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## **Historic Architectural Review Commission Staff Report for Item 10**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Architectural Preservationist

Meeting Date: October 22, 2024

Applicant: Island Elevations House Lifting & Foundations

Application Number: H2024-0048

Address: 1114 Whitehead Street

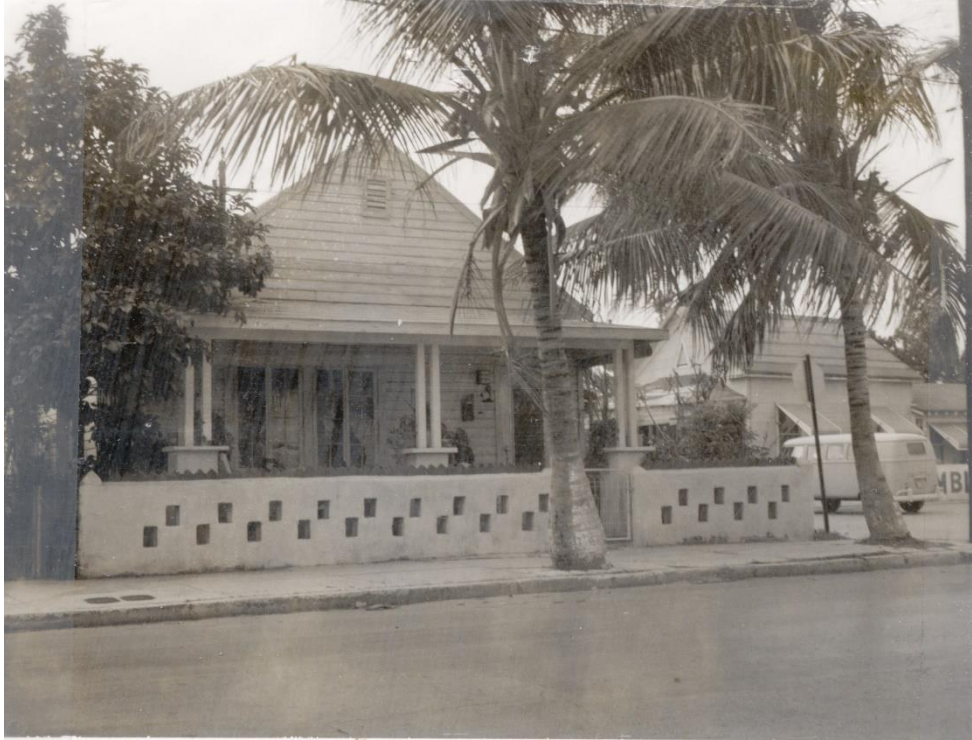
### **Description of Work:**

Elevate home 3' - 8" from existing elevation, new staircase, and new foundations.

### **Site Facts:**

The building under review is a historic and contributing structure to the historic district. This one-story frame structure with a loft is located on the corner of Amelia and Whitehead Street. It was constructed circa 1912 and features a front gabled roof with metal shingles. The house has a front porch whose columns are off center from the base, which were done at some point after 1965. Previously, there were two columns on each base of the porch. Additionally, there is a solid CMU fence on the front elevation that extends halfway along the Amelia Street side, which previously had openings. Currently, the porch roof on Amelia Street and the adjacent property at the rear extend beyond the property line by 0.4 feet. However, the owner has agreed to modify the roofline to comply with regulations, and these adjustments will be incorporated into the plans.

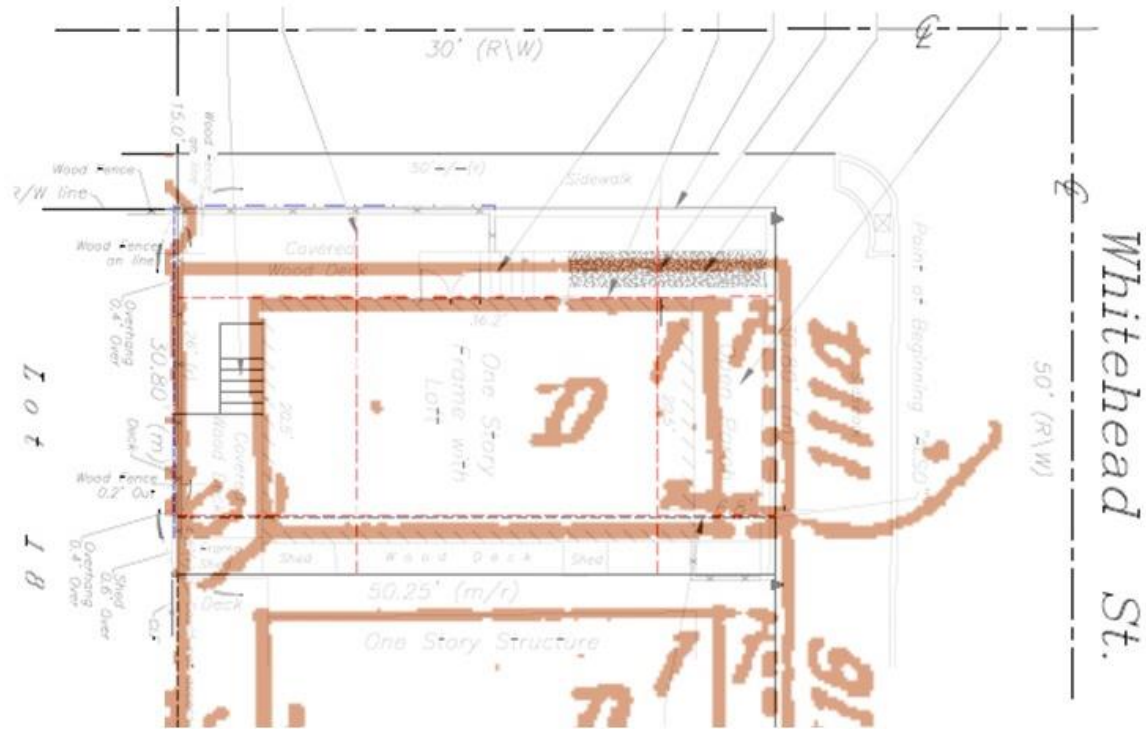
Currently the house sits on concrete piers, and it is in an AE-7 flood zone.



*Photo of house under review circa 1965. Monroe County Library.*



*Current photo of house under review.*



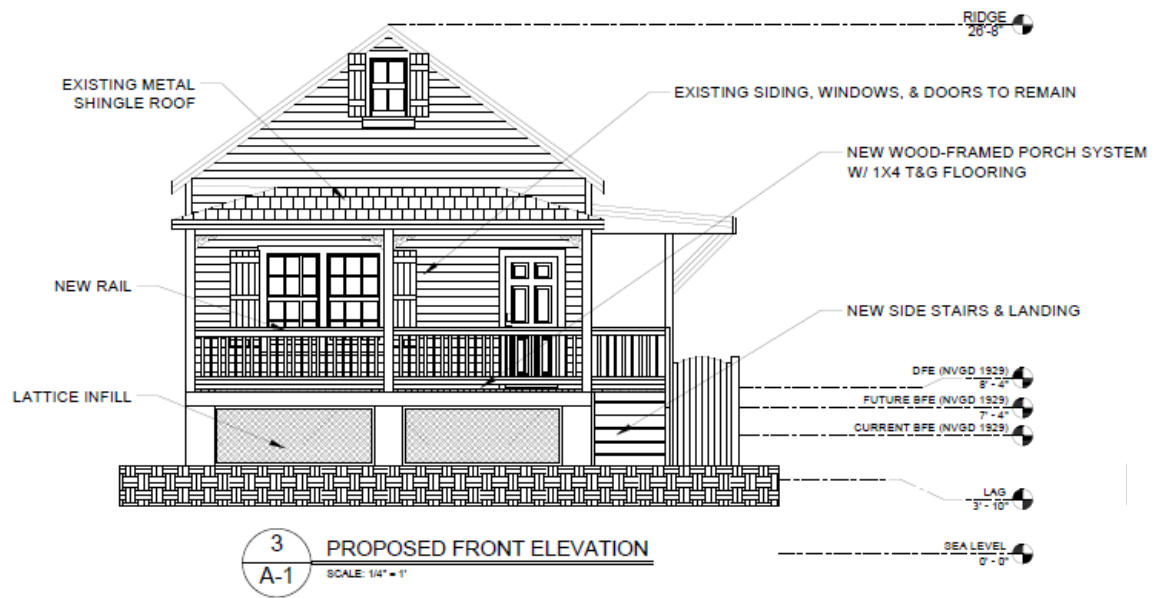
1962 Sanborn Map and survey.

### **Guidelines Cited on Review:**

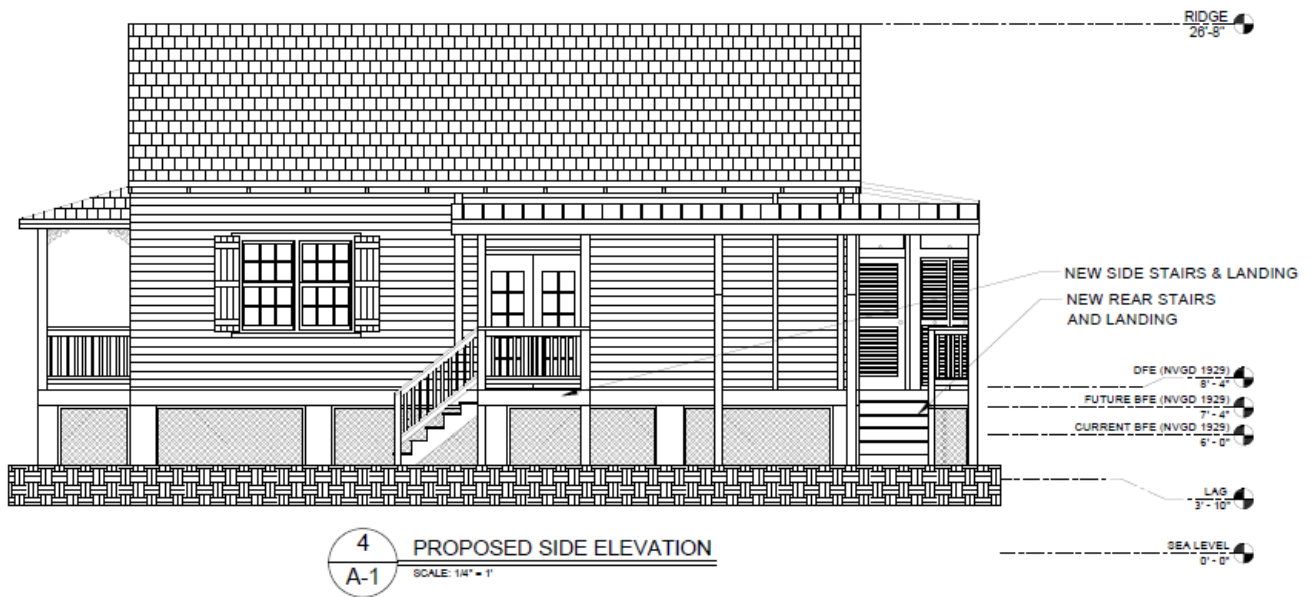
- SOIS (pages 16-23), specifically standards 1, 2, and 9.
- Entrances, porches, doors, and exterior staircases (pages 32-33), specifically guidelines 14, 15, and 16.
- Foundation and lattice infill (page 34), specifically guidelines 1, 2, and 4.

### **Staff Analysis:**

A Certificate of Appropriateness is currently under review for a historic and contributing house. The proposed project involves elevating the house by an additional 3 feet and 8 inches from its existing elevation of 23 feet, resulting in a maximum height of approximately 26 feet and 8 inches. This elevation responds to future FEMA flood maps. Additionally, the plans include a new wood frame porch featuring tongue and groove flooring, along with a new wood railing. Wood lattice will be used to infill between the foundation piers. New stairs and a landing will be constructed on the side elevation facing Amelia Street, which is partially covered by an existing wood fence. A second set of stairs and landing will also be added to the rear of the building.



*Proposed Front Elevation.*



*Proposed Side Elevation.*

The front gate facing Whitehead Street will be repositioned slightly to the right of the building to designate it as the main entrance area. The porch roof on the side elevation facing Amelia Street and the rear elevation extends 0.4 feet over city and private property. The owner has agreed to adjust the roof to ensure it is aligned with or within the property line to comply with regulations. Additionally, the porch will include bracing to ensure that the columns on the existing wooden fence do not appear disproportionately elongated from the street.



3 PROPOSED FRONT ELEVATION  
A-2 SCALE: 1/4" = 1'

*Proposed Side Elevation with CMU fence.*



4 PROPOSED SIDE ELEVATION  
A-2 SCALE: 1/4" = 1'

*Proposed Side Elevation with existing wood fence.*

### **Consistency with Guidelines Cited Guidelines:**

This one-story building with a loft is considered historic as it is more than 50 years old. The elevation of the home is essential as it has the potential to flood and responds to future proposed FEMA map. The new piers will be higher than those adjacent to the building which will create a visual difference in the historic fabric. Staff opines that the overall design will be cohesive with the surrounding context and that it meets cited guidelines.

# APPLICATION

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

<b>ADDRESS OF PROPOSED PROJECT:</b>	1114 Whitehead St	
<b>NAME ON DEED:</b>	Chris Wetzler	<b>PHONE NUMBER</b> 610-269-6195
<b>OWNER'S MAILING ADDRESS:</b>	1114 Whitehead St	<b>EMAIL</b> chris@compasspointservices.com
	Key West, FL 33040	
<b>APPLICANT NAME:</b>	Island Elevations House Lifting & Foundations	<b>PHONE NUMBER</b> 501-525-0001
<b>APPLICANT'S ADDRESS:</b>	5650 1st Ave, Key West, FL 33040	<b>EMAIL</b> landan@sjgckw.com
<b>APPLICANT'S SIGNATURE:</b>		<b>DATE</b> 9-27-24

**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 X  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES\_\_\_ NO X 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.	
<b>GENERAL:</b>	Elevate home 3'-8"(new FEMA map +1'), add new staircase to right side of property, replace concrete porch with wood deck, install wood lattice, relocate existing gate, and install new foundation per plans.
<b>MAIN BUILDING:</b>	Elevate home 3'-8"(new FEMA map +1'), add new staircase to right side of property, replace concrete porch with wood deck, install wood lattice, relocate existing gate, and install new foundation per plans.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>	Demo existing foundation & concrete front porch.



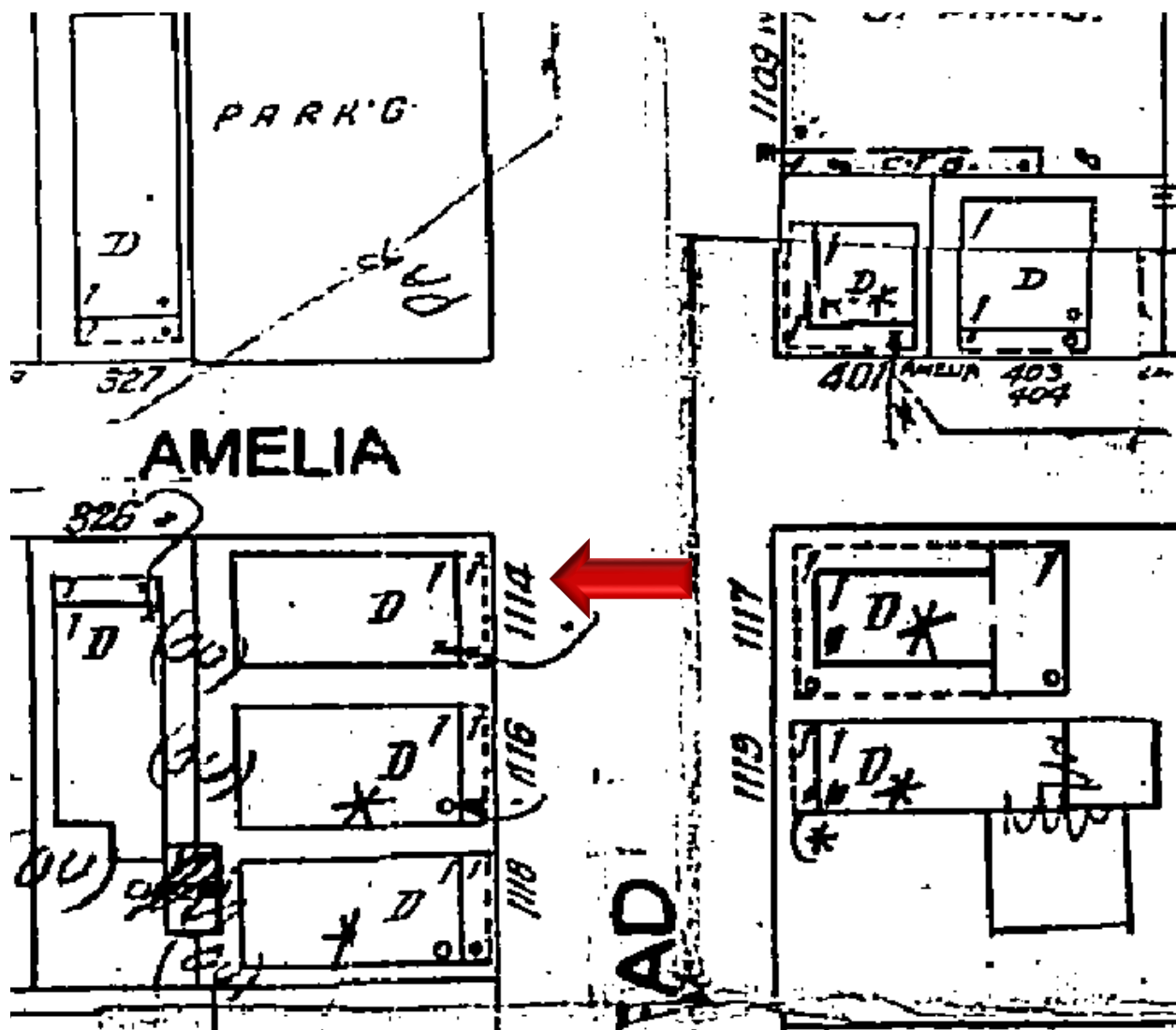
**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY\_HARC@CITYOFKEYWEST-FL.GOV**

<b>ACCESSORY STRUCTURE(S):</b> None	
<b>PAVERS:</b> None	<b>FENCES:</b> None
<b>DECKS:</b> Install new wood deck on front of house.	<b>PAINTING:</b> Paint deck boards and hand rails.
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b> None	<b>POOLS (INCLUDING EQUIPMENT):</b> None
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b> None	<b>OTHER:</b>

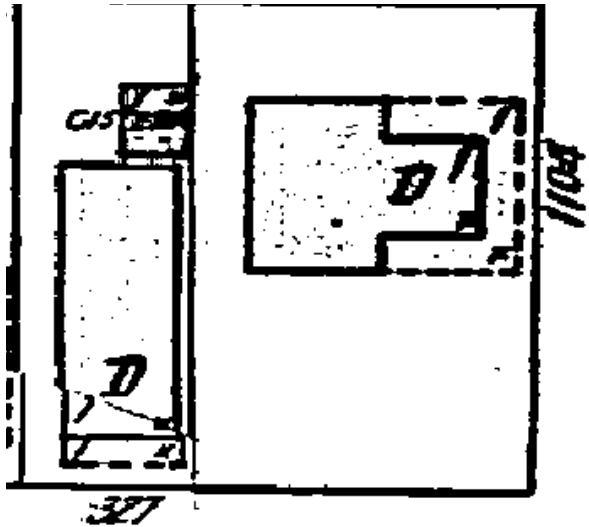
<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED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

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

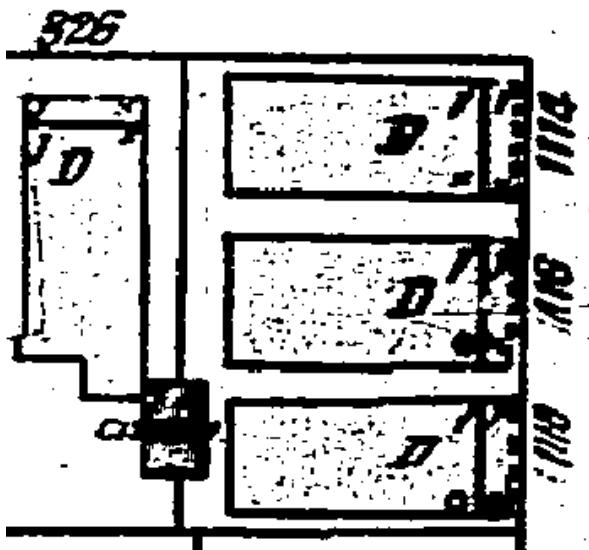
# SANBORN MAPS



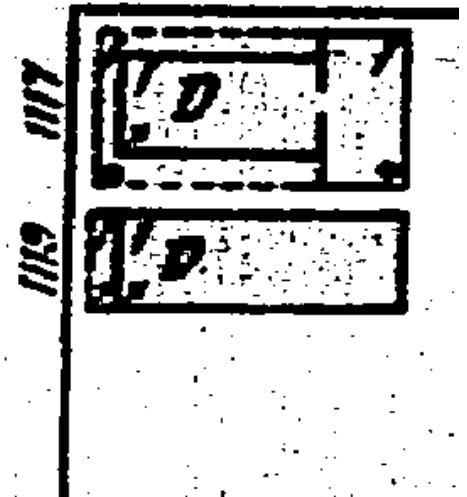
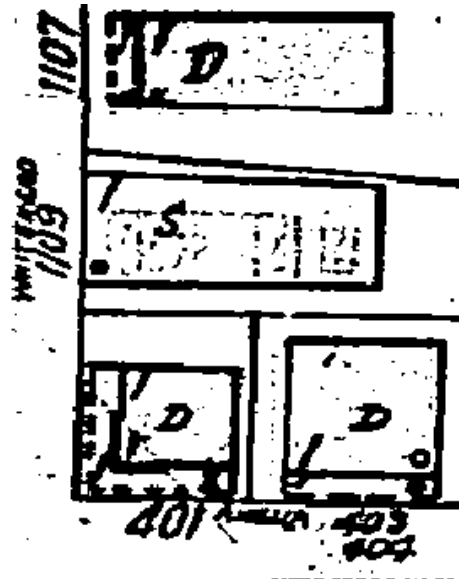
1962 Sanborn Map



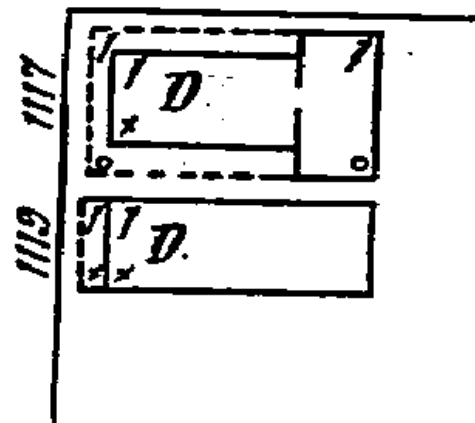
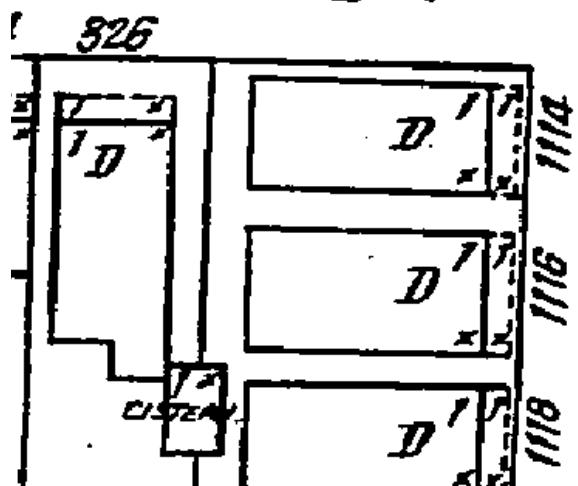
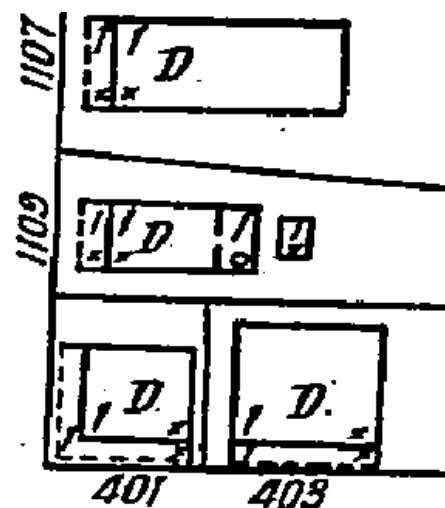
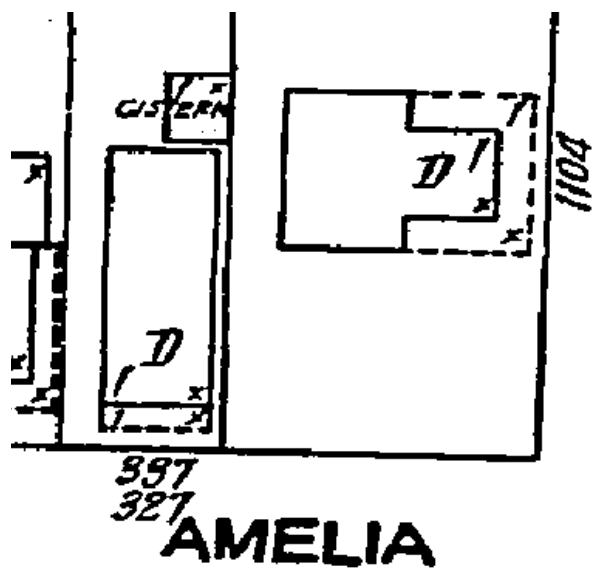
AMELIA



AD

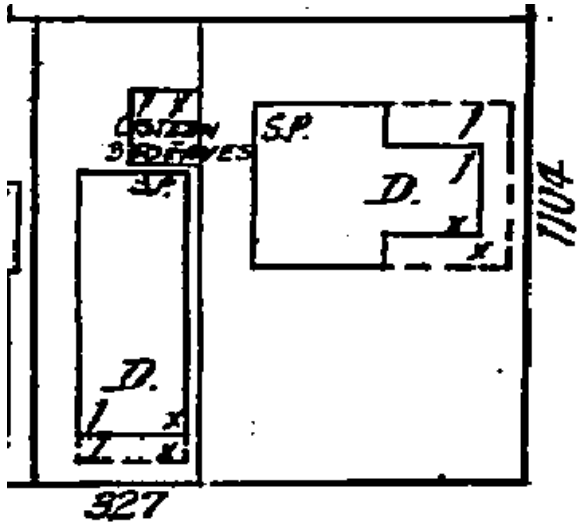


1948 Sanborn Map

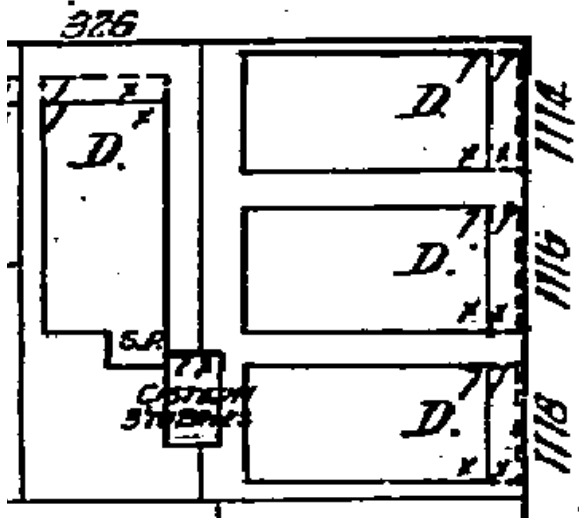


D

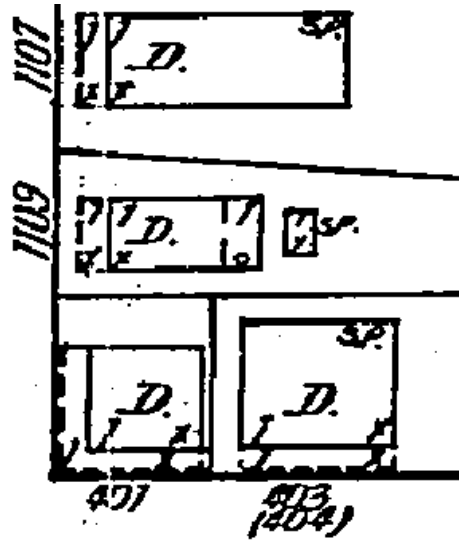
1926 Sanborn Map



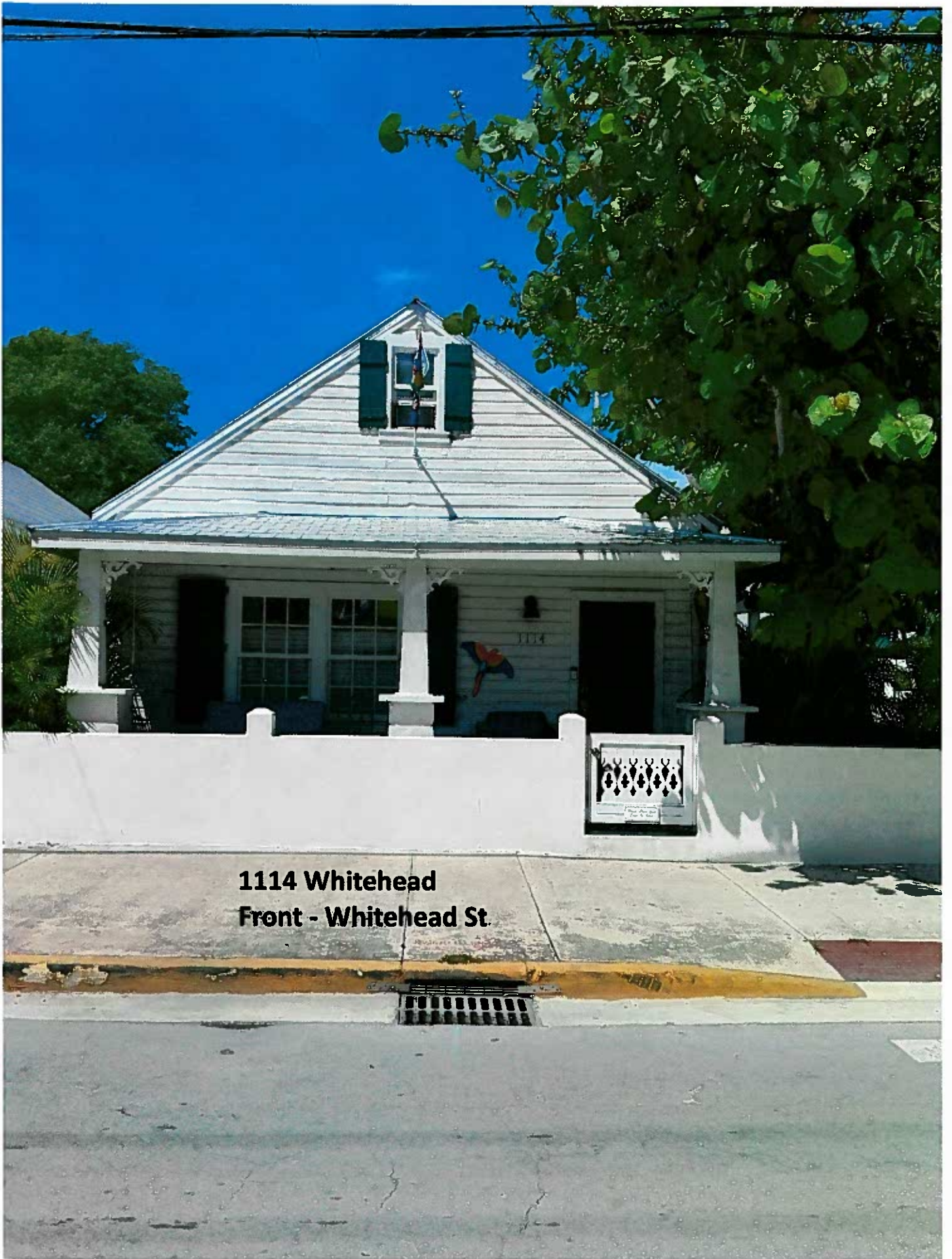
**AMELIA**



**HEAD**

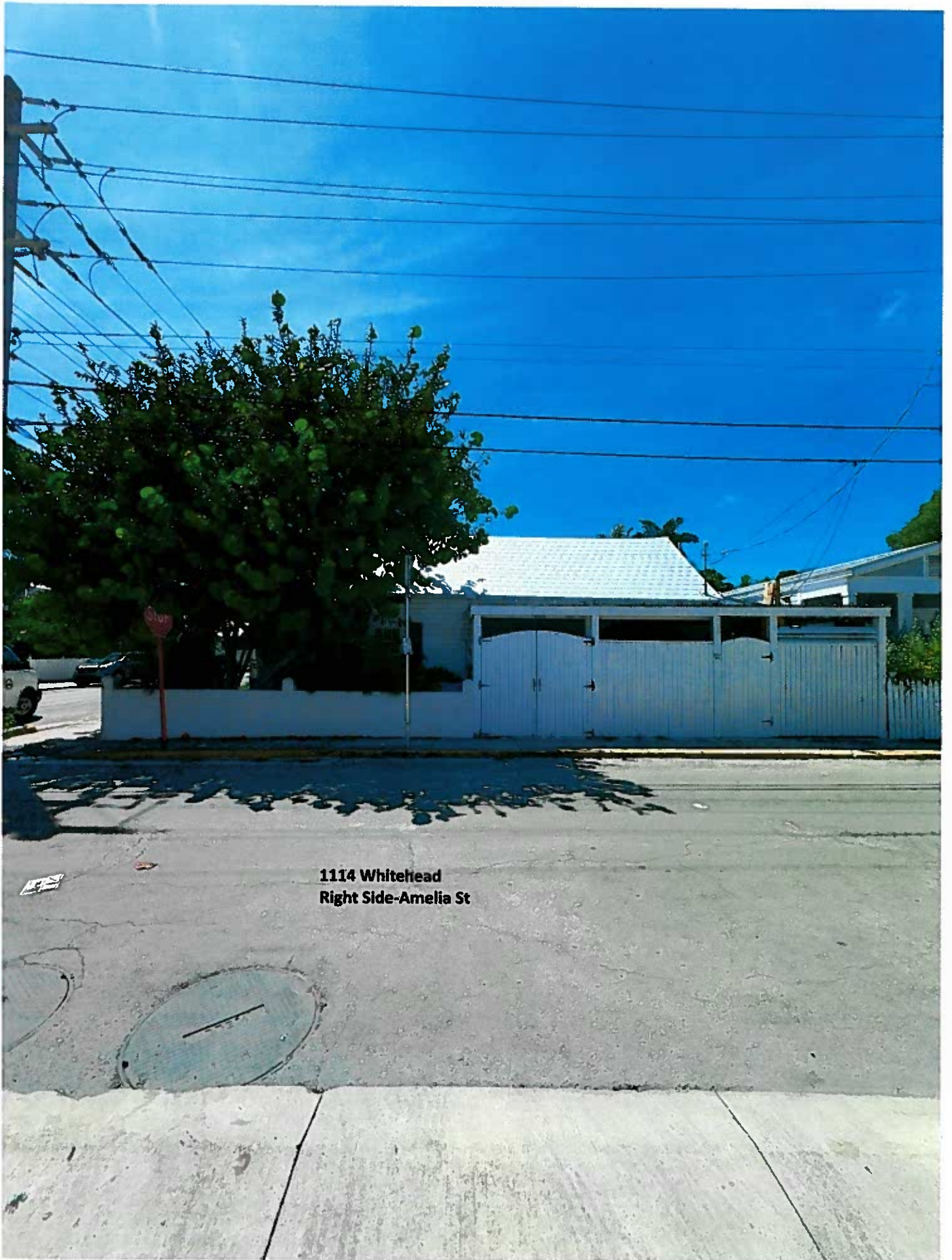


# PROJECT PHOTOS

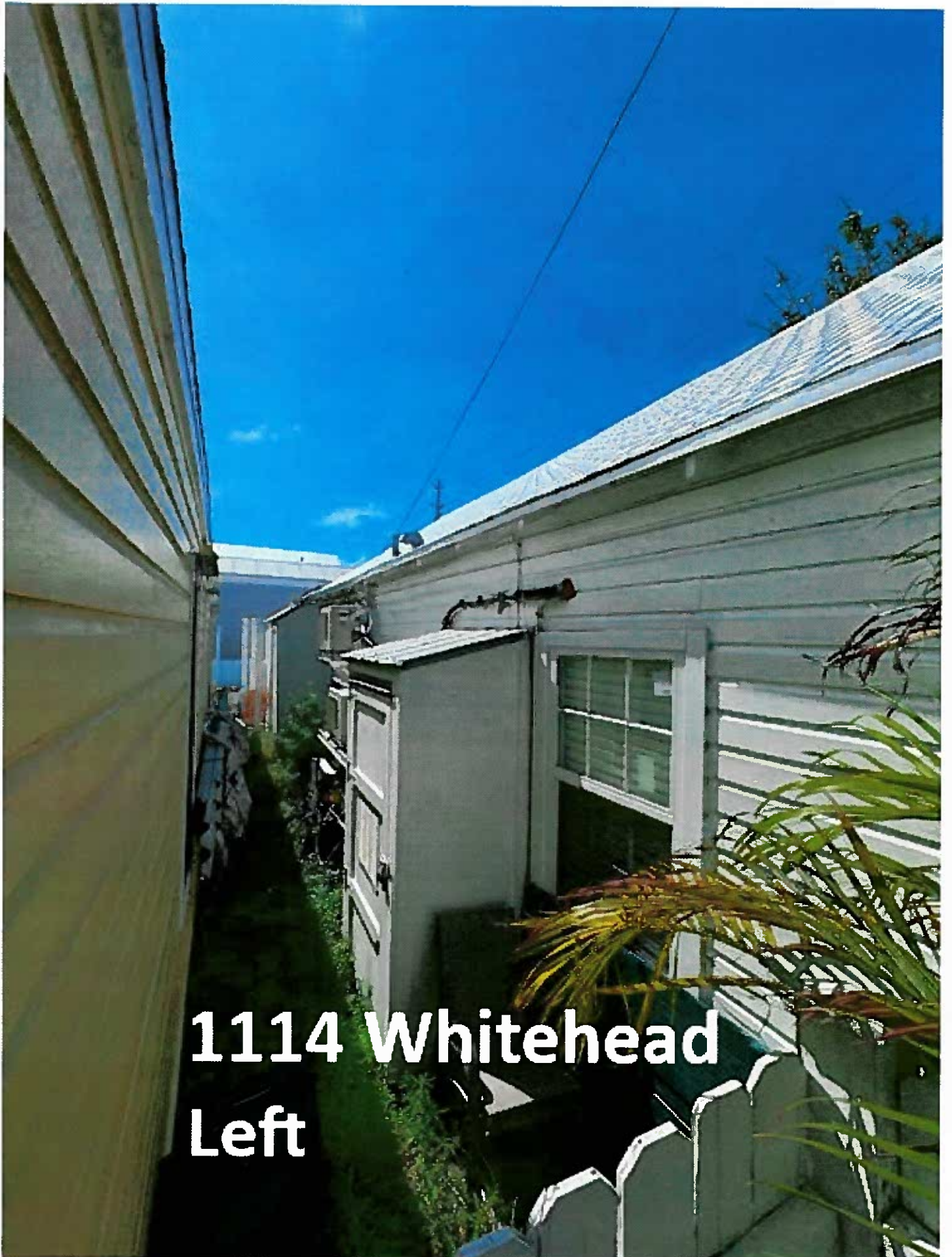


**1114 Whitehead  
Front - Whitehead St.**

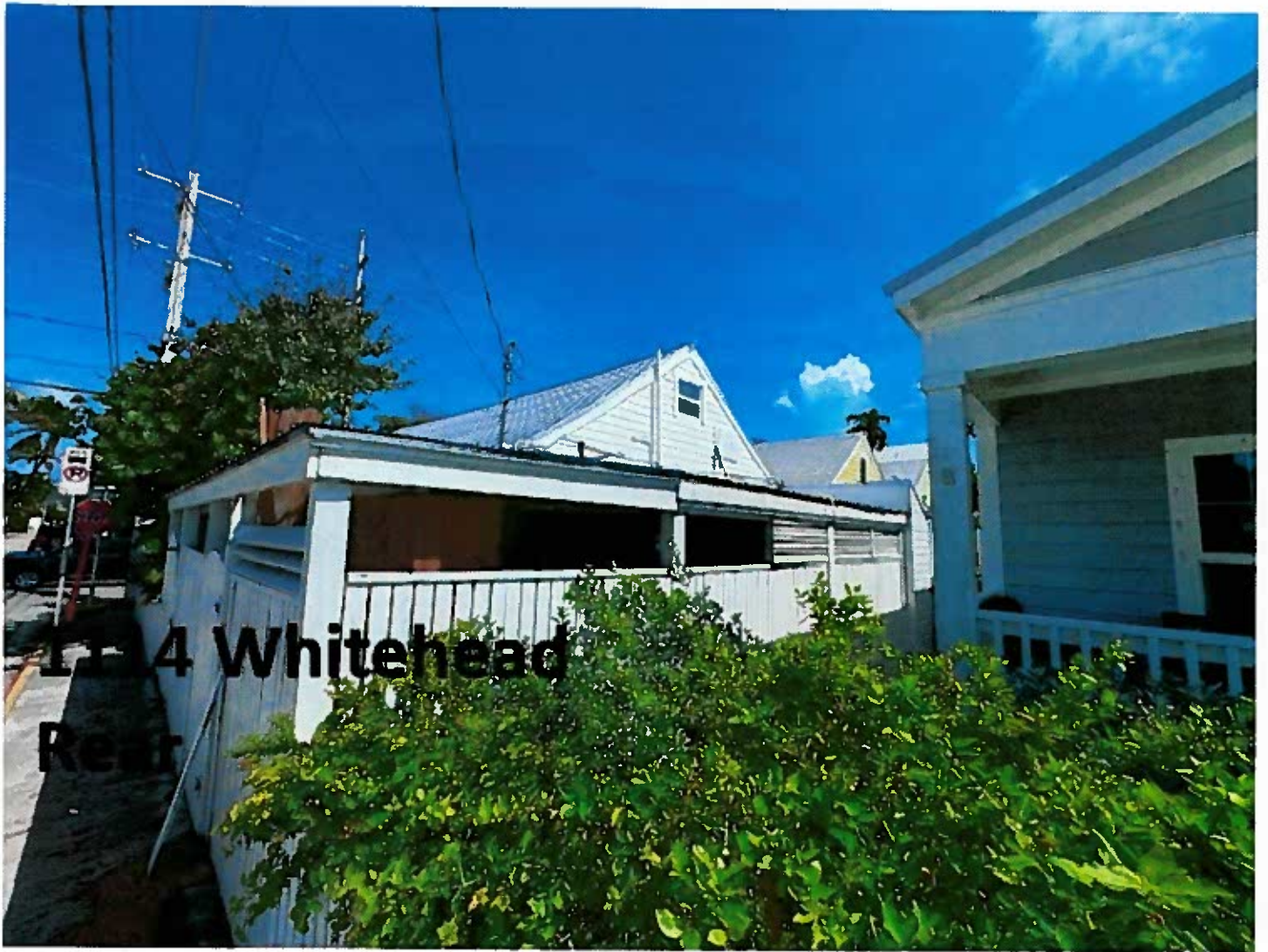




**1114 Whitehead  
Right Side-Amelia St**



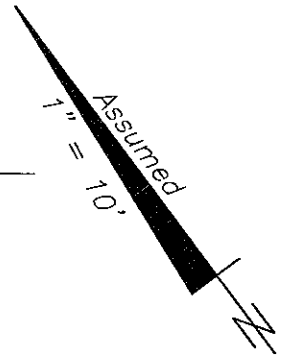
**1114 Whitehead  
Left**



**L-4 Whitehead**  
**Ref**

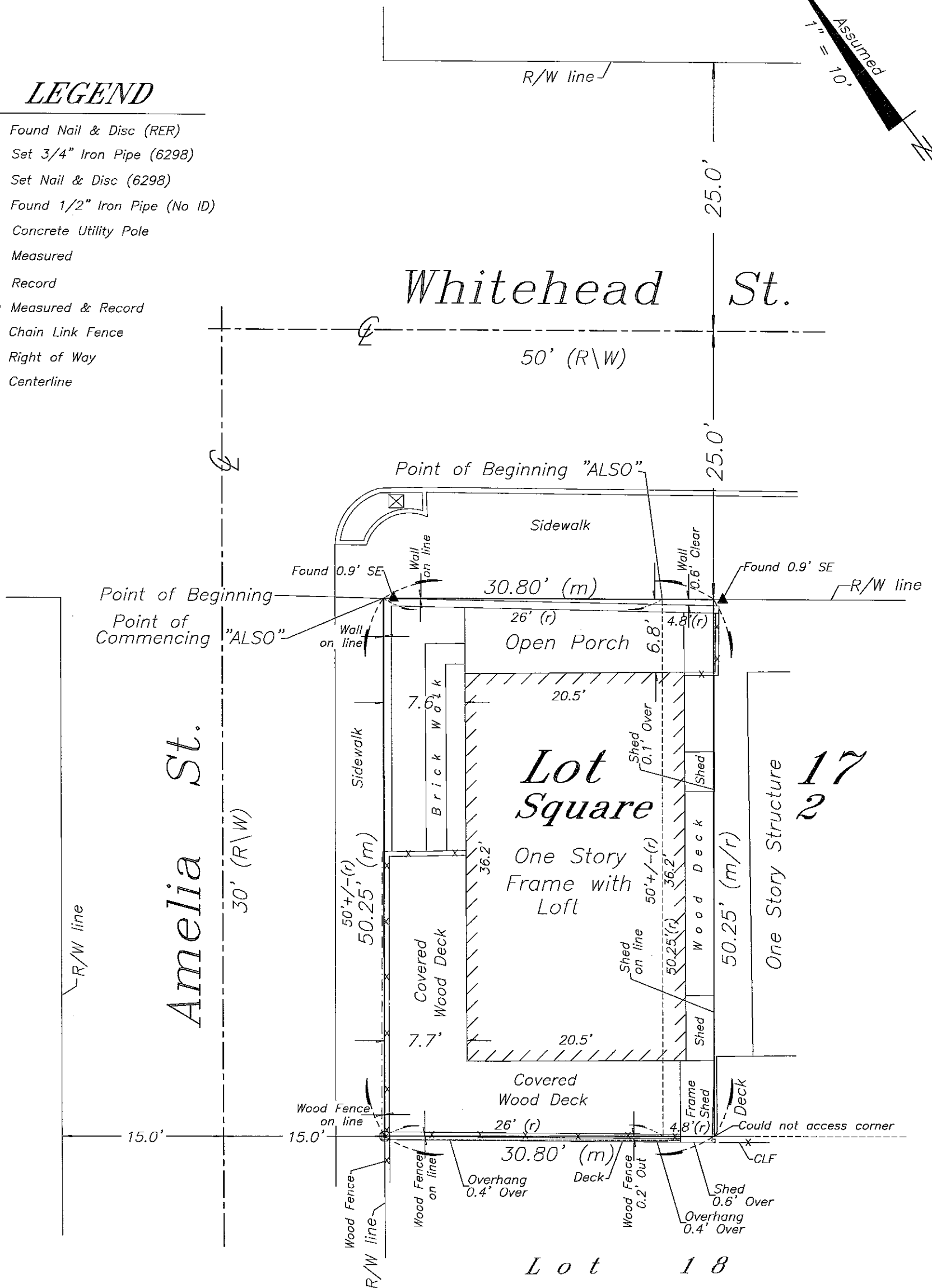
# SURVEY

# Boundary Survey Map of part of Lot 17, Square 2, of Tract 10, Island of Key West



## LEGEND

- ▲ Found Nail & Disc (RER)
- Set 3/4" Iron Pipe (6298)
- △ Set Nail & Disc (6298)
- ⊙ Found 1/2" Iron Pipe (No ID)
- ⊠ Concrete Utility Pole
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊕ Centerline



Sheet One of Two Sheets

**NOTE:**  
This Survey Map is not full  
and complete without the  
attached Survey Report.

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



Professional Surveyor & Mapper  
PSM #6298

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

Boundary Survey Report of part of Lot 17, Square 2,  
of Tract 10, Island of Key West

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: 1114 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. The ownership of fences is undeterminable unless otherwise noted.
9. Date of field work: May 25, 2022
10. This Survey Report is not full and complete without the attached Survey Map.
11. This Surveyor held the dimensions of "And Also" as the wood fence in the description does not exist at this date, and could not determine if the portion of wood fence that is evidenced today, is the original fence as described.

BOUNDARY SURVEY OF: On the Island of Key West and being a part of Lot Seventeen (17), Square Two (2), of Tract Ten (10) and better described as being at the corner of Amelia and Whitehead Streets and running Southeasterly along Whitehead Street Twenty-six (26) feet; thence at right angles in a Southwesterly direction Fifty (50) feet, more or less; thence at right angles in a Northwesterly direction Twenty-six (26) feet; thence at right angles in a Northeasterly direction Fifty (50) feet, more or less, to the Point of Beginning at the corner of Amelia and Whitehead Streets.

AND ALSO

A parcel of land on the Island of Key West and being a part of Lot 17, Square 2, Tract 10, according to the plat thereof as recorded in Plat Book 1, Page 40 of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SE'y right of way line of Amelia Street with the SW'y right of way line of Whitehead Street and run thence SE'y along the SW'y right of way line of said Whitehead Street for a distance of 26.0 feet to the Point of Beginning; thence SW'y and at right angles for a distance of 50.25 feet; thence SE'y and at right angles for a distance of 4.8 feet to an existing wood fence; thence NE'y and along said wood fence for a distance of 50.25 feet to the SW'y right of way line of the said Whitehead Street; thence NW'y and along the SW'y right of way line of the said Whitehead Street for a distance of 4.8 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Christopher Wetzler;  
Fairway Independent Mortgage;  
Oropeza Stones & Cardenas, PLLC;  
Old Republic Title Insurance Company;

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

June 1, 2022

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

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

# 1114 WHITEHEAD - NEW FOUNDATIONS, STAIRS & PORCH

**SCOPE OF WORK:**  
ELEVATION OF EXISTING HOME, NEW FOUNDATION SYSTEM, NEW FRONT PORCH, SIDE AND REAR STAIRS/LANDINGS

**PROJECT LOCATION:**  
1114 WHITEHEAD  
KEY WEST, FL 33040

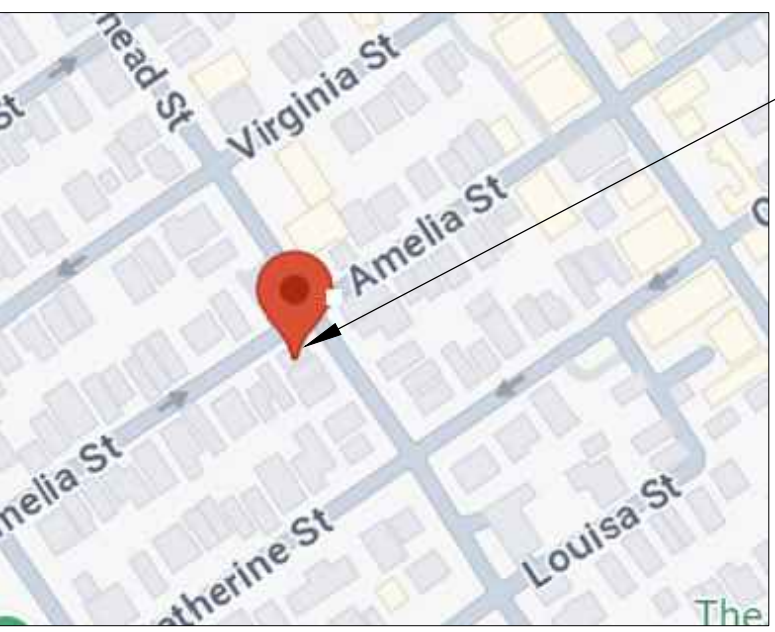
**LEGAL DESCRIPTION:**  
KW PB1-25-40 PT LOT 17 SQR 2 TR 10 G19-109  
OR871-2137

**SEC/TWP/RANGE:**  
06/68/25

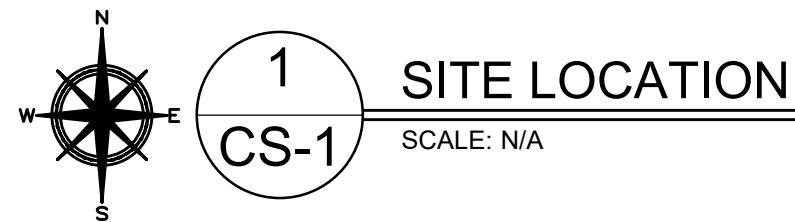
**FLOOD CRITERIA:**  
FLOOD ZONE - AE-6 (CURRENT) AE-7 (PROPOSED)  
BASED UPON N.G.V.D. 1929

**SHEET LIST:**  
CS-1 COVER SHEET & SITE PLAN  
A-1 FRONT & SIDE ELEVATION  
A-2 FRONT & SIDE ELEVATION WITH FENCE  
S-1 FOUNDATION PLAN  
S-2 DECK FRAMING PLAN

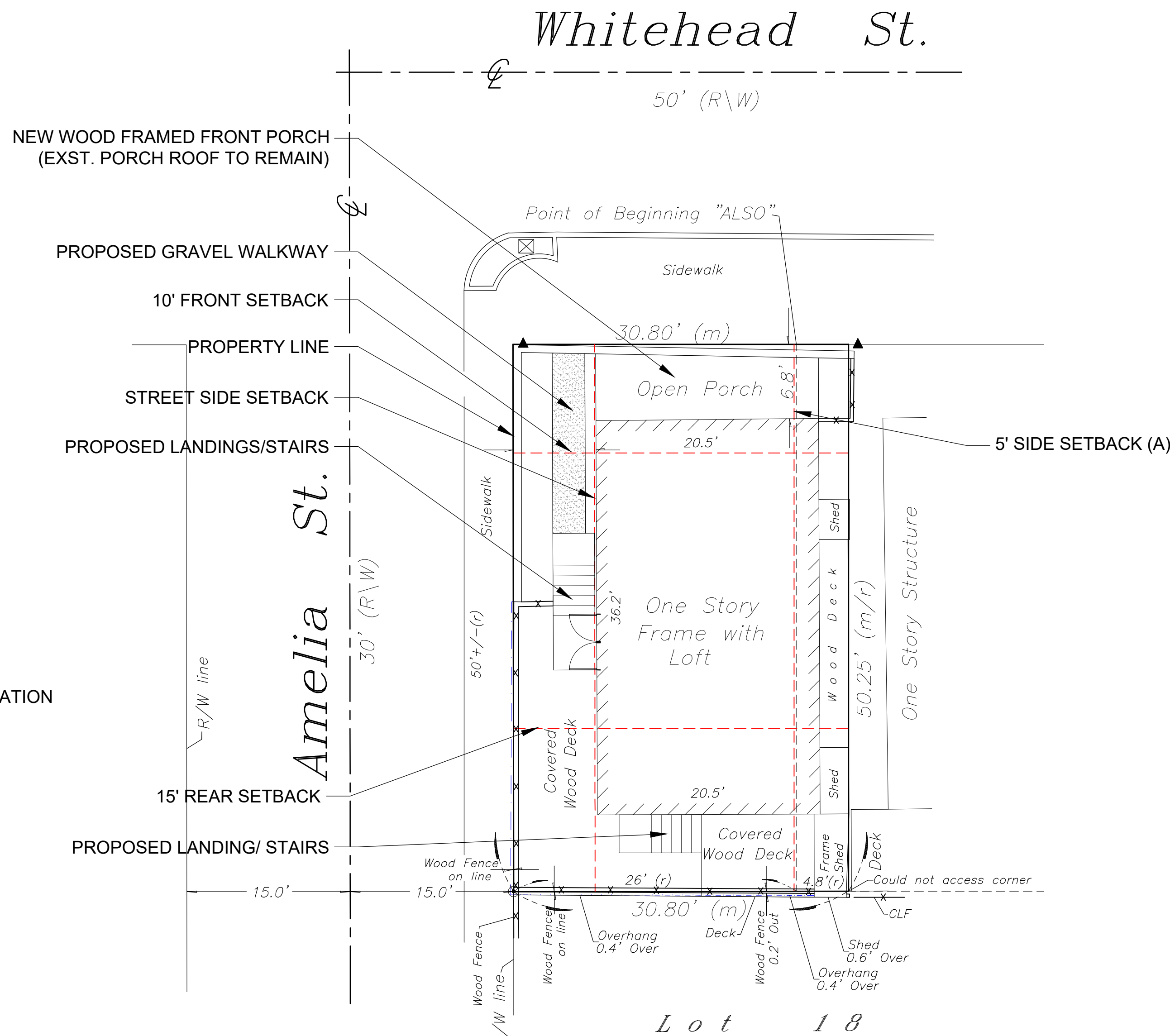
**GENERAL NOTES:**  
CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD CHANGES OR UNFORSEEN CONDITIONS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES.



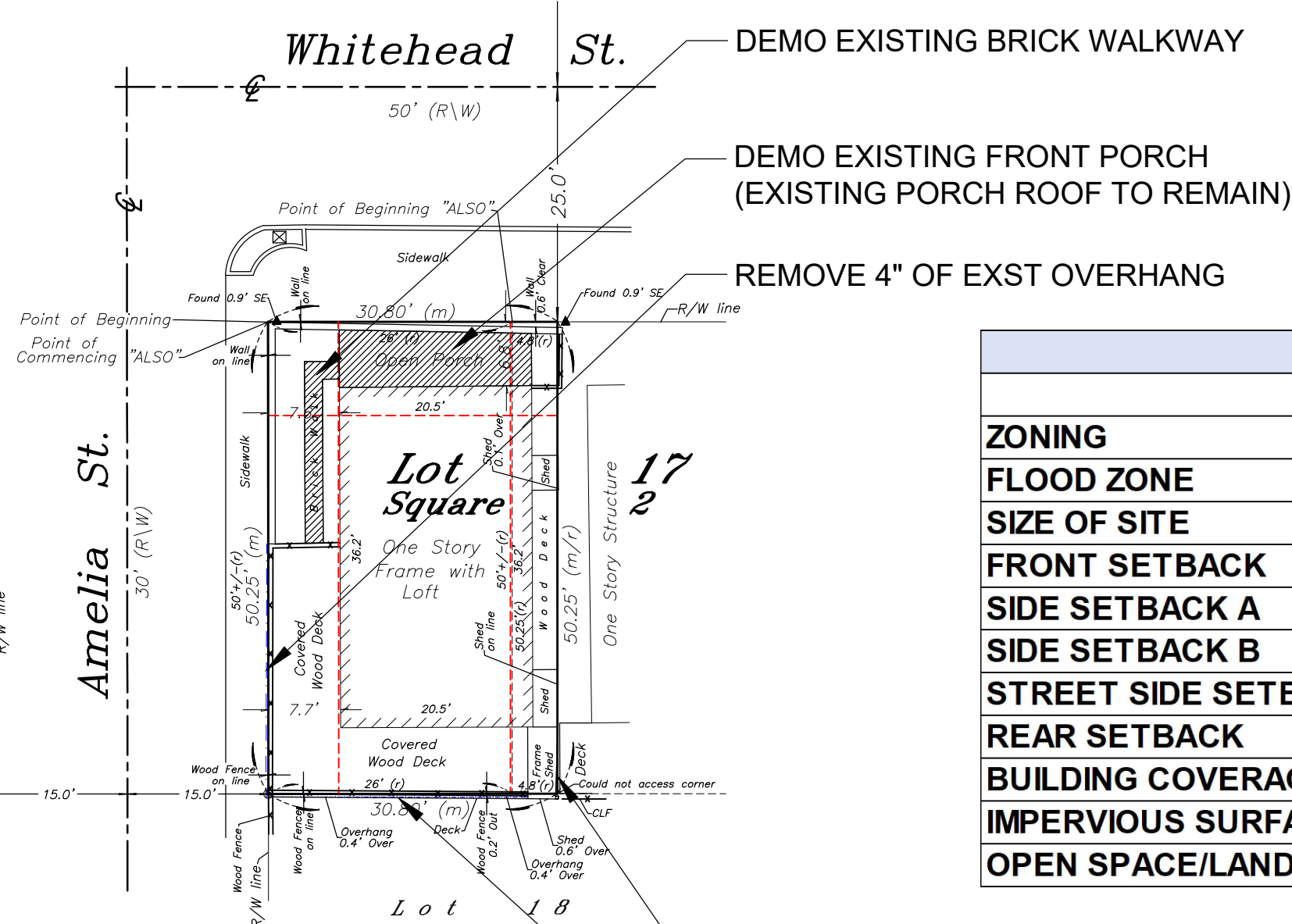
SITE LOCATION



1 SITE LOCATION  
SCALE: N/A



3 SITE PLAN  
SCALE: 1/8" = 1'



2 DEMO PLAN  
SCALE: 1/16" = 1'

SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	NOTES
<b>ZONING</b>		HMDR		N/A
<b>FLOOD ZONE</b>		AE-7		N/A
<b>SIZE OF SITE</b>		1,547		N/A
<b>FRONT SETBACK</b>	10'-0"	0'-11"	0'-11"	N/A
<b>SIDE SETBACK A</b>	5'-0"	OVER 0'-1"	0'-0"	1" IMPROVEMENT
<b>SIDE SETBACK B</b>	5'-0"	N/A	N/A	N/A
<b>STREET SIDE SETBACK</b>	7'-6"	OVER 0'-4"	0'-0"	4" IMPROVEMENT
<b>REAR SETBACK</b>	15'-0"	OVER 0'-7"	0'-0"	7" IMPROVEMENT
<b>BUILDING COVERAGE</b>	40%	73.9%	73.9%	NO CHANGE
<b>IMPERVIOUS SURFACE</b>	60%	14.3%	5.3%	9% IMPROVEMENT
<b>OPEN SPACE/LANDSCAPING</b>	35%	10.0%	10.9%	0.9% IMPROVEMENT

## GENERAL CONSTRUCTION NOTES

**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. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.  
3. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

**DESIGN DATA**  
APPLICABLE CODES: FLORIDA BUILDING CODE (2023), ANSI/APSI/ICC-5 2011, NFPA 70 (NEC), ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION, ACI 318 LATEST EDITION AND ACI 301, AND ALL REFERENCED STANDARDS.

**DESIGN LOADS:** PER ASCE/SEI 7-22  
FLOOR LIVE LOAD 40 PSF  
ROOF LIVE LOAD 20 PSF (300 LB CONC.)  
BASIC WIND SPEED 180 MPH  
EXPOSURE C  
STRUCTURAL CAT II

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

**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 2,000 PSF. NOTIFY THE ENGINEER IF SOIL CONDITIONS ARE DIFFERENT. ADDITIONALLY:

- ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
- 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.
- 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.
- 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.

- CONCRETE**
- CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
  - ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS.
  - ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
  - ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
  - NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
  - TESTING: ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY AN INDEPENDENT SPECIALIZED COMPANY, PER ACI AND ASTM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF THE TESTING COMPANY. THE RESULTS SHOULD BE DELIVERED TO THE ENGINEER.
  - THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME. THE MINIMUM SAMPLING FREQUENCY:
    - EACH DAY OF CONCRETING FOR EVERY CONCRETE MIX
    - EVERY 50 CUBIC YARDS
    - EVERY 2000 SQ.FT. OF SLAB AREA
  - 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**
- ALL REBAR SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 OR ASTM A1035 GRADE 100 (MMFX2) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
  - ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
  - ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
  - ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REBAR SUPPORT

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

- STRUCTURAL LUMBER**
- ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
  - ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHER PINE NO2 OR GREATER, KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
  - ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AFWA STANDARDS.
  - ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
  - NAILING SHALL BE IN ACCORDANCE WITH FBC 7TH EDITION (2020). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACP APPROVED TREATED.
  - SHEATHING SHALL BE 3/4" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 10D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

- STRUCTURAL STEEL**
- STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 360 OR LATER EDITION.
  - HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
  - STEEL PLATES, FLANGES AND MISCELLANEOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
  - W SHAPES, C SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
  - ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

- STRUCTURAL STEEL COATING**
- ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10)
  - NON-EXPOSED STEEL SHALL BE COATED WITH 2 COATS OF A UNIVERSAL COMPATIBLE PRIMER
  - EXPOSED STEEL
    - ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
    - APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
    - TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
    - TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.

- REINFORCED MASONRY (CMU)**  
ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
- INSTALL ALL BLOCKS IN RUNNING BOND.
  - MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (FM) BE 2000 PSI.
  - TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
  - FILLED CELLS SHALL BE REINFORCED WITH #5 REBARS @ 24" O.C. (UNLESS OTHERWISE IS SPECIFIED ON THE PLANS).
  - 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 9"-11".
  - 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**
- ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED.
  - ALL EXTERIOR WINDOWS SHALL HAVE FLORIDA PRODUCT APPROVAL AND NOA. PRODUCT APPROVAL LABELS SHALL BE PERMANENTLY ATTACHED TO THE FRAME.
  - WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)

SCALE 1/8" = 1'  
0" 4" 8" 12" 16" 20"

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ROBERT HULEC, P.E.  
LIC # 96937

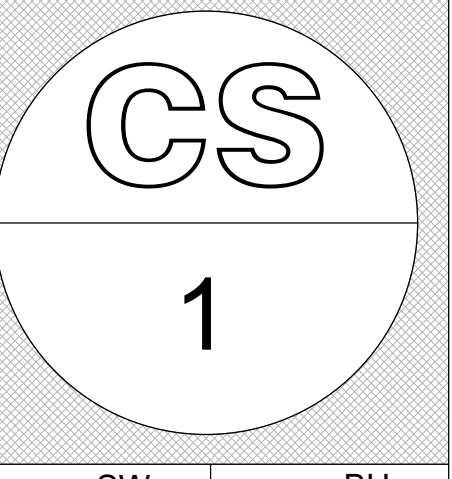


LAKWOOD ENGINEERING  
1211 WATSON ST.  
KEY WEST, FL 33040  
305-890-6284

DATE:	REV SET:	DESCRIPTION:
10/17/24	1	FINAL HARC SET

**NEW FOUNDATIONS, STAIRS & FRONT PORCH**  
 1114 WHITEHEAD ST.  
 KEY WEST, FL 33040

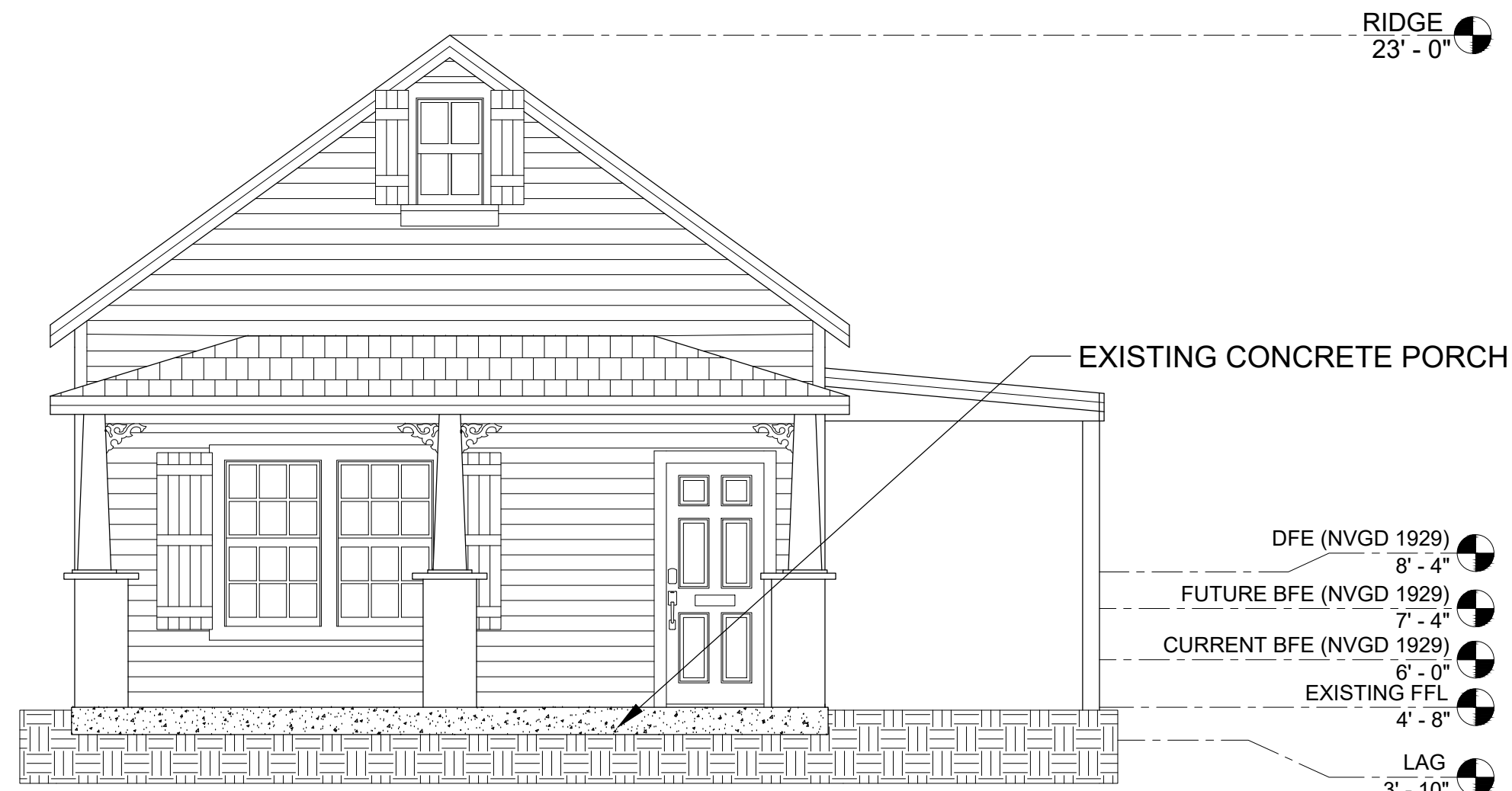
SHEET TITLE: COVER & SITE PLAN



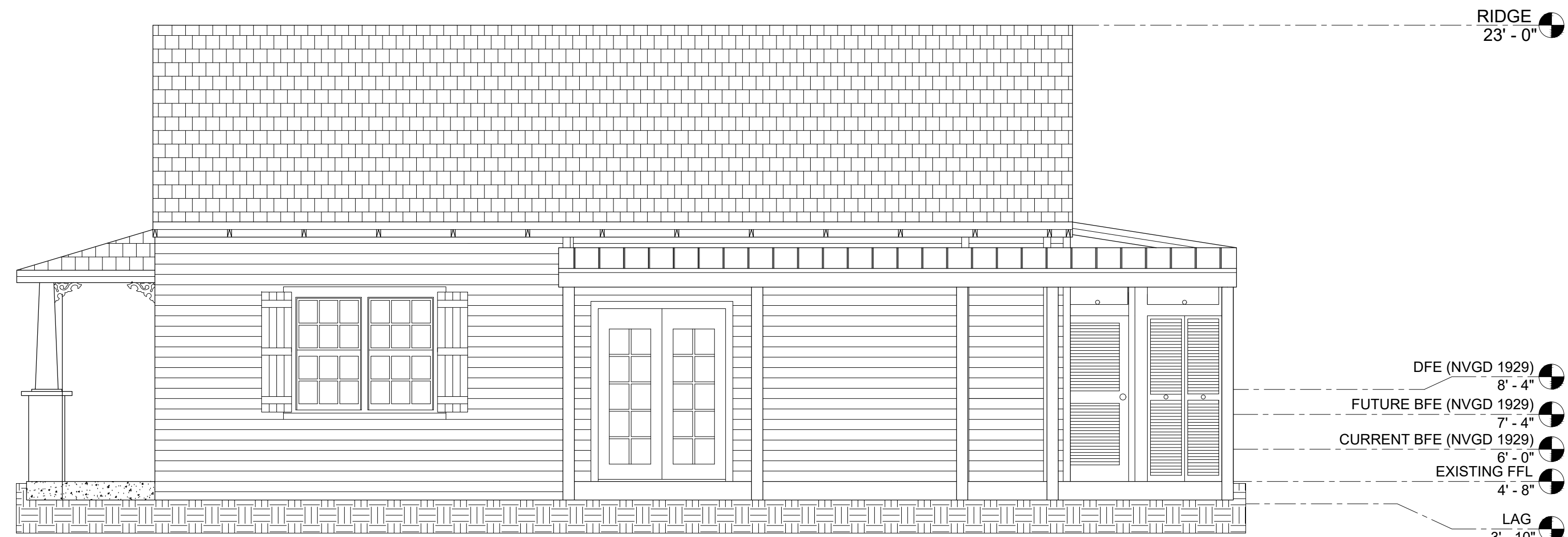
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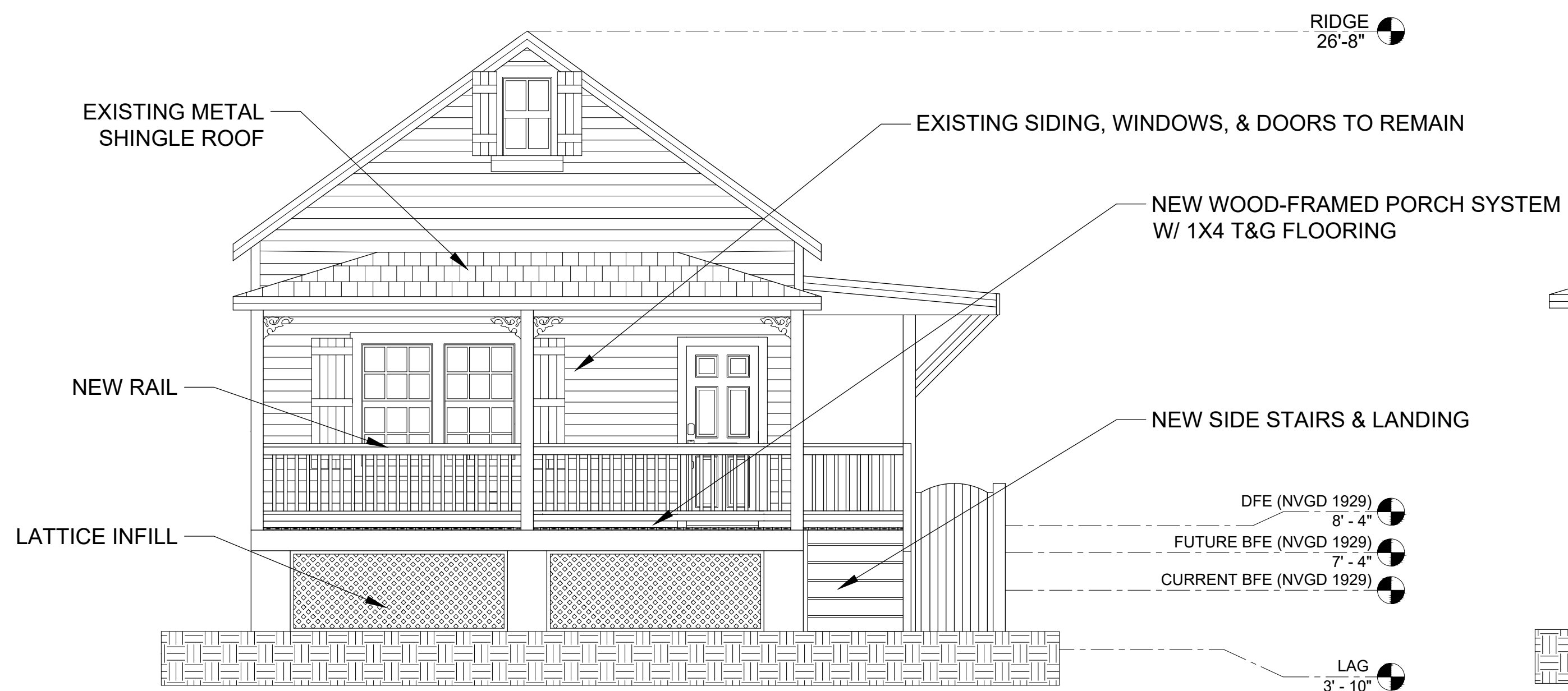
# ELEVATIONS



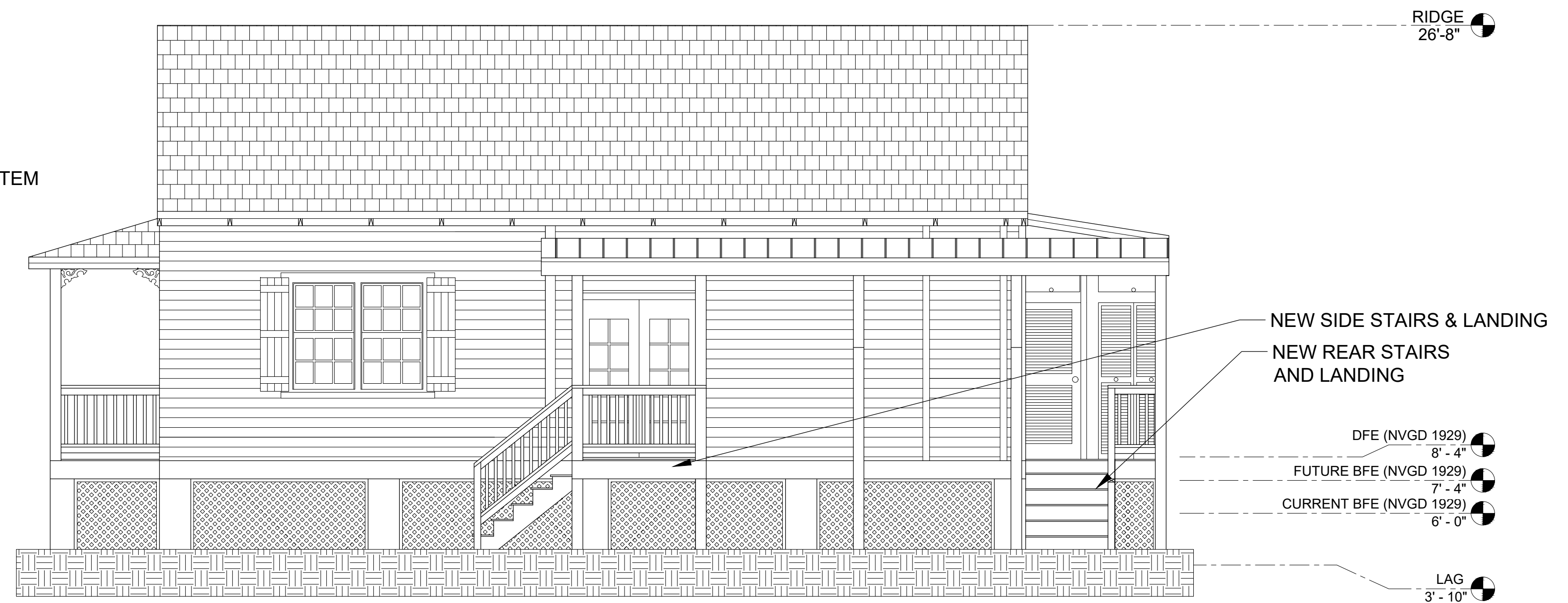
**1**  
A-1 **CURRENT FRONT ELEVATION**  
SCALE: 1/4" = 1'



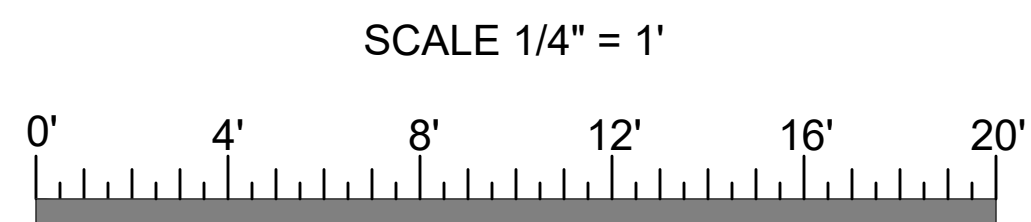
**2**  
A-1 **CURRENT SIDE ELEVATION**  
SCALE: 1/4" = 1'



**3**  
A-1 **PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'



**4**  
A-1 **PROPOSED SIDE ELEVATION**  
SCALE: 1/4" = 1'



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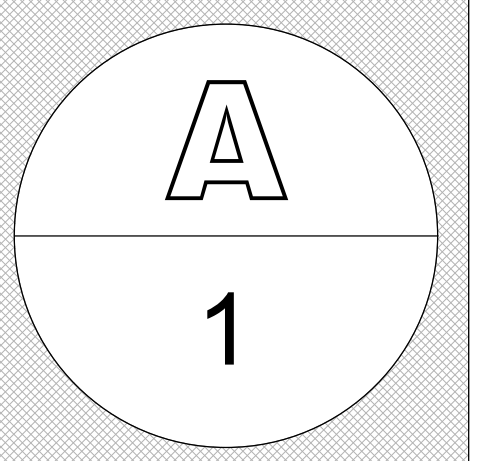


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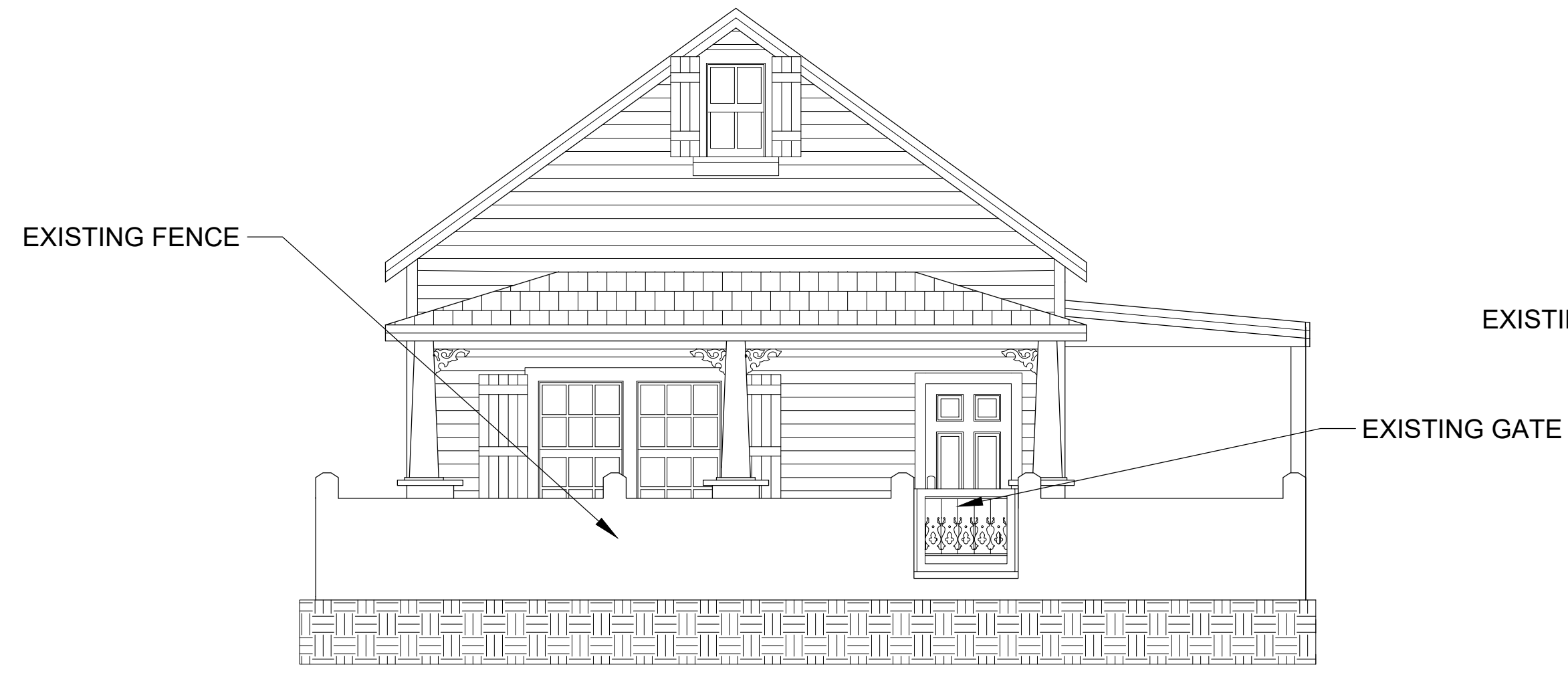
**NEW FOUNDATIONS, STAIRS & FRONT PORCH**  
1114 WHITEHEAD ST.  
KEY WEST, FL 33040

SHEET TITLE: ELEVATIONS

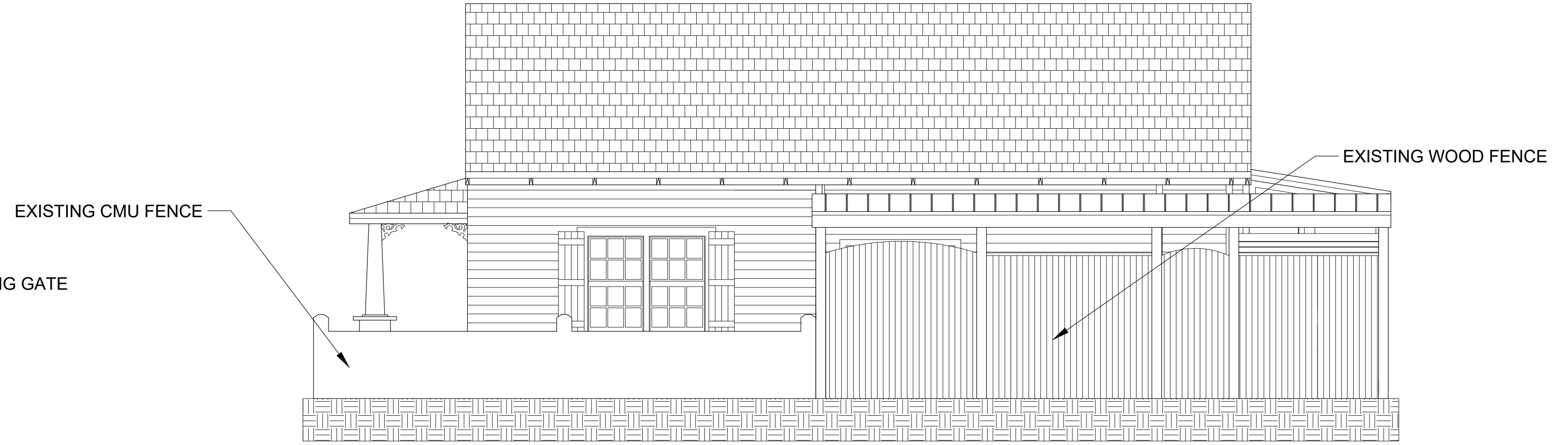


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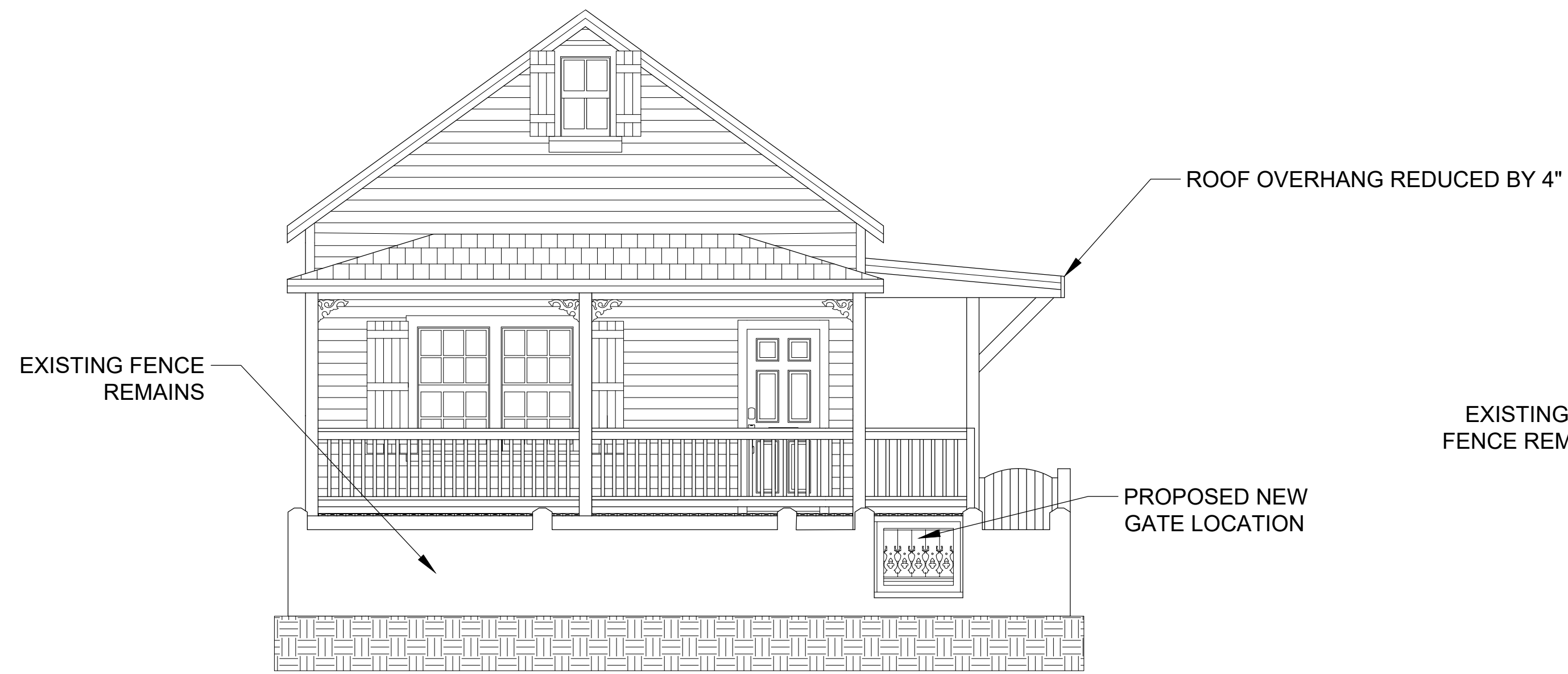
# ELEVATIONS (WITH FENCES)



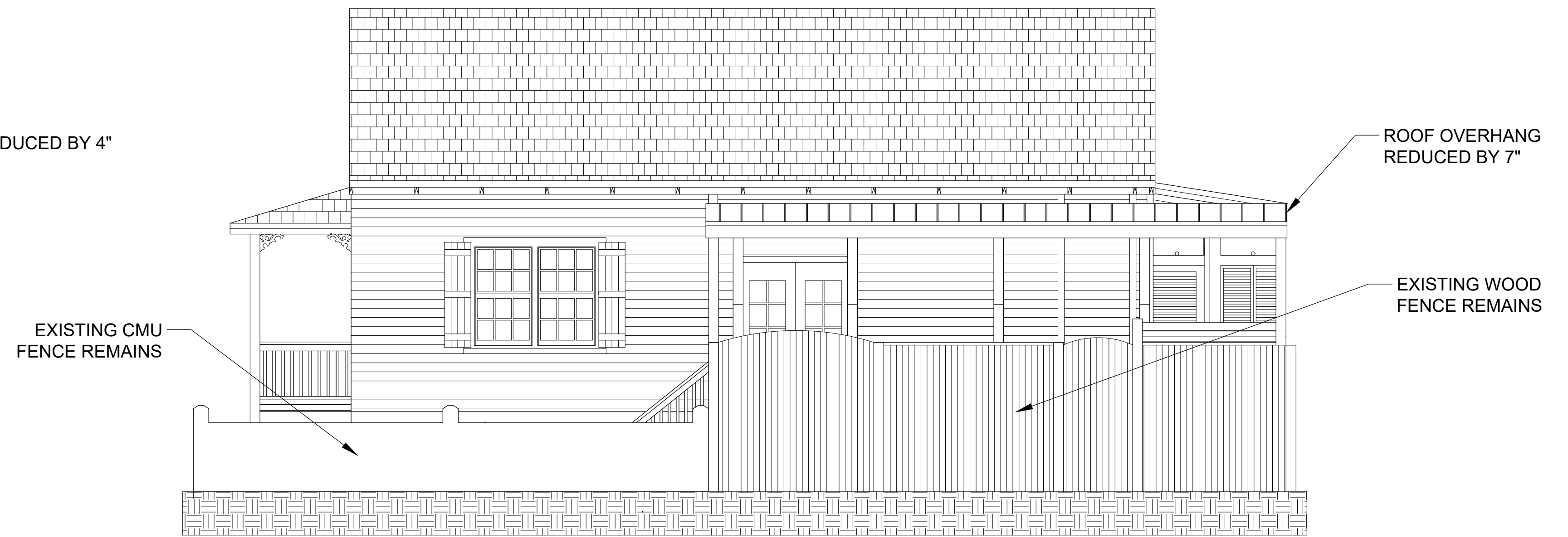
**1**  
A-2 **CURRENT FRONT ELEVATION**  
SCALE: 1/4" = 1'



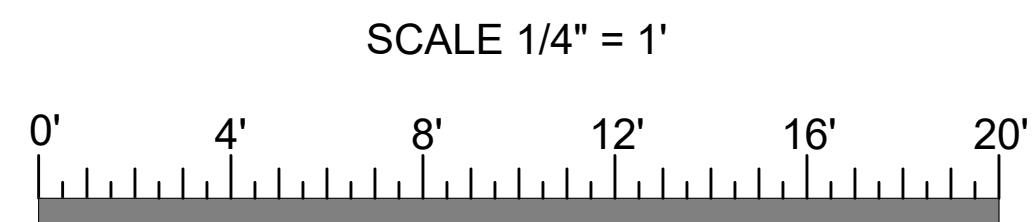
**2**  
A-2 **CURRENT SIDE ELEVATION**  
SCALE: 1/4" = 1'



**3**  
A-2 **PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'



**4**  
A-2 **PROPOSED SIDE ELEVATION**  
SCALE: 1/4" = 1'



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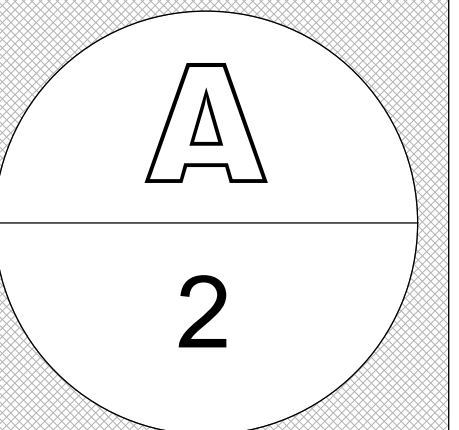
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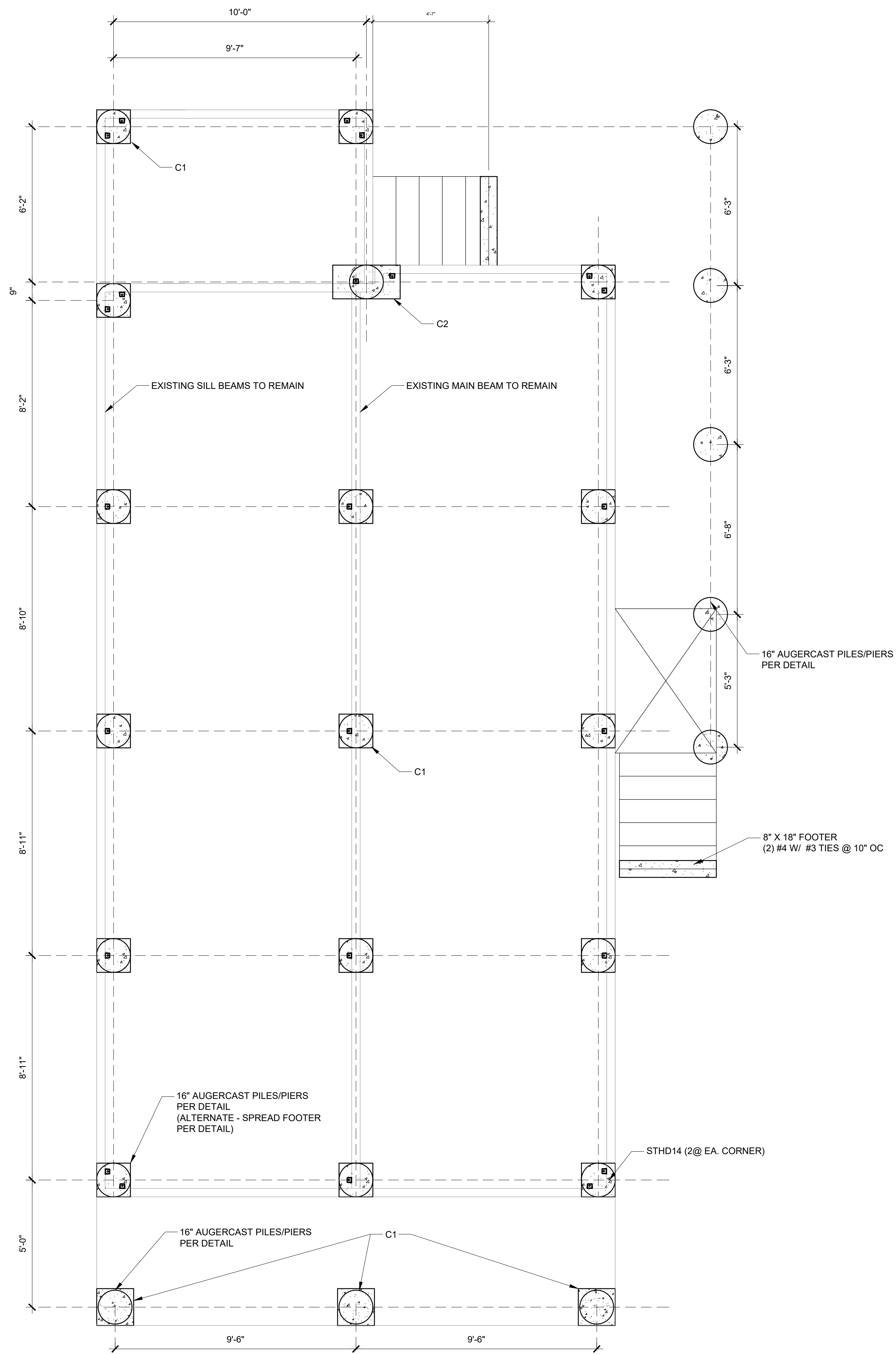
**NEW FOUNDATIONS, STAIRS & FRONT PORCH**

1114 WHITEHEAD ST.  
KEY WEST, FL 33040

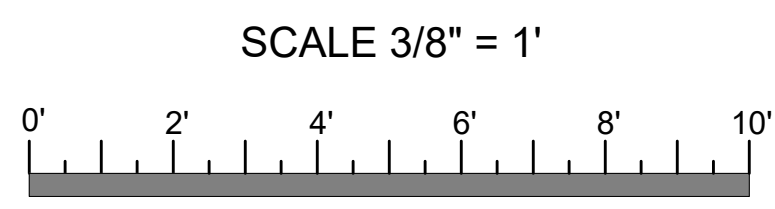
SHEET TITLE: ELEVATIONS



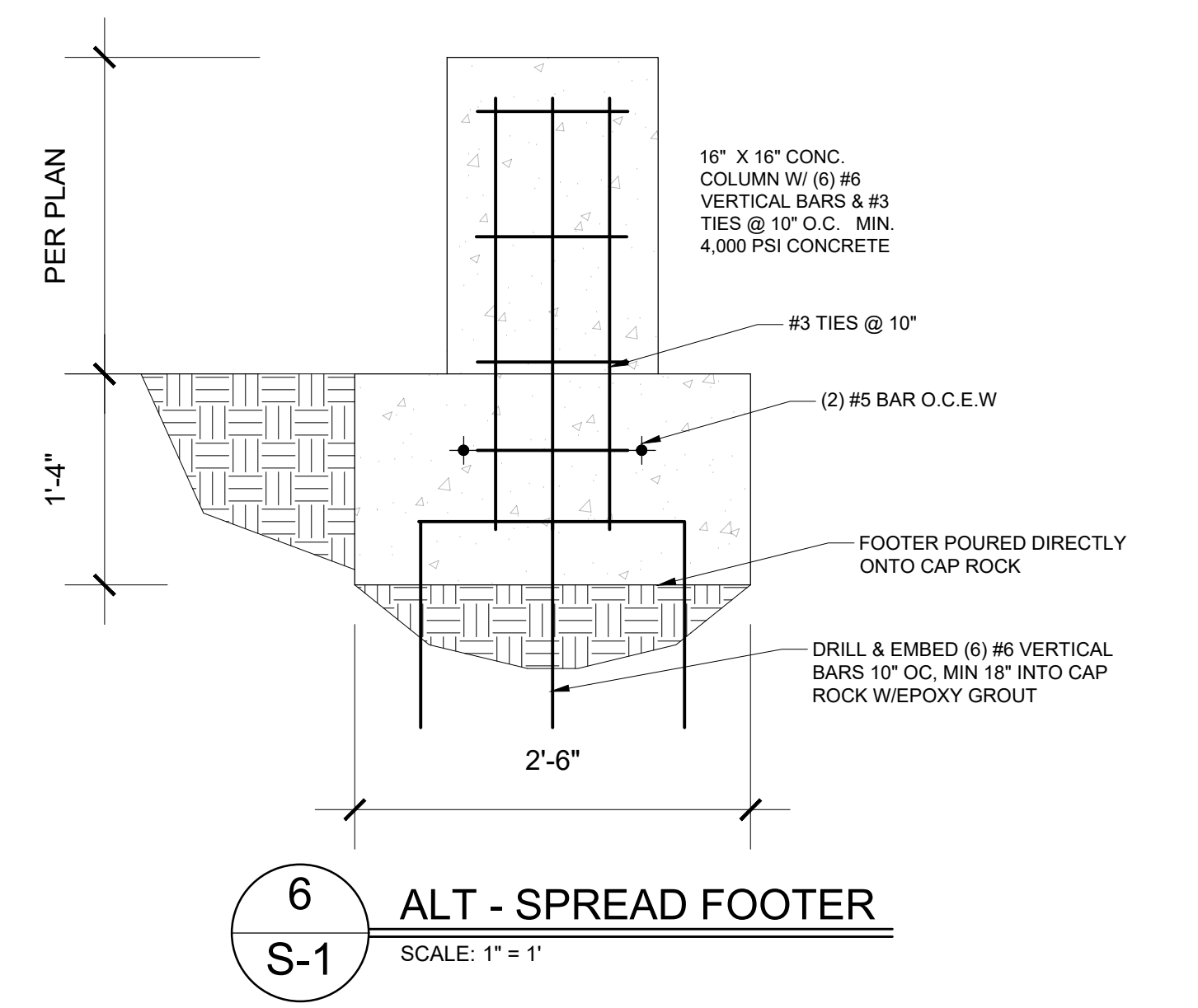
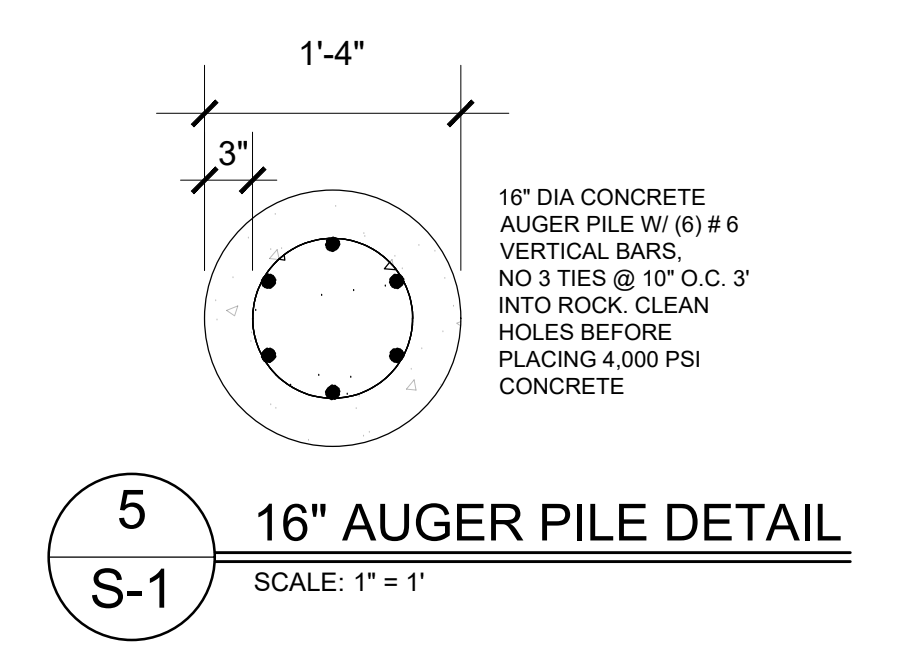
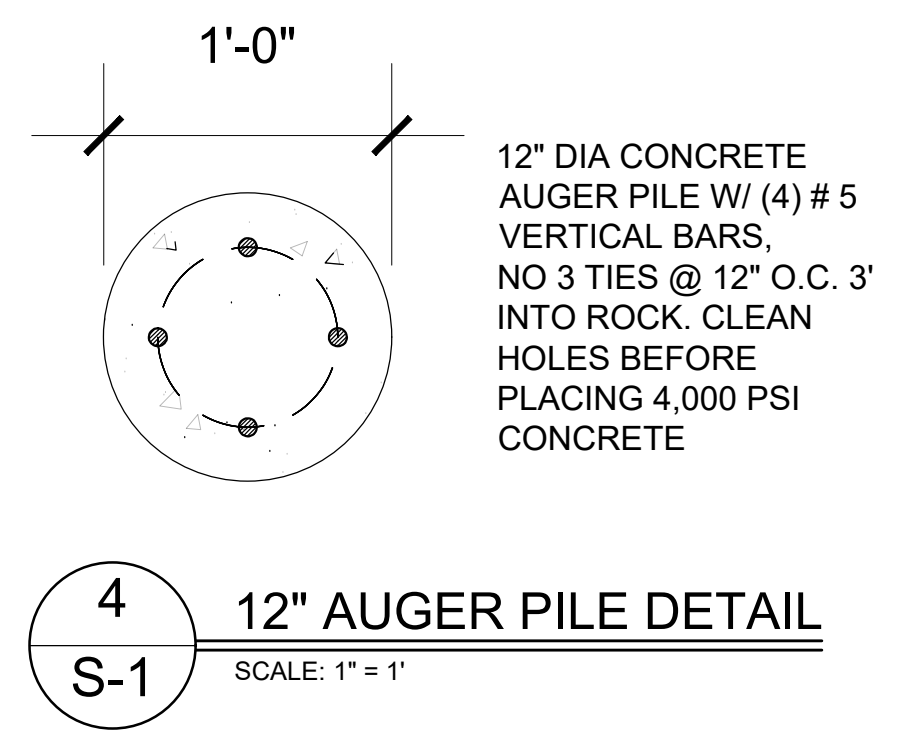
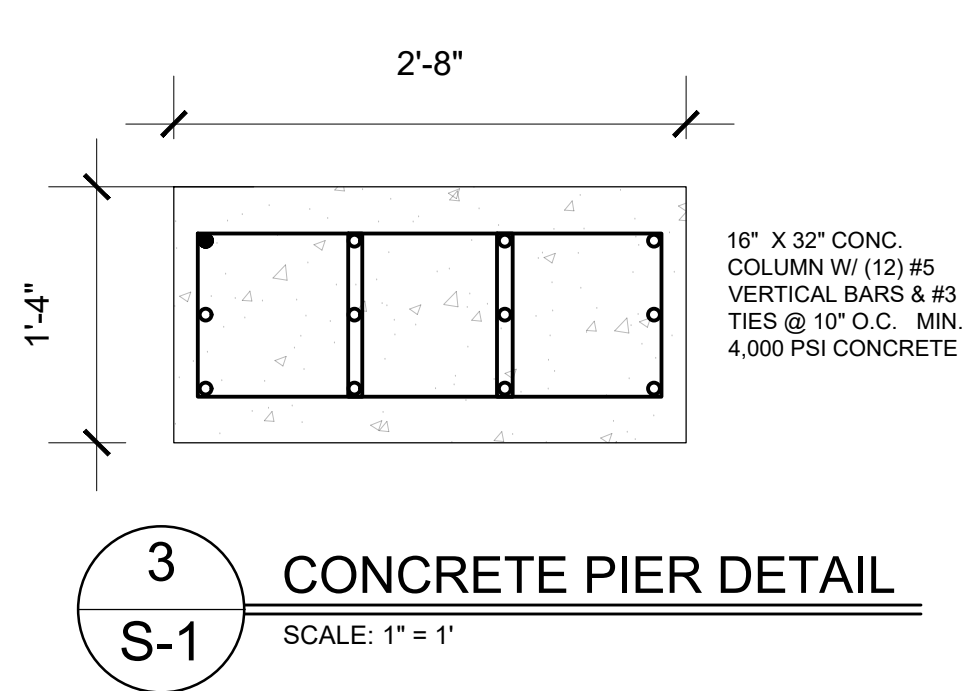
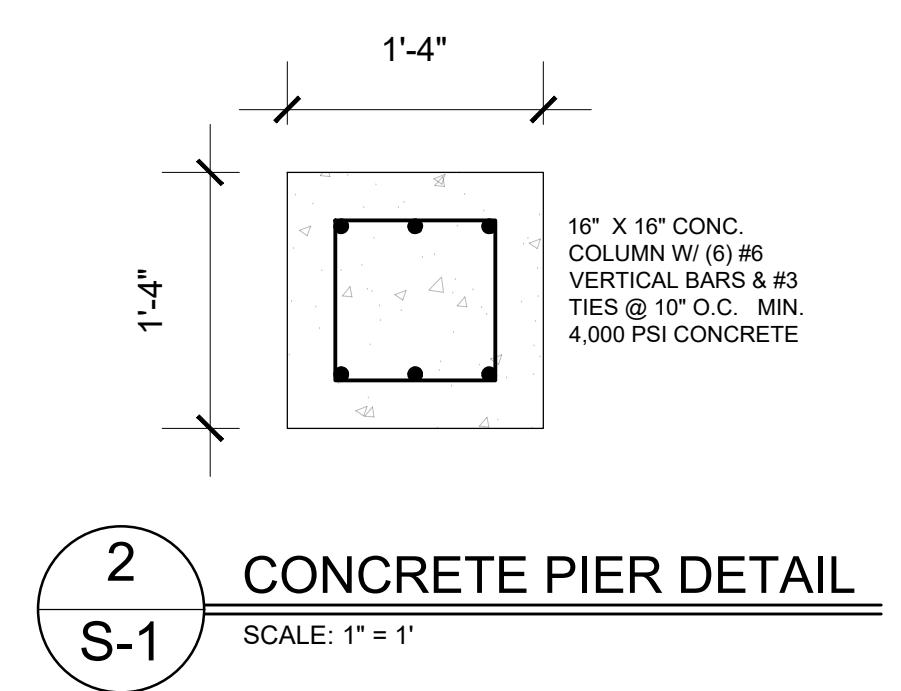
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**1 FOUNDATION PLAN**  
SCALE: 3/8" = 1'



CONCRETE COLUMN SCHEDULE					
MARK	WIDTH	DEPTH	LONGITUDINAL REINF	TIES	REMARKS
C-1	1'-4"	1'-4"	(6) #6 VERTICAL BAR	#3 AT 10"OC	N/A
C-2	2'-8"	1'-4"	(8) #6 VERTICAL BAR	#3 AT 10"OC	N/A



**6 ALT - SPREAD FOOTER**  
SCALE: 1" = 1'

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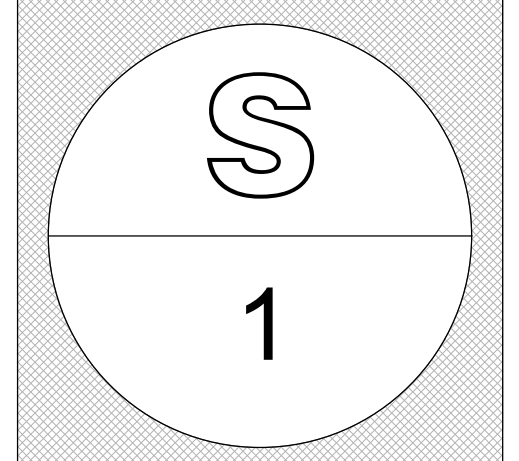


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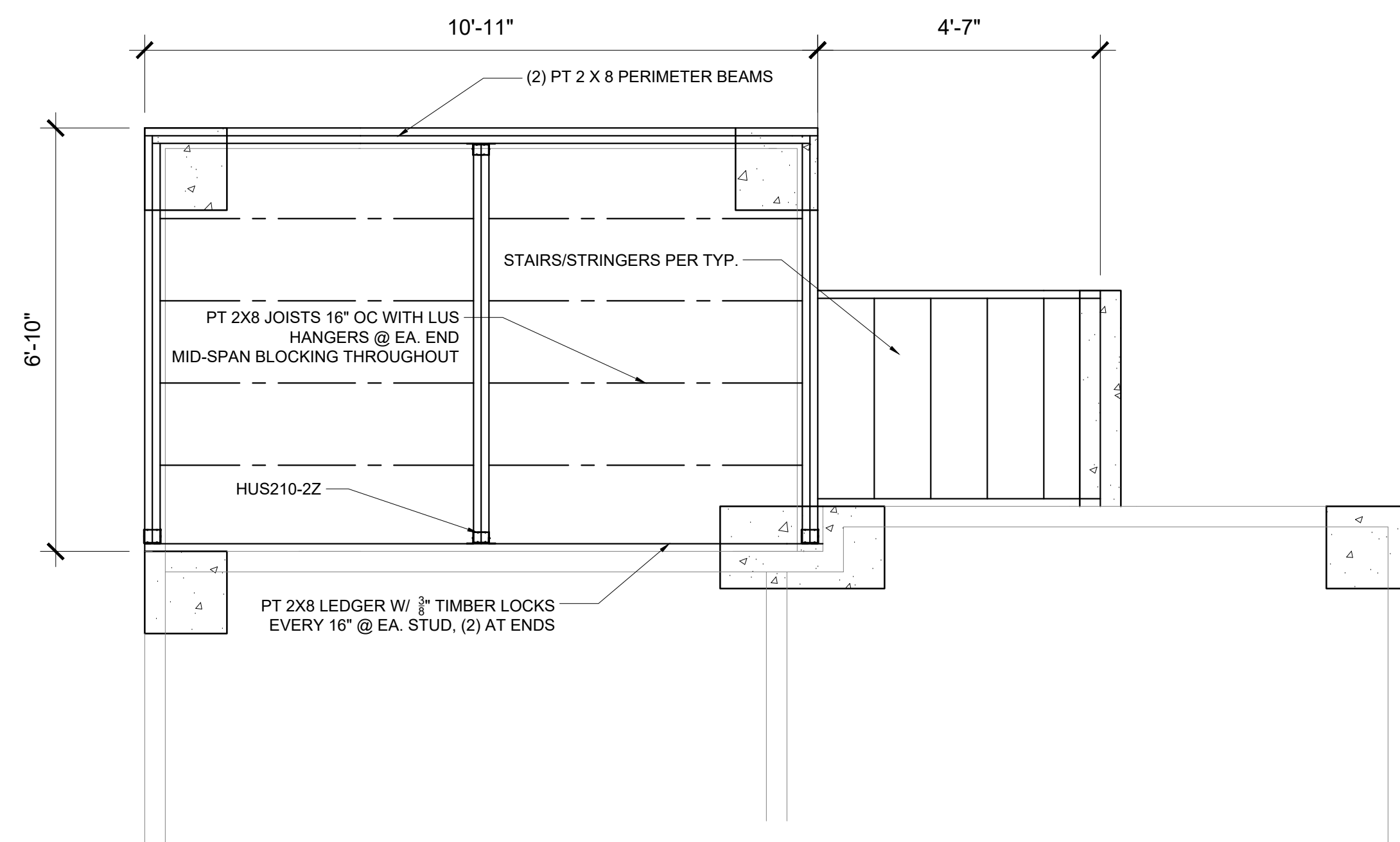
DATE	REV SET	DESCRIPTION
10/17/24	1	FINAL HARC SET

**NEW FOUNDATIONS, STAIRS & FRONT PORCH**  
1114 WHITEHEAD ST.  
KEY WEST, FL 33040

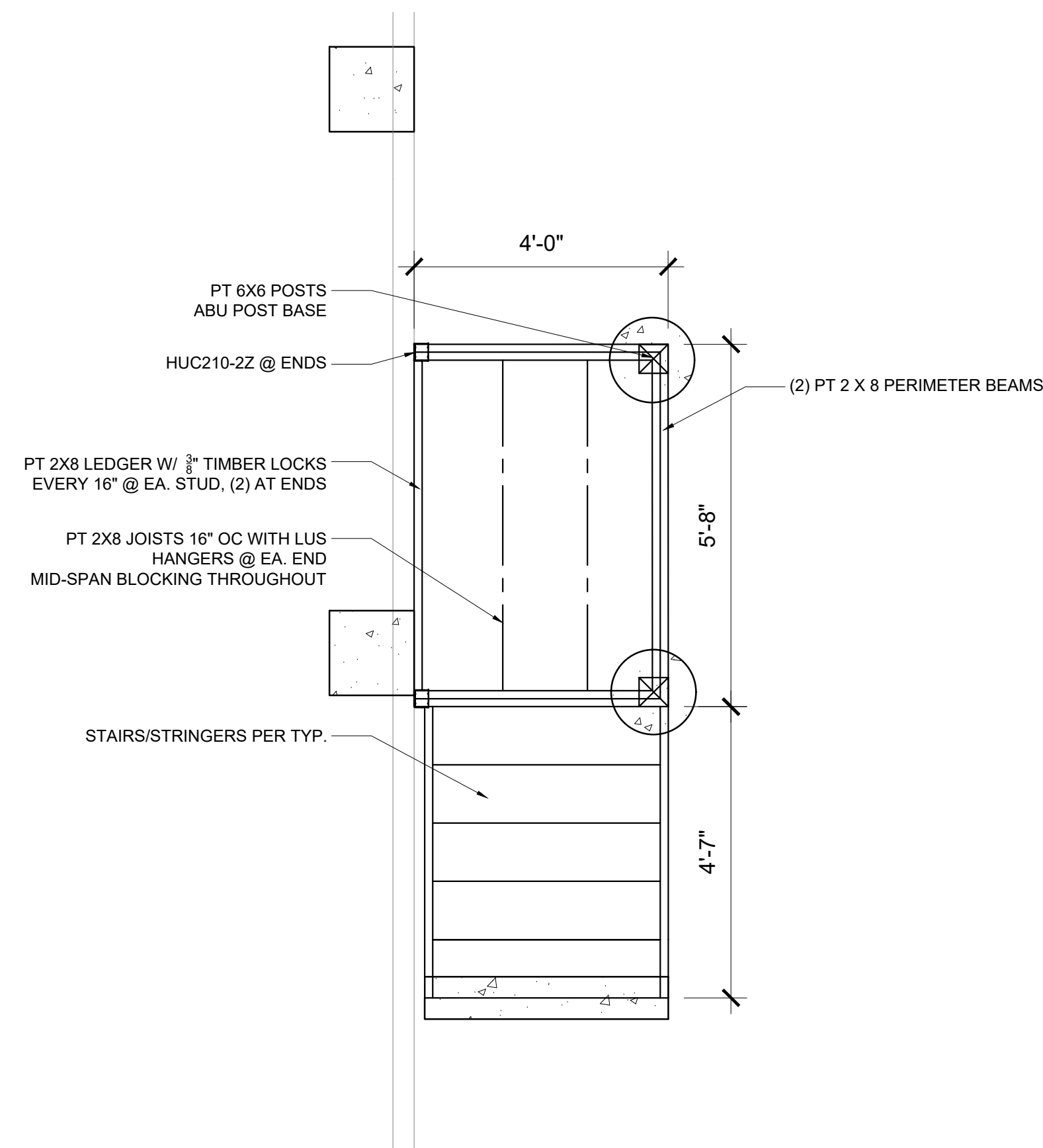
SHEET TITLE: NOTES & FOUNDATIONS



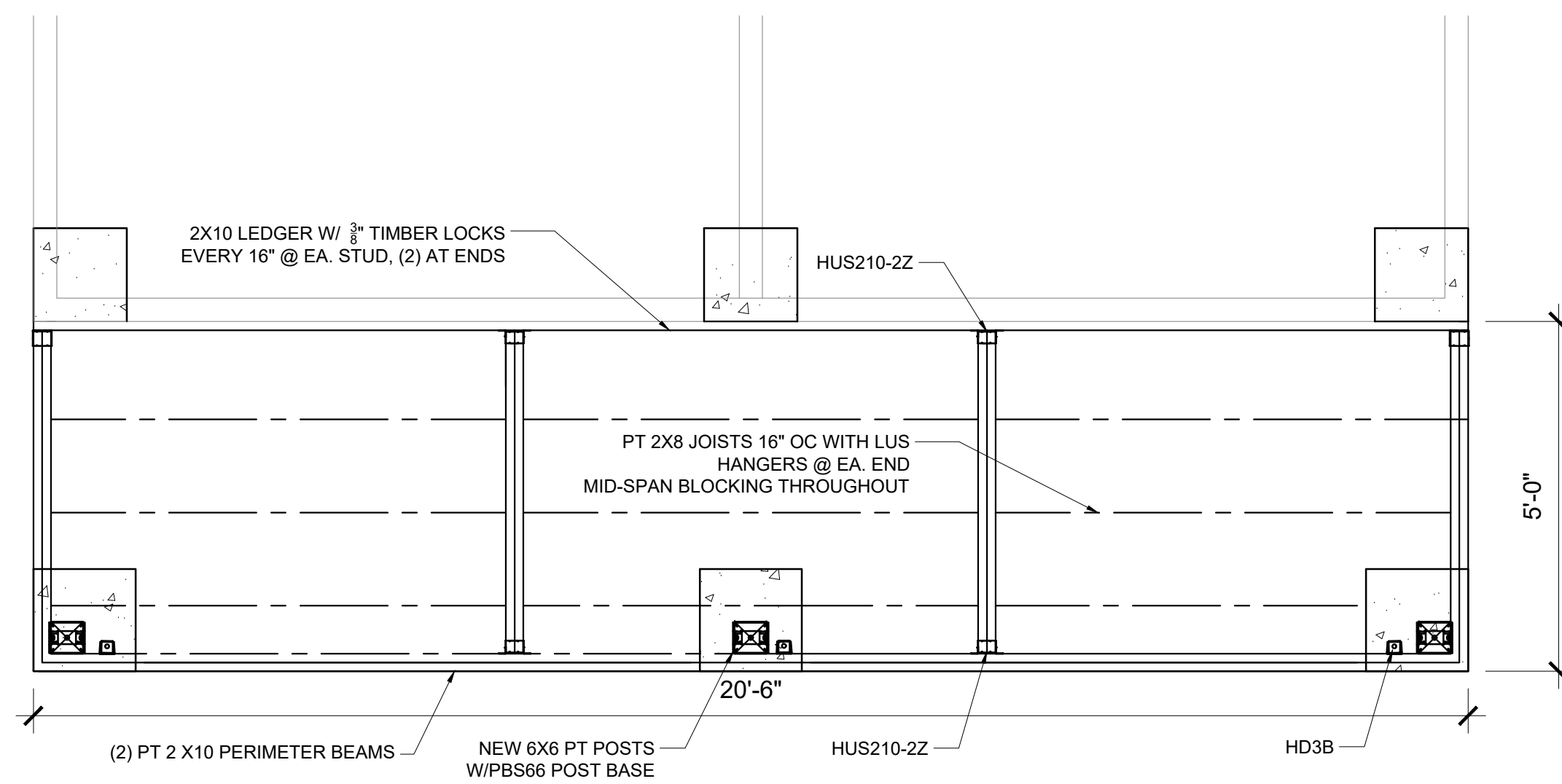
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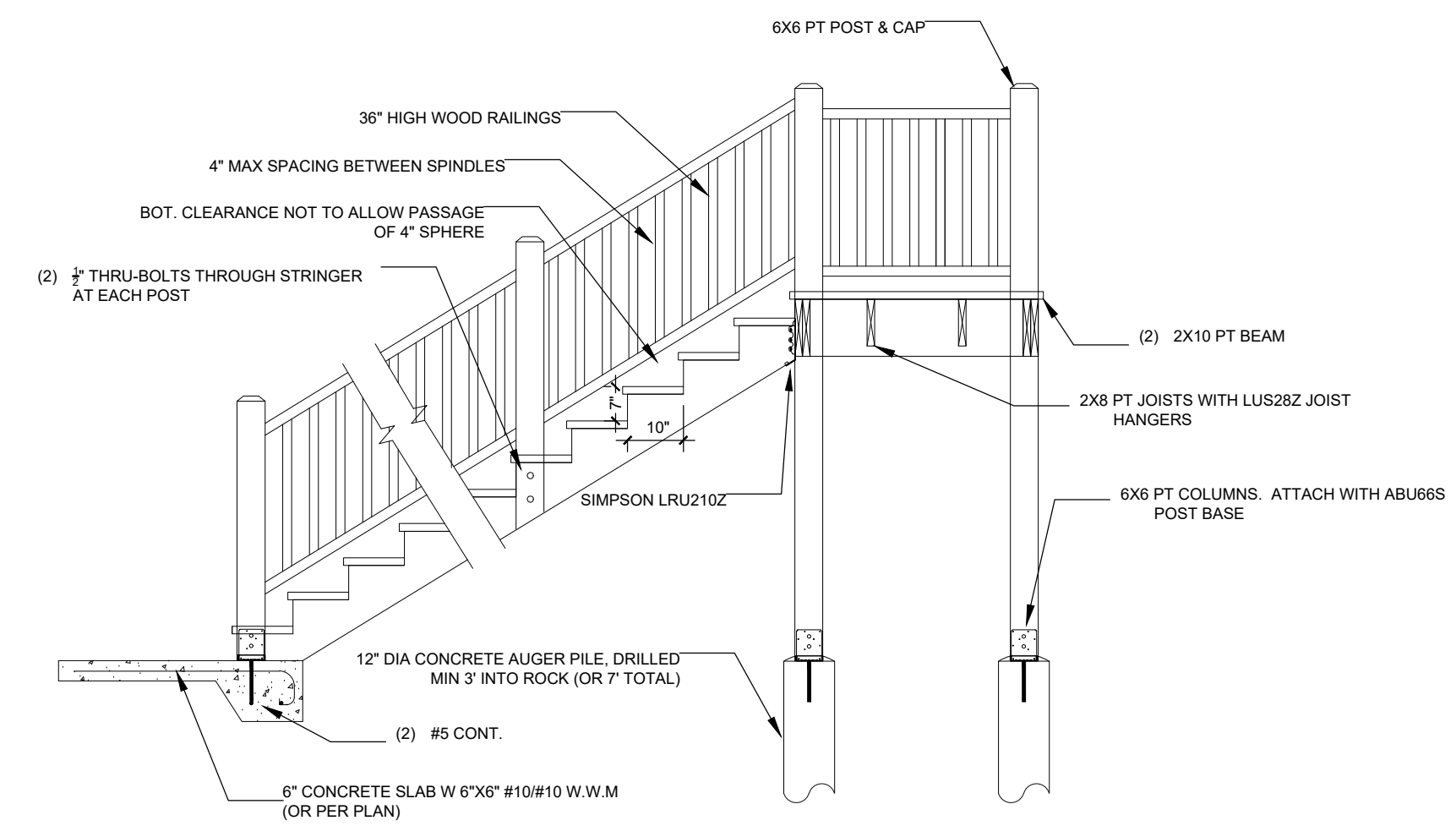
**1** REAR PORCH FLOOR FRAMING PLAN  
S-2 SCALE: 1/2" = 1'



**2** SIDE PORCH FLOOR FRAMING PLAN  
S-2 SCALE: 1/2" = 1'

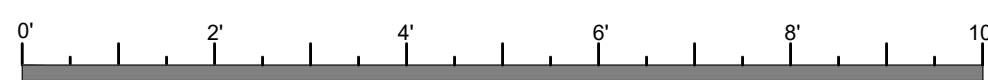


**3** FRONT PORCH FLOOR FRAMING PLAN  
S-2 SCALE: 1/2" = 1'



**4** TYP. STAIR PLAN  
S-2 SCALE: N/A

SCALE 1/2" = 1'



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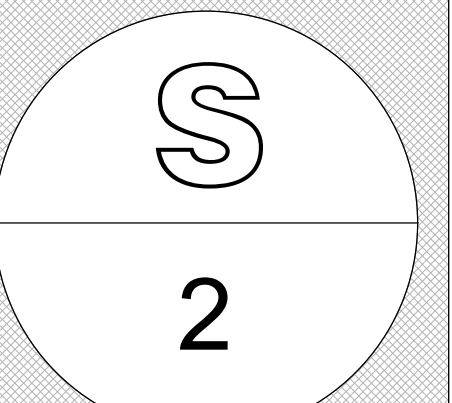


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305-892-6284

DATE:	REV SET	DESCRIPTION
10/17/24	1	FINAL HARC SET

**NEW FOUNDATIONS, STAIRS & FRONT PORCH**  
1114 WHITEHEAD ST.  
KEY WEST, FL 33040

SHEET TITLE: FRAMING PLANS



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# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., October 22, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ELEVATE HOME 3’- 8” FROM EXISTING ELEVATION, NEW STAIRCASE, AND NEW FOUNDATIONS.**

**#1114 WHITEHEAD STREET**

**Applicant – Island Elevations House Lifting & Foundations Application #H2024-0048**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](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 Landan M. Mitchell, 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: 1114 Whitehead Key West FL 33040 on the 16 day of October, 2024.

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 October 22, 2024.

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 42024-0012.

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

Signed Name of Affiant: [Signature]  
Date: 10-16-24  
Address: 5050 1st Ave  
City: Key West  
State, Zip: FL 33460

The forgoing instrument was acknowledged before me on this 16 day of October, 2024.

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

NOTARY PUBLIC  
Sign Name: Jennifer R. Moran J R M  
Print Name: Jennifer R. Moran  
Notary Public - State of Florida (seal)  
My Commission Expires: February 21, 2027







# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

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

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

### Summary

Parcel ID 00026200-000000  
 Account# 1026972  
 Property ID 1026972  
 Millage Group 11KW  
 Location 1114 WHITEHEAD St, KEY WEST  
 Address  
 Legal KW PB1-25-40 PT LOT 17 SQR 2 TR 10 G19-109 OR871-2137 OR903-925 OR918-71  
 Description OR1314-1576/83 OR1316-323/33 OR1316-652/53 OR1368-1901/03 OR1624-1895/96  
 OR1733-2330/31 OR2197-1784/86 OR2233-1084 OR3179-0567  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Tracts 10 and 15  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

WETZLER CHRISTOPHER  
 1114 Whitehead St  
 Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$360,287	\$338,696	\$305,553	\$92,593
+ Market Misc Value	\$2,743	\$2,743	\$2,743	\$2,743
+ Market Land Value	\$459,000	\$471,363	\$285,909	\$231,818
= Just Market Value	\$822,030	\$812,802	\$594,205	\$327,154
= Total Assessed Value	\$822,030	\$812,802	\$229,068	\$222,397
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$822,030	\$812,802	\$204,068	\$197,397

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$459,000	\$360,287	\$2,743	\$822,030	\$822,030	\$0	\$822,030	\$0
2023	\$471,363	\$338,696	\$2,743	\$812,802	\$812,802	\$0	\$812,802	\$0
2022	\$285,909	\$305,553	\$2,743	\$594,205	\$229,068	\$25,000	\$204,068	\$365,137
2021	\$231,818	\$92,593	\$2,743	\$327,154	\$222,397	\$25,000	\$197,397	\$104,757
2020	\$224,091	\$93,879	\$2,743	\$320,713	\$219,327	\$25,000	\$194,327	\$101,386
2019	\$238,772	\$92,563	\$2,743	\$334,078	\$214,396	\$25,000	\$189,396	\$119,682
2018	\$238,772	\$93,849	\$2,743	\$335,364	\$210,399	\$25,000	\$185,399	\$124,965

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
RES SUPERIOR DRY (01SD)	1,547.00	Square Foot	30.8	50.25

## Buildings

Building ID	2046	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1904	Roof Type	GABLE/HIP
Finished Sq Ft	720	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR NON-DC
Perimeter	112	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	8	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	120	0	52
FHS	FINISH HALF ST	720	0	112
FLA	FLOOR LIV AREA	720	720	112
OPF	OP PRCH FIN LL	294	0	110
SBF	UTIL FIN BLK	18	0	18
SBU	UTIL UNFIN BLK	32	0	32
<b>TOTAL</b>		<b>1,904</b>	<b>720</b>	<b>436</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WOOD DECK	1979	1980	6 x 23	1	138 SF	1
FENCES	1979	1980	4 x 66	1	264 SF	4
FENCES	1984	1985	3 x 15	1	45 SF	2
FENCES	1985	1986	6 x 87	1	522 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/9/2022	\$890,000	Warranty Deed	2379742	3179	0567	01 - Qualified	Improved		
2/27/2006	\$494,600	Quit Claim Deed		2197	1784	J - Unqualified	Improved		
10/11/2001	\$290,000	Warranty Deed		1733	2330	Q - Qualified	Improved		
3/24/2000	\$217,000	Warranty Deed		1624	1895	Q - Qualified	Improved		
9/1/1995	\$135,000	Warranty Deed		1368	1901	U - Unqualified	Improved		
7/1/1994	\$113,000	Warranty Deed		1316	0652	U - Unqualified	Improved		
7/1/1984	\$59,000	Warranty Deed		918	71	U - Unqualified	Improved		
2/1/1984	\$33,000	Warranty Deed		903	925	Q - Qualified	Improved		

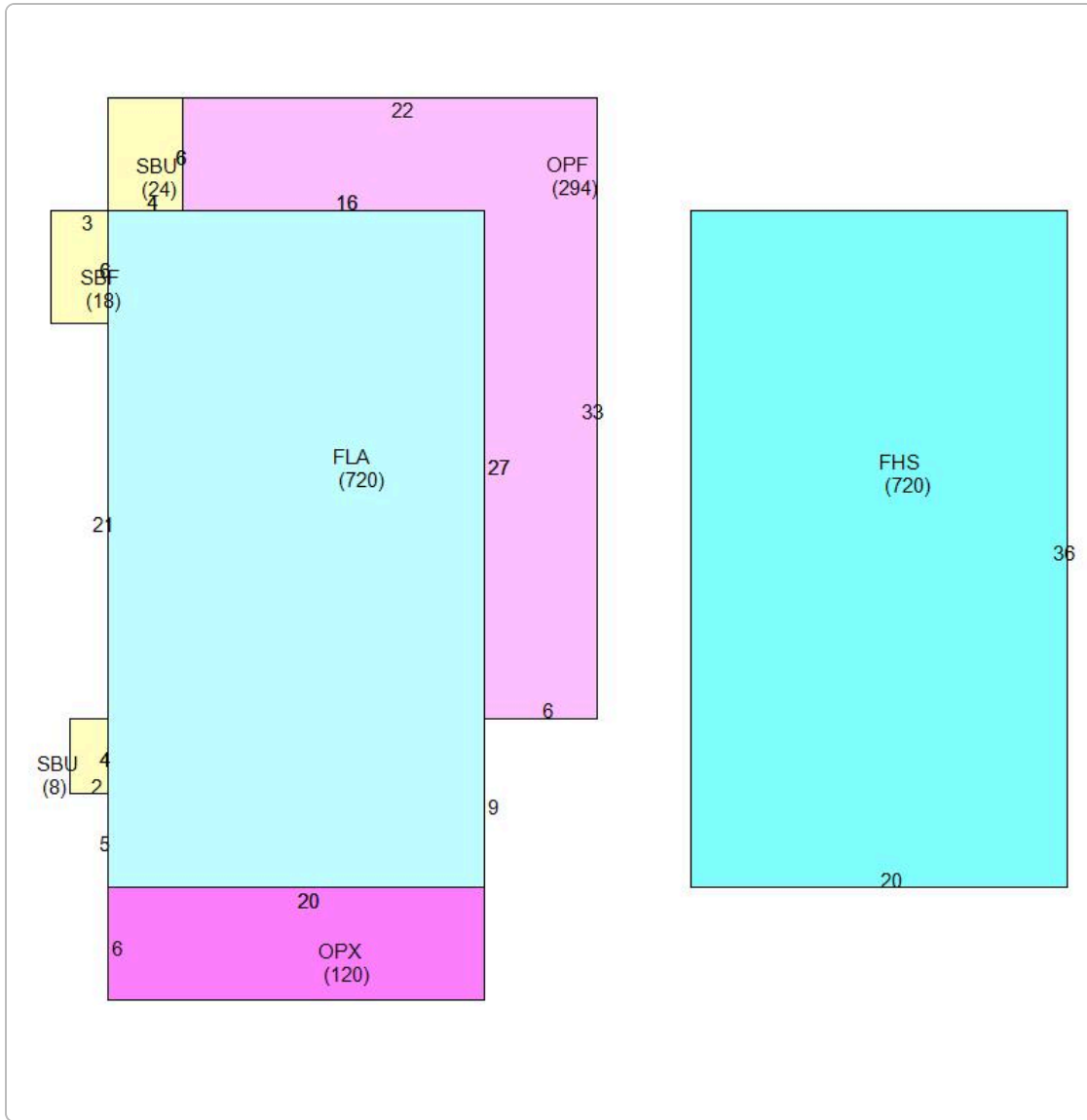
## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2023-1405	5/23/2023		\$7,000	Residential	Re-stucco residential perimeter wall. Wall to be coated in new white stucco, decorative brick cap removed, columns on corners re-built square to height of 48" and cavities in wall filled
BLD2023-1226	4/27/2023		\$20,000	Commercial	Window grids same 6 over 6 for the replacement windows. Muttins must be 5/8" or 7/8", Low e, if tint used no blue or green tones only smoke tone allowed.*** 4/26/2023 3:28:51 PM replacing 6 windows and 2 French doors with sidelights, replacing about 40sqrf of novelty siding all will be painted to original color
22-2124	11/3/2022	2/16/2023	\$0	Residential	Changing Out (2) 12000 BTUS (1) 9000 BTUS Ductless Mini Split Systems . Replacing With New Mitsubishi (2) 12000 BTUS (1) 9000 BTUS Ductless Mini Splits Same Location.
22-2886	11/3/2022	10/21/2022	\$5,000	Residential	interior demo after flood, removing drywall 4' high, all of flooring, kitchen cabinets. *NOC Required* TJO
22-3039	11/3/2022	1/27/2023	\$6,500	Residential	Replace existing outlets, receptacles, partial wiring in living room, bedroom, kitchen due to flood damage.
22-3176	11/3/2022	1/27/2023	\$35,000	Residential	installation of 650 sqft of hard wood floor, 50 sqft of tiles, insulation, 4' high dry wall, kitchen cabinets, vanity, NOC required
22-1888	7/22/2022	8/30/2022	\$0	Residential	Install 1125 sf (11 1/4 [I]) 24 5 Victorian Metal Shingles
0002010	7/19/2000	8/16/2000	\$5,100	Residential	ROOF
9600351	1/1/1996	8/1/1996	\$285	Residential	FIRE ALARM
E951429	4/1/1995	11/1/1995	\$700	Residential	150 AMP SERVICE

## View Tax Info

[View Taxes for this Parcel](#)

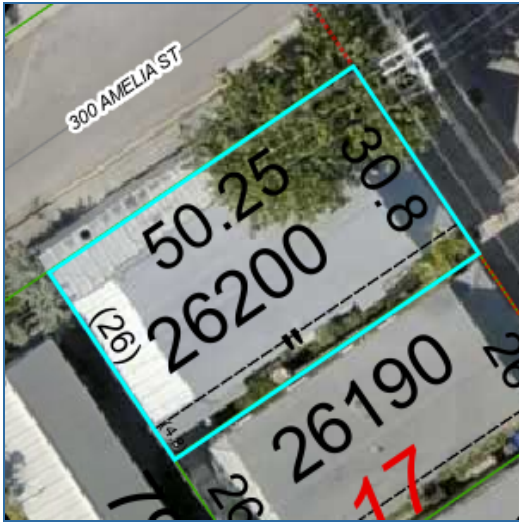
## Sketches (click to enlarge)



**Photos**



## Map



## TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

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