



**Historic Architectural Review Commission
Staff Report for Item 3**

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

Description of Work:

Demolition of rear ~~addition~~ walls. ~~Demolition of shed-~~

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. At some point in time, the historic backside porch 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 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.

Ordinance Cited on Review:

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

Staff Analysis

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

Staff considers the two-story southern rear portion of the house to be historic; although not original to the house, it shows in the 1962 Sanborn map and on the 1965 circa photograph. The northern portion of the rear of the house, which has a covered porch on its second floor, is not historic; this addition enclosed a historic porch.

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

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

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

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

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

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

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

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

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

(9) The rear southeast walls of the house cannot yield information important in history. It is a historic part of the house.

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

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

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

It is staff's opinion that the removal of the non-historic northeast rear walls will not jeopardize the historic character of the neighborhood.

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

The northeast rear walls are not historic.

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

The non-historic northeast rear walls do not define any historic character of the site to which is located.

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

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

Consistency with the Ordinance

It is staff's opinion that the Commission can consider the request for demolition of the northeast rear walls since it will not result in the loss of a significant component of the house, as they are not historic. It is staff's opinion that the proposed design, which will obscure historic portions of the house and will drastically change the rear roofline configuration, which will be visible from the street, is not appropriate for the historic house and its surrounding context.

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



Aerial Photograph February 5, 1972



Aerial Photograph March 1994



Aerial Photograph March 12, 1998

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

10-113H-257 & H
 "ELSP"



City of Key West

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

HARC PERMIT NUMBER 17-03-00003		BUILDING PERMIT NUMBER 17-03-00003		INITIAL & DATE	
FLOODPLAIN PERMIT		ZONING		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

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

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

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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

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

Printed name of property owner or licensed contractor. <i>David Pouliot</i>	Signature. <i>[Signature]</i>
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me. <i>[Signature]</i>	
Personally known or produced	as identification.

J. Schell
 02 MAR 2017

Oper: KEYWMC Type: BP Drawer: 1
 Date: 2/23/17 55 Receipt no: 10640
 2017 761
 FT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3101653
 via VISA/MASTERC \$200.00
 Trans date: 2/23/17 Time: 8:13:56

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF OVER TEAR OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

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

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

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

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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

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

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

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

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

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input checked="" type="checkbox"/> TABBLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE: 02/23/16	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
Main building is listed as contributing. Built circa 1912. Guidelines for additions/new construction/out buildings. Secretary of the Interior's Standards. Ordinance for demo ^{non-historic} and historic			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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

1301 WHITEHEAD DEMO. SCOPE OF WORK

1. Front Concrete slab to be removed.
2. Front Wood steps to be removed

3. North East side, water heater to be removed

4. Rear Cistern to be removed
5. Rear North wall and Sliding door, to be removed and relocated
6. Rear North wood Steps to be removed

7. Rear Opening on Wall to be closed
8. Rear Single Door and wall to be removed
9. Rear Wood steps and railing to be removed
10. Rear Wall to be removed and relocated

11. Rear Acc. Structure and roof to be relocated
12. Rear Posts and framing in front of Acc. Structure, to be removed
13. Rear Planters to be removed
14. Rear Concrete slab under Acc. Structure area, to be removed
15. Rear Fence next to Acc. Structure, to be removed
16. Rear Fence and Gate in front of Acc. Structure, to be removed
17. Rear Driveway/Porch Concrete slab to be removed
18. Rear Pool Equipment to be relocated
19. Rear concrete slab under Pool Equipment to be removed

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- ~~15-01-1528~~



15-01-1528

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

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

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

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

Northern Addition is non-contributing & non-historic

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

There are no distinctive characteristics of historical significance.

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

None have occurred.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

None have occurred.

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

None have occurred.

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

This building does not exemplify any of the above

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

This building does not portray any of the above.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

none exist

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

none exist

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

none exist

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



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

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

____ Yes Number of pages and date on plans _____

No Reason Will be provided with Building Permit Application

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

This will not diminish neighborhood character

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

None of the above will be destroyed.

AND

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


None of the above will be destroyed.

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

Structure is not contributing

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

 PROPERTY OWNER'S SIGNATURE.	23 Feb 2017 Peter S. Janker DATE AND PRINT NAME:
--	---

OFFICE USE ONLY

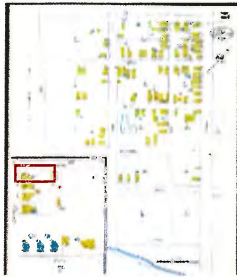
BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____	
<input type="checkbox"/> Not listed Year built _____ Comments _____	
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments

Key West, Monroe County, Florida, 1912

PRINT SEND ADD SHARE

RELATED MAPS DESCRIPTION THUMBNAILS DOWNLOADS MAP IMAGES

THUMBNAIL

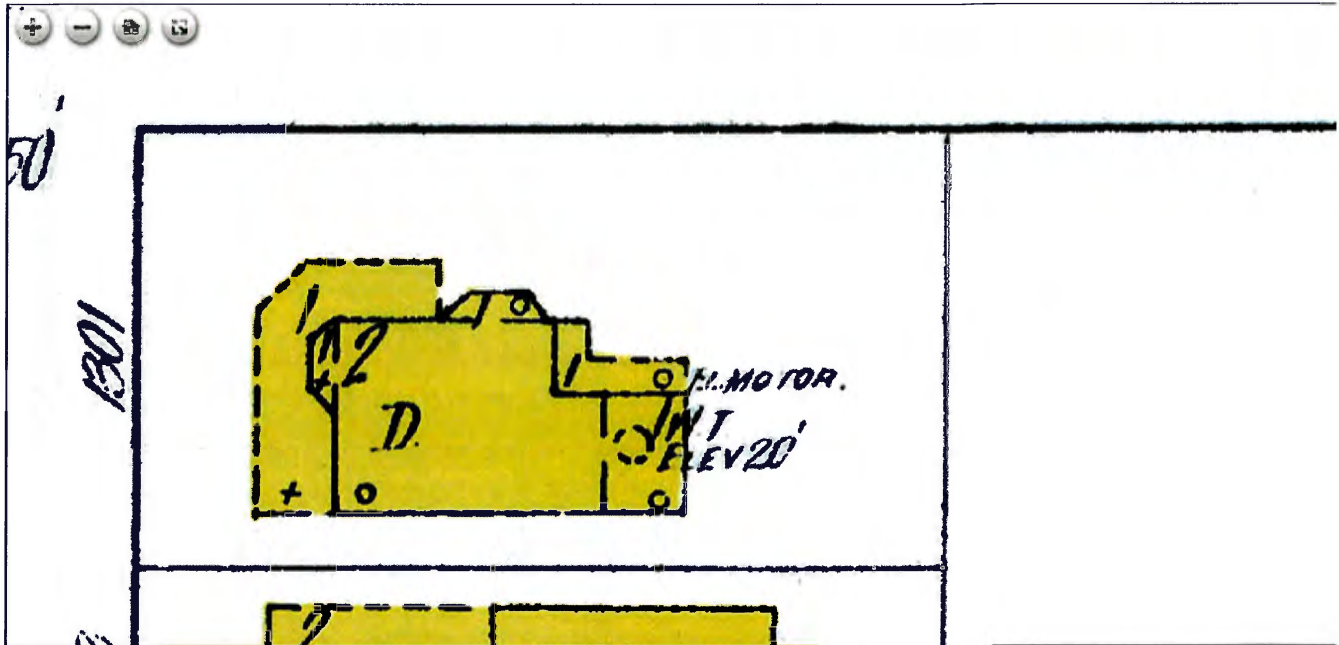


FIRST PREVIOUS

Go To:

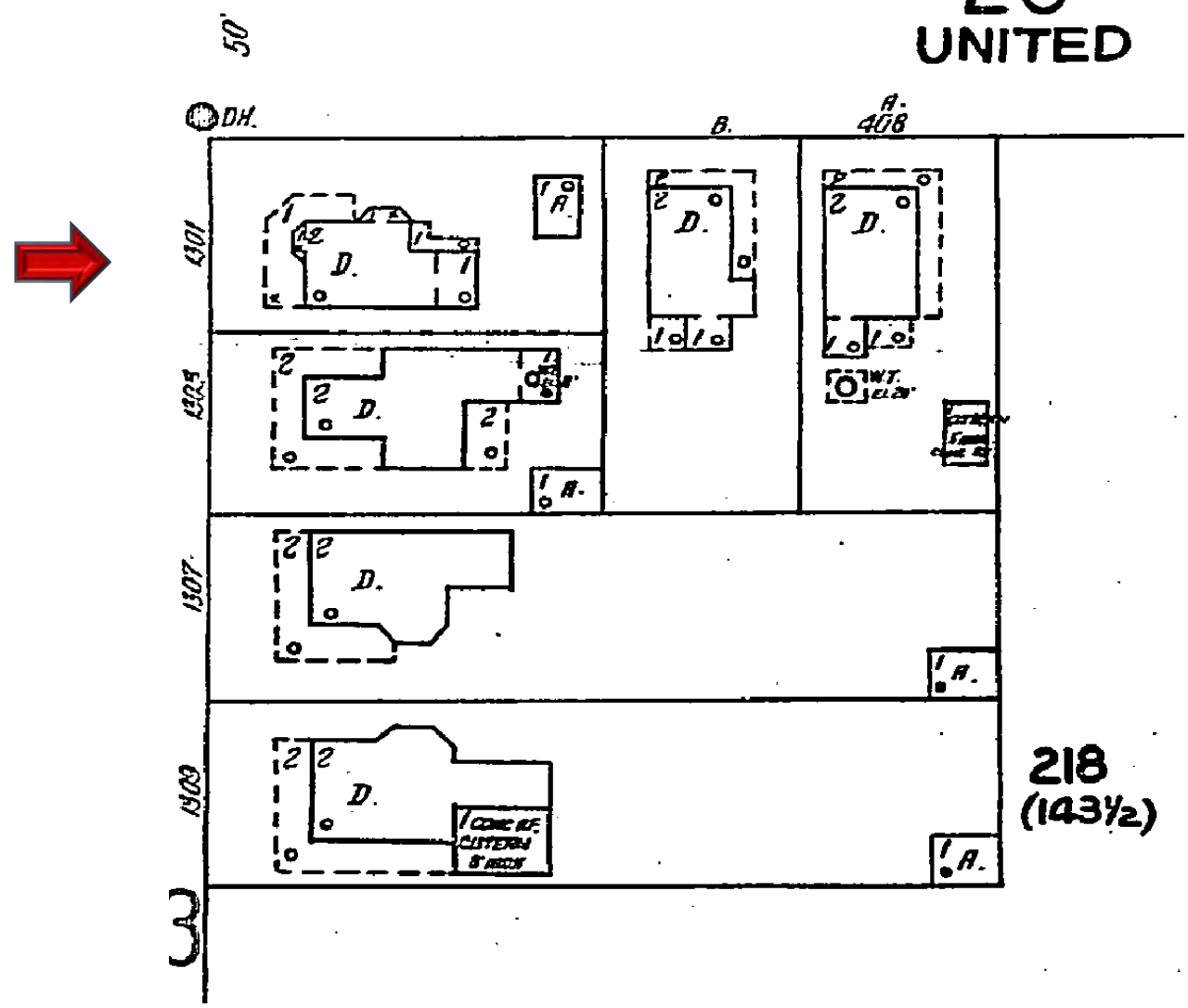


NEXT

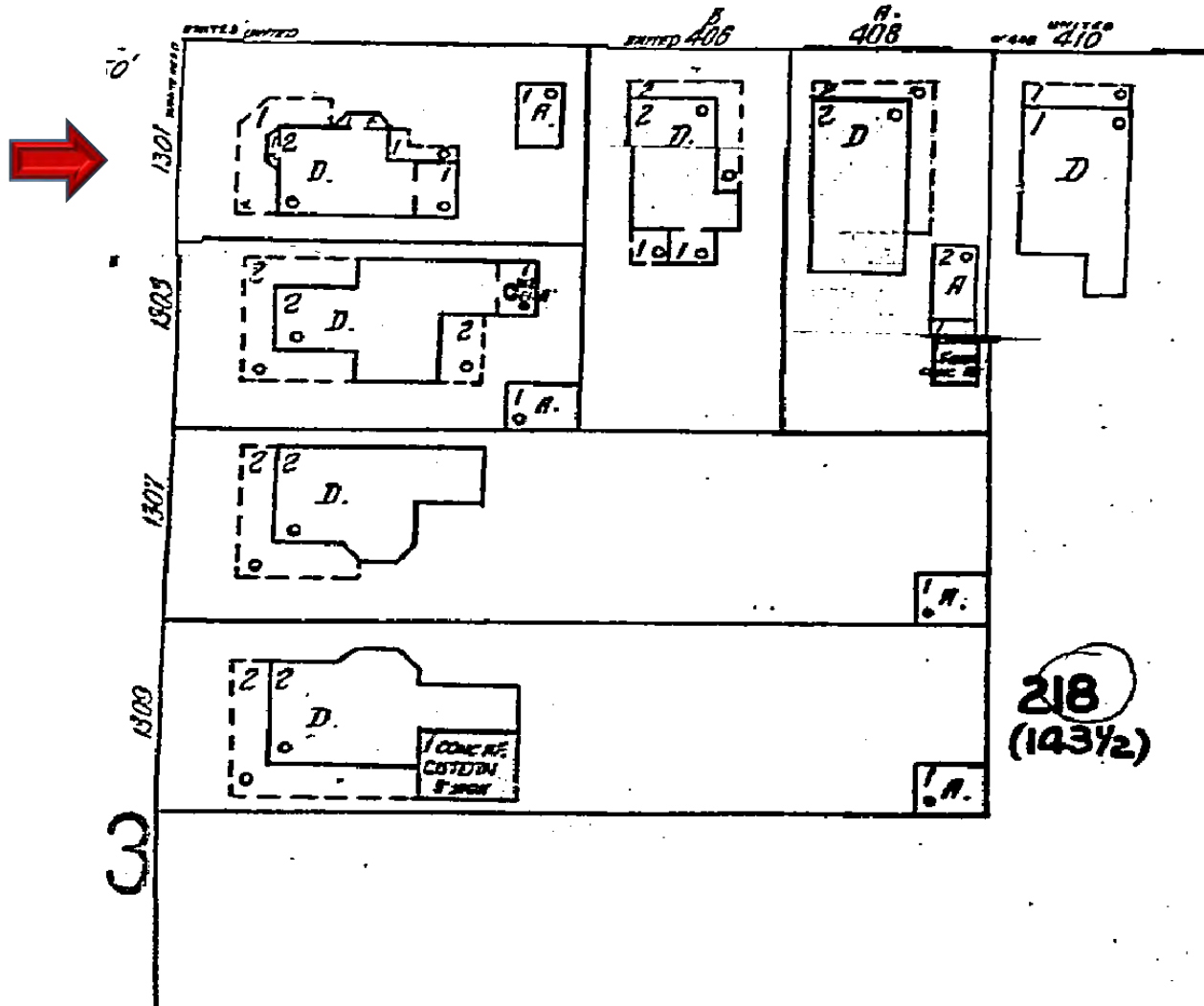


1912 SANBORN MAP.

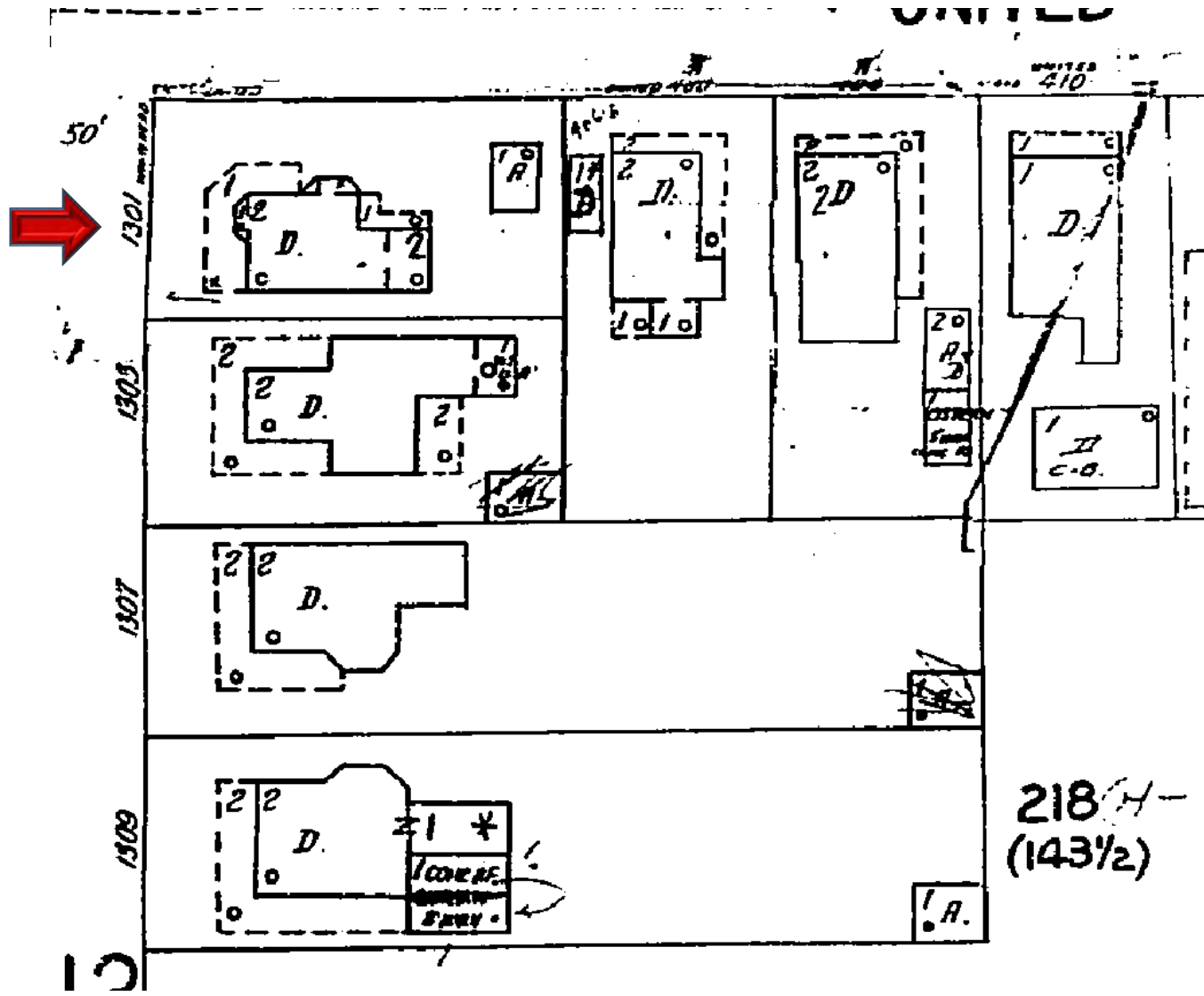
75
UNITED



#1301 Whitehead Street 1926 Sanborn Map



#1301 Whitehead Street 1948 Sanborn Map



#1301 Whitehead Street 1962 Sanborn Map



#1301 Whitehead Street circa 1965. Monroe County Library



→ 1301 WHITEHEAD ST
CARPORT





AREA TO BE ACQUIRED



Google earth































MA
FUL



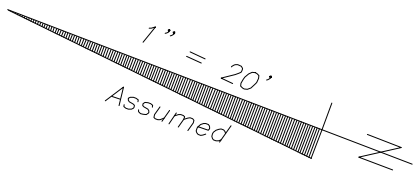
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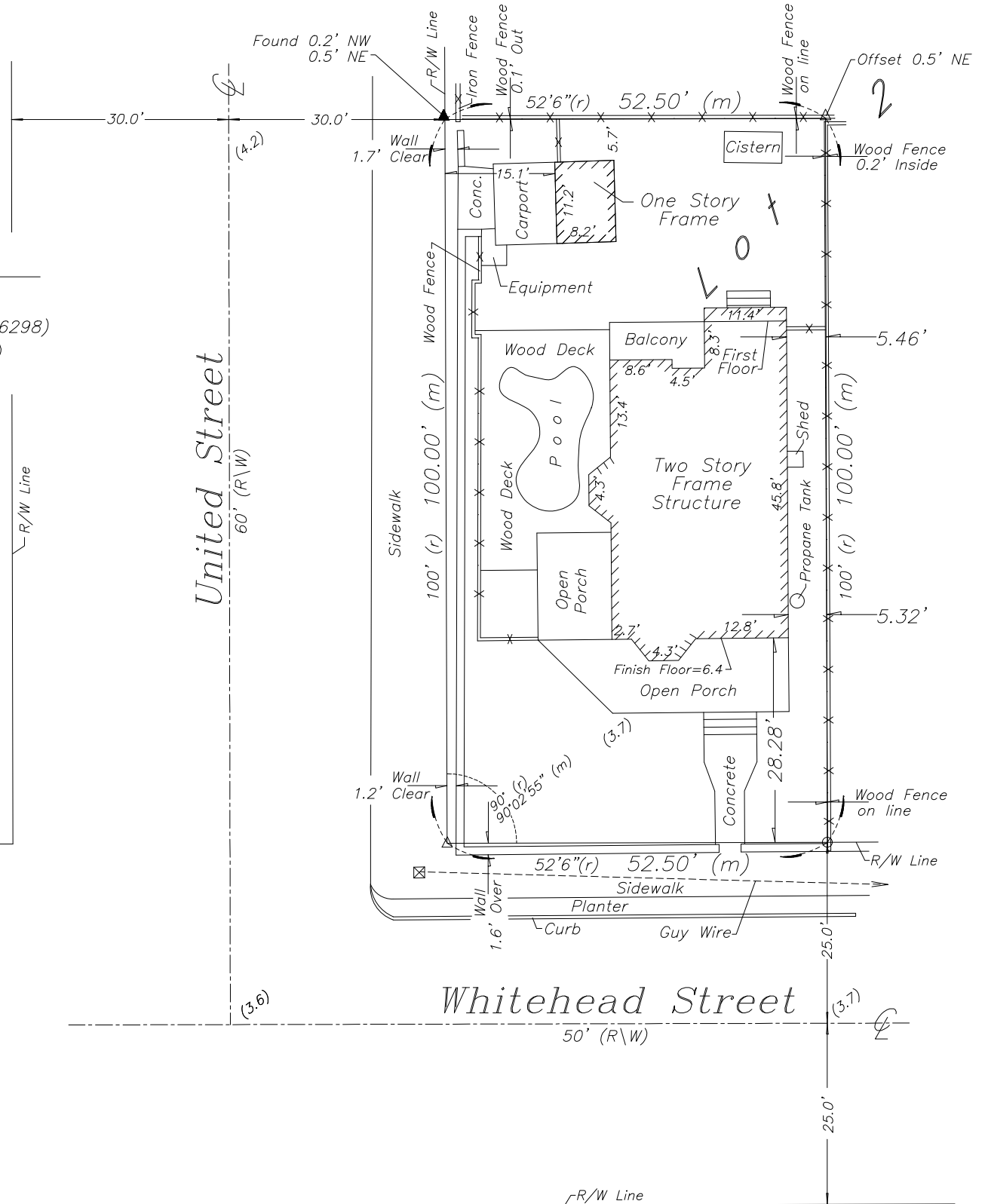


Boundary Survey Map of Part of Lot 2, Square 3, Tract 16 Island of Key West, Florida



LEGEND

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



NOTES:

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

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

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

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

J. LYNN O'FLYNN, INC.

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

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

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

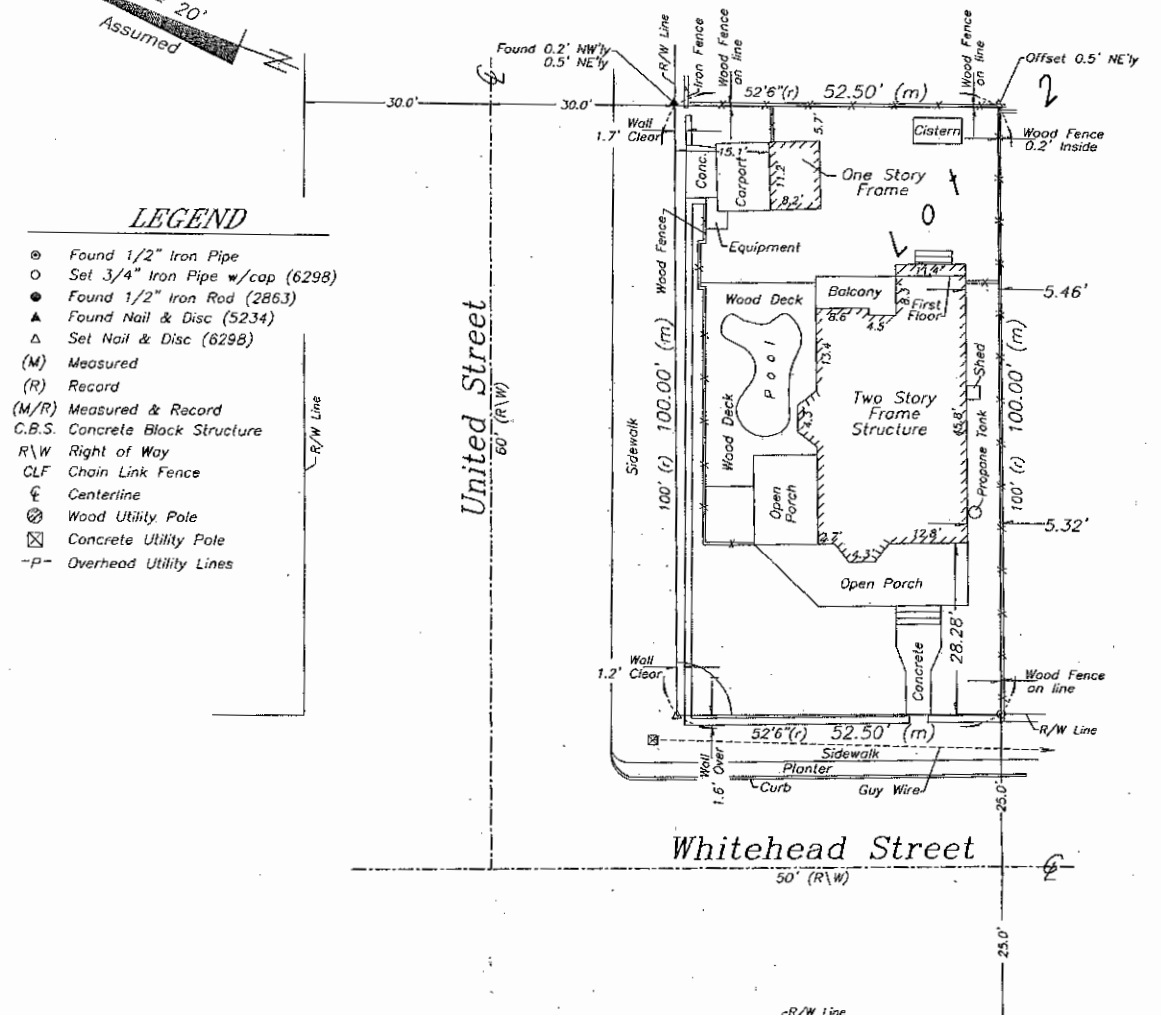
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

1301 Whitehead

SHEET INDEX	
ID	Name
A-1	Cover Sheet
A-2	Site Information
A-3	Site Plan Existing Proposed
A-4	Existing Proposed
A-5	Whitehead St. Scale Elevation
A-6	United Scale Elevation
A-7	Proposed Elevations
A-8	Proposed Sections
A-9	Existing Elevations
A-10	Perspective 1 Existing Trees
A-11	Perspective 1 No Trees
A-12	Perspective 2 Existing Trees
A-13	Perspective 2 No Trees
A-14	Rear View
A-15	Aerial View
A-16	HARC Clarification With No Parapet



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



- LEGEND**
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- NOTES:**
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 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.

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

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

J. LYNN O'FLYNN, INC.
 J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 October 17, 2011

THIS SURVEY
 IS NOT
 ASSIGNABLE

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

1301 WHITEHEAD

Owner
 Peter Janker

PROJECT NO: #PIn

DATE: 2/24/2017

DRAWN BY: Gonz

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 Construction, Inc.

Cover Sheet

A-1

SHEET 1 OF 16

SITE DATA:

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

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (3,150.00 SQ.FT)
EXISTING: 51.63% (±2,712.67 SQ.FT)
PROPOSED: 55.60% (±2,919.00 SQ.FT)

MAXIMUM BUILDING COVERAGE:

REQUIRED: 50% (2,625 SQ.FT)
EXISTING: 29.83% (±1,567.20 SQ.FT)
PROPOSED: 34.15% (±1,793 SQ.FT)

OPEN SPACE MINIMUM:

REQUIRED: 35% (1,837.50 SQ.FT)
EXISTING: 51.63% (±2,712.67 SQ.FT)
PROPOSED: 45.16% (±2,371 SQ.FT)

SETBACKS:

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

SIDE:

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

SIDE:

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

REAR:

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

MAXIMUM HEIGHT:

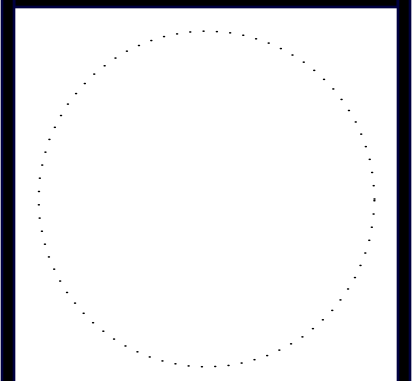
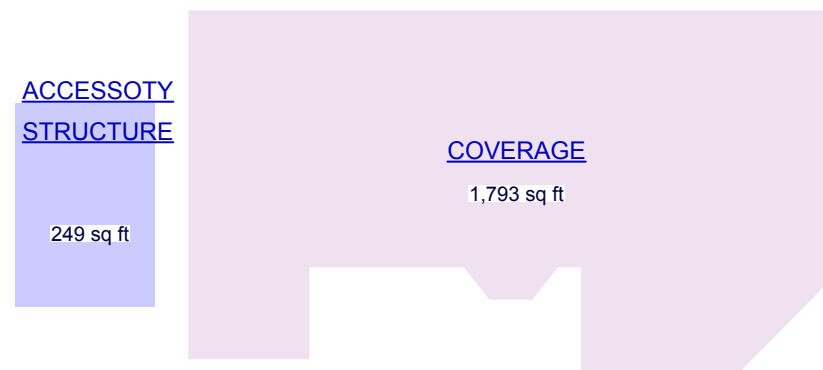
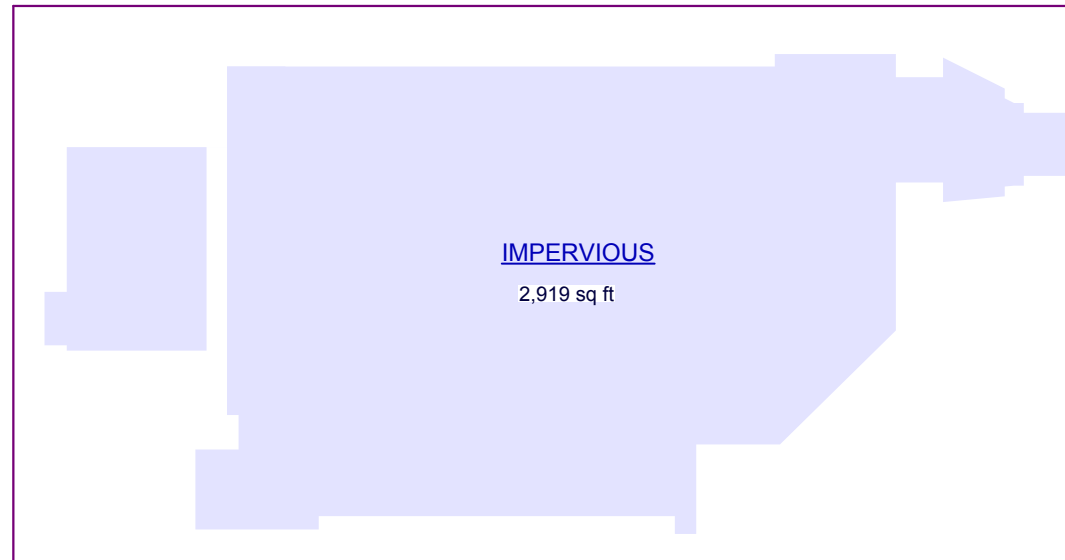
EXISTING: ±30.0' (TO CRWON OF ROAD)
PROPOSED: ±33.0' (TO CROWN OF ROAD)

ACCESSOTY STRUCTURE:

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

DIMS. OF STRUCT. 11'-3" x 16'-1/2"
AREA OF STRUCT. 249 SQ.FT

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



1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO: **#PIn**

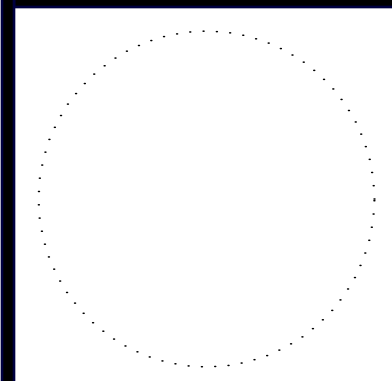
DATE: **2/24/2017**

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Site Information

A-2



**1301
 WHITEHEAD**

**Owner
 Peter Janker**

PROJECT NO: **#PIn**

DATE: **3/6/2017**

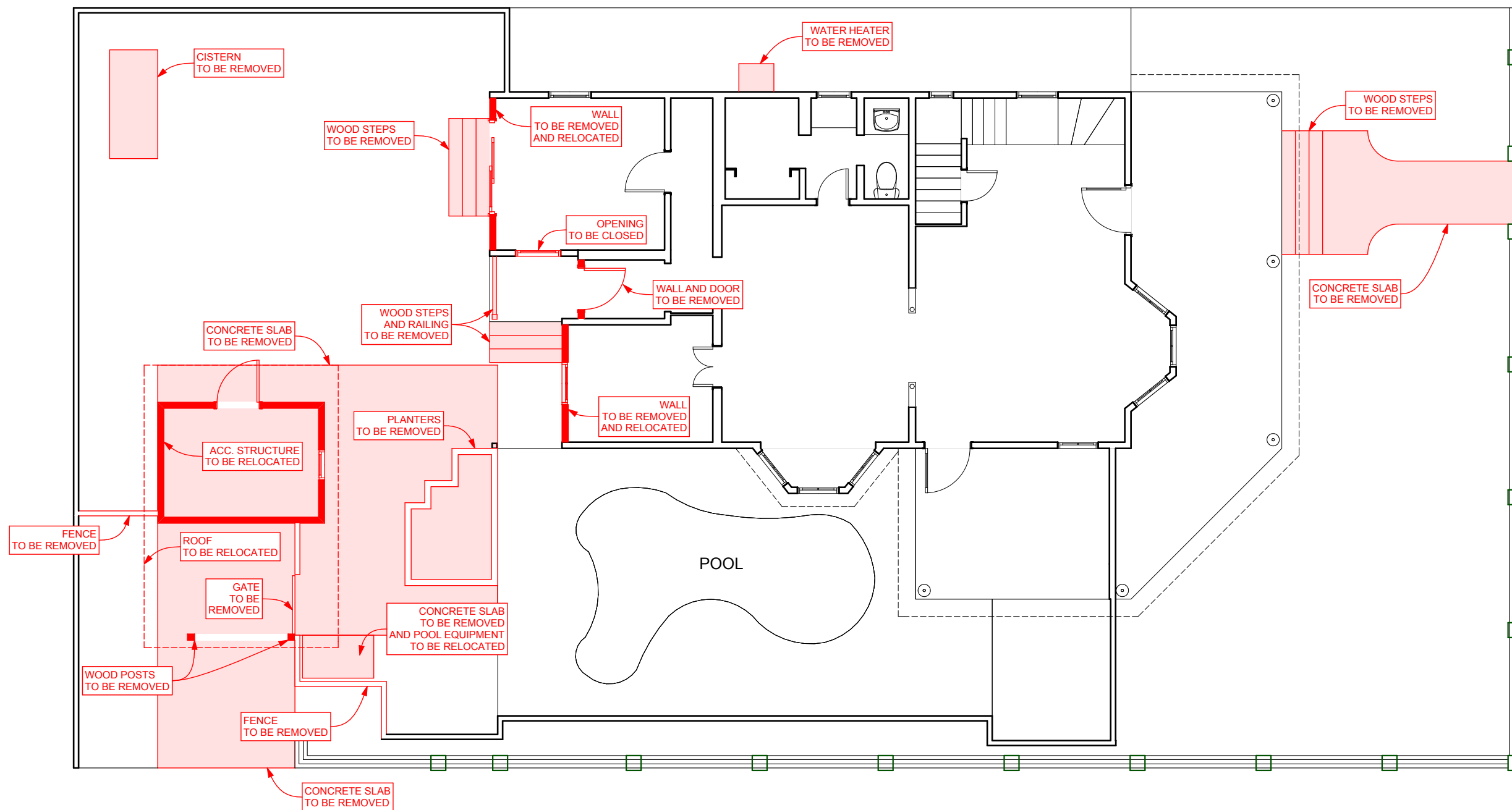
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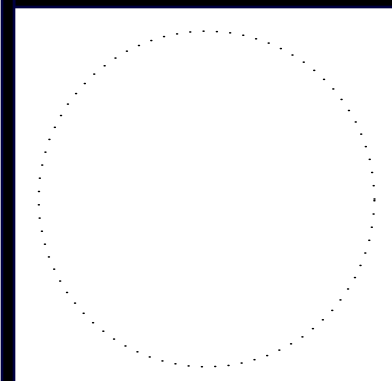
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**1st FLOOR
 DEMO. PLAN**

A-1

SHEET 1 OF 3





**1301
 WHITEHEAD**

**Owner
 Peter Janker**

PROJECT NO: #Pln

DATE: 3/6/2017

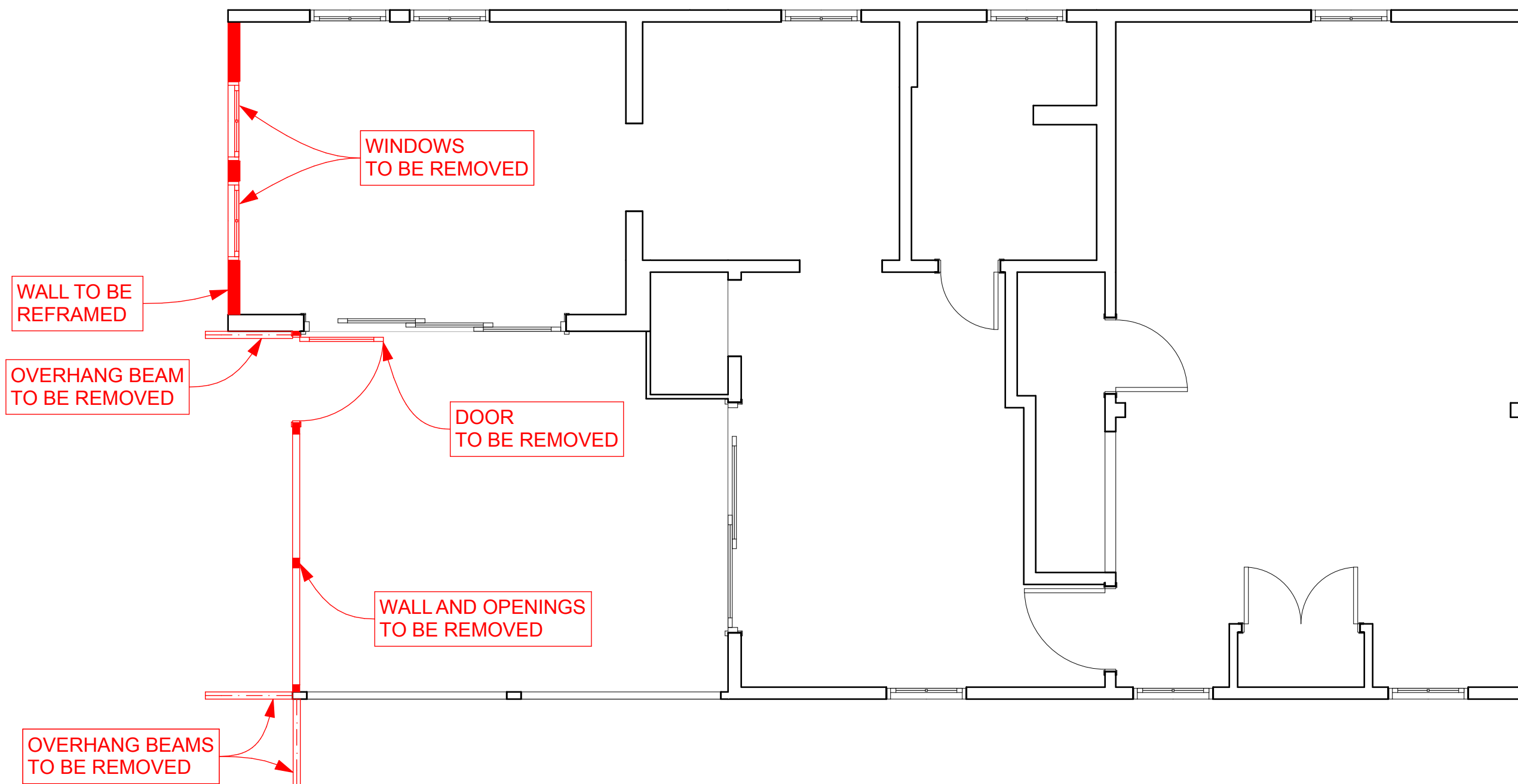
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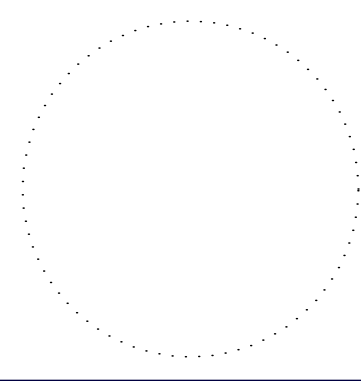
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**2nd FLOOR
 DEMO. PLAN**

A-2

SHEET 2 OF 3





**1301
WHITEHEAD**

**Owner
Peter Janker**

PROJECT NO: #PIn

DATE: 3/6/2017

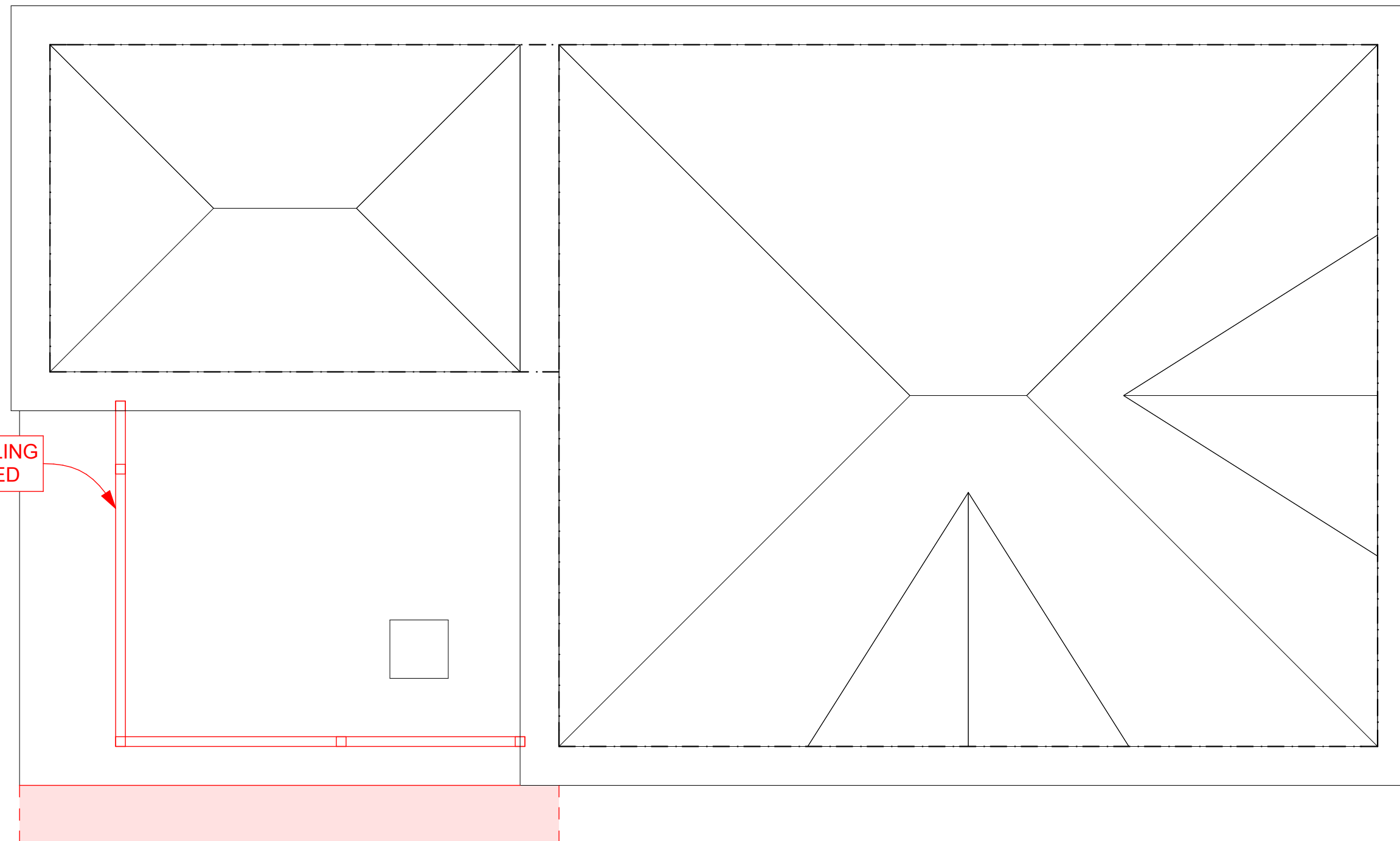
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**DEMO PLAN
FOR MANSERD
ROOF**

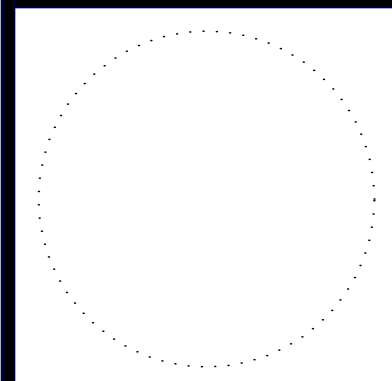
A-3

SHEET 3 OF 3



**EXISTING RAILING
TO BE REMOVED**

ROOF TO BE TRIMED



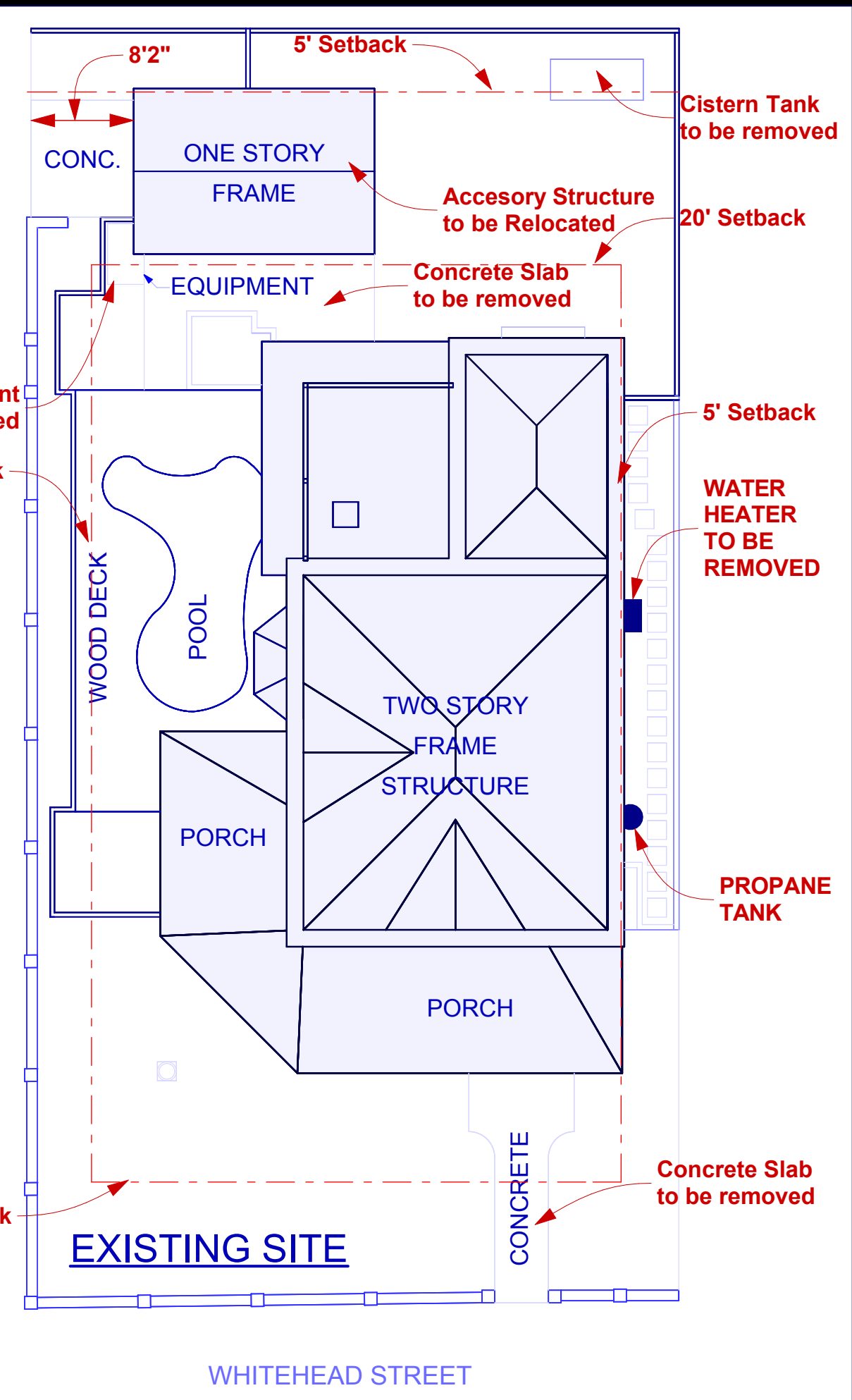
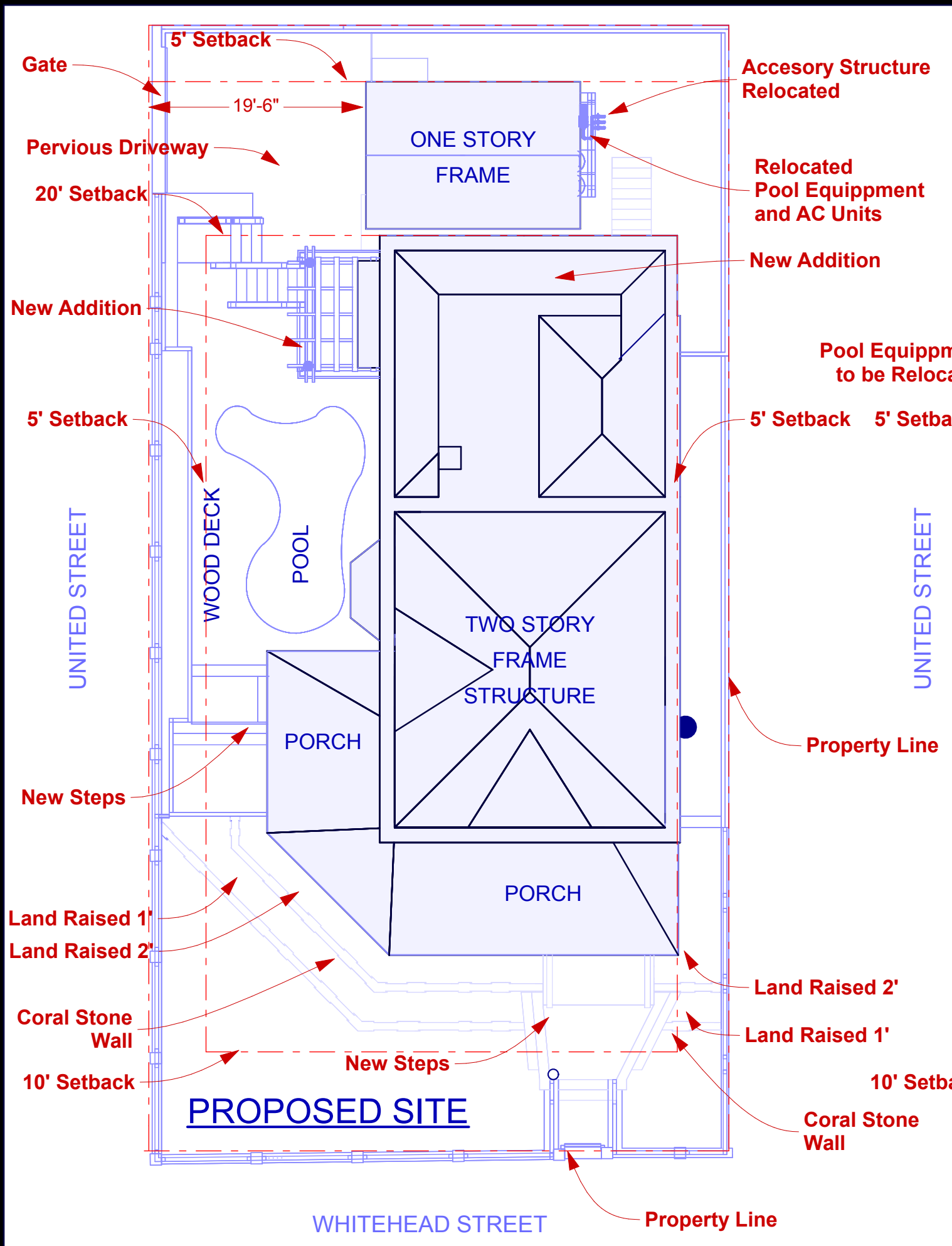
1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO: #Pln
 DATE: 2/24/2017
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Site Plan Existing Proposed

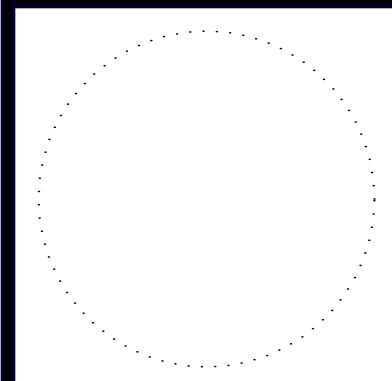




EXISTING



PROPOSED



**1301
 WHITEHEAD**

**Owner
 Peter Janker**

PROJECT NO: #Pln

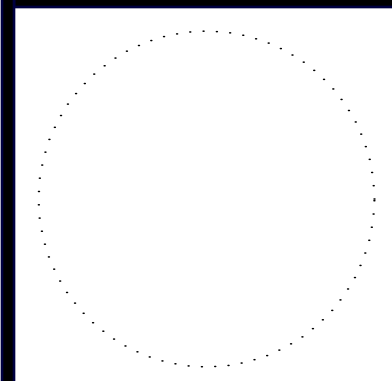
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**Existing
 Proposed**

A-4
 SHEET 4 OF 16



**1301
 WHITEHEAD**

**Owner
 Peter Janker**

PROJECT NO: #PIn

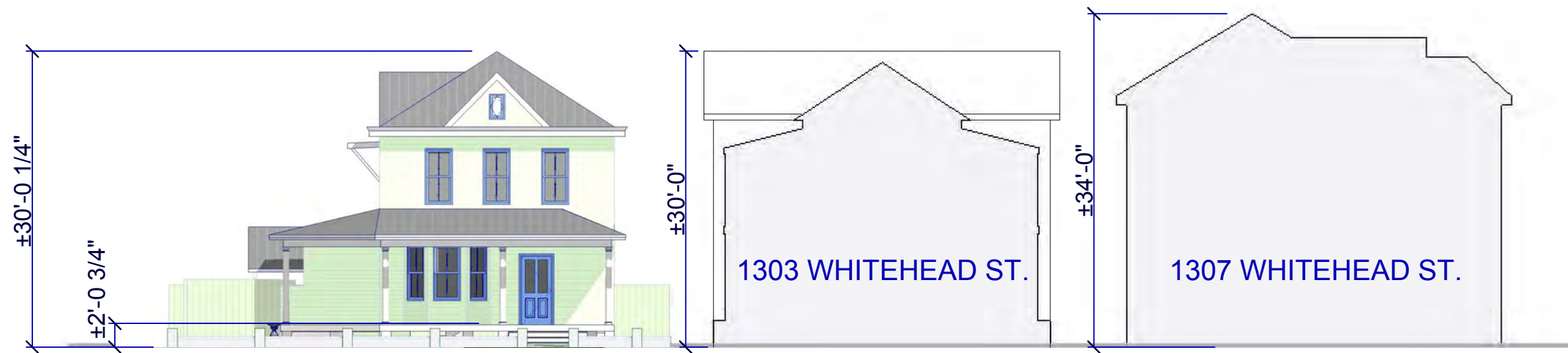
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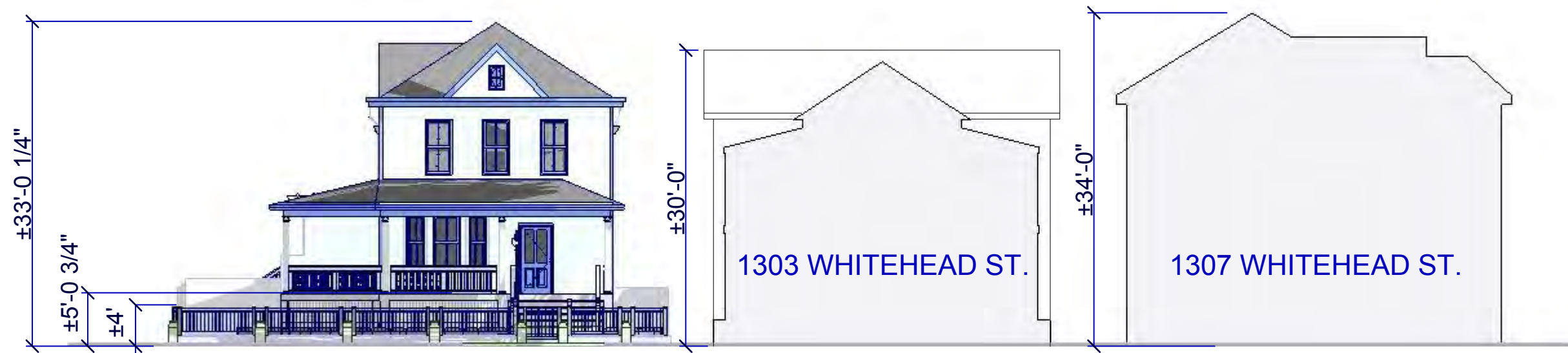
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**Whitehead St.
 Scale Elevation**

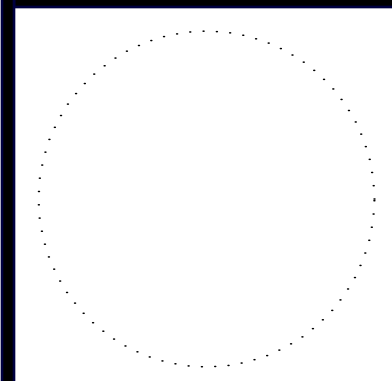
A-5



Existing Whitehead St. Streetscape



Proposed Whitehead St. Streetscape



**1301
 WHITEHEAD**

**Owner
 Peter Janker**

PROJECT NO: #Pln

DATE: 2/24/2017

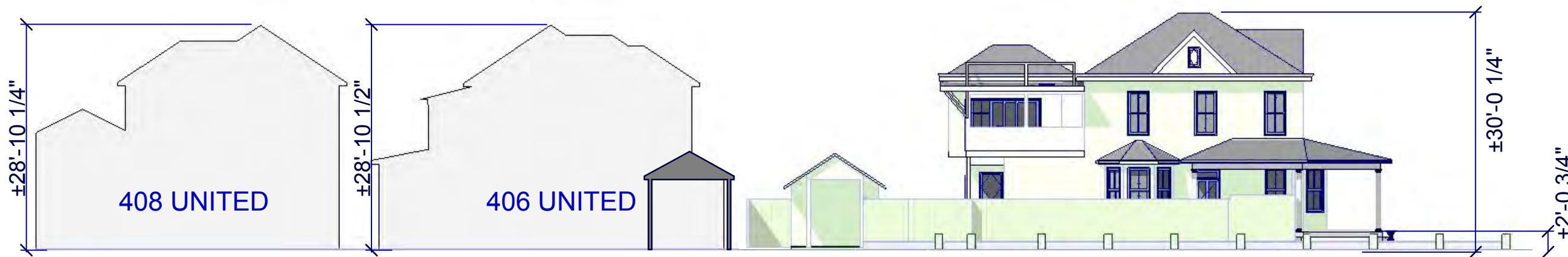
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**United Scale
 Elevation**

A-6

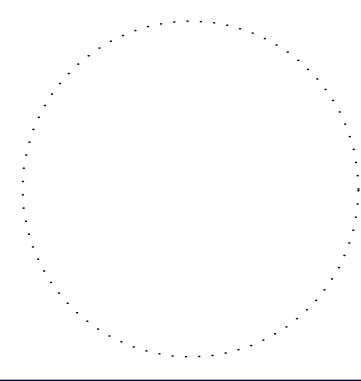
SHEET 6 OF 16



Existing United St. Streetscape



Proposed United St. Streetscape



1301
WHITEHEAD

Owner
Peter Janker

PROJECT NO: **#Pln**

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Proposed
Elevations

A-7

SHEET 7 OF 16



United St. (Side) Proposed Elevation



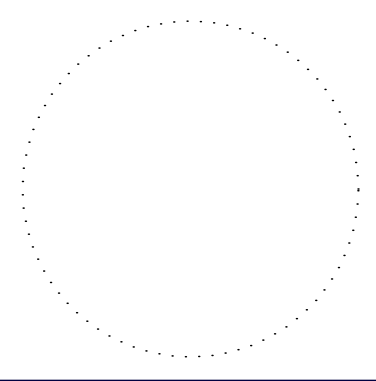
Rear Proposed Elevation



Side Proposed Elevation



Whitehead St (Front) Proposed Elevation



United St. (Side) Proposed



Rear Proposed



Side Proposed



Whitehead St (Front) Proposed

1301
WHITEHEAD

Owner
Peter Janker

PROJECT NO: **#Pln**

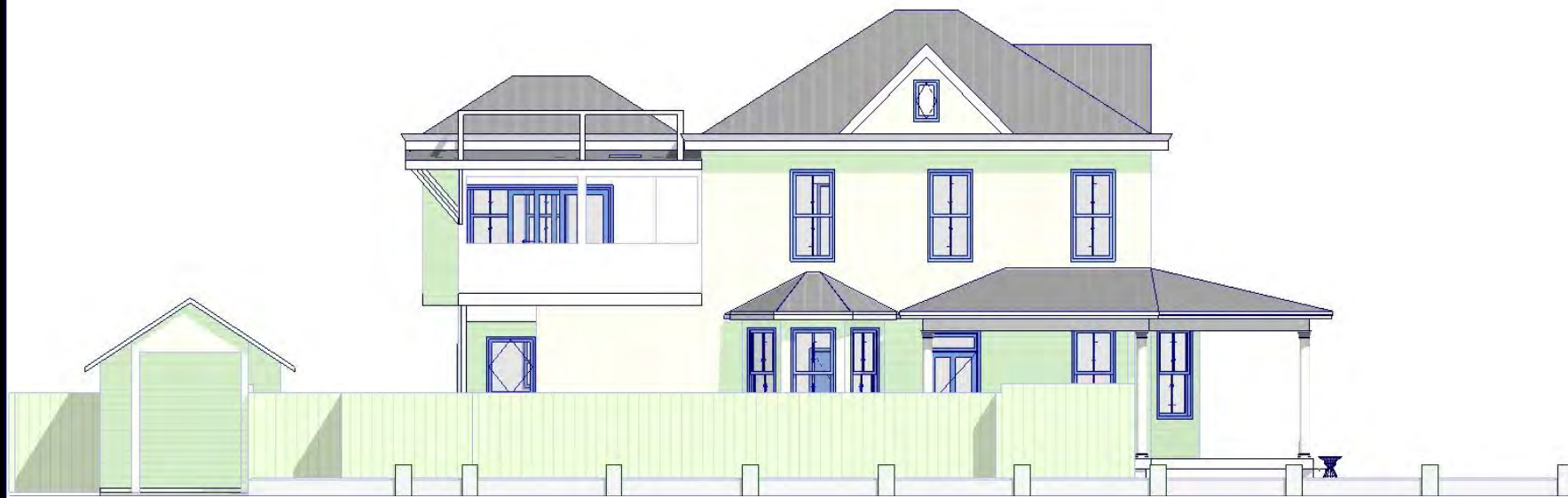
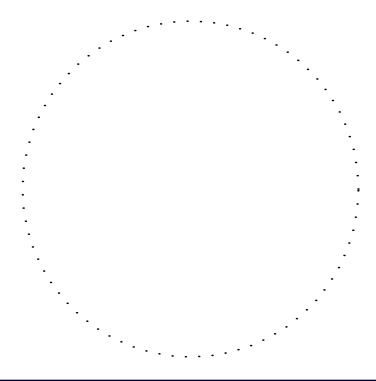
DATE: **2/24/2017**

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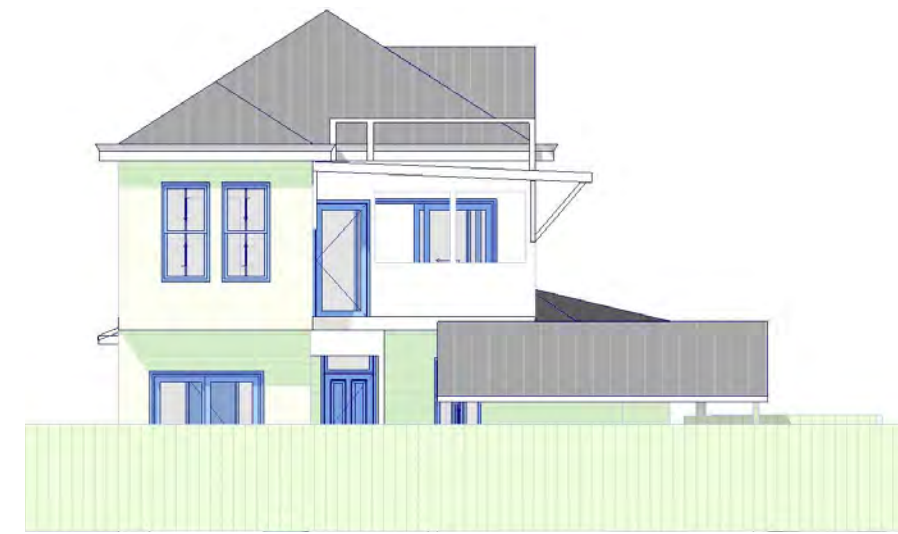
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Proposed
Sections

A-8
 SHEET 8 OF 16



United St. (Side) Existing Elevation



Rear Existing Elevation



Side Existing Elevation



Whitehead St (Front) Existing Elevation

1301
WHITEHEAD

Owner
Peter Janker

PROJECT NO: #Pln

DATE: 2/24/2017

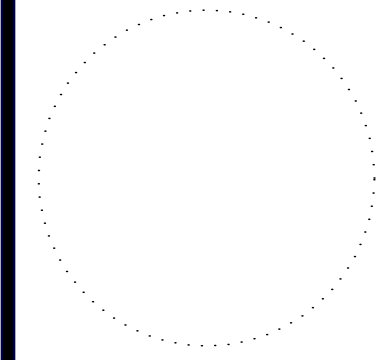
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Existing
Elevations

A-9

SHEET 9 OF 16



**1301
WHITEHEAD**

**Owner
Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

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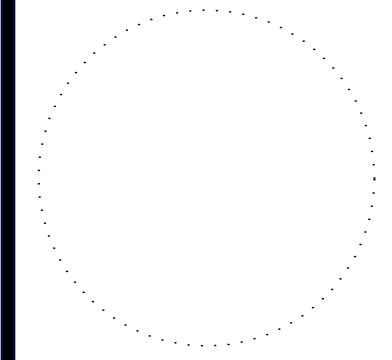
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**Perspective 1
Existing Trees**

A-10

SHEET 10 OF 16





**1301
WHITEHEAD**

**Owner
Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

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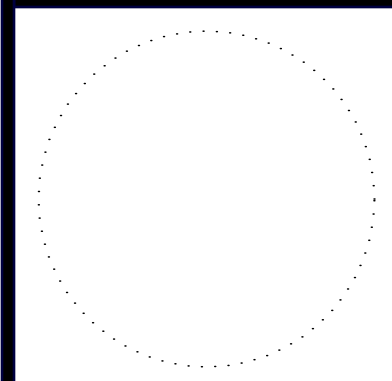
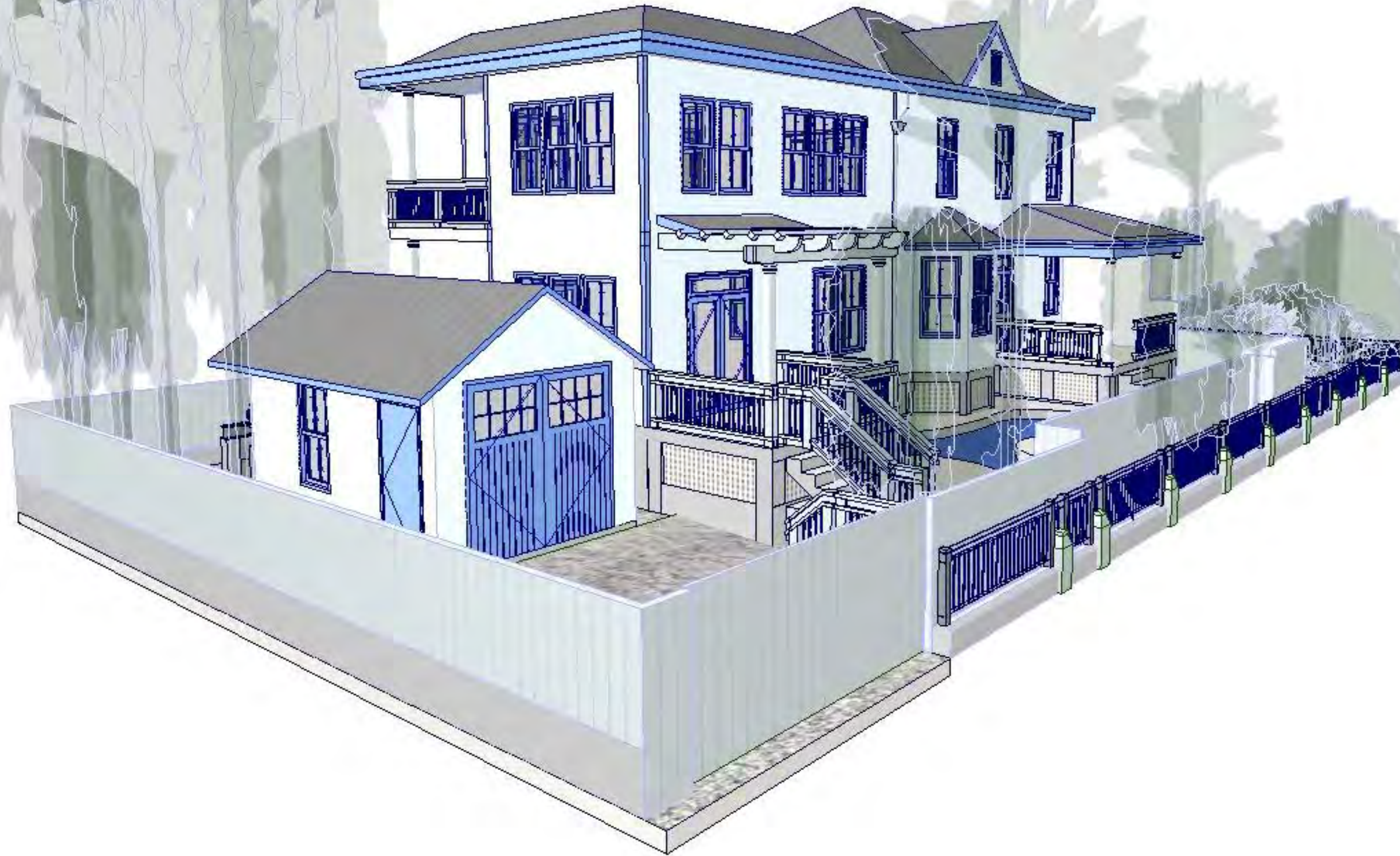
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**Perspective 1
No Trees**

A-11

SHEET 11 OF 16





**1301
WHITEHEAD**

**Owner
Peter Janker**

PROJECT NO: **#Pln**

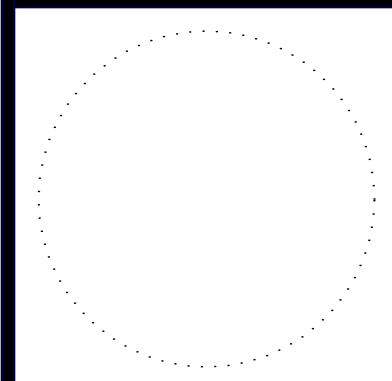
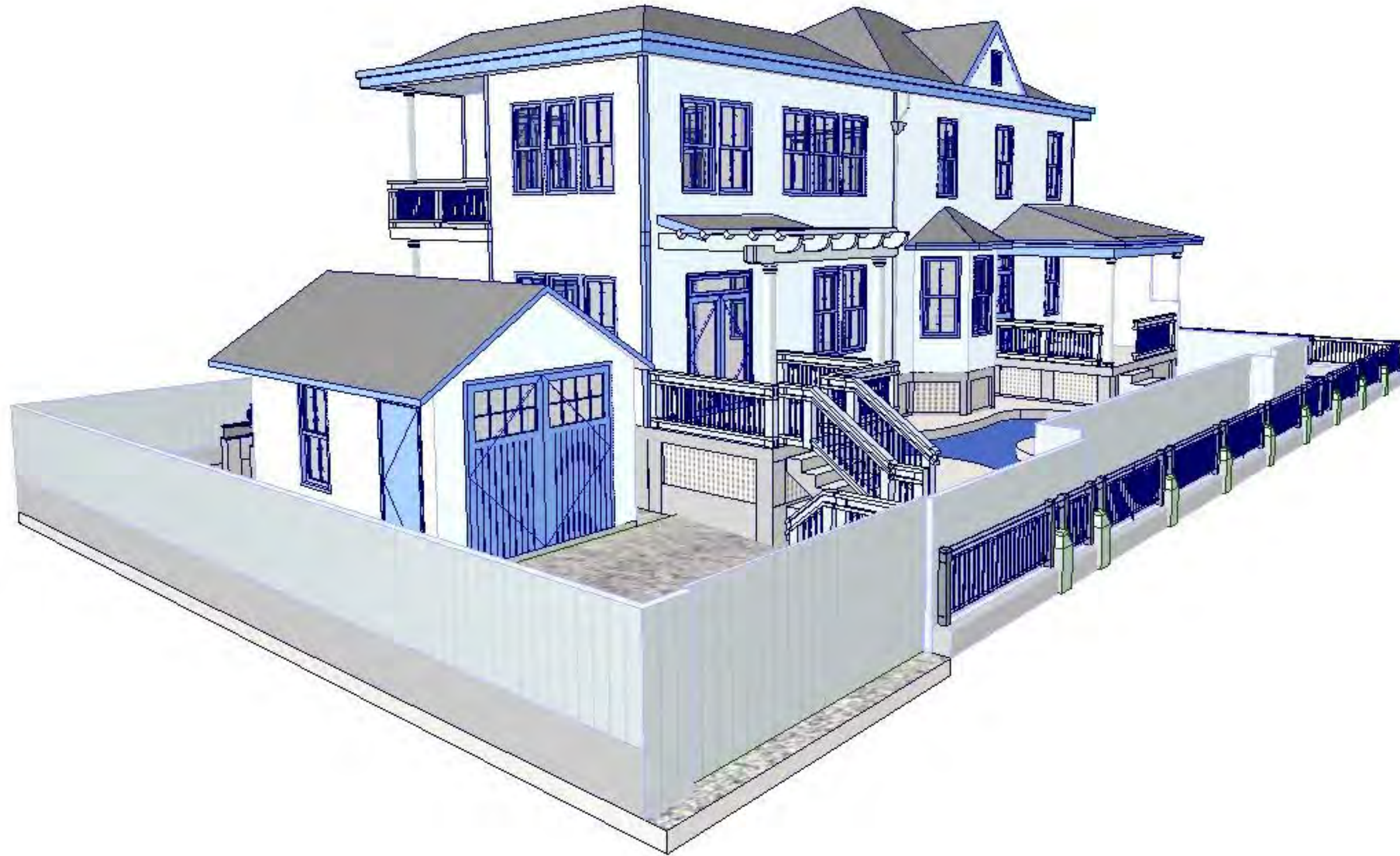
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**Perspective 2
Existing Trees**

A-12



**1301
WHITEHEAD**

**Owner
Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

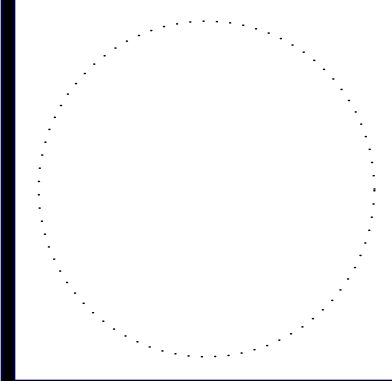
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**Perspective 2
No Trees**

A-13

SHEET 13 OF 16



1301
WHITEHEAD

Owner
Peter Janker

PROJECT NO: #PIn

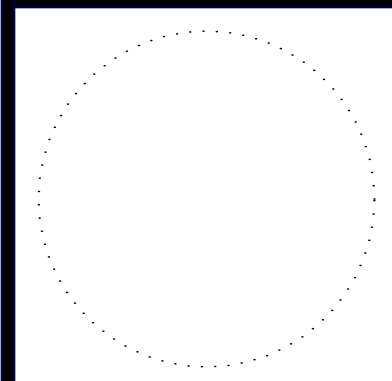
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Rear View

A-14



**1301
WHITEHEAD**

**Owner
Peter Janker**

PROJECT NO: **#Pln**

DATE: **2/24/2017**

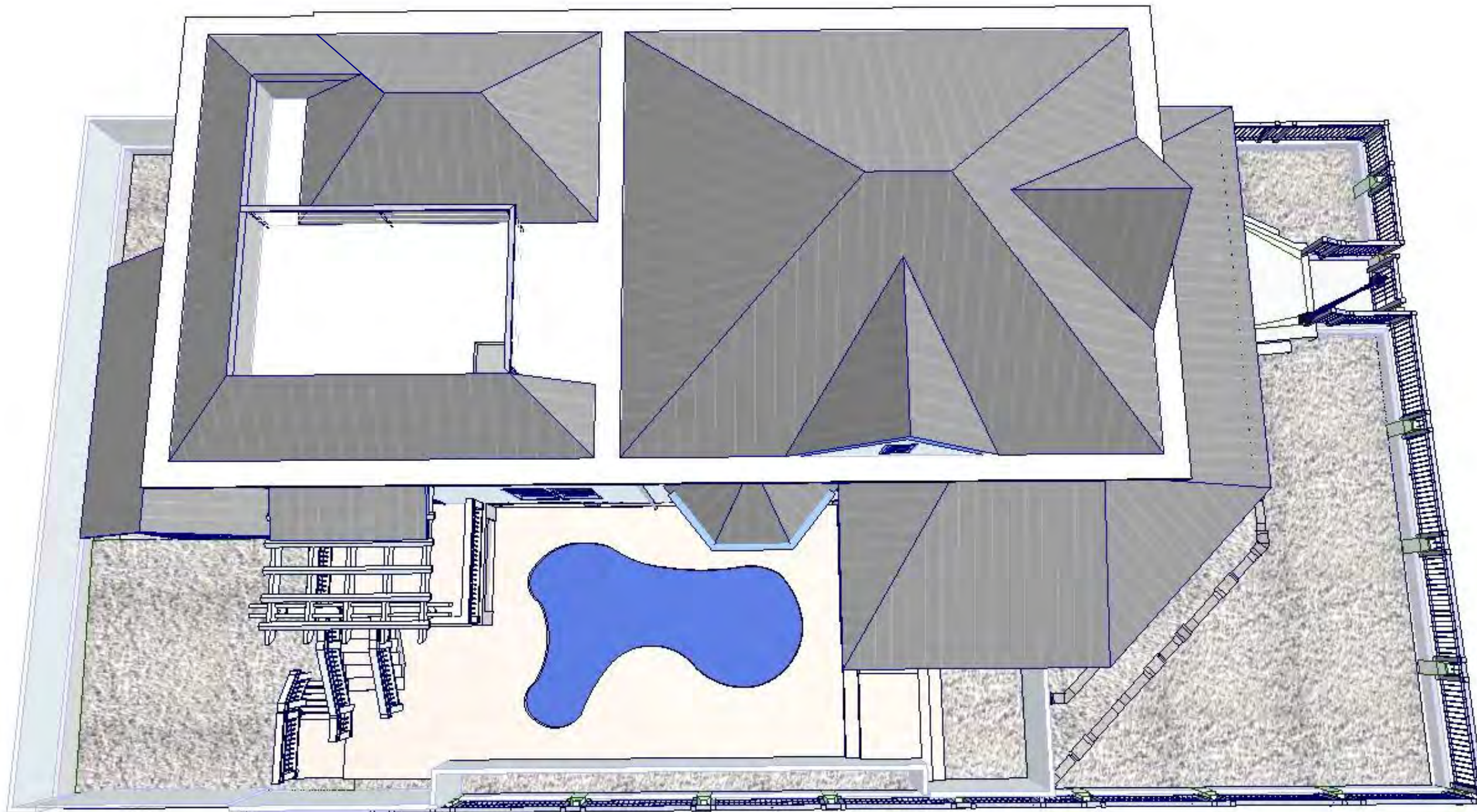
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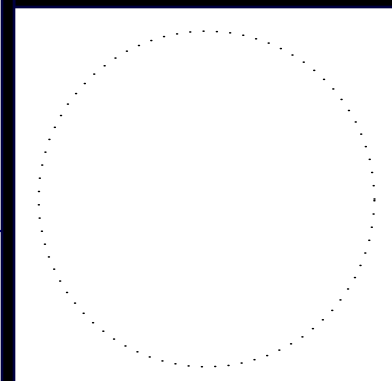
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Aerial View

A-15

SHEET 15 OF 16





**1301
 WHITEHEAD**

**Owner
 Peter Janker**

PROJECT NO: #Pln

DATE: 2/24/2017

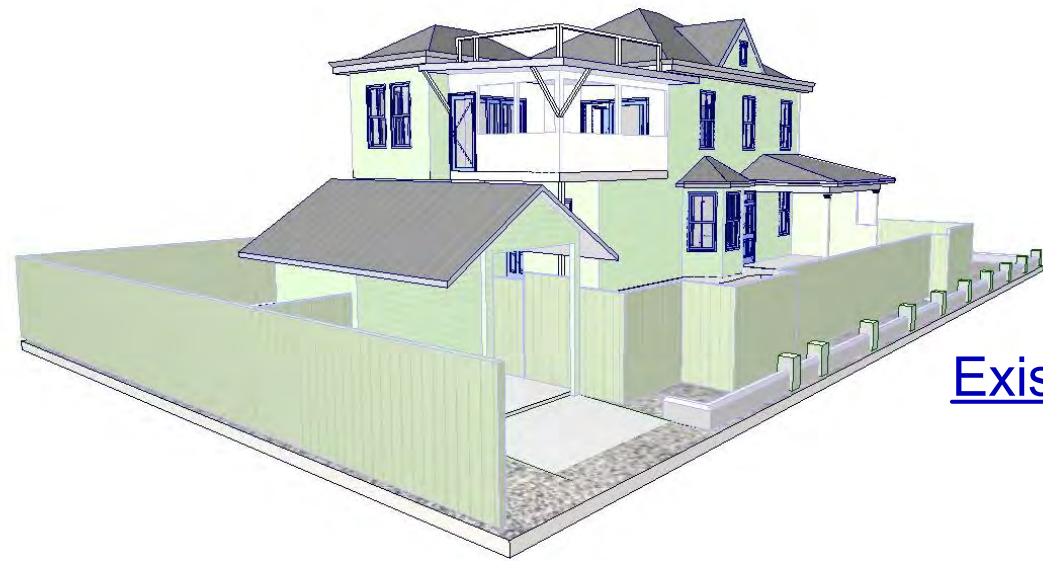
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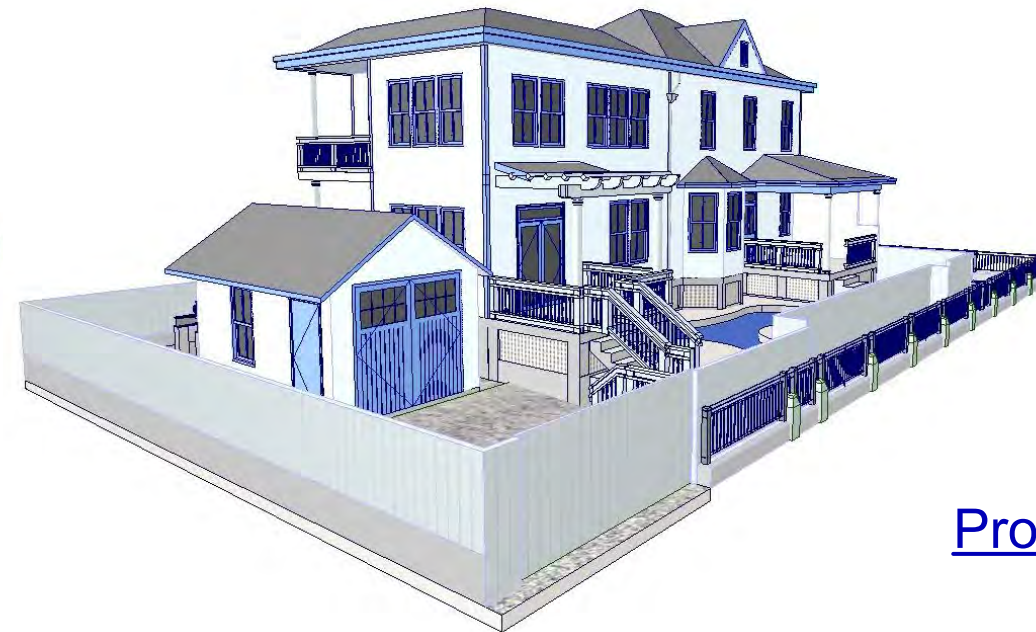
**HARC
 Clarification
 With No
 Parapet**

A-16

SHEET 16 OF 16



Existing Roof



Proposed Roof



Without Proposed Roof

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., March 28, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

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

Applicant – One Call Construction

Application #15-01-1528

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

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Scott P. Russell, CFA Property Appraiser Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

[Home](#) [Departments](#) [Exemptions](#) [Save Our Homes](#) [Portability](#) [Homestead Fraud](#) [Contact Us](#)

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Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1036986 Parcel ID: 00036120-000000** [Next Record](#)

Ownership Details

Mailing Address:

JANKER PETER S AND DIXIE L
7688 OAK FIELD CT
SPRINGFIELD, VA 22153-3506

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 1301 WHITEHEAD ST KEY WEST

Legal Description: KW FILER BOYLE SUB N-476 PT LOT-2 SQR-3 TR-16 OR283-85/86 OR533-713 OR1083-2085/87 OR1248-1308/10ORD OR1514-47/49 OR2018-809/11 OR2540-2267/68

Click Map Image to open interactive viewer

Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	53	100	5,250.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1944
Year Built: 1938

Building 1 Details

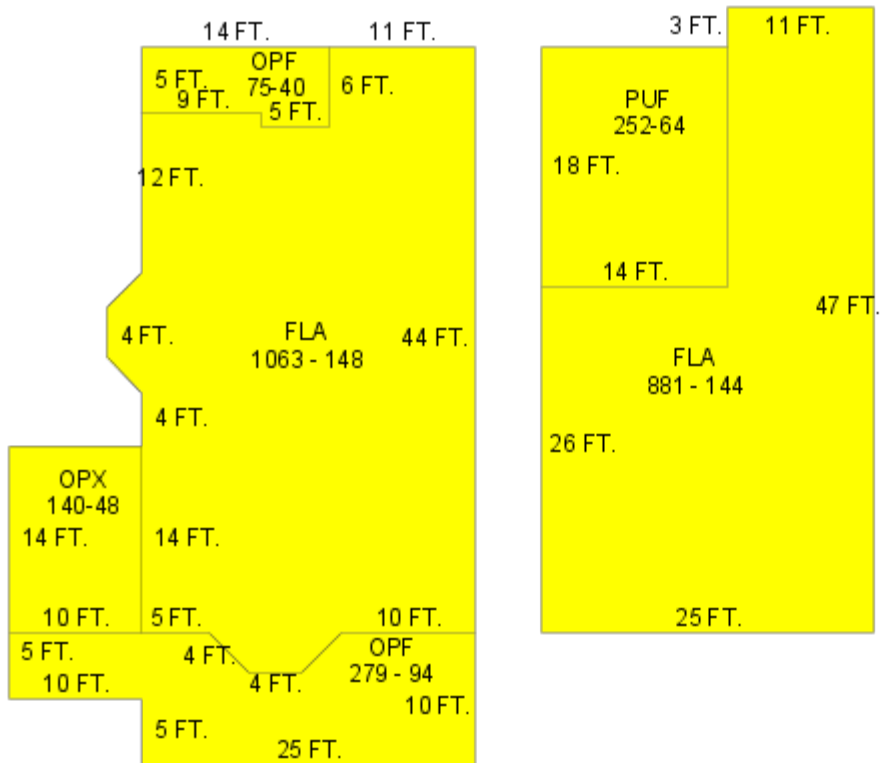
Building Type R1	Condition A
Effective Age 24	Perimeter 292
Year Built 1938	Special Arch 0
Functional Obs 0	Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type IRR/CUSTOM	Roof Cover ASPHALT SHINGL
Heat 1 NONE	Heat 2 NONE
Heat Src 1 NONE	Heat Src 2 NONE

Extra Features:

2 Fix Bath	0
3 Fix Bath	1
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	<u>OPX</u>		1	1990			
0	<u>OUU</u>		1	1990			
1	<u>FLA</u>	1:WD FRAME	1	1990	N	N	0.00
2	<u>OPF</u>		1	1990	N	N	0.00
4	<u>OPF</u>		1	1990	N	N	0.00
6	<u>FLA</u>	1:WD FRAME	1	1990	N	N	0.00
7	<u>PUF</u>		1	1990	N	N	0.00

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	273 SF	0	0	1982	1983	2	40
2	PO4:RES POOL	180 SF	0	0	1992	1983	5	50
3	UB2:UTILITY BLDG	88 SF	11	8	1950	1951	3	50
4	FN2:FENCES	280 SF	0	0	1955	1956	3	30

Appraiser Notes

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-2951	12/21/2012	12/13/2013	1,100 Residential	PAINING 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
9902993	08/23/1999	12/13/2000	9,550		13 SQS V-CRIMP ROOF
9803552	11/15/1998	10/11/2002	5,000		EXTERIOR REPAIRS
13-2339	07/08/2003	10/30/2003	1,500		REPLASTER POOL
03-7/18/3	07/18/2003	10/30/2003	600		RELOCATE POOL PUMP

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	196,886	16,741	505,782	719,409	678,302	25,000	653,302
2015	194,897	14,487	509,733	719,117	673,587	25,000	648,587
2014	178,955	13,535	475,751	668,241	668,241	25,000	643,241
2013	184,068	13,899	410,508	608,475	569,501	0	608,475
2012	186,625	14,264	316,840	517,729	517,729	0	517,729
2011	185,065	14,628	199,726	399,419	338,471	25,000	324,110
2010	185,065	14,993	142,027	342,085	320,292	25,000	295,292
2009	206,359	15,357	393,146	614,862	441,485	25,000	416,486
2008	190,318	15,722	525,000	731,040	494,769	25,000	469,769
2007	219,138	12,543	866,250	1,097,931	642,155	25,000	617,155
2006	368,266	12,919	472,500	853,685	526,458	25,000	501,458
2005	280,583	13,260	367,500	661,343	449,967	25,000	424,967
2004	226,512	13,637	311,519	551,668	395,272	25,000	370,272
2003	237,090	11,278	140,184	388,552	317,600	25,000	292,600
2002	239,587	11,654	124,608	375,849	308,502	25,000	283,502
2001	178,349	11,995	124,608	314,952	278,354	25,000	253,354
2000	158,489	13,509	96,052	268,050	252,891	25,000	227,891
1999	126,536	11,080	96,052	233,668	233,668	25,000	208,668

1998	111,436	10,075	96,052	217,563	202,177	25,500	176,677
1997	118,866	9,450	86,625	214,940	199,264	25,500	173,764
1996	87,027	7,461	86,625	181,114	180,780	25,500	155,280
1995	87,027	7,643	86,625	181,296	178,487	25,500	152,987
1994	77,829	7,011	86,625	171,466	171,466	25,500	145,966
1993	77,829	7,175	86,625	171,630	171,630	25,500	146,130
1992	94,952	7,352	86,625	188,929	188,929	25,500	163,429
1991	104,140	7,516	86,625	198,282	198,282	25,500	172,782
1990	55,718	6,921	69,563	132,203	132,203	25,500	106,703
1989	50,653	6,443	70,875	127,971	127,971	25,500	102,471
1988	41,424	4,909	65,625	111,958	111,958	25,500	86,458
1987	40,935	5,023	47,250	93,208	93,208	25,500	67,708
1986	41,158	5,134	47,250	93,542	93,542	25,500	68,042
1985	39,992	5,244	34,085	79,321	79,321	25,500	53,821
1984	37,485	5,360	34,085	76,930	76,930	25,500	51,430
1983	37,485	116	22,525	60,126	60,126	25,500	34,626
1982	38,159	116	18,444	56,719	56,719	25,500	31,219

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/28/2011	2540 / 2267	833,300	WD	Q
4/1/1998	1514 / 0047	220,000	00	Q
2/1/1973	533 / 713	37,500	00	Q

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Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176