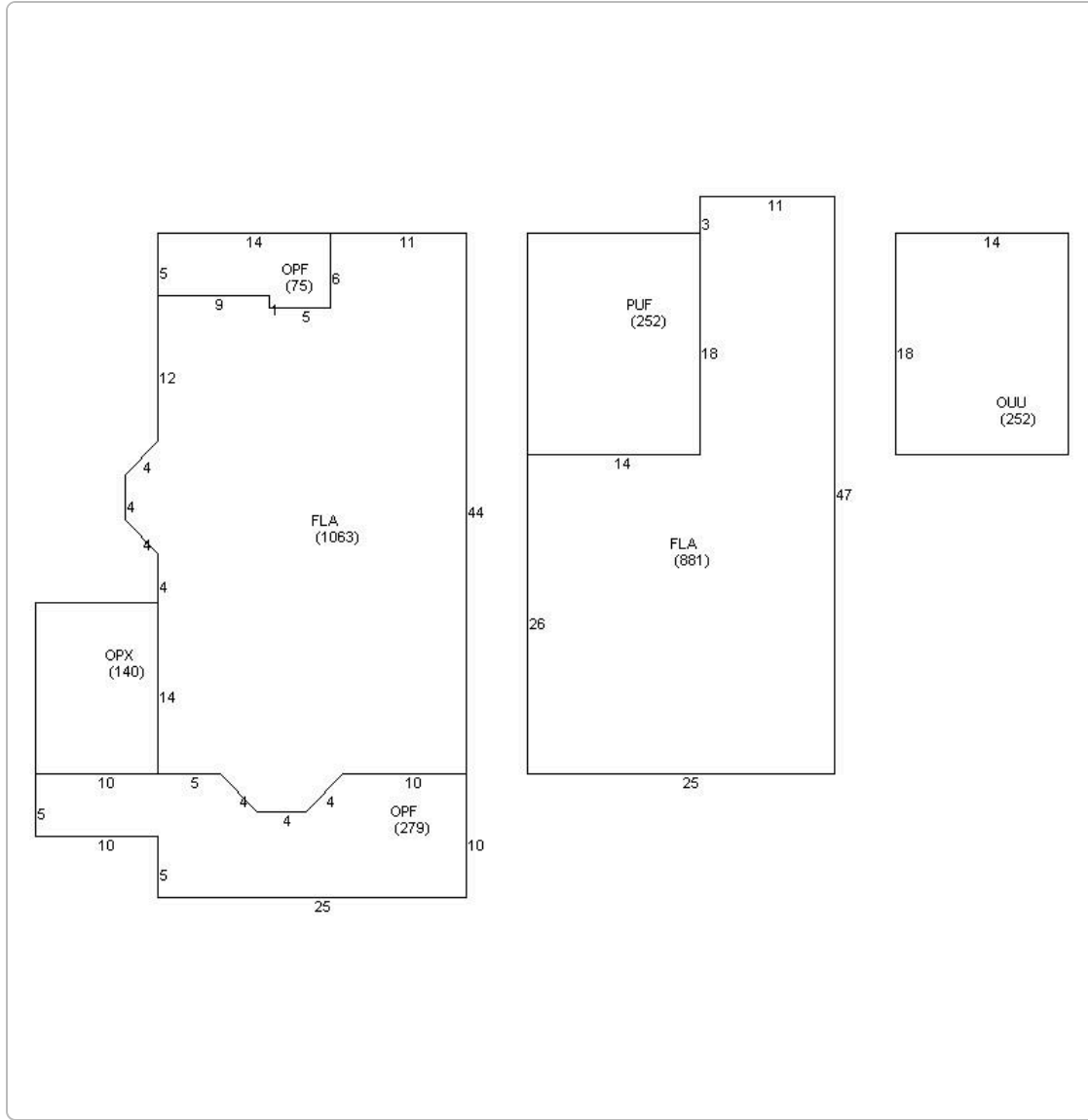
Permits

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

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