



## **Historic Architectural Review Commission Staff Report for Item 3**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: June 28, 2022  
May 24, 2022 - Postponed

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, 5, 6, 7, 21, 22, 24, 30, 31, 32 and 33.

### **Staff Analysis:**

This applicant previously came to last month's HARC meeting with a proposal 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 not in support of the application, so it was suggested by the Commission that the applicant come to this month's meeting with a new design that would push back the walls of the two front enclosures on the first floor and bring the house closer to its historic look; this is what the applicant has done.

Due to the walls being pushed back, two doors (each to a separate unit) had to be relocated. To avoid having two or three doors on the front elevation, a side entrance will now be utilized, the central faux door was changed to a false window, and on the side that previously had a 6-over-6 window, this will now be the "front door". 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.

#### Consistency with Cited Guidelines:

Staff finds the current proposal to be consistent with the guidelines. The applicant took the recommendations from the last HARC meeting and applied them to this revised design.

The applicant worked with staff to make sure the new proposal to push back the walls of the front porch enclosures would not have a negative effect on the first-floor fenestration. Staff feels the solution to change the central faux door to a false window and relocate the front door to the left side was the most appropriate one due to limited options caused by setbacks and interior floor plans.

Other fenestration changes proposed on the second floor do not conflict with the guidelines.

# 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.

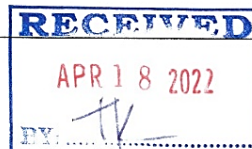
PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☒ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐  
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐  
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☐

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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

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

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



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

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 418 United

PROPERTY OWNER'S NAME: Paul Janker

APPLICANT NAME: Wayne Garcia Bld Cntr dba garcin jons

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 [Signature] DATE AND PRINT NAME 5/6/22

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove existing non conforming lattice & framing and the front left wall on the first floor

[Signature]

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

it does not have any contributing factors

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

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

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

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

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

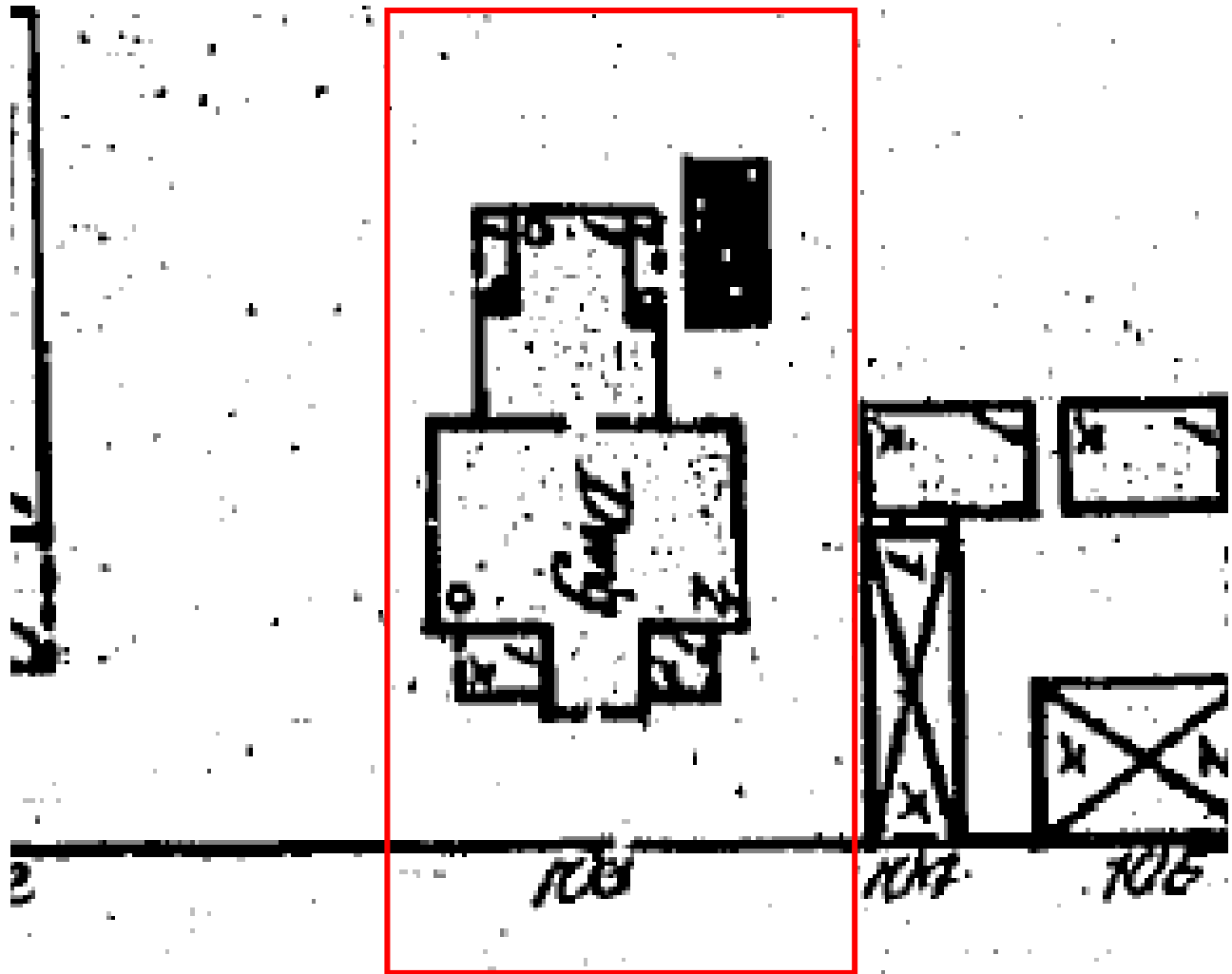
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

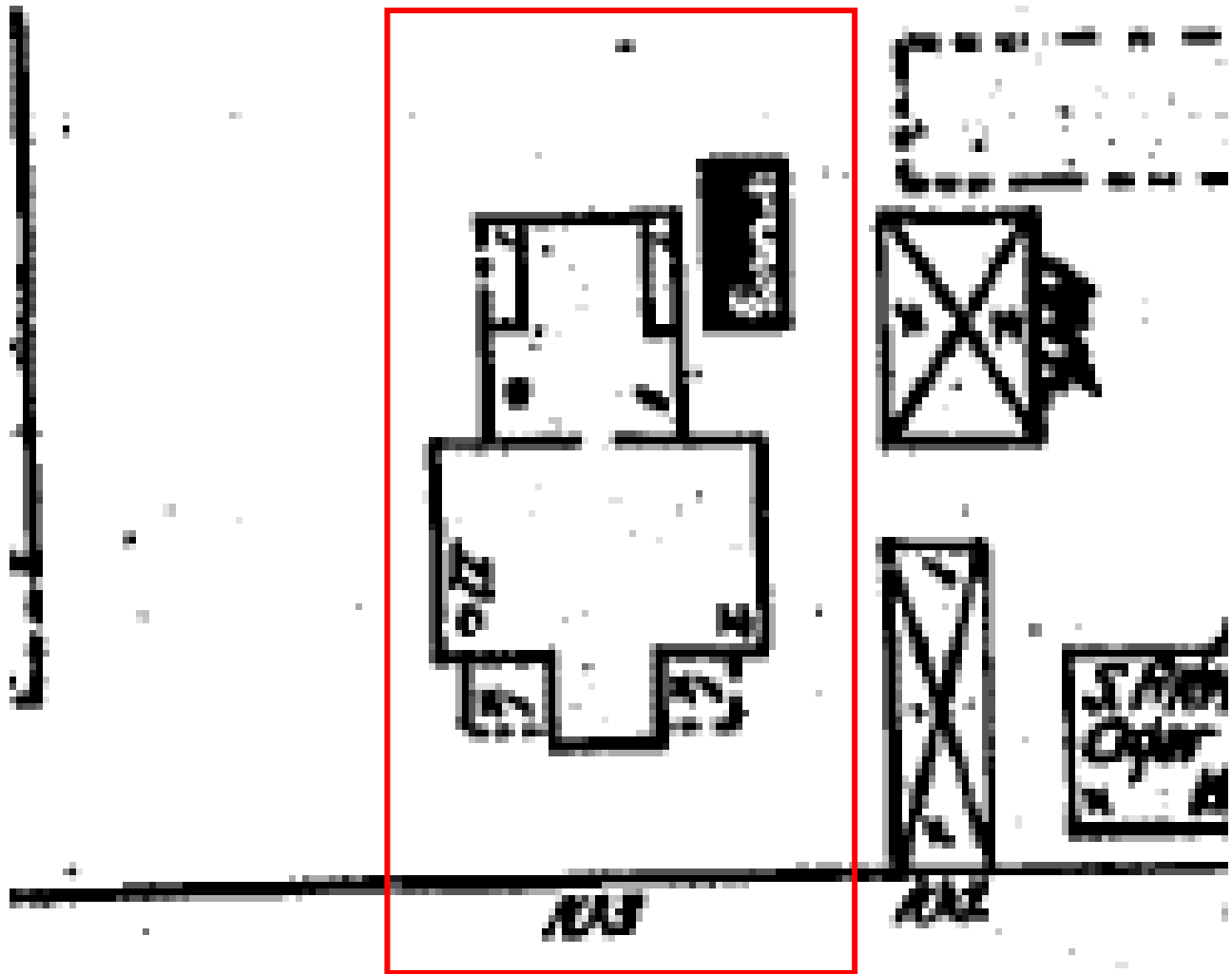
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions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

# SANBORN MAPS



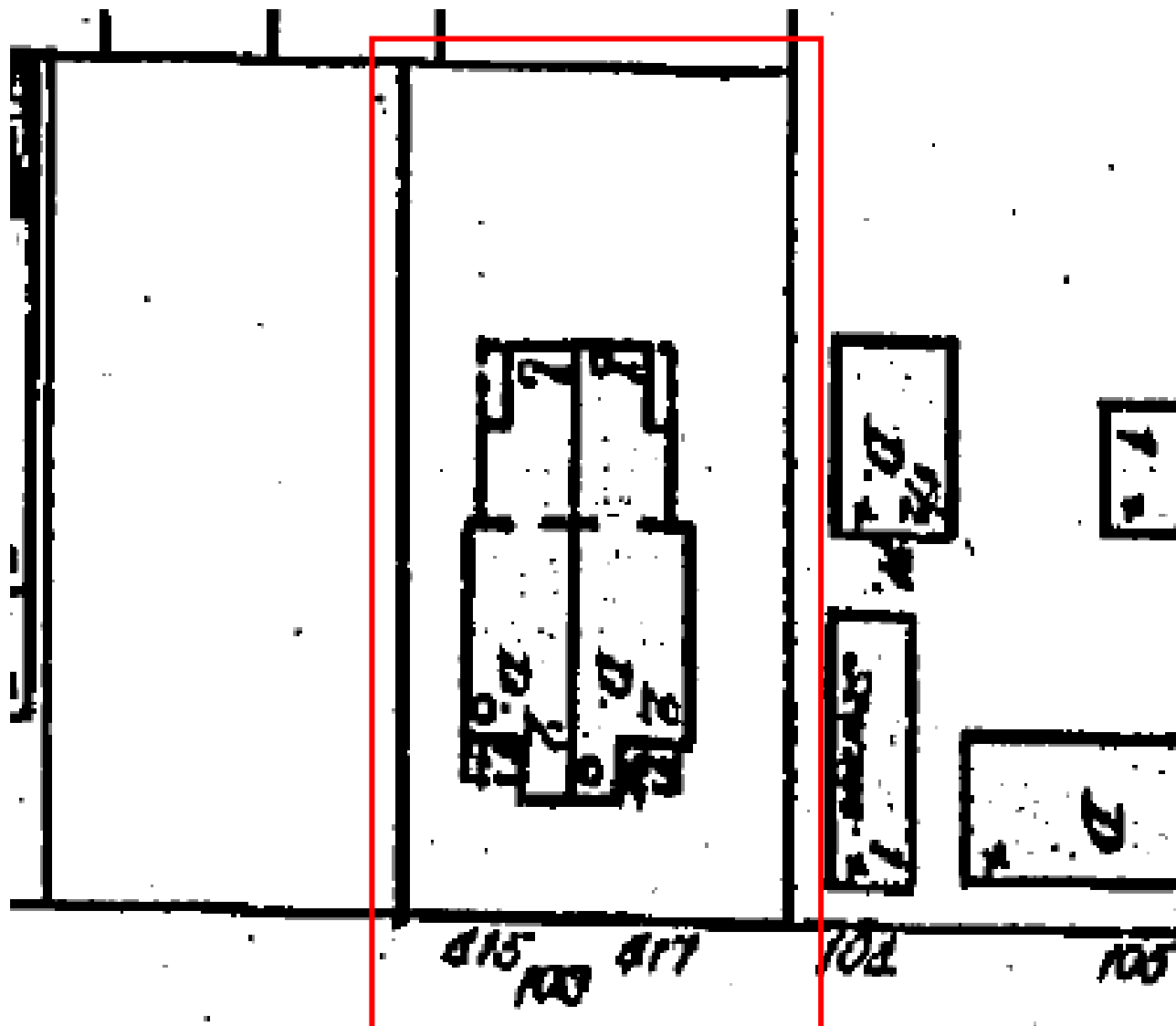


1889 Sanborn map with the property at 418 (103) United Street indicated in red.

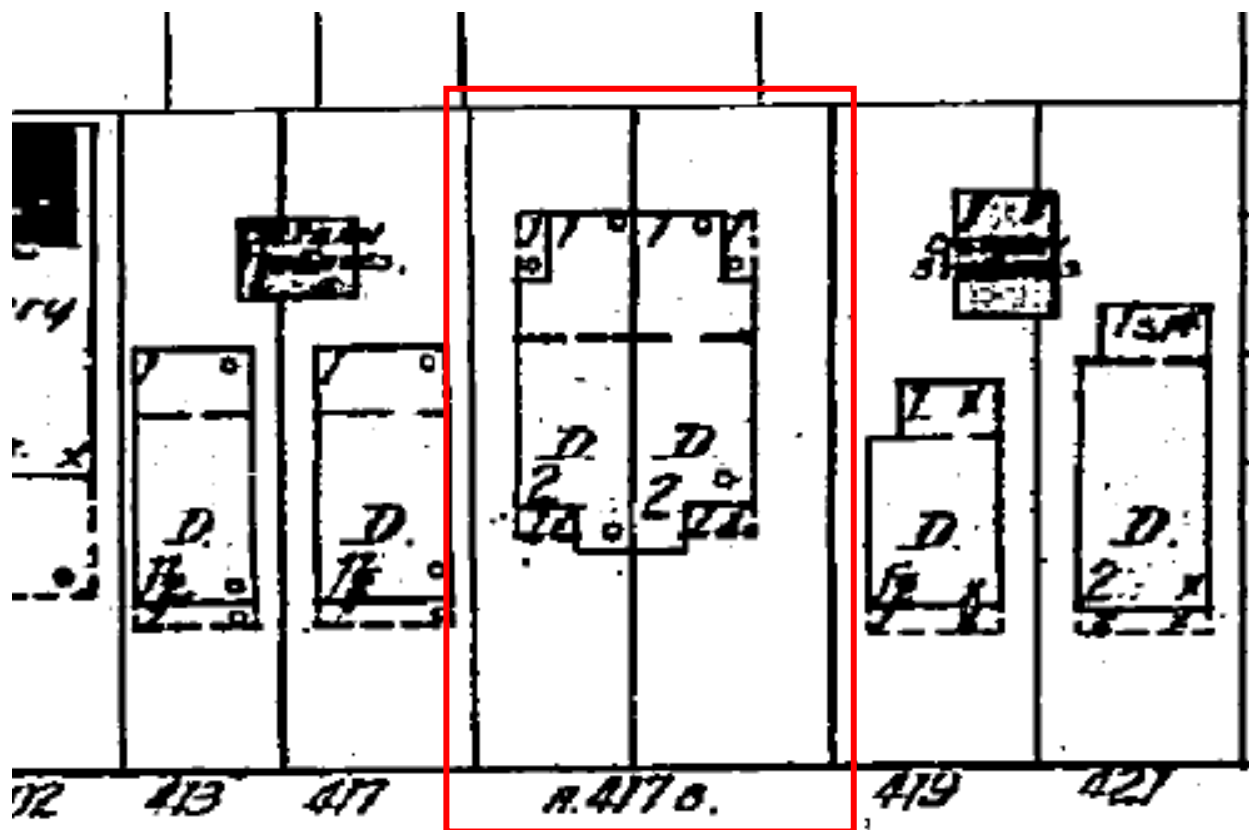


1892 Sanborn map with the property at 418 (103) United Street indicated in red.

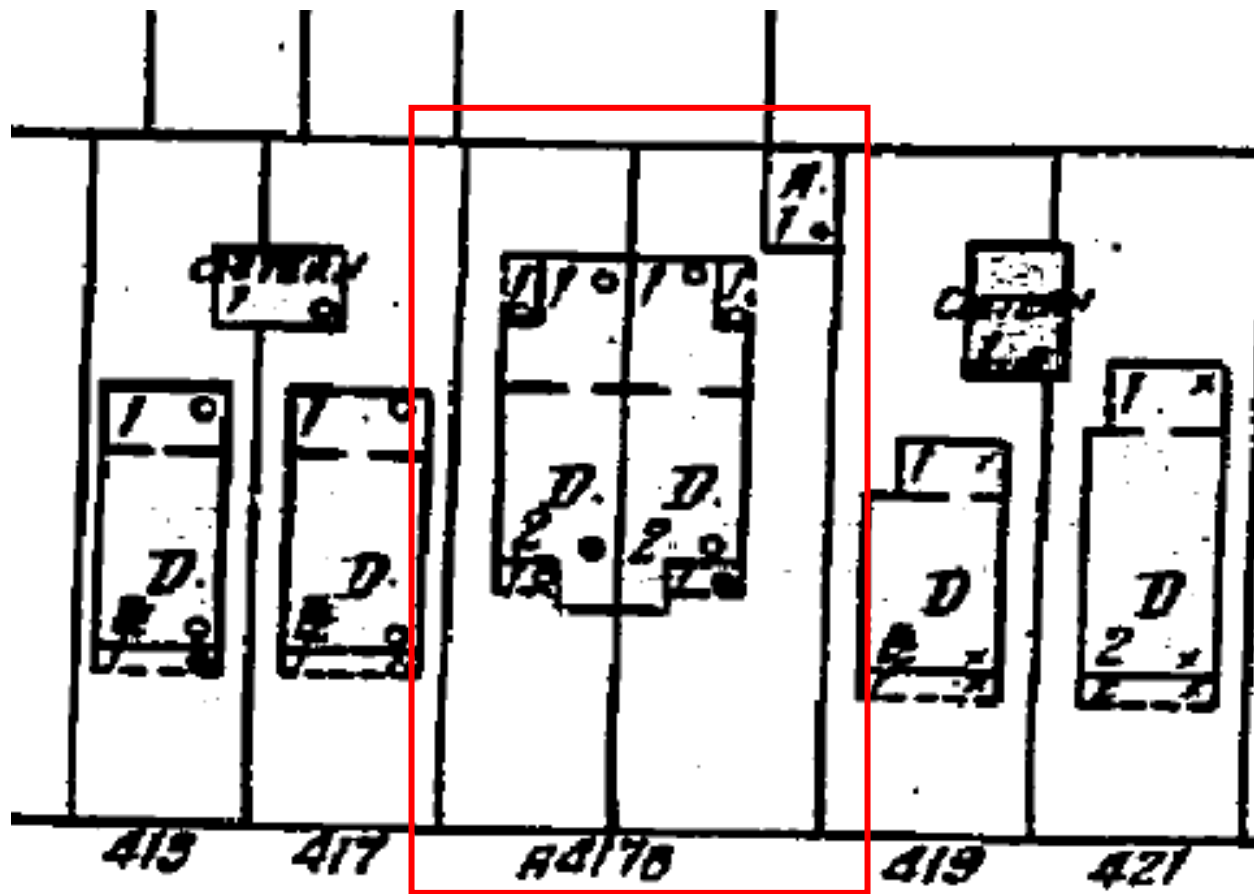




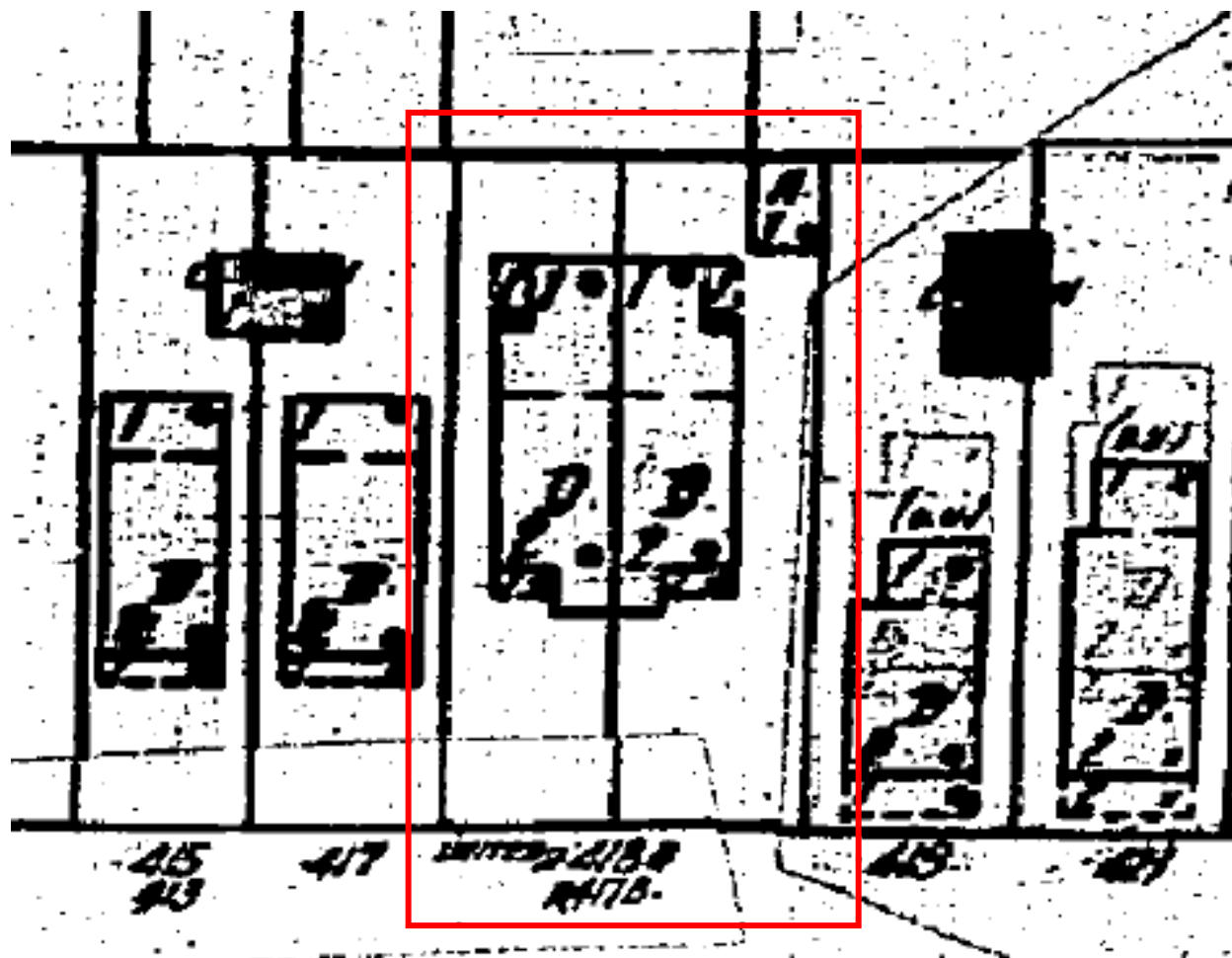
1899 Sanborn map with the property at 418 (415-417) United Street indicated in red.



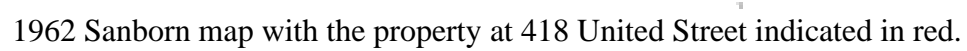
1912 Sanborn map with the property at 418 (417) United Street indicated in red.



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



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



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

# PROJECT PHOTOS



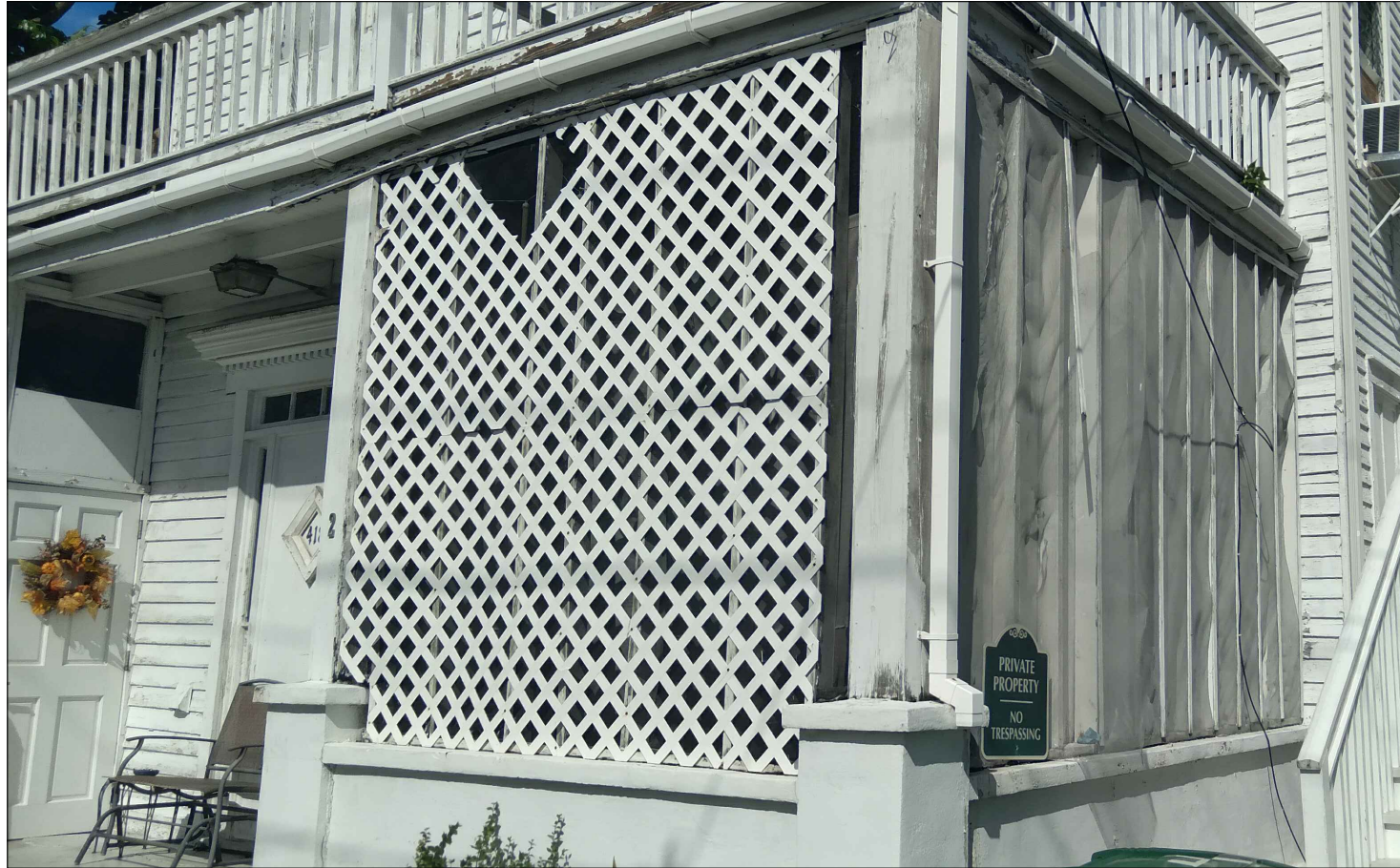


FRONT (c.1965)



FRONT (PRESENT)





EXISTING FRONT RIGHT PORCH  
TO BE ENCLOSED



FRONT DOOR AND FRONT  
LEFT ENCLOSURE





EXISTING HISTORICAL  
WINDOWS ON RIGHT SIDE  
PROPOSED WINDOWS TO  
MATCH STYLE



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

# PROPOSED DESIGN



HARC APPLICATION PLANS  
FOR  
418 UNITED ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
418 UNITED ST  
KEY WEST, FL 33040

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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

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CA # 30835

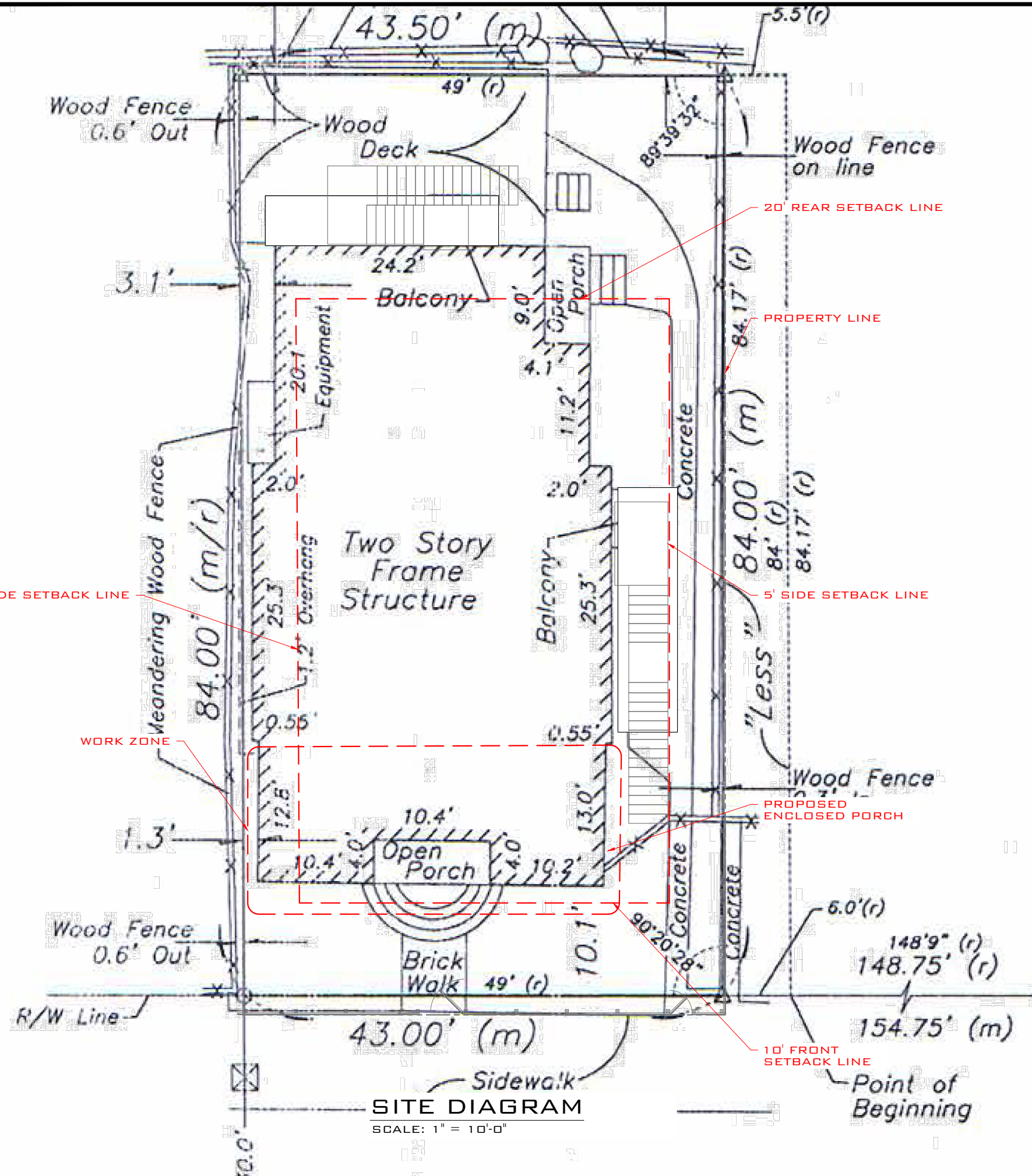
CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST  
KEY WEST, FL 33040

TITLE: COVER

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



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:	
EXISTING	±30'-0"
PROPOSED	NO CHANGE

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

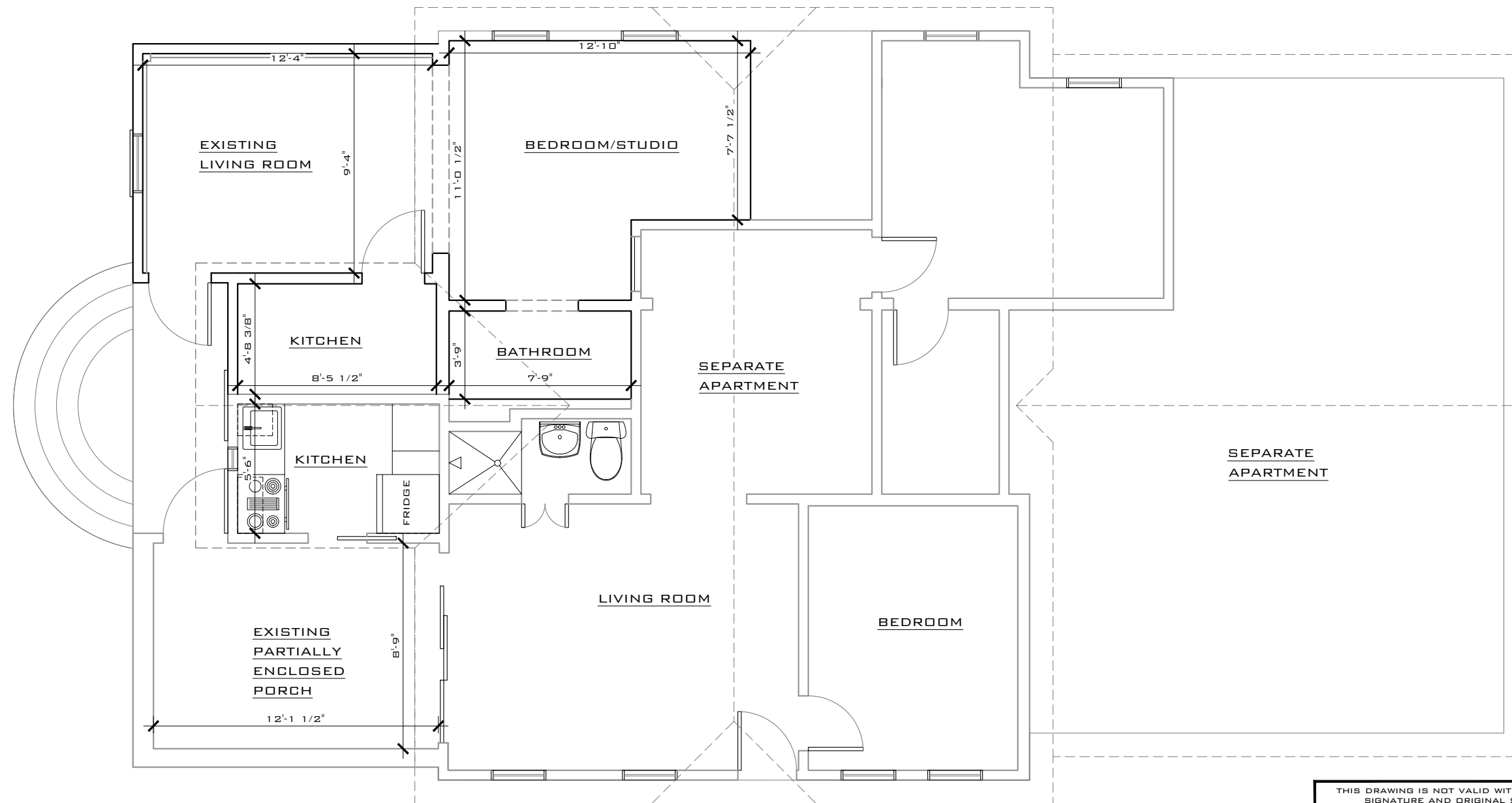
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

**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:	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	



**EXISTING 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

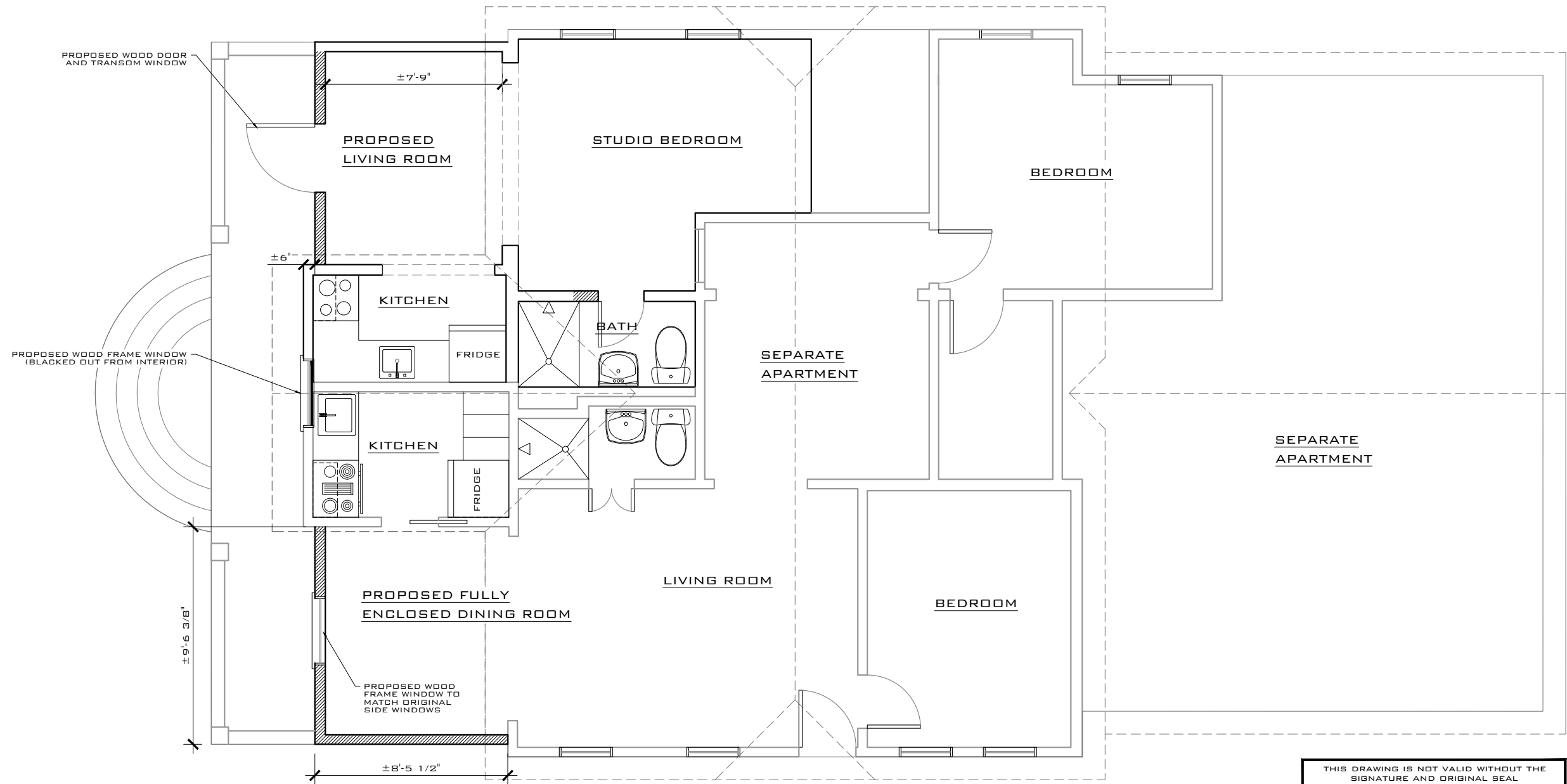
SITE: 418 UNITED ST  
KEY WEST, FL 33040

TITLE: EXISTING PARTIAL  
1ST FLOOR PLAN

SCALE AT 11x17: AS SHOWN	DATE: 05/27/22	DRAWN: GU	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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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 PLAN

SCALE AT 11x17: AS SHOWN	DATE: 05/27/22	DRAWN: GU	CHECKED: SAM
PROJECT NO: 2010-11	DRAWING NO: A-102	REVISION: 1	

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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		



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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 AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



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



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

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		

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(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: PAUL JANKER

PROJECT: 418 UNITED ST

SITE: 418 UNITED ST  
KEY WEST, FL 33040  
TITLE: FRONT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	GU	SAM
PROJECT NO:	DRAWING 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	
<div><div><div></div><div></div><div></div><div></div></div><div><div>ARTIBUS DESIGN</div><div>ENGINEERING AND PLANNING</div></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: SIDE ELEVATION			
SCALE AT 11x17: AS SHOWN	DATE: 08/05/21	DRAWN: JPM	CHECKED: SAM
PROJECT NO: 2010-11	DRAWING NO: A-105		REVISION: 1

# NOTICING

# Public Meeting Notice

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

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

**#418 UNITED STREET**

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

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

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

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

## HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

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

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

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

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

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

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

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

**Signed Name of Affiant:**

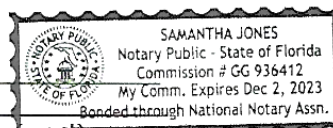
Cristina Wood  
**Date:** May 16<sup>th</sup> 2022  
**Address:** 2615 Flagler  
**City:** Key West  
**State, Zip:** 33042

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

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

**NOTARY PUBLIC**

Sign Name: [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**

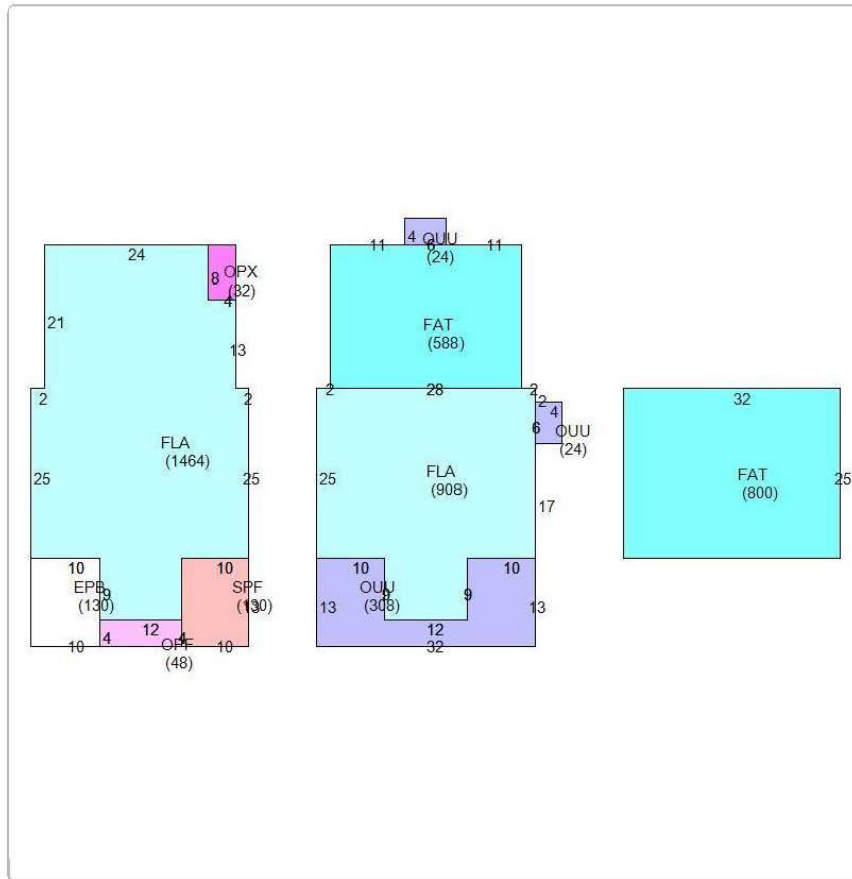
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/19/2012	\$430,000	Warranty Deed		2605	1131	01 - Qualified	Improved
12/5/2003	\$100,000	Quit Claim Deed		1959	0117	K - Unqualified	Improved
9/1/1984	\$155,000	Warranty Deed		921	1866	Q - Qualified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

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