



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.

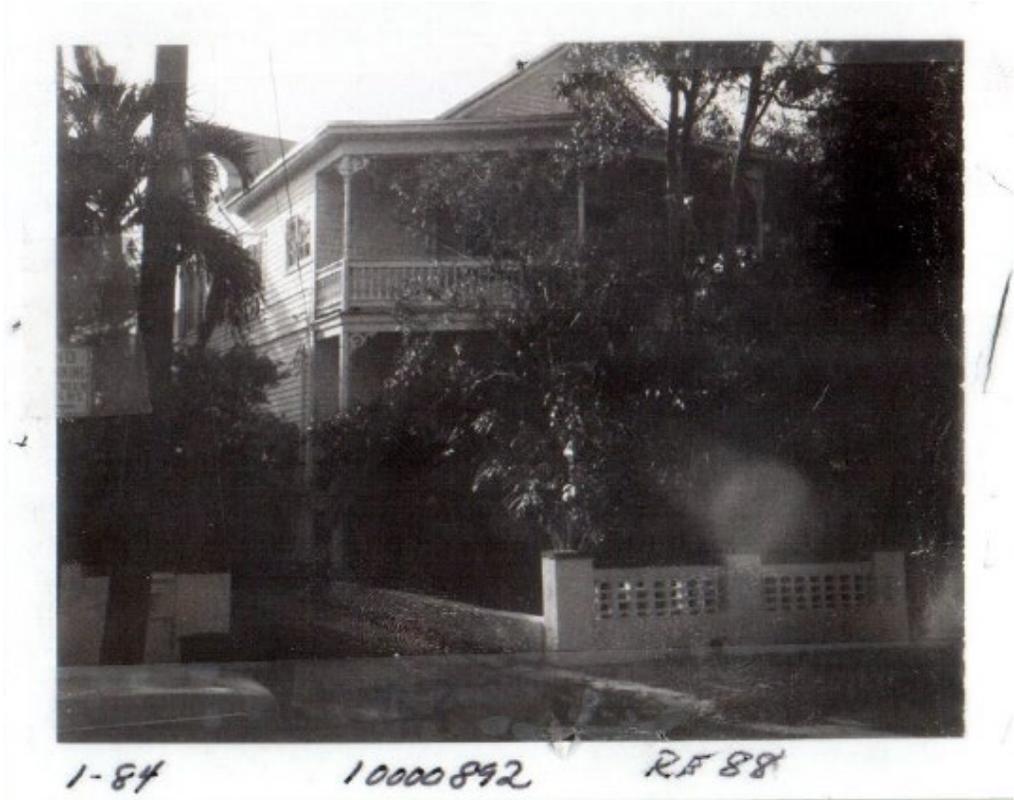


Photo of property under review. Real Property Record Card.



620 DEY STREET - RIGHT (WEST) SIDE FROM REAR

Photo of Property Under Review.



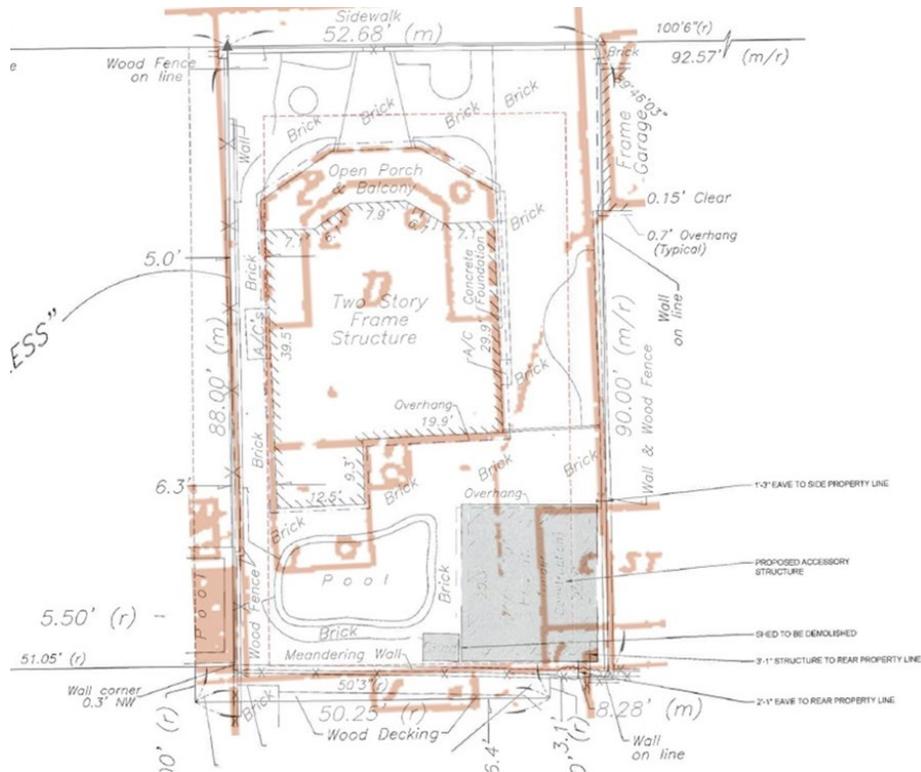
620 DEY STREET - LEFT (EAST) SIDE FROM REAR

Photo of Property Under Review



620 DEY STREET - REAR (SOUTH) VIEW

Photo of Property Under Review



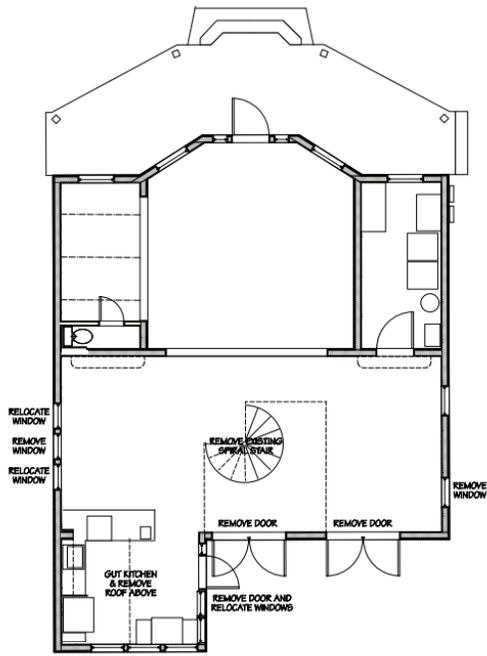
1962 Sanborn Map and Current Survey

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.

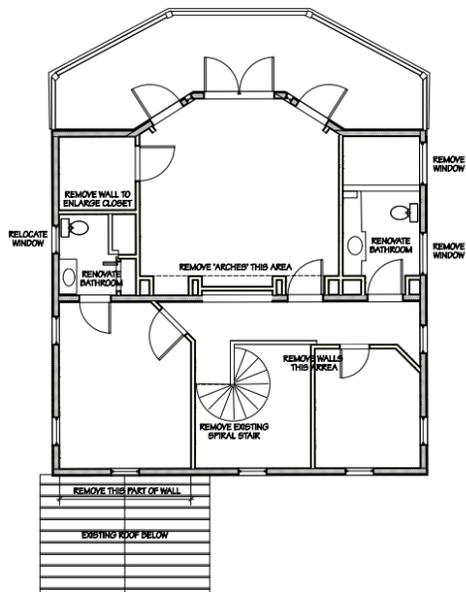
Staff Analysis:

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

Existing 1st Floor Plan



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

Existing 2nd Floor Plan

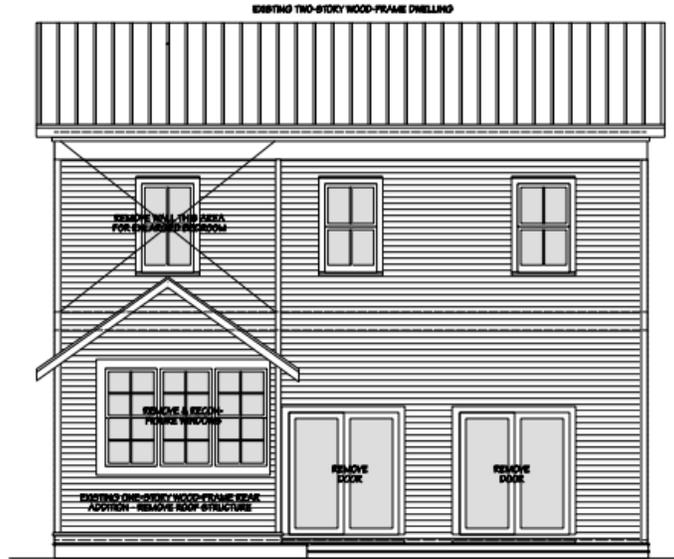


Existing East (Left) Elevation.



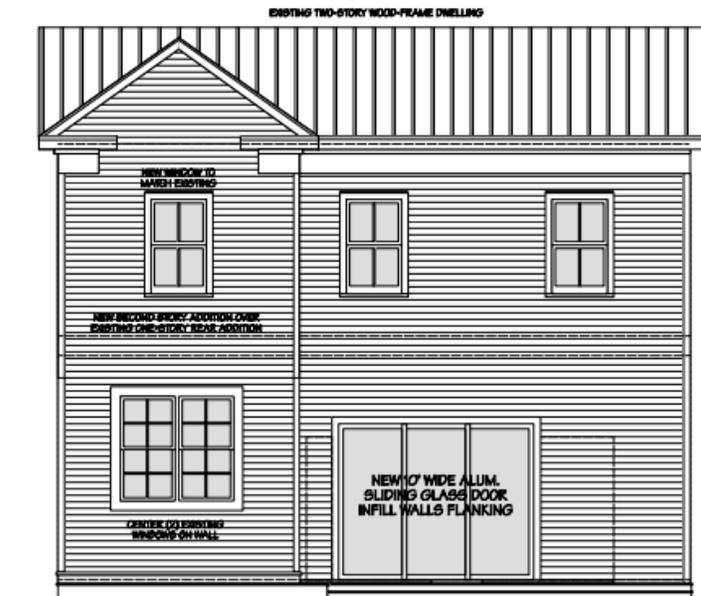
PROPOSED EAST (LEFT SIDE) ELEVATION

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

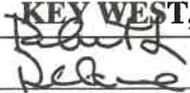


City of Key West

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@MYBENITEK.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



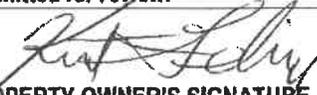
City of Key West

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 |
|---|---|

| 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>(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>(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.

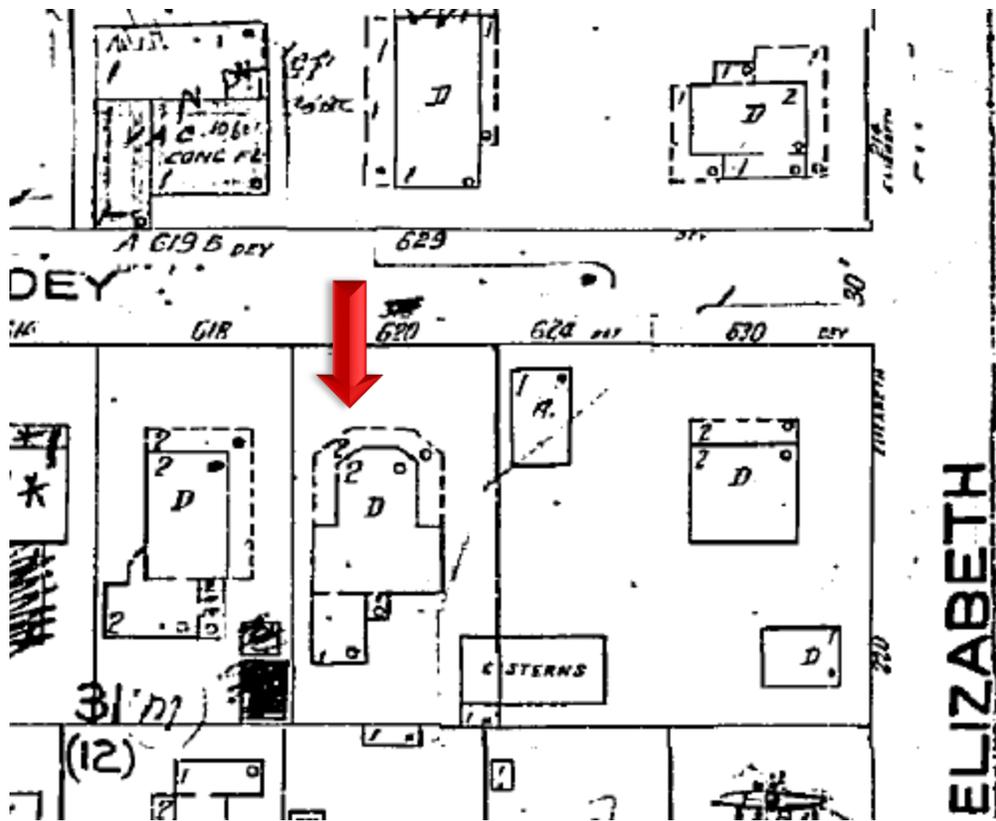
SAME ANSWER AS ABOVE

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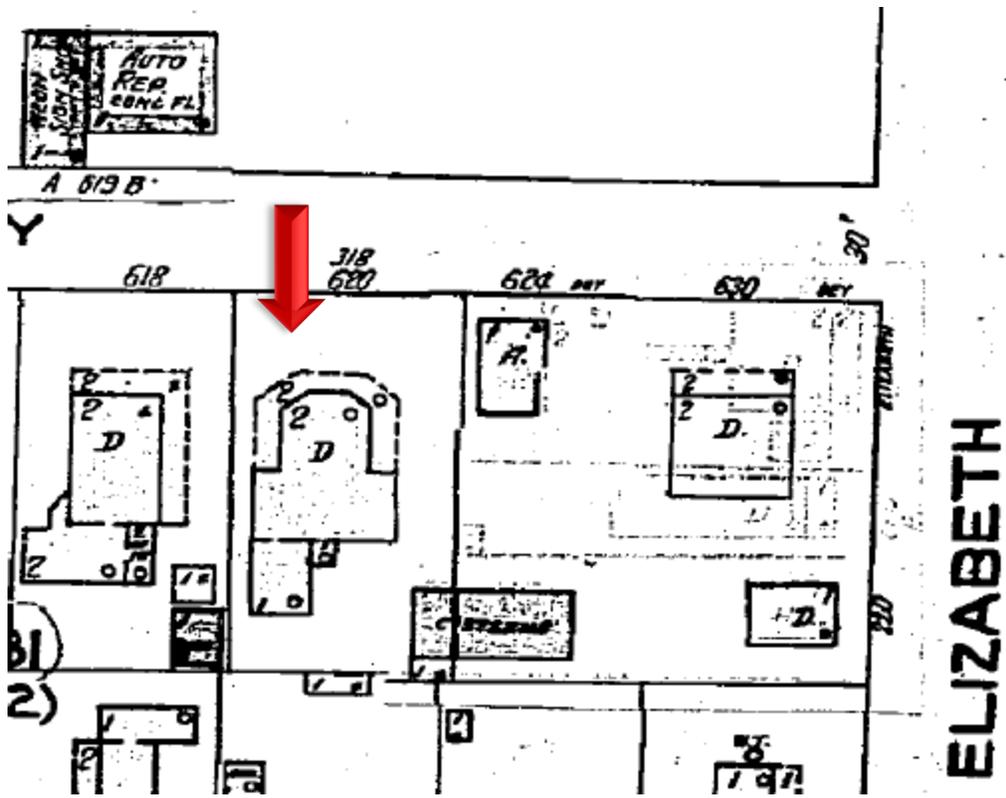
| |
|--|
| |
| (i) Has not yielded, and is not likely to yield, information important in history, |
| |
| SAME ANSWER AS ABOVE |
| |
| |

| 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 |
| |
| |

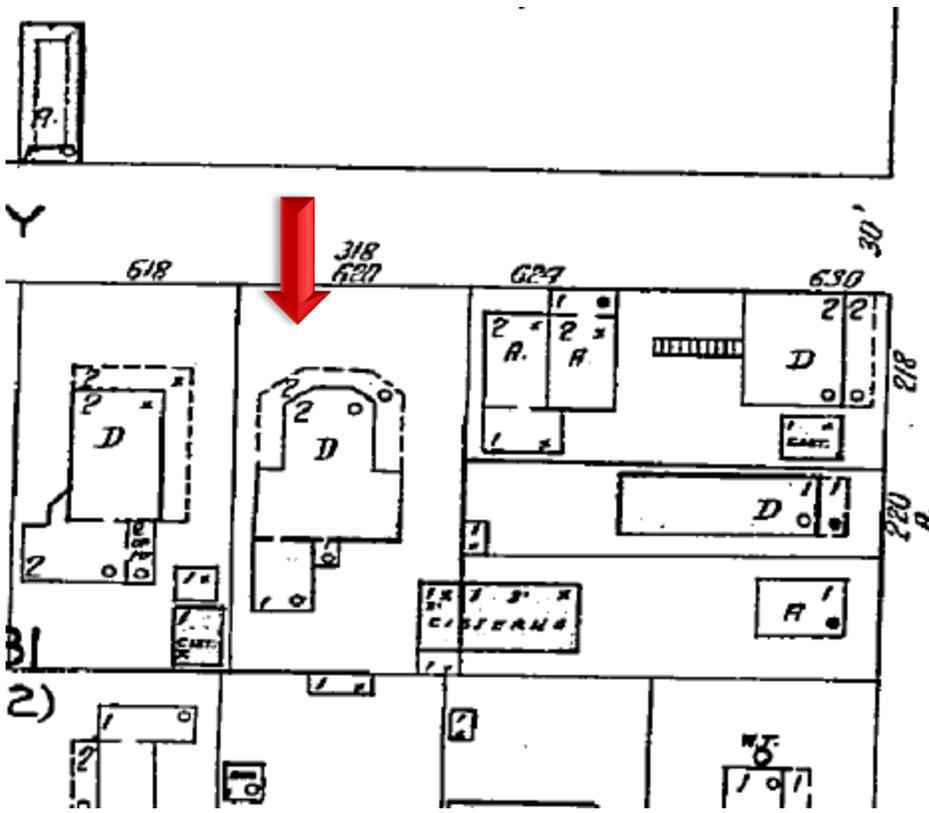
SANBORN MAPS



1962 Sanborn Map

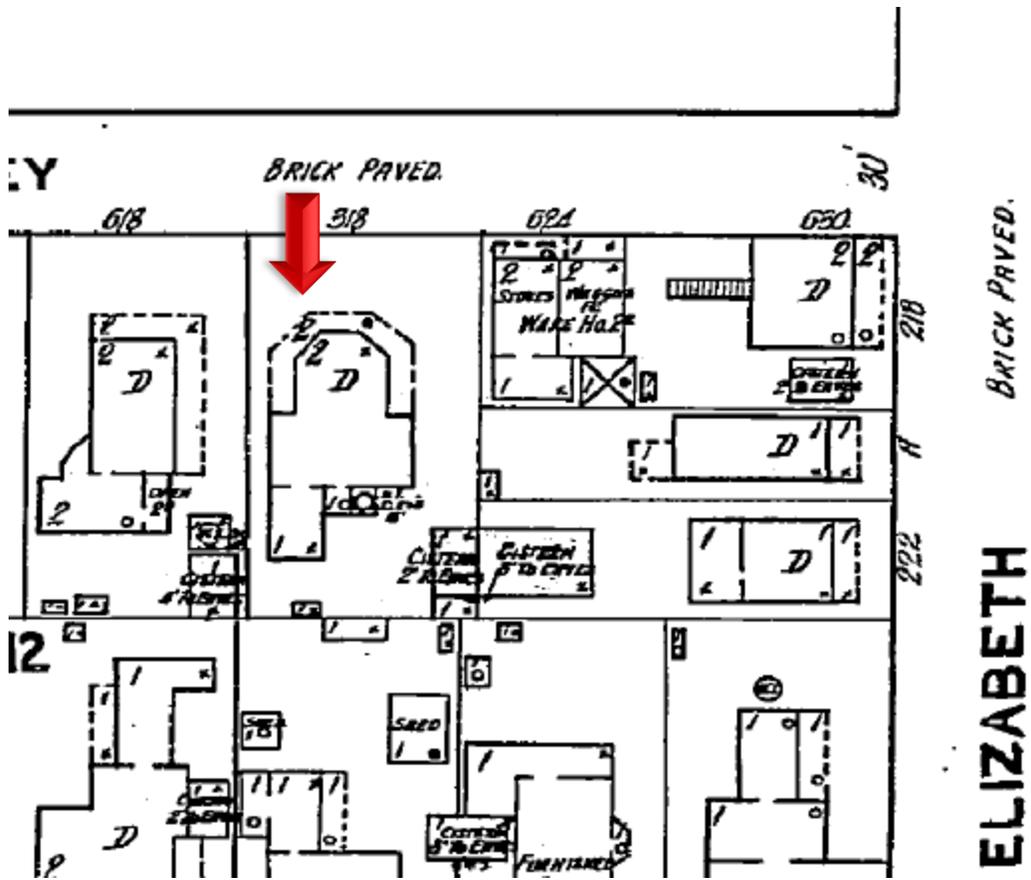


1948 Sanborn Map

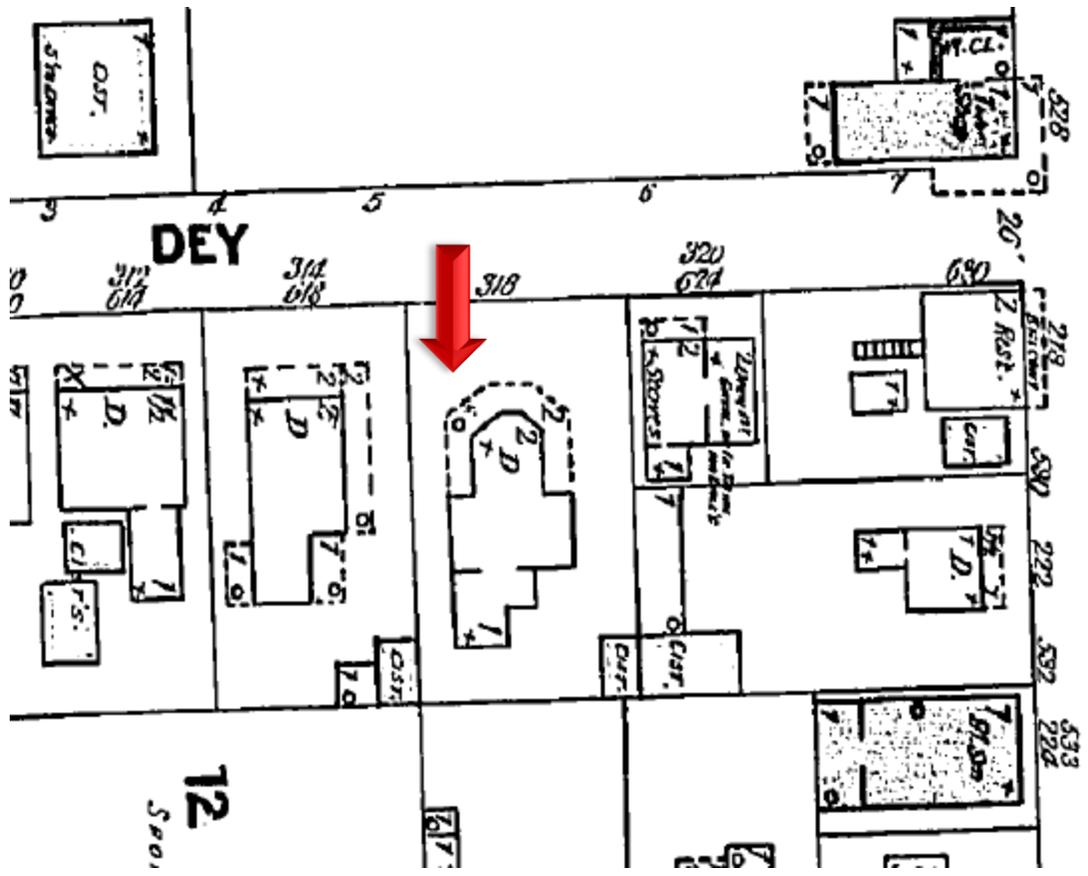


ELIZABETH

1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map

PROJECT PHOTOS



620 DEY STREET - LEFT (EAST) SIDE FROM REAR



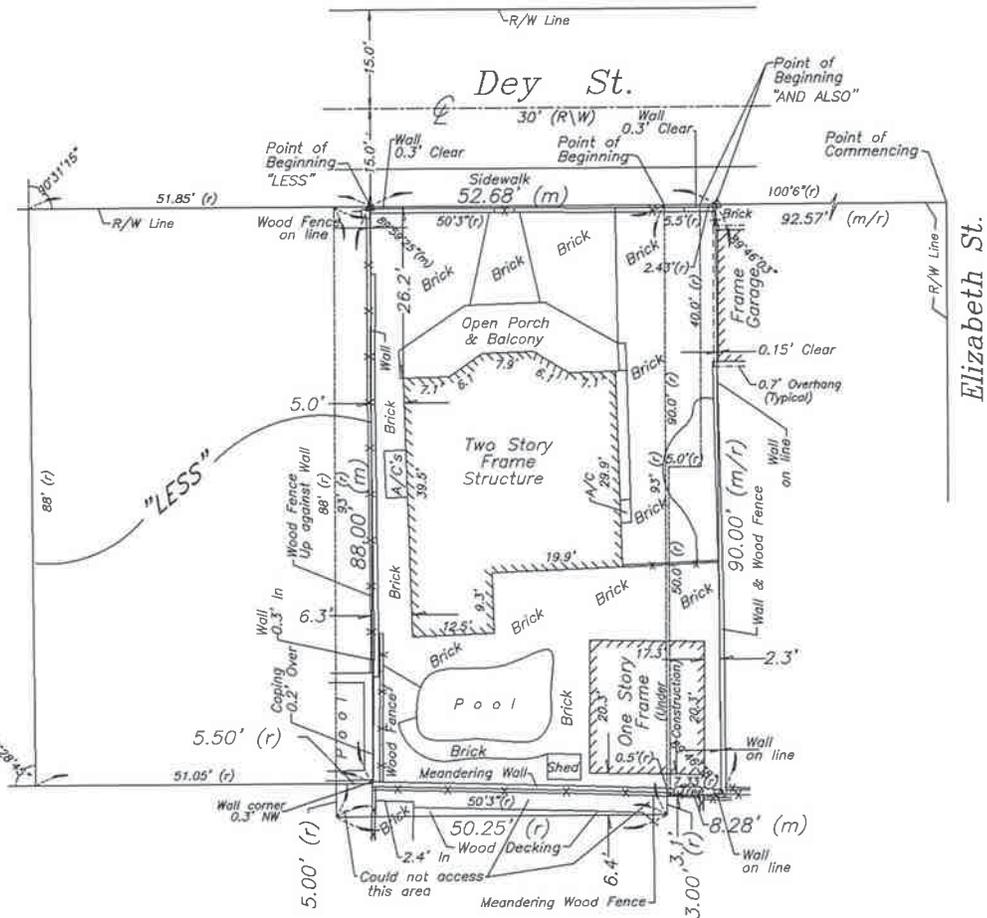
620 DEY STREET - RIGHT (WEST) SIDE FROM REAR



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

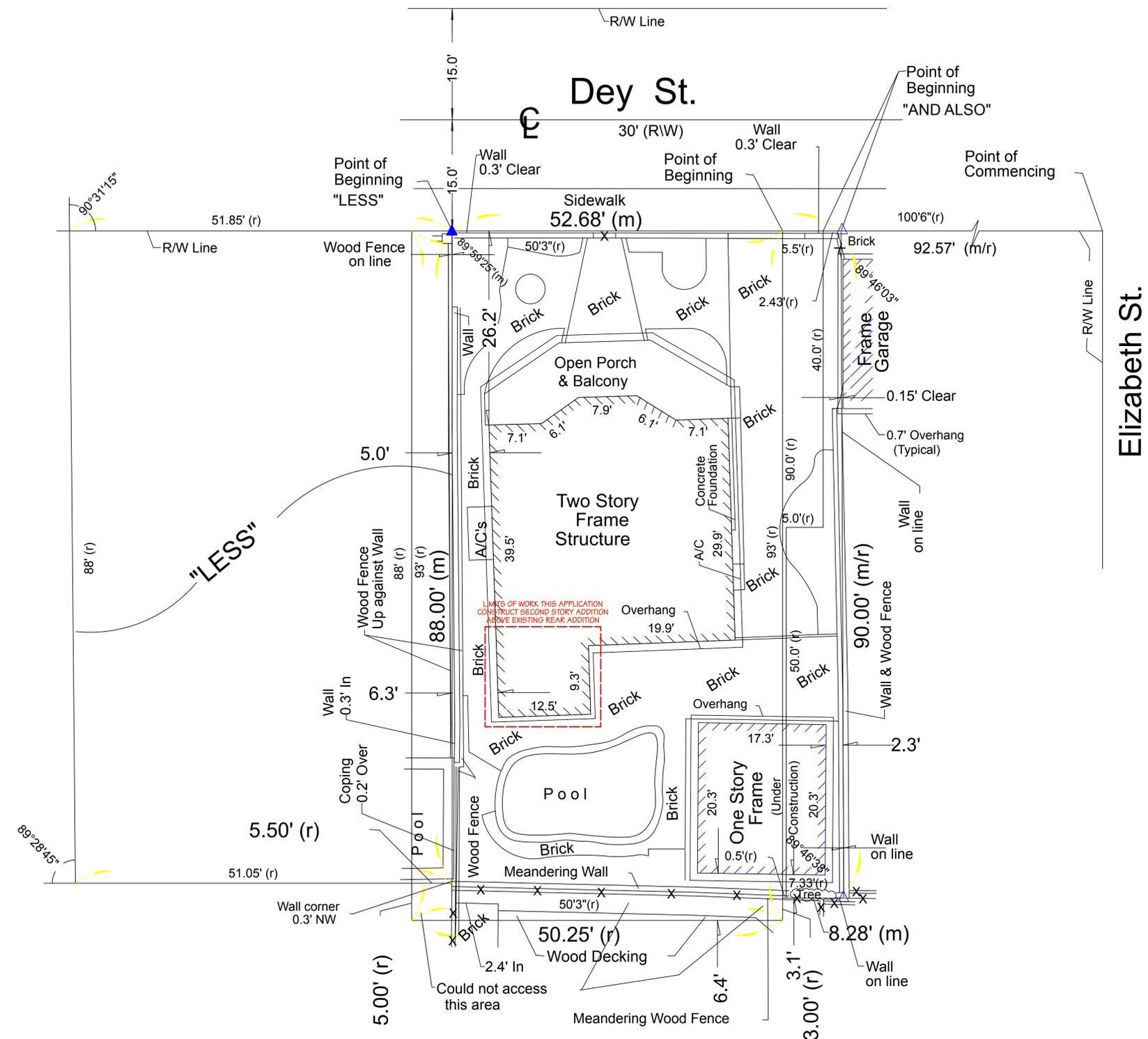
J. LYNN O'FLYNN, Inc.



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:

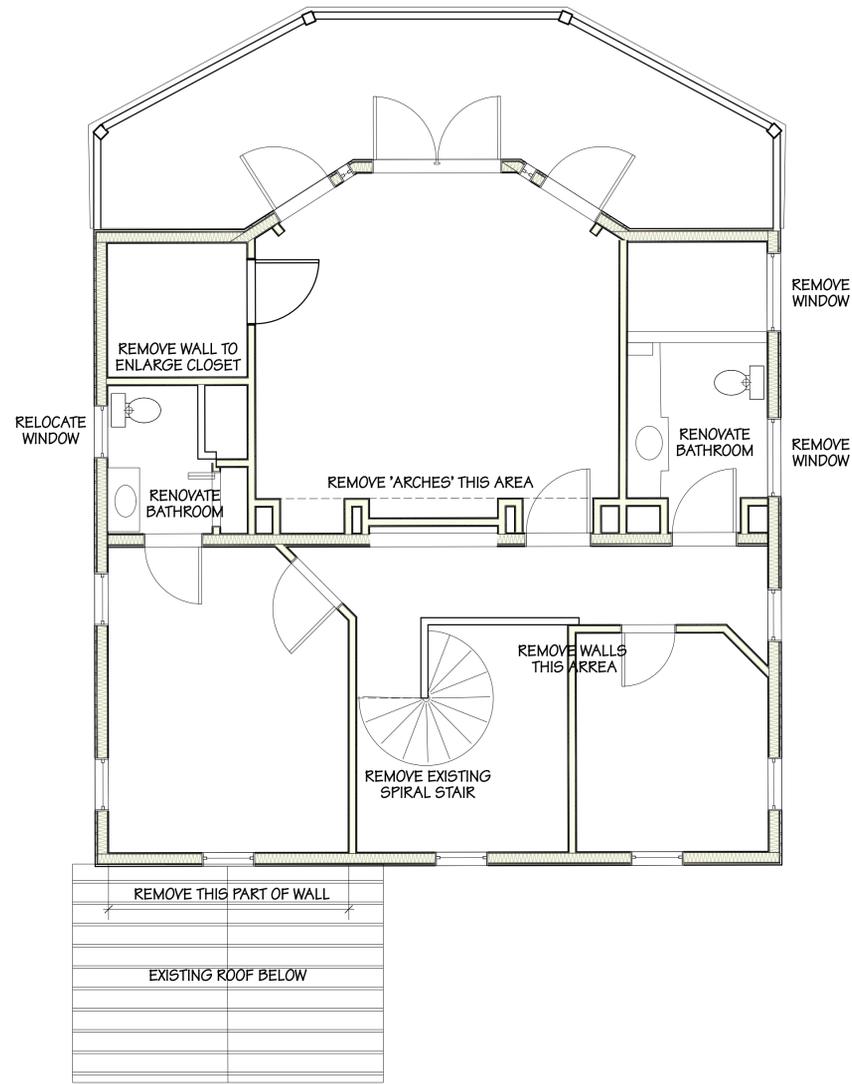
LOT AREA: 4922 S.F.
 LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)
 FEMA FLOOD ZONE: AE-6 (N/A, HISTORIC STRUCTURE)

| | 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: | | 29 | 29 |
| 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: | | 29 | 29 |
| TOTAL IMPERVIOUS: | 2963 S.F. (60%) | 2799 S.F. (56.9%) | 2799 S.F. (56.9%) |

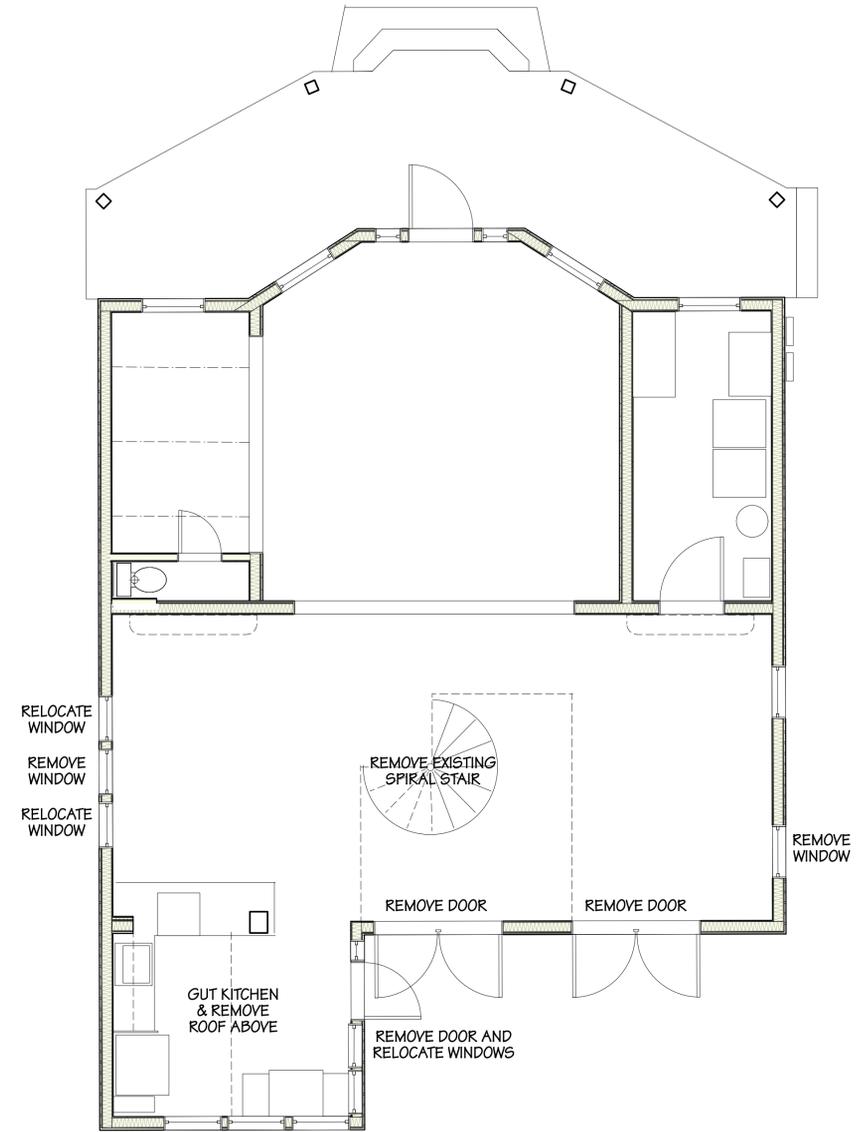
| | ALLOWED/ REQUIRED | EXISTING | PROPOSED |
|--------------------------------------|----------------------|------------------|------------------|
| NON-OPEN SPACE: | | | |
| NON-IMPERVIOUS BLDGS: | | 1134 S.F. | 1134 S.F. |
| IMPERVIOUS: | | 2799 | 2799 |
| TOTAL NON-OPEN: | | 3933 S.F. | 3933 S.F.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

renovations to
 620 DEY STREET
 KEY WEST, FLORIDA

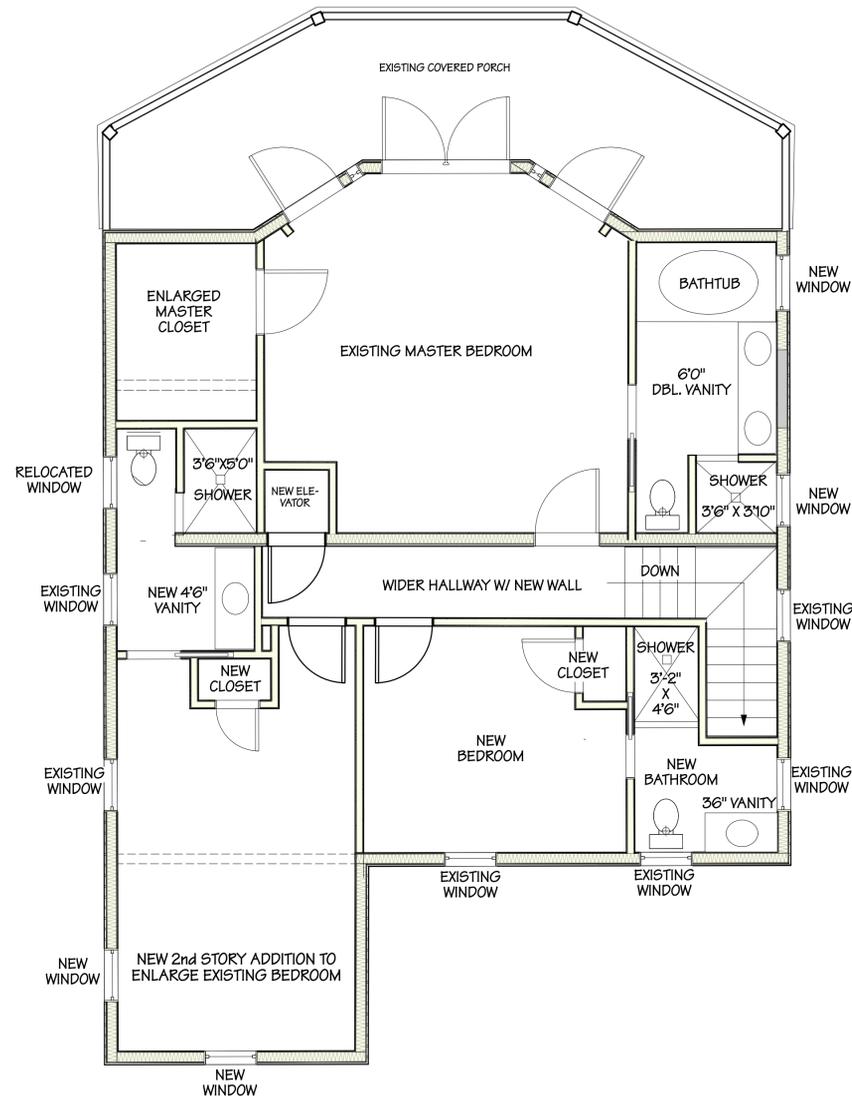
Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA00035594



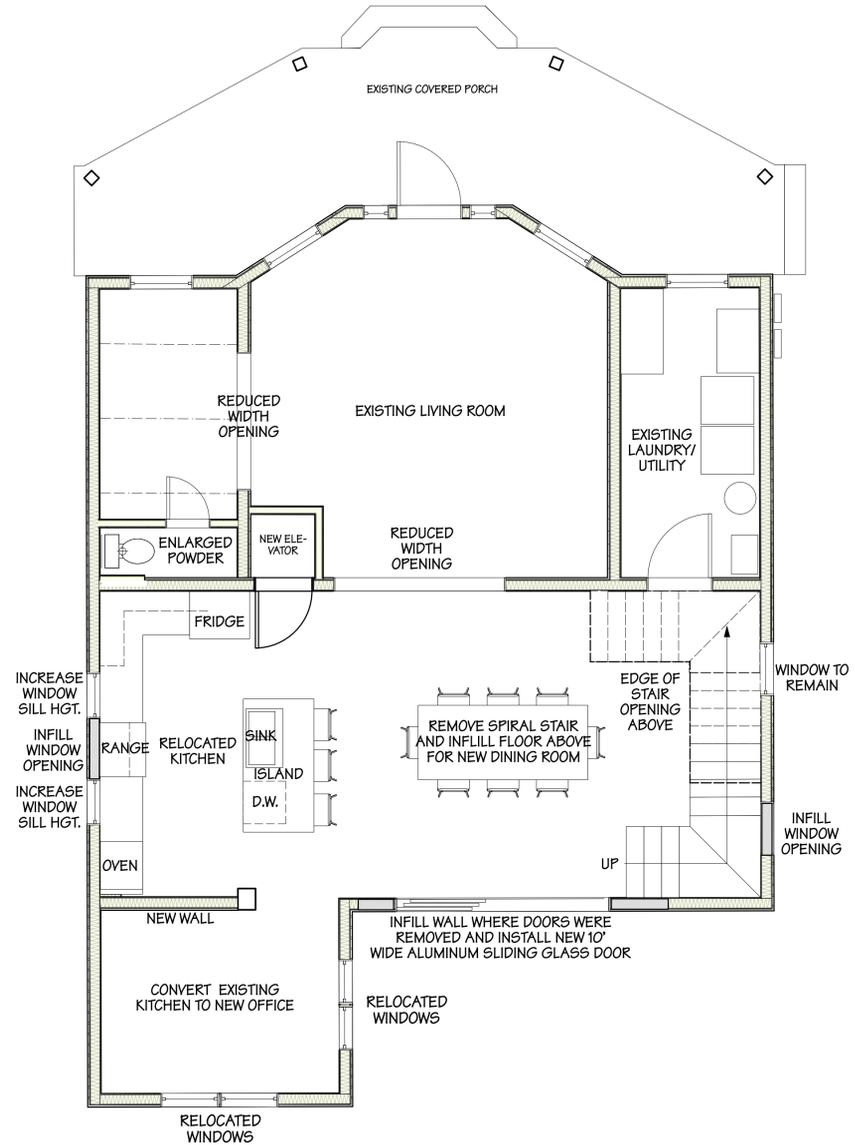
EXISTING 2nd FLOOR PLAN
 scale: 1/4"=1'-0" 



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

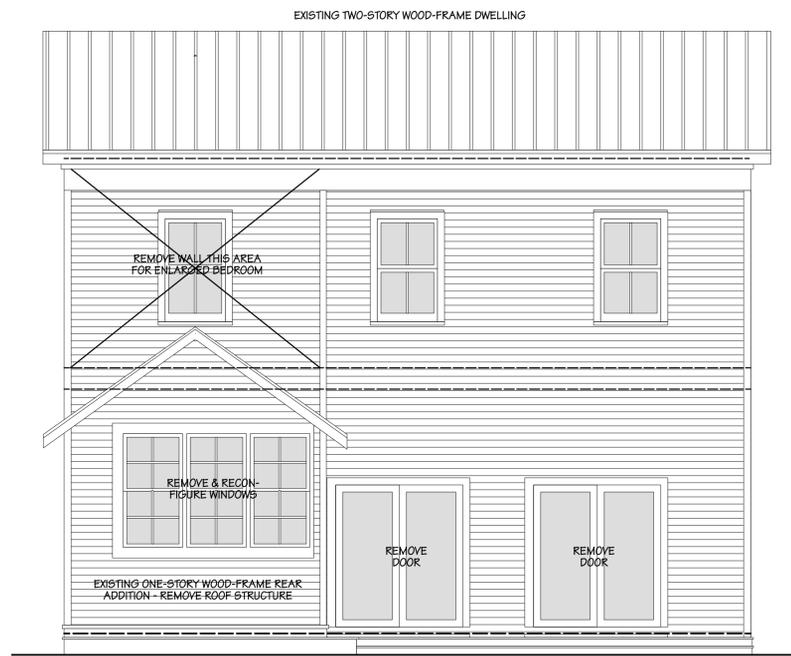
sheet
3
of
5



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



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



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: ALUMINIUM
- 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 2025-0063

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

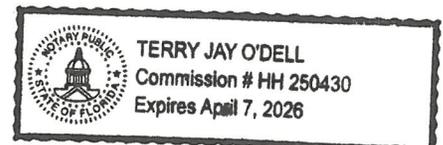
The forgoing instrument was acknowledged before me on this 15 day of July, 2025.

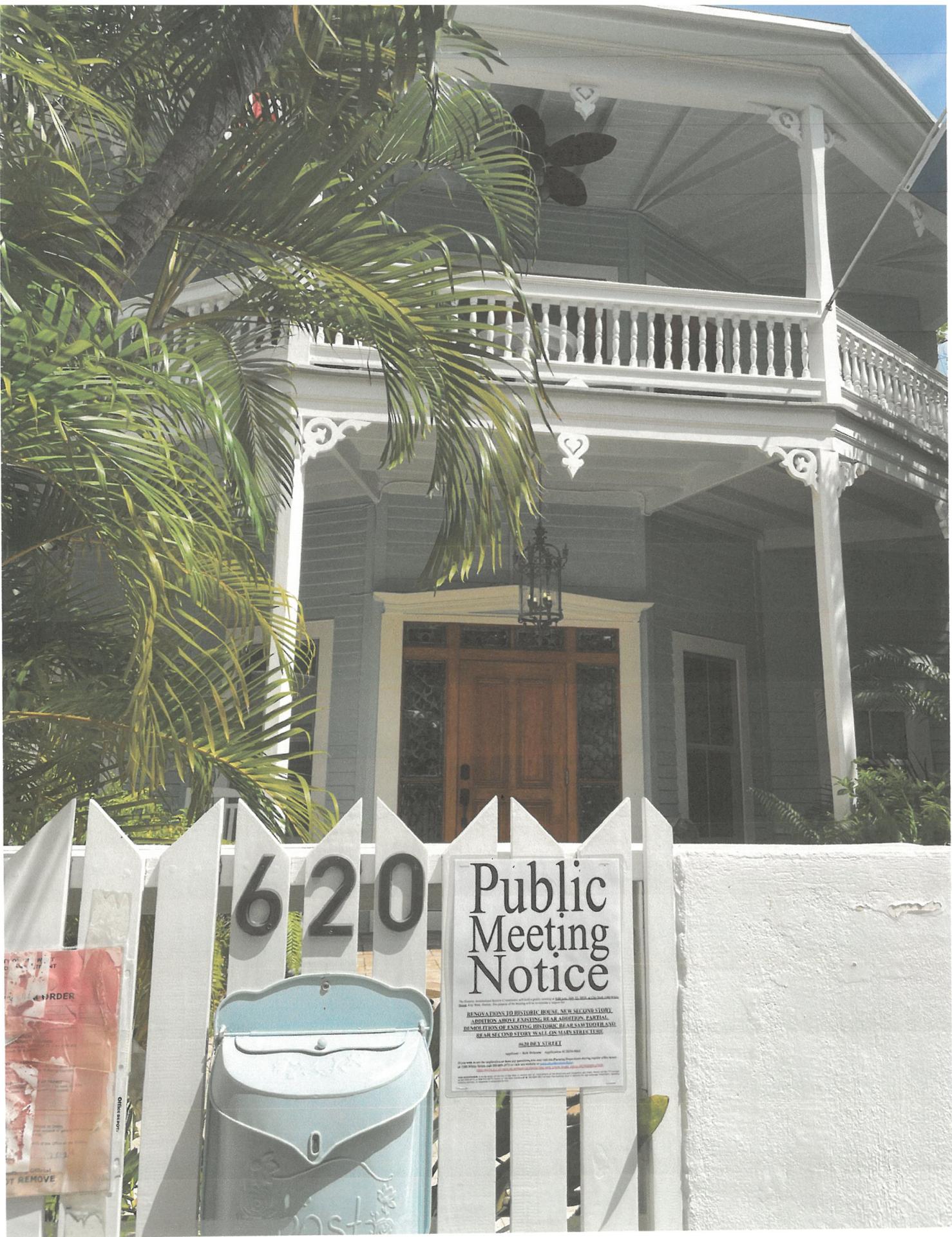
By (Print name of Affiant) Robert DeLaune who is personally known to me or has produced ID as identification and who did take an oath.

NOTARY PUBLIC

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

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





620

Public Meeting Notice

The Historic Preservation Board Commission will hold a public meeting at 6:00 p.m. on 06/22/2011 at 1000 West 10th Street, Room 101, to discuss the proposed renovation of the historic house at 620 Shirley Street.

RESOLUTION TO HISTORIC HOUSE, 620 SHIRLEY STREET, ADDITION ABOVE EXISTING REAR PORCHES, PARTIAL DEMOLITION OF EXISTING HISTORIC PORCH AND PORCHES, REAR SECOND STORY WALL ON MARKS STREET

Applicant: Bob DeWitt, Application # 2011-002
The meeting will be held at 6:00 p.m. on 06/22/2011 at 1000 West 10th Street, Room 101, to discuss the proposed renovation of the historic house at 620 Shirley Street. The meeting will be held at 6:00 p.m. on 06/22/2011 at 1000 West 10th Street, Room 101, to discuss the proposed renovation of the historic house at 620 Shirley Street.

ORDER
REMOVE

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 DeLano 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 305-898-3173 or visit our website at www.cityofkeywest.com

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARB FISCAL 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 305-898-6177 or 305-898-6178 (voice) or the ADA Coordinator at 305-898-1812 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 | | |

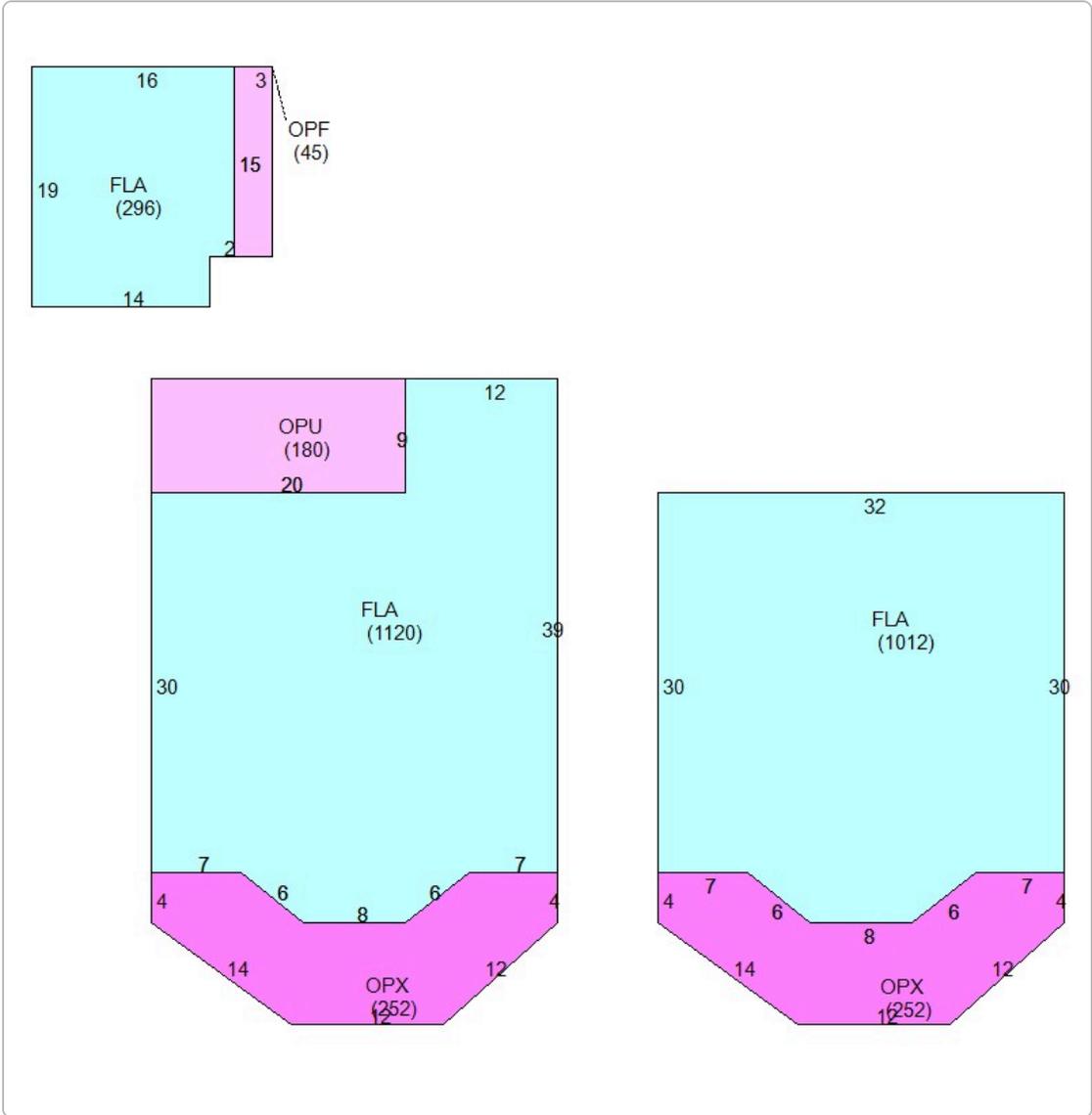
Permits

| 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 \(PDF\)](#)

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

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