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## **Historic Architectural Review Commission Staff Report for Item 2**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa-Silva MSHP  
Historic Preservation Planner

**Meeting Date:** August 23, 2023

**Applicant:** Serge Mashtakov, P.E.

**Application Number:** H2023-0014

**Address:** 1217 Newton Street

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### **Description of Work**

Partial enclosure of an existing second floor roof deck at the rear of the house.

### **Site Facts**

The building under review is a historic frame vernacular house and listed as a contributing resource within the historic district, built circa 1890. The historic portion of the structure was a one-story dwelling. The Sanborn Maps support that the structure was a one-story structure as of 1962. Staff were able to locate the neighboring properties circa 1965 photos with portions of 1217 Newton visible and still a one-story structure. The taller portion is on the rear of the structure is two and a half stories with a second-floor roof deck that serves as a terrace to the attic space of the house. According to the property appraiser's records the two-story addition and rear second floor roof deck were built in 1997. Staff were able to locate aerial photographic evidence of the building in 1994 and 1998 which support the date of the addition of a second story.



*Existing Front of Historic Structure*



*Existing Rear of Historic Structure*



*Historic Photo neighboring structure West of the property under review at 1215 Newton Street circa 1965.*



*Historic Photo neighboring structure East of the property under review at 1219 Newton Street circa 1965.*



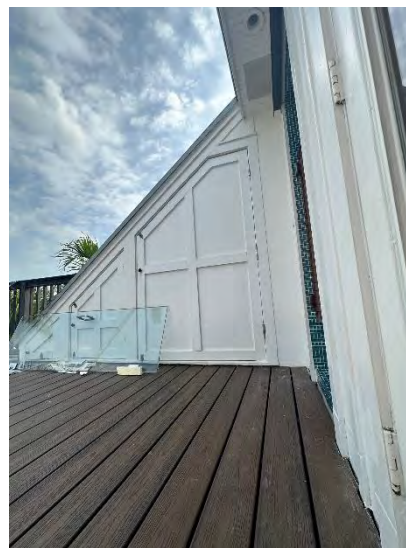
1962 Sanborn Map & Existing Site Plan.



Aerial Photo of 1217 Newton taken in 1994



Aerial Photo of 1217 Newton taken in 1998



Existing Roof Deck Conditions



*Existing Roof Deck Conditions*



*Existing Rear Elevation*



*Previous Proposed Rear Elevation*



*Rear Elevation Under Review*



*Previous Proposed West Elevation*



*West Elevation Under Review*

## **Guidelines Cited on Review**

- Wood Exteriors (page 24), specifically guidelines 1.
- Dormers (page 27), specifically guidelines 1, 2, 3, and 5; Dormer Definition (page 70)
- Additions and Alterations (pages 37-a – 37-k), specifically guidelines 6, 9, 11, 12, 13, 25 (second sentence), 30, and 32; all paragraphs (page 37-e); Building Form and Massing paragraph (page 37-f).
- New Construction (pages 38-a – 38-q) specifically guidelines 11, 12, 13, 14, 15, and 21; first paragraph (page 38-e); Compatibility, first two sentences in the 4<sup>th</sup> paragraph (page 38-i).

## **Staff Analysis**

On June 27, 2023, the Commission motioned to postpone the review of the Certificate of Appropriateness for the upper floor rear addition of the two and a half story portion at 1217 Newton Street. The proposal suggests the addition to be located over what is currently a non-historic second floor roof deck. The previous plan included a shed roof extending out below the ridge of the upper side gable roof extending over its highest point approximately 9'-5". New revised plans have been submitted for review with the only change of a roof form change of the addition from a shed roof to a front gable roof. The design proposes wood siding, and aluminum door facing north and 5 V-crimp as roofing material.

## **Consistency with Guidelines Cited Guidelines**

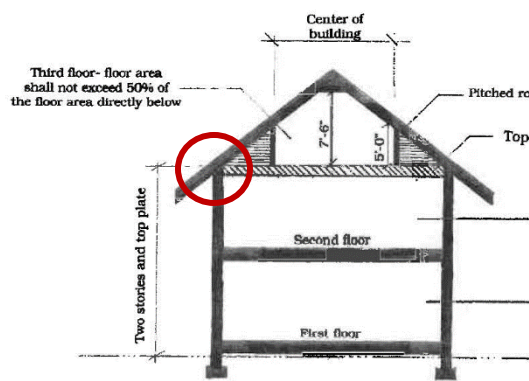
Staff finds the current proposal to be inconsistent with most of the cited guidelines and proposes expanding a non-conformity. The existing height and scale of the addition made in the late 90s is not proportionate to the historic. In this case, since a very tall structure was added and overshadows the historic structure on the property, adding more mass would be an inappropriate design solution. Although the applicant understand that this addition will meet the two and a half story definition, it is staff's opinion that extending walls over a second-floor top plate disqualifies a design to be a two-and a half story; roof rafters of the new proposed gable roof will rest over 5'-0" exterior walls built over a second-floor roof deck, this will create a third floor, as it is clearly seen on the rear proposed elevation. The definition under HARC Guidelines of two and one half-story building is as follows:

***Two- and One-Half Story Building:*** *A building with two full stories above the crown of the road plus a third floor (known as a "half story") that does not exceed in floor area one-half of the floor area of the floor immediately below within the same building. Typically, the half story is located beneath a pitched roof. The following criteria will be applied for the review:*

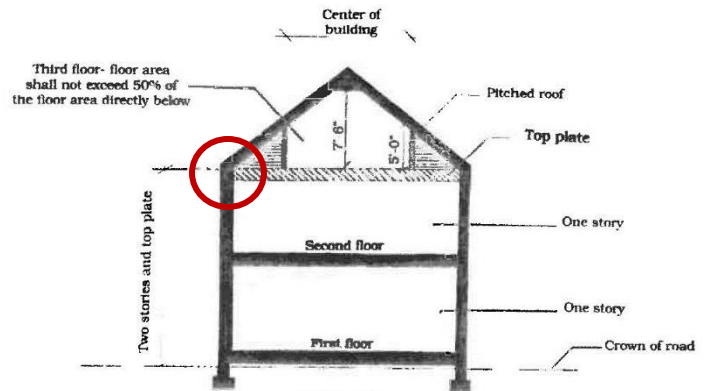
- 1. The roof rafters must rest on and be supported by the top plate of the second story wall;*

2. The height of the floor area considered to constitute the half story shall be not less than seven feet six inches high at its highest point and five feet high at its lowest point;

3. No exterior wall should stand beyond the second-floor top plate (Figures 1 and 2 pages 77-78). If the half story is located above a flat roof, its interior height shall not exceed seven feet six inches high, and it shall be set back from the second story roofline equally proportioned on it four sides.



**Figure 1**  
Two and one half story building with pitched roof and extended eaves



**Figure 2**  
Two and one half story building with pitched roof



*Condition of second floor top plate is circled in red.*

The proposed alteration will make this building exceed the required maximum two and a half stories, as per guideline 15 under new construction. It is evident that the proposal is not a dormer and will create a third story at the rear of the building. The new proposed expanded height, mass, scale, and proportions of the addition will overshadow the principal structure on the site and surrounding historic buildings.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



## City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	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:	1217 Newton St, Key West, FL 33040	
NAME ON DEED:	John A Miklos	PHONE NUMBER
OWNER'S MAILING ADDRESS:	3025 E South St, Orlando FL 32803	EMAIL
APPLICANT NAME:	Serge Mashtakov P.E.	PHONE NUMBER (305) 304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd, Key West, FL 33040	EMAIL Serge@artibusdesign.com
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 05/20/2023

**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: Partial Enclosure of a 2.5 floor level roof top terrace.
MAIN BUILDING: Addition - an enclosure of the existing roof top terrace
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):



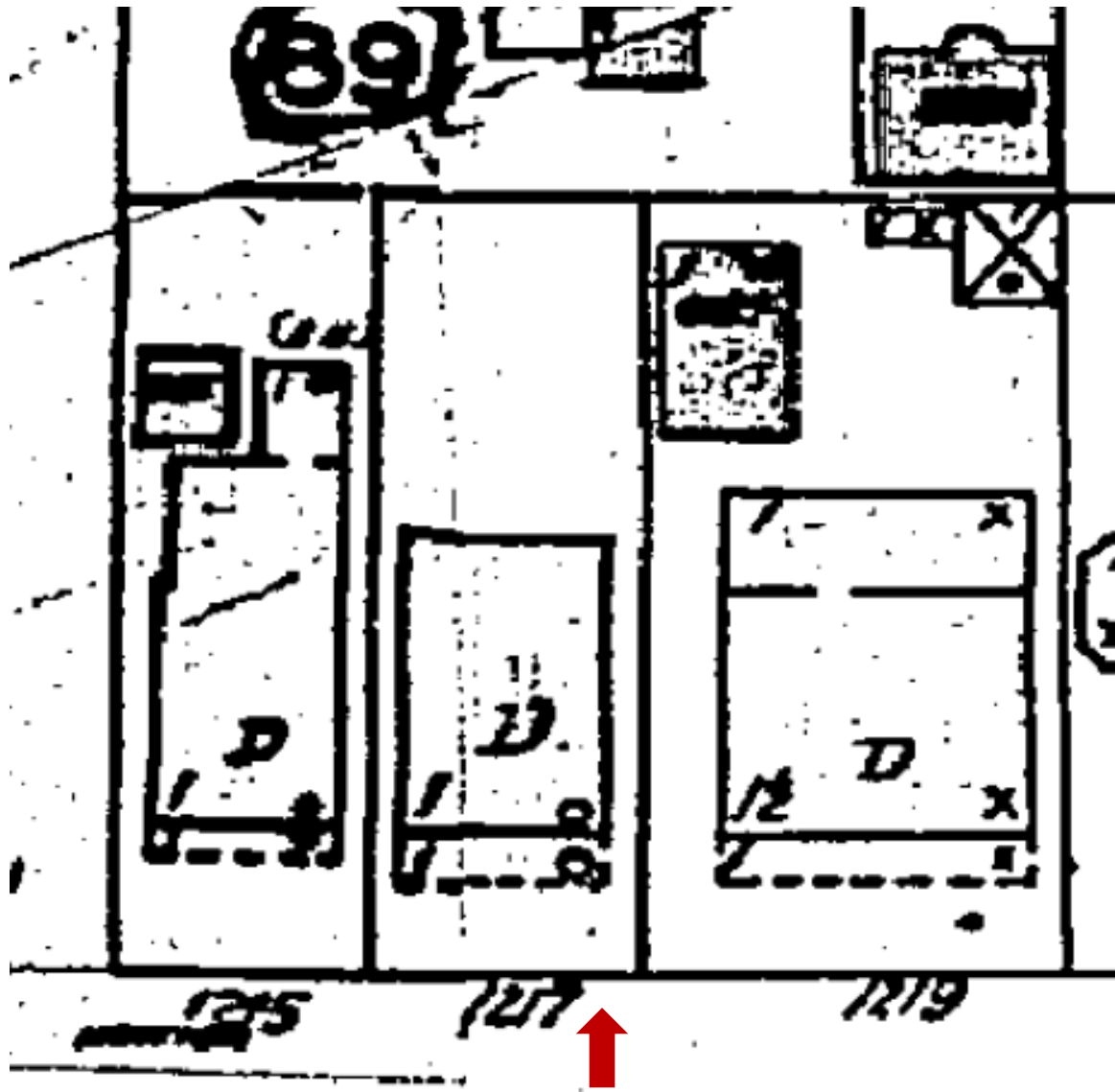
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): N/A	
PAVERS: N/A	FENCES: N/A
DECKS: N/A	PAINTING: Wood Stain or HARC approved pastel color
	Per approved submitted color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Grading to level the site.	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

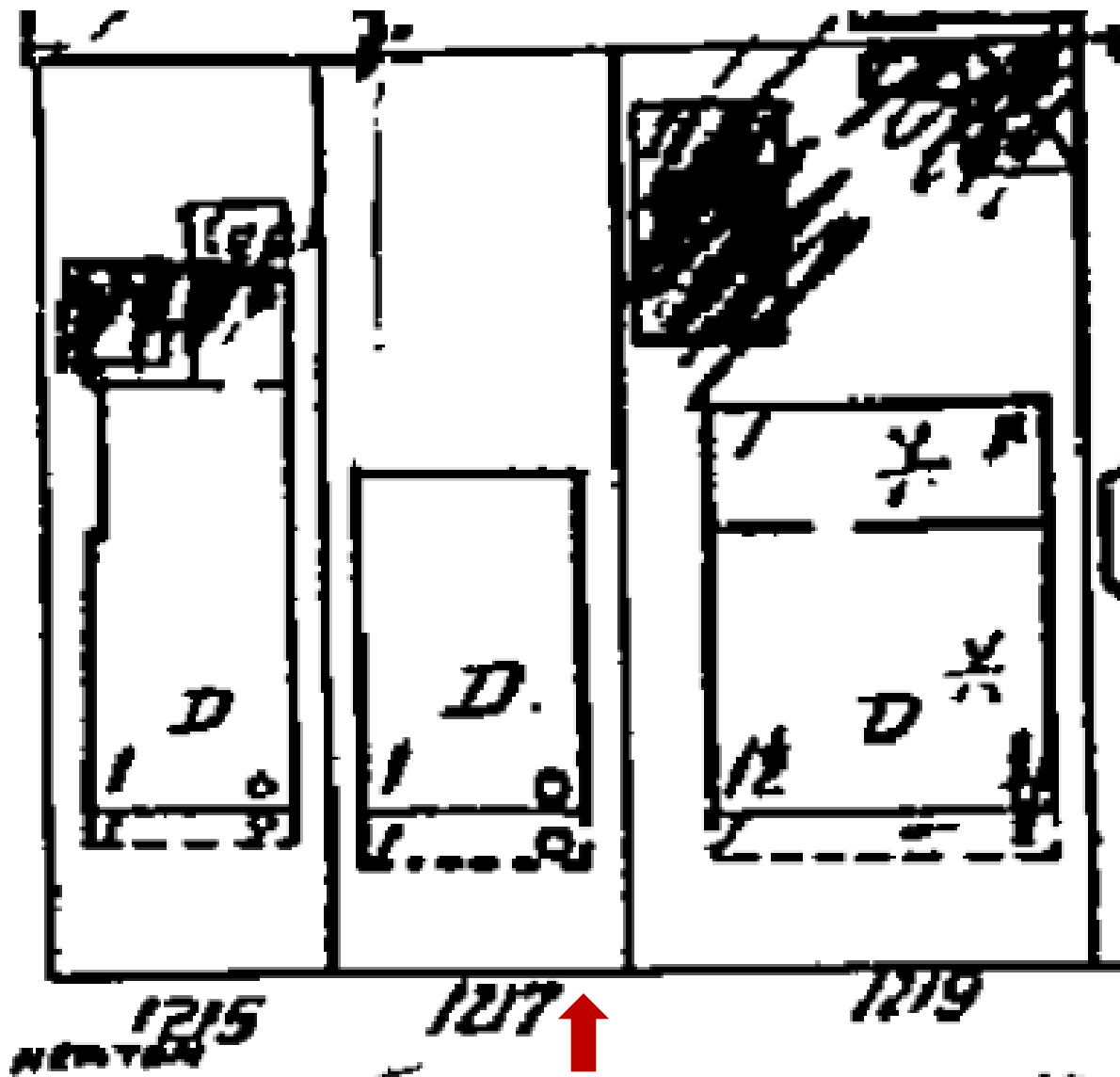
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE 6.27.23	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <span style="margin-left: 20px;">8.23.23</span>	INITIAL HD
MEETING DATE	<input type="checkbox"/> 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:	RE-DESKED FOR MASS & SURVE	
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.

# SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS

1 2 1 7 N E W T O N S T  
(V I E W F R O M S T R E E T)



1217 NEWTON ST  
(REAR VIEW)



1 2 1 7 N E W T O N S T  
( L E F T V I E W )





1 2 1 7 N E W T O N S T  
( L E F T V I E W )





Roof Deck Existing Conditions



Roof Deck Existing Conditions



Roof Deck Existing Conditions



1994 Historic One Story Structure at 1217 Newton Street



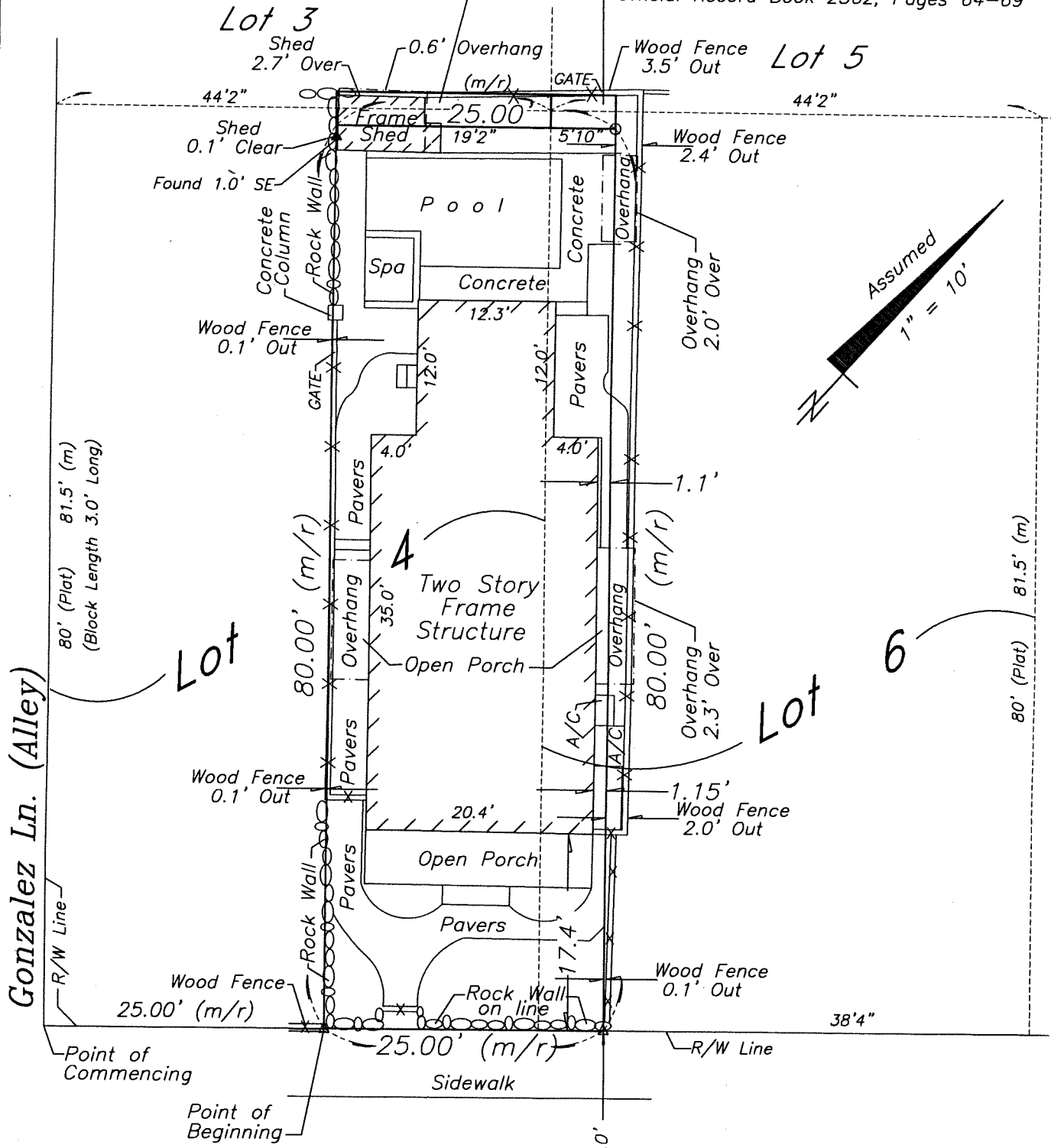
1998 Aerial Altered Two Story Structure at 1217 Newton Street

# SURVEY

# Boundary Survey Map of part of Lots 4 & 6, Square 1, Tract 7, Island of Key West

Easement Agreement  
Official Record Book 2562; Pages 57-63

Easement Agreement  
Official Record Book 2562; Pages 64-69



## LEGEND

- ▲ Found Nail & Disc (PTS)
- Found 3/4" Iron Pipe (6298)
- △ Found Nail & Disc (6298)
- ⊗ Wood Utility Pole
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊕ Centerline

**NOTE:**  
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

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

Professional Surveyor & Mapper  
PSM #8298

330 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244



Boundary Survey Report of part of Lots 4 & 6, Square 1, Tract 7,  
Island of Key West

NOTES:

1. The legal descriptions shown hereon were 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: 1217 Newton 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, decking & bricking is not shown.
9. Date of field work: April 3, 2020.
10. This Survey Report is not full and complete without the attached Survey Map.
11. The ownership of fences is undeterminable unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West, and known on Wm. A. Whitehead's map delineated in February 1829, as a Part of Tract 7, but now better known as Part of Lots 4 and 6, of Square 1 of said Tract 7, according to Jas. A. Waddell's Subdivision of said Tract 7; and being more particularly described by metes and bounds as follows:  
**COMMENCING** at a point on Newton Street, distant from the corner of Newton Street and an alley in the rear of what is known as Seidenberg's Factory 25 feet, and running thence on said Newton Street Northeasterly 25 feet; thence at right angles Northwesterly 80 feet; thence at right angles Southwesterly 25 feet; thence at right angles Southeasterly 80 feet out to Newton Street to the Point of Beginning.

**BOUNDARY SURVEY FOR:** John A. Miklos;  
Cogent Bank, A State Chartered Bank;  
First International Title, Inc.;  
Fidelity National Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

April 7, 2020

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244

# REVISED DESIGN

# HARC APPLICATION PLANS FOR 1217 NEWTON ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
1217 NEWTON ST,  
KEY WEST, FL 33040

CLIENT:  
JOHN PAUL CASTRO

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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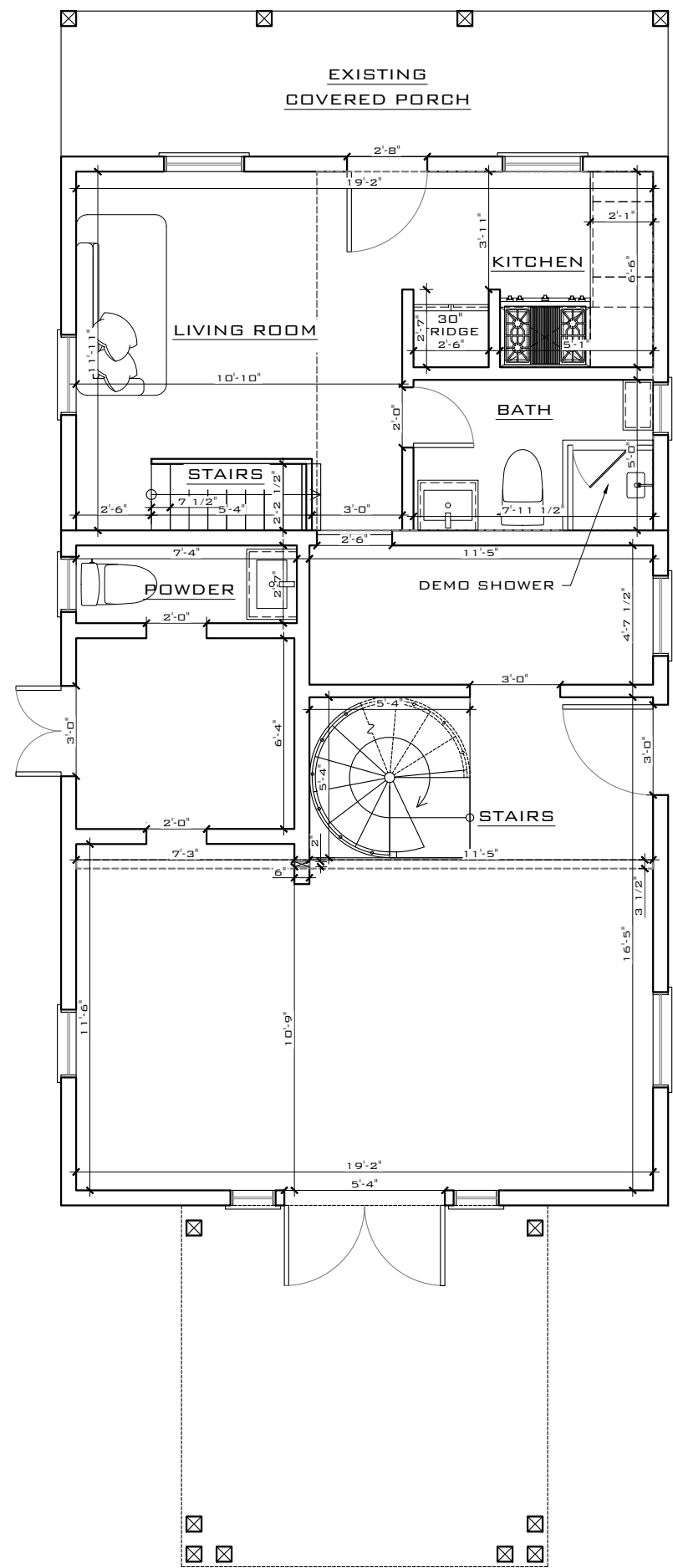
CLIENT:  
JOHN PAUL CASTRO

PROJECT:  
1217 NEWTON ST

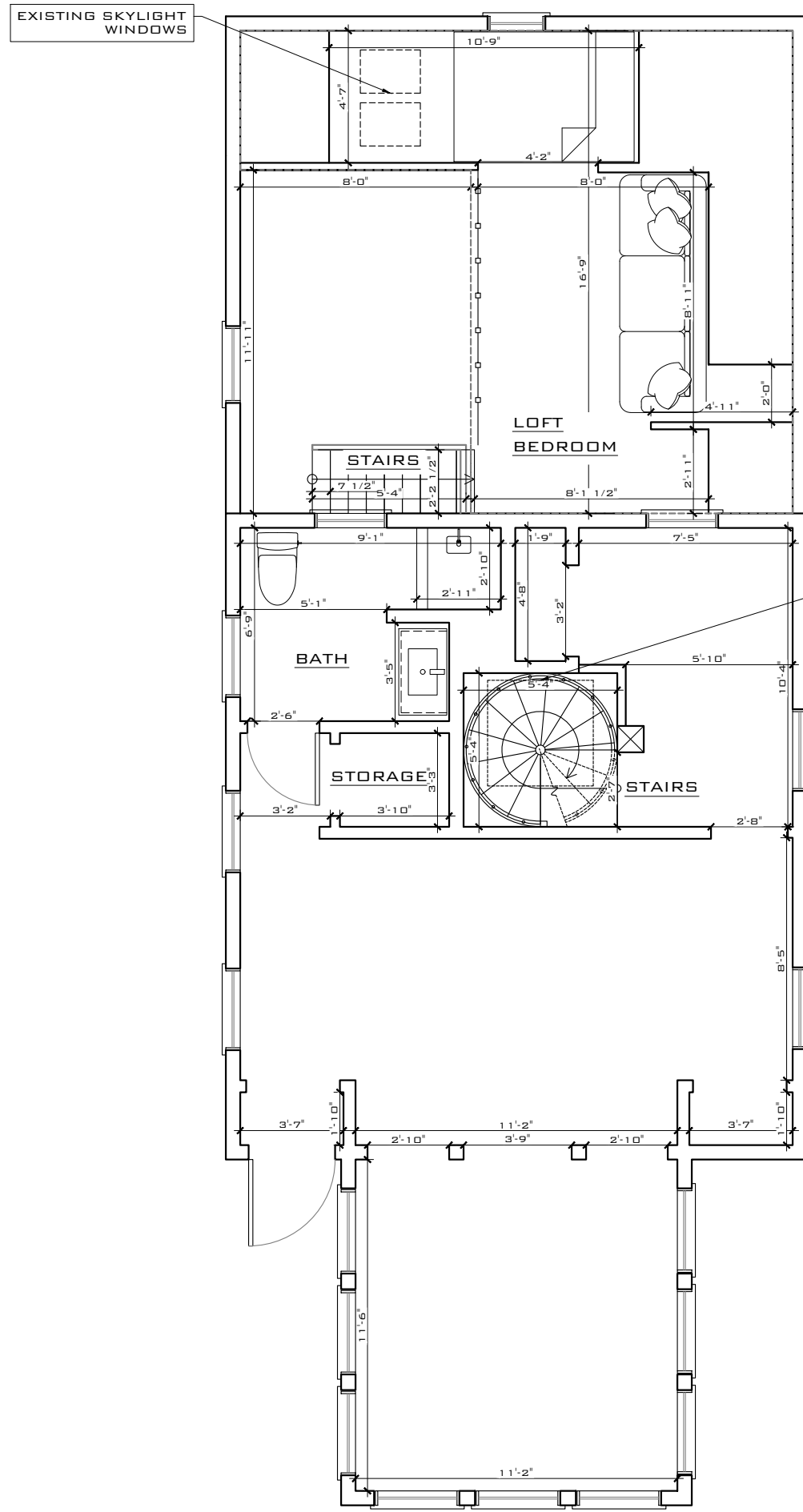
SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

TITLE:  
COVER

SCALE AT 11x17: AS SHOWN	DATE: 07/29/23	DRAWN: DA	CHECKED: SAM
PROJECT NO: 2208-06	DRAWING NO: A-100	REVISION: 1	



**EXISTING 1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**EXISTING 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		

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ENGINEERING AND PLANNING

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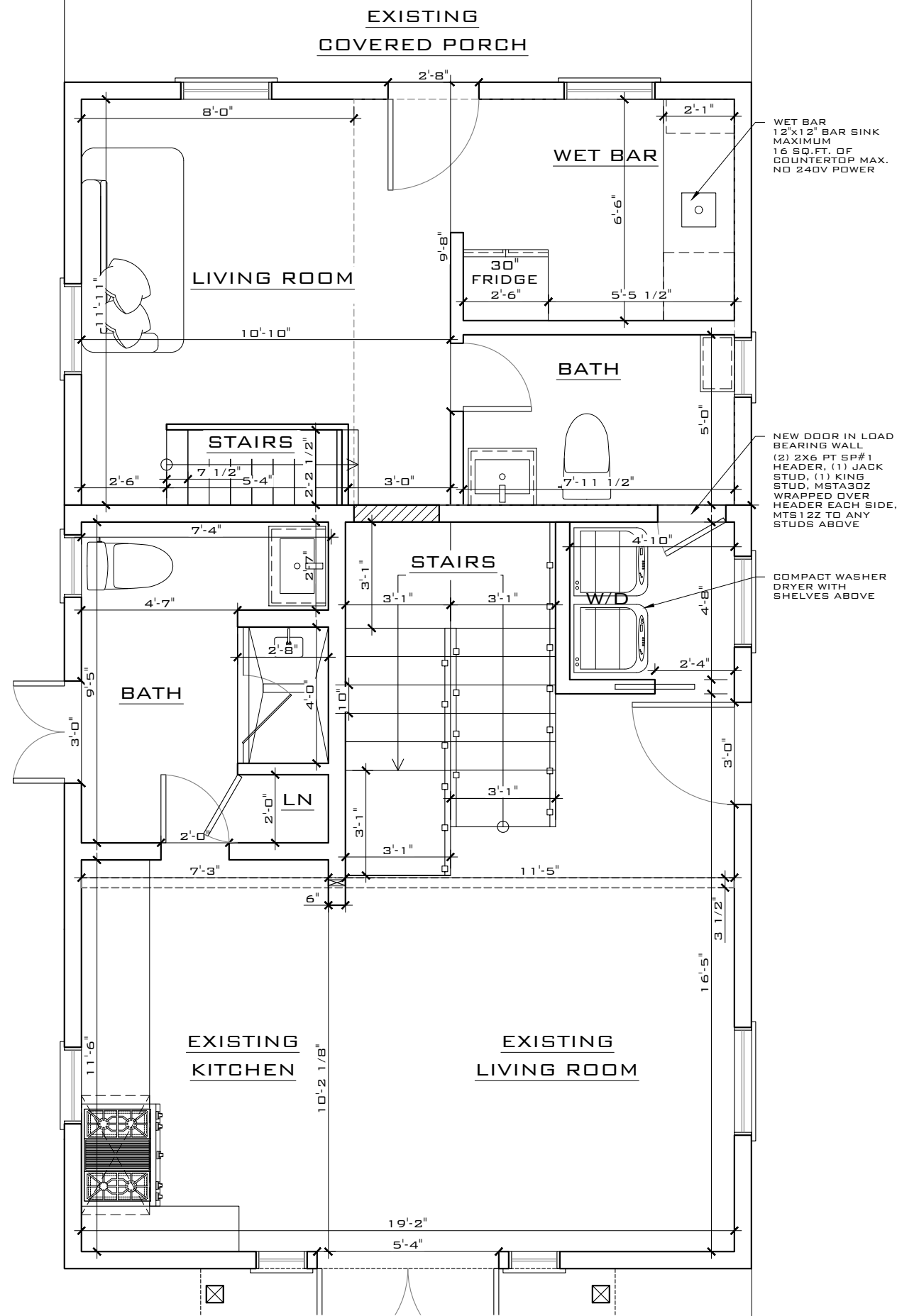
CLIENT:  
JOHN PAUL CASTRO

PROJECT:  
1217 NEWTON ST

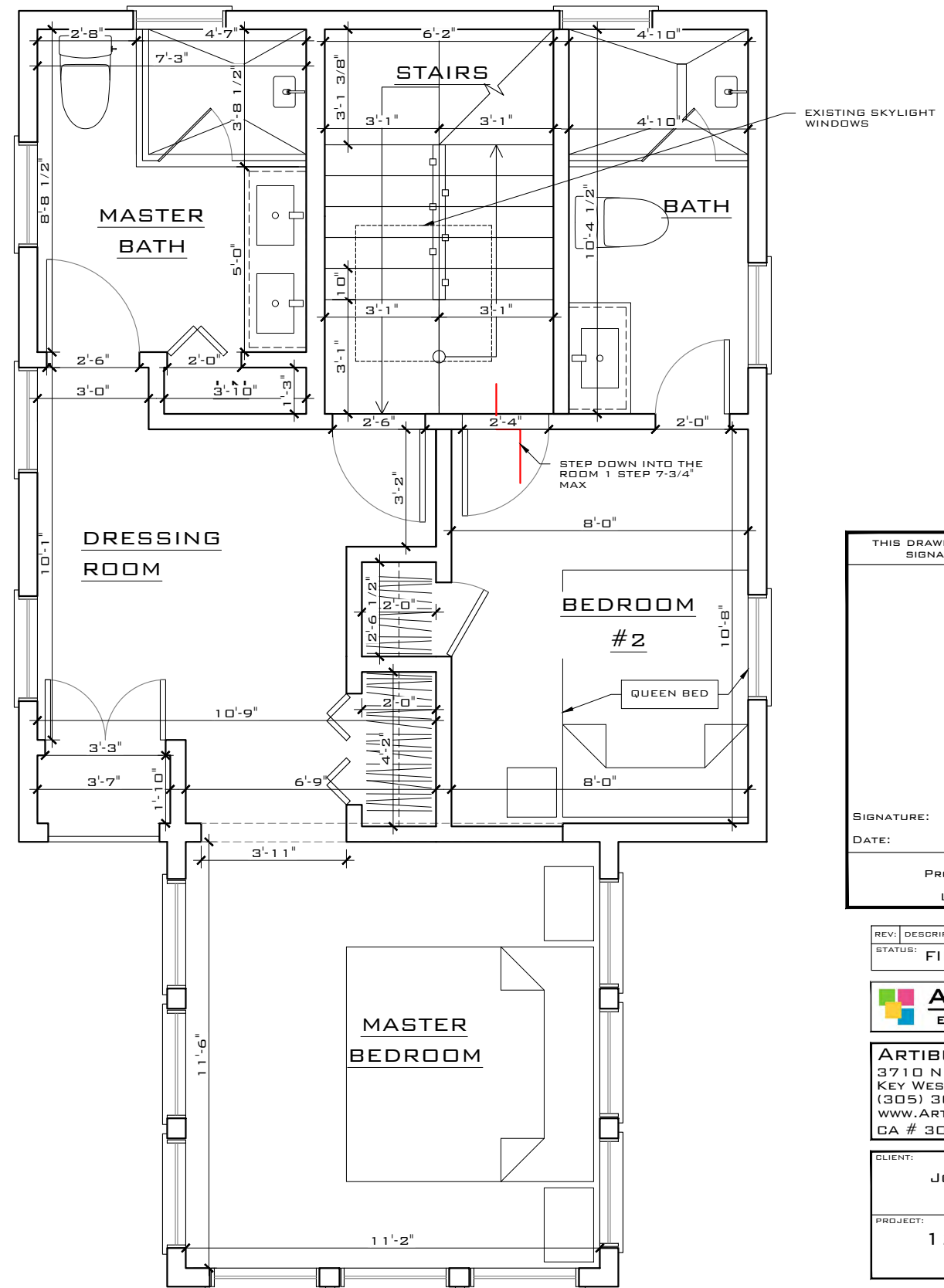
SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

TITLE:  
PROPOSED FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/23	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-101	1	



**PROPOSED 1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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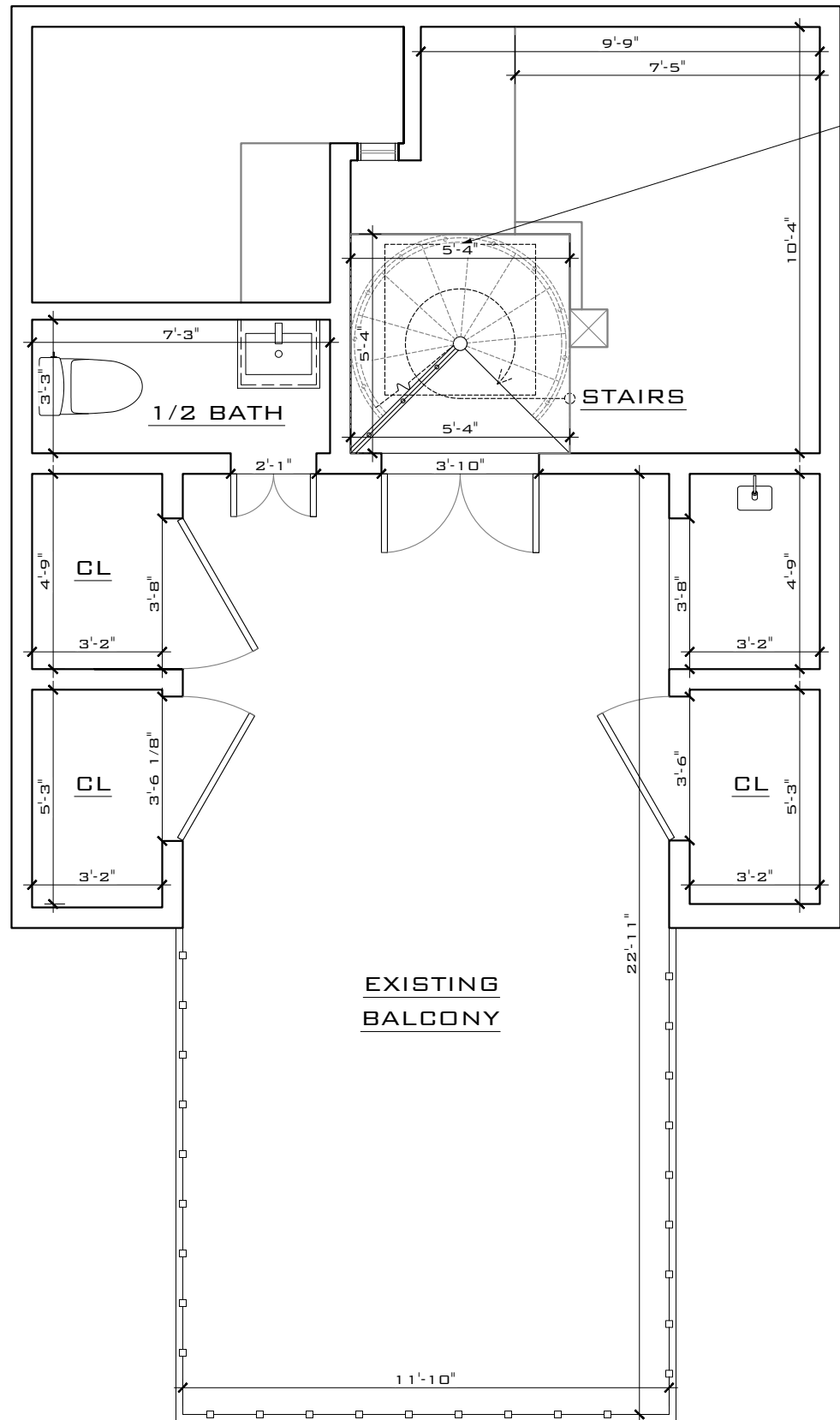
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1217 NEWTON ST

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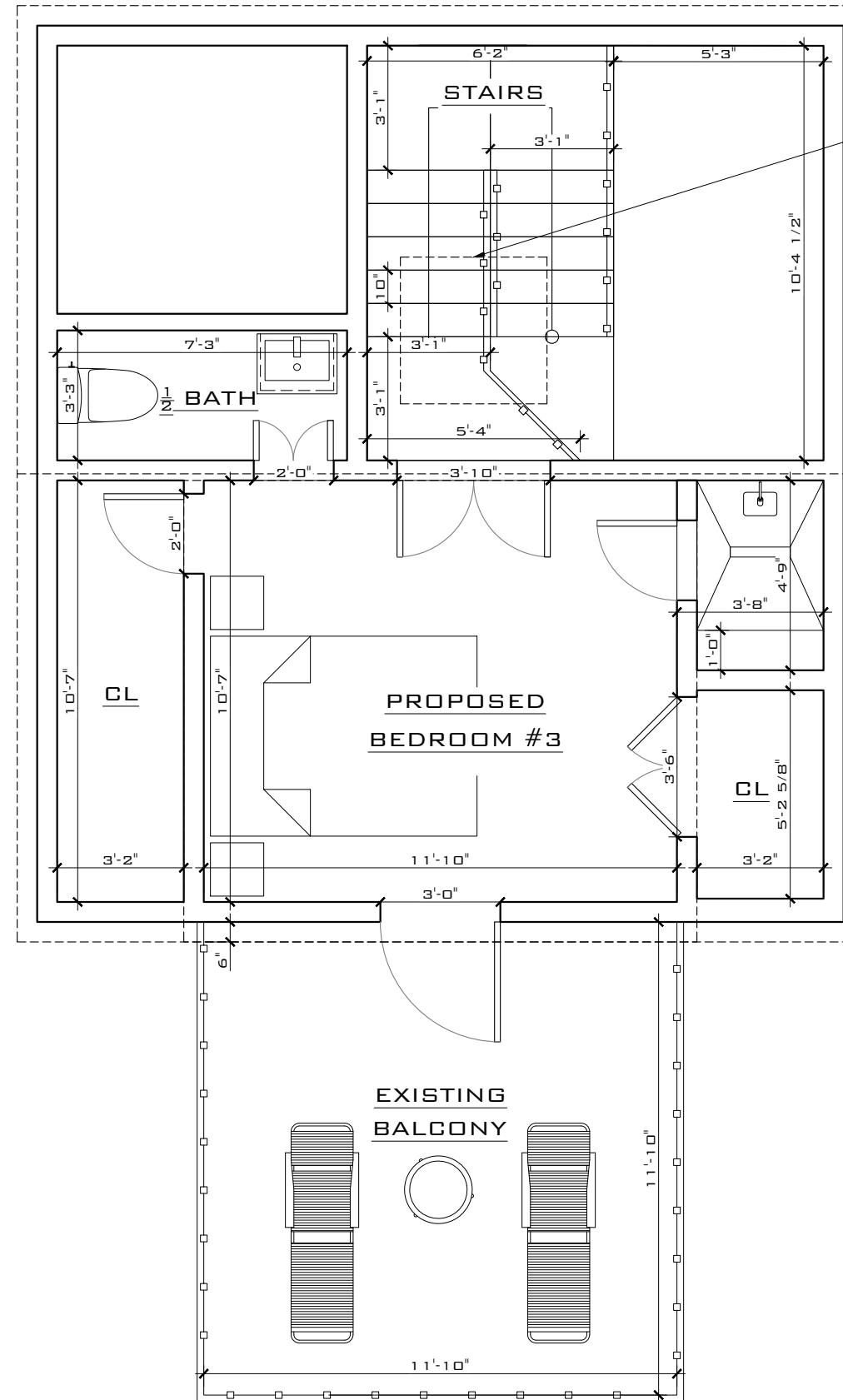
TITLE:  
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AS SHOWN	09/12/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-102	1	



**EXISTING 3RD FLOOR PLAN**

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



**PROPOSED 3RD FLOOR PLAN**

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

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SITE:  
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KEY WEST, FL 33040

TITLE:  
PROPOSED FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
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**PROPOSED FRONT ELEVATION (NO CHANGES)**

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

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TITLE:  
FRONT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-104	1	



**EXISTING REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



- PROPOSED GALVALUME ROOFING
- PROPOSED WOOD SIDING
- PROPOSED ALUMINUM FRAME DOOR

**PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

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1217 NEWTON ST

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KEY WEST, FL 33040

TITLE:  
REAR ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
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**EXISTING LEFT ELEVATION**

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

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DATE:

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

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PROJECT:  
1217 NEWTON ST

SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

TITLE:  
EX. LEFT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-106	1	



PROPOSED  
GALVALUME  
ROOFING

PROPOSED  
WOOD  
SIDING

**PROPOSED LEFT ELEVATION**

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

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1217 NEWTON ST

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KEY WEST, FL 33040

TITLE:  
PROP. LEFT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/23	DA	SAM
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2208-06	A-107	1	



**EXISTING RIGHT ELEVATION**

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

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STATE OF FLORIDA  
LICENSE NO 71480

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	FINAL		



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1217 NEWTON ST

SITE:  
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KEY WEST, FL 33040

TITLE:  
EX. RIGHT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-108	1	



PROPOSED GALVALUME ROOFING

PROPOSED WOOD SIDING

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SIGNATURE:

DATE:

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LICENSE NO 71480

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	FINAL		



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PROJECT:  
1217 NEWTON ST

SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

TITLE:  
PROP. RIGHT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/29/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-109	1	

**PROPOSED RIGHT ELEVATION**

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

PLANS SUBMITTED FOR THE  
JUNE 27, 2023, MEETING

# HARC APPLICATION PLANS FOR 1217 NEWTON ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
1217 NEWTON ST,  
KEY WEST, FL 33040

CLIENT:  
JOHN PAUL CASTRO

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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

CLIENT:  
JOHN PAUL CASTRO

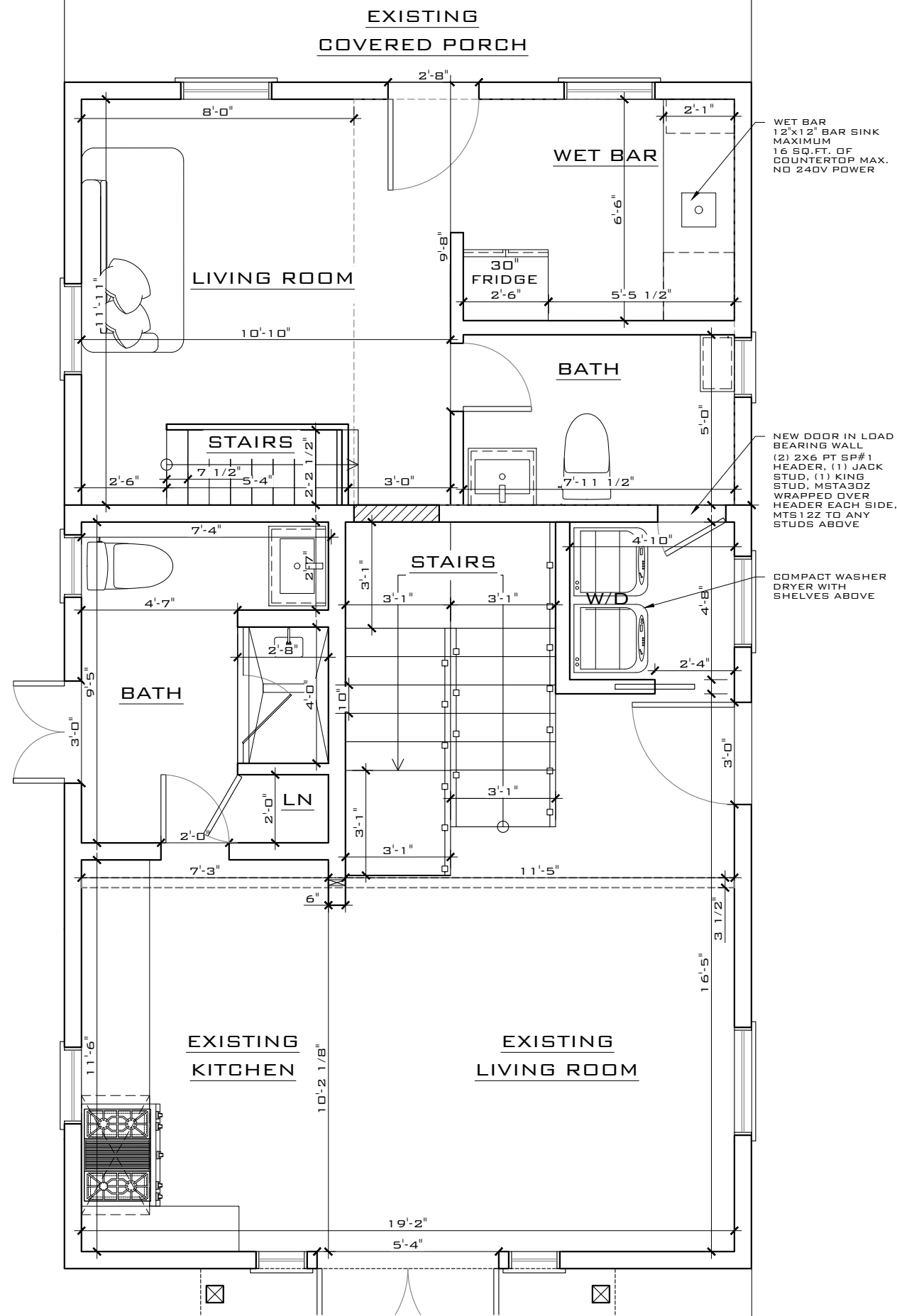
PROJECT:  
1217 NEWTON ST

SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

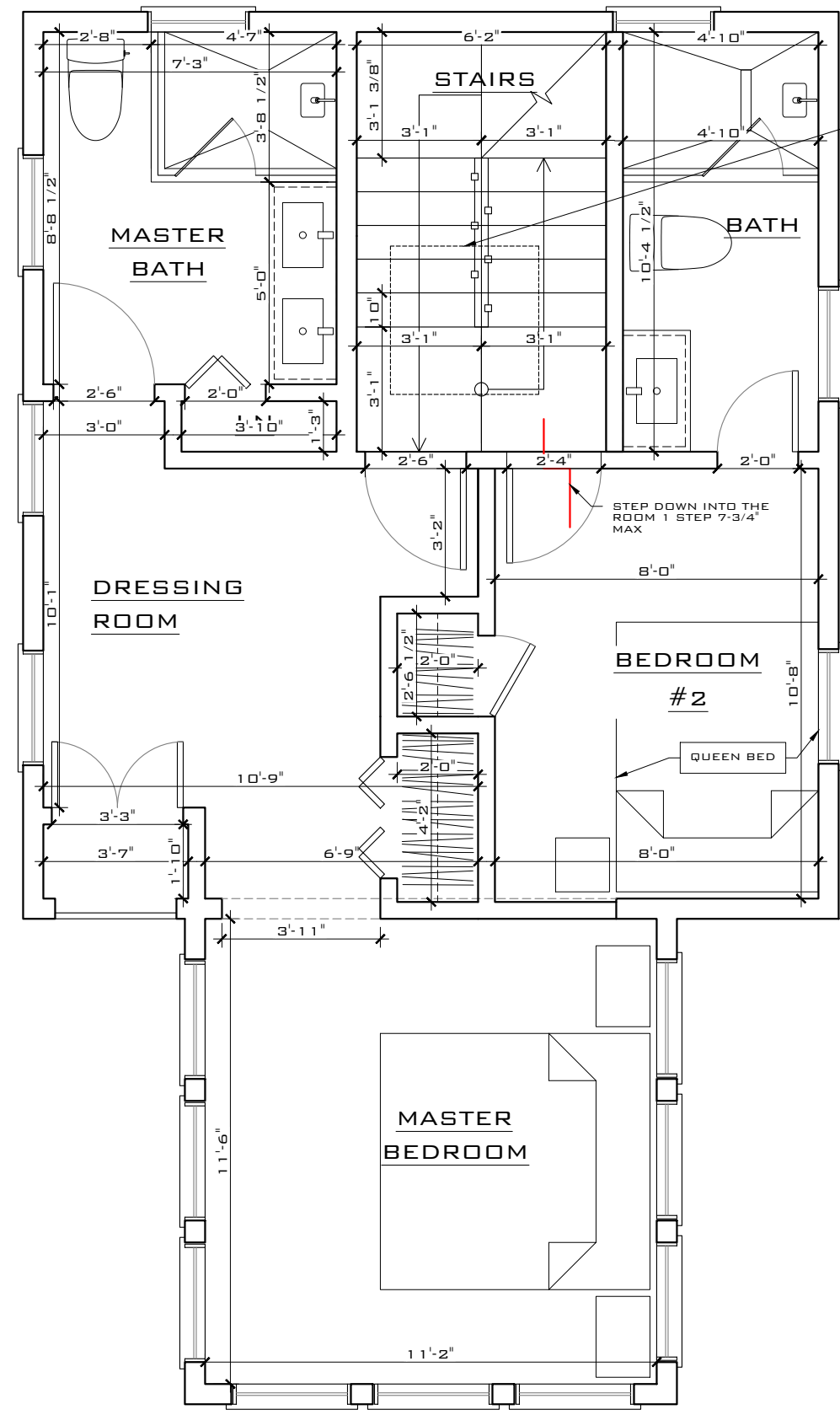
TITLE:  
COVER

SCALE AT 11x17: AS SHOWN	DATE: 05/20/23	DRAWN: DA	CHECKED: SAM
PROJECT NO: 2208-06	DRAWING NO: A-100	REVISION: 1	





**PROPOSED 1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

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

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

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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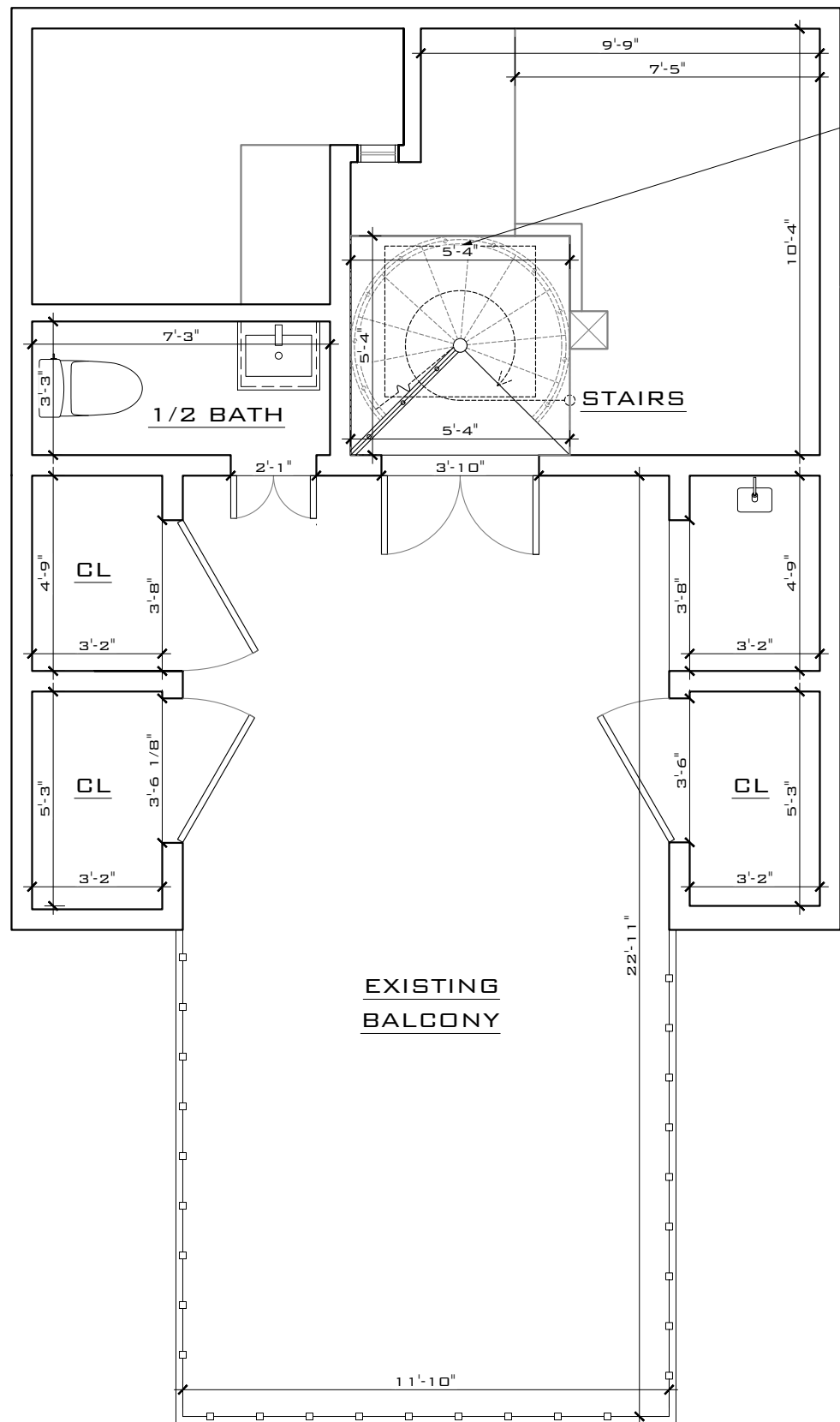
PROJECT:  
**1217 NEWTON ST**

SITE:  
**1217 NEWTON ST,  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED FLOOR PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/12/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-102	1	



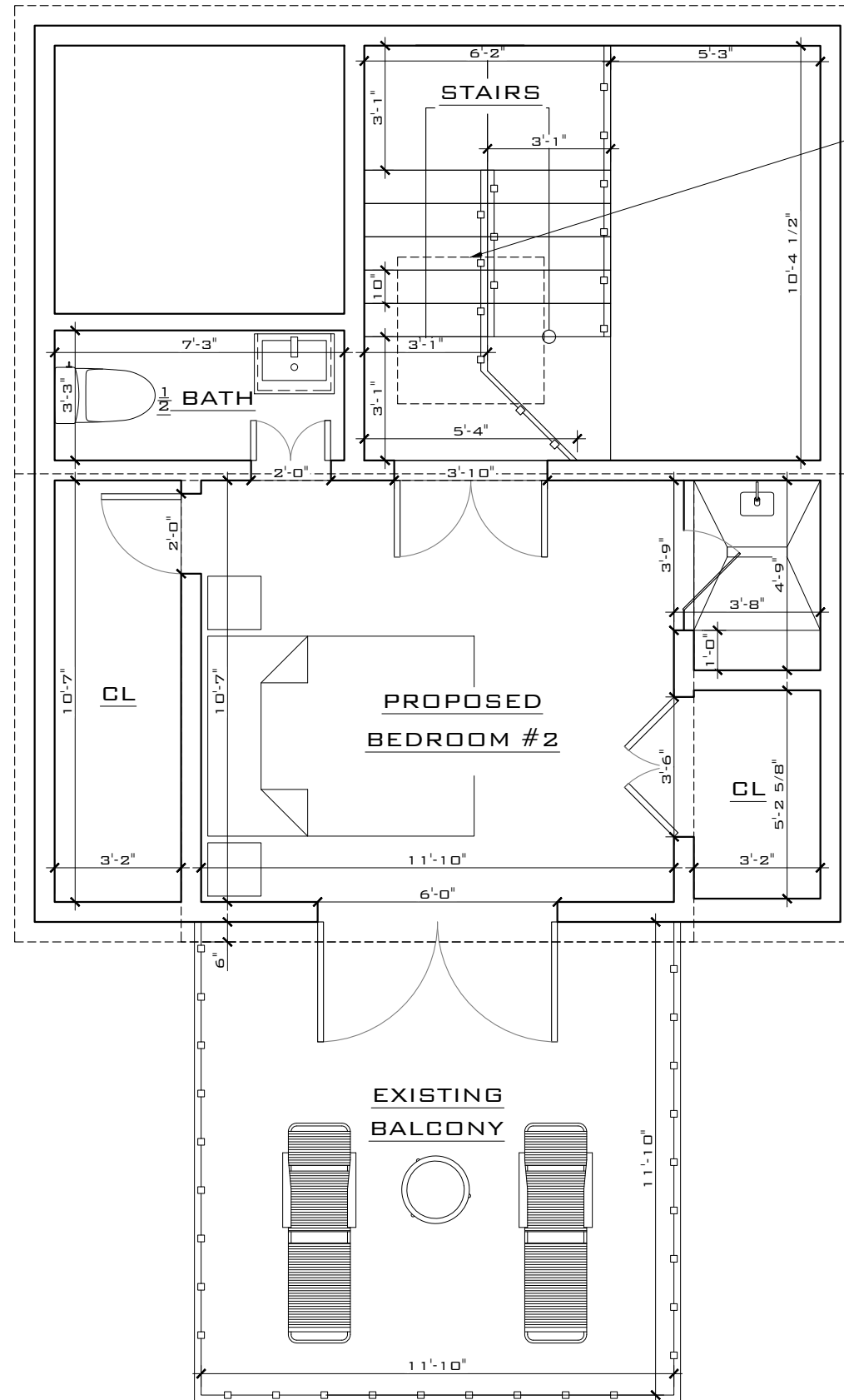


EXISTING SKYLIGHT WINDOWS

EXISTING BALCONY

**EXISTING 3RD FLOOR PLAN**

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



EXISTING SKYLIGHT WINDOWS

EXISTING BALCONY

**PROPOSED 3RD FLOOR PLAN**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

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

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

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



**ARTIBUS DESIGN**  
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(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
**JOHN PAUL CASTRO**

PROJECT:  
**1217 NEWTON ST**

SITE:  
**1217 NEWTON ST,  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED FLOOR PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/20/23	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-103	1	



**PROPOSED FRONT ELEVATION (NO CHANGES)**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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

CLIENT:  
JOHN PAUL CASTRO

PROJECT:  
1217 NEWTON ST

SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

TITLE:  
FRONT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-104	1	



**EXISTING REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



- PROPOSED MEMBRANE ROOFING
- PROPOSED WOOD SIDING
- PROPOSED ALUMINUM FRAME FRENCH DOOR

**PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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

CLIENT:  
JOHN PAUL CASTRO

PROJECT:  
1217 NEWTON ST

SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

TITLE:  
REAR ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-105	1	



**EXISTING LEFT ELEVATION**

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

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SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



**ARTIBUS DESIGN**  
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KEY WEST, FL 33040  
(305) 304-3512  
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CA # 30835

CLIENT:  
JOHN PAUL CASTRO

PROJECT:  
1217 NEWTON ST

SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

TITLE:  
EX. LEFT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-106	1	



PROPOSED  
MEMBRANE  
ROOFING  
12  
1  
PROPOSED  
WOOD SIDING

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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

CLIENT:  
JOHN PAUL CASTRO

PROJECT:  
1217 NEWTON ST

SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

TITLE:  
PROP. LEFT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-107	1	

**PROPOSED LEFT ELEVATION**

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



**EXISTING RIGHT ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



**ARTIBUS DESIGN**  
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(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
JOHN PAUL CASTRO

PROJECT:  
1217 NEWTON ST

SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

TITLE:  
EX. RIGHT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-108	1	



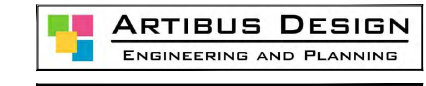
12/1  
 PROPOSED MEMBRANE ROOFING  
 PROPOSED WOOD SIDING

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
 DATE:

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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

CLIENT:  
 JOHN PAUL CASTRO

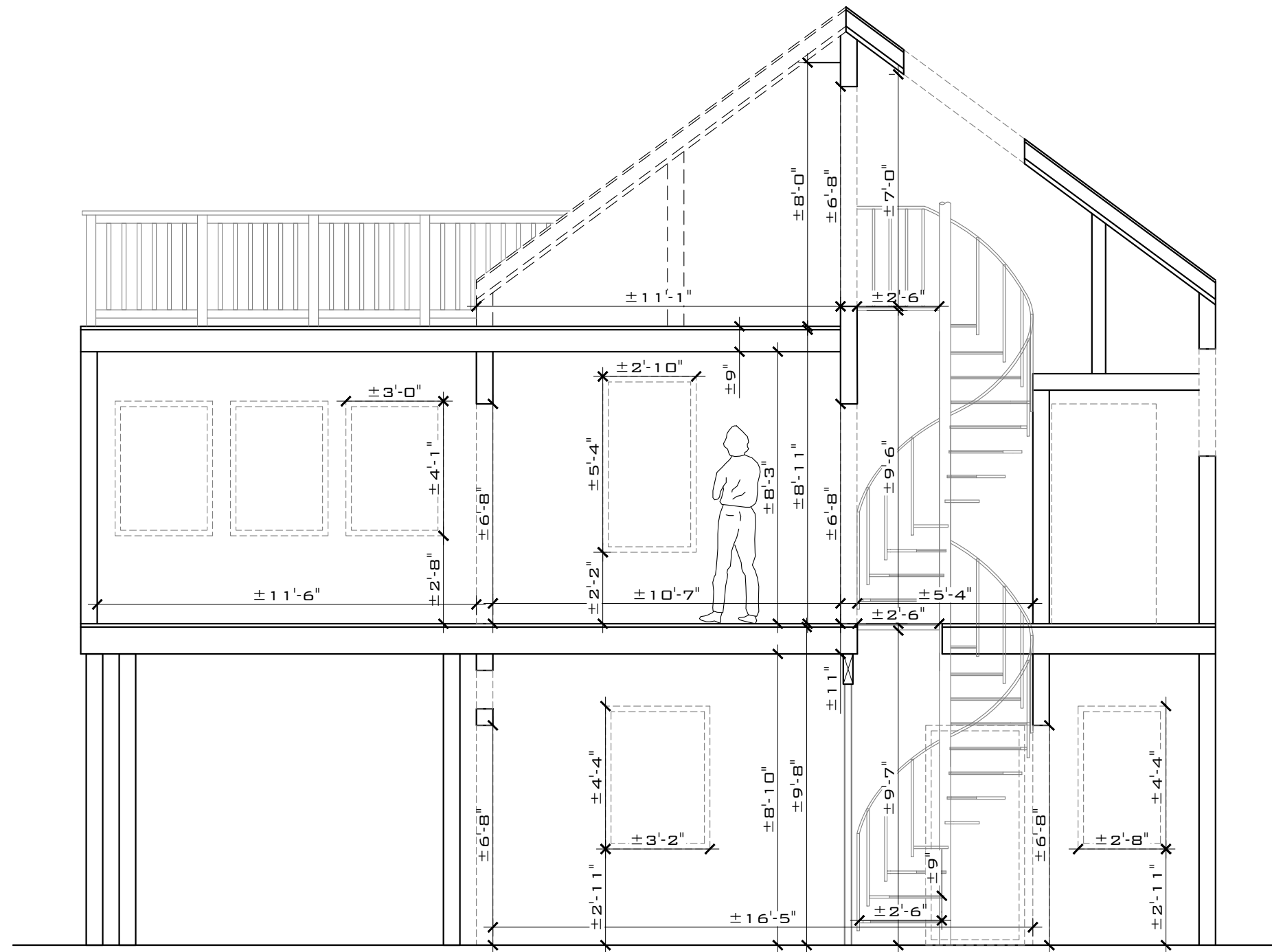
PROJECT:  
 1217 NEWTON ST

SITE:  
 1217 NEWTON ST,  
 KEY WEST, FL 33040

TITLE:  
 PROP. RIGHT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	A-109	1	

**PROPOSED RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
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KEY WEST, FL 33040  
(305) 304-3512  
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CA # 30835

CLIENT:  
JOHN PAUL CASTRO

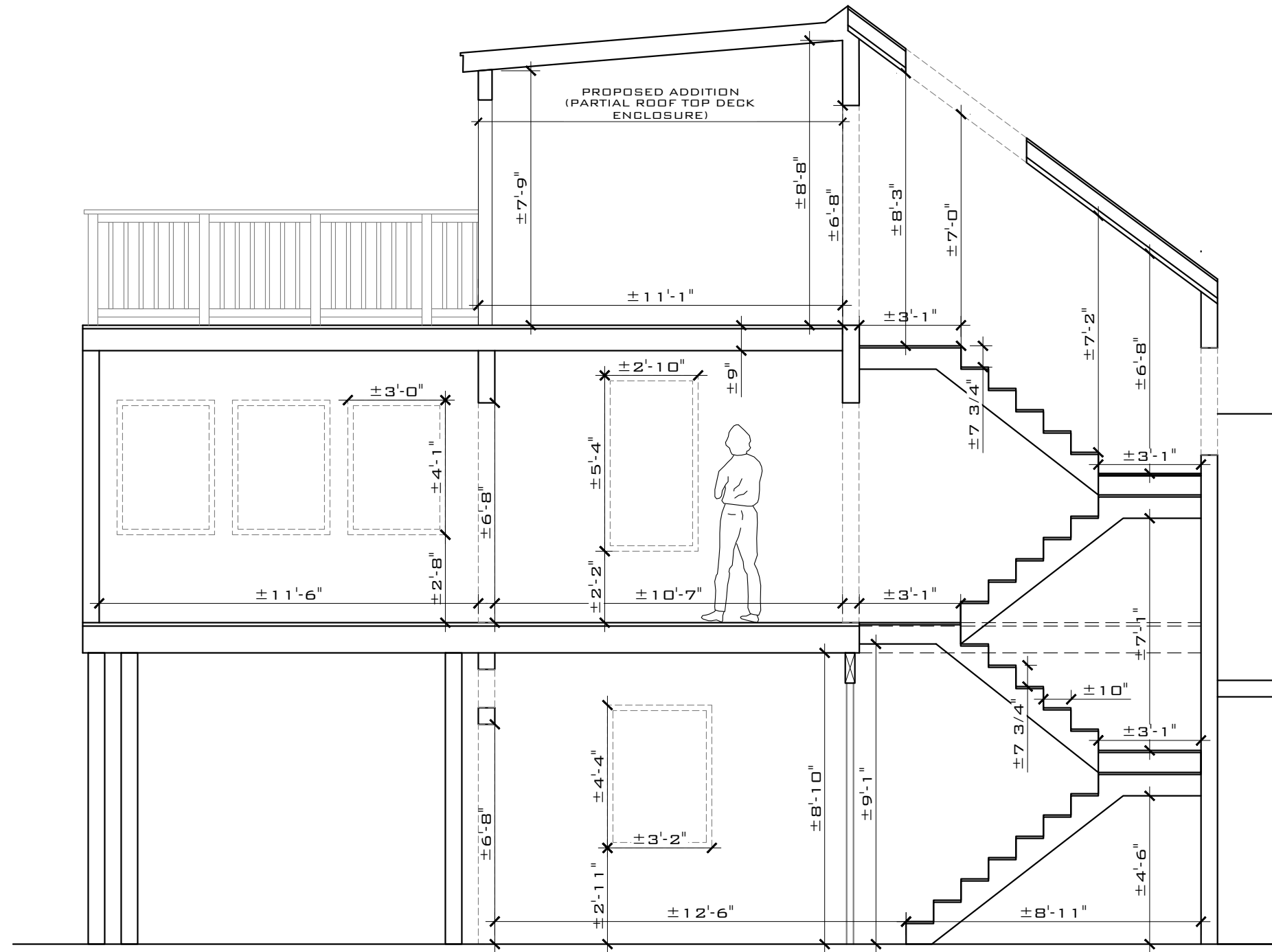
PROJECT:  
1217 NEWTON ST

SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

TITLE:  
EXISTING SECTION 1-1

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/20/23	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	S-101	1	





**PROPOSED SECTION 1-1**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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

CLIENT:  
JOHN PAUL CASTRO

PROJECT:  
1217 NEWTON ST

SITE:  
1217 NEWTON ST,  
KEY WEST, FL 33040

TITLE:  
PROPOSED SECTION 1-1

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/20/23	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2208-06	S-102	1	

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 27, 2023 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **PARTIAL ENCLOSURE OF AN EXISTING SECOND FLOOR ROOF DECK AT REAR OF THE HOUSE.**

**#1217 Newton Street**

**Applicant – Serge Mashtakov Application #H2023-0014**

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 OLEH 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: 1217 NEWTON STREET, KEY WEST, FL 33040 on the 22 day of June, 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 5:00 pm, June 23, 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 H2023-0014.

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

**Signed Name of Affiant:**

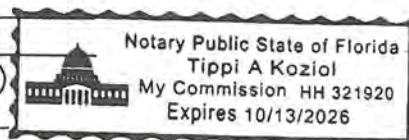
[Signature]  
**Date:** 06/22/23  
**Address:** 3710 N. Roosevelt BLVD  
**City:** Key West  
**State, Zip:** 33040

The forgoing instrument was acknowledged before me on this 22 day of June, 2023.

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

**NOTARY PUBLIC**

Sign Name: [Signature]  
 Print Name: Tippi A. Kozioł  
 Notary Public - State of Florida (seal)  
 My Commission Expires: \_\_\_\_\_



10-13-2026



WELCOME

### Public Meeting Notice

PLEASE ENJOY THE VIEW AS YOU WALK THROUGH THE COURTYARD AND ENJOY THE VIEW OF THE BAY.

August 14th at 7:00 PM



WELCOME

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 27, 2013 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**PARTIAL ENCLOSURE OF AN EXISTING SECOND FLOOR ROOF DECK AT REAR OF THE HOUSE.**

#1217 Newton Street

Applicant - Serge Mashitkov Application #H2023-0014

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.com](http://www.cityofkeywest.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL THE HISTORIC ARCHITECTURAL REVIEW COMMISSION**

ADA ASSISTANCE: If in the office of the City of Key West is unable, with 48 hours notice, to comply with requests for assistance, call the TDD number at 305-809-3973 or 800-955-7272 or the ADA Coordinator at 305-809-3914 or visit the business back in Key West for sign language interpreters, auxiliary hearing devices, or materials in accessible format.



# PROPERTY APPRAISER INFORMATION

**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00022550-000000  
 Account# 1023345  
 Property ID 1023345  
 Millage Group 10KW  
 Location 1217 NEWTON St, KEY WEST  
 Address  
 Legal KW WADDELLS SUBDIVISION PB 1-28 PT LOTS 4-6 SQR 1 TR 7 XX-90 G53-139/40 OR792-570 OR792-568 OR851-82 OR1022-1248 OR1545-911 OR2166-1685/87 OR2174-128/29 OR2174-130/32 OR2189-943/44 OR2512-2113/14 OR2568-2113/14 OR3019-1051  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6284  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

MIKLOS JOHN A  
 3025 E South St  
 Orlando FL 32803

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$579,824	\$509,304	\$492,515	\$454,173
+ Market Misc Value	\$22,830	\$23,481	\$24,129	\$24,778
+ Market Land Value	\$468,160	\$318,080	\$327,040	\$395,360
= Just Market Value	<b>\$1,070,814</b>	<b>\$850,865</b>	<b>\$843,684</b>	<b>\$874,311</b>
= Total Assessed Value	<b>\$935,952</b>	<b>\$850,865</b>	<b>\$836,523</b>	<b>\$760,475</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$1,070,814</b>	<b>\$850,865</b>	<b>\$843,684</b>	<b>\$874,311</b>

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$318,080	\$509,304	\$23,481	\$850,865	\$850,865	\$0	\$850,865	\$0
2020	\$327,040	\$492,515	\$24,129	\$843,684	\$836,523	\$0	\$843,684	\$0
2019	\$395,360	\$454,173	\$24,778	\$874,311	\$760,475	\$0	\$874,311	\$0
2018	\$380,800	\$300,202	\$19,172	\$700,174	\$691,341	\$0	\$700,174	\$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)	2,000.00	Square Foot	0	0

**Buildings**

Building ID	1724	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2017
Gross Sq Ft	1822	Foundation	WD CONC PADS
Finished Sq Ft	1380	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	206	Heating Type	FCD/AIR NON-DC
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2



Depreciation % 4  
 Interior Walls WD PANL/CUSTOM  
 Half Bathrooms 1  
 Grade 600  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	244	0	98
FLA	FLOOR LIV AREA	1,380	1,380	266
OPU	OP PR UNFIN LL	27	0	24
OOU	OP PR UNFIN UL	144	0	48
OPF	OP PRCH FIN LL	27	0	24
<b>TOTAL</b>		<b>1,822</b>	<b>1,380</b>	<b>460</b>

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1977	1978	4 x 26	1	104 SF	1
WALL AIR COND	1991	1992	0 x 0	1	1 UT	2
FENCES	1991	1992	0 x 0	1	360 SF	2
HOT TUB	1996	1997	0 x 0	1	1 UT	1
CONC PATIO	1996	1997	10 x 4	1	40 SF	2
CONC PATIO	1996	1997	0 x 0	1	82 SF	4
RES POOL	1996	1997	10 x 18	1	180 SF	5

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
4/8/2020	\$1,060,000	Warranty Deed	2264040	3019	1051
4/25/2012	\$860,000	Warranty Deed		2568	2113
4/1/2011	\$100	Quit Claim Deed		2512	2113
4/1/1982	\$40,000	Warranty Deed		851	82

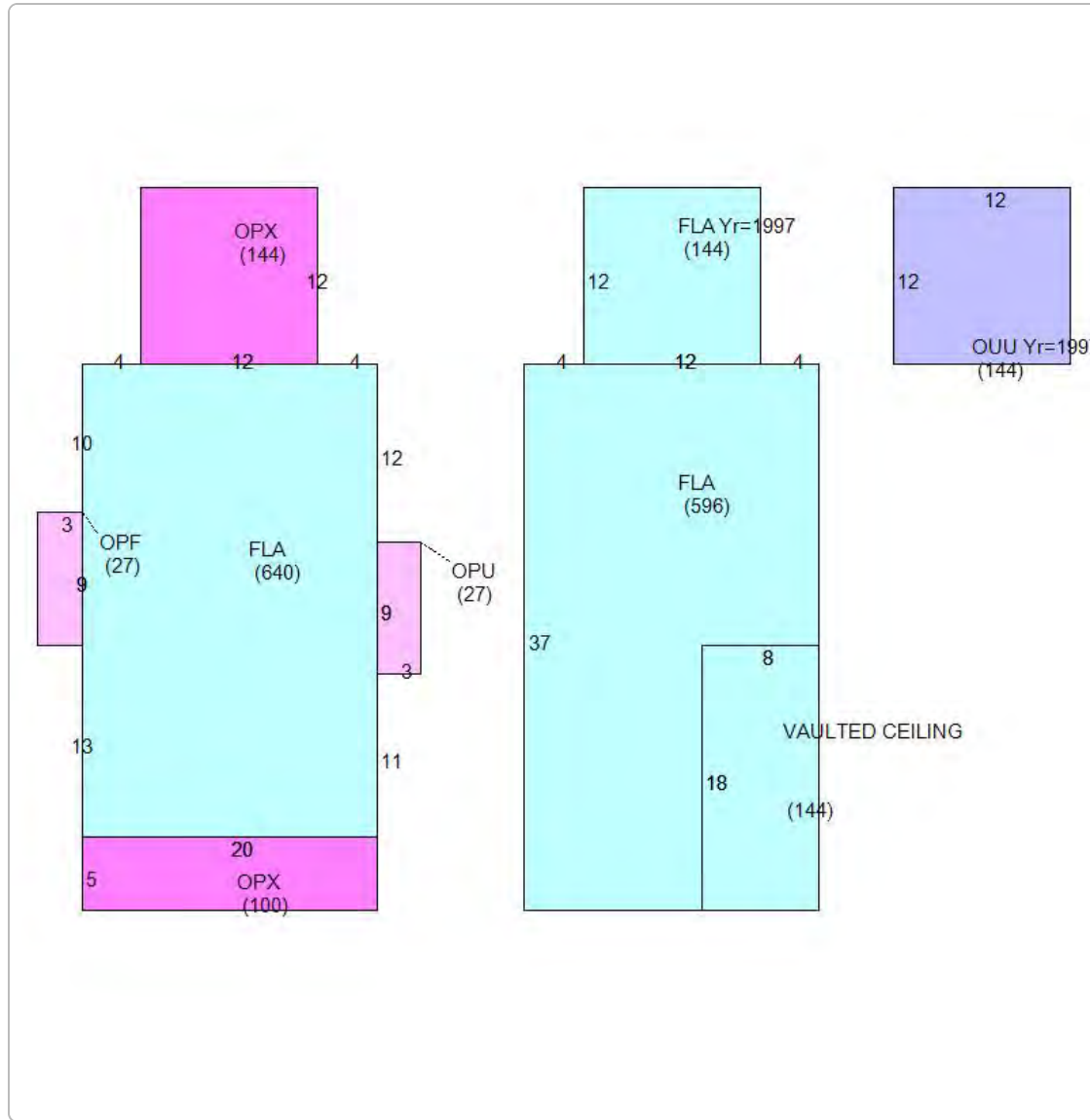
### Permits

Number	Date Issued	Date Completed	Amount	Permit Type
22-1927	8/4/2022	10/18/2022	\$20,000	Residential
9902028	6/15/1999	11/15/1999	\$170	Residential
9703797	11/1/1997	12/1/1997	\$4,800	
9703926	11/1/1997	12/1/1997	\$7,980	
9703500	10/1/1997	12/1/1997	\$15,000	
9703665	10/1/1997	12/1/1997	\$2,000	
9703673	10/1/1997	12/1/1997	\$3,800	
9702354	8/1/1997	12/1/1997	\$35,000	

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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Last Data Upload: [5/19/2023, 2:08:16 AM](#)

Version 3.1.9