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## Historic Architectural Review Commission Staff Report for Item 10

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

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: October 24, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0035

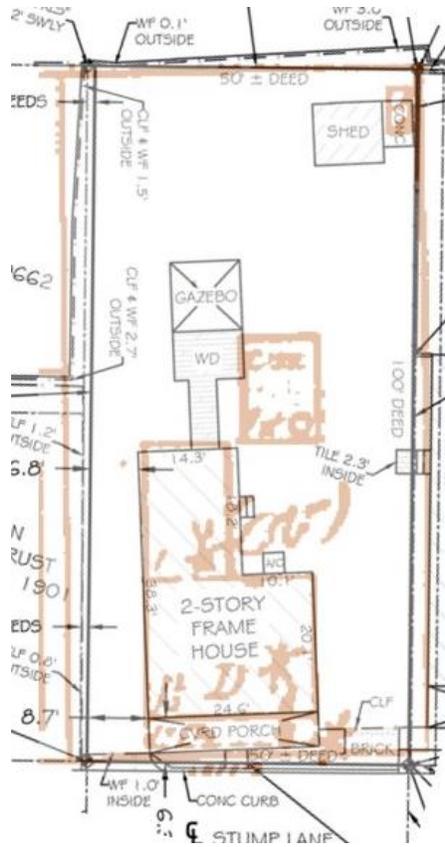
Address: 1113 Stump Lane

### **Description of Work:**

Demolition of concrete bases on front porch columns and rear wall of principal building.  
Demolition of shed and gazebo at rear.

### **Site Facts:**

The house under review is listed as a contributing resource to the historic district. The one and a half -story eyebrow house was built circa 1889. The house still preserves its original footprint, including a one-story attached structure on the rear. Modifications of the front porch includes a concrete deck and column bases as they were built around the early 1960's. Windows and doors are not original to the house.



1962 Sanborn Map and current survey overlay.



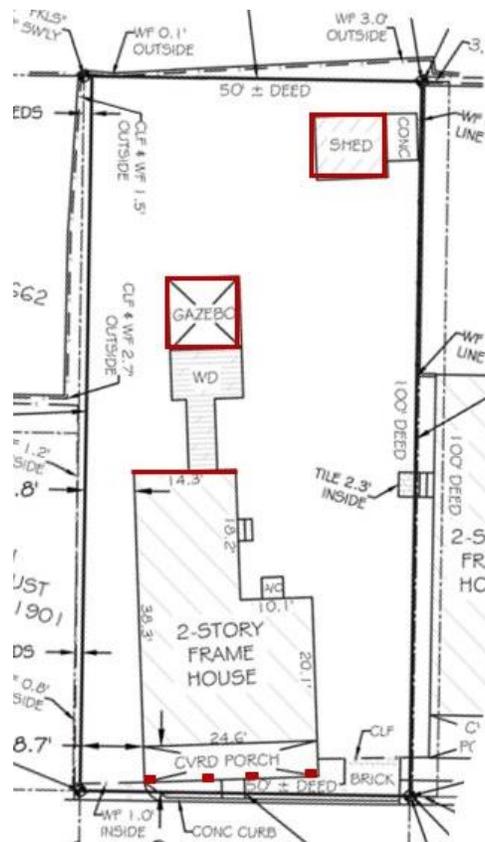
House circa 1965.

## Ordinance Cited on Review:

- Section 102-217 (3), demolition for historic but non-contributing, non-historic, or non-contributing structures of the Land Development Regulations for the shed and gazebo at rear.
- Section 102-217 (4), demolition for historic and contributing or contributing structures of the Land Development Regulations for the bases and rear wall.

## Staff Analysis:

The Certificate of Appropriateness proposes the demolition of historic column bases at the front porch and the rear wall located on the contributing eyebrow house. The application also includes the demolition of a shed structure and a gazebo, both located at the rear of the property, which are not historic.



*Structures proposed to be demolished.*

For the request to remove the columns bases of the front porch and the demolition of the rear wall staff opine that, as these elements are part of the historic and contributing house, the criteria under Sec. 102- 218 (a) (1) and (2).

The historic architectural review commission shall not issue permits that would result in:

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

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

It is staff's opinion that the existing columns bases, and rear wall are structurally sound. The historic concrete bases are not original to the house and are out of proportion and scale in relation to the historic fabric. Their demolition will not diminish the historic character of the house and its urban context.

The following is the criteria of section 102-125:

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

Staff opines that the bases and wall in question have no distinctive characteristics of a type or method of construction and are not a significant element of the historic house.

- 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 portions of the house in question are of no significant value to the development, heritage, or cultural record of the city.

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

The site is not associated with any significant event.

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

The concrete bases and wall in question do not exemplify any social, cultural, or historic heritage of the city.

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

The concrete bases and rear wall in question cannot be considered fine example of a distinctive architectural style.

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

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The concrete bases and rear wall in question do not exemplify a remaining architectural type in its neighborhood and do not possess any significant visual features. The bases have foreign proportions and scale to this traditional eyebrow house and the rear wall is out of sight from any street.

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

The portions of the house in question do not yield important information in history.

The submitted plans include ways to replace the concrete bases of the front porch and the newly proposed design for an addition that will be attached to the existing house through its rear wall.

For the review of the demolition of a non-historic and non-contributing gazebo and shed, staff finds that the criteria for demolition under Sec. 102-218 (b) of the Land Development Regulations should be considered under this review.

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.*

It is staff's opinion that the structures under review are not important character defining features of the historic site. Their demolition will not diminish the historic character of the site and its urban context.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.*

It is the staff's opinion that this will not be the case.

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

The non-historic structures under review cannot be considered important elements that can define the historic character of the site and neighborhood.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structures under review will not qualify to be contributing to the district in the near future.

In conclusion, it is the staff's opinion that the request for demolition of the historic concrete bases at the front porch and rear wall of the house, and the demolition of the non-historic shed and gazebo can be considered by the Commission as they meet the criteria for demolition under the Land Development Regulations. If approved, this will be the first of two readings for the concrete bases and rear wall, and the first and only required reading for demolition of the shed and gazebo.

# 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 # <b>HARC 2023-0035</b>	REVISION # <b>0035</b>	INITIAL & DATE <b>TK/9/25/2023</b>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1113 Stump Ln, Key West, FL 33040	
NAME ON DEED:	1113 STUMP LANE LLC	PHONE NUMBER 305-896-4677
OWNER'S MAILING ADDRESS:	1128 Simonton St, Key West FL 33040	EMAIL sammy@sjgckw.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 09/23/2023

**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:	Major Remodeling of the existing historic structure with rear addition, pool and pool deck
MAIN BUILDING:	Major remodeling, reconstruction of the front porch, door and window replacement
	Rear addition
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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): None	
PAVERS: Concrete Driveway and Sidewalks	FENCES: 6ft wood picket fence on back and sides
DECKS: Wood frame deck with composite decking	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	New in ground pool with water feature
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

## HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>H-2023-0035</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1113 Stump Ln, Key West, FL 33040
PROPERTY OWNER'S NAME:	1113 Stump Lane LLC, Samantha Jones
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	DATE AND PRINT NAME
<i>Samantha Jones (Sep 23, 2023 12:56 EDT)</i>	

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the existing shed, gazebo, non historic parts of front porch columns, rear wall.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>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):</b>
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
N/A
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Not associated with events of local, state nor national history.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

No significant character, interest, or value is affected by the proposed demolition.

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

Property is not the site of a historic event.

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

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

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

No distinctive architectural style is represented in the existing structures proposed to be demolished.

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

Not part of the above.

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

Not a unique location.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history.
No historic information is yielded.

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Historic character of the district and neighborhood will not be affected by the proposed demolition.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

The application does not requesting the demolition of the historic building.

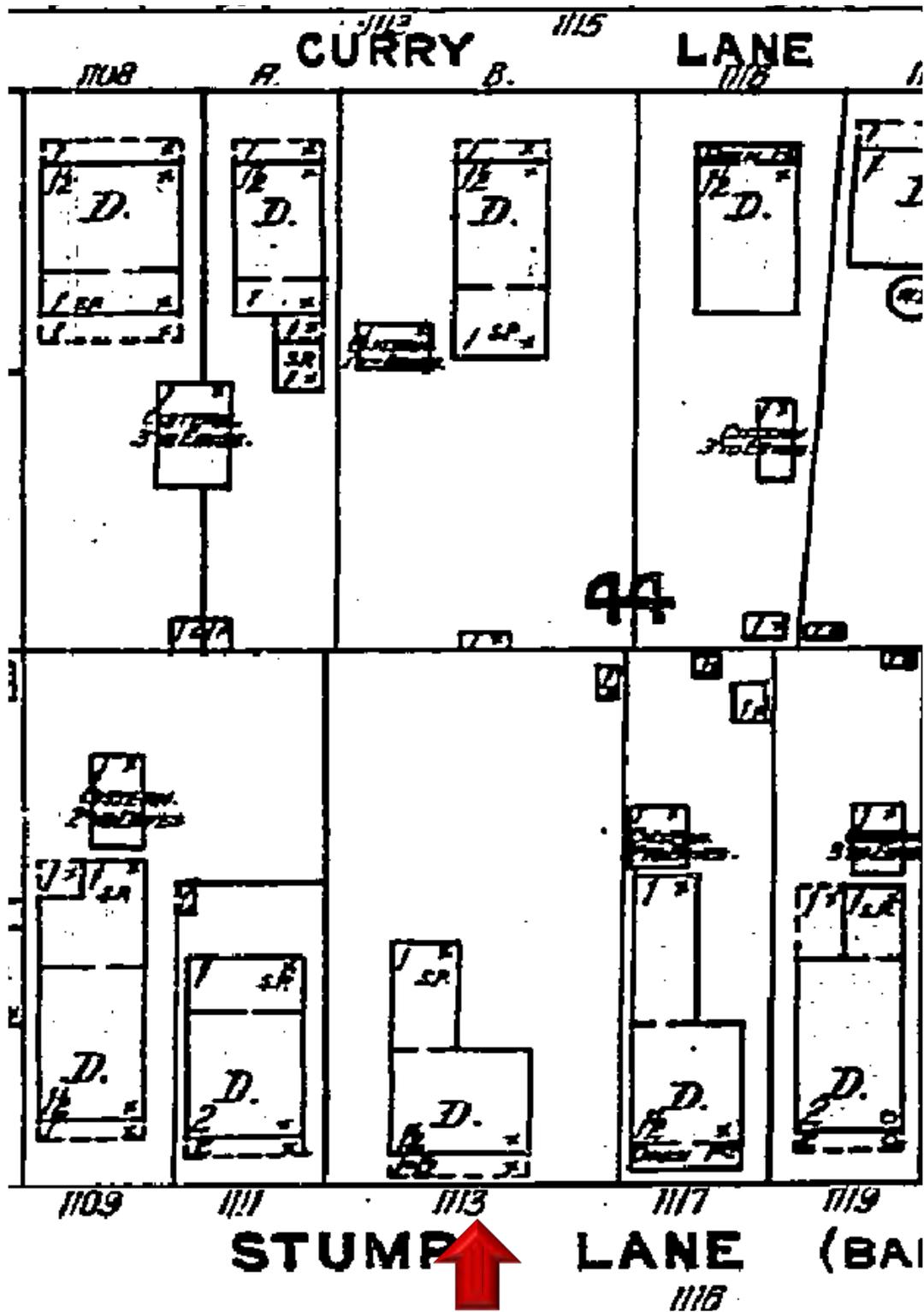
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

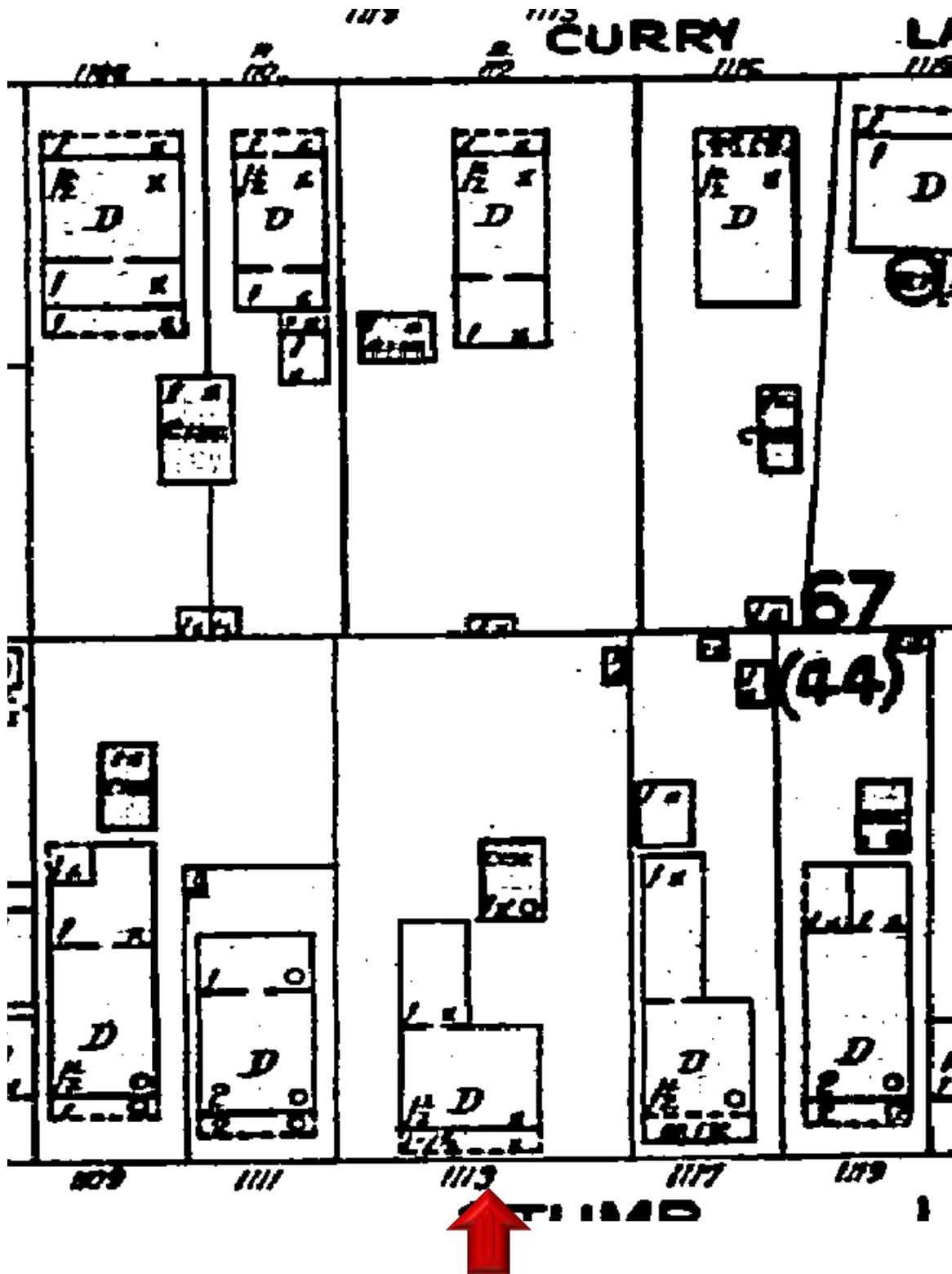
(4) Removing buildings or structures that would otherwise qualify as contributing

N/A

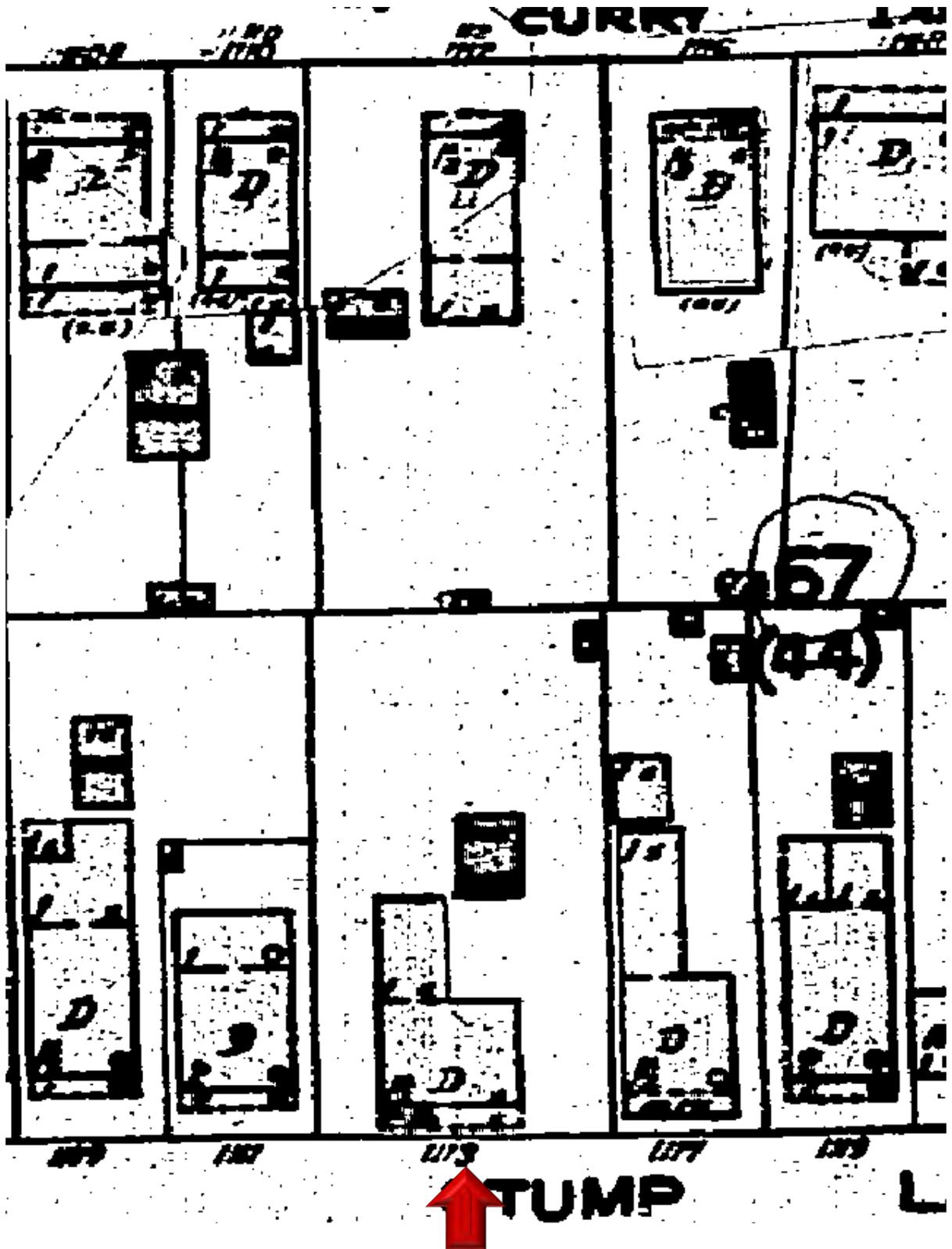
# SANBORN MAPS



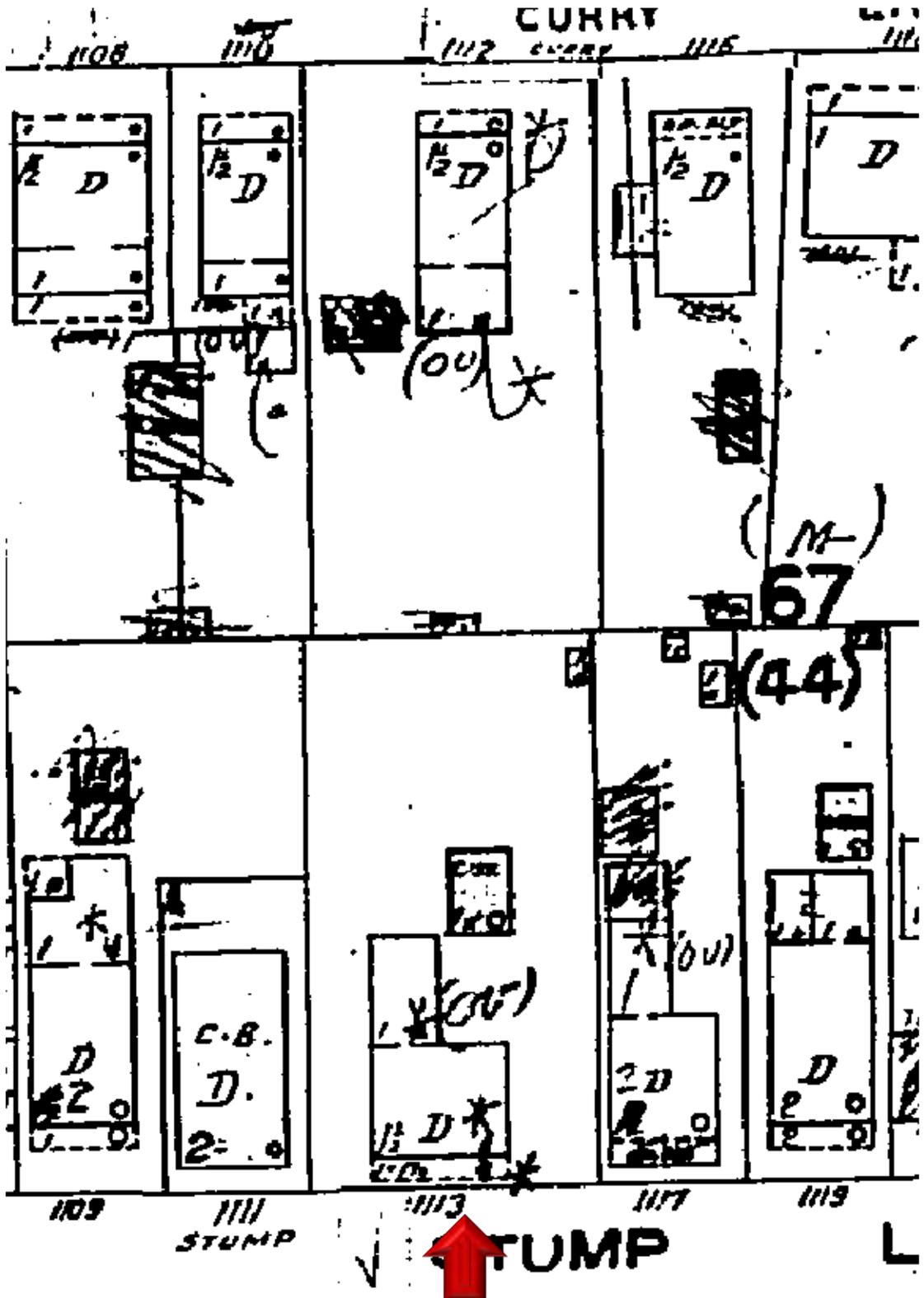
Sanborn Map 1912



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

# PROJECT PHOTOS



**1113 Stump Lane circa 1965. Monroe County Library.**

1 1 1 3 STUMP LN  
(VIEW FROM STREET)



1 1 1 3 STUMP LN  
(REAR VIEW)



1 1 1 3 STUMP LN  
(LEFT VIEW)



1 1 1 3 STUMP LN  
(LEFT VIEW)







# SURVEY

# MAP OF BOUNDARY SURVEY

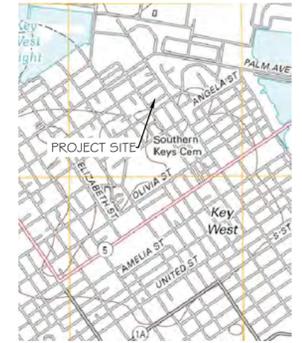
BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N75°00'00"E ASSUMED  
ALONG THE CENTERLINE OF  
STUMP LANE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

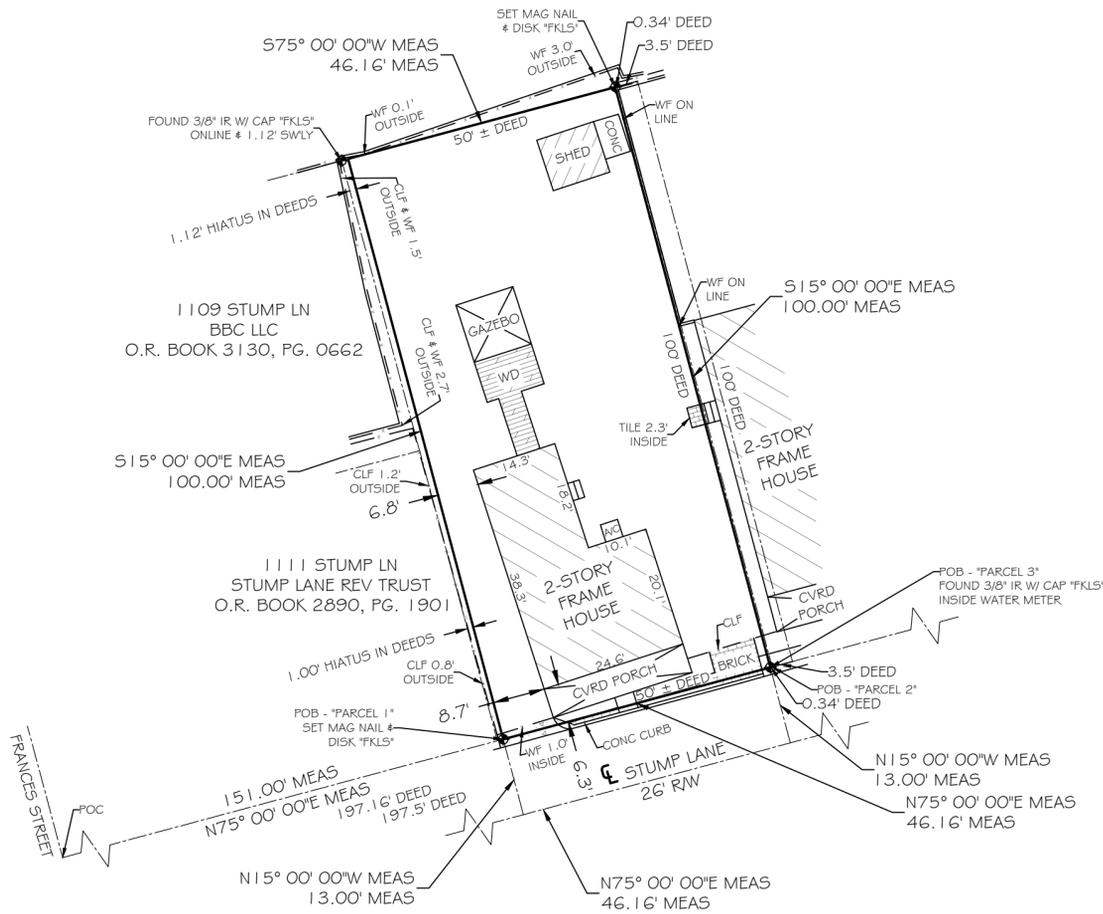
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
1113 STUMP LANE  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FIRM REVISION DATE: 11-02-16  
FLOOD ZONE: AE  
BASE ELEVATION: 6



LOCATION MAP - NTS  
SEC. 06-T685-R25E



## LEGAL DESCRIPTION -

### "PARCEL 1"

On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829 as a part of lot Four (4) in Square Forty-Four (44); Commencing at a point on Stump Lane, distant one hundred and fifty-one (151) feet from the corner of Frances Street and Stump Lane and running thence in a Northerly direction along the line of Stump Lane Fifty (50) feet (more or less); thence at right angles in a Southeasterly direction one hundred (100) feet to the point of beginning.

### "PARCEL 2" - LESS AND EXCEPT:

On the Island of Key West, and known on William A. Whitehead's map delineated in February A.D. 1829 as a part of Lot Four (4) in Square Forty-Four (44): BEGIN at a point on Stump Lane, distant 197.5 feet from the corner of Frances Street and Stump Lane, and running thence in a Northeasterly direction along the line of Stump Lane 3.5 feet; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Southwesterly direction 100 feet back to the Point of Beginning.

### "PARCEL 3" - LESS AND EXCEPT:

A parcel of land on the Island of Key West, and known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Lot Four (4) in Square Forty-four (44) said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right of way line of Frances Street with the Northwesterly right of way line of Stump Lane and run thence Northeasterly along the Northwesterly right of way line of the said Stump Lane for a distance of 197.16 feet to the point of beginning; thence continue Northeasterly along the Northwesterly right of way line of the said Stump Lane for a distance of 0.34 feet; thence Northwesterly and at right angles for a distance of 100.00 feet; thence Southwesterly and at right angles for a distance of 0.34 feet; thence Southeasterly and at right angles along the Southwesterly face of an existing wood fence and extensions thereof, for a distance of 100.00 feet back to the Point of Beginning.

## SURVEYOR NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

## CERTIFIED TO -

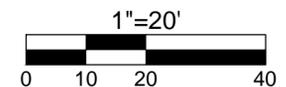
1113 Stump Lane, LLC, A Florida Limited Liability Company;  
Browning Sibling Investment Fund, LLC, a Florida limited liability  
Company, ISAQA, ATIMA;  
Richard M. Kitenick, P.A.;  
Old Republic National Title Insurance Company;

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	GVY = 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 PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	LS = LANDSCAPING	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	LS = LANDSCAPING	R = RADIUS
CL = CENTERLINE	MB = MAILBOX	R/W = RIGHT OF WAY LINE
CLP = 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)	TOB = TOP OF BANK
CVRD = COVERED	NTS = NOT TO SCALE	TOS = TOE OF SLOPE
DELT = CENTRAL ANGLE	OH = ROOF OVERHANG	TRF = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OW = OVERHEAD WIRES	TRF = TYPICAL
EL = ELEVATION	PK = PARKING METER	UR = UNREARABLE
ENCL = ENCLOSURE	PCC = POINT OF COMPOUND CURVE	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PCP = PERMANENT CONTROL POINT	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PK = PARKER KALON NAIL	WF = WOOD FENCE
FH = FIRE HYDRANT	POB = POINT OF BEGINNING	WL = WOOD LANDING
FI = FENCE INSIDE	PI = POINT OF INTERSECTION	WM = WATER METER
FND = FOUND		WPP = WOOD POWER POLE
FO = FENCE OUTSIDE		WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

## LEGEND

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

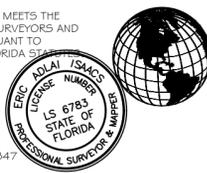


NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	07/27/2023
MAP DATE:	08/07/2023
REVISION DATE:	XXXX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	23-187

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 CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

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



**FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 54  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKL5email@gmail.com

TOTAL AREA = 4,616.00 SQFT ±

# PROPOSED DESIGN

# HARC APPLICATION PLANS FOR 1113 STUMP LN

SITE LOCATION



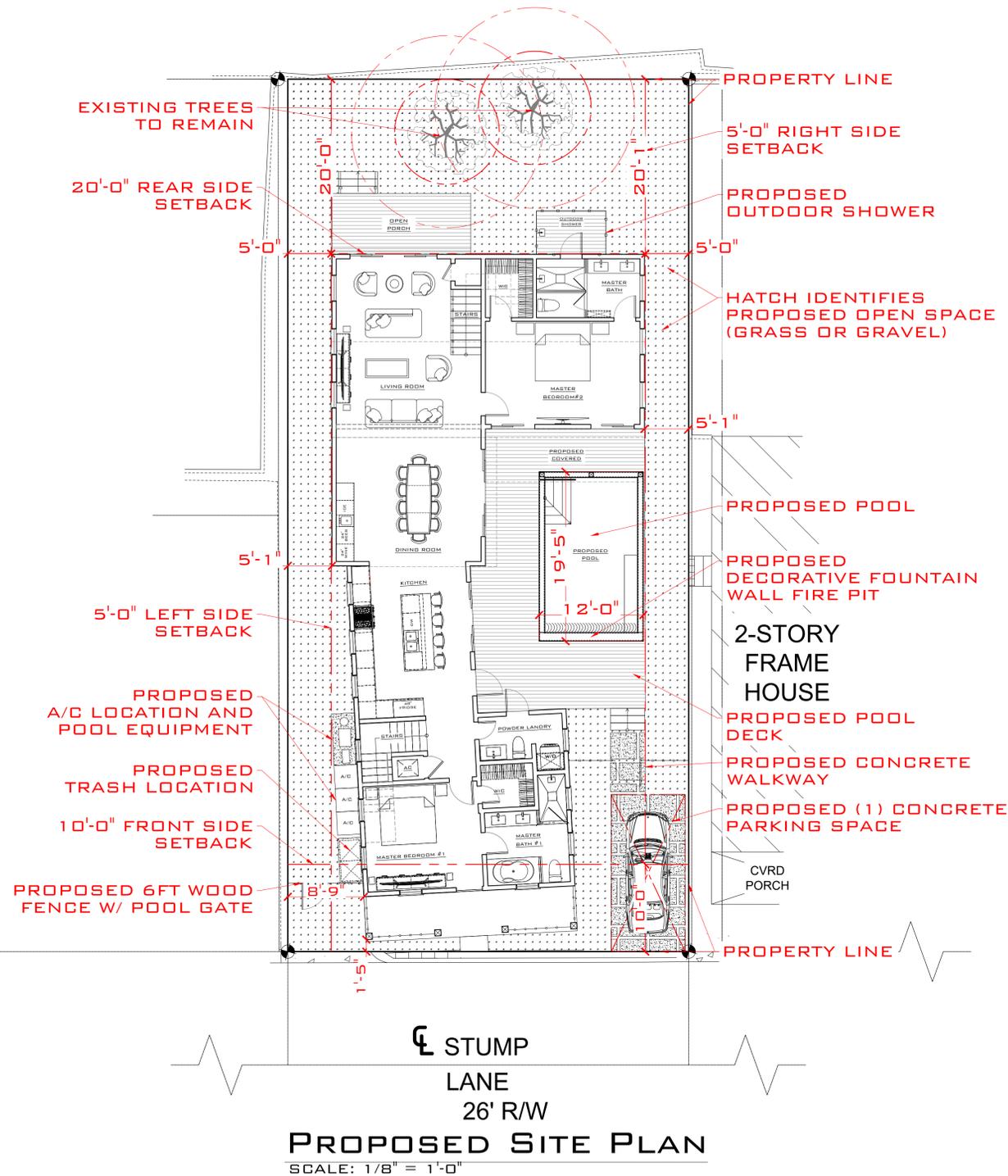
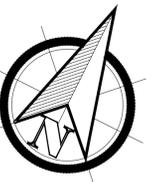
LOCATION MAP:

PROJECT LOCATION:  
1113 STUMP LN,  
KEY WEST, FL 33040

CLIENT:  
SAMANTHA JONES

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
<b>ARTIBUS DESIGN</b> 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: SAMANTHA JONES			
PROJECT: 1113 STUMP LN			
SITE: 1113 STUMP LN, KEY WEST, FL 33040			
TITLE: COVER			
SIGNATURE:	DATE:	SCALE:	REVISION:
BRUCE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	AS SHOWN 09/19/23	1/8" = 1'-0"	1





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

**SITE DATA:**

TOTAL SITE AREA: ±4,616.0 SQ.FT  
 LAND USE: HHDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
 FLOOD ZONE: AE6

**SETBACKS**

**FRONT:**  
 REQUIRED 10'-0"  
 EXISTING 1'-2"  
 PROPOSED 1'-5"  
**RIGHT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 13'-1"  
 PROPOSED 5'-1"

**LEFT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 6'-9"  
 PROPOSED 5'-1"

**REAR:**  
 REQUIRED 20'-0"  
 EXISTING 54'-8"  
 PROPOSED 20'-1"

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60% (±2,769.6 SQ.FT.)  
 EXISTING 25.4% (±1,174.4 SQ.FT.)  
 PROPOSED 52.7% (±2,433.7 SQ.FT.)

**MAXIMUM BUILDING COVERAGE:**

REQUIRED 50% (±2,308.0 SQ.FT.)  
 EXISTING 23.4% (±1,080.2 SQ.FT.)  
 PROPOSED 42.7% (±1,974.0 SQ.FT.)

**OPEN SPACE MINIMUM:**

REQUIRED 35% (±1,615.6 SQ.FT.)  
 EXISTING 71.8% (±3,317.6 SQ.FT.)  
 PROPOSED 37.4% (±1,727.7 SQ.FT.)

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

REV	DESCRIPTION	BY	DATE
01	FINAL		

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

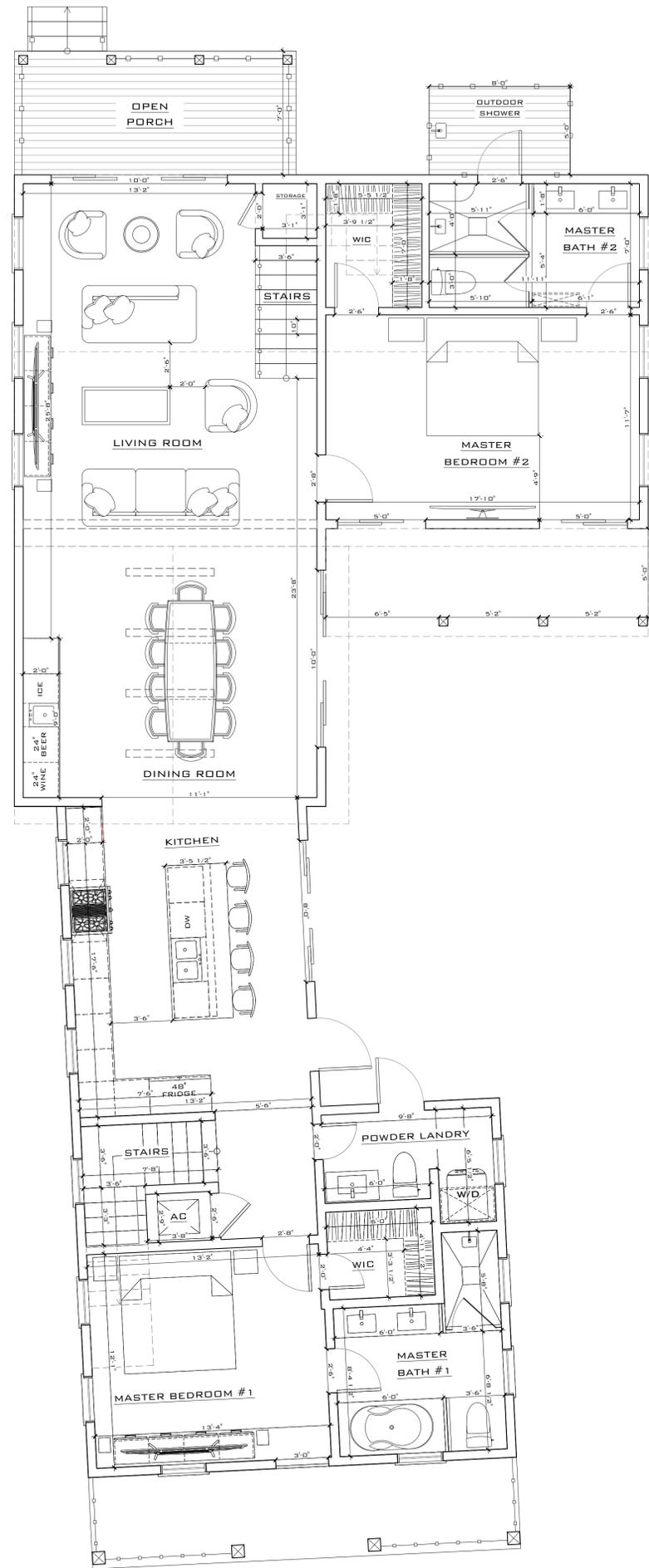
PROJECT: SAMANTHA JONES  
 1113 STUMP LN

SITE: 1113 STUMP LN, KEY WEST, FL 33040  
 TITLE: PROPOSED SITE PLAN

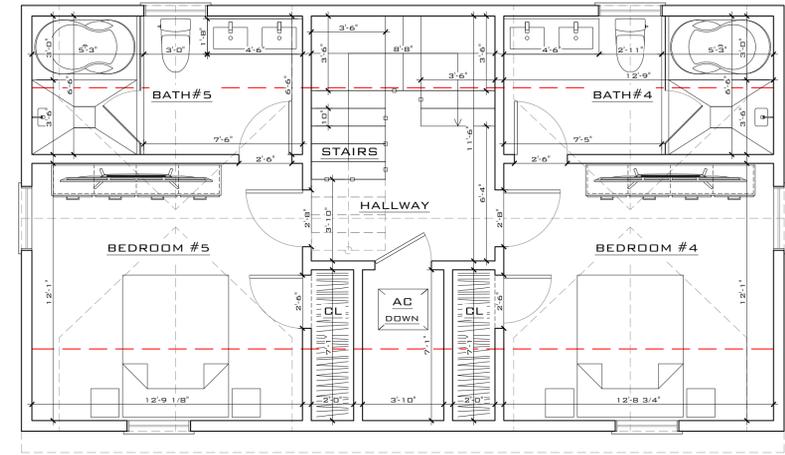
SIGNATURE:	DATE:	SCALE:	DATE:	DESIGN:	DATE:	DESIGN:	DATE:
BRUCE MASHITACOV	05/19/23	1/8" = 1'-0"	05/19/23	DA	05/19/23	SAH	05/19/23
PROFESSIONAL ENGINEER	2308-01	5-102	1				

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

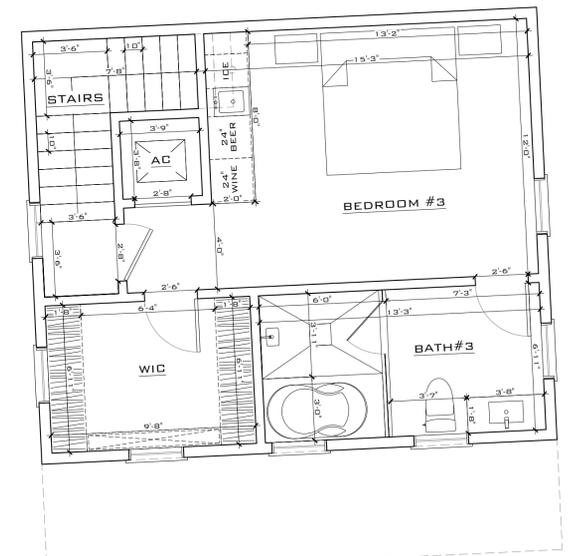
BRUCE MASHITACOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71480



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



**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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

REV. DESCRIPTION	BY	DATE
STATUS: FINAL		
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING		
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835		
CLIENT:	SAMANTHA JONES	
PROJECT:	1113 STUMP LN	
DATE:	1113 STUMP LN, KEY WEST, FL 33040	
TITLE:	PROPOSED FLOOR PLAN	
DRAWN BY:	DATE:	DESIGN:
AS SHOWN	09/19/23	GA
PROJECT NO.:	ISSUE NO.:	REVISION:
2308-01	A-101	1
BRUCE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480		



**EXISTING FRONT ELEVATION**

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



**PROPOSED FRONT ELEVATION**

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

REV	DESCRIPTION	BY	DATE
	STATUS: FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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

CLIENT: SAMANTHA JONES

PROJECT: 1113 STUMP LN

DATE: 1113 STUMP LN, KEY WEST, FL 33040

TITLE: PROPOSED ELEVATION

DATE	BY	DATE	BY	DATE	BY
2308-01	AS SHOWN	09/19/23	DA	A-102	1

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
BRUCE MASHITACOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480



**EXISTING LEFT ELEVATION**

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



**PROPOSED LEFT ELEVATION**

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

REV	DESCRIPTION	BY	DATE
1	FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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

CLIENT: SAMANTHA JONES

PROJECT: 1113 STUMP LN

DATE: 1113 STUMP LN, KEY WEST, FL 33040

TITLE: PROPOSED ELEVATION

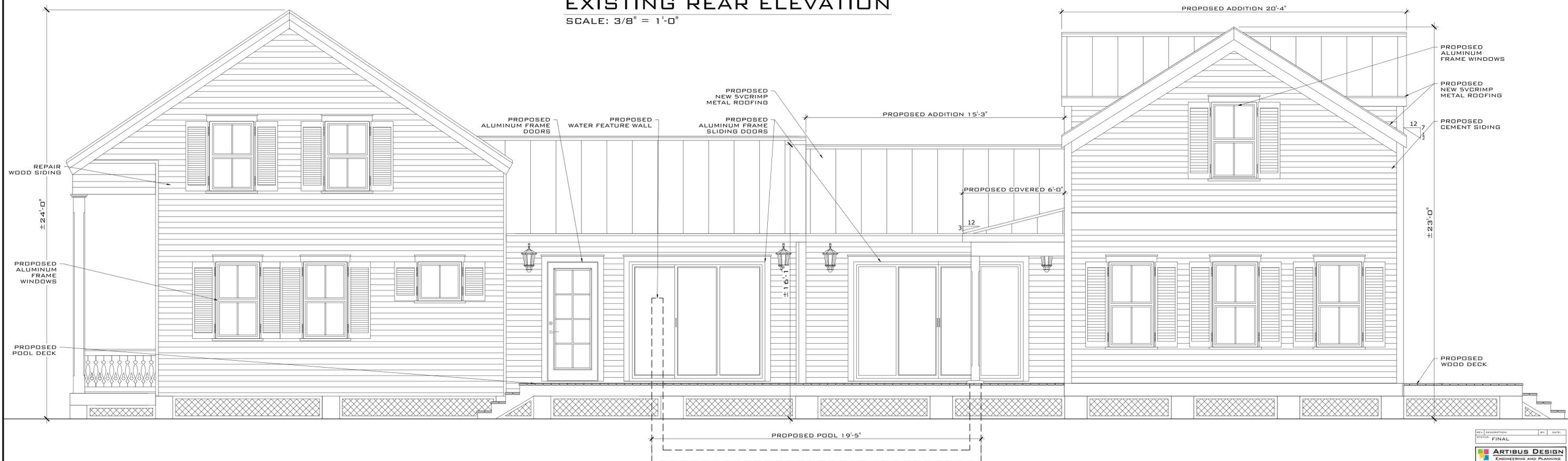
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
BRUCE MASHAYEK  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

DATE:	DESIGN:	CHECK:	DATE:	SCALE:	SHEET:
AS SHOWN	09/19/23	DA	SAH	2308-01	A-103
					1



**EXISTING REAR ELEVATION**

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



**PROPOSED RIGHT ELEVATION**

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

REV. DESCRIPTION  
 STATUS: FINAL  
**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING  
 3710 N. ROOSEVELT BLVD  
 KEY WEST, FL 33040  
 (305) 304-3312  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT: SAMANTHA JONES  
 PROJECT: 1113 STUMP LN

DATE: 1113 STUMP LN,  
 KEY WEST, FL 33040  
 TITLE: PROPOSED ELEVATION

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.  
 SIGNATURE:  
 DATE: 09/19/23  
 BRUCE MASHYAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71480

DATE: 09/19/23  
 AS SHOWN: DA  
 2308-01  
 DATE: 09/19/23  
 DESIGNED: DA  
 A-104  
 CHECKED: SAM  
 1



**EXISTING REAR ELEVATION**

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



**PROPOSED REAR ELEVATION**

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

REV	DESCRIPTION	BY	DATE
FINAL			

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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

CLIENT: SAMANTHA JONES

PROJECT: 1113 STUMP LN

DATE: 1113 STUMP LN, KEY WEST, FL 33040

TITLE: PROPOSED ELEVATION

DATE	BY	DATE	BY	DATE	BY
2308-01	AS SHOWN	09/19/23	DA	09/19/23	SAH

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

BRUCE MASHYAKOV  
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:

**RENOVATIONS TO HISTORIC EYEBROW HOUSE. NEW REAR ADDITION, POOL, AND POOL DECK. DEMOLITION OF CONCRETE BASES OF FRONT PORCH COLUMNS AND REAR WALL OF PRINCIPAL BUILDING. DEMOLITION OF SHED AND GAZEBO AT REAR.**

**#1113 STUMP LANE**

**Applicant – Serge Mashtakov, Engineer Application #H2023-0035**

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](http://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 MIKHAIL 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: 1113 STUMP LN, KEY WEST, FL 33040 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 5:00 pm, 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 H2023-0038.

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

**Signed Name of Affiant:**

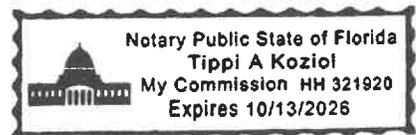
Mikhail Ambrozjak  
**Date:** 10/13/2023  
**Address:** 3710 N. ROOSEVELT BLVD  
**City:** KEY WEST  
**State, Zip:** 33040

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

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

**NOTARY PUBLIC**

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



# 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:

RENOVATIONS TO HISTORIC EYEBROW HOUSE. NEW REAR ADDITION, POOL, AND POOL DECK. DEMOLITION OF CONCRETE BASES OF FRONT PORCH COLUMNS AND REAR WALL OF PRINCIPAL BUILDING. DEMOLITION OF SHED AND GAZEBO AT REAR.

#1113 STUMP LANE

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1115

Public Meeting Notice

**S**  
SAMANTHA  
GENERAL COURT  
(305)  
S M T

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 2:00 p.m., October 24, 2023, at City Hall, 1390 Wilcox Street, Key West, Florida. The purpose of the meeting will be to consider a request for

**RENOVATIONS TO HISTORIC EYEBROW HOUSE, NEW REAR ADDITION, POOL, AND POOL DECK, DEMOLITION OF CONCRETE BASES OF FRONT PORCH COLUMNS AND REAR WALL OF PRINCIPAL BUILDING, DEMOLITION OF SHED AND GAZEBO AT REAR.**

**#1113 STUMP LANE**

Applicant - Serge Moshakov, Engineer Application #H2813-0035

If you wish to see the Application or have any questions, you may visit the Planning Department during regular office hours at 1390 Wilcox Street, Key West, call 305-894-2973 or visit our website at [www.keywest.com](http://www.keywest.com)

**THIS NOTICE IS A NOTICE OF PUBLIC HEARING AND IS NOT A FINAL DECISION BY THE COMMISSION.**

**ADA ASSISTANCE:** If you are unable to attend the meeting, you may request a copy of the Application and Commission Decision. Please call the City Engineer at 305-894-2973 or 305-894-2973, ext. 2000, or email the City Engineer at [ce@keywest.com](mailto:ce@keywest.com) or visit the City Engineer's Office at 1390 Wilcox Street, Key West, Florida.

# 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 00007170-000000  
 Account# 1007439  
 Property ID 1007439  
 Millage Group 10KW  
 Location Address 1113 STUMP Ln, KEY WEST  
 Legal KW PT LT 4 SQR 44 D3-326 OR478-479 OR1032-1269 OR1032-1270 OR1033-969  
 Description OR2544-1871 OR2544-1870 OR2549-2043 OR3236-0944  
 (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**

1113 STUMP LANE LLC  
 1128 Simonton St  
 Key West FL 33040

**Valuation**

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$213,971	\$219,190	\$147,725	\$149,963
+ Market Misc Value	\$2,537	\$2,471	\$2,512	\$2,552
+ Market Land Value	\$1,262,938	\$936,125	\$700,709	\$661,011
= Just Market Value	\$1,479,446	\$1,157,786	\$850,946	\$813,526
= Total Assessed Value	\$794,177	\$771,046	\$748,589	\$738,254
- School Exempt Value	(\$794,177)	(\$771,046)	(\$748,589)	(\$738,254)
= School Taxable Value	\$0	\$0	\$0	\$0

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$936,125	\$219,190	\$2,471	\$1,157,786	\$771,046	\$771,046	\$0	\$386,740
2021	\$700,709	\$147,725	\$2,512	\$850,946	\$748,589	\$748,589	\$0	\$102,357
2020	\$661,011	\$149,963	\$2,552	\$813,526	\$738,254	\$738,254	\$0	\$75,272
2019	\$600,080	\$152,202	\$2,593	\$754,875	\$721,656	\$721,656	\$0	\$33,219
2018	\$553,366	\$152,202	\$2,633	\$708,201	\$708,201	\$708,201	\$0	\$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
SFR LANE (01LN)	4,616.00	Square Foot	47	100

**Buildings**

<b>Building ID</b>	482	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1938
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2007
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	1332	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1212	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	GOOD	<b>Heating Type</b>	
<b>Perimeter</b>	212	<b>Bedrooms</b>	2
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	18	<b>Grade</b>	550
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	120	0	0
FLA	FLOOR LIV AREA	1,212	1,212	0
<b>TOTAL</b>		<b>1,332</b>	<b>1,212</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	400 SF	1
FENCES	1987	1988	4 x 11	1	44 SF	2
TIKI	1987	1988	9 x 10	1	90 SF	3
BRICK PATIO	1988	2007	3 x 10	1	30 SF	2
CONC PATIO	1987	2007	2 x 3	1	6 SF	2
UTILITY BLDG	2006	2007	8 x 10	1	80 SF	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/26/2023	\$1,100,000		2426788	3236	0944	19 - Unqualified	Improved		
1/5/2012	\$100	Warranty Deed		2549	2043	11 - Unqualified	Improved		
12/2/2011	\$100	Warranty Deed		2544	1870	11 - Unqualified	Improved		

**Permits**

[Skip to main content](#)

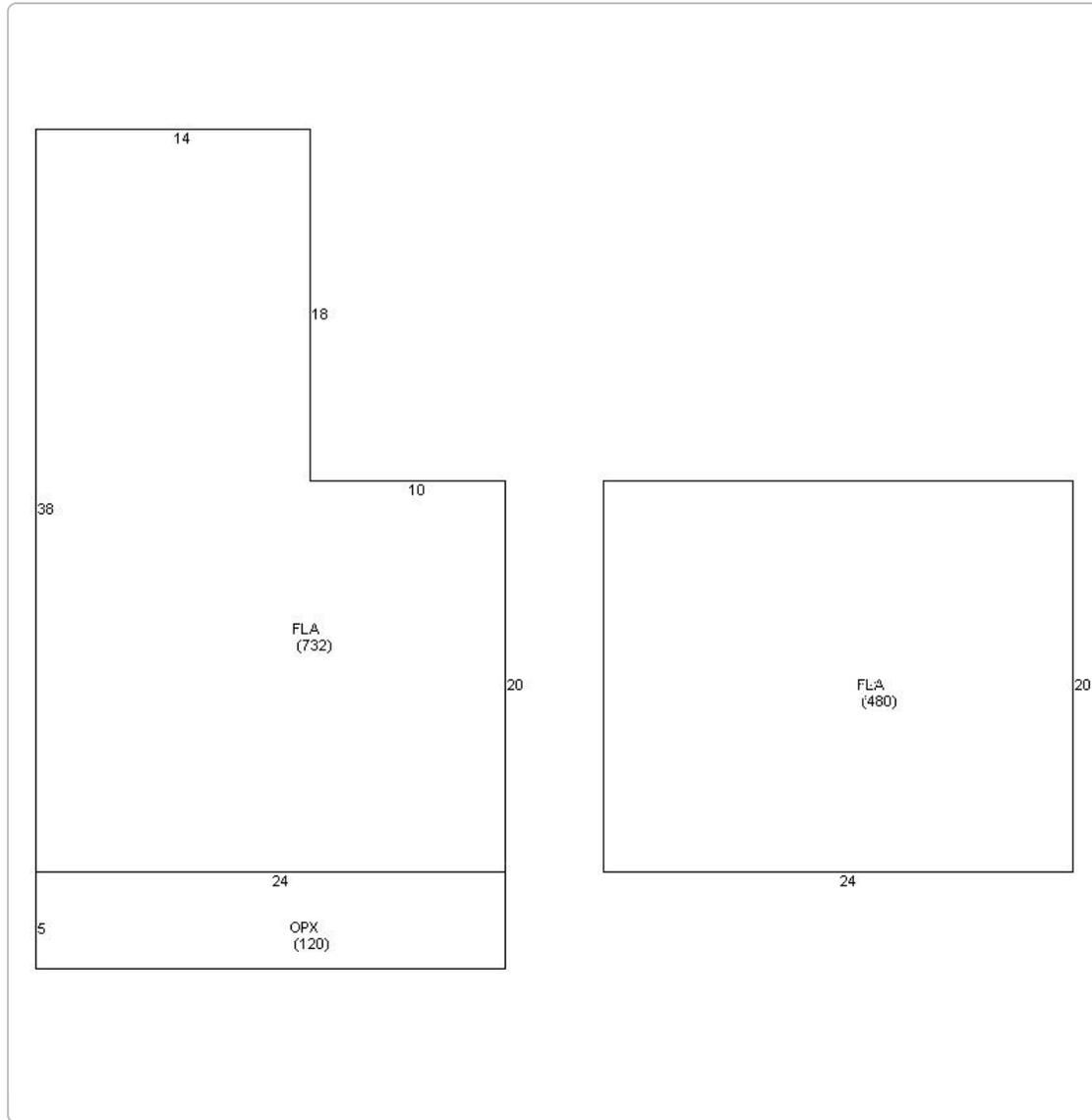
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-0480	2/8/2013	2/8/2013	\$1,200	Residential	CLEAN AND PAINT ROOFING WITH SILVER BRITE PAINT
05-4954	12/1/2005	8/16/2006	\$2,400	Residential	BUILD 8'x10' OUTSIDE SHED

**Monroe County, FL**

[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

