



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 26, 2022

Applicant: Serge Mashtakov, Engineer

Application Number: H2022-0043

Address: 1418 Newton Street

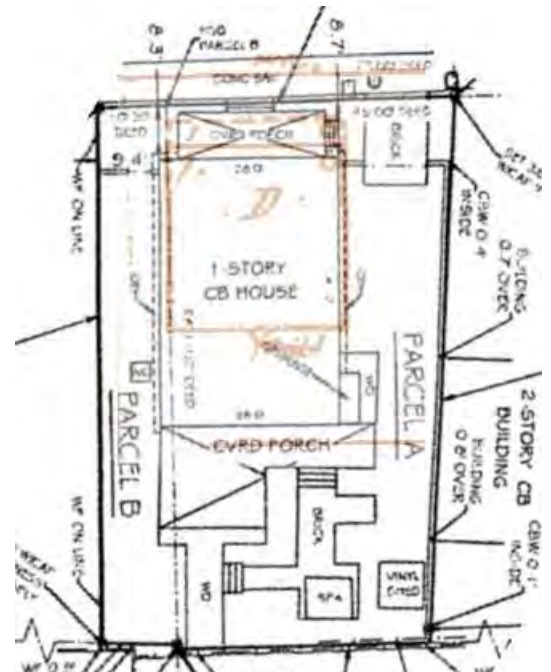
Description of Work:

Renovations to main house including a one-story side addition. Change of roofline to rear non historic addition. New pool and site improvements.

Site Facts:

The house under review is considered a non-contributing building to the district. The one-story structure was built in 1958 and has been altered by the introduction of a bungalow style front porch and installation of stone veneer over board and batten wood siding. The house was also altered with additions and a covered porch, both at the rear.

Staff has worked with the current contractor for the restoration of the front porch as many structural elements were in disrepair. Veneer siding has been removed and the house has new windows.



1962 Sanborn Map and current survey overlay



Photograph of the house without the stone veneer.

Guidelines Cited on Review:

- Additions and alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, and 24.
- New construction (pages 38a-38q), specifically guidelines 1, 11, 12, 13, 18, 22, 23, 24, and 25.

Staff Analysis:

The Certificate of Appropriateness under review proposes the change of the roof line on the rear non-historic portion of the house. A new small rear addition is also proposed which will bump-out to the east side of the house. This addition will have a front gable roof and will be lower in height than the principal house. The new addition will be covered with board and batten siding, will have aluminum windows and the roof will be finished with 5 v-crimp.

The plans also propose a new rear covered porch and a small pool, all behind the house. An old mango tree found at the southeast side of the property will be kept.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design is consistent with cited guidelines. The addition will be on a secondary elevation. The bump out will be approximately 34 feet setback from the front property line. The proposed pool and rear covered porch also meet cited guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>HARC 2022-0043</i>	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:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1418 Newton St, Key West, FL 33040	
Eric Krotkov and Debbie Lally	PHONE NUMBER 610-585-1266
21 BRANCH ST, Boston MA 02108	EMAIL ekrotkov@gmail.com
Serge Mashtakov P.E.	PHONE NUMBER (305) 304-3512
3710 N Roosevelt Blvd, Key West, FL 33040	EMAIL Serge@artibusdesign.com
<i>Serge Mashtakov</i>	DATE 09/25/2022

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: Remodeling with side addition and changes to the roof line of the rear non-historic addition. Rear covered porch. Pool
MAIN BUILDING: One story side addition and change of the rear non-historic addition from shed to gable.
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): N/A	
PAVERS: N/A	FENCES: Wood Picket Fences
DECKS: Wood frame rear composite decking rear porch. Repairs to the existing concrete front porch.	PAINTING: White paint or HARC approved pastel color Per approved submitted color
SITE (INCLUDING GRADING, FILL, TREES, ETC): No major grading is proposed.	POOLS (INCLUDING EQUIPMENT): Residential in ground pool in the rear. Pool equipment
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

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 # <i>H 2022-0013</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1418 Newton St, Key West, FL 33040
PROPERTY OWNER'S NAME:	Eric Krotkov and Debbie Lally
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	<i>EP Kw</i>	Eric Krotkov	25 September 2022	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the non-historic shed addition, decks and a shed style roof over the non-historic rear addition.

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.

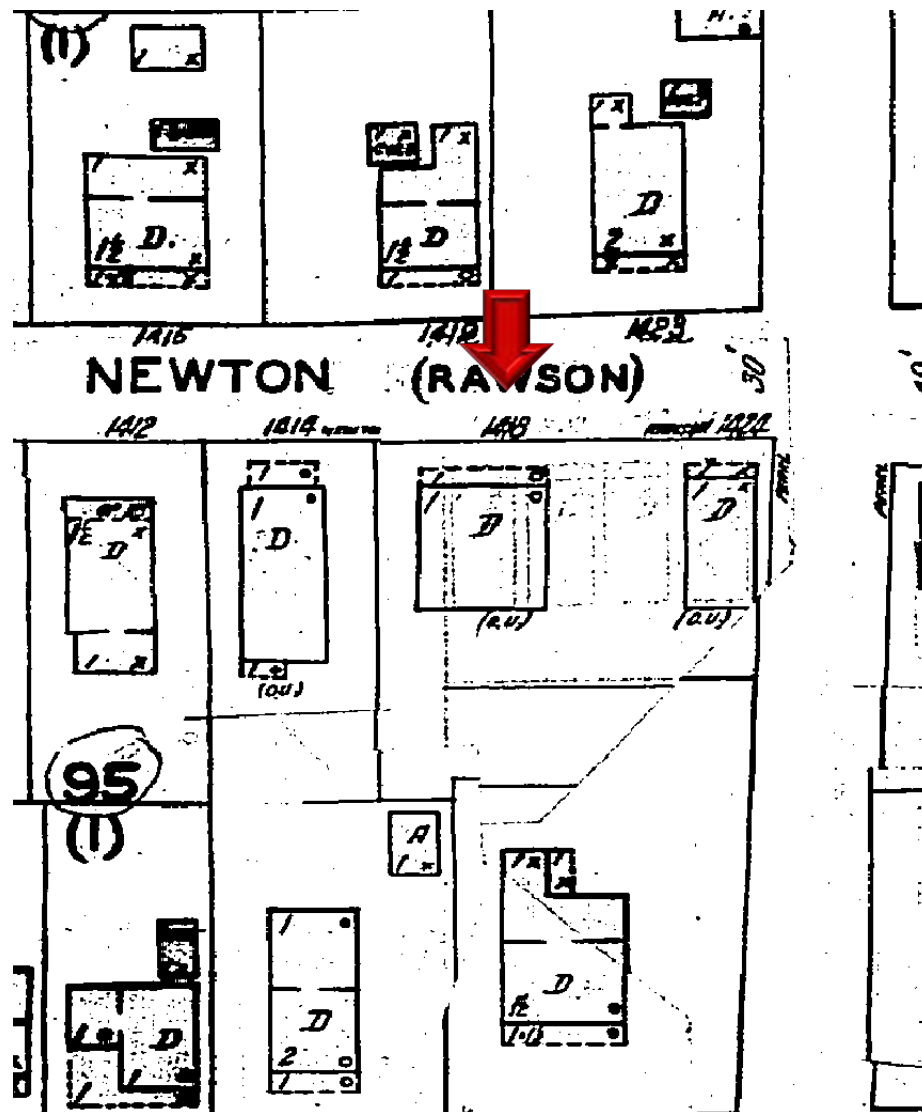
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not associated with events of local, state nor national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics 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.
Does not portray the environment in an era of history.
(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

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.

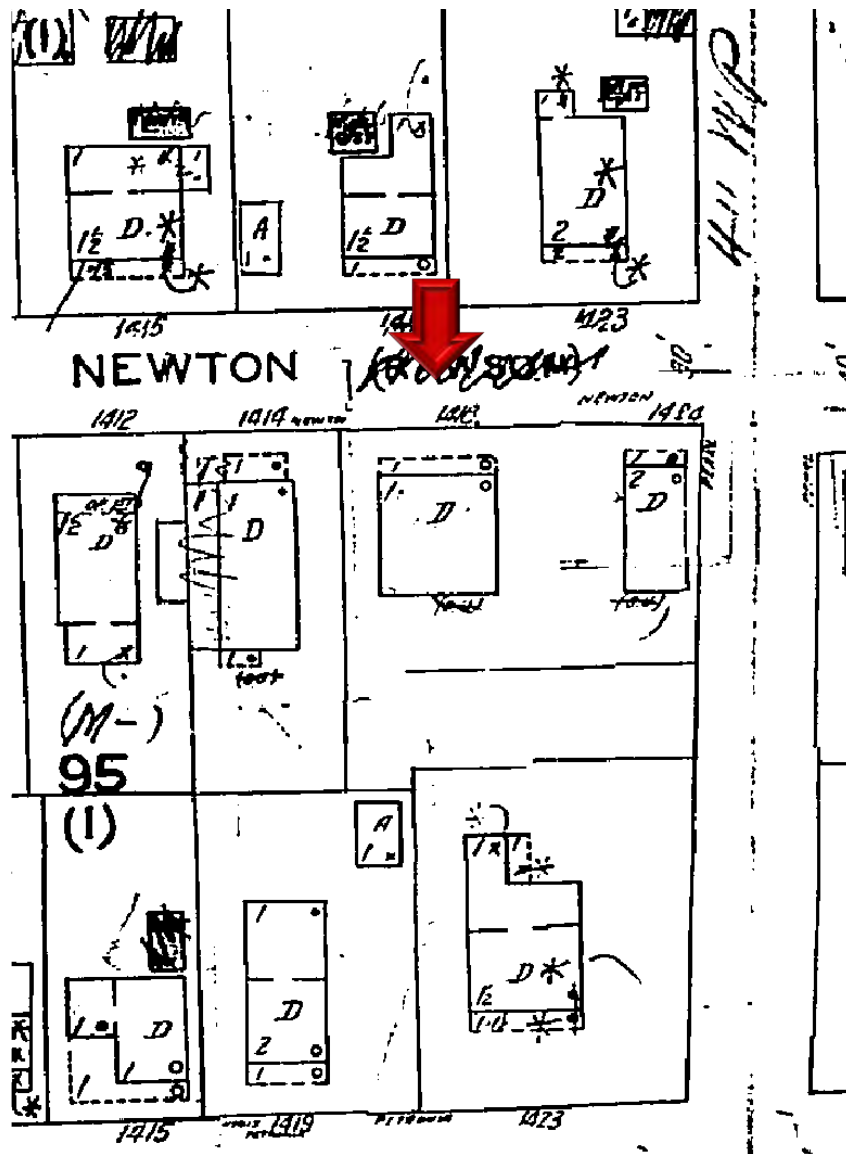
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

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 shed an roof are not important in defining the overall historic character of a district.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
No historic relationship between other buildings or structures and open space.
(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.
Not defining to the historic character of a site or the surrounding district.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Does not qualify as contributing structure.

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1418 Newton Street circa 1970. Monroe County Library.

1418 NEWTON ST
(FRONT VIEW)



1418 NEWTON ST
(REAR VIEW)



1 4 1 8 N E W T O N S T
(R I G H T V I E W)



1418 NEWTON ST
(LEFT VIEW)

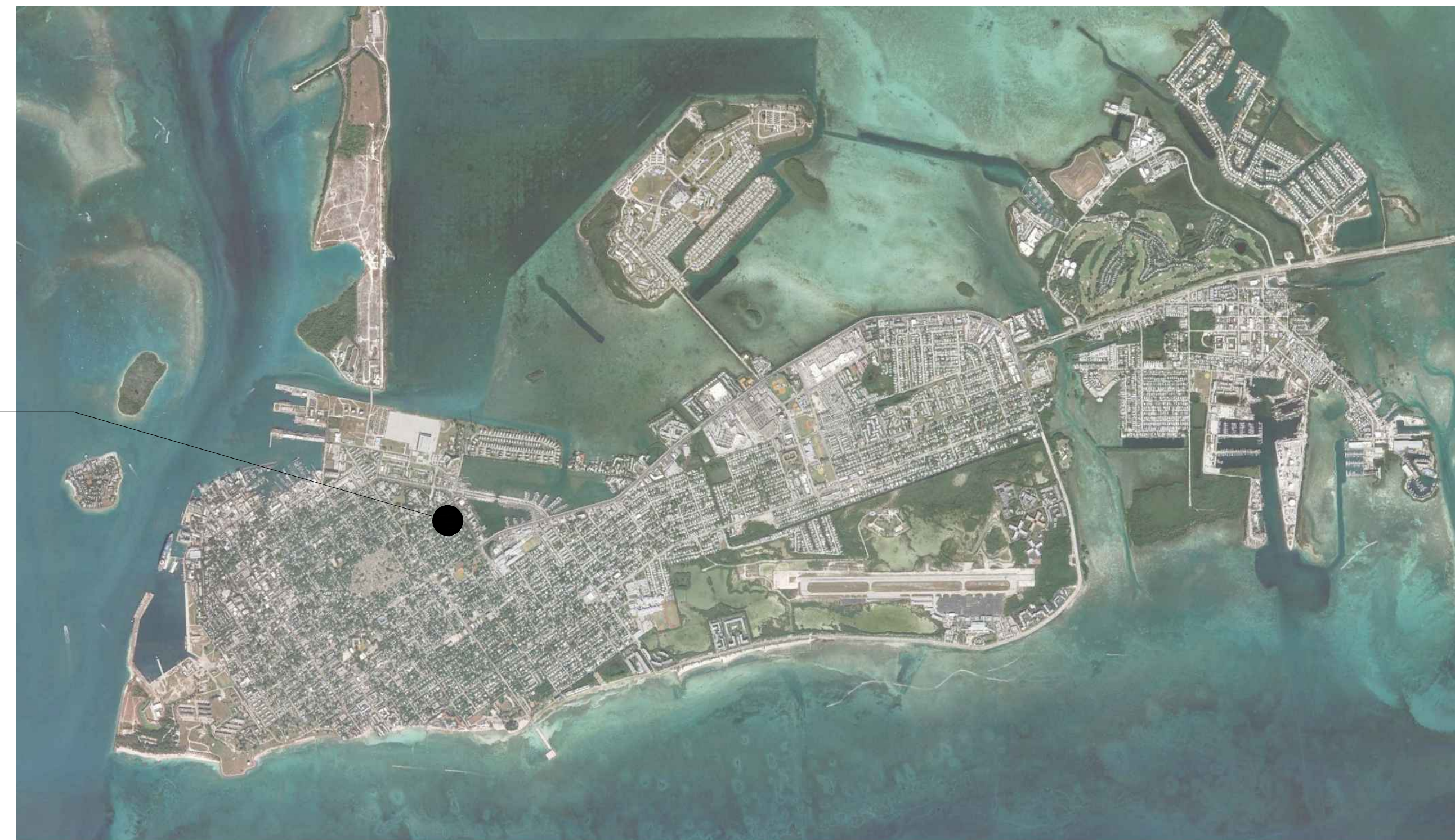


SURVEY

PROPOSED DESIGN

HARC APPLICATION FOR 1418 NEWTON ST

SITE LOCATION



PROJECT LOCATION:
1418 NEWTON ST,
KEY WEST, FL 33040

CLIENT:
ERIC KROTKOV AND
DEBBIE LALLY

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
ERIC KROTKOV AND
DEBBIE LALLY

PROJECT: 1418 NEWTON ST

SITE: 1418 NEWTON ST
KEY WEST, FL 33040

TITLE: COVER

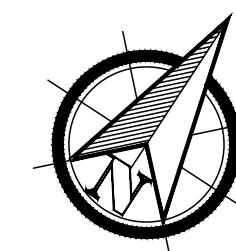
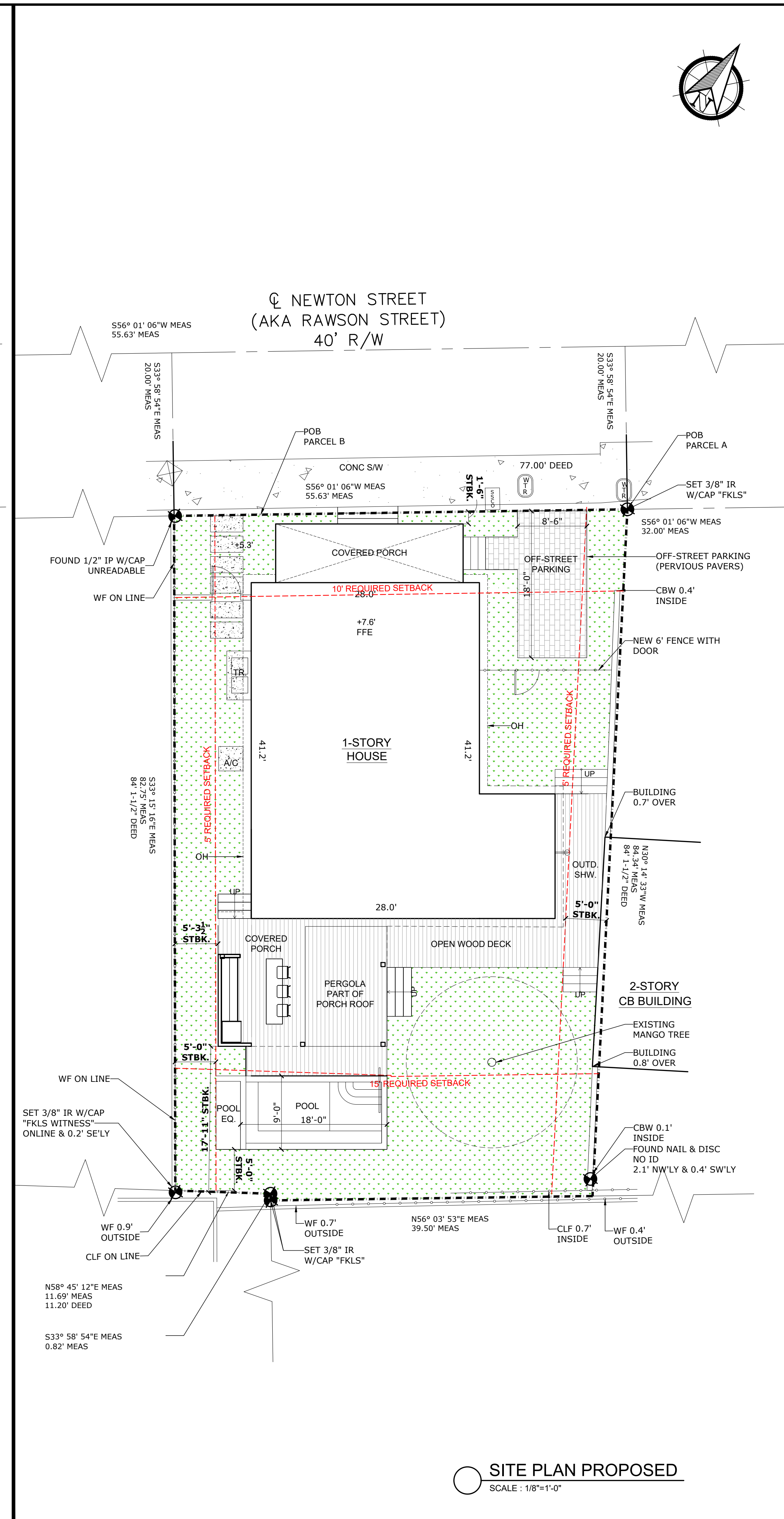
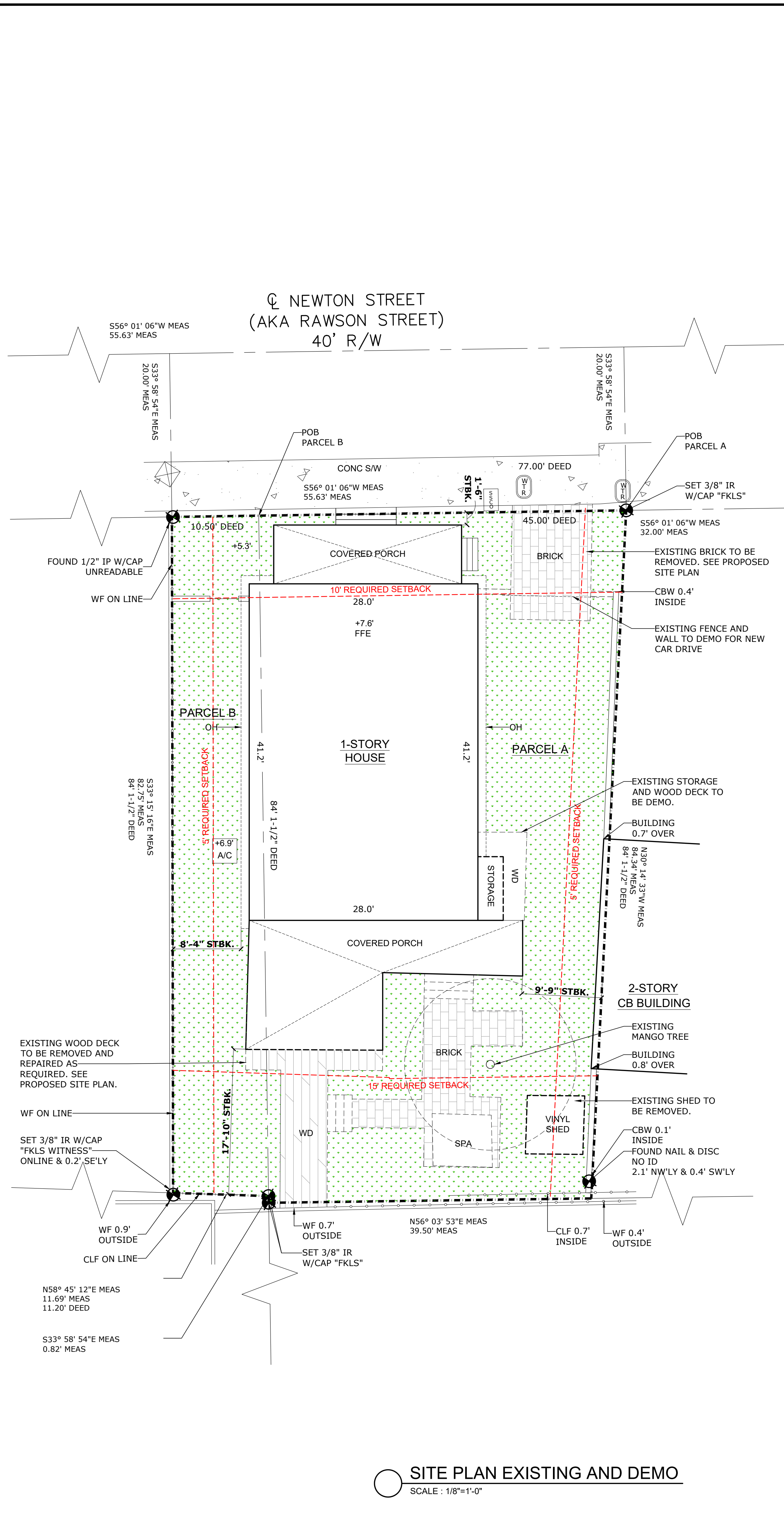
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AS SHOWN	07/19/22	VF	SM

PROJECT NO:	DRAWING NO:	REVISION:
2205-06	G-100	1

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

BERNIE MARSHFORD
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482



SITE DEVELOPMENT SUMMARY

SITE DATA:

TOTAL SITE AREA: 4,482 SQ.FT
 LAND USE: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL
 FLOOD ZONE: ZONE AE6

SETBACKS - ONE STORY RESIDENCE

FRONT:
 REQUIRED 10'-0"
 EXISTING ±1'-6"
 PROPOSED NO CHANGE

RIGHT SIDE:
 REQUIRED 5'-0"
 EXISTING ±8'-4"
 PROPOSED 5'-0"

LEFT SIDE:
 REQUIRED 5'-0"
 EXISTING ±9'-9"
 PROPOSED 5'-0"

REAR:
 REQUIRED 15'-0"
 EXISTING ±17'-10"
 PROPOSED ±17'-11"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60% (±2,689.2 SQ.FT.)
 EXISTING 50.54% (±2,265 SQ.FT.)
 PROPOSED 49.15% (± 2,203 SQ.FT.)

BUILDINGS ± 1,759 SQ.FT.
 POOL WALL ± 6 SQ.FT.
 POOL ± 162 SQ.FT.
 POOL EQUIPMENT ± 27 SQ.FT.
 TRASH ± 12 SQ.FT.
 AC PADS ± 9 SQ.FT.
 CAR DRIVE (PAVERS.) ± 169 SQ.FT.
 STAIRS ± 11 SQ.FT.
 WALKWAY ± 48 SQ.FT.

TOTAL ± 2,203 SQ.FT.

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% MAX. (±1,792.8 SQ.FT.)
 EXISTING 42.35% (±1,898 SQ.FT.)
 PROPOSED 39.25% (±1,759 SQ.FT.)
 (INCLUDING 165 SQ.FT. OF SMALL <24" OVERHANGS)
 TOTAL BUILDING COVERAGE WITHOUT OVERHANGS

MINIMUM OPEN SPACE:

REQUIRED 35% (±1,568.7 SQ.FT.)
 EXISTING 49.46% (±2,217 SQ.FT.)
 PROPOSED 38.69% (±1,734 SQ.FT.)

MAXIMUM HEIGHT: 30 FT
 PROPOSED NO CHANGE

REAR SETBACK COVERAGE: <30% (±234.3 SF)
 TOTAL AREA: 781 SF
 EXISTING: 12.3% (96 SF)
 PROPOSED: 0 SF
IMPROVEMENT

REV.	DESCRIPTION	BY	DATE



ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: ERIC KROTKOV AND DEBBIE LALLY

PROJECT: 1418 NEWTON ST

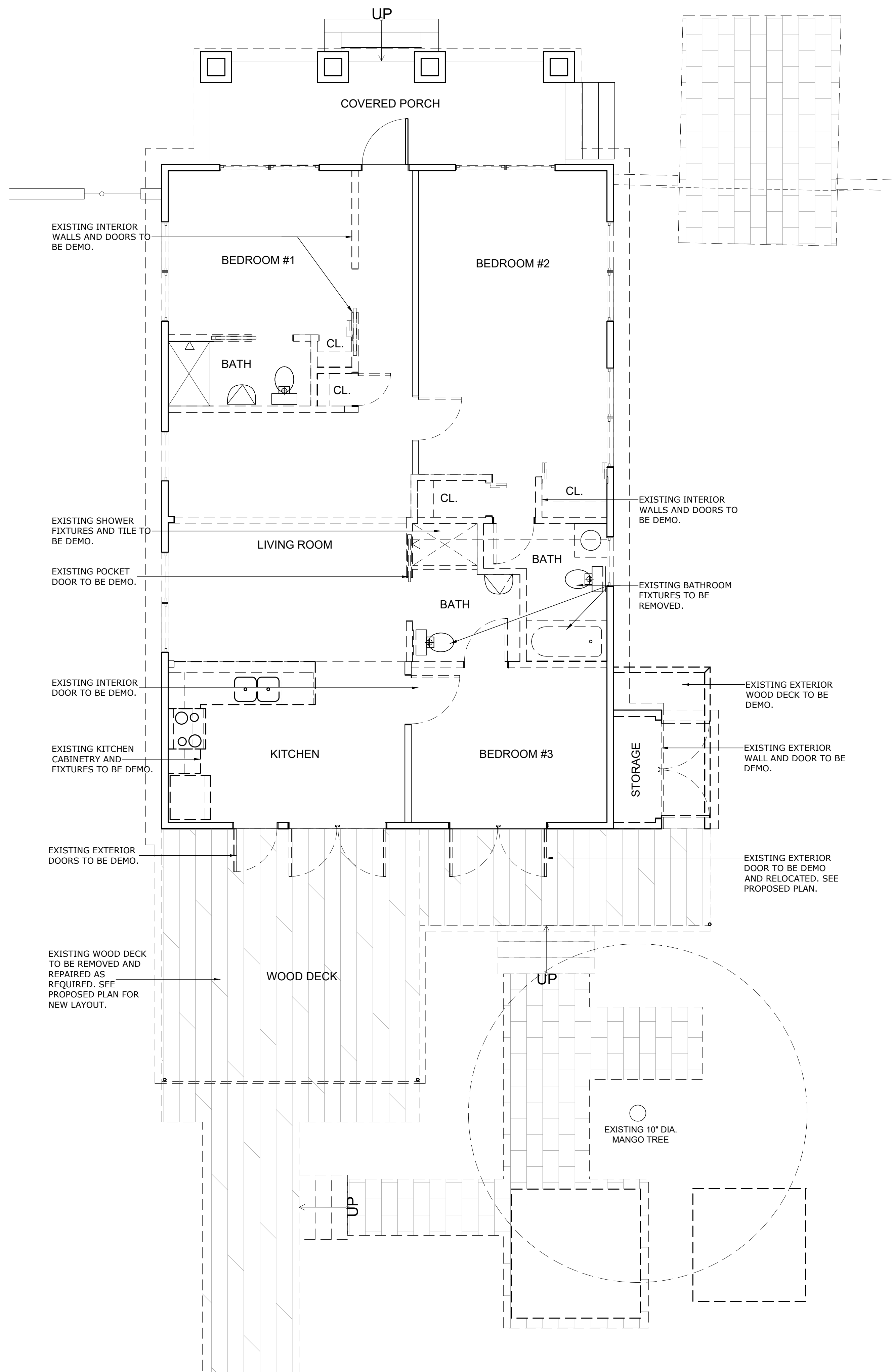
SITE: 1418 NEWTON ST
 KEY WEST, FL 33040

TITLE: SITE PLAN

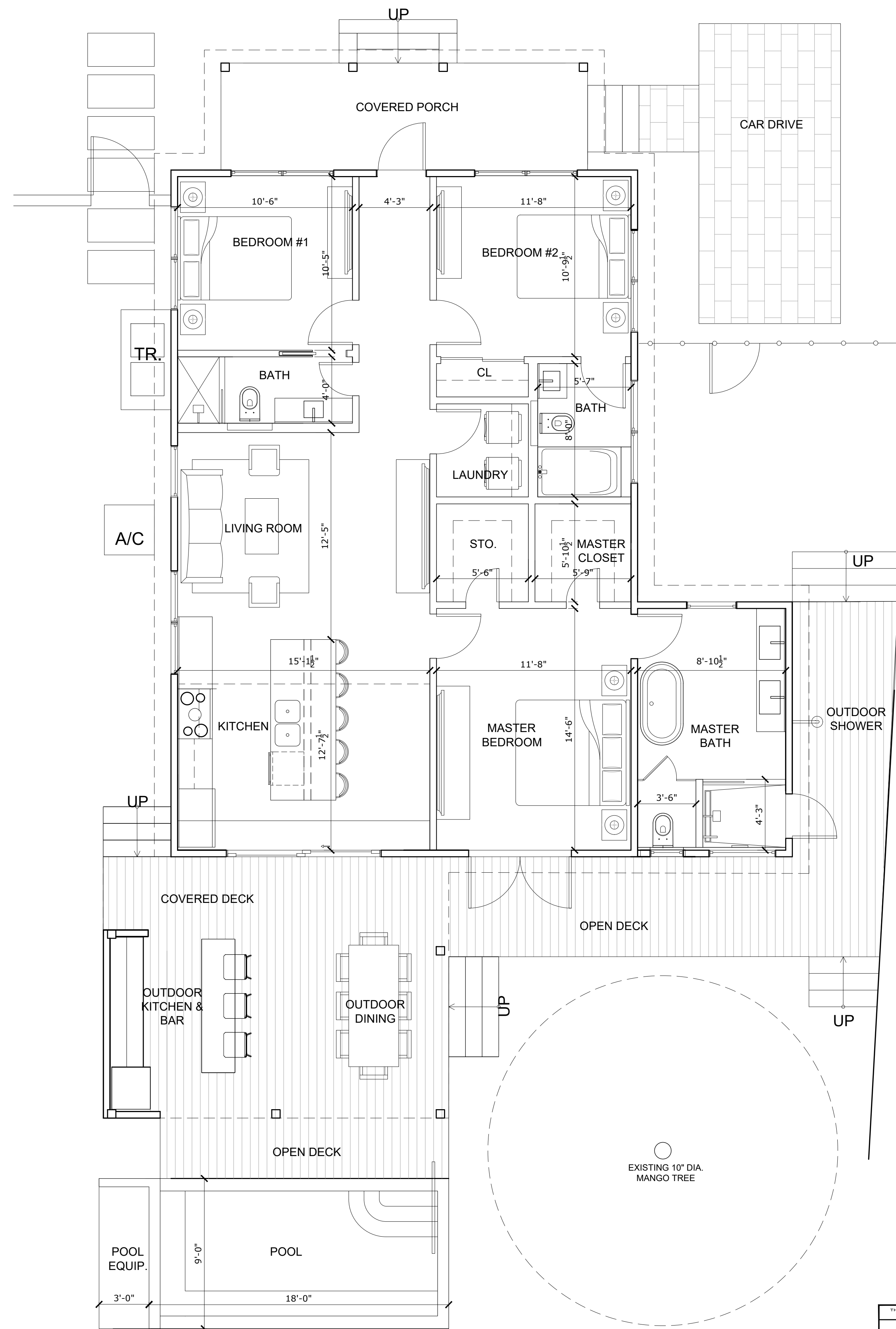
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PROJECT NO: 2205-06	DRAWING NO: C-101	REVISION: 1	

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SIGNATURE: _____
 DATE: _____
 BESSIE MASHAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480



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



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

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

SIGNATURE: _____
DATE: _____

BERNIE MARSHAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

REV.	DESCRIPTION	BY	DATE



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CA # 30835

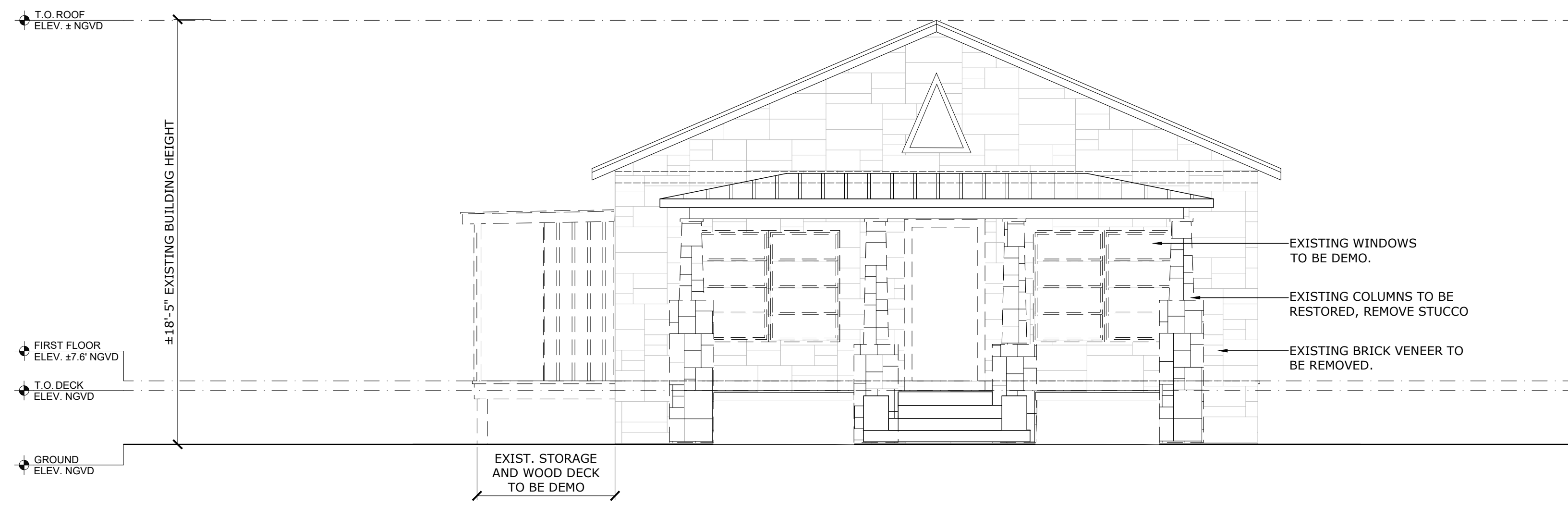
CLIENT:
ERIC KROTKOV AND
DEBBIE LALLY

PROJECT: 1418 NEWTON ST

SITE: 1418 NEWTON ST
KEY WEST, FL 33040

TITLE: FLOOR PLANS

SCALE AT 1/4"=1'-0": AS SHOWN	DATE: 07/19/22	DRAWN: VF	CHECKED: SM
PROJECT NO: 2205-06	DRAWING NO: A-101	REVISION: 1	



○ FRONT ELEVATION - EXISTING
SCALE : 1/4"=1'-0"



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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

CLIENT:
ERIC KROTKOV AND
DEBBIE LALLY

PROJECT: 1418 NEWTON ST

SITE: 1418 NEWTON ST
KEY WEST, FL 33040

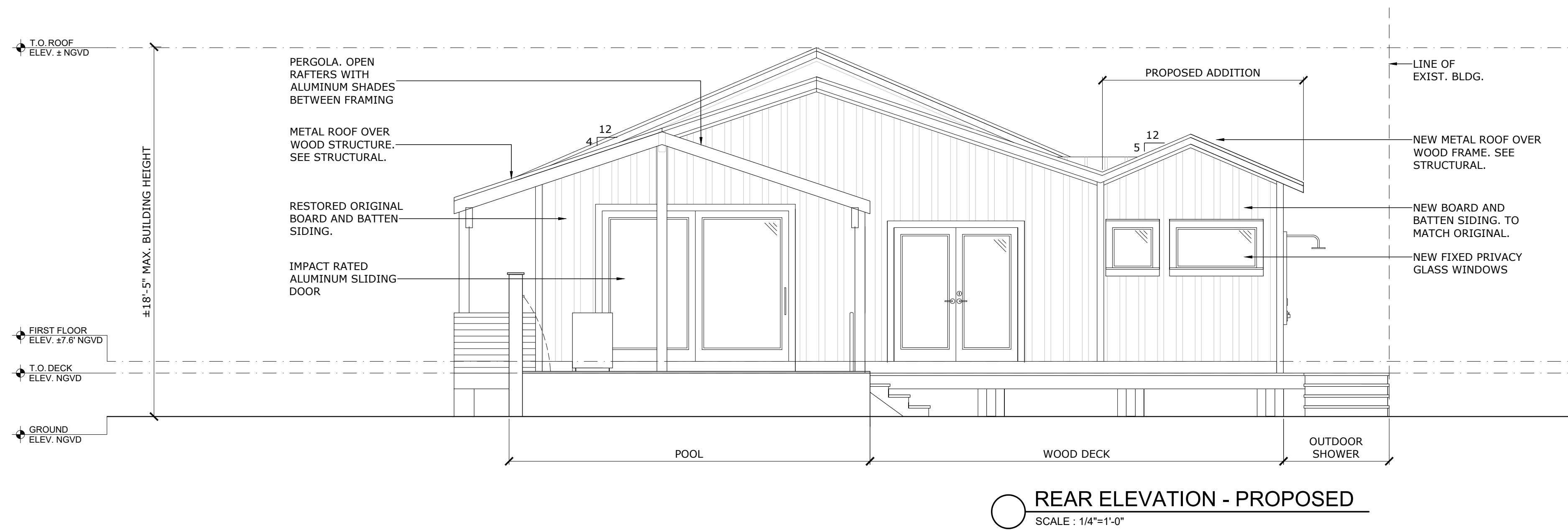
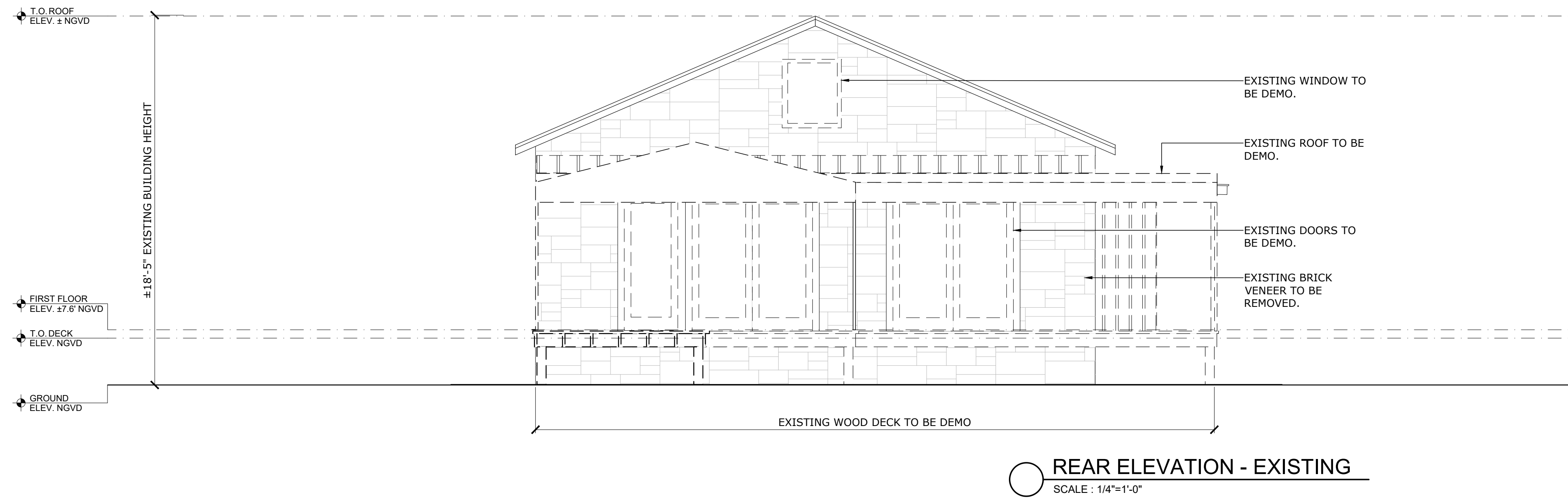
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AS SHOWN	07/19/22	VF	SM
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DATE:

DEBBIE MARSHALL
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



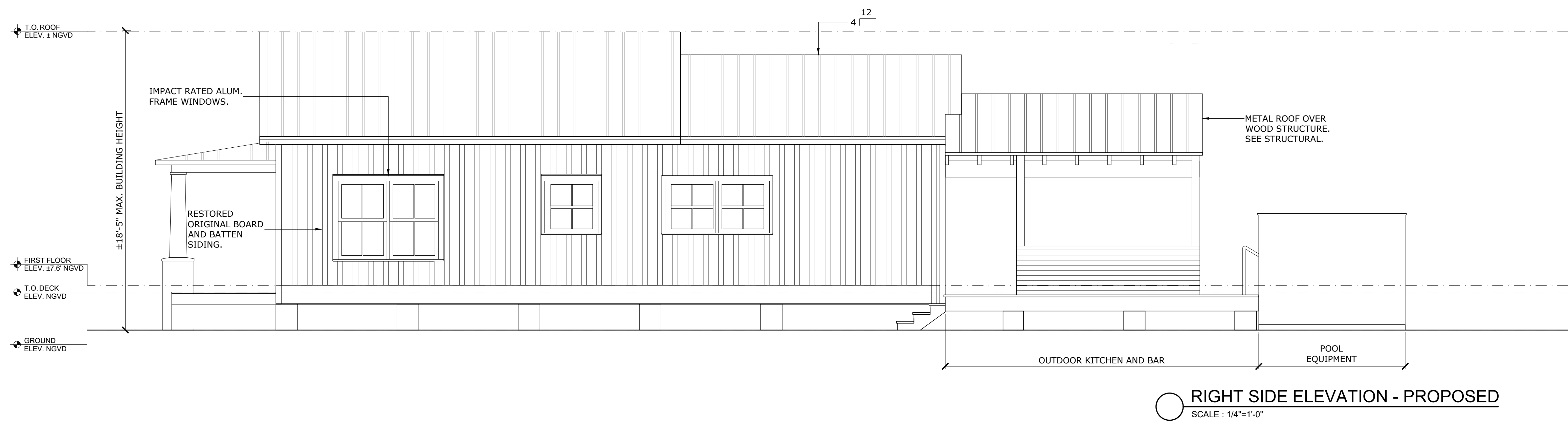
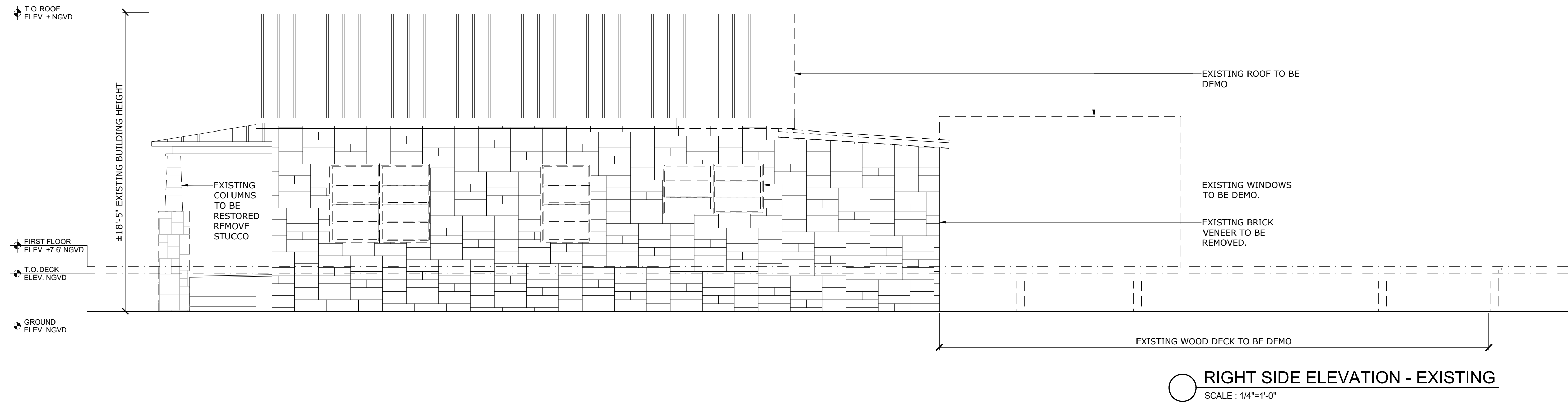
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 CA # 30835

CLIENT:
 ERIC KROTKOV AND
 DEBBIE LALLY
 PROJECT: 1418 NEWTON ST

SITE: 1418 NEWTON ST
 KEY WEST, FL 33040
 TITLE: ELEVATIONS

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:	
2205-06	A-202	1	

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 DATE:
 BEBBIE MARSH-PADDOY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 07482



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STATUS:			



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 CA # 30835

CLIENT:
 ERIC KROTKOV AND
 DEBBIE LALLY

PROJECT: 1418 NEWTON ST

SITE: 1418 NEWTON ST
 KEY WEST, FL 33040

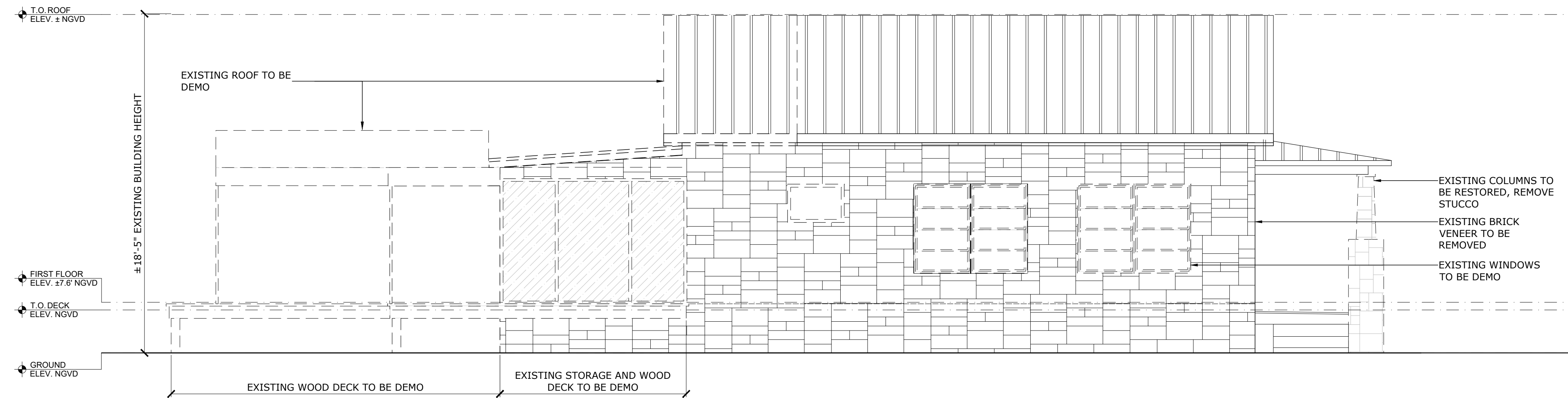
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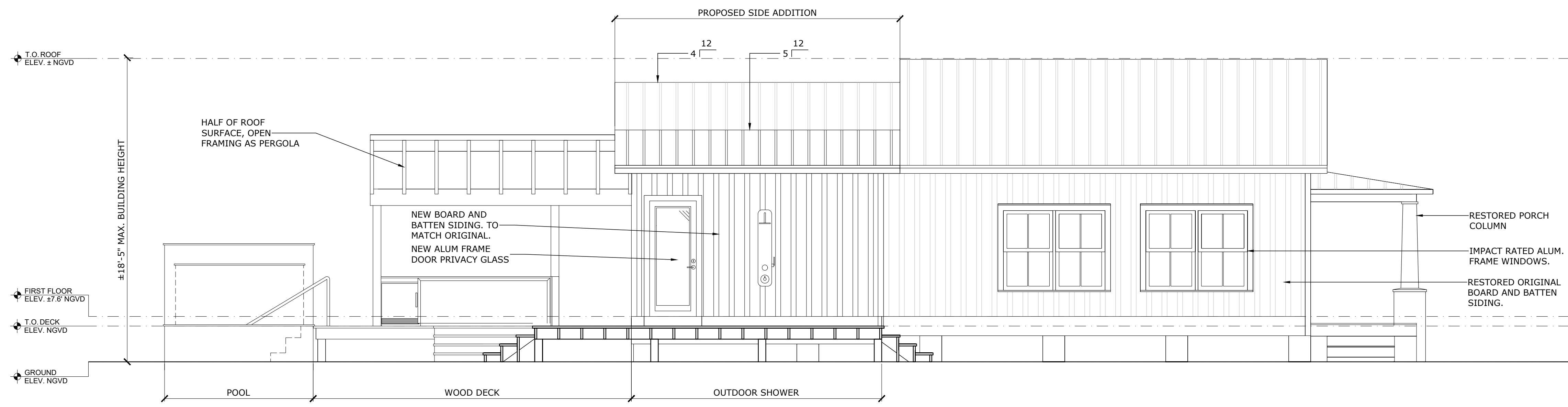
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SIGNATURE:
 DATE:

SEBIE MARSHADY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 07482



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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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

CLIENT:
ERIC KROTKOV AND
DEBBIE LALLY

PROJECT: 1418 NEWTON ST

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SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:	
2205-06	A-204	1	

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SIGNATURE:
DATE:
SERIE MARAFIADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., October 26, 2022, 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 Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO MAIN HOUSE INCLUDING A ONE-STORY SIDE ADDITION. CHANGE OF ROOFLINE TO REAR NON-HISTORIC ADDITION. NEW POOL AND SITE IMPROVEMENTS. DEMOLITION OF ROOF AND PORCH AT REAR.

#1418 NEWTON STREET

Applicant – Serge Mashtakov Application #H2022-0043

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.



Public Meeting Notice



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Artibus Design, 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:
1418 Newton Street on the 20 day of October, 2022.

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 26 of October, 2022.

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 _____.

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

Signed Name of Affiant:

Artibus Design
Date: 10/20/2022
Address: 3710 N. Roosevelt Dr
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 21 day of October, 2022.

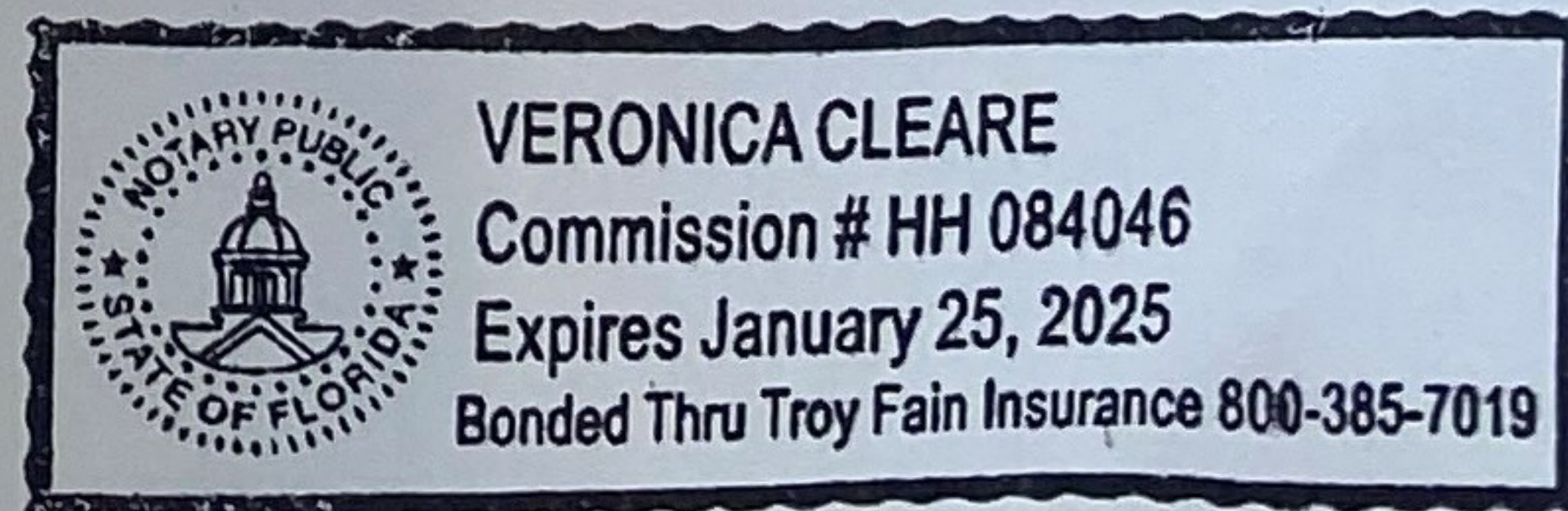
By (Print name of Affiant) Haichenia Alena who is personally known to me or has produced FL, DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: _____
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: 1/25/2025



PROPERTY APPRAISER INFORMATION

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 00023480-000000
 Account# 1024279
 Property ID 1024279
 Millage Group 10KW
 Location 1418 NEWTON St, KEY WEST
 Address
 Legal KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 17 & PT LOT 19 SQR 1 TR 7 OR290-128/29 OR338-240/41 OR576-25 OR727-397 OR733-226/27 OR888-2021/22 OR933-247/48 OR933-249/50 OR1038-1865/66 OR1666-2137/38 OR3068-0576 OR3169-1953
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6284
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

KROTKOV LIVING TRUST
 C/O TRUSTEE ERIC PAUL KROTKOV
 21 BRANCH STREET
 Boston MA 02108

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$216,734	\$88,225	\$150,030	\$130,611
+ Market Misc Value	\$5,627	\$5,873	\$6,119	\$2,790
+ Market Land Value	\$820,805	\$573,385	\$573,385	\$693,168
= Just Market Value	\$1,043,166	\$667,483	\$729,534	\$826,569
= Total Assessed Value	\$734,231	\$667,483	\$729,534	\$727,200
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,043,166	\$667,483	\$729,534	\$826,569

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,620.35	Square Foot	0	0

Buildings

Building ID 1805
 Style GROUND LEVEL
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1334
 Finished Sq Ft 1148
 Stories 1 Floor
 Condition GOOD
 Perimeter 152
 Functional Obs 0
 Economic Obs 0
 Depreciation % 8
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME
 Year Built 1958
 EffectiveYearBuilt 2013
 Foundation CONCRETE SLAB
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type TERRAZZO
 Heating Type FCD/AIR DUCTED
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,148	1,148	138
OPF	OP PRCH FIN LL	154	0	58
SBF	UTIL FIN BLK	32	0	24
TOTAL		1,334	1,148	220

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1979	1980	1	60 SF	2
WALL AIR COND	1981	1982	1	1 UT	2
BRICK PATIO	2000	2001	1	400 SF	2
WOOD DECK	2000	2001	1	414 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/21/2022	\$1,470,000	Warranty Deed	2372432	3169	1953	01 - Qualified	Improved
12/29/2020	\$753,000	Warranty Deed	2298739	3068	0576	01 - Qualified	Improved
12/15/2000	\$300,000	Warranty Deed		1666	2137	Q - Qualified	Improved
1/1/1988	\$87,500	Warranty Deed		1038	1865	Q - Qualified	Improved
2/1/1985	\$75,000	Warranty Deed		933	247	Q - Qualified	Improved
8/1/1983	\$67,000	Warranty Deed		888	2021	Q - Qualified	Improved
2/1/1977	\$32,900	Conversion Code		733	226	Q - Qualified	Improved

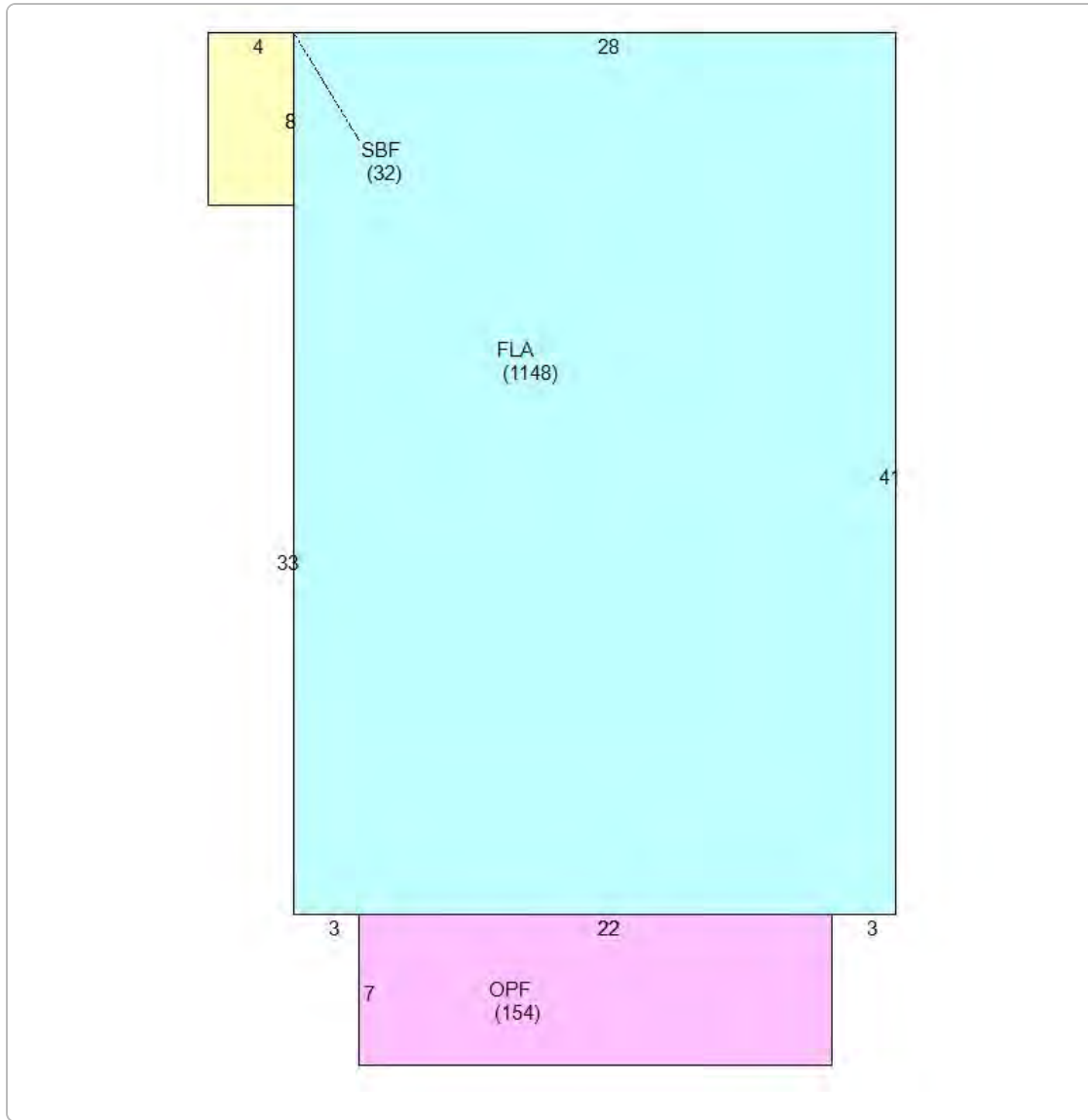
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-1614	6/9/2022		\$0	Residential	Remove stucco from front and sides of house, restore original board and batten siding, trim new windows with 1 x 4, repair porch roof framing as necessary from termite damage. remove the stucco from the columns and restore them. homeowner wants white paint and white trim.
22-1435	6/2/2022		\$21,000	Residential	Remove and install 6 double and 2 single windows. Remove original awning windows and replace with ECO Aluminum single hung 2 over 2 white. 6 doubles and 2 singles exact replacement. No doors being replaced at this time.
21-1941	9/3/2021	8/13/2021	\$11,500	Residential	Remove 11.6SQ existing 5V-Crimp roofing and replace with the same.Only for main house gable roof and any rear roof as front porch has metal shingles, which are deteriorated. ET***

View Tax Info

[View Taxes for this Parcel](#)

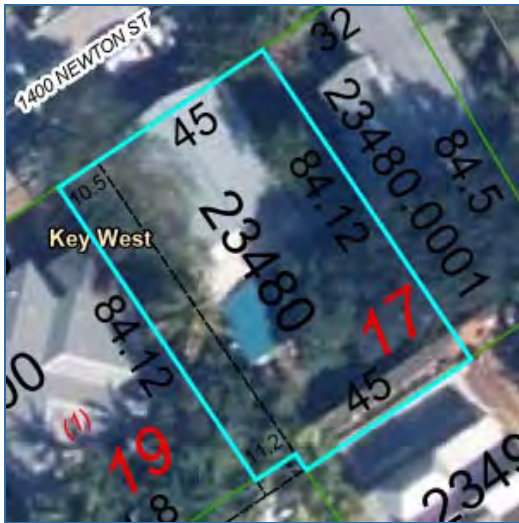
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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Version 2.3.226