



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: December 16, 2025

Applicant: Serge Mashtakov, PE

Application Number: C2025-0096

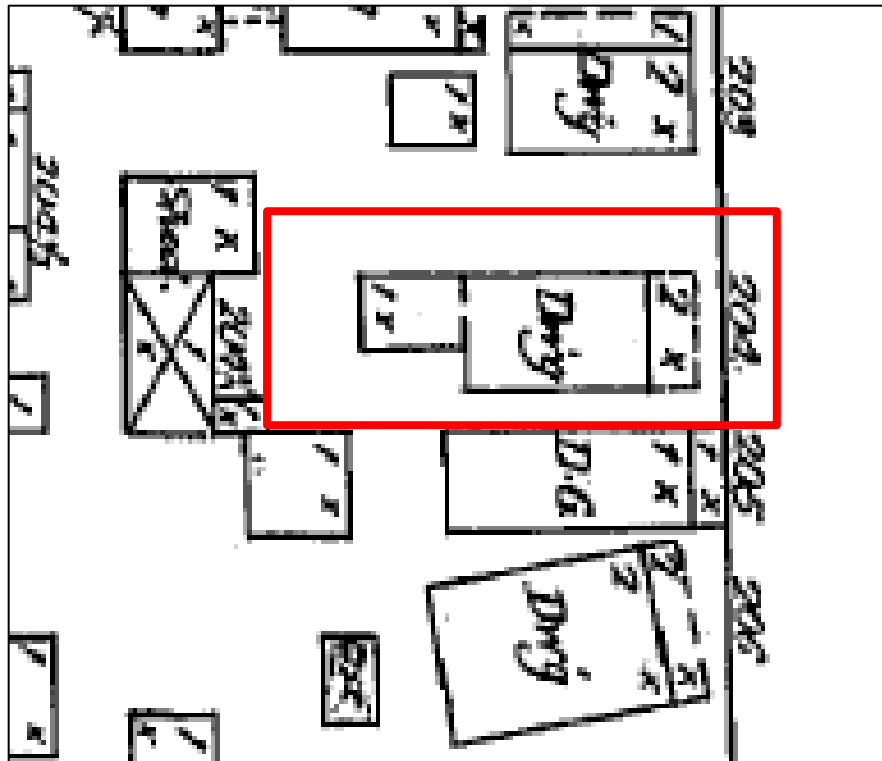
Address: 412 Elizabeth

Description of Work:

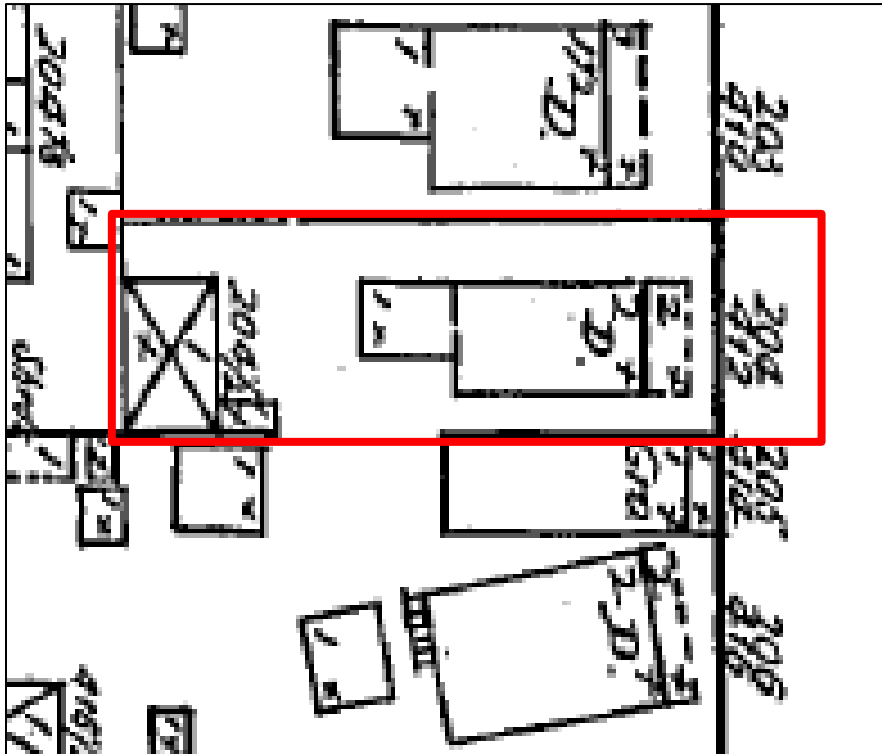
Renovations to rear historic addition. New covered wood deck, stairs, and brick pavers in rear. Demolition of existing non-historic rear balcony, deck, and pavers.

Site Facts:

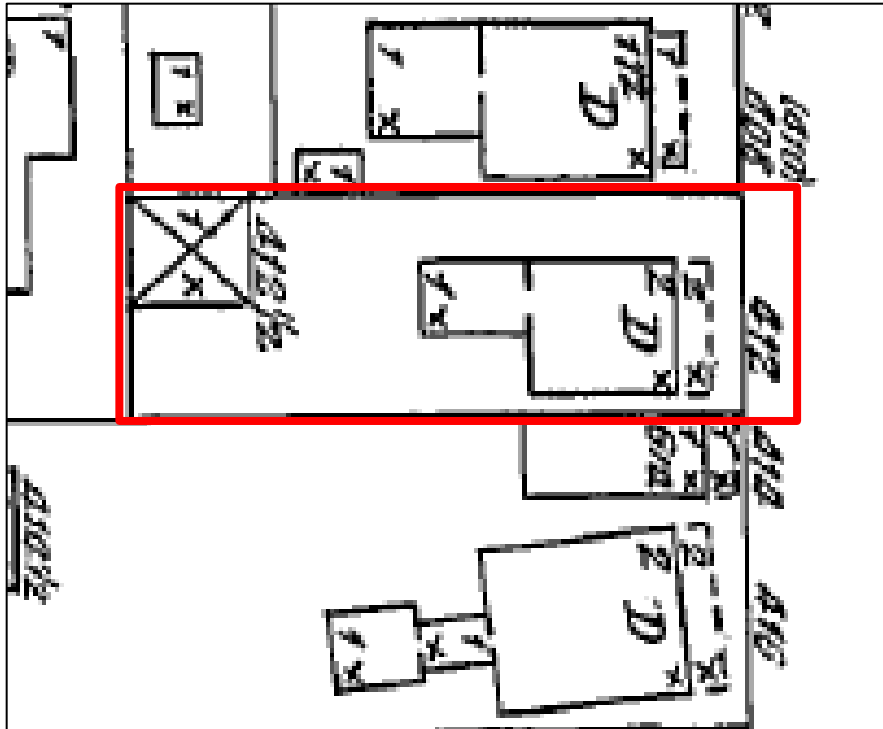
The property under review is located at 412 Elizabeth Street. The structure on the property is listed as historic and contributing, built circa 1865. The structure has several non-historic and non-contributing rear additions, including a balcony over a portion of the rear deck. There is also an existing brick patio and a pool at the rear of the property. Currently the house sits on piers and is located within an X flood zone.



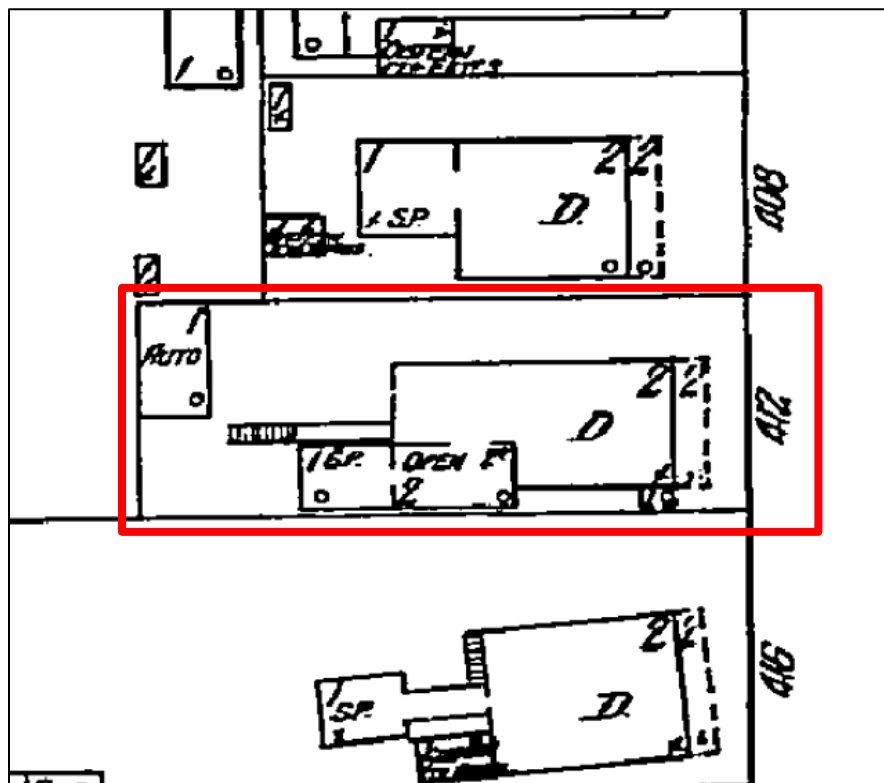
1889 Sanborn with the property at 412 (then 204) Elizabeth Street indicated in red.



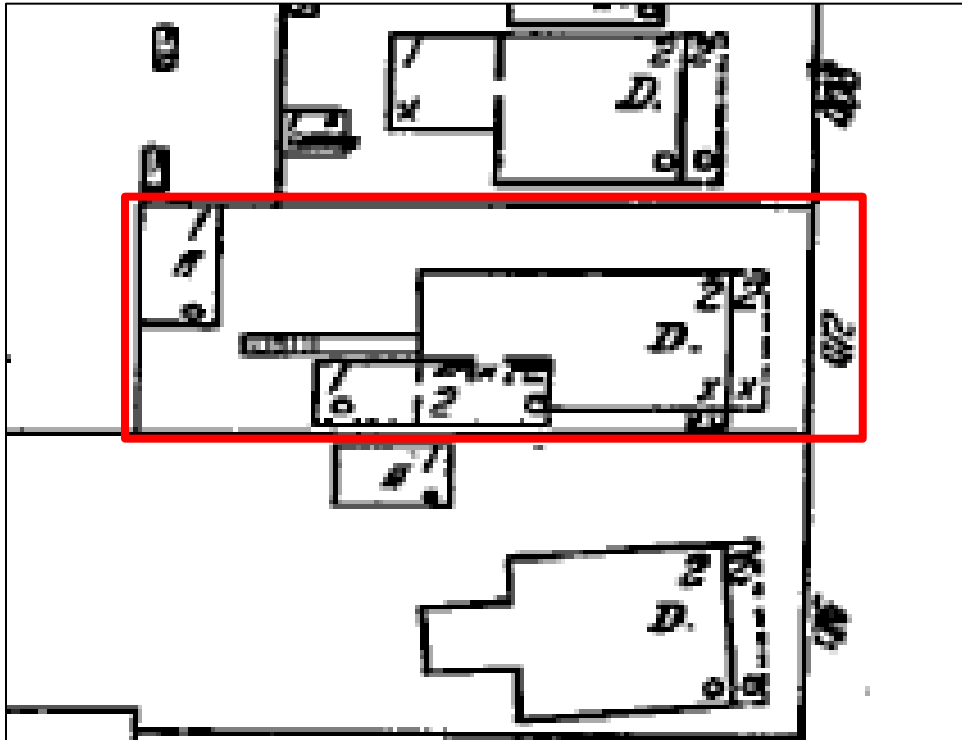
1892 Sanborn with the property at 412 (also 204) Elizabeth Street indicated in red.



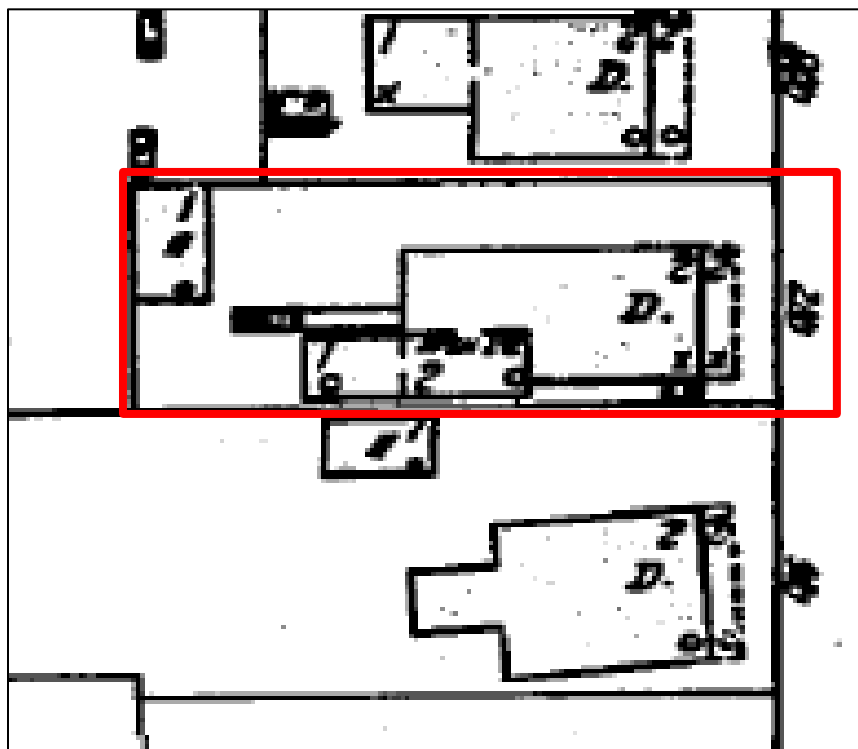
1899 Sanborn with the property at 412 Elizabeth Street indicated in red.



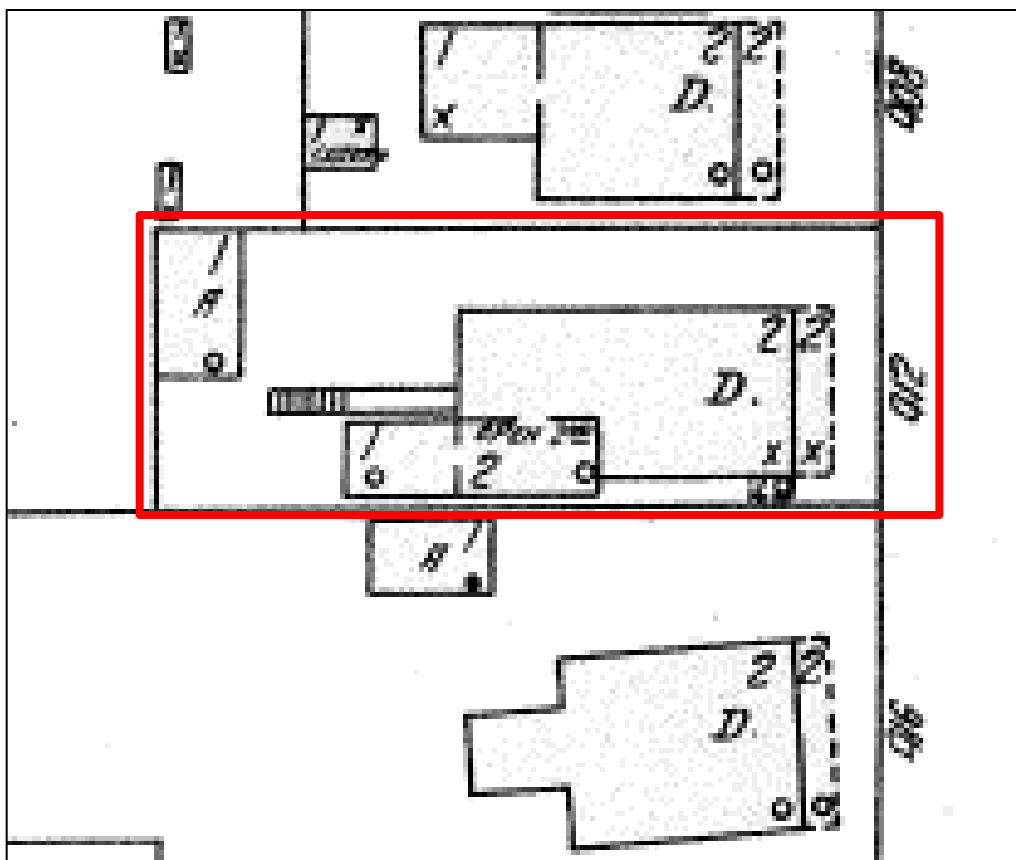
1912 Sanborn with the property at 412 Elizabeth Street indicated in red.



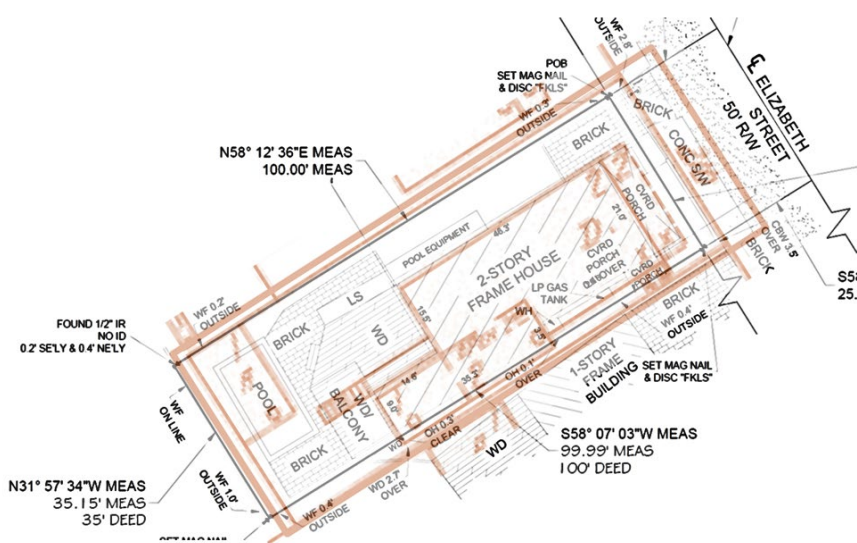
1926 Sanborn with the property at 412 Elizabeth Street indicated in red.



1948 Sanborn with the property at 412 Elizabeth Street indicated in red.



1962 Sanborn with the property at 412 Elizabeth Street indicated in red.



1962 Sanborn Map and Survey.



Photo of property under review. (front)



Photo of property under review. (front)



Photo of property under review. (Rear)



Photo of property under review. (Rear)

Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically guidelines 1 and 4.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 2, 7, 9, and 11.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 3, 5, 6 (first two sentences), 8, 11 (second sentence), 12, 13, 14 (first sentence), 19, 22, 25, 26, 28, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 12, 14, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment (page 39a), specifically guidelines 1 and 2.
- Guidelines for Parking Areas, Landscaping, & Open Space Environment (page 43), specifically guidelines 4 and 5.

Ordinance Cited on Review:

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

Staff Analysis:

A Certificate of Appropriateness is currently under review for the construction of a new covered wood deck with a 5-v crimp metal roof, rear stairs, and brick pavers. Renovations to the rear historic addition includes removing second story doors and adding windows. Demolition includes the existing non-historic rear balcony, rear deck, and rear pavers.





Existing Left elevation.



Existing Rear Elevation.



Proposed Left Elevation.



Proposed Rear Elevation.

Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with the existing structure and surrounding context. The proposed covered porch matches in the material and design of the historic structure. The roof will be 5-v crimp and there will be square columns to match the front porch. The removal of the current porch follows Guideline 2 for Entrances, Porches, Doors, and Exterior Staircases as the removal of the existing balcony would not affect the historic integrity of the house because the balcony is non-historic. The single rear door and double rear door will both be removed and infilled with windows. Staff find this to follow the guidelines as it is in the rear. The new covered wood deck follows all the guidelines for additions as it is on the rear elevation, lower than the current roof lines, and keeps with the same 5 v-crimp roof and wood posts as the front porch. The rear deck also follow the deck guidelines as it is fully in the rear of the property.

Criteria for Demolition:

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

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

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

Certain elements under review, such as the rear addition. However, there will be no demolition on this addition, just the infill of doors to windows. Demolition will occur on the non-historic rear balcony and shed roof under the balcony.

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.*

The existing rear balcony and shed roof addition lack distinctive stylistic or construction features that would make it architecturally significant.

- 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.*

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

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

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

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

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

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

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

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

This is not the case.

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

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

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

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information

Staff finds that the request for demolition does meet the criteria for demolition of a contributing structure. It is the staff's opinion that the request for demolition may be considered, as the features of the structure under review meet the criteria for demolition. Although the main house is historic and contributes to the historic district, the elements proposed to be demolished are non-historic and their historical significance is limited. If approved, the demolition will only require one reading.

APPLICATION

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 #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

412 Elizabeth St, Key West, FL 33040

NAME ON DEED:

JOHN OLEARY

PHONE NUMBER N/A

OWNER'S MAILING ADDRESS:

412 Elizabeth St, Key West, FL 33040

EMAIL N/A

APPLICANT NAME:

Serge Mashtakov, PE

PHONE NUMBER 305-304-3512

APPLICANT'S ADDRESS:

3710 N Roosevelt Blvd

EMAIL serge@artibusdesign.com

Key West, FL 33040

APPLICANT'S SIGNATURE:

Serge Mashtakov

DATE 11/12/2025

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:

Proposed demolition of a non-historic rear wood balcony and existing wood deck to allow construction of a new covered wood deck with stairs. Work limited to the rear of the property.

MAIN BUILDING:

No modifications to the historic two-story portion of the main residence.
Existing elevation and roof facing Elizabeth Street remain unchanged.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Demolition of deteriorated non-historic rear balcony and deck per attached
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): None.	
PAVERS: Brick pavers at rear yard.	FENCES: 6ft wood picket fence at side and rear.
DECKS:	PAINTING:
New covered wood frame deck with composite decking and PT wood posts.	New materials to match existing color scheme of the main house.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	No work proposed..
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Relocation of existing water heater as shown on plans.	

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

412 Elizabeth St, Key West, FL 33040

PROPERTY OWNER'S NAME:

John O'leary

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

John P. O'Leary

JOHN P. O'LEARY

11/13/25

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of a non-historic rear wood balcony and wood deck

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

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

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The historic character of the district and neighborhood will not be affected by the proposed demolition of the existing non-historic rear balcony and wood deck, which were later additions and do not contribute to the architectural integrity of the main historic structure.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The proposed demolition will not impact any historic relationships between existing structures and open spaces. The rear balcony and deck are modern additions and their removal will not alter the original massing, scale, or spatial layout of the property.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
The application includes the demolition of a non-historic wood frame addition balcony and existing wood deck located at the rear of the house. This addition does not hold historic significance and was constructed after the original structure. The proposed work does not affect the historic elevation or the primary elevation facing Elizabeth St.
(4) Removing buildings or structures that would otherwise qualify as contributing.
The structures proposed for demolition (rear balcony and wood deck) do not qualify as contributing under HARC criteria.

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

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

N/A

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

The deck has no significant character, interest or value.

(d) Is not the site of a historic event with significant effect upon society.

N/A

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

N/A.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

N/A

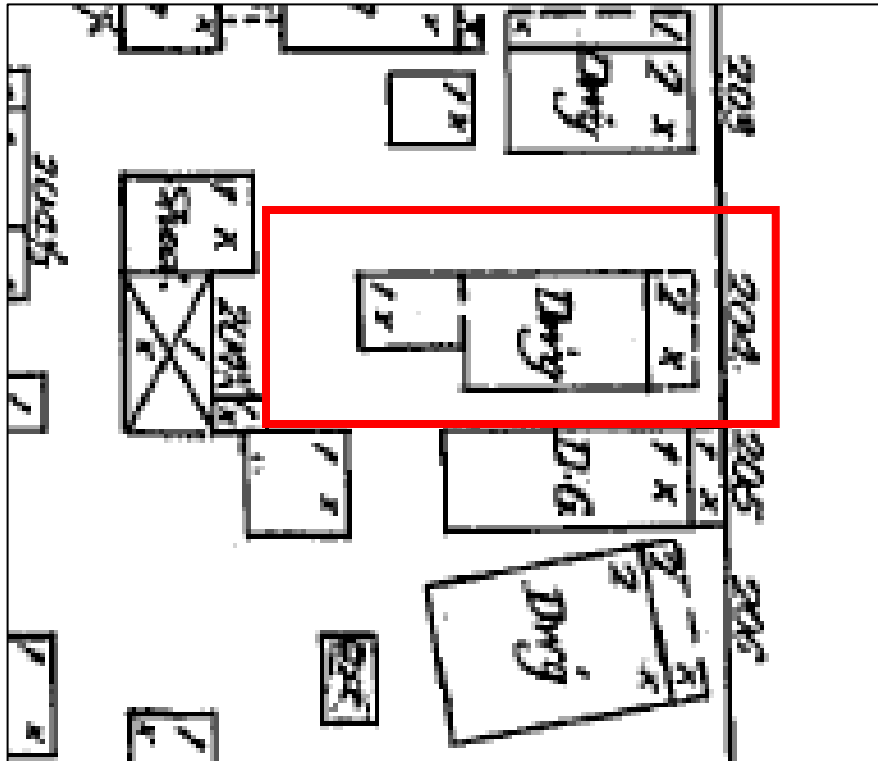
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

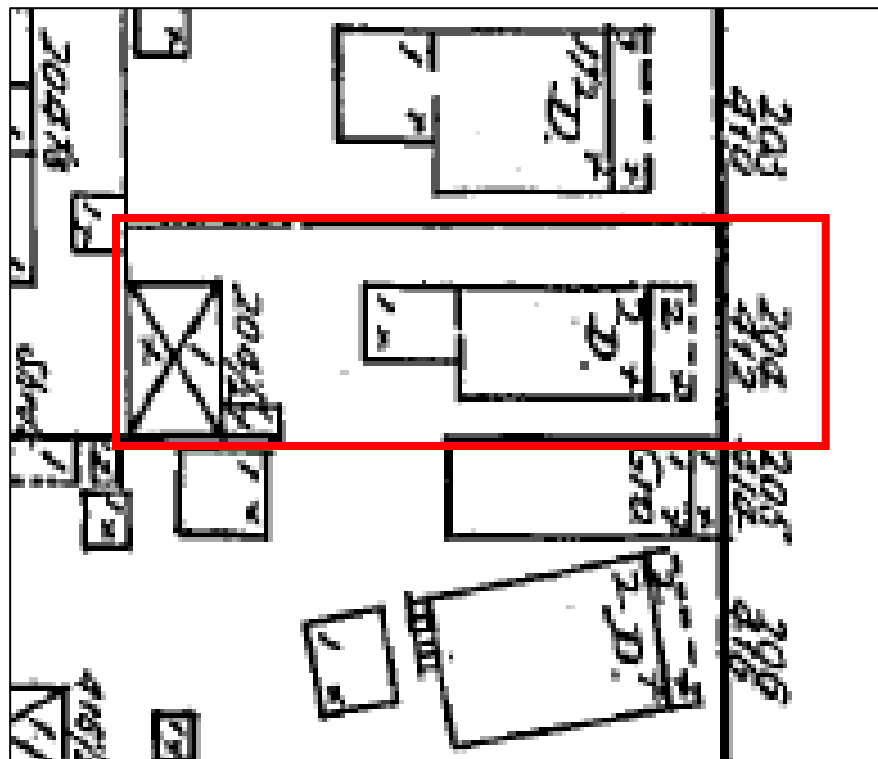
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N/A

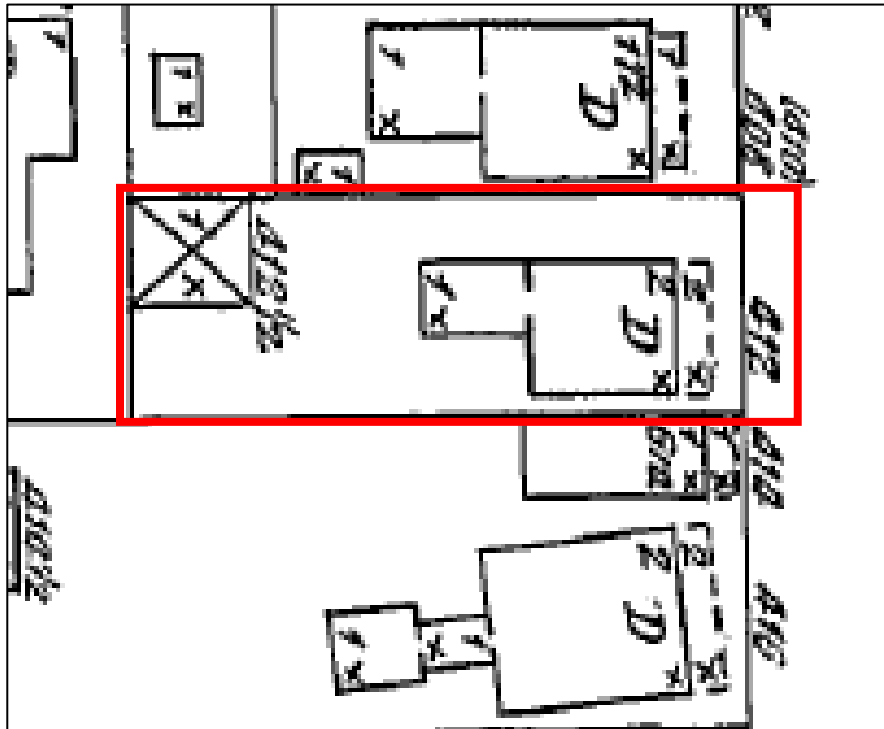
SANBORN MAPS



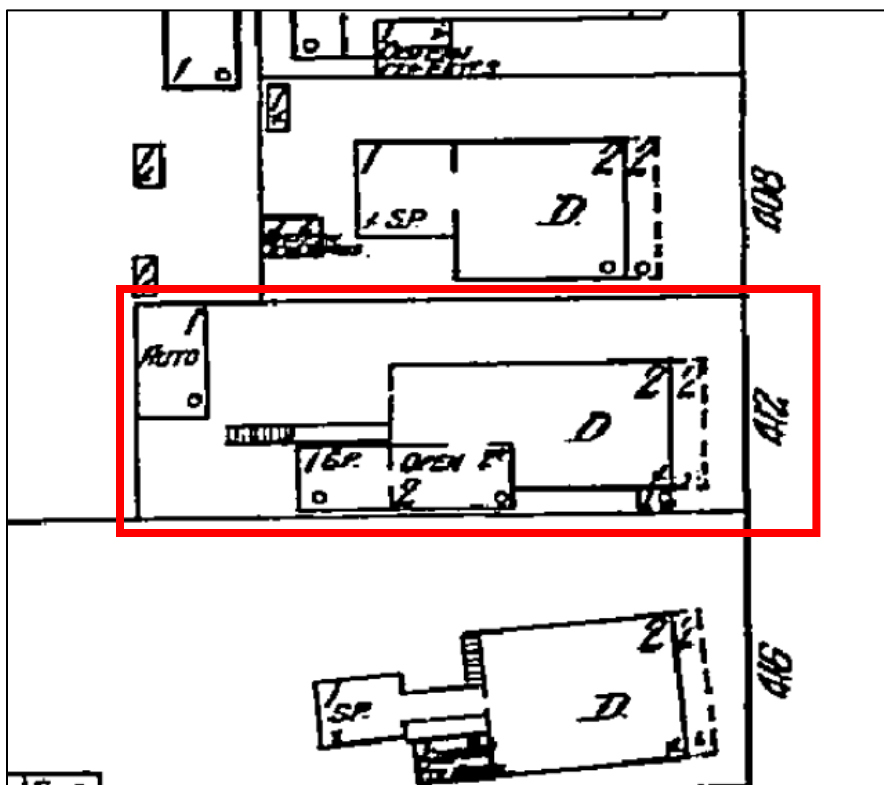
1889 Sanborn with the property at 412 (then 204) Elizabeth Street indicated in red.



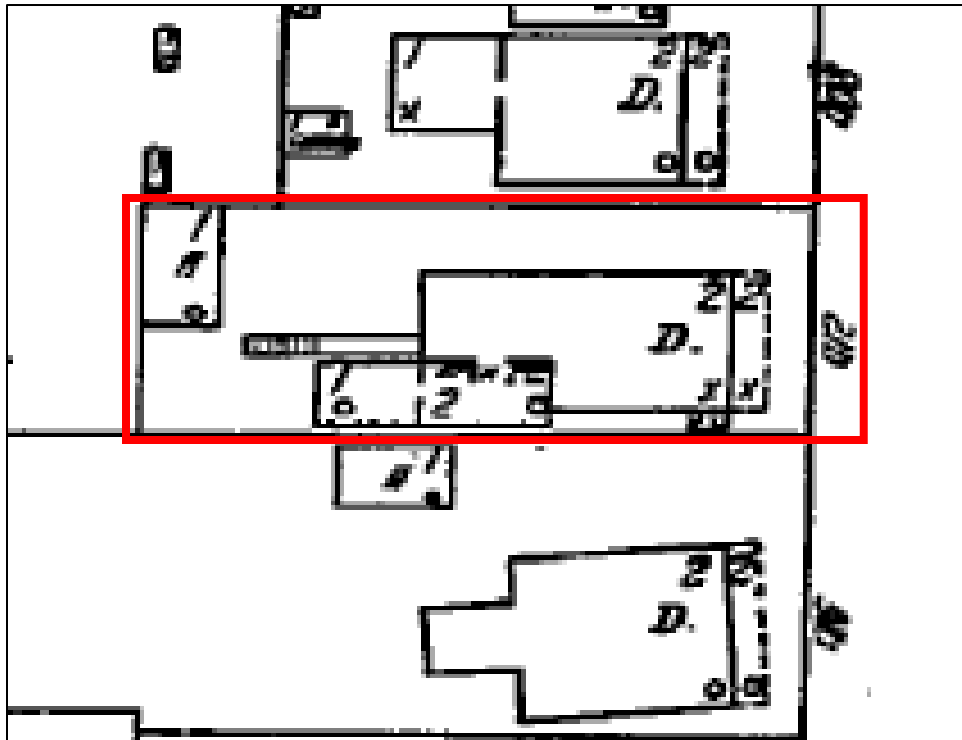
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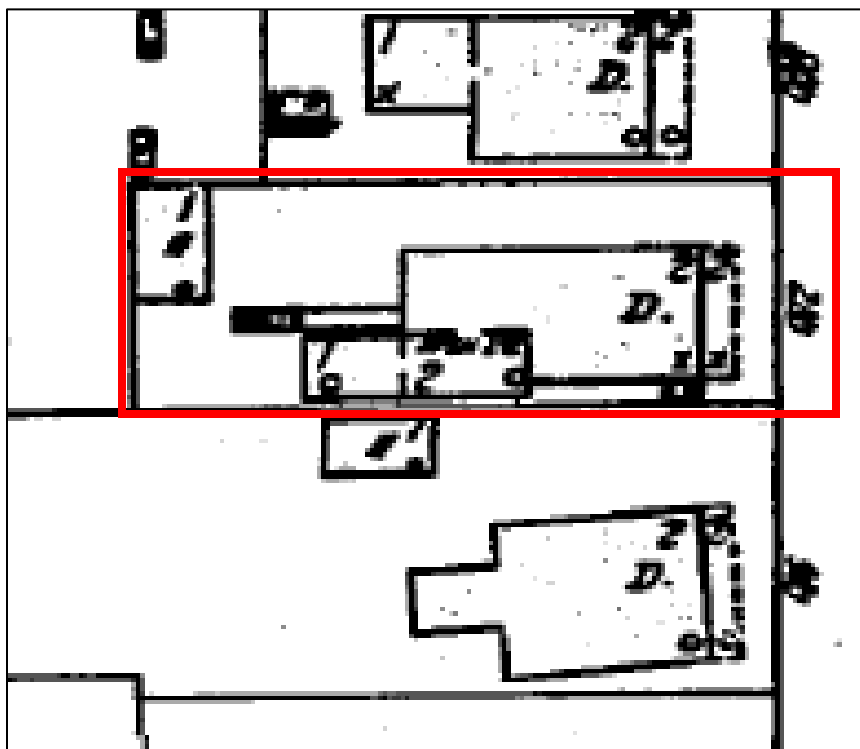
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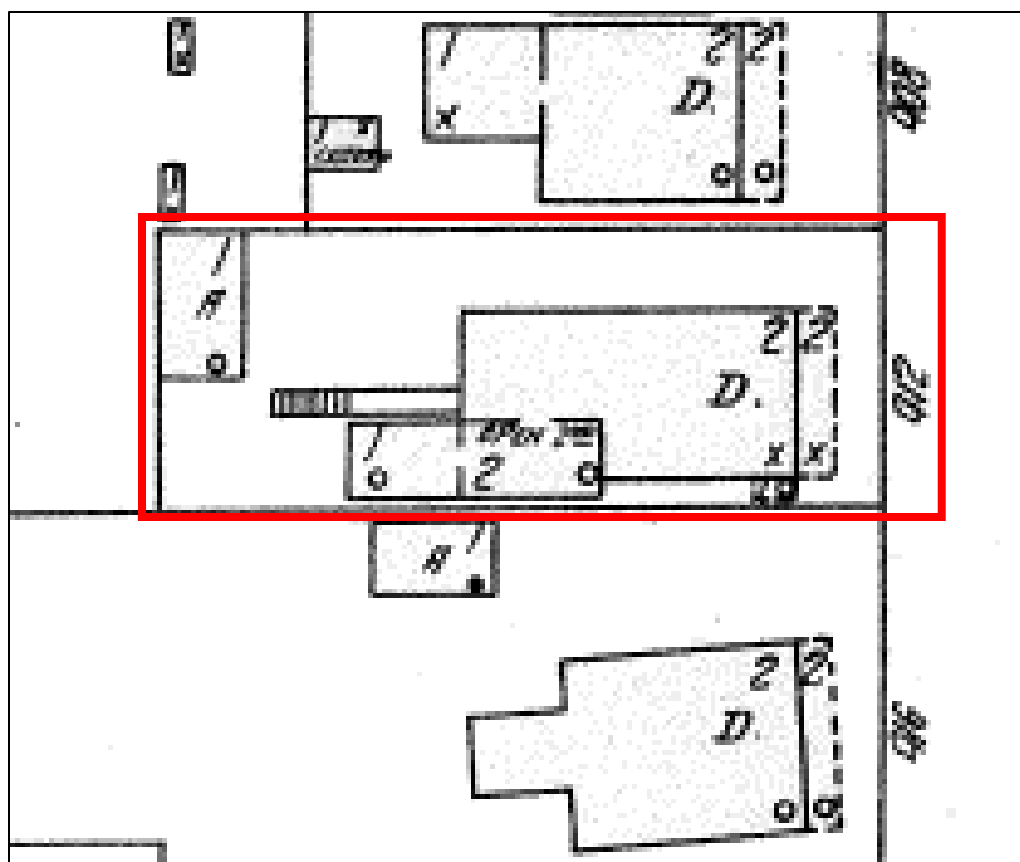
1912 Sanborn with the property at 412 Elizabeth Street indicated in red.



1926 Sanborn with the property at 412 Elizabeth Street indicated in red.



1948 Sanborn with the property at 412 Elizabeth Street indicated in red.



1962 Sanborn with the property at 412 Elizabeth Street indicated in red.

PROJECT PHOTOS

412 ELIZABETH ST
(FRONT SIDE VIEW)



412 ELIZABETH ST
(REAR SIDE VIEW)



412 ELIZABETH ST
(LEFT SIDE VIEW)



SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S31°56'48"E ASSUMED ALONG
THE CENTERLINE OF ELIZABETH
STREET.

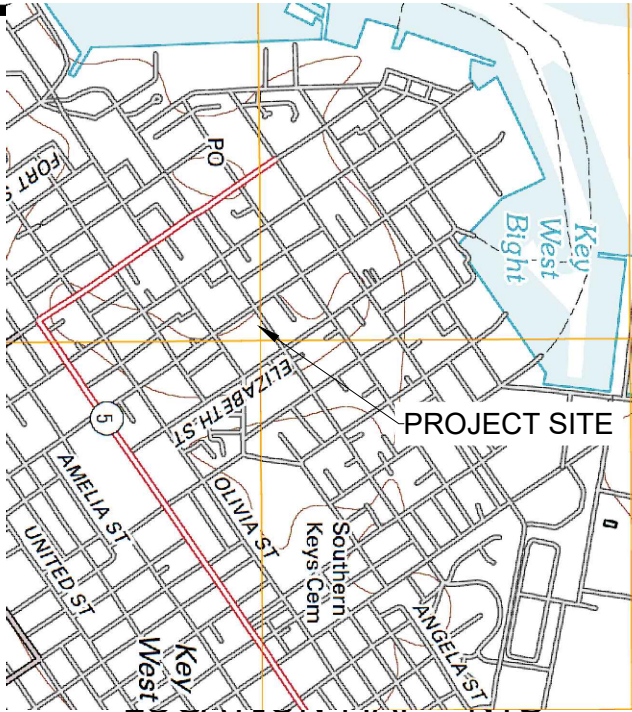
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

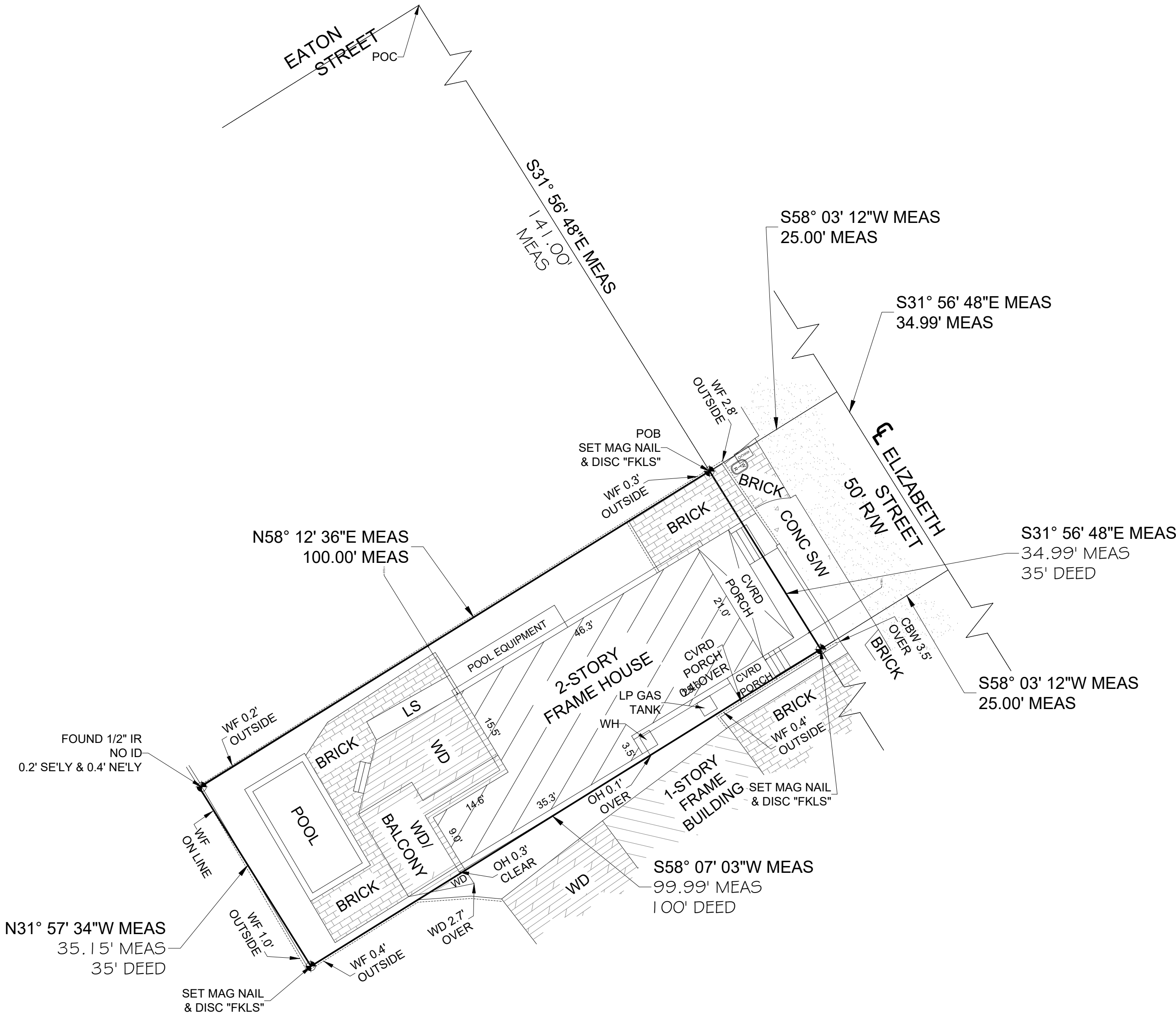
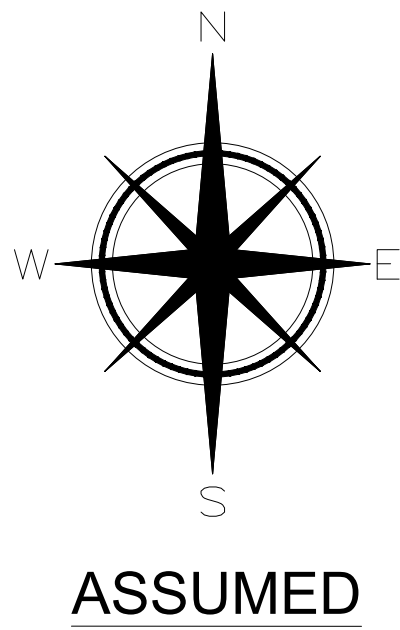
ADDRESS:
412 ELIZABETH STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A

MAP OF BOUNDARY SURVEY



SEC. 06-T68S-R25E



CERTIFIED TO -

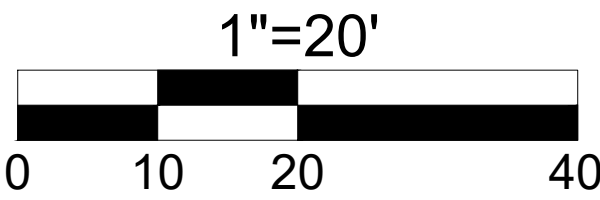
GCJ, LLC;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK FLOW PREVENTER	GVW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	R/W = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
EL = ELEVATION	OH = ROOF OVERHANG	TYP = TYPICAL
ENCL = ENCLOSURE	OHW = OVERHEAD WIRES	U/R = UNREADABLE
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	U/E = UTILITY EASEMENT
FF = FINISHED FLOOR ELEVATION	PM = PARKING METER	WD = WOOD DECK
FH = FIRE HYDRANT	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FENCE INSIDE	PCP = PERMANENT CONTROL POINT	WH = WATER HEATER
FND = FOUND	PK = PARKER KALON NAIL	WM = WATER METER
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- SPOT ELEVATION (TYPICAL)



TOTAL AREA = 3,507.22 SQFT ±

LEGAL DESCRIPTION -

ON THE ISLAND OF KEY WEST, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID CITY, DELINEATED IN FEBRUARY, A.D. 1829 BUT BETTER DESCRIBED AS FOLLOWS: PART OF LOT TWO (2), SQUARE THIRTY-SIX (36), COMMENCING AT A POINT ON THE WEST SIDE OF ELIZABETH STREET DISTANT SOUTHEASTERLY FROM THE CORNER OF ELIZABETH AND EATON STREETS ONE HUNDRED AND FORTY-ONE (141) FEET, RUNNING THENCE IN A SOUTHEASTERLY DIRECTION THIRTY-FIVE (35) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ON HUNDRED (100) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION THIRTY-FIVE (35) FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING ON ELIZABETH STREET.

SCALE:	1"=20'
FIELD WORK DATE	10/12/2020
MAP DATE	01/04/2021
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	GBF
JOB NO.:	20-432

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 53-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

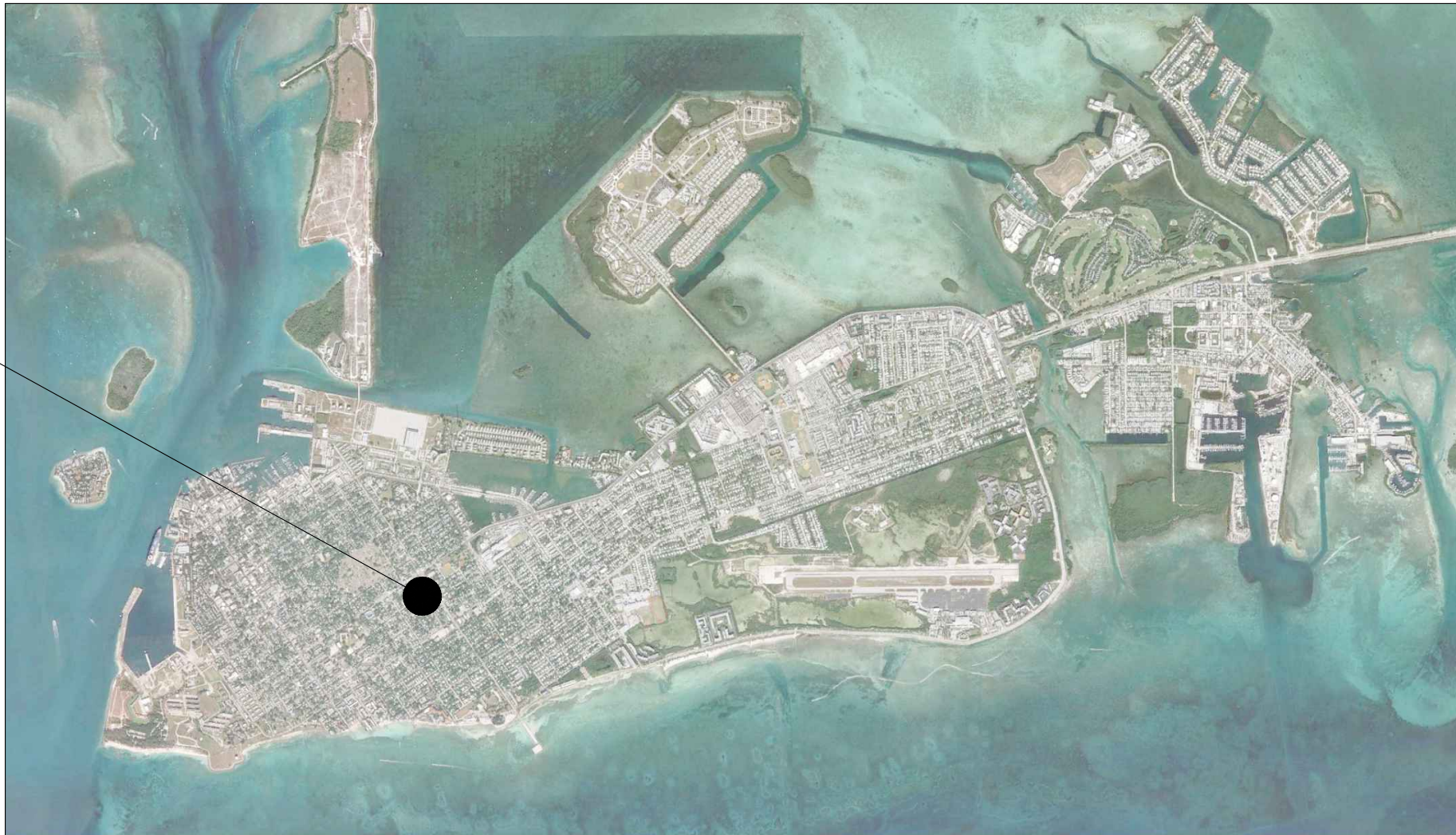


FLORIDA KEYS
LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSeMail@Gmail.com

PROPOSED DESIGN

HARC PERMIT PLANS
FOR
412 ELIZABETH ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
412 ELIZABETH ST,
KEY WEST, FL 33040

CLIENT:
KEY WEST CONSTRUCTION LLC

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY GREGG MANTAKOV, P.E. ON THE
DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

GREGG MANTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

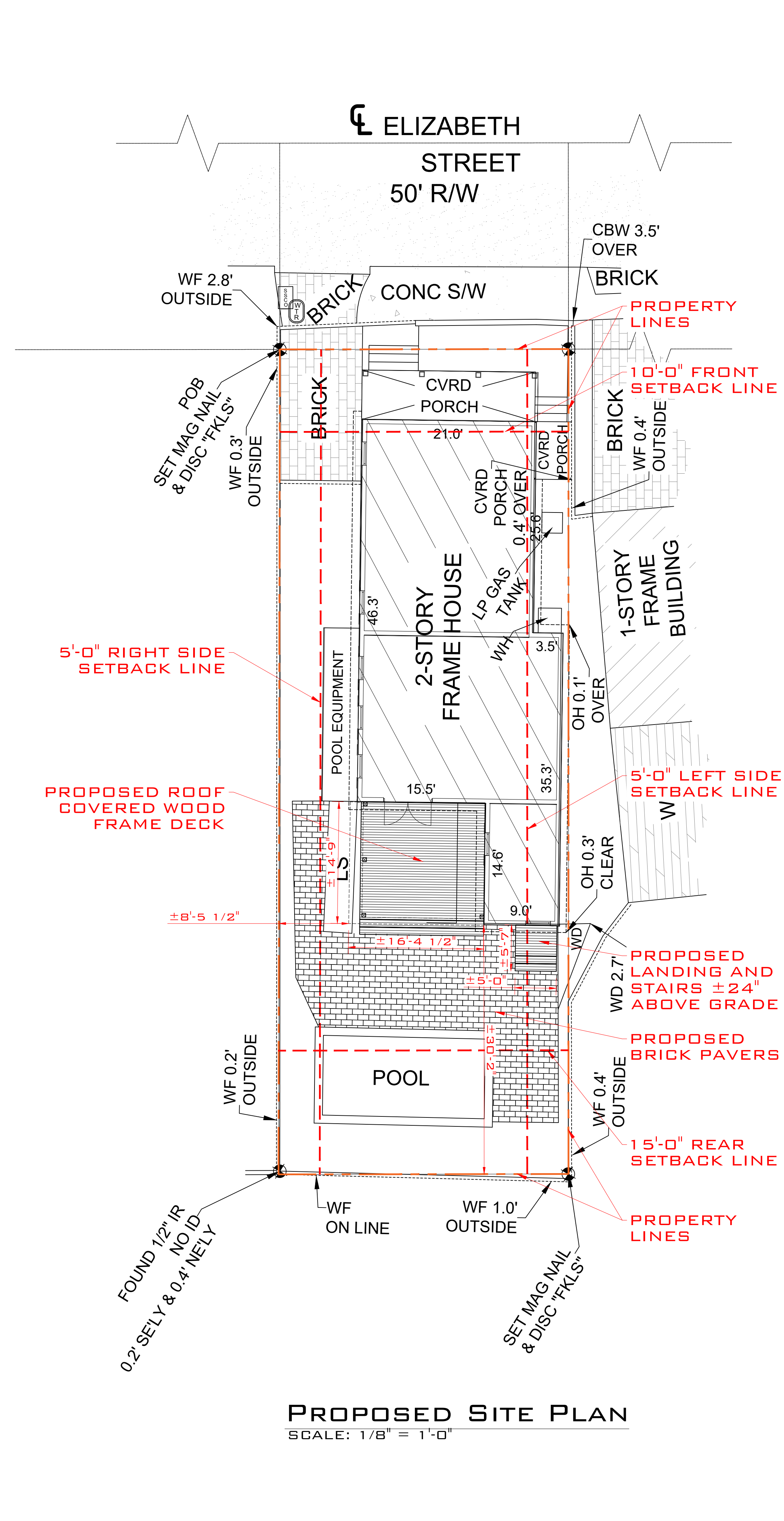
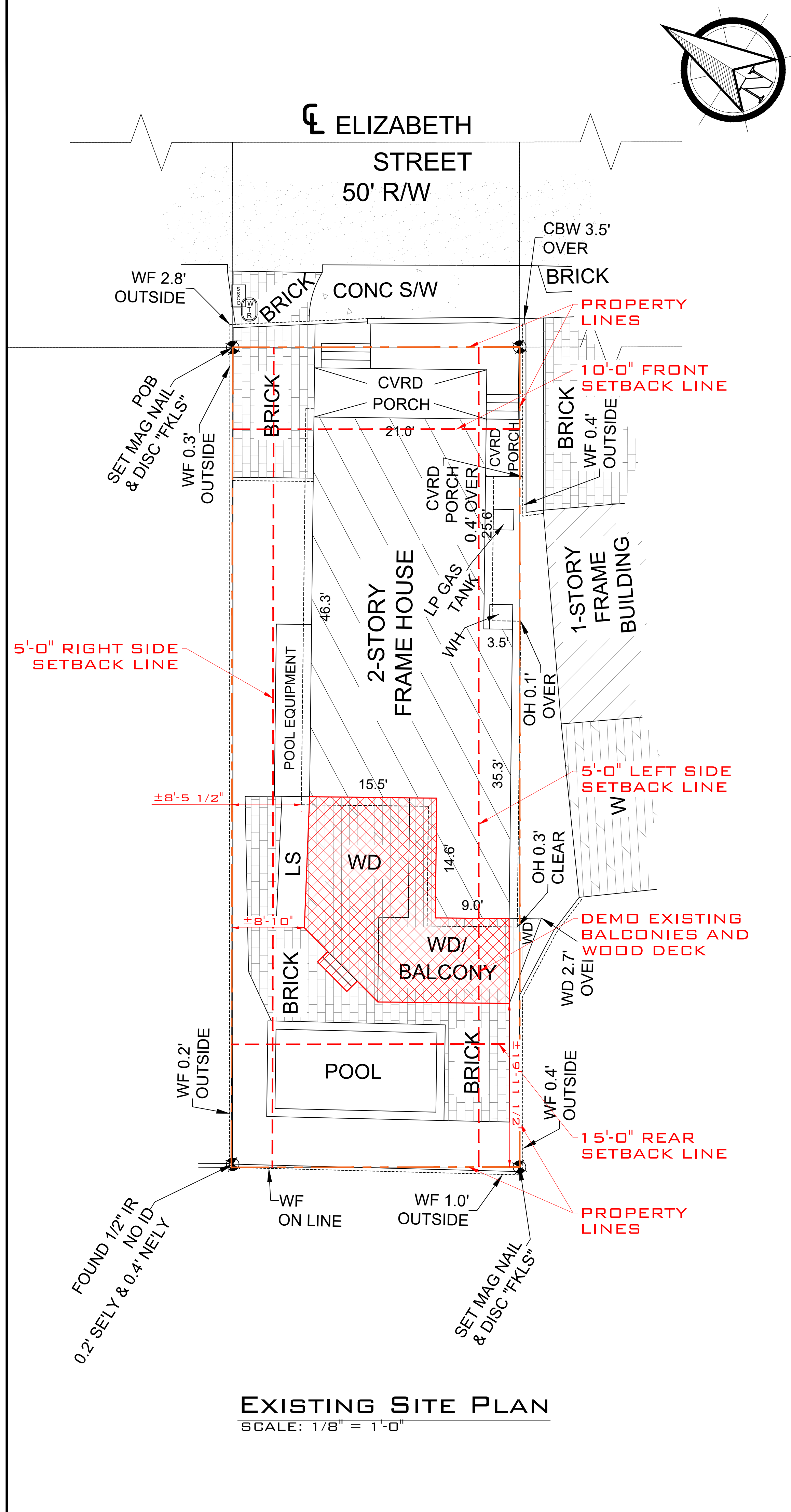
CLIENT:
KEY WEST CONSTRUCTION

PROJECT:
412 ELIZABETH ST

SITE:
412 ELIZABETH ST
KEY WEST, FL 33040

TITLE:
COVER

SCALE	BY	DATE	DATE	DATE	DATE
AS SHOWN	2509-07	11/06/25	11/06/25	11/06/25	11/06/25
PROJECT NO.	2509-07	PROJECT NO.	2509-07	PROJECT NO.	2509-07
PROJECT NO.	2509-07	PROJECT NO.	2509-07	PROJECT NO.	2509-07



SITE DATA:		
TOTAL SITE AREA:	±3,507.2 SQ.FT	
LAND USE:	HMDR	
FLOOD ZONE:	X	
SETBACKS		
FRONT:		
REQUIRED	10'-0"	
EXISTING	±2'-6"	
PROPOSED	(NO CHANGES)	
LEFT SIDE:		
REQUIRED	5'-0"	
EXISTING	±0'-0"	
PROPOSED	(NO CHANGES)	
RIGHT SIDE:		
REQUIRED	5'-0"	
EXISTING	±8'-5"	
PROPOSED	(NO CHANGES)	
REAR:		
REQUIRED	15'-0"	
EXISTING	±19'-11"	
PROPOSED	±30'-2"	
MAXIMUM IMPERVIOUS SURFACE RATIO:		
REQUIRED:	60%	(2,104.32 SQ.FT.)
EXISTING	24.58%	(±862.0 SQ.FT.)
PROPOSED	30.1%	(±1,055.0 SQ.FT.)
MAXIMUM BUILDING COVERAGE:		
REQUIRED	40%	(1,402.9 SQ.FT.)
EXISTING	44.02%	(±1,544.3 SQ.FT.)
PROPOSED	44.0%	(±1,544.0 SQ.FT.)
IMPROVEMENT		
OPEN SPACE MINIMUM:		
REQUIRED	35%	(1,227.52 SQ.FT.)
EXISTING	23.86%	(±837.0 SQ.FT.)
PROPOSED	24.0%	(±840.0 SQ.FT.)
IMPROVEMENT		

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGE MARITAKOV, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SERGE MARITAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

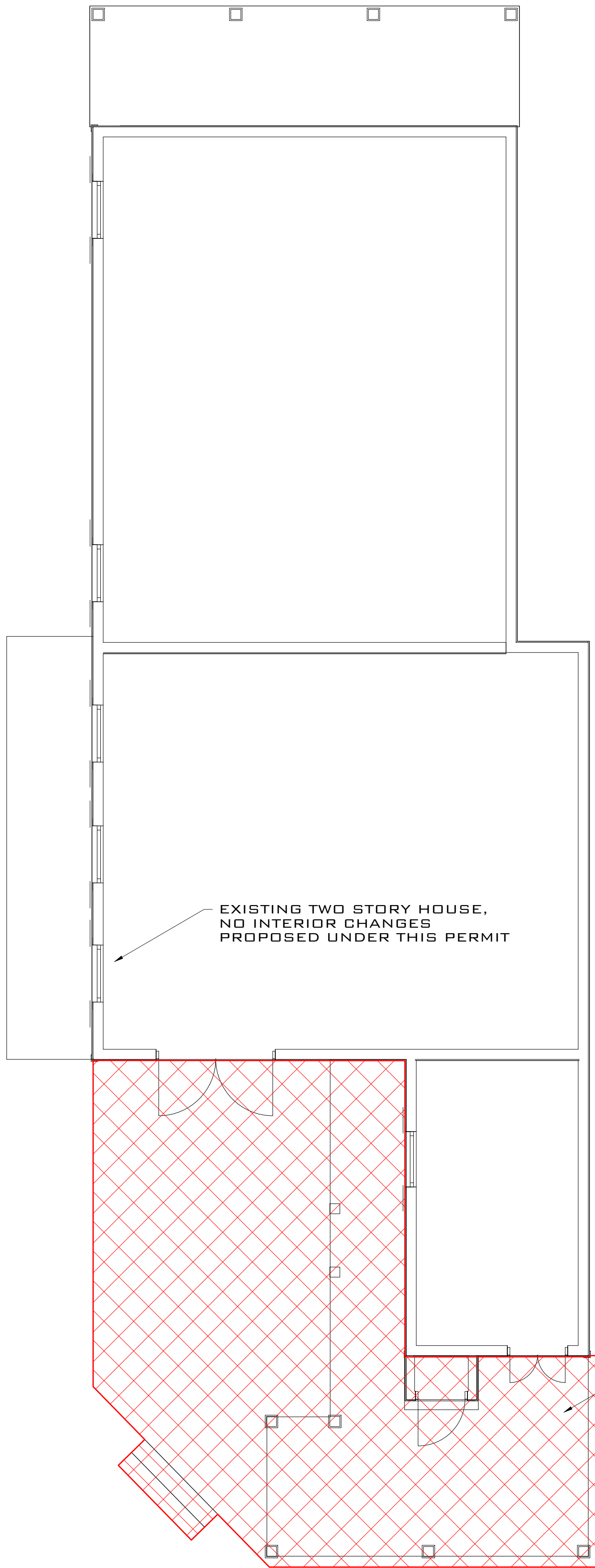
CLIENT:
KEY WEST CONSTRUCTION

PROJECT:
412 ELIZABETH ST

SITE:
412 ELIZABETH ST
KEY WEST, FL 33040

TITLE:
SITE PLAN

SCALE BY SHEET	DATE	DRAWN	CHECKED
AS SHOWN	11/05/25	SAM	SAM
PROJECT NO.	DRAWING NO.	REVISION	
2509-07	C-101		1

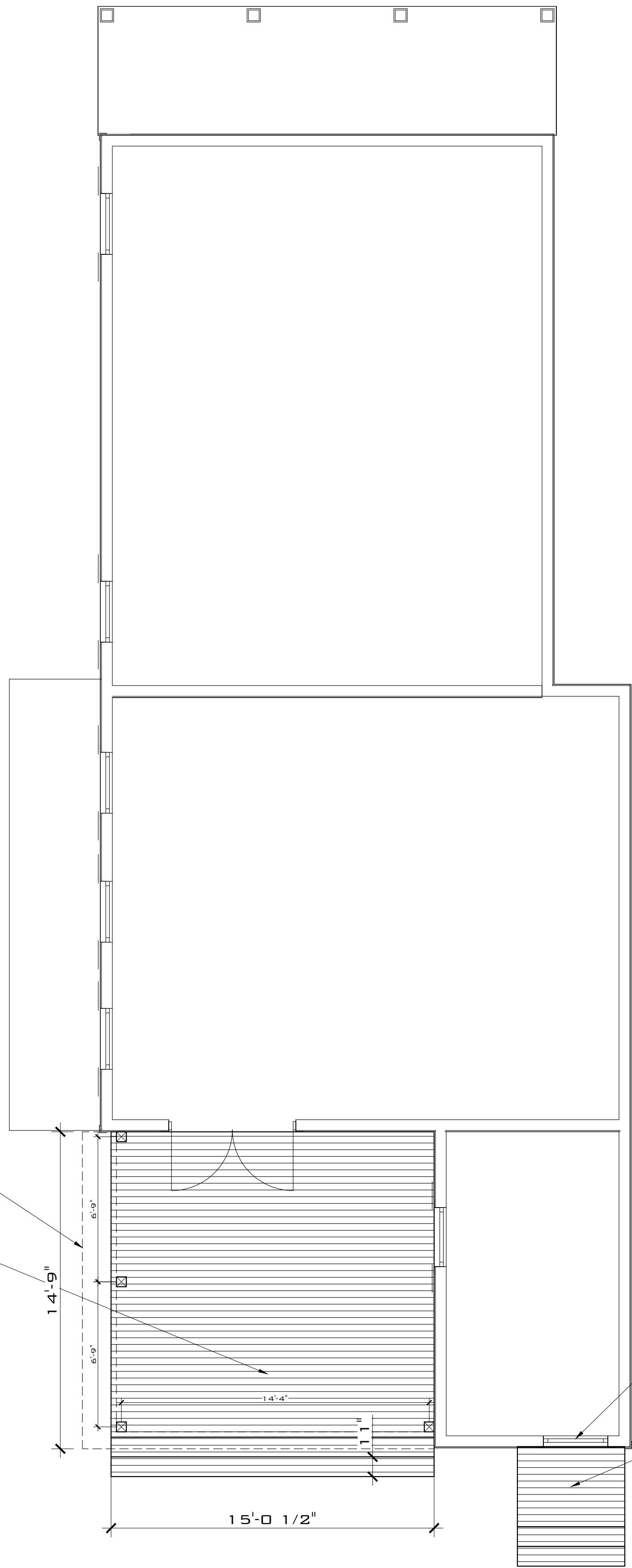


EXISTING TWO STORY HOUSE,
NO INTERIOR CHANGES
PROPOSED UNDER THIS PERMIT

DEMO EXISTING BALCONIES
RELOCATE WATER HEATER
DEMO EXISTING WOOD DECK

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

PROPOSED ROOF
OVERHANG LINE
PROPOSED COVERED DECK
COMPOSITE DECKING

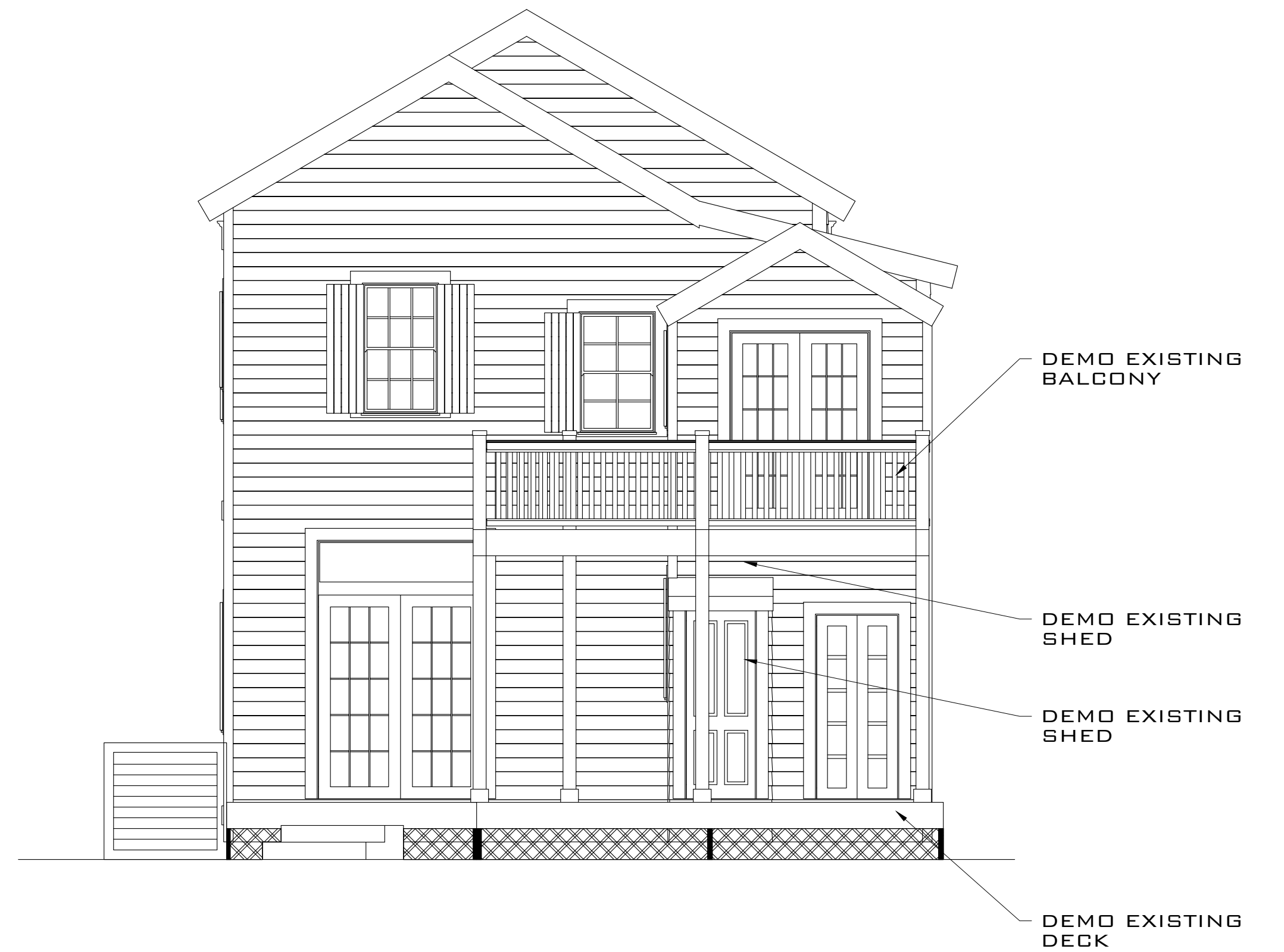


EXISTING DOORS TO REMAIN

PROPOSED LANDING
AND STAIRS

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY M. HARTZOG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.			
GREGORY M. HARTZOG PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71488			
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL			
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: KEY WEST CONSTRUCTION			
PROJECT: 412 ELIZABETH ST			
SITE: 412 ELIZABETH ST KEY WEST, FL 33040			
TITLE: FLOOR PLAN			
SCALE BY SHEET: AS SHOWN	DATE: 11/05/25	DRAWN BY: SAM	CHECKED BY: SAM
PROJECT NO: 2509-07	DATE: A-101	REVISION: 1	



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PROPOSED LANDING AND STAIRS

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

CLIENT: KEY WEST CONSTRUCTION
PROJECT: 412 ELIZABETH ST

DATE: 412 ELIZABETH ST
KEY WEST, FL 33040
TITLE: ELEVATIONS
SCALE: AS SHOWN
DATE: 11/06/25
DRAWN: SAM
CHECKED: SAM
PROJECT NO.: 2509-07
SHEET: A-102
TOTAL SHEETS: 1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. December 16, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO REAR HISTORIC ADDITION. NEW COVERED WOOD DECK, STAIRS, AND BRICK PAVERS IN REAR. DEMOLITION OF EXISTING NON-HISTORIC REAR BALCONY, DECK, AND PAVERS.

#412 ELIZABETH STREET

Applicant –Serge Mastakov, PE Application #C2025-0096

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.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared
ILEH 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:
412 ELIZABETH STREET, KEY WEST, FL 33040 on the
16 day of DECEMBER, 2025.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 5:00pm, DECEMBER 16,
2025.

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

The Certificate of Appropriateness number for this legal notice is 02025-0096.

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

Signed Name of Affiant:

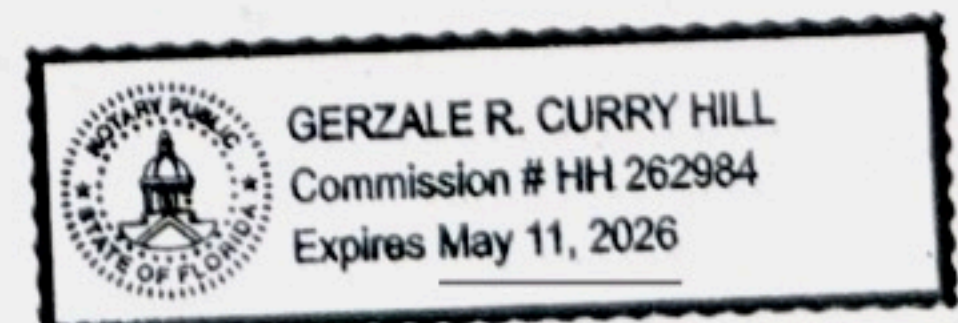
[Signature]
Date: 12/10/2025
Address: 3710 N ROOSEVELT BLVD
City: KEY WEST
State, Zip: FL - 33040

The forgoing instrument was acknowledged before me on this 10 day of
December, 2025

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Gerzale R. Curry Hill
Notary Public - State of Florida (seal)
My Commission Expires: _____



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PROPERTY APPRAISER INFORMATION

**
 PROPERTY RECORD CARD
 **

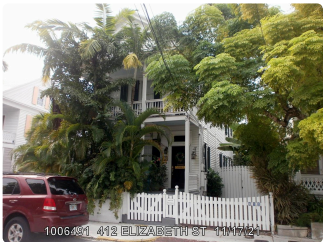
Disclaimer

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	00006270-000000
Account#	1006491
Property ID	1006491
Millage Group	10KW
Location Address	412 ELIZABETH St, KEY WEST
Legal Description	KW PT LOT 2 SQR 36 G3-41 OR367-462/63 OR2146-357 OR2146-359 OR2161-2146 OR3129-1754
	(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

OLEARY JOHN	LUDWIG-OLEARY KAREN
412 Elizabeth St	412 Elizabeth St
Key West FL 33040	Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,299,347	\$1,292,865	\$1,238,661	\$497,739
+ Market Misc Value	\$25,275	\$24,646	\$25,255	\$18,628
+ Market Land Value	\$1,356,600	\$1,356,600	\$1,162,919	\$881,125
= Just Market Value	\$2,681,222	\$2,674,111	\$2,426,835	\$1,397,492
= Total Assessed Value	\$1,525,593	\$1,482,598	\$1,439,416	\$1,397,492
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,500,593	\$1,457,598	\$1,414,416	\$1,372,492

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,356,600	\$1,292,865	\$24,646	\$2,674,111	\$1,482,598	\$25,000	\$1,457,598	\$500,000
2023	\$1,162,919	\$1,238,661	\$25,255	\$2,426,835	\$1,439,416	\$25,000	\$1,414,416	\$500,000
2022	\$881,125	\$497,739	\$18,628	\$1,397,492	\$1,397,492	\$25,000	\$1,372,492	\$0
2021	\$651,700	\$377,775	\$19,166	\$1,048,641	\$1,048,641	\$0	\$1,048,641	\$0
2020	\$646,713	\$295,650	\$19,704	\$962,067	\$962,067	\$0	\$962,067	\$0
2019	\$681,625	\$299,756	\$20,279	\$1,001,660	\$1,001,660	\$0	\$1,001,660	\$0
2018	\$600,163	\$303,863	\$20,856	\$924,882	\$924,882	\$0	\$924,882	\$0

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)	3,500.00	Square Foot	35	100

Buildings

Building ID	415	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	Effective Year Built	2018
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	3042	Roof Type	IRR/CUSTOM
Finished Sq Ft	2322	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	340	Bedrooms	4
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	1
Depreciation %	6	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	126	0	0
FLA	FLOOR LIV AREA	2,322	2,322	0
OUIU	OP PR UNFIN UL	220	0	0
OPF	OP PRCH FIN LL	374	0	0
TOTAL		3,042	2,322	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	2002	2003	0 x 0	1	140 SF	2
FENCES	2002	2003	6 x 37	1	222 SF	2
FENCES	2002	2003	4 x 10	1	40 SF	2
BRICK PATIO	2006	2007	0 x 0	1	250 SF	2
RES POOL	2006	2007	10 x 20	1	200 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/24/2021	\$730,500	Quit Claim Deed	2342549	3129	1754	37 - Unqualified	Improved		
8/23/2005	\$1,300,000	Warranty Deed		2146	359	Q - Qualified	Improved		

Permits

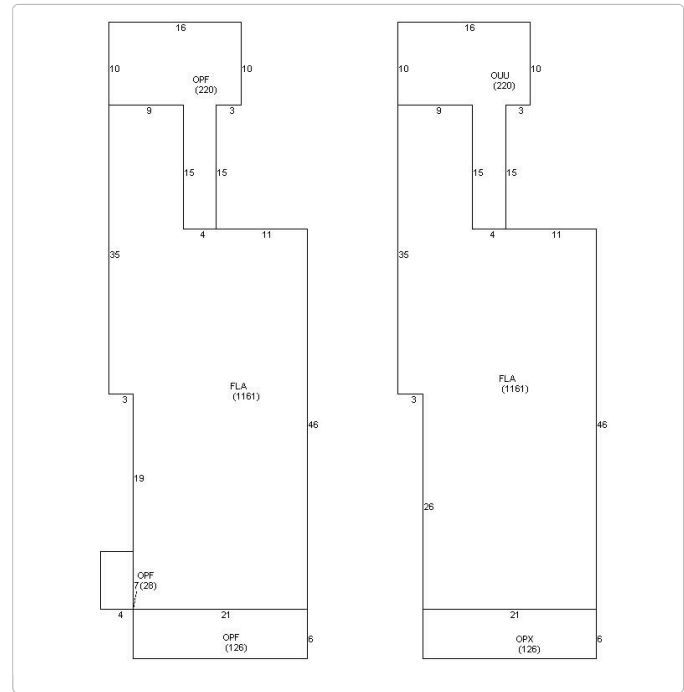
Number	Date Issued	Status	Amount	Permit Type	Notes
22-1094	05/09/2022	Completed	\$17,700	Residential	INSTALL 1000 sf (10 [I]) OF 24 5 VICTORIAN METAL SHINGLES ON THE MAIN FRONT ROOF
06-6474	12/05/2006	Completed	\$1,500		WIRING FOR AC UNITS
06-6497	12/04/2006	Completed	\$2,200		250 SF OF BRICK PAVER POOL DECK AND WALKWAY
06-5500	10/04/2006	Completed	\$8,000		INSTALL TWO 4 TON A/C SYSTEMS WITH 22 DROPS
06-5323	09/22/2006	Completed	\$500		INSTALL RECESS CANS AND LIGHT FIXTURES
06-5021	08/25/2006	Completed	\$1,600		ELECTRIC FOR POOL
06-4980	08/23/2006	Completed	\$500		RUN COPPER LINE TO HEATER
06-4797	08/14/2006	Completed	\$27,000	Residential	10'x20' POOL
06-4659	08/04/2006	Completed	\$4,000	Residential	REPLACE 6 FIXTURES
06-3898	07/11/2006	Completed	\$12,000	Residential	REMODEL 1ST FLOOR BATHROOM
06-3840	06/23/2006	Completed	\$15,000	Residential	34 DECORATIVE WOOD SHUTTERS

Number	Date Issued	Status	Amount	Permit Type	Notes
06-3580	06/14/2006	Completed	\$1,700	Residential	REPLACE FRONT PORCH DECKING
04-2108	06/28/2004	Completed	\$600	Residential	REPLACE FRONT PORCH
02-2150	08/12/2002	Completed	\$500	Residential	PICKET FENCE
02-1879	07/18/2002	Completed	\$600	Residential	PAVERS ON DRIVEWAY
97-3314	02/05/1998	Completed	\$2,000	Residential	RENOVATIONS
97-2316	10/16/1997	Completed	\$1,000	Residential	REPAIRS SIDING/PAINT
B931601	06/01/1993	Completed	\$300	Residential	REPL PORCH FLR & PAINT
B931649	06/01/1993	Completed	\$400	Residential	WAFFLE BD IN ATTIC

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
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