



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Haven Burkee and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: January 23, 2024

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0047

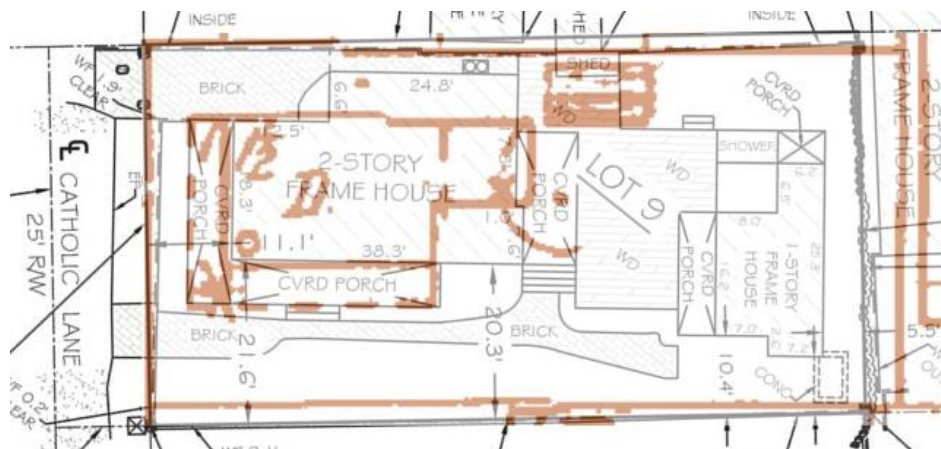
Address: 623 Catholic Lane

Description of Work:

Renovations to existing historic house including new dormers and rear addition. Minor changes to existing accessory structure. New pool and pool deck.

Site Facts:

The building under review is a contributing resource to the historic district. The property is located at the eastside of the dead end of Catholic Lane. The lot contains two structures, the principal building is a one and a half -story frame house that was built circa 1912. The house still preserves its original “L” shape porch, with side and rear modifications can be observed by comparing the 1962 Sanborn map with the current survey. A non-historic accessory structure is located behind the house.



Current Survey and 1962 Sanborn Map.



Front of the House circa 1965.



Front of the House.

Secretary of the Interior’s Standards and Guidelines Cited on Review:

- Secretary of the Interiors Standards (pages 16-23), specifically Standards 1, and 2.
- Guidelines for roofs (page 26), specifically guidelines 4 and 5.
- Guidelines for dormers (page 27), specifically guideline 1.
- Guidelines for Additions (pages 37a-37k- bold used to emphasize new proposed dormers), specifically guidelines 1, 2, 5, 6, **8, 9**, 11, 12, 13, 14, **17**, 19, 22, and 26.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 11, 12, 13, 14, 18, 22, 23, 24, and 25.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically guideline 1 for new proposed deck.

Staff Analysis:

On December 19, 2023, the Commission motioned to postpone the review of this project as they found that the proposed three dormers conflicted with some guidelines. This report is for the review of revised plans. The design kept all previous elements as the same except for instead of proposing three dormers, now the design includes two dormers, smaller in width, and to be located on the north portion of the principal gable roof.

A Certificate of Appropriateness is under review for renovations to an existing historic house and a new one-story addition that will replace and add more square footage to the existing altered rear portion of the house. The design proposes two dormers over the north side of the main gable roof. Currently the house has four skylights, two on each side of the roof. The applicant states that the north side of the gable is at the end of Catholic Lane and these dormers will not be visible but by the abutting neighbors to the north of the site under review.



Existing and Proposed Site Plans.

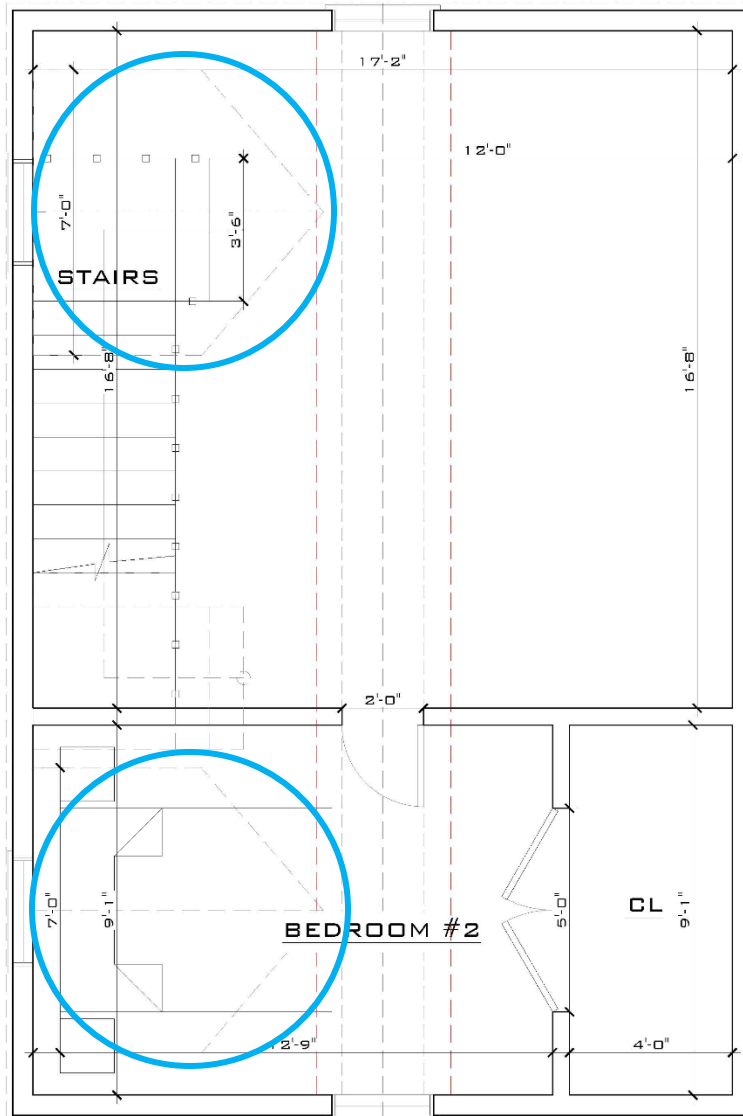


EXISTING FRONT ELEVATION
 SCALE: 3/8" = 1'-0"



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

Existing and Proposed Front Elevations.



PROPOSED 2ND FLOOR PLAN

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

Proposed second floor and location of dormers.



The design also includes a rear addition. The proposed new addition will extend towards an existing rear porch and to its north side. The new addition will be almost square in footprint and will be covered with two front gable roofs. All windows and doors for the new addition will be aluminum impact units. The new addition exterior walls will be finished with cementous horizontal siding, and the roof will be finished with 5 v-crimp panels.

In addition, the design includes two small additions to the accessory structure on its northwest side and south side to accommodate a shower and a closet. The plan includes a deck behind the principal building and a small pool.

Consistency with Guidelines Cited Guidelines:

Staff have expressed to the applicant our concern pertaining to the installation of dormers over a contributing resource, whether the structure is on a lane or on a principal street. The house under review is a historic and contributing resource built circa 1912. Roof lines are character defining features of frame vernacular buildings and guidelines as well as the Secretary of the Interior's Standards are specific as to the need to preserve character defining features of a historic and contributing resource. We have seen in the past design strategies to convert an attic into a full second floor without the need to change the exterior envelope of a historic building. It is staff's opinion that the proposed dormers, at least the front one will be visible from the lane. The building will lose its gable roofline and will and its symmetry.

It is the staff's opinion that the proposed design fails cited Secretary of the Interior's Standards and guidelines for roofing, dormers, and specific guideline for alterations that regulates dormers and additions over a contributing resource. The form and configuration of the roof will be adversely altered by the introduction of two dormers that, at least one, will be visible from the lane. Although the house has four skylights, from which staff was not able to find approvals, these do not alter the form of the existing roof.

Staff finds the newly proposed additions, the pool and deck and their location to follow cited guidelines. The additions at the rear of the house will be lower in height than the principal house and will be done on a secondary elevation. Additions to the existing non-historic accessory structure will have no effect on the surrounding properties or site.

APPLICATION

RECEIVED
 NOV 27 2023
 BY: TK

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 # <i>HARC 2023-0047</i>	REVISION #	INITIAL & DATE <i>TAK 11/23/23</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	623 Catholic Ln, Key West, FL 33040	
NAME ON DEED:	Tina Barks, Duncan Barks	PHONE NUMBER (917) 414-3180
OWNER'S MAILING ADDRESS:	623 Catholic Ln, Key West, FL 33040	EMAIL <i>tbirdbarks@gmail.com</i>
APPLICANT NAME:	Serge Mashtakov, PE	PHONE NUMBER 305-304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd Key West, FL 33040	EMAIL <i>serge@artibusdesign.com</i>
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 11/26/2023

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Major Remodeling of the existing historic structure with rear addition, pool and pool deck Minor changes to existing accessory structure, side addition, shower addition
MAIN BUILDING:	Major remodeling, reconstruction of interior, rear addition, Addition of roof dormers
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): Removal of existing closet and construction of shower addition and new closet.	
PAVERS: Brick Sidewalks	FENCES: 6ft wood picket fence on sides
	Reconstruction of existing stone wall in the rear.
DECKS: Wood frame deck with composite decking	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	New inground pool
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 12.19.23	___ APPROVED ___ NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: HB
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
Postponed to 1.23.24		
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 # <i>H-2023-0047</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	623 Catholic Ln, Key West, FL 33040
PROPERTY OWNER'S NAME:	Tina Barks, Duncan Barks
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 *Duncan Barks* 11/27/23 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the existing rear addition, parts of accessory building exterior walls

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.

Not associated with events of local, state nor national history.

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

No significant character, interest, or value is affected by the proposed demolition.

(d) Is not the site of a historic event with significant effect upon society.

Property is not the site of a historic event.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

No distinctive architectural style is represented in the existing structures proposed to be demolished.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

Not part of the above.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Not a unique location.

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

(i) Has not yielded, and is not likely to yield, information important in history,
No historic information is yielded.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Historic character of the district and neighborhood will not be affected by the proposed demolition.

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

The application does not requesting the demolition of the historic building.

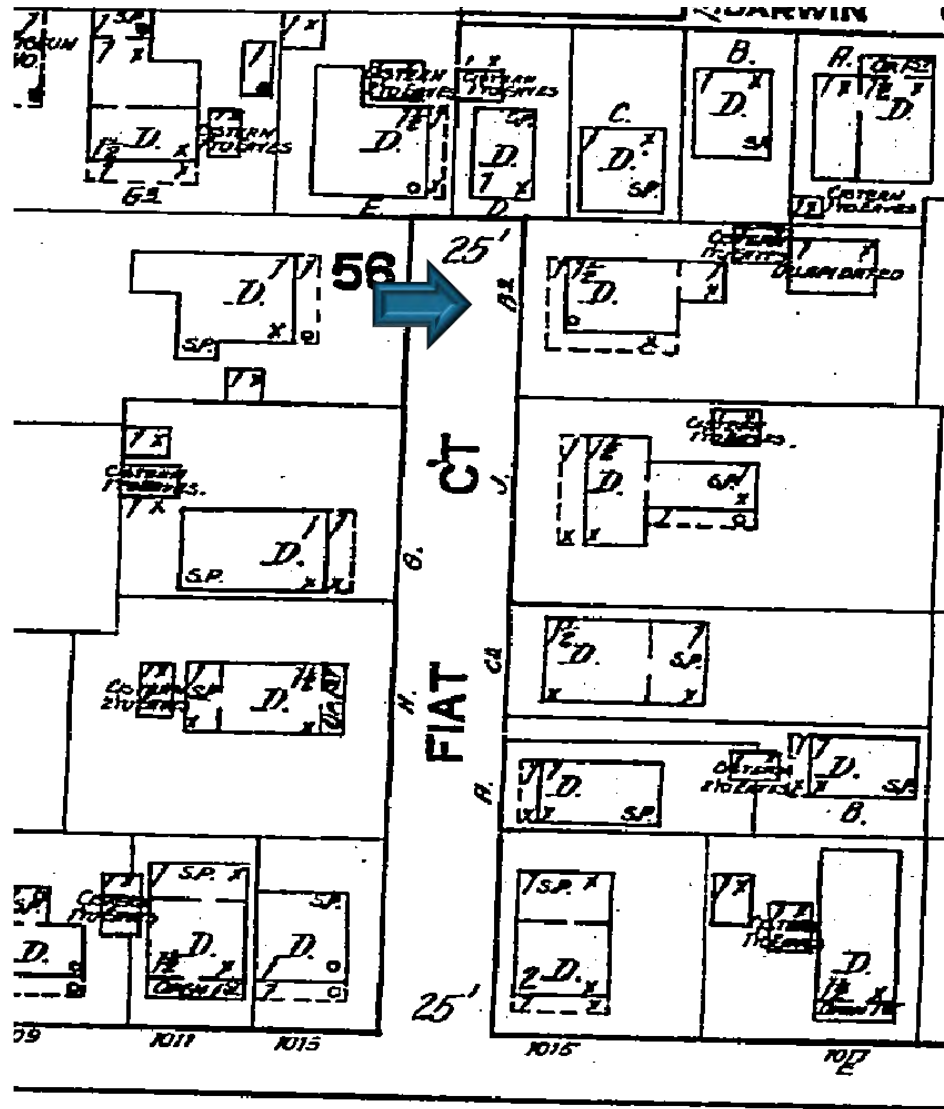
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

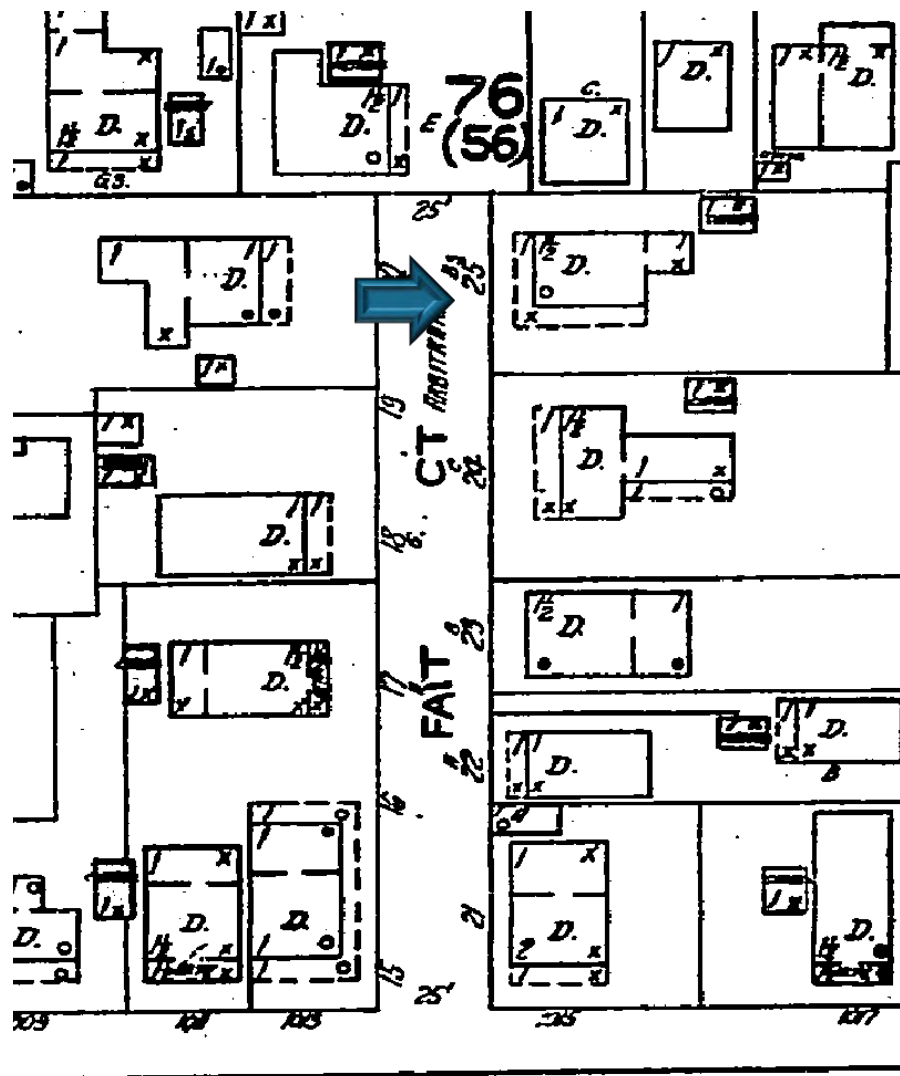
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

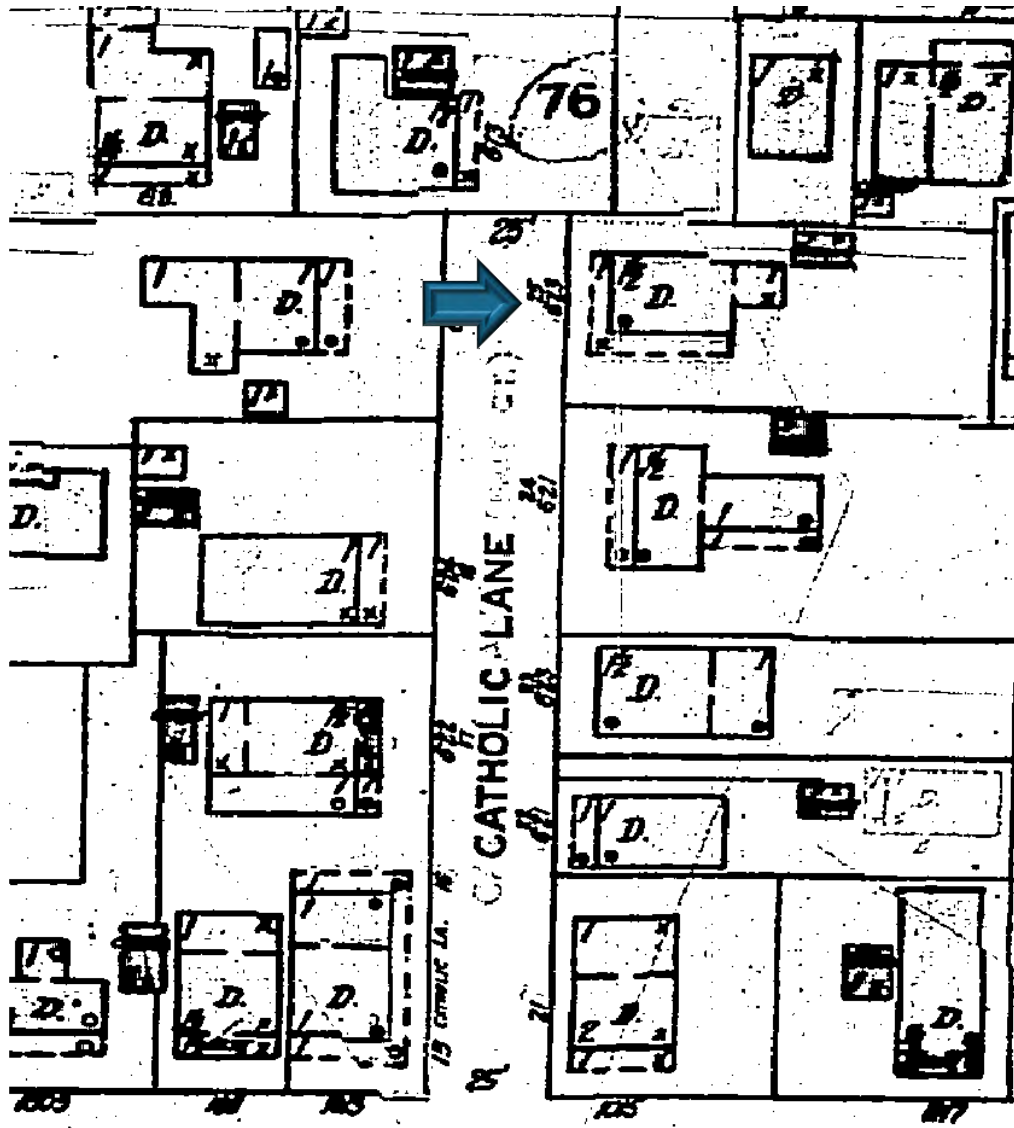
SANBORN MAPS



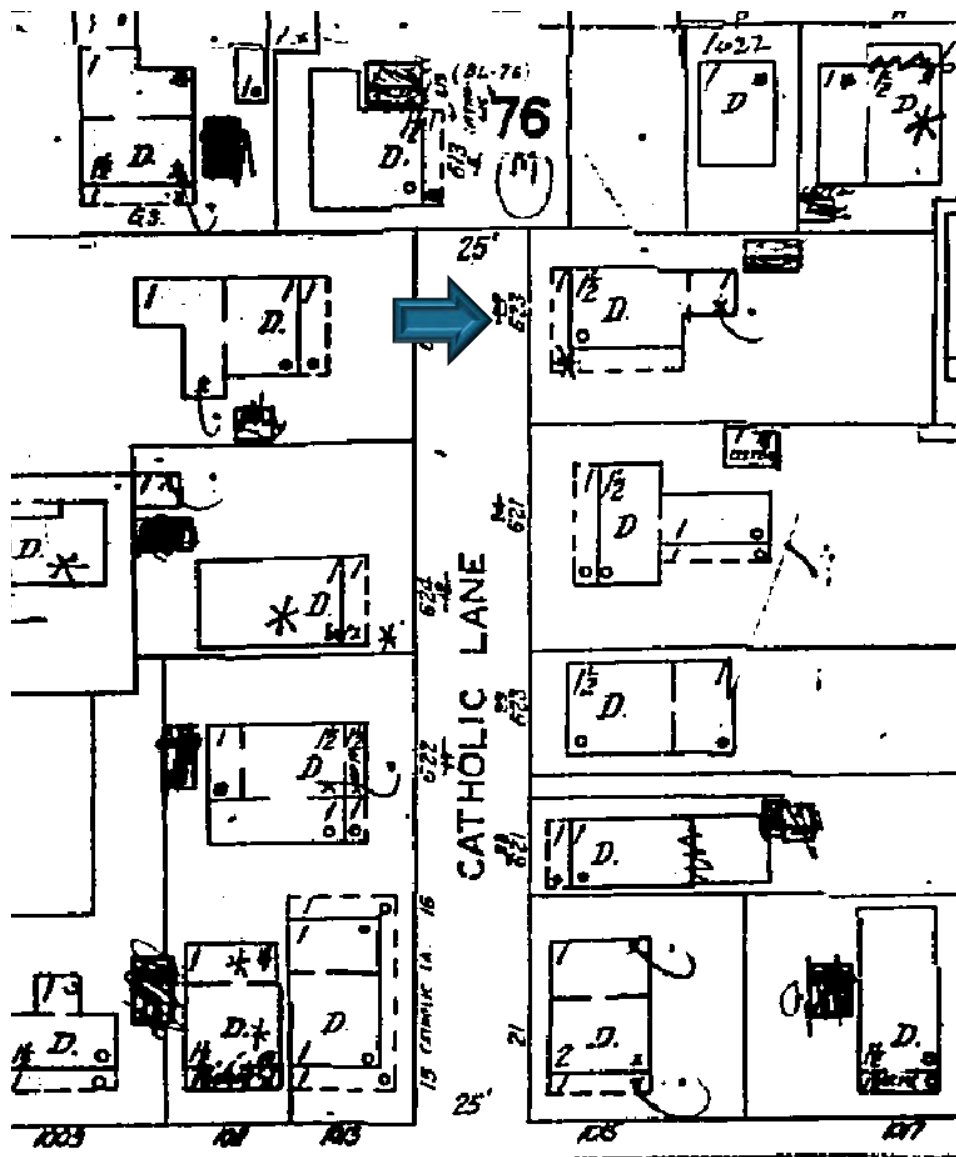
Sanborn Map 1912



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



623 Catholic Lane circa 1965. Monroe County Library.











623 CATHOLIC LN
(FRONT VIEW)



623 CATHOLIC LN
(REAR VIEW)



623 CATHOLIC LN
(LEFT VIEW)



623 CATHOLIC LN
(RIGHT VIEW)



623 CATHOLIC LN
(POOL HOUSE)











SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ALONG THE CENTERLINE OF
CATHOLIC LANE.

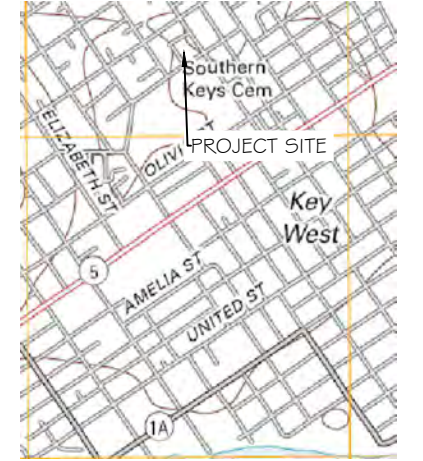
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

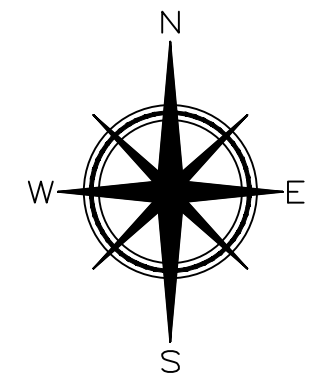
ADDRESS:
623 CATHOLIC LANE
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A

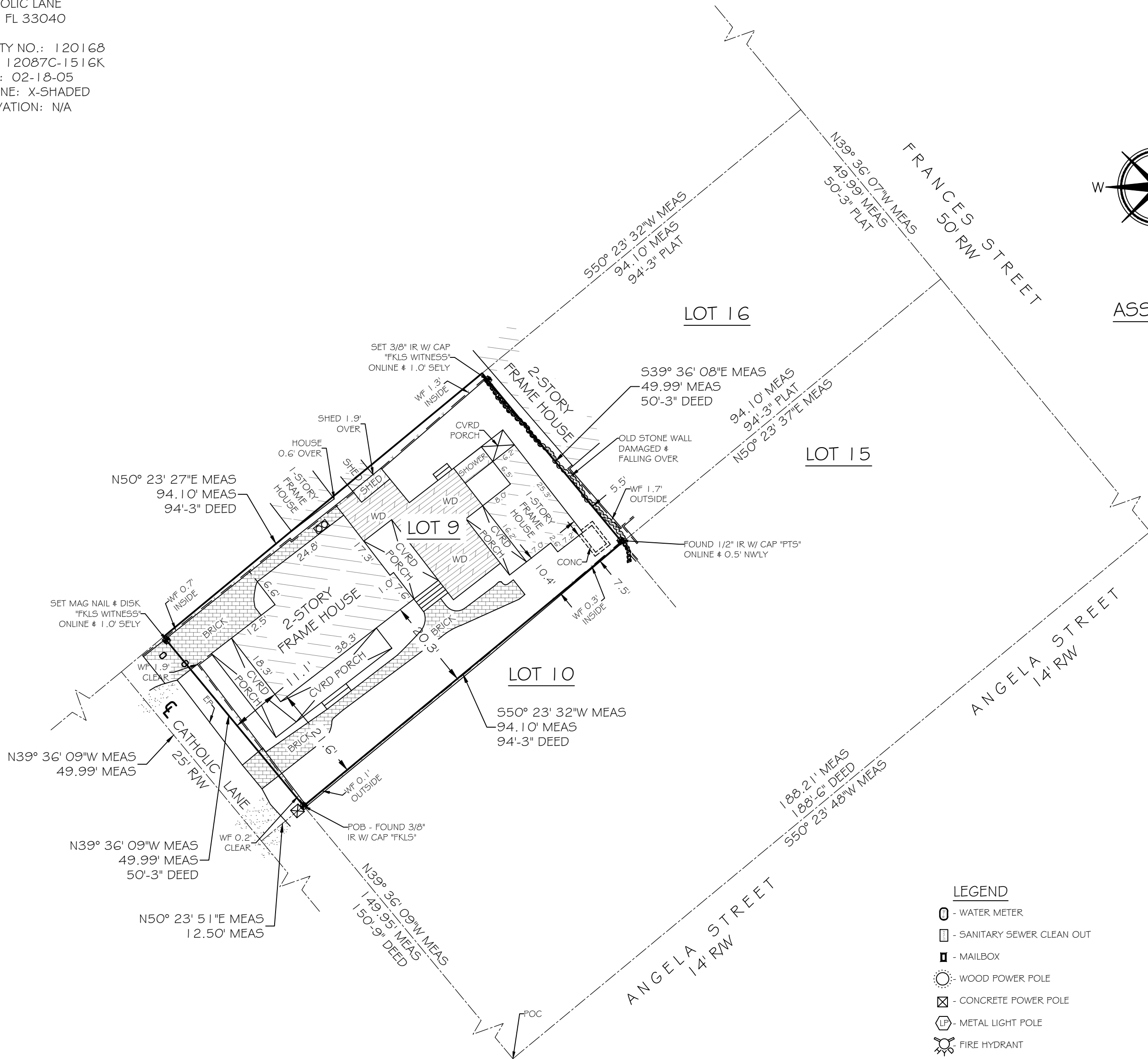
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E

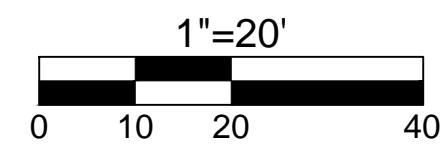


ASSUMED



LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- METAL LIGHT POLE
- FIRE HYDRANT



TOTAL AREA = 4,704.35 SQFT ±

CERTIFIED TO -

Tina Barks and Duncan Barks;
Morgan Stanley Private Bank, NA;
Oropesa Stones & Cardenas;
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.


- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GYW = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | TS = TOP OF BANK |
| CONC = CONCRETE | MF = METAL FENCE | TOS = TOE OF SLOPE |
| CPF = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TYP = TYPICAL |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | UR = UNREADABLE |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | UE = UTILITY EASEMENT |
| EL = ELEVATION | OH = OVERHEAD WIRE | WD = WOOD DECK |
| ENCL = ENCLOSURE | OPW = OVERHEAD WIRE | WF = WOOD FENCE |
| EP = EDGE OF PAVEMENT | PC = POINT OF CURVE | WP = WOOD POWER POLE |
| FF = FINISHED FLOOR ELEVATION | PM = PARKING METER | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FH = FIRE HYDRANT | PCC = POINT OF COMPOUND CURVE | WV = WATER VALVE |
| FI = FENCE INSIDE | PCP = PERMANENT CONTROL POINT | |
| FND = FOUND | PK = PARKER KALON NAIL | |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	12/06/2022
MAP DATE:	12/13/2022
REVISION DATE:	XXXX/XXXX
SHEET:	1 OF 1
DRAWN BY:	IDG
JOB NO.:	22-362

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: 
ERIC A. ISAACS, #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

LEGAL DESCRIPTION -

Lot 9, according to subdivision of Lot 1, Square 56, City of Key West, made by George G. Watson, and recorded in Book K, Monroe County, Records, Pages 23 and 24 of the 8th day of March, A/D, 1880, COMMENCING 150 feet 9 inches from the corner of an alley 25 feet wide, and distant 188 feet 6 inches from the corner of Ginnell and Angela Streets, and running thence along said Alley in a Northwesterly direction 50 feet 3 inches; thence in a Northeasterly direction 94 feet 3 inches; thence in a Southeasterly direction 50 feet 3 inches; thence in a Southwesterly direction 94 feet 3 inches to the Place of Beginning; said Lot 9 being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Francis Street with the Northwesterly right of way line of Angela Street and run thence Southwesterly along the said Northwesterly right of way line of the said Angela Street for a distance of 188.5 feet (188' 6") to the Northeasterly right of way line of an Alley; thence run Northwesterly along the said Northeasterly right of way line of the said Alley for a distance of 150.75 feet (150' 9") to the Point of Beginning of the parcel of land being described herein; thence continue Northwesterly along the said Northeasterly right of way line of the said Alley for a distance of 50.25 feet (50' 3"); thence Northeasterly and at right angles for a distance of 94.25 feet (94' 3"); thence Southeasterly and at right angles for a distance of 50.25 feet (50' 3"); thence Southwesterly and at right angles for a distance of 94.25 feet (94' 3") back to the Point of Beginning.

REVISED DESIGN

HARC APPLICATION PLANS FOR 623 CATHOLIC LN

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
623 CATHOLIC LN,
KEY WEST, FL 33040

CLIENT:
TINA BARKS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
HEADED BY SERGE MARSTADT, 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
ELECTRONIC COPIES.

SERGE MARSTADT
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71280

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

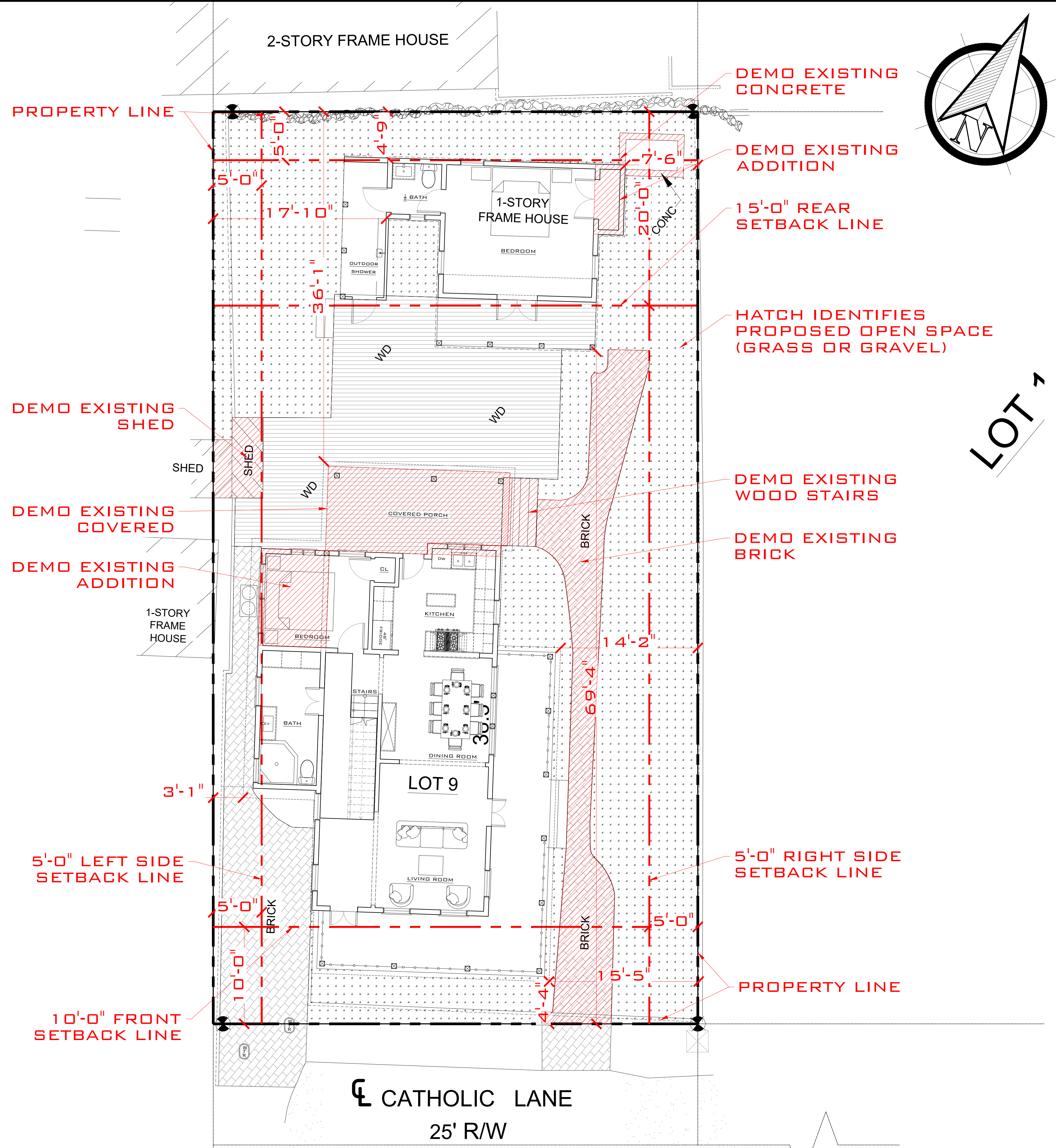
CLIENT: TINA BARKS

PROJECT: 623 CATHOLIC LN

DATE: 623 CATHOLIC LN,
KEY WEST, FL 33040

TITLE: COVER

DATE/TITLE	DATE	DESIGN	DRAWN	CHECKED
AS SHOWN	01/04/24	DA	SAH	
PROJECT NO.	DRAWING NO.	SHEET NO.	TOTAL SHEETS	
2304-03	E-100	1	1	



2-STORY FRAME HOUSE

PROPERTY LINE

DEMO EXISTING CONCRETE

DEMO EXISTING ADDITION

15'-0" REAR SETBACK LINE

HATCH IDENTIFIES PROPOSED OPEN SPACE (GRASS OR GRAVEL)

DEMO EXISTING SHED

DEMO EXISTING WOOD STAIRS

DEMO EXISTING COVERED

DEMO EXISTING BRICK

DEMO EXISTING ADDITION

1-STORY FRAME HOUSE

5'-0" LEFT SIDE SETBACK LINE

5'-0" RIGHT SIDE SETBACK LINE

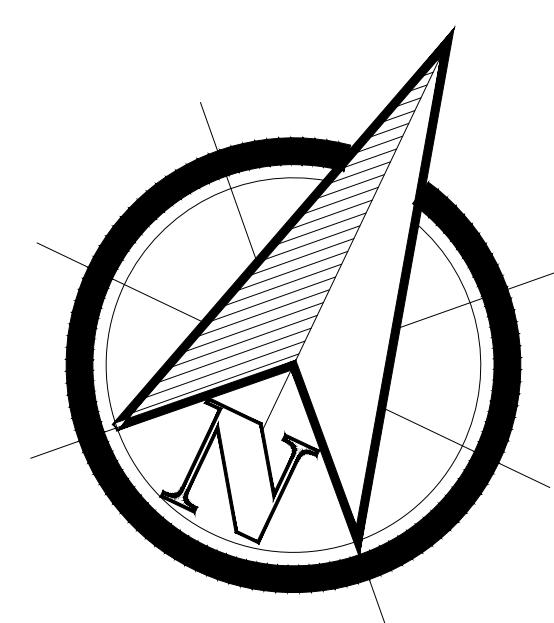
10'-0" FRONT SETBACK LINE

PROPERTY LINE

CATHOLIC LANE
25' R/W

EXISTING SITE PLAN (DEMO)

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



LOT 9

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEAL BY SERGE MASTAKOV, 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
ELECTRONIC COPIES.

SERGE MASTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71280

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

DESIGNER
TINA BARKS

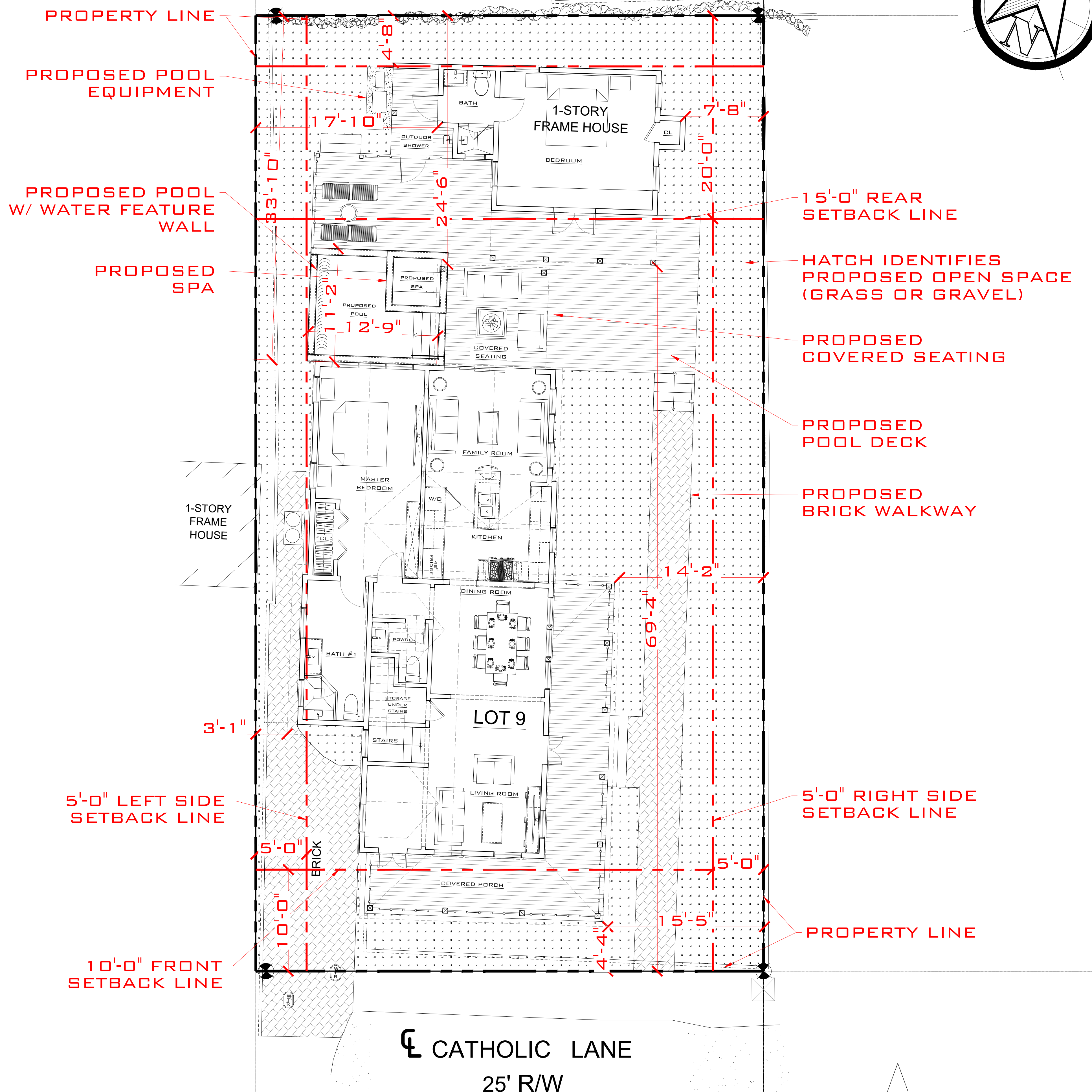
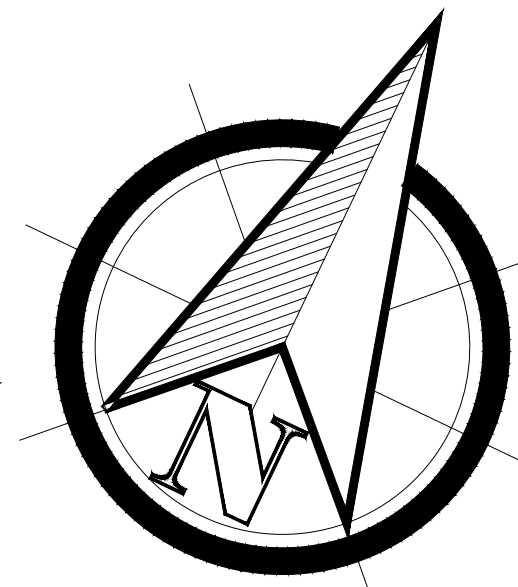
PROJECT
623 CATHOLIC LN

DATE
623 CATHOLIC LN,
KEY WEST, FL 33040

TITLE
EXISTING SITE PLAN

DATE PLOTTED	DATE	DRAWN	CHECKED
AS SHOWN	01/04/24	GA	SAM
PROJECT NO.	DRAWING NO.	REVISION	
2304-03	D-101		1

2-STORY FRAME HOUSE



SITE DATA:

TOTAL SITE AREA: ±4,704.3 SQ.FT
 LAND USE: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)
 FLOOD ZONE: X

SETBACKS

FRONT:
 REQUIRED 10'-0"
 EXISTING 4'-4"
 PROPOSED NO CHANGES

RIGHT SIDE:
 REQUIRED 5'-0"
 EXISTING 14'-2"
 PROPOSED NO CHANGES

LEFT SIDE:
 REQUIRED 5'-0"
 EXISTING 3'-1"
 PROPOSED NO CHANGES

REAR:
 REQUIRED 20'-0"
 EXISTING 36'-1"
 PROPOSED 24'-6"

ACCESSORY STRUCTURE SETBACK:

FRONT:
 REQUIRED 5'-0"
 EXISTING 69'-4"
 PROPOSED NO CHANGES

RIGHT SIDE:
 REQUIRED 5'-0"
 EXISTING 7'-6"
 PROPOSED 7'-8"

LEFT SIDE:
 REQUIRED 5'-0"
 EXISTING 17'-10"
 PROPOSED NO CHANGES

REAR:
 REQUIRED 5'-0"
 EXISTING 4'-8"
 PROPOSED NO CHANGES

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (±2,822.6 SQ.FT.)
 EXISTING 48.7% (±2,291.3 SQ.FT.)
 PROPOSED 54.5% (±2,566.4 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (±2,352.1 SQ.FT.)
 EXISTING 36.1% (±1,700.8 SQ.FT.)
 PROPOSED 39.9% (±1,878.5 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED 35% (±1,646.5 SQ.FT.)
 EXISTING 36.3% (±1,709.1 SQ.FT.)
 PROPOSED 38.5% (±1,734.0 SQ.FT.)

15FT SETBACK AREA: 999.87 SQ.FT

REQUIRED 30.0% MAX (±999.87*0.3=299.9 SQ.FT.)
 EXISTING 29.5% (±295.70 SQ.FT.)
 PROPOSED (NO CHANGES)

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

CATHOLIC LANE
 25' R/W
PROPOSED SITE PLAN
 SCALE: 3/16" = 1'-0"

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SERGE MASTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71280

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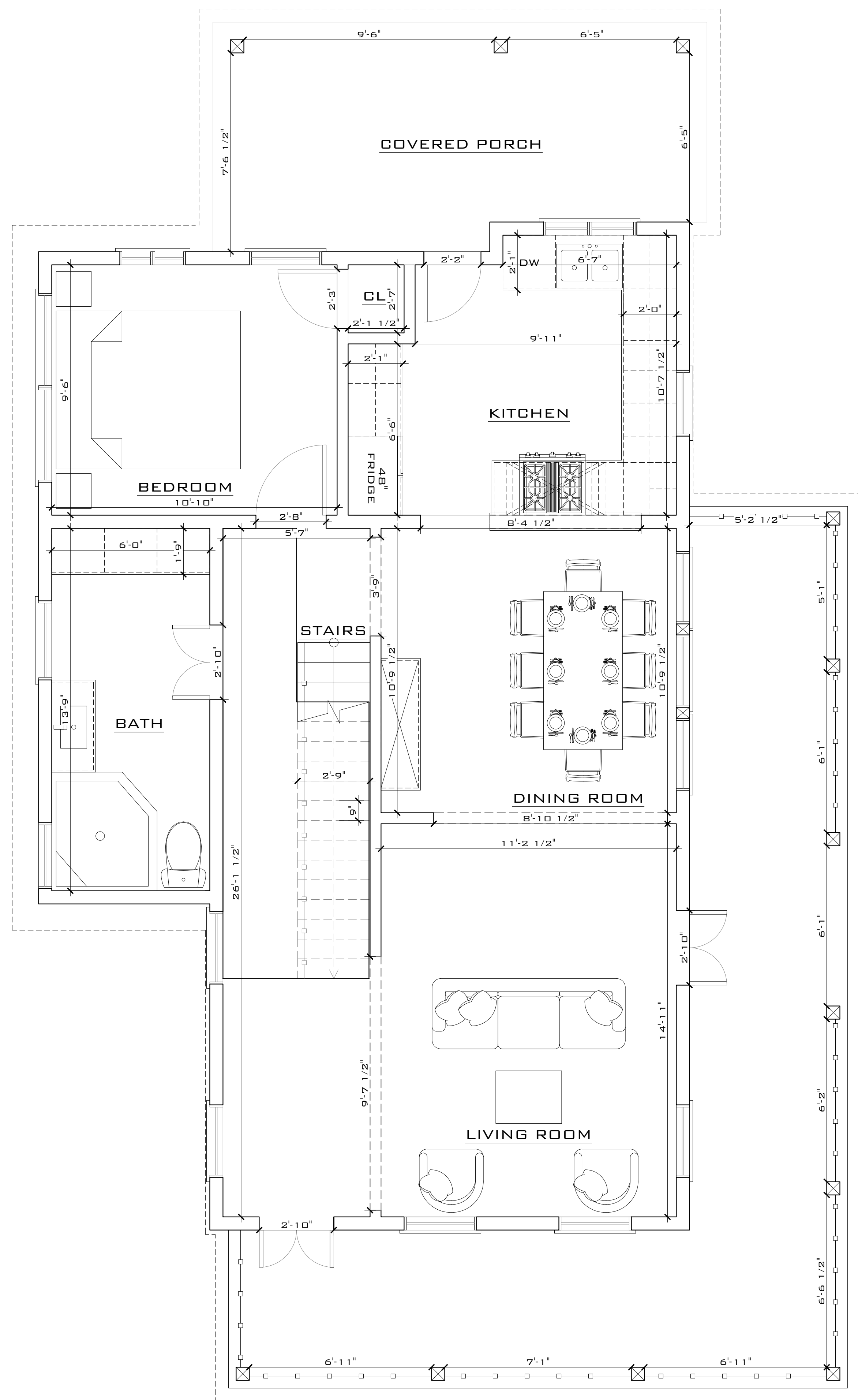
CLIENT:
 TINA BARKS

PROJECT:
 623 CATHOLIC LN

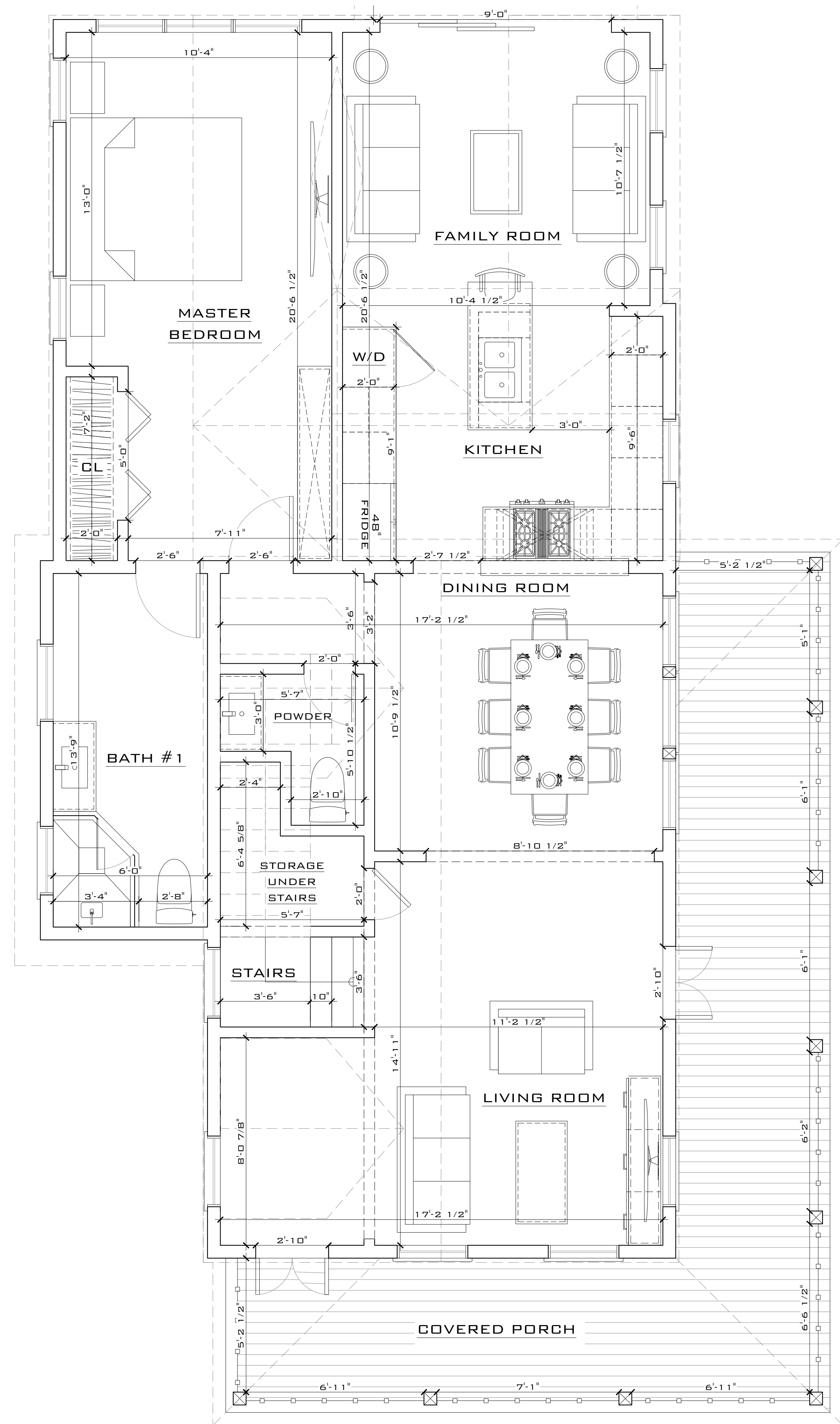
DATE:
 623 CATHOLIC LN,
 KEY WEST, FL 33040

TITLE:
 PROPOSED SITE PLAN

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/04/24	GA	SAH
PROJECT NO.:	DRAWING NO.:	REVISION:	
2304-03	C-101		1



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



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

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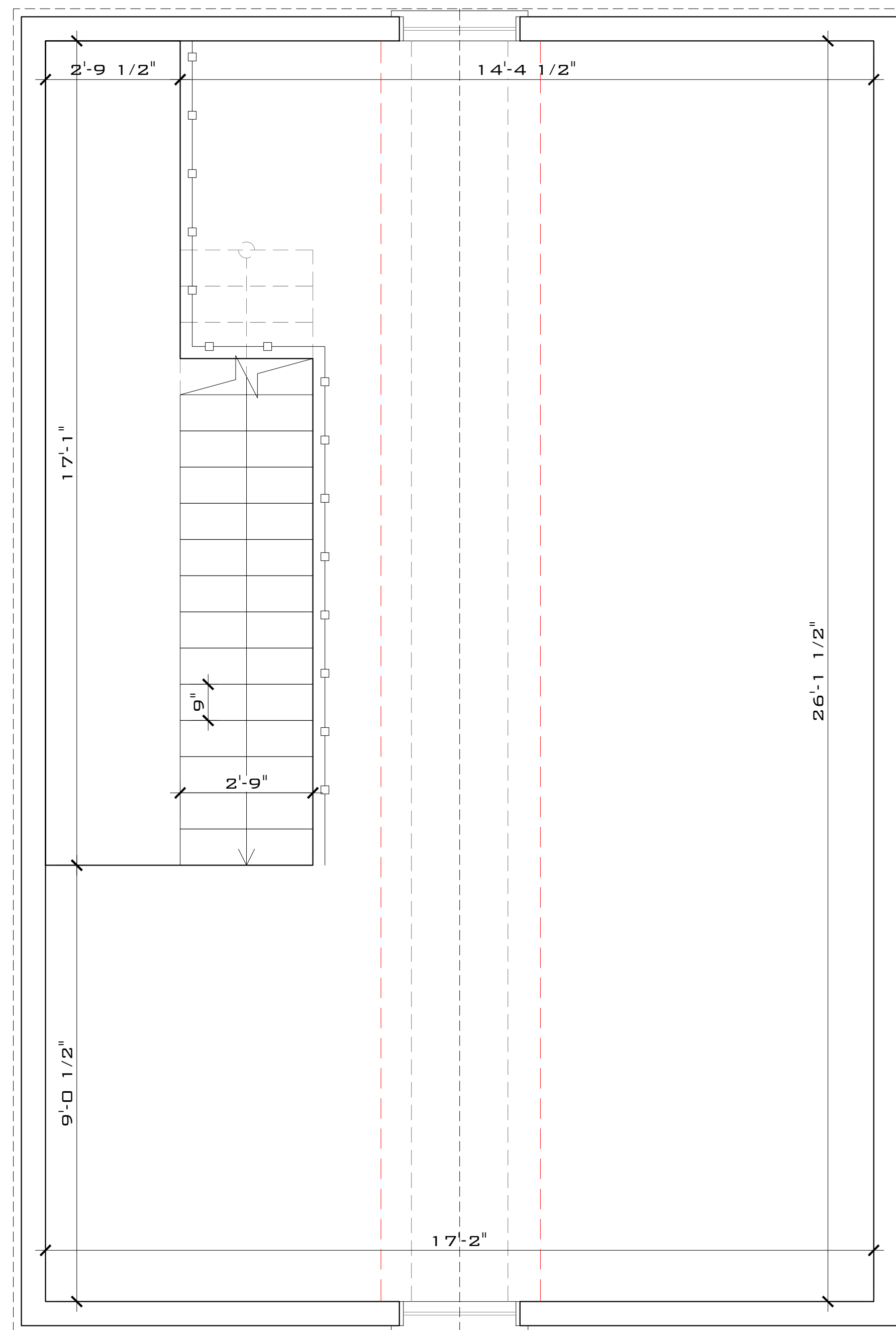
DESIGNER: **TINA BARKS**

PROJECT: **623 CATHOLIC LN**

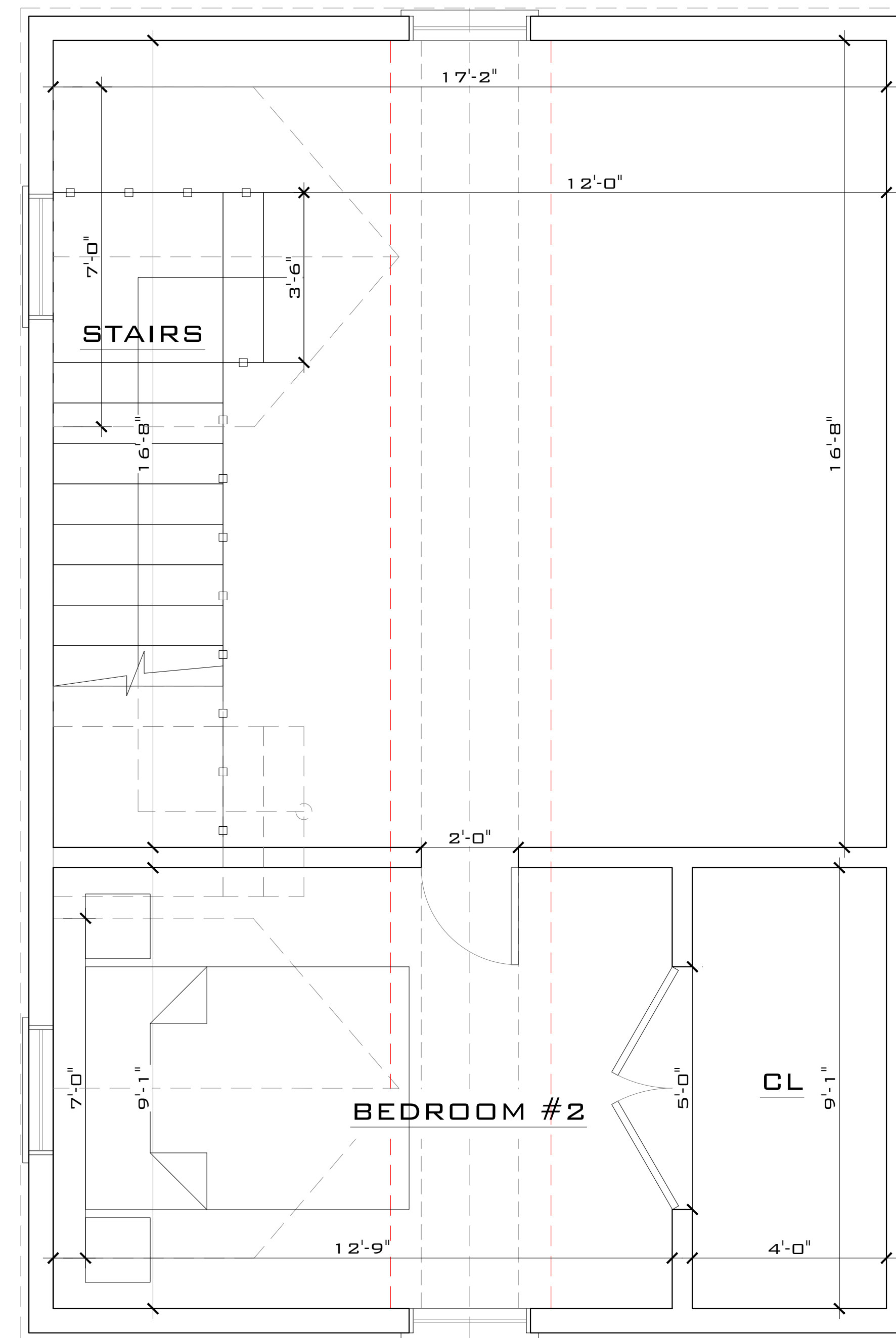
DATE: **623 CATHOLIC LN,
 KEY WEST, FL 33040**

TITLE: **PROPOSED SITE PLAN**

DATE PLOTTED:	DATE:	DESIGNER:	CHECKER:
2304-03	01/24/24	TB	SBM
PROJECT NO.:	DRAWING NO.:	SCALE:	REVISION:
2304-03	C-101		1



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



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

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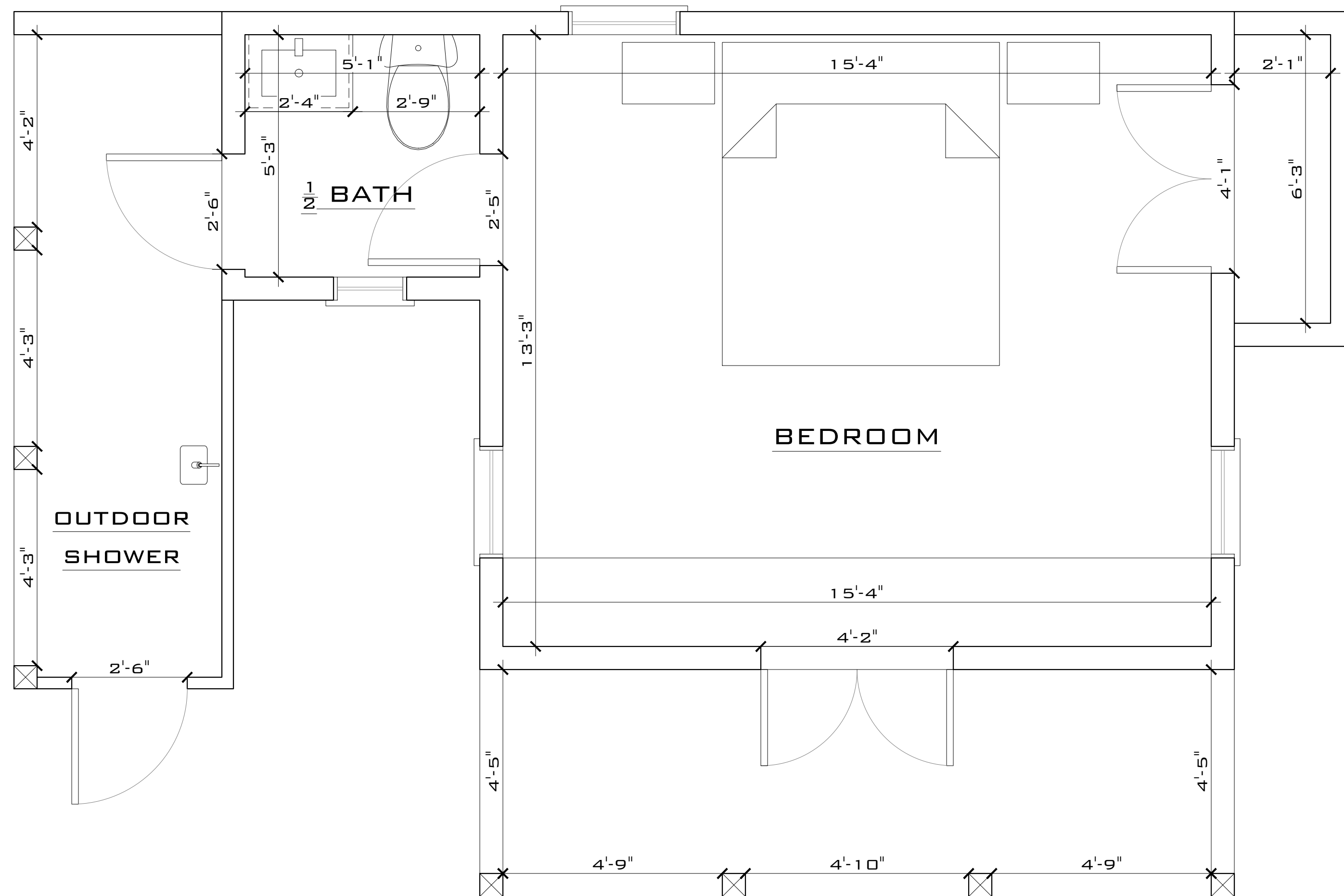
DESIGNER:
TINA BARKS

PROJECT:
623 CATHOLIC LN

DATE:
**623 CATHOLIC LN,
KEY WEST, FL 33040**

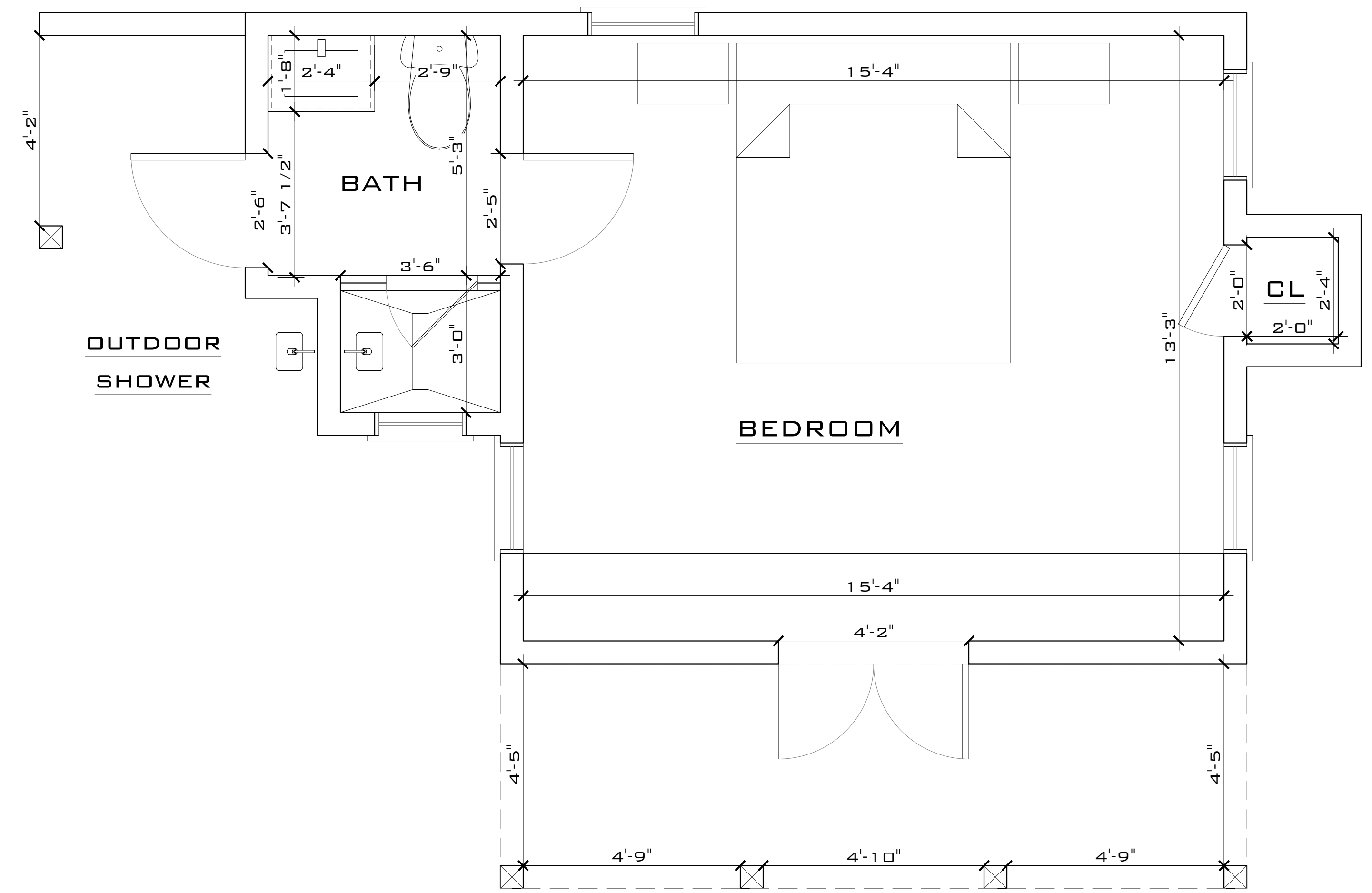
TITLE:
PROPOSED FLOOR PLAN

DATE	BY	CHKD	APP'D
AS SHOWN	DT/CA/TA	CA	SAM
PROJECT NO.	DRAWING NO.	SCALE	REVISION
2304-03	A-102		1



EXISTING FLOOR PLAN (POOL HOUSE)

SCALE: 1/2" = 1'-0"



PROPOSED FLOOR PLAN (POOL HOUSE)

SCALE: 1/2" = 1'-0"

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TINA BARKS

PROJECT:
623 CATHOLIC LN

DATE:
**623 CATHOLIC LN,
 KEY WEST, FL 33040**

TITLE:
PROPOSED FLOOR PLAN

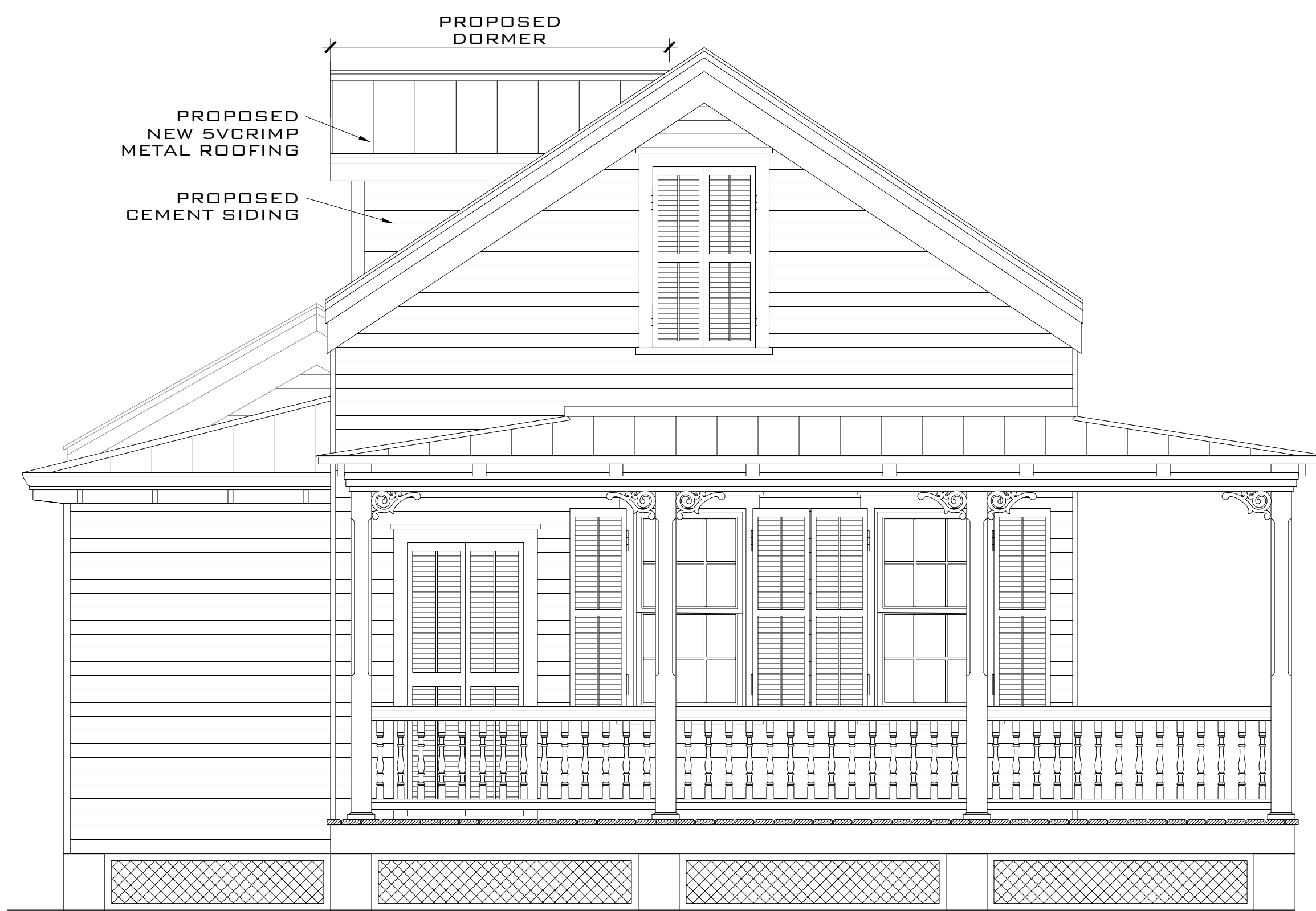
DATE	BY	CHKD	APP'D
AS SHOWN	DT/CA/TA	CA	SAM
2304-03	A-103		1



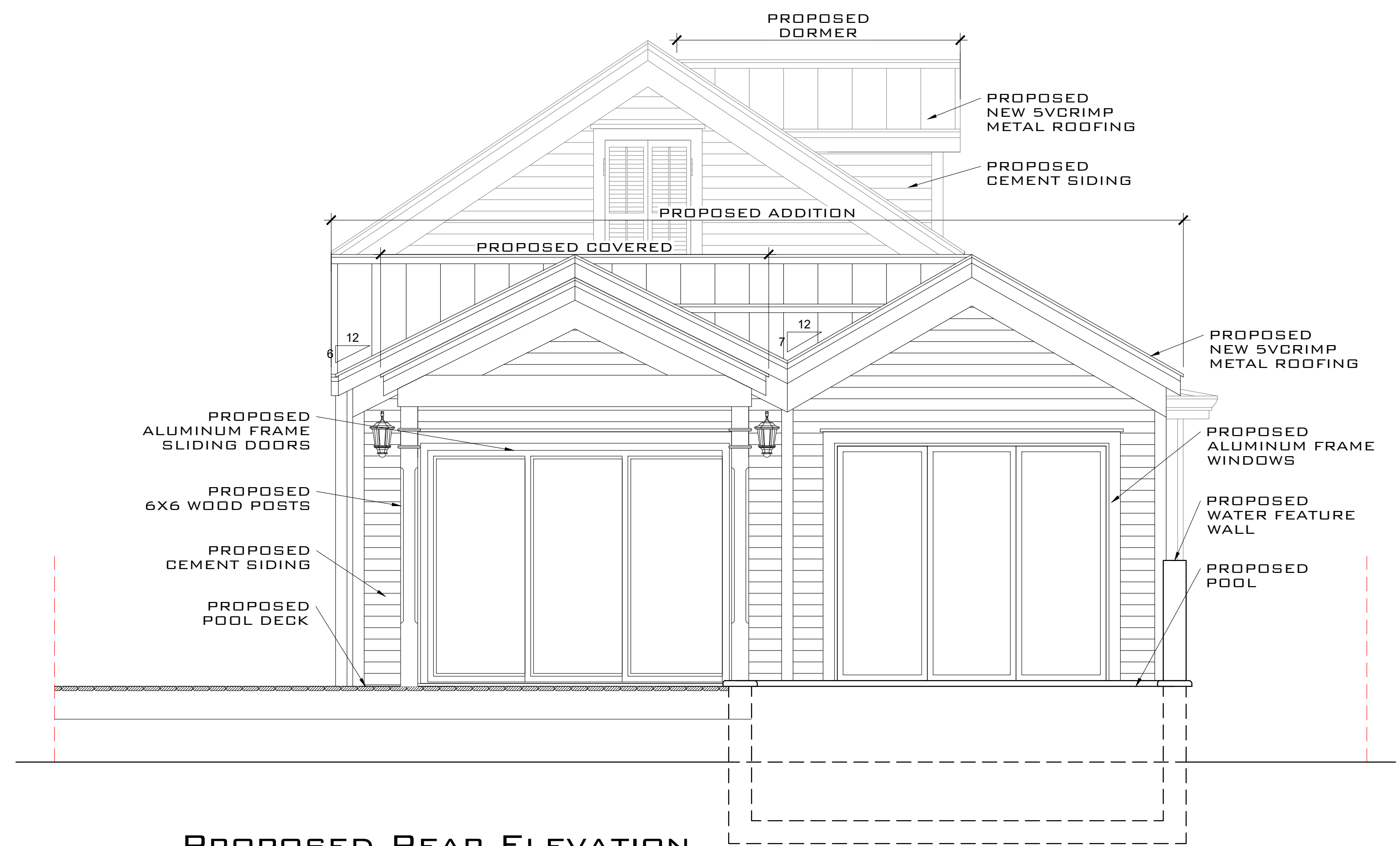
EXISTING FRONT ELEVATION
SCALE: 3/8" = 1'-0"



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



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



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

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CA # 30835

CLIENT:
TINA BARKS

PROJECT:
623 CATHOLIC LN

DATE:
623 CATHOLIC LN,
KEY WEST, FL 33040

TITLE:
PROPOSED ELEVATIONS

DATE	BY	CHKD	APPD	REVISED
AS SHOWN	DM/CA/SA	CA	SAH	
PROJECT NO.	DRAWING NO.	SHEET NO.	TOTAL SHEETS	
2304-03	A-104	1	1	



EXISTING RIGHT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

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 LICENSE NO. 71280

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DESIGNER:
TINA BARKS

PROJECT:
623 CATHOLIC LN

DATE:
**623 CATHOLIC LN,
 KEY WEST, FL 33040**

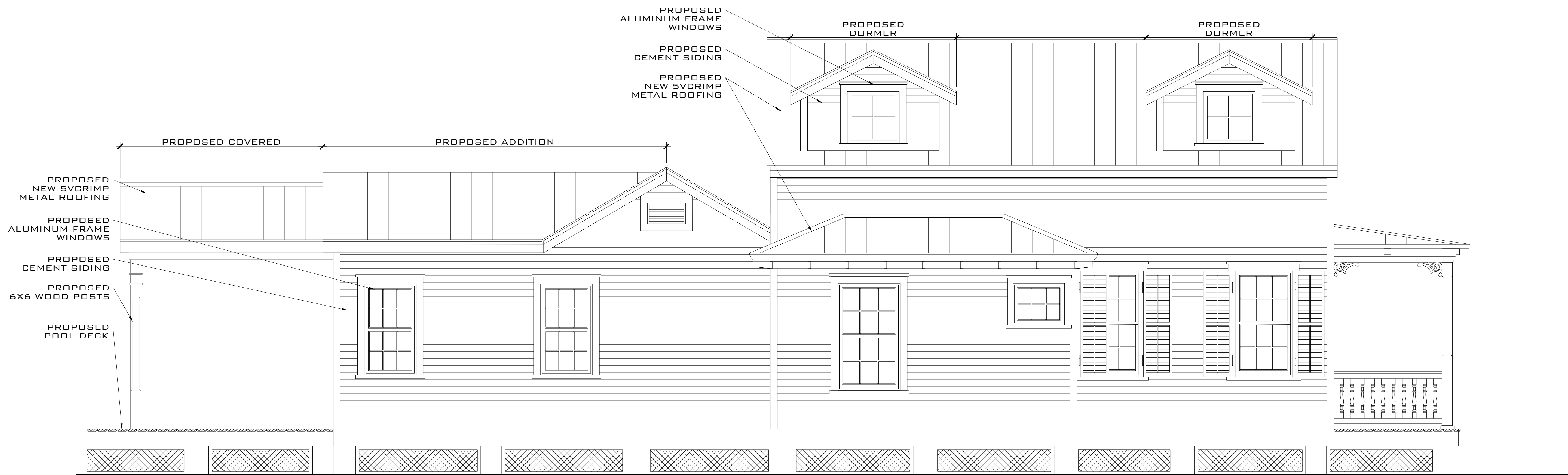
TITLE:
PROPOSED ELEVATIONS

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/04/24	DA	SAM
PROJECT NO.:	DRAWING NO.:	SHEET NO.:	TOTAL SHEETS:
2304-03	A-105	1	1



EXISTING LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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

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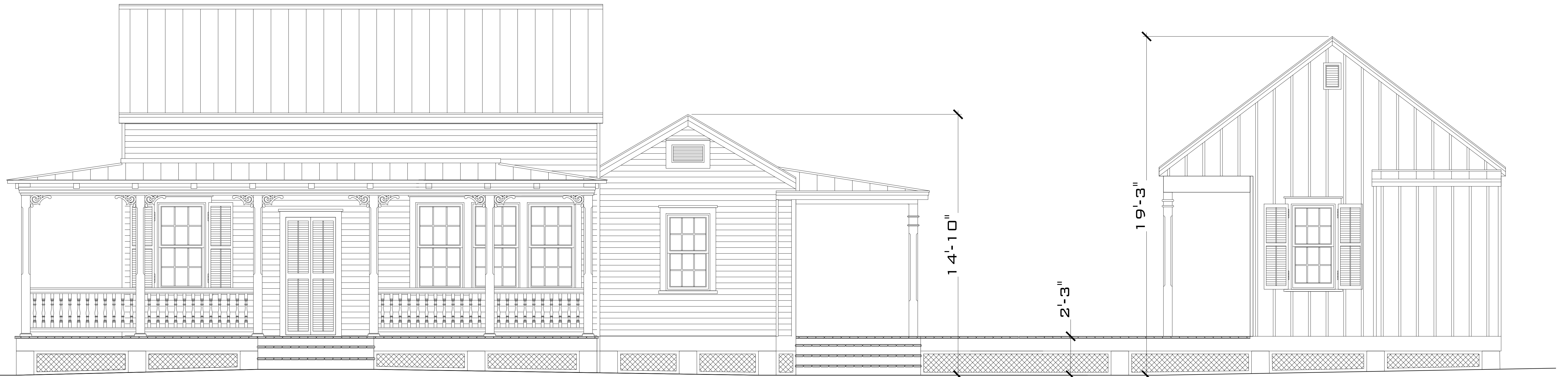
DESIGNER:
 TINA BARKS

PROJECT:
 623 CATHOLIC LN

DATE:
 623 CATHOLIC LN,
 KEY WEST, FL 33040

TITLE:
 PROPOSED ELEVATIONS

DATE	BY	CHKD	APP'D
AS SHOWN	DI/CA/SA	CA	SAH
2304-03	A-106		1



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



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

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LICENSE NO. 71280

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CA # 30835

CLIENT:
TINA BARKS

PROJECT:
623 CATHOLIC LN

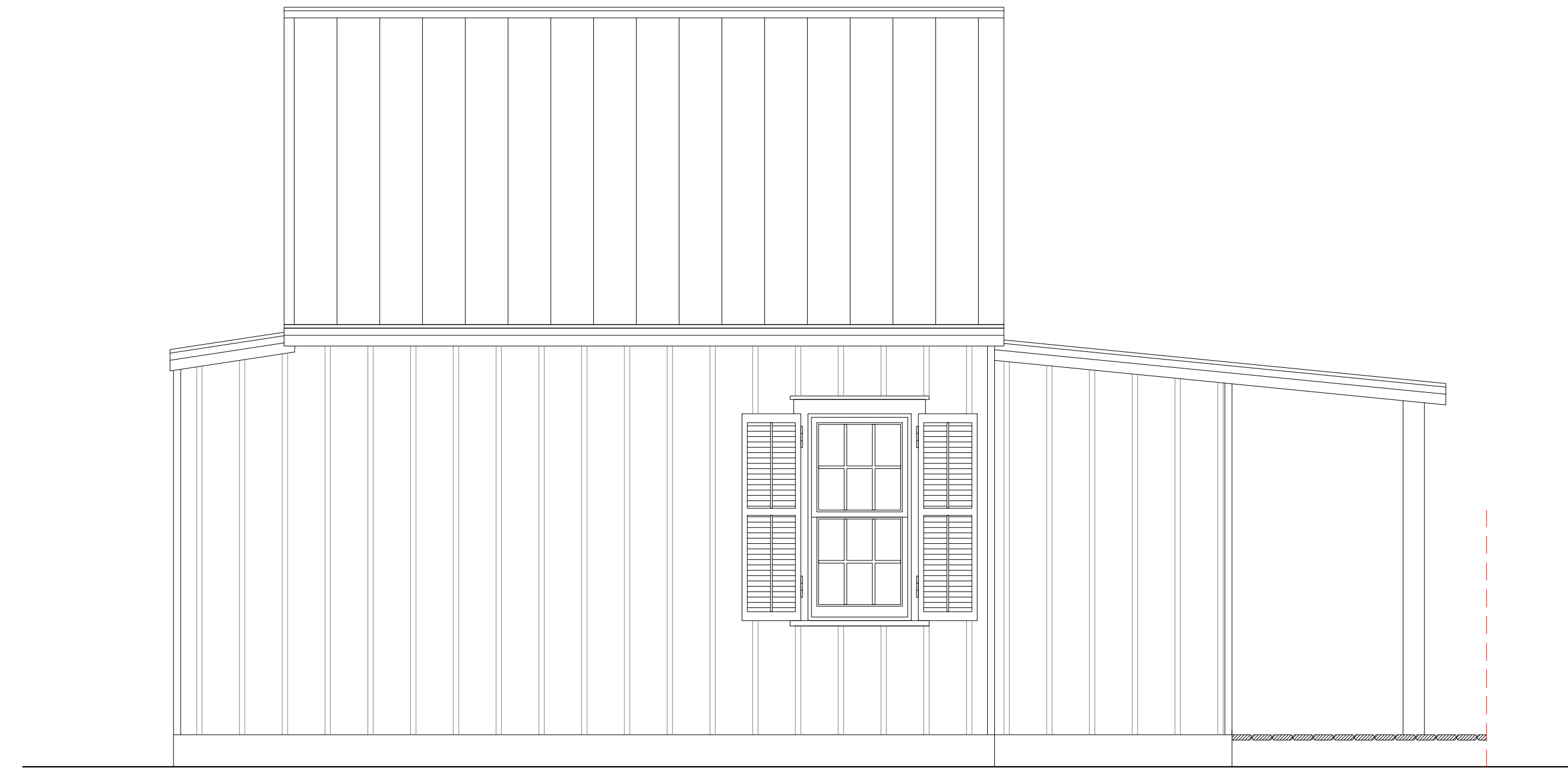
DATE:
623 CATHOLIC LN,
KEY WEST, FL 33040

TITLE:
PROPOSED ELEVATIONS

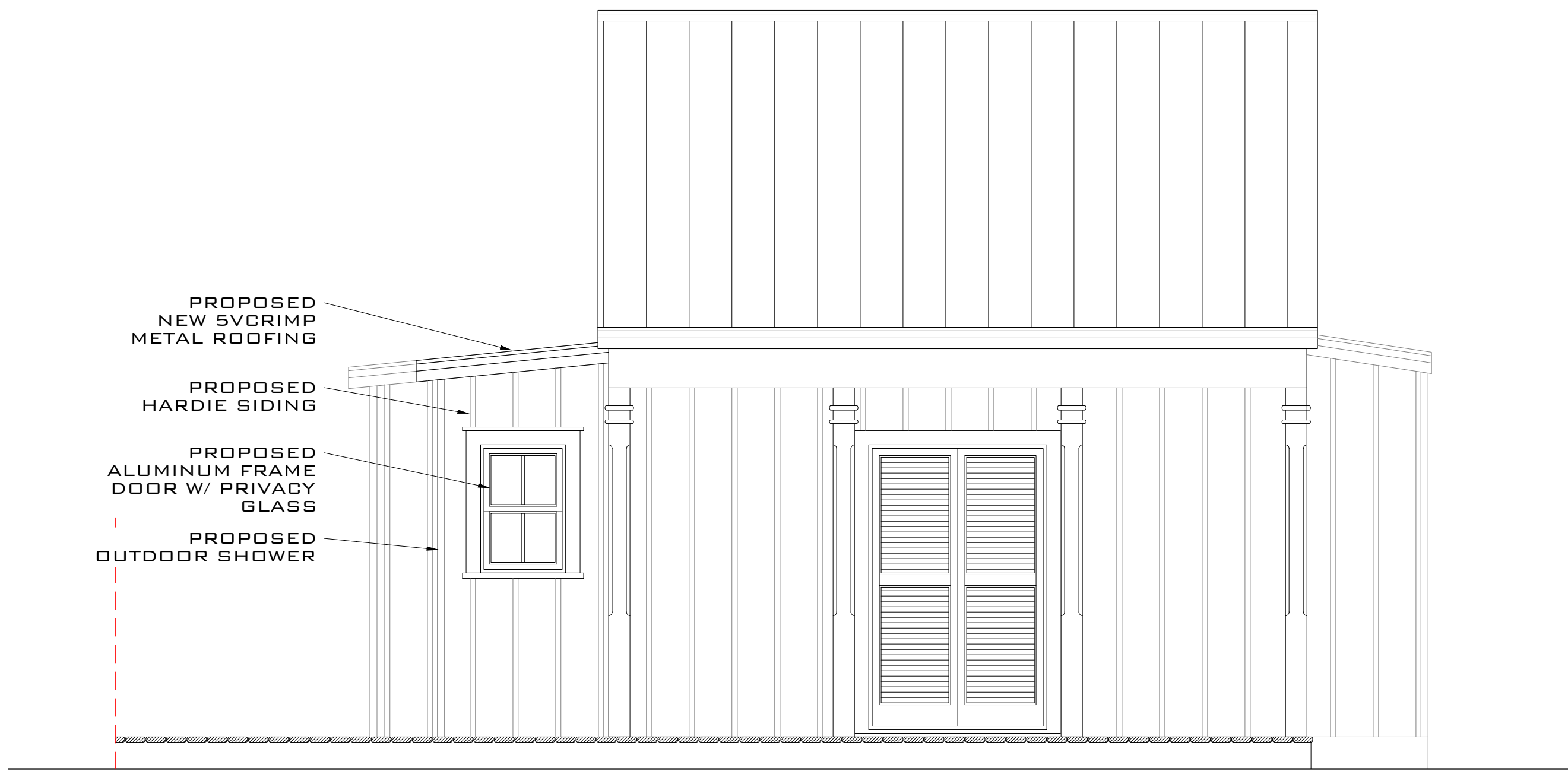
DATE/TITLE	DATE	DESIGN	DESIGNED
AS SHOWN	01/04/24	DA	SAM
PROJECT NO.	2304-03	DATE	10/10/23
SCALE	A-106	REVISION	1



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

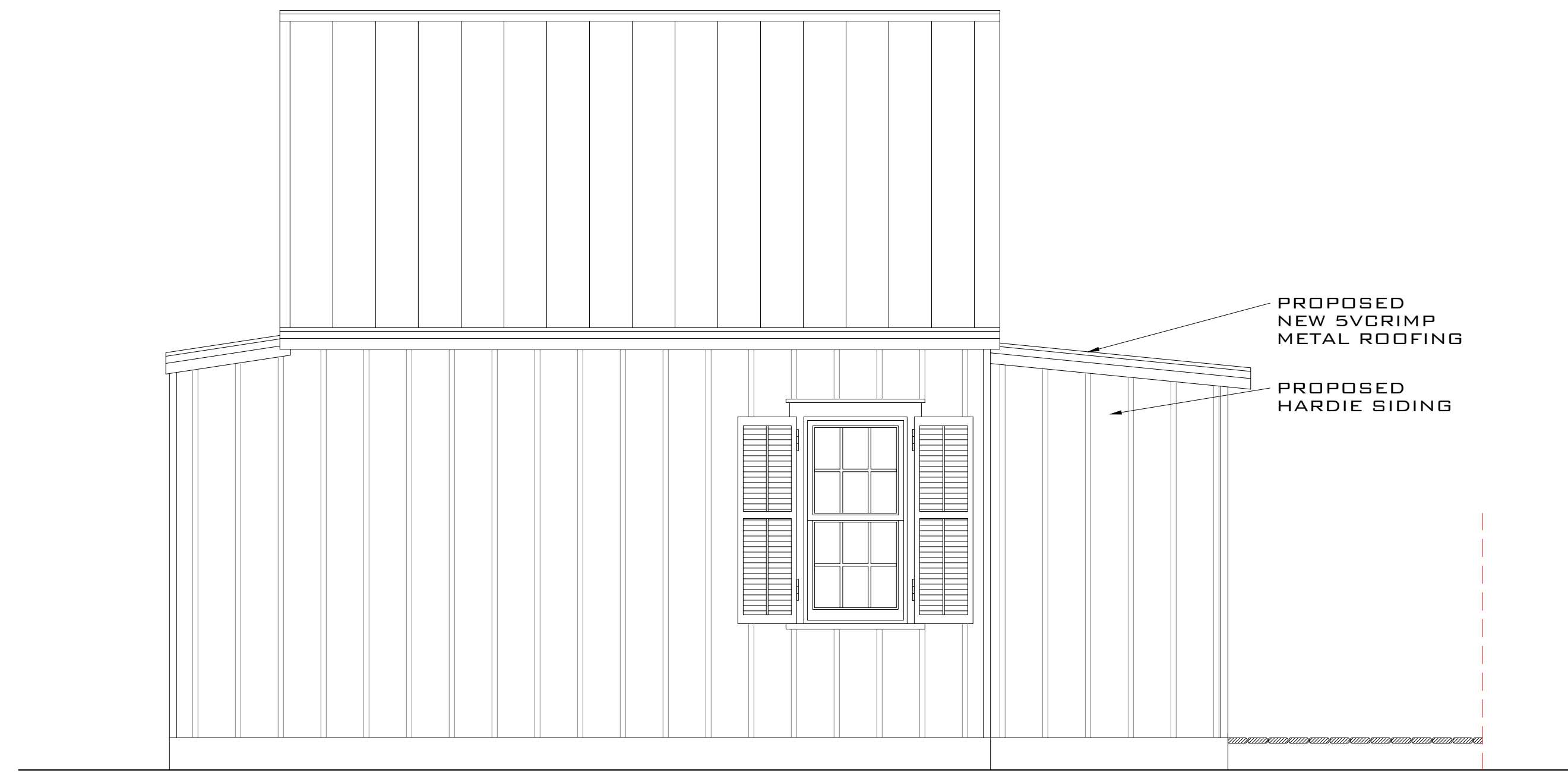


EXISTING REAR ELEVATION
SCALE: 3/8" = 1'-0"



- PROPOSED NEW 5VDRIMP METAL ROOFING
- PROPOSED HARDIE SIDING
- PROPOSED ALUMINUM FRAME DOOR W/ PRIVACY GLASS
- PROPOSED OUTDOOR SHOWER

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



- PROPOSED NEW 5VDRIMP METAL ROOFING
- PROPOSED HARDIE SIDING

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

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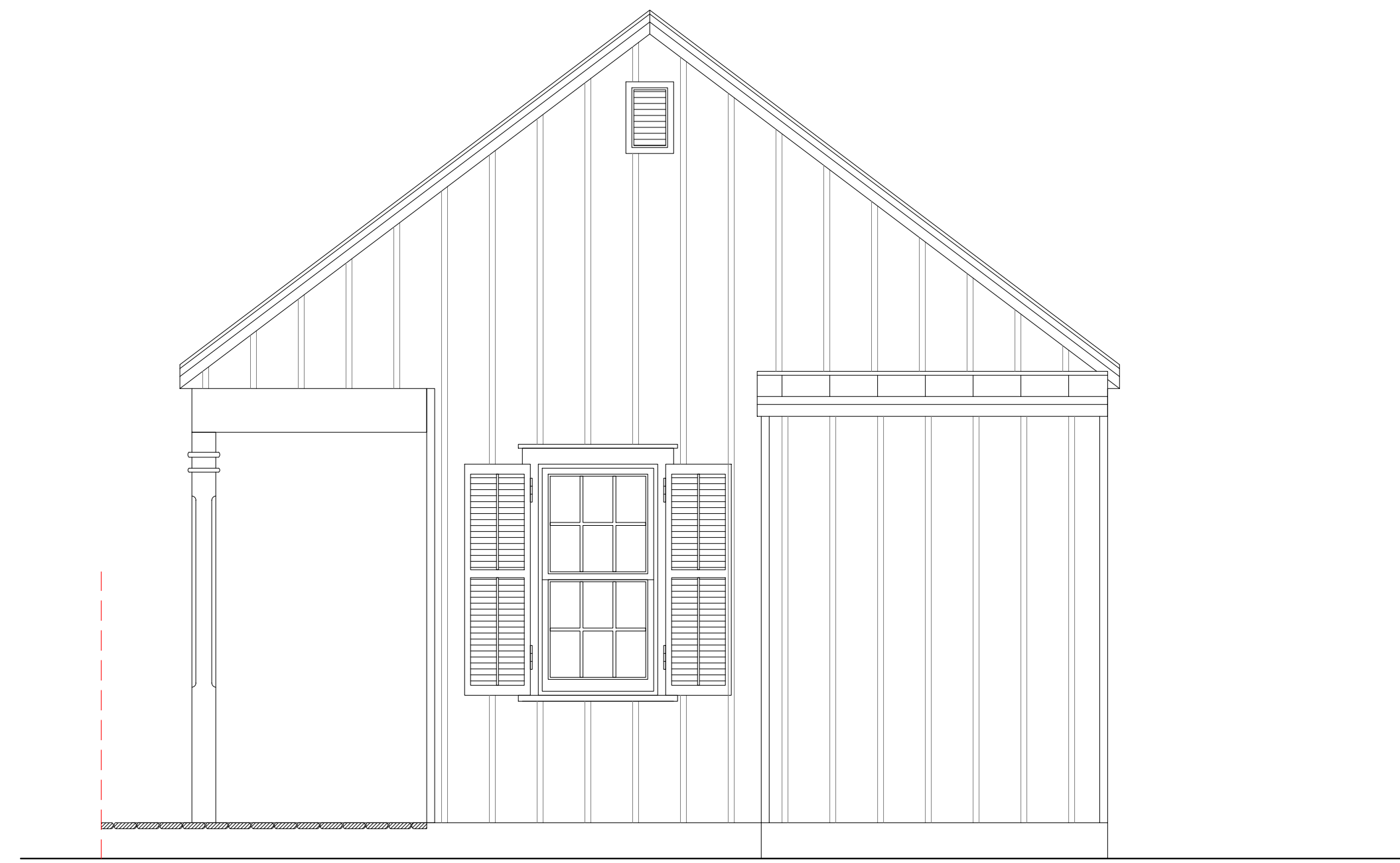
DESIGNER: **TINA BARKS**

PROJECT: **623 CATHOLIC LN**

DATE: **623 CATHOLIC LN,
KEY WEST, FL 33040**

TITLE: **PROPOSED ELEVATIONS**

DATE	BY	CHKD	DATE	BY
AS SHOWN	DI/CA	DA	SAH	
2304-03	A-10B			1



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

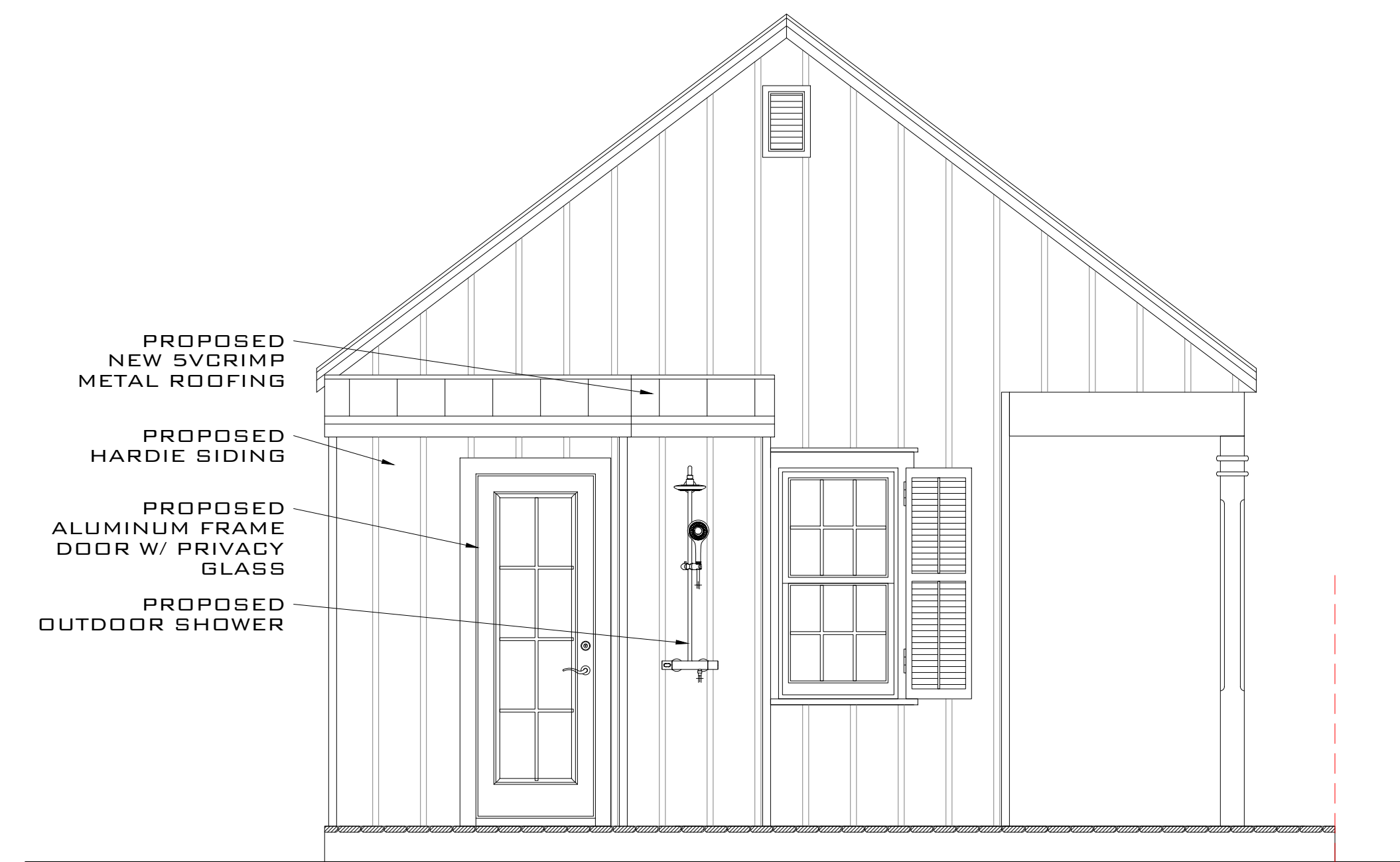


EXISTING LEFT ELEVATION
SCALE: 3/8" = 1'-0"



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

- PROPOSED NEW 5VCRIMP METAL ROOFING
- PROPOSED HARDIE SIDING
- PROPOSED ALUMINUM FRAME DOOR



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

- PROPOSED NEW 5VCRIMP METAL ROOFING
- PROPOSED HARDIE SIDING
- PROPOSED ALUMINUM FRAME DOOR W/ PRIVACY GLASS
- PROPOSED OUTDOOR SHOWER

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CLIENT:
TINA BARKS

PROJECT:
623 CATHOLIC LN

DATE:
**623 CATHOLIC LN,
KEY WEST, FL 33040**

TITLE:
PROPOSED ELEVATIONS

DATE/TITLE	DATE	DESIGN	CHECKED
AS SHOWN	01/04/24	DA	SAM
PROJECT NO.	2304-03	DATE	1/4/24
2304-03	A-109	REVISION	1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 19, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HISTORIC HOUSE, INCLUDING NEW DORMERS AND REAR ADDITION. MINOR CHANGES TO EXISTING ACCESSORY STRUCTURE. NEW POOL AND POOL DECK. DEMOLITION OF SIDE AND REAR ADDITIONS AT MAIN HOUSE. DEMOLITION OF SIDE ADDITIONS TO ACCESSORY STRUCTURE. DEMOLITION OF EXISTING SHED.

#623 CATHOLIC LANE

Applicant – Serge Mashtakov, Engineer Application #H2023-0047

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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 Serge Mashnikov, 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:
623 CATHOLIC LN on the 12 day of DECEMBER, 2023.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on DECEMBER 19TH, 2023.

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

The Certificate of Appropriateness number for this legal notice is H2023-0047.

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

Signed Name of Affiant:

SERGE MASHNIKOV

Date: 12/12/2023

Address: 3910 N. ROOSEVELT BLVD

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 12th day of December, 2023.

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

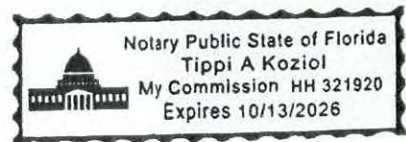
NOTARY PUBLIC

Sign Name: Tippi Alconal

Print Name: Tippi A Koziol

Notary Public - State of Florida (seal)

My Commission Expires: 10/13/2026





PROPERTY APPRAISER INFORMATION

Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID 00010620-000000
Account# 1010910
Property ID 1010910
Millage Group 10KW
Location 623 CATHOLIC Ln, KEY WEST
Address
Legal KW PT LOT 1 SQR 56 (AKA LOT 9 / BOOK K-22) OR120-22/29 OR922-2493/94
Description OR928-8/9 OR928-14 OR1078-2012/13 OR1200-2288/89 OR3211-0604
(Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

BARKS TINA
 623 Catholic Ln
 Key West FL 33040

BARKS DUNCAN
 623 Catholic Ln
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$286,523	\$278,095	\$180,913	\$183,426
+ Market Misc Value	\$3,736	\$3,736	\$3,736	\$3,736
+ Market Land Value	\$1,398,600	\$852,480	\$586,080	\$575,424
= Just Market Value	\$1,688,859	\$1,134,311	\$770,729	\$762,586
= Total Assessed Value	\$932,582	\$847,802	\$770,729	\$762,586
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,688,859	\$1,134,311	\$770,729	\$762,586

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$852,480	\$278,095	\$3,736	\$1,134,311	\$847,802	\$0	\$1,134,311	\$0
2021	\$586,080	\$180,913	\$3,736	\$770,729	\$770,729	\$0	\$770,729	\$0
2020	\$575,424	\$183,426	\$3,736	\$762,586	\$762,586	\$0	\$762,586	\$0
2019	\$575,424	\$185,938	\$3,736	\$765,098	\$765,098	\$0	\$765,098	\$0
2018	\$572,760	\$190,964	\$3,736	\$767,460	\$767,460	\$0	\$767,460	\$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
SFR LANE (01LN)	4,736.00	Square Foot	0	0

Buildings

Building ID	723	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1923
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2708	Roof Type	GABLE/HIP
Finished Sq Ft	1129	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	194	Bedrooms	3

Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	2
Depreciation %	12	Grade	600
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	517	0	206
FHS	FINISH HALF ST	486	0	90
FLA	FLOOR LIV AREA	1,129	1,129	204
OPU	OP PR UNFIN LL	552	0	148
SBF	UTIL FIN BLK	24	0	22
TOTAL		2,708	1,129	670

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1984	1985	0x0	1	1 UT	3
BRICK PATIO	1984	1985	3x50	1	150 SF	2
WALL AIR COND	1984	1985	0x0	1	2 UT	1
FENCES	1986	1987	6x180	1	1080 SF	2
FENCES	1986	1987	4x48	1	192 SF	2
WALL AIR COND	1994	1995	0x0	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/2023	\$1,623,000	Warranty Deed	2405944	3211	0604	01 - Qualified	Improved		
2/1/1992	\$185,000	Warranty Deed		1200	2288	Q - Qualified	Improved		
1/1/1989	\$200,000	Warranty Deed		1078	2012	Q - Qualified	Improved		
9/1/1984	\$86,000	Warranty Deed		922	2493	U - Unqualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-3512	1/19/2023	12/15/2022	\$7,500	Residential	EMERGENCY PERMIT. ACTIVE LEAK. Work to be done on the small roof, approx. 300 sq ft on the left side of the house, see pictures. Remove 2 layers of the existing roofing. Install new MFM underlayment. Install new 5V Metal crimp roofing system.
15-2837	7/13/2015	9/21/2015	\$14,000		PORCH ROOF REPAIR AND RE ROOFING 264SF RESTORE T&G SHEATHING TO HIST CONFIG AND INCREASE CAPACITY
09-1285	5/4/2009	12/28/2009	\$2,200		REPLACE EXISTING WOOD DECK BOARDS ON PORCH 282SF ADN PAINT GREY
A953172	9/1/1995	12/1/1995	\$2,895		7 SQRS METAL ROOFING
E953146	9/1/1995	12/1/1995	\$5,000		ELECTRICAL
P952967	9/1/1995	12/1/1995	\$2,100		PLUMBING
B952328	7/1/1995	12/1/1995	\$10,000		REMOD KITCHEN,N,BLD,PORCH

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Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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

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