



## **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: June 24, 2025

Applicant: Serge Mashtakov, PE

Application Number: C2025-0055

Address: 916 Simonton Street

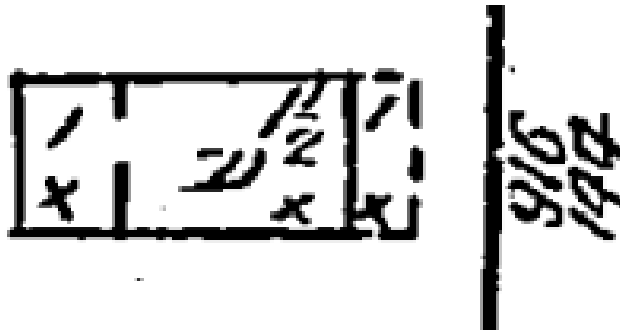
### **Description of Work:**

Demolition of historic one-story frame additions. Demolition of existing front balcony, wooden staircase, existing cistern in rear, and concrete walkways

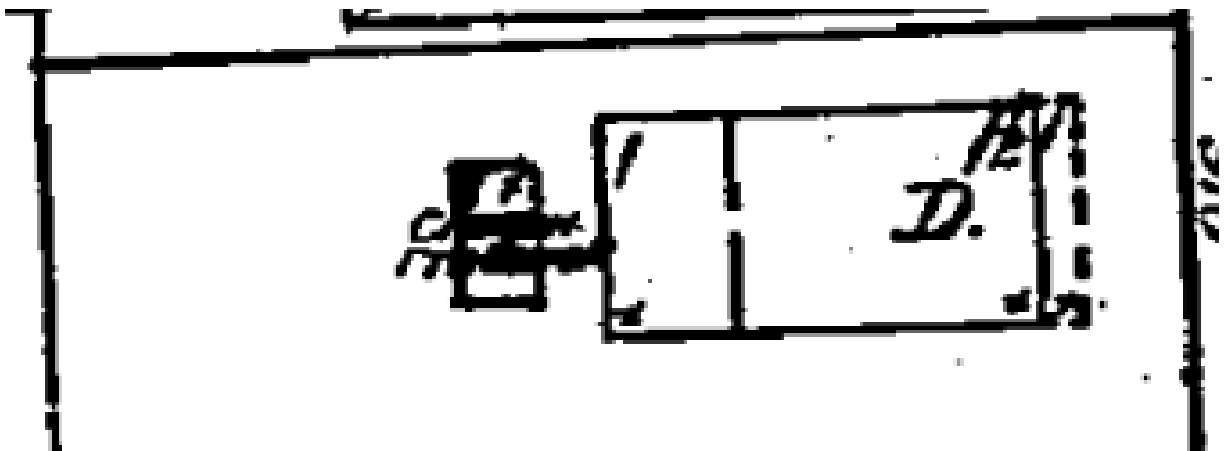
### **Site Facts:**

The building under review is listed as being constructed in 1928 and the accessory structure in 1943 according to the Property Appraisers website; however, neither of these dates are supported by other sources. The main structure appears as far back as the 1892 Sanborn map. The current accessory structure does not appear on the 1962 Sanborn map. The site includes the main two-story frame structure with wood decking and a rear one-story accessory structure.

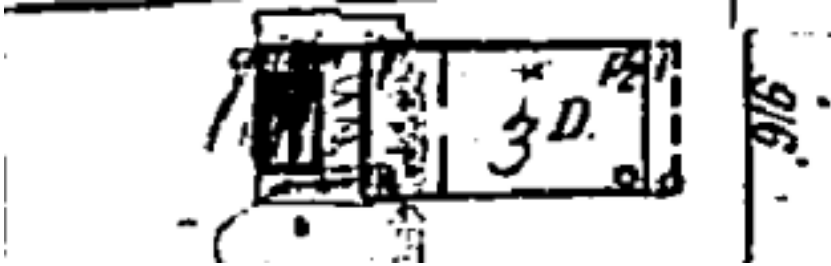
Currently the house sits on piers and is located within an X flood zone.



*Sanborn Map of property under review 1892.*



*Sanborn Map of property under review 1912.*



*Sanborn Map of property under review 1962.*



*Photo of house under review. 1965.*



*Photo of house under review. (Front)*



*Photo of house under review. (Rear)*



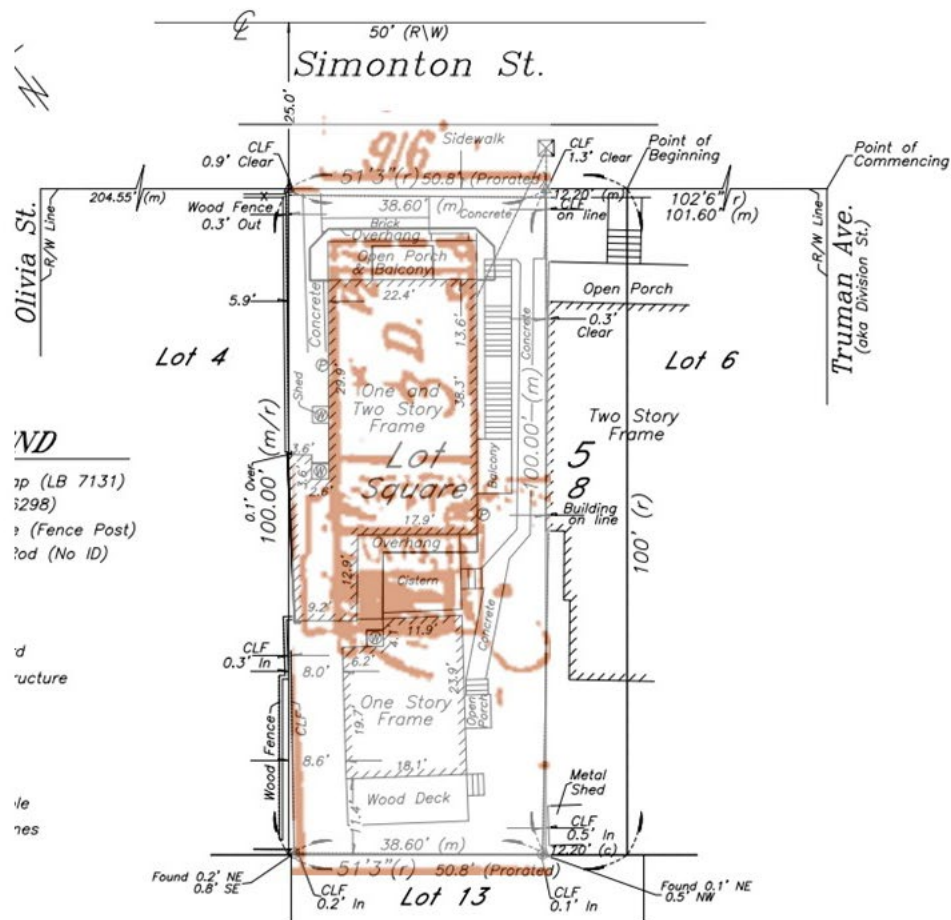
*Photo of house under review (Rear 2<sup>nd</sup> floor)*



*Picture of house under review (Right side)*



*Picture of house under review (Left side).*



1962 Sanborn Map and current survey

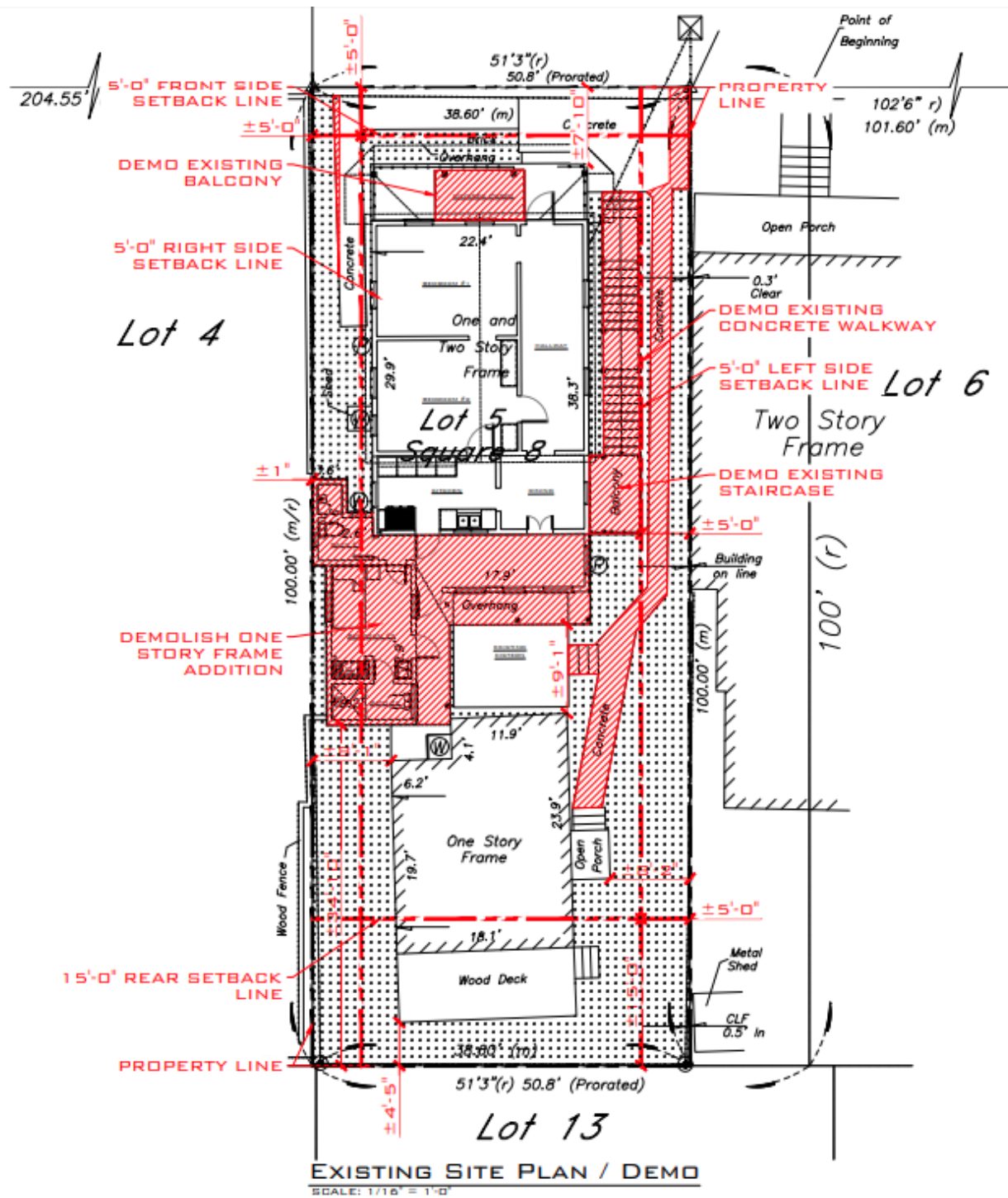
### **Ordinances Cited on Review:**

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations

### **Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of a historic one-story frame additions, existing front balcony, wooden staircase, existing cistern in rear, and concrete walkways.

a one-story non-historic bump out on the south elevation. Elements for demolition include the existing exterior staircase, pool decking, windows, and doors.



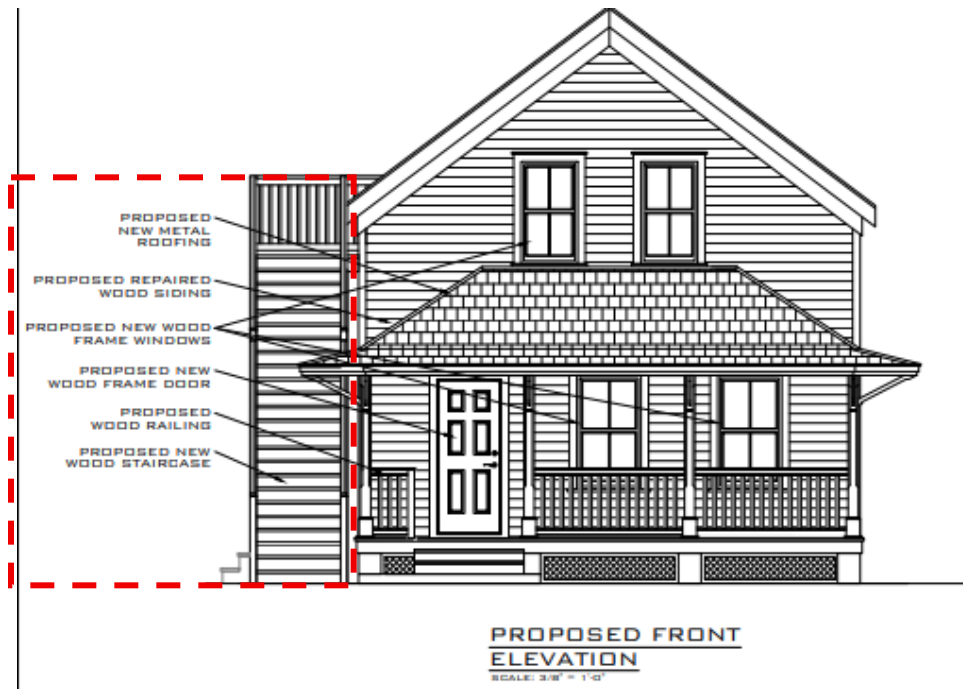
*Proposed Site Plan.*



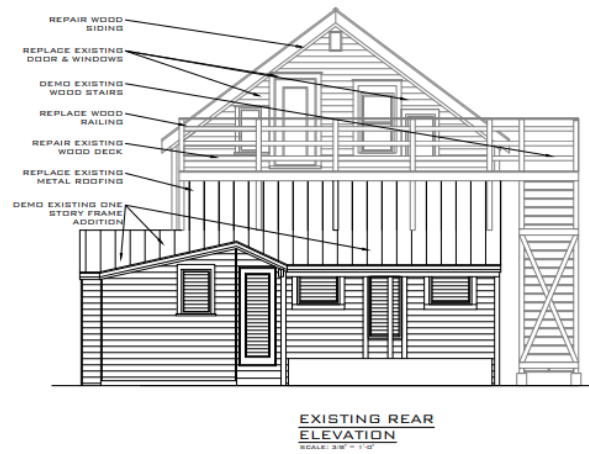


EXISTING FRONT  
ELEVATION

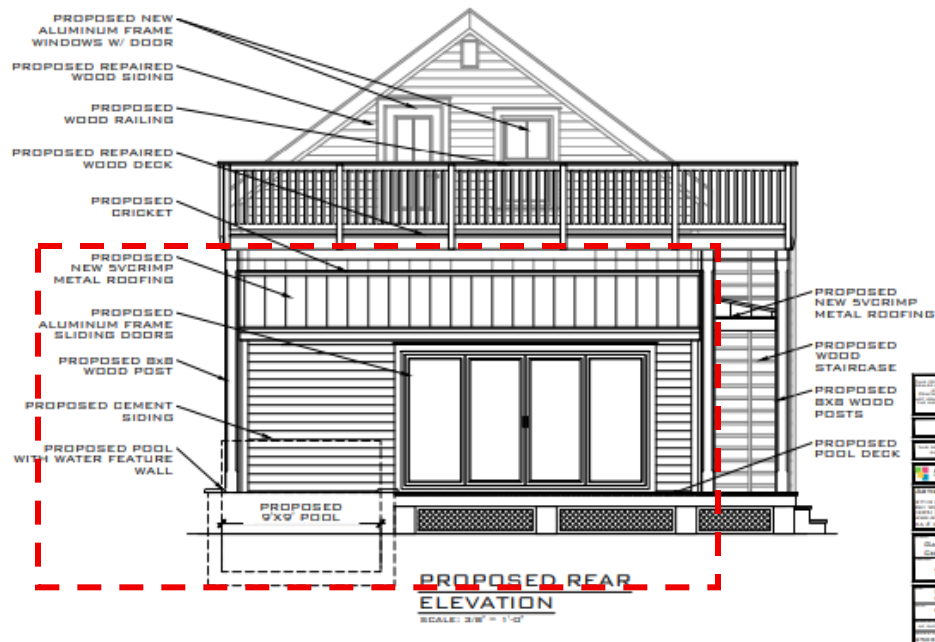
*Existing Front elevation.*



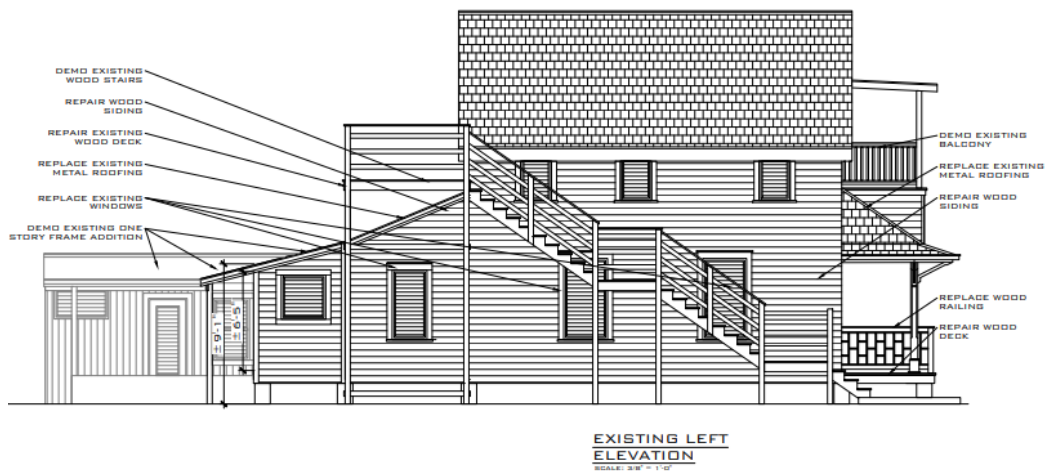
*Proposed Front Elevation.*



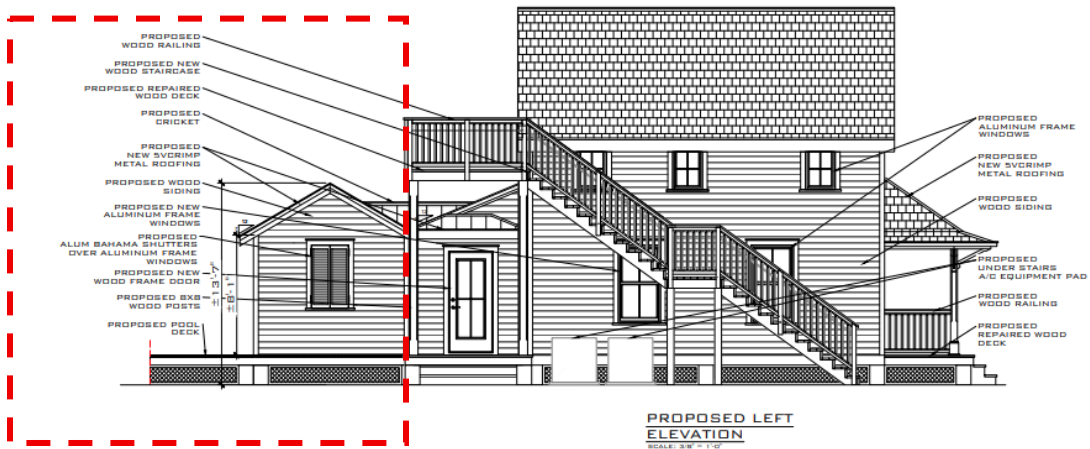
*Existing Rear Elevation.*



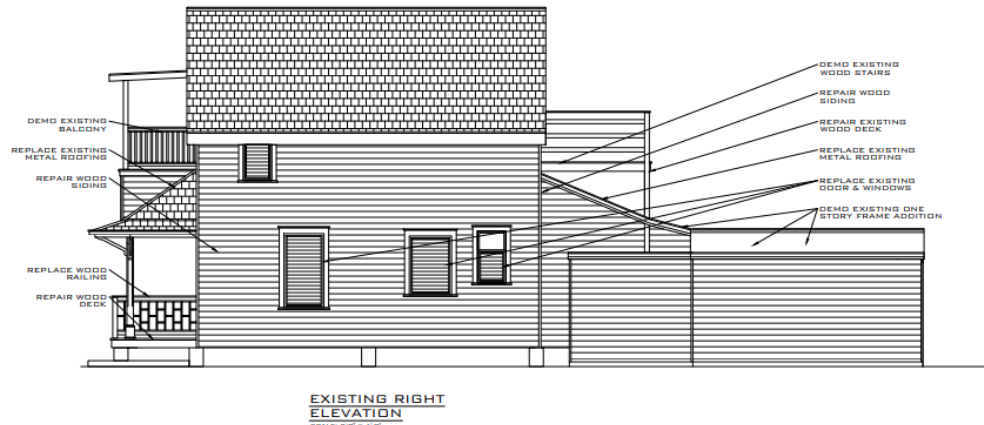
*Proposed Rear Elevation.*



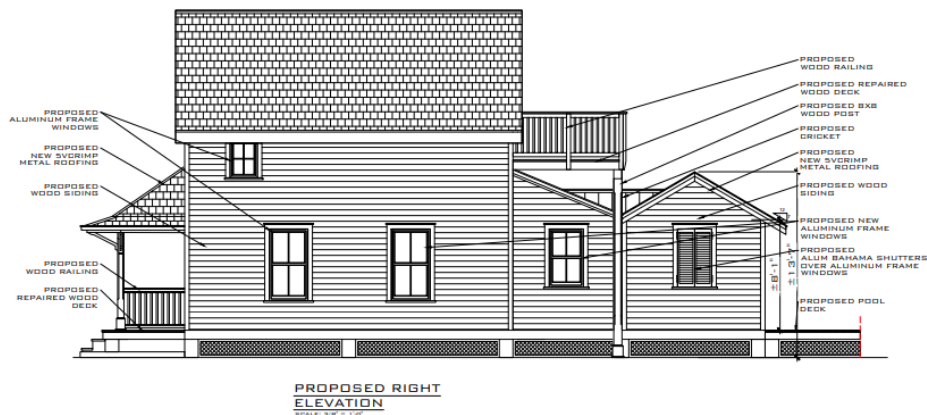
*Existing Side Elevation (South).*



*Proposed Side Elevation (South).*



*Current Side Elevation (North).*



*Proposed Side Elevation (North).*

Since the first-story bump out under review is non-contributing, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

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

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

The elements proposed to be demolished are not contributing and do not contribute to the character of the building.

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

The elements proposed to be demolished are not contributing and do not destroy the historic relationship between buildings or structures and open space.

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

This will not be the case.

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

The elements proposed to be demolished are not contributing. Staff opines that the structure would not qualify as contributing in the near future.

In conclusion, it is the staff's opinion that the request for demolition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If the Commission finds the design appropriate this will be the only required reading for demolition.

# 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:

916 Simonton St, Key West, FL 33040

NAME ON DEED:

Mary Gunther

PHONE NUMBER 770-597-1101

OWNER'S MAILING ADDRESS:

11614 Tescord Dr, Saint Louis, MO 63128

EMAIL oleshar@comacast.net

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 05/22/2025

**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:** Remodeling of the existing historic two family house with demolition of side and rear additions  
New rear addition. Reconstruction of stairs and 2nd story deck access to apartment upstairs

**MAIN BUILDING:** Build new one-story frame addition with replace doors and windows, repair siding  
Re-build new wood staircase and deck.

**DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):**

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): N/A	
PAVERS: N/A	FENCES: 4ft wood picket fence front. 6ft wood picket fence sides and rear.
DECKS: Composite Decking in rear	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	Residential in-ground pool in rear
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
New A/C and Pool equipments	New concrete walkways

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:	916 Simonton St, Key West, FL 33040
PROPERTY OWNER'S NAME:	Mary Gunther
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	<i>M. Diane Gunther</i>	<i>MARY DIANE GUNTHER</i>	DATE AND PRINT NAME
		<i>5/22/25</i>	

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of existing historic one story frame additions. Demolition of existing front side balcony and existing wood staircase.

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.
The existing one story frame additions located in the rear of the main structure and first rear addition a likely later conversion of covered porch into enclosed space. Side additions located within side setback lines
(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.

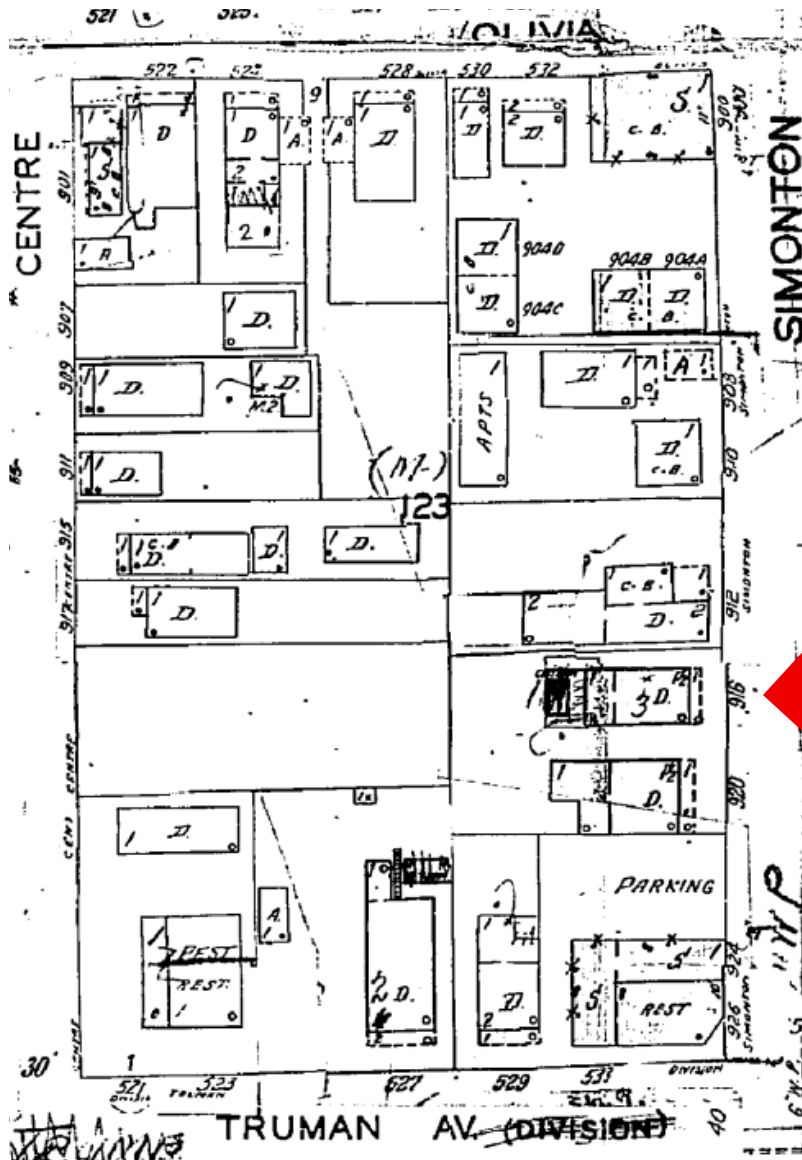
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Building is not associated with events that have made any significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value 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.
The additions have 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.

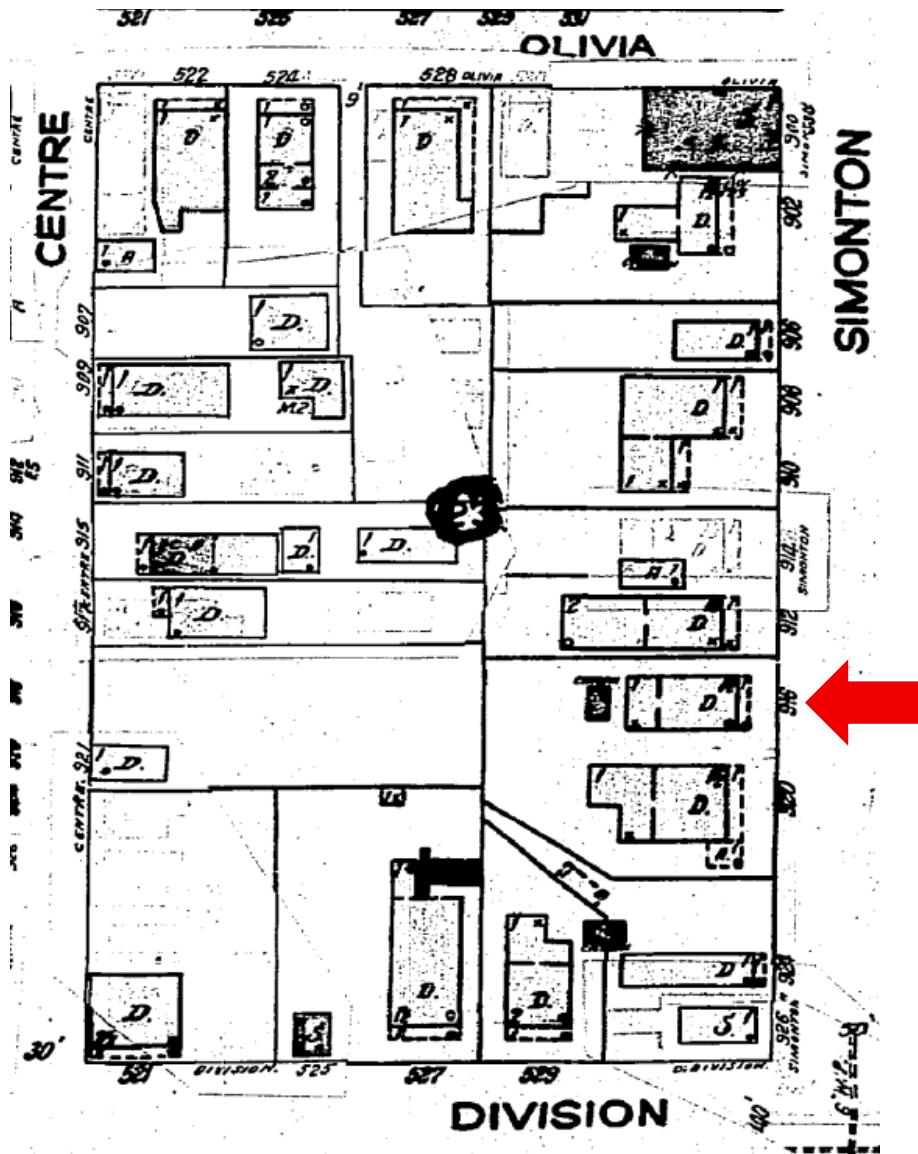
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

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.
Historic character of the district and neighborhood will not be affected by the proposed demolition of a existing additions.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The application requesting the demolition of one-story frame addition. The application requesting the demolition of the front side balcony from the historic one and two story frame and reconstruction of the existing wood staircase.
(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 requesting the demolition of one-story frame addition, that was later added to the part of the historic section of the main building.
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

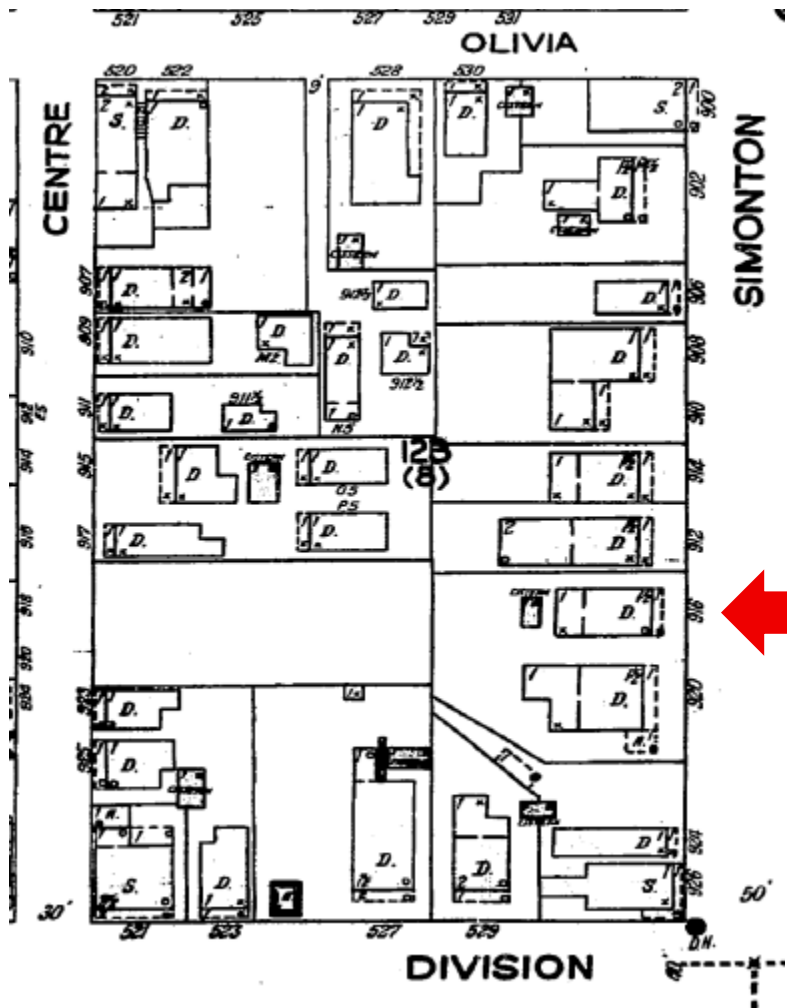
# SANBORN MAPS



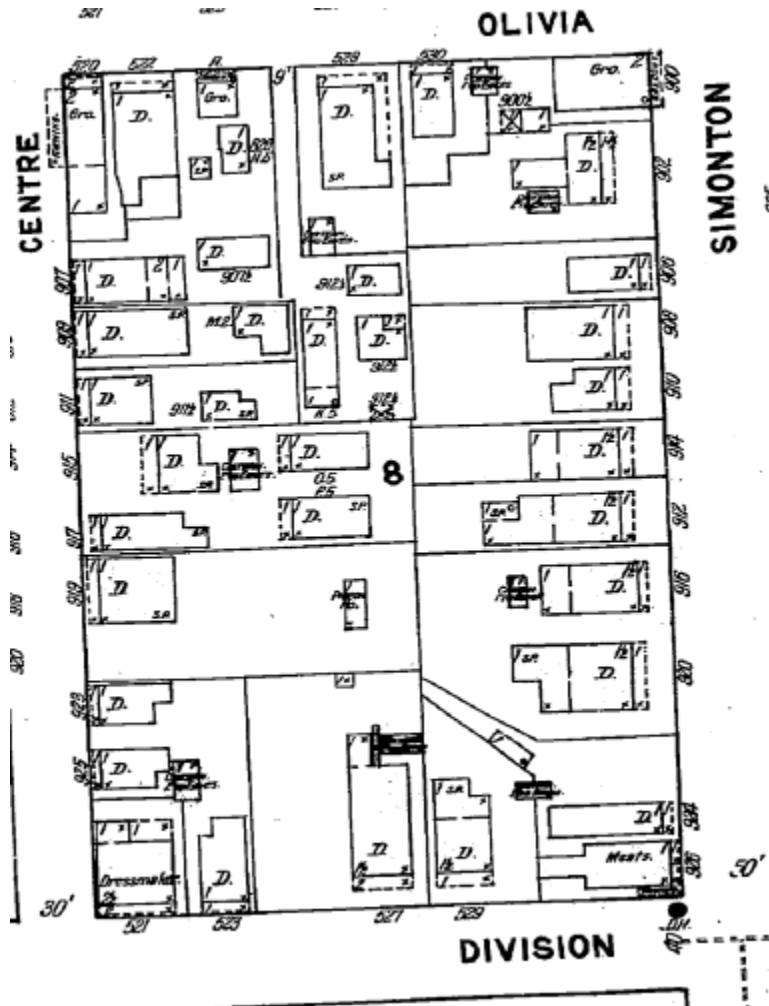
1962 Sanborn Map



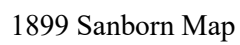
1948 Sanborn Map



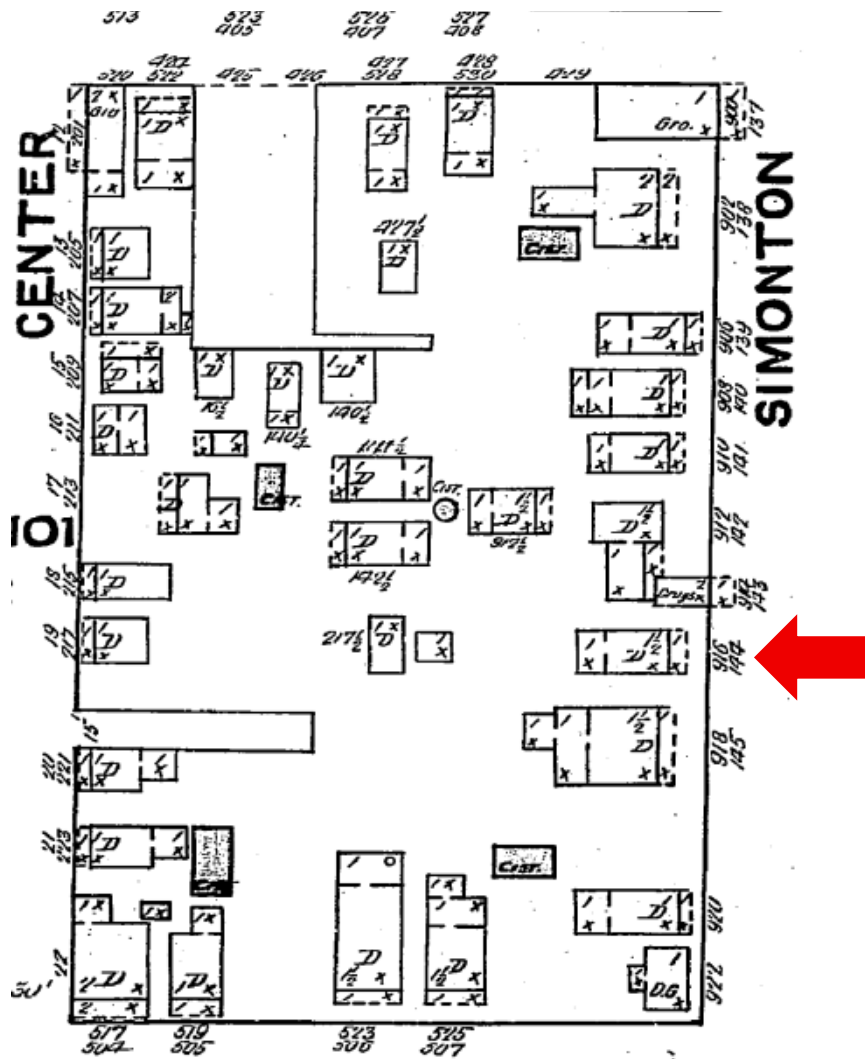
1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map



# PROJECT PHOTOS

916 SIMONTON ST  
(HISTORICAL PHOTO)



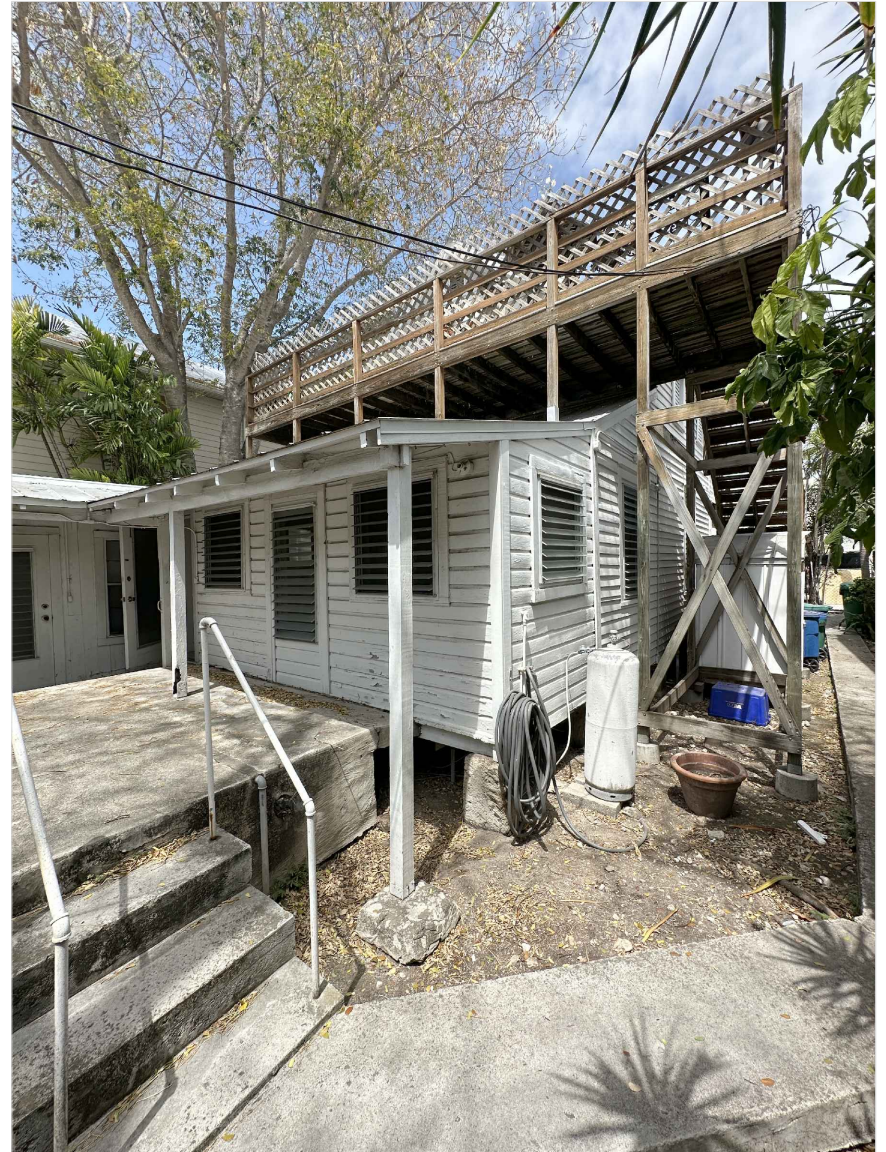
916 SIMONTON ST  
(HISTORICAL PHOTO REAR SIDE)



916 SIMONTON ST  
(FRONT SIDE VIEW)



916 SIMONTON ST  
(REAR SIDE VIEW)



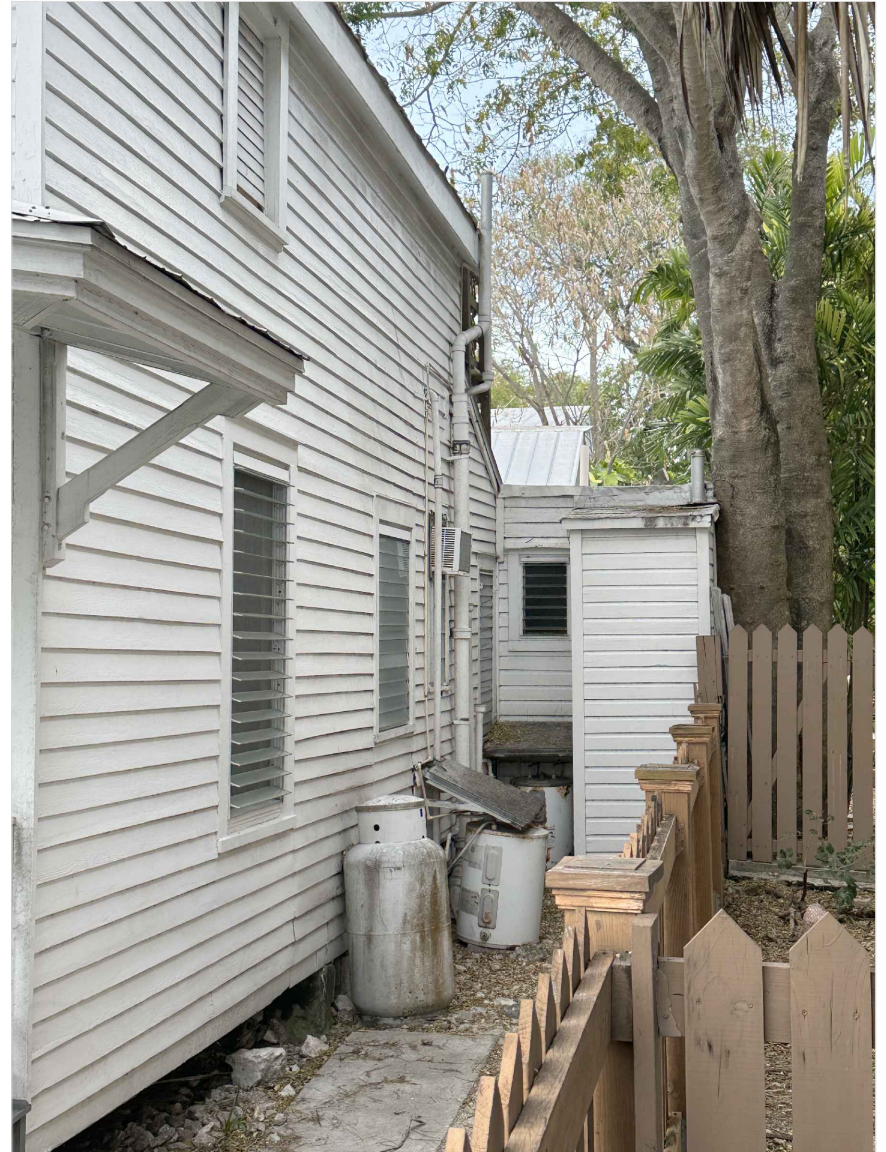
916 SIMONTON ST  
(REAR SIDE VIEW)



916 SIMONTON ST  
(REAR SIDE VIEW 2ND FLOOR)



916 SIMONTON ST  
(RIGHT SIDE VIEW)

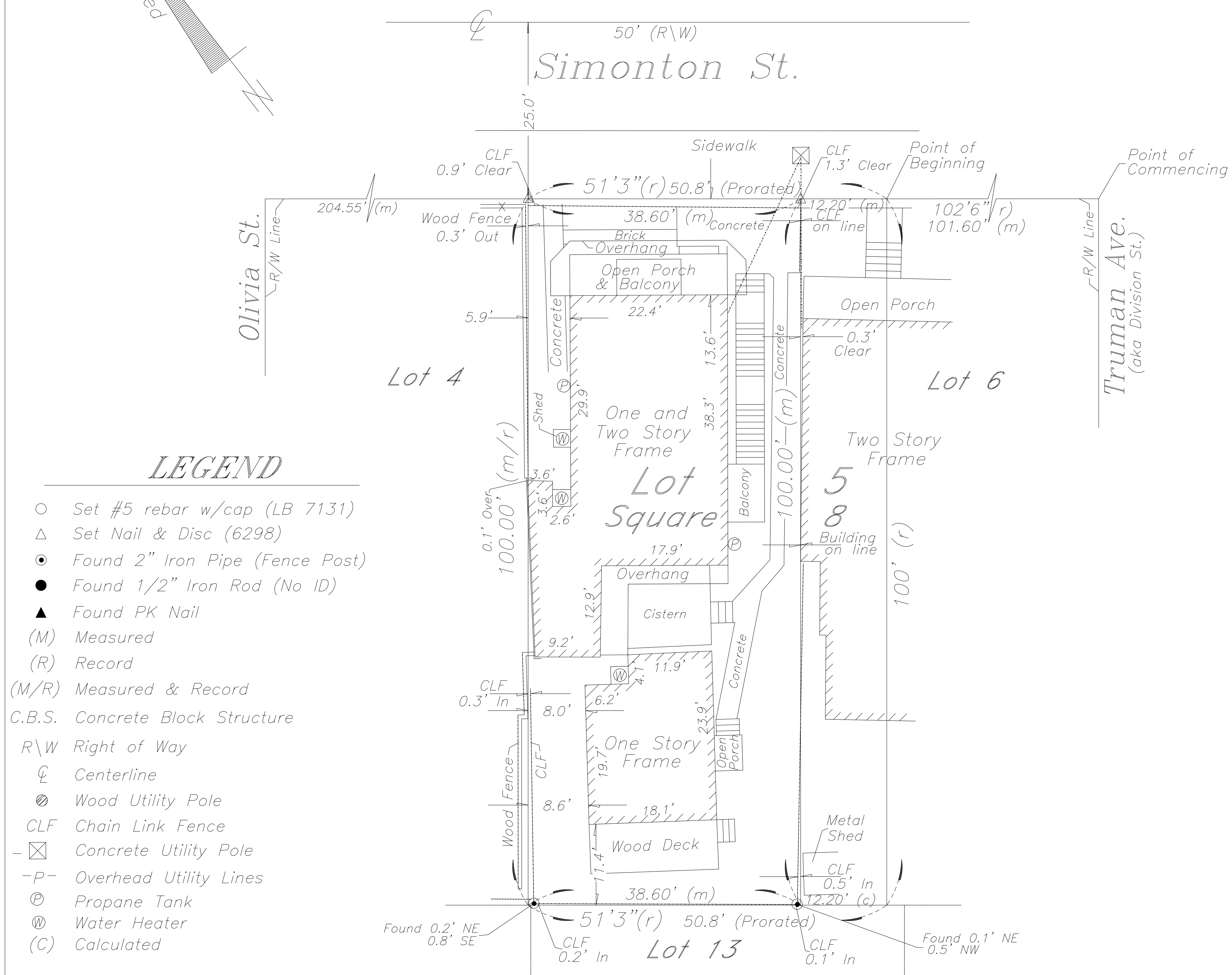


916 SIMONTON ST  
(LEFT SIDE VIEW)



# SURVEY

Boundary Survey Map of the Northwesterly 38.60' of Lot 5  
S.M. BALDWIN'S SUBDIVISION of Lots 1 & 3, Square 8 of  
Simonton and Walls Addition, Island of Key Wet



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: 916 Simonton 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. All concrete and bricking is not shown.
9. Date of field work: April 3, 2025
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: The Northwesterly 38.60 feet of the following:

On the Island of Key West, known on Wm. A. Whitehead's map delineated in February, A.D. 1829, as a part of Tract Four (4) but now better known and described as Lot Five (5) according to S.M. Baldwin's Subdivision of Lots 1 and 3, Square 8 of Simonton and Walls Addition, recorded in Deed Book "I" page 257, Monroe County, Florida records;

Commencing at a point on Simonton Street distant One hundred and two (102) feet and six (6) inches from the corner of Division and Simonton Streets, and running thence along the line of Simonton Street in a N.W.'ly direction Fifty one (51) feet and three (3) inches thence at right angles in a S.W.'ly direction One Hundred (100) feet; thence at right angles in a S.E.'ly direction Fifty one (51) feet and three (3) inches; thence at right angles in a N.E.'ly direction One Hundred (100) feet to the Place of Beginning.

BOUNDARY SURVEY FOR: Mary Gunther;

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.

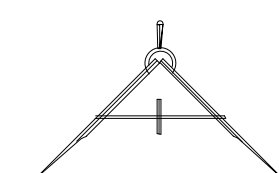
J. LYNN O'FLYNN, INC.

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

April 22, 2025

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



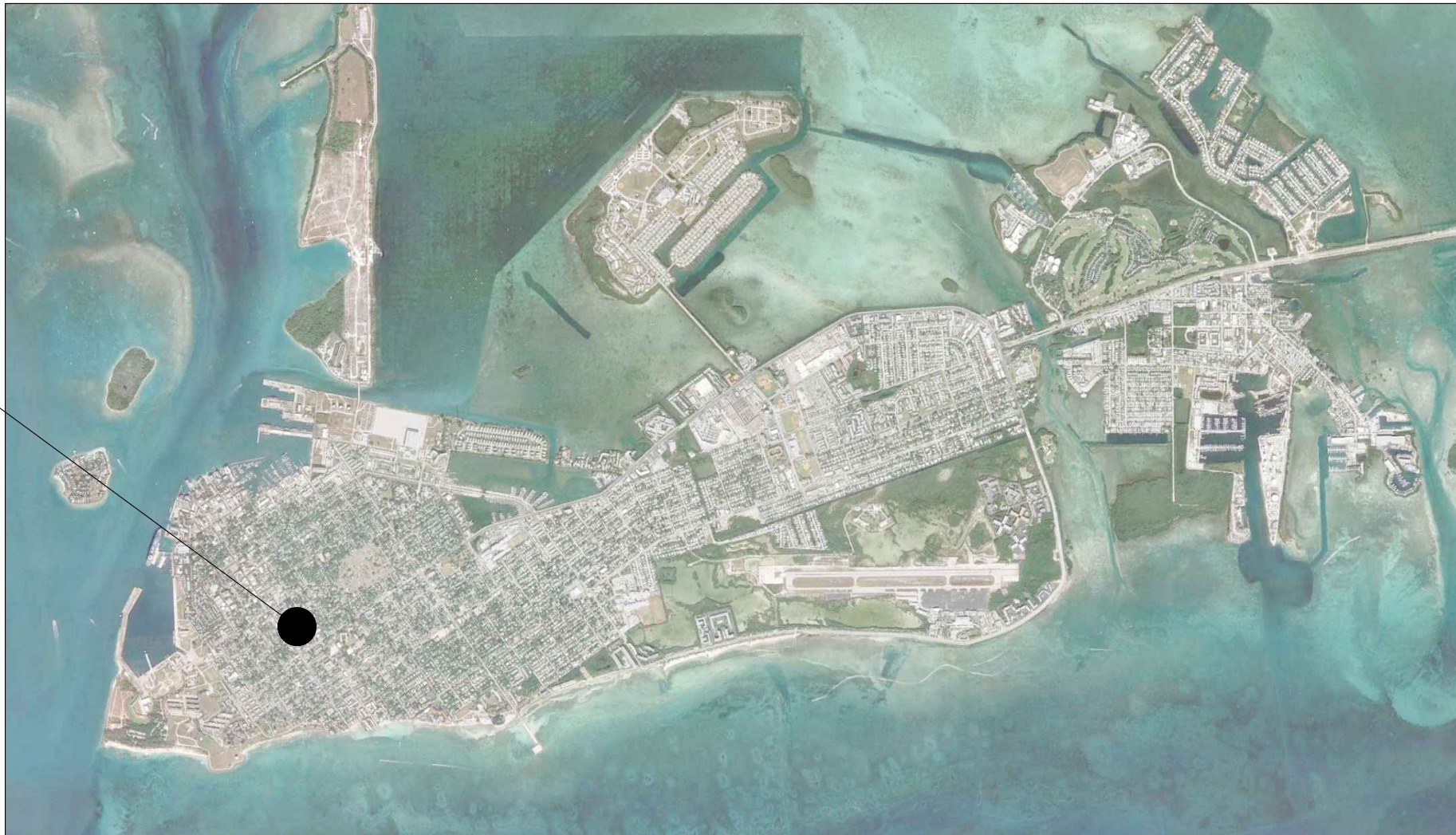
Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN

# HARC APPLICATION PLANS FOR 916 SIMONTON ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
916 SIMONTON 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

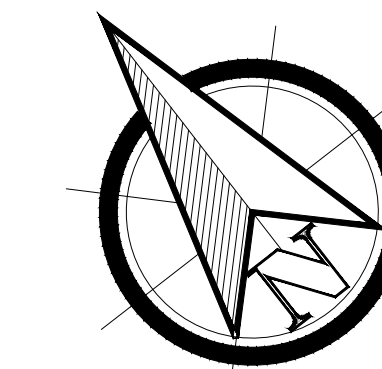
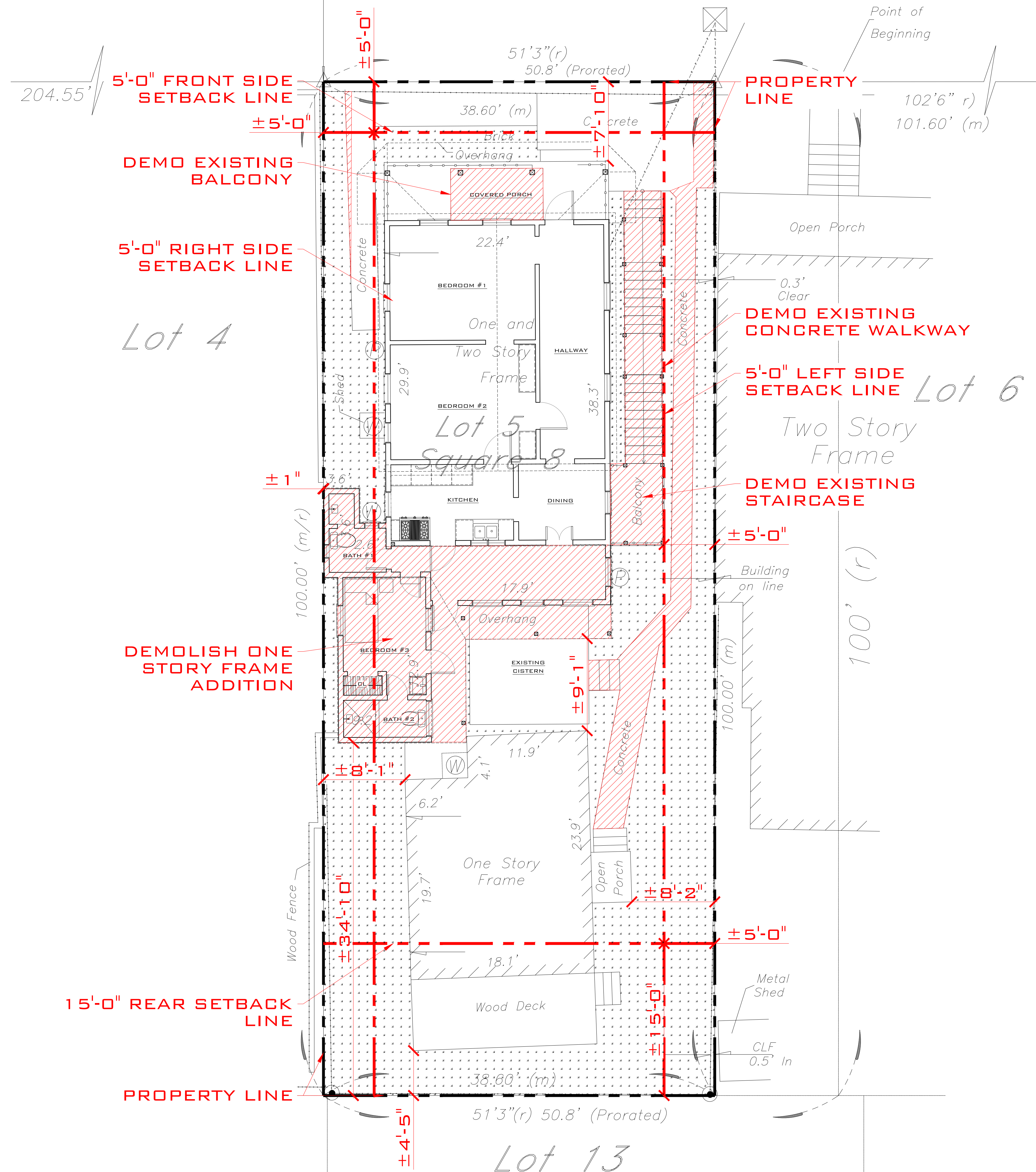
CLIENT:  
**GARY THE CARPENTER  
CONSTRUCTION, INC**

PROJECT:  
**916 SIMONTON ST**

SITE:  
**916 SIMONTON ST,  
KEY WEST, FL 33040**

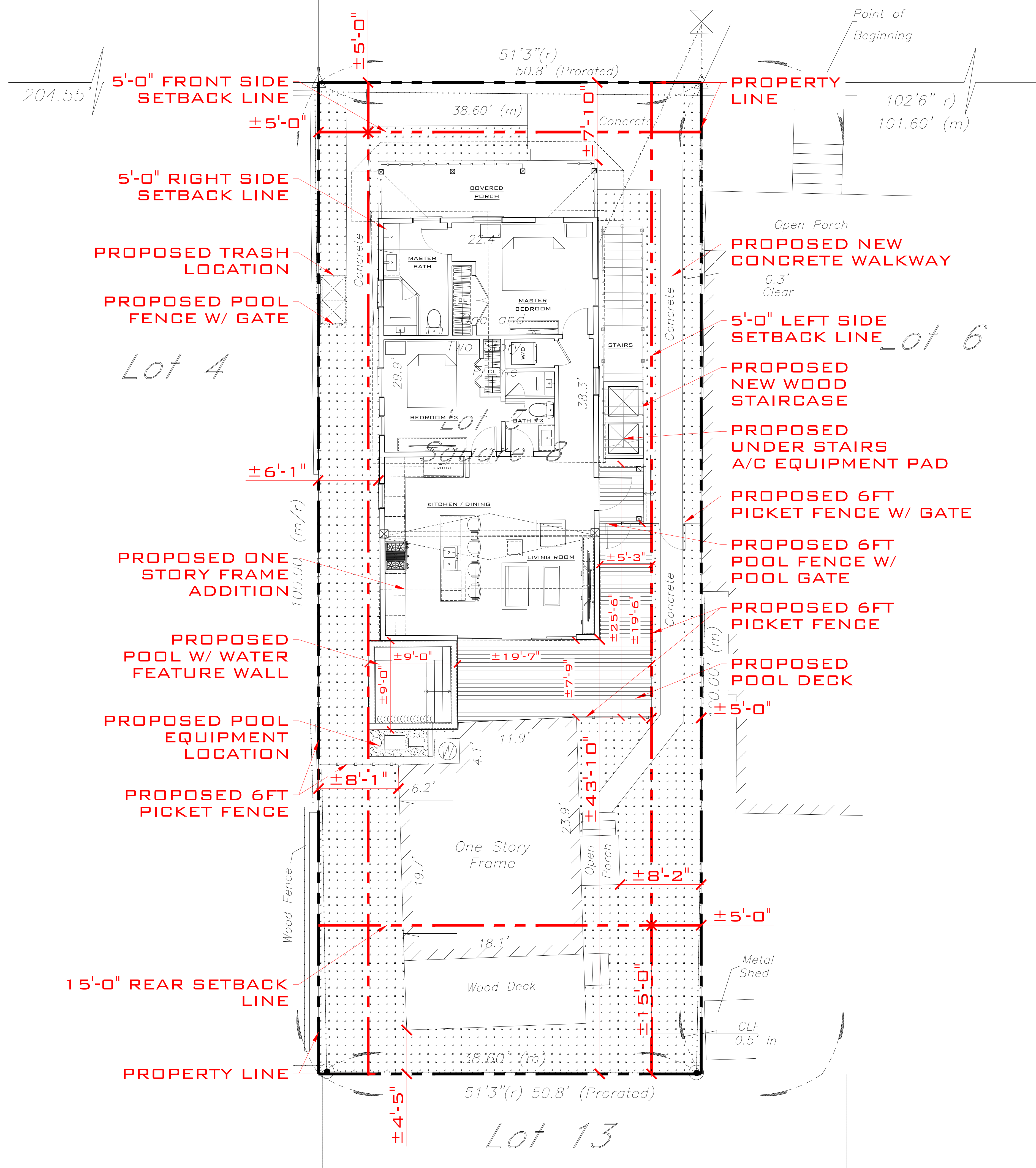
TITLE:  
**COVER**

SCALE BY SHEET:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/12/25	GA	SAH
PROJECT NO:	DRAWING NO:	REVISION:	
2503-14	B-100		1



EXISTING SITE PLAN / DEMO  
SCALE: 1/16" = 1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERRIE MANTAKADY, 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 MANTAKADY 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: 916 SIMONTON ST			
SITE: 916 SIMONTON ST, KEY WEST, FL 33040			
TITLE: EXISTING SITE PLAN			
SCALE BY SHEET: 2503-14	DATE: 05/12/25	DRAWN BY: CA	CHECKED BY: SAM
PROJECT NO.: 2503-14	DATE: 05/12/25	REVISION: C-101	REVISION: 1



#### SITE DATA:

TOTAL SITE AREA:  $\pm 3,860.00$  SQ.FT.  
LAND USE: HNC-1 (HISTORIC COMMERCIAL CORE)  
FLOOD ZONE: X

#### SETBACKS

FRONT:  
REQUIRED 5'-0"  
EXISTING  $\pm 7'-10"$   
PROPOSED NO CHANGES

LEFT SIDE:  
REQUIRED 5'-0"  
EXISTING  $\pm 5'-0"$   
PROPOSED NO CHANGES

RIGHT SIDE:  
REQUIRED 5'-0"  
EXISTING  $\pm 0'-1"$   
PROPOSED  $\pm 6'-1"$   
IMPROVEMENT

REAR:  
REQUIRED 15'-0"  
EXISTING  $\pm 34'-10"$   
PROPOSED  $\pm 43'-10"$

#### MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (2,316.0 SQ.FT.)  
EXISTING 15.5% ( $\pm 598.4$  SQ.FT.)  
PROPOSED 14.8% ( $\pm 574.2$  SQ.FT.)

(SPACE UNDER ELEVATED  
STRUCTURE IS CONSIDERED AS PERVIOUS)

POOL & EQ. PAD:  $\pm 104.9$  SQ.FT.  
CONCRETE WALKWAY:  $\pm 463.1$  SQ. FT.  
A/C EQ. PAD:  $\pm 31.1$  SQ.FT.

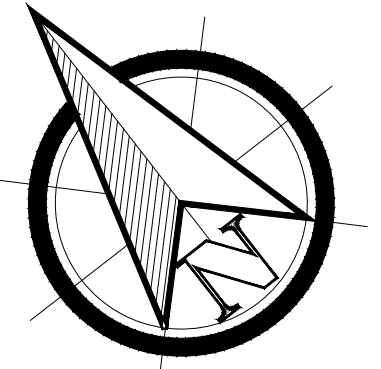
TOTAL:  $\pm 599.2$  SQ.FT.

#### MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (1,930.0 SQ.FT.)  
EXISTING 50.5% ( $\pm 1,951.1$  SQ.FT.)  
PROPOSED 45.8% ( $\pm 1,771.2$  SQ.FT.)  
(IMPROVEMENT)

#### OPEN SPACE MINIMUM:

REQUIRED 35% (1,351.0 SQ.FT.)  
EXISTING 34.3% ( $\pm 1,324.7$  SQ.FT.)  
PROPOSED 34.4% ( $\pm 1,331.4$  SQ.FT.)



### PROPOSED SITE PLAN

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
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GERRIE MANTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

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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

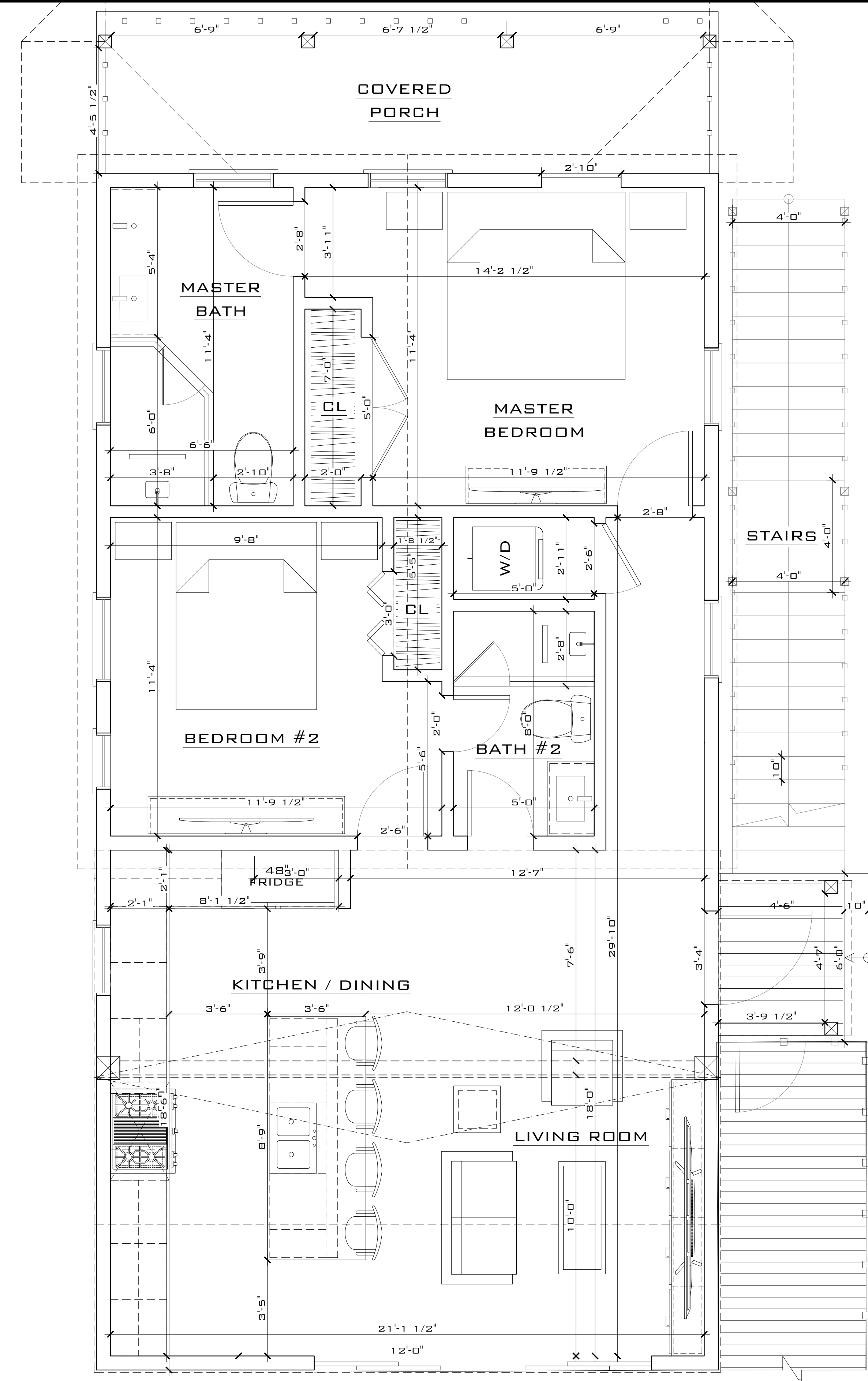
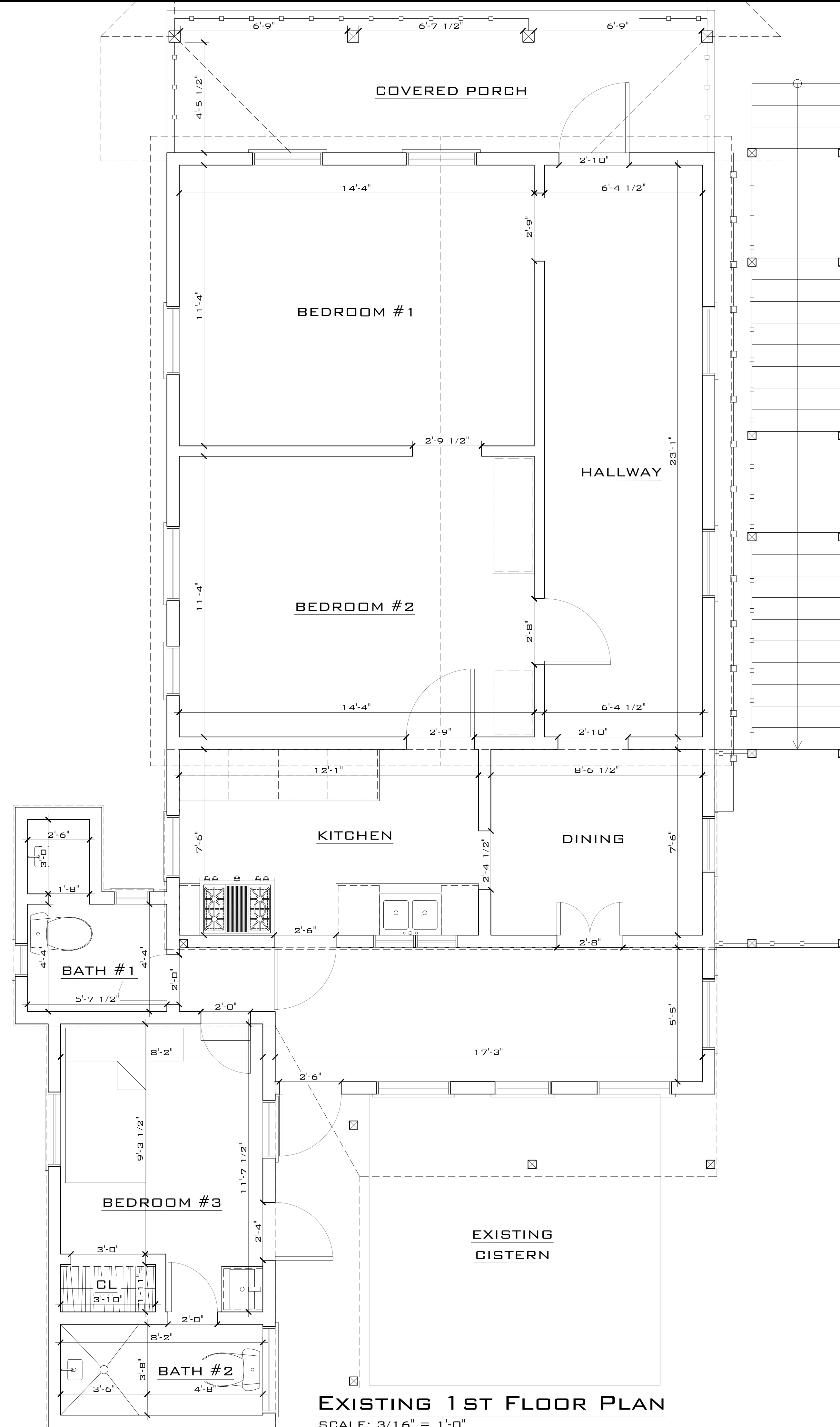
CLIENT:  
GARY THE CARPENTER  
CONSTRUCTION, INC.

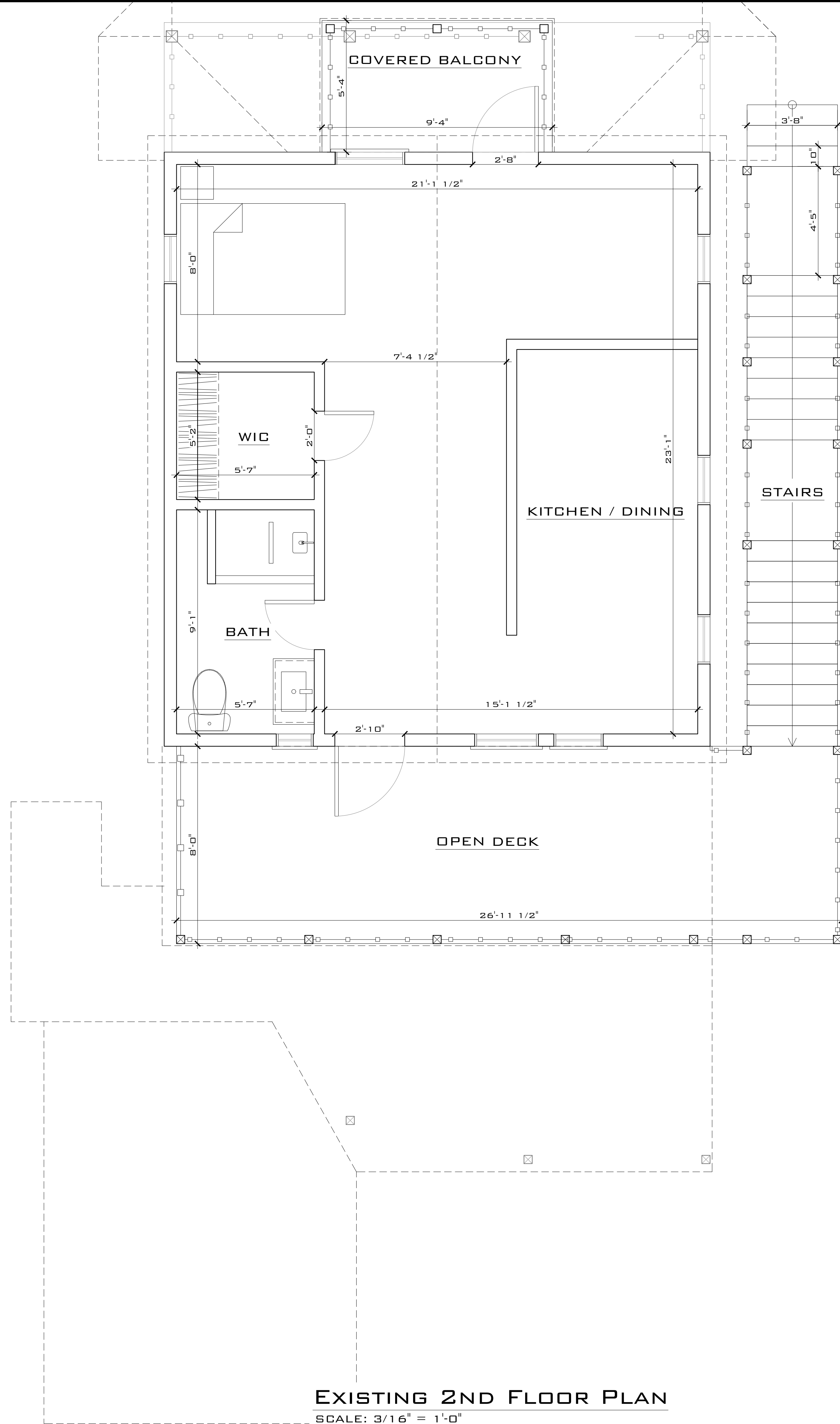
PROJECT:  
916 SIMONTON ST

SITE:  
916 SIMONTON ST,  
KEY WEST, FL 33040

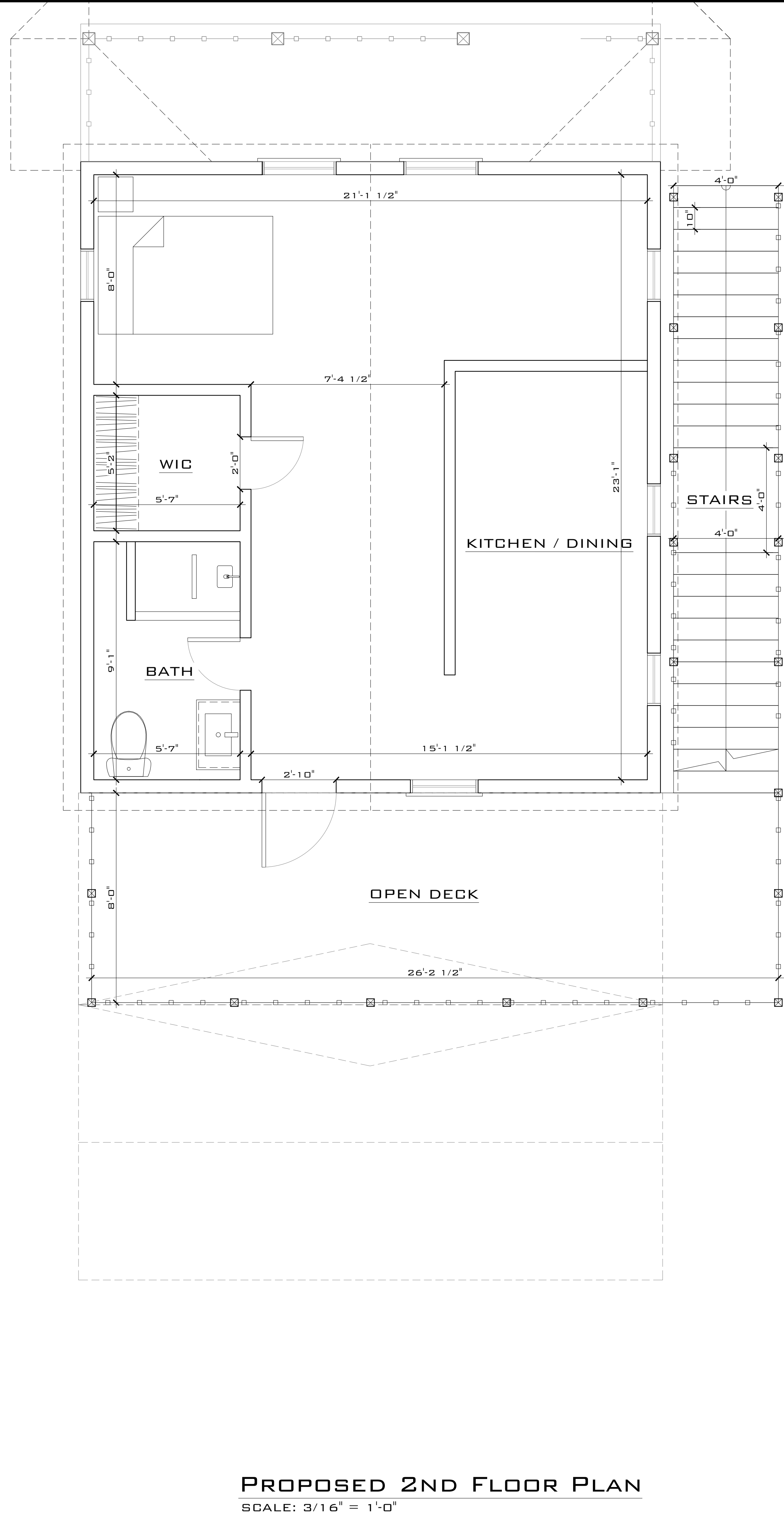
TITLE:  
PROPOSED SITE PLAN

SCALE BY SHEET:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/12/25	GA	SAH
PROJECT NO:	DRAWING NO:	SHEET NO:	TOTAL SHEETS:
2503-14	C-102	1	1





EXISTING 2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



PROPOSED 2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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STATE OF FLORIDA  
LICENSE NO. 71480

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WWW.ARTIBUSDESIGN.COM  
CA # 30835

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

PROJECT:  
**916 SIMONTON ST**

SITE:  
**916 SIMONTON ST,  
KEY WEST, FL 33040**

TITLE:	<b>PROPOSED 2ND FLOOR PLAN</b>		
SCALE BY: SAUER	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/12/25	GA	SAH
PROJECT NO:	DRAWING NO.	REVISION:	
2503-14	A-102		1



- DEMO EXISTING BALCONY
- REPLACE EXISTING METAL ROOFING
- REPAIR WOOD SIDING
- REPLACE EXISTING WINDOWS
- REPLACE WOOD DOOR
- REPLACE WOOD RAILING
- DEMO EXISTING WOOD STAIRS
- REPAIR WOOD DECK

### EXISTING FRONT ELEVATION

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



- REPAIR WOOD SIDING
- REPLACE EXISTING DOOR & WINDOWS
- DEMO EXISTING WOOD STAIRS
- REPLACE WOOD RAILING
- REPAIR EXISTING WOOD DECK
- REPLACE EXISTING METAL ROOFING
- DEMO EXISTING ONE STORY FRAME ADDITION

### EXISTING REAR ELEVATION

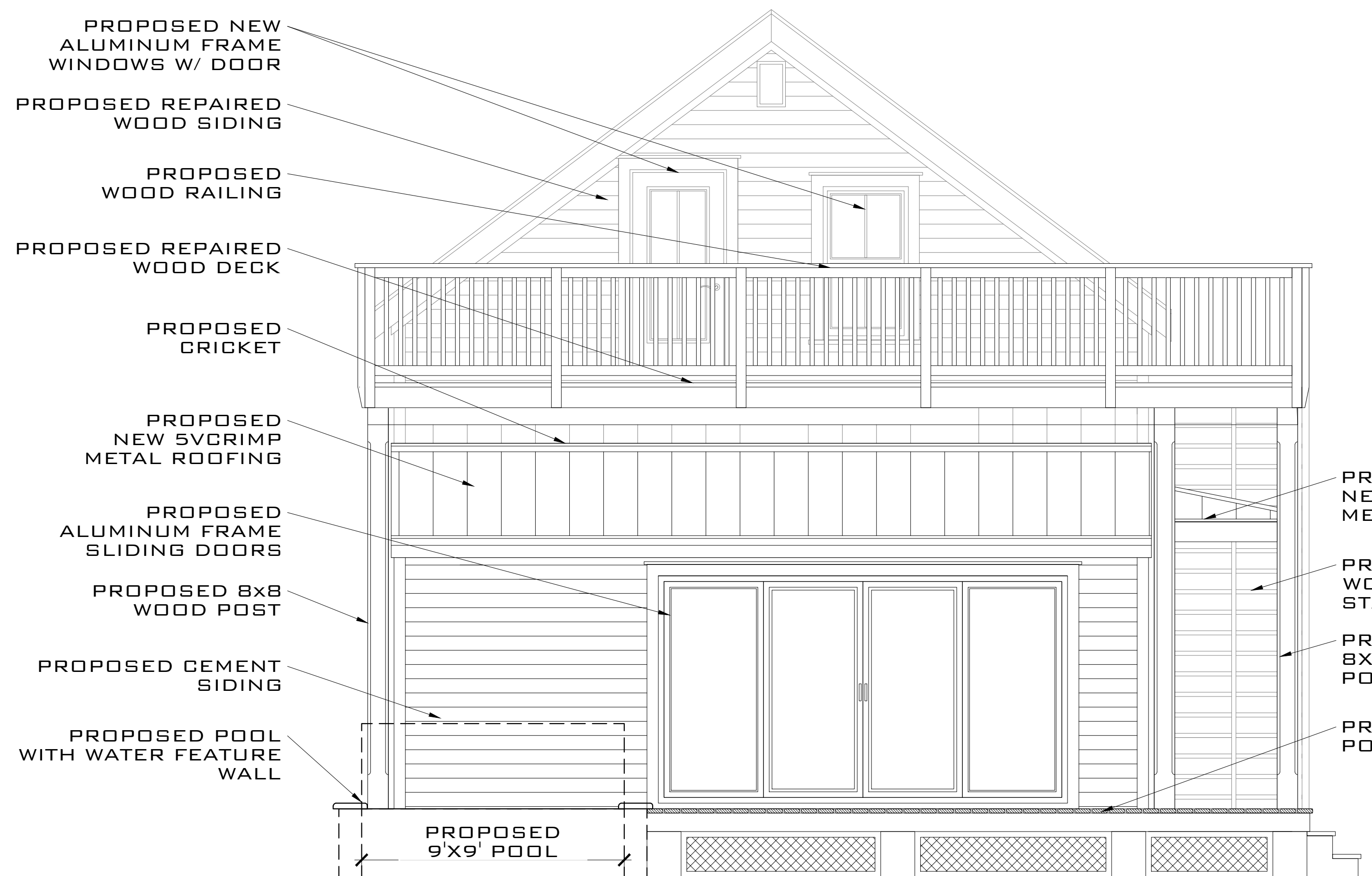
SCALE: 3/8" = 1'-0"



- PROPOSED NEW METAL ROOFING
- PROPOSED REPAIRED WOOD SIDING
- PROPOSED NEW WOOD FRAME WINDOWS
- PROPOSED NEW WOOD FRAME DOOR
- PROPOSED WOOD RAILING
- PROPOSED NEW WOOD STAIRCASE

### PROPOSED FRONT ELEVATION

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



- PROPOSED NEW ALUMINUM FRAME WINDOWS W/ DOOR
- PROPOSED REPAIRED WOOD SIDING
- PROPOSED WOOD RAILING
- PROPOSED REPAIRED WOOD DECK
- PROPOSED CRICKET
- PROPOSED NEW 5VCRIMP METAL ROOFING
- PROPOSED ALUMINUM FRAME SLIDING DOORS
- PROPOSED 8X8 WOOD POST
- PROPOSED CEMENT SIDING
- PROPOSED POOL WITH WATER FEATURE WALL

- PROPOSED NEW 5VCRIMP METAL ROOFING
- PROPOSED WOOD STAIRCASE
- PROPOSED 8X8 WOOD POSTS
- PROPOSED POOL DECK

PROPOSED 9'X9' POOL

### PROPOSED REAR ELEVATION

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

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GERRIE MABITAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

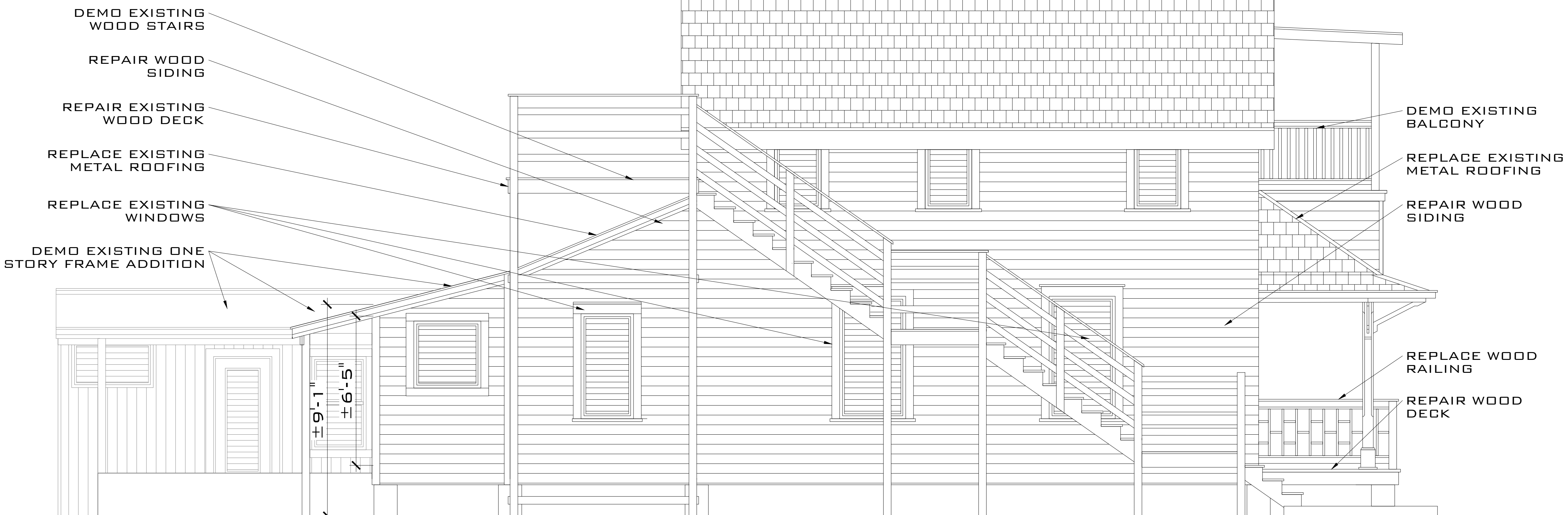
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CA # 30835

CLIENT:  
GARY THE CARPENTER  
CONSTRUCTION, INC.  
PROJECT:  
916 SIMONTON ST

SITE: 916 SIMONTON ST,  
KEY WEST, FL 33040  
TITLE: PROPOSED ELEVATIONS  
SCALE: AS SHOWN DATE: 05/12/25 DRAWN: CA CHECKED: SAM  
PROJECT NO.: 2503-14 REVISED: A-103 REVISION: 1



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



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

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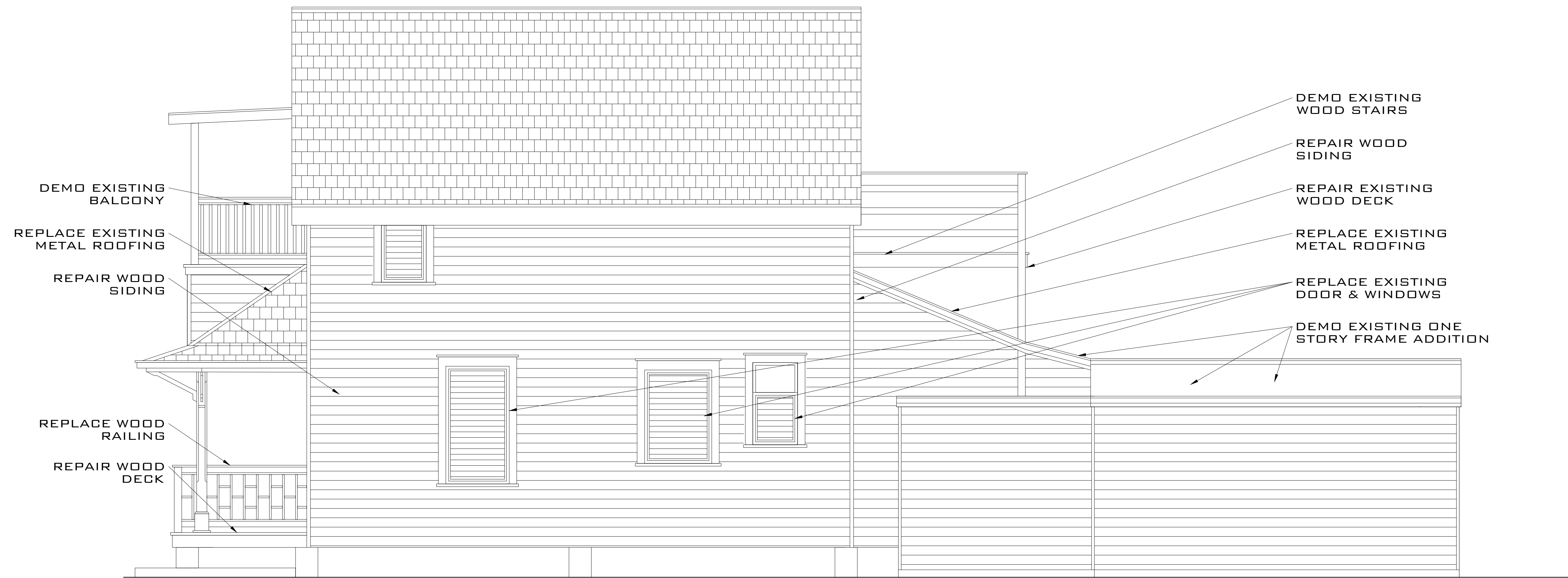
CLIENT:  
GARY THE CARPENTER  
CONSTRUCTION, INC.

PROJECT:  
916 SIMONTON ST

SITE:  
916 SIMONTON ST,  
KEY WEST, FL 33040

TITLE:  
PROPOSED ELEVATIONS

SCALE	BY	DATE	DATE	DATE	DATE
AS SHOWN	DS	12/25	CA	SAH	
2503-14	2503-14	2503-14	A-104	2503-14	1



### EXISTING RIGHT ELEVATION

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



### PROPOSED RIGHT ELEVATION

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

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GERRIE MABITAGDY  
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STATE OF FLORIDA  
LICENSE NO. 71480

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3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
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CLIENT:  
GARY THE CARPENTER  
CONSTRUCTION, INC.

PROJECT:  
916 SIMONTON ST

SITE:  
916 SIMONTON ST,  
KEY WEST, FL 33040

TITLE:  
PROPOSED ELEVATIONS

SCALE BY SHEET:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/12/25	GA	SAH
PROJECT NO:	DRAWING NO:	SHEET NO:	TOTAL SHEETS:
2503-14	A-105	1	1

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 24, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE. NEW ONE-STORY REAR ADDITION. RECONSTRUCTION OF WOODEN STAIRS AND SECOND STORY DECK, NEW POOL, AND SITE IMPROVEMENTS. DEMOLITION OF HISTORIC ONE-STORY FRAME ADDITIONS. DEMOLITION OF EXISTING FRONT BALCONY, WOODEN STAIRCASE, EXISTING CISTERN IN REAR, AND CONCRETE WALKWAYS.**

**#916 SIMONTON STREET**

**Applicant – Serge Mashtakov, PE    Application #C2025-0055**

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 DALEH 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: 916 SIMONTON STREET, KEY WEST, FL-33040 on the 24 day of JUNE, 2025.

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 JUNE 24, 2025.

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 C2025-0055

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

Signed Name of Affiant:

*[Signature]*  
Date: 06/19/25  
Address: 3710 N. ROOSEVELT BLVD.  
City: KEY WEST  
State, Zip: 33040

The forgoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

NOTARY PUBLIC

Sign Name: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 24, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for

RENOVATIONS TO HISTORIC HOUSE, NEW ONE-STORY REAR ADDITION, RECONSTRUCTION OF WOODEN STAIRS AND SECOND STORY DECK, NEW POOL, AND SITE IMPROVEMENTS, DEMOLITION OF HISTORIC ONE-STORY FRAME ADDITIONS, DEMOLITION OF EXISTING FRONT BALCONY, WOODEN STAIRCASE, EXISTING CISTERN IN REAR, AND CONCRETE WALKWAYS.

#916 SIMONTON STREET

Applicant – Serge Mashtakov, PE Application #C2025-0055

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DANGER  
KEEP OUT

Public  
Meeting  
Notice



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 23, 2025, at City Hall, 1360 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE, NEW ONE-STORY REAR ADDITION, RECONSTRUCTION OF WOODEN STAIRS AND SECOND STORY DECK, NEW POOL, AND SITE IMPROVEMENTS, DEMOLITION OF HISTORIC ONE-STORY FRAME, ADDITIONS, DEMOLITION OF EXISTING FRONT BALCONY, WOODEN STAIRCASE, EXISTING CISTERN IN REAR, AND CONCRETE WALKWAYS.

#916 SIMONION STREET

Applicant: Serge Mashtakov, PE Application #C2025-0055

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1360 White Street, call 305-880-3975 or visit our website at [www.cityofkeywest.fl.us](http://www.cityofkeywest.fl.us).

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL THE FINAL DETERMINATION

ADA ASSISTANCE: If 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 777 number at 305-880-8775, or 800-915-8770 (toll-free) or the ADA Coordinator at 305-880-3811 to learn the business days in advance for sign language interpretation, auxiliary aids, or materials in accessible format.

# 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** 00017670-000000  
**Account#** 1018147  
**Property ID** 1018147  
**Millage Group** 10KW  
**Location** 916 SIMONTON St, KEY WEST  
**Address**  
**Legal** KW SUB 5 PT LOT 3 SQR 8 TR 4 G5-91 OR1016-1405 OR1147-1819  
**Description** OR1313-1074 OR1313-1076 OR1313-1075 OR1313-1084 OR1313-280  
OR1313-1077 OR1313- 1080 OR1313-1078 OR1313-1086 OR1316-623  
OR1324-2341 OR1404-1266  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6108  
**Property Class** MULTI-FAMILY DUPLEX (0802)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

GUNTHER MARY  
 11614 Tescond Dr  
 Saint Louis MO 63128

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$342,193	\$330,034	\$330,034	\$285,397
+ Market Misc Value	\$1,602	\$1,602	\$1,602	\$1,602
+ Market Land Value	\$953,496	\$876,375	\$663,708	\$503,234
= Just Market Value	\$1,297,291	\$1,208,011	\$995,344	\$790,233
= Total Assessed Value	\$1,051,694	\$956,085	\$869,168	\$790,153
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,297,291	\$1,208,011	\$995,344	\$790,233

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$953,496	\$342,193	\$1,602	\$1,297,291	\$1,051,694	\$0	\$1,297,291	\$0
2023	\$876,375	\$330,034	\$1,602	\$1,208,011	\$956,085	\$0	\$1,208,011	\$0
2022	\$663,708	\$330,034	\$1,602	\$995,344	\$869,168	\$0	\$995,344	\$0
2021	\$503,234	\$285,397	\$1,602	\$790,233	\$790,153	\$0	\$790,233	\$0
2020	\$461,168	\$255,551	\$1,602	\$718,321	\$718,321	\$0	\$718,321	\$0
2019	\$450,262	\$260,347	\$1,602	\$712,211	\$712,211	\$0	\$712,211	\$0
2018	\$507,908	\$261,180	\$1,591	\$770,679	\$670,202	\$0	\$770,679	\$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
MULTI RES DRY (080D)	5,125.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	1293	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1928
<b>Building Type</b>	M.F. - R2 / R2	<b>EffectiveYearBuilt</b>	2000
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	2172	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1588	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	
<b>Perimeter</b>	258	<b>Bedrooms</b>	3
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	32	<b>Grade</b>	550
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	138	0	0
FLA	FLOOR LIV AREA	1,588	1,588	0
OPU	OP PR UNFIN LL	99	0	0
OOU	OP PR UNFIN UL	224	0	0
OPF	OP PRCH FIN LL	69	0	0
OUF	OP PRCH FIN UL	54	0	0
<b>TOTAL</b>		<b>2,172</b>	<b>1,588</b>	<b>0</b>

<b>Building ID</b>	1294	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1943
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2000
<b>Building Name</b>		<b>Foundation</b>	CONC BLOCK
<b>Gross Sq Ft</b>	948	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	408	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	POOR	<b>Heating Type</b>	NONE with 0% NONE
<b>Perimeter</b>	84	<b>Bedrooms</b>	1
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	32	<b>Grade</b>	450
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	408	0	0
FLA	FLOOR LIV AREA	408	408	0
OPU	OP PR UNFIN LL	132	0	0
<b>TOTAL</b>		<b>948</b>	<b>408</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1959	1960	0 x 0	1	244 SF	1
BRICK PATIO	1973	1974	0 x 0	1	45 SF	2
CONC PATIO	1974	1975	0 x 0	1	231 SF	2
LC UTIL BLDG	1979	1980	4 x 7	1	28 SF	1
WALL AIR COND	1981	1982	0 x 0	1	1 UT	1

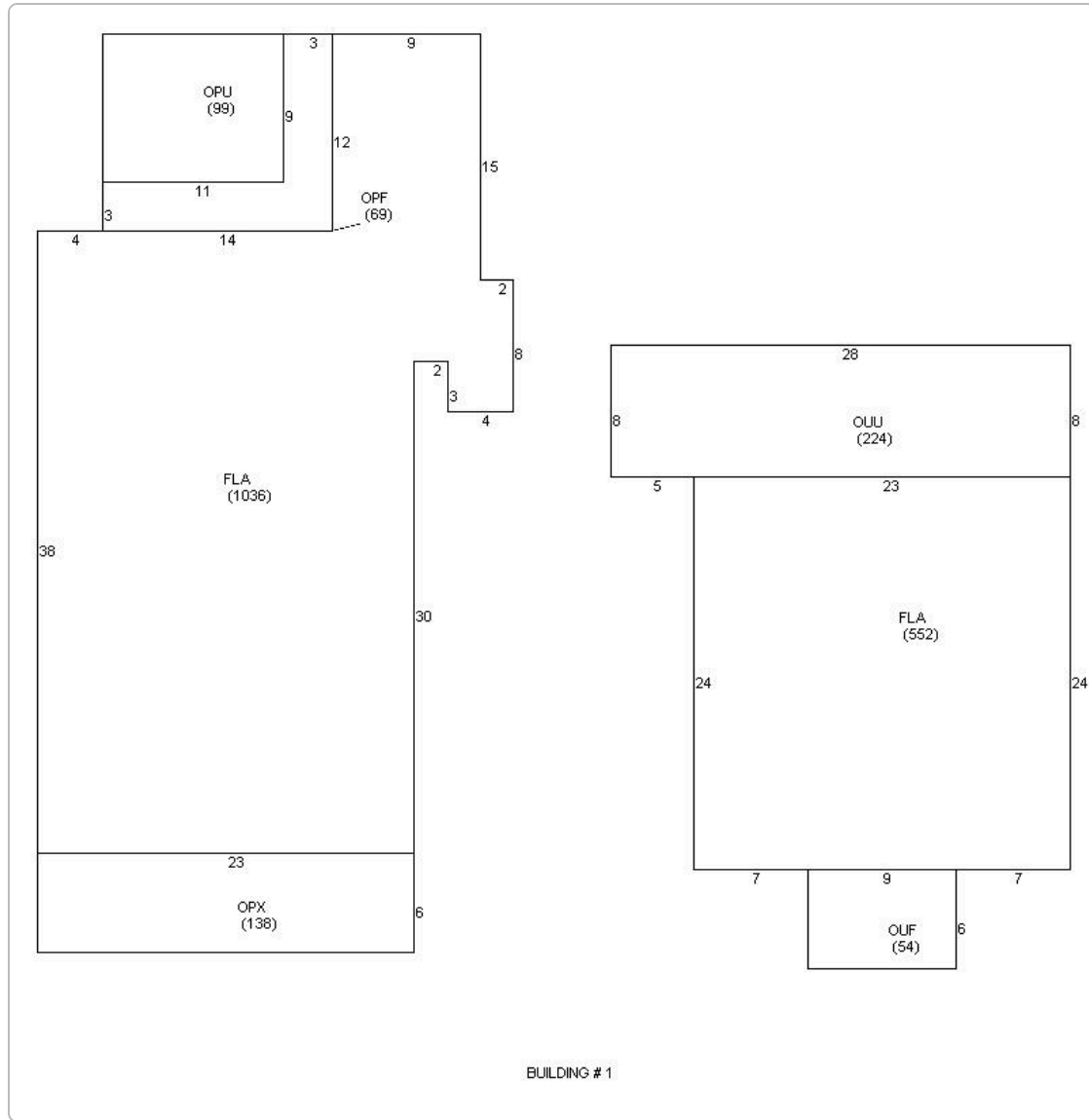
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
0102228	06/11/2001	Completed	\$1,800		REPAIRS
0001834	07/05/2000	Completed	\$2,300		PORCH
B952062	06/01/1995	Completed	\$3,000		REPLACE 160SF SIDING/PAIN

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





Map



TRIM Notice

2024 TRIM Notice (PDF)

No data available for the following modules: Sales.

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| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 5/21/2025, 1:28:14 AM](#)

Contact Us

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GEOSPATIAL