



Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: March 25, 2025

Applicant: A20 Architecture

Application Number: C2025-0003

Address: 704 Catherine Street

Description of Work:

Demolition of non-historic parallel gable end roof in rear.

Site Facts:

The building under review is not a historic building and was built in 1989. The site consists of a two-story non-historic structure, a walkway, and fencing around the property. The house is currently over all setbacks which went to Planning Board on November 2024 where it was approved. This structure is part of a small compound with a pool in the middle which is the common area.

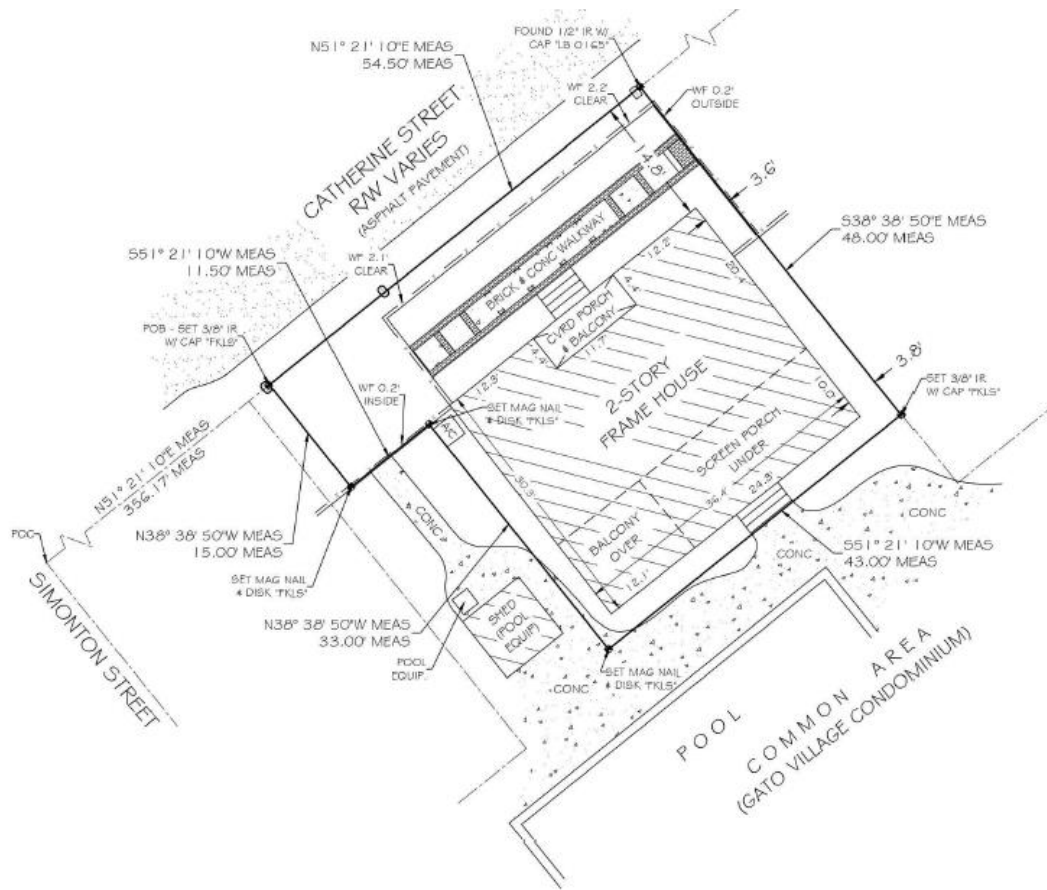
Currently the house is located within an X flood zone.



Photo of house under review. Property Appraisers website 12/16/20.



Photo of house under review, rear of house.



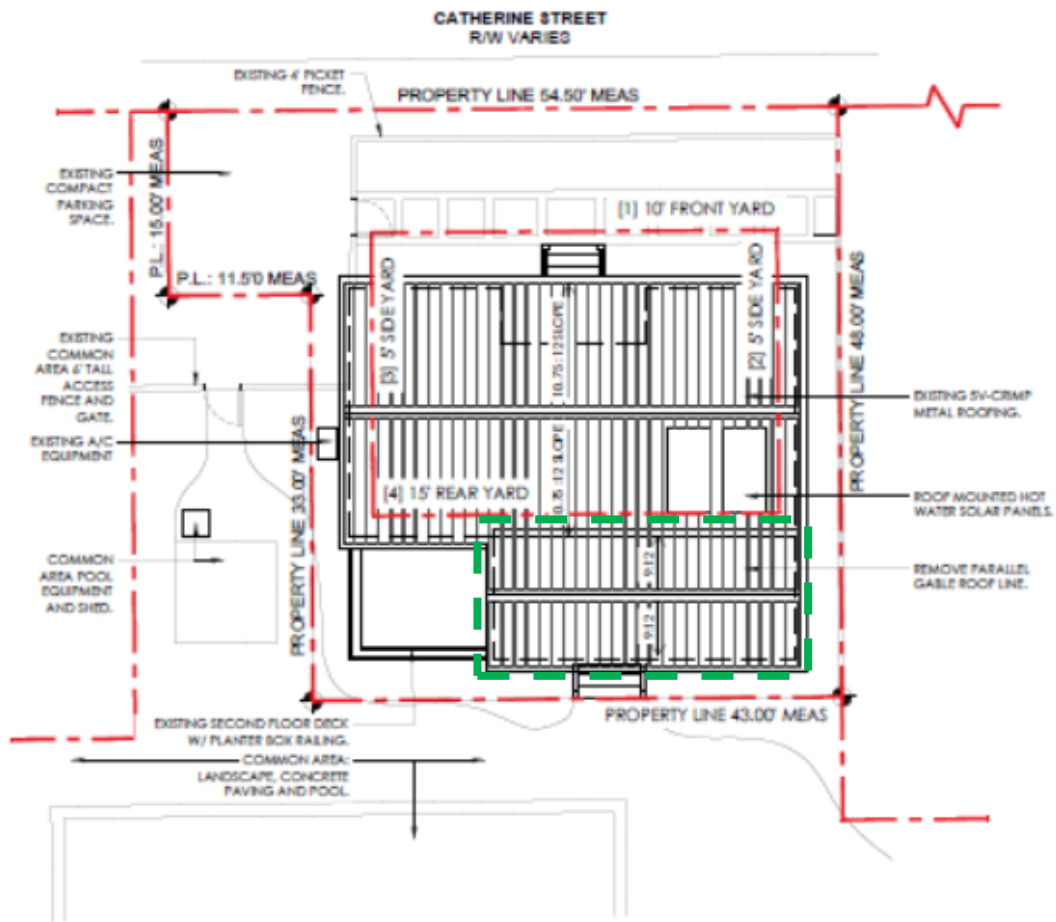
Current survey of existing two-story structure.

Ordinance Cited on Review:

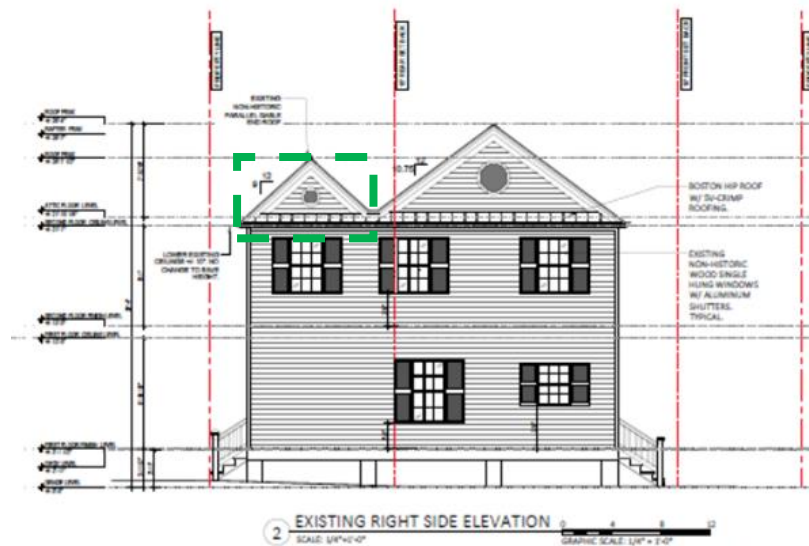
- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a non-historic parallel gable end roof in the rear portion of the existing structure. All windows and siding will be replaced, and sheathing will be removed.



Existing Site Plan. Area outlined in green proposed to be demolished.



Existing Right Elevation. Area outlined in green proposed to be demolished.

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

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

The existing parallel gable end roof is not historic and does not contribute to the character of the building.

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

The existing parallel gable end roof is not historic therefore it doesn't destroy the relationship with its surroundings.

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

This will not be the case.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

Staff opines that the existing parallel end roof would not qualify as contributing in the near future.

In conclusion, it is staff's opinion that the request for demolition meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # COA25-0003	REVISION #	INITIAL & DATE 3-6-25
FLOOD ZONE x	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	407 Catherine Street	
NAME ON DEED:	Anthony Antich	PHONE NUMBER 305-699-7148
OWNER'S MAILING ADDRESS:	407 Catherine Street	EMAIL anthonyantich@gmail.com
	Key West, FL 33040	
APPLICANT NAME:	A2O Architecture, LLC	PHONE NUMBER 305-741-7676
APPLICANT'S ADDRESS:	3706 N. Roosevelt Blvd, #202	EMAIL office@a2oarchitecture.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 2/26/2025

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	RENOVATION TO NON-HISTORIC, NON-CONTRIBUTING STRUCTURE TO CONVERT ATTIC INTO HABITABLE FLOOR AREA, INCLUDES MODIFICATIONS TO REAR ROOF LINES, NEW SKYLIGHTS & PERGOLA OVER EXISTING DECK.
	REMOVE ALL SIDING AND SHEATHING.
	NEW SPRAY FOAM INSULATION, SHEATHING AND HARDI-PLANK SIDING W/ PVC TRIM. PAINTED, COLOR TBD.
	RELOCATE ROOF MOUNTED SOLAR PANELS.
	NEW FENCING AND SITE WORK.
MAIN BUILDING:	SEE ABOVE.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
SEE ATTACHED.	

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):	
PAVERS: REMOVE EXISTING BRICK AND CONCRETE PATHWAY. ADD NEW STEPPING STONE TYPE PAVER WALKWAY. GRAVEL AND LANDSCAPE ELSEWHERE.	FENCES: RELOCATE STREET FENCE TO PROPERTY LINE WITH NEW 4' FENCE TO INCLUDE 36" PEDESTRIAN AND 18' SLIDING GATES ON ALUMINUM FRAME. 4' PERIMETER FENCE/GATES AND [2] 6' SECTIONS OF FENCE.
DECKS: EXISTING TO REMAIN,	PAINTING: REPAINT FENCE WHITE. SIDING COLOR TBD. NEW SHUTTER COLOR TBD.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
NEW NATIVE LANDSCAPE INFILL AT FRONT YARD, TBD.	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
NEW A/C UNIT ADJACENT EXISTING UNITS, AND REPLACE EXISTING.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

704 Catherine Street

PROPERTY OWNER'S NAME:

Anthony Antich

APPLICANT NAME:

A2O Architecture, 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

ANTHONY ANTICH

2/27/2025
DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove non-contributing, non-historic rear parallel gable end roof.

Replace all windows, siding, sheathing.

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.

n/a

(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.

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

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

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 scope for demolition is not character defining to the home or neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The scope for demolition is not historic, and will improve the relationship between buildings in the complex.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
The scope of demolition is not a significant defining feature of the structure.
(4) Removing buildings or structures that would otherwise qualify as contributing.
No.

PROJECT PHOTOS



704 Catherine Street



704 Catherine Street



706 Catherine Street | Adjacent



702 Catherine Street | Adjacent



705 Catherine Street | Across the street



709 Catherine Street | Across the street



704 Catherine Street | Rear from Common Area



702 Catherine Street | Adjacent rear from Common Area



706 Catherine Street | Adjacent rear from Common Area



704 Catherine Street | Rear from Common Area



704 Catherine Street | Rear corner showing second floor deck.

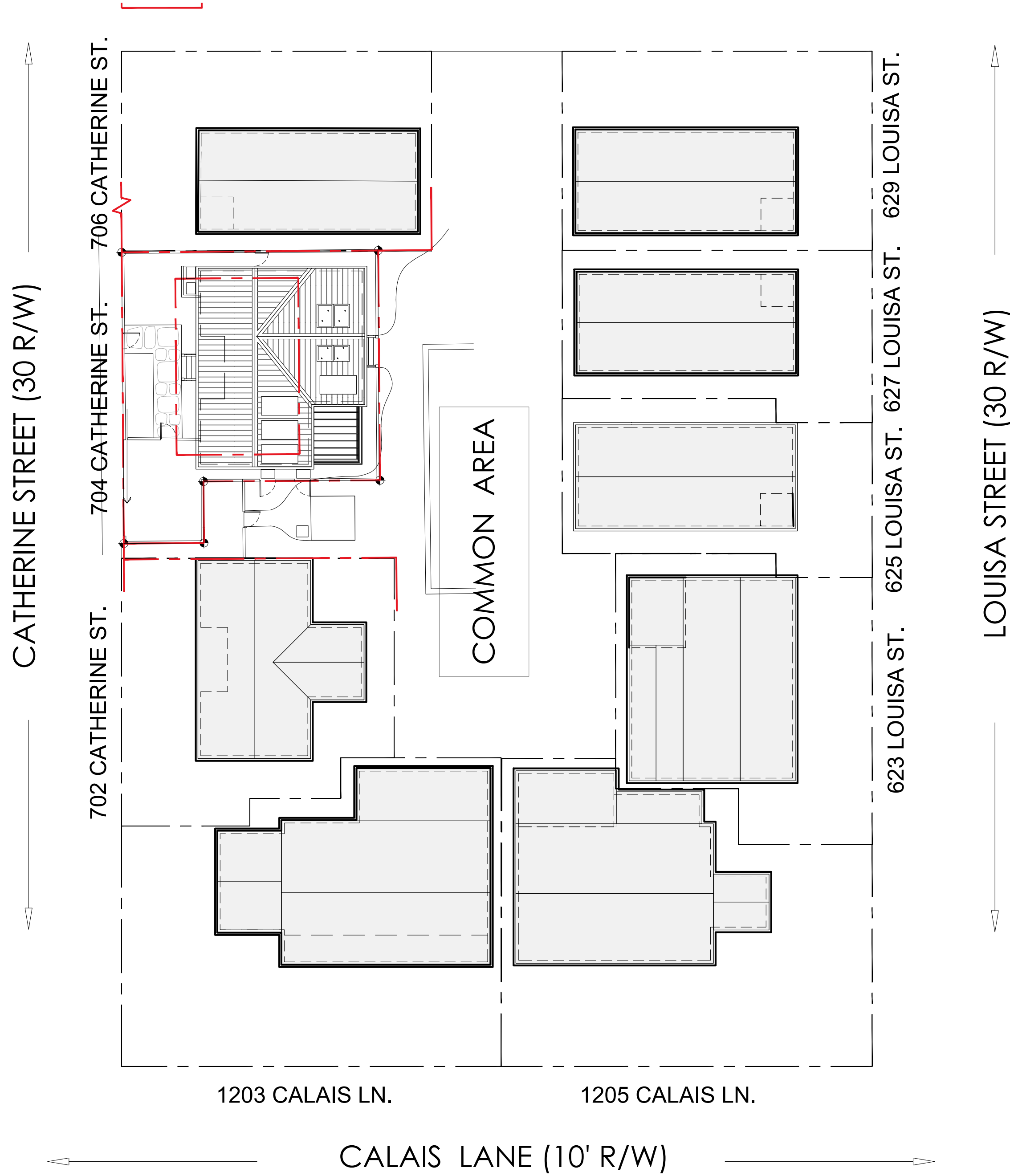


704 Catherine Street | Side

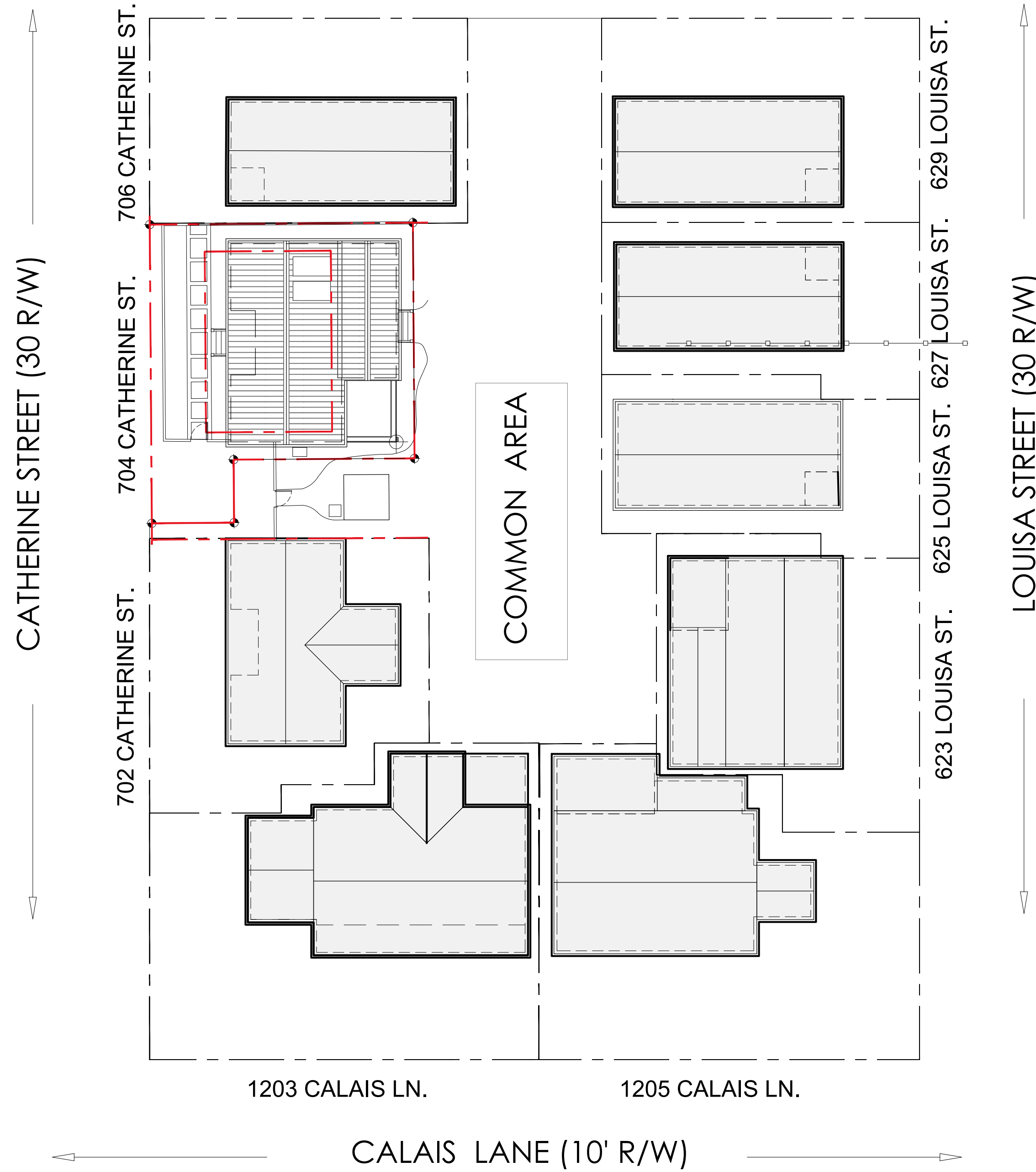
SURVEY

PROPOSED DESIGN

1



2 PROPOSED SITE MASSING PLAN
SCALE: 1/16"=1'-0" [ROTATED]
GRAPHIC SCALE: 1/16"=1'-0"



1 EXISTING SITE MASSING PLAN
SCALE: 1/16"=1'-0" [ROTATED]
GRAPHIC SCALE: 1/16"=1'-0"

A2O

ARCHITECTURE

P: 305.741.7676

E: OFFICE@A2OARCHITECTURE.COM

REG: AA2603092

3704 N. ROOSEVELT BLVD UNIT 202

KEY WEST, FL 33040

ARCHITECT:
NOT VALID FOR CONSTRUCTION WITHOUT
ORIGINAL SIGN AND SEAL

AREEN A. OSBORN, R.A.
LICENSE NO. AR7603
EXPIRATION DATE: 02/28/27

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CONSULTANTS:
SEE PROJECT TEAM ON G1.0

PARCEL ID: 00030900-000108

HARC SUBMISSION

704 CATHERINE ST #8

KEY WEST, FLORIDA 33040

TITLE:

NEIGHBORHOOD
MASSING
STUDY -
SITE

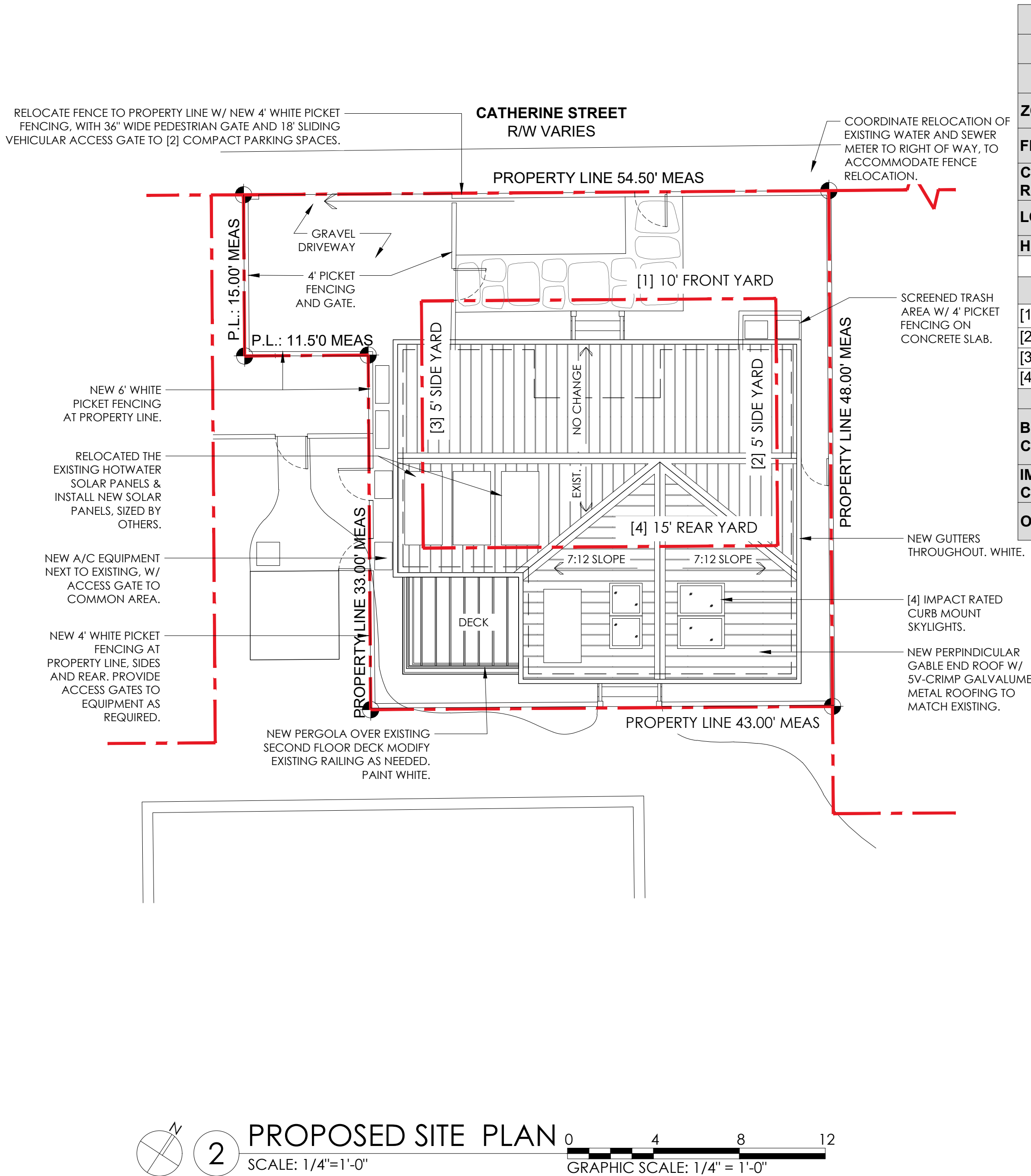
PROJECT #: 23.46

SHEET:

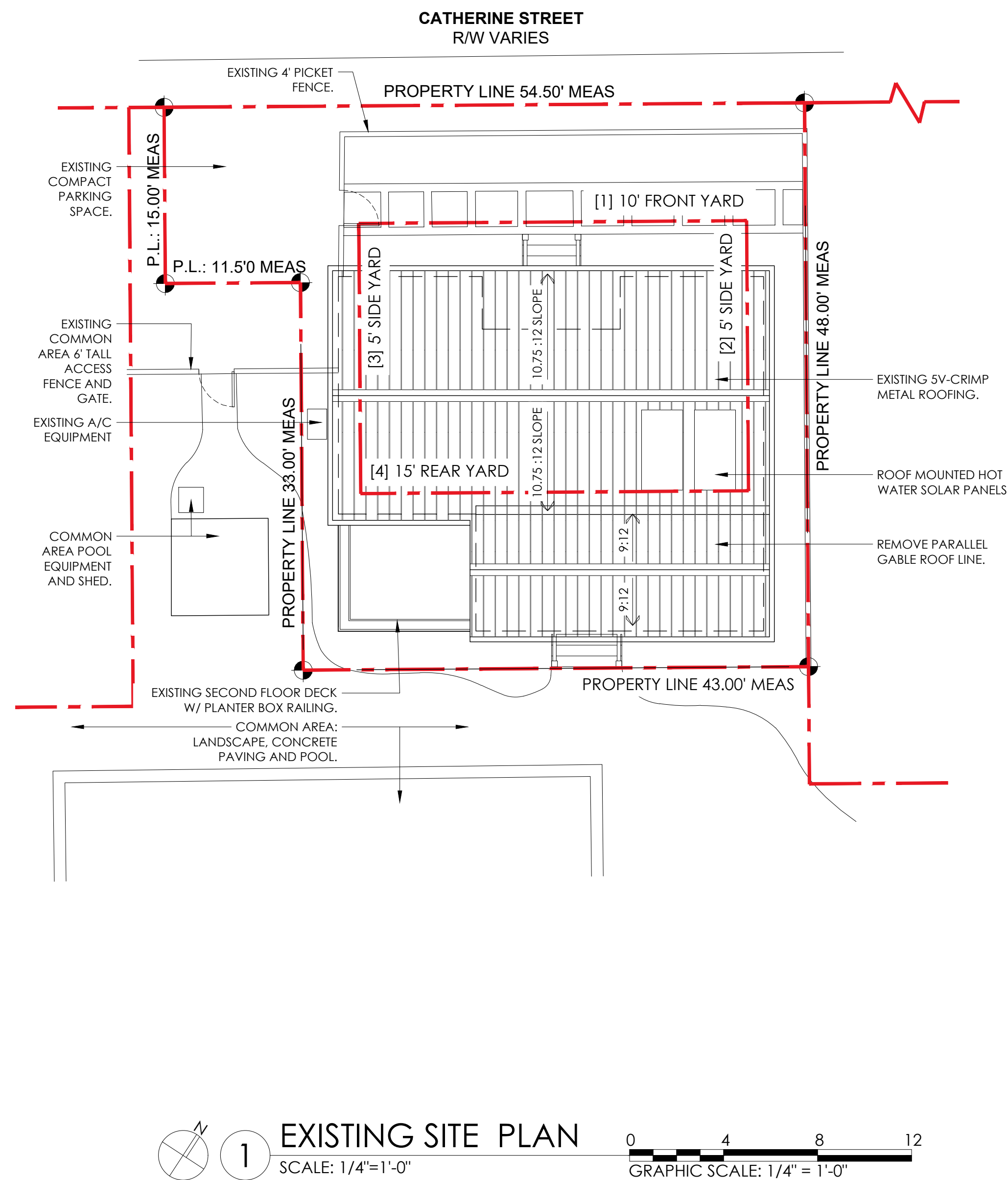
A1.0

FEB. 26, 2025

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PROJECT SITE DATA				
704 CATHERINE STREET #8, KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00030900-000108				
ZONING DISTRICT	HMDR DISTRICT			
FLOOD ZONE	X [0.2 % ANNUAL CHANCE]			
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	2236.50 SF	2236.50 SF	NO CHANGE
HEIGHT	30'-0"	29'-4"	29'-4"	COMPLIES
SETBACKS				
[1] FRONT YARD	10'-0"	14'-9 ⁵ / ₈ "	NO CHANGE	EXISTING
[2] SIDE YARD 1	5'-0"	3'-1"	NO CHANGE	EXISTING
[3] SIDE YARD 2	5'-0"	3'-7"	NO CHANGE	EXISTING
[4] REAR YARD	15'-0"	3'-1"	NO CHANGE	EXISTING
SITE COVER				
BUILDING COVERAGE	50% MAX [1,118.25 SF]	48.78% [1091.027 SF]	48.78% [1091.027 SF]	COMPLIES
IMPERVIOUS COVERAGE	60% MAX [1,341.9 SF]	59.4% [1329.11 SF]	59.8% [1339.04 SF]	COMPLIES
OPEN SPACE	35% MIN [782.775 SF]	40.57% [907.39 SF]	40% [897.46 SF]	COMPLIES



A²O

ARCHITECTURE

P: 305.741.7676

E: OFFICE@A2OARCHITECTURE.COM

REG. AA2600392

3704 N. ROOSEVELT BLVD UNIT 202

KEY WEST, FL 33040

ARCHITECT:
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LICENSE NO. AR97603

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CONSULTANTS:
[SEE PROJECT TEAM ON G1.0](#)

PARCEL ID: 00030900-000108

HARC SUBMISSION

704 CATHERINE ST #8

KEY WEST, FLORIDA 33040

TITLE:
EXISTING
FIRST &
SECOND
FLOOR
PLANS

PROJECT #: 23.46

SHEET:

A2.7

FEB. 26, 2025

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DRAWING SET 1 CONTAINS SCALE DRAWINGS

Architectural floor plan of the existing second floor. The plan shows a central staircase with 'UP' and 'DOWN' directions. To the left is a large 'M. BEDROOM' and a 'DECK'. To the right are two 'BEDROOM's and a 'PASSAGE'. At the bottom center is an 'M. BATH' with a bathtub, toilet, and sink. A 'MECH.' room is located near the center. The plan includes various doors, windows, and closets (CL). Dimensions are provided for the overall footprint and individual rooms. Notes indicate 'EXISTING WOOD RAILING WITH PLANTER BOX' and 'EXISTING NON-HISTORIC JALOUSIE WINDOWS. TYPICAL.'.

N

2

EXISTING SECOND FLOOR PLAN

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

0 4 8 12

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

Architectural floor plan of the existing first floor. The plan shows a large 'LIVING' area, a 'DINING' area, and a 'KITCHEN' with a sink, stove, and refrigerator. A 'SCREENED PORCH' is attached to the front. A 'Porch' is located at the back. The plan includes a 'TOILET', a 'HOT WATER' tank, and a staircase with 'UP' and 'DOWN' directions. Dimensions are provided for the overall footprint and individual rooms. Notes indicate 'EXISTING NON-HISTORIC ALUMINUM EXTERIOR DOORS. TYPICAL.', 'EXISTING NON-HISTORIC, NON-CONTRIBUTING ELEVATED WOOD FRAMED STRUCTURE.', and 'EXISTING NON-HISTORIC WOOD SINGLE HUNG WINDOWS W/ ALUMINUM SHUTTERS. TYPICAL.'.

N

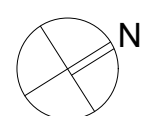
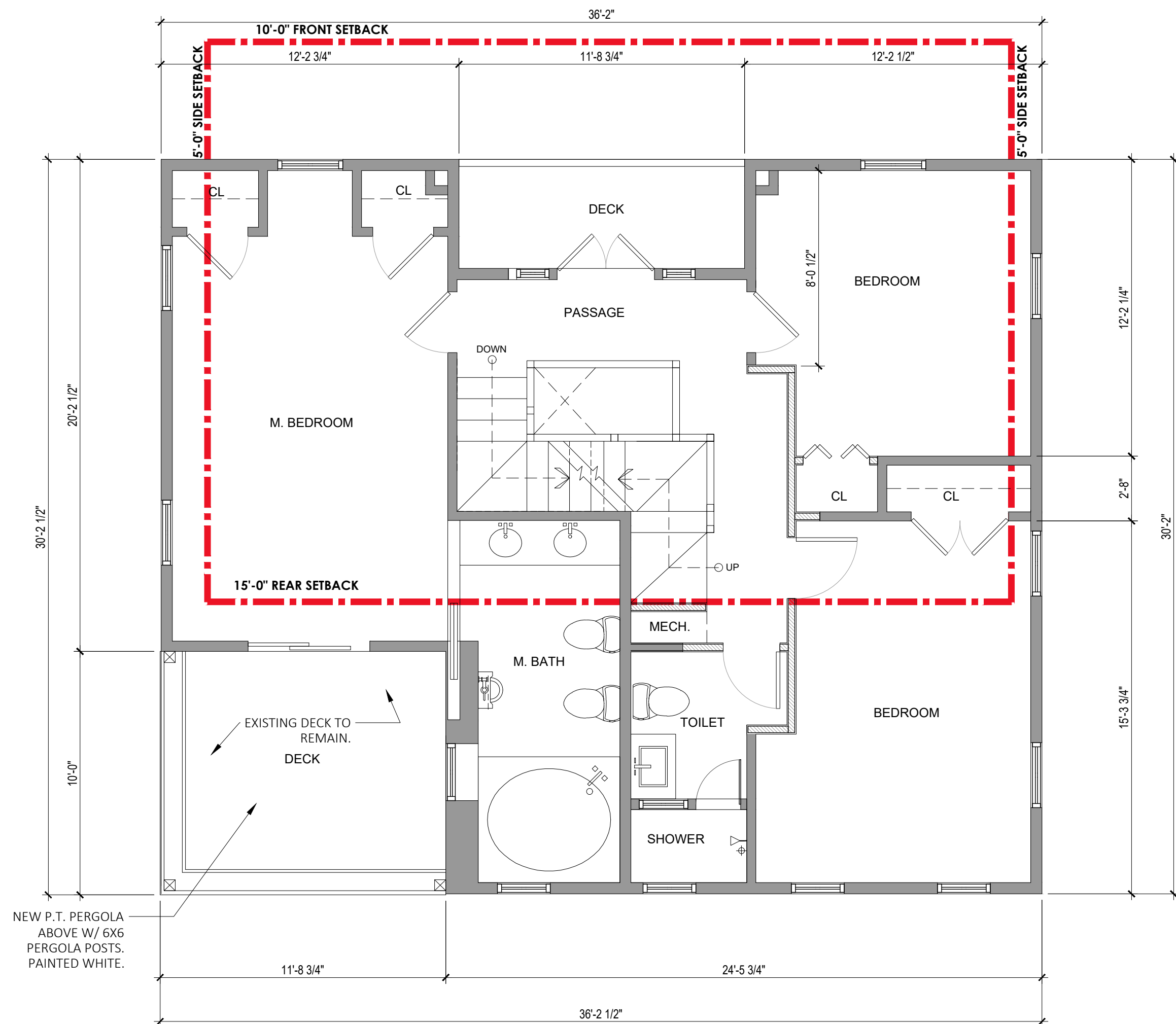
1

EXISTING FIRST FLOOR PLAN

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

0 4 8 12

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



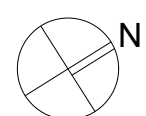
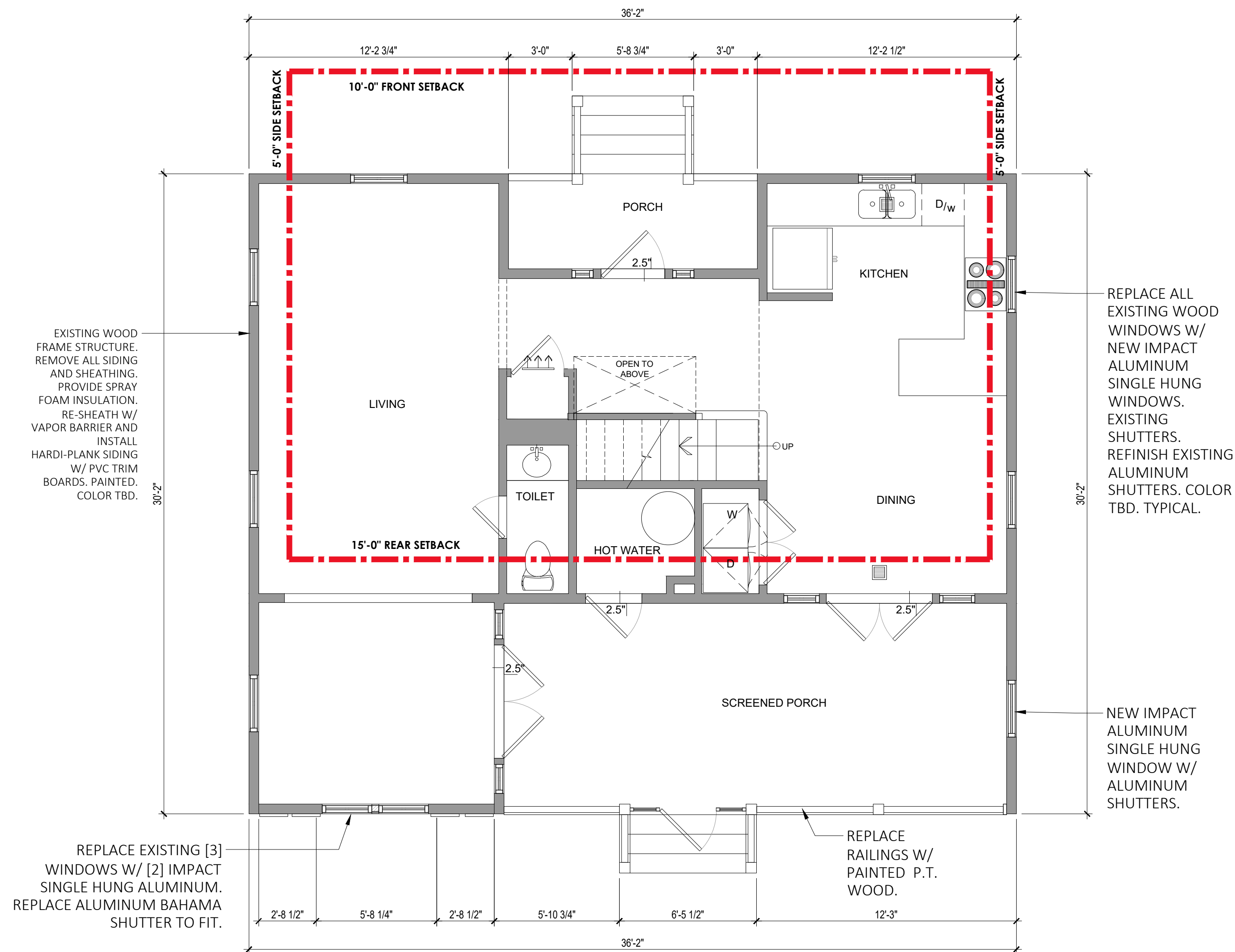
2

PROPOSED SECOND FLOOR PLAN

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



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



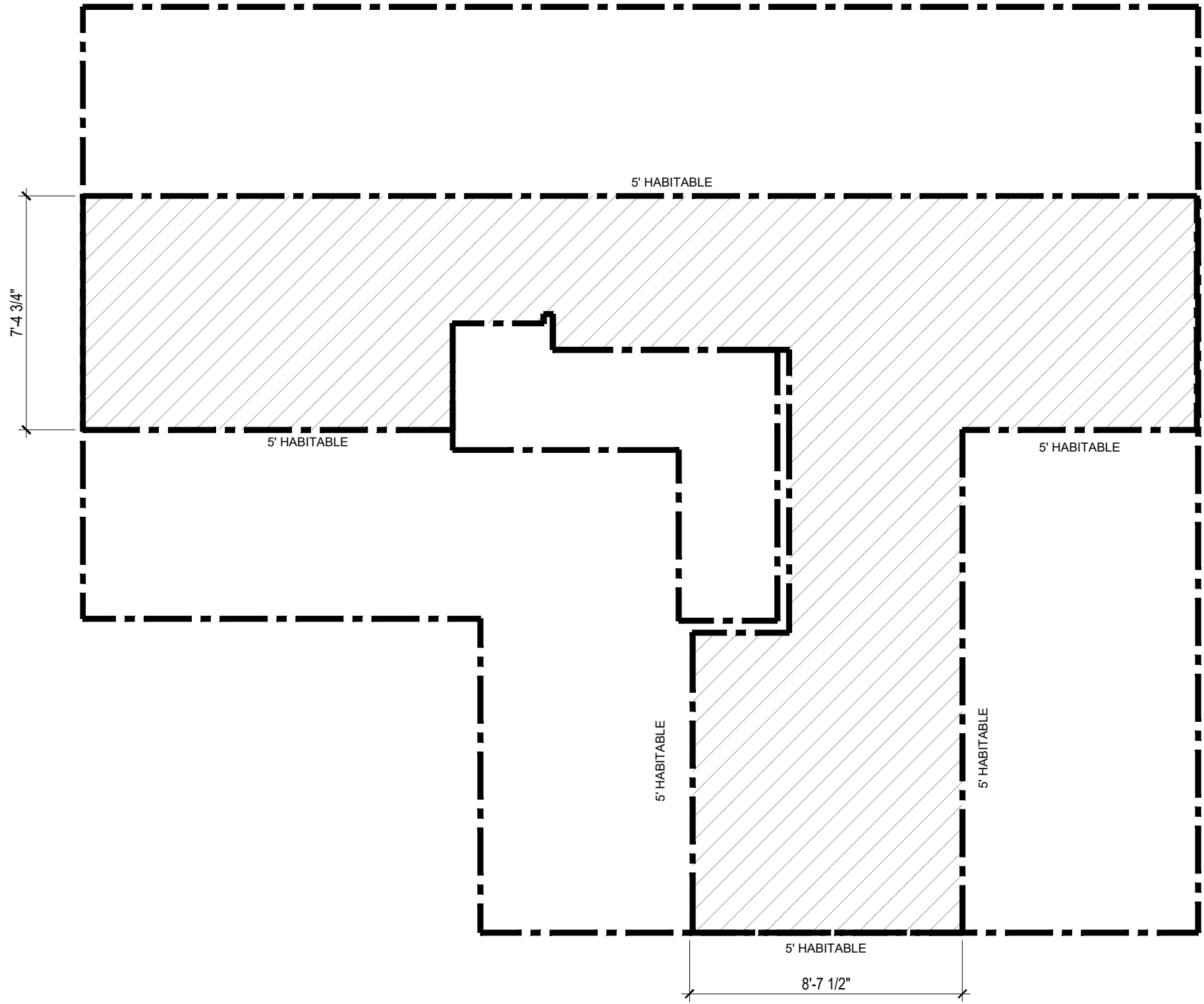
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PROPOSED FIRST FLOOR PLAN

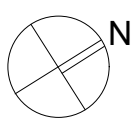
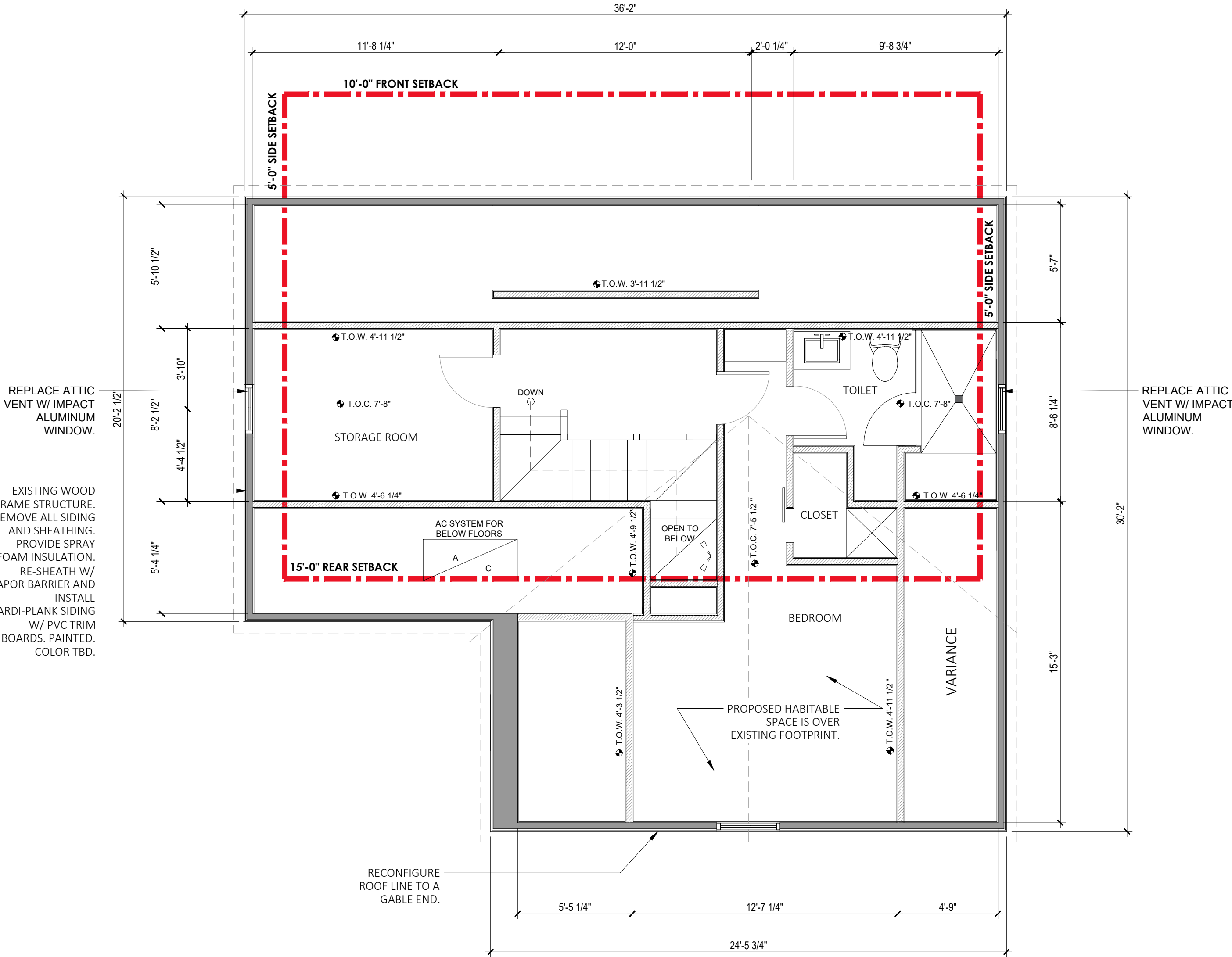
SCALE: 1/4"=1'-0"



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



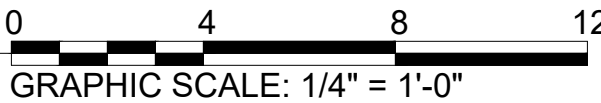
PROPOSED HALF STORY = 40.60% OF THE FLOOR AREA BELOW.



1

PROPOSED HALF STORY FLOOR PLAN

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



A²O

ARCHITECTURE

P: 305.741.7676

E: OFFICE@A2OARCHITECTURE.COM

REG: AA2600392

3754 N. ROOSEVELT BLVD UNIT 202

KEY WEST, FL 33040

ARCHITECT:
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LICENSE NO. AR7603

EXPIRATION DATE: 02/28/27

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CONSULTANTS:
SEE PROJECT TEAM ON G1.0

PARCEL ID: 00030900-000108

HARC SUBMISSION

704 CATHERINE ST #8

KEY WEST, FLORIDA 33040

TITLE:

PROPOSED HALF STORY FLOOR PLAN

PROJECT #: 23.46

SHEET:

A2.3

FEB. 26, 2025

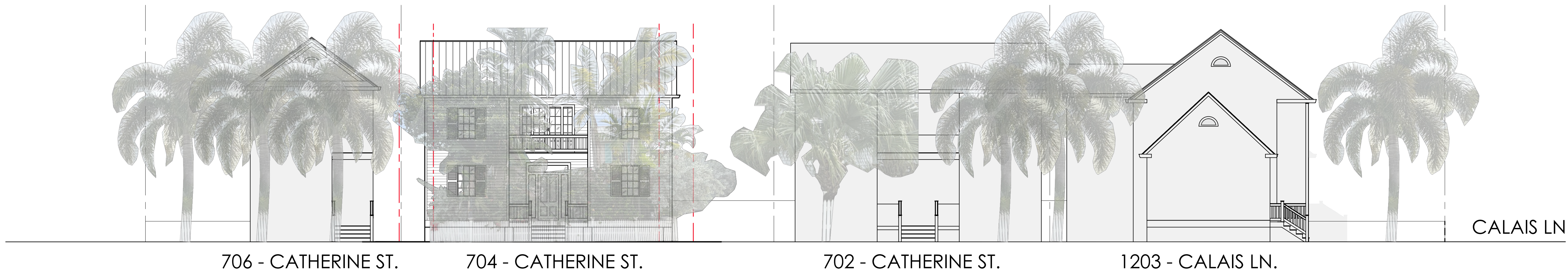
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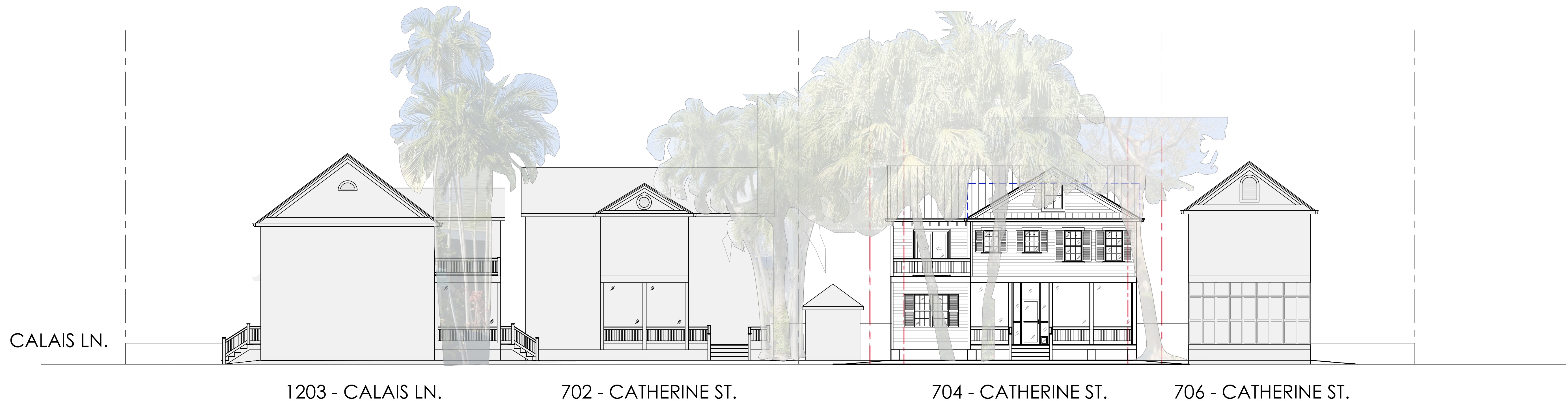
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SCALE: 1/8"=1'-0" GRAPHIC SCALE: 1/8" = 1'-0"



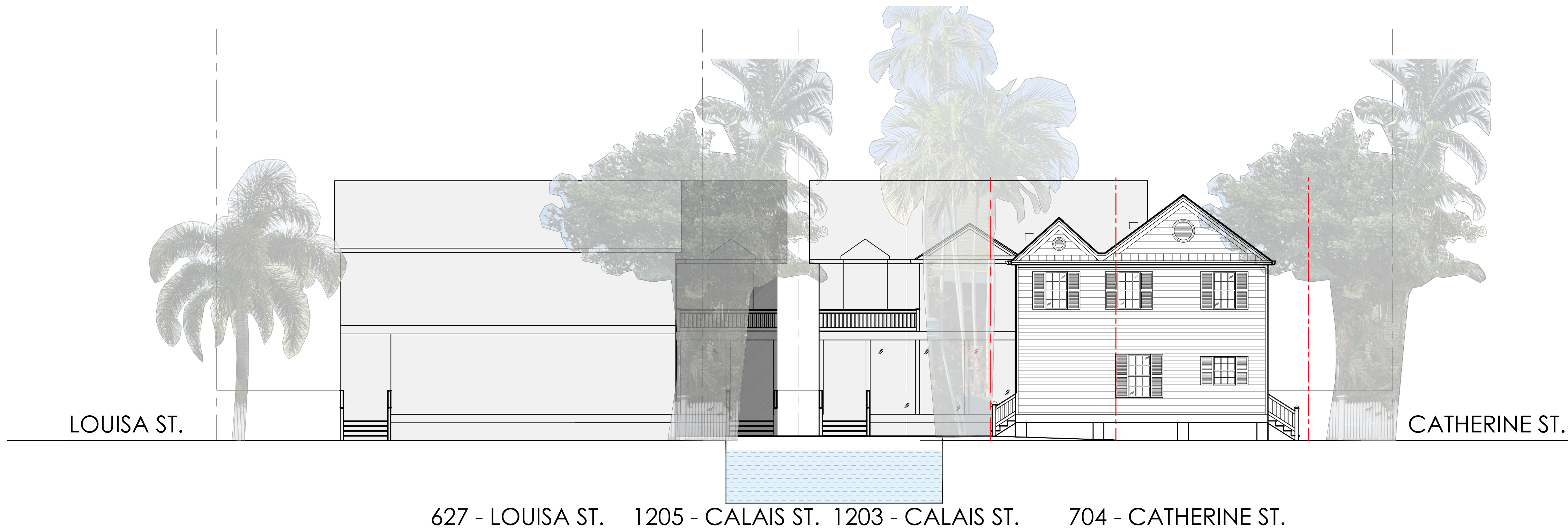
2 EXISTING NEIGHBORHOOD MASSING INTERNAL - INTERNAL COMMON AREAS
SCALE: 1/8"=1'-0" GRAPHIC SCALE: 1/8" = 1'-0"



1 PROPOSED NEIGHBORHOOD MASSING- CATHERINE STREET
SCALE: 1/8"=1'-0" GRAPHIC SCALE: 1/8" = 1'-0"



2 PROPOSED NEIGHBORHOOD MASSING INTERNAL - INTERNAL COMMON AREAS
SCALE: 1/8"=1'-0" GRAPHIC SCALE: 1/8" = 1'-0"



1 EXISTING NEIGHBORHOOD MASSING INTERNAL- CATHERINE STREET
SCALE: 1/8"=1'-0" GRAPHIC SCALE: 1/8" = 1'-0"



2 EXISTING NEIGHBORHOOD MASSING INTERNAL - CATHERINE STREET
SCALE: 1/8"=1'-0" GRAPHIC SCALE: 1/8" = 1'-0"

A2O

ARCHITECTURE

P: 305.741.7676
E: OFFICE@A2OARCHITECTURE.COM
REG. AA2600392
3704 N. ROOSEVELT BLVD UNIT 202
KEY WEST, FL 33040

ARCHITECT:
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AILEEN A. OSBORN, R.A.
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SEE PROJECT TEAM ON G1.0

PARCEL ID: 00030900-000108
HARC SUBMISSION
704 CATHERINE ST #8
KEY WEST, FLORIDA 33040

TITLE:
NEIGHBOR-
HOOD
MASSING
ELEVATIONS

PROJECT #: 23.46

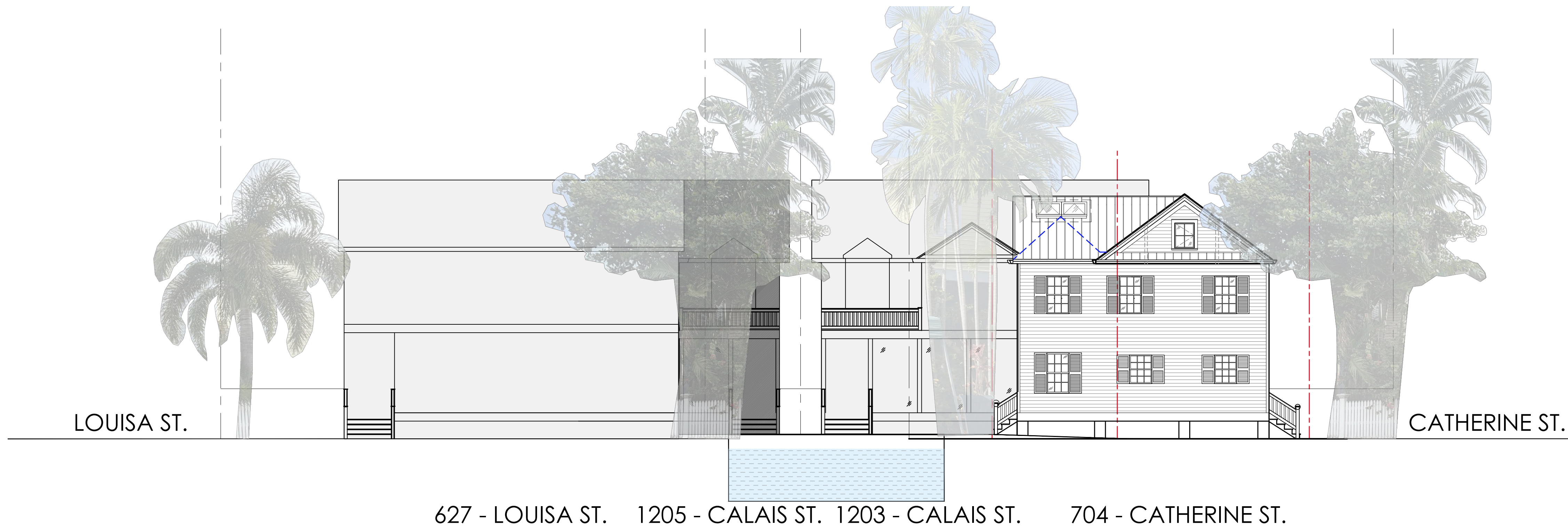
SHEET:

A3.2

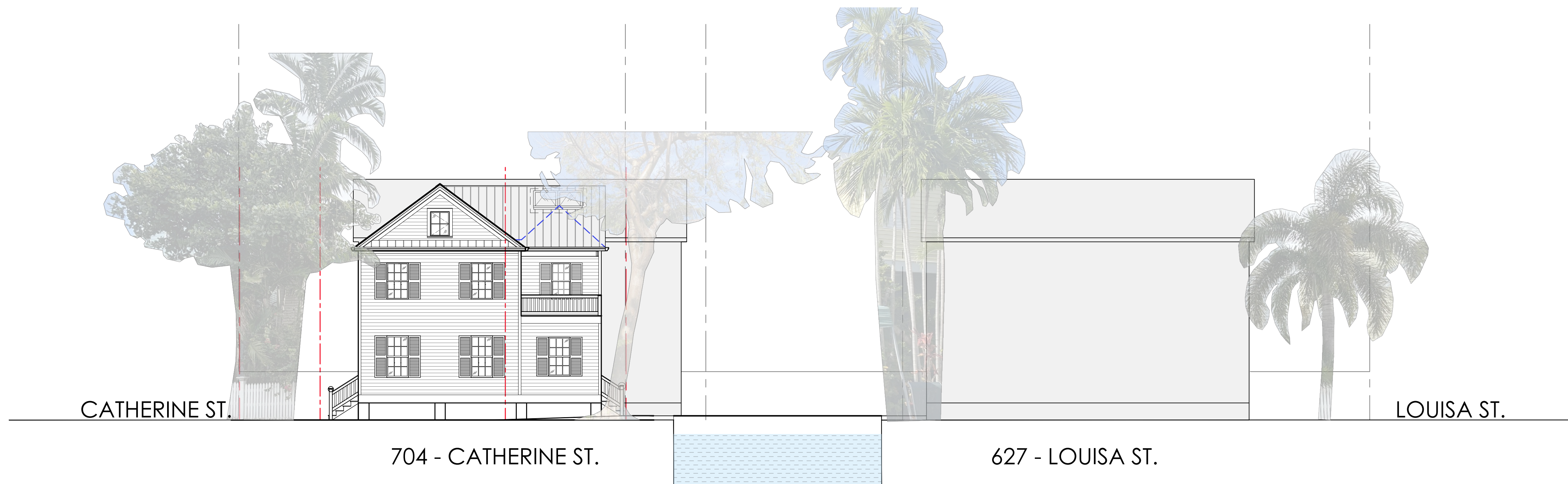
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DRAWING SIZE: 24x36 1/4" (24x36) SCALE: 1/8"=1'-0"



1 PROPOSED NEIGHBORHOOD MASSING INTERNAL- CATHERINE STREET
 SCALE: 1/8"=1'-0" GRAPHIC SCALE: 1/8" = 1'-0"



2 PROPOSED NEIGHBORHOOD MASSING INTERNAL - CATHERINE STREET
 SCALE: 1/8"=1'-0" GRAPHIC SCALE: 1/8" = 1'-0"

A2O

ARCHITECTURE

P: 305.741.7676
 E: OFFICE@A2OARCHITECTURE.COM
 REG. AA2600392
 3704 N. ROOSEVELT BLVD UNIT 202
 KEY WEST, FL 33040

ARCHITECT:
 NOT VALID FOR CONSTRUCTION WITHOUT
 ORIGINAL SIGN AND SEAL

AILEEN A. OSBORN, R.A.
 LICENSE NO. AR76623
 EXPIRATION DATE: 02/28/27

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 ARCHITECT.

CONSULTANTS:
 SEE PROJECT TEAM ON G1.0

PARCEL ID: 00030900-000108
HARC SUBMISSION
 704 CATHERINE ST #8
 KEY WEST, FLORIDA 33040

TITLE:
 NEIGHBOR-
 HOOD
 MASSING
 ELEVATIONS

PROJECT #: 23.46

SHEET:

A3.3

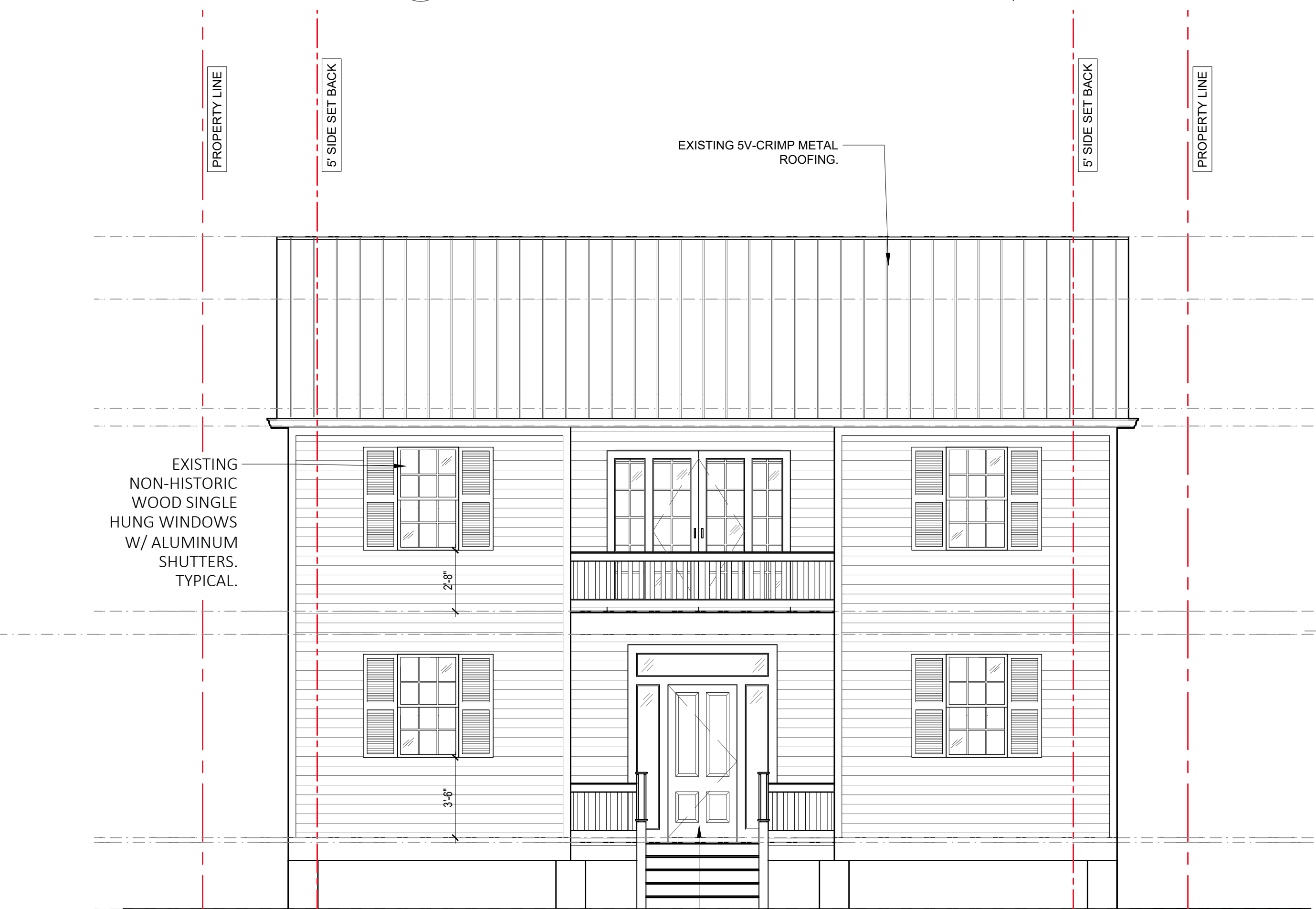
FEB. 26, 2025

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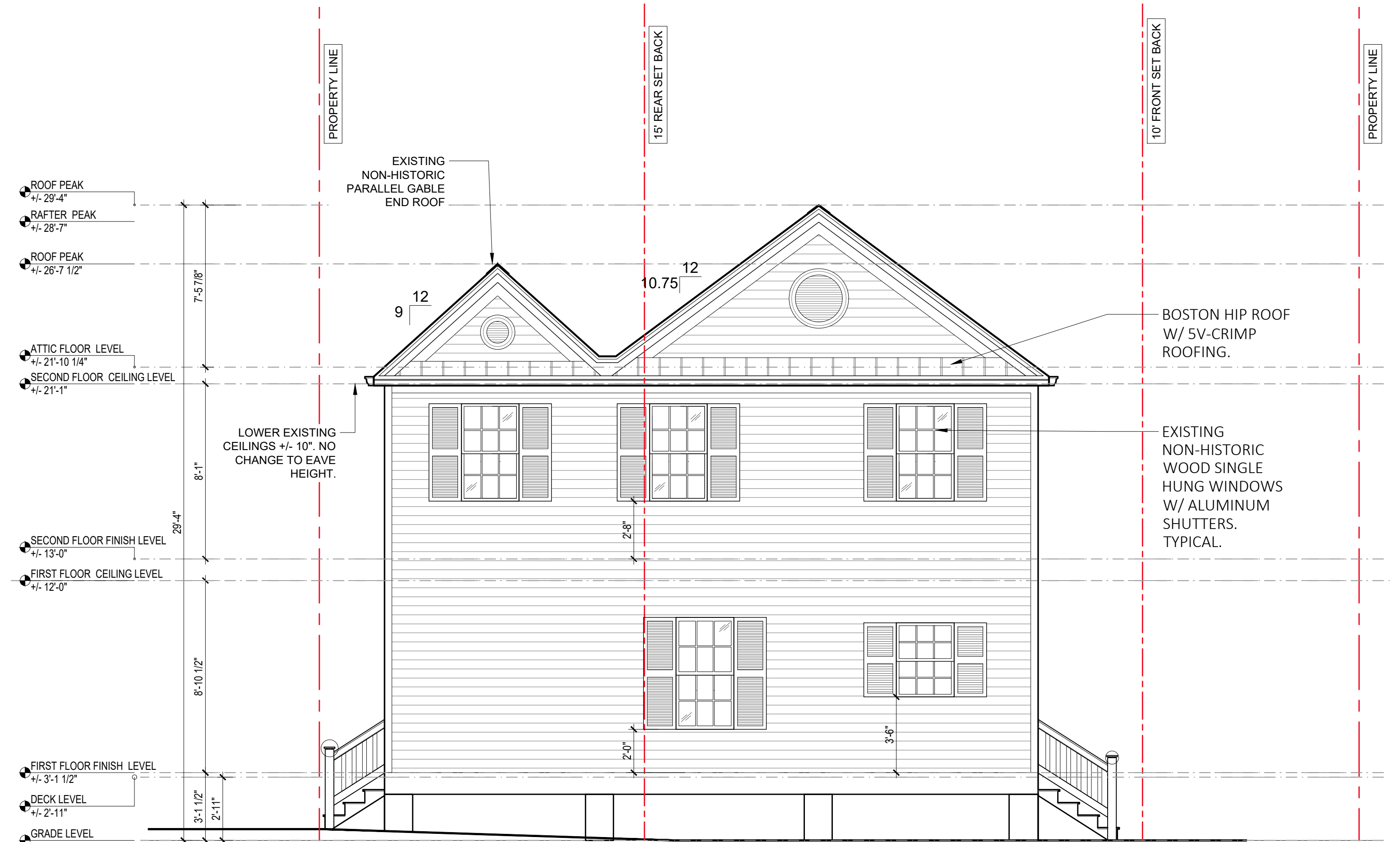
DRAWING SIZE: 24"X36" SCALE: 1/8"=1'-0"

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

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

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

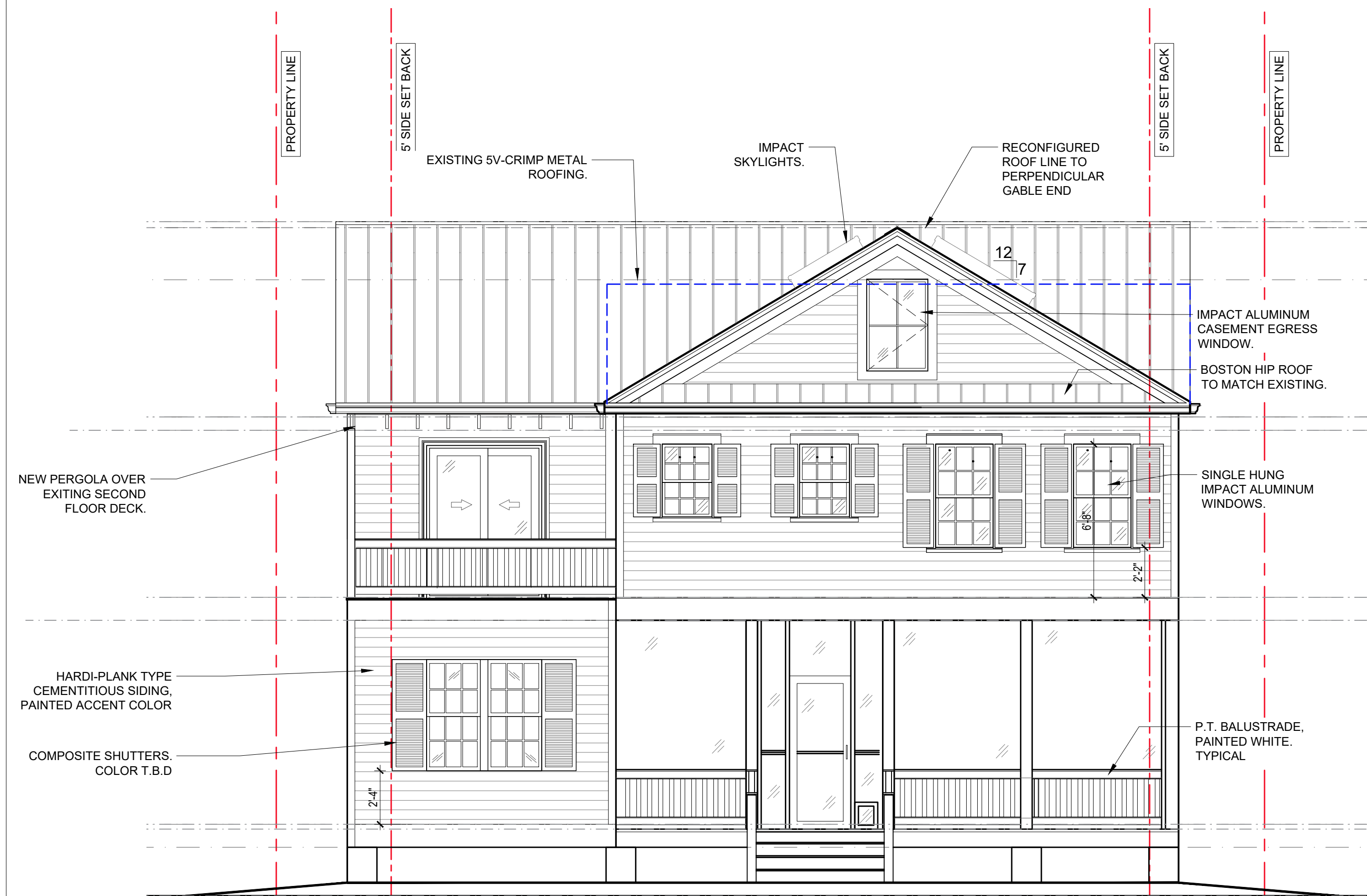
GRAPHIC SCALE: 1/4" = 1'-0"

2 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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

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

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



3 PROPOSED REAR ELEVATION

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

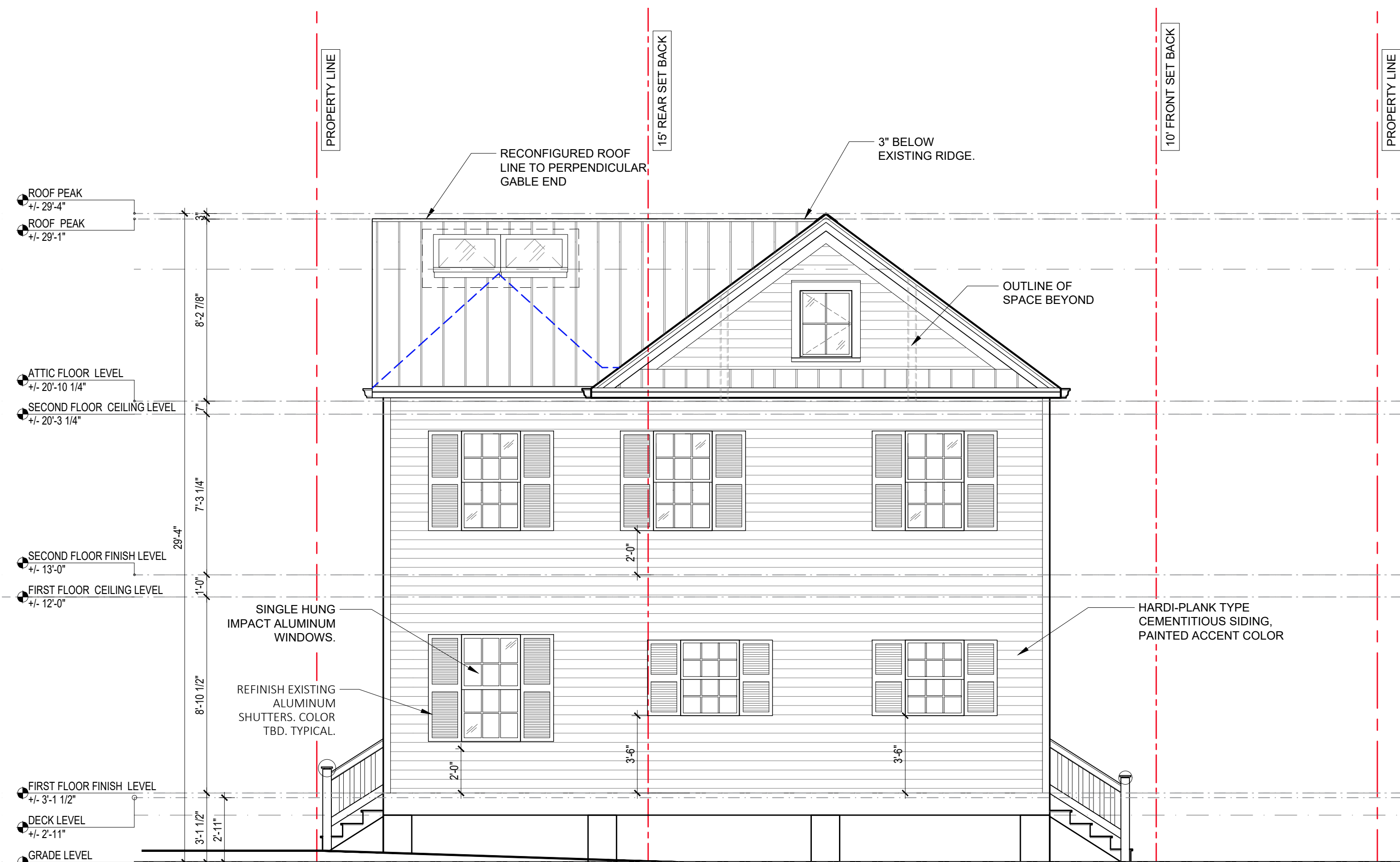
GRAPHIC SCALE: 1/4" = 1'-0"



4 PROPOSED FRONT ELEVATION

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

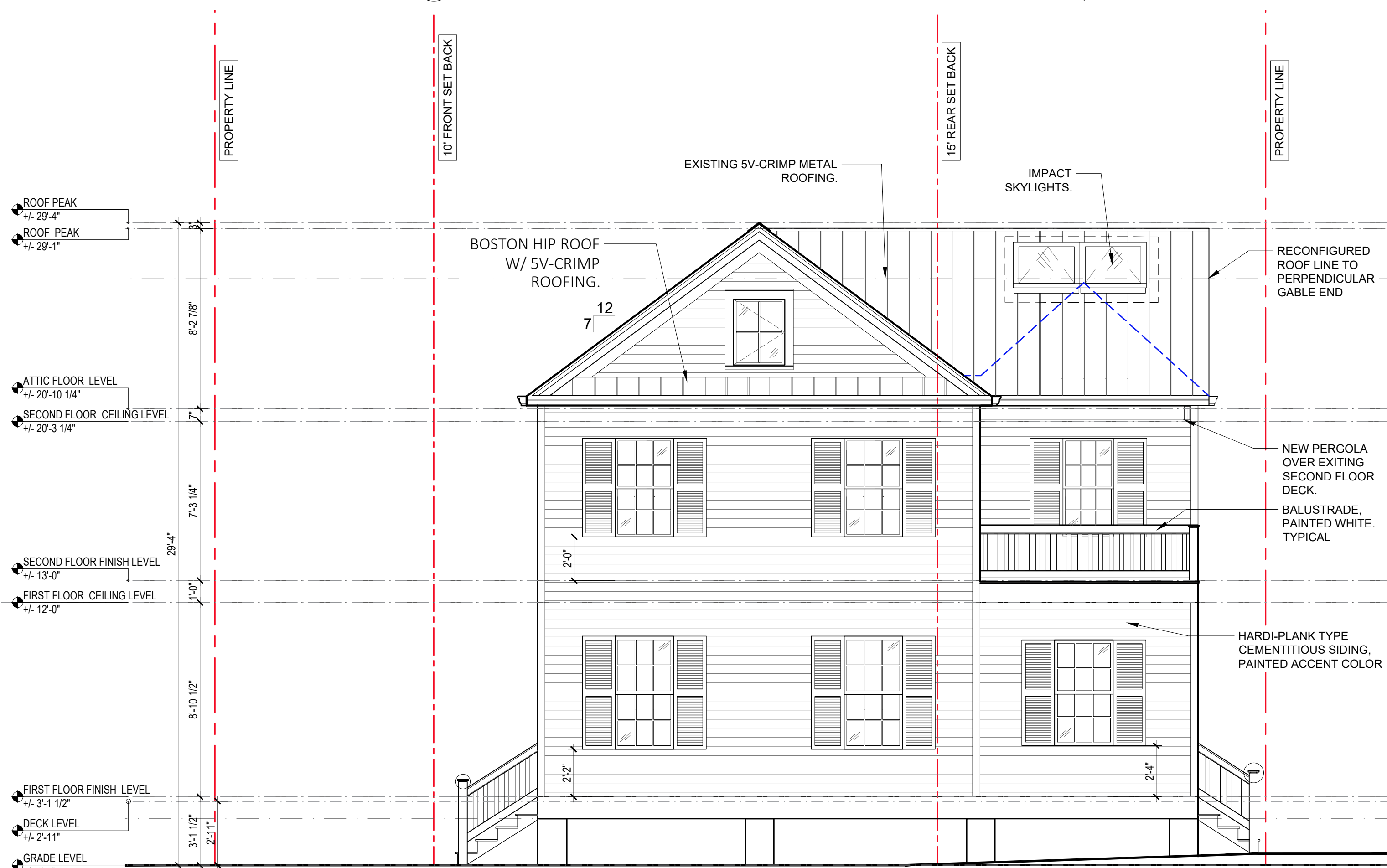
GRAPHIC SCALE: 1/4" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION

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

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



1 PROPOSED LEFT SIDE ELEVATION

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

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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 25, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO NON-HISTORIC HOUSE. NEW PERGOLA AND SKYLIGHTS. RELOCATION OF SOLAR PANELS AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC PARALLEL GABLE END ROOF IN REAR.

#704 CATHERINE STREET

Applicant – A20 Architecture Application #C2025-0003

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared PATRICIA BALOUS, 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:

704 CATHERINE STR. on the 20 day of MAR, 2025

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on MAR 25, 2025

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

The Certificate of Appropriateness number for this legal notice is C2025-0003.

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

Signed Name of Affiant:

Date: 3.20.25

Address: 1012 JOSEPHINE

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of March, 2025.

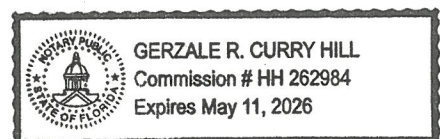
By (Print name of Affiant) Patricia Balous who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill
Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____



PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00030900-000108
Account# 8761694
Property ID 8761694
Millage Group 10KW
Location 704 CATHERINE St 8, KEY WEST
Address
Legal KW PT LOTS 17 & 19 JERGUSON'S SUB PB1-78 PT TR 12 A/K/A UNIT 8
Description GATO VILLAGE G6-573 G11-155 OR694-263 OR1116-1653 OR1264-232 OR2900-1596 OR3063-1135 OR3188-758 OR3188-777 OR3223-1806 OR3233-2046
(Note: Not to be used on legal documents.)
Neighborhood 6110
Property Class COMPOUNDS (0700)
Subdivision Jerguson Sub
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

ANTICH ANTHONY POLLOCK
704 Catherine St
8
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$386,295	\$373,079	\$377,367	\$332,836
+ Market Misc Value	\$2,426	\$2,426	\$2,426	\$2,426
+ Market Land Value	\$953,207	\$596,028	\$596,028	\$451,404
= Just Market Value	\$1,341,928	\$971,533	\$975,821	\$786,666
= Total Assessed Value	\$1,341,928	\$951,866	\$865,333	\$786,666
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,341,928	\$971,533	\$975,821	\$786,666

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$953,207	\$386,295	\$2,426	\$1,341,928	\$1,341,928	\$0	\$1,341,928	\$0
2023	\$596,028	\$373,079	\$2,426	\$971,533	\$951,866	\$0	\$971,533	\$0
2022	\$596,028	\$377,367	\$2,426	\$975,821	\$865,333	\$0	\$975,821	\$0
2021	\$451,404	\$332,836	\$2,426	\$786,666	\$786,666	\$0	\$786,666	\$0
2020	\$449,212	\$310,647	\$2,426	\$762,285	\$762,285	\$0	\$762,285	\$0
2019	\$433,873	\$288,458	\$2,426	\$724,757	\$724,757	\$0	\$724,757	\$0
2018	\$449,212	\$303,251	\$2,296	\$754,759	\$754,759	\$0	\$754,759	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,236.00	Square Foot	0	0

Buildings

Building ID	33918	Exterior Walls	HARDIE BD
Style	2 STORY ELEV FOUNDATION	Year Built	1989
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2160	Roof Type	GABLE/HIP
Finished Sq Ft	1930	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	354	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	16	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	120	0	0
FLA	FLOOR LIV AREA	1,930	1,930	0
OUU	OP PR UNFIN UL	110	0	0
TOTAL		2,160	1,930	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1988	1989	0 x 0	1	336 SF	5
CUSTOM PATIO	1988	1989	3 x 27	1	81 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/5/2023	\$100	Warranty Deed	2424685	3233	2046	11 - Unqualified	Improved		
5/2/2023	\$0	Warranty Deed	2416482	3223	106	19 - Unqualified	Improved		
7/7/2022	\$0	Order (to be used for Order Det. Heirs, Probate in	2386900	3188	777	30 - Unqualified	Improved		
5/4/2020	\$0	Quit Claim Deed	2295532	3063	1135	16 - Unqualified	Improved		
1/5/2018	\$0	Warranty Deed	2163786	2900	1596	30 - Unqualified	Improved		
12/1/1989	\$260,000	Warranty Deed		1116	1653	U - Unqualified	Improved		

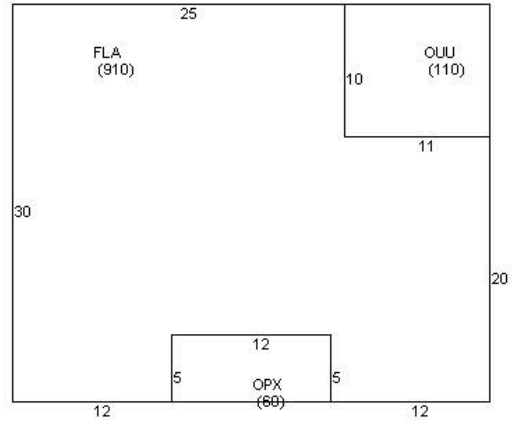
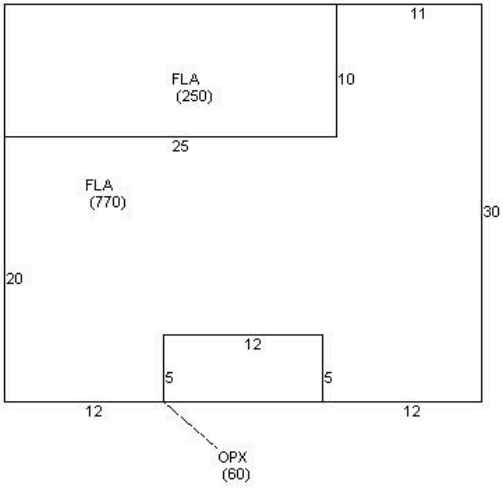
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
14-1129	04/02/2014	Completed	\$0		REMOVE EXISTING MOD ROOF AND REPLACE WITH TPO
14-815	03/13/2014	Completed	\$0		REMOVE RAIL POST AND PLANTER AT REAR DECK INSTALL NEW
05-1108	04/15/2005	Completed	\$1,000	Residential	REPLACE A 6/6 WINDOW.
03-0885	04/30/2003	Completed	\$2,500	Residential	REPAINTED EXTERIOR
9802290	09/01/1998	Completed	\$15,000	Residential	ENCLOSE DECK/ADD PORCH UP

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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

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

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 **SCHNEIDER**
GEOSPATIAL