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.

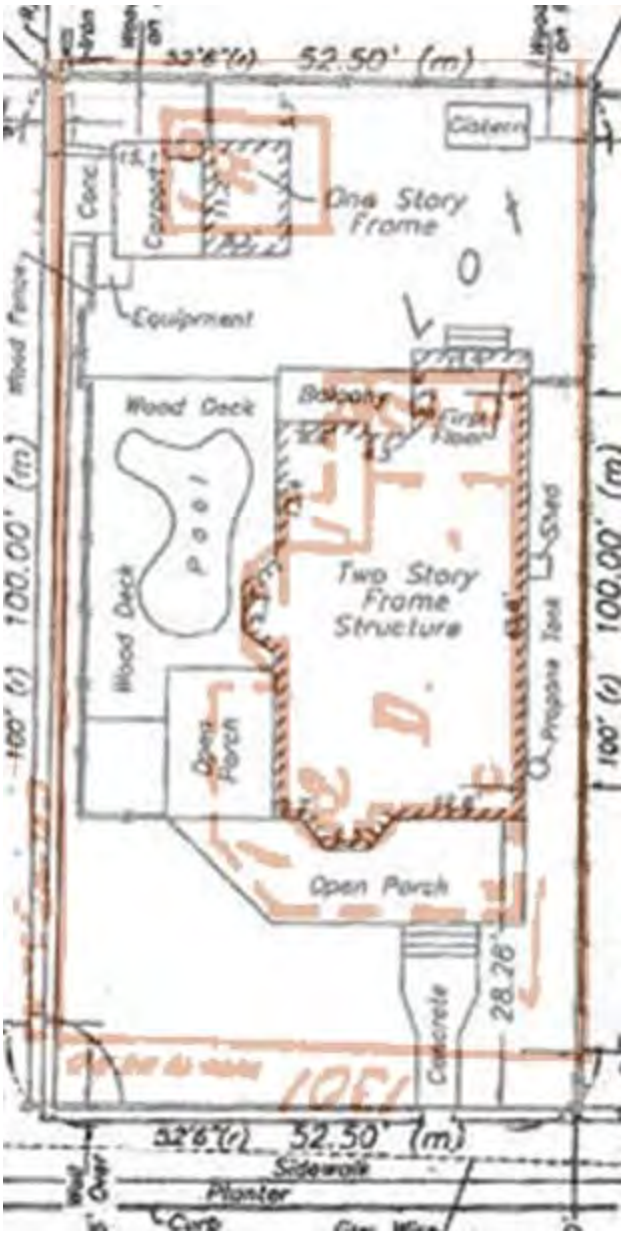
Site Facts:

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.

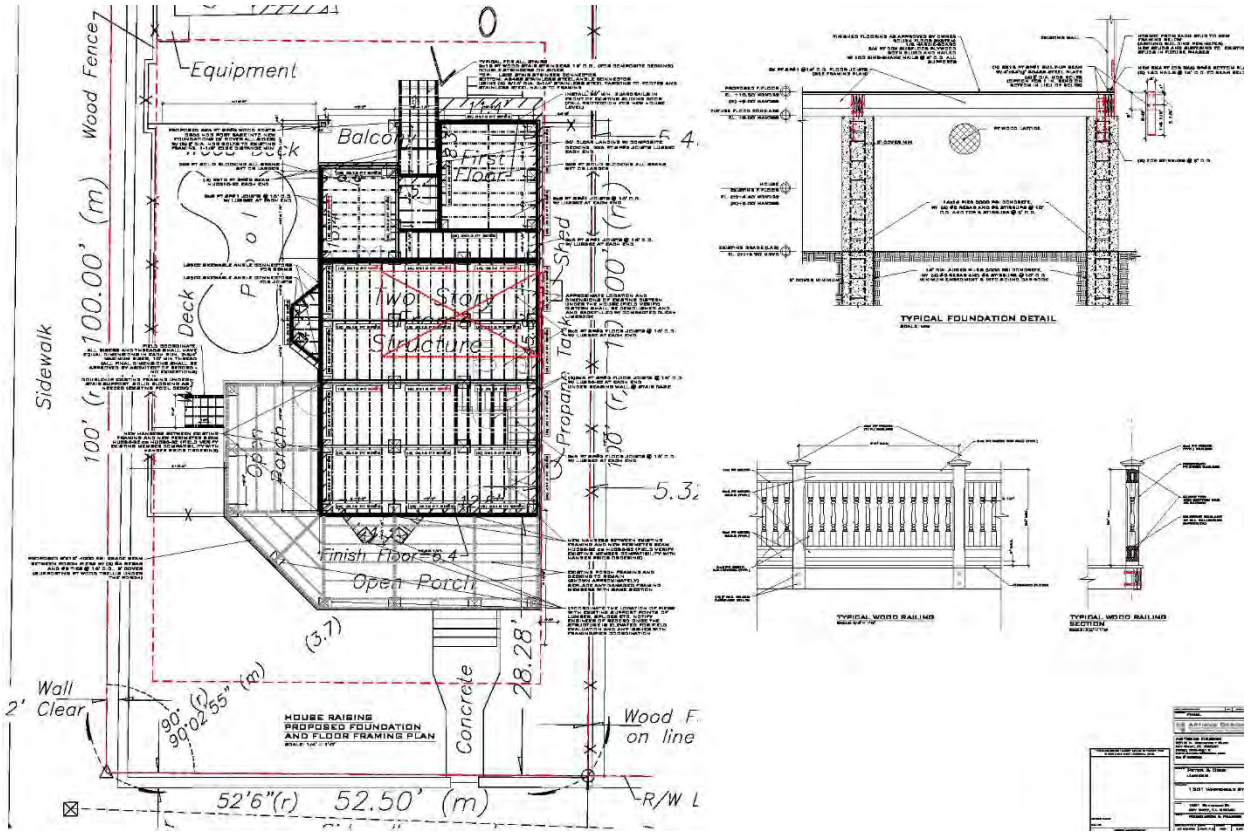
Photograph taken looking south of side of front porch before elevation of house. Tapered concrete footer can be seen in this photograph.

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.

SOIS FOR FLOOD ADAPTATION FOR REHABILITATION

ELEVATE THE BUILDING ON A NEW FOUNDATION

This adaptation method involves raising the height of a building by lifting the building from the existing foundation, constructing a higher foundation, and resetting the building on the new base. While this is one of the most common solutions for addressing flood risk, the historic character and appearance of the building can be considerably impacted when the change in height of the new foundation is significantly different from the original height. Elevating a building on a new foundation can greatly affect the historic character and integrity of the building, and any associated historic district, if not carefully planned and considered.

This adaptation treatment can generally protect a historic building from any type of flooding if the water does not reach the new first floor after elevation. The anticipated flood type will dictate the foundation treatment. For example, in a fast-moving flood a building that is properly tied to the piers of an open foundation will generally have less damage than a building on a closed foundation. In other circumstances, break-away walls may be the only type of solid infill allowable below the established flood risk level. Local zoning and building code requirements may limit how, and to what height, a building may be elevated.

Consultation with a local floodplain administrator or other knowledgeable professional will help identify requirements specific to a location or site. The local floodplain administrator may also be able to provide information about the future viability of community infrastructure impacted by flood events such as roads, sewers, and other utilities and services. Continued access to infrastructure should be considered; there could be a point in the future when an elevated building no longer has services or road access.

In general, this method of adaptation is easiest for frame buildings above crawlspaces, piers, or post foundations. Large masonry buildings, row houses, slab-on-grade construction, and downtown commercial buildings sharing party walls can be more challenging and expensive to elevate and, in some cases, impractical or infeasible. For example, in cases of multiple connected properties, like a block of row houses, close coordination and agreement among property owners would be necessary as well as shared financing and liability.

Buildings can generally be elevated a nominal amount without a major impact on the property's historic character. How high will depend on the historic character and appearance of the specific property. Thoughtful design will take into account both the flood risk and the existing historic design.

[74] Elevating masonry buildings built to the side lot lines can be difficult but has been done historically. This illustration shows an entire merchant block in Chicago being elevated at one time in 1857, as part of a larger plan to elevate the entire downtown area by four feet. *Photo: Chicago History Museum, ICHi-059709*

(a) *Photo: Rubion Construction Co., LLC*

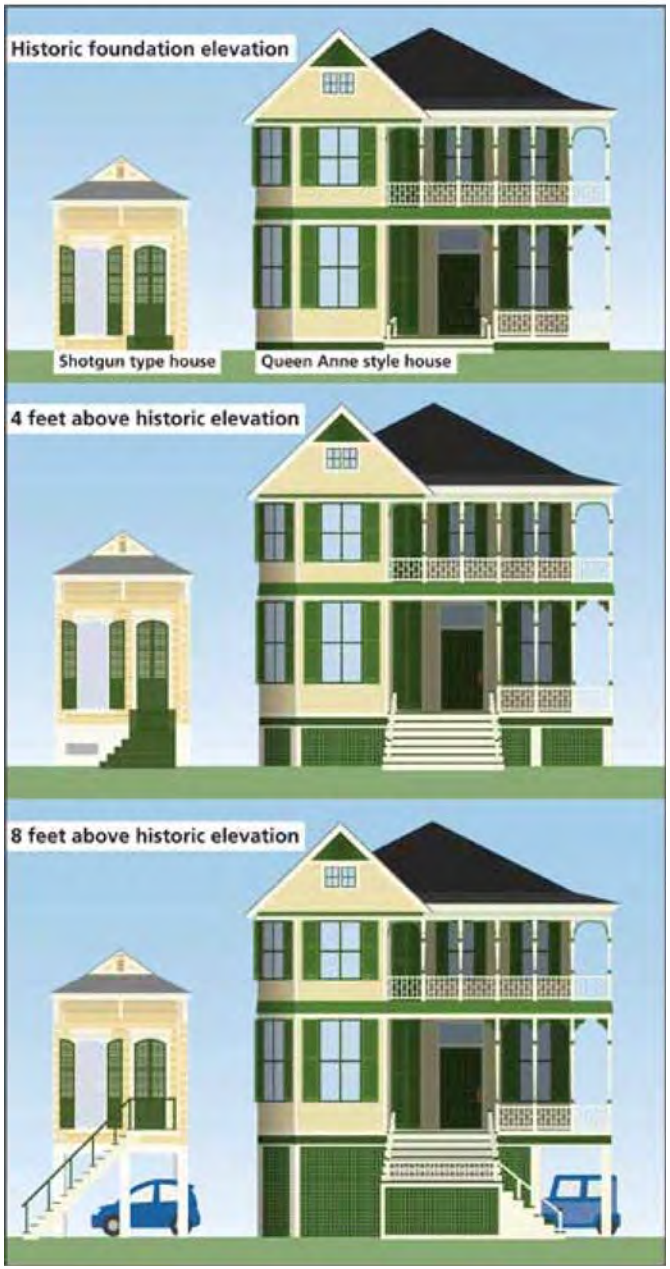
(b) *Photo: Rubion Construction Co., LLC*

[75] (a) It can be challenging to elevate ranch houses, which generally sit close to grade, more than a nominal amount without impacting their historic character and appearance. (b) This is probably as high as this house can be lifted and still maintain its historic character without significant site work to help disguise the change in elevation. The thin, dark-colored railings at the front porch and stairs visually recede.

The size, scale, height, and massing of a building will affect how much change in height may be acceptable without impacting the historic character of the property. **Establishing a universal standard or measurement for how high any given building can be elevated is not possible.** Generally, there is less perceived impact on the character of a historic building when the proportional and massing relationships of the foundation to the body of the building and the overall vertical or horizontal emphasis of the building are maintained. In order to maintain the overall historic character and appearance of the building, it is important to consider the following aspects of the site, setting, and design.

Property Considerations:

- topography and landscaping
- the shape and size of the lot
- placement and setbacks of the building on the site
- building footprint in relation to the shape and size of the lot
- massing and form including the existing overall width to height ratio
- building height and number of floors
- horizontal or vertical orientation
- property type
- construction type
- relative visibility of the foundation or basement
- mass of foundation in comparison to the main mass of the building



[76] Massing, scale, and proportions (tall vs. wide) are some of the important factors to consider when elevating a building and evaluating the impact on its historic character and appearance. *Graphic: Blank Space LLC for NPS*

(a) *Photo: Westfield Architects & Preservation Consultants*

(b) *Photo: Westfield Architects & Preservation Consultants*

[77] Elevating a building on a small site can require a change in access to the front door. In this example the main entry was retained, but the new stair had to be oriented to the side due to front setback requirements. The change in height has been masked with foundation plantings.

A smaller-scale building may be difficult to elevate more than a few feet without having an impact on its historic character. With some exceptions, elevating a small building to a height approaching a full story will not meet the Standards for Rehabilitation.

The historic setting, features, spaces, and materials of a building should be preserved if they are important in conveying the historic associations, character, and significance of the property. As the height of a building increases, meeting the Standards will be more challenging because of the substantial change to the character and appearance of foundations, basements, porches or terraces, and staircase height and length, as well as other exterior features and materials. For buildings within historic districts, elevations should be coordinated to maintain the historic spatial and architectural relationships among buildings and the character of the district. Local preservation guidelines can help provide standardized design and treatment approaches for elevating buildings specific to the district.

Where there is a tradition of elevating buildings, there may be more flexibility to increase the height of a foundation. In this historic context, a more significant degree of change may be acceptable while still maintaining the historic character of the property. Traditional adaptive approaches may be specific to certain regions, to building or construction types in those areas, and have common materials or design features. It is important to maintain the material and foundation treatments of the regional tradition.

Technical Limitations:

- The historic building must be structurally stable and/or repaired or temporarily reinforced in order to be raised onto a new foundation.
- There must be a structural system that can support the building on temporary cribbing while a new foundation is constructed. For example, buildings in which a structural slab also functions as the floor or subfloor do not have a platform that would support the walls when lifted.
- The building must be able to be physically separated from neighboring buildings, although attached buildings that are one structure can be elevated together.
- Constrained sites may control how high a building can be elevated due to limited space available to construct or extend stairs to provide access.
- Foundation type (open vs. closed) may be prescribed by the local ordinance.

[78] In many areas that have a history of flooding, buildings may have already been raised. Wheeling Island in the middle of the Ohio River in Wheeling, WV, was inundated by thirty-three floods between the 1860s and 1960s. During this period buildings on the island were constructed on tall foundations or were lifted onto higher foundations or berms after flood events. *Photo: Library of Congress, Prints & Photographs Division, photograph by Carol M. Highsmith (altered)*

[79] Buildings on a concrete slab can be more challenging to lift. In some cases, as shown in this example, the existing slab can be lifted and still remain the floor for the interior spaces. In other instances, the slab may need to remain at grade, with a new elevated floor structure constructed above. *Photo: p3elevation.com*

PLANNING AND PREPARATION

RECOMMENDED	NOT RECOMMENDED
Identifying, retaining, and preserving materials and features of the building that are important in defining its overall historic character before elevating the building.	
Assessing the impact of elevating a building on its historic character, including the aspects of the site, setting, and design of the property (see the Property Considerations list on page 76).	
	Elevating a building that was specifically designed to connect to or interact with the landscape without planning how to retain this spatial relationship, such as buildings with interior spaces that open onto a terrace or outdoor courtyard.

[80] A building cannot be easily elevated without impacting the historic character and appearance of the property when it has been designed to be closely connected to the landscape. For the David Cohen House in Siesta Key, FL, the architect Paul Rudolph designed the house to sit low to the ground and to have strong visual relationships to the exterior. Windows with large expanses of glass can be completely opened to the outside, bringing the outside in. Features such as flooring and wall materials continue from interior to exterior spaces. Elevating the building's spatial relationship to the surrounding landscape would not be a recommended treatment for this property.

(a) *Photo: Seibert Architects*

(b) *Photo: Seibert Architects*

Case Study

Elevating a building can be combined with other adaptations, particularly when it is not feasible or desirable to elevate substantially above grade. To learn about how several treatments were used in combination at a historic property, refer to Case Study 4: Combined Flood Adaptations to Protect a Rhode Island Livery on page 139.

PLANNING AND PREPARATION

RECOMMENDED	NOT RECOMMENDED
Documenting the building in photographs and/or graphics, particularly any features that may be lost or altered, prior to beginning work.	
Elevating later additions and porches that also contribute to the historic significance of the building along with the main structure.	Demolishing later additions and porches without regard to their historic significance.
Repairing any structural deficiencies, such as rotten sill plates and termite damage, before beginning work to separate the building from the existing foundation.	Lifting a building from its foundation without first conducting a thorough inspection and repairing any identified structural issues.
Protecting fragile features and materials subject to damage from minor movements or vibrations of the structure, like decorative plaster.	

[81] When planning to elevate a building, it is helpful to create mock-ups or visual representations to illustrate the new floor height in comparison to the existing height in order to evaluate the impact on the historic character of the building. In this example, the proposal is to elevate the building to 6 feet above the existing first-floor level. *Photo: Dianne Selditch/SoundWaters*

[82] Little can be done to mask or alter the appearance of a tall foundation. Once a building has been elevated the equivalent of a story or more, the overall proportions and scale of the building is often changed, resulting in diminished historic character. *Photo: Courtesy of the Southern Forest Products Association*

(a) *Photo: Rubion Construction Co., LLC*

[83] This historic house has been elevated and altered to an extent that it has lost its historic character and integrity. As part of the project to elevate the house, a new story was added beneath the original one-story building. Elevating a small-scale or one-story building by an additional story is almost always not an appropriate adaption.

(b) *Photo: Rubion Construction Co., LLC*

HEIGHT OF THE ELEVATION

RECOMMENDED	NOT RECOMMENDED
Identifying and retaining the historic massing, scale, size, form, and proportional relationships of the major elements of the historic building and/or the historic district.	Elevating a building without considering the impact to the massing, size, scale, form, and proportional relationships of the historic building and/or the historic district.
Designing a new foundation that preserves the historic character of the building.	Designing a new foundation that is too tall, so that its size and scale are out of proportion to the historic building and, diminishing its character.

(b) *Photo: Charles E. Leche*

(a) Photo: *Courtesy of* Preservation in Print *with permission of the photographer*

[84] This property in Mandeville, LA, is in an area of high flood risk and was elevated by an additional six feet. This necessitated a new stair and piers. In this case the original tapered porch columns were retained, and new brick piers were installed below. The new stairs are in their original location and orientation. The new porch balustrade emphasizes the porch level, while dark-colored lattice encloses a utility area below and helps to visually tie the building to the ground without it appearing like an additional story has been added to this one-story building.

(a) *Photo: Ward Wight Sotheby's International Realty via Pinterest*

(b) *Photo: Andrea Tingey/NJ Dept. of Environmental Protection, Historic Preservation Office*

[85] The Bay Head Yacht Club in Bay Head, NJ, was elevated after it was damaged by wave action from Superstorm Sandy in 2012. (a) The club building was constructed in 1928 on piers to allow easy access to the water, and the building sits entirely over Barnegat Bay. To lift the building eleven feet, 100 new concrete-filled steel pilings were driven 80-feet deep. (b) The change in elevation is less noticeable due to the massing, horizontal orientation, scale, and character of the building. As part of the project, missing historic architectural features, like the dormers, were reconstructed based on photographic documentation and physical evidence.

HEIGHT OF THE ELEVATION

RECOMMENDED	NOT RECOMMENDED
Using existing attributes and features such as large lot size, tall building height, visible foundation, porches or terraces, and stairs/steps to minimize the impact of alterations to the historic character of the property. For example, an existing porch can be altered to create a wider skirting board to mask a portion of the change in height.	Altering the building's important character-defining features to mask the change in height, such as elongating first-floor windows.
	Adding conjectural features from other buildings to mask a change in height, such as adding a new porch where none existed historically.
Applying historic regional or local traditions that have developed to adapt certain building types to flooding risks.	Applying regional or local traditions to property or construction types that are not associated with that location.
Elevating a building already on a visible historic foundation, such as a raised basement or crawlspace.	Elevating a building on grade or with no visible foundation more than a few feet without concealing or masking the change in height of the foundation using site alterations or other design techniques.
	Elevating a small-scale or one-story building to a height approaching a full additional story.

(a) *Photo: Courtesy of Ketchikan Museums: David Nicoll image, Tongass Historical Society Collection, THS 75.6.10.2*

(b) Photo: *Stephen Reeves*

[86] The Creek Street Historic District in Ketchikan, AK, is made up of "stilt" buildings, with piers or pilings as foundations. This type of construction is common in several parts of the U.S., including Alaska, the Puget Sound area of Washington, and other coastal areas around the country. Future flood adaptations in these places could use these local building traditions that evolved historically in response to flooding.

Case Study

To learn about how this treatment was used at a historic property, refer to Case Study 3: Elevating a House on the Mississippi Gulf Coast on page 135.

NEW FOUNDATION

RECOMMENDED	NOT RECOMMENDED
Constructing a new foundation that is compatible with the historic character of the building.	Constructing a new foundation that alters the overall proportions, massing, or scale of the building without making site alterations, such as regrading or adding elevated planting beds at the foundation, to minimize the appearance of the increased height.
Salvaging and reusing historic materials and features, like stone, brick, decorative vents, etc., from the historic foundation to construct the new foundation, particularly where visible.	Demolishing a historic foundation without saving salvageable materials for reuse.
Matching the new foundation to the visual characteristics of the historic foundation.	Designing a new foundation with a different architectural expression or appearance than the historic foundation.
Maintaining the visual appearance of piers or posts if a historically open foundation must be closed, such as using infill material that is recessed between piers and darker in color.	
	Selecting an open foundation for a building that historically had a closed crawlspace or basement without using design techniques to mask the change.

NEW FOUNDATION

RECOMMENDED	NOT RECOMMENDED
Using creative design techniques to minimize the perception of the change in height and appearance of the foundation of the historic building where compatible. Creating an illusion of solidity in tall open foundations by installing louvers or traditional lattice between piers or posts. Creating an illusion of a shorter foundation in wood-clad buildings by lowering the transition point from visible foundation materials to siding or weatherboard.	Designing new foundation treatments that mask the change in elevation to a point that alters the historic proportions of the building and changes its historic character.
Installing flood vents in solid foundation walls. Reusing historic foundation vents in highly visible locations where feasible. Selecting a compatible design and placement for new vents, or painting vents to blend with the foundation material.	Installing flood vents in a haphazard pattern or in locations that compete with the architectural rhythm or historic character of the building.

(a) *Photo: Courtesy of Julie Nucci and James Overhiser*

(b) *Photo: Courtesy of Julie Nucci and James Overhiser*

(c) *Photo: Courtesy of Julie Nucci and James Overhiser*

[87] This Greek Revival temple-front residence in Owego, NY, was flooded in 2011. The building sits close to the ground, with little visible foundation, and it was substantially elevated to reduce flood risk. In this case, the lot size, massing, and style of the property enabled it to be raised on a new plinth foundation. This compilation of images shows (a) the original location; (b) during the flood, which inundated the first floor; and (c) after the building was repaired and elevated to its new height. The treatments to visually minimize the new height include a new foundation with flood vents and a change in the new stair design and materials: stone at the first run of stairs, then wood above a landing, that breaks the stairs into two smaller runs. Plantings and new fill also help disguise the change in height.

(a) *Photo: Sean Clifford/NPS*

(b) *Photo: Tina Roach/NPS*

[88] (a) Lattice, louvers, or any other screening at the foundation should be located between piers (and generally recessed within the opening). (b) Lattice attached to the surface of posts or piers and without finished edges is generally not compatible with the character of traditional buildings.

[89] This building in Louisiana has been raised on piers, but the foundation piers are set back from the face of the building, do not line up with the porch posts, and are visually undersized. New foundation piers, posts, and columns should have a visual appearance that more closely matches traditional foundation placement, size, and materials, even if that requires wrapping more modern, slender steel members with a masonry veneer. *Photo: Roderick Scott*

NEW FOUNDATION

RECOMMENDED	NOT RECOMMENDED
Retaining a substantial visual connection of the building to the ground when using an open foundation type. Using piers, posts, or columns large enough in width or circumference to visually support the structure, with the number and placement of piers, posts, or columns similar to that of traditional building practices or style, even if the new technology structurally requires fewer supports.	Failing to retain a substantial visual connection of the building to the ground when constructing a new, higher foundation. Selecting piers, posts, or columns that are visually undersized. Recessing all foundation materials; failing to extend historic columns, piers, or pilasters to the ground; or selecting a color scheme that creates an effect of a floating or unsupported building.
Relocating all utilities above the established flood risk level or protecting them in place with a watertight or impermeable enclosure. (See Protect Utilities)	Relocating systems and utilities to a historically significant interior space or a highly visible location.
Concealing, insulating, and protecting utility connections and any ducts or pipes located underneath the building in an open foundation.	

[90] While the use of architectural screening is recommended, it should generally be divided by foundation piers that have a relationship to existing porch elements. In this case, there are too few visible piers, which creates a "floating" or disconnected visual effect. Those that can be seen are undersized relative to the building and gives the impression of inadequate support. *Photo: FEMA*

ACCESS

RECOMMENDED	NOT RECOMMENDED
Retaining the historic access locations and the approach or orientation to the building and its front or main entrance, where feasible. Keeping the physical features that identify the historic access points.	Abandoning historic primary entry points or significantly altering the path to a front or main entrance, when it can be avoided.
Matching new stairs, railings, or ramps with the style and features of the historic design; and salvaging and reusing historic features to the extent possible.	

(a) *Photo: Jennifer Parker/NPS*

(b) *Photo: Louisette Scott*

[91] Providing access can be a particularly challenging issue when elevating a property. (a) In this example, although there was enough room on the lot to maintain the original stair configuration on the front of the building, the stairs were instead located under the porch. In some historic homes this is a traditional way to gain access between porch floors, but it is rare for the primary entrance and should be avoided at the front of the building unless it was a historic configuration. (b) For a building with a smaller mass, a new monumental, double-run staircase like this can easily overwhelm the original building and change its historic character.

ACCESS

RECOMMENDED	NOT RECOMMENDED
Constructing railings with traditional proportions, or, if a taller rail is necessary to meet code, retaining a horizontal rail at the traditional railing height.	Noticeably altering the design and proportions of a historic railing, so that it changes the historic character of the feature.
Breaking up the run of stairs with a landing or changing the design or materials, where appropriate, when a long run of stairs is required because of the change in elevation. Minimizing the perceived change in height by altering the material in the lower section of the stairs where terraces, raised planters, or regrading is used. Consider using stone, brick, or another material that blends in with the landscape.	Installing a long run of stairs that changes the historic character of the building and its site and setting if it can be avoided.

[92] Matching new stairs with the style and features of the historic property is a recommended way to integrate the new foundation and access points. Concrete stairs with landscape planters referencing the new foundation material helps maintain a visual consistency. *Photo: p3elevation.com*

[93] This home has used elevated planting beds across the front of the house to bring the landscaping up higher and help screen the change in height. The stairs are stone, to blend in with the foundation and the planters, and a landing breaks up the long run of stairs at a point that aligns with the top of the planters. This provides a visual reference point for what was the original foundation height. The garage remains at grade level. *Photo: FloodSavvy.com*

(a) *Photo: Roderick Scott*

(b) *Photo: Courtesy of Preservation Long Island*

(c) *Photo: Roderick Scott*

[94] Providing access for people with impaired mobility is an important consideration as part of elevating a building. Ramps, lifts, and elevators have all been used successfully, but the placement and design of such new features should be compatible with the historic building. (a) It is best to run ramps along the side of the building rather than projecting in front of the building or located in the front yard. (b) A switchback ramp was constructed along a side elevation of a former lifesaving station in New York that is located on a constrained site between a public beach and a street. (c) This platform for a lift is located on a secondary elevation and detailed to blend with the historic railing of the porch.

ACCESS

RECOMMENDED	NOT RECOMMENDED
Providing access via an exterior elevator, lift, or ramp located and designed to be compatible with the historic character of the property. Floodproofing or locating the operating system of the elevator or lift above the established flood risk level.	
Minimizing the impact of ramps by installing them on secondary elevations when it does not compromise accessibility or by screening them with plantings on more visible locations.	Installing elevators, lifts, or incompatible ramps at a primary entrance or relocating primary entrances to secondary locations to provide access without assessing other options or locations.

(a) *Photo: Jeff Rosenberg/Mississippi Dept. of Archives and History*

(b) *Photo: Jeff Rosenberg/Mississippi Dept. of Archives and History*

[95] At this Rosenwald School in Mississippi, (a) ramp access has been created within the footprint of a wide porch. (b) Locating a ramp behind the porch columns allows the new feature to blend in more with the historic architecture.

ASSOCIATED SITE ALTERATIONS
(SEE ALSO SITE AND LANDSCAPE ADAPTATIONS)

RECOMMENDED	NOT RECOMMENDED
Altering the landscape by adding fill or constructing raised planters to reduce the amount of new foundation that is visible.	Altering a landscape, garden, or archeological site that has historic significance in its own right or that is integral to the significance of the site in conjunction with the building.
Designing new driveways, parking areas, or patios so that they are as unobtrusive as possible and are compatible with the historic character of the property and the district. Using permeable surfaces where possible.	Adding new site features in prominent locations where they negatively impact the historic character of the building site or result in the loss of historic landscape features or plant materials. Adding new driveways and curb cuts to facilitate parking underneath an elevated house.

(a) *Photo: Robert Joseph Glazar/Alabama SHPO*

(b) *Photo: Evolve Vacation Rentals*

(c) *Photo: Grant files/Alabama SHPO*

[96] Damaged by Hurricane Katrina, the Charles Marks house located along the Gulf Coast of Alabama used fill soils to camouflage the new foundation height on the water side while retaining the existing grade on the street side. (a) The original structure was supported by low, tapered concrete piers, approximately 18-inches high with an open crawlspace. (b) To bring this coastal structure into compliance with FEMA regulations, the house was elevated approximately 6.5 feet above its original height. (c) To mitigate the visual impact on the water-facing façade of the house, sand was used as fill on the site to raise the grade to within approximately 18 to 24 inches of the floor joists. The new grade gradually falls away toward the edges of the property. Retaining walls were necessary in some places to contain the sand.

(a) *Photo: Courtesy of the National Czech & Slovak Museum & Library, Cedar Rapids, Iowa*

(b) *Photo: Jennie Morton, Herringbone Freelance*

[97] Fill soils can help to reduce the visible foundation. The new elevated height of this building in Cedar Rapids, IA, has been disguised by retaining the historic full-width front stair, adding a new center stair extending to the sidewalk, and filling the front of the lot to gently slope the grade to cover the new foundation on either side of the stair.

(a) *Photo: Rubion Construction Co., LLC*

(b) Photo: Jennifer Parker/NPS

[98] (a) This small Creole cottage was built in 1890. The house is located in a V-zone, an area designated by FEMA flood maps with a defined flood risk that includes additional hazards from waves. (b) After elevating the house, the new floor level is approximately thirteen feet above the surrounding grade. In addition to elevating the house, parking was created underneath the building, with a driveway placed directly in the center of the front yard. These changes emphasize the new elevated height of the building, impact its setting and appearance, and eliminate access to the front doors. These alterations significantly change the historic character of the building and do not meet the Standards.

APPLICATION

RECEIVED
JUN 25 2024
BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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

HARC COA #	REVISION #	INITIAL & DATE
HARC 2024-0031		TK 6/25/24
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:	Janker Living Trust	PHONE NUMBER 703 850 0986
OWNER'S MAILING ADDRESS:	1301 Whitehead St.	EMAIL ps.janker@yahoo.com
	Key West, FL 33040	
APPLICANT NAME:	Peter S. Janker / Samantha Jones	PHONE NUMBER 703 850 0986
APPLICANT'S ADDRESS:	1301 Whitehead Street	EMAIL ps.jankerkey@yahoo.com
	Key West FL 33040	
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 ___ ELEVATION OF A STRUCTURE X
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: Raise home to new FEMA Flood level. Square off back of 1301 Whitehead under existing roofline. Create 6 foot deep porch with balusters overlooking pool. Increase size of accessory building and lot coverage. Renovation of home to include mechanicals, elec and plumbing.
MAIN BUILDING: Replace windows as needed, HARC Approved. Central air, Replace porch roof. Provide ~~adjacent~~ independant sewer, water and elec for 2nd unit.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

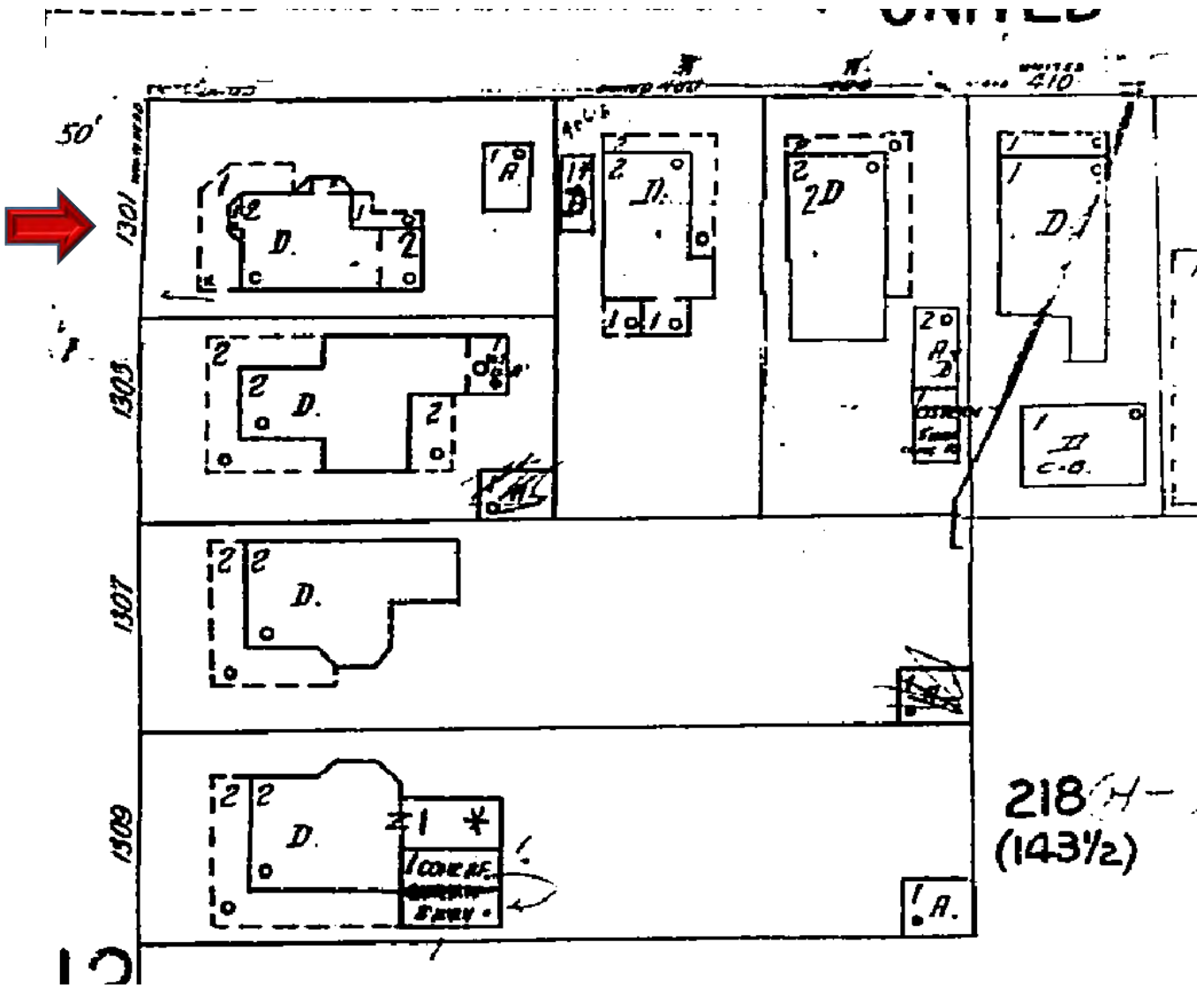
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
Move i aw HARC approval. Elevate per HARC; FEMA new flood elevations.	
PAVERS: Brick	**FENCES:** Remount as needed.
DECKS: Refinish / Replace as needed.	**PAINTING:** No color change
SITE (INCLUDING GRADING, FILL, TREES, ETC):	**POOLS (INCLUDING EQUIPMENT):**
Per HARC Agreement.	N/e
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	**OTHER:**
Install Central Air	

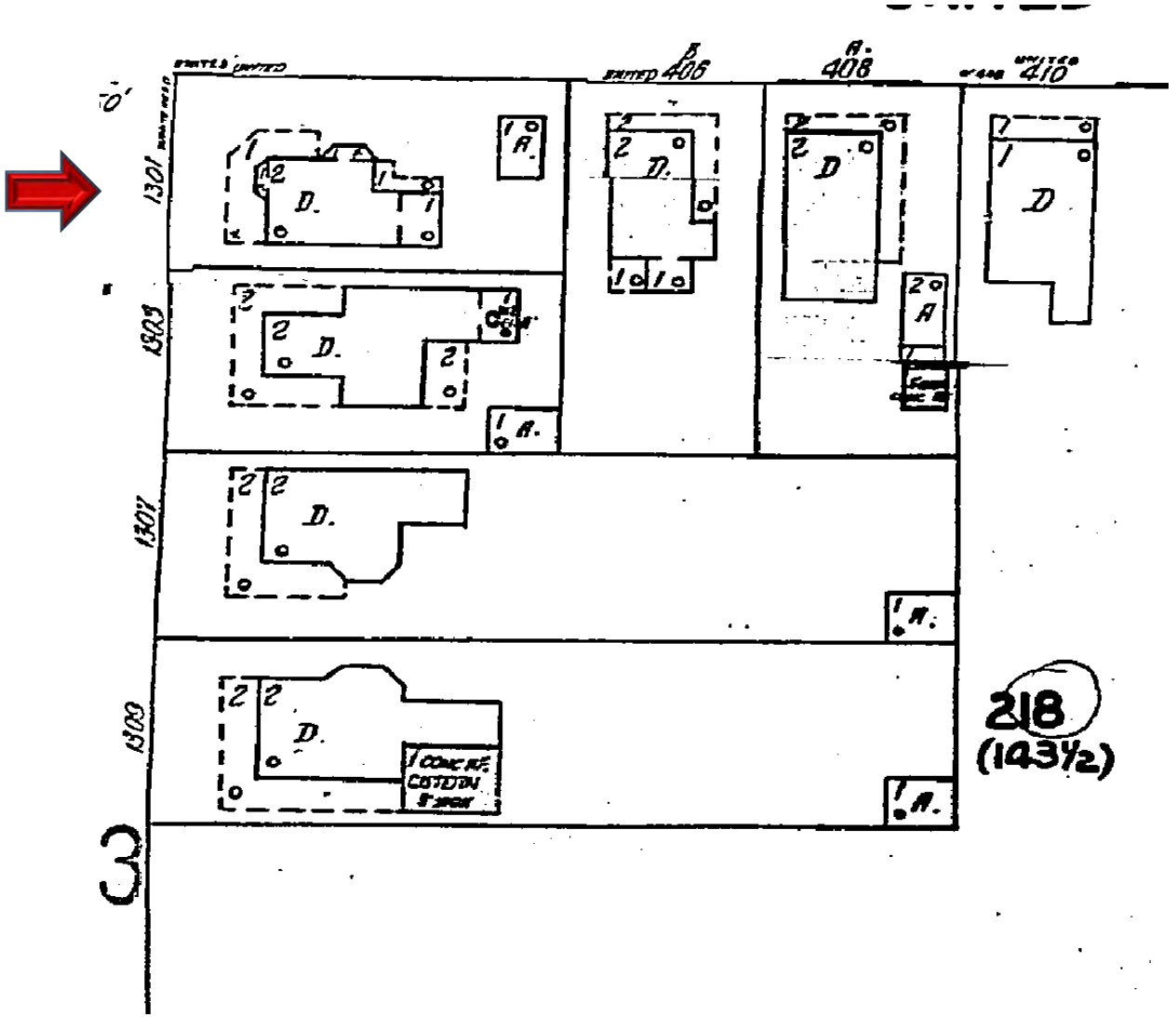
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	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.

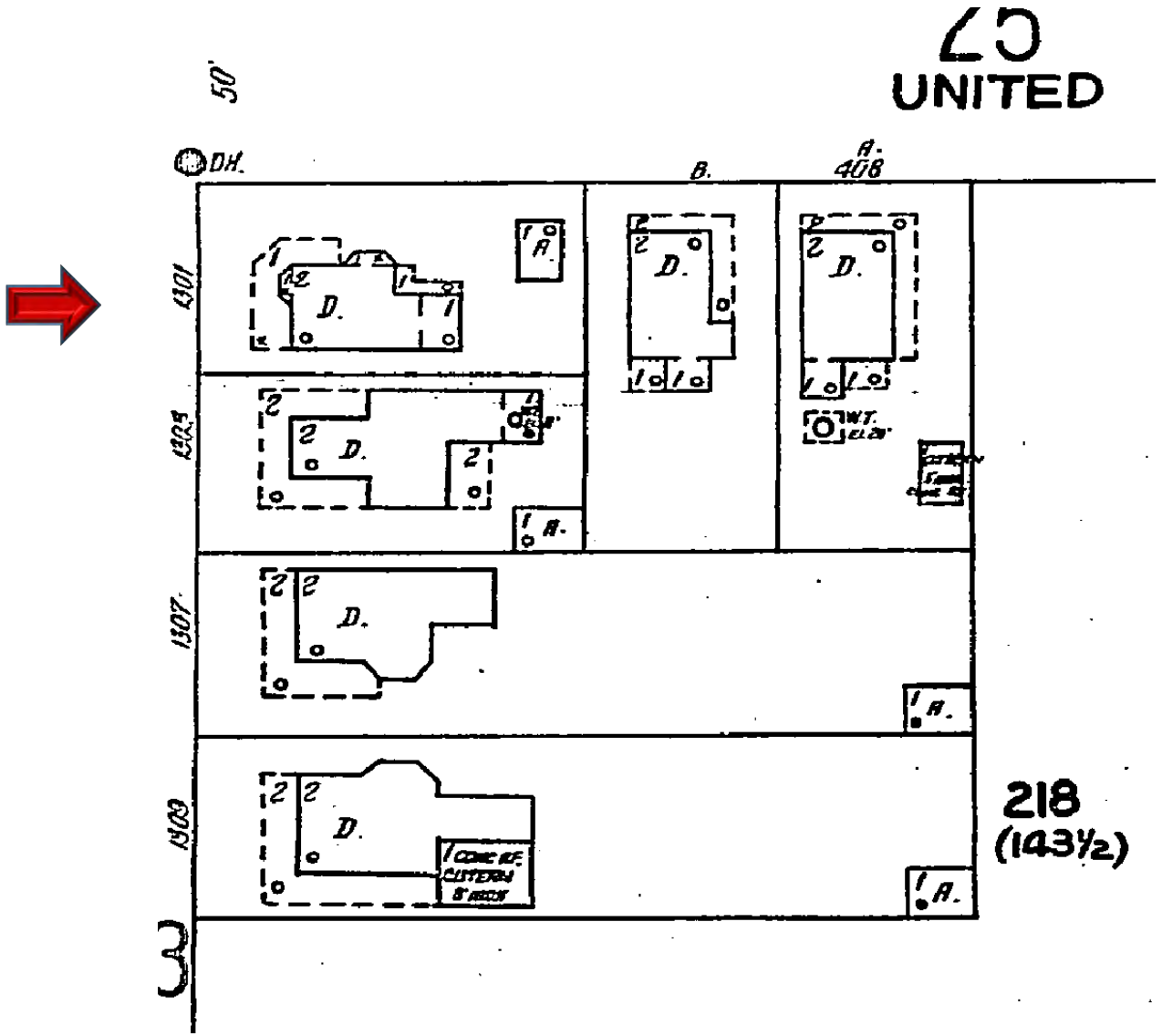
SANBORN MAPS



#1301 Whitehead Street 1962 Sanborn Map



#1301 Whitehead Street 1948 Sanborn Map

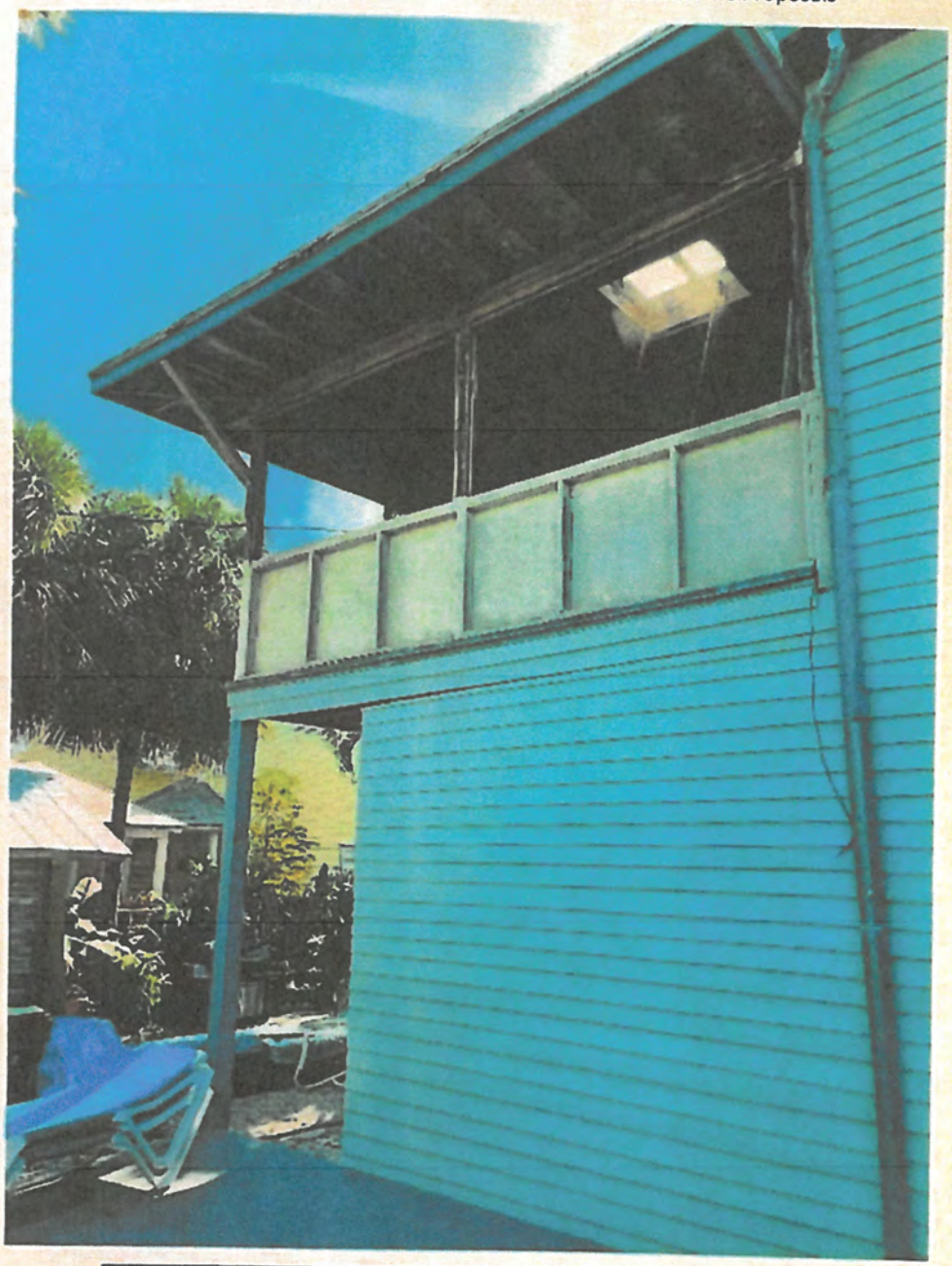


#1301 Whitehead Street 1926 Sanborn Map

PROJECT PHOTOS

#1301 Whitehead Street circa 1965. Monroe County Library

Supporting Photos for 1301 Whitehead Street HARC Proposals



2nd Story Deck an Eyesore. Want to emplace a 6-foot-deep open porch with spindles, overlooking pool

Back of house represents 100 years of additions and is an eyesore. Want to

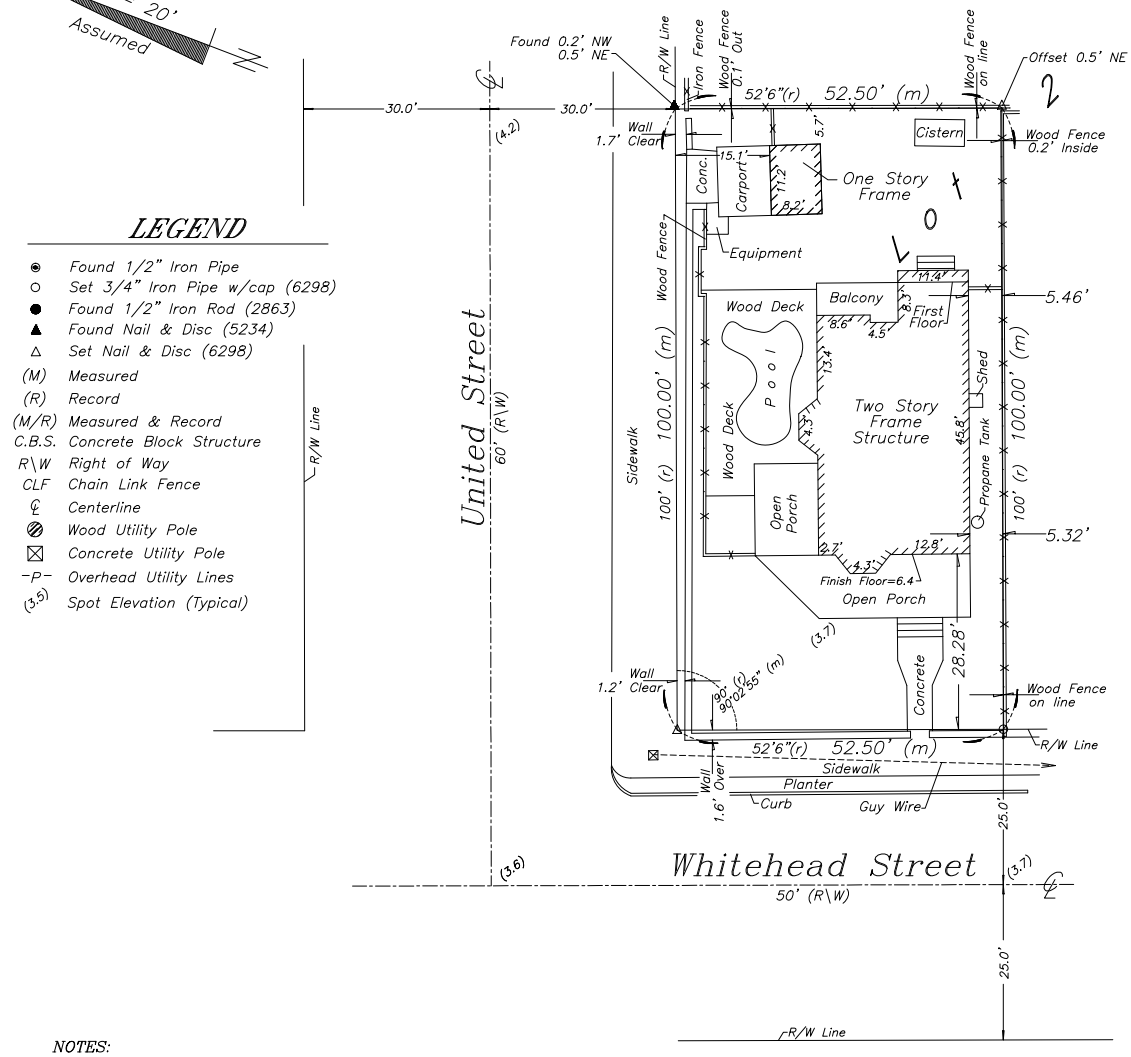
Shed moved from current location and elevated to level of pool deck. Size 13' X 23' vs current size of 11'-3" X 16'-1/2"

Bring the areas in question to alignment with the front of the house and make 1301 Whitehead Street our home

SURVEY

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

1" = 20'
Assumed



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.

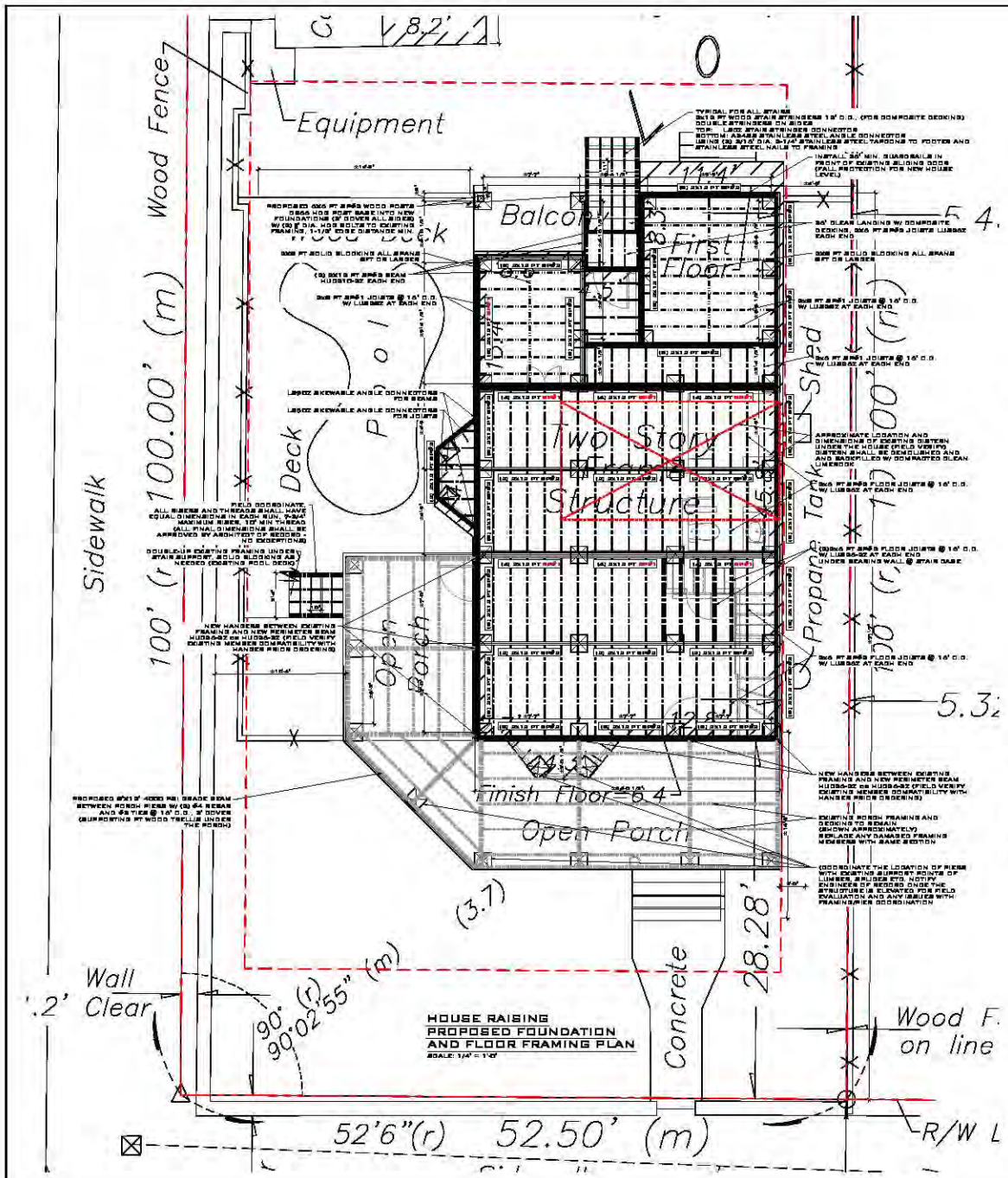
_____
J. Lynn O'Flynn, PSM
Florida Reg. #6298

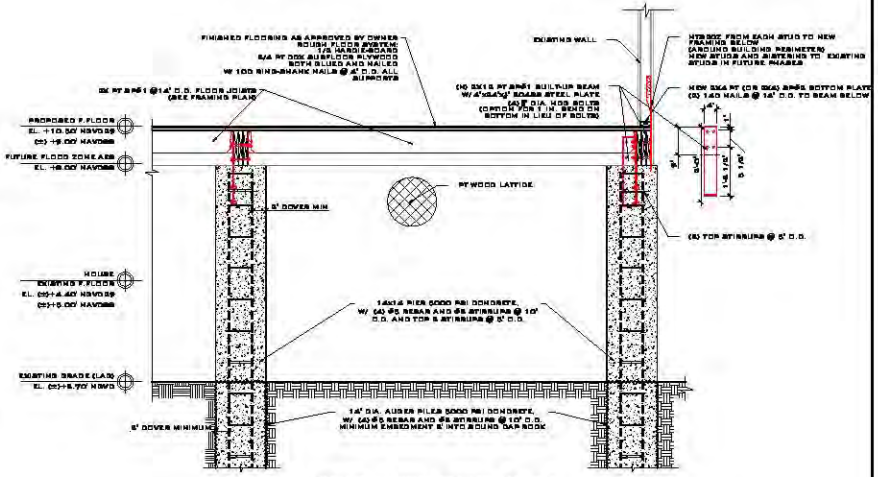
THIS SURVEY IS NOT ASSIGNABLE

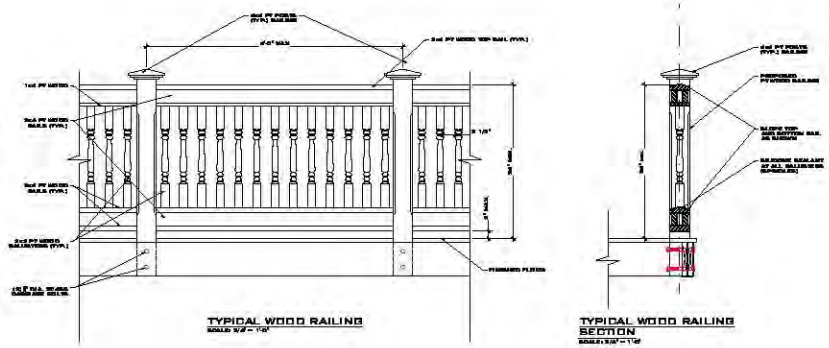
October 17, 2011
Revised 9/17/15 to add Flood Zone information and Elevations

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


Equipment
Wood Fence
Balcony
First Floor
Two Story Structure
Shed
Propane Tank
Open Porch
Finish Floor=6.4
Open Porch
Deck
Sidewalk
Wall
Clear
Concrete
Wood F.
on line
R/W L
100.00' (m)
28.28'
52'6"(r) 52.50' (m)
90° (r)
90°02'55" (m)
HOUSE RAISING
PROPOSED FOUNDATION
AND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"


TYPICAL FOUNDATION DETAIL


TYPICAL WOOD RAILING
TYPICAL WOOD RAILING SECTION

HARC Review Elevation
of
1301 Whitehead Street

Peter Janker, Owner
July 2024

Prior to Our Beginning at 1301 Whitehead

Background of 1301 Whitehead Lift

- 1986: Visited with my family, looked at homes....40K prices were too expensive (CPT & Teacher salary), 38 years ago.
- 1995: Started Bringing Boy Scouts down for Diving (slept on Navy beach), Mistake to have waited...Homes were even more expensive, 30 years ago.
- 1997: Purchased 417 United, 28 years ago, 200K.
- 2000: Asked Rudi Moliet to keep Eyes open for a compound like property....something like Molly's home at 1301 Whitehead, 25 years ago.
- 2011: Son married in Key West, Wedding photographer happened to select United Street Post for Wedding Photo, 14 years ago....favorite wedding photo and we didn"t own the property
- 2012: After more than 10 years, Rudi called and said 1301 Whitehead Street for Sale!, 13 years ago.
- 2012-2017: Figuring out the best approach for turning 1301 Whitehead into our home.
- 2017 HARC approval for permit to raise home to FEMA Flood Level. City did not release permit.
- 2022 City agreed to issue permit despite the elapsed time, no reason given for delay, the sole request from owner was to lift to new FEMA Flood levels...Building Director indicated Staff Approval
- Contract signed with Modern Movers to lift house Jan 2024. Target date 15 May 2024
- 17 May HARC lead has not approve permit....indicated for the first time... it needed to go thru HARC formal board.
- Permit released once owner agreed to lift to 2 feet 6 inches the old FEMA Flood level.
- Permit issued 17 May 2024 at 4:15 pm....home started to lift 4:30 pm! 7 years!
- Inability of homeowner to comply with Federal FEMA Flood directives imposes sever financial impacts and results in potential risks to property and safety.

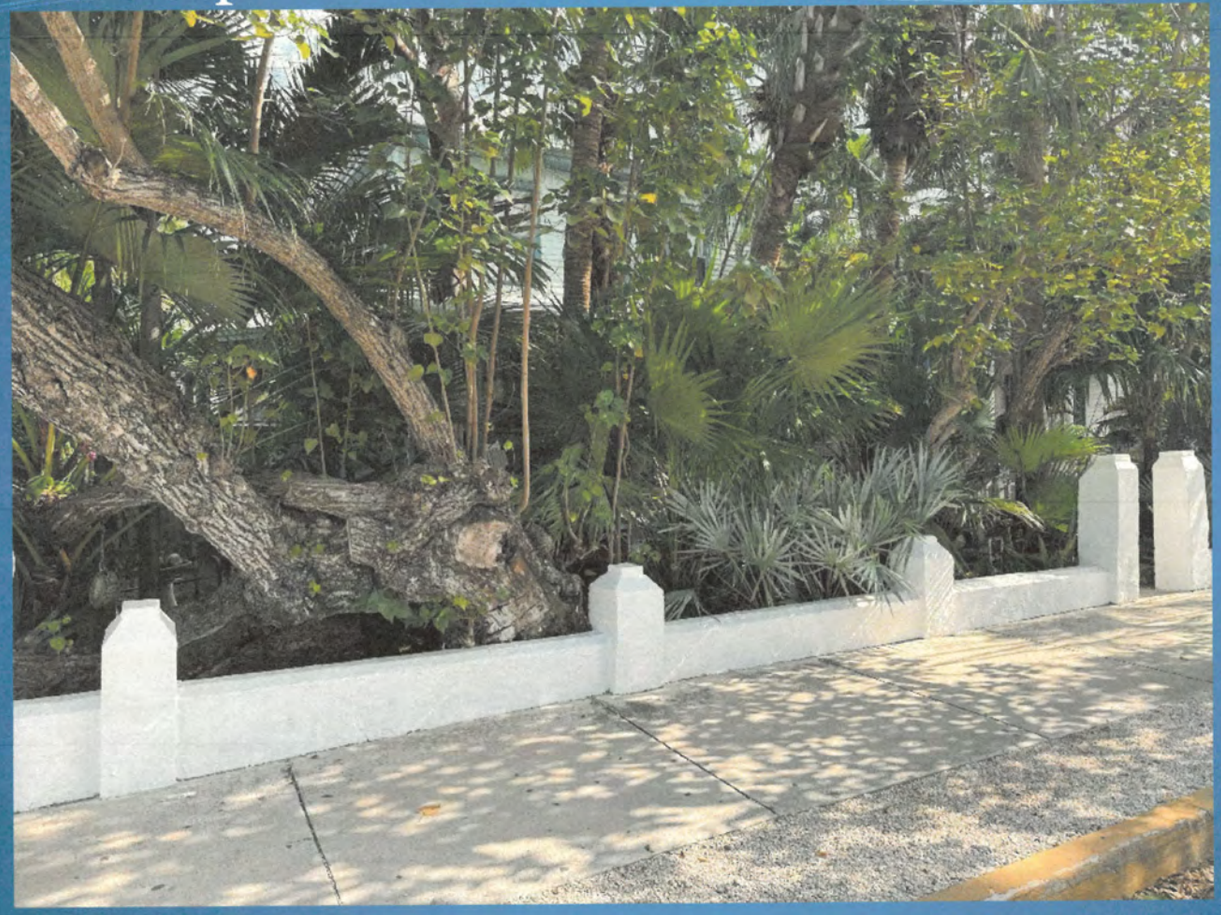
Front Porch, Prior to Elevation

Porch During Flooding: 27 Sept 2022

Water Over Deck

High Water Mark over deck and at interior floor level

Streetscape from Whitehead, Prior to Elevation



Streetscape from Whitehead New FEMA Flood

Streetscape from Whitehead Street

Existing Whitehead St. Streetscape

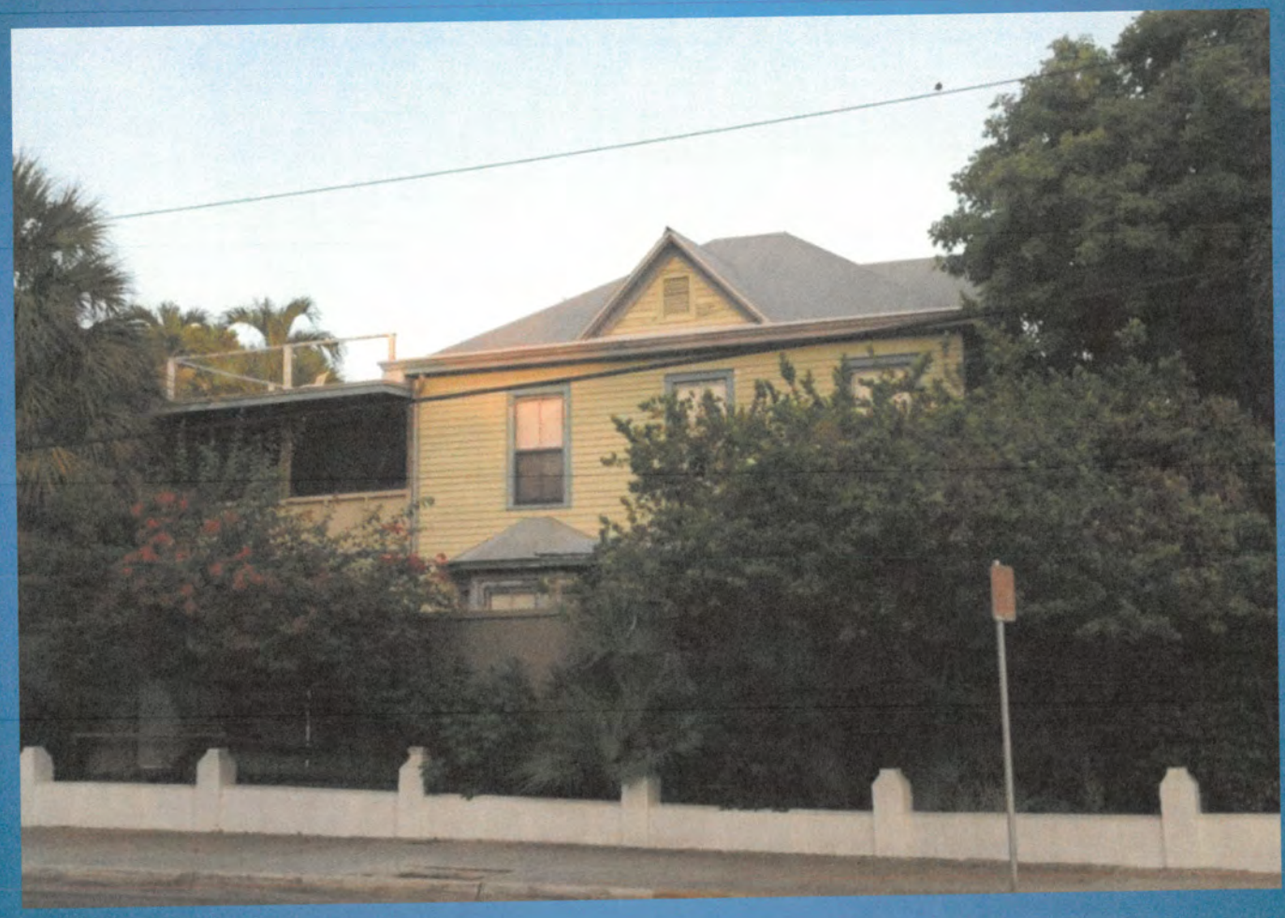
SCALE: 3/32" = 1'-0"

Proposed Whitehead St. Streetscape

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

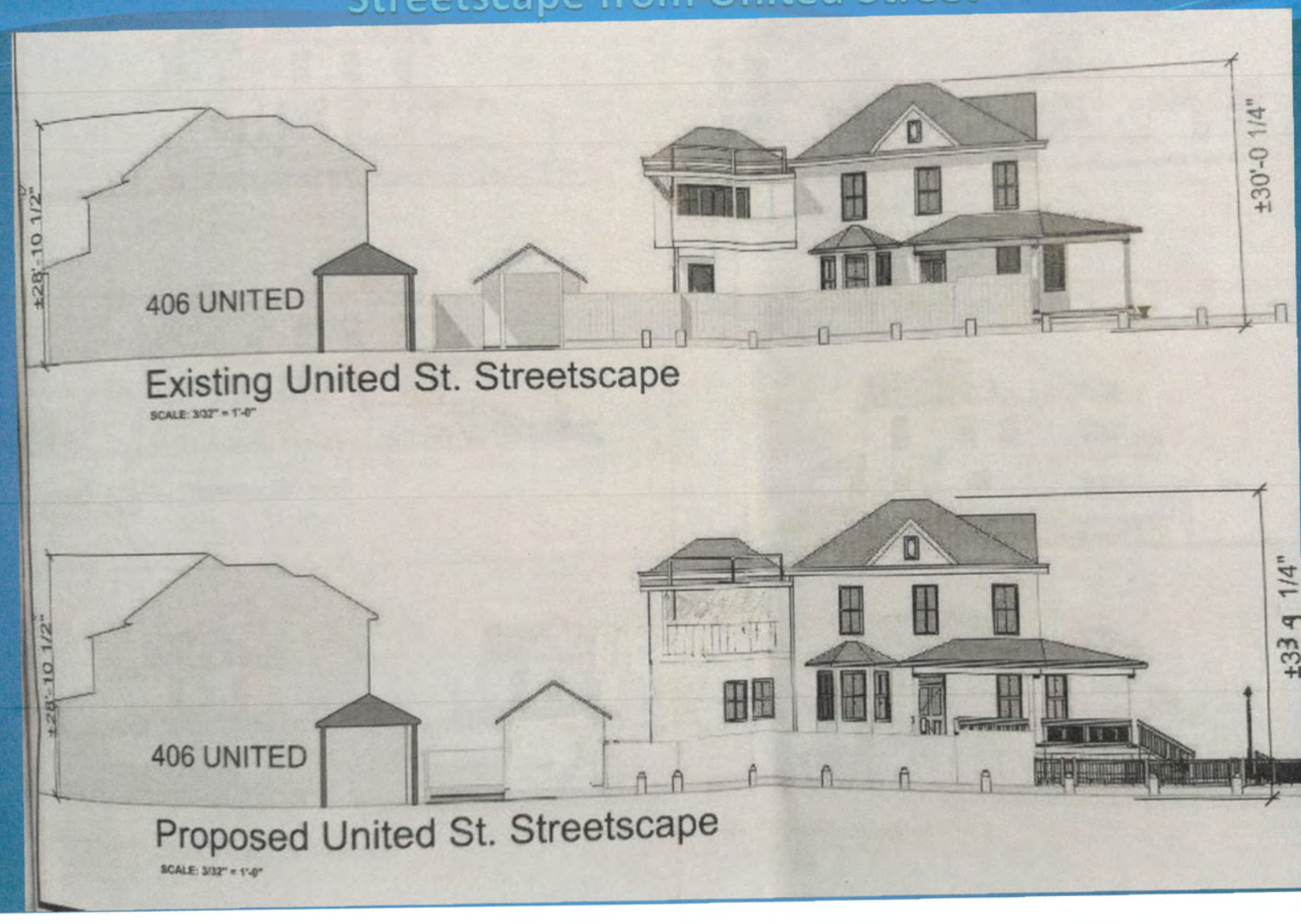

Streetscape from United Elevated

Streetscape from United, Prior to Elevation

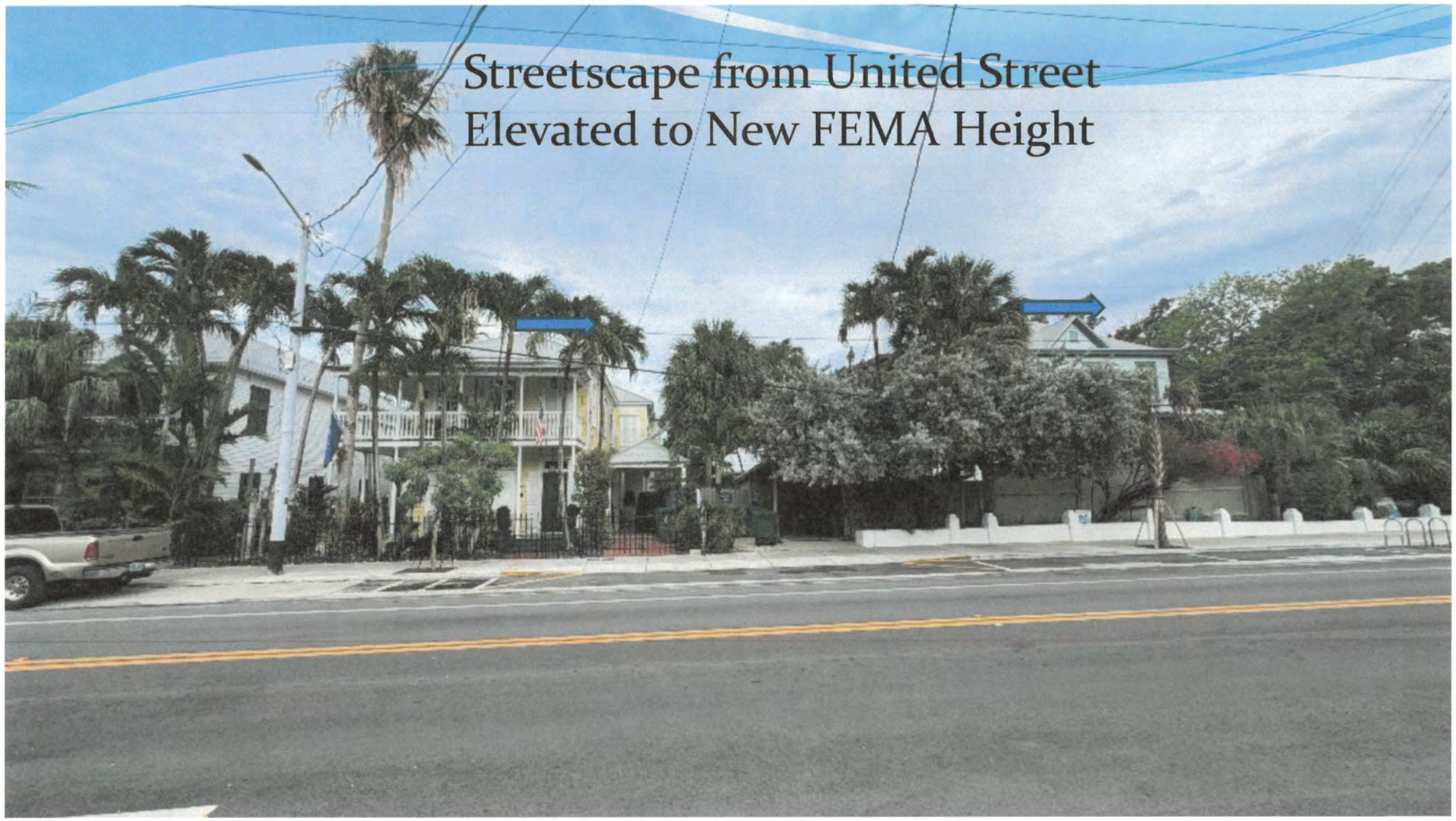


Streetscape from United, New FEMA Flood

Streetscape from United Street



Streetscape from United Street Elevated to New FEMA Height



Before and After Elevation Comparisons

Porch and Front Door

Before Elevation

After Elevation to New FEMA Flood

Front Porch North Side

Before Elevation

Elevation to New FEMA Flood

Rear of Home

Before Elevation

Elevated to new FEMA Flood

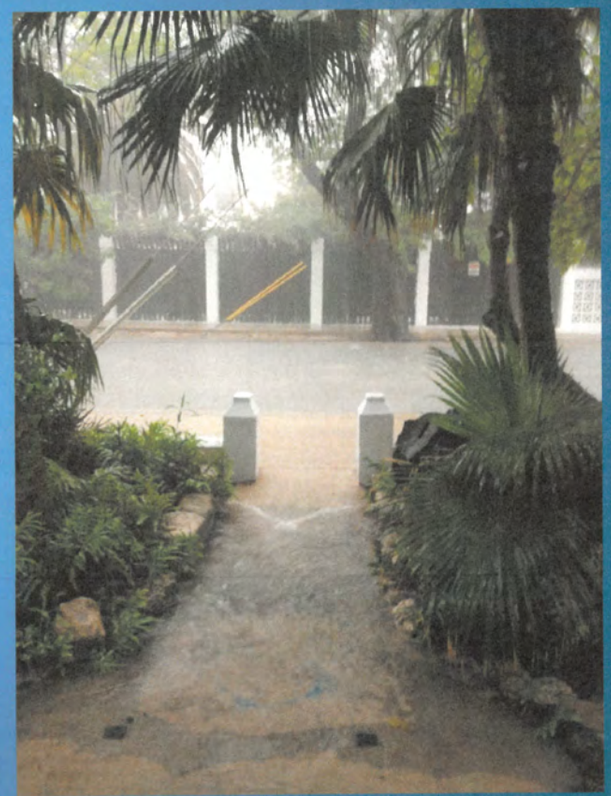
Southern Side Yard

Before Elevation

Elevated to New FEMA Flood

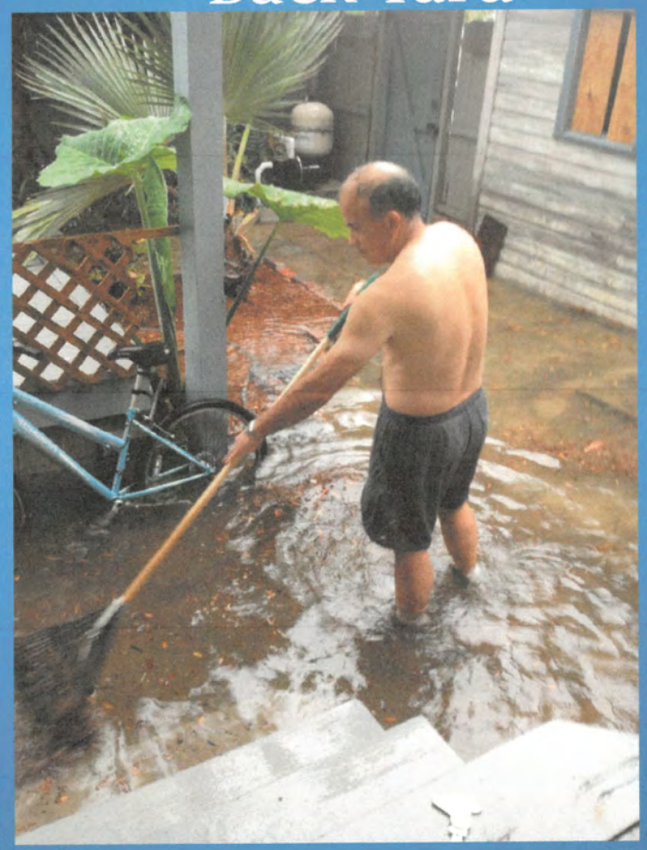
Backup Slides

1301 Whitehead Normal Heavy Rain Flooding Front Yard



1301 Whitehead Flooding and Back yards

1301 Whitehead Normal Heavy Rain Flooding Back Yard



1301 Whitehead Back of Home

NGVD 29

Address

Parcel ID: 00038120-000000

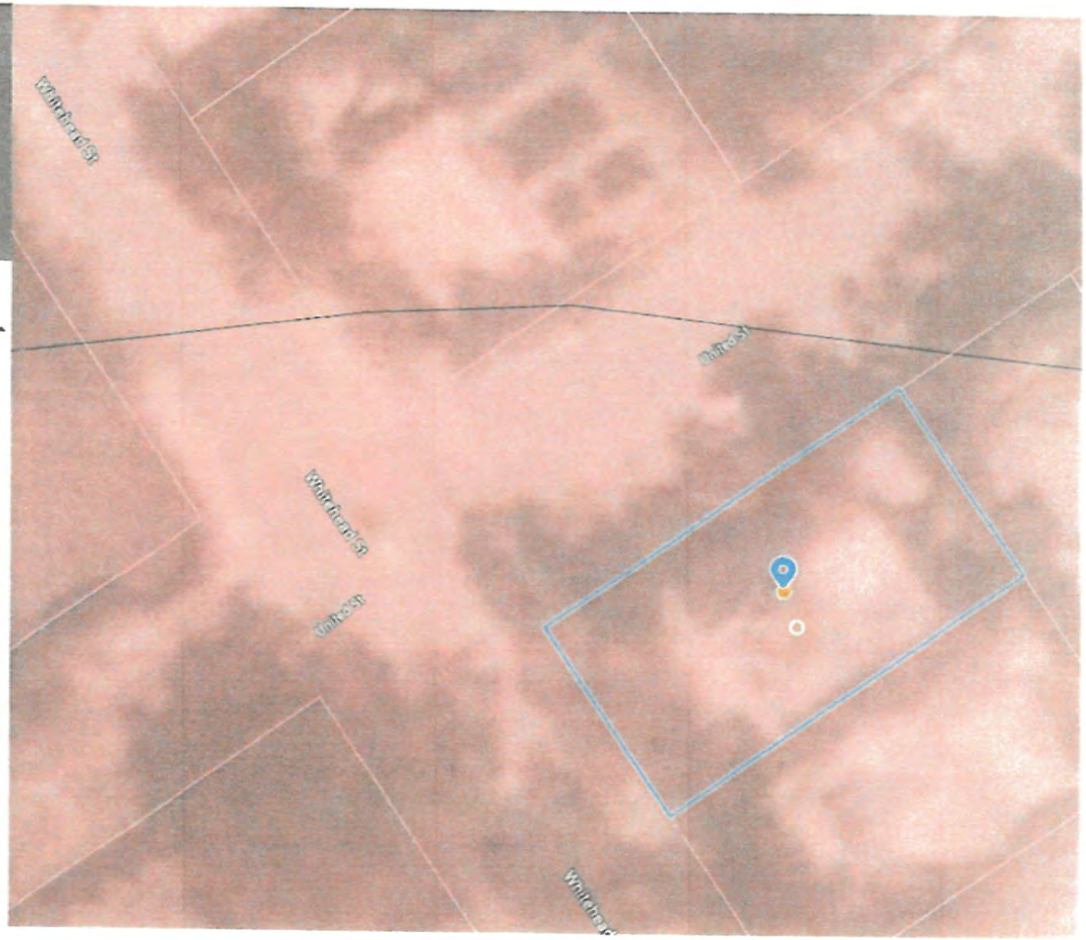
1301 Whitehead St, Key West, FL 33040

Share public profile | Edit property

Overview | Activity | Records | Files

Flood info — Effective FIRM

Flood zone	AE
In Floodway	No
In CBRS	No
In CRA	No
Contributing Structures	1301 WHITEHEAD ST
Base Flood Elevation	8'
Design Flood Elevation	9'
Datum	NGVD29
FIRM Panel Effective Date	2/18/2005
FIRM panel	12087C1516K
FEMA MSC Products	Link
Initial FIRM date	9/3/1971
Pre or Post-FIRM	Pre-FIRM



New datum - NAVD 88 ~1.3'

Address

Parcel ID: 00036120-000000

1301 Whitehead St, Key West, FL 33040

Share public profile | Edit property

Overview | Activity | Records | Files

Flood info — Preliminary FIRM

Flood zone	AE
Coastal A zone	No
In Floodway	No
In CBRS	No
In OPA	No
Contributing Structures	1301 WHITEHEAD ST
Base Flood Elevation	9.0
Datum	NAVD88
FIRM Panel Effective Date	
FIRM zone	12087C1516L
FEMA MSC Products	Link
Initial FIRM date	9/3/1971
Pre or Post-FIRM	Pre-FIRM

AE-8 + 1.3'

BEETI

old 10.3' NGVD 29 (old)

new 9.0' NAVD 88 (new)

(2 feet 6 inches)

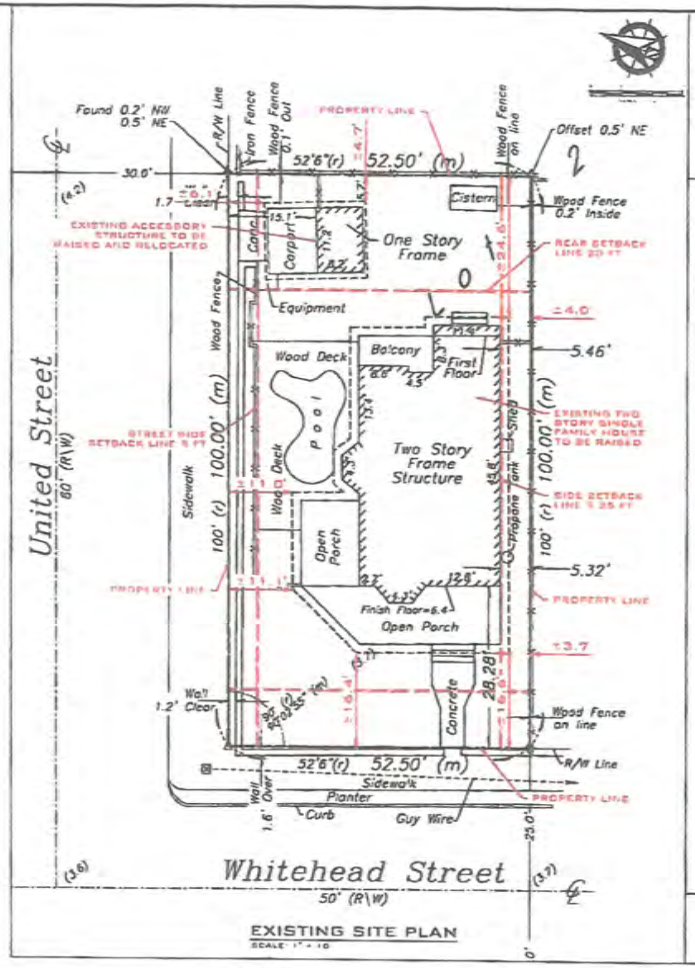
2.5 feet = old datum

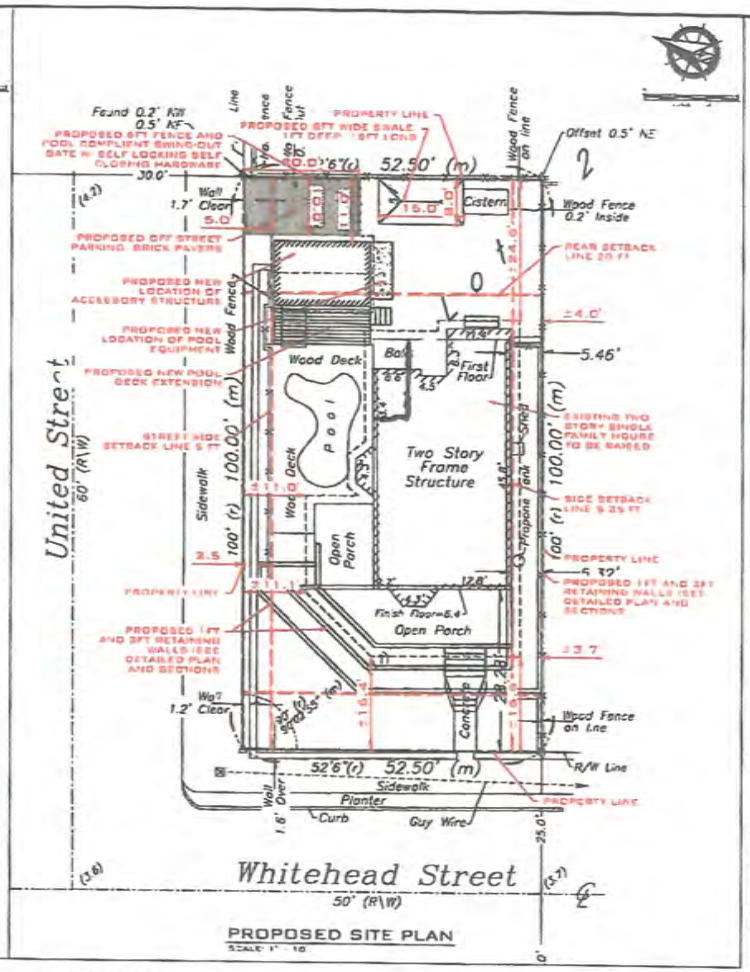
↳ add 1.3 feet

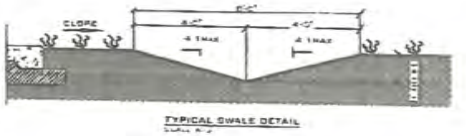
(1 foot 4 inches)

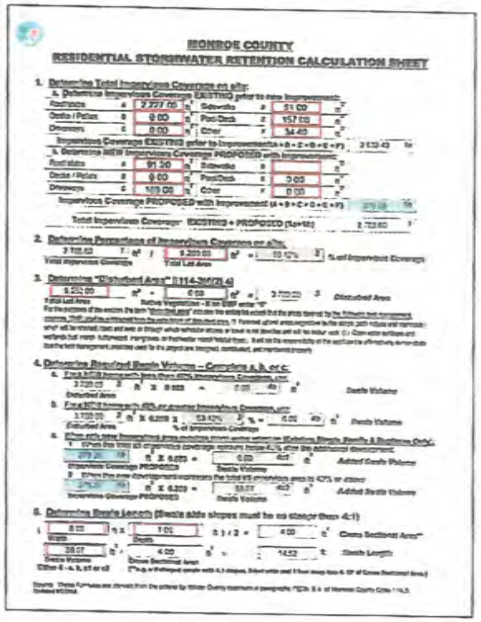
(3, 10 inch

Site Information.









SITE DATA:

TOTAL SITE AREA:	±5,250.00 SQ.FT
LAND USE:	HHDR
FLOOD ZONE:	AE8

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED:	60% (3,150.00 SQ.FT)
EXISTING	47.80% (±2,509.4 SQ.FT.)
PROPOSED	53.12% (±2,788.6 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED	50% (2,625.00 SQ.FT)
EXISTING	39.45% (±2,071.2 SQ.FT.)
PROPOSED	40.22% (±2,111.6 SQ.FT.)

OPEN SPACE MINIMUM:

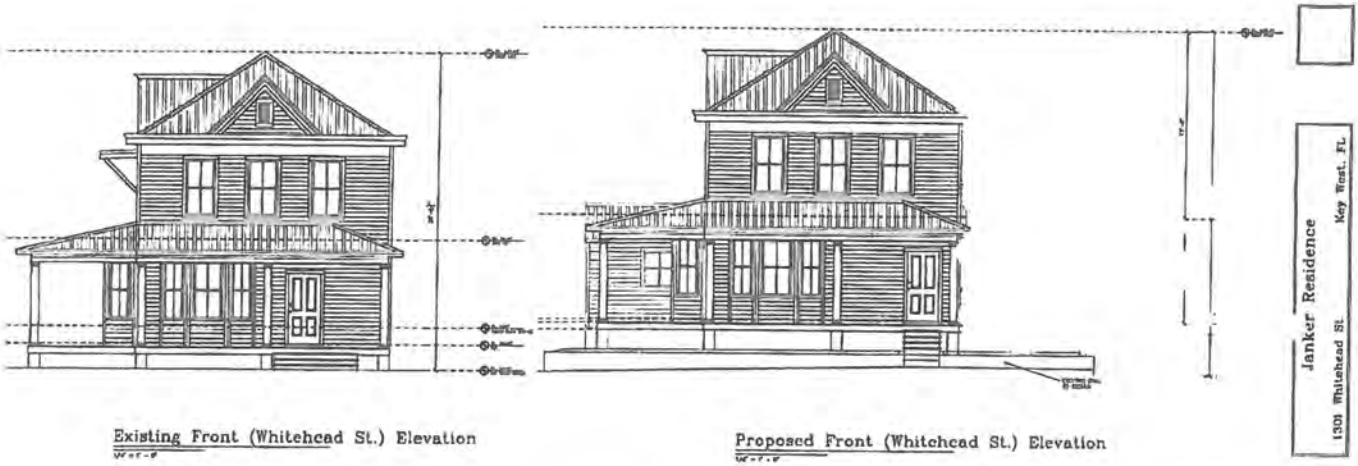
REQUIRED	35% (1,837.50 SQ.FT)
EXISTING	46.31% (±2,431.5 SQ.FT.)
PROPOSED	38.53% (±2,022.7 SQ.FT.)

SETBACKS

FRONT:	
REQUIRED	10'-0"
EXISTING	±16.4'
PROPOSED	NO CHANGE
STREET SIDE:	
REQUIRED	5'-0"
EXISTING	±11'-0"
PROPOSED	NO CHANGE
SIDE:	
REQUIRED	5'-3"
EXISTING	±3.7' (TO BUILDING)
PROPOSED	NO CHANGE
REAR:	
REQUIRED	20'-0"
EXISTING	±24.6'
PROPOSED	NO CHANGE
MAXIMUM HEIGHT:	
EXISTING	30 FT
PROPOSED	±30.0' (TO CROWN OF ROAD)
	±32.6' (TO CROWN OF ROAD)

Digitally signed by Serge Mashtakov P.E. 71480 State of Florida Date: 2020.07.09 15:41:31 -04'00'

Elevations
(without Wood Fence)



Janker Residence
1301 Whitehead St. Key West, FL.

Existing Front (Whitehead St.) Elevation

Proposed Front (Whitehead St.) Elevation

Existing Rear Elevation

Proposed Rear Elevation

Elevations
(Without Fence)

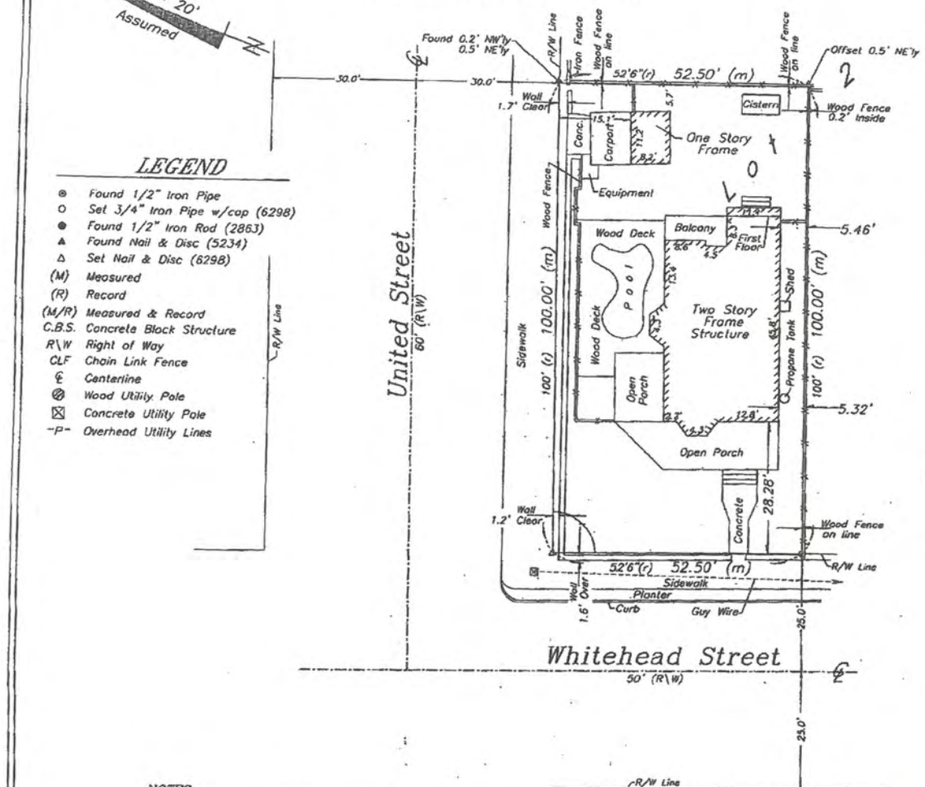
Existing Side (United St.) Elevation

Proposed Side (United St.) Elevation

Janker Residence
1301 Whitehead St. Key West, FL

1301 Whitehead

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

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

SHEET INDEX	
ID	Name
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Peter Ja

PROJECT NO:
DATE:
DRAWN BY:
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Cover S

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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.	13 X 23 FT
AREA OF STRUCT.	299 SQ.FT
ALLOWABLE ACC. STRUCT.	30% (315.00 SQ. FT)
EXISTING	23.02% (241.67 SQ. FT)
PROPOSED	28.4% (299.00 SQ. FT)

IMPERVIOUS
2,959 sq ft

COVERAGE
1,632 sq ft

ACCESSOTY
STRUCTURE
299 ft

OPEN

2,249 sq ft

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

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PROJECT NO:
DATE: OCTOBER 2022
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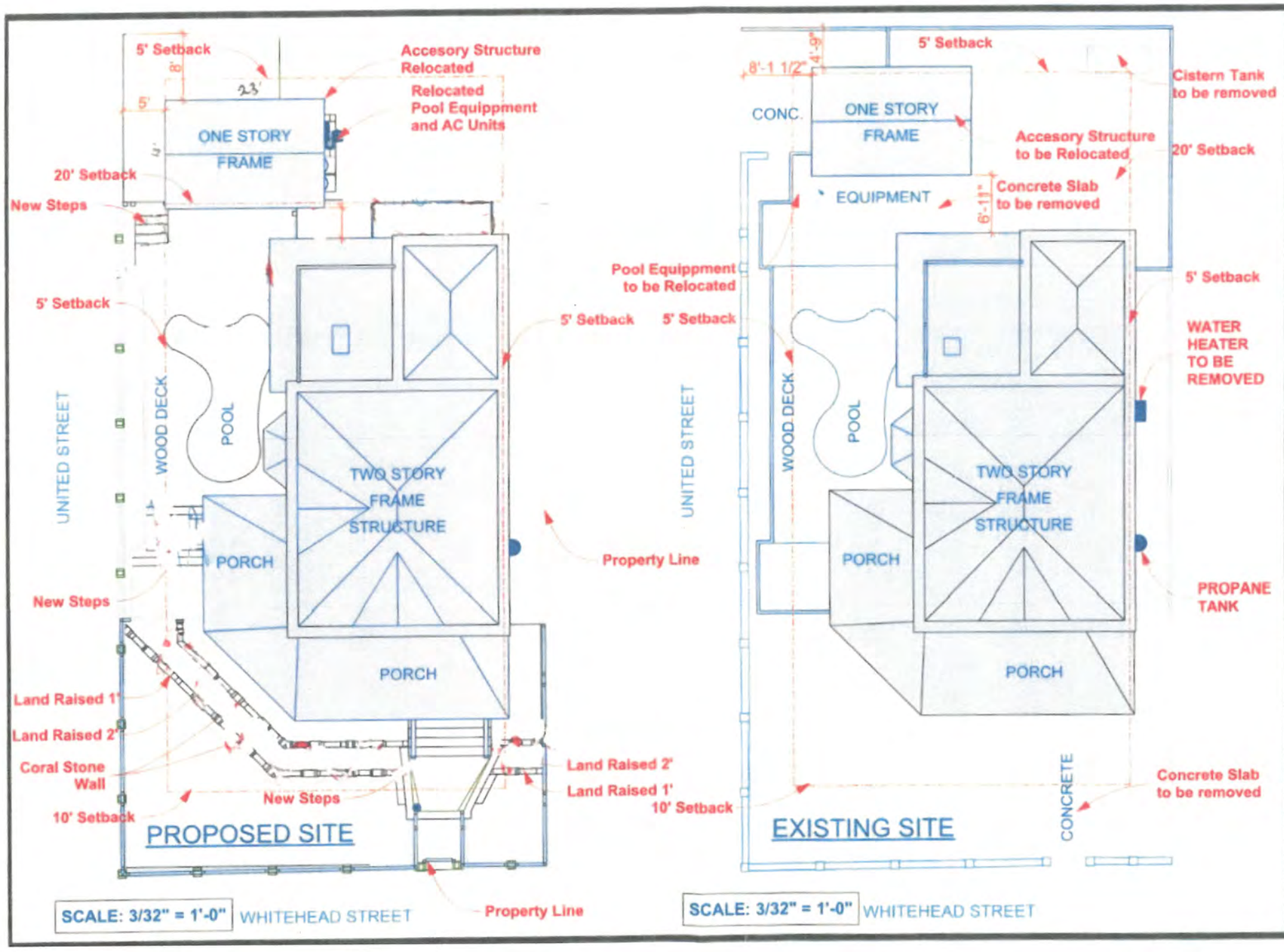
Site
Informa

A-2



1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO:	#Pln
DATE:	5/12/2017
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Site Plan Existing Proposed

A-3

EXISTING

PROPOSED

MATERIAL SELECTION

-WOOD SIDING

-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

1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO:	#Pln
DATE:	5/12/2017
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Exisitng Proposed

A-4

SHEET 4 OF 17

Existing Whitehead St. Streetscape

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

Proposed Whitehead St. Streetscape

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

1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO: #Pln
DATE: ~~5/4/2017~~
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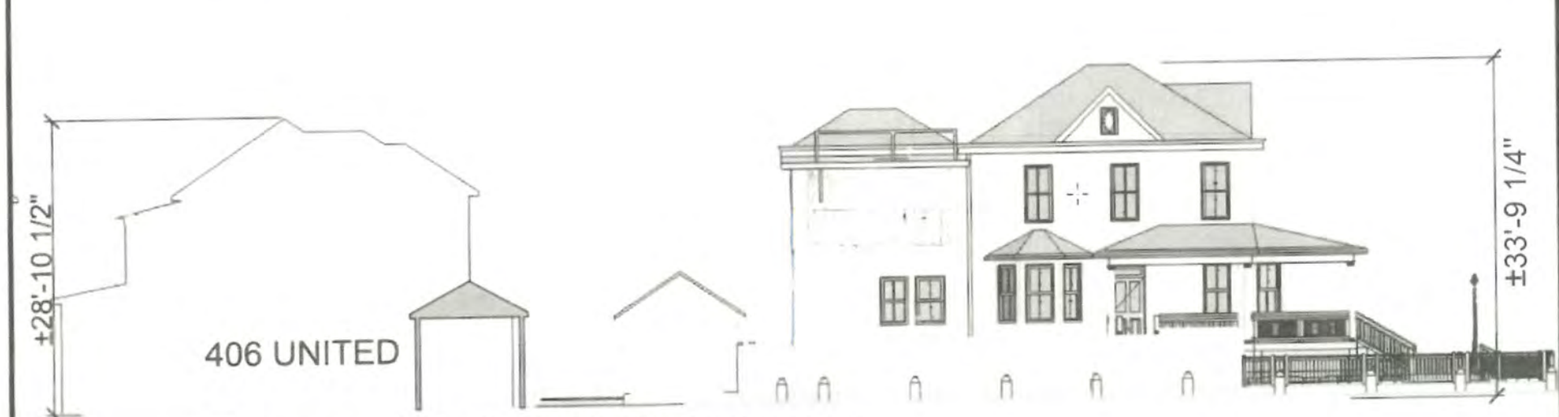
Whitehead St. Scale Elevation

A-5

Existing United St. Streetscape

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



Proposed United St. Streetscape

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

1301 WHITEHEAD

Owner
Peter Janker

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

United Scale Elevation

A-6

United St. (Side) Proposed Elevation

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

Whitehead St (Front) Proposed Elevation

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

Rear Proposed Elevation

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

Side Proposed Elevation

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

1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO:	#Pln
DATE:	5/12/2017
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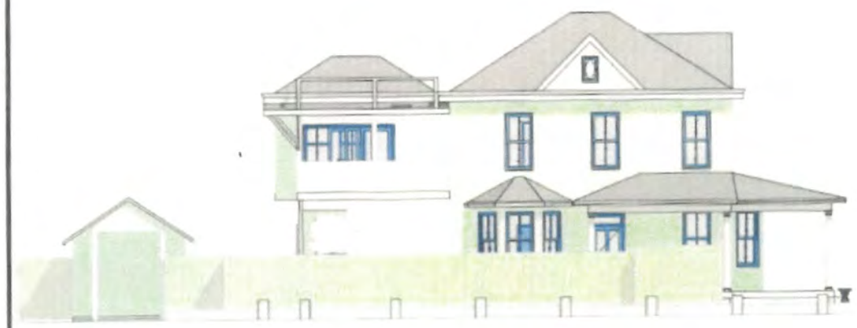
Proposed Sections

A-7



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"

1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO:	#Pln
DATE:	5/12/2017
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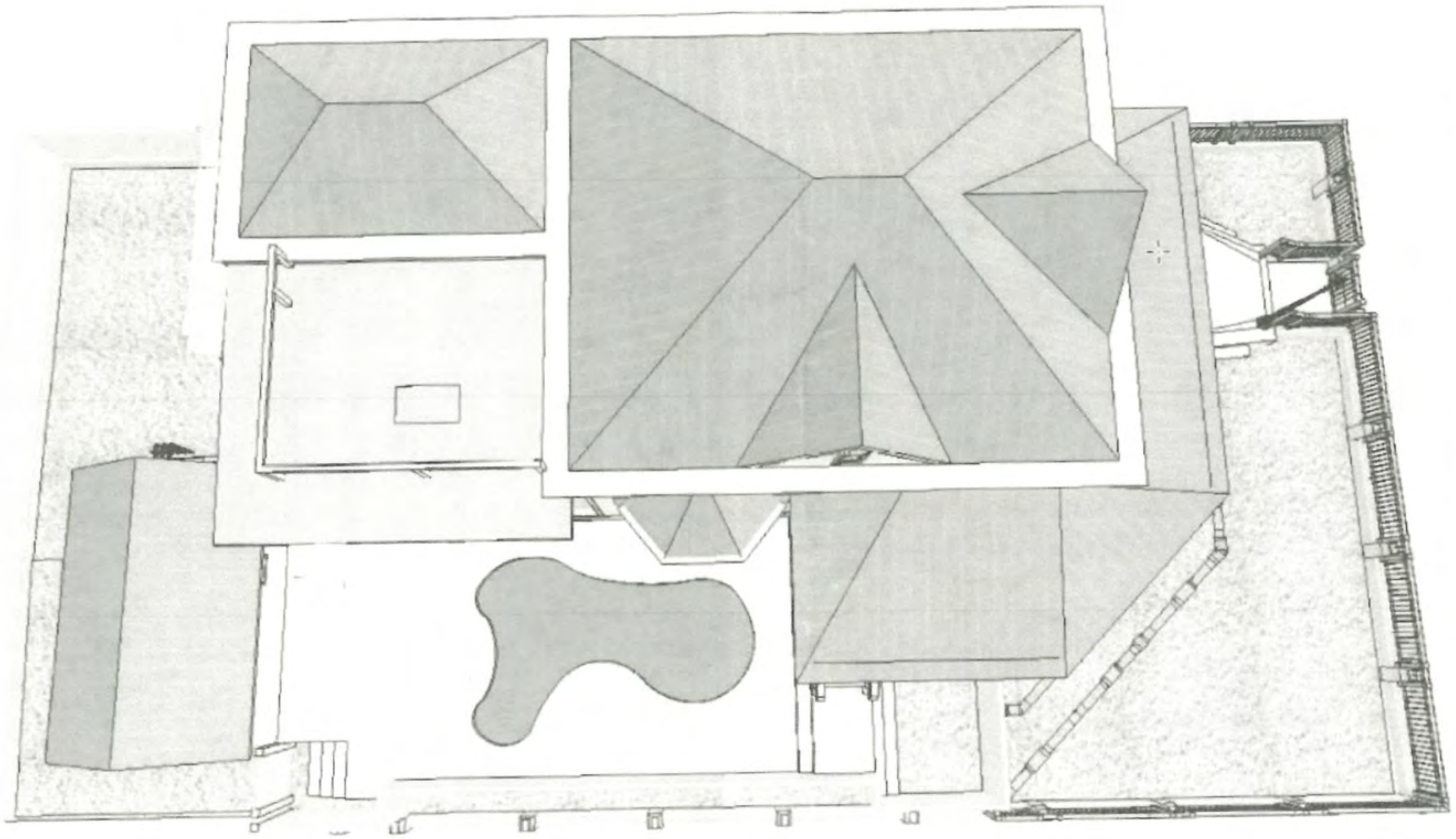
Existing Elevations

A-8

SHEET 8 OF 17



1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO: #Pln
DATE: ~~5/12/2017~~
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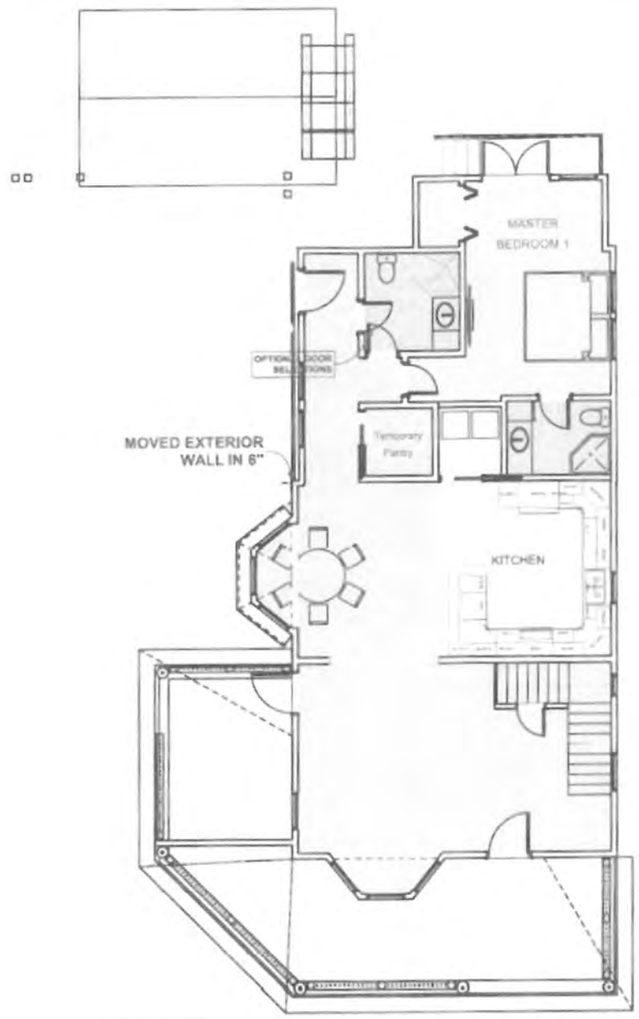
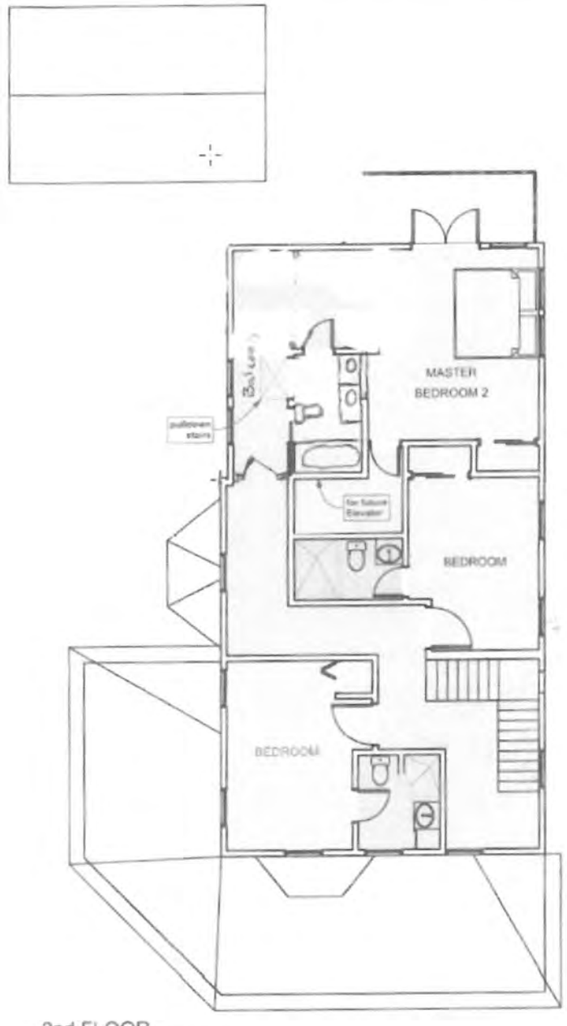
Aerial View

A-14



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



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

1301 WHITEHEAD

Owner
Peter Janker

PROJECT NO:	#Pln
DATE:	5/12/2017
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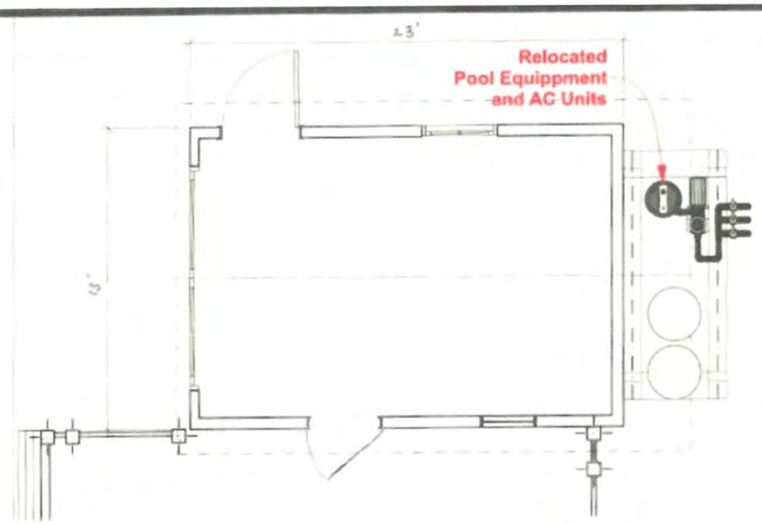
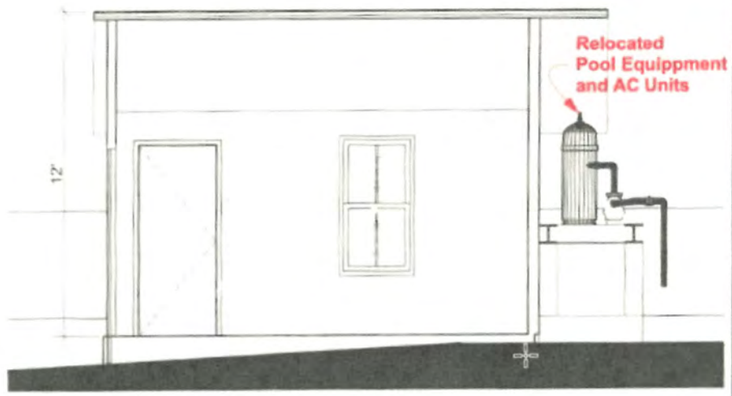
Proposed Interior Layout

A-15



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



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

1301 WHITEHEAD

Owner
Peter Janker

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

Accessory structure

A-16

SHEET 16 OF 17

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a special public meeting at **5:00 p.m., Monday, July 1st, 2024, 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. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

ELEVATING A HISTORIC HOUSE AND ADDITIONAL 1'-3" FROM PREVIOUSLY APPROVED 2'-6" TO MEET FUTURE FEMA FLOOD MAPS.

#1301 WHITEHEAD STREET

Applicant – Peter Janker, Owner Application #H2024-0031

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

RECEIVED
JUN 27 2024
BY: TK

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Peter S. Janker, 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 Key West FL 33040 on the 26 day of June, 2024.

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

   The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 1 July, 2024.

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

   The Certificate of Appropriateness number for this legal notice is HARC 2024-6031

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

provide via email 26 June to Planning.

Signed ~~Name~~ of Affiant: _____
Date: 26 June 2024
Address: 1301 Whitehead St.
City: Key West FL
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 27 day of June, 2024.

By (Print name of Affiant) Peter S. Janker who is personally known to me or has produced FL Driver's Lic. 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 PUBLIC STATE OF FLORIDA
My Comm. Expires 5/8/2027
Comm. No. HH 395925

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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 (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 LIVING TRUST 11/16/2021
7688 Oak Field Ct
Springfield VA 22153

Valuation

		2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+	Market Improvement Value	$310,904	$319,086	$289,103	$296,155
+	Market Misc Value	$13,372	$13,372	$13,853	$14,334
+	Market Land Value	$1,077,300	$834,750	$617,400	$612,675
=	Just Market Value	**$1,401,576**	**$1,167,208**	**$920,356**	**$923,164**
=	Total Assessed Value	**$792,931**	**$769,836**	**$747,414**	**$737,095**
-	School Exempt Value	($106,793)	($104,484)	($30,000)	($30,000)
=	School Taxable Value	**$686,138**	**$665,352**	**$717,414**	**$707,095**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
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 %	26	**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
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		

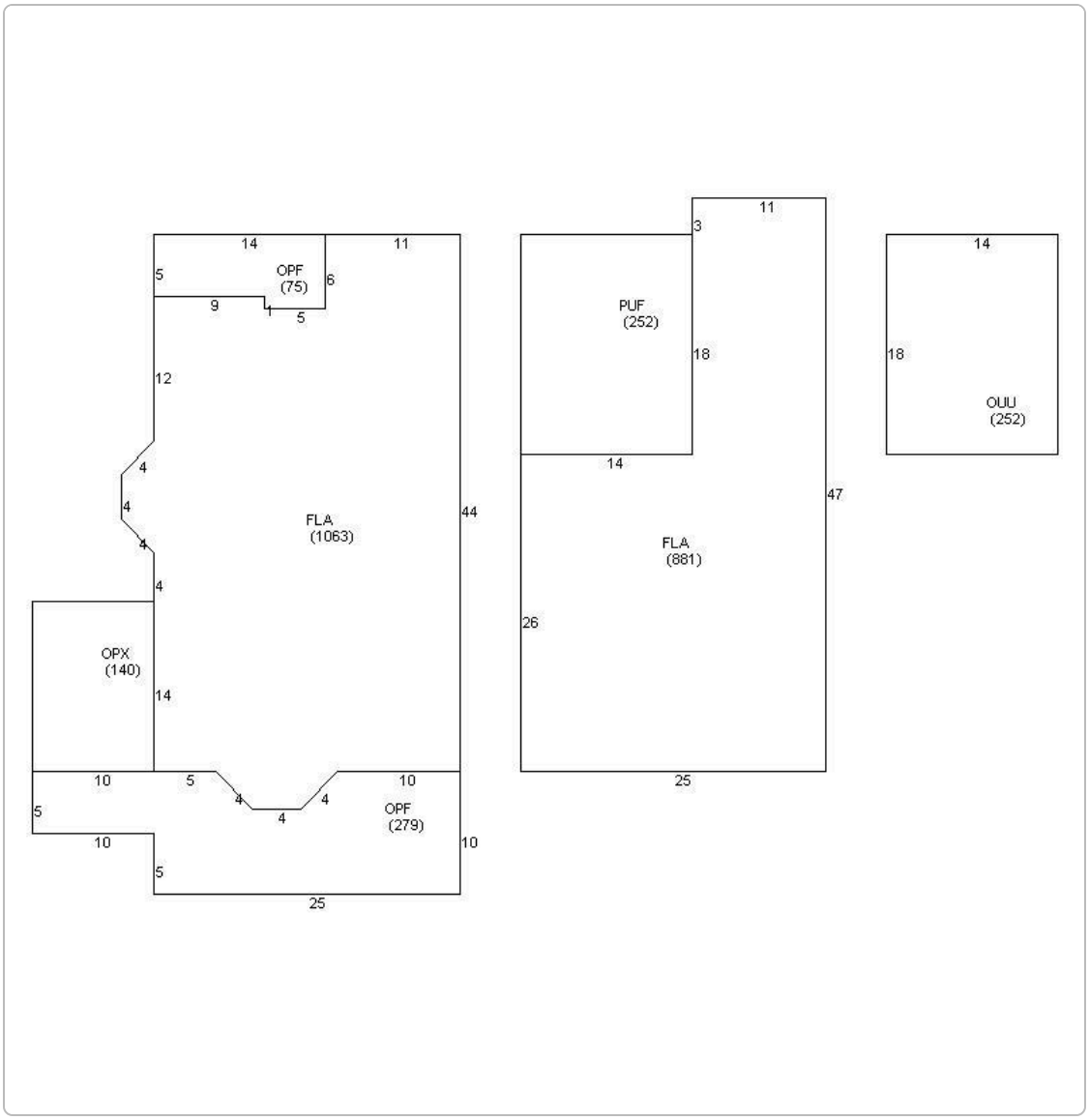
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-2951	12/21/2012	12/13/2013	$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	7/18/2003	10/30/2003	$600		RELOCATE POOL PUMP
13-2339	7/8/2003	10/30/2003	$1,500		REPLASTER POOL
9902993	8/23/1999	12/13/2000	$9,550		13 SQS V-CRIMP ROOF
9803552	11/15/1998	10/11/2002	$5,000		EXTERIOR REPAIRS

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)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PUF
(252)
18
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47
FLA
(881)
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18
OUU
(252)

Photos


1036986 12/18/2023

Map

TRIM Notice

2023 TRIM Notice (PDF)