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## Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: March 22, 2022

Applicant: Artibus Design

Address: #719 Fleming Street

### Description of Work:

New one-story accessory structure.

### Site Facts:

The property under review contains a historic two-and-a-half-story frame vernacular principal structure and a non-historic one-story accessory structure. The principal structure is listed on our survey as contributing, with a year built circa 1886. The existing accessory structure was built sometime after 1962 and sits directly on the rear property line of 719 Fleming.

### Guidelines Cited on Review:

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 6, 11, 12, 13, 14, 18, 22, 23, 24 and 25.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Shed, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 3 and 9.

### Staff Analysis:

The Certificate of Appropriateness under review proposes a new one-story accessory structure at the rear of the property at 719 Fleming Street.

This proposed one-story accessory structure would be approximately 297 square feet and 15-feet-8-inches tall. The structure is to be wood frame with cement siding and metal roofing. Doors and windows are proposed to be aluminum.

The rear façade was designed without an eave so that it would not fall within the required setback.

### Consistency with Cited Guidelines:

Staff finds the proposal to be mostly consistent with the cited guidelines.

The proposed accessory structure is appropriate in terms of size, scale, mass, material, and location. The height and scale of the structure is consistent with other one-story accessory structures in the area. The proposed materials—cementitious siding, metal roofing, and aluminum windows and doors—are all appropriate for new construction. In terms of rhythm of window and door openings, staff finds the proposal to be appropriate. Although it is not typical to have a blank elevation, the blank rear elevation that is proposed will provide privacy with the rear neighbor.

In terms of the proposed roof form, guidelines 12 and 18 under New Construction specify that roof forms should be consistent with the established roof shapes of the same typology in the same block or immediate area. An 11/12 pitch with an eave only on one side is not typical for the historic district; however, this is an accessory structure at the rear of a property, which will not be publicly visible. The loft created by the 11/12 pitch is intended to be used for storage space, and the eave was removed from the rear façade in order to meet the setback.

Overall, staff sees no significant conflict with the proposal and the cited guidelines.

# APPLICATION

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # 2022-0065	REVISION #	INITIAL & DATE TK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	719 Fleming St Key West, FL 33040	
NAME ON DEED:	530 William Street LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	6 Portage Rd, Florissant MO 63034	EMAIL david.meskerjr@me.com
APPLICANT NAME:	Serge Mashtakov P.E.	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 02/19/22

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Demolition of the existing unpermitted enclosure pool house and construction of new 1 story pool house
<b>MAIN BUILDING:</b> No work on the principle structure is proposed.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

FFR 2 2 2022

TK

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)

<b>ACCESSORY STRUCTURE(S):</b> Proposed one story wood frame pool house. +/-11'-1" wide, 27'-2" long	
<b>PAVERS:</b> Demolition of brick pavers in the driveway as shown to meet total impervious maximum and open space min. requirements	<b>FENCES:</b> N/A
<b>DECKS:</b> n/a	<b>PAINTING:</b> White paint or HARC approved pastel color Per approved submitted color
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b> No major grading is proposed.	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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:	719 Fleming St Key West, FL 33040
PROPERTY OWNER'S NAME:	530 William St Key West, FL 33040
APPLICANT NAME:	David W. Mesker, Jr.

*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.***

Users, David Mesker	Digitally signed by Users, David Mesker Date: 2022.02.23 10:38:07 -06'00'	<b>2/23/2022</b>
PROPERTY OWNER'S SIGNATURE		DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the existing unpermitted enclosure pool house and construction of new 1 story pool house

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.
(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.

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.
(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.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(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.
(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.

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,

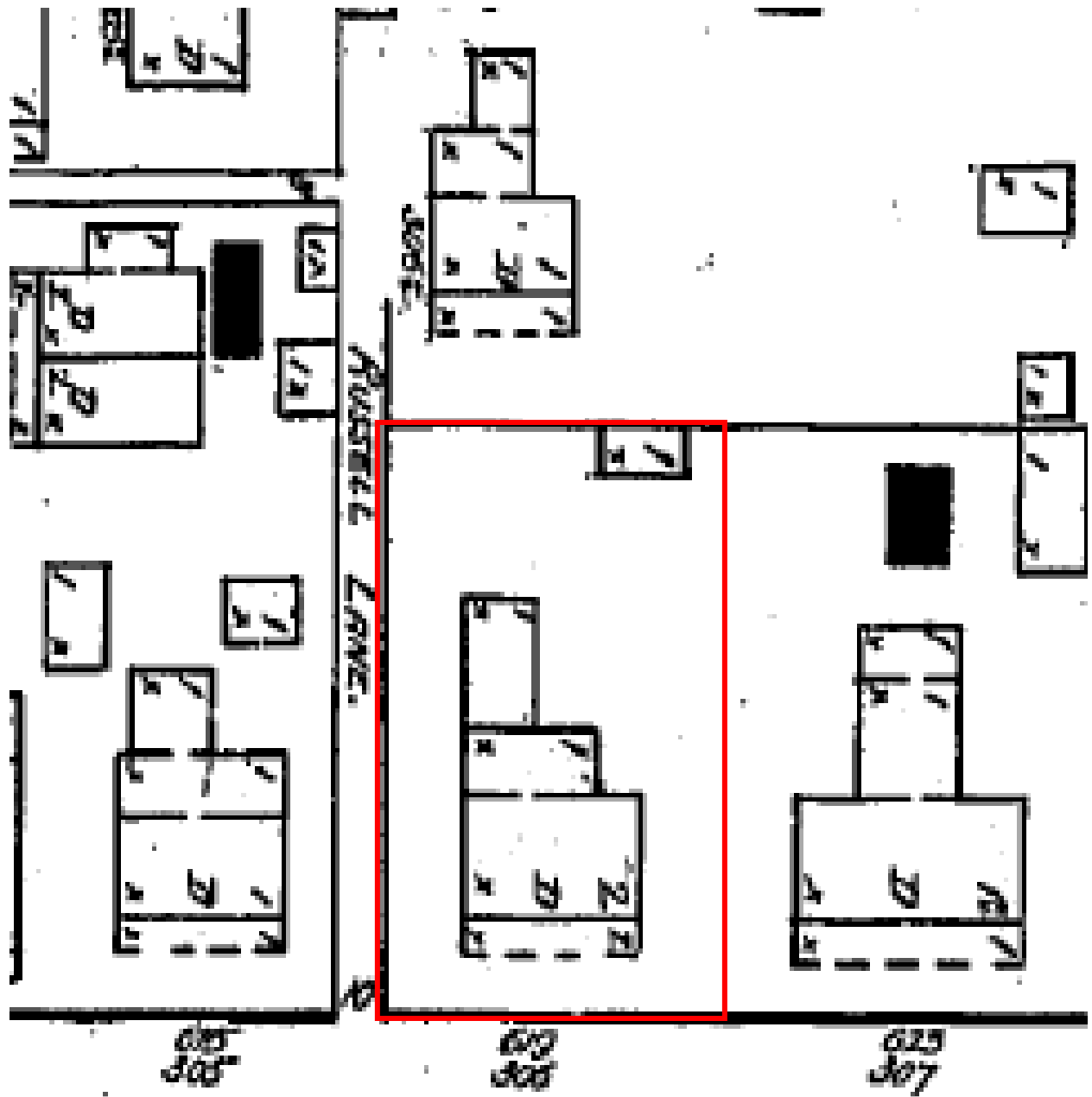
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b>
(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.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
(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.
(4) Removing buildings or structures that would otherwise qualify as contributing.



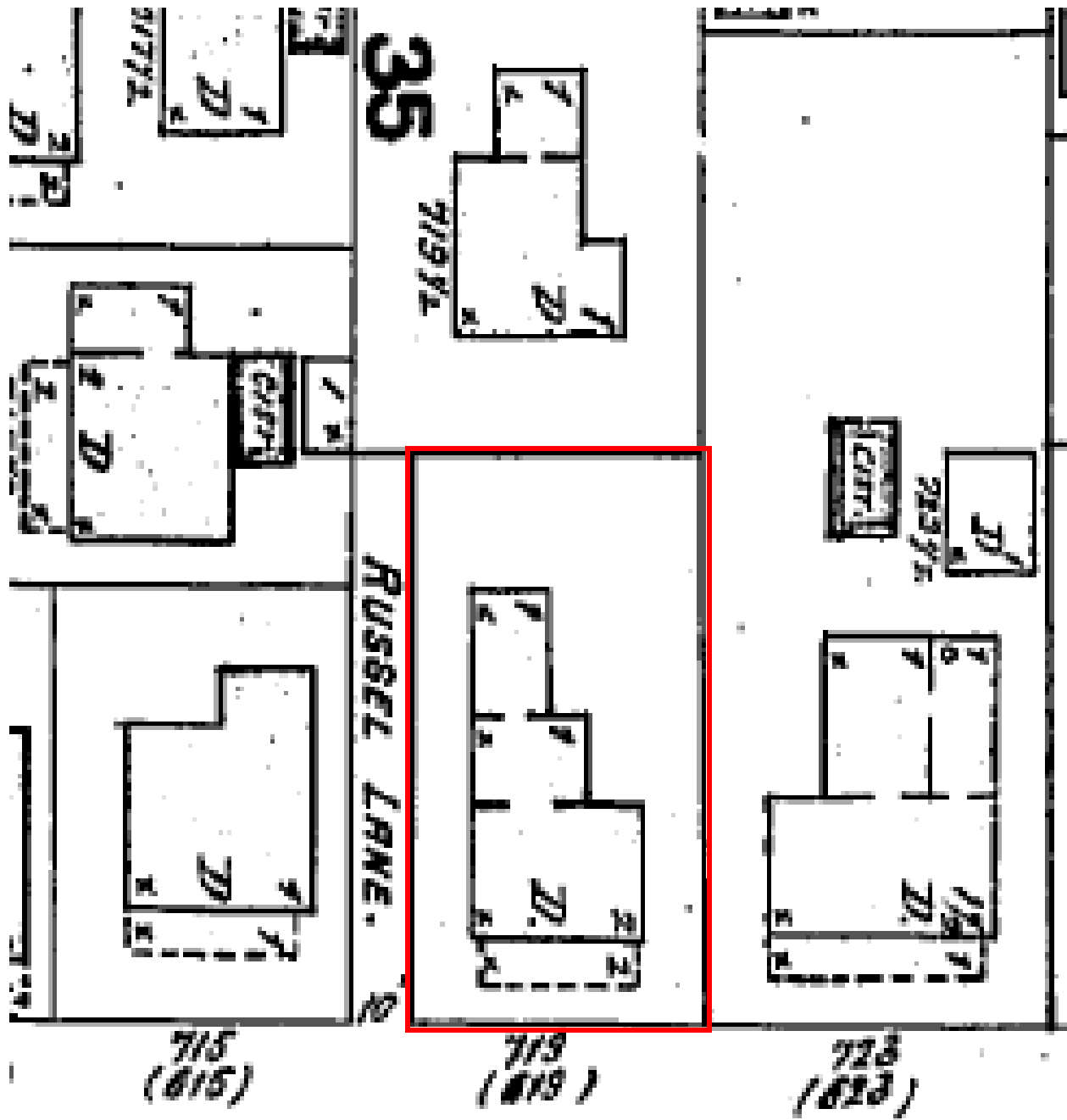
# SANBORN MAPS



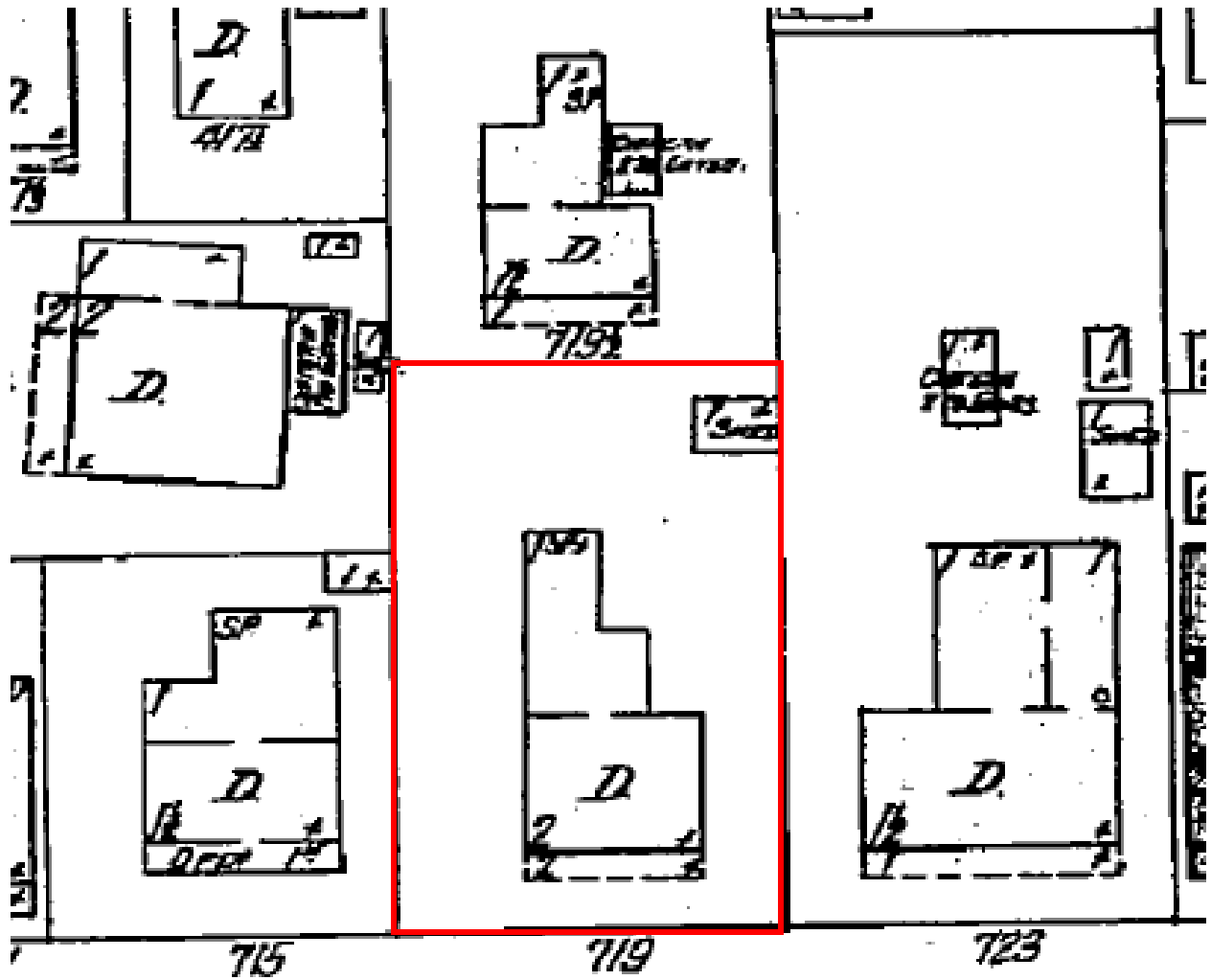
1889 Sanborn map with the property at 719 (306) Fleming Street indicated in red.



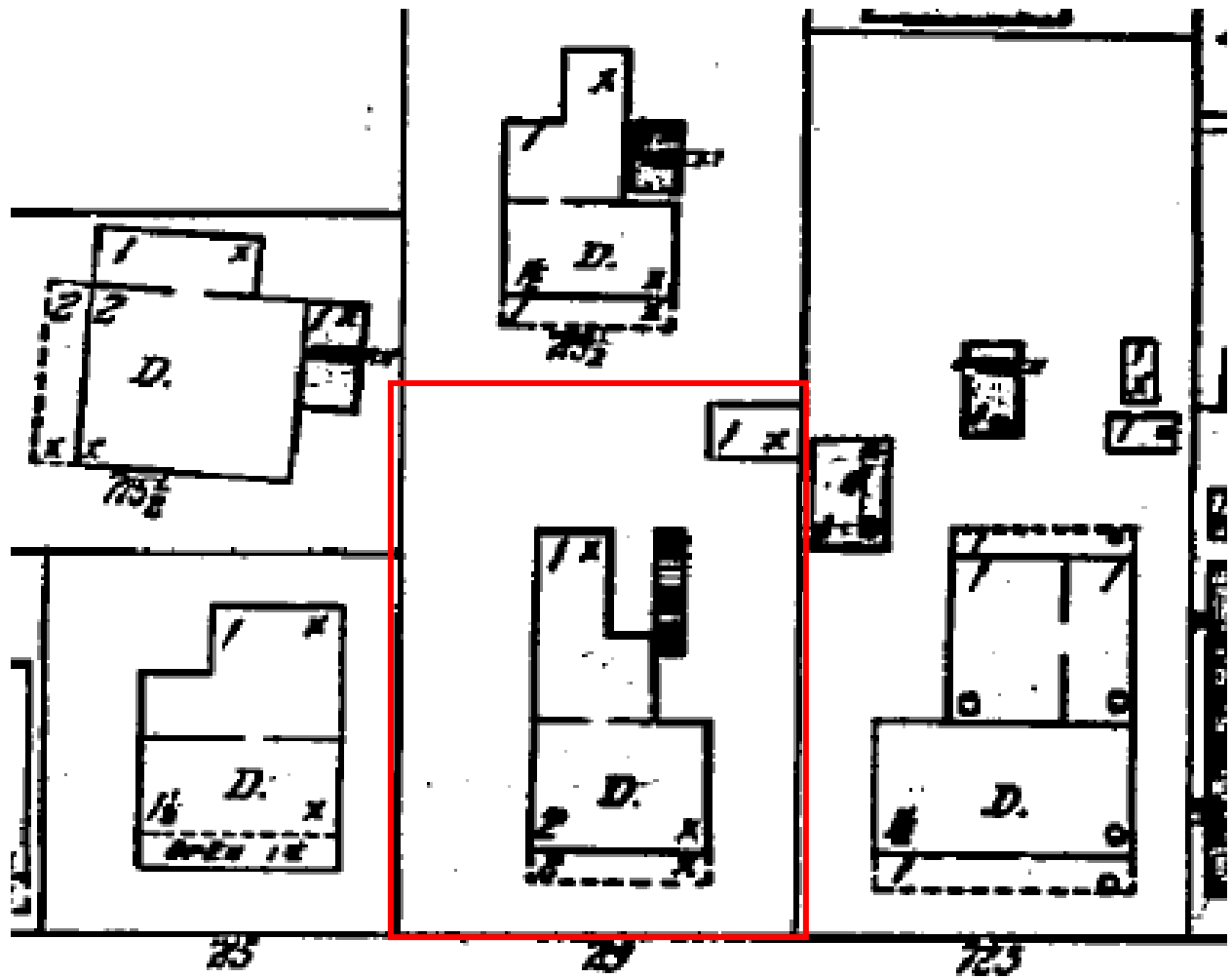
1892 Sanborn map with the property at 719 (619/306) Fleming Street indicated in red.



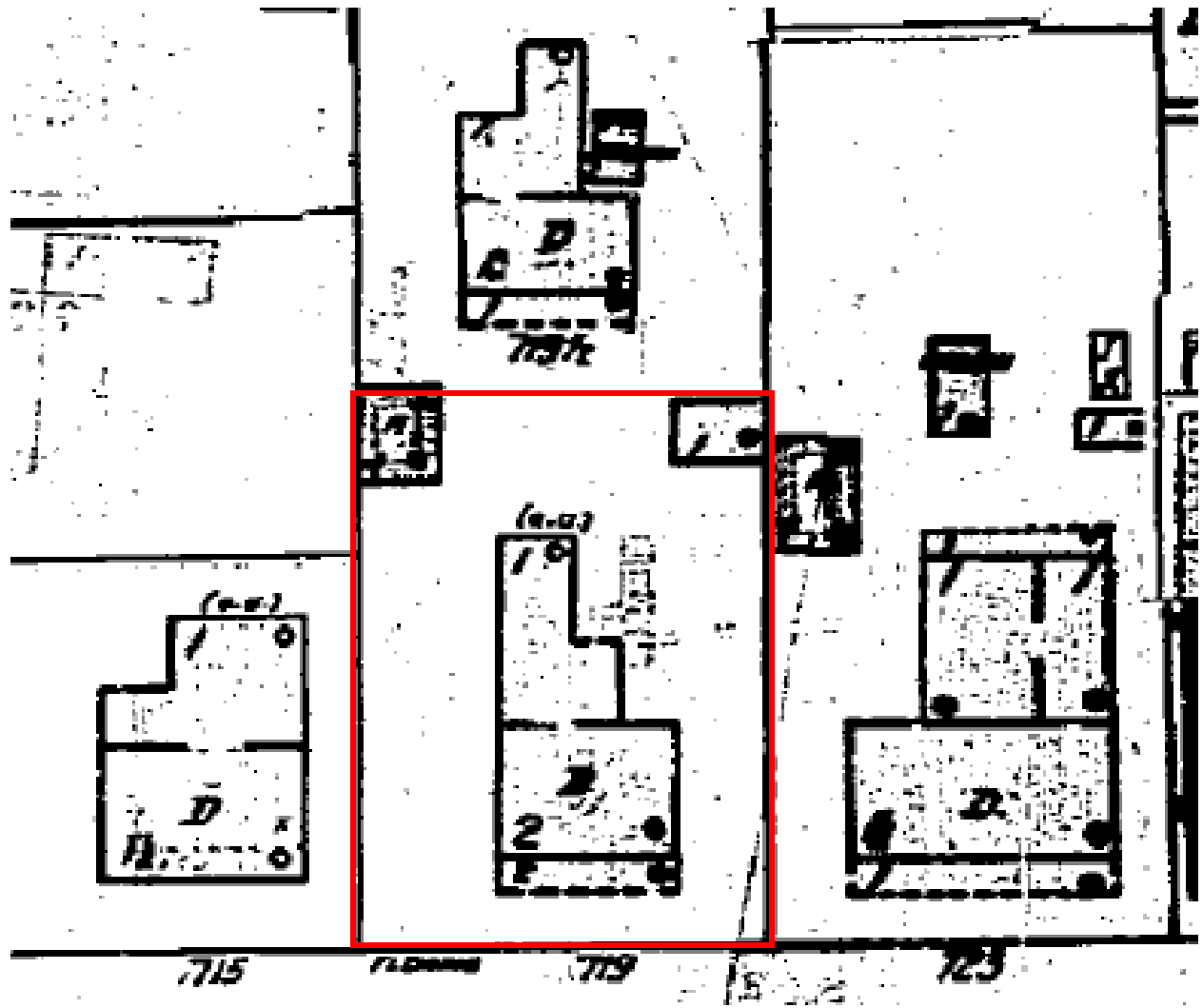
1899 Sanborn map with the property at 719 (619) Fleming Street indicated in red.



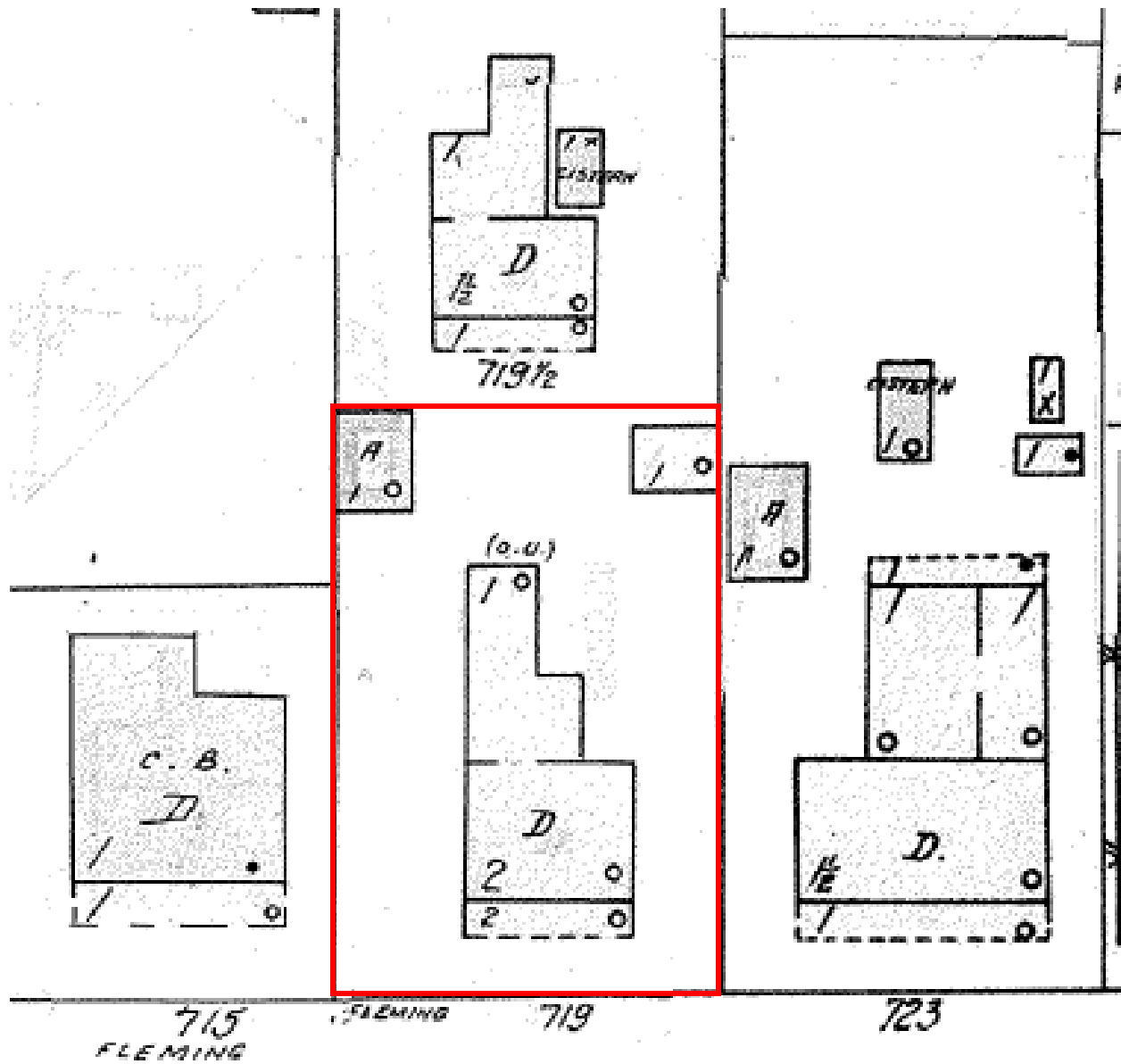
1912 Sanborn map with the property at 719 Fleming Street indicated in red.



1926 Sanborn map with the property at 719 Fleming Street indicated in red.



1948 Sanborn map with the property at 719 Fleming Street indicated in red.



1962 Sanborn map with the property at 719 Fleming Street indicated in red.



# PROJECT PHOTOS



1965 photo showing the main building at 719 Fleming Street.

# 719 FLEMING ST, POOL HOUSE



FRONT VIEW



# 719 FLEMING ST, POOL HOUSE



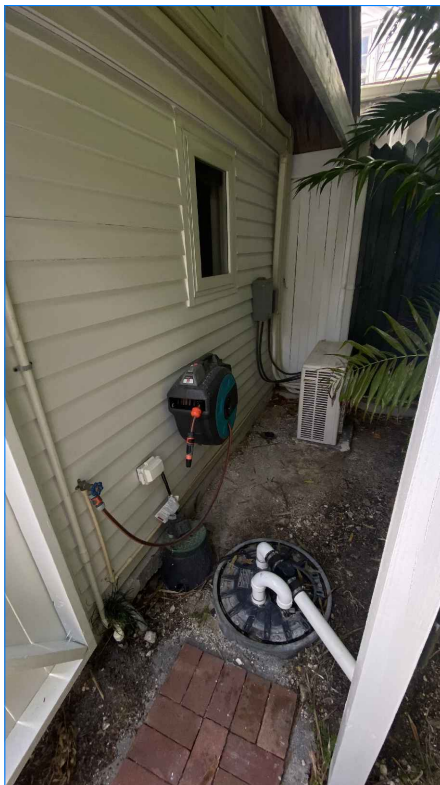
LEFT SIDE VIEW



# 719 FLEMING ST, POOL HOUSE

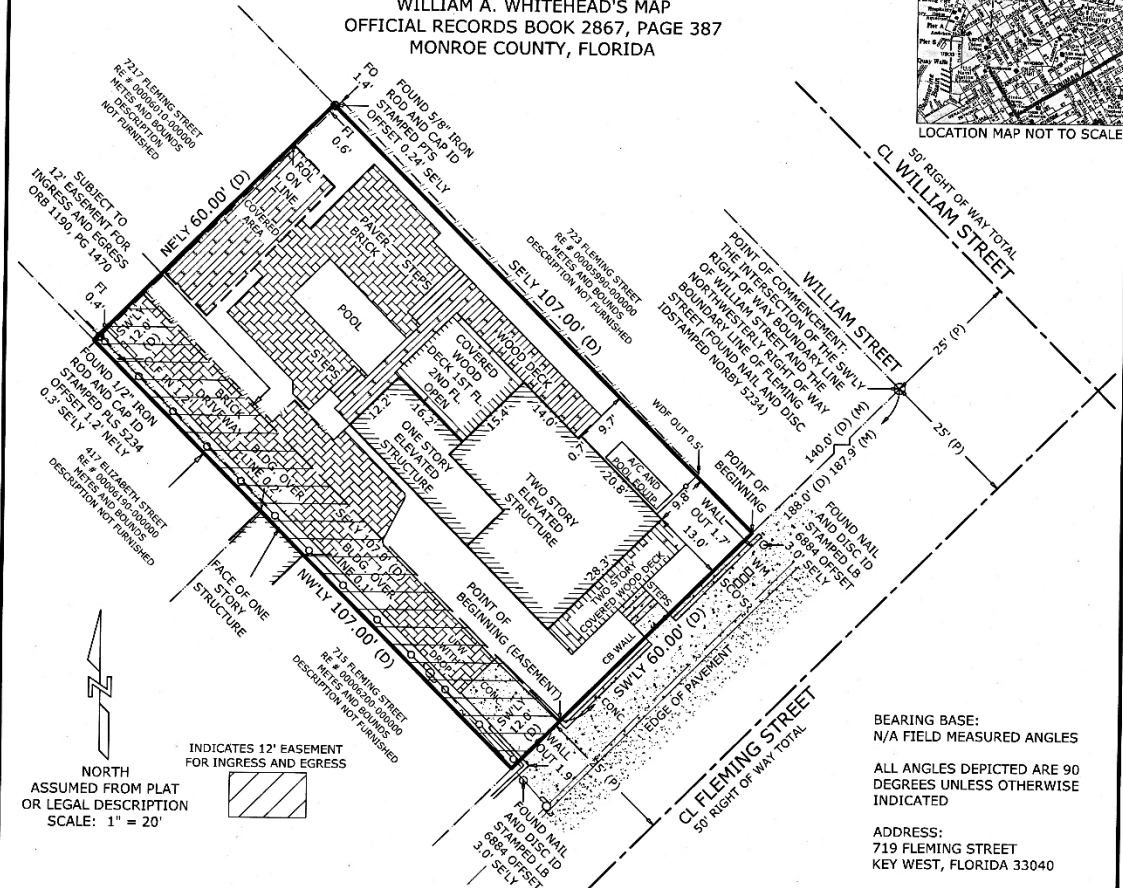


RIGHT SIDE VIEW



# SURVEY

**MAP OF BOUNDARY SURVEY**  
 PART OF LOT 1 SQUARE 25  
 WILLIAM A. WHITEHEAD'S MAP  
 OFFICIAL RECORDS BOOK 2867, PAGE 387  
 MONROE COUNTY, FLORIDA



**LEGAL DESCRIPTION:**  
 On the Island of Key West and known as a part of Lot 1, Square 35, according to William A. Whitehead's map of said Island delineated in February, A.D., 1829, said parcel being further described by metes and bounds as follows:  
**COMMENCE** at the intersection of the Southwesterly right of way boundary line of William Street with the Northwesterly right of way boundary line of Fleming Street and run thence in a Southwesterly direction along the right of way line of the said Fleming Street for a distance of 140.0 feet to the Point of Beginning; thence continue in a Southwesterly direction along the right of way line of the said Fleming Street for a distance of 60.0 feet; thence at right angles in a Northwesterly direction for a distance of 107.0 feet; thence at right angles in a Northeasterly direction for a distance of 60.0 feet; thence at right angles in a Southeasterly direction for a distance of 107.0 feet back to the Point of Beginning.

**SUBJECT ALSO TO A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, OVER THE FOLLOWING DESCRIBED EASEMENT**  
 On the Island of Key West and known as a part of Lot 1, Square 35, according to William A. Whitehead's map of said Island delineated in February, A.D., 1829, said parcel being further described by metes and bounds as follows:  
**COMMENCE** at the intersection of the Southwesterly right of way boundary line of William Street with the Northwesterly right of way boundary line of Fleming Street and run thence in a Southwesterly direction along the right of way line of the said Fleming Street for a distance of 188.0 feet to the Point of Beginning; hence continue in a Southwesterly direction along the right of way line of the said Fleming Street for a distance of 12.0 feet; thence at right angles in a Northwesterly direction for a distance of 107.0 feet; thence at right angles in a Northeasterly direction for a distance of 12.0 feet; thence at right angles in a Southeasterly direction for a distance of 107.0 feet back to the Point of Beginning.

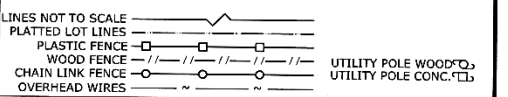
**GENERAL NOTES**  
 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN 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.  
 2.) 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.  
 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.  
 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.  
 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

SCALE: 1"=20'  
 FIELD WORK DATE: 01/30/19  
 REVISION DATE: -/-/  
 SHEETS: 1 OF 1  
 DRAWN BY: GF  
 CHECKED BY: RER  
 INVOICE NO.: 19012301

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-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)(3)(ENCROACHMENTS), & 1(B)(4)(EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER  
 SIGNED: *Robert E. Reece*  
 ROBERT E. REECE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS 5632

**CERTIFIED TO:**  
 719 Fleming Street, LLC, a Florida Limited Liability Company  
 Spottswood, Spottswood, Spottswood & Sterling, PLLC  
 Chicago Title Insurance Company

**ABBREVIATIONS:**  
 BFP = BACK-FLOW PREVENTER  
 BO = BLOW OUT  
 C = CALCULATED  
 CA = CENTRAL ANGLE  
 CL = CENTERLINE  
 CLF = CHAINLINK FENCE  
 D = DEED  
 EB = ELECTRIC BOX  
 EM = ELECTRIC METER  
 (F) = FIELD  
 FFE = FINISHED FLOOR, ELEVATION  
 FH = FIRE HYDRANT  
 FT = FENCE INSIDE  
 FO = FENCE OUTSIDE  
 FOL = FENCE ON LINE  
 GI = GRATE INLET  
 GL = GROUND LEVEL  
 GW = GUY WIRE  
 L = ARC LENGTH  
 LE = LOWER ENCLOSURE  
 LP = LIGHT POLE  
 LS = LANDSCAPING  
 M = MEASURED  
 MHWL = MEAN HIGH WATER LINE  
 NAVD = NORTH AMERICAN VERTICAL DATUM 1988  
 NGS = NATIONAL GEODETIC SURVEY  
 NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)  
 OHW = OVERHEAD WIRES  
 P = PLAT  
 PID = PERMANENT IDENTIFIER  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 R = RADIUS  
 ROL = ROOF OVERHANG LINE  
 SCO = SANITARY CLEAN-OUT  
 SHM = SANITARY MANHOLE  
 SV = SEWER VALVE  
 TOB = TOP OF BANK  
 TOS = TOE OF SLOPE  
 UPC = UTILITY POLE CONCRETE  
 UPM = UTILITY POLE METAL  
 UPW = UTILITY POLE WOOD  
 WDF = WOOD FENCE  
 WM = WATER METER  
 WV = WATER VALVE



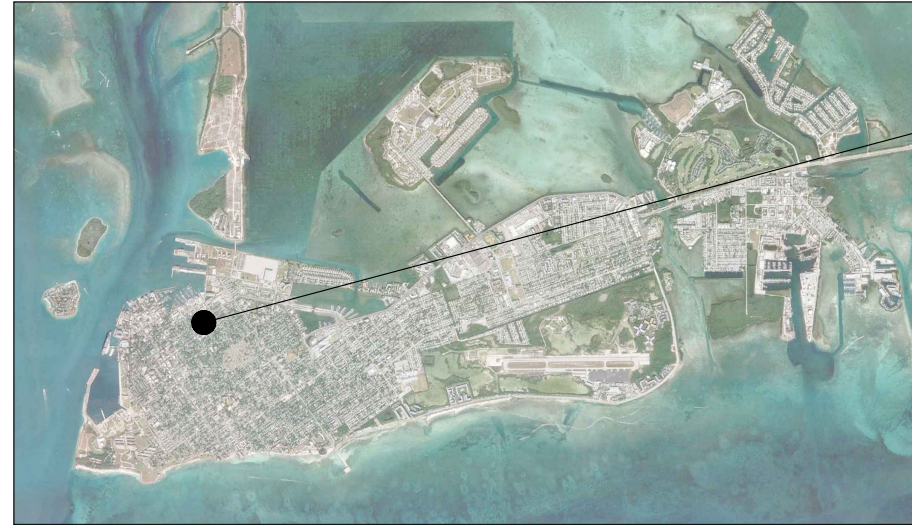
**BEARING BASE:**  
 N/A FIELD MEASURED ANGLES  
**ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED**  
**ADDRESS:**  
 719 FLEMING STREET  
 KEY WEST, FLORIDA 33040

**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
 OFFICE (305) 872 - 1348  
 FAX (305) 872 - 5622

# PROPOSED DESIGN



# CONSTRUCTION PLANS FOR 719 FLEMING ST



SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:  
719 FLEMING ST,  
KEY WEST, FL 33040

CLIENT:  
DAVID MESKER

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

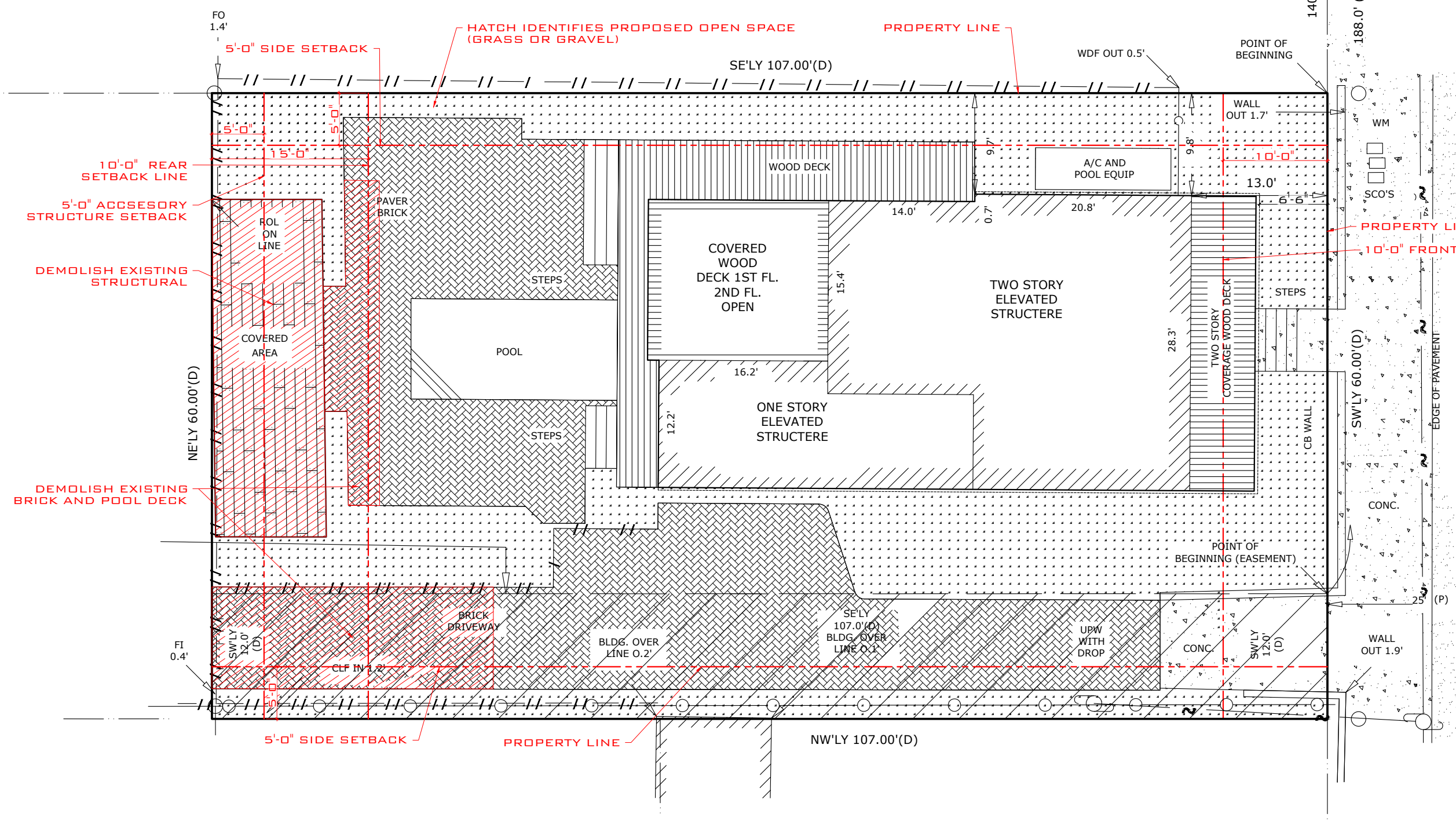
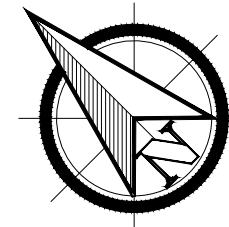
CLIENT:  
DAVID MESKER

PROJECT:  
719 FLEMING ST

SITE:  
719 FLEMING ST  
KEY WEST, FL 33040

TITLE:  
COVER

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/21/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-06	G-100	1	



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
DAVID MESKER

PROJECT:  
719 FLEMING ST

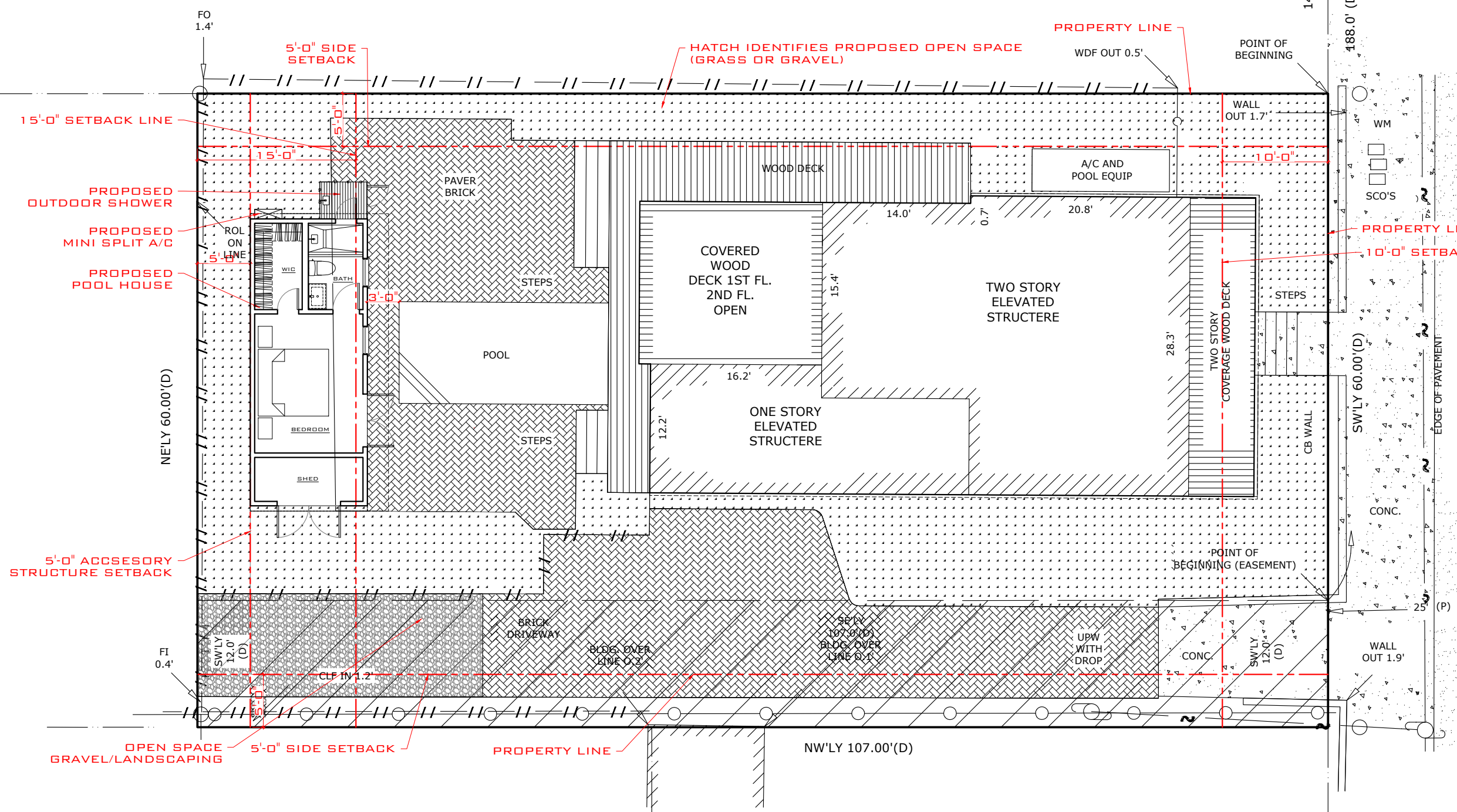
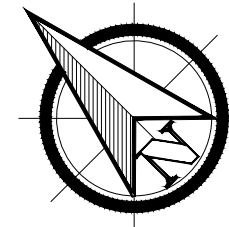
SITE:  
719 FLEMING ST,  
KEY WEST, FL 33040

TITLE:  
EXISTING SITE PLAN

SCALE AT 11x17: AS SHOWN	DATE: 02/09/22	DRAWN: DA	CHECKED: SAM
PROJECT NO: 2201-06	DRAWING NO: C-101	REVISION: 1	

**EXISTING SITE PLAN / DEMO**  
SCALE: 3/32" = 1'-0"

CL FLEMING STREET  
50' RIGHT OF WAY TOTAL



**PROPOSED SITE PLAN**  
SCALE: 3/32" = 1'-0"

CL FLEMING STREET  
50' RIGHT OF WAY TOTAL

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
DAVID MESKER

PROJECT:  
719 FLEMING ST

SITE:  
719 FLEMING ST,  
KEY WEST, FL 33040

TITLE:  
PROPOSED SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/09/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-06	C-102	1	

SITE DATA:

TOTAL SITE AREA: ±6,420.00 SQ.FT  
LAND USE: HMDR ( HISTORIC MEDIUM DENSITY RESIDENTIAL)  
FLOOD ZONE: X

SETBACKS

FRONT:  
REQUIRED 10'-0"  
EXISTING 6'-10"  
PROPOSED NO CHANGES

LEFT SIDE:  
REQUIRED 5'-0"  
EXISTING 21'-10"  
PROPOSED NO CHANGES

RIGHT SIDE:  
REQUIRED 5'-0"  
EXISTING 9'-6"  
PROPOSED NO CHANGES

REAR:  
REQUIRED 15'-0"  
EXISTING 41'-10"  
PROPOSED 15'-0"

ACCESSORY STRUCTURE SETBACK  
EXISTING: 0'-0"  
PROPOSED 5'-0"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (3,852.00 SQ.FT.)  
EXISTING 65.35 % (±4,193.99 SQ.FT.)  
PROPOSED 59.00 % (±3,787.44 SQ.FT.)  
**IMPROVEMENT**

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (3,210.00 SQ.FT.)  
EXISTING 30.94 % (±1,986.83 SQ.FT.)  
PROPOSED 31.36% (±2,013.84 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED 35% (2,247.00 SQ.FT.)  
EXISTING 29.07% (±1866.3 SQ.FT.)  
PROPOSED 35.39% (±2,272.32 SQ.FT.)  
**IMPROVEMENT**

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

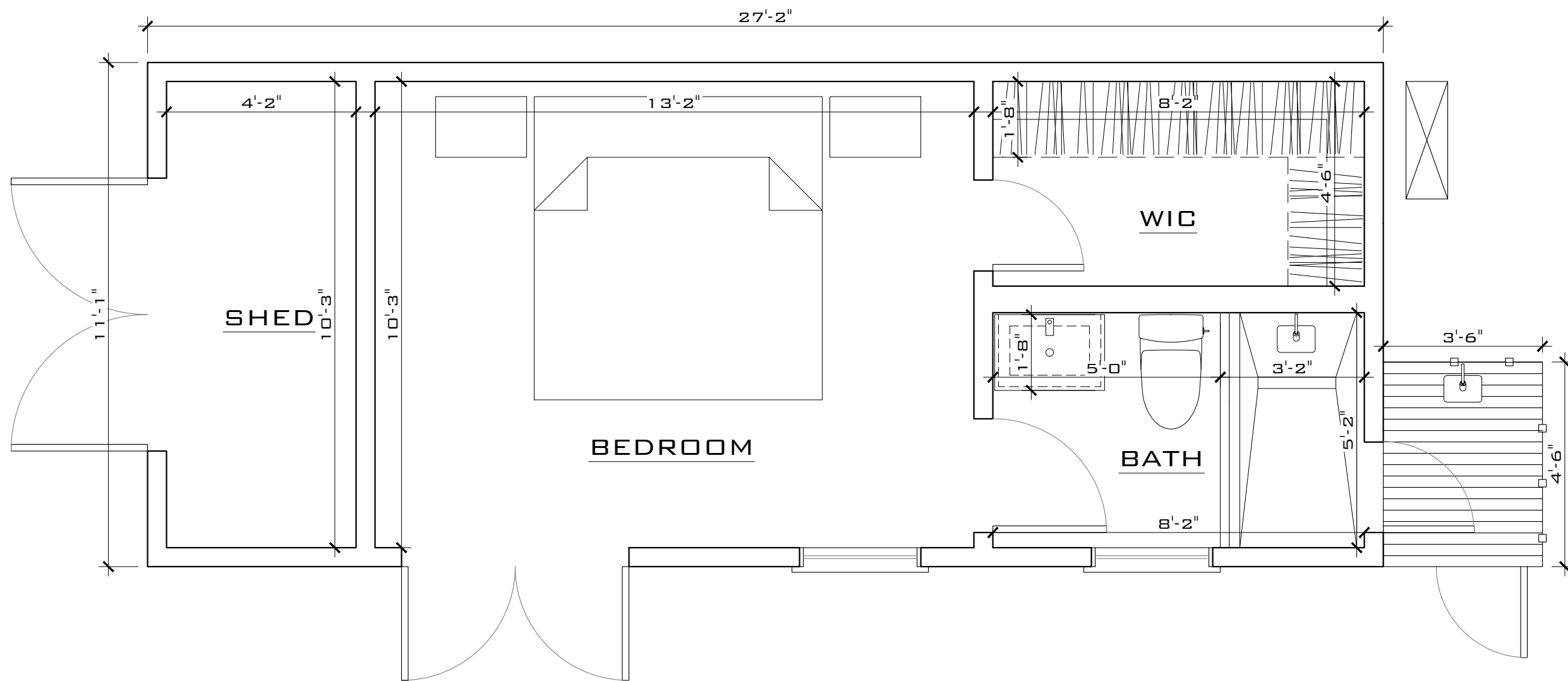
CLIENT:  
DAVID MESKER

PROJECT:  
719 FLEMING ST

SITE:  
719 FLEMING ST,  
KEY WEST, FL 33040

TITLE:  
SITE DATA

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/09/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-06	C-103	1	



**PROPOSED FLOOR PLAN (POOL HOUSE)**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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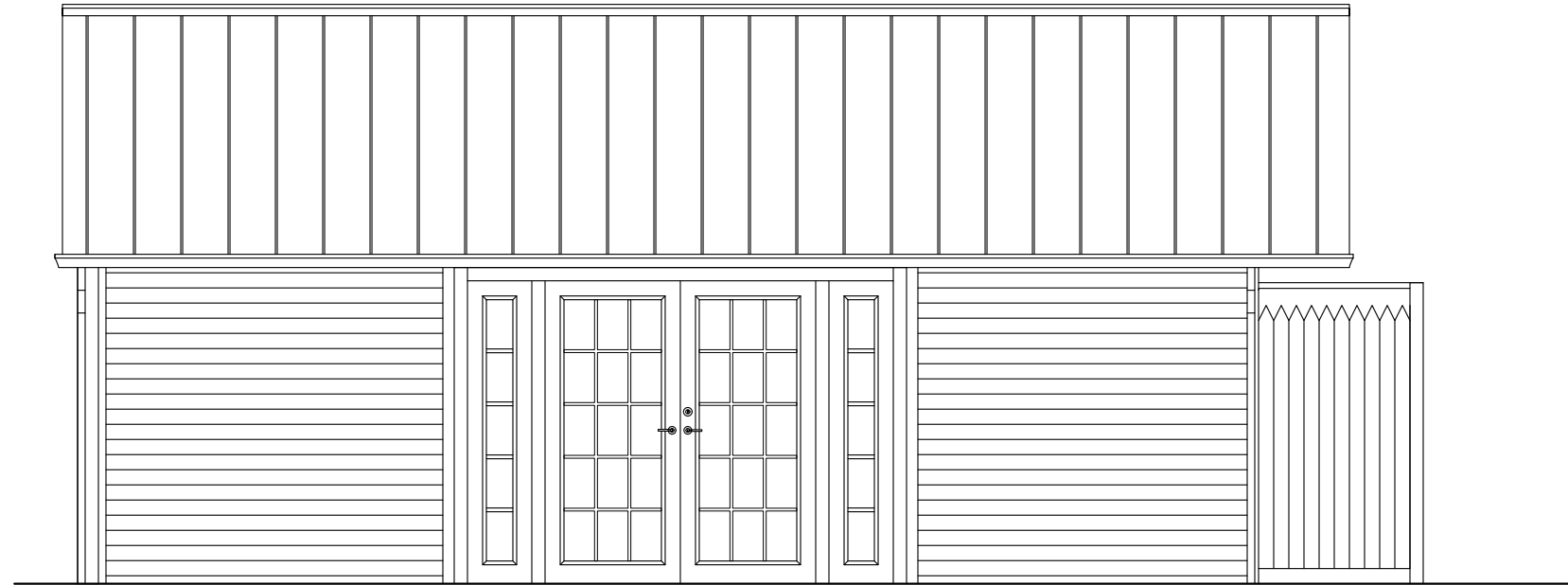
CLIENT:  
DAVID MESKER

PROJECT:  
719 FLEMING ST

SITE:  
719 FLEMING ST,  
KEY WEST, FL 33040

TITLE:  
PROPOSED FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/21/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-06	A-101	1	



**EXISTING FRONT ELEVATION**

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



**PROPOSED FRONT ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

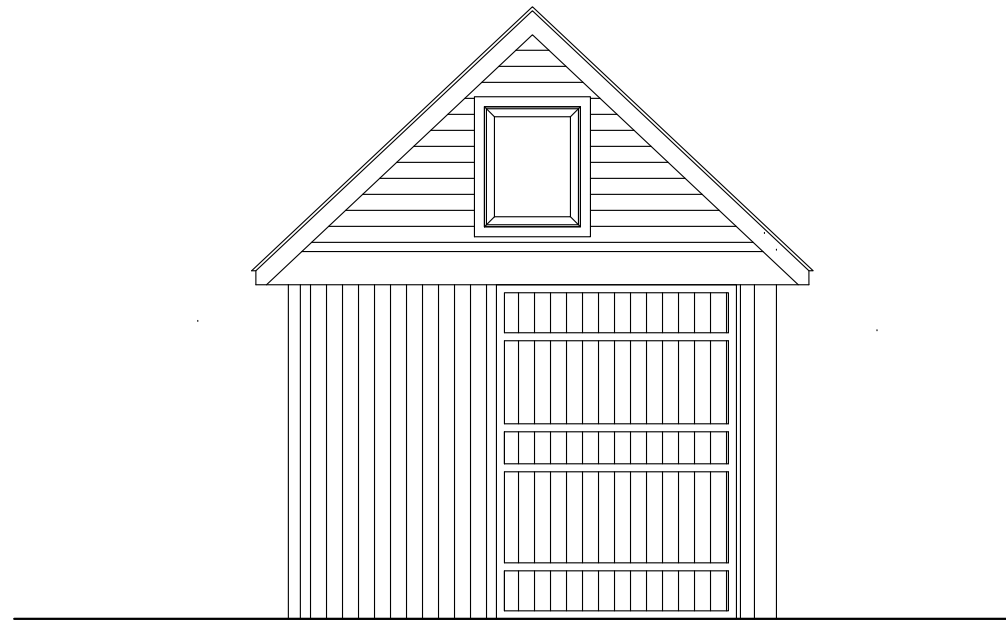
CLIENT:  
DAVID MESKER

PROJECT:  
719 FLEMING ST

SITE:  
719 FLEMING ST,  
KEY WEST, FL 33040

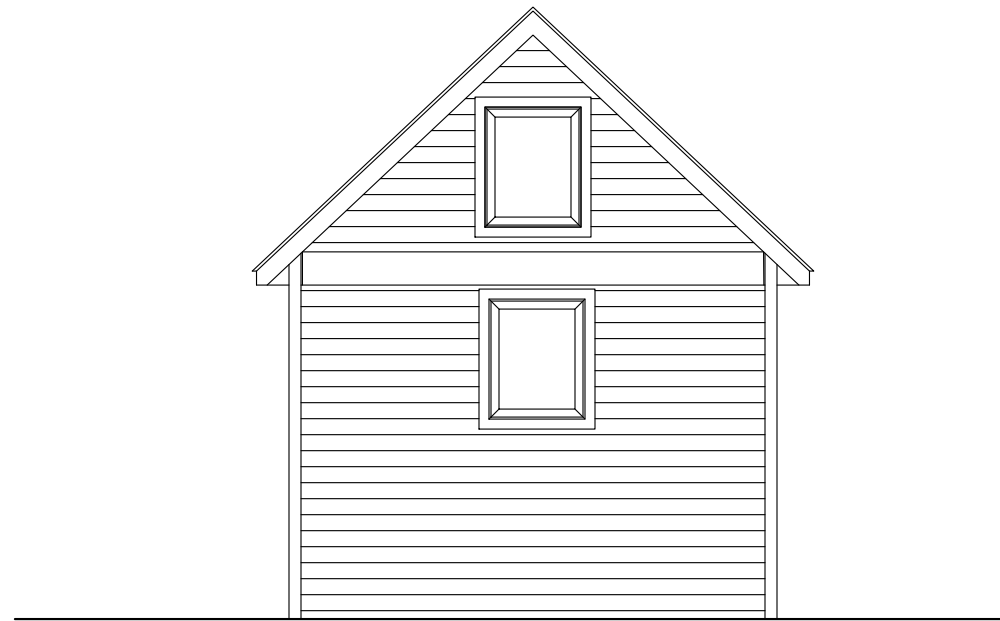
TITLE:  
ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/21/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-06	A-102	1	



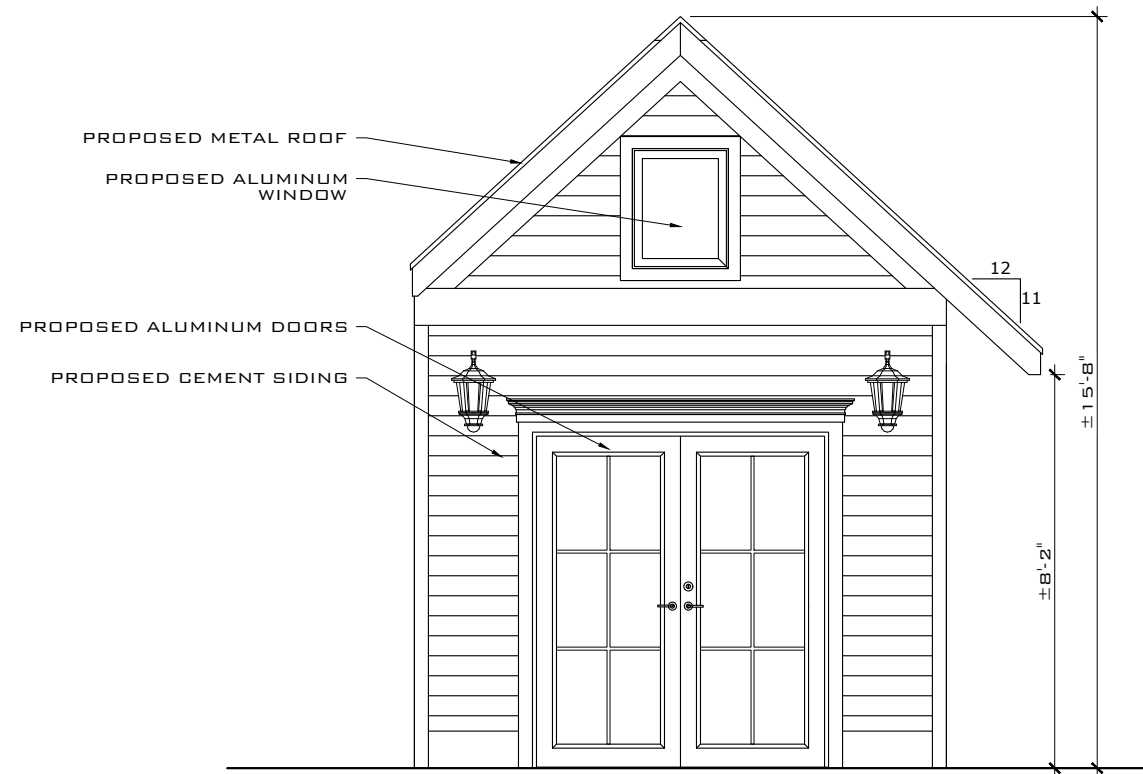
**EXISTING LEFT ELEVATION**

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



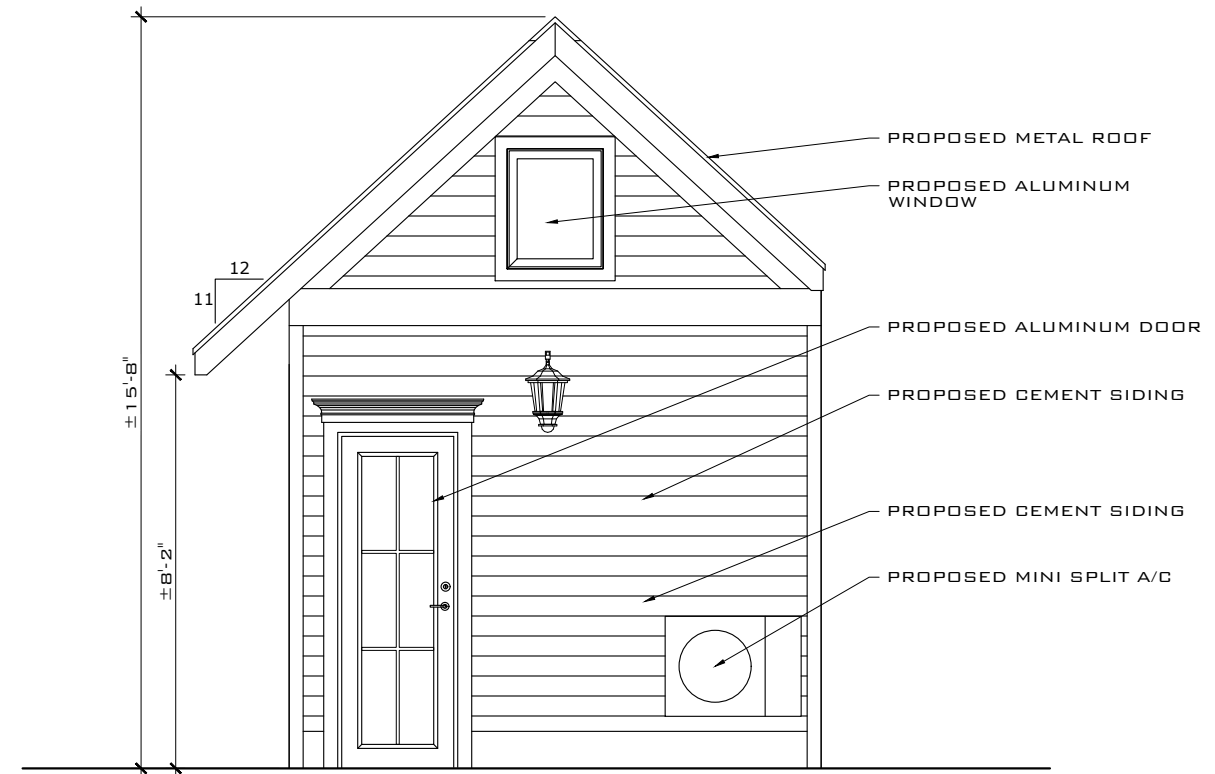
**EXISTING RIGHT ELEVATION**

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



**PROPOSED LEFT ELEVATION**

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



**PROPOSED RIGHT ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

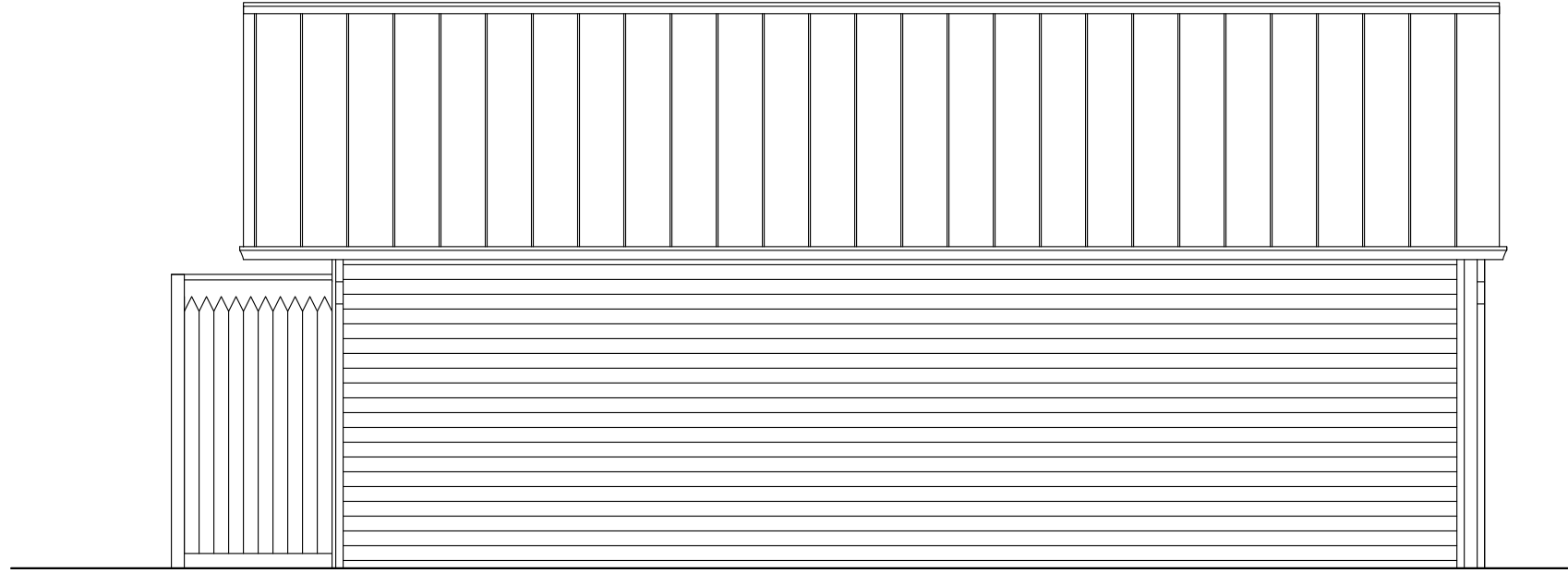
CLIENT:  
DAVID MESKER

PROJECT:  
719 FLEMING ST

SITE:  
719 FLEMING ST,  
KEY WEST, FL 33040

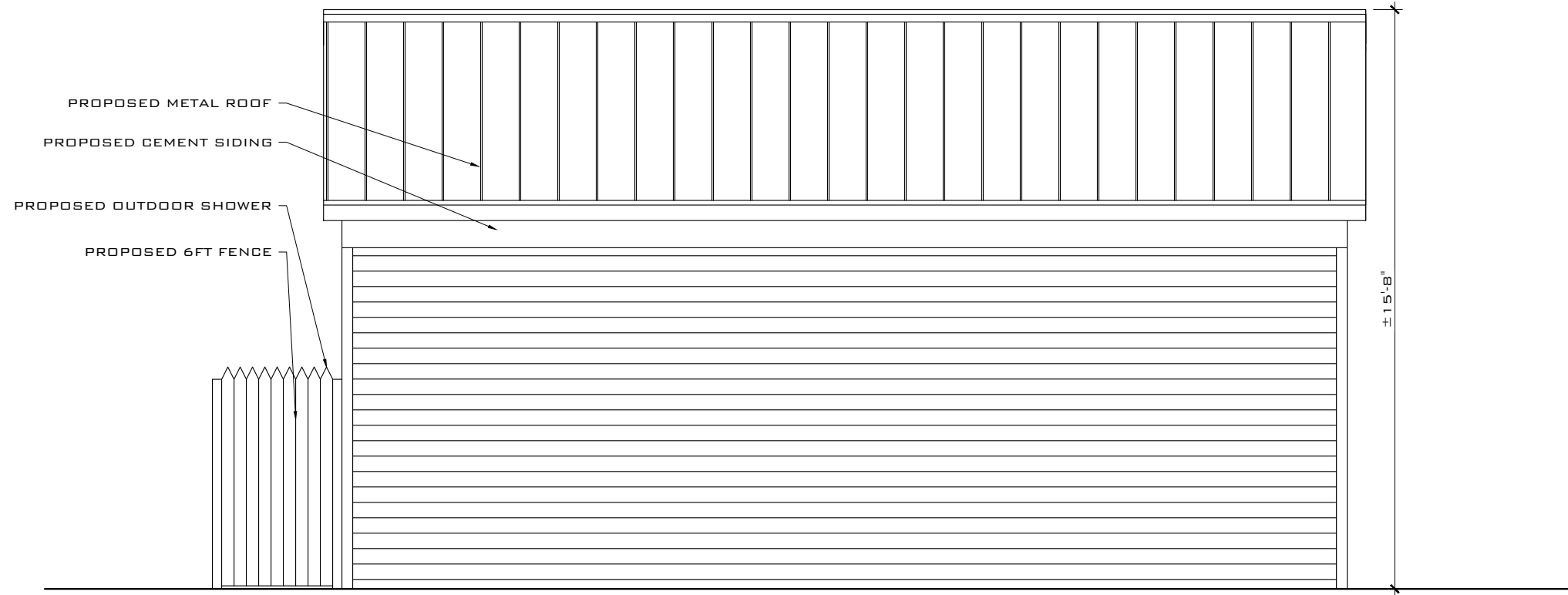
TITLE:  
ELEVATIONS

SCALE AT 11x17: AS SHOWN	DATE: 02/21/22	DRAWN: DA	CHECKED: SAM
PROJECT NO: 2201-06	DRAWING NO: A-103	REVISION: 1	



**EXISTING REAR ELEVATION**

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



**PROPOSED REAR ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
**DAVID MESKER**

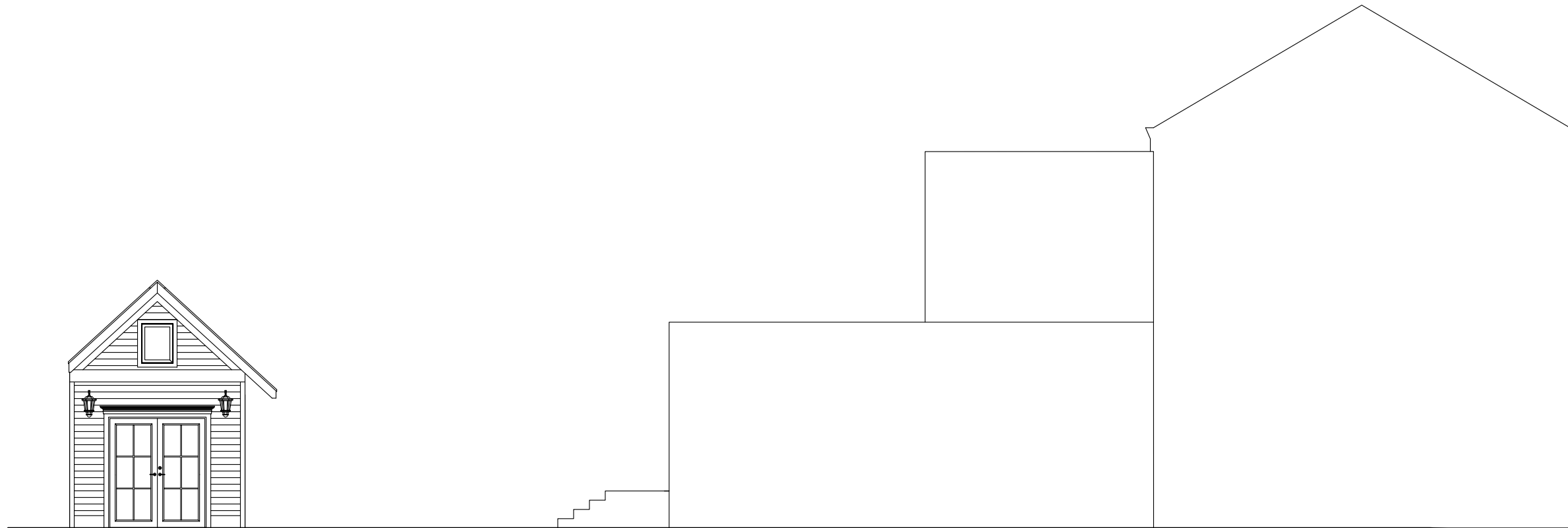
PROJECT:  
**719 FLEMING ST**

SITE:  
**719 FLEMING ST,  
KEY WEST, FL 33040**

TITLE:  
**ELEVATIONS**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/21/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-06	A-104	1	





**LEFT SIDE OVERALL VIEW**  
 SCALE: 1/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

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

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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 KEY WEST, FL 33040  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT:  
 DAVID MESKER

PROJECT:  
 719 FLEMING ST

SITE:  
 719 FLEMING ST,  
 KEY WEST, FL 33040

TITLE:  
 ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/21/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-06	A-105	1	

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 22, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

[http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

## **NEW ONE-STORY ACCESSORY STRUCTURE. DEMOLITION OF NON-HISTORIC ACCESSORY STRUCTURE.**

**#719 FLEMING STREET**

**Applicant – Artibus Design Application #H2022-0005**

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 305-809-3975 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 Artibus Design, 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:  
719 Fleming Street on the 11 day of March, 2022.

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 22 of March, 2022.

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 # H2022-0005

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

**Signed Name of Affiant:**

Artibus Design  
**Date:** 03/11/2022  
**Address:** 3710 N. Roosevelt Blvd  
**City:** Key West  
**State, Zip:** 33040

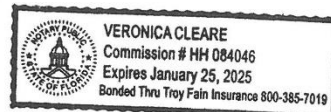
The forgoing instrument was acknowledged before me on this 16<sup>th</sup> day of March, 2022.

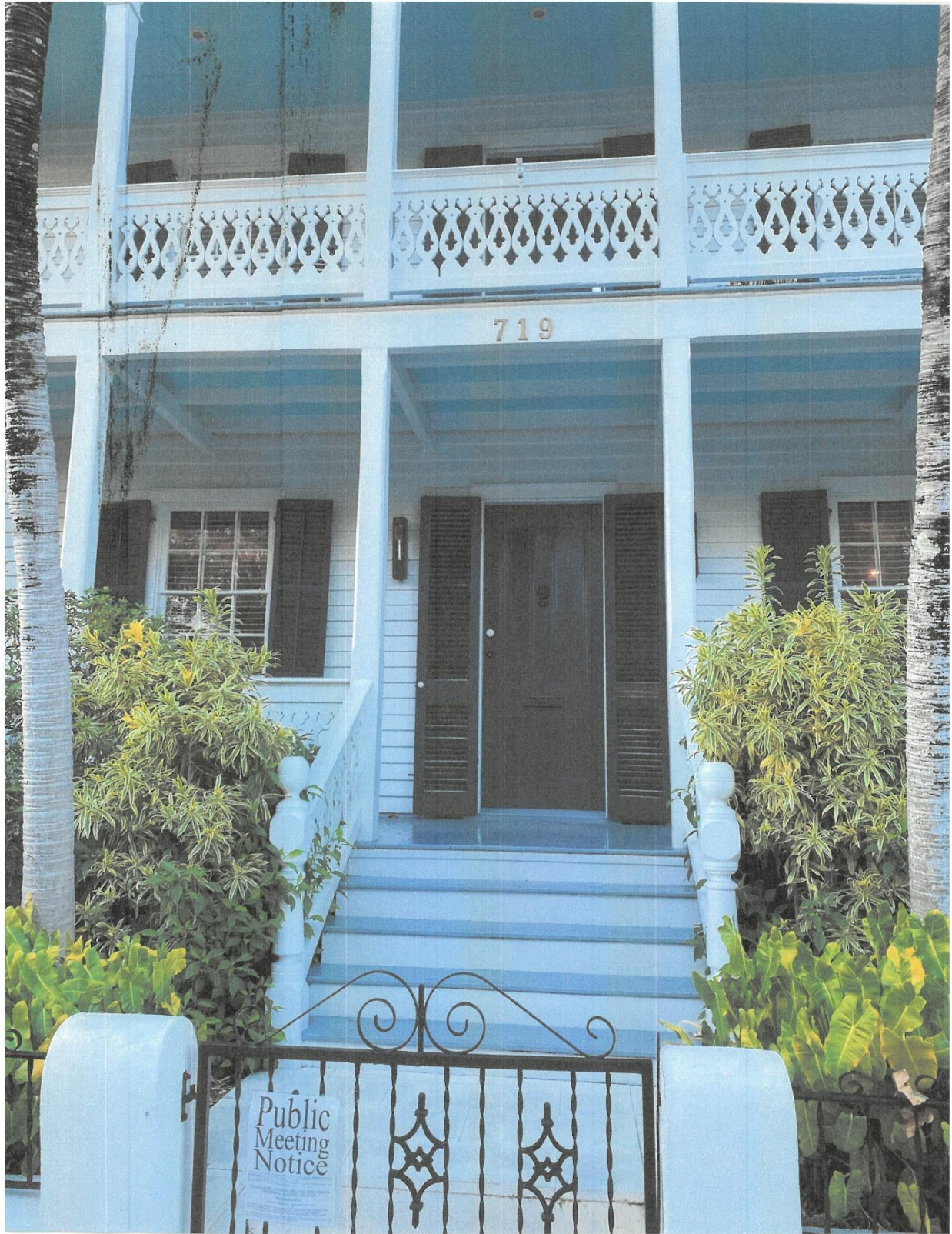
By (Print name of Affiant) Helenic Alena who is personally known to me or has produced FL, DL as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)  
My Commission Expires: 1/25/2025





Public Meeting Notice

719

# 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 00006010-000100  
 Account# 8792786  
 Property ID 8792786  
 Millage Group 10KW  
 Location 719 FLEMING ST, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 35 OR1190-1470/71 OR1199-1055/591RES NO 91-526 OR1337-1087/88 OR1450-1822/24C OR1971-2183/84 OR2152-1931/32 OR2867-387/88 OR2947-2053 OR2976-0011  
 Description (Note: Not to be used on legal documents.)  
 6108  
 Neighborhood SINGLE FAMILY RESID (0100)  
 Property Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

530 WILLIAM STREET LLC  
 6 Portage Rd  
 Florissant, MO 63034

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$1,572,612	\$1,572,612	\$1,163,012	\$1,165,933
+ Market Misc Value	\$45,490	\$46,653	\$47,815	\$44,905
+ Market Land Value	\$855,658	\$849,109	\$881,787	\$787,991
= Just Market Value	\$2,473,760	\$2,468,374	\$2,092,614	\$1,998,829
= Total Assessed Value	\$2,473,760	\$2,468,374	\$2,092,614	\$1,998,829
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,473,760	\$2,468,374	\$2,092,614	\$1,998,829

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (015D)	6,420.00	Square Foot	60	107

**Buildings**

Building ID 34117  
 Style 2 STORY ELEV FOUNDATION  
 Building Type SFR - R1/R1  
 Gross Sq Ft 4022  
 Finished Sq Ft 2272  
 Stories 2 Floor  
 Condition AVERAGE  
 Perimeter 288  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 2  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls CUSTOM  
 Year Built 1933  
 Effective Year Built 2018  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 4  
 Full Bathrooms 3  
 Half Bathrooms 1  
 Grade 650  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	592	0	200
FHS	FINISH HALF ST	588	0	98
FLA	FLOOR LIV AREA	2,272	2,272	400
OPU	OP PR UNFIN LL	282	0	134
OOU	OP PR UNFIN UL	288	0	68
TOTAL		4,022	2,272	900

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1986	1987	1	341 SF	1
BRICK PATIO	1986	1987	1	1284 SF	2
CUSTOM PATIO	2006	2007	1	424 SF	4
BRICK PATIO	2008	2009	1	162 SF	2
FENCES	1987	1988	1	582 SF	5
CUSTOM POOL	2006	2007	1	231 SF	4
RW2	1965	1966	1	153 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/18/2019	\$100	Warranty Deed	2229450	2976	0011	11 - Unqualified	Improved
1/22/2019	\$3,000,000	Warranty Deed	2205065	2947	2053	01 - Qualified	Improved
7/31/2017	\$2,400,000	Warranty Deed	2133593	2867	387	01 - Qualified	Improved
9/8/2005	\$1,775,000	Warranty Deed		2152	1931	Q - Qualified	Improved
1/1/1995	\$418,300	Warranty Deed		1337	1087	Q - Qualified	Improved
11/1/1991	\$285,000	Warranty Deed		1190	1470	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0999	11/17/2018	12/28/2018	\$0	Residential	ROUGH IN 1 BATH ROOM, 1/2 5 FIX AND RESET F/5
17-4871	1/11/2018	12/28/2018	\$80,000	Residential	REMODEL KITCHEN, OPEN WALLS AND INSTALL 12 DOORS, ADD BATH UPSTAIRS, ENCLOSE 1105F OF PORCH, ADD 2 WINDOWS. REMOVE BEARING WALL
14-3472	7/22/2014	7/12/2017	\$1,000	Residential	REMOVE AND REPLACE PORCH POST THAT IS ROTTED AND DAMAGED FROM TERMITE INFESTATION. AREA AFFECTED IS A 6" x 6" CORNER POST AND HEADER WITH APPROX.
13-2183	5/21/2013	5/21/2013	\$700	Residential	INSTALLING HALF ROUND GALVANIZED GUTTER ON FRONT TOP PORCH. THE DOWN SPOUT WILL BE ON THE SIDE OF THE HOUSE.
8-2227	6/23/2008	12/15/2008	\$1,200		INSTALL 1605F OF PAVER DRIVEWAY ENT RANCE, REPLACING CONCRETE
07-0174	2/15/2007	8/6/2008	\$5,000	Residential	ENCLOSE SECOND DECK FOR CLOSET AND BATHROOM
07-0176	1/31/2007	8/6/2008	\$5,000	Residential	INSTALL FIVE NEW FIXTURES FOR 1 1/2 BATHROOMS
07-0177	1/31/2007	8/6/2008	\$3,000	Residential	INSTALL APPROX 150 SQFT OF V-CRIMP ROOFING
05-6216	11/20/2006	12/22/2006	\$2,500		RE-SURFACE POOL
05-6017	11/1/2006	12/22/2006	\$2,200		REMOVE OLD PAVERS INSTALL TUMBLED MARBLE PAVERS 400SF
05-4498	7/31/2006	12/22/2006	\$2,500		INSTALL NEW ELECTRICAL
06-1805	4/25/2006	12/22/2006	\$38,000		DEMO OLD PORCH BLD NEW 2 LEVEL PORCH WITH SUNDECK
06-0493	1/31/2006	12/22/2006	\$300		RUN COPPER LINE TO RANGE
05-4566	10/13/2005	12/22/2006	\$1,500	Residential	INSTALL WIRING FOR NEW A/C
05-4431	10/6/2005	12/22/2006	\$16,350	Residential	INSTALL TWO A/C
02/3059	11/14/2002	11/25/2002	\$200	Residential	REPLACE ROTTEN WOOD
98-3718	11/20/1998	8/13/1999	\$800	Residential	ROOF REPAIRS
E95-0219	1/1/1995	10/1/1995	\$648	Residential	ALARM SYSTEM
	1/1/1900		\$0		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

**2021 Notices Only**

**No data available for the following modules: Exemptions.**

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[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

[Last Data Upload: 2/23/2022, 2:29:48 AM](#)



Version 2.3.177