



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: December 20, 2022

Applicant: Serge Mashtakov, Engineer

Application Number: H2022-0051

Address: 709 Whitehead Street

Description of Work:

Renovations of existing house. New rear addition, new accessory structure pool and pool.

Site Facts:

The house under review is listed as a contributing resource to the historic district. The one-story frame vernacular house was built circa 1899. The house was designed with a "U" shape front porch that has been partially enclosed on the north side. Historically the house used to have an unusual "H" floor plan shape that has been altered. Rear and side additions have been part of the alterations that have changed the building form.



1962 Sanborn Map and current survey overlay



House circa 1965.

Guidelines Cited on Review:

- Windows (pages 29a-l), specifically guidelines 3 and 5.
- Entrances, porches, and doors (pages 32-33), specifically guideline 9.
- Additions and alterations (pages 37a-37k), specifically guidelines 1, 2, 6, 11, 12, 13, 14, 22, and 26.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 11, 13, 18, 22, 23, and 24.
- Decks, patios, hot tubs, pools (page 39a), specifically first paragraph and guideline 1.
- Outbuildings (page 40), specifically first two paragraphs and guidelines 1, 3, and 4.

Staff Analysis:

The Certificate of Appropriateness under review proposes the rear addition lower in height than the principal roof and with a side gable. The new addition will have wood siding, aluminum windows and the roof will be finished with 5 v-crimp. At the rear elevation the design includes sliding doors. On the north elevation the plan includes a new door on the existing sawtooth, which will become the main entrance to the house. The front elevation proposes an inoperable wood door. Front windows will be replaced with two over two wood windows and the unit on the enclosed portion of the front porch will be replaced with a same dimension to match the other front fenestrations. Shutters will be removed. North side windows will be replaced with 2 over 2 metal units all with same dimensions and following the historic locations.

The plans also propose a one-story accessory structure and a pool, all behind the house. An outdoor kitchen and deck are also proposed at the rear of the house. The design includes a brick parking spot towards the northwest side of the lot, where a non-historic carport is located.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design is consistent with cited guidelines. The addition will be on a secondary elevation, and it will be lower in height than the principal roofline. The proposed pool, paved driveway, and accessory structure also meet cited guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

| | | |
|---------------------------------|-----------------|----------------|
| HARC COA # <i>#2022-0051</i> | 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: | 709 Whitehead St, Key West, FL 33040 | |
| NAME ON DEED: | John D Wooton | PHONE NUMBER 305-304-3512 |
| OWNER'S MAILING ADDRESS: | 201 N Kanawha St, Beckley WV 25801 | EMAIL misterjw@me.com |
| APPLICANT NAME: | Serge Mashtakov P.E. | PHONE NUMBER (305) 304-3512 |
| APPLICANT'S ADDRESS: | 3710 N Roosevelt Blvd, Key West, FL 33040 | EMAIL Serge@artibusdesign.com |
| APPLICANT'S SIGNATURE: | <i>Serge Mashtakov</i> | DATE 11/04/2022 |

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 with rear addition and Accessory Structure. Pool |
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| |
| MAIN BUILDING: One story rear addition and changes to altered doors and windows. |
| |
| |
| 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): One story pool house 12'x17' | |
| | |
| | |
| PAVERS: HARC approved concrete pavement | FENCES: Wood Picket Fences |
| | |
| DECKS: Wood frame rear composite decking rear porch. Repairs to the existing wood frame front porch. | PAINTING: White paint or HARC approved pastel color Per approved submitted color |
| | |
| SITE (INCLUDING GRADING, FILL, TREES, ETC): No major grading is proposed. | POOLS (INCLUDING EQUIPMENT): Residential in ground pool in the rear. Pool equipment |
| | |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): | OTHER: |
| | |
| | |

| 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 # <i>H 2022-0057</i> | INITIAL & DATE |
| ZONING DISTRICT | BLDG PERMIT # |

| | |
|-------------------------------------|------------------------------------------|
| ADDRESS OF PROPOSED PROJECT: | 709 Whitehead St, Key West, FL 33040 |
| PROPERTY OWNER'S NAME: | John D Wooton |
| 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 | John D. Wooton 11/7/22 DATE AND PRINT NAME |
|----------------------------|-----------------------------------------------|

| DETAILED PROJECT DESCRIPTION OF DEMOLITION |
|------------------------------------------------------------|
| Demolition of the rear wall in non-historic rear addition. |
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| |

| CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES: |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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):</p> |
| <p>(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:</p> |
| <p>(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> |
| N/A |
| |
| |
| |
| <p>(2) Or explain how the building or structure meets the criteria below:</p> |
| <p>(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.</p> |
| 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.

Does not portray the environment in an era of history.

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

N/A

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

N/A

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

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

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

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

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

The rear wall is not an important in defining the overall historic character of a district.

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

No historic relationship between other buildings or structures and open space.

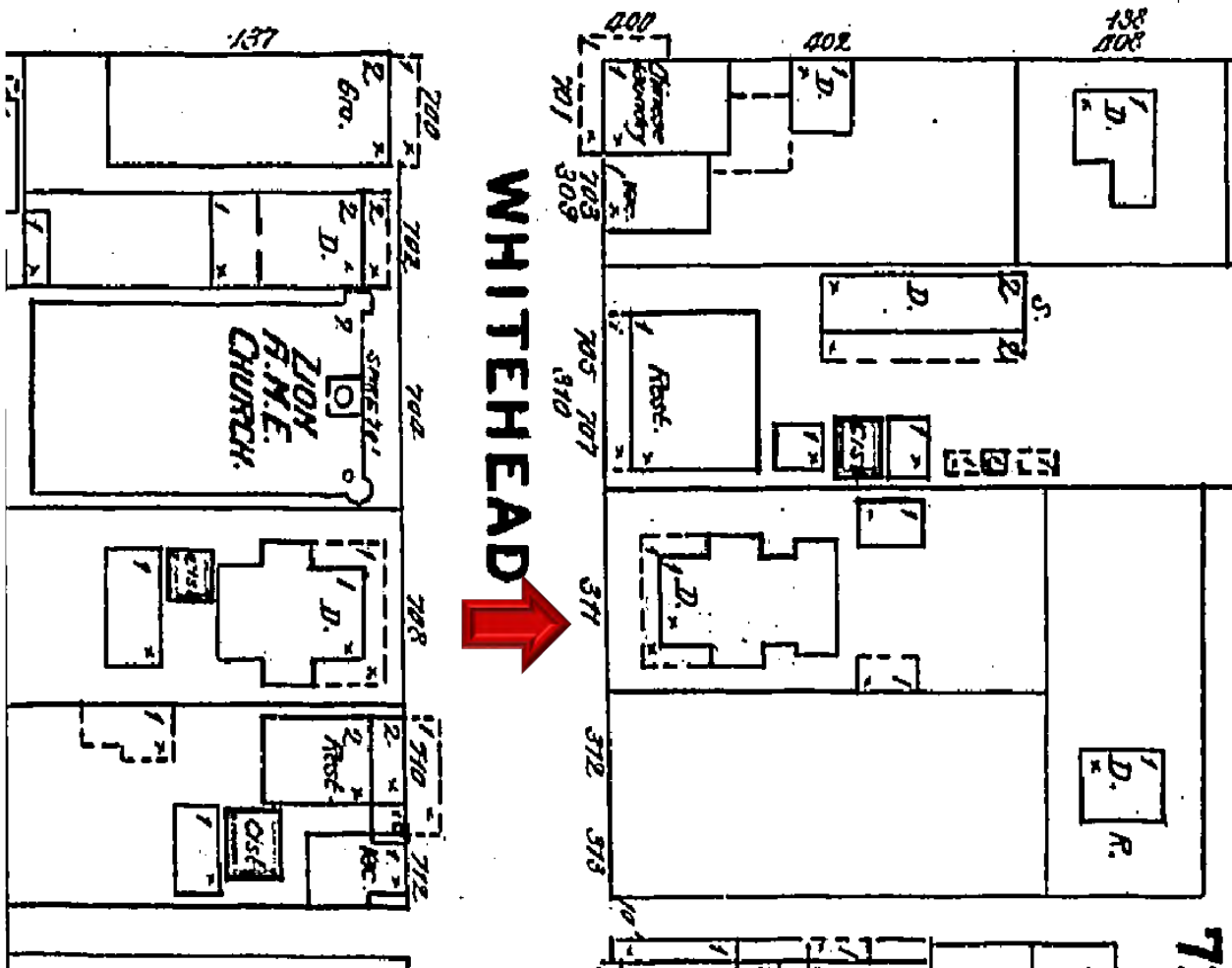
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Not defining to the historic character of a site or the surrounding district.

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

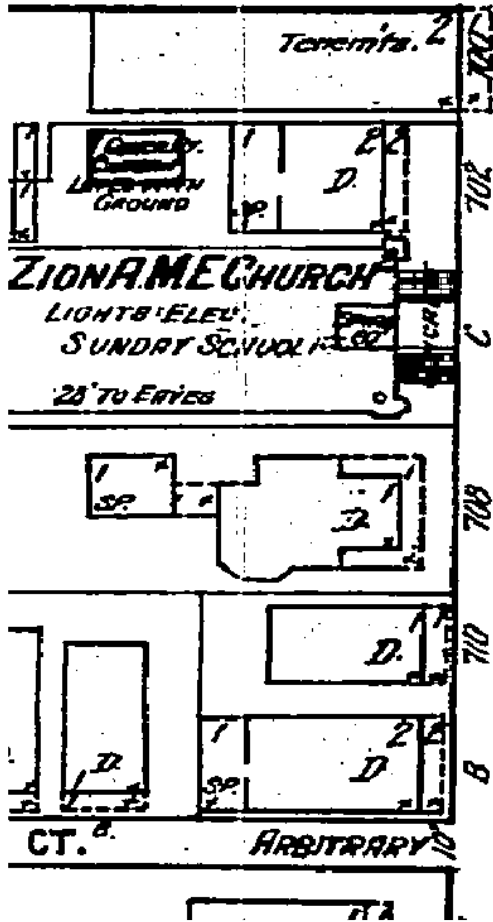
Does not qualify as contributing structure.

SANBORN MAPS

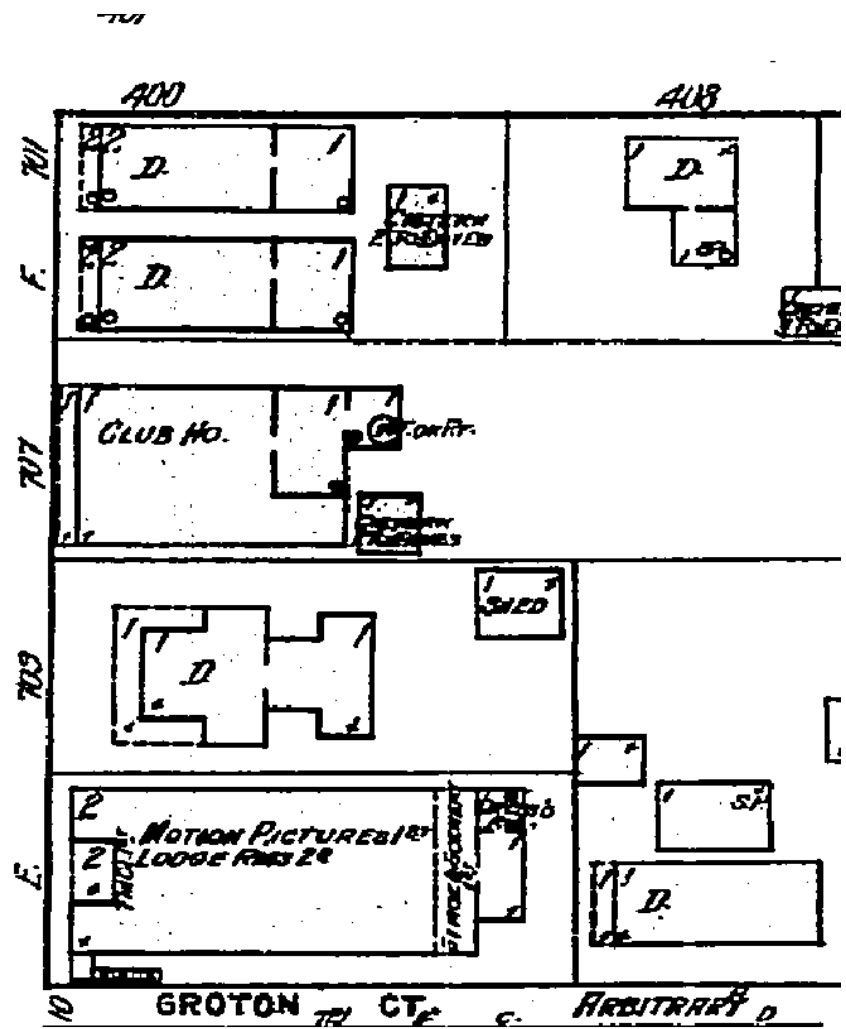


Sanborn Map 1899

ANGELA

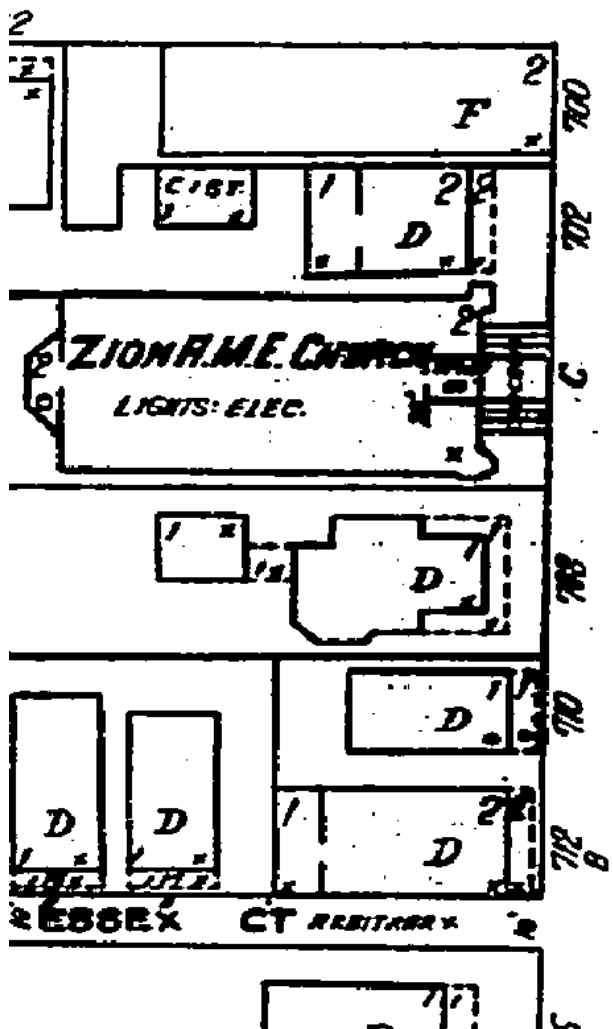


WHITEHEAD

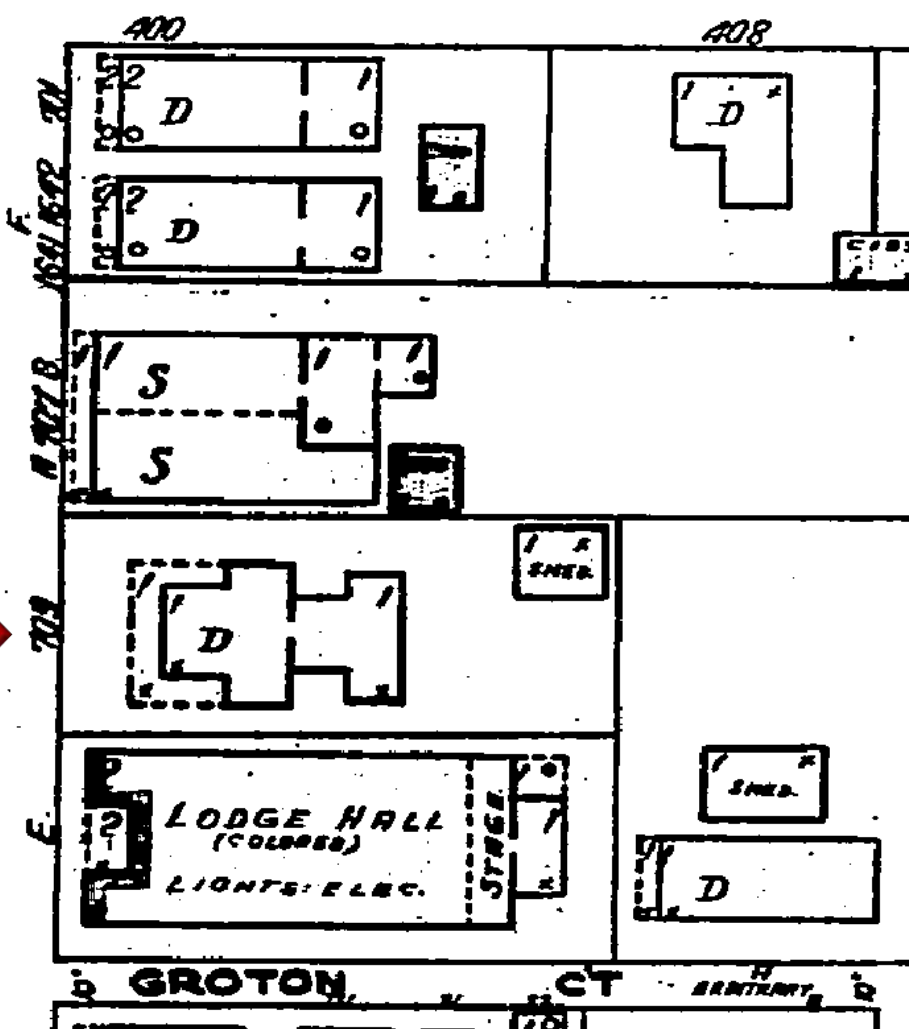


Sanborn Map 1912

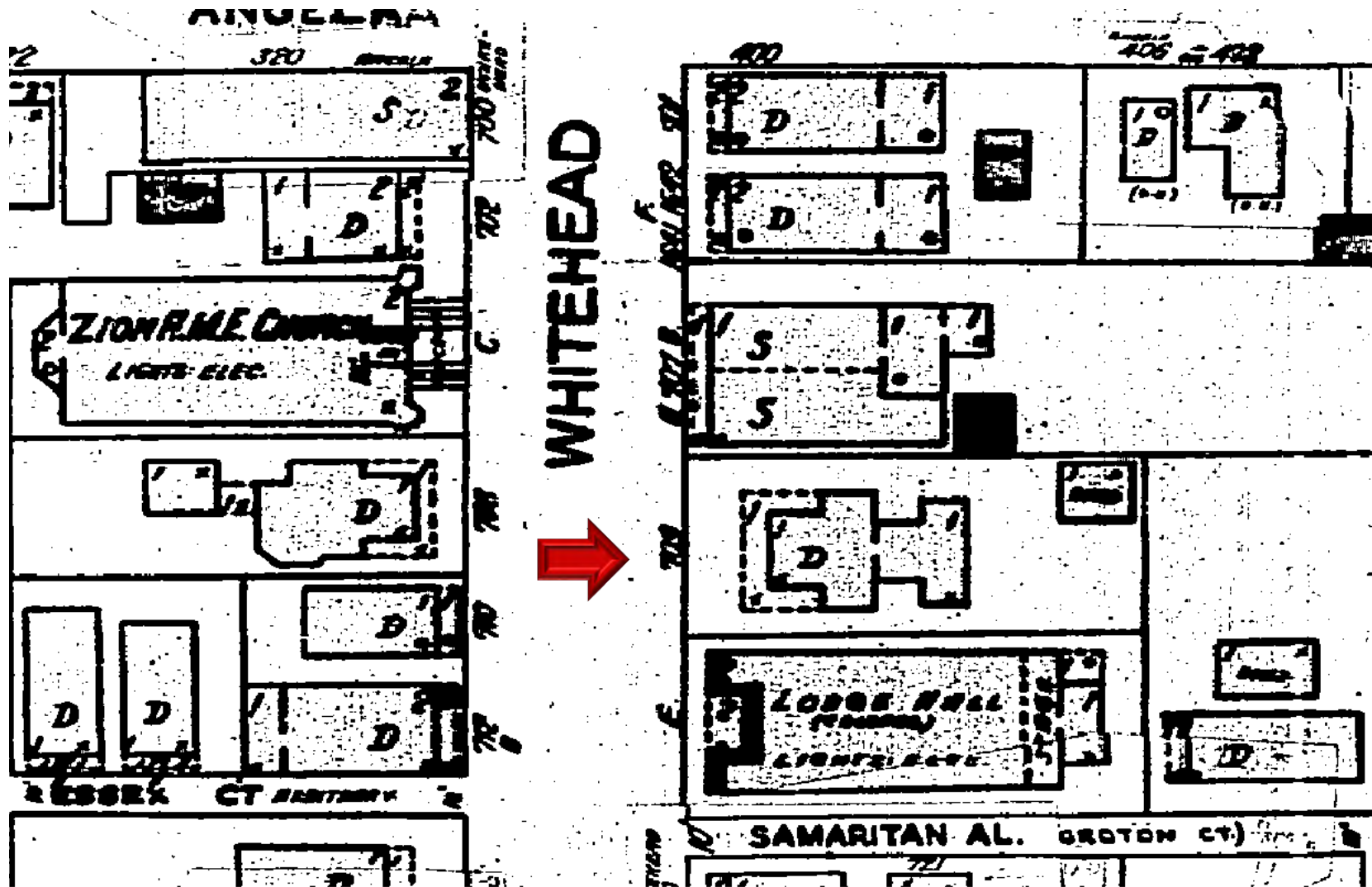
ANGELA



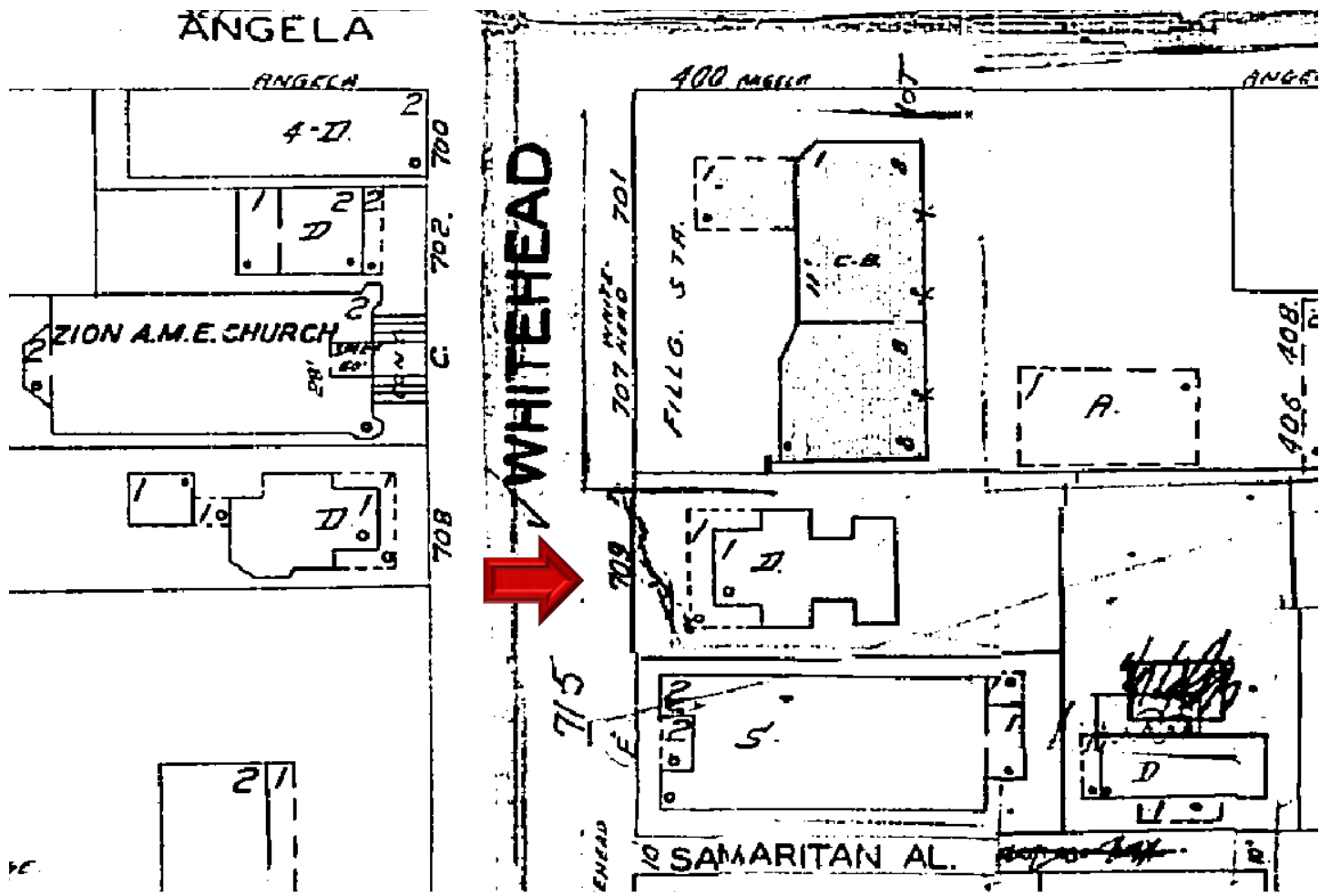
WHITEHEAD



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



709 Whitehead Street circa 1965. Monroe County Library.

709 WHITEHEAD ST (FRONT VIEW)



709 WHITEHEAD ST
(REAR VIEW)



709 WHITEHEAD ST
(LEFT VIEW)

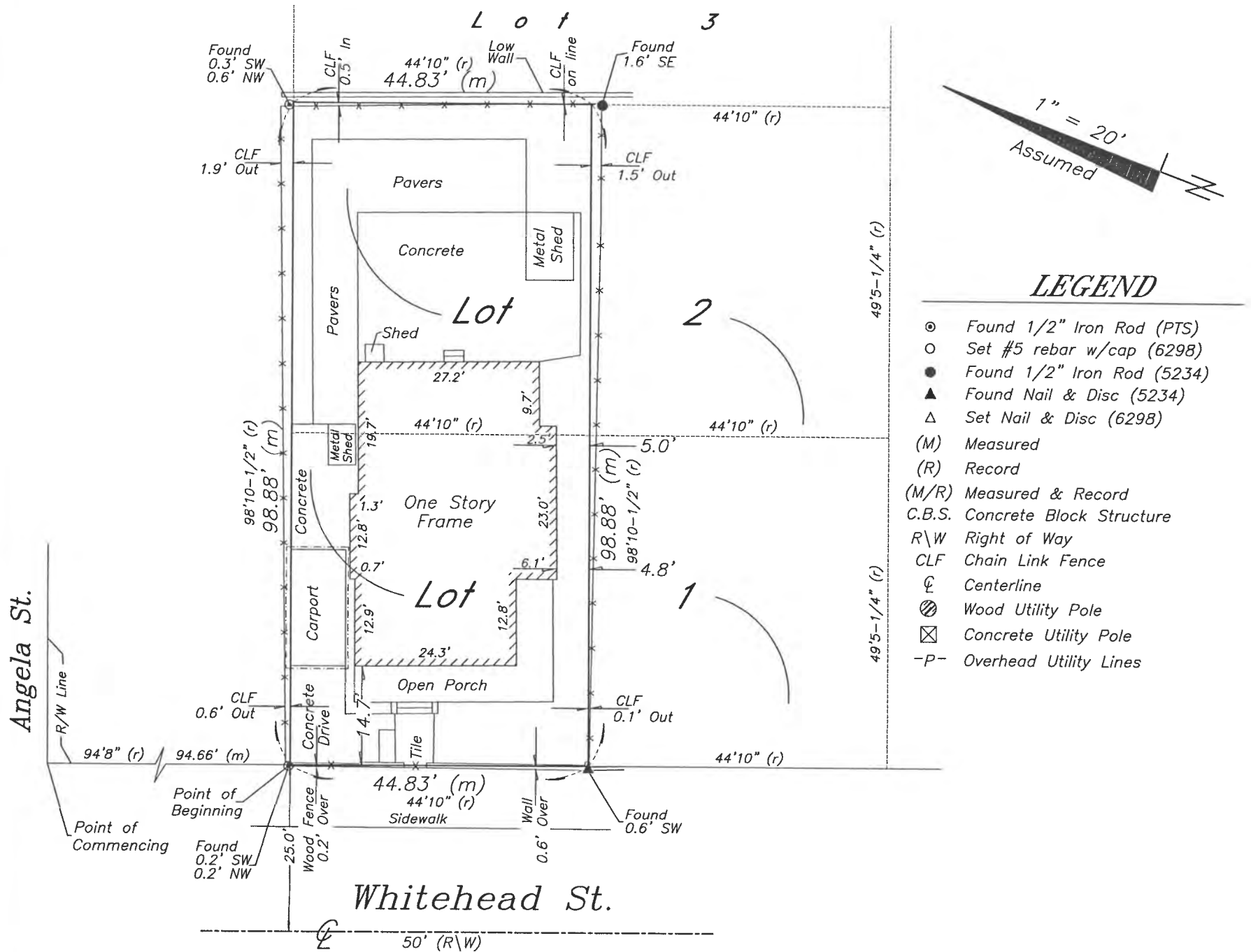


709 WHITEHEAD ST
(RIGHT VIEW)



SURVEY

Boundary Survey Map of part of Lots 1 & 2, Square 3, Tract 4, THOMAS LANCASTER'S SUBDIVISION, Island of Key West



LEGEND

- ⊙ Found 1/2" Iron Rod (PTS)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

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: 709 Whitehead 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: July 8, 2021
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida,, and being the North half (1/2) of Lots One (1) and Two (2), Square Three (3), Tract Four (4), Thomas Lancaster's Subdivision of Part of Square 3, according to the map or plat thereof as recorded in Plat Book 1, Page 29, Public Records of Monroe County, Florida, further described as follows; Beginning Ninety-Four (94) feet and eight (8) inches from the corner of Whitehead and Angela Street; thence running in a Southeasterly direction Forty-Four (44) feet and ten (10) inches; thence in a Northeasterly direction Ninety-Eight (98) feet and ten and one-half (10 1/2) inches; thence in a Northwesterly direction Forty-Four (44) feet and ten (10) inches; thence in a Southwesterly direction Ninety-Eight (98) feet and ten and one-half (10 1/2) inches to the point of Beginning.

BOUNDARY SURVEY FOR: Goldeneye, LLC, an Ohio limited liability company;
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
July 9, 2021

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 SET FOR 709 WHITEHEAD ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
709 WHITEHEAD ST,
KEY WEST, FL 33040

CLIENT:
JOHN WOOTON

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SERGE MASHKOVY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: REV. DATE:
BY: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

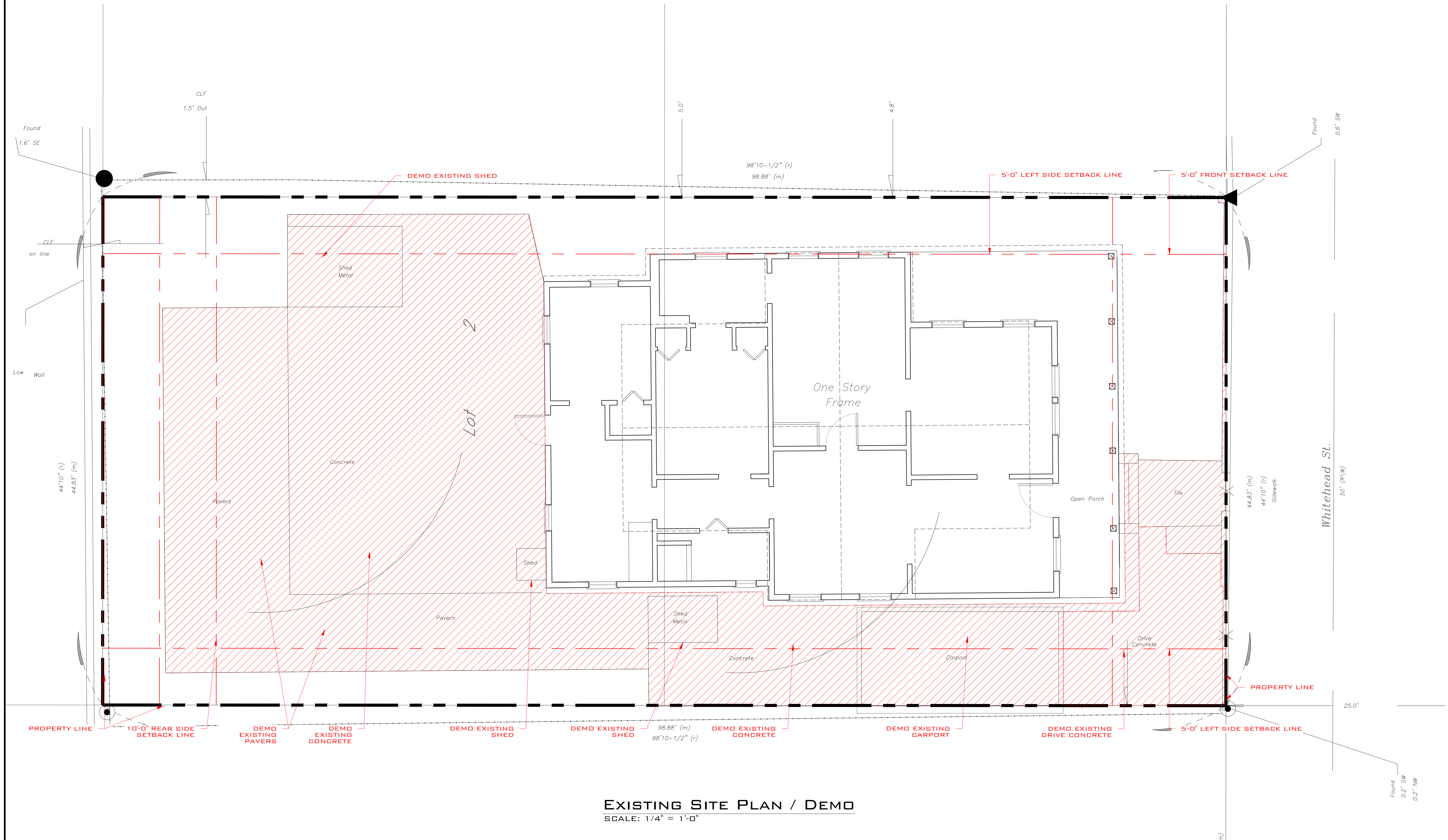
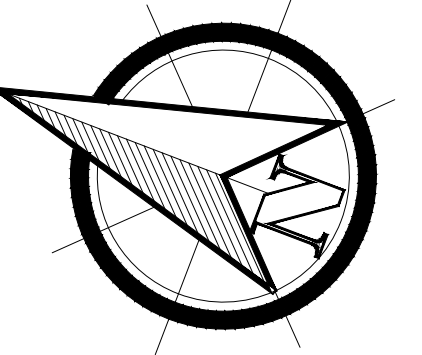
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
JOHN WOOTON

PROJECT:
709 WHITEHEAD ST

DATE:
709 WHITEHEAD ST,
KEY WEST, FL 33040

TITLE:
COVER
DATE: 08/08/23
DRAWN: SAH
CHECKED: SAH
PROJECT NO.: 2206-12
SHEET NO.: 5-100
REVISION: 1



EXISTING SITE PLAN / DEMO
 SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
 DATE: _____

BERGE MASHYAGOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

| REV | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| 1 | FINAL | | |

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 ENGINEERING AND PLANNING

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 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

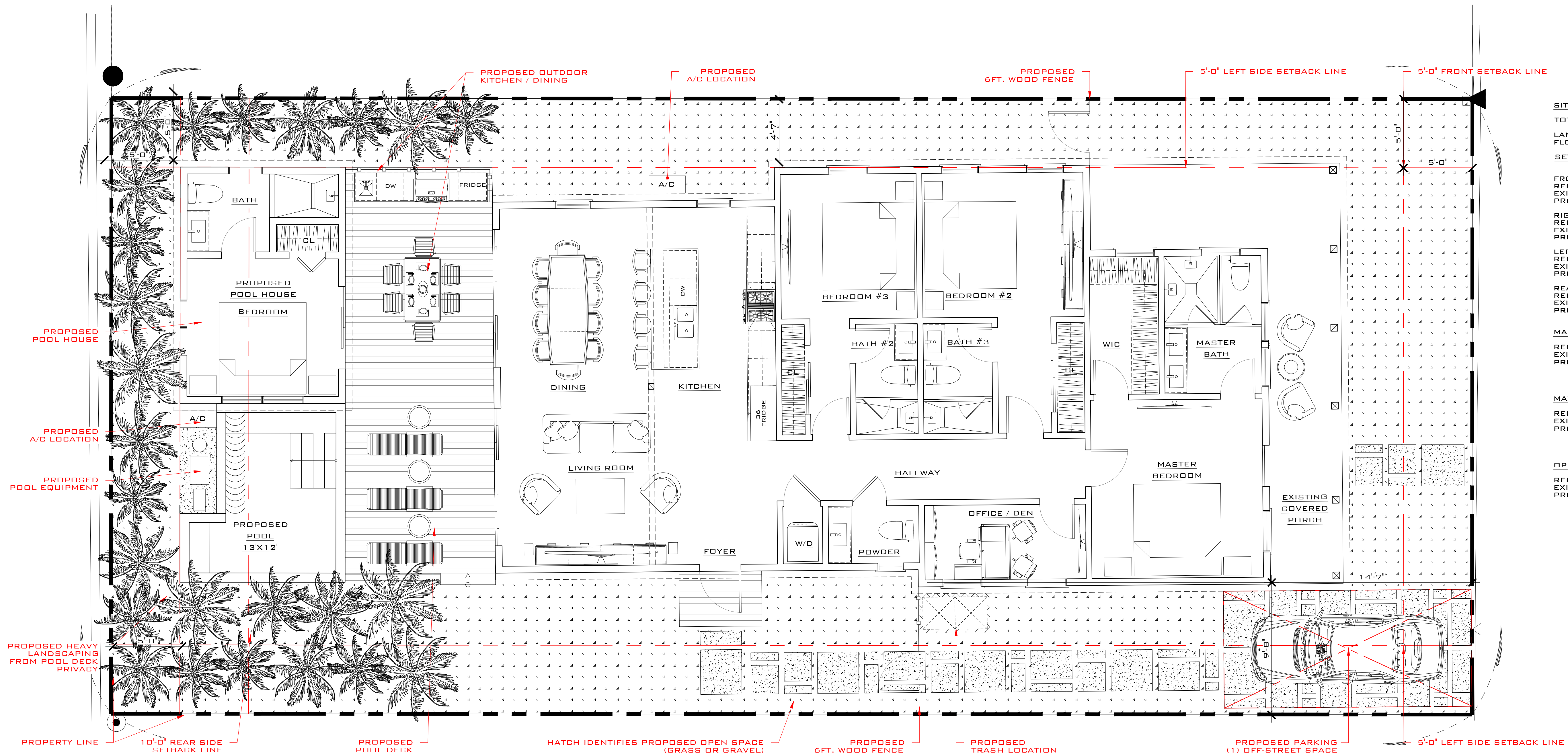
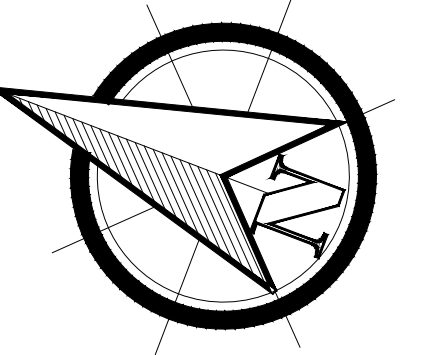
CLIENT: **JOHN WOOTON**

PROJECT: **709 WHITEHEAD ST**

DATE: **709 WHITEHEAD ST, KEY WEST, FL 33040**

TITLE: **EXISTING SITE PLAN**

| DATE | BY | CHECKED | DATE | DATE | BY | BY |
|----------|----------|---------|------|------|----|----|
| AS SHOWN | 08/08/23 | DA | SAH | | | |
| 2206-12 | | | | | | |



SITE DATA:

TOTAL SITE AREA: ±4,422.19 SQ.FT

LAND USE: HRD (HISTORIC MEDIUM DENSITY RESIDENTIAL)

FLOOD ZONE: AE6

SETBACKS

FRONT:
 REQUIRED 5'-0"
 EXISTING 14'-7"
 PROPOSED NO CHANGES

RIGHT SIDE:
 REQUIRED 5'-0"
 EXISTING 4'-7"
 PROPOSED NO CHANGES

LEFT SIDE:
 REQUIRED 5'-0"
 EXISTING 9'-8"
 PROPOSED NO CHANGES

REAR:
 REQUIRED 10'-0"
 EXISTING 39'-2"
 PROPOSED 28'-0"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (±2,653.31 SQ.FT.)
 EXISTING: 78.2% (±3,462.1 SQ.FT.)
 PROPOSED: 57.4% (±2,539.7 SQ.FT.)
IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED: 50% (±2,211.0 SQ.FT.)
 EXISTING: 41.2% (±1,823.5 SQ.FT.)
 PROPOSED: 47.7% (±2,109.6 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED: 35% (±1,547.7 SQ.FT.)
 EXISTING: 21.9% (±971.7 SQ.FT.)
 PROPOSED: 35.1% (±1,552.1 SQ.FT.)
IMPROVEMENT

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
 DATE:
 SERGE MASHITAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

| REV | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| 01 | FINAL | | |

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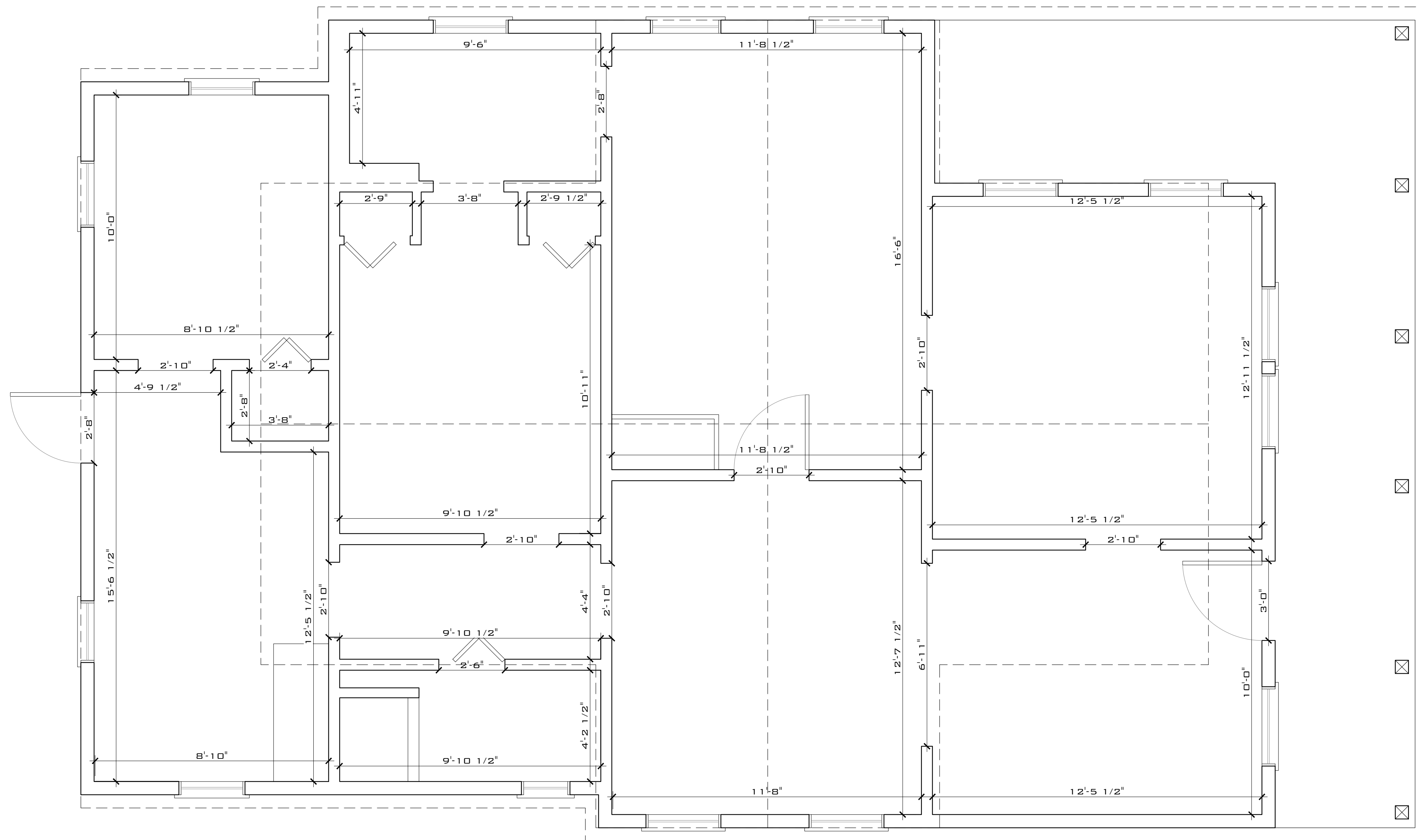
CLIENT:
JOHN WOOTON

PROJECT:
709 WHITEHEAD ST

DATE:
 709 WHITEHEAD ST,
 KEY WEST, FL 33040

TITLE:
PROPOSED SITE PLAN

| DATE/ST/11/17 | DATE | DESIGN | PROJECT |
|---------------|----------|--------|---------|
| AS SHOWN | 08/08/23 | CA | SAM |
| 2206-12 | C-102 | | 1 |



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

BERGE HASHTAGOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

| REV | DESCRIPTION | BY | DATE |
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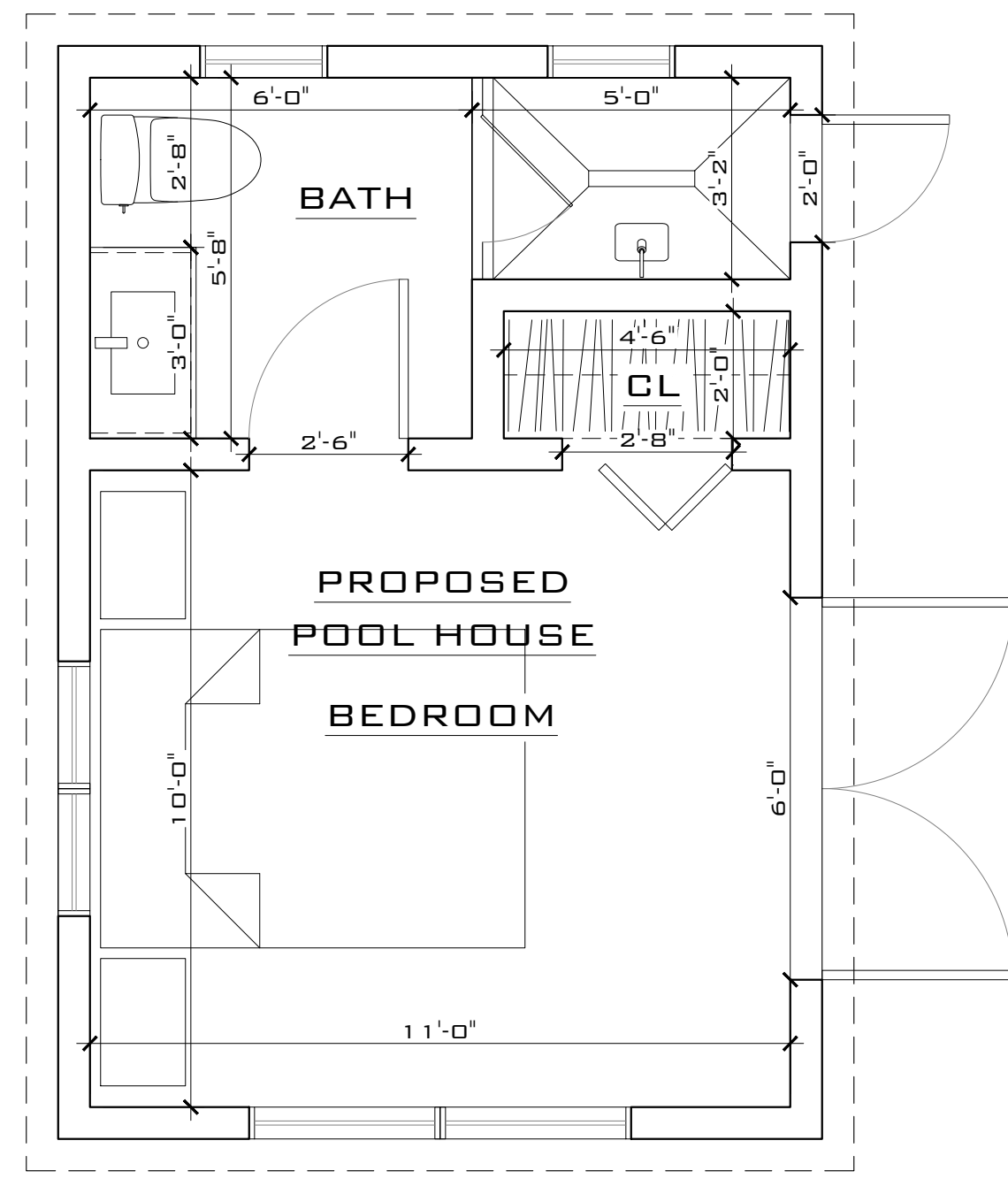
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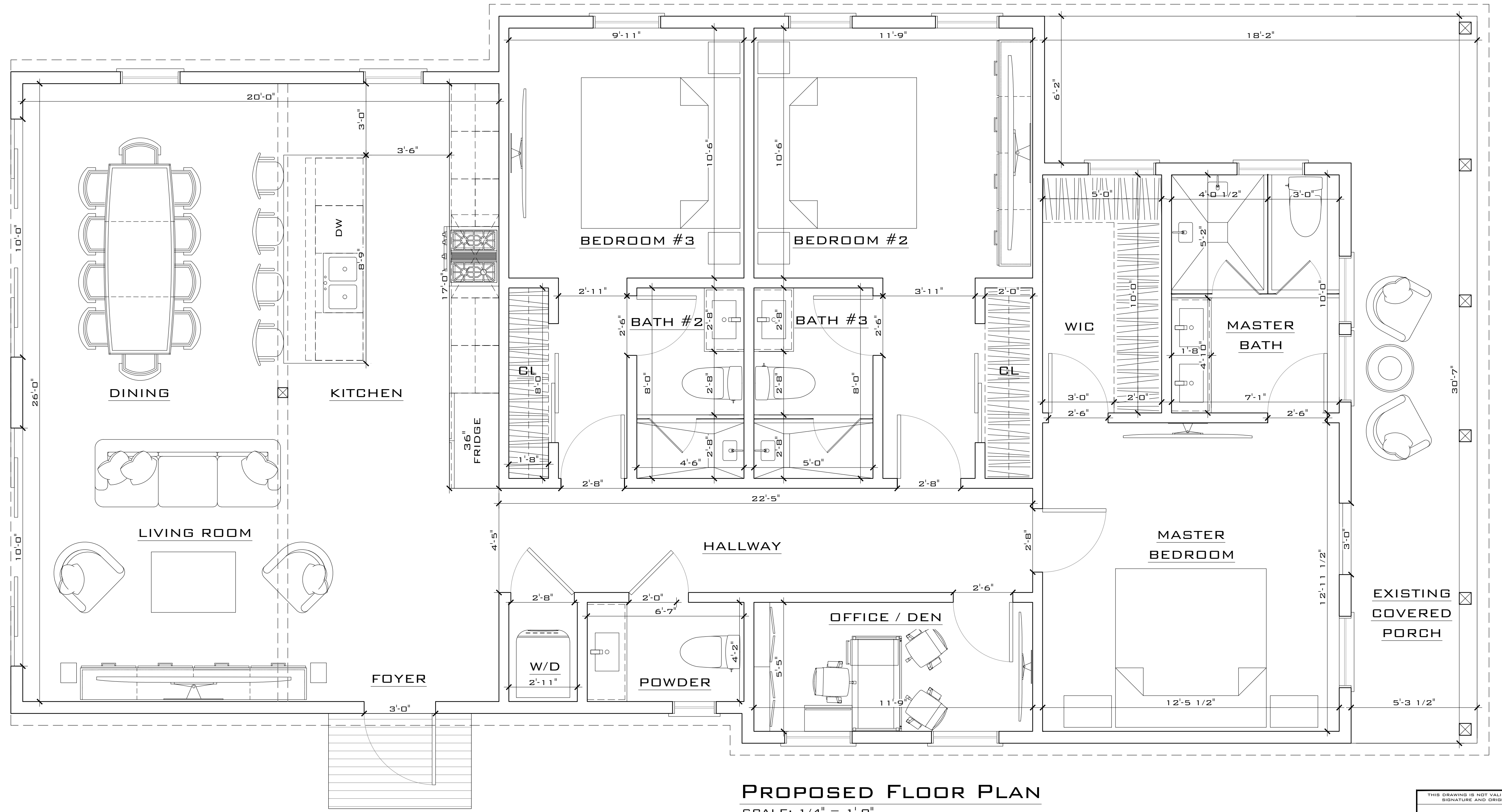
CLIENT: JOHN WOOTON
PROJECT: 709 WHITEHEAD ST

DATE: 709 WHITEHEAD ST, KEY WEST, FL 33040
TITLE: EXISTING FLOOR PLAN

| DATE | BY | CHKD | APP'D |
|-------------|----------|-----------|-------|
| AS SHOWN | 08/08/23 | DA | SAH |
| PROJECT NO. | 2206-12 | SHEET NO. | A-101 |
| | | | 1 |



PROPOSED FLOOR PLAN (POOL HOUSE)
SCALE: 1/4" = 1'-0"



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

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STATE OF FLORIDA
LICENSE NO. 71480

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|-----|-------------|----|------|
| 1 | FINAL | | |

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CLIENT:
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PROJECT:
709 WHITEHEAD ST

DATE:
**709 WHITEHEAD ST,
KEY WEST, FL 33040**

TITLE:
PROPOSED FLOOR PLAN

| DATE | BY | DATE | BY | DATE | BY |
|----------|----------|------|-----|------|----|
| AS SHOWN | 08/08/23 | CA | SAH | | |
| 2206-12 | A-101 | | | | 1 |



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: REV. DATE:
FINAL

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PROJECT:
709 WHITEHEAD ST

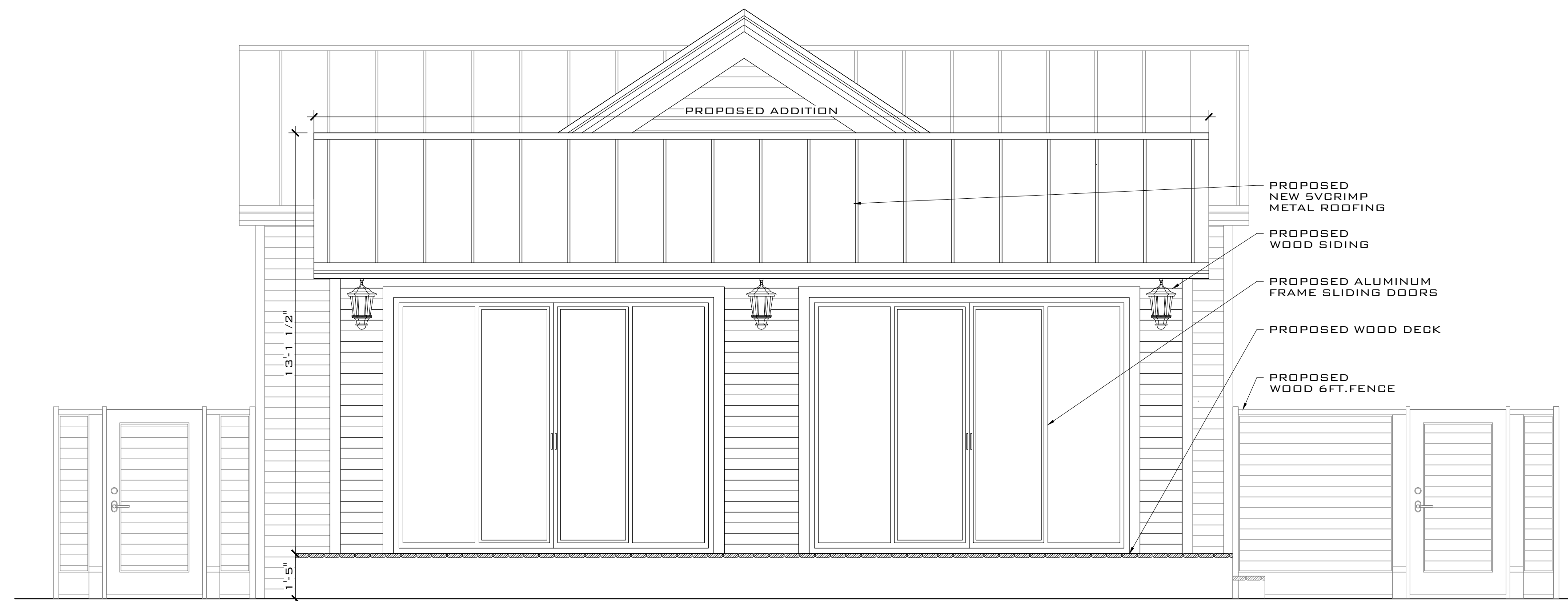
DATE:
709 WHITEHEAD ST,
KEY WEST, FL 33040

TITLE:
PROPOSED ELEVATIONS

DATE: 08/08/23
DRAWN: DA
CHECKED: SAM
PROJECT NO.: 2206-12
SHEET NO.: A-103
REVISION: 1



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

BERGE MASHKOVY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: _____ REV. DATE: _____
BY: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: JOHN WOOTON

PROJECT: 709 WHITEHEAD ST

DATE: 709 WHITEHEAD ST,
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

| | | | |
|---------------|----------|--------|-----------|
| DATE PLOTTED: | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 08/08/23 | DA | SAH |
| PROJECT NO.: | DWG NO.: | SCALE: | REVISION: |
| 2206-12 | A-104 | | 1 |



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

BERGE HASHTAGOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: _____ REV. DATE: _____
BY: _____ DATE: _____

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

OWNER: JOHN WOOTON
PROJECT: 709 WHITEHEAD ST

DATE: 709 WHITEHEAD ST.
KEY WEST, FL 33040
TITLE: PROPOSED ELEVATIONS

| | | | |
|---------------|--------------|------------|---------------|
| DATE PLOTTED: | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 08/08/23 | GA | SAH |
| PROJECT NO.: | DRAWING NO.: | SHEET NO.: | TOTAL SHEETS: |
| 2206-12 | A-105 | 1 | 1 |



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

BERGE MASHITAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: _____ REV. DATE: _____
TYPE: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

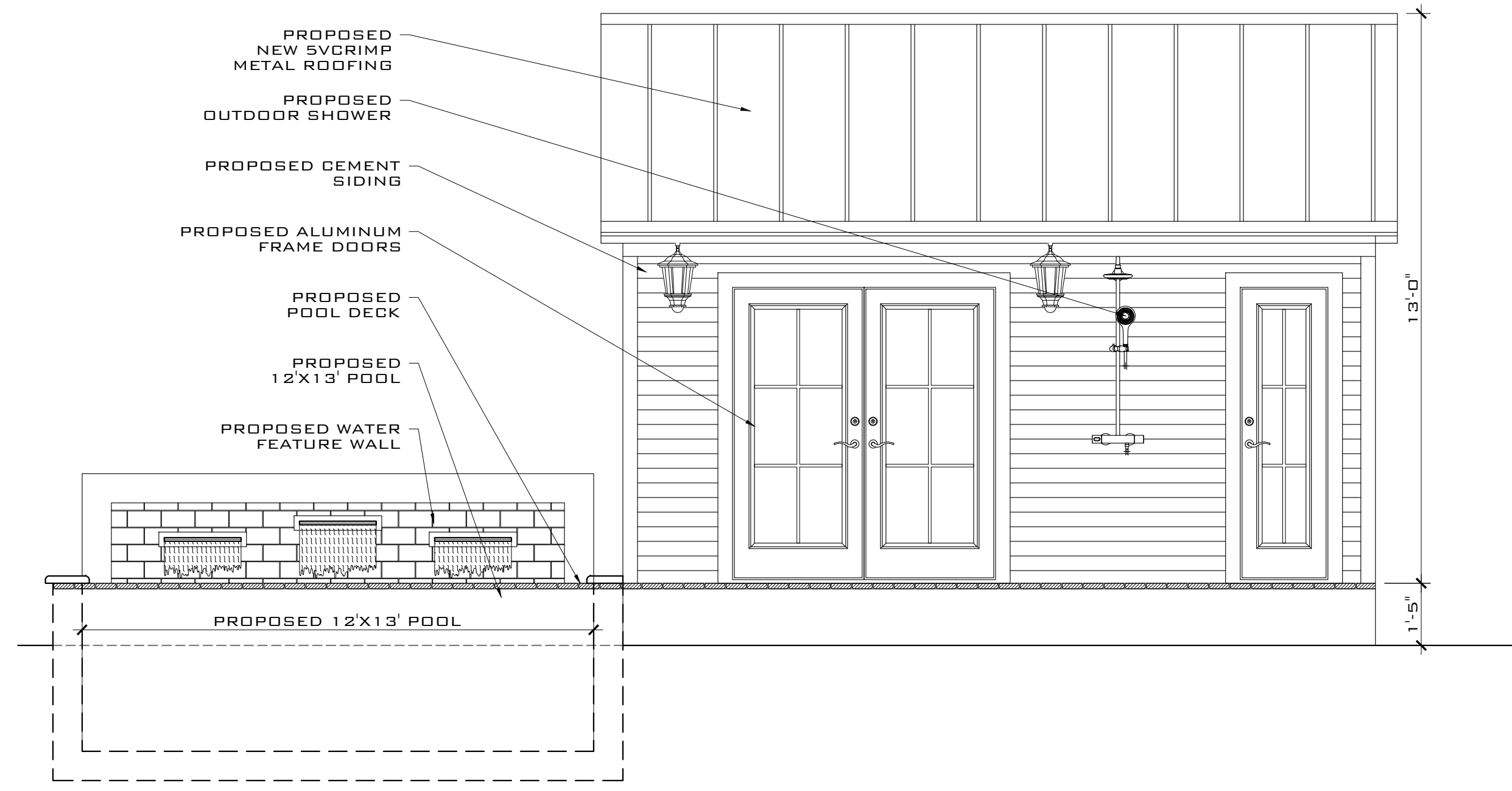
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

OWNER: JOHN WOOTON

PROJECT: 709 WHITEHEAD ST

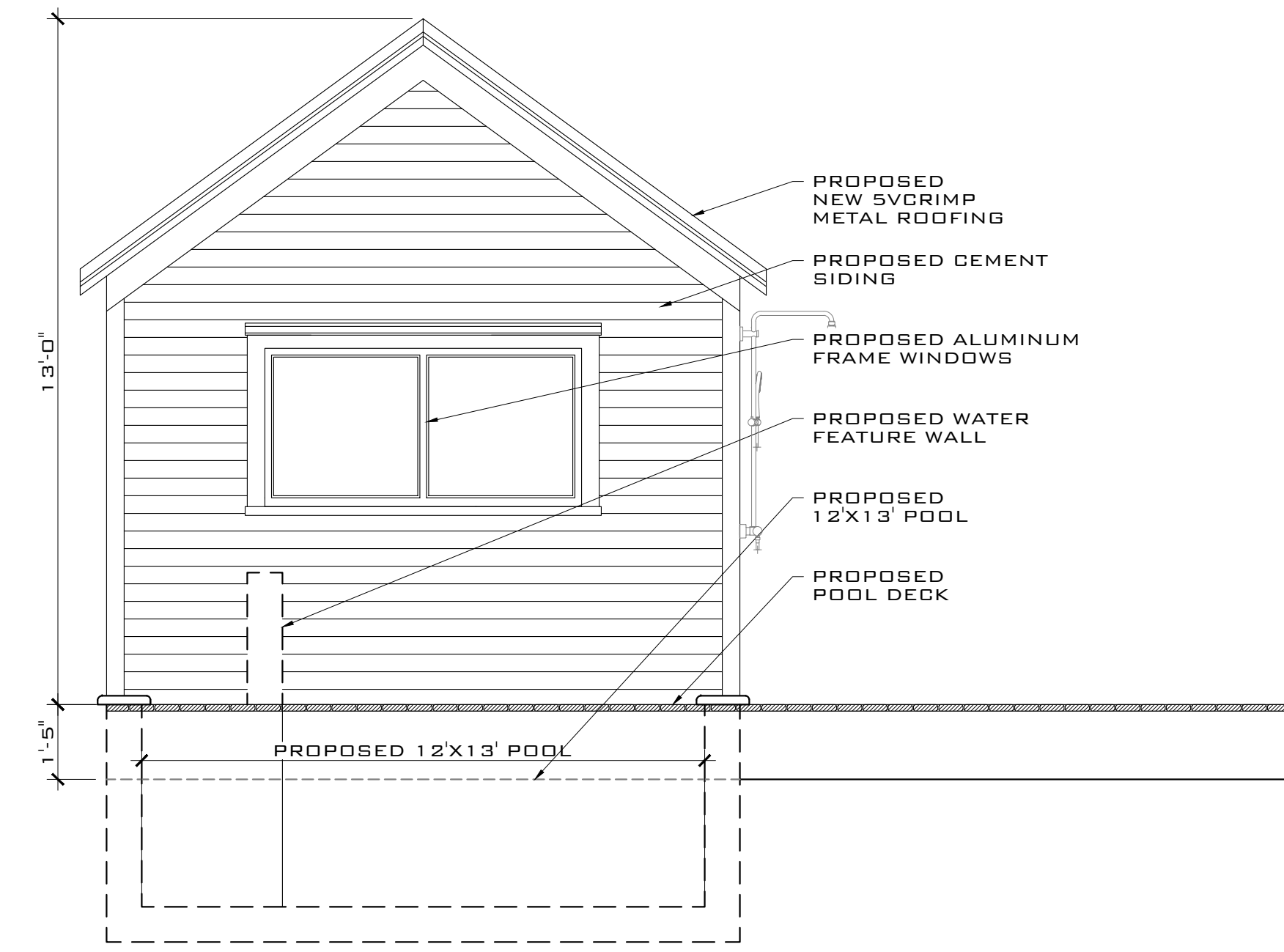
DATE: 709 WHITEHEAD ST,
KEY WEST, FL 33040
TITLE: PROPOSED ELEVATIONS

| DATE/TITLE | DATE | DESIGN | CHECKED |
|-------------|----------|--------|----------|
| AS SHOWN | 08/08/23 | DA | SAH |
| PROJECT NO. | 2206-12 | A-106 | REVISION |
| | | | 1 |



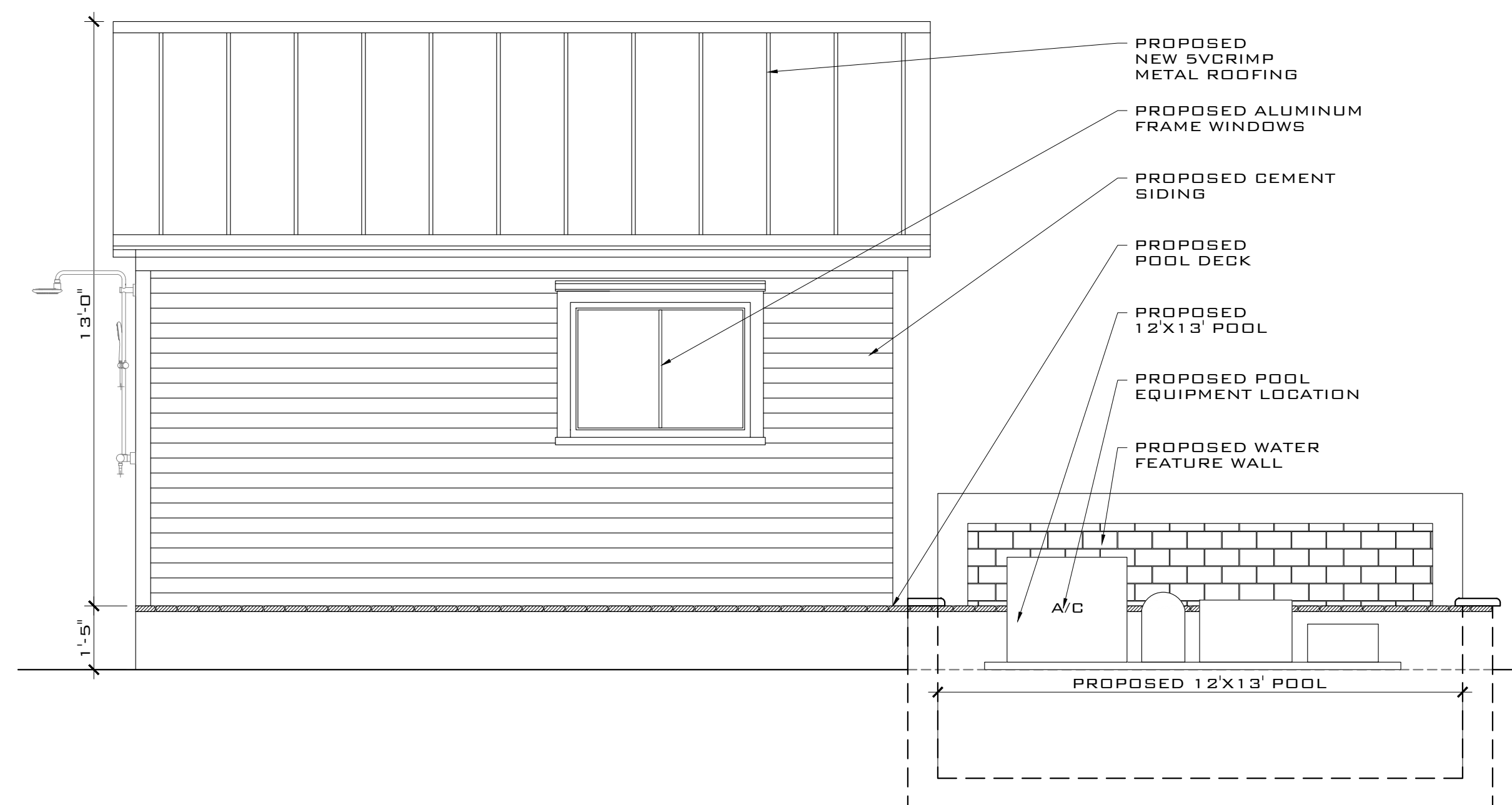
PROPOSED FRONT ELEVATION (POOL HOUSE)

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



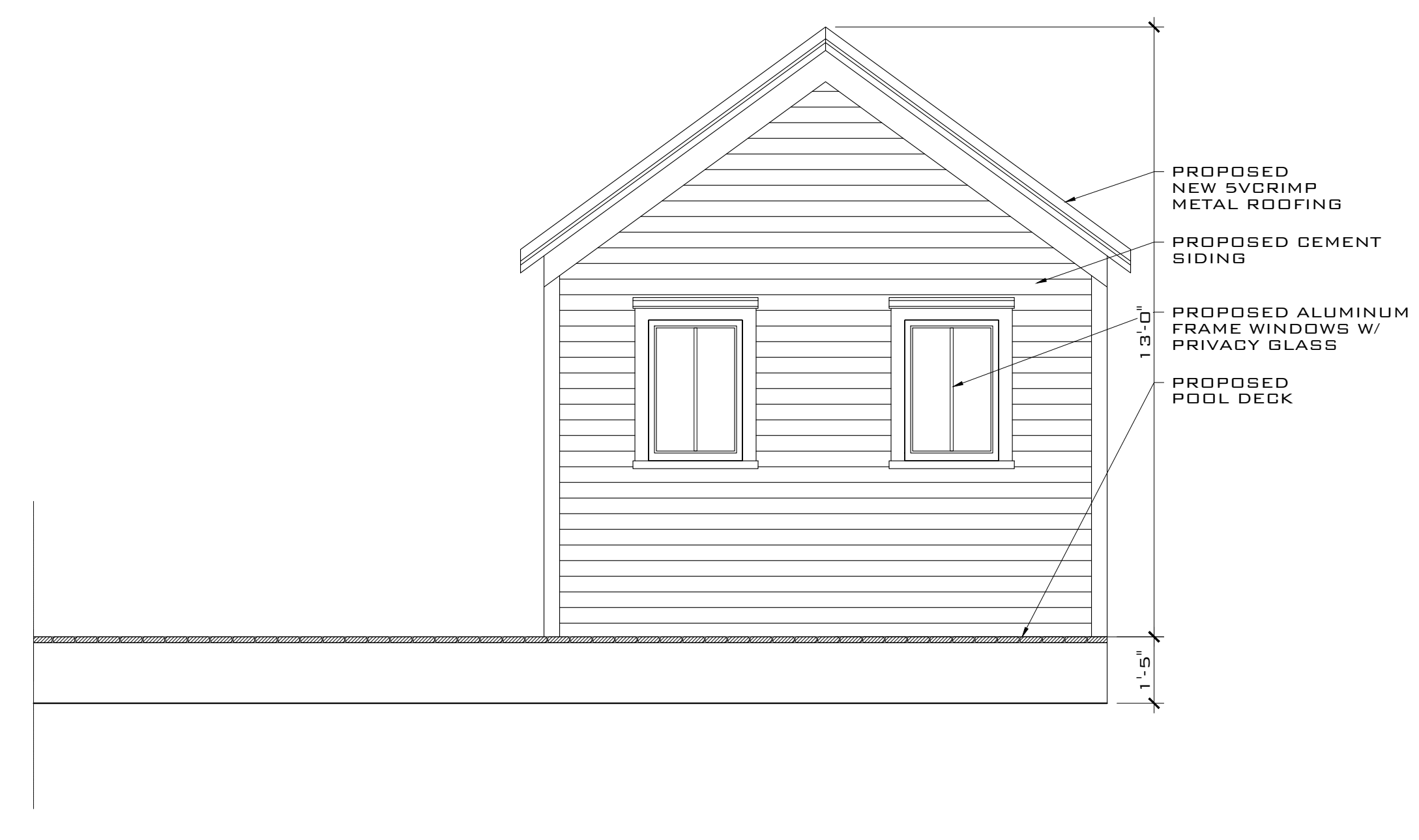
PROPOSED LEFT ELEVATION (POOL HOUSE)

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



PROPOSED REAR ELEVATION (POOL HOUSE)

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



PROPOSED RIGHT ELEVATION (POOL HOUSE)

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____

DATE: _____

BERGE HASHTAGOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: _____

DATE: _____

FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

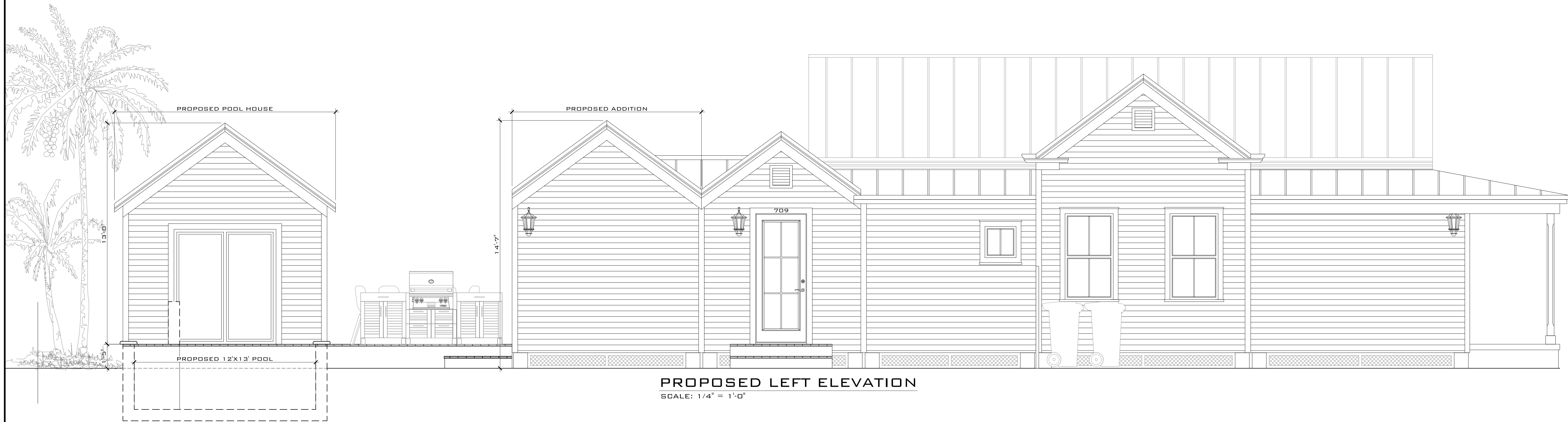
DESIGNER: JOHN WOOTON

PROJECT: 709 WHITEHEAD ST

DATE: 709 WHITEHEAD ST.
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

| | | | |
|---------------|--------------|-----------|----------|
| DATE PLOTTED: | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 08/08/23 | GA | SAH |
| PROJECT NO.: | DRAWING NO.: | REVISION: | |
| 2206-12 | A-107 | | 1 |



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

BERGE HASHTAGOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: _____ REV. DATE: _____
BY: _____ DATE: _____
TYPE: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

CLIENT: JOHN WOOTON
PROJECT: 709 WHITEHEAD ST

DATE: 709 WHITEHEAD ST.
KEY WEST, FL 33040
TITLE: PROPOSED ELEVATIONS

| | | | | |
|-------------|-------------|-----------|--------------|---------|
| SCALE | BY/TITLE | DATE | DESIGN | CHECKED |
| AS SHOWN | DB/DBS | 04 | SAH | |
| PROJECT NO. | DRAWING NO. | SHEET NO. | TOTAL SHEETS | |
| 2206-12 | A-107 | | 1 | |

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 20, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS OF EXISTING HOUSE. NEW REAR ADDITION, NEW ACCESSORY STRUCTURE AND POOL. SITE IMPROVEMENTS. DEMOLITION OF REAR ADDITION AND SHEDS.
#709 WHITEHEAD STREET

Applicant –Serge Mashtakov P.E. Application #H2022-0051

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.

PROPERTY APPRAISER INFORMATION

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 00016050-000000
 Account# 1016438
 Property ID 1016438
 Millage Group 10KW
 Location 709 WHITEHEAD St, KEY WEST
 Address
 Legal KW PT SUBS 1-2 PT LOT 2 SQR 3 TR 4 E1-117 OR298-553 OR1288-751 OR1339-288
 Description OR1355-2250 OR2829-1645 OR2829-1647 OR2957-1512 OR3113-0344 OR3184-2320 OR3194-2378
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[WOOTON JOHN D](#)
 201 N Kanawha St
 Beckley WV 25801

Valuation

| | 2022 Certified Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$296,491 | \$154,082 | \$130,643 | \$132,653 |
| + Market Misc Value | \$4,105 | \$4,145 | \$4,183 | \$4,222 |
| + Market Land Value | \$545,944 | \$442,657 | \$427,902 | \$455,937 |
| = Just Market Value | \$846,540 | \$600,884 | \$562,728 | \$592,812 |
| = Total Assessed Value | \$846,540 | \$600,884 | \$562,728 | \$209,933 |
| - School Exempt Value | \$0 | \$0 | \$0 | (\$25,500) |
| = School Taxable Value | \$846,540 | \$600,884 | \$562,728 | \$184,433 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|-------------------------|-----------------|-------------|----------|-------|
| RES SUPERIOR DRY (01SD) | 4,431.00 | Square Foot | 44.9 | 98.9 |

Buildings

Building ID 1172
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3344
 Finished Sq Ft 1308
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 154
 Functional Obs 0
 Economic Obs 0
 Depreciation % 30
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1933
 EffectiveYearBuilt 2000
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

| Code | Description | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| DCF | F DET CARPORT | 144 | 0 | 52 |
| FLA | FLOOR LIV AREA | 1,308 | 1,308 | 154 |
| OPF | OP PRCH FIN LL | 264 | 0 | 100 |
| PTO | PATIO | 1,608 | 0 | 168 |
| SBF | UTIL FIN BLK | 20 | 0 | 18 |
| TOTAL | | 3,344 | 1,308 | 492 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---------------|------------|-----------|----------|---------|-------|
| CH LINK FENCE | 1964 | 1965 | 1 | 1020 SF | 1 |
| TILE PATIO | 1978 | 1979 | 1 | 32 SF | 4 |
| FENCES | 1978 | 1979 | 1 | 93 SF | 5 |
| LC UTIL BLDG | 1979 | 1980 | 1 | 70 SF | 1 |
| CONC PATIO | 1986 | 1987 | 1 | 302 SF | 2 |
| LC UTIL BLDG | 1991 | 1992 | 1 | 24 SF | 1 |
| TILE PATIO | 2000 | 2001 | 1 | 156 SF | 1 |
| TILE PATIO | 2000 | 2001 | 1 | 80 SF | 1 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page |
|-----------|-------------|-----------------|-------------------|-----------|-----------|
| 9/9/2022 | \$100 | Quit Claim Deed | 2392094 | 3194 | 2378 |
| 7/15/2022 | \$1,125,000 | Warranty Deed | 2384158 | 3184 | 2320 |
| 7/15/2021 | \$925,000 | Warranty Deed | 2330531 | 3113 | 0344 |
| 12/7/2016 | \$100 | Warranty Deed | 2102409 | 2829 | 1647 |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type |
|---------|-------------|----------------|----------|-------------|
| 22-0365 | 5/5/2022 | | \$48,000 | Residential |
| 22-0839 | 5/5/2022 | | \$0 | Residential |
| 22-0365 | 3/4/2022 | | \$0 | Residential |
| 15-2179 | 6/12/2015 | 4/6/2016 | \$3,800 | Residential |
| 8-549 | 3/3/2008 | 7/8/2008 | \$7,500 | Residential |
| 05-0478 | 2/10/2005 | 12/31/2005 | \$1,000 | Residential |
| E951407 | 4/1/1995 | 10/1/1995 | \$250 | Residential |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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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