



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: October 22, 2024

Applicant: Serge Mashtakov, PE

Application Number: H2024-0046

Address: 518 Margaret Street

Description of Work:

After the fact – Demolition of wall framing elements and removal of wood siding windows and doors.

Site Facts:

The building under review is a contributing resource to the historic district. While the exact construction date is not known, it first appears on a Sanborn Map in 1912. This two-story structure is located in the rear of the property and faces no right of ways. The site also consists of a pool and a two-story structure on the front of the property which faces Margaret Street. The structure has undergone an intense demolition of significant architectural elements.

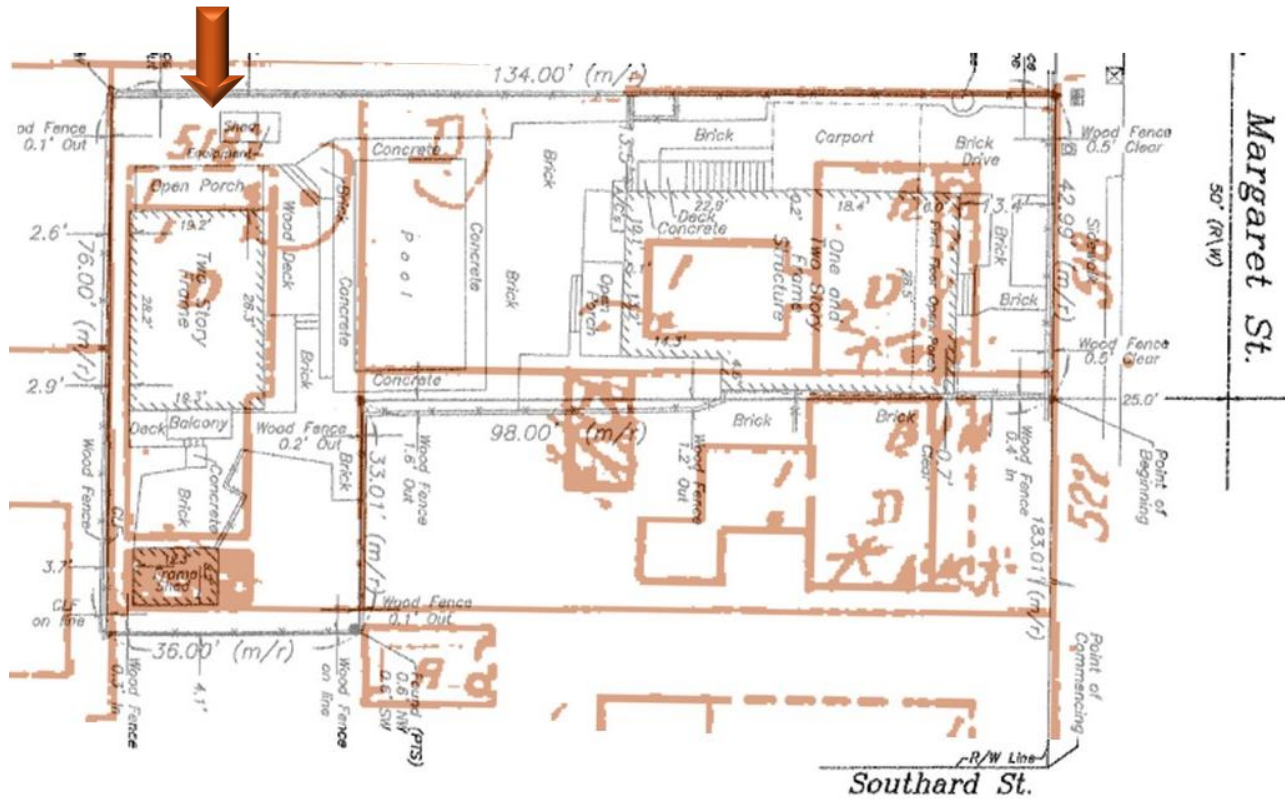
Currently the house is elevated off the ground, and it is on an AE-8 flood zoning.



The house under review circa 1965 in rear of property. Monroe County Library.



Front structure on property, facing Margaret Street circa 1965. Monroe County Library.



Current survey and 1926 Sanborn Map.

Ordinance Cited on Review:

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

Staff Analysis:

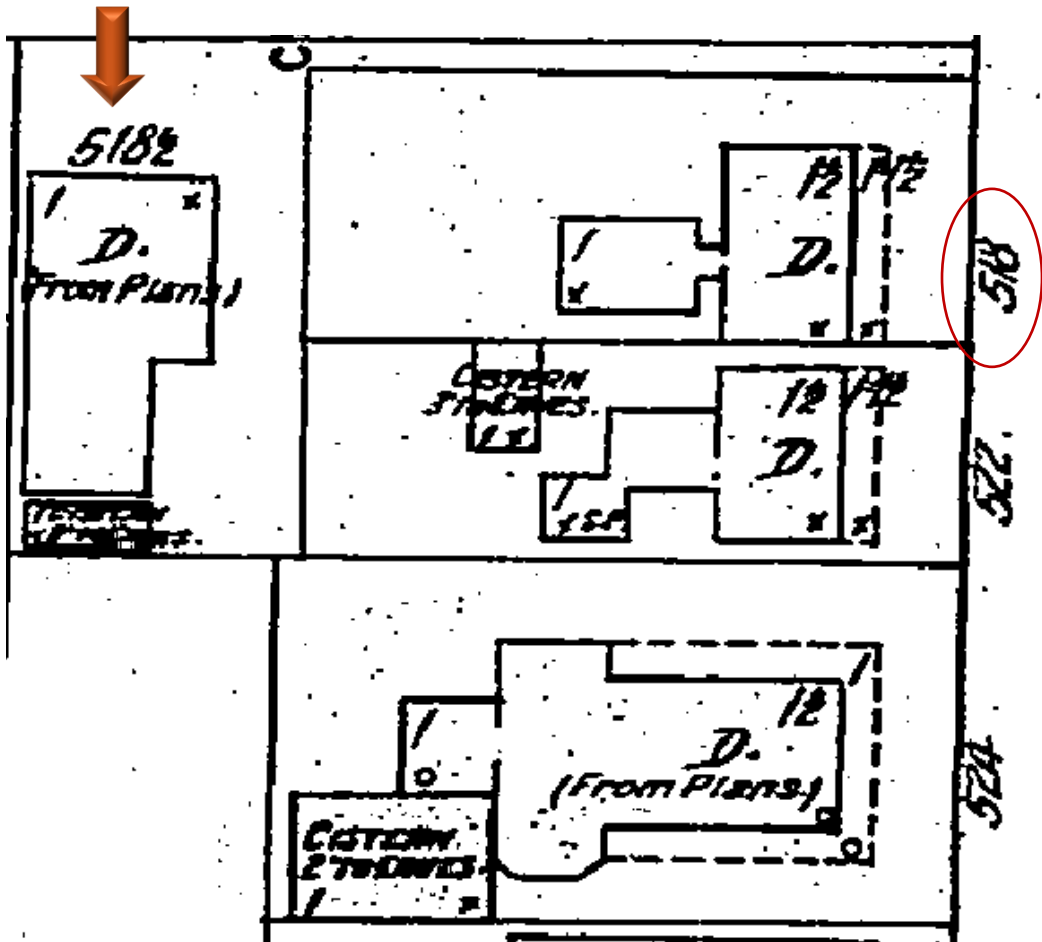
The Certificate of Appropriateness proposes an after the fact demolition of historic wood siding, doors, windows, wooden deck (front, side, and rear elevations), and wall framing elements on a structure documented as early as the 1912 Sanborn Map. A small portion of brick will also be demolished on the rear elevation. A portion of the salvaged historic wood siding will be repurposed on the building on the front and right elevations which are the most visible ones from the pool area.



Photo of house under review before demolition.



Photo of house under review after demolition.



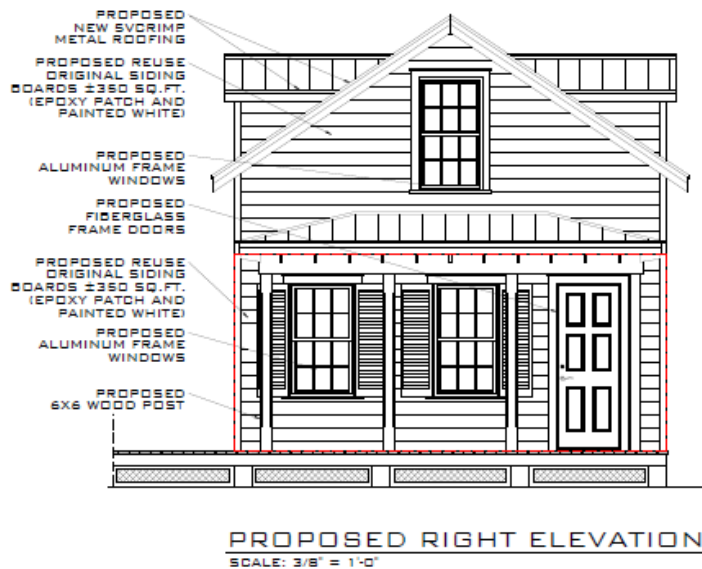
1912 Sanborn Map.



PROPOSED FRONT ELEVATION

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

Proposed Front Elevation.



Proposed Right Elevation.

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. Staff has found evidence that the existing addition was built more than 50 years ago. The criteria for demolition of historic structures state the following:

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

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

The elements under review do not exhibit extreme deterioration. The structure is contributing and historic, over 100 years old as shown in the 1912 Sanborn Map.

The following is the criteria of section 102-125:

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

The structure features wood siding and originally had wood shingles on the roof, a higher quality material which contributes to the character of the building.

- 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 age of the structure, which exceeds 100 years, indicates that it may hold considerable value as part of the city's development and historical heritage.

- 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.*

While the building is over 100 years old, it may not exemplify the cultural, political, economic, social or historic heritage of the city.

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

This building is contributing resource of the historic district and seems to reflect the unique architectural style of its era as it appears on the 1912 Sanborn Map, indicating that it is over 50 years old. The structure features wood siding and originally had wood shingles.

- 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 is located in the rear of the property which is not visible from any right of way. It would only be a familiar visual feature for buildings adjacent to it. However, its architectural style is significant within the historic district, as it features historic wood siding and originally had wood shingles.

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

As a contributing structure in the historic district, it may yield important information towards understanding the historical development patterns and architectural evolution in Key West.

Due to the age of the structure, its appearance on historical maps, and the lack of extreme deterioration. Demolishing this structure compromises the historical integrity of the structure and its contribution to the historic district. As much of the wood siding as possible should be reused in the structure. If approved, this will require two readings for demolition. Staff will review submitted construction plans for demolition and design to assure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 White Street
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:	518 Margaret St, Key West, FL 33040	
NAME ON DEED:	Jane Fenwick Goodwin, Sam G Dickson	PHONE NUMBER 404-932-1405
OWNER'S MAILING ADDRESS:	121 Ridgeland Way, Atlanta, GA	EMAIL marchbloomling36@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 09/10/2024

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.
MAIN BUILDING: Major remodeling, remove and replace siding, all new doors and windows, framing improvements, complete interior remodeling.
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: N/A	FENCES: N/A
DECKS: N/A	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
New A/C equipment	

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 #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	518 Margaret St (Rear), Key West, FL 33040
PROPERTY OWNER'S NAME:	City of Key West
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 Sam G. Dickson Sept 9, 2024 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the wood siding, doors and windows, wall framing elements. After the Fact

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p>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):</p>
<p>(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:</p>
<p style="padding-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p>
N/A
<p>(2) Or explain how the building or structure meets the criteria below:</p>
<p style="padding-left: 40px;">(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.</p>
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.

Building is not associated with events that have made any significant contribution to local, state, or 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.

The building has no significant character, interest or value.

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

The building is not a site of major historic events.

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

N/A.

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

N/A

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

N/A

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

N/A

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.

Historic character of the district and neighborhood will not be affected by the proposed demolition of siding studs doors and windows. Some original siding is salvaged and will be restored and reused on front and right side elevations, new replacement siding will match the existing novelty style custom dimensions

(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 only its elements with later replacement

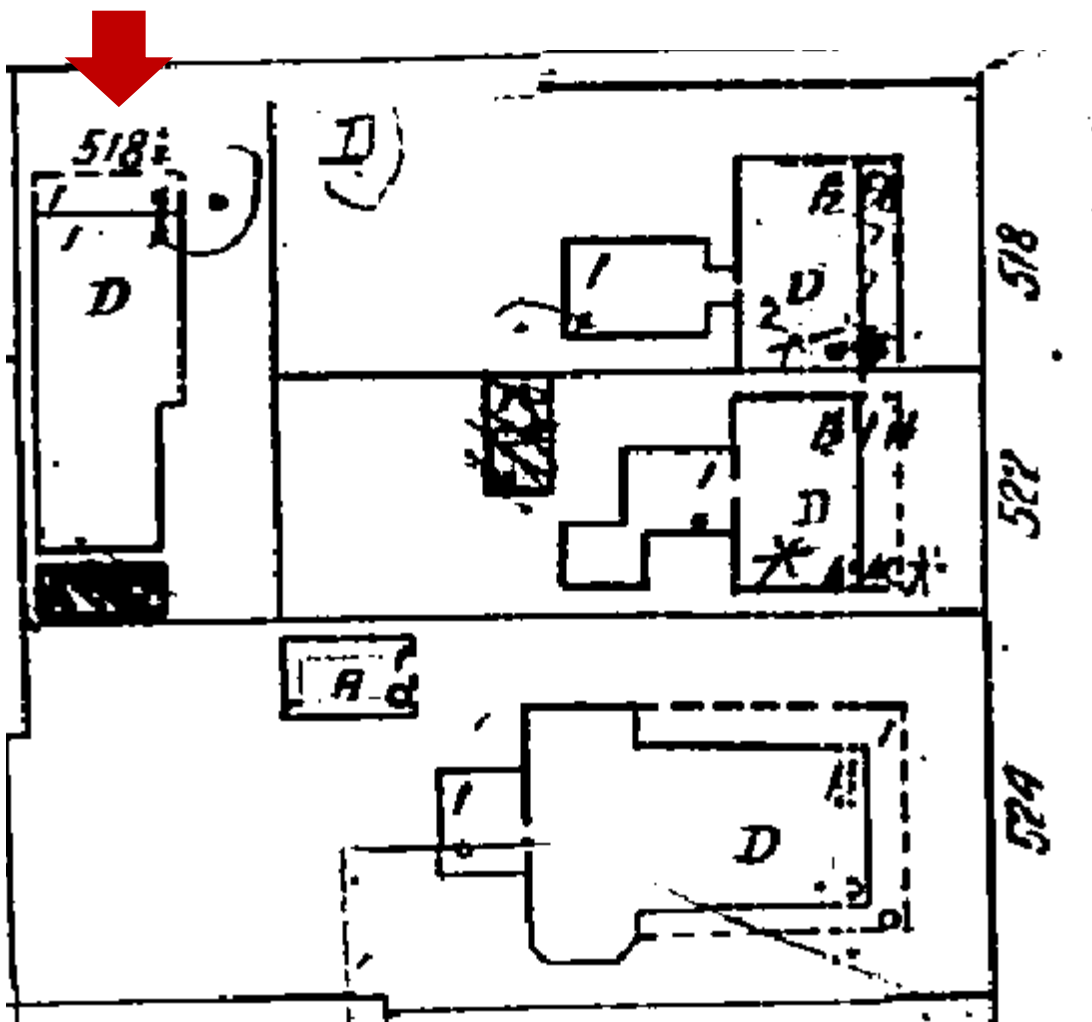
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

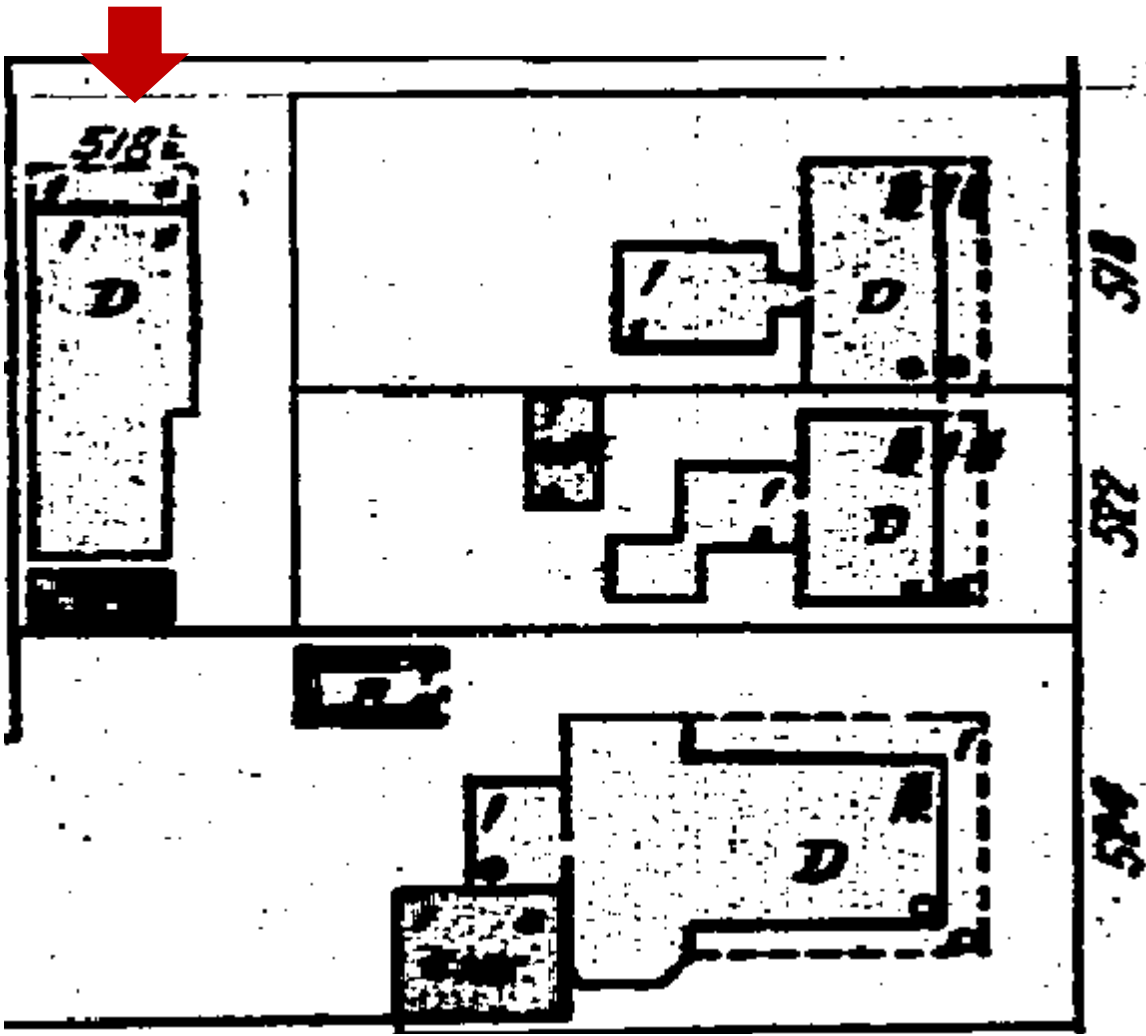
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

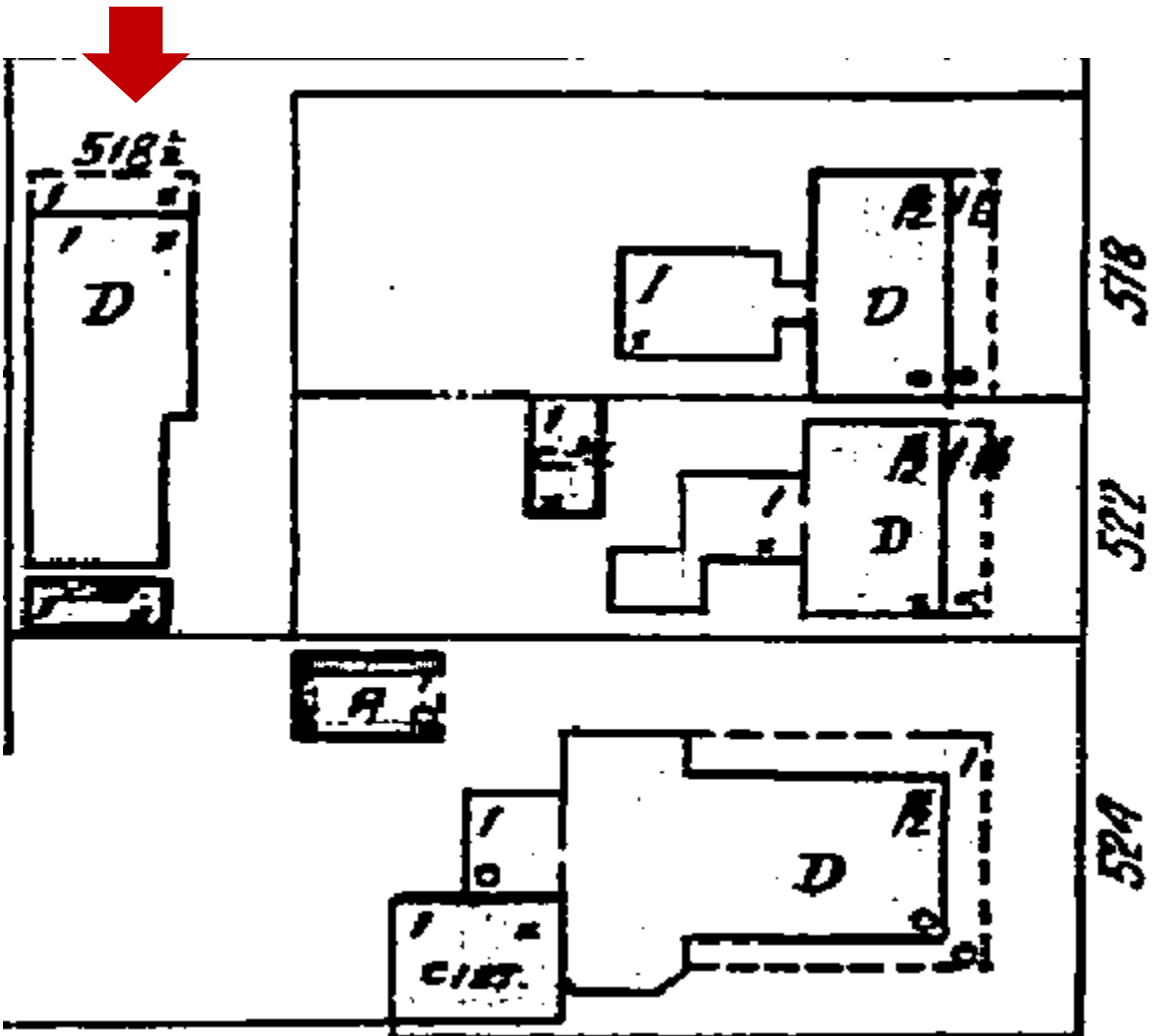
SANBORN MAPS



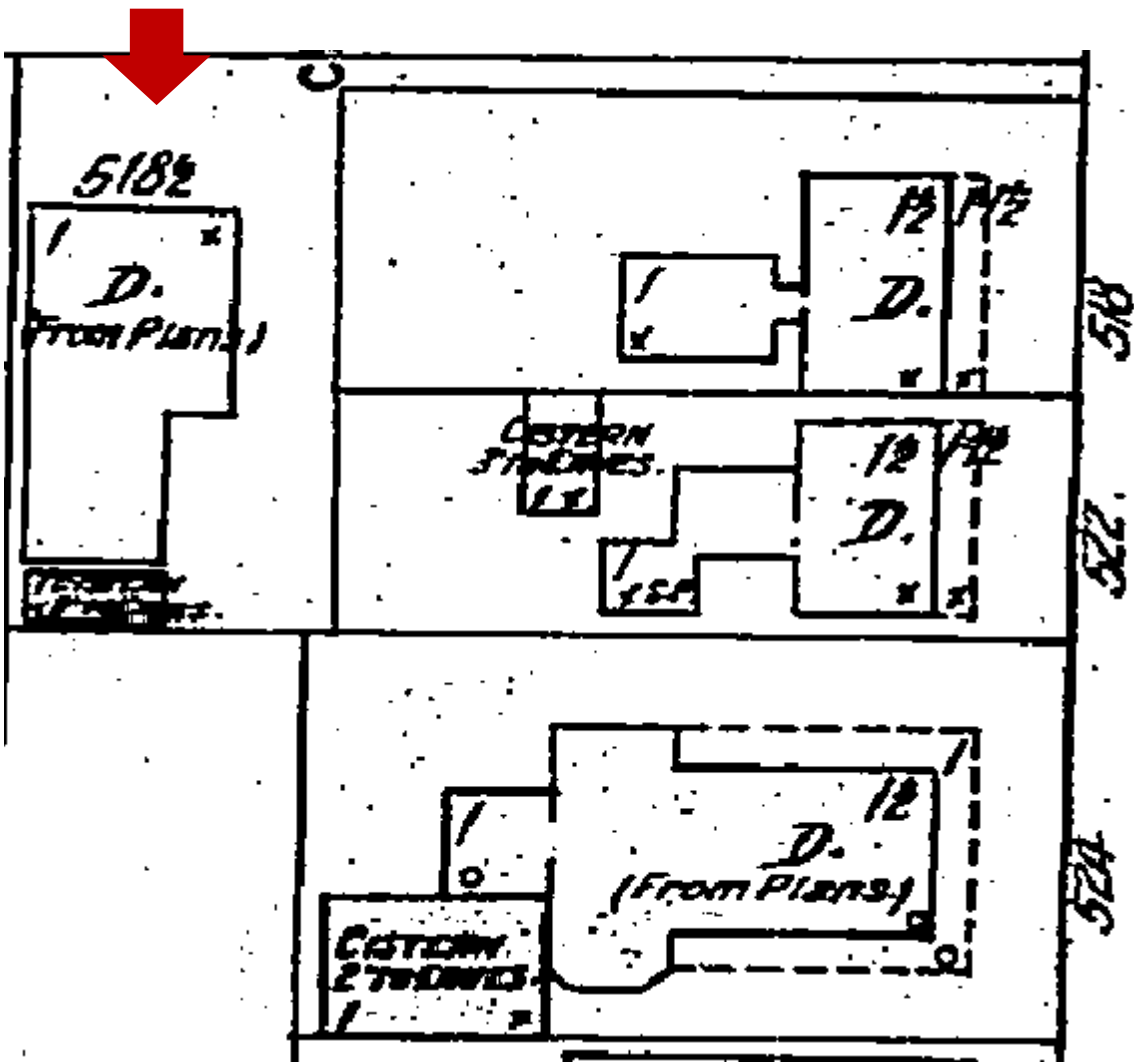
1962 Sanborn Map



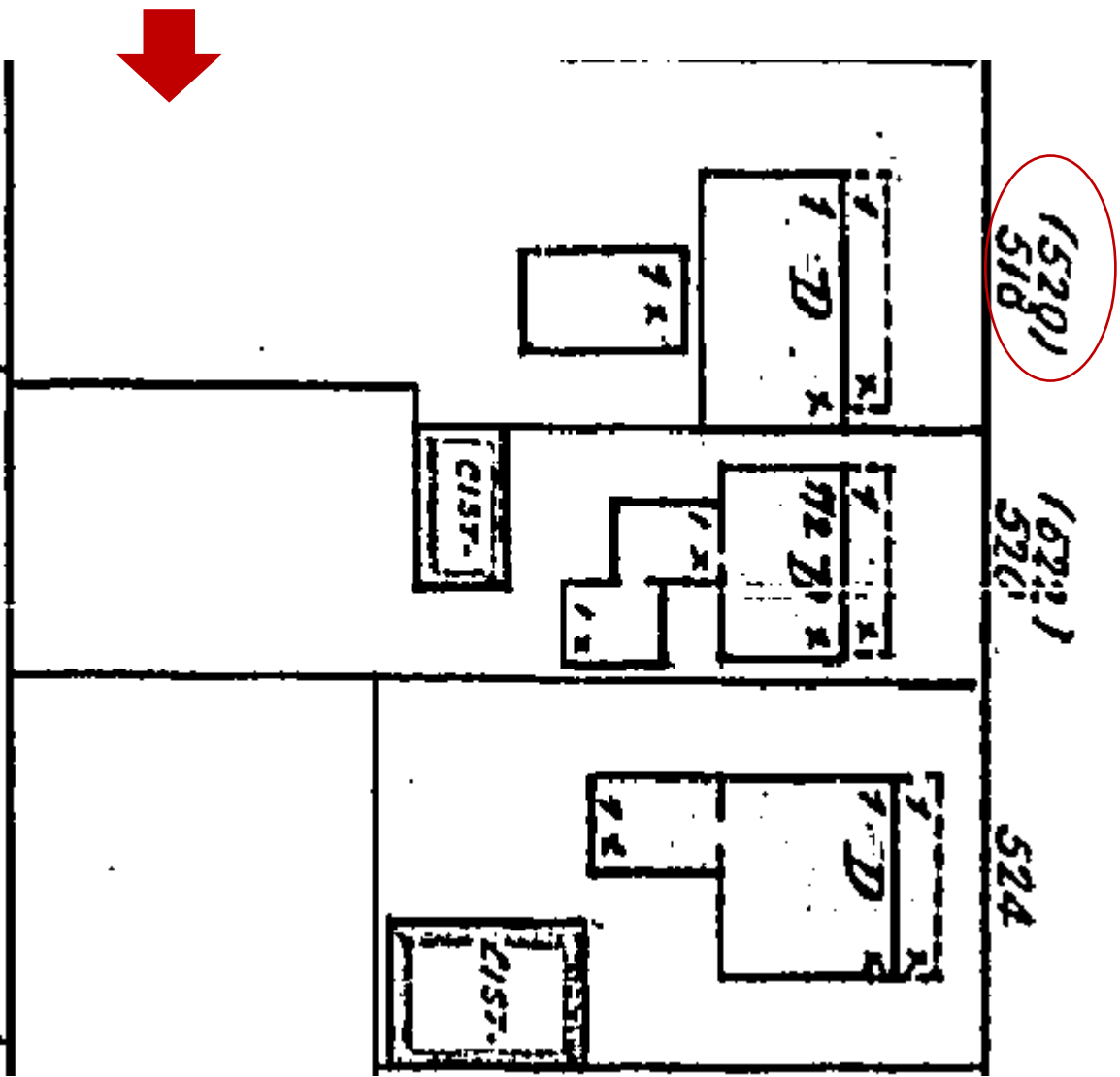
1948 Sanborn Map



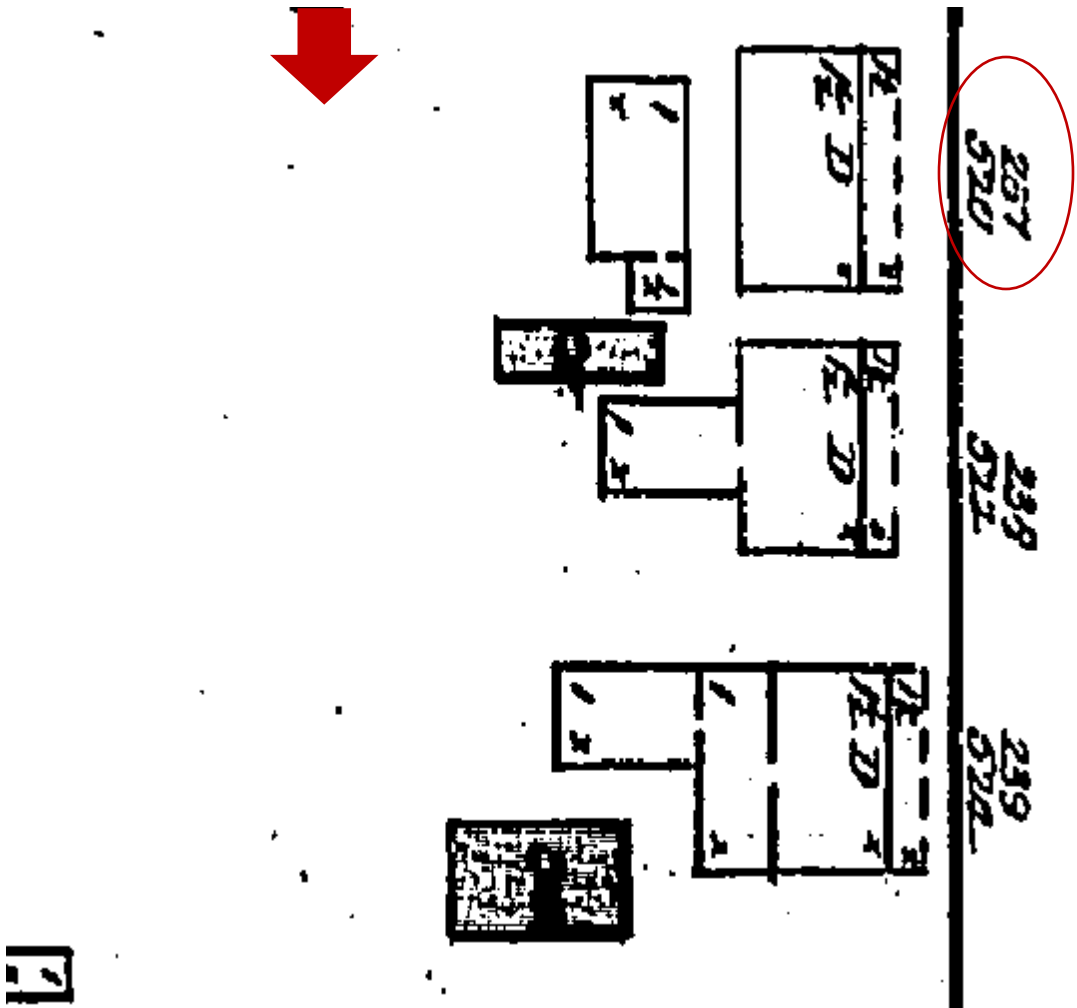
1926 Sanborn Map



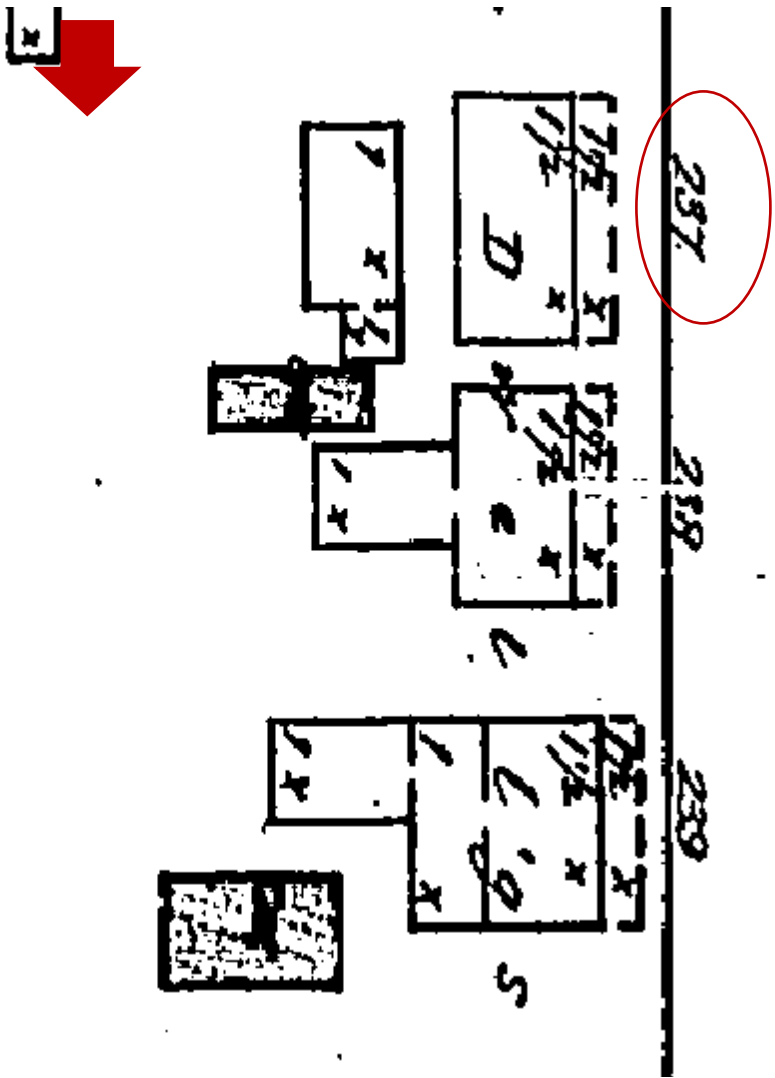
1912 Sanborn Map



1899 Sanborn Map



1892 Sanborn Map



1889 Sanborn Map

PROJECT PHOTOS

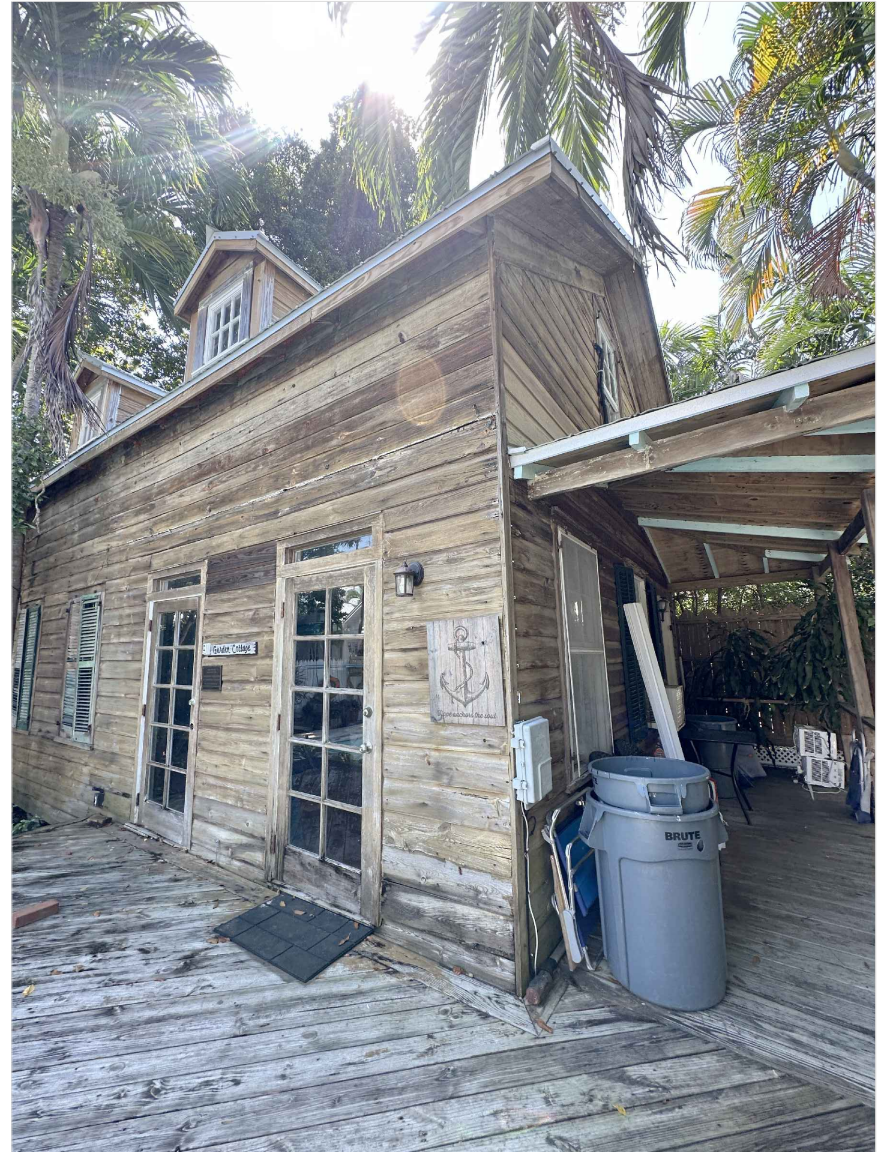
518 MARGARET ST (VIEW FROM STREET)



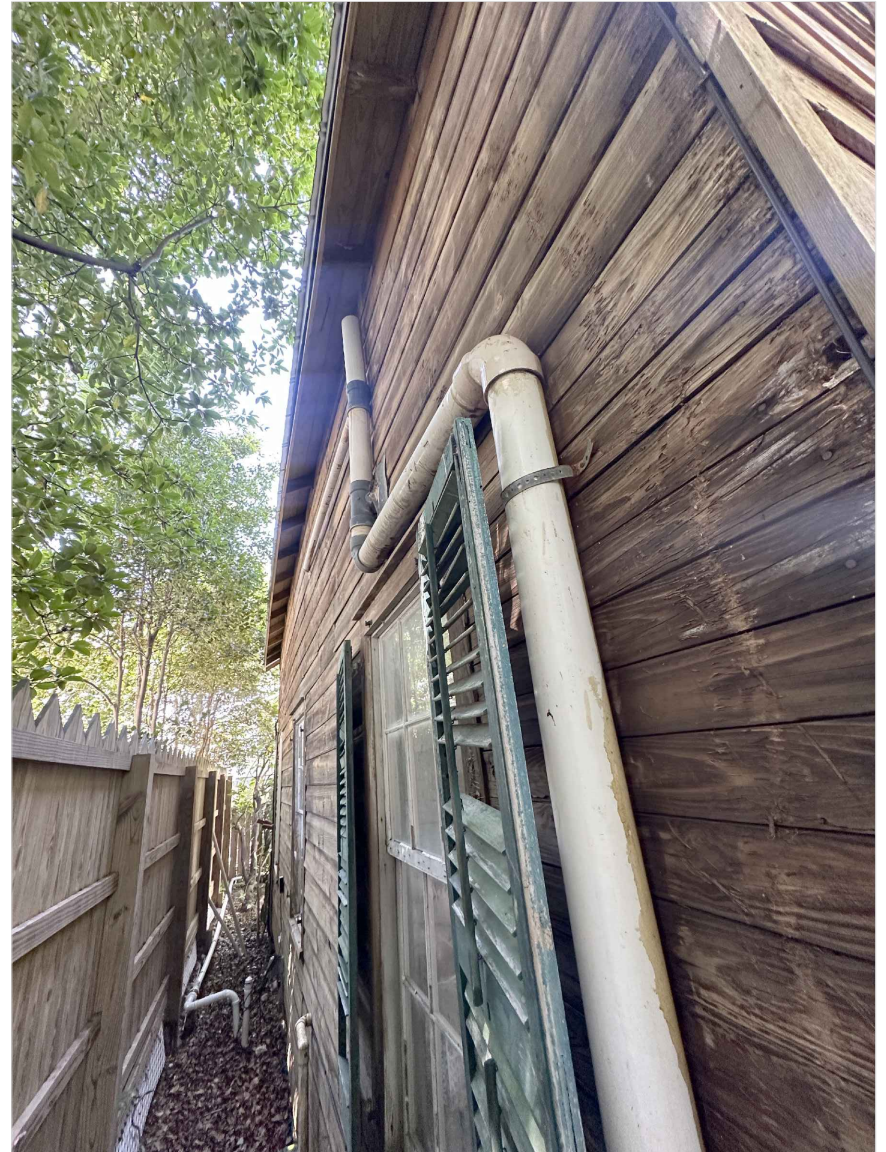
518 MARGARET ST
(LEFT SIDE VIEW)



518 MARGARET ST
(RIGHT SIDE VIEW)



518 MARGARET ST
(REAR SIDE VIEW)



518 MARGARET ST
(EXISTING CONDITION)

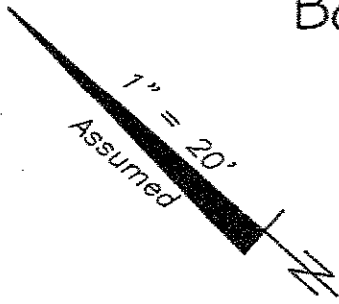


518 MARGARET ST (EXISTING CONDITION)



SURVEY

Boundary Survey Map of part of Lot 1, Square 47, Island of Key West

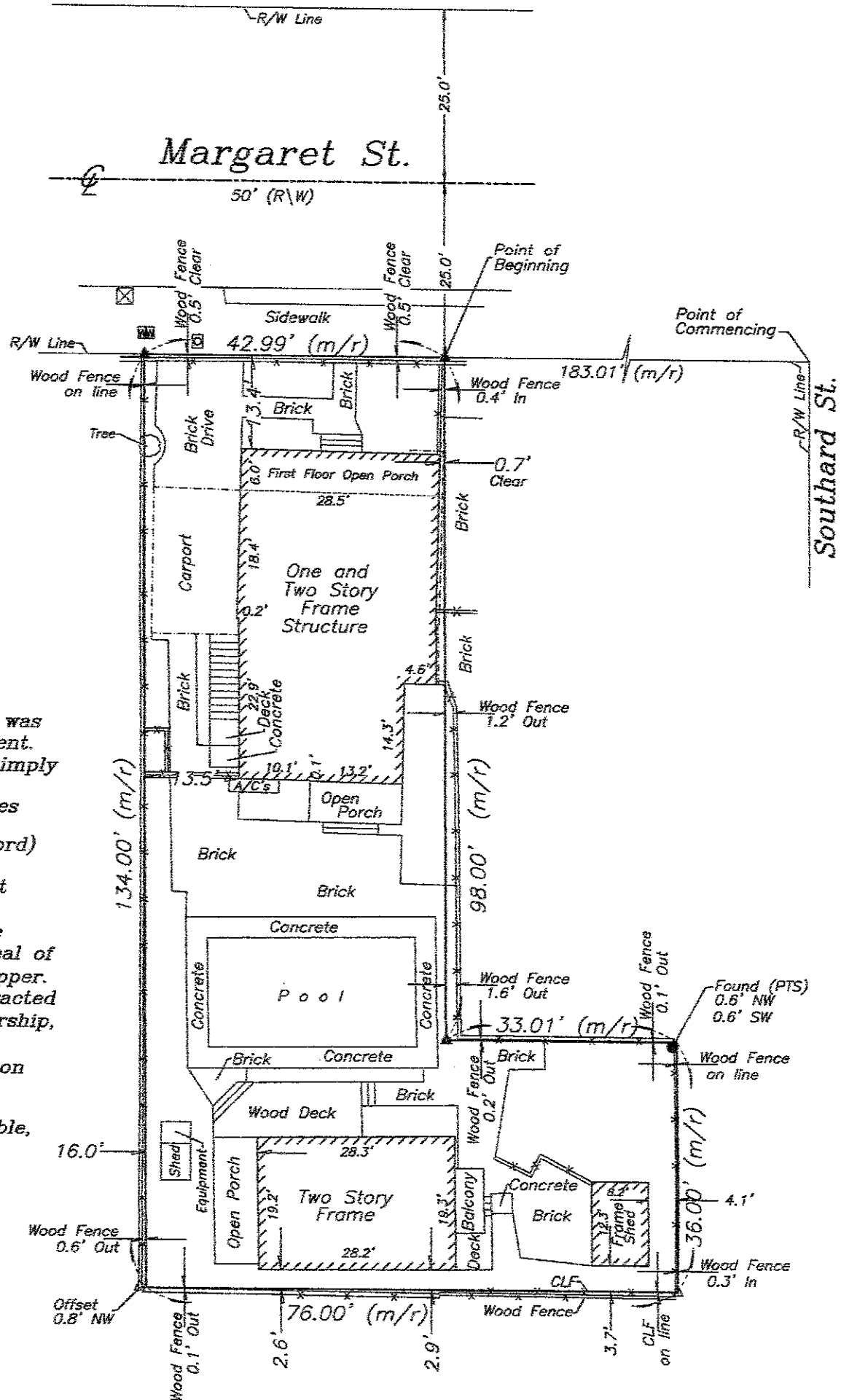


LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊠ Sewer Cleanout
- Water Meter

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 518 Margaret 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. Date of field work: April 18, 2024
9. Ownership of fences is undeterminable, unless otherwise noted.



BOUNDARY SURVEY OF: A part of Lot 1, Square 47, in the City of Key West, Florida, according to a diagram of the Island of Key West by Wm. A. Whitehead, delineated in 1829, and more particularly described as follows:
COMMENCING at a point on the Southwesterly side of Margaret Street 183.01 feet, measured Northwesterly from the corner of Margaret and Southard Streets, said property also to be known as the Point of Beginning of the property hereinafter described, run Northwesterly along the Southwesterly side of Margaret Street for a distance of 42.99 feet to a point; thence at right angles in a Southwesterly direction for a distance of 134.0 feet to a point; thence at right angles and in a Southeasterly direction for a distance of 76.0 feet to a point; thence at right angles and in a Northeasterly direction for a distance of 36.0 feet to a point; thence at right angles in a Northwesterly direction for a distance of 33.01 feet to a point; thence at right angles and in a Northeasterly direction for a distance of 98.0 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Jane Goodwin & Sam Dickson;

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 20, 2024

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6288

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

PROPOSED DESIGN

HARC APPLICATION PLANS FOR 518 MARGARET ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
518 MARGARET ST,
KEY WEST, FL 33040

CLIENT:
KEVIN PICKETT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
HEADED BY SERGE MASHTAKOV, 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 MASHTAKOV
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

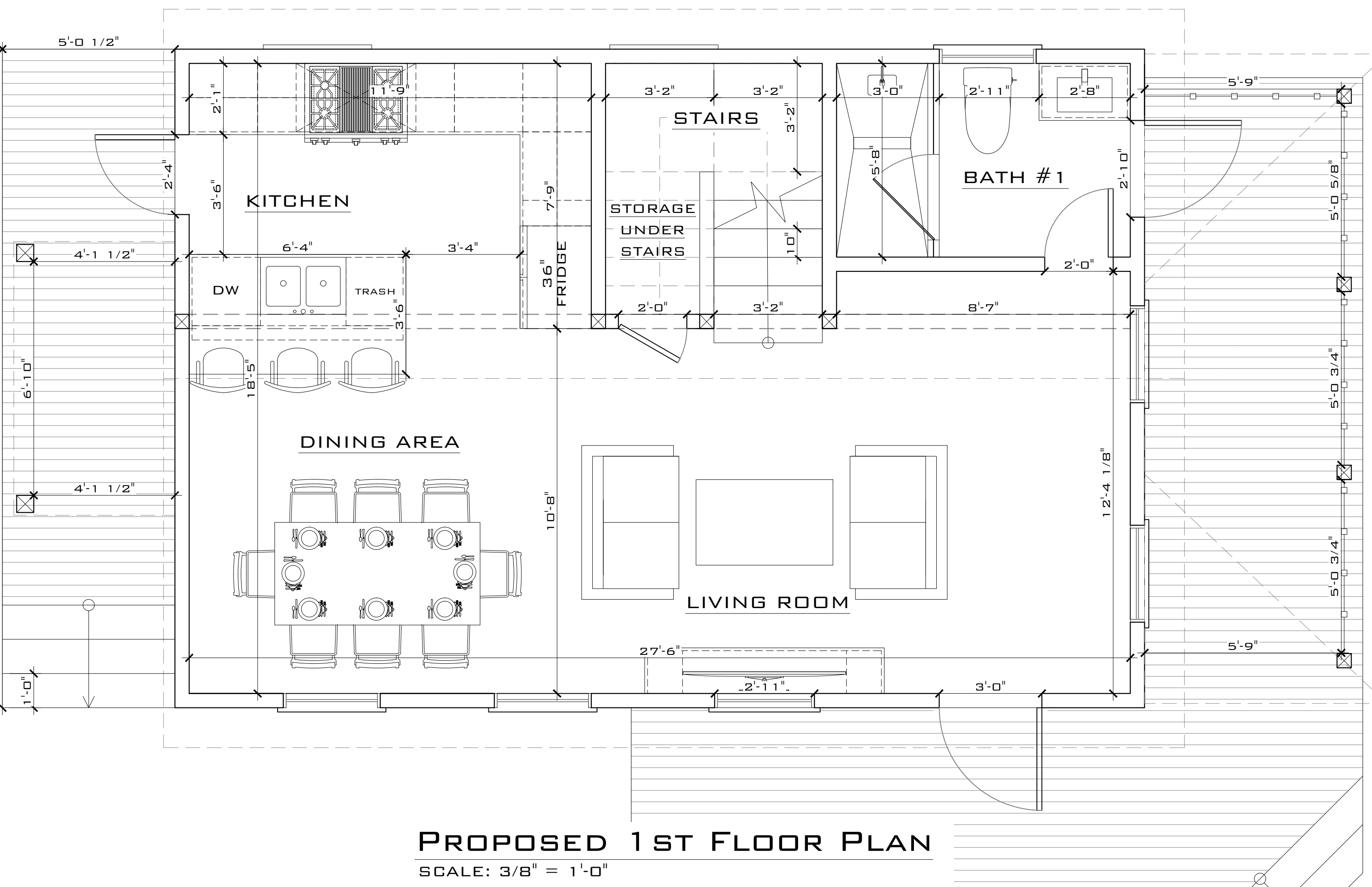
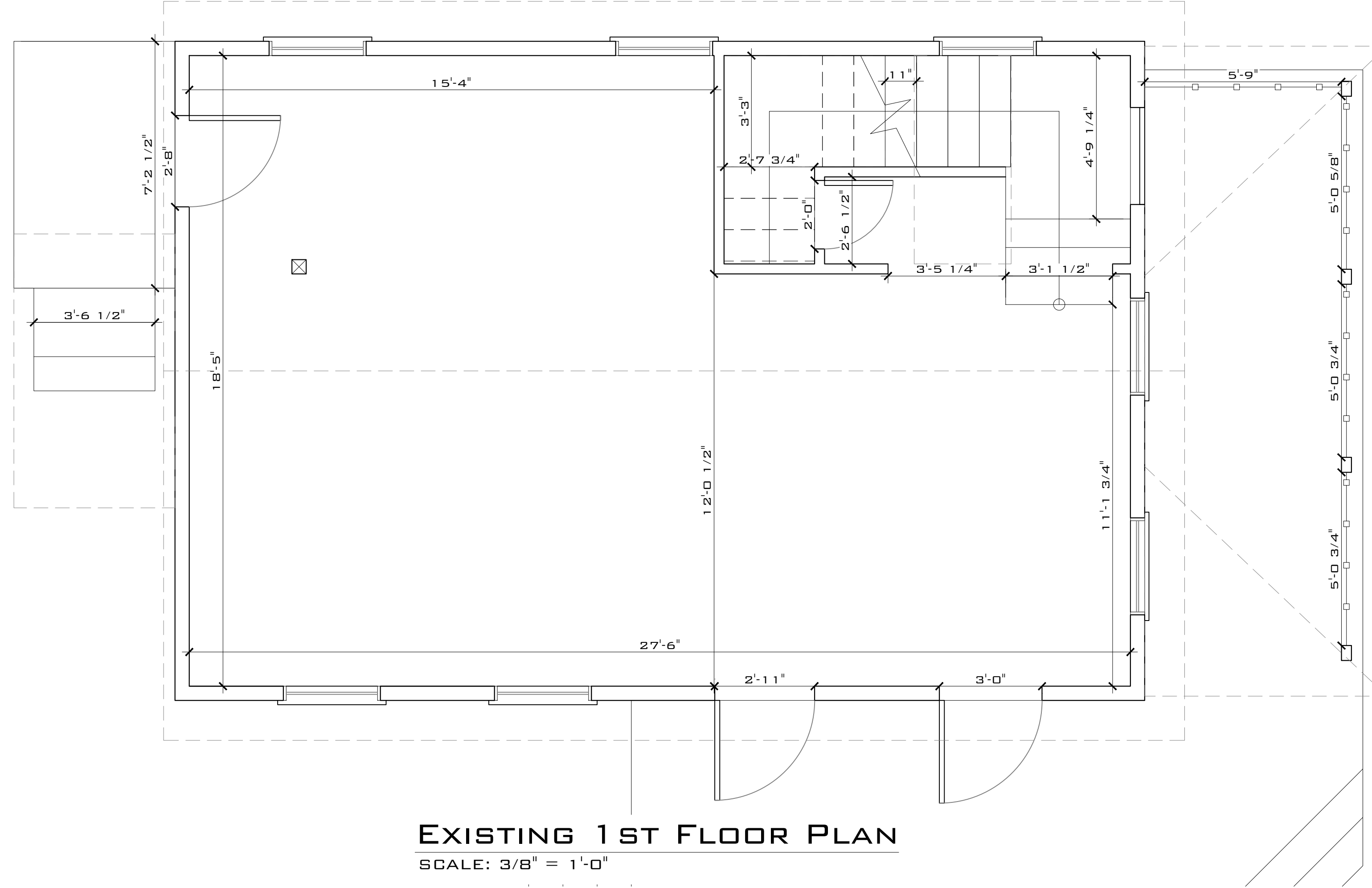
CLIENT:
KEVIN PICKETT

PROJECT:
518 MARGARET ST

DATE:
518 MARGARET ST
KEY WEST, FL 33040

TITLE:
COVER

DATE	BY	DATE	SCALE	REVISION
AS SHOWN	DW/2024	04	SAM	
2404-03	B-100			1



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READ BY SERGE MARSZAKOV, PE ON THE
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CA # 30835

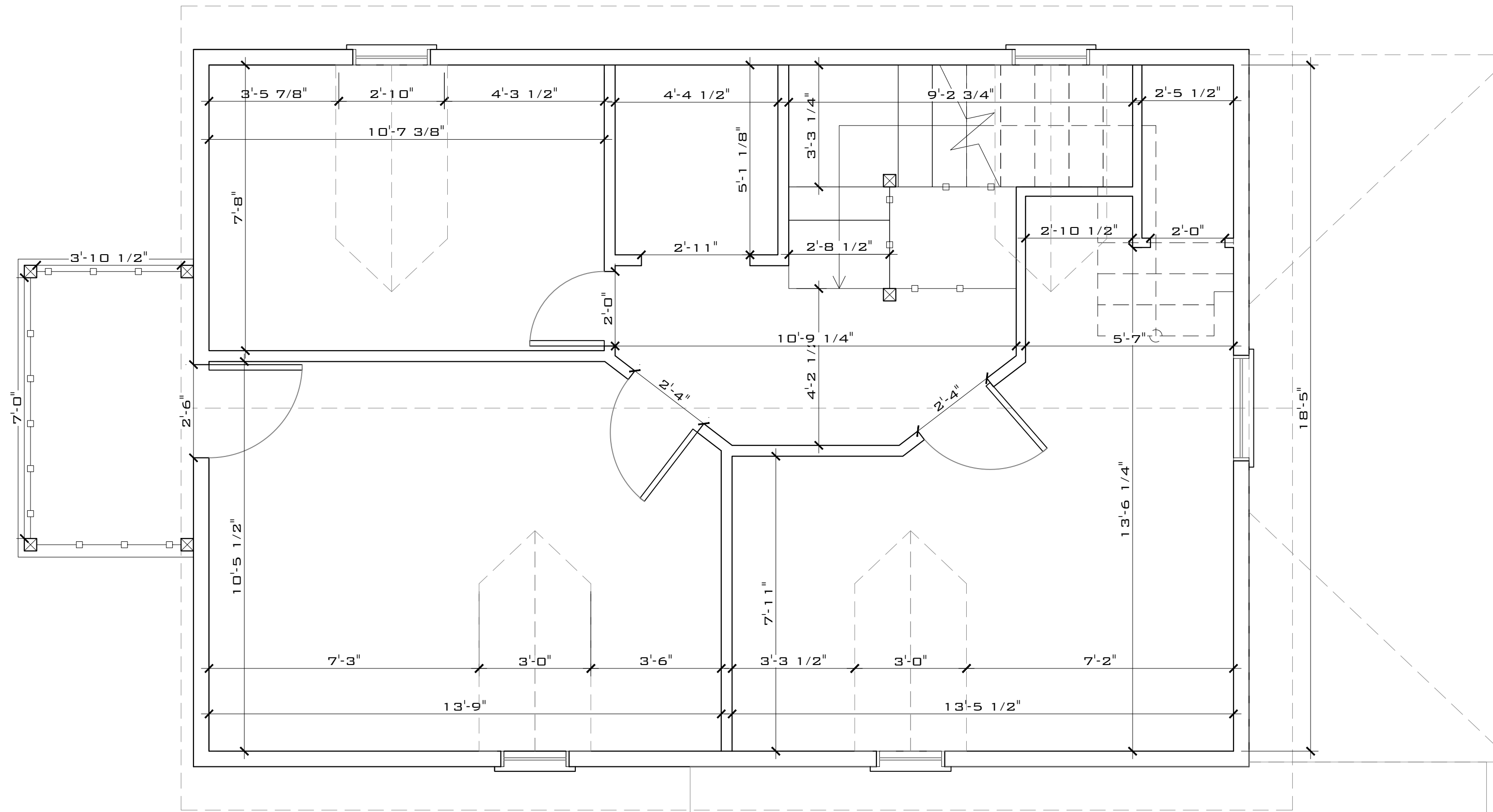
CLIENT
KEVIN PICKETT

PROJECT
518 MARGARET ST

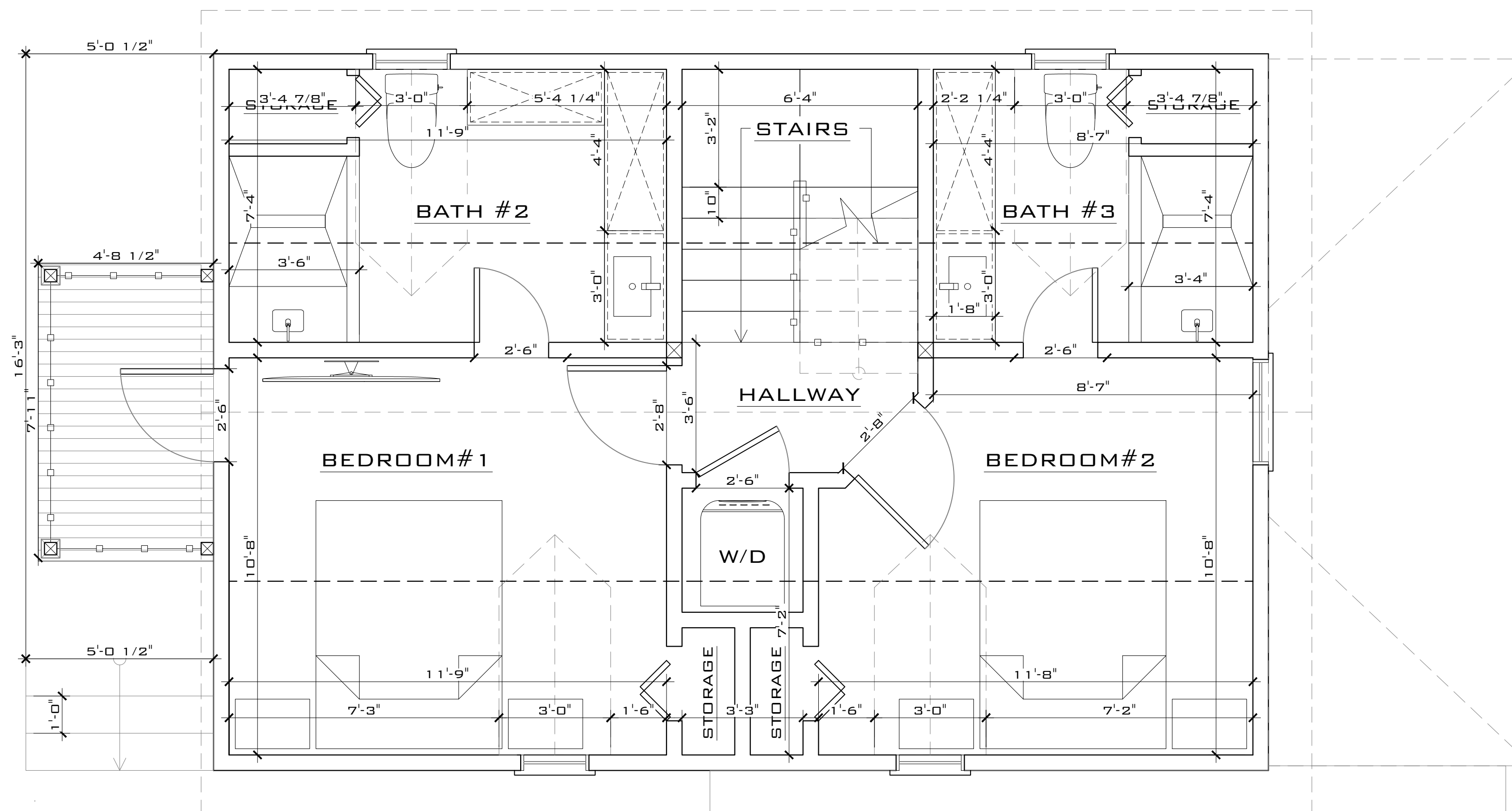
DRAWING NO.
**518 MARGARET ST
KEY WEST, FL 33040**

TITLE
PROPOSED 1ST FLOOR PLAN

DATE PLOTTED	DATE	DESIGN	CHECKED
AS SHOWN	09/07/24	KA	SAM
PROJECT NO.	2404-03	DWG NO.	A-101
		REVISION	1



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



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

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SERGE MARSTADT
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71280

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SIGNATURE AND ORIGINAL SEAL.

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

DESIGNER
KEVIN PICKETT

PROJECT
518 MARGARET ST

DATE
**518 MARGARET ST
KEY WEST, FL 33040**

TITLE
PROPOSED 2ND FLOOR PLAN

DATE	BY	CHKD	APP'D
09/07/24	DA	SAH	
2404-03	A-102		1



EXISTING FRONT ELEVATION

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



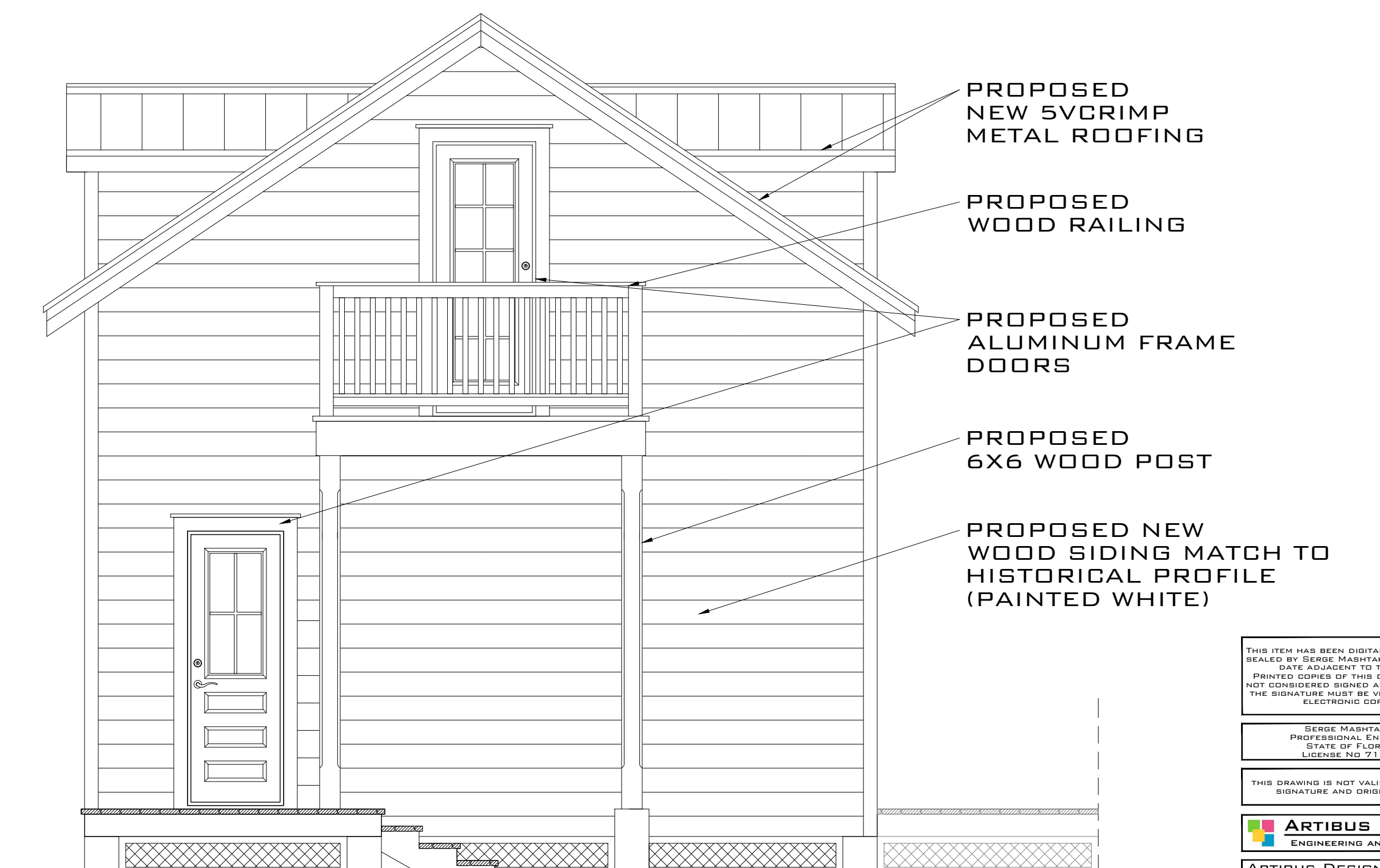
EXISTING LEFT ELEVATION

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



PROPOSED FRONT ELEVATION

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



PROPOSED LEFT ELEVATION

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

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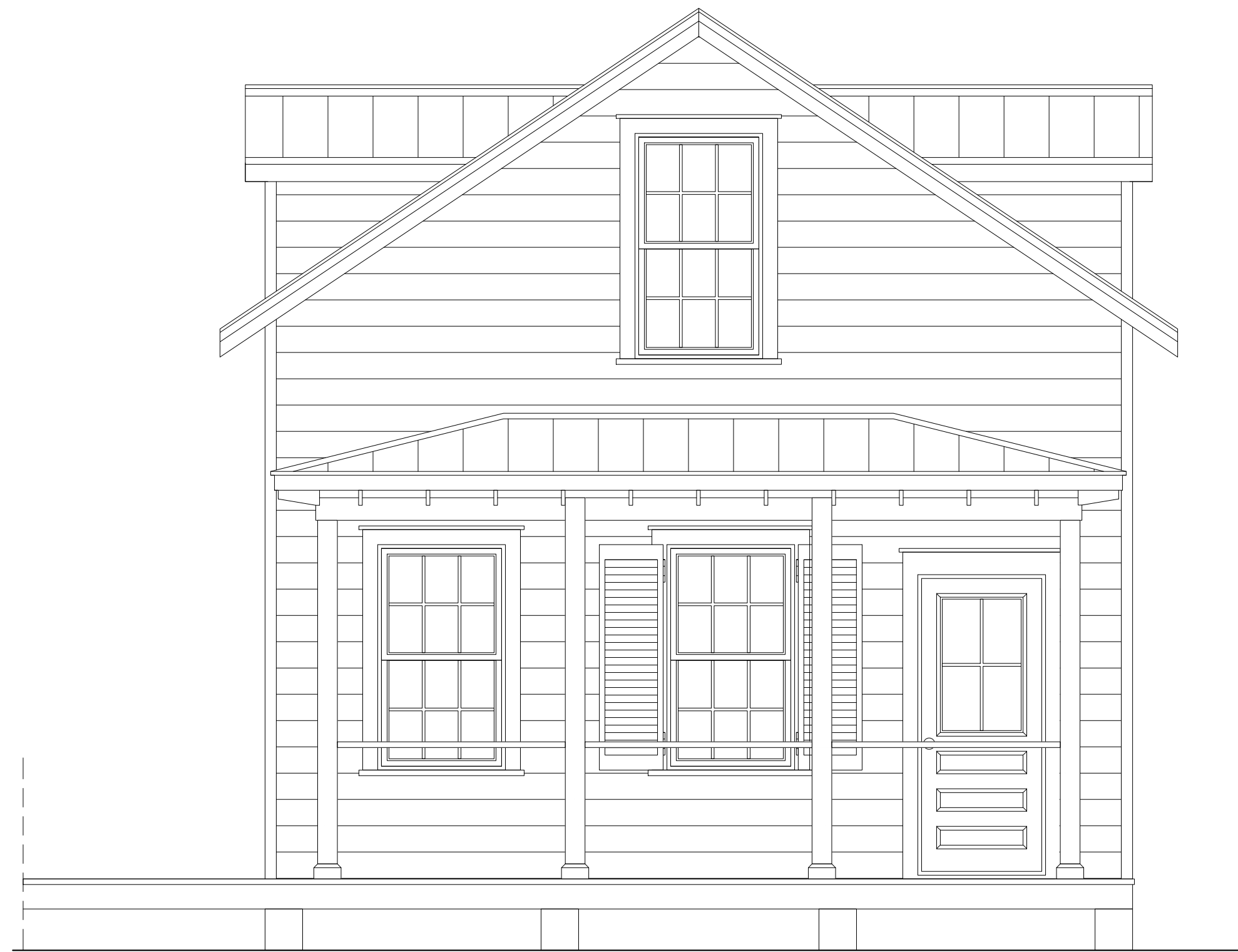
DESIGNER:
 KEVIN PICKETT

PROJECT:
 518 MARGARET ST

DATE:
 518 MARGARET ST
 KEY WEST, FL 33040

TITLE:
 PROPOSED ELEVATION

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	09/07/24	CA	SAM		
2404-03	A-103				1



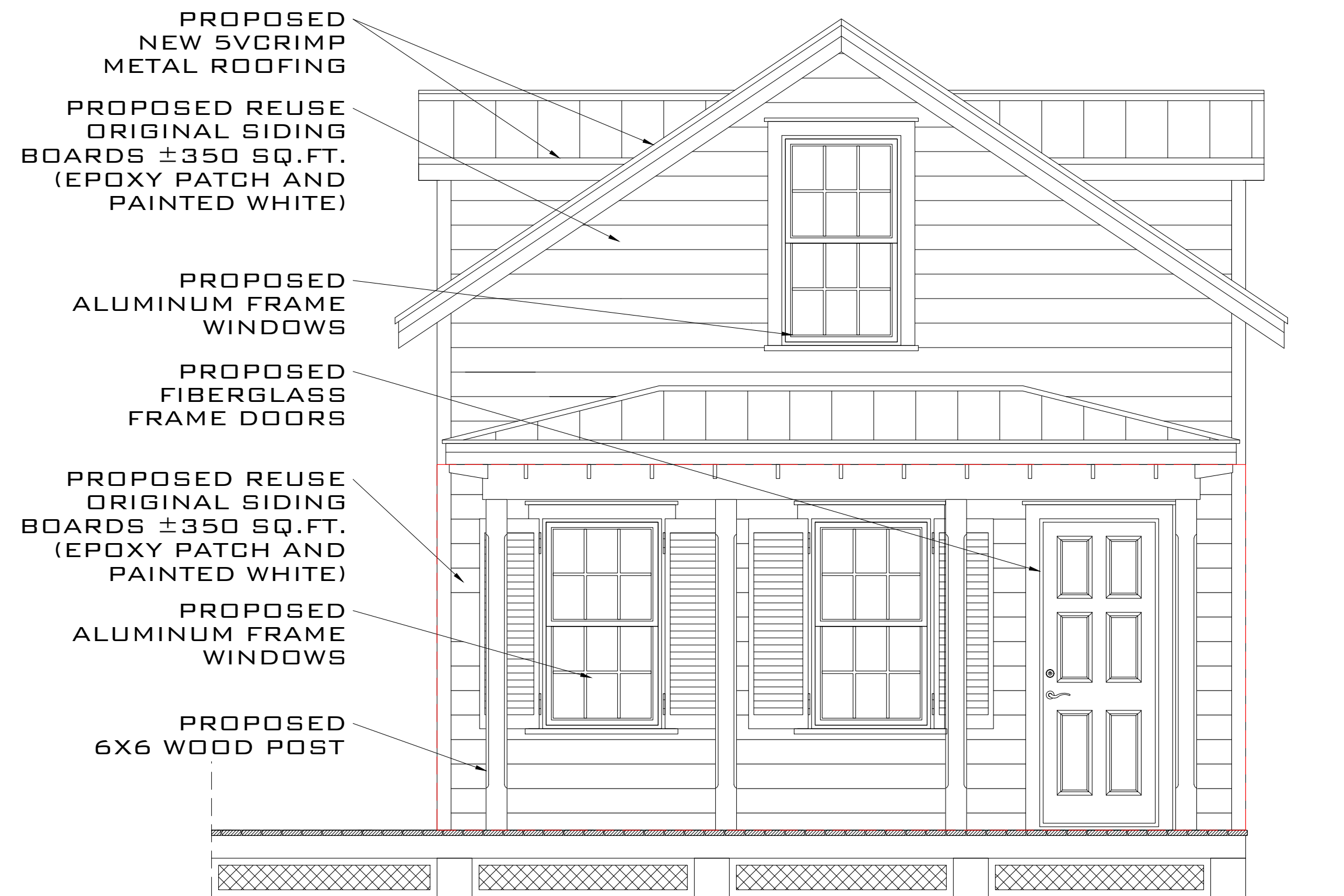
EXISTING RIGHT ELEVATION

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



EXISTING REAR ELEVATION

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



PROPOSED RIGHT ELEVATION

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



PROPOSED REAR ELEVATION

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
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SERGE MARSTADT
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71280

THIS DRAWING IS NOT VALID WITHOUT THE
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 ENGINEERING AND PLANNING

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

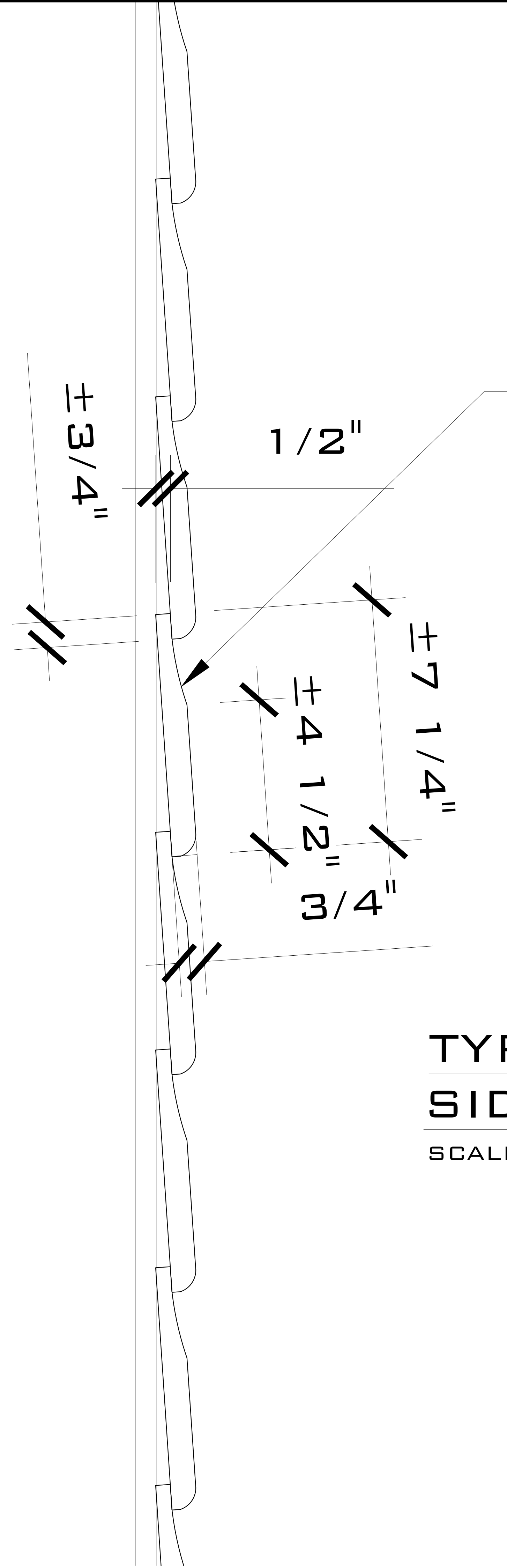
DESIGNER
 KEVIN PICKETT

PROJECT
 518 MARGARET ST

DATE
 518 MARGARET ST
 KEY WEST, FL 33040

TITLE
 PROPOSED ELEVATION

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	09/07/24	CA	SAM		
2404-03	A-104				1



PROPOSED NOVELTY PT
WOOD SIDING TO MATCH
THE HISTORICAL PROFILE
(CUSTOM ROUTED TO
MATCH EXISTING STYLE)

**TYPICAL REPLACEMENT
SIDING PROFILE**

SCALE: 6" = 1'-0"

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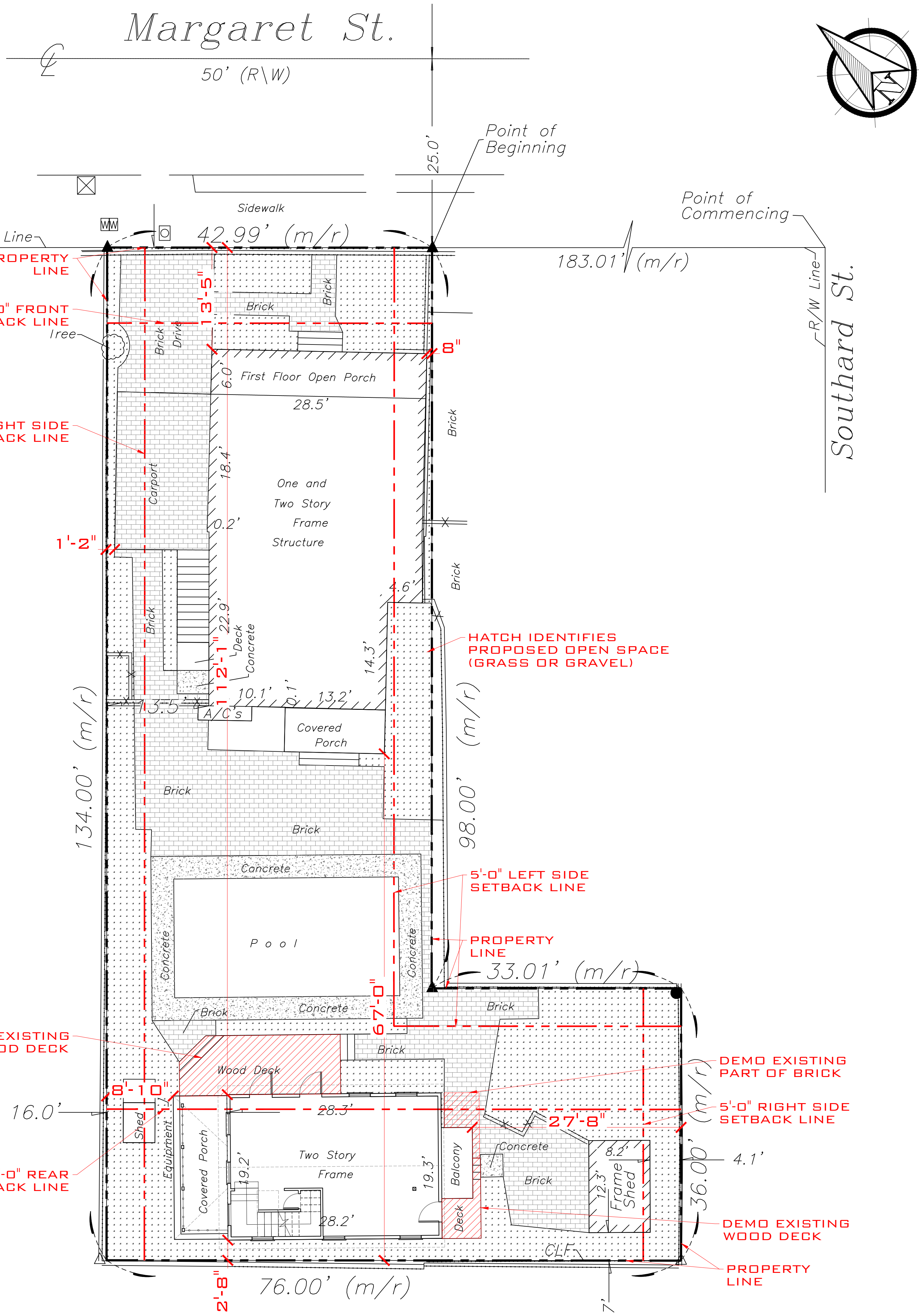
ARTIBUS DESIGN
3710 N. ROSSEVELY BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
KEVIN PICKETT

PROJECT:
518 MARGARET ST

DATE:
518 MARGARET ST
KEY WEST, FL 33040

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	DS/MS	CA	SAM		
2404-03	A-105				1



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

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 STATE OF FLORIDA
 LICENSE NO. 71280

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

DATE: **KEVIN PICKETT**

PROJECT: **518 MARGARET ST**

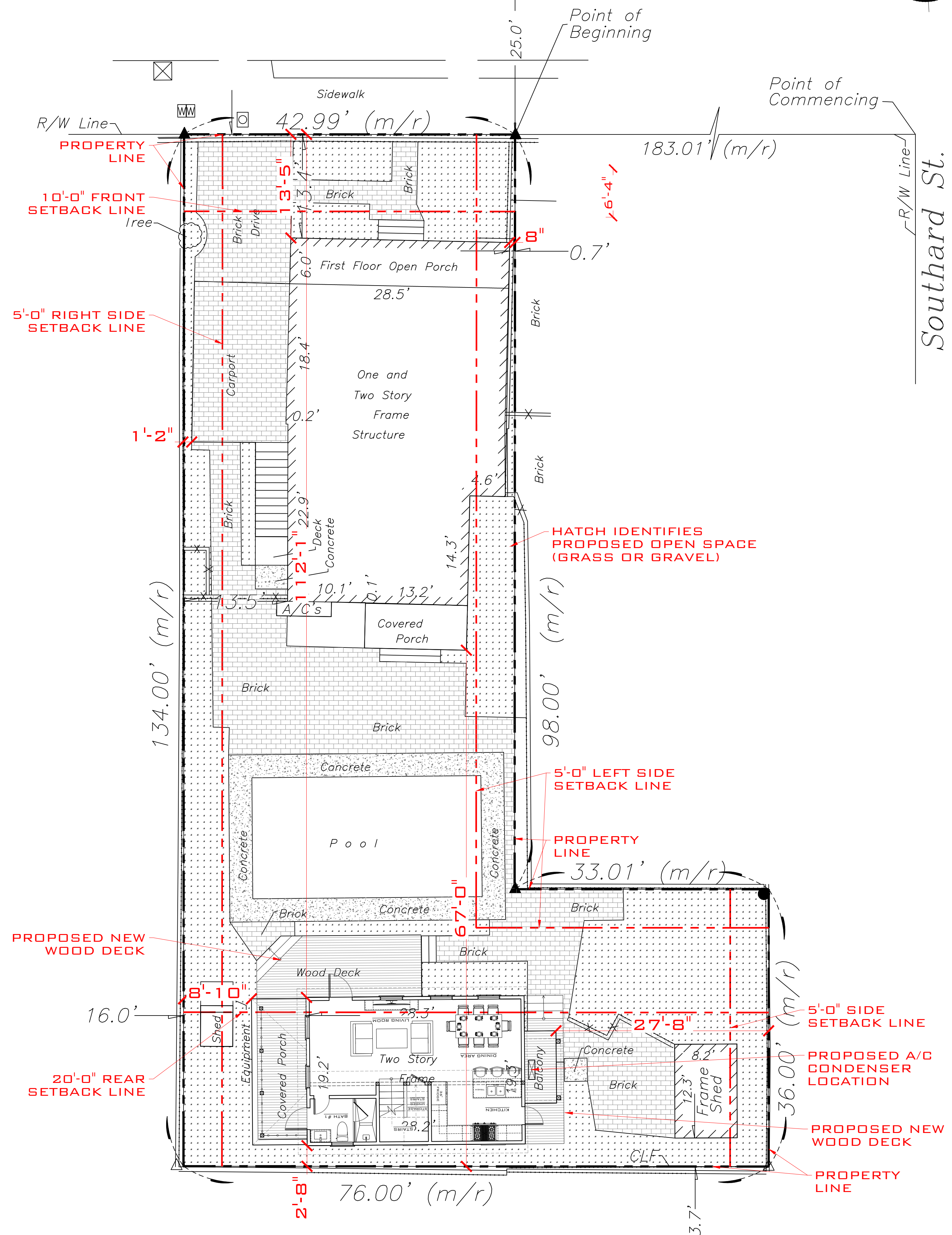
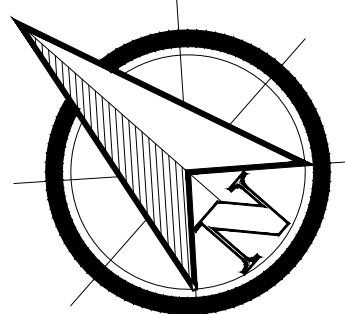
DATE: **518 MARGARET ST**
 KEY WEST, FL 33040

TITLE: **EXISTING SITE PLAN**

DATE OF ISSUE	DATE	DESIGN	CHECKED
AS SHOWN	10/10/24	KA	SAM
PROJECT NO.	2404-03	D-101	1

Margaret St.

50' (R/W)



PROPOSED SITE PLAN

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

SITE DATA:

TOTAL SITE AREA: ±6,950.00 SQ.FT

LAND USE: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)
 FLOOD ZONE: AE6
 SETBACKS

FRONT:

REQUIRED 10'-0"
 EXISTING 13'-5"
 PROPOSED NO CHANGES

REAR:

REQUIRED 10'-0"
 EXISTING 112'-1"
 PROPOSED NO CHANGES

RIGHT SIDE:

REQUIRED 5'-0"
 EXISTING 0'-8"
 PROPOSED NO CHANGES

RIGHT SIDE:

REQUIRED 5'-0"
 EXISTING 27'-8"
 PROPOSED NO CHANGES

LEFT SIDE:

REQUIRED 5'-0"
 EXISTING 1'-2"
 PROPOSED NO CHANGES

LEFT SIDE:

REQUIRED 5'-0"
 EXISTING 8'-10"
 PROPOSED NO CHANGES

REAR:

REQUIRED 20'-0"
 EXISTING 67'-0"
 PROPOSED NO CHANGES

REAR:

REQUIRED 20'-0"
 EXISTING 2'-8"
 PROPOSED NO CHANGES

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (±4,170.0 SQ.FT.)
 EXISTING 34.7% (±2,418.5 SQ.FT.)
 PROPOSED (NO CHANGES)
 (SPACE UNDER ELEVATED STRUCTURE IS CONSIDERED AS PERVIOUS)

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (±3,475.0 SQ.FT.)
 EXISTING 36.1% (±2,510.3 SQ.FT.)
 PROPOSED (NO CHANGES)

OPEN SPACE MINIMUM:

REQUIRED 35% (±2,432.5 SQ.FT.)
 EXISTING 28.8% (±2,004.4 SQ.FT.)
 PROPOSED (NO CHANGES)

REAR YARD COVERAGE 30% MAX
 TOTAL AREA 1,520.0 SQ.FT.

REQUIRED MAX 30% 456.00 SQ.FT.

EXISTING: 61.71% 938.08 SQ.FT.

PROPOSED: (NO CHANGES)

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

DESIGNER: KEVIN PICKETT
 PROJECT: 518 MARGARET ST

DATE: 518 MARGARET ST
 TITLE: PROPOSED SITE PLAN

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	10/10/24	CA	SAM		
2404-03		E-102			1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., October 22, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT - RECONSTRUCTION OF HISTORIC STRUCTURE.
AFTER THE FACT - DEMOLITION OF WALL FRAMING ELEMENTS AND
REMOVAL OF WOOD SIDING WINDOWS AND DOORS.

#518 MARGARET STREET

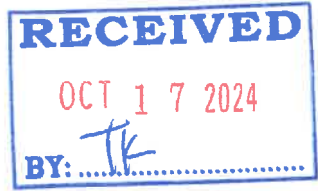
Applicant – Serge Mashtakov, PE Application #H2024-0046

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 CANNOT 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 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: 518 MARGARET STREET, KEY WEST, FL 33040 on the 22 day of OCTOBER, 2024.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 5:00pm OCTOBER 22, 2024.

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 H2024-0046.

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

Signed Name of Affiant:

[Signature]
Date: 10/17/2024
Address: 3710 N ROOSEVELT BLVD
City: KEY WEST
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 17 day of OCTOBER, 2024.

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

NOTARY PUBLIC

Sign Name: Tippi A. Koziol
 Print Name: Tippi A. Koziol
 Notary Public - State of Florida (seal)
 My Commission Expires: 10/13/2026



Public Meeting Notice

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**AFTER THE FACT - RECONSTRUCTION OF HISTORIC STRUCTURE,
AFTER THE FACT - DEMOLITION OF WALL FRAMING ELEMENTS AND
REMOVAL OF WOOD SIDING WINDOWS AND DOORS,**

#518 MARGARET STREET

Applicant - Serge Mashtakov, PE. Application #H2024-0046

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with the requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-4171 or 305-809-4770 (toll-free) or the ADA Coordinator at 305-809-3911 or local five business days in advance for sign language interpretation, accessible facilities, or materials in accessible format.

ADDITIONAL INFORMATION

ADDRESS: _____

NAME OF OWNER: _____

APPLICANT: _____

APPLICANT: _____

APPLICANT: _____

ANY PERSON SERVING IN THE PROJECT INCLUDES PROJECT INVOLVES PROJECT INVOLVES

FLORIDA STATUTE DESCRIBED IN THE APPLICANT PLAN AND THE SUBMITTAL

PROJECT INCLUDES PROJECT INVOLVES PROJECT INVOLVES

DETAILED PROJECT GENERAL: Major After

MAIN BUILDING: Major Improvements Paint

DEMOLITION (PLEASE FILL IN)



Public
Meeting
Notice

NOTICE OF PUBLIC MEETING
The following information is provided to inform the public of a public meeting to be held on the subject of the proposed development. The meeting will be held on the 15th day of the month of [Month] at [Time] at [Address]. The meeting will be held in the presence of the [Authority]. The meeting will be held in the presence of the [Authority]. The meeting will be held in the presence of the [Authority].



Public
Meeting
Notice

Document with illegible text, possibly a notice or agenda.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

** PROPERTY RECORD CARD **

Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00008120-000000
 Account# 1008389
 Property ID 1008389
 Millage Group 10KW
 Location Address 518 MARGARET St, KEY WEST
 Legal Description KW PT LOT 1 SQR 47 OR575-261 OR575-263 OR865-2392 OR1118-2128/29 OR1183-1359/60 OR1200-1193/94 OR2375-1898
 (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

[GOODWIN JANE FENWICK](#)
 512 Angela St
 Key West FL 33040

[DICKSON SAM G](#)
 PO Box 55123
 Atlanta GA 30308

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$640,484	\$625,023	\$533,551	\$407,235
+ Market Misc Value	\$39,646	\$40,604	\$41,562	\$22,521
+ Market Land Value	\$1,382,355	\$1,270,547	\$962,228	\$729,576
= Just Market Value	\$2,062,485	\$1,936,174	\$1,537,341	\$1,159,332
= Total Assessed Value	\$1,520,985	\$1,382,714	\$1,257,013	\$1,142,739
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,062,485	\$1,936,174	\$1,537,341	\$1,159,332

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$1,270,547	\$625,023	\$40,604	\$1,936,174	\$1,382,714	\$0	\$1,936,174	\$0
2022	\$962,228	\$533,551	\$41,562	\$1,537,341	\$1,257,013	\$0	\$1,537,341	\$0
2021	\$729,576	\$407,235	\$22,521	\$1,159,332	\$1,142,739	\$0	\$1,159,332	\$0
2020	\$668,590	\$395,762	\$22,521	\$1,086,873	\$1,038,854	\$0	\$1,086,873	\$0
2019	\$652,779	\$401,582	\$22,521	\$1,076,882	\$944,413	\$0	\$1,076,882	\$0
2018	\$612,121	\$423,008	\$22,521	\$1,057,650	\$858,557	\$0	\$1,057,650	\$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-FAMILY SUPERIOR (08SD)	6,950.00	Square Foot	43	134

Buildings

Building ID	574	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1924
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	2010
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2416	Roof Type	IRR/CUSTOM
Finished Sq Ft	1750	Roof Coverage	ASPHALT SHINGL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	POOR	Heating Type	FCD/AIR DUCTED
Perimeter	242	Bedrooms	3
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	252	0	66
FLA	FLOOR LIV AREA	1,750	1,750	242
OPU	OP PR UNFIN LL	36	0	26
OOU	OP PR UNFIN UL	132	0	66
OPF	OP PRCH FIN LL	246	0	106
TOTAL		2,416	1,750	506

Building ID	575	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2013
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1254	Roof Type	GABLE/HIP
Finished Sq Ft	532	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	94	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	10	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	532	0	94
FLA	FLOOR LIV AREA	532	532	94
OPU	OP PR UNFIN LL	35	0	24
OOU	OP PR UNFIN UL	36	0	26
OPF	OP PRCH FIN LL	119	0	48
TOTAL		1,254	532	286

Yard Items

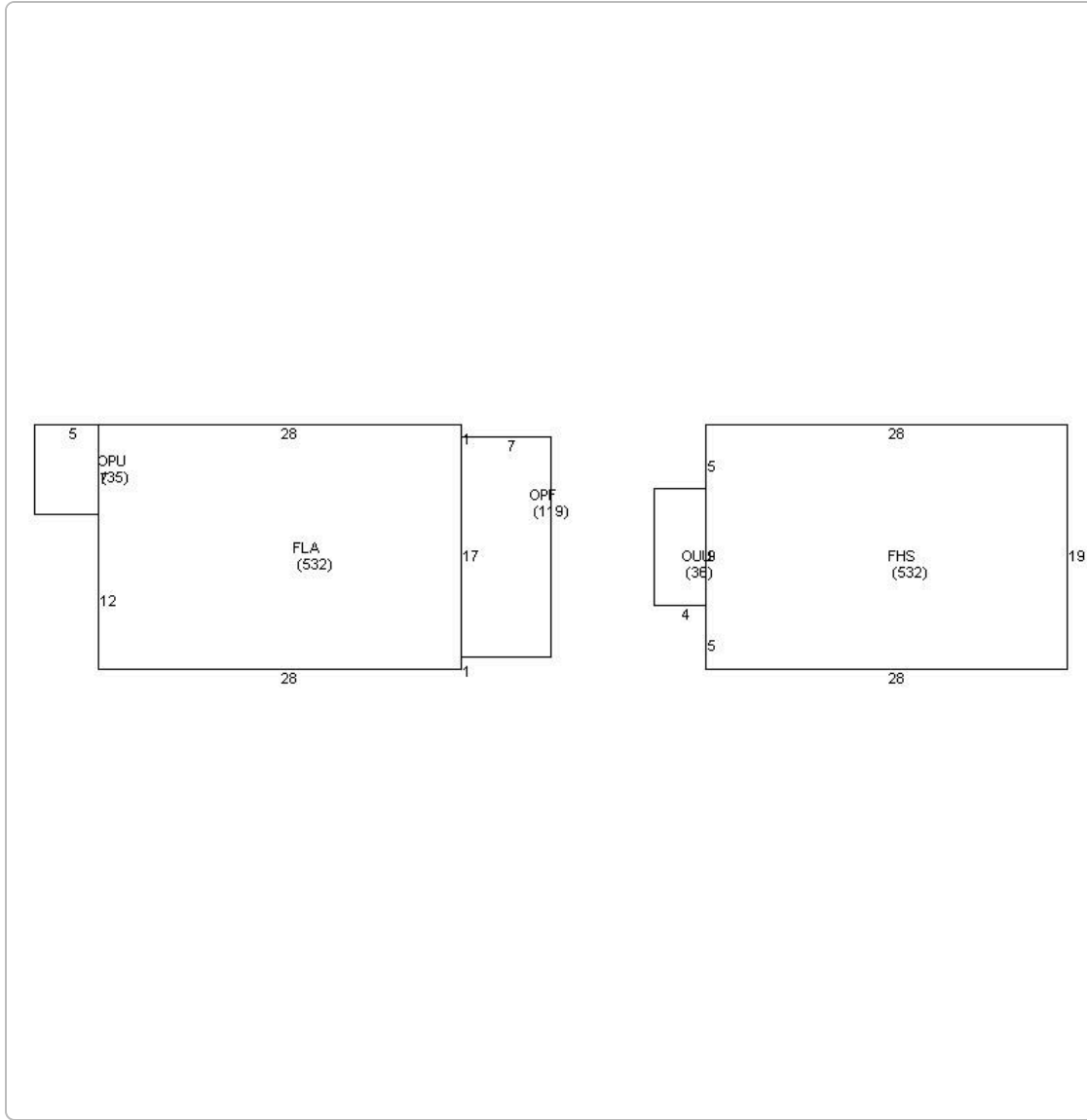
Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1981	1982	4 x 5	1	20 SF	3
FENCES	1983	1984	0 x 0	1	250 SF	5
RES POOL	1981	1982	16 x 30	1	480 SF	3
BRICK PATIO	1981	1982	0 x 0	1	468 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1992	\$26,204	Warranty Deed		1200	1193	P - Unqualified	Improved		
8/1/1991	\$13,700	Warranty Deed		1183	1359	P - Unqualified	Improved		
1/1/1990	\$1	Warranty Deed		1118	2130	M - Unqualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
24-1385	5/20/2024		\$60,000	Residential	DEMO, FRAMING, FOOTING
22-0520	4/26/2022	6/3/2022	\$14,400	Residential	BACK BLDG ONLY-REMOVE ROOF TO DECK AND INSTALL 5V METAL PANELS 26GA
13-0033	1/8/2013	2/12/2013	\$900	Residential	COMPLETE ELECTRICAL INSTALLATION OF A/C MINI SPLIT HOOK UP ONE MOTOR
13-0028	1/4/2013	2/12/2013	\$800	Residential	COMPLETE ELECTRIC INSTALLATION OF A/C/ MINI SPLIT
12-0584	3/7/2012	6/28/2012	\$6,000		REPLACE WALL UNITS WITH 3 ZONE DUCTLESS
11-3797	2/23/2012	6/28/2012	\$13,300		REVISION: RELO 2 SINKS
12-0127	1/27/2012	6/28/2012	\$585,700		REVISION:REPLACE ROOF SHEATHING AS NECESSARY APPROX 700sf
12-0127	1/19/2012	6/28/2012	\$3,357		INSTALL 400sf OF 60 MIL SINGLE PLY
11-3797	12/7/2011	6/28/2012	\$11,300		NEW FLOOR SYSTEM
11-3797	10/17/2011	6/28/2012	\$6,800		INSULATE EXISTING WALLS AND CEILING BOARDS



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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

