



---

## Historic Architectural Review Commission Staff Report for Item 11

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

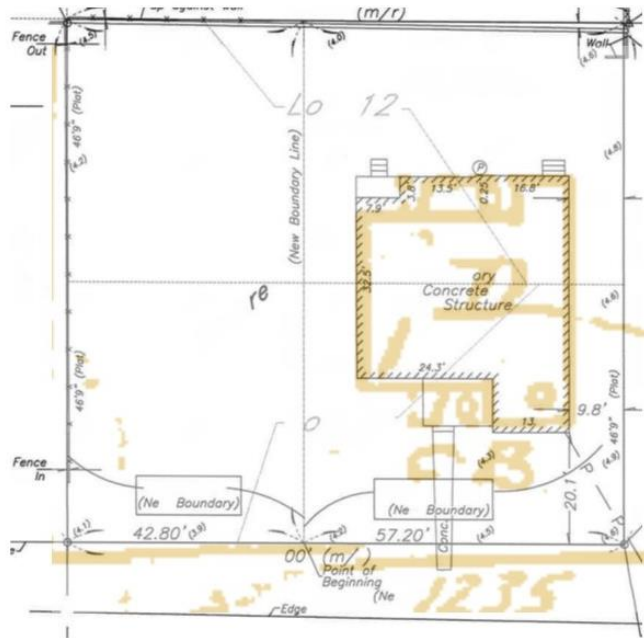
Address: 1235 Washington Street

### **Description of Work:**

Demolition of rear addition. Demolition of roof structure to accommodate raised floor.

### **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.

**Ordinance Cited on Review:**

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for all porch elements.

**Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of a historic roof to raise exterior walls and create enough headroom once the floors are elevated due to FEMA regulations. The application also includes the partial demolition of the wall to accommodate a new addition. This application includes design plans for a new wall for the rear and new roof.

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria state the following:

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).*

The elements under review do not meet the criteria in section 102-125.

The following is the criteria of section 102-125:

- 1 *Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.*

Staff opines that the existing roof and rear wall are not elements that represent distinctive characteristics of a type or method of construction. Nevertheless, the new roof will replicate the existing historic roof.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff understanding that no significant events have ever happened in the site relevant to local, state, or national history.

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

The roof and rear wall are of no significant value to the development, heritage, or cultural record of the city.

- 4 *Is not the site of a historic event with a significant effect upon society;*

The site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

The portions of the house in question do not exemplify social, cultural, or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

The portions of the house in question are not fine example elements of midcentury architecture.

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

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The portions of the house in question do not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The portions of the house in question do not yield important information of history.

In conclusion, it is staff's opinion that the request for demolition of the roof and rear wall can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved, this will be the first of two required readings for demolition.

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

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

ADDRESS OF PROPOSED PROJECT:	1235 Washington St, , Key West, FL 33040	
NAME ON DEED:	COBO WASHINGTON ST LLC	PHONE NUMBER <b>305 849 2000</b>
OWNER'S MAILING ADDRESS:	1101 Johnson St, Key West FL 33040	EMAIL <b>lcobo1514@gmail.com</b>
APPLICANT NAME:	Serge Mashtakov P.E.	PHONE NUMBER (305) 304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd, Key West, FL 33040	EMAIL <b>Serge@artibusdesign.com</b>
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE <b>06/23/2022</b>

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>	
<b>GENERAL:</b>	Major Remodeling of the structure with additions.
<b>MAIN BUILDING:</b>	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.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>	

**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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b> New CMU Pool house (Accessory Structure), New Pool in rear.	
<b>PAVERS:</b> Concrete driveways and walkways	<b>FENCES:</b> Wood frame fences, 6ft in rear and side, 4ft in
<b>DECKS:</b> Wood frame composite decking rear porch Concrete porch tile finish - front porch.	<b>PAINTING:</b> Cream white paint or HARC approved pastel color Per approved submitted color
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b> No major grading is proposed.	<b>POOLS (INCLUDING EQUIPMENT):</b> New Pool in the rear, Pool equipment along left side of the house
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>		<b>EXPIRES ON:</b>
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>20220034</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>
<i>Luis E. Cobo</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:
<b>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):</b>
(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.

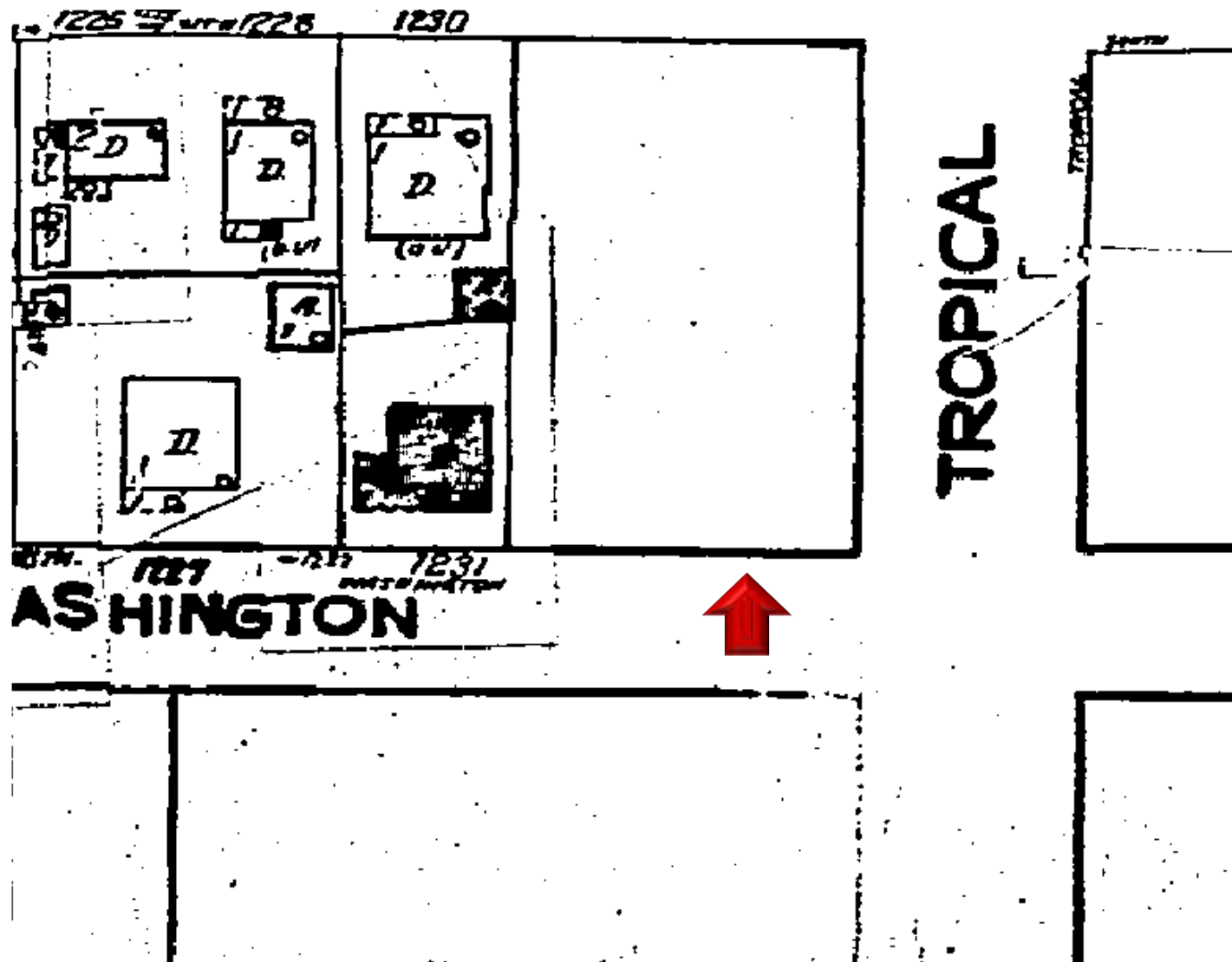
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

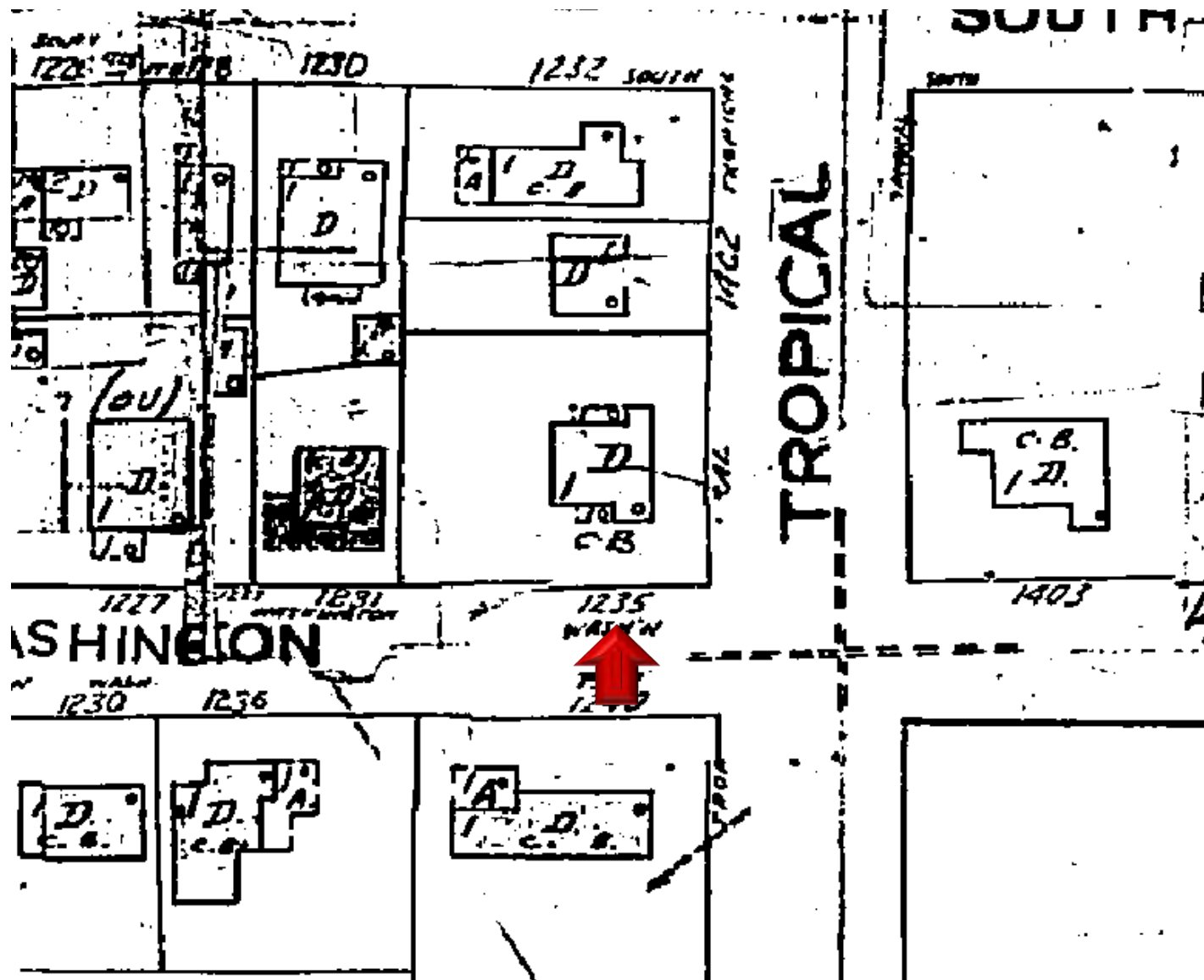
(4) Removing buildings or structures that would otherwise qualify as contributing.

New replacement roof shall maintain same shape and proportions of the existing roof.

# SANBORN MAPS



Sanborn Map 1942



Sanborn Map 1962

# PROJECT PHOTOS

1 2 3 4 WASHINGTON  
(FRONT VIEW)



1 234 WASHINGTON  
(REAR VIEW)





1 2 3 4 WASHINGTON  
(STREET SIDE VIEW)

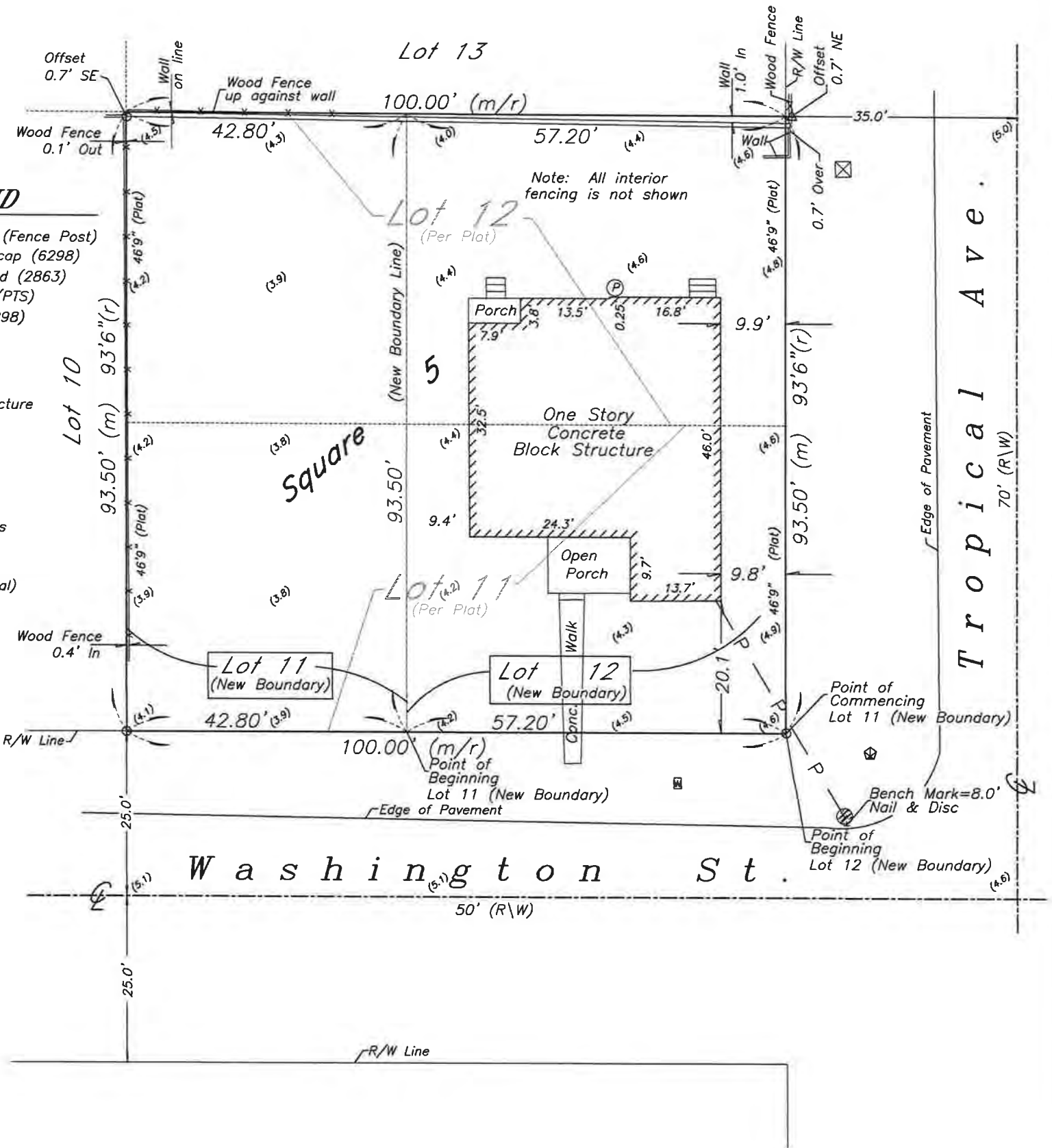


1 234 WASHINGTON  
(LEFT SIDE VIEW)



# 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.

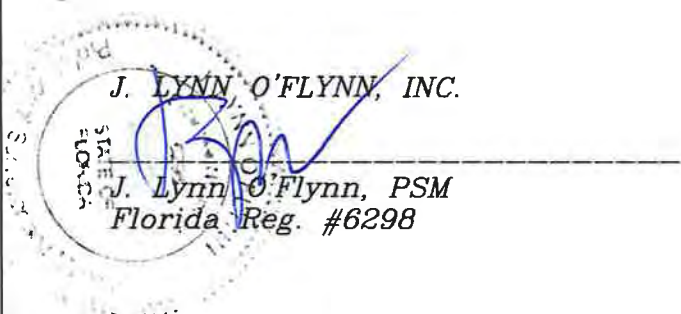
**Lot 12 (New Boundary):**

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 1 235 WASHINGTON ST

SITE LOCATION



LOCATION MAP:

**PROJECT LOCATION:  
1235 WASHINGTON ST,  
KEY WEST, FL 33040**

**CLIENT:  
LUIS CODD**

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

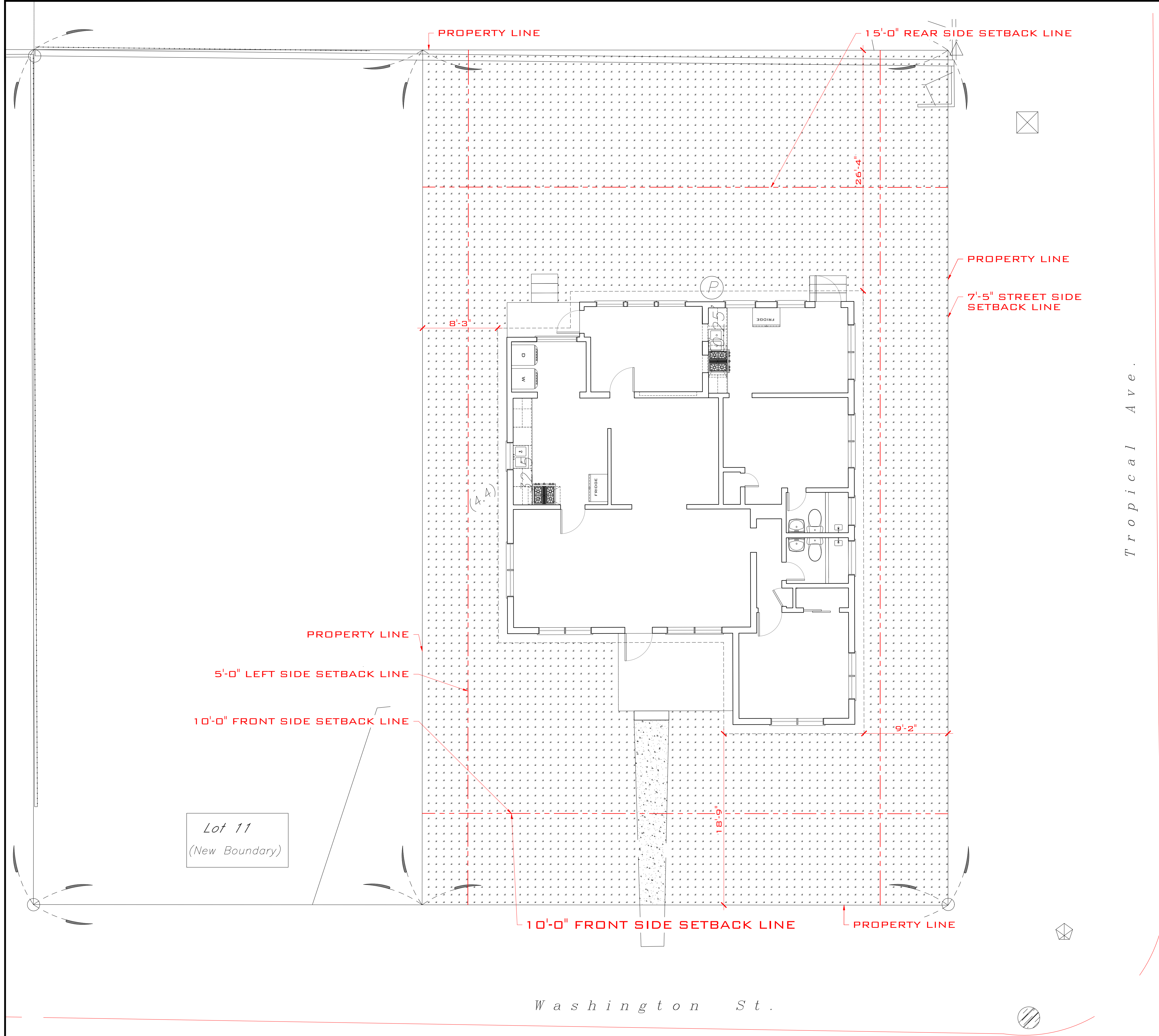
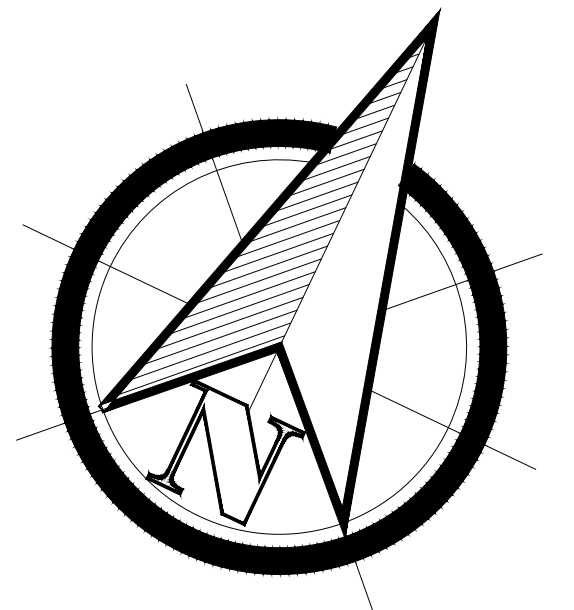
CLIENT:  
LUIS CODD

PROJECT:  
1235 WASHINGTON ST

SITE:  
1235 WASHINGTON ST,  
KEY WEST, FL 33040

TITLE:  
COVER

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-100	1	



Lot 11  
(New Boundary)

Washington St.

Tropical Ave.

### EXISTING SITE PLAN

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

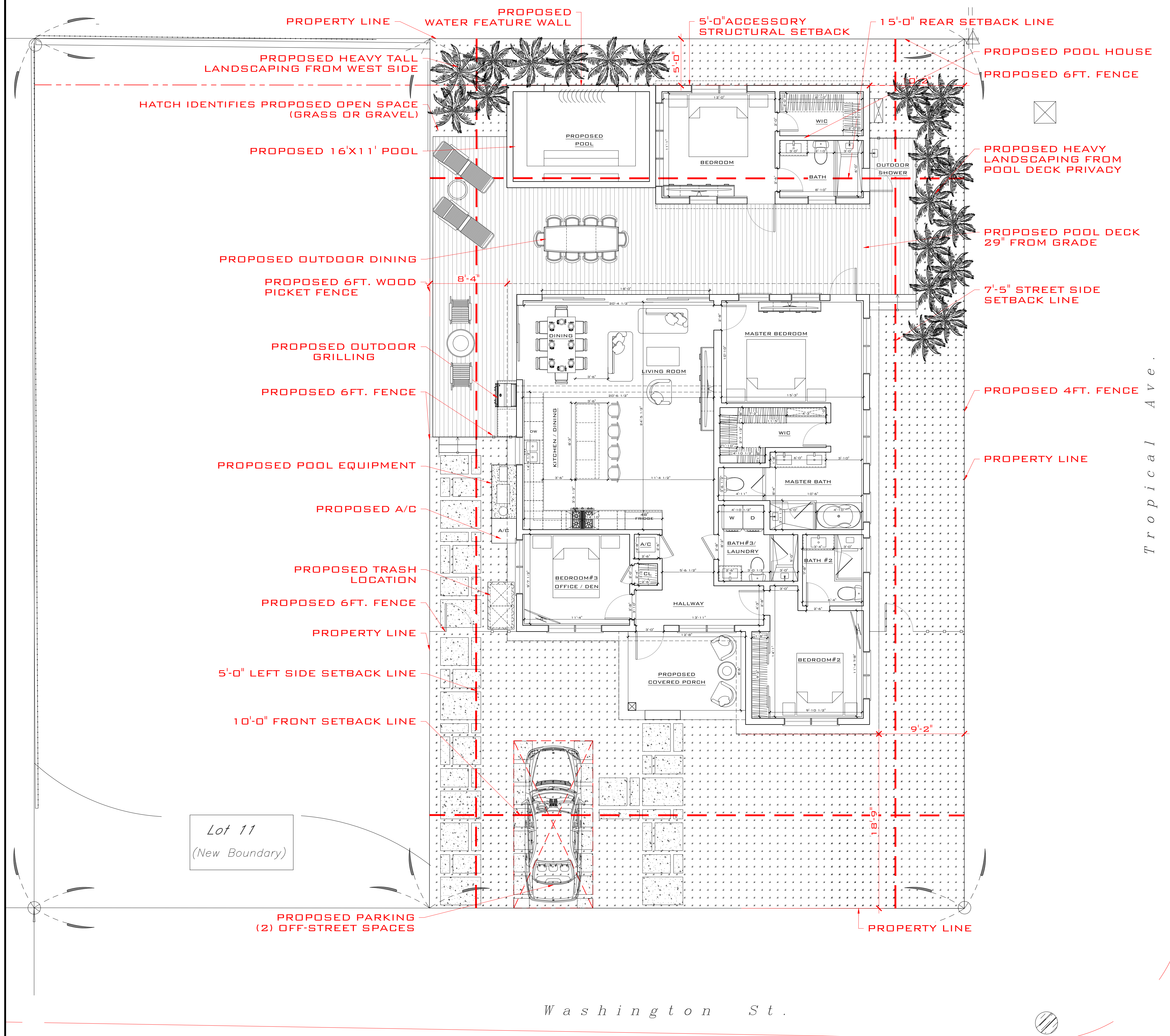
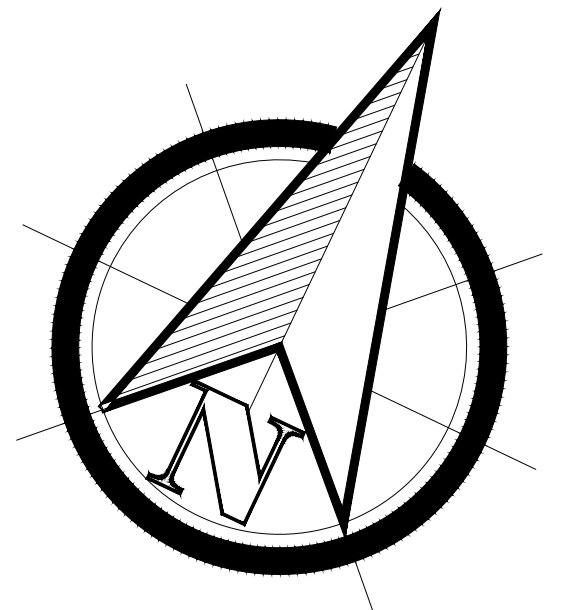
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

BRUCE MASHYAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV. DESCRIPTION	BY	DATE
STATUS: FINAL		
 ARTIBUS DESIGN ENGINEERING AND PLANNING		
3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835		
DESIGNER	LUIS COBO	
PROJECT	1235 WASHINGTON ST	
DATE	1235 WASHINGTON ST, KEY WEST, FL 33040	
TITLE	PROPOSED SITE PLAN	
DATE	DATE	DATE
AS SHOWN	05-27-23	CA
PROJECT NO.	2203-06	D-101
REVISION		1





**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.)

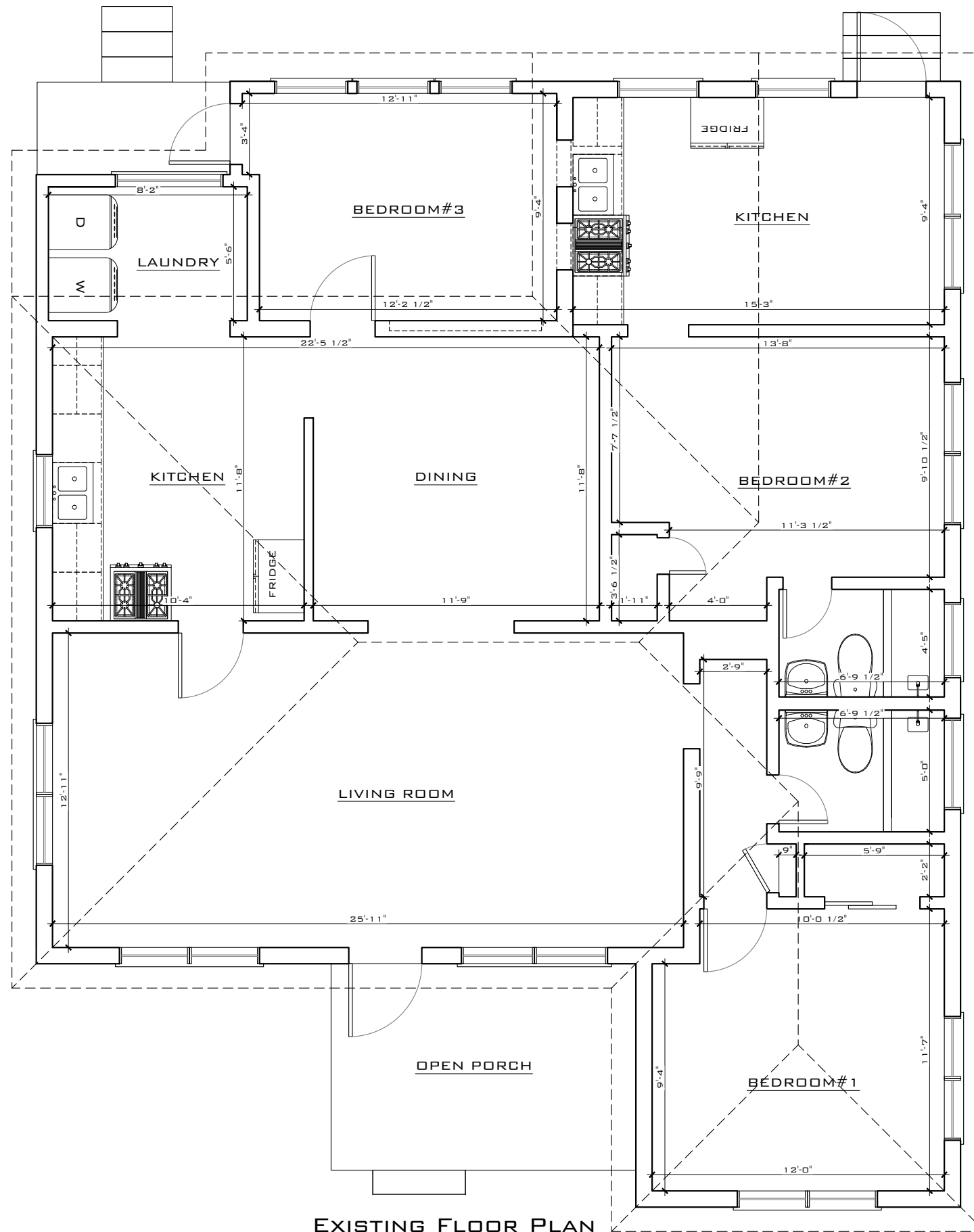
Washington St.

Tropical Ave.

Lot 11  
(New Boundary)

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

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
<b>ARTIBUS DESIGN</b> 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		
DATE:	1235 WASHINGTON ST, KEY WEST, FL 33040		
TITLE:	PROPOSED SITE PLAN		
SIGNATURE:	DATE:	SCALE:	PROJECT:
DATE:	AS SHOWN	05-27-23	CA
2203-06	C-101		1
<small>SEBASTIAN MASHATACOV          Professional Engineer          STATE OF FLORIDA          LICENSE NO 71480</small>			



**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

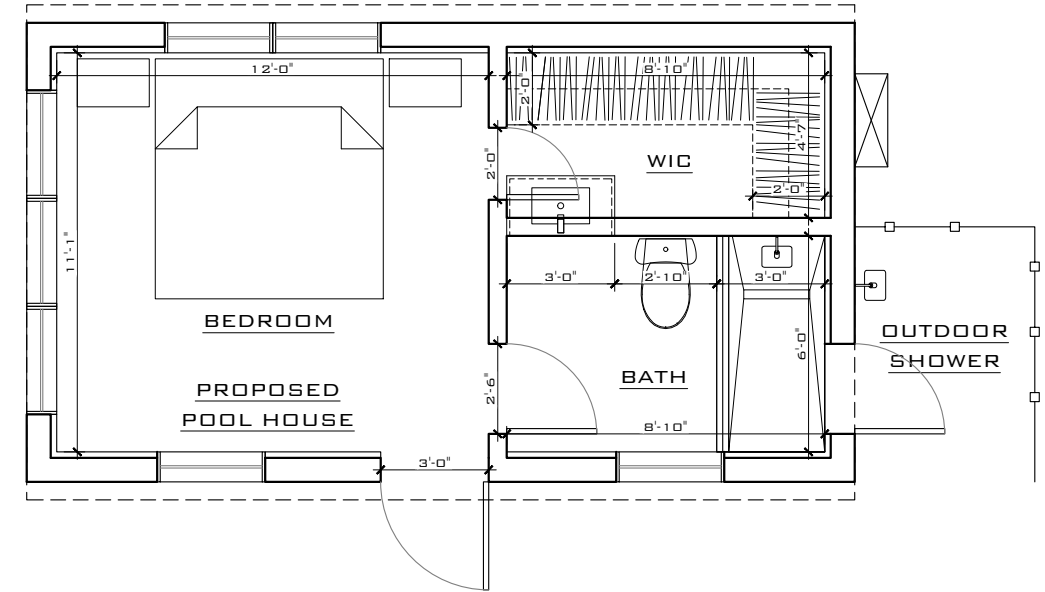
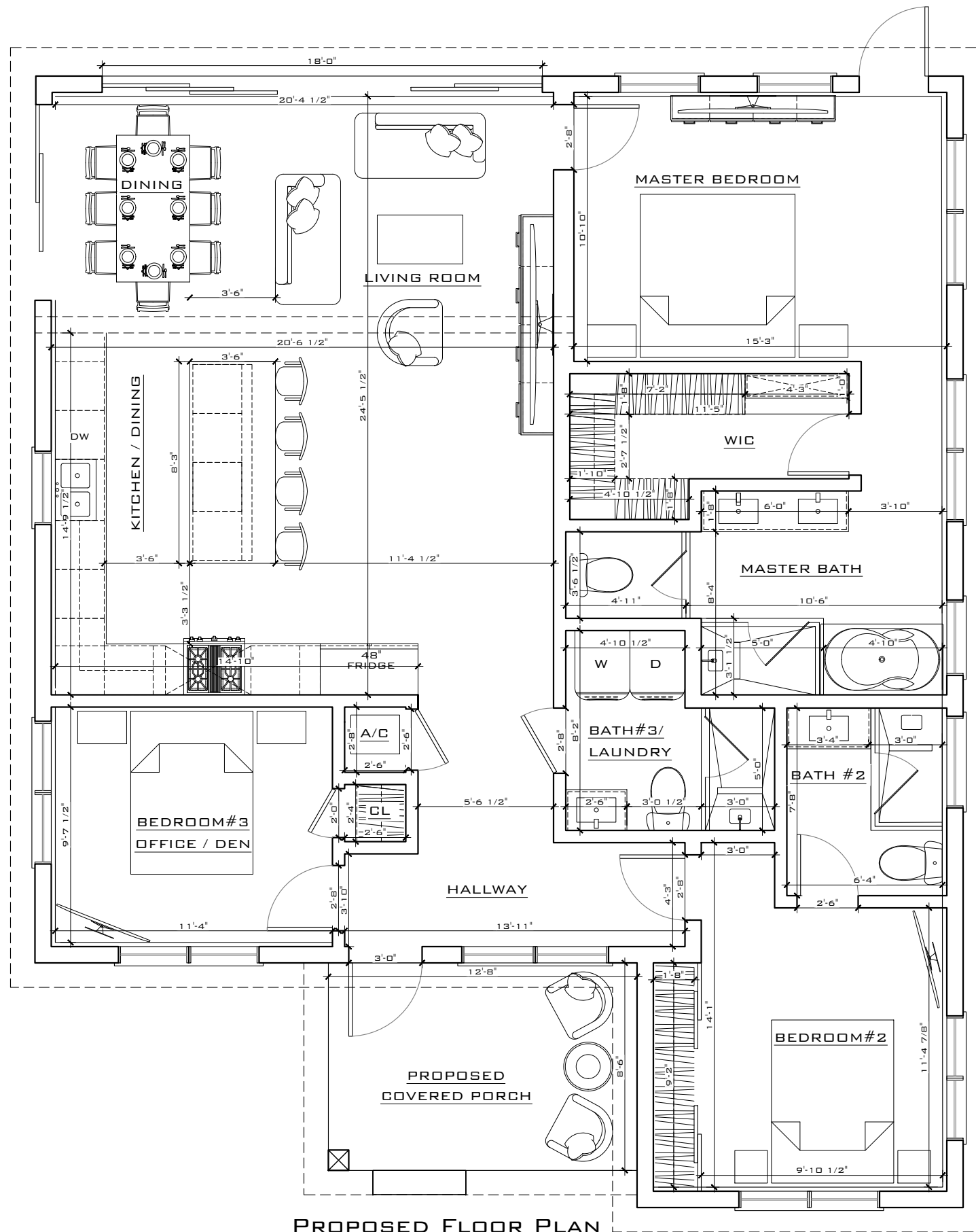
CLIENT:  
**LUIS COBO**

PROJECT:  
**1235 WASHINGTON ST**

SITE:  
 1235 WASHINGTON ST,  
 KEY WEST, FL 33040

TITLE:  
**EXISTING FLOOR PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-101	1	



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		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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

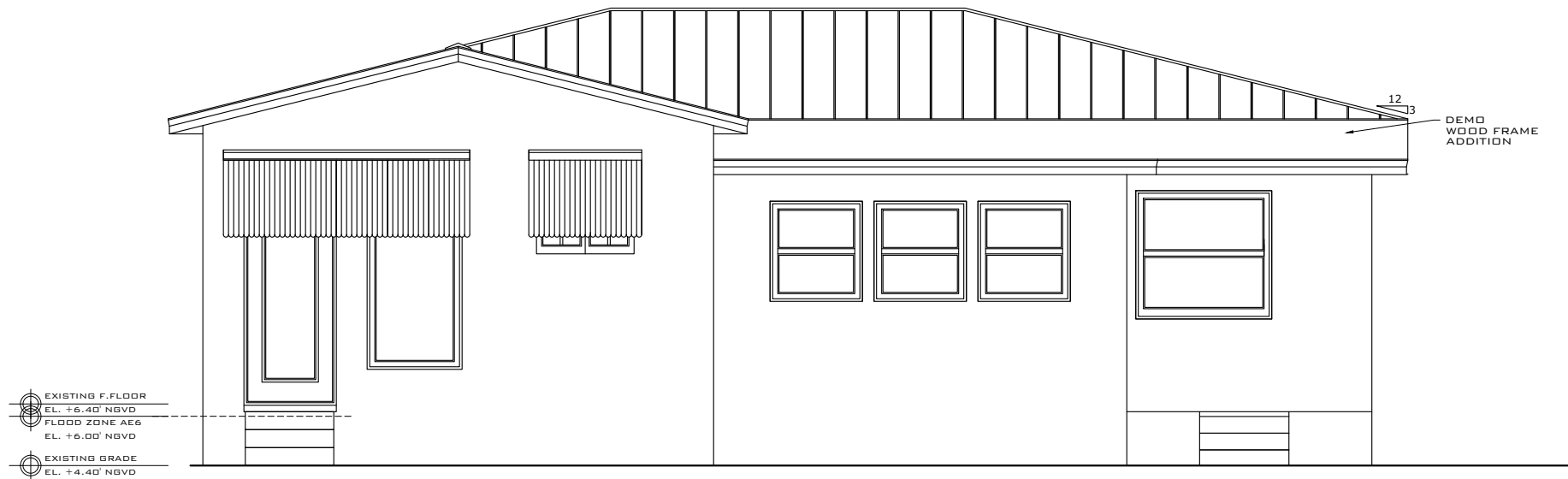
CLIENT:  
**LUIS COBO**

PROJECT:  
**1235 WASHINGTON ST**

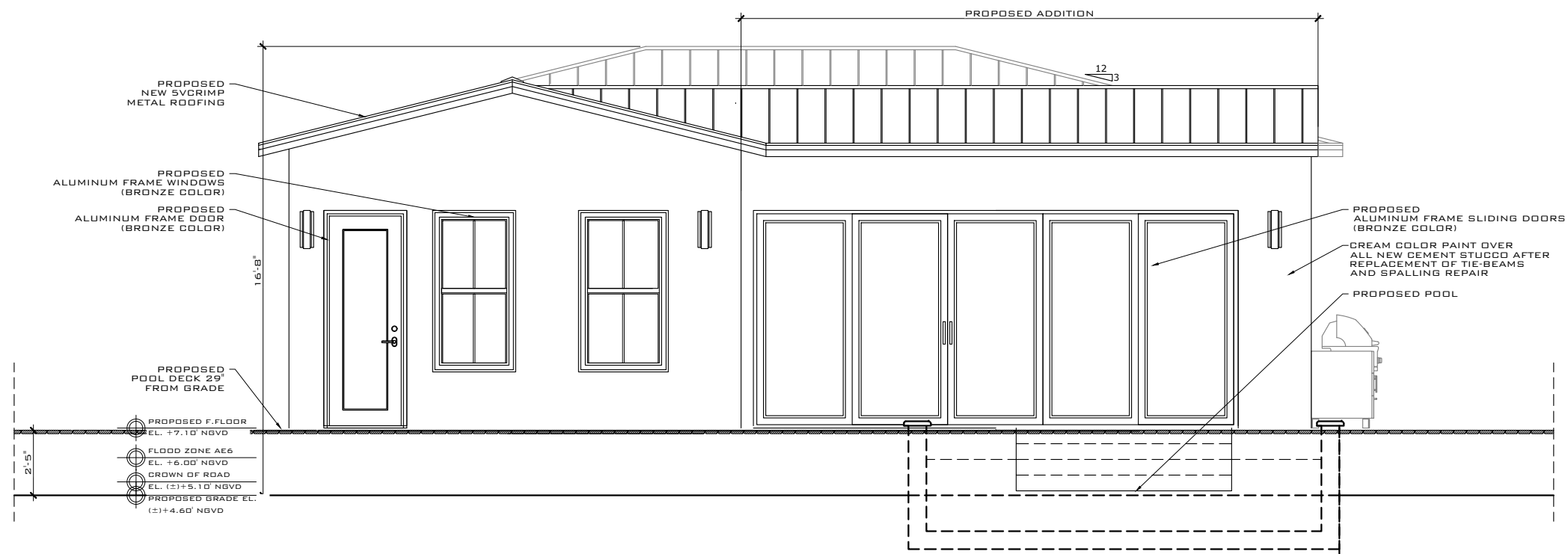
SITE:  
**1235 WASHINGTON ST,  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	DA	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:
	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

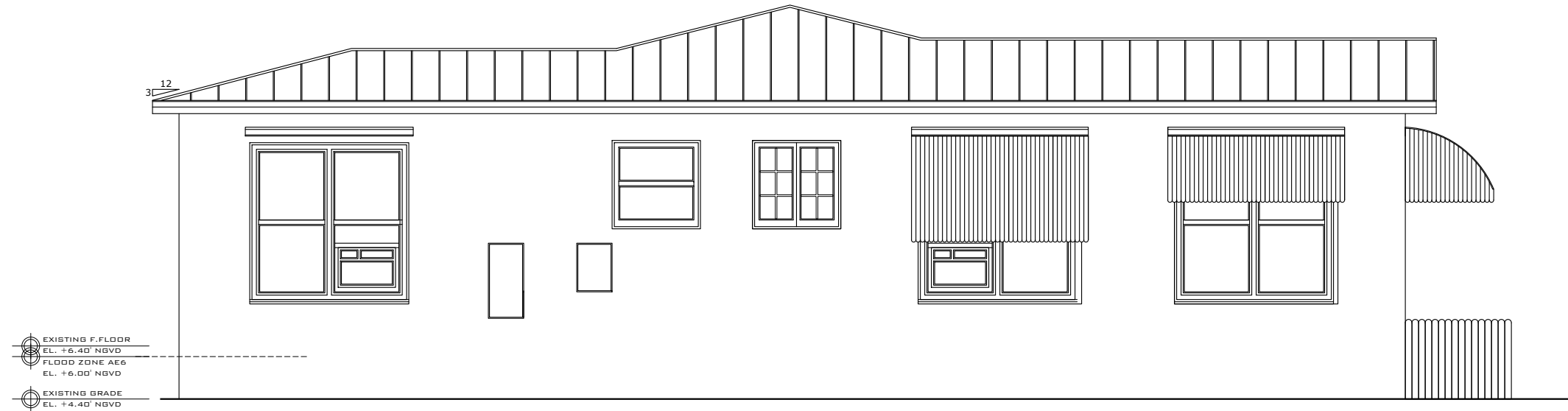
CLIENT:  
LUIS COBO

PROJECT:  
1235 WASHINGTON ST

SITE:  
1235 WASHINGTON ST,  
KEY WEST, FL 33040

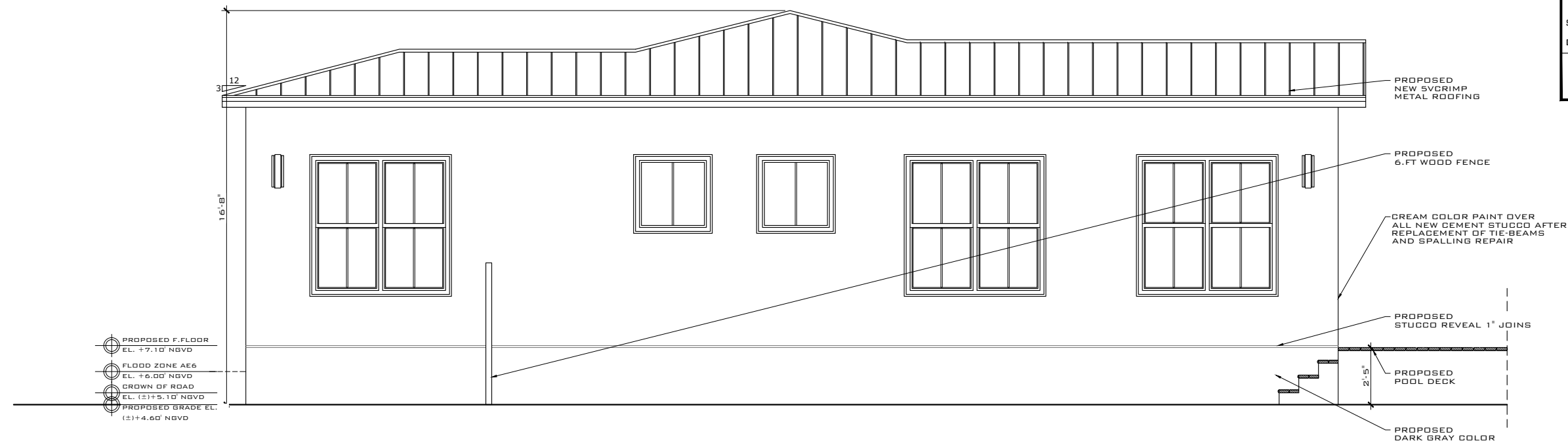
TITLE:  
PROPOSED ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	DA	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			

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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

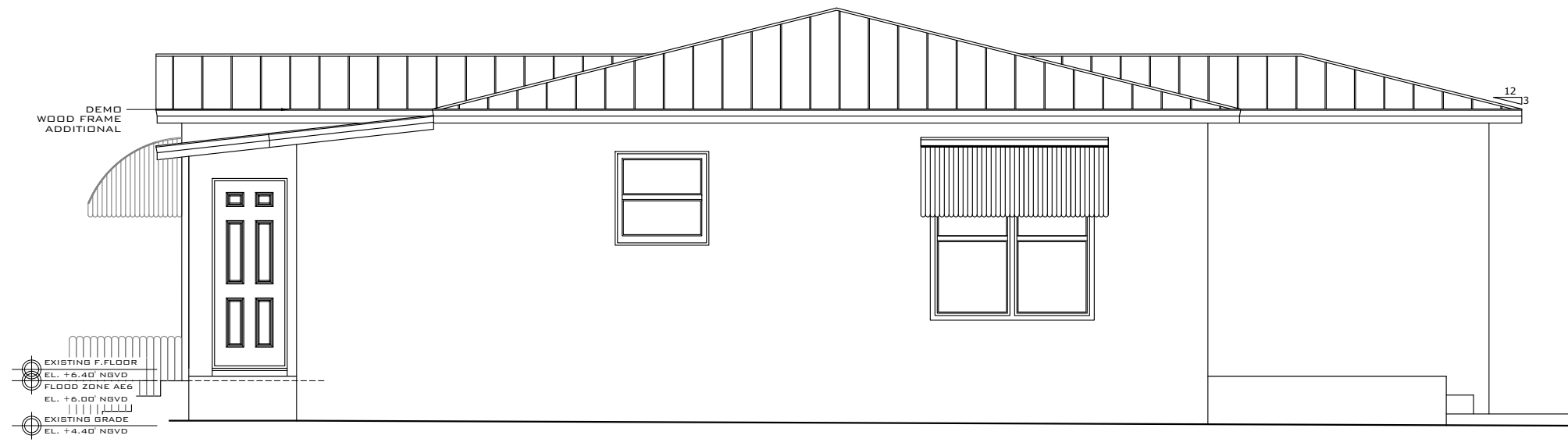
CLIENT:  
**LUIS COBO**

PROJECT:  
**1235 WASHINGTON ST**

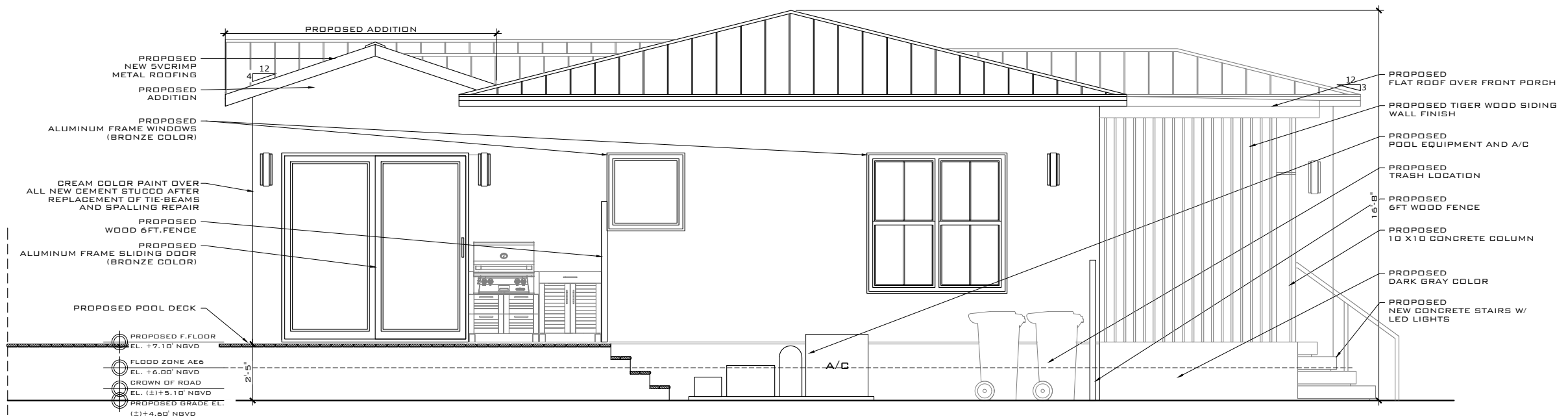
SITE:  
**1235 WASHINGTON ST,  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	DA	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**

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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

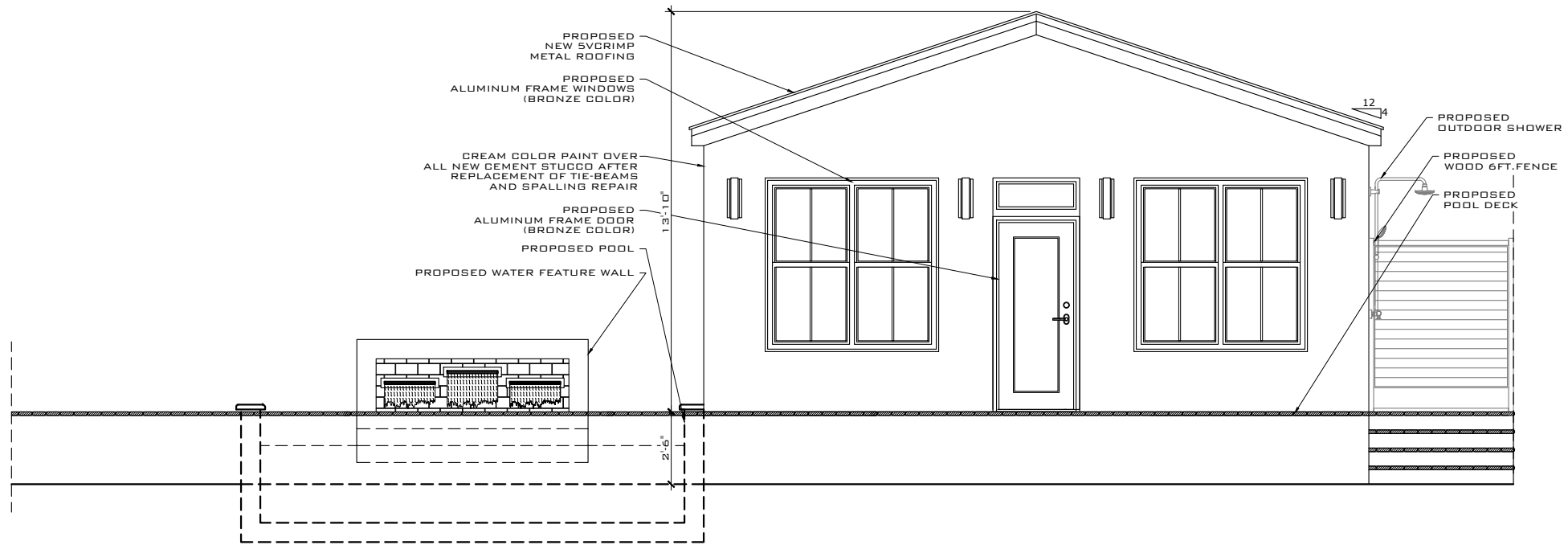
CLIENT:  
**LUIS COBO**

PROJECT:  
**1235 WASHINGTON ST**

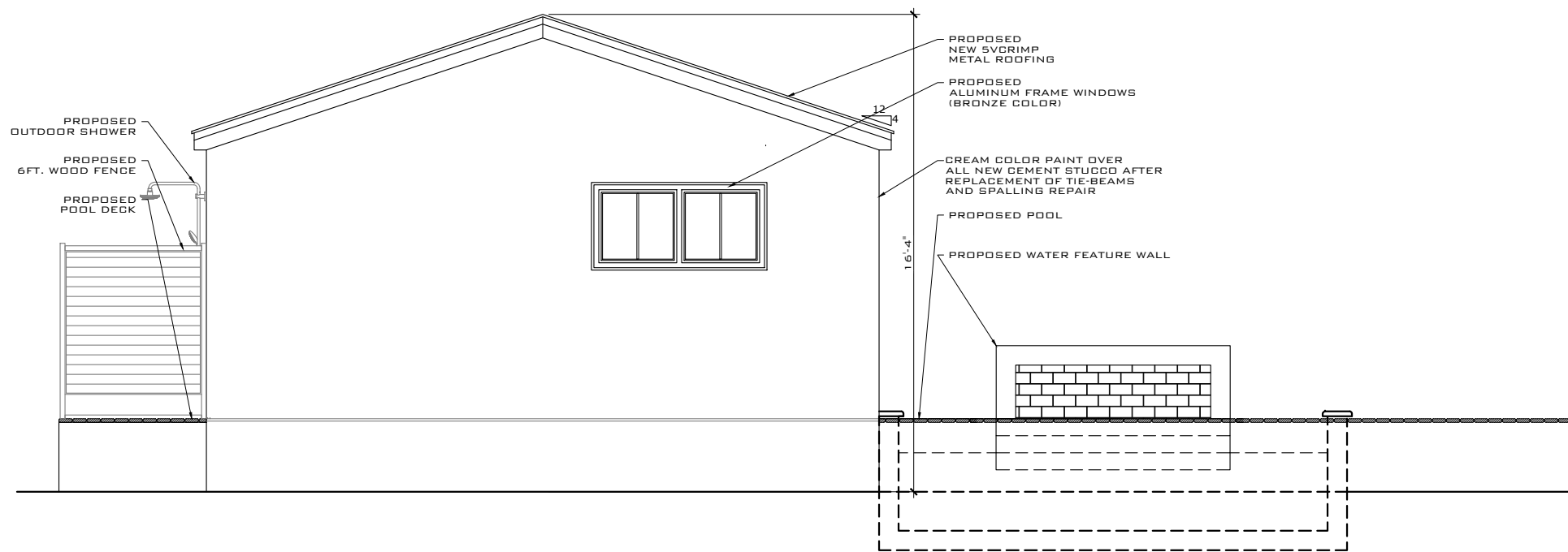
SITE:  
**1235 WASHINGTON ST,  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	DA	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		

**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

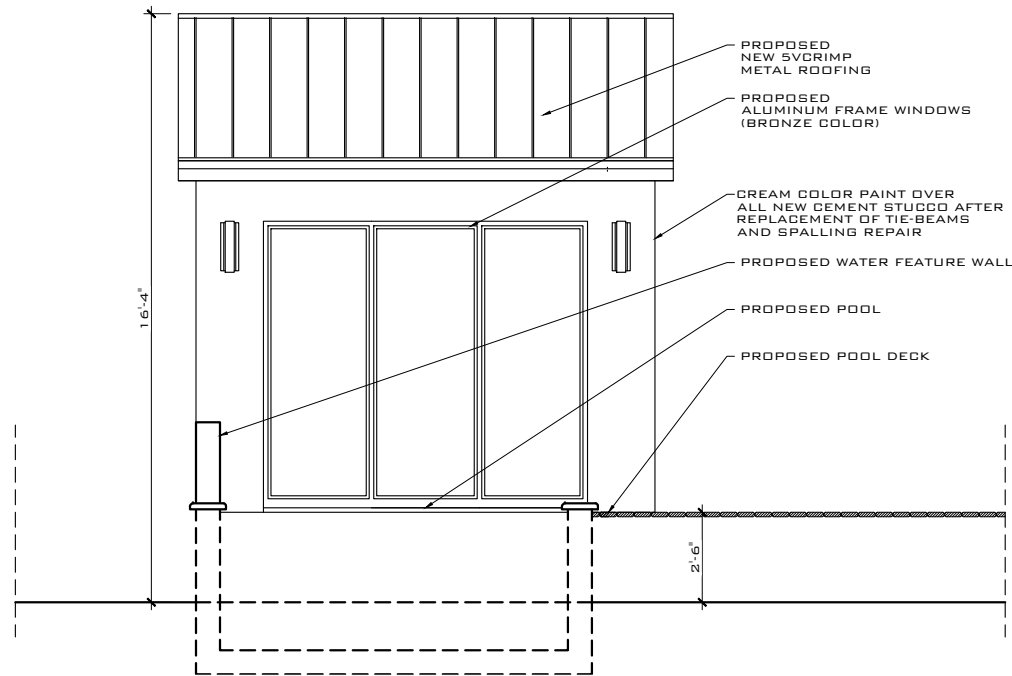
PROJECT:  
1235 WASHINGTON ST

SITE:  
1235 WASHINGTON ST,  
KEY WEST, FL 33040

TITLE:  
PROPOSED ELEVATION

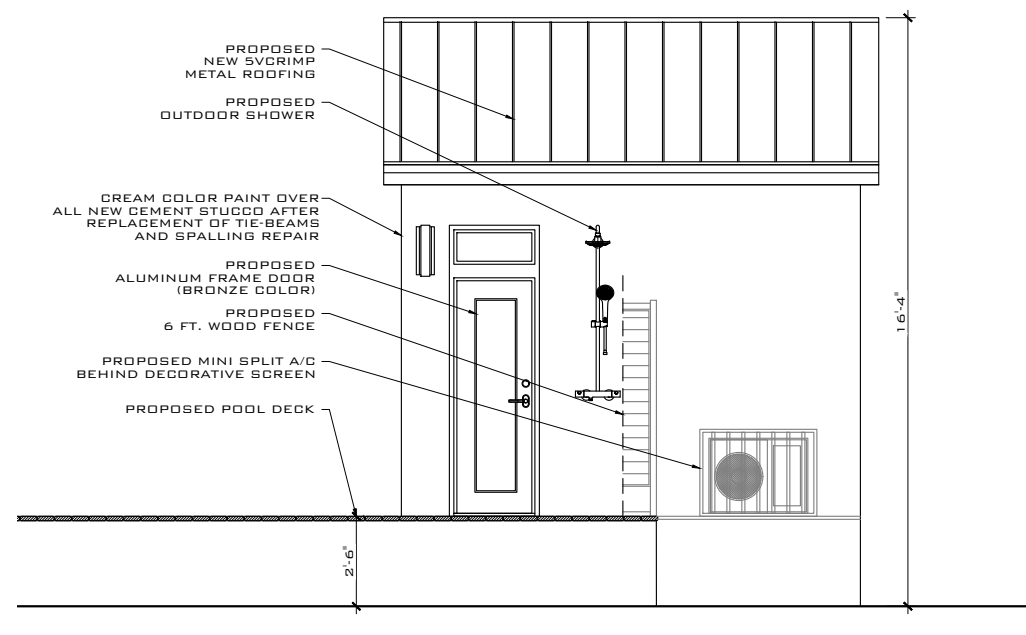
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2203-06	A-107	1	





**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

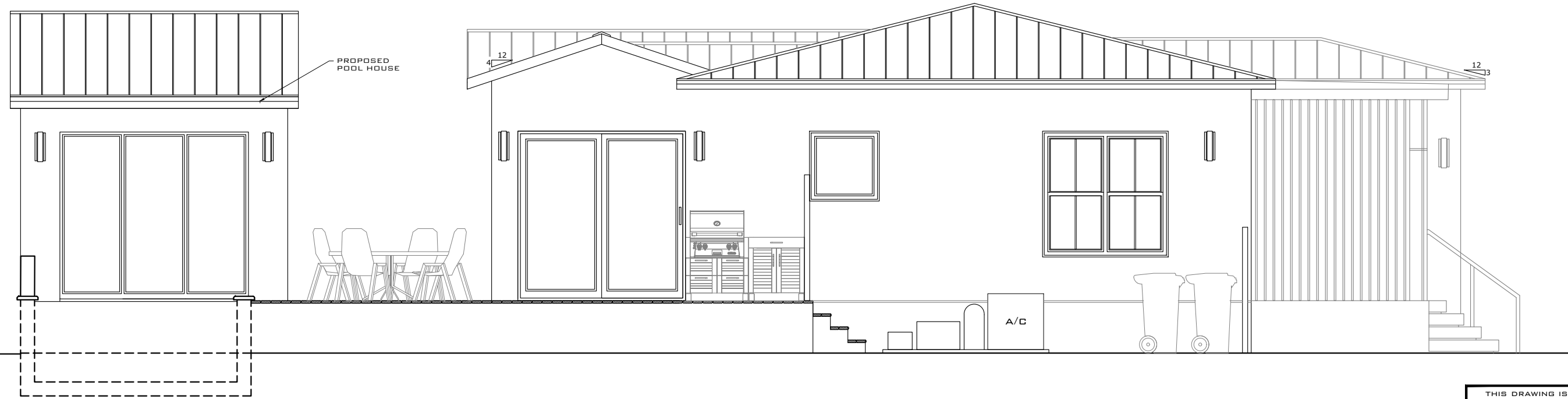
CLIENT:  
**LUIS COBO**

PROJECT:  
**1235 WASHINGTON ST**

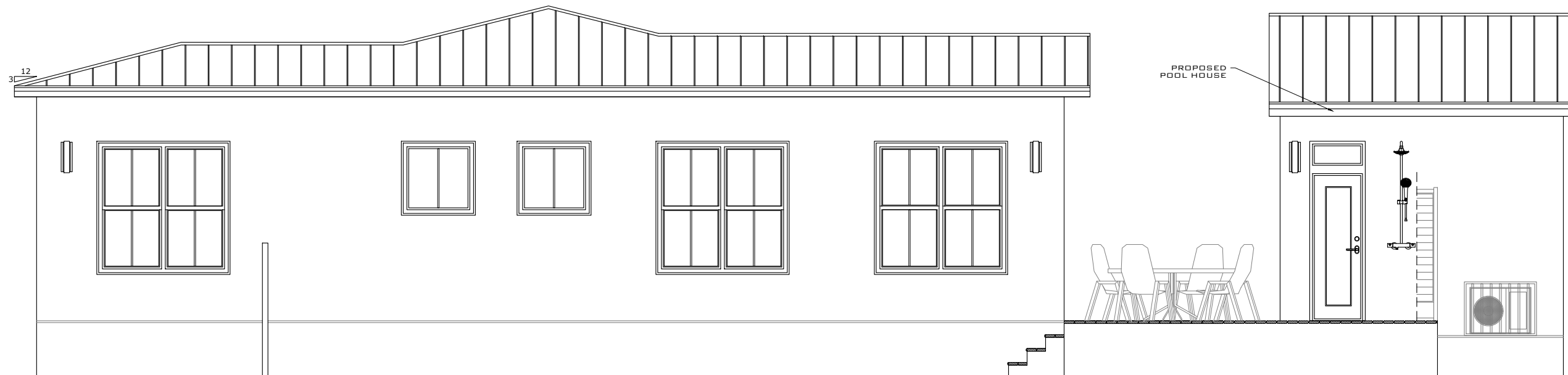
SITE:  
**1235 WASHINGTON ST,  
KEY WEST, FL 33040**

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**  
ENGINEERING AND PLANNING

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

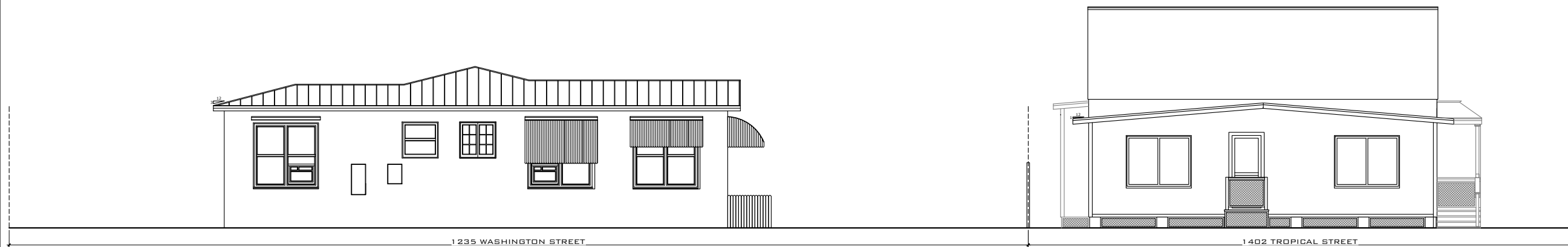
CLIENT:  
**LUIS COBO**

PROJECT:  
**1235 WASHINGTON ST**

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

TITLE:  
**SIDE VIEWS**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/14/22	DA	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	DA	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	DA	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](http://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 2022-0031.

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 1  
State, Zip: FL 33040

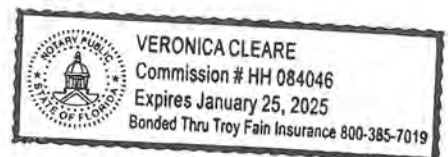
The forgoing instrument was acknowledged before me on this 19 day of July, 2022.

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 FOR ANY PURPOSE  
VIOLATORS WILL BE PROSECUTED



# 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** 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

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

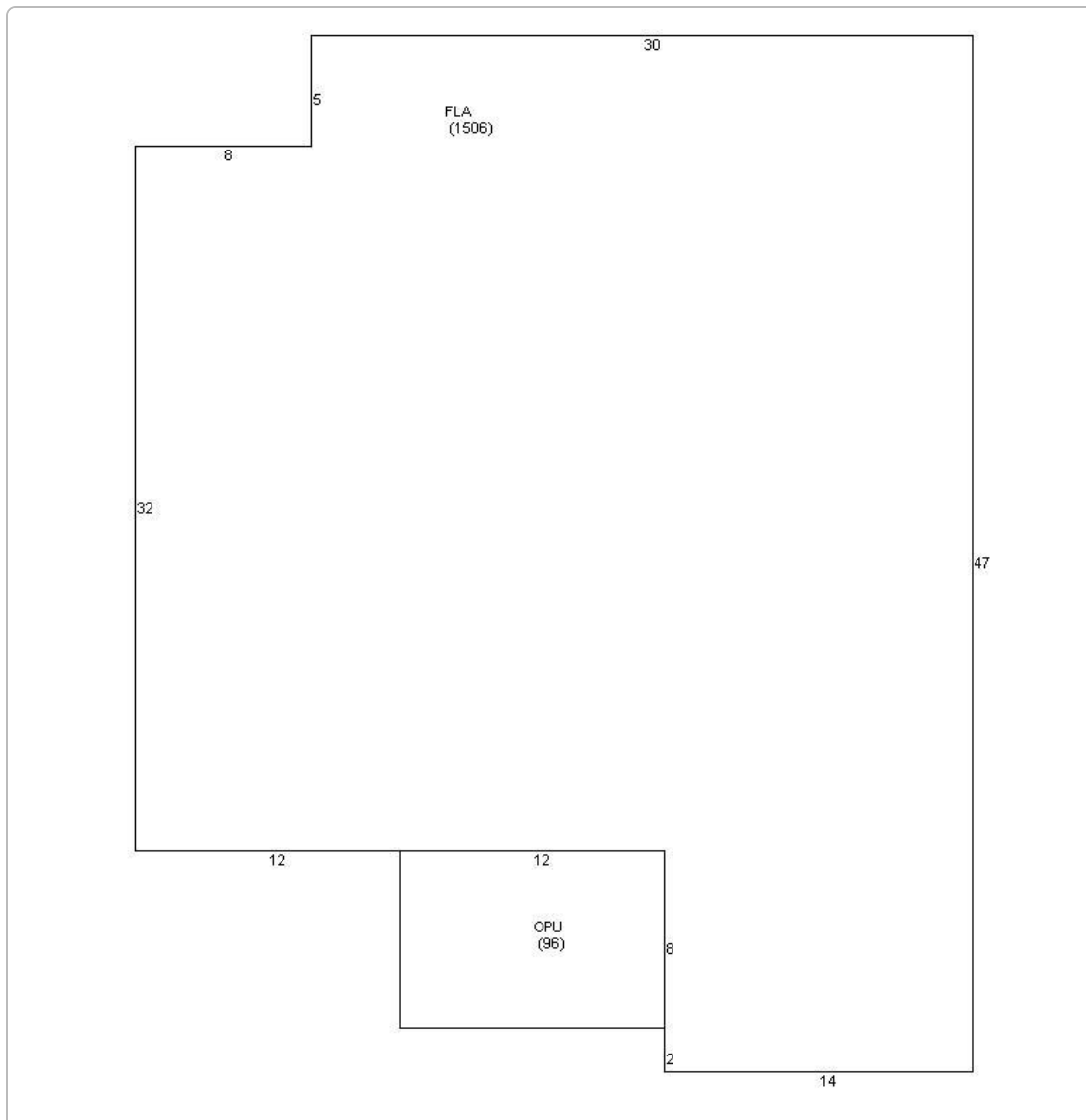
**Permits**

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](#)

Developed by  
 Schneider  
 GEOSPATIAL

Version 2.3.208