



Historic Architectural Review Commission Staff Report for Item 5

To: Acting Chairman Greg Oropeza and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 24, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0028

Address: 321 Catherine Street

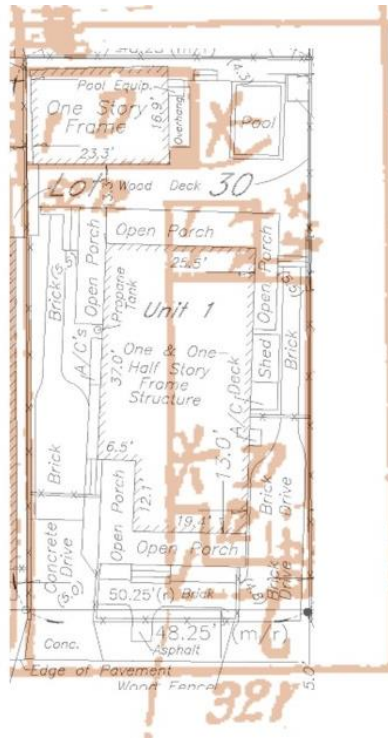
Description of Work:

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 in 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 a 5 v-crimp metal roofing system. The current flood zone for this parcel is AE-7 and existing grade is at +5.50' NGVD29. On September 26, 2023, the Commission motioned to postpone the review of this item as they found the original design was inconsistent with many of the guidelines. This report is for revised plans submitted after the last HARC meeting.



1962 Sanborn Map and current survey overlay.



House circa 1965. Monroe County Library.



View of accessory structure.



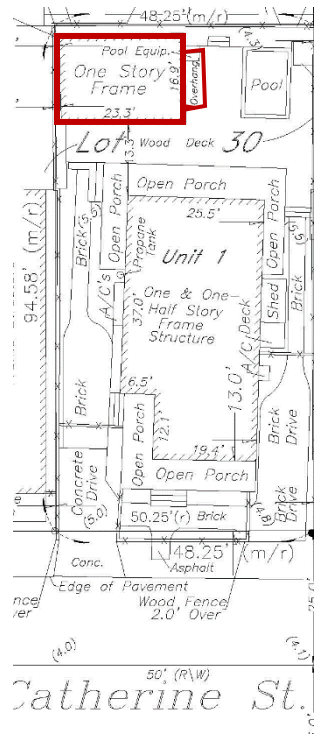
Google earth showing the back of the accessory structure some years ago.

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 the structure as a non-contributing but historic building. The current structure exhibits non historic siding, trims windows and doors. 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. After the past meeting the applicant shared the following photos which are evidence that under the current siding there is historic material, but in precarious decay. Looking at the curved ridge of the structure there are structural components that are compromised.



Current survey with highlighted structure under review.



Current accessory structure. Notice deteriorated floor beam and siding at bottom.



Current accessory structure. Notice deteriorated floor beam and siding at bottom.



Rear elevation of existing accessory structure. Notice roof's curvature .

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 the existing historic structure underneath non historic material may be compromised by extreme deterioration as photographs evidence deterioration.

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 by obscuring all 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 has lost its historical value as evidence shows that the walls were covered with new materials and the historic fabric has been compromised due to deterioration.

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

The site is not associated with any significant event.

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

The structure under review does 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 does not exemplify the 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 does not yield important information in history.

Staff finds that the request for demolition does not meet any of the criteria to consider the structure contributing. In conclusion, it is the staff's opinion that the request for demolition of the historic but non-contributing structure can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading.

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

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: 9.26.25	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL HS
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		
DESIGN REVERSED. POSTPONED TO OCTOBER 29TH		
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:
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

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.

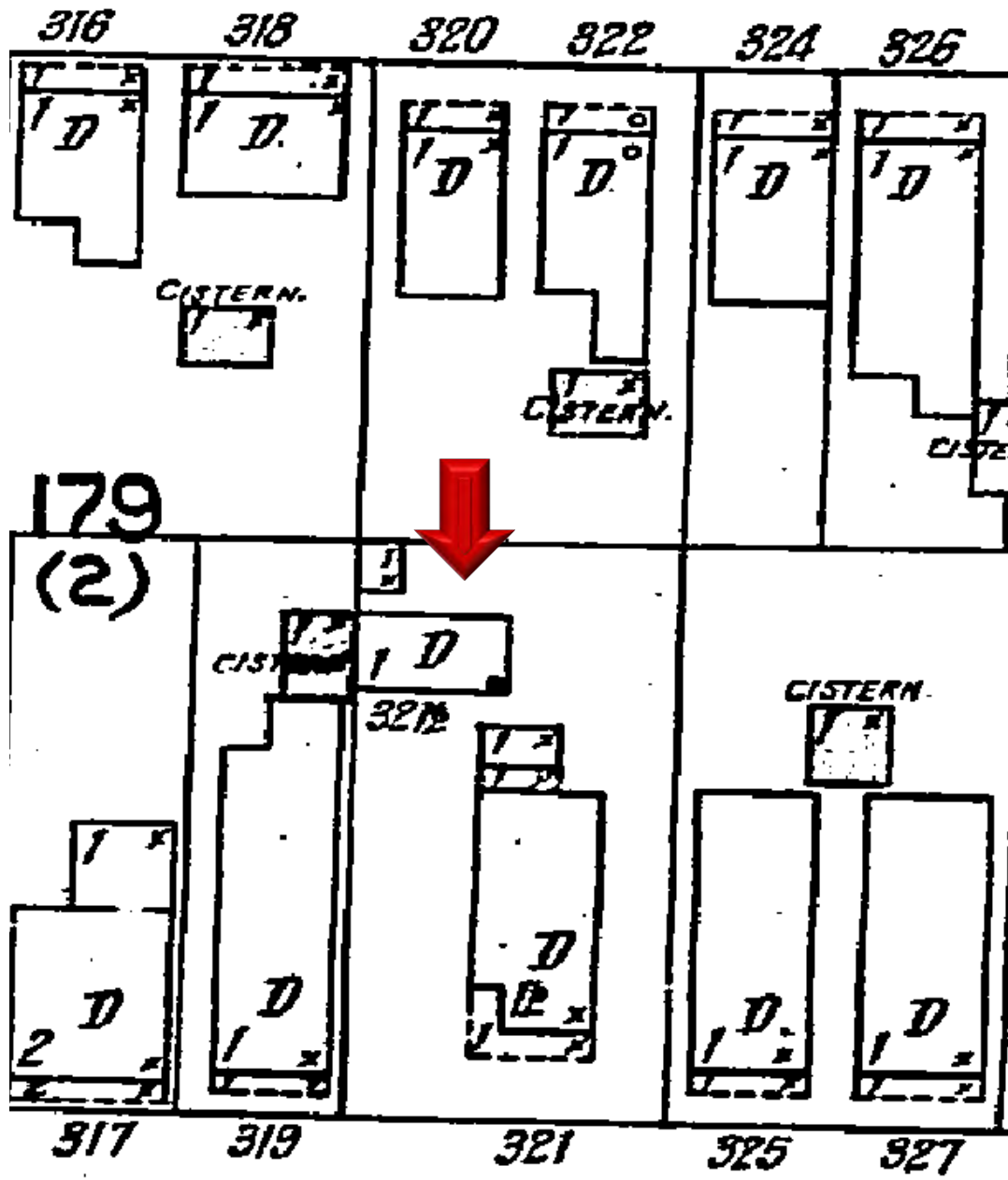
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not associated with events of local, state nor national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics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

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.

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.
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

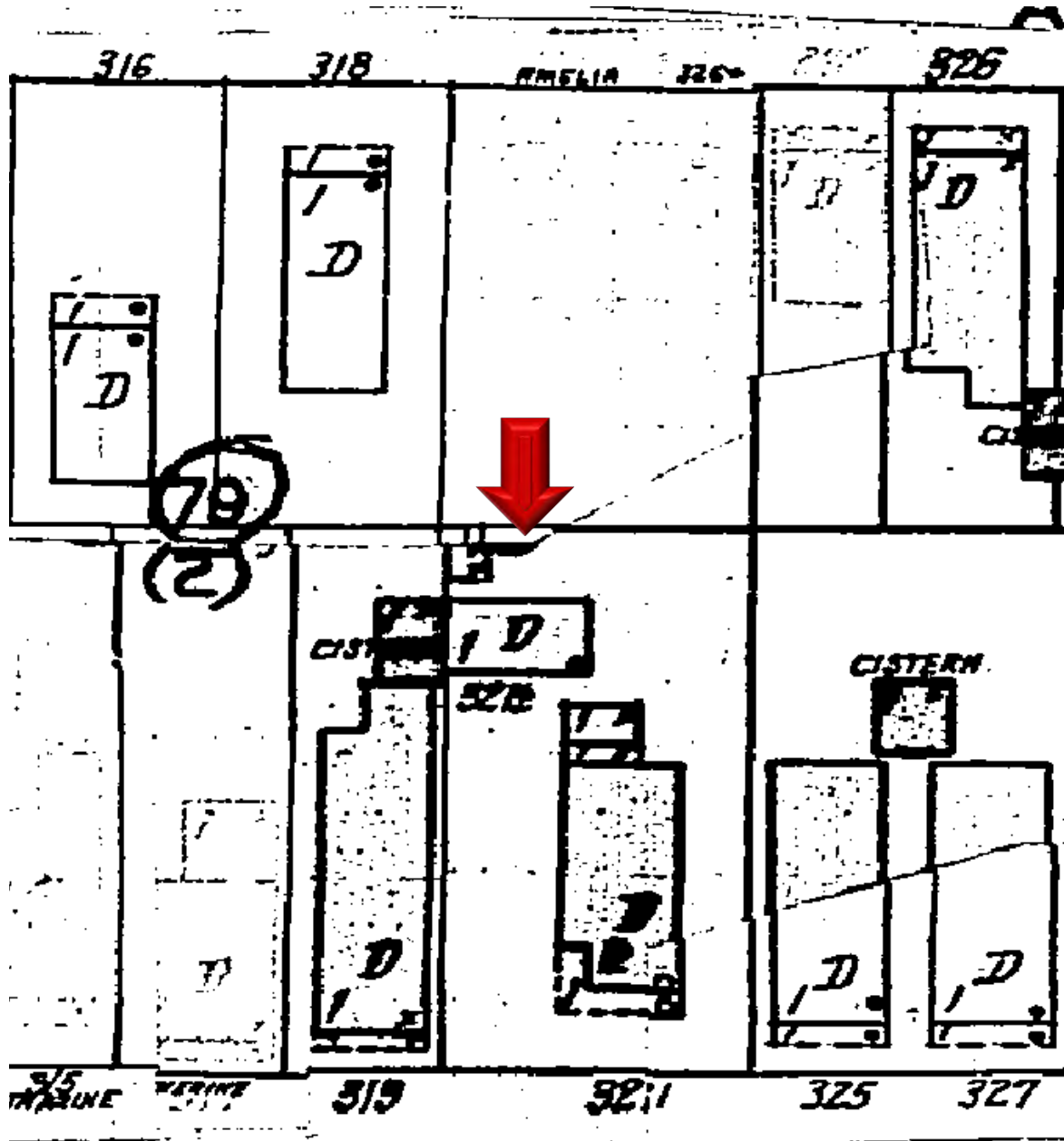
SANBORN MAPS



CATHARIN

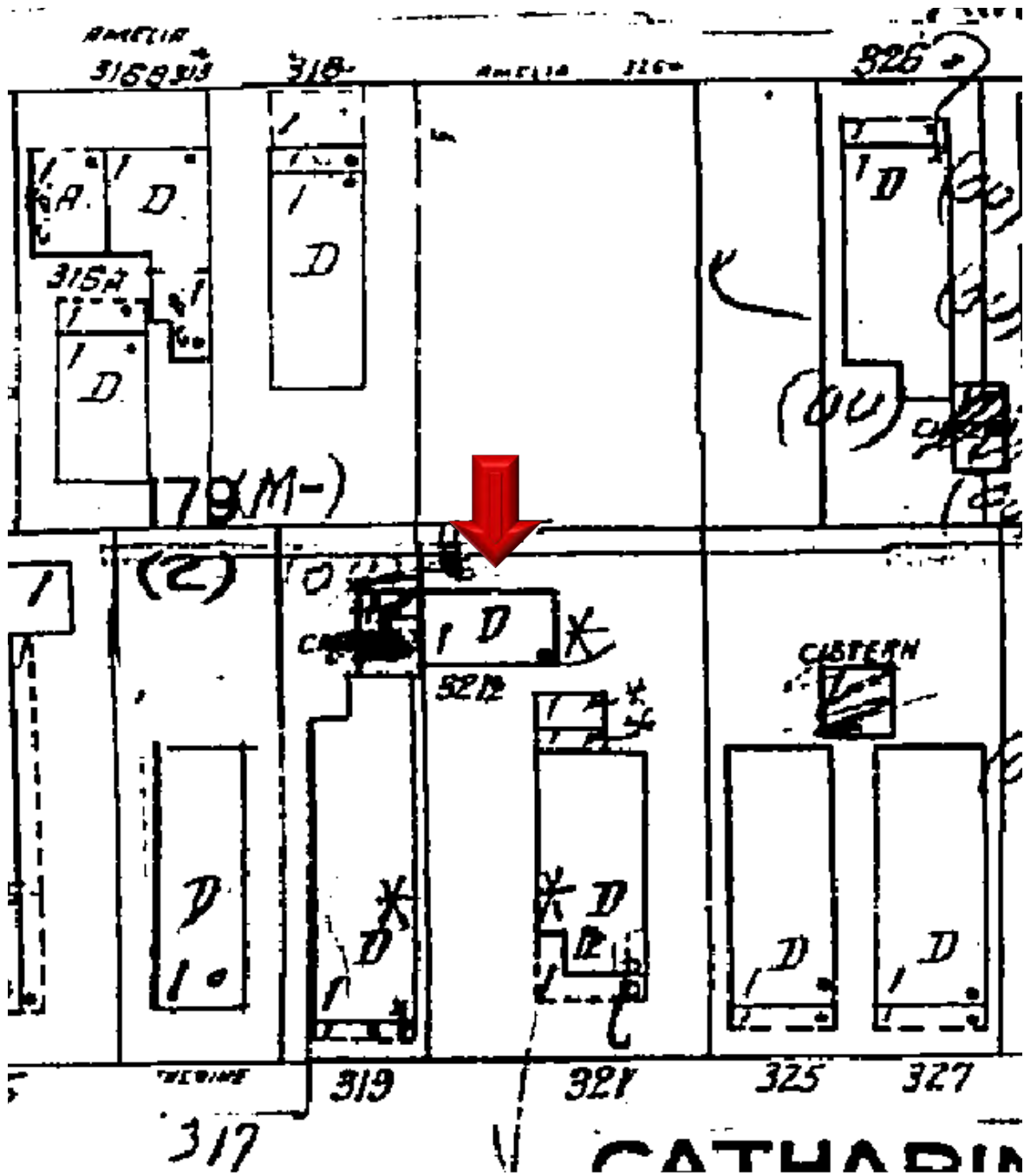


1926 Sanborn Map



CATHAR II

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)

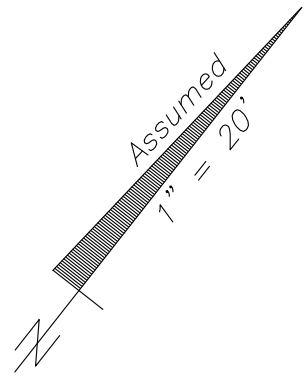
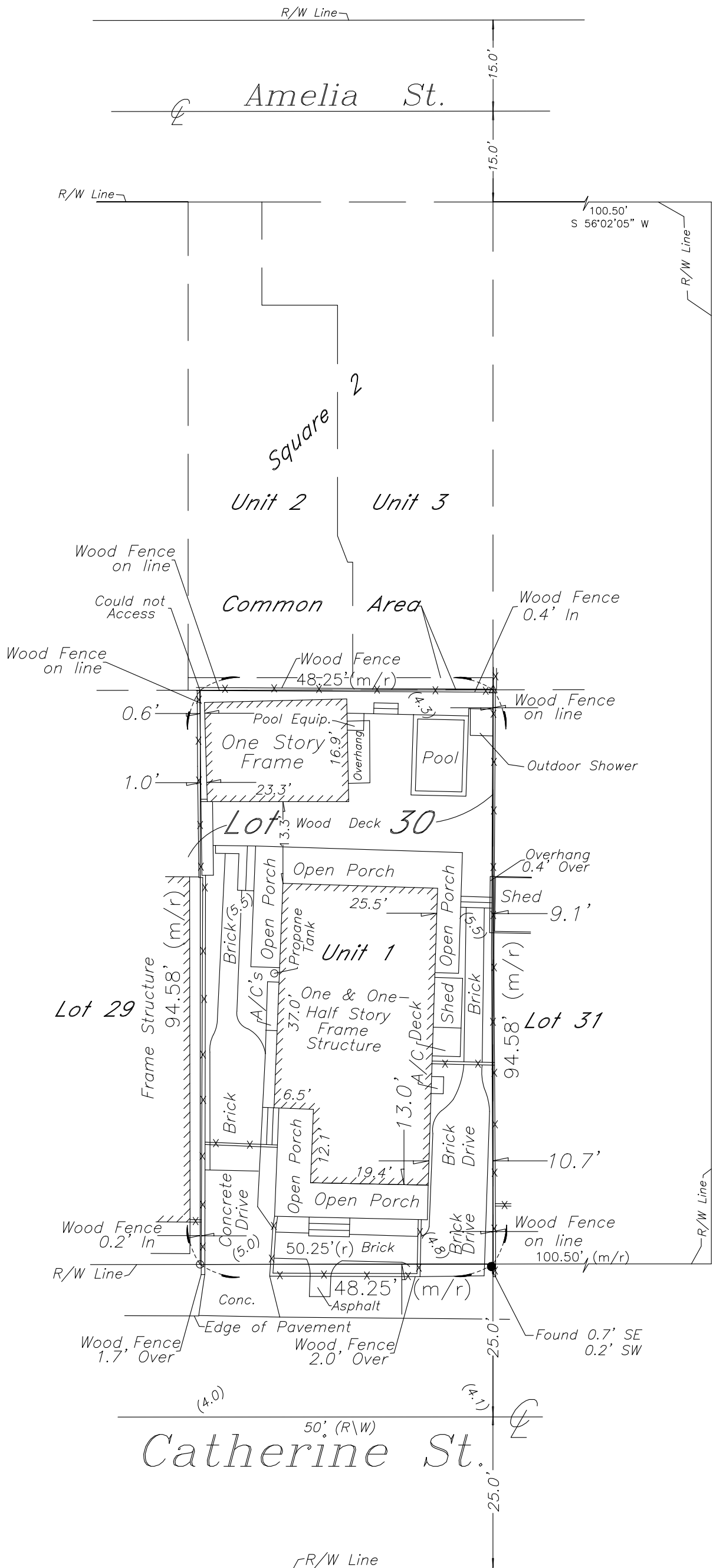






SURVEY

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)

Whitehead Street

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.

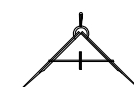
J. Lynn O'Flynn, PSM
Florida Reg. #6298

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

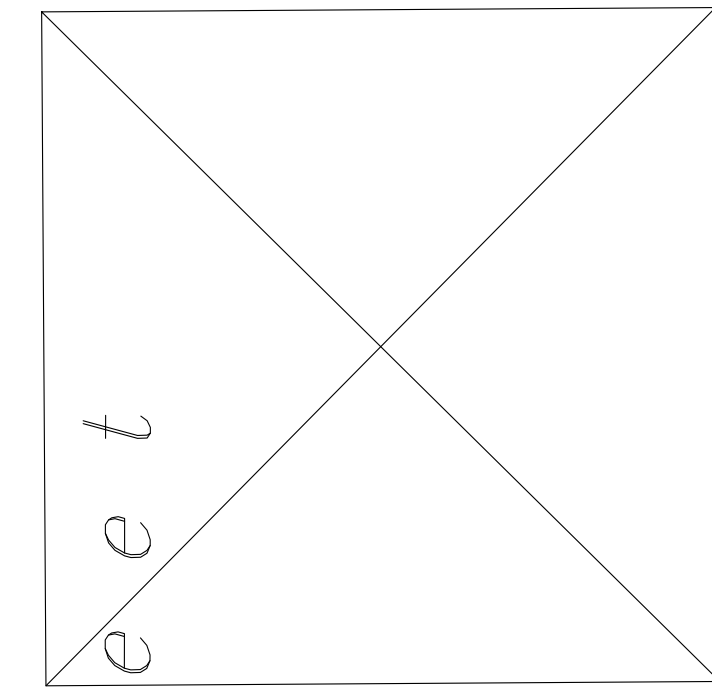
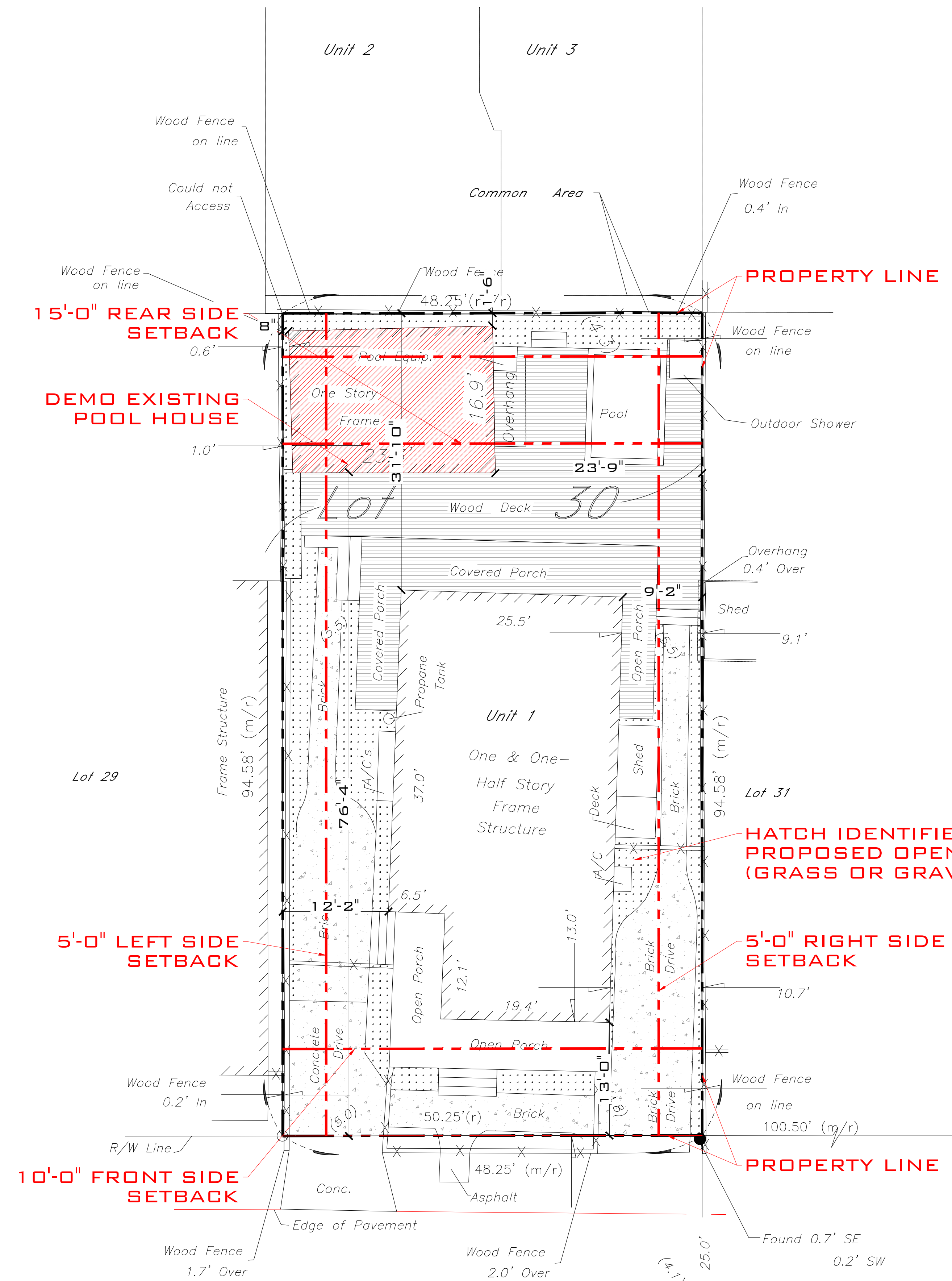
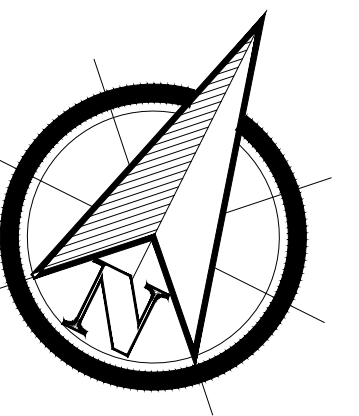


LOCATION MAP:

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

CLIENT:
MICHAEL CONLON

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN 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:	DATE:	SCALE:
2306-06	AS SHOWN	10/09/23	DA
REGISTRATION NO.:	PROFESSION:	CA	SAM
2306-06	5-101	1	
BRUCE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480			



Whichead Street

EXISTING SITE PLAN (DEMO)

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

Catherine St. $\text{\textcircled{C}}$

HATCH IDENTIFIES PROPOSED OPEN SPACE (GRASS OR GRAVEL)

REV.	DESCRIPTION	BY	DATE
01	FINAL		

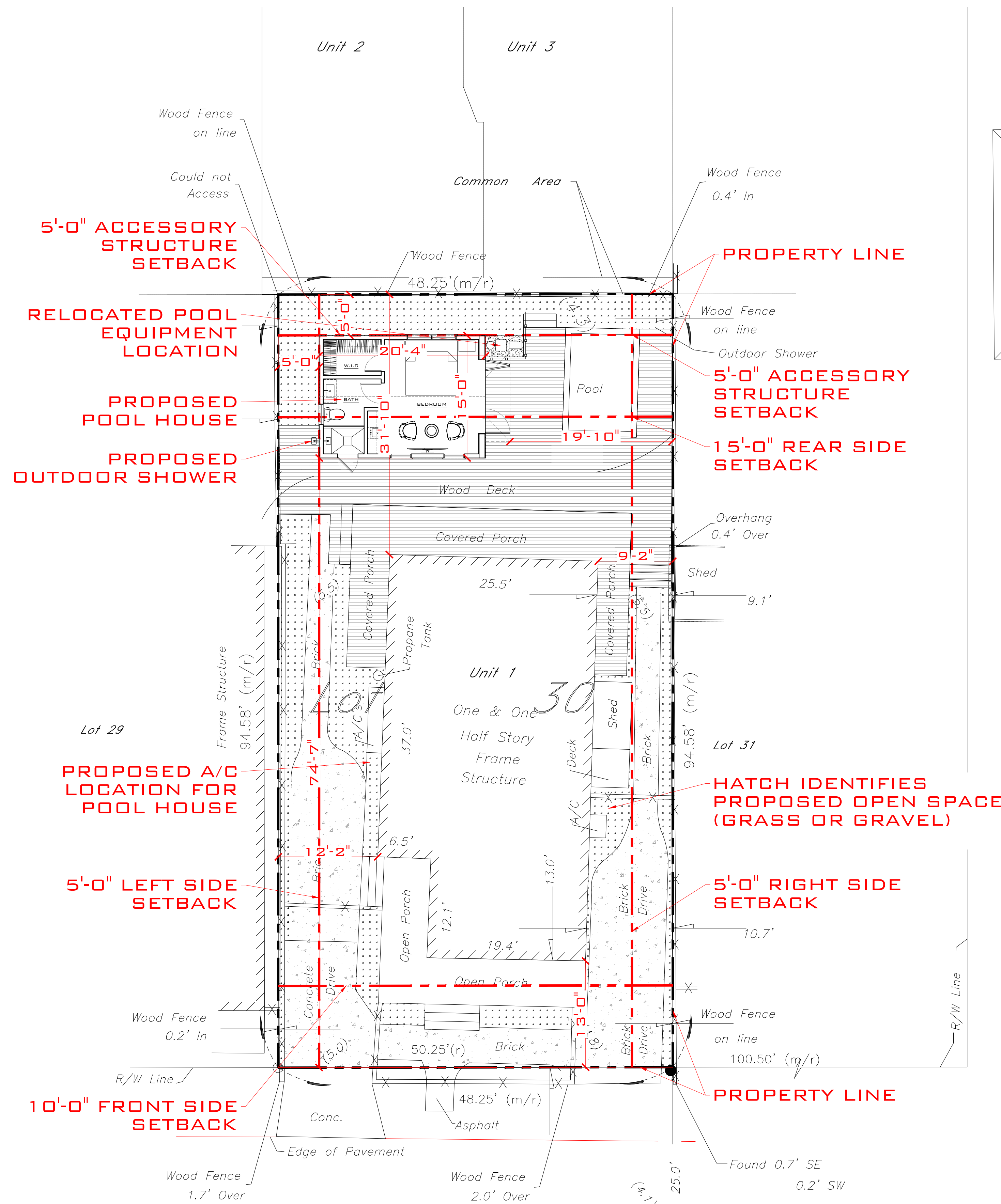
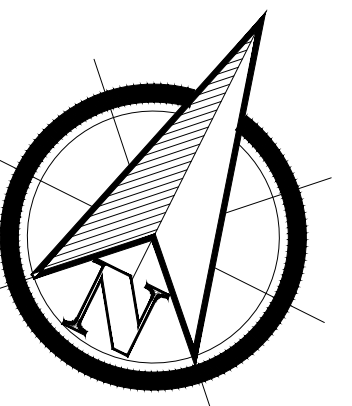
ARTIBUS DESIGN
ENGINEERING AND PLANNING

3710 N. ROSSEVELT 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: EXISTING SITE PLAN

SIGNATURE:	DATE:	SCALE:	DATE:	DESIGN:	DATE:	CHECK:	DATE:
		AS SHOWN	10/09/23	DA		SAH	
BRUCE MASHATAKY PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480		2306-06		S-101			1

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



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

Catherine St. $\text{\textcircled{E}}$

W L u r c 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 74'-7"

RIGHT SIDE:
 REQUIRED 5'-0"
 EXISTING 23'-9"
 PROPOSED 19'-10"

LEFT SIDE:
 REQUIRED 5'-0"
 EXISTING 0'-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 69.5% (±3,174.2 SQ.FT.)
(IMPROVEMENT)

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (±1,825.4 SQ.FT.)
 EXISTING 47.8% (±2,182.5 SQ.FT.)
 PROPOSED 46.7% (±2,131.8 SQ.FT.)
(IMPROVEMENT)

OPEN SPACE MINIMUM:

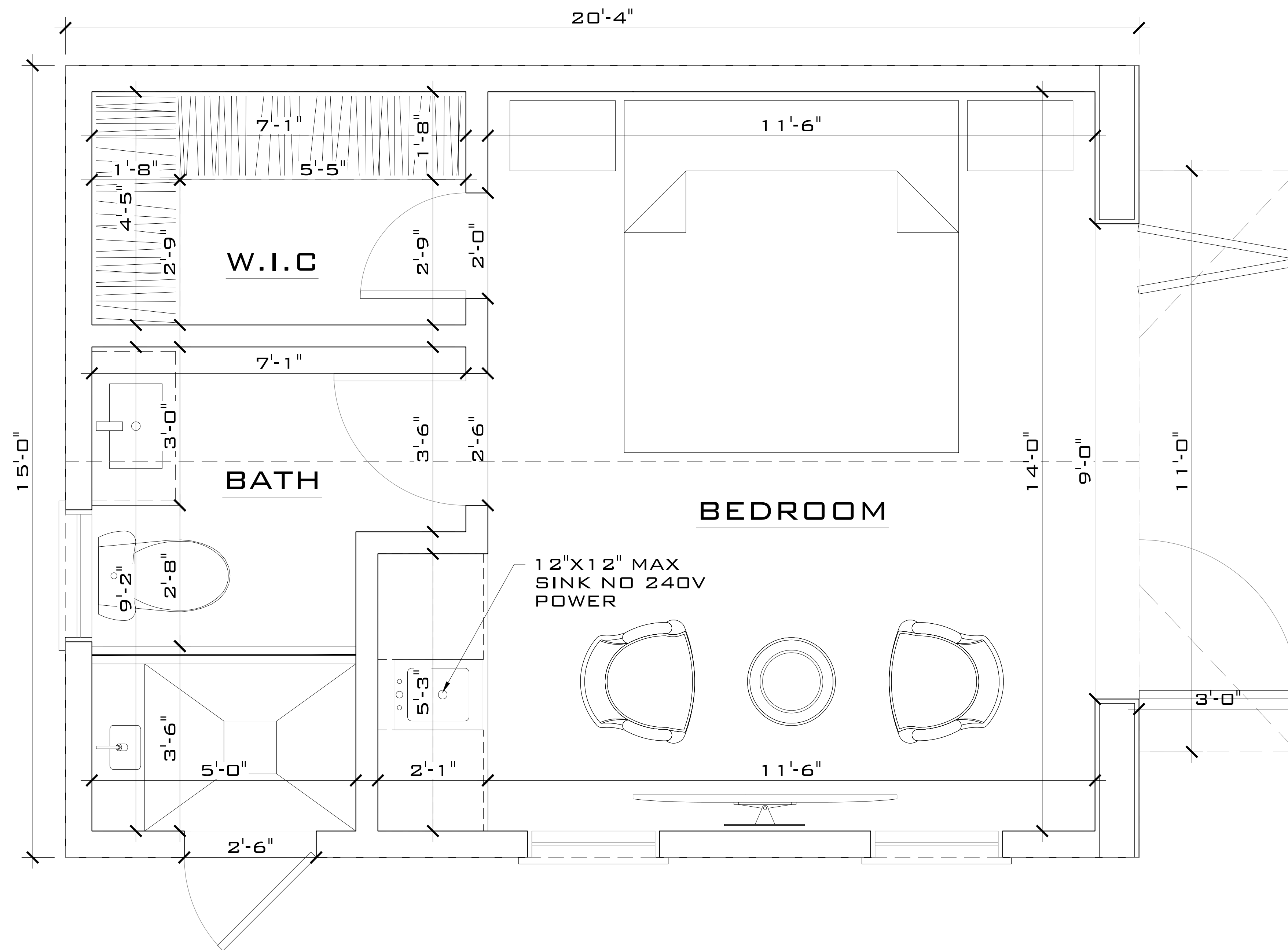
REQUIRED 35% (±1,628.7 SQ.FT.)
 EXISTING 14.0% (±642.2 SQ.FT.)
 PROPOSED 16.3% (±746.4 SQ.FT.)
(IMPROVEMENT)

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	10/09/23	CA
PROJECT NO.	2306-06	DATE	5-102
STATE OF FLORIDA	PROFESSIONAL ENGINEER	LICENSE NO.	71480



PROPOSED FLOOR PLAN (POOL HOUSE)

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

REV. DESCRIPTION		BY	DATE
STATUS: FINAL			
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROSSEVELY 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			
SIGNATURE:	DATE:	SCALE:	DATE:
SERGE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	2306-06	A-101	10/09/23



EXISTING FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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

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

REV	DESCRIPTION	BY	DATE
STATUS	FINAL		
ARTIBUS DESIGN 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		
SIGNATURE	DATE	SCALE	SHEET
DATE	AS SHOWN	10/09/23	CA
PROJECT NO.	2306-06	DATE	A-102
PROFESSIONAL ENGINEER	STATE OF FLORIDA	LICENSE NO.	71480

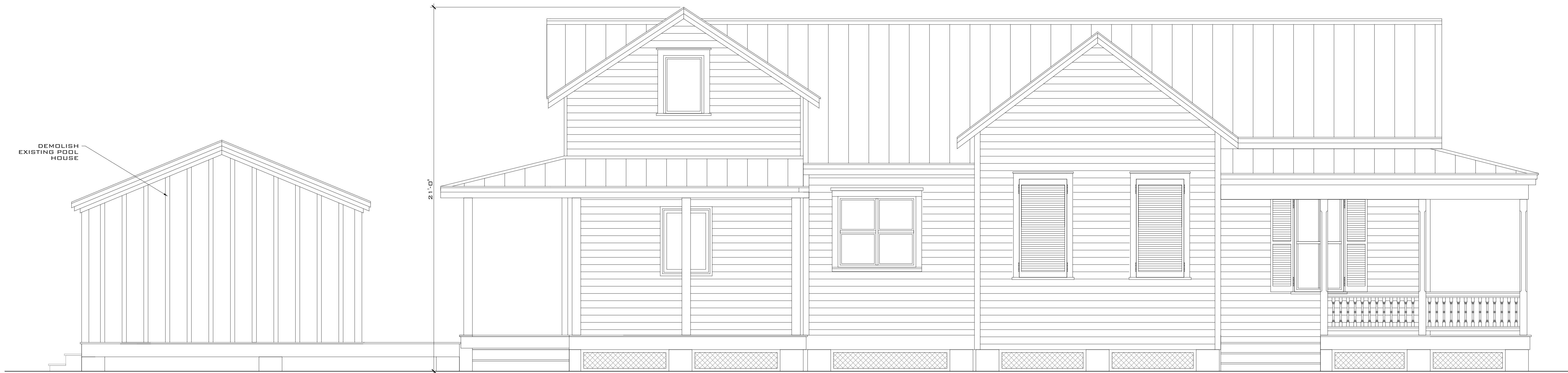


EXISTING REAR ELEVATION
SCALE: 3/8" = 1'-0"



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

REV. DESCRIPTION		BY	DATE
STATUS: 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:	REVISIONS:
BRUCE MASHITACOV	10/09/23	CA	SAM
PROFESSIONAL ENGINEER	2306-06	A-103	1
STATE OF FLORIDA	LICENSE NO. 71480		



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



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

- ⊕ PROPOSED 1ST F.F.
+8.00' NGVD29
- ⊕ 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

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

DESIGNER: MICHAEL CONLON

PROJECT: 321 CATHERINE ST

DATE: 321 CATHERINE ST,
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE	BY	CHKD	APPD
AS SHOWN	10/09/23	CA	SAH
2306-06	A-104		1

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

SIGNATURE: _____
DATE: _____
BRUCE MASHUTACOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



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



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

- PROPOSED 1ST F.F.
+8.00' NGVD29
- 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

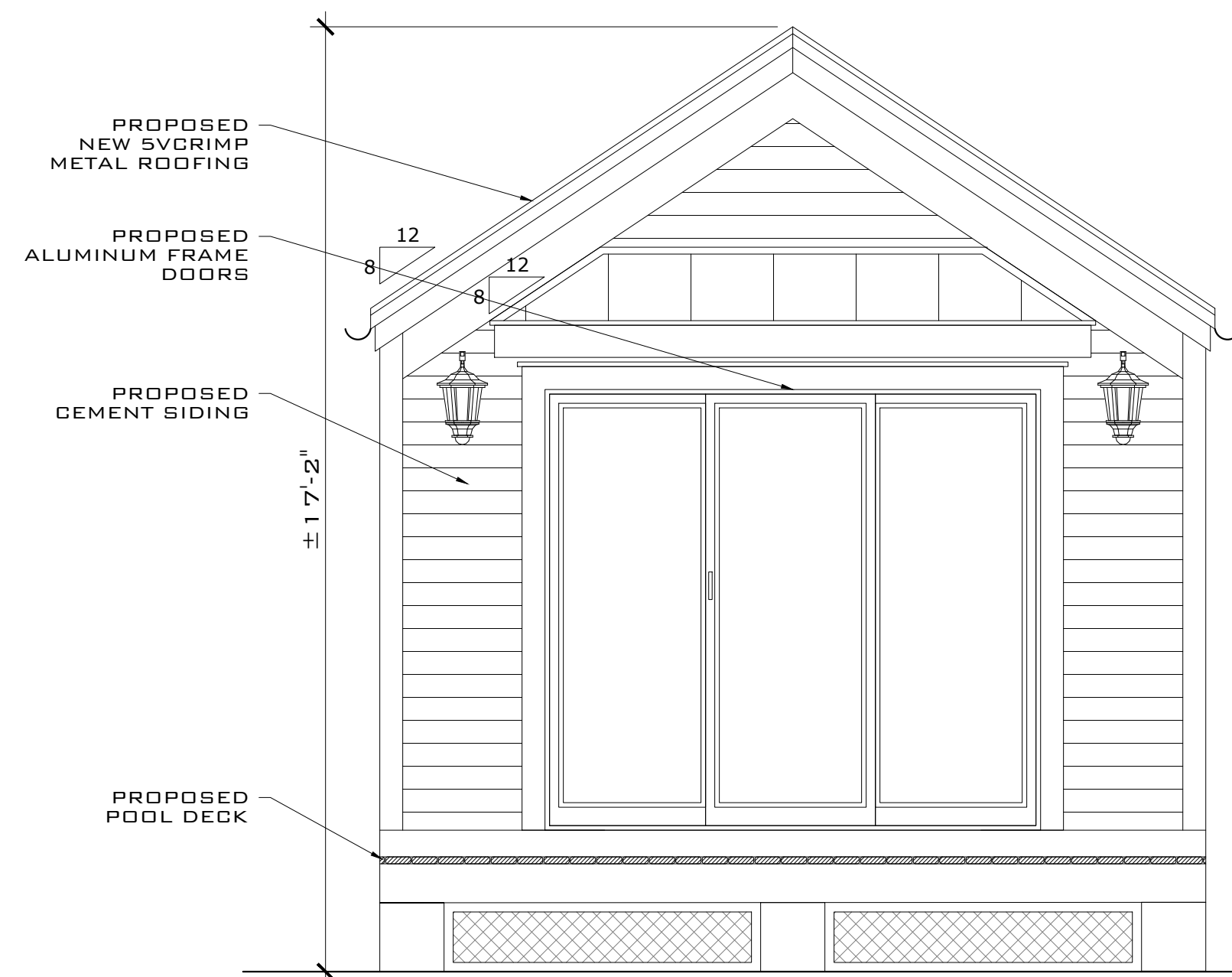
- DEMOLISH EXISTING POOL HOUSE
- PROPOSED NEW SVCRIMP METAL ROOFING
- PROPOSED ALUMINUM FRAME DOORS
- PROPOSED CEMENT SIDING
- ±21'-0"
- ±17'-2"
- 29" MAX

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

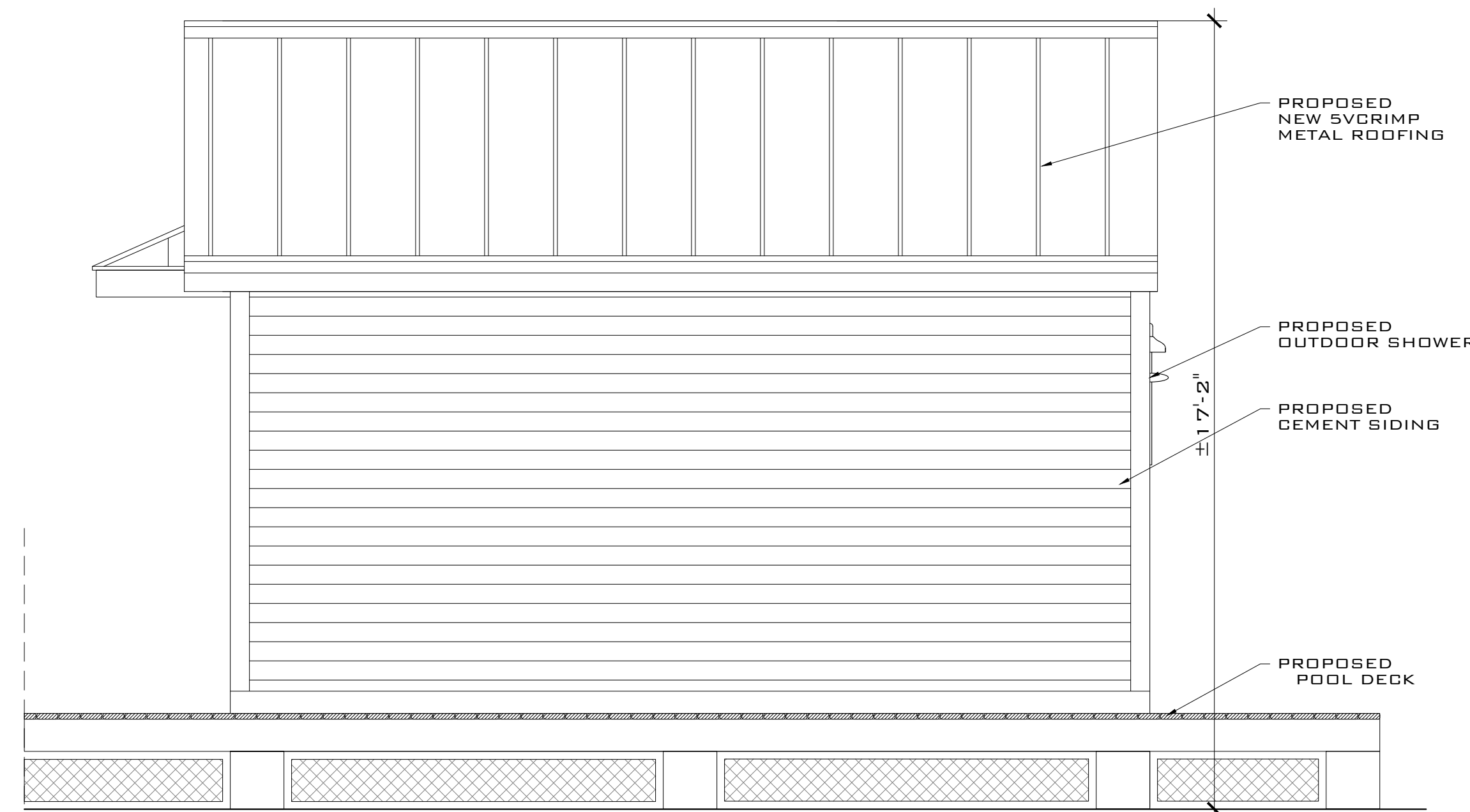
REV. DESCRIPTION	BY	DATE
STATUS: FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835		
CLIENT:	MICHAEL CONLON	
PROJECT:	321 CATHERINE ST	
DATE:	321 CATHERINE ST, KEY WEST, FL 33040	
TITLE:	PROPOSED ELEVATIONS	
DRAWN BY:	DATE:	SCALE:
AS SHOWN	10/09/23	1/8" = 1'-0"
PROJECT NO.:	DRAWING NO.:	SHEET NO.:
2306-06	A-105	1
SIGNATURE: DATE: BRUCE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480		



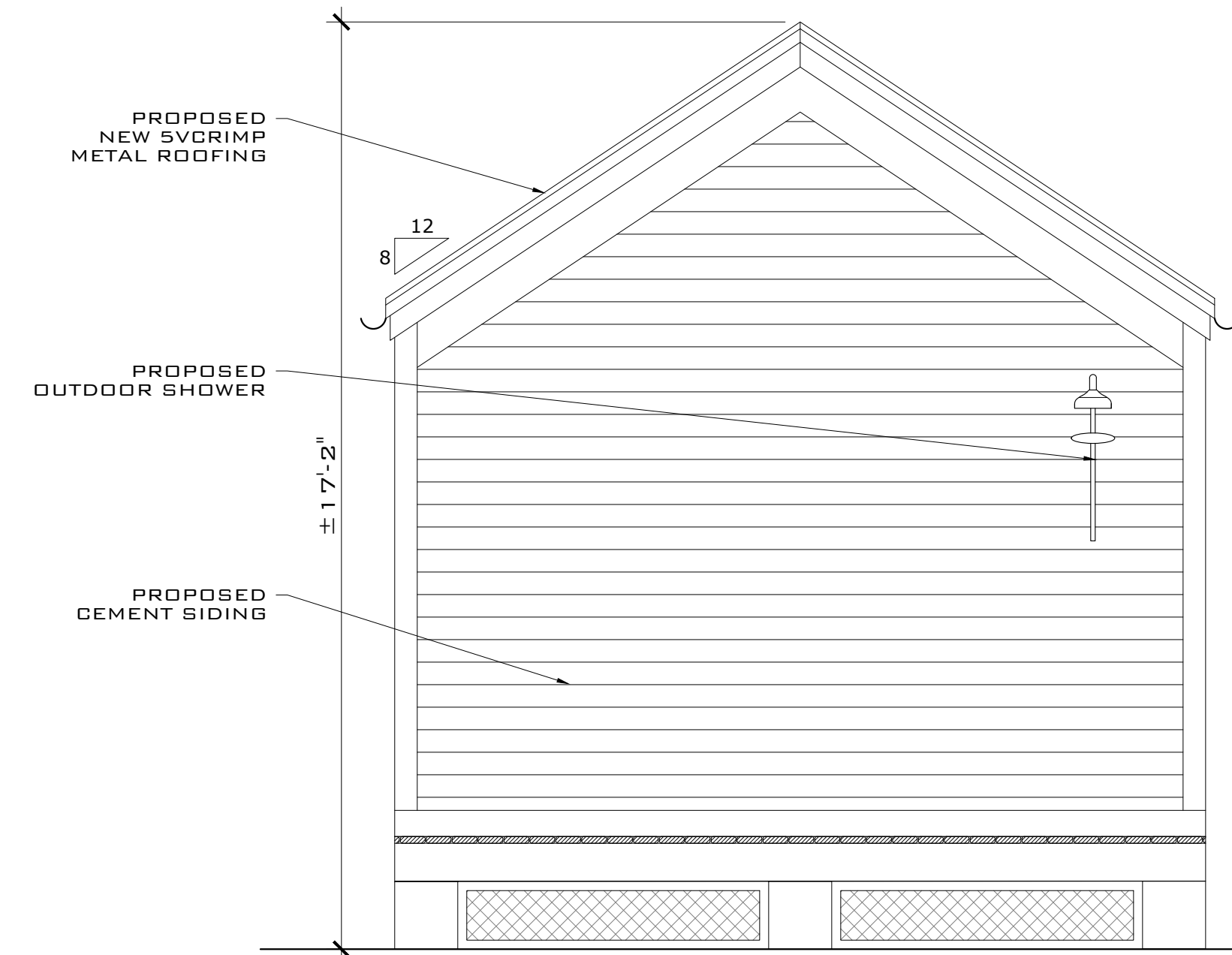
**PROPOSED FRONT ELEVATION
(POOL HOUSE)**
SCALE: 1/4" = 1'-0"



**PROPOSED RIGHT 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"

REV	DESCRIPTION	BY	DATE
1	FINAL		

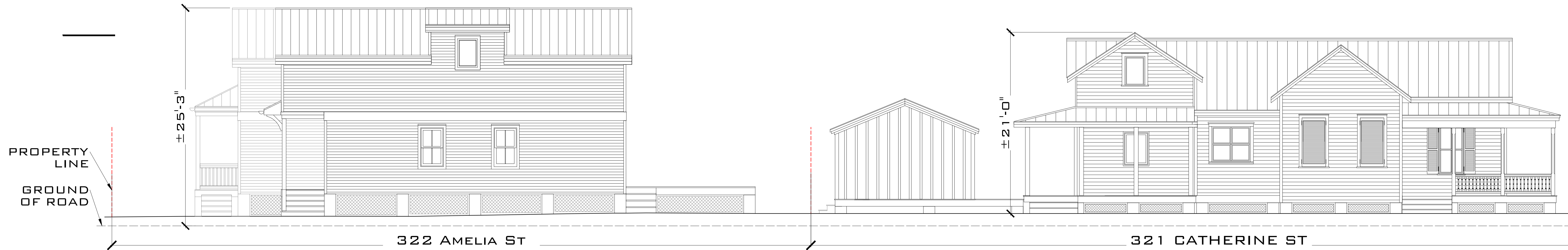
ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

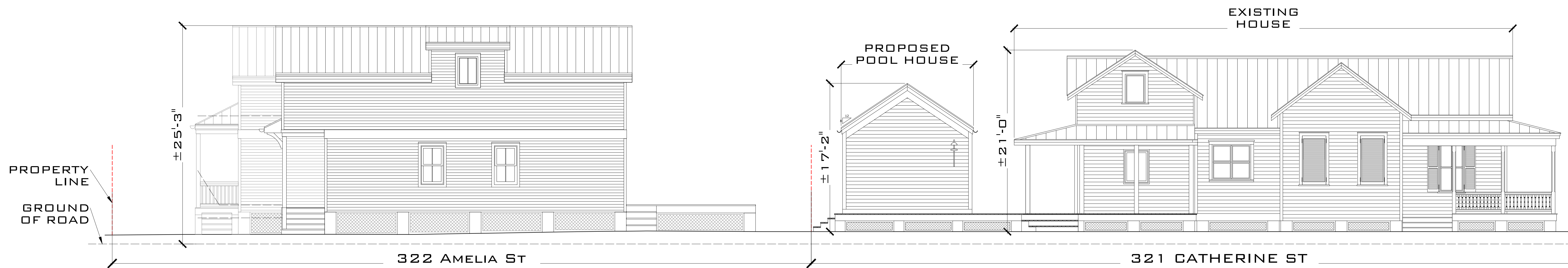
SIGNATURE:	DATE:	SCALE:	DATE:	DESIGN:	DATE:	DESIGN:	DATE:
		AS SHOWN	10/09/23	DA		SAM	
		2306-06	A-106				1

BRUCE MASHUTACOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



EXISTING LEFT SIDE VIEW

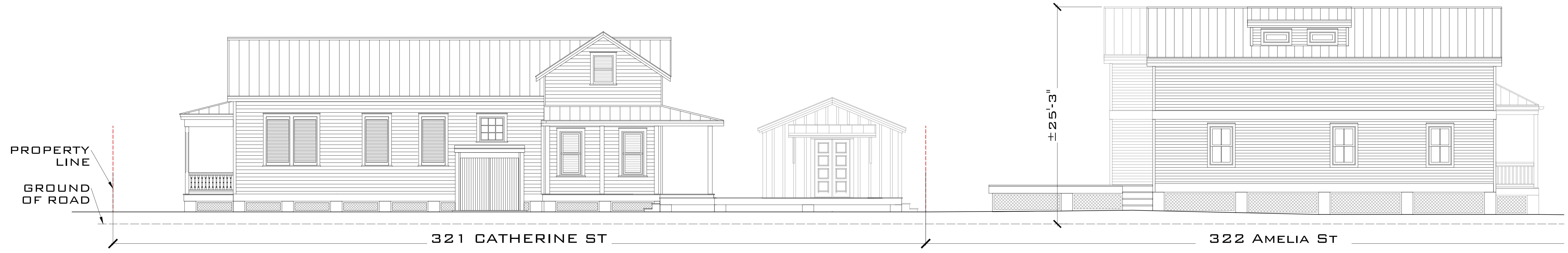
SCALE: 3/16" = 1'-0"



PROPOSED LEFT SIDE VIEW

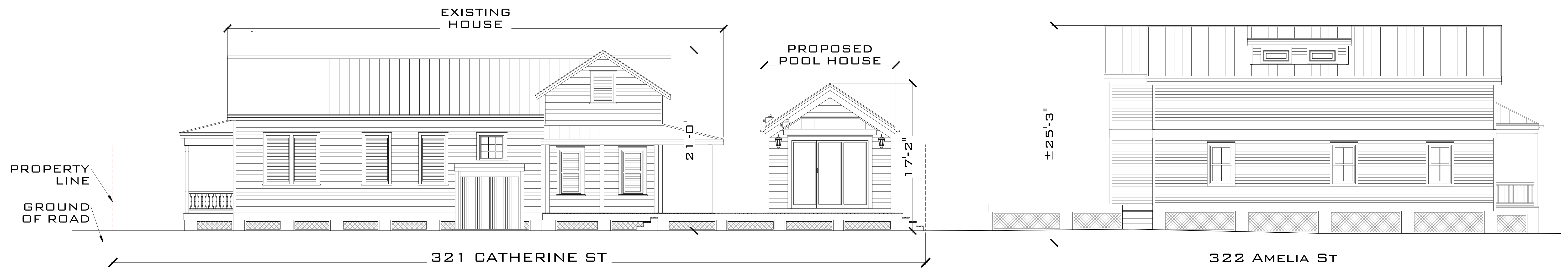
SCALE: 3/16" = 1'-0"

REV	DESCRIPTION	BY	DATE
STATUS: 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		
DRAWN BY:	DATE:	CHECKED BY:	DATE:
AS SHOWN	10/09/23	DA	SAH
PROJECT NO:	2306-06	DATE PLOTTED:	A-107
SCALE:	3/16" = 1'-0"	SHEET NO:	1
SIGNATURE: DATE: SERGE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480			
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.			



EXISTING RIGHT SIDE VIEW

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



PROPOSED RIGHT SIDE VIEW

SCALE: 3/16" = 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:	DESIGN:
	AS SHOWN	10/09/23	DA
DATE:	PROJECT NO.:	2306-06	A-10B
SEERIE MASHUTACOV PROFESSIONAL ENGINEER STATE OF FLORIDA 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.

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.



321

Public Meeting Notice
The following information is being provided to you as a member of the public. This information is being provided to you for your information only. It is not intended to be a substitute for legal advice. If you need legal advice, you should consult with a lawyer. This information is being provided to you for your information only. It is not intended to be a substitute for legal advice. If you need legal advice, you should consult with a lawyer.

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
TOTAL		2,566	1,924	572

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		

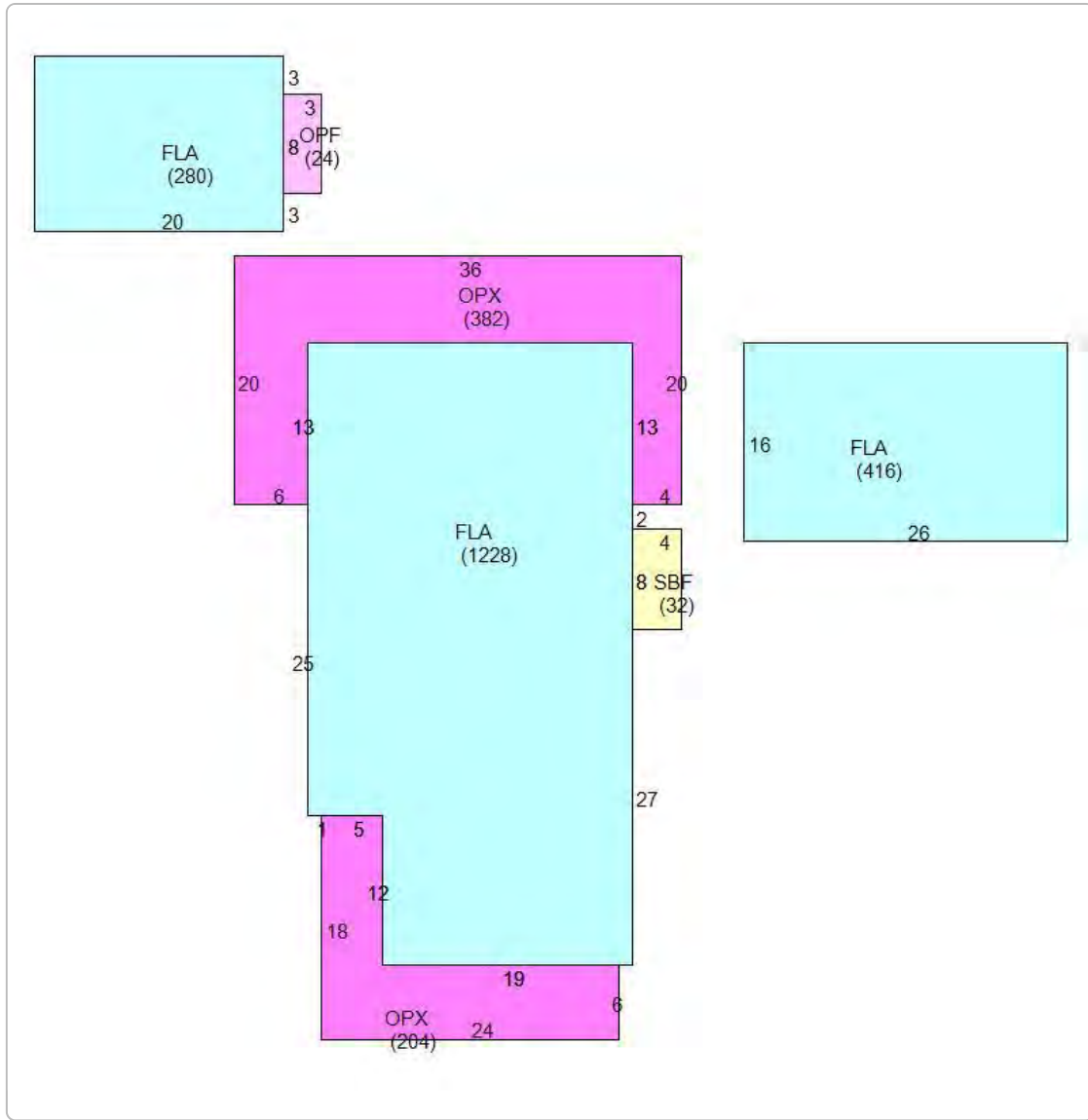
Permits

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 NEWE 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)

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

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

Contact Us

