



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: July 27, 2022

Applicant: Artibus Design

Application Number: H2022-0031

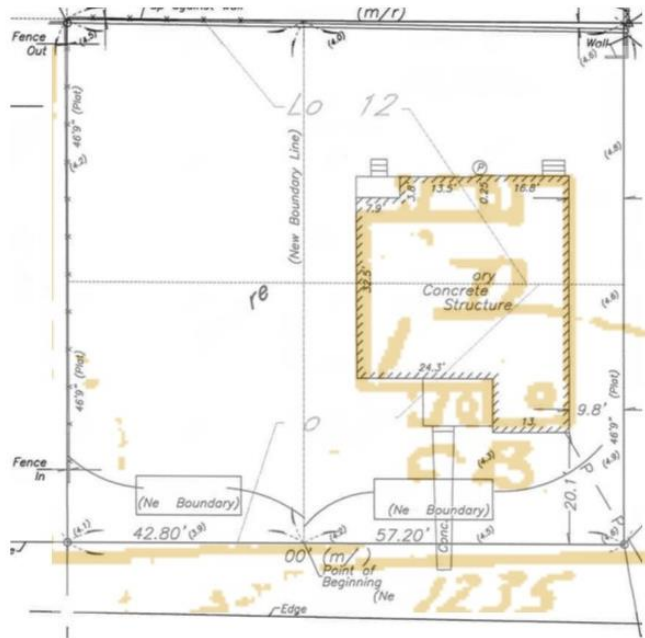
Address: 1235 Washington Street

Description of Work:

Renovations to existing historic structure, including new roof over front porch, new fenestration, and elevation of floor. New accessory structure, pool, deck, and driveway.

Site Facts:

The site under review contains one principal house that was built in 1953 but is not listed as a contributing resource. The site is on the northwest corner of Washington and Tropical streets, being Tropical Street the east boundary of the Historic District. The CMU one-story structure still possesses its original form, except for its front elevation that lost its covered porch and north elevation, or rear, as an original open porch was enclosed at some point in time. The building is below FEMA flood requirements. The structure is on a AE6 flood zone, and the plans are adding an additional foot for future map changes.



Graphic depicting the 1962 Sanborn map over the site's survey.

Guidelines Cited on Review:

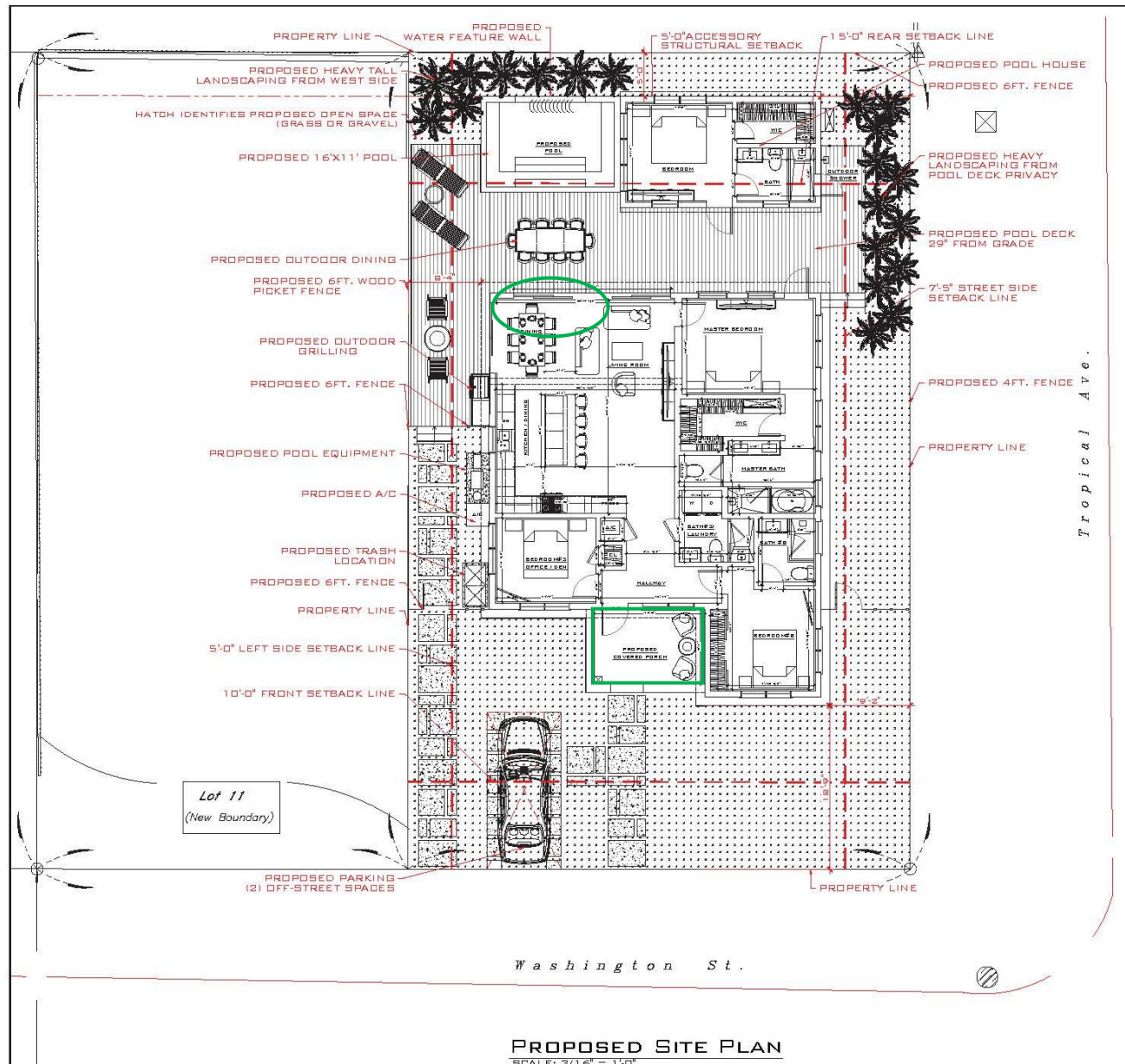
- Building exteriors- Masonry (page 25), specifically 1, 5, and 6.
- Windows (pages 29-30), specifically guideline 4.
- Entrances, porches, and doors (pages 32-33), specifically guideline 8.
- Additions and alterations (pages 37a-37k), specifically guidelines 1, 2, 6, 7, 11, 12, 13, 19, 22, and 25.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 9, 11, 12, 17, 18, 22, 23, and 24.
- Decks, patios, hot tubs, pools (page 39a), specifically first paragraph and guidelines 1 and 3.
- Outbuildings (page 40), specifically first two paragraphs and guidelines 1, 3, and 4.

Staff Analysis:

The Certificate of Appropriateness under review proposes renovations to an existing cmu house. A small addition at the rear, a roof for the front deck, and an accessory structure. In addition, site improvements including a pool and deck behind the house are also proposed. Adjacent house, facing Tropical Street is historic but not listed in the survey as a contributing resource.

The plan includes a small flat roof supported by one concrete column to serve as a front porch. Due to the need of elevating the finish floor to comply with FEMA flood maps the design includes adding 2'-2" to the exterior walls; this will allow raising the interior floor to the required flood level. The increase in floor height will also create a modification in the front porch deck and will add steps for access. The plan also includes an addition to the northwest corner of the house that

will add a small rear deck to the interior space. Alterations to the house include new aluminum windows, doors, and sliders at the rear all with bronze color frames and new roof covered with 5 v-crimp metal panels. The form of the roof will resemble the existing one and the new rear addition roof will be a side gable roof. Tiger wood siding will be added to the east wall of the front porch. Concrete spalling will be repaired, and the house will have a new stucco smooth finish. Paint will be beige.



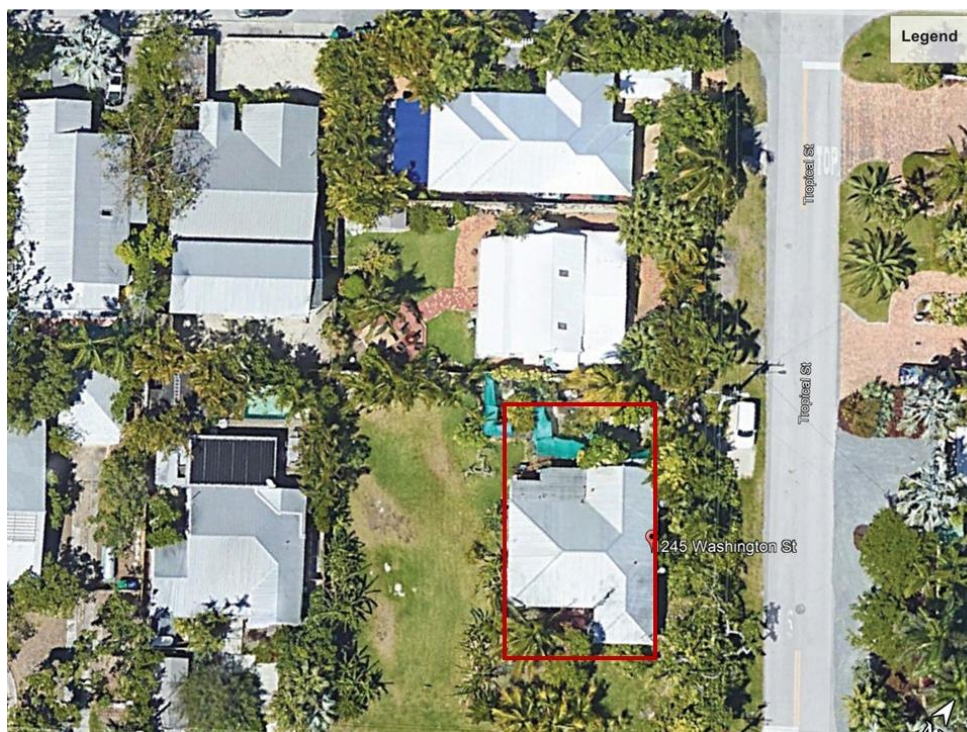
Proposed changes to the house highlighted in green.

In addition, the plan includes a new accessory structure which will be visible from Tropical Street. The one-story structure will be rectangular in footprint and will have a front gable roof. Due to FEMA regulations the structure is elevated, and its maximum height is 16'-4" from grade. The

structure will have aluminum doors and windows with bronze frames, smooth stucco finished walls and 5 v-crimp aluminum panels as finish material for the roof. A pool is proposed on the northwest side of the lot and a 29" tall deck is proposed behind the house. Fences are proposed through the perimeter and a driveway will allow for one off-street parking.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design meets the cited guidelines, except for guidelines for outbuildings. Although the design proposes a side gable roof and the roof ridge will be set back at pedestrian level, staff finds that the height of the structure still be taller than most of the new roof of the principal structure. Eave lines will be taller than the neighboring house front porch. This new structure will step forward toward Tropical Street than the primary structures on the same block facing Tropical Street.



Staff suggests the following recommendations:

1. Window and door frames should be white or aluminum in color as the scale of the house is too small and darker frames tend to be more prominent than lighter colors.
2. The exterior shower proposed at the east elevation of the accessory structure should not be exposed to the street view.
3. FEMA do not require decks to meet flooding requirements and staff finds the proposed deck to be too high. Elevated decks disturb privacy and changes views at street level as maximum allowed fences are 6 foot in height.

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 # 2022-0031	REVISION #	INITIAL & DATE TK-6/24/22
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1235 Washington St., Key West, FL 33040

COBO WASHINGTON ST LLC

1101 Johnson St, Key West FL 33040

Serge Mashtakov P.E.

3710 N Roosevelt Blvd, Key West, FL 33040

Serge Mashtakov

PHONE NUMBER

305 849 2000

EMAIL

lcobo1514@gmail.com

PHONE NUMBER

(305) 304-3512

EMAIL

Serge@artibusdesign.com

DATE

06/23/2022

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: Major Remodeling of the structure with additions.

MAIN BUILDING: Elevation of the floor above base flood +1ft, replacement of all damaged tie-beams

Replacement of roof structure, rear addition, new roof over front porch, new aluminum doors and windows.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

RECEIVED

JUN 24 2022

BY:

TK

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): New CMU Pool house (Accessory Structure), New Pool in rear.	
PAVERS: Concrete driveways and walkways	FENCES: Wood frame fences, 6ft in rear and side, 4ft in
DECKS: Wood frame composite decking rear porch Concrete porch tile finish - front porch.	PAINTING: Cream 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): New Pool in the rear, Pool equipment along left side of the house
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___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>20220031</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1235 Washington St, , Key West, FL 33040
PROPERTY OWNER'S NAME:	COBO WASHINGTON ST LLC
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>L. E. Cobo</i>	<i>6/23/22</i> DATE AND PRINT NAME
--	---------------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of the non-historic rear addition, tie-beam around the building perimeter, roof structure to accomodate new tie beam and raised floor, while maintaining same window opening sizes.

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.

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.

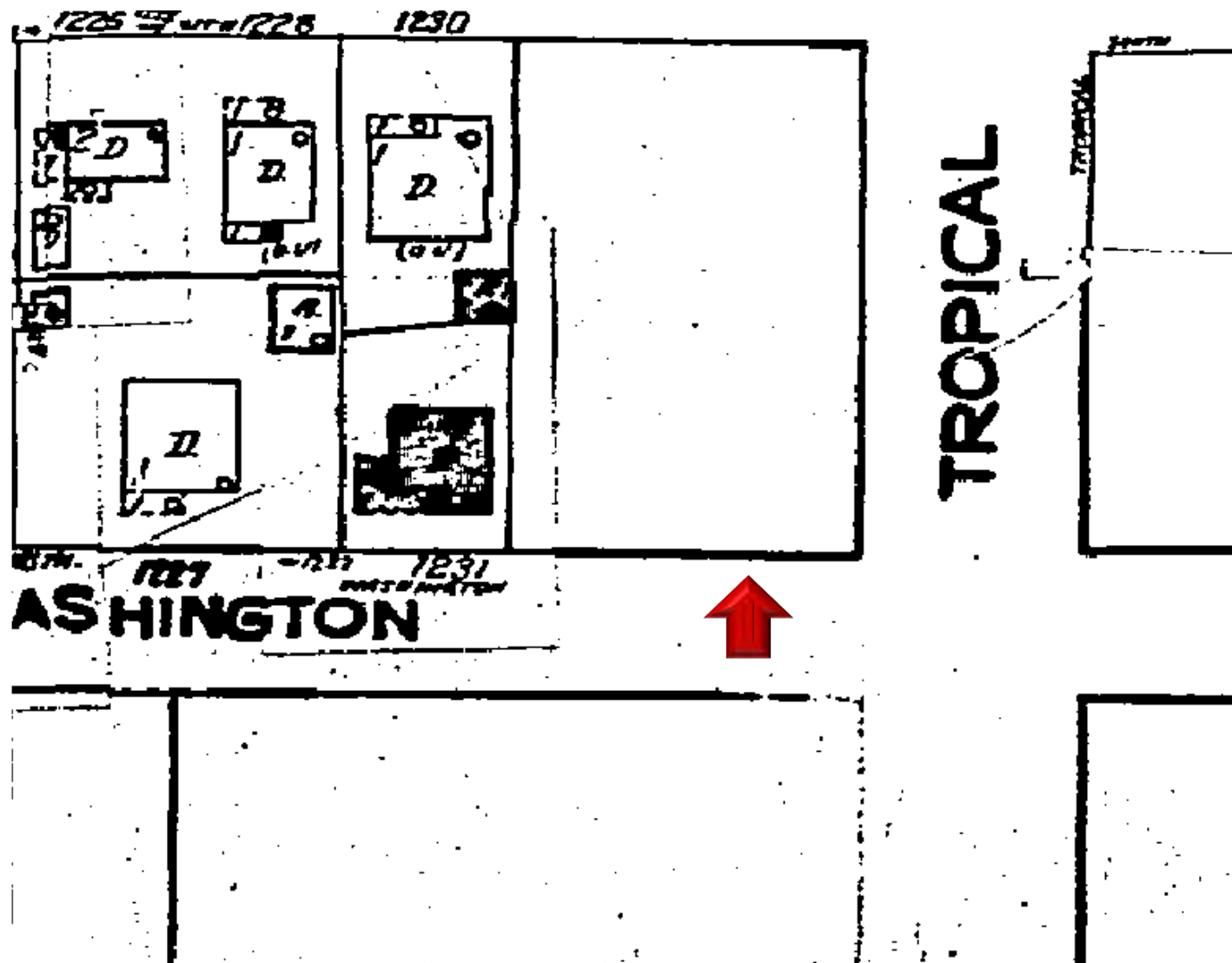
N/A

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.

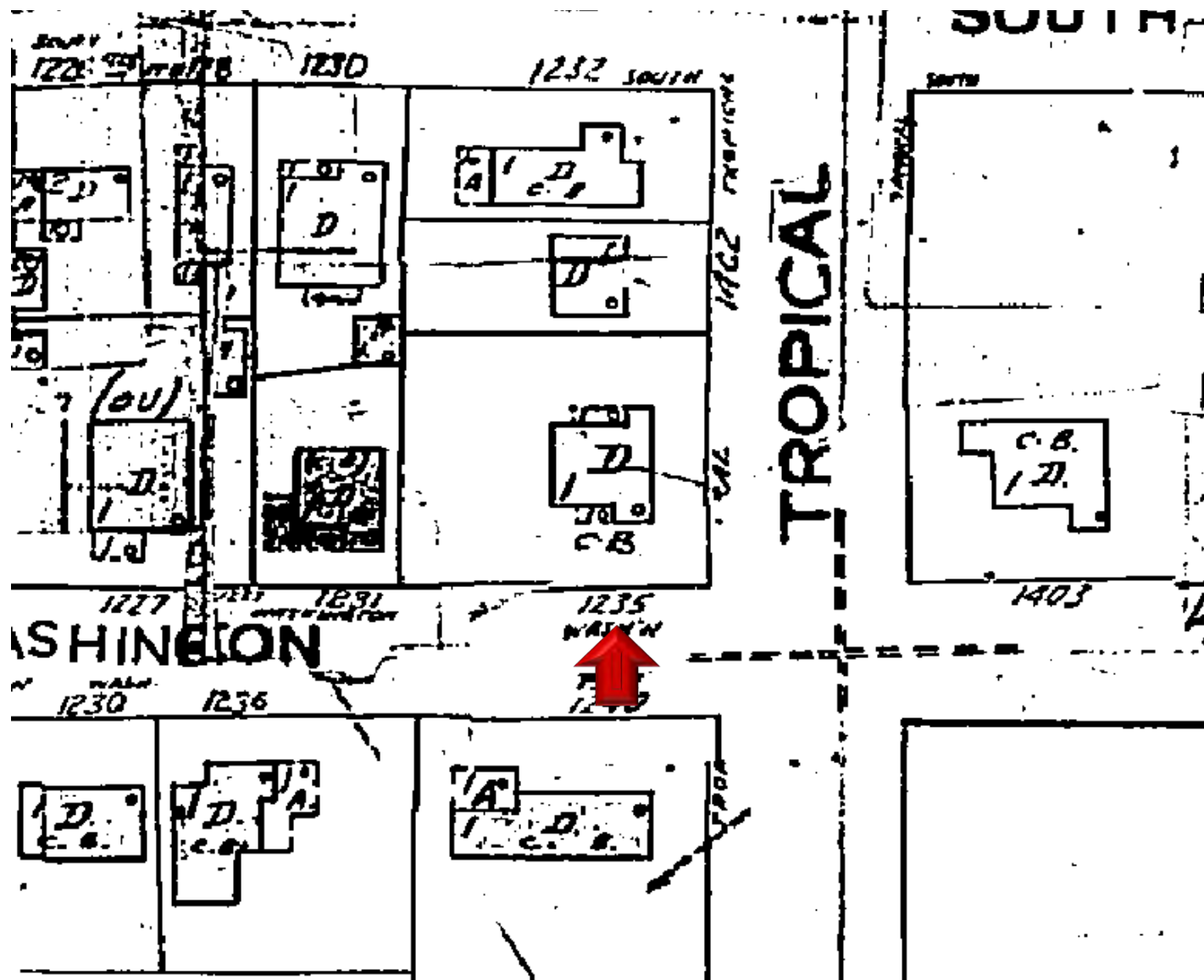
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

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 demolished elements are not 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.
New replacement roof shall maintain same shape and proportions of the existing roof.

SANBORN MAPS



Sanborn Map 1942



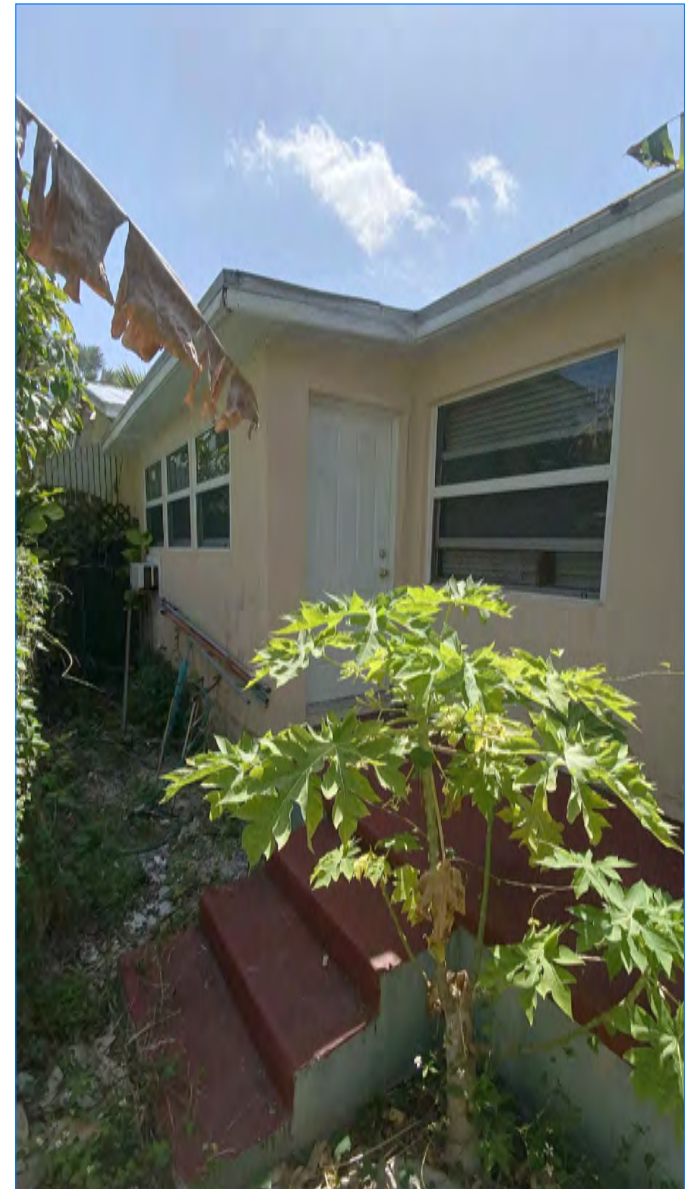
Sanborn Map 1962

PROJECT PHOTOS

1 234 WASHINGTON
(FRONT VIEW)



1 234 WASHINGTON
(REAR VIEW)



1 234 WASHINGTON
(STREET SIDE VIEW)



1 234 WASHINGTON
(LEFT SIDE VIEW)



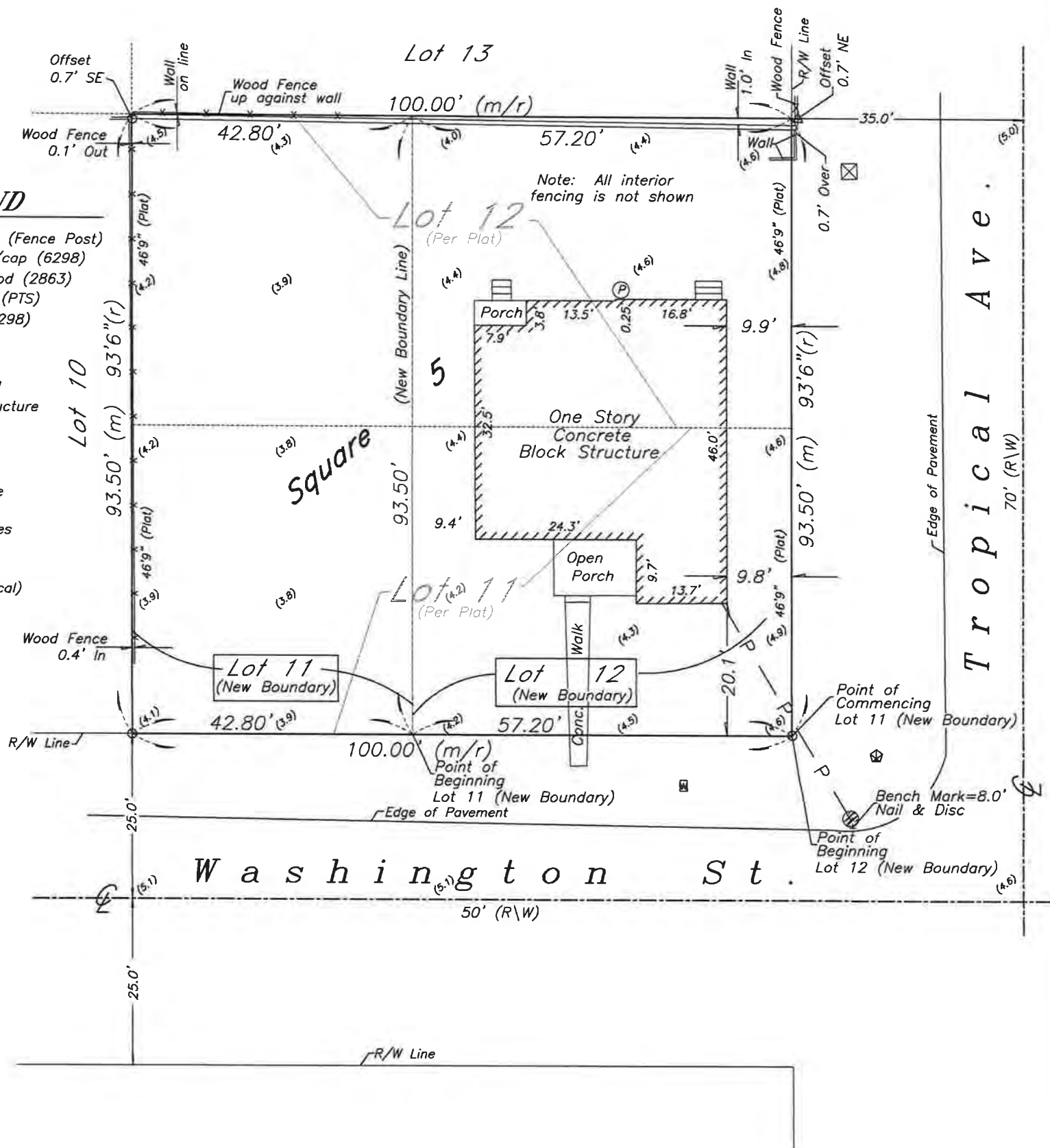
SURVEY

Boundary Survey Map of Lots 11 & 12, Square 5, of Tract 19, Wm. A. Gwynn's Plat of Tract 19



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Concrete Utility Pole
- ⊙ Wood Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant
- ⊕ Water Meter
- (4.5) Spot Elevation (Typical)



NOTES:

1. The legal descriptions shown hereon were authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1235-1237 Washington 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. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
9. Date of field work: February 4, 2022 and May 3, 2022
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Benchmark utilized: 872 4557 TIDAL 4

NOTE:

This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of Lots 11 & 12, Square 5, of Tract 19, Wm. A. Gwynn's Plat of Tract 19

BOUNDARY SURVEY OF:

Lot 11 (New Boundary):

A parcel of land on the Island of Key West and known as part of Lots 11 and 12 of Square 5 of Tract 19, according to W. A. Gwynn's Plat of said Tract 19, recorded by the TROPICAL BUILDING and INVESTMENT COMPANY in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southwesterly right of way line of Tropical Avenue with the Northwesterly right of way line of Washington Street, and run thence Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 57.20 feet to the Point of Beginning; thence continue Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 42.80 feet; thence Northwesterly and at right angles for a distance of 93.50 feet; thence Northeasterly and at right angles for a distance 42.80 feet; thence Southeasterly and at right angles for a distance of 93.50 feet back to the Point of Beginning, containing 4002 square feet, more or less.

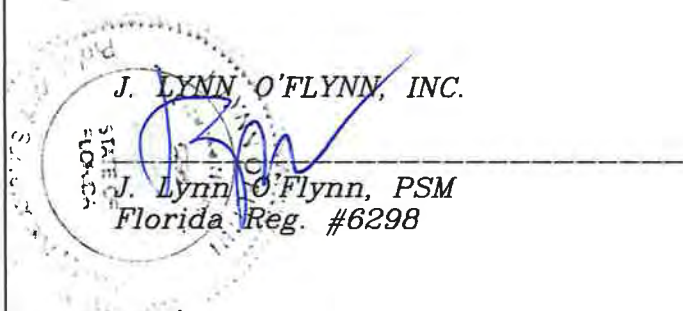
Lot 12 (New Boundary):

A parcel of land on the Island of Key West and known as part of Lots 11 and 12 of Square 5 of Tract 19, according to W. A. Gwynn's Plat of said Tract 19, recorded by the TROPICAL BUILDING and INVESTMENT COMPANY in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the Southwesterly right of way line of Tropical Avenue with the Northwesterly right of way line of Washington Street, and run thence Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 57.20 feet; thence Northwesterly and at right angles for a distance of 93.50 feet; thence Northeasterly and at right angles for a distance 57.20 feet to the Southwesterly right of way line of the said Tropical Avenue; thence Southeasterly and along the Southwesterly right of way line of the said Tropical Avenue for a distance of 93.50 feet back to the Point of Beginning, containing 5348 square feet, more or less.

BOUNDARY SURVEY FOR: Cobo Washington St LLC, a Florida limited liability 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.



February 9, 2022
May 9, 2022 -Subdivide, add Elevations

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

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

CONSTRUCTION PLAN
FOR
1 2 3 5 WASHINGTON ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1 2 3 5 WASHINGTON ST,
KEY WEST, FL 33040

CLIENT:
LUIS CODO

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL			
SIGNATURE:			
DATE:			
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480			

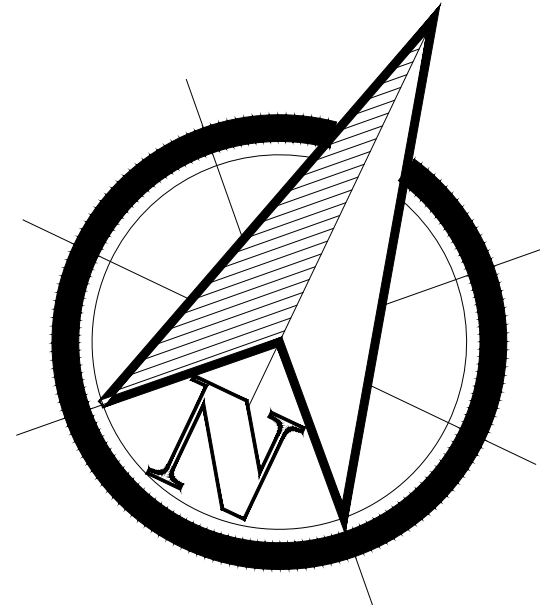
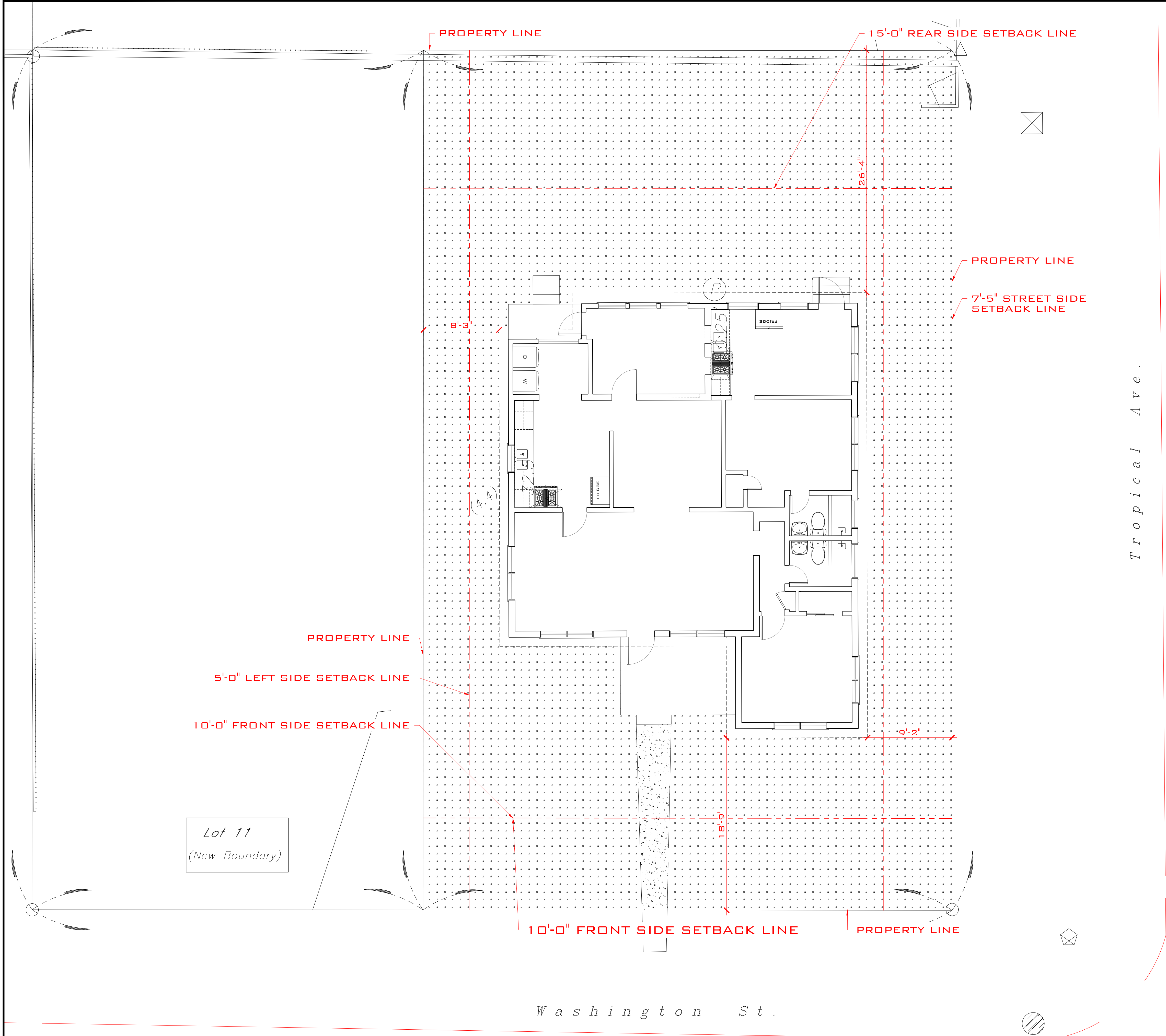
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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

CLIENT:	LUIS CODO
PROJECT:	1 2 3 5 WASHINGTON ST

SITE: 1 2 3 5 WASHINGTON ST, KEY WEST, FL 33040			
TITLE: COVER			
SCALE AT 11x17: AS SHOWN	DATE: 06/14/22	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2203-06	DRAWING NO: A-100	REVISION: 1	

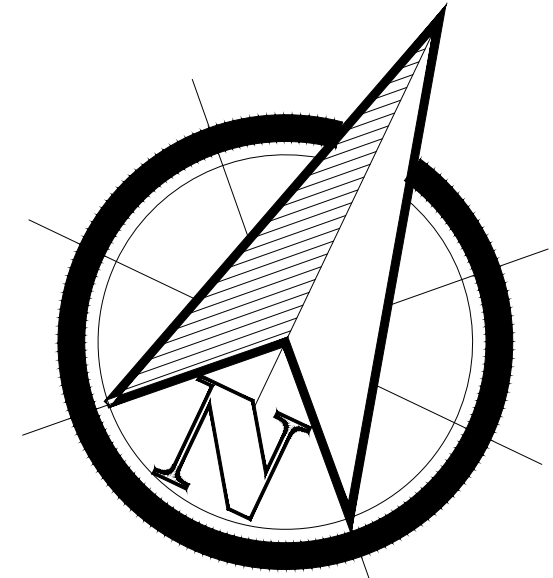
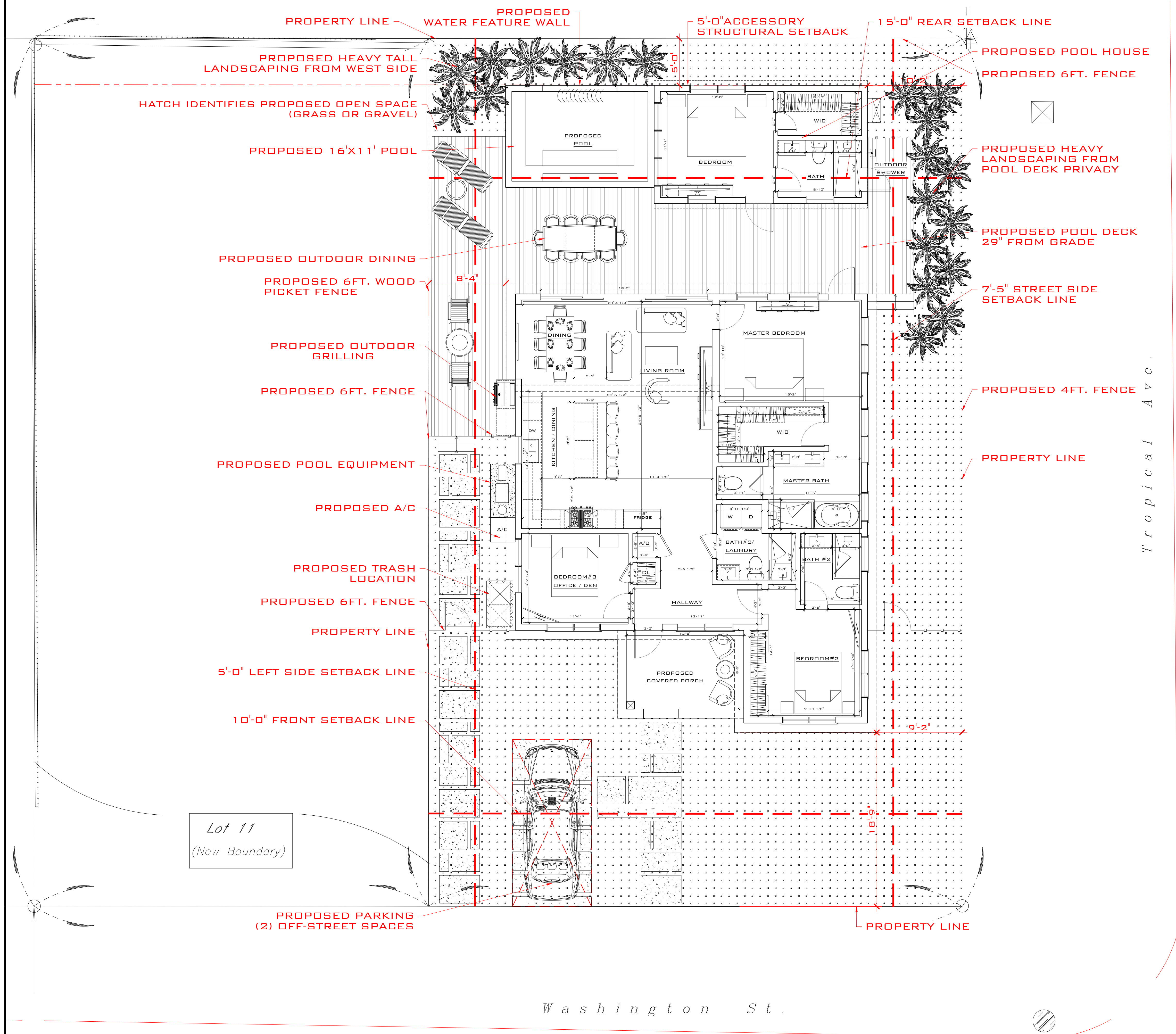


EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: LUIS COBO			
PROJECT: 1235 WASHINGTON ST			
SITE: 1235 WASHINGTON ST, KEY WEST, FL 33040			
TITLE: PROPOSED SITE PLAN			
DATE OF TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/27/23	CA	SAH
PROJECT NO:	DRAWING NO:	C-101	1

SIGNATURE:
DATE:
SEBASTIAN MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



SITE DATA:	
TOTAL SITE AREA:	±5,373.15 SQ.FT
LAND USE:	HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE:	AE6
SETBACKS	
FRONT:	
REQUIRED	10'-0"
EXISTING	18'-9"
PROPOSED	NO CHANGES
STREET SIDE:	
REQUIRED	7'-5"
EXISTING	9'-2"
PROPOSED	NO CHANGES
LEFT SIDE:	
REQUIRED	5'-0"
EXISTING	8'-3"
PROPOSED	NO CHANGES
REAR:	
REQUIRED	15'-0"
EXISTING	26'-4"
PROPOSED	5'-0"
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED:	60% (±3,223.8 SQ.FT.)
EXISTING	34.3 % (±1,847.6 SQ.FT.)
PROPOSED	50.2 % (±2,698.1 SQ.FT.)
MAXIMUM BUILDING COVERAGE:	
REQUIRED	40% (±2,149.2 SQ.FT.)
EXISTING	33.1 % (±1,781.5 SQ.FT.)
PROPOSED	37.7% (±2,029.8 SQ.FT.)
OPEN SPACE MINIMUM:	
REQUIRED	35% (±1,880.6 SQ.FT.)
EXISTING	65.6% (±3,525.4 SQ.FT.)
PROPOSED	38.1% (±2,048.9 SQ.FT.)

Lot 11
(New Boundary)

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:
DATE:
SEAL:
2203-06
C-101
1

REV. DESCRIPTION: STATUS: FINAL

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

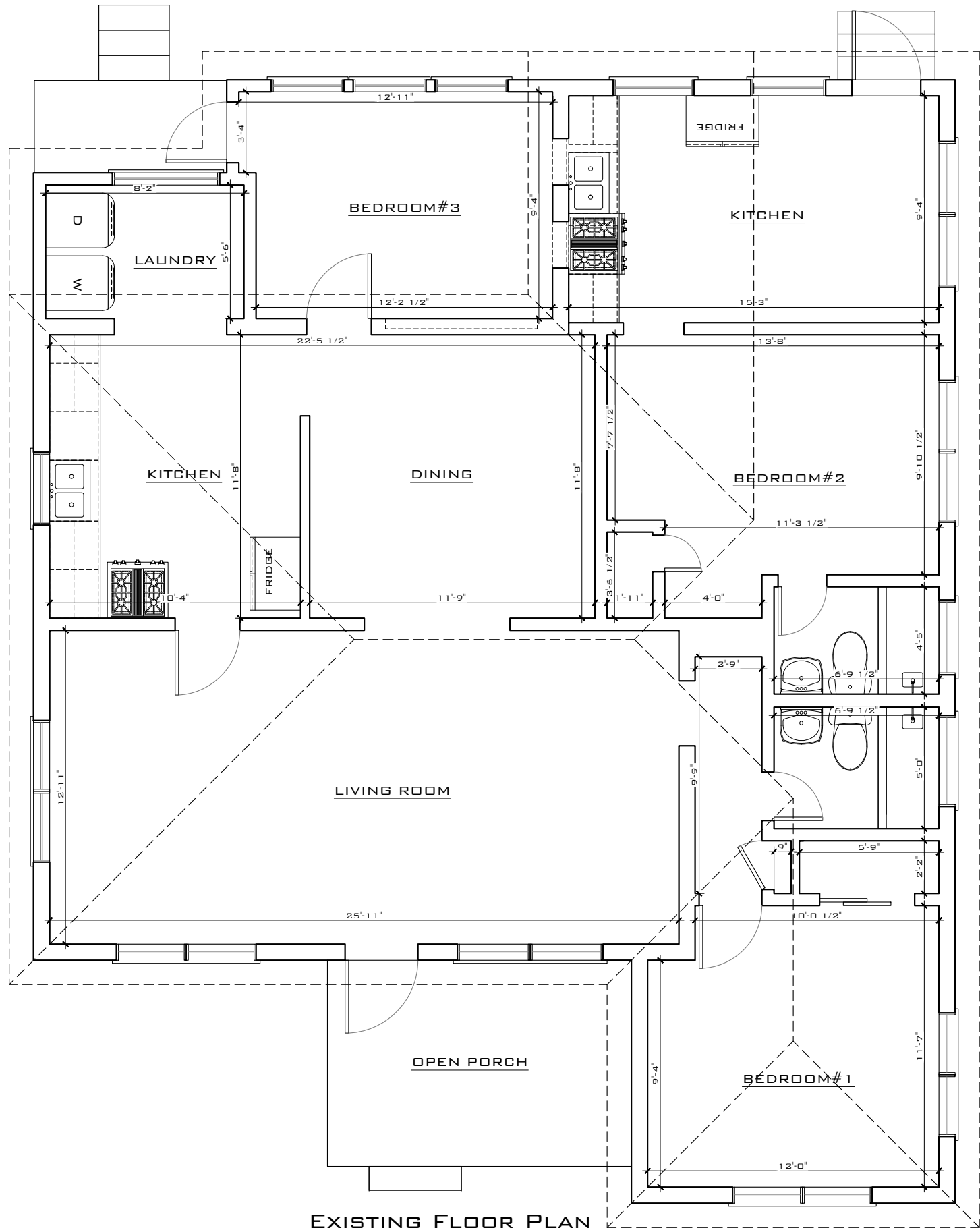
CLIENT:
LUIS COBO

PROJECT:
1235 WASHINGTON ST

SITE:
1235 WASHINGTON ST,
KEY WEST, FL 33040

TITLE:
PROPOSED SITE PLAN

DATE: 05/27/23
PROJECT NO: 2203-06
DRAWN BY: CA
CHECKED BY: SAM
REVISION: 1



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL	
SIGNATURE:	
DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

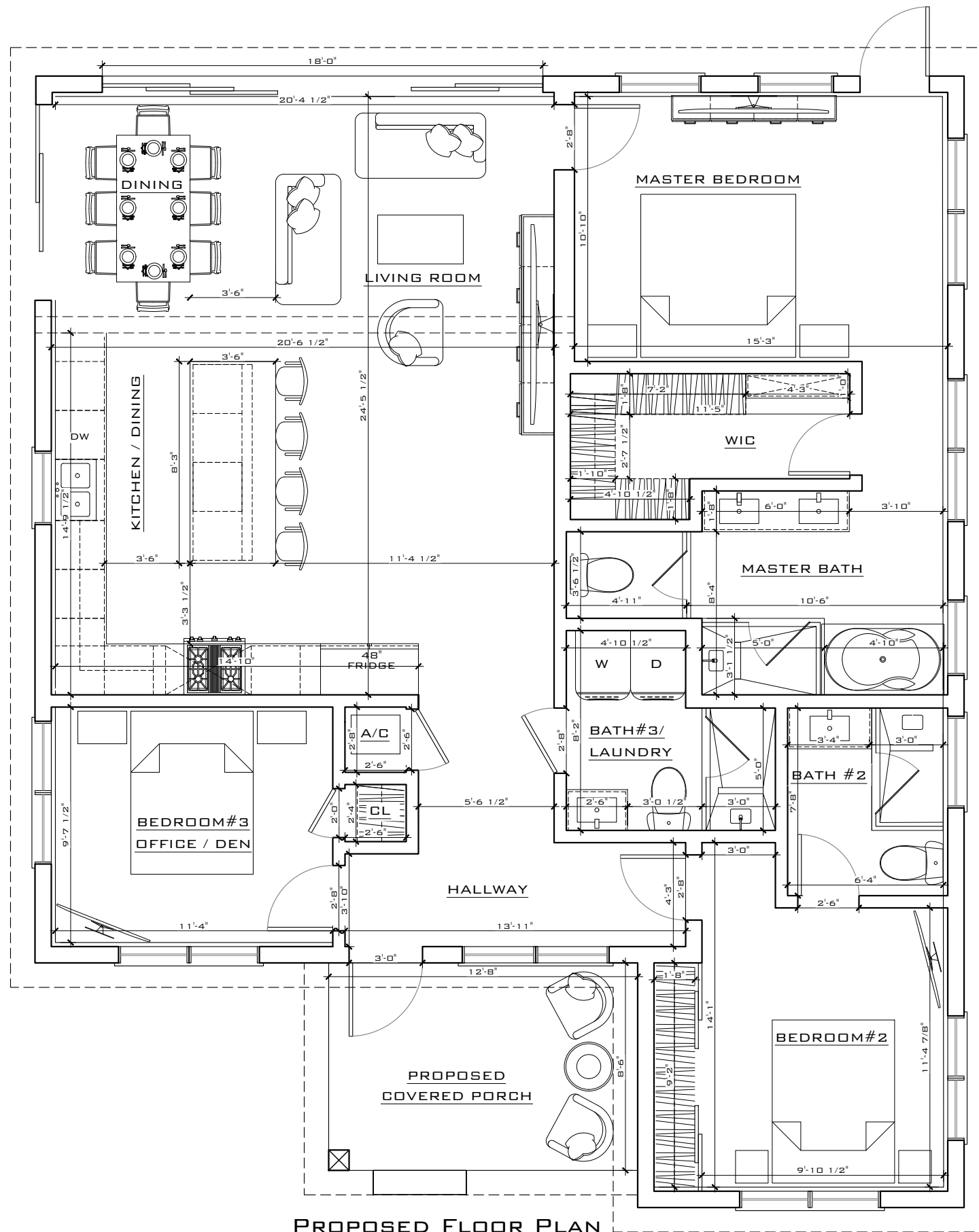
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



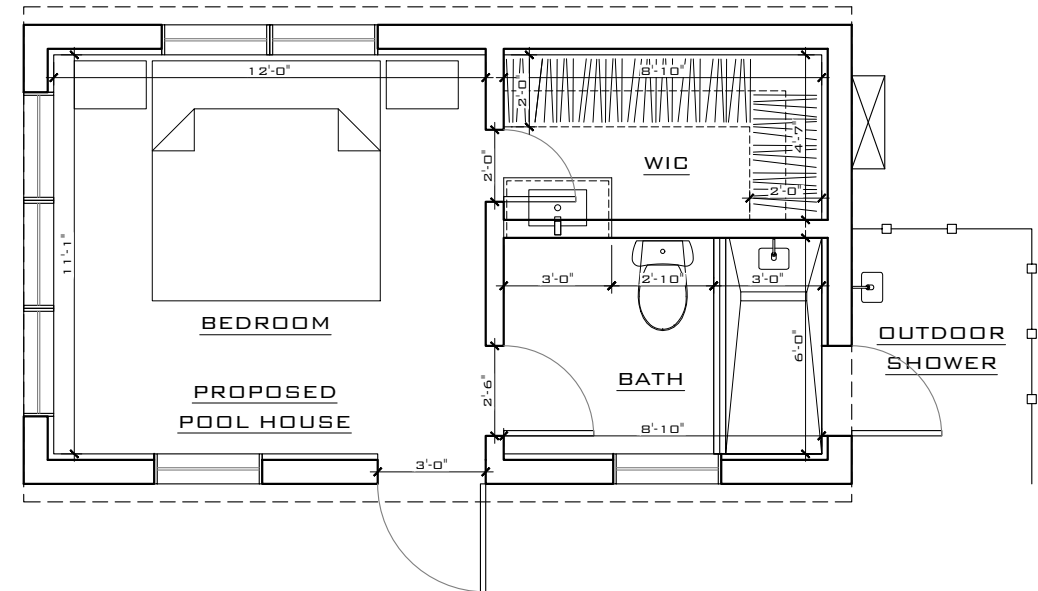
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:	LUIS COBO
PROJECT:	1235 WASHINGTON ST

SITE:	1235 WASHINGTON ST, KEY WEST, FL 33040		
TITLE:	EXISTING FLOOR PLAN		
SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-101	1	



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED FLOOR PLAN (POOL HOUSE)
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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

CLIENT: **LUIS COBO**

PROJECT: **1235 WASHINGTON ST**

SITE:	1235 WASHINGTON ST, KEY WEST, FL 33040		
TITLE:	PROPOSED FLOOR PLAN		
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-102	1	



EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV.	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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CLIENT:

LUIS COBO

PROJECT:

1235 WASHINGTON ST

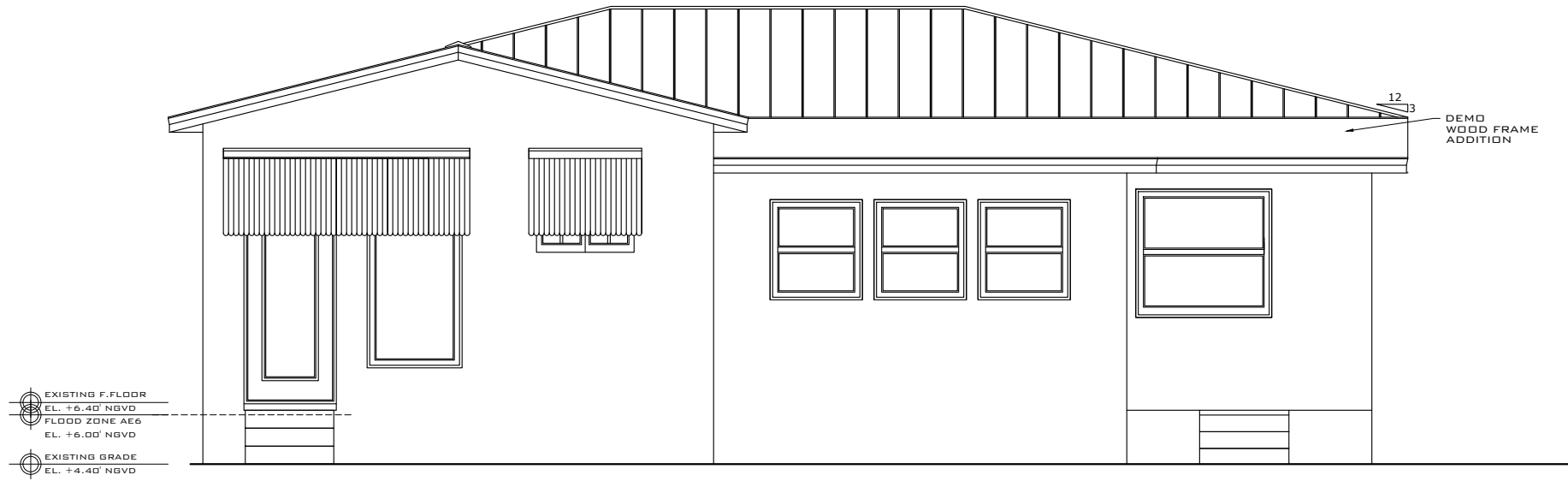
SITE:

1235 WASHINGTON ST,
KEY WEST, FL 33040

TITLE:

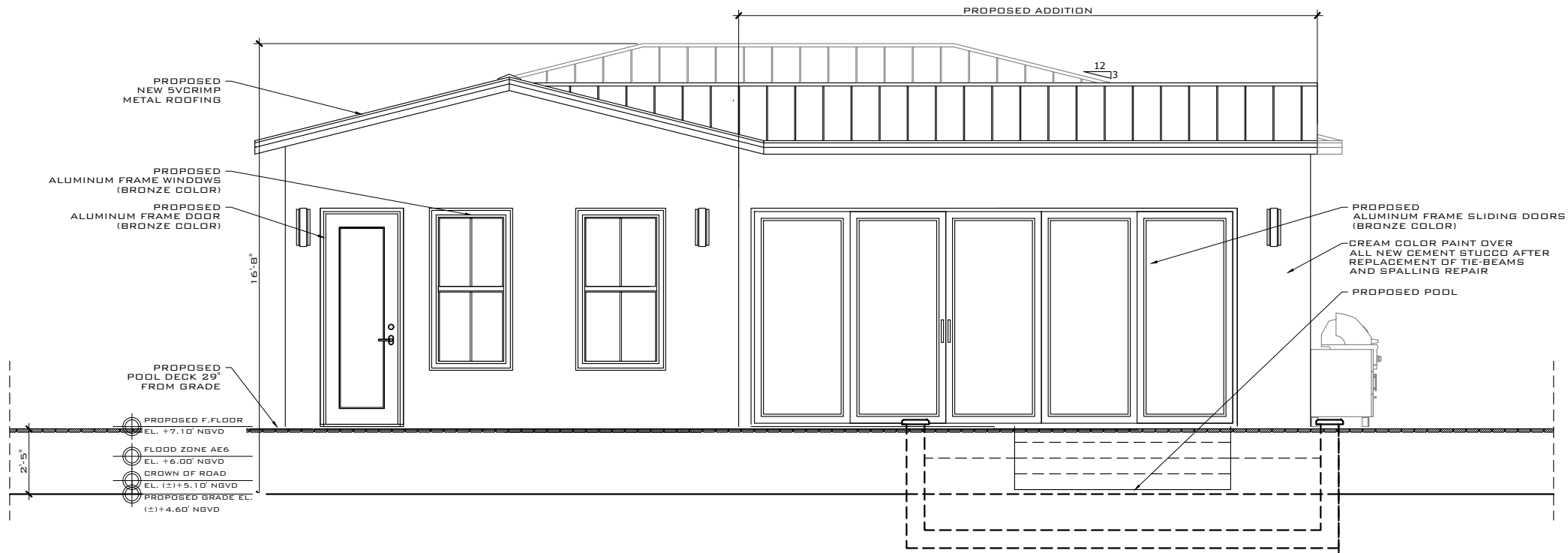
PROPOSED ELEVATION

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-103	1	



EXISTING REAR ELEVATION

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



PROPOSED REAR ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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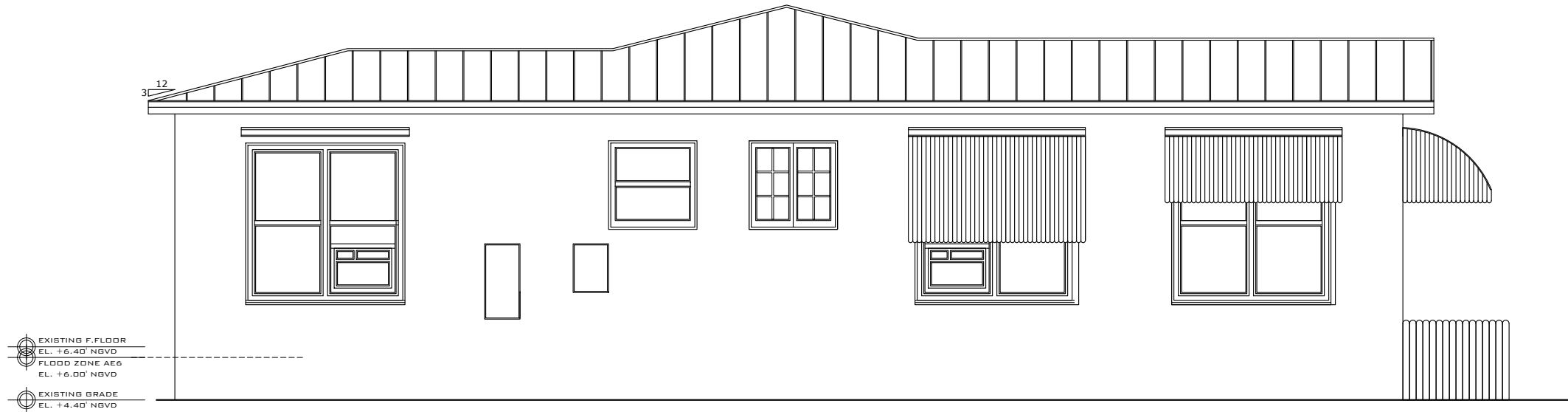
CLIENT:
LUIS COBO

PROJECT:
1235 WASHINGTON ST

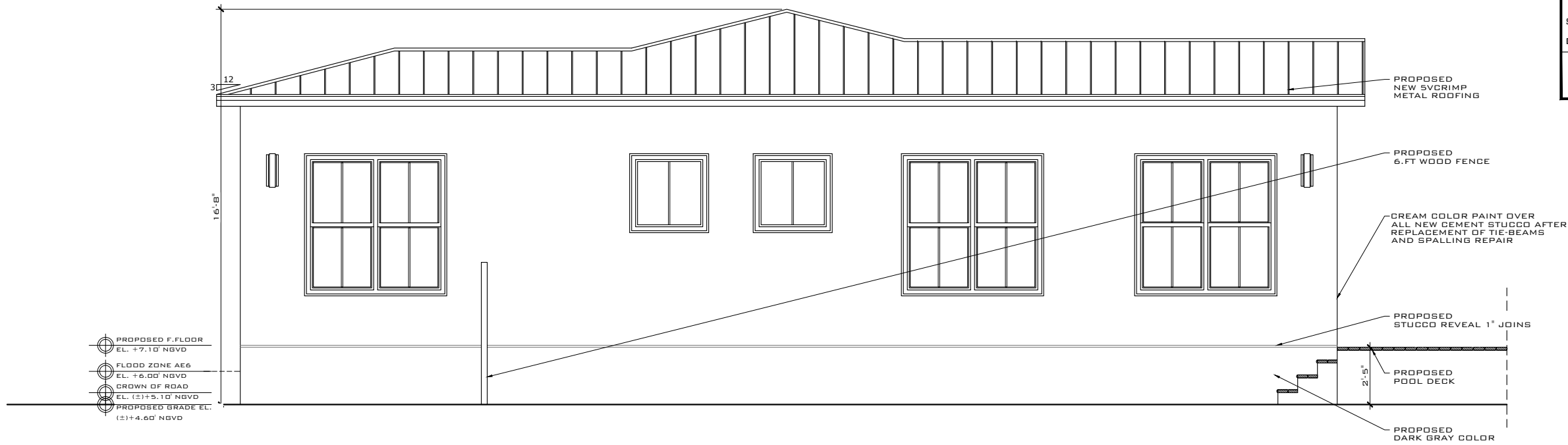
SITE:
**1235 WASHINGTON ST,
KEY WEST, FL 33040**

TITLE:
PROPOSED ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-104	1	



EXISTING STREET SIDE ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED STREET SIDE ELEVATION
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT:

LUIS COBO

PROJECT:

1235 WASHINGTON ST

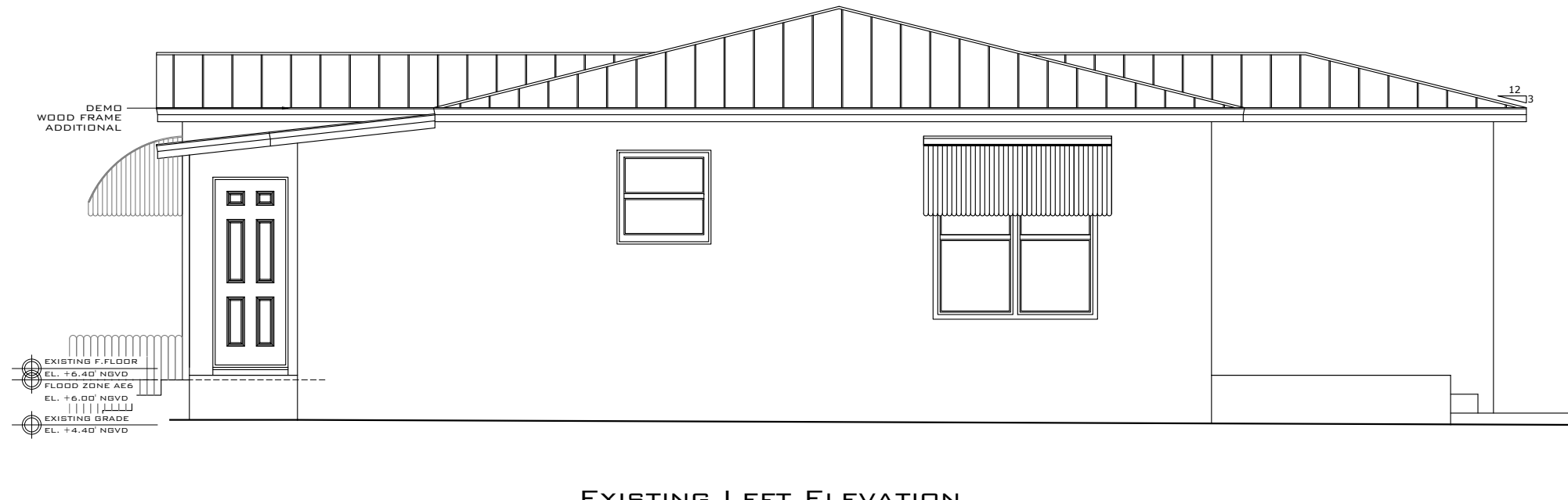
SITE:

1235 WASHINGTON ST,
KEY WEST, FL 33040

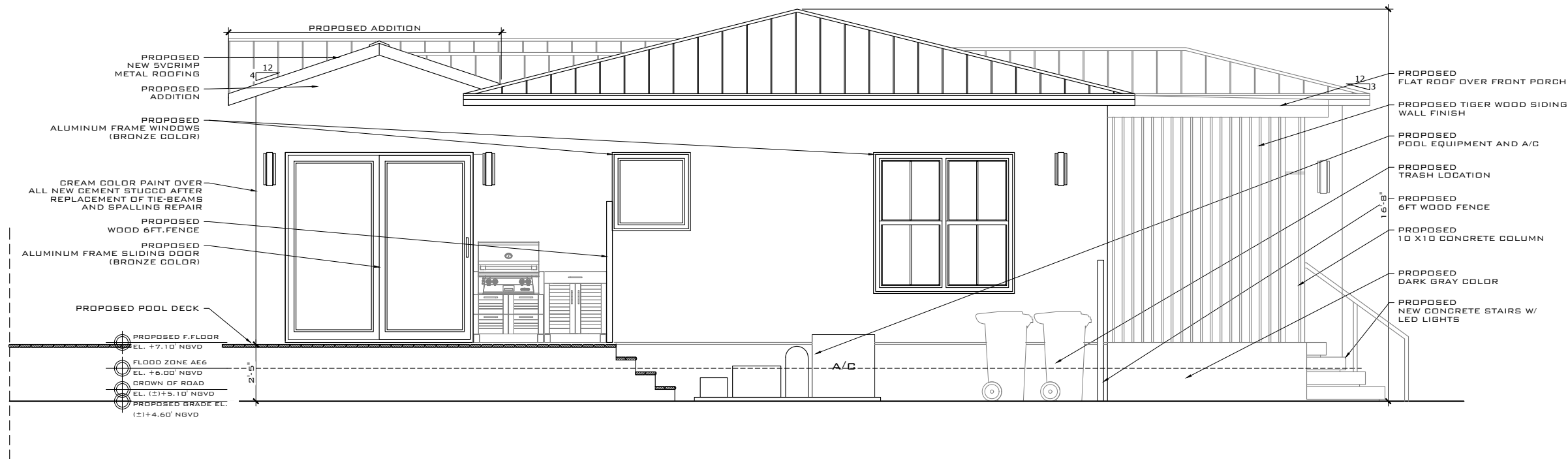
TITLE:

PROPOSED ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-105	1	



EXISTING LEFT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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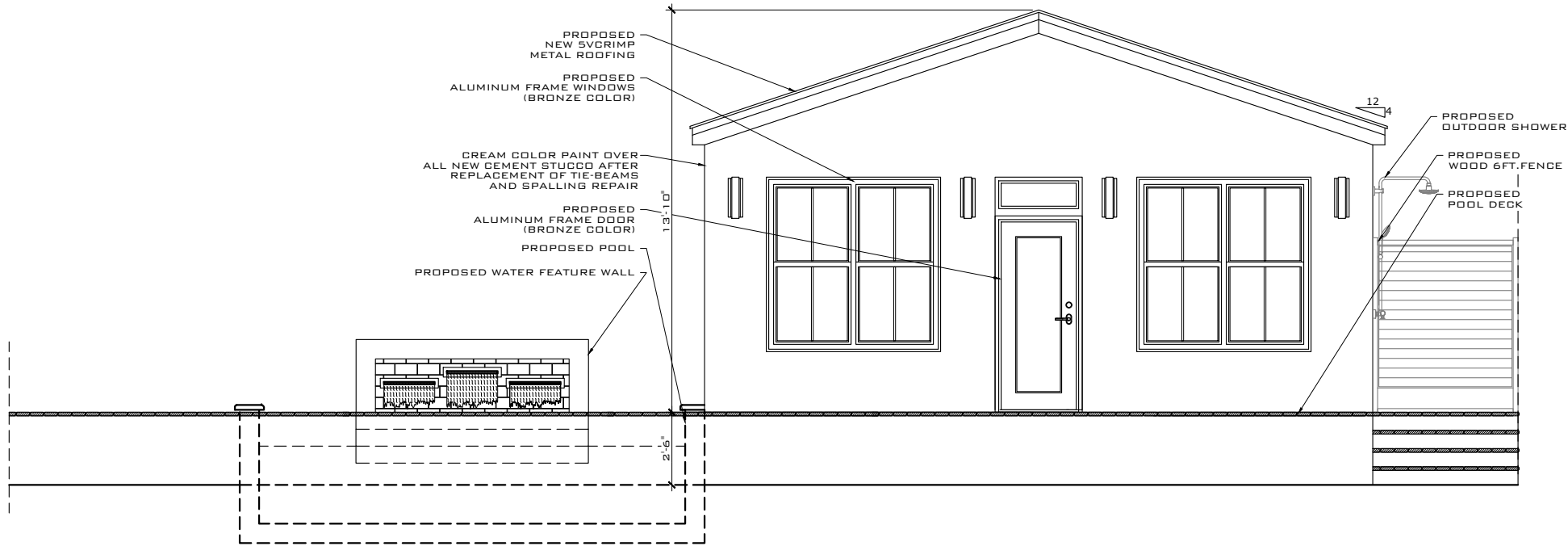
CLIENT:
LUIS COBO

PROJECT:
1235 WASHINGTON ST

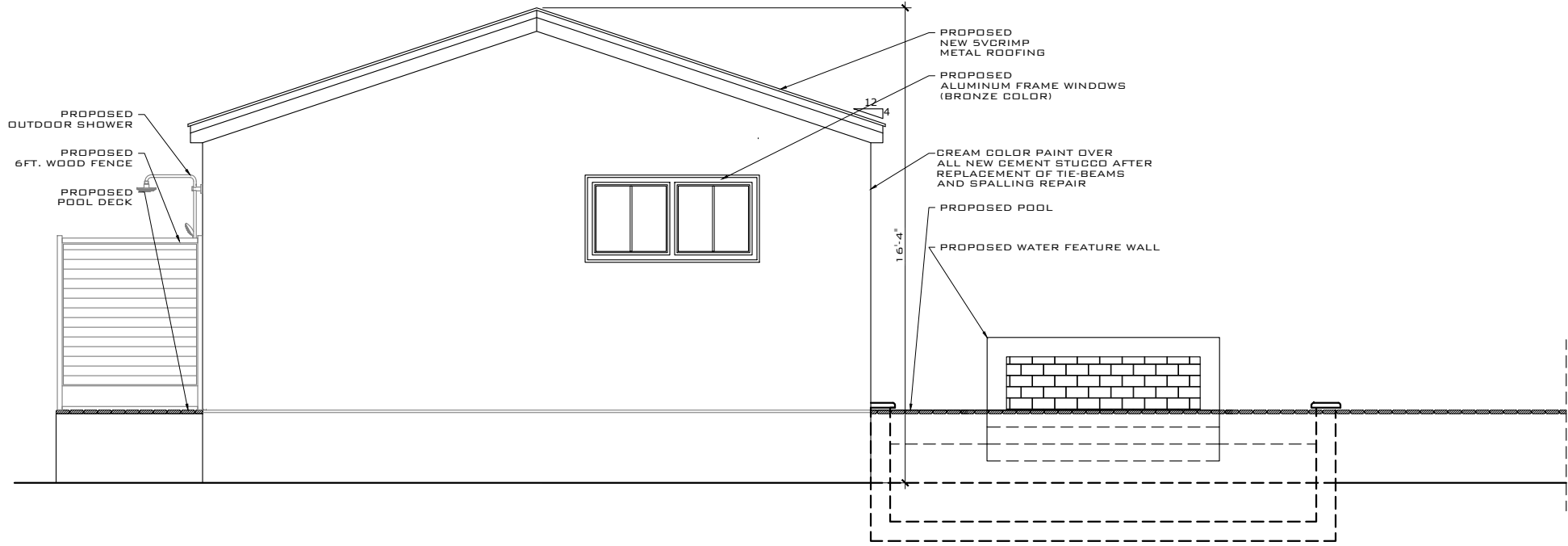
SITE:
1235 WASHINGTON ST,
KEY WEST, FL 33040

TITLE:
PROPOSED ELEVATION

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-106	1	



PROPOSED FRONT ELEVATION (POOL HOUSE)
SCALE: 3/16" = 1'-0"



PROPOSED REAR ELEVATION (POOL HOUSE)
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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KEY WEST, FL 33040
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CA # 30835

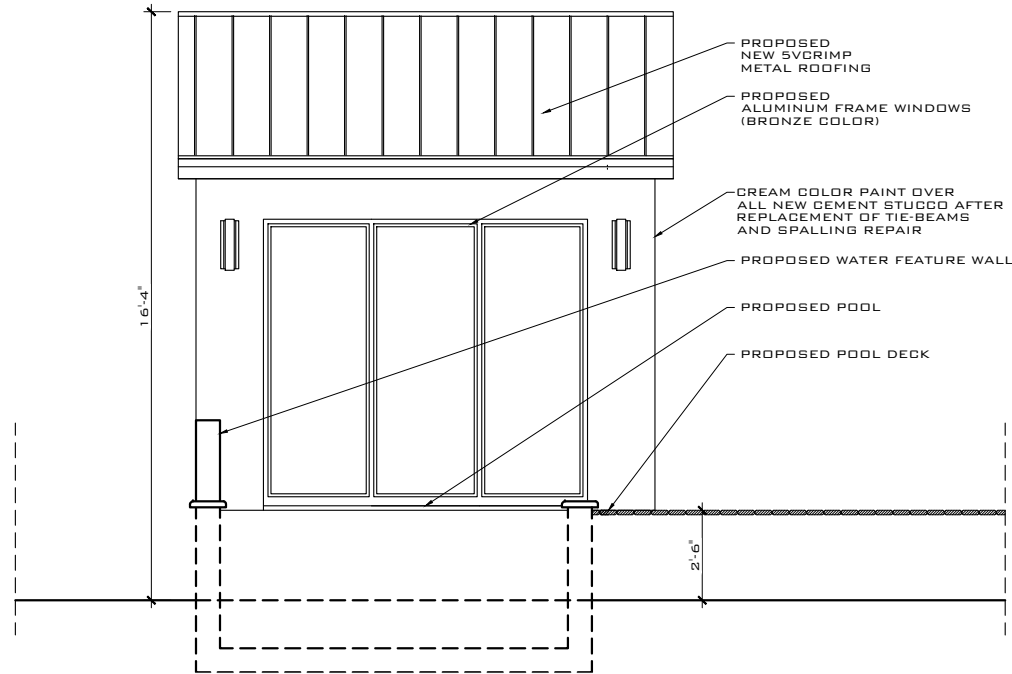
CLIENT:
LUIS COBO

PROJECT:
1235 WASHINGTON ST

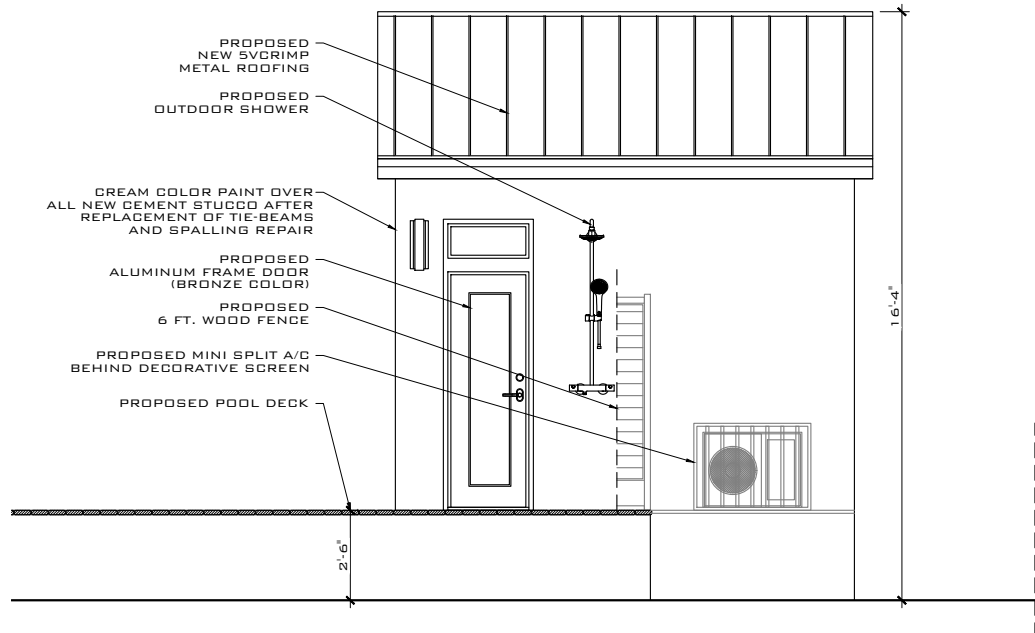
SITE:
**1235 WASHINGTON ST,
KEY WEST, FL 33040**

TITLE:
PROPOSED ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-107	1	



PROPOSED LEFT ELEVATION (POOL HOUSE)
SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION (POOL HOUSE)
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL	
SIGNATURE:	
DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

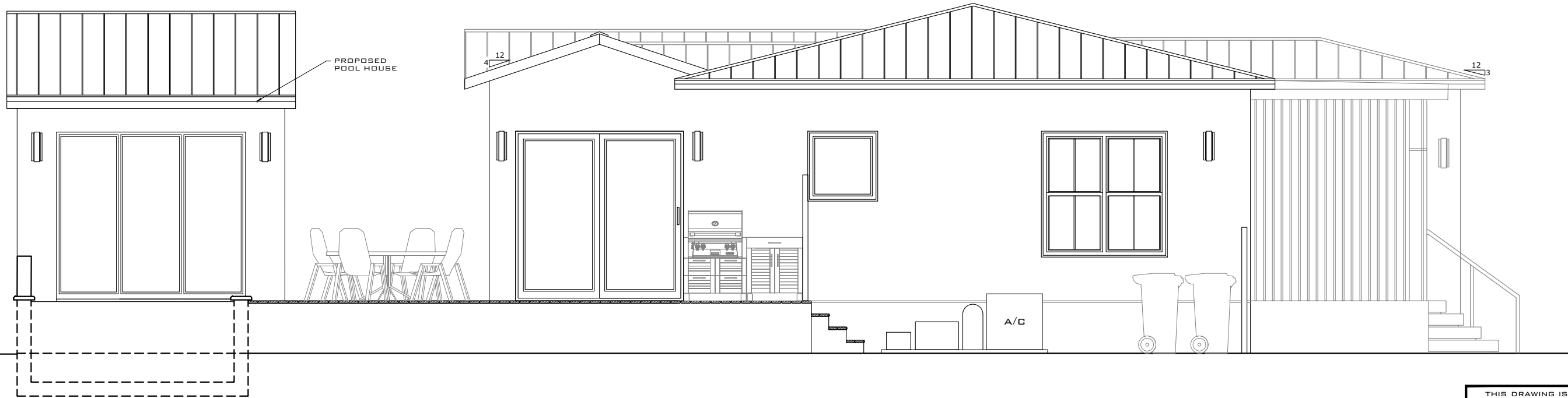
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

 **ARTIBUS DESIGN**
ENGINEERING AND PLANNING

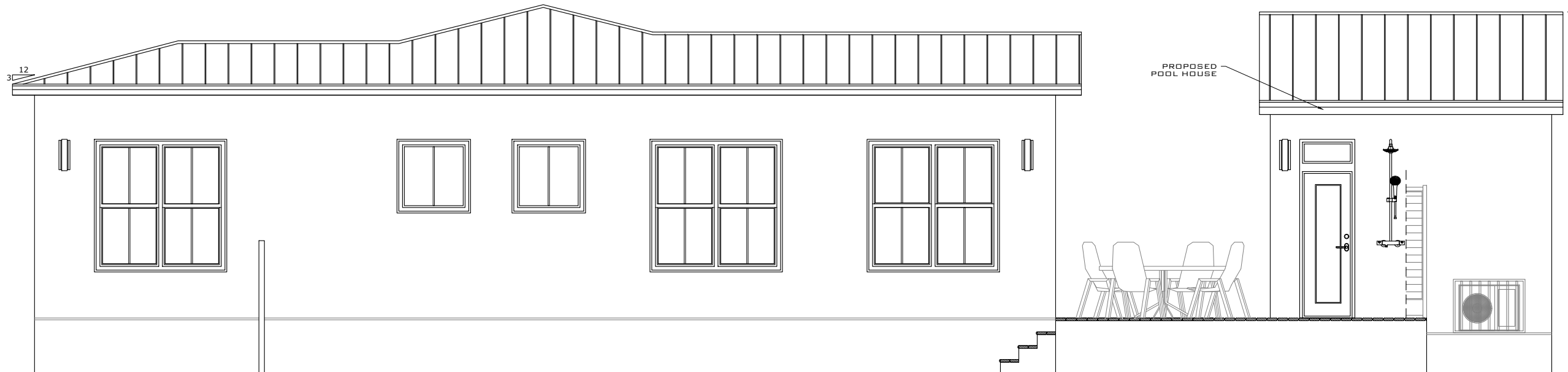
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:	LUIS COBO
PROJECT:	1235 WASHINGTON ST

SITE: 1235 WASHINGTON ST, KEY WEST, FL 33040			
TITLE: PROPOSED ELEVATION			
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-108	1	



LEFT SIDE OVERALL VIEW ELEVATION
SCALE: 3/8" = 1'-0"



RIGHT SIDE OVERALL VIEW ELEVATION
SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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

CLIENT:

LUIS COBO

PROJECT:

1235 WASHINGTON ST

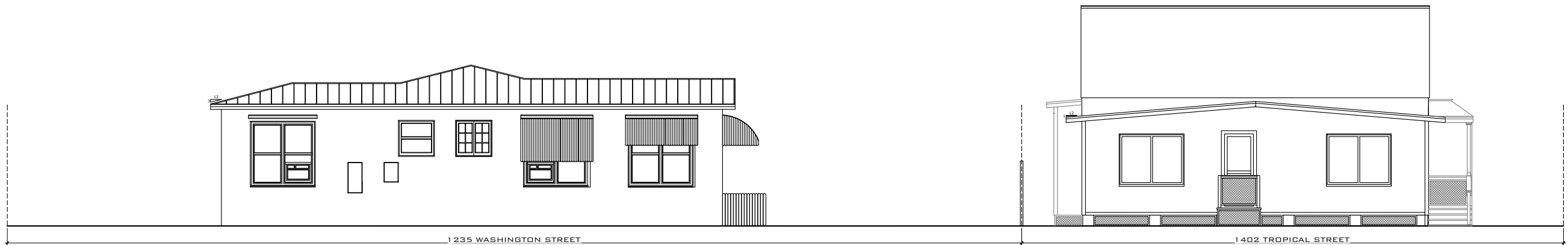
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1235 WASHINGTON ST,
KEY WEST, FL 33040

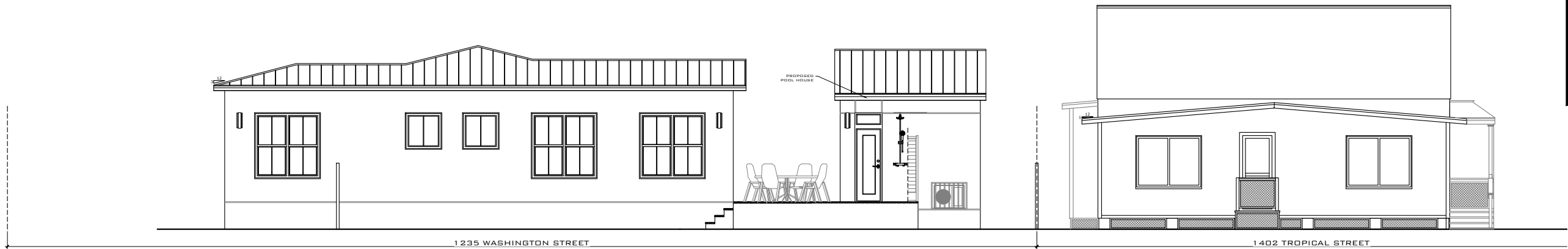
TITLE:

SIDE VIEWS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-109	1	



EXISTING TROPICAL ST SIDE STREETSCAPE
SCALE: 3/32" = 1'-0"



PROPOSED TROPICAL ST SIDE STREETSCAPE
SCALE: 3/32" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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

CLIENT:

LUIS COBO

PROJECT:

1235 WASHINGTON ST

SITE:

1235 WASHINGTON ST,
KEY WEST, FL 33040

TITLE:

STREETSCAPE

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-110	1	



EXISTING WASHINGTON ST SIDE STREETScape
SCALE: 3/16" = 1'-0"



PROPOSED WASHINGTON ST SIDE STREETScape
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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

CLIENT:

LUIS COBO

PROJECT:

1235 WASHINGTON ST

SITE:

1235 WASHINGTON ST,
KEY WEST, FL 33040

TITLE:

STREETScape

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-111	1	

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 27, 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, or type this link into your browser: 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 TO EXISTING HISTORIC STRUCTURE, INCLUDING NEW ROOF OVER FRONT PORCH, NEW FENESTRATION, AND ELEVATION OF FLOOR. NEW ACCESSORY STRUCTURE, POOL, DECK, AND DRIVEWAY. DEMOLITION OF REAR ADDITION. DEMOLITION OF ROOF STRUCTURE TO ACCOMMODATE RAISED FLOOR.

1235 WASHINGTON STREET

Applicant – Artibus Design Application #H2022-0031

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 Luis E. Cobo, 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: 1235 WASHINGTON ST Key West FL on the 19~~th~~ day of JULY, 2022.

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 JULY 27, 2022.

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 HARC 2022-003/

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

Signed Name of Affiant:

Luis E. Cobo
Date: 7-19-22
Address: 1101 JOHNSON ST
City: KEY WEST
State, Zip: FL 33040

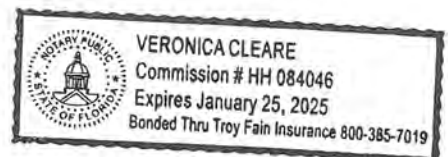
The forgoing instrument was acknowledged before me on this 19 day of July, 2022.

By (Print name of Affiant) Cobo Luis Enrique who is personally known to me or has produced FL DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)
My Commission Expires: 1/25/2025



Public
Meeting
Notice

123

POSTED
PRIVATE PROPERTY
NO TRESPASSING, NO PARKING
VIOLATORS WILL BE PROSECUTED

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 00041420-000000
Account# 1042099
Property ID 1042099
Millage Group 10KW
Location 1235 WASHINGTON St, KEY WEST
Address
Legal LOTS 11 12 SQR 5 TR 19 KW TROPICAL BLDG AND INVESTMENT CO SUB PB1-34
Description OR92-345 OR1066-2336 OR1119-2310 OR1121-2046 OR2451-2097 OR2948-0480 OR3162-773 OR3160-2477
 (Note: Not to be used on legal documents.)
Neighborhood 6157
Property MULTI-FAMILY DUPLEX (0802)
Class
Subdivision Tropical Building and Investment Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

COBO WASHINGTON ST LLC
 1101 Johnson St
 Key West FL 33040

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$200,733	\$169,749	\$172,209	\$172,209
+ Market Misc Value	\$1,731	\$1,741	\$1,750	\$1,760
+ Market Land Value	\$743,980	\$491,436	\$464,134	\$438,141
= Just Market Value	\$946,444	\$662,926	\$638,093	\$612,110
= Total Assessed Value	\$640,324	\$582,113	\$529,194	\$481,085
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$946,444	\$662,926	\$638,093	\$612,110

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	9,350.00	Square Foot	93.5	100

Buildings

Building ID 3241
Style GROUND LEVEL
Building Type M.F. - R2 / R2
Gross Sq Ft 1602
Finished Sq Ft 1506
Stories 1 Floor
Condition GOOD
Perimeter 170
Functional Obs 0
Economic Obs 0
Depreciation % 32
Interior Walls WALL BD/WD WAL
Exterior Walls C.B.S.
Year Built 1953
EffectiveYearBuilt 1997
Foundation CONCR FTR
Roof Type IRR/CUSTOM
Roof Coverage METAL
Flooring Type CONC S/B GRND
Heating Type NONE with 0% NONE
Bedrooms 2
Full Bathrooms 2
Half Bathrooms 0
Grade 500
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,506	1,506	0
OPU	OP PR UNFIN LL	96	0	0
TOTAL		1,602	1,506	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1973	1974	1	400 SF	3
CONC PATIO	1994	1995	1	48 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/25/2022	\$1,050,000	Warranty Deed	2365849	3160	2477	01 - Qualified	Improved
2/17/2022	\$0	Order (to be used for Order Det. Heirs, Probate in	2365847	3160	2474	30 - Unqualified	Improved
2/6/2019	\$85,000	Quit Claim Deed	2205526	2948	0480	16 - Unqualified	Improved
11/27/2009	\$0	Warranty Deed		2451	2097	19 - Unqualified	Improved

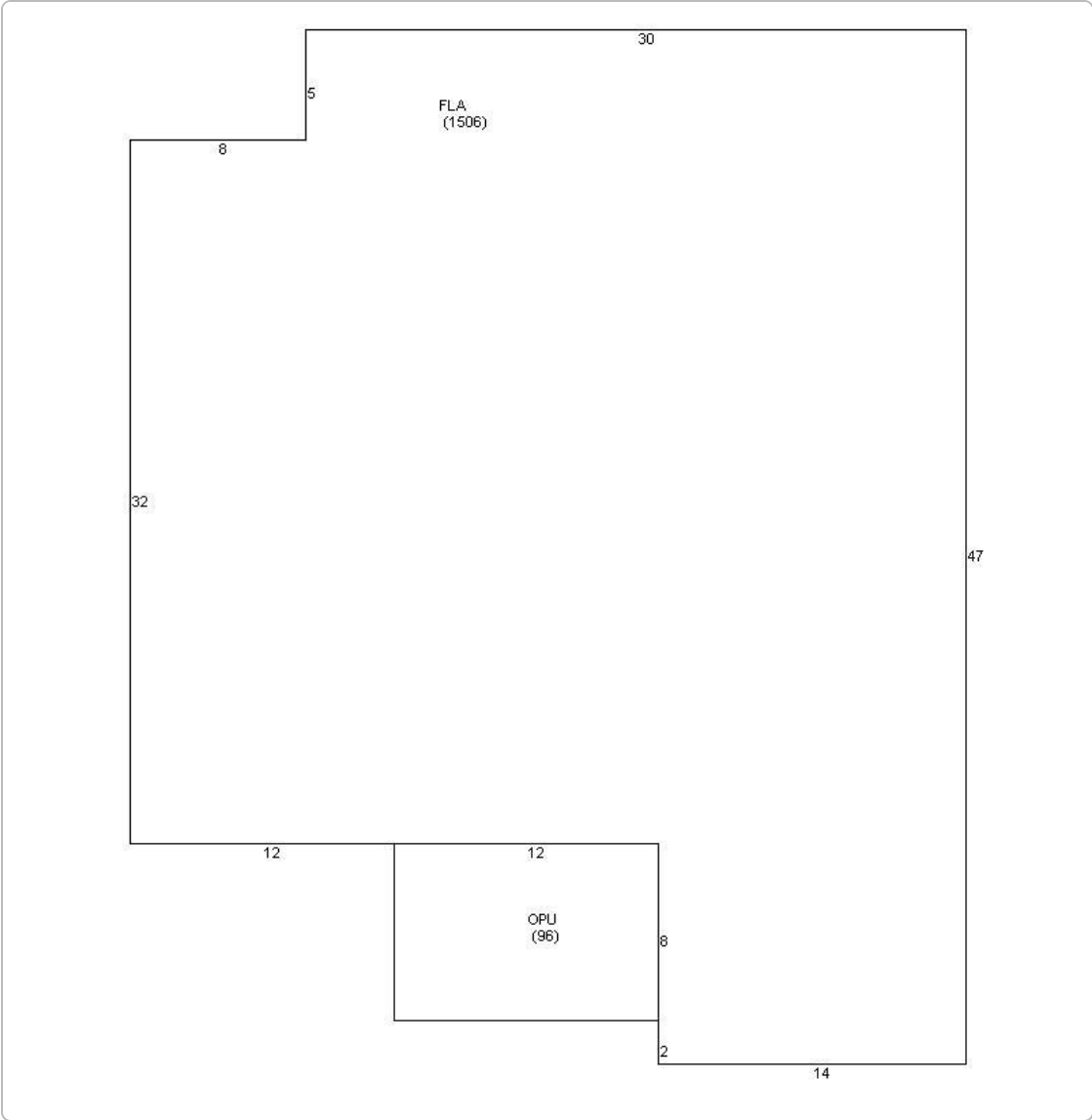
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
08-0565	3/4/2008	7/11/2008	\$2,200		REMOVE & REPLACE 3 WINDOWS WITH IMPACT SINGLE HUNG WINDOWS, STUCCO OVER SIDING TO MATCH EXISTING HOUSE STUCCO 400SF IN REAR PROPERTY.
03-3058	8/29/2003	10/13/2003	\$2,400		PHASE 2 SEWER LEAK

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 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](#)

[Last Data Upload: 7/21/2022, 5:19:04 AM](#)

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