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## Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: May 24, 2022

Applicant: Garcia Jones Building Contractor

Address: #418 United Street

### Description of Work:

Demolition of a partial first-floor porch enclosure on southeast corner of house.

### Site Facts:

The property under review contains a historic two-story frame vernacular structure, which is listed on our survey as contributing, with a year built circa 1889. The southeast and southwest corners of the first floor were once an open porch (see 1965 photograph), which has been enclosed partially on the southeast and enclosed entirely on the southwest. These enclosures have been in place since at least 2011 (see Google Street View from 2011), but staff cannot locate any approvals for either enclosure.

### Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.

### Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of the first-floor porch enclosure on the southeast corner of the house at 418 United Street. The partial enclosure is not historic and was likely constructed without building permits.

A proposal to fully enclose the southeast corner of the porch on the first floor (in place of the existing partial enclosure) is under review as part of this application, but it was determined by staff to be against the HARC guidelines for Additions and Alterations.

It is staff's opinion that the request for the demolition of the existing non-historic partial enclosure of the first-floor porch shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *The historic architectural review commission shall not issue a certificate of appropriateness 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 partial enclosure will not have a negative effect on the character of the surrounding neighborhood.

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

The partial enclosure is non-historic.

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

The partial enclosure under review has not acquired historic significance that is important to the site or surrounding district.

(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 partial enclosure in question will not qualify as a contributing element to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA # 2022-0014	REVISION #	INITIAL & DATE TAK
FLOOD ZONE	ZONING DISTRICT HHDR	BLDG PERMIT # 20220337

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

ADDRESS OF PROPOSED PROJECT:	418 United St.	
NAME ON DEED:	Paul Janber	PHONE NUMBER
OWNER'S MAILING ADDRESS:	7688 Oak Field Ct. Springfield, VA 22153	EMAIL janberckeywest@gmail.com
APPLICANT NAME:	Wayne Garcia Building Contr. DBA Garcia Jones	PHONE NUMBER 305-896-4677
APPLICANT'S ADDRESS:	3005 Airport Blvd. Key West, FL 33040	EMAIL sammy@garciajonesrw.com
* APPLICANT'S SIGNATURE:	Jan Sam Jones	DATE 4/15/22

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

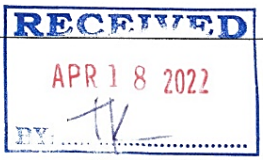
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

\* GENERAL: Remove existing lattice screen to right side of enclosed porch. Frame and install wood siding and one wood impact window to match existing left side porch enclosure. Remove existing metal sliding doors on second MAIN BUILDING: story front of house and replace with wood impact french doors to match other historic features of home. Area of work approx 130 sqft on 1st floor.

\* DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):  
 N/A remove lattice, metal non-conforming windows and doors.





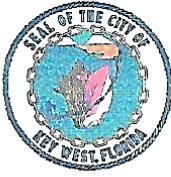
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 418 United

PROPERTY OWNER'S NAME: Paul Tanker

APPLICANT NAME: Wayne Garcia Bld Cntr dby wayne garcia jones

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 \_\_\_\_\_

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove existing non conforming lattice & framing

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.

it does not have any contributing factors

(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.

It is modern day lattice and a detriment to the look of the building. Our proposed plan enhances the building and would bring it to the standard of its sister property latoda which was historically constructed by the same builder as 418 United Street.

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

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
N/A
(d) Is not the site of a historic event with significant effect upon society.
N/A
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
The building does but the lattice does not
(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.
(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.

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

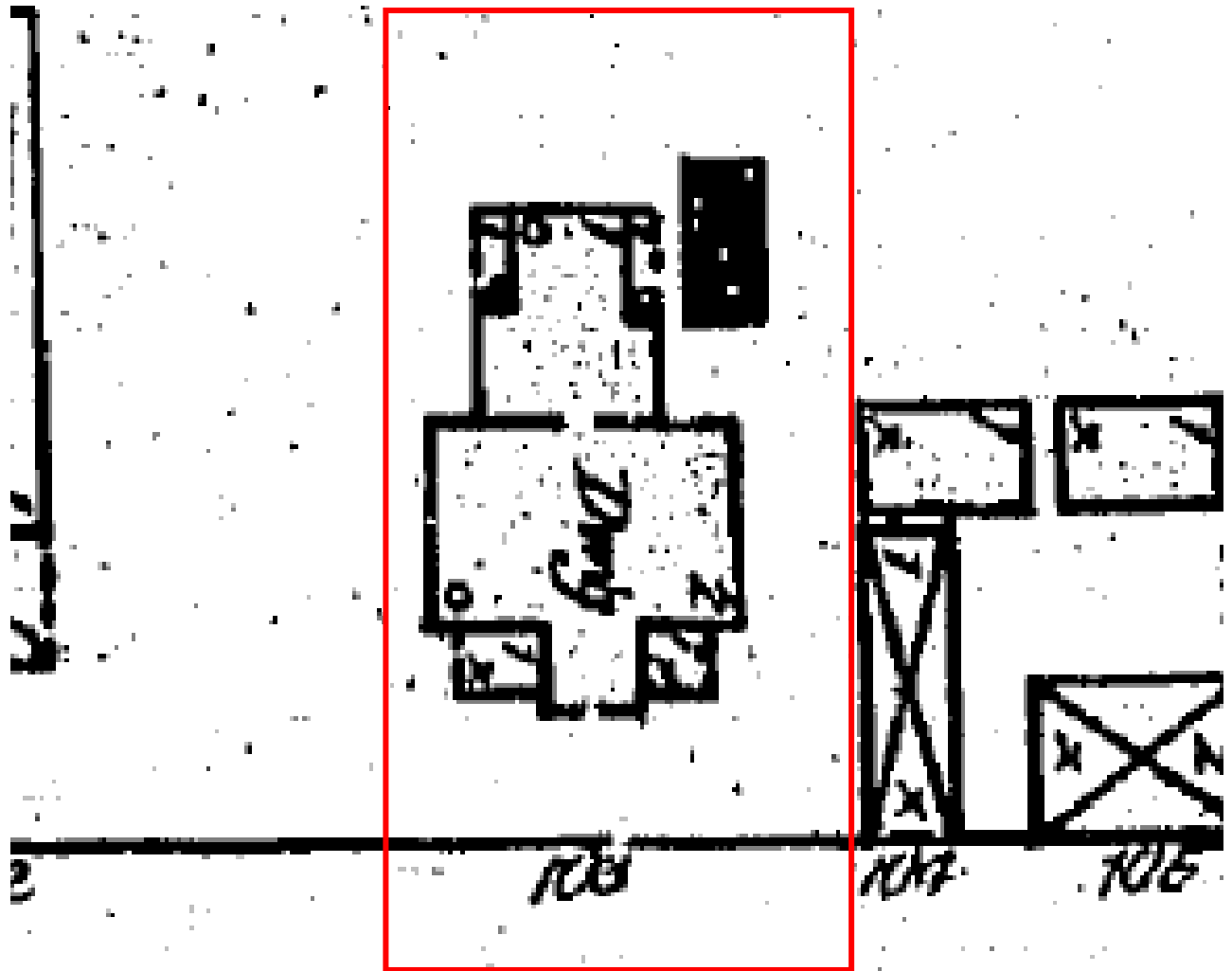
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

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

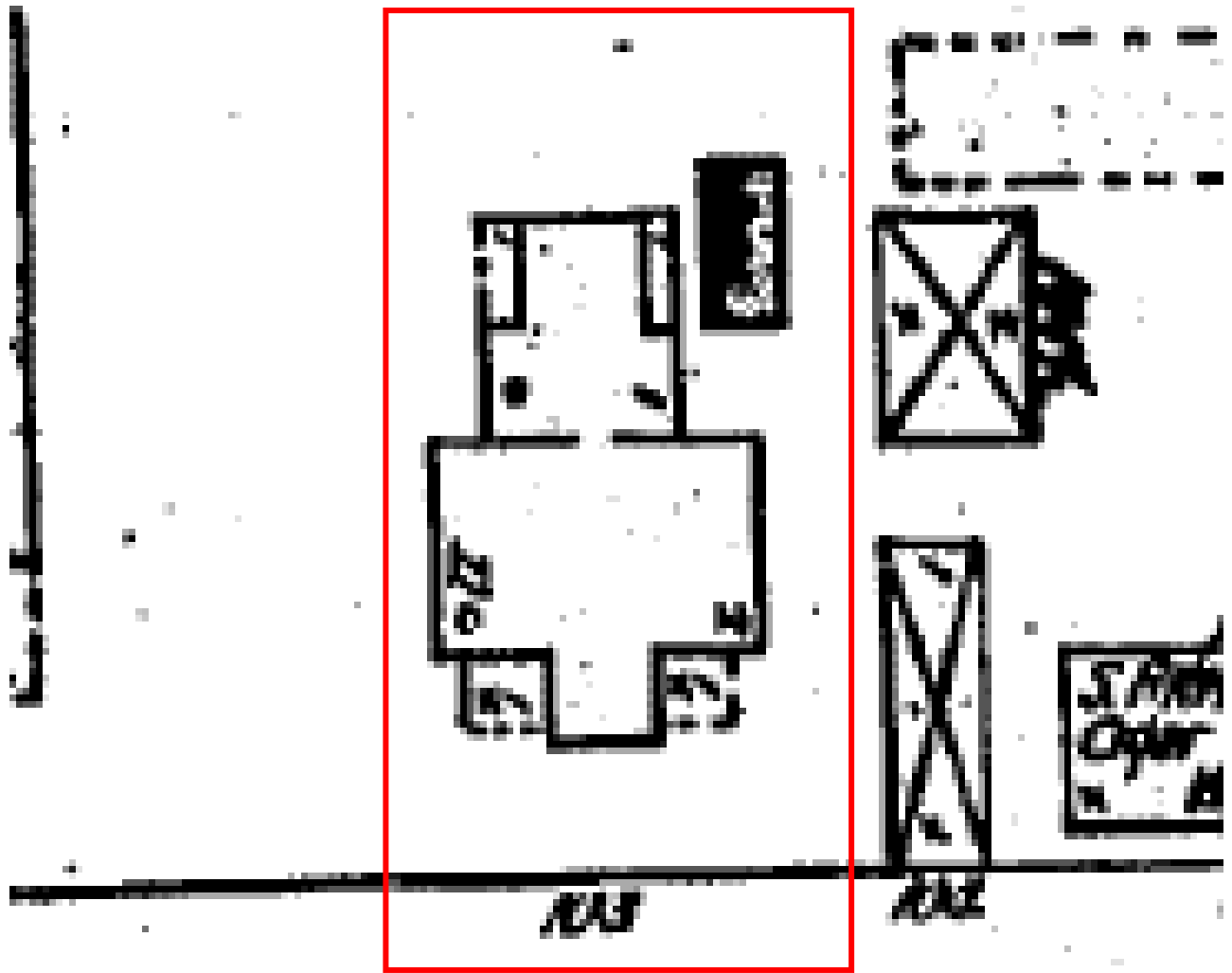
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
N/A
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
N/A
(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

# SANBORN MAPS

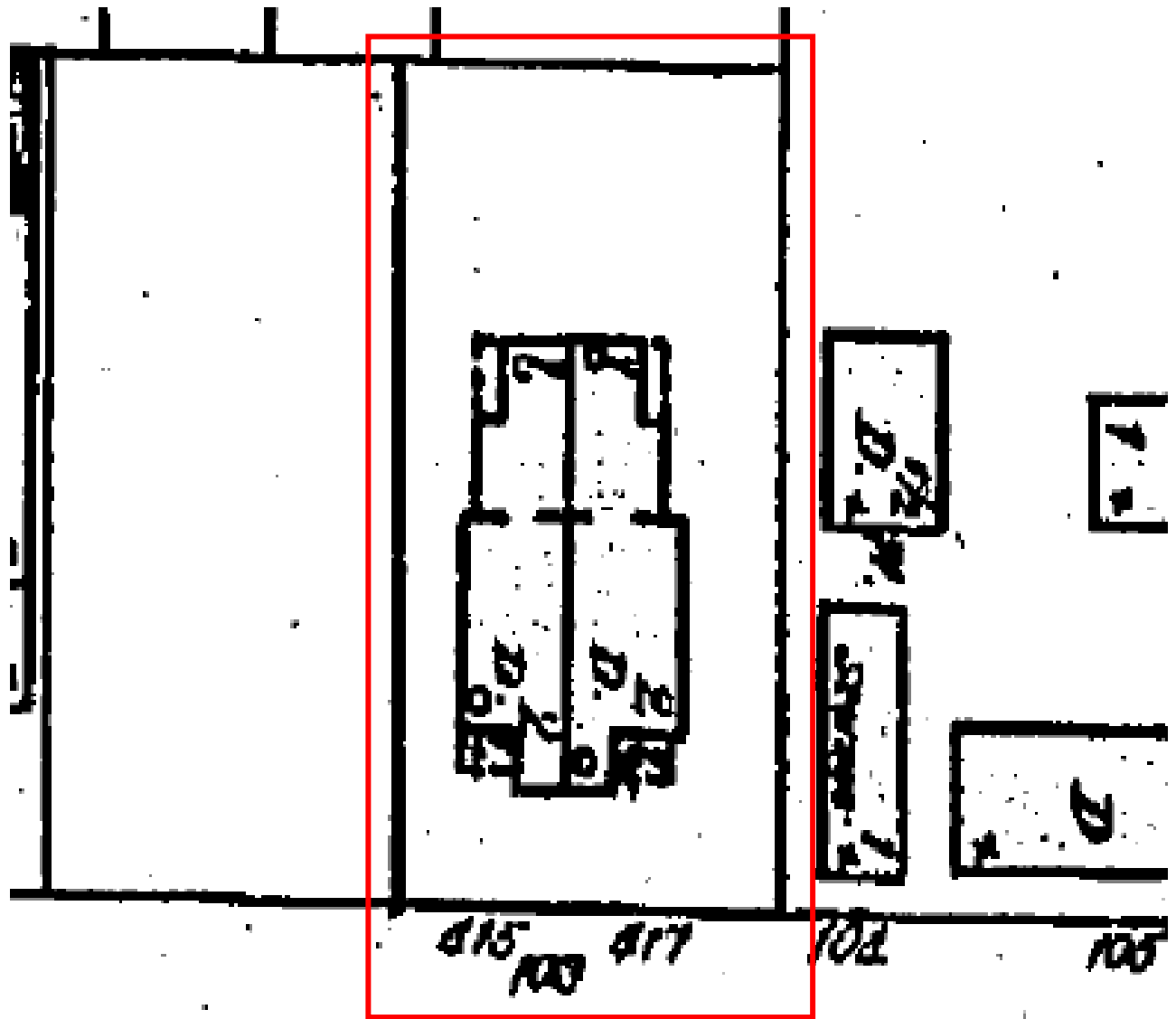


1889 Sanborn map with the property at 418 (103) United Street indicated in red.

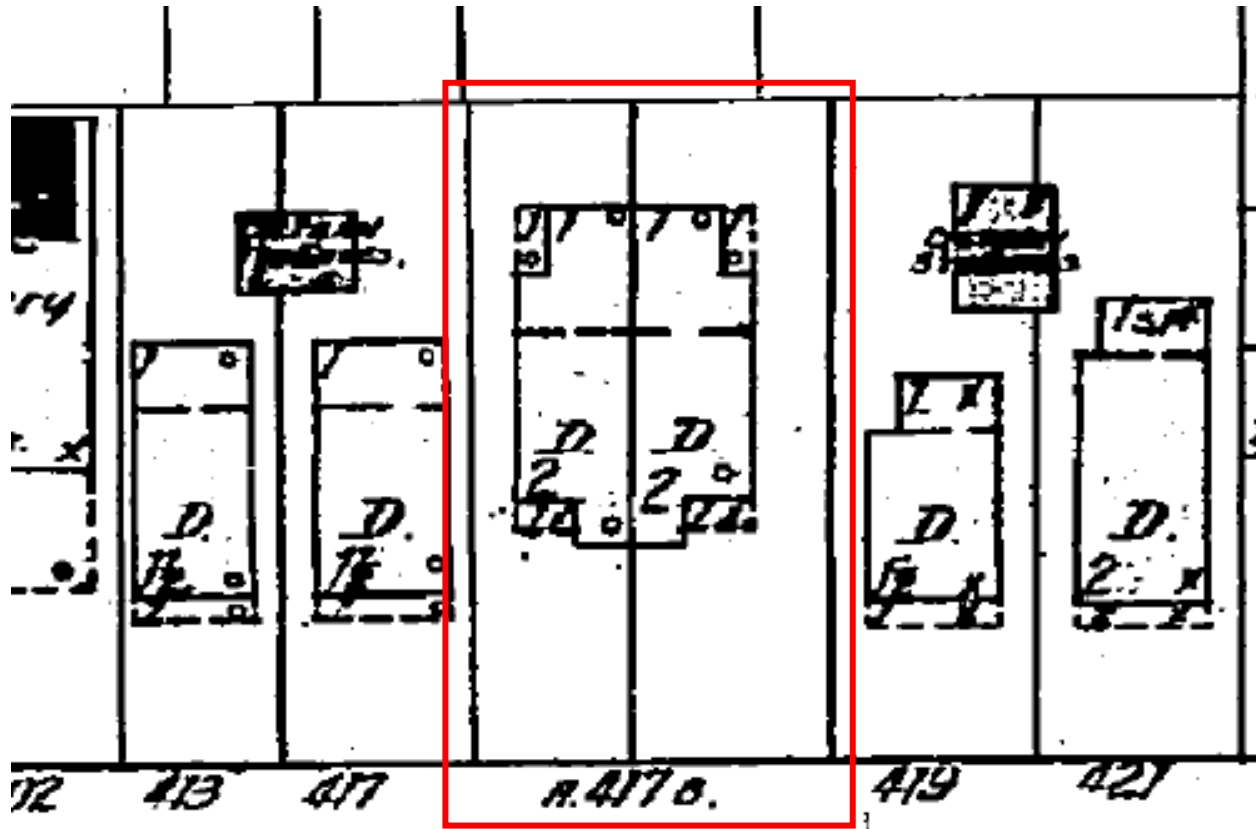


1892 Sanborn map with the property at 418 (103) United Street indicated in red.

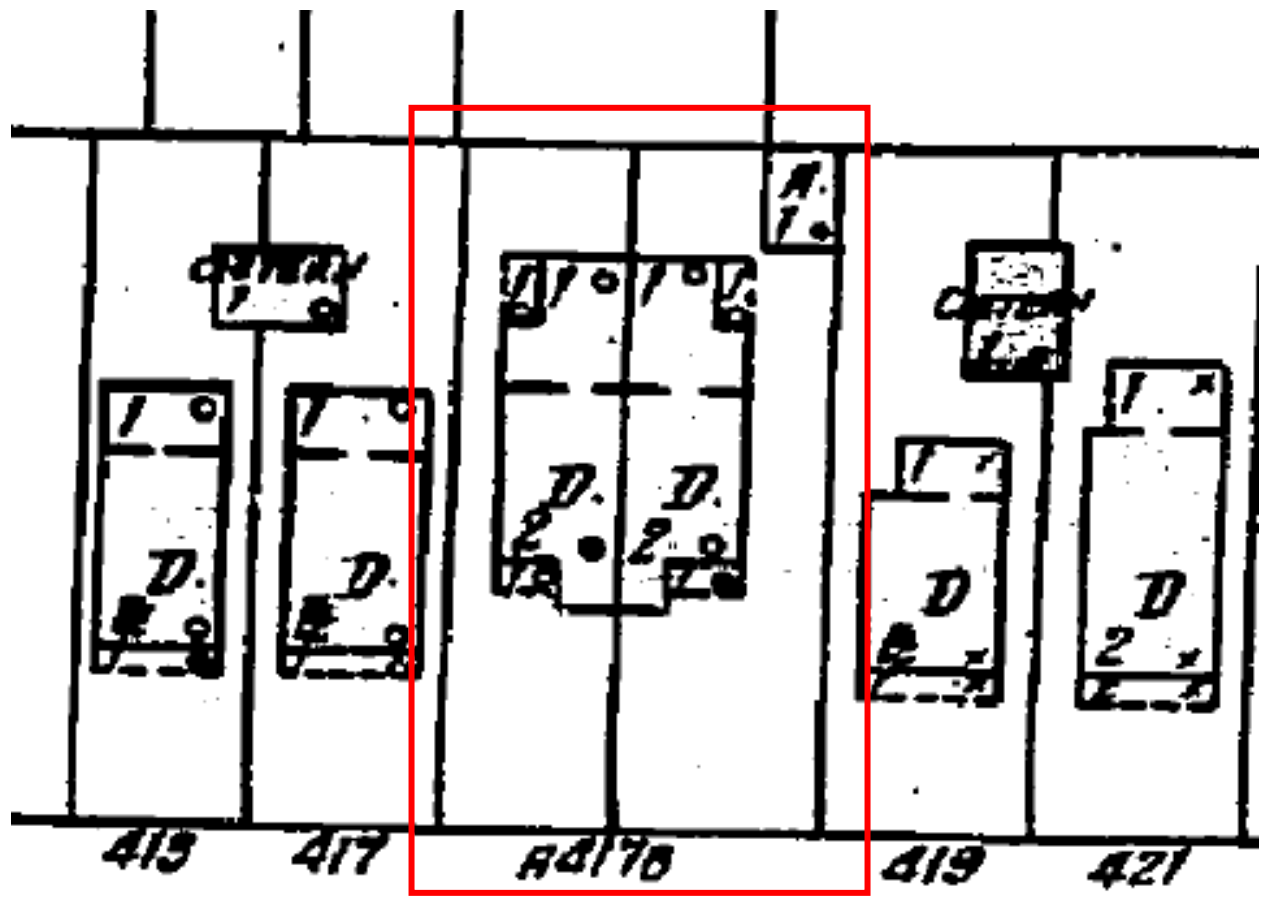




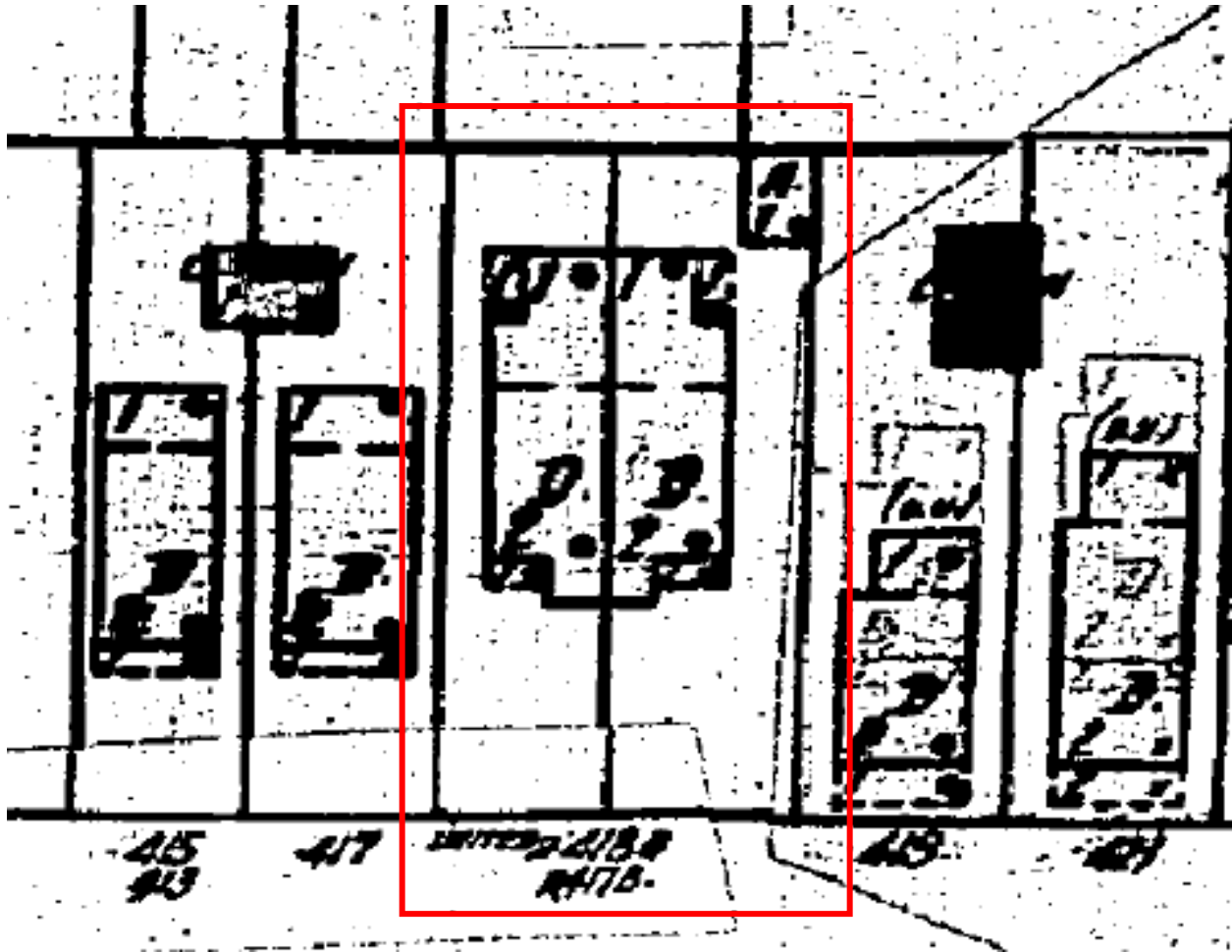
1899 Sanborn map with the property at 418 (415-417) United Street indicated in red.



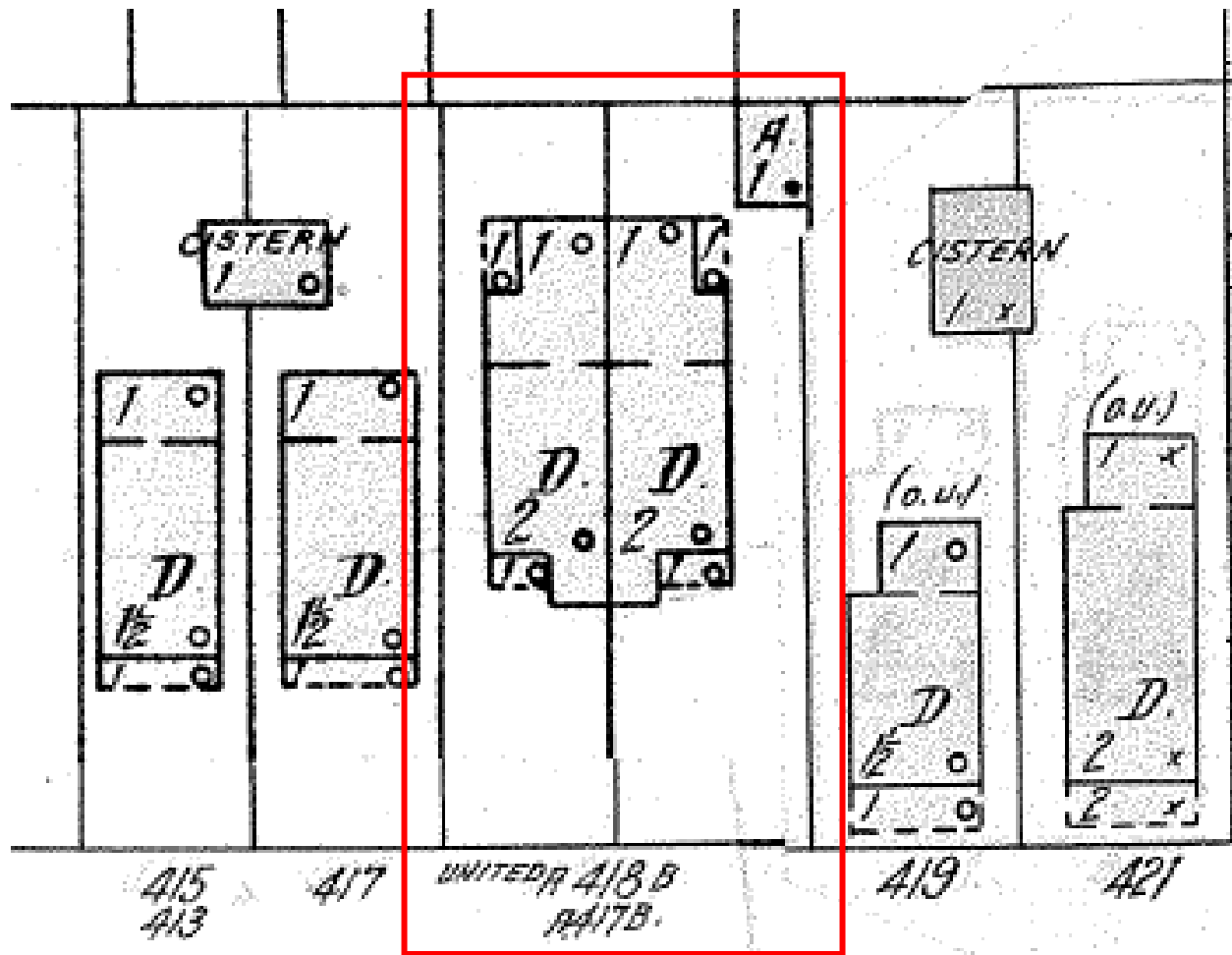
1912 Sanborn map with the property at 418 (417) United Street indicated in red.



1926 Sanborn map with the property at 418 (417) United Street indicated in red.



1948 Sanborn map with the property at 418 United Street indicated in red.



1962 Sanborn map with the property at 418 United Street indicated in red.

# PROJECT PHOTOS



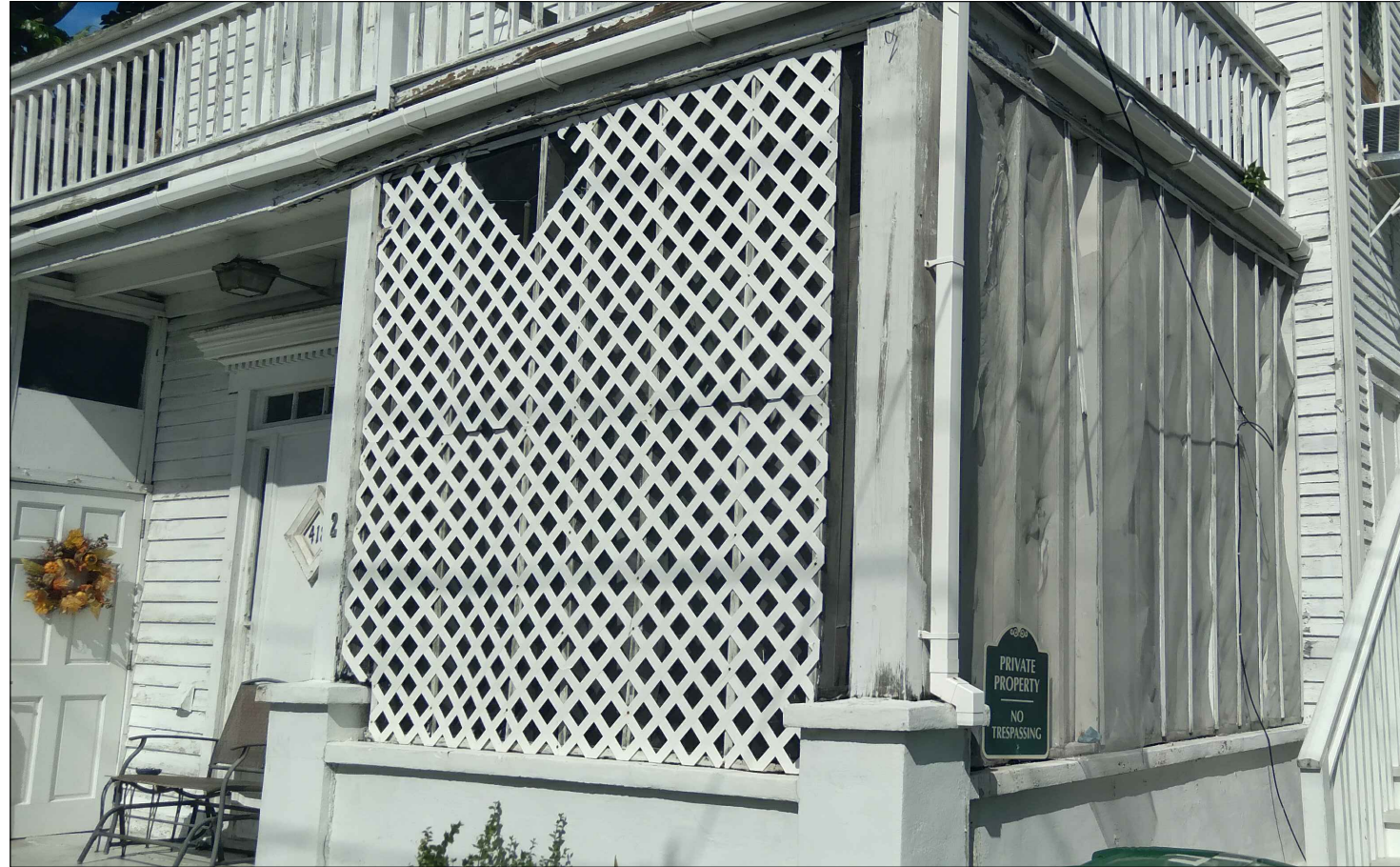


FRONT (c.1965)



FRONT (PRESENT)





EXISTING FRONT RIGHT PORCH  
TO BE ENCLOSED



FRONT DOOR AND FRONT  
LEFT ENCLOSURE





EXISTING HISTORICAL  
WINDOWS ON RIGHT SIDE  
PROPOSED WINDOWS TO  
MATCH STYLE



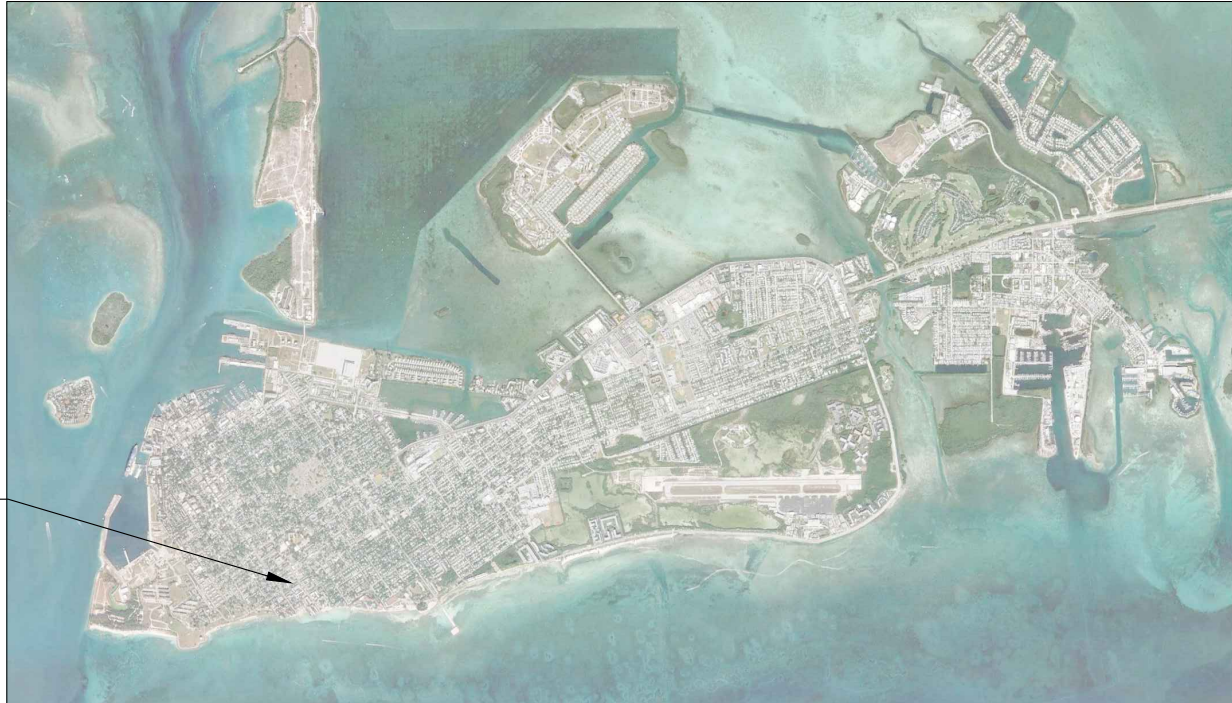
Google Street View photo from March 2011 showing the structure at 418 United Street.

# PROPOSED DESIGN



# HARC APPLICATION PLANS FOR 418 UNITED ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
418 UNITED ST  
KEY WEST, FL 33040

OWNER:  
PAUL LEON JANKER  
7688 OAK FIELD CT  
SPRINGFIELD, VA 22153

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST  
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/05/21	JPM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2010-11	G-100	1	

**GENERAL REQUIREMENTS:**

1. PRIOR TO STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE SUPERVISION OF THE CONTRACTOR NOR HIS EMPLOYEES DURING THE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS AND ESTABLISH METHODS OF THE CONSTRUCTION TO MEET REQUIREMENTS OF ALL APPLICABLE CODES, INDUSTRY STANDARDS AND REQUIREMENTS OF THESE PLANS.
3. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
4. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

**DESIGN DATA:**

1. APPLICABLE BUILDING CODE: FBC EXISTING BUILDING 6TH EDITION (2017)
2. APPLICABLE DESIGN LOADS: PER ASCI/SEI 7-10  
 FLOOR LIVE LOAD: 40 PSF  
 ROOF LIVE LOAD: 20 PSF (300 LB CONC.)  
 BASIC WIND SPEED: 180 MPH  
 EXPOSURE: D  
 STRUCTURAL CATEGORY: II  
 FLOOD ZONE: AE7

ALL PRESSURES SHOWN ARE BASED ON ASD DESIGN, WITH A LOAD FACTOR OF 0.6

**3.ASCE 24-05 FLOOD RESISTANT DESIGN AND CONSTRUCTION**

**SOILS AND FOUNDATIONS:**

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIEU OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A "SEDIMENTARY AND FOLIATED ROCK" WITH AN ALLOWABLE LOAD BEARING PRESSURE OF 3,000 PSF. NOTIFY THE ENGINEER IF SOIL CONDITIONS ARE DIFFERENT.

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 24" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

**AUGERCAST PILES**

1. AUGERCAST PILES SHALL BE 16" DIAMETER WITH MINIMUM EMBEDMENT OF 3FT INTO THE CAP ROCK UNLESS OTHERWISE SHOWN ON THE PLANS.
2. CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
3. REINFORCEMENT SHALL BE FOUR (4) #5 REBAR VERTICALLY WITH #3 STIRRUPS AT 12" O.C. CONTRACTOR SHALL USE PLASTIC CHARS OR CENTRALIZERS TO PROVIDE A 3" COVER ON ALL SIDES OF THE REINFORCEMENT.

**CONCRETE:**

1. APPLICABLE CODE ACI 318 LATEST EDITION AND ACI 301.
2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. TESTING: ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY AN INDEPENDENT SPECIALIZED COMPANY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF THE TESTING COMPANY.

THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME. MINIMUM SAMPLING FREQUENCY:

- A) EACH DAY OF CONCRETING FOR EVERY CONCRETE MIX;
- B) EVERY 50 CUBIC YARDS;
- C) EVERY 2000 SQ.FT. OF SLAB AREA.

ALL TESTING SHALL BE PER LATEST ACI AND ASTM REQUIREMENTS. LABORATORY SHALL SUPPLY THREE (3) ORIGINAL SIGNED&SEALED REPORT RESULTS TO THE ENGINEER.

7. CAST-IN-PLACE AND PRECAST MEMBER ERECTION TOLERANCES SHALL BE AS SPECIFIED IN THE TABLE 8.2.2 OR IN SECTION 8.3 OF "PCI DESIGN HANDBOOK/SIXTH EDITION".

**REINFORCEMENT:**

1. ALL REBAR SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 UNLESS OTHERWISE SPECIFIED ON THE PLANS.  
 \* ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 GRADE 100 (MMFX2) AS CORROSION RESISTANT ALTERNATIVE FOR ALL REINFORCEMENT.
2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
4. ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REBAR SUPPORT.

**ALUMINUM COMPONENTS:**

1. TYPE 6061-T6 ALUMINUM.
2. MIG WELD ALL JOINTS W/ CONTINUOUS 1/8" WELD. USE 5356 FILLER WIRE ALLOY.
3. ALL ALUMINUM IN CONTACT WITH CONCRETE, PT WOOD, DISSIMILAR METALS AND OTHER CORROSIVE MATERIALS SHALL COATED WITH COAL-TAR EPOXY OR PROTECTED BY OTHER ENGINEER APPROVED METHOD.

**HARDWARE:**

1. HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.

**STRUCTURAL LUMBER:**

1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHER PINE NO2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWPA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 6TH EDITION (2017). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACQ APPROVED TREATED.
6. SHEATHING SHALL BE 19/32" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 8D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

**STRUCTUAL STEEL:**

1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 2005 OR LATER EDITION.
2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
3. STEEL PLATES, FLANGES AND MISCELENIIOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

**STRUCTURAL STEEL COATING:**

1. ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10) EXPOSED STEEL:
  2. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
  3. APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
  4. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
  5. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.
  6. COLORS SHALL MATCH EXISTING OR TO BE SELECTED BY THE OWNER.
- NON-EXPOSED STEEL (INTERIOR):
7. 2 COATS OF "SUMTER COATINGS" UNIVERSAL PRIMER (6.0 MILS DFT) OR APPROVED EQUAL.

**REINFORCED MASONRY (CMU):**

1. ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
2. INSTALL ALL BLOCKS IN RUNNING BOND.
3. MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (F<sub>m</sub>) BE 2000 PSI.
4. TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
5. FILLED CELLS SHALL BE REINFORCED WITH #5 REBARS @ 24" O.C. (UNLESS OTHERWISE IS SPECIFIED ON THE PLANS).
6. GROUT SHALL BE PEA ROCK PUMP MIX (ASTM C476) WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAY) (ASTM C1019). TARGETED SLUMP SHALL BE 8"-11".
6. EACH GROUTED CELL SHALL HAVE CLEANOUT OPENINGS AT THE BOTTOM. THERE SHALL BE NO LOOSE MORTAR OR OTHER DEBRIS IN THE BOTTOM OF THE CELL. USE BLAST PRESSURE WASHING FOR SURFACE PREPARATION.

**WINDOWS & DOORS:**

1. ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED.
2. ALL EXTERIOR WINDOWS SHALL HAVE FLORIDA PRODUCT APPROVAL AND NOA. PRODUCT APPROVAL LABELS SHALL BE PERMANENTLY ATTACHED TO THE FRAME.
3. WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

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SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



**ARTIBUS DESIGN**  
 3710 N. ROOSEVELT BLVD  
 KEY WEST, FL 33040  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT: PAUL JANKER

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PROJECT: 418 UNITED ST

SITE: 418 UNITED ST  
 KEY WEST, FL 33040

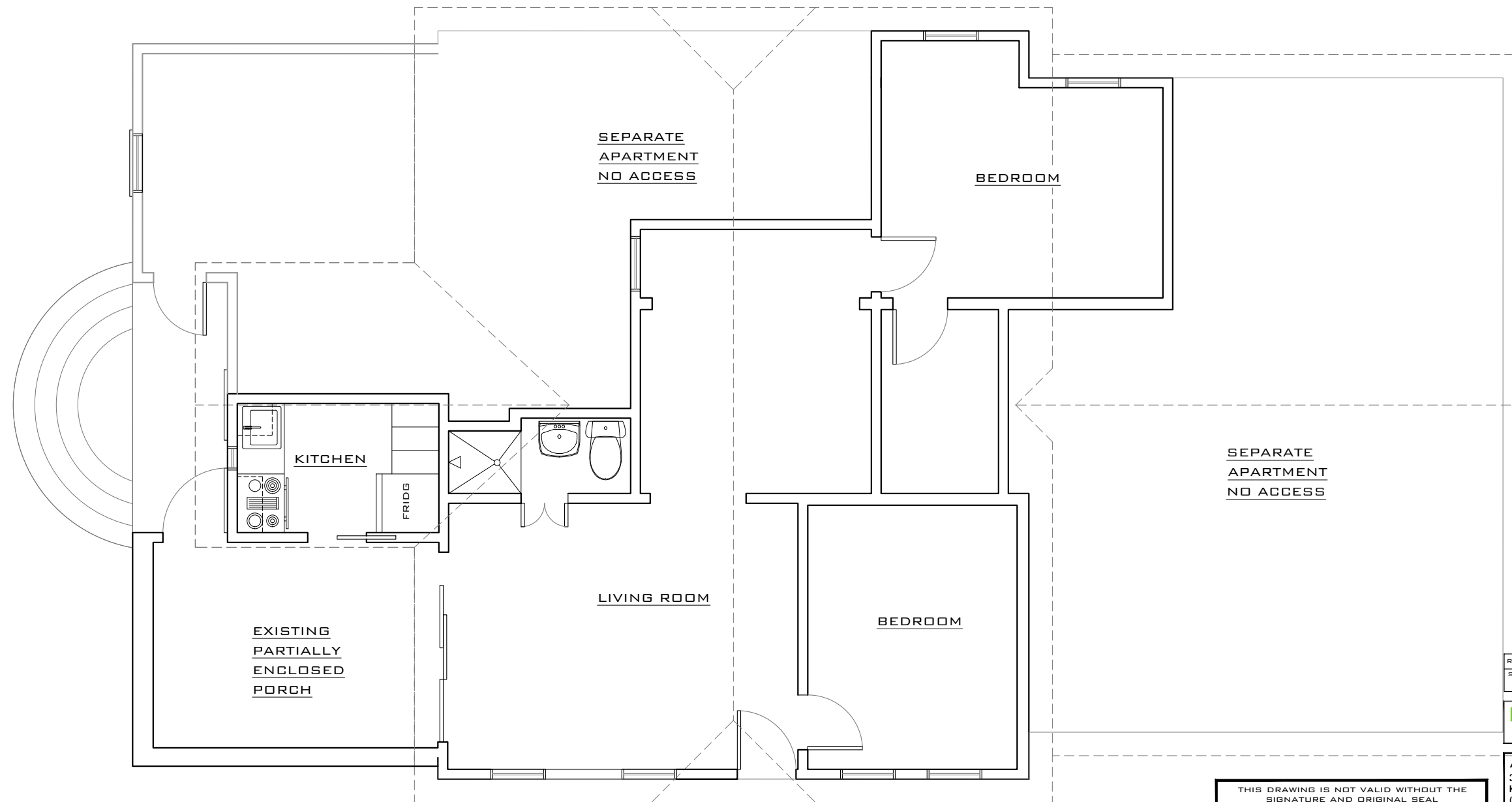
TITLE: NOTES

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/05/21	JPM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2010-11	G-100	1	









EXISTING  
PARTIALLY  
ENCLOSED  
PORCH

KITCHEN

FRIDGE

LIVING ROOM

SEPARATE  
APARTMENT  
NO ACCESS

BEDROOM

BEDROOM

SEPARATE  
APARTMENT  
NO ACCESS

**EXISTING PARTIAL PLAN  
FIRST FLOOR**  
SCALE: 3/16" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	STATUS:		
	FINAL		



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE:  
418 UNITED ST  
KEY WEST, FL 33040

TITLE:  
EXISTING PARTIAL  
1ST FLOOR PLANS

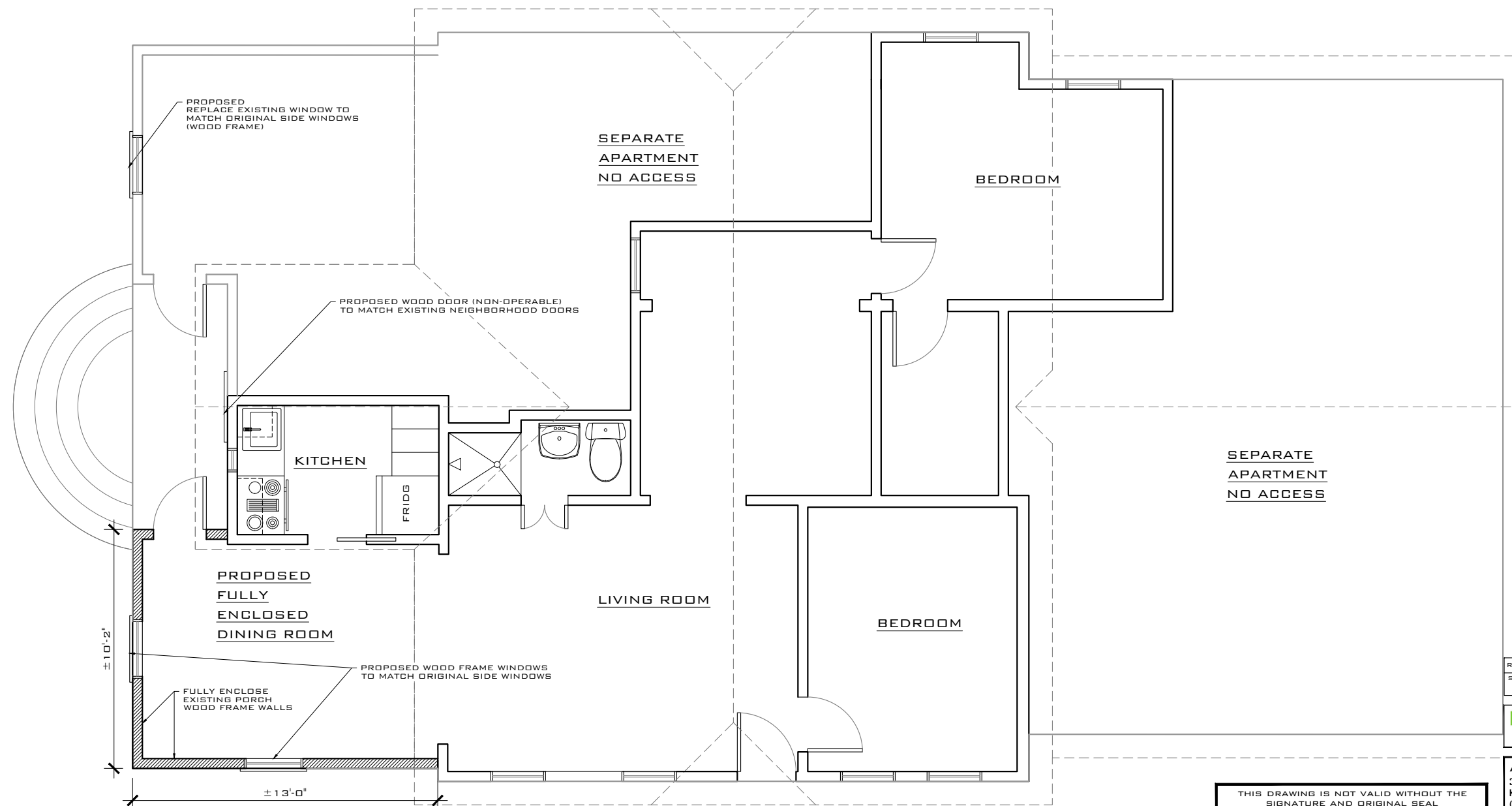
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/05/21	BN	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2010-11	A-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**PROPOSED PARTIAL PLAN  
FIRST FLOOR**  
SCALE: 3/16" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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CA # 30835

CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST  
KEY WEST, FL 33040

TITLE: PROPOSED PARTIAL  
1ST FLOOR PLANS

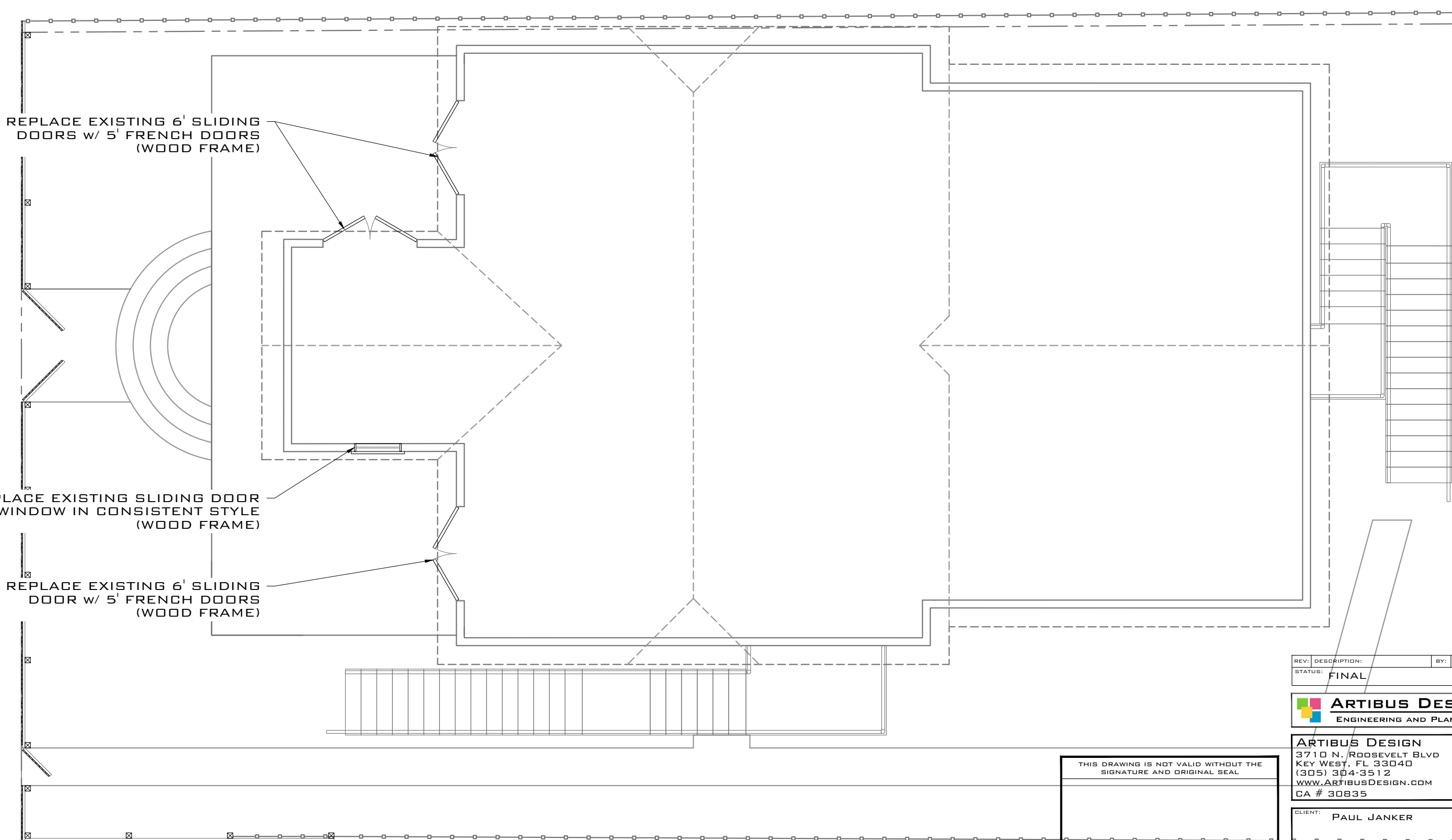
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/05/21	BN	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2010-11	A-102	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



REPLACE EXISTING 6' SLIDING DOORS W/ 5' FRENCH DOORS (WOOD FRAME)

REPLACE EXISTING SLIDING DOOR W/ WINDOW IN CONSISTENT STYLE (WOOD FRAME)

REPLACE EXISTING 6' SLIDING DOOR W/ 5' FRENCH DOORS (WOOD FRAME)

**PROPOSED PARTIAL PLAN  
SECOND FLOOR**  
SCALE: 3/16" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST  
KEY WEST, FL 33040

TITLE: PROPOSED PARTIAL  
2ND FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/05/21	JPM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2010-11	A-103	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**EXISTING FRONT ELEVATION**

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



**PROPOSED FRONT ELEVATION**

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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



**ARTIBUS DESIGN**  
 3710 N. ROOSEVELT BLVD  
 KEY WEST, FL 33040  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST  
 KEY WEST, FL 33040

TITLE: FRONT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/05/21	JPM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2010-11	A-104	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
 DATE:  
 SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



**EXISTING SIDE ELEVATION**

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



**PROPOSED SIDE ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST  
KEY WEST, FL 33040

TITLE: SIDE ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/05/21	JPM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2010-11	A-105	1	

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 24, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

[http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

**FRAME AND INSTALL WOOD SIDING TO ENCLOSE FIRST-FLOOR PORCH ON SOUTHEAST CORNER OF RESIDENCE. INSTALL NEW WINDOWS AND DOORS ON FIRST AND SECOND FLOORS. DEMOLITION OF PARTIAL ENCLOSURE OF FIRST FLOOR-PORCH ON SOUTHEAST CORNER OF HOUSE.**

**#418 UNITED STREET**

**Applicant – Garcia Jones Building Contractor Application #H2022-0014**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Cristina Wood  
Cristina Wood, 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:  
418 United Street on the  
16<sup>th</sup> day of May, 2022.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 24<sup>th</sup> day of May,  
2022.

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 H2022-0014.

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

**Signed Name of Affiant:**

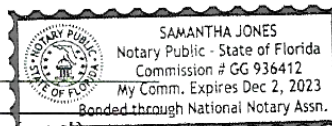
Cristina Wood  
Date: May 16<sup>th</sup> 2022  
Address: 2615 Flagler  
City: Key West  
State, Zip: 33042

The forgoing instrument was acknowledged before me on this 16<sup>th</sup> day of  
May, 2022.

By (Print name of Affiant) Cristina Wood who is  
~~personally known~~ to me or has produced \_\_\_\_\_ as  
identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: \_\_\_\_\_  
Print Name: Sam Jones



Notary Public - State of Florida (seal)  
My Commission Expires: Dec 2nd 2023





# PROPERTY APPRAISER INFORMATION





**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

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

**Summary**

Parcel ID 00029000-000000  
 Account# 1029785  
 Property ID 1029785  
 Millage Group 10KW  
 Location 418 UNITED ST, KEY WEST  
 Address  
 Legal KW PT SUB 7 PT LOT 1 SQR 9 TR 11 D2-191 J1-30 OR412-12 OR595-634  
 Description OR601-460 OR704-388 OR796-1353 OR921-1864 OR921-1865 OR921-1866 OR1959-117/18 OR2605-1131/32  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property MULTI-FAMILY 5 UNITS (0805)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

JANKER PAUL LEON  
 7688 Oak Field Ct  
 Springfield VA 22153

CHRISCO-JANKER RORI JEAN  
 7688 Oak Field Ct  
 Springfield VA 22153

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$392,924	\$401,855	\$410,785	\$325,949
+ Market Misc Value	\$2,848	\$2,880	\$2,912	\$2,945
+ Market Land Value	\$436,767	\$400,257	\$386,590	\$440,824
= Just Market Value	\$832,539	\$804,992	\$800,287	\$769,718
= Total Assessed Value	\$802,380	\$729,436	\$663,124	\$602,840
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$832,539	\$804,992	\$800,287	\$769,718

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (0800)	3,635.00	Square Foot	43	84

**Buildings**

Building ID 2233  
 Style 2 STORY ELEV FOUNDATION  
 Building Type RS / RS  
 Gross Sq Ft 4456  
 Finished Sq Ft 2372  
 Stories 2 Floor  
 Condition AVERAGE  
 Perimeter 306  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 13  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1938  
 Effective Year Built 2009  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type NONE with 0% NONE  
 Bedrooms 5  
 Full Bathrooms 5  
 Half Bathrooms 0  
 Grade 350  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	130	0	46
OPX	EXC OPEN PORCH	32	0	24
FAT	FINISHED ATTIC	1,388	0	212
FLA	FLOOR LIV AREA	2,372	2,372	306
OUU	OP PR UNFIN LUL	356	0	148
OPF	OP PRCH FIN LL	48	0	32

SPF	SC PRCH FIN LL	130	0	46
TOTAL		4,456	2,372	814

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1979	1980	1	480 SF	3
BRICK PATIO	1985	1986	1	66 SF	2
FENCES	2015	2016	0	220 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/19/2012	\$430,000	Warranty Deed		2605	1131	O1 - Qualified	Improved
12/5/2003	\$100,000	Quit Claim Deed		1959	0117	K - Unqualified	Improved
9/1/1984	\$155,000	Warranty Deed		921	1866	Q - Qualified	Improved
5/1/1979	\$130,000	Conversion Code		796	1353	Q - Qualified	Improved

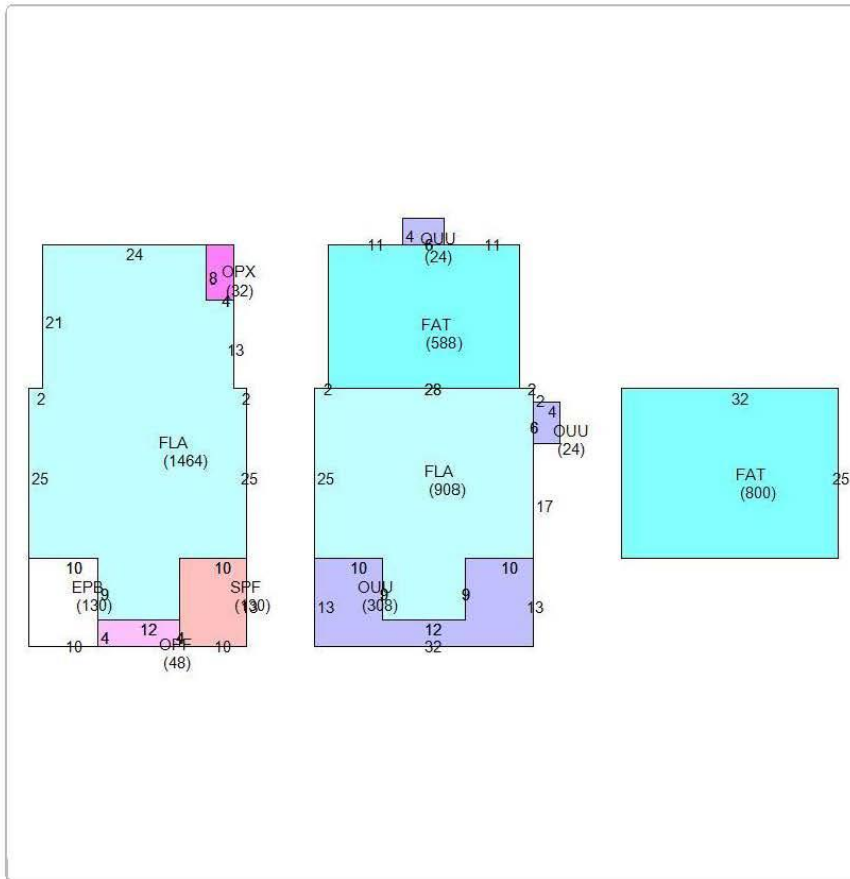
### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0507	5/5/2022	3/5/2019	\$0	Residential	REPLACE STRUCTURAL ROTTEN FRAMING REPLACE FOUNDATION COLUMNS AMOUNT OF COLUMNS TO BE DETERMINED BY ARCH. (BILL ROWAN) @ WILLIAM ROWAN ARCH. Replace new door jam. Re-trim 3 existing windows,replace 10sq of apron of siding, same style siding.
22-0337	5/5/2022		\$0	Residential	Sister existing framing to rear of addition, rear of main house, right side (rear) of building when facing street. Repair, replace two more corner posts as per plans, reinstall novelty siding. Partial floor framing and foundation repairs.
18-507	3/22/2018	3/5/2019	\$5,000	Residential	REPLACE STRUCTURAL ROTTEN FRAMING REPLACE FOUNDATION COLUMNS
16-2098	10/25/2016	2/14/2017	\$36,000	Residential	INSTALLATION OF SIDE AND REAR EXTERIOR STAIRWELLS
16-2235	7/5/2016	2/14/2017	\$4,700	Residential	INSTALLATION OF 4'H PICKET FENCE 32LF INSTALL ONE HIST WINDOW
15-2577	7/20/2015	4/11/2016	\$1,250	Residential	REMOVE AND INSTALL 2 NEW DOORS ON FRONT OF HOUSE
14-1527	4/23/2015	4/23/2015	\$100	Residential	AFTER THE FACT PERMIT REMOVE OF NON BEARING WALL APPROX. 20' (APT 2B)
13-2179	5/22/2013	4/2/2014	\$17,277	Residential	INSTALL 800 SQ. FT. (8 SQS) OF 24G VICTORIAN METAL SHINGLES, 600 SQ. FT. (6 SQS) OF 26 G V-CRIMP & 35 SQ. FT. (3 1/4 SQS) OF 60 MIL TPO SINGLE PLY.
12-4583	12/27/2012	4/2/2014	\$1,100	Residential	AFTER THE FACT * DEMLOISH THE BACK DECK, EXTERIOR STAIRS AND LANDING IN THE REAR OF THE PROPERTY
04-1594	5/14/2004	11/10/2004	\$300	Residential	R&R SVC CONDUCTOR

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)



Photos





Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

**2021 Notices Only**

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[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

[Last Data Upload: 5/6/2022, 5:10:47 AM](#)

Developed by  
 Schneider  
GEO SPATIAL

Version 2.3.194