



Historic Architectural Review Commission Staff Report for Item 17

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: January 27, 2026

Applicant: Serge Mashtakov, PE

Application Number: C2025-0107

Address: 1114 Duval Street

Description of Work:

Demolition of bottom portion of exterior walls to accommodate storefront system.

Site Facts:

The building under review is a contributing structure within the historic district, constructed in 1949. The one-story concrete block structure is located at the corner of Duval and Amelia Street. Currently the house sits on the ground and is located within an AE-6 flood zone.



1114 Duval Street when it was El Anon Ice Cream Parlor C 1940. Monroe County Library.



Photo taken by Property Appraiser's office c1965, El Anon Ice Cream Parlor. Monroe County Library.



The building at 1114 Duval Street, corner of Amelia Street. Monroe County Library. (no date)



Photo of property under review July 2011. From the archives of Edwin O. Swift III. Monroe County Library.



Photo taken by the Property Appraiser's office 01/15/26.



Photo taken by the Property Appraiser's office 01/15/26.



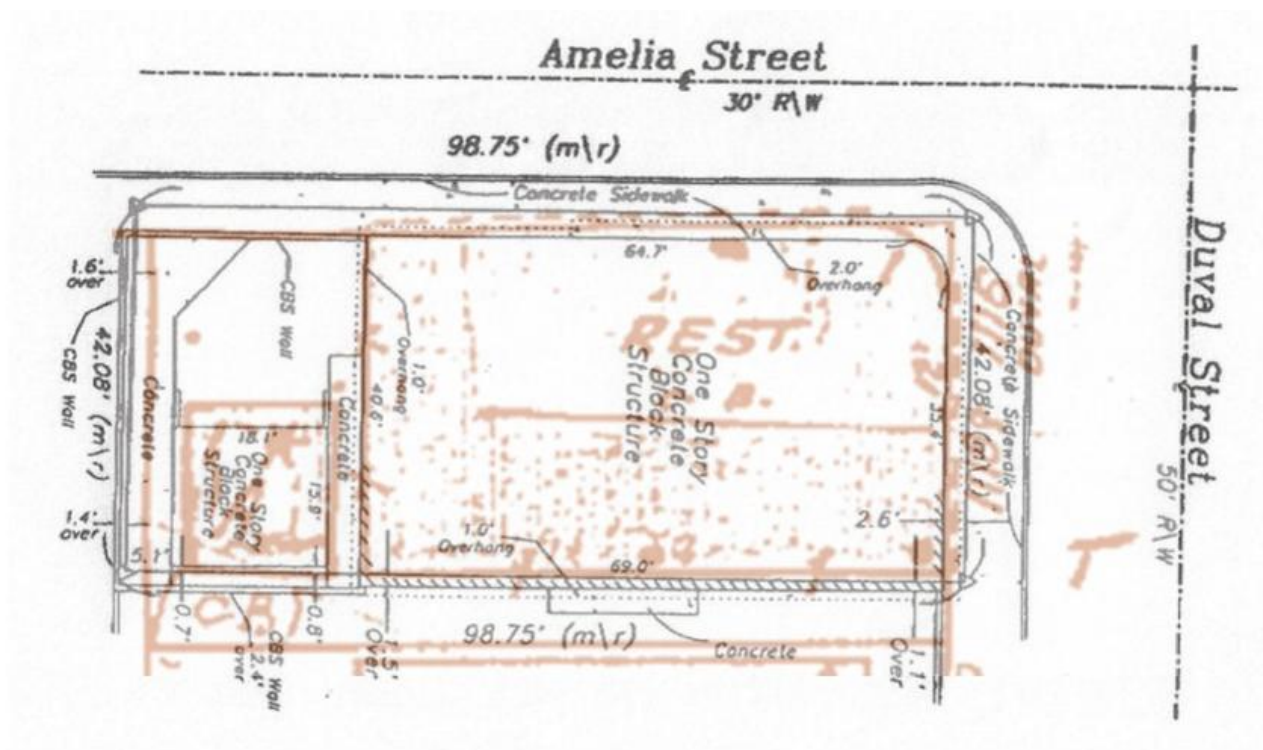
1964 aerial photo, circled in red.



1968 aerial photo, circled in red.



1972 aerial photo, circled in red.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Windows (pages 29a-29k), specifically guidelines A (6, 7, 8, 9) and B (1 and 3-first sentence).
- Guidelines for Entrances, Porches, Doors, and exterior staircases (pages 32-33), specifically guidelines 3 and 10.
- Guidelines for Additions and alterations on contributing structures (pages 37a-37k), specifically guidelines 1, 2, 4, 5 (first sentence), 11 (first sentence), 13, 14, 19, 21, 22, 26 (first sentence), 27, 28, 29, 30, 32, and 33.

Ordinance Cited on Review:

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

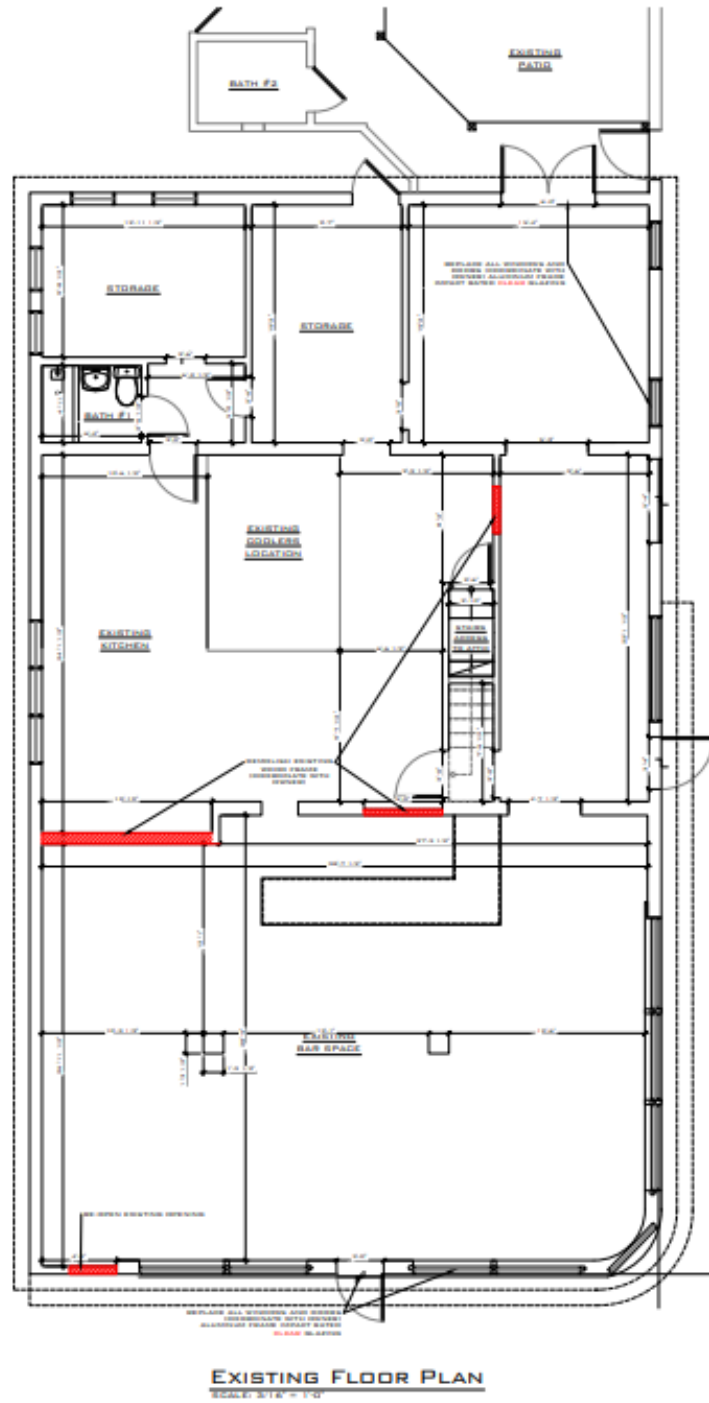
Staff Analysis:

A Certificate of Appropriateness is currently under review for renovations to a contributing structure. The proposed plans include the removal of portions of the exterior wall along the Amelia Street and Duval Street elevations to install a full-height aluminum storefront system.

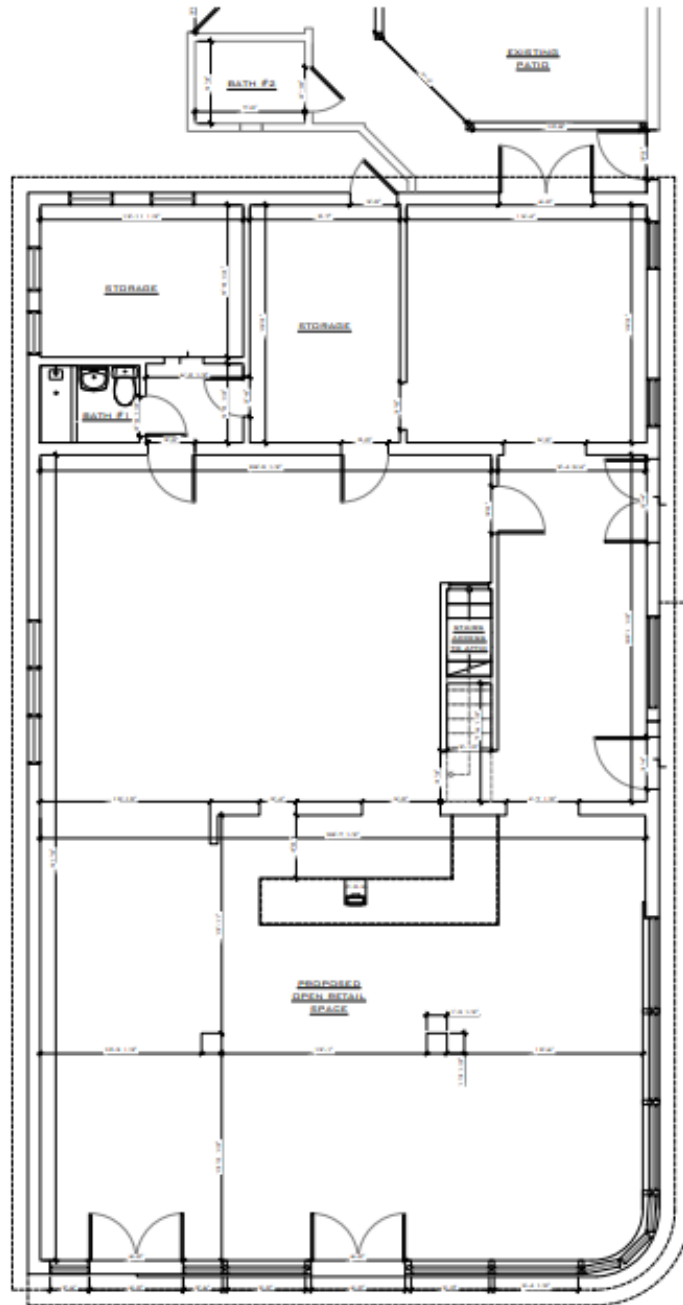
Historic photographs show that the appearance of these elevations has changed over time. A photograph from circa 1940 shows the building with large storefront-style window openings along these elevations, showing a more open commercial façade than what exists today. A photograph from circa 1965 shows a very similar window configuration, indicating that the larger openings remained.

An additional photograph with no recorded date, which staff believes likely dates to the 1970s, shows more changes to the façade. In this image, the storefront appears more open; however, windows are visible toward the right side of the building. Due to the presence of a decorative railing, it is unclear whether these windows extended fully to the ground or were partially infilled below the sill line.

More recent photographs from 2011 and 2026 show that the façade has since been significantly infilled, resulting in smaller window openings and a more solid wall condition than what is depicted in the earlier historic images. Overall, the photographic record indicates that the Amelia Street and Duval Street façades have undergone multiple alterations, transitioning from a more open storefront condition to the current infilled appearance.

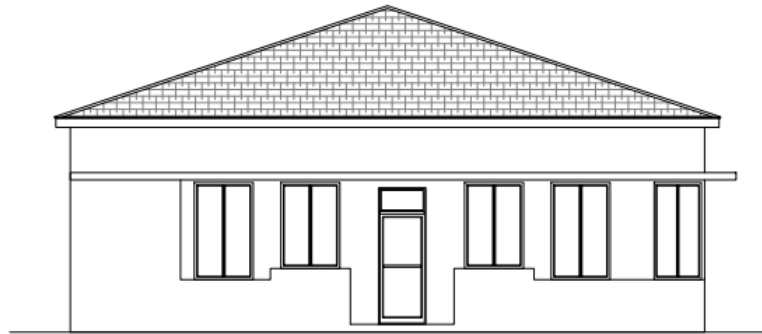


Existing Floor Plan.



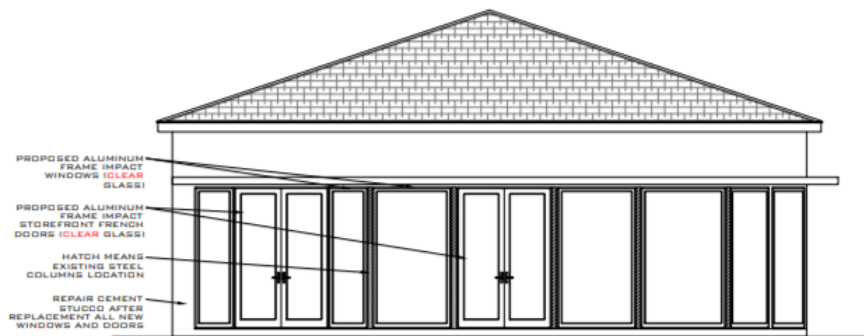
PROPOSED FLOOR PLAN
SCALE: 3/8" = 1'-0"

Proposed Floor Plan.



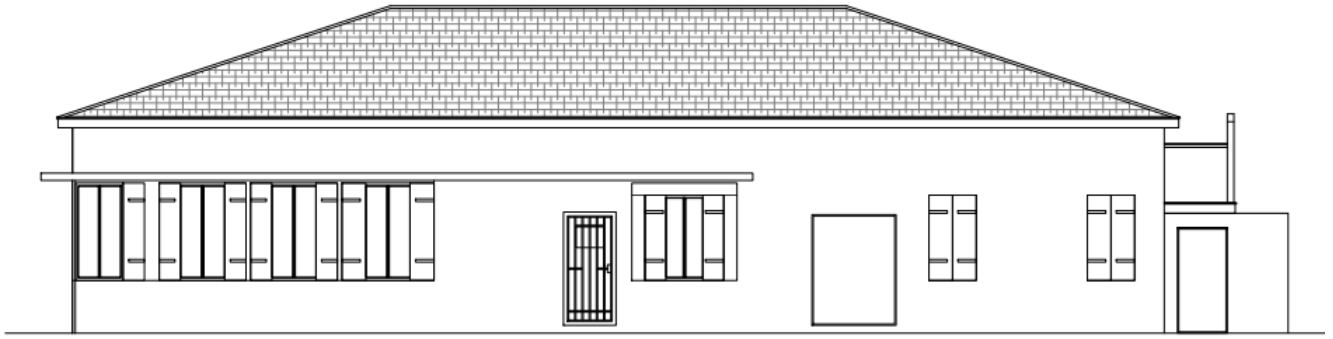
EXISTING FRONT ELEVATION
SCALE: 3/8" = 1'-0"

Existing Front Elevation (Duval Street).



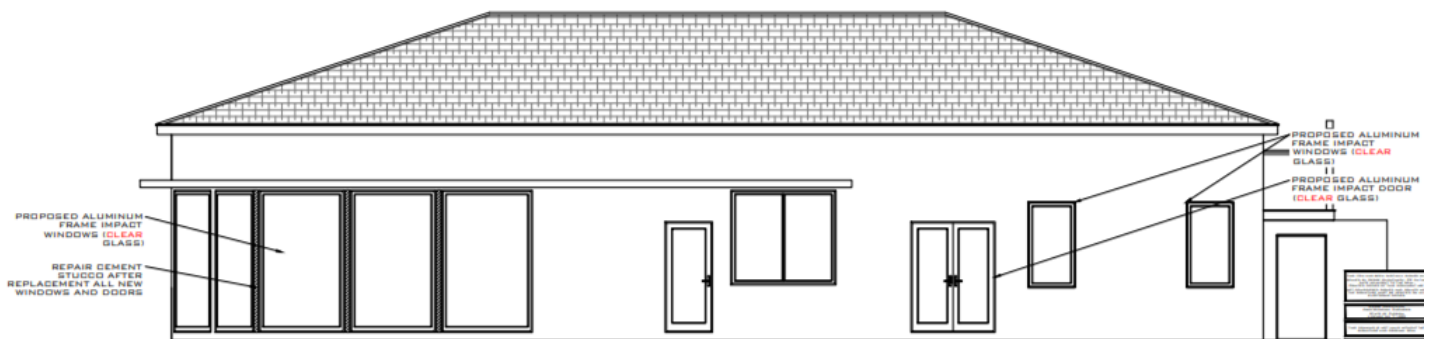
PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

Proposed Front Elevation (Duval Street).



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

Existing Left Elevation (Amelia Street).



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

Proposed Left Elevation (Amelia Street).

Consistency with Cited Guidelines:

The proposed changes to the Amelia Street and Duval Street elevations are generally consistent with the HARC Guidelines. Historic photographs show that the building originally had larger storefront-style window openings, which were more open than what exists today. Photos from around 1940 and 1965 show a more open commercial façade, while later photographs indicate that the façade was infilled and altered over time.

Although it is not fully clear if all historic windows extended to the ground at one point, the photos support that these elevations historically had a more open storefront appearance. **Guideline 30** of Additions and Alterations states that new work should ideally be located on secondary or significantly altered façades of a contributing structure. Because these elevations have been altered over time, the proposed storefront system may be considered appropriate if the HARC Commission determines that restoring a more open façade is consistent with the building's historic character. Provided the storefront design uses compatible materials, proportions, and detailing that respect the surrounding streetscape. Additionally, the windows can be aluminum as the building was constructed after 1945.

Criteria for Demolition:

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. 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).*

It is staff's understanding that the elements proposed for demolition do not exhibit significant deterioration.

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 components proposed for demolition have been altered over time and do not exhibit significant architectural characteristics.

- 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 on 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.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

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

It is staff's understanding that the site is not associated with any significant event.

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

It is staff's understanding that the elements under review do 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.*

It is staff's understanding that the elements proposed for demolition do not exhibit a distinctive architectural style and the façade has been altered over time.

- 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 on a corner lot at Duval Street and Amelia Street, a highly transited area, and contributes to the visual character of the surrounding neighborhood.

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

Staff believes that based on current documentation, the elements under review have not yielded, and are unlikely to yield, any historically significant information.

Based on the above criteria, staff finds that the removal of portions of the exterior wall along the Amelia Street and Duval Street elevations to install a full-height aluminum storefront system meets the criteria for demolition.

If approved, this will be the only required reading as the elements under review have been altered over time. Staff will review construction plans to ensure all demolition and new work remain consistent with approved 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:

1114 Duval St, Key West, FL 33040

NAME ON DEED:

Dekel Elbaz, ED KEY WEST LLC

PHONE NUMBER N/A

OWNER'S MAILING ADDRESS:

PO BOX 1885, Key West, FL 33040

EMAIL N/A

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:

Serge Mashtakov

DATE 12/12/2025

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:

Proposed major remodeling of building elevations by removing partial wall infills and installation of full height storefront system similar to the original historical appearance.

MAIN BUILDING:

Proposed major remodeling of building elevations by removing partial wall infills and installation of full height storefront system similar to the original historical appearance.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

See 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:	PAINTING:
N/A	White
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. No Trees	N/A
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 #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1114 Duval St, Key West, FL 33040

PROPERTY OWNER'S NAME:

Dekel Elbaz, ED KEY WEST LLC

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

12/15/2025 Dekel Elbaz

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of bottom portions of exterior walls to accommodate storefront glazing



CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

(2) Or explain how the building or structure meets the criteria below:

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

N/A

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

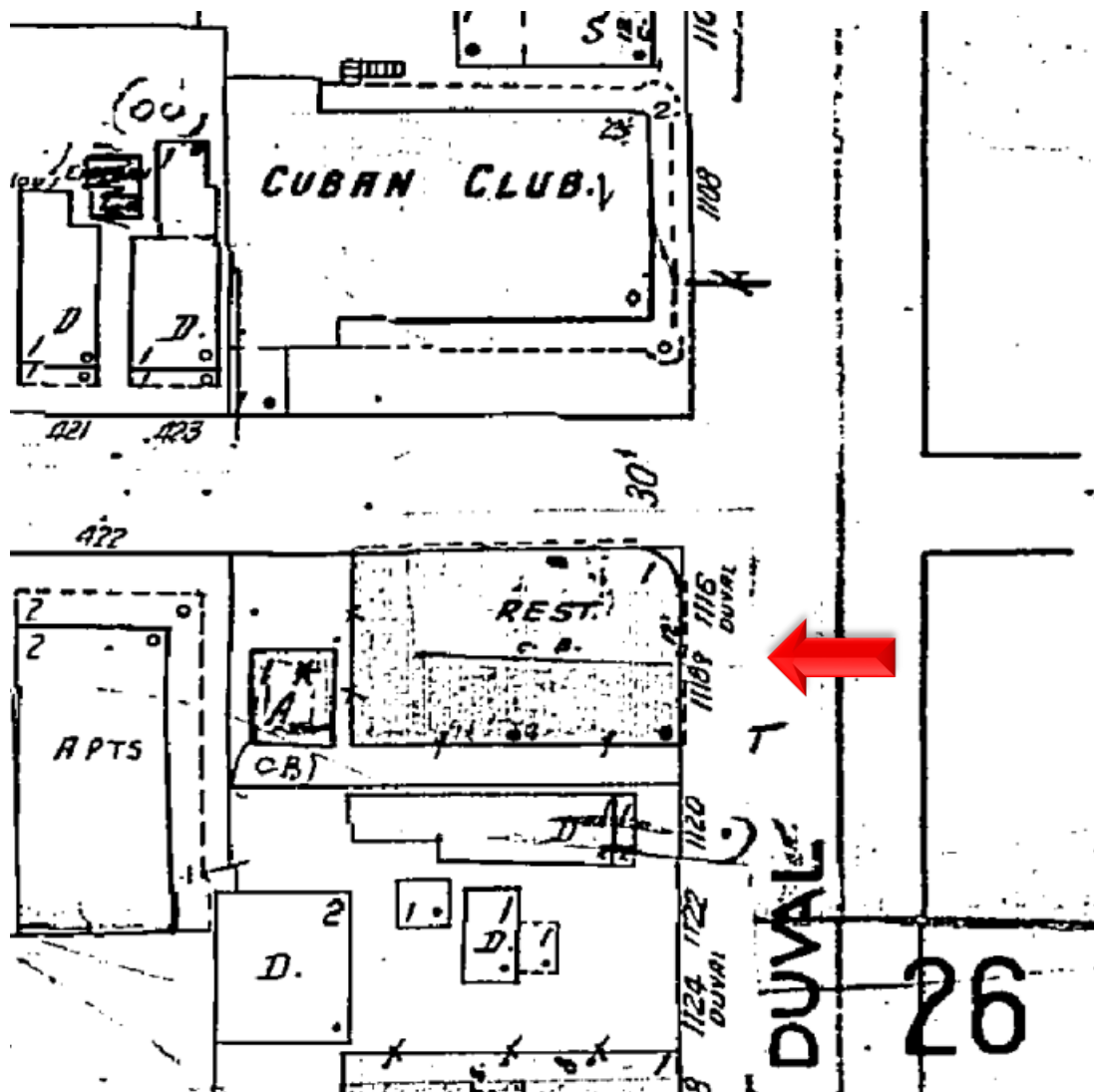
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
The addition has no significant character, interest or value.
(d) Is not the site of a historic event with significant effect upon society.
N/A
(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.

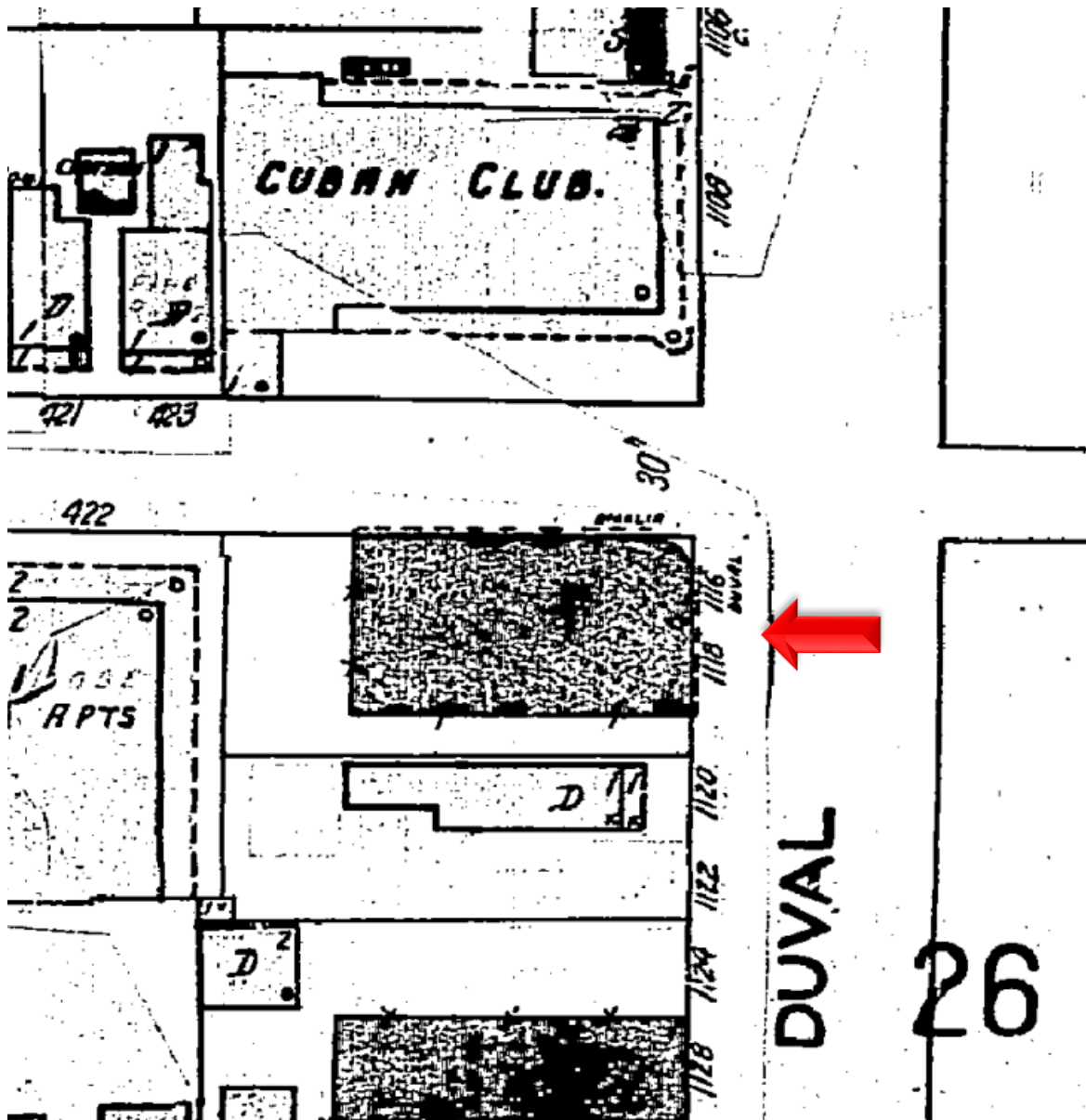
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

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.
The historic character of the district and neighborhood will not be affected by the proposed demolition of the knee walls. Character of the neighborhood will not be diminished.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The proposed demolition will not impact any historic relationships between existing structures and open spaces.
(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.
The application includes the demolition of a knee walls below existing windows which is not defining the historic character. Full height glazing is more characteristic for the buildings of this era and will clean-up the building front appearance.
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS

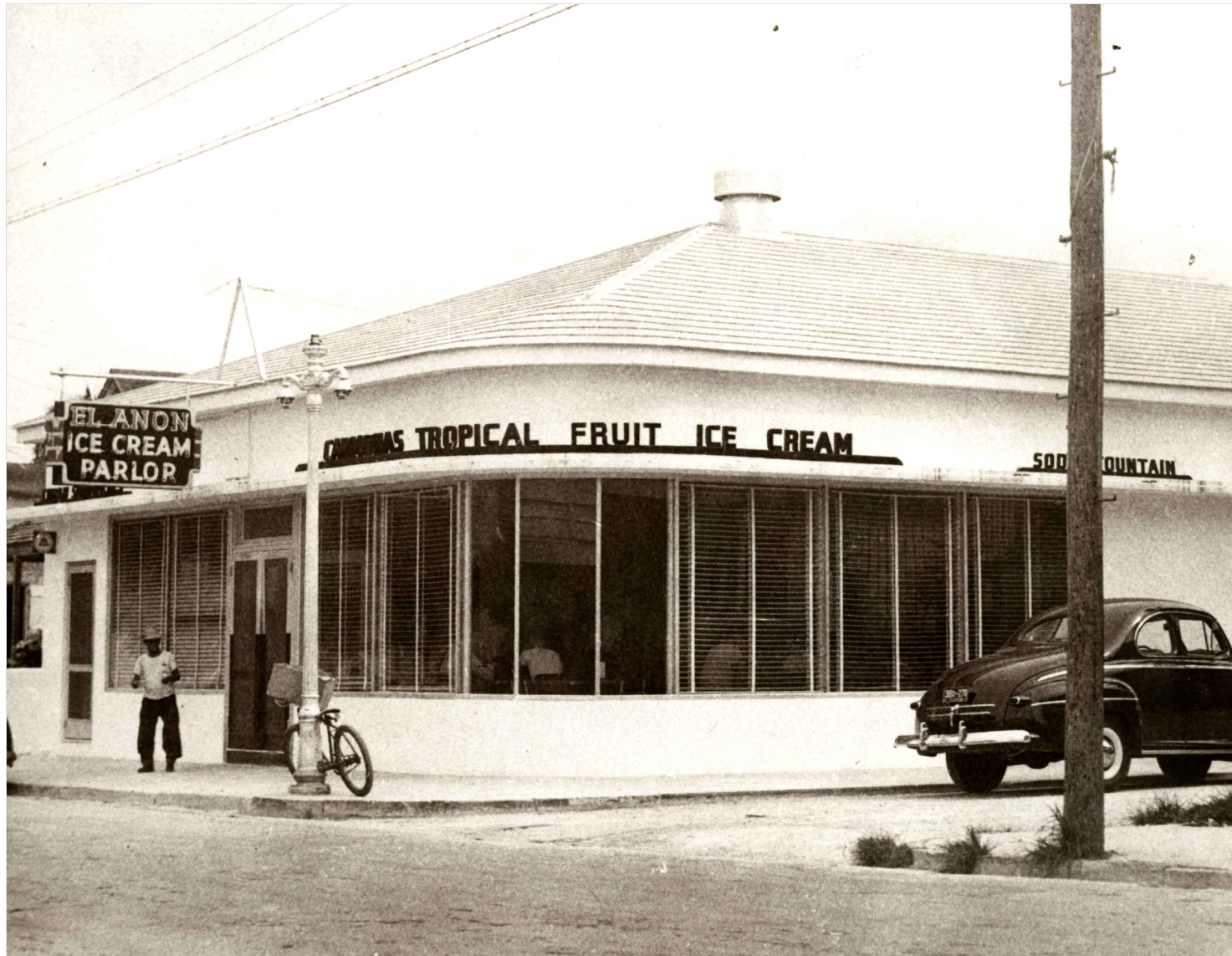
1114 DUVAL ST
(HISTORICAL PICTURE)



1114 DUVAL ST
(HISTORICAL PICTURE)



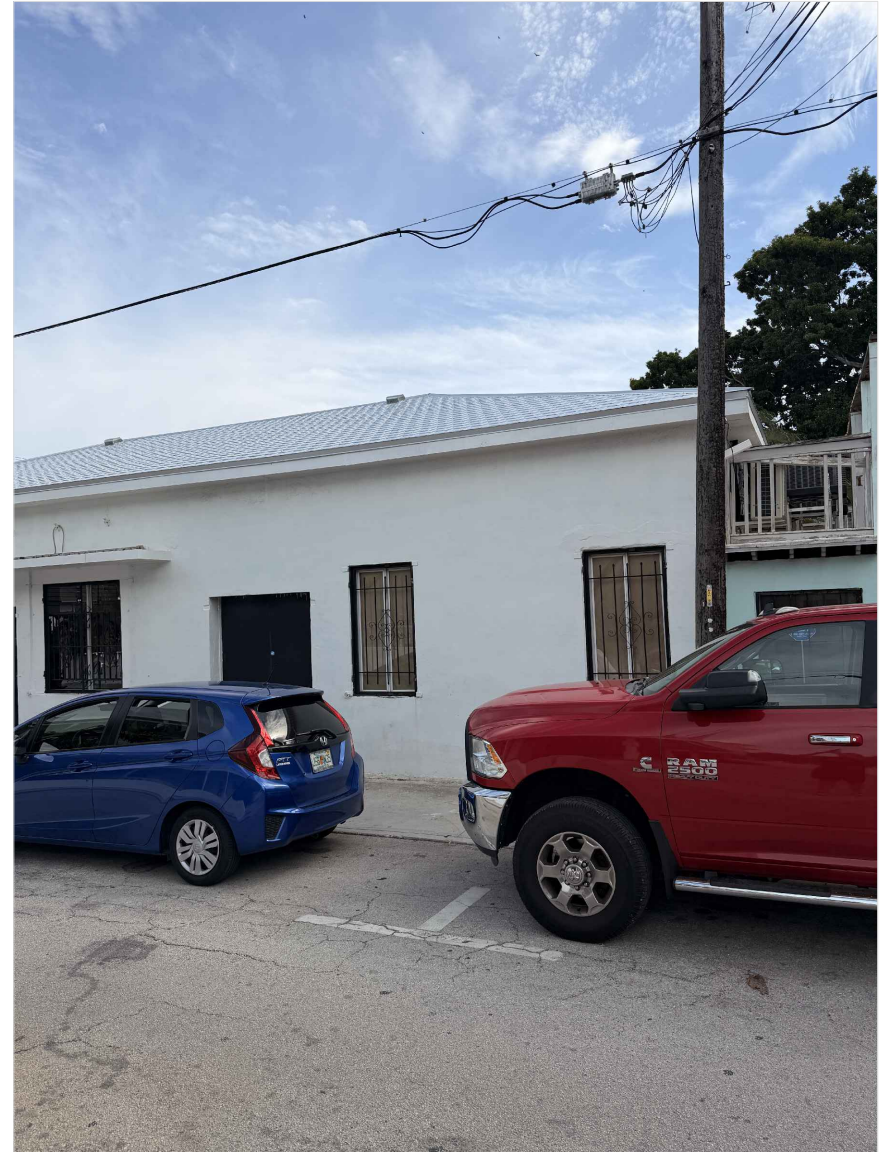
1114 DUVAL ST
(HISTORICAL PICTURE)



1114 DUVAL ST
(FRONT SIDE VIEW)



1114 DUVAL ST
(RIGHT SIDE VIEW)



1114 DUVAL ST
(REAR SIDE VIEW)



SURVEY

/ **NORBY****& Associates, Inc.**

Professional Land Surveyors

3104 Fingler Avenue

Key West, FL 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924

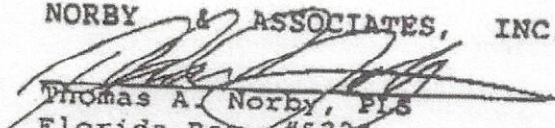
NOTES:

- The legal description shown hereon was furnished by the client or their agent.
- Underground foundations and utilities were not located.
- All angles are 90° (Measured & Record) unless otherwise noted.
- This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- Street address: 1114 Duval Street, Key West, FL 33040.
- Date of field work: November 11, 1999.

BUNDARY SURVEY OF: On the Island of Key West in Tract 11 and is part of Lot 1 in Square 6 of said Tract 11 according to C.W. Tift's map of the City and Island of Key West, but better known as Subdivision 1 of Square 1 according to a diagram made by Stepney Austin of Lots 1 and 2 of Square 6 of said Tract 11, which diagram is recorded in Book "L" of Records, Page 443, Public Records of Monroe County, Florida. COMMENCING at the corner of Duval and Amelia Streets and run thence along Duval Street in a Southeasterly direction 42 feet, 1 inch; thence at right angles in a Southwesterly direction 98 feet, 9 inches; thence at right angles in a Northwesterly direction 42 feet, 1 inch, to Amelia Street; thence at right angles in a Northwesterly direction 98 feet, 9 inches, back to the place of Beginning.

BUNDARY SURVEY FOR: The Cave Family Limited Partnership;
Lowell P. and Dawn Cave;
Keys Title & Abstract Company;
Stewart Title Guaranty Company;

NORBY & ASSOCIATES, INC.


Thomas A. Norby, PLS
Florida Reg. #5234

November 12, 1999

11/15/99

Exhibit "A"

NORBY**& Associates, Inc.**

Professional Land Surveyors

3104 Flagler Avenue

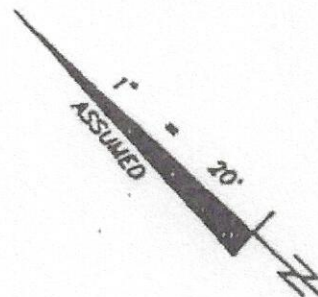
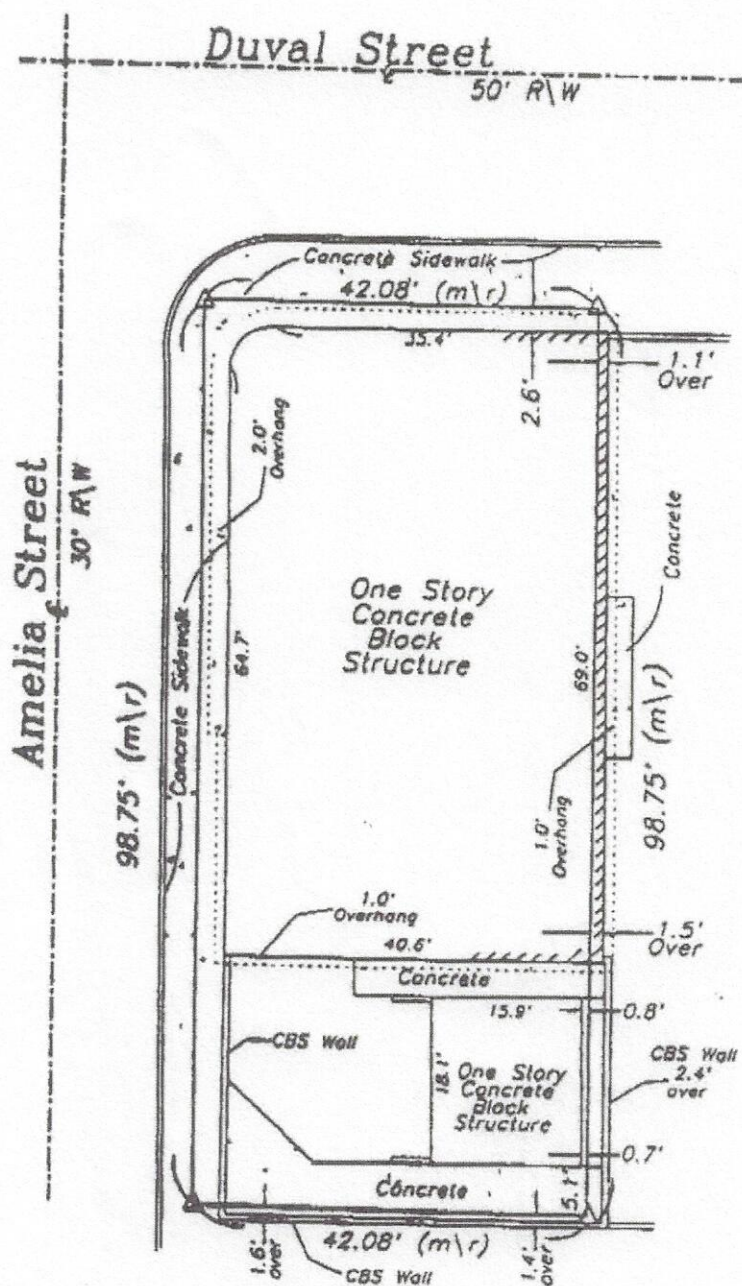
Key West, FL 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422

FAX (305) 293-9924

**LEGEND**

△ Set Nail & Disc (5234)

R/W Right of Way

m/r Measured & Record

CBS Concrete Block Wall

CL Centerline

PROPOSED DESIGN

HARC APPLICATION PLANS FOR MAJOR REMODELING

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1114 DUVAL ST,
KEY WEST, FL 33040

CLIENT:
GARY THE CARPENTER
CONSTRUCTION, INC

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY GERRIE MABITAGDO, P.E. ON THE
DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

GERRIE MABITAGDO
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

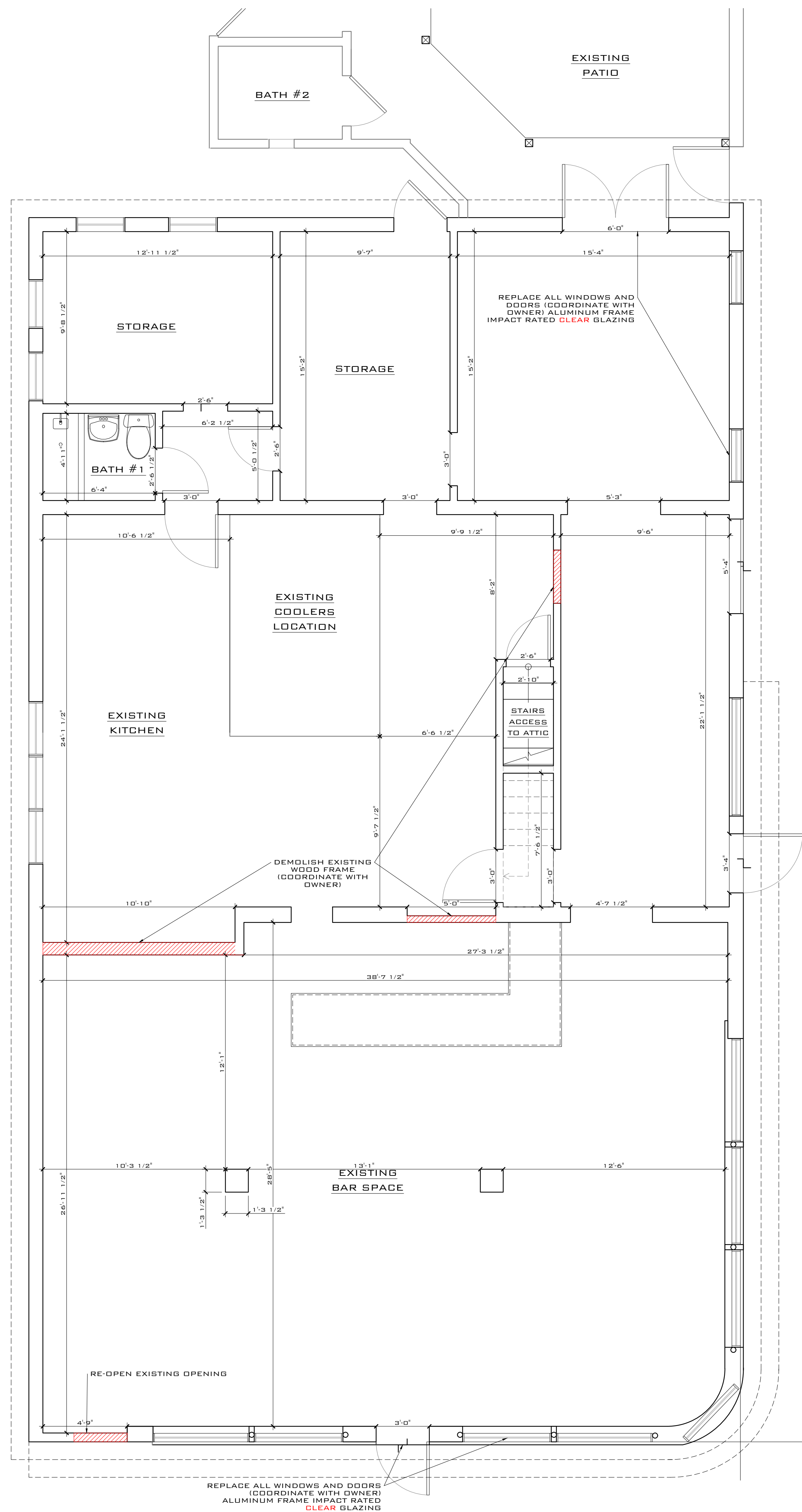
THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

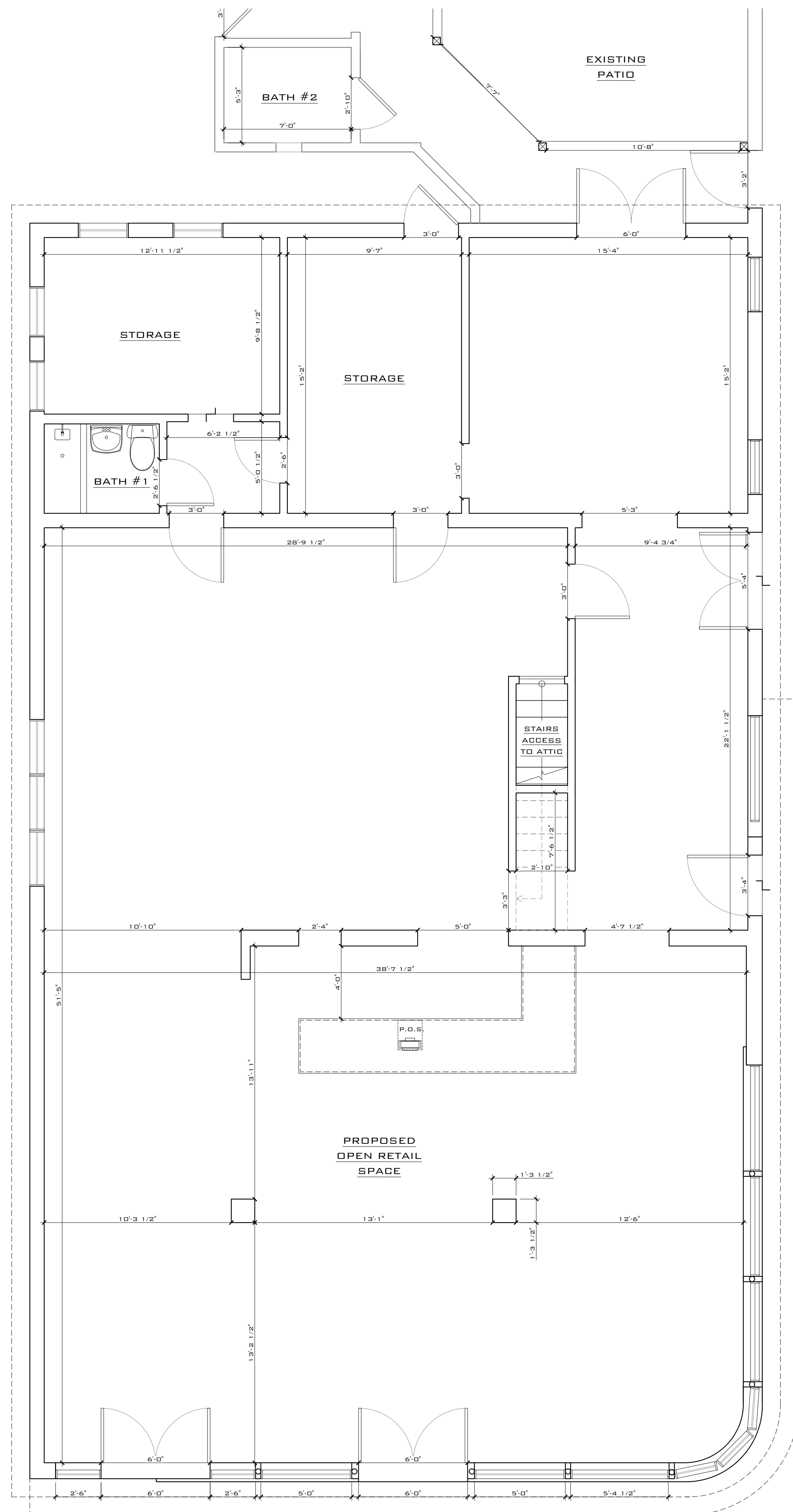
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
**GARY THE CARPENTER
CONSTRUCTION, INC**
PROJECT:
1114 DUVAL ST

DATE: 1114 DUVAL ST, KEY WEST, FL 33040			
TITLE: COVER			
SCALE: AS SHOWN	DATE: 11/05/25	DRAWN: CA	CHECKED: SAM
PROJECT NO: 2510-01	DRAWING NO: 6-100	REVISION:	1



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERRIE MANTAKOV, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GERRIE MANTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

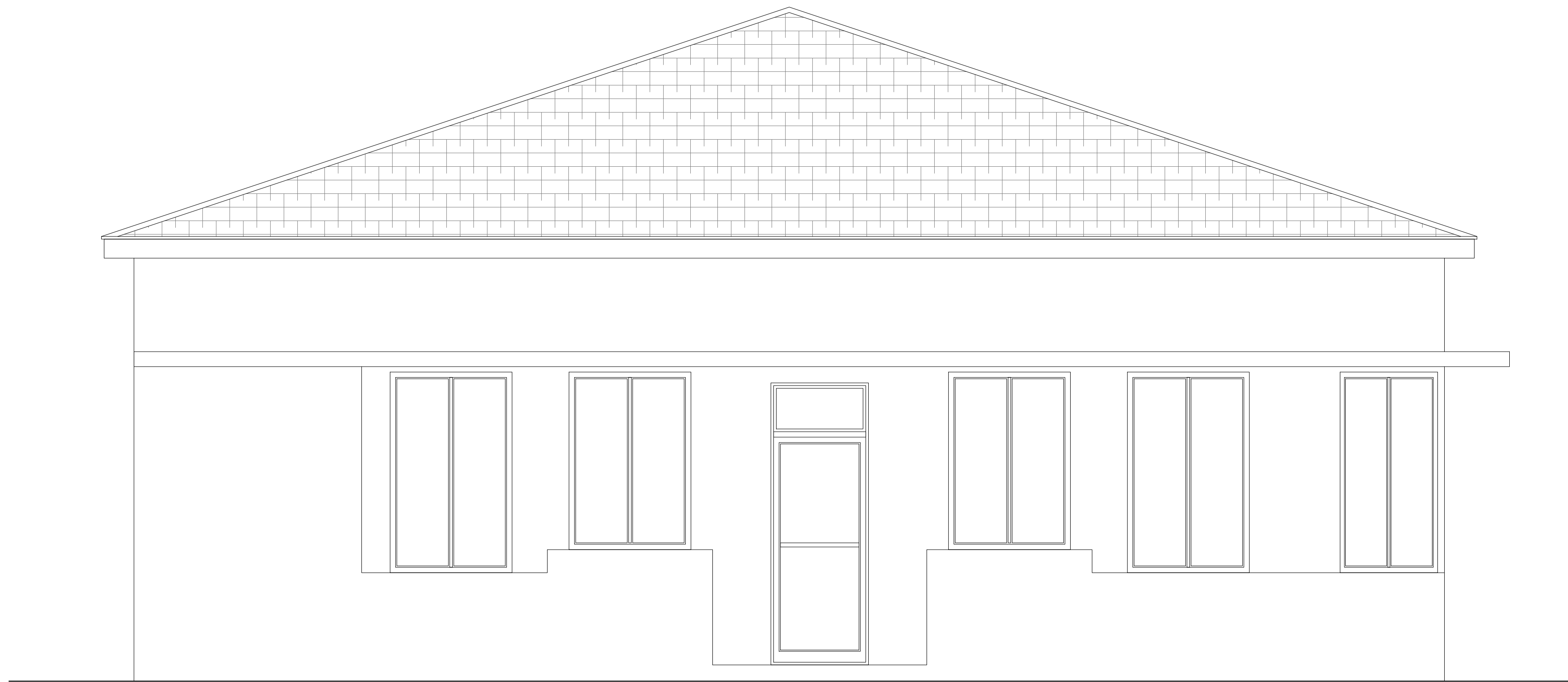
CLIENT:
**GARY THE CARPENTER
CONSTRUCTION, INC**

PROJECT:
1114 DUVAL ST

DATE:
**1114 DUVAL ST,
KEY WEST, FL 33040**

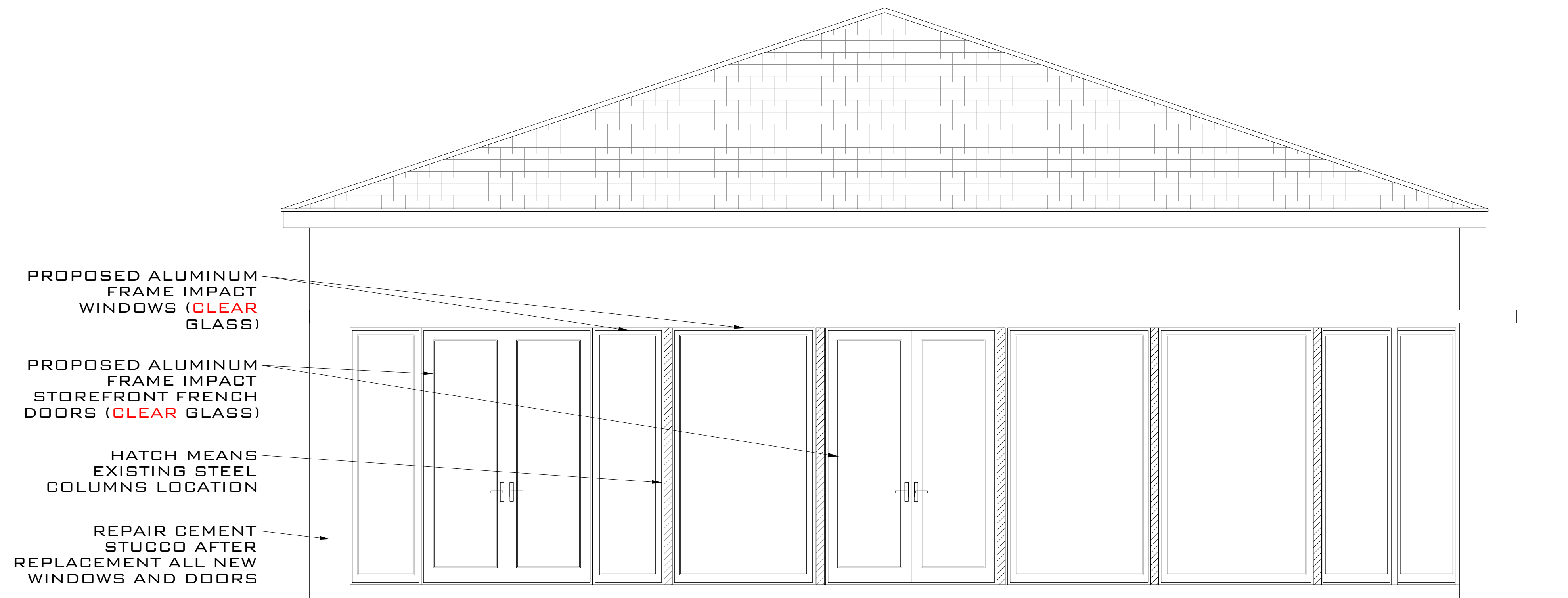
TITLE:
COVER

SCALE BY SHEET:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/05/25	GA	SAH
PROJECT NO.:	DATE:	REVISED:	REVISION:
2510-01	A-101		1



EXISTING FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY GERRIE MABITAGDO, P.E. ON THE
DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
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GERRIE MABITAGDO
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71488

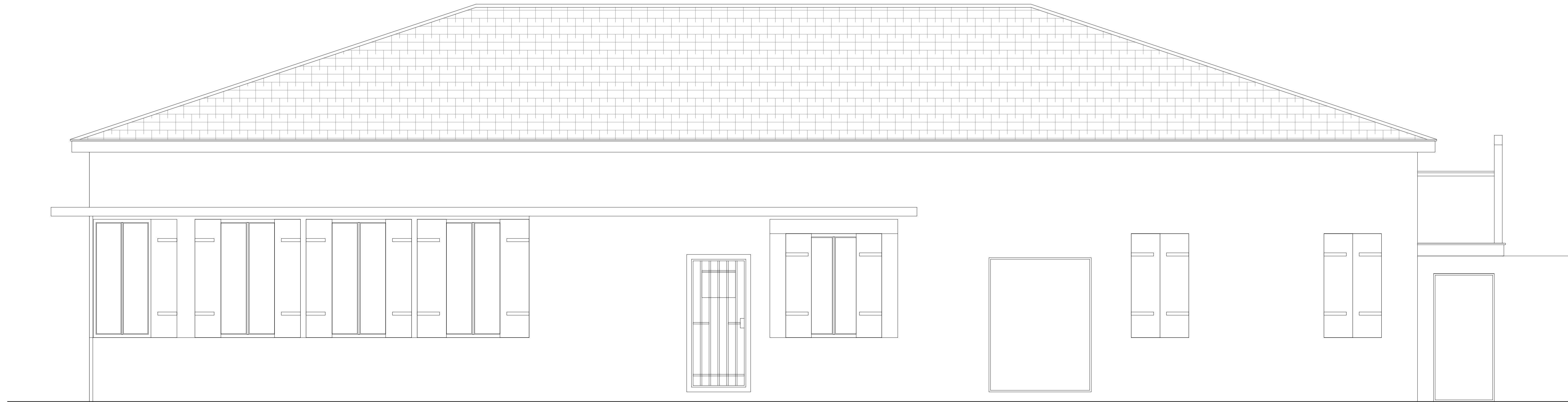
THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL.

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

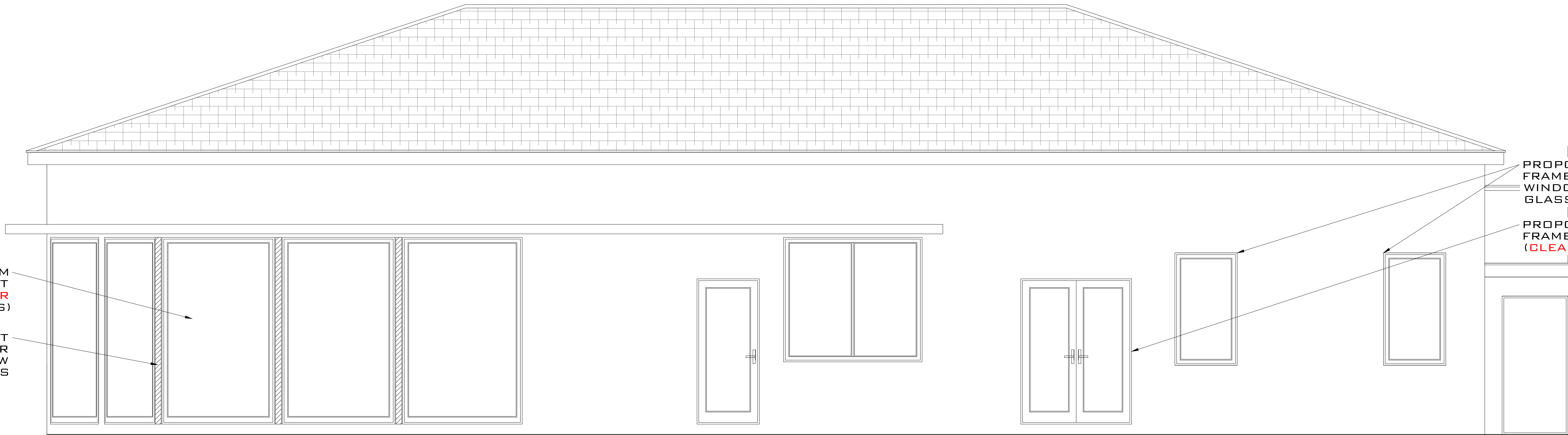
CLIENT:
**GARY THE CARPENTER
CONSTRUCTION, INC**
PROJECT:
1114 DUVAL ST

SITE: **1114 DUVAL ST,
KEY WEST, FL 33040**
TITLE: **ELEVATIONS**
SCALE BY: DATE: DRAWN: CHECKED:
AS SHOWN 11/05/25 GA SAM
PROJECT NO.: DRAWING NO.: REVISION:
2510-01 A-102 1



EXISTING LEFT ELEVATION

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



PROPOSED ALUMINUM
FRAME IMPACT
WINDOWS (CLEAR
GLASS)

REPAIR CEMENT
STUCCO AFTER
REPLACEMENT ALL NEW
WINDOWS AND DOORS

PROPOSED ALUMINUM
FRAME IMPACT
WINDOWS (CLEAR
GLASS)

PROPOSED ALUMINUM
FRAME IMPACT DOOR
(CLEAR GLASS)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY GERRIE MABITAGDY, P.E. ON THE
DATE ADJACENT TO THE SEAL.
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NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

GERRIE MABITAGDY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

THIS DRAWING IS NOT VALID WITHOUT THE
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ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

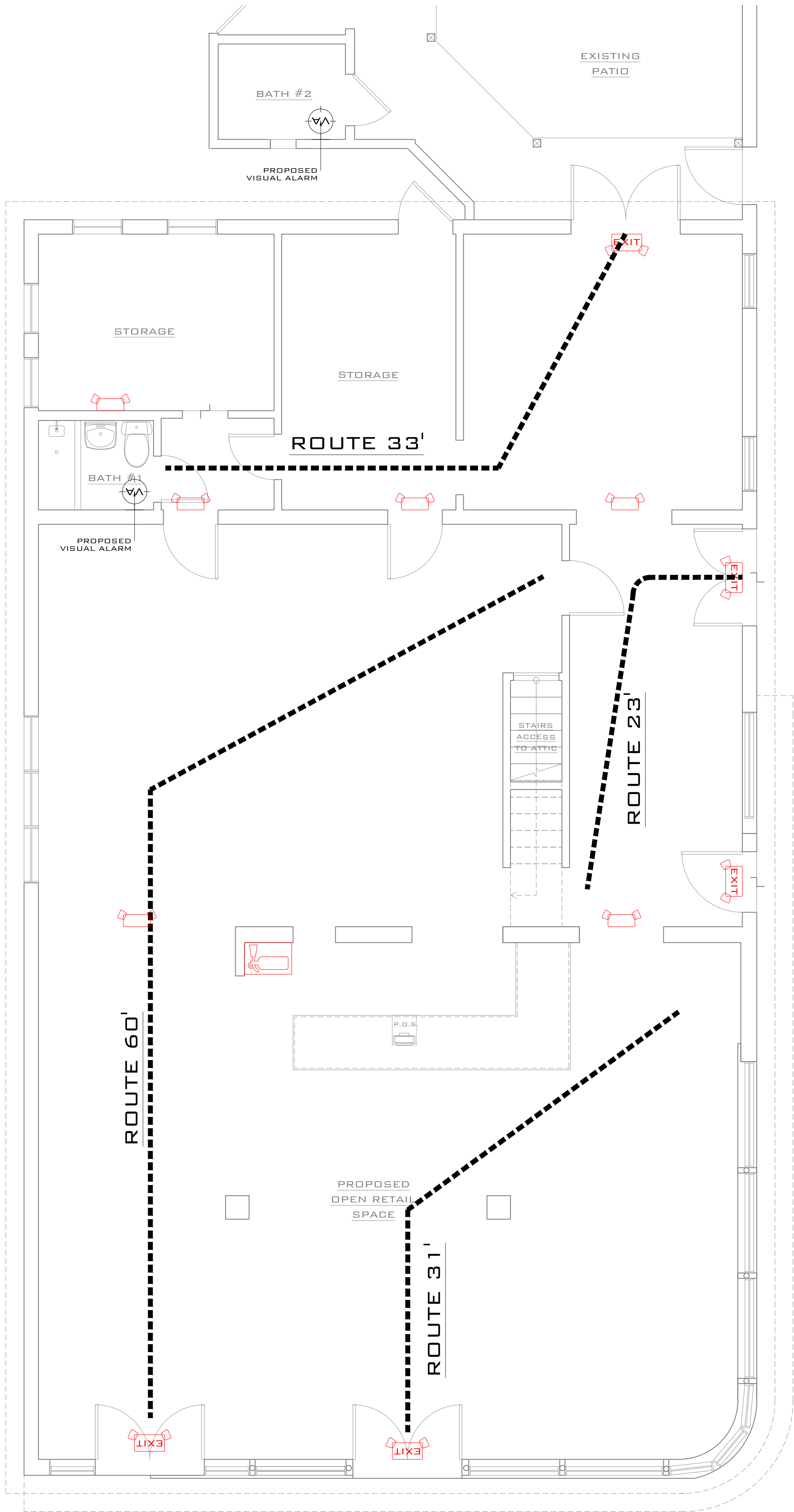
CLIENT:
**GARY THE CARPENTER
CONSTRUCTION, INC**
PROJECT:
1114 DUVAL ST

SITE:
**1114 DUVAL ST,
KEY WEST, FL 33040**

TITLE:
ELEVATIONS
SCALE: AS SHOWN DATE: 11/05/25 DRAWN: CA CHECKED: SAM
PROJECT NO.: 2510-01 DRAWING NO.: A-102 REVISION: 1

PROPOSED LEFT ELEVATION

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



DESIGN DATA:

1. APPLICABLE BUILDING CODE: FBC EXISTING BUILDING 8TH EDITION (2023)
2. APPLICABLE DESIGN LOADS: PER ASCI/SEI 7-22
FLOOR LIVE LOAD: 100 PSF
ROOF LIVE LOAD: 20 PSF (300 LB CONG.)
BASIC WIND SPEED: 180 MPH
EXPOSURE: D
STRUCTURAL CATEGORY: II
ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION

LEVEL 2 ALTERATIONS

OCCUPANCY:
GROUP: M

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE
FBC TABLE 1017.2, OCCUPANCY M, WITHOUT SPRINKLER SYSTEM: 200 FT
MAXIMUM TRAVEL DISTANCE TO EXIT: 60 FT.

CONSTRUCTION TYPE:

TYPE V - B

ITEM	EXISTING	FBC TABLE 504.3A	PROPOSED
CONSTRUCTION TYPE	TYPE V - B	TYPE V - B	NO CHANGE
MAX HEIGHT (FEET)	<85'	40'-0"	NO CHANGE
OCCUPANCY	GROUP A	GROUP M	NO CHANGE
MAX STORIES	1	1	NO CHANGE
MAX AREA	2,638.1 SF	9,500 SF	NO CHANGE

OCCUPANCY LOAD:
PER TABLE 1004.5 FBC

AREA	LOAD	REQ. EGRESS	PROVIDED
NET	(PER 1004.5)	(PER 1005.3.2)	
2,638.1 SF	60 SQ.FT.PER (44) OCCUPANT MAX 50 SQ.FT	(44) X (0.20) = 8.8" WIDTH	286" (5-QTY)
STAFF	02		
OCCUPANTS:	42 CUSTOMERS		

TOTAL OCCUPANCY LOAD: 44 PERSONS

REQUIRED NUMBER OF EXITS: 1 EXIT REQUIRED (OCCUPANT LOAD < 50) PER FBC 1006.2.1
EGRESS DOOR SWING DIRECTION: SWING DIRECTION ACCEPTABLE (OCCUPANT LOAD < 50)
PER FBC 1010.1.2
MINIMUM DOOR CLEAR WIDTH PROVIDED: 32" CLEAR (36" NOMINAL)
UN-SPRINKLED AREA

FBC TABLE 906.3(1)
FIRE EXTINGUISHERS CLASS: 2-A
MAXIMUM FLOOR AREA PER EXTINGUISHER: 3,000 SF
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER: 75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP M
AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED PER 903.2.7

PER FBC (F) 907.2.7 NO MANUAL FIRE ALARM SYSTEM REQUIREMENT PER
- GROUP M OCCUPANCY UNDER 500 PERSONS

SYMBOL LEGEND

	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN ON BATTERY BACKUP
	VISUAL ALARM
	CLASS 2-A FIRE EXTINGUISHERS (1) TOTAL

LIFE SAFETY PLAN

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

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SEALED BY GERRIE MANTAKADY, P.E. ON THE
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GERRIE MANTAKADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
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CLIENT:
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CONSTRUCTION, INC**
PROJECT:
1114 DUVAL ST

DATE:
1114 DUVAL ST,
KEY WEST, FL 33040
TITLE:
LIFE SAFETY PLAN
SCALE BY: DATE: DATE: DATE: DATE:
AS SHOWN: 11/05/25 CA SAM
PROJECT NO.: 2510-01 DRAWING NO.: A-104 REVISION:
1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 27, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE FAÇADE TO INSTALL FULL HEIGHT STOREFRONT SYSTEM. DEMOLITION OF BOTTOM PORTION OF EXTERIOR WALLS TO ACCOMMODATE STOREFRONT SYSTEM.

#1114 DUVAL STREET

Applicant – Serge Mashtakov, PE Application #C2025-0107

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 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 OLEN 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:
1149 WAL STREET, KEY WEST, FL 33040 on the
27 day of JANUARY, 2026.

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, JANUARY, 2026.

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 C2025-0107.

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

Signed Name of Affiant:

[Signature]
Date: 01/22/26
Address: 3710 N ROOSEVELT BLVD
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 22 day of January, 2026.

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

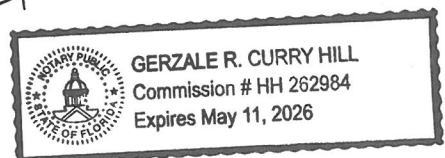
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____



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 00027910-000000
 Account# 1028681
 Property ID 1028681
 Millage Group 10KW
 Location 1114 DUVAL St, KEY WEST
 Address
 Legal Description KW SUB 1 PT LT 1 & PT LT 2 SQR 6 TR 11 G42-226 OR356-133 OR696-869 OR851-1574 OR855-1997 OR1086-850 OR1158-1746 OR1158-1753 OR1225-1048 OR1606-88 OR1614-536 OR1684-1620 OR1795-776 OR1933-886 OR2413-1670 OR2573-1775 OR3344-2356 OR3354-1771
 (Note: Not to be used on legal documents.)
 Neighborhood 32070
 Property Class RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



AK 1028681 1114 DUVAL STREET 6/29/2012

Owner

[ED KEY WEST LLC](#)
 PO Box 1885
 Key West FL 33041

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$436,738	\$373,397	\$362,847	\$379,093
+ Market Misc Value	\$5,549	\$4,237	\$4,237	\$4,237
+ Market Land Value	\$1,551,886	\$1,551,886	\$1,551,886	\$1,441,037
= Just Market Value	\$1,994,173	\$1,929,520	\$1,918,970	\$1,824,367
= Total Assessed Value	\$1,892,044	\$1,720,040	\$1,563,673	\$1,421,521
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,994,173	\$1,929,520	\$1,918,970	\$1,824,367

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,551,886	\$373,397	\$4,237	\$1,929,520	\$1,720,040	\$0	\$1,929,520	\$0
2023	\$1,551,886	\$362,847	\$4,237	\$1,918,970	\$1,563,673	\$0	\$1,918,970	\$0
2022	\$1,441,037	\$379,093	\$4,237	\$1,824,367	\$1,421,521	\$0	\$1,824,367	\$0
2021	\$908,962	\$379,093	\$4,237	\$1,292,292	\$1,292,292	\$0	\$1,292,292	\$0
2020	\$908,962	\$400,756	\$4,237	\$1,313,955	\$1,313,955	\$0	\$1,313,955	\$0
2019	\$865,678	\$400,756	\$4,237	\$1,270,671	\$1,270,671	\$0	\$1,270,671	\$0
2018	\$865,678	\$376,649	\$4,237	\$1,246,564	\$1,246,564	\$0	\$1,246,564	\$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
(2100)	4,309.00	Square Foot	43	71

Buildings

Building ID	39943	Exterior Walls	C.B.S.	
Style		Year Built	1949	
Building Type	REST/CAFET-A- / 21A	EffectiveYearBuilt	2005	
Building Name		Foundation		
Gross Sq Ft	3048	Roof Type		
Finished Sq Ft	2760	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	218	Bedrooms	0	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	26	Grade	400	
Interior Walls		Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
DUF	FIN DET UTILIT	288	0	0
FLA	FLOOR LIV AREA	2,760	2,760	0
TOTAL		3,048	2,760	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1948	1949	0 x 0	1	320 SF	2
FENCES	1978	1979	8 x 70	1	560 SF	4
WALL AIR COND	1993	1994	0 x 0	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/24/2025	\$0	Warranty Deed	2523055	3354	1771	11 - Unqualified	Improved		
9/15/2025	\$3,000,000	Warranty Deed	2515258	3344	2356	99 - Unqualified	Improved		
6/4/2012	\$1,380,000	Warranty Deed		2573	1775	40 - Unqualified	Improved		
5/31/2002	\$950,000	Warranty Deed		1795	0776	Q - Qualified	Improved		
11/24/1999	\$575,000	Warranty Deed		1614	0536	K - Unqualified	Improved		
11/22/1999	\$575,000	Warranty Deed		1606	0088	Q - Qualified	Improved		
9/1/1992	\$369,000	Warranty Deed		1225	1048	Q - Qualified	Improved		
2/1/1991	\$405,000	Warranty Deed		1158	1753	U - Unqualified	Improved		
4/1/1982	\$150,000	Warranty Deed		851	1574	U - Unqualified	Improved		
2/1/1977	\$65,000	Conversion Code		696	869	Q - Qualified	Improved		

Permits

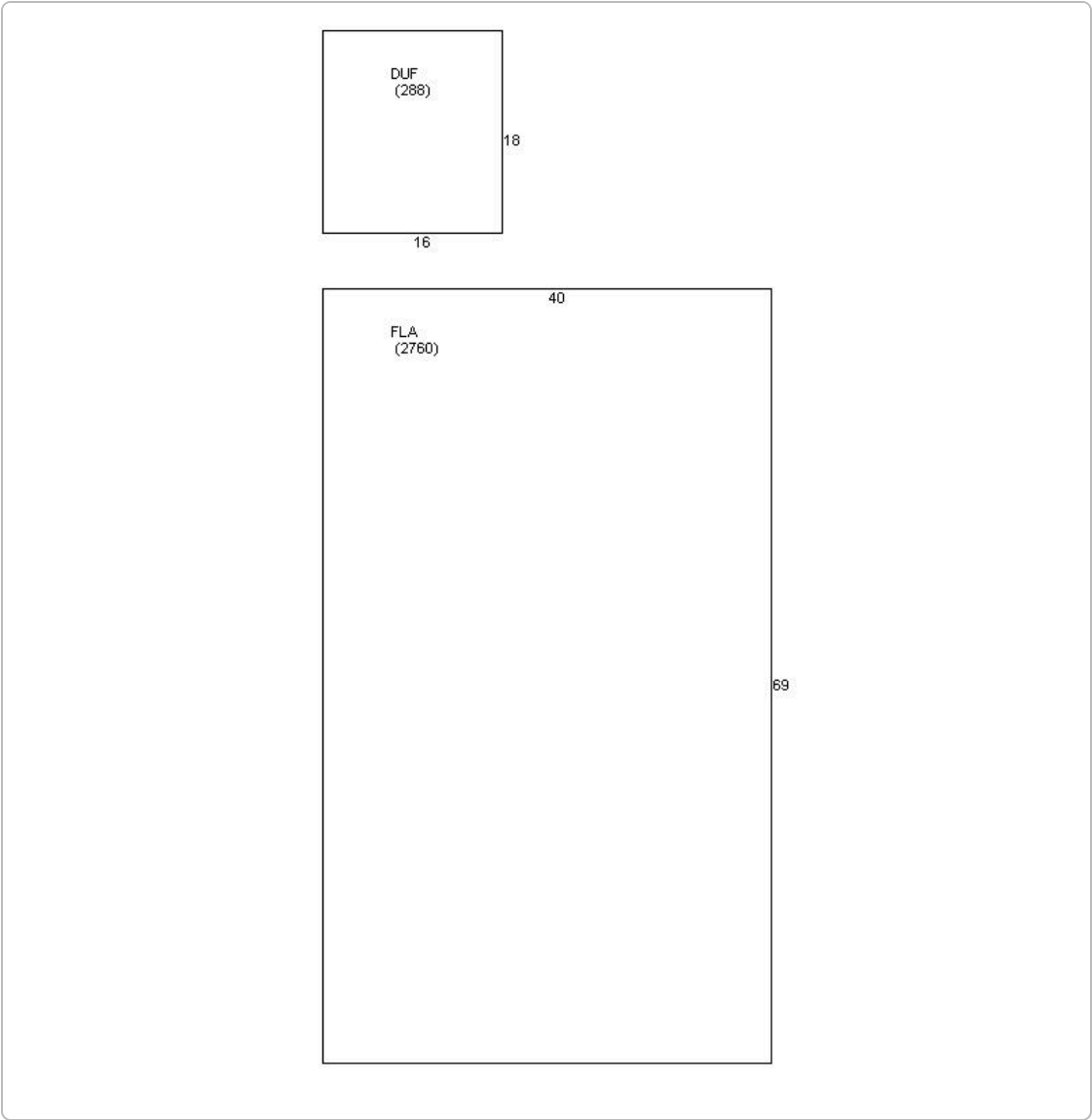
Number	Date Issued	Status	Amount	Permit Type	Notes
25-2726	10/23/2025	Active	\$5,000	Commercial	Slot walls
BLD2025-1337	08/26/2025	Active	\$8,500	Commercial	REMOVE AND REPLACE DRYWALL ON ENTIRE CEILING IN BOTH ROOMS.
BLD2025-1444	06/11/2025	Completed	\$59,400	Commercial	
BLD2022-0789	04/21/2022	Completed	\$100	Commercial	CURRENTLY ALREADY HAS MOUNT FOR SIGN. IT IS IN THE ROW AND WILL SUBMIT A BTR FOR A REVOCABLE LICENSE ONCE THE BUILDING PERMIT IS ISSUED. **PAINTED ALUMINUM. SIGN NOT EXCEEDING 5 SQUARE FEET. LOWER PORTION OF SIGN MUST HAVE AT LEAST 8' OF CLEARANCE FROM THE SIDEWALK. ET***
08-3922	10/20/2008	Completed	\$1,500	Commercial	BUILD RILINGS AROUND A/C UNITS AT REAR OF BUILDING @ 16SF DECK SPACE UNDER ONE A/C UNIT AT REAR.
08-3632	10/03/2008	Completed	\$850	Commercial	INSTALL TWO WALL SIGNS 30"X173" AND ONE HANGING SIGN 24" X 30"
08-3192	10/02/2008	Completed	\$5,000	Commercial	ELECTRICAL FOR RENOVATION; A/C HOOK-UP; RELOCATE OUTLETS @ BAR, RELOCATE LIGHTING AND CEILING FANS.
08-3193	09/21/2008	Completed	\$12,000	Commercial	ADD ONE TOILET AND ONE LAVATORY, RELOCATE ONE URINAL. MOVE EXISTING BAR.
08-3194	09/16/2008	Completed	\$2,200	Commercial	INSTALL 1 2 TON A/C SPLIT SYSTEM AND 2 2.5 TON DUCTLESS A/C SYSTEMS.
08-3190	09/15/2008	Completed	\$15,000		INTERIOR WORK ONLY. RELOCATED DOOR FOR LADIES ROOM; ADD NEW, RELOCATE BAR, INSTALL 1600SF FLOORING AND 200SF TILE FLOORING.
07-3385	07/11/2007	Completed	\$1,000	Commercial	ADD THREE LF TO EXISTING FENCE MOVE ENTRANCE FOR ADA COMPLIANCE.
07-1843	04/16/2007	Completed	\$2,400	Commercial	WIRE ADA BATHROOM AND WIRE 15 AMP DUCTLESS A/C UNIT. ADD SEVEN RECEPTICLES, 10 LIGHTS AND 1 EXIT LIGHT AND 2 EMERGENCY LIGHTS
07-1098	03/09/2007	Completed	\$6,850	Commercial	INSTALL PLUMBING AS PER PLANS. 11 NEW FIXTURES.
06-6172	02/02/2007	Completed	\$85,000	Commercial	INTERIOR RENOVATIONS TO REAR OF RESTAURANT
03-3996	11/21/2003	Completed	\$10,000	Commercial	DEMO BATH & KITCHEN
02-2785	10/18/2002	Completed	\$500	Commercial	PAINT EXTERIOR
02-2774	10/08/2002	Completed	\$2,200	Commercial	NEW AIRHANDLER
02/2680	10/07/2002	Active	\$15,500		PLUMBING
02/2759	10/04/2002	Active	\$1		ADD 16 SEATS
02-2680	09/30/2002	Completed	\$1,500	Commercial	PLUMBING

Number	Date Issued	Status	Amount	Permit Type	Notes
0000757	04/04/2000	Active	\$1,200		SIGNS
9702891	11/07/1997	Active	\$800	Commercial	PAINT BLDG
9603565	09/01/1996	Active	\$1		PAINTING
A952516	08/01/1995	Active	\$1,500		2 FACADE SIGNS
B942851	09/01/1994	Active	\$500		PAINT EXTERIOR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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Detail by Entity Name

Florida Limited Liability Company
ED KEY WEST LLC

Filing Information

Document Number	L21000072757
FEI/EIN Number	86-2180888
Date Filed	02/11/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/13/2024

Principal Address

3322 EAGLE AVE
KEY WEST, FL 33040

Mailing Address

PO BOX 1885
KEY WEST, FL 33041

Registered Agent Name & Address

ELBAZ, DEKEL
3322 EAGLE AVE
KEY WEST, FL 33040

Name Changed: 12/13/2024

Authorized Person(s) Detail

Name & Address

Title MGR

ELBAZ, DEKEL
3322 EAGLE AVE
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2023	12/13/2024
2024	12/13/2024
2025	08/20/2025

Document Images

[08/20/2025 -- ANNUAL REPORT](#)

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[12/13/2024 -- REINSTATEMENT](#)

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[02/11/2021 -- Florida Limited Liability](#)

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