

## Kathleen McDonald

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**From:** Serge Mashtakov <serge@artibusdesign.com>  
**Sent:** Tuesday, February 4, 2020 1:45 PM  
**To:** Kathleen McDonald  
**Subject:** Re: 1226 South St - Revised HARC digital Set

Thank you Kathleen,

at this point there isn't much we can't do. Will give it another shot next meeting and see if anybody like the slightly changed option.

At that point - the owners may have change their plans.

Sincerely,

Serge Mashtakov P.E.  
President



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**ENGINEERING**

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On 2/4/2020 1:41 PM, Kathleen McDonald wrote:

Hello Serge,

I guess I had been thinking more of dormers at the rear like the existing ones at the front of the house. It was just a thought of a way to take down the massing and height a bit while utilizing a design element found in the original house. I agree that the gable option you sent clutters the side elevation and I don't see it being supported. I wanted to bring up my concerns to you about what was said at the last meeting because if we find ourselves in the same scenario (with only 6 commissioners present and a split vote based on a similar design) at the February meeting, I'm not sure how the project will proceed. I would

advise you to revisit those commissioner's comments once more to see if there's any other changes that might sway at least one more vote in your favor.

If you have any other options that you'd like to run by us, we'd be happy to review and work with you some more on this.

Best,

**Kathleen McDonald, MHP**  
**Historic Preservation Planner II**

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1300 White Street  
Key West, Florida 33040  
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**From:** Serge Mashtakov <[serge@artibusdesign.com](mailto:serge@artibusdesign.com)>  
**Sent:** Tuesday, February 4, 2020 12:53 PM  
**To:** Kathleen McDonald <[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)>  
**Subject:** Re: 1226 South St - Revised HARC digital Set

Thank you Kathleen,

I understand the concern. We have explored multiple options including dormers version back in November (please see attached) We haven't run all of the options in front of you...

The dormer option makes little difference in the side elevation view of the house. It does make it a bit lighter as a mass but not sure if we will get the support either way.

Let me know if you consider supporting this option - I just don't find it very helpful and it only clutters the side elevation... Again everybody have different opinions on the design.

Let me know your thoughts on this.

Sincerely,

Serge Mashtakov P.E.  
President



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On 2/4/2020 11:50 AM, Kathleen McDonald wrote:

Good morning Serge,

We've received the revisions and included you on the agenda for February. I still believe the design doesn't meet the guidelines in terms of mass and scale. I believe Bryan had suggested that you work with the comments from the 3 commissioners who were not in support of the project at the last meeting, in order to bring it closer to approval. Most of them suggested reducing the mass and scale—have you considered the possibility of dormers to reduce the height and scale somewhat? Because the vote was evenly split at the last meeting, I don't want to risk you all being postponed again, so I'd like to help you get as much support as possible at this next meeting. I believe taking those three dissenting commissioners' suggestions is the best way to do this. If you're in agreement, perhaps we can meet and discuss some options that might help this project move forward smoothly.

Let me know your thoughts!

Best,

**Kathleen McDonald, MHP**  
**Historic Preservation Planner II**

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**From:** Serge Mashtakov <[serge@artibusdesign.com](mailto:serge@artibusdesign.com)>  
**Sent:** Monday, February 3, 2020 7:08 PM  
**To:** Kathleen McDonald <[kmcdonald@cityofkeywest-fl.gov](mailto:kmcdonald@cityofkeywest-fl.gov)>; Enid Torregrosa <[etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)>; Colleen Reed <[colleen.catherine.reed@gmail.com](mailto:colleen.catherine.reed@gmail.com)>; Matthew Reed <[matt.r.reed06@gmail.com](mailto:matt.r.reed06@gmail.com)>  
**Subject:** 1226 South St - Revised HARC digital Set

Kathleen, Enid,

please see attached revised digital set.

Few small changes:

- 1) Shaved off few inches from width and depth (6" from width, 2" from depth) so bedroom depth now are <10ft above.
- 2) Increased the roof pitch of the gable to 5:12.

I will drop-off revised hard copies tomorrow AM. We would like to be on the next agenda with the revised or with what you have currently in case it is too late to revise.

Thank you.

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Sincerely,

Serge Mashtakov P.E.  
President



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