



Historic Architectural Review Commission Staff Report for Item 14

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: June 24, 2025

Applicant: Serge Mashtakov, PE

Application Number: C2025-0055

Address: 916 Simonton Street

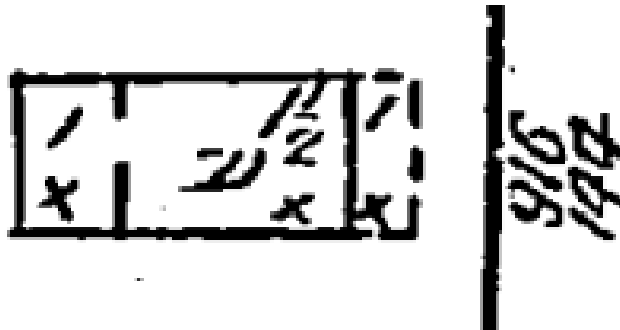
Description of Work:

Renovations to historic house. New one-story rear addition. Reconstruction of wooden stairs and second story deck, new pool, and site improvements.

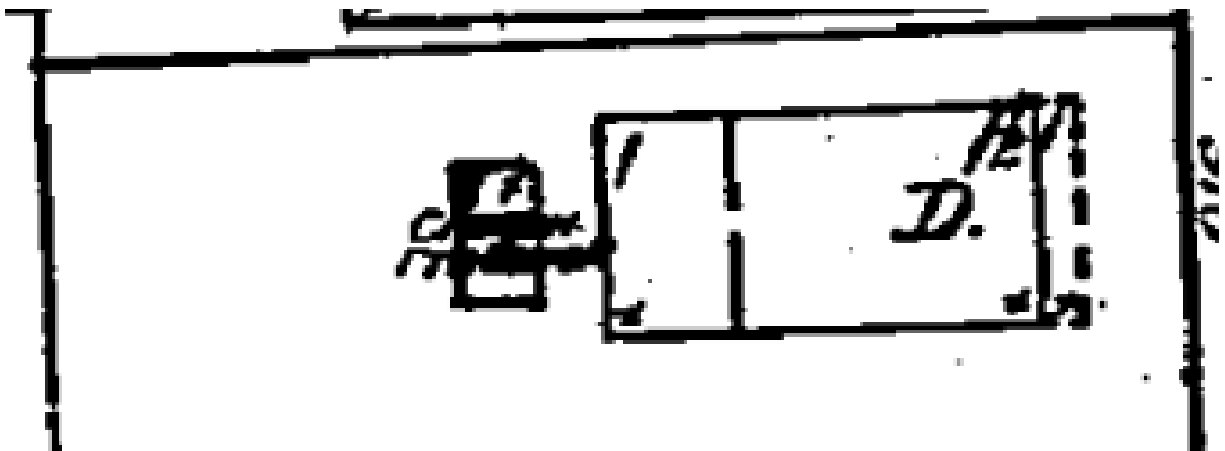
Site Facts:

The building under review is listed as being constructed in 1928 and the accessory structure in 1943 according to the Property Appraisers website; however, neither of these dates are supported by other sources. The main structure appears as far back as the 1892 Sanborn map. The current accessory structure does not appear on the 1962 Sanborn map. The site includes the main two-story frame structure with wood decking and a rear one-story accessory structure.

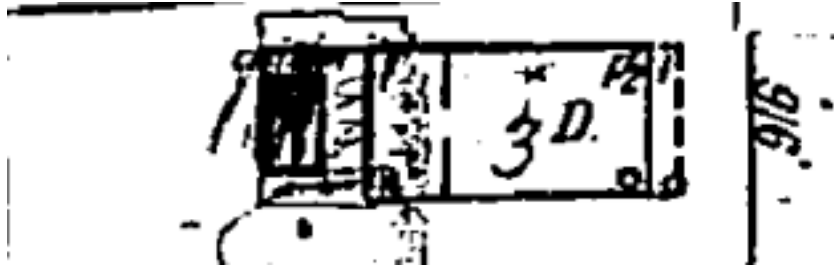
Currently the house sits on piers and is located within an X flood zone.



Sanborn Map of property under review 1892.



Sanborn Map of property under review 1912.



Sanborn Map of property under review 1962.



Photo of house under review. 1965.



Photo of house under review. (Front)



Photo of house under review. (Rear)



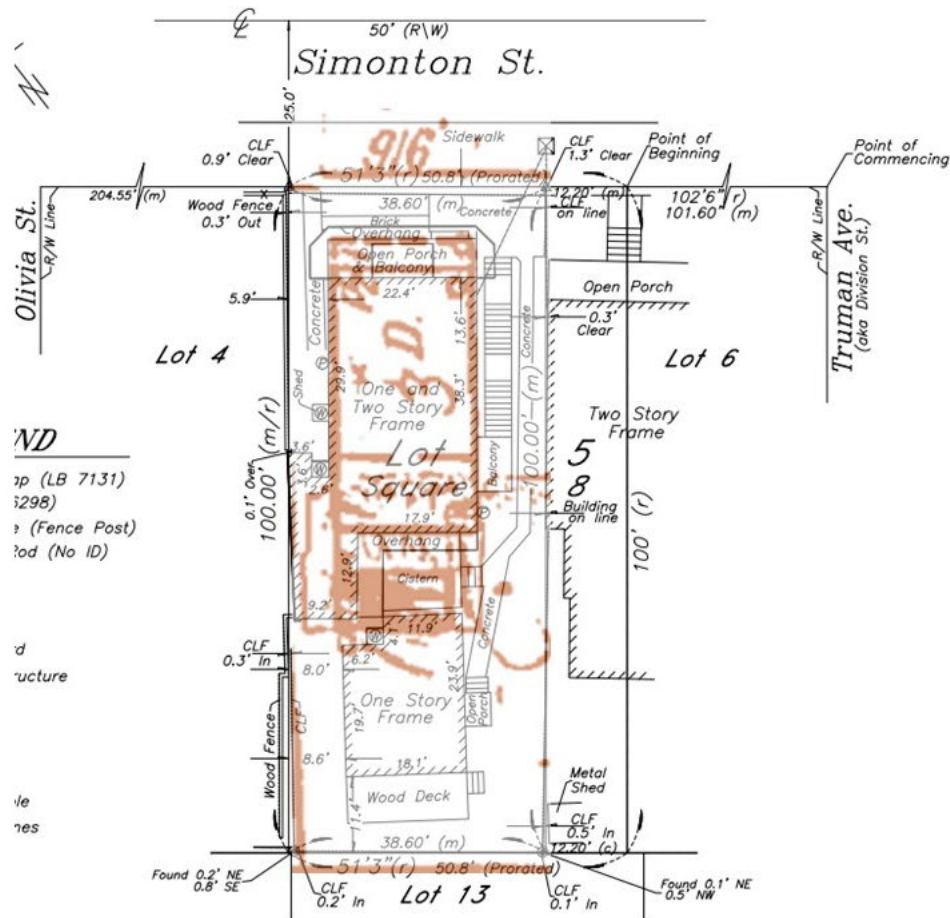
Photo of house under review (Rear 2nd floor)



Picture of house under review (Right side)



Picture of house under review (Left side).



1962 Sanborn Map and current survey

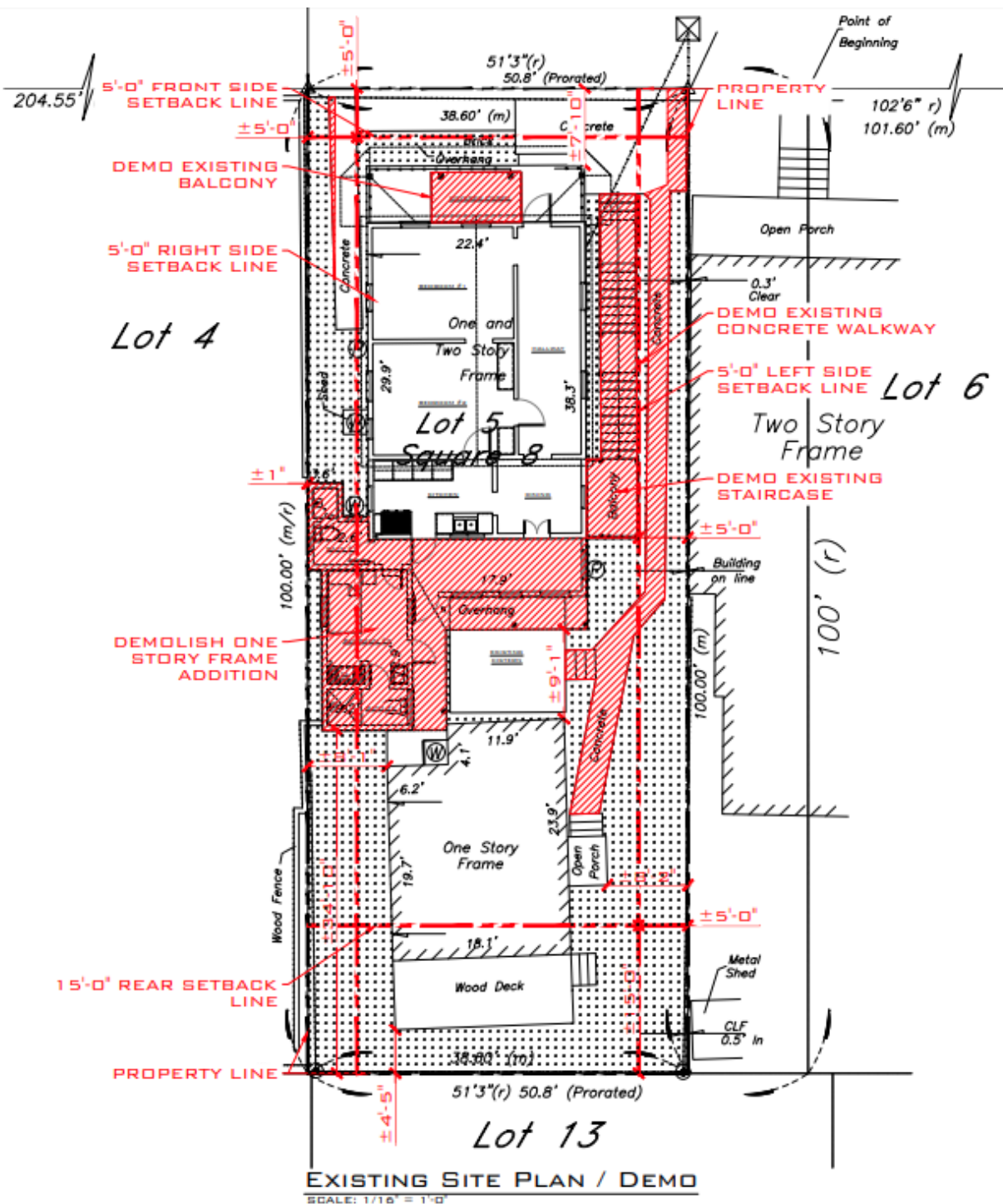
Guidelines Cited on Review:

- Guidelines for Building Exteriors (page 24), specifically guideline 2.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 3, 5, 6 (first two sentences), 8, 11 (second sentence), 12, 13, 14 (first sentence), 19, 22, 25, 26, 28, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 11, 12, 18, 20, 22, 23, 24, and 25.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically first paragraph, guidelines 1, 3 (first sentence), 5, 9, 13, 14, and 15
- Guidelines for Decks, Patios, Hot tubs, Spas, Pools, and Related Equipment, specifically guideline 3.
- Guidelines for outbuildings: Carports, Gazebos, Garages, Sheds, Shelters, & Accessory Structures., specifically guideline 2.

Staff Analysis:

A Certificate of Appropriateness is currently under review for the construction of a one-story west elevation addition, staircase on the south elevation, pool on the west elevation, and pool deck on the south and west elevations. There is currently a one-story addition, concrete path, cistern, and a staircase that will be demolished to accommodate the work. The one-story addition will feature aluminum sliding doors, cement siding, and a 5-v crimp metal roof. The south elevation of the addition will include a wood framed door and an aluminum framed 2-over-2 window. The north elevation will include two aluminum framed 2-over-2 windows. There will be wood lattice over the foundation. The proposed pool will be to the rear of the new one-story addition.

Renovations to the two-story historic, non-contributing structure on the east (front) elevation include demolition of the second-story addition, new metal shingle roof, 2 new 2-over-2 wood framed windows on each story, and a new wood door and porch railings. On the south (left) elevation, a new wood staircase will be built with wood railings, decking, and stairs. All windows will be replaced with aluminum framed windows. On the second story west (rear) elevation, there is a newly proposed aluminum door and window. On the north (right) elevation, three windows will be replaced with aluminum framed windows and one window will be removed. All rotted siding and trim will be repaired or replaced on the existing two-story structure.

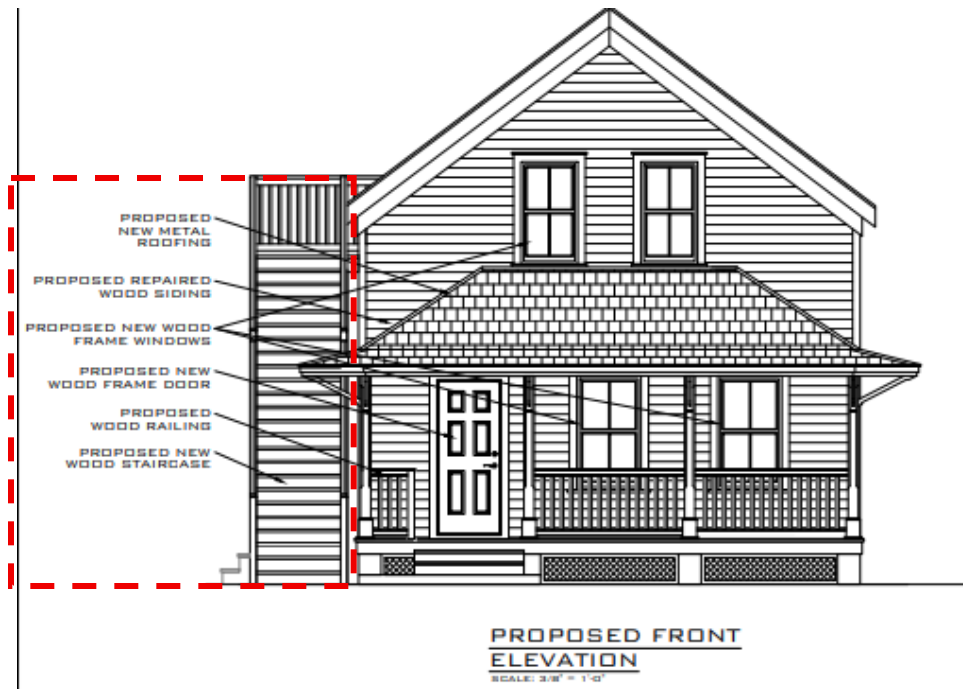


Existing Site Plan.



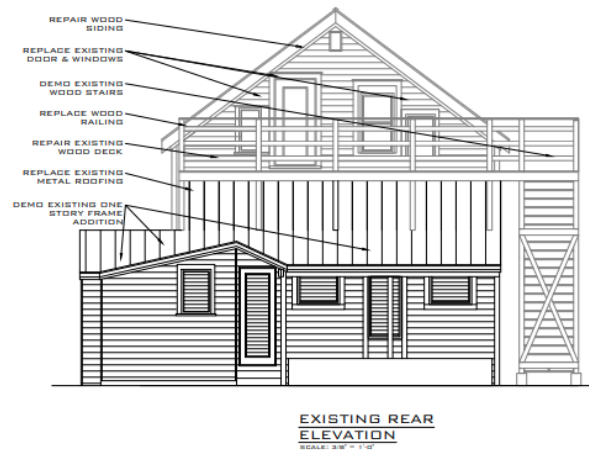
EXISTING FRONT
ELEVATION

Existing Front elevation.

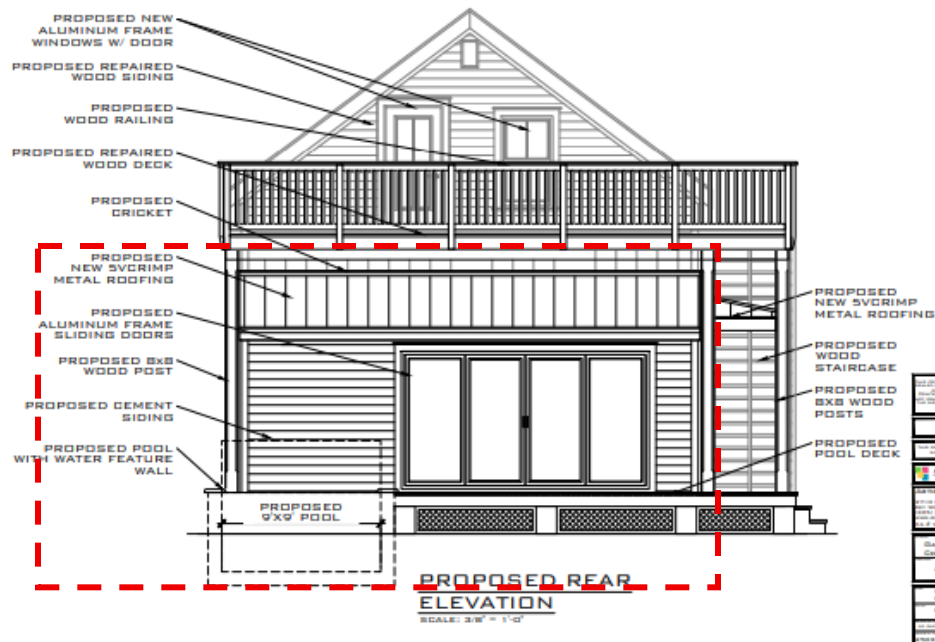


PROPOSED FRONT
ELEVATION
SCALE: 3/8" = 1'-0"

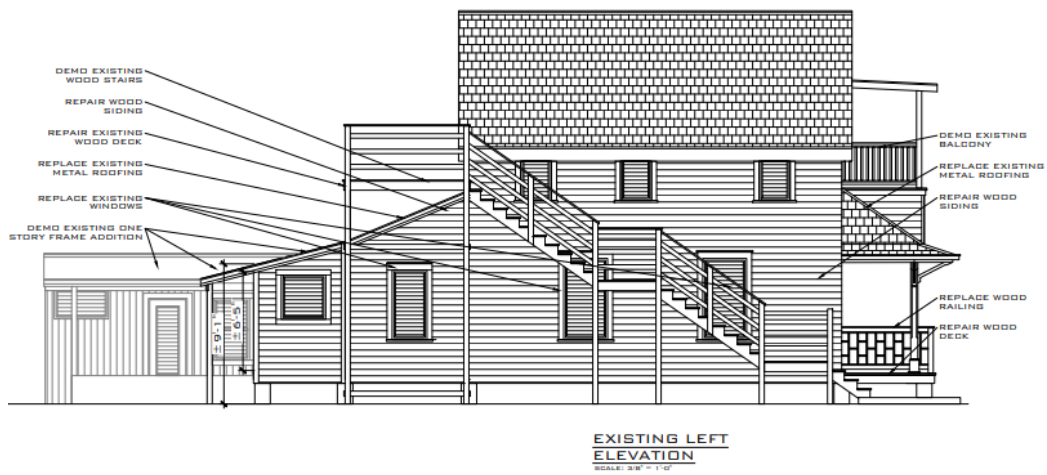
Proposed Front Elevation.



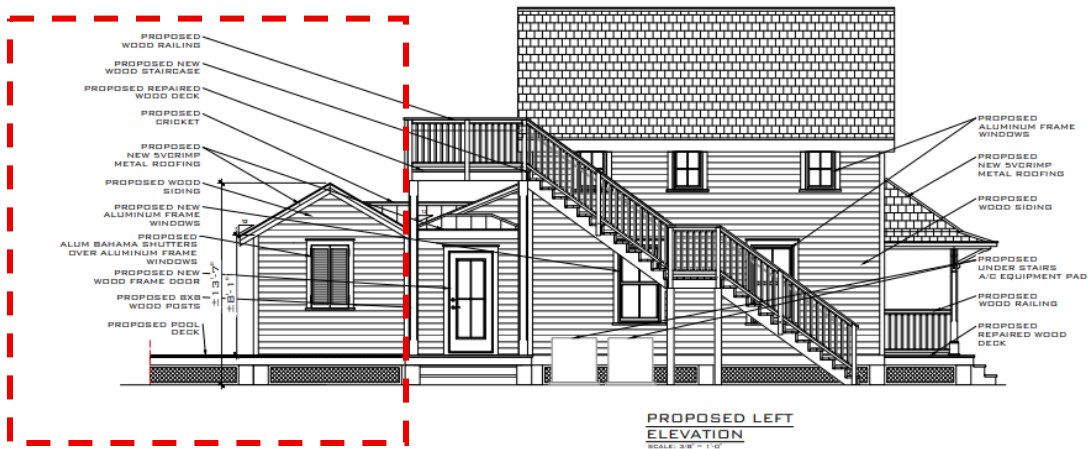
Existing Rear Elevation.



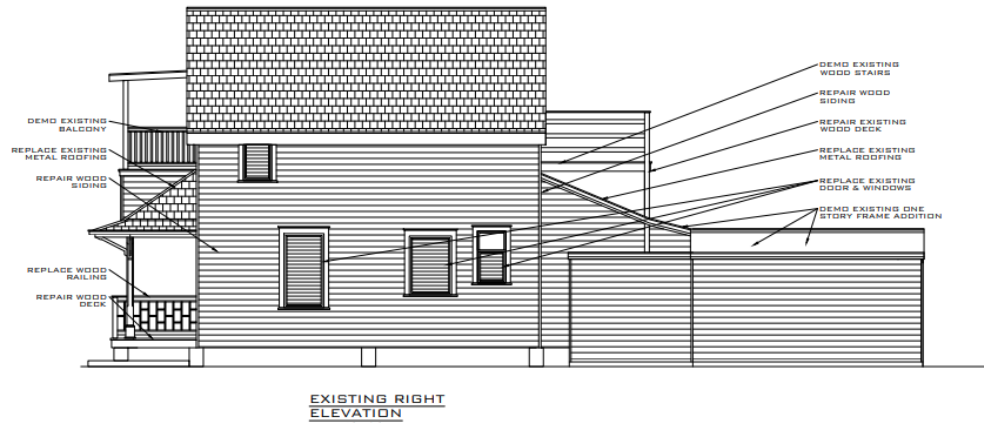
Proposed Rear Elevation.



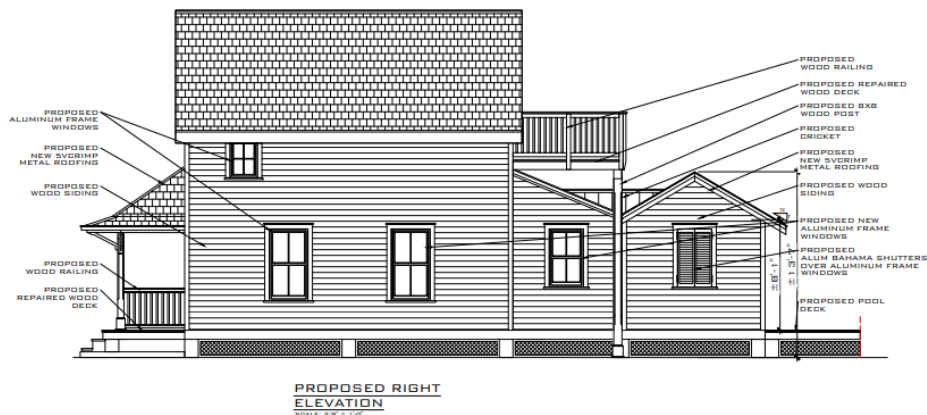
Existing Side Elevation (South).



Proposed Side Elevation (South).



Current Side Elevation (North).



Proposed Side Elevation (North).

Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with the existing structure and surrounding context. The use of aluminum windows on the sides and rear are appropriate for the one-story historic structure. Due to their size and pattern, the windows are considered appropriate under Guideline 24, which states that windows shall “*be similar in scale, proportion, and character to those used traditionally in the neighborhood.*” The new pool is in the rear and out of sight from the right-of-way. The newly proposed staircase is on the side elevation and the design is appropriate under Guideline 14 which states to “*upgrade or rebuild historic stairways to meet current health and safety regulations and improve stair height and width to meet code requirements but preserve elements or original design including balusters, newel posts, and railings.*”

The renovations to the historic two-story building include reframed windows on the front, side, and rear elevations. Although some of the windows have been reframed, it may be

appropriate under Guideline 4 which states that “*window replacement for buildings built prior to 1945 with completely altered elevations visible from a street or lane may be of different material other than wood. Window design, configuration, proportions, and color must be harmonious to the building and immediate adjacent structures.*” The use of wood windows on the front elevation and aluminum windows on the sides and rear are appropriate. The new front door will be a six-panel wood door and is considered appropriate under Guideline 23 which states “*The installation of windows or doors that are visually incompatible with the existing building is discouraged.*” The new six-panel door is visually compatible with the existing building.

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:

916 Simonton St, Key West, FL 33040

NAME ON DEED:

Mary Gunther

PHONE NUMBER 770-597-1101

OWNER'S MAILING ADDRESS:

11614 Tescord Dr, Saint Louis, MO 63128

EMAIL oleshar@comacast.net

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 05/22/2025

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: Remodeling of the existing historic two family house with demolition of side and rear additions
New rear addition. Reconstruction of stairs and 2nd story deck access to apartment upstairs

MAIN BUILDING: Build new one-story frame addition with replace doors and windows, repair siding
Re-build new wood staircase and deck.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): N/A	
PAVERS: N/A	FENCES: 4ft wood picket fence front. 6ft wood picket fence sides and rear.
DECKS: Composite Decking in rear	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	Residential in-ground pool in rear
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
New A/C and Pool equipments	New concrete walkways

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:	916 Simonton St, Key West, FL 33040
PROPERTY OWNER'S NAME:	Mary Gunther
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	<i>M. Diane Gunther</i>	<i>MARY DIANE GUNTHER</i>	DATE AND PRINT NAME
		5/22/25	

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of existing historic one story frame additions. Demolition of existing front side balcony and existing wood staircase.

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.
The existing one story frame additions located in the rear of the main structure and first rear addition a likely later conversion of covered porch into enclosed space. Side additions located within side setback lines
(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.

Building is not associated with events that have made any significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

The additions have 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.

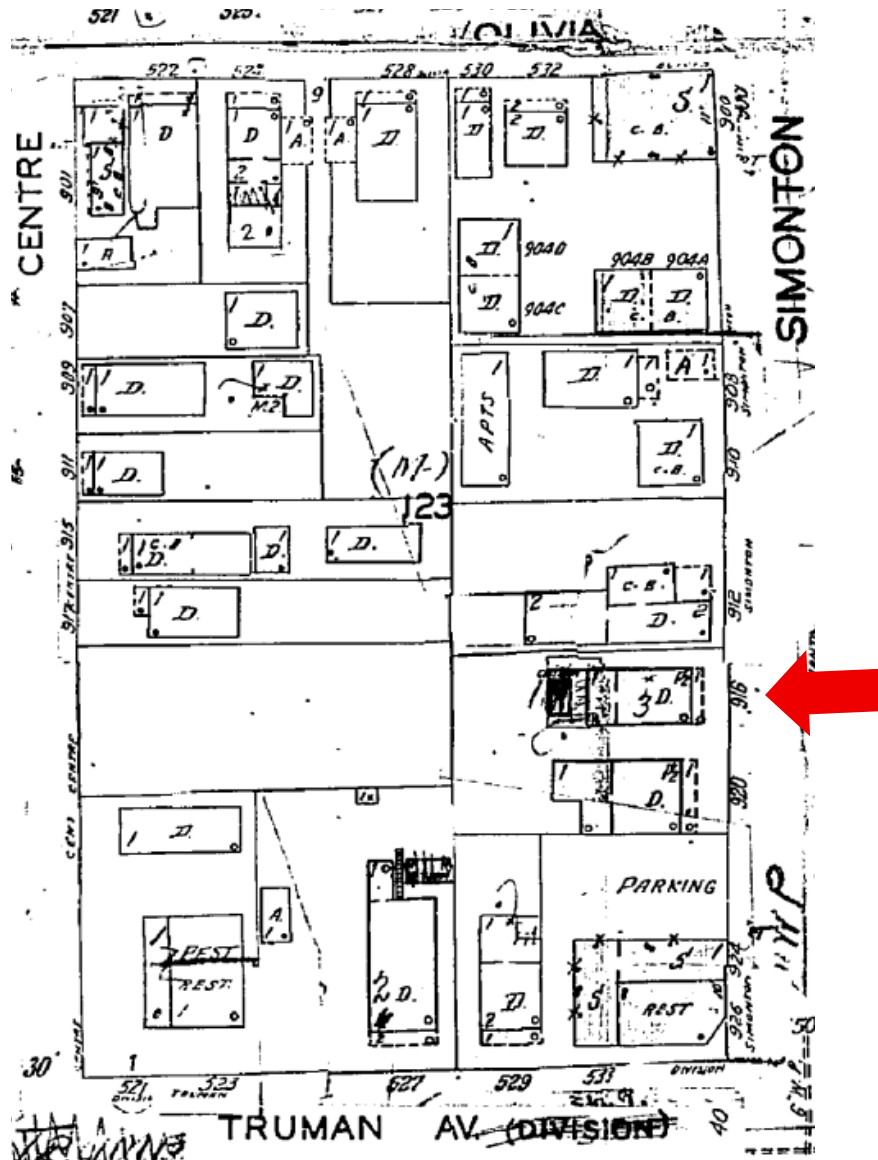
N/A

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.

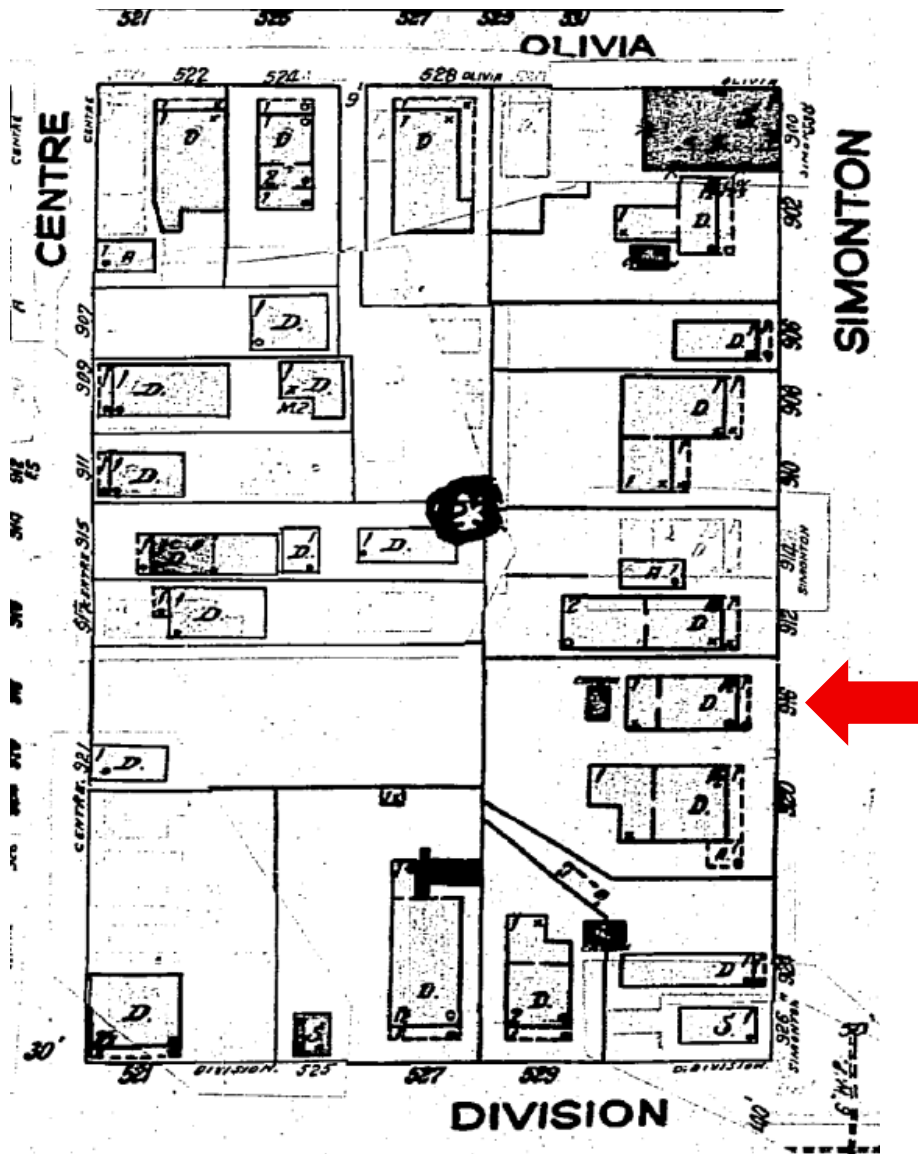
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

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.
Historic character of the district and neighborhood will not be affected by the proposed demolition of a existing additions.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The application requesting the demolition of one-story frame addition. The application requesting the demolition of the front side balcony from the historic one and two story frame and reconstruction of the existing wood staircase.
(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 requesting the demolition of one-story frame addition, that was later added to the part of the historic section of the main building.
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

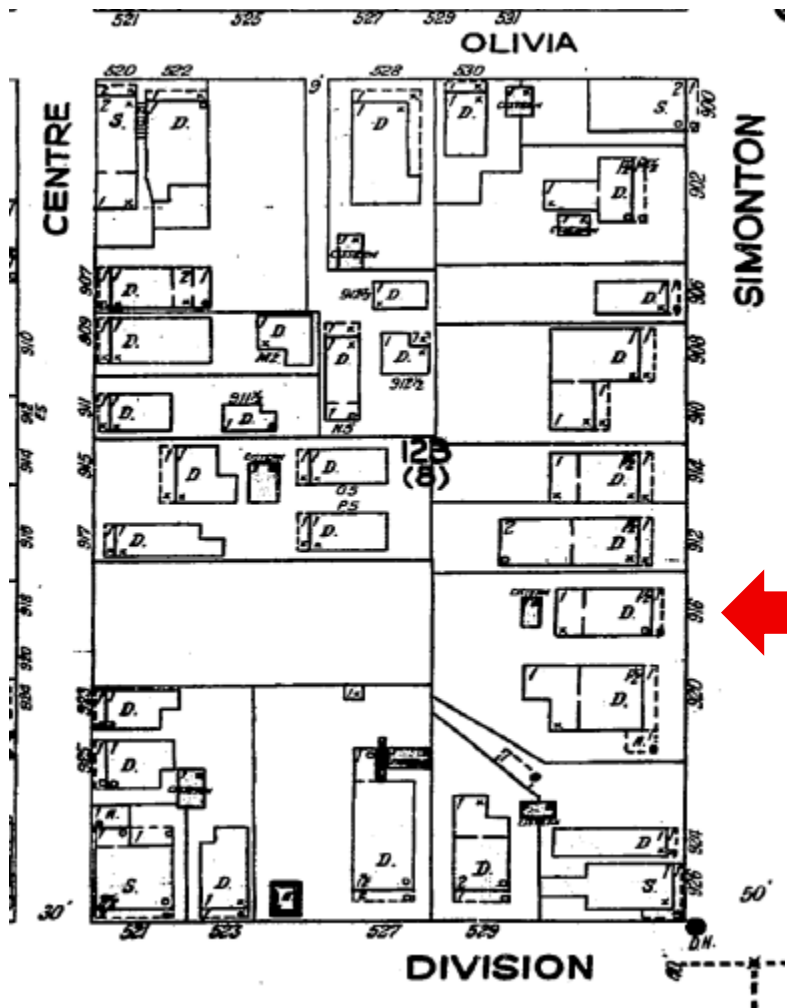
SANBORN MAPS



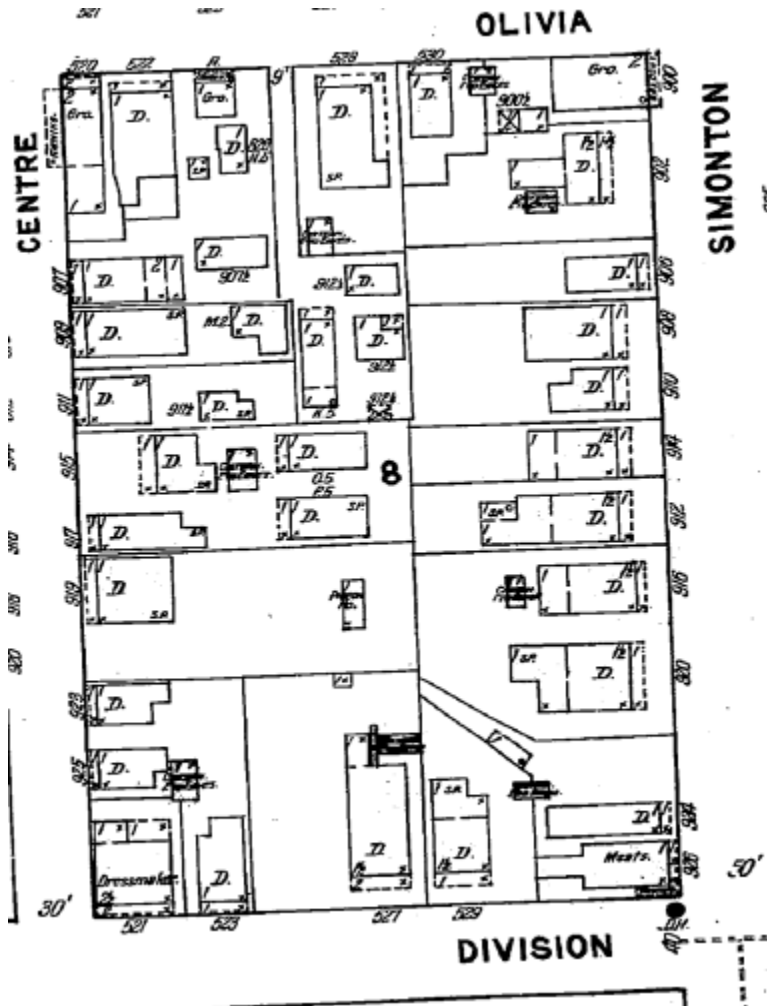
1962 Sanborn Map



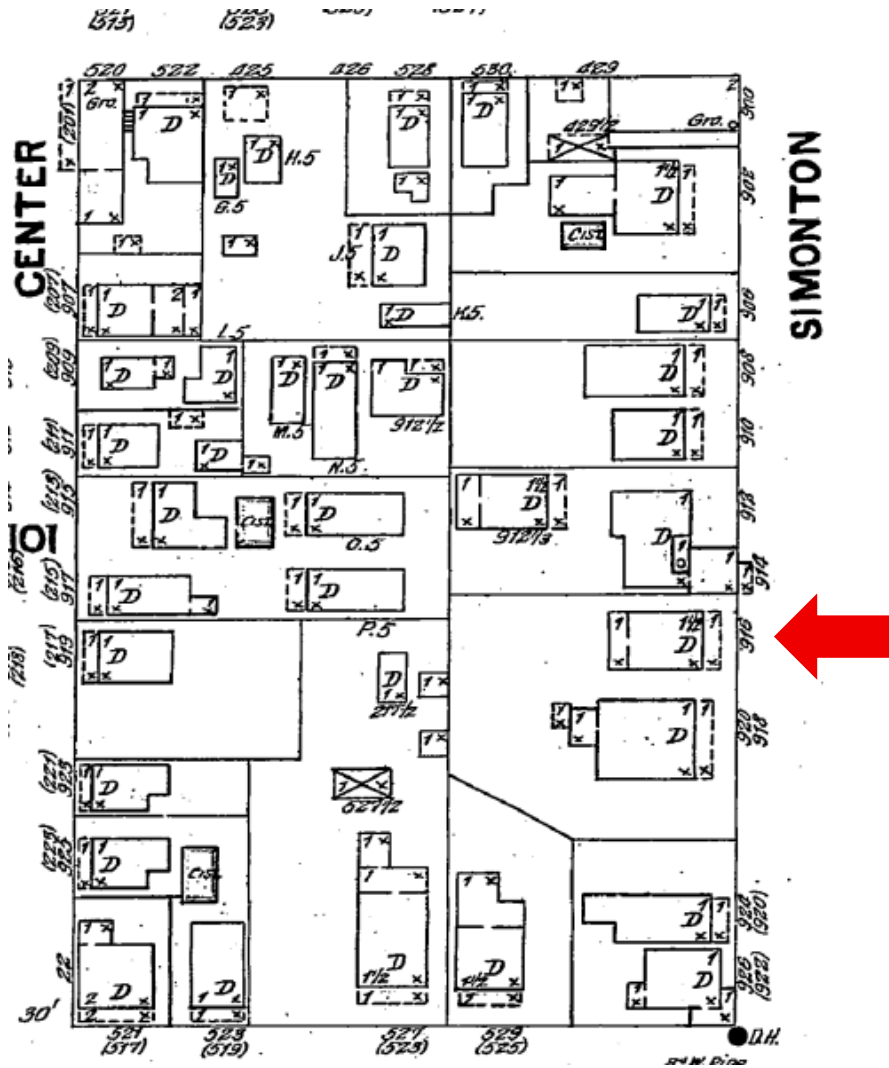
1948 Sanborn Map



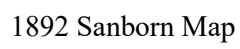
1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map



PROJECT PHOTOS

916 SIMONTON ST
(HISTORICAL PHOTO)



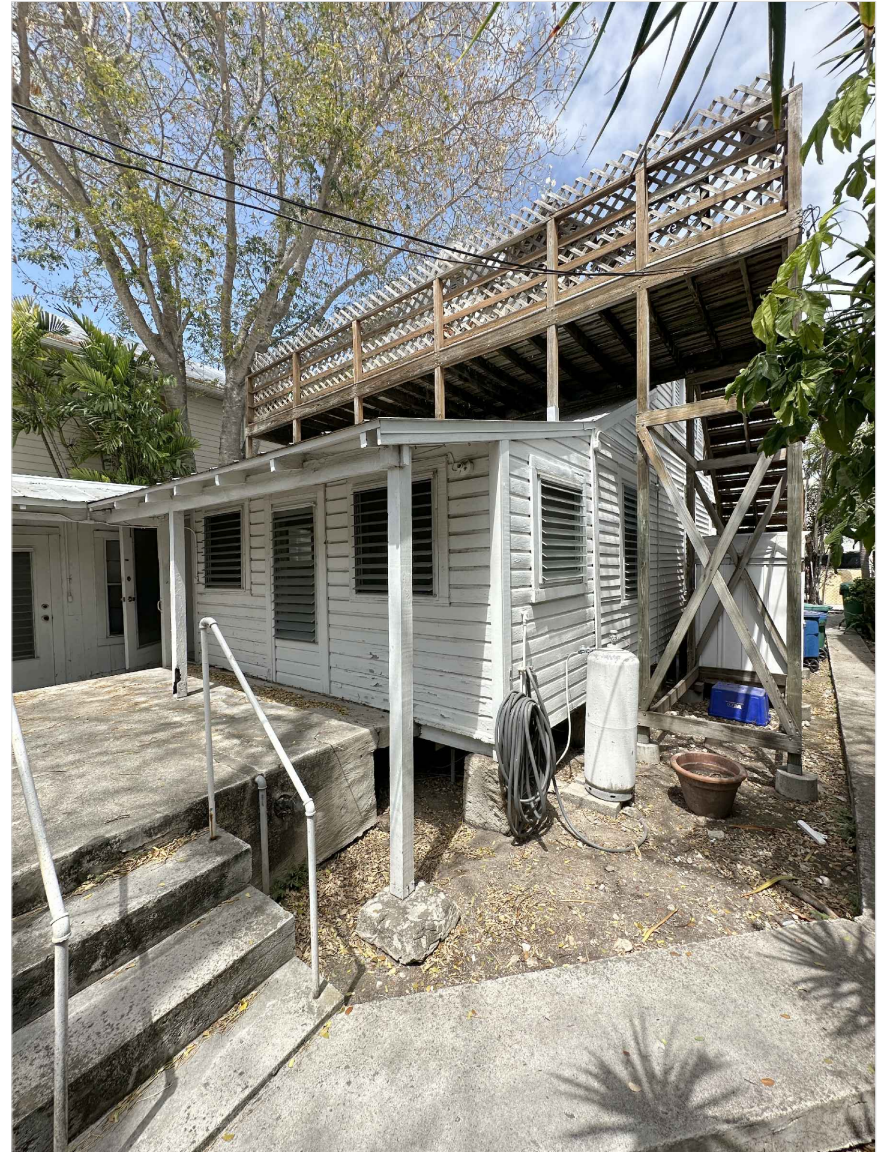
916 SIMONTON ST
(HISTORICAL PHOTO REAR SIDE)



916 SIMONTON ST
(FRONT SIDE VIEW)



916 SIMONTON ST
(REAR SIDE VIEW)



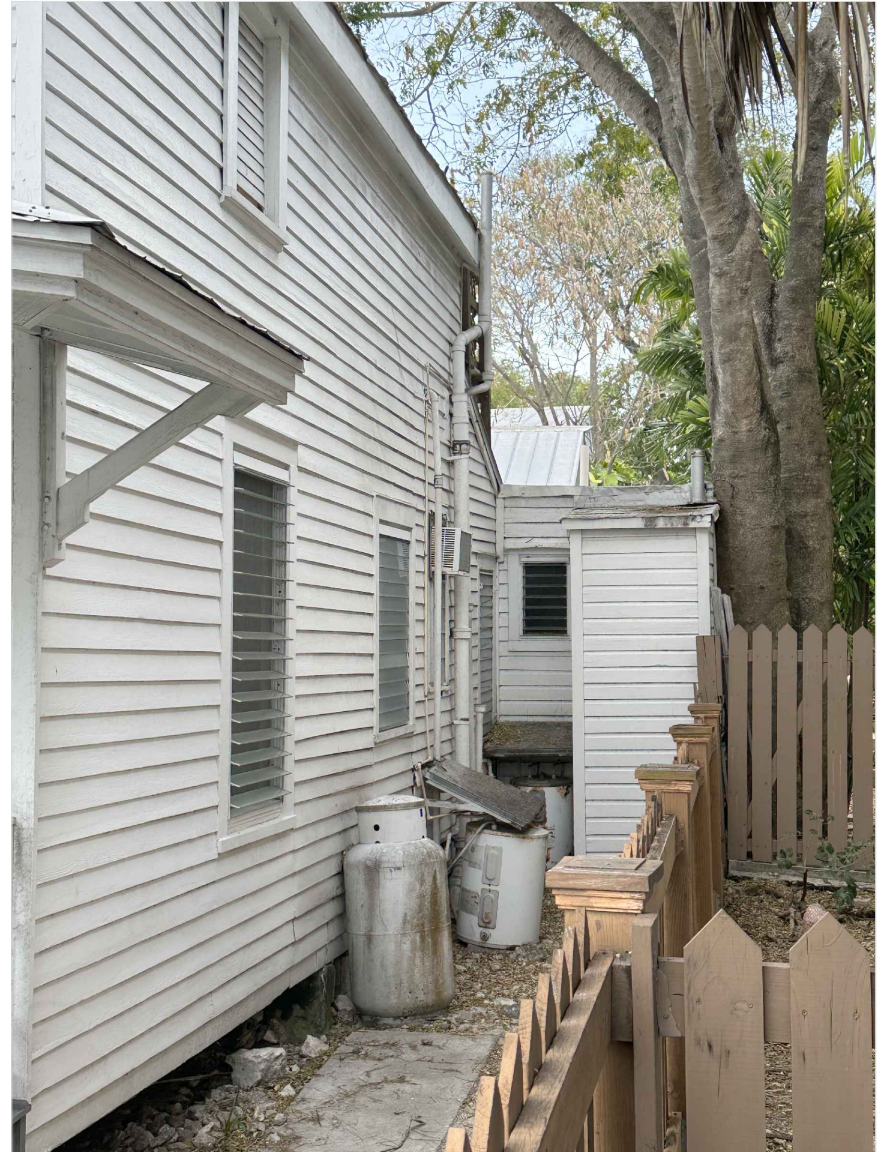
916 SIMONTON ST
(REAR SIDE VIEW)



916 SIMONTON ST
(REAR SIDE VIEW 2ND FLOOR)



916 SIMONTON ST
(RIGHT SIDE VIEW)

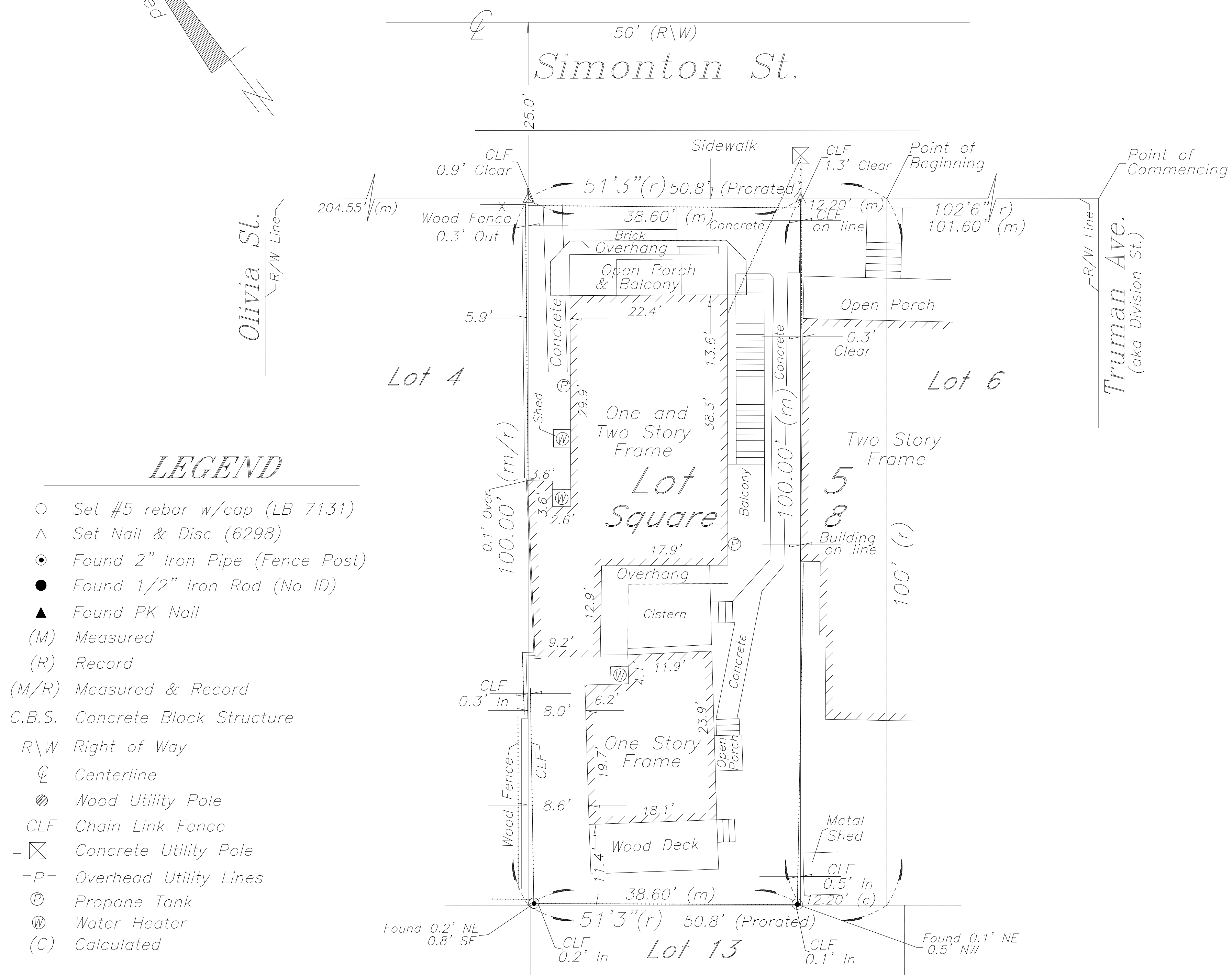


916 SIMONTON ST
(LEFT SIDE VIEW)



SURVEY

Boundary Survey Map of the Northwesternly 38.60' of Lot 5
S.M. BALDWIN'S SUBDIVISION of Lots 1 & 3, Square 8 of
Simonton and Walls Addition, Island of Key Wet



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: 916 Simonton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: April 3, 2025
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: The Northwesternly 38.60 feet of the following:

On the Island of Key West, known on Wm. A. Whitehead's map delineated in February, A.D. 1829, as a part of Tract Four (4) but now better known and described as Lot Five (5) according to S.M. Baldwin's Subdivision of Lots 1 and 3, Square 8 of Simonton and Walls Addition, recorded in Deed Book "I" page 257, Monroe County, Florida records;

Commencing at a point on Simonton Street distant One hundred and two (102) feet and six (6) inches from the corner of Division and Simonton Streets, and running thence along the line of Simonton Street in a N.W.'ly direction Fifty one (51) feet and three (3) inches thence at right angles in a S.W.'ly direction One Hundred (100) feet; thence at right angles in a S.E.'ly direction Fifty one (51) feet and three (3) inches; thence at right angles in a N.E.'ly direction One Hundred (100) feet to the Place of Beginning.

BOUNDARY SURVEY FOR: Mary Gunther;

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.

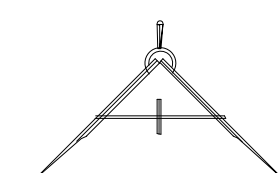
J. LYNN O'FLYNN, INC.

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

April 22, 2025

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 916 SIMONTON ST

SITE LOCATION



LOCATION MAP:

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

CLIENT:
GARY THE CARPENTER
CONSTRUCTION, INC

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

ARTIBUS DESIGN
ENGINEERING AND PLANNING

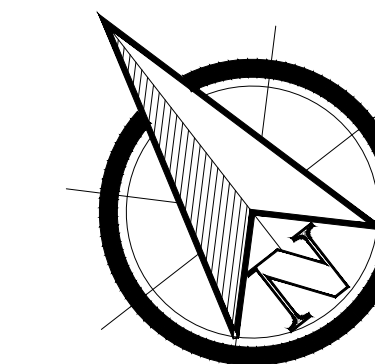
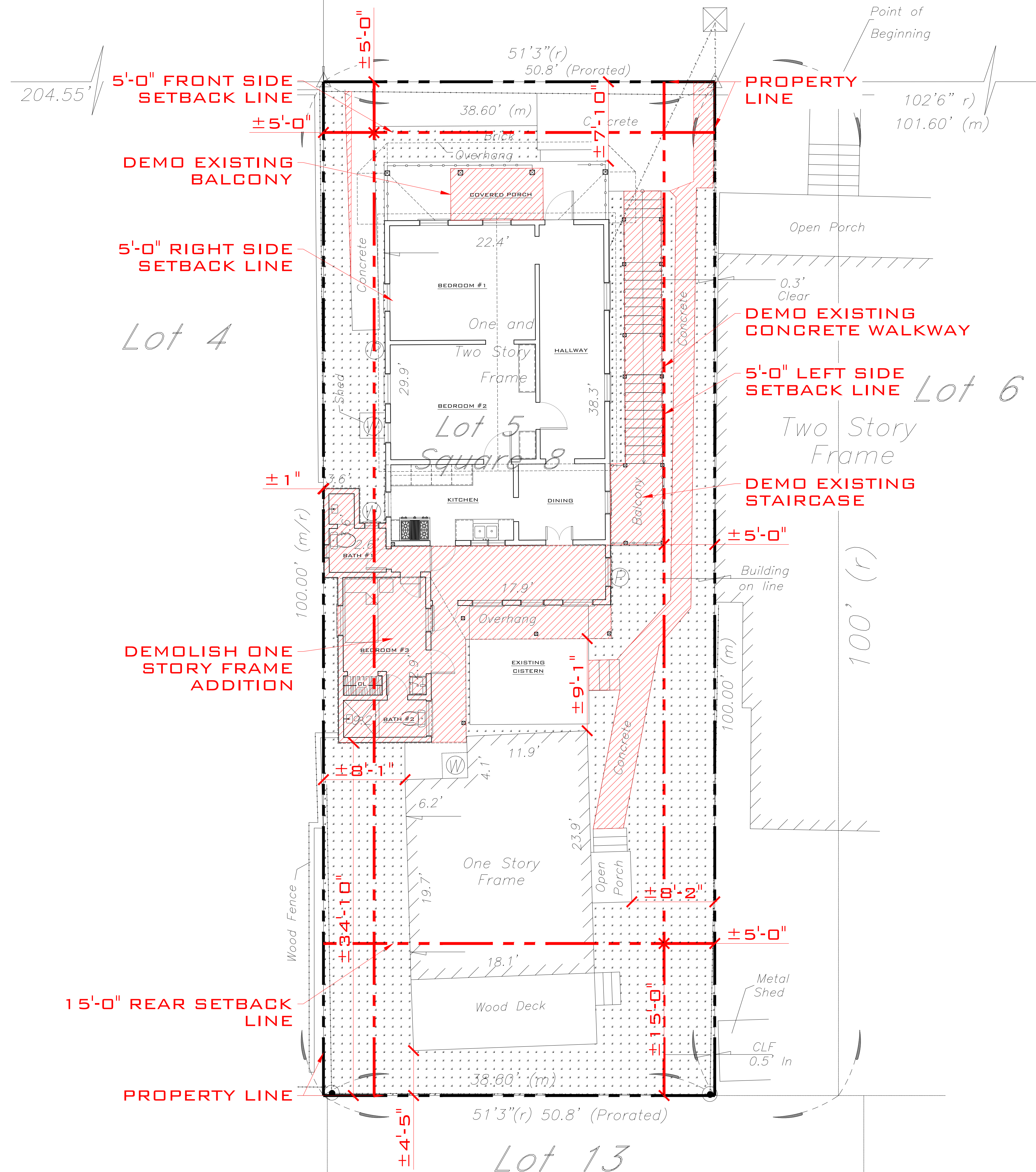
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
**GARY THE CARPENTER
CONSTRUCTION, INC**

PROJECT:
916 SIMONTON ST

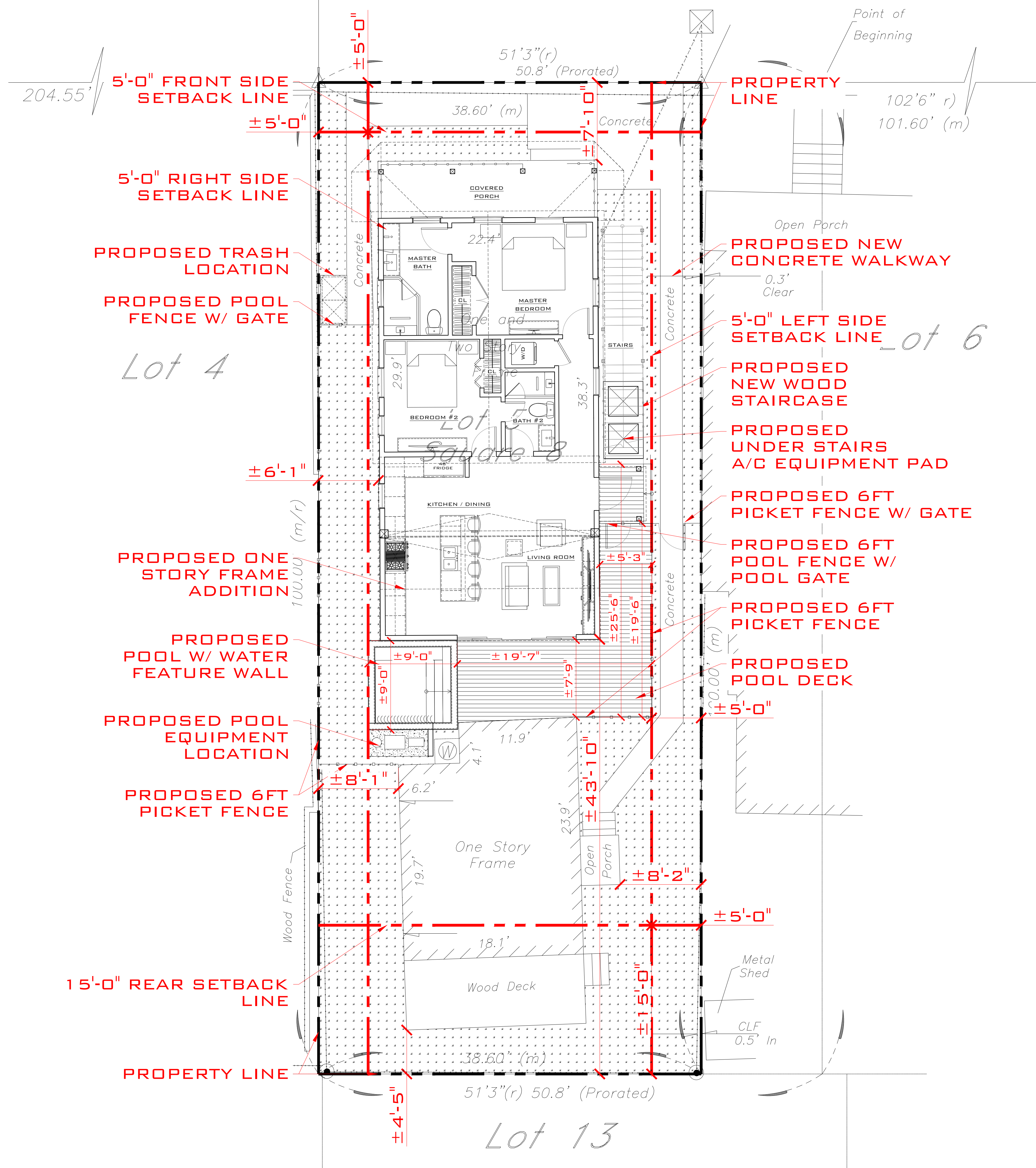
SITE:
**916 SIMONTON ST,
KEY WEST, FL 33040**

TITLE: COVER			
SCALE BY SHEET:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/12/25	GA	SAH
PROJECT NO:	DRAWING NO:	REVISION:	
2503-14	B-100		1



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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERRIE MANTAKADY, 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 MANTAKADY PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480			
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 CONSTRUCTION, INC.			
PROJECT: 916 SIMONTON ST			
SITE: 916 SIMONTON ST, KEY WEST, FL 33040			
TITLE: EXISTING SITE PLAN			
SCALE BY SHEET: 2503-14	DATE: 05/12/25	DRAWN BY: CA	CHECKED BY: SAM
PROJECT NO.:	DRAWING NO.:	REVISION:	1



SITE DATA:

TOTAL SITE AREA: $\pm 3,860.00$ SQ.FT.
LAND USE: HNC-1 (HISTORIC COMMERCIAL CORE)
FLOOD ZONE: X

SETBACKS

FRONT:
REQUIRED 5'-0"
EXISTING $\pm 7'-10"$
PROPOSED NO CHANGES

LEFT SIDE:
REQUIRED 5'-0"
EXISTING $\pm 5'-0"$
PROPOSED NO CHANGES

RIGHT SIDE:
REQUIRED 5'-0"
EXISTING $\pm 0'-1"$
PROPOSED $\pm 6'-1"$
IMPROVEMENT

REAR:
REQUIRED 15'-0"
EXISTING $\pm 34'-10"$
PROPOSED $\pm 43'-10"$

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (2,316.0 SQ.FT.)
EXISTING 15.5% (± 598.4 SQ.FT.)
PROPOSED 14.8% (± 574.2 SQ.FT.)

(SPACE UNDER ELEVATED
STRUCTURE IS CONSIDERED AS PERVIOUS)

POOL & EQ. PAD: ± 104.9 SQ.FT.
CONCRETE WALKWAY: ± 463.1 SQ. FT.
A/G EQ. PAD: ± 31.1 SQ.FT.

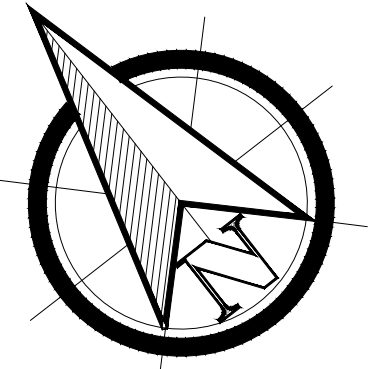
TOTAL: ± 599.2 SQ.FT.

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (1,930.0 SQ.FT.)
EXISTING 50.5% ($\pm 1,951.1$ SQ.FT.)
PROPOSED 45.8% ($\pm 1,771.2$ SQ.FT.)
(IMPROVEMENT)

OPEN SPACE MINIMUM:

REQUIRED 35% (1,351.0 SQ.FT.)
EXISTING 34.3% ($\pm 1,324.7$ SQ.FT.)
PROPOSED 34.4% ($\pm 1,331.4$ SQ.FT.)



PROPOSED SITE PLAN

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

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GERRIE MANTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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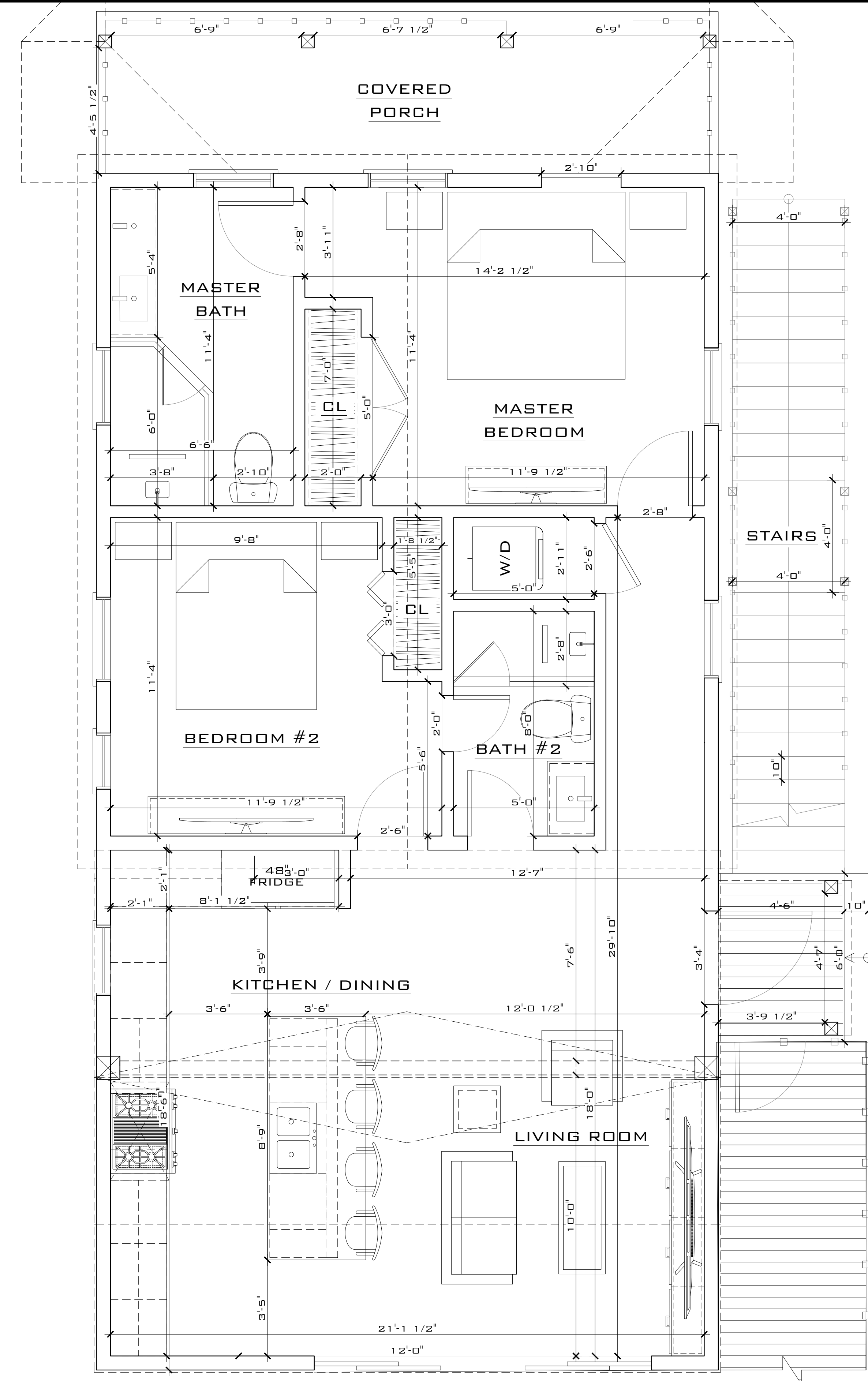
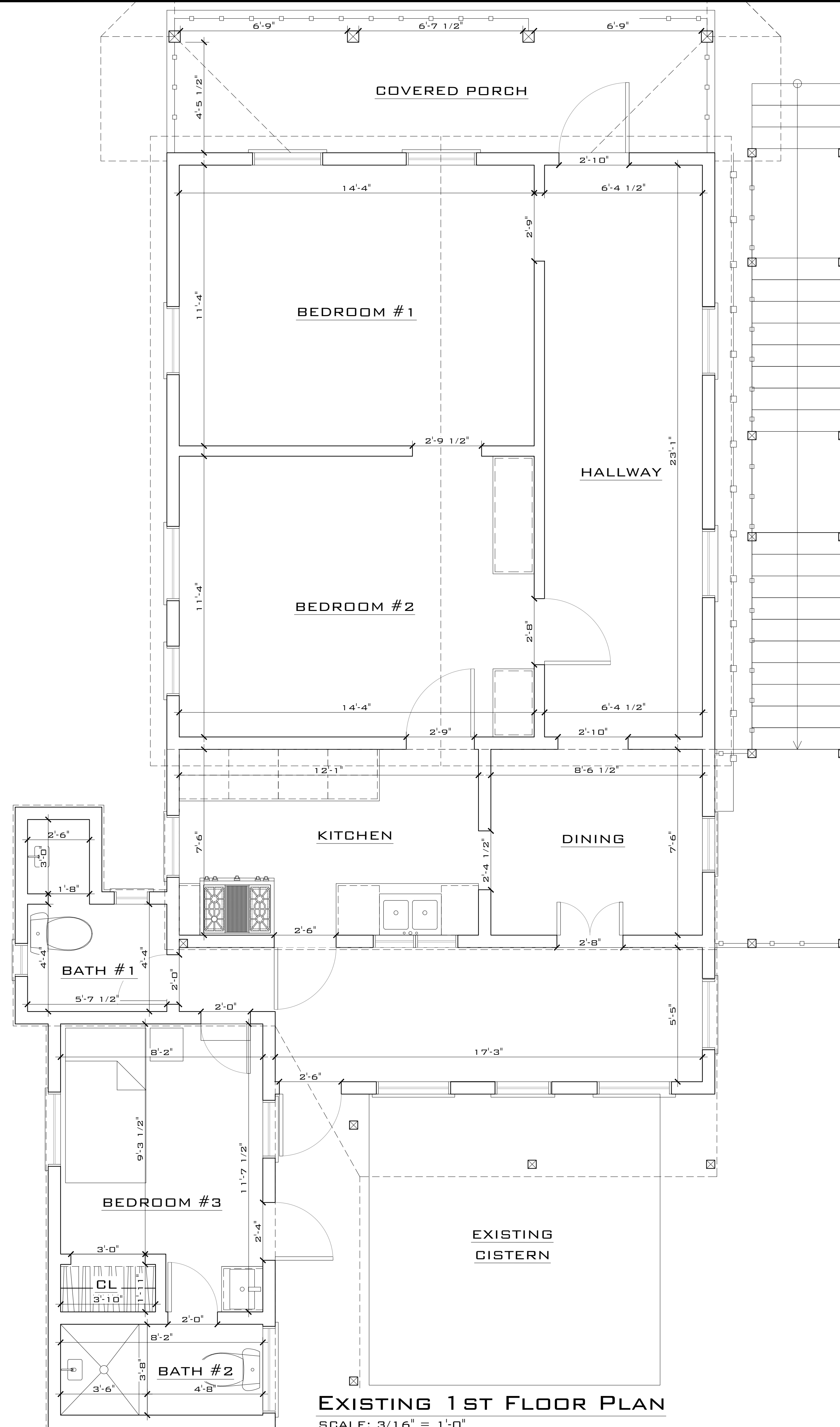
CLIENT:
GARY THE CARPENTER
CONSTRUCTION, INC.

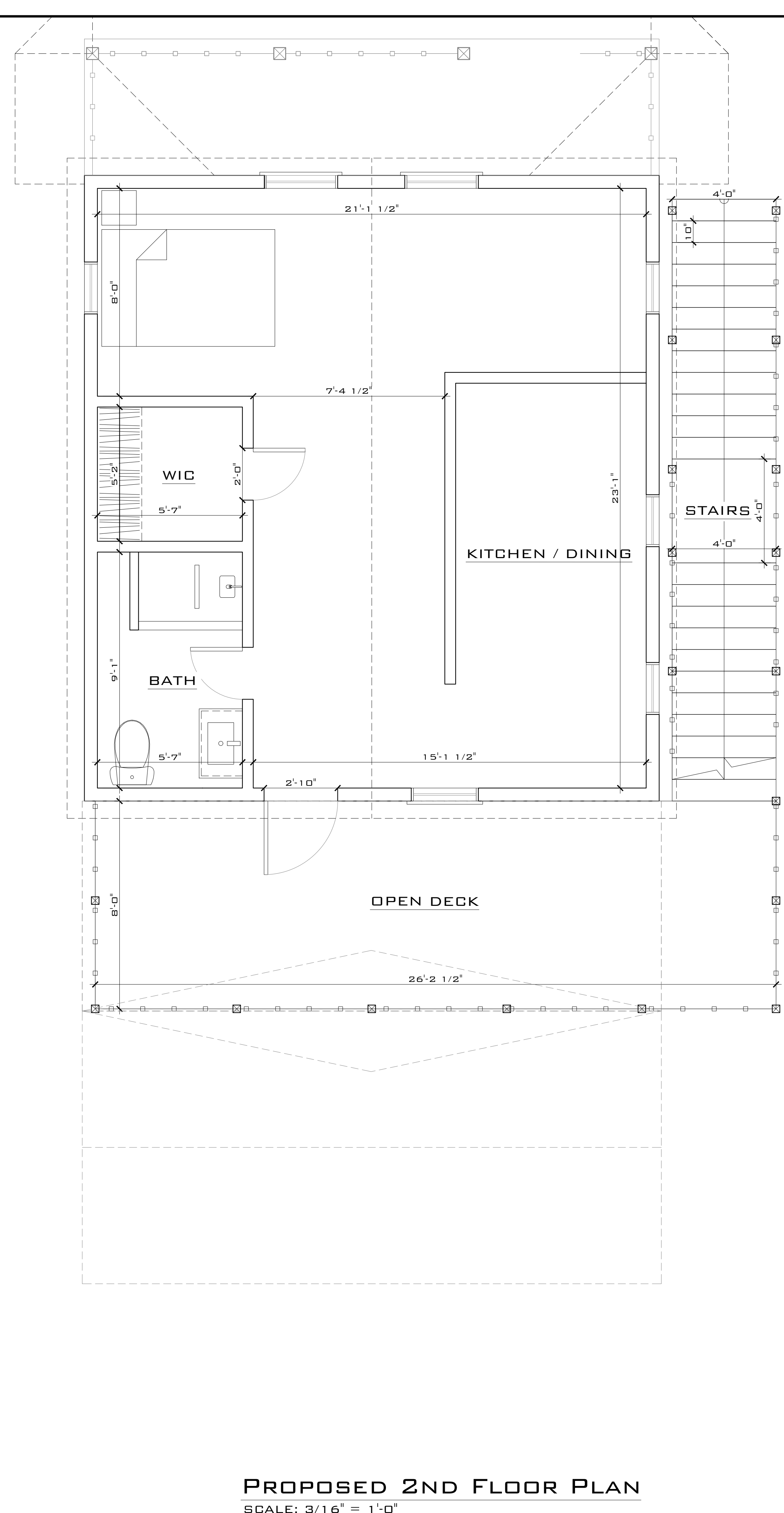
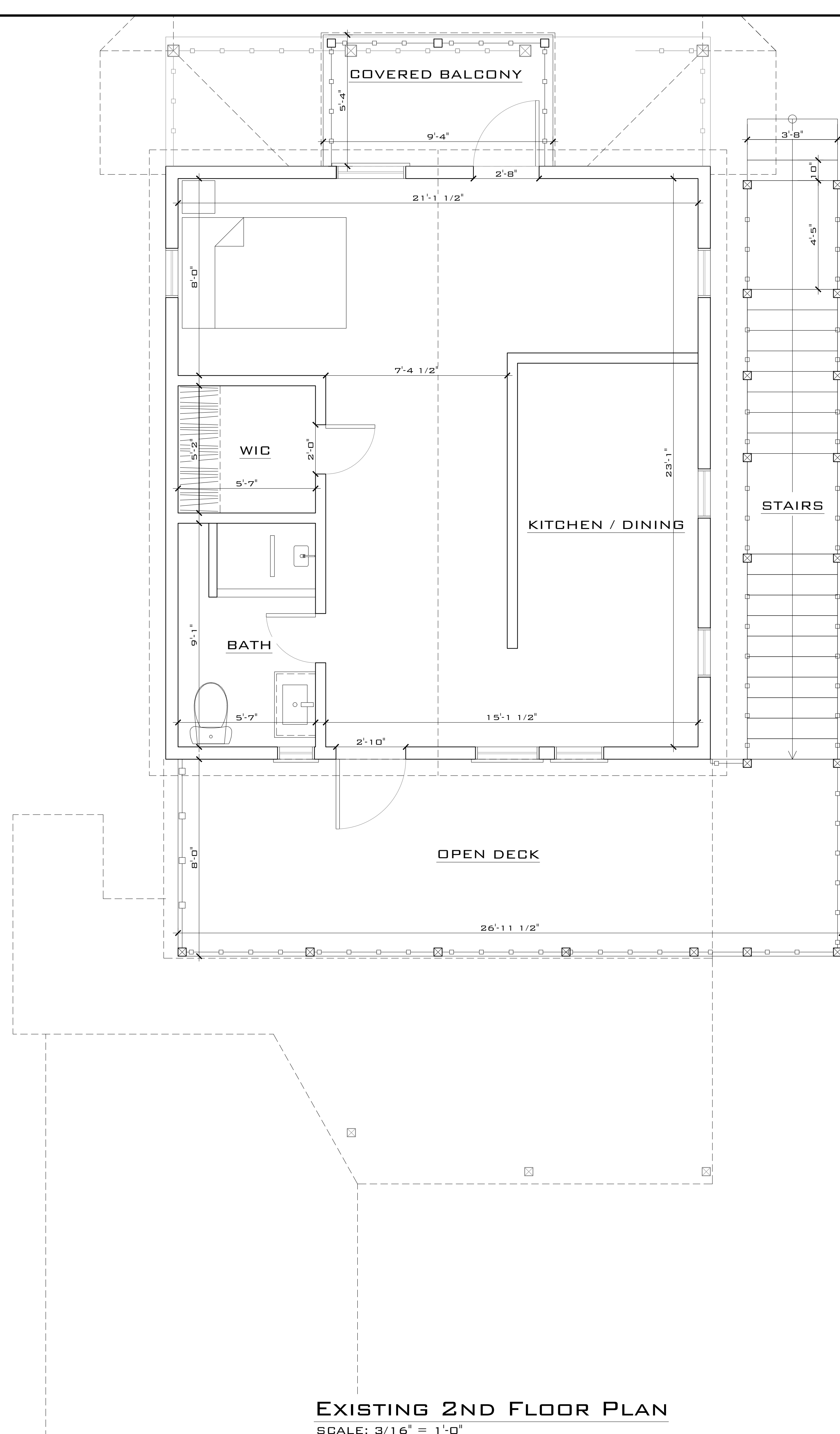
PROJECT:
916 SIMONTON ST

SITE:
916 SIMONTON ST,
KEY WEST, FL 33040

TITLE:
PROPOSED SITE PLAN

SCALE BY:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/12/25	GA	SAH
PROJECT NO:	2503-14	DRAWING NO:	C-102
			1





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CLIENT: GARY THE CARPENTER CONSTRUCTION, INC.			
PROJECT: 916 SIMONTON ST			
SITE: 916 SIMONTON ST, KEY WEST, FL 33040			
TITLE: PROPOSED 2ND FLOOR PLAN			
SCALE BY: SBA	DATE: 05/12/25	DRAWN BY: G.A.	CHECKED BY: S.A.H.
PROJECT NO.: 2503-14	DRAWING NO.: A-102	REVISION: 1	



DEMO EXISTING BALCONY

REPLACE EXISTING METAL ROOFING

REPAIR WOOD SIDING

REPLACE EXISTING WINDOWS

REPLACE WOOD DOOR

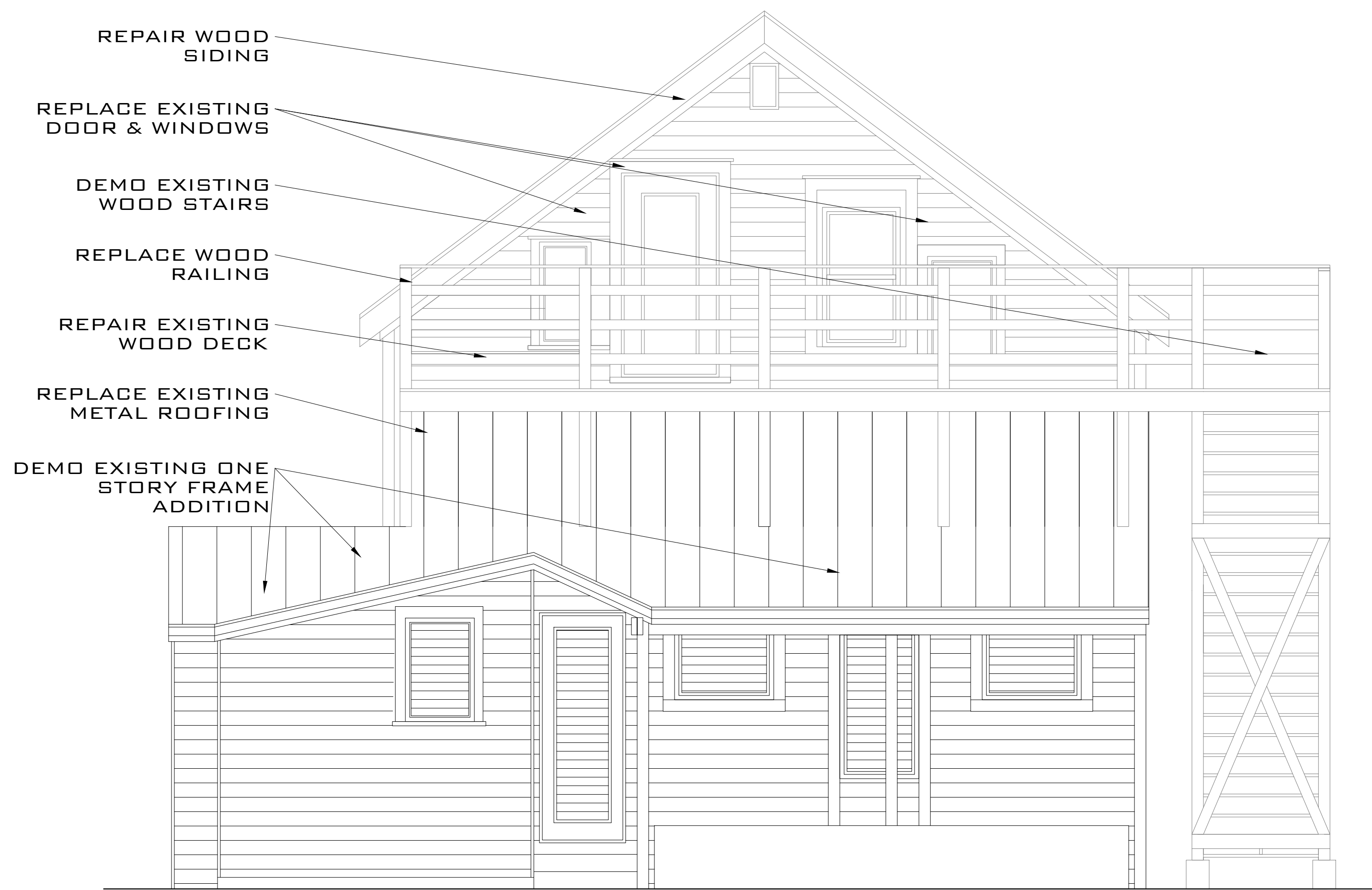
REPLACE WOOD RAILING

DEMO EXISTING WOOD STAIRS

REPAIR WOOD DECK

EXISTING FRONT ELEVATION

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



REPAIR WOOD SIDING

REPLACE EXISTING DOOR & WINDOWS

DEMO EXISTING WOOD STAIRS

REPLACE WOOD RAILING

REPAIR EXISTING WOOD DECK

REPLACE EXISTING METAL ROOFING

DEMO EXISTING ONE STORY FRAME ADDITION

EXISTING REAR ELEVATION

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



PROPOSED NEW METAL ROOFING

PROPOSED REPAIRED WOOD SIDING

PROPOSED NEW WOOD FRAME WINDOWS

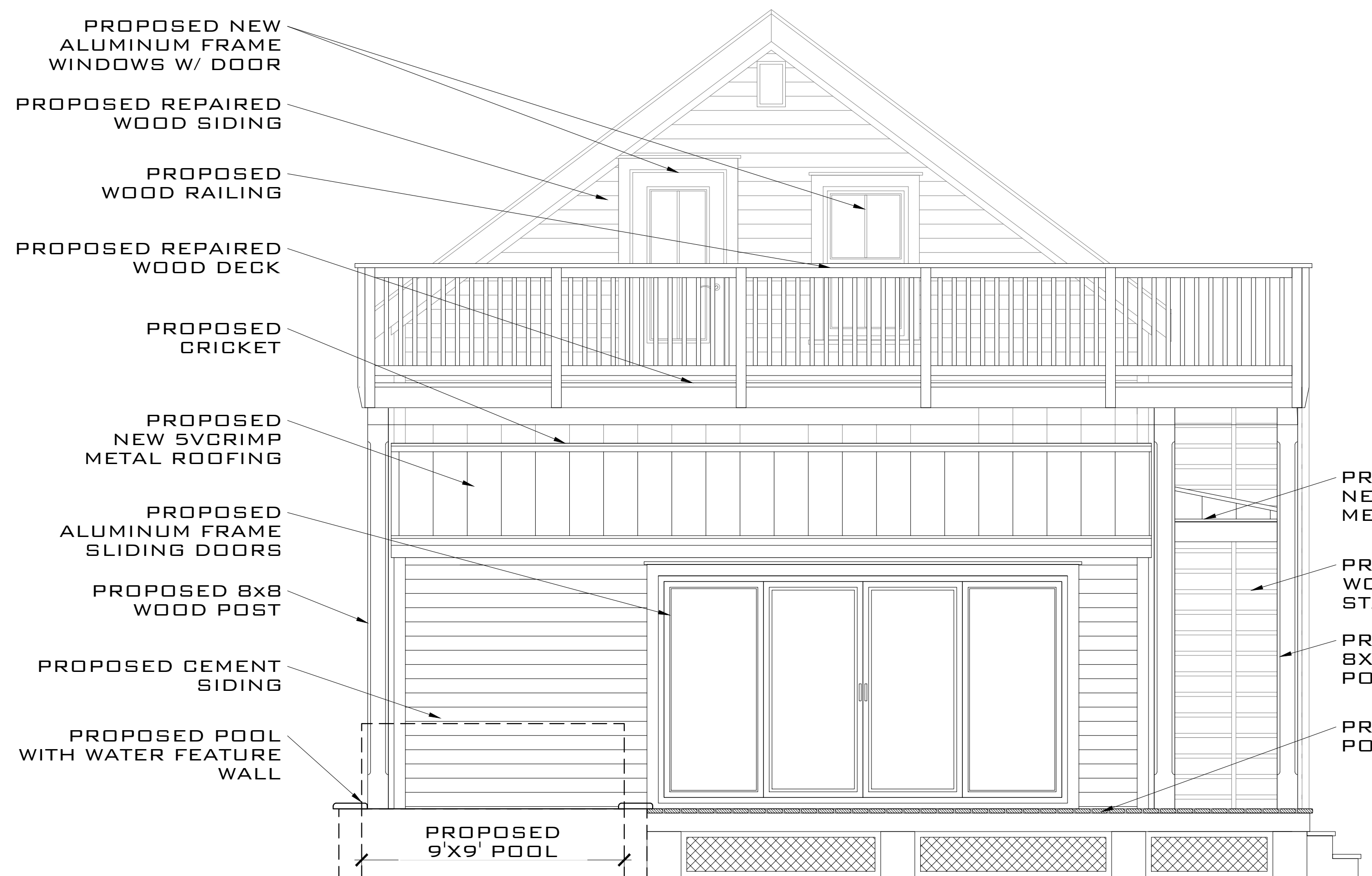
PROPOSED NEW WOOD FRAME DOOR

PROPOSED WOOD RAILING

PROPOSED NEW WOOD STAIRCASE

PROPOSED FRONT ELEVATION

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



PROPOSED NEW ALUMINUM FRAME WINDOWS W/ DOOR

PROPOSED REPAIRED WOOD SIDING

PROPOSED WOOD RAILING

PROPOSED REPAIRED WOOD DECK

PROPOSED CRICKET

PROPOSED NEW 5VCRIMP METAL ROOFING

PROPOSED ALUMINUM FRAME SLIDING DOORS

PROPOSED 8X8 WOOD POST

PROPOSED CEMENT SIDING

PROPOSED POOL WITH WATER FEATURE WALL

PROPOSED NEW 5VCRIMP METAL ROOFING

PROPOSED WOOD STAIRCASE

PROPOSED 8X8 WOOD POSTS

PROPOSED POOL DECK

PROPOSED 9'X9' POOL

PROPOSED REAR ELEVATION

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

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
GARY THE CARPENTER
CONSTRUCTION, INC.

PROJECT:
916 SIMONTON ST.

DATE: 916 SIMONTON ST.
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

SCALE: AS SHOWN	DATE: 05/12/25	DRAWN: CA	CHECKED: SAM
PROJECT NO: 2503-14	DRAWING NO: A-103	REVISION: 1	

DEMO EXISTING
WOOD STAIRS

REPAIR WOOD
SIDING

REPAIR EXISTING
WOOD DECK

REPLACE EXISTING
METAL ROOFING

REPLACE EXISTING
WINDOWS

DEMO EXISTING ONE
STORY FRAME ADDITION

DEMO EXISTING
BALCONY

REPLACE EXISTING
METAL ROOFING

REPAIR WOOD
SIDING

REPLACE WOOD
RAILING

REPAIR WOOD
DECK

EXISTING LEFT ELEVATION

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

PROPOSED
WOOD RAILING

PROPOSED NEW
WOOD STAIRCASE

PROPOSED REPAIRED
WOOD DECK

PROPOSED
CRICKET

PROPOSED
NEW 5VCRIMP
METAL ROOFING

PROPOSED WOOD
SIDING

PROPOSED NEW
ALUMINUM FRAME
WINDOWS

PROPOSED
ALUM BAHAMA SHUTTERS
OVER ALUMINUM FRAME
WINDOWS

PROPOSED NEW
WOOD FRAME DOOR

PROPOSED 8X8
WOOD POSTS

PROPOSED POOL
DECK

PROPOSED
ALUMINUM FRAME
WINDOWS

PROPOSED
NEW 5VCRIMP
METAL ROOFING

PROPOSED
WOOD SIDING

PROPOSED
UNDER STAIRS
A/C EQUIPMENT PAD

PROPOSED
WOOD RAILING

PROPOSED
REPAIRED WOOD
DECK

PROPOSED LEFT ELEVATION

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

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GERRIE MABITAGADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71488

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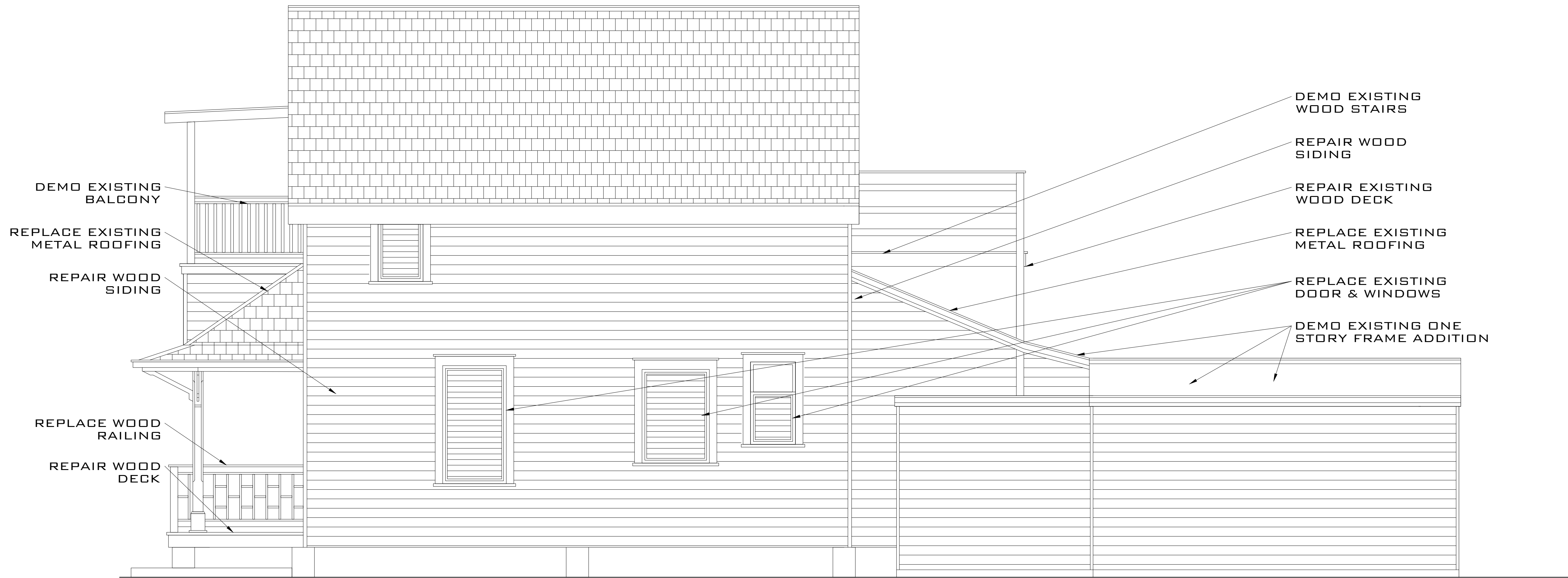
CLIENT:
GARY THE CARPENTER
CONSTRUCTION, INC.

PROJECT:
916 SIMONTON ST

DATE: 916 SIMONTON ST,
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

SCALE: 3/8" = 1'-0"	DATE: 05/18/25	DRAWN: CA	CHECKED: SAM
PROJECT NO: 2503-14	DRAWING NO: A-104	REVISION: 1	



**EXISTING RIGHT
ELEVATION**

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



**PROPOSED RIGHT
ELEVATION**

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

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GERRIE MABITAGDY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
**GARY THE CARPENTER
CONSTRUCTION, INC**

PROJECT:
916 SIMONTON ST

SITE:
**916 SIMONTON ST,
KEY WEST, FL 33040**

TITLE:
PROPOSED ELEVATIONS

SCALE BY SHEET:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/12/25	GA	SAH
PROJECT NO:	2503-14	DRAWING NO:	A-105
		REVISION:	1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 24, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE. NEW ONE-STORY REAR ADDITION. RECONSTRUCTION OF WOODEN STAIRS AND SECOND STORY DECK, NEW POOL, AND SITE IMPROVEMENTS. DEMOLITION OF HISTORIC ONE-STORY FRAME ADDITIONS. DEMOLITION OF EXISTING FRONT BALCONY, WOODEN STAIRCASE, EXISTING CISTERN IN REAR, AND CONCRETE WALKWAYS.

#916 SIMONTON STREET

Applicant – Serge Mashtakov, PE Application #C2025-0055

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 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 DALEH 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: 916 SIMONTON STREET, KEY WEST, FL-33040 on the 24 day of JUNE, 2025.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 5:00 PM JUNE 24, 2025.

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 C2025-0055

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

Signed Name of Affiant:

[Signature]
Date: 06/19/25
Address: 3710 N. ROOSEVELT BLVD.
City: KEY WEST
State, Zip: 33040

The forgoing instrument was acknowledged before me on this _____ day of _____, 20____.

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

NOTARY PUBLIC

Sign Name: _____

Print Name: _____

Notary Public - State of Florida (seal)

My Commission Expires: _____

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 24, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for

RENOVATIONS TO HISTORIC HOUSE, NEW ONE-STORY REAR ADDITION, RECONSTRUCTION OF WOODEN STAIRS AND SECOND STORY DECK, NEW POOL, AND SITE IMPROVEMENTS, DEMOLITION OF HISTORIC ONE-STORY FRAME ADDITIONS, DEMOLITION OF EXISTING FRONT BALCONY, WOODEN STAIRCASE, EXISTING CISTERN IN REAR, AND CONCRETE WALKWAYS.

#916 SIMONTON STREET

Applicant – Serge Mashtakov, PE Application #C2025-0055

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916

916

DANGER
KEEP OUT

Public
Meeting
Notice



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 23, 2025, at City Hall, 1360 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE, NEW ONE-STORY REAR ADDITION, RECONSTRUCTION OF WOODEN STAIRS AND SECOND STORY DECK, NEW POOL, AND SITE IMPROVEMENTS, DEMOLITION OF HISTORIC ONE-STORY FRAME, ADDITIONS, DEMOLITION OF EXISTING FRONT BALCONY, WOODEN STAIRCASE, EXISTING CISTERN IN REAR, AND CONCRETE WALKWAYS.

#916 SIMONION STREET

Applicant: Serge Mashtakov, PE Application #C2025-0055

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1360 White Street, call 305-893-3975 or visit our website at www.cityofkeywest.fl.us.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL THE FINAL DETERMINATION

ADA ASSISTANCE: If it is the policy of this City, all files shall be made available to all persons with disabilities in accordance with the Americans with Disabilities Act (ADA). Please call the 777 number at 305-893-4875, or 800-915-8770 (Voice) or the ADA Coordinator at 305-893-3811 to learn the business hours in advance for sign language interpretation, auxiliary services, or materials in accessible format.

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 00017670-000000
 Account# 1018147
 Property ID 1018147
 Millage Group 10KW
 Location 916 SIMONTON St, KEY WEST
 Address
 Legal KW SUB 5 PT LOT 3 SQR 8 TR 4 G5-91 OR1016-1405 OR1147-1819
 Description OR1313-1074 OR1313-1076 OR1313-1075 OR1313-1084 OR1313-280
 OR1313-1077 OR1313- 1080 OR1313-1078 OR1313-1086 OR1316-623
 OR1324-2341 OR1404-1266
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI-FAMILY DUPLEX (0802)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

GUNTHER MARY
 11614 Tescond Dr
 Saint Louis MO 63128

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$342,193	\$330,034	\$330,034	\$285,397
+ Market Misc Value	\$1,602	\$1,602	\$1,602	\$1,602
+ Market Land Value	\$953,496	\$876,375	\$663,708	\$503,234
= Just Market Value	\$1,297,291	\$1,208,011	\$995,344	\$790,233
= Total Assessed Value	\$1,051,694	\$956,085	\$869,168	\$790,153
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,297,291	\$1,208,011	\$995,344	\$790,233

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$953,496	\$342,193	\$1,602	\$1,297,291	\$1,051,694	\$0	\$1,297,291	\$0
2023	\$876,375	\$330,034	\$1,602	\$1,208,011	\$956,085	\$0	\$1,208,011	\$0
2022	\$663,708	\$330,034	\$1,602	\$995,344	\$869,168	\$0	\$995,344	\$0
2021	\$503,234	\$285,397	\$1,602	\$790,233	\$790,153	\$0	\$790,233	\$0
2020	\$461,168	\$255,551	\$1,602	\$718,321	\$718,321	\$0	\$718,321	\$0
2019	\$450,262	\$260,347	\$1,602	\$712,211	\$712,211	\$0	\$712,211	\$0
2018	\$507,908	\$261,180	\$1,591	\$770,679	\$670,202	\$0	\$770,679	\$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)	5,125.00	Square Foot	0	0

Buildings

Building ID	1293	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2000
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2172	Roof Type	GABLE/HIP
Finished Sq Ft	1588	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	
Perimeter	258	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	32	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	138	0	0
FLA	FLOOR LIV AREA	1,588	1,588	0
OPU	OP PR UNFIN LL	99	0	0
OOU	OP PR UNFIN UL	224	0	0
OPF	OP PRCH FIN LL	69	0	0
OUF	OP PRCH FIN UL	54	0	0
TOTAL		2,172	1,588	0

Building ID	1294	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2000
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	948	Roof Type	GABLE/HIP
Finished Sq Ft	408	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	84	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	32	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	408	0	0
FLA	FLOOR LIV AREA	408	408	0
OPU	OP PR UNFIN LL	132	0	0
TOTAL		948	408	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1959	1960	0 x 0	1	244 SF	1
BRICK PATIO	1973	1974	0 x 0	1	45 SF	2
CONC PATIO	1974	1975	0 x 0	1	231 SF	2
LC UTIL BLDG	1979	1980	4 x 7	1	28 SF	1
WALL AIR COND	1981	1982	0 x 0	1	1 UT	1

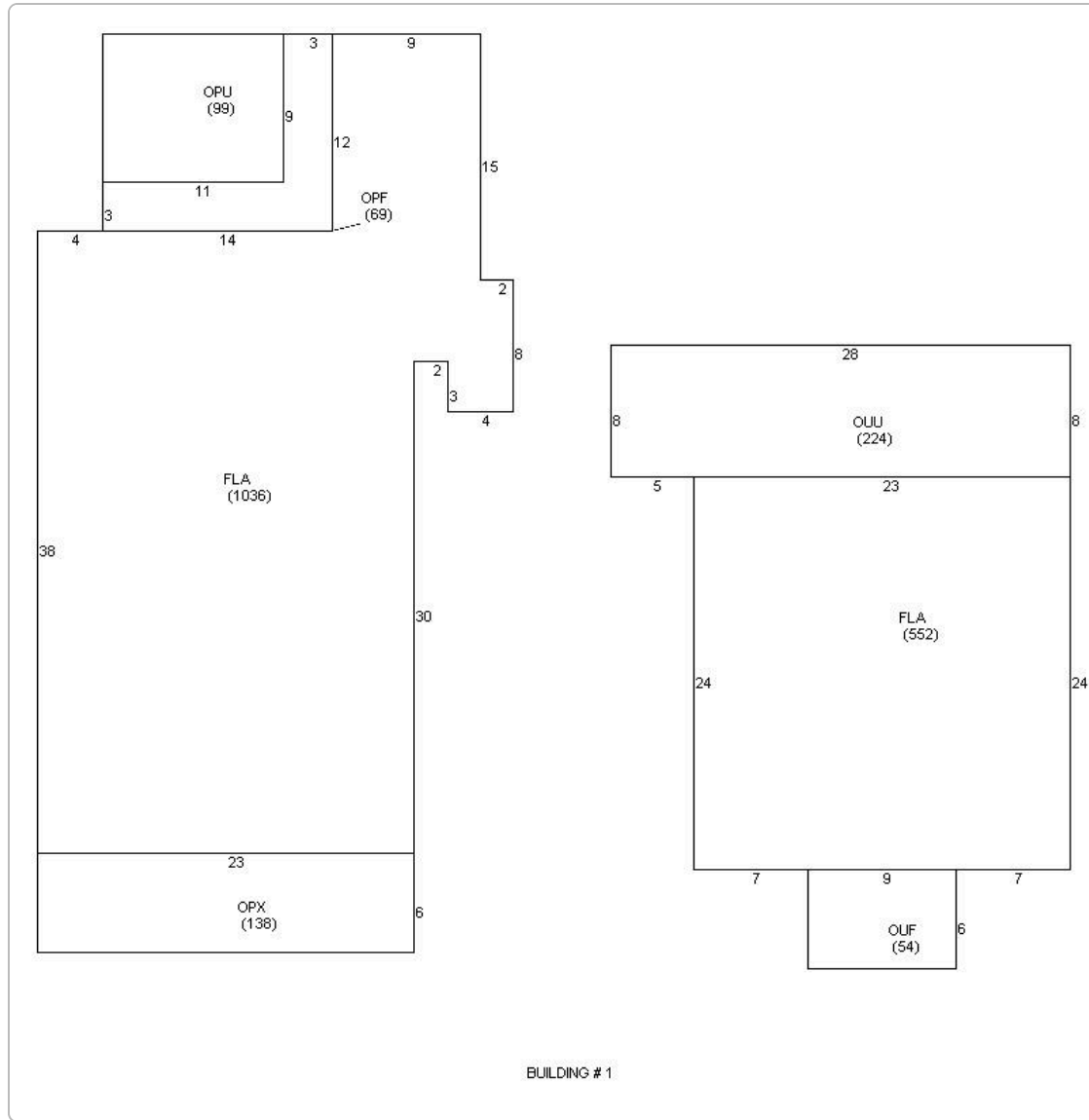
Permits

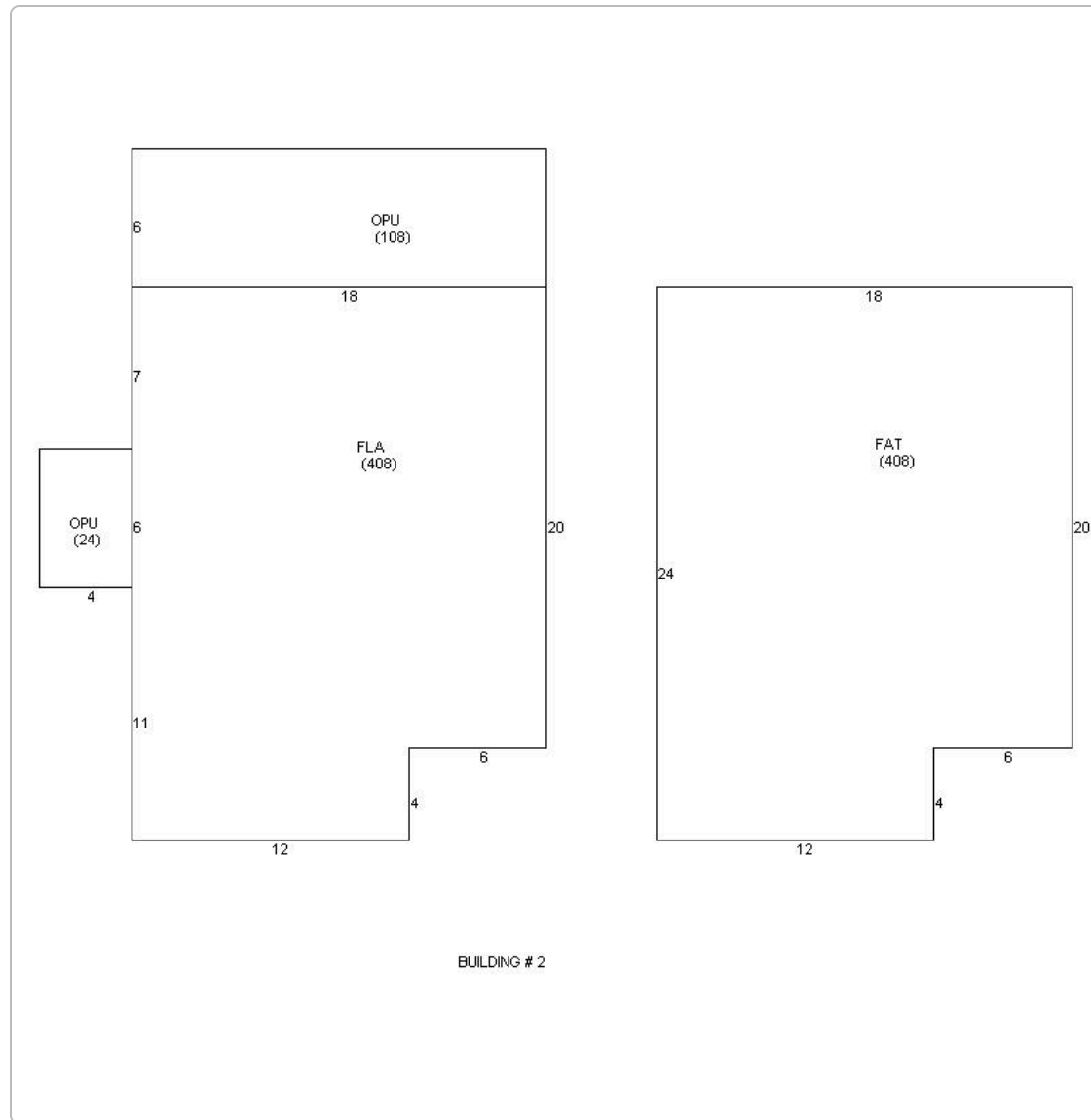
Number	Date Issued	Status	Amount	Permit Type	Notes
0102228	06/11/2001	Completed	\$1,800		REPAIRS
0001834	07/05/2000	Completed	\$2,300		PORCH
B952062	06/01/1995	Completed	\$3,000		REPLACE 160SF SIDING/PAIN

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

No data available for the following modules: Sales.

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
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