Historic Architectural Review Commission
Staff Report for Item 14

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Daniela Salume, MFA Historic Architectural Preservationist
Meeting Date:	July 22, 2025
Applicant:	Peter Janker
Application Number:	C2025-0061
Address:	1301 Whitehead Street

Description of Work:

Second Reading - After the fact – Partial demolition of rear section of first floor and second story covered porch.

Site Facts:

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

Currently the house sits on piers and it is on an AE-8 flood zone.

Photo of property circa 1956. Monroe Country Library.

Aerial photo of property in 1941.

Aerial photo of property circa 1950.

Aerial photo from 1968.

Photo of property under review before lifting of home circa 2022.

Photo of property under review before lifting of home circa 2022.

Photo of property under review before lifting of home circa 2024.

Photo of property under review after lifting of home circa 2024.

Photo of property under review after lifting of home circa 2024.

Photo of property under review showing unpermitted work on the rear of the property circa 2024.

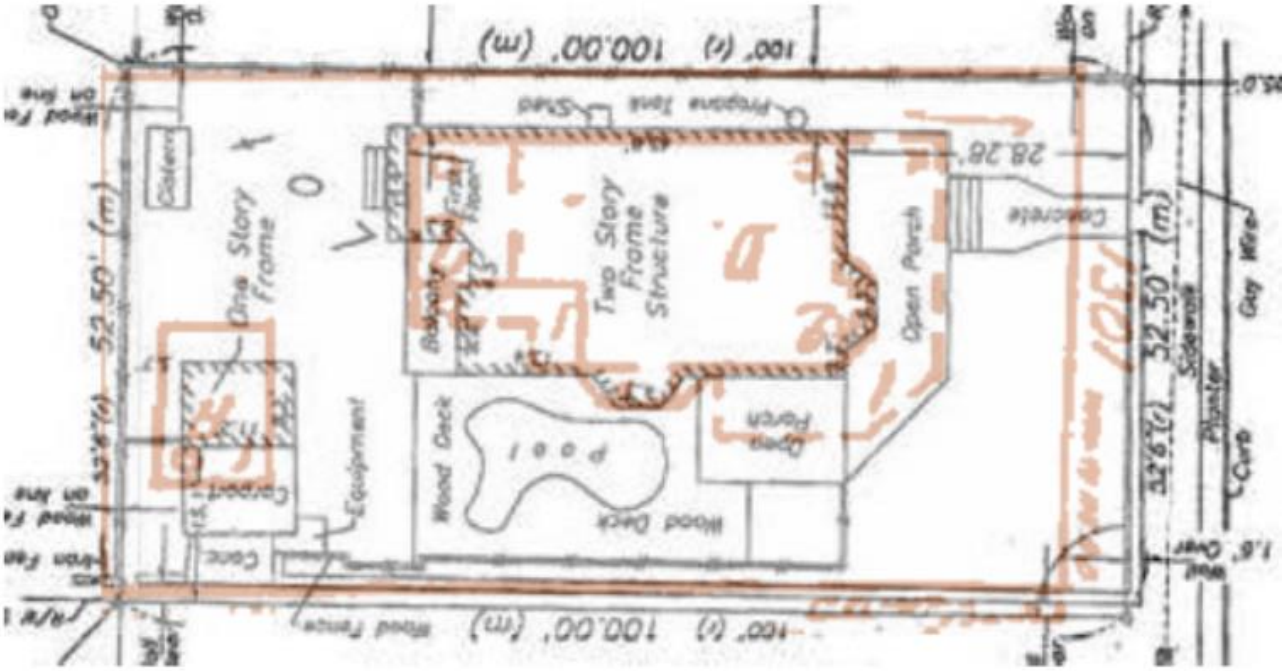
Photo of property under review showing unpermitted railings circa 2024.

Photo of property under review showing unpermitted work in rear circa 2024.

Photo of property under review. Code case from Jan 23, 2025.

Photo of property under review. Code case from Jan 23, 2025.

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



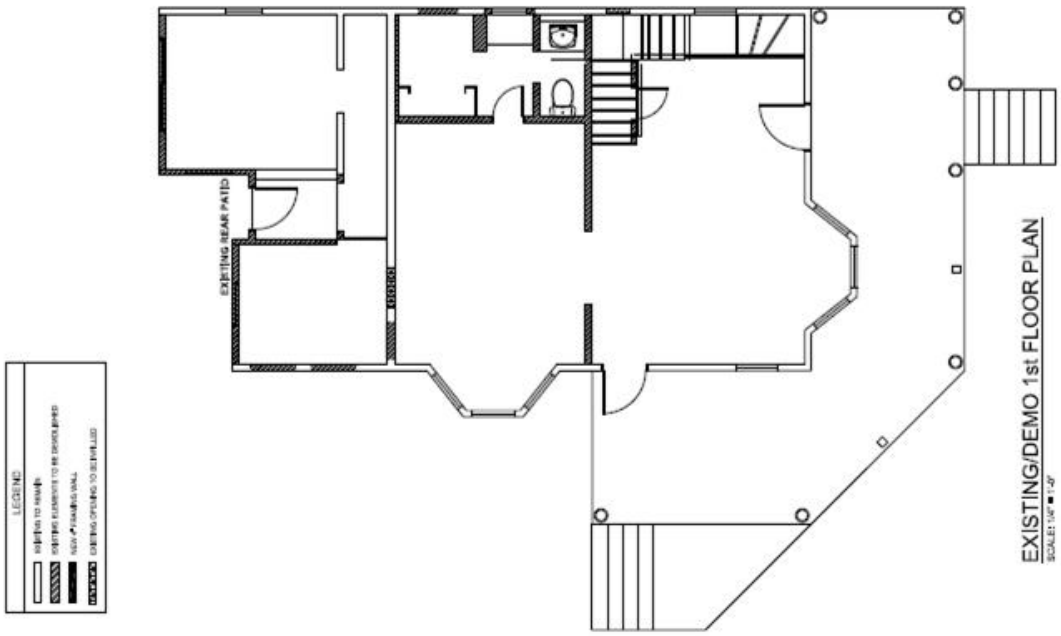
Current survey and 1962 Sanborn Map.

Ordinance Cited on Review:

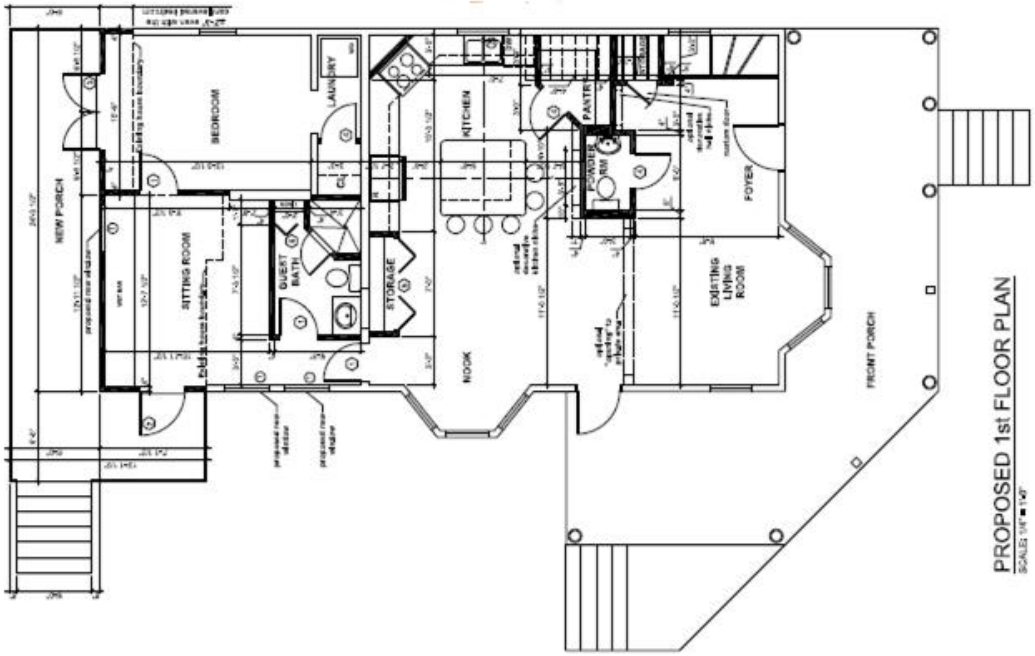
- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

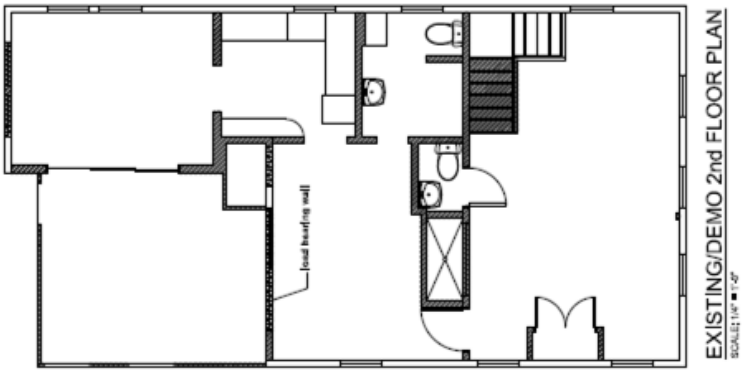
The proposed work includes a partial demolition of the rear portion of the first floor and the existing second-story covered porch. This demolition will remove certain altered elements at the rear of the structure in order to accommodate a reconfiguration of both floors and the construction of a new two-story rear porch.



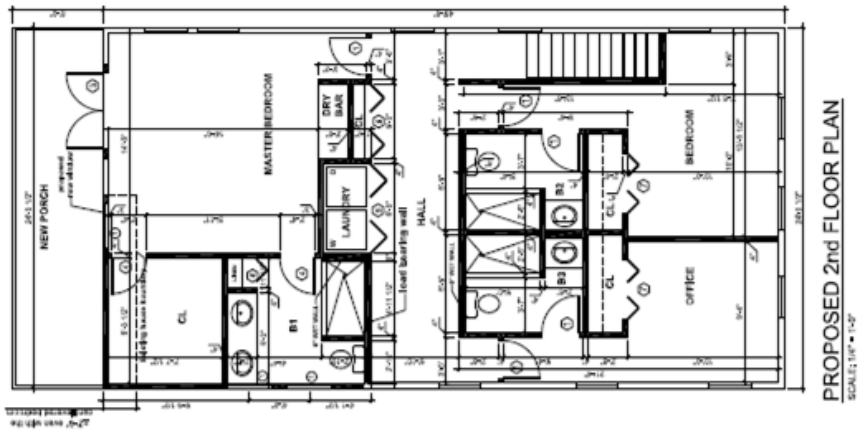
Existing First Floor Plan of principal structure.



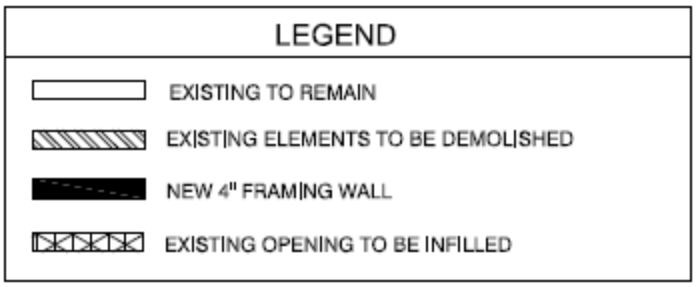
Proposed First Floor Plan for principal structure.



Existing Second Floor Plan of principal structure.



Proposed Second Floor Plan for principal structure.



Legend for floor plans, outlining demolition components.

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

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

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

The elements under review are contributing and historic but do exhibit extreme deterioration.

The following is the criteria of section 102-125:

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

Staff opines that elements proposed for demolition do not display distinctive characteristics of a type, period or method of construction.

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

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or*

nation, and is not associated with the life of a person significant in the past.

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

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

It is staff's understanding that the site is not associated with any significant event.

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

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

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

Staff believes that elements proposed for demolition do not portray an era of history characterized by a distinctive architectural style.

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

This is not the case.

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

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

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

Staff believes that the elements under review do not yield important information in history.

It is staff opinion that the request for demolition can be considered as it meets the criteria for demolition and the proposed elements for demolition do not portray any significant architectural elements. If approved, this will require two readings for demolition as the building is contributing to the historic district. Staff will review submitted construction plans for demolition and design to assure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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

HARC COA #	REVISION #	INITIAL & DATE
COAC2025-0061		
FLOOD ZONE	**ZONING DISTRICT**	**BLDG PERMIT #**

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

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

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

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

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

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

GENERAL: Follow on HARC review to boards held 2015, 2016, 2017, 2022, 2024. Complete renovation of home to include: squaring off backof home; new windows & door (slider) locations; redesigned roofline; movement & redesign of accessory bld / garage.

MAIN BUILDING: Windows, door (north), sliders, roof redesign of flat feature.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Movement of accessory building with partial demo of structure for enlargement to single stall garage with a second story storage area.

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

ACCESSORY STRUCTURE(S): move per 2017 HARC board approval, enlarge to fill one car garage with 2nd floor storage area.	
PAVERS:	**FENCES:** repair and paint
DECKS: repair & paint.	**PAINTING:** same color as restor have & prime
SITE (INCLUDING GRADING, FILL, TREES, ETC): Per 2022 HARC board	**POOLS (INCLUDING EQUIPMENT):**
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): install central air, gas for kitchens, venting as appropriate.	**OTHER:** new elec system & plumbing system to include dry sprinkler system

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

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

HARC COA #	INITIAL & DATE
COAS 2025-1570	PDM 6/10/2025
ZONING DISTRICT	BLDG PERMIT #
	BLD2025-1177

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

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 10 June 2025 Peter Janker **DATE AND PRINT NAME**

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Removal and replacement of northeast wall side wall, removal and replacement of rear east wall so as to enclose what is now a screened 2nd floor porch. Remove rear wall and replace so as to square off of the rear of the building.

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.

The lifting of the building identified issues with support structure and stablity reflected in the northeast side wall detaching. The lift was completed by bypassing the the rear structure for the lift and use of extra cribbing.

(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.

The northeast rear of the building, both floors, has been previouly reviewed by the committee and no distinctive characteristics were identifed of historical significance. No issues were identifed with squaring off the rear of the building.

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.

N/A

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

N/A

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

N/A

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.

Structures being removed currently detract from the historical character of the home & neighborhood. Changes are anticipated to enhance the character of the home, neighborhood and district.

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

No impact

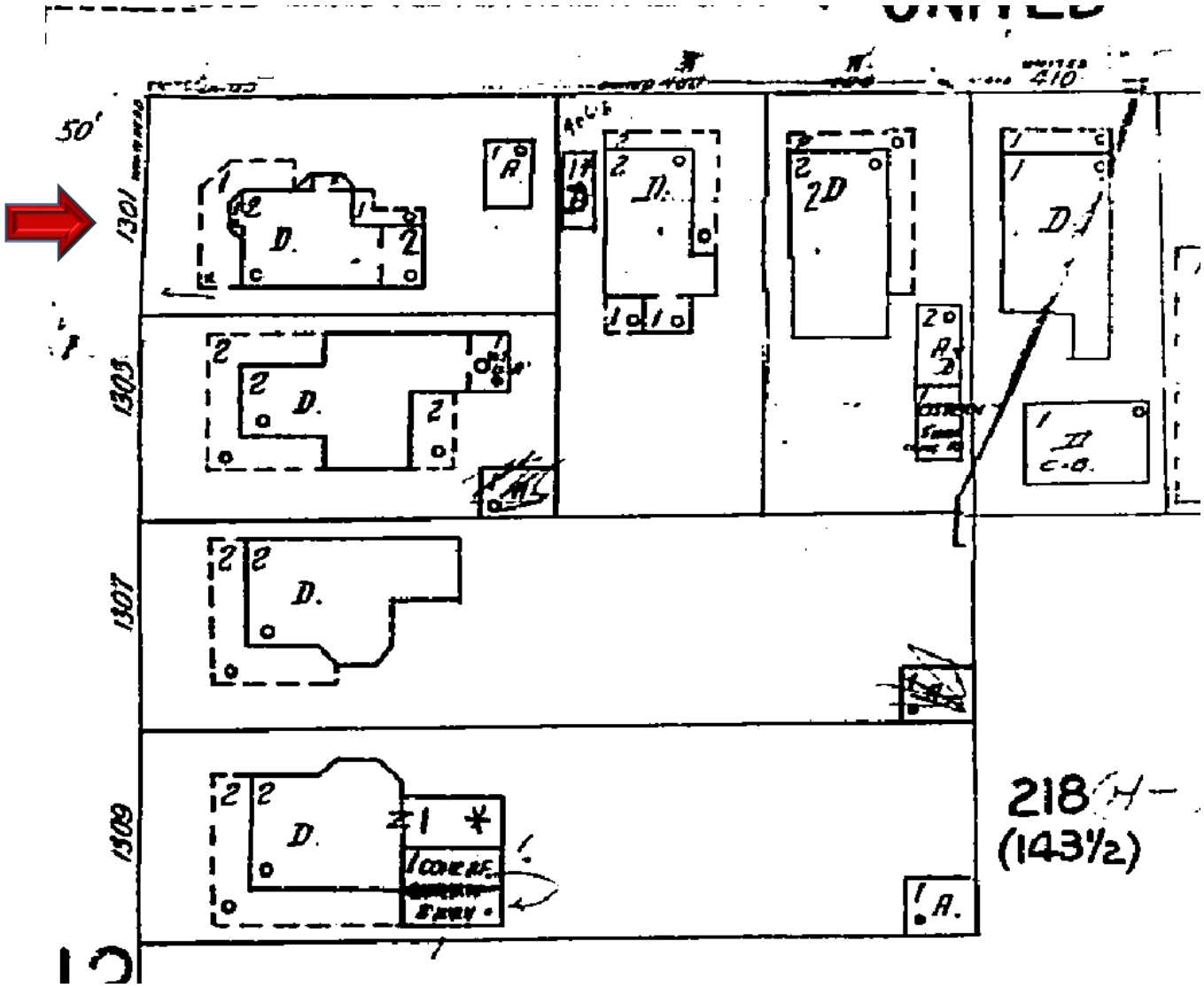
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The additions are not being removed. Walls are being brought up to code and safety standards and for three sections of the rear wall are being moved approximaely 18 inches to align with the 2nd story southeast wall.

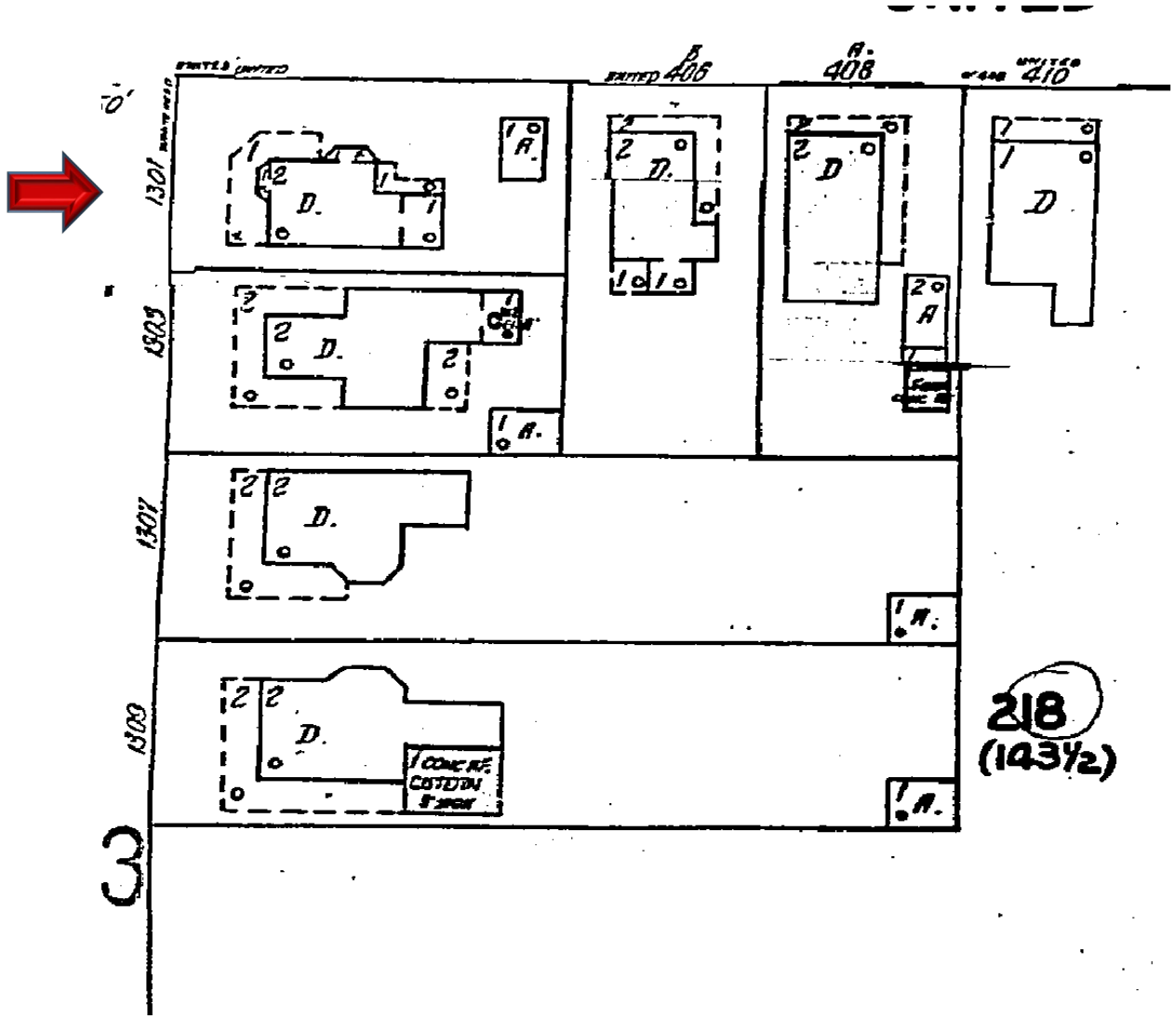
(4) Removing buildings or structures that would otherwise qualify as contributing.

City has articulated that the northeast 1st and 2nd floor structures to be noncontributing, specifically the former 1st floor porch (subsquently enclosed) and the 2nd floor screen porch.

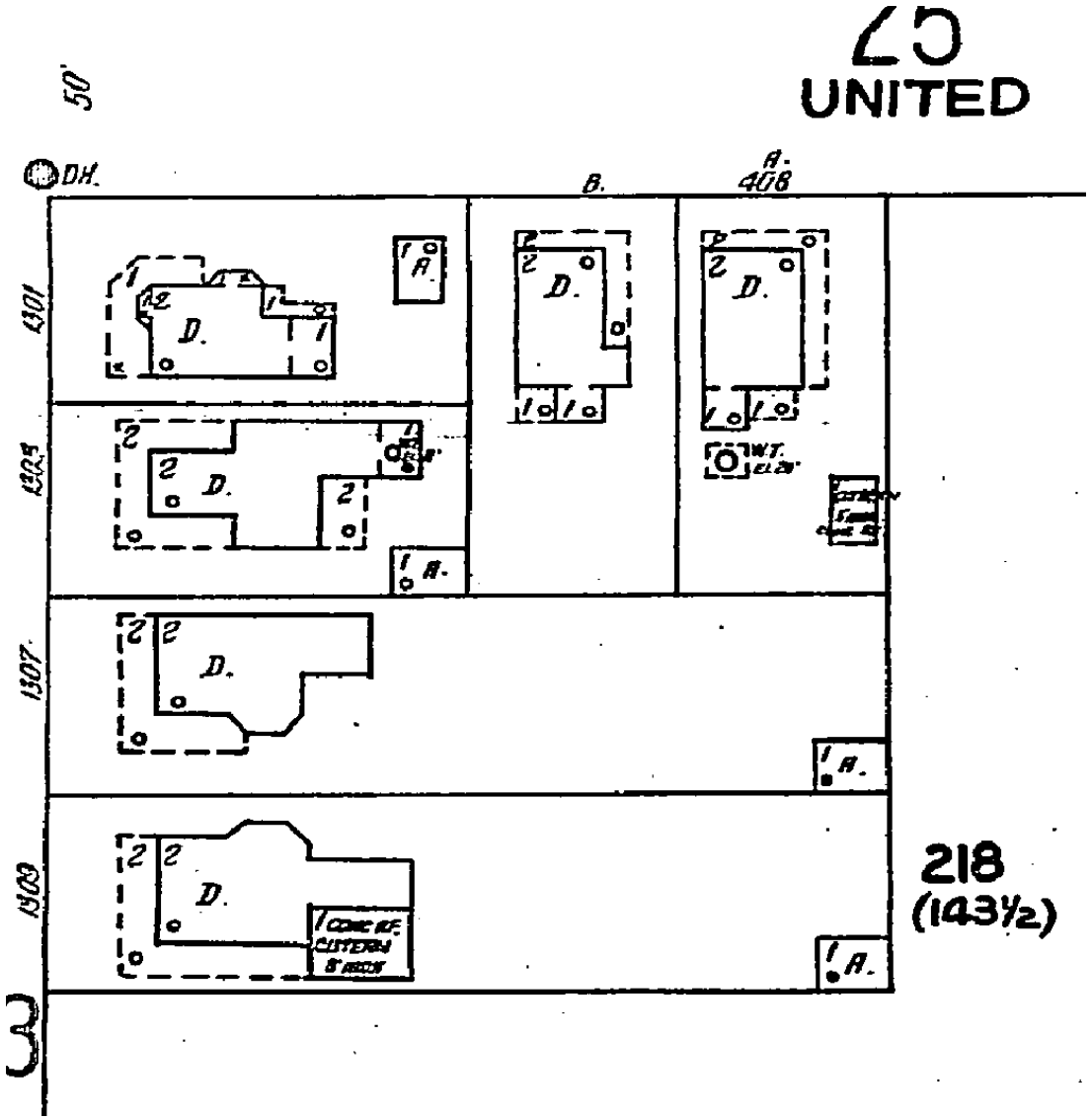
SANBORN MAPS



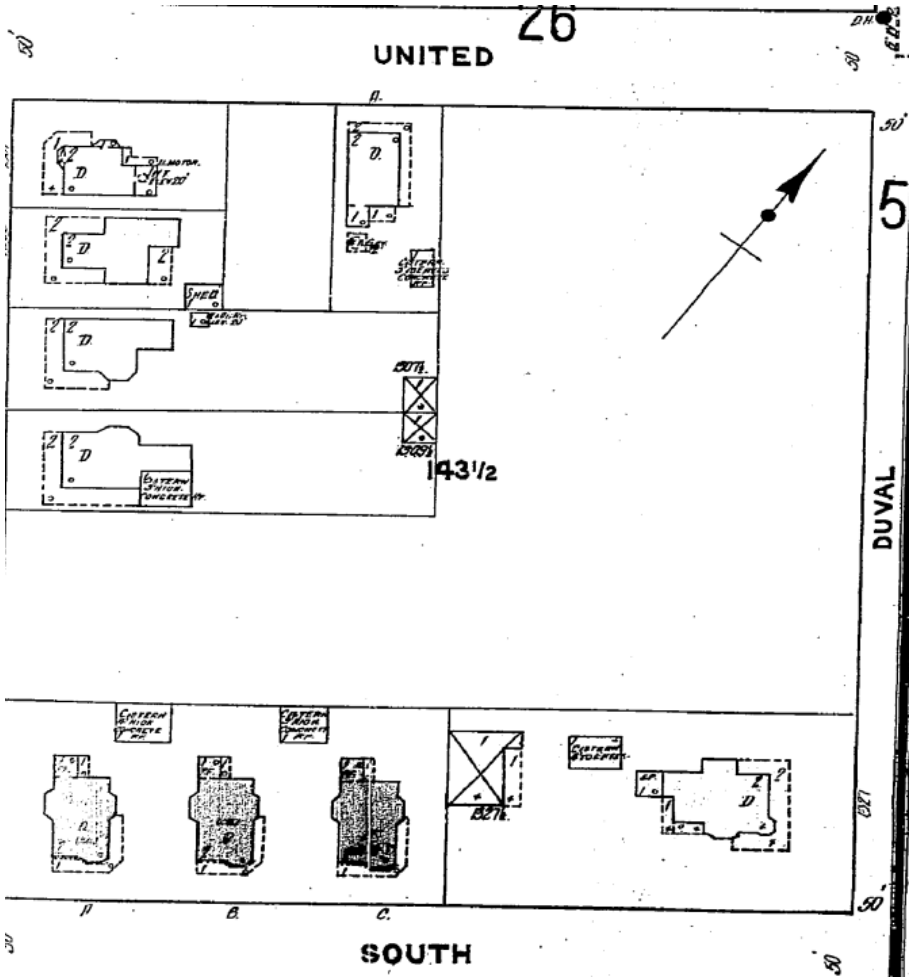
#1301 Whitehead Street 1962 Sanborn Map



#1301 Whitehead Street 1948 Sanborn Map



#1301 Whitehead Street 1926 Sanborn Map



1912 Sanborn Map

PROJECT PHOTOS

Scope of Unpermitted Work Performed at 1301 Whitehead Street, an historic 2 story Conch House

(1) Front Porch Railings: Installation of one section of front porch railings per plans submitted by Samantha Jones INC (see enclosure for engineering details). Railings consist of 2x6 pressure treated lumber with tapered 15% top for sheading water. Balusters are 2x2 pressure treated lumber. Posts are of 6x6 pressure treated lumber fastened to the porch with ¾' stainless steel threaded rod. All wood attachments were via 3" Deckmate 316 stainless-steel screws, Balusters are fastened with Deckmate 316 stainless steel 3" trim screws. All wood was primed with Kiltz white primer and finished with high gloss white exterior Behr enamel.

(2) North Wall: Replacement of damaged north wall with 2x4 pressure treated lumber, two window openings were rough framed can be patched & enclosed (same size openings as historic windows of home) and one door rough framed but will be patched & enclosed (36x86) opening conforming with elevations provided by One Call Construction during its 2016 HARC review. Framing construction performed iaw code standards on pressure treated 2x4 16-inch centered studs and appropriate fasteners.

(3) Beams: There are a total of 6 beams, on the ceiling of the first floor, each of which consists of 3 pressure treated 2x12s of lumber fasten together with Liquid Nails and 5' Ledger Loc fasteners. The two on the exterior walls, running west to east, act as sills with the one on the south being 20' 4" and the one to the north 18'. Two interior beams each of which consists of extending the length of the rear addition are 20' 4' and 18' respectfully west to east. Two beams run south to north and comprises the home's lintel/roof beam to support the roof, the other comprises the interior load bearing wall for what was the home's roof beam for the original rear of the home built in 1911, both are 23' 2" in length.

2nd Floor Joists: Work consisted of pressure treated 2x10 joists running perpendicular to length of the home between the four beams noted in para 3. They are attached to the beams with Simpson Strong Tie hangers of stainless steel, LUS210SS and fastened with stainless steel nails (SCRN Ring Shank Connector nails Type 361). See engineering diagram

(4) Posts: Three existing 6x6 pressure treated posts were replaced with three new posts, since old posts were damaged, weather worn and too short once home was raised. An additional three 6x6 posts were added to provide additional support to the roof beam & square off the back elevation of the home. It also brought construction standards up to meet or exceed code requirements. Posts were secured with fabricated stainless steel & powder coated 6x6 brackets, manufactured with 201 stainless steel base plate

.2“thick and reinforced with 12” vertical plates which are .16” thick, and fasten with ½ “stainless steel lag screws.

(5) Support Structure 2nd Floor Porch Floor: primary 2x4 framing (see photo below) removed. Stop work occurred before work could be completed in regard to replacement of support structure & half walls.

(6) Rear Wall 1st floor removed not yet replaced, 2nd floor porch ½ wall and top screen removed and not yet replaced. Walls currently supported with jack stands and bottle jacks.

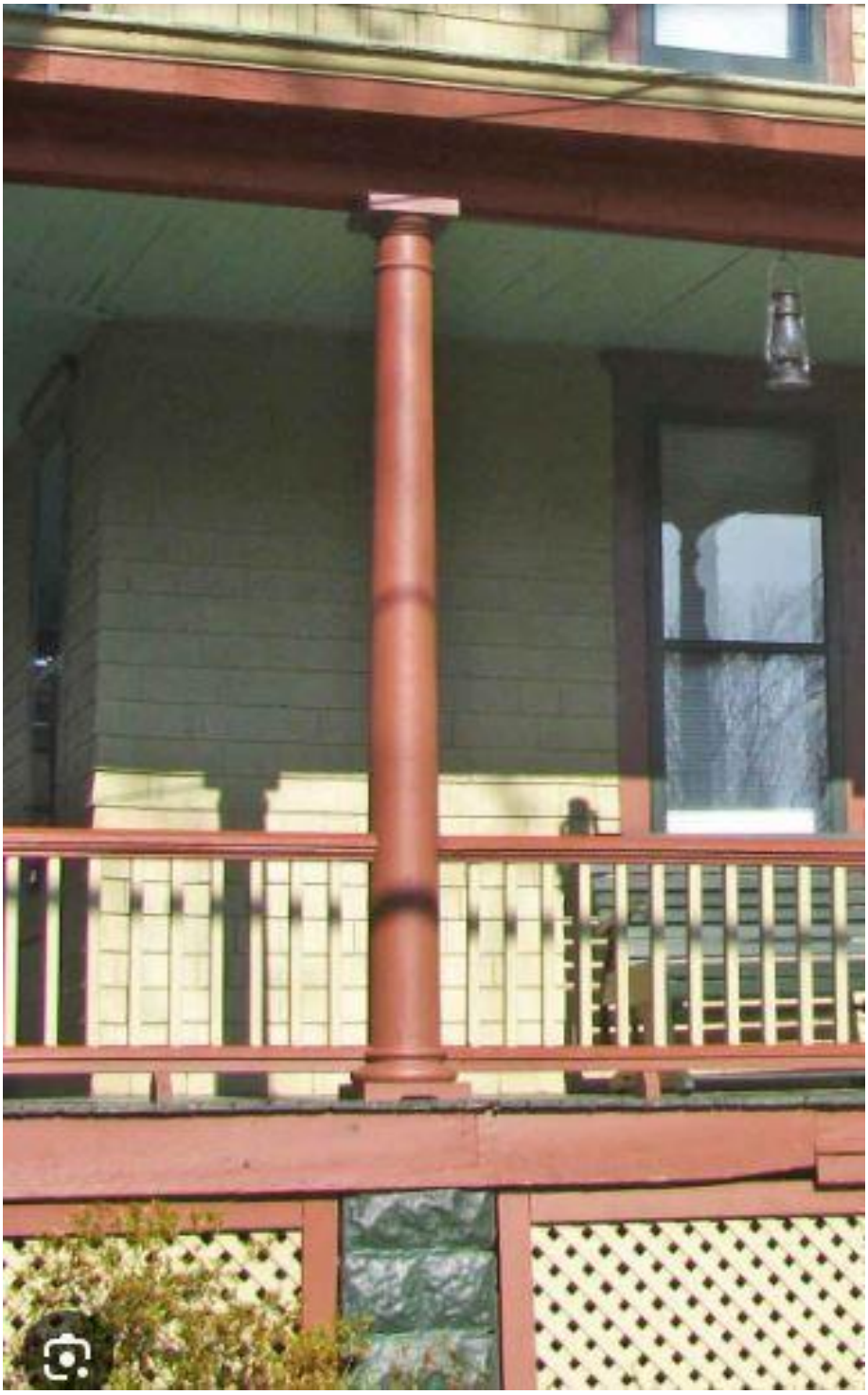
Photo Library:

(1) Front Porch Railings:

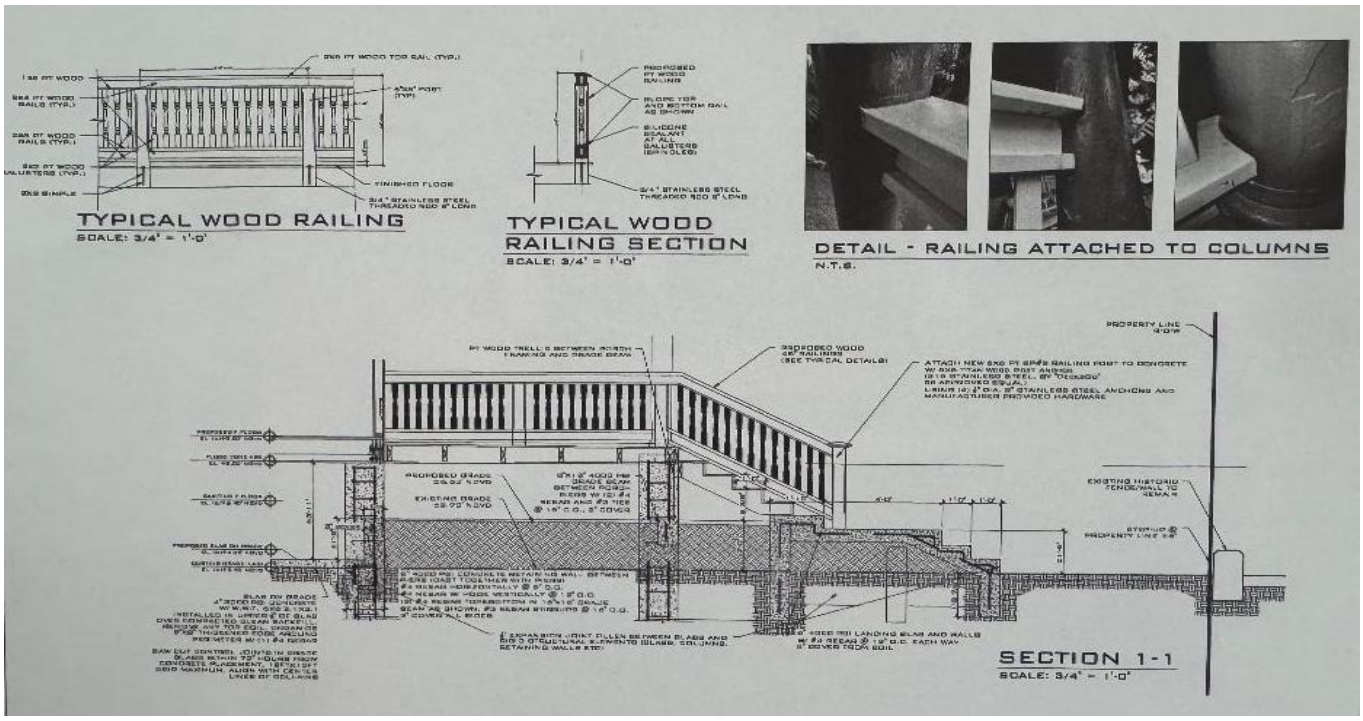
Known HARC issues: HARC would like to see 6x6 posts removed and replaced with bottom rail wooden bridges, issue is one of building codes compliance, HARC initially objected to the distracting look of having 6x6 posts every 6 feet per code; HARC felt that if the posts remained then the posts should go thru top railing and have an cap, Owners have concerns and would rather the posts stay below the top railing to not have the posts stand out which is a common look especially for the Curry homes and homes with expansive porches; gap between lower rail and porch surface, code specifies 2 inches, HARC would like it more but an obvious limit would be 3 ½, which is the same as the balusters; spacing between balusters vicinity the porch columns, HARC would like them with uniformed gaps; post on top of stairs looks long since stairs are free standing. For steps, HARC would like to see upper post moved to porch or removed and porch columns use for anchor support.

Railing Elevations presented during 2016 One Call Construction HARC Board Presentation:
Railing over Posts, no objections noted.

HARC Recommended Railings: Lower railing blocks, based upon inquiry from owners, HARC noted that color must be white and not trim and home color as shown.



Engineering Drawings with top rail over posts, per historic homes & Curry homes in Old Town



Examples of 2x6 sloped railings over posts in the immediate area of old town and relevant to the railing design of 1301 Whitehead:

Railings over posts, one of the three sisters on South Street, on same block as 1301 Whitehead

Railings over porch corner of United and Duval, one block from 1301 Whitehead

Railings over posts, 2 blocks north on Whitehead Street.

Railings at Casa Marina, eastern section, second story

Casa Marina Railings over posts, vicinity of recreational area

(2) North Rear Wall:

Before Demo and Replacement

After Lift before North Wall demo

After Demo and Framing

2016 HARC reviewed plans, no objections to squaring off back of home or enclosing rear 2nd story porch

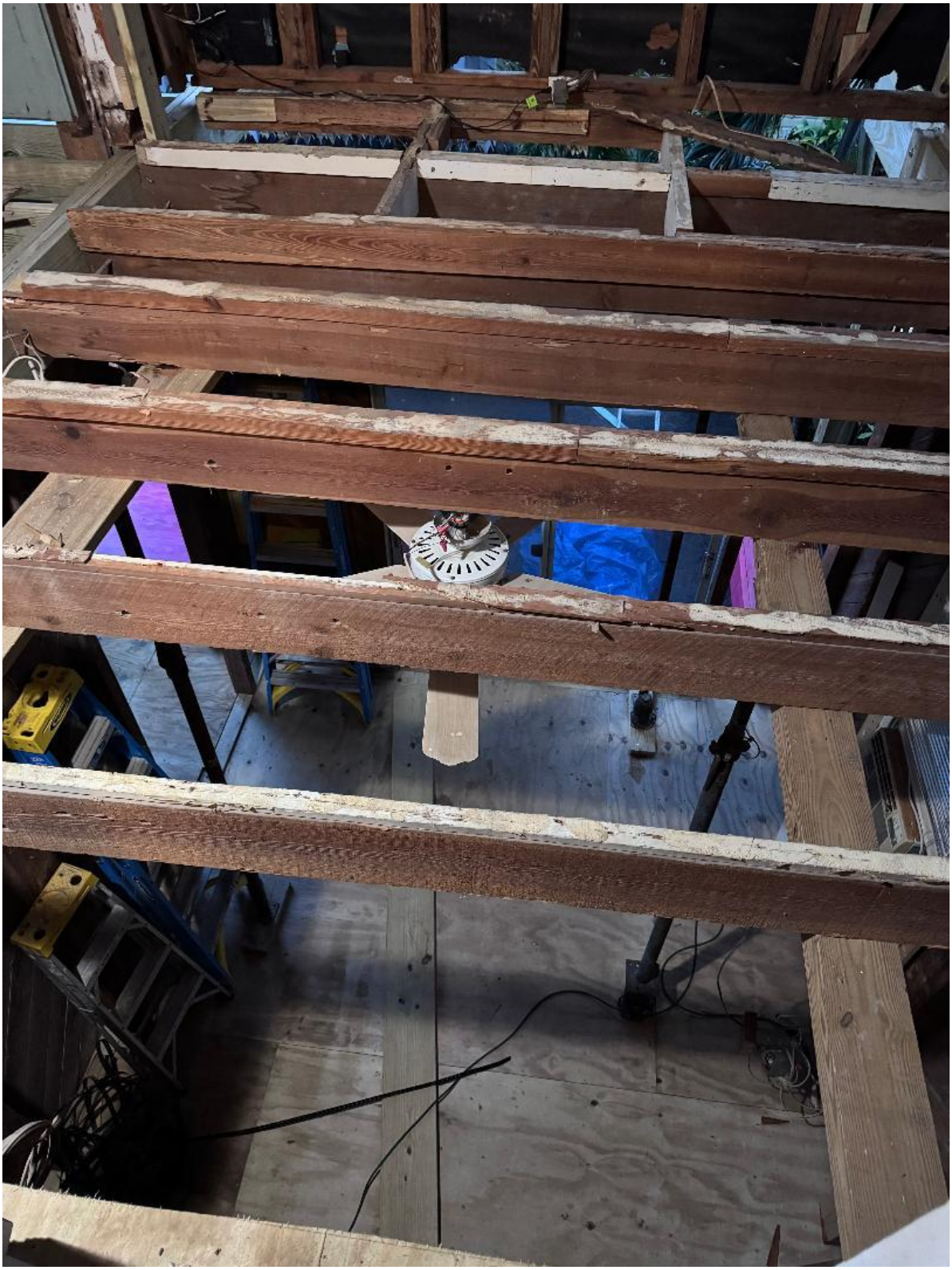
2025 Current Plans for future HARC review

North Wall Interior, replaced wall that fell off during lifting of home, joists and sill replaced 2x4 joists and 2x6 sills. (see next photo)

(3) Beams and 2nd Floor Joists:

Old North 2nd floor joists removed, not spacing and use of 2x4 lumber…not to code

Old 2nd floor, shimmed 24 inch on center joists on south side of rear that were removed, note cantilevered on far wall that is insufficient



South Sill and two interior beams 2 each beams consisting of 3 each 2x12 sills and 3 each 3 2x12 interior beams. Note 16 inch on center Joists on both north and south sections of the rear of the house

(4) Three 6x6 posts (left section of photo) emplaced to provide extra support to roof beam thus eliminating the 2 foot, 2nd floor cantilever across the rear of the home. No rear addition and both floors remain under the exiting roofline.

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

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

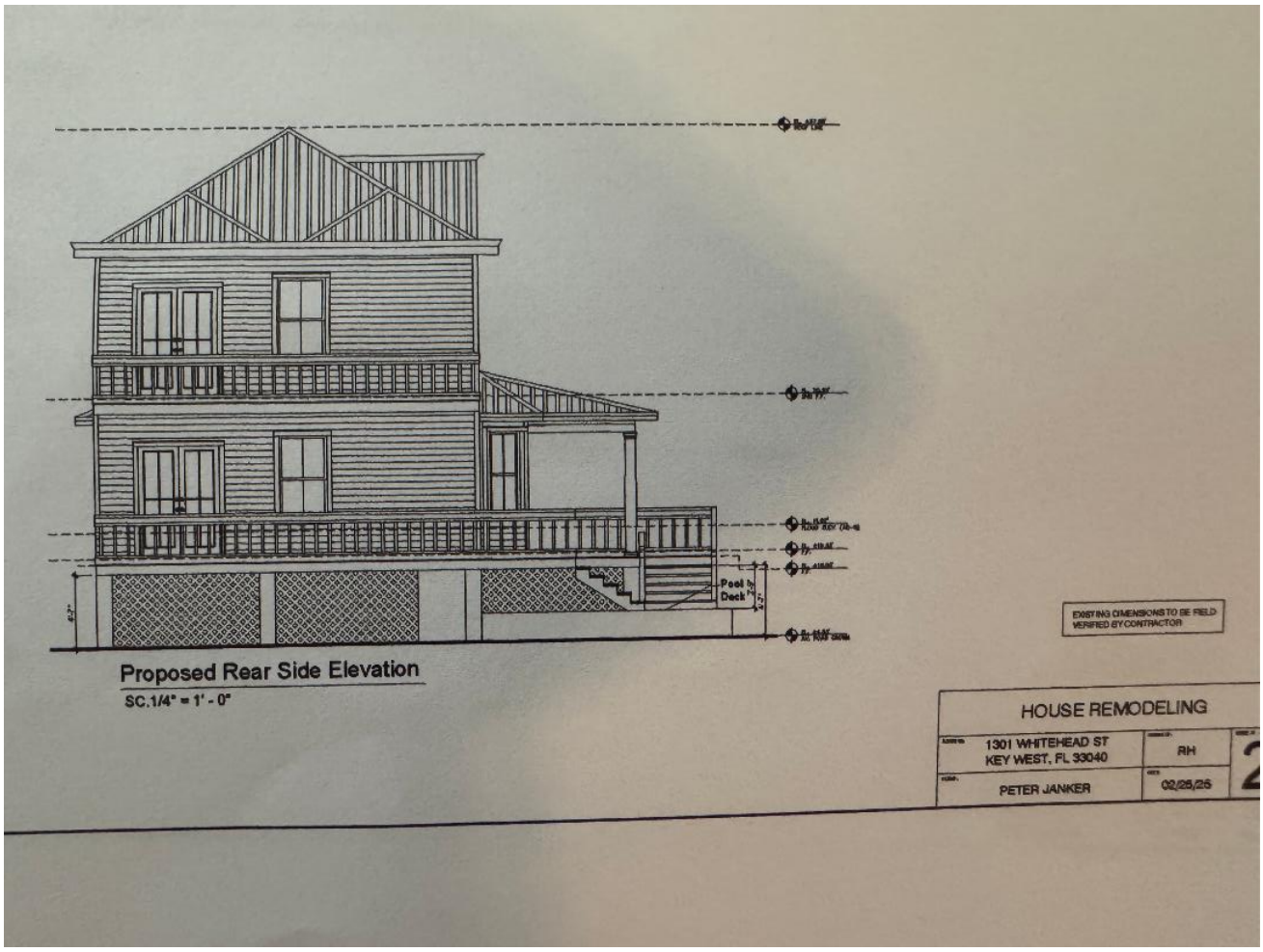
Rear of home with knee wall removed, looking east, support structure removed, not yet replaced.

Rear of 1301 Whitehead before lifting and prior to renovation

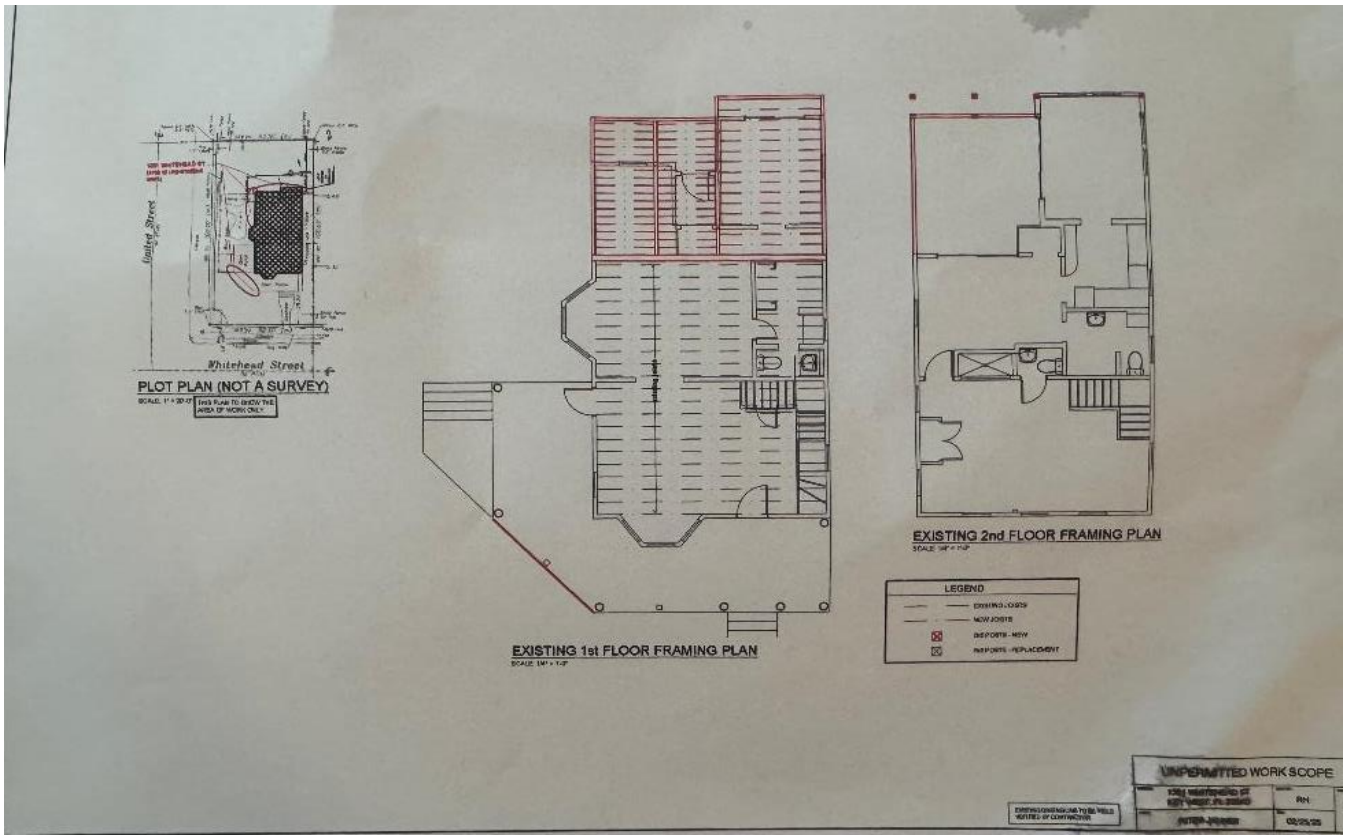
Rear of 1301 Whitehead after lifting and prior to rennovation of first floor

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

Rear of Home…current plans



Scope of Unpermitted work on site plan



Demolition Appendix 1301 Whitehead, Key West, FL

- **Demolition Plans:**

  Existing Conditions:

  The property under review contains a historic two-story frame "large Conch house" [1] structure, which is listed as contributing, with a year built circa 1911. The southeast 1st story addition (summer kitchen) was built approximately 1912 and was originally attached to the home. Sometime after 1912 a living space was added above the summer kitchen and the structures were attached to the main house via the addition of a hallway on the first floor. A porch was built on the northeast side of the building and over the years was enclosed & an open porch constructed upon its roof sometime between 1960 and 1965.

  In May 2024, 1301 Whitehead was raised three feet, 6 inches above its previous elevation of 6.5 feet bringing the total elevation of the home to 10 feet. Hardscaping has taken place in both front, side and rear yards via use of fill dirt to successfully reduce the visual impact of the elevating of the home. Hardscaping has been completed in the front yard and mitigation of the visual impact of the raising of the home appears to have been achieved. (see Photo "Front Elevation") The lifting of the home is intended to protect this contributing structure and was in accordance with those plans briefed and approved by the HARC committee in 2017. (see "Conception" rendering)

  What needed to be removed/moved:

  Demolition of the rear north wall of the old porch. Rational: North wall section detached while the home was being raised. During the lift, it was chained to the second-floor sill and ledger lock screwed into the northeast framing of the original home. Replacement was necessary since its supporting structure had failed which created a safety issue. This had been recognized by the lifting company that was forced to not use the wall structure for lifting and secured said wall with a chain. The lift was conducted thru a temporary beam put in place to the respective rear & interior load bearing walls. (see "after lift" photo 4x6 post and beam)

  Demolition of the rear north wall of the old porch. Rational: North wall section detached while the home was being raised. During the lift, it was chained to the second-floor sill and ledger lock screwed into the northeast framing of the original home. Replacement was necessary since its supporting structure had failed which created a safety issue. This had been recognized by the lifting company that was forced to not use the wall structure for lifting and secured said wall with a chain. The lift was conducted thru a temporary beam put in place to the respective rear & interior load bearing walls. (see "after lift" photo 4x6 post and beam)

Demolition of rear northeast porch (5x5 square feet), consisting of novelty siding on its north side and cedar shingles in shake style on its west side. Neither was appropriate for the home which has clapboard style wood siding on its major exterior features.

The porch supporting structure had also failed resulting in the porch railings sloping 20% to the north. (see photo "Rear Slant") Additionally, the porch header had failed due to the upper porch deck being constructed of substandard 2x4 joists. The upper porch features date from the 1960-1965 era when the doorway from the historical southeast summer kitchen was changed over to a window and the exit door was moved to what had been an historical ground level porch on the northeast corner of the home. Overall, the porch had detached from foundation and had no supporting structure prior to the lift, materials used not suited to the home and the lumber had deteriorated to a point that it created a safety issue.

Demolition of rear southeast, 1st floor slider and wall segment, total area 10x9. Cantilevered second floor wall was not to code in regards to recess beams lack of setback. Termite damage to framing and inadequate load transfer framing (inadequate header for slider) also resulted in slider malfunctions/sticking due to perceived inadequate structural support.

The east facing door that was historically part of the north east 2nd story porch was removed as well as the screening for the second story screen porch, with the intention of enclosing the formally screen porch with lap siding and windows according to submitted plans. The stairs and staircase platforms that supported said door had been removed prior to current ownership. (see Photo "Rear Slant")

While the two under house 30K gallon cisterns are being restored & saved the small 4x10 foot cistern at the southeast corner of the lot had previously been decommissioned, likely in coordination of the reported windmill which no longer exists.

The southeast 2nd floor summer kitchen addition is proposed to lose its two windows (see "after lift" photo above) which will be replace by French doors, as well as on the 1st floor where a slider will be replaced with French door matching and in line with that of the second floor.
The door that replaced the door on the north side of the summer kitchen (had been changed into a window in the rear slant photo) and exited to the east from the enclosed first floor porch on the north east side of the home will be removed and replaced with a door exiting to the north which will be aligned with the historical exit from the rear of the home. (see "after demo and rebuild" photo above).

The accessory building, which was approved for raising and moving in 2017, has not yet been moved but is anticipated to be moved, and reconstructed so as to comply all setback requirements.

The homeowner is proposing removing the current northeast addition flat roof and replacing it with a similar roofline as the southeast addition (roofet). Intent is that the structure would continue the same water catchment gutters as does the rest of the home. Homeowner is seeking a compromise with the city HARC manager as to being able to retain some element of an elevated flat structure in consideration of removing what can be viewed as an eyesore. Failing this, the homeowner is willing to modify the northeast roofline to match the rest of the home, implement the water catchment feature on this element thus improving the aesthetics while retaining the features of a flat roof. An alternative is to return to the same basic gable roof that existed prior to 1960, to the entire rear home post 1911 additions.

- **Demolition Scope:**

  The only significant demolition anticipated is to the rear 1/3 of the home in regards to the rear walls and north wall of the home which has already occurred and was performed as part of the 1st story framing and house lift. It is planned to remove all exterior wall mounted sewer, power, AC unit, and water lines that currently are mounted and place them within the existing wall structure or underground. (see photos "South wall") The pool will remain in its current location but it is likely that its walls will need to be replastered and that the supporting deck will need to have up to ½ of its decking removed, support structure brought up to code and reinstalled. Once the accessory building is moved, its new foundation will have to be built. All demolition will leverage industry standard safety measures for both occupants and construction personnel. Three windows are anticipated to be demo'ed on the south side of the home. One is an aluminum jalousie window and one has a Plexiglas instead of glass, and one is a fixed pane of patterned glass. none are historic to the home. (see South wall photos) Two windows will be removed on the east rear 2nd story of the building to make room for a set of French doors however consideration is being given to move the door to the northeast of the rear to what is now part of the screen porch, this would save the two original windows.

- **Historic/Cultural Item Identification:**

  The current homeowners are highly motivated to preserve the historical elements of the home and have already identified key features that led to the conclusion that the 1912 summer kitchen was a separate structure when build. As a result, the homeowners intend on retaining interior siding (had been covered with drywall) within the house to preserve the home's history. Homeowners have also salvaged 75% of the Dade pine flooring and walls within the home and will process said lumber for reuse within the home. 100% of the front porch framing was saved and 20% of the first-floor framing beams were saved, at significant cost, by sistering 2x12 pressure treated lumber to permit joist attachment. Damaged joists will be reused within the house as stair threads

or for other infrastructure purposes. Homeowners will remain on site during construction and will communicate to their architect any discovery of historical elements or features, which the homeowners are motivated to preserve. The 1911 builders of the home used mild steel brackets, some of which show evidence of on-site heating and customization. In concert with best engineering and architectural practices these items will be removed, inspected, and where possible refurbished & reused as designed in appropriate locations and in accordance with building codes. (see Photo "Bracket Reuse") In some cases, the reuse will be augmented with alternate elements such as in the reused brackets where the 2 ½ inch squared headed lag screws have been replaced with 3 ½ inch stainless steel lag bolts with stainless steel washers. This process has been used in the bay windows on the west and north elevations where 32-inch treaded ¾ inch steel rods have been replaced with 32-inch ¾ inch stainless steel treaded rods for lateral compression of the 8x8 beams.

The homeowner proposes that portions of the rear 1/3 of the home consisting of the additions done after 1912, to include both 1st and 2nd stories be sided with a concrete based lap siding (Hardy board) to clearly identify those structures as non-historic to the original home if acceptable by HARC.

- **Site Information:**

  Planning for this renovation stipulates homeowner's specific guidance to protect the current look and feel of the property to include preserving its dense foliage and vegetation. It is not currently anticipated that any protected trees or foliage will be impacted. Should a protected tree be affected the Key West Forester will be contacted for guidance and direction. Utilities considerations are as follows: There is an anticipated need for an additional hook up of sewer for the second unit, there are already two street sewer mains in place, one on United Street (currently capped) and one on Whitehead Street (which is currently hooked up); electrical is planned to be placed underground from the United Street side of the property where it currently serviced. At this time two 200-amp services are anticipated (two meters currently installed 150-amps each with one overhead service line); water is anticipated to require two additional services, one for the second residential unit (consideration is being given to have this second service to support site irrigation and pool service and to service both units with one water service meter) and one for an anticipated fire sprinkler system (Key Aqueduct flow test has already been conducted and resulted are attached) . Gas cylinder has currently been removed from the premises, but is anticipated to be reestablished with a smaller cylinder to reduce its space needs as well as visual aesthetics. It remains to be determined if the gas cylinder will be underground or above ground since the gas company has policies which impact this decision. The homeowner's preference is to place the gas service underground.

Utility Infrastructure:

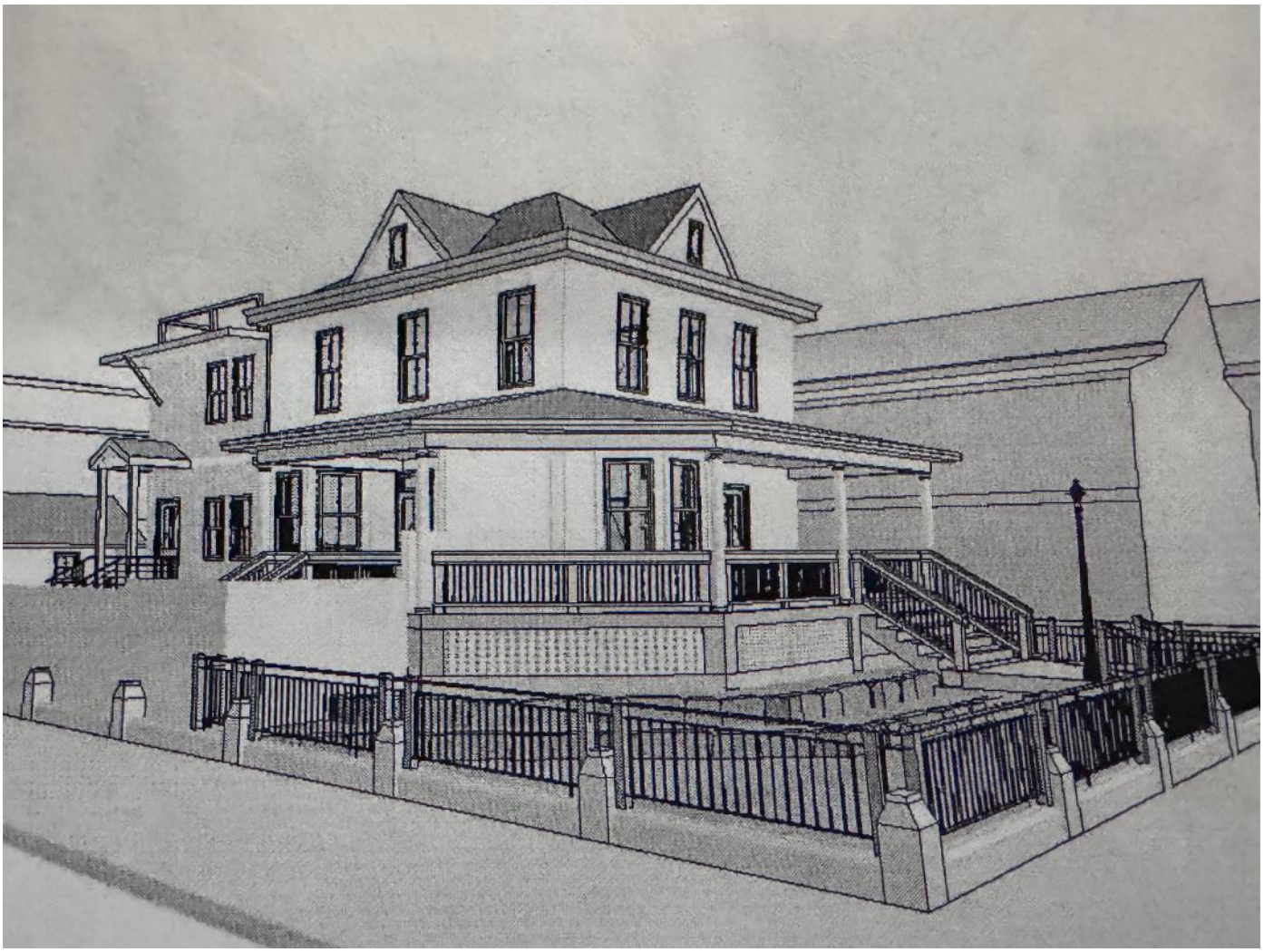
Electrical and sewer utilities will provide services from the same public connection points that currently support the property. The additional water and sewer services are anticipated to be from the location on the United Street side of the property. Other than projected backflow preventor, it is not anticipated that any sewer or water utilities infrastructure will be visible from outside or inside the property. Stormwater will be routed to support the current in place foliage and once cisterns are recommissioned stormwater will be routed for underground storage and landscaping/firefighting use.

- **Accessibility, Circulation, & Parking:**

  Homeowner had previously coordinated with the city for placement of bike racks immediately adjacent to his property and two additional bike posts within the block area. Current plans support retrofitting of accessibility features for both the front and rear of the home, should that become necessary. Construction and renovation are not anticipated to have any adverse impact on current parking in the area either residential or general public. Movement of the accessory building (garage) is anticipated to provide two additional off street-parking spaces which will improve the parking situation in the Southernmost Point area. The current off-street parking area is inadequate to support anything but a golf cart or sub-compact vehicle, with difficulty.

- **Supporting Photographs:**

  Scope of Work Elevation – Presented at 2017 HARC Committee Review with Acceptance, updated July 2024 Review



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

Current Front Entry of Home after lifting 3’ 6”

North front of home and front porch prior to railings

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

Rear Northeast Wall and screen porch:

Before lifting of home

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

Northeast wall reframed with door and windows per plans

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

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

the exterior and place them inside the walls

Windows to be replace on south wall

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

Southeast bedroom window, top is plexiglass

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

Historic/Cultural Item Identification

Reuse historical brackets after refurbishment, augment old square screws with stainless steel

70+ percent of dad pine saved for refurbishment and reuse in interior

Clapboard siding in interior hallway from attachment of summer kitchen to main house post 1912…retain to capture home history

Accessibility, Circulation, & Parking

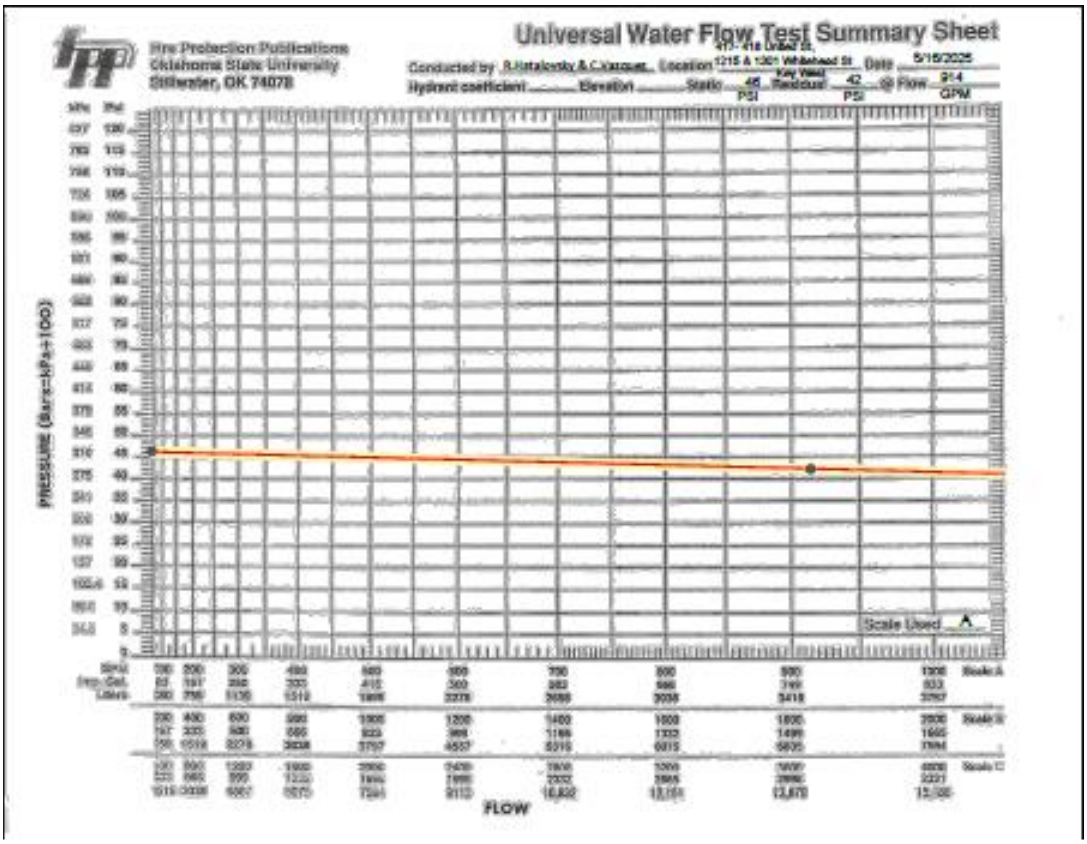
Attachments:

Bike Rack, corner of United and Whitehead

Keys Aqueduct Authority Fire Sprinkler Pressure Test 16 May 2025

Water Flow

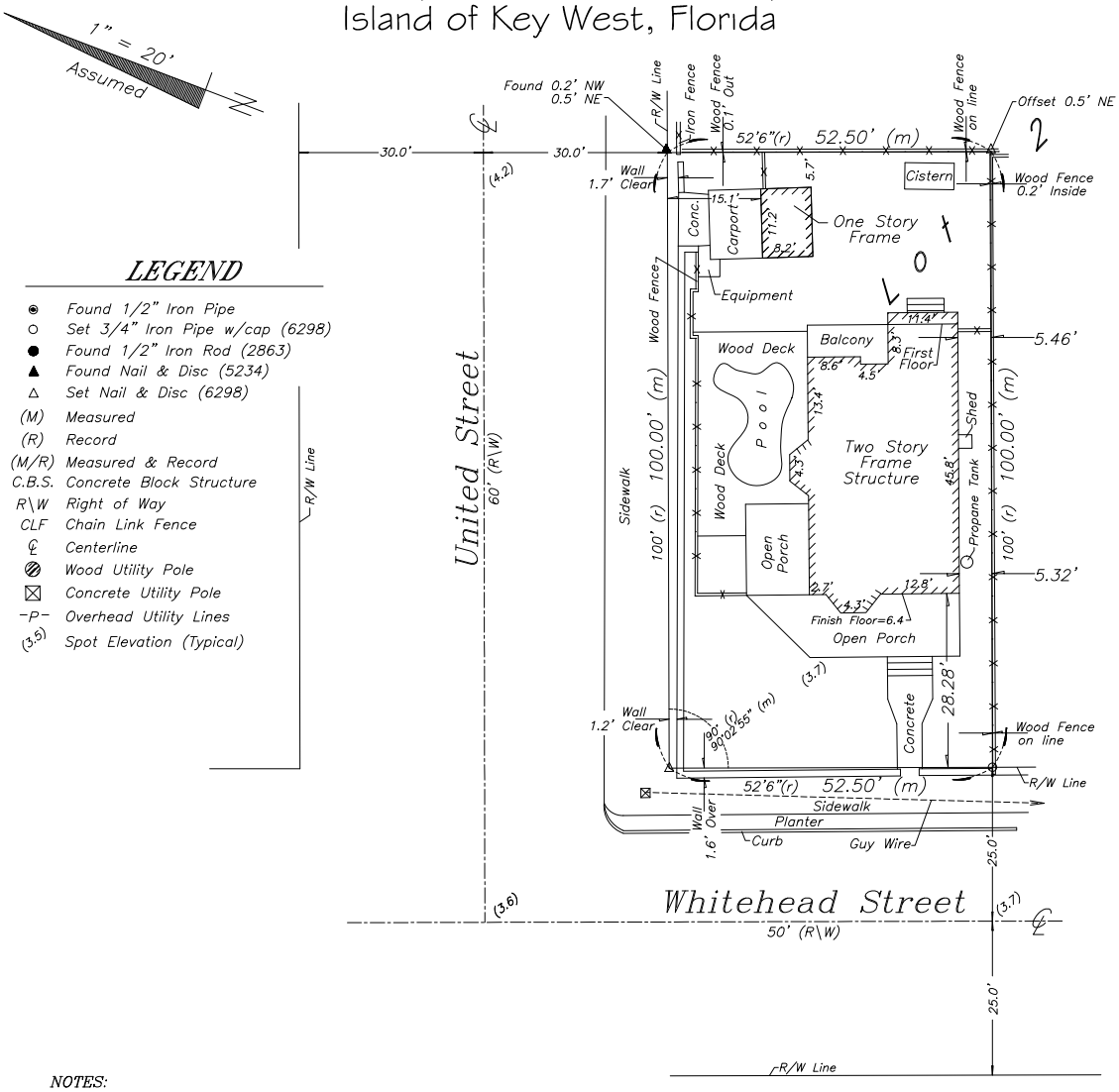
Test Summary Sheet



1: “Papa: Hemingway In Key West, James Mc Lendon, Publisher E.A. Seeman Publishing, 1972 First Edition, 1990 edition Langley Press. Pp57, 130

SURVEY

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



LEGEND

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

NOTES:

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

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

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

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

J. LYNN O'FLYNN, INC.

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

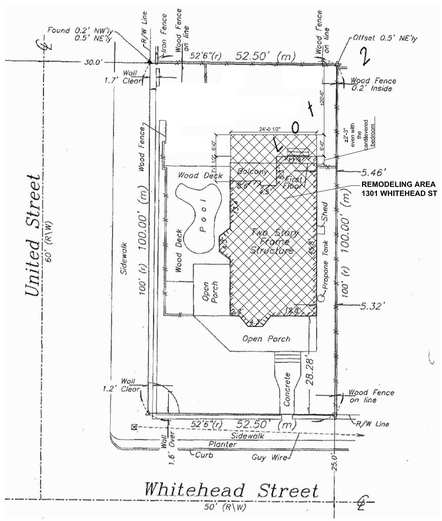
October 17, 2011
Revised 9/17/15 to add Flood Zone information and Elevations

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

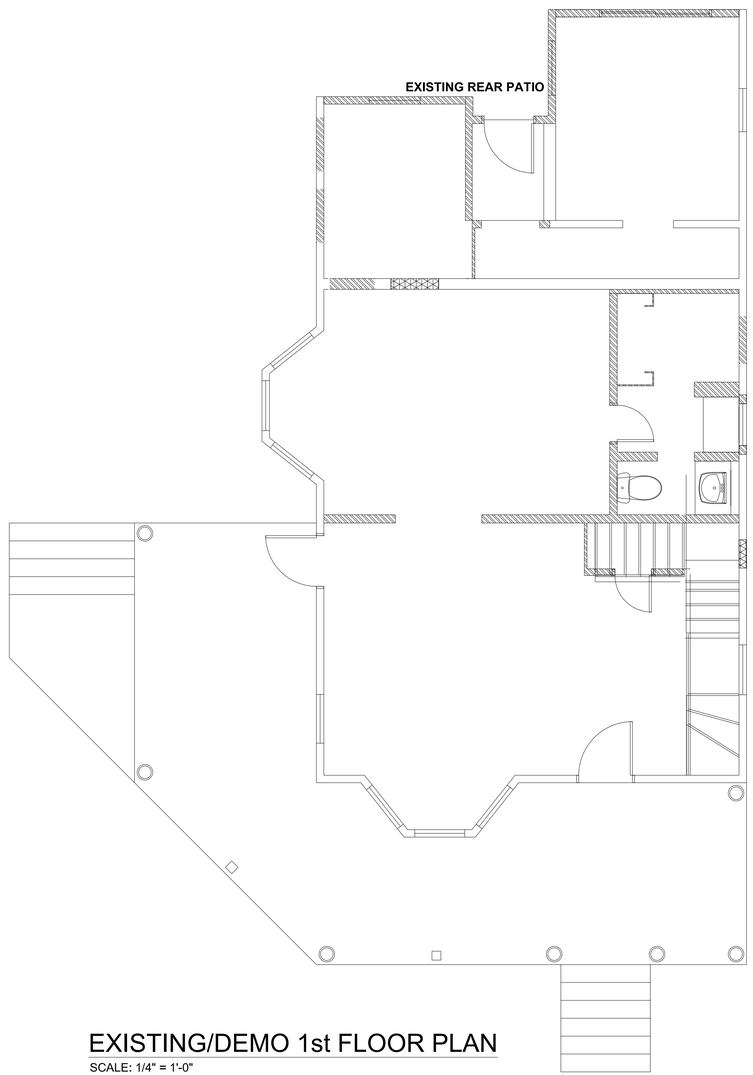
LEGEND
EXISTING TO REMAIN
EXISTING ELEMENTS TO BE DEMOLISHED
NEW 4" FRAMING WALL
EXISTING OPENING TO BE INFILLED



PLOT PLAN (NOT A SURVEY)

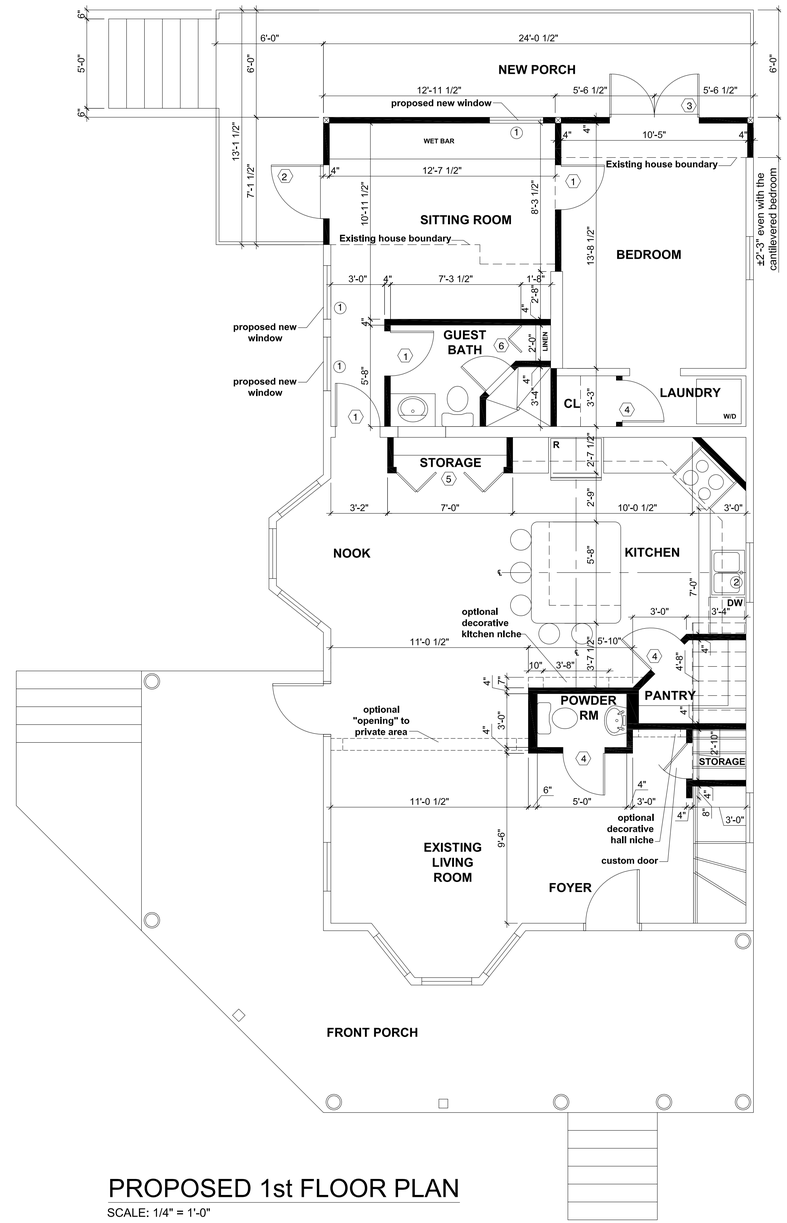
SCALE: 1" = 20'-0"

THIS PLAN TO SHOW THE AREA OF WORK ONLY



EXISTING/DEMO 1st FLOOR PLAN

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



PROPOSED 1st FLOOR PLAN

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
EXISTING AND PROPOSED FIRST FLOOR PLANS

BUILDING	—
DATE ESTIMATED	APRIL 2025
PROJECT NUMBER	—
UNIT	—
SCALE	AS SHOWN
DRAWN BY	JRB
PROJECT MANAGER	JRB
APPROVED BY	—
LAST SAVED BY	JOHN ROBERT BARNES
LAST PLOTTED BY	5/23/2025 [4:58PM]
TEMPLATE NAME	1301WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG
DRAWING LOCATION	C:\USERS\DANA\DESKTOP\5-22-25
PLOT DATE	—
PLOT TIME	5:33 PM
EDIT DATE	May 23, 2025

DRAWING NUMBER
A1.0

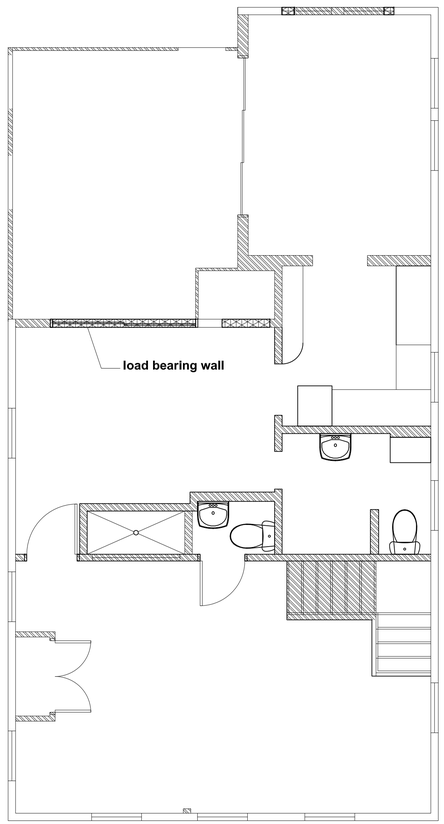
WINDOW SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
1	2'6" x 5'3"	SINGLE HUNG	SERIES SH7700A ALUMINUM SINGLE HUNG WINDOWS LMI BY PGT NOA 23-0707.10 EXP = 08-23-28 DESIGN PRESSURES +65 PSF and -80 PSF
2	3'0" x 3'4"	SINGLE HUNG	

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

LEGEND

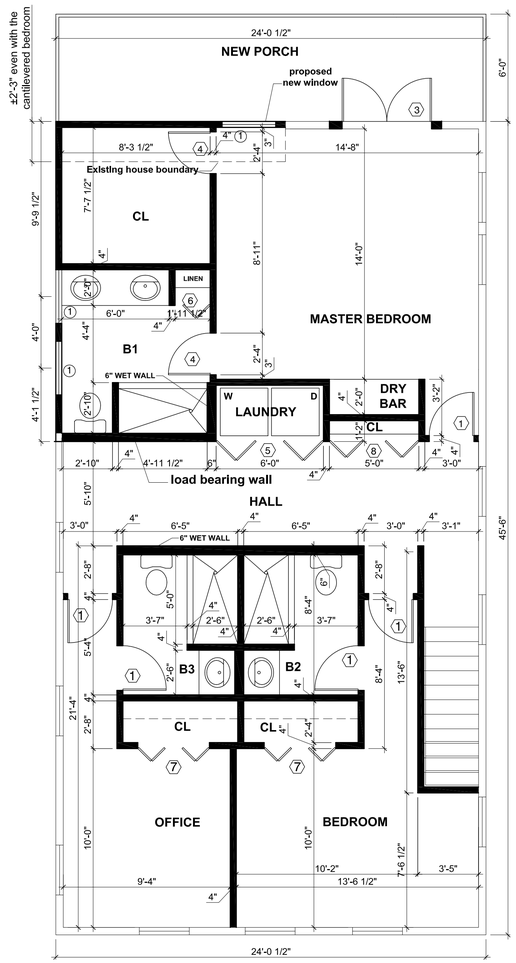
- EXISTING TO REMAIN
- EXISTING ELEMENTS TO BE DEMOLISHED
- NEW 4" FRAMING WALL
- EXISTING OPENING TO BE INFILLED

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



EXISTING/DEMO 2nd FLOOR PLAN

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



PROPOSED 2nd FLOOR PLAN

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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DRAWING TITLE
EXISTING AND PROPOSED SECOND FLOOR PLANS

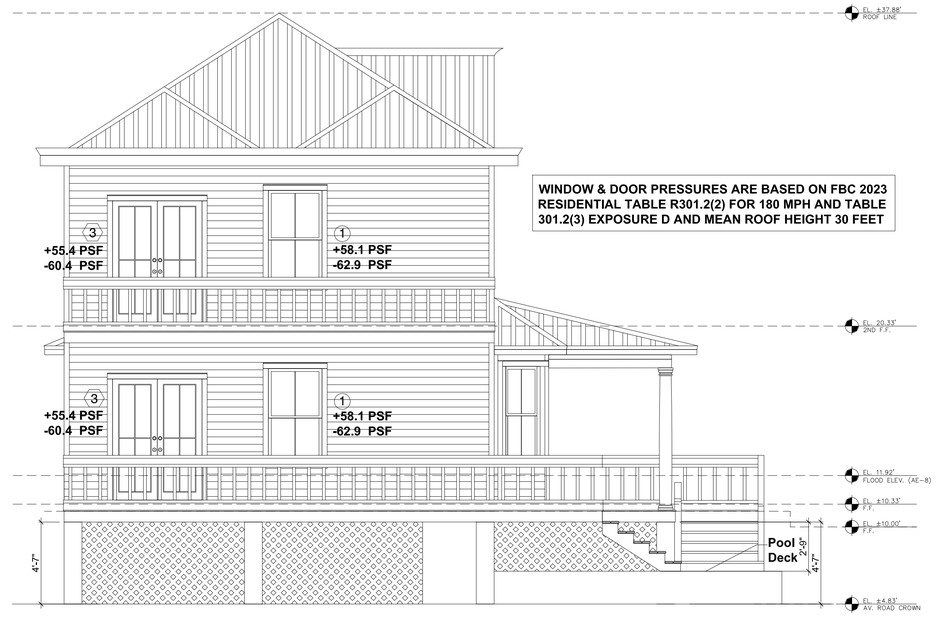
BUILDING	
PROJECT MANAGER	JRB
UNIT	—
PHASE	—
DATE ISSUED	APRIL 2025
PROJECT NUMBER	—
SCALE	AS SHOWN
DRAWN BY	JOHN ROBERT BARNES
CHECKED BY	JRB
LAST REVISED BY	—
SOFTWARE	2024
SOFTWARE FILE	1301WHITEHEAD-018-PLANS-FEB2025-FOREING.DWG
LAST PLOTTED BY	JOHN ROBERT BARNES
PLOT DATE	May 23, 2025
PLOT TIME	5:32 PM
DRAWING LOCATION	CLIUSERS\DANA\DESKTOP\5-22-25
DRAWING NUMBER	A2.0

Existing Front Elevation

Proposed Front Elevation

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

Existing Rear Elevation



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

Proposed Rear Elevation

REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
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ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
EXISTING AND PROPOSED FRONT & REAR ELEVATIONS

BUILDING		UNIT	PROJECT MANAGER
DATE ISSUED	PROJECT NUMBER	SCALE	DRAWN BY
APRIL 2025	—	AS SHOWN	—
PREPARED BY		REVIEWED	LAST SAVED BY
JOHN ROBERT BARNES		JRB	
DRAWING NAME			LAST PLOTTED FILE
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DRAWING LOCATION			
C:\USERS\DANA\DESKTOP\5-22-25			
TITLE		PLOT DATE	PLOT TIME
—		May 23, 2025	5:04 PM

DRAWING NUMBER
A3.0

Existing Right Side Elevation

Proposed Right Side Elevation

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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HOMESTEAD, FLORIDA 33030
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(305)853-0008
PROJECT@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
EXISTING AND PROPOSED RIGHT SIDE ELEVATION

BUILDING		UNIT	PROJECT MANAGER	
			JRB	
DATE ISSUED	PROJECT NUMBER	SCALE	DRAWN BY	
APRIL 2025	—	AS SHOWN	—	
DESIGNED BY		DRAWN BY	LAST SAVED BY	
JOHN ROBERT BARNES		JRB		
DRAWING NAME			LAST SAVED AT	
1301WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG			5/23/2025 [1:43PM]	
DRAWING LOCATION				
C:\USERS\DANA\DESKTOP\5-22-25				
PROJECT DATE			PLOT DATE	PLOT TIME
—			May 23, 2025	5:05 PM

DRAWING NUMBER
A4.0

Existing Left Side (United St.) Elevation

Proposed Left Side (United St.) Elevation

REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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STATE OF FLORIDA
JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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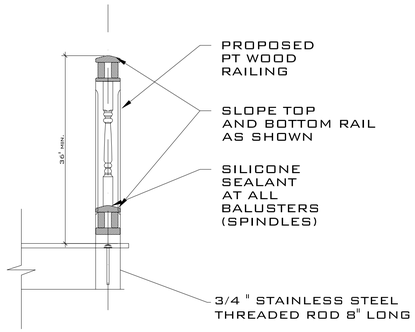
(305)853-0008
PROJECTS@ROBERTBARNESASSOCIATES.COM
INQUIRIES@ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
EXISTING AND PROPOSED LEFT SIDE ELEVATION

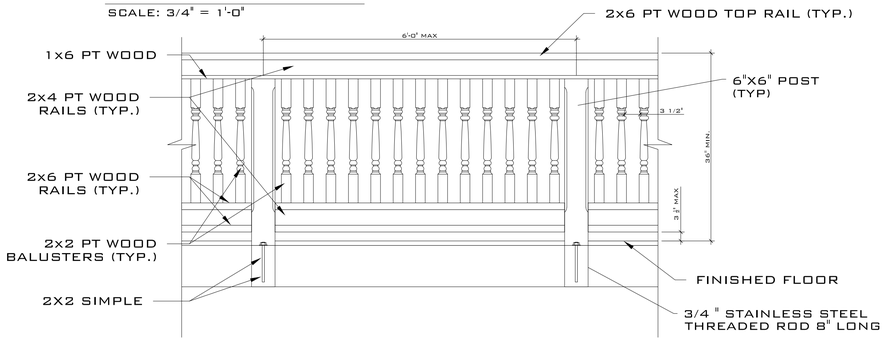
BUILDING				
DATE ISSUED	PROJECT NUMBER	UNIT	PROJECT MANAGER	
APRIL 2025	—	—	JRB	
DRAWN BY		SCALE	DRAWN BY	
JOHN ROBERT BARNES		AS SHOWN	—	
DESIGNED BY		DESIGNED	LAST SAVED BY	
JOHN ROBERT BARNES		JRB		
DRAWING NAME			LAST SAVED AS	
C:\USERS\DIANA\DESKTOP\1301 WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG			2025-02-21 [1:43:8PM]	
DRAWING LOCATION				
C:\USERS\DIANA\DESKTOP\5-22-25			PLOT TIME	
PLOT DATE		LAST DATE	5:06 PM	
—		May 23, 2025		

DRAWING NUMBER
A5.0



TYPICAL WOOD RAILING SECTION

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

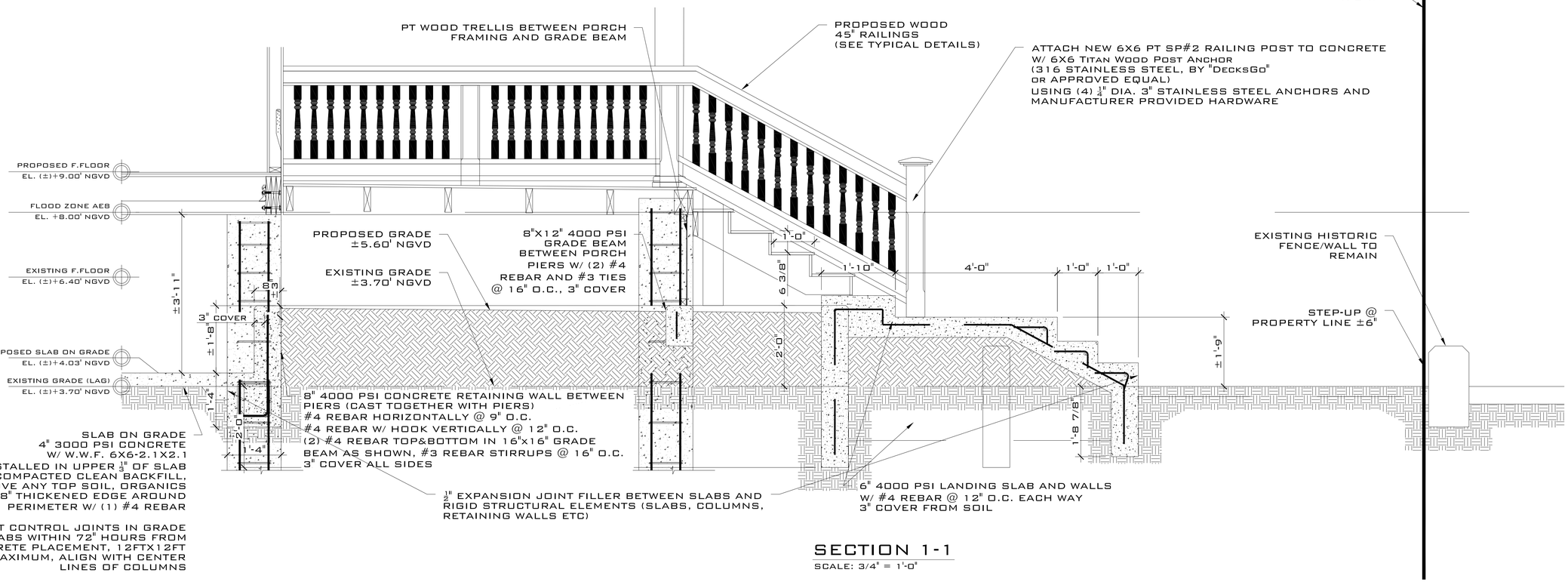


TYPICAL WOOD RAILING

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

DETAIL - RAILING ATTACHED TO COLUMNS

N.T.S.



SECTION 1-1

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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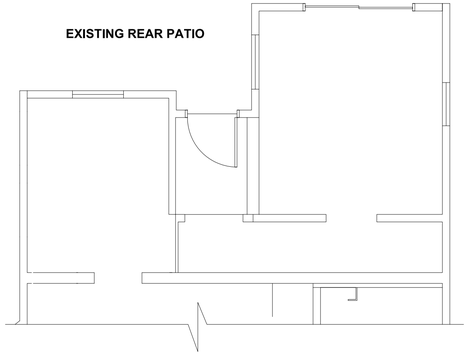
RAILING DETAILS

DRAWING TITLE

BUILDING	
DATE ISSUED	APRIL 2025
PROJECT NUMBER	—
DRAWN BY	JOHN ROBERT BARNES
DRAWING NAME	C:\USERS\DIANA\DESKTOP\E-22-25-HEAD-018-PLANS-FEB2025-FORENG.DWG
DRAWING LOCATION	C:\USERS\DIANA\DESKTOP\E-22-25
PLOT SCALE	—
UNIT	—
SCALE	AS SHOWN
PROJECT MANAGER	JRB
DRAWN BY	—
LAST SAVED BY	—
LAST SAVED ON	5/22/2025 [4:48PM]
PLOT DATE	May 23, 2025
PLOT TIME	5:07 PM

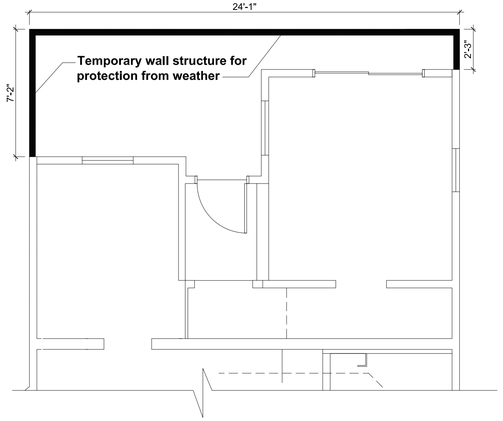
DRAWING NUMBER

A6.0



EXISTING 1st FLOOR PLAN

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

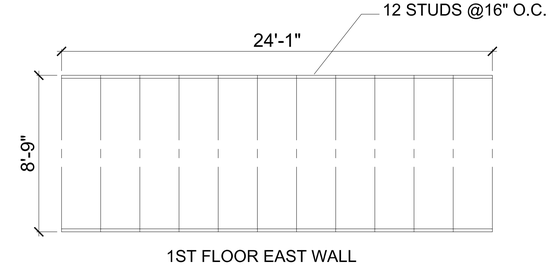


PROPOSED 1st FLOOR PLAN

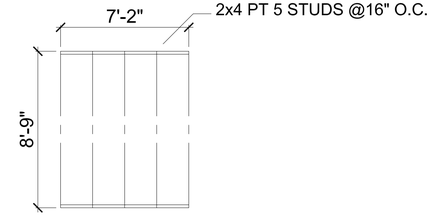
SCALE: 1/4" = 1'-0"

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

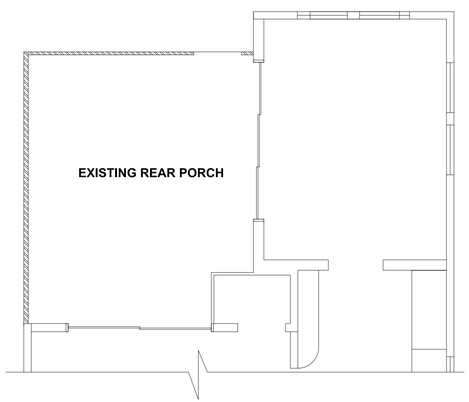
EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



1ST FLOOR EAST WALL

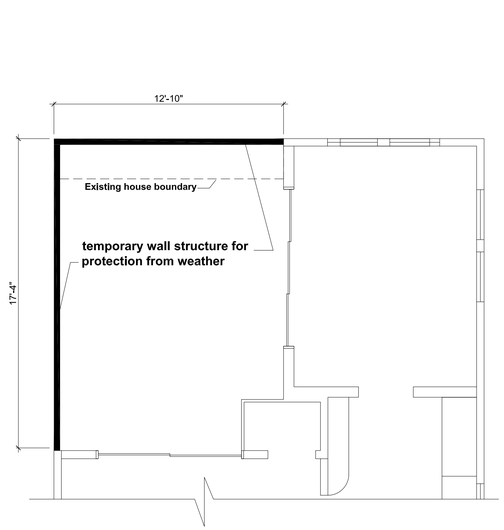


1ST FLOOR NORTH WALL



EXISTING/DEMO 2nd FLOOR PLAN

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

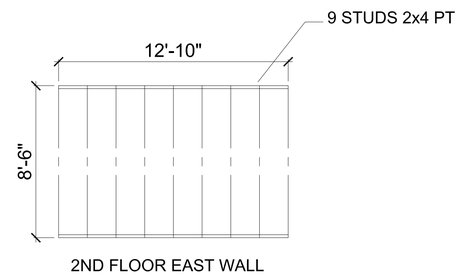


PROPOSED 2nd FLOOR PLAN

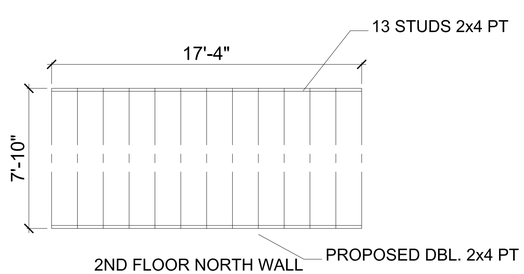
SCALE: 1/4" = 1'-0"

2nd FLOOR FRAMING PLAN

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



2ND FLOOR EAST WALL



2ND FLOOR NORTH WALL

WALL WEATHER

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

REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT / OWNER

1301 WHITEHEAD STREET COMPLIANCE

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

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

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REGISTERED ARCHITECT

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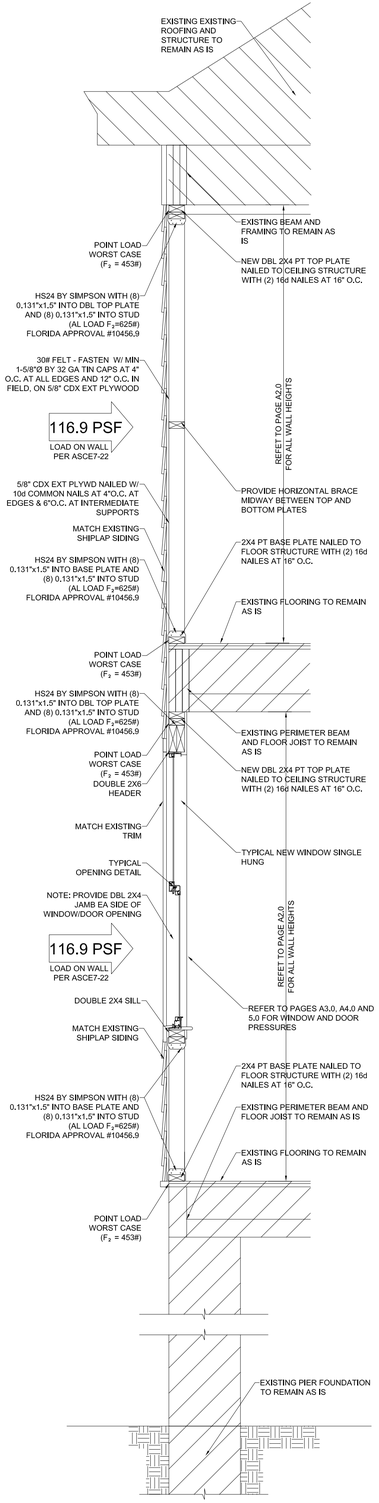
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
PARTIAL PLANS WALL & FLOOR FRAMING

BUILDING		UNIT	PROJECT MANAGER JRB
SUITE / ISSUED APRIL 2025	PROJECT NUMBER —	SCALE AS SHOWN	DRAWN BY
REVISION		PLOT SCALE JRB	LAST SAVED BY
JOHN ROBERT BARNES			LAST PLOTTED BY
CLIENT / PROJECT RBA\BORDER\1301WHITEHEAD-ENCLOSURE PLANS ELEV			
DRAWING SOURCE C:\USERS\DANA\VIDEOS\KTOP\1301 WHITEHEAD STREET COMPLIANCE			
PLOTTED BY —		PLOT DATE May 27, 2025	PLOT TIME 10:03 AM

DRAWING NUMBER
A7.0



Typical Wall Section

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

Wind Loads - Components & Cladding : h ≤ 60'

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

Roof

Area	GCp +/- Gcpi 10 sf	50 sf	100 sf	500 sf	Surface Pressure (psf) 10 sf	50 sf	100 sf	500 sf	Design	User input 80 sf	200 sf
Negative Zone 1	-1.00	-1.15	-0.96	-0.96	-128.3	-92.5	-77.2	-77.2	- 67.2	-82.2	-77.2
Negative Zone 2	-2.14	-1.44	-1.14	-1.14	-172.1	-116.0	-91.8	-91.8	-81.9	-99.6	-91.8
Negative Zone 3	-2.25	-1.50	-1.18	-1.18	-180.9	-120.7	-94.8	-94.8	- 84.8	-103.1	-94.8
Positive All Zones	0.88	0.60	0.48	0.48	70.7	48.2	38.5	38.5		41.7	38.5
Overhang Zone 3 @zone 4	-3.17	-2.30	-1.92	-1.80	-254.7	-184.6	-154.4	-144.5	- 144.4	-164.2	-150.2
Overhang Zone 3 @zone 5	-3.47	-2.48	-2.05	-1.80	-278.8	-198.8	-164.4	-144.5	- 164.4	-175.4	-155.8

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

Ultimate Wind Pressures

Wind Loads - Components & Cladding : h ≤ 60'

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

Walls

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

LUMBER AND FRAMING

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

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

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

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

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

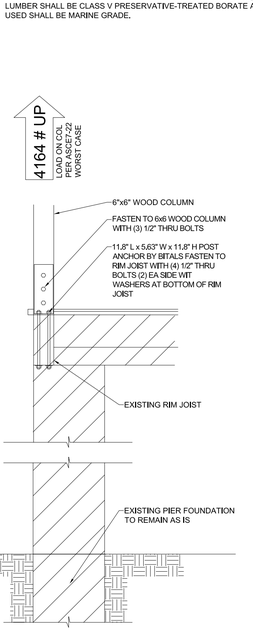
DO NOT NOTCH JOISTS, RAFTERS OR BEAMS, OBTAIN ENGINEER'S OR ARCHITECT'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH SILLS, PLATES, STUDS AND DOUBLE PLATED IN INTERIOR, BEARING AND SHERE WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR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

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

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

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

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



Typ Column Connection

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

Weather Enclosure - Front Side Elevation (Remains the same)

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

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

Weather Enclosure - Left Side Elevation

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

REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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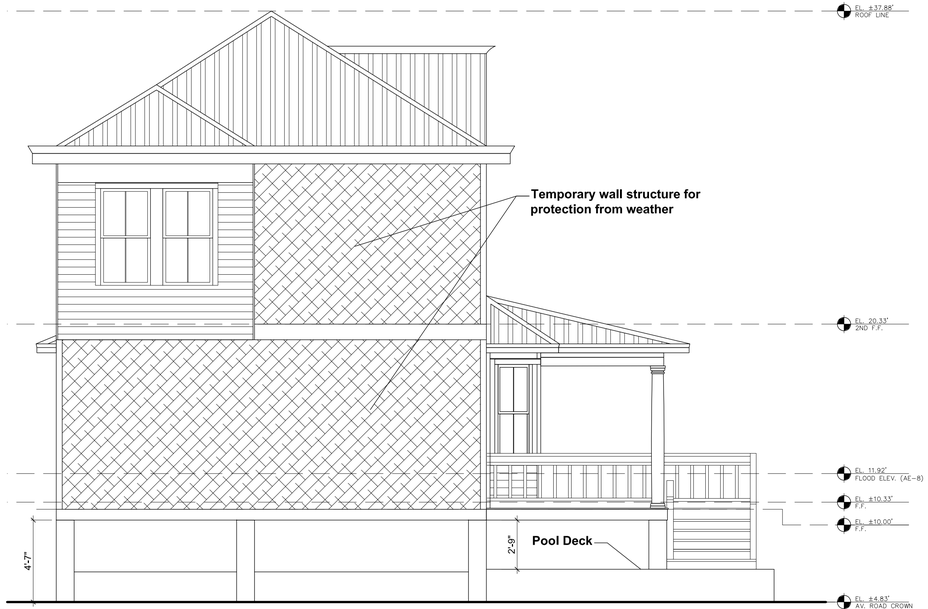
(305)853-0008
PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
WEATHER ENCLOSURE ELEVATIONS & SECTION

BUILDING		PROJ. MANAGER JRB	
SITE / COASTAL ZONE APRIL 2025	PROJECT NUMBER —	DRAWN BY JRB	
SCALE AS SHOWN	UNIT	LAST SAVED BY	
CLIENT JOHN ROBERT BARNES		LAST SAVED DATE	
DRAWING NAME RBA/BOARDER/1301WHITEHEAD-ENCLOSURE PLANS ELEV SECTIONS.DWG			
CONTROL NAME CLASSES/DWA/INDEX/KTOP/1301 WHITEHEAD STREET COMPLIANCE			
PLOT DATE May 27, 2025		PLOT TIME 1:30 PM	
PLOTTED BY —			

DRAWING NUMBER
A8.0



Weather Enclosure - Rear Side Elevation

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

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

Weather Enclosure - Right Side Elevation

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS

1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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ROBERTBARNES@ARCHITECTS-ASSOCIATES.COM

DRAWING TITLE

WEATHER ENCLOSURE ELEVATIONS CONTINUED

BUILDING #	UNIT
DATE ISSUED: APRIL 2025	PROJECT NUMBER: —
SCALE: AS SHOWN	PROJECT MANAGER: JRB
DRAWN BY: JRB	CHECKED BY: JRB
CLIENT APPROVAL	
PLOT DATE: May 23, 2025	PLOT TIME: 5:26 PM

DRAWING NUMBER

A9.0

PLANS SUBMITTED ON JUNE 12, 2024

SITE DATA:
TOTAL SITE AREA: 5,250.00 SQ FT
LAND USE: HDRR
FLOOD ZONE: AE8

MAXIMUM IMPERVIOUS SURFACE E RATIO:
REQUIRED 60% (3,150.00 SQ FT)
EXISTING 47.80% (±2,509.4 SQ FT)
PROPOSED 48.65% (±2,554.4 SQ FT)

MAXIMUM BUILDING COVERAGE:
REQUIRED 50% (2,625.00 SQ FT)
EXISTING 39.45% (±2,071.2 SQ FT)
PROPOSED 40.30% (±2,116.2 SQ FT)

OPEN SPACE MINIMUM:
REQUIRED 35% (1,837.50 SQ FT)
EXISTING 46.31% (±2,431.5 SQ FT)
PROPOSED 45.45% (±2,386.5 SQ FT)

SETBACKS

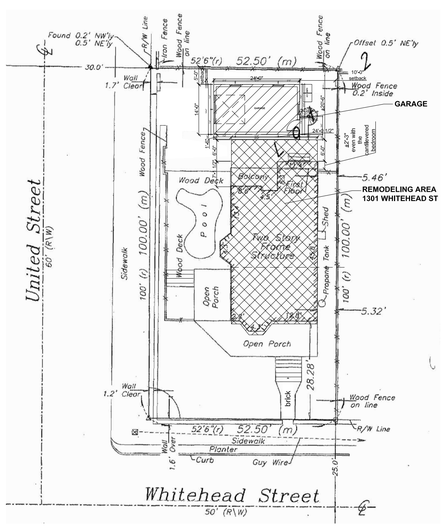
FRONT:
REQUIRED 10'-0"
EXISTING ±16.4'

STREET SIDE:
REQUIRED 5'-0"
EXISTING ±11'-0"

SIDE:
REQUIRED 5'-0"
EXISTING 5'-3" TO 5'-6"

REAR:
REQUIRED 20'-0"
EXISTING 24'-0"
PROPOSED 20'-2"

MAXIMUM HEIGHT: 30 FT
EXISTING ±33'-6" (TO CROWN OF ROAD)



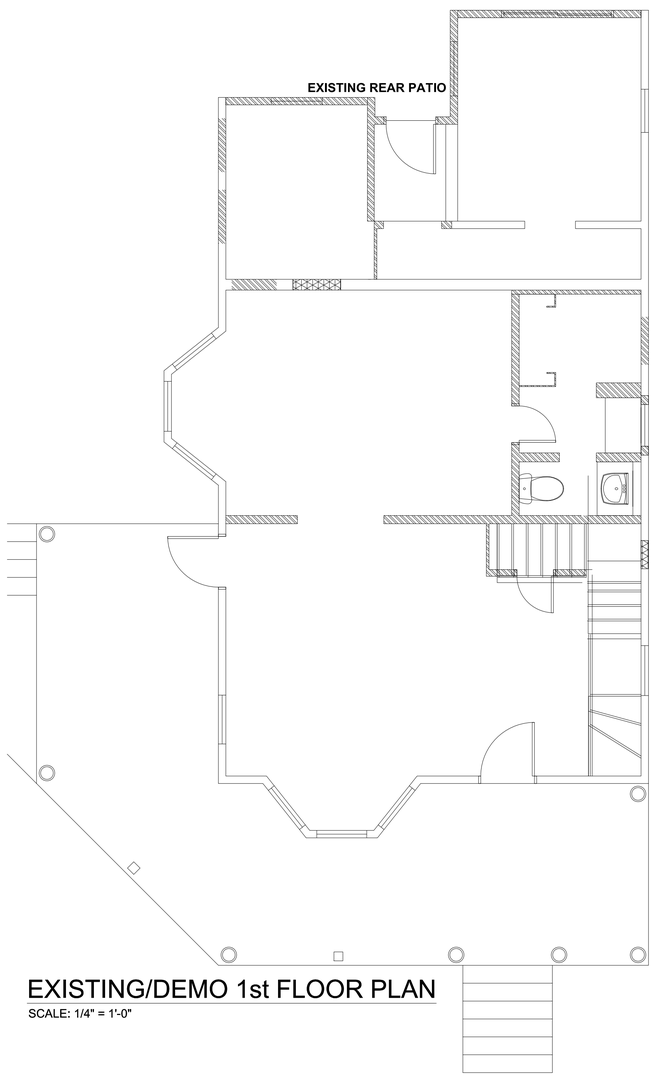
PLOT PLAN (NOT A SURVEY)

SCALE: 1" = 20'-0"

THIS PLAN TO SHOW THE AREA OF WORK ONLY

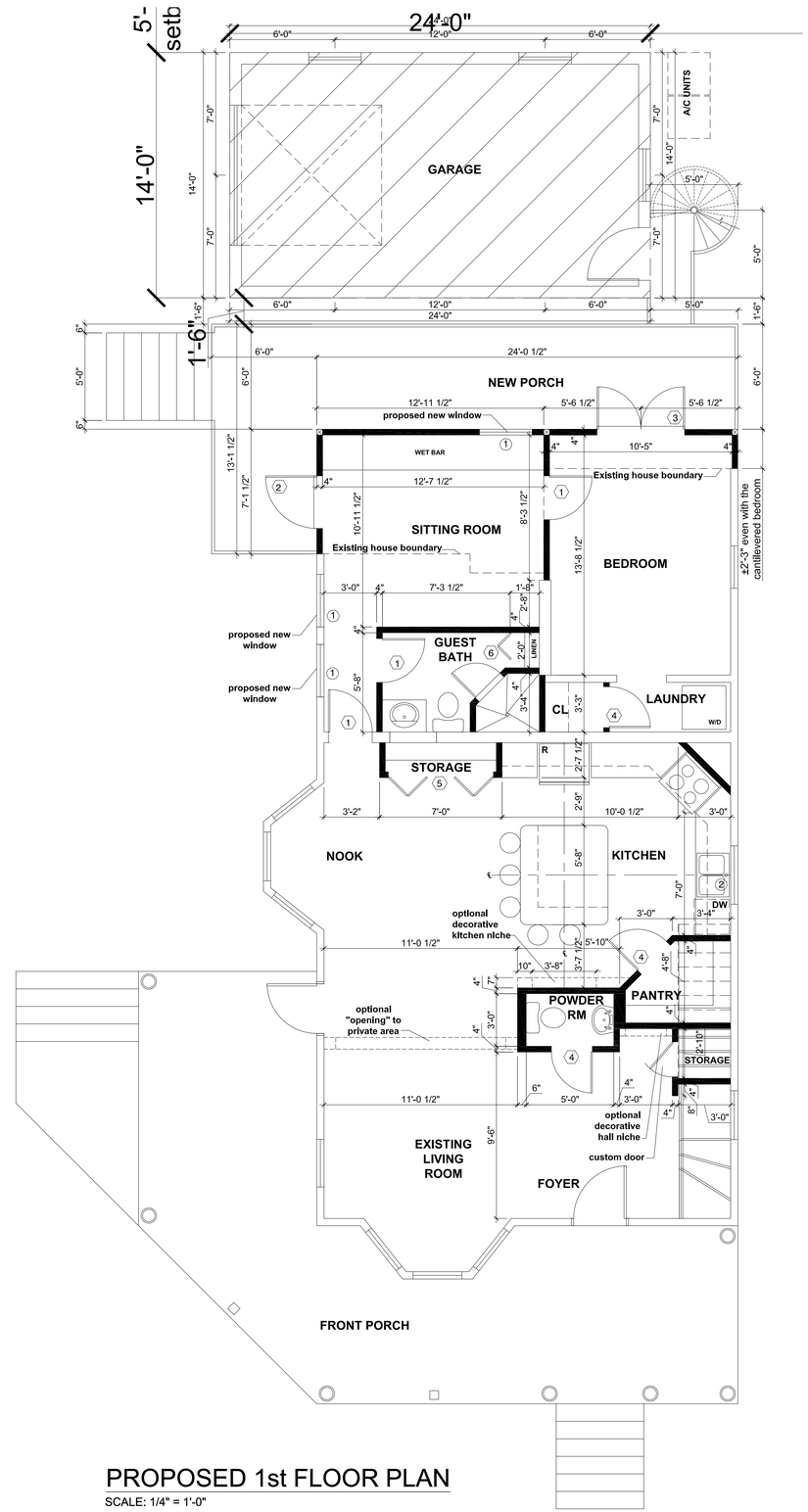
LEGEND

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



EXISTING/DEMO 1st FLOOR PLAN

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



PROPOSED 1st FLOOR PLAN

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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(305)853-0008
PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
EXISTING AND PROPOSED FIRST FLOOR PLANS

BUILDING	
DATE ISSUED	APRIL 2025
PROJECT NUMBER	—
DRAWN BY	JOHN ROBERT BARNES
DRAWING NAME	1301 WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG
DRAWING LOCATION	C:\USERS\DIANA\DESKTOP\JANKER RESIDENCE - 2025-01\PLATEST CAD WITH GARAGE
PLOT DATE	—
PROJECT MANAGER	JRB
UNIT	—
SCALE	AS SHOWN
DESIGNED	JRB
LAST SAVED BY	—
LAST SAVED ON	2025-02-12 [2:44:4PM]
PLOT TIME	June 12, 2025 3:19 PM

DRAWING NUMBER
A1.0

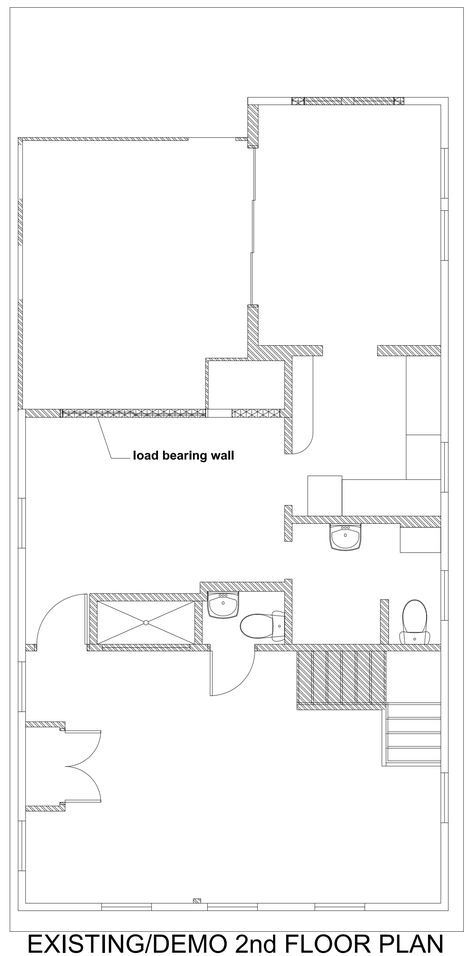
WINDOW SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
1	2'6" x 5'3"	SINGLE HUNG	SERIES SH7700A ALUMINUM SINGLE HUNG WINDOWS LMI BY PGT NOA 23-0707.10 EXP = 08-23-28 DESIGN PRESSURES +65 PSF and -80 PSF
2	3'0" x 3'4"	SINGLE HUNG	

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

LEGEND

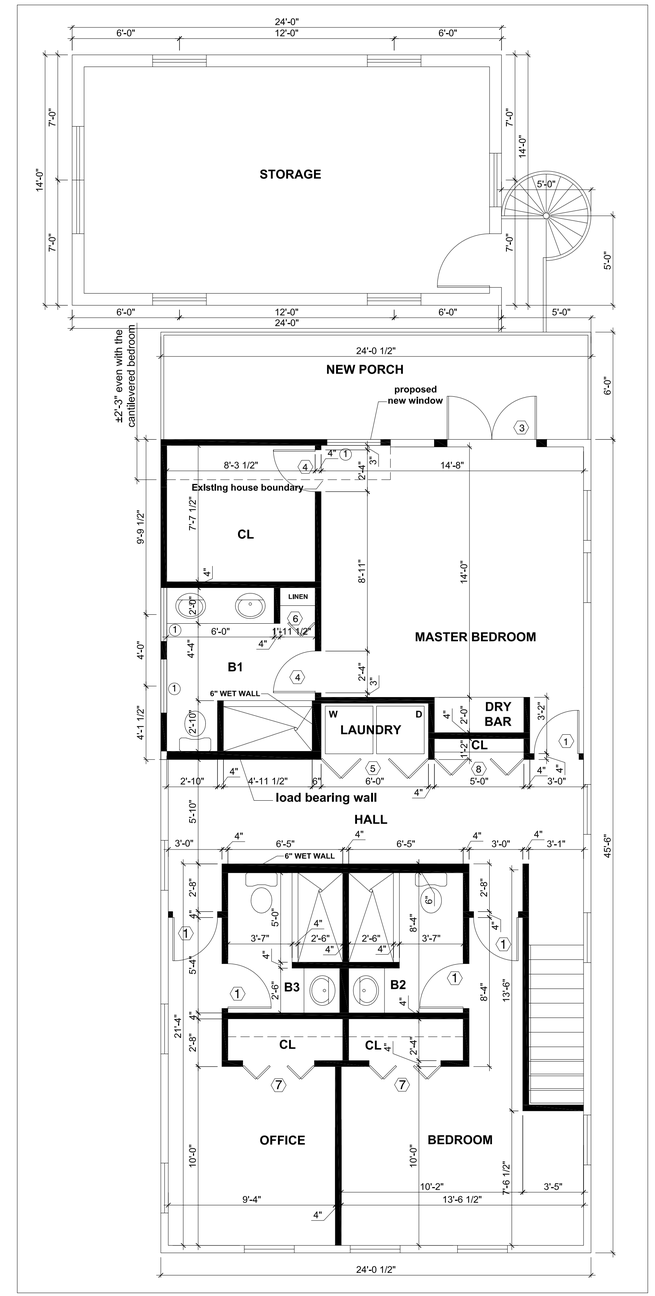
- EXISTING TO REMAIN
- EXISTING ELEMENTS TO BE DEMOLISHED
- NEW 4" FRAMING WALL
- EXISTING OPENING TO BE INFILLED

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



EXISTING/DEMO 2nd FLOOR PLAN

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



PROPOSED 2nd FLOOR PLAN

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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REGISTERED ARCHITECT

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DRAWING TITLE
EXISTING AND PROPOSED SECOND FLOOR PLANS

BUILDING		UNIT	PROJECT MANAGER JRB
TASK ASSIGNED APRIL 2025	PROJECT NUMBER —	SCALE AS SHOWN	DRAWN BY —
PREPARED FOR JOHN ROBERT BARNES		CHECKED JRB	LAST SAVED BY
SOURCE FILE/PLOT SCALE CIUSERS\DANA\DESKTOP\JANKER RESIDENCE - 2025-4\19-PLATES1 CAD WITH GARAGE.DWG			LAST PLOTTED BY ALEJANDRO ROJAS [12:27PM]
DRAWING LOCATION CIUSERS\DANA\DESKTOP\JANKER RESIDENCE - 2025-4\19-PLANS-FEB2025-FORENG.DWG			
PRINT DATE —		PLOT DATE June 12, 2025	3:28 PM

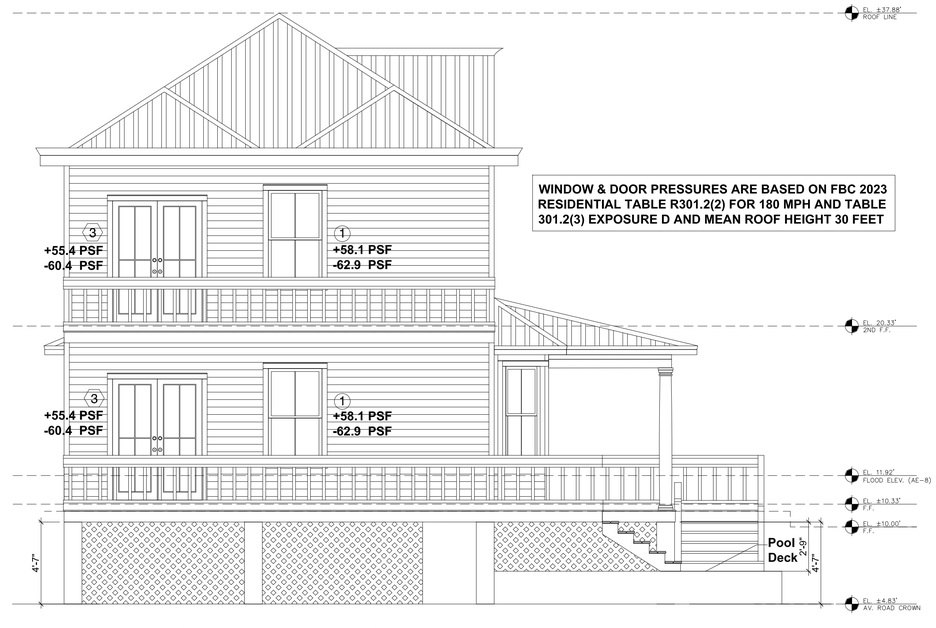
DRAWING NUMBER
A2.0

Existing Front Elevation

Proposed Front Elevation

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

Existing Rear Elevation



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

Proposed Rear Elevation

REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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DRAWING TITLE
EXISTING AND PROPOSED FRONT & REAR ELEVATIONS

BUILDING		UNIT	PROJECT MANAGER
DATE ISSUED	PROJECT NUMBER	SCALE	DRAWN BY
APRIL 2025	—	AS SHOWN	—
PREPARED BY		REVIEWED	LAST SAVED BY
JOHN ROBERT BARNES		JRB	
DRAWING NAME			LAST PLOTTED FILE
1301WHITEHEAD-1301WHITEHEAD-018-PLANS-FEB2025-FOREING.DWG			05-04-2025 [1:00:03PM]
DRAWING LOCATION			
C:\USERS\DANA\DESKTOP\5-22-25			
TITLE		PLOT DATE	PLOT TIME
—		May 23, 2025	5:04 PM

DRAWING NUMBER
A3.0

Existing Right Side Elevation

Proposed Right Side Elevation

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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DRAWING TITLE
EXISTING AND PROPOSED RIGHT SIDE ELEVATION

BUILDING		UNIT	PROJECT MANAGER	
			JRB	
DATE ISSUED	PROJECT NUMBER	SCALE	DRAWN BY	
APRIL 2025	—	AS SHOWN	—	
DESIGNED BY		DRAWN BY	LAST SAVED BY	
JOHN ROBERT BARNES		JRB		
DRAWING NAME			LAST SAVED AT	
1301WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG			5/23/2025 [1:43PM]	
DRAWING LOCATION				
C:\USERS\DANA\DESKTOP\5-22-25				
PROJECT DATE			PLOT DATE	PLOT TIME
—			May 23, 2025	5:05 PM

DRAWING NUMBER
A4.0

Existing Left Side (United St.) Elevation

Proposed Left Side (United St.) Elevation

REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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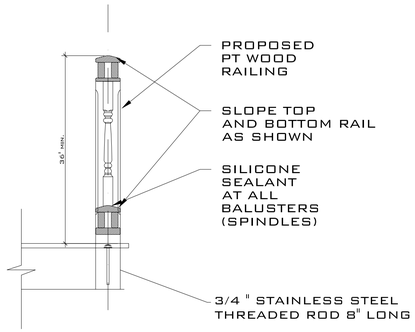
INQUIRIES@ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
EXISTING AND PROPOSED LEFT SIDE ELEVATION

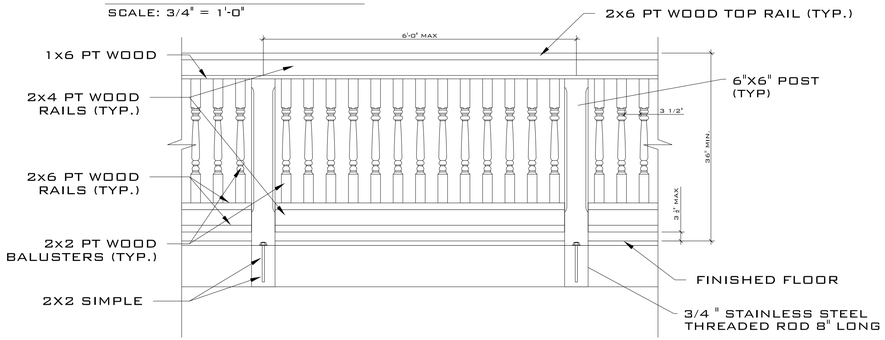
BUILDING				
DATE ISSUED	PROJECT NUMBER	UNIT	PROJECT MANAGER	
APRIL 2025	—	—	JRB	
DRAWN BY		SCALE	DRAWN BY	
JOHN ROBERT BARNES		AS SHOWN	—	
DESIGNED BY		DESIGNED	LAST SAVED BY	
JOHN ROBERT BARNES		JRB		
DRAWING NAME			LAST SAVED AS	
C:\USERS\DIANA\DESKTOP\1301 WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG			2025-02-21 [1:43:8PM]	
DRAWING LOCATION				
C:\USERS\DIANA\DESKTOP\5-22-25			PLOT TIME	
PLOT DATE		LAST DATE	5:06 PM	
—		May 23, 2025		

DRAWING NUMBER
A5.0



TYPICAL WOOD RAILING SECTION

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

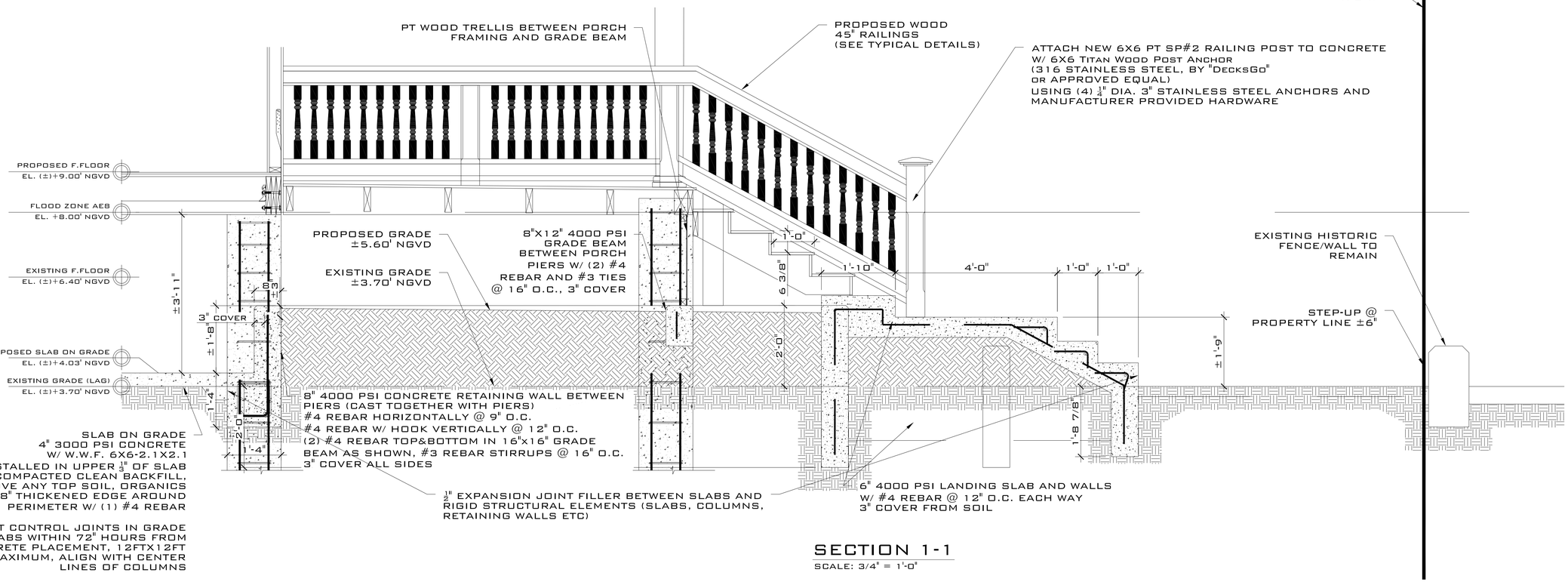


TYPICAL WOOD RAILING

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

DETAIL - RAILING ATTACHED TO COLUMNS

N.T.S.



SECTION 1-1

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
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INQUIRE@BARNESASSOCIATES.COM

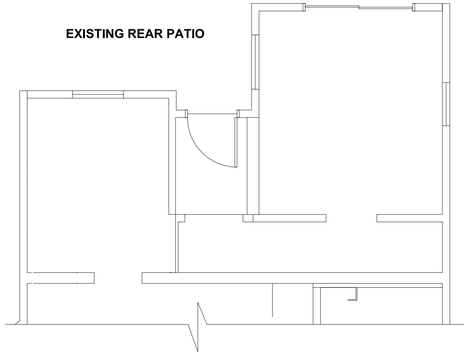
RAILING DETAILS

DRAWING TITLE

BUILDING	
DATE ISSUED	APRIL 2025
PROJECT NUMBER	—
DRAWN BY	JOHN ROBERT BARNES
DRAWING NAME	C:\USERS\DIANA\DESKTOP\E-22-25-HEAD-018-PLANS-FEB2025-FORENG.DWG
DRAWING LOCATION	C:\USERS\DIANA\DESKTOP\E-22-25
PLOT SCALE	—
UNIT	—
SCALE	AS SHOWN
PROJECT MANAGER	JRB
DRAWN BY	—
LAST SAVED BY	—
LAST SAVED ON	5/22/2025 [4:48PM]
PLOT DATE	May 23, 2025
PLOT TIME	5:07 PM

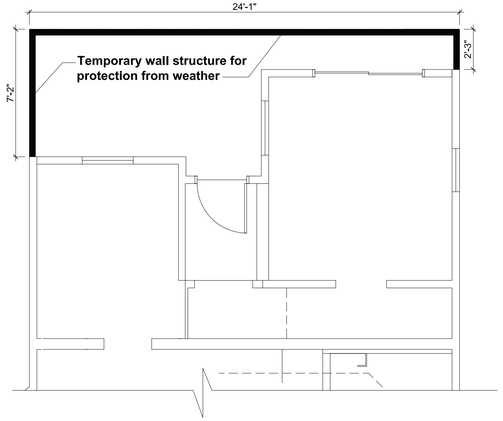
DRAWING NUMBER

A6.0



EXISTING 1st FLOOR PLAN

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

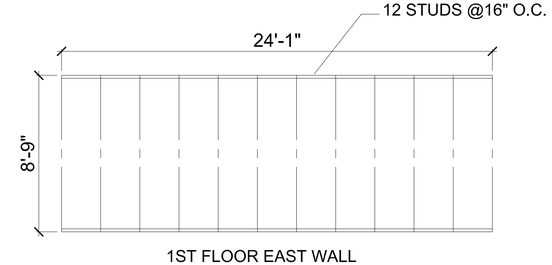


PROPOSED 1st FLOOR PLAN

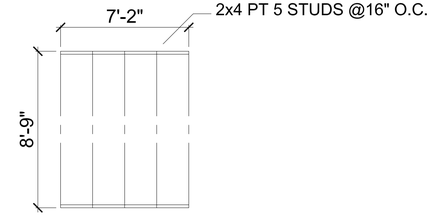
SCALE: 1/4" = 1'-0"

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

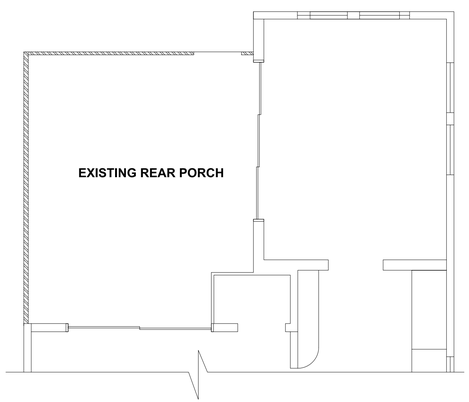
EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



1ST FLOOR EAST WALL

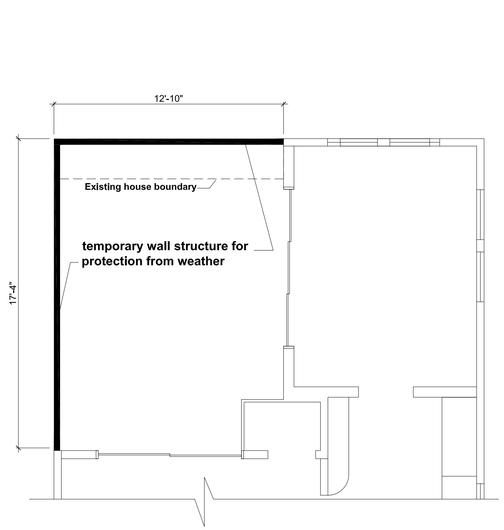


1ST FLOOR NORTH WALL



EXISTING/DEMO 2nd FLOOR PLAN

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

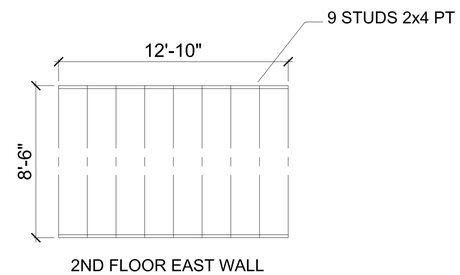


PROPOSED 2nd FLOOR PLAN

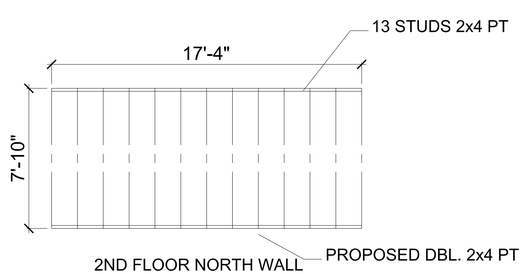
SCALE: 1/4" = 1'-0"

2nd FLOOR FRAMING PLAN

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



2ND FLOOR EAST WALL



2ND FLOOR NORTH WALL

WALL WEATHER

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

REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT / OWNER

1301 WHITEHEAD STREET COMPLIANCE

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

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

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PROJECTARCHITECT@ROBERTBARNESASSOCIATES.COM
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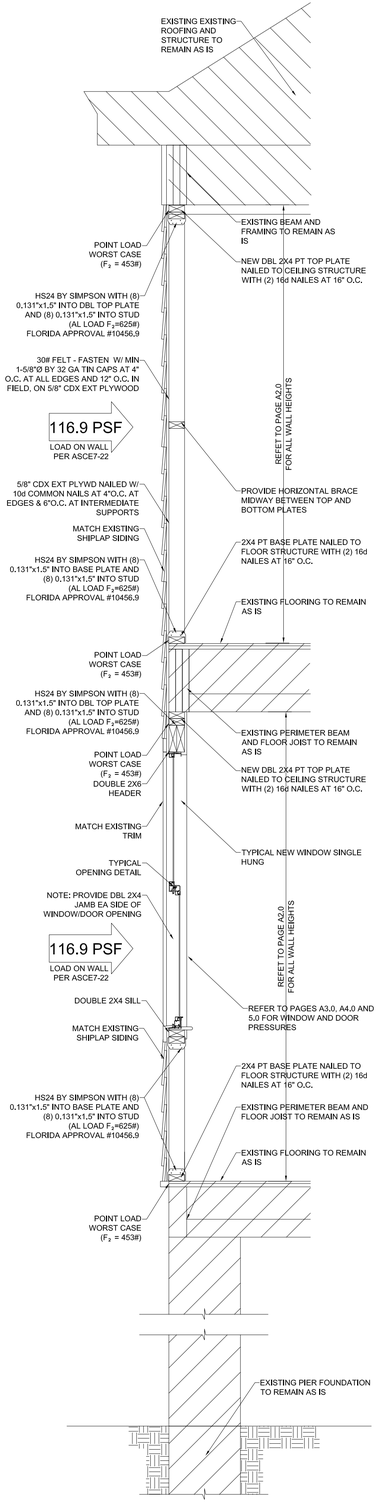
DRAWING TITLE
PARTIAL PLANS WALL & FLOOR FRAMING

BUILDING		UNIT	PROJECT MANAGER JRB
SUITE / ISSUED APRIL 2025	PROJECT NUMBER —	SCALE AS SHOWN	DRAWN BY
REVISION		PLOT SCALE JRB	LAST SAVED BY
JOHN ROBERT BARNES			LAST PLOTTED BY
CLIENT / PROJECT RBA\BORDER\1301WHITEHEAD-ENCLOSURE PLANS ELEV			
DRAWING SOURCE C:\USERS\DANA\VIDEOS\KTOP\1301 WHITEHEAD STREET COMPLIANCE			
PLOTTED BY —		PLOT DATE May 27, 2025	PLOT TIME 10:03 AM

DRAWING NUMBER
A7.0



Typical Wall Section

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

Wind Loads - Components & Cladding : h ≤ 60'

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

Roof

Area	GCp +/- Gcpi 10 sf	50 sf	100 sf	500 sf	Surface Pressure (psf) 10 sf	50 sf	100 sf	500 sf	Design	User input 80 sf	200 sf
Negative Zone 1	-1.00	-1.15	-0.96	-0.96	-128.3	-92.5	-77.2	-77.2	- 67.2	-82.2	-77.2
Negative Zone 2	-2.14	-1.44	-1.14	-1.14	-172.1	-116.0	-91.8	-91.8	-81.9	-99.6	-91.8
Negative Zone 3	-2.25	-1.50	-1.18	-1.18	-180.9	-120.7	-94.8	-94.8	- 84.8	-103.1	-94.8
Positive All Zones	0.88	0.60	0.48	0.48	70.7	48.2	38.5	38.5		41.7	38.5
Overhang Zone 3 @zone 4	-3.17	-2.30	-1.92	-1.80	-254.7	-184.6	-154.4	-144.5	- 144.4	-164.2	-150.2
Overhang Zone 3 @zone 5	-3.47	-2.48	-2.05	-1.80	-278.8	-198.8	-164.4	-144.5	- 164.4	-175.4	-155.8

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

Ultimate Wind Pressures

Wind Loads - Components & Cladding : h ≤ 60'

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

Walls

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

LUMBER AND FRAMING

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

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

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

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

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

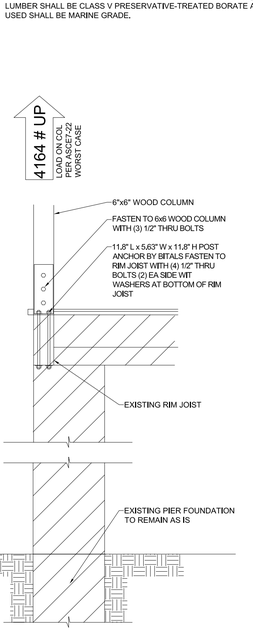
DO NOT NOTCH JOISTS, RAFTERS OR BEAMS, OBTAIN ENGINEER'S OR ARCHITECT'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH SILLS, PLATES, STUDS AND DOUBLE PLATED IN INTERIOR, BEARING AND SHERE WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR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

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

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

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

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



Typ Column Connection

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

Weather Enclosure - Front Side Elevation (Remains the same)

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

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

Weather Enclosure - Left Side Elevation

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

REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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STATE OF FLORIDA
JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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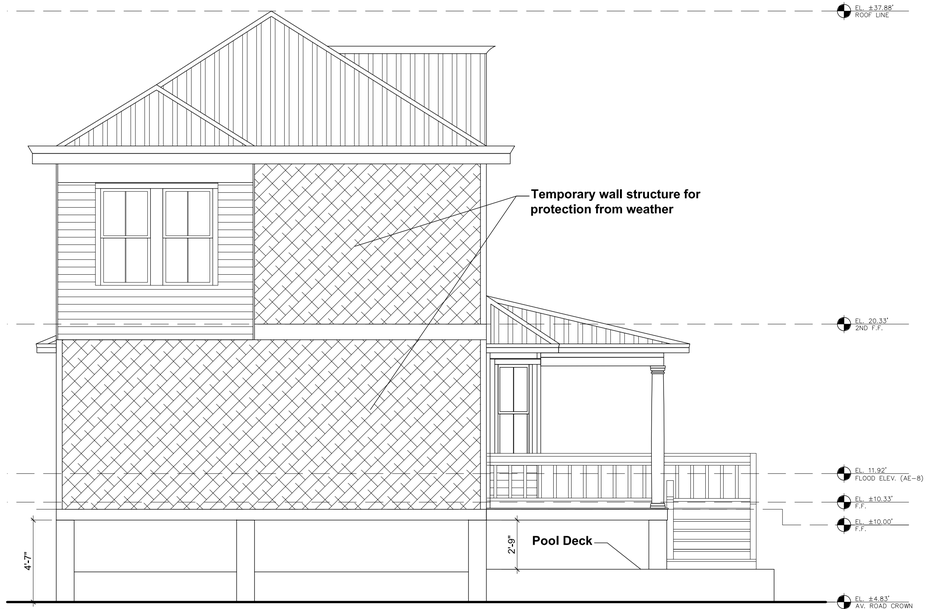
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
WEATHER ENCLOSURE ELEVATIONS & SECTION

BUILDING		PROJ. MANAGER JRB	
SITE / COASTAL ZONE APRIL 2025	PROJECT NUMBER —	DRAWN BY JRB	
SCALE AS SHOWN	UNIT	LAST SAVED BY	
CLIENT JOHN ROBERT BARNES		LAST SAVED DATE	
DRAWING NAME RBA/BOARDER/1301WHITEHEAD-ENCLOSURE PLANS ELEV SECTIONS.DWG			
CONTROL NAME CLASSES/DWA/INDEX/KTOP/1301 WHITEHEAD STREET COMPLIANCE			
PLOT DATE May 27, 2025		PLOT TIME 1:30 PM	
PLOTTED BY —			

DRAWING NUMBER
A8.0



Weather Enclosure - Rear Side Elevation

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

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

Weather Enclosure - Right Side Elevation

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT OWNER

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS

1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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AR0010526

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DRAWING TITLE

WEATHER ENCLOSURE ELEVATIONS CONTINUED

BUILDING #	UNIT
DATE ISSUED: APRIL 2025	PROJECT NUMBER: —
SCALE: AS SHOWN	PROJECT MANAGER: JRB
DRAWN BY: JRB	CHECKED BY: JRB
CLIENT APPROVAL	
PLOT DATE: May 23, 2025	PLOT TIME: 5:26 PM

DRAWING NUMBER

A9.0

PLANS SUBMITTED ON JUNE 16, 2024

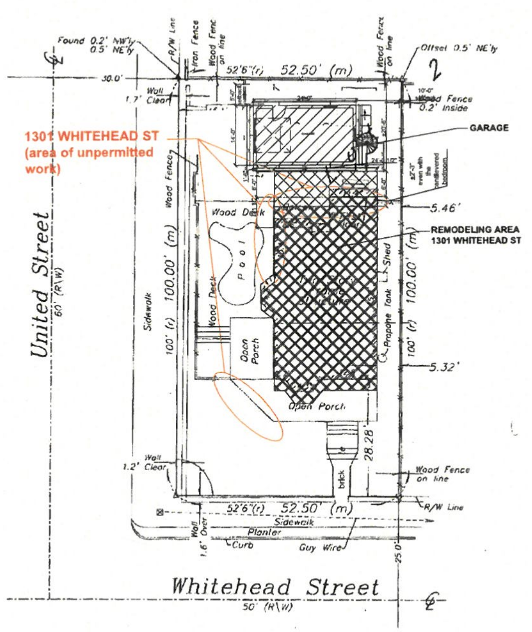
UPDATED PLANS RECEIVED ON 6/16/25; W/ ELEVATIONS FOR TWO-STORY GARAGE. NOT PART OF THIS APPLICATION REVIEW & HAS NOT BEEN PROPERLY REVIEWED BY PLANNING OR HARC.

NOT PART OF APPLICATION REVIEW

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

SITE DATA:

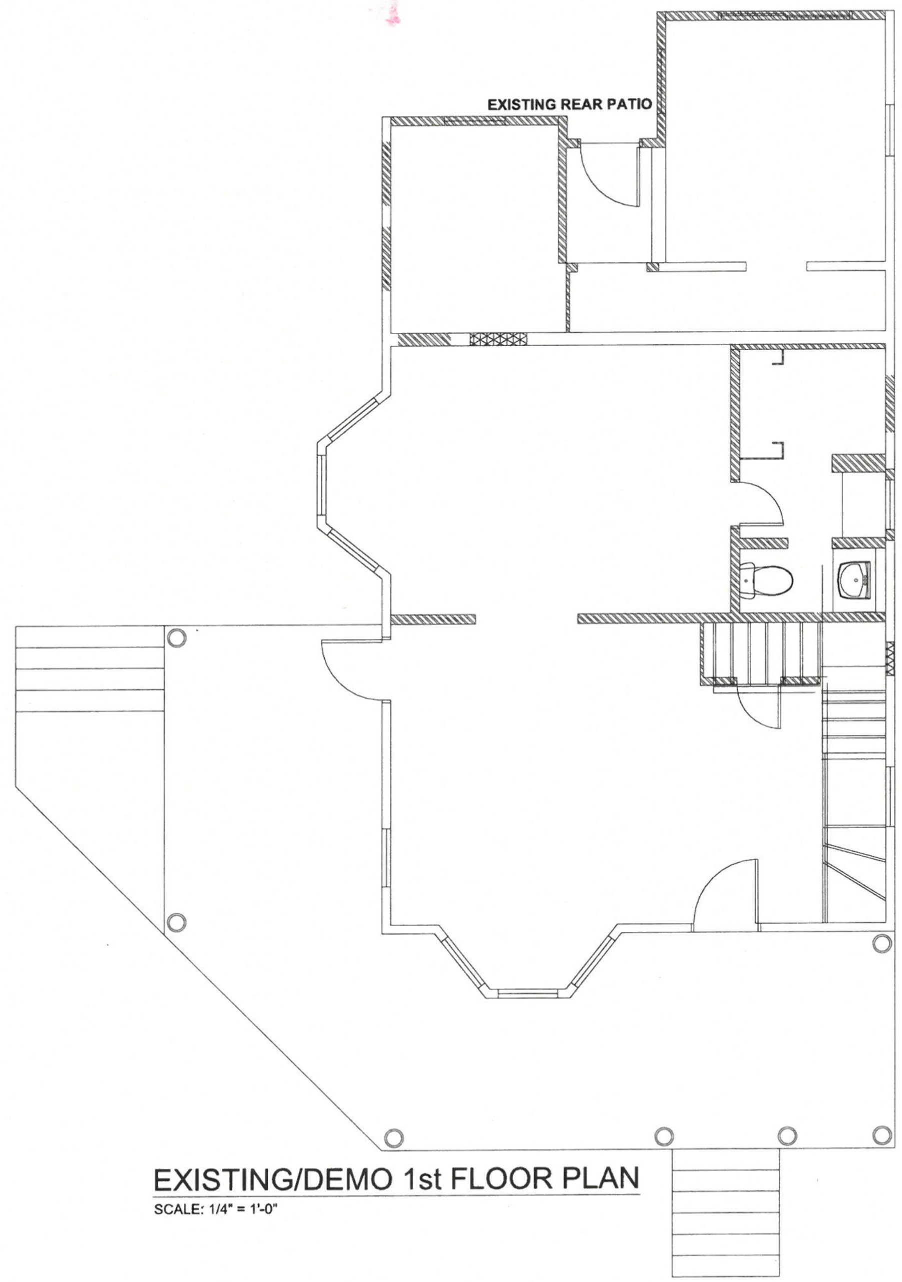
TOTAL SITE AREA:	5,250.00 SQ FT
LAND USE:	HDRR
FLOOD ZONE:	AE8
MAXIMUM IMPERVIOUS SURFACE E RATIO:	
REQUIRED	60% (3,150.00 SQ FT)
EXISTING	47.80% (±2,509.4 SQ FT)
PROPOSED	48.65% (±2,554.4 SQ FT)
MAXIMUM BUILDING COVERAGE:	
REQUIRED	50% (2,625.00 SQ FT)
EXISTING	39.45% (±2,071.2 SQ FT)
PROPOSED	40.30% (±2,116.2 SQ FT)
OPEN SPACE MINIMUM:	
REQUIRED	35% (1,837.50 SQ FT)
EXISTING	46.31% (±2,431.5 SQ FT)
PROPOSED	45.45% (±2,386.5 SQ FT)
SETBACKS	
FRONT:	
REQUIRED	10'-0"
EXISTING	±16.4'
STREET SIDE:	
REQUIRED	5'-0"
EXISTING	±11'-0"
SIDE:	
REQUIRED	5'-0"
EXISTING	5'-3" TO 5'-6"
REAR:	
REQUIRED	20'-0"
EXISTING	24'-6"
PROPOSED	20'-2"
MAXIMUM HEIGHT:	30 FT
EXISTING	±33'-6" (TO CROWN OF ROAD)



PLOT PLAN (NOT A SURVEY)

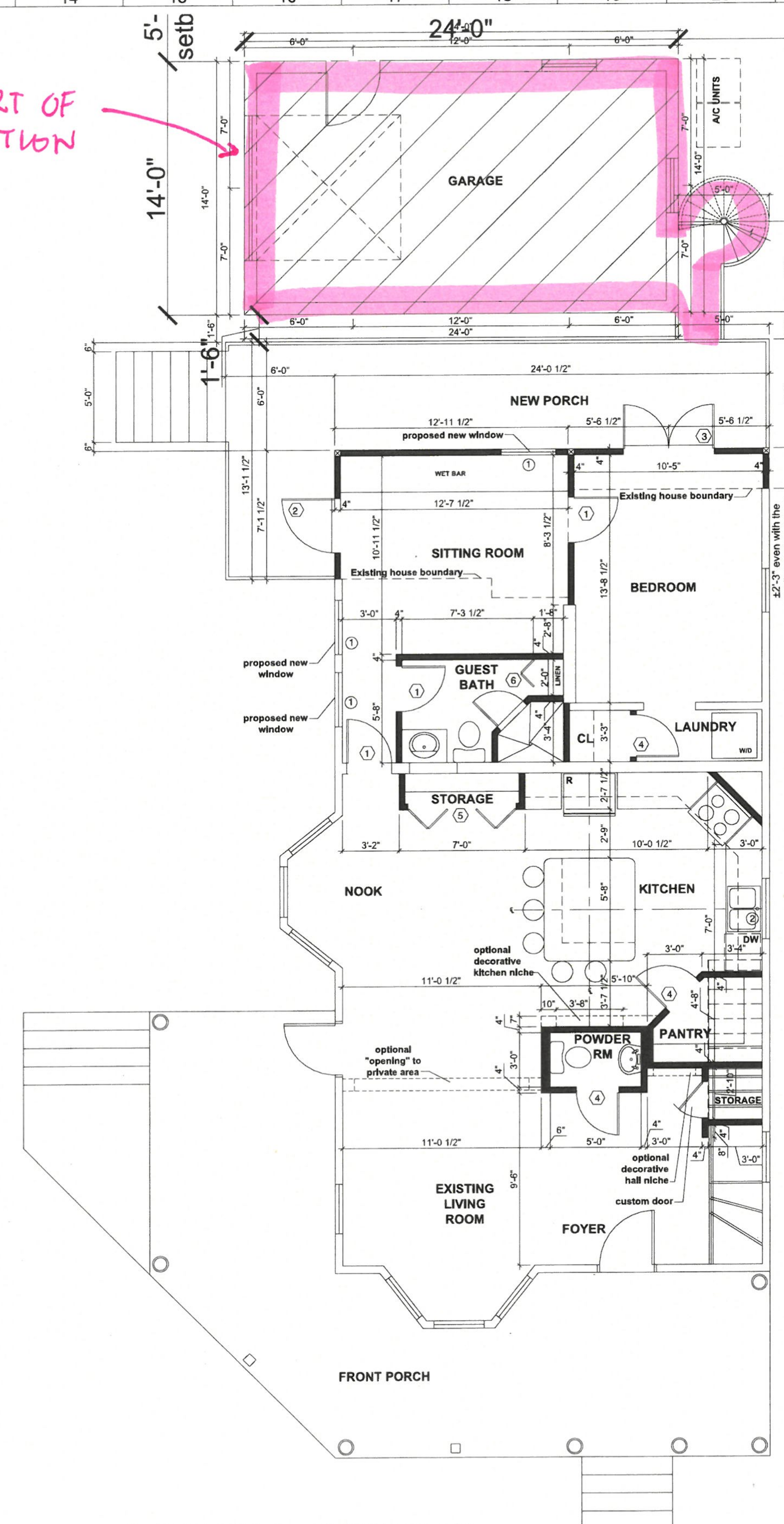
SCALE: 1" = 20'-0"

THIS PLAN TO SHOW THE AREA OF WORK ONLY



EXISTING/DEMO 1st FLOOR PLAN

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



PROPOSED 1st FLOOR PLAN

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

John Robert Barnes
Digitally signed by John Robert Barnes
Date: 2025.06.16 18:54:32 -04'00'

STATE OF FLORIDA JOHN ROBERT BARNES REGISTERED ARCHITECT AR-010526

JOHN ROBERT BARNES, RA, NCARB AR0010526

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REVISIONS — MARK — DESCRIPTION — DATE

1301 WHITEHEAD STREET COMPLIANCE

1301 WHITEHEAD STREET, KEY WEST, FL 33040

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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EXISTING AND PROPOSED FIRST FLOOR PLANS

BUILDING	–
UNIT	–
DATE ASSIGNED	APRIL 2025
PROJECT NUMBER	–
SCALE	AS SHOWN
PROJECT MANAGER	JRB
DESIGNED	JOHN ROBERT BARNES
CHECKED	JRB
DRAWN BY	–
LAST SAVED BY	–
DRAWING NAME	1301WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG
LAST SAVED DATE	6/16/25 [10:32AM]
DRAWING LOCATION	C:\USERS\DIANA\DESKTOP\JANKER RESIDENCE - 2025-019\UPDATE JUNE 14
PLOTTED BY	–
PLOT DATE	June 16, 2025
PLOT TIME	10:39 AM

DRAWING NUMBER: A1.0

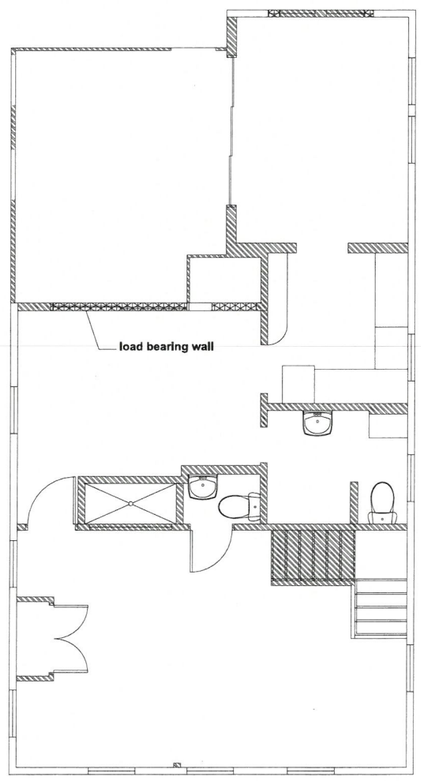
WINDOW SCHEDULE			
MARK	SIZE	TYPE	PRODUCT APPROVAL
1	2'6" x 5'3"	SINGLE HUNG	SERIES SH7700A ALUMINUM SINGLE HUNG WINDOWS LMI BY PGT NOA 23-0707.10 EXP = 08-23-28 DESIGN PRESSURES +65 PSF and -80 PSF
2	3'0" x 3'4"	SINGLE HUNG	

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

LEGEND

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

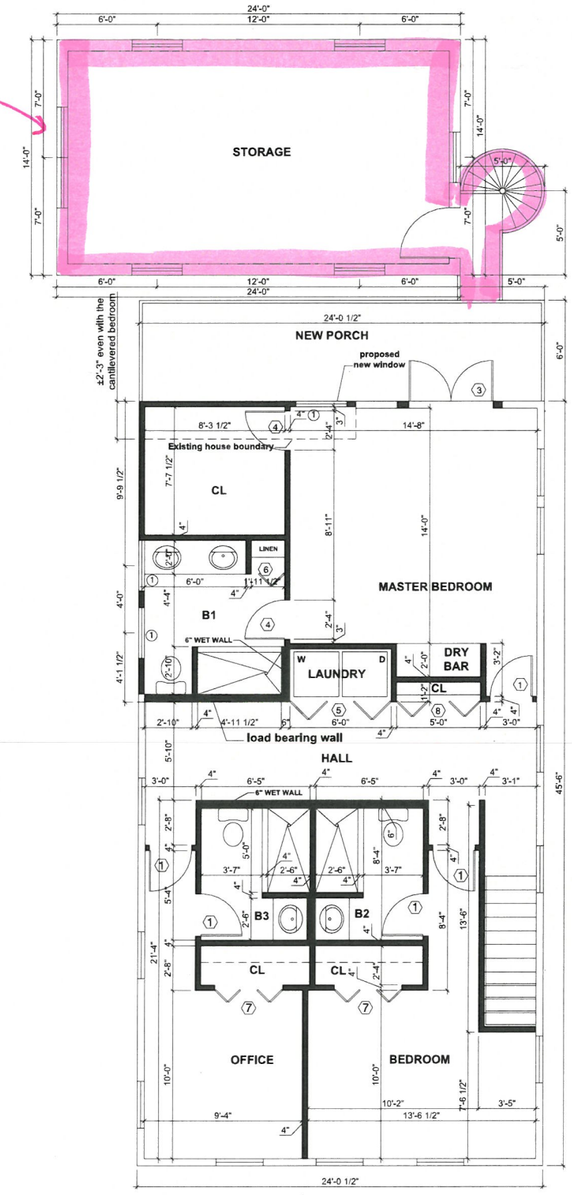
EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



EXISTING/DEMO 2nd FLOOR PLAN

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

NOT PART OF APPLICATION REVIEW



PROPOSED 2nd FLOOR PLAN

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE

1301 WHITEHEAD STREET COMPLIANCE

ON CANVAS

1301 WHITEHEAD STREET, KEY WEST, FL 33040

(CONTACT INFO)

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
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SHEET TITLE

EXISTING AND PROPOSED SECOND FLOOR PLANS

BUILDING	
DATE ISSUED	APRIL 2025
PROJECT	JOHN ROBERT BARNES
PROJECT NUMBER	—
DATE	
SCALE	AS SHOWN
DRAWN BY	JRB
PROJECT MANAGER	JRB
CHECKED BY	—
CAD FILE	1301WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG
CHECKED BY	—
PLOTTED BY	—
LAST SAVED BY	—
LAST PLOTTED	6/18/2025 11:10:32AM
CAD FILE	1301WHITEHEAD-018-PLANS-FEB2025-FORENG.DWG
PLOT SCALE	1:1
PLOT STYLE	COLOR.CTB
PAPER SIZE	ANSI B (11.00 X 17.00 IN)
PLOTTED BY	—
PLOT DATE	June 18, 2025
PLOT TIME	10:40 AM

DRAWING NUMBER

A2.0

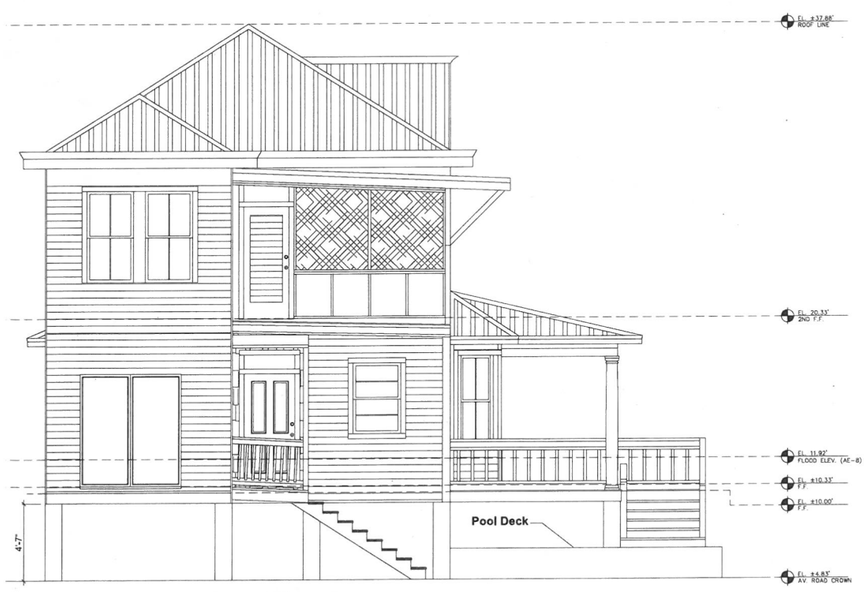
Existing Front Elevation

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

Proposed Front Elevation

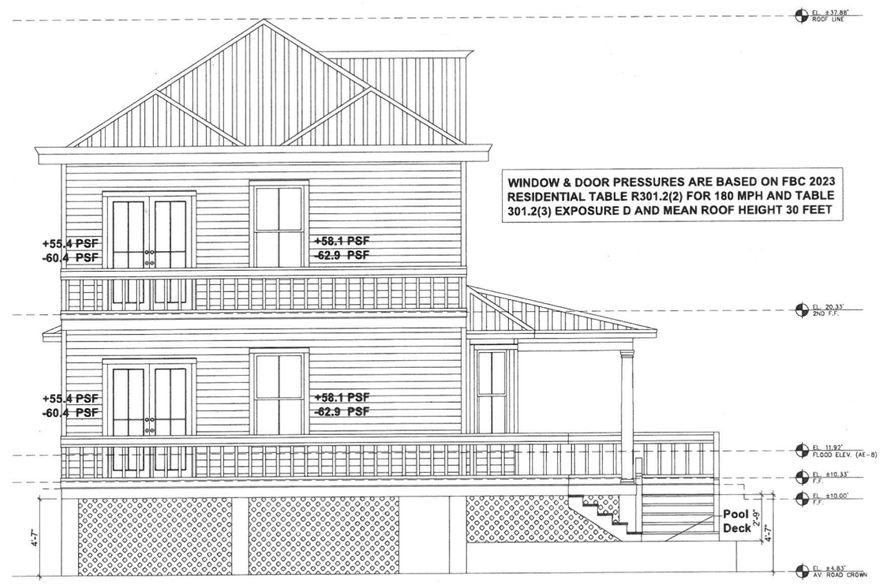
SC.1/4" = 1' - 0"

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



Existing Rear Elevation

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



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

Proposed Rear Elevation

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE:

1301 WHITEHEAD STREET COMPLIANCE

JOB LOCATION

1301 WHITEHEAD STREET, KEY WEST, FL 33040

OWNER INFO

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

AR0010526
JOHN ROBERT BARNES, RA, NCARB

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PROJECTMANAGER@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE:

EXISTING AND PROPOSED FRONT & REAR ELEVATIONS

BUILDING	
UNIT	
DATE ISSUED	APRIL 2025
PROJECT NAME	—
PROJECT OWNER	JOHN ROBERT BARNES
PROJECT ADDRESS	1301WHITEHEAD-011-PL-ANS-FEB2025-FORENG.DWG
CLIENT	CHARLES ORDONANA/DESKTOP/JANKER RESIDENCE - 2025-01PLUPDATE JUNE 14
PLOTTED BY	—
DRAWN BY	JRB
SCALE	AS SHOWN
CHECKED BY	JRB
PLOT DATE	June 16, 2025
PLOT TIME	11:23 AM
PROJECT MANAGER	ROBERT BARNES
DRAWN BY	JRB
CHECKED BY	—
CUT FILENAME	1301WHITEHEAD-011-PL-ANS-FEB2025-FORENG.DWG
CUT TIME/DATE	6/16/25 [11:13AM]

DRAWING NUMBER

A3.0

Existing Right Side Elevation

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

Proposed Right Side Elevation

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE

1301 WHITEHEAD STREET COMPLIANCE

1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES, RA, NCARB
AR0010526

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WWW.ROBERTBARNESASSOCIATES.COM

SHEET NAME
EXISTING AND PROPOSED RIGHT SIDE ELEVATION

BUILDING	
DATE ISSUED	APRIL 2025
DRAWN BY	JOHN ROBERT BARNES
PROJECT NUMBER	—
SCALE	AS SHOWN
DRAWN BY	JRB
PROJECT MANAGER	JRB
SHEET SIZE	—
LAST SAVED BY	—
EXT REFERENCE	TEMPLATE(11-11-13AM)
LAST SAVED	June 16, 2025 11:24 AM
PLOT DATE	June 16, 2025
PLOT TIME	11:24 AM

DRAWING NUMBER

A4.0

Existing Left Side (United St.) Elevation

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

Proposed Left Side (United St.) Elevation

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT (CASE)

1301 WHITEHEAD STREET COMPLIANCE

AKA (ADDRESS)

1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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STATE OF FLORIDA
JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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(305)853-2008
PRO.ACTS@ROBERTBARNESASSOCIATES.COM
ROBERT@ROBERTBARNESASSOCIATES.COM

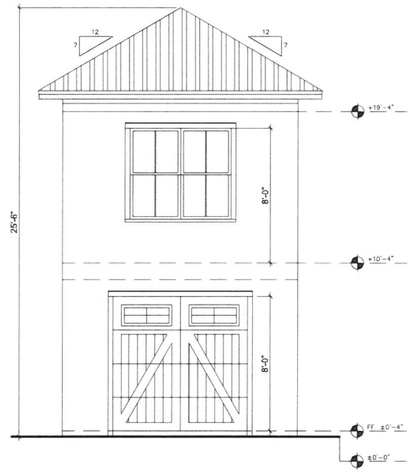
EXISTING AND PROPOSED LEFT SIDE ELEVATION

SCALE	AS SHOWN
DATE	APRIL 2025
DRAWN BY	JOHN ROBERT BARNES
PROJECT NUMBER	2025-01
PROJECT MANAGER	JRB
CHECKED BY	JRB
DRAWING NAME	1301WHITEHEAD-01-PLANS-FEB2025-FORENG.DWG
DATE/TIME	06/16/2025 11:13 AM
DATE/TIME	June 16, 2025 11:25 AM

DRAWING NUMBER

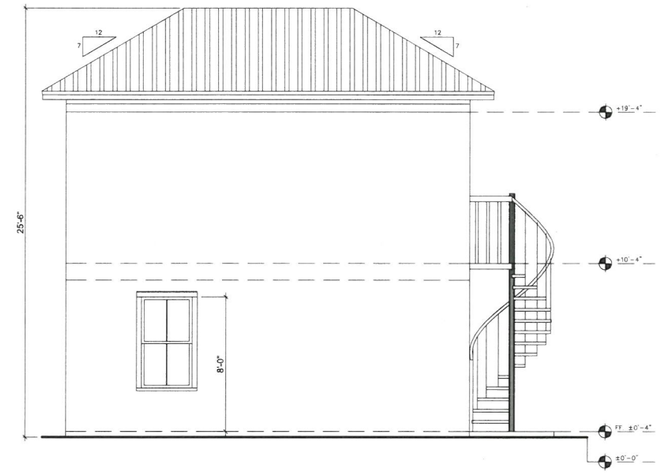
A5.0

* ENTIRE PAGE NOT PART OF THIS APPLICATION REVIEW



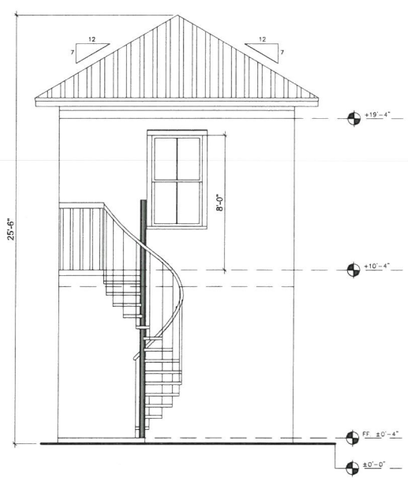
Proposed Garage West Elevation

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



Proposed Garage South Elevation

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



Proposed Garage East Elevation

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

Proposed Garage North Elevation

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

REVISIONS

MARK	DESCRIPTION	DATE

1301 WHITEHEAD STREET COMPLIANCE

(JOB ADDRESS)
1301 WHITEHEAD STREET, KEY WEST, FL 33040

(CONTACT INFO)
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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(305) 247-4266
PROJECT@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

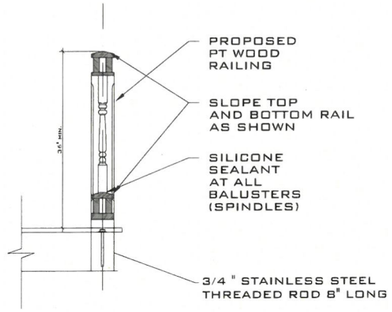
PROPOSED GARAGE ELEVATIONS

DRAWING TITLE

SCALE(S)	1/4"
TITLE BLOCK(S)	V1.0
PROJECT NUMBER	
DATE	AS SHOWN
DRAWN BY	JRB
CHECKED BY	JRB
TOTAL SHEETS	10
SHEET NAME	1301WHITEHEAD-GARAGE-ELEVS.DWG
SHEET NUMBER	A5.1
PROJECT ADDRESS	JRB
DRAWN BY	
QCT SHEET BY	
QCT SHEET DATE	8/13/25 [12:20PM]
SAVED LOCATION	C:\USERS\BARAA\DESKTOP\JANKER RESIDENCE - 2025-4191\UPDATE JUNE 14
PLOT DATE	June 16, 2025 12:39 PM

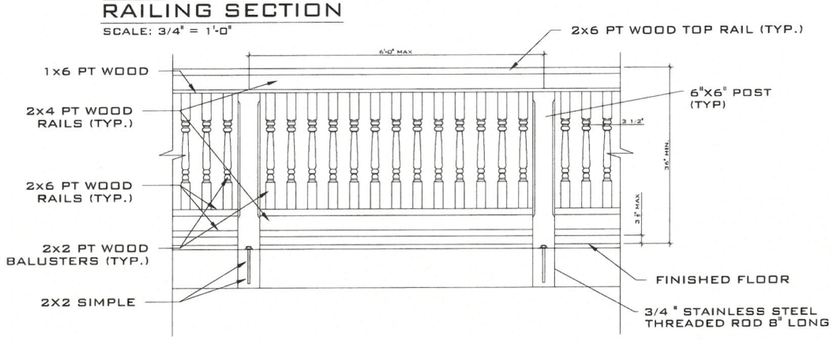
DRAWING NUMBER

A5.1



TYPICAL WOOD RAILING SECTION

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

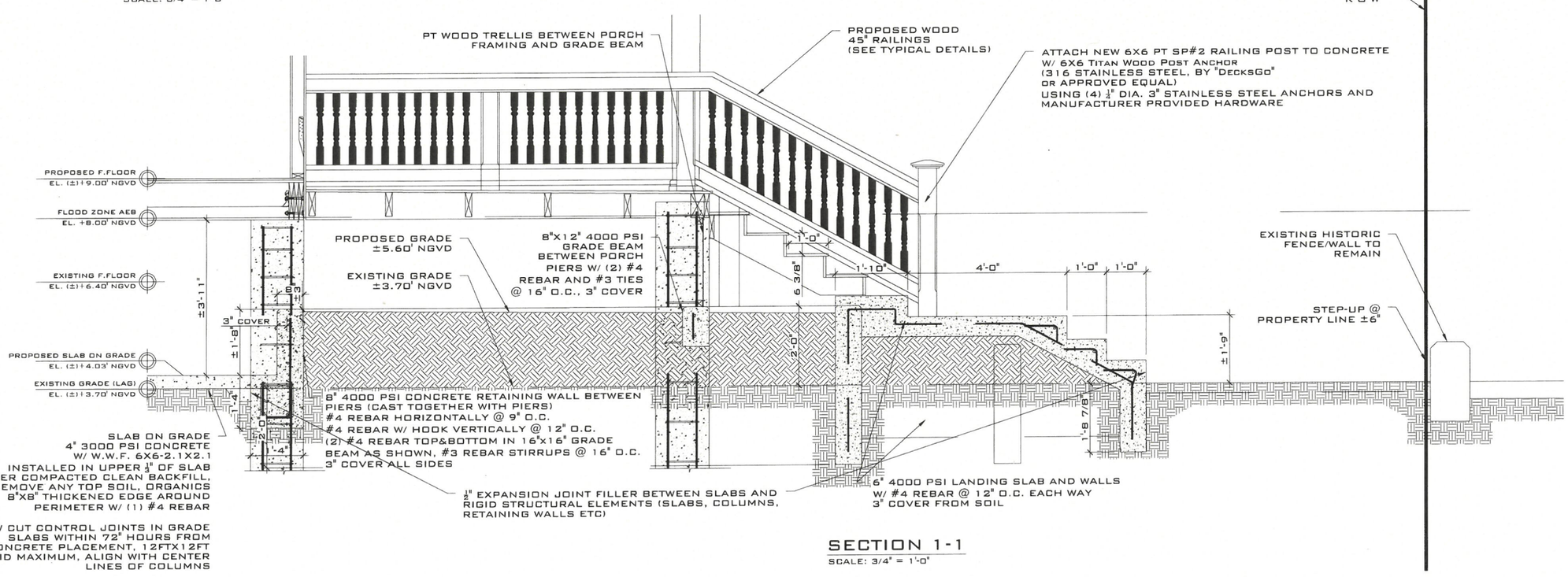


TYPICAL WOOD RAILING

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

DETAIL - RAILING ATTACHED TO COLUMNS

N.T.S.



SECTION 1-1

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

REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT / OWNER

1301 WHITEHEAD STREET COMPLIANCE

PR #20010

1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO

PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
AR0010526

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ROBERTBARNESASSOCIATES.COM

DRAWING TITLE

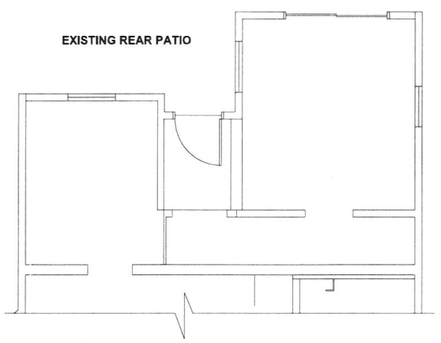
RAILING DETAILS

BUILDING		PROJECT MANAGER JRB	
DATE CREATED APRIL 2025	PROJECT NUMBER —	DRAWN BY —	
DRAWN BY JOHN ROBERT BARNES		CHECKED BY JRB	
1301/WHITEHEAD/01-PLANS-FEB2025-FORENG.DWG			
CHECKED BY CHRISTERDMAN/DESKTOP-5-22-25			
PLOTTED BY —	PLOT DATE May 23, 2025	PLOT TIME 5:07 PM	

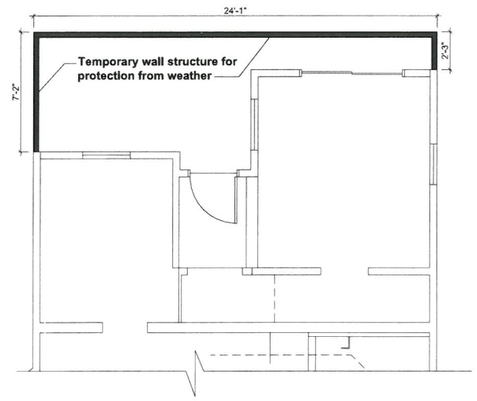
DRAWING NUMBER

A6.0

* TEMPORARY STRUCTURE NOT PART OF THIS APPLICATION REVIEW. RECEIVED APPROVAL AT STAFF LEVEL.



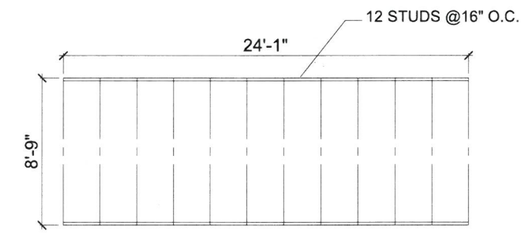
EXISTING 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



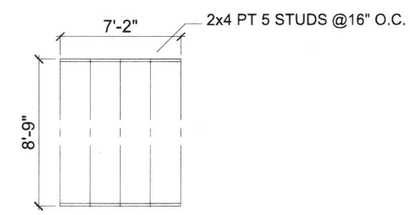
PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

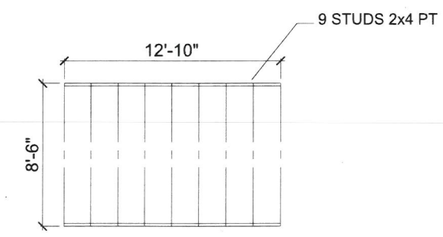
EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR



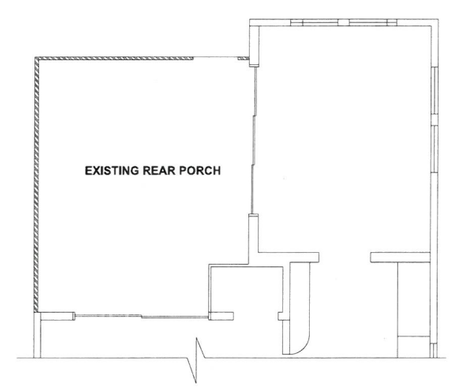
1ST FLOOR EAST WALL



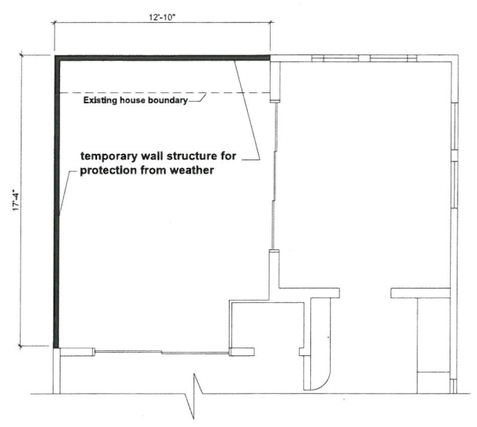
1ST FLOOR NORTH WALL



2ND FLOOR EAST WALL

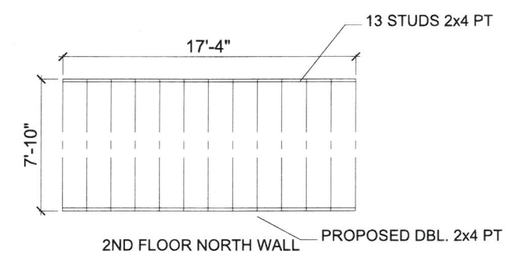


EXISTING/DEMO 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

2nd FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR NORTH WALL

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE
1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
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JOHN ROBERT BARNES
AR-010526
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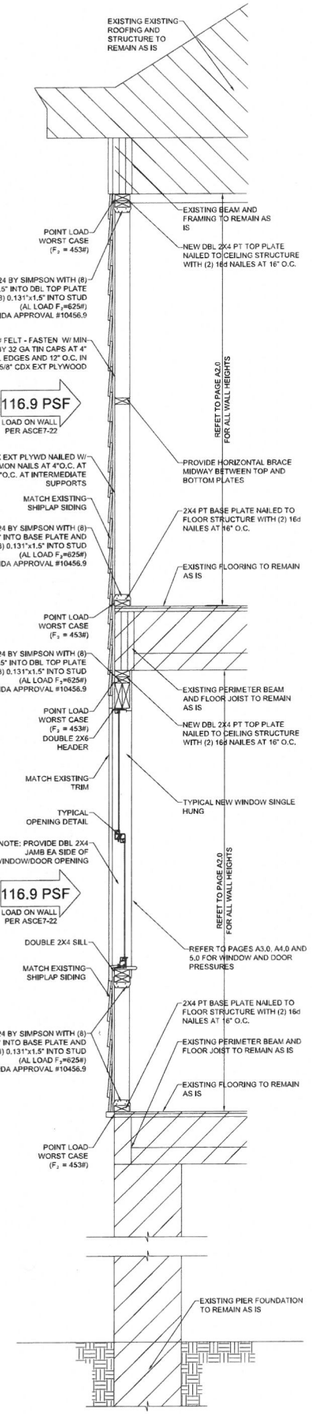
(305)247-4155 FAX
PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
PARTIAL PLANS WALL & FLOOR FRAMING

BUILDING:	
DATE PLAN:	
JANUARY 2025	
DRAWN:	
JOHN ROBERT BARNES	
PROJECT NUMBER:	
24-1	
SCALE:	
AS SHOWN	
CHECKED:	
JRB	
LAST	
REV.	
REVISED:	
LAST SAVED BY:	
LAST UPDATED:	
PLOTTED BY:	
LAST UPDATE:	
PLOT DATE:	
May 7, 2025	
PLOT TIME:	
10:00 AM	

RIBABOARDER1301WHITEHEAD-ENCLOSURE PLANS ELEV SAVED AS
C:\USERS\DANA\DESKTOP\1301 WHITEHEAD STREET COMPLIANCE

DRAWING NUMBER
A7.0



Typical Wall Section

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

Wind Loads - Components & Cladding : h ≤ 60'

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

DEAD LOAD = 10 PSF
LIVE LOAD = 20 PSF

Roof

Area	GCp +/- GCpi 10 sf	50 sf	100 sf	500 sf	Surface Pressure (psf) 10 sf	50 sf	100 sf	500 sf	Design	User input 80 sf	200 sf
Negative Zone 1	-1.90	-1.15	-0.99	-0.99	-128.3	-92.6	-77.2	-77.2	- 67.3	-82.2	-77.2
Negative Zone 2	-2.14	-1.44	-1.14	-1.14	-172.1	-118.0	-91.8	-91.8	-81.3	-90.5	-91.8
Negative Zone 3	-2.25	-1.50	-1.18	-1.18	-180.9	-120.7	-94.8	-94.8	- 84.8	-103.1	-94.8
Positive All Zones	0.88	0.60	0.48	0.48	70.7	48.2	38.5	38.5		41.7	38.5
Overhang Zone 3 @zone 4	-3.17	-2.30	-1.82	-1.80	-254.7	-184.6	-154.4	-144.5	- 144.4	-164.2	-150.2
Overhang Zone 3 @zone 5	-3.47	-2.48	-2.05	-1.80	-278.8	-198.8	-164.4	-144.5	- 164.4	-175.4	-156.8

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

Ultimate Wind Pressures

Wind Loads - Components & Cladding : h ≤ 60'

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

DEAD LOAD = 10 PSF
LIVE LOAD = 20 PSF

Walls

Area	GCp +/- GCpi 10 sf	100 sf	200 sf	500 sf	Surface Pressure at h 10 sf	100 sf	200 sf	500 sf	Design	User input 100 sf	200 sf
Negative Zone 4	-1.28	-1.10	-1.05	-0.98	-102.9	-88.5	-84.3	-78.7	- 92.8	-88.5	-84.3
Negative Zone 5	-1.58	-1.23	-1.12	-0.98	-126.9	-98.5	-90.0	-78.7	-116.9	-98.5	-90.0
Positive Zone 4 & 5	1.18	1.00	0.95	0.88	94.9	80.5	76.3	70.7	- 84.8	80.5	76.3

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

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

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

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

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

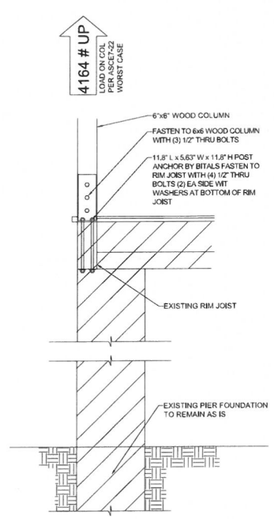
DO NOT NOTCH JOISTS, RAFTERS OR BEAMS. OBTAIN ENGINEER'S OR ARCHITECT'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH SILLS, PLATES, STUDS AND DOUBLE PLATED IN INTERIOR, BEARING AND SHERE WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR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

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

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

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

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



Typ Column Connection

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

Weather Enclosure - Front Side Elevation (Remains the same)

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

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

Weather Enclosure - Left Side Elevation

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

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE

1301 WHITEHEAD STREET COMPLIANCE

JOB ADDRESS
1301 WHITEHEAD STREET, KEY WEST, FL 33040

CONTACT INFO
PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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STATE OF FLORIDA
JOHN ROBERT BARNES
AR-010526
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
AR010526

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AA26001526
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HOMESTEAD, FLORIDA 33030
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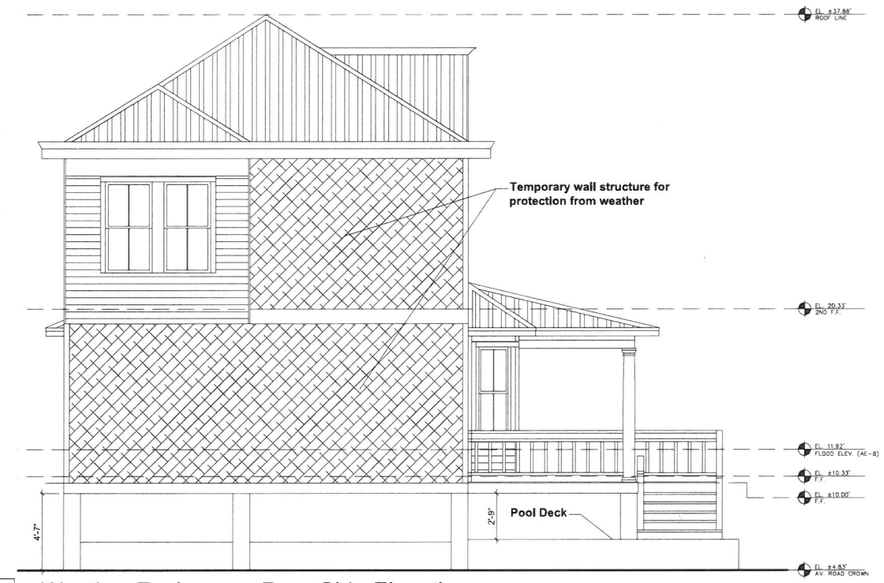
(305)247-4099
PROJECT@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
WEATHER ENCLOSURE ELEVATIONS & SECTION

BUILDING	UNIT	PROJECT MANAGER	
		JRB	
DATE ISSUED/REV	PROJECT NUMBER	DRAWN BY	
APRIL 2025	A.S.B.		
DESIGN		CHECKED BY	
JOHN ROBERT BARNES		JRB	
FILE NAME		LAST SAVED BY	
C:\USERS\DIANA\DESKTOP\1301 WHITEHEAD STREET COMPLIANCE			
PLOTTED BY		LAST PLOTTED	
		May 27, 2025	1:00 PM

DRAWING NUMBER
A8.0



Weather Enclosure - Rear Side Elevation

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

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

Weather Enclosure - Right Side Elevation

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

EXISTING DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE: 1301 WHITEHEAD STREET COMPLIANCE

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

OWNER: PETER JANKER EMAIL: PSJANKER@YAHOO.COM

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STATE OF FLORIDA
JOHN ROBERT BARNES
AR-010626
REGISTERED ARCHITECT

JOHN ROBERT BARNES, RA, NCARB
ARCHITECT

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

ROBERT BARNES & ASSOCIATES
ARCHITECTURE AND PLANNING
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(305)247-6150
(305)247-6200
PROJECTS@ROBERTBARNESASSOCIATES.COM
ROBERTBARNESASSOCIATES.COM

DRAWING TITLE: WEATHER ENCLOSURE ELEVATIONS CONTINUED

BUILDING	
DATE: MARCH 31, 2025	SCALE: 1/4" = 1'-0"
DRAWN BY: JOHN ROBERT BARNES	CHECKED BY: JRB
PROJECT NUMBER: 1	DRAWN BY: JRB
LAST SAVED BY: JRB	LAST PLOTTED BY: JRB
LAST PLOTTED: 5/29/2025 2:09 PM	
REPORT FILE: C:\USERS\DANA\DESKTOP\1301 WHITEHEAD STREET COMPLIANCE RBA(R)-JARGER-1301WHITEHEAD-ENCLOSURE PLANS ELEV & XTRA.RVT	
REVISED BY: —	REVISED: May 2, 2025

DRAWING NUMBER: A9.0

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 24, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT – RENOVATIONS TO CONTRIBUTING STRUCTURE. ENCLOSURE AND EXTENSION OF REAR/SIDE SECOND STORY PORCH AND EXTENSION OF REAR FIRST FLOOR. FULL WIDTH TWO-STORY OPEN PORCH IN REAR. ADDITION OF HIP ROOF OVER SECOND STORY COVERED PORCH. PARTIAL DEMOLITION OF REAR SECTION OF FIRST FLOOR AND SECOND STORY COVERED PORCH.

#1301 WHITEHEAD STREET

Applicant – Peter Janker Application #C2025-0061

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.

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 Peter S. Jankor, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1301 Whitehead Street on the 16 day of June, 2025.

   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 June 2025, 2025.

   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 C 2025-0061

2. A photograph of that legal notice posted in the property is attached hereto.
   emailed to city 16 June 2025

Signed Name of Affiant: Peter S. Jankor
Date: 17 June 2025
Address: 1301 Whitehead St.
City: Key West, FL
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 17 day of June, 2025.

By (Print name of Affiant) Peter Stanly Jankor who is personally known to me or has produced US Department of Defense as identification and who did take an oath.

NOTARY PUBLIC
Sign Name: Levi Pattinson
Print Name: Levi Pattinson
Notary Public - State of Florida (seal)
My Commission Expires: 5-8-2027

LEVI PATTINSON
NOTARY
My Comm. Expires
5/8/2027
Comm. No. HH 395925
PUBLIC
STATE OF FLORIDA

Public
Meeting
Notice

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

Owner

JANKER PETER S
1301 Whitehead St
Key West FL 33040

JANKER DIXIE L
1301 Whitehead St
Key West FL 33040

Valuation

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

Historical Assessments

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

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

Land

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

Buildings

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

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

Yard Items

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

Sales

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

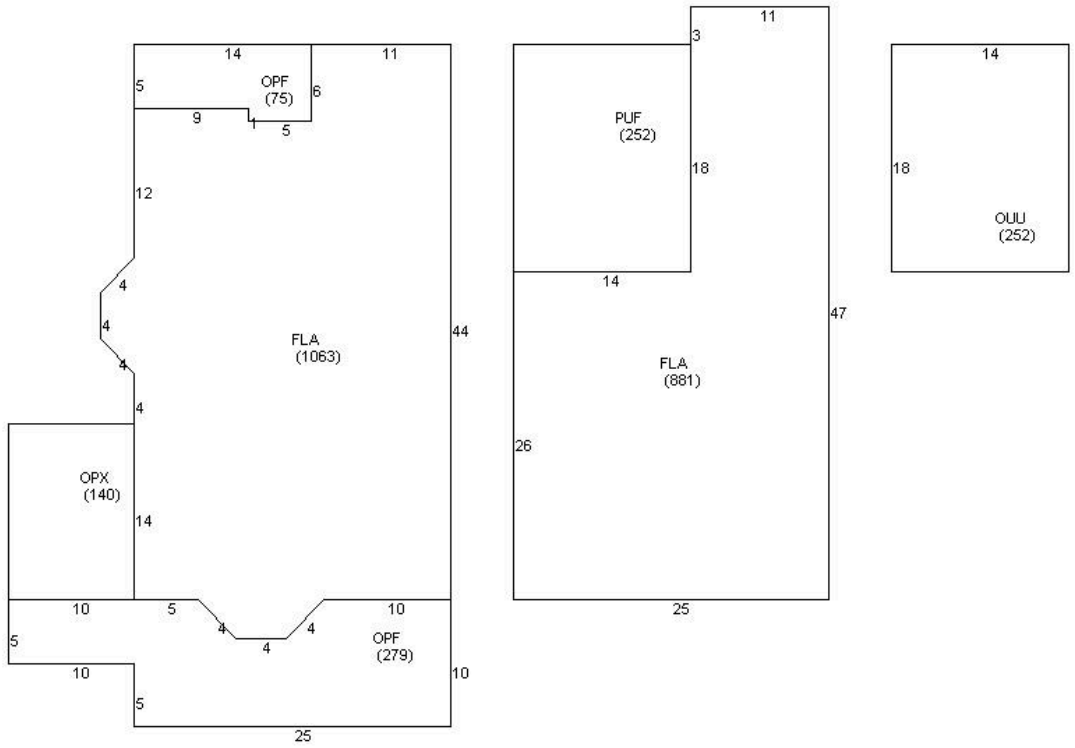
Permits

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

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


14
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Photos

1036986 12/18/2023

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
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/31/2025, 1:32:00 AM

Contact Us

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SUPPORTING MATERIALS

Daniela Salume

From: Peter Janker <psjanker@yahoo.com>
Sent: Monday, June 9, 2025 10:12 PM
To: Daniela Salume; J. Robert Barnes
Cc: Matthew Crawford
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 1301 Whitehead Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Daniela

I have scheduled travel this summer that takes me out of the area. Hence the need to get this building secured by the first week of July. Hence the importance of getting the permit for the temporary enclosure.

Plan is to work on the main house exterior and interior in the fall and then move the accessory building, once the main house is done.

The plan is to make the accessory structure two stories similar to what's been done by my neighbor except one stall garage instead of two. The bottom would be a garage and the top would be storage. That structure would be moved back in the yard and closer to the pool as previously approved by the HARC committee.

V/r

Peter

Sent from Yahoo Mail for iPhone

On Monday, June 9, 2025, 5:26 PM, Daniela Salume <daniela.salume@cityofkeywest-fl.gov> wrote:

Hey Peter,

We can plan to bring the accessory structure to a later HARC Commission meeting. Could you please share your expected timeline so we can coordinate accordingly?

Best Regards,

Daniela Salume, MFA

8 New one-story frame addition to rear and side to non-historic house- **#700 Amelia Street- Halloran Construction (H15-01-0355)**

A motion was made by Mr. Richard Logan, seconded by Ms. Lori Thompson, that the Item be Approved the condition that the revised drawing of the shed roof be approved by staff. The motion passed by a unanimous vote.

9a 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- **#1301 Whitehead Street - Thomas E. Pope (H15-01-1528)**

A motion was made by Mr. Bert Bender, seconded by Ms. Letisia Powell, that the Item be Postponed. The motion passed by a unanimous vote.

9b Demolition of rear additions. Demolition of shed- **#1301 Whitehead Street - Thomas E. Pope (H15-01-1528)**

A motion was made by Mr. Bert Bender, seconded by Ms. Letisia Powell, that the Item be Postponed. The motion passed by a unanimous vote.

10 New two-story frame house on vacant lot with pool, fences and site improvements- **#1408 Whalton Street- Thomas E. Pope (H15-01-1987)**

A motion was made by Vice Chair Richard McChesney, seconded by Ms. Janet Hinkle, that the Item be Approved. The motion passed by a unanimous vote.

11a Renovations to existing house including new foundations as needed. New small enclosure on existing porch with roof extension. New dormers over contributing house- **#6 Pinder Lane- Thomas E. Pope (H16-01-0004)**

A motion was made by Mr. Richard Logan, seconded by Ms. Janet Hinkle, that the Item be Approved with the condtion that the roof dormers are removed from the application. The motion passed by a unanimous vote.

11b Partial demolition of roof of contributing house. Demolition of non-historic wall- **#6 Pinder Lane- Thomas E. Pope (H16-01-0004)**

A motion was made by Mr. Bert Bender, seconded by Ms. Letisia Powell, that the Item be Approved with the condition that the demolition only covers the wall, not the roof. The motion passed by a unanimous vote.

12a New exterior staircase and deck over rear addition- **#311 Elizabeth Street- Michael M. Ingram (H15-01-1864)**

A motion was made by Mr. Bert Bender, seconded by Mr. Richard Logan, that the Item be Postponed. The motion passed by a unanimous vote.

2 ~~Relocation~~, Elevation of historic house 2'-6" and modification to footers. New ~~side and~~ rear additions. ~~New~~ Relocate and elevate accessory structure and enclose front portion. New side trellis and new railings on existing porches. New ~~pool and~~ steps, site work including partial site regrading. New mansard roof at rear to cover existing roof deck- **#1301 Whitehead Street- ~~Tom Pope~~ One Call Construction (H15-01-1528)**

A motion was made by Commissioner Bender, seconded by Commissioner Powell, that the Action Item have staff approve to raise the existing house 2'-6" and all site work that is associated with the raise of the existing house. The rest of the items all be postponed. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Logan, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

3 Demolition of rear ~~addition~~ walls. ~~Demolition of shed~~ **#1301 Whitehead Street- ~~Tom Pope~~ One Call Construction (H15-01-1528)**

A motion was made by Commissioner Bender, seconded by Commissioner Moody, that the Action Item be Postponed. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Logan, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

New Business

4 New plans for a one-story wood frame single-family house with site improvements. Previous approved plans for the site included a two-story frame house- **#322 Amelia Street- William Shepler (17-03-0005)**

A motion was made by Commissioner Bender, seconded by Commissioner Powell, that the Action Item be Approved. The motion carried by the following vote:

Recuse: 1 - Commissioner Shepler

Yes: 6 - Commissioner Bender, Commissioner Logan, Commissioner Moody, Commissioner Powell, Vice Chair McChesney, and Chairman Green

Historic Architectural Review Commission
Staff Report for Item 2

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	March 28, 2017
Applicant:	One Call Construction, Contractor
Application Number:	H15-01-1528
Address:	#1301 Whitehead Street

***Review of this project is under the old guidelines for additions, alterations, and new construction, as the Commission postponed the item on the February 23, 2016 meeting.**

Description of Work:

~~Relocation~~, Elevation of historic house 2'-6" and modification to footers. New ~~side and~~ rear additions. ~~New~~ Relocate and elevate accessory structure and enclose front portion. New side trellis and new railings on existing porches. New ~~pool and~~ steps, site work including partial site regrading. New mansard roof at rear to cover existing roof deck.

Site Facts:

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

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 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 are evidence of 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 footprint of the house, particularly on the back portion of the house. The historic backside porch, facing United Street, is enclosed with a flush wall to the historic fabric. Other non-historic alterations include a second floor balcony with a roof deck, 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. This structure still remains in the same location.

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 a heavy rain, the entire site gets flooded and they need to protect their home.

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)
- Roofing (page 26), specifically guideline 3 and 4.
- Roof decks (page 28a), specifically first paragraph and guideline 1.
- 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.
- Outbuildings (page 40-41), specifically guidelines 8, and 9.

Staff Analysis

The Certificate of Appropriateness in review is for a proposed two-story frame addition to be attached to the rear of a contributing structure; the new addition will have a mansard like roof that will hide an existing non-historic roof-deck. The design also includes the enclosure of the existing rear second floor porch. The plan also includes the elevation of the building, up to 4'- 8" at finished floor, due to flood issues. Another component of the design is the relocation of the existing carport, where the building will be setback approximately 19' from the street and will be very close to the proposed rear addition of the main house. The carport/ garage will no longer be used as such.

The proposed rear addition, side enclosure, and new mansard roof will be visible from United Street (guideline 5-p.37). Although the addition will be lower in height than the existing main house, its proposed mansard roof will obscure the rear roof-line, which is historic. The two-story new addition attached to the east facade will incorporate a porch

towards the southeast portion, at both levels, while having and enclosed facades towards the northeast and north sides of the house. The design proposes to keep a roof deck, which staff has not found any approvals for it; staff reviewed aerial photographs and in 1994, a two-story addition towards the northeast corner of the building can be seen. Still staff have questions as to when the roof-deck was approved and build. In order to disguise the inappropriate roof deck the design proposes a new mansard roof. According to the applicant, they will maintain the existing roof used as the deck, will trim portions of the north side and will remove existing railings.

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. On Whitehead Street and due to the height differences on the existing four houses there will be no major visual impact that will interfere with the essential form and the integrity of surrounding properties (guideline 2- p.38). The design includes regrading of the front and side yards in order to make the footers visually lower.

The proposed new addition will have two over two wood impact resistance windows and their exterior walls will have wood lap siding. All trims in the new addition will be made of wood and the new mansard roof will be finished with metal v-crimp.

The plan also includes the relocation of an existing carport/ garage that faces United Street. The renovated structure will be enclosed on its existing open sides and the front will receive a double wood door. The structure will be approximately two feet next to the proposed new rear addition to the house and will be slightly elevated from its actual level. The guidelines for outbuildings recognize repairs or restorations of pre-existing historically appropriate outbuildings. (guideline 8-p.40) According to the circa 1965 photograph the actual structure was really a garage, with a front double door.

The design also includes a new pool deck, re-grading of the lot, a new pergola, and entry door on the rear addition, and facing United Street. Because the house will be elevated, railings are proposed on the existing wrap-around porch as well as new stoops will be needed at the front elevation to access the front porch

Consistency with Guidelines

It is staff's opinion that the project fails some of the cited guidelines. Staff opines that the proposed mansard roof over the rear addition is a foreign roof form; this type of roof is not found either on the historic house or on surrounding historic buildings.

Staff also finds that the relocation of the accessory structure will change the character of it, as it will be too close to the rear proposed addition, and reading almost as an adjoining structure. Although the front portion of the garage is altered, it is still an important element to the site. The garage was not original to the site but is historic as the 1926 Sanborn maps depict it for the first time. Staff understands the merits to setback the carport/garage in

order to create a usable driveway, and there is a desire from the owners to keep the form and character of the accessory structure.

It is staff's opinion that raising the house to the proposed height will have no adverse effect on the immediate surrounding context. The proposed trellis facing United Street is in keeping with the scale and mass and its proportions are sensible to the historic fabric.

7 Major Development Plan- New pavilion for a restaurant and refurbish of existing cable hut. New ramps for the proposed restaurant and for the hospitality house. Repairs to existing cable hut- **Mallory Square- Pike Architects (17-03-0008)**

A motion was made by Commissioner Moody, seconded by Commissioner Powell, that the Action Item be Denied. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, Chairman Green, and Commissioner Logan

8 Removal of non-historic portions of walls and roof of existing cable hut- **Mallory Square- Pike Architects (17-03-0008)**

This Action item was denied due to the Major Development Plan for item 7 being denied.

Old Business

9 New rear additions with deck on the roof. Relocate and elevate accessory structure and enclose front portion. New side entry roof and new railings on existing porches. New steps and site work including partial site regrading. Enclosure of second floor existing rear side north porch - **#1301 Whitehead Street- One Call Construction (H15-01-1528)**

A motion was made by Commissioner Bender and seconded by Commissioner Powell, that the Rear Extension of the house be Denied due to Secretary of the Interior Standards Section 1 & 2, and to approve the work on the garage. The motion carried by the following vote:

No: 1 - Commissioner Logan

Yes: 6 - Commissioner Bender, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

10 Demolition of rear wall -**#1301 Whitehead Street- One Call Construction (H15-01-1528)**

A motion was made by Commissioner Bender, seconded by Commissioner Powell, that the Action Item be Denied. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, Chairman Green, and Commissioner Logan

Comments from Commissioner's

Historic Architectural Review Commission
Staff Report for Item 9

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	May 23, 2017
Applicant:	One Call Construction, Contractor
Application Number:	H15-01-1528
Address:	#1301 Whitehead Street

***Review of this project is under the old guidelines for additions, alterations, and new construction, as the Commission postponed the item on the February 23, 2016 meeting.**

Description of Work:

New rear additions with deck on the roof. Relocate and elevate accessory structure and enclose front portion. New side entry roof and new railings on existing porches. New steps and site work including partial site regrading. Enclosure of second floor existing rear side north porch.

Site Facts:

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

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. The existing one-story wrap porch, fronting Whitehead and United Streets is an original feature of the house. 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 are evidence of 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 footprint of the house, particularly on the back portion of the house. The historic northeast porch, facing United Street, was enclosed with a flush wall to the historic fabric. Other non-historic alterations include a second floor balcony with a roof deck, 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. This structure, although altered, remains in the same location. According to the circa 1965 photograph the actual structure was a garage, with a front double door.

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 have stated that on a heavy rain, the entire site gets flooded and they need to protect their home.

Guidelines and Ordinance Cited on Review:

- US Secretary of the Interior's Standards and Guidelines for Rehabilitation (pages 16-23), specifically Standards 1, 2, 4, 9 and 10.
- Roof decks (page 28a), specifically first paragraph, and guideline 1.
- Entrances, porches and doors (pages 32-33), specifically guideline 8, for proposed new entry porch facing United Street.
- Additions, alterations and new construction (pages 36-38a), specifically all guidelines on page 37, and guidelines 1, 4, 5, and 6. For the relocation of the accessory structure guideline 1 page 38, second sentence.
- Outbuildings (page 40-41), specifically guideline 8 of page 40.

Staff Analysis

The Certificate of Appropriateness in review is for a proposed one-story frame addition attached to the southeast portion of a contributing structure. The new addition will have a small roof deck that will be accessible from a second floor master bedroom. The design also includes the expansion in footprint of the northwest portion of the house, which is the latest addition to the house. The proposed changes to the northeast includes the enclosure of the second floor porch, having the wall that will face United Street been setback 6" from the north wall of the main house. Nevertheless, the plans depict an increase of the footprint towards the east portion of the house at both stories; enlarging the existing massing of the non-historic portion of the house. It is evident that the existing second floor porch and its roof deck, which faces United Street, are rudimentary in nature, and they are not appropriate to the historic fabric. The proposed new addition will have two over two wood

impact resistance windows and their exterior walls will have wood lap siding. All trims in the new addition will be made of wood.

The design proposes to keep a roof deck with existing not-to-code railings, for which staff has not found any approvals for its construction; staff reviewed aerial photographs and in 1994, a two-story addition towards the northeast corner of the building is visible. Still, staff has questions as to when HARC reviewed and approved the roof-deck. According to the applicant, they are not going to do anything to the existing roof deck nor the railings.

Another component of the design is the relocation of the existing carport. The accessory structure is proposed to be moved 5 feet from the street side property line and 8 feet from the rear property boundary. As previously mentioned, portions of the existing carport, are still historic; the front gable and columns are not original to the structure. The plan depicts a small increase in height for the accessory structure, through elevating its foundations. The structure will not be a garage.

The design also includes a new pool deck, re-grading of the lot, a new entry porch with a door on the rear addition, and facing United Street. The proposed entry porch roof seems out of scale and proportions with the existing side elevation, and it reads as prominent as character defining elements in the north façade, like a bay window and the wrap porch.

On March 28, 2017, the Commission approved for staff to review the proposed elevation of the building, up to 4'- 8" at finished floor, due to flood issues. As part of the Commission's motion on that specific meeting was for staff to approve site regarding related to the increase in height of the footings. This was a motion approved as a request from the owner of the house that urged the Commission to consider this specific issue. Still, in conversations with staff after the meeting the owner explained that elevating the house at this point without approvals of any additions did not work for him.

Consistency with Guidelines

It is staff's opinion that the project fails many of the cited guidelines as well as the US Secretary of the Interior Standards and Guidelines. Staff opines that the actual second floor porch that faces United Street negatively affects the symmetry and proportions of the historic building; the proposed enclosure and expansion will create a volume that does not protect the integrity of the property and its environment. As mentioned by the owner in the last meeting, this portion of the house is an eyesore; expanding it and making it a volume attached to the historic house will perpetuate and accentuate a non-sensible addition.

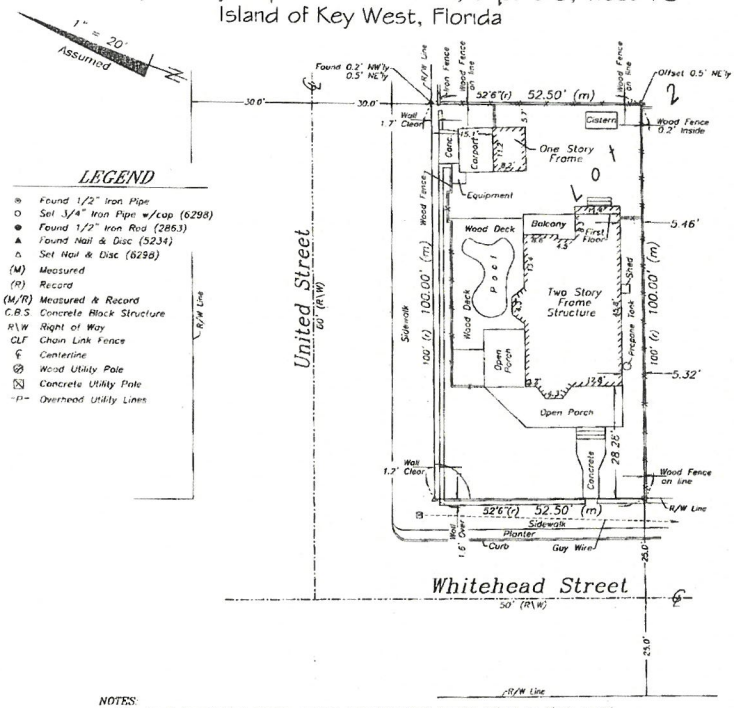
Staff finds that the relocation of the accessory structure and its renovation by enclosing the front portion and adding a pair of doors will bring back the structure to a similar historic configuration. The structure is an important element to the site even though the front portion is altered. The garage was not original to the site but is historic as the 1926 Sanborn

maps depict it for the first time. The design promotes the preservation of the form and character of the accessory structure.

The proposed gable entry roof facing United Street is detracts from character defining elements such as the bay window and wrap porch that faces the street, location, proportions, and form are incompatible with those elements.

1301 Whitehead

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



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.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

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

BOUNDARY SURVEY FOR: Peter S. Janker & Dixie L. Janker,
BNC National Bank,
Stones & Cardenas,
Old Republic National Title Insurance Co.

J. LYNN O'FLYNN, INC.

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

October 17, 2011

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

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ID	Name
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1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO:	#Pln
DATE:	5/12/2017
DRAWN BY:	Gonz

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Cover Sheet

A-1

SITE DATA:

TOTAL SITE AREA:	± 5,250.00 SQ.TF
LAND USE:	HDRR
FLOOD ZONE:	AE-8

MAXIMUN IMPERVIOUS SURFACE RATIO:

REQUIRED:	60% (3,150.00 SQ.FT)
EXISTING:	51.63% (±2,712.67 SQ.FT)
PROPOSED:	56.36% (±2,959.00 SQ.FT)

MAXIMUM BUILDING COVERAGE:

REQUIRED:	50% (2,625 SQ.FT)
EXISTING:	29.83% (±1,567.20 SQ.FT)
PROPOSED:	35.83% (±1,881 SQ.FT)

OPEN SPACE MINIMUM:

REQUIRED:	35% (1,837.50 SQ.FT)
EXISTING:	51.63% (±2,712.67 SQ.FT)
PROPOSED:	42.85% (±2,249 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:

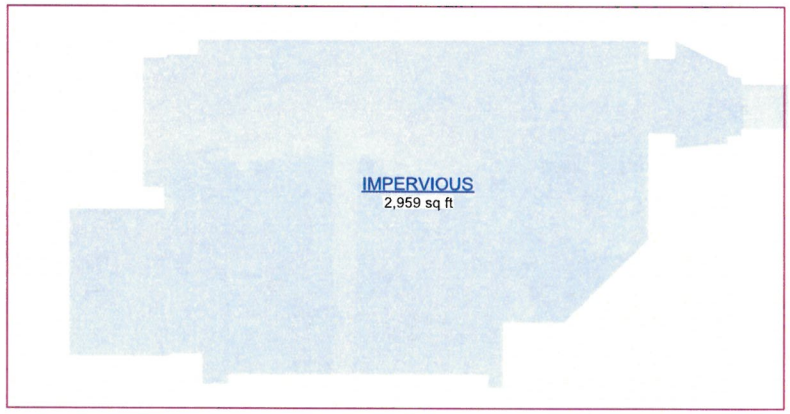
REQUIRED:	20'-0"
EXISTING:	±26'-1" (TO BUILDING)
PROPOSED:	±20'-0" (TO BUILDING)

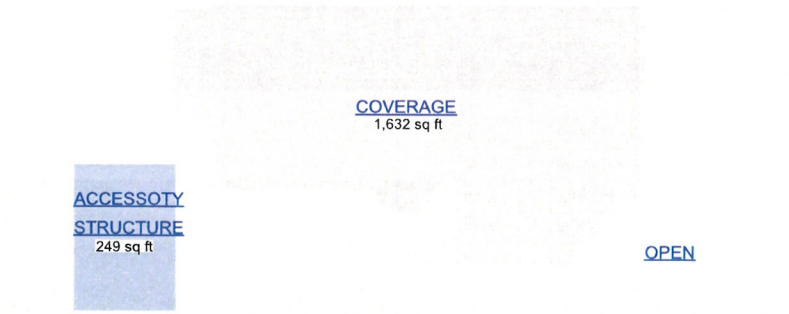
MAXIMUM HEIGHT:

EXISTING:	±30.0' (TO CRWON OF ROAD)
PROPOSED:	±33.0' (TO CROWN OF ROAD)

ACCESSOTY STRUCTURE:

REAR SETBACK:	20'-0"
WIDTH OF LOT:	52.50'
AREA:	1050 SQ.FT
DIMS. OF STRUCT.	11'-3" x 16'-1/2"
AREA OF STRUCT.	249 SQ.FT
ALLOWABLE ACC. STRUCT.	30% (315.00 SQ. FT)
EXISTING	23.02% (241.67 SQ. FT)
PROPOSED	27.71% (249.00 SQ. FT)





SCALE: 1/16" = 1'-0"

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Site Information

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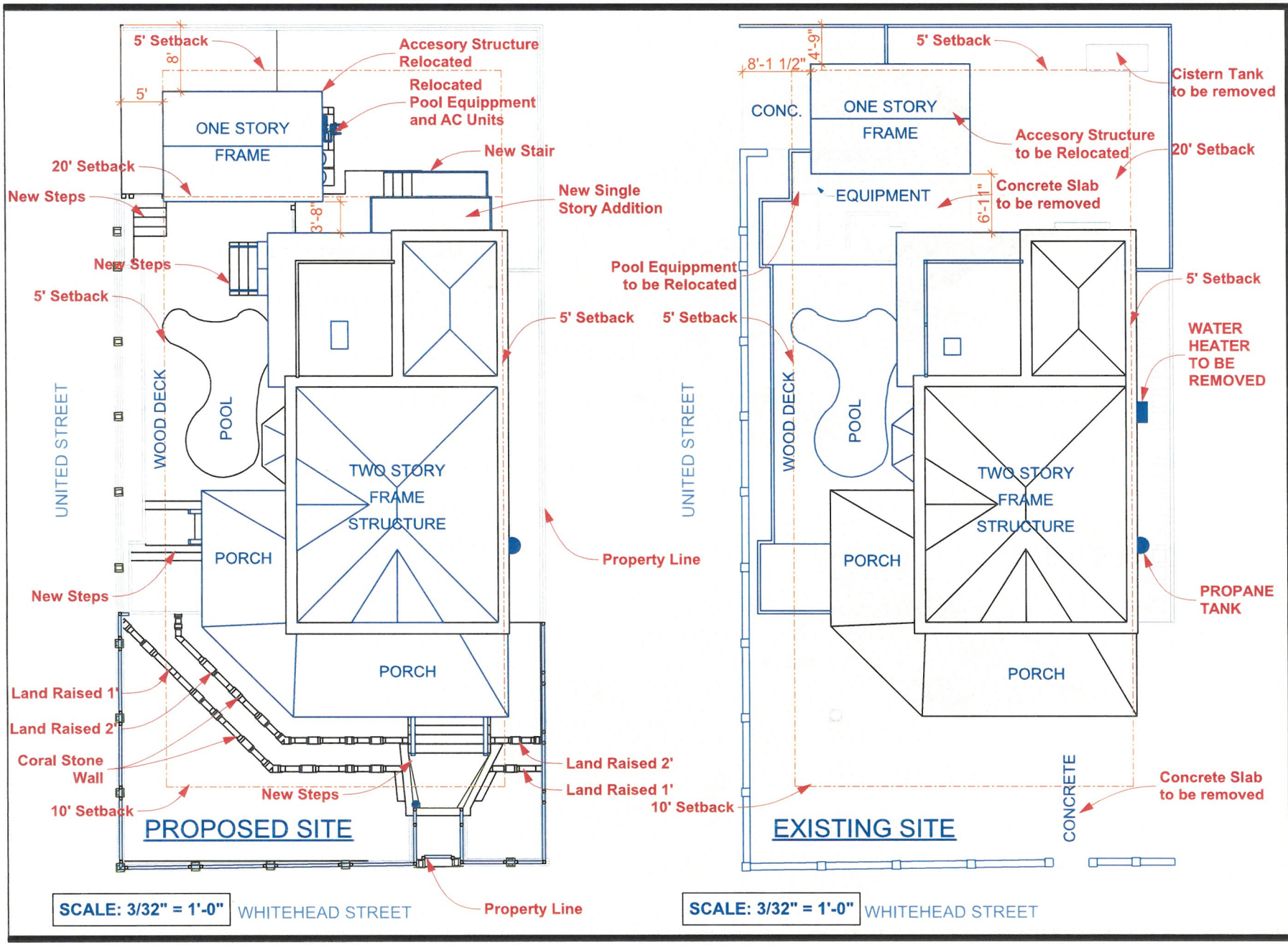

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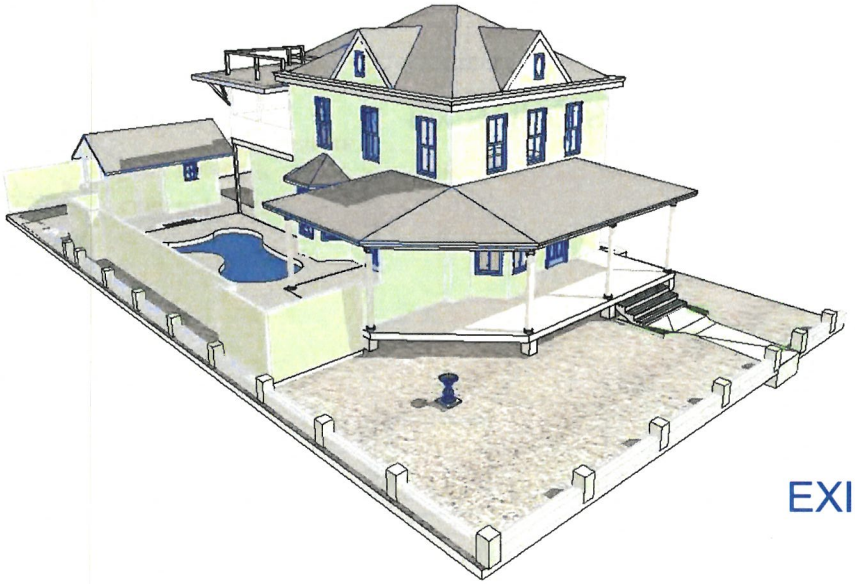
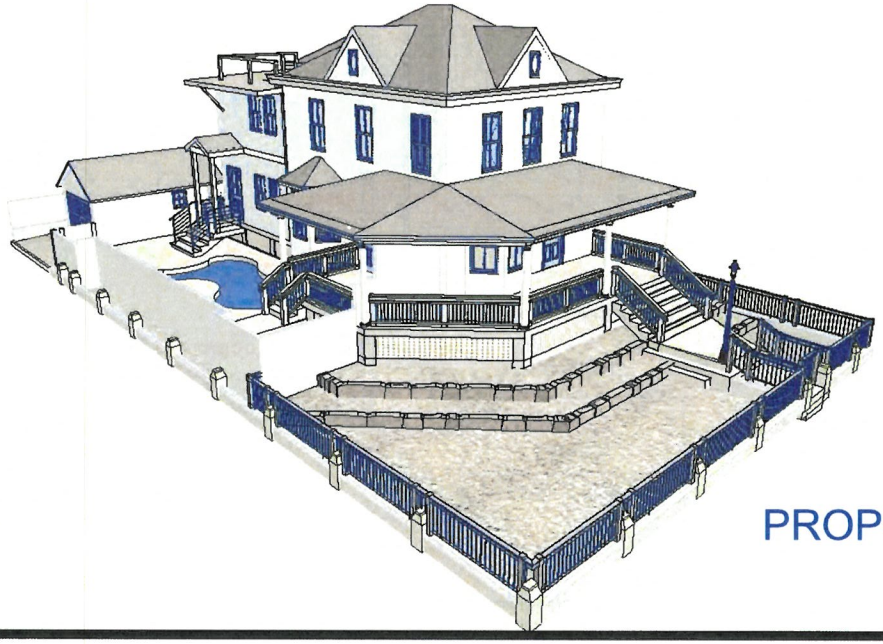
Site Plan Existing Proposed

A-3



EXISTING



PROPOSED

MATERIAL SELECTION

-FIBER CEMENT SIDING AND TRIM

-WOOD DECKING

-WOOD LATTICE

-WINDOWS:

-WOOD HARC APPROVED HIGH IMPACT, FOR EXISTING HOUSE

-CGI ALUMINIUM, IMPACT RATED, ALUMINUM FRAME, FOR NEW ADDITION

-LANDSCAPE:

-3/4" BLUE RIVER CRUSHED STONE

-RAILING:

-ALUMINUM FRAME, STAINLESS STEEL WIRES, FOR NEW ADDITION

-WOOD BALAUSTRES FOR HISTORIC SIDE

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Exisitng Proposed

A-4

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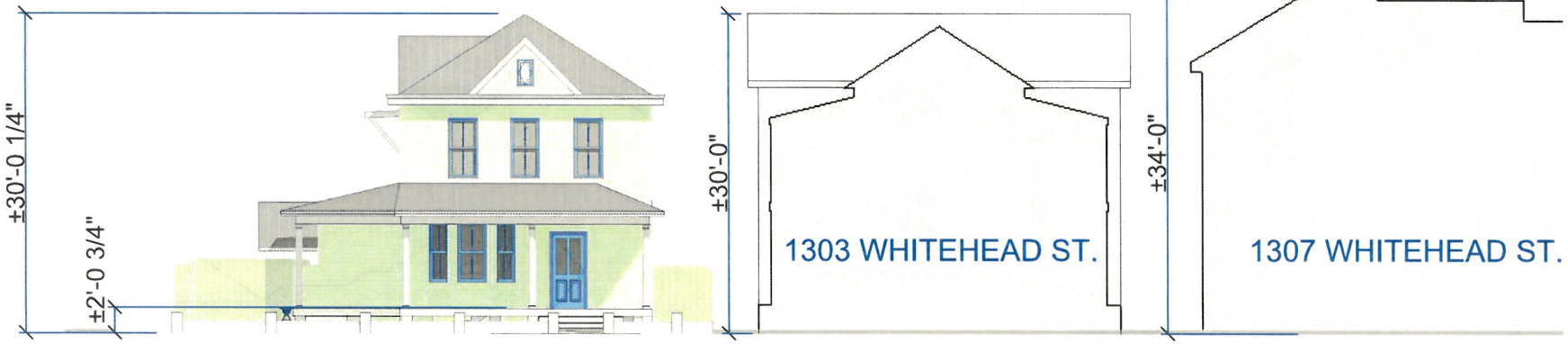

Existing Whitehead St. Streetscape

SCALE: 3/32" = 1'-0"

Proposed Whitehead St. Streetscape

SCALE: 3/32" = 1'-0"

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Whitehead St. Scale Elevation

A-5

Existing United St. Streetscape

SCALE: 3/32" = 1'-0"

Proposed United St. Streetscape

SCALE: 3/32" = 1'-0"

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United Scale Elevation

A-6

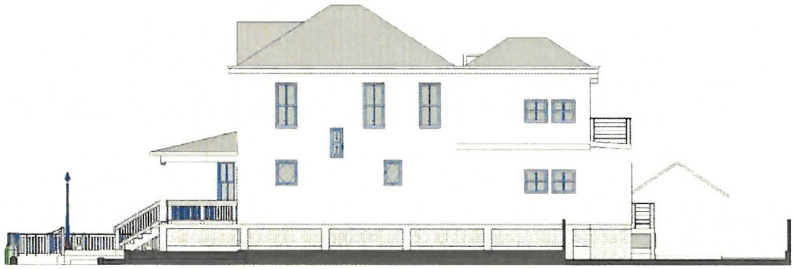
SHEET 6 OF 17

United St. (Side) Proposed Elevation

SCALE: 1/16" = 1'-0"

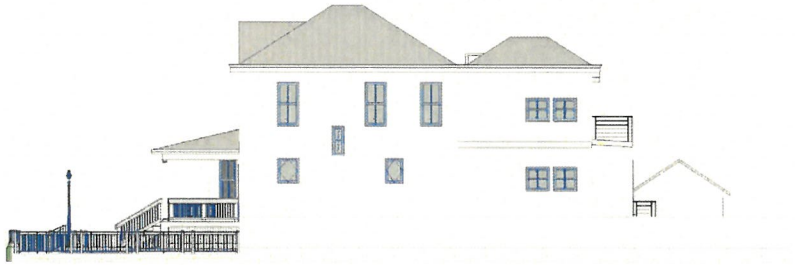
Rear Proposed Elevation

SCALE: 1/16" = 1'-0"



Whitehead St (Front) Proposed Elevation

SCALE: 1/16" = 1'-0"



Side Proposed Elevation

SCALE: 1/16" = 1'-0"

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Proposed Sections

A-7

SHEET 7 OF 17

United St. (Side) Existing Elevation
SCALE: 3/32" = 1'-0"

Whitehead St (Front) Existing Elevation
SCALE: 3/32" = 1'-0"

Side Existing Elevation
SCALE: 3/32" = 1'-0"

Rear Existing Elevation
SCALE: 3/32" = 1'-0"

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Existing Elevations

A-8

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Perspective 1 Existing Trees

A-9

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Perspective 1
No Trees

A-10

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Perspective 2 Existing Trees

A-11

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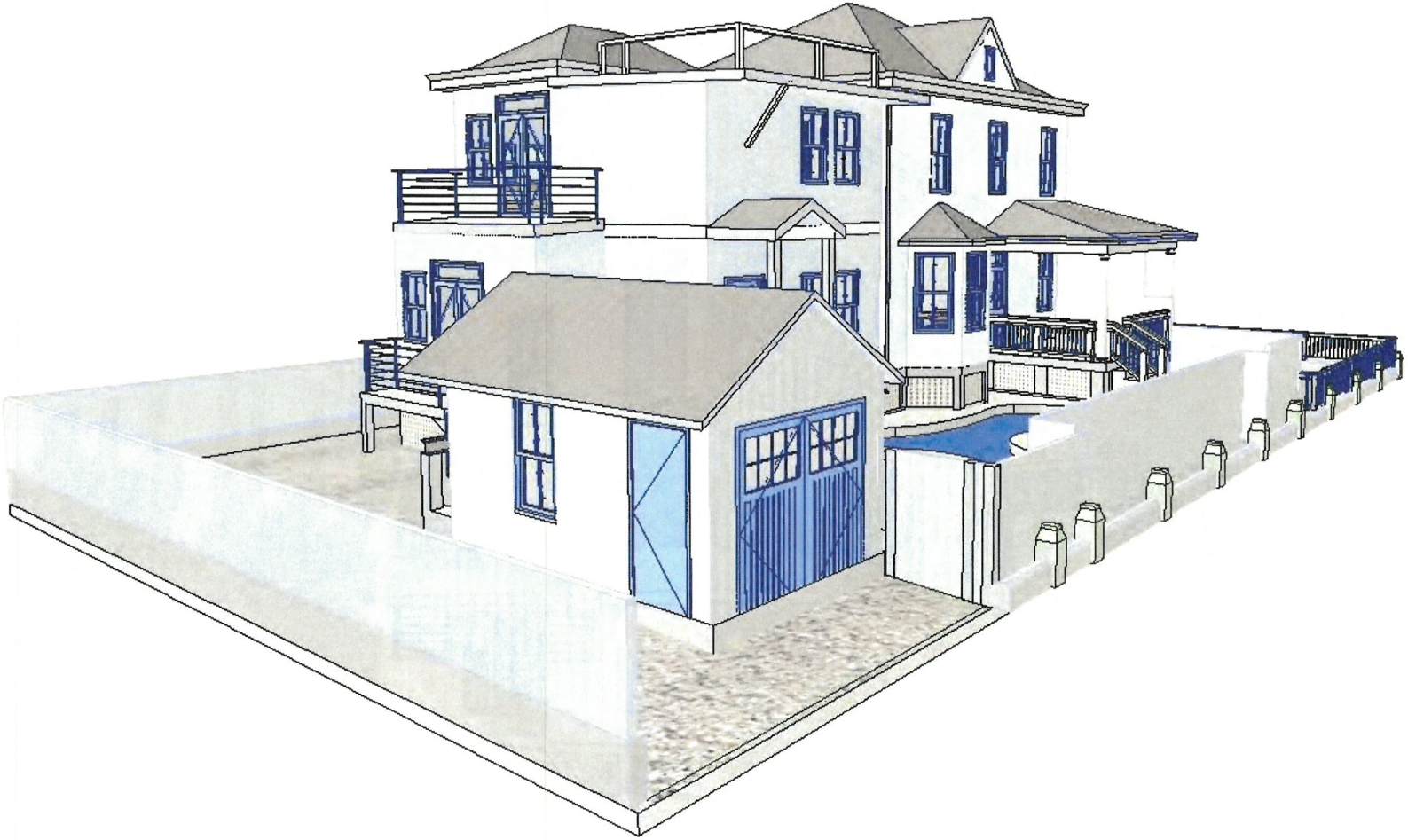

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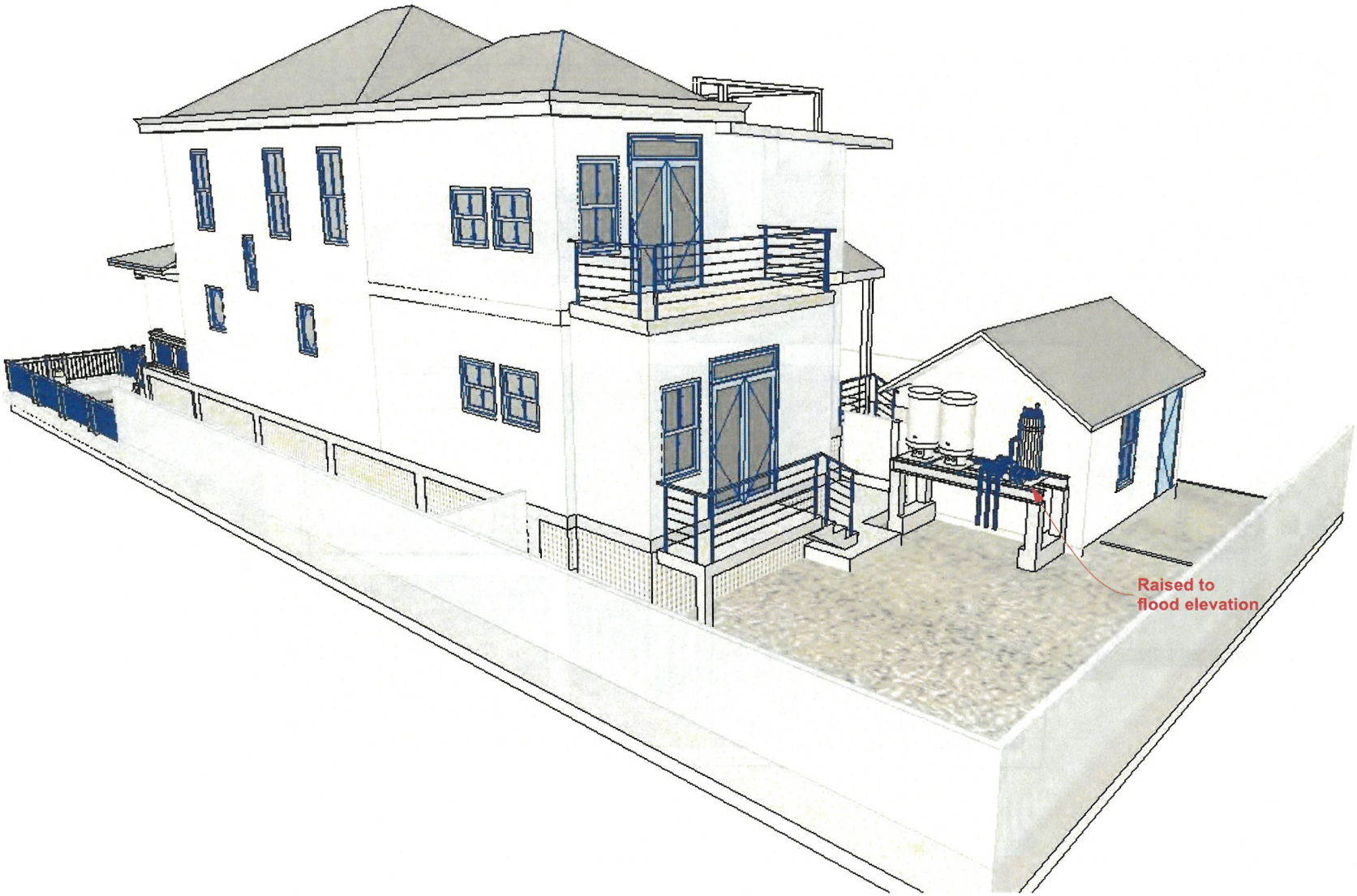
Perspective 2
No Trees

A-12

SHEET 12 OF 17



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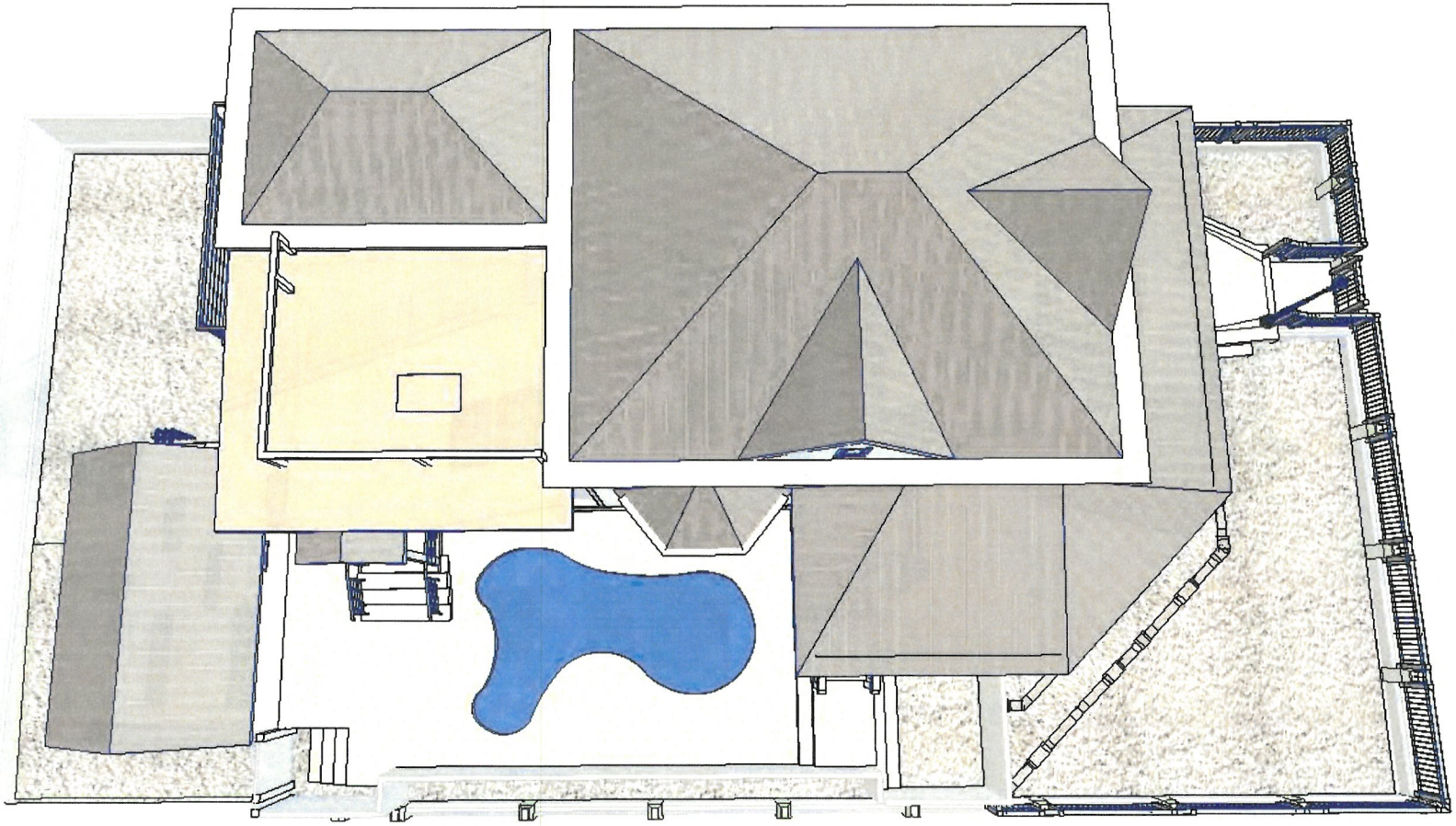
Rear View

A-13

SHEET 13 OF 17



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Aerial View

A-14

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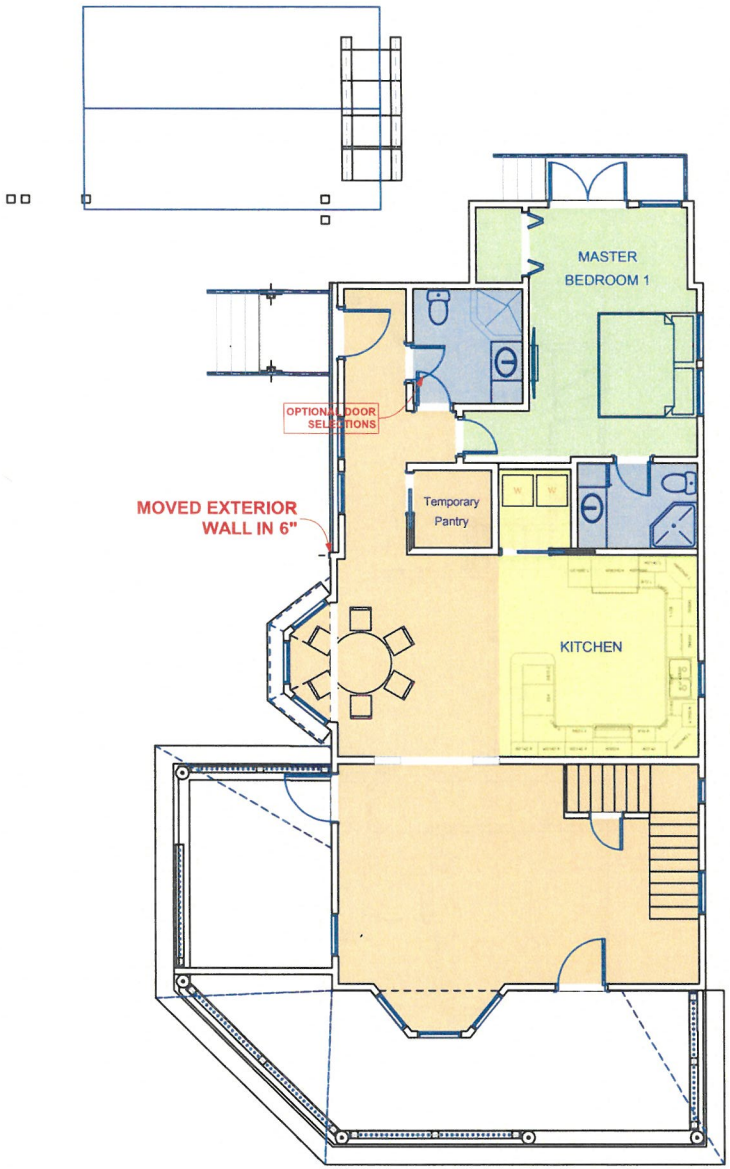
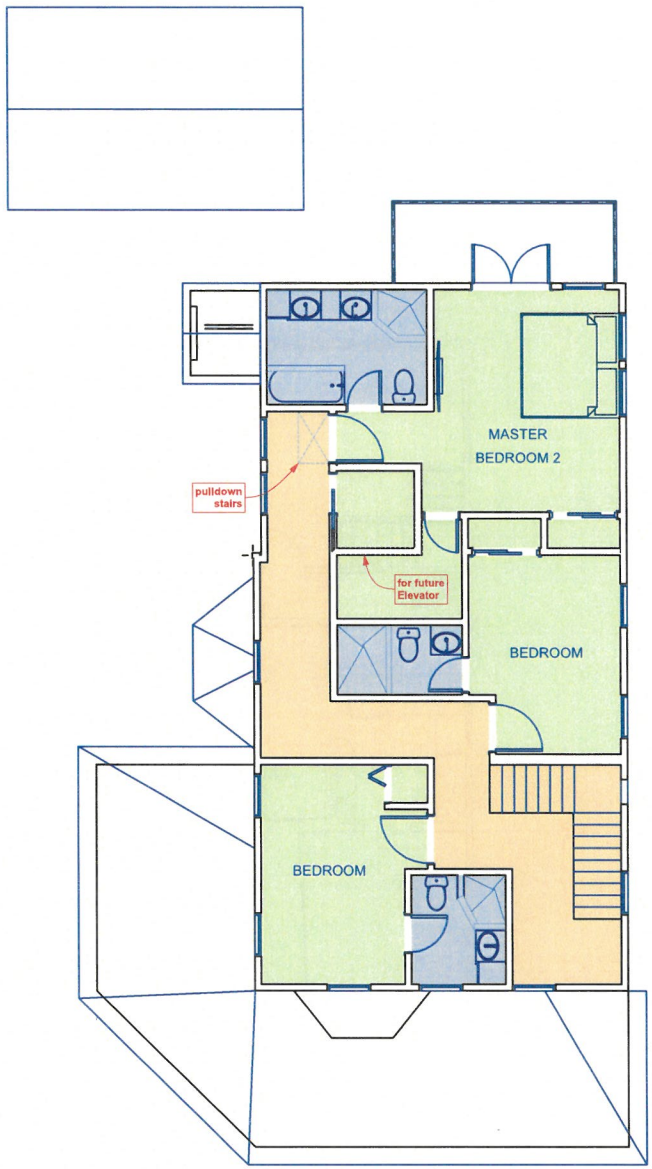


1st FLOOR
SCALE: 1/8" = 1'-0"



2nd FLOOR
SCALE: 1/8" = 1'-0"

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SL3188758
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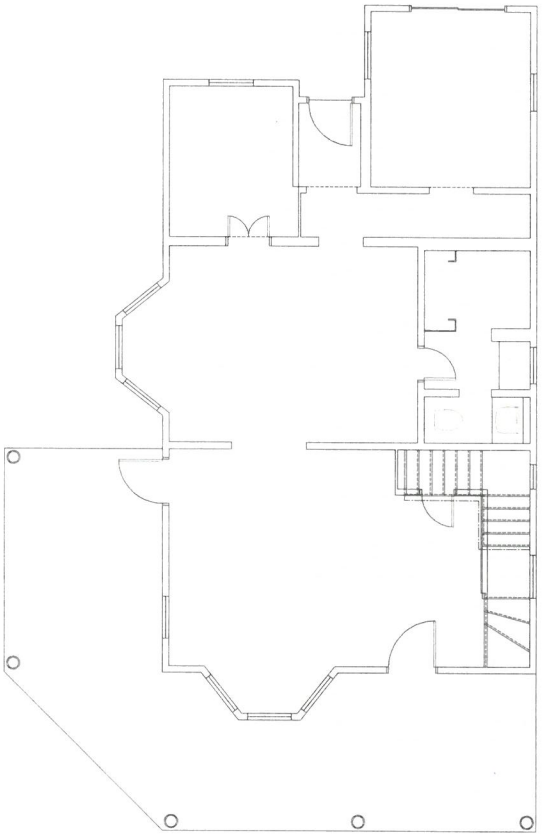
Proposed Interior Layout

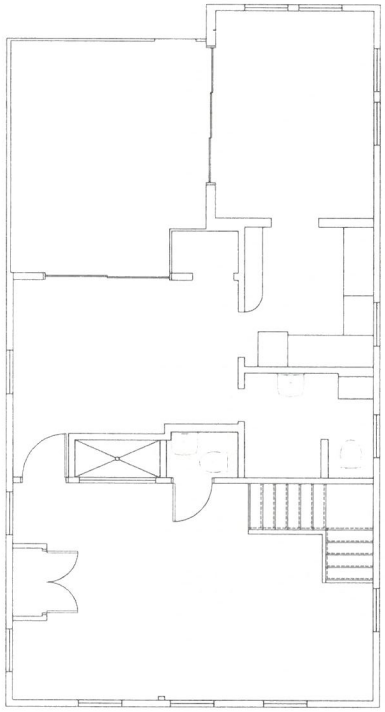
A-15

SHEET 15 OF 17



1 EXISITING FIRST FLOOR PLAN

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



2 EXISITING SECOND FLOOR PLAN

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

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Peter Janker

PROJECT NO:	#Pln
DATE:	5/12/2017
DRAWN BY:	Gonz

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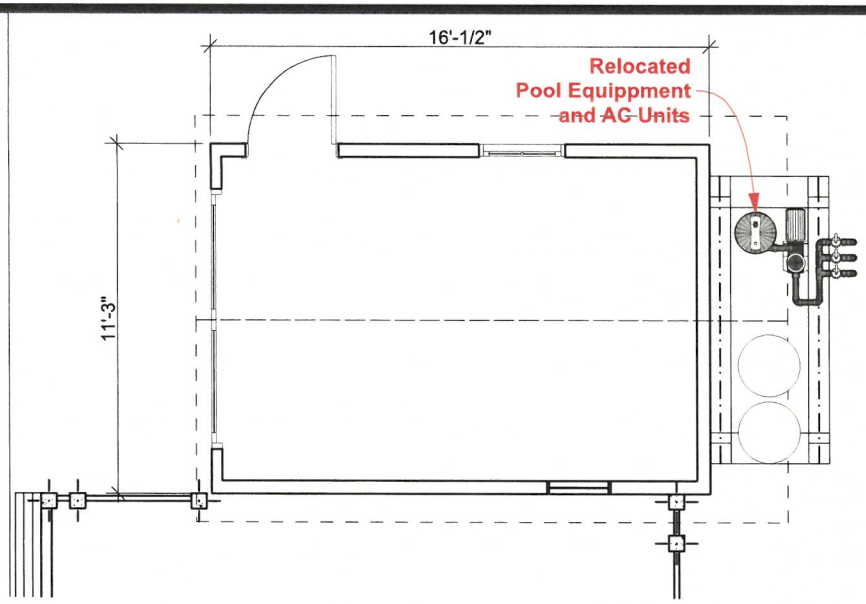
One Call Construction, Inc.

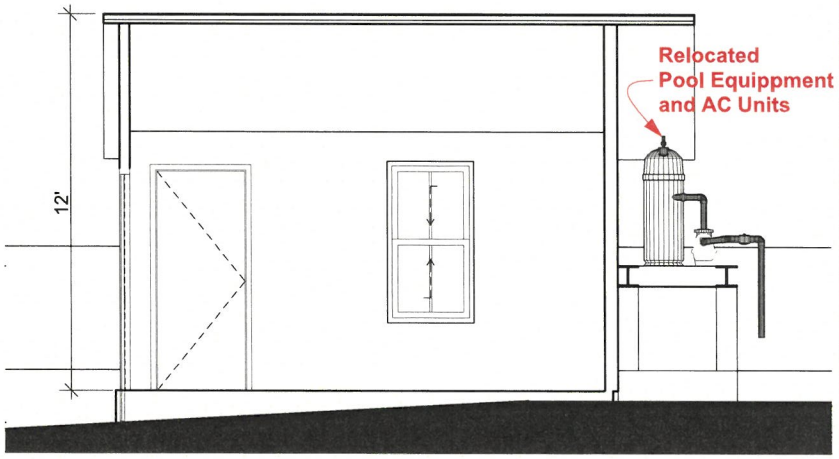
Existing Floor plans

A-17

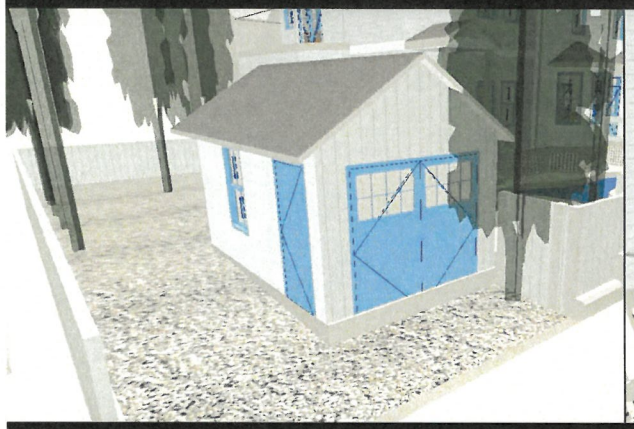
SHEET 17 OF 17

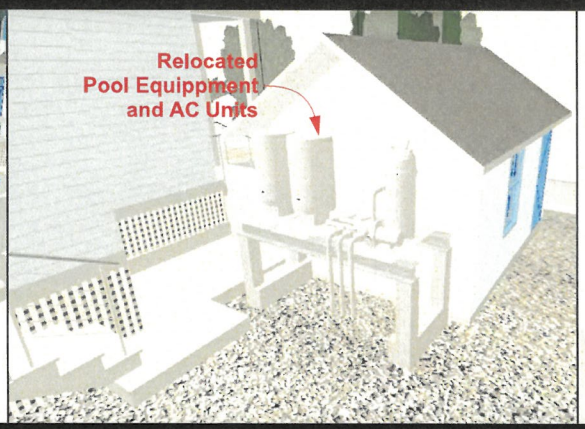


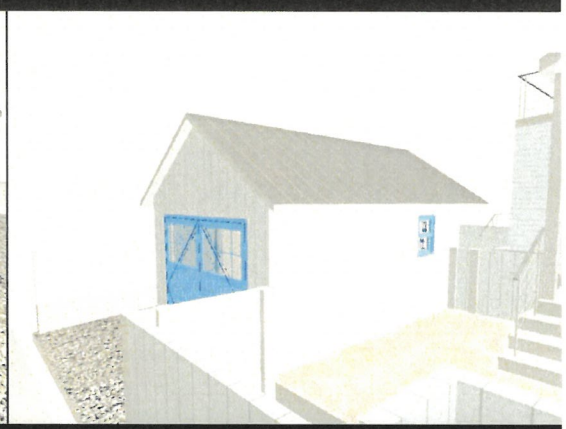
1 SHED FLOORPLAN
SCALE: 1/4" = 1'-0"



2 SHED SECTION
SCALE: 1/4" = 1'-0"







ONE CALL CONSTRUCTION, INC.
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One Call Does It All
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1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO:	#Pln
DATE:	5/12/2017
DRAWN BY:	Gonz

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One Call Construction, Inc.

Accessory structure

A-16

City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Monday, July 1, 2024 | **5:00 PM** | **City Hall**

Special Meeting

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 1-800-955-8771 or for voice 1-800-955-8770 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.

FOR VISUAL PRESENTATIONS: For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

Call Meeting To Order - 5:00 P.M.

Roll Call

Absent 1 - Commissioner Osborn

Present 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Thompson, and Chairman Burkee

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was unanimously approved as presented.

Administering the Oath by the Clerk of the Commission

Action Items

1 Elevating a historic house an additional 1'-3" from previously approved 2'-6" to meet future FEMA flood maps - **#1301 Whitehead Street - Peter Janker (H2024-0031)**

Attachments: *Large File* 1301 Whitehead Street

A motion was made by Commissioner Oropeza, seconded by Commissioner Nations, to approve the Action Item by modifying the 2017 HARC approval with an extra 1'3" in height, with staff to approve the final design strategies for mitigating footers, design of footers, and future guardrails. The motion carried by the following vote:

No: 1 - Commissioner Thompson

Absent: 1 - Commissioner Osborn

Yes: 4 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, and Chairman Burkee

Reports

Adjournment - 5:45 P.M.

Historic Architectural Review Commission
Staff Report for Item 1

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Enid Torregrosa-Silva, MSHP Historic Preservation Planner
Meeting Date:	July 1st, 2024
Applicant:	Peter Janker, Owner
Application Number:	H2024-0031
Address:	1301 Whitehead Street

Description of Work:

Elevating a historic house an additional 1'-3" from previously approved 2'-6" to meet future FEMA flood maps.

For this application the owner submitted a copy of the 2017 plans with many elements that were denied by this Commission. The scope of work that the applicant included under the detailed project description includes elements that were not disclosed to staff during pre-application meeting and are contained on the denied plans. During pre-application meeting with staff the applicant did not brought any document, including plans or application.

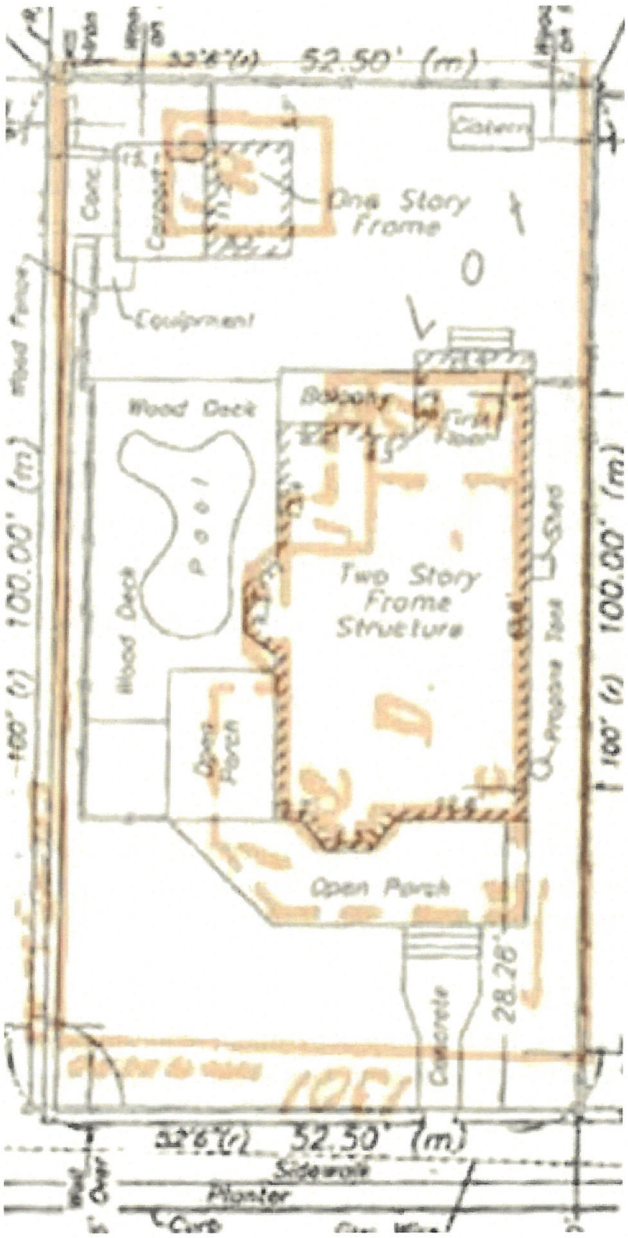
Site Facts:

The site under review is located on the south corner of Whitehead and United Streets. The site consists of a principal historic frame vernacular house built circa 1912 and a carport that faces United Street. The historic house is a contributing resource to the historic district. The two-story frame structure has a one-story front porch that wraps towards United Street, 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 comparing the 1962 Sanborn map and the survey, we found changes in the footprint of the house, particularly on the back north side of the house. The historic backside porch, facing United Street, is enclosed with a flush wall to the historic fabric. Other non-historic alterations include a second-floor balcony with a roof deck, swimming pool, decks, and wooden fences. The Sanborn maps from 1926, 1948 and 1962 all depict an accessory structure, facing United Street, dedicated to one car. This structure remains in the same location.

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 stated that during heavy rains, the entire site gets flooded.



1962 Sanborn map and survey

Case history:

On February 23, 2016, architect Thomas Pope presented plans 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 side regrading. Demolition of rear additions. Demolition of shed.* (H15-01-1528). The application was postponed by unanimous vote.

A year after the postponement staff received on February 23, 2017, an application with revised plans and scope of work from One Call Construction for the following scope of work: *Raise existing structure to 9' an increase of approximately 2'-6", relocate and elevate accessory building and enclose front portion. New rear addition, new side trellis and porch area, embellish house with rails as needed per life safety, add lattice around base and raise grade.* On March 28, 2017, the commissioners unanimously postponed the item, but approved for staff to raise the house 2'-6" and all site work that is associated with the raise of the existing house. The rest of the items all be postponed.

On May 23, 2017, the Commission review modified plans for, *New rear additions with deck on the roof. Relocate and elevate accessory structure and enclose front portion. New side entry roof and new railings on existing porches. New steps and site work including partial site regrading. Enclosure of second-floor existing rear side north porch. Demolition of rear wall.* The Commission denied the proposed project, finding it inconsistent with Secretary of the Interior's Standards 1 and 2 but approved the proposed work on the garage.

On March 12, 2019, HARC staff approved with the following conditions a certificate of appropriateness under BLD2018-00002757;

Enid Torregrosa *08-HARC*

Conditions:
*HARC NOTE: Only for raising the accessory structure with new footings up to two feet and three quarts of an inch from current grade, and relocating the structure, as approved by HARC Commission and as submitted in the HARC approved plans. ** ET*
3/12/2019 10:17:54 AM

The permit was never issued as the building department requested signed and sealed plans that were not provided by the applicant. Due to inaction the permit was cancelled;

Gerald Leggett *09-BUILDING*

Permit in call back for additional information for over 6 months without correspondence canceling permit
8/17/2019 9:01:47 AM

After the permit was cancelled there were no new plans submitted.

On March 9, 2022, HARC staff at that time, Kathleen McDonald, Brandon Celli, HARC planner and the CBO all met with the owners of the property on site, to discuss the elevation of the carport and the plans that were required to be submitted as the owner wanted to elevate the carport higher than what the Commission approved. At that time staff explained to the applicant that due to the

expiration of the COA and the changes in height, new plans needed to be submitted to HARC for Commission approval. The owner also wanted to submit revised drawings for a rear addition for the house and staff was clear to him of what was denied and that substantial changes to the denied plans needed to be made and that any major changes to a project that has been approved by the Commission required their review again. Staff also explained to the owners that changing just dimensions in previous plans was not acceptable as plans need to be scaled. The CBO was also emphatic to him about the requirements.

Staff never received any plans, nor any permits were submitted for review.

On April 2, 2024, Samantha Jones General Contractors submitted BLD2024-0877 for the following scope of work:

4/2/2024 3:09:28 PM (Veronica Cleare)
*Foundation - Lift house, new piers & floor framing as per plans. **NOC required** HARC INSPECTION REQUIRED*

On April 5, 2024, HARC staff reviewed the file and send an email to the applicant as the submitted documents were incomplete and the only drawing- proposed footers depicted footers taller than 2'-6":

Enid Torregrosa HARC

Hi Sammy. This is an incomplete application. Please upload existing conditions photographs. Also, how many more feet to the existing finish floor elevation are you planning to elevate the house. Lastly, I need drawings showing treatment of site, as the HARC members were specific about the approved plans. I am attaching the approval letter. Enid

4/5/2024 1:22:51 PM

On the email I send the copy of the COA, which stated that ***staff to raise the house 2'-6" and all site work that is associated with the raise of the existing house***. It was not until May 14, 2024, 40 days after staff send the email, that the contractor responded.

In efforts to assist the contractor, and as established by the motion from HARC on March 28, 2017, that authorized HARC staff to approve the elevation of additional 2'- 6" staff decided to approve the elevation of the house up to that height.

By May 17, 2024, BLD2024-1375 was submitted for *Lift home to allow for foundation work. Lower house onto new foundation (Samantha Jones permit) Remove stairs and deck boards for*

access for lifting. Staff approved the Certificate of Appropriateness under the building permit with the following note:

Enid Torregrosa *HARC*

******Certificate of Appropriateness approved as submitted scope of work. Please secure all architectural elements, including front porch and bay window during elevation and stay. House to be elevated with hydraulic jacks. Pool deck and exterior entry staircases not to be part of the elevation. Once a different contractor built new footers 2'-6" taller than the existing ones the building will rest in the new footers. ET*******

5/17/2024 1:15:16 PM

Staff signed off the COA under BLD2024-1346 for new footers.

Enid Torregrosa

********Certificate of Appropriateness approved for the removal of existing piers under the historic house and new foundations to be no taller than 2'-6" from existing foundation's height as per submitted plans. ET*******

*****HARC Inspection Required*******

5/31/2024 3:20:12 PM

By June 10, 2024, the new footers permit was approved but at the time of this report it has not been picked up or paid for.

Although the owner and contractor have been advised that the change in height requires a public meeting and review by the Commission, the owner has been requesting staff to approve the new height.

Staff confer with counsel and with HARC Chairman about concerns of current rain season and having a historic house supported by wooden piles without footers. This issue prompted the request for a special meeting.

Front entrance before the house was elevated.

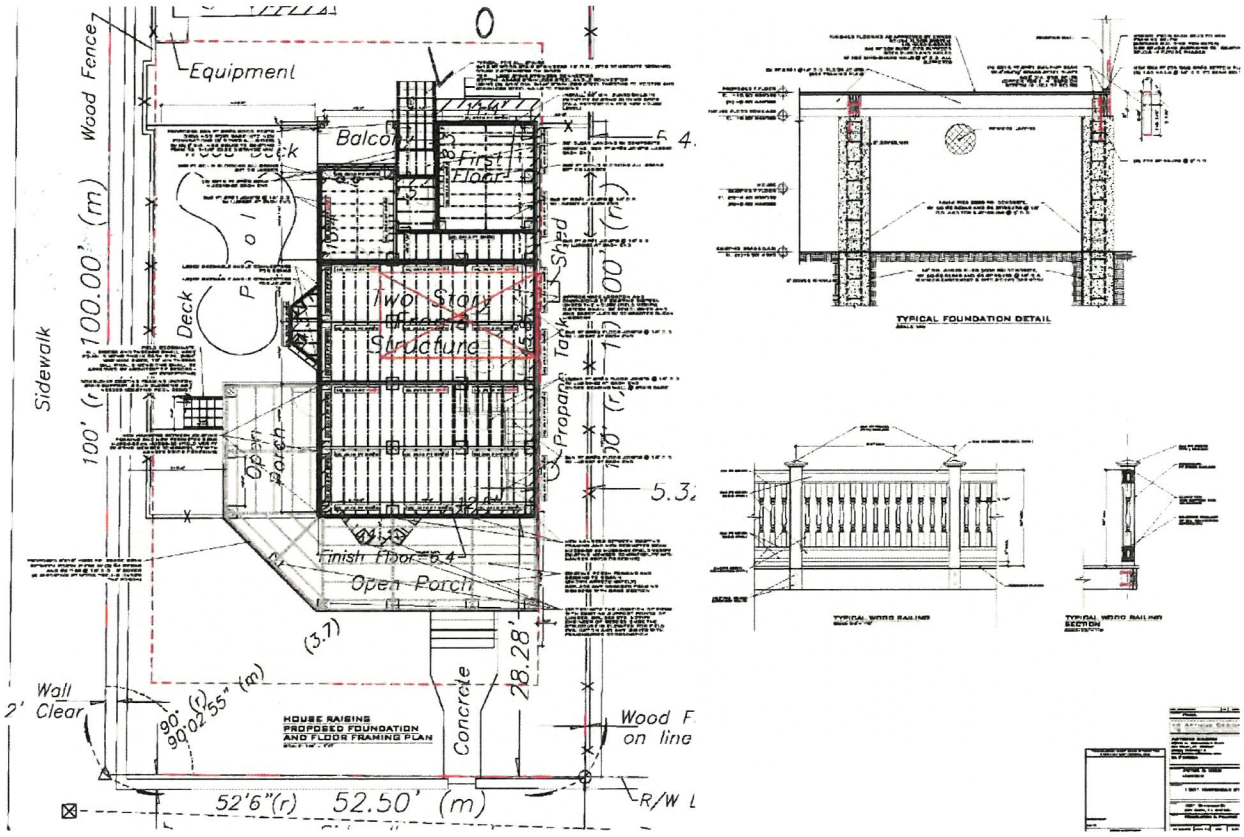
Photograph taken looking south of side of front porch before elevation of house. Tapered concrete footer can be seen in this photograph.

Secretary of the Interior's Standards and HARC Regulations Cited on Review:

- SOIS (pages 16-23), specifically Standards 1, 2 and 9.
- Foundation and lattice infill (pages 34), specifically first paragraph and guidelines 1, 2, and 4.

Staff Analysis:

The Certificate of Appropriateness under review proposes to elevate a historic house an additional 1'-3", raising the finish floor approximately 3-10' from its original height. This will increase two more steps to the front and rear stairs. Due to the height increase all porches on the first floor will require railings, which the plans propose as turned wood balusters with a handrail with a minimum height of 36" from finish floor. Currently the front porch does not have railings.



Consistency with Cited Guidelines:

It is staff's opinion that elevating the historic house is necessary for its protection due to its proximity to a prone flood area. The proposed height will be in keeping with the future proposed FEMA map. The original footers of the house were still standing before the house was elevated and some of them had a unique tapered form, which will be difficult to replicate with the new proposed height. The proposed square footprint of the new concrete piers will not be adverse to the character of the house. The adjacent historic houses stand over lower piers and the new high piers will create a visual difference in the historic fabric. Staff recommends that design strategies be consider on this case to make the new concrete footers look lower in height by using planters, regrading, double skirting, or any other design solution that would not jeopardize the historic character of the house, as the submitted documents did not included anything to this effect. The infill between the new footers will be covered with wooden lattice.