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## Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: August 23, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0028

Address: 321 Catherine Street

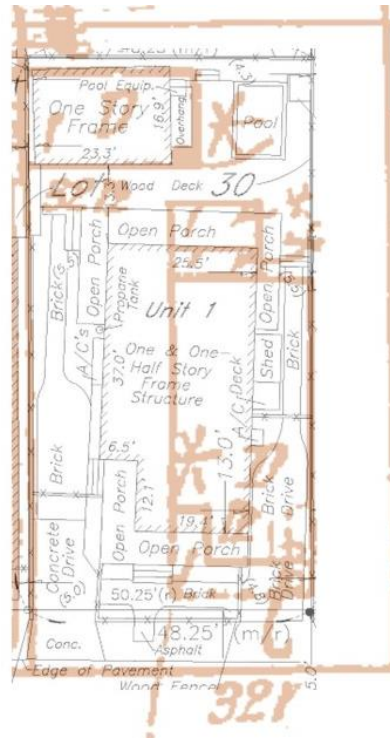
### **Description of Work:**

Demolition of accessory structure.

### **Site Facts:**

The site under review comprises of a single-family house and an accessory structure and a pool both located at the rear yard of the property. The one and a half-story house is a contributing resource to the historic district. The frame vernacular house was built circa 1921 and in 2011 a one and a half-story addition was built at the rear. In the circa 1965 photograph from the Monroe County Library and in the 1926, 1948 and 1962 Sanborn Maps there is evidence of a dwelling unit known as 321 ½ Catherine Street that seems very similar to the current accessory structure found in the site. Sizes of both structures are similar in the Sanborn maps and survey, but the location of the current accessory structure is off when compare the Sanborn Map with the survey.

The current accessory structure sits in the southwest corner of the lot. It has a side gable, board and batten siding, and 5 v-crimp metal roofing system. The applicant states on the application that the “building is intended to appear as a two-story to accommodate outdoor living space below the structure to reduction of pool deck”. Current flood zone for this parcel is AE-7 and existing grade is at +5.50’ NGVD29.



1962 Sanborn Map and current survey overlay.



House circa 1965. Monroe County Library.



*View of accessory structure.*



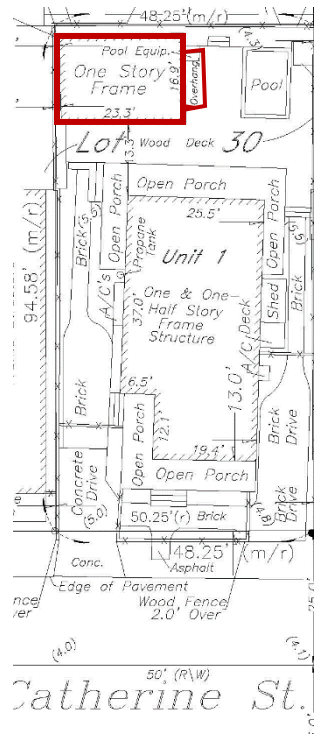
*Google earth showing the back of the accessory structure some years ago.*

## Ordinances Cited on Review:

- Section 102-217 (3), demolition of a historic but noncontributing structures and Section 102-218 criteria for demolitions of the Land Development Regulations for all porch elements.

## Staff Analysis:

The Certificate of Appropriateness proposes the demolition of an existing accessory structure. After a long research staff has concluded that the structure under review is indeed the dwelling unit, known as 321 ½ Catherine Street that appears in the 1926, 1948 and 1962 Sanborn maps. Staff is reviewing this application considering he structure as non-contributing but historic building. The current structure exhibits non historic siding, trims windows and doors. Staff believes that the east elevation of the original structure was demolished to accommodate the small pool and decking. Although the east elevation is not historic staff opines that the structure still retains structural elements and building forms which qualifies it as historic. One point to be discussed is that the current location of the structure makes it a non-conforming building as per zoning regulations.



*Current survey with highlighted structure under review.*

It is staff's opinion that the request for this demolition should be reviewed based by the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria state the following.

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

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

It is staff's opinion that existing structure does not qualify as an irrevocable compromised building.

The following is the criteria of section 102-125:

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

Staff opines that the structure is a typical 1920's structure that has been altered through times and that it has lost exterior historic fabric.

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

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

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

The existing structure under review is not of no significant value to the development, heritage, or cultural record of the city.

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

The site is not associated to any significant event.

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

The structure under review do not exemplify social, cultural, or historic heritage of the city.

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

The structure under review cannot be considered a fine example of a distinctive architectural style.

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

This is not the case.

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

The structure under review do not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

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

The structure under review do not yield important information in history.

Staff finds that the request for demolition does not meet any of the criteria for considering the structure contributing. However, staff opines that the proposed design submitted for the replacement of the structure in question fails guidelines cited on the design review and cannot recommend the Commission to approve the demolition of this structure. If, by the contrary, the Commission finds the proposed design compliant with design guidelines, this will be the only required reading for demolition, as this is a historic but non-contributing structure.

# APPLICATION

**RECEIVED**  
**AUG 22 2023**  
 BY: *TK*

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



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

HARC COA # <i>HARC2023-0028</i>	REVISION #	INITIAL & DATE <i>TK 8/22/23</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	321 Cathrine St, Key West, FL 33040	
NAME ON DEED:	Michael Conlon, Judith Kneer-Conlon	PHONE NUMBER 718-207-1031
OWNER'S MAILING ADDRESS:	3796 Beechwood Pl, Seaford NY 11783	EMAIL m.conlon@optimum.net
APPLICANT NAME:	Serge Mashtakov, PE	PHONE NUMBER 305-304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd Key West, FL 33040	EMAIL serge@artibusdesign.com
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 08/12/2023

**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:	Demolition of the existing accessory structure and construction of new elevated above flood with compliant accessory structure setbacks. Building is intended to appear as a two story to accommodate an outdoor living space below the structure due to reduction of pool deck
MAIN BUILDING:	No work on main building structure is proposed.
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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): One story elevated accessory structure with downstairs outdoor living space	
PAVERS: N/A	FENCES: 6ft wood picket fence on back and side
DECKS: Wood frame deck with composite decking	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	Relocate pool equipment from side setback
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	

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 # <i>HADC</i> <i>2023-0028</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	321 Cathrine St, Key West, FL 33040
PROPERTY OWNER'S NAME:	Michael Conlon, Judith Kneer-Conlon
APPLICANT NAME:	Serge Mashtakov, P.E. Artibus Design LLC

*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 *Michael Conlon* 08/14/2023  
 DATE AND PRINT NAME *Michael Conlon*

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolishen of the existing accessory structure in the rear of the property.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>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):</b>
(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.
N/A
(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.
N/A

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

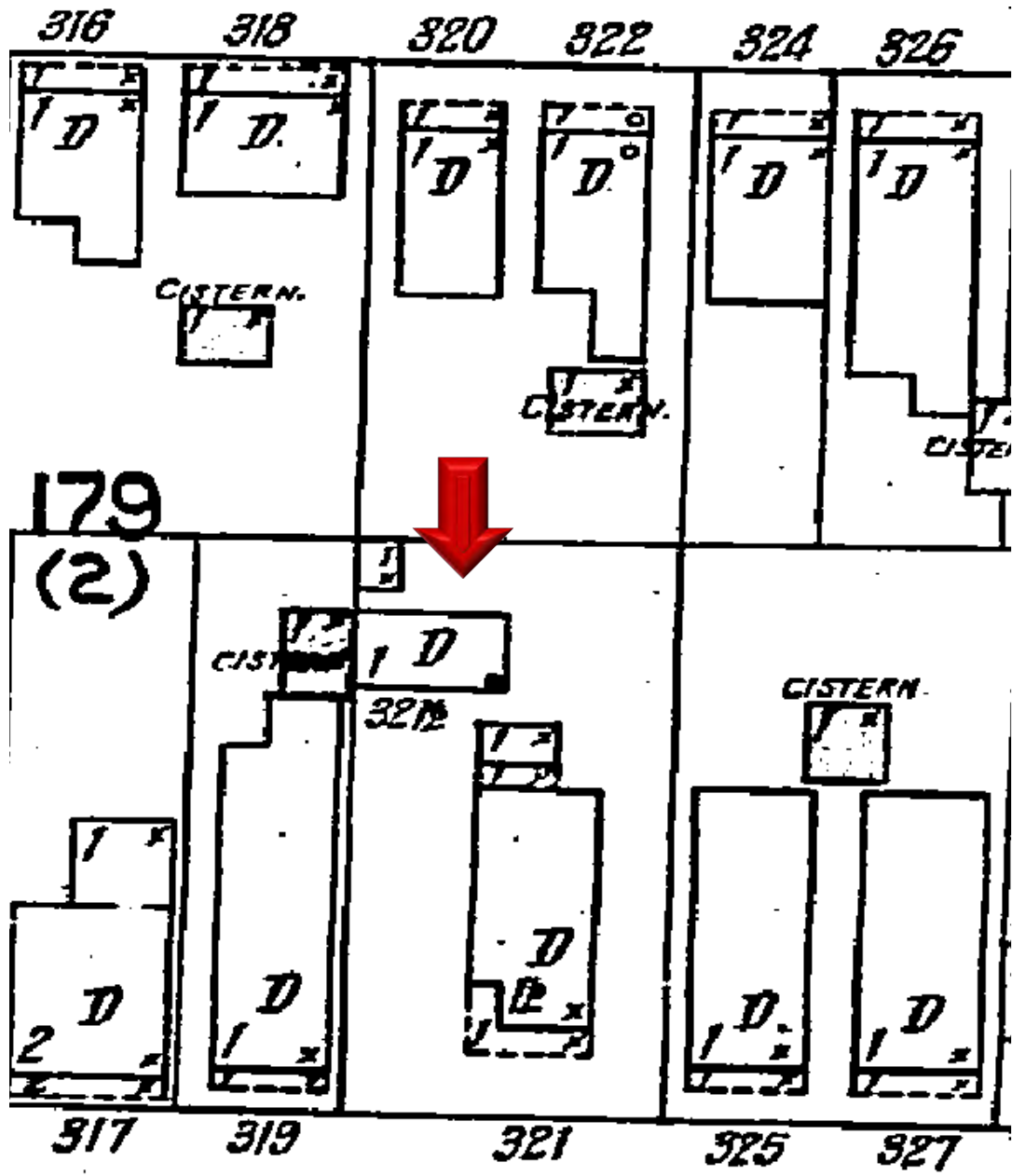
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
<b>Not associated with events of local, state nor national history.</b>
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
<b>No significant character, interest, or value is affected by the proposed demolition.</b>
(d) Is not the site of a historic event with significant effect upon society.
<b>Property is not the site of a historic event.</b>
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
<b>No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.</b>
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
<b>No distinctive architectural style is represented in the existing accessory structure.</b>
(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.
<b>Not part of the above.</b>
(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.
<b>Not a unique location.</b>

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,
No historic information is yielded.

<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
<b>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):</b>
(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.
Historic character of the district and neighborhood will not be affected by the proposed demolition.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The application does not requesting the demolition of the historic building.
(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

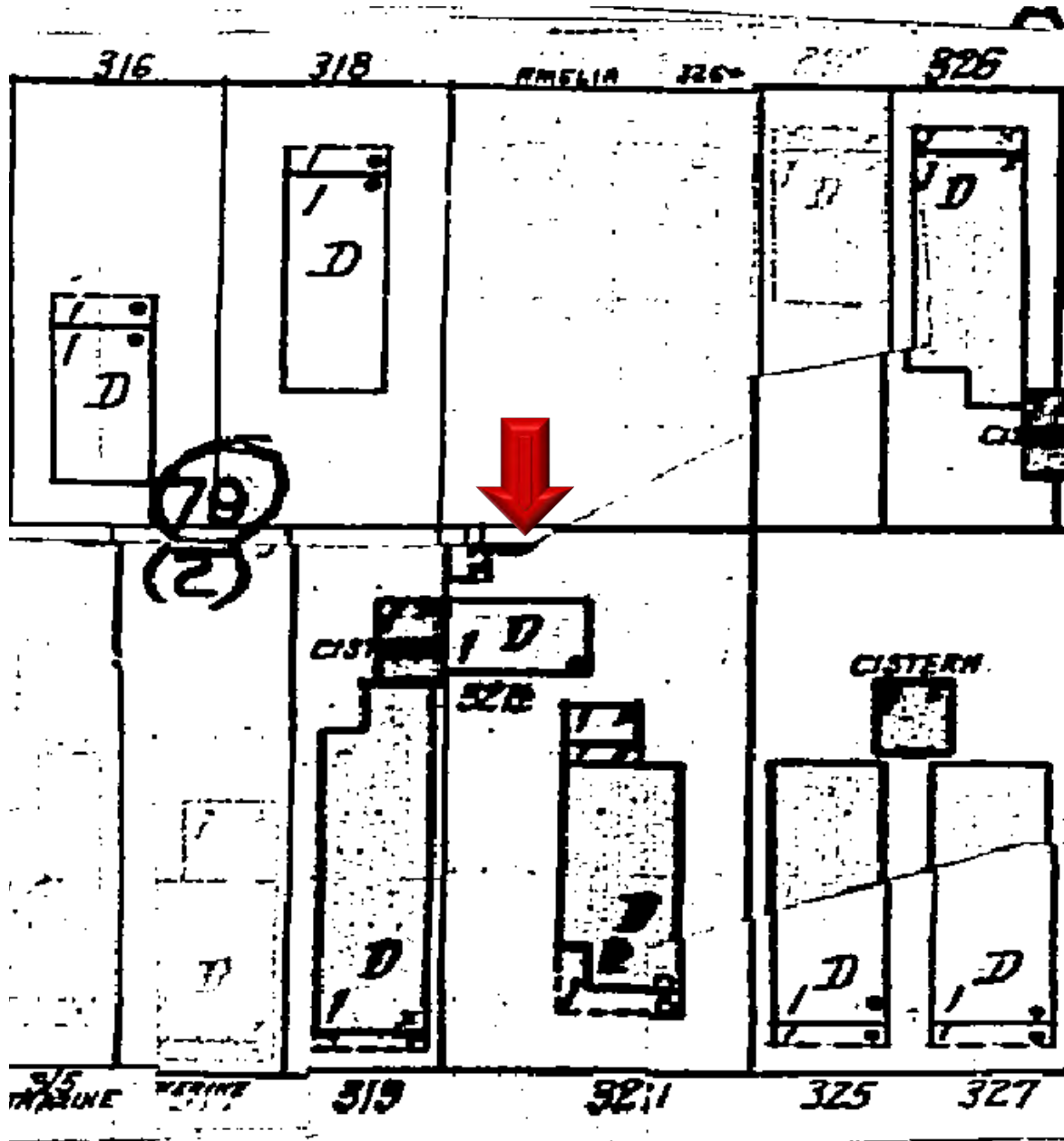
# SANBORN MAPS



# CATHARIN

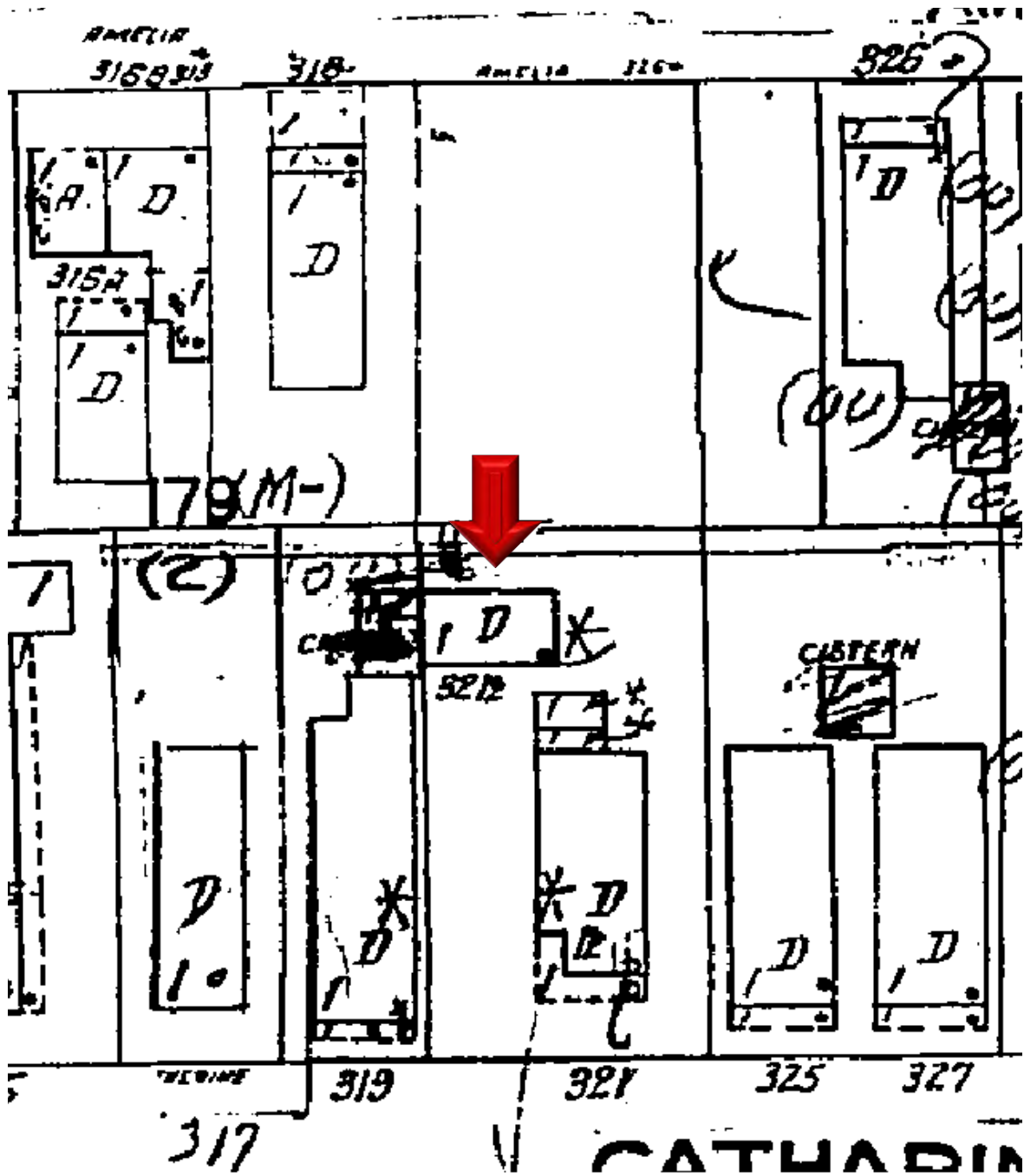
316 322 324 326

1926 Sanborn Map



# CATHARVILLE

1948 Sanborn Map



1962 Sanborn Map



# PROJECT PHOTOS



**321 Catherine Street circa 1965. Monroe County Library.**



**Detail of the rear structure behind the principal house from circa 1965 photograph. The one-story structure has a side gable roof.**



**321 Catherine Street circa 1990's. Monroe County Library.**

321 CATHERINE ST  
(VIEW FROM STREET)



321 CATHERINE ST  
(REAR VIEW)



321 CATHERINE ST  
(LEFT VIEW)



321 CATHERINE ST  
(LEFT VIEW)





321 CATHERINE ST  
EXISTING POOL HOUSE  
(FRONT VIEW)

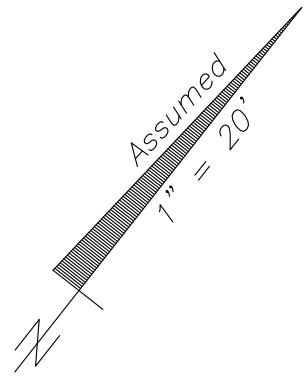
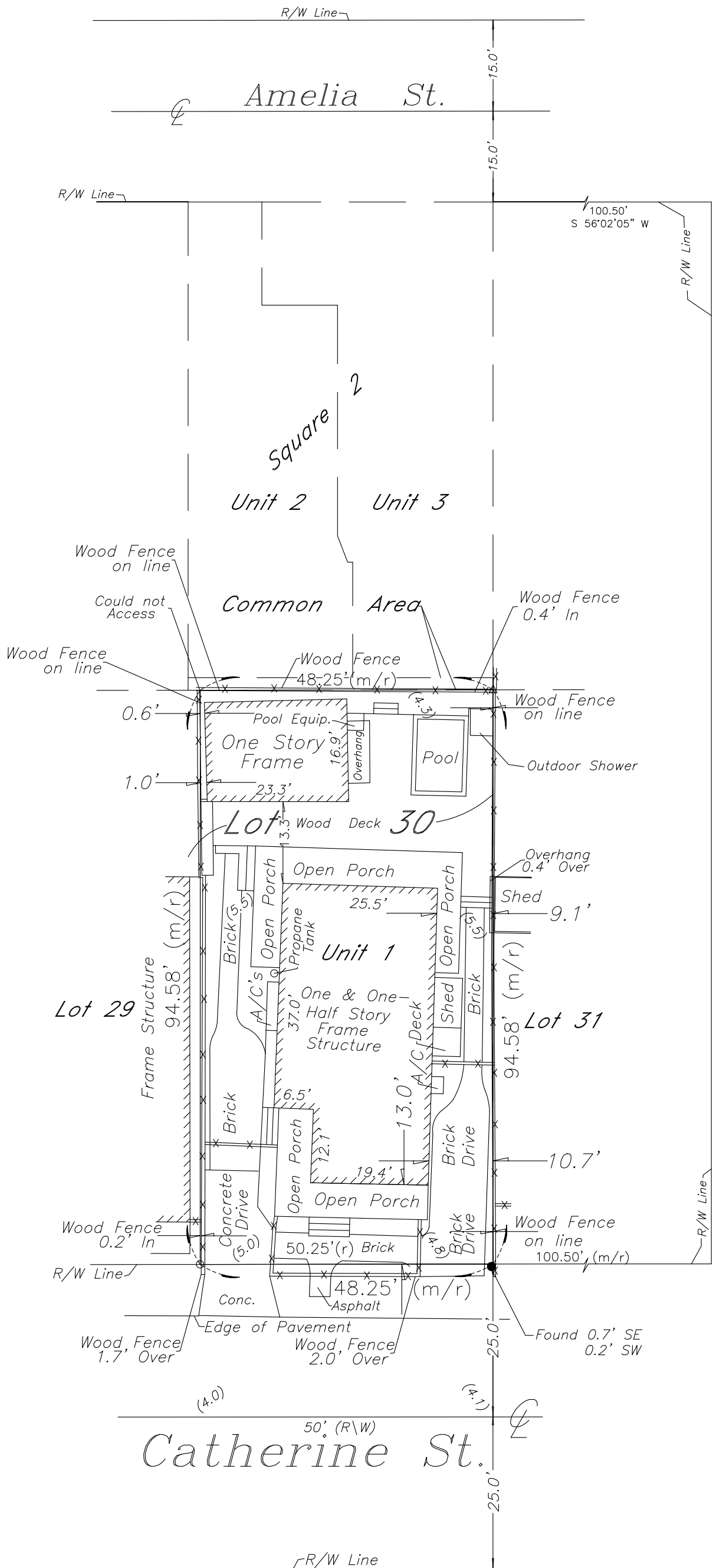


321 CATHERINE ST  
EXISTING POOL HOUSE  
(RIGHT VIEW)



# SURVEY

# Boundary Survey Map of Unit No. 1, LIGHTHOUSE VIEW Island of Key West



## LEGEND

- Set #5 rebar w/cap (LB 7131)
- △ Set Nail & Disc (6298)
- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 1/2" Iron Rod (No ID)
- ▲ Found PK Nail
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- CLF Chain Link Fence
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (4.5) Spot Elevation (Typical)

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #6298

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

Boundary Survey Report of Unit No. 1, LIGHTHOUSE VIEW  
Island of Key West

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: 321 Catherine 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. Adjoiners are not furnished.
9. Date of field work: April 5, 2023
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 datum.
12. Bench mark utilized: BASIC

BOUNDARY SURVEY OF:

Unit No. 1 of LIGHTHOUSE VIEW, according to Declaration of Protective Covenants, Restrictions and Easements recorded in O.R. Book 3032, Page 1870, as re-recorded in O.R. Book 3034, Page 864, and all exhibits and amendments thereof, Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Michael & Judith Conlon

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.

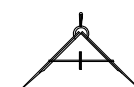
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J. Lynn O'Flynn, PSM  
Florida Reg. #6298

April 11, 2023

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

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

# HARC APPLICATION PLANS FOR 321 CATHERINE ST

SITE LOCATION

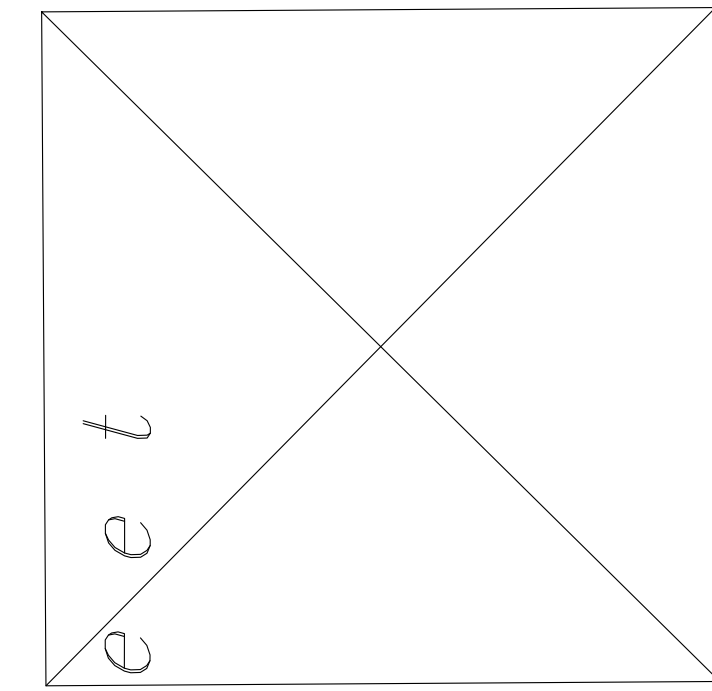
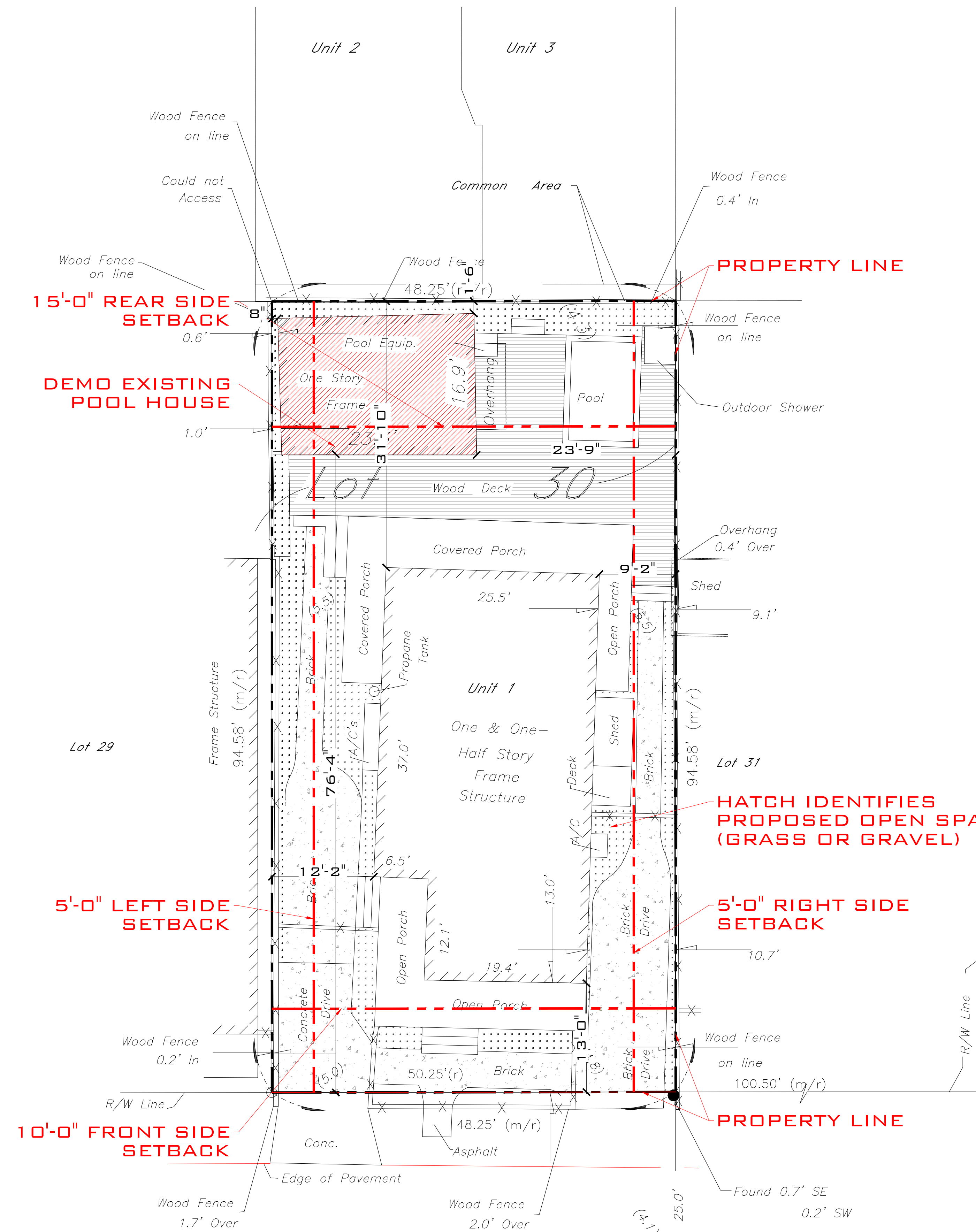
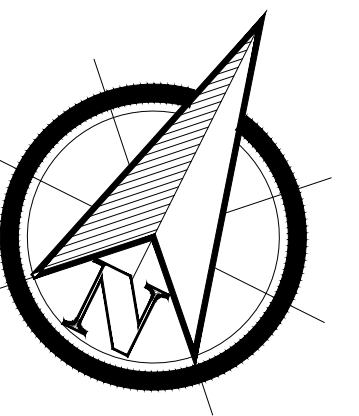


LOCATION MAP:

PROJECT LOCATION:  
321 CATHERINE ST,  
KEY WEST, FL 33040

CLIENT:  
MICHAEL CONLON

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.			
CLIENT: MICHAEL CONLON			
PROJECT: 321 CATHERINE ST			
SITE: 321 CATHERINE ST, KEY WEST, FL 33040			
TITLE: GEN NOTES			
SIGNATURE:	DATE:	SCALE:	REVISION:
SERGIO MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	AS SHOWN 07/07/23	1/4" = 1'-0"	1



Whirehead Street

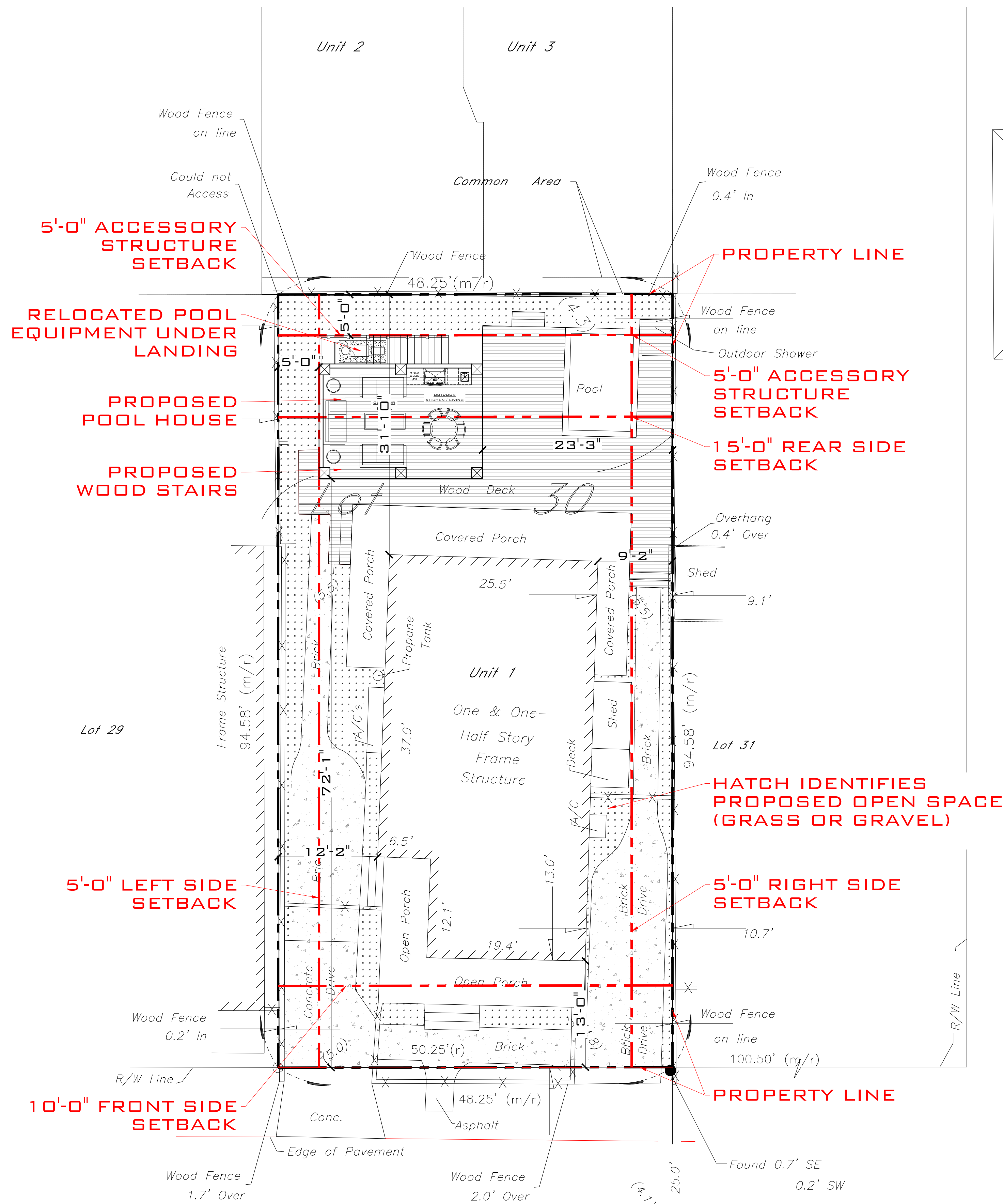
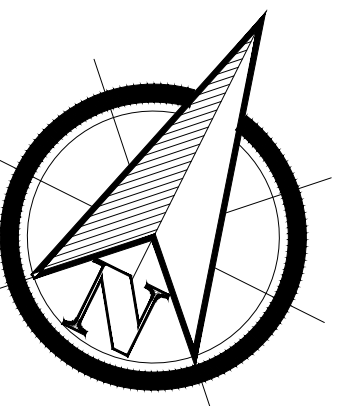
**EXISTING SITE PLAN (DEMO)**  
 SCALE: 1/8" = 1'-0"

Catherine St.  $\text{E}$

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

REV.	DESCRIPTION	BY	DATE
01	FINAL		
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT	MICHAEL CONLON		
PROJECT	321 CATHERINE ST		
DATE	321 CATHERINE ST, KEY WEST, FL 33040		
TITLE	EXISTING SITE PLAN		
SIGNATURE	DATE	SCALE	PROJECT
BRUCE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480	AS SHOWN 07/07/23	1/8" = 1'-0"	321 CATHERINE ST





**PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"

Catherine St.  $\text{E}$

W L r e e h e a d S t r e e t

**SITE DATA:**

TOTAL SITE AREA: ±4,563.50 SQ.FT  
 LAND USE: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
 FLOOD ZONE: AE6

**SETBACKS**

**FRONT:**  
 REQUIRED 10'-0"  
 EXISTING 13'-0"  
 PROPOSED NO CHANGES

**RIGHT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 9'-2"  
 PROPOSED NO CHANGES

**LEFT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 12'-2"  
 PROPOSED NO CHANGES

**REAR:**  
 REQUIRED 15'-0"  
 EXISTING 31'-10"  
 PROPOSED NO CHANGES

**ACCESSORY STRUCTURE SETBACK:**

**FRONT:**  
 REQUIRED 5'-0"  
 EXISTING 76'-4"  
 PROPOSED 72'-1"

**RIGHT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 9'-2"  
 PROPOSED 23'-3"

**LEFT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 8"  
 PROPOSED 5'-0"

**REAR:**  
 REQUIRED 5'-0"  
 EXISTING 1'-6"  
 PROPOSED 5'-0"

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60% (±2,738.1 SQ.FT.)  
 EXISTING 71.2% (±3,251.3 SQ.FT.)  
 PROPOSED 69.7% (±3,182.5 SQ.FT.)  
 (IMPROVEMENT)

**MAXIMUM BUILDING COVERAGE:**

REQUIRED 40% (±1,825.4 SQ.FT.)  
 EXISTING 47.8% (±2,182.5 SQ.FT.)  
 PROPOSED 46.4% (±2,121.4 SQ.FT.)  
 (IMPROVEMENT)

**OPEN SPACE MINIMUM:**

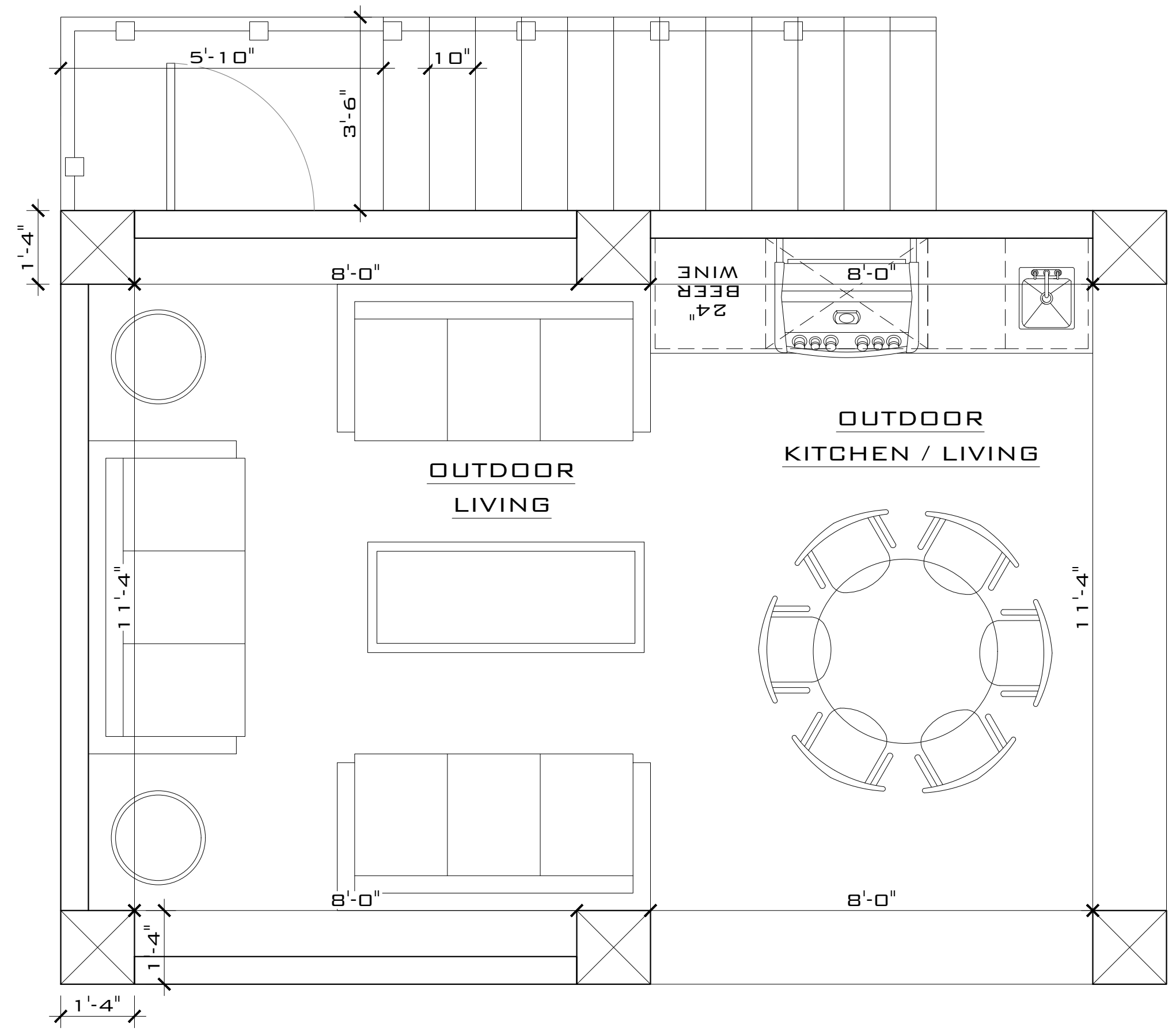
REQUIRED 35% (±1,628.7 SQ.FT.)  
 EXISTING 14.0% (±642.2 SQ.FT.)  
 PROPOSED 17.1% (±780.5 SQ.FT.)  
 (IMPROVEMENT)

**REAR YARD COVERAGE 30% MAX (±720 SQ.FT.):**

EXISTING 12.9% (±310.0 SQ.FT.)  
 PROPOSED 8.3% (±200.0 SQ.FT.)  
 (IMPROVEMENT)

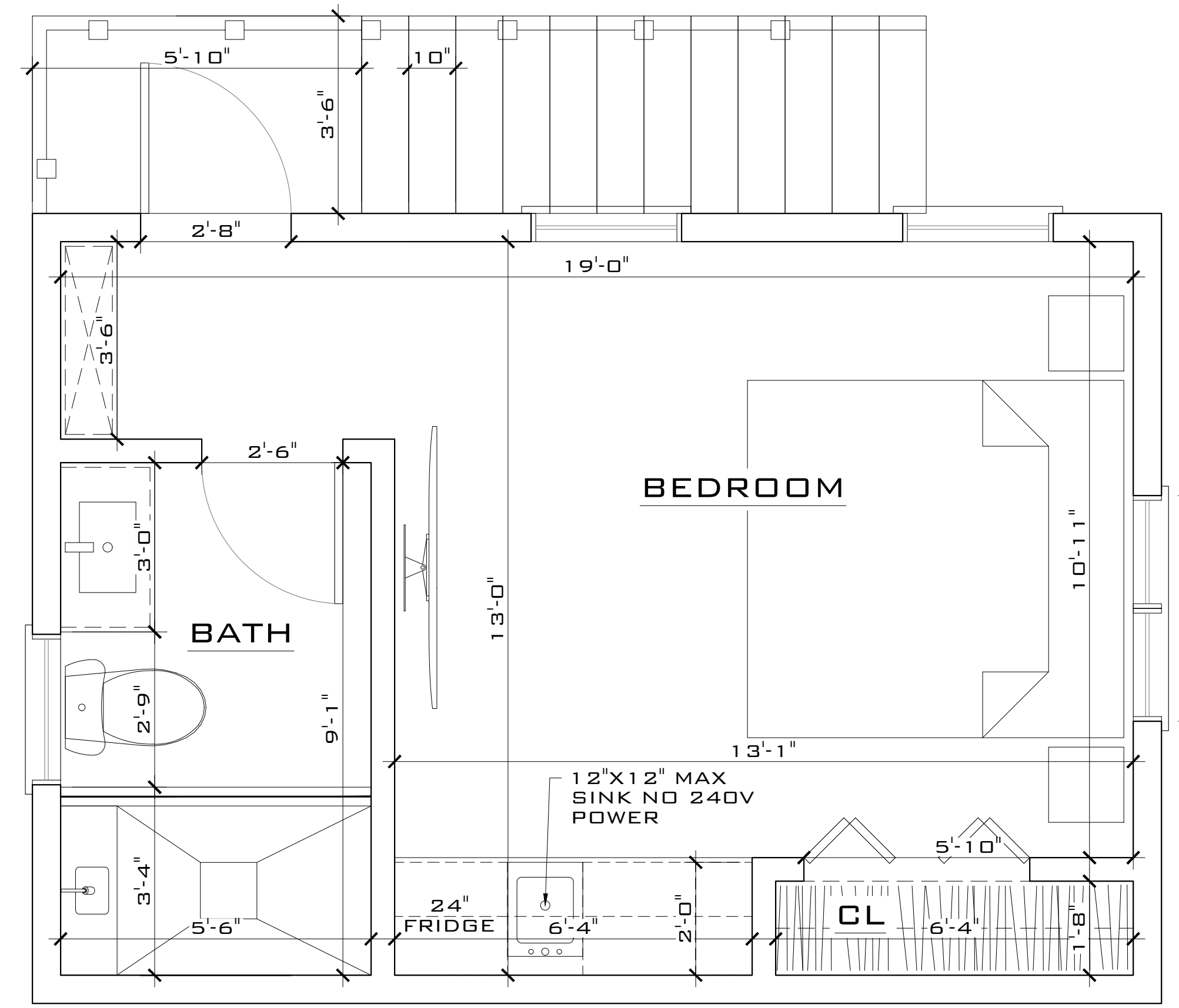
**ROOF OVERHANGS ARE NOT COUNTED INTO BUILDING COVERAGE AND ARE CONSIDERED AS PERVIOUS AREA AND OPEN SPACE.**

REV	DESCRIPTION	BY	DATE
01	FINAL		
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT	MICHAEL CONLON		
PROJECT	321 CATHERINE ST		
DATE	321 CATHERINE ST, KEY WEST, FL 33040		
TITLE	PROPOSED SITE PLAN		
SIGNATURE	DATE	SCALE	PROJECT
DATE	AS SHOWN	07/07/23	CA
PROJECT NO.	2306-06	DATE	5-102
STATE OF FLORIDA	PROFESSIONAL ENGINEER	LICENSE NO.	71480



### PROPOSED GROUND FLOOR PLAN

SCALE: 1/2" = 1'-0"



### PROPOSED 1ST FLOOR PLAN

SCALE: 1/2" = 1'-0"

REV	DESCRIPTION	BY	DATE
STATUS	FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: MICHAEL CONLON  
PROJECT: 321 CATHERINE ST  
SITE: 321 CATHERINE ST,  
KEY WEST, FL 33040  
TITLE: PROPOSED FLOOR PLAN

DATE:	DESIGNED BY:	DATE:	DESIGNED BY:
2306-06	AS SHOWN	07/07/23	DA
2306-06	A-101		1

SIGNATURE: SERGE MASHITACOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**EXISTING FRONT ELEVATION**

SCALE: 3/8" = 1'-0"



- ⊕ EXISTING 1ST F.F.  
+7.80' NGVD29
- ⊕ BASE FLOOD ZONE AE7  
+7.00' NGVD29
- ⊕ EXISTING GRADE  
+5.50' NGVD29
- ⊕ GROUND OF ROAD  
+4.00' NGVD29

**PROPOSED FRONT ELEVATION**

SCALE: 3/8" = 1'-0"

REV	DESCRIPTION	BY	DATE
	STATUS: FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: MICHAEL CONLON  
PROJECT: 321 CATHERINE ST  
SITE: 321 CATHERINE ST,  
KEY WEST, FL 33040  
TITLE: PROPOSED ELEVATIONS

SIGNATURE:	DATE:	SCALE:	DATE:	DESIGN:	DATE:	REVISION:

BRUCE MASHITACOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

2306-06	A-102	1
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**EXISTING REAR ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED REAR ELEVATION**

SCALE: 3/8" = 1'-0"

REV	DESCRIPTION	BY	DATE
	FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: MICHAEL CONLON  
PROJECT: 321 CATHERINE ST  
SITE: 321 CATHERINE ST, KEY WEST, FL 33040  
TITLE: PROPOSED ELEVATIONS

SIGNATURE:	DATE:	SCALE:	DATE:	DESIGN:	DATE:	CHECK:	DATE:	DATE:
	AS SHOWN	07/07/23	CA	SAH				
2306-06	A-103							1

BRUCE MASHITACOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480



**EXISTING LEFT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED LEFT ELEVATION**  
SCALE: 3/8" = 1'-0"

- DEMOLISH EXISTING POOL HOUSE
- PROPOSED NEW 5VCRIMP METAL ROOFING
- PROPOSED ALUMINUM FRAME WINDOWS W/ PRIVACY GLASS
- PROPOSED CEMENT SIDING
- PROPOSED ALUMINUM RAILING
- PROPOSED WOOD STAIRS
- PROPOSED 6X6 WOOD POSTS
- EXISTING 1ST F.F. +7.80' NGVD29
- BASE FLOOD ZONE AE7 +7.00' NGVD29
- EXISTING GRADE +5.50' NGVD29
- GROUND OF ROAD +4.00' NGVD29

<p>THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.</p> <p>SIGNATURE: _____</p> <p>DATE: _____</p> <p>BRUCE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">REV. DESCRIPTION</td> <td style="font-size: 8px;">BY</td> <td style="font-size: 8px;">DATE</td> </tr> <tr> <td>FINAL</td> <td></td> <td></td> </tr> </table> <p><b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING</p> <p>3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835</p> <p>CLIENT: MICHAEL CONLON</p> <p>PROJECT: 321 CATHERINE ST</p> <p>SITE: 321 CATHERINE ST, KEY WEST, FL 33040</p> <p>TITLE: PROPOSED ELEVATIONS</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td>DATE: 07/07/23</td> <td>DATE: 07/07/23</td> <td>DATE: 07/07/23</td> <td>DATE: 07/07/23</td> </tr> <tr> <td>BY: AS SHOWN</td> <td>BY: DA</td> <td>BY: SAM</td> <td>BY: DA</td> </tr> <tr> <td>PROJECT NO: 2306-06</td> <td>SCALE: A-104</td> <td>REVISION: 1</td> <td></td> </tr> </table>	REV. DESCRIPTION	BY	DATE	FINAL			DATE: 07/07/23	DATE: 07/07/23	DATE: 07/07/23	DATE: 07/07/23	BY: AS SHOWN	BY: DA	BY: SAM	BY: DA	PROJECT NO: 2306-06	SCALE: A-104	REVISION: 1	
REV. DESCRIPTION	BY	DATE																	
FINAL																			
DATE: 07/07/23	DATE: 07/07/23	DATE: 07/07/23	DATE: 07/07/23																
BY: AS SHOWN	BY: DA	BY: SAM	BY: DA																
PROJECT NO: 2306-06	SCALE: A-104	REVISION: 1																	



**EXISTING RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"

- EXISTING 1ST F.F.  
+7.80' NGVD29
- BASE FLOOD ZONE AE7  
+7.00' NGVD29
- EXISTING GRADE  
+5.50' NGVD29
- GROUND OF ROAD  
+4.00' NGVD29

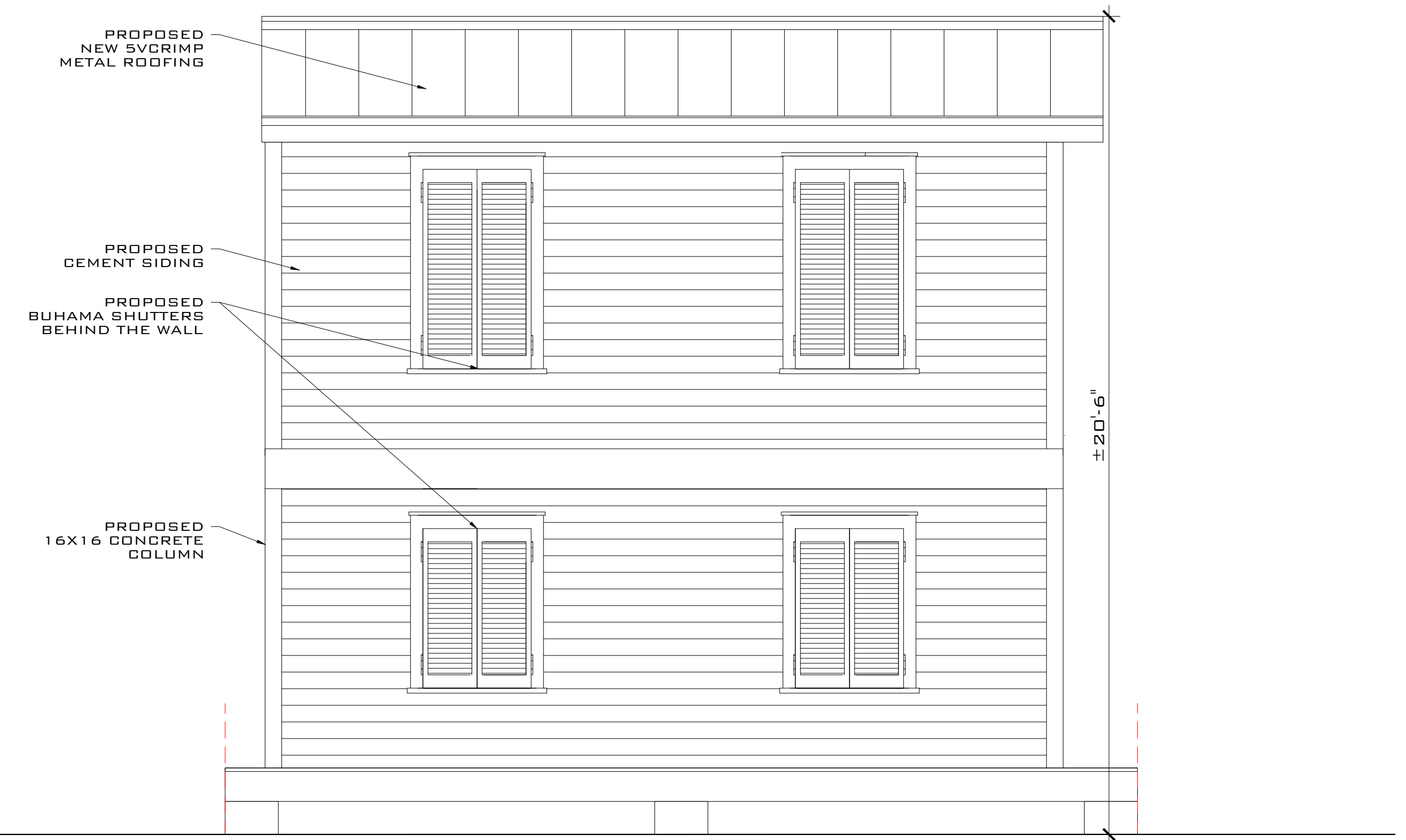
- PROPOSED NEW 5VCRIMP METAL ROOFING
- PROPOSED ALUMINUM FRAME WINDOWS
- PROPOSED CEMENT SIDING
- PROPOSED WOOD RAILING
- PROPOSED WOOD STAIRS
- PROPOSED 16X16 CONCRETE COLUMN

REV. DESCRIPTION	BY	DATE
FINAL		
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING		
3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835		
CLIENT: <b>MICHAEL CONLON</b>		
PROJECT: <b>321 CATHERINE ST</b>		
SITE: <b>321 CATHERINE ST,          KEY WEST, FL 33040</b>		
TITLE: <b>PROPOSED ELEVATIONS</b>		
SIGNATURE:	DATE:	SCALE:
BRUCE MASHINACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480	AS SHOWN 07/07/23	1/8" = 1'-0"
	PROJECT NO.:	DATE:
	2306-06	A-105
		1



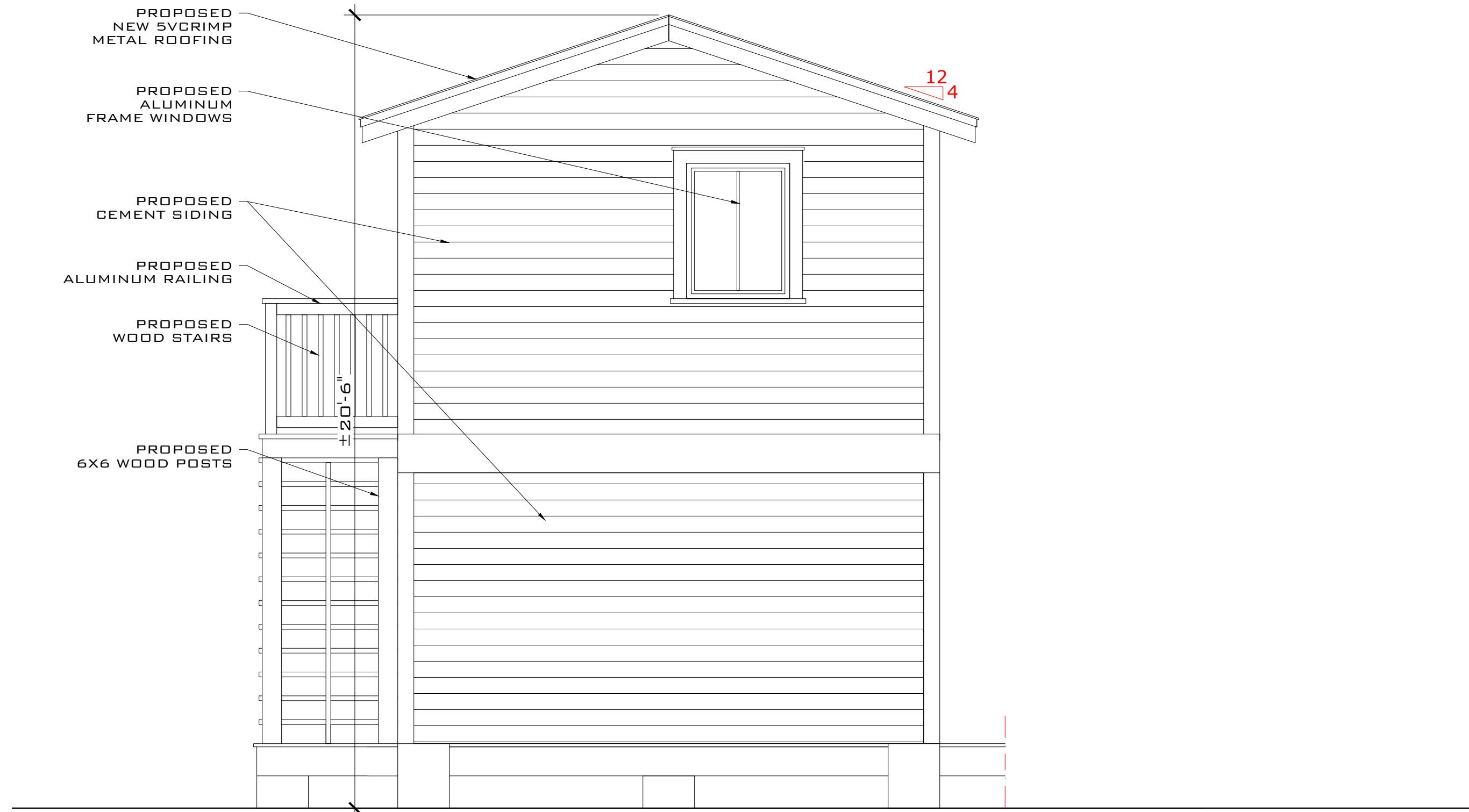
**PROPOSED FRONT ELEVATION (POOL HOUSE)**

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



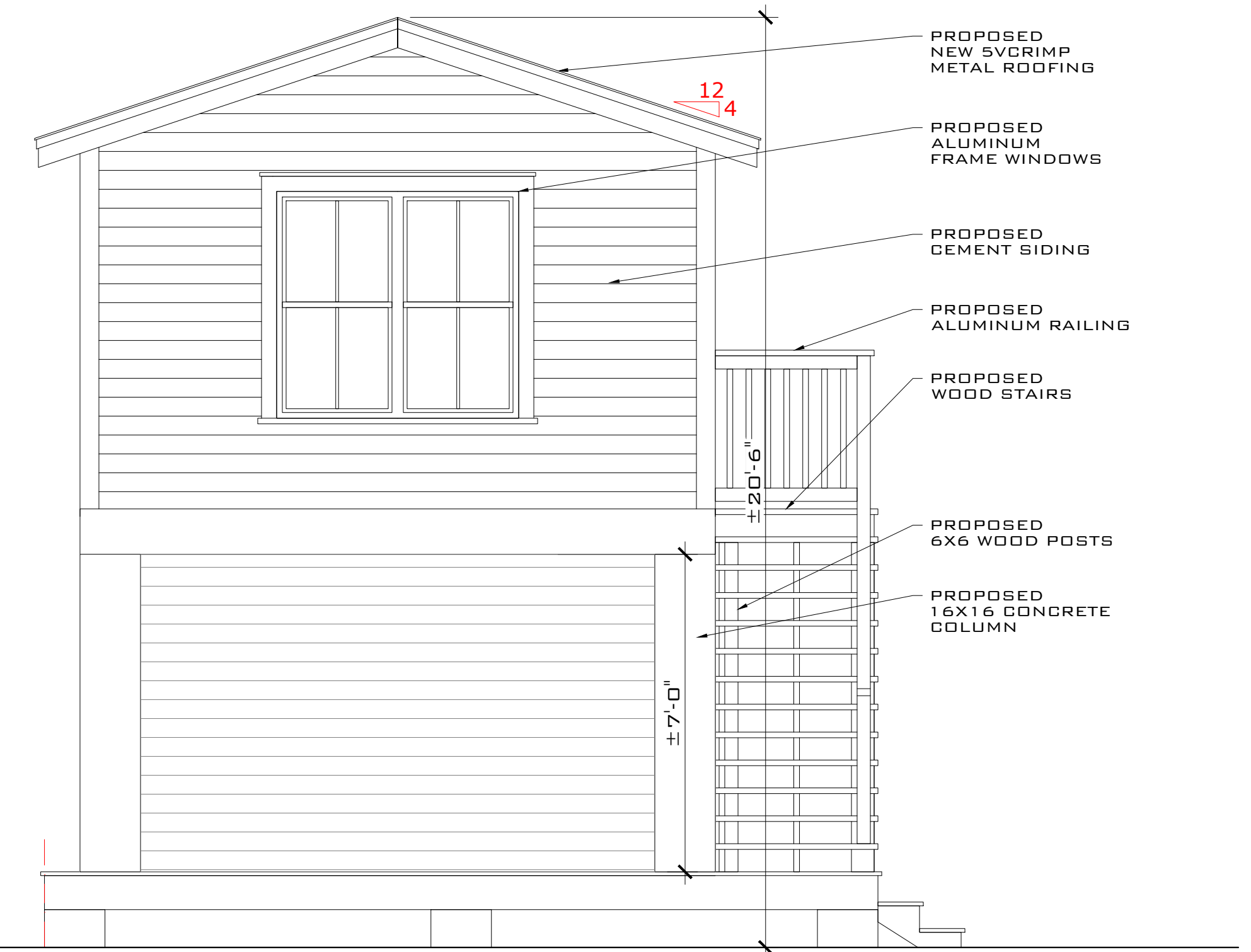
**PROPOSED REAR ELEVATION (POOL HOUSE)**

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



**PROPOSED LEFT ELEVATION (POOL HOUSE)**

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



**PROPOSED RIGHT ELEVATION (POOL HOUSE)**

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

REV	DESCRIPTION	BY	DATE
1	FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

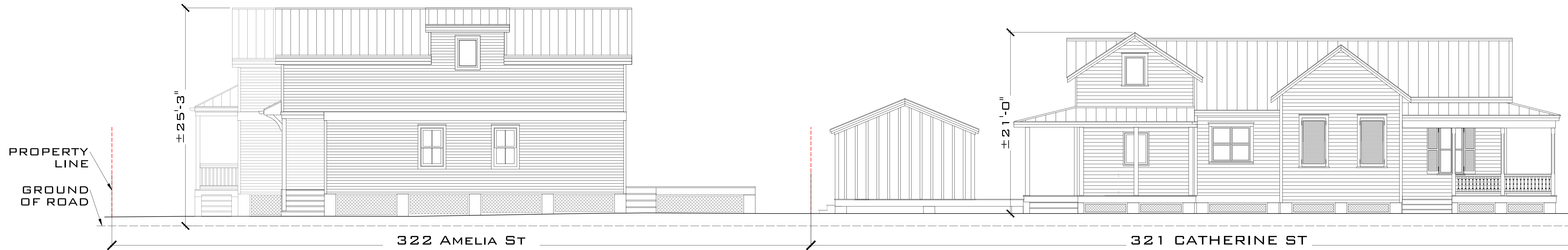
ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: MICHAEL CONLON  
PROJECT: 321 CATHERINE ST  
SITE: 321 CATHERINE ST, KEY WEST, FL 33040  
TITLE: PROPOSED ELEVATIONS

SIGNATURE:	DATE:	SCALE:	DATE:	SCALE:	DATE:

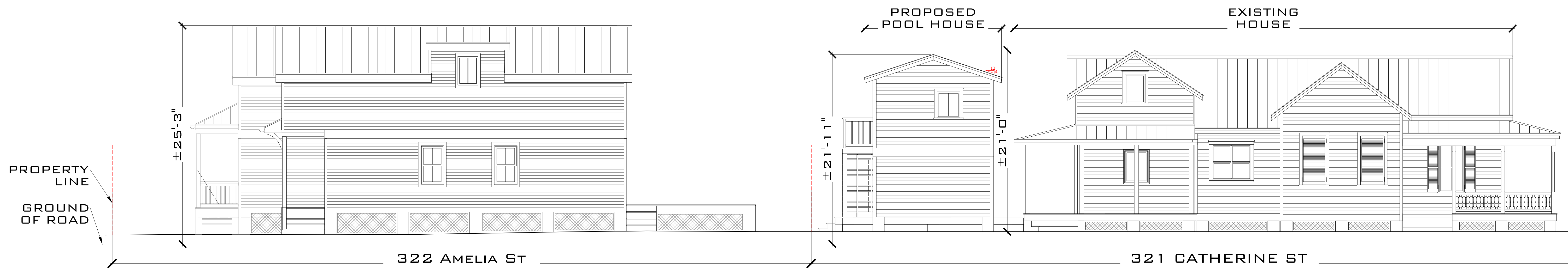
BRUCE MASHYAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

DATE:	SCALE:	DATE:	SCALE:	DATE:	SCALE:
2306-06	A-106	07/07/23	DA	07/07/23	SAH



**EXISTING LEFT SIDE VIEW**

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

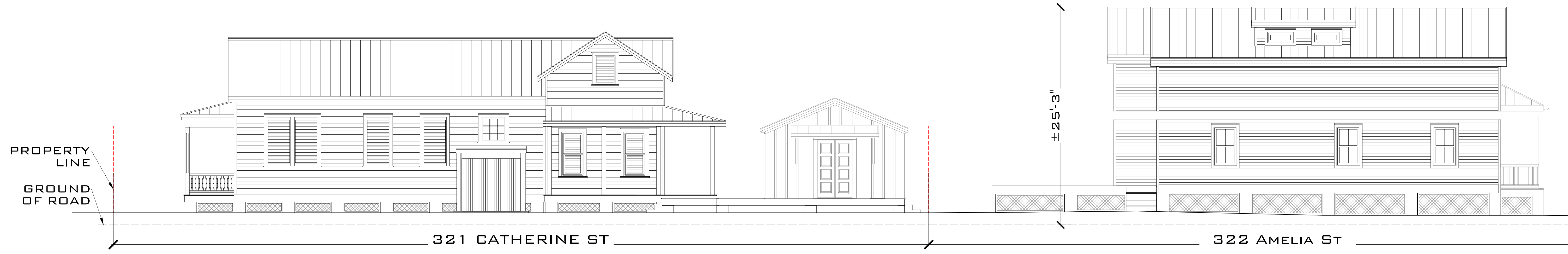


**PROPOSED LEFT SIDE VIEW**

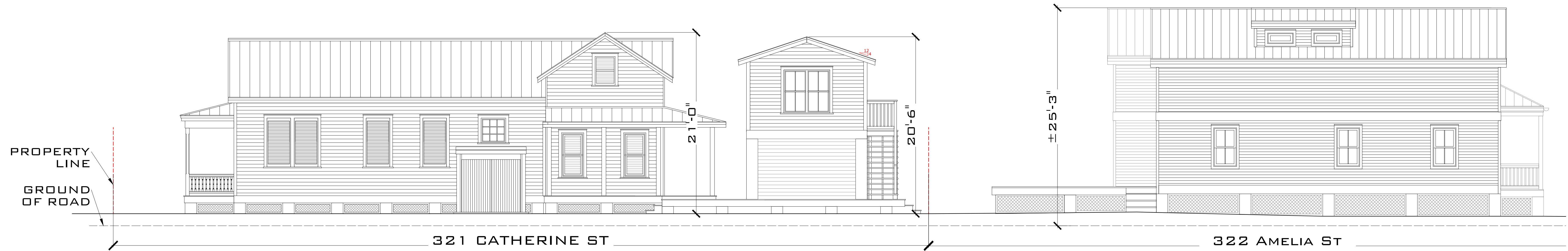
SCALE: 3/16" = 1'-0"

REV	DESCRIPTION	BY	DATE
STATUS: FINAL			
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGNER	MICHAEL CONLON		
PROJECT	321 CATHERINE ST		
DATE	321 CATHERINE ST, KEY WEST, FL 33040		
TITLE	PROPOSED ELEVATIONS		
SHEET NO.	DATE	SCALE	DESIGNED BY
2306-06	08/10/23	1/8" = 1'-0"	DA
			SAF
			RET
			1
SIGNATURE: DATE: BRUCE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480			





**EXISTING RIGHT SIDE VIEW**  
SCALE: 3/16" = 1'-0"



**PROPOSED RIGHT SIDE VIEW**  
SCALE: 3/16" = 1'-0"

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: MICHAEL CONLON			
PROJECT: 321 CATHERINE ST			
SITE: 321 CATHERINE ST, KEY WEST, FL 33040			
TITLE: PROPOSED ELEVATIONS			
SIGNATURE:	DATE:	SCALE:	DATE:
BRUCE MASHYACKY	08/10/23	AS SHOWN	08/10/23
PROFESSIONAL ENGINEER	STATE OF FLORIDA	2306-06	A-10B
LICENSE NO. 71480			

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 26, 2023, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T U-verse 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:

**NEW ACCESSORY STRUCTURE AT REAR. DEMOLITION OF EXISTING ACCESSORY STRUCTURE.**

**#321 CATHERINE STREET**

**Applicant – Serge Mashtakov    Application #H2023-0028**

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 305-809-3973 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.



3  
2  
1

**Public Meeting Notice**  
The following information is being provided to you as a member of the public. This information is being provided to you as a member of the public. This information is being provided to you as a member of the public.

# HARC POSTING AFFIDAVIT

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

**BEFORE ME**, the undersigned authority, personally appeared OLEH AMBROZIAK, 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: 321 CATHERINE STREET, KEY WEST, FL 33040 on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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 5:00 P.M., SEPTEMBER 26, 2023.

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 H2023-17128.

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

**Signed Name of Affiant:**

[Signature]  
**Date:** 09/18/2023  
**Address:** 3717 N. ROOSEVELT BLVD,  
**City:** KEY WEST  
**State, Zip:** 33040

The forgoing instrument was acknowledged before me on this 19 day of September, 2023.

By (Print name of Affiant) OLEH AMBROZIAK who is personally known to me or has produced FL, DL as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)  
My Commission Expires: 1/25/2025



# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## 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 00026350-000000  
 Account# 1027146  
 Property ID 1027146  
 Millage Group 11KW  
 Location 321 CATHERINE ST, KEY WEST  
 Address  
 Legal KW PT LOT 30 SQR 2 TR 10 PB1-25-40 (AKA UNIT 1) TT-290 OR459-690  
 Description OR633-432/38 OR635-428/31 OR1102-1928 OR1287-215 OR1289-2366 OR2451-2392/93 OR3032-1870 OR3054-0997  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Tracts 10 and 15  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



## Owner

CONLON MICHAEL 3796 Beechwood Pl Seaford NY 11783  
 KNEER-COLON JUDITH 3796 Beechwood Pl Seaford NY 11783

## Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$711,523	\$719,092	\$619,620	\$841,167
+ Market Misc Value	\$34,420	\$35,423	\$36,425	\$37,427
+ Market Land Value	\$1,015,952	\$616,233	\$499,649	\$482,994
= Just Market Value	\$1,761,895	\$1,370,748	\$1,155,694	\$1,361,588
= Total Assessed Value	\$1,398,389	\$1,271,263	\$1,155,694	\$668,301
- School Exempt Value	\$0	\$0	\$0	(\$25,000)
= School Taxable Value	\$1,761,895	\$1,370,748	\$1,155,694	\$643,301

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$616,233	\$719,092	\$35,423	\$1,370,748	\$1,271,263	\$0	\$1,370,748	\$0
2021	\$499,649	\$619,620	\$36,425	\$1,155,694	\$1,155,694	\$0	\$1,155,694	\$0
2020	\$482,994	\$841,167	\$37,427	\$1,361,588	\$668,301	\$25,000	\$643,301	\$500,000
2019	\$506,421	\$616,994	\$38,430	\$1,161,845	\$653,276	\$25,000	\$628,276	\$500,000
2018	\$514,751	\$528,213	\$39,432	\$1,082,396	\$641,096	\$25,000	\$616,096	\$441,300

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
RES SUPERIOR DRY (01SD)	4,563.00	Square Foot	30.2	94.58

## Buildings

Building ID	2063	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1921
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2566	Roof Type	GABLE/HIP
Finished Sq Ft	1924	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	EXCELLENT	Heating Type	FCD/AIR NON-DC

Perimeter	316	Bedrooms	5
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	1
Depreciation %	6	Grade	500
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	586	0	222
FLA	FLOOR LIV AREA	1,924	1,924	304
OPF	OP PRCH FIN LL	24	0	22
SBF	UTIL FIN BLK	32	0	24
<b>TOTAL</b>		<b>2,566</b>	<b>1,924</b>	<b>572</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2000	2001	4 x 51	1	204 SF	2
RES POOL	2012	2013	12 x 20	1	240 SF	4
BRICK PATIO	2012	2013	0 x 0	1	490 SF	2
FENCES	2012	2013	6 x 70	1	420 SF	4
WOOD DECK	2013	2014	0 x 0	1	450 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/15/2020	\$1,400,000	Warranty Deed	2289256	3054	0997	01 - Qualified	Improved		
1/29/2010	\$250,000	Warranty Deed		2451	2392	30 - Unqualified	Improved		

**Permits**

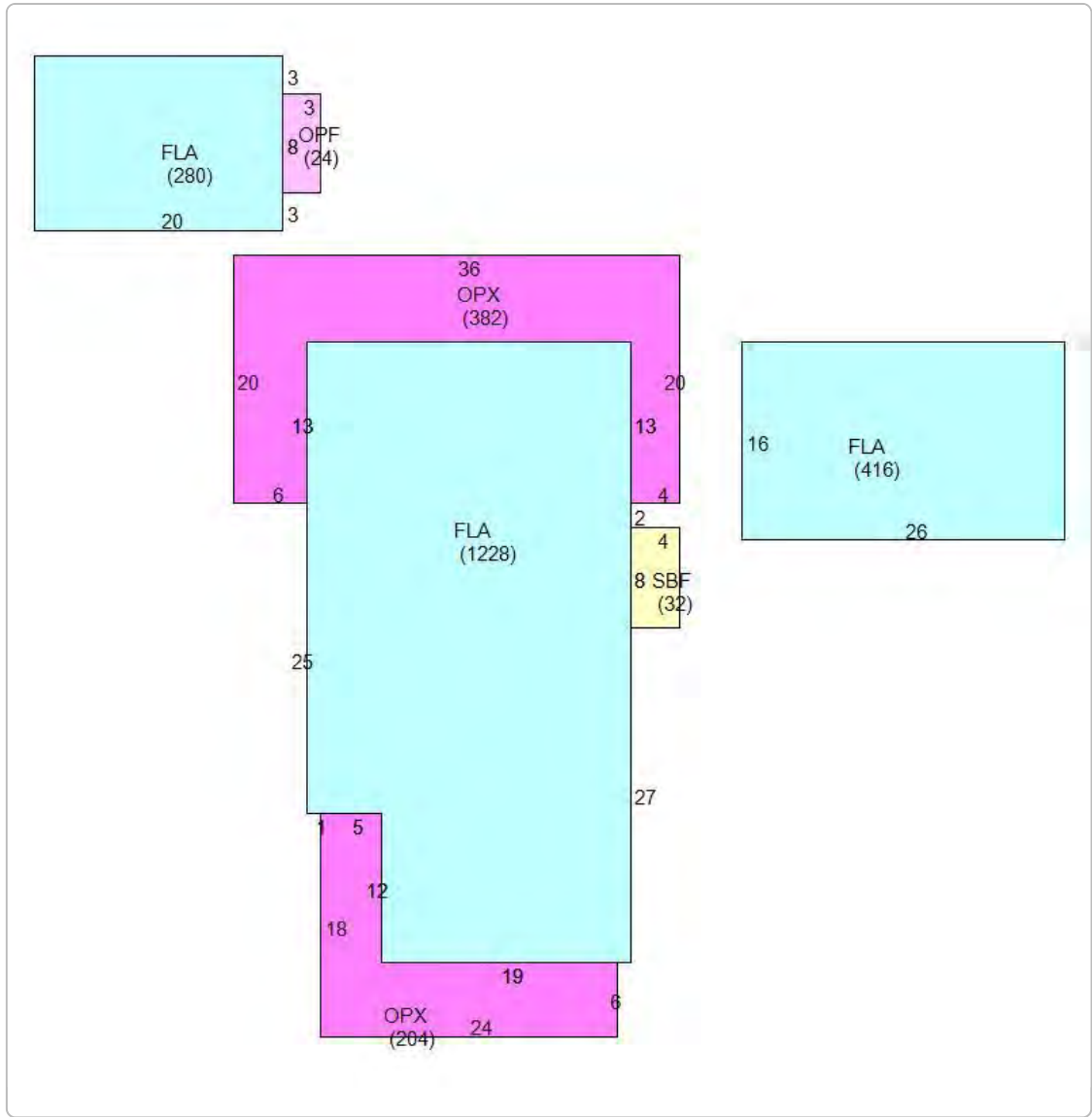
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-3723	1/24/2014	7/24/2014	\$14,149		INSTALL 1325SF OF VIC METAL SHINGLES ON MAIN & PORCH ROOF
12-4467	12/27/2012	1/2/2014	\$2,000	Residential	BUILD NEW DECK AS PER DRAWINGS 450 SQ FT
12-4469	12/27/2012	1/2/2014	\$1,500	Residential	BUILD TOTAL 70 LF OF 6' HIGH WHITE OPEN PICKET FENCE, 50' REAR PROPERTY, 10' ON BOTH SIDES
12-4390	12/14/2012	1/14/2013	\$4,000		SAND SET BRICK PAVER DRIVEWAY AND WALKWAY R & R 60SF CONCRETE APPROX 490SF
12-3678	10/5/2012	12/5/2012	\$22,500		NEW RESIDENTIAL IN GROUND CONCRETE POOL
12-3399	9/20/2012	12/5/2012	\$5,100		INSTALL 850SF VCRIMP METAL ROOFING ON NEW BUILT ADDITION
12-3368	9/17/2012	12/5/2012	\$2,000		ROUGH PLUMBING 1 KITCH SINK, 1 TOILET, 1 SHOWER, 1 VANITY
12-0904	3/30/2012	11/15/2012	\$50,000		BUILD NEW 382SF REAR ADDITION ( BEDROOM, BATHROOM & KITCHEN) INSTALL 9 NEW MARVIN 2/2 WOODEN WINDOWS IN EXISTING STRUCTURE, REPAIR SIDING 200SF PER PLANS
11-4634	12/22/2011	10/11/2012	\$8,000		RE PAINT INTERIOR WALLS IN HOUSE 1000SF RE SHEETROCK CEILINGS 800SF PAINT CEILINGS RE FINISH EXISTING WOOD FLOORS
04-0556	2/26/2004	7/23/2004	\$600		REPLACE SEWER LINE
04/0361	2/10/2004	7/23/2004	\$1,200		REPAIR PORCH & FLOOR
03-1917	5/28/2003	7/23/2003	\$3,000		REPAINTED
99-1311	4/19/1999	10/25/1999	\$3,297		VICTORIAN SHINGLE ROOF
B942396	7/1/1994	10/1/1994	\$900		REPAIR 660SF SDJ L.SIDE

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 9/20/2023, 4:05:58 AM

[Contact Us](#)

