



Historic Architectural Review Commission Staff Report for Item 11

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

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 24, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2022-0036

Address: 1121 Southard Street

Description of Work:

New accessory structure at rear.

Site Facts:

The principal building in the site is listed as a contributing resource to the district. The historic eyebrow house was built circa 1889. The house has unique gingerbread ornaments at the top of the front porch columns. An aerial photograph from 1968 depicts the eyebrow house without the rear structure and at its current footprint. No demolition will be required for this design, other than removal of portions of the existing pool deck. Also, an air conditioning compressor unit must be relocated.



Aerial photograph from 1968.



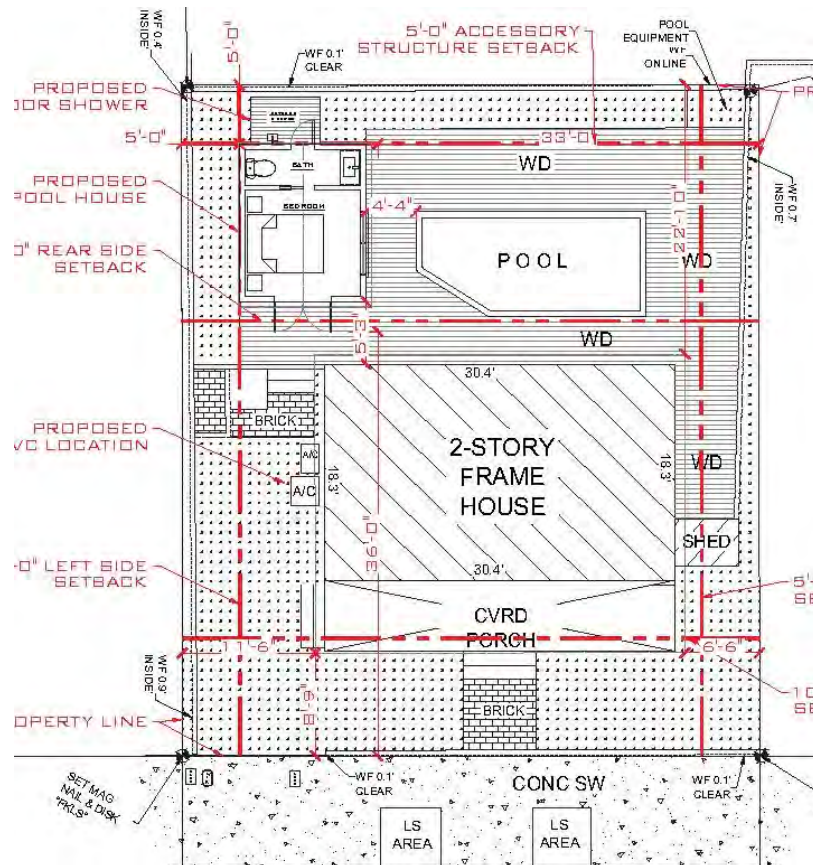
Front elevation of eyebrow house circa 1930.

Guidelines Cited on Review:

- New Construction (pages 38a-q), specifically guidelines 1, 2, 3, 6, 11, 12, 13, 18, 22, and 23.
- Outbuildings (page 40), specifically guidelines 1, 3, and 9.

Staff Analysis:

The Certificate of Appropriateness under review proposes a new accessory structure that will be located on the northwest side of the property. The one-story frame structure will be rectangular in footprint and will meet current required setbacks for accessory structures.



Proposed site plan.

The new structure will have a front gable roof and its height will be approximately 14'-9" from grade to ridge. Although the plans depict the new roof as shingles, it will be covered with metal 5 v-crimp panels. The doors and windows will be aluminum and exterior walls will be finished with horizontal cementous siding. An exterior shower is proposed on the north elevation. The existing condensing unit will be relocated to the west side of the house.



Proposed east elevation depicting the main house and proposed accessory structure at rear.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed new accessory structure meets the cited regulations. The scale, size and building form of the proposed accessory structure is harmonious and compliments the principal historic house. The location of the accessory structure will not detract or compete with the eyebrow house or with any adjacent historic structures.

APPLICATION

RECEIVED
 SEP 25 2023
 BY: *TK*

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA # <i>HARC 2023-0036</i>	REVISION #	INITIAL & DATE <i>TK / 9/25/2023</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1121 Southard St, Key West, FL 33040	
NAME ON DEED:	Victor M Borelli, Maureen Ames Borelli	PHONE NUMBER 443-835-8286
OWNER'S MAILING ADDRESS:	1121 Southard St, Key West, FL 33040	EMAIL amesmf@hotmail.com
APPLICANT NAME:	Serge Mashtakov, PE	PHONE NUMBER 305-304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd Key West, FL 33040	EMAIL serge@artibusdesign.com
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 09/23/2023

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:	New Accessory Structure in rear yard
MAIN BUILDING:	No work on main building is proposed
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

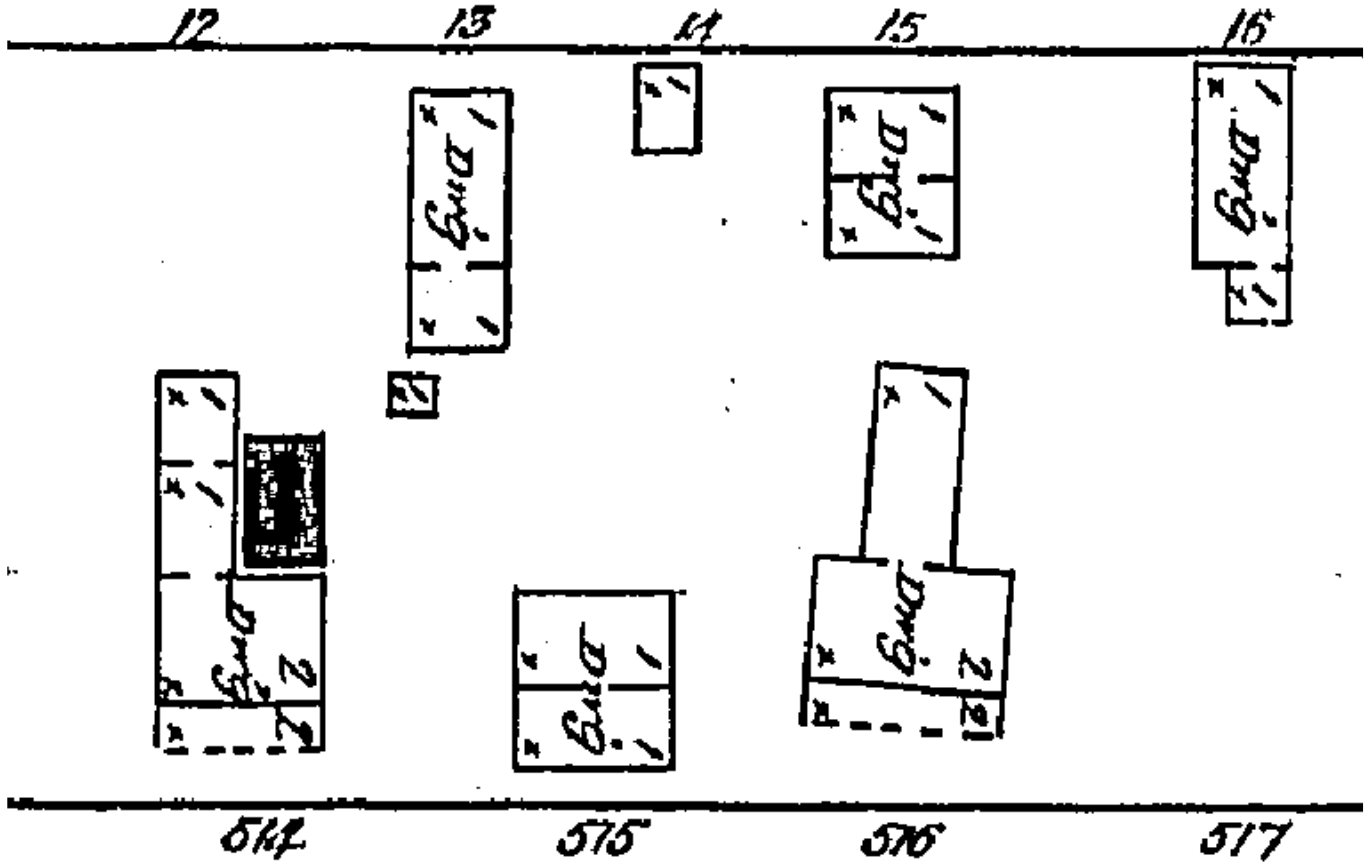
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): New free standing accessory structure. Wood Frame construction	
PAVERS: N/A	FENCES: N/A
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	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Relocation of existing A/C and new A/C	

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:	

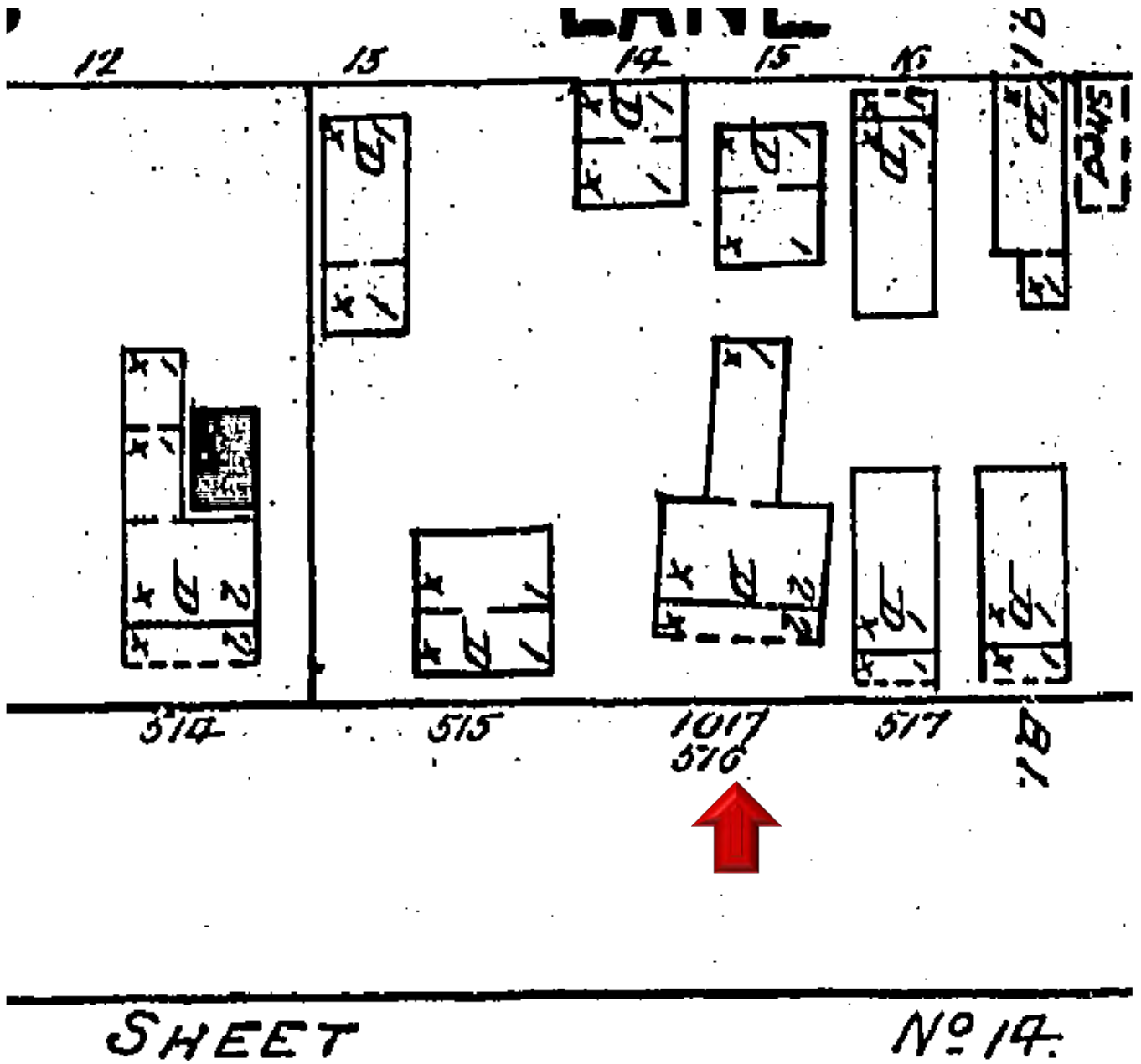
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



ARCHED FRAME DWG

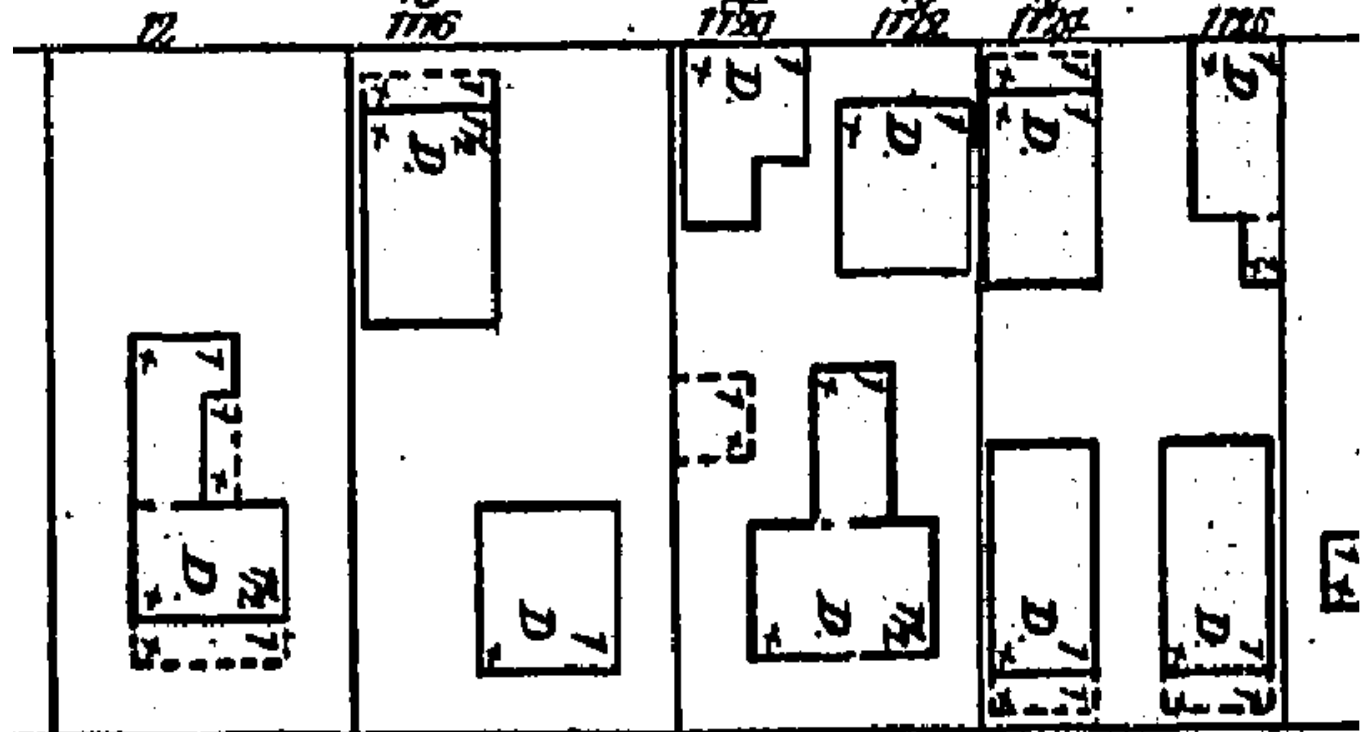
Sanborn Map 1889



Sanborn Map 1892

YARRACK S

LINE



1116
574

1117
515

1121
1017

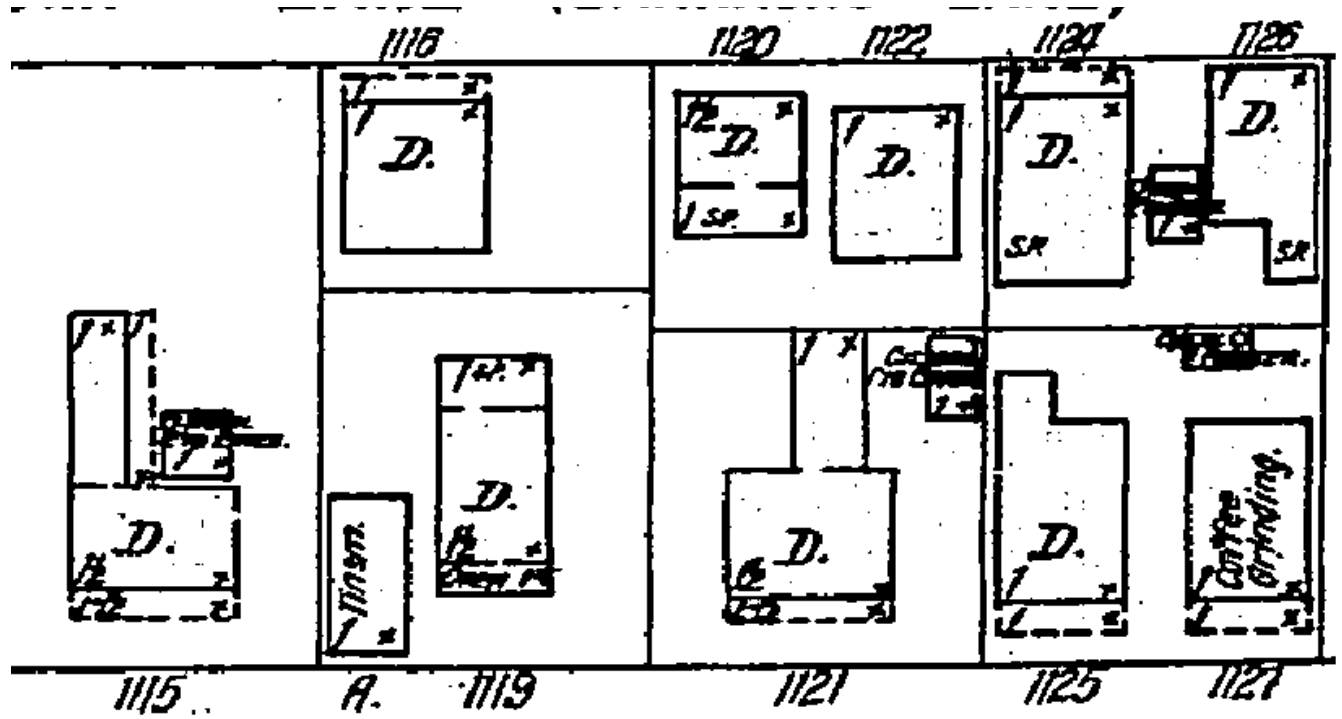
1125
571

1127



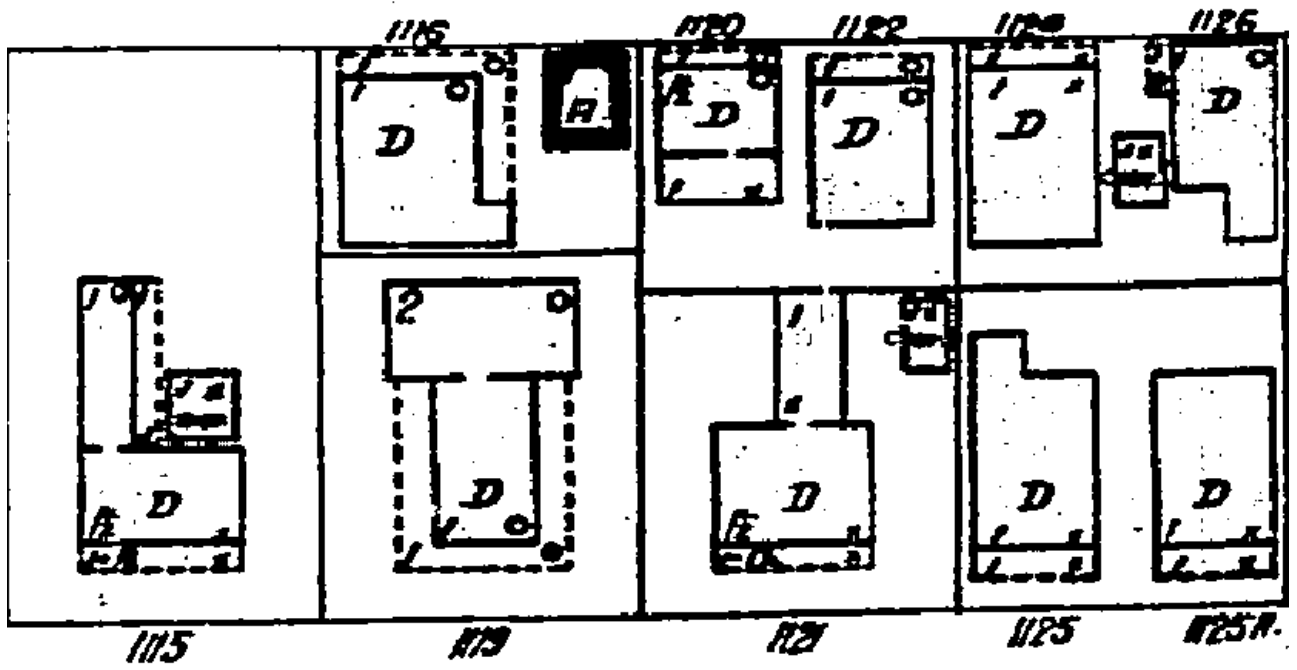
38'
85'

Sanborn Map 1899

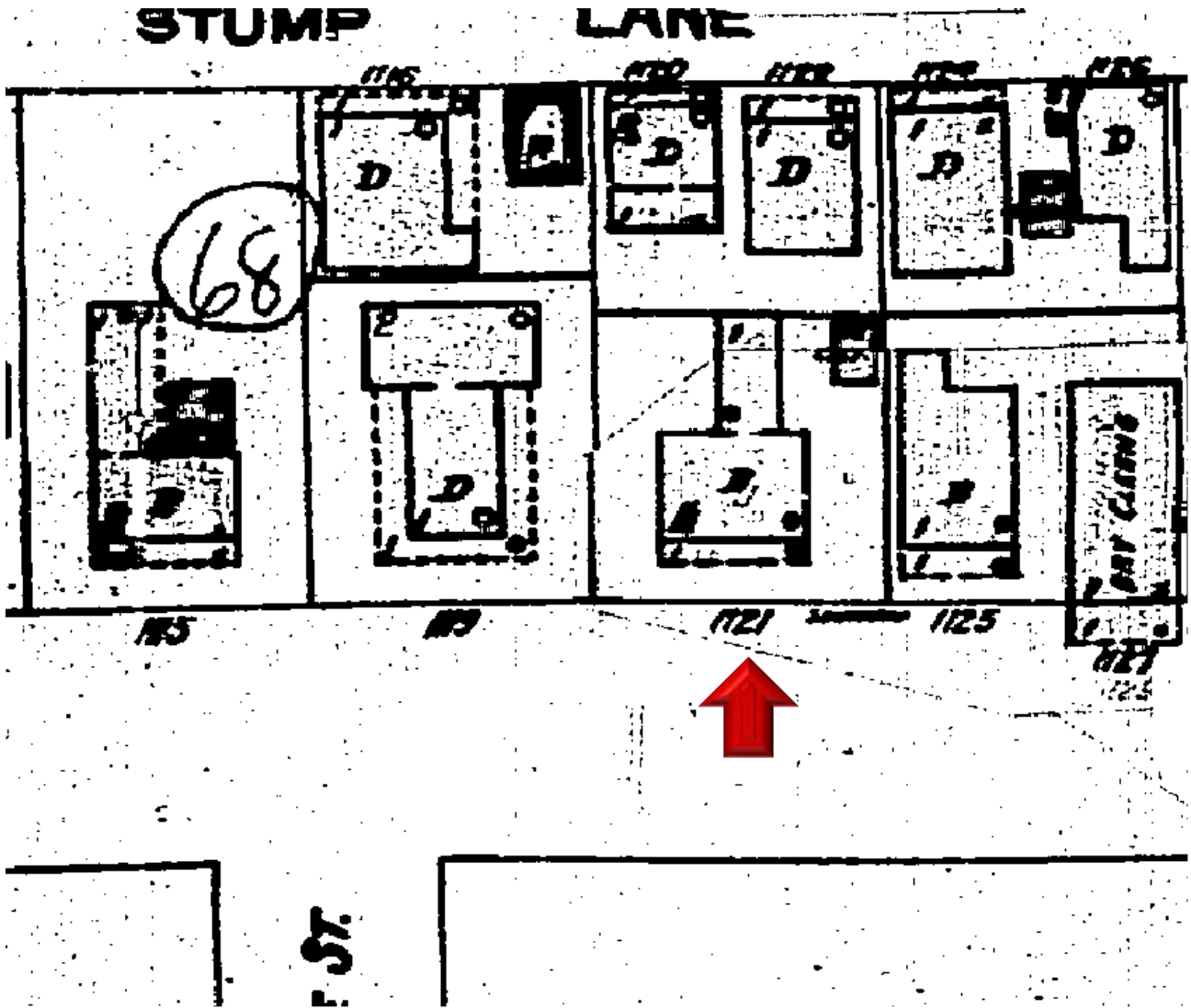


St.

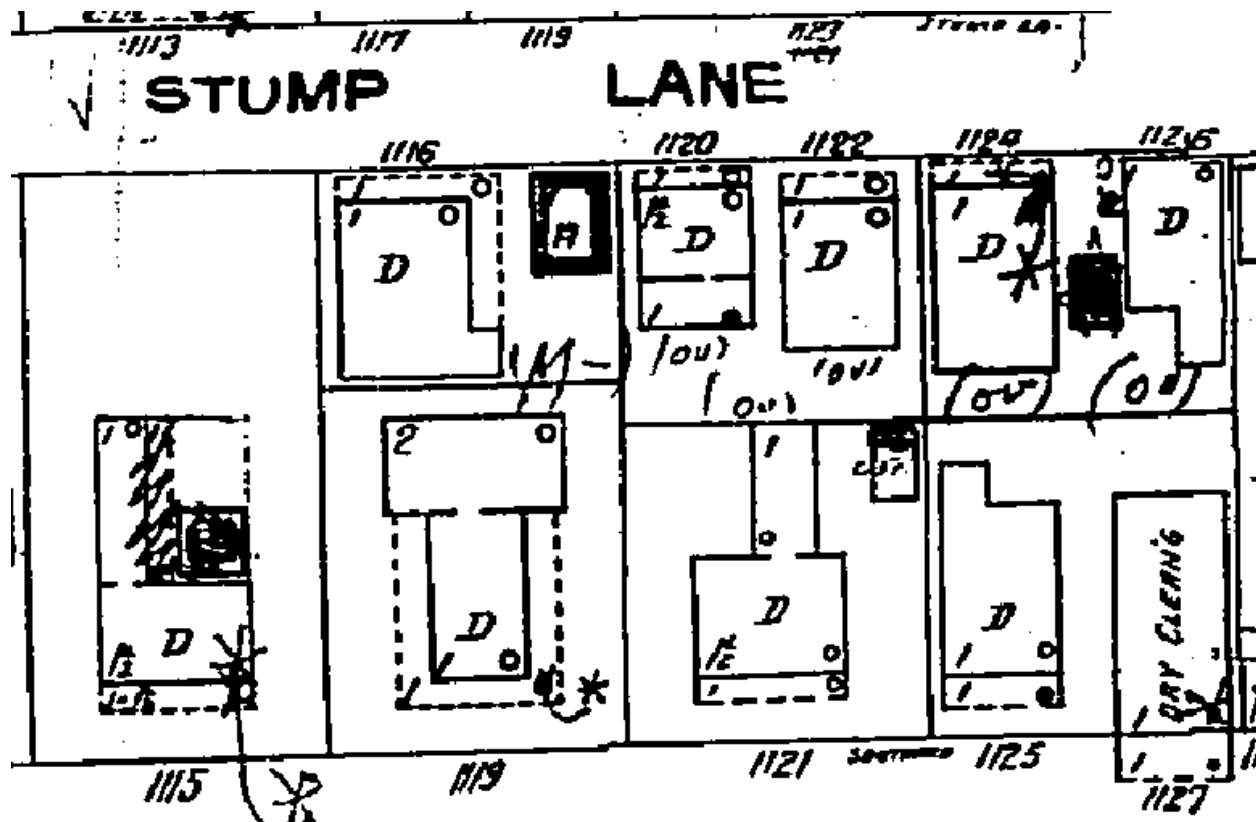
Sanborn Map 1912



Sanborn Map 1926



Sanborn Map 1948



HE ST.

Sanborn Map 1962

PROJECT PHOTOS



1121 Southard Street circa 1930. Monroe County Library.



1121 Southard Street circa 1965. Monroe County Library

1 1 2 1 S O U T H A R D S T
(V I E W F R O M S T R E E T)



1 1 2 1 S O U T H A R D S T
(L E F T S I D E V I E W)



1 1 2 1 S O U T H A R D S T
(R I G H T S I D E V I E W)



1 1 2 1 S O U T H A R D S T
(R E A R S I D E V I E W)



1 1 2 1 S O U T H A R D S T
(R E A R S I D E V I E W)







SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON
S60°00'00"W ASSUMED ALONG
THE CENTERLINE OF SOUTHARD
STREET.

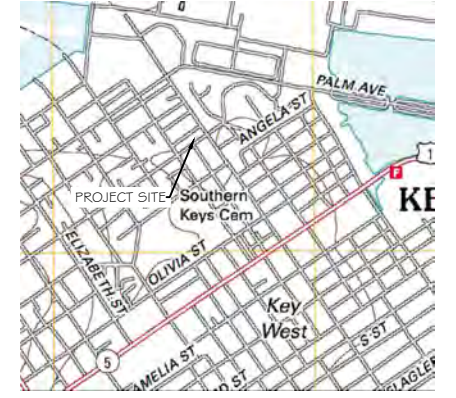
ALL ANGLES DEPICTED ARE 90
DEGREES UNLESS OTHERWISE
INDICATED

ALL UNITS ARE SHOWN IN U.S.
SURVEY FEET

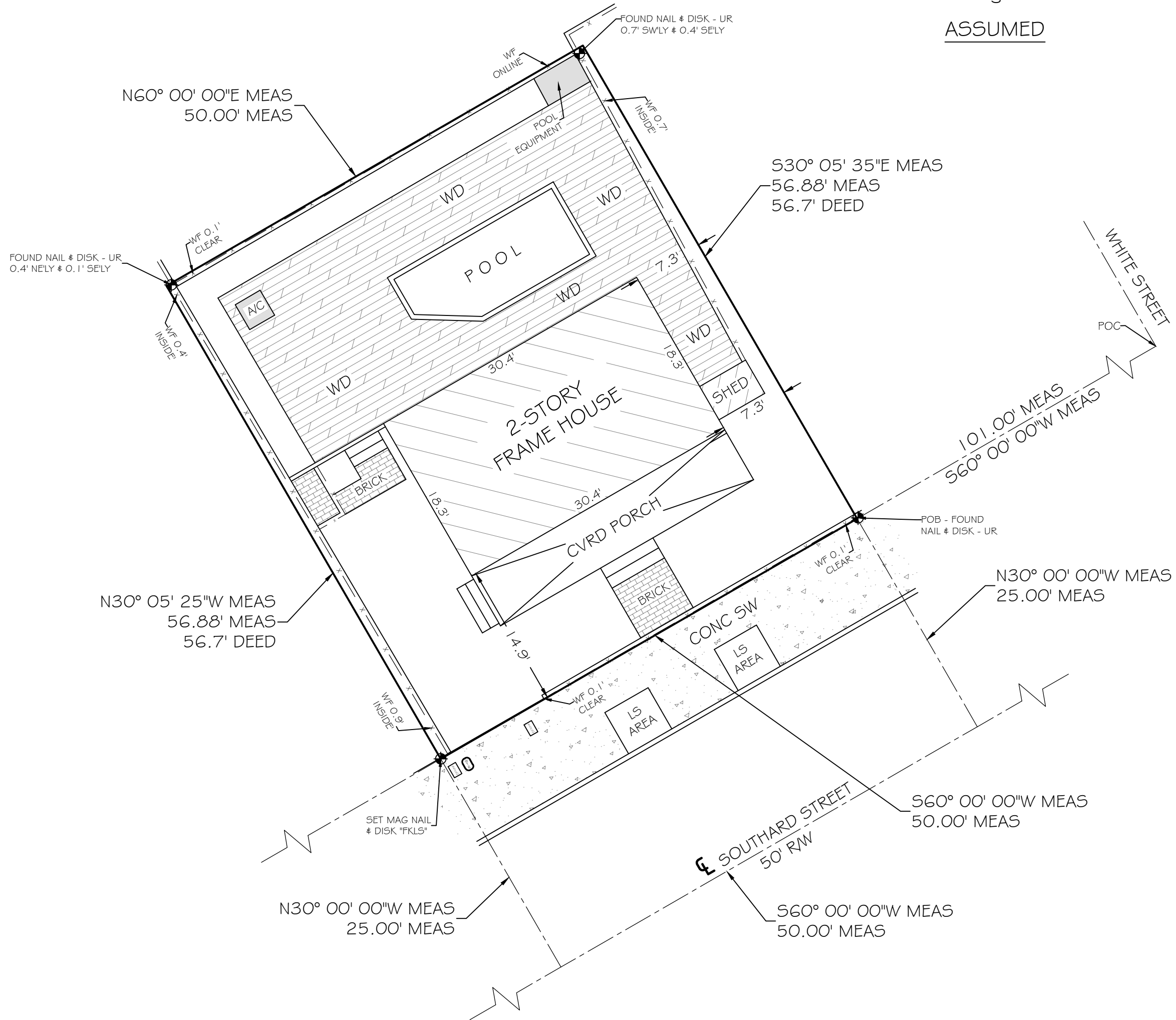
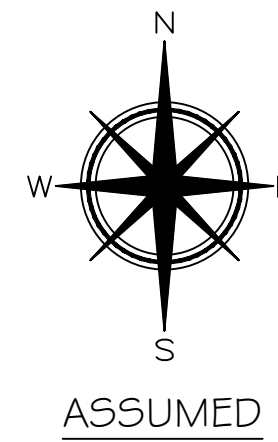
ADDRESS:
1121 SOUTHARD STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6

MAP OF BOUNDARY SURVEY

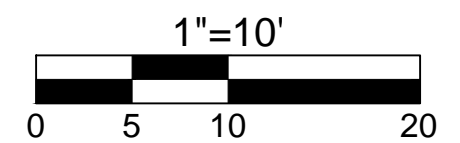


LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



TOTAL AREA = 2,843.92 SQFT±

CERTIFIED TO -

Victor M. Borelli and Maureen Ames Borelli;
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
PRIMELENDING, PLAINSCAPITAL COMPANY, ISAOA;
Chicago Title Insurance Company;
Fidelity National Title Insurance Company

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

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

LEGAL DESCRIPTION -

On the Island of Key West and known as a part of Lot 1 in Square 44, according to William A. Whitehead's map delineated in February A.D., 1829:

COMMENCE at the Southeast corner of the said Square 44 and run thence Southwesterly along the Northerly right of way line of Southard Street 101 feet to the Point of Beginning of the parcel of land herein described; thence continue Southwesterly along said Northerly line of Southard Street 50 feet to a point; thence Northwesterly at right angles 56.7 feet to a point; thence Northeasterly at right angles 50 feet to a point; thence Southeasterly at right angles 56.7 feet to the Point of Beginning.

SCALE:	1" = 10'
FIELD WORK DATE:	06/02/2021
MAP DATE:	06/06/2021
REVISION DATE:	XXXXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	21-325

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-1.7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

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

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



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

PROPOSED DESIGN

HARC PERMIT APPLICATION FOR 1121 SOUTHARD ST

SITE LOCATION

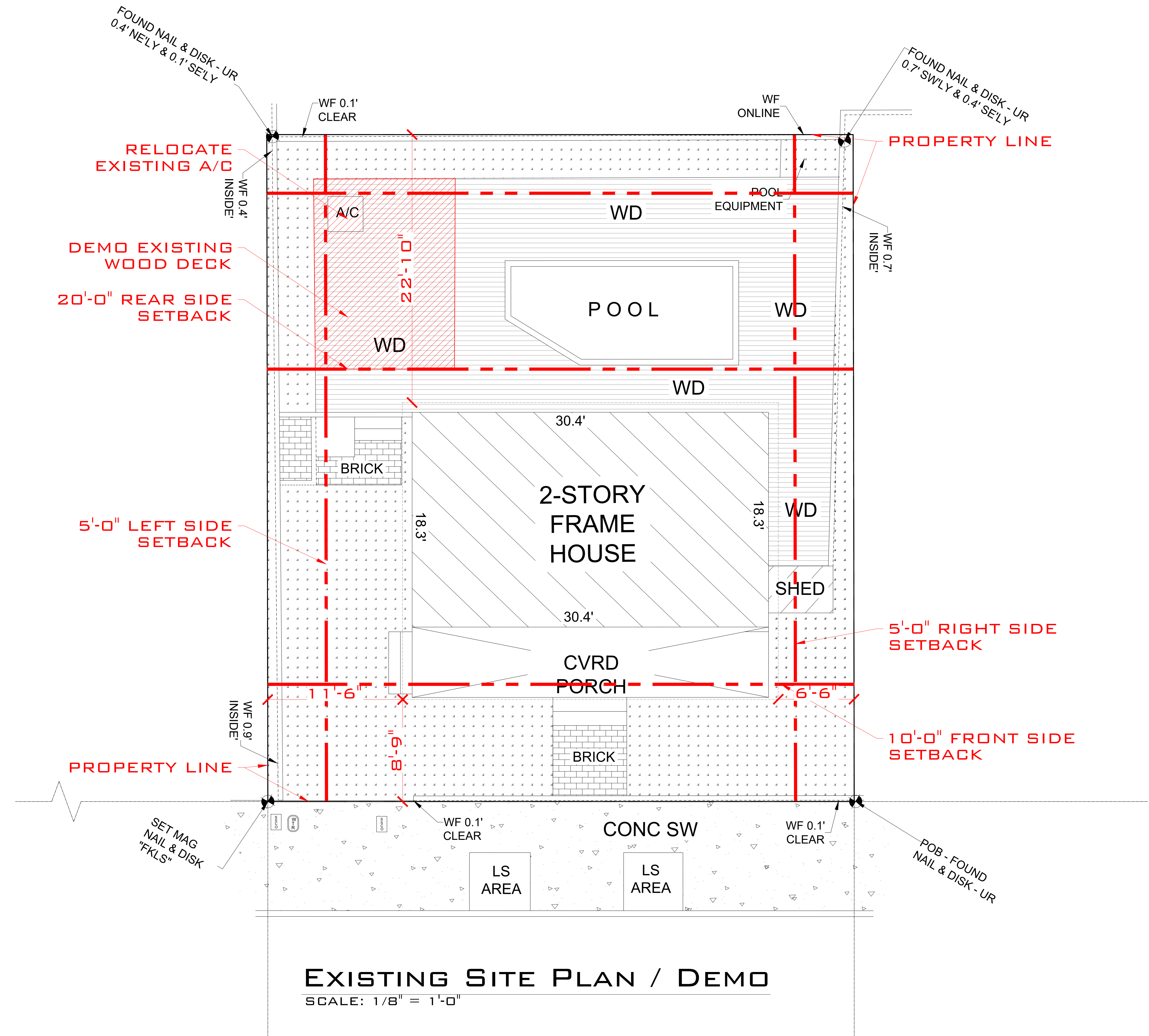
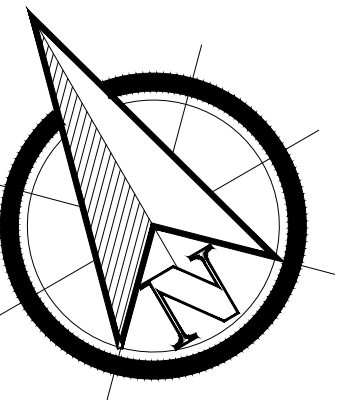


LOCATION MAP:

PROJECT LOCATION:
1121 SOUTHARD ST,
KEY WEST, FL 33040

CLIENT:
VICTOR M BORELLI

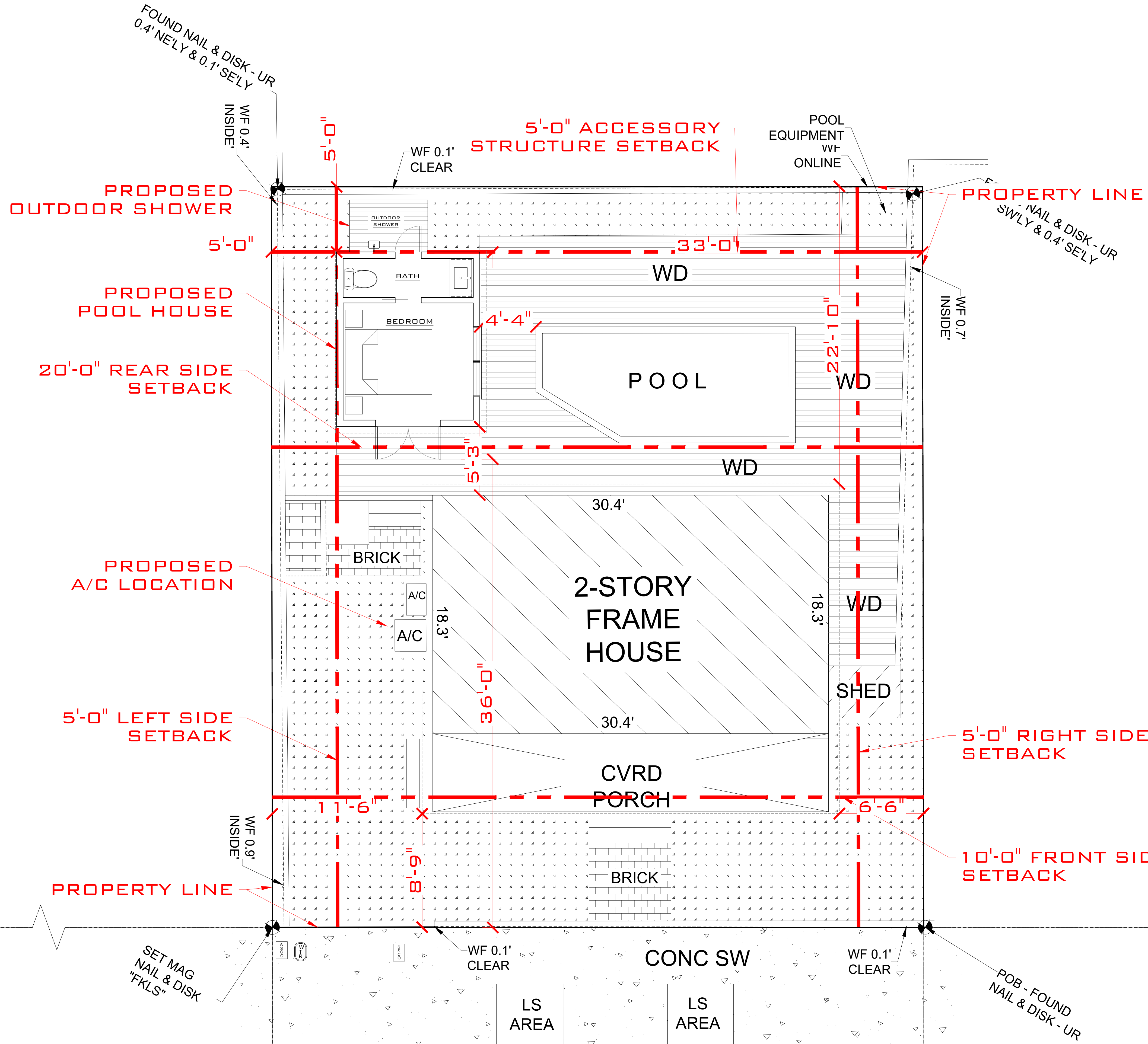
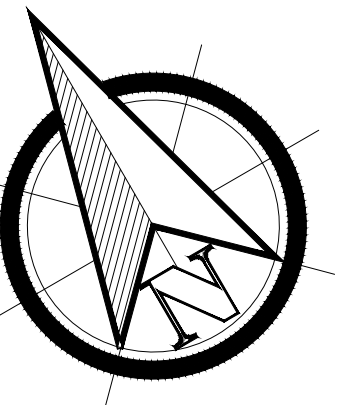
REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.			
CLIENT: VICTOR M BORELLI			
PROJECT: 1121 SOUTHARD ST			
SITE: 1121 SOUTHARD ST, KEY WEST, FL 33040			
TITLE: GEN NOTES			
SIGNATURE:	DATE:	SCALE:	REVISION:
SERGIO MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	AS SHOWN 09/06/23	1" = 10'	1



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

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

REV	DESCRIPTION	BY	DATE
STATUS	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGNER	VICTOR M BORELLI		
PROJECT	1121 SOUTHARD ST		
DATE	1121 SOUTHARD ST. KEY WEST, FL 33040		
TITLE	EXISTING SITE PLAN		
DRAWN BY	DATE	CHECKED BY	DATE
AS SHOWN	09/06/23	DA	SAH
PROJECT NO.	2308-05	ISSUE NO.	S-101
		REVISION	1
<small>BRUCE MASHUTACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480</small>			



SITE DATA:

TOTAL SITE AREA: ±2,843.9 SQ.FT

LAND USE: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)

FLOOD ZONE: AE6

SETBACKS

FRONT:	REQUIRED	EXISTING	PROPOSED	ACCESSORY STRUCTURE SETBACK:	REQUIRED	EXISTING	PROPOSED
FRONT:	10'-0"	8'-9"	NO CHANGES	FRONT:	5'-0"	36'-0"	36'-0"
RIGHT SIDE:	5'-0"	6'-6"	NO CHANGES	RIGHT SIDE:	5'-0"	33'-0"	33'-0"
LEFT SIDE:	5'-0"	11'-6"	5'-0"	LEFT SIDE:	5'-0"	5'-0"	5'-0"
REAR:	20'-0"	22'-10"	NO CHANGES	REAR:	5'-0"	5'-0"	5'-0"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED:	60% (±1,706.3 SQ.FT.)
EXISTING	37.3% (±1063.0 SQ.FT.)
PROPOSED	(NO CHANGES)

MAXIMUM BUILDING COVERAGE:

REQUIRED	50% (±1,990.7 SQ.FT.)
EXISTING	26.7% (±760.9 SQ.FT.)
PROPOSED	31.1% (±886.5 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED	35% (±995.3 SQ.FT.)
EXISTING	35.09% (±997.9 SQ.FT.)
PROPOSED	35.07% (±997.5 SQ.FT.)

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

PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

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

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

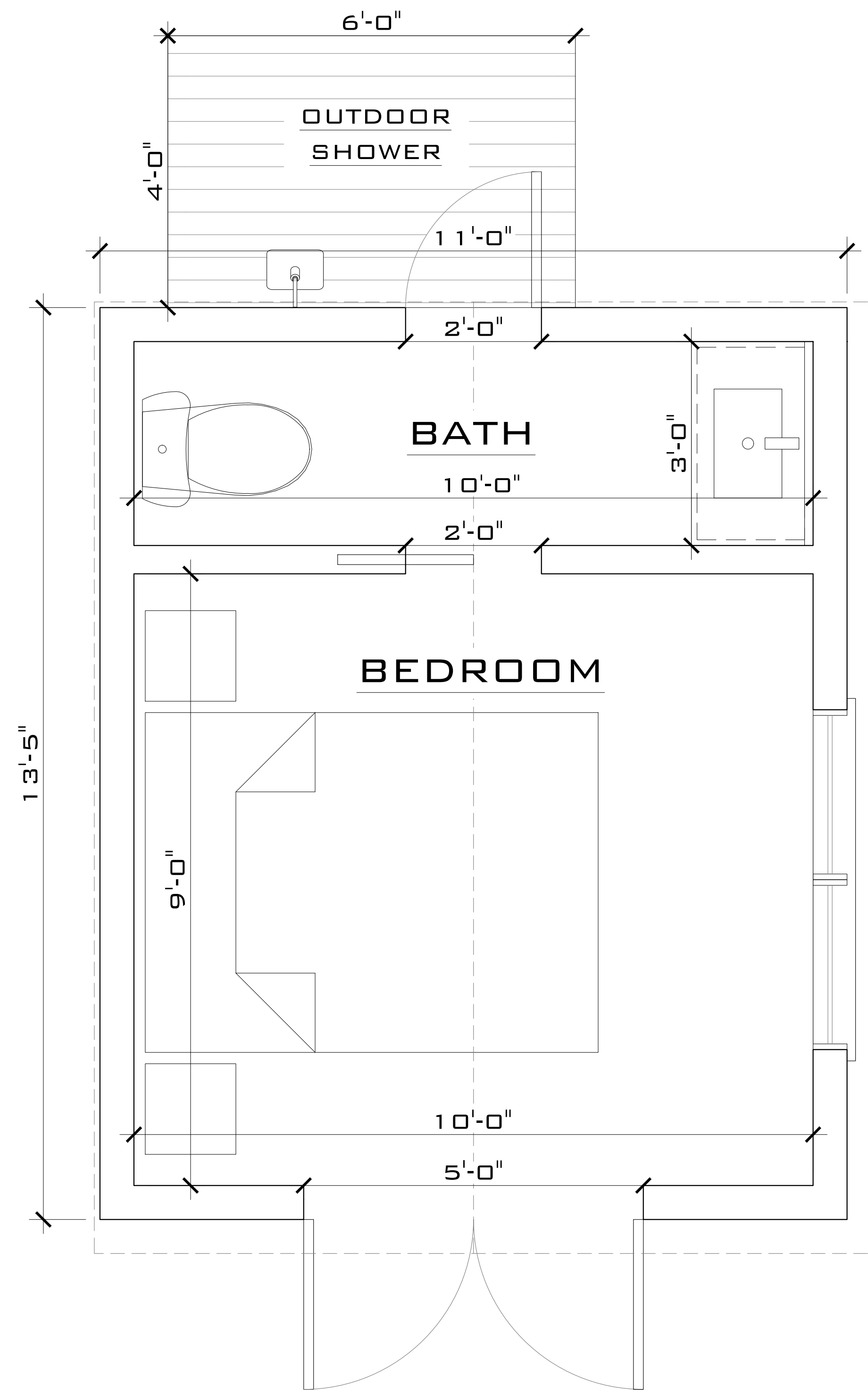
PROJECT: VICTOR M BORELLI
1121 SOUTHARD ST
KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

DATE	BY	CHKD	APPD
2308-05	AS SHOWN	09/06/23	09/06/23

DATE: 2308-05
BY: AS SHOWN
CHKD: 09/06/23
APPD: 09/06/23

BRUCE MASHUTACOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



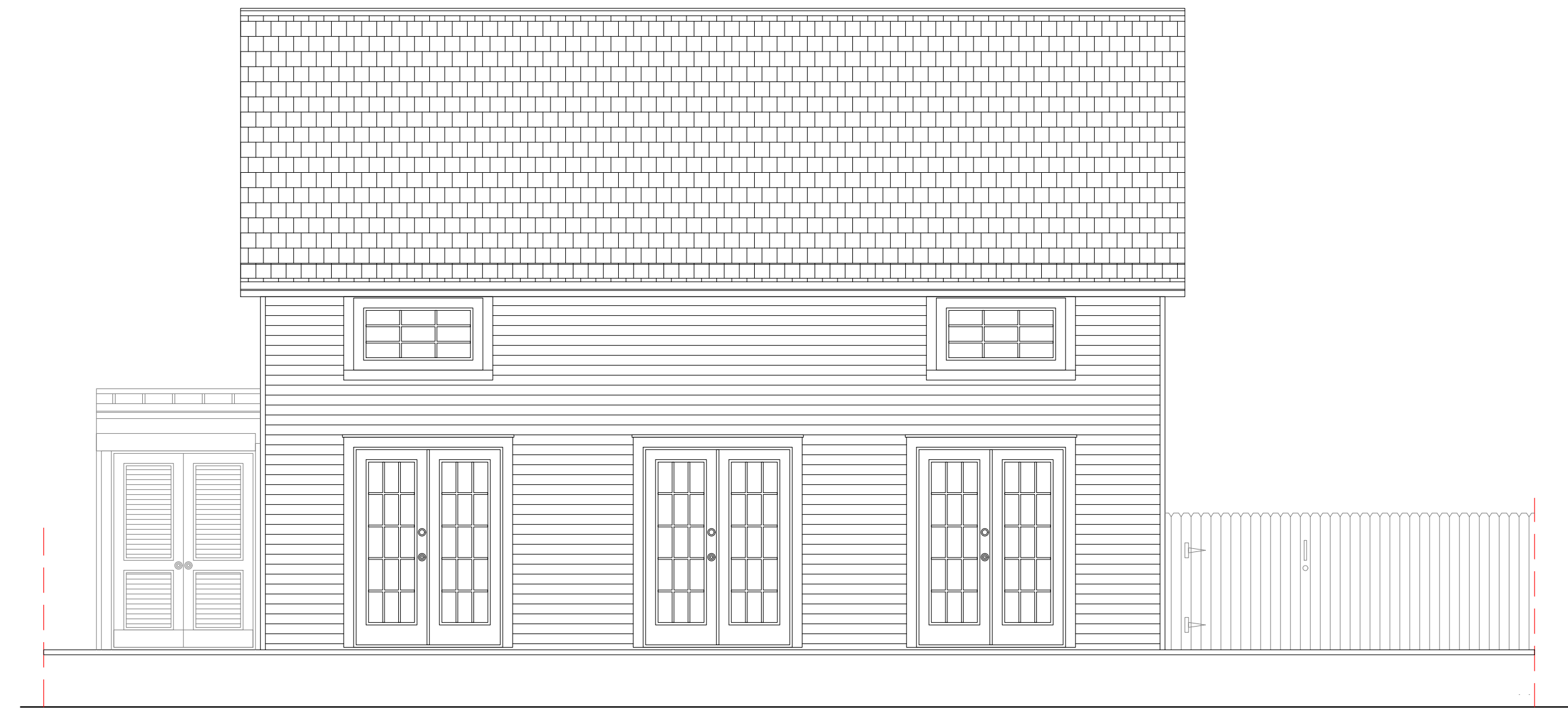
**PROPOSED FLOOR PLAN
(POOL HOUSE)**

SCALE: 3/4" = 1'-0"

SIGNATURE:		DATE:	
BRUCE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480		2308-05 A-101 1	
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.			
ARTIBUS DESIGN ENGINEERING AND PLANNING 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: VICTOR M BORELLI PROJECT: 1121 SOUTHARD ST SITE: 1121 SOUTHARD ST. KEY WEST, FL 33040 TITLE: PROPOSED FLOOR PLAN			
DATE:	DESIGNER:	CHECKED:	DATE:
AS SHOWN	DA	DA	DA



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



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



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



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

PROPOSED NEW SVERDRUP METAL ROOFING
PROPOSED CEMENT SIDING
PROPOSED ALUMINUM FRAME FRENCH DOOR
11.4'-0"

PROPOSED NEW SVERDRUP METAL ROOFING
PROPOSED CEMENT SIDING
PROPOSED OUTDOOR SHOWER
PROPOSED ALUMINUM FRAME DOOR W/ PRIVACY GLASS
PROPOSED POOL DECK
14'-9"
1'-11"

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

REV	DESCRIPTION	BY	DATE
1	FINAL		

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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: **VICTOR M BORELLI**

PROJECT: **1121 SOUTHARD ST**

DATE: **1121 SOUTHARD ST, KEY WEST, FL 33040**

TITLE: **PROPOSED ELEVATION**

DATE	BY	DATE	BY	DATE	BY
2308-05	AS SHOWN	09/06/23	DA	09/06/23	SAH

BRUCE MASHATAKY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



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



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



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



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

PROPOSED
NEW OVERLAMP
METAL ROOFING

PROPOSED
CEMENT SIDING

PROPOSED
OUTDOOR SHOWER

PROPOSED
POOL DECK

PROPOSED
NEW OVERLAMP
METAL ROOFING

PROPOSED
CEMENT SIDING

PROPOSED
OUTDOOR SHOWER

PROPOSED
ALUMINUM FRAME
WINDOW

PROPOSED
8FT. WOOD FENCE

PROPOSED
POOL DECK

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

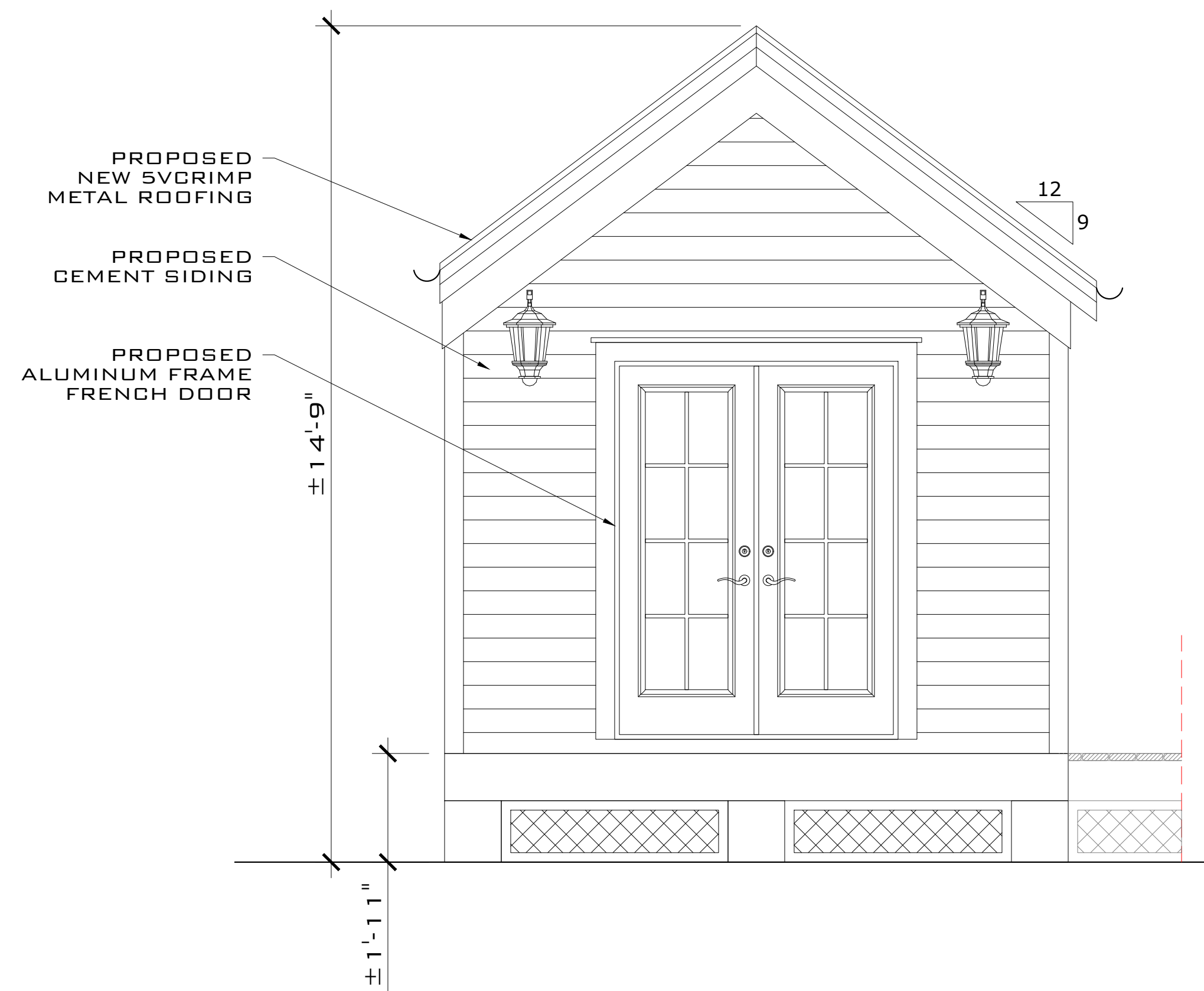
SIGNATURE:

DATE:

2308-05

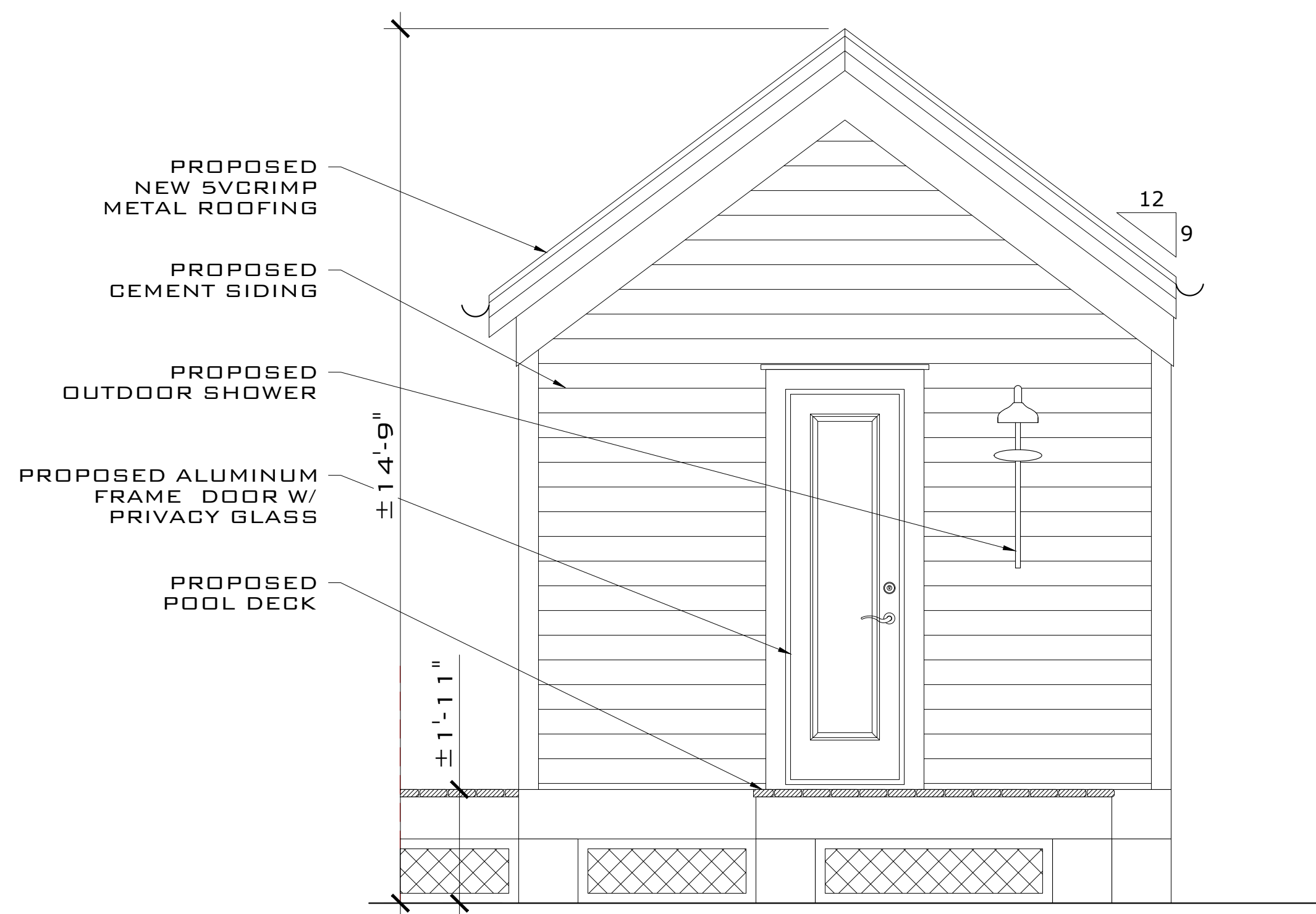
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 71480

REV. DESCRIPTION	BY	DATE
FINAL		
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835		
DESIGNER	VICTOR M BORELLI	
PROJECT	1121 SOUTHARD ST	
DATE	1121 SOUTHARD ST. KEY WEST, FL 33040	
TITLE	PROPOSED ELEVATION	
DATE	DATE	DATE
AS SHOWN	09/06/23	CA
PROJECT NO.	2308-05	A-103
SCALE	1	1



**PROPOSED FRONT ELEVATION
(POOL HOUSE)**

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



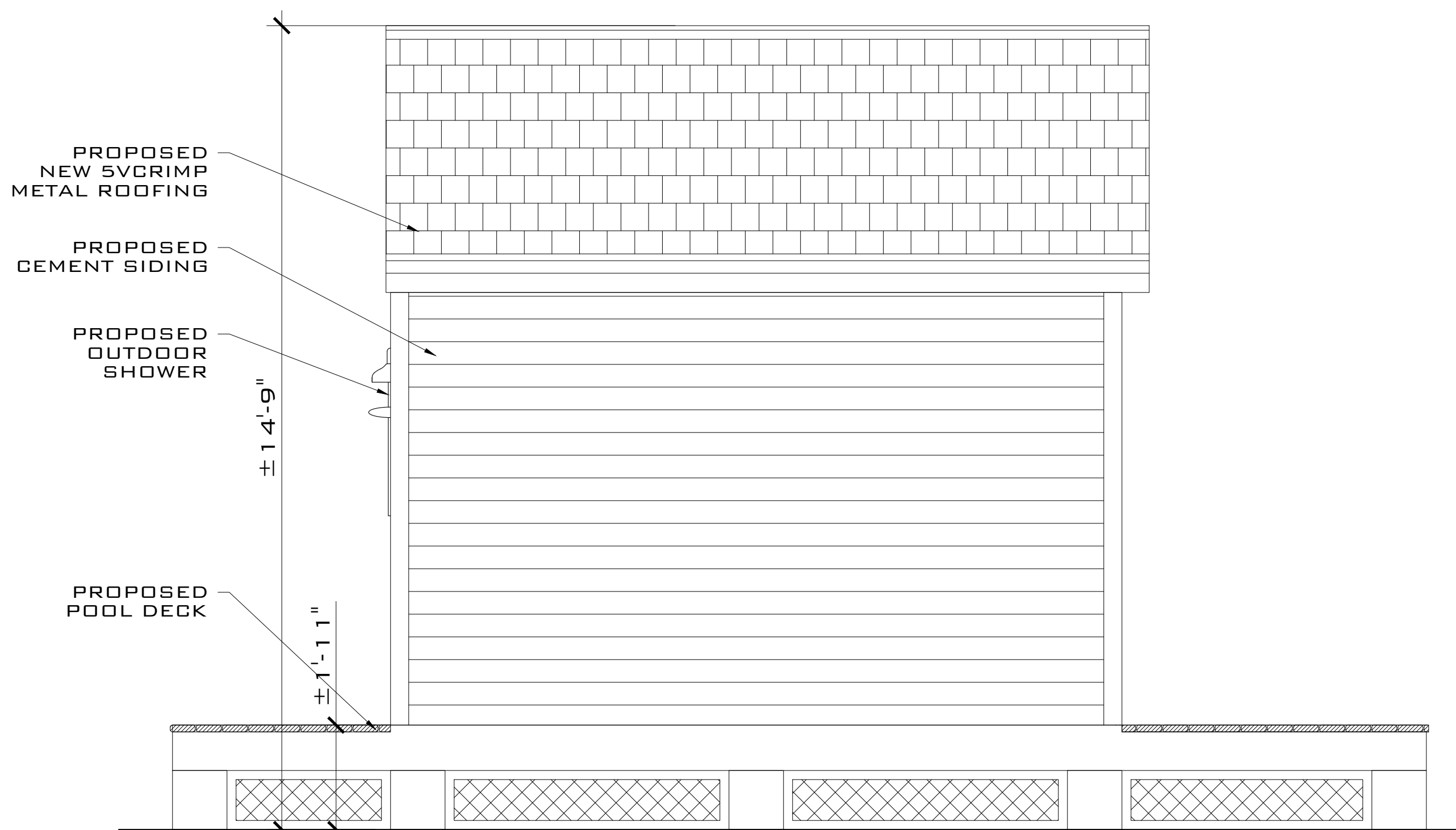
**PROPOSED REAR ELEVATION
(POOL HOUSE)**

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



**PROPOSED RIGHT ELEVATION
(POOL HOUSE)**

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



**PROPOSED LEFT ELEVATION
(POOL HOUSE)**

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

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

SIGNATURE:
DATE: 09/06/23
BRUCE MASHITACOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: FINAL
STATUS: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

DESIGNER: VICTOR M BORELLI

PROJECT: 1121 SOUTHARD ST

DATE: 1121 SOUTHARD ST.

KEY WEST, FL 33040

TITLE: PROPOSED ELEVATION

DATE: 09/06/23

SCALE: AS SHOWN

PROJECT NO: 2308-05

DATE: 09/06/23

SCALE: A-104

PROJECT NO: 2308-05



1119 SOUTHARD ST

1121 SOUTHARD ST

1125 SOUTHARD ST

EXISTING SOUTHARD ST STREETScape

SCALE: 1/4" = 1'-0"



1119 SOUTHARD ST

1121 SOUTHARD ST

1125 SOUTHARD ST

PROPOSED SOUTHARD ST STREETScape

SCALE: 1/4" = 1'-0"

REV	DESCRIPTION	BY	DATE
01	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

DESIGNER: VICTOR M BORELLI

PROJECT: 1121 SOUTHARD ST

SITE: 1121 SOUTHARD ST,
KEY WEST, FL 33040

TITLE: STREETScape

DATE	BY	CHKD	CRD
2308-05	A-105		1

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

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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., October 24, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE AT REAR.

#1121 SOUTHARD STREET

Applicant – Serge Mashtakov, Engineer Application #H2023-0036

I
f 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 _____
ALEX 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:
1121 SOUTHARD STREET, KEY WEST, FL 33747 on the
24 day of OCTOBER, 2023.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 5:00pm, OCTOBER 24, 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 H.2023-11136.

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

Signed Name of Affiant:

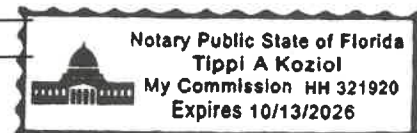
[Signature]
Date: 10/13/2023
Address: 3717 N. ROOSEVELT BLVD
City: KEY WEST
State, Zip: 33747

The forgoing instrument was acknowledged before me on this 13 day of
October, 2023.

By (Print name of Affiant) ALEX 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: _____



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THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HIS/HER 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 800-955-6721 or 305-855-6770 (Voice) to the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, executive listening devices, or materials in accessible format.



Public Meeting Notice

The Planning Department Board of Commissioners will hold a public meeting on **Monday, October 24, 2011, at 6:00 PM**, 1121 Southward Street, N.E., Raleigh, North Carolina. The location of the meeting will be indicated by a sign on the day of the meeting.

NEW ACCESSORY STRUCTURE AT REAR, 1121 SOUTHWARD STREET

Applicant: **Terje Nordmark, 2 signs** Application # **100211-0016**

If you wish to see the application or have any questions, please contact the Planning Department meeting register office during our 1:00 PM-5:00 PM hours, with 300-8471-2972 or email us at planning@raleighnc.gov.

FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE AT www.raleighnc.gov/planning

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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 00006860-000100
 Account# 1007111
 Property ID 1007111
 Millage Group 10KW
 Location 1121 SOUTHARD St, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 44 OR642-527 OR797-1980 OR799-2124 OR885-547 OR901-774
 Description OR1115-811/12 OR1115-813/16 OR1146-2032 OR1146-2034 OR1579-999
 OR1713-1684/85 OR1747-2250/51 OR2842-26 OR3105-2356
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BORELLI VICTOR M 1121 Southard St Key West FL 33040
 BORELLI MAUREEN AMES 1121 Southard St Key West FL 33040

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$371,601	\$375,471	\$414,986	\$153,364
+ Market Misc Value	\$18,036	\$18,783	\$13,016	\$13,437
+ Market Land Value	\$988,961	\$766,301	\$566,773	\$562,436
= Just Market Value	\$1,378,598	\$1,160,555	\$994,775	\$729,237
= Total Assessed Value	\$1,276,611	\$1,160,555	\$802,161	\$729,237
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,378,598	\$1,160,555	\$994,775	\$729,237

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$766,301	\$375,471	\$18,783	\$1,160,555	\$1,160,555	\$0	\$1,160,555	\$0
2021	\$566,773	\$414,986	\$13,016	\$994,775	\$802,161	\$0	\$994,775	\$0
2020	\$562,436	\$153,364	\$13,437	\$729,237	\$729,237	\$0	\$729,237	\$0
2019	\$592,799	\$155,620	\$13,866	\$762,285	\$456,985	\$25,000	\$431,985	\$305,300
2018	\$521,952	\$157,875	\$14,296	\$694,123	\$448,465	\$25,000	\$423,465	\$245,658

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,835.00	Square Foot	50	56.7

Buildings

Building ID	456	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1948
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2017
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1345	Roof Type	GABLE/HIP
Finished Sq Ft	1080	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED

Perimeter	192	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	1
Depreciation %	4	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	180	0	72
FLA	FLOOR LIV AREA	1,080	1,080	192
OPU	OP PR UNFIN LL	60	0	44
SBF	UTIL FIN BLK	25	0	20
TOTAL		1,345	1,080	328

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1990	1991	6 x 6	1	36 SF	3
RES POOL	1999	2000	8 x 18	1	144 SF	5
FENCES	1999	2000	8 x 116	1	928 SF	2
FENCES	2003	2004	3 x 80	1	240 SF	2
WOOD DECK	1999	2000	0 x 0	1	880 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/14/2021	\$1,275,000	Warranty Deed	2325450	3105	2356	01 - Qualified	Improved		
1/26/2017	\$100	Warranty Deed	2112889	2842	26	14 - Unqualified	Improved	VON SEGGERN CHRISTINA	
12/13/2001	\$335,000	Warranty Deed		1747	2250	Q - Qualified	Improved		
7/18/2001	\$335,000	Warranty Deed		1713	1684	Q - Qualified	Improved		
5/20/1999	\$275,000	Warranty Deed		1579	0999	Q - Qualified	Improved		
10/1/1990	\$170,000	Warranty Deed		1146	2032	Q - Qualified	Improved		
6/1/1983	\$125,000	Warranty Deed		885	547	U - Unqualified	Improved		
9/1/1979	\$95,000	Conversion Code		799	2124	Q - Qualified	Improved		

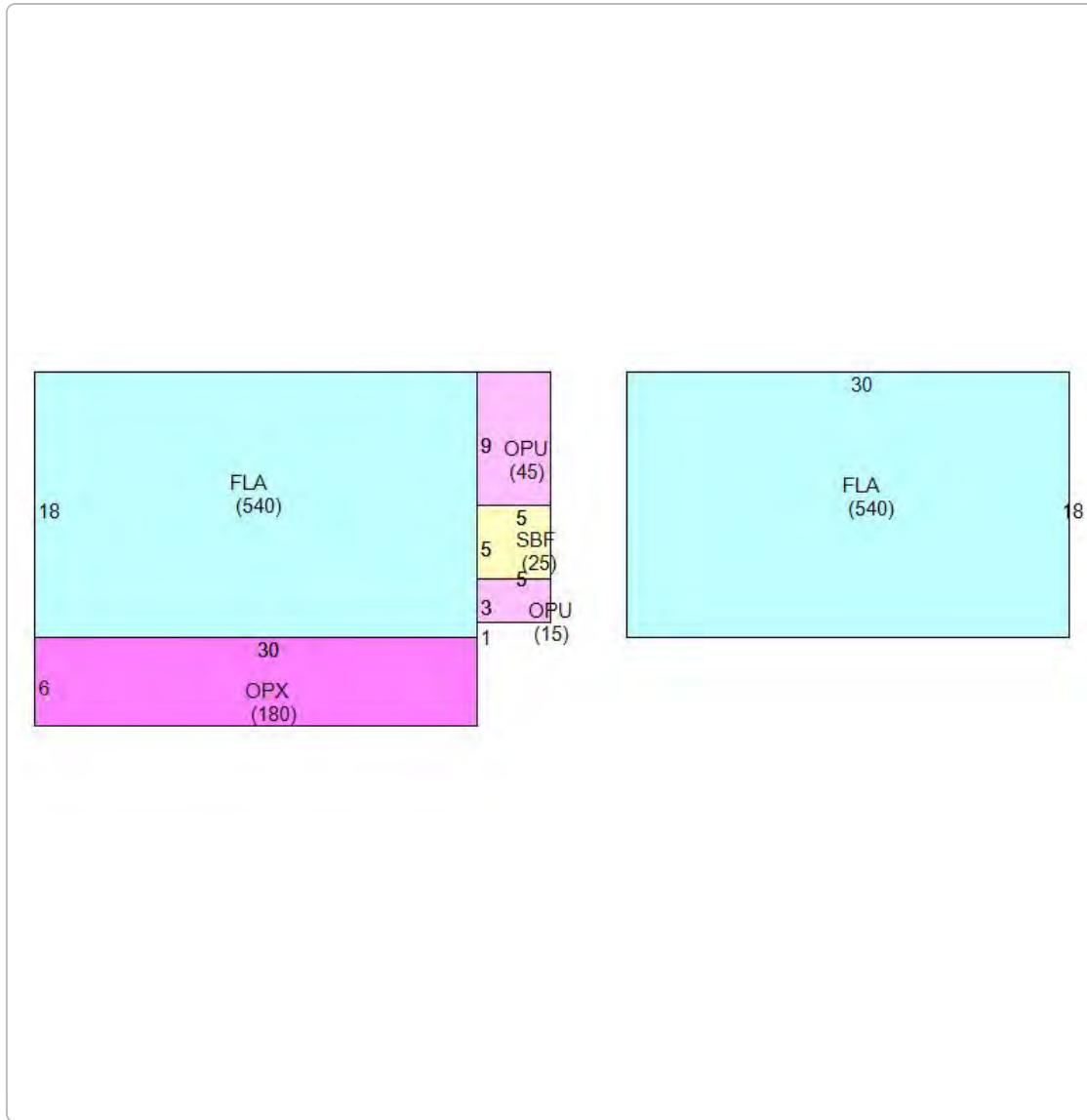
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2023-1528	5/23/2023		\$20,000		Remove existing metal roofing. Install new MFM underlayment. Install new Victorian Metal shingle roofing system.
03-2933	11/19/2003	12/12/2003	\$100		PAINT FENCE
03-2391	7/24/2003	9/30/2003	\$1,000		PLUMBING
03-1490	4/25/2003	9/24/2003	\$1,711		PAINT ROOF
03-1280	4/14/2003	9/24/2003	\$200		REPAIR FENCE
02-0688	12/16/2002	9/24/2003	\$27,400		RENOVATIONS
9902247	8/6/1999	12/23/1999	\$13,900		POOL
9901817	5/28/1999	8/13/1999	\$1,000		PAINT EXTERIOR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 9/22/2023, 4:03:55 AM

[Contact Us](#)

