Historic Architectural Review Commission
Staff Report for Item 3

To: Chairman Haven Burkee and Historic Architectural Review Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: May 26, 2026

Applicant: Peter Janker

Application Number: C2026-0024

Address: 1301 Whitehead Street

Description of Work:

New two-story accessory structure, modifications to main contributing structure's existing ~~hip and~~ flat roof~~s~~, and new gable roof over the side entry door.

Site Facts:

The site under review is located on the corner of Whitehead and United Streets. The site consists of the main historic frame vernacular house built circa 1912 and a historic carport (seen in the 1968 aerial photo) that faces United Street. The house is a contributing resource to the historic district. The two-story frame structure has a one-story front porch that wraps towards United Street. The house has dense vegetation, particularly towards Whitehead Street. The Sanborn maps from 1926, 1948 and 1962 all depict the historic existing carport that faces United Street, dedicated to one car.
Currently the house sits on piers and is in an AE-8 flood zone.



Photo of property circa 1965. Monroe Country Library.



Aerial photo of property in 1941.



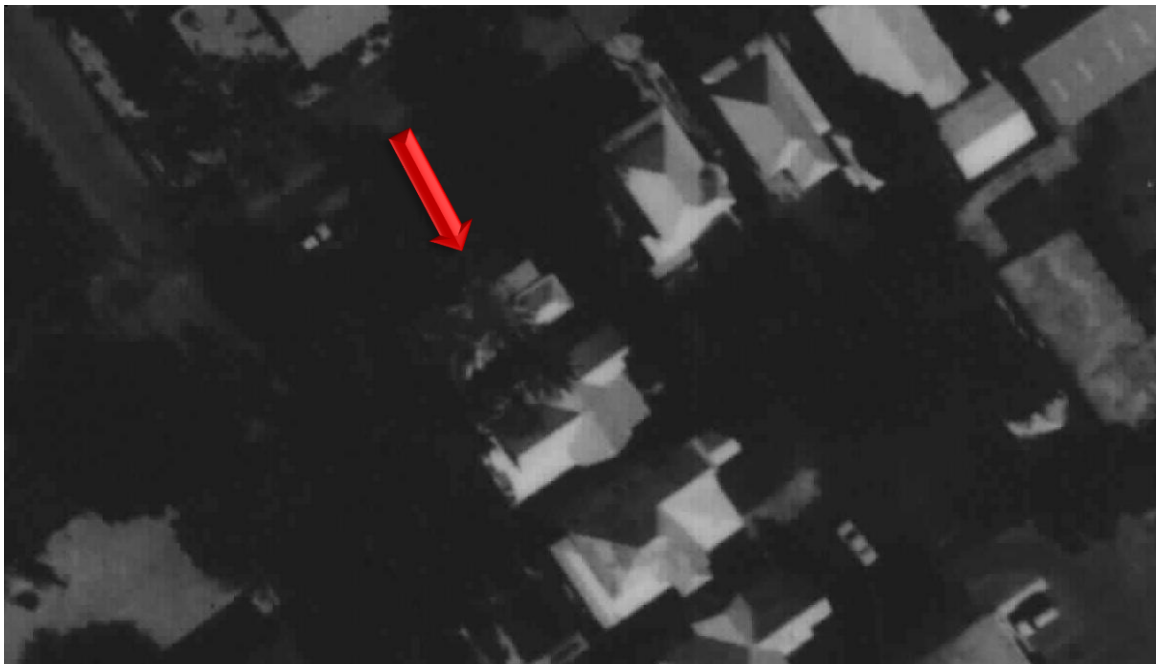
Aerial photo of property circa 1950.



Aerial photo from 1968.



Aerial photo from 1972.



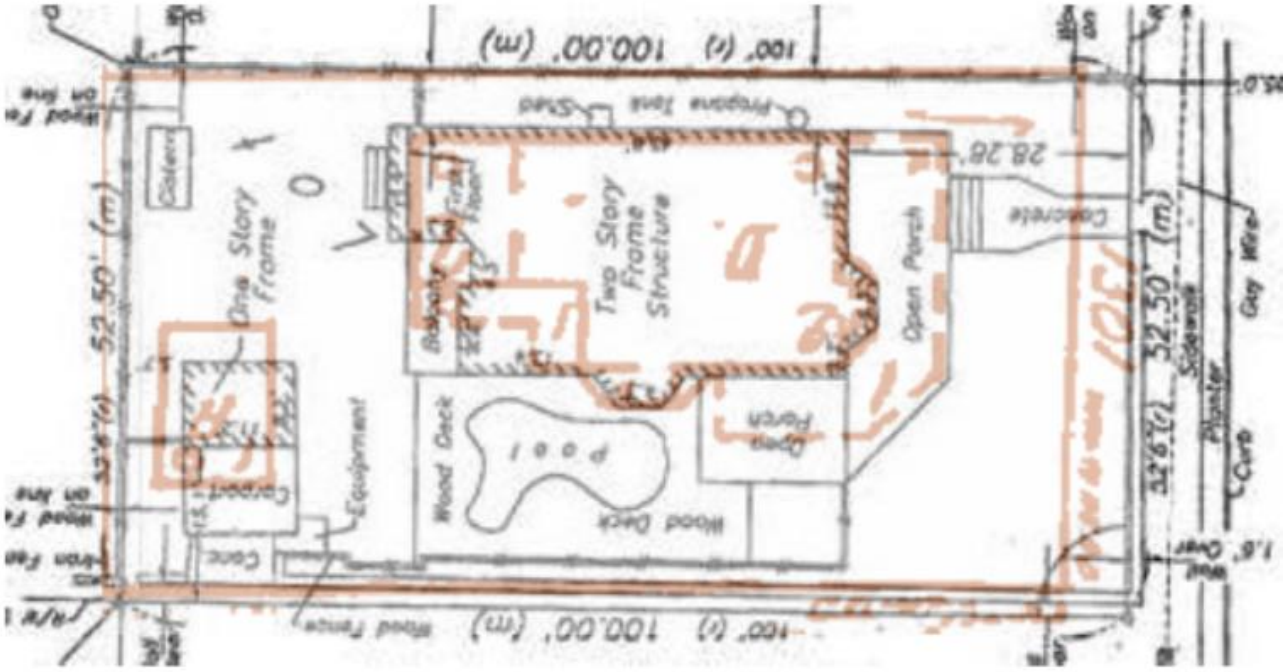
Aerial photo from 1975.



Aerial photo from 1981.



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



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

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

Ordinance Cited on Review:

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

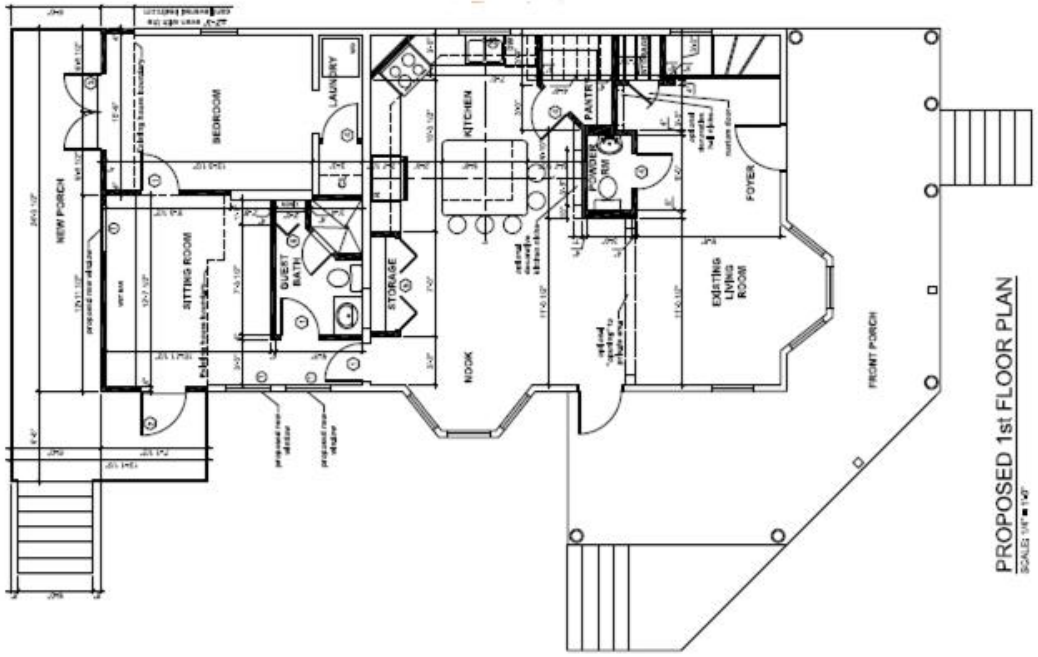
Staff Analysis:

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

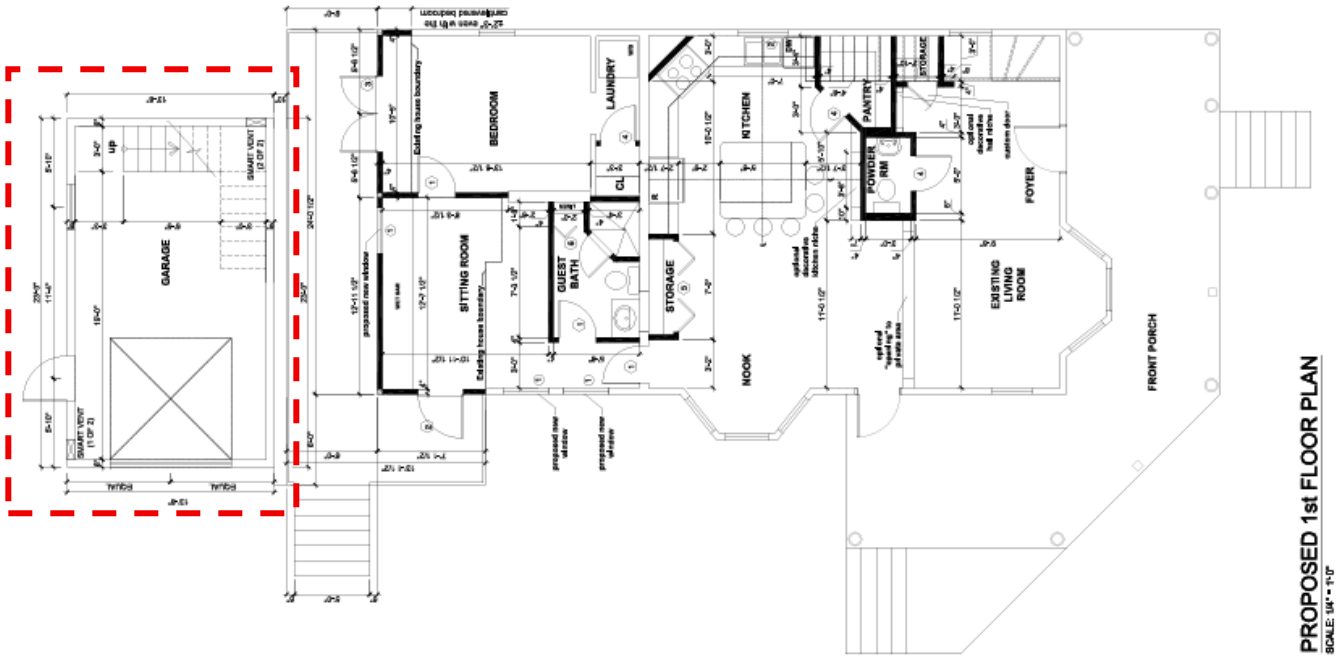
The new two-story structure will include a garage on the first floor and storage space on the second floor, accessed by a new driveway. The accessory structure will feature Hardie board siding and trim, and metal shingle roofing. On the flat roof, work includes the installation of cable railings, a new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

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

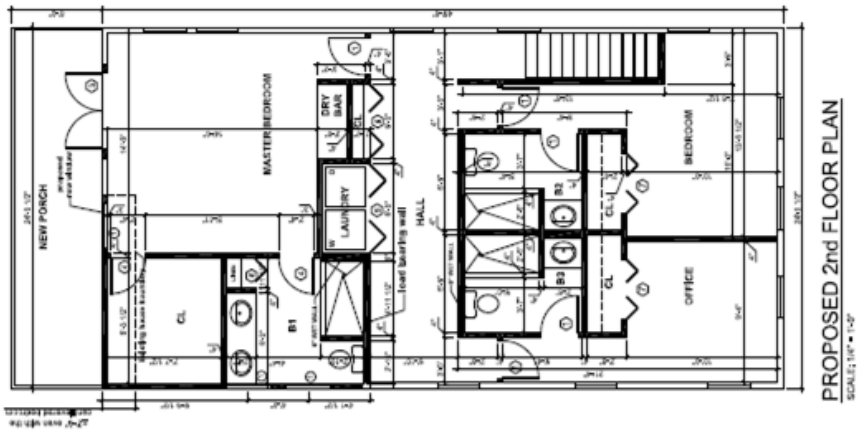
Staff believes that the flat roof addition is not historic as the current massing and footprint is larger than what is seen in the aerial photos, most likely built after 1975.



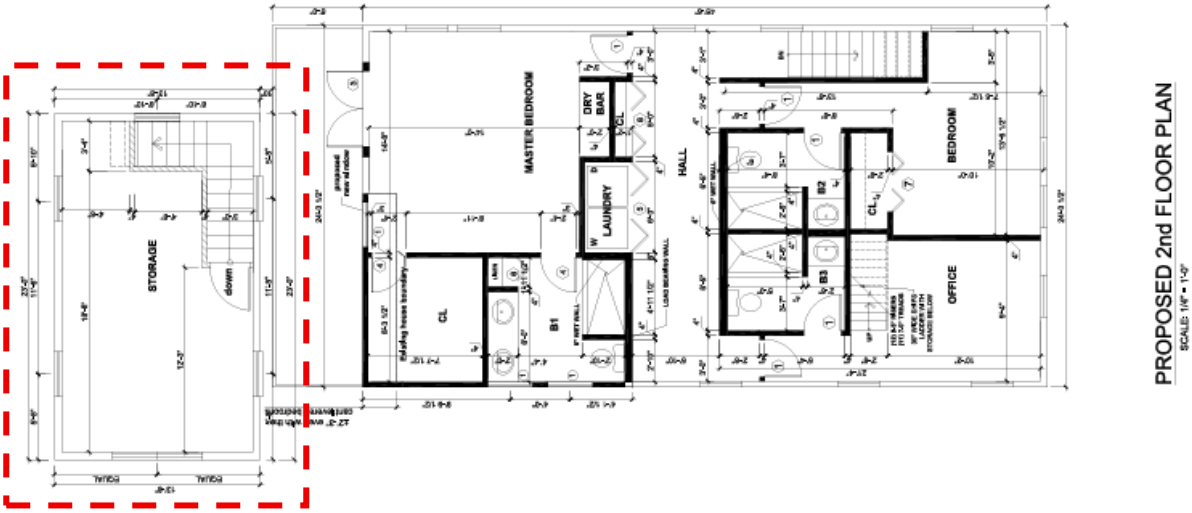
Previously approved First Floor Plan from June 24, 2025.



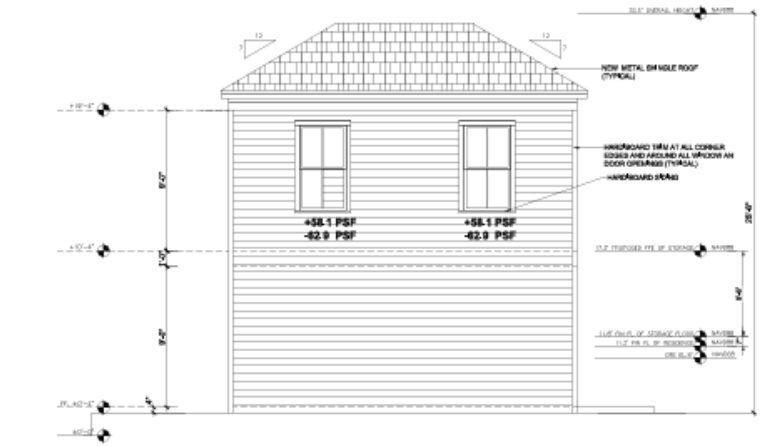
Proposed First Floor Plan with two-story accessory structure outlined in red.



Previously approved Second Floor Plan from June 24, 2025.



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



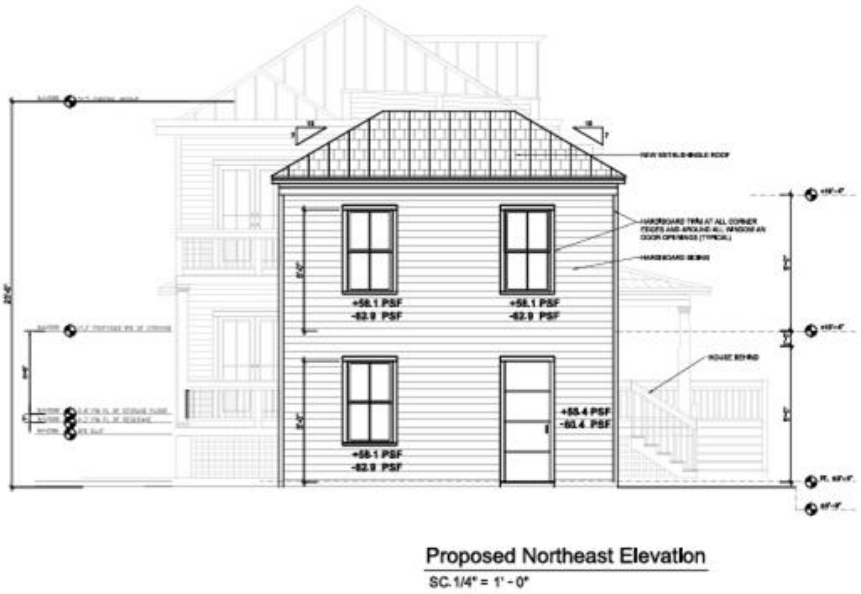
Proposed Southwest Elevation
SC 1/4" = 1' - 0"

Proposed Southwest elevation for Accessory structure.



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

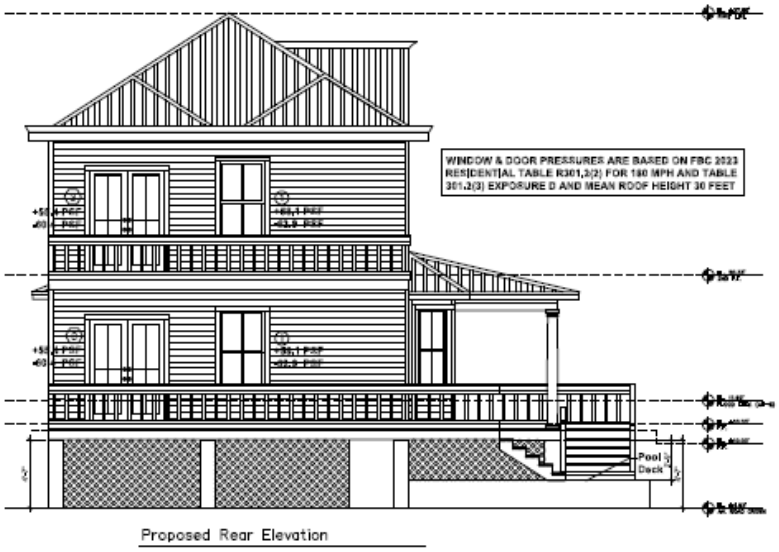
Proposed Northwest elevation (United Street) for two-story Accessory structure.



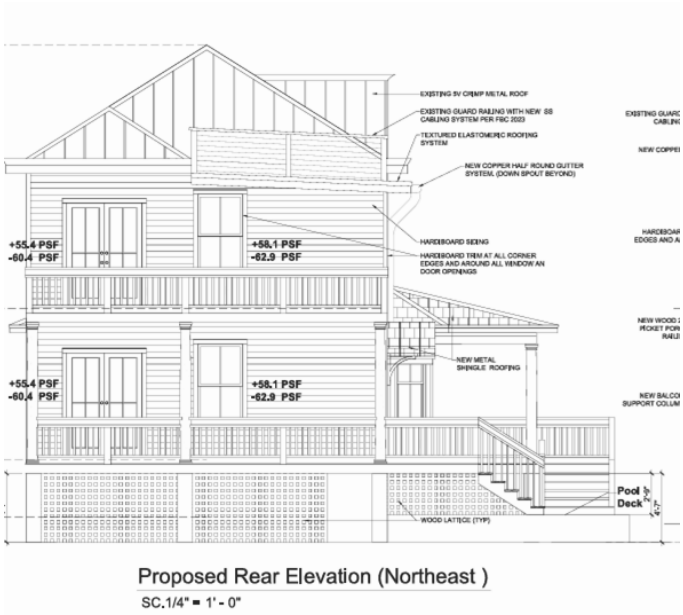
Proposed Northeast Elevation for Accessory structure.



Proposed Southeast Elevation for Accessory structure.



Previously approved Rear elevation from June 24, 2025.



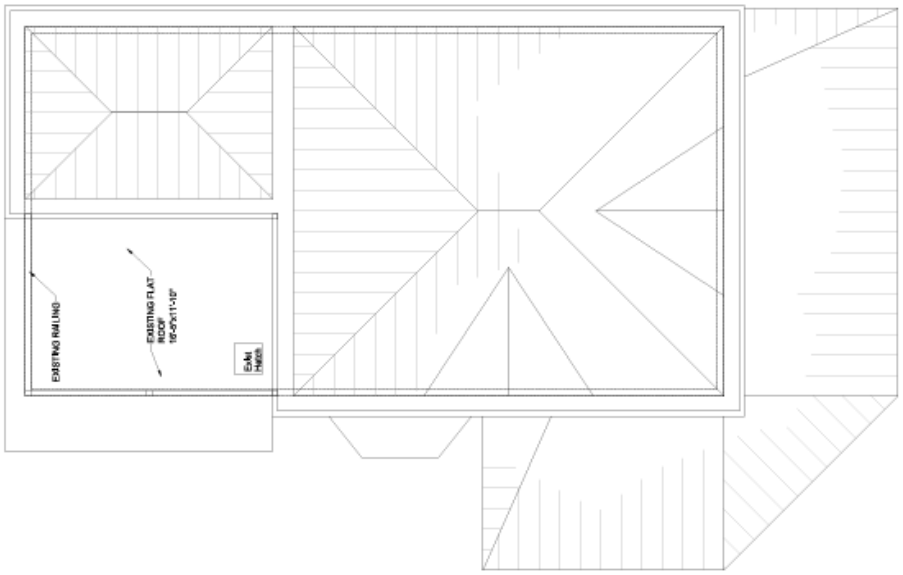
Proposed Rear Elevation.



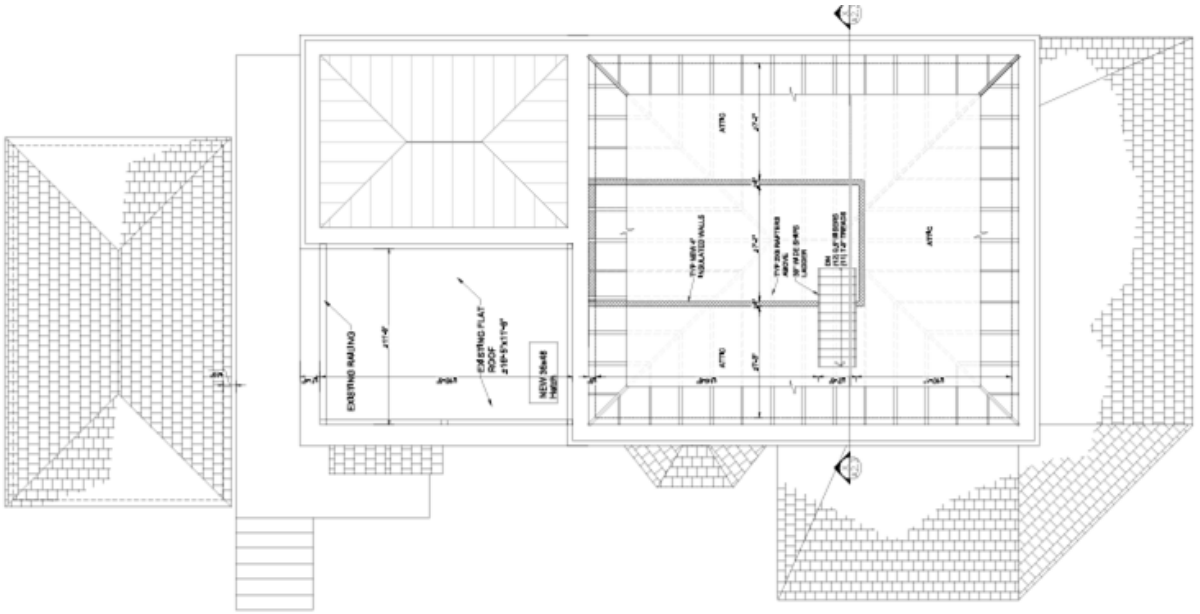
Previously approved Left elevation from June 24, 2025.



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



Existing Roof Plan.



Proposed Roof Deck/Attic Plan.



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



401 South Street showing metal railings, built circa 1912.



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

Consistency with Cited Guidelines:

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

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

Criteria for Demolition:

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

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

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).

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

The following is the criteria of section 102-125:

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

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

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

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

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

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

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

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

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

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

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

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

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

This is not the case.

8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

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

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

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

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

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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

City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
C2026-0024		
FLOOD ZONE	**ZONING DISTRICT**	**BLDG PERMIT #**

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	1301 Whitehead Street	
NAME ON DEED:	Peter & Dixie Janker	**PHONE NUMBER** 703 850 0986
OWNER'S MAILING ADDRESS:	1301 Whitehead St.	**EMAIL** psjanker@yahoo.com
APPLICANT NAME:	Peter Janker	**PHONE NUMBER** 703 850 0986
APPLICANT'S ADDRESS:		**EMAIL** psjanker@yahoo.com
APPLICANT'S SIGNATURE:		**DATE** 17 Oct 2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS X RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES X NO___ **INVOLVES A HISTORIC STRUCTURE:** YES X NO___

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Receive certificate of appropriateness for resolution of NE flat roof to merge said roof into a common dutch gutter system currently used by 75% of the home's roof. Move current accessory building south on lot and renovate with a 2nd story above ~~garage~~ garage.
MAIN BUILDING: Move flat roof skuttle to east sloped roof of main building with access via the new attic. Unify existing dutch gutters with that of the flat roof. Provide railing iaw safety & code requirements.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Demo existing NE flat roof structure and raise it approximately 1 foot to align with existing Dutch gutter system of main house and 1912 addition. Remove overhead elec. service and place underground.

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

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

OFFICIAL USE ONLY:	**HARC COMMISSION REVIEW**	**EXPIRES ON:**
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1301 Whitehead Street
PROPERTY OWNER'S NAME:	Peter & Dixie Janter
APPLICANT NAME:	Peter Janter

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

PROPERTY OWNER'S SIGNATURE — **DATE AND PRINT NAME** 6 April 2026

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove current flat deck on NE corner of 1301 Whitehead. Elevate to same level as current shutter gutter system. Provide a skuttle to attic roof of main house to access flat roof.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

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

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

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

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

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

Proposed demo has no impact.

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

Proposed demo has no impact

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

Proposed demo has no impact.

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

Proposed demo has no impact.

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

Proposed demo has no impact.

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

N/A.

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

Enhances what is currently an architectural eyesore.

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

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

Proposal has no impact

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

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

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

No adverse impact. Proposed work will enhance the neighborhood and improve the architectural visual elements of the property. All neighbors support.

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

This demo does not adversely impact the historic building or relationship to other properties.

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

N/A.

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

N/A.

A+ Roofing

5658 Maloney Ave

Stock Island, FL 33040

To whom it May Concern:

4 May 2026

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

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

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

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

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

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

V/r

AMBER TOLA
NOTARY PUBLIC
My Comm. Expires
5/20/2028
Comm. No. HH 502390
STATE OF FLORIDA

5/5/26

Amber Tola

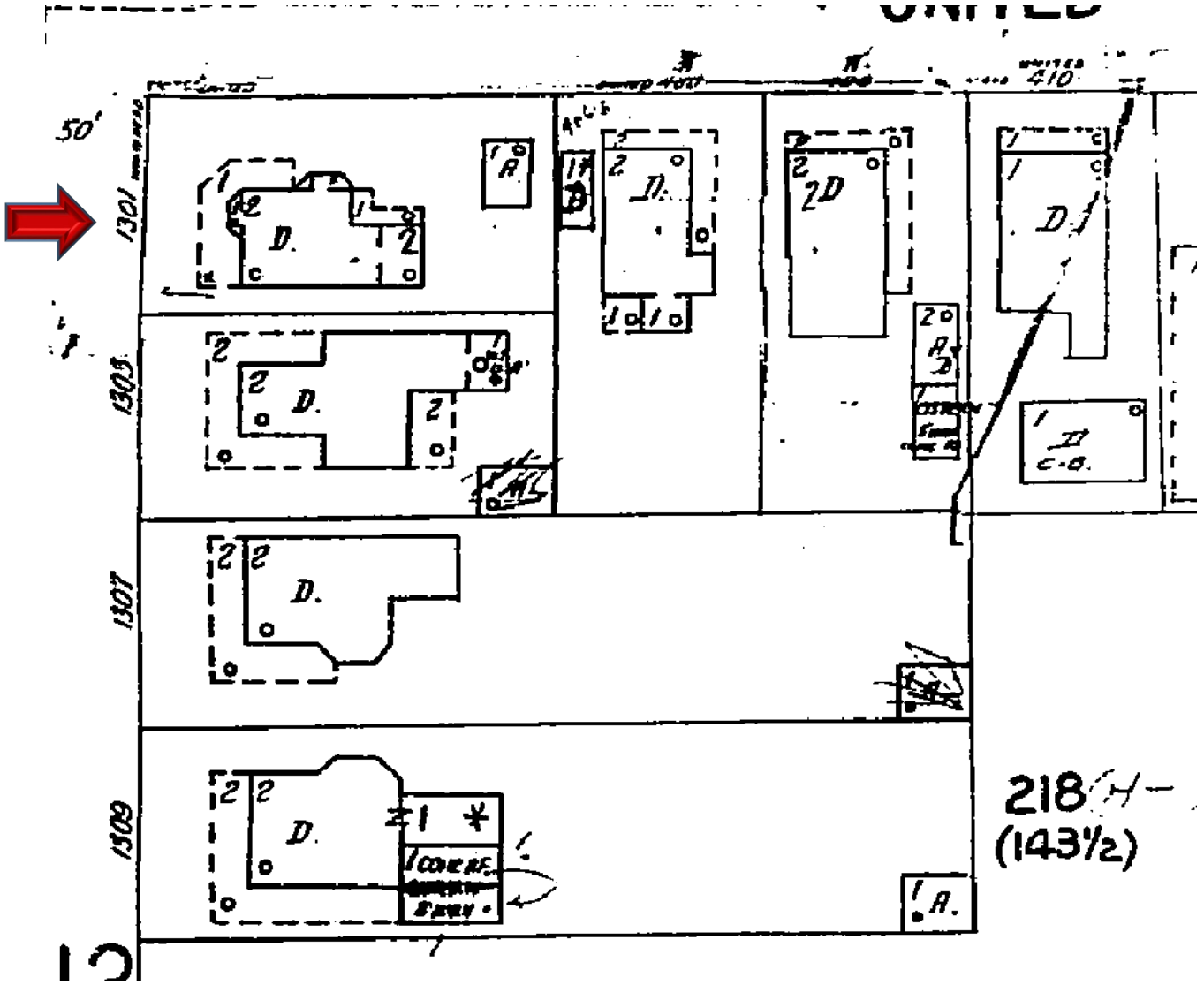
Rick Thompson

A+ Roofing

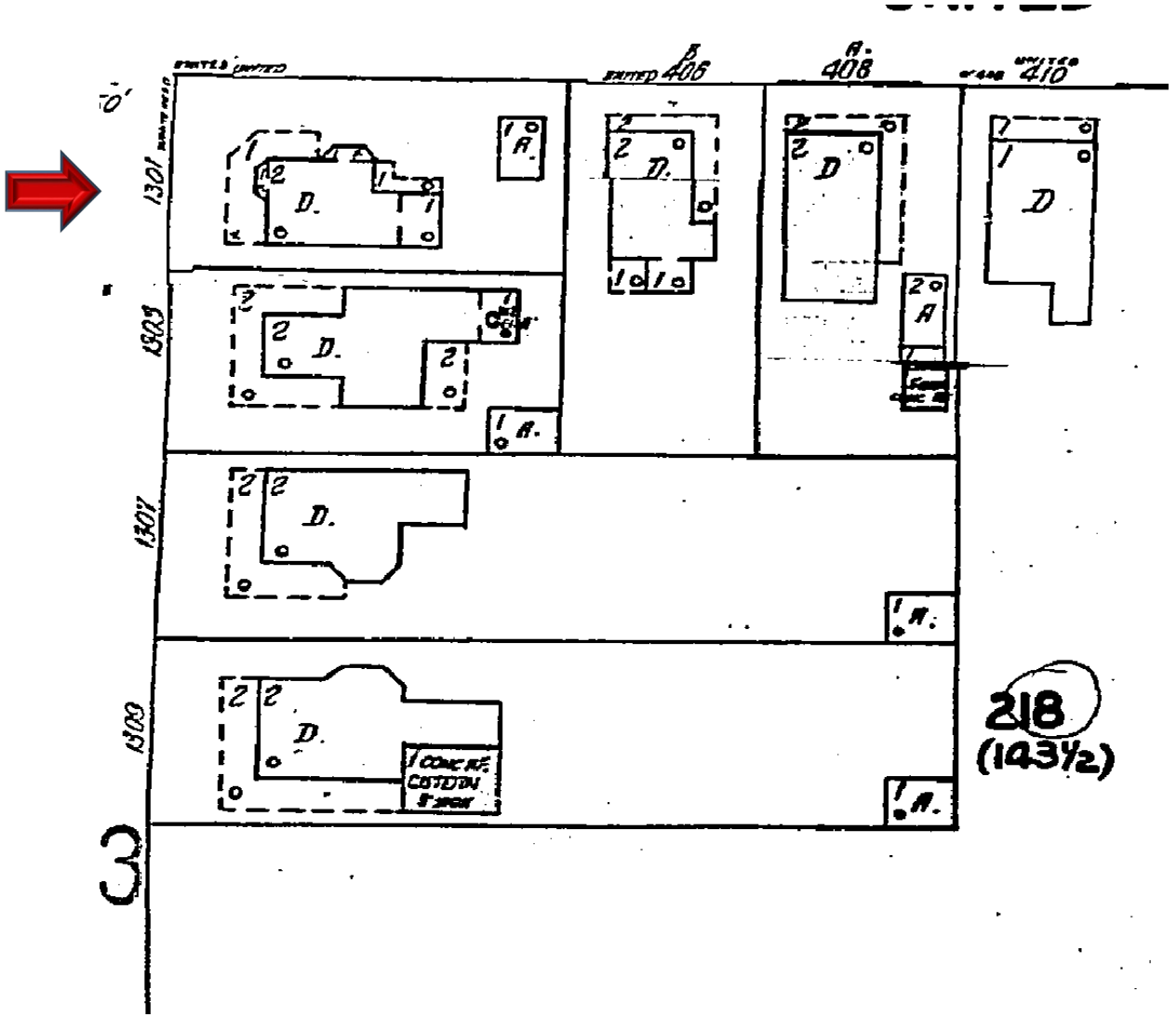
President

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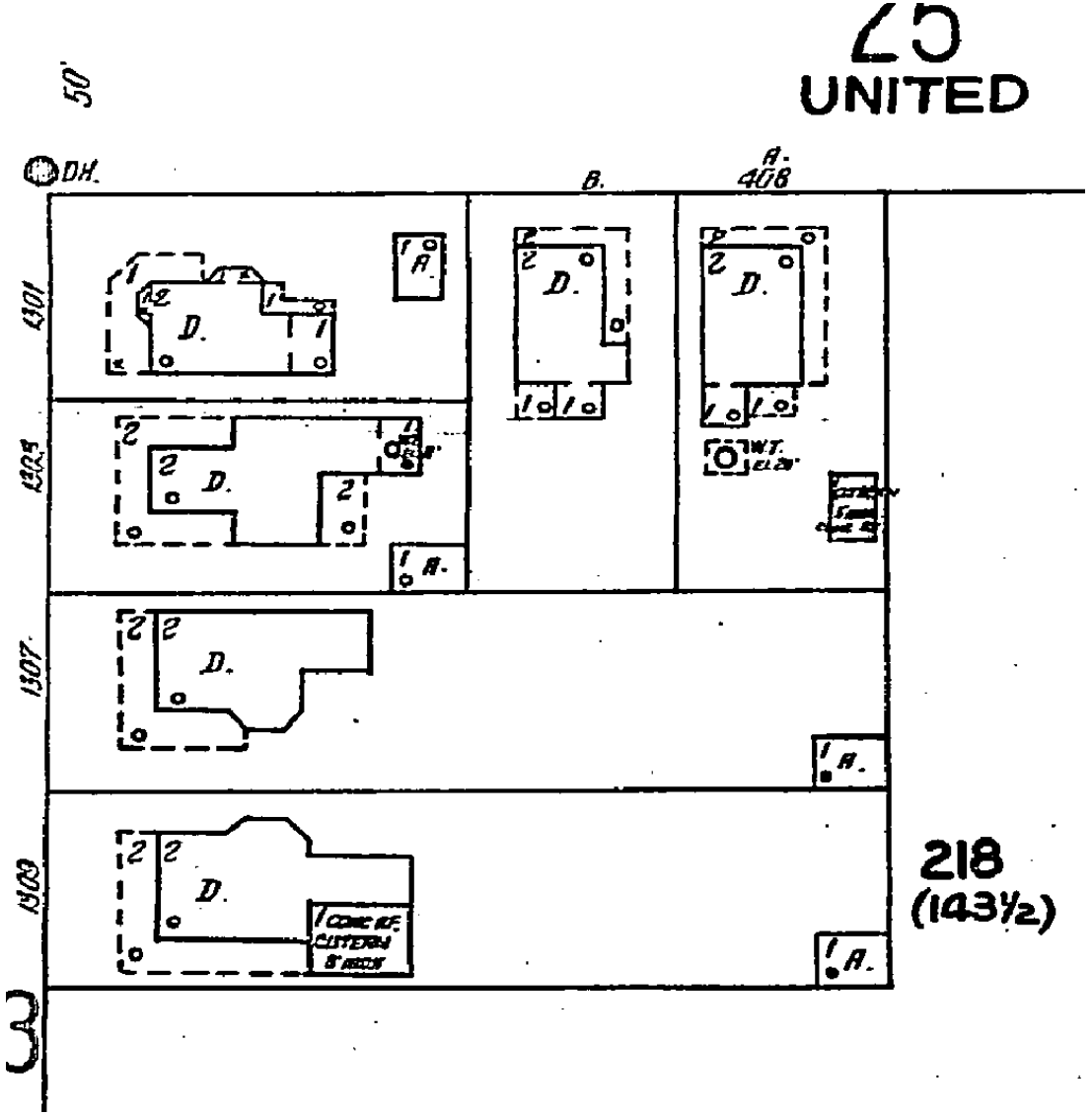
SANBORN MAPS



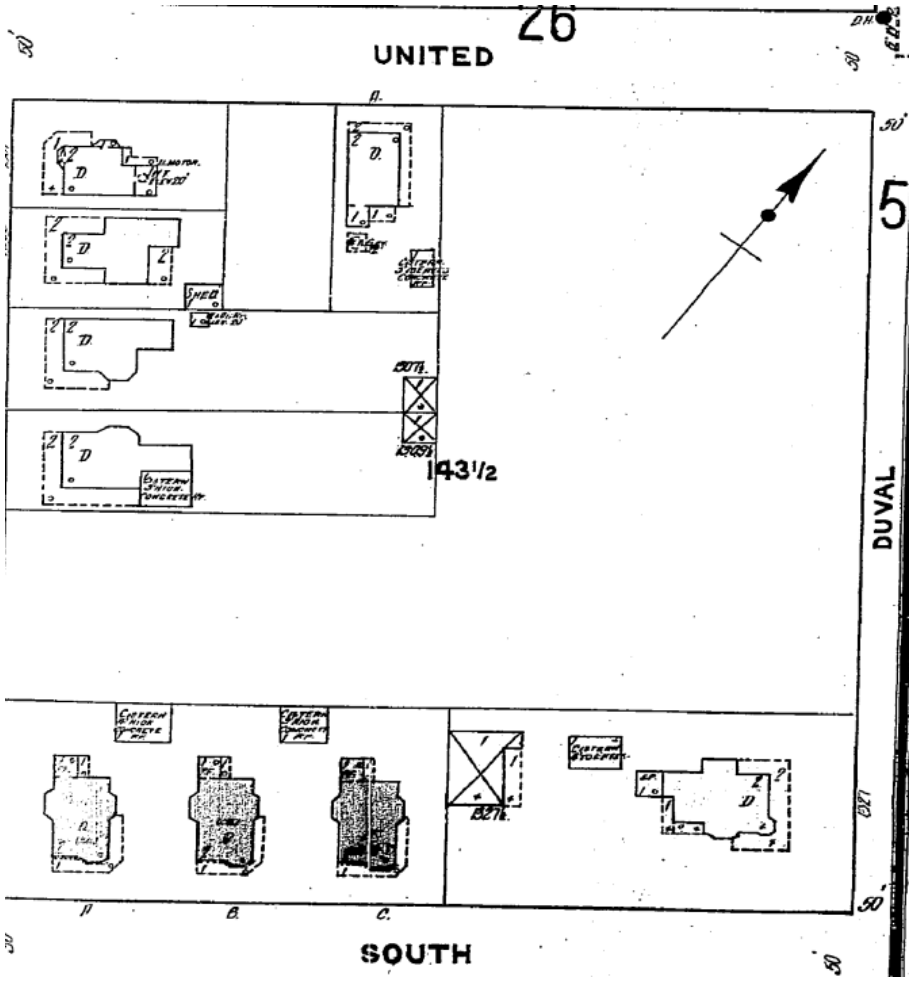
#1301 Whitehead Street 1962 Sanborn Map



#1301 Whitehead Street 1948 Sanborn Map



#1301 Whitehead Street 1926 Sanborn Map



1912 Sanborn Map

PROJECT PHOTOS







(2) North Rear Wall:

Before Demo and Replacement



After Lift before North Wall demo



After Demo and Framing



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

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



Rear of 1301 Whitehead before lifting and prior to renovation



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



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



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



Current Front Entry of Home after lifting 3’ 6”



North front of home and front porch prior to railings



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



Rear Northeast Wall and screen porch:

Before lifting of home



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



Northeast wall reframed with door and windows per plans



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



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

the exterior and place them inside the walls



Windows to be replace on south wall

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



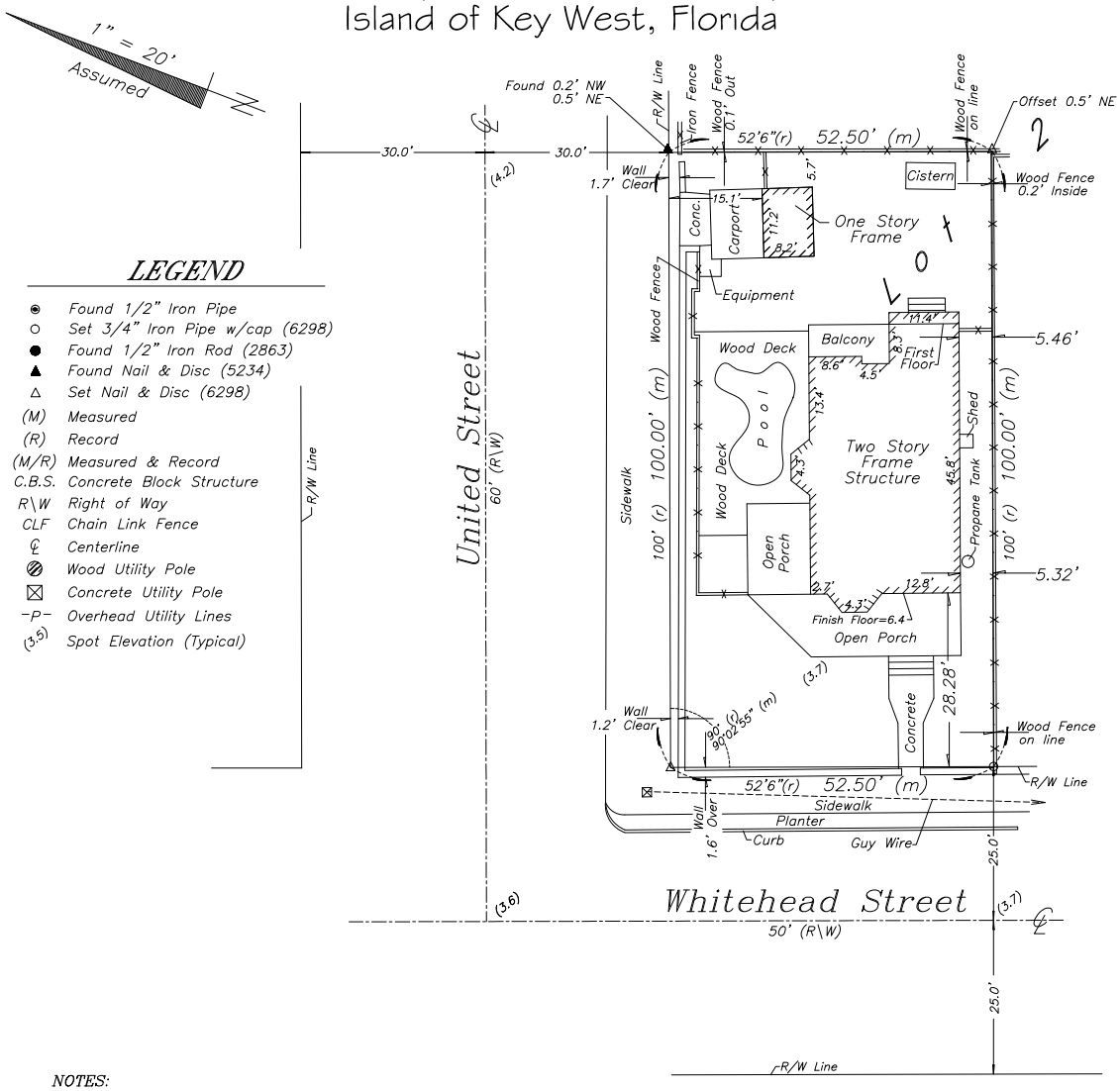
Southeast bedroom window, top is plexiglass



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

SURVEY

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



LEGEND

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

NOTES:

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

BOUNDARY SURVEY OF: On the Island of Key West and known as Part of Lot 2, Square 3, Tract 16 of the 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 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

THIS SURVEY IS NOT ASSIGNABLE

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

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

PROPOSED DESIGN

INDEX OF DRAWINGS

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

SITE DATA & BUILDING DATA

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

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

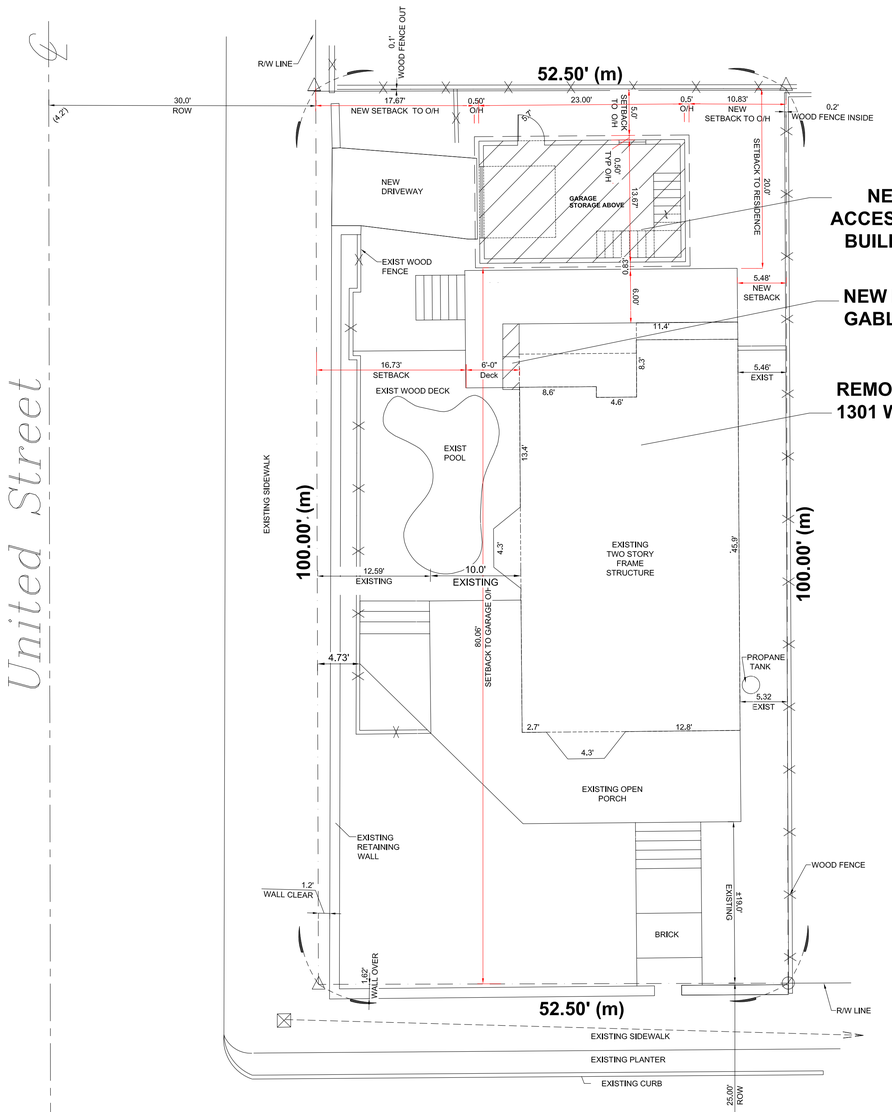
NET LAND AREA (Upland)	=	5,250 sq.ft.	100%
ACCESSORY STRUCTURE COVERAGE @ REAR YARD			
REAR YARD AREA	=	1050.0 sq.ft.	
1050sf x 30%	=	315.0 sq.ft.	30.0%
NEW GARAGE/STG 23.0'X13.67'	=	315.0 sq ft	30.0%
EXIST GARAGE/CARPORT DEMO (11.2'X16.6')	=	185.9 sq.ft.	17.0%
BUILDING COVERAGE			
RESIDENCE	=	1155.0 sq.ft.	
BALCONY & OPEN PORCH	=	788.5 sq.ft.	
GARAGE	=	315.0 sq.ft.	
TOTAL PROPOSED	=	2258.5 sq.ft.	43.0% OK
TOTAL ALLOWED	=	2625.0 sq.ft.	50.0%
IMPERVIOUS AREA			
NEW GARAGE	=	315.0 sq.ft.	
NEW DRIVEWAY	=	140.8 sq.ft.	
EXISTING POOL DECK & POOL	=	488.2 sq.ft.	
EXISTING FRONT WALKWAY	=	131.7 sq.ft.	
EXISTING RETAINING WALL	=	102.8 sq.ft.	
TOTAL PROPOSED	=	1178.5 sq.ft.*	22.4% OK
TOTAL ALLOWED	=	3150.0 sq.ft.	60.0%
PERVIOUS AREA (RAISED STRUCTURE)			
RESIDENCE	=	1155.0 sq.ft.	
OPEN PORCHES AT FRONT	=	533.2 sq.ft.	
ENTRY DECKS AND BALCONY AT REAR	=	255.3 sq.ft.	
TOTAL PROPOSED	=	1943.5 sq.ft.*	37.0%
OPEN AREA	=	2128.0 sq.ft.*	42.4% OK
TOTAL LOT AREA	=	5250.0 sq.ft.*	100.0%
SQUARE FOOTAGE BY FLOORS			
RESIDENCE EXIST 1ST FLOOR (AC)	=	1034.9 sq.ft.	
RESIDENCE NEW 1ST FLOOR (AC)	=	120.2 sq.ft.	
RESIDENCE EXISTING 2ND FLOOR (AC)	=	1090.0 sq.ft.	
RESIDENCE NEW 2ND FLOOR (AC)	=	24.8 sq.ft.	
RESIDENCE EXIST PORCHES 1ST FLOOR	=	432.2 sq.ft.	
RESIDENCE NEW PORCHES 1ST FLOOR	=	225.3 sq.ft.	
RESIDENCE NEW PORCH 2ND FLOOR	=	144.0 sq.ft.	
GARAGE NEW 1ST FLOOR (ENCLOSED)	=	315.0 sq.ft.	
STORAGE NEW 2ND FLOOR (ENCLOSED)	=	315.0 sq.ft.	

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PROPERTY ID 1036986

PARCEL ID 00036120-6000000

LEGAL DESCRIPTION



SITE PLAN

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

REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES, RA, NCARB
AR0010526

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(305) 852-4008
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ROBERTBARNES@ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
SITE PLAN AND SITE DATA

BUILDING	UNIT	PROJECT MANAGER	
--	--	JRB	
SET ASSIGNED	SCALE	PROJECT #1ST	
APRIL 2025	AS SHOWN	--	
PROJECT NUMBER	DRAWN BY	LAST SAVED BY	
2025-019	JRB		
DRAWN BY	CHECKED	LAST UPDATED DATE	
JOHN ROBERT BARNES	JRB	5/7/26 [11:55AM]	
DRAWING NAME		LAST UPDATED TIME	
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DRAWING LOCATION		PLOT DATE	
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PLOTTED BY			
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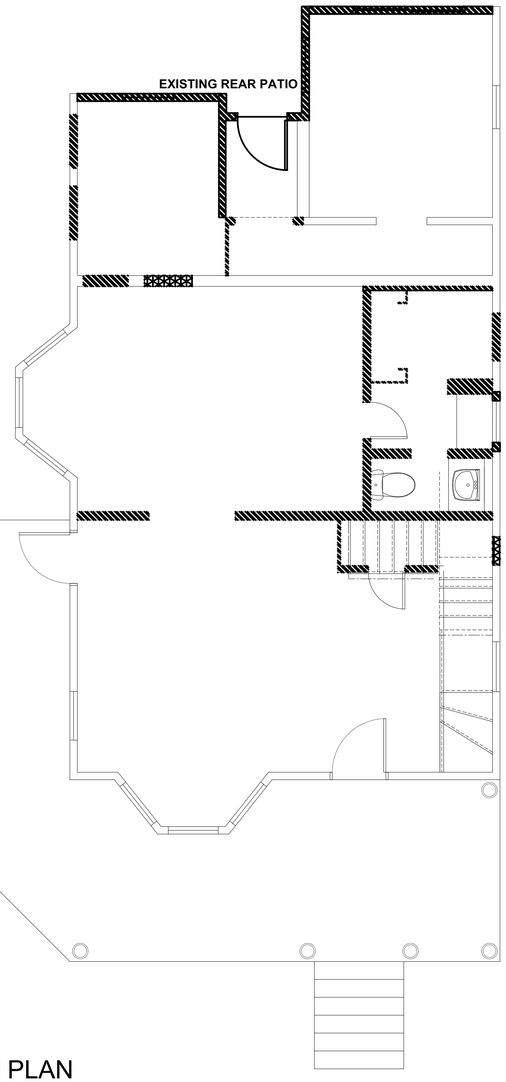
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A1.1

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

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

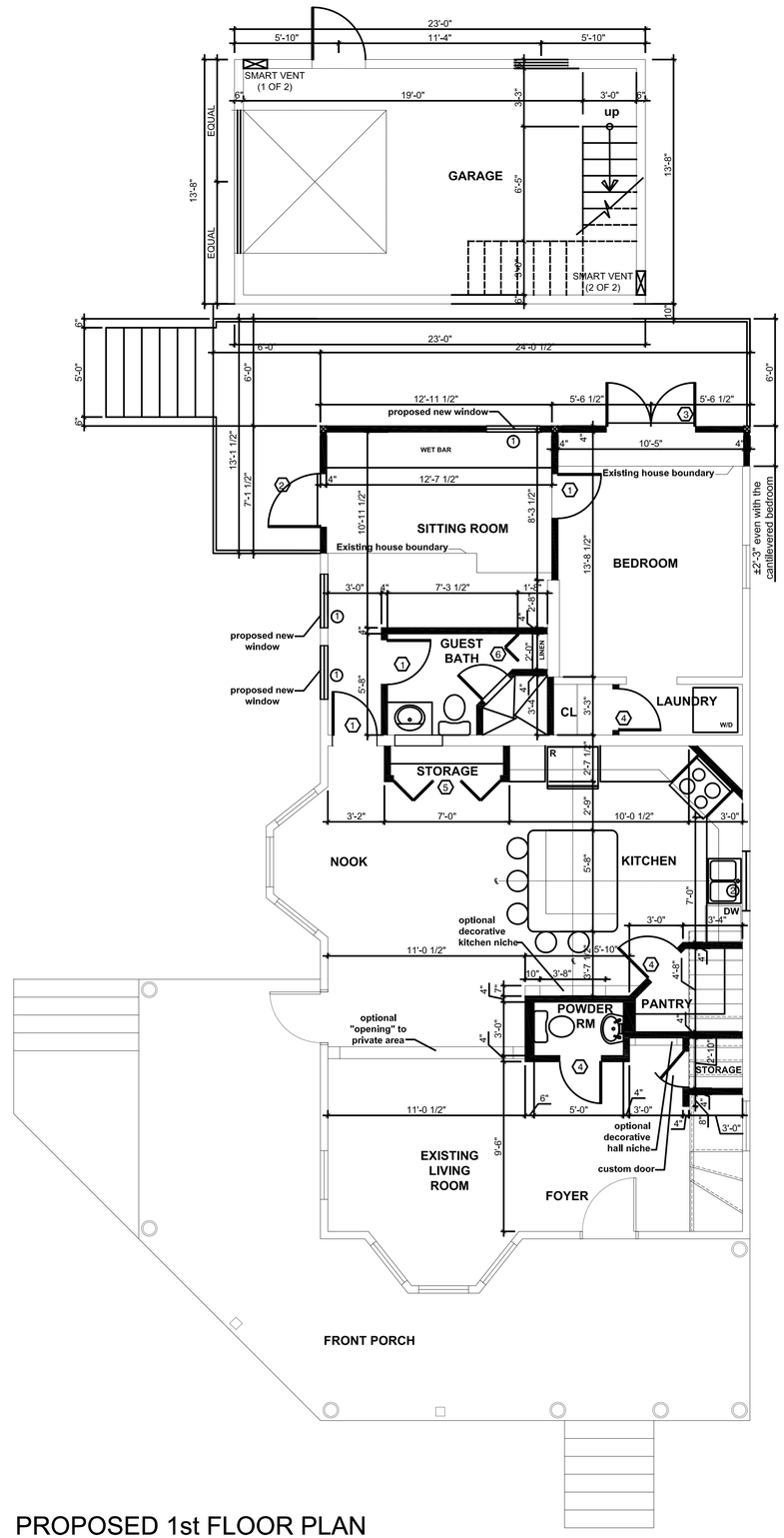
LEGEND

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



LEGACY 1st FLOOR PLAN

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



PROPOSED 1st FLOOR PLAN

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

REVISIONS

MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE

1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES, RA, NCARB
AR0010526

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DRAWING TITLE: FIRST FLOOR PLANS
LEGACY AND PROPOSED

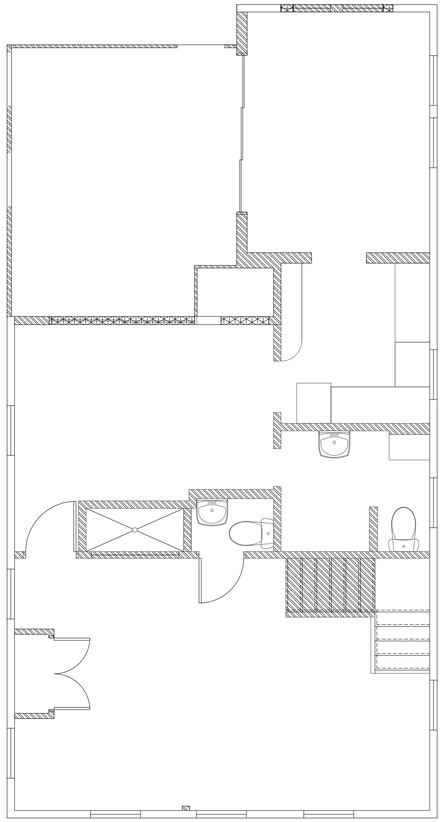
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	-	JRB
DATE LOCATED	SCALE	DRAWN BY
APRIL 2025	AS SHOWN	-
PROJECT NUMBER	DESIGNED	LAST SAVED BY
2025-019	JRB	
OWNER		LAST UPDATED BY
JOHN ROBERT BARNES		5/21/2026 [8:59AM]

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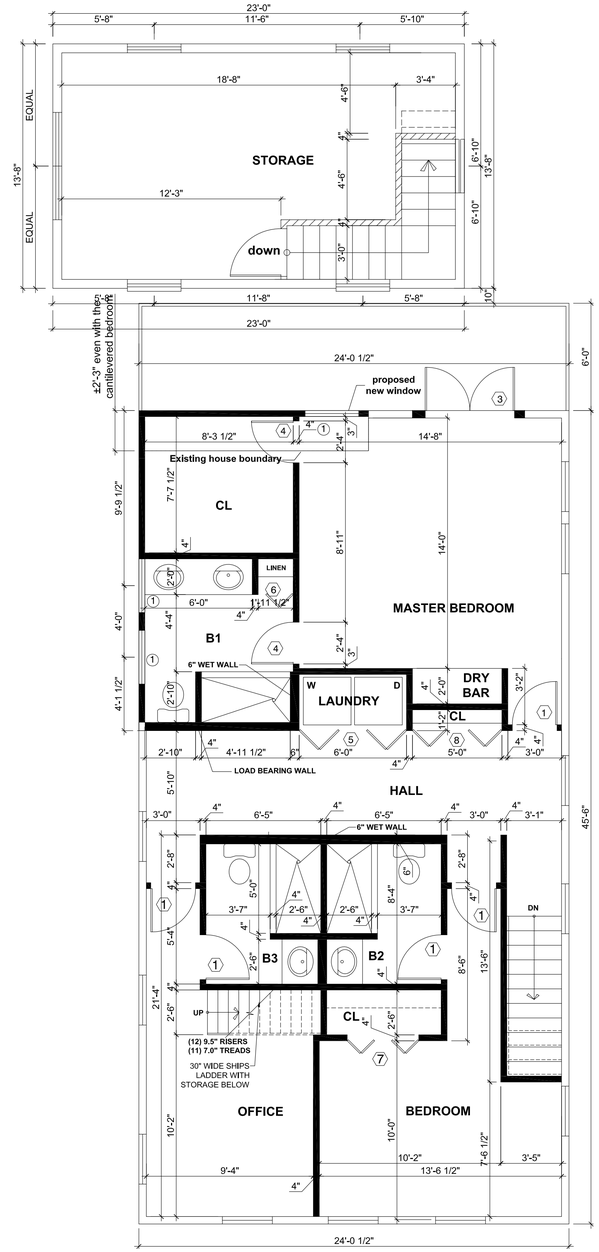
LEGEND
EXISTING TO REMAIN
EXISTING ELEMENTS TO BE DEMOLISHED
NEW 4" FRAMING WALL
EXISTING OPENING TO BE INFILLED

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



LEGACY 2nd FLOOR PLAN

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



PROPOSED 2nd FLOOR PLAN

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

REVISIONS			
MARK	DESCRIPTION	DATE	

1301 WHITEHEAD STREET COMPLIANCE

PROJECT / OWNER

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
LICENSE #AR-010526

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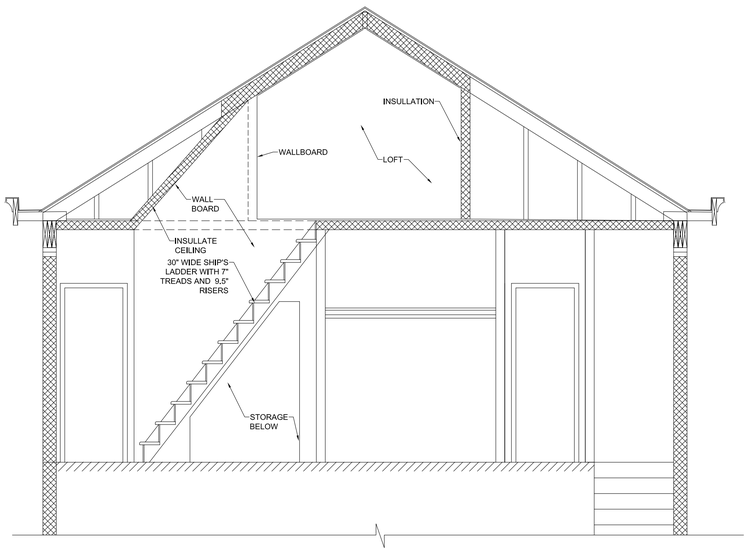
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ROBERTBARNES4SSOCIATES.COM

DRAWING TITLE
SECOND FLOOR PLANS
LEGACY AND PROPOSED

BUILDING			
##	UNIT	#	PROJECT MANAGER: JRB
DATE ISSUED: APRIL 2025	PROJECT NUMBER: 2025-019	SCALE: AS SHOWN	DRAWN BY:
DESIGNED BY: JOHN ROBERT BARNES	DRAWN BY:	CHECKED BY: JRB	LAST SAVED BY:
DRAWING NAME: A3.1 LEFT & REAR ELEVATIONS PXE.DWG			LAST SAVED DATE: 5/7/26 [11:35AM]
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PLOTTED BY:			PLOT SCALE: 1" = 1'-0"

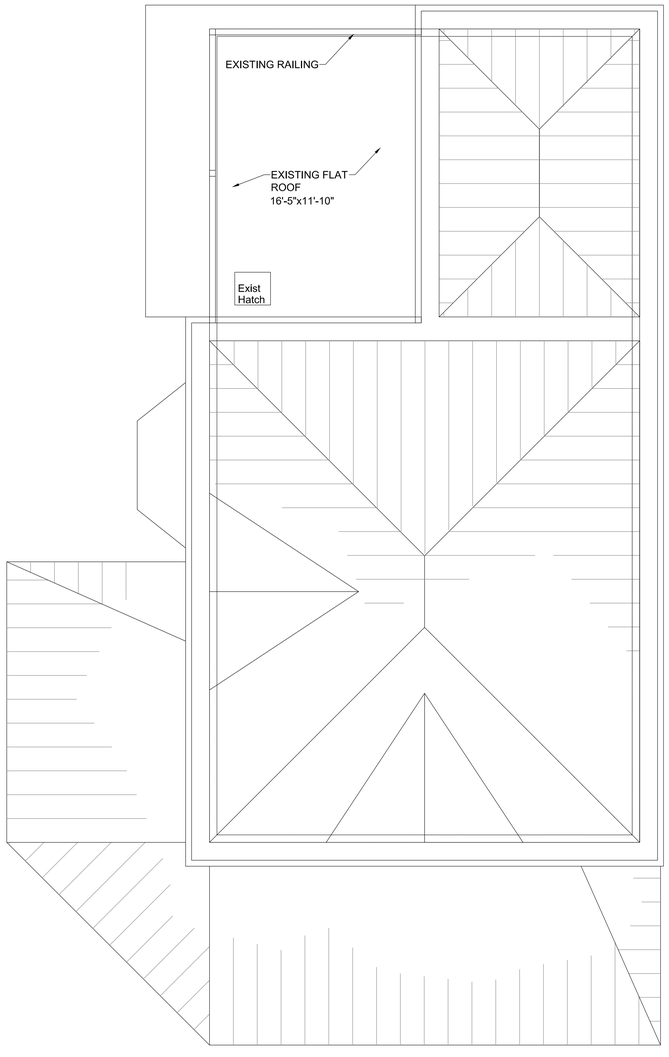
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A2.2



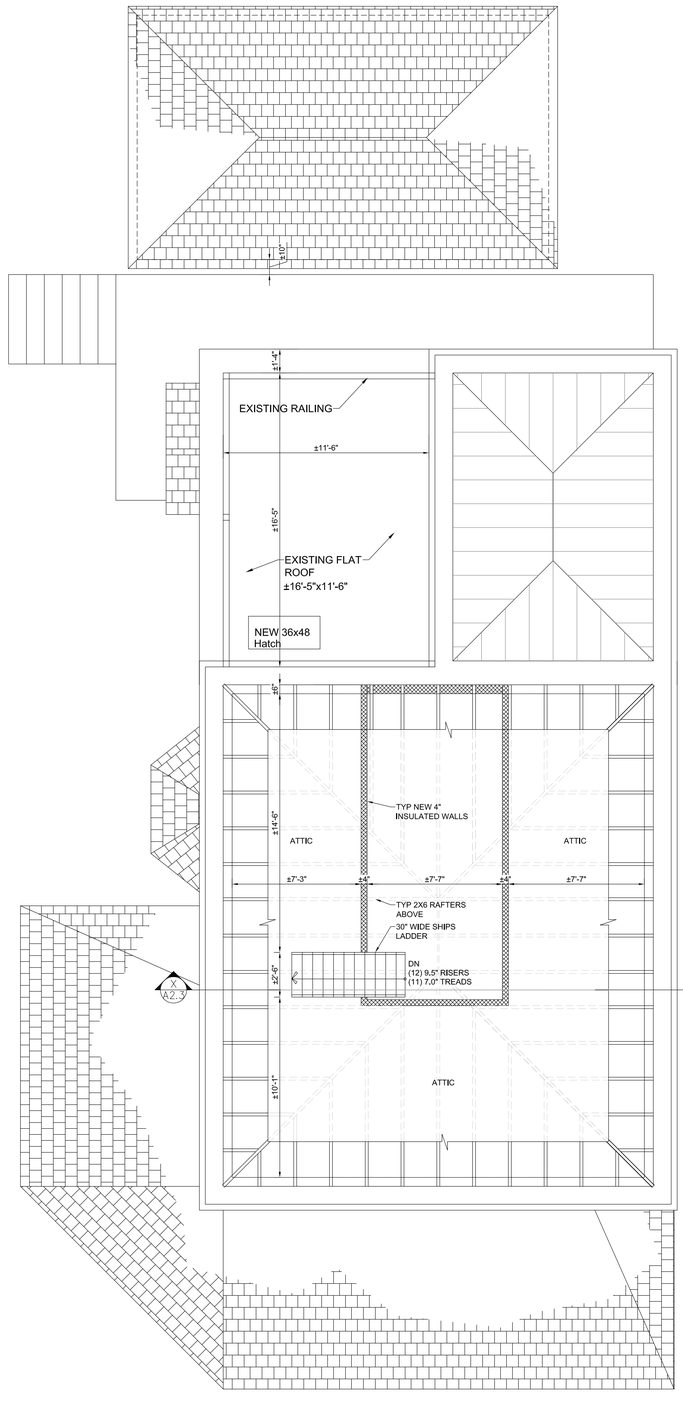
SECTION X-X

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



EXISTING ROOF PLAN

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



PROPOSED ROOF DECK / ATTIC PLAN

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT / OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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ROOF DECK /ATTICK PLAN
EXISTING & PROPOSED

BUILDING	UNIT	PROJECT MANAGER	
—	—	JRB	
ISSUE DATE	PROJECT NUMBER	DRAWN BY	LAST SAVED BY
APRIL 2025	2025-019	AS SHOWN	
AUTHOR	CHECKED	LAST SAVED DATE	
JOHN ROBERT BARNES	JRB	5/7/26 [11:53AM]	

DRAWING NAME
A3.1 LEFT & REAR ELEVATIONS P&ED.DWG

PATH AND FILE NAME
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PLOTTED BY
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PLOT DATE
May 7, 2026

PLOT TIME
12:26 PM

DRAWING NUMBER
A2.3



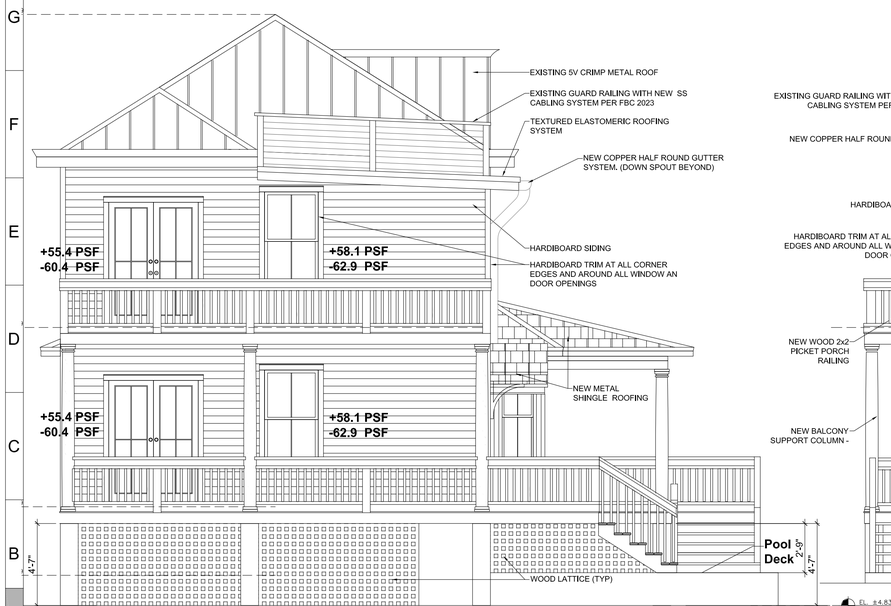
Legacy Rear Elevation (Northeast)

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



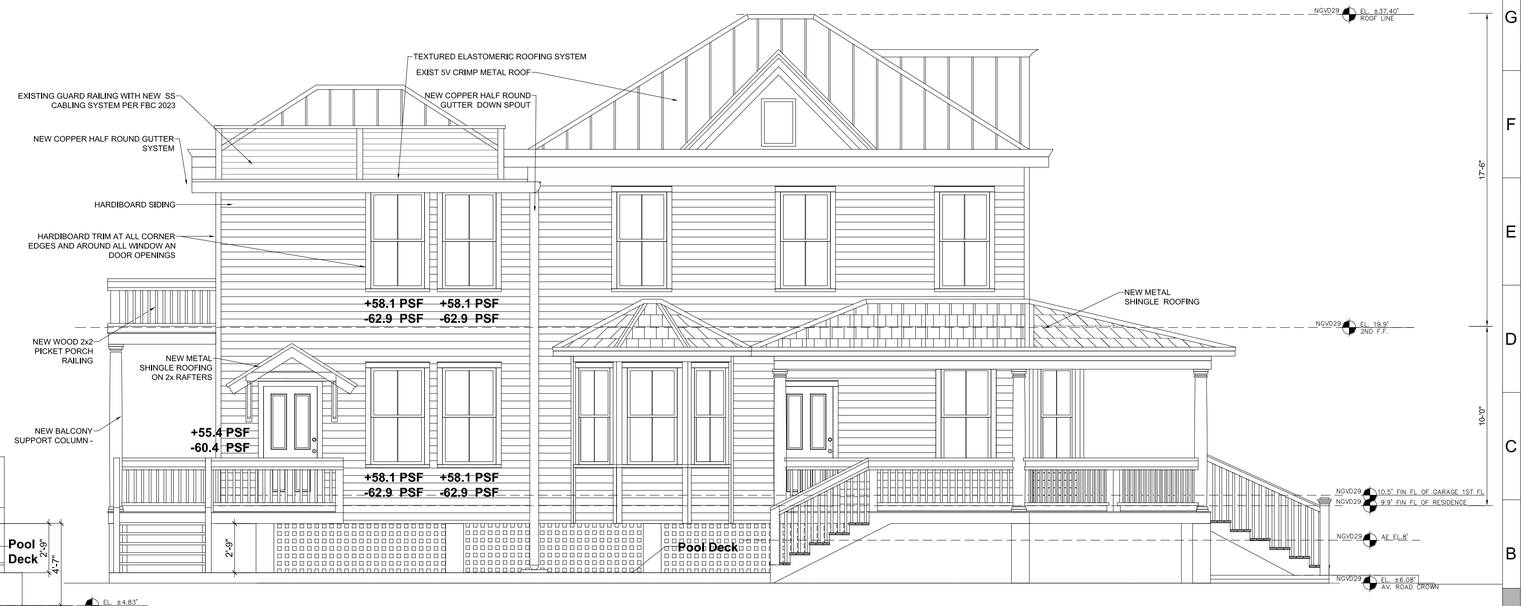
Legacy Left Side (United St.) Elevation (Northwest)

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



Proposed Rear Elevation (Northeast)

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



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

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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AR-010526

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(305)245-2808
ROBERTBARNESASSOCIATES.COM

LEFT & REAR ELEVATIONS PROPOSED ROOF DECK

BUILDING TYPE	
PROJECT PHASE	
PERMIT ISSUED	APRIL 2025
PROJECT NUMBER	2025-019
DESIGN ROBERT BARNES	
DRAWING NAME	A3.1 LEFT & REAR ELEVATIONS P&E.DWG
PLOTTED BY	C:\USERS\DIANA\DESKTOP\JANKER RESIDENCE - 2025-019\CURRENT DRAWINGS UPDATED
UNIT	1"
DRAWN BY	AS SHOWN
CHECKED	JRB
PROJECT MANAGER	JRB
LAST SAVED BY	
LAST SAVED DATE	5/7/26 [11:53AM]
PLOT DATE	May 7, 2026
PLOT TIME	12:35 PM

DRAWING NUMBER

A3.1



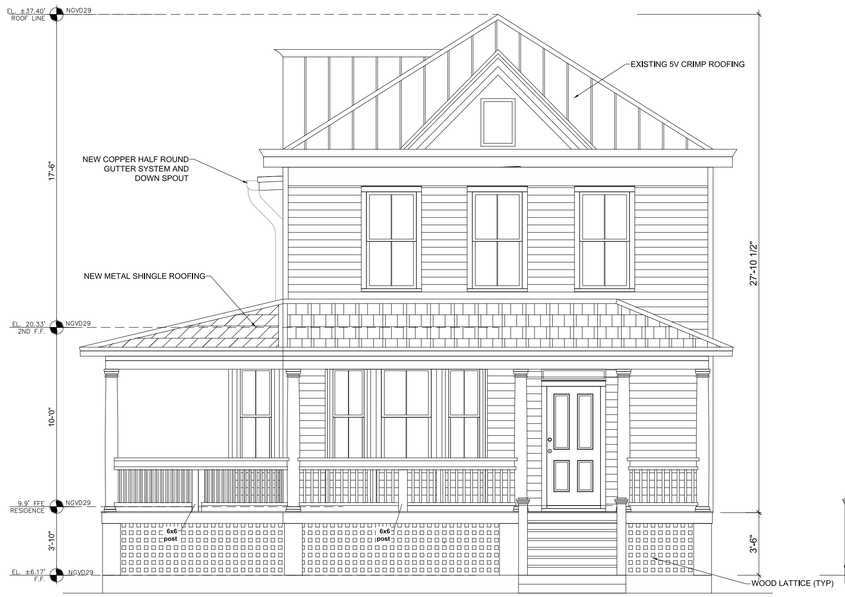
Existing Front Elevation (Southwest)

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



Existing Right Side Elevation (Southeast)

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



Approved Front Elevation (Southwest)

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



Approved Right Side Elevation (Southeast)

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER(S)

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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(305)853-9008
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ROBERTBARNESASSOCIATES.COM

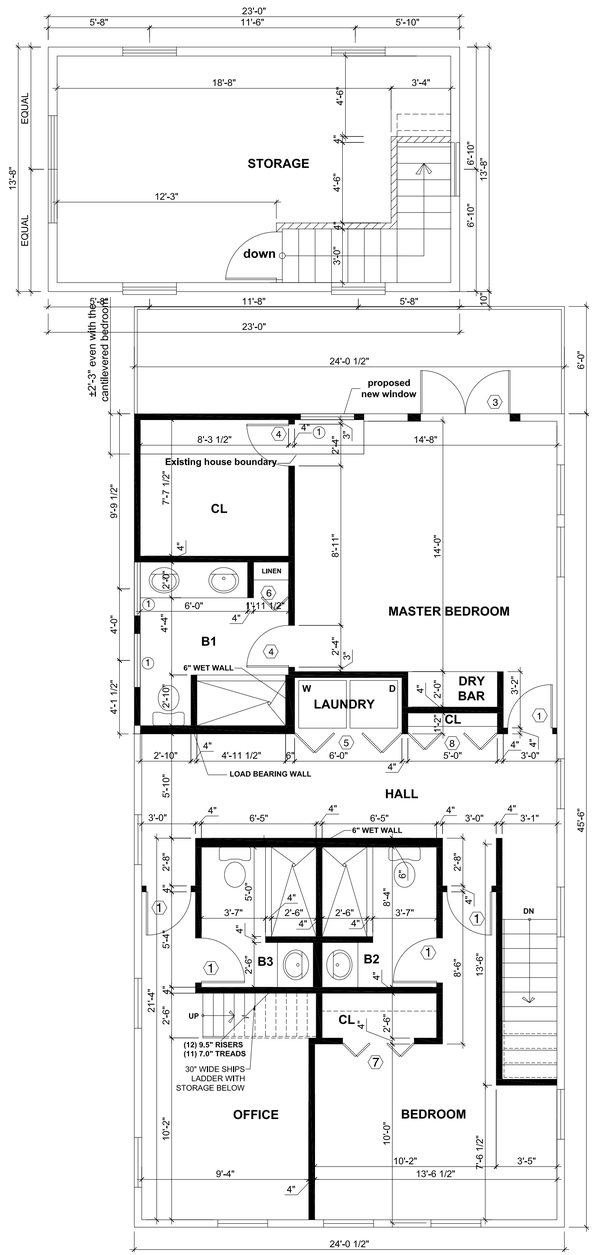
DRAWING TITLE
FRONT & RIGHT SIDE ELEVATION
PROPOSED ROOF DECK

BUILDING	UNIT
DATE ISSUED	PROJECT NUMBER
APRIL 2025	2025-019
DRAWN BY	CHECKED BY
JOHN ROBERT BARNES	JRB

DRAWING NAME
EXIST. & PROP. LEFT & REAR ELEVATIONS P&E.DWG
DRAWING LOCATION
C:\USERS\DIANA\DESKTOP\JANKER RESIDENCE - 2025-019\CURRENT DRAWINGS UPDATED\EXIST. & PROP. LEFT & REAR ELEVATIONS P&E.DWG

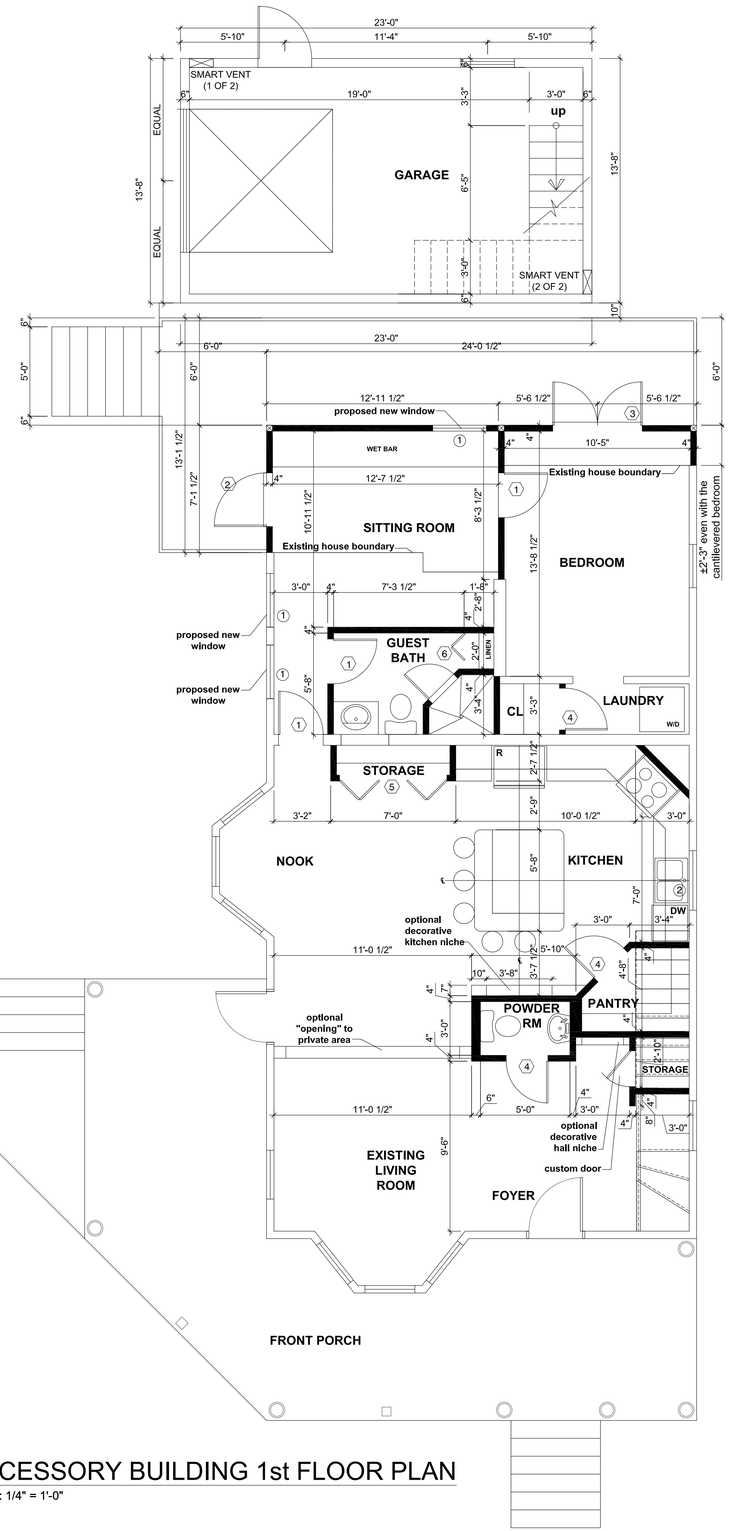
PROJECT MANAGER	
JRB	
DRAWN BY	
—	
SCALE	LAST SAVED BY
AS SHOWN	
LAST SAVED DATE	LAST SAVED TIME
5/7/2025	12:33:55 PM
PLOT DATE	PLOT TIME
May 7, 2025	12:33 PM

DRAWING NUMBER
A3.2



ACCESSORY BUILDING 2nd FLOOR PLAN

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



ACCESSORY BUILDING 1st FLOOR PLAN

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

REVISIONS		
MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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PROJECT OWNER

STATE OF FLORIDA — JOHN ROBERT BARNES — AR-010526 — REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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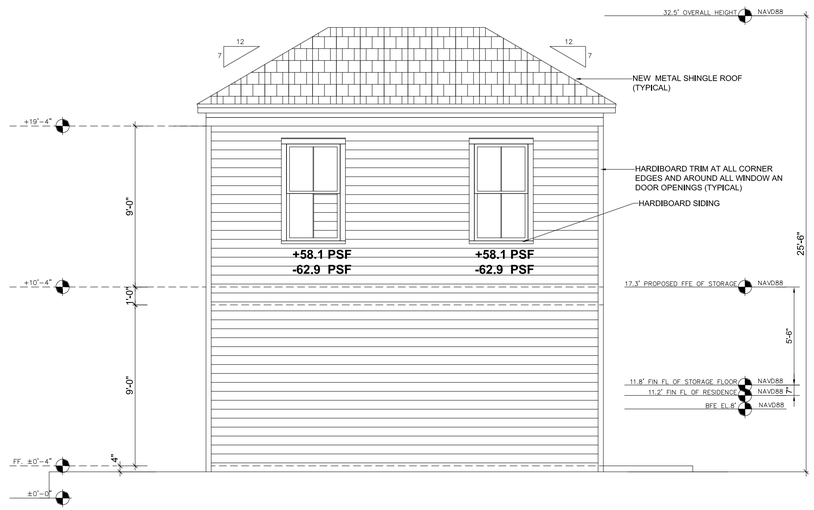
ACCESSORY BUILDING FLOOR PLANS

BUILDING	
SHT	
PROJECT NUMBER	2025-019
DATE ISSUED	APRIL 2025
PROJECT OWNER	JOHN ROBERT BARNES
DRAWN BY	JRB
PROJECT MANAGER	JRB
DRAWN BY	
CHK'D BY	
LAST PLOTTED DATE	5/7/26 [11:53AM]
PLOTTED BY	
PLOT DATE	May 7, 2026
PLOT TIME	12:31 PM

C:\USERS\JANA\DESKTOP\JANKER RESIDENCE - 2025-019\CURRENT DRAWINGS UPDATED\A3.1 LEFT & REAR ELEVATIONS P&E.DWG

DRAWING NUMBER

A4.1



Proposed Southwest Elevation

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



Proposed Northwest (United St.) Elevation

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT / OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS

1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA - NCARB
AR-0010526

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DRAWING TITLE

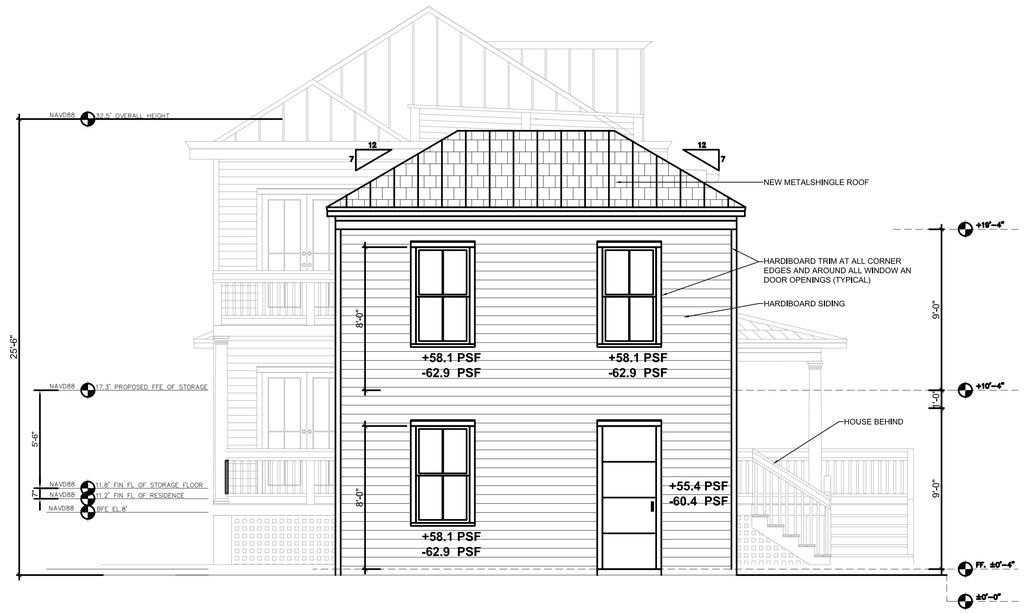
GARAGE & STORAGE NW & SW ELEVATIONS

BUILDING	UNIT
PHASE	PHASE
DATE ISSUED	PROJECT NUMBER
APRIL 2025	2025-019
DRAWN BY	CHECKED BY
JOHN ROBERT BARNES	JRB
SQUARE FOOTAGE	
A4.2	
SAVED LOCATION	
C:\USERS\DANA\DESKTOP\JANKER RESIDENCE - 2025-019\CURRENT DRAWINGS UPDATED\	
POTTED BY	

PROJECT MANAGER	JRB
SCALE	AS SHOWN
LAST SAVED BY	—
LAST UPDATE DATE	5/7/26 11:54 AM
PLOT DATE	May 7, 2026
PLOT TIME	12:39 PM

DRAWING NUMBER

A4.2



Proposed Northeast Elevation

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



Proposed Southeast Elevation

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

REVISIONS

MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE

PROJECT OWNER

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES, Sr., NCARB
AR0010526

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DRAWING TITLE
GARAGE & STORAGE
NE & SE ELEVATIONS

BUILDING No.	SHEET SIZE	PROJECT MANAGER
	24x36	JRB
PERMIT ISSUED	SCALE	DRAWN BY
APRIL 2025	AS SHOWN	—
PROJECT NUMBER	CHECKED BY	LAST SAVED BY
2025-019	JRB	—
OWNER		LAST PLOTTED DATE
JOHN ROBERT BARNES		5/7/25 [1:09PM]

DRAWING PATH
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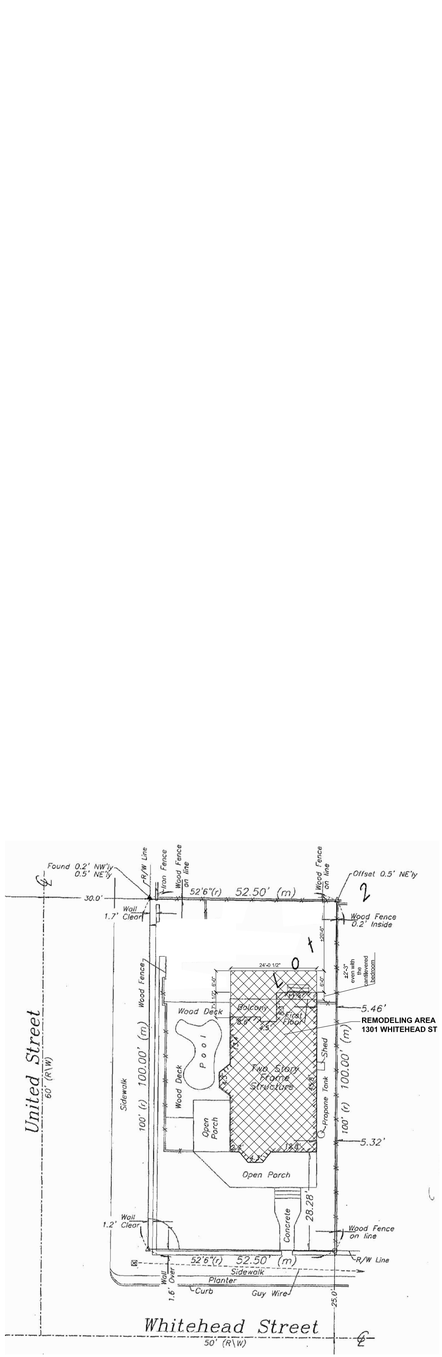
PLOTTED BY

LAST PLOTTED TIME
8:48 AM

May 21, 2026

DRAWING NUMBER
A4.3

PREVIOUS APPROVED PLANS JUNE 2025



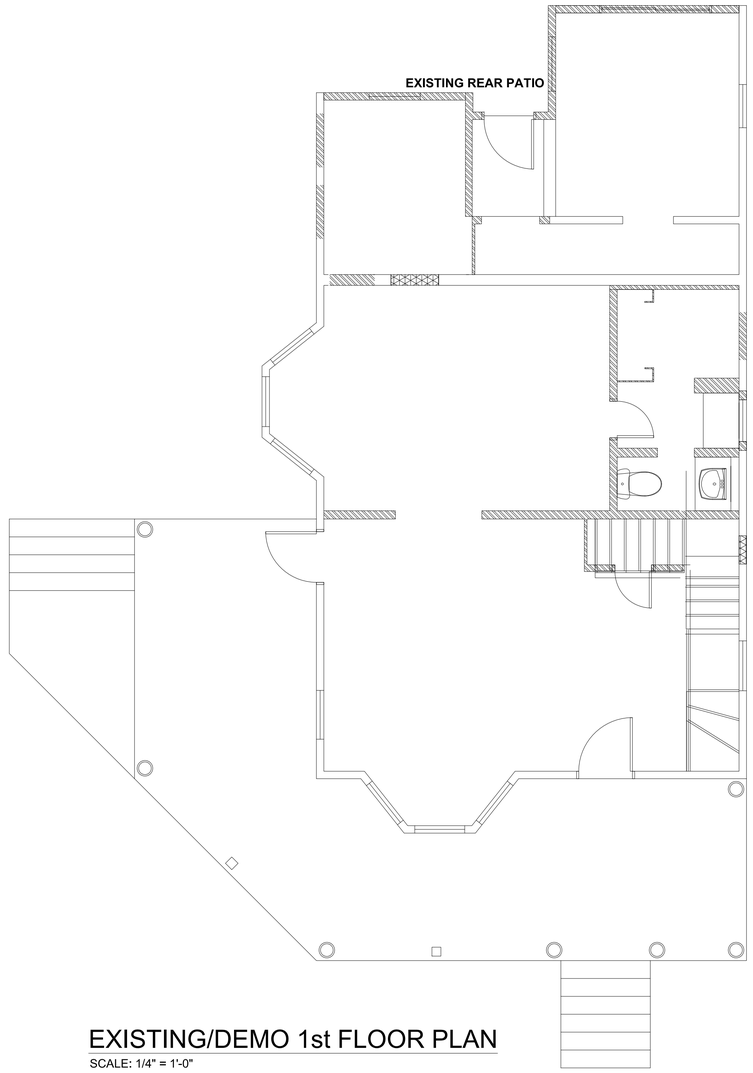
PLOT PLAN (NOT A SURVEY)

SCALE: 1" = 20'-0"

THIS PLAN TO SHOW THE AREA OF WORK ONLY

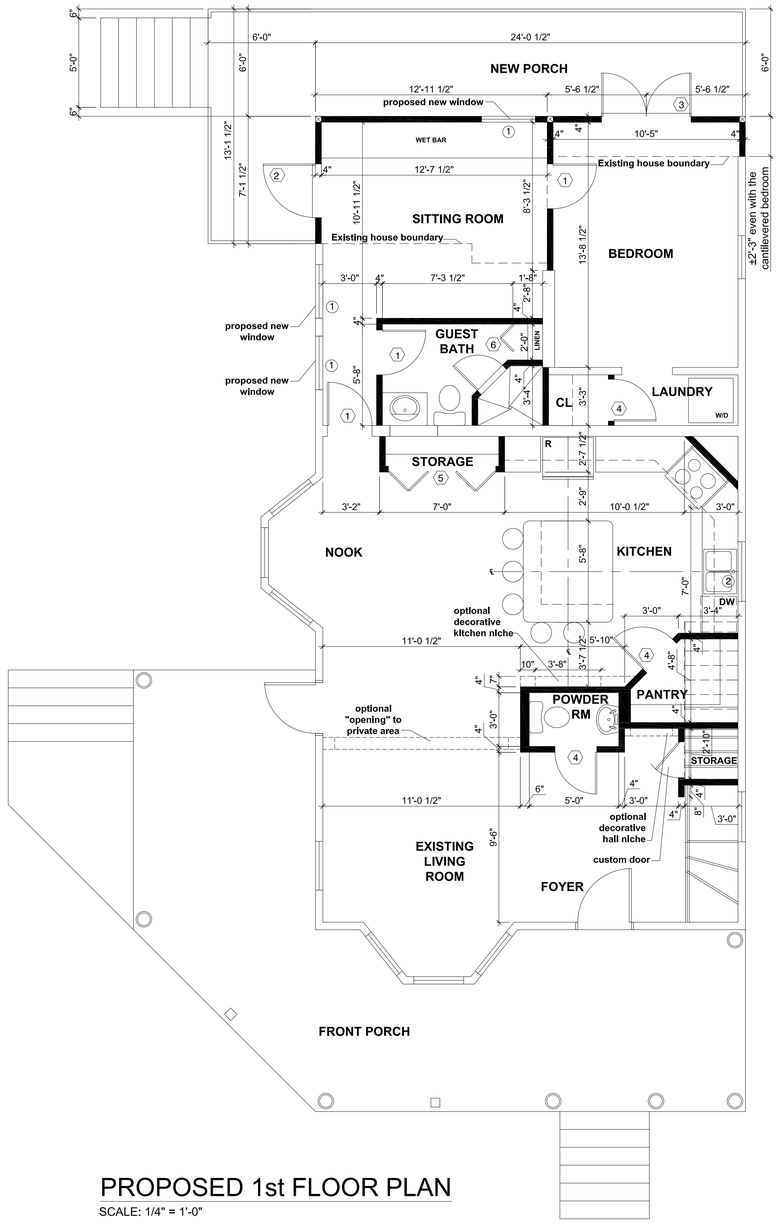
LEGEND

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



EXISTING/DEMO 1st FLOOR PLAN

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



PROPOSED 1st FLOOR PLAN

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
EXISTING AND PROPOSED FIRST FLOOR PLANS

BUILDING	UNIT
DATE DESIGNED	PROJECT NUMBER
APRIL 2025	—
DESIGNED BY	DRAWN BY
JOHN ROBERT BARNES	JRB
DRAWING LOCATION	
C:\USERS\DIANA\DESKTOP\5-22\25	

PROJECT MANAGER	SCALE
JRB	AS SHOWN
CHECKED BY	LAST SAVED BY
—	
LAST PLOTTED BY	
5/5/2025 1:45:58PM	
PLOT DATE	PLOT TIME
May 23, 2025	5:03 PM

DRAWING NUMBER
A1.0

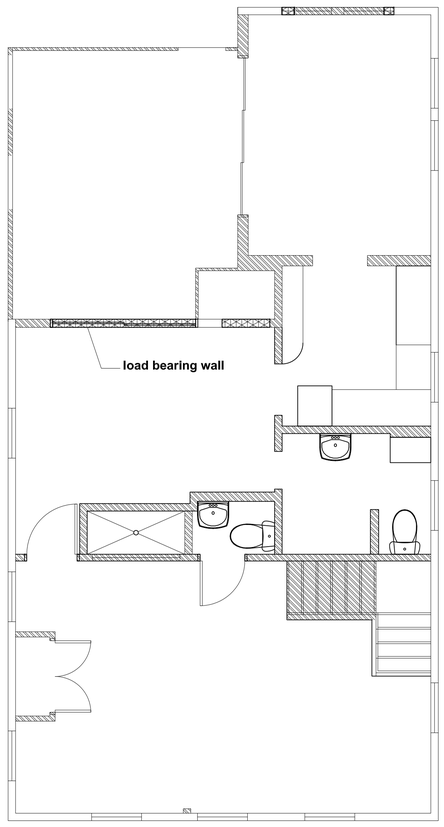
WINDOW SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
①	2'6" x 5'3"	SINGLE HUNG	SERIES SH7700A ALUMINUM SINGLE HUNG WINDOWS LMI BY PGT NOA 23-0707.10 EXP = 08-23-28 DESIGN PRESSURES +65 PSF and -80 PSF
②	3'0" x 3'4"	SINGLE HUNG	

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

LEGEND

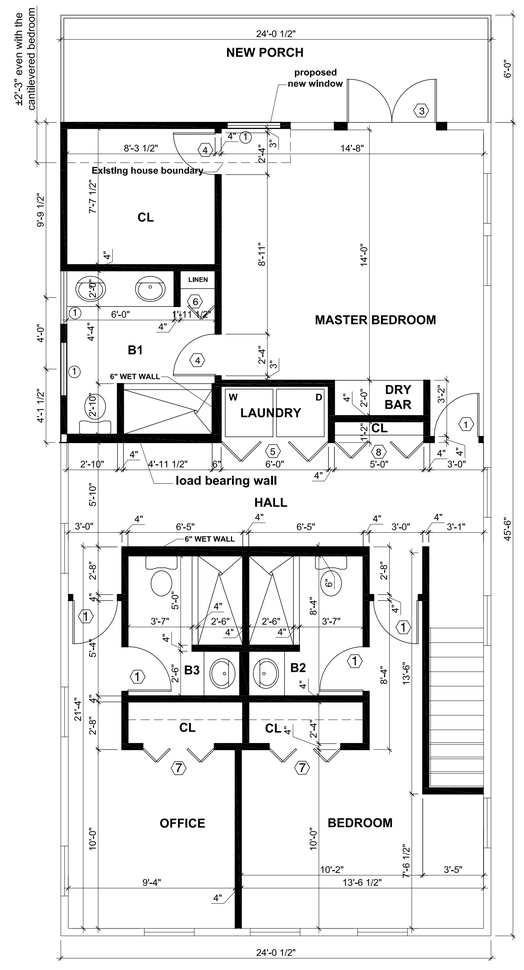
- EXISTING TO REMAIN
- EXISTING ELEMENTS TO BE DEMOLISHED
- NEW 4" FRAMING WALL
- EXISTING OPENING TO BE INFILLED

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



EXISTING/DEMO 2nd FLOOR PLAN

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



PROPOSED 2nd FLOOR PLAN

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

1301 WHITEHEAD STREET
COMPLIANCE

PROJECT OWNER

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

REVISIONS

MARK	DESCRIPTION	DATE

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JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
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PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
EXISTING AND PROPOSED SECOND FLOOR PLANS

BUILDING	—
ISSUED FOR	PERMIT SUBMITTAL
DATE ISSUED	APRIL 2025
PROJECT NUMBER	—
DRAWN BY	JRB
CHECKED BY	JOHN ROBERT BARNES
SCALE	AS SHOWN
DRAWING COUNTER	—
DRAWING LOCATION	C:\USERS\DANA\DESKTOP\5-22-25 WHITEHEAD\1-PLANS-FEB2025-FORENG.DWG
LAST SAVED BY	—
LAST PLOTTED	5/23/25 [1:02PM]
PLOT DATE	May 23, 2025
PLOT TIME	5:32 PM

DRAWING NUMBER
A2.0

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Existing Front Elevation

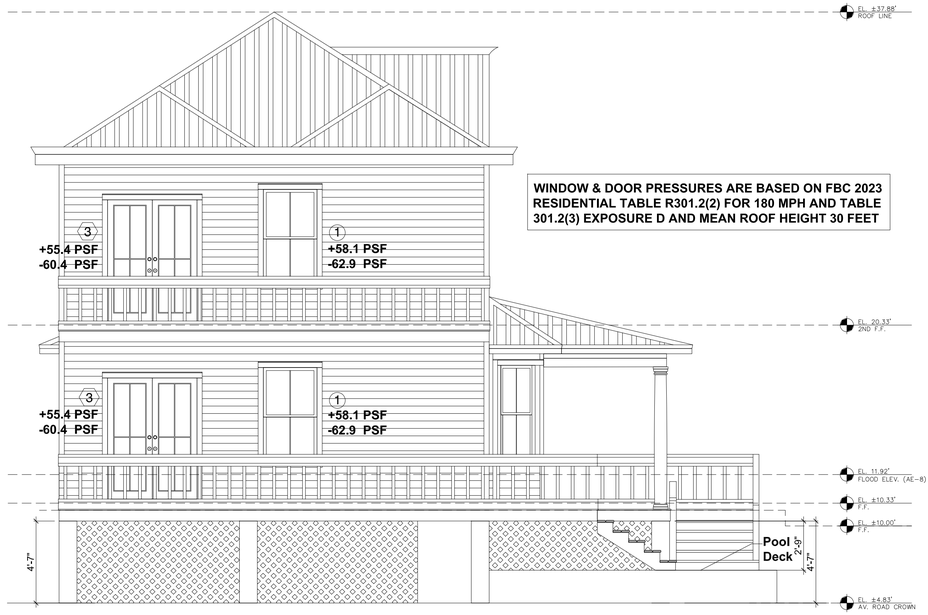


Proposed Front Elevation

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



Existing Rear Elevation



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

Proposed Rear Elevation

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
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ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
EXISTING AND PROPOSED FRONT & REAR ELEVATIONS

BUILDING	
DATE ASSIGNED	APRIL 2025
PROJECT NUMBER	—
PROJECT OWNER	JOHN ROBERT BARNES
DRAWING NAME	1301WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG
DRAWING LOCATION	C:\USERS\DANA\DESKTOP\5-22-25
PROJECT	—
UNIT	
SCALE	AS SHOWN
DRAWN BY	JRB
PROJECT MANAGER	JRB
CHECKED BY	—
LAST SAVED BY	—
LAST PLOTTED DATE	05/23/25 [14:58PM]
PLOT DATE	May 23, 2025
PLOT TIME	5:04 PM

DRAWING NUMBER
A3.0

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Existing Right Side Elevation



Proposed Right Side Elevation

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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DRAWING TITLE
EXISTING AND PROPOSED RIGHT SIDE ELEVATION

BUILDING	—
UNIT	—
DATE ISSUED	APRIL 2025
PROJECT NUMBER	—
SCALE	AS SHOWN
PROJECT MANAGER	JRB
DRAWN BY	—
LAST SAVED BY	JRB
DRAWING NAME	1301-WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG
DRAWING LOCATION	C:\USERS\DIANA\DESKTOP\5-22-25
PROJECT FILE	—
LAST DATE	May 23, 2025
LAST SAVED [+5:30PM]	5/22/2025 [+5:30PM]
PLOT TIME	5:05 PM

DRAWING NUMBER
A4.0



Existing Left Side (United St.) Elevation



Proposed Left Side (United St.) Elevation

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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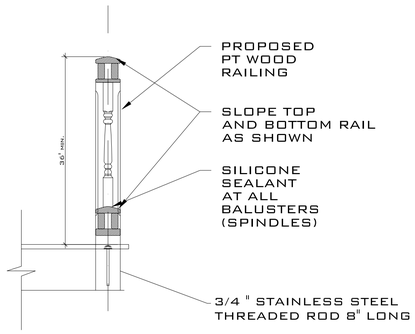
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(305)853-0008
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ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
EXISTING AND PROPOSED LEFT SIDE ELEVATION

BUILDING	UNIT
DATE ISSUED	PROJECT NUMBER
APRIL 2025	—
DRAWN BY	CHECKED BY
JOHN ROBERT BARNES	JRB
DRAWING NAME	
25WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG	
DRAWING LOCATION	
C:\USERS\DIANA\DESKTOP\5-22\25	
PLOT DATE	
May 23, 2025	

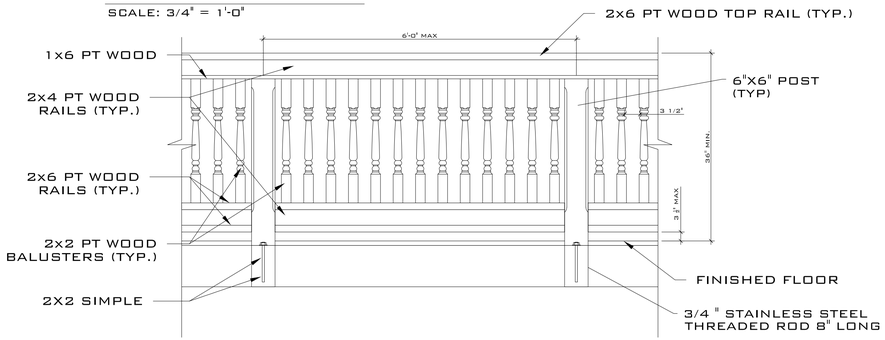
SCALE: AS SHOWN
PROJECT MANAGER: JRB
DRAWN BY: —
LAST SAVED BY:
LAST SAVED ON: 5/22/2025 [4:58PM]
PLOT TIME: 5:06 PM

DRAWING NUMBER
A5.0



TYPICAL WOOD RAILING SECTION

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

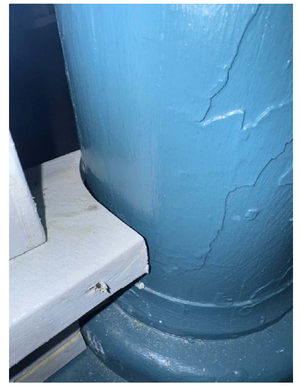


TYPICAL WOOD RAILING

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

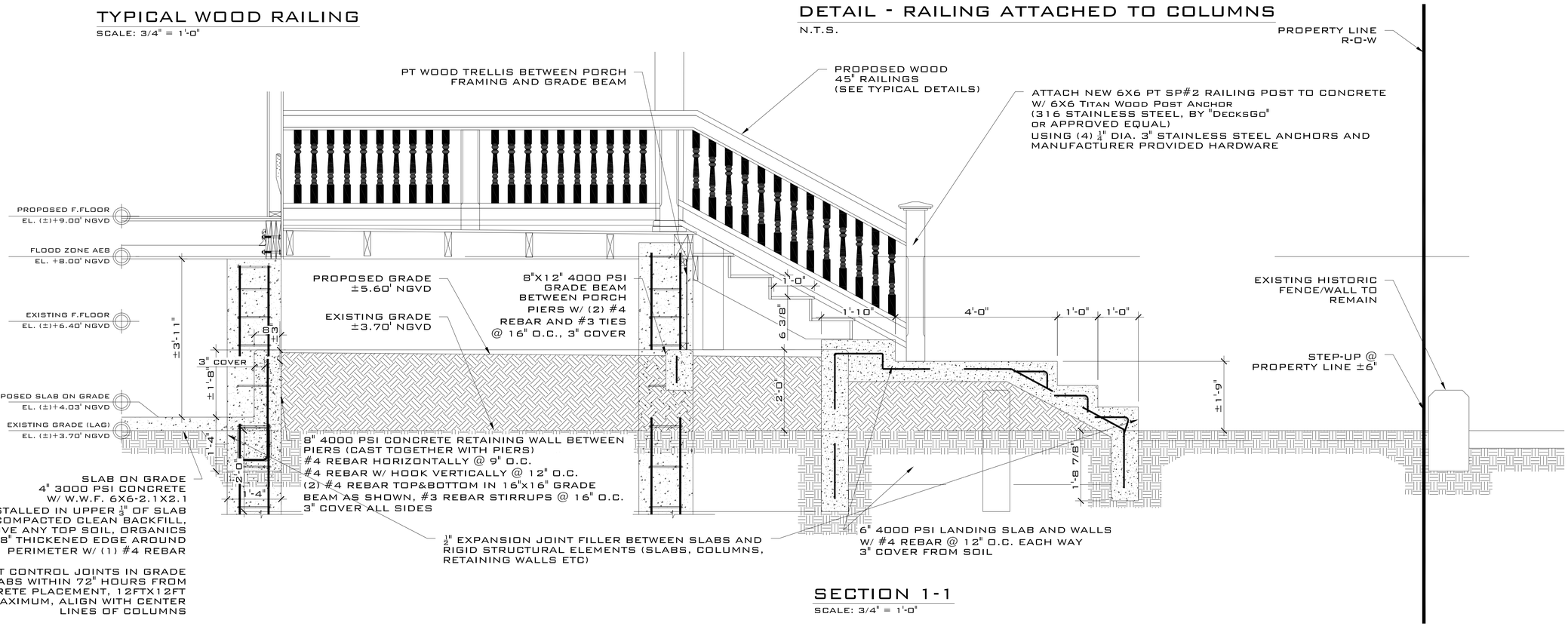






DETAIL - RAILING ATTACHED TO COLUMNS

N.T.S.



SECTION 1-1

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

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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REVISIONS

MARK	DESCRIPTION	DATE

STATE OF FLORIDA
JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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

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ARCHITECTURE AND PLANNING
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HOMESTEAD, FLORIDA 33030
(305) 321-4453
(305)853-0008
PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
RAILING DETAILS

BUILDING	UNIT	PROJECT MANAGER	LAST SAVED BY	LAST SAVED ON
DATE ISSUED	SCALE	DRAWN BY		5/5/2025 [4:58PM]
APRIL 2025	AS SHOWN	JRB		
PROJECT NUMBER	PLOT SIZE	CHECKED BY		PLOT TIME
—	24x36	JRB		5:37 PM

DESIGNED BY
JOHN ROBERT BARNES

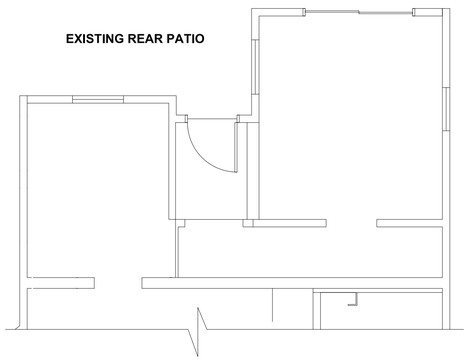
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DRAWING NAME
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PLOT DATE
May 23, 2025

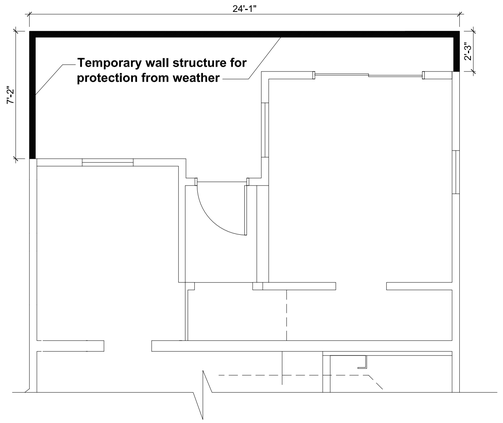
PAGE SIZE
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DRAWING NUMBER
A6.0



EXISTING 1st FLOOR PLAN

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

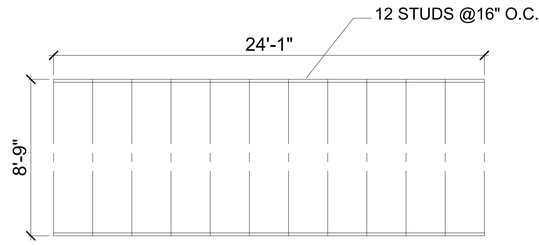


PROPOSED 1st FLOOR PLAN

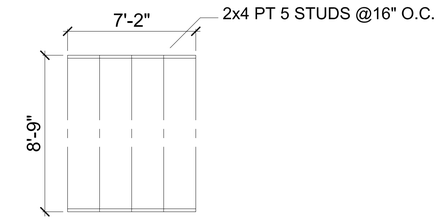
SCALE: 1/4" = 1'-0"

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

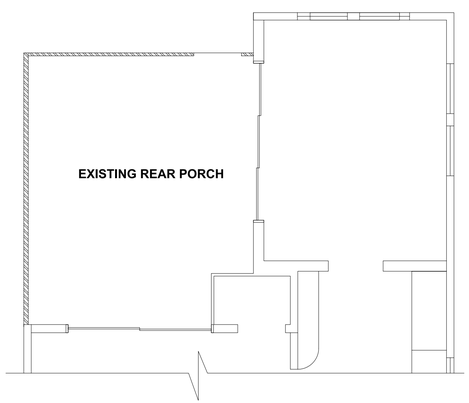
EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



1ST FLOOR EAST WALL

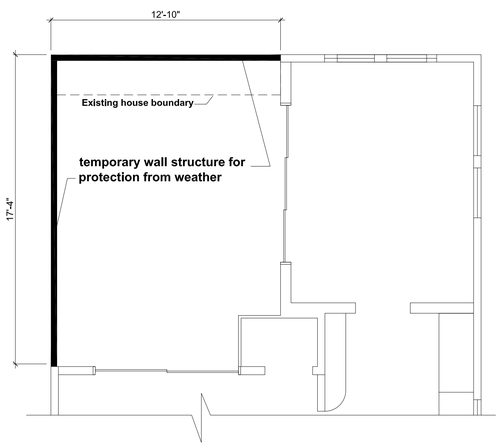


1ST FLOOR NORTH WALL



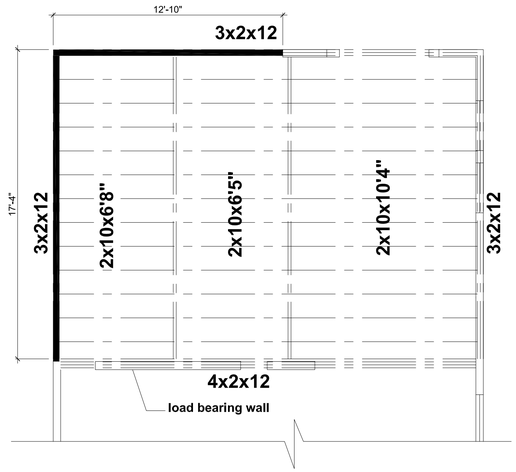
EXISTING/DEMO 2nd FLOOR PLAN

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



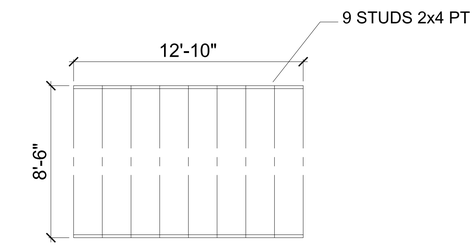
PROPOSED 2nd FLOOR PLAN

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

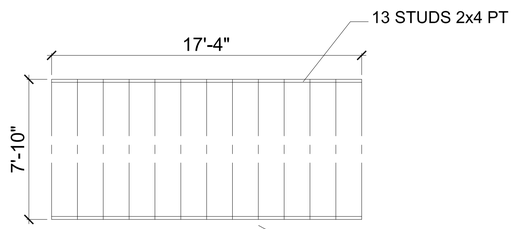


2nd FLOOR FRAMING PLAN

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



2ND FLOOR EAST WALL



2ND FLOOR NORTH WALL

WALL WEATHER

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

REVISIONS

MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE

PROJECT OWNER

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

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

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STATE OF FLORIDA · JOHN ROBERT BARNES · AR-010526 · REGISTERED ARCHITECT

JOHN ROBERT BARNES, PA, NCARB
AR0010526

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221 NORTH KROME AVENUE
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(305)247-4150
(305)853-0008
PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE: PARTIAL PLANS WALL & FLOOR FRAMING

BUILDING	
DATE ISSUED	APRIL 27, 2025
REVISIONS	
PROJECT NUMBER	—
SCALE	AS SHOWN
DRAWN BY	JRB
CHECKED BY	
LAST SAVED BY	
LAST PLOTTED BY	
PLOT DATE	May 27, 2025
PLOT TIME	10:03 AM

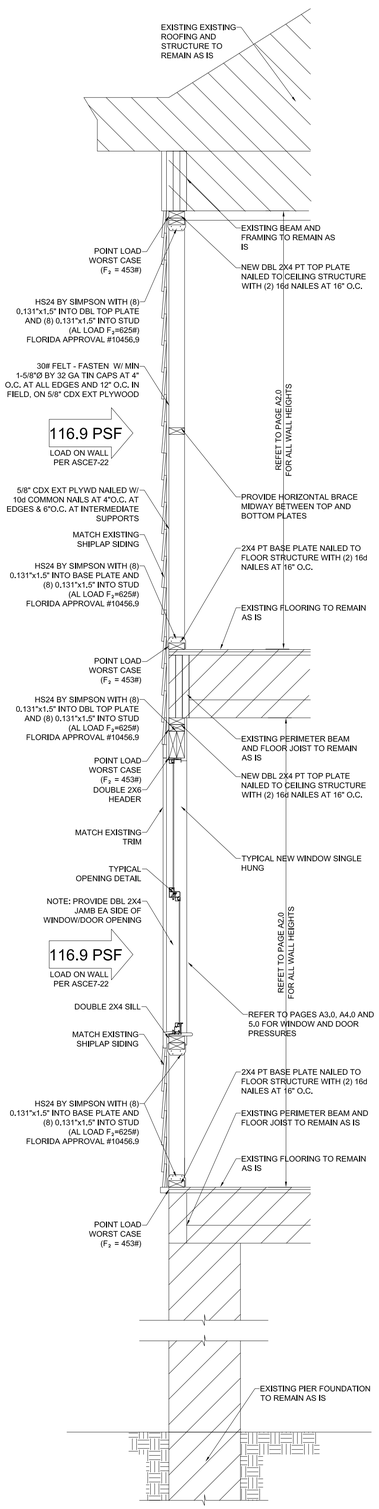
PROJECT MANAGER: JRB
DRAWN BY:
CHECKED BY:
LAST SAVED BY:
LAST PLOTTED BY: 5/27/2025 10:03:29 AM

PLOTTED BY:

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

PLOT STAMPS: JOHN ROBERT BARNES; RBA\BORDER\1301WHITEHEAD-ENCLOSURE PLANS ELEV; C:\USERS\ROBERT BARNES\DESKTOP\1301 WHITEHEAD STREET COMPLIANCE

DRAWING NUMBER: A7.0



Typical Wall Section

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

Wind Loads - Components & Cladding : h ≤ 60'

Base pressure (qh) =	94.5 psf	Kh =	1.139	~~100.0 ft~~	~~30.0 ft~~
(Kd qh) =	**80.3 psf**	h =	26.0 ft	~~100.0 ft~~	
Minimum parapet ht =	0.0 ft	a =	3.0 ft	~~100.0 ft~~	DEAD LOAD = 10 PSF
Roof Angle (θ) =	30.3 deg	GCpi =	+/-0.18		LIVE LOAD = 20 PSF
Type of roof =	Hip	Kd qi = Kd qh =	80.3 psf		

Roof

Area	GCp +/- Gcpi 10 sf	50 sf	100 sf	500 sf	Surface Pressure (psf) 10 sf	50 sf	100 sf	500 sf	Design	User input 80 sf	200 sf
Negative Zone 1	-1.60	-1.15	-0.95	-0.95	-128.3	-92.5	-77.2	-77.2	- 67.2	-82.2	-77.2
Negative Zone 2	-2.14	-1.44	-1.14	-1.14	-172.1	-116.0	-91.8	-91.8	-81.9	-99.6	-91.8
Negative Zone 3	-2.25	-1.50	-1.18	-1.18	-180.9	-120.7	-94.8	-94.8	- 84.8	-103.1	-94.8
Positive All Zones	0.88	0.60	0.48	0.48	70.7	48.2	38.5	38.5		41.7	38.5
Overhang Zone 3 @zone 4	-3.17	-2.30	-1.92	-1.80	-254.7	-184.6	-154.4	-144.5	- 144.4	-164.2	-150.2
Overhang Zone 3 @zone 5	-3.47	-2.48	-2.05	-1.80	-278.8	-198.8	-164.4	-144.5	- 164.4	-175.4	-155.8

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

Ultimate Wind Pressures

Wind Loads - Components & Cladding : h ≤ 60'

Base pressure (qh) =	94.5 psf	Kh =	1.139	~~100.0 ft~~	~~30.0 ft~~
(Kd qh) =	**80.3 psf**	h =	26.0 ft	~~100.0 ft~~	
Minimum parapet ht =	0.0 ft	a =	3.0 ft	~~100.0 ft~~	DEAD LOAD = 10 PSF
Roof Angle (θ) =	30.3 deg	GCpi =	+/-0.18		LIVE LOAD = 20 PSF
Type of roof =	Hip	Kd qi = Kd qh =	80.3 psf		

Walls

Area	GCp +/- GCpi 10 sf	100 sf	200 sf	500 sf	Surface Pressure at h 10 sf	100 sf	200 sf	500 sf	Design	User input 100 sf	200 sf
Negative Zone 4	-1.28	-1.10	-1.05	-0.98	-102.8	-88.6	-84.3	-78.7	- 92.8	-88.6	-84.3
Negative Zone 5	-1.58	-1.23	-1.12	-0.98	-126.9	-98.5	-90.0	-78.7	-116.9	-98.5	-90.0
Positive Zone 4 & 5	1.18	1.00	0.95	0.88	94.8	80.6	76.3	70.7	- 84.8	80.6	76.3

LUMBER AND FRAMING

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

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

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

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

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

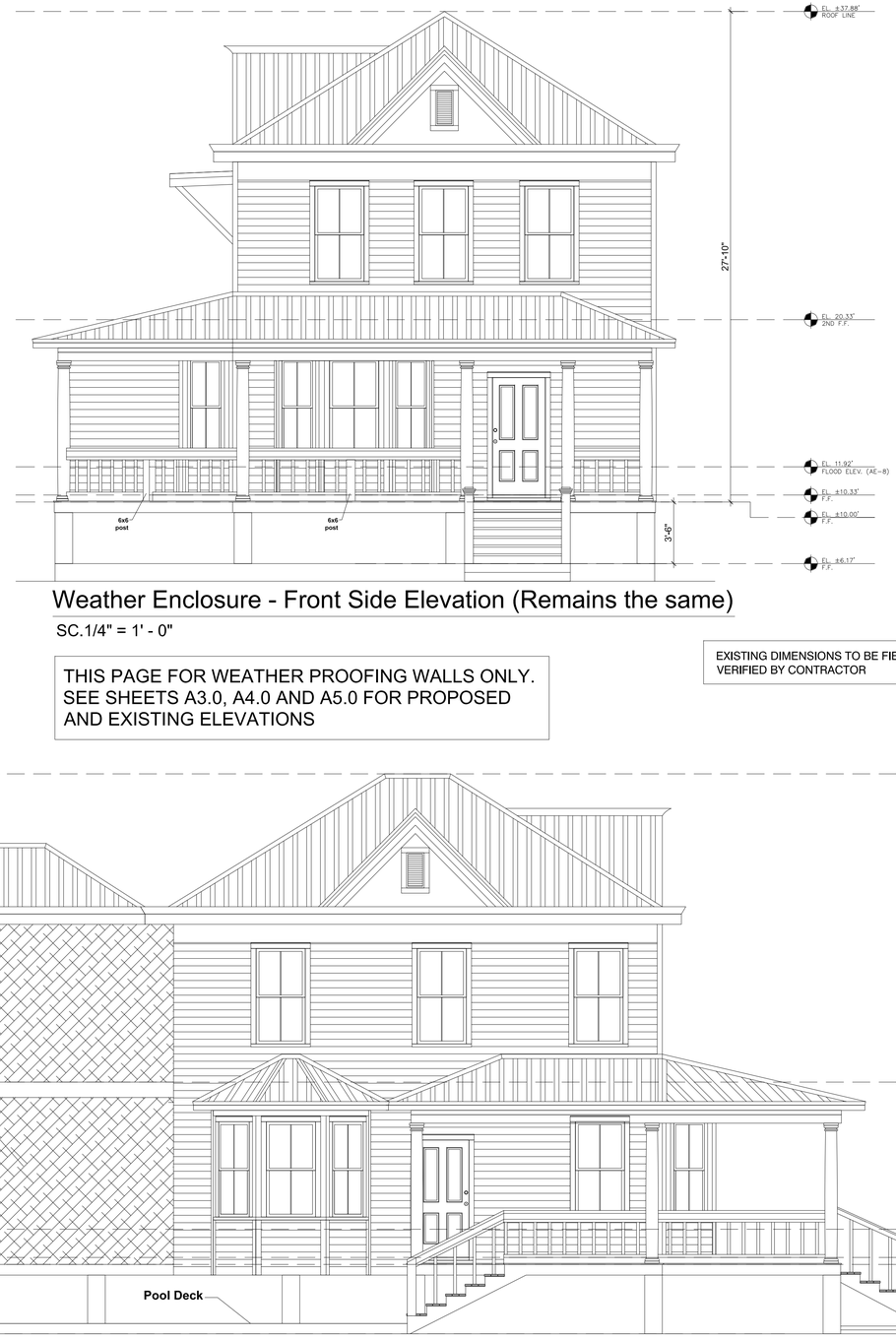
DO NOT NOTCH JOISTS, RAFTERS OR BEAMS, OBTAIN ENGINEER'S OR ARCHITECT'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH SILLS, PLATES, STUDS AND DOUBLE PLATED IN INTERIOR, BEARING AND SHERE WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR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

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

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

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

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



Weather Enclosure - Front Side Elevation (Remains the same)

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

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



Typ Column Connection

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

Weather Enclosure - Left Side Elevation

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

REVISIONS

MARK	DESCRIPTION	DATE

OWNER(S)

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES, RA, NCARB
AR0010526

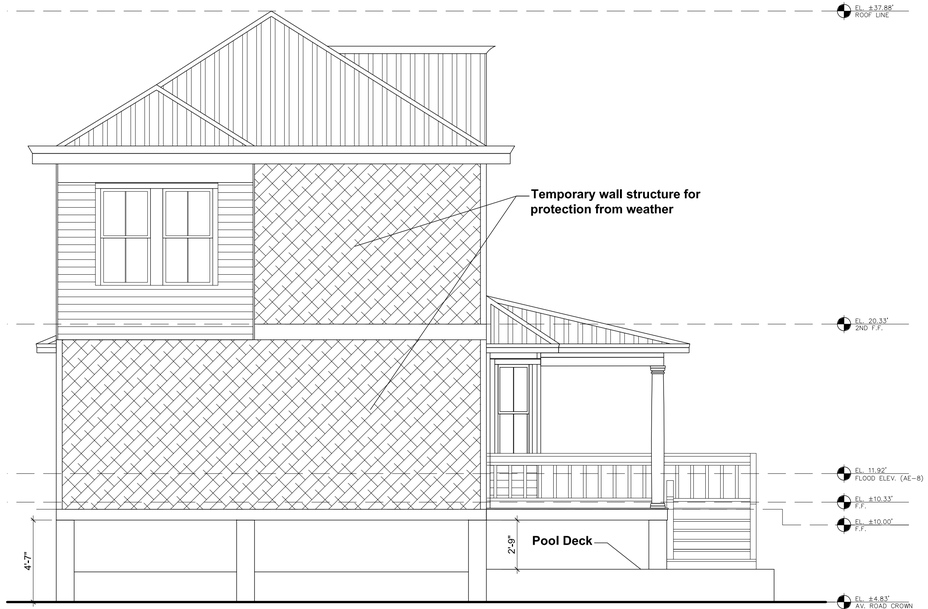
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(305)247-4150
PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNES@SOFLANET.NET

DRAWING TITLE
WEATHER ENCLOSURE ELEVATIONS & SECTION

BUILDING	
UNIT	
SCALE	AS SHOWN
PROJECT NUMBER	----
DRAWN BY	JRB
JOB FOLDER	C:\USERS\ROBMA\DESKTOP\1301 WHITEHEAD STREET COMPLIANCE\1301 WHITEHEAD-ENCLOSURE PLANS ELEV 5.27.25.VPZ
PLOT DATE	May 27, 2025
PLOT TIME	1:30 PM
PLOTTED BY	

DRAWING NUMBER
A8.0



Weather Enclosure - Rear Side Elevation

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

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



Weather Enclosure - Right Side Elevation

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

OWNER/CLIENT

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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STATE OF FLORIDA
JOHN ROBERT BARNES
REGISTERED ARCHITECT
AR-010526

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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ARCHITECTURE AND PLANNING
© 2024
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HOMESTEAD, FLORIDA 33030
(305)247-4150
(305)853-0008
PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNES@ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
WEATHER ENCLOSURE ELEVATIONS CONTINUED

BUILDING	UNIT
CITY FOLIO/ID	PROJECT NUMBER
APRIL 2025	—
PROJECT NAME	
JOHN ROBERT BARNES	
PROJECT ADDRESS	
C:\USERS\DIANA\DESKTOP\1301 WHITEHEAD-ENCLOSURE PLANS ELEV & FRAMING.DWG	
CONTRACTOR	
RBABOARDER1301WHITEHEAD STREET COMPLIANCE	
REVISIONS	

DRAWN BY	JRB
PROJECT MANAGER	JRB
SCALE	AS SHOWN
PAPER SIZE	24x36
CHK'D BY	JRB
LAST SAVED BY	
LAST SAVED ON	
PLOT DATE	May 23, 2025
PLOT TIME	5:26 PM

DRAWING NUMBER
A9.0

NOTICING

Public Meeting Notice

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

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

#1301 WHITEHEAD STREET

Applicant – Peter Janker Application #C2026-0024

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

Public Meeting Notice

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

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

#1301 WHITEHEAD STREET

Applicant – Peter Junker Application #C2026-0024

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HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1301 Whitehead Street, Key West 33040 on the 15 day of May, 2026.

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

   The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 26 May, 2026.

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

   The Certificate of Appropriateness number for this legal notice is H2026-0024.

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

Signed Name of Affiant: [signature]
Date: 15 May 2026
Address: 1301 Whitehead St.
City: Key West
State, Zip: 33040.

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

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

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

GERZALE R. CURRY HILL
Commission # HH 262984
Expires May 11, 2026

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

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



Owner

JANKER PETER S
1301 Whitehead St
Key West FL 33040

JANKER DIXIE L
1301 Whitehead St
Key West FL 33040

Valuation

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

Historical Assessments

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

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

Land

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

Buildings

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

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

Yard Items

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

Sales

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

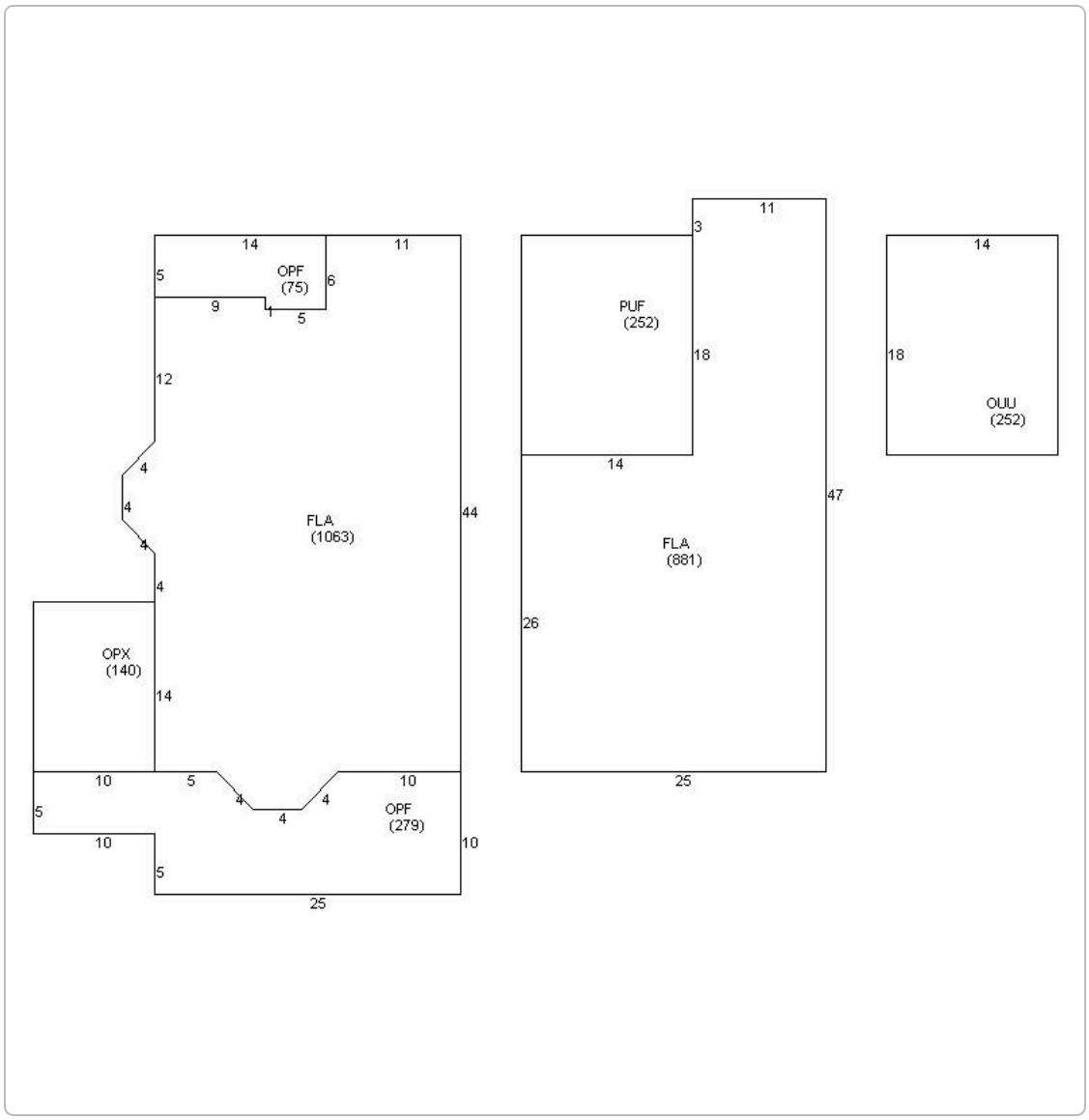
Permits

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

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


14
11
5
OPF
(75)
6
9
1
5
12
4
4
4
4
FLA
(1063)
44
OPX
(140)
14
10
5
4
4
10
5
4
OPF
(279)
10
10
5
25
11
3
PUF
(252)
18
14
47
FLA
(881)
26
25
14
18
OUU
(252)

Photos


1036986 12/18/2023

Map



TRIM Notice

2024 TRIM Notice (PDF)

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