Historic Architectural Review Commission
Staff Report for Item 7

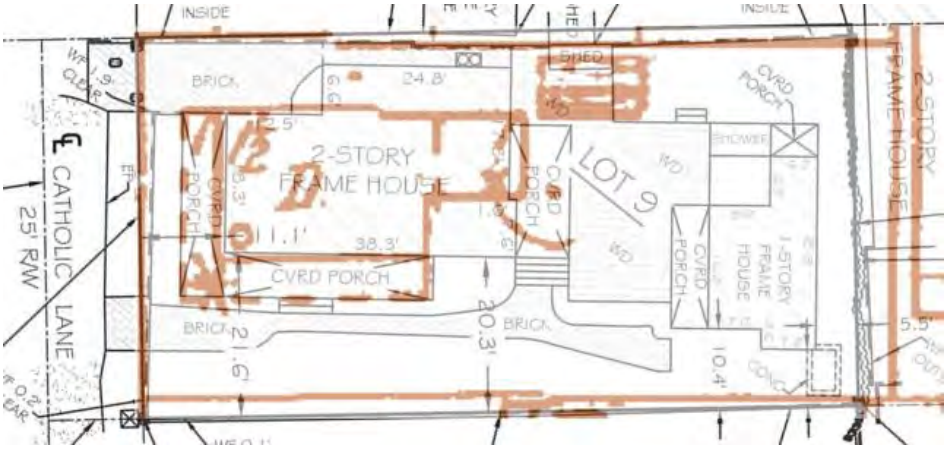
To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Enid Torregrosa-Silva, MSHP Historic Preservation Planner
Meeting Date:	December 19, 2023
Applicant:	Serge Mashtakov, Engineer
Application Number:	H2023-0047
Address:	623 Catholic Lane

Description of Work:

Renovations to existing historic house including new dormers and rear addition. Minor changes to existing accessory structure. New pool and pool deck.

Site Facts:

The building under review is a contributing resource to the historic district. The property is located at the eastside of the dead end of Catholic Lane. The lot contains two structures, the principal building is a one and a half -story frame house that was built circa 1912. The house still preserves its original "L" shape porch, with side and rear modifications can be observed by comparing the 1962 Sanborn map with the current survey. A non-historic accessory structure is located behind the house.



Current Survey and 1962 Sanborn Map.

Front of the House circa 1965.

Front of the House.

Secretary of the Interior's Standards and Guidelines Cited on Review

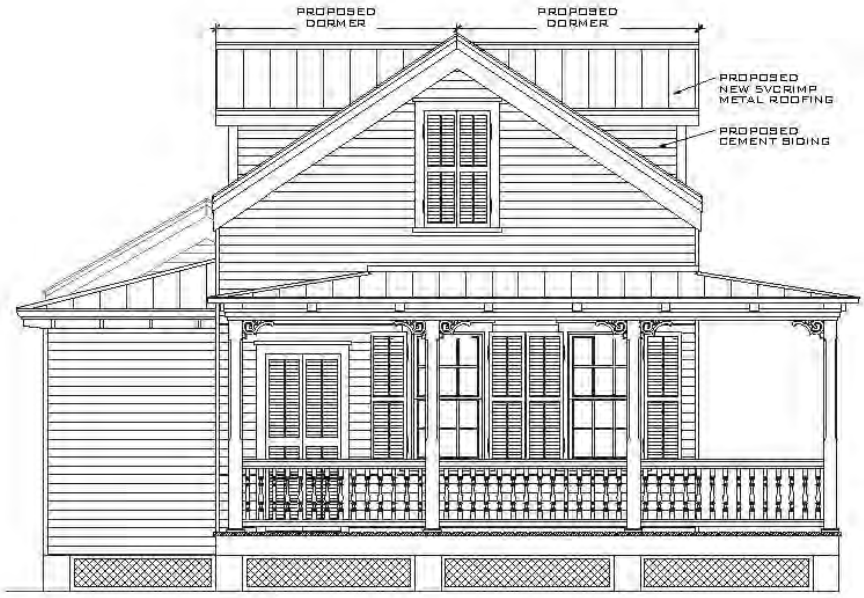
- Secretary of the Interiors Standards (pages 16-23), specifically Standards 1, and 2.
- Guidelines for roofs (page 26), specifically guidelines 4 and 5.
- Guidelines for dormers (page 27), specifically guideline 1.
- Guidelines for Additions (pages 37a-37k- bold used to emphasize new proposed dormers), specifically guidelines 1, 2, 5, 6, **8**, **9**, 11, 12, 13, 14, **17**, 19, 22, and 26.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 11, 12, 13, 14, 18, 22, 23, 24, and 25.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically guideline 1 for new proposed deck.

Staff Analysis

A Certificate of Appropriateness is under review for renovations to an existing historic house and a new one-story addition that will replace and add more square footage to the existing altered rear portion of the house. The design proposes three dormers on the main house, two dormers over the north side of the gable roof and one over the south portion of the roof. Currently the house has four skylights, two on each side of the roof.

Existing and Proposed Site Plans.

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



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

Existing and Proposed Front Elevations.

The proposed new addition will extend towards an existing rear porch and to its north side. The new addition will be almost square in footprint and will be covered with two front gable roofs. All windows and doors for the new addition will be aluminum impact units. The new addition exterior walls will be finished with cementous horizontal siding, and the roof will be finished with 5 v-crimp panels.

In addition, the design includes two small additions to the accessory structure on its northwest side and south side to accommodate a shower and a closet. The plan includes a deck behind the principal building and a small pool.

Consistency with Guidelines Cited Guidelines

Staff have expressed to the applicant our concern pertaining to the installation of dormers over a contributing resource, whether the structure is on a lane or on a principal street. The house under review is a historic and contributing resource built circa 1912. We have seen in the past design strategies to convert an attic into a full second floor without the need to change the exterior envelope of a historic building. A roof form of a contributing building is a character defining feature.

It is the staff's opinion that the proposed design fails cited Secretary of the Interior's Standards and guidelines for roofing, dormers, and specific guideline for alterations that regulates dormers and additions over a contributing resource. The form and configuration of the roof will be adversely altered by the introduction of three dormers that will be visible from the lane. Although the house has four skylights, from which staff was not able to find approvals, these do not alter the form of the existing roof.

Staff finds the newly proposed additions, the pool and deck and their location to follow cited guidelines. The additions at the rear of the house will be lower in height than the principal house and will be done on a secondary elevation. Additions to the existing non-historic accessory structure will have no effect on the surrounding properties or site.

APPLICATION

RECEIVED
NOV 27 2023
BY: TK

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
HARC 2023-0047		TAK 11/27/23
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	623 Catholic Ln, Key West, FL 33040		
NAME ON DEED:	Tina Barks, Duncan Barks	PHONE NUMBER	(917) 414-3180
OWNER'S MAILING ADDRESS:	623 Catholic Ln, Key West, FL 33040	EMAIL	tbirdbarks@gmail.com
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	11/26/2023

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS 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:	Major Remodeling of the existing historic structure with rear addition, pool and pool deck
	Minor changes to existing accessory structure, side addition, shower addition
MAIN BUILDING:	Major remodeling, reconstruction of interior, rear addition,
	Addition of roof dormers
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

ACCESSORY STRUCTURE(S): Removal of existing closet and construction of shower addition and new closet.	
PAVERS: Brick Sidewalks	FENCES: 6ft wood picket fence on sides
	Reconstruction of existing stone wall in the rear.
DECKS: Wood frame deck with composite decking	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	New inground pool
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL
MEETING DATE	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL
MEETING DATE	__ APPROVED __ NOT APPROVED __ 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
H-2023-0047	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	623 Catholic Ln, Key West, FL 33040
PROPERTY OWNER'S NAME:	Tina Barks, Duncan Barks
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 Duncan Barks 11/27/23 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of the existing rear addition, parts of accessory building exterior walls

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

N/A

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

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

N/A

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

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Not associated with events of local, state nor 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.

No significant character, interest, or value is affected by the proposed demolition.

(d) Is not the site of a historic event with significant effect upon society.

Property is not the site of a historic event.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

No distinctive architectural style is represented in the existing structures proposed to be demolished.

(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.

Not part of the above.

(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.

Not a unique location.

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,

No historic information is yielded.

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.

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

The application does not requesting the demolition of the historic building.

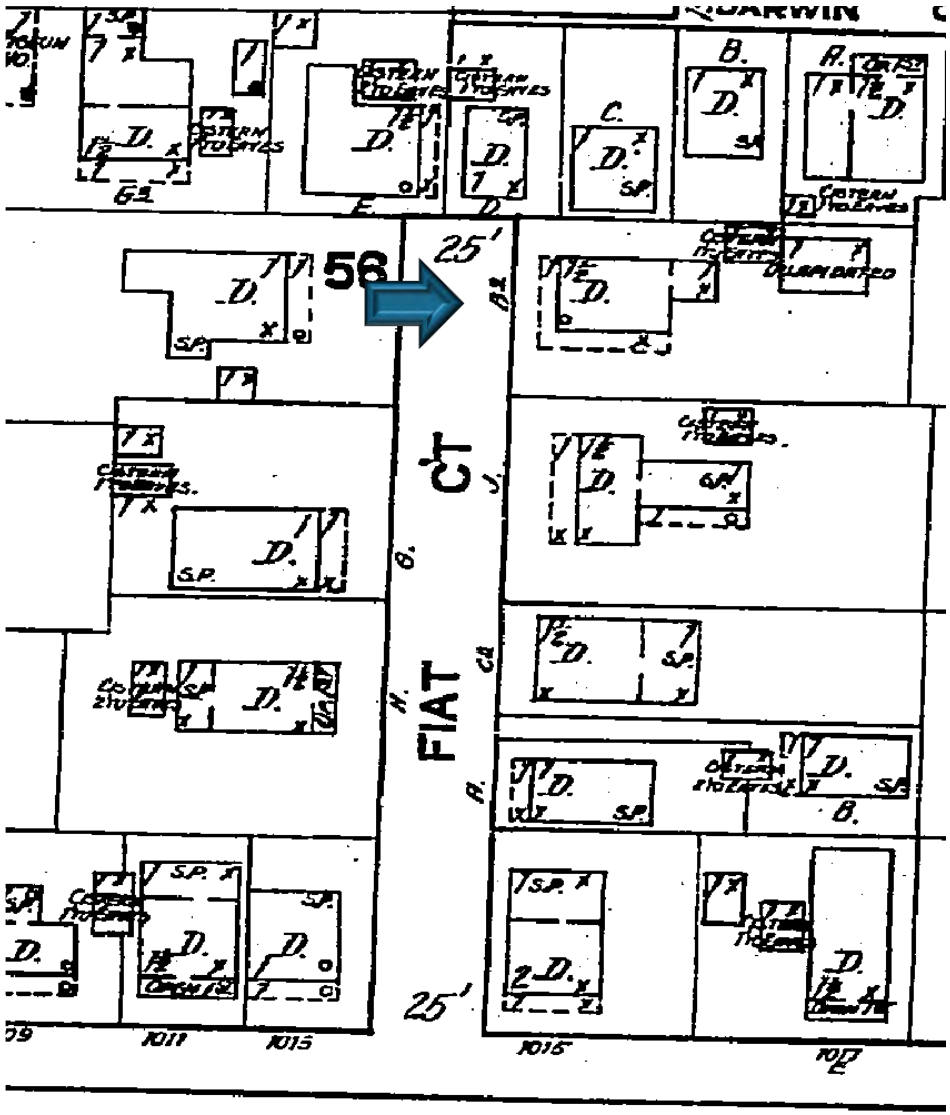
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

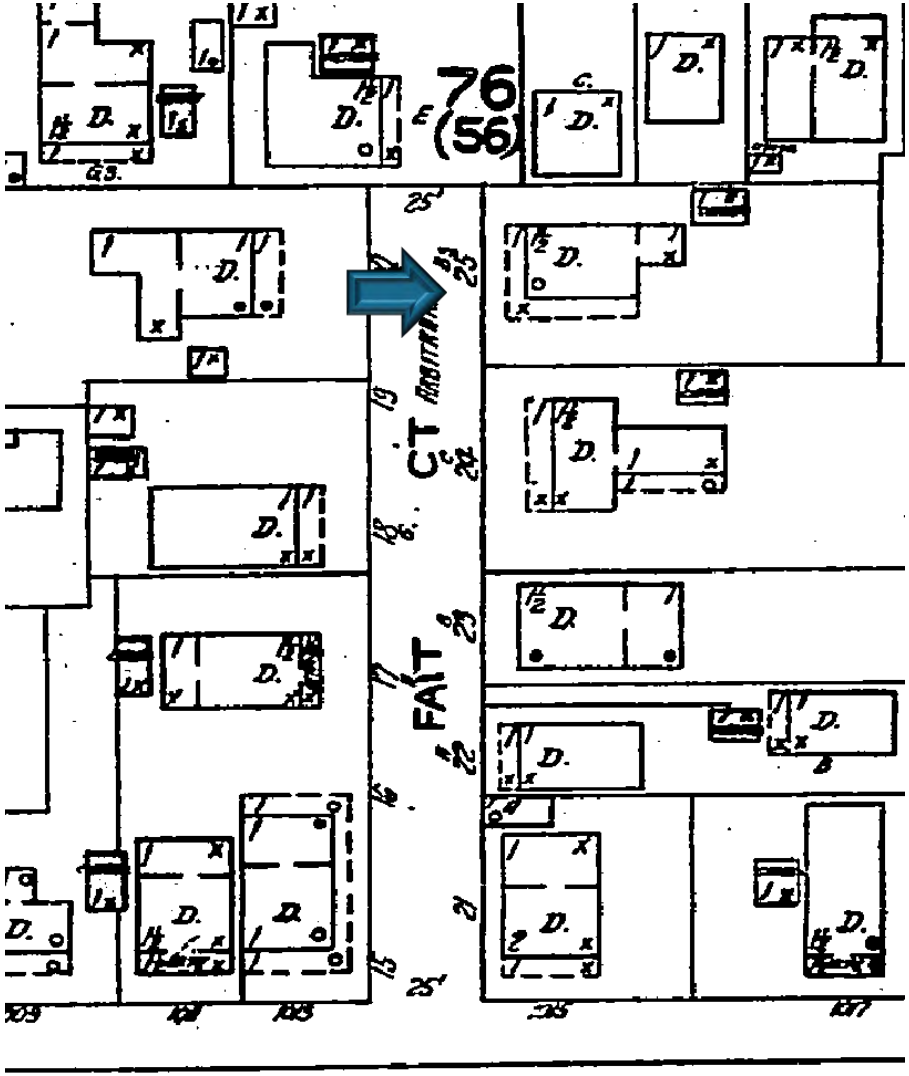
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

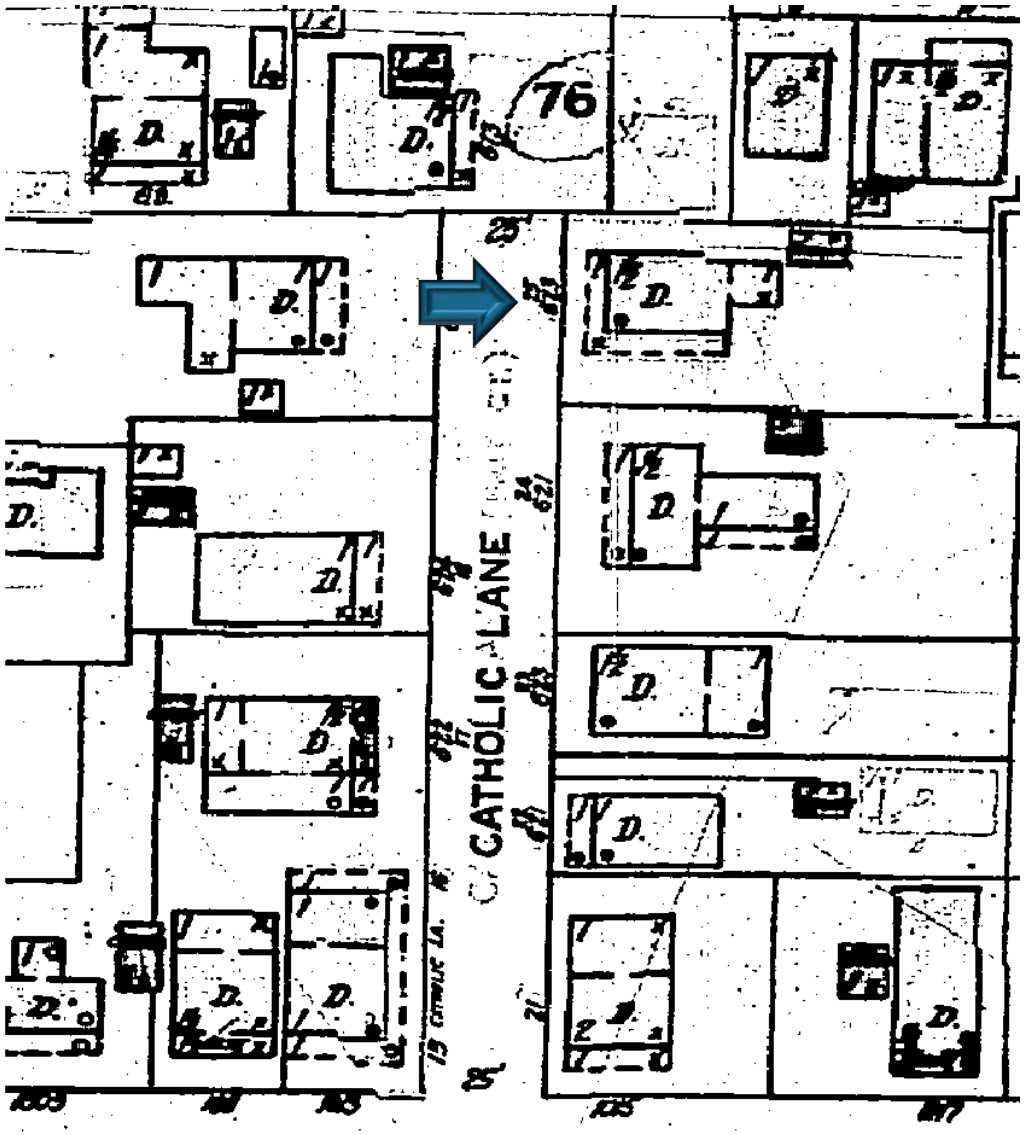
SANBORN MAPS



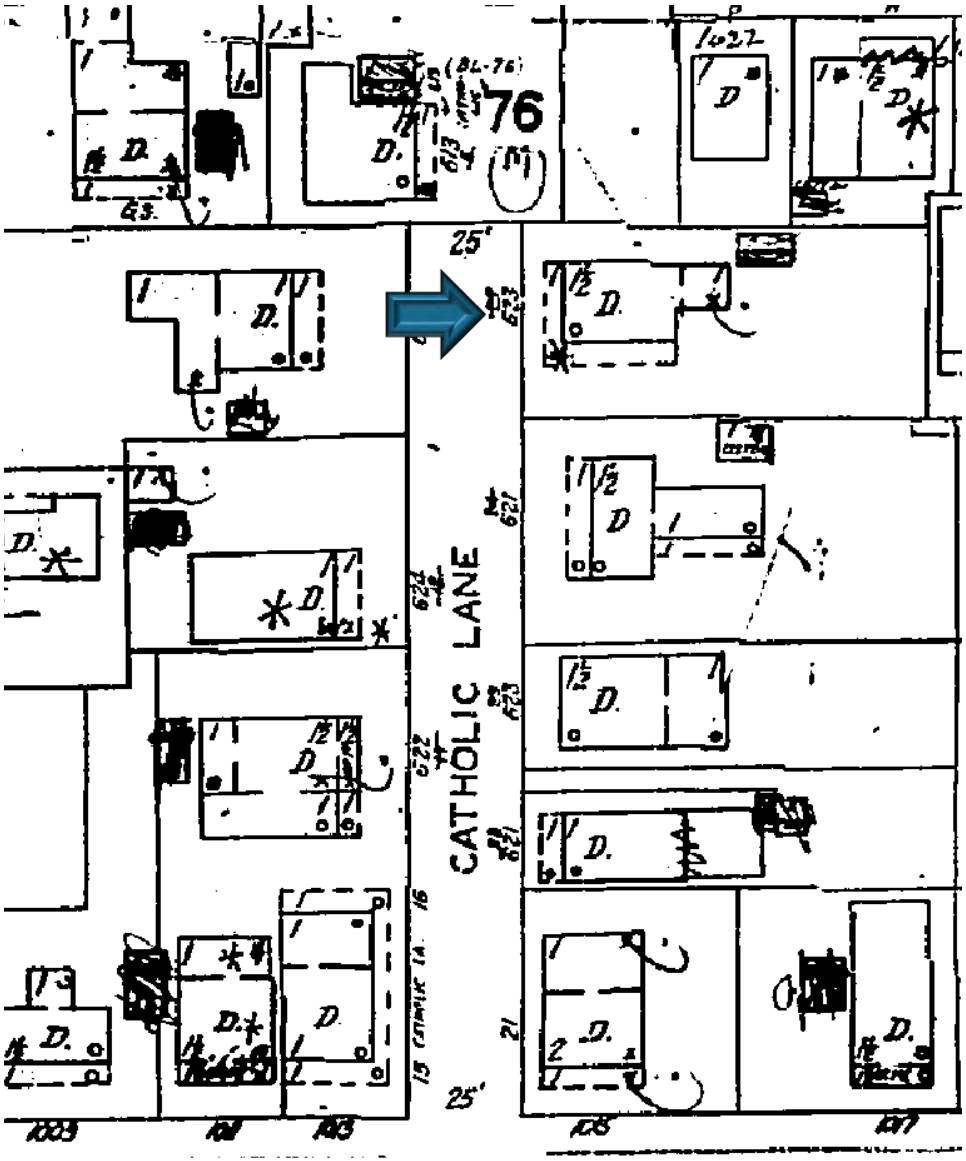
Sanborn Map 1912



Sanborn Map 1926



Sanborn Map 1948

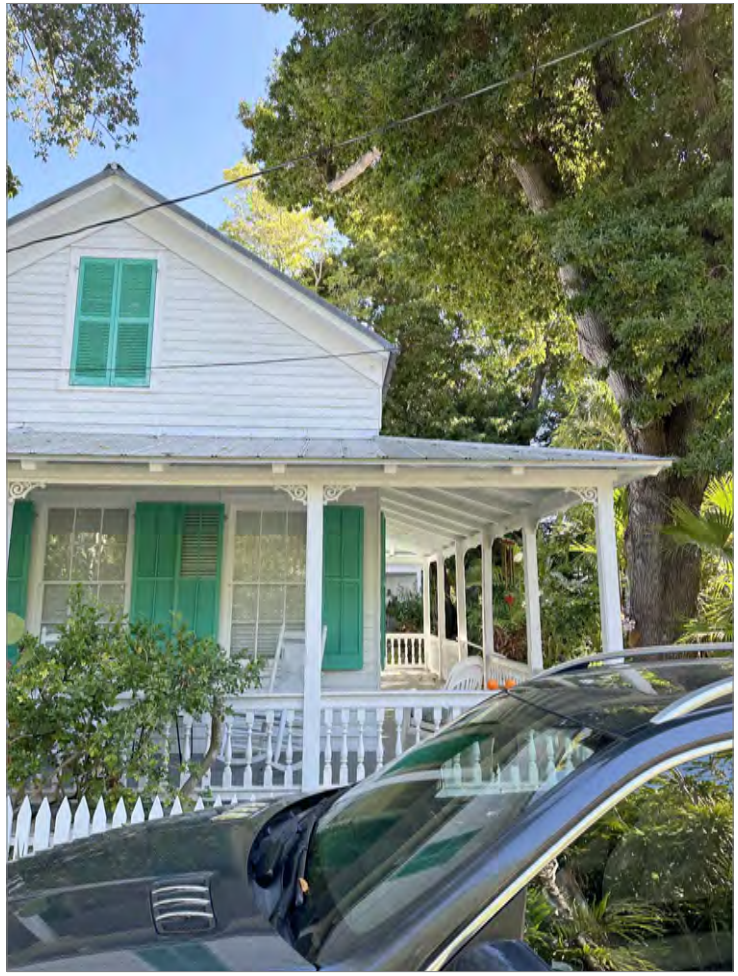


Sanborn Map 1962

PROJECT PHOTOS

623 Catholic Lane circa 1965. Monroe County Library.

623 Catholic Ln
(Front View)



623 Catholic Ln
(Rear View)

623 Catholic Ln
(Left View)

623 Catholic Ln
(Right View)

623 Catholic Ln
(Pool House)

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON N39°36'09"W ASSUMED ALONG THE CENTERLINE OF CATHOLIC LANE.

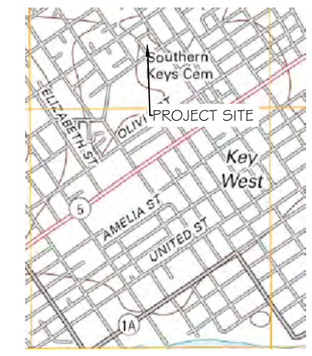
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

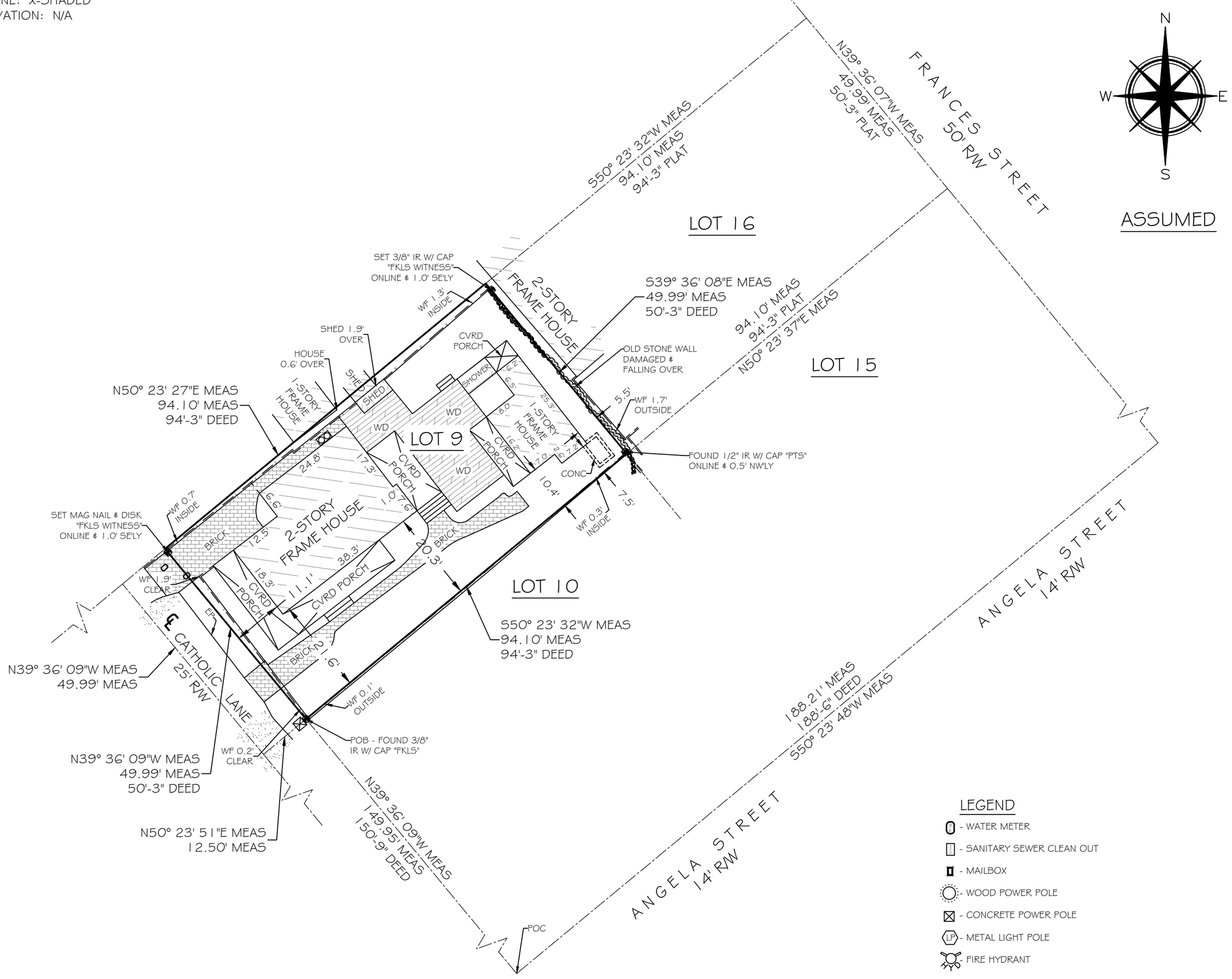
ADDRESS:
623 CATHOLIC LANE
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T68S-R25E



TOTAL AREA = 4,704.35 SQFT±

CERTIFIED TO -

Tina Barks and Duncan Barks;
Morgan Stanley Private Bank, NA;
Oropeza Stones & Cardenas;
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

NOTE: 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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	12/06/2022
MAP DATE	12/13/2022
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	IDG
JOB NO.:	22-362

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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

LEGAL DESCRIPTION -

Lot 9, according to subdivision of Lot 1, Square 56, City of Key West, made by George G. Watson, and recorded in Book K, Monroe County, Records, Pages 23 and 24 of the 8th day of March, A/d/, 1880, COMMENCING 150 feet 9 inches from the corner of an alley 25 feet wide, and distant 188 feet 6 inches from the corner of Grinnell and Angela Streets, and running thence along said Alley in a Northwesterly direction 50 feet 3 inches; thence in a Northeasterly direction 94 feet 3 inches; thence in a Southeasterly direction 50 feet 3 inches; thence in a Southwesterly direction 94 feet 3 inches to the Place of Beginning; said Lot 9 being more particularly described as follows:
COMMENCE at the intersection of the Southwesterly right of way line of Francis Street with the Northwesterly right of way line of Angela Street and run thence Southwesterly along the said Northwesterly right of way line of the said Angela Street for a distance of 188.5 feet (188' 6") to the Northeasterly right of way line of an Alley; thence run Northwesterly along the said Northeasterly right of way line of the said Alley for a distance of 150.75 feet (150' 9") to the Point of Beginning of the parcel of land being described herein; thence continue Northwesterly along the said Northeasterly right of way line of the said Alley for a distance of 50.25 feet (50' 3"); thence Northeasterly and at right angles for a distance of 94.25 feet (94' 3"); thence Southeasterly and at right angles for a distance of 50.25 feet (50' 3"); thence Southwesterly and at right angles for a distance of 94.25 feet (94' 3") back to the Point of Beginning.

PROPOSED DESIGN

HARC Application Plans
FOR
623 Catholic Ln

SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
623 Catholic Ln,
Key West, FL 33040

CLIENT:
Tina Barks

This item has been digitally signed and sealed by Serge Mashtakov 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.

Serge Mashtakov
Professional Engineer
State of Florida
License No. 71480

This drawing is not valid without the "FINAL" and original seal.

Artibus Design
Engineering and Planning

Artibus Design
3710 N. Roosevelt Blvd
Key West, FL 33040
(305) 304-3512
www.ArtibusDesign.com
CA # 30835

Client: Tina Barks

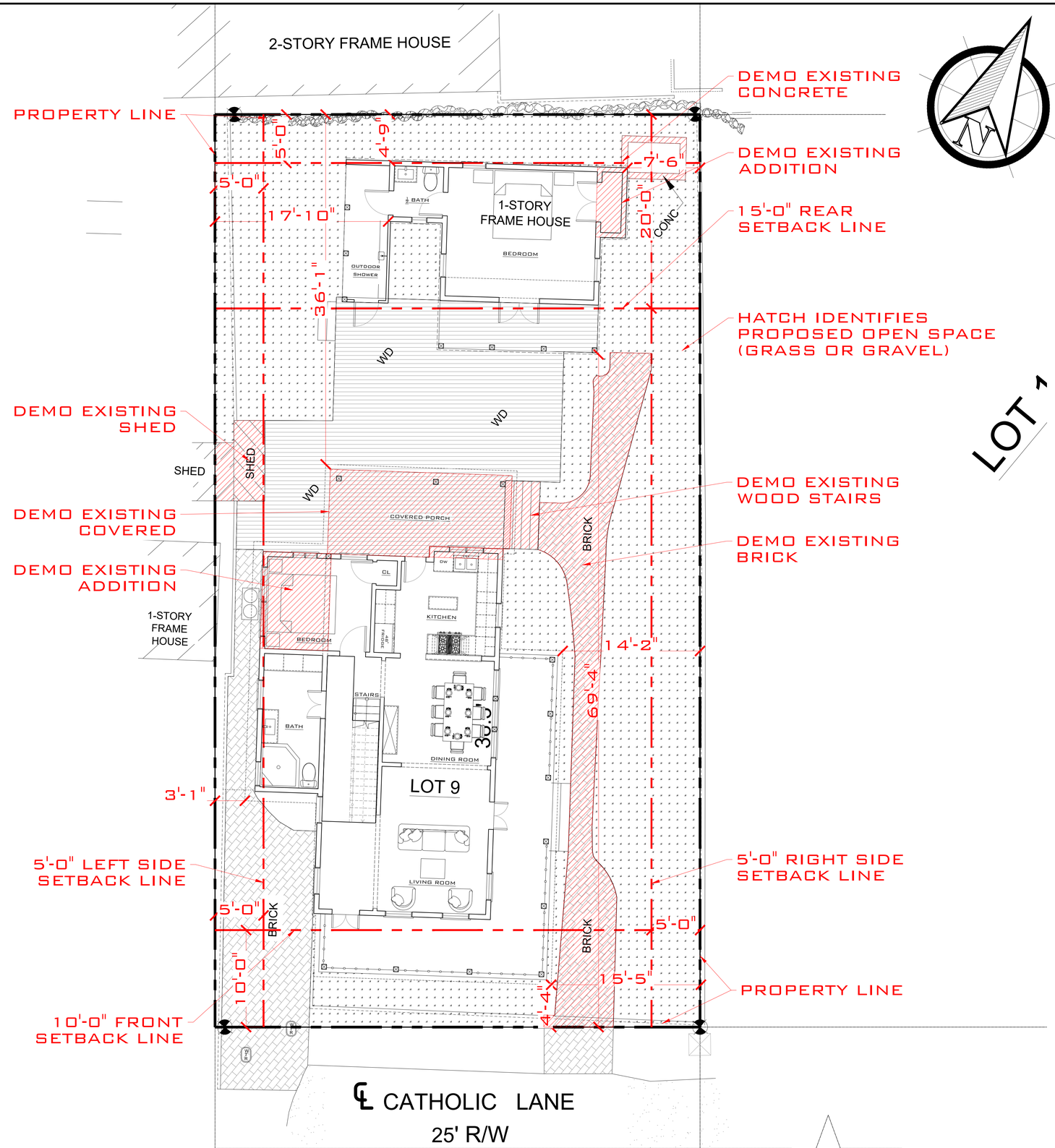
Project: 623 Catholic Ln

Site: 623 Catholic Ln,
Key West, FL 33040

Title: Cover

Scale of Print	Date	Drawn	Checked
As shown	11/21/23	SA	SAK

Project No.	Drawing No.	Revision
2304-03	G-100	1



EXISTING SITE PLAN (DEMO)

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

This item has been digitally signed and sealed 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 electronic copies.

Serge Mashtakov
Professional Engineer
State of Florida
License No 71480

This drawing is not valid without the signature and original seal.

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: Tina Barks

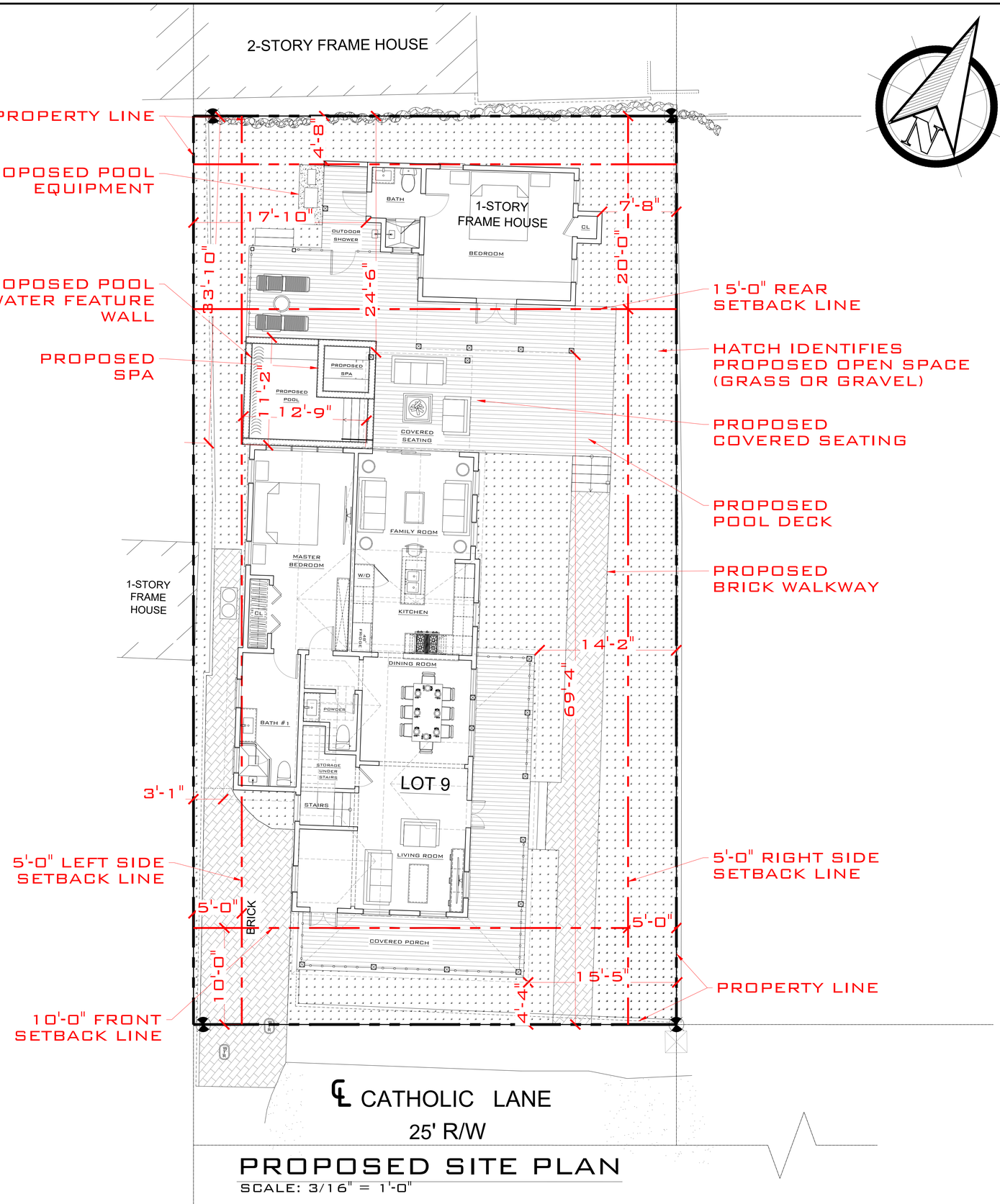
Project: 623 Catholic Ln

Site: 623 Catholic Ln, Key West, FL 33040

Title: Existing Site Plan

Scale at 11x17	Date	Drawn	Checked
AS SHOWN	11/21/23	GA	SAM

Project No.	Drawing No.	Revision
2304-03	C-101	1



PROPOSED SITE PLAN

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

SITE DATA:

TOTAL SITE AREA: ±4,704.3 SQ.FT

LAND USE: HHDR (HISTORIC HIGHT DENSITY RESIDENTIAL)

FLOOD ZONE: X

SETBACKS

FRONT:	
REQUIRED	10'-0"
EXISTING	4'-4"
PROPOSED	NO CHANGES
RIGHT SIDE:	
REQUIRED	5'-0"
EXISTING	14'-2"
PROPOSED	NO CHANGES
LEFT SIDE:	
REQUIRED	5'-0"
EXISTING	3'-1"
PROPOSED	NO CHANGES
REAR:	
REQUIRED	20'-0"
EXISTING	36'-1"
PROPOSED	24'-6"

ACCESSORY STRUCTURE SETBACK:

FRONT:	
REQUIRED	5'-0"
EXISTING	69'-4"
PROPOSED	NO CHANGES
RIGHT SIDE:	
REQUIRED	5'-0"
EXISTING	7'-6"
PROPOSED	7'-8"
LEFT SIDE:	
REQUIRED	5'-0"
EXISTING	17'-10"
PROPOSED	NO CHANGES
REAR:	
REQUIRED	5'-0"
EXISTING	4'-8"
PROPOSED	NO CHANGES

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED:	60%	(±2,822.6 SQ.FT.)
EXISTING	48.7 %	(±2,291.3 SQ.FT.)
PROPOSED	54.5 %	(±2,566.4 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED	50%	(±2,352.1 SQ.FT.)
EXISTING	36.1%	(±1,700.8 SQ.FT.)
PROPOSED	39.9%	(±1,878.5 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED	35%	(±1,646.5 SQ.FT.)
EXISTING	36.3%	(±1,709.1 SQ.FT.)
PROPOSED	38.5%	(±1,734.0 SQ.FT.)

15FT SETBACK AREA: 999.87 SQ.FT

REQUIRED	30.0% MAX (±999.87*0.3=299.9 SQ.FT.)
EXISTING	29.5% (±295.70 SQ.FT.)
PROPOSED	(NO CHANGES)

ROOF OVERHANGS ARE NOT COUNTED INTO BUILDING COVERAGE AND ARE CONSIDERED AS PERVIOUS AREA AND OPEN SPACE.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED 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 ELECTRONIC COPIES.

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

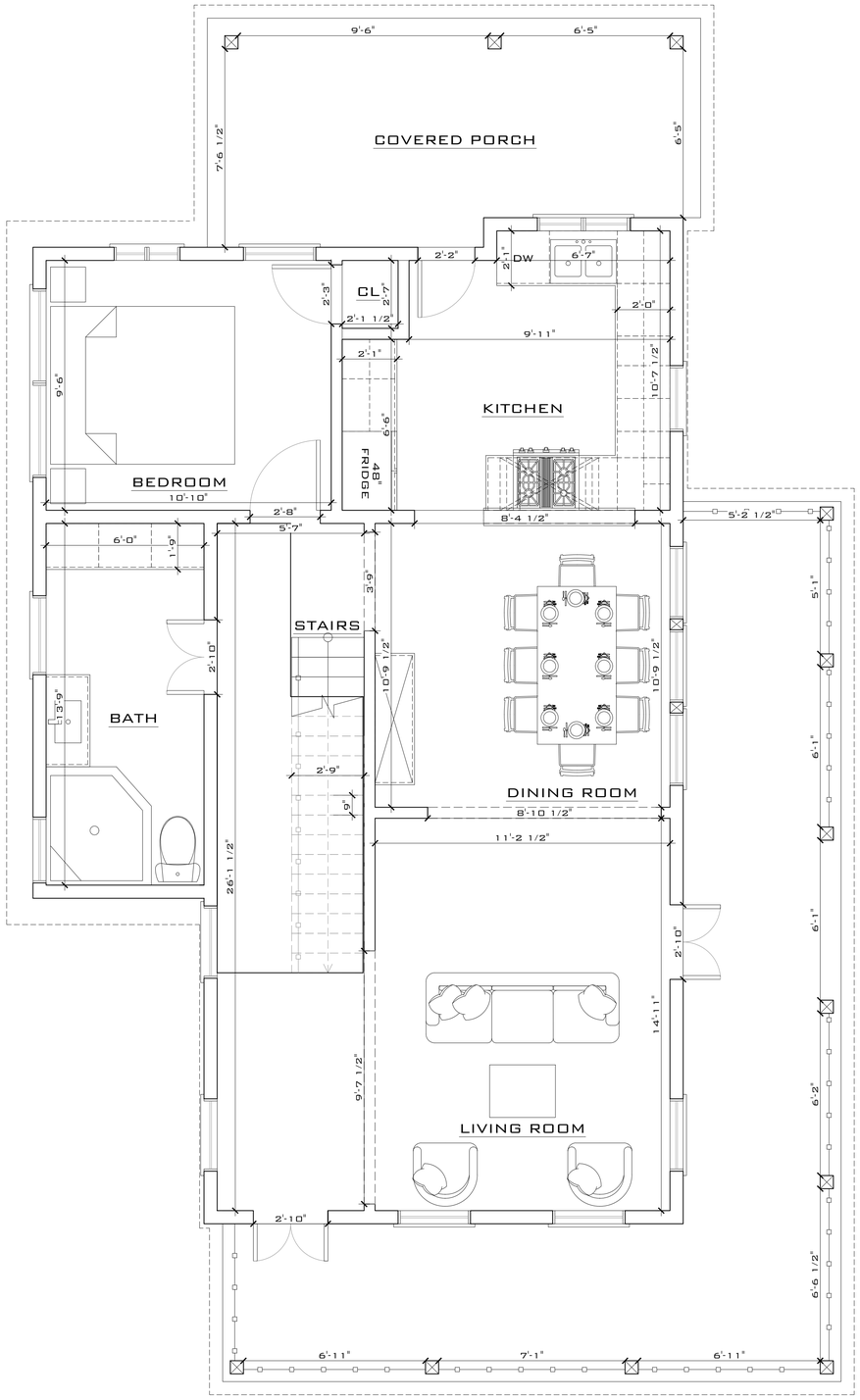
CLIENT: TINA BARKS

PROJECT: 623 CATHOLIC LN

SITE: 623 CATHOLIC LN,
KEY WEST, FL 33040

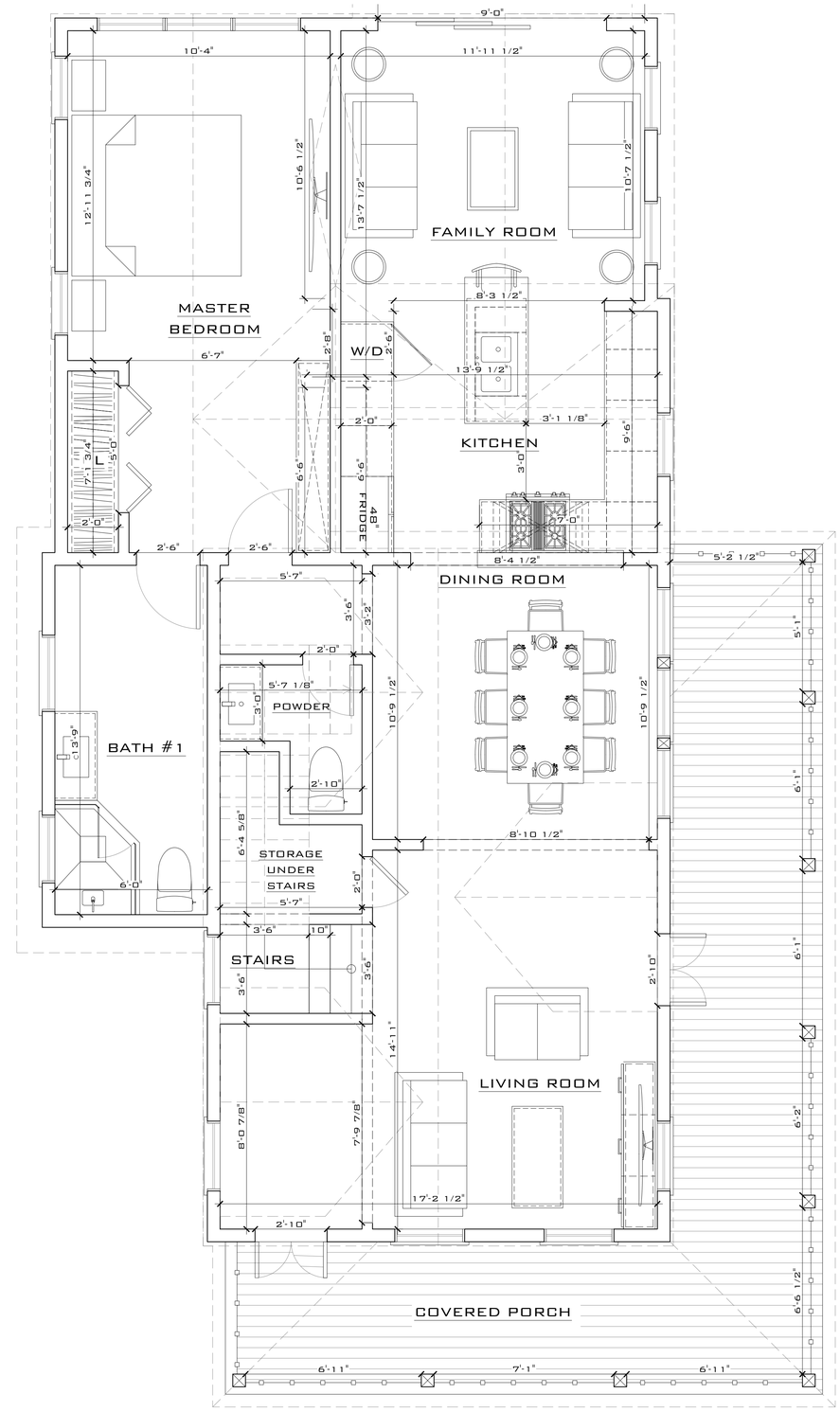
TITLE: PROPOSED SITE PLAN

SCALE OF PRINT	DATE	DRAWN BY	REVISED BY
AS SHOWN	11/21/23	GA	SAM
PROJECT NO	DRAWING NO		REVISION
2304-03	C-101		1



Existing 1st Floor Plan

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



Proposed 1st Floor Plan

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

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WWW.ARTIBUSDESIGN.COM
CA # 30835

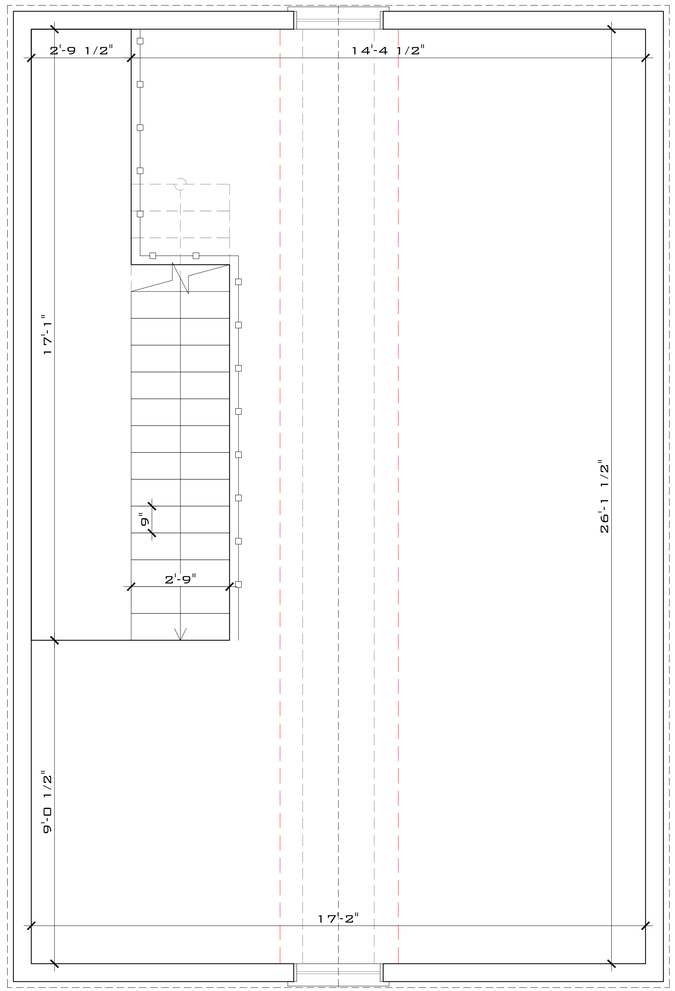
CLIENT: TINA BARKS

PROJECT: 623 CATHOLIC LN

SITE: 623 CATHOLIC LN, KEY WEST, FL 33040

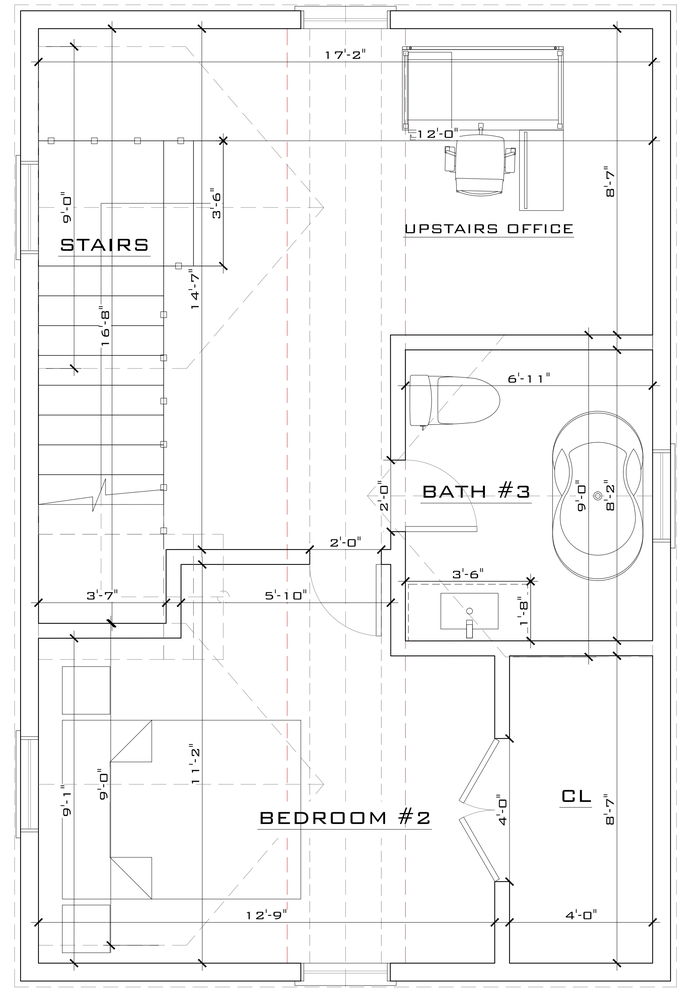
TITLE: PROPOSED SITE PLAN

SCALE AT 11x17	DATE	DRAWN	CHECKED
AS SHOWN	11/21/23	GA	SAM
PROJECT NO.	DRAWING NO.	REVISION	
2304-03	C-101	1	



Existing 2nd Floor Plan

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



Proposed 2nd Floor Plan

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

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State of Florida
License No 71480

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(305) 304-3512
www.ArtibusDesign.com
CA # 30835

Client:
Tina Barks

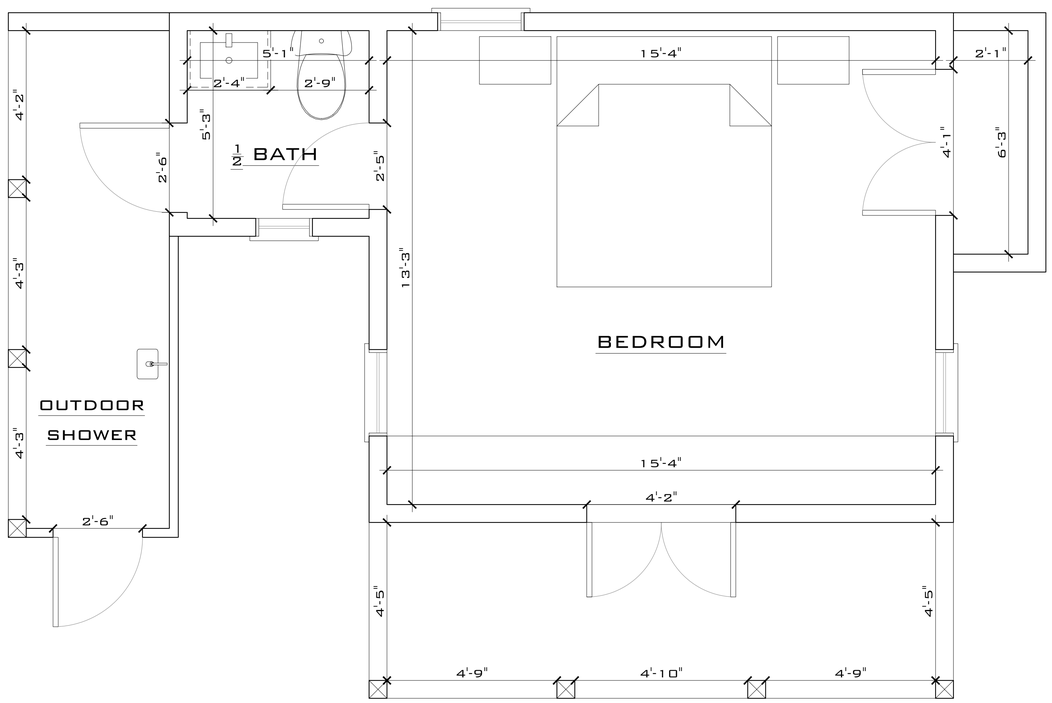
Project:
623 Catholic Ln

Site:
623 Catholic Ln,
Key West, FL 33040

Title:
Proposed Floor Plan

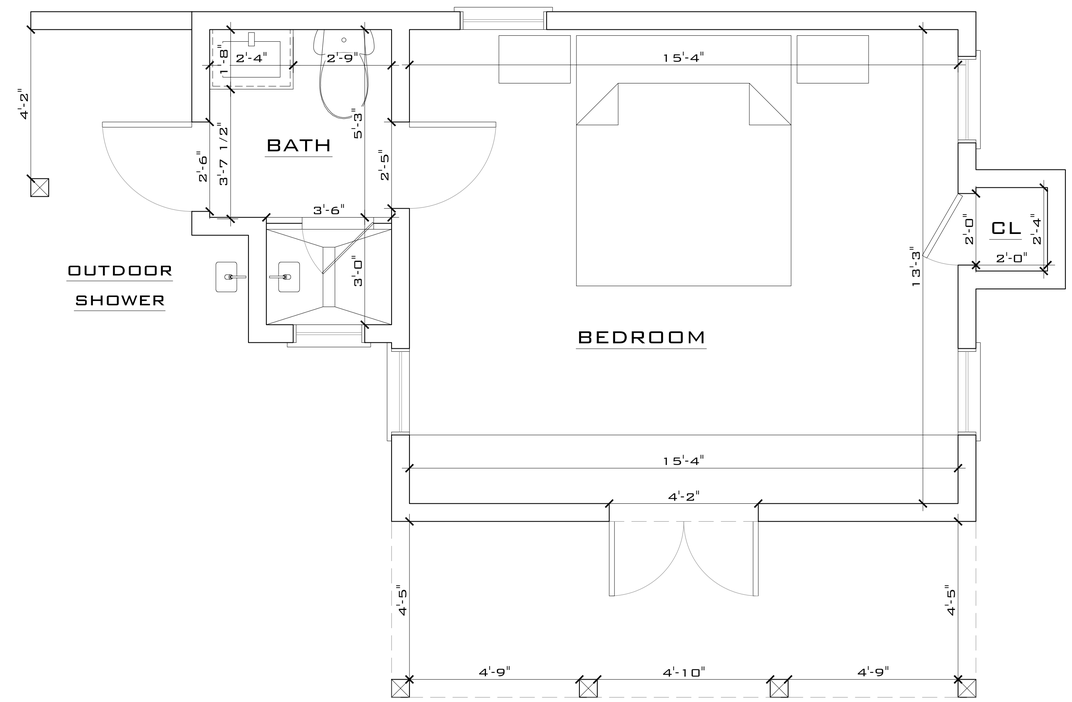
Scale at 11x17	Date	Drawn	Checked
As shown	11/21/23	GA	SAM

Project No.	Drawing No.	Revision
2304-03	A-102	1



Existing Floor Plan (Pool House)

SCALE: 1/2" = 1'-0"



Proposed Floor Plan (Pool House)

SCALE: 1/2" = 1'-0"

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License No.71480

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CA # 30835

Client:
Tina Barks

Project:
623 Catholic Ln

Site:
623 Catholic Ln,
Key West, FL 33040

Title:
Proposed Floor Plan

Scale at 11x17	Date	Drawn	Checked
As shown	11/21/23	GA	SAM

Project No.	Drawing No.	Revision
2304-03	A-103	1

Existing Front Elevation

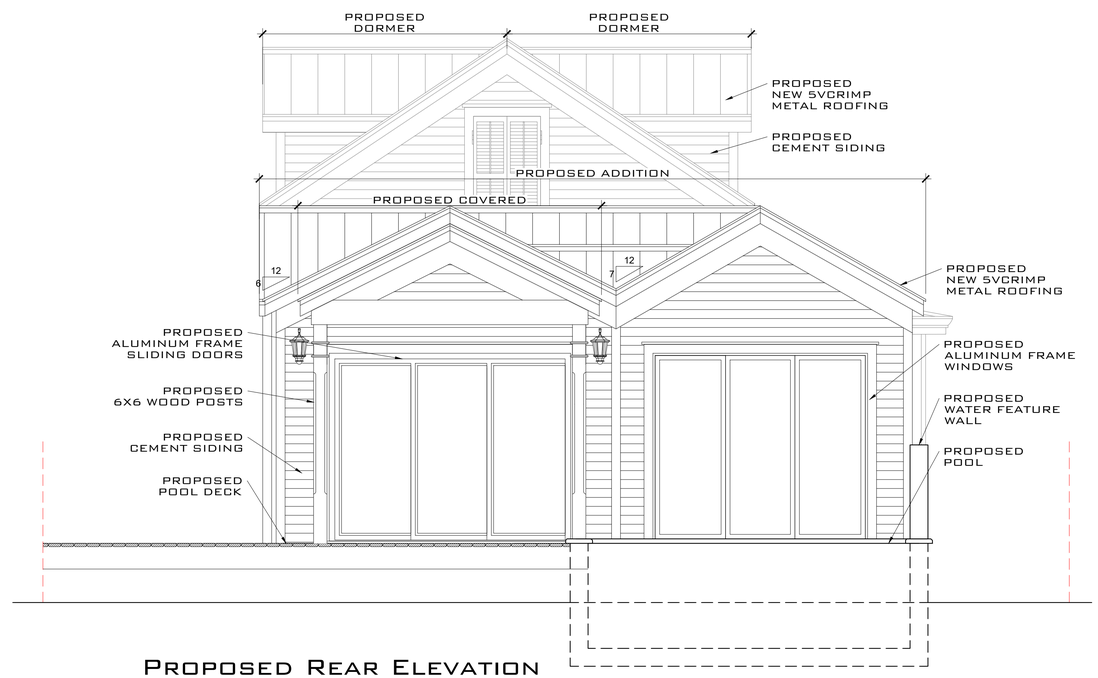
SCALE: 3/8" = 1'-0"

Existing Rear Elevation

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

Proposed Front Elevation

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



Proposed Rear Elevation

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

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State of Florida
License No. 71480

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www.ArtibusDesign.com
CA # 30835

Client: Tina Barks

Project: 623 Catholic Ln

Site: 623 Catholic Ln,
Key West, FL 33040

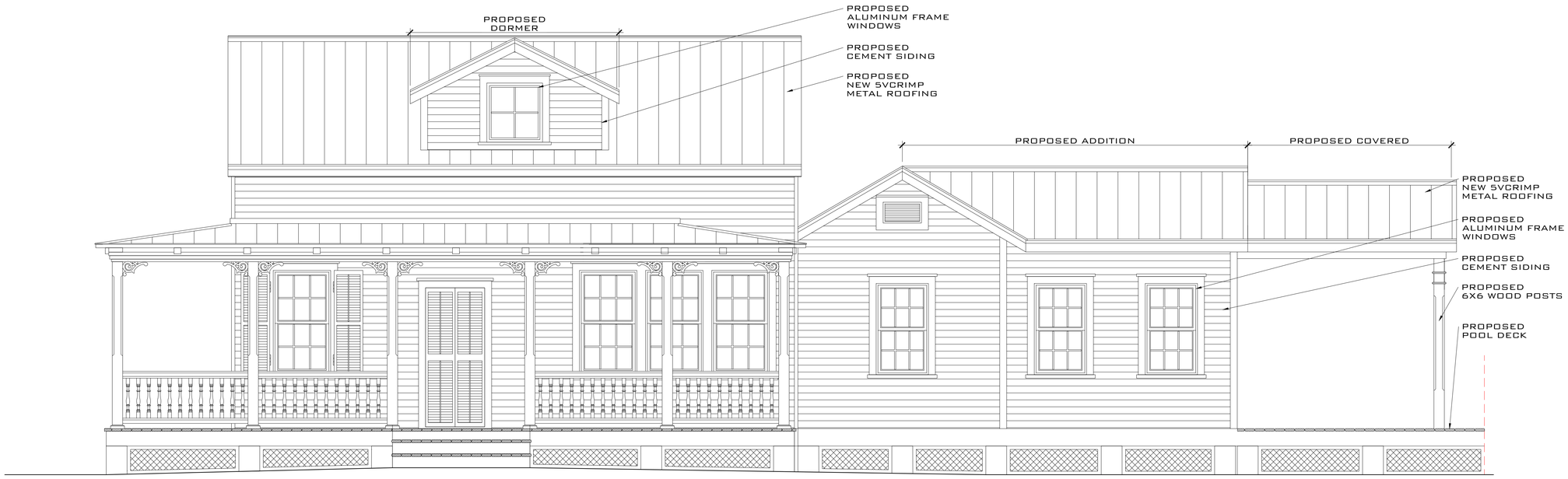
Title: Proposed Elevations

Scale of Print	Date	Drawn	Checked
AS SHOWN	11/21/23	DA	SAM

Project No.	Drawing No.	Revision
2304-03	A-104	1

Existing Right Elevation

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



Proposed Right Elevation

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

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(305) 304-3512
www.ArtibusDesign.com
CA # 30835

Client: Tina Barks

Project: 623 Catholic Ln

Site: 623 Catholic Ln,
Key West, FL 33040

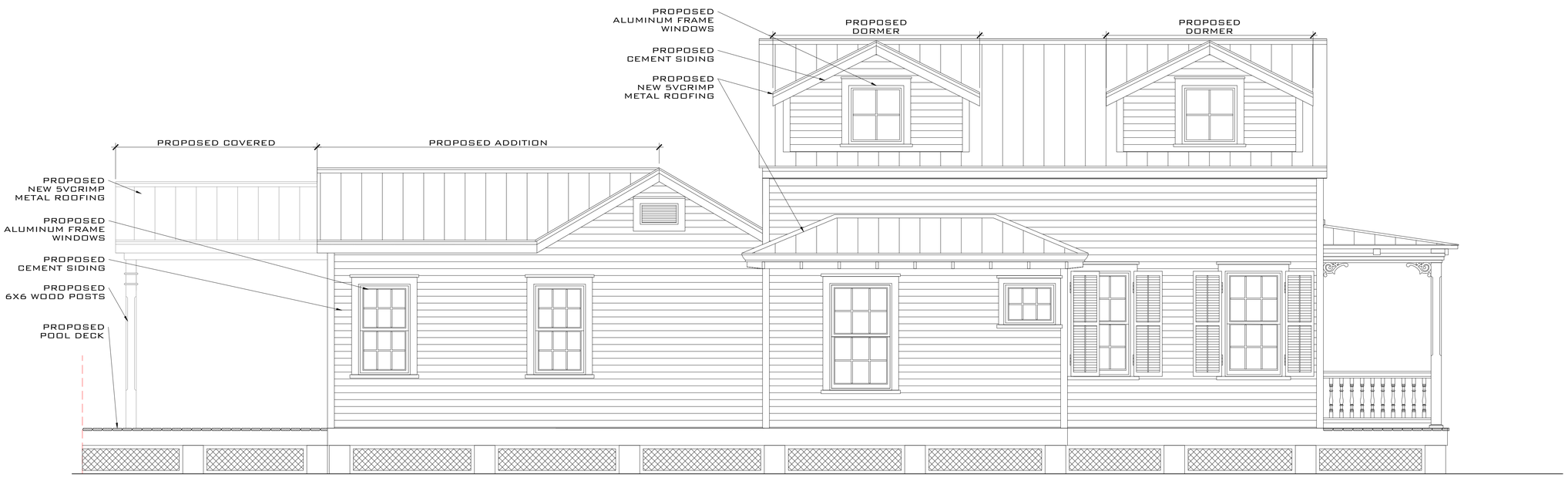
Title: Proposed Elevations

Scale at 11x17	Date	Drawn	Checked
AS SHOWN	11/21/23	DA	SAM

Project no.	Drawing no.	Revision
2304-03	A-105	1

Existing Left Elevation

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



Proposed Left Elevation

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

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License No. 71480

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(305) 304-3512
www.ArtibusDesign.com
CA # 30835

Client: Tina Barks

Project: 623 Catholic Ln

Site: 623 Catholic Ln,
Key West, FL 33040

Title: Proposed Elevations

Scale of Print	Date	Drawn	Checked
AS SHOWN	11/21/23	DA	SAM

Project No.	Drawing No.	Revision
2304-03	A-106	1

Existing Right Elevation

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

Proposed Right Elevation

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

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(305) 304-3512
www.ArtibusDesign.com
CA # 30835

Client: Tina Barks

Project: 623 Catholic Ln

Site: 623 Catholic Ln,
Key West, FL 33040

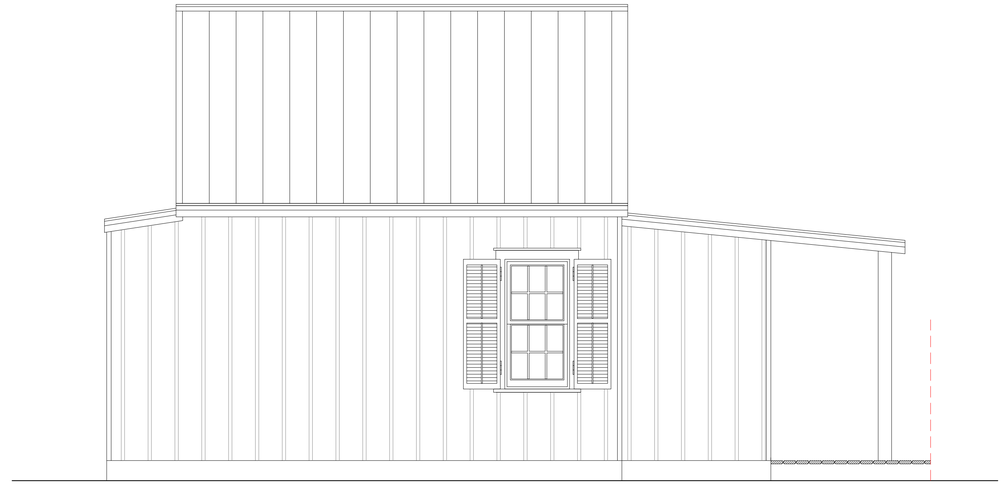
Title: Proposed Elevations

Scale of Print	Date	Drawn	Checked
AS SHOWN	11/21/23	DA	SAK

Project No.	Drawing No.	Revision
2304-03	A-106	1

Existing Front Elevation

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

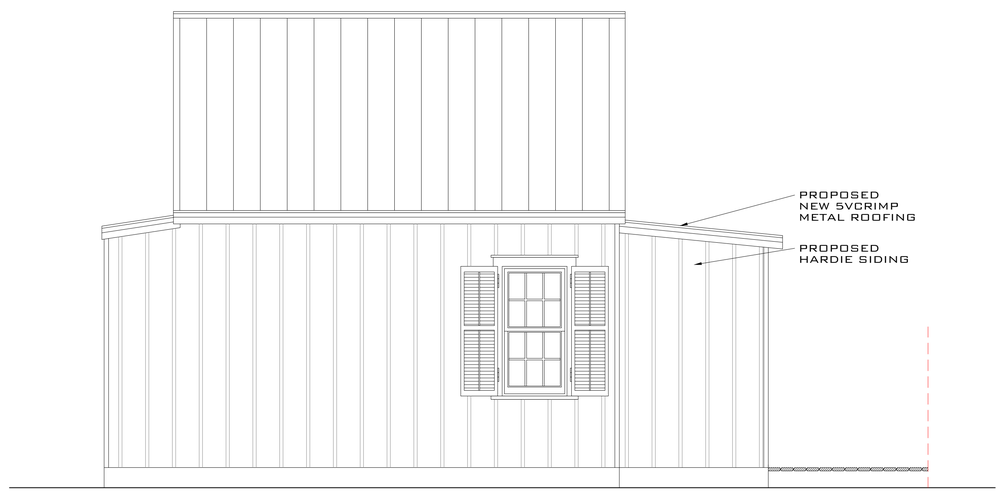


Existing Rear Elevation

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

Proposed Front Elevation

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



Proposed Rear Elevation

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

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State of Florida
License No. 71480

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(305) 304-3512
www.ArtibusDesign.com
CA # 30835

Client: Tina Barks

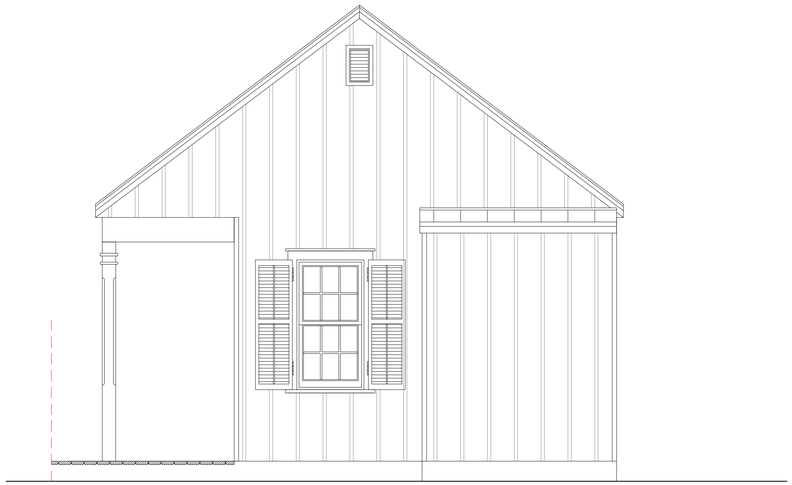
Project: 623 Catholic Ln

Site: 623 Catholic Ln,
Key West, FL 33040

Title: Proposed Elevations

Scale of Print	Date	Drawn	Checked
AS SHOWN	11/21/23	DA	SAM

Project No.	Drawing No.	Revision
2304-03	A-108	1

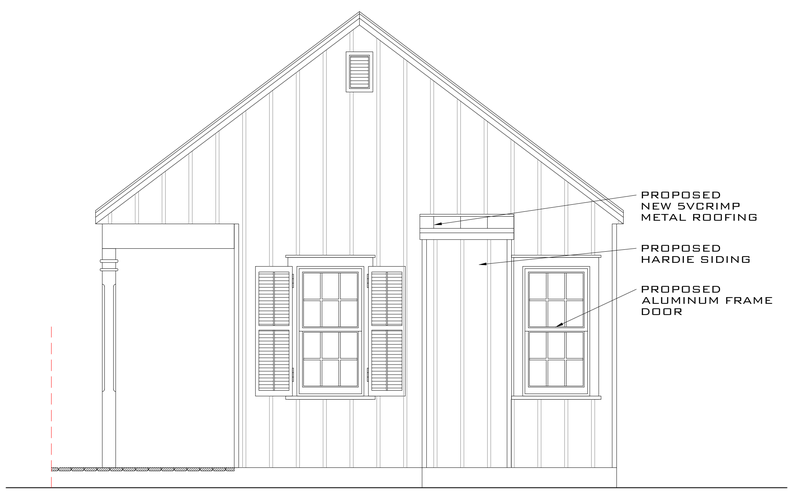


Existing Right Elevation

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

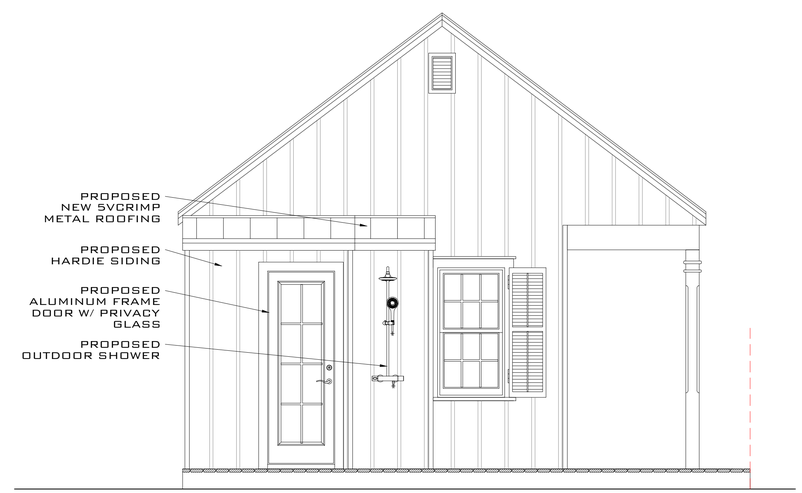
Existing Left Elevation

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



Proposed Right Elevation

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



Proposed Left Elevation

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

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www.ArtibusDesign.com
CA # 30835

Client: Tina Barks

Project: 623 Catholic Ln

Site: 623 Catholic Ln,
Key West, FL 33040

Title: Proposed Elevations

Scale of Print	Date	Drawn	Checked
AS SHOWN	11/21/23	DA	SAK

Project No.	Drawing No.	Revision
2304-03	A-109	1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 19, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HISTORIC HOUSE, INCLUDING NEW DORMERS AND REAR ADDITION. MINOR CHANGES TO EXISTING ACCESSORY STRUCTURE. NEW POOL AND POOL DECK. DEMOLITION OF SIDE AND REAR ADDITIONS AT MAIN HOUSE. DEMOLITION OF SIDE ADDITIONS TO ACCESSORY STRUCTURE. DEMOLITION OF EXISTING SHED.

#623 CATHOLIC LANE

Applicant – Serge Mashtakov, Engineer Application #H2023-0047

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.

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 Serge Mashtakov, 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: 623 CATHOLIC LN on the 12 day of DECEMBER, 2023.

   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 DECEMBER 19TH, 2023.

   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 H2023-0047.

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

Signed Name of Affiant: SERGE MASHTAKOV
Date: 12/12/2023
Address: 3910 N. ROOSEVELT BLVD
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 12th day of December, 2023.

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

NOTARY PUBLIC
Sign Name: Tippi Alcoriol
Print Name: Tippi A Koziol
Notary Public - State of Florida (seal)
My Commission Expires: 10/13/2026

Notary Public State of Florida
Tippi A Koziol
My Commission HH 321920
Expires 10/13/2026

Public
Vieques

523

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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	00010620-000000
Account#	1010910
Property ID	1010910
Millage Group	10KW
Location Address	623 CATHOLIC Ln, KEY WEST
Legal Description	KW PT LOT 1 SQR 56 (AKA LOT 9 / BOOK K-22) OR120-22/29 OR922-2493/94 OR928-8/9 OR928-14 OR1078-2012/13 OR1200-2288/89 OR3211-0604 (Note: Not to be used on legal documents.)
Neighborhood	6103
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

BARKS TINA
623 Catholic Ln
Key West FL 33040

BARKS DUNCAN
623 Catholic Ln
Key West FL 33040

Valuation

		2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+	Market Improvement Value	$286,523	$278,095	$180,913	$183,426
+	Market Misc Value	$3,736	$3,736	$3,736	$3,736
+	Market Land Value	$1,398,600	$852,480	$586,080	$575,424
=	Just Market Value	**$1,688,859**	**$1,134,311**	**$770,729**	**$762,586**
=	Total Assessed Value	**$932,582**	**$847,802**	**$770,729**	**$762,586**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$1,688,859**	**$1,134,311**	**$770,729**	**$762,586**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	$852,480	$278,095	$3,736	$1,134,311	$847,802	$0	$1,134,311	$0
2021	$586,080	$180,913	$3,736	$770,729	$770,729	$0	$770,729	$0
2020	$575,424	$183,426	$3,736	$762,586	$762,586	$0	$762,586	$0
2019	$575,424	$185,938	$3,736	$765,098	$765,098	$0	$765,098	$0
2018	$572,760	$190,964	$3,736	$767,460	$767,460	$0	$767,460	$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
SFR LANE (01LN)	4,736.00	Square Foot	0	0

Buildings

Building ID	723	**Exterior Walls**	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	**Year Built**	1923
Building Type	S.F.R. - R1 / R1	**EffectiveYearBuilt**	2012
Building Name		**Foundation**	WD CONC PADS
Gross Sq Ft	2708	**Roof Type**	GABLE/HIP
Finished Sq Ft	1129	**Roof Coverage**	METAL
Stories	2 Floor	**Flooring Type**	SFT/HD WD
Condition	AVERAGE	**Heating Type**	NONE with 0% NONE
Perimeter	194	**Bedrooms**	3

Functional Obs	0	**Full Bathrooms**	1
Economic Obs	0	**Half Bathrooms**	2
Depreciation %	12	**Grade**	600
Interior Walls	WALL BD/WD WAL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	517	0	206
FHS	FINISH HALF ST	486	0	90
FLA	FLOOR LIV AREA	1,129	1,129	204
OPU	OP PR UNFIN LL	552	0	148
SBF	UTIL FIN BLK	24	0	22
TOTAL		**2,708**	**1,129**	**670**

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1984	1985	0 x 0	1	1 UT	3
BRICK PATIO	1984	1985	3 x 50	1	150 SF	2
WALL AIR COND	1984	1985	0 x 0	1	2 UT	1
FENCES	1986	1987	6 x 180	1	1080 SF	2
FENCES	1986	1987	4 x 48	1	192 SF	2
WALL AIR COND	1994	1995	0 x 0	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/2023	$1,623,000	Warranty Deed	2405944	3211	0604	01 - Qualified	Improved		
2/1/1992	$185,000	Warranty Deed		1200	2288	Q - Qualified	Improved		
1/1/1989	$200,000	Warranty Deed		1078	2012	Q - Qualified	Improved		
9/1/1984	$86,000	Warranty Deed		922	2493	U - Unqualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-3512	1/19/2023	12/15/2022	$7,500	Residential	EMERGENCY PERMIT. ACTIVE LEAK. Work to be done on the small roof, approx. 300 sq ft on the left side of the house, see pictures. Remove 2 layers of the existing roofing. Install new MFM underlayment. Install new 5V Metal crimp roofing system.
15-2837	7/13/2015	9/21/2015	$14,000		PORCH ROOF REPAIR AND RE ROOFING 264SF RESTORE T&G SHEATHING TO HIST CONFIG AND INSREASE CAPACITY
09-1285	5/4/2009	12/28/2009	$2,200		REPLACE EXISTING WOOD DECK BOARDS ON PORCH 282SF ADN PAINT GREY
A953172	9/1/1995	12/1/1995	$2,895		7 SQRS METAL ROOFING
E953146	9/1/1995	12/1/1995	$5,000		ELECTRICAL
P952967	9/1/1995	12/1/1995	$2,100		PLUMBING
B952328	7/1/1995	12/1/1995	$10,000		REMOD KITCHEN,N.BLD,PORCH

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)

FLA
(281)
OPX
(80)
OPU
(552)
SBF
(24)
OPX
(137)
FLA
(848)
OPX
(300)
FHS
(486)

Photos

1010910 623 CATHOLICTEN 01/11/23

Map

TRIM Notice

2023 TRIM Notice (PDF)

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
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