



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: May 24, 2022

Applicant: Garcia Jones Building Contractor

Address: #418 United Street

Description of Work:

Frame and install wood siding to enclose first-floor porch on southeast corner of residence.
Install new windows and doors on first and second floors.

Site Facts:

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

Guidelines Cited on Review:

- Guideline for Windows (pages 29-30), specifically guidelines 3, 5 and 6.
- Guidelines for Entrances, Porches and Doors (pages 32-33), specifically guidelines 10, 11 and 12.
- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 3, 5, 6, 7, 21, 30, 32 and 33.

Staff Analysis:

The Certificate of Appropriateness under review proposes to enclose the first-floor porch on the southeast corner of 418 United Street. This corner of the porch has already been partially enclosed with lattice on the front (south) elevation and exposed wood framing on the side (east) elevation. Staff was unable to locate permits for this enclosure. The new enclosure would be wood frame with wood siding to match the existing siding on the rest of the house. One 2-over-2 wood window

would be installed on the front elevation of the new enclosure, and one 2-over-2 wood window would be installed on the side elevation of the new enclosure—the design of the windows would be made to match existing historic windows on the side elevation.

This application also proposes the replacement of two sliding glass doors on the second-floor front porch with new wood frame French doors. A sliding glass door on the side (east) elevation of the second-floor porch is also proposed to be replaced with a small 2-over-2 wood frame window. An existing non-historic 6-over-6 window on the front elevation is also proposed to be replaced with a 2-over-2 wood window to match the historic windows.

Consistency with Cited Guidelines:

Staff finds the current proposal to be inconsistent with the cited guidelines for Additions and Alterations.

The proposal to enclose the first-floor porch on the southeast corner of this historic residence would be creating an addition on the front elevation, which is “prohibited unless factual evidence for the building or structure in question proves the contrary.” Even though there is an existing partial enclosure in this location, as well as an existing fully-enclosed portion on the opposite southwest corner, staff was unable to locate any past approvals for these additions.

The applicant states in this application that the proposed addition would bring 418 United Street to the standard of its sister structure at 1125 Duval Street (La Te Da). However, 1125 Duval Street also originally had an open porch on the first floor, similar in form to that of the historic form of 418 United Street (see next page for comparative photographs). Staff opines that the addition now proposed for 418 United Street is inappropriate in terms of the guidelines and would further obscure the character-defining form of this historic structure.

In terms of the proposals for the new windows and doors, staff sees no conflict with the guidelines, and the new units proposed are more appropriate than the existing.



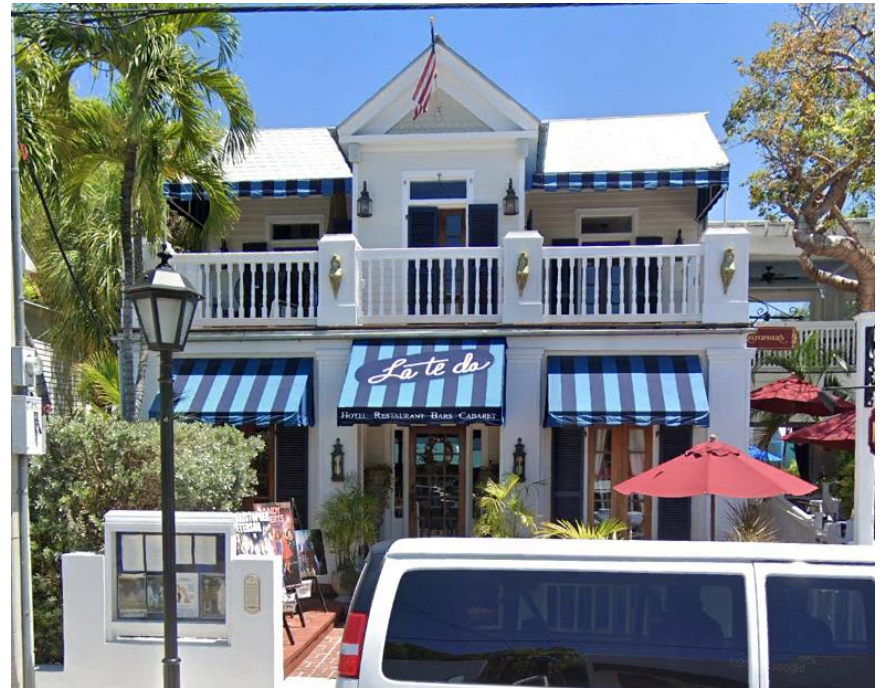
1965 Photo of 418 United Street



2022 Photo of 418 United Street



1960s Photo of 1125 Duval Street (La Te Da)



2019 Photo of 1125 Duval Street (La Te Da)

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 White Street
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

* APPLICANT'S SIGNATURE:

418 United St.	
Paul Janber	PHONE NUMBER
7688 Oak Field Ct.	EMAIL janberkeywest@gmail.com
Springfield, VA 22153	
Wayne Garcia Building Contr DBA Garcia Jones	PHONE NUMBER 305-896-4677
3005 Airport Blvd.	EMAIL sammy@garciajonesrw.com
Key West, FL 33040	
Jan Sam Jones	DATE 4/15/22

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

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

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

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

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

* DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

4/4 remove lattice, metal non-conforming windows and doors.



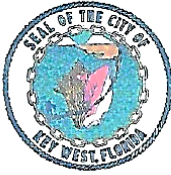
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

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

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

418 United

PROPERTY OWNER'S NAME:

Paul Tanker

APPLICANT NAME:

Wayne Garcia Bld Cntr dca garcia-jon

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

PROPERTY OWNER'S SIGNATURE

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove existing non conforming lattice & framing

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

it does not have any contributing factors

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

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

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

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

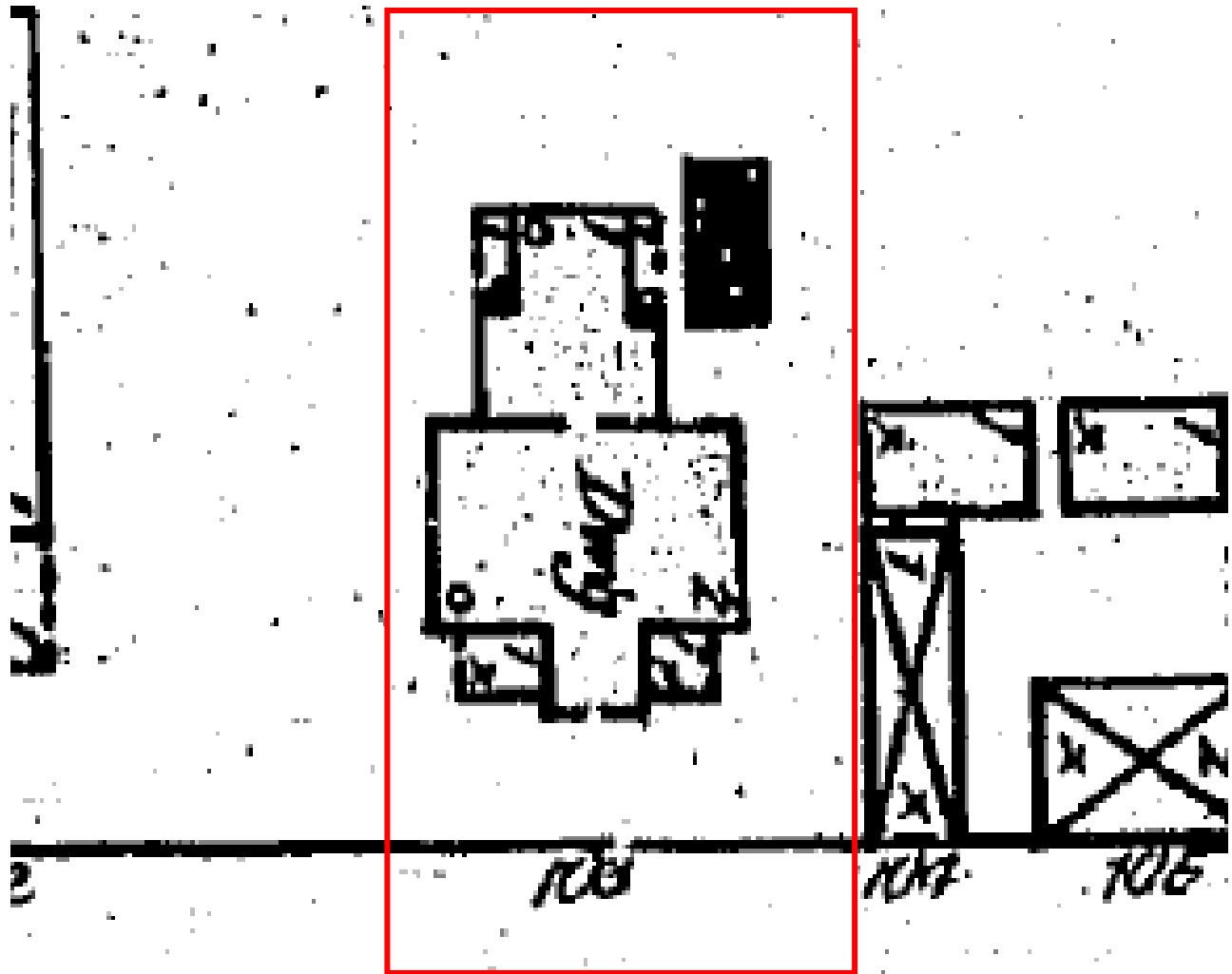
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
N/A
(d) Is not the site of a historic event with significant effect upon society.
N/A
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
The building does but the lattice does not
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

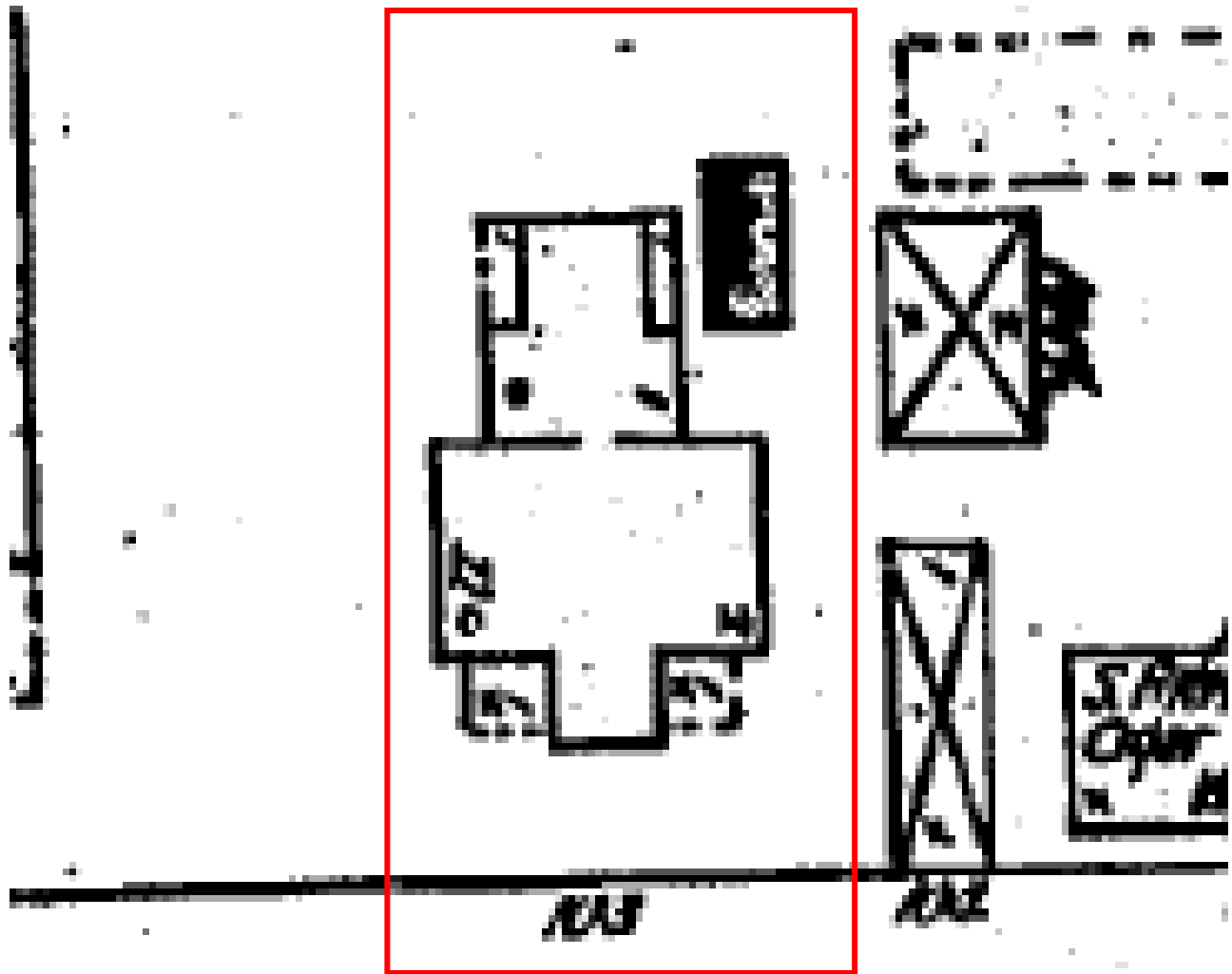
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
N/A
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
N/A
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

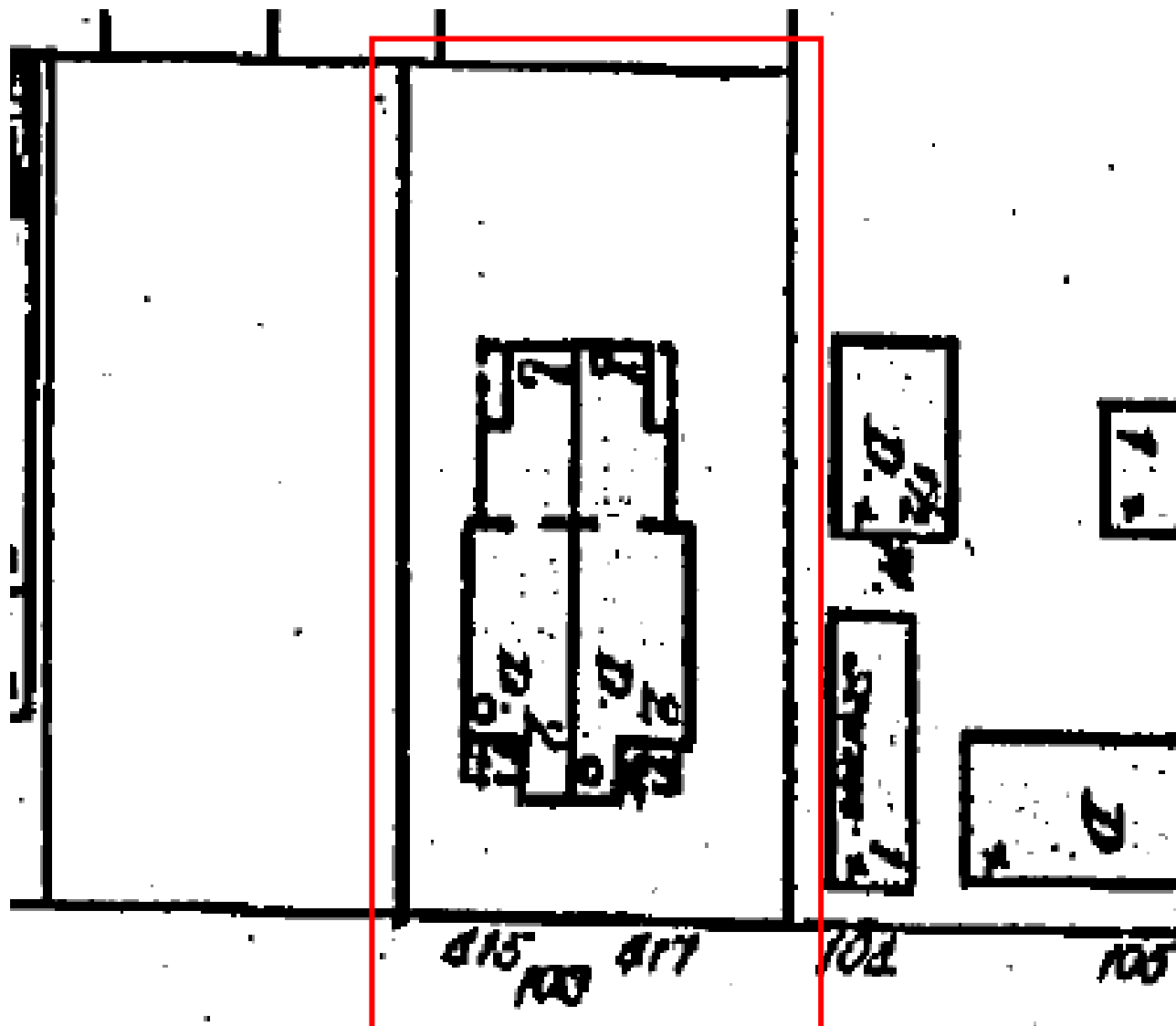
SANBORN MAPS



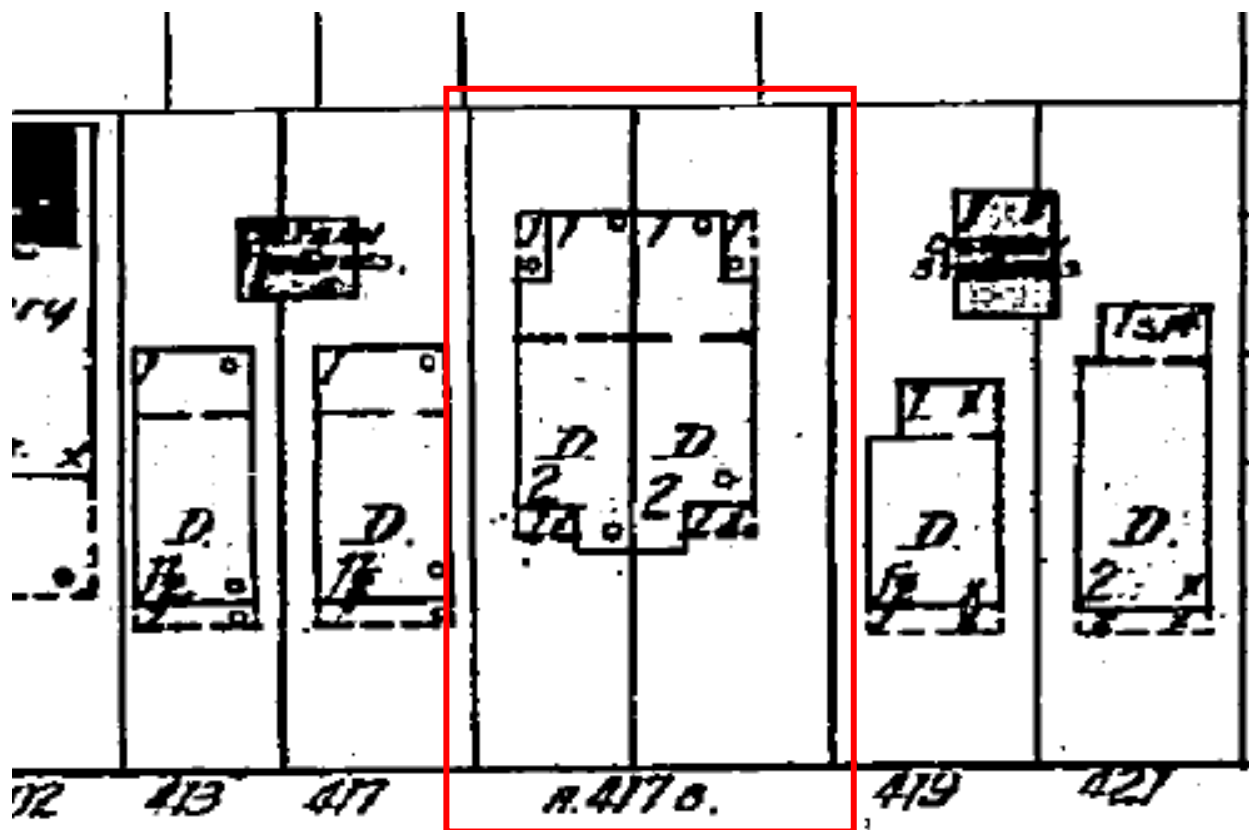
1889 Sanborn map with the property at 418 (103) United Street indicated in red.



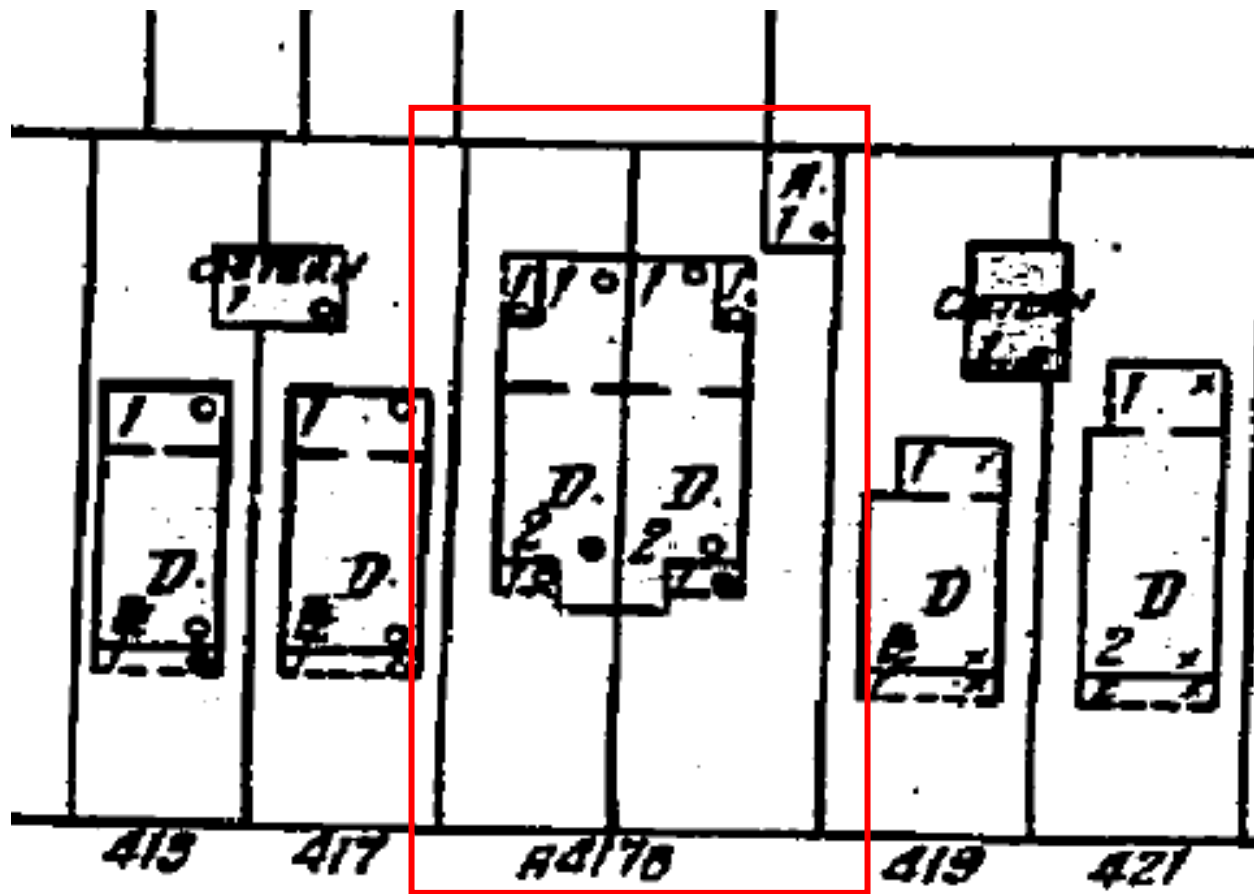
1892 Sanborn map with the property at 418 (103) United Street indicated in red.



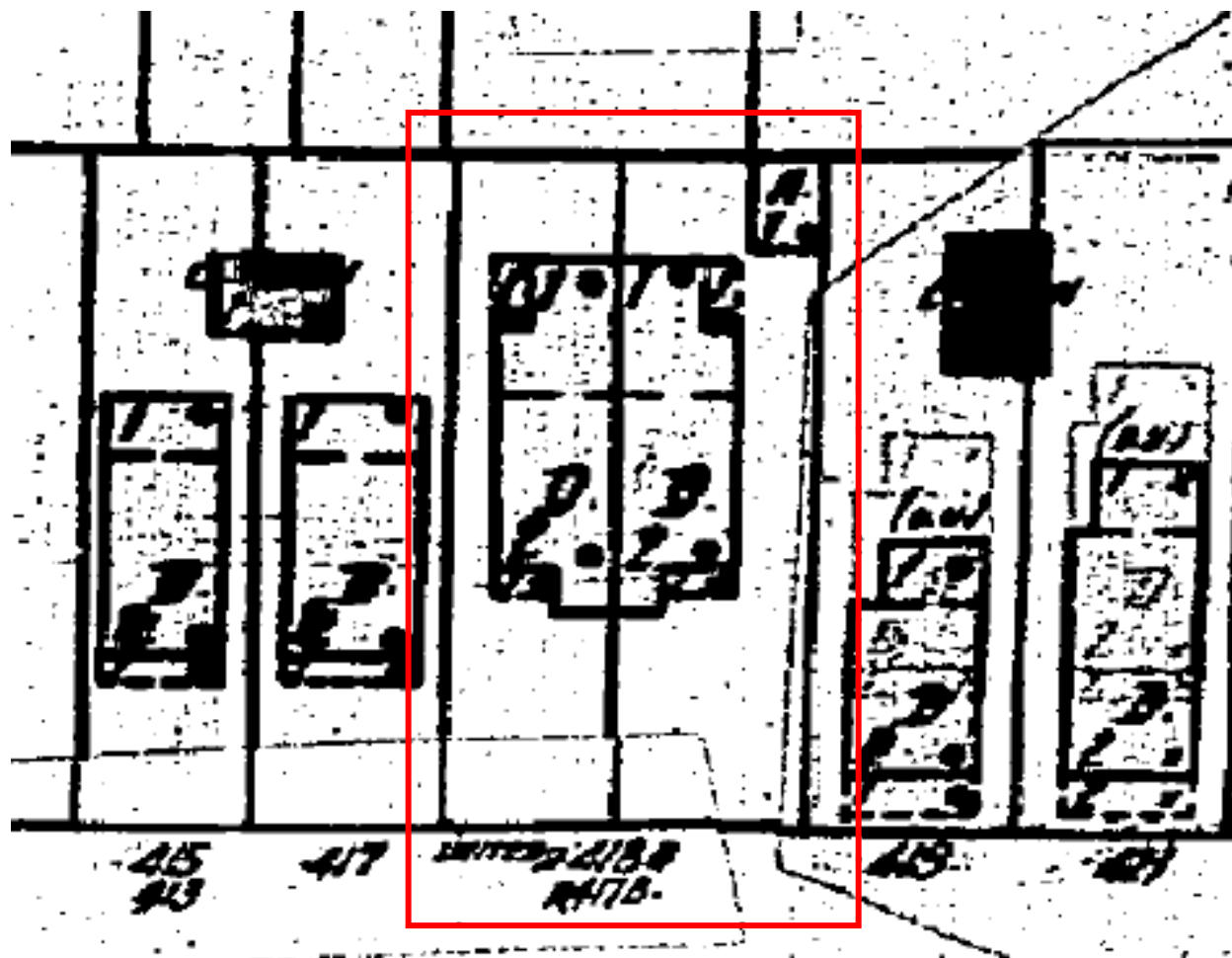
1899 Sanborn map with the property at 418 (415-417) United Street indicated in red.



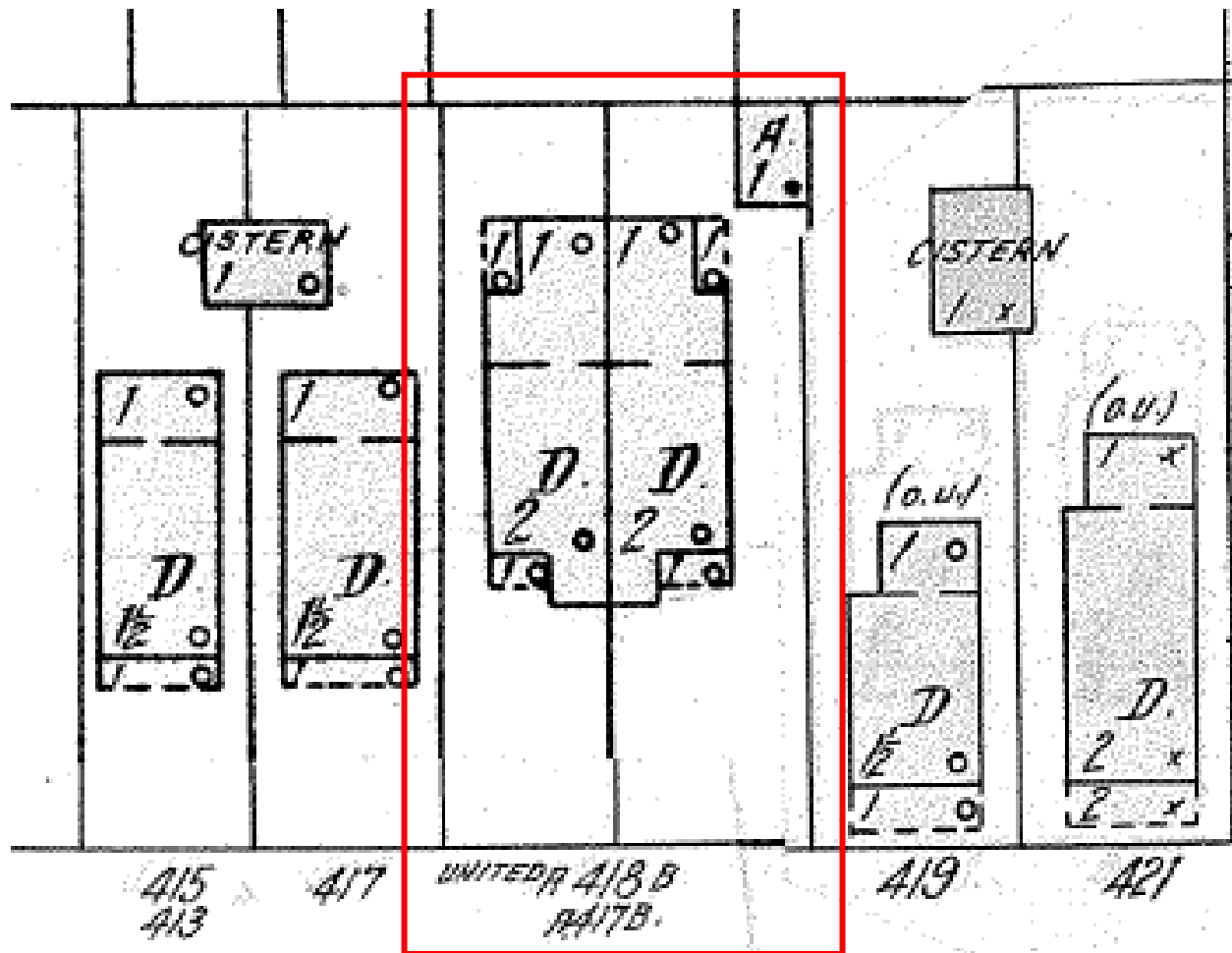
1912 Sanborn map with the property at 418 (417) United Street indicated in red.



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



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



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

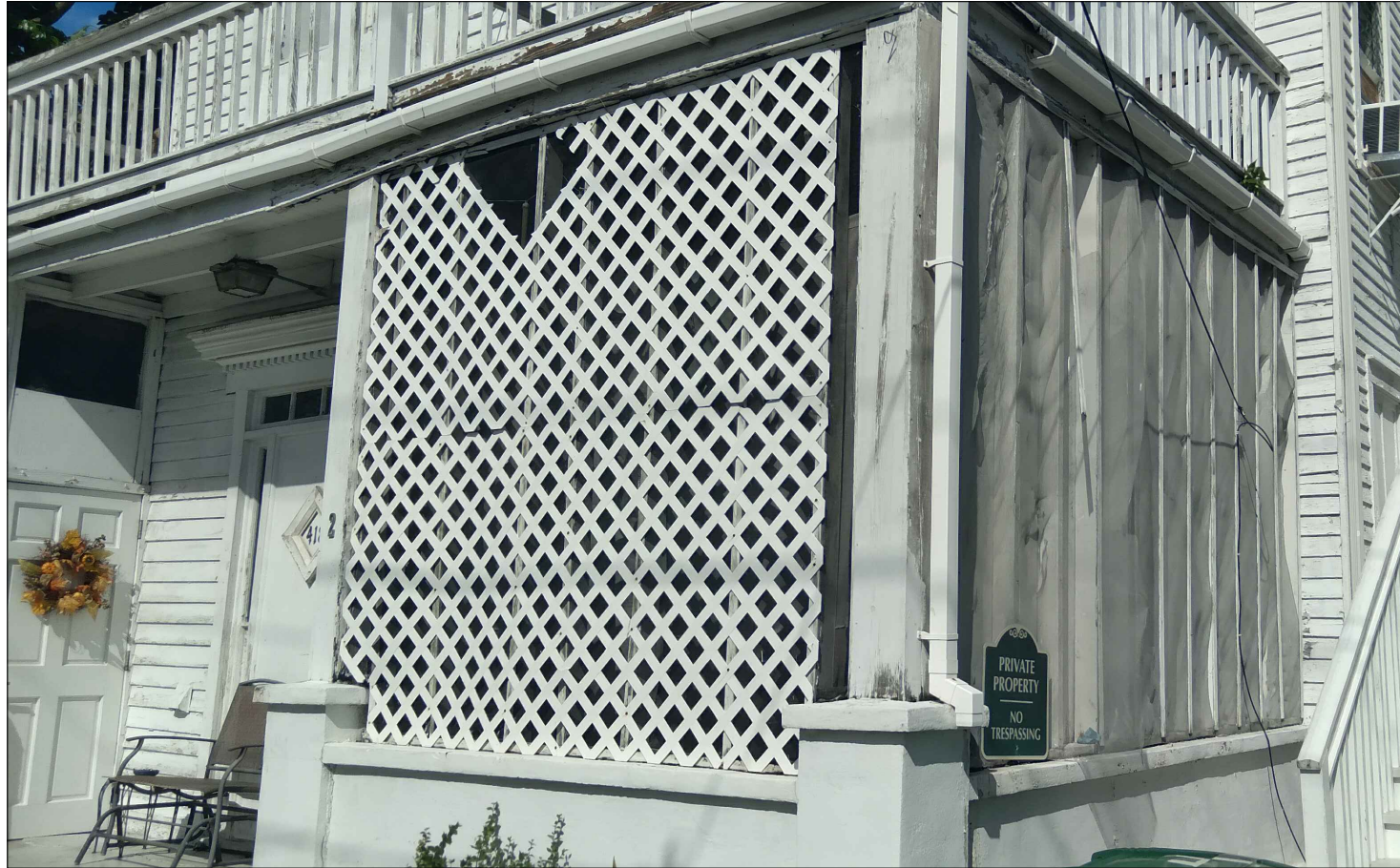
PROJECT PHOTOS



FRONT (c.1965)



FRONT (PRESENT)



EXISTING FRONT RIGHT PORCH
TO BE ENCLOSED



FRONT DOOR AND FRONT
LEFT ENCLOSURE



EXISTING HISTORICAL
WINDOWS ON RIGHT SIDE
PROPOSED WINDOWS TO
MATCH STYLE



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

PROPOSED DESIGN

SITE LOCATION



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

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	
<div><div>ARTIBUS DESIGN ENGINEERING AND PLANNING</div></div>			
<div>ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835</div>			
CLIENT: PAUL JANKER			
PROJECT: 418 UNITED ST			
<div>SITE: 418 UNITED ST KEY WEST, FL 33040</div>			
TITLE: COVER			
SCALE AT 11X17: AS SHOWN	DATE: 08/05/21	DRAWN: JPM	CHECKED: SAM
PROJECT NO: 2010-11	DRAWING NO: G-100	REVISION: 1	

GENERAL REQUIREMENTS:

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

DESIGN DATA:

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

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

3.ASCE 24-05 FLOOD RESISTANT DESIGN AND CONSTRUCTION

SOILS AND FOUNDATIONS:

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

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

AUGERCAST PILES

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

CONCRETE:

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

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

THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME.

MINIMUM SAMPLING FREQUENCY:

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

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

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

REINFORCEMENT:

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

ALUMINUM COMPONENTS:

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

HARDWARE:

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

STRUCTURAL LUMBER:

1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHER PINE No2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWWA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 6TH EDITION (2017). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACQ APPROVED TREATED.
- 6.SHEATHING SHALL BE 19/32" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 8D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

STRUCTUAL STEEL:

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

STRUCTURAL STEEL COATING:

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

REINFORCED MASONRY (CMU):

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

WINDOWS & DOORS:

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

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

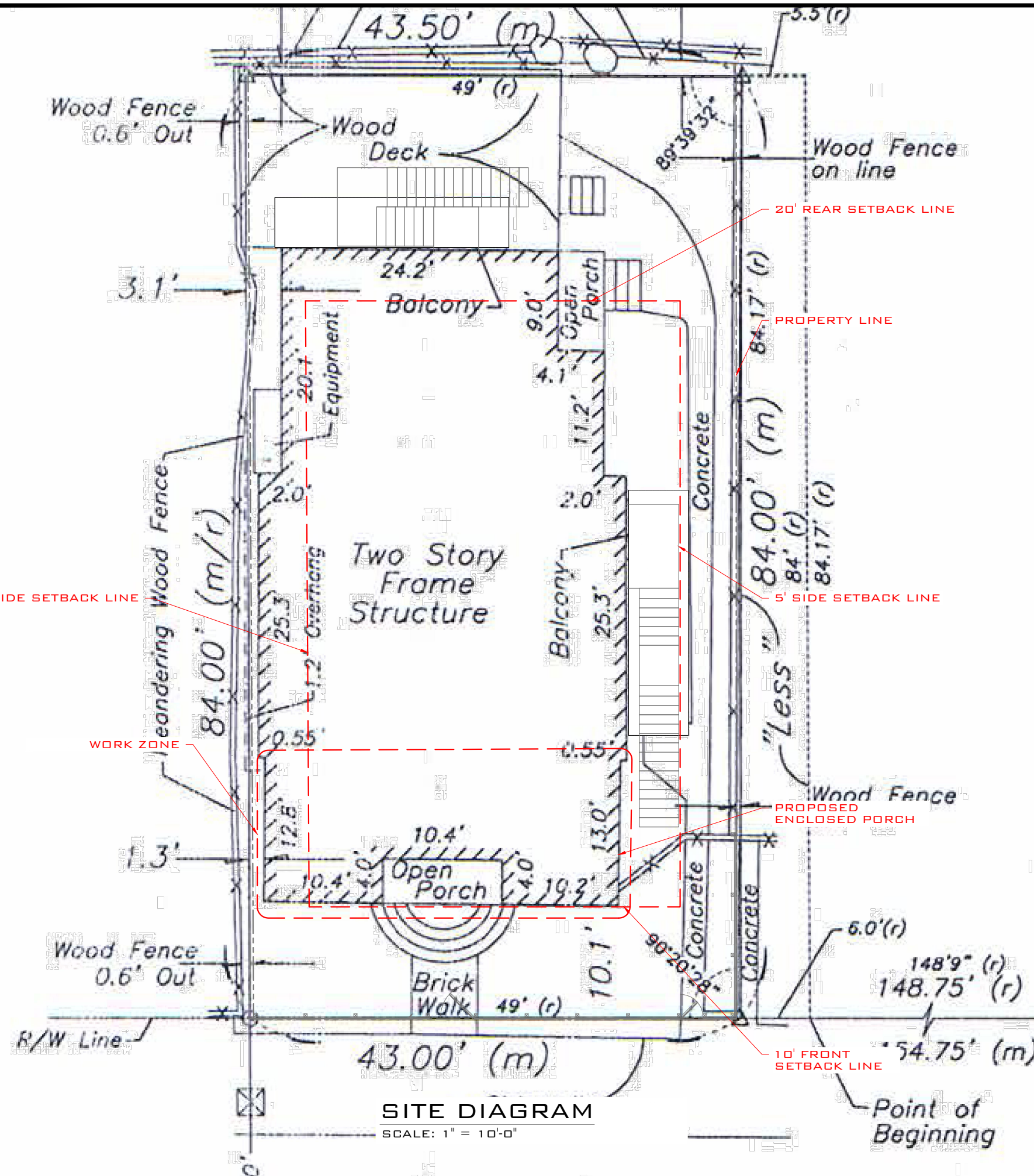
CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST
KEY WEST, FL 33040

TITLE: NOTES

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



SITE DIAGRAM
SCALE: 1" = 10'-0"

SITE DATA:

TOTAL SITE AREA: ±3,633.00 SQ.FT

LAND USE: HHDR

FLOOD ZONE: AE7

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (2,179.80 SQ.FT)
EXISTING 65.43% (±2,377.07 SQ.FT.)
PROPOSED NO CHANGE

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (1,816.50 SQ.FT)
EXISTING 57.59% (±2,092.41 SQ.FT.)
PROPOSED NO CHANGE

OPEN SPACE MINIMUM:

REQUIRED 35% (1,271.55 SQ.FT)
EXISTING 34.57% (±1,255.93 SQ.FT.)
PROPOSED NO CHANGE

SETBACKS

FRONT:
REQUIRED 10 FT
EXISTING ±10'-1" (TO HOUSE)
PROPOSED NO CHANGE

SIDE:
REQUIRED 5 FT
EXISTING 0'-0" (BUILDING OVER HANG OVER LINE)
PROPOSED NO CHANGE

SIDE:
REQUIRED 5 FT
EXISTING ±5'-0" (TO STAIRS)
PROPOSED NO CHANGE

REAR:
REQUIRED 20 FT
EXISTING ±8'-1" (TO HOUSE)
PROPOSED NO CHANGE

MAXIMUM HEIGHT: 30 FT

EXISTING ±30'-0"
PROPOSED NO CHANGE

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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

CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST
KEY WEST, FL 33040

TITLE: SITE PLAN

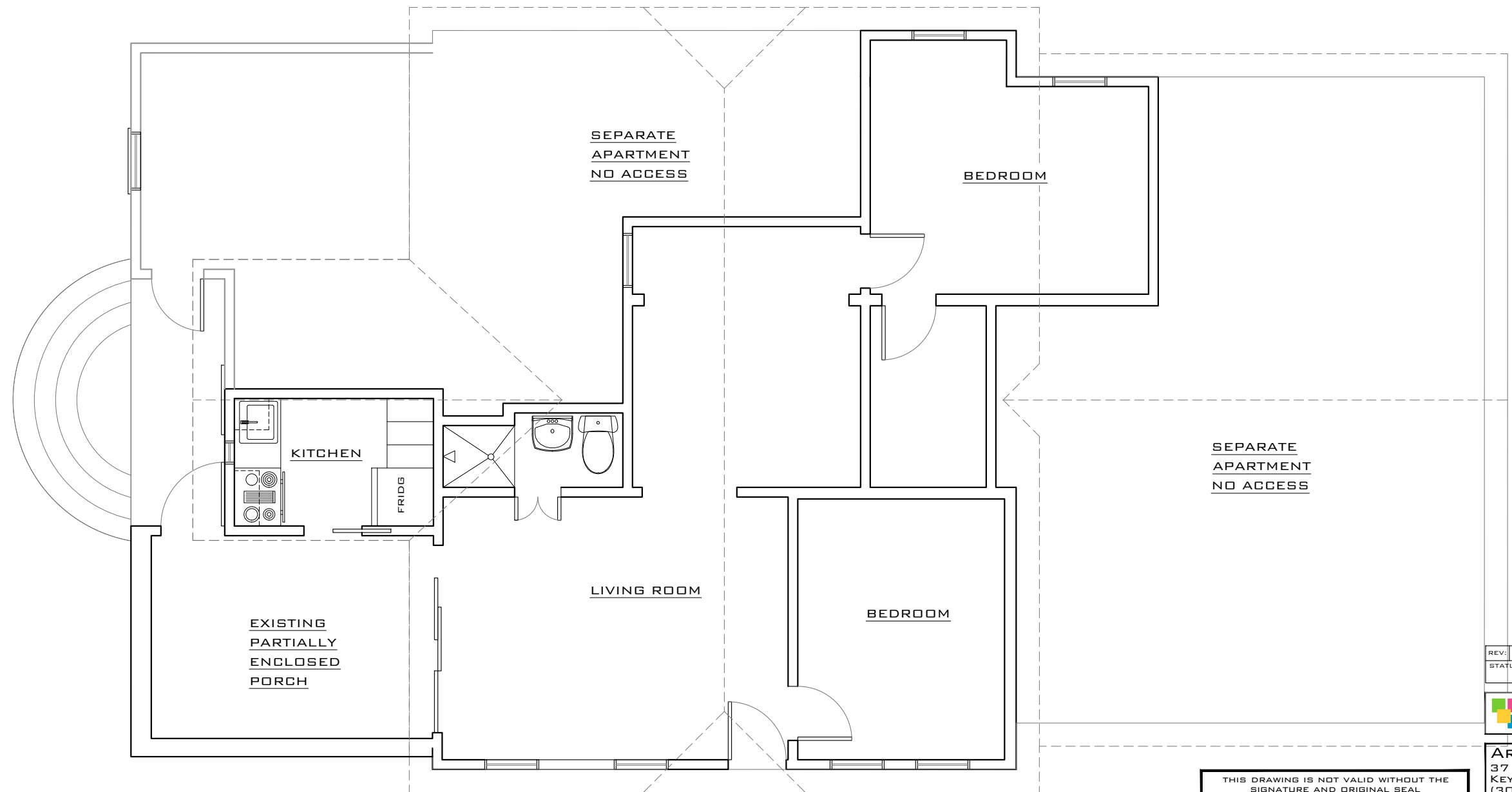
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/05/21	JPM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2010-11	C-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



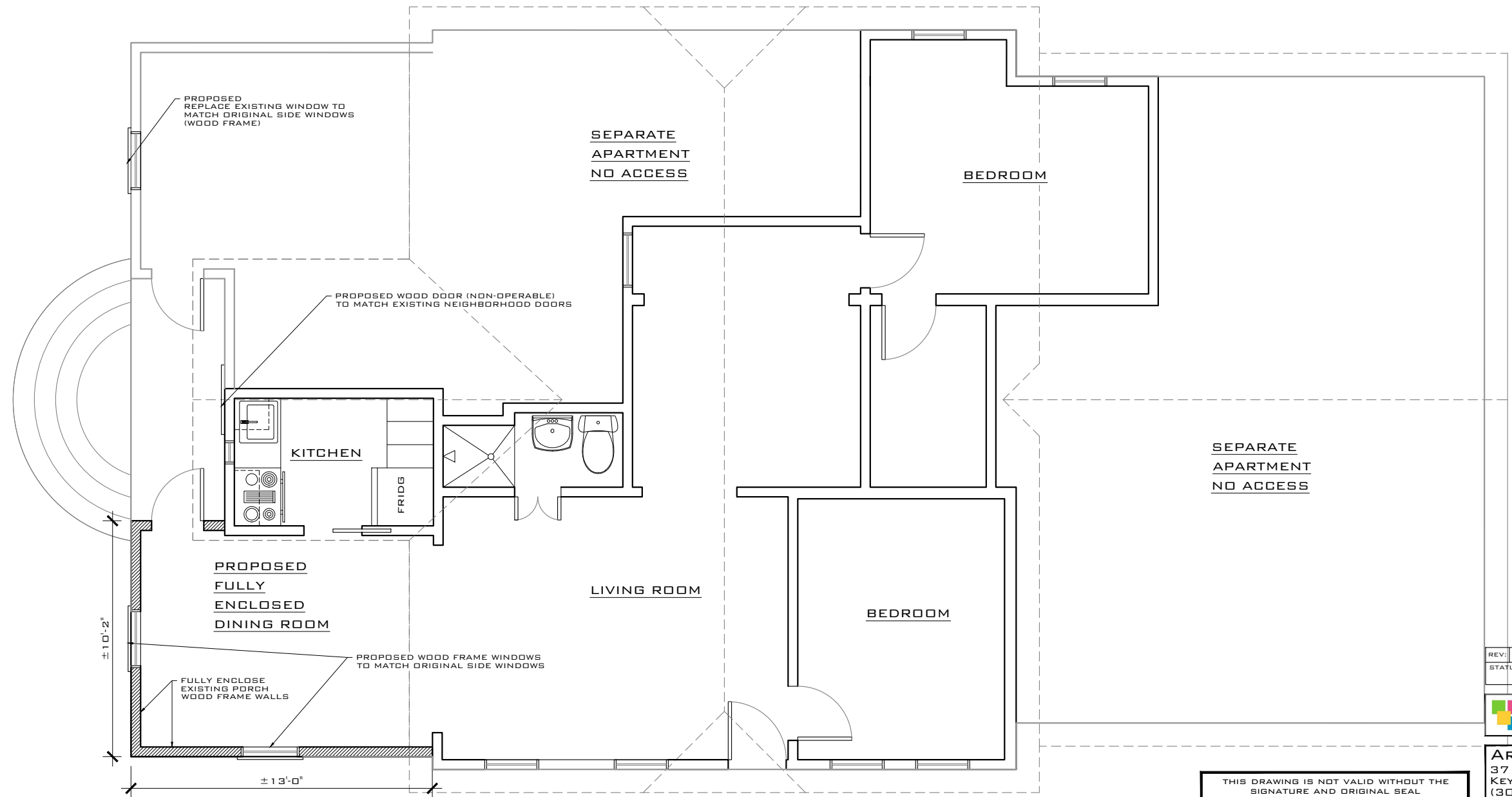
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(305) 304-3512
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CA # 30835

CLIENT: PAUL JANKER
PROJECT: 418 UNITED ST

SITE: 418 UNITED ST KEY WEST, FL 33040			
TITLE: EXISTING PARTIAL 1ST FLOOR PLANS			
SCALE AT 1/16": AS SHOWN	DATE: 08/05/21	DRAWN: BN	CHECKED: SAM
PROJECT NO: 2010-11	DRAWING NO: A-101	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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

CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST
KEY WEST, FL 33040

TITLE: PROPOSED PARTIAL
1ST FLOOR PLANS

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

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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

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

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

PROPOSED PARTIAL PLAN SECOND FLOOR

SCALE: 3/16" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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

CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST
KEY WEST, FL 33040

TITLE: PROPOSED PARTIAL
2ND FLOOR PLAN

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

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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			
<div><div><div></div><div></div><div></div></div><div>ARTIBUS DESIGN</div><div>ENGINEERING AND PLANNING</div></div>			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: PAUL JANKER			
PROJECT: 418 UNITED ST			
SITE: 418 UNITED ST KEY WEST, FL 33040			
TITLE: FRONT ELEVATION			
SCALE AT 11x17: AS SHOWN	DATE: 08/05/21	DRAWN: JPM	CHECKED: SAM
PROJECT NO:		REVISION:	
2010-11		A-104	
		1	



EXISTING SIDE ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"


THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

**ARTIBUS DESIGN**
ENGINEERING AND PLANNING

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

CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST
KEY WEST, FL 33040

TITLE: SIDE ELEVATION

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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 24, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

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

#418 UNITED STREET

Applicant – Garcia Jones Building Contractor Application #H2022-0014

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural
Review Commission (HARC) was placed on the following address:
418 United Street on the
16th day of May, 2022.

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

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

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

The Certificate of Appropriateness number for this legal notice is H2022-0014.

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

Signed Name of Affiant:

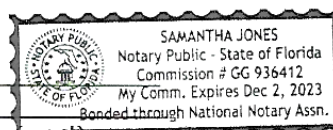
Cristina Wood
Date: May 16th 2022
Address: 2615 Flagler
City: Key West
State, Zip: 33042

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

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Sam Jones



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





PROPERTY APPRAISER INFORMATION

**Disclaimer**

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

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

Summary

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

**Owner**

JANKER PAUL LEON
 7688 Oak Field Ct
 Springfield VA 22153

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

Valuation

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,635.00	Square Foot	43	84

Buildings

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

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

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

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

Yard Items

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

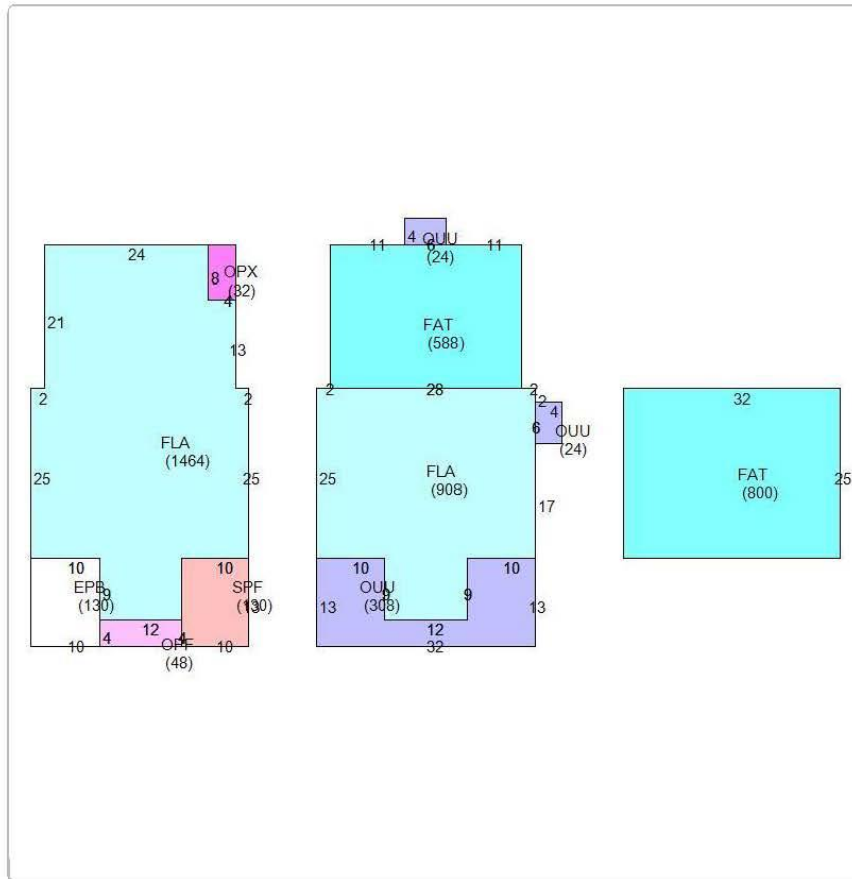
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/19/2012	\$430,000	Warranty Deed		2605	1131	01 - Qualified	Improved
12/5/2003	\$100,000	Quit Claim Deed		1959	0117	K - Unqualified	Improved
9/1/1984	\$155,000	Warranty Deed		921	1866	Q - Qualified	Improved
5/1/1979	\$130,000	Conversion Code		796	1353	Q - Qualified	Improved

Permits

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

View Tax Info
[View Taxes for this Parcel](#)
Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

2021 Notices Only

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](#)
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 **Schneider**
GEO SPATIAL

Version 2.3.194