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**Historic Architectural Review Commission  
Staff Report for Item 9b**

**To:** Chairman Bryan Green and Historic Architectural Review Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** February 23, 2016

**Applicant:** Thomas E. Pope, Architect

**Application Number:** H15-01-1528

**Address:** #1301 Whitehead Street

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**Description of Work:**

Demolition of rear addition. 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.

The Sanborn maps from 1926, 1948 and 1962 all depict an accessory structure for automobile, facing United Street. Part of the original carport still stands, at some point the front portion of the structure was removed and posts are holding portions of the gable end and roof.

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. There is evidence through aerial photos from the Navy from 1941 that the southern back portion of the house was two story and the roof has the same configuration as the actual roof on that portion of the house. The north backside

portion of the house also used to have a porch facing United Street. The historic north rear porch no longer exists, as it was enclosed and incorporated to the interior of the house. Today the house exhibits a wooden covered porch on the second floor, facing United Street that is a non-historic and non-compatible element to the house.

### **Ordinances Cited on Review**

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations. - For partial demolition of rear south side two-story portion and carport.
- Section 102-217 (2), demolition for non-contributing and non-historic structures of the Land Development Regulations. - For rear portion of the house with covered porch on second floor and for the front portion of the carport.

### **Staff Analysis**

The Certificate of Appropriateness in review is for the partial demolition of the south side of a contributing house. The request also includes the demolition of a non-historic rear addition, where a roofed porch faces United Street. In addition, the request includes the demolition of an existing carport that faces United Street, where the rear portion of the shed/historically carport is historic, while the front portion of the structure has been altered. Partial demolition of a non-historic street side addition is also included in order to build a new two-story attached structure.

Staff considers the two-story southeast rear portion of the house to be historic. Although it is not original to the house it is depicted in the 1962 Sanborn map and on a circa 1965 photograph. The northern portion of the rear of the house, which has a covered porch on its second floor, is not historic. The Sanborn maps and the circa 1965 photograph depicts an ancillary structure for a car on the same location and footprint where the actual shed/carport is located. Although the front of the carport is altered, the structure still has the same footprint and configuration.

For the proposed demolition of portions of the south wall of the two-story southern historic portion of the house, staff opines that the structure meets two of the criteria:

**(1) Although the rear southern portion of the house has been partially obscured and altered on its north elevation, it embodies distinctive characteristics, and is a significant entity. This portion of the house remains significant to the historic fabric and still reads as the intended volume it was when built. The roof configuration has not changed since 1941. (SOIS 1, 2, 3, and 4-P. 16-23)**

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

(3) The rear southern portion 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 southern portion of the house is not the site of a historic event with a significant effect upon society;

(5) The rear southern portion of the house does not exemplify the cultural, political, economic, social, or historic heritage of the city;

(6) The rear southern portion of the house does not portray the environment in an era of history characterized by a distinctive architectural style;

(7) The rear southern portion of the house is not related to a square, park, or other distinctive area.

(8) The rear southern portion of the house do not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and do not exemplify the best remaining architectural type in a neighborhood; and

**(9) The rear southern portion of the house yields, and is likely to yield, information important in history, it is a historic part of the house and is a physical record of its time.**

For the proposed demolition of the shed/ carport, staff opines that it meets four of the criteria:

**(1) While the carport was altered on its front facade, it still embodies distinctive characteristics, and is a significant and distinguished entity. The Sanborn maps depict most of the surrounding houses with ancillary structures used for automobile purposes. Been located on a corner, this is the only instance in adjacent properties that the ancillary structure was located on a visible area.**

(2) The carport is not specifically associated with events that have made a significant contribution to local, state, or national history;

**(3) The carport has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city,** but is not associated with the life of a person significant in the past;

(4) The carport to be demolished is not the site of a historic event with a significant effect upon society;

**(5) The carport does exemplify social and historic heritage of the city;**

(6) The carport does not portray the environment in an era of history characterized by a distinctive architectural style;

(7) The carport is not related to a square, park, or other distinctive area.

**(8) The carport does have a unique location, which represents an established and familiar visual feature of its neighborhood, but does not exemplify the best remaining architectural type in a neighborhood, since it has not been preserved and has been altered on its front portion. and**

(9) The carport has not yielded, and is not likely to yield, information important in history.

These proposed elements to be demolished are historic, and staff opines that they do not qualify for such a request since they meet one or more of the criteria for not to be demolished.

For the non-historic northern rear addition 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 northern rear addition 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 northern rear addition is 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 northern rear addition does 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 northern rear addition cannot qualify to be a contributing addition to the historic house.

### **Consistency with the Ordinance**

It is staff's opinion that the northern rear addition is not historic and that the Commission can consider its demolition since it will not result in the loss of a significant component of the house. It is staff's opinion that the removal of the shed/ carport will have an adverse effect in the site and the streetscape since the proposed plans do not promote its reconstruction on its actual site and is also elevated. Staff also opines that the southern rear portion of the house is historic, is not extremely deteriorated, and it is a physical record of its time.

If the Commission opines that the historic elements can be demolished, this then will be the first of two required readings. If the Commission motions to approve the demolition of non-historic elements, then this will be the only required meeting.

## DIVISION 4. - BUILDING RELOCATION

## Sec. 102-251. - Application and fee.

Application for a certificate of appropriateness for relocating a historic building or structure in the historic districts shall be submitted to the historic architectural review commission, together with an application fee as determined by resolution by the city commission. Applications for relocating a historic building or structure shall be reviewed by the historic architectural review commission during a regular meeting. Notice of the meeting shall be published as for a regular meeting, pursuant to section 90-143.

(Ord. No. 97-10, § 1(3-10.3(E)(3)(a)), 7-3-1997; Ord. No. 11-11, § 6, 8-2-2011)

## Sec. 102-252. - Requirements precedent to relocation.

The National Register of Historic Places discourages the moving of historic structures because the significance of properties is embodied in their sites and settings as well as in the structures themselves. Any National Register building that is removed from its original foundation is removed from the National Register. After reconsideration, it may be placed back on the National Register if specific criteria are followed, but the building's National Register designation is not guaranteed. The historic architectural review commission shall not issue a certificate of appropriateness for relocating a historic building or structure unless the historic architectural review commission renders a finding that the applicant has submitted a relocation plan demonstrating that the proposed relocation satisfies the following criteria:

- (1) The built environment for the new site should be similar to the old one in terms of context, the age of the surrounding buildings, their height, materials, setback, and architectural details.
- (2) The historic relationship between buildings and streetscape and landscaped features must be maintained.
- (3) When a building may be moved, documentation of the building and the relocation must be provided.
- (4) The relocated building must be placed so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.
- (5) The new foundation's design, height, and facing materials must be comparable with the original historical foundation.
- (6) Relocating a contributing building outside of the historic district is prohibited.
- (7) Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, setback, and detailing is prohibited.
- (8) Destruction or alteration of significant features, structures, or archeological sites at the new location is prohibited.
- (9) Improperly locating a building on its new site so that its orientation and front and side setbacks are incompatible with surrounding buildings is prohibited.
- (10) Placing the building on a new foundation whose design and materials are incompatible with the original is prohibited.

(Ord. No. 97-10, § 1(3-10.3(E)(3)(b)), 7-3-1997)

Secs. 102-253—102-280. - Reserved.

# APPLICATION



**COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC**

\$50.00 APPLICATION FEE NON-REFUNDABLE

*12/19 +*

*(11/20/13)*



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER <b>15-01-1528</b>	BUILDING PERMIT NUMBER <b>15-4067</b>	INITIALS & DATE <b>11/20/13</b> <i>DJH</i>
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

ADDRESS OF PROPOSED PROJECT:	1301 Whitehead		# OF UNITS
RE # OR ALTERNATE KEY:	1036986		
NAME ON DEED:	Peter and Dixie Janker	PHONE NUMBER	
OWNER'S MAILING ADDRESS:		EMAIL	
CONTRACTOR COMPANY NAME:	<i>To be Determined</i>	PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:		EMAIL	
ARCHITECT / ENGINEER'S NAME:	Thomas E. Pope, PA	PHONE NUMBER	<b>305-296-3611</b>
ARCHITECT / ENGINEER'S ADDRESS:	610 White Street	EMAIL	<b>tepoppe@aol.com</b>

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.

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	AEB _____
	<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Remove rear addition, pool, and shed.

Move house to side setback on United Street and elevate to 9' BFE increased height 2'6". New rear additions deck and pool. Renovations as per plans.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT: OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

*APPROVAL FOR WORK DONE  
ON CITY ROW (FILL ONLY)  
CONTAINED BY EXTENDING FENCE.  
DJH*

*No App fee Distill*

**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](mailto:harc@cityofkeywest-fl.gov)

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

ADDITIONAL INFORMATION: Elevate building to 9' BFG +1

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Elevate & move house to side setback		
remove rear addition, pool & shed		
new rear addition, pool & shed		
renovations as per plans		

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 type="checkbox"/> TABLED FOR ADD'L. INFO.	<input type="checkbox"/>	<input type="checkbox"/>
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
<i>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</i>					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

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

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

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

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

CITY OF KEY WEST  
CERTIFICATE OF APPROPRIATENESS  
APPENDIX FOR DEMOLITIONS  
APPLICATION NUMBER H- 17-01-1928



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.

Additions are 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 historic 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.

Building 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.*

	20 Nov 2015 Peter S. Tanker
PROPERTY OWNER'S SIGNATURE	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 _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments

# SANBORN MAPS

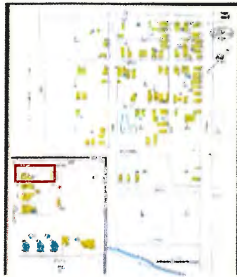


Key West, Monroe County, Florida, 1912

PRINT SEND ADD SHARE

RELATED MAPS DESCRIPTION THUMBNAILS DOWNLOADS MAP IMAGES

THUMBNAIL

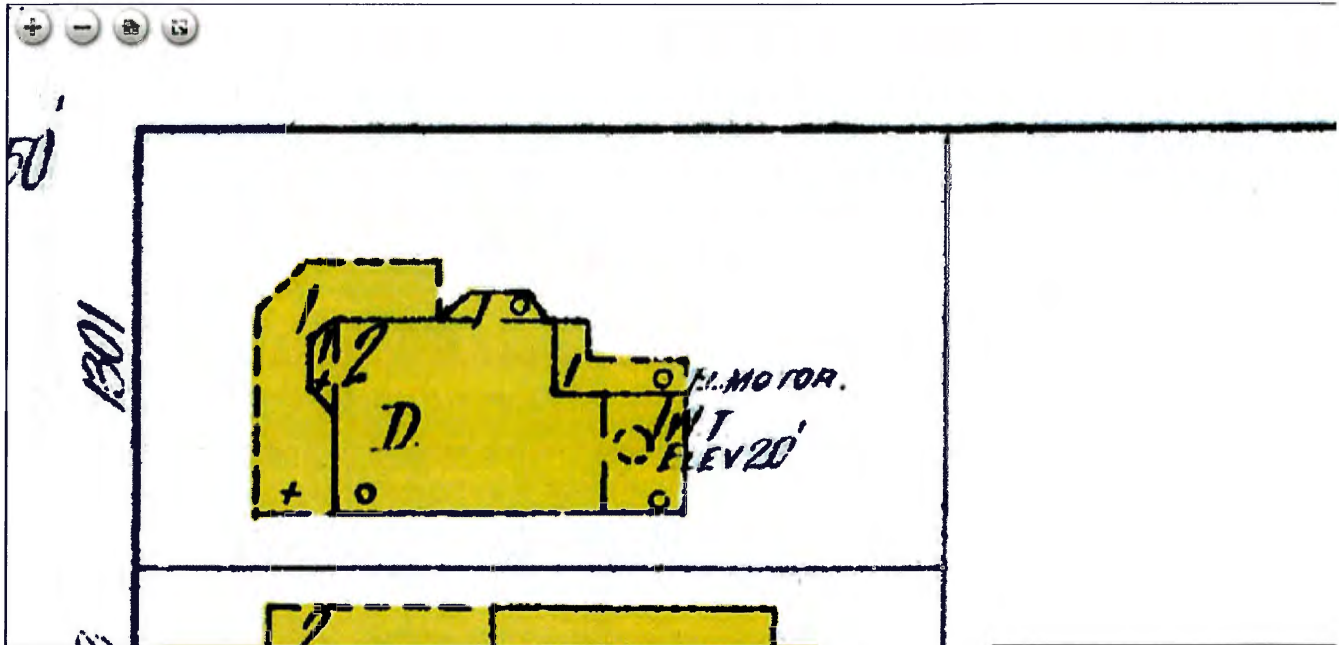


FIRST PREVIOUS

Go To:

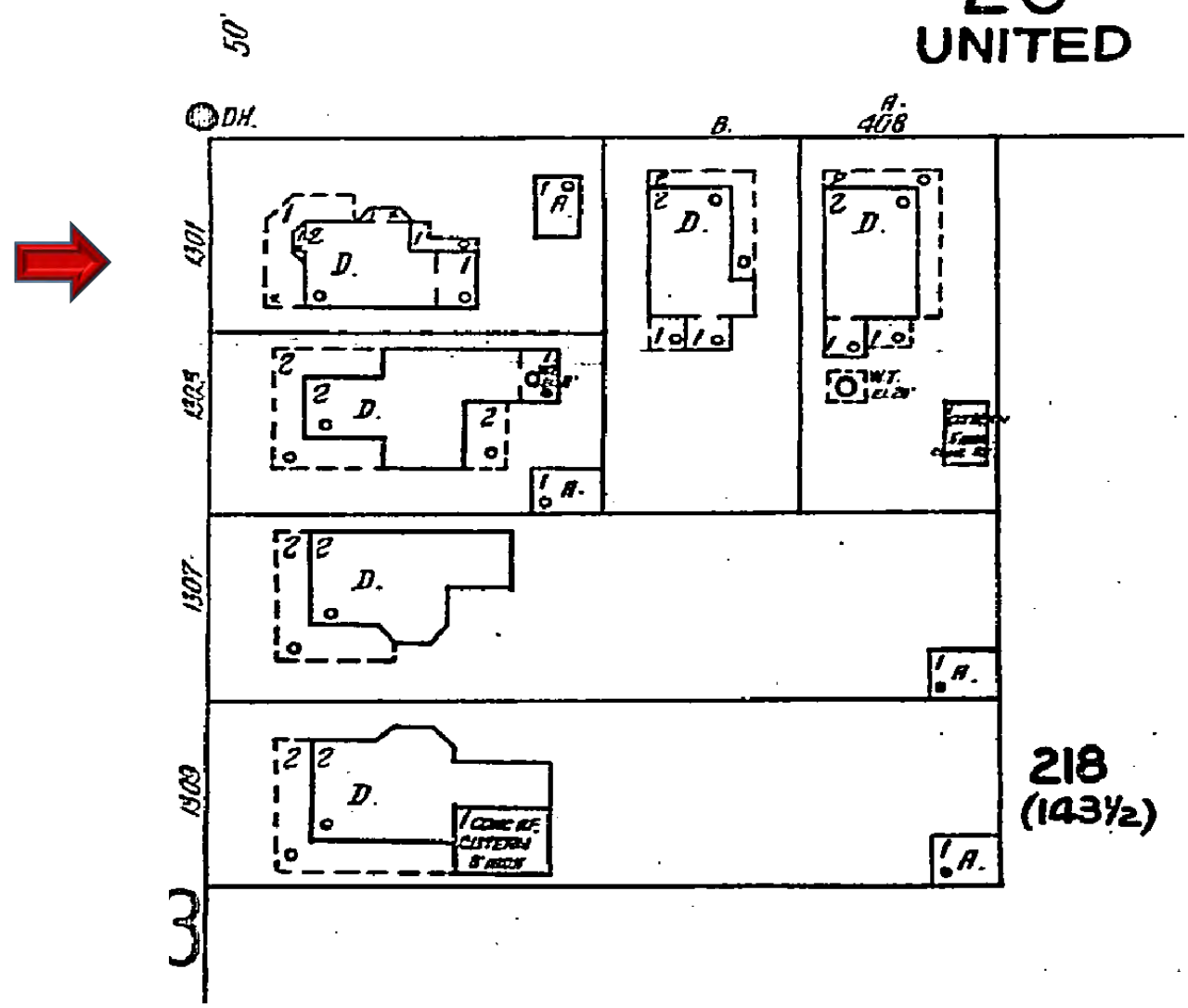


NEXT

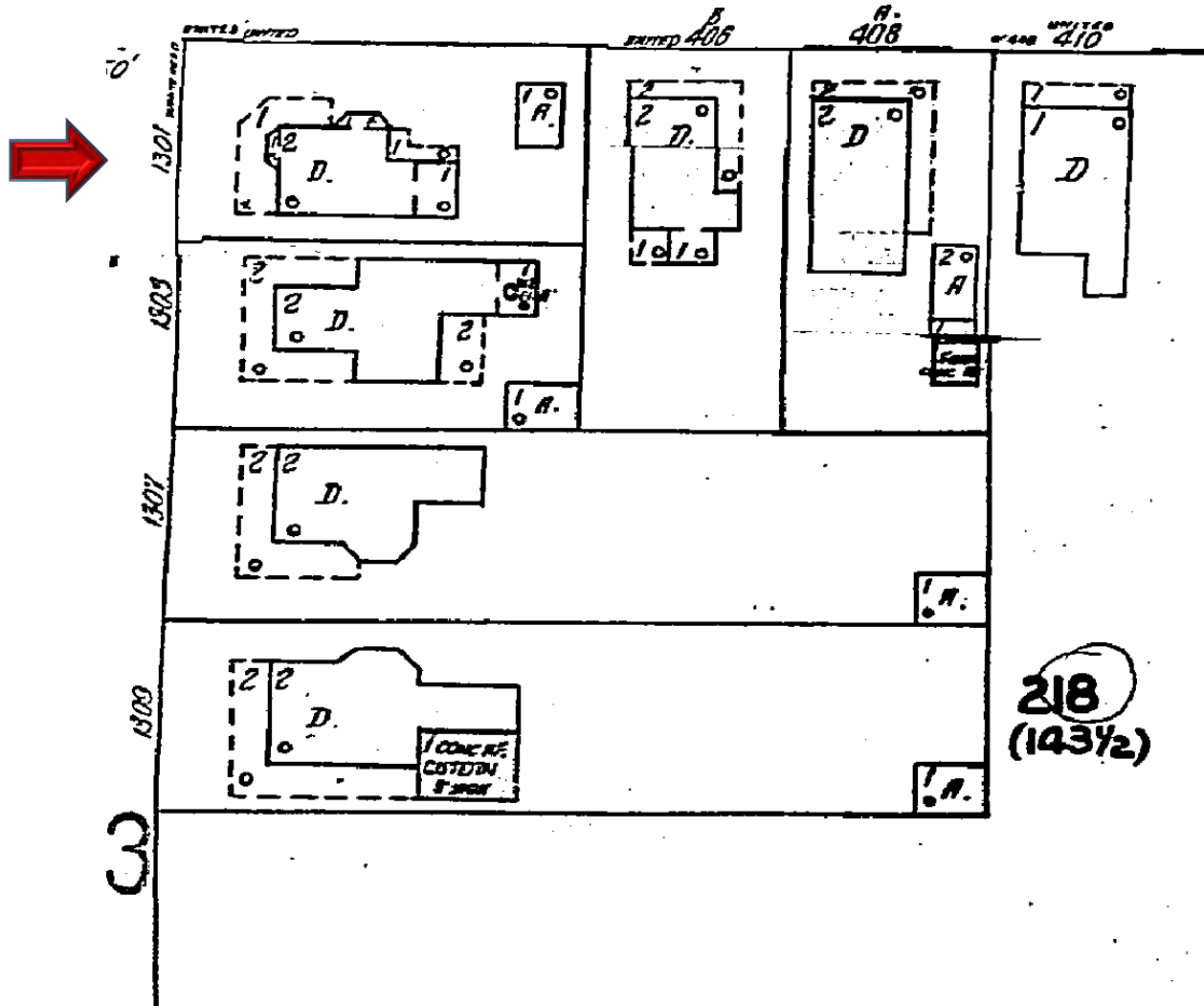


1912 SANBORN MAP.

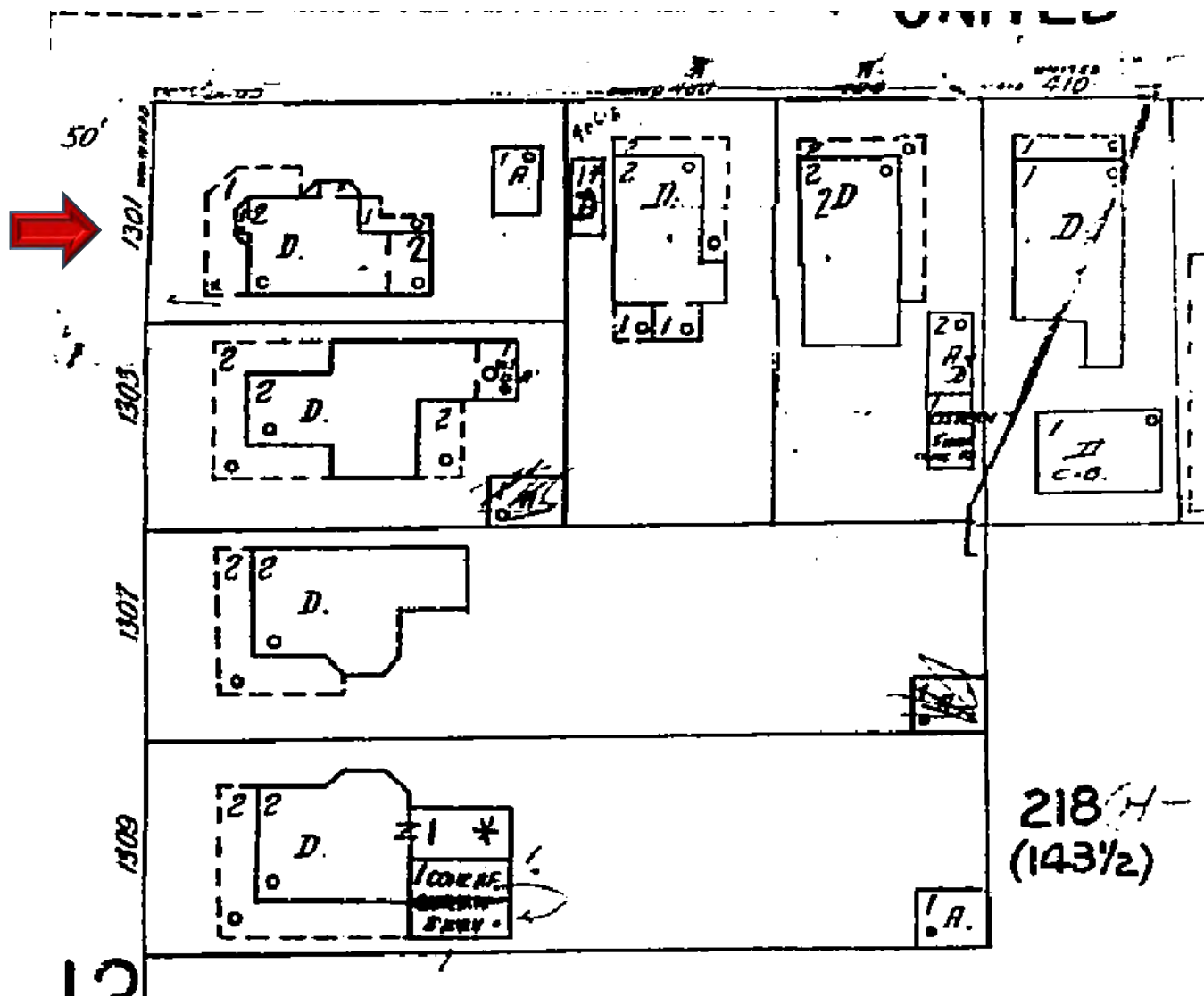
75  
UNITED



#1301 Whitehead Street 1926 Sanborn Map



#1301 Whitehead Street 1948 Sanborn Map



#1301 Whitehead Street 1962 Sanborn Map

# PROJECT PHOTOS



**#1301 Whitehead Street circa 1965. Monroe County Library**



→ 1301 WHITEHEAD ST  
CARPORT







AREA TO BE ACQUIRED



Google earth

































MA  
FUL





COCONUT  
ONLY



PAY  
IN THE  
PAY  
MID

VISEP

OUTBACK

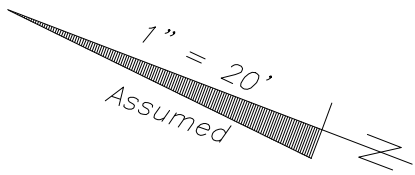






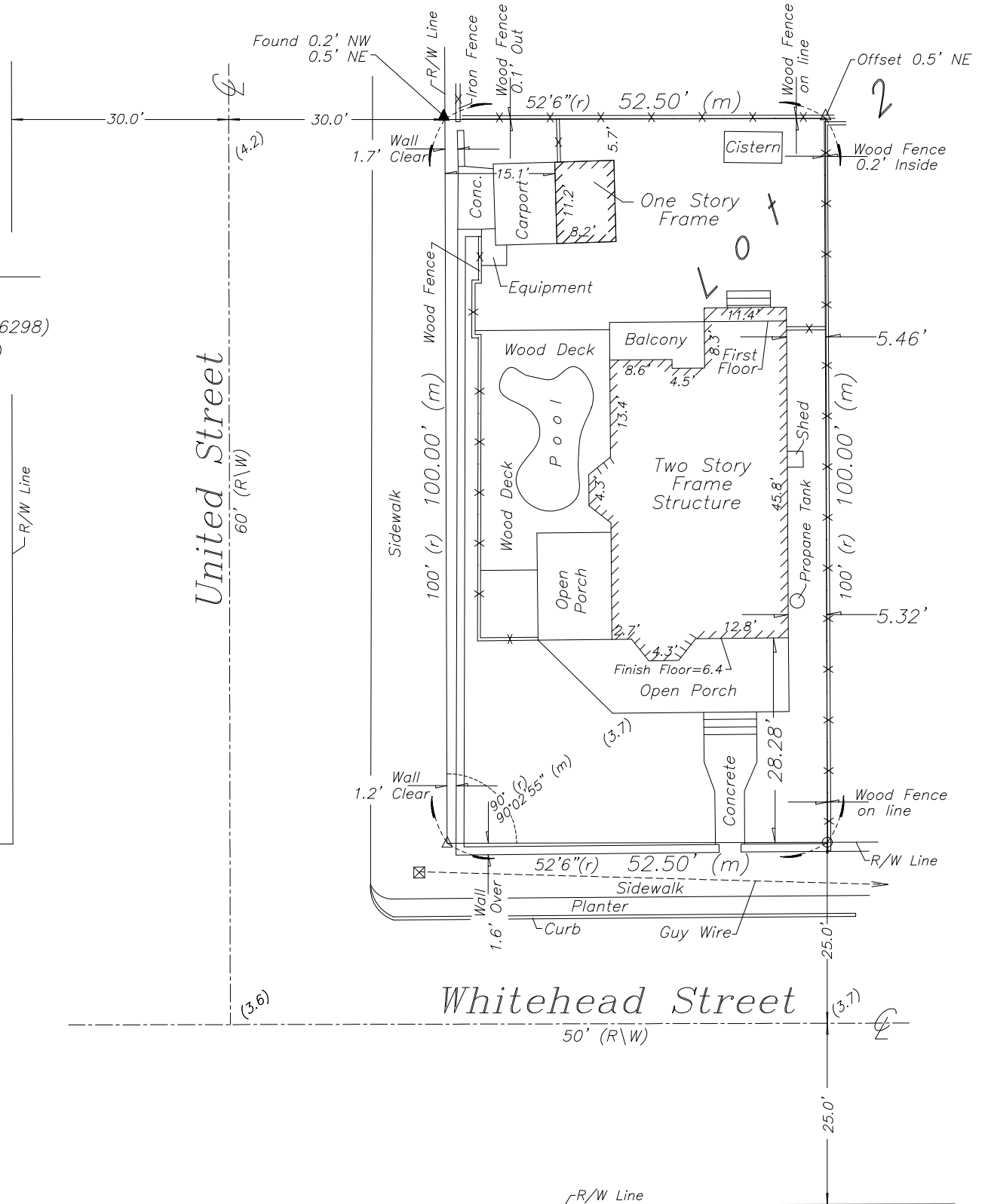
# SURVEY

# 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 Northwestern one-half of Lot 2, better described by metes and bounds as follows: COMMENCING at the intersection of the of United Street and the Northeasterly right of way line of Whitehead Street, said point of intersection to be the Point of Beginning of the parcel of land hereinafter described; thence run in a Southeasterly direction along the Northeasterly right of way of Whitehead Street 52 feet 6 inches to a point; thence run at a right angle in a Northeasterly direction 100 feet to a point; thence run at a right angle in a Northwesterly direction 52 feet 6 inches out to United Street; thence run at a right angle in a Southwesterly direction along the Southeasterly right of way of United Street 100 feet back to the Point of Beginning of the parcel of land herein described.

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

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

J. LYNN O'FLYNN, INC.

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

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

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

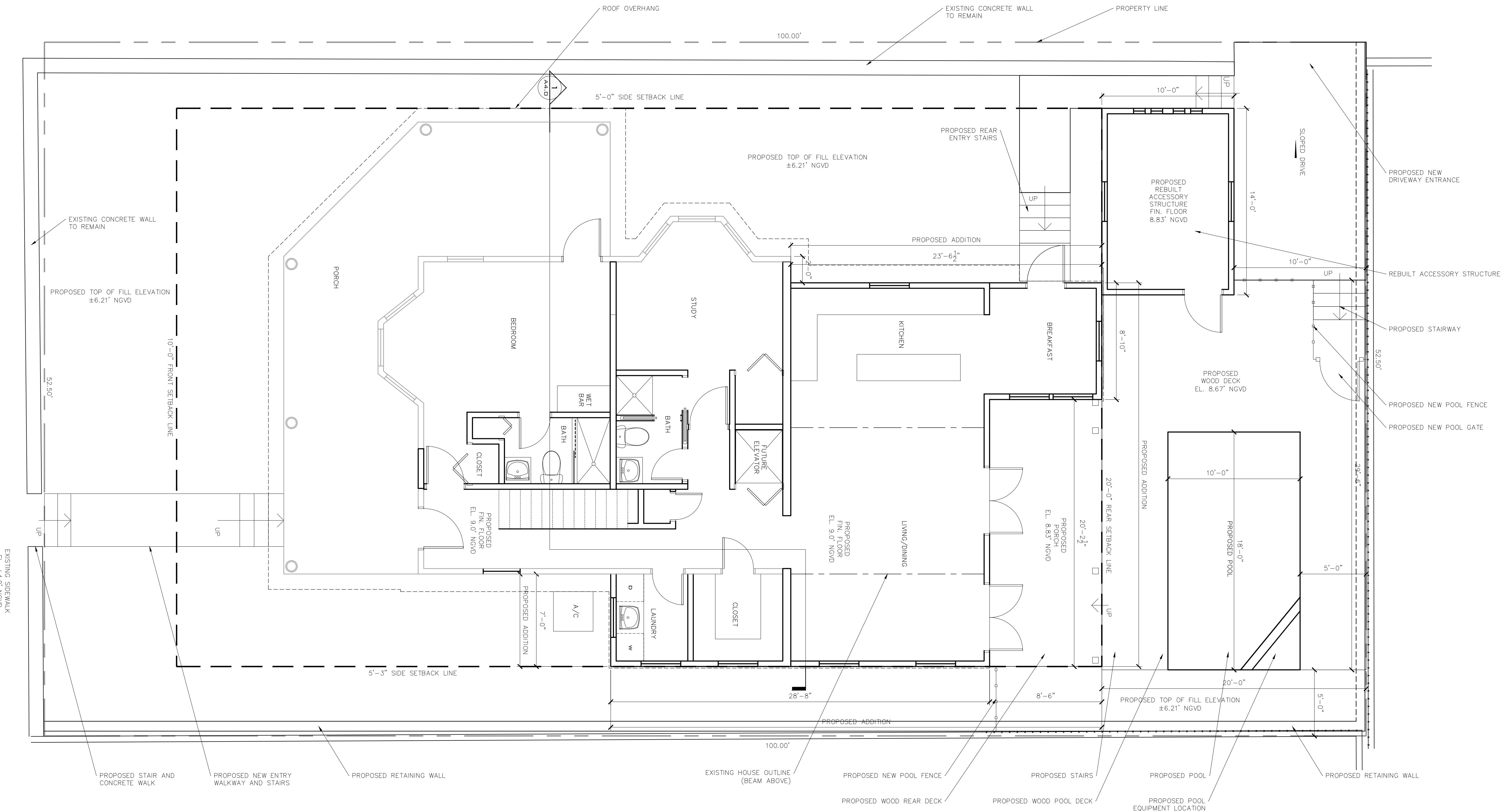


Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN





**SITE DATA:**

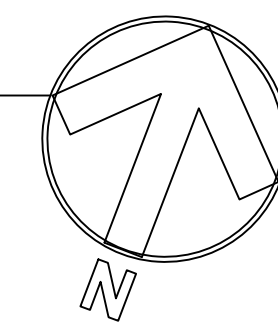
TOTAL SITE AREA:	±5,250.00 SQ.FT
LAND USE:	HDRR
FLOOD ZONE:	AE-8
<b>MAXIMUM IMPERVIOUS SURFACE RATIO:</b>	
REQUIRED:	60% (3,150.00 SQ.FT)
EXISTING	51.63% (±2,712.67 SQ.FT.)
PROPOSED	56.33% (±2,957.47 SQ.FT.)
<b>MAXIMUM BUILDING COVERAGE:</b>	
REQUIRED	50% (2,625.00 SQ.FT)
EXISTING	29.83% (±1,567.20 SQ.FT.)
PROPOSED	39.45% (±2,071.23 SQ.FT.)
<b>OPEN SPACE MINIMUM:</b>	
REQUIRED	35% (1,837.50 SQ.FT)
EXISTING	51.63% (±2,712.67 SQ.FT.)
PROPOSED	36.09% (±1,894.80 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 FT
PROPOSED	±30.0' (TO CROWN OF ROAD) ±32.6' (TO CROWN OF ROAD)

**Proposed Site Plan**

1/4" = 1' - 0"



**ACCESSORY STRUCTURE**

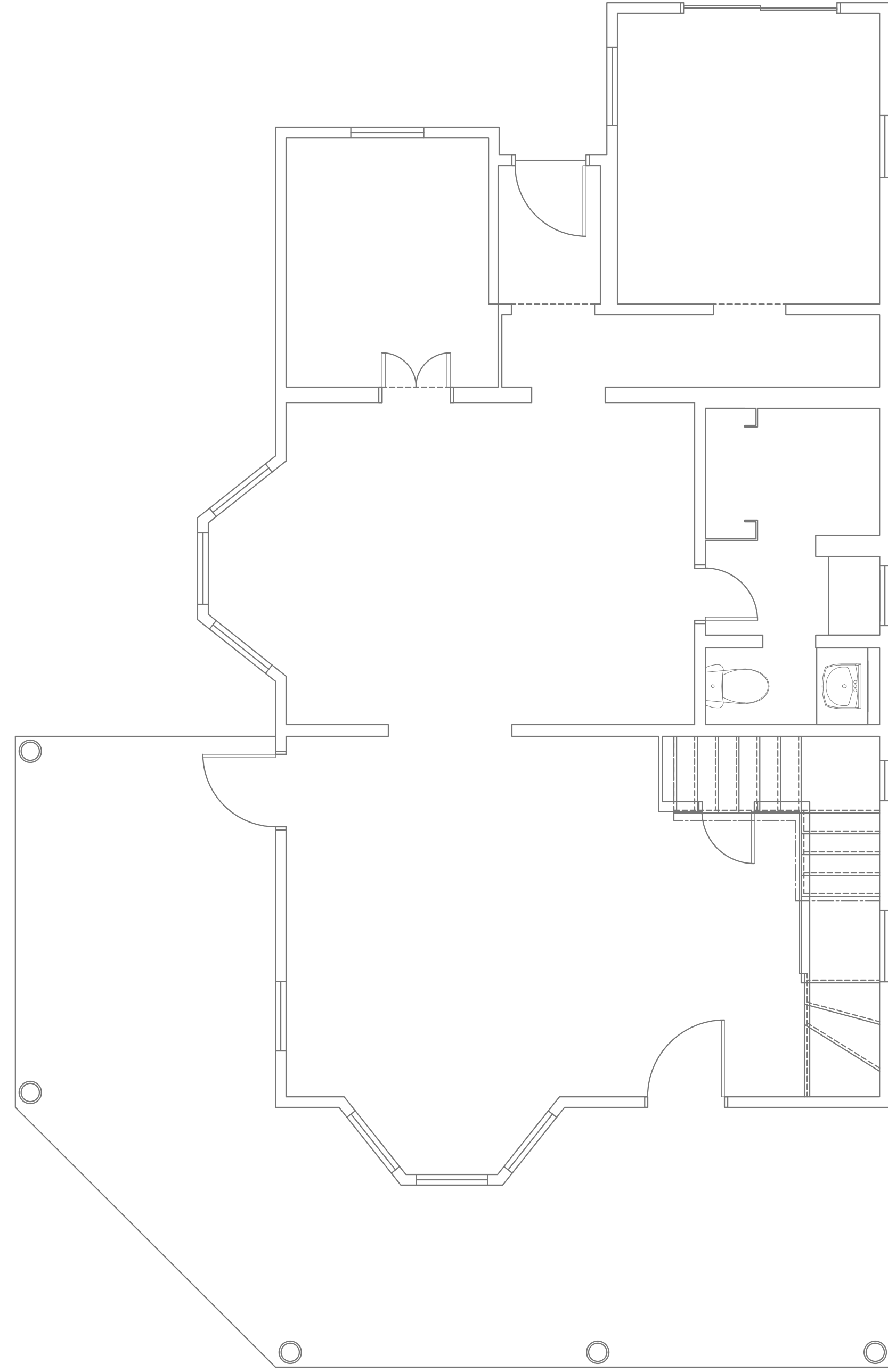
REAR SETBACK	20'-0"
WIDTH OF LOT	52.50'
AREA	1050 SQ.FT.
DIMS. OF ACC. STRUCT.	14'-0" X 10'-0"
AREA OF ACC. STRUCT.	140 SQ.FT.
ALLOWABLE ACC. STRUCT.	30% (315.00 SQ.FT.)
EXISTING	23.02% (241.67 SQ.FT.)
PROPOSED	13.33% (140.00 SQ.FT.)

Janker Residence  
1301 Whitehead St. Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
610 White Street, Key West FL  
(305) 296 3611  
TEPopePA@aol.com

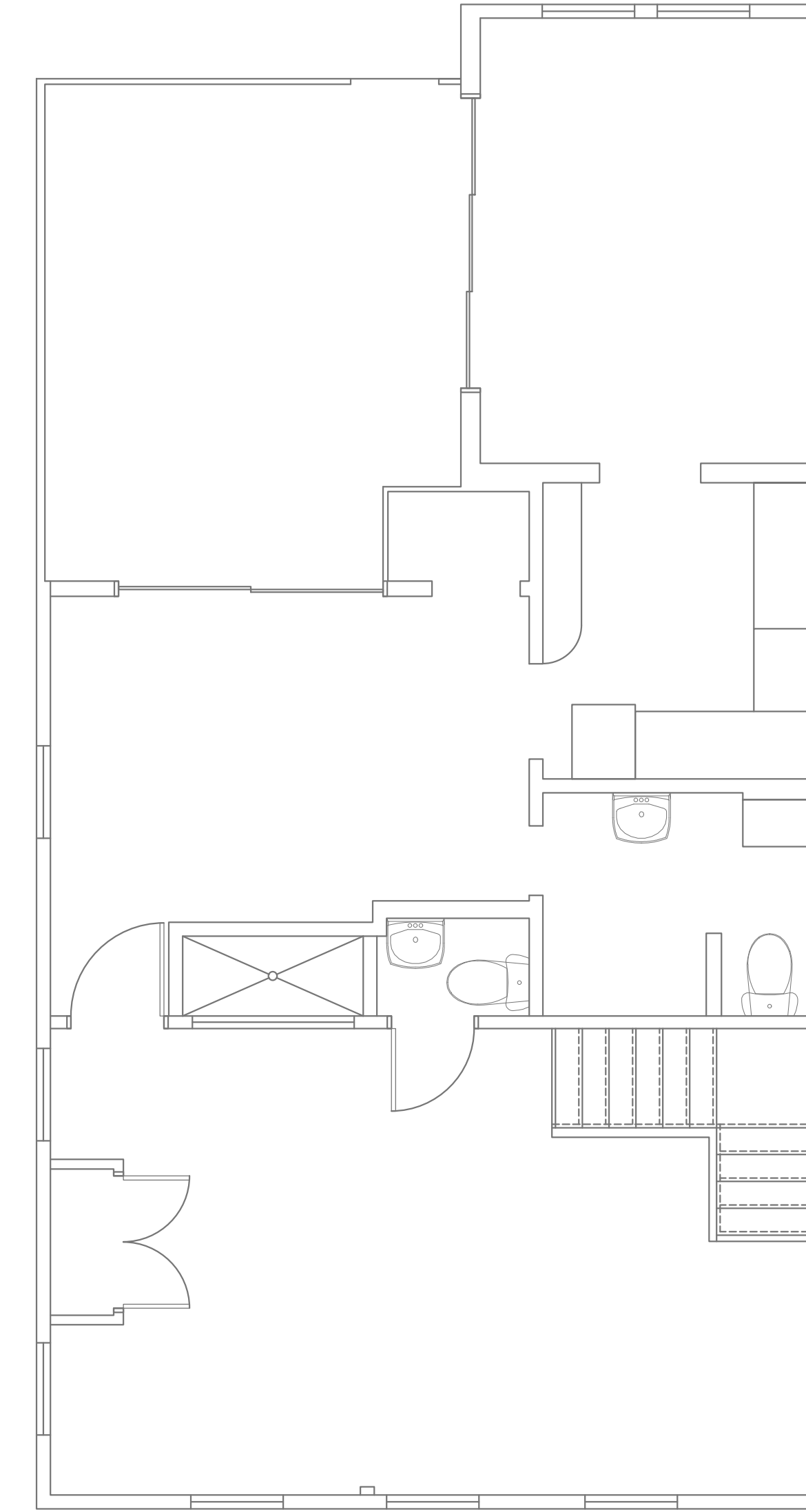
date:  
02/01/16  
revision:

sheet:  
A1.0



Existing First Floor Plan

1/4" = 1' - 0"



Existing Second Floor Plan

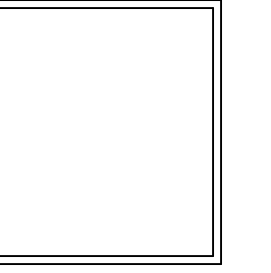
1/4" = 1' - 0"

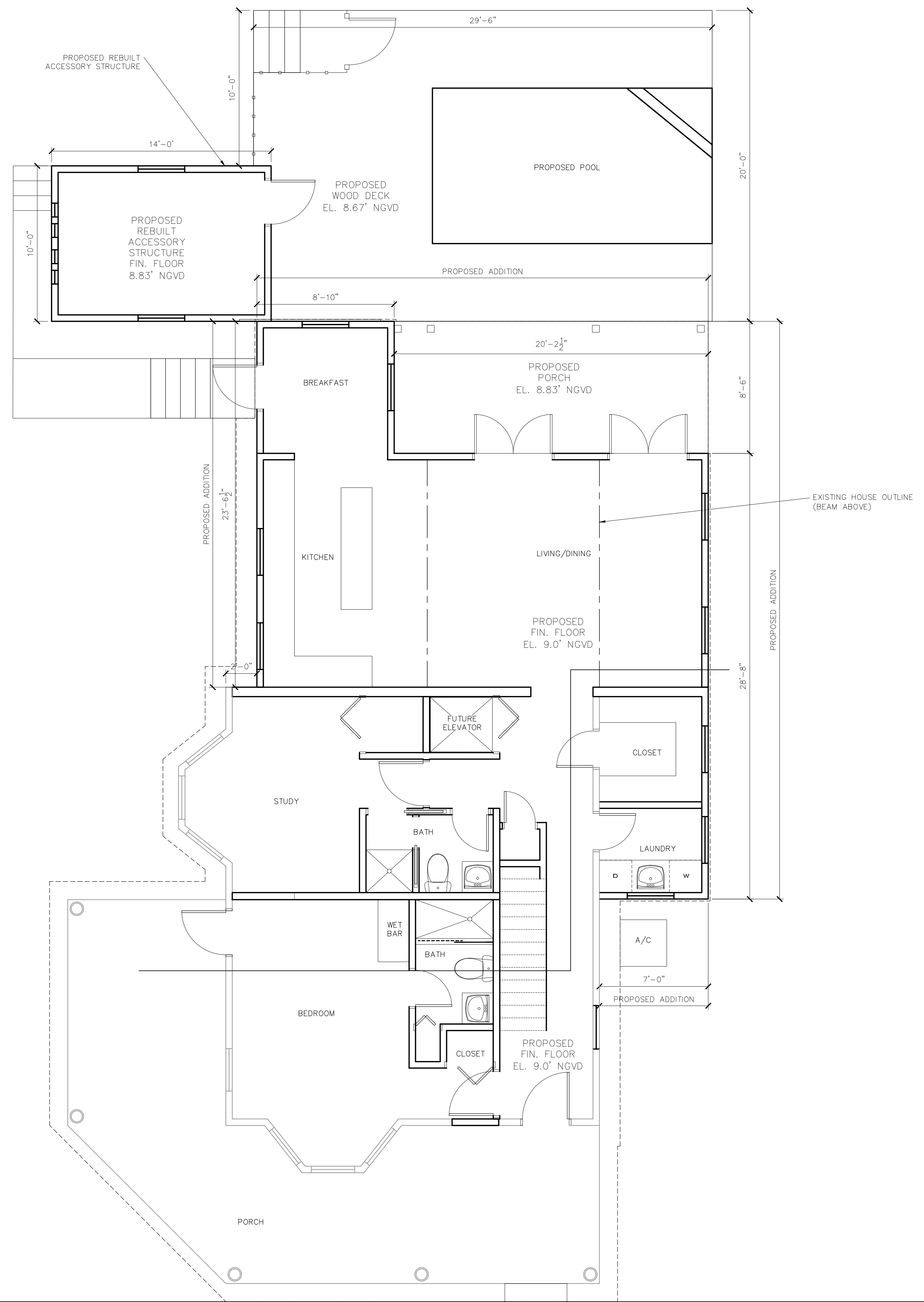
THOMAS E. POPE, P.A. ARCHITECT  
 610 White Street, Key West FL  
 (305) 296 3611  
 TEPopePA@aol.com

date:  
 02/01/16  
 revision:

sheet:  
 A2.0

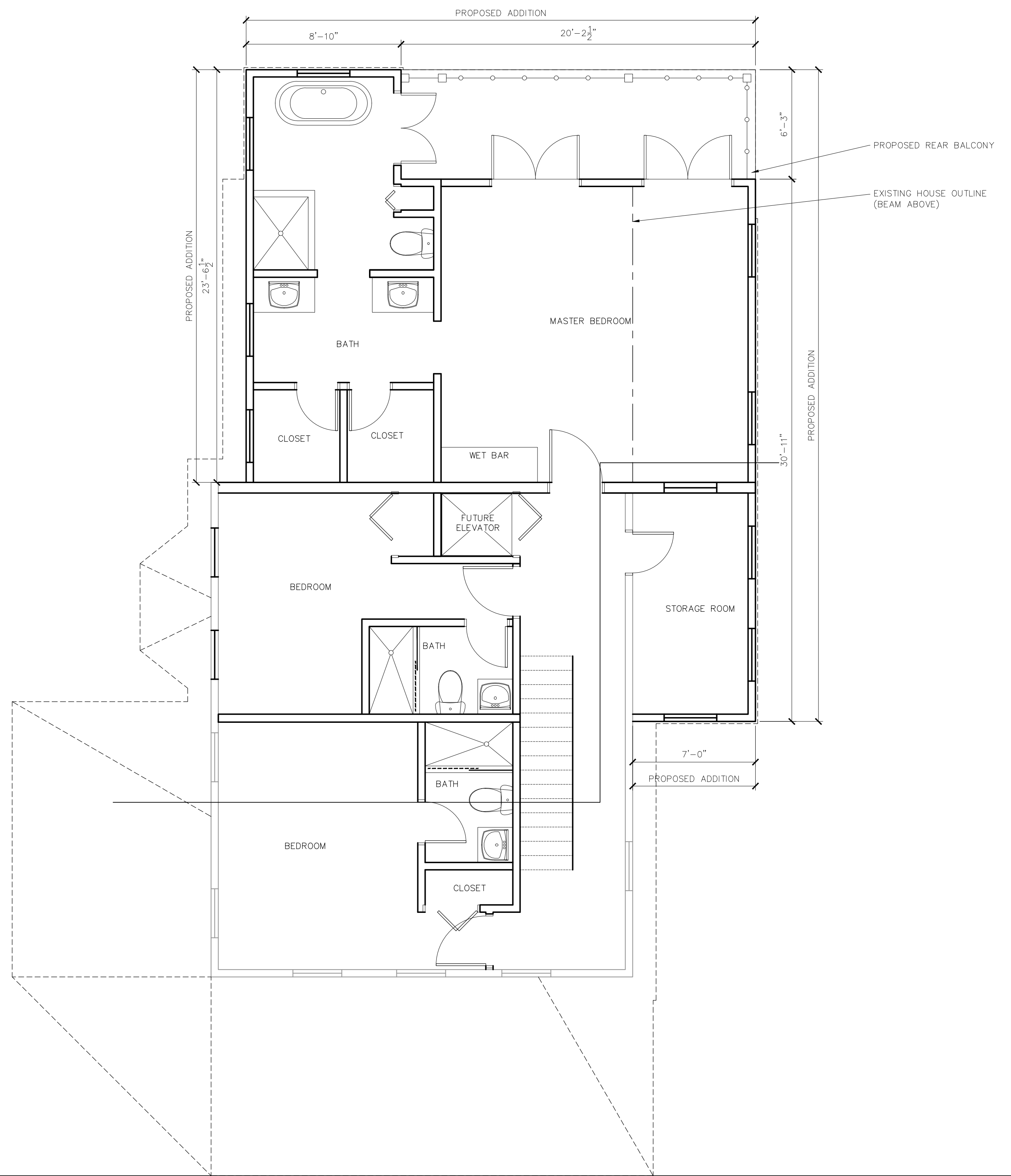
Janker Residence  
 1301 Whitehead St. Key West, FL





Proposed First Floor Plan

1/4" = 1' - 0"



Proposed Second Floor Plan

1/4" = 1' - 0"

Janker Residence  
1301 Whitehead St. Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
610 White Street, Key West FL  
(305) 296 3611  
TEPopePA@aol.com

date:  
02/01/16  
revision:

sheet:  
A2.1



Existing Front (Whitehead St.) Elevation

1/4" = 1' - 0"



Proposed Front (Whitehead St.) Elevation

1/4" = 1' - 0"



Existing Rear Elevation

1/4" = 1' - 0"



Proposed Rear Elevation

1/4" = 1' - 0"

Janker Residence  
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date:  
02/01/16  
revision:

sheet:  
A3.0



Existing Side Elevation

1/4" = 1' - 0"



Proposed Side Elevation

1/4" = 1' - 0"

Janker Residence  
 1301 Whitehead St. Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
 610 White Street, Key West FL  
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 TEPopePA@aol.com

date:  
 02/01/16  
 revision:

sheet:  
 A3.1



Existing Side (United St.) Elevation

1/4" = 1' - 0"

Janker Residence  
 1301 Whitehead St. Key West, FL



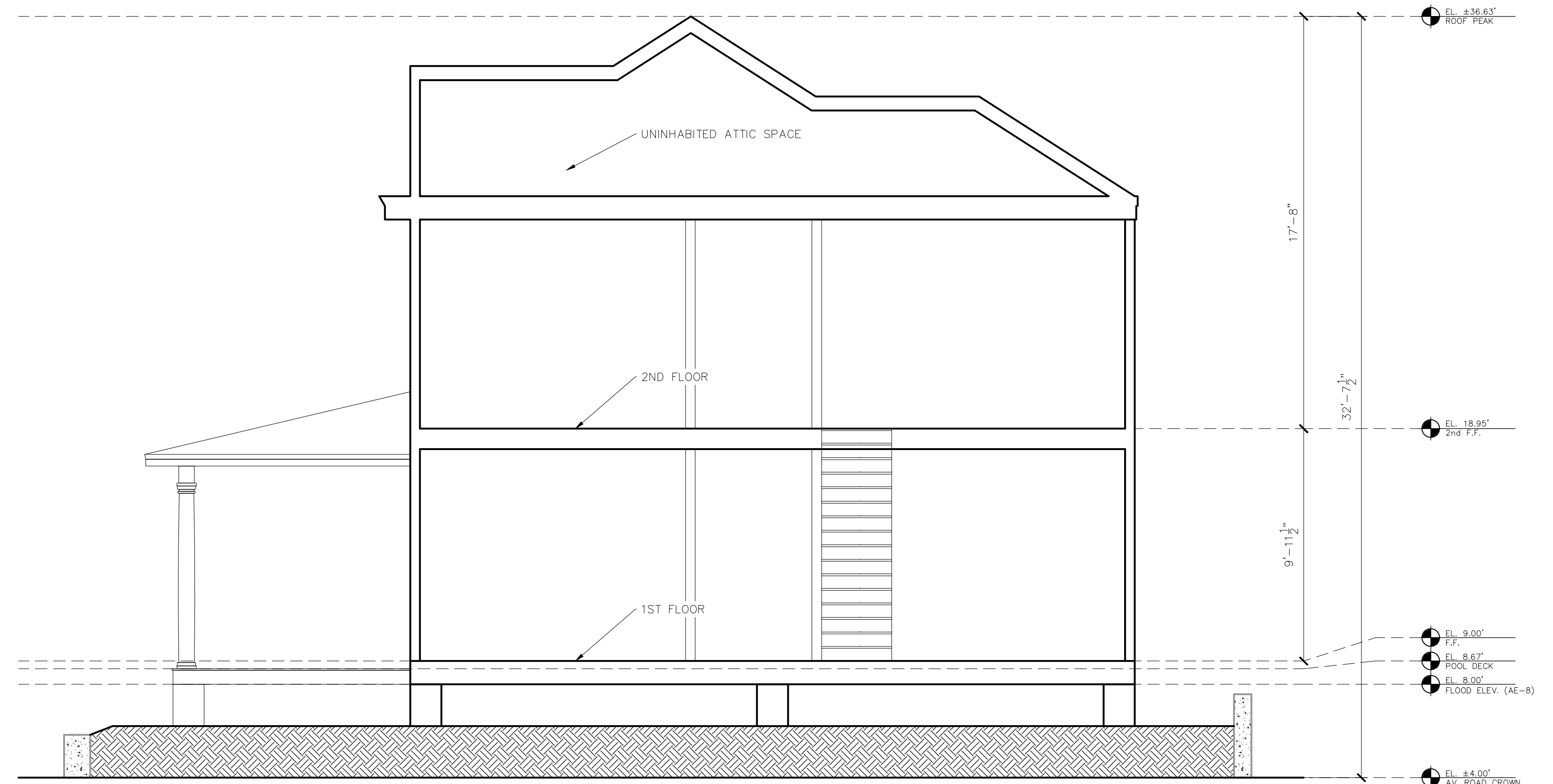
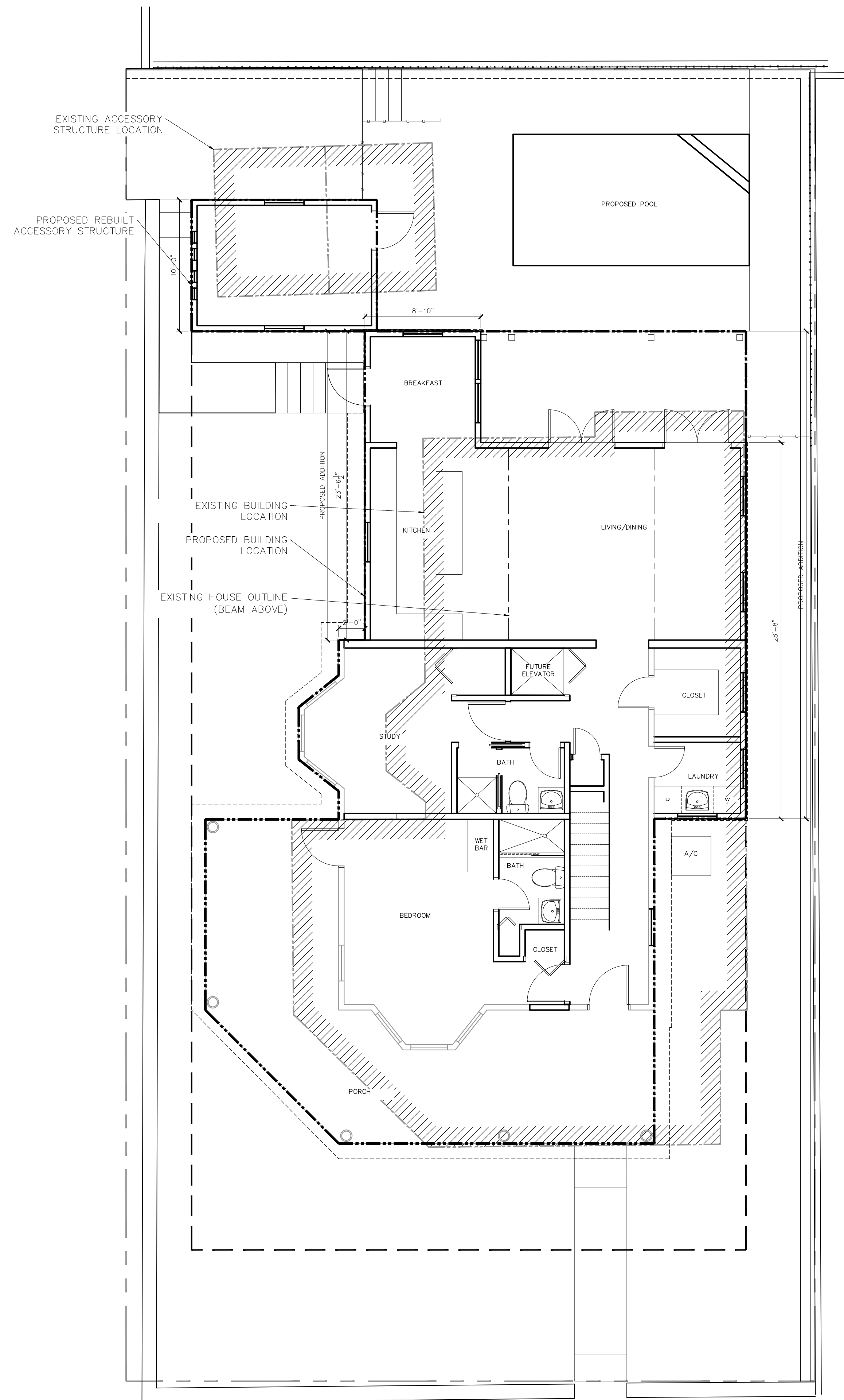
Proposed Side (United St.) Elevation

1/4" = 1' - 0"

THOMAS E. POPE, P.A. ARCHITECT  
 610 White Street, Key West FL  
 (305) 296 3611  
 TEPopePA@aol.com

date:  
 02/01/16  
 revision:

sheet:  
 A3.2



Section 1-1

1/4" = 1' - 0"

Relocation Plan

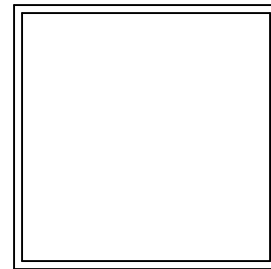
3/16" = 1' - 0"

Janker Residence  
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revision:

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A4.0

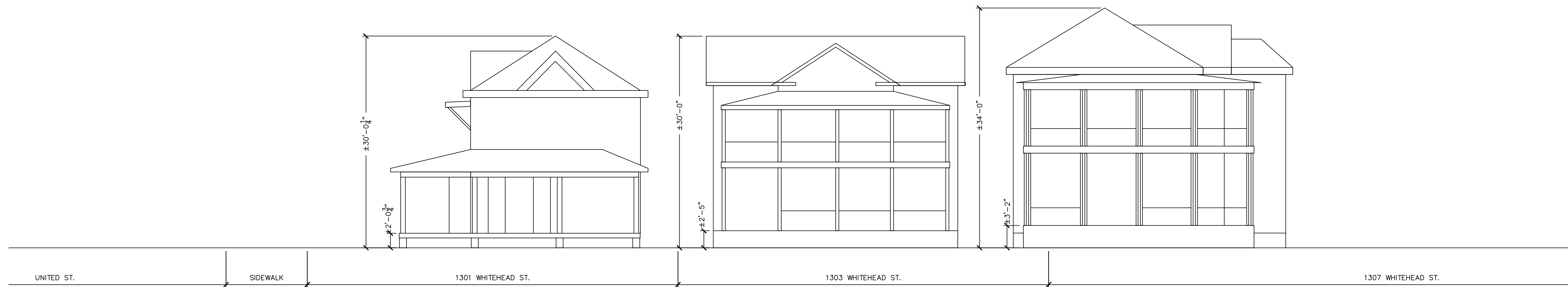


Janker Residence  
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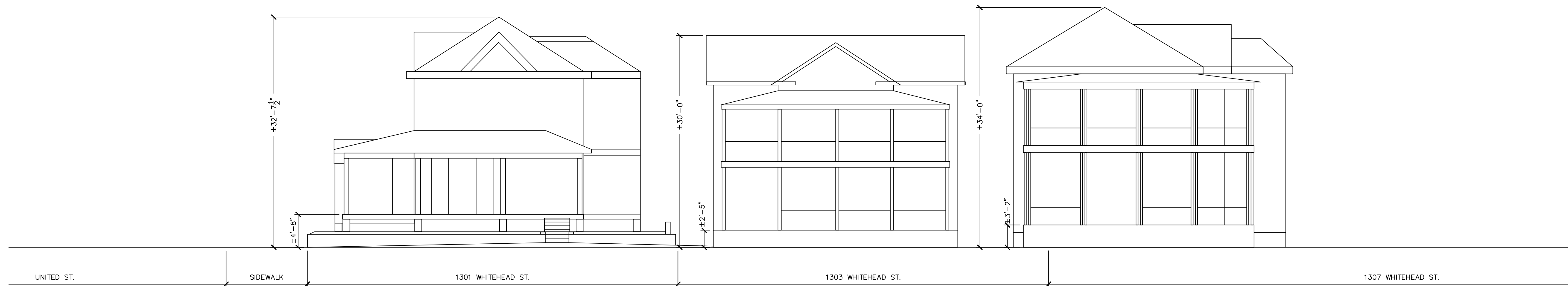
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 A5.0



Existing Whitehead St. Streetscape

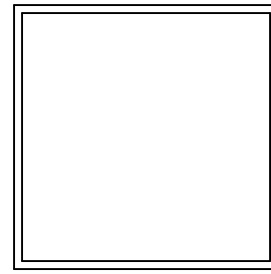
1/8" = 1' - 0"



Proposed Whitehead St. Streetscape

1/8" = 1' - 0"



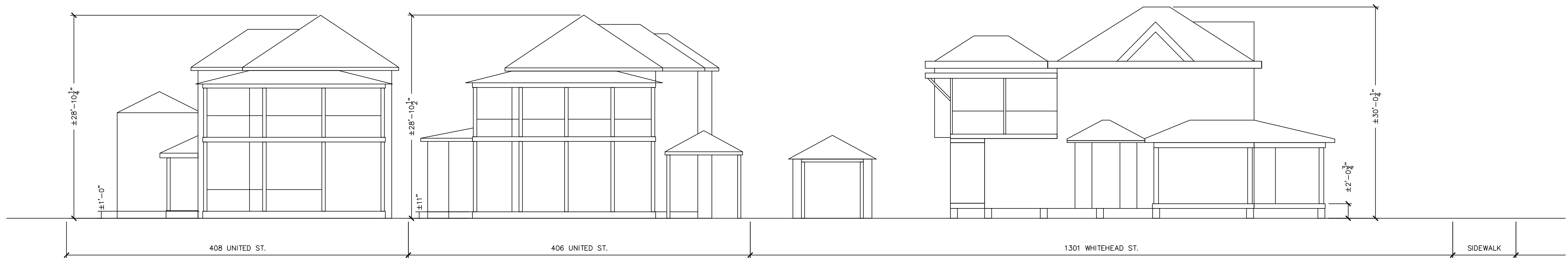


Janker Residence  
 1301 Whitehead St. Key West, FL

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 (305) 296 3611  
 TEPopePA@aol.com

date:  
 02/01/16  
 revision:

sheet:  
 A5.1



Existing United St. Streetscape

1/8" = 1' - 0"



Proposed United St. Streetscape

1/8" = 1' - 0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 15, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RELOCATION, ELEVATION OF HISTORIC HOUSE AND MODIFICATION TO FOOTERS. NEW SIDE AND REAR ADDITIONS. NEW ACCESSORY STRUCTURE. NEW POOL AND SITE WORK INCLUDING PARTIAL REGRADING. DEMOLITION OF REAR ADDITIONS. DEMOLITION OF SHED.**

**FOR- #1301 WHITEHEAD STREET**

**Applicant – Thomas E. Pope**

**Application #H15-01-1528**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).**

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

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Thomas E. Pope, 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 on the 8 day of December, 2015.

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 December 15, 2015.

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 H15-01-1528

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

Signed Name of Affiant: [Signature]

Date: 12.8.2015

Address: 1301 White Street

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 8 day of December, 2015.

By (Print name of Affiant) Thomas E. Pope who is personally known to me or has produced [Signature] as identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: 12/26/17



M. HOLLY BOOTON  
MY COMMISSION # FF 070470  
EXPIRES: December 26, 2017  
Bonded Thru Budget Notary Services



PR  
PRO P  
—  
N  
TRE P

# PROPERTY APPRAISER INFORMATION

- [» 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](#)

## 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**



**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**

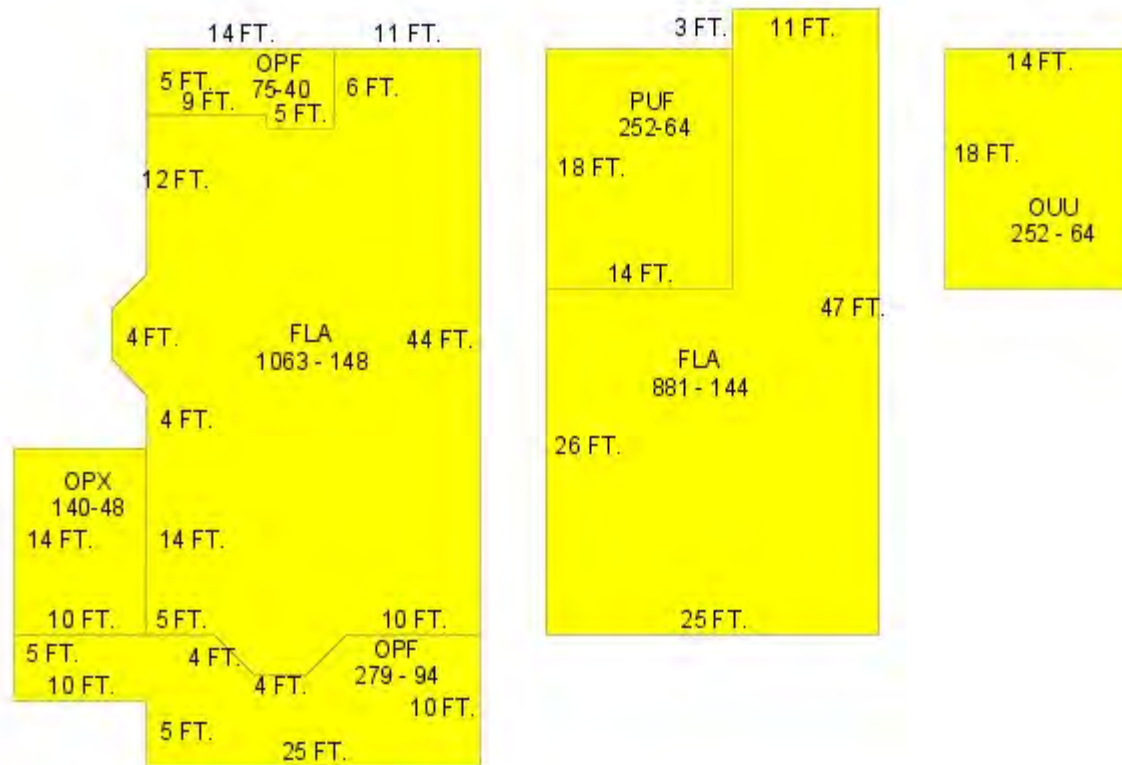
Building Type	R1	Condition	A	Quality Grade	550
Effective Age	24	Perimeter	292	Depreciation %	31
Year Built	1938	Special Arch	0	Grnd Floor Area	1,944
Functional Obs	0	Economic Obs	0		

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

Roof Type	IRR/CUSTOM	Roof Cover	ASPHALT SHINGL	Foundation	CONC BLOCK
Heat 1	NONE	Heat 2	NONE	Bedrooms	3
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPX		1	1990					140
0	OUU		1	1990					252
1	FLA	1:WD FRAME	1	1990	N	N	0.00	0.00	1,063
2	OPF		1	1990	N	N	0.00	0.00	279
4	OPF		1	1990	N	N	0.00	0.00	75
6	FLA	1:WD FRAME	1	1990	N	N	0.00	0.00	881
7	PUF		1	1990	N	N	0.00	0.00	252

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	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
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
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

<b>1991</b>	104,140	7,516	86,625	198,282	198,282	25,500	172,782
<b>1990</b>	55,718	6,921	69,563	132,203	132,203	25,500	106,703
<b>1989</b>	50,653	6,443	70,875	127,971	127,971	25,500	102,471
<b>1988</b>	41,424	4,909	65,625	111,958	111,958	25,500	86,458
<b>1987</b>	40,935	5,023	47,250	93,208	93,208	25,500	67,708
<b>1986</b>	41,158	5,134	47,250	93,542	93,542	25,500	68,042
<b>1985</b>	39,992	5,244	34,085	79,321	79,321	25,500	53,821
<b>1984</b>	37,485	5,360	34,085	76,930	76,930	25,500	51,430
<b>1983</b>	37,485	116	22,525	60,126	60,126	25,500	34,626
<b>1982</b>	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.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>10/28/2011</b>	2540 / 2267	833,300	WD	02
<b>4/1/1998</b>	1514 / 0047	220,000	00	O
<b>2/1/1973</b>	533 / 713	37,500	00	Q

This page has been visited 131,218 times.

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