



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa Silva, MSHP
Historic Preservation Planner

Meeting Date: December 19, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0046

Address: 419 Simonton Street

Description of Work

Renovations to existing house with new rear addition. New two-story unit at rear of property, and site improvements.

Site Facts

The house under review is a two-story frame vernacular house. The structure is listed as a contributing resource to the historic district, with an estimated date of construction circa 1889. The house has a two-story front porch with concrete entry steps located in the central bay of the front porch with planters on each side. The building is first depicted in the oldest available Sanborn map of 1889 as a dwelling unit. By 1892 the Sanborn map depicts the structure with a note stating, "sewing machinery" and at the rear the map illustrates a one-story warehouse located on the southeast portion of the lot. During the 1950's the first floor was converted to commercial use. While comparing the footprint of the building in the 1962 Sanborn map with the current survey it is evident that the rear portion of the house has been altered with an addition. Also, the current side stairs located on the northwest side of the house are not original to the building. The City recognizes three units on this property.

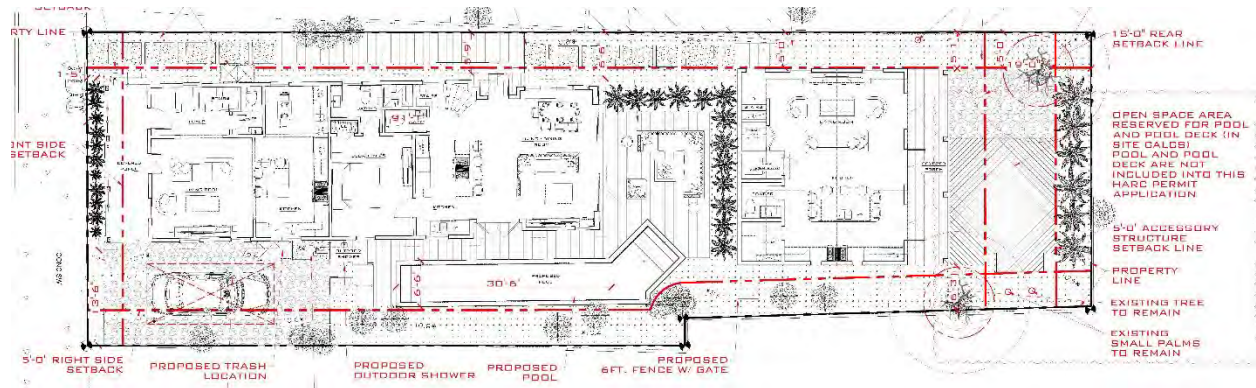
Ordinances and Guidelines Cited on Review

- Building Exteriors Wood (page 24) specifically guideline 1.
- Windows (pages 29a-29l) specifically guidelines A. Window Replacement, 3.
- Entrances, Porches, and Doors (page 33) specifically guidelines 3 and 5.
- Additions and Alterations (pages 37a-37k) specifically guidelines 1, 6, 11, 12, 13, 14, 22, 30 and 31.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 11, 12, 13, 14, 18, 22, 23, 24, and 25.

Staff Analysis

The certificate of appropriateness under review proposes the renovation of the contributing house. The plan includes the removal of one unit from the principal building by building a one and a half-story structure behind the historic house. The plan also includes the replacement of a one-story non-historic rear addition with a two-story attached structure. Exterior renovation to the historic house includes replacing windows, doors, and wood siding, where needed, with compliant materials. The design also proposes renovations to the front porch by removing the non-original concrete floor slab and entry steps with wood decking and side entry steps. Gingerbread railings, replicating the upper ones on the second-floor front porch, will be replacing the first-floor ones.

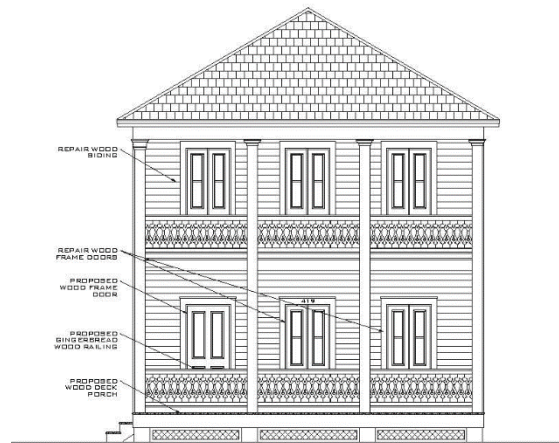




Proposed Site Plan.



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



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

Existing and Proposed Front Elevations.

The plans also includes the replacement of a non-historic rear addition with a two-story structure. The design depicted in the plans shows a two-story rectangular footprint structure with a front gable roof that will be approximately 2 feet lower than the principal house. The exterior walls of the addition will be setback from the historic building. All windows and doors will be aluminum, siding will be cementitious horizontal boards and metal shingles will be used as the finish roofing material.



Proposed East Elevation Depicting Addition and New Detached Unit.

At the rear and detached from the historic house, the design proposes a one and a half-story structure. The roof will have two dormers on the north and south elevations and a porch facing north. The structure will be approximately 24'-11" tall from grade and will have a side gable roof. All windows and doors will be aluminum, siding will be cementitious horizontal boards and 5-V-crimp metal panels will be used as the finish roofing material. The plans also include rear deck at grade, pavers and side gates.

Consistency with Cited Guidelines:

Staff finds the current proposal to be consistent with cited guidelines. The proposed mass, scale, location, and materials for the rear addition and new detached rear structure are appropriate to the historic principal structure and surrounding context. Although the new attached addition will be higher than the existing one, the design and building form will be harmonious to the historic house.

APPLICATION

RECEIVED

NOV 27 2023

BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$465.85 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022

RECEIVED BY: TK NOV 27 2023



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # HARC 2023-0046	REVISION # 0046	INITIAL & DATE TK 11/27/2023
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	419 Simonton St, Key West, FL 33040		
NAME ON DEED:	David F Taylor, Michael L Ward	PHONE NUMBER	(615) 345-1010
OWNER'S MAILING ADDRESS:	1702 Linden Ave, Nashville TN 37212	EMAIL	dftaylor98@gmail.com
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:	<i>Serge Mashtakov</i>	DATE	11/15/2023

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:	Major Remodeling of the existing historic structure with rear addition, pool and pool deck
MAIN BUILDING:	Major remodeling, reconstruction of the front porch, rear addition. New rear structure
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): None	
PAVERS: Concrete Driveway and Sidewalks	FENCES: 6ft wood picket fence on back and sides
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	Two new in ground pools
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 # H 2023-0046	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	419 Simonton St, Key West, FL 33040
PROPERTY OWNER'S NAME:	David F Taylor, Michael L Ward
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	DAVID P. TAYLOR / MICHAEL L. WARD 11/15/2023 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the existing rear addition, roof top deck, front concrete porch

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 structures proposed to be demolished.

(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.

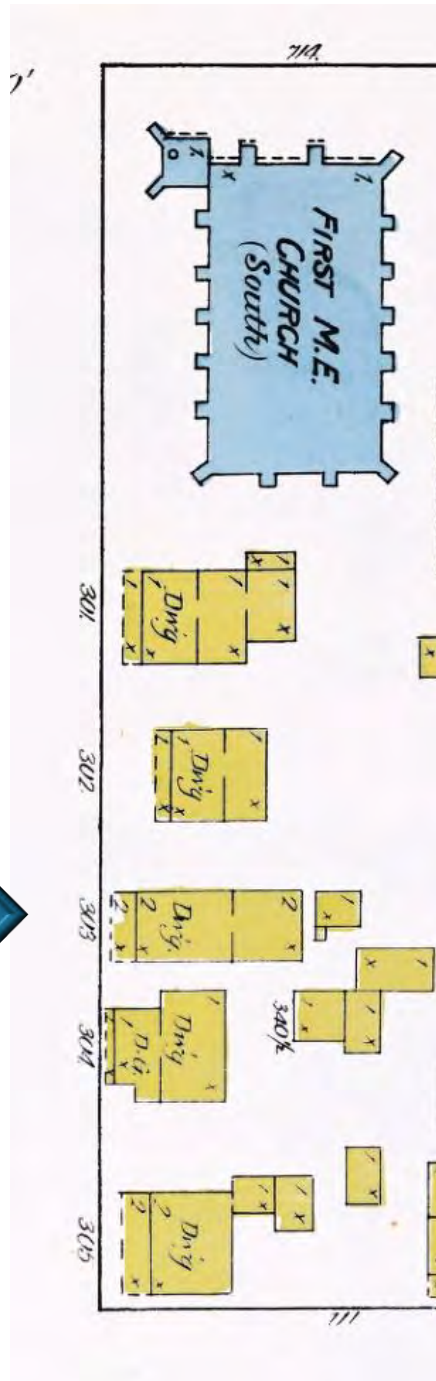
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

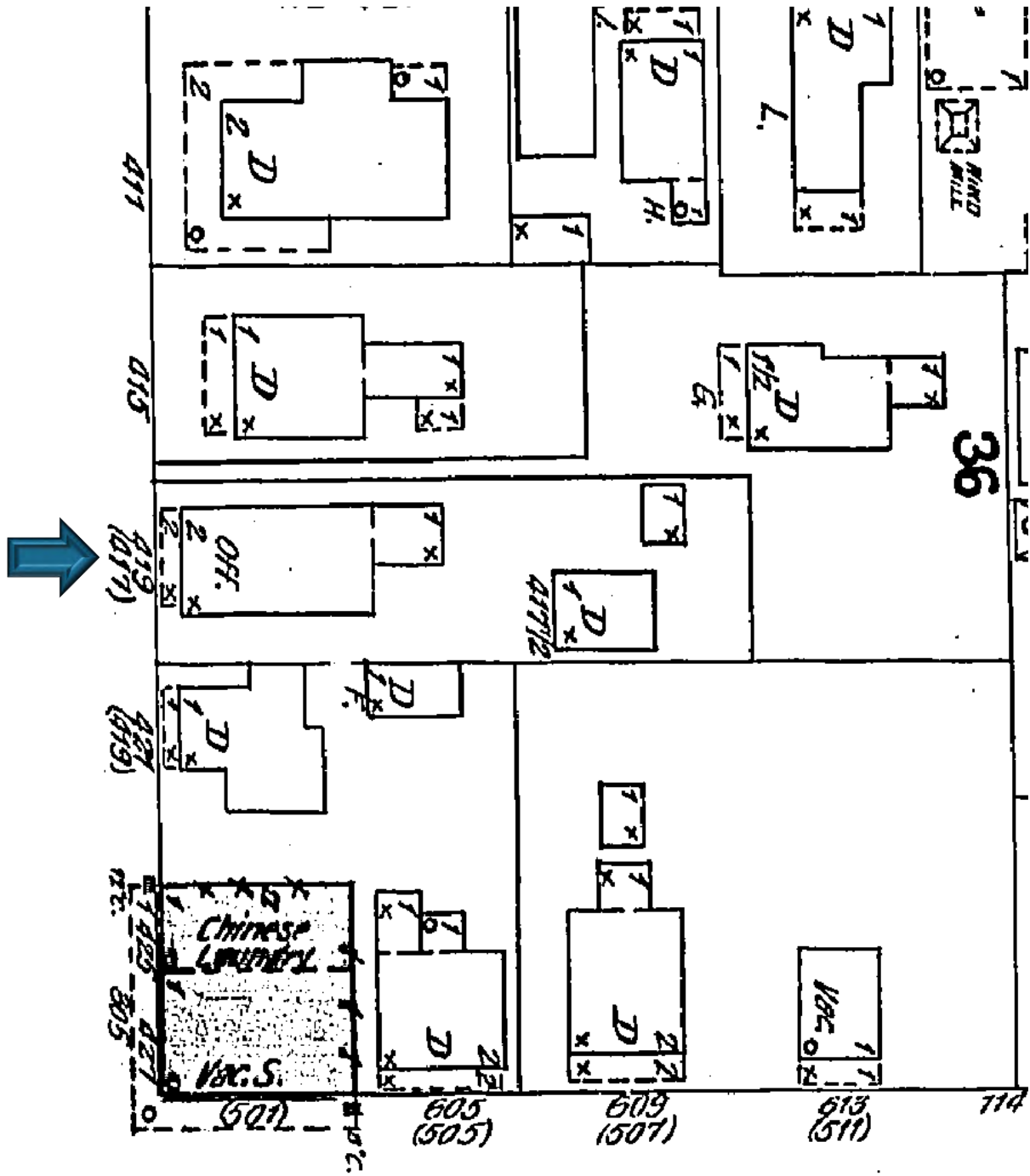
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

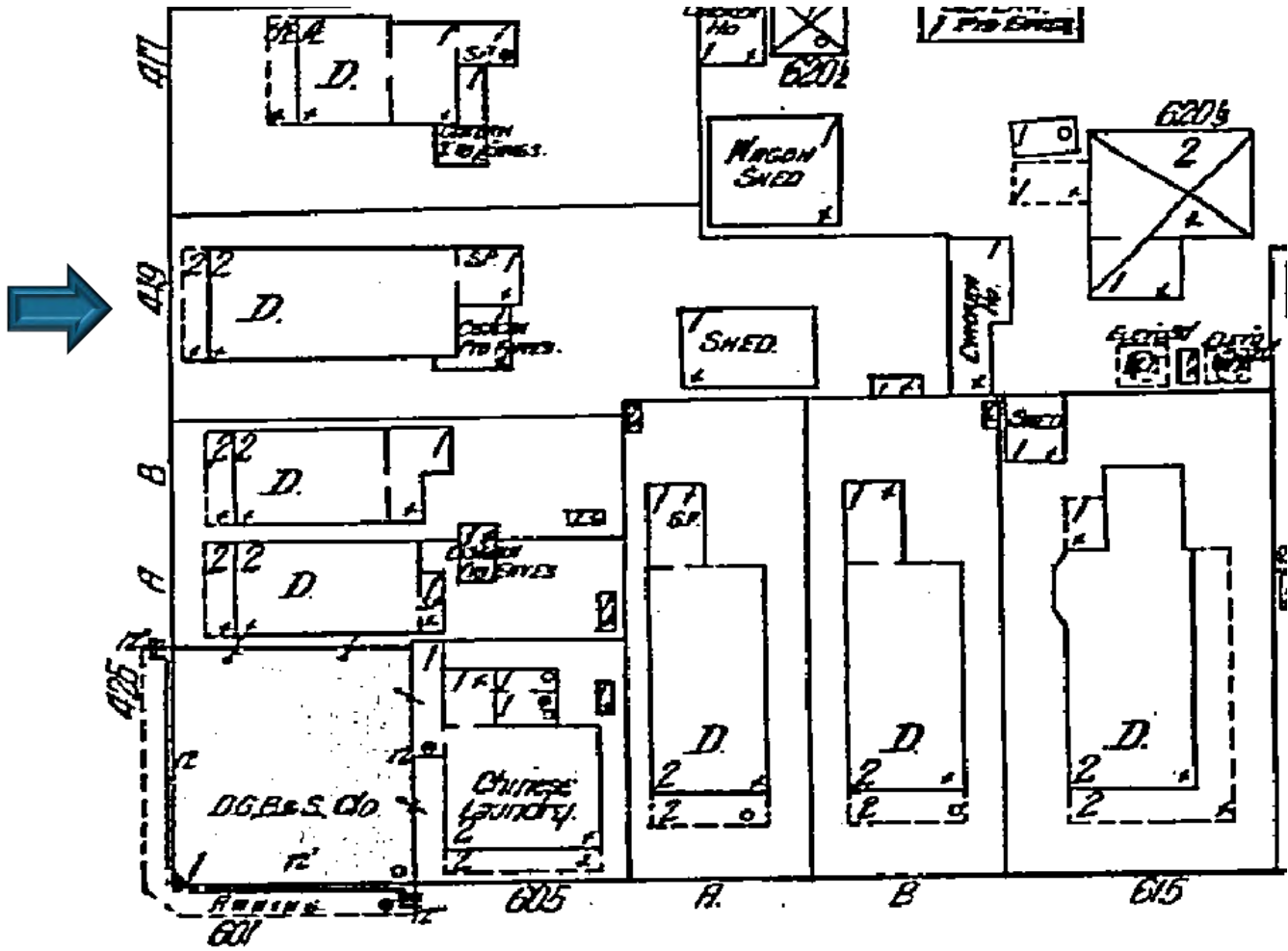
SANBORN MAPS



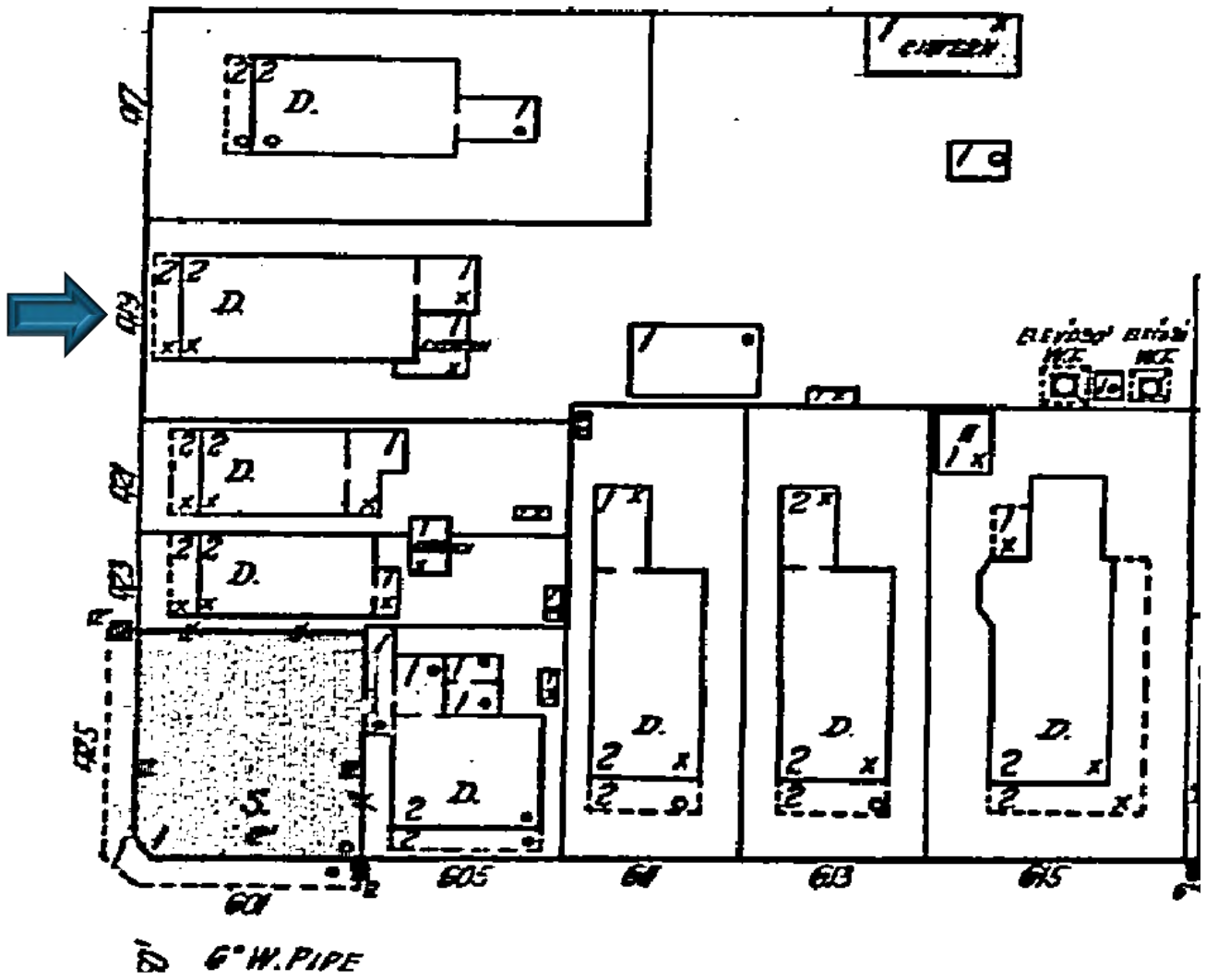
Sanborn Map 1889



Sanborn Map 1898



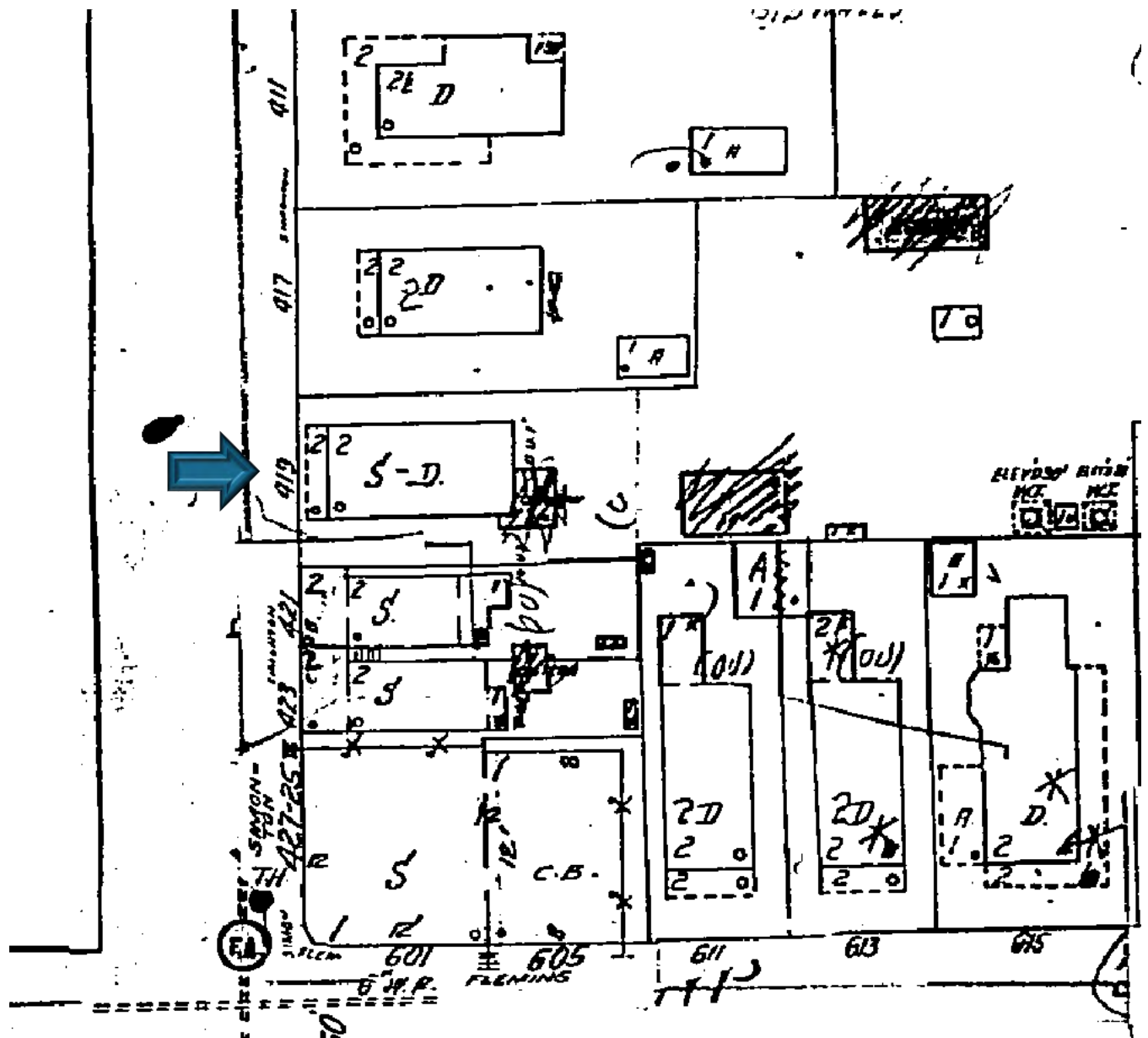
Sanborn Map 1912



Sanborn Map 1962

Sanborn Map 1912

Sanborn Map 1912



Sanborn Map 1962

PROJECT PHOTOS

419 SIMONTON ST
(HISTORICAL PHOTO)



419 SIMONTON ST
(HISTORICAL PHOTO)



419 SIMONTON ST
(FRONT VIEW)



419 SIMONTON ST
(REAR VIEW)



419 SIMONTON ST
(LEFT VIEW)



419 SIMONTON ST
(RIGHT VIEW)



419 SIMONTON ST
(REAR GARDEN)



419 SIMONTON ST
(REAR GARDEN)



419 SIMONTON ST
(REAR GARDEN)



SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N31°58'53"W ASSUMED
ALONG THE CENTERLINE OF
SIMONTON STREET.

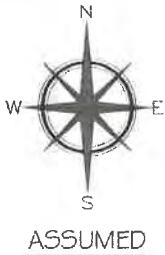
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

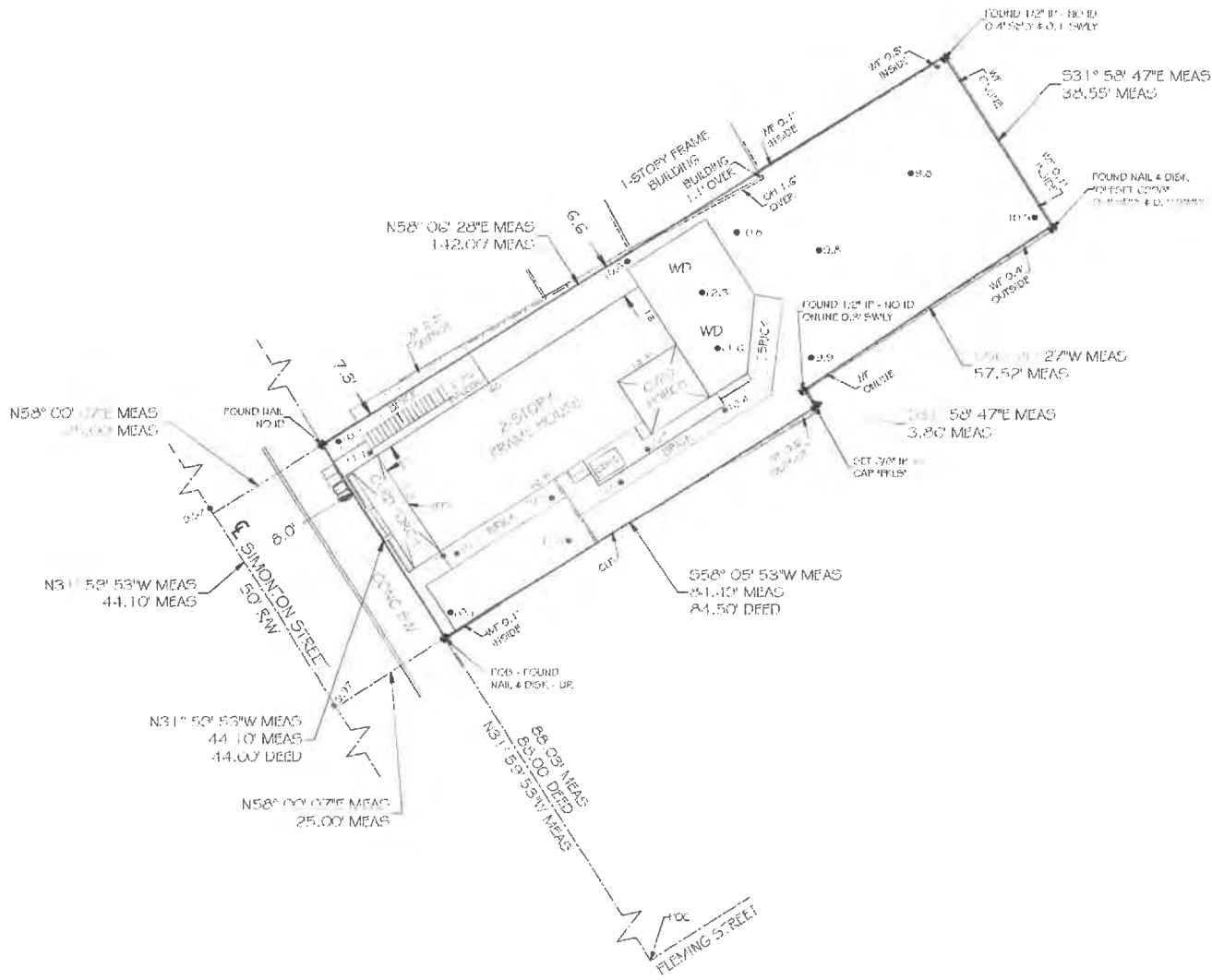
ADDRESS:
419 SIMONTON STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E

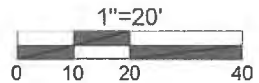


SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 'D 121' (P.L.D. 140020), ELEVATION = 3.91' (NGVD 1929)
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF) = 12.3' (NGVD 1929)
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE REUSED BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR, IS PROHIBITED. ANY SUCH REUSE WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR OR MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

LEGEND:

- Water Meter
- Sanitary Sewer Clean Out
- Mailbox
- Water Meter
- Water Meter
- Wood Pole
- Spot Grade Elevation (FTICAL)



TOTAL AREA = 5,980.07 SQ FT ±

CERTIFIED TO

DAVID TAYLOR

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

BM = BENCH MARK	CH = CHAIN	CP = CORNER POINT	EP = END POINT
CA = CENTERLINE	CF = CENTERLINE	CL = CENTERLINE	CO = CONCRETE
CC = CONCRETE	CC = CONCRETE	CC = CONCRETE	CC = CONCRETE
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LEGAL DESCRIPTION

A parcel of land on the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1826, as a part of Lot 4 in Square 36, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right of way line of Fleming Street with the Northeasterly right of way line of Simonton Street, and run thence Northwesterly along the Northeasterly right of way line of the said Simonton Street for a distance of 89.00 feet to the Point of Beginning of the parcel of land being described herein; thence continue Northwesterly along the Northeasterly and at right angles for a distance of 142.00 feet; thence Southeasterly and at right angle for a distance of 34.55 feet to the common boundary as described in a final judgment recorded in Official Records Book 1432, at Pages 2153-2154 of the Public Records of Monroe County, Florida; thence Southeasterly with a deflection angle of 89° 29' 14" to the right and along the said common boundary line for a distance of 57.52 feet to a 1/2" Iron Pipe (FHH 2749); thence Southeasterly with a deflection angle of 89° 29' 14" to the left for a distance of 3.86 feet to a 1/2" Iron Pipe (FHH 2749), said point being on the Southeasterly boundary line of the lands described in Official Records Book 2508 at Page 2304 of the Public Records of Monroe County, Florida; thence Southeasterly and at right angles along the Southeasterly boundary line of said lands for a distance of 84.50 feet back to the Point of Beginning.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLERK OF HISHER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RECORDED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE LEGAL DESCRIPTIONS. THE FIELD NOTES, MEASUREMENTS, CALCULATIONS, OR DELINEATIONS TO WHICH THIS MAP IS REFERRED ARE SUPERIOR TO THE LEGAL DESCRIPTIONS PROVIDED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWS THE EXACT REPRESENTATION OF THE SURVEYED CORNER OF THE GRID LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

FILE NO.	15007
FIELD NO.	
DATE	06/15/2005
MAP DATE	02/18/2005
SCALE	AS SHOWN
DRAWN BY	ITG
JOB NO.	23-15A

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE REQUIREMENTS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 35-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTIONS 201.057, FLORIDA STATUTES AND CHAPTER 177, PART II, FLORIDA CONSTITUTION.

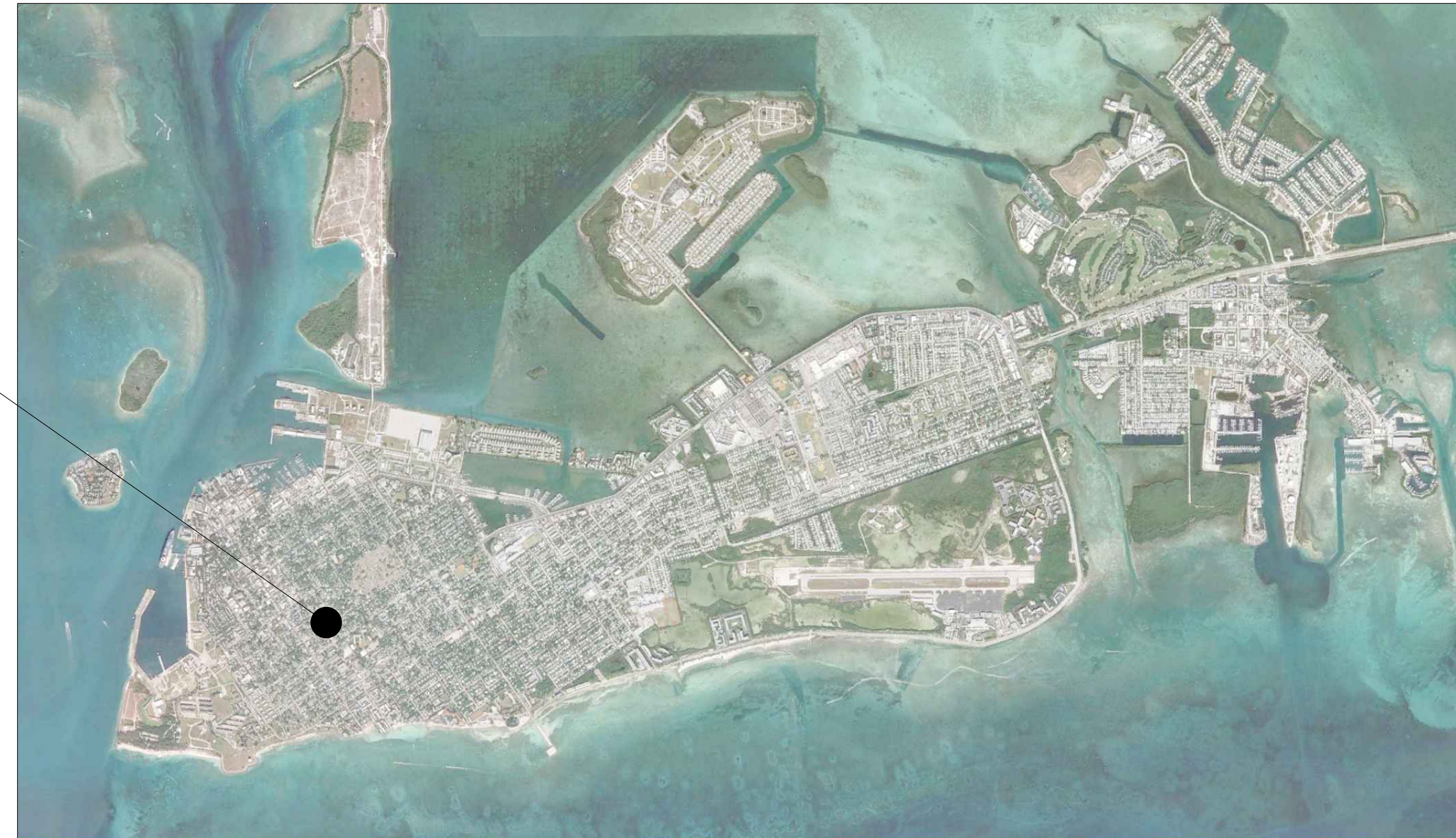
SIGNED: _____
ERIC A. ISMAIL, P.L.M. #0026, PROFESSIONAL SURVEYOR AND MAPPER, LWS 7247

**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY., SUITE 4
CUDDEBEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FLS@fkeys.com

PROPOSED DESIGN

HARC APPLICATION PLANS FOR 419 SIMONTON ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
419 SIMONTON ST,
KEY WEST, FL 33040

CLIENT:

MICHAEL WARD & DAVID TAYLOR

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
READ BY SERGE MARSHAKOV, PE 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 MARSHAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71280

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

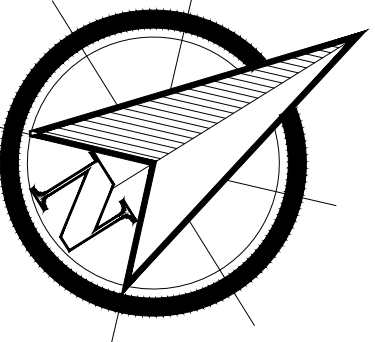
CLIENT: MICHAEL WARD
DAVID TAYLOR

PROJECT:
419 SIMONTON ST

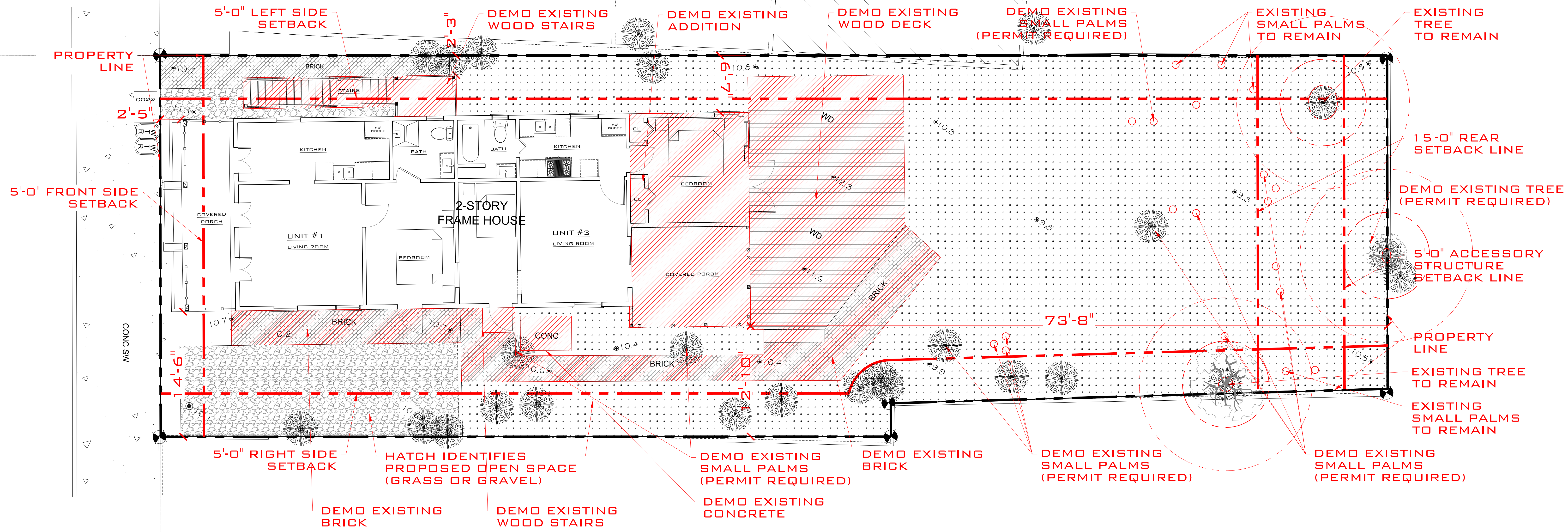
SITE:
419 SIMONTON ST,
KEY WEST, FL 33040

TITLE:
COVER

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	11/11/23	DA	SAH		
2306-09		5-100			1



1-STORY FRAME BUILDING



EXISTING SITE PLAN (DEMO)

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
HEADED BY SERGE MASHATKOV, 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 MASHATKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71280

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

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ENGINEERING AND PLANNING

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

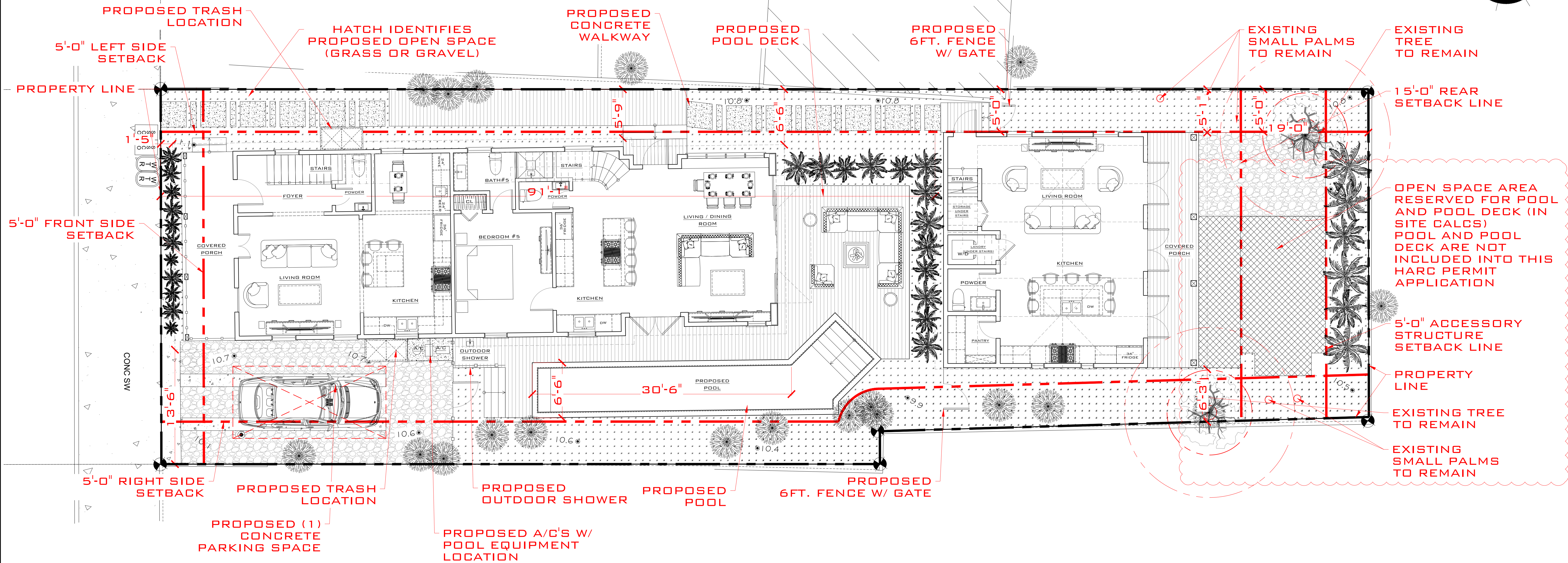
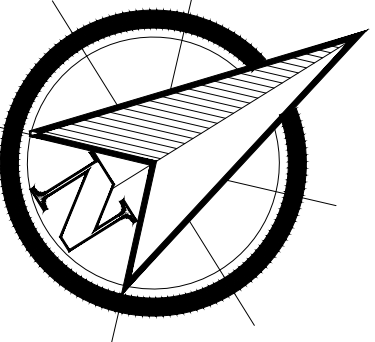
CLIENT: MICHAEL WARD
DAVID TAYLOR

PROJECT: 419 SIMONTON ST

DATE: 419 SIMONTON ST,
KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

DATE PLOTTED: 11/11/23
AS SHOWN: 11/11/23
PROJECT NO.: 2306-09
DRAWING NO.: C-101
SHEET NO.: 1



PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

SITE DATA:

TOTAL SITE AREA:	±5,990.0 SQ.FT
LAND USE:	HNC-1 (HISTORIC NEIGHBORHOOD)
COMMERCIAL:	
FLOOD ZONE:	X

SETBACKS

FRONT:	
REQUIRED	5'-0"
EXISTING	1'-5"
PROPOSED	NO CHANGES
RIGHT SIDE:	
REQUIRED	5'-0"
EXISTING	13'-6"
PROPOSED	NO CHANGES
LEFT SIDE:	
REQUIRED	5'-0"
EXISTING	2'-3"
PROPOSED	5'-0" (IMPROVEMENT)
REAR:	
REQUIRED	15'-0"
EXISTING	73'-8"
PROPOSED	68'-6"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED:	60% (±3,594.0 SQ.FT.)
EXISTING	35.5% (±2,127.1 SQ.FT.)
PROPOSED	53.9% (±3,229.1 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED	40% (±2,396.0 SQ.FT.)
EXISTING	26.5% (±1,591.4 SQ.FT.)
PROPOSED	39.9% (±2,394.4 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED	35% (±2,096.5 SQ.FT.)
EXISTING	55.7% (±3,338.4 SQ.FT.)
PROPOSED	36.06% (±2,156.8 SQ.FT.)

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

ACCESSORY STRUCTURE SETBACK:

FRONT:	
REQUIRED	5'-0"
PROPOSED	9'-1"
RIGHT SIDE:	
REQUIRED	5'-0"
PROPOSED	6'-3"
LEFT SIDE:	
REQUIRED	5'-0"
PROPOSED	5'-1"
REAR:	
REQUIRED	5'-0"
PROPOSED	19'-0"

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71280

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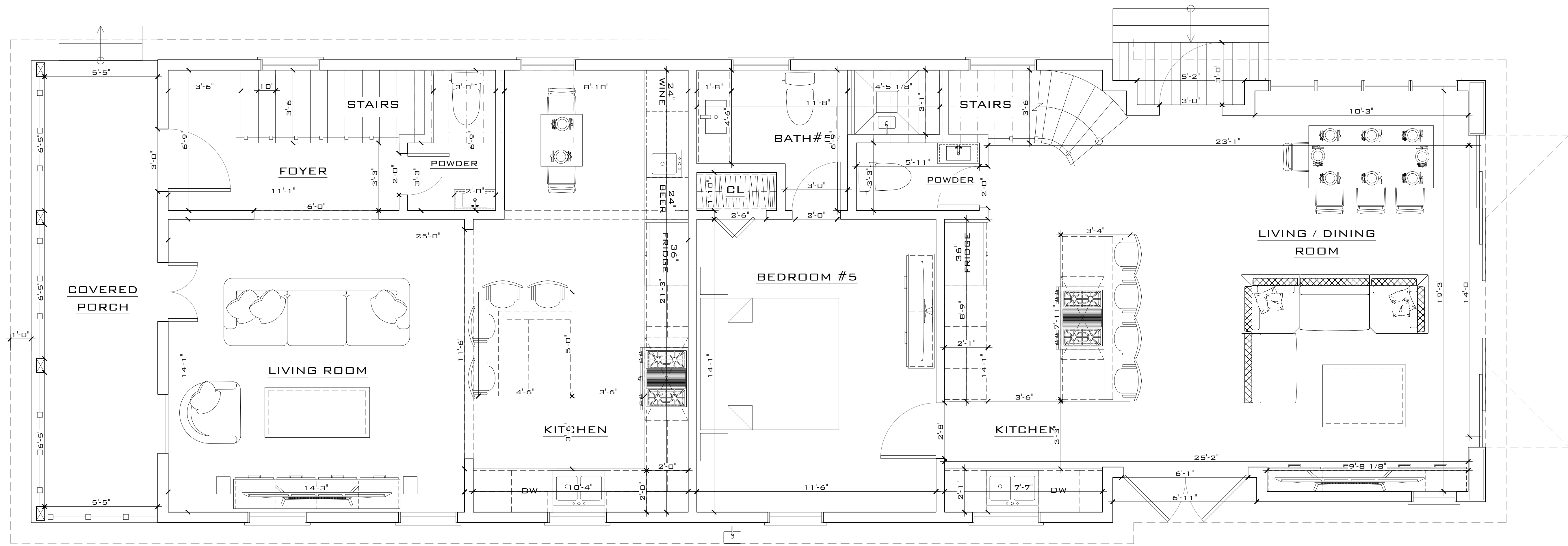
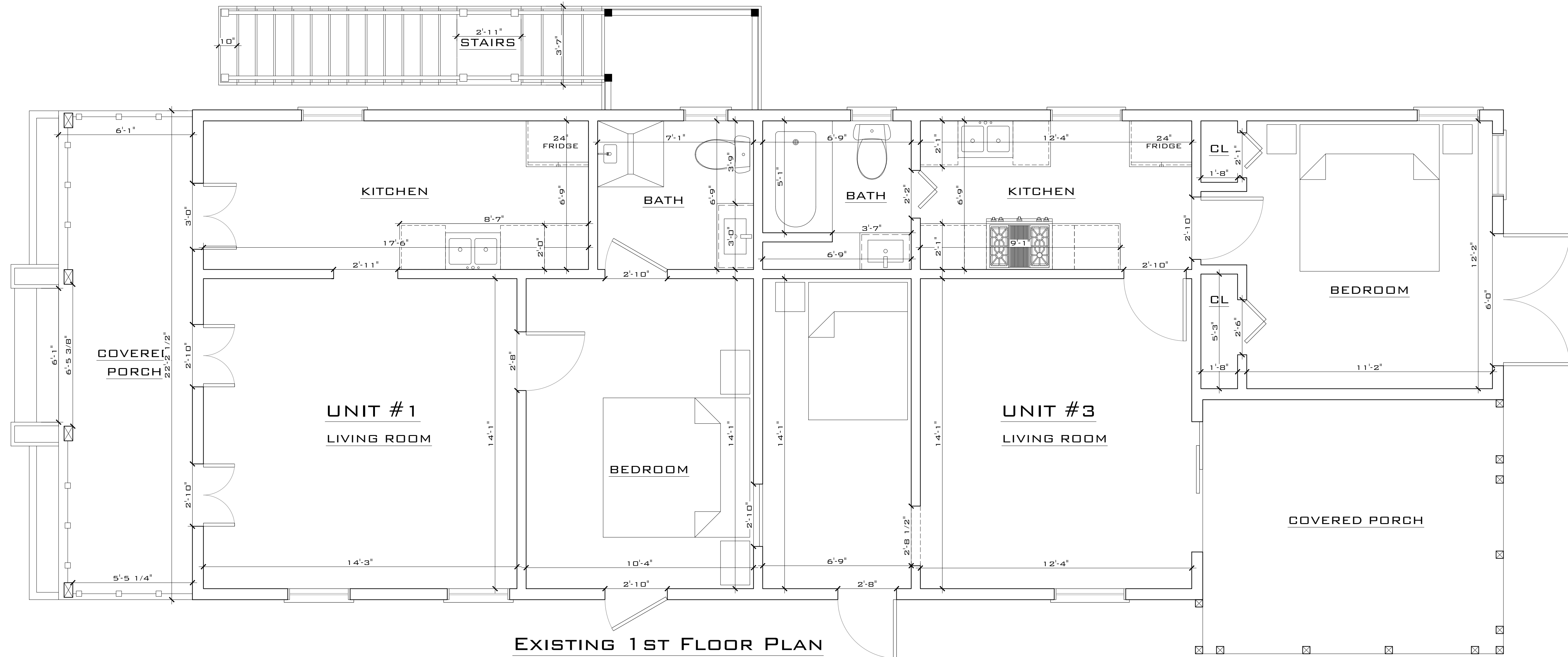
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

DESIGNER: MICHAEL WARD
DAVID TAYLOR

PROJECT: 419 SIMONTON ST

DATE: 419 SIMONTON ST,
KEY WEST, FL 33040

DATE PLOTTED:	DATE:	SCALE:	PROJECT:
AS SHOWN	11/11/23	1"	419 SIMONTON ST
PROJECT NO:	DRAWING NO:	SHEET NO:	TOTAL SHEETS:
2306-09	C-102	1	1



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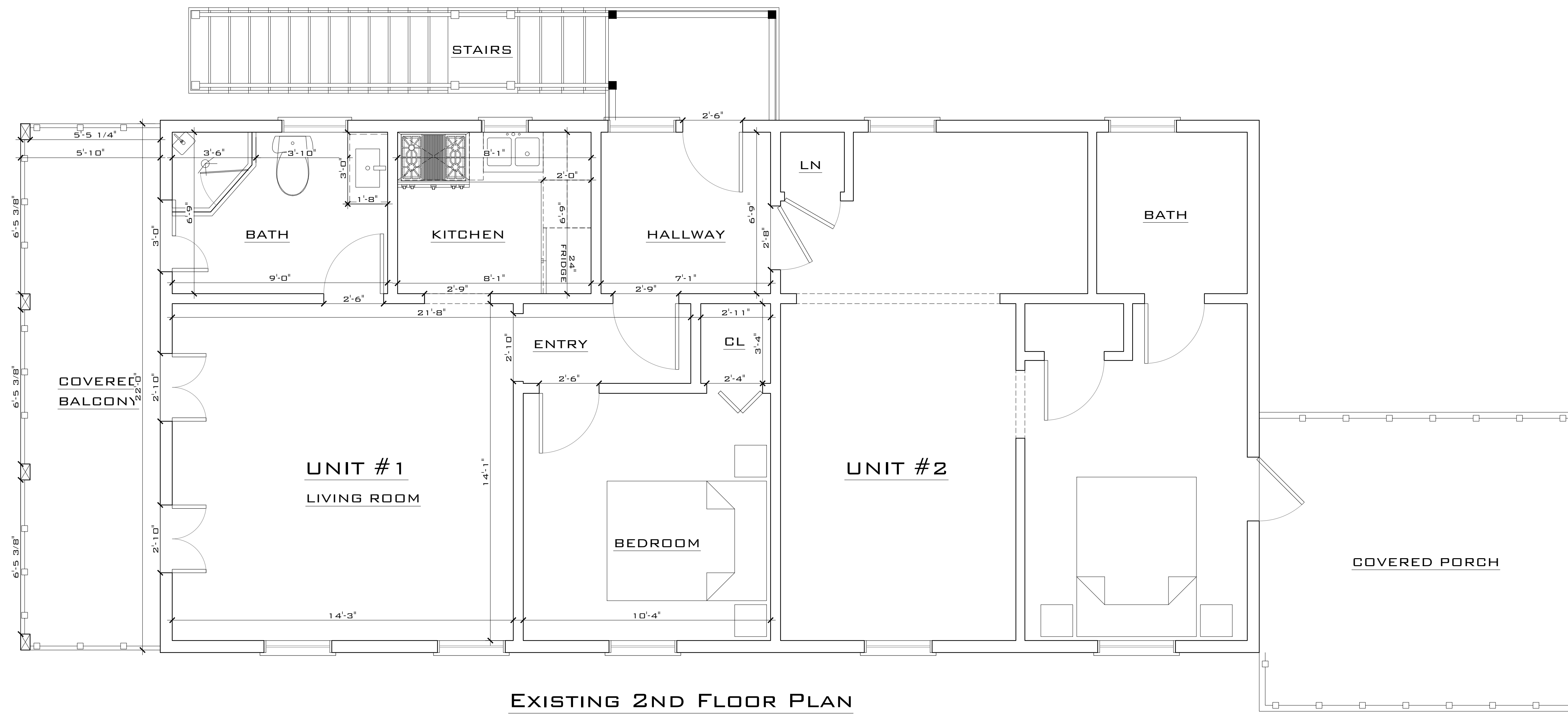
DESIGN: MICHAEL WARD
 DAVID TAYLOR

PROJECT:
 419 SIMONTON ST

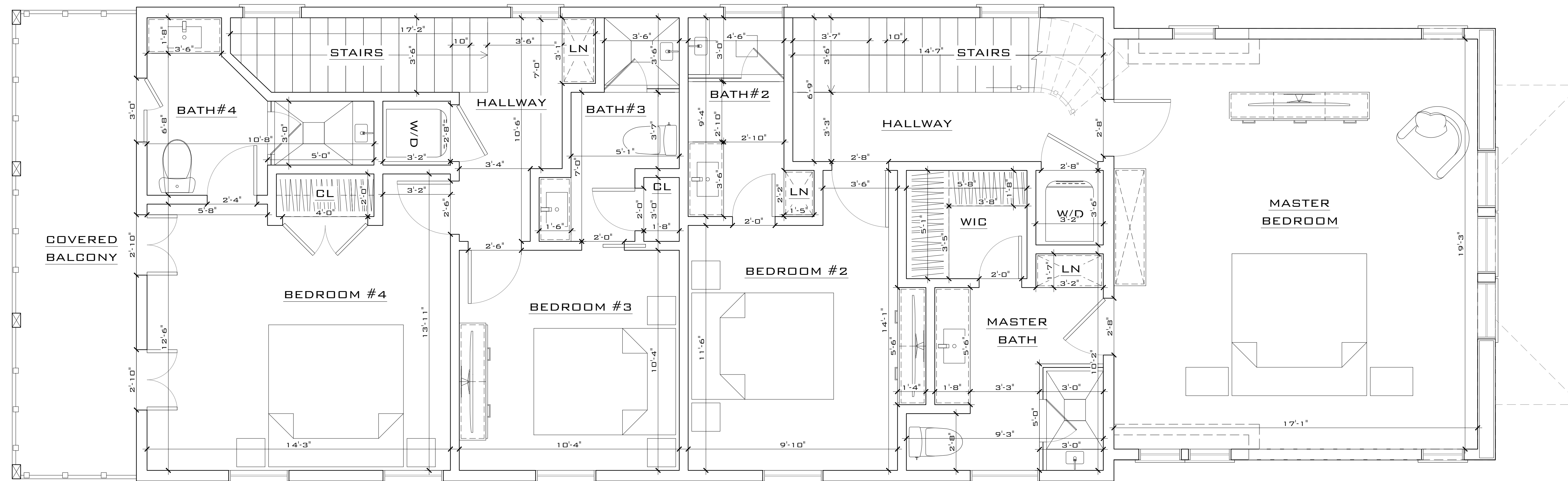
DATE: 419 SIMONTON ST,
 KEY WEST, FL 33040

TITLE:
 EXISTING FLOOR PLAN

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	11/1/23	CA	SAH		
REVISION:	ISSUED FOR				
2306-09	A-101				1



EXISTING 2ND FLOOR PLAN
SCALE: 3/8" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 3/8" = 1'-0"

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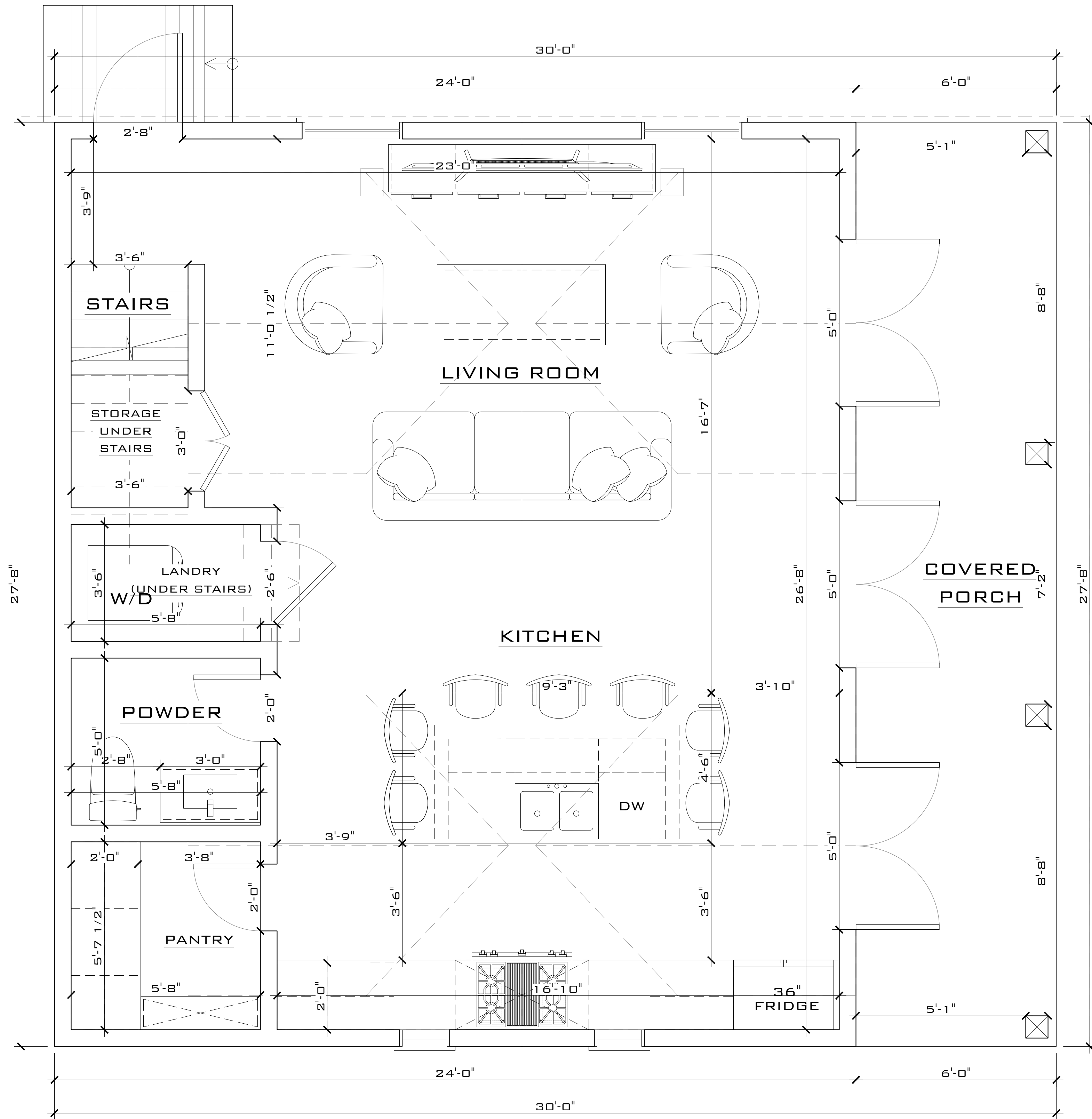
CLIENT: MICHAEL WARD
 DAVID TAYLOR

PROJECT: 419 SIMONTON ST

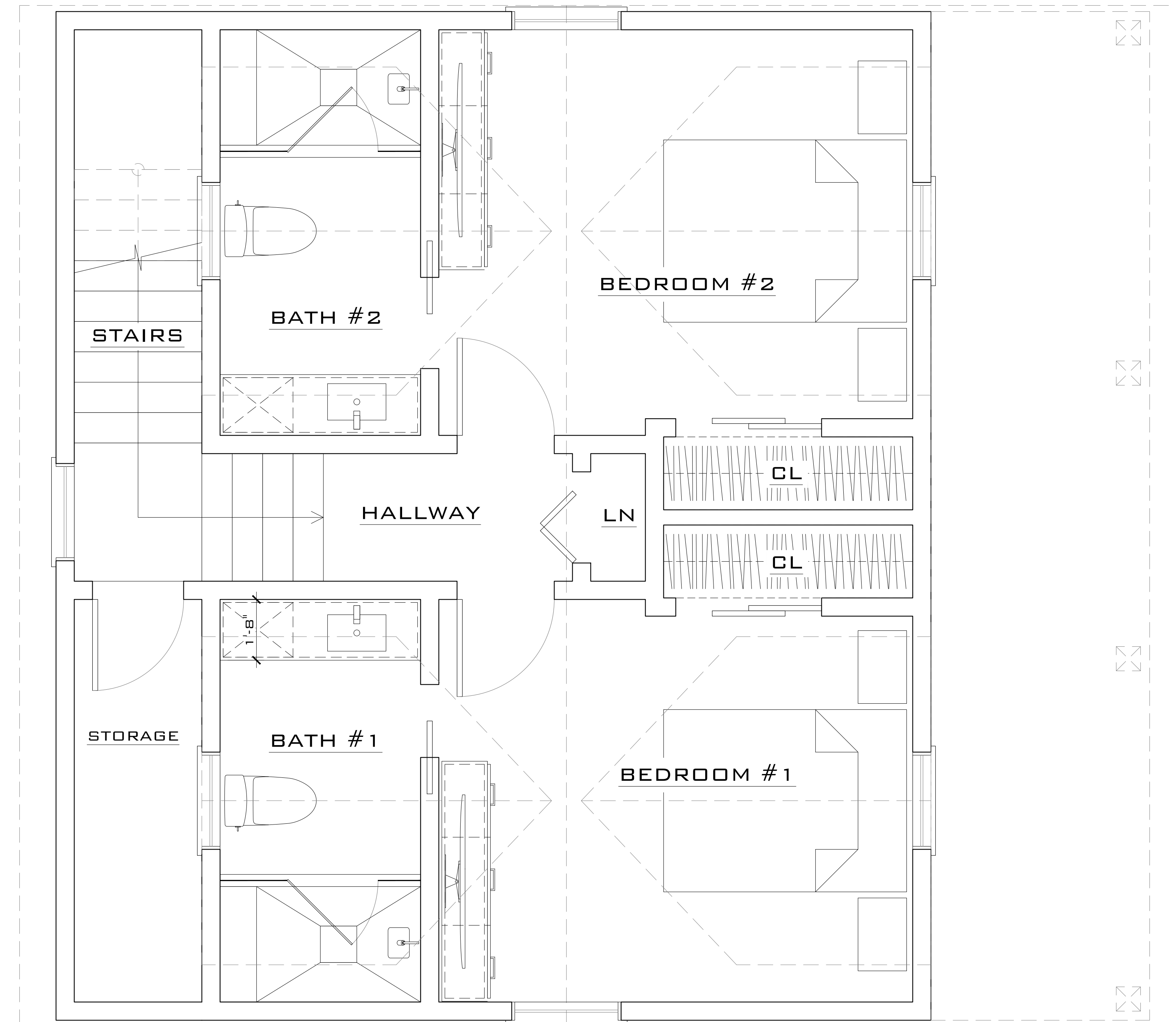
DATE: 419 SIMONTON ST,
 KEY WEST, FL 33040

TITLE: EXISTING FLOOR PLAN

DATE/TITLE	DATE	DESIGN	CHECKED
AS SHOWN	11/11/23	DA	SAH
PROJECT NO.	2306-09	REVISED	
	A-101		1



PROPOSED 1ST FLOOR PLAN
SCALE: 1/2" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 1/2" = 1'-0"

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LICENSE NO. 71480

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CA # 30835

DESIGN: MICHAEL WARD
DAVID TAYLOR

PROJECT:
419 SIMONTON ST

DATE: 419 SIMONTON ST,
KEY WEST, FL 33040

TITLE:
PROPOSED FLOOR PLAN

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	DAVID TAYLOR	11/11/23	DAVID TAYLOR	DAVID TAYLOR	DAVID TAYLOR
2306-09	A-103				1

2306-09 A-103 1



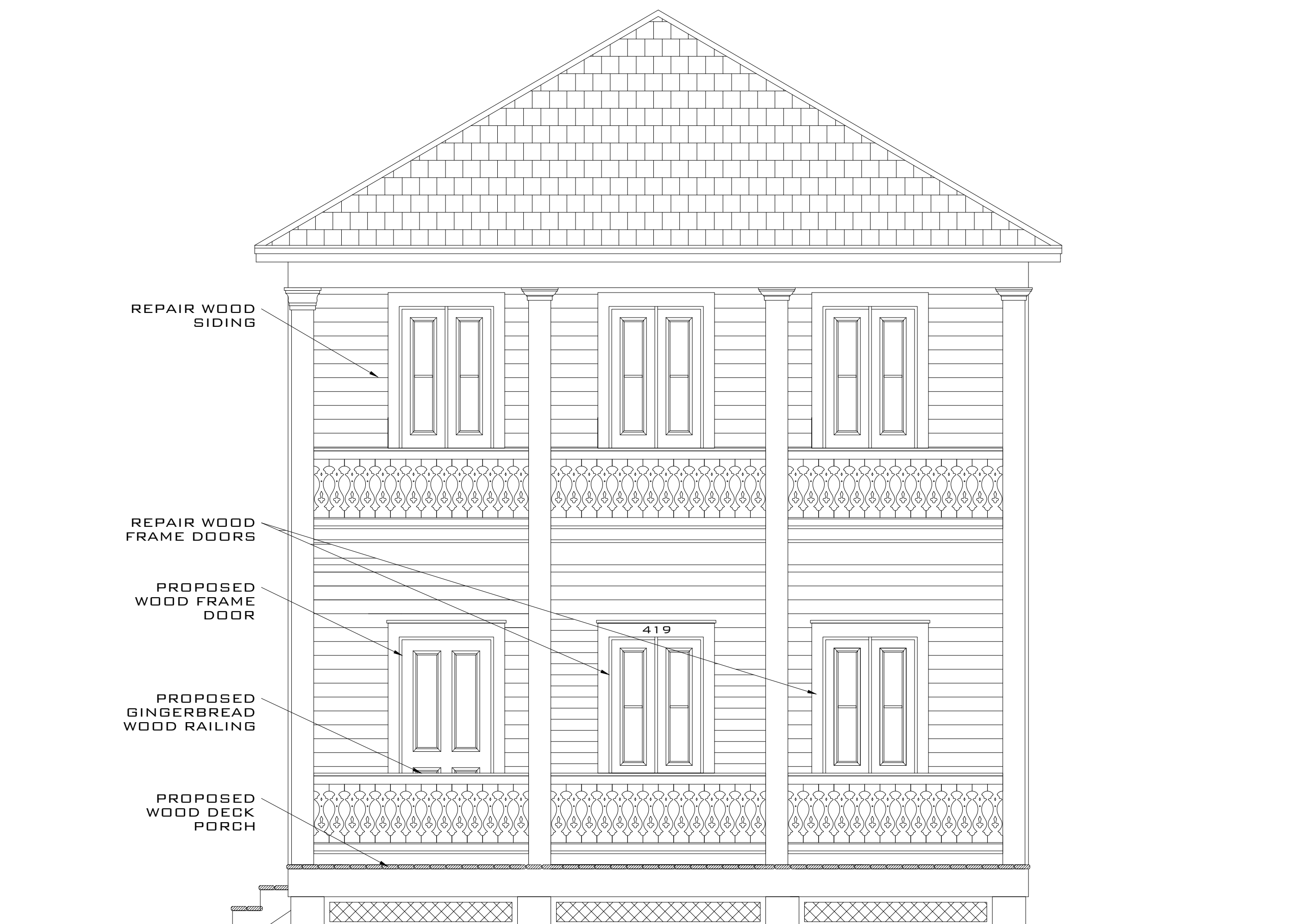
EXISTING FRONT ELEVATION

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



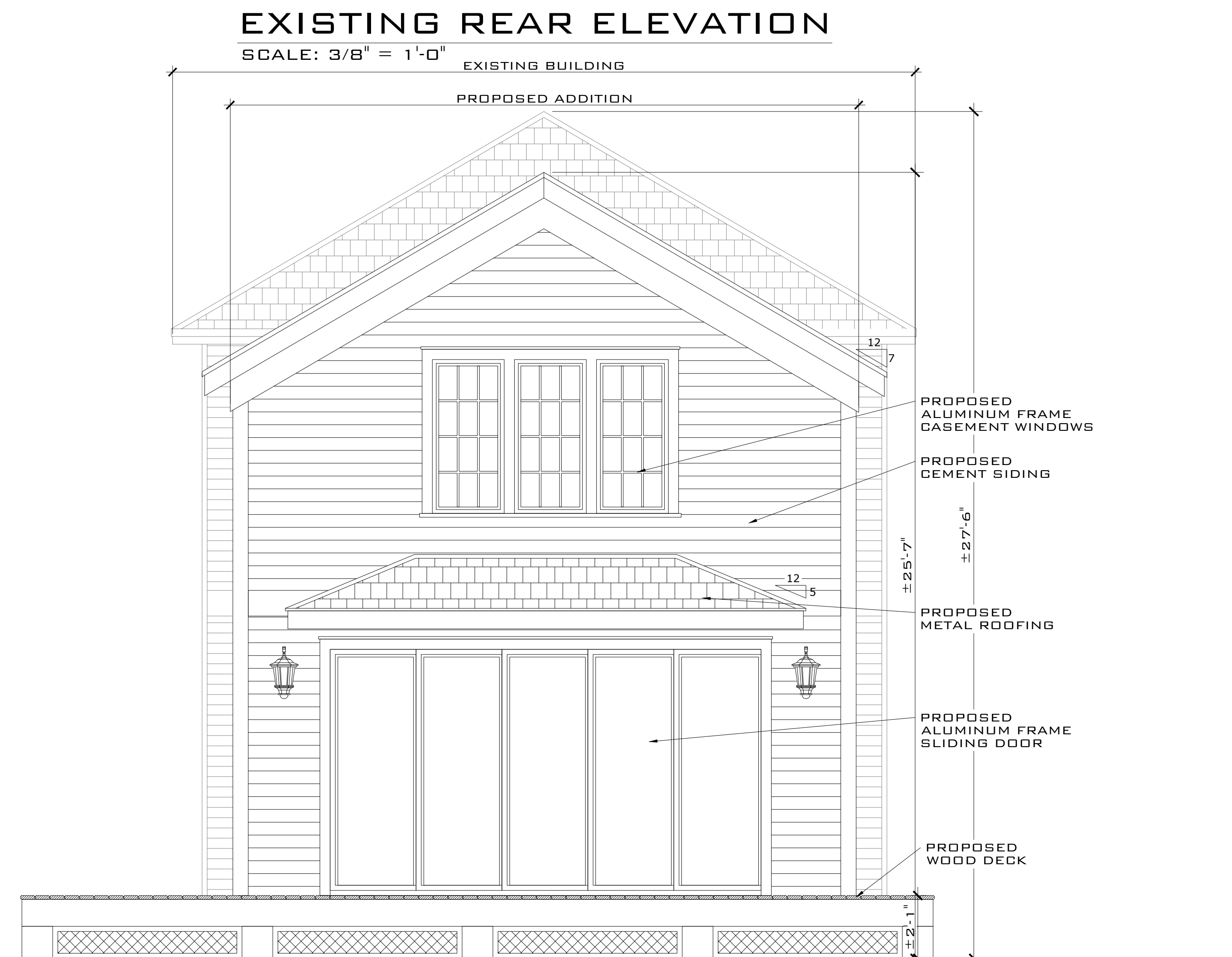
EXISTING REAR ELEVATION

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



PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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

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 DAVID TAYLOR

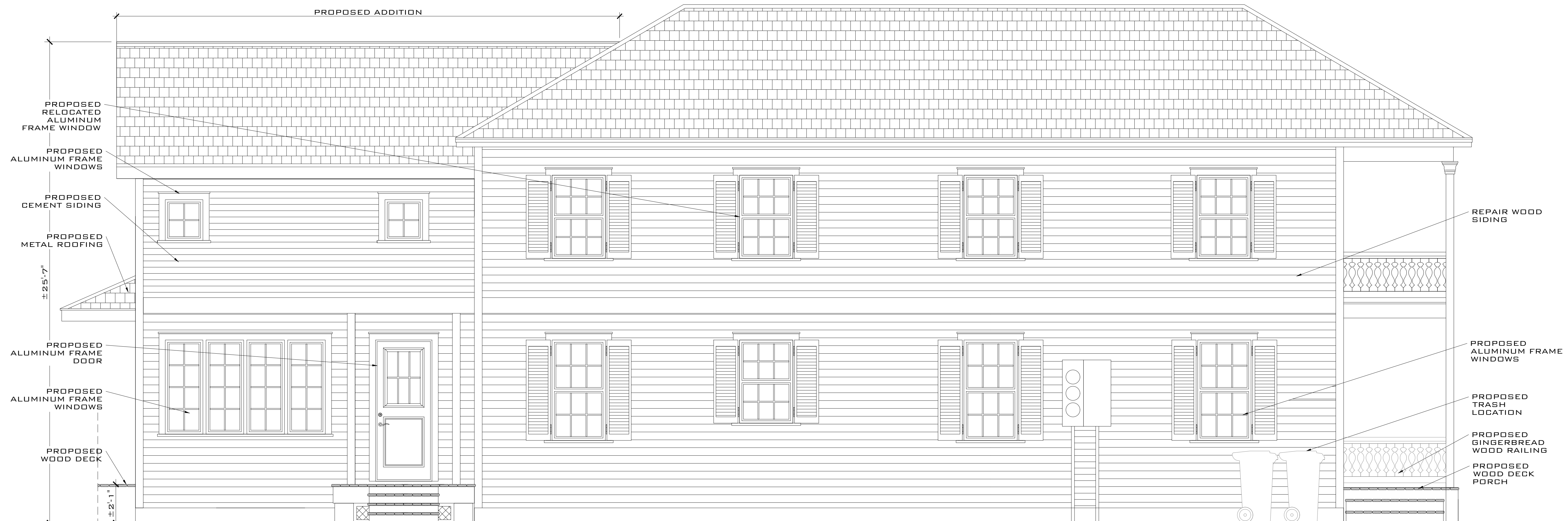
PROJECT: 419 SIMONTON ST

DATE: 419 SIMONTON ST,
 KEY WEST, FL 33040

DATE	BY	DESCRIPTION
2306-09	A-104	1



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



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

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STATE OF FLORIDA
LICENSE NO. 71480

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PROJECT: MICHAEL WARD
DAVID TAYLOR

419 SIMONTON ST

419 SIMONTON ST,
KEY WEST, FL 33040

TITLE	DATE	BY	CHKD
PROPOSED ELEVATIONS			
AS SHOWN	11/11/23	DA	SAH
PROJECT NO.	2306-09	DATE PLOTTED	11/11/23
SHEET NO.	A-105	TOTAL SHEETS	1



EXISTING RIGHT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

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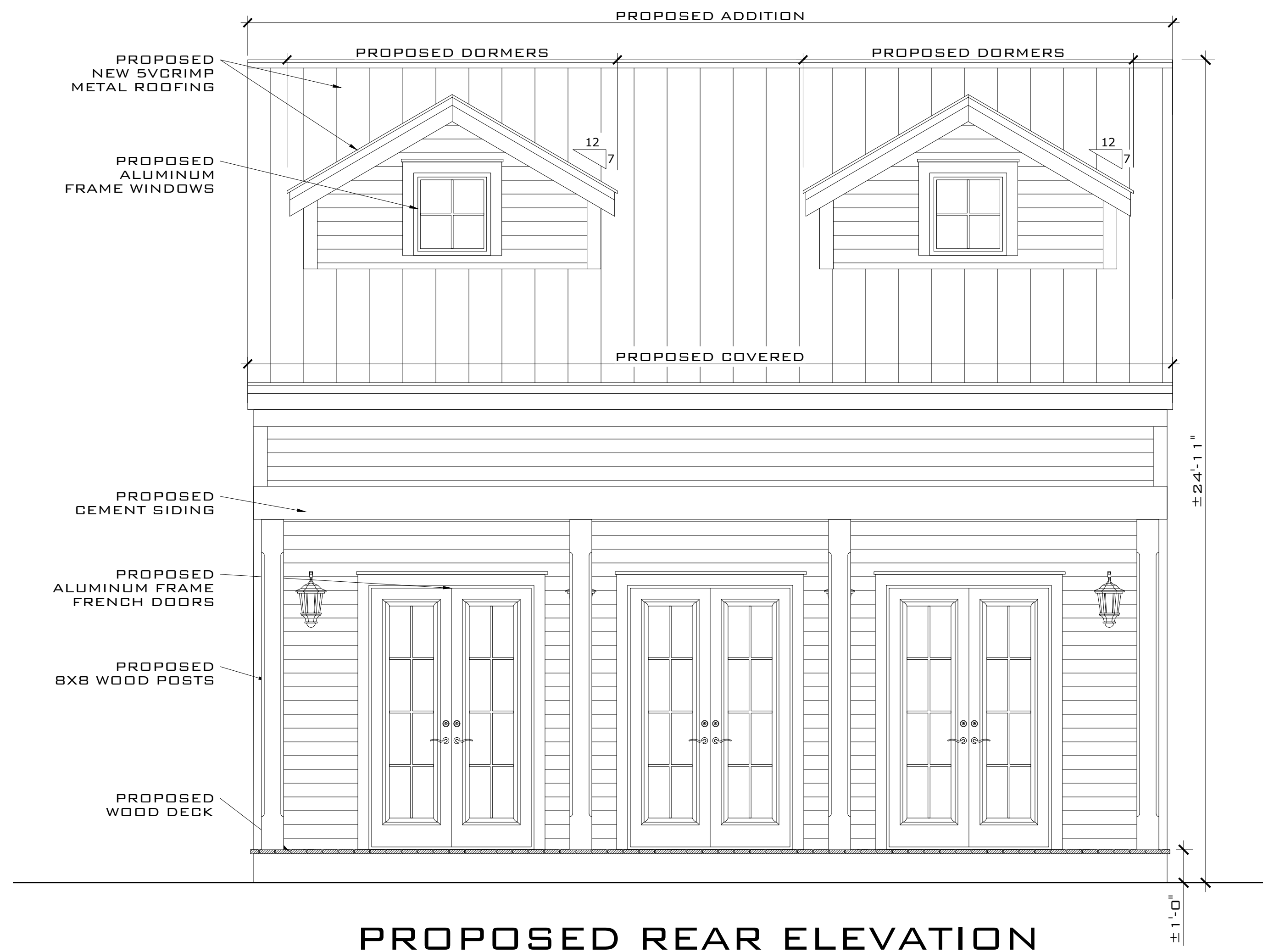
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KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

PROJECT: MICHAEL WARD
DAVID TAYLOR

419 SIMONTON ST

419 SIMONTON ST,
KEY WEST, FL 33040

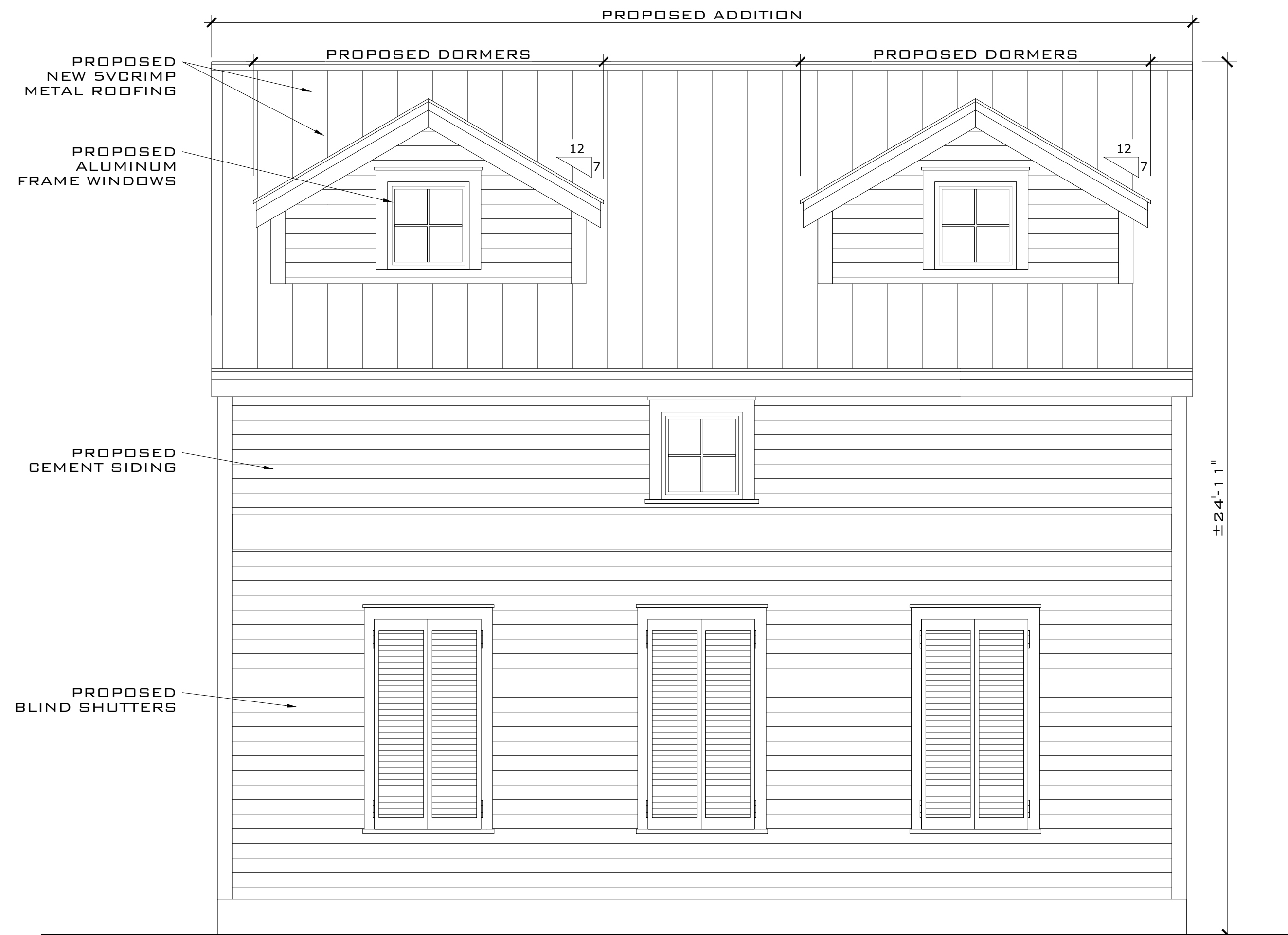
TITLE	DATE	BY	CHKD
PROPOSED ELEVATIONS			
AS SHOWN	11/11/23	DA	SAH
PROJECT NO.	2306-09	DATE PLOTTED	11/11/23
	A-106		1



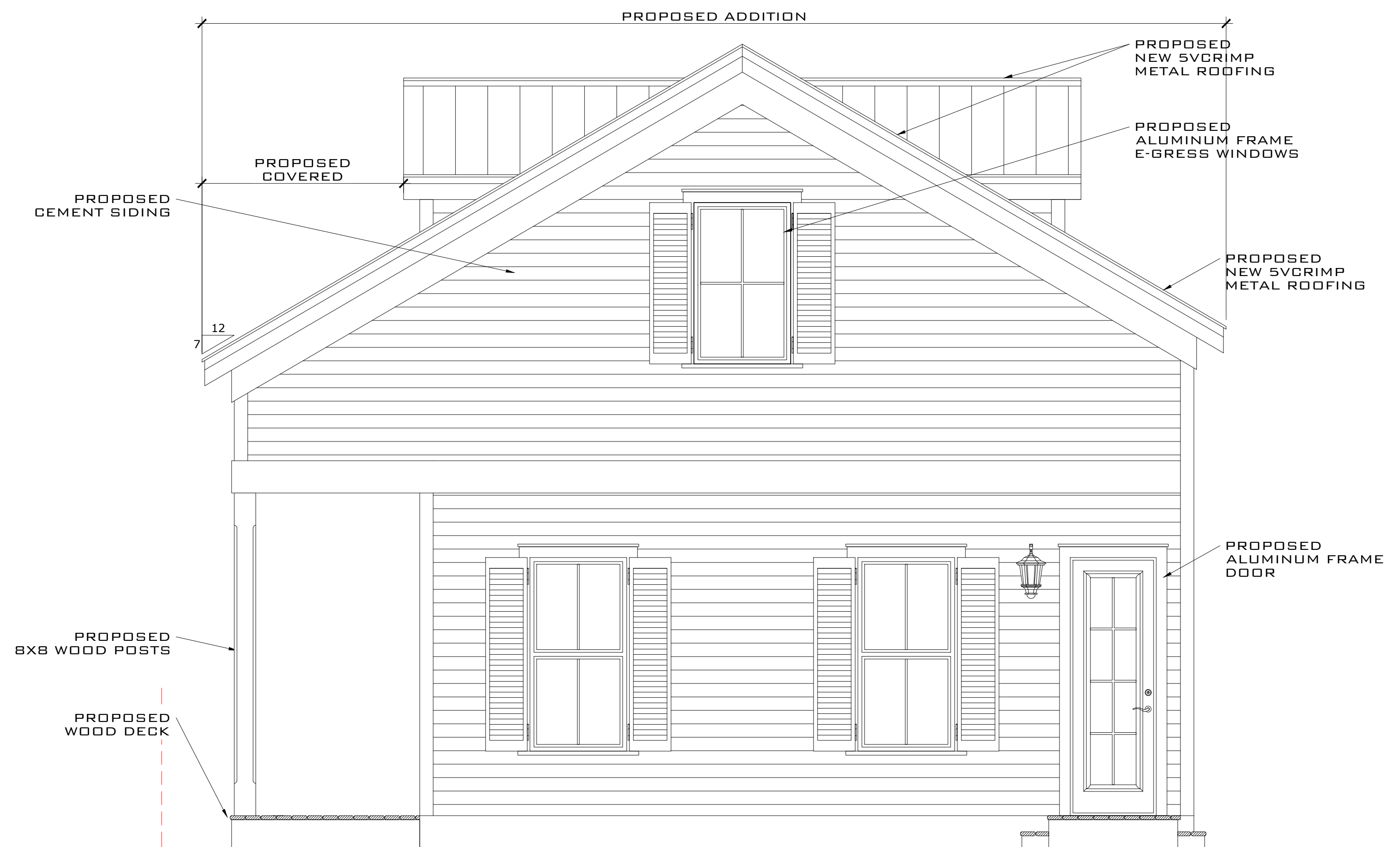
PROPOSED REAR ELEVATION
SCALE: 3/8" = 1'-0"



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



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



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

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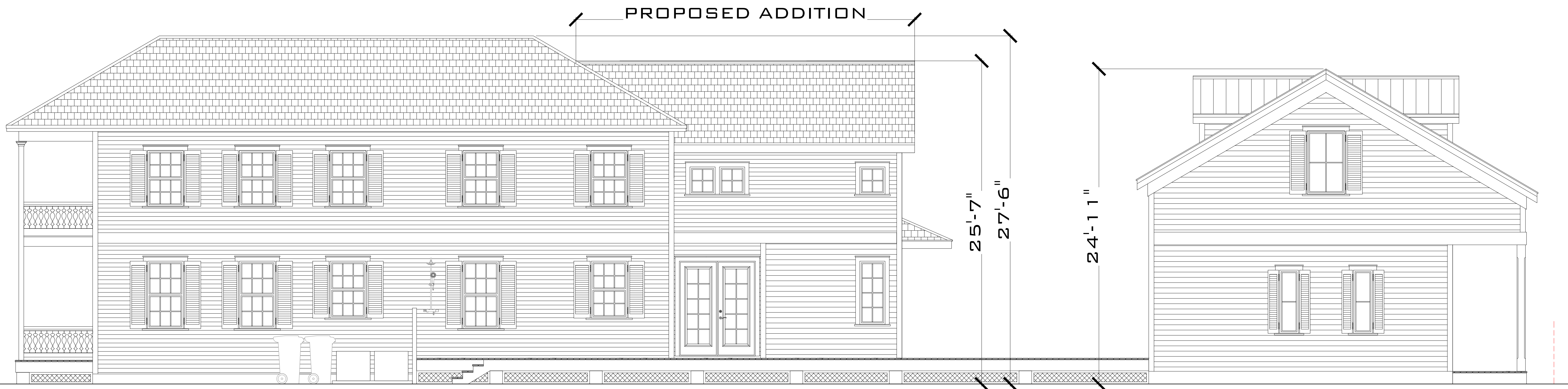
DESIGNER: MICHAEL WARD
DAVID TAYLOR

PROJECT: 419 SIMONTON ST

DATE: 419 SIMONTON ST,
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	DA	11/11/23	DA	08/08/23	SAH
2306-09	A-104				1



PROPOSED LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

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 KEY WEST, FL 33040
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 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: MICHAEL WARD
 DAVID TAYLOR

PROJECT:
 419 SIMONTON ST

SITE:
 419 SIMONTON ST,
 KEY WEST, FL 33040

TITLE:
 PROPOSED ELEVATIONS

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	DA	11/11/23	DA		SAM
2306-09	DA		DA		
	A-10B				1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 19, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE WITH NEW REAR ADDITION. NEW TWO-STORY UNIT AT REAR OF PROPERTY, NEW POOL, POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING SIDE STAIRS AND REAR ADDITION.

#419 SIMONTON STREET

Applicant – Serge Mashtakov, Engineer Application #H2023-0046

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 _____, 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:

419 SIMONTON ST on the
12 day of DECEMBER, 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 DECEMBER 19TH, 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 H2023-0046.

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

Signed Name of Affiant:

SERGE MASHIAKOV

Date: 12/12/2023

Address: 3710 N. ROOSEVELT BLVD

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this _____ day of _____, 20____.

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

NOTARY PUBLIC

Sign Name: _____

Print Name: _____

Notary Public - State of Florida (seal)

My Commission Expires: _____



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 00006340-000000
 Account# 1006564
 Property ID 1006564
 Millage Group 10KW
 Location 419 SIMONTON St, KEY WEST
 Address
 Legal KW PT LT 4 SQR 36 G9-593 OR153-170/71 OR377-65/66 OR773-1201 OR1097-1042/43 OR1298-1844/45 OR1432-2163/64 OR2272-2265 OR2358-1627 OR2508-2393/95 OR2489-1142 OR2586-2/4
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI-FAMILY FOURPLEX (0804)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

TAYLOR DAVID F
 1702 Linden Ave
 Nashville TN 37212

[WARD MICHAEL L](#)
 1702 Linden Ave
 Nashville TN 37212

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$397,042	\$417,403	\$363,233	\$367,557
+ Market Misc Value	\$7,937	\$8,174	\$8,411	\$8,647
+ Market Land Value	\$941,850	\$713,294	\$540,831	\$495,622
= Just Market Value	\$1,346,829	\$1,138,871	\$912,475	\$871,826
= Total Assessed Value	\$1,104,095	\$1,003,723	\$912,475	\$871,826
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,346,829	\$1,138,871	\$912,475	\$871,826

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$713,294	\$417,403	\$8,174	\$1,138,871	\$1,003,723	\$0	\$1,138,871	\$0
2021	\$540,831	\$363,233	\$8,411	\$912,475	\$912,475	\$0	\$912,475	\$0
2020	\$495,622	\$367,557	\$8,647	\$871,826	\$871,826	\$0	\$871,826	\$0
2019	\$483,902	\$354,584	\$8,884	\$847,370	\$847,370	\$0	\$847,370	\$0
2018	\$545,854	\$363,233	\$9,121	\$918,208	\$844,112	\$0	\$918,208	\$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
MULTI RES DRY (080D)	5,980.00	Square Foot	0	0

Buildings

Building ID	421	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	2006
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	3188	Roof Type	IRR/CUSTOM
Finished Sq Ft	2469	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	310	Bedrooms	4

Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	325	0	0
FLA	FLOOR LIV AREA	2,469	2,469	0
OUU	OP PR UNFIN UL	182	0	0
OUF	OP PRCH FIN UL	30	0	0
SPF	SC PRCH FIN LL	182	0	0
TOTAL		3,188	2,469	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1974	1975	0x0	1	40 SF	1
TILE PATIO	1982	1983	2 x 110	1	165 SF	1
FENCES	1982	1983	0x0	1	90 SF	2
WOOD DECK	2013	2014	0 x 0	1	468 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/11/2012	\$645,000	Warranty Deed		2586	2	02 - Qualified	Improved		
3/16/2011	\$0	Warranty Deed		2508	2393	19 - Unqualified	Improved		
10/1/1978	\$115,000	Conversion Code		773	1201	Q - Qualified	Improved		

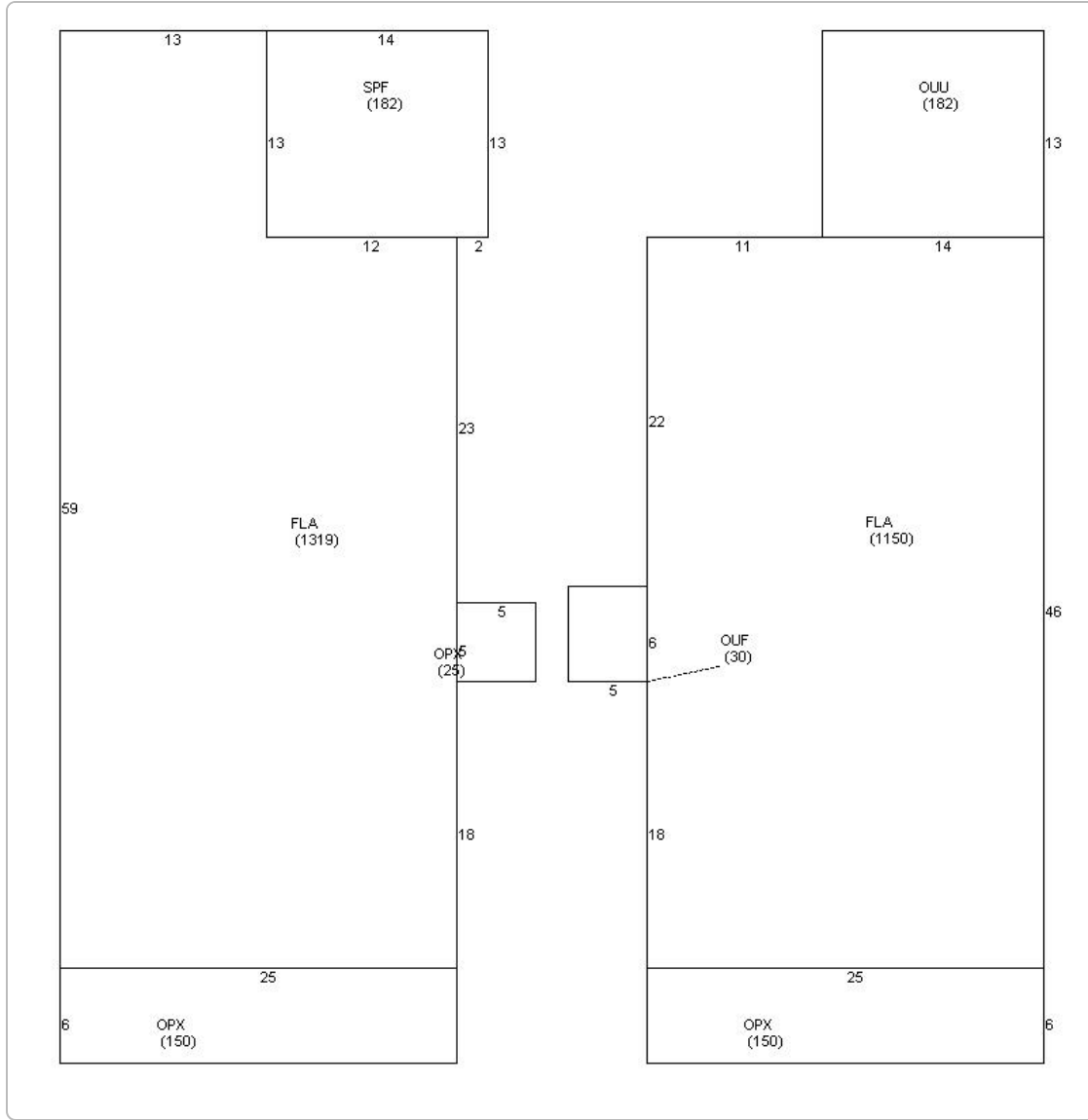
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3267	8/23/2017	9/1/2017	\$4,950		INSTALL 225SF ON REAR LOW SLOPING PORCH
17-2630	7/5/2017	10/10/2017	\$3,200		REMOVE TOILET, BATHROOM SINK, KITCH SINK, DW. PIPE IN WASHING MACHINE BOX AND RE HOOK ALL ABOVE
17-2359	6/26/2017	1/22/2018	\$29,697		INSTALL PINE PLANK FLOORING INSTALL OWNER FURNISHED CABINETS VANITY AND COUNTERTOPS R&R OWNER FURNISHED APPLIANCES , INSTALL BARN DOOR, RELO BEDROOM DOOR, FRAME NEW CLOSET, DRYWALL AND PAINT R & R REAR DECK AND RAILING. INSTALL 3 NEW DOORS. PAINT INT/EXT OF HOUSE
16-236	1/26/2016	6/1/2016	\$20,973		INSTALL 1700SF OF VIC METAL SHINGLES
11-2354	8/9/2011	12/12/2013	\$3,900		REPLACE EXISTING DECKING AT REAR OF STRUCTURE WITH NEW DECKING APPROX 468sf
0200632	8/22/2002	10/3/2002	\$35,300		REPLACE PLANTER IN FRONT
02-1008	5/17/2002	10/3/2002	\$17,000		HANDICAPP BATHROOM
02-1059	4/3/2002	10/3/2002	\$1,200		ELECTRICAL
02-632	3/27/2002	10/3/2002	\$35,000		REPAIR FRONT PORCH/RAMP
01-3935	12/14/2001	10/3/2002	\$6,000		PAINT BLDG

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: 12/13/2023, 4:01:33 AM](#)

Contact Us

