



Historic Architectural Review Commission
Staff Report for Item 9a

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: February 23, 2016

Applicant: Thomas E. Pope, Architect

Application Number: H15-01-1528

Address: #1301 Whitehead Street

Description of Work:

Relocation, elevation of historic house and modification to footers. New side and rear additions. New accessory structure. New pool and site work including partial site regrading.

Site Facts:

The building under review, build circa 1912, is a contributing resource to the historic district. The building is located on the southeast corner of Whitehead and United Streets. The two-story frame structure has a one story front porch that wraps towards United Street, accentuating its corner setting. The house has dense vegetation, particularly towards Whitehead Street. The house sits on concrete piers and its first story finish floor is elevated approximately 2'-3/4" from grade.

By reviewing the Sanborn maps, there is evidence that on the back portion of the house there used to be a 20' tall water tower with a motor. The water tower is not depicted in the 1926 or subsequent Sanborn maps. Historically the house has always had a one-story wrap porch, fronting Whitehead and United Streets. Two bay windows are located on the first floor, each facing a street. The backside portion of the house also used to have a porch facing United Street. The southern back portion of the house has been a two-story structure at least since 1941; aerial photos taken by the Navy in 1941 evidence this fact. Currently the second floor addition bumps out from the first floor towards the east elevation.

By comparing the 1962 Sanborn map and the circa 1965 photo with a current survey, we found changes in the floor plan, particularly on the back portion of the house. The historic backside porch was enclosed and the exterior wall is flush with the historic wall. Other non-historic alterations include a second floor balcony, a side swimming pool, decks, and wooden fences. The Sanborn maps from 1926, 1948 and 1962 all depict an accessory structure, facing United Street, dedicated to a car. The actual carport still has some historic fabric left.

Adjacent structures are all residential by design and use, being the ones on its adjacent proximity historic and contributing structures, all two stories and two and a half stories frame structures. Across Whitehead Street, there is the Trumbo Annex Navy residential complex. The owners and applicant has stated that on heavy rains the entire site gets flooded.

Guidelines and Ordinance Cited on Review:

- Secretary of The Interior's Standards and Guidelines for Rehabilitation (pages 16-23), specifically Standards 1, 2, 4, 9 and 10)
- Additions, alterations and new construction (pages 36-38a), specifically all guidelines on page 37, and guidelines 1, 2, 4, 5, and 6 of page 38a.
- Decks, patios, hot tubs and pools (pages 39-40), specifically guideline 3.
- Outbuildings (page 40-41), specifically guidelines 4, 8, and 9.
- Section 102-251 and 102-252 for building relocation.

Staff Analysis

The Certificate of Appropriateness in review is for a proposed two-story frame addition that will be attached to the rear and portion of the south side of a contributing structure. The plan also includes the elevation of the building, up to 4'- 8" at finished floor, due to flood issues. Plan includes the relocation of the building, approximately 7'-6" towards United Street, this will free the south side yard for the proposed new addition. Another component of the design is the replacement structure for an existing carport, where the new building will be built on a different location, will have similar roof and walls configuration. The new structure will have the same floor height as the main house and will no longer be used as a carport.

The proposed rear and side addition will be visible from United Street, and less visible from Whitehead Street due to dense vegetation (Guideline 5-p.37). Although the addition will be lower in height than the existing main house, it will encroach most than half of the south façade disrupting the balance and symmetry of the historic house (guidelines 4 and 6-p.37). The design for the south façade addition incorporates an almost flat roof. That addition will obscure the majority of the existing south façade. (SOIS 1 and 2-p.16-23, Guideline 8-p.37). The design proposes the removal of portions of the south and rear walls.

The plan includes a two-story addition on the back of the house and the replacement of the existing second floor porch with an enclosed volume. This attached structure will have its own roof. This addition will be visible from United Street. The proposed elevation of the new addition towards United Street has an appropriate scale, mass, and height in relationship to the existing house and surrounding buildings. The façade of the proposed addition is slightly setback from the existing north façade and reads as an addition. (Guideline 8-p.37) The historic back elevation of the house will have a two-story porch.

The historic house is proposed to be elevated approximately 2'-6" from its current piers. This request is due to flooding problems that the owners had experienced during heavy rains. By raising the house, the main building will be approximately 4'-3" taller than the adjacent house on United Street and approximately 2'-7 1/2" taller than the adjacent house on Whitehead Street.

The plan also includes the relocation of the house, approximately 7'-6" towards United Street. The house will not be moved on its east-west orientation. This relocation responds to the new design and the need to create more room for the proposed side addition. The relocation will place the historic house closer to the sidewalk, which will alter the relationship of the house to its site. (Guideline 1-p.38) Furthermore, the relocation responds to a new addition that will obscure the majority of an existing façade. Another consideration while reviewing the relocation of the house closer to the sidewalk is the fact that the house will be 4'-8" taller than what it is today. The actual setback of the house from United Street can help in the reading of the new proposed height of the house than if it is moved forward to actual minimum required setbacks.

The proposed new addition will have impact resistant two over two aluminum windows and their exterior walls will have hardi board horizontal siding on the bottom portion of the wall and up to the window's sills, and smooth siding paneling on the upper portion of the walls. All trims in the new addition will be made of hardi board.

The plan also includes a new accessory structure facing United Street. The new structure will have a gable roof and will be located next to the northeast corner addition of the house. The structure will have double faux doors United Street and will be elevated at the same level as the house; its use will no longer be for a carport. Staff does not consider this new building a reconstruction.(p74) The guidelines for outbuildings recognizes repairs or restorations of pre-existing historically appropriate outbuildings, the new design does not meet this specific guideline. (Guideline 8-p.40) The Sanborn maps depict carports in almost all surrounding houses. Interesting, historically this was the only house in the area where the carport was exposed to a street.

The design also includes a new swimming pool and deck, both on the rear portion of the lot and not visible from the streets. (Guideline 3-p 40) Re-grading of the site in order to diminish the height of the new piers is also part of the design.

Consistency with Guidelines

Staff has met several times with the owners of the house and the applicant to talk about the guidelines and the history of the house. It is staff's opinion that the project fails many of the cited guidelines and Standards. Staff opines that the proposed addition to the south façade changes the balance and symmetry of the building. Although the side addition is proposed on a secondary elevation and it is set back from the front property line, its construction will require the destruction of the majority of the existing façade, contrary to preservation principles. Staff also finds that the south rear addition is historic to the fabric and shall be restored as such; the new design only keeps the existing roof, while the east elevation will be obscured by a new two-story porch and by a two-story side addition. Staff also finds that the proposed reconstruction of the carport will change its character. Although the front portion of the carport has been altered, it is still an important element to the site. The carport was not original to the site but is historic, as the 1926 Sanborn map depicts it for the first time. In conclusion, staff opines that the proposed additions to the main house, its relocation, and the proposed design for the new accessory structure, are contrary to many of the cited guidelines as well as the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

It is staff's opinion that raising the house to the proposed height will have no adverse effect on the immediate surrounding context and that the proposed swimming pool and pool deck complies with existing guidelines.

DIVISION 4. - BUILDING RELOCATION

Sec. 102-251. - Application and fee.

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

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

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

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

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

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

Secs. 102-253—102-280. - Reserved.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

12/19 +

(11/20/13)



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

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

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

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

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

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

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

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

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

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

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

No App fee Distill

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: Elevate building to 9' BFG +1

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

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

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

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

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

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

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

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

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

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



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

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

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

CRITERIA FOR DEMOLITIONS

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

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

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

Additions are non-contributing & non historic

OR THAT THE BUILDING OR STRUCTURE;

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

There are no distinctive characteristics of historic significance.

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

None have occurred.

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

None have occurred.

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

None have occurred.

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

This building does not exemplify any of the above.

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

This building does not portray any of the above.

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

None exist

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

None exist.

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

None exist.

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



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

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

Yes Number of pages and date on plans

No Reason Will be provided with Building Permit Application

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

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

This will not diminish neighborhood character

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

None of the above will be destroyed

AND

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


None of the above, will be destroyed

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

Building is not contributing.

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

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

	20 Nov 2015 Peter S. Tanker
PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME

OFFICE USE ONLY

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

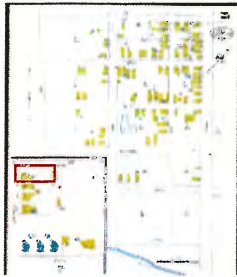
SANBORN MAPS

Key West, Monroe County, Florida, 1912

PRINT SEND ADD SHARE

RELATED MAPS DESCRIPTION THUMBNAILS DOWNLOADS MAP IMAGES

THUMBNAIL

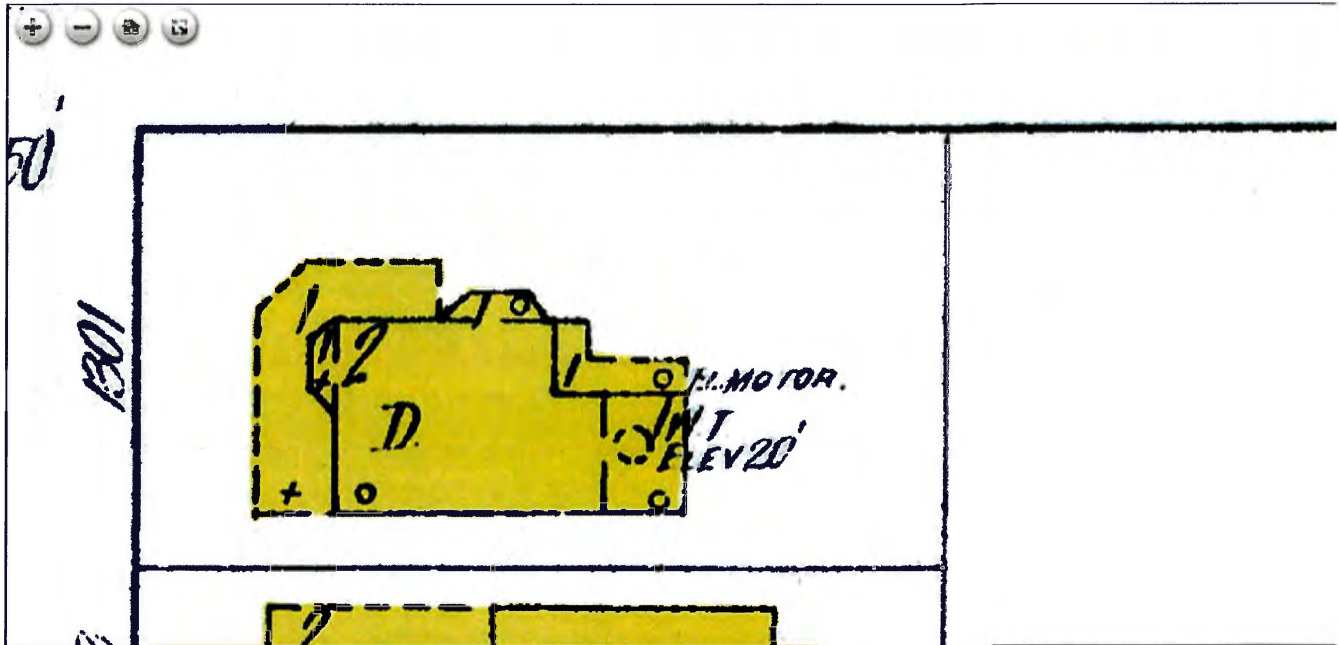


FIRST PREVIOUS

Go To:

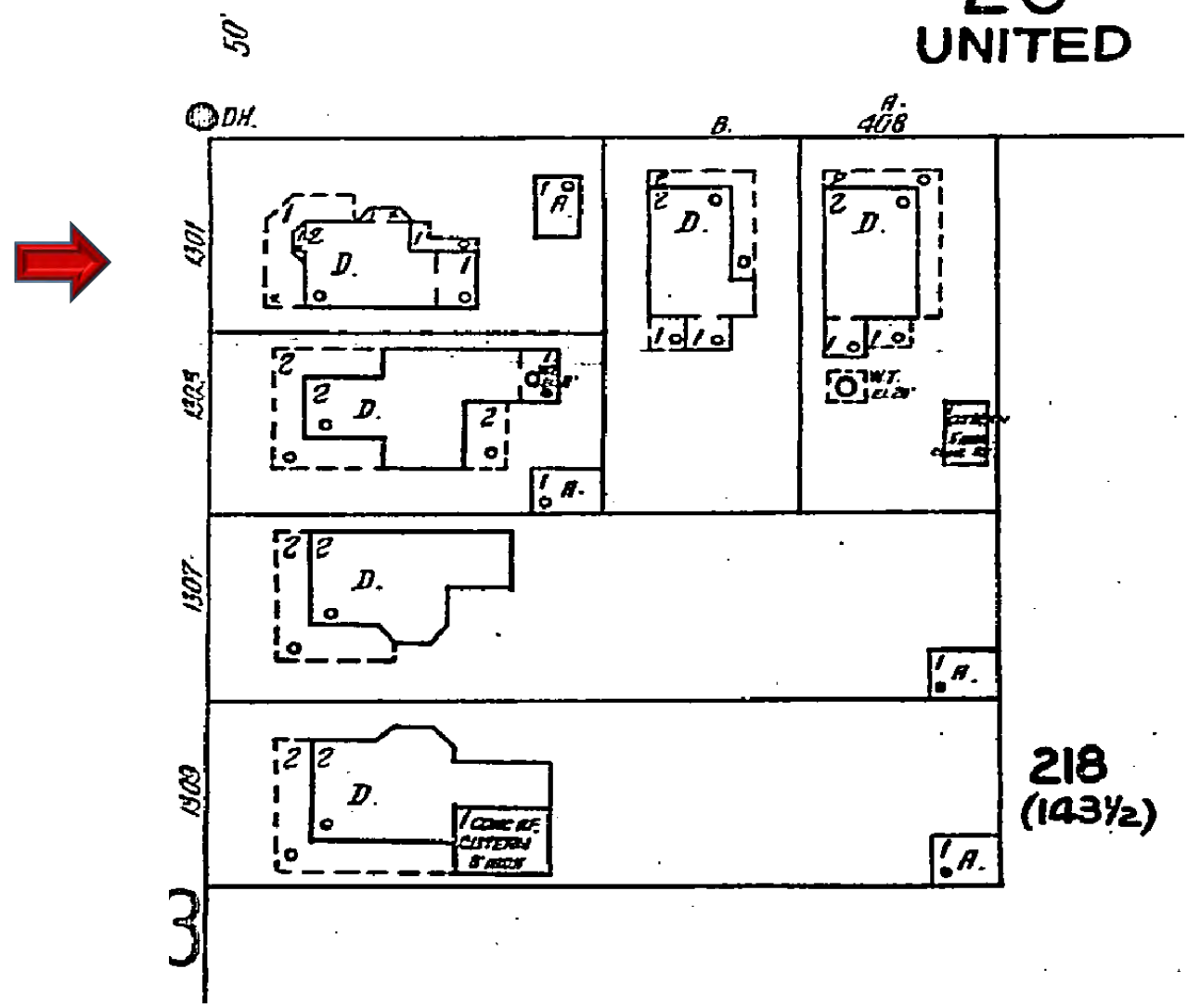


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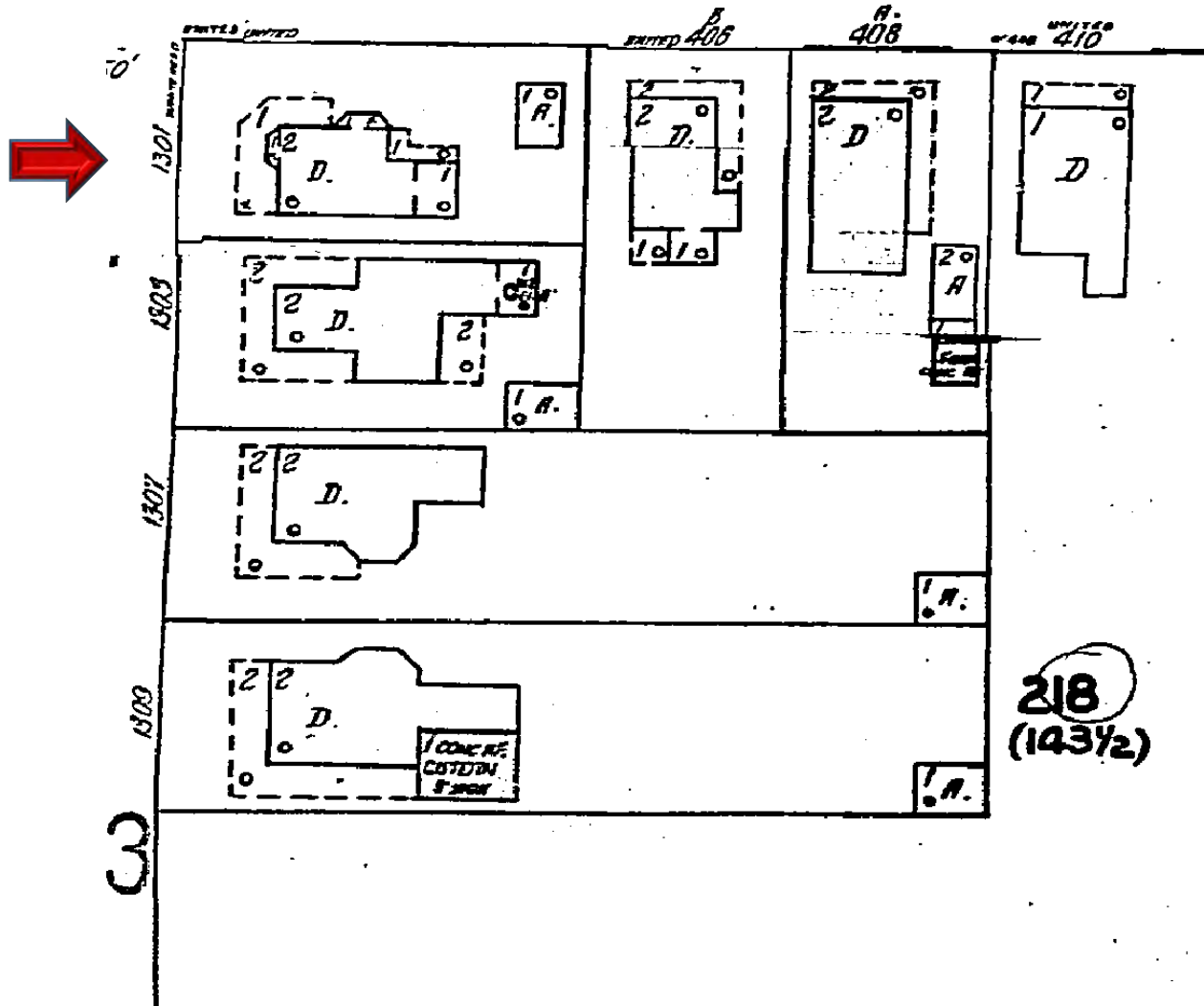


1912 SANBORN MAP.

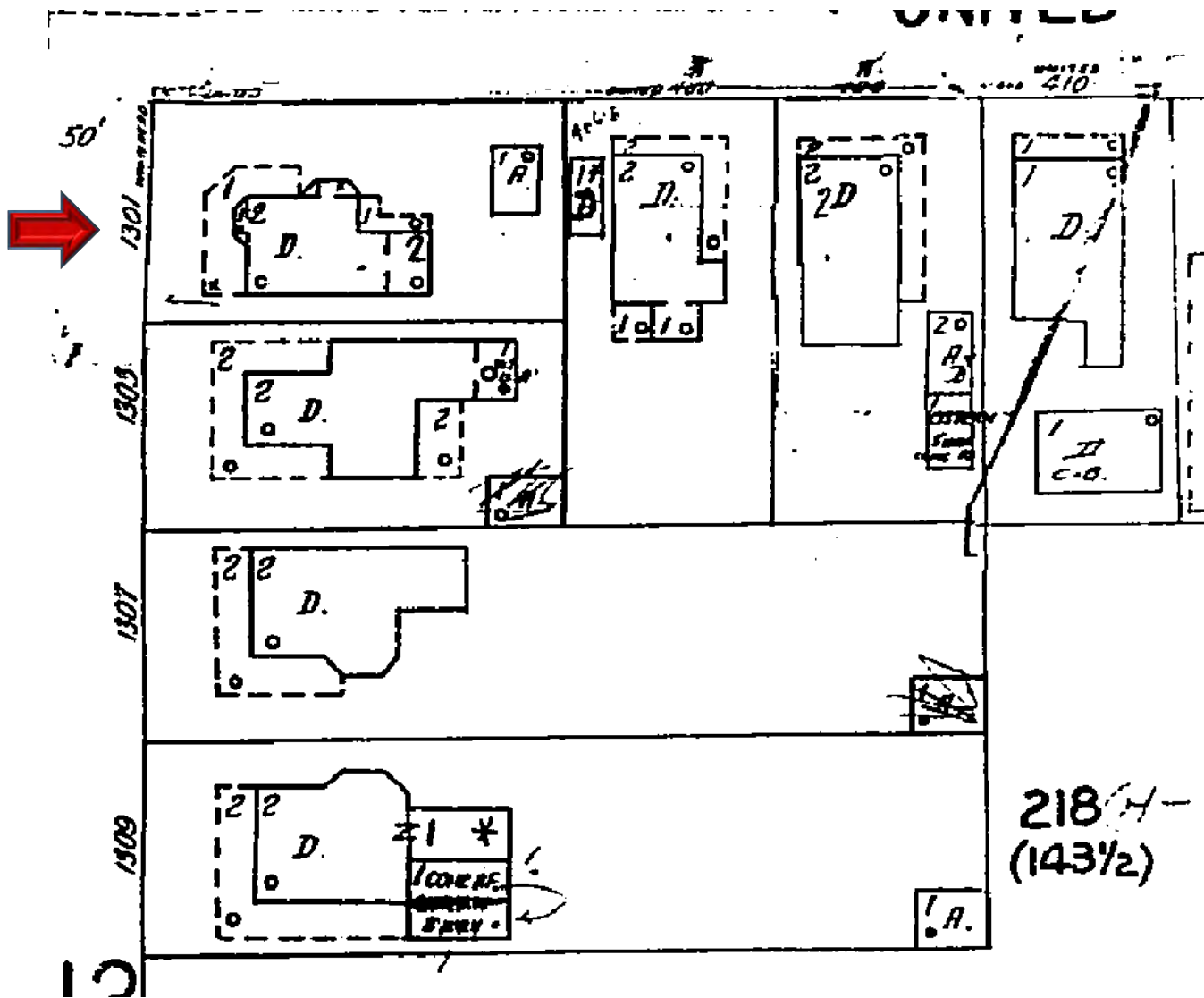
75
UNITED



#1301 Whitehead Street 1926 Sanborn Map



#1301 Whitehead Street 1948 Sanborn Map



#1301 Whitehead Street 1962 Sanborn Map

PROJECT PHOTOS



#1301 Whitehead Street circa 1965. Monroe County Library



→ 1301 WHITEHEAD ST
CARPORT





AREA TO BE ACQUIRED



Google earth































MA
FUL



COCONUT
ONLY



PAY
IN THE
PAY
MID

WJSE

OUTBACK

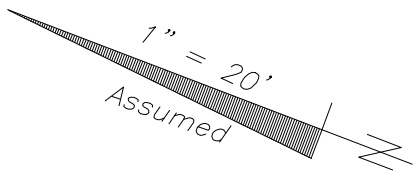






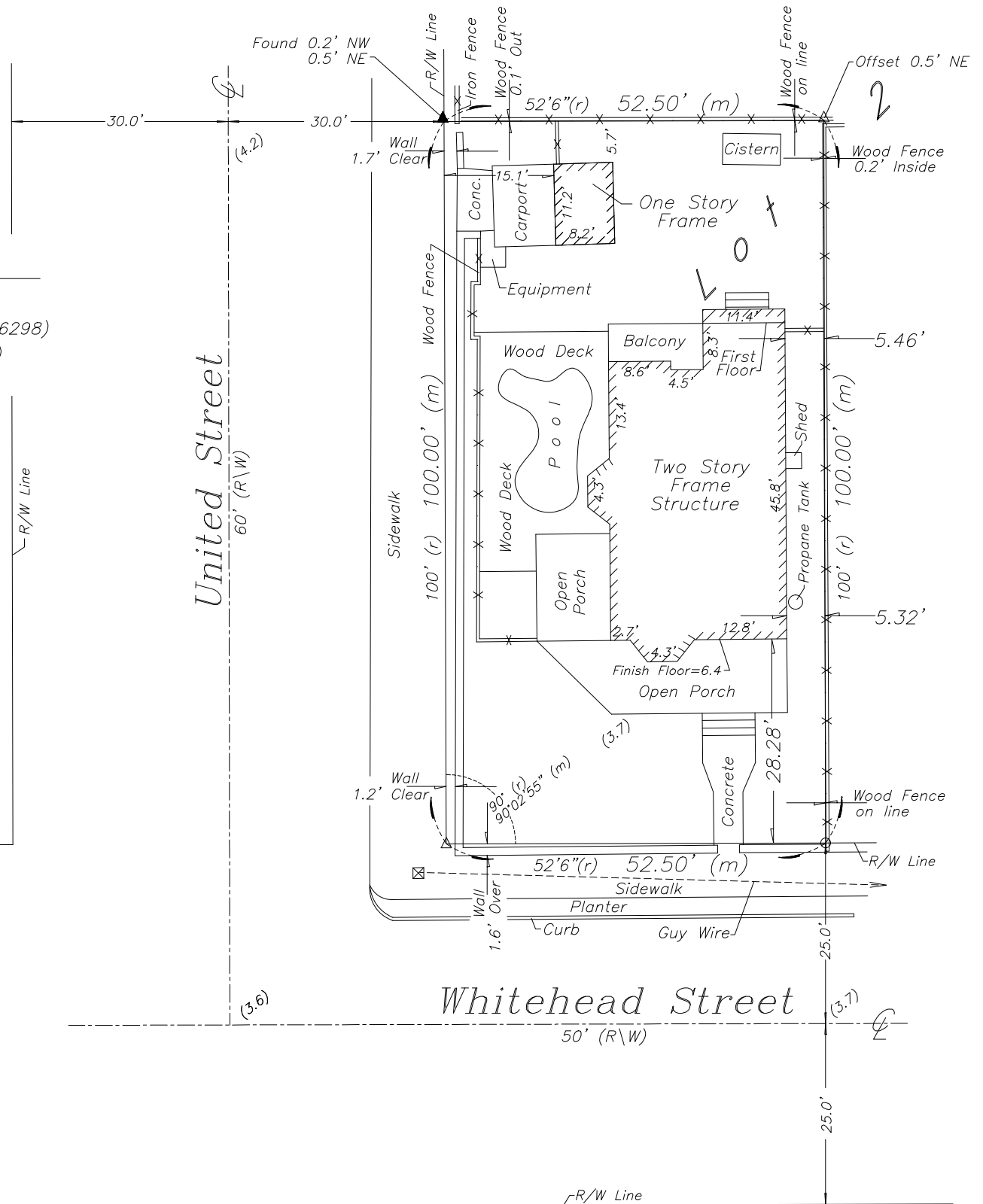
SURVEY

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



LEGEND

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



NOTES:

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

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

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

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

J. LYNN O'FLYNN, INC.

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

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

THIS SURVEY
IS NOT
ASSIGNABLE

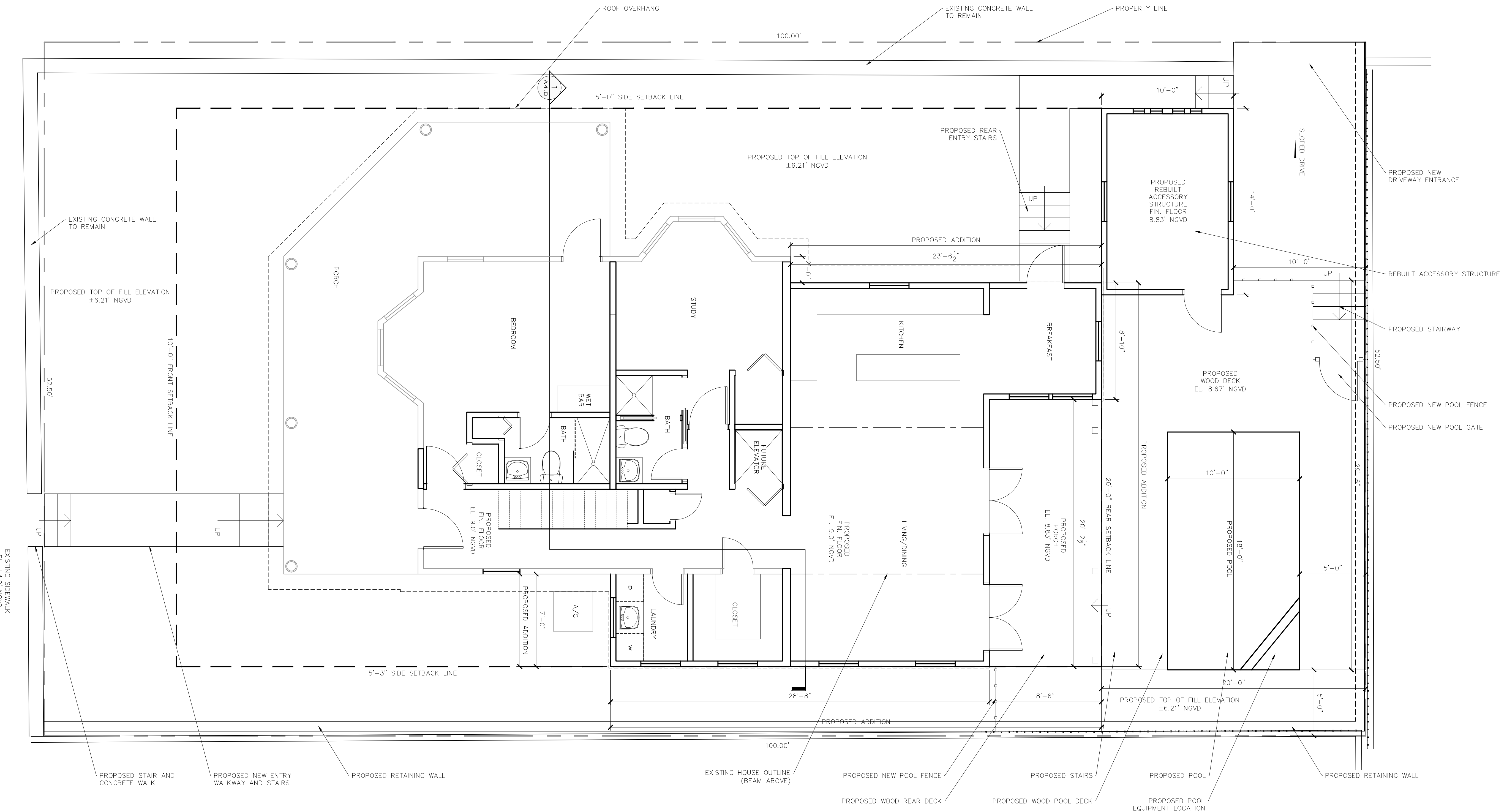
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN



SITE DATA:

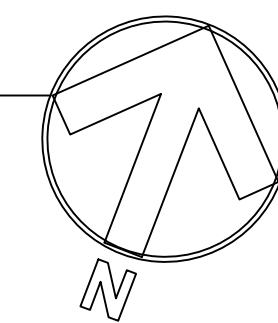
TOTAL SITE AREA:	±5,250.00 SQ.FT
LAND USE:	HDRR
FLOOD ZONE:	AE-8
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED:	60% (3,150.00 SQ.FT)
EXISTING	51.63% (±2,712.67 SQ.FT.)
PROPOSED	56.33% (±2,957.47 SQ.FT.)
MAXIMUM BUILDING COVERAGE:	
REQUIRED	50% (2,625.00 SQ.FT)
EXISTING	29.83% (±1,567.20 SQ.FT.)
PROPOSED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

SETBACKS

FRONT:		
REQUIRED	10'-0"	
EXISTING	±17'-11"	(TO PORCH)
PROPOSED	±17'-11"	(TO PORCH)
SIDE:		
REQUIRED	5'-0"	
EXISTING	±19'-9"	(TO BUILDING)
PROPOSED	±5'-0"	(TO PORCH)
SIDE:		
REQUIRED	5'-3"	
EXISTING	±5'-4"	(TO BUILDING)
PROPOSED	±5'-3"	(TO BUILDING)
REAR:		
REQUIRED	20'-0"	
EXISTING	±26'-1"	(TO BUILDING)
PROPOSED	±20'-0"	(TO BUILDING)
MAXIMUM HEIGHT:		
EXISTING	30 FT	
PROPOSED	±30.0' (TO CROWN OF ROAD)	
	±32.6' (TO CROWN OF ROAD)	

Proposed Site Plan

1/4" = 1' - 0"



ACCESSORY STRUCTURE

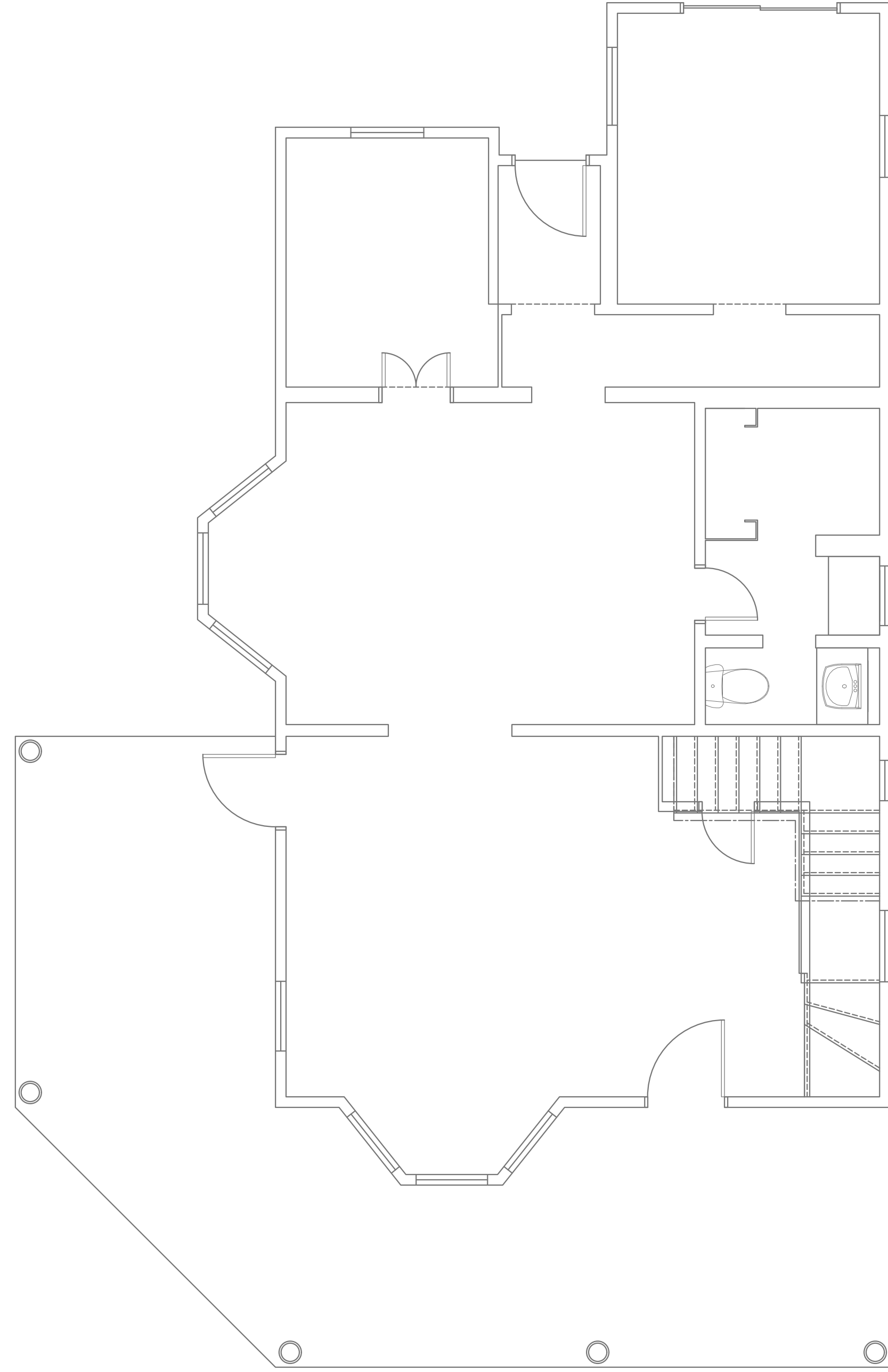
REAR SETBACK	20'-0"
WIDTH OF LOT	52.50'
AREA	1050 SQ.FT.
DIMS. OF ACC. STRUCT.	14'-0" X 10'-0"
AREA OF ACC. STRUCT.	140 SQ.FT.
ALLOWABLE ACC. STRUCT.	30% (315.00 SQ.FT.)
EXISTING	23.02% (241.67 SQ.FT.)
PROPOSED	13.33% (140.00 SQ.FT.)

Janker Residence
1301 Whitehead St. Key West, FL

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

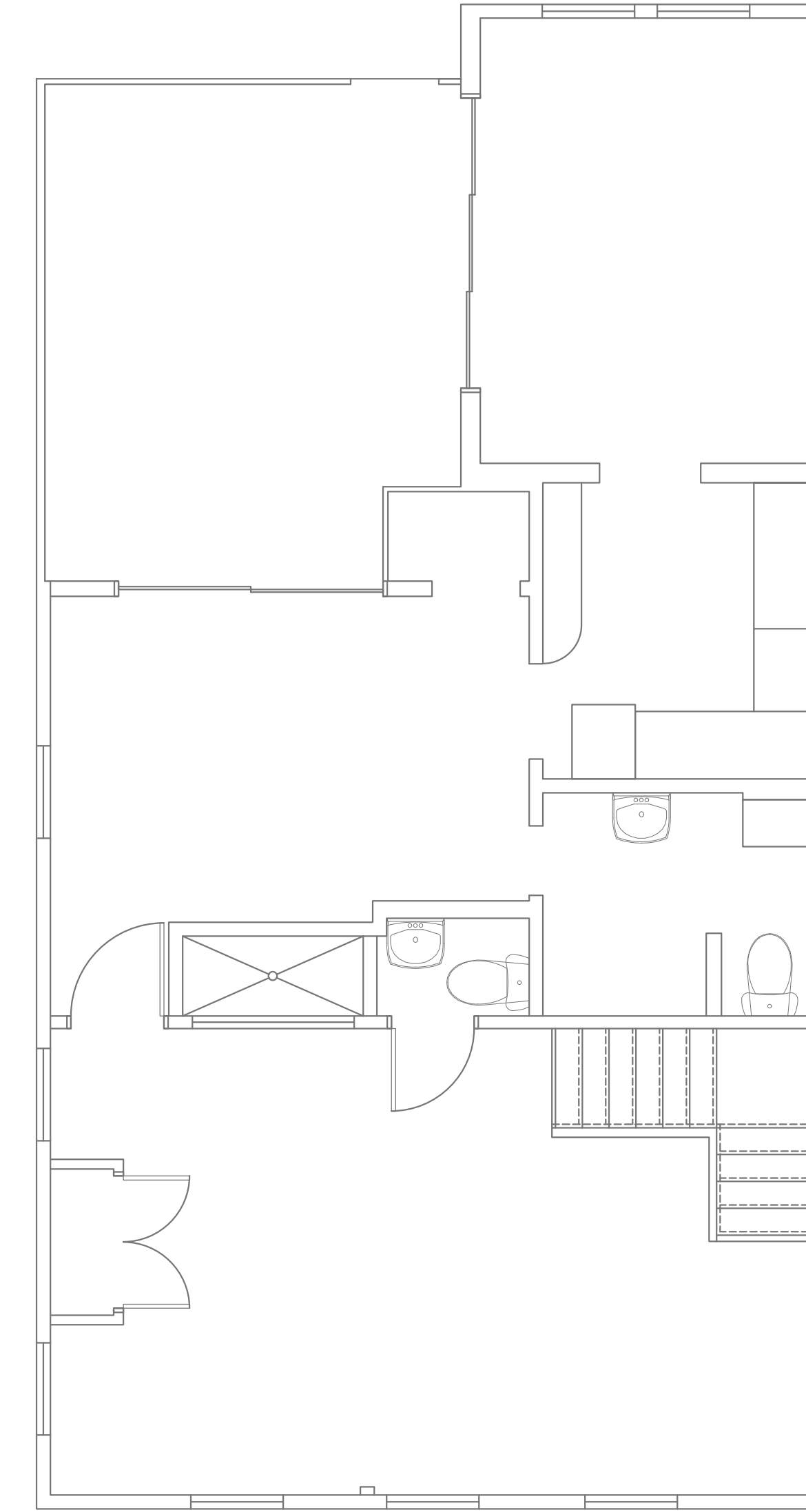
date:
02/01/16
revision:

sheet:
A1.0



Existing First Floor Plan

1/4" = 1' - 0"



Existing Second Floor Plan

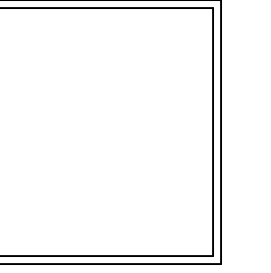
1/4" = 1' - 0"

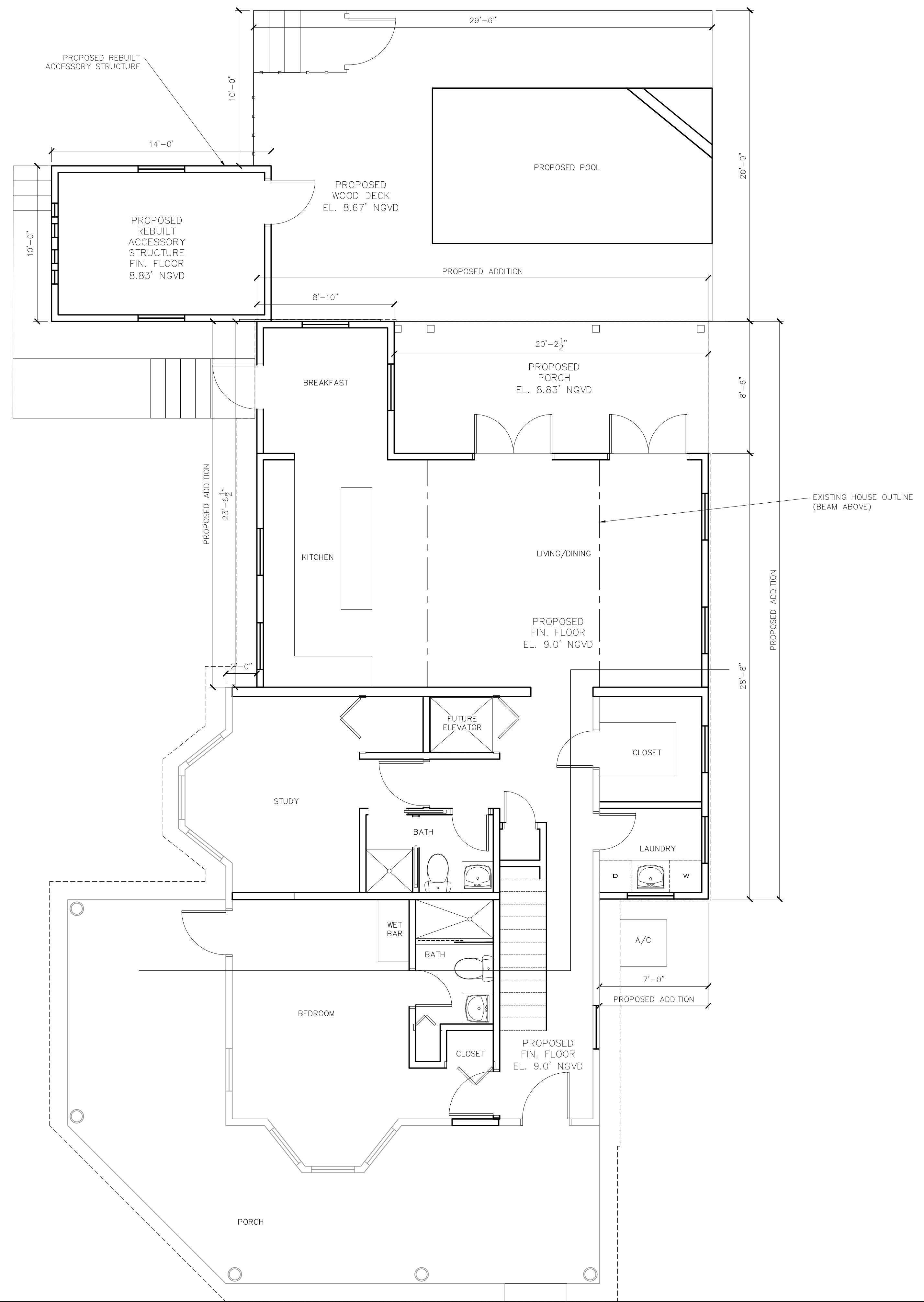
THOMAS E. POPE, P.A. ARCHITECT
 610 White Street, Key West FL
 (305) 296 3611
 TEPopePA@aol.com

date:
 02/01/16
 revision:

sheet:
 A2.0

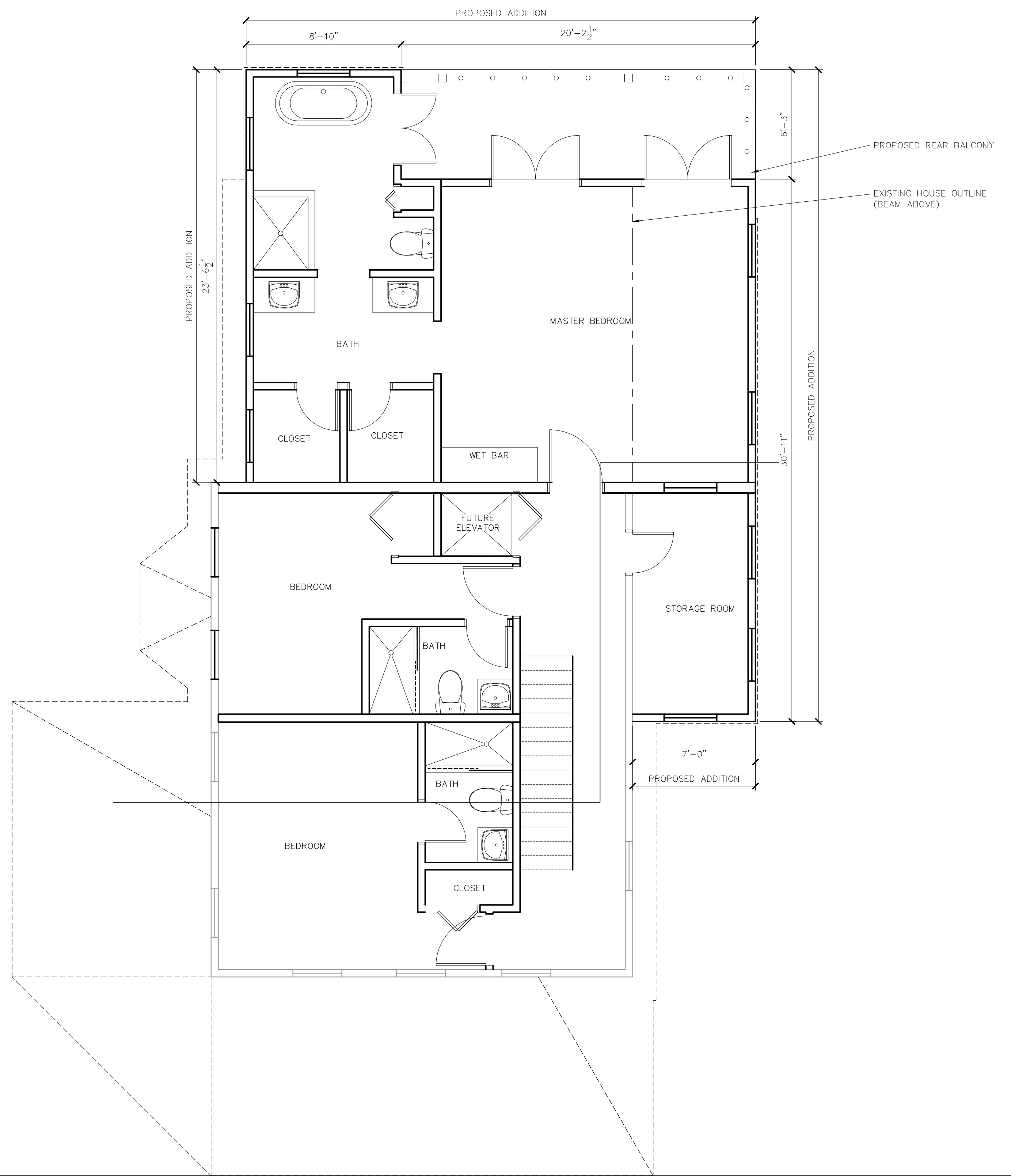
Janker Residence
 1301 Whitehead St. Key West, FL





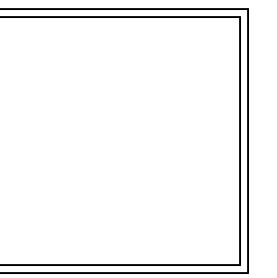
Proposed First Floor Plan

1/4" = 1' - 0"



Proposed Second Floor Plan

1/4" = 1' - 0"



Janker Residence
1301 Whitehead St. Key West, FL

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

date:
02/01/16
revision:

sheet:
A2.1



Existing Front (Whitehead St.) Elevation

1/4" = 1' - 0"



Proposed Front (Whitehead St.) Elevation

1/4" = 1' - 0"



Existing Rear Elevation

1/4" = 1' - 0"



Proposed Rear Elevation

1/4" = 1' - 0"

Janker Residence
1301 Whitehead St. Key West, FL

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revision:

sheet:
A3.0



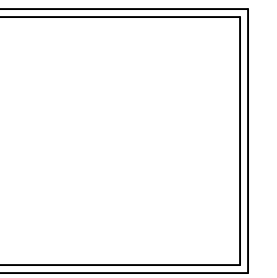
Existing Side Elevation

1/4" = 1' - 0"



Proposed Side Elevation

1/4" = 1' - 0"



Janker Residence
 1301 Whitehead St. Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
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 (305) 296 3611
 TEPopePA@aol.com

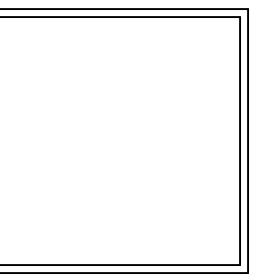
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 02/01/16
 revision:

sheet:
 A3.1



Existing Side (United St.) Elevation

1/4" = 1' - 0"



Janker Residence
1301 Whitehead St. Key West, FL



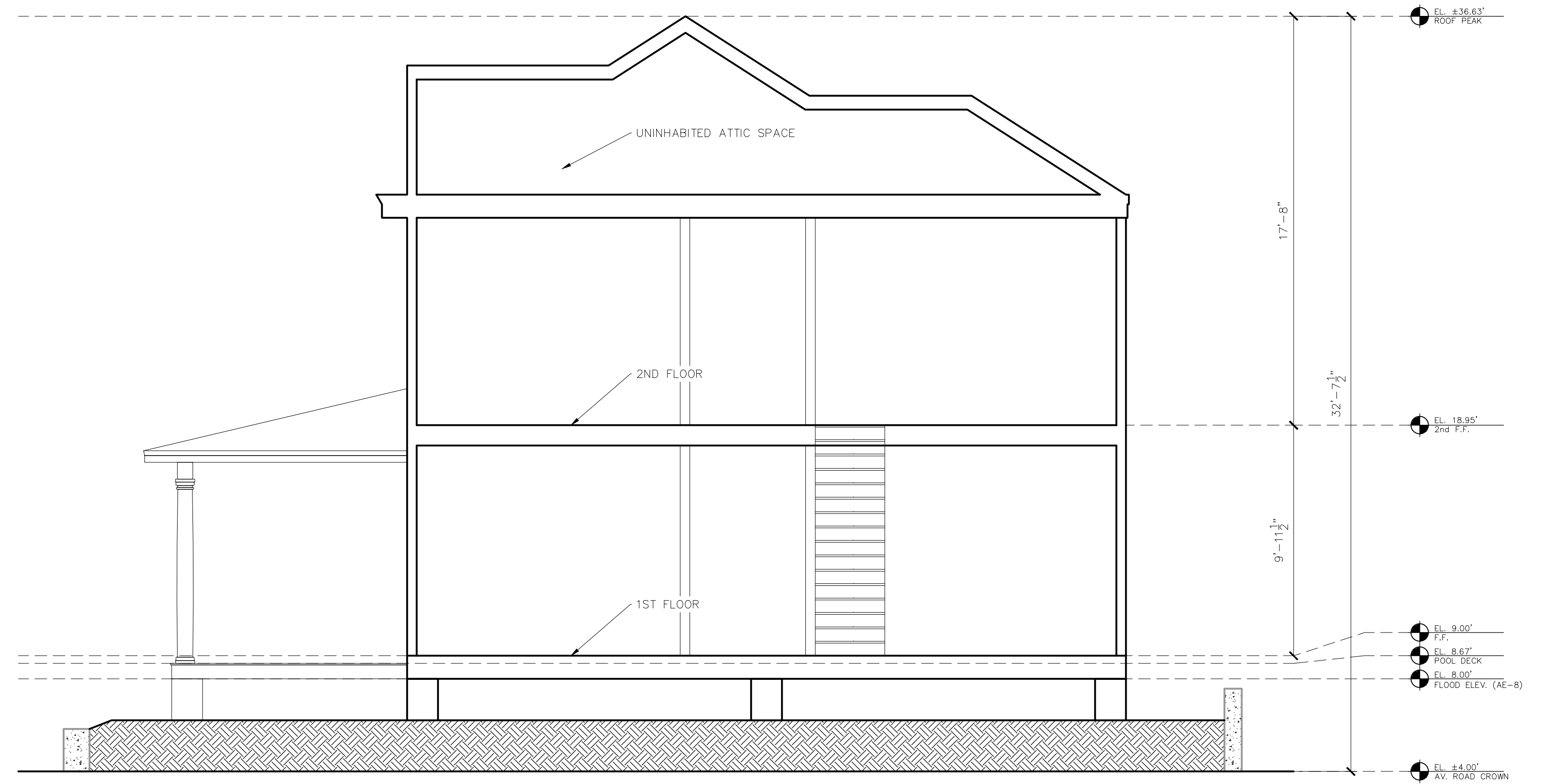
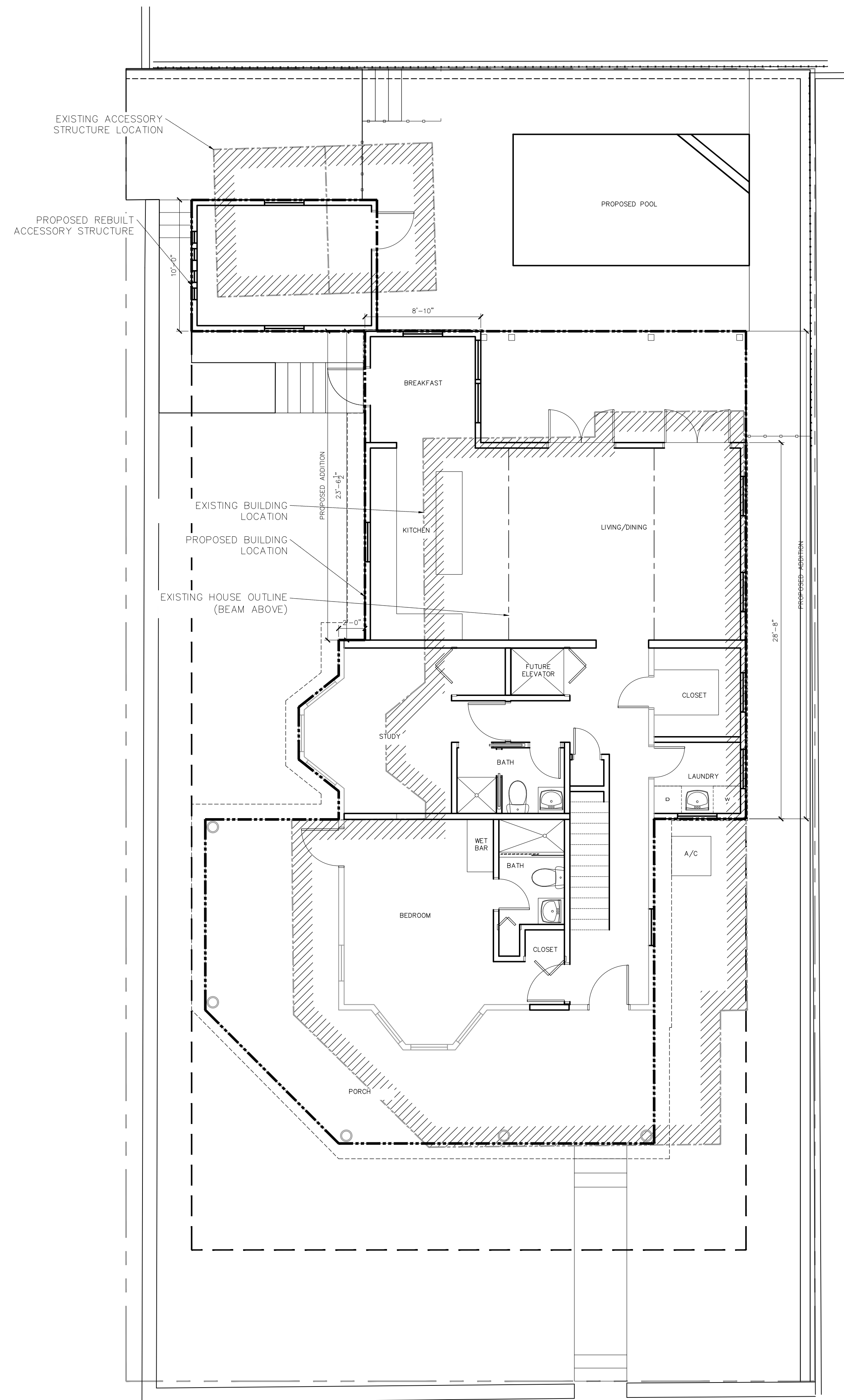
Proposed Side (United St.) Elevation

1/4" = 1' - 0"

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610 White Street, Key West FL
TEPopePA@aol.com
(305) 296 3611

date:
02/01/16
revision:

sheet:
A3.2



Section 1-1

1/4" = 1' - 0"

Relocation Plan

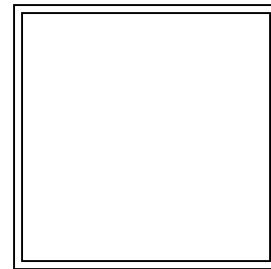
3/16" = 1' - 0"

Janker Residence
1301 Whitehead St. Key West, FL

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610 White Street, Key West FL
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date:
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revision:

sheet:
A4.0

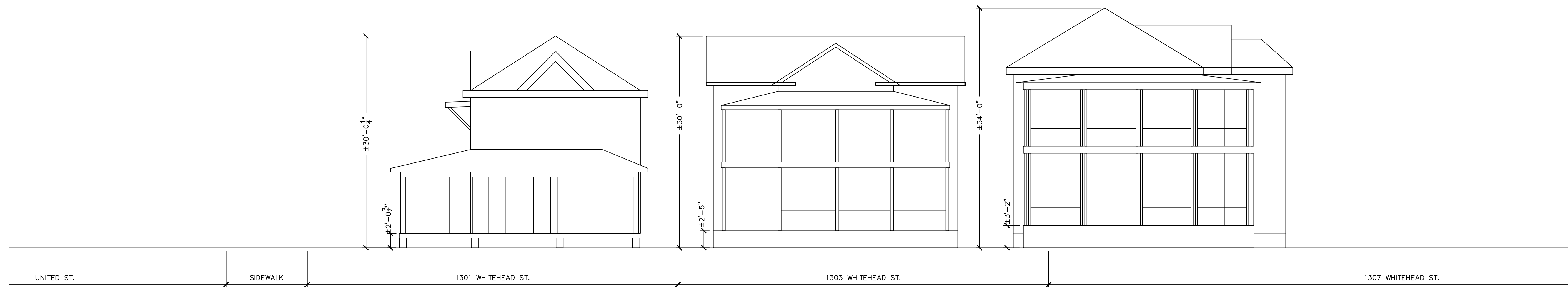


Janker Residence
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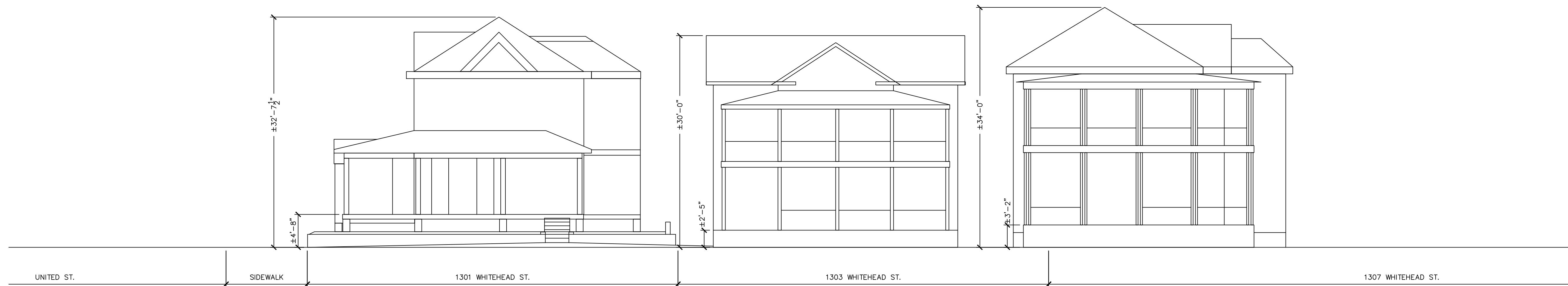
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 revision:

sheet:
 A5.0



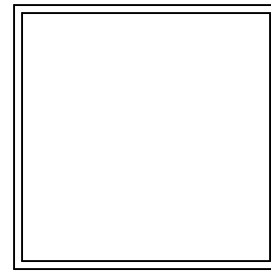
Existing Whitehead St. Streetscape

1/8" = 1' - 0"



Proposed Whitehead St. Streetscape

1/8" = 1' - 0"

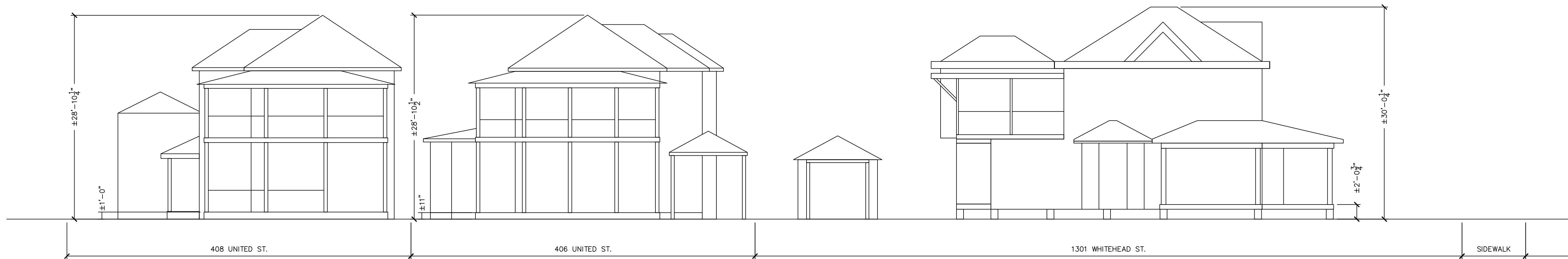


Janker Residence
 1301 Whitehead St. Key West, FL

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 TEPopePA@aol.com

date:
 02/01/16
 revision:

sheet:
 A5.1



Existing United St. Streetscape

1/8" = 1' - 0"



Proposed United St. Streetscape

1/8" = 1' - 0"

NOTICING

Public Meeting Notice

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

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

FOR- #1301 WHITEHEAD STREET

Applicant – Thomas E. Pope

Application #H15-01-1528

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1301 Whitehead on the 8 day of December, 2015.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on December 15, 2015.

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

The Certificate of Appropriateness number for this legal notice is H15-01-1528

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

Signed Name of Affiant: [Signature]

Date: 12.8.2015

Address: 610 White Street

City: Key West

State, Zip: FL 33040

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

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

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: 12/26/17



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



PR
PRO P
—
N
TRE P

PROPERTY APPRAISER INFORMATION

- [» Tax Collector](#)

Monroe County Cities

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

First Time Home Buyer (IRS)

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

IRS Links

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

Other Links

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

Property Record Card -

Maps are now launching the new map application version.

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

Previous Record **Alternate Key: 1036986 Parcel ID: 00036120-000000** Next Record

Ownership Details

Mailing Address:

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

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 1301 WHITEHEAD ST KEY WEST

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

Click Map Image to open interactive viewer



Exemptions

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

Land Details

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

Building Summary

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

Building 1 Details

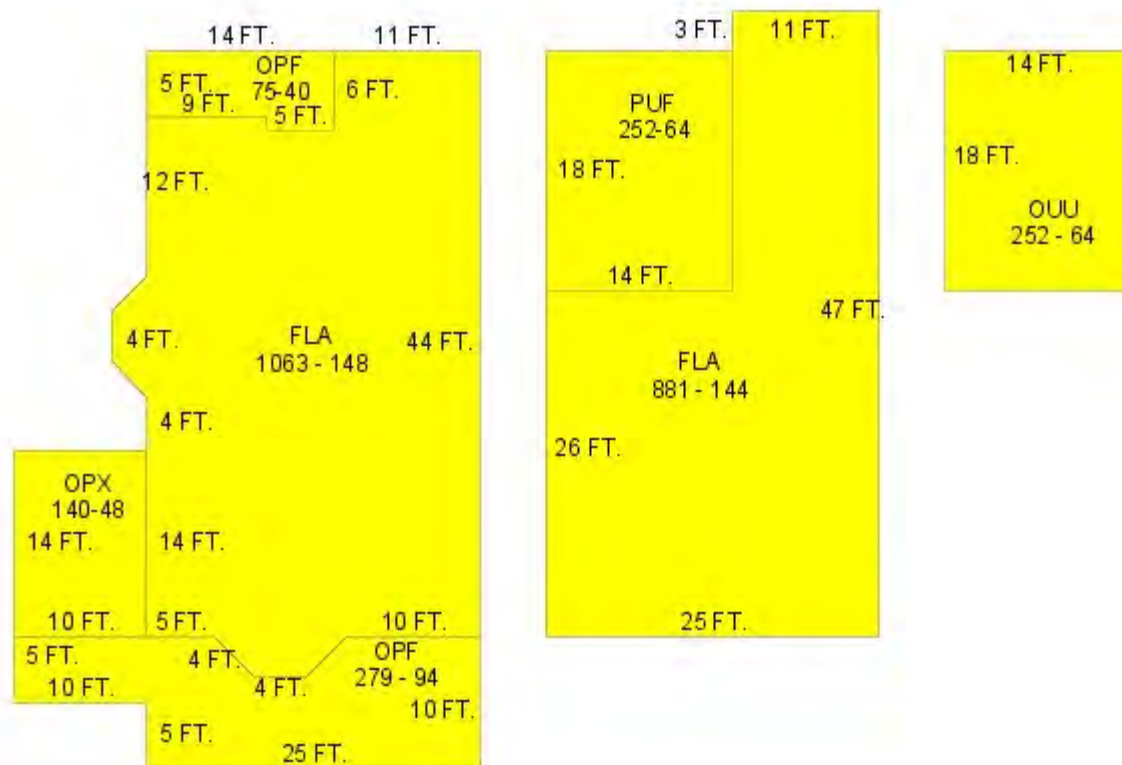
Building Type	R1	Condition	A	Quality Grade	550
Effective Age	24	Perimeter	292	Depreciation %	31
Year Built	1938	Special Arch	0	Grnd Floor Area	1,944
Functional Obs	0	Economic Obs	0		

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

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

Extra Features:

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



Sections:

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

Misc Improvement Details

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

Appraiser Notes

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 12-2951	12/21/2012	12/13/2013	1,100	Residential	PAINING OF RESIDENCE-REMOVE ONE KITCHEN SO THERE IS ONLY ONE IN HOME. WILL NOT INCLUDE FRONT WALL SINCE IT'S ON CITY PROPERTY- WILL REQUIRE AN EASEMENT
9902993	08/23/1999	12/13/2000	9,550		13 SQS V-CRIMP ROOF
9803552	11/15/1998	10/11/2002	5,000		EXTERIOR REPAIRS
13-2339	07/08/2003	10/30/2003	1,500		REPLASTER POOL
03-7/18/3	07/18/2003	10/30/2003	600		RELOCATE POOL PUMP

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	194,897	14,487	509,733	719,117	673,587	25,000	648,587
2014	178,955	13,535	475,751	668,241	668,241	25,000	643,241
2013	184,068	13,899	410,508	608,475	569,501	0	608,475
2012	186,625	14,264	316,840	517,729	517,729	0	517,729
2011	185,065	14,628	199,726	399,419	338,471	25,000	324,110
2010	185,065	14,993	142,027	342,085	320,292	25,000	295,292
2009	206,359	15,357	393,146	614,862	441,485	25,000	416,486
2008	190,318	15,722	525,000	731,040	494,769	25,000	469,769
2007	219,138	12,543	866,250	1,097,931	642,155	25,000	617,155
2006	368,266	12,919	472,500	853,685	526,458	25,000	501,458
2005	280,583	13,260	367,500	661,343	449,967	25,000	424,967
2004	226,512	13,637	311,519	551,668	395,272	25,000	370,272
2003	237,090	11,278	140,184	388,552	317,600	25,000	292,600
2002	239,587	11,654	124,608	375,849	308,502	25,000	283,502
2001	178,349	11,995	124,608	314,952	278,354	25,000	253,354
2000	158,489	13,509	96,052	268,050	252,891	25,000	227,891
1999	126,536	11,080	96,052	233,668	233,668	25,000	208,668
1998	111,436	10,075	96,052	217,563	202,177	25,500	176,677
1997	118,866	9,450	86,625	214,940	199,264	25,500	173,764
1996	87,027	7,461	86,625	181,114	180,780	25,500	155,280
1995	87,027	7,643	86,625	181,296	178,487	25,500	152,987
1994	77,829	7,011	86,625	171,466	171,466	25,500	145,966
1993	77,829	7,175	86,625	171,630	171,630	25,500	146,130
1992	94,952	7,352	86,625	188,929	188,929	25,500	163,429

1991	104,140	7,516	86,625	198,282	198,282	25,500	172,782
1990	55,718	6,921	69,563	132,203	132,203	25,500	106,703
1989	50,653	6,443	70,875	127,971	127,971	25,500	102,471
1988	41,424	4,909	65,625	111,958	111,958	25,500	86,458
1987	40,935	5,023	47,250	93,208	93,208	25,500	67,708
1986	41,158	5,134	47,250	93,542	93,542	25,500	68,042
1985	39,992	5,244	34,085	79,321	79,321	25,500	53,821
1984	37,485	5,360	34,085	76,930	76,930	25,500	51,430
1983	37,485	116	22,525	60,126	60,126	25,500	34,626
1982	38,159	116	18,444	56,719	56,719	25,500	31,219

Parcel Sales History

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

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

This page has been visited 131,218 times.

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