



Historic Architectural Review Commission Staff Report for Item 15

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Manager

Meeting Date: January 27, 2026

Applicant: Serge Mashtakov, PE

Application Number: C2025-0105

Address: 602 Southard Street

Description of Work:

Partial demolition of historic two-story side addition to accommodate new gable roof.

Site Facts:

The building under review is listed as altered contributing and was constructed in 1901. However, Sanborn Maps show it as early as the 1889 Map. The site features a two-story wood framed building. The rear porch is first shown on the 1912 Sanborn Map. The side addition with the shed roof is first seen on the 1948 Sanborn Map. Currently the house sits on piers and is located within an X flood zone.



Photo of property under review circa 1965. Monroe County Library.



Photo of property under review.



Front of Property Under Review



Front of Property Under Review



Left Side of Property Under Review



Right Side of Property Under Review



Rear of Property Under Review



Rear of Property Under Review

Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-l), specifically guidelines A (3, 4, 5, 6, 9) and B (1, 3, 4).
- Guidelines for Entrances, Porches, Doors, and Staircases (page 32-33), specifically guidelines 2, 5, 8, 9, 15, and 16.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1 and 2.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 7, 11, 13, 14 (first sentence), 19, 25, 26, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 3, 6, 7, 8, 9, 11, 12, 14, 17, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment (page 39a), specifically guidelines 1, 2, 3, 4, and 5.
- Guidelines for Parking Areas, Landscaping, and Open Space Environment (page 43), specifically guidelines 5 and 7.

Ordinances Cited on Review:

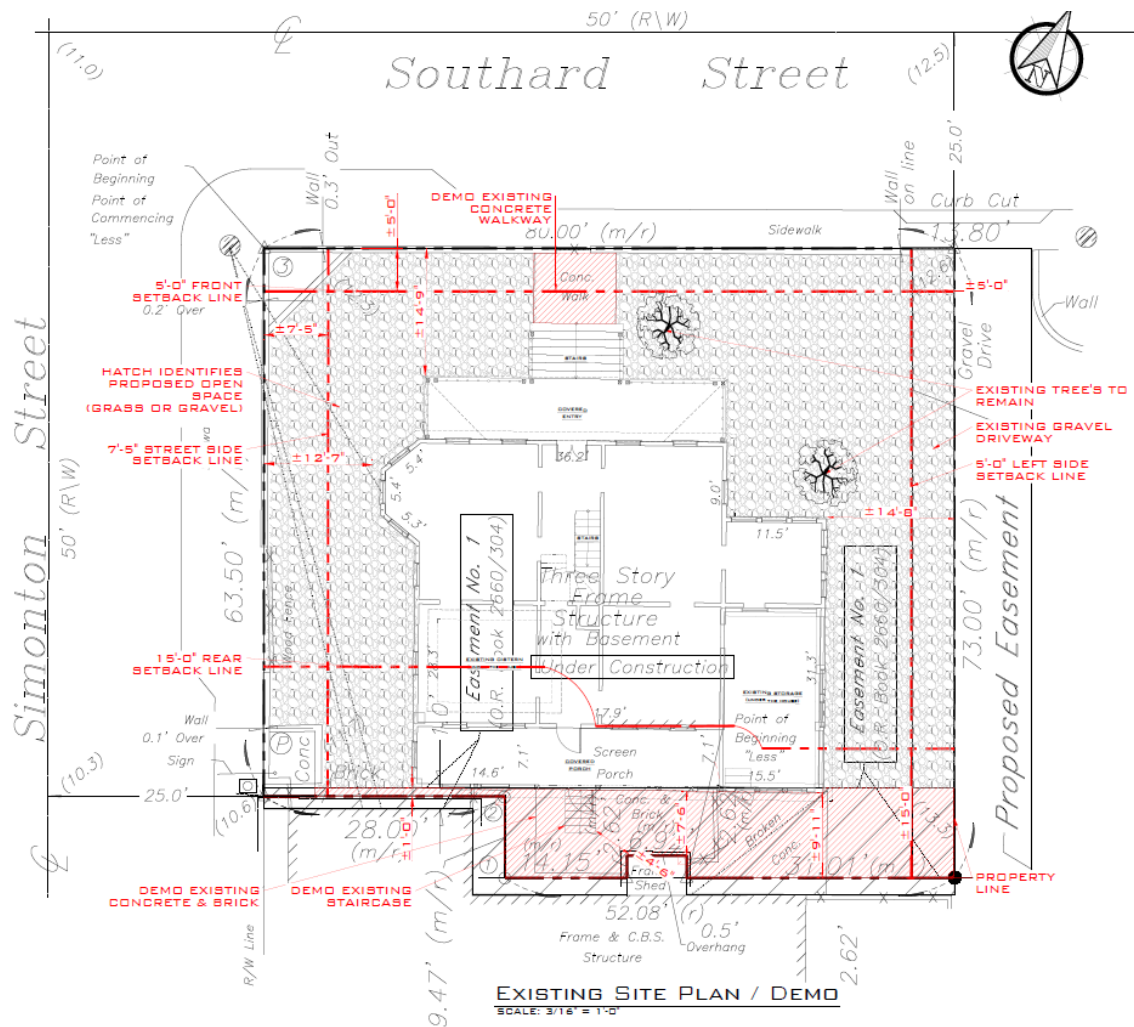
- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

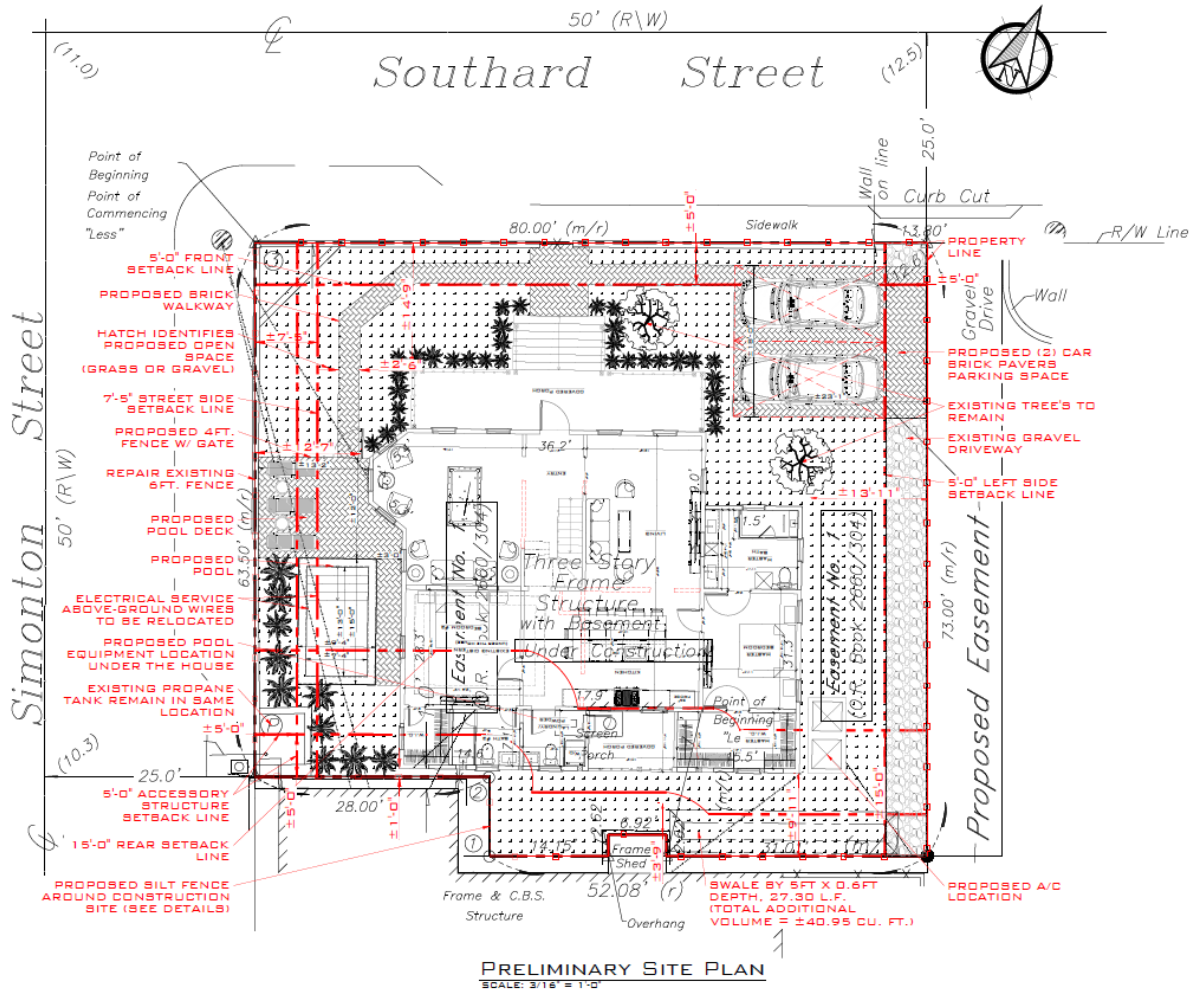
The Certificate of Appropriateness proposes renovations to the contributing structure. The scope of work includes the partial enclosure of the rear porch with wood siding, a new gable roof in the location of the current side shed roof, and a side pool and pool deck.

The front elevation of the structure will include a replacement door and windows under the porch. The front porch railings and posts will be repaired. Several existing windows and window openings will be removed or reconfigured, and new window and door openings will be introduced on the north, south, and west elevations. The rear enclosed porch will include two 2 over 2 windows. The new gable roof in the place of the current shed roof will be 5-v crimp.

Site improvements include a new side pool and pool deck structure. The pool deck will be made of brick pavers. A brick walkway is proposed going from the proposed pool deck around the front of the structure. This will lead to a proposed 2 car brick paver parking space. A 4 foot fence with a gate is proposed on the right elevation of the structure. The existing fence around the property is proposed to be repaired. New concrete foundations are proposed with box lattice between on all elevations.



Existing Site Plan



Proposed Site Plan



EXISTING FRONT ELEVATION
Scale: 1/4" = 1'-0"

Existing Front Elevation



PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"

Proposed Front Elevation



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

Existing Rear Elevation

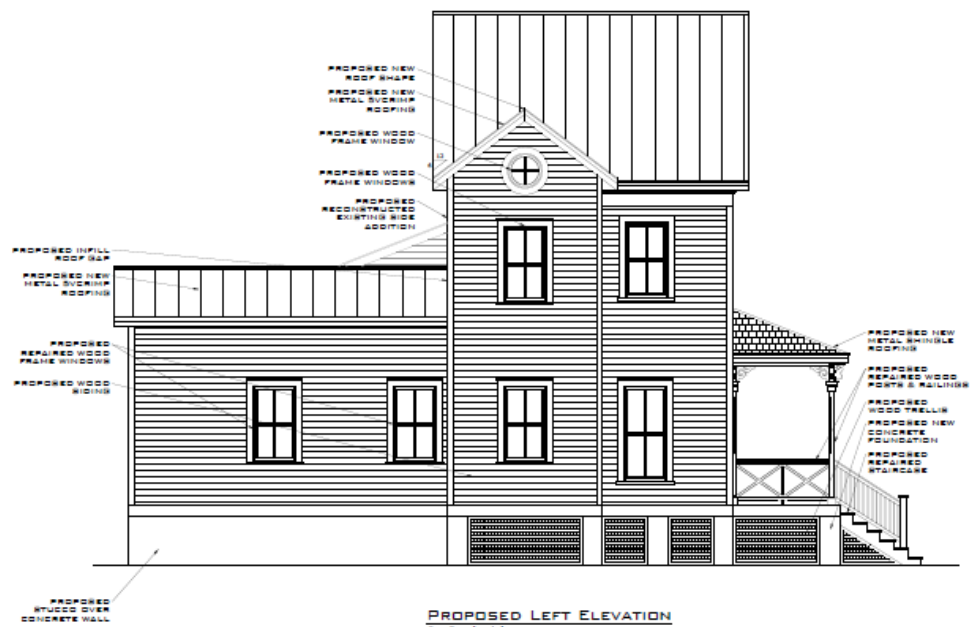


PROPOSED REAR ELEVATION
Scale: 1/4" = 1'-0"

Proposed Rear Elevation



Existing Left Elevation



Proposed Left Elevation



EXISTING RIGHT ELEVATION
SHEET 10 OF 10

Existing Right Elevation



PROPOSED RIGHT ELEVATION
SHEET 10 OF 10

Proposed Right Elevation

Consistency with Cited Guidelines:

Staff opines that the overall design is cohesive with the surrounding context and that it complies with most of the guidelines. The proposed side gable roof meets the guidelines for new construction, additions, and roofing. The roof will be lower than the main roof of the structure and is set back from the front façade of the structure. The roof will be 5-v crimp, which is a standard roof material in the historic district and matches the material of the main roof.

The proposed rear porch enclosure follows Guideline 2 of Entrances, Porches, and Doors as the enclosure is on the rear of the house. It is only a partial enclosure and would not have an impact on the historic integrity of the structure. The enclosure will include wood siding and 2 over 2 windows which fit the character of the structure and historic district.

Most of the site improvements on the site follow the applicable guidelines. The proposed brick pavers follow the guidelines for Parking Areas, Landscaping, and Open Space Environment. The proposed brick pavers do not appear to be excessive for the site. The proposed plans note new concrete foundations. If more than 50% of the foundations are being replaced, it could trigger the need for compliance with floodplain management regulations.

The proposed pool does not comply with Guideline 3 of Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment, which states “Pools and related equipment proposed in HARC-approved locations must be screened from sight from the right-of-way by use of HARC-approved fence screening.” Staff believes that the current fencing would not be enough to screen the pool from view as you would still be able to see the pool beyond the fence. Staff recommends a pool feature and vegetation to help screen the pool from view.

Criteria for Demolition:

It is staff’s opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR’s. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

The features proposed for demolition do not significant deterioration.

The following is the criteria of section 102-125:

- 1 *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.*

The building lacks distinctive stylistic or construction features that would make it architecturally significant beyond its contributing status.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

- 3 *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.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city, though the structure does contribute to the overall historic fabric of the district.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

Staff believes that the existing building does not portray an era of history characterized by a distinctive architectural style.

- 7 *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.*

This is not the case.

- 8 *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; and*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

It is the staff's opinion that the request for demolition may be considered, as the features of the structure under review meet the criteria for demolition. The historic shed roof proposed to be demolished does not exhibit any unique architectural features. If approved, this will be the only required reading. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

602 Southard St, Key West, FL 33040

NAME ON DEED:

Patricia Pelchat

PHONE NUMBER N/A

OWNER'S MAILING ADDRESS:

52 Allen Rd, Brookfield MA 01506

EMAIL N/A

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 12/10/2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO INVOLVES A HISTORIC STRUCTURE: YES ☒ NO___

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL:

Proposed major remodeling with a partial enclosure of the rear porch and reconstruction of front non historic addition and site improvements

MAIN BUILDING:

Remodeling of the interiors and exteriors with partial enclosure of rear porch and reconstruction of the existing two story non-histoic addition with new gable roof.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Demolition of existing wall and roof framing of a two story side addition. Relocation of windows on side 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): None.	
PAVERS: Brick pavers at front and street side	FENCES: 6ft wood picket fence at side and rear. Repairs to front fence
DECKS:	PAINTING:
N/A	White or HARC approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	New in-ground pool on right side of house Pool equipment under the house
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
AC condensing units on left side.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	602 Southard St, Key West, FL 33040
PROPERTY OWNER'S NAME:	Patricia Pelchat
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.**

	12/10/2025 PATRICIA PELCHAT
PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of a non-historic two story side addition and shed roof and replacement with more appropriate structure and gable shaped roof.

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.

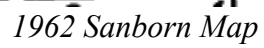
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
The addition has no significant character, interest or value.
(d) Is not the site of a historic event with significant effect upon society.
N/A
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
N/A
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.
N/A

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

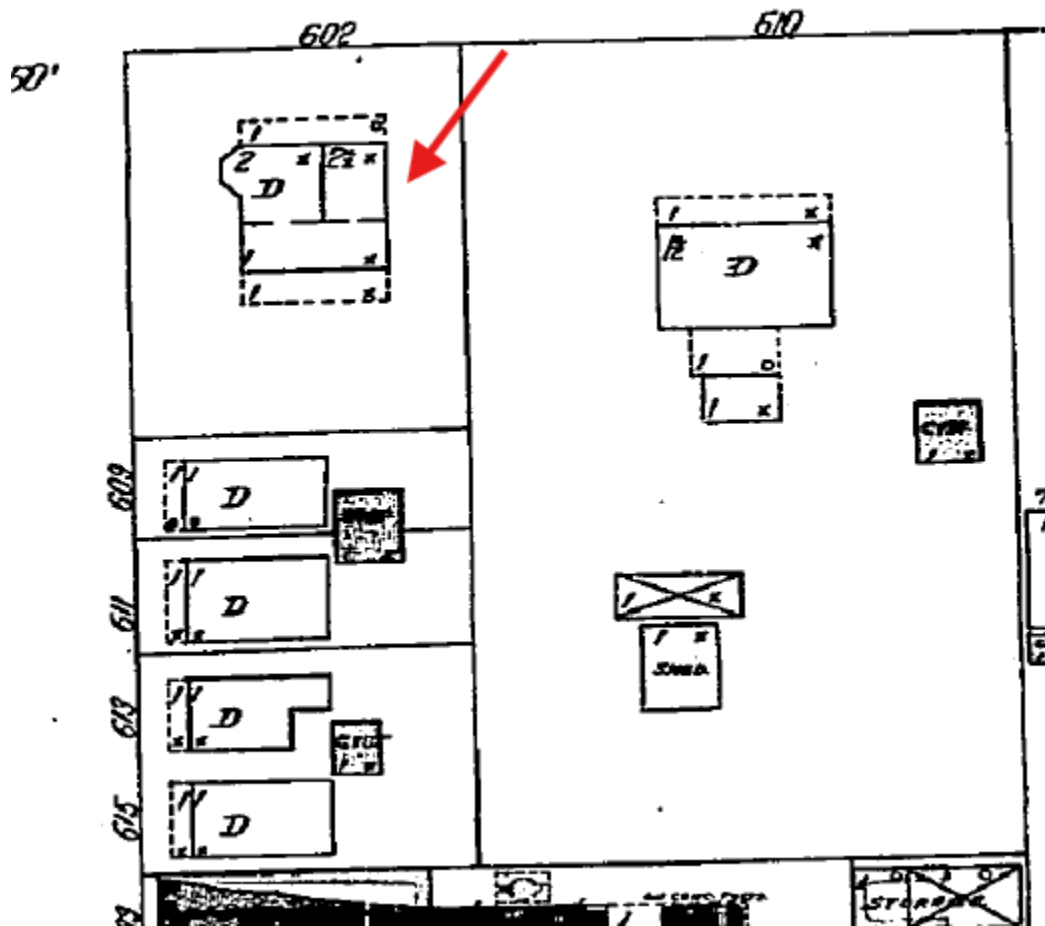
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:	
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):	
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.	
The historic character of the district and neighborhood will not be affected by the proposed demolition of the existing non-historic side addition and roof, which were later additions and do not contribute to the architectural integrity of the main historic structure.	
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.	
The proposed demolition will not impact any historic relationships between existing structures and open spaces. The side addition is a recent modern improvement and its removal will not alter the original massing, scale, or spatial layout of the property.	
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.	
The application includes the demolition of a non-historic wood frame addition and later replacement within same footprint a more appropriately shaped addition. The replacement addition will not negatively affect the surrounding district or neighborhood.	
(4) Removing buildings or structures that would otherwise qualify as contributing.	
N/A	

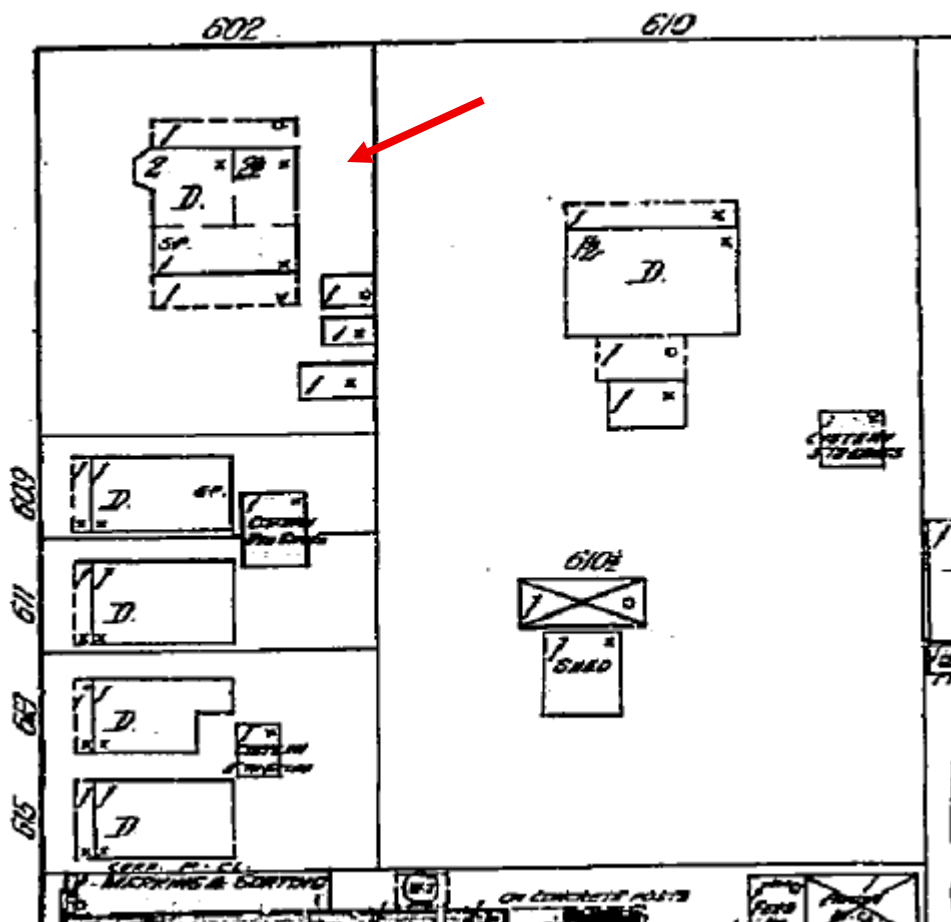
SANBORN MAPS



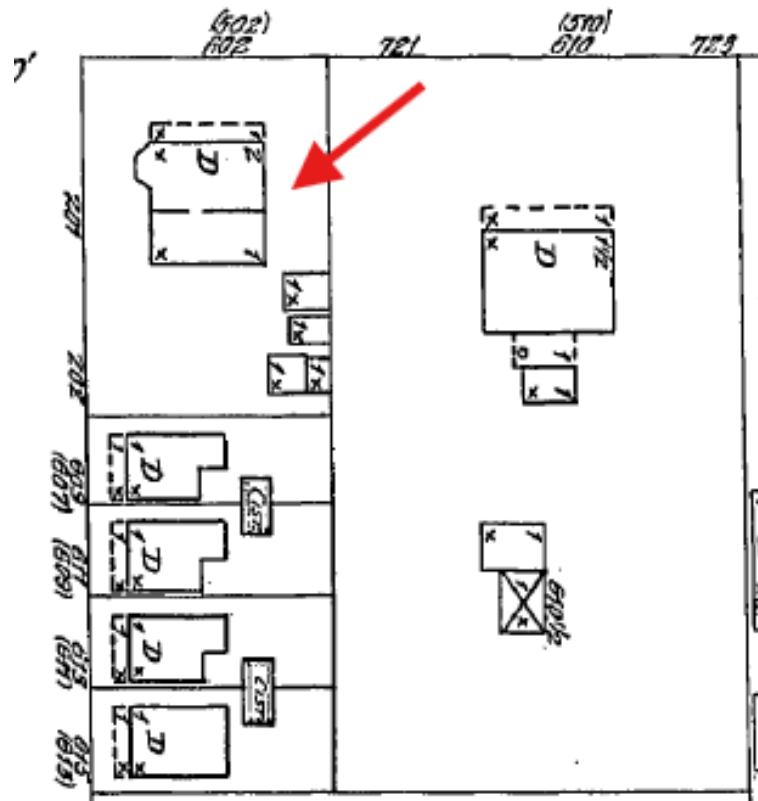
1962 Sanborn Map



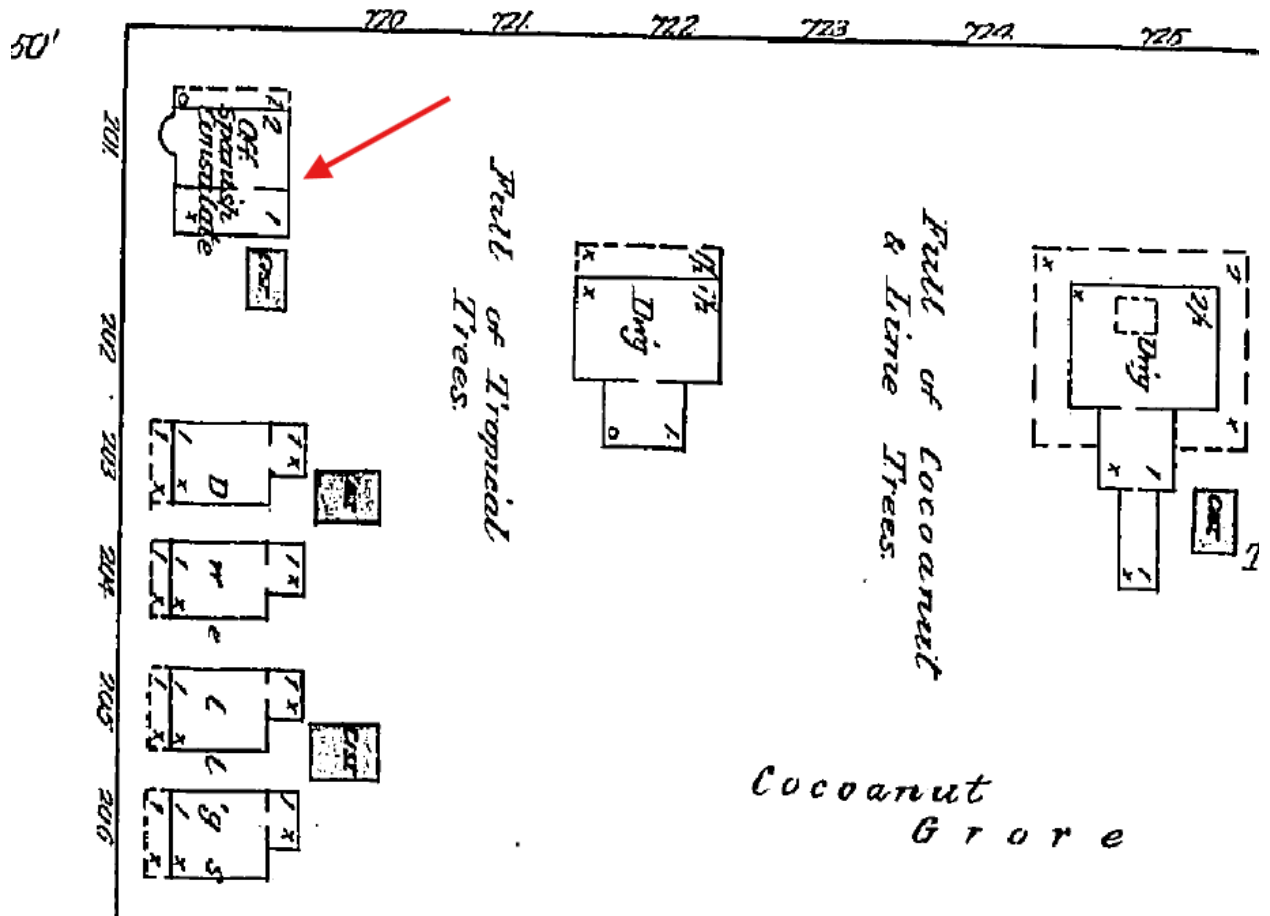
1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map



1889 Sanborn Map

PROJECT PHOTOS

602 SOUTHARD ST
(HISTORICAL PICTURE)



602 SOUTHARD ST (FRONT SIDE VIEW)



602 SOUTHARD ST (LEFT SIDE VIEW)



602 SOUTHARD ST (RIGHT SIDE VIEW)

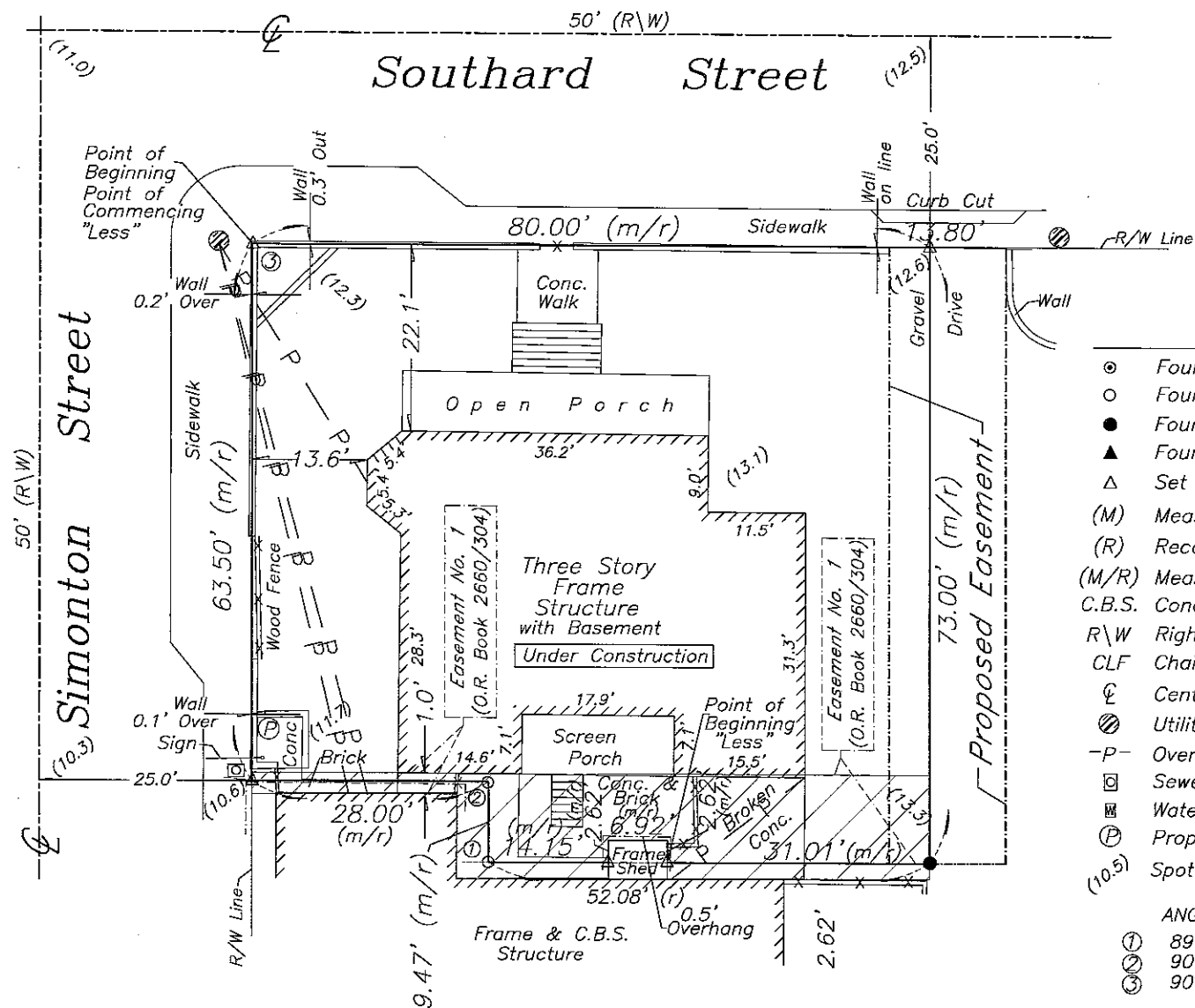


602 SOUTHARD ST
(REAR SIDE VIEW)



SURVEY

Boundary Survey Map of part of Lot 3, Square 60 ISLAND OF KEY WEST



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
 - Found Iron Rod w/cap (Unreadable)
 - Found 1/2" Iron Rod (No ID)
 - ▲ Found Nail & Disc (PTS)
 - △ Set Nail & Disc (6298)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C.B.S. Concrete Block Structure
 - R/W Right of Way
 - CLF Chain Link Fence
 - ⊕ Centerline
 - ⊕ Utility Pole
 - P- Overhead Utility Lines
 - ⊕ Sewer Cleanout
 - ⊕ Water Meter
 - ⊕ Propane Tank
 - (10.5) Spot Elevation (Typical)
- | ANGLE TABLE | |
|-------------|-----------|
| ① | 89°56'20" |
| ② | 90°07'21" |
| ③ | 90°03'22" |

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 602 Southard 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 bricking and concrete is not shown.
9. Date of field work: June 2, 2025 and September 29, 2025
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: BASIC

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 60, according to William A. Whitehead's Map of the City of Key West, delineated in February 1829, and being more particularly described as follows: Begin at the intersection of the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Southard Street; thence in a Northeastly direction along the said Southeastly Right-of-Way Line of Southard Street for 80.00 feet; thence at a right angle and in a Southeastly direction for 73.00 feet; thence at a right angle and in a Southwesterly direction for 52.08 feet; thence at an angle of 89 degrees 56' 20" to the left and in a Northwesterly direction for 9.47 feet; thence at a right angle and in a Southwesterly direction for 28.00 feet to the said Northeastly Right-of-Way Line of Simonton Street; thence at a right angle and in a Northwesterly direction along said Northeastly Right-of-Way Line of Simonton Street for 63.50 feet to the Point of Beginning.

LESS AND EXCEPT;

On the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 60, according to William A. Whitehead's map of the City of Key West, delineated in February 1829, and more particularly described as follows: **COMMENCE** at the intersection of the Northeastly right-of-way line of Simonton Street and the Southeastly right-of-way line of Southard Street; thence in a Northeastly direction along the said Southeastly Right-of-Way line of Southard Street for a distance of 80.00 feet; thence at a right angle and in a Southeastly direction for 73.00 feet; thence at a right angle and in a Southwesterly direction for a distance of 31.01 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for 2.62 feet; thence at a right angle and in a Southwesterly direction for a distance of 6.92 feet; thence at a right angle and in a Southeastly direction for a distance of 2.62 feet; thence at a right angle and in a Northeastly direction for a distance of 6.92 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Patricia Pelchat;
Oropeza Stones Cardenas, PLLC
Old Republic National Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

June 16, 2025
June 17, 2025 - Rev Certification/Add Easement
June 19, 2025 - Add Proposed Easement
September 29, 2025 - Update & Add Elevations

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



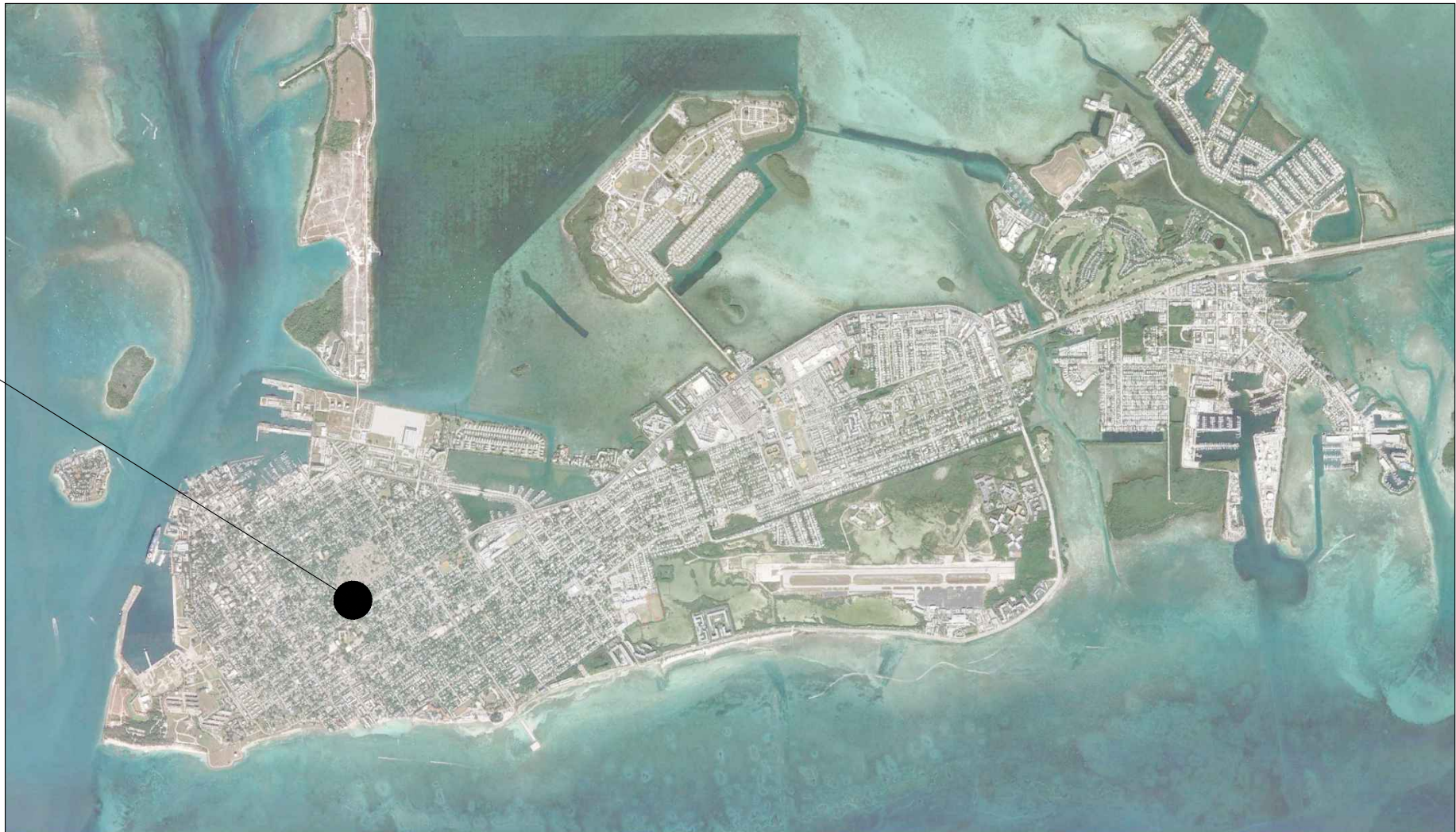
Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

HARC APPLICATION PLANS FOR MAJOR REMODELING

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
602 SOUTHARD ST,
KEY WEST, FL 33040

CLIENT:
GARY THE CARPENTER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY GERRIE MABITAGDO, P.E. ON THE
DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

GERRIE MABITAGDO
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

THIS DRAWING IS NOT VALID WITHOUT THE
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ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

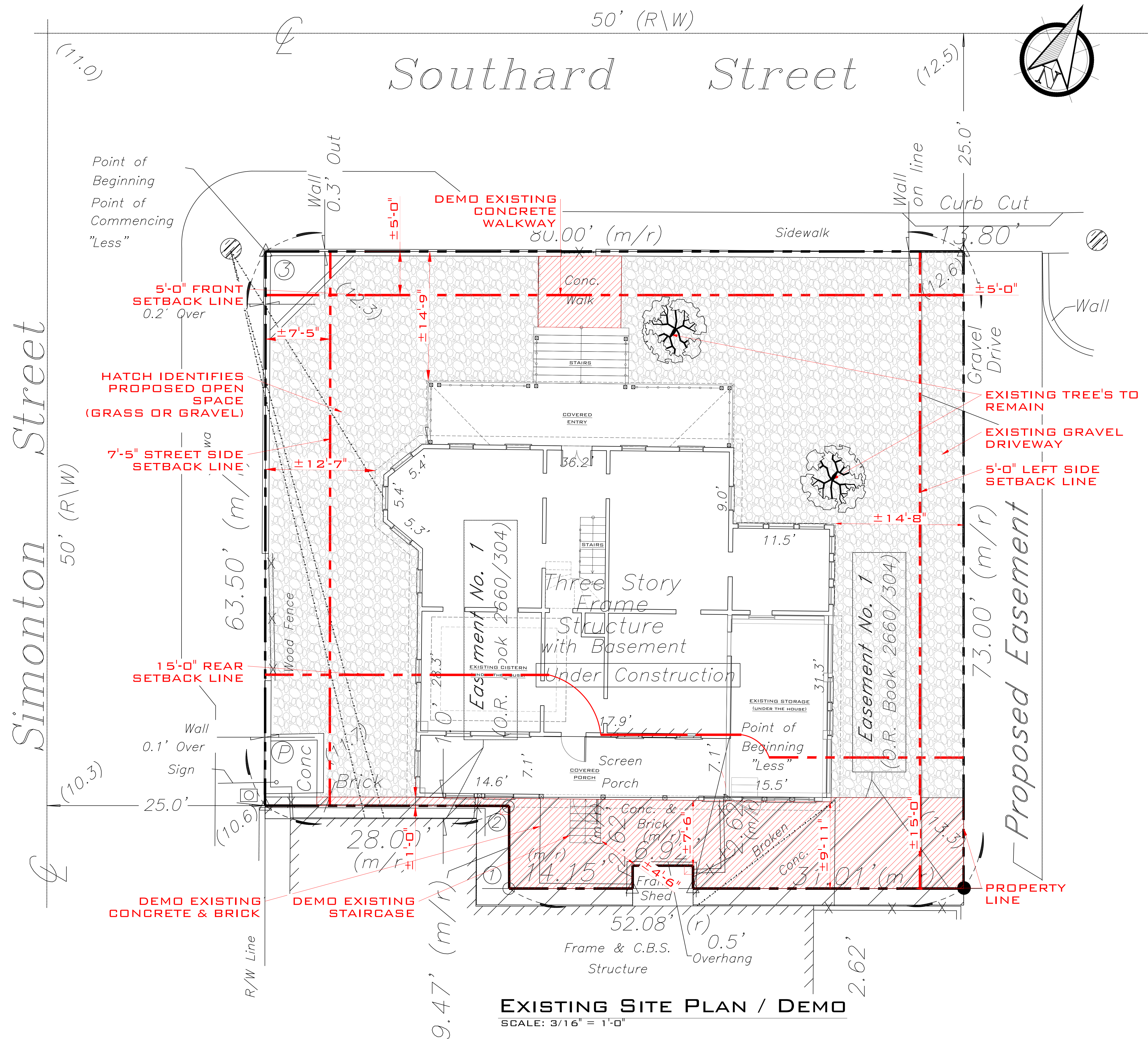
CLIENT:
GARY THE CARPENTER

PROJECT:
602 SOUTHARD ST

SITE:
602 SOUTHARD ST,
KEY WEST, FL 33040

TITLE:
COVER

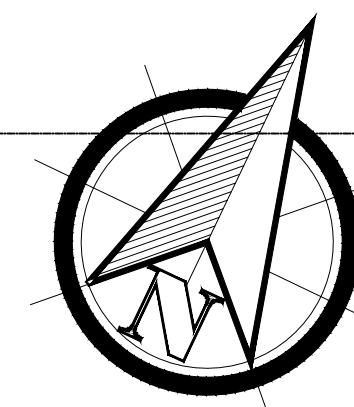
SCALE BY SHEET	DATE	DRAWN	CHECKED
AS SHOWN	12/1/2025	CA	SAM
PROJECT NO.	DRAWING NO.	REVISION	
2509-10	B-100		1



EXISTING SITE PLAN / DEMO
SCALE: 3/16" = 1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GARY THE CARPENTER, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.			
GARY THE CARPENTER PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71488			
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.			
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: GARY THE CARPENTER			
PROJECT: 602 SOUTHARD ST			
SITE: 602 SOUTHARD ST, KEY WEST, FL 33040			
TITLE: EXISTING SITE PLAN			
SCALE BY EXIST:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	12/10/25	GA	SAM
PROJECT NO:	2509-10	DRAWING NO:	5-101
			REVISION:
			1

Southard Street



Simonton Street

50' (R/W)

(10.3)

(11.0)

Point of
Beginning
Point of
Commencing
"Less"

5'-0" FRONT
SETBACK LINE

PROPOSED BRICK
WALKWAY

HATCH IDENTIFIES
PROPOSED OPEN
SPACE
(GRASS OR GRAVEL)

7'-5" STREET SIDE
SETBACK LINE

PROPOSED 4FT.
FENCE W/ GATE

REPAIR EXISTING
6FT. FENCE

PROPOSED

PROPOSED

ELECTRICAL SERVICE

TO BE RELOCATED

EQUIPMENT LOCATION UNDER THE HOUSE

EXISTING PROPANE
TANK REMAIN IN SAME
LOCATION

3)

_____ 25.0' _____

STRUCTURE
SETBACK LINE

5'-0" REAR SETBACK
LINE

PROPOSED SILT FENCE
AND CONSTRUCTION
SITE (SEE DETAILS)

Frame & C.B.S Structure

52.08' (r) Overhang
SWALE BY 5FT X 0.6FT
DEPTH, 27.30 L.F.
(TOTAL ADDITIONAL
VOLUME = ±40.95 CU. FT.)

PROPOSED A/C
LOCATION

PRELIMINARY SITE PLAN

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

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SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71345

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GARY THE CARPENTER

PROJECT: _____

602 SOUTHARD ST

602 SOUTHARD ST,
KEY WEST, FL 33040

PROPOSED SITE PLAN

SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
-----------------	-------	--------	----------

AS SHOWN	12/10/25	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2509-10	S-102	1	

SITE DATA:

TOTAL SITE AREA: ±5,559.00 SQ.FT

LAND USE: HNC-1 (HISTORIC NEIGHBORHOOD COMMERCIAL)

FLOOD ZONE: X

SETBACKS

FRONT:
REQUIRED 5'-0"
EXISTING 14'-9"
PROPOSED NO CHANGES

STREET SIDE:
REQUIRED 7'-5"
EXISTING 12'-7"
PROPOSED NO CHANGES

LEFT SIDE:
REQUIRED 5'-0"
EXISTING 14'-8"
PROPOSED 13'11"

REAR:
REQUIRED 15'-0"
EXISTING 1'-0"
PROPOSED 1'-0"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (±3,336.0 SQ.FT.)
EXISTING 25.1 % (±1,396.1 SQ.FT.)
PROPOSED 33.9 % (±1,889.4 SQ.FT.)

(SPACE UNDER ELEVATED
STRUCTURE IS CONSIDERED
AS PERVIOUS)

EX. CONCRETE CISTERN
(UNDER HOUSE): ±183.41 SQ.FT.

EX. GRAVEL DRIVEWAY: ±263.91 SQ.FT.

UNDER HOUSE: ±256.88 SQ.FT.

EX. CONCRETE: ±133.18 SQ.FT.

POOL DECK
POOL & EQ. PAD: ±393.34 SQ.FT.

BRICK WALKWAY
DRIVEWAY: ±618.23 SQ. FT.

A/C PAD: ±40.50 SQ. FT.

TOTAL: ±1,889.45 SQ.FT

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (±2,779.5 SQ.FT.)
EXISTING 39.5% (±2,198.3 SQ.FT.)
PROPOSED 39.2% (±2,180.0 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED 35% (±1,945.6 SQ.FT.)
EXISTING 42.6% (±2,368.2 SQ.FT.)
PROPOSED 35.1% (±1,950.0 SQ.FT.)



MONROE COUNTY
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	0.00	ft ²	Sidewalks	D	0.00	ft ²
Decks / Patios	B	0.00	ft ²	Pool/Deck	E		ft ²
Driveways	C		ft ²	Other	F	1,396.10	ft ²
Impervious Coverage EXISTING prior to improvement(A + B + C + D + E + F)							1,396.10 1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	0.00	ft ²	Sidewalks	D	0.00	ft ²
Decks / Patios	B	0.00	ft ²	Pool/Deck	E	0.00	ft ²
Driveways	C	0.00	ft ²	Other	F	493.35	ft ²
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)							493.35 1b

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)	1,889.45	1
--	----------	---

2. Determine Percentage of Impervious Coverage on site:

1,889.45 1	ft ²	/	5,559.00	ft ²	=	33.99% 2	% of Impervious Coverage
Total Impervious Coverage		Total Lot Area					

3. Determine "Disturbed Area" [(114-3(f)(2) 4]

5,559.00	ft ²	-	0.00	ft ²	=	5,559.00 3	Disturbed Area
----------	-----------------	---	------	-----------------	---	------------	----------------

Total Lot Area Native Vegetation - If no BMP enter "0"
For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

4. Determine Required Swale Volume – Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:

5,559.00 3	ft ²	X	0.083	=	4a	ft ³	Swale Volume
Disturbed Area							

b. For a NEW home with 40% or greater Impervious Coverage, use:

5,559.00 3	ft ²	X	0.208	X	33.99% 2	% =	4b	ft ³	Swale Volume
Disturbed Area				% of Impervious Coverage					

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:

493.35 1b	ft ²	X	0.083	=	40.95 4c1	ft ³	Added Swale Volume
Impervious Coverage PROPOSED				Swale Volume			

2. When the new development increases the total lot impervious area to 40% or above:

493.35 1b	ft ²	X	0.208	=	0.00 4c2	ft ³	Added Swale Volume
Impervious Coverage PROPOSED				Swale Volume			

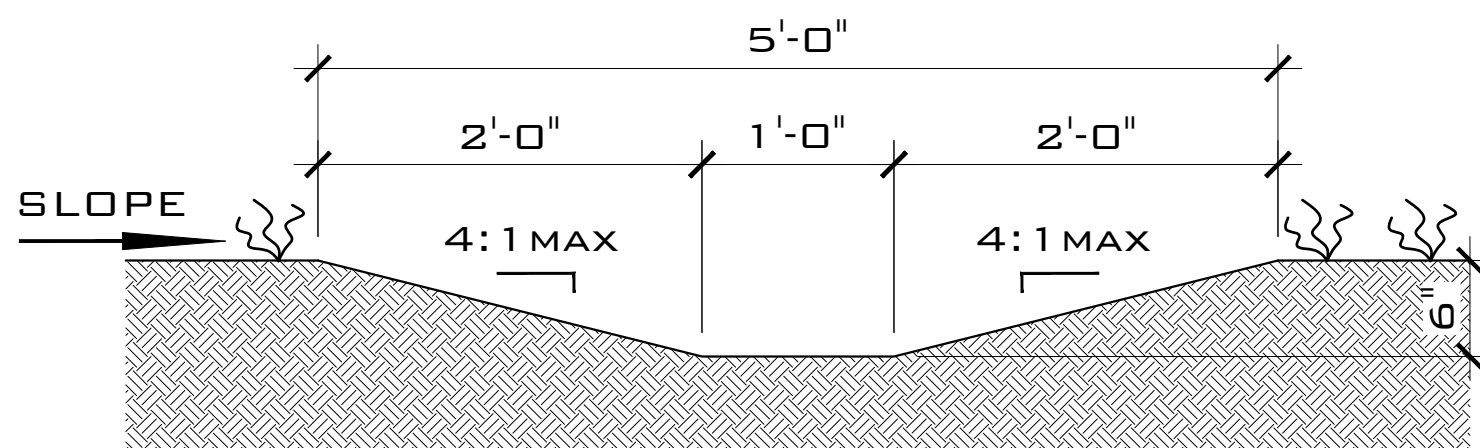
5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

(5.00	ft X	0.60	ft) / 2 =	1.50	ft ²	Cross Sectional Area**
Width		Depth					

40.95	ft ³ /	1.50	ft ²	=	27.30	ft	Swale Length
Swale Volume		Cross Sectional Area					

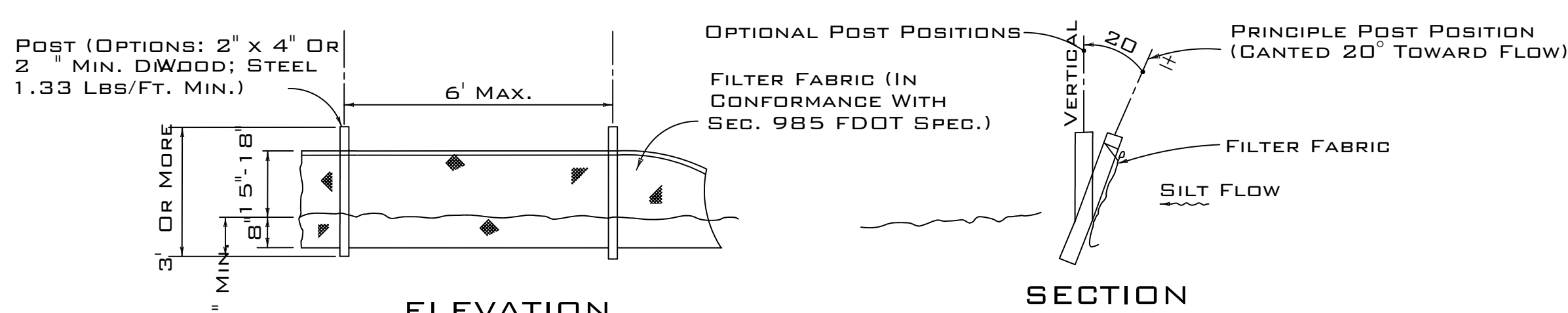
Either 4 - a, b, c1 or c2 (**e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3.
Updated 9/5/2012



CROSS SECTIONAL AREA= 1.50 SQ.FT.

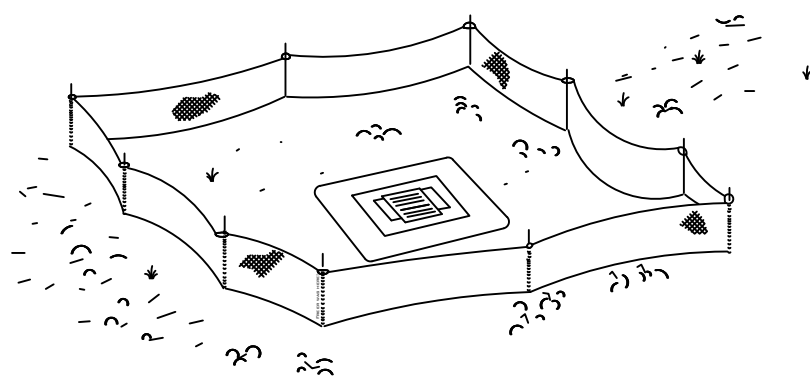
SWALE DETAIL 5'-0" WIDE
SCALE: NTS



ELEVATION

SECTION

TYPE III SILT FENCE



TYPE III SILT FENCE PROTECTION
AROUND DITCH BOTTOM INLETS.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

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LICENSE NO. 71480

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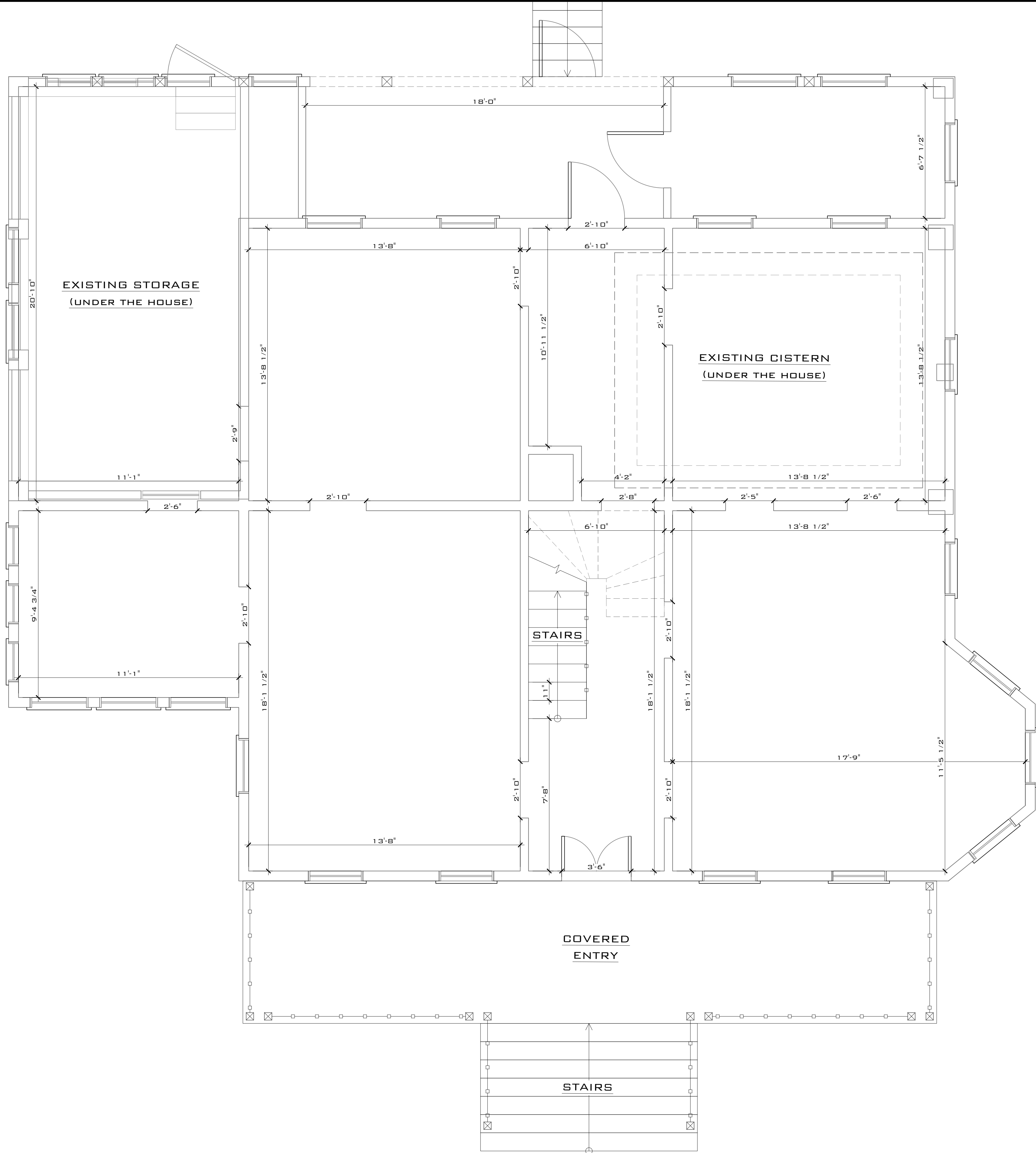
CLIENT:
GARY THE CARPENTER

PROJECT:
602 SOUTHARD ST

DRAWN BY:
602 SOUTHARD ST

TITLE:
SITE DATA

SCALE BY: 2509-10 DATE: 12/1/2011 DESIGNED BY: 5-103 CHECKED BY: 1



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

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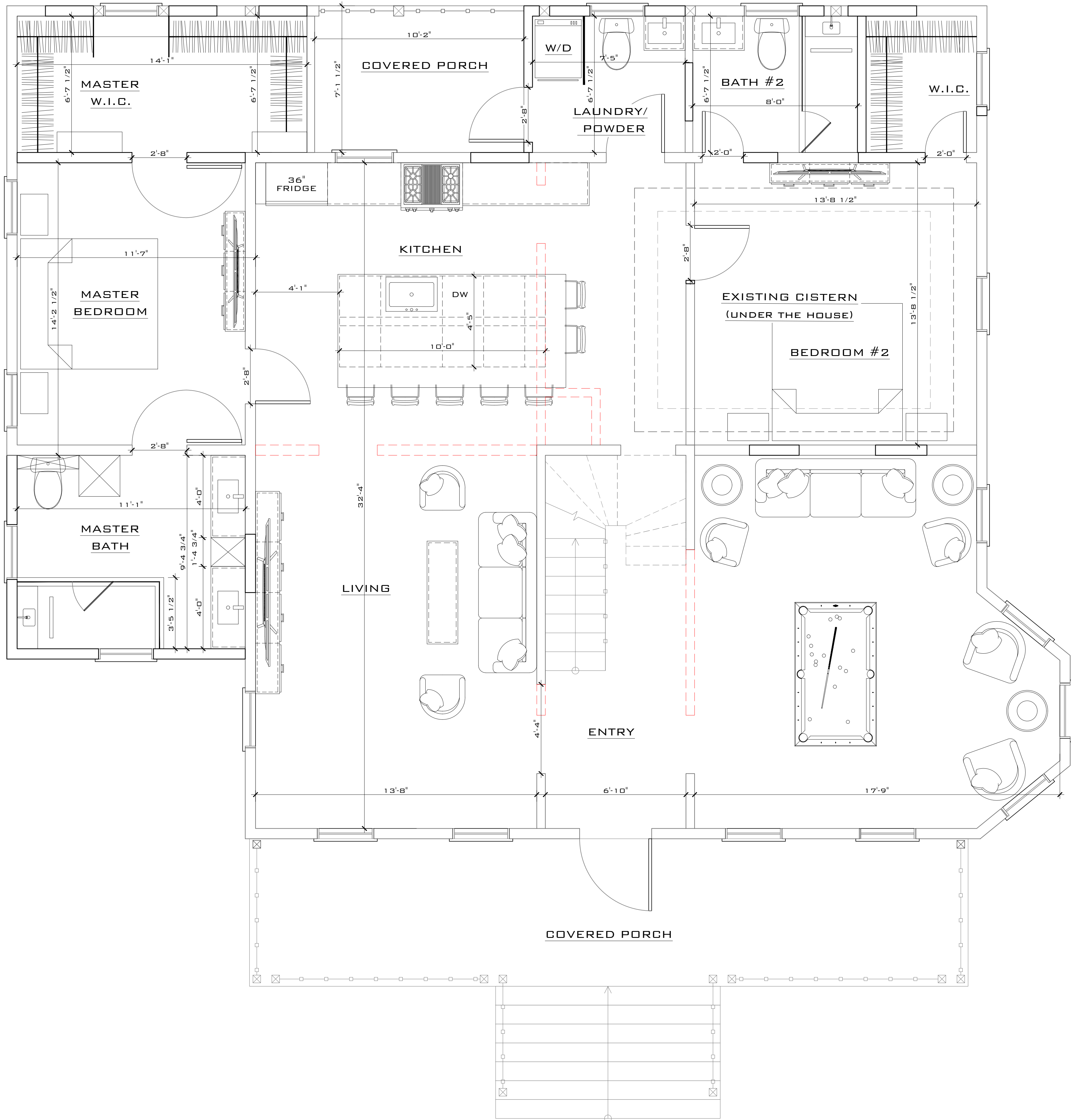
CLIENT:
GARY THE CARPENTER

PROJECT:
602 SOUTHARD ST

SITE:
602 SOUTHARD ST,
KEY WEST, FL 33040

TITLE:
EXISTING 1ST FLOOR PLAN

SCALE BY SHEET:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12/10/25	GA	SAM
PROJECT NO.:	ISSUANCE NO.:	DATE:	REVISION:
2509-10	A-101		1



PROPOSED 1ST FLOOR PLAN

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

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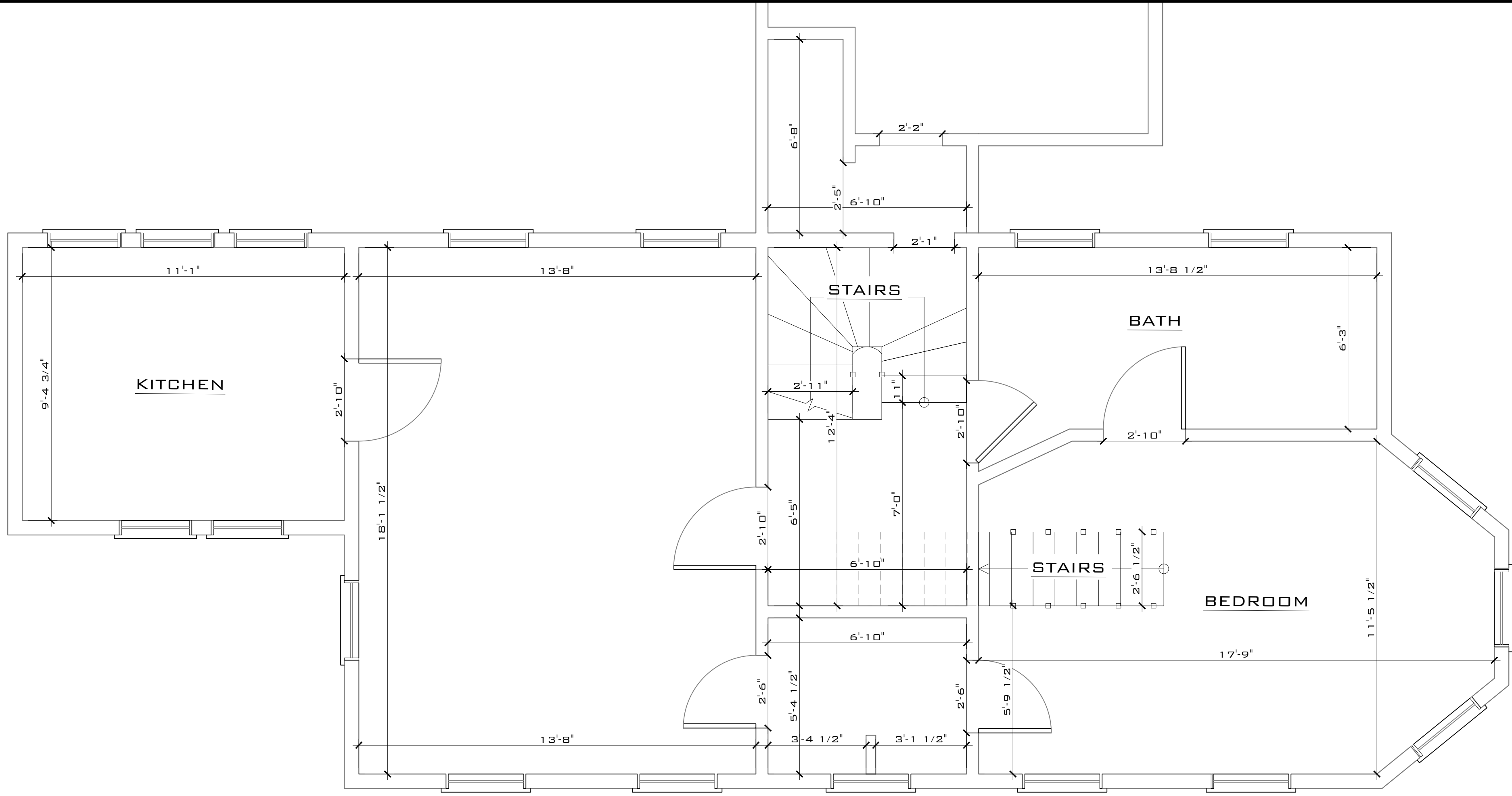
CLIENT:
GARY THE CARPENTER

PROJECT:
602 SOUTHD ST

SITE:
**602 SOUTHD ST,
KEY WEST, FL 33040**

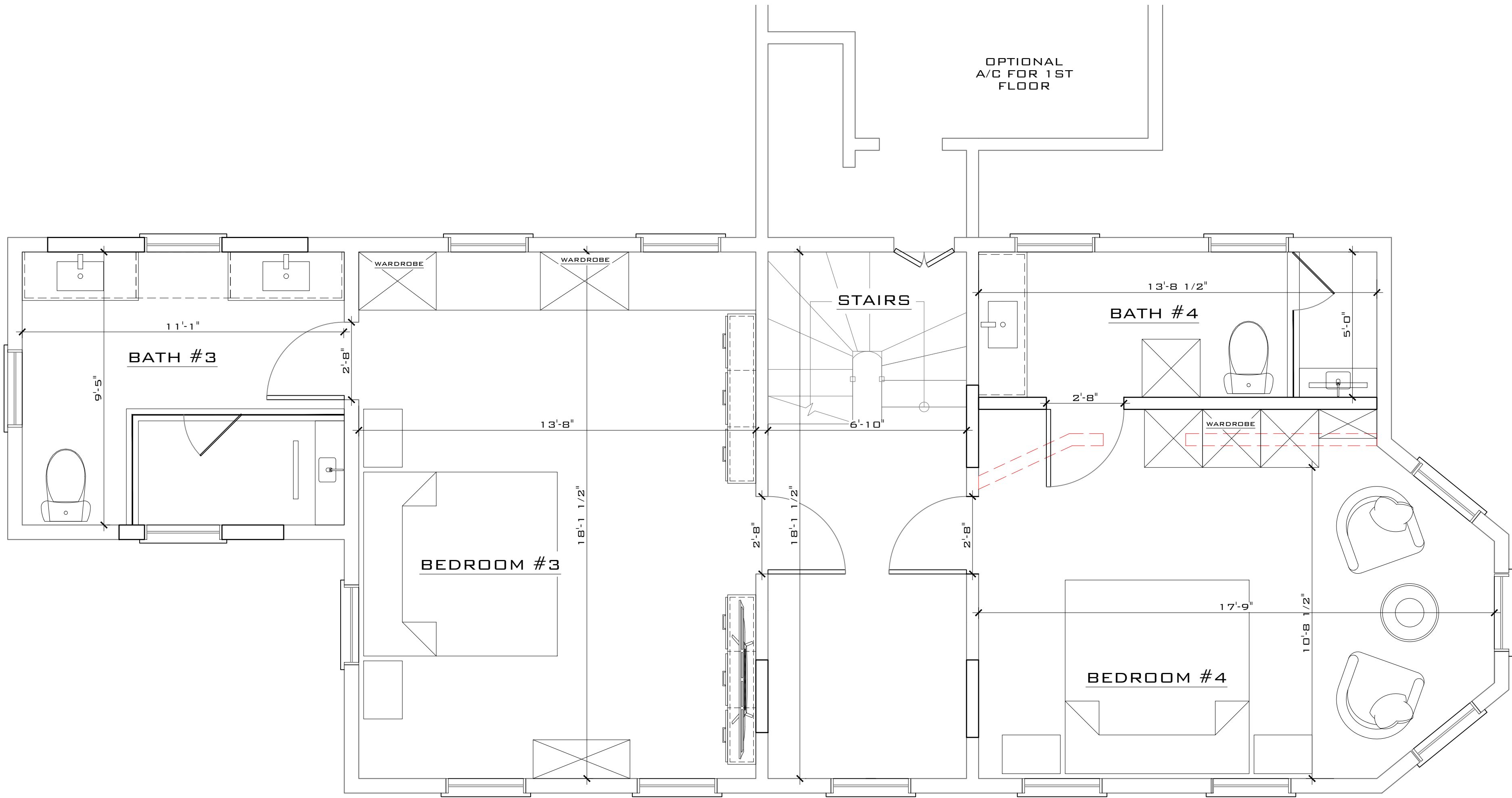
TITLE:
PROPOSED 1ST FLOOR PLAN

SCALE	BY	DATE	DATE	DATE	DATE
AS SHOWN	12/10/25	12/10/25	12/10/25	12/10/25	12/10/25
2509-10	2509-10	2509-10	2509-10	2509-10	2509-10



EXISTING 2ND FLOOR PLAN

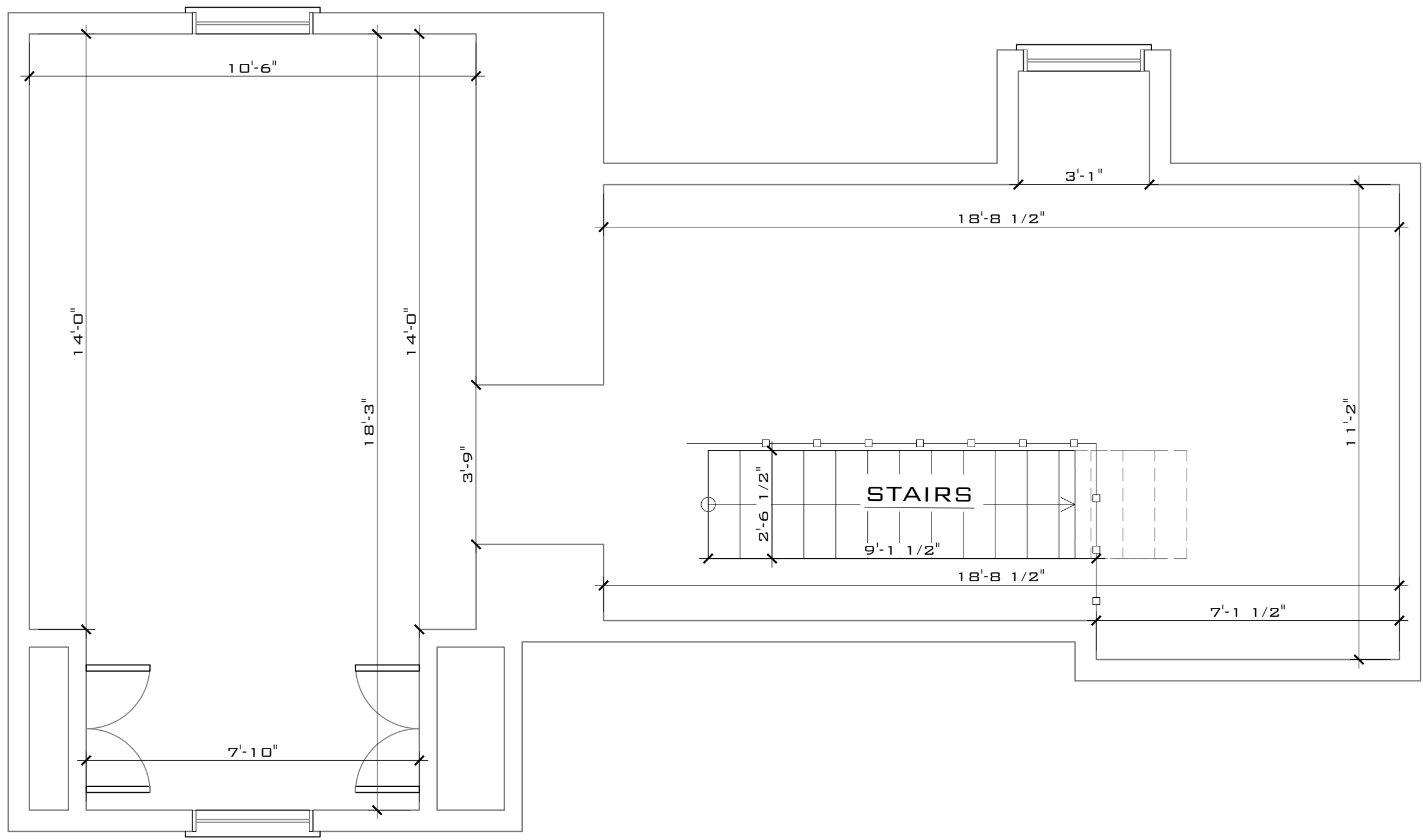
SCALE: 3/8" = 1'-0"



PROPOSED 2ND FLOOR PLAN

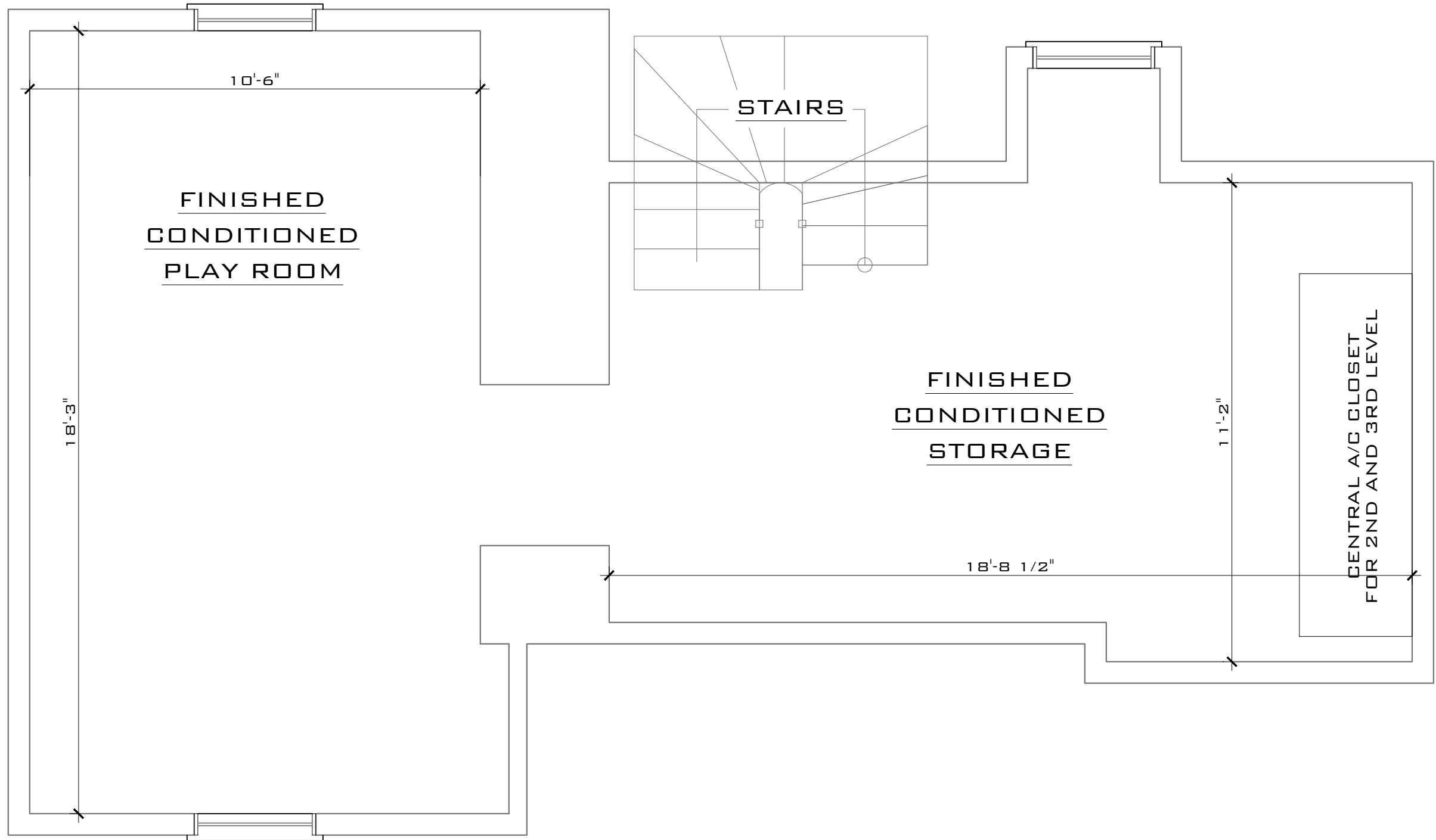
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CLIENT: GARY THE CARPENTER			
PROJECT: 602 SOUTHARD ST			
SITE: 602 SOUTHARD ST, KEY WEST, FL 33040			
TITLE: 2ND FLOOR PLANS			
SCALE BY SHEET: 2509-10	DATE: 12/1/2025	DRAWN BY: SAM	CHECKED BY: SAM
PROJECT NO: A-103	DATE: 12/1/2025	REVISION: 1	



EXISTING 3RD FLOOR PLAN

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



PROPOSED 3RD FLOOR PLAN

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

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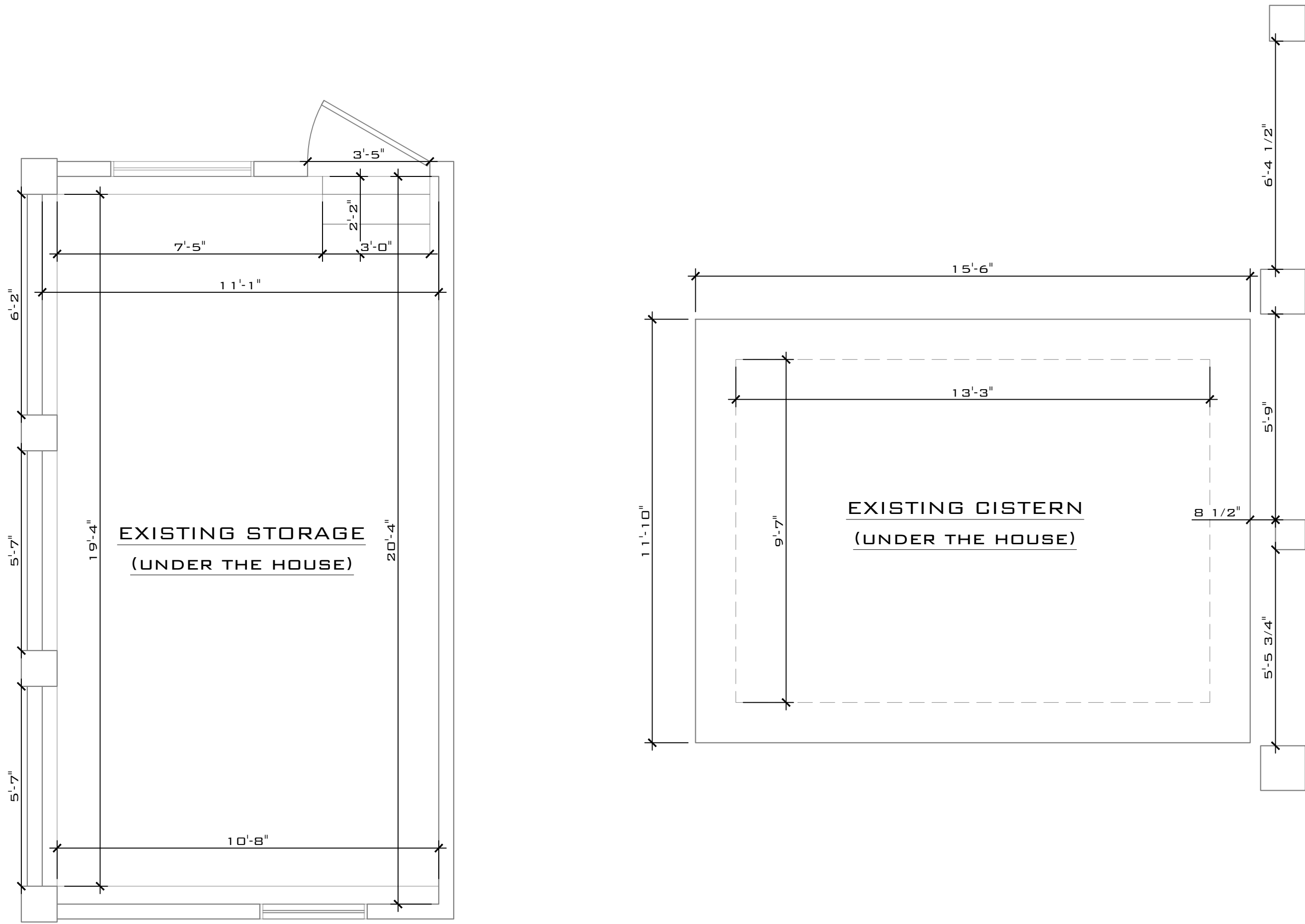
CLIENT:
GARY THE CARPENTER

PROJECT:
602 SOUTHARD ST

SITE:
**602 SOUTHARD ST,
KEY WEST, FL 33040**

TITLE:
3RD FLOOR PLANS

SCALE BY SHEET:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12/1/2025	SAH	SAH
PROJECT NO.:	DATE:	REVISION:	
2509-10	A-104		1



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

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CA # 30835

CLIENT:
GARY THE CARPENTER

PROJECT:
602 SOUTHARD ST

SITE:
**602 SOUTHARD ST,
KEY WEST, FL 33040**

TITLE:
GROUND FLOOR PLAN

SCALE BY SHEET:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	12/10/25	SAM	SAM
PROJECT NO.:	ISSUANCE NO.:	REVISION:	
2509-10	A-105		1



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



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



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



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

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CA # 30835

CLIENT:
GARY THE CARPENTER

PROJECT:
602 SOUTHARD ST

DATE:
602 SOUTHARD ST,
KEY WEST, FL 33040

TITLE:
ELEVATIONS

SCALE BY SHEET: AS SHOWN	DATE: 12/10/25	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 2509-10	DATE: A-106	SHEET: 1	TOTAL: 1



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



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



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



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

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CA # 30835

OWNER:
GARY THE CARPENTER

PROJECT:
602 SOUTHARD ST

DATE: 602 SOUTHARD ST,
KEY WEST, FL 33040

TITLE:
ELEVATIONS

SCALE BY SHEET	DATE	DRAWN	CHECKED	SAN
AS SHOWN	12/10/25	SAH		
PROJECT NO.	2509-10	DATE	A-107	1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. January 27, 2026, at City Hall, 1300 White Street,** Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. PARTIAL ENCLOSURE OF REAR PORCH AND RECONSTRUCTION OF TWO-STORY NON-HISTORIC SIDE ADDITION WITH NEW GABLE ROOF, NEW POOL, POOL DECK, AND SITE IMPROVEMENTS. PARTIAL DEMOLITION OF HISTORIC TWO-STORY SIDE ADDITION TO ACCOMMODATE NEW GABLE ROOF.

#602 SOUTHARD STREET

Applicant –Serge Mashtakov, PE Application #C2025-0105

If you wish to see the application or have any questions, you may visit the Growth Management Division 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 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:
602 SOUTHARD STREET, KEY WEST, FL 33040 on the
27 day of JANUARY, 2026.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 5:00pm, JANUARY 27, 2026.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C2025-0105.

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

Signed Name of Affiant:

[Signature]
Date: 01/22/26

Address: 3710 N ROOSEVELT BLVD

City: KEY WEST

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 22 day of January, 2026.

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

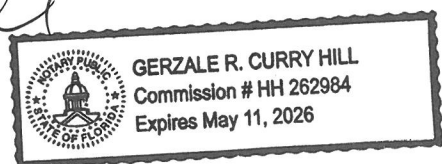
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____



PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00012150-000100
 Account# 8869401
 Property ID 8869401
 Millage Group 10KW
 Location Address 602 SOUTHARD St, KEY WEST
 Legal Description KW PT LOT 3 SQR 60 (PARCEL C) OR1357-2165 OR1473-1842 OR1523-2394 OR3336-2490
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI-FAMILY TRIPLEX (0803)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

PELCHAT PATRICIA
 52 Allen Rd
 Brookfield MA 01506

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$494,793	\$493,801	\$447,477	\$447,477
+ Market Misc Value	\$4,257	\$3,444	\$3,444	\$3,444
+ Market Land Value	\$1,241,769	\$1,241,769	\$1,141,332	\$864,369
= Just Market Value	\$1,740,819	\$1,739,014	\$1,592,253	\$1,315,290
= Total Assessed Value	\$1,464,286	\$1,331,169	\$1,210,154	\$1,100,140
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,740,819	\$1,739,014	\$1,592,253	\$1,315,290

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,241,769	\$493,801	\$3,444	\$1,739,014	\$1,331,169	\$0	\$1,739,014	\$0
2023	\$1,141,332	\$447,477	\$3,444	\$1,592,253	\$1,210,154	\$0	\$1,592,253	\$0
2022	\$864,369	\$447,477	\$3,444	\$1,315,290	\$1,100,140	\$0	\$1,315,290	\$0
2021	\$655,378	\$391,000	\$3,444	\$1,049,822	\$1,000,127	\$0	\$1,049,822	\$0
2020	\$600,594	\$396,430	\$3,444	\$1,000,468	\$909,206	\$0	\$1,000,468	\$0
2019	\$578,358	\$401,861	\$3,444	\$983,663	\$826,551	\$0	\$983,663	\$0
2018	\$661,465	\$412,722	\$3,444	\$1,077,631	\$751,410	\$0	\$1,077,631	\$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)	5,559.00	Square Foot	80	68

Buildings

Building ID	34431	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1901
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	2005
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	3241	Roof Type	IRR/CUSTOM
Finished Sq Ft	2671	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	336	Bedrooms	3
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	28	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	252	0	86
FAT	FINISHED ATTIC	216	0	60
FLA	FLOOR LIV AREA	2,671	2,671	332
SPF	SC PRCH FIN LL	102	0	46
TOTAL		3,241	2,671	524

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1962	1963	0 x 0	1	81 SF	2
WALL AIR COND	1989	1990	0 x 0	1	1 UT	2
FENCES	1990	1991	5 x 114	1	570 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/10/2025	\$1,425,000	Warranty Deed	2509198	3336	2490	19 - Unqualified	Improved		

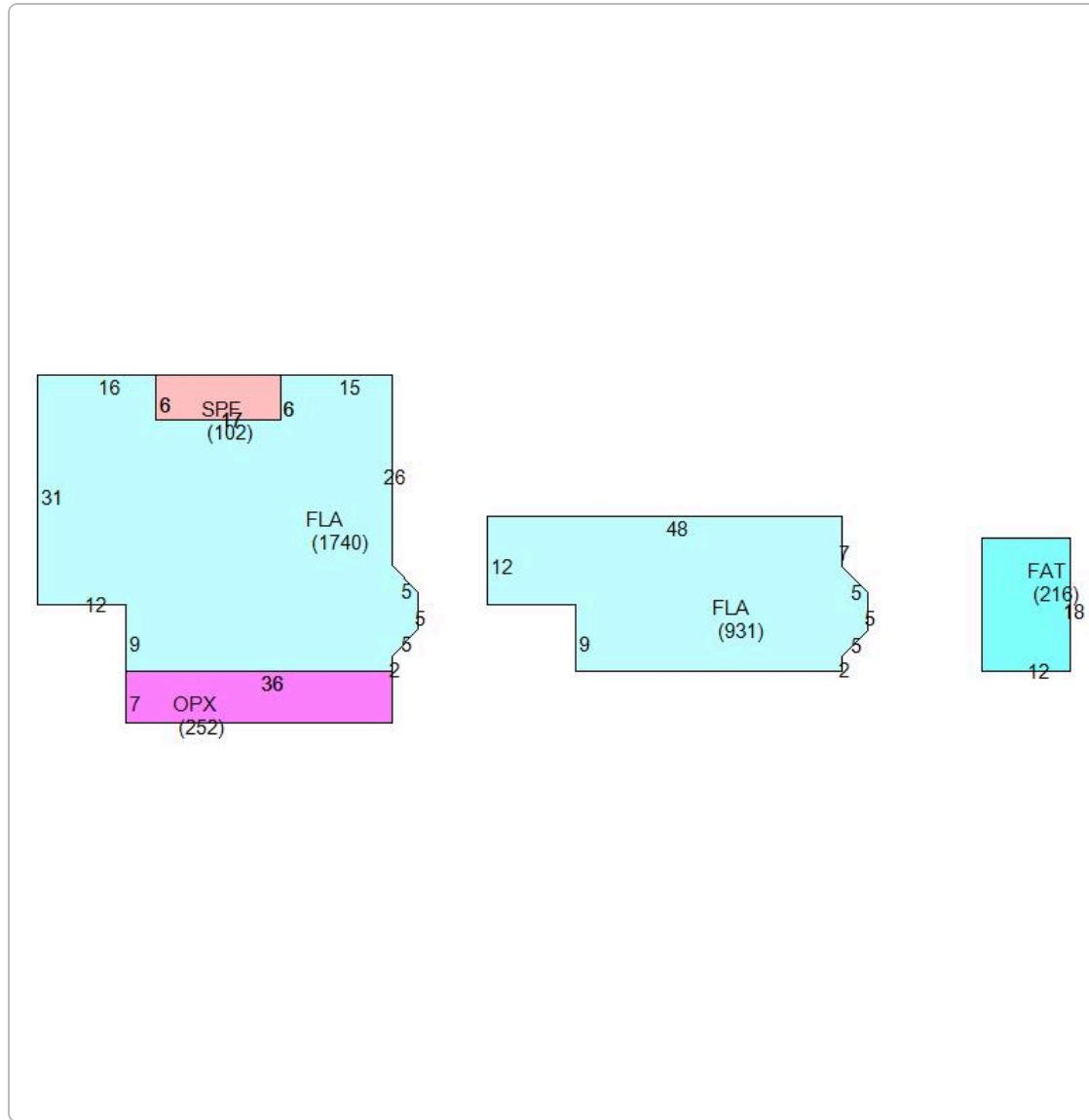
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-2288	09/10/2025	Active	\$20,000		Demo interior finishes on front bldg downstairs.
03-1638	05/07/2003	Completed	\$2,000		ROOFING
9601412	03/01/1996	Completed	\$500		AWNINGS
9600910	02/01/1996	Completed	\$1,500		ROOF
9600599	01/01/1996	Completed	\$650		ELECTRICAL
B954250	12/01/1995	Completed	\$2,200		PAINTING
B954029	11/01/1995	Completed	\$1,500		AWNINGS
E951395	04/01/1995	Completed	\$1,000		100 AMP SUB & INSPECTION

View Tax Info

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Sketches (click to enlarge)



Photos



2025 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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