



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.

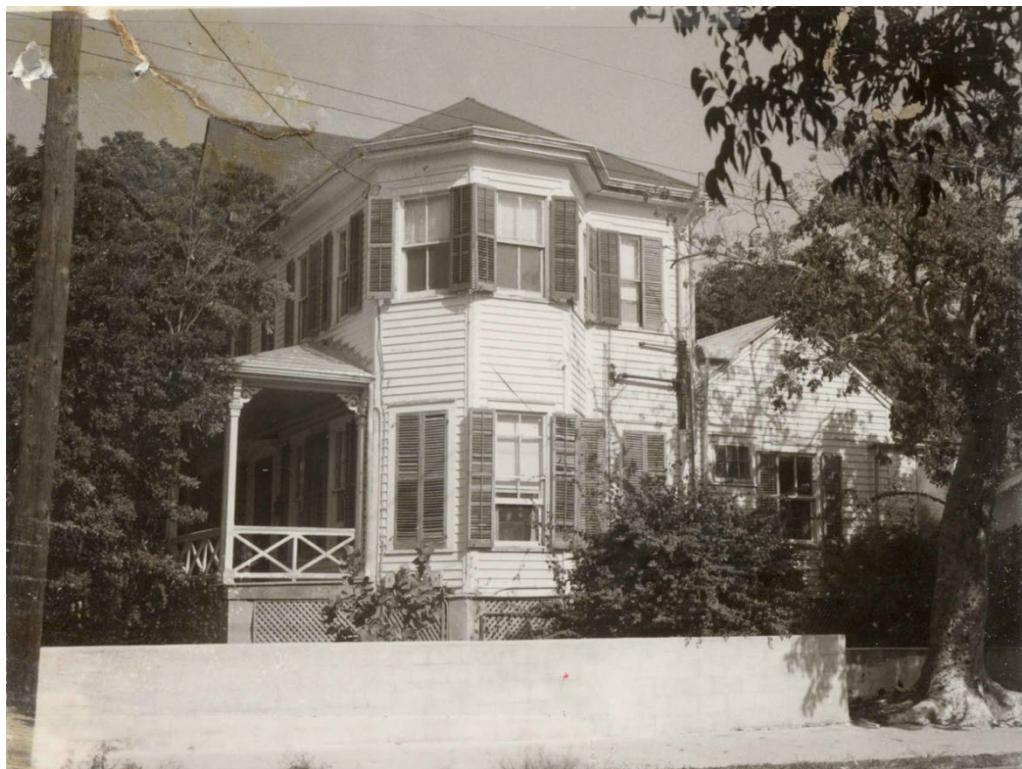


Photo of property under review.



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:

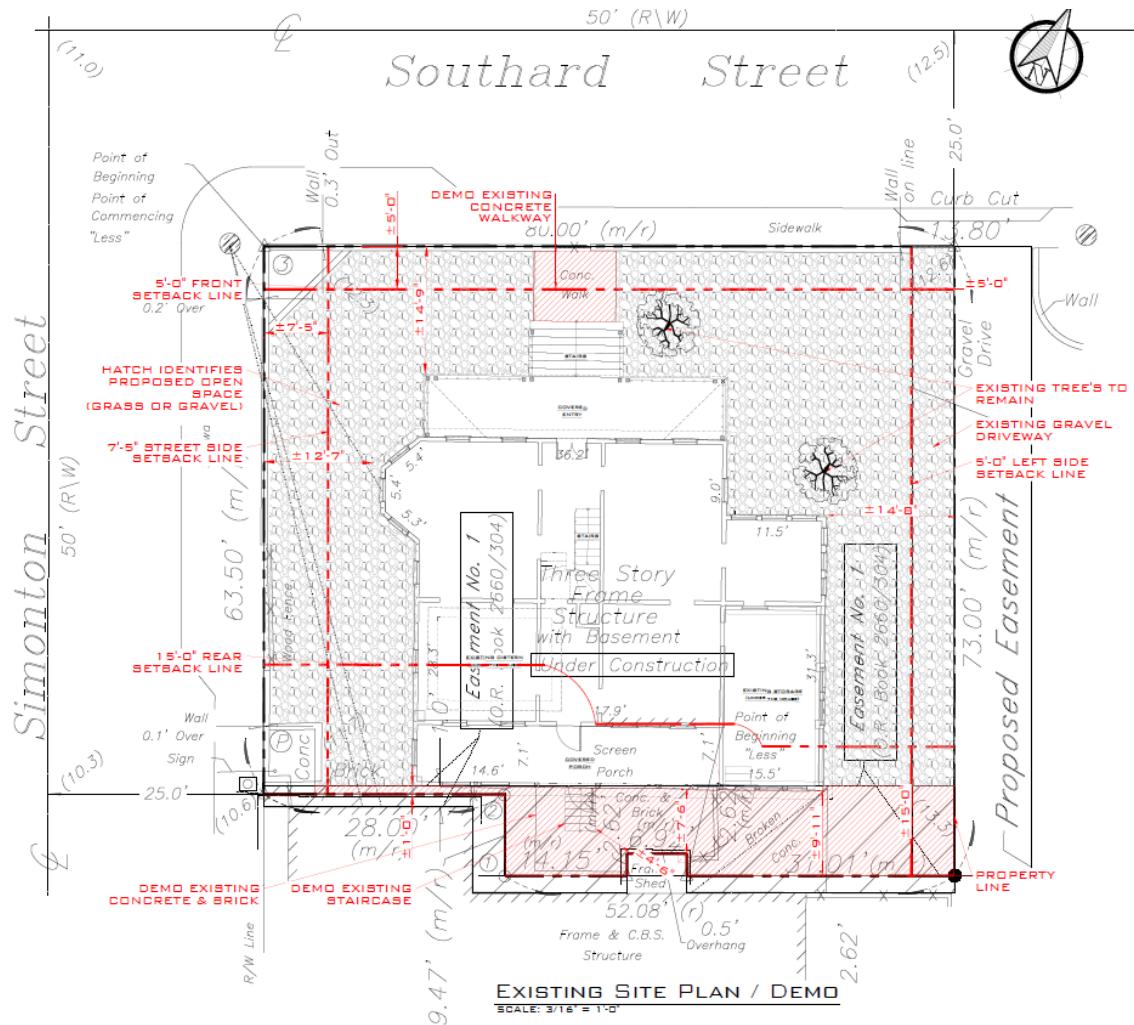
- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

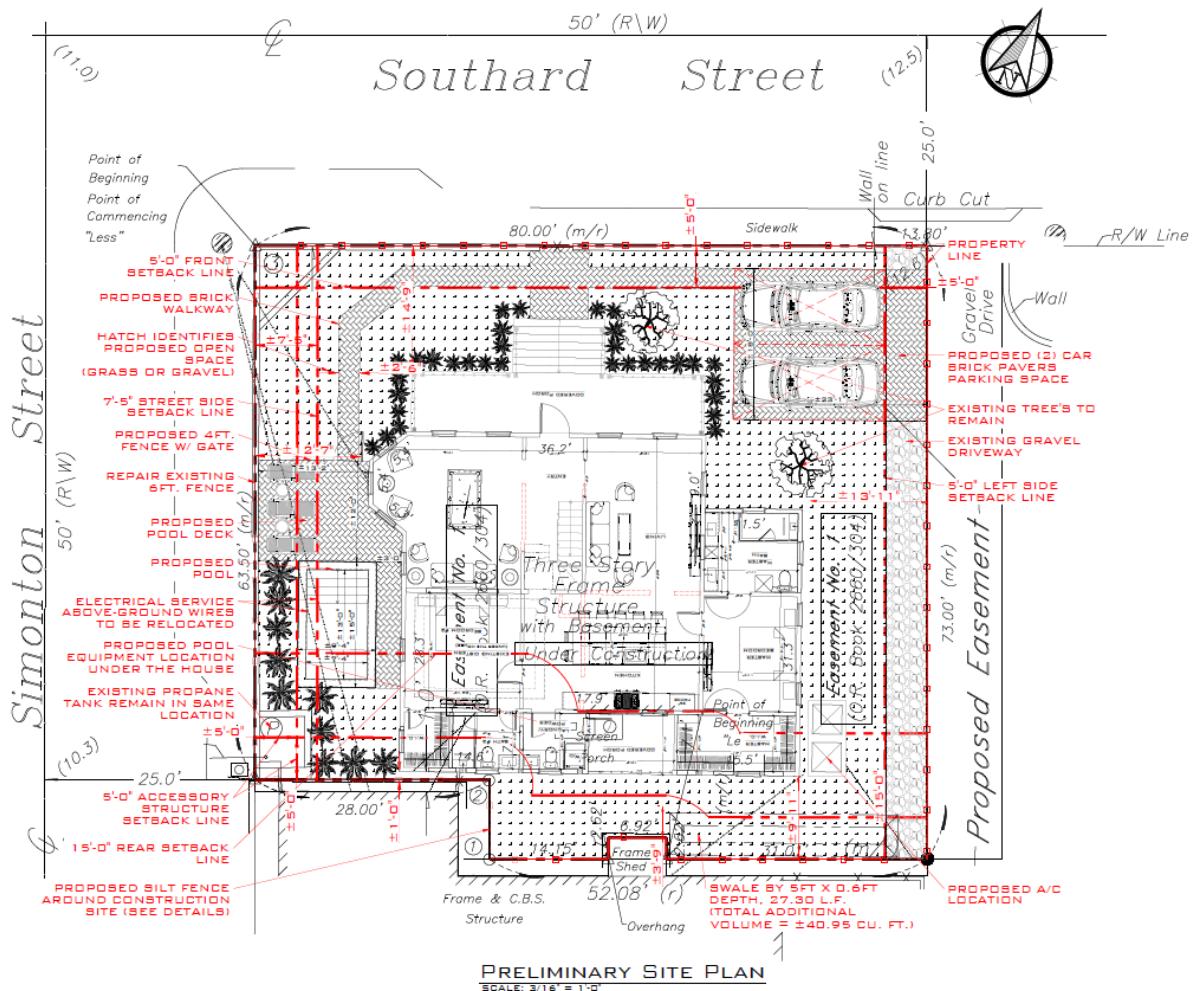
The Certificate of Appropriateness proposes renovations to the contributing structure. The scope of work includes the partial enclosure of the rear porch with wood siding, a new gable roof in the location of the current side shed roof, and a side pool and pool deck.

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

Existing Front Elevation



PROPOSED FRONT ELEVATION

Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation



Existing Left Elevation



Proposed Left Elevation



EXISTING RIGHT ELEVATION

Existing Right Elevation



PROPOSED RIGHT ELEVATION

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 irreversibly 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	
APPLICANT NAME:	Serge Mashtakov, PE	PHONE NUMBER 305-304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd	EMAIL serge@artibusdesign.com
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	
	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-historic 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.**

PROPERTY OWNER'S SIGNATURE

12/10/2025 PATRICIA PELCHAT

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

(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.

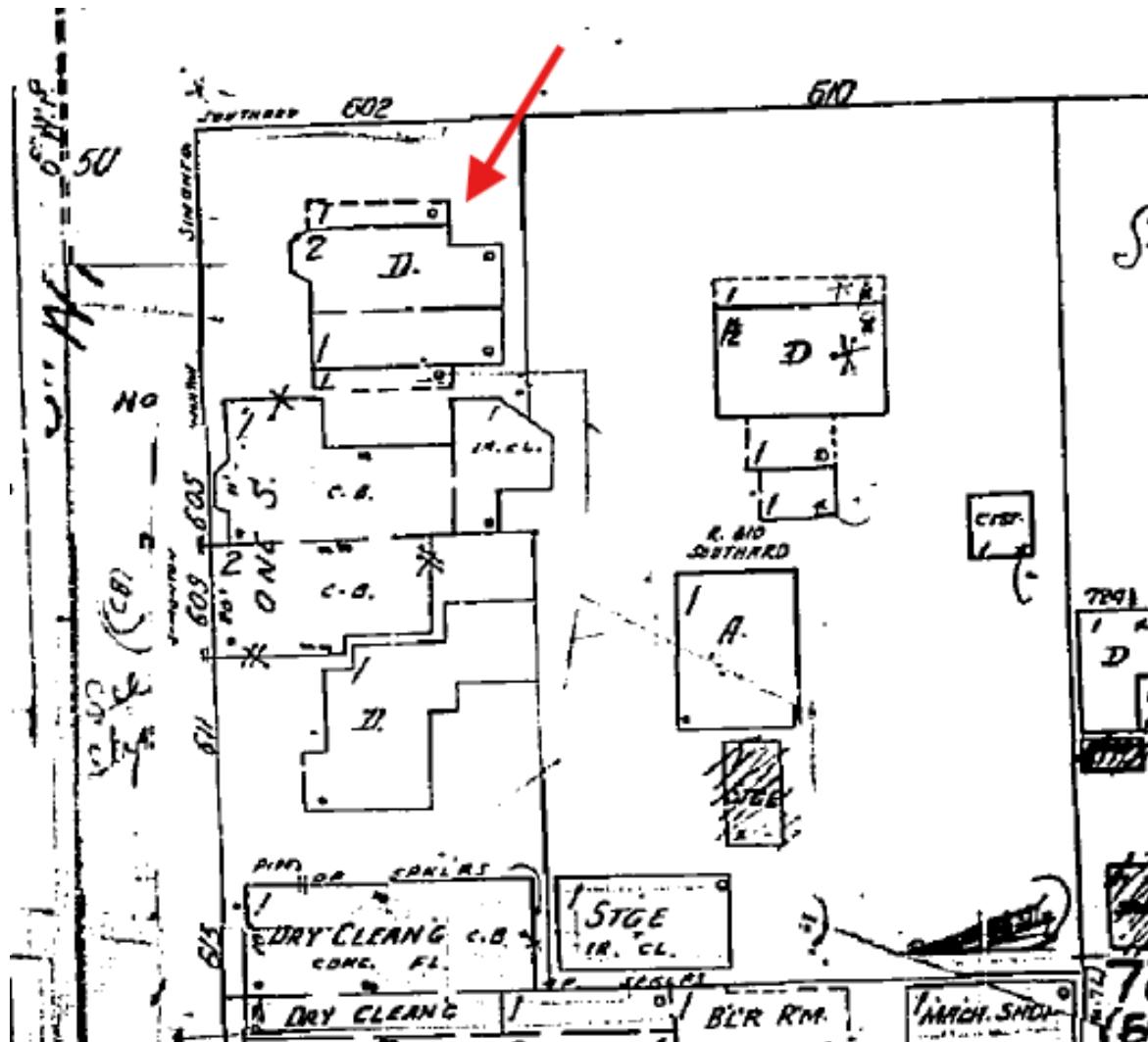
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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.

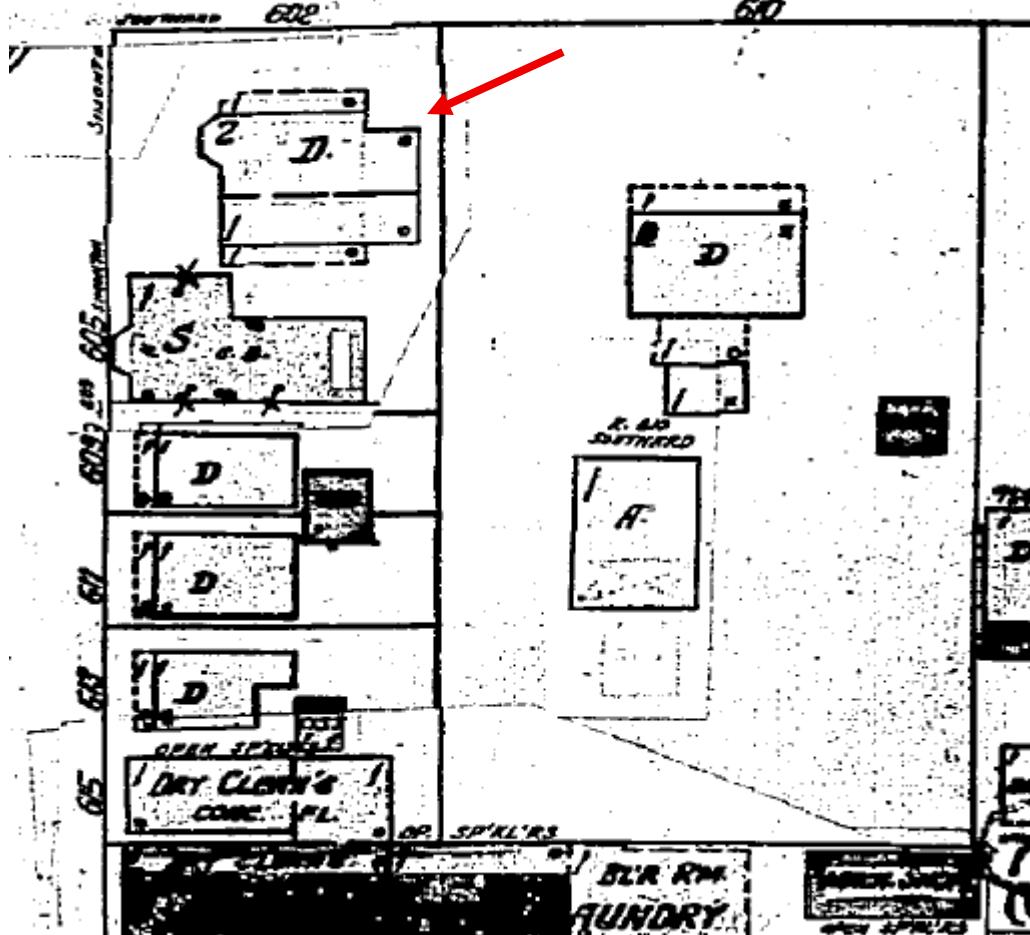
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

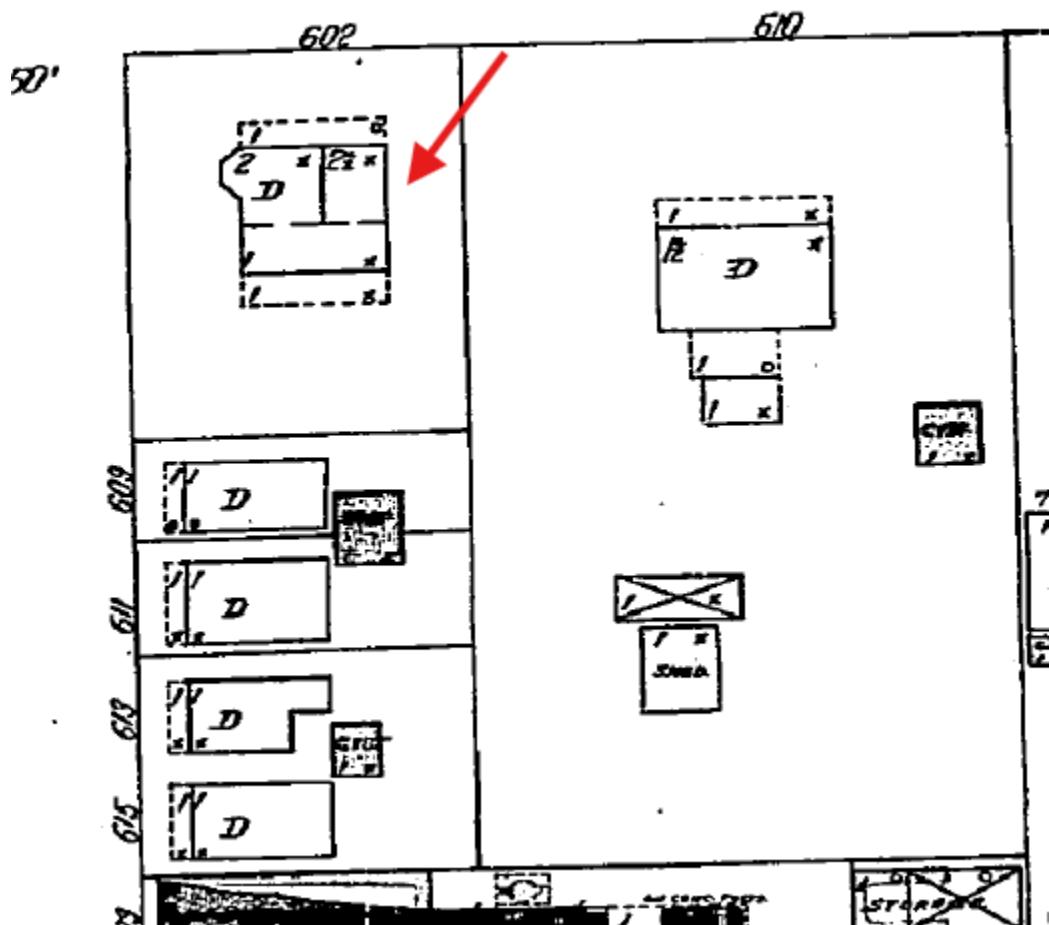
SANBORN MAPS



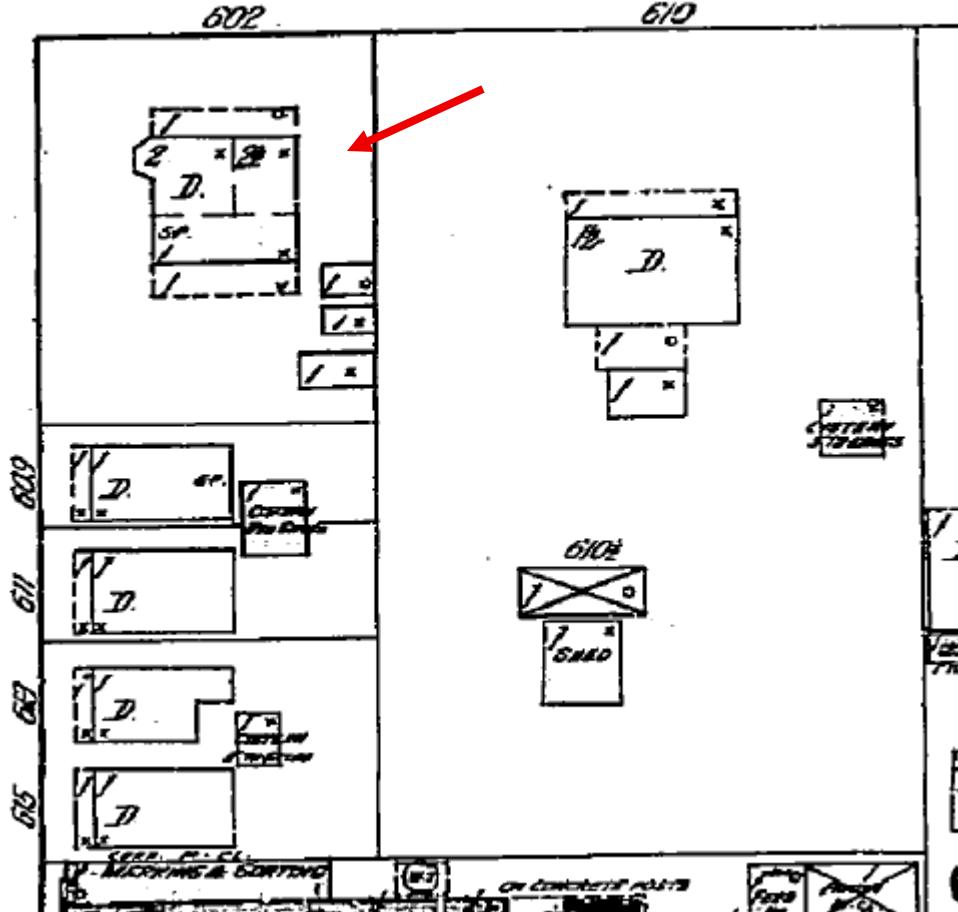
1962 Sanborn Map



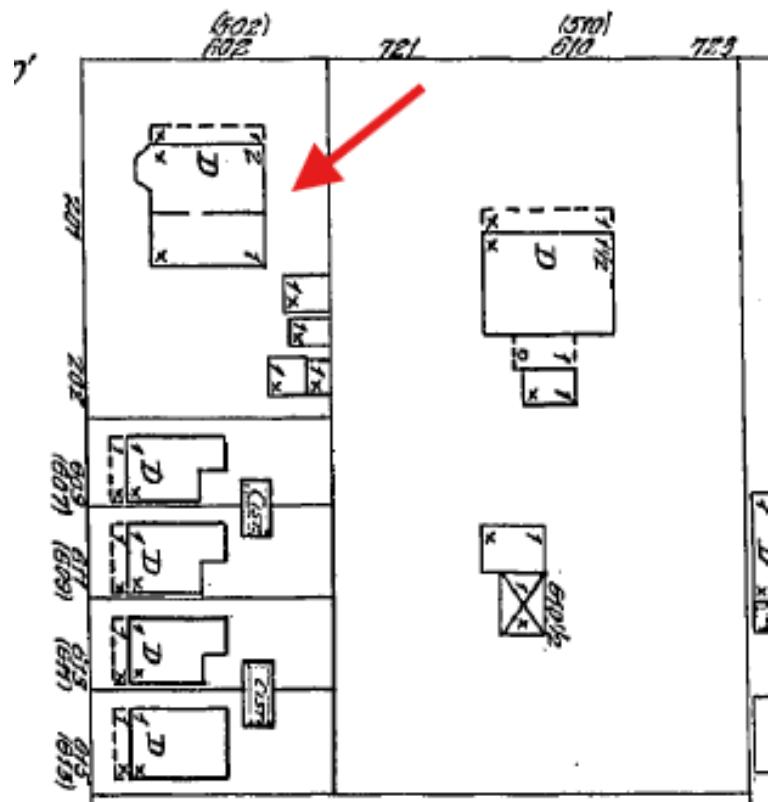
1948 Sanborn Map



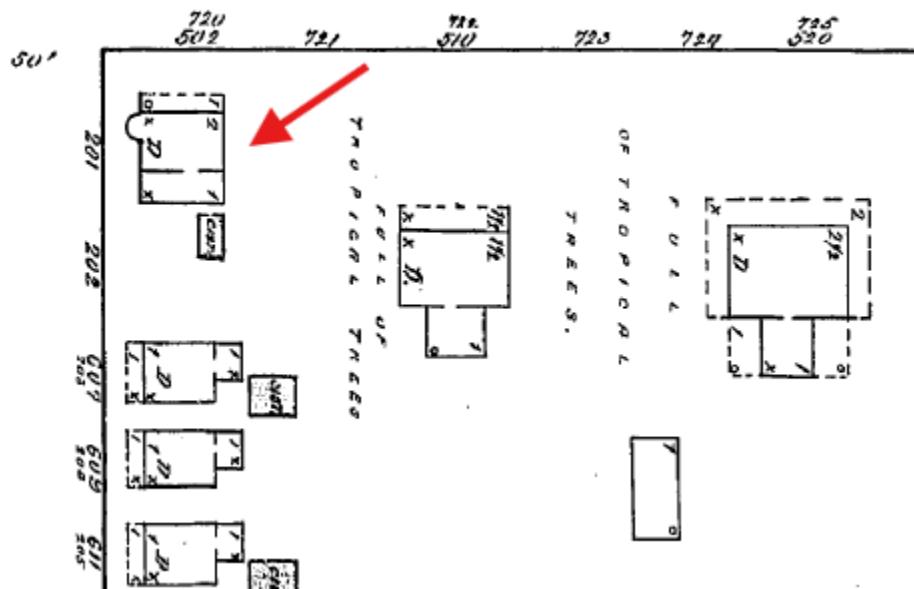
1926 Sanborn Map



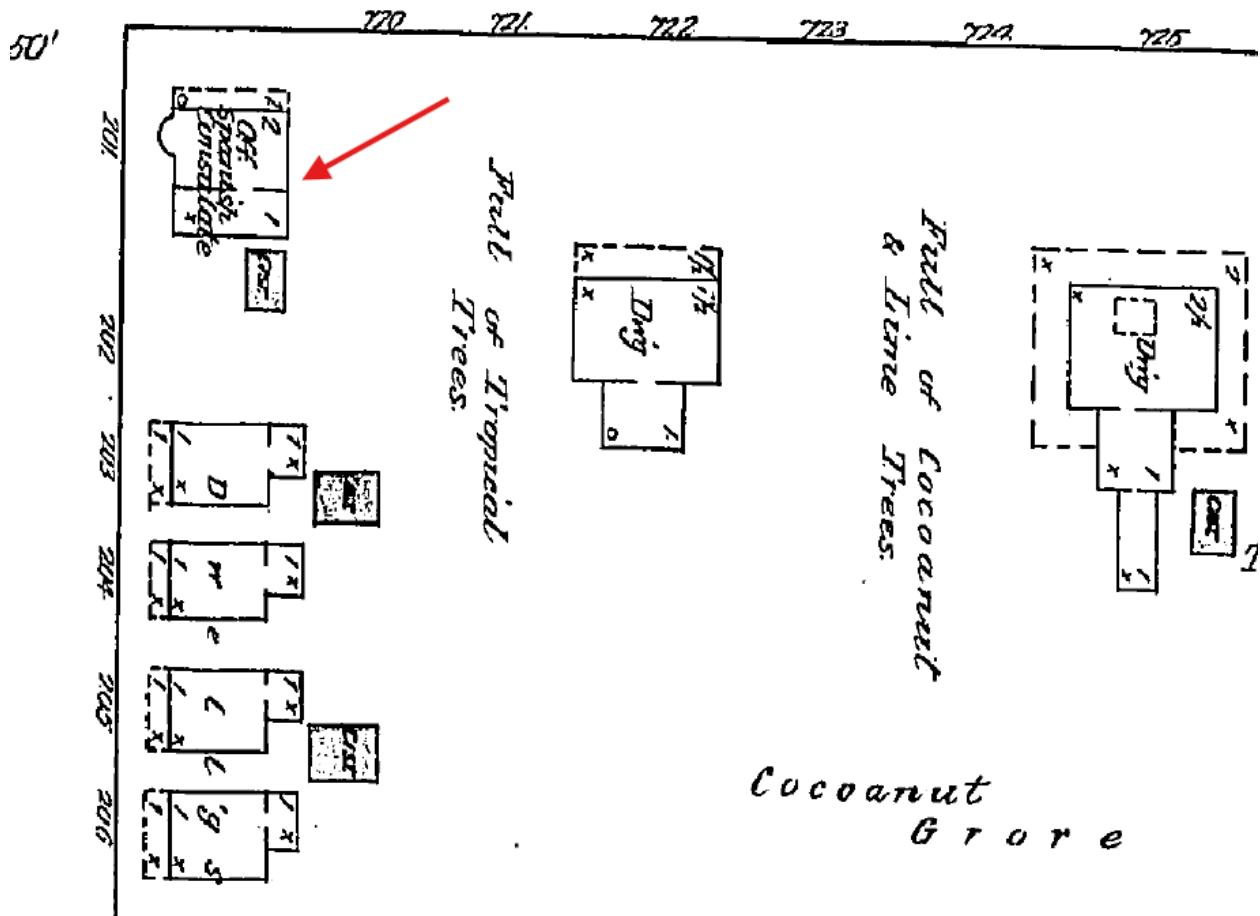
1912 Sanborn Map



1899 Sanborn Map



1892 Sanborn Map



1889 Sanborn Map

PROJECT PHOTOS

602 SOUTHDARD ST
(HISTORICAL PICTURE)



602 SOUTHARD ST (FRONT SIDE VIEW)



602 SOUTHARD ST (LEFT SIDE VIEW)



602 SOUTHARD ST
(RIGHT SIDE VIEW)

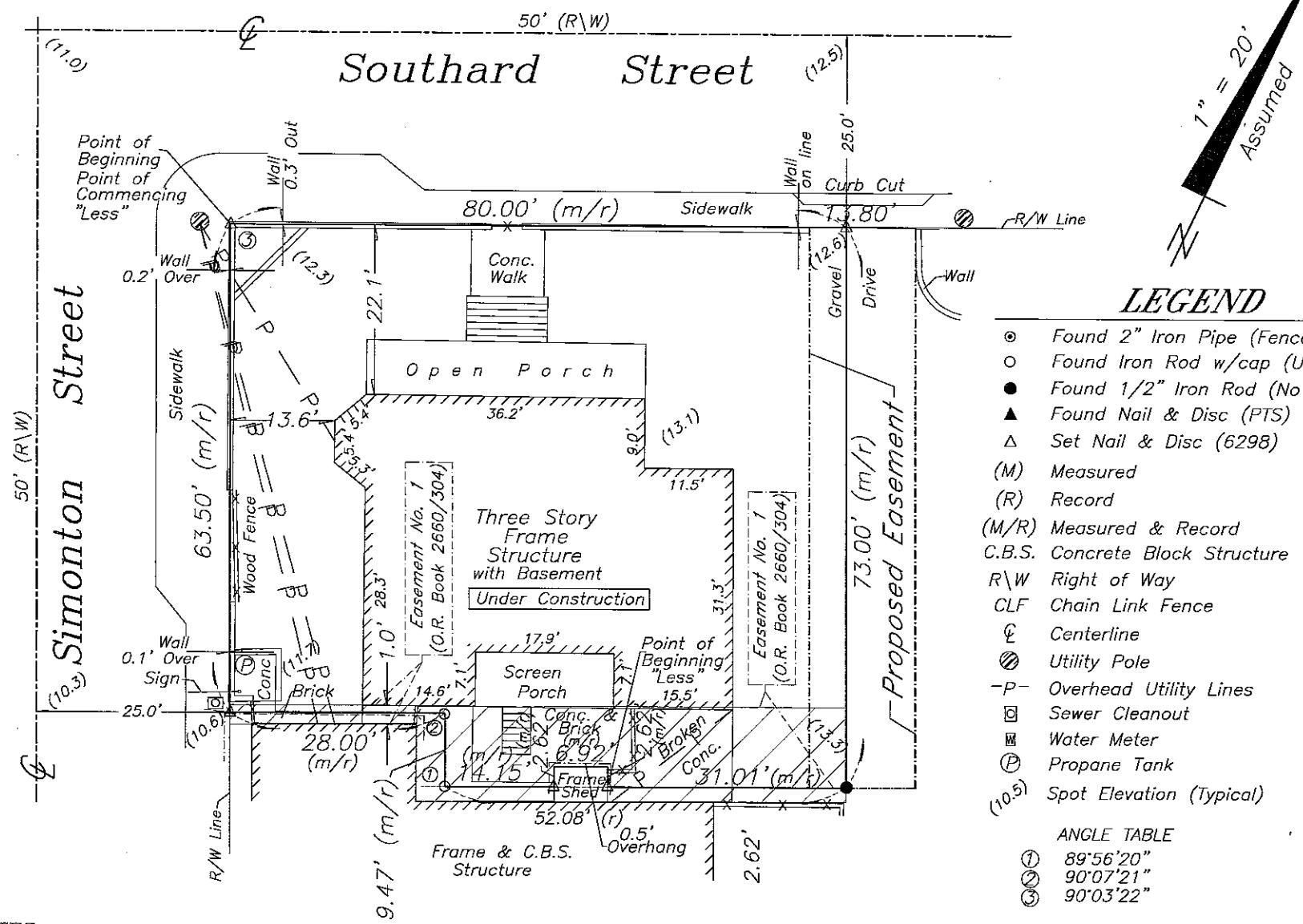


602 SOUTHARD ST
(REAR SIDE VIEW)



SURVEY

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



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 Northeasterly Right-of-Way Line of Simonton Street and the Southeasterly Right-of-Way Line of Southard Street; thence in a Northeasterly direction along the said Southeasterly Right-of-Way Line of Southard Street for 80.00 feet; thence at a right angle and in a Southeasterly 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 Northeasterly Right-of-Way Line of Simonton Street; thence at a right angle and in a Northwesterly direction along said Northeasterly 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 Northeasterly right-of-way line of Simonton Street and the Southeasterly right-of-way line of Southard Street; thence in a Northeasterly direction along the said Southeasterly Right-of-Way line of Southard Street for a distance of 80.00 feet; thence at a right angle and in a Southeasterly 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 Southeasterly direction for a distance of 2.62 feet; thence at a right angle and in a Northeasterly 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

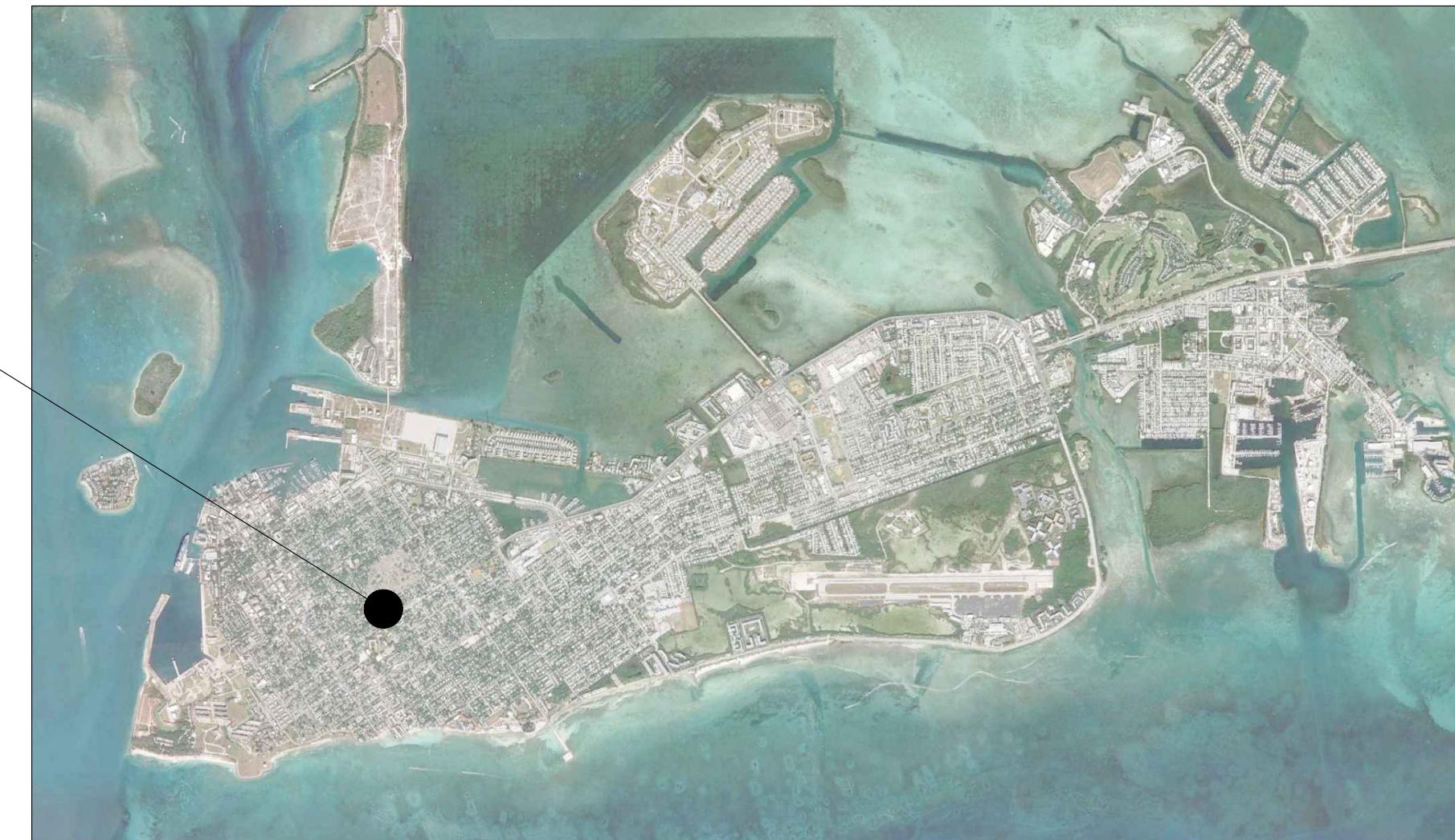
THIS SURVEY
IS NOT
ASSIGNABLE

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

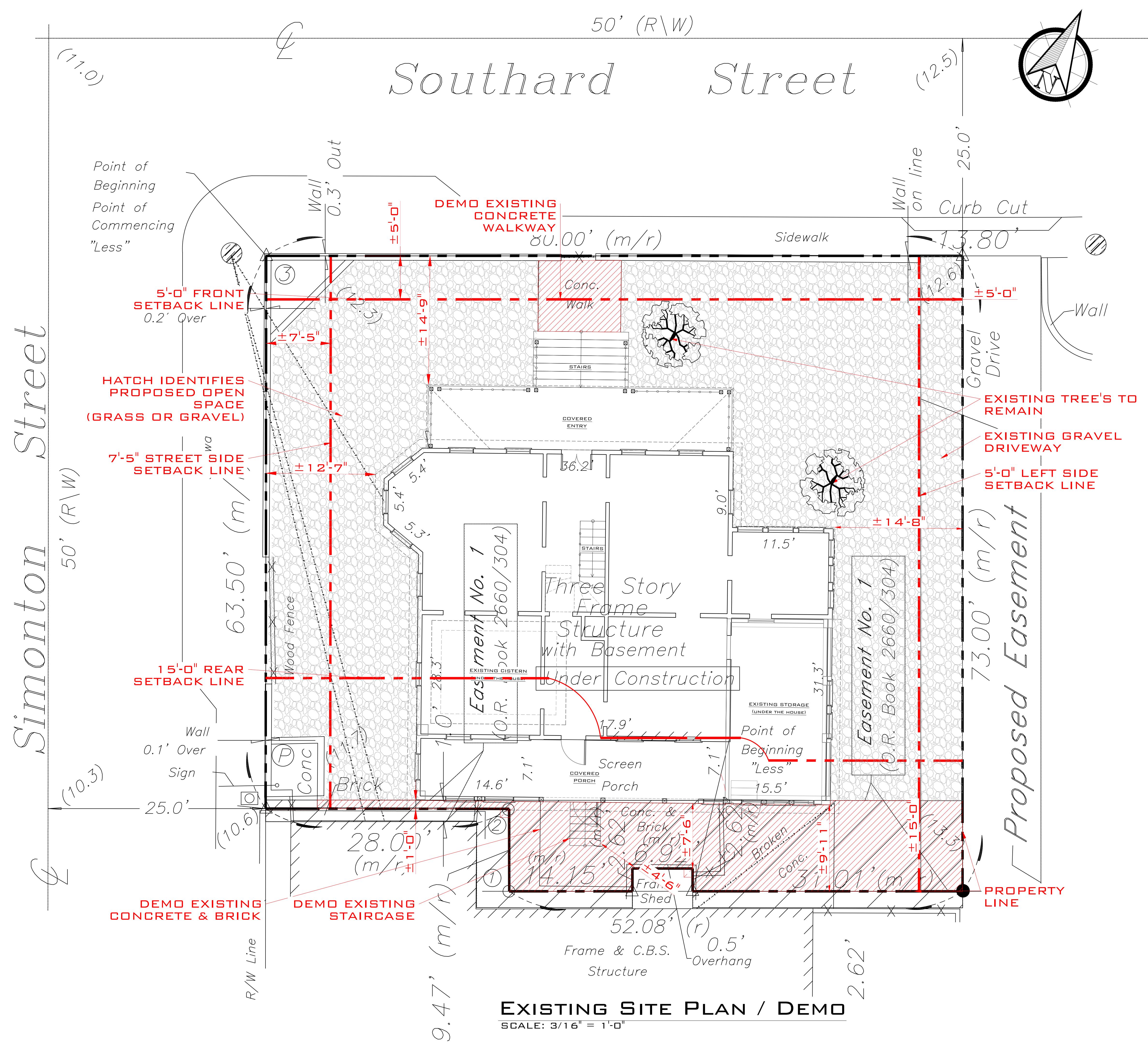


LOCATION MAP:

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

CLIENT:
GARY THE CARPENTER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND MAILED AS A DIGITAL MASTERSIGN™ (PC) ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DRAWING ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE IS NOT APPLIED ON ANY ELECTRONIC COPIES.	3711 N. RODESEVELT BLVD KEY WEST, FL 33040 (305) 294-1100 www.artibusdesign.com CA # 30835	ARTIBUS DESIGN ENGINEERING AND PLANNING	602 SOUTHARD ST, KEY WEST, FL 33040 602 SOUTHARD ST, KEY WEST, FL 33040 COVER
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSURE NO 7148D	THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL	ARTIBUS DESIGN 3711 N. RODESEVELT KEY WEST, FL 33040 (305) 294-1100 www.artibusdesign.com CA # 30835	602 SOUTHARD ST, KEY WEST, FL 33040 602 SOUTHARD ST, KEY WEST, FL 33040 COVER
DATE OF DRAWN: 12/10/23 AS SHOWN PROJECT NO: 2509-10	DRAWN: DA CHECKED: SAM	DATE OF DRAWN: 12/10/23 PROJECT NO: 2509-10	DRAWN: DA REVISION: 0-100



PRELIMINARY SITE PLAN

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY SERGE MASHTAKOV, PE ON THE
DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
PRINTED COPIES.

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

GARY THE CARPENTER

SITE: 602 SOUTHARD ST.

PROPOSED SITE PLAN			
SCALE AT 24X36: AS SHOWN	DATE: 12/10/25	DRAWN: DA	CHECKED SAM
PROJECT NO: 2509-10	DRAWING NO: S-102	REVISION 1	

SITE DATA:

TOTAL SITE AREA: $\pm 5,559.00$ 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% ($\pm 3,336.0$ SQ.FT.)
EXISTING 25.1% ($\pm 1,396.1$ SQ.FT.)
PROPOSED 33.9% ($\pm 1,889.4$ SQ.FT.)

(SPACE UNDER ELEVATED
STRUCTURE IS CONSIDERED
AS PERVERIOUS)

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: $\pm 1,889.45$ SQ.FT

MAXIMUM BUILDING COVERAGE:

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

OPEN SPACE MINIMUM:

REQUIRED 35% ($\pm 1,945.6$ SQ.FT.)
EXISTING 42.6% ($\pm 2,368.2$ SQ.FT.)
PROPOSED 35.1% ($\pm 1,950.0$ 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	0.00	ft ²
Driveways	C	0.00	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:

$$\frac{1,889.45}{5,559.00} \times 100 = 33.99\% \text{ of Impervious Coverage}$$

Total Impervious Coverage Total Lot Area

$$\frac{5,559.00}{5,559.00} \times 100 = 100\% \text{ Disturbed Area}$$

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:

$$\frac{5,559.00}{5,559.00} \times 0.083 = 4a \text{ ft}^3 \text{ Swale Volume}$$

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

$$\frac{5,559.00}{5,559.00} \times 0.208 \times 33.99\% = 4b \text{ ft}^3 \text{ Swale Volume}$$

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:

$$\frac{493.35}{493.35} \times 0.083 = 4c1 \text{ ft}^3 \text{ Added Swale Volume}$$

Impervious Coverage PROPOSED Swale Volume

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

$$\frac{493.35}{493.35} \times 0.208 = 4c2 \text{ ft}^3 \text{ Added Swale Volume}$$

Impervious Coverage PROPOSED Swale Volume

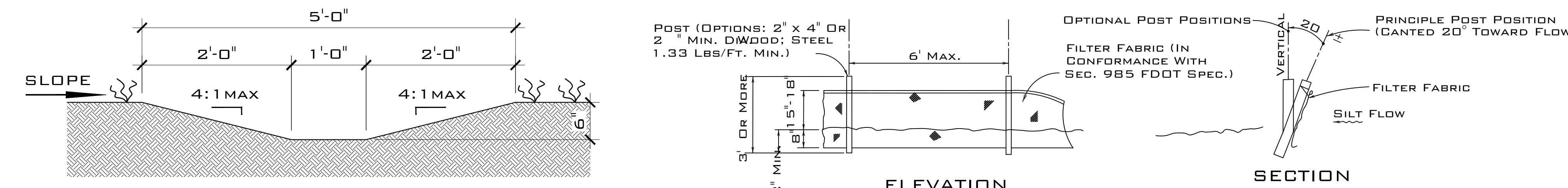
5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

$$\left(\frac{5.00}{\text{Width}} \times \frac{0.60}{\text{Depth}} \right) / 2 = \frac{1.50}{\text{Cross Sectional Area}} \text{ ft}^2 \text{ Cross Sectional Area}^{**}$$

$$\frac{40.95}{\text{Swale Volume}} \times \frac{1.50}{\text{Cross Sectional Area}} = \frac{27.30}{\text{Swale Length}} \text{ ft} \text{ Swale Length}$$

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



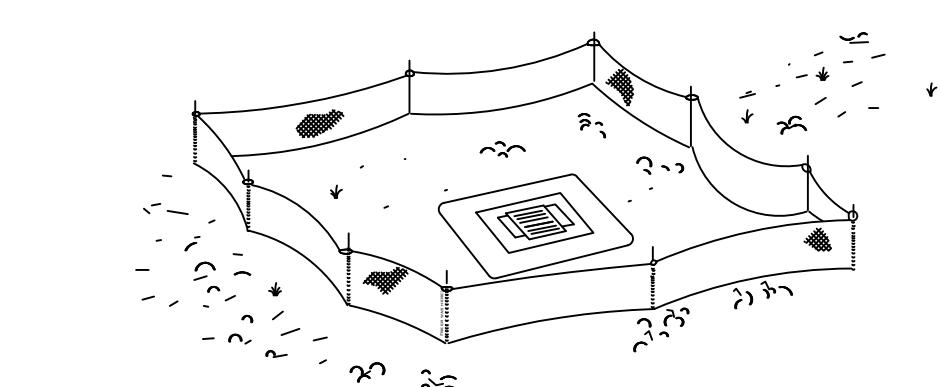
CROSS SECTIONAL AREA = 1.50 SQ.FT.

SWALE DETAIL 5'-0" WIDE

SCALE: NTS

ELEVATION

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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SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSURE NO 7148D

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ENGINEERING AND PLANNING

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KEY WEST, FL 33040
(305) 294-1000
www.artibusdesign.com
CA # 30835

CLIENT:
GARY THE CARPENTER

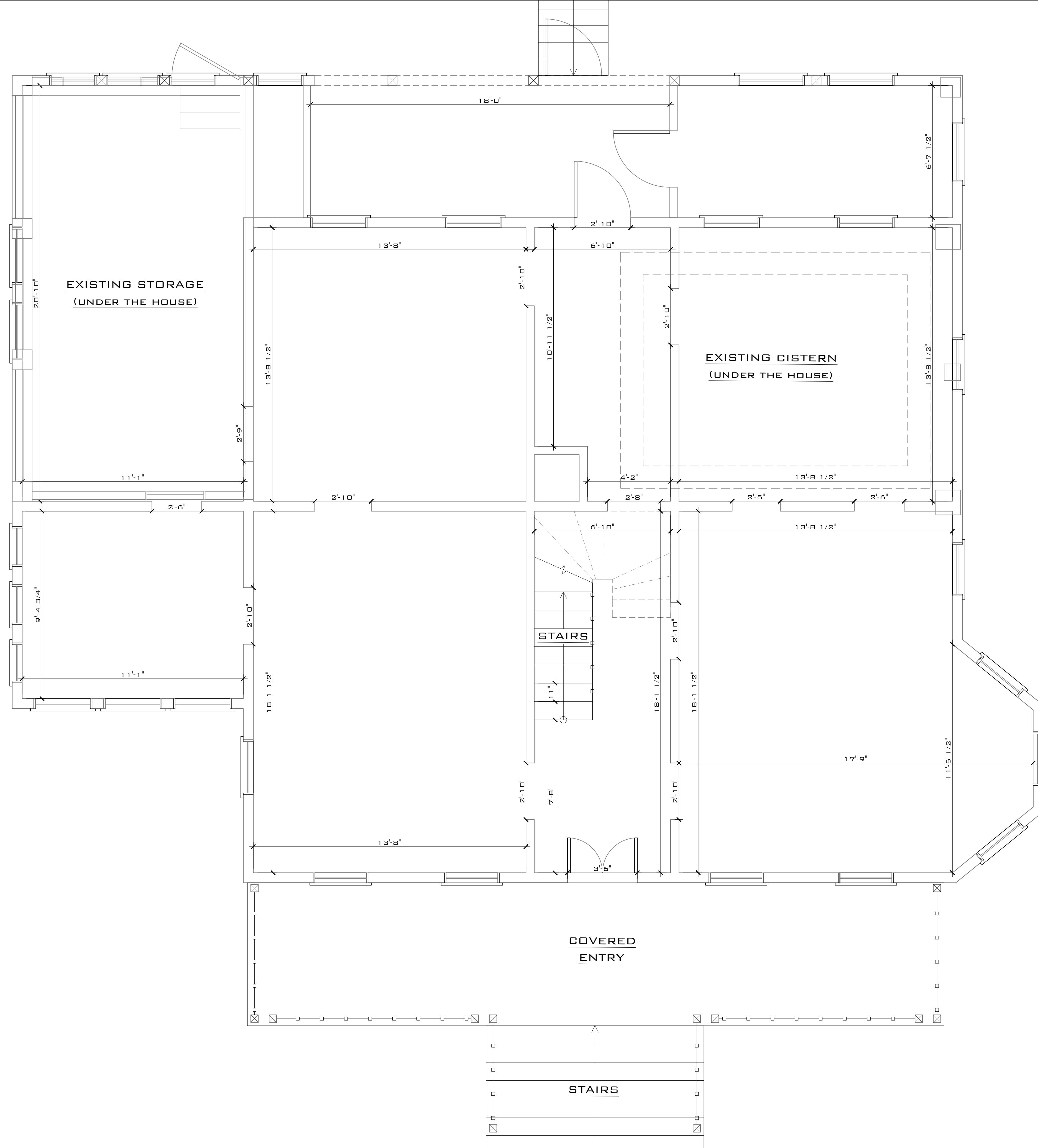
PROJECT:
602 SOUTHD ST

ITEM:
602 SOUTHD ST,
KEY WEST, FL 33040

SITE DATA

DATE: 12/10/23
DRAWN: DA
RECHECKED: SAM

PROJECT NO: 2509-10
DRAWN NO: 8103
REVISION: 1



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LICENSURE NO 7148D

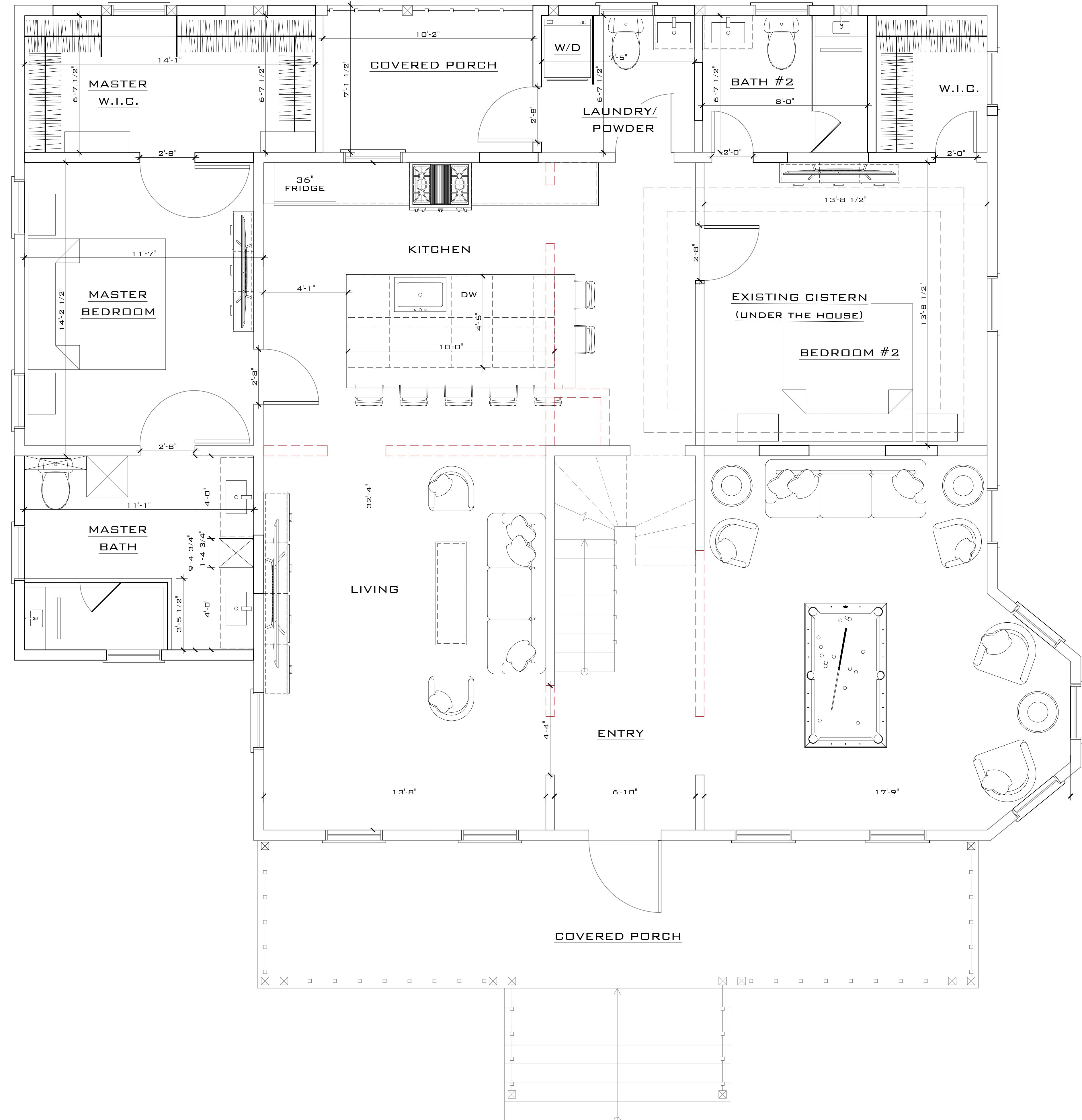
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(305) 294-1200
www.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
GARY THE CARPENTER
PROJECT:
602 SOUTHDAR ST

602 SOUTHDAR ST,
KEY WEST, FL 33040
EXISTING 1ST FLOOR PLAN
DATE: 12/10/23
DRAWN: DA
INTERRED: SAM
PROJECT NO: 2509-10
DRAWING NO: A-101
REVISION: 1



PROPOSED 1ST FLOOR PLAN

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

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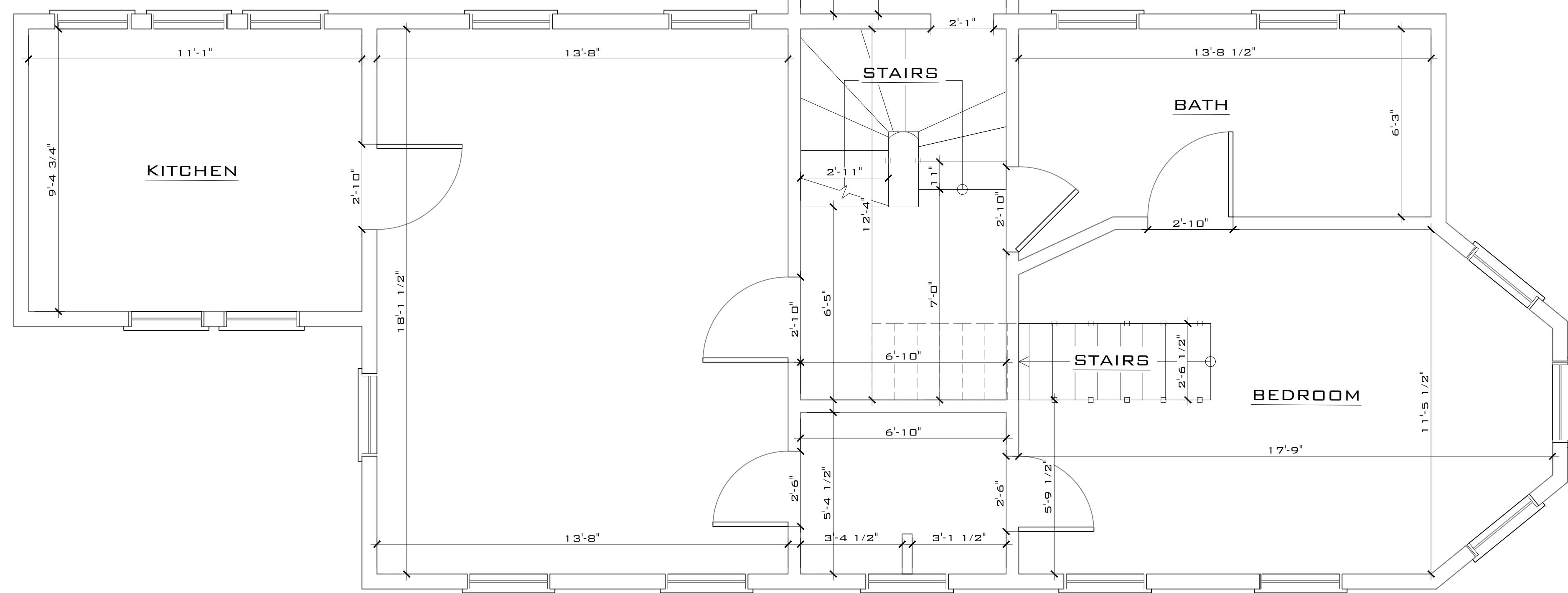
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ARTIBUS DESIGN
10 N. ROOSEVELT BLVD
Y WEST, FL 33040
(5) 304-3512
WWW.ARTIBUSDESIGN.COM
30835

IT:
GARY THE CARPENTER
ECT:
602 SOUTHARD ST.

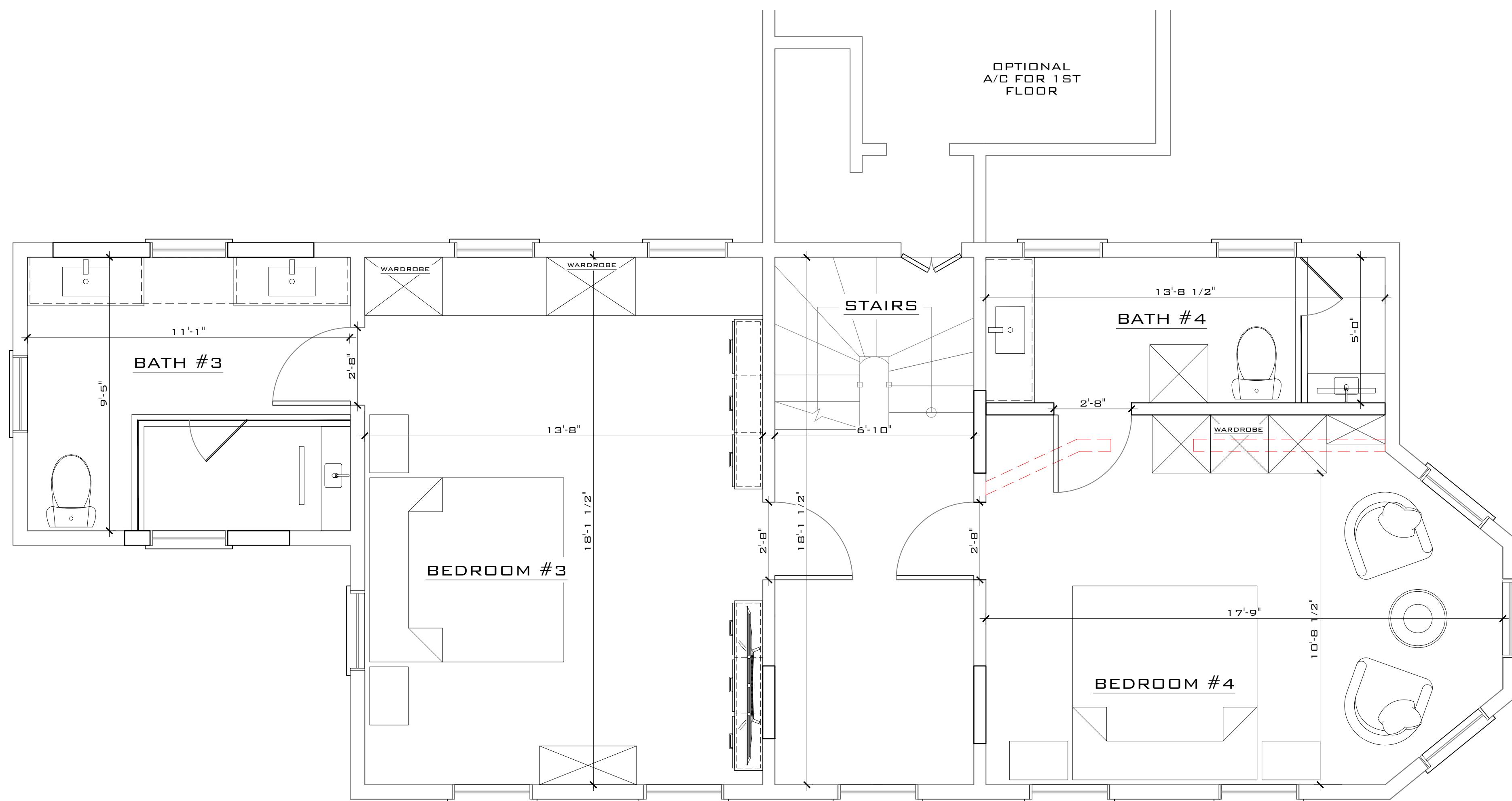
602 SOUTHARD ST,
KEY WEST, FL 33040

PROPOSED 1ST FLOOR PLAN			
AT 36X24:	DATE:	DRAWN:	CHECKED:
SHOWN	12/10/25	SAM	SAM
ECT NO:	DRAWING NO:	REVISION:	
09-10	A-102	1	



EXISTING 2ND FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN

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

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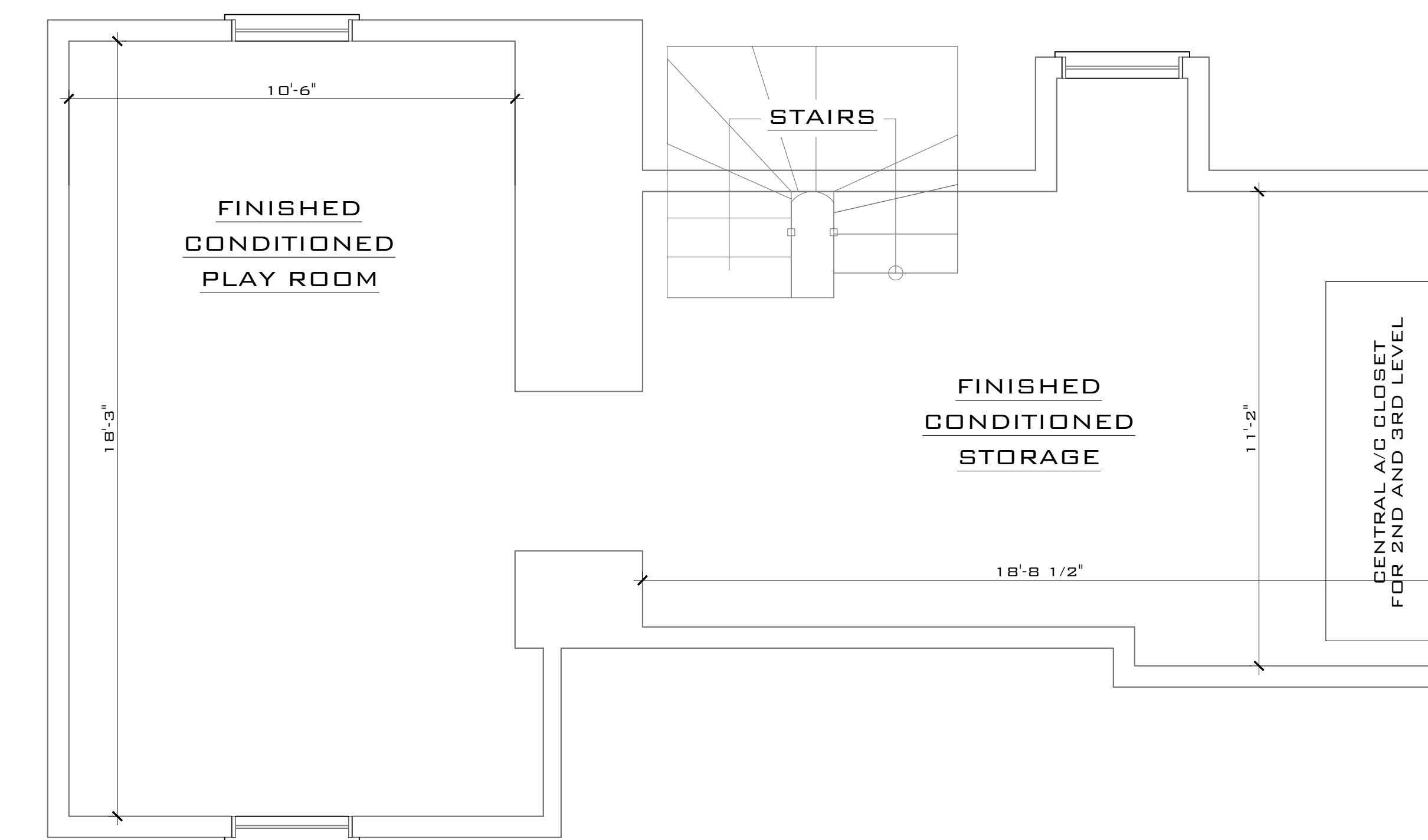
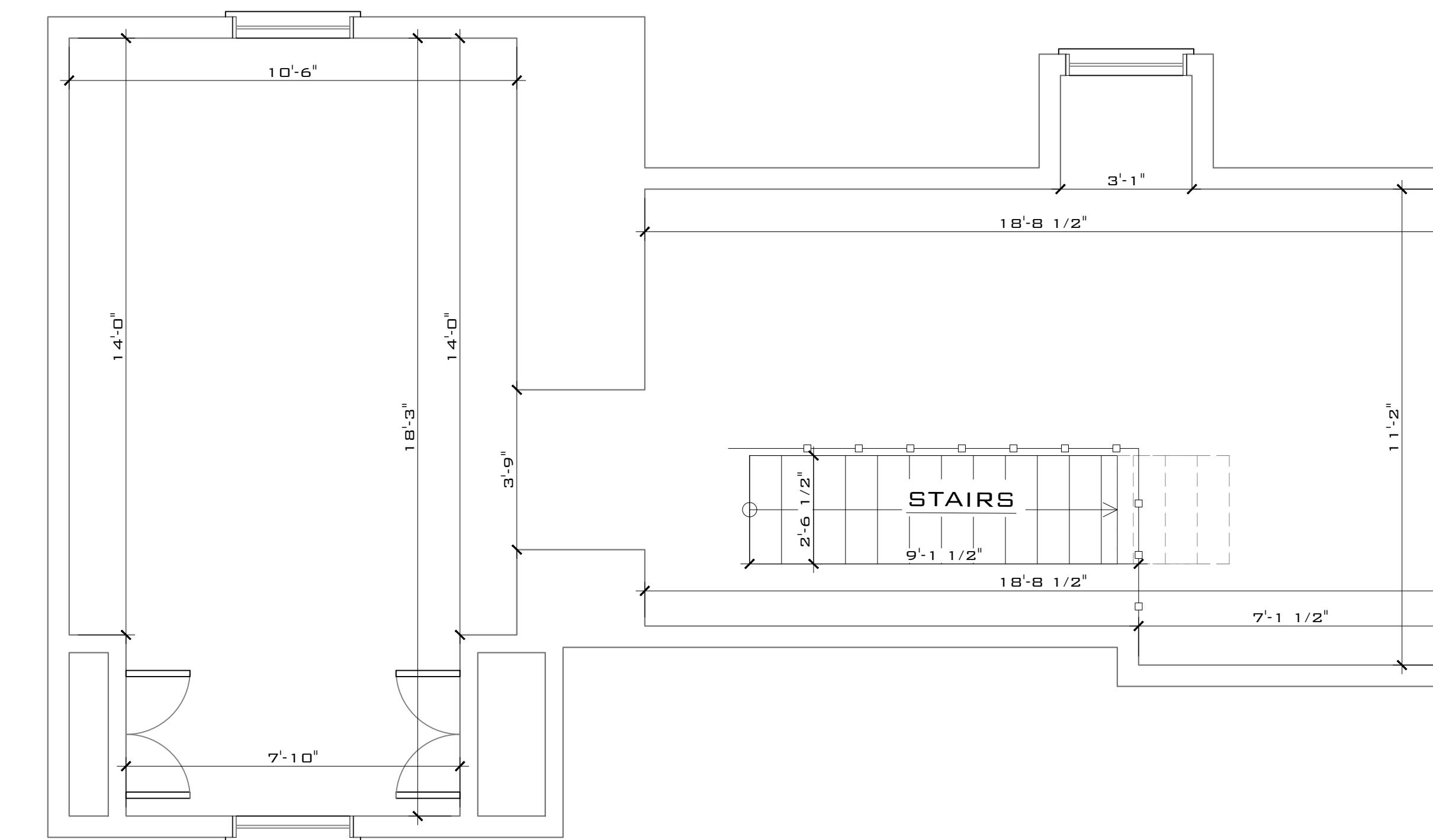
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CLIENT:
GARY THE CARPENTER

PROJECT:
602 SOUTHARD ST

SITE: 602 SOUTHHARD ST,
KEY WEST, FL 33040

2ND FLOOR PLANS			
SCALE AT 36x24:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12/10/25	SAM	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2509-10	A-103		1



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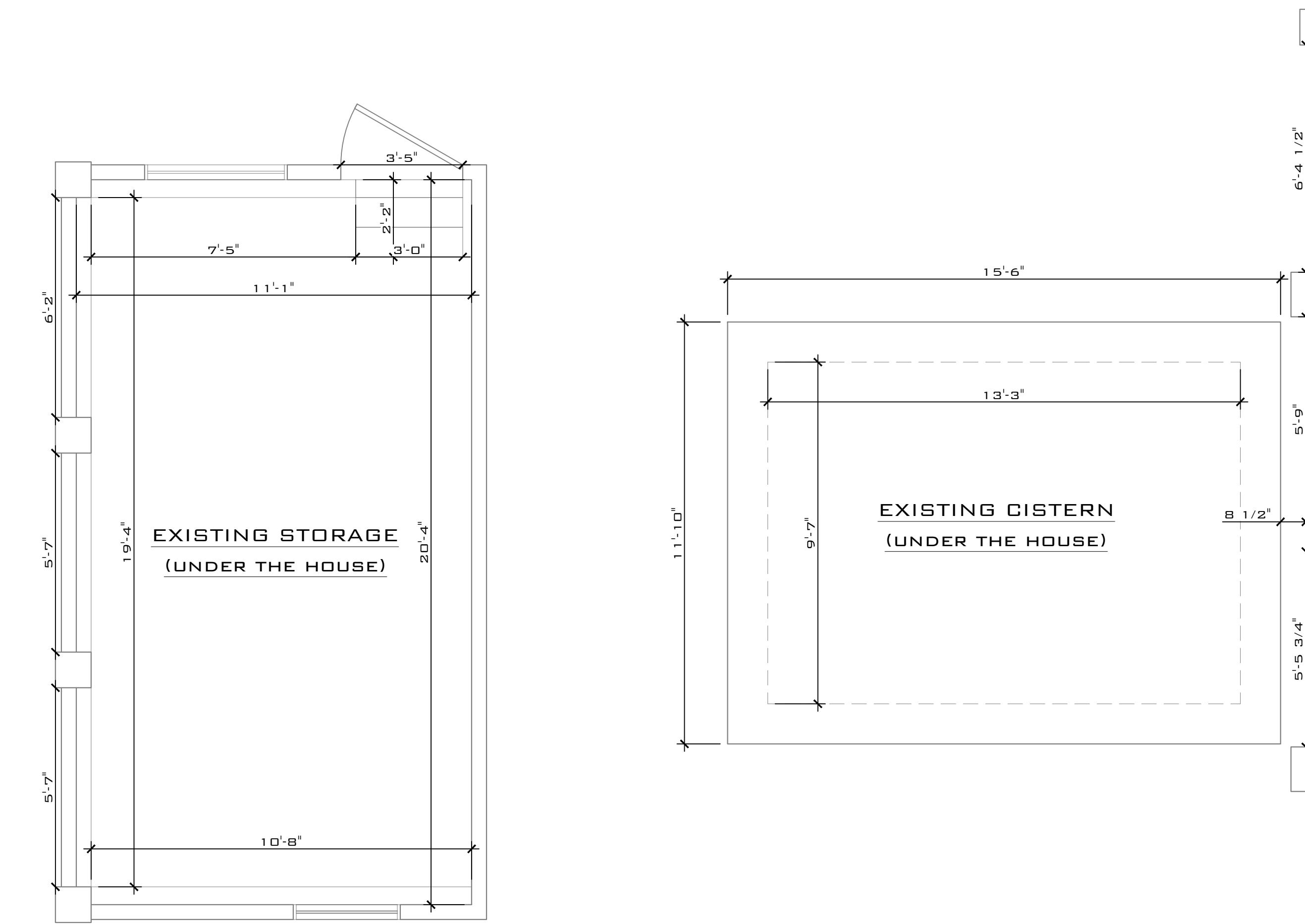
PROJECT:
602 SOUTHD ST

ITEM:
602 SOUTHD ST,
KEY WEST, FL 33040

TITLE:
3RD FLOOR PLANS

DATE OF DRAWN: 12/10/23 DRAWN BY: SAM CHECKED BY: SAM

PROJECT NO: 2509-10 DRAWING NO: A-104 REVISION: 1



EXISTING BASEEMNT FLOOR PLAN

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

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CA # 30835

CLIENT:
GARY THE CARPENTER

PROJECT:
602 SOUTHD ST

602 SOUTHD ST,
KEY WEST, FL 33040

GROUND FLOOR PLAN

DATE: 12/10/23 DRAWN: SAM CHECKED: SAM
AS SHOWN DRAWING NO: 2509-10 PROJECT NO: 2509-10
REVISION: A-105



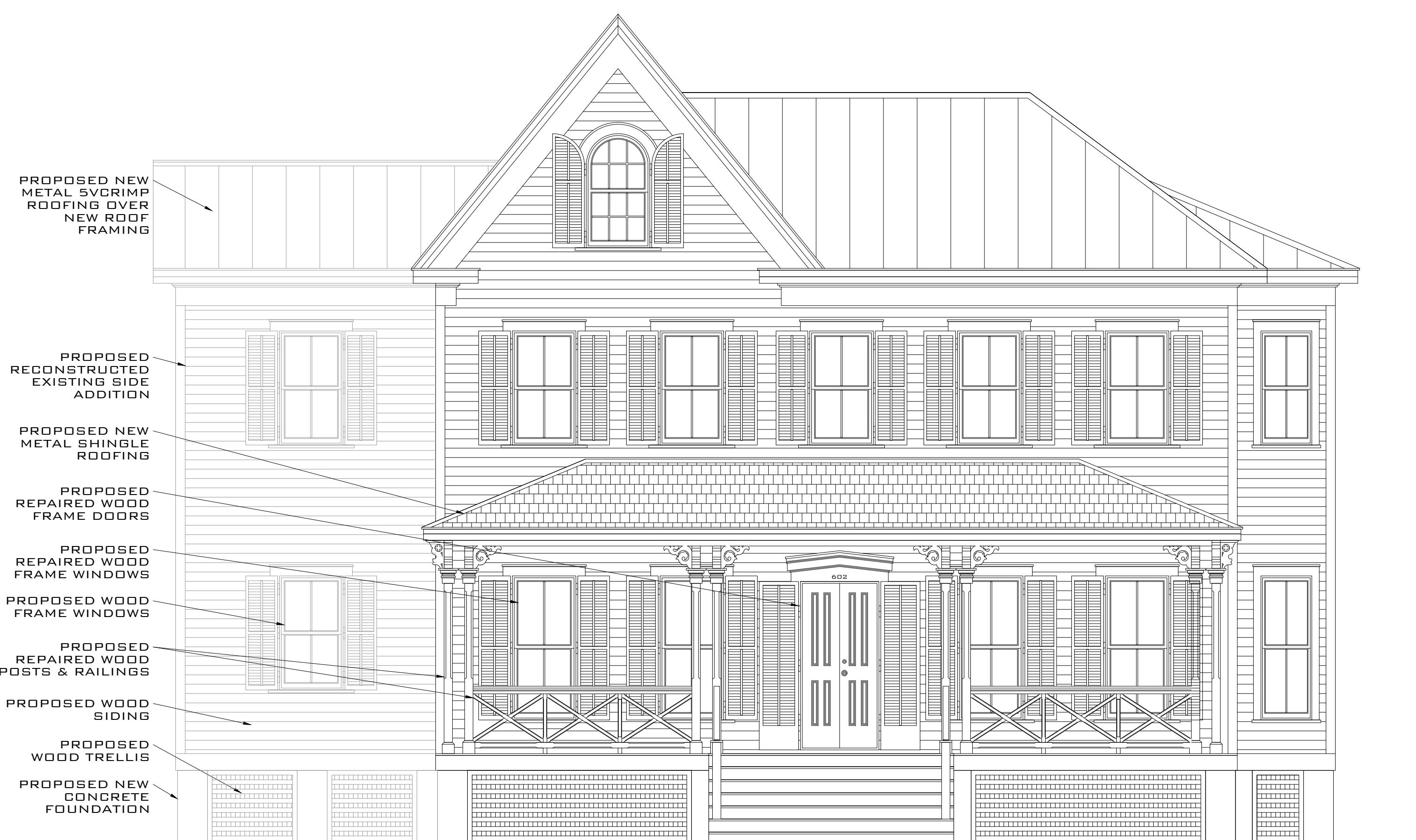
EXISTING FRONT ELEVATION

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"

PROPOSED NEW METAL SVCRIMP ROOFING
PROPOSED RESTRUCT EXISTING SIDE ADDITION
PROPOSED WOOD FRAME WINDOWS
PROPOSED STUCCO OVER CONCRETE WALL

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PROFESSIONAL ENGINEER
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LICENCE NO 7148D

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CA # 30835

CLIENT:
GARY THE CARPENTER

PROJECT:
602 SOUTHD ST

ITEM:
602 SOUTHD ST,
KEY WEST, FL 33040

ELEVATIONS

DATE:
12/10/23
DRAWN BY:
SAM

REVISION:
A-106

PROJECT NO:
2509-10

DRAWING NO:
2509-10

REVISION:
A-106



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"

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:

oleh AmbroziaK
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 AmbroziaK who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Myelen G. Hill

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 Housing	No



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	Effective Year Built	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
OPX	EXC OPEN PORCH	252	0
FAT	FINISHED ATTIC	216	60
FLA	FLOOR LIV AREA	2,671	332
SPF	SC PRCH FIN LL	102	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		

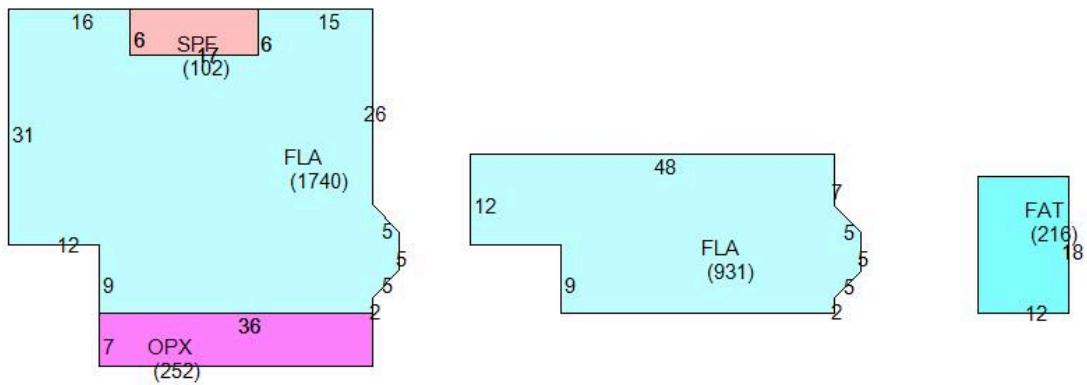
Permits

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

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map**TRIM Notice**[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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