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## Historic Architectural Review Commission Staff Report for Item 6

**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:** H2023-0046

**Address:** 419 Simonton Street

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### **Description of Work:**

Demolition of existing side stairs and rear addition.

### **Site Facts:**

The house under review is a two-story frame vernacular house. The structure is listed as a contributing resource to the historic district, with an estimated date of construction circa 1889. The house has a two-story front porch with concrete entry steps located in the central bay of the front porch with planters on each side. The building is first depicted in the oldest available Sanborn map of 1889 as a dwelling unit. By 1892 the Sanborn map depicts the structure with a note stating, "sewing machinery" and at the rear the map illustrates a one-story warehouse located on the southeast portion of the lot. During the 1950's the first floor was converted to commercial use. While comparing the footprint of the building in the 1962 Sanborn map with the current survey it is evident that the rear portion of the house has been altered with an addition. Also, the current side stairs located on the northwest side of the house are not original to the building. The City recognizes three units on this property.



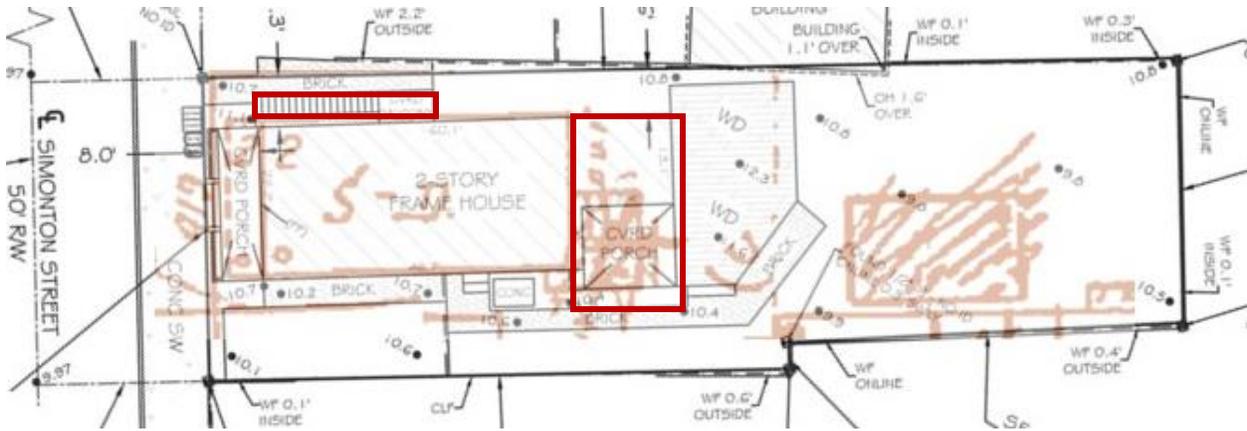


**Ordinance Cited on Review:**

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

**Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of a one-story non-historic rear addition. Staff opine that the proposed new structure that will be replacing the current structure meets guidelines for new construction. The application also includes the demolition of a non-original exterior staircase on the north side of the house with no build back.



*Areas Proposed to be Demolished.*

The rear addition and exterior staircases are not historic, therefore the evaluation for this request shall be based on section 102-217 (3) 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;*

It is staff's opinion that the structures under review are not important character defining features to the historic site.

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

The proposed structures to be demolished are not historic. Although a circa 1965 photograph shows a wood staircase on the same location, the current staircase has no historic fabric.

- (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.*

The non-historic structures under review are not important significant resources that define the historic character of the site and neighborhood. The proposed new design will be harmonious to the house and surrounding properties.

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

It is staff's opinion that the structures under review will not qualify to be contributing to the district in a near future.

Staff recommends to the Commission the consideration of this request for demolition as it will have no adverse effect on the historic fabric of the urban context. If the Commission finds the design to be appropriate this will be the only required reading for demolition.

# APPLICATION

RECEIVED

NOV 27 2023

BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$465.85 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022

RECEIVED  
TK  
NOV 27 2023



City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA # HARC 2023-0046	REVISION # 0046	INITIAL & DATE TK 11/27/2023
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	419 Simonton St, Key West, FL 33040		
NAME ON DEED:	David F Taylor, Michael L Ward	PHONE NUMBER	(615) 345-1010
OWNER'S MAILING ADDRESS:	1702 Linden Ave, Nashville TN 37212	EMAIL	dftaylor98@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:	<i>Serge Mashtakov</i>	DATE	11/15/2023

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:	Major Remodeling of the existing historic structure with rear addition, <del>pool and pool deck</del>
MAIN BUILDING:	Major remodeling, reconstruction of the front porch, rear addition. New rear structure
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): None	
PAVERS: Concrete Driveway and Sidewalks	FENCES: 6ft wood picket fence on back and sides
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	Two new in ground pools
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	

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



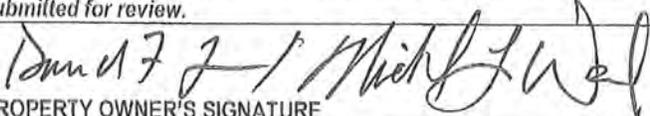
**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>H 2023-0046</b>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	419 Simonton St, Key West, FL 33040
PROPERTY OWNER'S NAME:	David F Taylor, Michael L Ward
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	DAVID P. TAYLOR / MICHAEL L. WARD 11/15/2023 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the existing rear addition, roof top deck, front concrete porch

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):</b>
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
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.

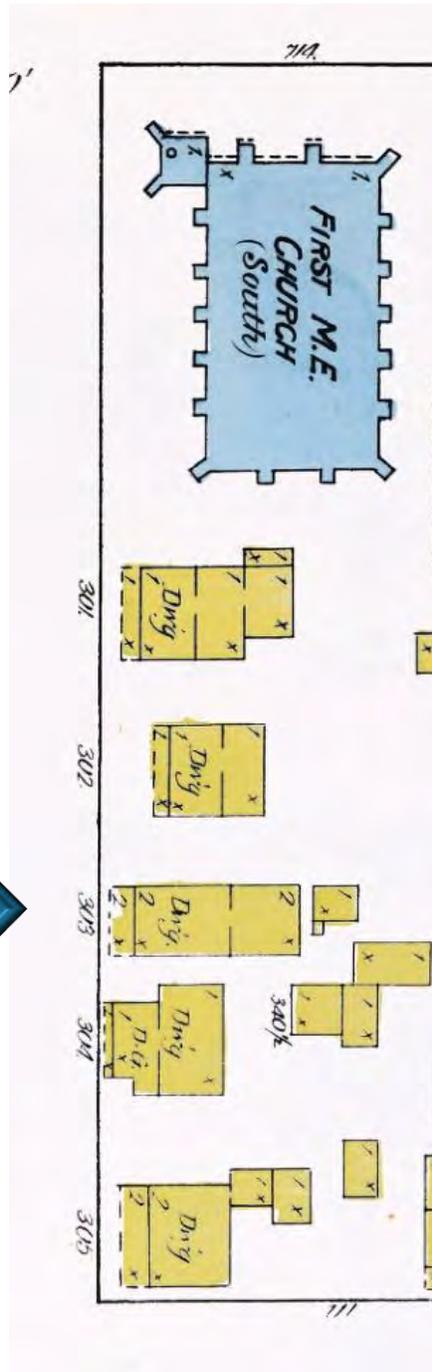
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

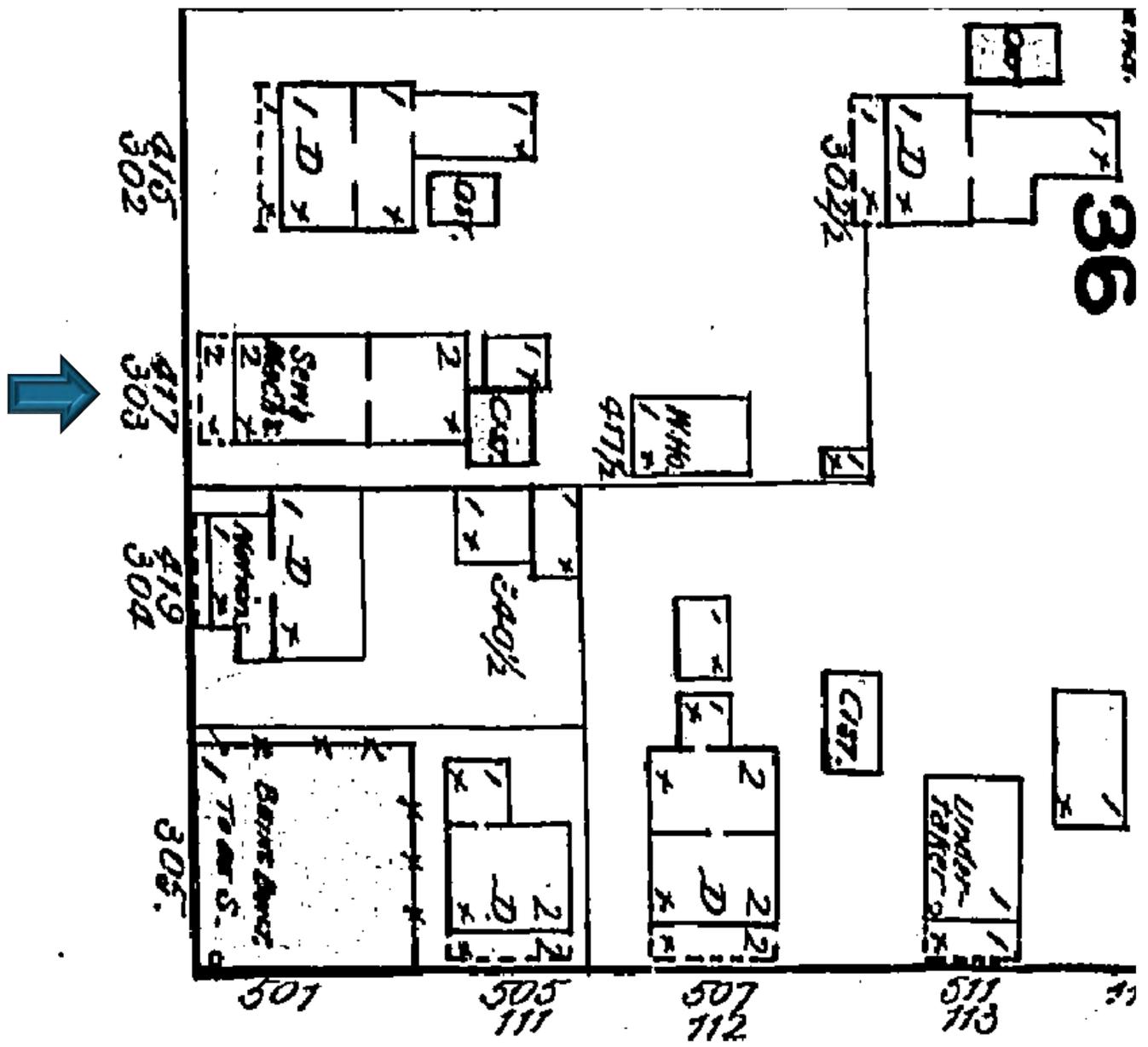
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

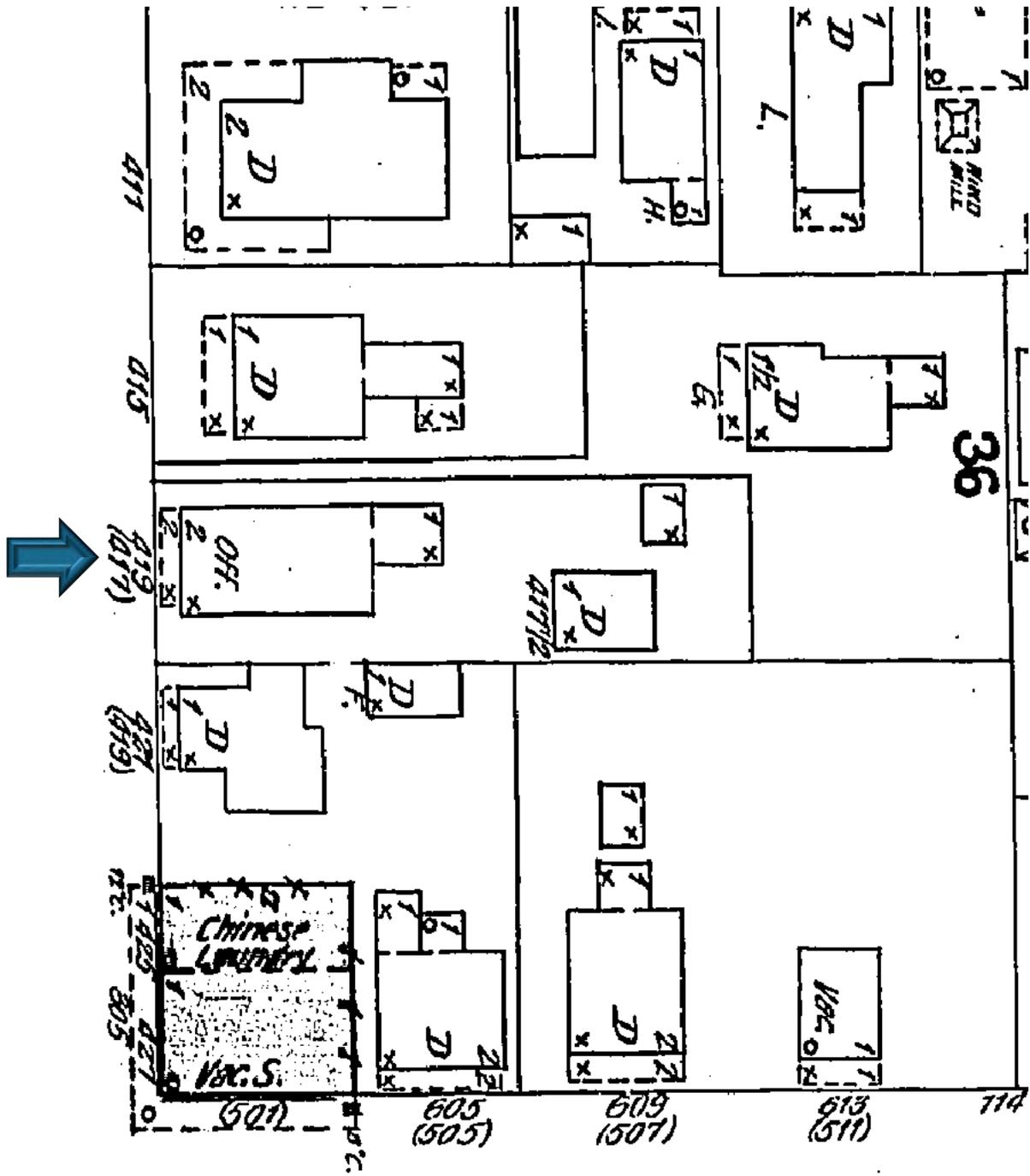
# SANBORN MAPS



Sanborn Map 1889



Sanborn Map 1892

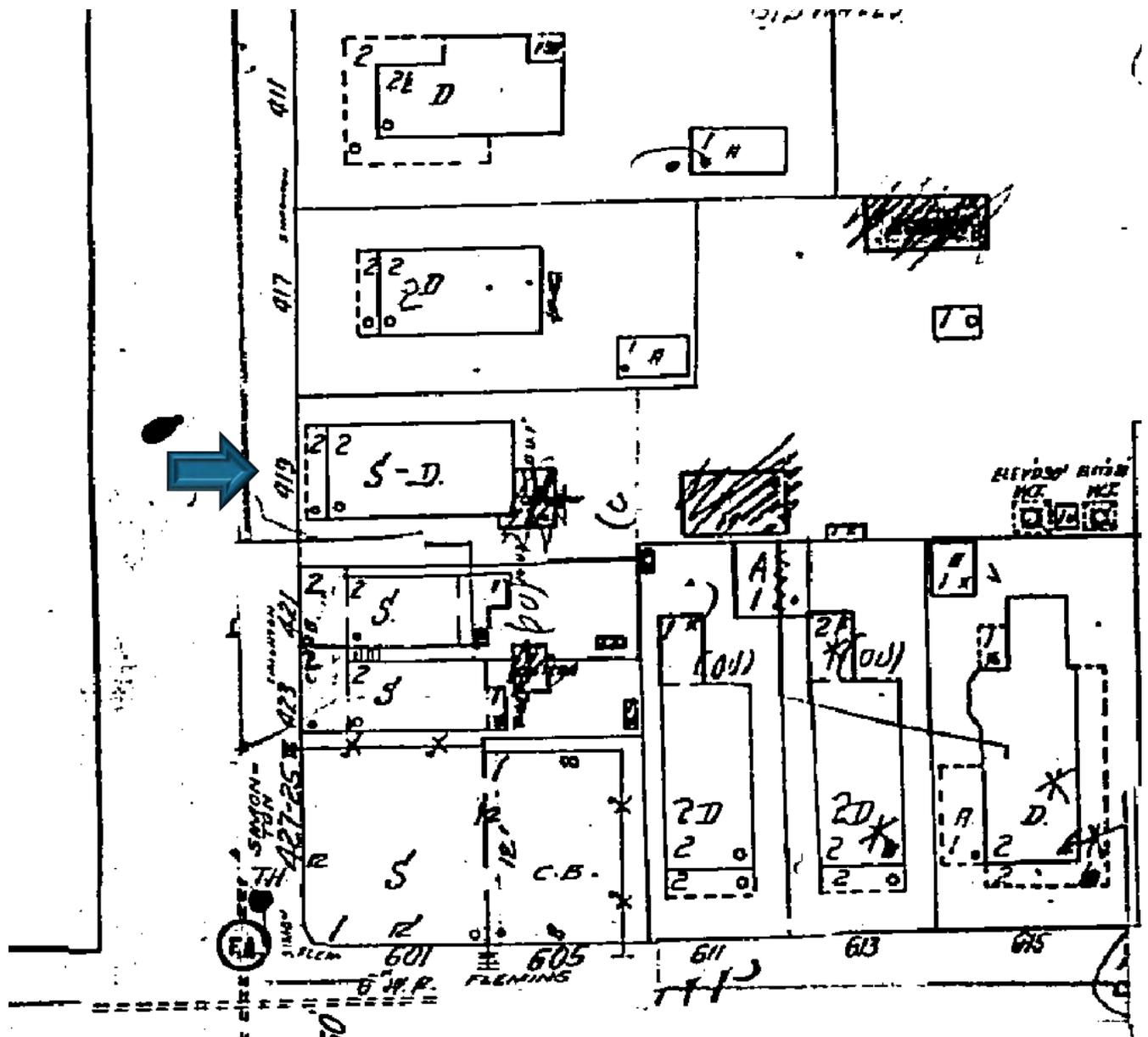


Sanborn Map 1898









Sanborn Map 1962

# PROJECT PHOTOS

419 SIMONTON ST  
(HISTORICAL PHOTO)



419 SIMONTON ST  
(HISTORICAL PHOTO)



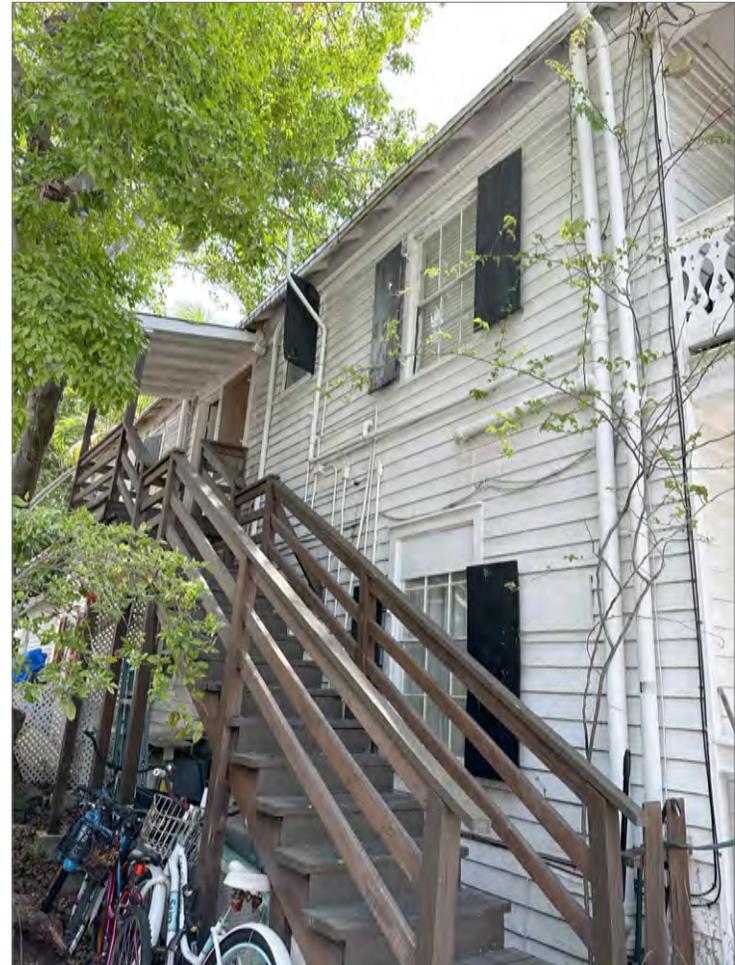
419 SIMONTON ST  
(FRONT VIEW)



419 SIMONTON ST  
(REAR VIEW)



419 SIMONTON ST  
(LEFT VIEW)



419 SIMONTON ST  
(RIGHT VIEW)



419 SIMONTON ST  
(REAR GARDEN)



419 SIMONTON ST  
(REAR GARDEN)



419 SIMONTON ST  
(REAR GARDEN)



# SURVEY



# PROPOSED DESIGN

# HARC APPLICATION PLANS FOR 419 SIMONTON ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
419 SIMONTON ST,  
KEY WEST, FL 33040

CLIENT:

MICHAEL WARD & DAVID TAYLOR

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CLIENT: MICHAEL WARD  
DAVID TAYLOR

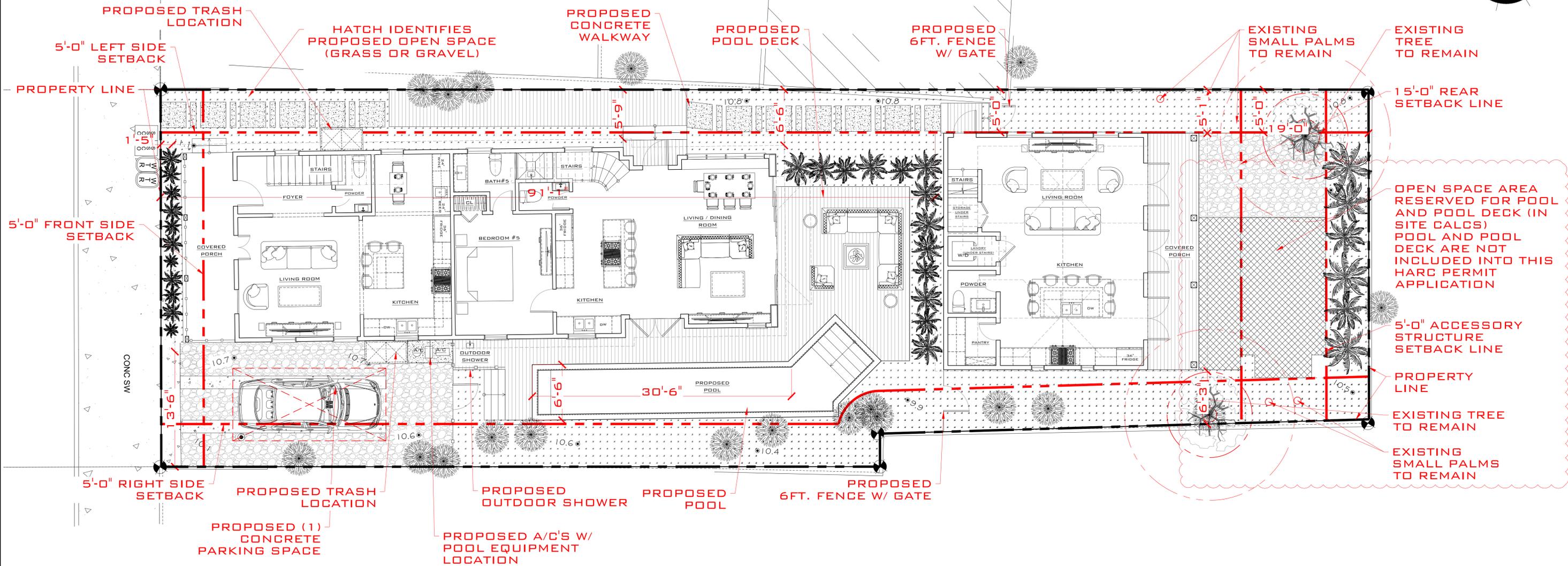
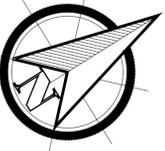
PROJECT:  
419 SIMONTON ST

SITE:  
419 SIMONTON ST,  
KEY WEST, FL 33040

TITLE:  
COVER

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	11/11/23	DA	SAH		
2306-09		5-100			1





### PROPOSED SITE PLAN

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

**SITE DATA:**

TOTAL SITE AREA:	±5,990.0 SQ.FT
LAND USE:	HNC-1 (HISTORIC NEIGHBORHOOD)
COMMERCIAL:	
FLOOD ZONE:	X

**SETBACKS**

<b>FRONT:</b>	
REQUIRED	5'-0"
EXISTING	1'-5"
PROPOSED	NO CHANGES
<b>RIGHT SIDE:</b>	
REQUIRED	5'-0"
EXISTING	13'-6"
PROPOSED	NO CHANGES
<b>LEFT SIDE:</b>	
REQUIRED	5'-0"
EXISTING	2'-3"
PROPOSED	5'-0" (IMPROVEMENT)
<b>REAR:</b>	
REQUIRED	15'-0"
EXISTING	73'-8"
PROPOSED	68'-6"

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED:	60% (±3,594.0 SQ.FT.)
EXISTING:	35.5% (±2,127.1 SQ.FT.)
PROPOSED:	53.9% (±3,229.1 SQ.FT.)

**MAXIMUM BUILDING COVERAGE:**

REQUIRED:	40% (±2,396.0 SQ.FT.)
EXISTING:	26.5% (±1,591.4 SQ.FT.)
PROPOSED:	39.9% (±2,394.4 SQ.FT.)

**OPEN SPACE MINIMUM:**

REQUIRED:	35% (±2,096.5 SQ.FT.)
EXISTING:	55.7% (±3,338.4 SQ.FT.)
PROPOSED:	36.06% (±2,156.8 SQ.FT.)

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

**ACCESSORY STRUCTURE SETBACK:**

<b>FRONT:</b>	
REQUIRED	5'-0"
PROPOSED	9'-1"
<b>RIGHT SIDE:</b>	
REQUIRED	5'-0"
PROPOSED	6'-3"
<b>LEFT SIDE:</b>	
REQUIRED	5'-0"
PROPOSED	5'-1"
<b>REAR:</b>	
REQUIRED	5'-0"
PROPOSED	19'-0"

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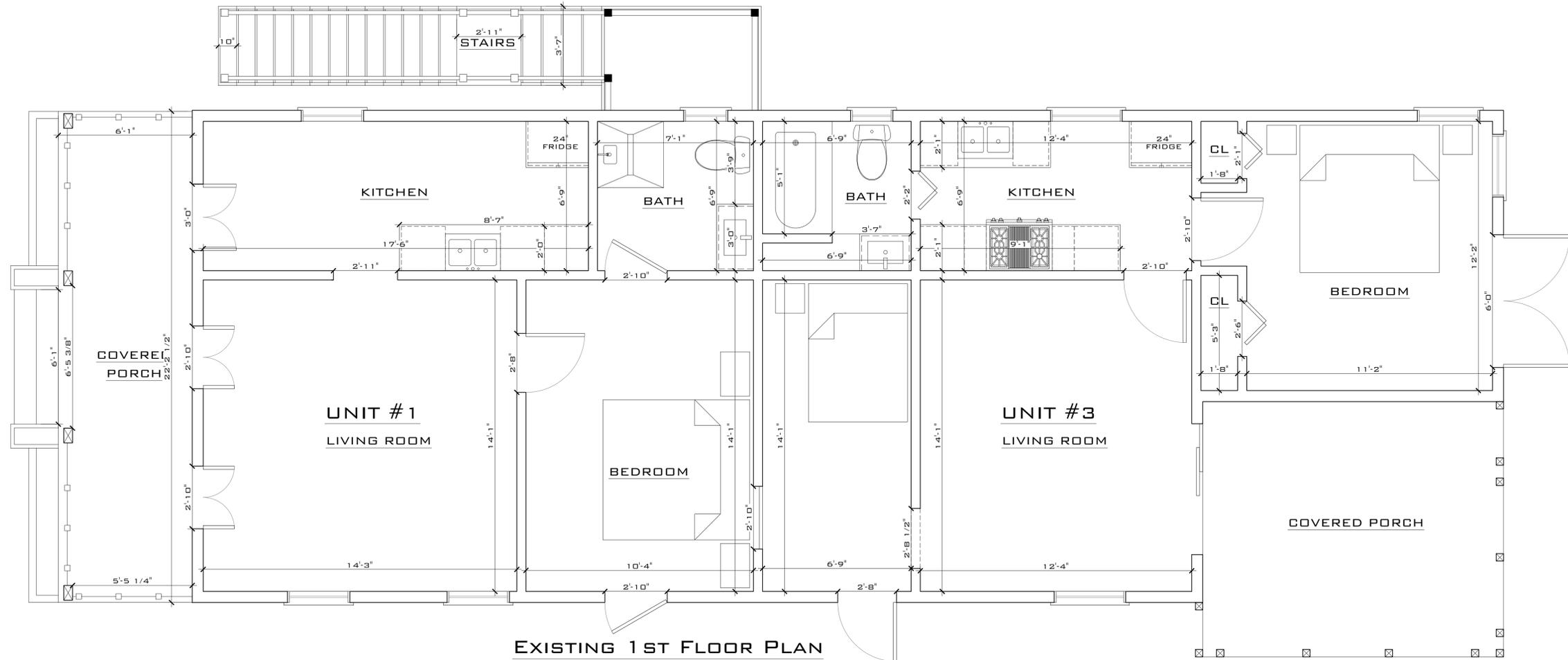
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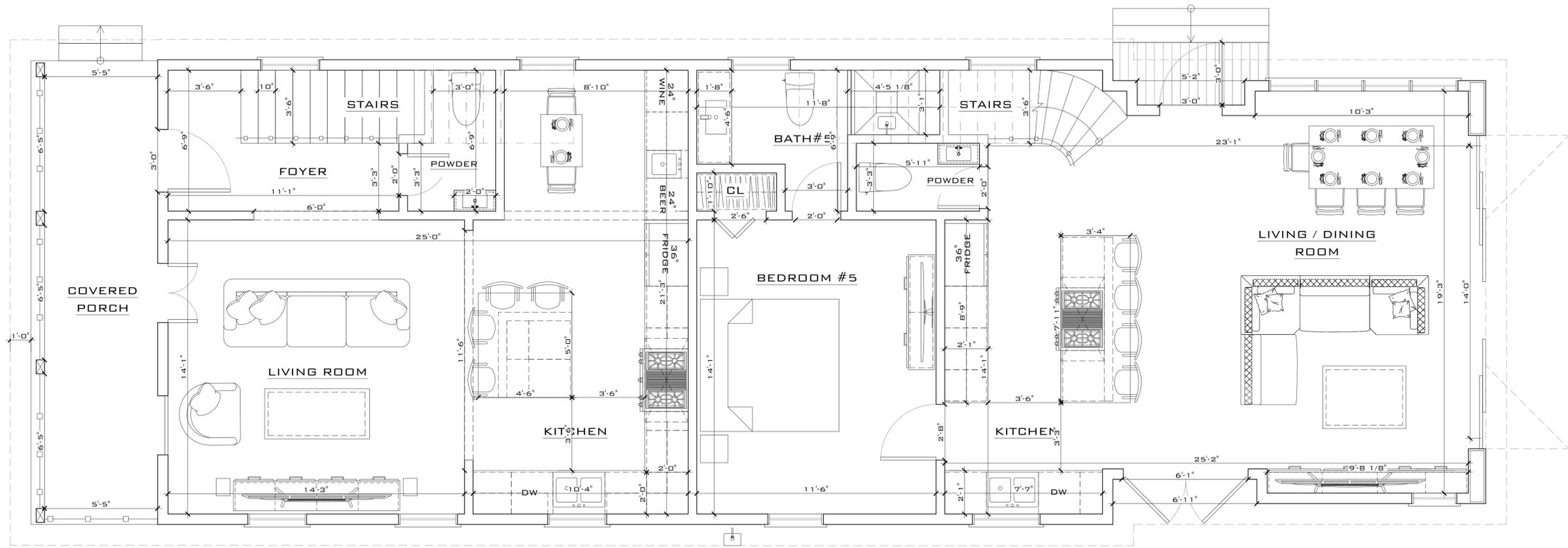
DESIGNER: MICHAEL WARD  
DAVID TAYLOR

PROJECT: 419 SIMONTON ST

419 SIMONTON ST, KEY WEST, FL 33040			
PROPOSED SITE PLAN			
DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/11/23	DA	SAH
PROJECT NO:	DRAWING NO:	REVISION:	
2306-09	C-102	1	



**EXISTING 1ST FLOOR PLAN**  
SCALE: 3/8" = 1'-0"



**PROPOSED 1ST FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

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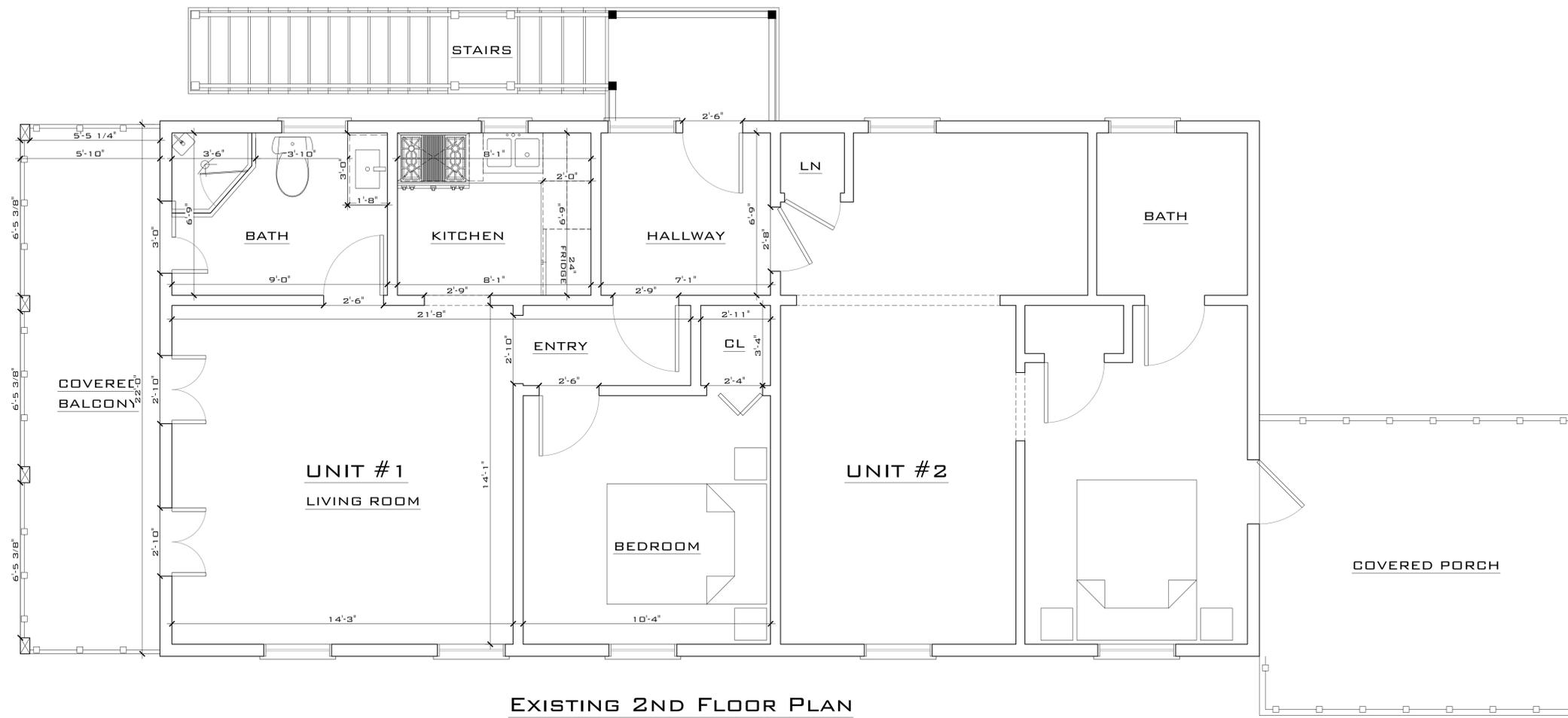
DESIGN: MICHAEL WARD  
 DAVID TAYLOR

PROJECT:  
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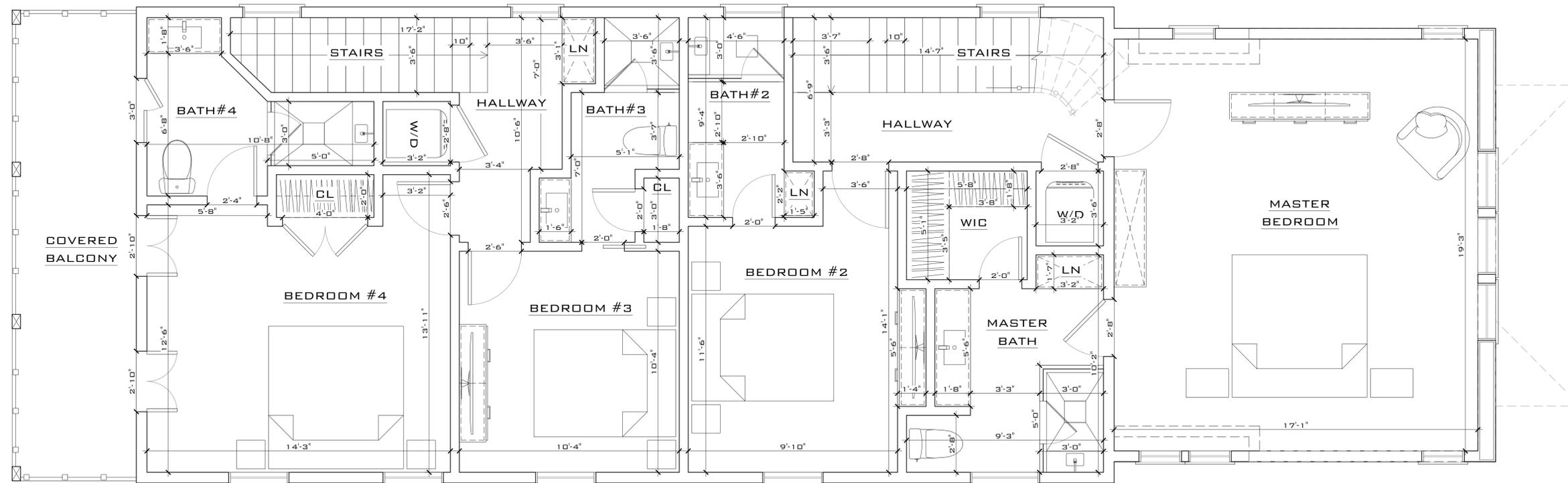
DATE: 419 SIMONTON ST,  
 KEY WEST, FL 33040

TITLE:  
 EXISTING FLOOR PLAN

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	11/1/23	CA	SAH		
PROJECT NO.	2306-09	DATE	A-101	REVISION	1



**EXISTING 2ND FLOOR PLAN**  
SCALE: 3/8" = 1'-0"



**PROPOSED 2ND FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

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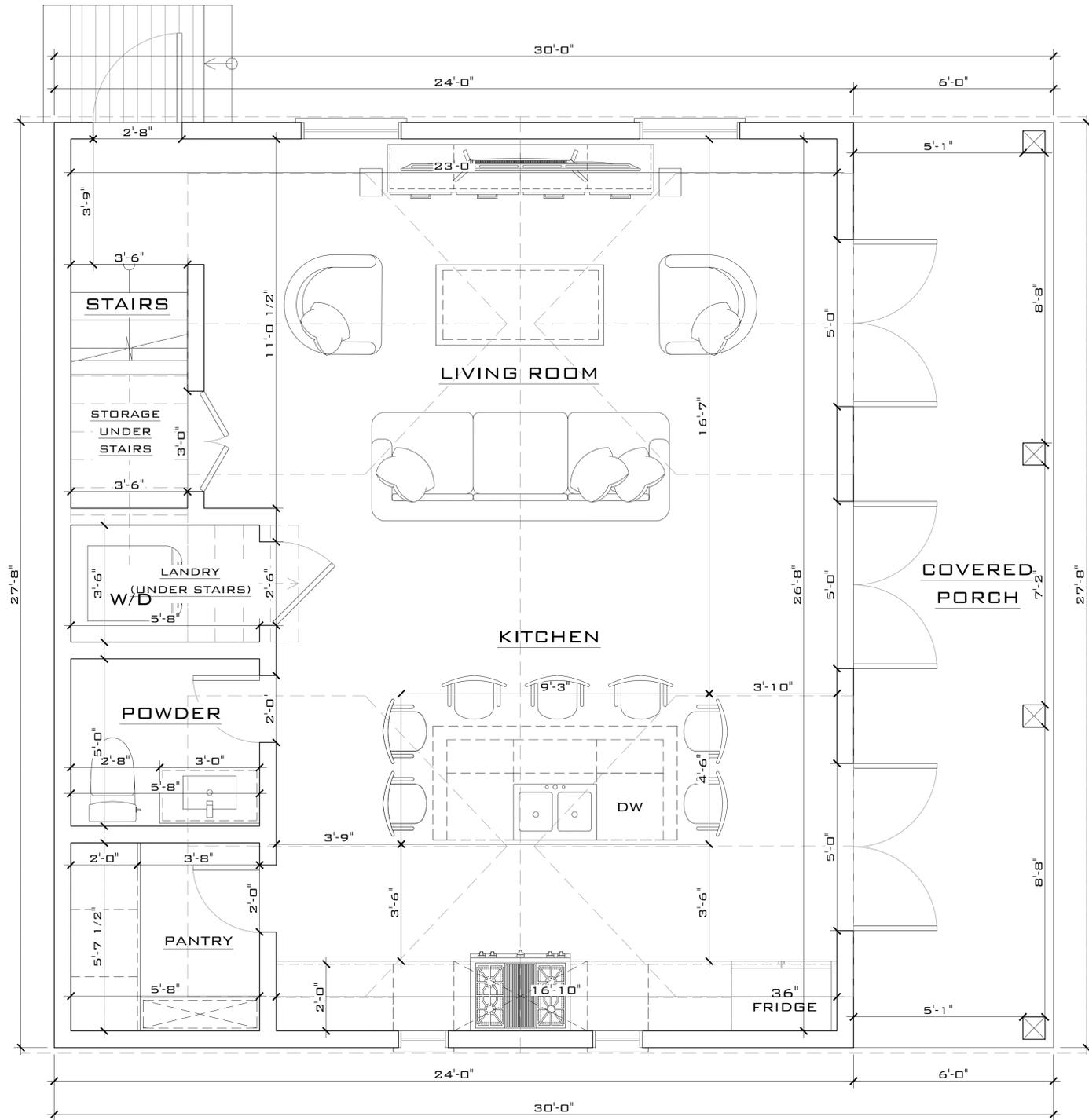
CLIENT: MICHAEL WARD  
 DAVID TAYLOR

PROJECT: 419 SIMONTON ST

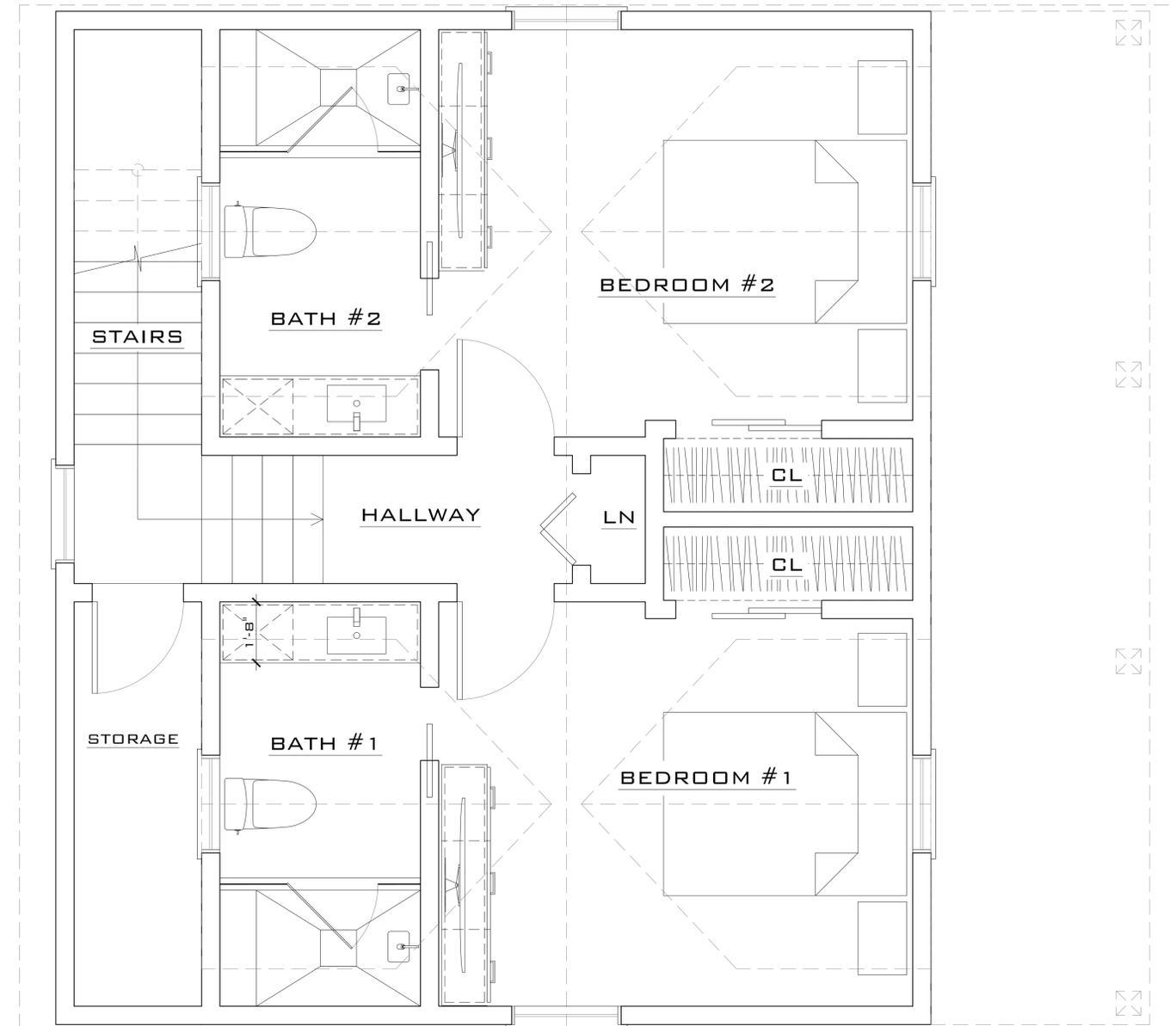
DATE: 419 SIMONTON ST,  
 KEY WEST, FL 33040

TITLE: EXISTING FLOOR PLAN

DATE/TITLE	DATE	DESIGN	PROJECT
AS SHOWN	11/11/23	DA	SAW
PROJECT NO.	2306-09	REVISED	REVISION
	A-101		1



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



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

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DESIGNER: MICHAEL WARD  
DAVID TAYLOR

PROJECT:  
419 SIMONTON ST

DATE: 419 SIMONTON ST,  
KEY WEST, FL 33040

TITLE:  
PROPOSED FLOOR PLAN

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	11/11/23	DA	SAH		
2306-09	A-103				1



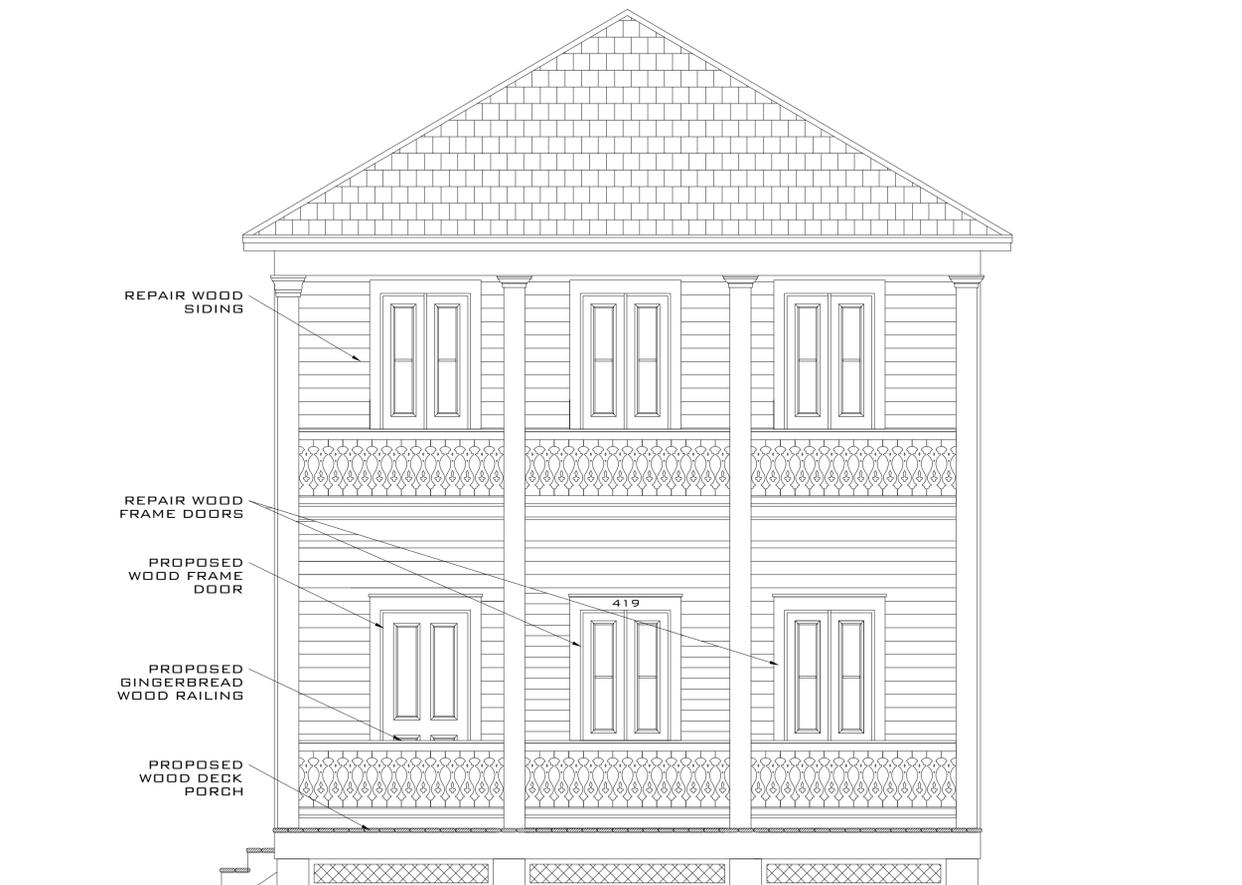
**EXISTING FRONT ELEVATION**

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



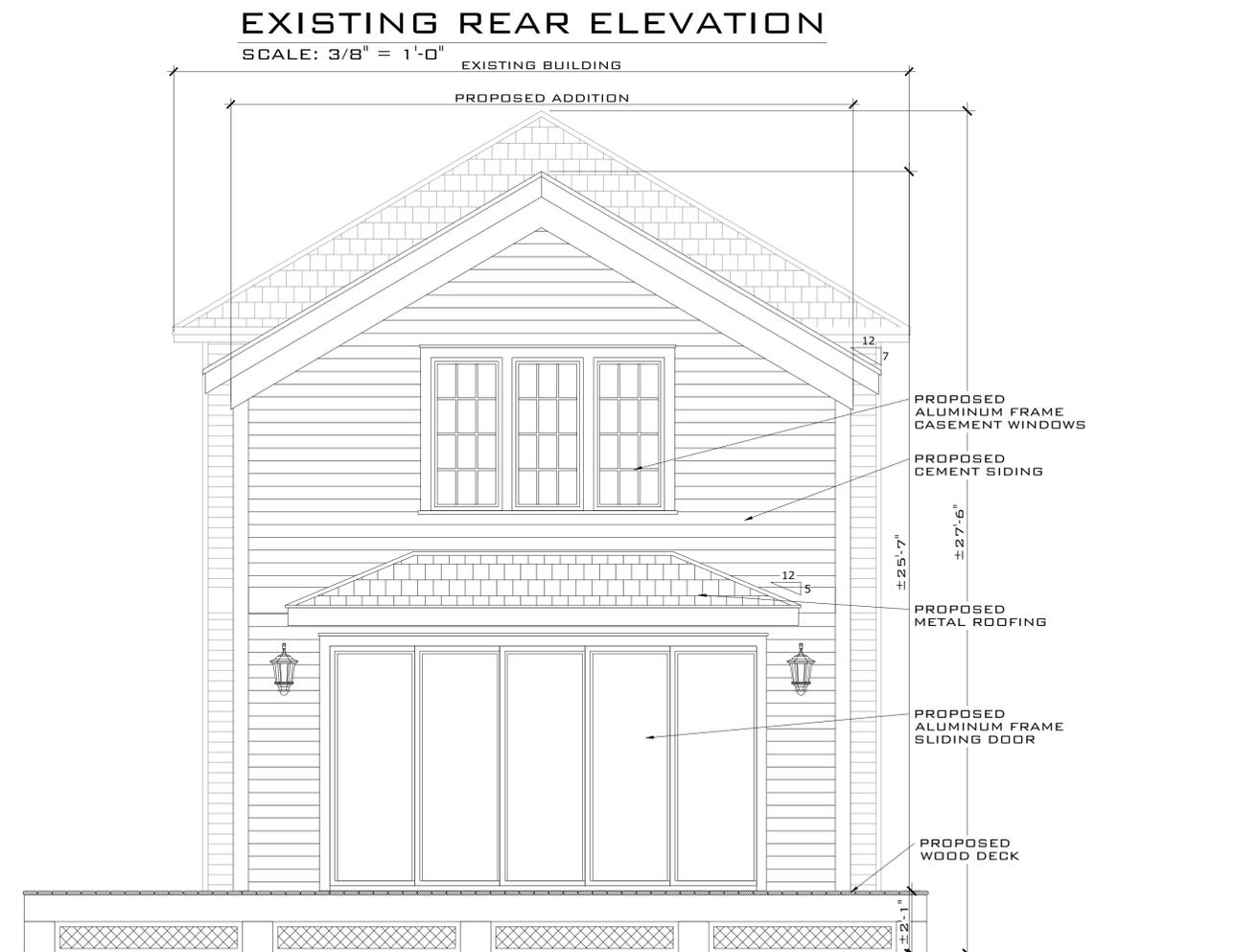
**EXISTING REAR ELEVATION**

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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DESIGNER: MICHAEL WARD  
 DAVID TAYLOR

PROJECT: 419 SIMONTON ST

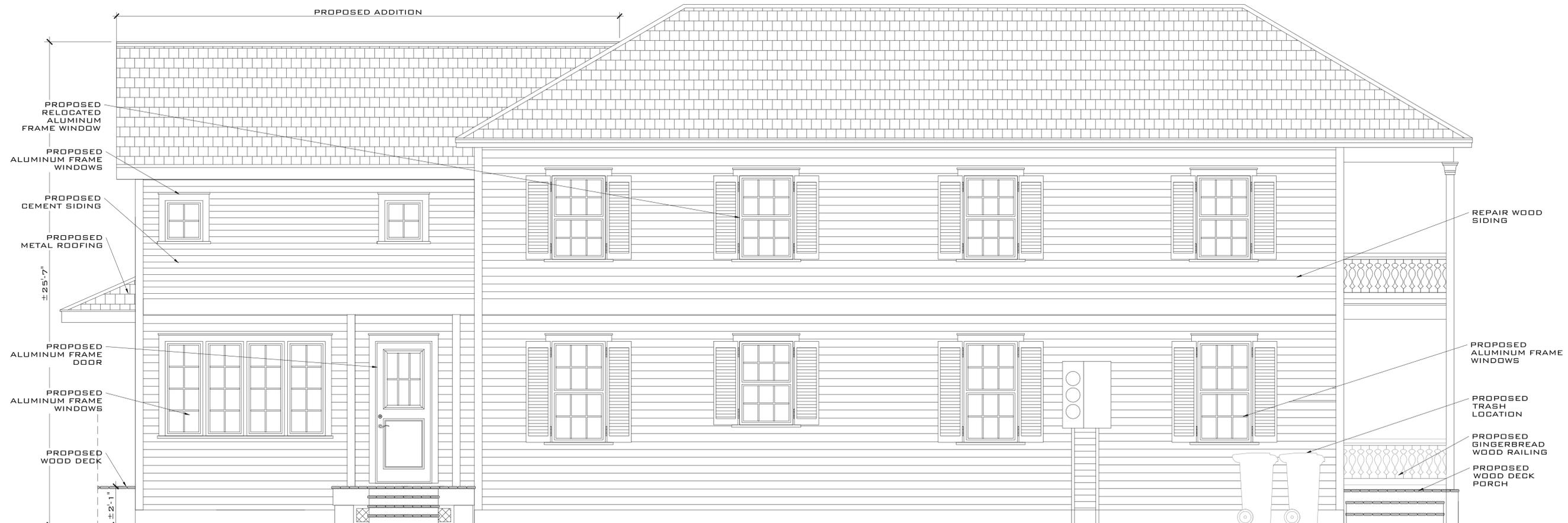
DATE: 419 SIMONTON ST,  
 KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/11/23	DA	SAH
PROJECT NO.:	DRAWING NO.:	REVISION:	
2306-09	A-104	1	



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



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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGE MASHITAKOV. THE SIGNATURE AND SEAL ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

SERGE MASHITAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

THIS DRAWING IS NOT VALID WITHOUT THE ENGINEER'S 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

PROJECT: MICHAEL WARD  
DAVID TAYLOR

419 SIMONTON ST

419 SIMONTON ST,  
KEY WEST, FL 33040

TITLE	DATE	BY	CHKD
PROPOSED ELEVATIONS			
AS SHOWN	11/11/23	DA	SAH
PROJECT NO.	2306-09	DATE PLOTTED	11/11/23
SCALE	A-105	DESIGNER	DA
		REVISOR	
			1



**EXISTING RIGHT ELEVATION**

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



**PROPOSED RIGHT ELEVATION**

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

THIS ITEM HAS BEEN DISTALLY SIGNED AND SEALED BY SERGE MASHATKOV, P.E. ON THE BASIS OF HIS VISUAL INSPECTION OF THE DRAWING. THIS DRAWING IS NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

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STATE OF FLORIDA  
LICENSE NO. 71480

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CA # 30835

PROJECT: MICHAEL WARD  
DAVID TAYLOR

419 SIMONTON ST

419 SIMONTON ST,  
KEY WEST, FL 33040

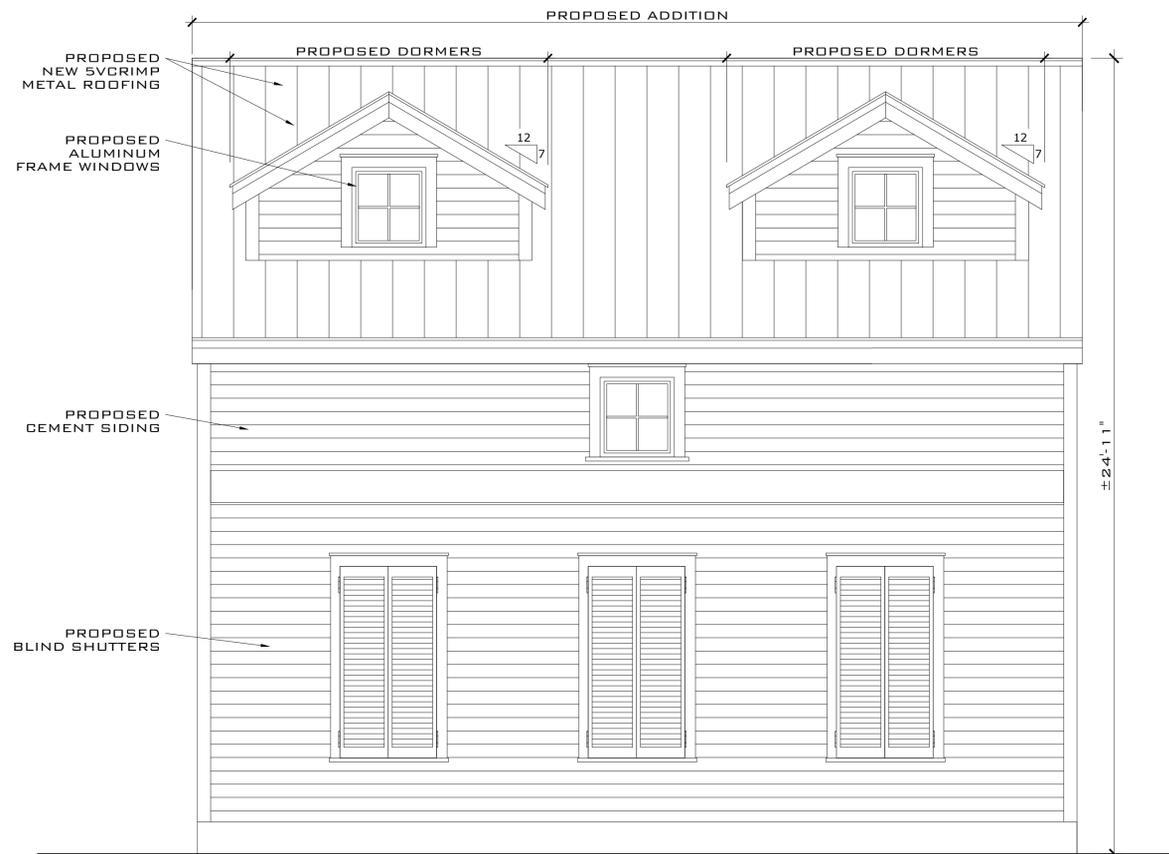
TITLE	DATE	BY	CHKD
PROPOSED ELEVATIONS			
AS SHOWN	11/11/23	DA	SAH
PROJECT NO.	2306-09	DATE PLOTTED	11/11/23
	A-106		1



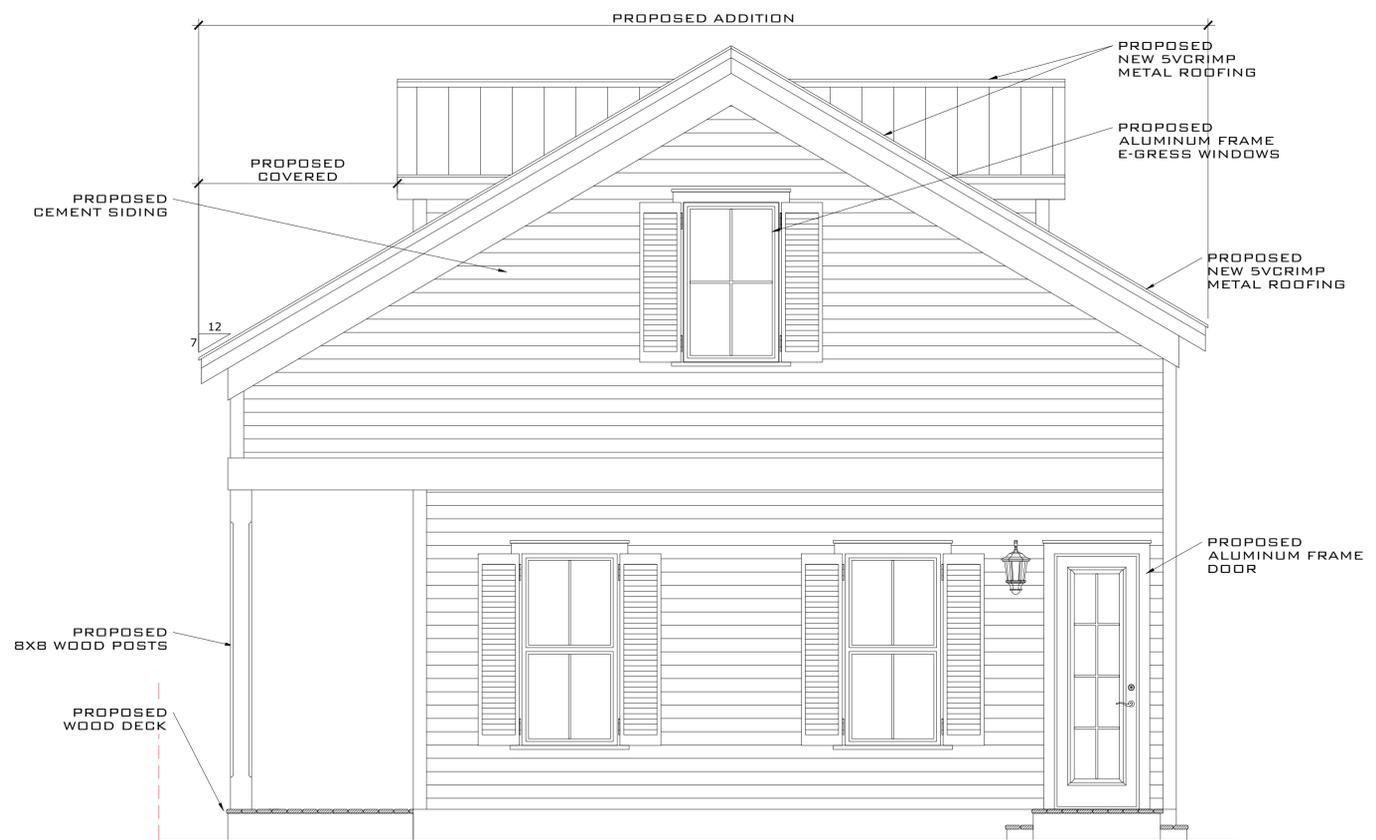
**PROPOSED REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



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



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



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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
READ BY SERGE MARSTADT, P.E. ON THE  
DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE  
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ELECTRONIC COPIES.

SERGE MARSTADT  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71280

THIS DRAWING IS NOT VALID WITHOUT THE  
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ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

DESIGNER: MICHAEL WARD  
DAVID TAYLOR

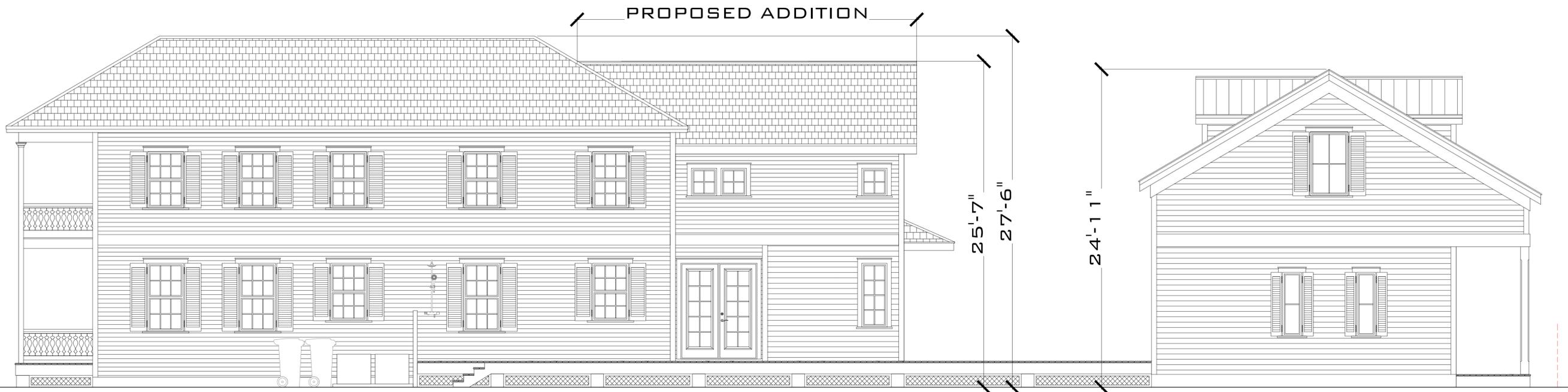
PROJECT: 419 SIMONTON ST

DATE: 419 SIMONTON ST,  
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	11/11/23	CA	SAH		
PROJECT NO.	2306-09	DRAWING NO.	A-104	REVISION	1

2306-09 A-104 1



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

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 DATE ADJACENT TO THE SEAL.  
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 NOT CONSIDERED SIGNED AND SEALED AND  
 THE SIGNATURE MUST BE VERIFIED ON ANY  
 ELECTRONIC COPIES.

SERGE MARSTADT  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71280

THIS DRAWING IS NOT VALID WITHOUT THE  
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**ARTIBUS DESIGN**  
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 KEY WEST, FL 33040  
 (305) 304-3312  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT: MICHAEL WARD  
 DAVID TAYLOR

PROJECT: 419 SIMONTON ST

DATE: 419 SIMONTON ST,  
 KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE/TITLE	DATE	DESIGN	CHECKED
AS SHOWN	11/11/23	DA	SAM
PROJECT NO.	2306-09	A-10B	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 HOUSE WITH NEW REAR ADDITION. NEW TWO-STORY UNIT AT REAR OF PROPERTY, NEW POOL, POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING SIDE STAIRS AND REAR ADDITION.**

**#419 SIMONTON STREET**

**Applicant – Serge Mashtakov, Engineer    Application #H2023-0046**

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 \_\_\_\_\_, 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: 419 SIMONTON ST 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 H2023-0046.

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

**Signed Name of Affiant:**

SERGE MASHIAKOV

**Date:** 12/12/2023

**Address:** 3710 N. ROOSEVELT BLVD

**City:** Key West

**State, Zip:** FL, 33040

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

By (Print name of Affiant) \_\_\_\_\_ 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: \_\_\_\_\_



# 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 00006340-000000  
 Account# 1006564  
 Property ID 1006564  
 Millage Group 10KW  
 Location 419 SIMONTON St, KEY WEST  
 Address  
 Legal KW PT LT 4 SQR 36 G9-593 OR153-170/71 OR377-65/66 OR773-1201 OR1097-1042/43 OR1298-1844/45 OR1432-2163/64 OR2272-2265 OR2358-1627 OR2508-2393/95 OR2489-1142 OR2586-2/4  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property Class MULTI-FAMILY FOURPLEX (0804)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



## Owner

TAYLOR DAVID F  
 1702 Linden Ave  
 Nashville TN 37212

[WARD MICHAEL L](#)  
 1702 Linden Ave  
 Nashville TN 37212

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$397,042	\$417,403	\$363,233	\$367,557
+ Market Misc Value	\$7,937	\$8,174	\$8,411	\$8,647
+ Market Land Value	\$941,850	\$713,294	\$540,831	\$495,622
= Just Market Value	\$1,346,829	\$1,138,871	\$912,475	\$871,826
= Total Assessed Value	\$1,104,095	\$1,003,723	\$912,475	\$871,826
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,346,829	\$1,138,871	\$912,475	\$871,826

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$713,294	\$417,403	\$8,174	\$1,138,871	\$1,003,723	\$0	\$1,138,871	\$0
2021	\$540,831	\$363,233	\$8,411	\$912,475	\$912,475	\$0	\$912,475	\$0
2020	\$495,622	\$367,557	\$8,647	\$871,826	\$871,826	\$0	\$871,826	\$0
2019	\$483,902	\$354,584	\$8,884	\$847,370	\$847,370	\$0	\$847,370	\$0
2018	\$545,854	\$363,233	\$9,121	\$918,208	\$844,112	\$0	\$918,208	\$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)	5,980.00	Square Foot	0	0

## Buildings

Building ID	421	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	2006
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	3188	Roof Type	IRR/CUSTOM
Finished Sq Ft	2469	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	310	Bedrooms	4

Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	325	0	0
FLA	FLOOR LIV AREA	2,469	2,469	0
OUU	OP PR UNFIN UL	182	0	0
OUF	OP PRCH FIN UL	30	0	0
SPF	SC PRCH FIN LL	182	0	0
<b>TOTAL</b>		<b>3,188</b>	<b>2,469</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1974	1975	0x0	1	40 SF	1
TILE PATIO	1982	1983	2 x 110	1	165 SF	1
FENCES	1982	1983	0x0	1	90 SF	2
WOOD DECK	2013	2014	0x0	1	468 SF	4

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/11/2012	\$645,000	Warranty Deed		2586	2	02 - Qualified	Improved		
3/16/2011	\$0	Warranty Deed		2508	2393	19 - Unqualified	Improved		
10/1/1978	\$115,000	Conversion Code		773	1201	Q - Qualified	Improved		

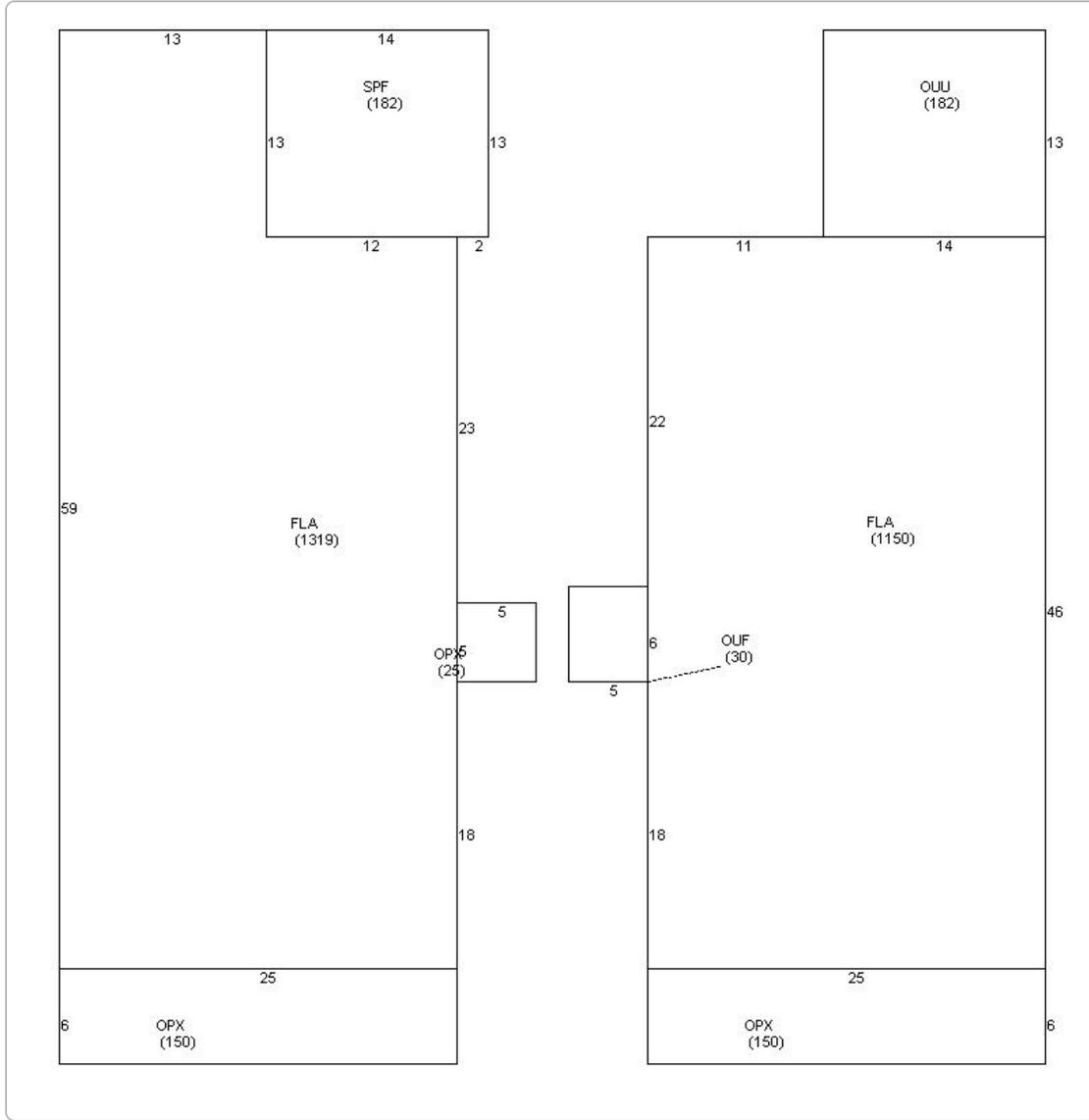
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3267	8/23/2017	9/1/2017	\$4,950		INSTALL 225SF ON REAR LOW SLOPING PORCH
17-2630	7/5/2017	10/10/2017	\$3,200		REMOVE TOILET, BATHROOM SINK, KITCH SINK, DW. PIPE IN WASHING MACHINE BOX AND RE HOOK ALL ABOVE
17-2359	6/26/2017	1/22/2018	\$29,697		INSTALL PINE PLANK FLOORING INSTALL OWNER FURNISHED CABINETS VANITY AND COUNTERTOPS R&R OWNER FURNISHED APPLIANCES , INSTALL BARN DOOR, RELO BEDROOM DOOR, FRAME NEW CLOSET, DRYWALL AND PAINT R & R REAR DECK AND RAILING. INSTALL 3 NEW DOORS. PAINT INT/EXT OF HOUSE
16-236	1/26/2016	6/1/2016	\$20,973		INSTALL 1700SF OF VIC METAL SHINGLES
11-2354	8/9/2011	12/12/2013	\$3,900		REPLACE EXISTING DECKING AT REAR OF STRUCTURE WITH NEW DECKING APPROX 468sf
0200632	8/22/2002	10/3/2002	\$35,300		REPLACE PLANTER IN FRONT
02-1008	5/17/2002	10/3/2002	\$17,000		HANDICAPP BATHROOM
02-1059	4/3/2002	10/3/2002	\$1,200		ELECTRICAL
02-632	3/27/2002	10/3/2002	\$35,000		REPAIR FRONT PORCH/RAMP
01-3935	12/14/2001	10/3/2002	\$6,000		PAINT BLDG

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 12/13/2023, 4:01:33 AM

Contact Us

