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## Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: November 29, 2022

Applicant: A2O Architecture

Application Number: H2022-0042

Address: 629 Dey Street

### **Description of Work:**

Demolition of existing house.

### **Site Facts:**

The site under review has consists of a one-story non-contributing dwelling unit. According to the Sanborn maps and historic photos the house was built between 1948 and 1958. The Property Appraiser's records state the built date as 1938, which is inaccurate. The house has been altered through time, including the partial enclosure of an original west side porch and rear addition. There are two non-historic sheds in the site and several mature trees. Many historic houses can be found in the urban block. The applicant has met with the urban forestry manager to review the plans.

### **Ordinance Cited on Review:**

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

### **Staff Analysis:**

On October 26, 2022, the Commission motioned to approve submitted plans for demolition. The Certificate of Appropriateness proposes the demolition of a non-contributing but historic one-story

structure. The house is considered historic as it was built more than fifty years ago. The structure does not possess any architectural or historical qualities found in structures build during the period of significance of the historic district. Changes to character defining features are evident in current conditions.

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

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

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

It is staff's opinion that the existing house cannot be considered irrevocable compromised by extreme deterioration.

The following is the criteria of section 102-125:

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

Staff opines that the house has no distinctive characteristics of a type or method of construction and is not a significant structure within the urban context.

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

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

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

The house under review has no significant value to the development, heritage, or cultural record of the city.

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

The site is not associated to any event with significant effect upon society.

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

The house under review cannot be considered an example of social, cultural, or historic heritage of the city.

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

The house under review is not a fine example of a distinctive architectural style.

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

This is not the case.

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

The house under review does not exemplify an outstanding remaining architectural type in its neighborhood and does not possess any significant visual features.

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

The house under review does not yield important information in history.

In conclusion, it is staff's opinion that the Commission can consider the request to demolish the house. If approved this will be the second of two required readings for demolition.

# APPLICATION



# (HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>HARC 2022-0042</i>	REVISION #	INITIAL & DATE
FLOOD ZONE AE 7	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	629 Dey Street	
NAME ON DEED:	Bolte John Family Trust	PHONE NUMBER
OWNER'S MAILING ADDRESS:	241 S 6th Street	EMAIL
	Philadelphia PA 19106	
APPLICANT NAME:	A2O Architecture	PHONE NUMBER 305-741-7676
APPLICANT'S ADDRESS:	3706 North Roosevelt Blvd #202	EMAIL antonio@a2oarchitecture.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE <i>09.20.2022</i>

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

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

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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>	
<b>GENERAL:</b>	Complete removal of the existing non-contributing historic structure. Construction of new two-story main structure, with detached accessory cottage and pool.
<b>MAIN BUILDING:</b>	New two story, residential wood-frame construction, with cementitious siding and aluminum impact windows and doors. Project shall meet all site coverages, setback and height requirements, at 29'-10" max roof peak height.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>	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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b>	
wood-frame cottage.	
<b>PAVERS:</b>	<b>FENCES:</b> concrete retaining walls with wrought iron above, and perimeter wood fencing
<b>DECKS:</b>	<b>PAINTING:</b>
wood deck	
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b> [1] in-ground pool
Retaining walls for landscape design, by others. Existing [1] palm, [5] Mahogany and [2] Gumbo Limbo trees to remain.	
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	<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 # <i>HARC 2022-0042</i>	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	629 Dey Street
PROPERTY OWNER'S NAME:	John Bolte
APPLICANT NAME:	<i>AZO ARCHITECTURE, LLC.</i>

*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.***

*John M Bolte*  
John M Bolte (Sep 26, 2022 11:04 EDT)

**Sep 26, 2022**  
DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Removal of historic, non-contributing, wood frame structure.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):</b>
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
The existing structure is heavily termite deteriorated.
(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.
The existing structure has been modified and poorly added to over the years, removing any possible character defining qualities.

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.

No historic event of note is associated with this building.

(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.

This structure does not contribute to any such cultural characteristic, nor has any documentation been found of its' connection to a person of significance.

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

No.

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

No.

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

This structure has no distinctive architectural style of note.

(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

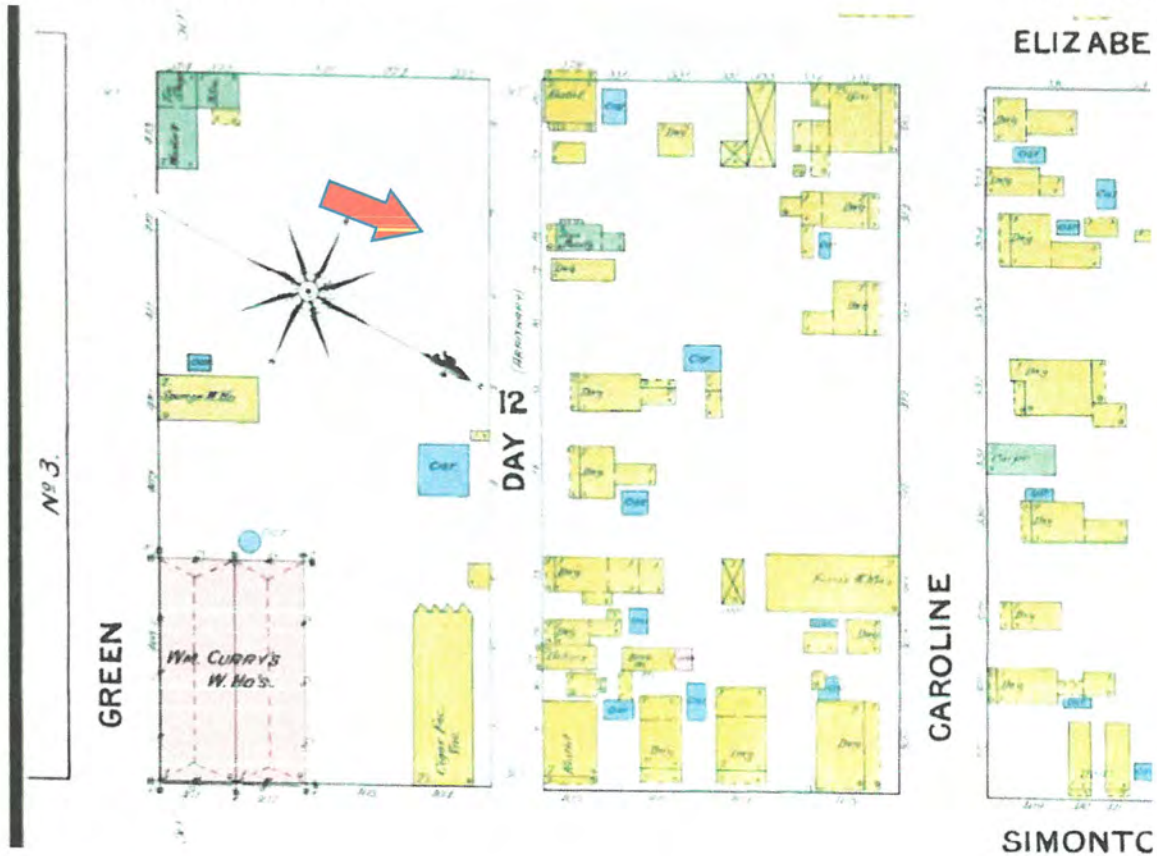
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
It is unlikely that something of importance should appear in historic records in relation to this building.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<b>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):</b>
(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.
This structure does not contribute to the character of the historic neighborhood. It's removal and replacement would greatly improve the neighborhood character.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The scale of this structure is out of proportion to the grandiose architectural street-scape. Removal of this structure to allow for new construction will contribute the fabric of the neighborhood, and the relationship between structures.
(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 existing building detracts from the historic character of the neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.
This structure is non-contributing, and has no significant architectural character defining qualities to suggest otherwise.

# SANBORN MAPS

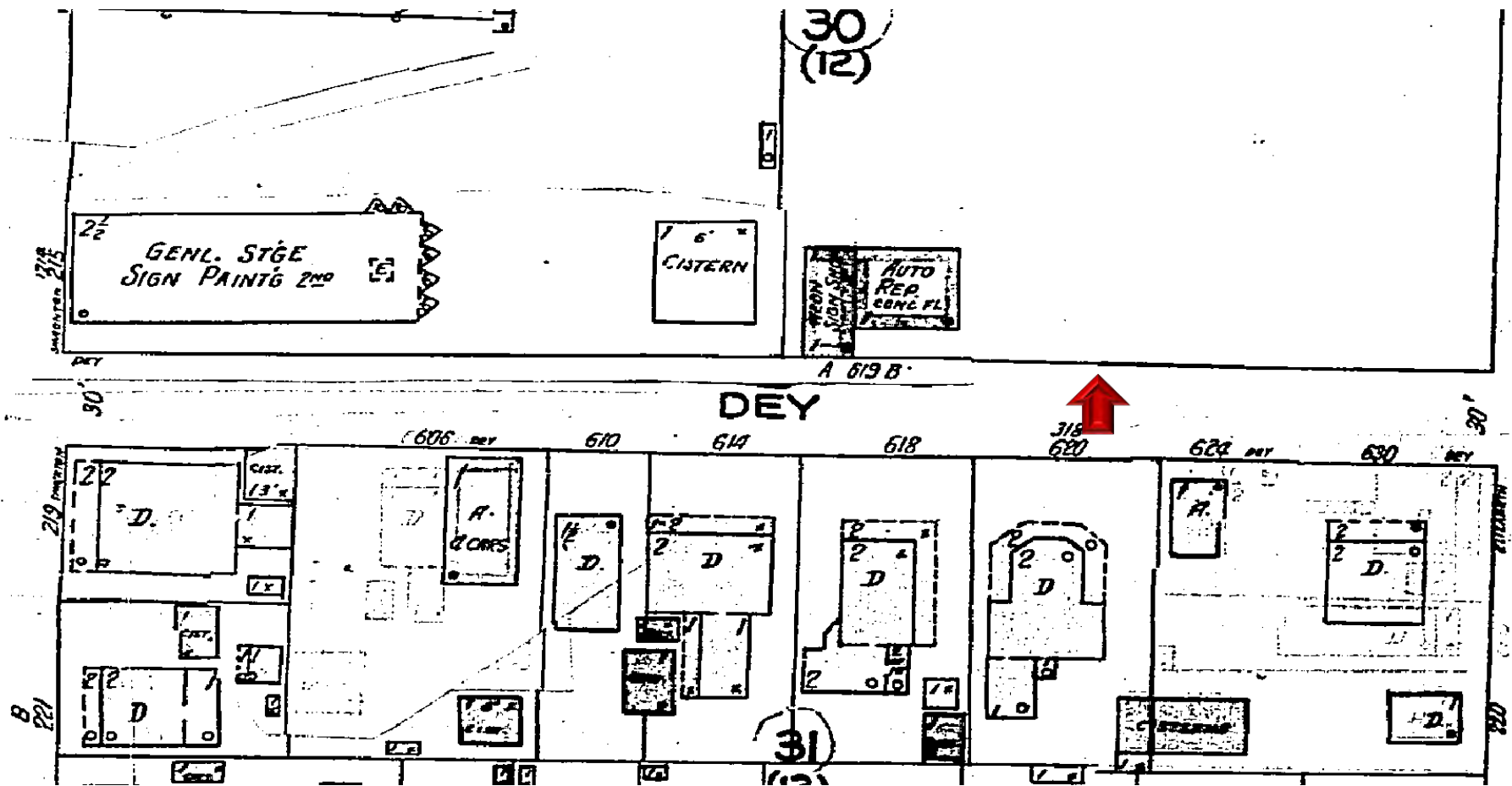




SANBORN MAP [1889]

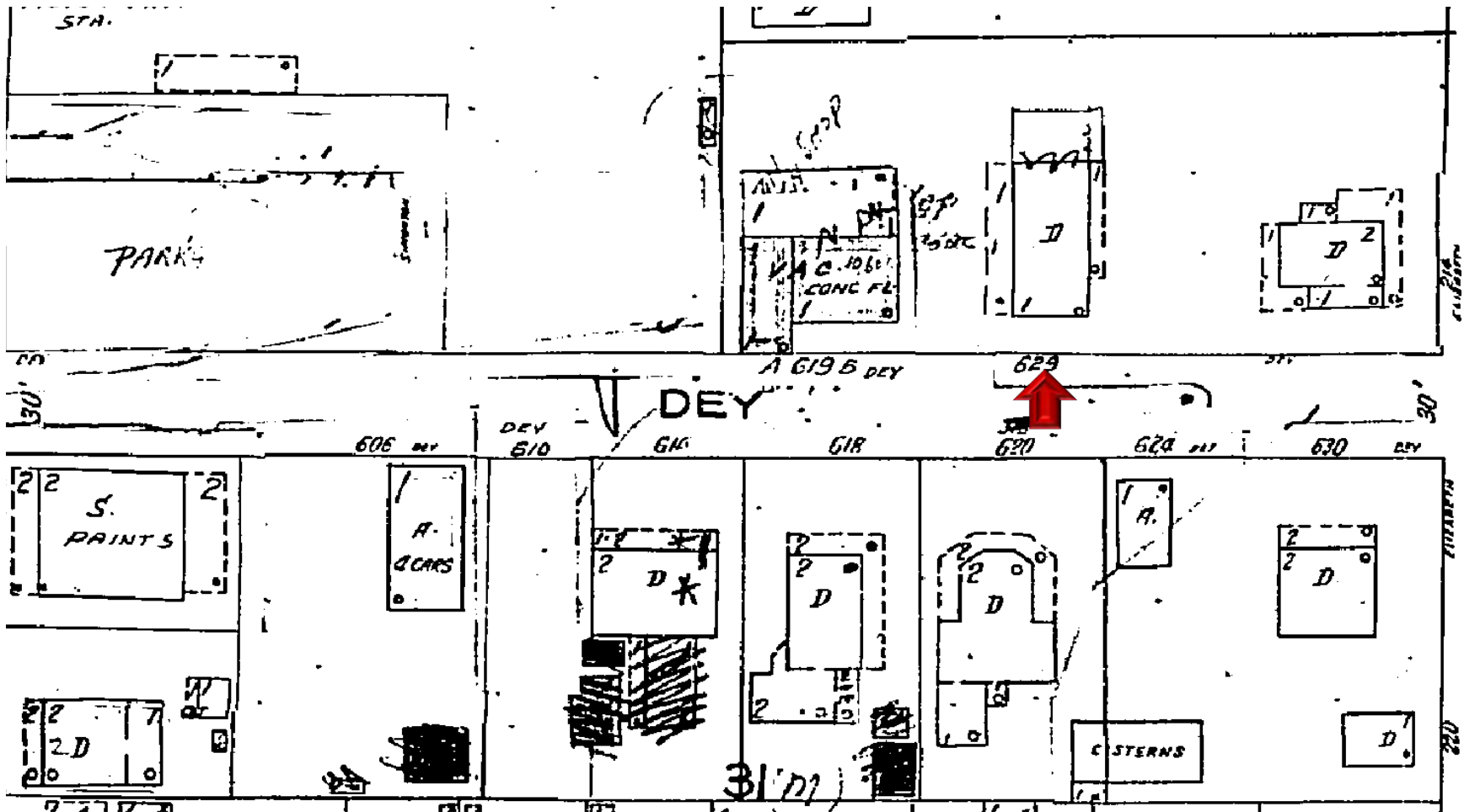


SANBORN MAP [1889]



1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



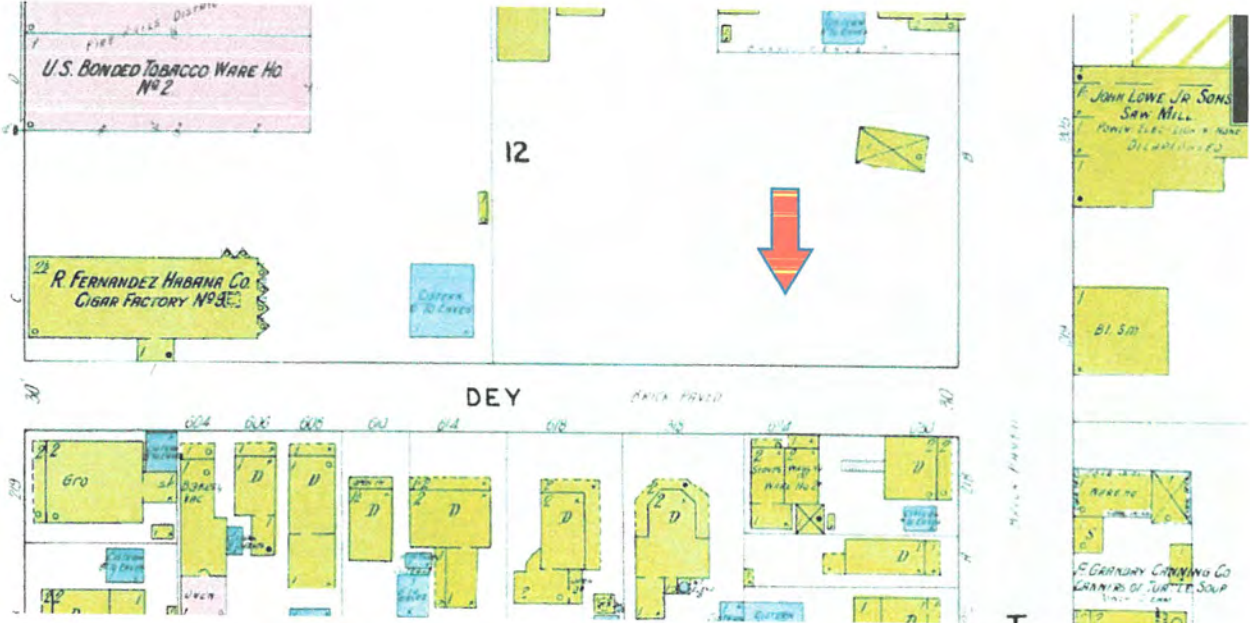
**Photo from October 1958. 629 Dey Street is on the back.  
House moved was placed on a lot at the 1100 block of Von Phister. Monroe County Library.**





**629 Dey Street circa 1965. Monroe County Library.**





SANBORN MAP [1899]



629 Dey St.- circa 1965.





629 Dey St..



201 Simonton Street





619 Dey Street



629 Dey Street





214 Elizabeth St. – adjacent corner property



630 Dey Street – Across the street, corner property





620 Dey Street - Garage



620 Dey Street





618 Dey Street



610 Dey Street

# SURVEY

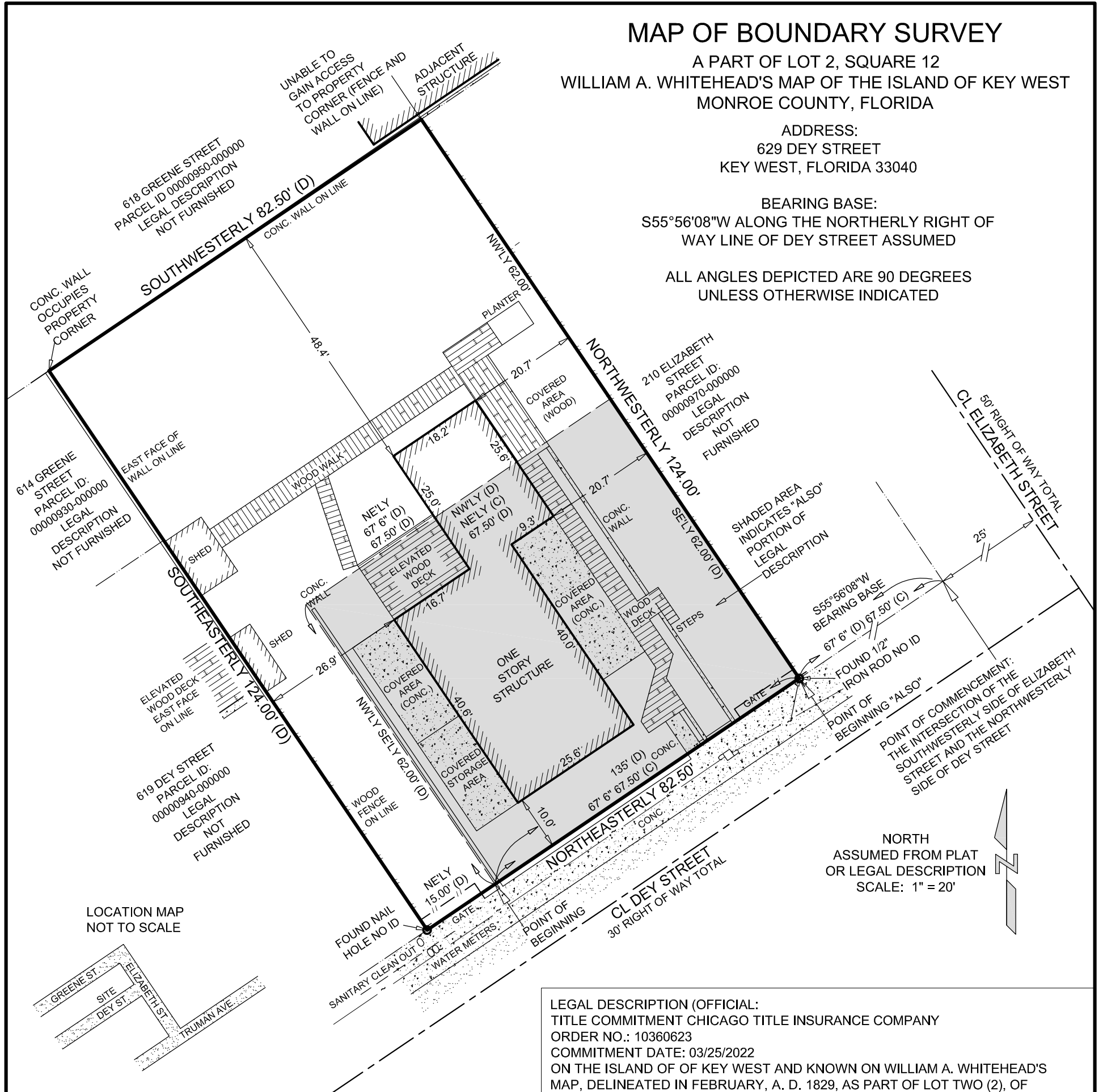
# MAP OF BOUNDARY SURVEY

A PART OF LOT 2, SQUARE 12  
WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST  
MONROE COUNTY, FLORIDA

ADDRESS:  
629 DEY STREET  
KEY WEST, FLORIDA 33040

BEARING BASE:  
S55°56'08"W ALONG THE NORTHERLY RIGHT OF  
WAY LINE OF DEY STREET ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES  
UNLESS OTHERWISE INDICATED



NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION  
SCALE: 1" = 20'

LEGAL DESCRIPTION (OFFICIAL):  
TITLE COMMITMENT CHICAGO TITLE INSURANCE COMPANY  
ORDER NO.: 10360623  
COMMITMENT DATE: 03/25/2022  
ON THE ISLAND OF OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S  
MAP, DELINEATED IN FEBRUARY, A. D. 1829, AS PART OF LOT TWO (2), OF  
SQUARE TWELVE (12), MONROE COUNTY, FLORIDA, DESCRIBED BY METES AND  
BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY SIDE OF DEY STREET,  
DISTANT ONE HUNDRED THIRTY-FIVE (135) FEET SOUTHWESTERLY FROM THE  
CORNER OF THE INTERSECTION OF ELIZABETH STREET AND DEY STREET, AND  
RUNNING THENCE AT RIGHT ANGLES TO DEY STREET IN A NORTHWESTERLY  
DIRECTION SIXTY-TWO (62) FEET; THENCE AT RIGHT ANGLES IN A  
NORTHEASTERLY DIRECTION SIXTY-SEVEN (67) FEET, SIX (6) INCHES; THENCE  
AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION SIXTY-TWO (62) FEET;  
THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION EIGHTY-TWO (82)  
FEET, SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY  
DIRECTION ONE HUNDRED TWENTY-FOUR (124) FEET TO DEY STREET; THENCE  
AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION FIFTEEN (15) FEET TO THE  
POINT OF BEGINNING.

ALSO:  
ON THE ISLAND OF OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S  
MAP, DELINEATED IN FEBRUARY, A. D. 1829, AS PART OF LOT TWO (2), OF  
SQUARE TWELVE (12), MONROE COUNTY, FLORIDA, DESCRIBED BY METES AND  
BOUNDS AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTHWESTERLY SIDE OF DEY STREET  
WHICH IS SIXTY-SEVEN (67) FEET, SIX (6) INCHES SOUTHWESTERLY FROM THE  
CORNER OF THE INTERSECTION OF ELIZABETH AND DEY STREETS AND  
RUNNING THENCE ALONG THE NORTHWESTERLY SIDE OF DEY STREET IN A  
SOUTHWESTERLY DIRECTION SIXTY-SEVEN (67) FEET, SIX (6) INCHES, THENCE  
AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION SIXTY-TWO (62) FEET;  
THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION SIXTY-SEVEN (67)  
FEET, SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY  
DIRECTION SIXTY-TWO (62) FEET TO THE POINT OF BEGINNING ON THE  
NORTHWESTERLY SIDE OF DEY STREET.

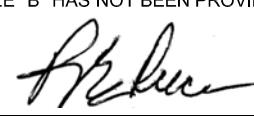
**CERTIFIED TO:**  
- Chicago Title Insurance Company  
- Spottswood, Spottswood, Spottswood & Sterling, PLLC  
- John M Bolt Family Trust

**GENERAL NOTES:**  
1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.  
2. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.  
3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.  
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.  
6. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
7. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.  
8. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.  
9. SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

SCALE:	1"=20'
FIELD WORK DATE:	04/07/22
REVISION DATE:	-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	22032901

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED   
ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5632



## REECE & ASSOCIATES

PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS (LB) NO. 7846

31193 AVENUE A, BIG PINE KEY, FL. 33043  
OFFICE (305) 872 - 1348  
EMAIL: INFO@REECESURVEYING.COM

# PROPOSED DESIGN



# 629 DEY ST.

## KEY WEST, FL 33040

### RESIDENTIAL REDEVELOPMENT

#### PARCEL: 00000980-000000

# HARC SUBMISSION

**A2O ARCHITECTURE**  
 P: 305.741.1971  
 F: 305.741.1972  
 1001 N. MIAMI AVENUE, SUITE 100  
 MIAMI, FL 33136

ARCHITECT: ARIANA GORDON, R.A.  
 LICENSE NO. AN70007  
 PROFESSIONAL SEAL REQUIRED  
 CONSULTANTS: ARIANA GORDON, R.A.  
 LICENSE NO. AN70007  
 PROFESSIONAL SEAL REQUIRED

MR. & MRS. JOHN BOLTE ESTATE  
**RESIDENTIAL REDEVELOPMENT**  
 629 DEY STREET  
 KEY WEST, FLORIDA 33040

SUBMISSIONS:  
 APPROVALS:

TITLE: COVER, SCOPE OF WORK, COPY OF SURVEY  
 PROJECT #: 22-12

SHEET: **G7.0**

SEPT. 29, 2022  
 © 2022 BY A2O ARCHITECTURE, LLC

### MAP OF BOUNDARY SURVEY

A PART OF LOT 2, SQUARE 12  
 WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST  
 MONROE COUNTY, FLORIDA

ADDRESS:  
 629 DEY STREET  
 KEY WEST, FLORIDA 33040

BEARING BASE:  
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 WAY LINE OF DEY STREET ASSUMED

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**CERTIFIED TO:**  
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 3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.  
 4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
 5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.  
 6. MEASURED DIMENSIONS EQUAL, PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
 7. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.  
 8. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.  
 9. SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 LICENSED BUSINESS (LB) NO. 7846  
 31193 AVENUE A, BIG PINE KEY, FL. 33043  
 OFFICE (305) 872-1348  
 EMAIL: INFO@REECESURVEYING.COM

### DRAWING INDEX

- GENERAL**  
 G1.0 COVER, SCOPE, INDEX AND SURVEY COPY
- ARCHITECTURAL**  
 A1.1 EXISTING & PROPOSED SITE PLANS & SITE DATA TABLE  
 A1.2 PROPOSED NEIGHBORHOOD MASSING  
 A2.1 PROPOSED FLOOR PLANS  
 A3.1 PROPOSED EXTERIOR ELEVATIONS  
 A3.2 PROPOSED EXTERIOR ELEVATIONS

### SCOPE OF WORK

- HARC SUBMISSION:
- REMOVE EXISTING NON-CONTRIBUTING, HISTORIC STRUCTURE
  - CONSTRUCT NEW TWO-STORY MAIN STRUCTURE, WITH DETACHED ACCESSORY COTTAGE AND POOL.

### qPublic.net Monroe County, FL

**Overview**

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00000980-000000	Alternate ID	1001007	Owner	BOLTE JOHN M FAMILY TRUST 10/07/2008
Sec/Twp/Rng	06/68/25	Class	SINGLE FAMILY	Address	C/O MARY JENNIFER BOLTE ROSENTHAL CO-TRUSTEE
Property	629 DEY ST	Address	RESID	Address	2415 6TH STREET Philadelphia, PA 19106
District	12KW	Brief Tax Description	KW PLOT 2 SQR 12 G73-426 OR 84-436/37 OR 791-823 OR 1079-977/98 OR 1079-101/02 OR 1081-318 OR 1156-686/88 OR 22215-2452/54 OR 2212-2455/57 OR 3168-2285 (Note: Not to be used on legal documents)		

Date created: 9/26/2022  
 Last Data Update: 9/26/2022 3:10:45 AM  
 Developed by: Schneider

### National Flood Hazard Layer FIRMette

**Legend**

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone X
- With BFE or Depth Zone AE, A9, A9+, VE, VE+
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard. Areas of 5% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone X

**OTHER AREAS OF FLOOD HAZARD**

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone X

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shows compliance with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/23/2022 10:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderated areas cannot be used for regulatory purposes.

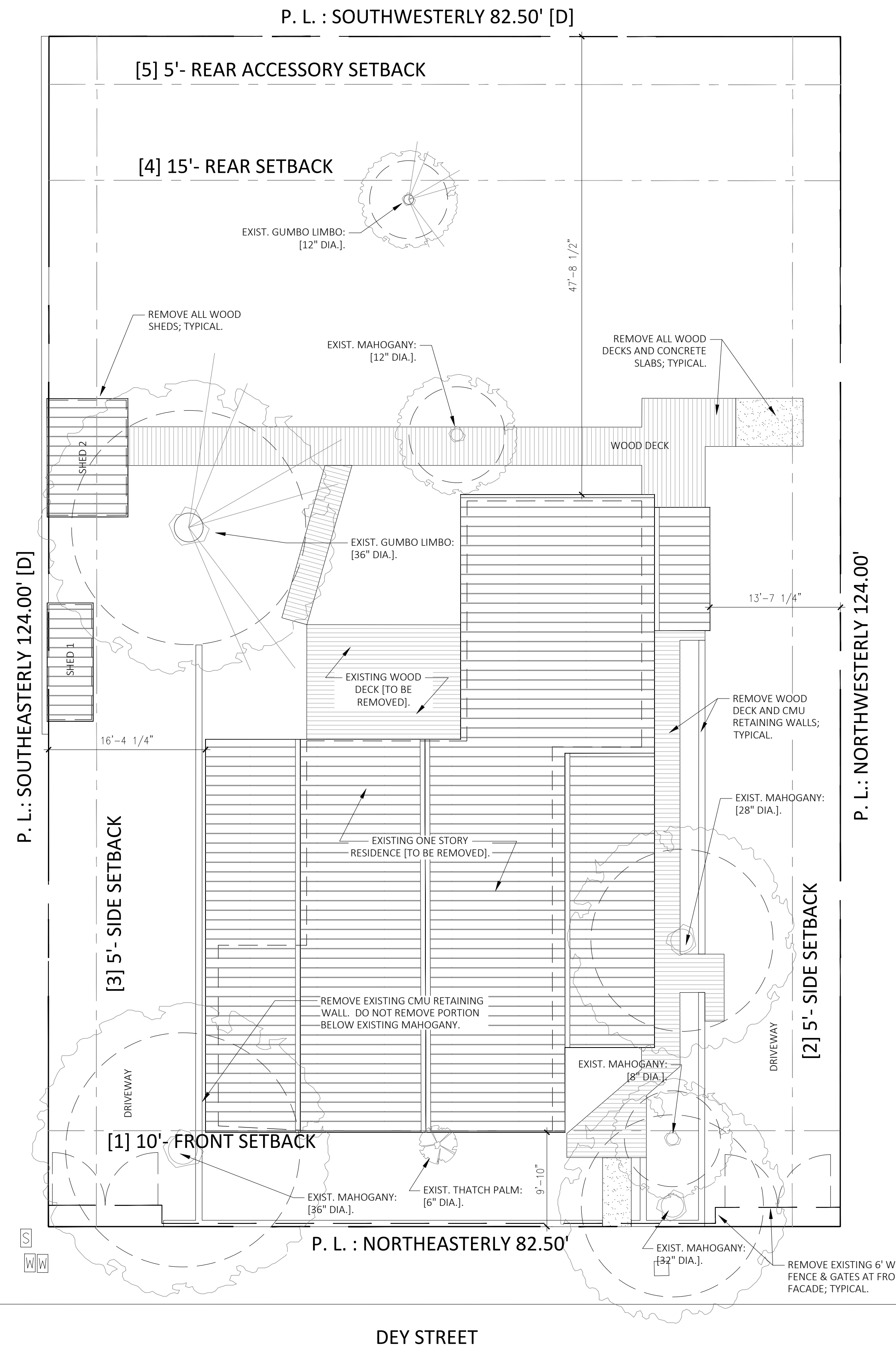
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

1 COPY OF SURVEY  
 SCALE: NOT TO SCALE

3 LOCATION MAP  
 SCALE: NOT TO SCALE

2 FEMA FLOOD MAP  
 SCALE: NOT TO SCALE





DEMOLITION NOTE: PROJECT PROPOSES TO REMOVE EXISTING HISTORIC, NON-CONTRIBUTING RESIDENCE IN ITS ENTIRETY.

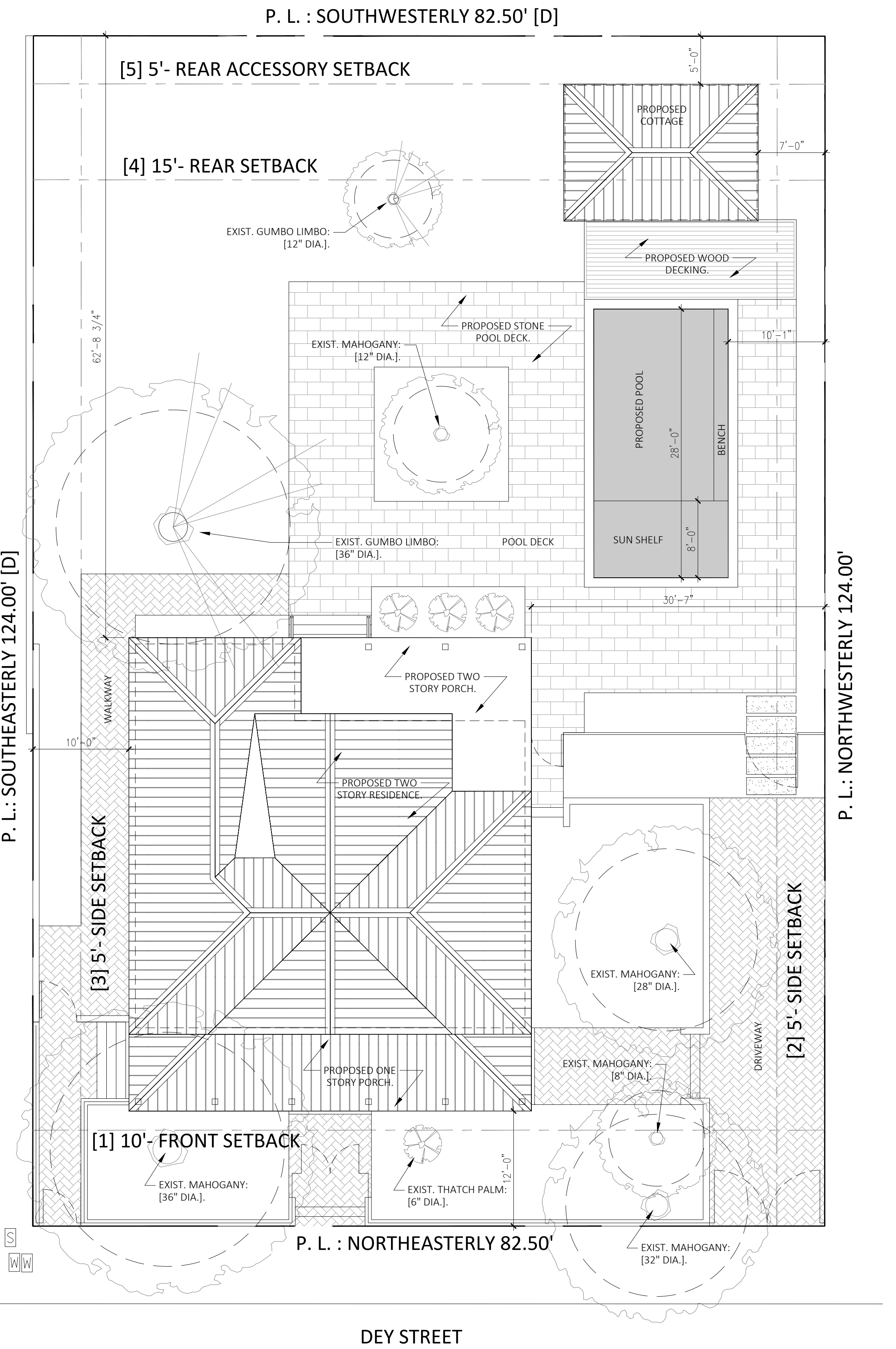
EXISTING LANDSCAPE NOTE: LANDSCAPING SHOWN REPRESENTS EXISTING LANDSCAPE ITEMS, INCLUDING GUMBO LIMBO, MAHOGANY, AND NATIVE PALM SPECIES, TO REMAIN. FINAL LANDSCAPE DESIGN SHALL BE PROVIDED BY OTHERS.



1 EXISTING SITE PLAN

PROJECT SITE DATA				
629 DEY ST., KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00000980-000000				
ZONING DISTRICT	HMDR			
FLOOD ZONE	AE [EL 7]			
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	10,230.00 SF	10,230.00 SF	COMPLIES
HEIGHT				
PRIMARY	30'-0"	18'-6"	29'-10"	COMPLIES
SETBACKS				
[1] FRONT YARD	10'-0"	9'-8"	12'-0"	COMPLIES
[2] SIDE YARD 1	5'-0"	13'-7"	30'-7"	COMPLIES
[3] SIDE YARD 2	5'-0"	16'-4"	10'-0"	COMPLIES
[4] REAR YARD	15'-0"	47'-8 3/4"	62'-8 1/2"	COMPLIES
[5] ACCESSORY REAR YARD	5'-0"	N/A	5'-0"	COMPLIES
[6] ACCESSORY SIDE YARD	5'-0"	N/A	7'-0"	COMPLIES
SITE COVERAGES				
RESIDENCE	N/A	2,423.80 SF	2,068.92 SF	N/A
POOL	N/A	0.00 SF	480.00 SF	N/A
SHED 1	N/A	59.19 SF	0.00 SF	N/A
SHED 2	N/A	103.96 SF	0.00 SF	N/A
CONCRETE / STAIRS	N/A	56.63 SF	49.95 SF	N/A
BRICK PAVING	N/A	0.00 SF	1226.68 SF	N/A
STONE PAVING	N/A	0.00 SF	1392.86 SF	N/A
WOOD DECKING	N/A	746.28 SF	181.11 SF	N/A
BUILDING COVERAGE	40% MAX [4,092.00 SF]	25.29% [2,586.95 SF]	23.04% [2,357.50 SF]	COMPLIES
IMPERVIOUS COVERAGE	60% MAX [6,138.00 SF]	25.84% [2,643.58 SF]	53.83% [5,506.99 SF]	COMPLIES
OPEN SPACE	35% MIN [3,58.50 SF]	66.86% [6,840.14 SF]	44.40% [4,541.90 SF]	COMPLIES
REAR YARD ACCESSORY OPEN SPACE [TOTAL AREA: 1,090.36SF]	30% MAX [327.11 SF]	N/A	18.57% [202.43 SF]	COMPLIES

SITE PLAN NOTES:  
1. SITE PLAN BASED ON SURVEY DATED: APRIL 07, 2022 BY REECE & ASSOCIATES, PROFESSIONAL SURVEYORS AND MAPPERS.



PROPOSED LANDSCAPE NOTE: LANDSCAPE DESIGN, IRRIGATION, LIGHTING, PLACEMENT, SIZING, AND SPECIES SELECTIONS TO BE PROVIDED BY OTHERS. LANDSCAPING SHOWN REPRESENTS EXISTING LANDSCAPE ITEMS AND PROPOSED LOCATIONS, FOR REFERENCE ONLY.



2 PROPOSED SITE PLAN

**A2O**  
 ARCHITECTURE  
P. 352 (FL) 3074  
 629 DEY STREET, KEY WEST, FLORIDA 33040  
 TEL: 305.241.1111  
 WWW.A2OARCHITECTURE.COM

ARCHITECT:  
 CONSULTANTS:  
 MR. & MRS. JOHN BOLTE ESTATE  
**RESIDENTIAL REDEVELOPMENT**  
 629 DEY STREET  
 KEY WEST, FLORIDA 33040  
 SUBMISSIONS:  
 APPROVALS:  
 TITLE: EXISTING & PROPOSED SITE PLANS & DATA TABLE  
 PROJECT #: 22-12  
 SHEET: **A1.1**  
DRAWING SIZE: 24"X36" (1/8" NOT SCALE DRAWING)  
 SEPT. 29, 2022  
© 2022 BY A2O ARCHITECTURE, LLC



630 DEY STREET

620 DEY STREET

618 DEY STREET

610 DEY STREET

614 DEY STREET

2 DEY STREET SOUTH - NEIGHBORHOOD MASSING  
SCALE: 1/8"=1'-0"



201 SIMONTON STREET

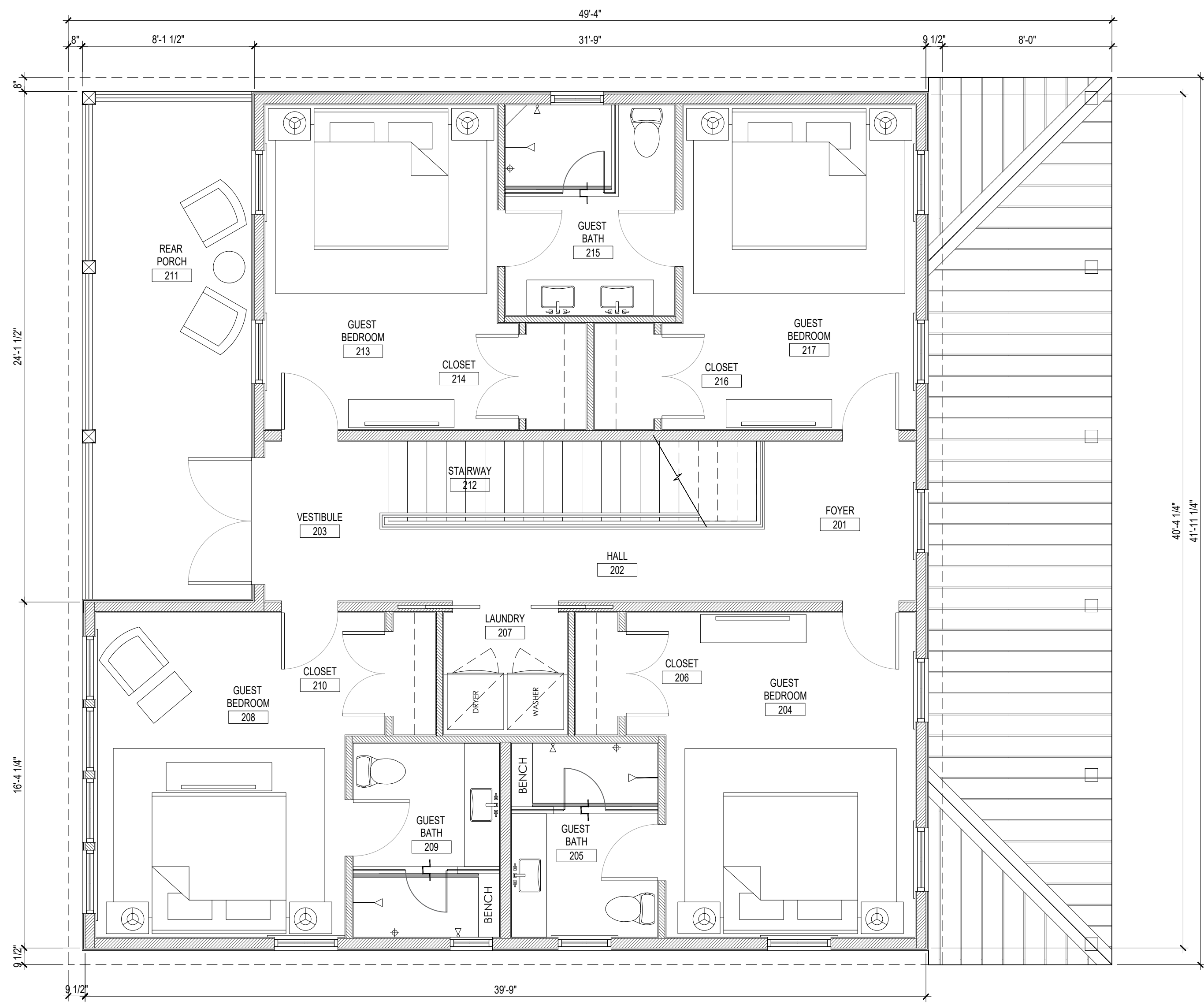
619 DEY STREET

629 DEY STREET

214 ELIZABETH STREET

1 DEY STREET NORTH - NEIGHBORHOOD MASSING  
SCALE: 1/8"=1'-0"

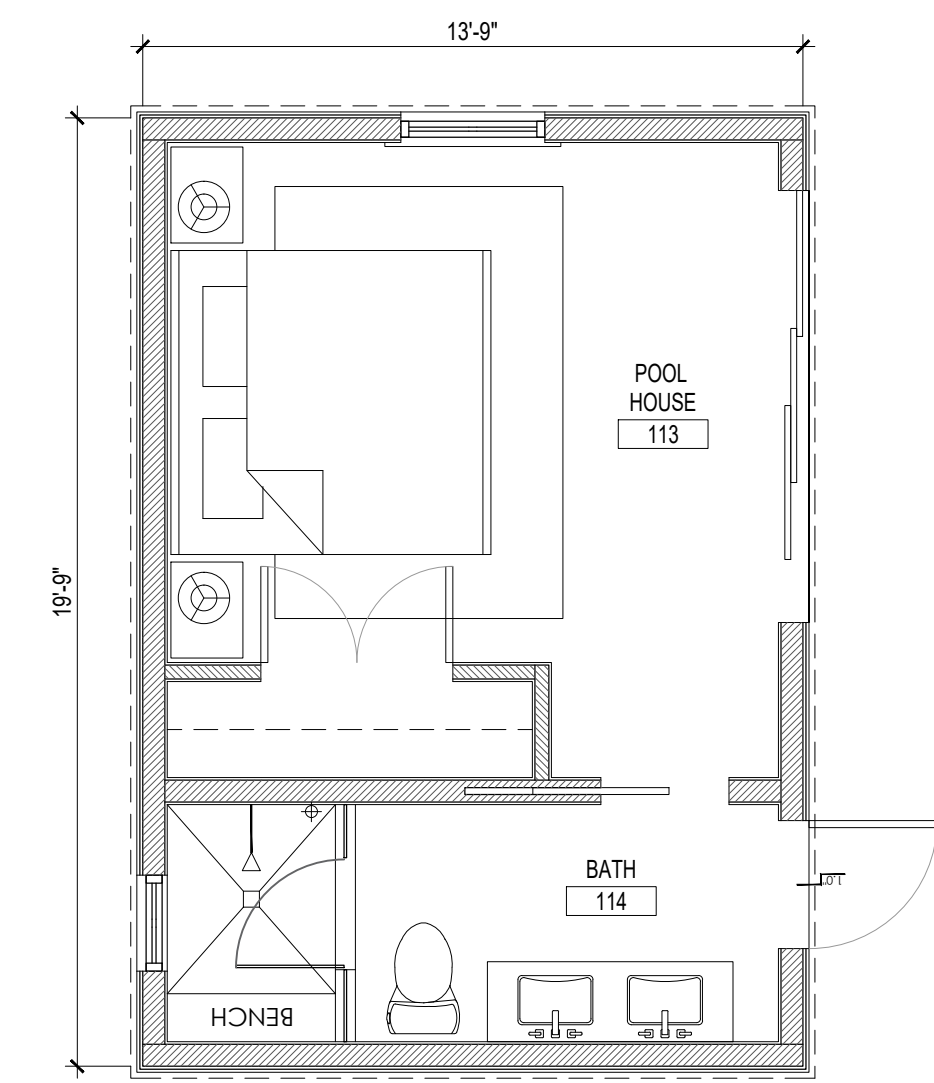




**2 SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" [ROTATED] GRAPHIC SCALE: 1/4" = 1'-0"



**1 FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" [ROTATED] GRAPHIC SCALE: 1/4" = 1'-0"

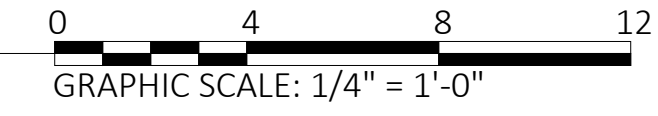


**3 COTTAGE FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" [ROTATED] GRAPHIC SCALE: 1/4" = 1'-0"

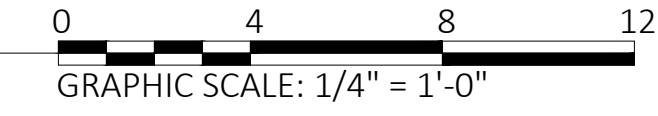
SHEET:		
	<small>P: 352.742.1974          F: 352.742.1975          T: 352.742.1976          E: ALIENA.GORDON@A2O.COM          L: 629 DEY STREET          SUITE 100, WEST PALM BEACH, FL 33411</small>	
TITLE:	<b>RESIDENTIAL REDEVELOPMENT</b> 629 DEY STREET KEY WEST, FLORIDA 33040	
SUBMISSIONS:	ARCHITECT:	
	CONSULTANTS:	
APPROVALS:	MR. & MRS. JOHN BOLTE ESTATE	
	<b>PROPOSED FLOOR PLANS</b> PROJECT #: 22-12	
SHEET:	<b>A2.7</b>	
SEPT. 29, 2022 <small>© 2022 BY A2O ARCHITECTURE, LLC</small>		



**2** PROPOSED NORTH ELEVATION [REAR]  
SCALE: 1/4" = 1'-0"



**1** PROPOSED SOUTH ELEVATION [FRONT AT STREET]  
SCALE: 1/4" = 1'-0"



**A2O**  
ARCHITECTURE

P: 352.741.7074  
F: 352.741.7075  
PROJ. REG. # 20070027  
10001 N. UNIVERSITY BLVD., SUITE 100, WEST PALM BEACH, FL 33411

ARCHITECT:

CONSULTANTS:

MR. & MRS. JOHN BOLTE ESTATE

**RESIDENTIAL  
REDEVELOPMENT**

629 DEY STREET  
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

**PROPOSED  
EXTERIOR  
ELEVATIONS**

PROJECT #:

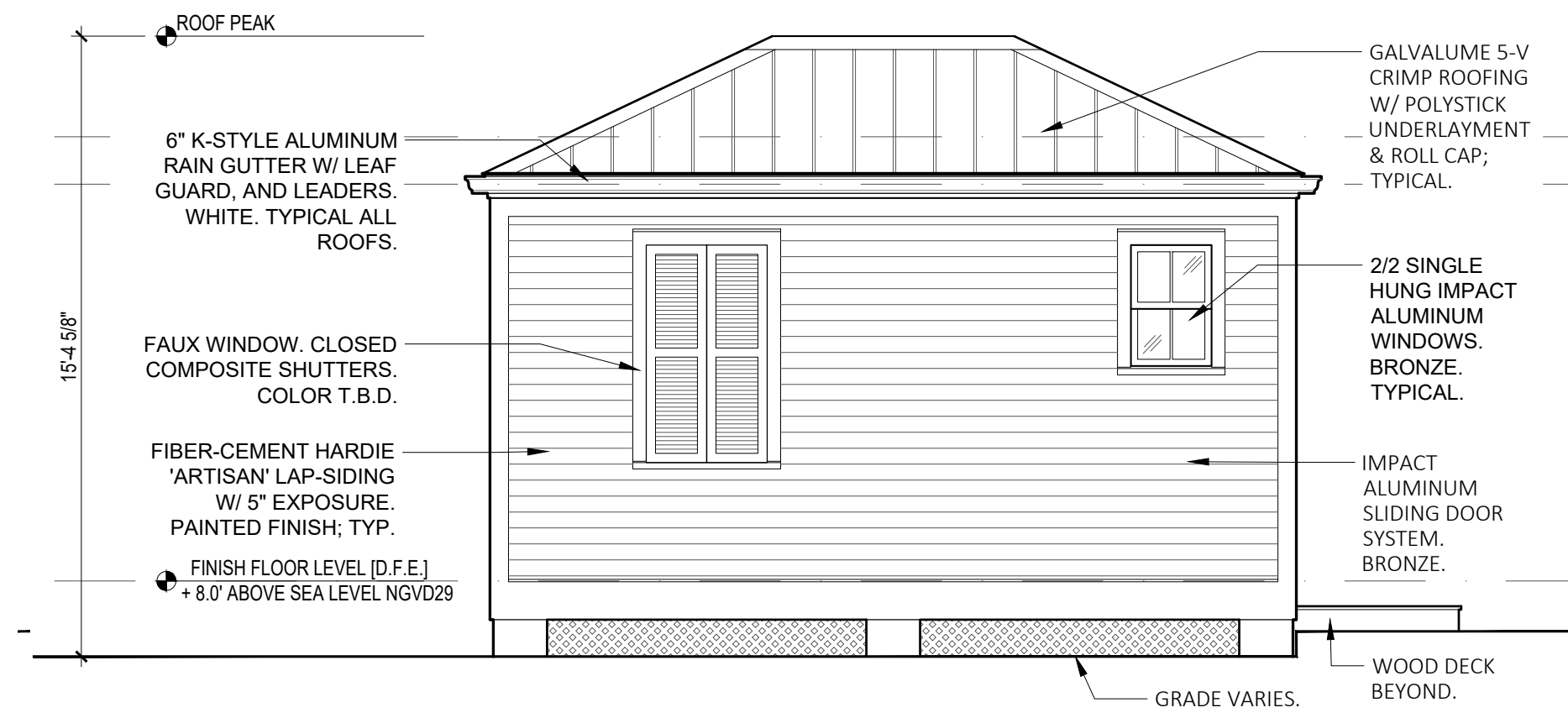
22-12

SHEET:

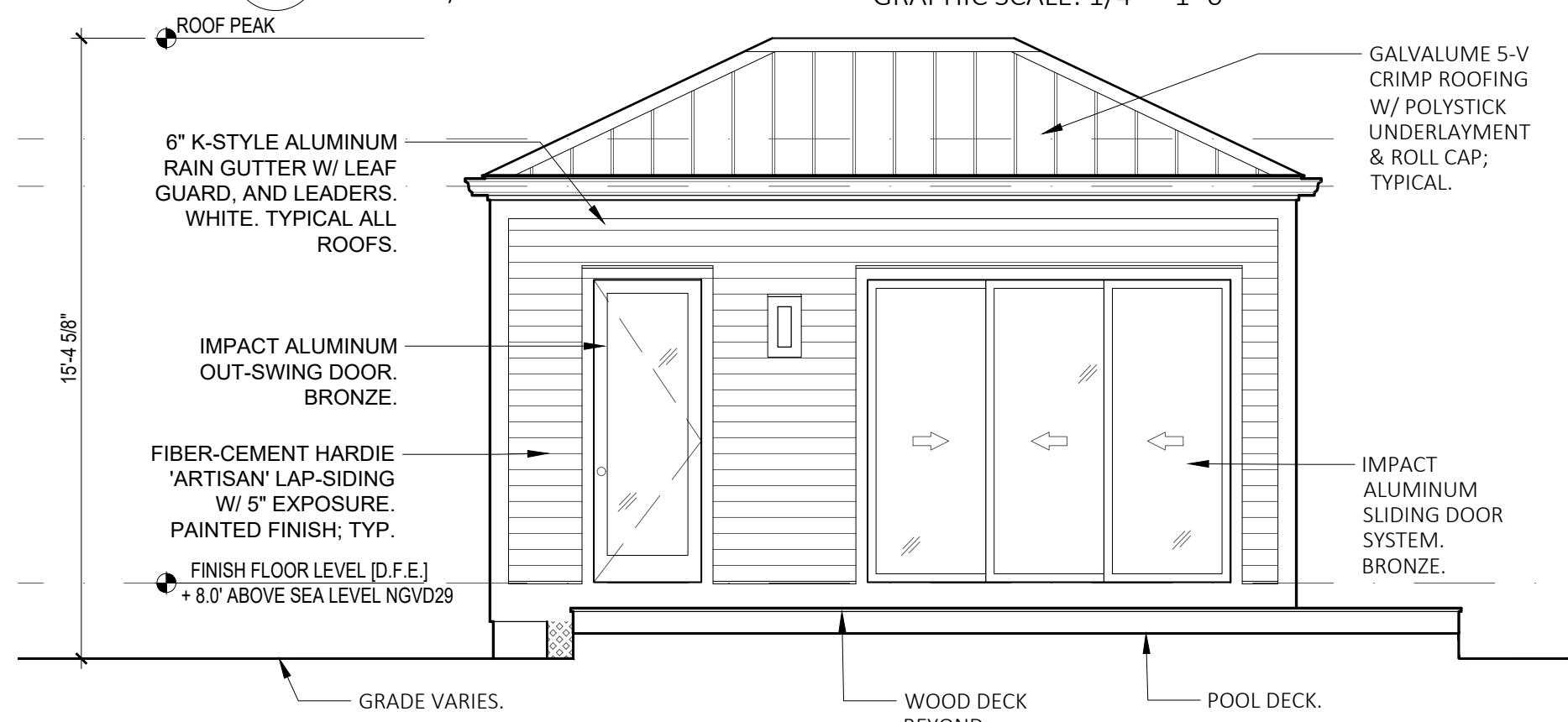
**A3.1**

SEPT. 29, 2022

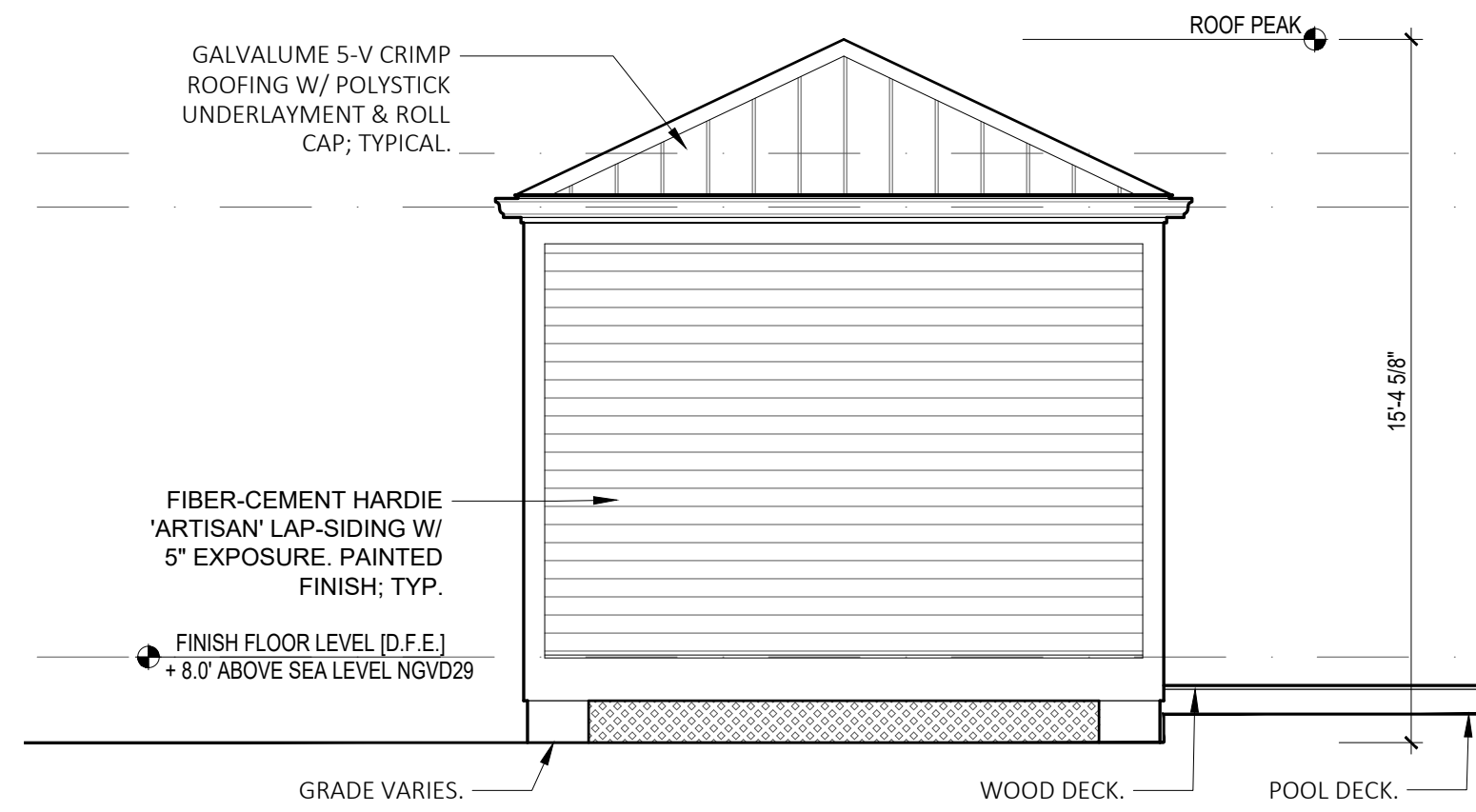
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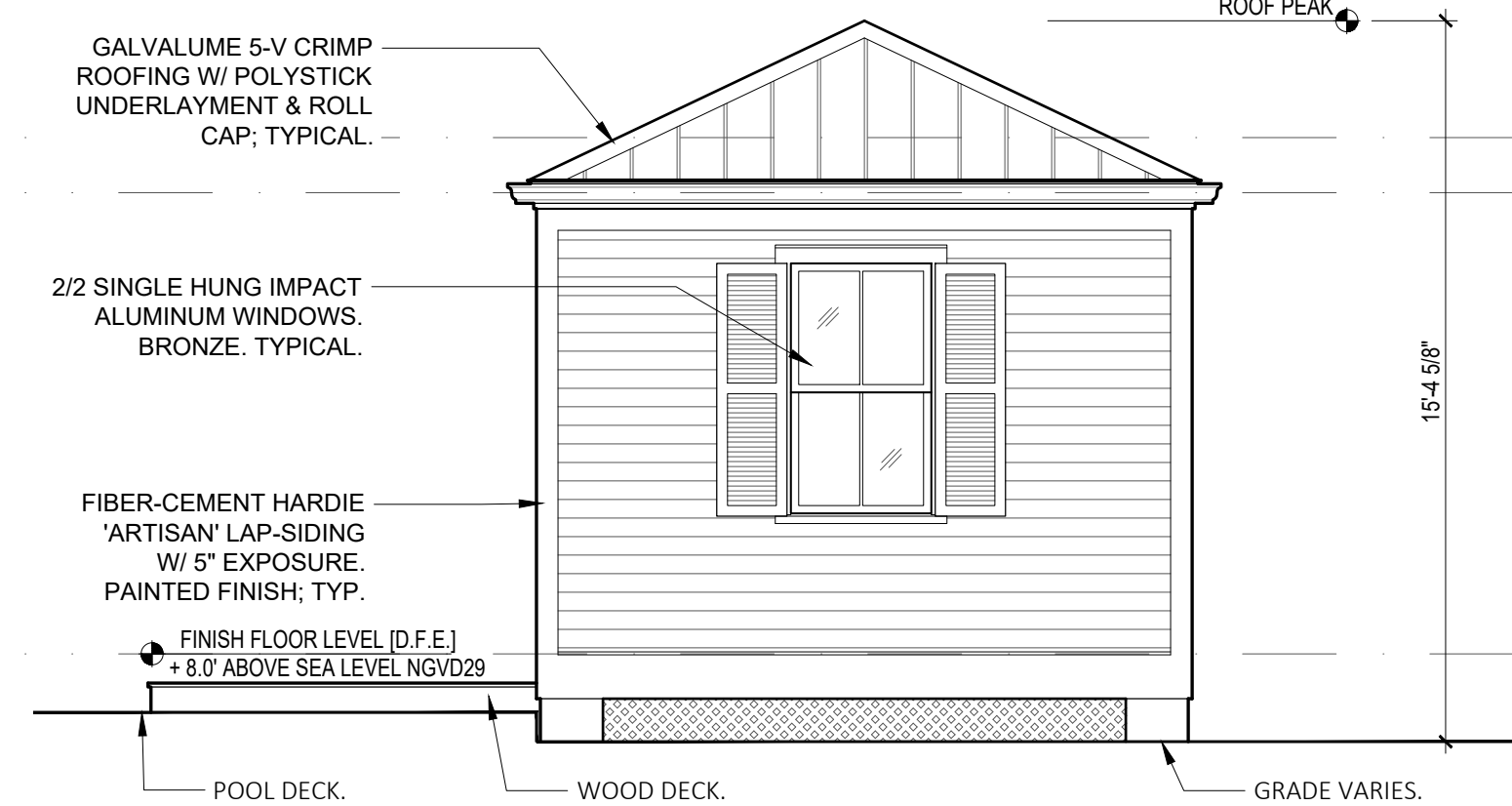
6 COTTAGE - SOUTH  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



5 COTTAGE - SOUTH  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



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



3 COTTAGE - EAST  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"

EXTERIOR COLORS  
SIDING: ANTIQUE WHITE  
SHUTTERS: DARK GREEN  
TRIM: WHITE  
WINDOWS: BRONZE  
DOORS: BRONZE  
ENTRY DOOR: T.B.D.  
ROOF: T.B.D.



1 PROPOSED WEST 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., October 26, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY RESIDENTIAL FRAME STRUCTURE. NEW ONE-STORY ACCESSORY STRUCTURE, NEW POOL, AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING HOUSE.**

**#629 DEY STREET**

**Applicant – A2O Architecture Application #H2022-0042**

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

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

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





Public Meeting Notice



62



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ANTONIO A. OSBOEN, JR., 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: 629 DEY ST. KEY WEST, FL 33040 on the 19 day of OCTOBER, 2022.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on OCTOBER 26, 2022.

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

The Certificate of Appropriateness number for this legal notice is H2022-0042.

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

Signed Name of Affiant:

Date: 10.19.2022

Address: 3706 N. ROOSEVELT BLVD. #202

City: KEY WEST,

State, Zip: FLORIDA, 33040

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

By (Print name of Affiant) ANTONIO A. OSBOEN, JR. who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

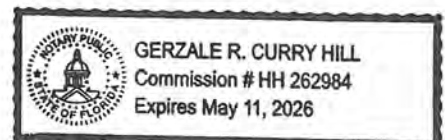
NOTARY PUBLIC

Sign Name:

Print Name:

Notary Public - State of Florida (seal)

My Commission Expires: 5/11/2026



# PROPERTY APPRAISER INFORMATION



**Disclaimer**

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

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

**Summary**

Parcel ID 00000980-000000  
 Account# 1001007  
 Property ID 1001007  
 Millage Group 12KW  
 Location 629 DEY St, KEY WEST  
 Address  
 Legal KW PT LOT 2 SQR 12 G73-426 OR84-436/37 OR791-823 OR1079-97/98 OR1079-101/02 OR1081-318 OR1156-686/88 OR2215-2452/54 OR2212-2455/57 OR3168-2285  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

[BOLTE JOHN M FAMILY TRUST 10/07/2008](#)  
 C/O MARY JENNIFER BOLTE ROSENTHAL CO-TRUSTEE  
 241 S 6TH STREET  
 Philadelphia PA 19106

**Valuation**

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$235,617	\$137,005	\$137,005	\$139,180
+ Market Misc Value	\$4,181	\$4,181	\$4,181	\$4,181
+ Market Land Value	\$1,491,023	\$1,102,794	\$1,094,354	\$1,153,433
= Just Market Value	<b>\$1,730,821</b>	<b>\$1,243,980</b>	<b>\$1,235,540</b>	<b>\$1,296,794</b>
= Total Assessed Value	<b>\$1,368,378</b>	<b>\$1,243,980</b>	<b>\$1,235,540</b>	<b>\$1,165,777</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$1,730,821</b>	<b>\$1,243,980</b>	<b>\$1,235,540</b>	<b>\$1,296,794</b>

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	10,230.00	Square Foot	83	125

**Buildings**

Building ID	21	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1934
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2002
Gross Sq Ft	2085	Foundation	WD CONC PADS
Finished Sq Ft	1464	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	198	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	1
Depreciation %	27	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	600
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPA	ENCL PORCH WD	180	0	0
FLA	FLOOR LIV AREA	1,464	1,464	0
OPF	OP PRCH FIN LL	441	0	0
TOTAL		<b>2,085</b>	<b>1,464</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1983	1984	1	504 SF	2
WOOD DECK	1990	2007	1	500 SF	2

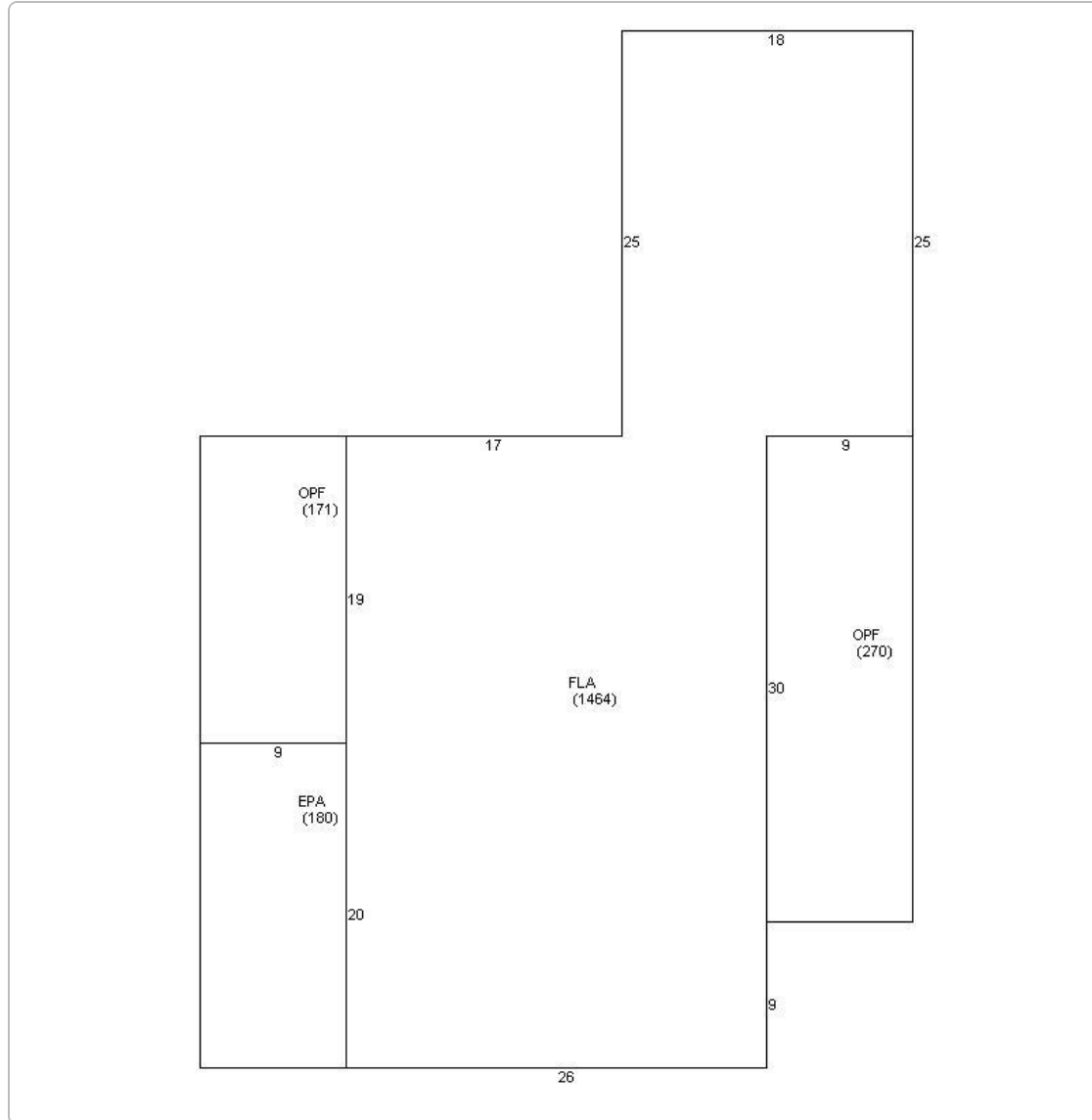
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/14/2022	\$2,300,000	Warranty Deed	2371855	3168	2285	01 - Qualified	Improved
5/26/2006	\$1,750,000	Warranty Deed		2212	2452	Q - Qualified	Improved

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

No data available for the following modules: Permits.

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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Version 2.3.225