



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Architectural Preservationist

Meeting Date: July 22, 2025

Applicant: Rob Delaune

Application Number: C2025-0063

Address: 620 Dey Street

Description of Work:

Renovations to historic house. New second story addition above existing rear addition.

Site Facts:

The building under review is a historic and contributing structure within the historic district, constructed 1925 according to Tax Appraiser's data. However, this date could not be confirmed as the property is visible on the 1899 Sanborn Map, but not the 1892 Sanborn Map. This puts the construction date between 1892-1899. The site includes the main two-story frame structure, a one-story frame structure at the rear which has been demolished and was over setbacks, and a pool with surrounding brick decking.

Currently the house sits on piers and is located within an AE-6 flood zone.



Photo of property under review. Monroe County Library.



1-84

10000892

RF 88

Photo of property under review. Real Property Record Card.



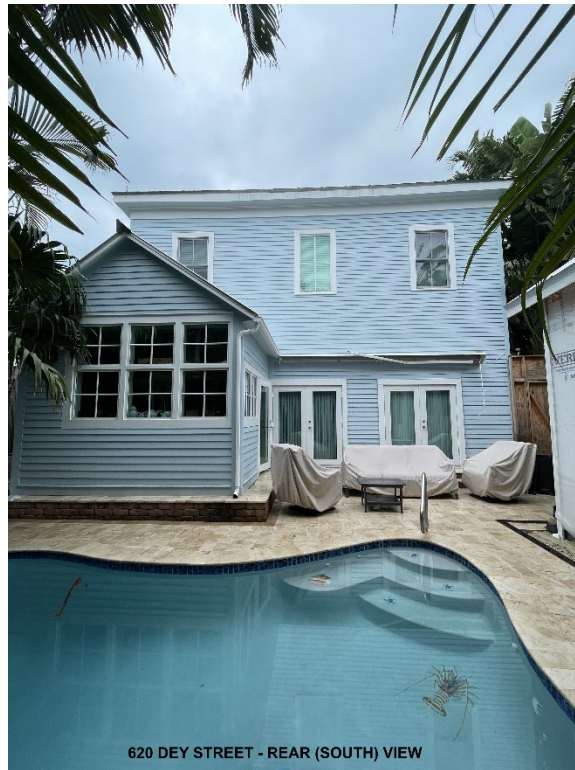
620 DEY STREET - RIGHT (WEST) SIDE FROM REAR

Photo of Property Under Review.



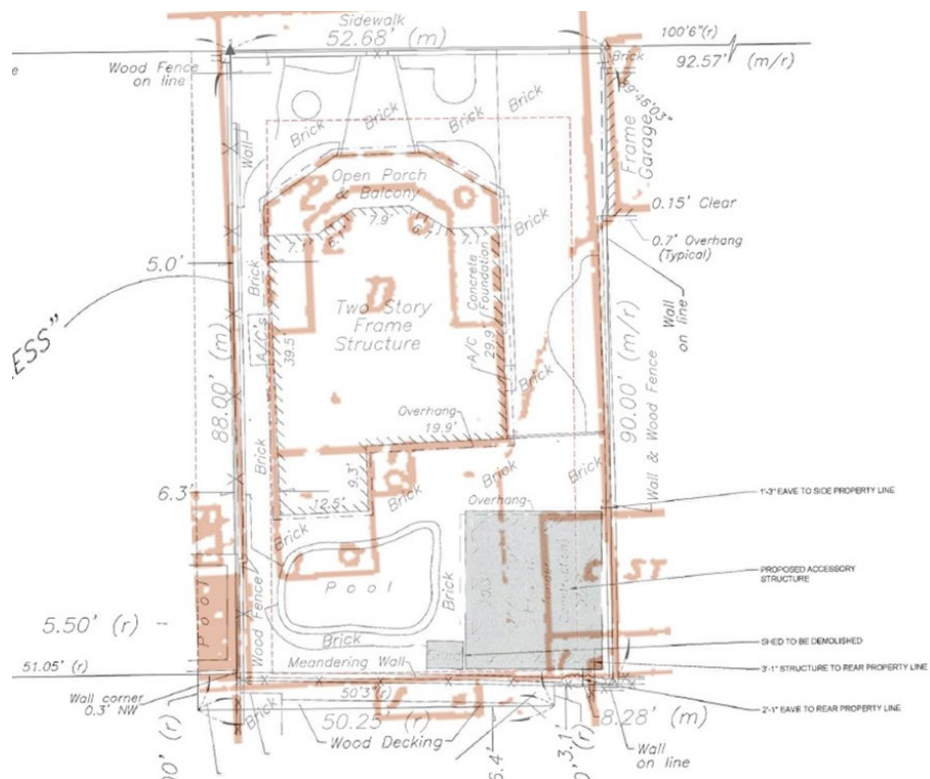
620 DEY STREET - LEFT (EAST) SIDE FROM REAR

Photo of Property Under Review



620 DEY STREET - REAR (SOUTH) VIEW

Photo of Property Under Review



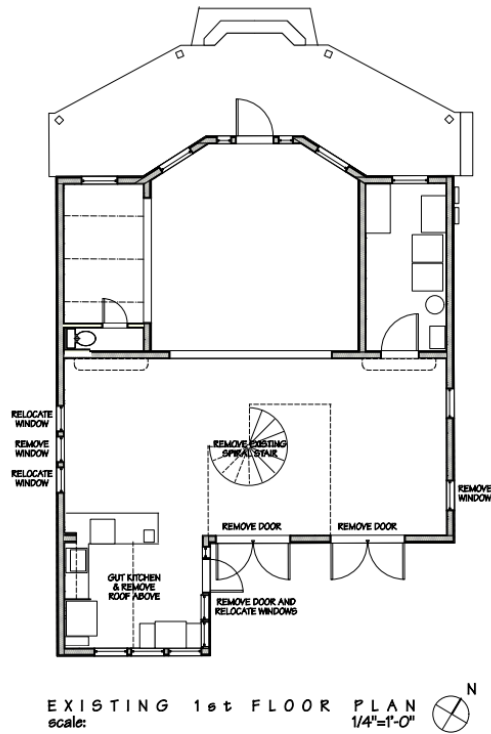
1962 Sanborn Map and Current Survey

Guidelines Cited on Review:

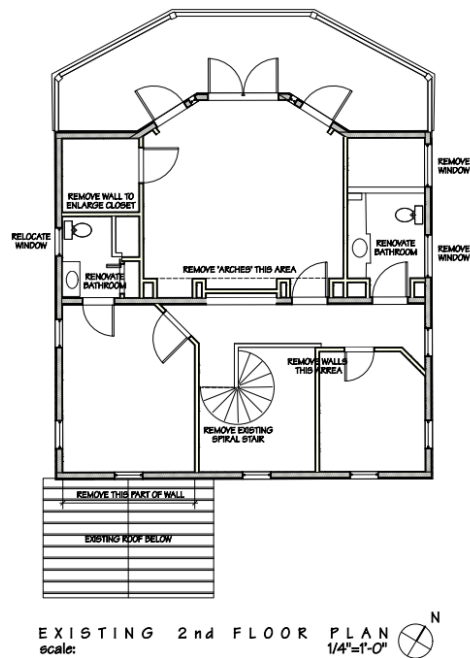
- Guidelines for Roofing (page 26), specifically guidelines 1, 3, 4, and 5.
- Guidelines for Windows (pages 29a-29l), specifically guidelines A (3, 5, and 8), B (1 and 3).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guideline 12.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 13, 14, 17, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, and 33.

Staff Analysis:

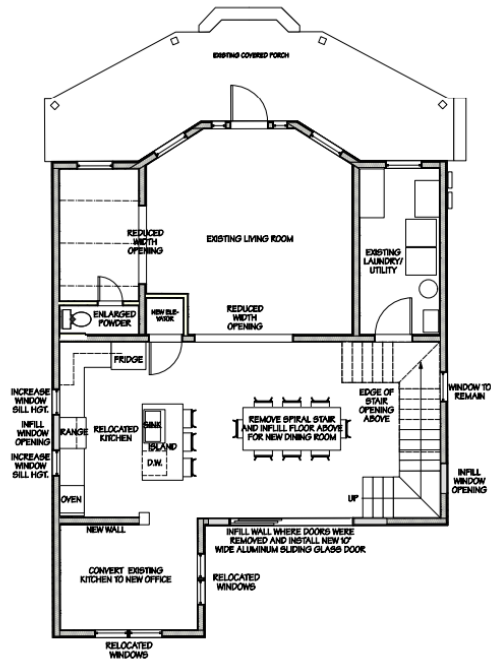
A Certificate of Appropriateness is currently under review for alterations to the contributing historic structure. This includes removing the roof and adding a new second story addition above the existing rear one-story addition. Currently on the rear south, the one-story addition has a 5v-crimp metal roof. There are three 4-over-4 windows under the gable and one 2-over-2 window on the main structure above the addition. The current roof will be replaced and a second story addition will be added. The three 4-over-four windows will be replaced with two 4-over-4-windows. On the first-floor rear of the main structure there are two sliding glass doors. There are two 2-over-2 windows above on the second floor. The two sliding glass door will be replaced with a new three-plane sliding glass door. The existing left side east elevation of the rear addition includes one paired 4-over-4 window and a sliding glass door. The door will be removed and the window will be centered. On the main house, there are multiple windows on both floors. One window will be removed on the first floor. The right side west elevation includes a new second story window on the proposed second story addition. The main portion of the house includes multiple windows on each floor. The triple 4-over-4 window on the first floor will be replaced with a paired 4-over-4 window. All proposed windows will be wood.



Existing 1st Floor Plan

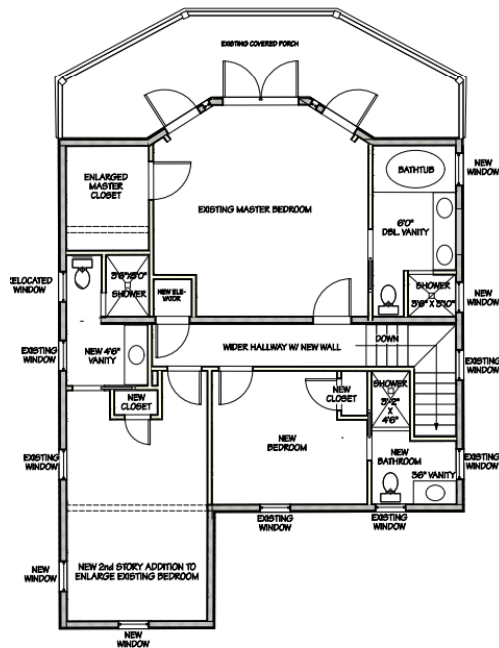


Existing 2nd Floor Plan



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

Proposed 1st Floor Plan



PROPOSED 2nd FLOOR PLAN
scale: 1/4"=1'-0"

Proposed 2nd Floor Plan

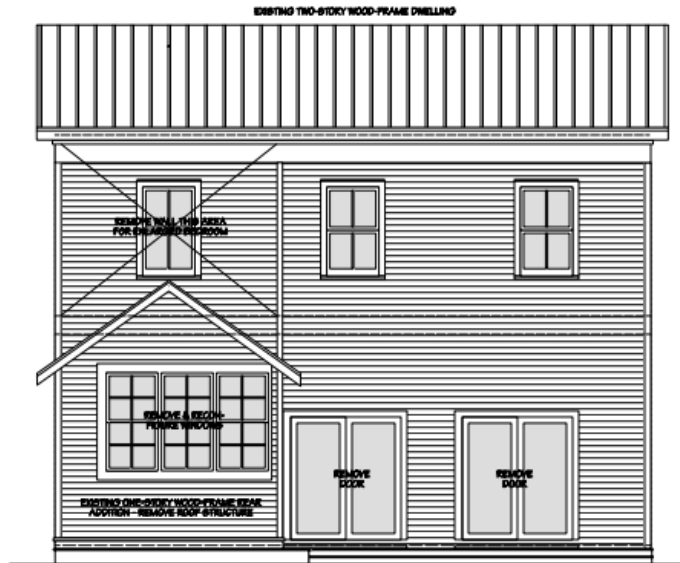


Existing East (Left) Elevation.



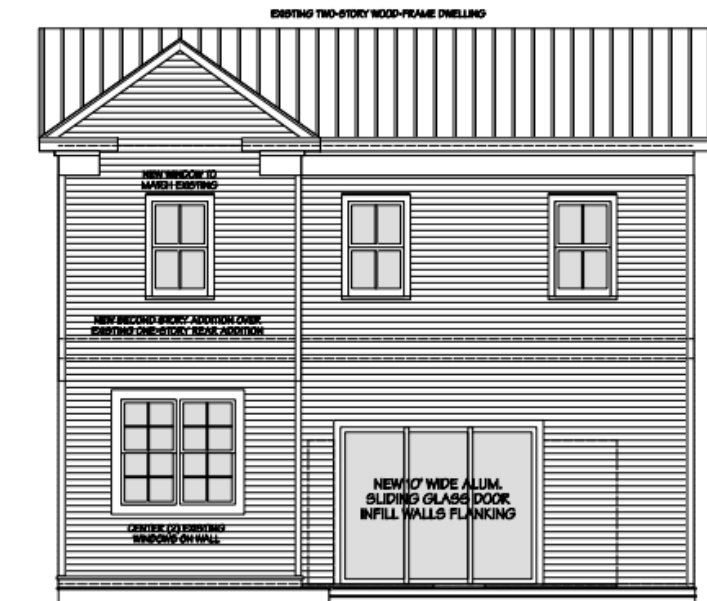
PROPOSED EAST (LEFT SIDE) ELEVATION

Proposed East (Left) Elevation.



EXISTING SOUTH (REAR) ELEVATION
scale: 1/4"=1'-0"

Existing Rear (South) Elevation.



PROPOSED SOUTH (REAR) ELEVATION
scale: 1/4"=1'-0"

Proposed Rear (South) Elevation.



EXISTING WEST (RIGHT SIDE) ELEVATION
scale: 1/4"=1'-0"

Existing West (Right) Elevation.



PROPOSED WEST (RIGHT SIDE) ELEVATION
scale: 1/4"=1'-0"

Proposed West (Right) Elevation.

Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with the existing structure and surrounding context. The proposed new south elevation includes a new second story addition. This addition follows multiple of the Guidelines for Additions including Guideline 6 which states “any proposed addition shall be attached to less public elevations.” This addition is on the rear, which is not visible from the right-of-way. The addition also follows Guideline 11 which states “the addition shall be lower than the original building height.” The height of the proposed second story addition is lower than the main building height. The addition follows Guideline 28 which states “the use of materials in new additions that are incompatible with materials found in the existing building, or that can create chemical reaction or decay to the historic fabric is prohibited.” The addition is using the same materials as the existing house.

On the rear of the main building, there is a newly proposed sliding glass door which follows Guideline 12 of Entrances, Porches, and Doors as it is on a non-visible elevation. All the proposed window opening changes follow Guideline 1 of Windows which states “The addition or alteration of the location or size of original window fenestrations on contributing or historic buildings is not allowed, unless the Historic Architectural Review Commission finds that the alteration will not adversely impact character defining elevations of a building.” All the proposed window location changes on the structure are to center windows on their elevation to be more harmonious with the property.

The rear second story addition also follows the Guidelines for Roofing including Guideline 1 which states “historical roofing materials such as metal shingles should be preserved when possible.” The current roof is 5 v-crimp metal, and the proposed roof will be the same material. The addition also follows Guideline 4 which states “the form and configuration of a roof must not be altered in pitch, design, materials or shape.” The roof of the proposed addition will use the same materials and be the same gable form.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	620 DEY STREET	
NAME ON DEED:	KURT & LINDA GEHRING	PHONE NUMBER 561 722 2712
OWNER'S MAILING ADDRESS:	620 DEY STREET	EMAIL KURT.GEHRING@MYBENTEK.COM
	KEY WEST, FL 33040	
APPLICANT NAME:	ROBERT L DELAUNE ARCHITECT PA	PHONE NUMBER 305 304 4842
APPLICANT'S ADDRESS:	619 EATON STREET, SUITE 1	EMAIL ROBDELAUNE@BELLSOUTH.NET
	KEY WEST, FL 33040	
APPLICANT'S SIGNATURE:		DATE 6/21/25

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:
REMOVE ROOF @ EXISTING REAR ADDITION AND CONSTRUCT NEW 2nd FLOOR ADDITION W/ NEW GABLE ROOF; MODIFY DOORS AND WINDOWS @ EAST, SOUTH, AND WEST SIDES
MAIN BUILDING:
REMOVE ROOF @ EXISTING REAR ADDITION AND CONSTRUCT NEW 2nd FLOOR ADDITION W/ NEW GABLE ROOF; MODIFY DOORS AND WINDOWS @ EAST, SOUTH, AND WEST SIDES
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
REMOVE EXISTING GABLE ROOF @ 1-STORY REAR ADDITION

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:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
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 #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	620 DEY STREET
PROPERTY OWNER'S NAME:	KURT & LINDA GEHRING
APPLICANT NAME:	ROBERT L DELAUNE ARCHITECT PA

*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	Kurt Gehring June 23, 2025 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
DEMO EXISTING GABLE ROOF @ EXISTING 1-STORY REAR ADDITION

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):</p> <p>(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:</p> <p style="padding-left: 20px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> <p>THE PROPOSED DEMO IS OF A MINOR ROOF FORM AT THE REAR OF THE HISTORIC STRUCTURE</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="padding-left: 20px;">(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.</p> <p>THE HISTORIC STRUCTURE IS SIGNIFICANT IN ITS OVERALL, SEMI-UNIQUE FORM (A 'TWIN' OF THE BETTER-KNOWN 'CALVIN KLEIN' HOUSE), BUT THE ROOF FORM IN QUESTION IS A MINOR, NON-CHARACTER DEFINING ELEMENT, AND IT IS LOCATED AT THE REAR OF THE STRUCTURE AND NOT VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY</p>

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.

IT IS NOT

(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.

SAME ANSWER AS ABOVE

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

SAME ANSWER AS ABOVE

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

SAME ANSWER AS ABOVE

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

SAME ANSWER AS ABOVE

(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.

SAME ANSWER AS ABOVE

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

SAME ANSWER AS ABOVE

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,

SAME ANSWER AS ABOVE

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.

SAME ANSWER AS ABOVE

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

SAME ANSWER AS ABOVE

(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.

SAME ANSWER AS ABOVE

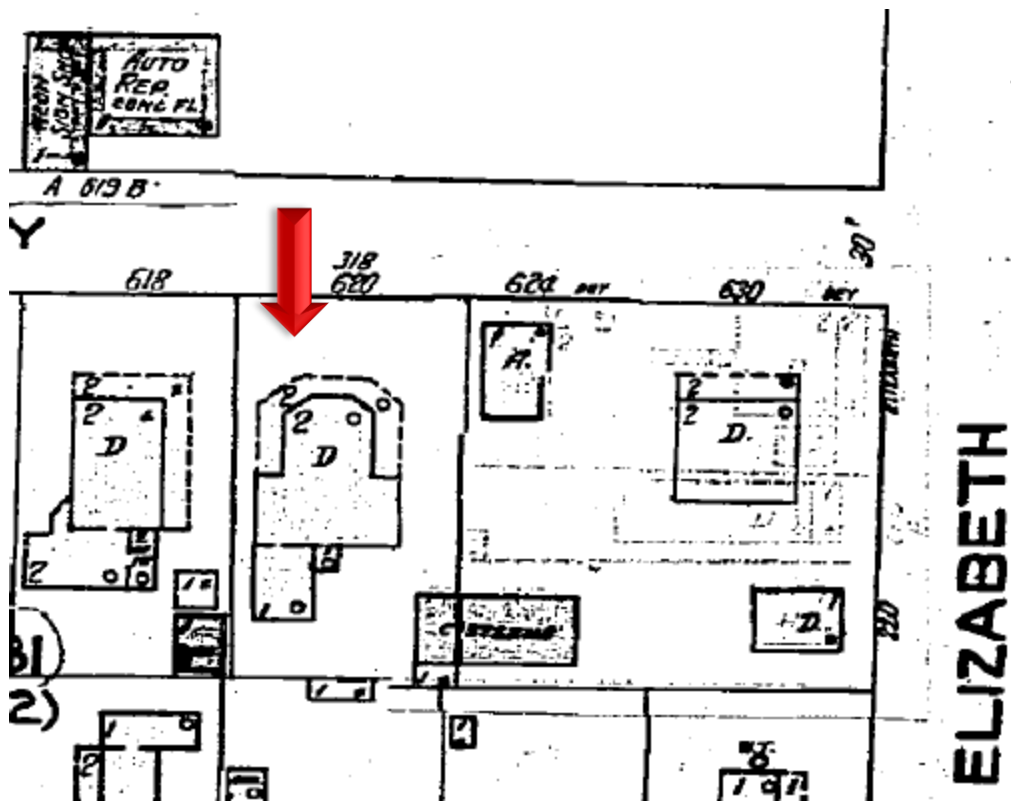
(4) Removing buildings or structures that would otherwise qualify as contributing.

SAME ANSWER AS ABOVE

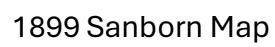
SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map



PROJECT PHOTOS



620 DEY STREET - LEFT (EAST) SIDE FROM REAR



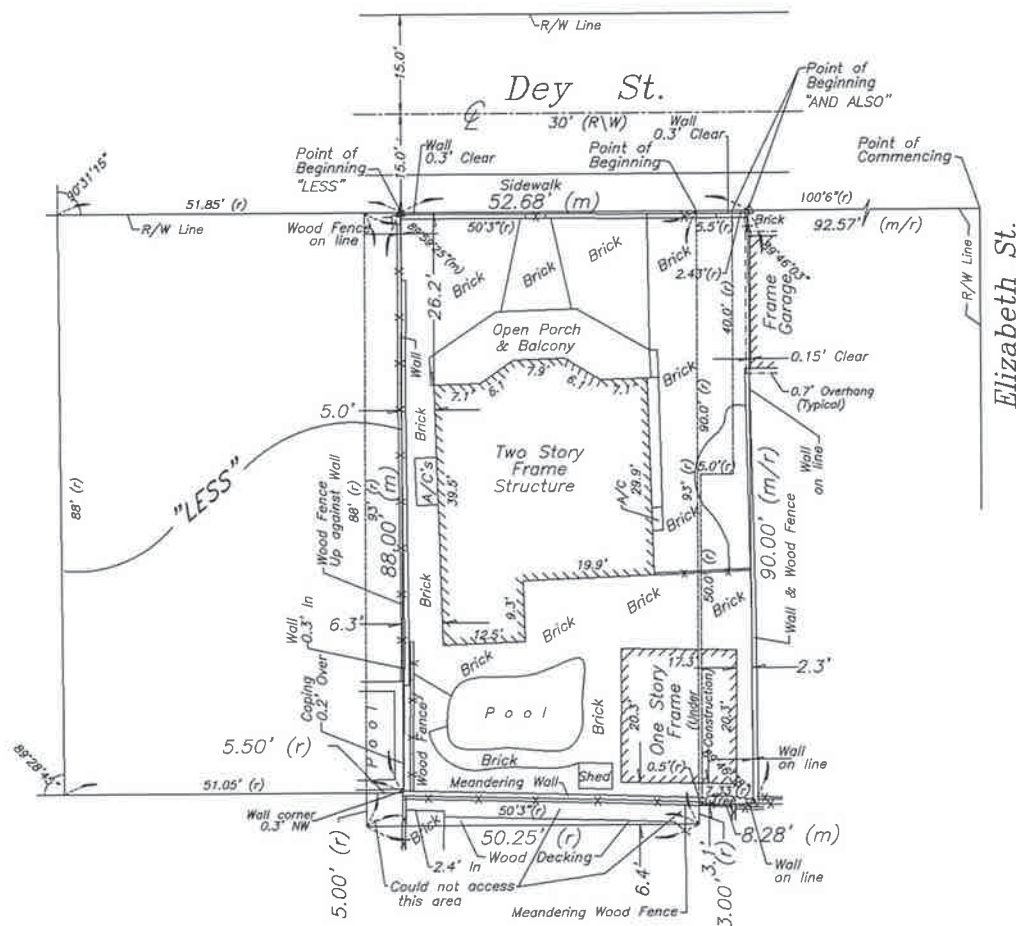
620 DEY STREET - RIGHT (WEST) SIDE FROM REAR



620 DEY STREET - REAR (SOUTH) VIEW

SURVEY

Boundary Survey Map of part of Lot 1, Square 12 Island of Key West, FL



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

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

Sheet One of Two Sheets

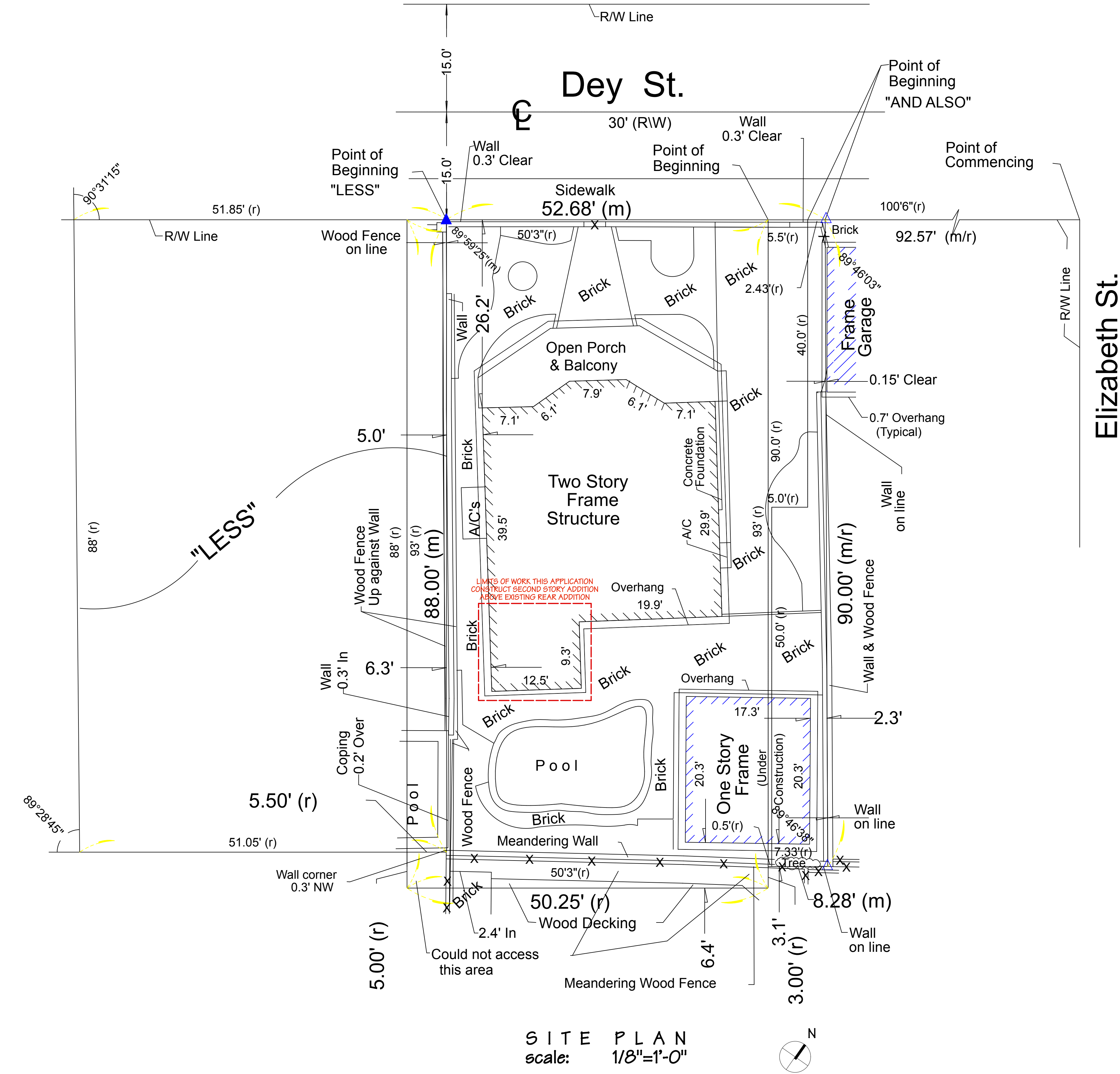
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

PROPOSED DESIGN



SITE PLAN
scale: 1/8"=1'-0"

BASED ON A BOUNDARY SURVEY MAP BY PREPARED BY
J. LYNN O'FLYNN PROFESSIONAL SURVEYOR AND MAPPER
DATED MAY 24, 2012 AND LAST UPDATED DECEMBER 19, 2024

GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and with all applicable laws, ordinances, and codes of the City of Key West, Florida.
- Verify all field conditions prior to submitting a bid.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall be provide gradual grades and slopes. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground, unless otherwise noted.
- Drawings and specifications are complimentary. Refer to all sheets of the drawings and applicable sections of the specifications for interfaces of work with that of other trades.
- After completion of construction, remove all debris and construction equipment. Restore site to original condition.

ALL WORK DEPICTED IN THESE DOCUMENTS SHALL CONFORM TO THE FLORIDA BUILDING CODE (2020 EDITION) AND THE NATIONAL ELECTRICAL CODE (LATEST EDITION) AND ALL CODES AND ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

SITE DATA:

LOT AREA: 4922 S.F.
LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)
FEMA FLOOD ZONE: AE-6 (N/A, HISTORIC STRUCTURE)

	ALLOWED/ REQUIRED	EXISTING	PROPOSED
BLDG. COVERAGE:			
PRIMARY STRUCTURE:		1367 S.F.	1367 S.F.
ACCESSORY STRUCTURE:		351	351
CONCRETE WALLS:		171	171
A/C UNITS:		23	23
TOTAL:	1969 S.F. (40%)	1938 S.F. (39.4%)	1938 S.F. (39.4%)
IMPERVIOUS SURFACE RATIO:			
IMPERVIOUS BLDG. AREA:		604 S.F.	604 S.F.
BRICK/STONE WALKS/PATIOS:		1700	1700
POOL:		295	295
CONCRETE WALL:		171	171
A/C UNITS:		23	23
TOTAL IMPERVIOUS:	2963 S.F. (60%)	2799 S.F. (56.9%)	2799 S.F. (56.9%)

	ALLOWED/ REQUIRED	EXISTING	PROPOSED
NON-OPEN SPACE:			
NON-IMPERVIOUS BLDGS:		1134 S.F.	1134 S.F.
IMPERVIOUS:		2799	2799
TOTAL NON-OPEN:		3933 S.F.	3933 S.F.
OPEN SPACE:	1528 S.F. (35%)	989 S.F. (20.1%)	989 S.F. (20.1%)
HEIGHT:	30'	30' +/-	30' +/-
SETBACKS (PRIMARY STRUCTURE):			
FRONT:	10'	15'	15'
R. SIDE:	5'	5'	5'
L. SIDE:	5'	15'	15'
REAR:	15'	22'	22'

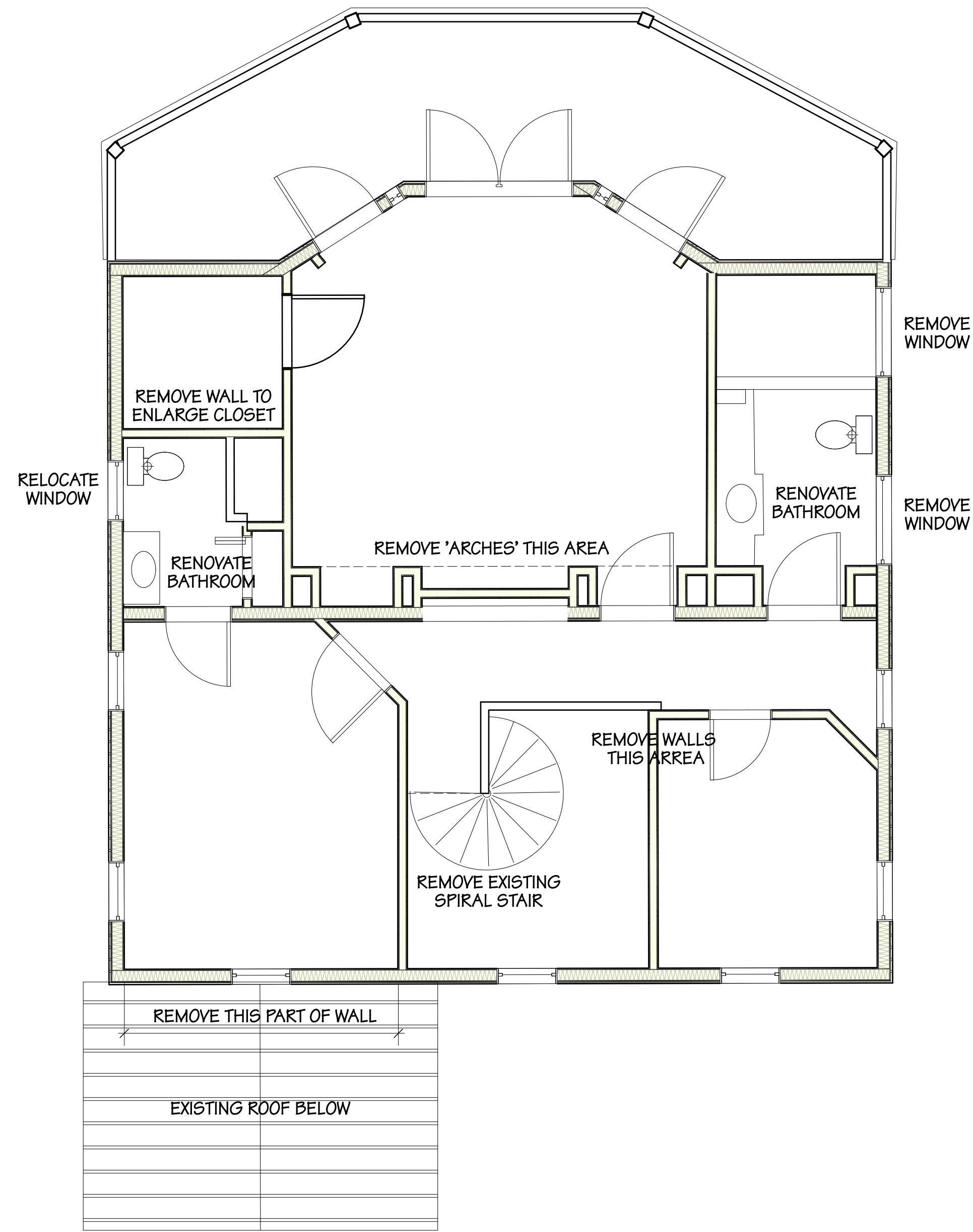
Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

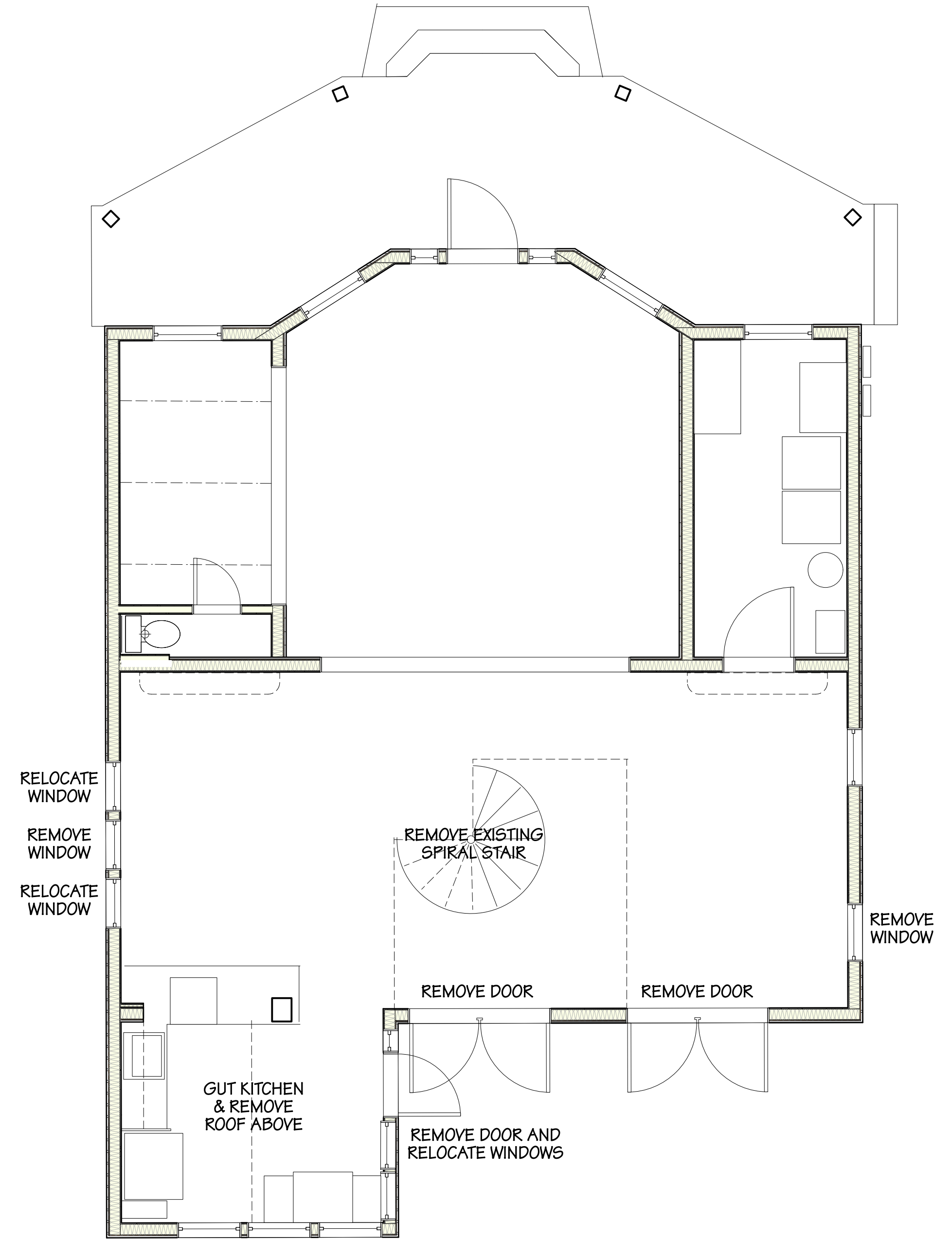
sheet
1
of
5

20 JUNE 2025

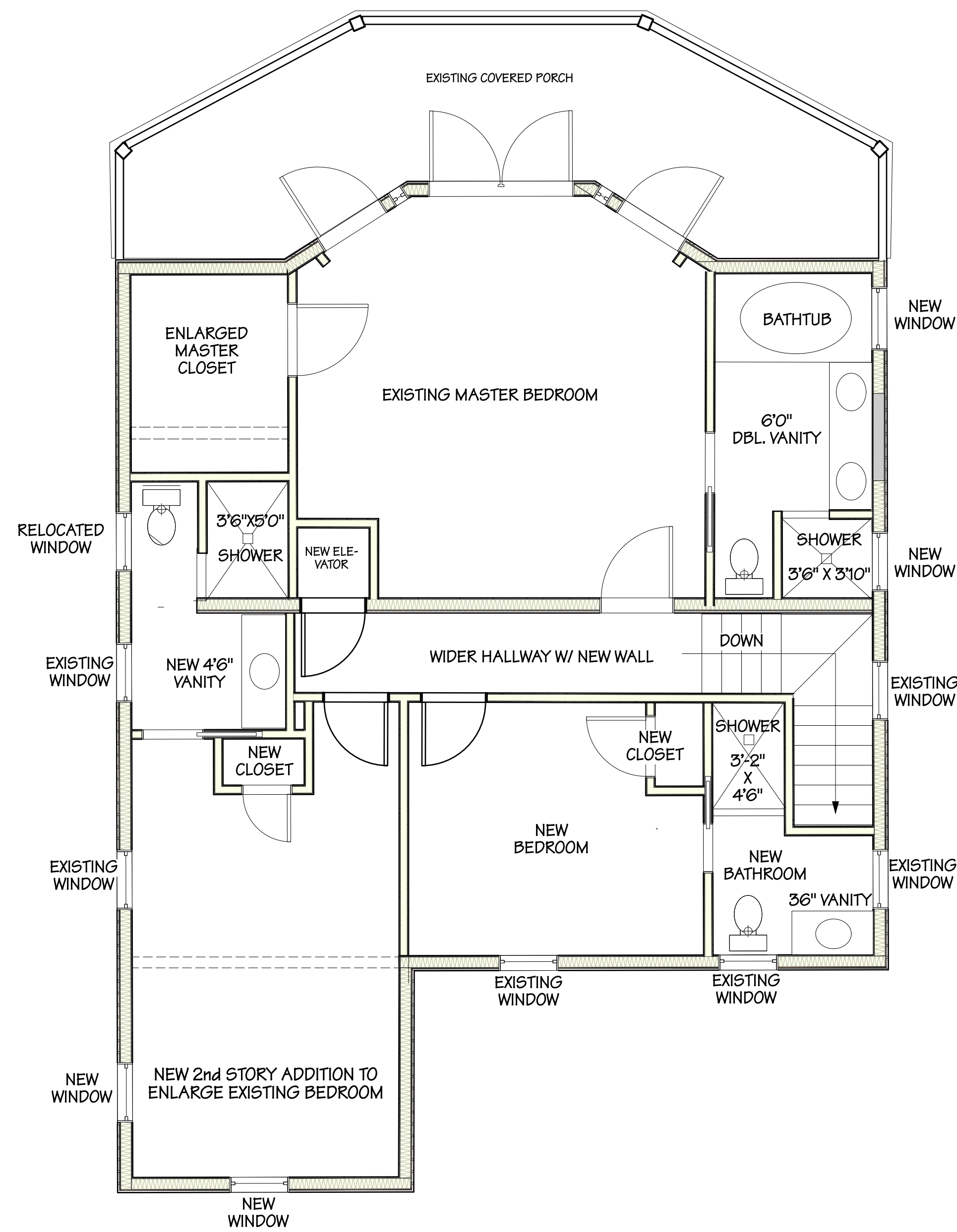
renovations to
620 DEY STREET
KEY WEST, FLORIDA



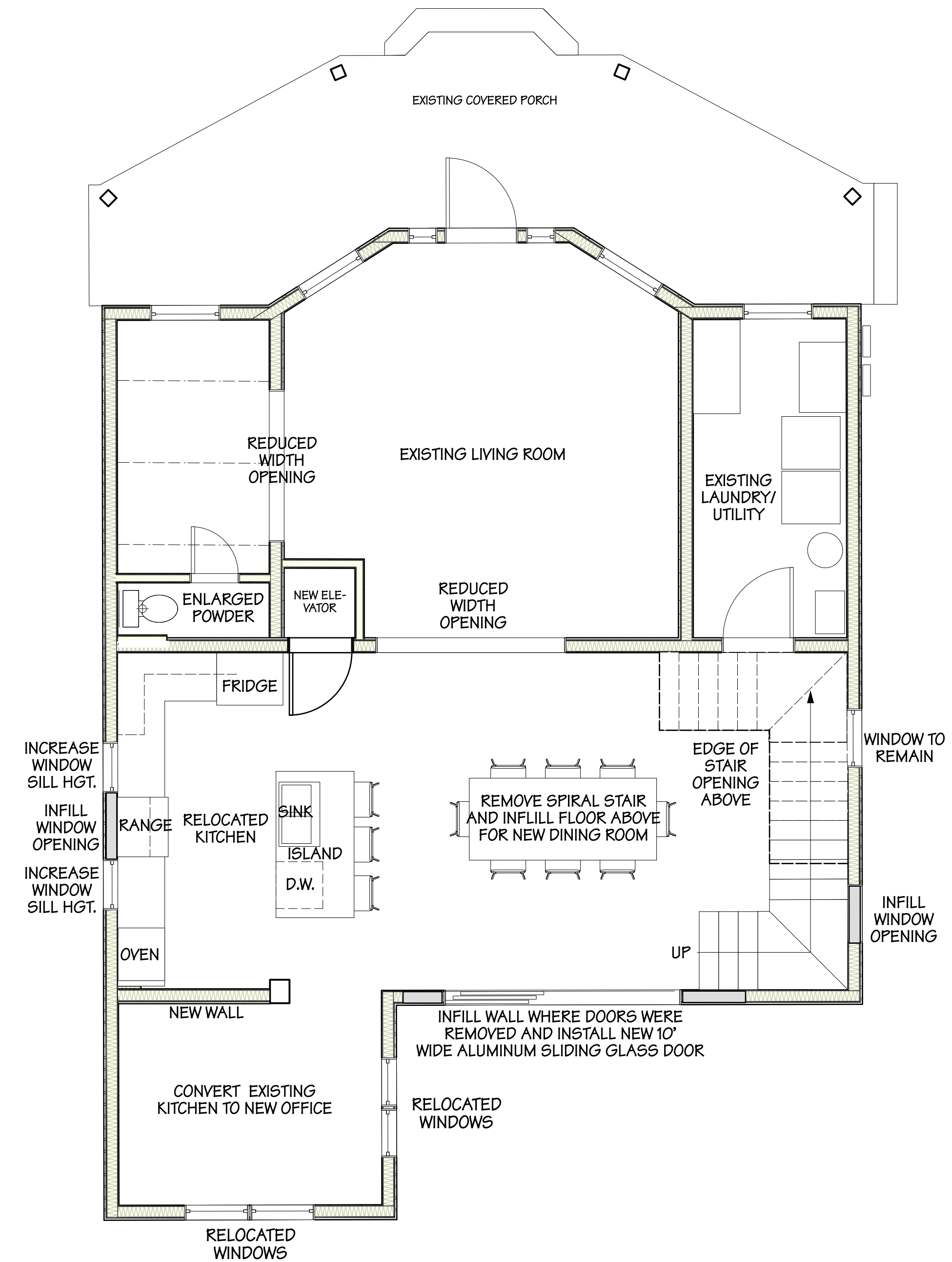
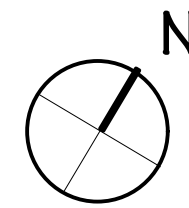
EXISTING 2nd FLOOR PLAN
scale: 1/4"=1'-0"



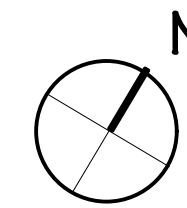
EXISTING 1st FLOOR PLAN
scale: 1/4"=1'-0"



PROPOSED 2nd FLOOR PLAN
scale: 1/4"=1'-0"



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



renovations to
620 DEY STREET
KEY WEST, FLORIDA

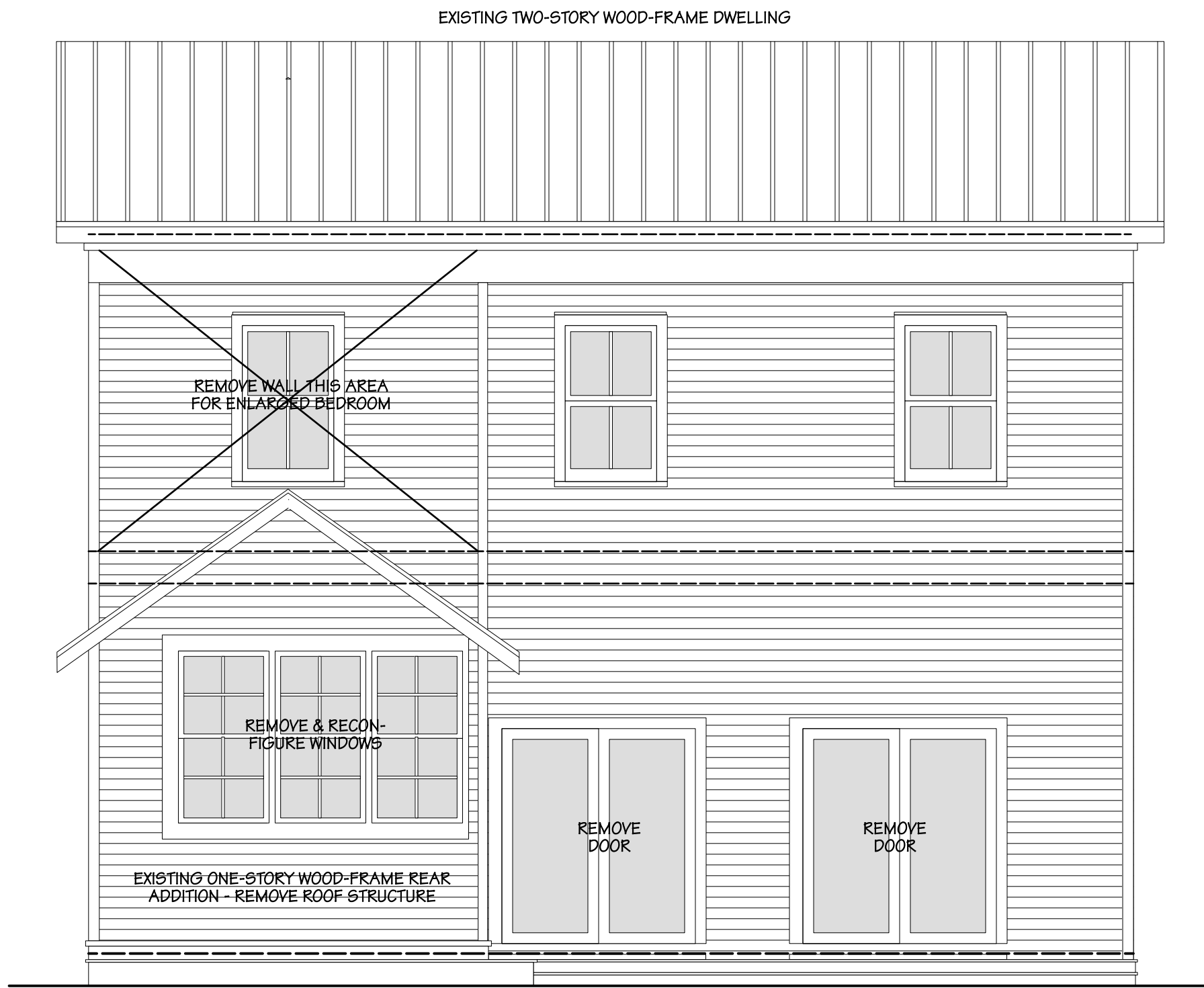
Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594



EXISTING EAST (LEFT SIDE) ELEVATION
scale: 1/4"=1'-0"



NORTH (FRONT) ELEVATION
scale: 1/4"=1'-0"
NO WORK THUIS ELEVATYION



EXISTING SOUTH (REAR) ELEVATION
scale: 1/4"=1'-0"



EXISTING WEST (RIGHT SIDE) ELEVATION
scale: 1/4"=1'-0"

renovations to
620 DEY STREET
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594



PROPOSED EAST (LEFT SIDE) ELEVATION
scale: 1/4"=1'-0"



EXISTING/PROPOSED NORTH (FRONT) ELEVATION
scale: NO WORK THIS ELEVATION 1/4"=1'-0"

EXTERIOR FINISH NOTES:
EXTERIOR FINISH MATERIALS (EXISTING & NEW) SHALL BE AS FOLLOWS:
- SIDING: 1/2 x 6 P.T. PINE
- TRIM: 1" x 4" NOM. WIDTH PVC
- WINDOWS, WOOD
- SLIDING GLASS DOOR: ALUMINUM
- ROOFING: 'GALVALUME' V-CRIMP



PROPOSED SOUTH (REAR ELEVATION
scale: 1/4"=1'-0"



PROPOSED WEST (RIGHT SIDE) ELEVATION
scale: 1/4"=1'-0"

renovations to
620 DEY STREET
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. July 22, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE. NEW SECOND STORY
ADDITION ABOVE EXISTING REAR ADDITION. PARTIAL
DEMOLITION OF EXISTING HISTORIC REAR SAWTOOTH AND
REAR SECOND STORY WALL ON MAIN STRUCTURE**

#620 DEY STREET

Applicant – Rob Delaune Application #C2025-0063

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 ROBERT DELAUNE, 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:

420 DEY STREET on the 14TH day of JULY, 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 JULY 22, 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 12025-0063

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

Signed Name of Affiant:

Robert L. DeLaune
Date: 7/15/25
Address: 619 EATON ST #1
City: KEY WEST, FL
State, Zip: 33040

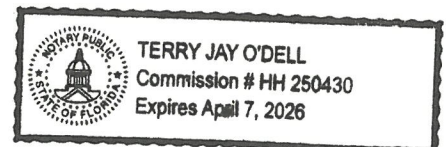
The forgoing instrument was acknowledged before me on this 15 day of July, 2025.

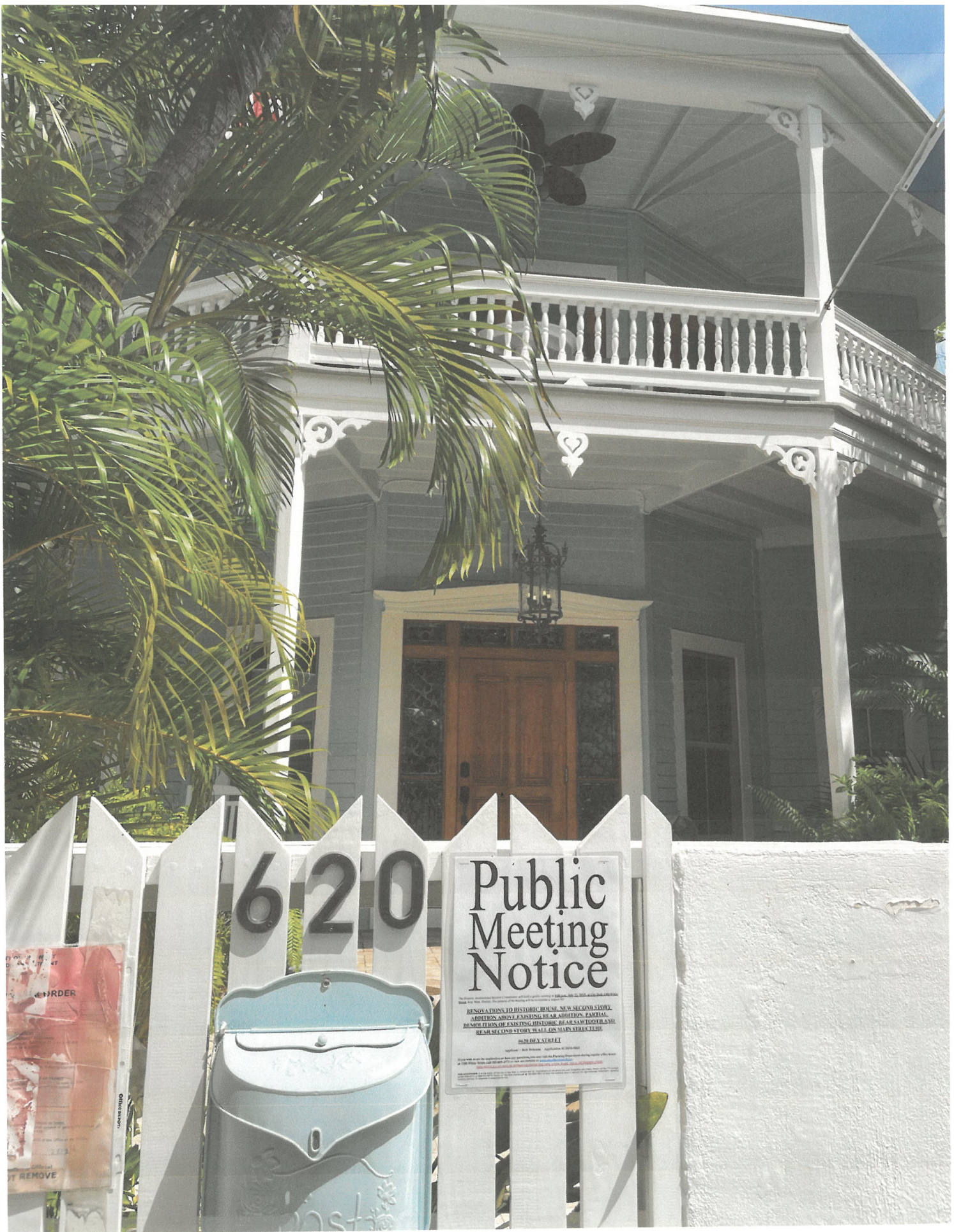
By (Print name of Affiant) Robert DeLaune who is personally known to me or has produced ID as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Terry O'Dell
Print Name: Terry O'Dell

Notary Public - State of Florida (seal)
My Commission Expires: April 7, 2026





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Public Meeting Notice

The Historic Preservation Board (HPB) is a public agency created by Ordinance 10-01, which was adopted by the City of Honolulu on October 1, 2010. The HPB is responsible for the preservation and protection of the historic resources of the City of Honolulu.

RESOLUTION TO HISTORIC PRESERVE, NEW SECOND STREET, ADDITION AND EXISTING REAR ADDITION, PARTIAL DEMOLITION OF EXISTING HISTORIC BARN AND BARN, BY A SECOND STORY WALL ON MARSH STREET

MARSH STREET

Resolution - Public Meeting - September 10, 2010

It is recommended that the Board approve the Resolution to Historic Preserve, New Second Street, Addition and Existing Rear Addition, Partial Demolition of Existing Historic Barn and Barn, by a Second Story Wall on Marsh Street, on September 10, 2010.

At 1:00 PM, the Board will hold a public meeting to discuss the Resolution to Historic Preserve, New Second Street, Addition and Existing Rear Addition, Partial Demolition of Existing Historic Barn and Barn, by a Second Story Wall on Marsh Street.

The public meeting will be held at the City of Honolulu, Department of Planning and Economic Development, 1500 Ala Moana Boulevard, Suite 100, Honolulu, HI 96813.

The public meeting will be held on September 10, 2010, at 1:00 PM.

The public meeting will be held in the City of Honolulu, Department of Planning and Economic Development, 1500 Ala Moana Boulevard, Suite 100, Honolulu, HI 96813.

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620



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. July 27, 2025, at City Hall, 1200 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE, NEW SECOND STORY ADDITION ABOVE EXISTING REAR ADDITION, PARTIAL DEMOLITION OF EXISTING HISTORIC REAR SAWTOOTH AND REAR SECOND STORY WALL ON MAIN STRUCTURE

#620 DEV STREET

Applicant - Rob DeLoose Application #C2025-0063

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1200 White Street, call 305-886-3973 or visit our website at www.keywestfla.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 305-886-4177 or 305-886-6778 (Voice) or the ADA Coordinator at 305-886-1812 at least five business days in advance for high language interpretation, assistive listening devices, or materials in accessible format.

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. July 22, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE. NEW SECOND STORY
ADDITION ABOVE EXISTING REAR ADDITION. PARTIAL
DEMOLITION OF EXISTING HISTORIC REAR SAWTOOTH AND
REAR SECOND STORY WALL ON MAIN STRUCTURE**

#620 DEY STREET

Applicant -- Rob Delaune Application #C2025-0063

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

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

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

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

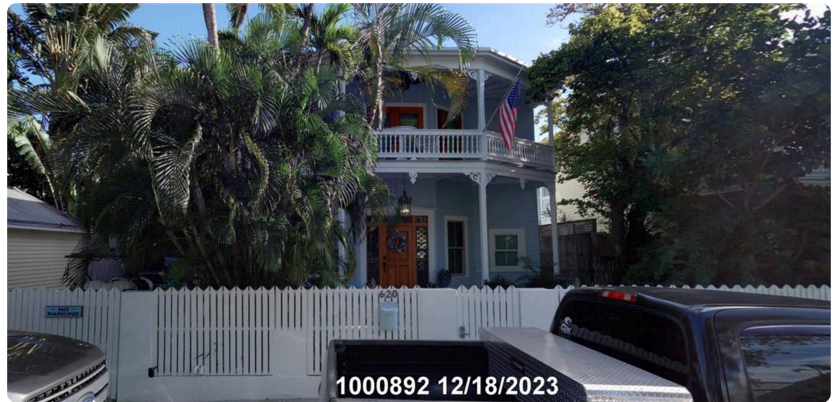
Disclaimer

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 00000880-000000
Account# 1000892
Property ID 1000892
Millage Group 12KW
Location 620 DEY St, KEY WEST
Address
Legal KW PT LOT 1 SQR 12 G26-347 OR620-237
Description OR876-2277 OR876-2280/81 OR997-1510/11
OR1554-45 OR1554-46/47 OR1619-1513/14
OR1662-1501 OR2572-590/93 OR2946-1142
OR3090-2018
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

GEHRING KURT
620 Dey St
Key West FL 33040

GEHRING LINDA
620 Dey St
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$697,325	\$666,349	\$673,219	\$1,121,300
+ Market Misc Value	\$43,996	\$29,676	\$30,136	\$26,499
+ Market Land Value	\$1,509,600	\$1,265,400	\$980,500	\$725,200
= Just Market Value	\$2,250,921	\$1,961,425	\$1,683,855	\$1,872,999
= Total Assessed Value	\$2,037,465	\$1,852,241	\$1,683,855	\$1,554,828
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,250,921	\$1,961,425	\$1,683,855	\$1,872,999

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,509,600	\$697,325	\$43,996	\$2,250,921	\$2,037,465	\$0	\$2,250,921	\$0
2023	\$1,265,400	\$666,349	\$29,676	\$1,961,425	\$1,852,241	\$0	\$1,961,425	\$0
2022	\$980,500	\$673,219	\$30,136	\$1,683,855	\$1,683,855	\$0	\$1,683,855	\$0
2021	\$725,200	\$1,121,300	\$26,499	\$1,872,999	\$1,554,828	\$0	\$1,872,999	\$0
2020	\$719,650	\$1,122,291	\$26,860	\$1,868,801	\$1,413,480	\$0	\$1,868,801	\$0
2019	\$758,500	\$1,133,981	\$27,221	\$1,919,702	\$1,284,982	\$0	\$1,919,702	\$0
2018	\$507,617	\$751,829	\$27,581	\$1,287,027	\$1,168,165	\$0	\$1,287,027	\$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)	4,625.00	Square Foot	0	0

Buildings

Building ID	12	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1925
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2018
Building Name		Foundation	CONCR FTR
Gross Sq Ft	3157	Roof Type	GABLE/HIP
Finished Sq Ft	2428	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	352	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	1
Depreciation %	5	Grade	700
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	504	0	160
FLA	FLOOR LIV AREA	2,428	2,428	342
OPU	OP PR UNFIN LL	180	0	58
OPF	OP PRCH FIN LL	45	0	36
TOTAL		3,157	2,428	596

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1982	1983	5 x 52	1	260 SF	5
WALL AIR COND	1983	1984	0 x 0	1	1 UT	1
CUSTOM PATIO	2012	2013	0 x 0	1	1900 SF	2
RES POOL	1982	1983	0 x 0	1	220 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/19/2021	\$1,950,000	Warranty Deed	2314990	3090	2018	01 - Qualified	Improved		
1/28/2019	\$100	Quit Claim Deed	2203472	2946	1142	30 - Unqualified	Improved		
5/29/2012	\$1,000,000	Warranty Deed		2572	590	02 - Qualified	Improved		
2/17/2000	\$650,000	Warranty Deed		1619	1513	Q - Qualified	Improved		
12/31/1998	\$394,000	Warranty Deed		1554	0046	Q - Qualified	Improved		
3/1/1983	\$145,000	Warranty Deed		876	2280	Q - Qualified	Improved		
2/1/1975	\$55,000	Conversion Code		620	237	Q - Qualified	Improved		

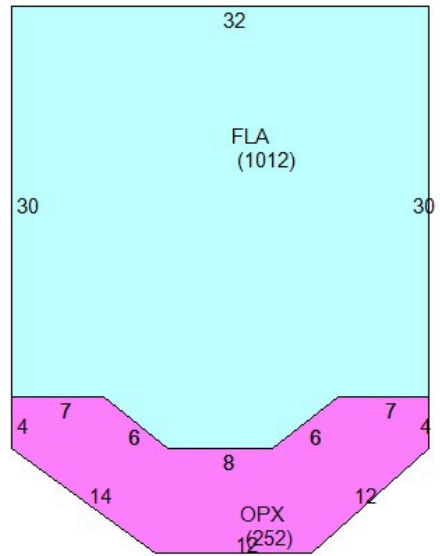
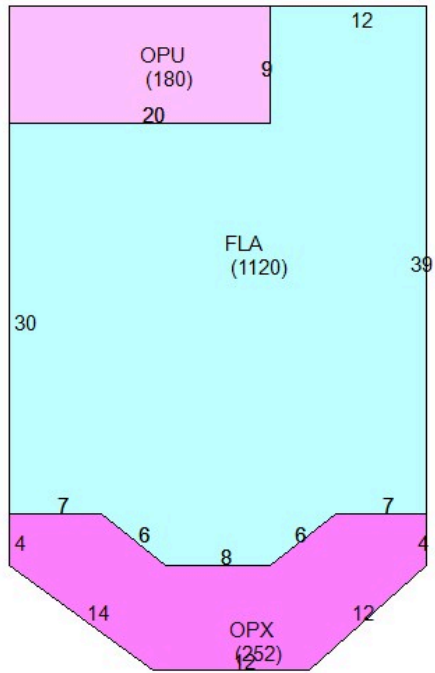
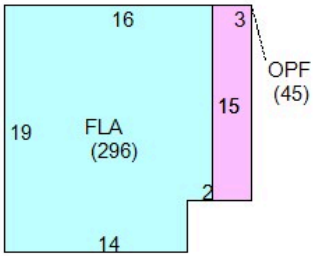
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-0452	02/20/2024	Completed	\$10,400	Residential	POOL RESURFACING
22-3474	02/06/2023	Completed	\$15,000	Residential	REPAIR AND REPLACE ROTTEN BOARDS AND PAINT ALL EXTERIOR HOUSE AND COTTAGE
18-280	03/13/2018	Completed	\$12,605		COTTAGE WINDOWS WILL BE REPLACE WITH ALUMINUM IMPACT WINDOWS . 3 ON THE WEST SIDE 4 ON NORTH SIDE
18-281	03/13/2018	Completed	\$97,898		CHANGE PROJECT REPLACING A PORTION OF WINDWOS WITH WOOD INIMPACT WINDOWS LEAVING 10 ORIGINAL HIST WINDOWS. ON FIRST FLR NORTH SIDE 2 WOOD IMPACT INSTALL . ALONG WITH 3 WOOD IMPACT WINDOWS ON WEST SIDE OF HOUSE. NO WOOD IMPACTT WINDOWS WILL BE INSTALL ON 2ND FLR .INSTALLING WOOD IMPACT DOORS ON FIRST FLR FRONT DOOR WITH SIDCE LIFTHS AND TRANSOM NORTH SIDE . ON SECOND FLR NORTH SIDE FRONT OF HOUSE PORCH DOORS ALUMINIM IMPACT WINDOWS WILL BE INSTALLED ON FRIST FLOOR BACK OF HOUSE 3 ON SW SIDE 3 MORE SW SIDE 1 SE SIDE SECOND FLR 1 WINDWOS SOUTH SIDE
12-2660	07/24/2012	Completed	\$18,000		REPLACE EXISTING BRICK & CONCRETE WITH NEW MATERIAL
12-2336	06/29/2012	Completed	\$4,800		INSTALL NEW TRIZONE MINI SPLIT AC SYSTEM
05-3333	08/08/2005	Completed	\$2,400		UPGRADE ELECTRICAL SERVICE
05-1170	04/12/2005	Completed	\$2,400	Residential	REROOF 4SQS V-CRIMP ELEVATED ROOF
02-0336	02/11/2002	Completed	\$9,077		ROOFING
0102229	06/11/2001	Completed	\$1,000	Residential	DEMO GARAGE
M951692	05/01/1995	Completed	\$4,500		REPLACE 3 TON AC
B943446	10/01/1994	Completed	\$6,000	Residential	RENOVATION
B943468	10/01/1994	Completed	\$3,500		INSTALL SATEL.ANTENNA

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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