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## **Historic Architectural Review Commission Staff Report for Item 15**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Matthew Crawford  
Historic Preservation Assistant

Meeting Date: February 24, 2026

Applicant: Serge Mashtakov, PE

Application Number: C2026-0008

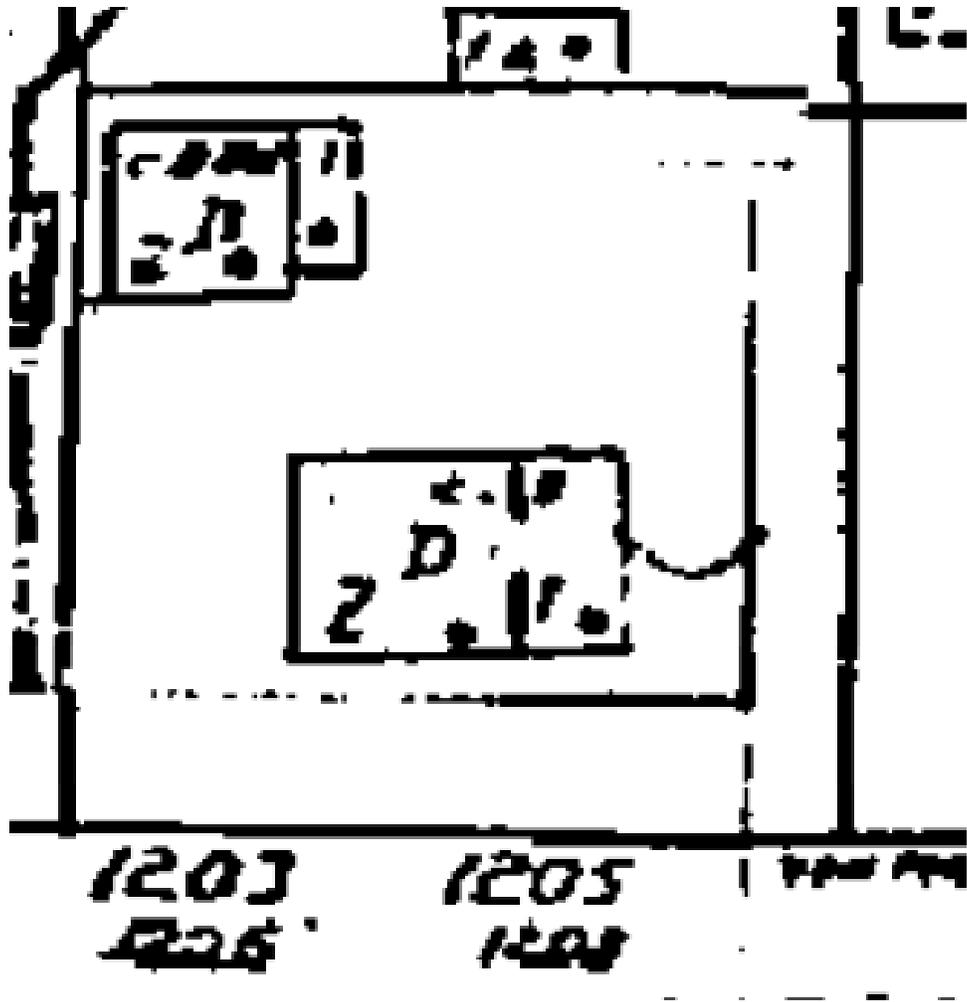
Address: 1205 Von Phister Street

### **Description of Work:**

New carport on side of non-contributing structure.

### **Site Facts:**

The building under review is listed as being constructed in 1948 according to the Property Appraisers website and first appears on the 1948 Sanborn Map. The building is not listed in our survey; thus it is non-contributing. The site contains a two-story concrete block structure and a smaller partially wood framed structure in the rear. Currently the house is located within an AE-6 flood zone.



1962 Sanborn Map of property under review.



*Front View of Property Showing Driveway*



*Front View of Property Showing House and Driveway*

### **Guidelines Cited on Review:**

- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Roof Secondary Structures: Gutters (page 27), specifically guidelines 1 and 5.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7 (last sentence), 8, 10, 11, 12, 13 (first sentence), 14, 18, 22, and 23.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, 5, 7, and 9.

### **Staff Analysis:**

A Certificate of Appropriateness is currently under review for the construction of a new carport on the front side of a non-contributing structure. The carport will be located over the existing concrete driveway. No work is planned for the existing buildings or driveway on site. The carport will feature 5 V-Crimp metal roofing on the sides and fiber cement siding on the gable ends. There will be four 16x16 concrete columns holding up the structure. There will be box gutters on the sides of the carport to direct rain. The carport will be 11'6" in total height.



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

*Existing Front Elevation*



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

Activate Wind

*Proposed Front Elevation*



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

*Existing Left Elevation*



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

*Proposed Left Elevation*

- 1 FT MINIMUM FROM PROPERTY LINES
- PROPOSED NEW 5/8" CORRUGATED METAL ROOFING
- INSTALL GUTTERS AND DOWNSPOUTS TO DIRECT RAIN WATER AWAY FROM PROPERTY LINES
- PROPOSED 18X16 CONCRETE BEAM
- PROPOSED 18X16 CONCRETE COLUMNS

### **Consistency with Cited Guidelines:**

Staff finds the design to follow some of the guidelines cited. Though it will be visible from the street, the proposed carport will be located on a lot where carports and garages exist on adjacent properties. The overall height of the carport matches that of surrounding carports. However, the scale of the proposed concrete columns appears to large in the context of the house on the site and adjacent carports. Staff recommends making the columns smaller to better match the house and adjacent carports.

The gable roof of the carport does not match other carports in the surrounding area. Guideline 4 of outbuildings states that “the design of new outbuildings must be complementary to the existing streetscape if they are visible from the public right-of-way.” Staff recommend changing the roof to a hipped or flat roof like adjacent carports on the street. The use of 5 V-Crimp roofing matches multiple carports and house roofs in the surrounding area. However, the proposed fiber cement siding is not visually compatible with the other carports and structures in the surrounding area. Staff recommends the use of stucco, which is more compatible in the historic district.

The proposed gutters appear to be modern style gutters. Guideline 5 of Gutters states that gutters on structures erected after 1940 should be either half-round or ogee style gutters. However, staff notes that similar gutters are used on the carports at both 1214 and 1212 Von Phister Street.

**CARPORTS ADJACENT TO 1205 VON PHISTER STREET**



*1207 Von Phister Street*



*1212 Von Phister Street*



*1214 Von Phister Street*

# 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**

<b>ADDRESS OF PROPOSED PROJECT:</b>	1205 Von Phister, Key West, FL 33040	
<b>NAME ON DEED:</b>	Scott and Christy Frisoni	PHONE NUMBER N/A
<b>OWNER'S MAILING ADDRESS:</b>	1205 Von Phister St	EMAIL N/A
<b>APPLICANT NAME:</b>	Serge Mashtakov, PE	PHONE NUMBER 305-304-3512
<b>APPLICANT'S ADDRESS:</b>	3710 N Roosevelt Blvd	EMAIL serge@artibusdesign.com
	Key West, FL 33040	
<b>APPLICANT'S SIGNATURE:</b>	<i>Serge Mashtakov</i>	DATE 01-27-2026

**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>
Proposed free standing carport on the right front side of the property
<b>MAIN BUILDING:</b>
N/A
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
N/A

**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 free standing carport supported by concrete columns and beams.	
<b>PAVERS:</b> Restoration of existing concrete driveway	<b>FENCES:</b> N/A
<b>DECKS:</b>	<b>PAINTING:</b>
N/A	White or HARC approved pastel color
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
No grading is proposed. No fill. Tree protection	
<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.**

# PROJECT PHOTOS

1 205 VON PHISTER ST  
(FRONT SIDE VIEW)



1 205 VON PHISTER ST  
(FRONT SIDE VIEW)



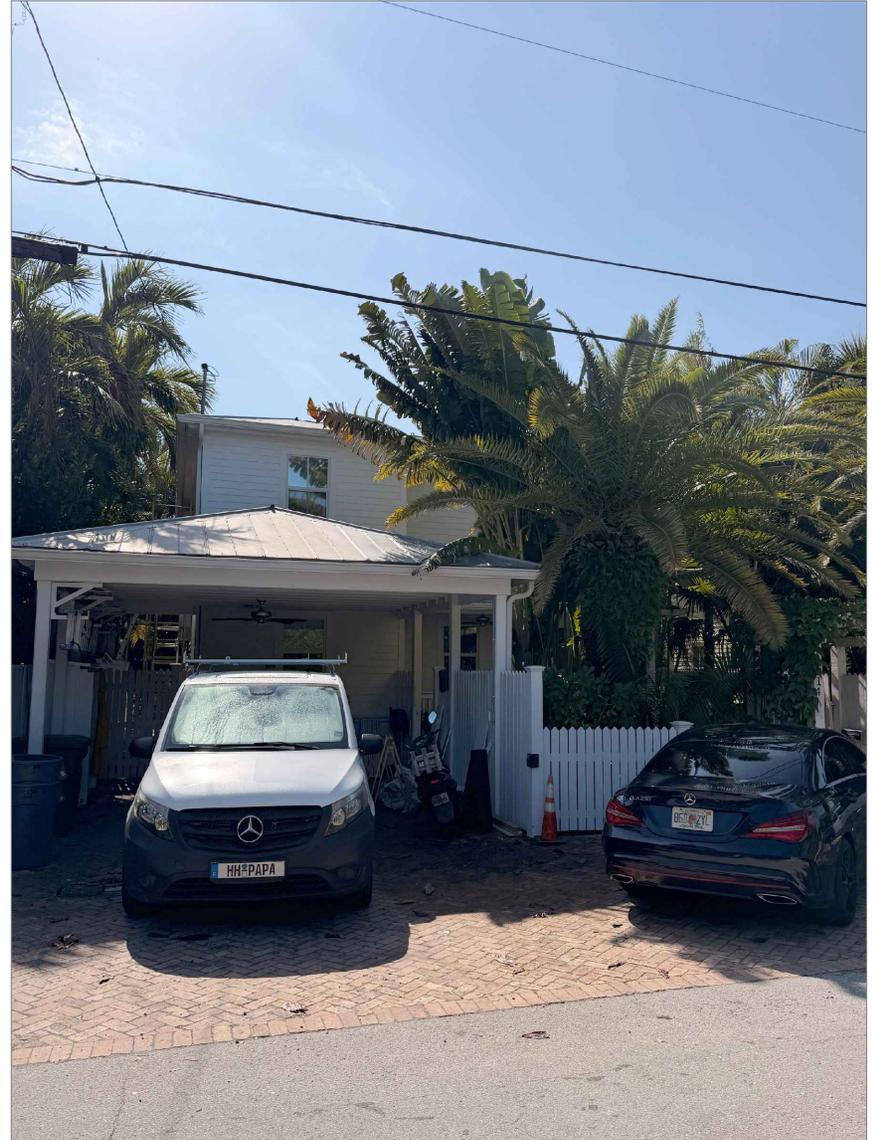
1 207 VON PHISTER ST  
(CARPORT )



1212 VON PHISTER ST  
(CARPORT)

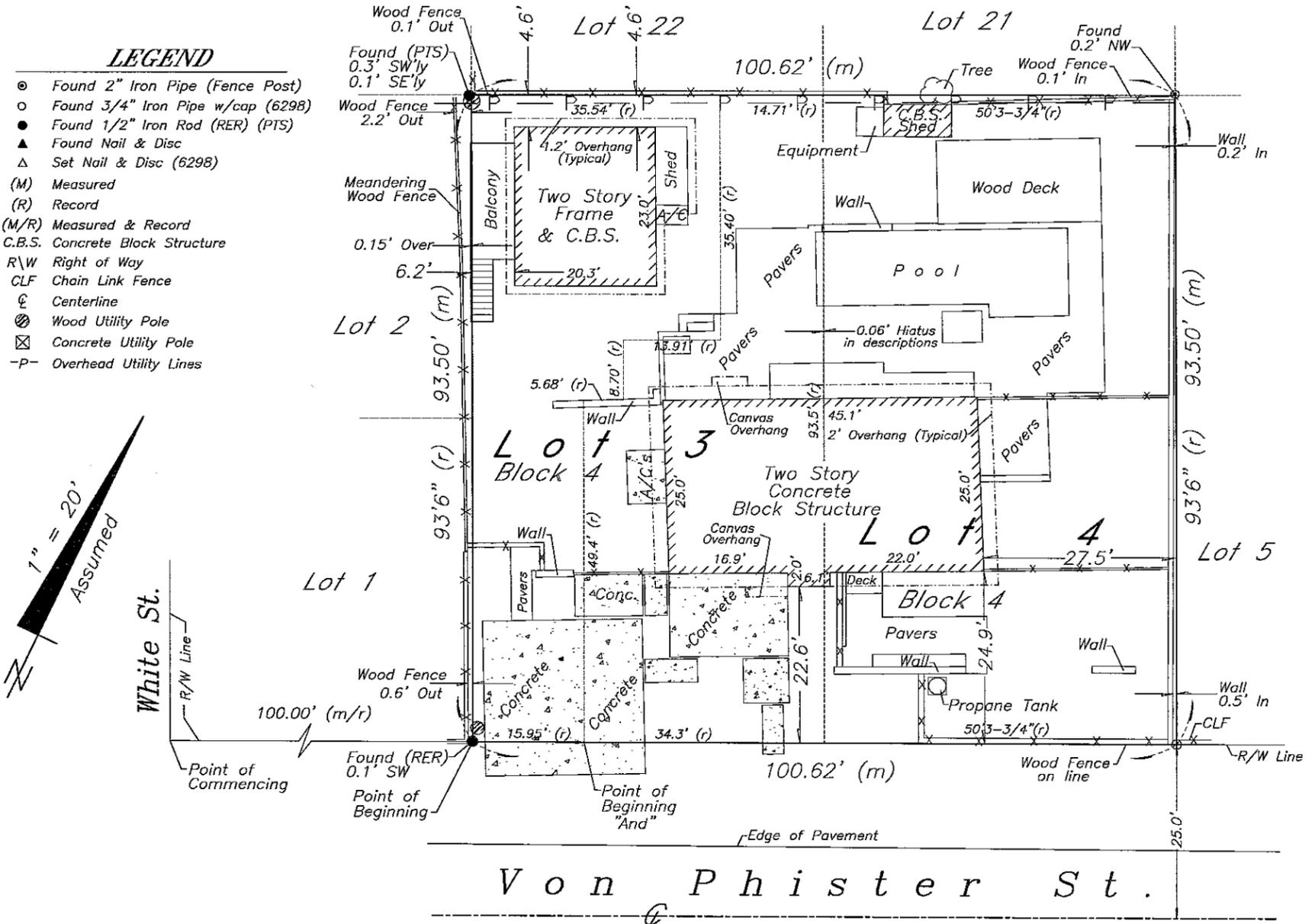


1 2 1 4 V O N P H I S T E R S T  
( C A R P O R T )



# SURVEY

# Boundary Survey Map of Lots 3 and 4, Block 4, Island of Key West, Florida



- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 1203-1205 Von Phister Street, Key West, FL.
  5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  7. North Arrow is assumed and based on the legal description.
  8. Date of field work: November 9, 2021
  9. Ownership of fences is undeterminable, unless otherwise noted.
  10. All bricking and concrete is not shown.

**BOUNDARY SURVEY OF:** On the Island of Key West, Monroe County, Florida, and being a part of Lot 3, in Block 4, in Tract 19, of the Island of Key West, according to a subdivision of said Tract 19, surveyed by W.A. Gwynn, Surveyor, the Map of Plat of said subdivision being duly recorded in Plat Book 1, Page 34, of Monroe County Records, to which reference is hereby made, said lot being more particularly described as follows:  
Commencing at a point on the Northerly side of Von Phister Street, distant 100 feet from White Street and running thence in a Northeasterly direction along the line of Von Phister Street 15.95 feet to a point; thence Northwesterly at right angles 49.40 feet to a point; thence Northeasterly at right angles 5.68 feet to a point; thence Northwesterly at right angles 8.70 feet to a point; thence Northeasterly 13.91 feet to a point; thence Northwesterly at right angles 35.40 feet to a point; thence Southwesterly at right angles for a distance of 35.54 feet to a point; thence Southeasterly at right angles for a distance of 93.50 feet to a point of beginning.

**AND**

On the Island of Key West, Monroe County, Florida, and being a part of Lot 3, in Block 4, in Tract 19, of the Island of Key West, according to a subdivision of said Tract 19, surveyed by W.A. Gwynn, Surveyor, the Map of Plat of said subdivision being duly recorded in Plat Book 1, Page 34, of Monroe County Records, to which reference is hereby made, said lot being more particularly described as follows:  
Commencing at a point on the Northerly side of Von Phister Street, distant 115.95 feet from White Street and running thence in a Northeasterly direction along the line of Von Phister Street 34.30 feet to a point; thence Northwesterly at right angles 93.50 feet to a point; thence Southwesterly at right angles 14.71 feet to a point; thence Southeasterly at right angles 35.40 feet; thence Southwesterly at right angles 13.91 feet; thence Southeasterly at right angles 8.70 feet; thence Southwesterly at right angles 5.68 feet; thence Southeasterly at right angles 49.40 feet back to the point of beginning.

**AND**

On the Island of Key West, Monroe County, Florida and being known as Lot 4, in Block 4, in Tract 19, of the Island of Key West, according to a subdivision of said Tract 19, surveyed by W.A. Gwynn, Surveyor, the Map of Plat of said subdivision being duly recorded in Plat Book 1, Page 34, of Monroe County Records.

**BOUNDARY SURVEY FOR:** Christopher L. Hernandez & Jon M. Hernandez;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

November 10, 2021

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN

# HARC APPLICATION PLANS FOR CARPORT

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
1205 VON PHISTER ST,  
KEY WEST, FL 33040

CLIENT:  
PETER OTAVA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
HEADED BY SERGE MASHTAKOV, PE 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  
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SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71280

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**ARTIBUS DESIGN**  
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WWW.ARTIBUSDESIGN.COM  
CA # 30835

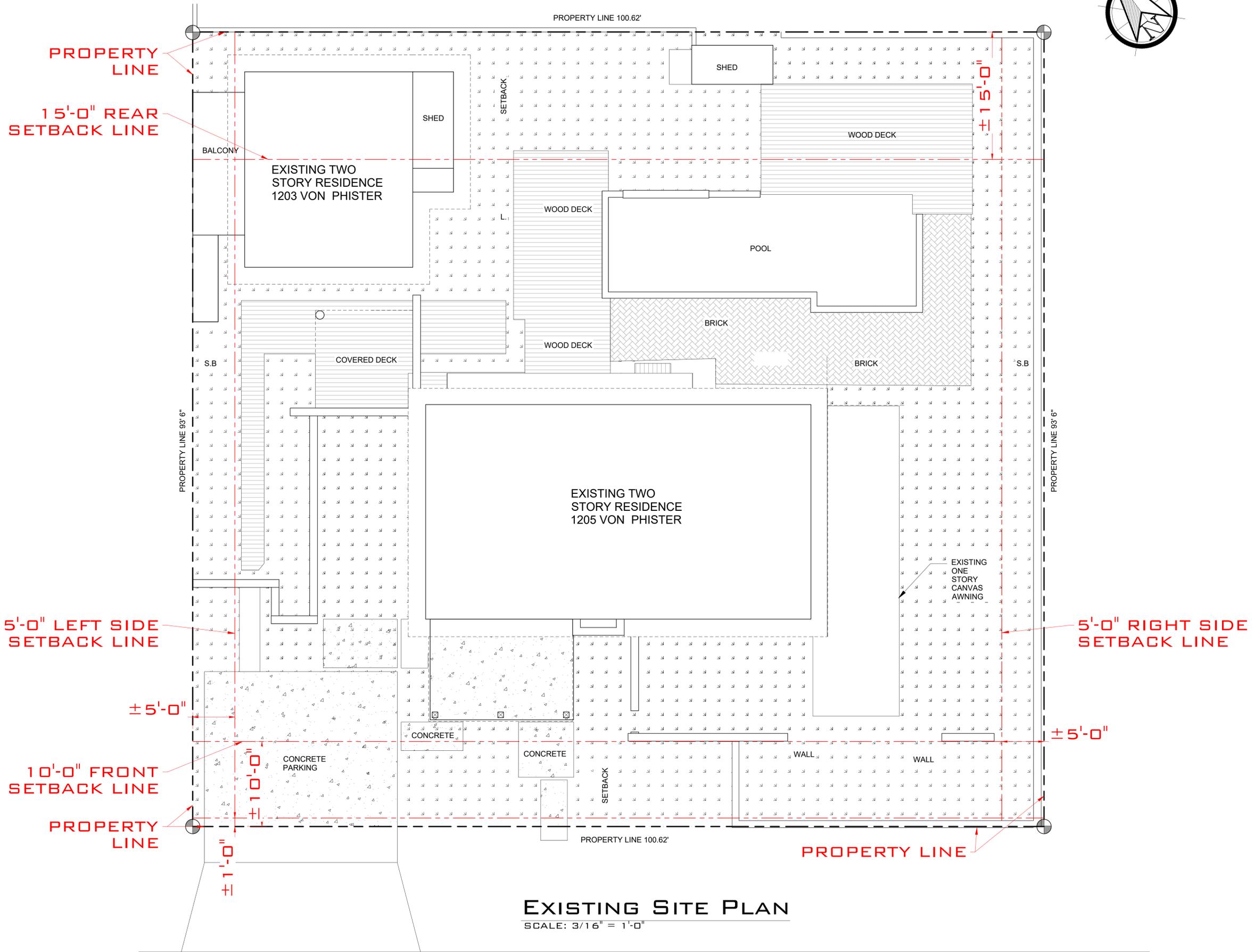
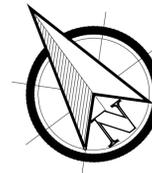
CLIENT:  
PETER OTAVA

PROJECT:  
CARPORT

SITE:  
1205 VON PHISTER ST,  
KEY WEST, FL 33040

TITLE:  
COVER

SCALE	BY	DATE	DATE	SCALE	DATE
AS SHOWN	DS	01/15/25	DA	SAM	
PROJECT NO.	2512-01	DATE	01/15/25	REVISION	1



# EXISTING SITE PLAN

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

Von Phister Street

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 STATE OF FLORIDA  
 LICENSE NO. 71488

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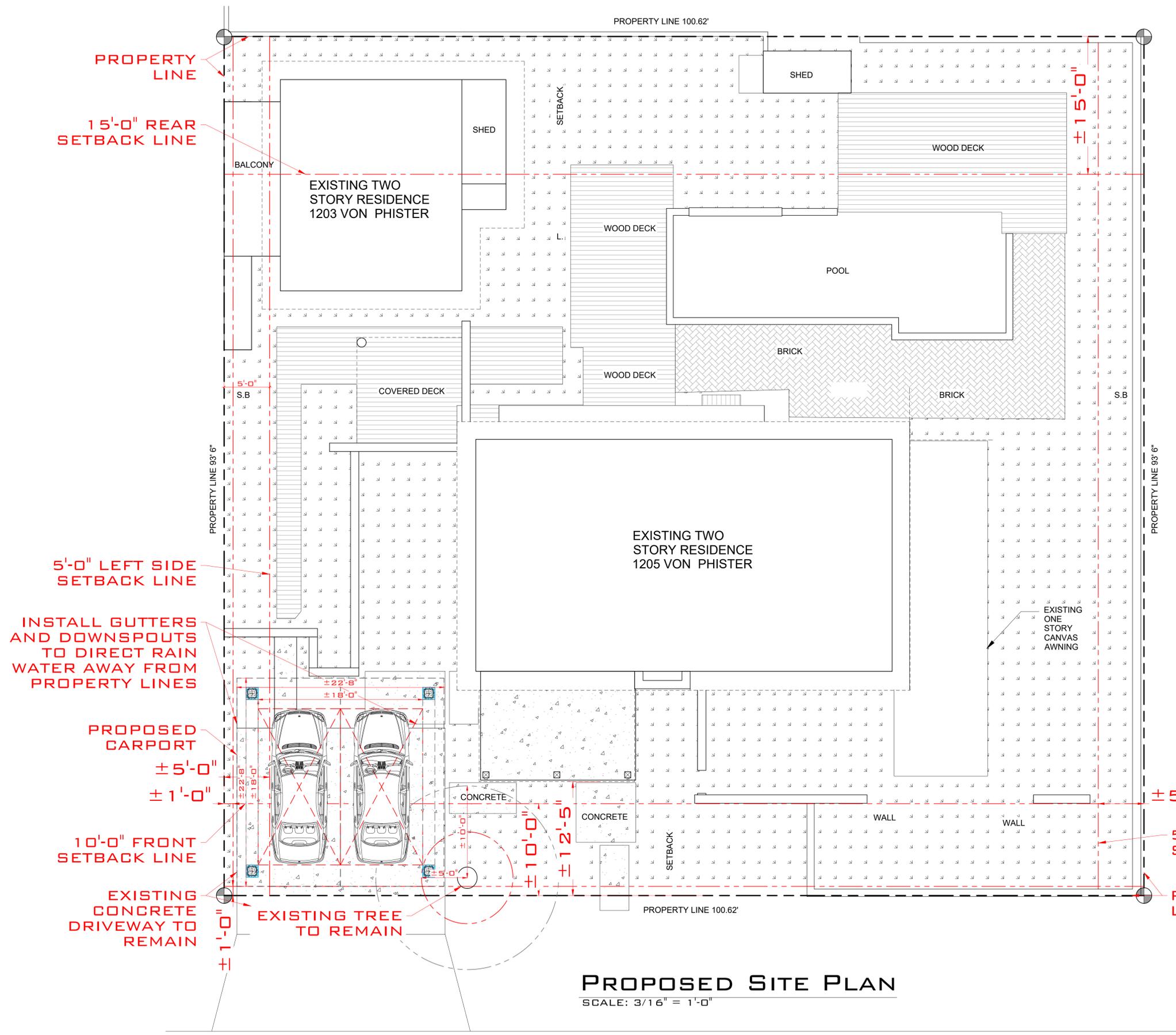
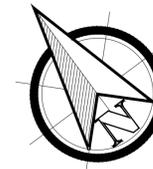
DESIGNER:  
 PETER OTAVA

PROJECT:  
 CARPORT

DATE:  
 1205 VON PHISTER ST,  
 KEY WEST, FL 33040

TITLE:  
 EXISTING SITE PLAN

SCALE BY USER:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/15/26	DA	SAM
PROJECT NO.:	DRAWING NO.:	SHEET NO.:	TOTAL SHEETS:
2512-01	C-101	1	1



**SITE DATA:**

TOTAL SITE AREA: ±9,408.00 SQ.FT  
 LAND USE: HMDR  
 LOOD ZONE: AE6

**SETBACKS**

FRONT:  
 REQUIRED 10'-0"  
 EXISTING 12'-5"  
 PROPOSED 1'-0" (CARPORT)

LEFT SIDE:  
 REQUIRED 5'-0"  
 EXISTING 6'-0" / 2'-6"  
 PROPOSED 1'-0" (CARPORT)

RIGHT SIDE:  
 REQUIRED 5'-0"  
 EXISTING 25'-7"  
 PROPOSED NO CHANGES

REAR:  
 REQUIRED 15'-0"  
 EXISTING 4'-8"  
 PROPOSED NO CHANGES

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60% (5,644.8 SQ.FT.)  
 EXISTING 53.2% (±5,009.0 SQ.FT.)  
 PROPOSED 53.2% (NO CHANGES)

**MAXIMUM BUILDING COVERAGE:**

REQUIRED 40% (±3,763.2 SQ.FT.)  
 EXISTING 30.5% (±2,875.0 SQ.FT.)  
 PROPOSED 34.2% (±3,222.5 SQ.FT.)

**OPEN SPACE MINIMUM:**

REQUIRED 35% (±3,292.8 SQ.FT.)  
 EXISTING 40.2% (±3,786.8 SQ.FT.)  
 PROPOSED 39.4% (±3,701.8 SQ.FT.)

**PROPOSED SITE PLAN**  
 SCALE: 3/16" = 1'-0"

Von Phister Street

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 SEALED BY SERGE MASTAKOV, P.E. ON THE  
 DATE ADJACENT TO THE SEAL.  
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SERGE MASTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71280

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 CA # 30835

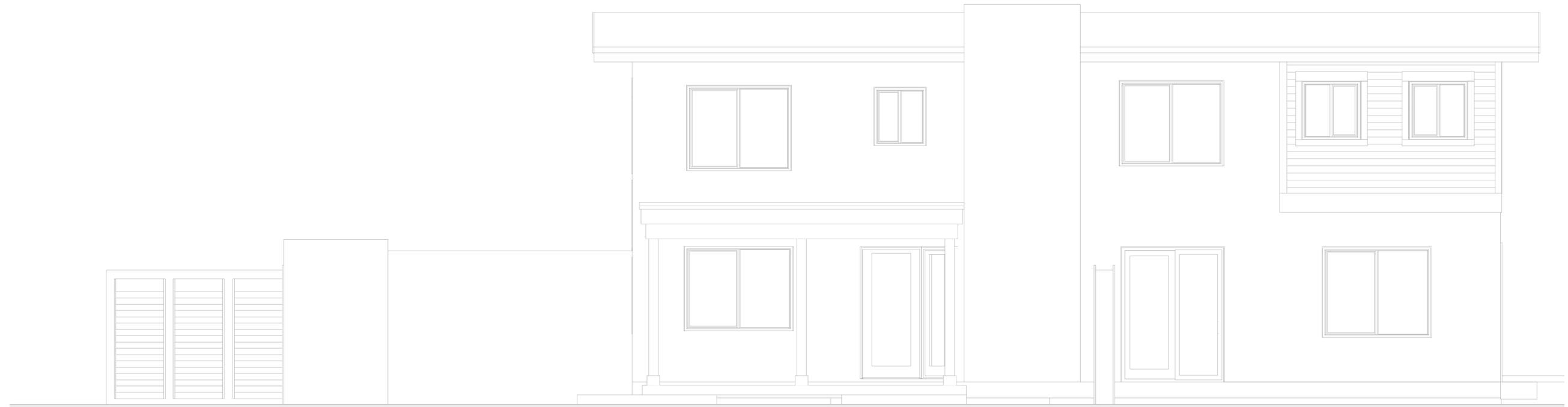
CLIENT:  
 PETER OTAVA

PROJECT:  
 CARPORT

DATE:  
 1205 VON PHISTER ST.  
 KEY WEST, FL 33040

TITLE:  
 PROPOSED SITE PLAN

SCALE	BY	DATE	DESIGN	CHECK
AS SHOWN	DM	01/15/25	DM	DM
PROJECT NO.	DATE	SCALE	BY	CHECK
2512-01	01-15-25	C-102	DM	DM



**EXISTING FRONT ELEVATION**

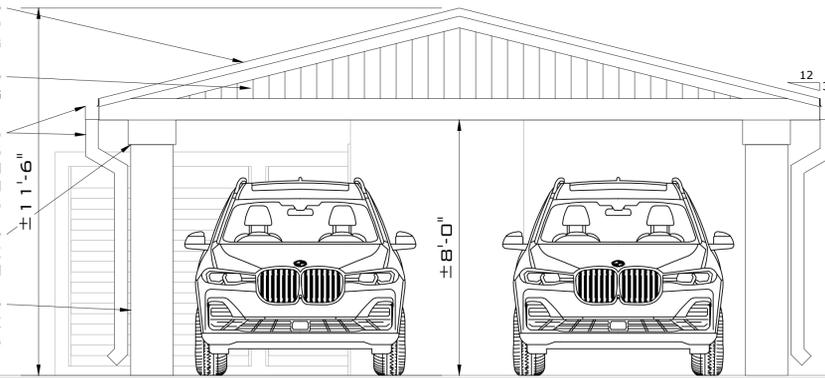
SCALE: 3/8"=1'-0"



**PROPOSED FRONT ELEVATION**

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

- PROPOSED NEW SVCRIMP METAL ROOFING
- PROPOSED CEMENT SIDING
- INSTALL GUTTERS AND DOWNSPOUTS TO DIRECT RAIN WATER AWAY FROM PROPERTY LINES
- PROPOSED 18x16 CONCRETE BEAM
- PROPOSED 16x16 CONCRETE COLUMNS



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 CA # 30835

CLIENT:  
**PETER OTAVA**

PROJECT:  
**CARPORT**

DATE:  
**1205 VAN PHISTER ST,  
 KEY WEST, FL 33040**

TITLE:  
**ELEVATION**

SCALE BY USER	DATE	DESIGN	CHECKED
AS SHOWN	01/15/25	DA	SAM
PROJECT NO.	2512-01	DATE	A-101
REVISION			1



**EXISTING LEFT ELEVATION**

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



**PROPOSED LEFT ELEVATION**

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

1 FT MINIMUM FROM PROPERTY LINES

PROPOSED NEW 5VGRIMP METAL ROOFING

INSTALL GUTTERS AND DOWNSPOUTS TO DIRECT RAIN WATER AWAY FROM PROPERTY LINES

PROPOSED 18x16 CONCRETE BEAM

PROPOSED 16x16 CONCRETE COLUMNS

±8'-0"

±11'-6"

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 CA # 30835

CLIENT:  
**PETER OTAVA**

PROJECT:  
**CARPOR**

DATE:  
**1205 VAN PHISTER ST,  
 KEY WEST, FL 33040**

TITLE:  
**ELEVATION**

SCALE	BY	DATE	DATE	DATE	DATE
AS SHOWN	DA	01/15/2024	DA	SAM	
2512-01	A-102				1

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. February 24, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SECOND FLOOR BEDROOM ADDITION OVER EXISTING  
NON-HISTORIC ADDITION TO CONTRIBUTING STRUCTURE.**

**#330 CAROLINE STREET**

**Applicant –Pope-Scarborough Architects Application #C2026-0006**

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 Garvin Scarbrough, 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: \_\_\_\_\_ on the 17 day of February, 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 February 24, 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 C2026-0006

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

**Signed Name of Affiant:**

Garvin Scarbrough  
Date: 2/17/2026

Address: 330 Caroline St.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of February, 2026.

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

**NOTARY PUBLIC**

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: 1/24/2030



M. HOLLY BOOTON  
Commission # HH 724681  
Expires January 24, 2030



330  
CAROLINE ST

PRIVATE RESIDENCE

Public Meeting Notice

Public Meeting Notice  
The following information is being provided to the public in accordance with the provisions of the Florida Statewide Historic Preservation Act, Chapter 218, Florida Statutes, and the National Historic Preservation Act, 54 USC 303101. This notice is being provided to the public in accordance with the provisions of the Florida Statewide Historic Preservation Act, Chapter 218, Florida Statutes, and the National Historic Preservation Act, 54 USC 303101.

NEW SECOND FLOOR BEING CONSTRUCTED TO BE A HISTORICALLY SENSITIVE ADDITION TO AN EXISTING HISTORIC RESIDENCE AT 330 CAROLINE STREET.

330 CAROLINE STREET

Application: Historic Preservation Commission Application No. 2018-0001

The Public Meeting will be held on Thursday, August 23, 2018, at 7:00 PM, at the address listed above. The meeting will be held in the presence of the Historic Preservation Commission and the public. The meeting will be held in the presence of the Historic Preservation Commission and the public. The meeting will be held in the presence of the Historic Preservation Commission and the public.

# 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 00041140-000000  
 Account# 1041815  
 Property ID 1041815  
 Millage Group 10KW  
 Location 1205 VON PHISTER St, KEY WEST  
 Address  
 Legal Description LTS 3 & 4 SQR 4 TR 19 KW TROPICAL BLDG AND INVESTMENT CO SUB PB1-34 H1-469 H2-105 OR854-811 OR928-1659 OR1082-1112 OR1296-938 OR1898-770 OR1898-772 OR1956-2106 OR2451-1708 OR2544-1787 OR2833-60 OR2873-2290 OR2965-937 OR3041-961 3053-2254 OR3069-0772 OR3086-53 OR3298-1685  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6157  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Tropical Building and Investment Co  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



### Owner

FRISONI SCOTT  
 1205 Von Phister St  
 Key West FL 33040

FRISONI CHRISTY  
 1205 Von Phister St  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,237,865	\$646,845	\$613,425	\$620,080
+ Market Misc Value	\$84,193	\$60,887	\$62,393	\$52,225
+ Market Land Value	\$988,698	\$1,122,306	\$1,023,770	\$728,163
= Just Market Value	\$2,310,756	\$1,830,038	\$1,699,588	\$1,400,468
= Total Assessed Value	\$2,310,756	\$1,694,567	\$1,540,515	\$1,400,468
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,310,756	\$1,830,038	\$1,699,588	\$1,400,468

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,122,306	\$646,845	\$60,887	\$1,830,038	\$1,694,567	\$0	\$1,830,038	\$0
2023	\$1,023,770	\$613,425	\$62,393	\$1,699,588	\$1,540,515	\$0	\$1,699,588	\$0
2022	\$728,163	\$620,080	\$52,225	\$1,400,468	\$1,400,468	\$0	\$1,400,468	\$0
2021	\$480,988	\$535,586	\$53,730	\$1,070,304	\$1,070,304	\$0	\$1,070,304	\$0
2020	\$410,350	\$369,983	\$44,941	\$825,274	\$825,274	\$0	\$825,274	\$0
2019	\$474,216	\$369,093	\$46,245	\$889,554	\$858,737	\$0	\$889,554	\$0
2018	\$485,962	\$247,160	\$47,548	\$780,670	\$780,670	\$0	\$780,670	\$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
RES SUPERIOR DRY (01SD)	9,409.00	Square Foot	65	93.5

**Buildings**

<b>Building ID</b>	3217	<b>Exterior Walls</b>	C.B.S. with 12% HARDIE BD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1948
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2018
<b>Building Name</b>		<b>Foundation</b>	CONCR FTR
<b>Gross Sq Ft</b>	2403	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	2250	<b>Roof Coverage</b>	MIN/PAINT CONC
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	CONC ABOVE GRD
<b>Condition</b>	GOOD	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Perimeter</b>	258	<b>Bedrooms</b>	3
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	3
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	6	<b>Grade</b>	600
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	1

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	153	0	52
FLA	FLOOR LIV AREA	2,250	2,250	330
<b>TOTAL</b>		<b>2,403</b>	<b>2,250</b>	<b>382</b>

<b>Building ID</b>	64689	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD with 50% C.B.S.
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1943
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2012
<b>Building Name</b>		<b>Foundation</b>	CONCRETE SLAB
<b>Gross Sq Ft</b>	1170	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	880	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	CONC S/B GRND
<b>Condition</b>	GOOD	<b>Heating Type</b>	NONE with 0% NONE
<b>Perimeter</b>	84	<b>Bedrooms</b>	2
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	15	<b>Grade</b>	500
<b>Interior Walls</b>	WD PANL/CUSTOM	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	880	880	168
OOU	OP PR UNFIN UL	133	0	52
OPF	OP PRCH FIN LL	133	0	52
SBF	UTIL FIN BLK	24	0	22
<b>TOTAL</b>		<b>1,170</b>	<b>880</b>	<b>294</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1949	1950	0x0	1	200 SF	1
FENCES	1973	1974	0x0	1	120 SF	4
BRICK PATIO	1994	1995	0x0	1	176 SF	2
CH LINK FENCE	1994	1995	0x0	1	32 SF	3
FENCES	1994	1995	60 x 7	1	420 SF	2
BRICK PATIO	1994	1995	0x0	1	850 SF	4
FENCES	1997	1998	7 x 94	1	658 SF	4
CONC PATIO	1997	1998	0x0	1	725 SF	2
WOOD DECK	2015	2021	12 x 25	1	300 SF	2
CONC PATIO	1949	1950	0x0	1	242 SF	1
WALL AIR COND	1987	1988	0x0	1	1 UT	2
FENCES	1995	1996	0x0	1	409 SF	5
WOOD DECK	2017	2021	12 x 16	1	192 SF	2
WATER FEATURE	2003	2025	0x0	1	1 UT	3
RES POOL	2003	2004	0x0	1	450 SF	5

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/31/2024	\$3,125,000	Warranty Deed	2479481	3298	1685	01 - Qualified	Improved		
12/15/2023	\$0	Final Judgment	2444887	3255	1685	30 - Unqualified	Improved		
1/13/2021	\$1,670,000	Warranty Deed	2299659	3069	0772	19 - Unqualified	Improved		
10/3/2017	\$100	Warranty Deed	2138970	2873	2290	30 - Unqualified	Improved	JMW 2.0 PROPETIES LLC	
12/29/2016	\$100	Warranty Deed	2105092	2833	60	11 - Unqualified	Improved	WHITE JEFFREY M	
12/2/2011	\$1,550,000	Warranty Deed		2544	1787	05 - Qualified	Improved		
1/22/2010	\$100	Quit Claim Deed		2451	1708	11 - Unqualified	Improved		
7/1/1987	\$120,000	Agreement for Deed		1082	1112	Q - Qualified	Improved		

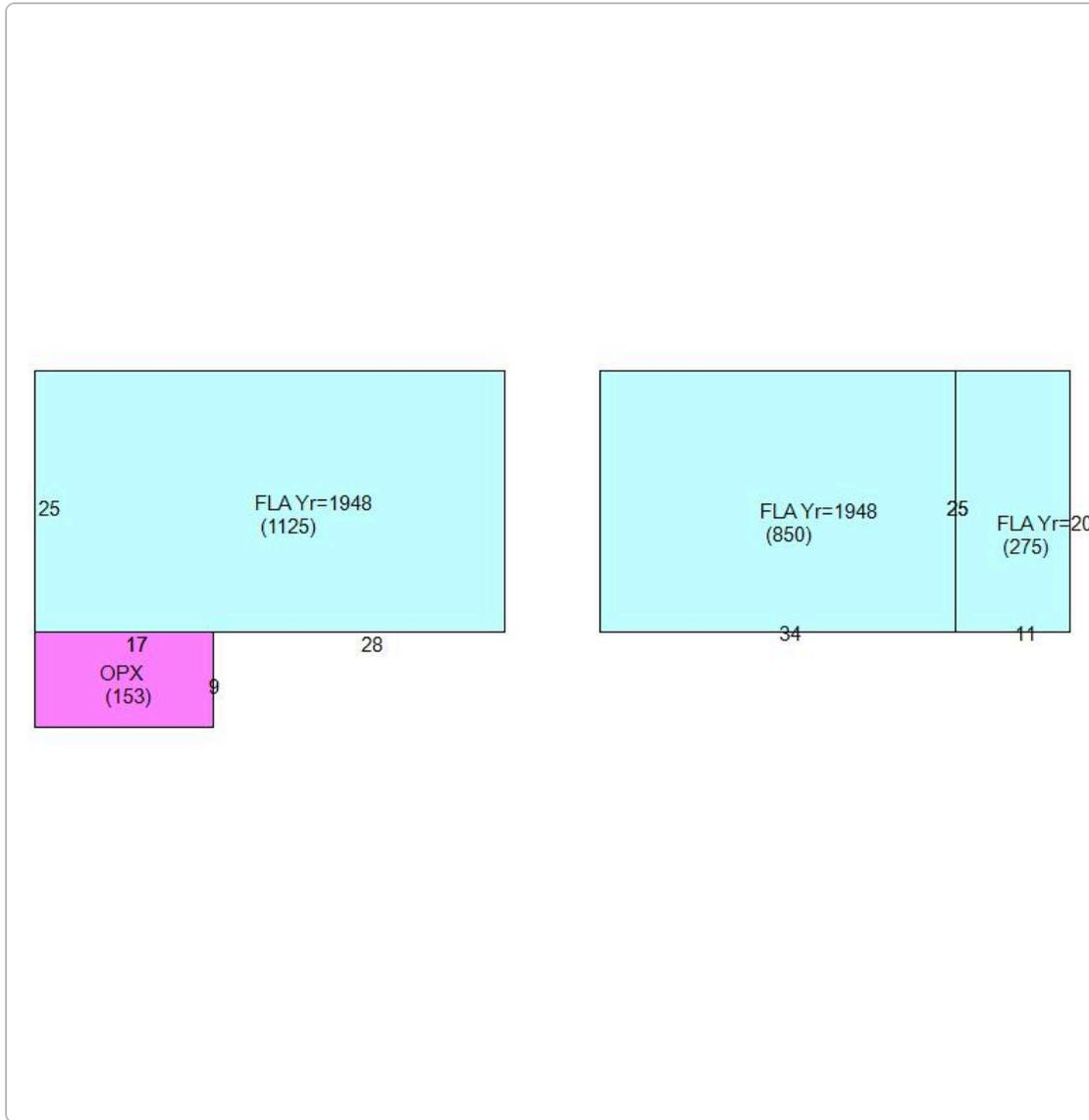
## Permits

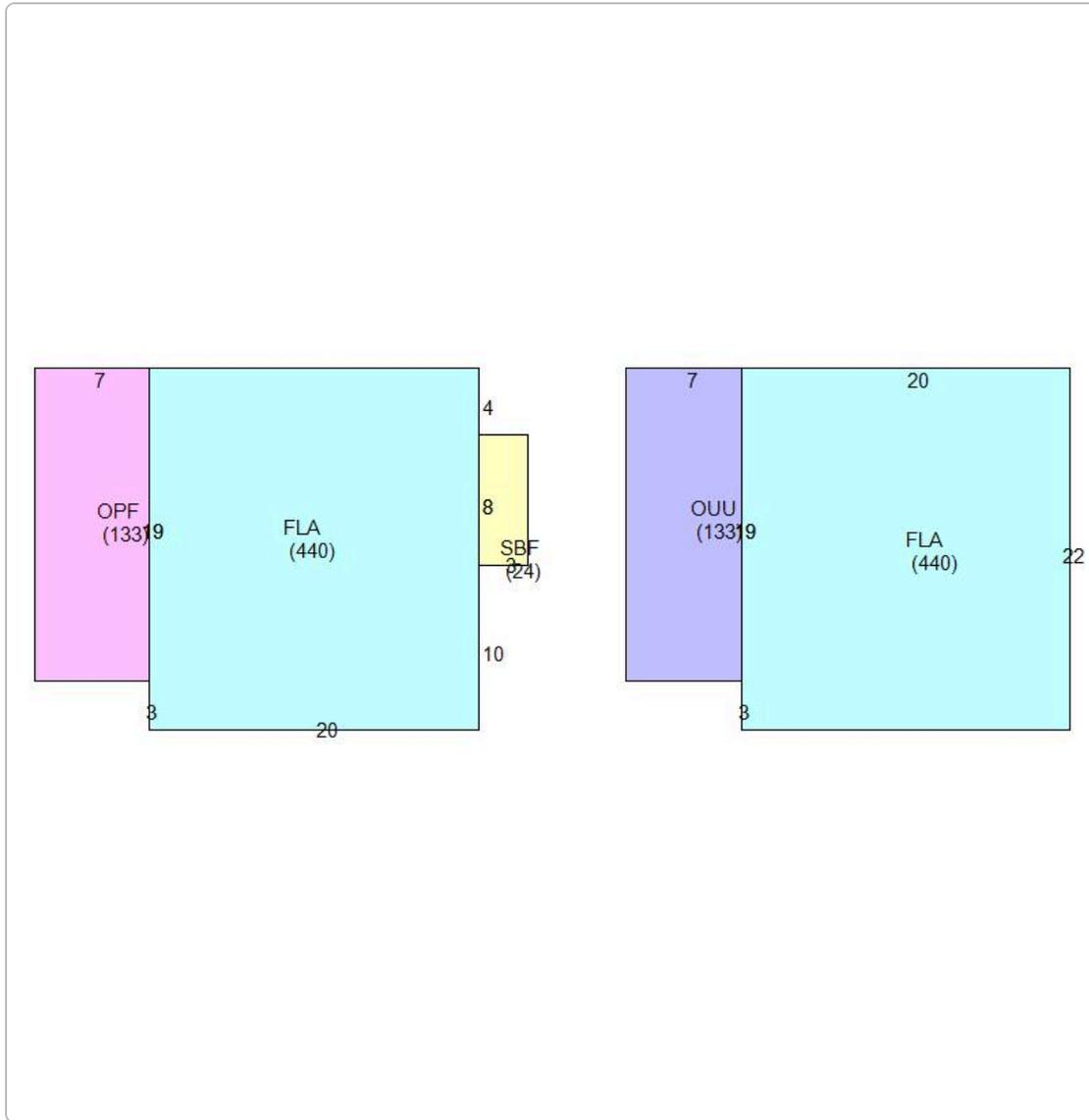
Number	Date Issued	Status	Amount	Permit Type	Notes
2024-2975	11/20/2024	Active	\$12,000	Residential	REMOVE AND REPLACE 600 SF SUBFLOOR AND LVT
22-2694	09/14/2022	Completed	\$3,915	Residential	Install 250 sf (2 1/2 [I]) of 60 mill TPO single ply.
22-1391	05/16/2022	Completed	\$8,500	Residential	Flat roof over existing concrete slab Front Entry
2021-0868	03/30/2021	Completed	\$18,500	Residential	REPLASTER EXISTING POOL. INSTALL NEW WATERLINE TILE AND COPING LIGHTHOUSE ELECTRIC.
14-5082	02/02/2015	Completed	\$10,500	Residential	REVISION #1: NEW DISTRIBUTION SYSTEM, NEW WIRES, RECEPTACLES, SWITCHES AND LIGHT FIXTURES FOR WHOLE HOUSE.
15-0380	01/27/2015	Completed	\$124,300	Residential	INTEIOR AND EXTEIOR RENOVATION, NREW WINDOWS & DOORS, KITCHEN CABIENTS, AND NEW FLOORING. NOC W/APP MAC H#14-01-1899-HARC BOARD APPROVED 1/27/2015 & H#14-01-1927-HSA-12/12/14-KP
14-4901	12/01/2014	Completed	\$23,930	Residential	REPLACE FLOORING AND TIE BEAM
14-5080	11/06/2014	Completed	\$800	Residential	REMOVE AND DEMO 1ST FLOOR PLUMBING
04-3252	10/14/2004	Completed	\$2,300	Residential	R & R TIE BEAM DEMO 2ND FLOOR SLAB INSTALL FLOOR TRUSSES. REMOVE AND REINSTALL AWNING. DEMO INTERIOR WALL
0001299	05/18/2000	Completed	\$5,000	Residential	HURRICANE PANELS
9902442	07/14/1999	Completed	\$1,200	Residential	3 SQS M/B RUBBER ROOF
9800506	04/02/1998	Completed	\$15,000	Residential	RESURFACE DRIVEWAY
9800860	03/31/1998	Completed	\$3,000	Residential	6' FENCE
9603262	08/01/1996	Completed	\$3,000	Residential	ELECTRIC
9603475	08/01/1996	Completed	\$1	Residential	WOOD DECK
9603104	07/01/1996	Completed	\$25,000	Residential	RENOVATIONS
A953822	11/01/1995	Completed	\$500	Residential	TEMPORARY CL2 FENCE 87L.F
A953654	10/01/1995	Completed	\$1,600	Residential	8 SQRS M/B ROLL RFG.
B953513	10/01/1995	Completed	\$3,000	Residential	DEMO POOL
B953551	10/01/1995	Completed	\$1,100	Residential	REMOVE OVERHANG,PAINT BLG
B953723	10/01/1995	Completed	\$26,000	Residential	NEW POOL
B953255	09/01/1995	Completed	\$7,500	Residential	REPAIR SPALLING CONCRETE
E953058	09/01/1995	Completed	\$9,000	Residential	200 AMP SRV,100 AMP SUB
B943945	12/01/1994	Completed	\$1,800	Residential	RETILE BATHROOM
E943958	12/01/1994	Completed	\$500	Residential	MINIMUM FEE
P943920	11/01/1994	Completed	\$800	Residential	REPLACE PLUMB. FIXTURES

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

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