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## **Historic Architectural Review Commission Staff Report for Item 15**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Matthew Crawford  
Historic Preservation Manager

Meeting Date: July 22, 2025

Applicant: A2O Architecture

Application Number: C2025-0064

Address: 629 Dey Street

### **Description of Work:**

New open gazebo structure at rear of property.

### **Site Facts:**

The building under review is a non-historic and non-contributing structure within the historic district. Construction started in 2023, and the structure is still under construction.

This one-story historic, non-contributing property is located along Dey Street. The site includes the primary wood-frame structure along with a non-historic rear cottage with a 5 v-crimp metal roof.

Currently the house is located within an AE-6 flood zone.



*Photo of property under review Front (South) Elevation.*

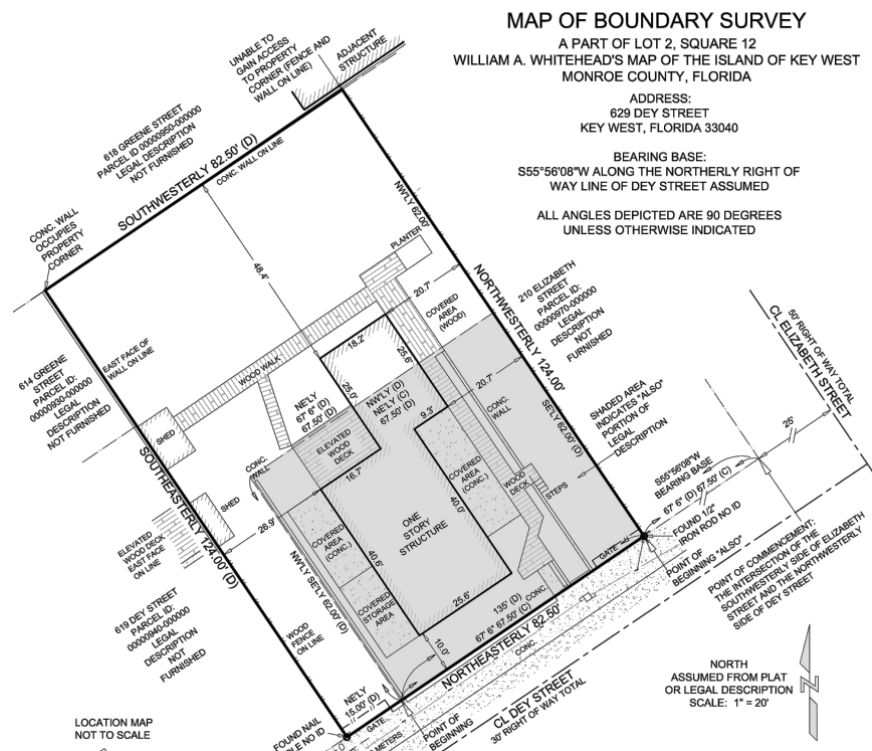


*Photo of property under review Front and Right side (South and East) Elevations.*





*Photo of Property Under Review Rear (North) Elevation.*



*2022 Survey of Property Under Review*

### **Guidelines Cited on Review:**

- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 6, 11, 13, 14, 19, 25 (first sentence), and 26.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 5, 6 (first two sentences), 8, 11, 12, 13 (first sentence), 14, 18, 22, and 23.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 3, 4, 9, 10, and 11.

### **Staff Analysis:**

A Certificate of Appropriateness is currently under review for the construction of a new gazebo structure at the rear of the property. The gazebo will be in front of the rear cottage and over stone deck pavers. It will be located on the previously approved raised terrace, 21" above grade. The structure will be open with four square wood posts to be painted white.





### **Consistency with Cited Guidelines:**

Staff finds the design to be generally compatible with structure under construction and surrounding context. The proposed structure follows the Guidelines for Roofing including Guideline 3 which states “roofing materials and forms used in new construction must be visually compatible with the existing historical and architectural context of the streetscape and neighborhood.” The proposed structure will have a 5 v-crimp metal hipped roof. This matches the cottage in the rear of the property. The structure also follows the Guidelines for additions. Guideline 1 states that “additions shall require no or minimal changes to the character defining features of a building and its site.” The current property only consists of non-historic construction, thus there are no character defining features.

The structure follows Guideline 13 of New Additions which states “New additions must have a similar building form found in the existing structure. New addition massing shall be similar or smaller than the massing found in the existing building and adjacent structures.” The proposed structure will be shorter than the main house and the rear cottage. The structure also follows Guideline 18 of New Construction which states structures should have “roof forms that appear similar to the established range of roof shapes of same typology in the immediate surrounding area and are compatible with the architectural style of a new building.” The roof of the proposed structure is a simple hipped roof that is compatible with the surrounding area. Guideline 22 states that “materials used for roofs, walling and windows etc. shall echo those used on the predominant or adjacent historic structures of same typology.” The proposed structure will have a 5 v-crimp metal roof, which is compatible with the surrounding area.

The proposed structure follows Guideline 4 of Outbuildings which states “the design of new outbuildings must be complementary to the existing streetscape if they are visible from the public right-of-way.” The proposed design of the gazebo is minimal and includes a 5 v-crimp metal hipped roof that fits the surrounding streetscape.

# 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 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, LLC

PHONE NUMBER 305-741-7676

APPLICANT'S ADDRESS:

3706 N. Roosevelt Blvd, #202

EMAIL office@a2oarchitecture.com

Key West, FL 33040

APPLICANT'S SIGNATURE:

*[Signature]*

DATE 6/19/2025

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS\_\_\_ RELOCATION OF A STRUCTURE \_\_\_ ELEVATION OF A STRUCTURE \_\_\_

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES\_\_\_ NO X INVOLVES A HISTORIC STRUCTURE: YES\_\_\_ NO X

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: NEW REAR YARD OPEN GAZEBO STRUCTURE, 69'-10" BACK FROM FRONT PERPRTY LINE.

MAIN BUILDING: NO CHANGE

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): N/A

**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>	
P.T. WOOD FRAMED GAZEBO W/ [4] POSTS AND 5V-CRIMP ROOFING.	
GAZEBO WILL BE LOCATED ON PREVIOUSLY APPROVED RAISED TERRACE, APPROX. 21" ABOVE GRADE.	
<b>PAVERS:</b> N/A	<b>FENCES:</b>
	N/A
<b>DECKS:</b>	<b>PAINTING:</b> PAINTED WHITE
N/A	
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
N/A	N/A
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b> N/A
EXISTING TO REMAIN.	

<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.**

# PROJECT PHOTOS



629 DEY ST, KEY WEST, FLORIDA 33040  
HARC APPLICATION – SITE CONTEXT



201 SIMONTON ST



619 DEY ST | ADJACENT



629 DEY ST, KEY WEST, FLORIDA 33040  
HARC APPLICATION – SITE CONTEXT



629 DEY ST | METAL FENCE TO BE INSTALLED ON CONCRETE KNEE WALL AT FRONT PROPERTY LINE.  
6' TALL TOTAL. [APPROVED AND UNDER CONSTRUCTION].



629 DEY ST | 6' TALL METAL GATE AT DRIVEWAY [APPROVED AND UNDER CONSTRUCTION].



629 DEY ST, KEY WEST, FLORIDA 33040  
HARC APPLICATION – SITE CONTEXT



629 DEY | REAR YARD. GAZEBO TO BE LOCATED BETWEEN COTTAGE, AND BEHIND MAIN STRUCTURE, APRX. 70' BACK FROM THE FRONT PROPERTY LINE.



CORNER OF ELIZABETH AND DEY



629 DEY ST, KEY WEST, FLORIDA 33040  
HARC APPLICATION – SITE CONTEXT



630 DEY ST | CORNER OF ELIZABETH AND DEY, ACROSS STREET



620 DEY ST | ACROSS STREET

# SURVEY



# 629 DEY STREET

KEY WEST, FL 33040  
RESIDENTIAL REDEVELOPMENT  
PARCEL: 00000980-000000

A<sup>2</sup>O

ARCHITECTURE

3706 N. ROOSEVELT BLVD UNIT 202,  
KEY WEST, FL 33040  
PROF. REG. - AA20003092  
P. 305.741.7676  
E. OFFICE@A2OARCHITECTURE.COM

ARCHITECT:  
NOT VALID FOR CONSTRUCTION  
WITHOUT ORIGINAL SIGN AND SEAL

AILEEN A. OSBORN, R.A.  
LICENSE NO. AR97603  
EXPIRATION DATE: 02/28/27

THE DRAWINGS AND WRITTEN  
MATERIAL HEREIN CONSTITUTE  
ORIGINAL WORK OF THE ARCHITECT.  
AS INTELLECTUAL PROPERTY AND  
INSTRUMENTS OF SERVICE, THEY ARE  
SUBJECT TO COPYRIGHT AND MAY NOT  
BE REPRODUCED, DISTRIBUTED,  
PUBLISHED OR USED IN ANY WAY  
WITHOUT THE EXPRESS WRITTEN  
CONSENT OF THE ARCHITECT.

RESIDENTIAL  
REDEVELOPMENT  
629 DEY STREET  
KEY WEST, FLORIDA 33040

SUBMISSIONS:  
-2023.09.30 - HARC COMMISSION  
-2025.06.23 - HARC COMMISSION

APPROVALS:  
-2023.11.29 - HARC COMMISSION  
[HARC2022-0042]

REVISIONS:

TITLE:  
COVER,  
SCOPE OF  
WORK, COPY  
OF SURVEY

PROJECT #: 22.12

SHEET:

G7.0  
JUNE 09, 2025  
© 2025 BY A2O ARCHITECTURE, LLC

## GAZEBO

### DRAWING INDEX

G1.0	COVER, SCOPE, INDEX AND SURVEY COPY [PRE-CONSTRUCTION]
A1.5	GAZEBO PLANS, ELEVATIONS AND SITE DATA TABLE

### SCOPE OF WORK

ADD NEW P.T. [4] POST OPEN GAZEBO [PAINTED WHITE] IN REAR YARD WITH HIPPED 5V-CRIMP ROOF. ROOFING AND GUTTERS TO MATCH NEW HOUSE AND ACCESSORY STRUCTURE.

NOTA BENE: HOUSE, ACCESSORY STRUCTURE AND SITE WORK ARE CURRENTLY UNDER CONSTRUCTION PERMIT # BLD2023-3025.

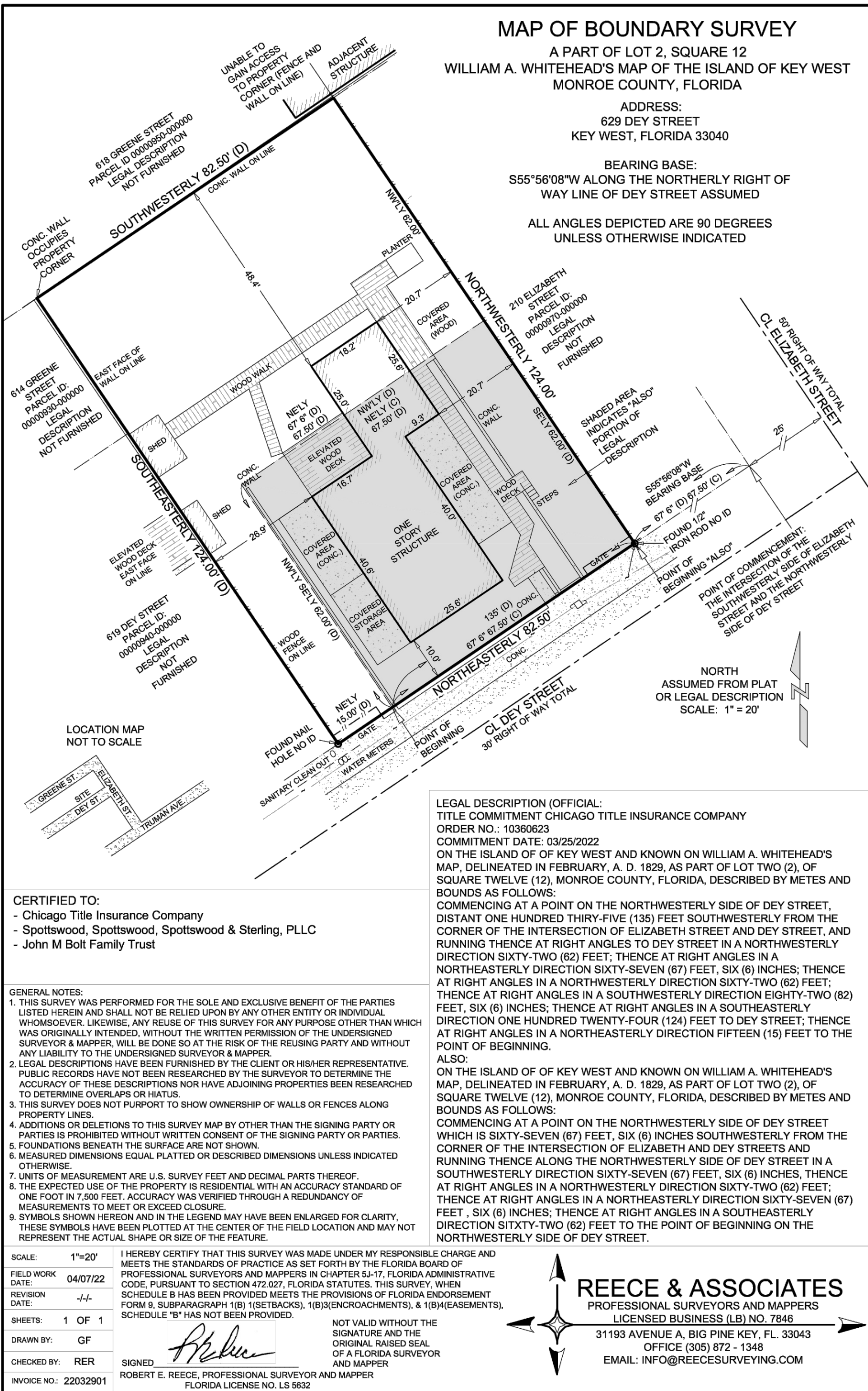
### CODE INFORMATION

APPLICABLE CODES  
FLORIDA BUILDING CODE 7TH EDITION 2020; WITH ALL AMENDMENTS.  
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA: HISTORIC HIGH DENSITY RESIDENTIAL DISTRICT

USE AND OCCUPANCY CLASSIFICATION  
RESIDENTIAL R-3

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY)  
NGVD 1929 ELEVATION DATUM  
FLOOD ZONE AE [EL 7]  
ASCE 7-16 WIND LOADS

DESIGN CRITERIA  
WIND LOADS: 180 MPH ULTIMATE; 139.4 MPH NOMINAL  
WIND EXPOSURE: D  
FLOOR LOADS: 40 PSF LL - 20 PSF DL  
ROOF LOADS: 20 PSF LL - 15 PSF DL  
SEISMIC LOAD: 0



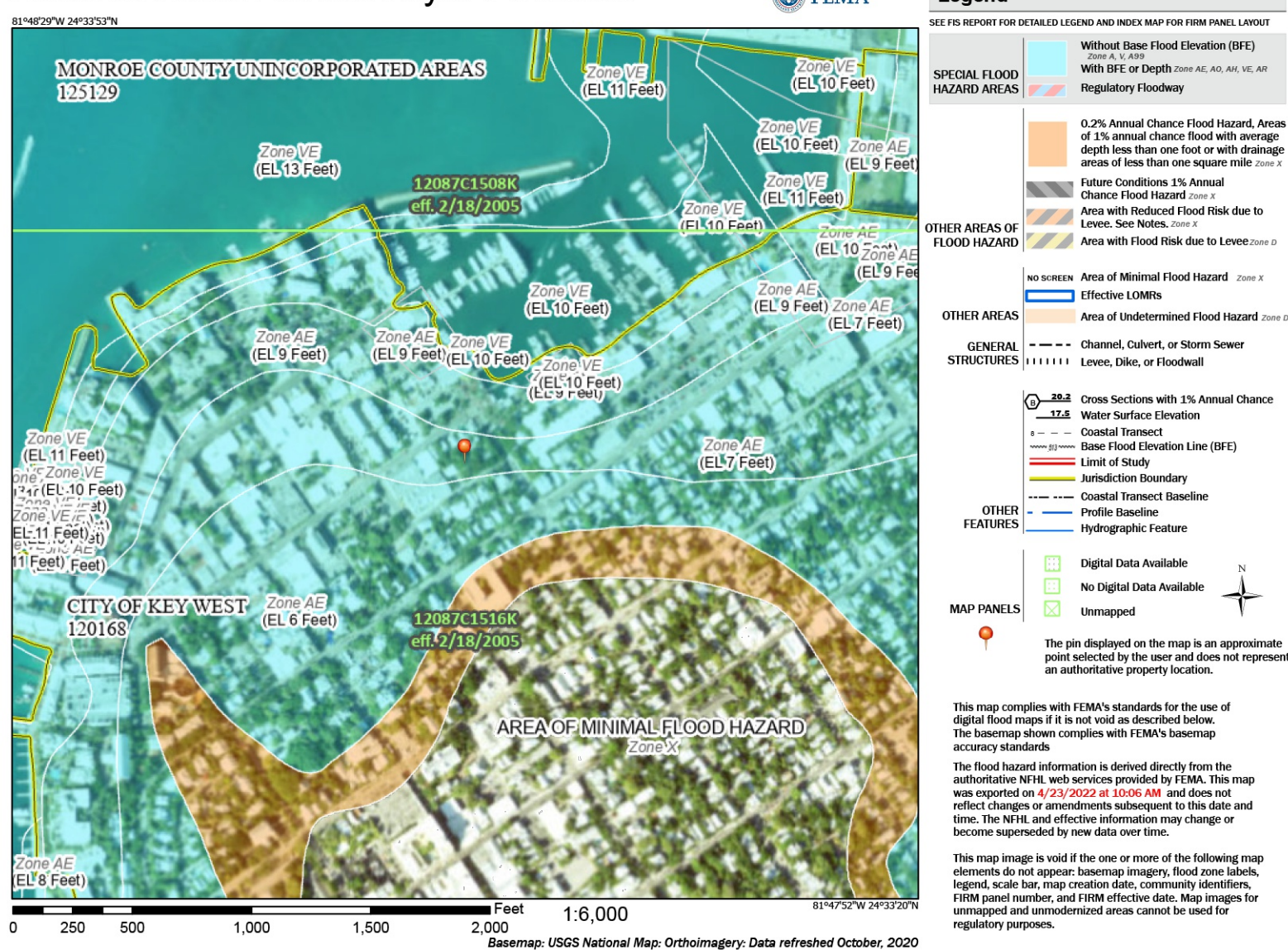
qPublic.net Monroe County, FL



### LOCATION MAP

SCALE: NOT TO SCALE

### National Flood Hazard Layer FIRMette



### FEMA FLOOD MAP

SCALE: NOT TO SCALE

### COPY OF SURVEY

SCALE: NOT TO SCALE [PRE-CONSTRUCTION]



# PROPOSED DESIGN



# 629 DEY STREET

KEY WEST, FL 33040  
RESIDENTIAL REDEVELOPMENT  
PARCEL: 00000980-000000

A<sup>2</sup>O

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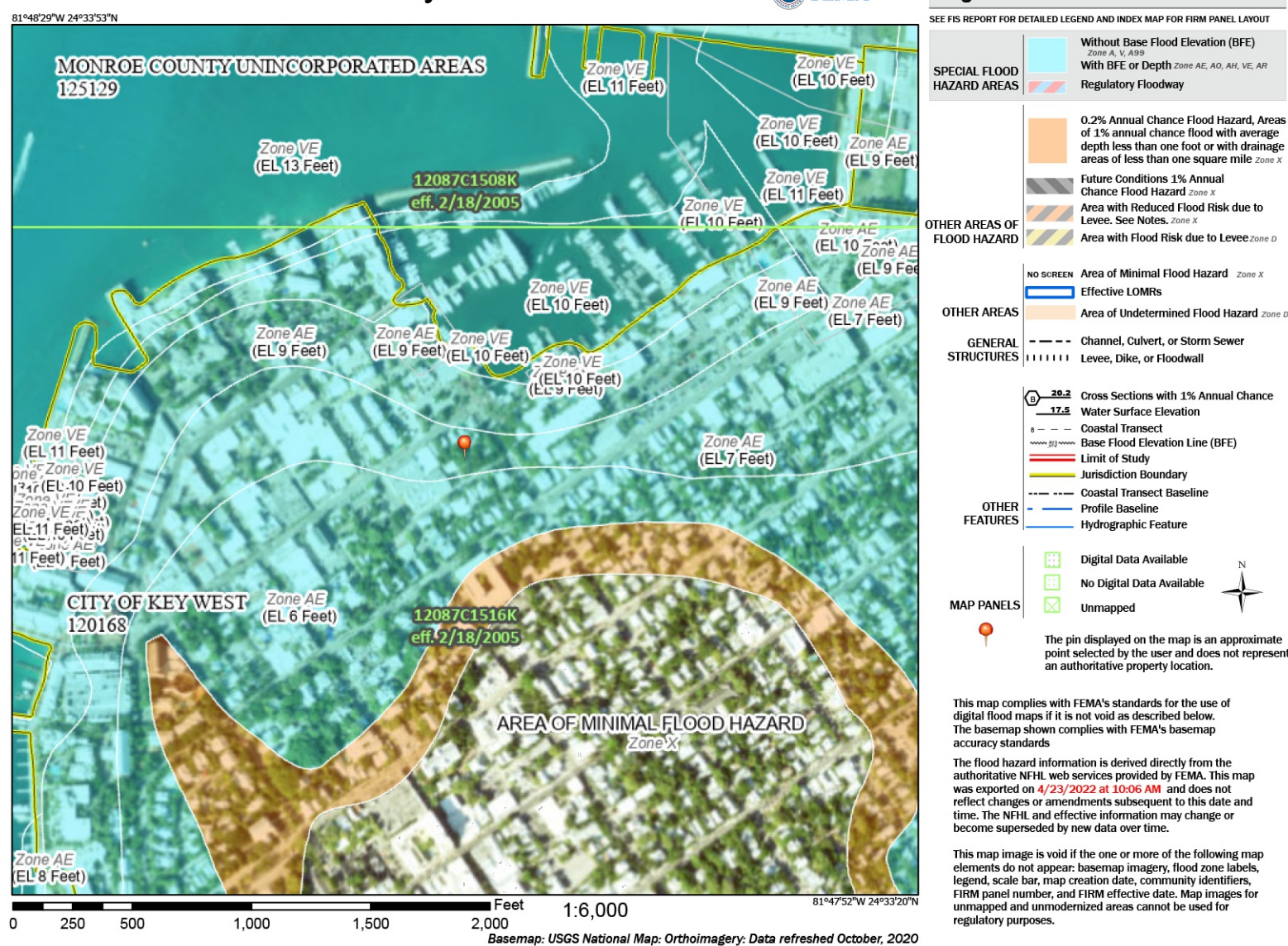
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### qPublic.net Monroe County, FL

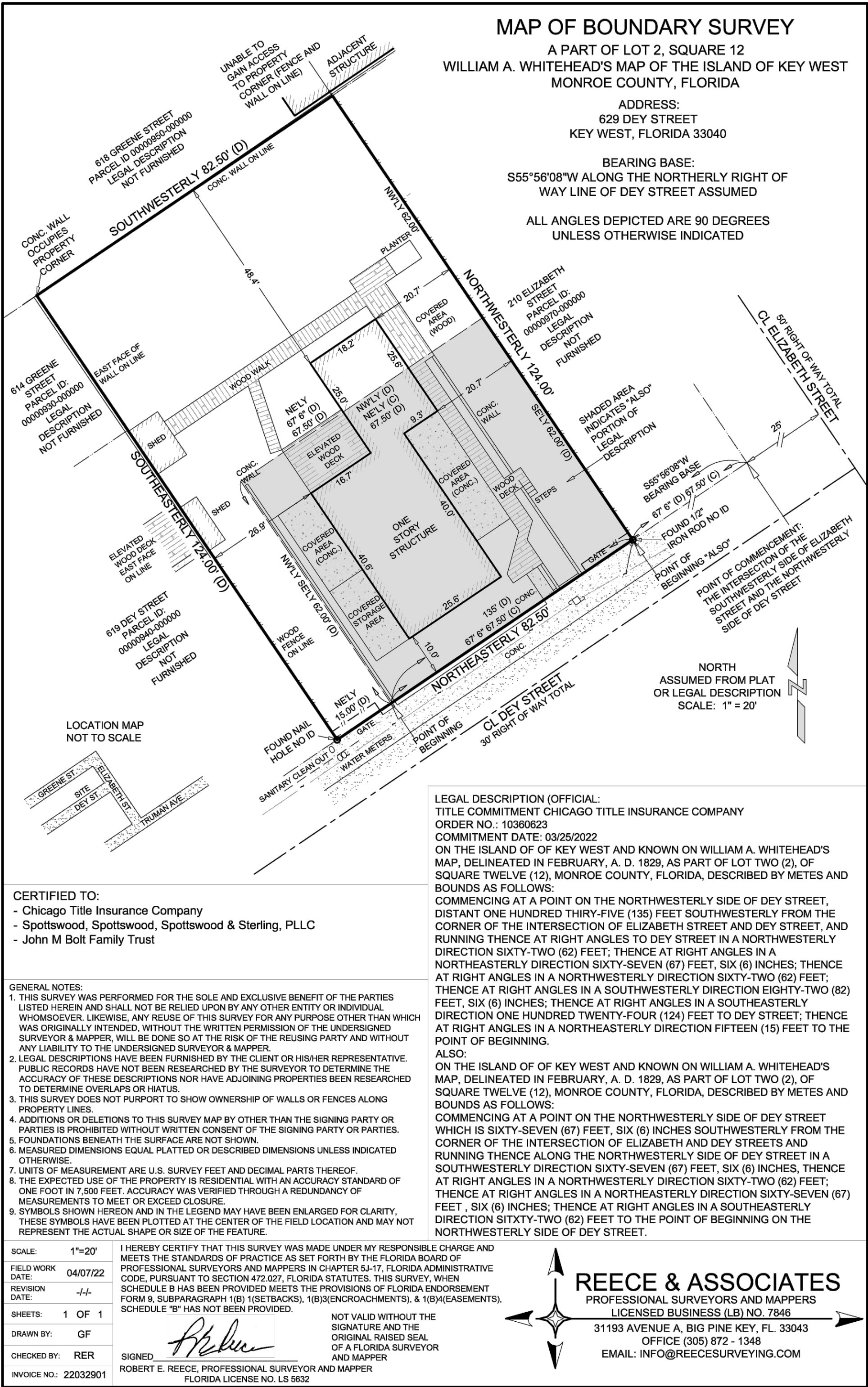


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### FEMA FLOOD MAP

SCALE: NOT TO SCALE



### COPY OF SURVEY

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# 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:

**NEW OPEN GAZEBO STRUCTURE AT REAR OF PROPERTY.**

**#629 DEY STREET**

**Applicant –A2O Architecture Application #C2025-0064**

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

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

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



# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared ANTONIO A. OSBORN, 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 Street on the  
\_\_\_\_\_ 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 C2025-0064.

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

**Signed Name of Affiant:**

[Signature]  
**Date:** 07.14.2025 A.O.

**Address:** 629 DEY ST.

**City:** KEY WEST

**State, Zip:** FLORIDA, 33040

The forgoing instrument was acknowledged before me on this 14 day of July, 2025.

By (Print name of Affiant) Antonio A. Osborn Jr who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

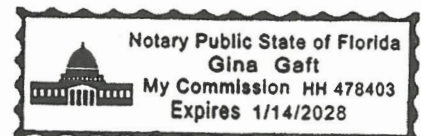
## NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Gina Gaft

Notary Public - State of Florida (seal)

My Commission Expires: 1.14.28







**BIRD  
CONSTRUCTION**  
www.birdconstructionkeywest.com  
**305-296-4687**  
Est. 1985 State Cert. CRCO 33356

**NO TRESPASSING**  
This area is a designated construction  
site & anyone who trespasses on this  
property commits a FELONY  
**BIRD  
CONSTRUCTION**  
305-296-4687

**629**

AVC & Heating Right from the Start!  
**Total Temperature  
Control Inc.**  
**305-296-7634**  
**CMC124578**

**A<sup>2</sup>O**  
**ARCHITECTURE**  
305.741.7676 | 3706 N. Roosevelt Blvd. Ste 202 | Prof. Reg. AA26003092

**Public  
Meeting  
Notice**



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# 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	00000980-000000
Account#	1001007
Property ID	1001007
Millage Group	12KW
Location Address	629 DEY St, KEY WEST
Legal Description	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
	(Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	VACANT RES (0000)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No



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

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$188,278	\$235,617	\$137,005
+ Market Misc Value	\$526	\$4,181	\$4,181	\$4,181
+ Market Land Value	\$2,295,612	\$1,924,263	\$1,491,023	\$1,102,794
= Just Market Value	\$2,296,138	\$2,116,722	\$1,730,821	\$1,243,980
= Total Assessed Value	\$2,139,397	\$2,116,722	\$1,368,378	\$1,243,980
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,296,138	\$2,116,722	\$1,730,821	\$1,243,980

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,295,612	\$0	\$526	\$2,296,138	\$2,139,397	\$0	\$2,296,138	\$0
2023	\$1,924,263	\$188,278	\$4,181	\$2,116,722	\$2,116,722	\$0	\$2,116,722	\$0
2022	\$1,491,023	\$235,617	\$4,181	\$1,730,821	\$1,368,378	\$0	\$1,730,821	\$0
2021	\$1,102,794	\$137,005	\$4,181	\$1,243,980	\$1,243,980	\$0	\$1,243,980	\$0
2020	\$1,094,354	\$137,005	\$4,181	\$1,235,540	\$1,235,540	\$0	\$1,235,540	\$0
2019	\$1,153,433	\$139,180	\$4,181	\$1,296,794	\$1,165,777	\$0	\$1,296,794	\$0
2018	\$1,034,048	\$139,180	\$4,181	\$1,177,409	\$1,059,797	\$0	\$1,177,409	\$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)	10,230.00	Square Foot	83	125



Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WOOD DECK	1990	2007	0 x 0	1	80 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
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		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-2635	10/17/2024	Completed	\$2,350	Residential	set lp tank, connect to gas equipment
24-2190	08/15/2024	Completed	\$36,000	Residential	re rough and trim
24-0905	04/08/2024	Active	\$4,400		: Install 4SQ 5V-Crimp
23-3362	12/19/2023	Active	\$65,000	Residential	Install wiring for house per plans. New construction with temporary.
23-3025	11/02/2023	Active	\$2,100,000	Residential	

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Sketches (click to enlarge).

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

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

Last Data Upload: 7/17/2025, 1:21:59 AM

Contact Us

Developed by  **SCHNEIDER**  
GEO SPATIAL