



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 26, 2022

Applicant: A2O Architecture

Application Number: H2022-0042

Address: 629 Dey Street

Description of Work:

New two-story residential frame structure. New one-story accessory structure, new pool, and site improvements.

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.

Guidelines Cited on Review:

- Colors (pages 35-36).
- New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 15, 17, 18, 22, 23, 24, and 25.
- Decks, patios, hot tubs, spas, and related equipment (page 39a), first paragraph.
- Outbuildings (pages 40-41), specifically guidelines 1, 3, and 9.

- Fences and walls (pages 41-42) specific guidelines 3 and 4.
- Parking areas, landscaping, and open space environment (page 43), specifically first paragraph and guidelines 1, 2, and 4.

Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a two-story frame structure to replace an existing one-story house. The plans also include a one-story accessory structure and a pool, both at the rear of the lot. A bricked driveway is proposed at the side of the house and a concrete curb with wrought iron picket fencing, four feet in height, is proposed at the front of the site. This fence will have a pedestrian gate and a double gate for the driveway.

The principal building will be rectangular in footprint and will have a one-story front porch. The main façade will be symmetrical with a front gable that will expand over three out of five windows. The main roof will extend approximately 40 feet from grade. The one-story front porch will have five bays with wood chamfered columns.

The house will have hardie board horizontal siding painted antique white, two over two single hung impact aluminum windows with bronze frames and composite colonial shutters painted dark green. Proposed front door will be aluminum impact with glazing panels and a transom above. Two double single glass aluminum frame doors are proposed at the rear of the house, one on each floor. These doors will have a transom above them. Five v-crimp will be the finished roofing material.

The design also includes a one-story accessory structure with a hip roof extending up to 15'- 4 5/8" from grade that will be finished with same materials proposed for the main house. The structure will stand on the northeast corner of the parcel and outside of the required setbacks. The south elevation will have aluminum sliders and an aluminum outswing door, all frames in bronze color.

The site plan includes a pool with a sun shelf and a stone pool deck. A small wood deck is proposed between the accessory structure and the pool. None of these improvements will be visible from the street.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design will conform to cited guidelines. The design accommodates the proposed structures within the required setbacks and at the same protects almost all the existing mature trees found on the site. The main house will complement existing history houses across the street and will serve as a transitional piece to adjacent structures on each side. Staff finds the proposed paint scheme also meet current guidelines.

APPLICATION

(HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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

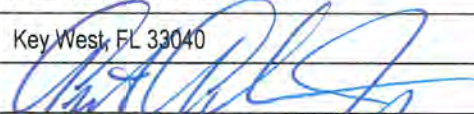


City of Key West

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Complete removal of the existing non-contributing historic structure. Construction of new two-story main structure, with detached accessory cottage and pool.
MAIN BUILDING:	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.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	See attached
	

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

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

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <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:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
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.

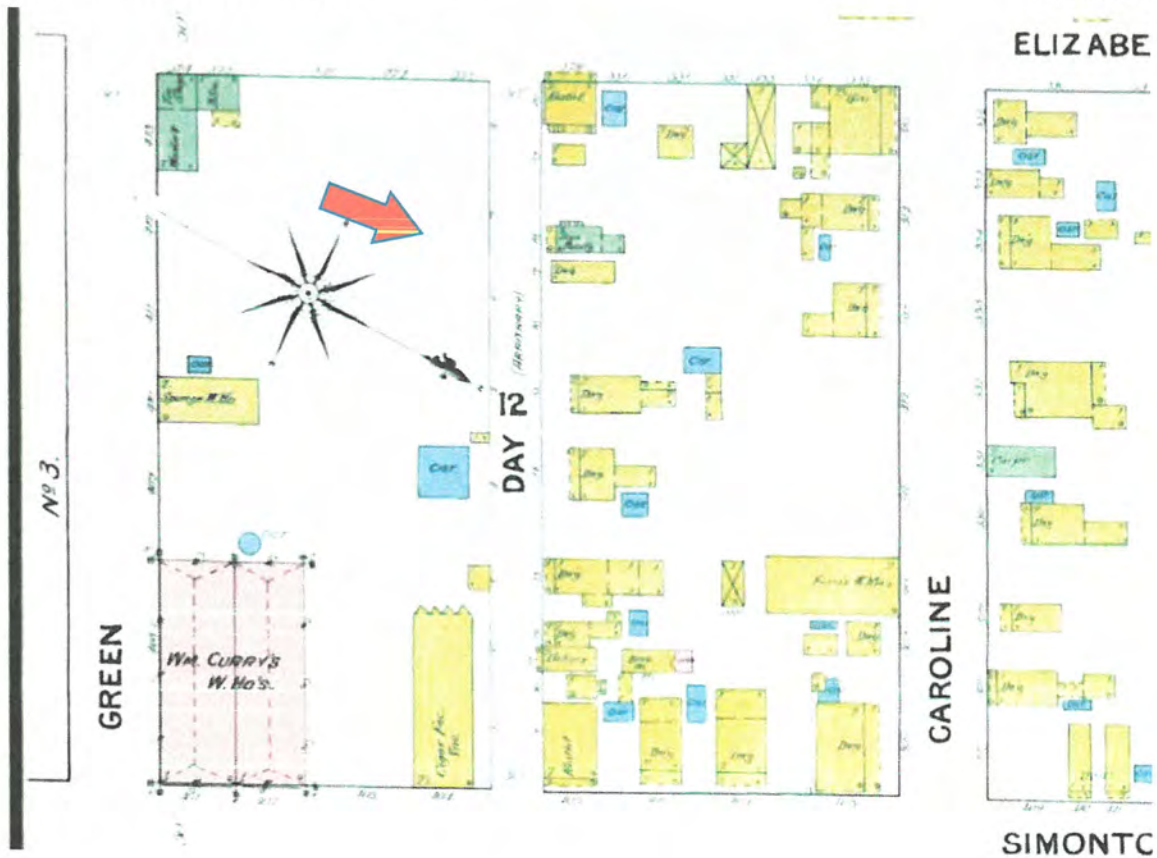
n/a

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:
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.
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.

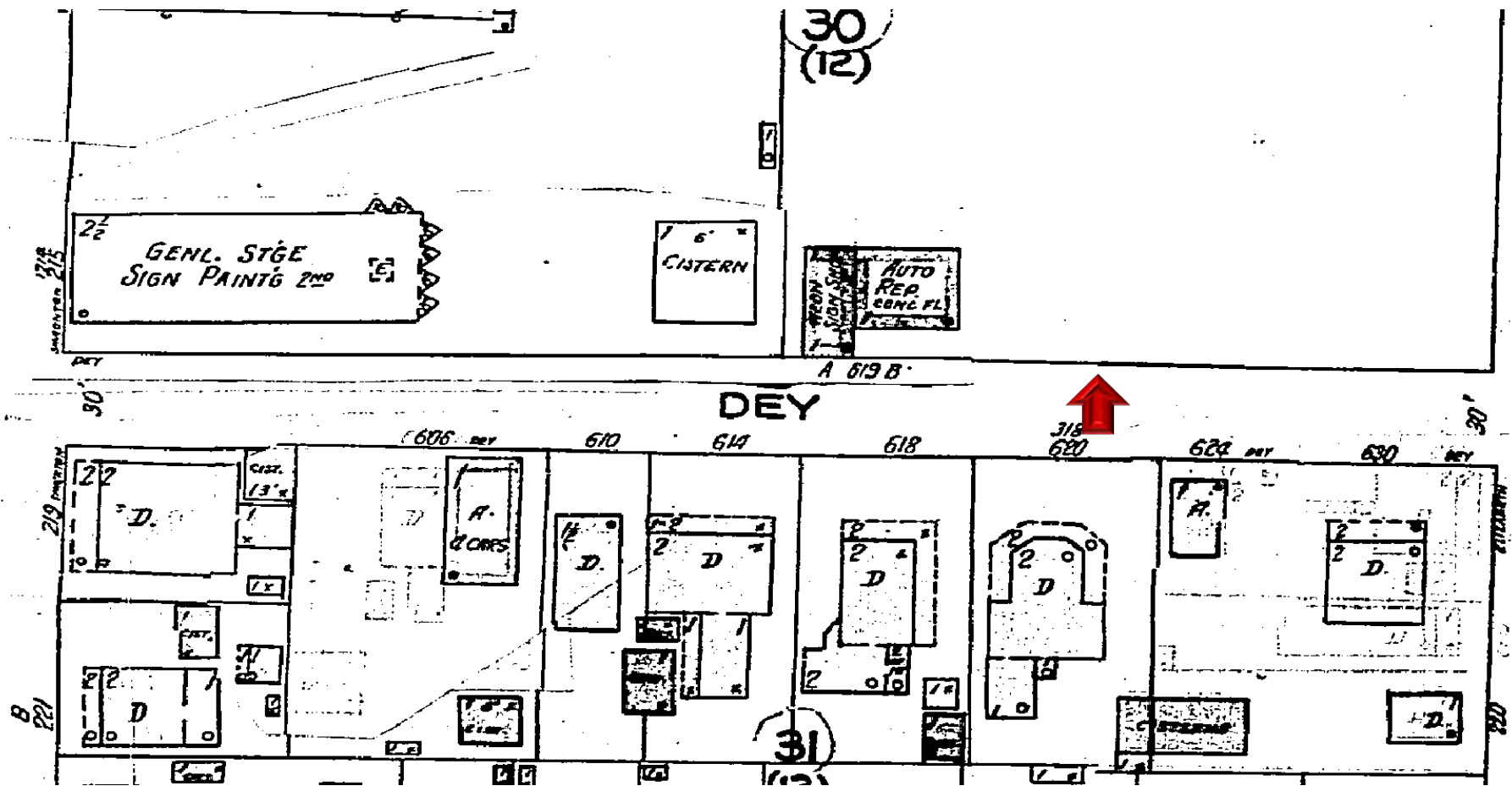
SANBORN MAPS



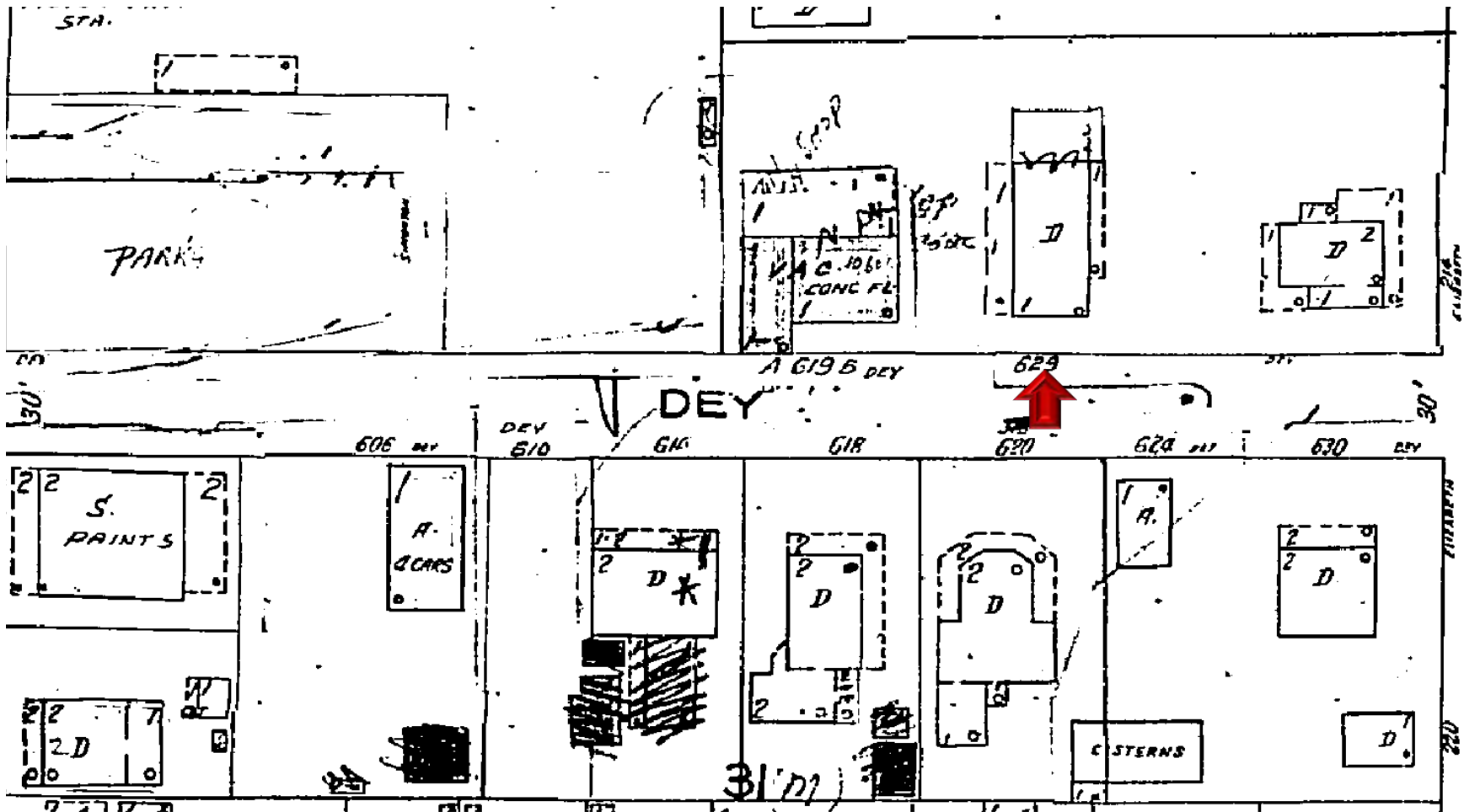
SANBORN MAP [1889]



SANBORN MAP [1889]



1948 Sanborn Map



1962 Sanborn Map

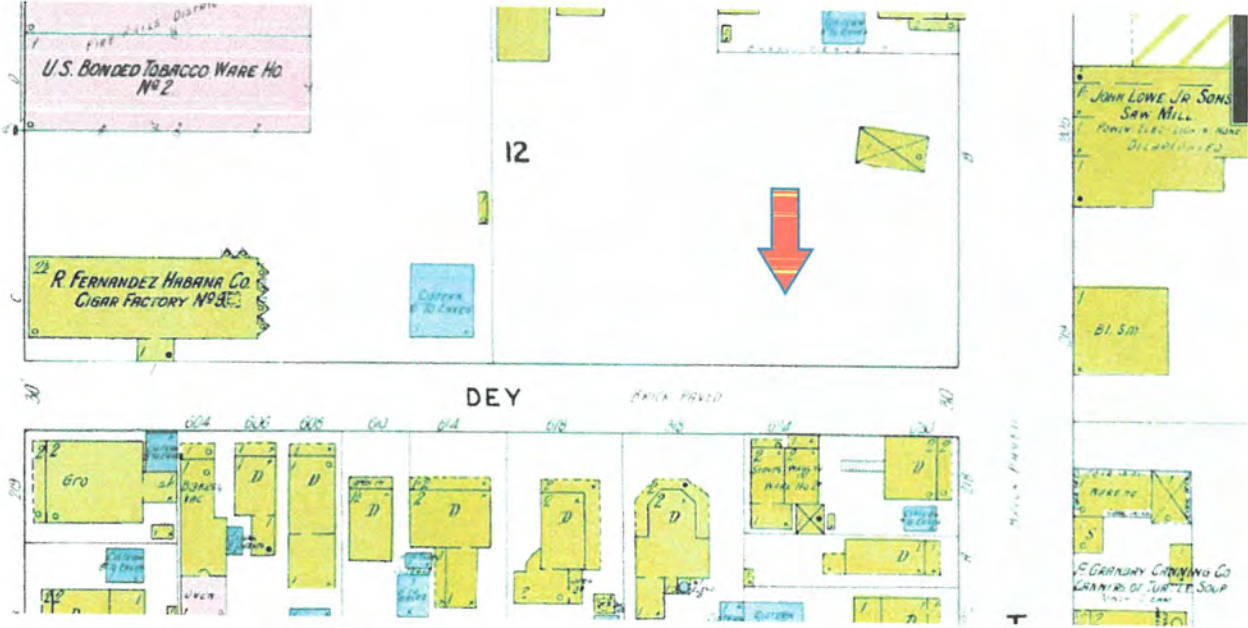
PROJECT PHOTOS



**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..



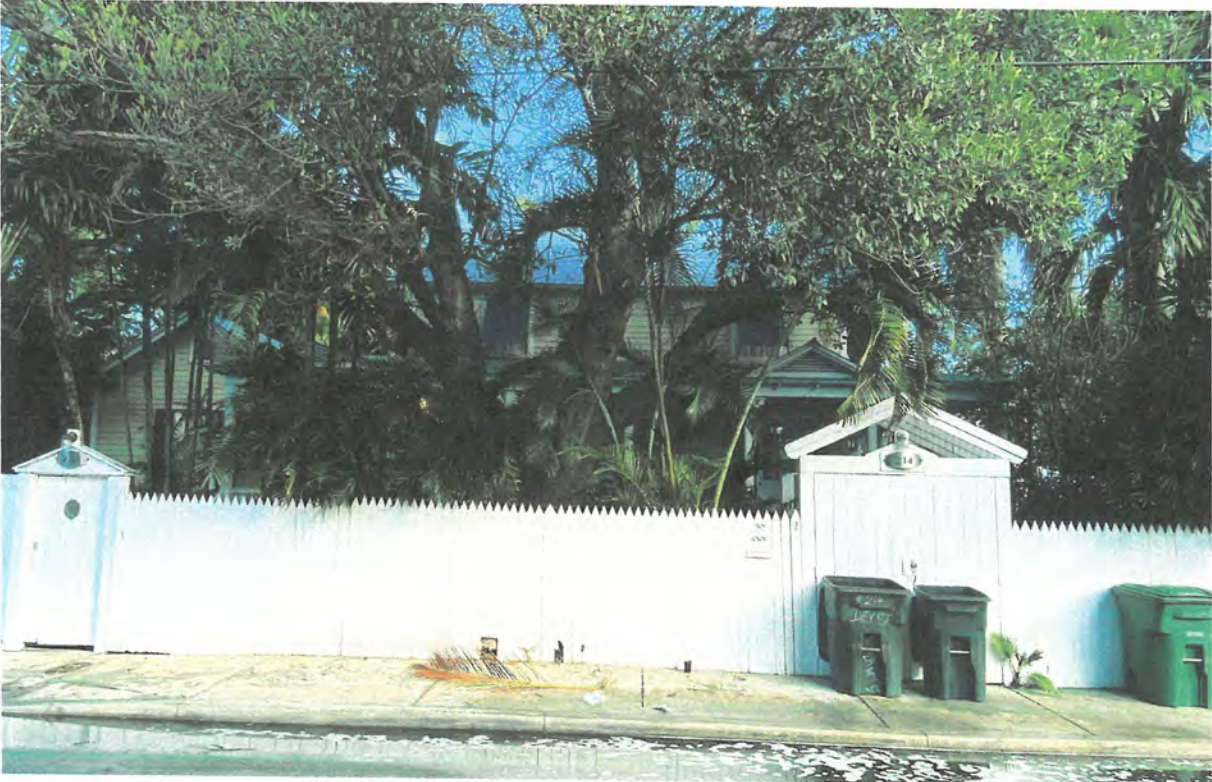
201 Simonton Street



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

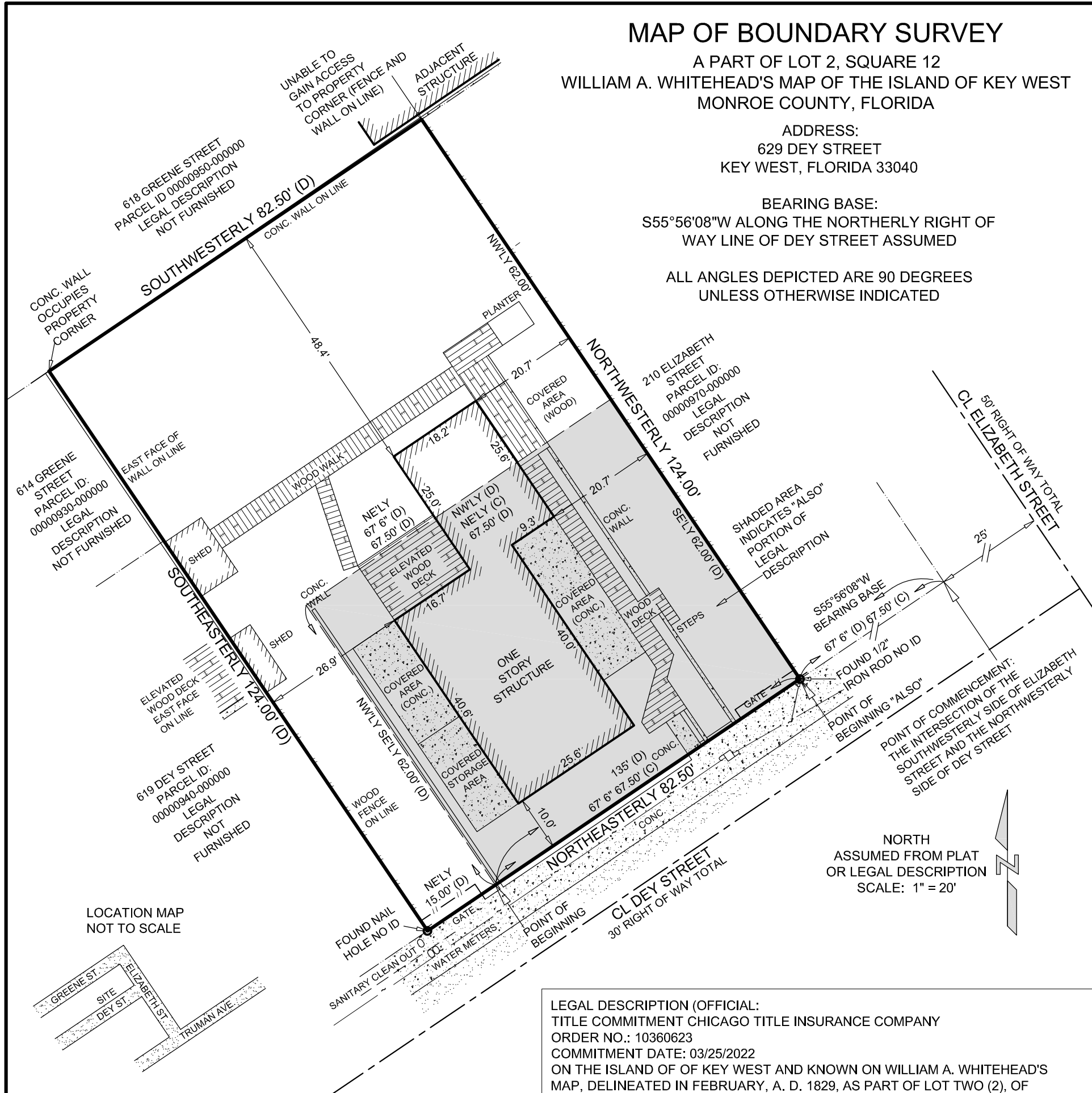
MAP OF BOUNDARY SURVEY

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 THIRY-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:

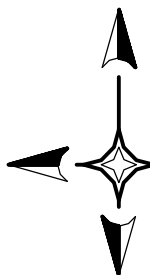
1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED 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.

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

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

PROPOSED DESIGN

629 DEY ST.

KEY WEST, FL 33040

RESIDENTIAL REDEVELOPMENT

PARCEL: 00000980-000000

HARC SUBMISSION

A2O
ARCHITECTURE

ARCHITECT:

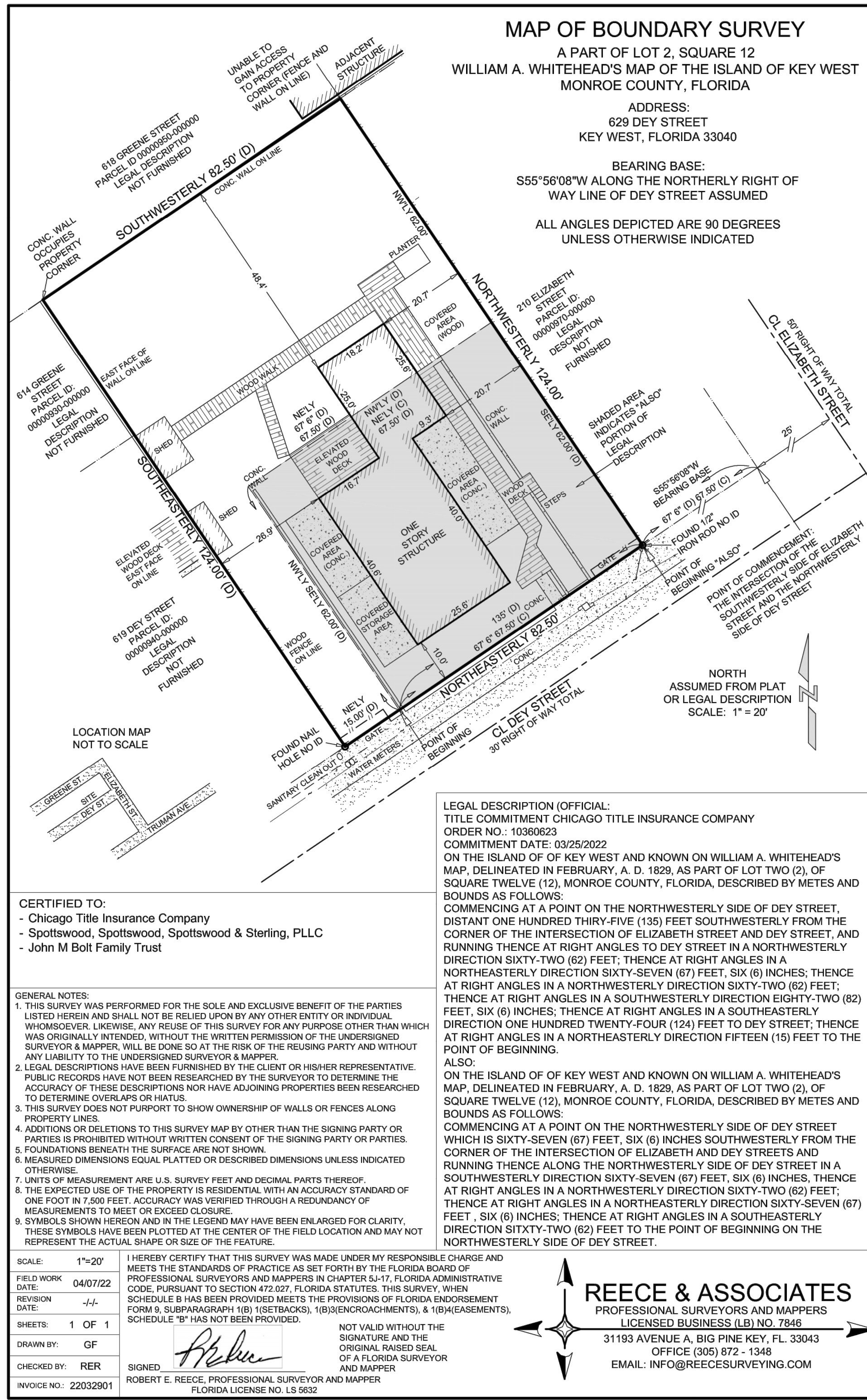
CONSULTANTS:

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

SUBMISSIONS:

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

SHEET: **G7.0**
SEPT. 29, 2022



DRAWING INDEX

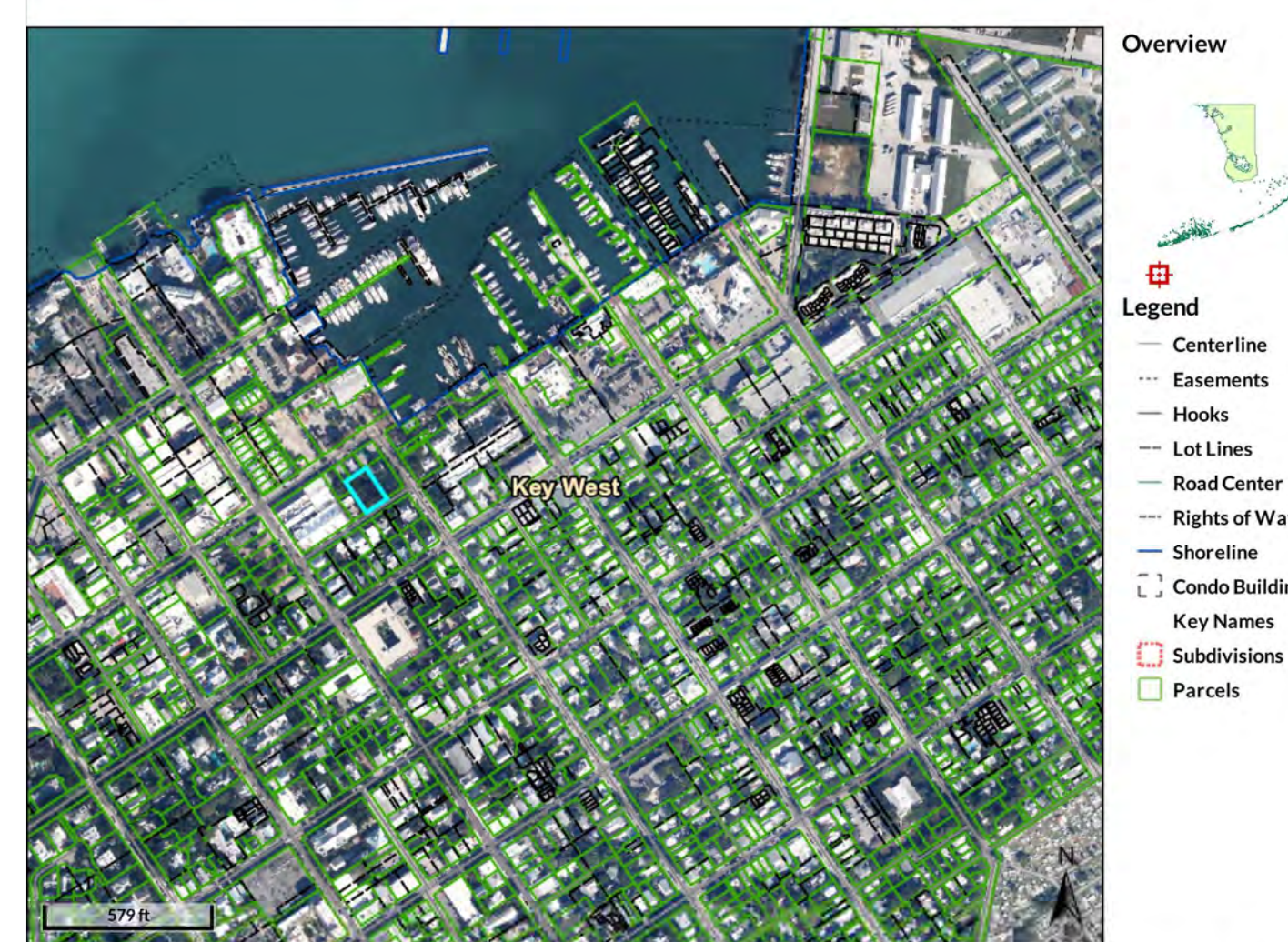
GENERAL
G1.0 COVER, SCOPE, INDEX AND SURVEY COPY

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

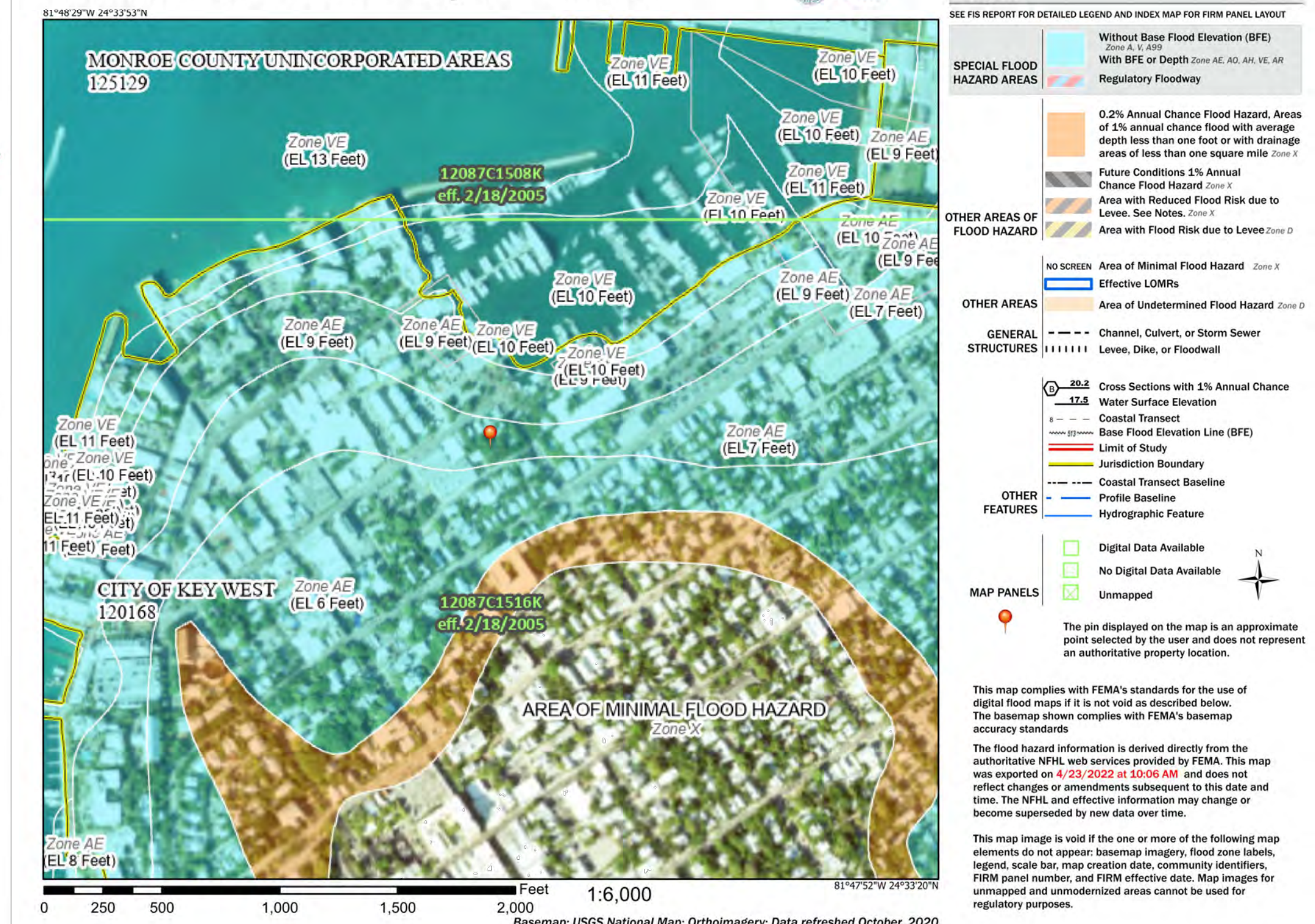
HARC SUBMISSION:
- REMOVE EXISTING NON-CONTRIBUTING, HISTORIC STRUCTURE
- CONSTRUCT NEW TWO-STORY MAIN STRUCTURE, WITH DETACHED ACCESSORY
COTTAGE AND POOL.

qPublic.net Monroe County, FL



Parcel ID	Alternate ID	Owner
00000980-000000	1001007	BOLTE JOHN M FAMILY TRUST 10/07/2008
Sec/Twp/Rng	06/68/25	Property
629 DEY ST	Class	SINGLE FAMILY RESID
Address	KEY WEST	2415 6TH STREET Philadelphia, PA 19106
District	12KW	
Brief Tax Description	KWPT LOT 2 SQR 12 G73-426 OR84-436/37 OR791-823 OR1079-977/98 OR1079-101/02 OR1081-318 OR1156-686/88 OR2212-2452/54 OR2212-2455/57 OR3168-2285	

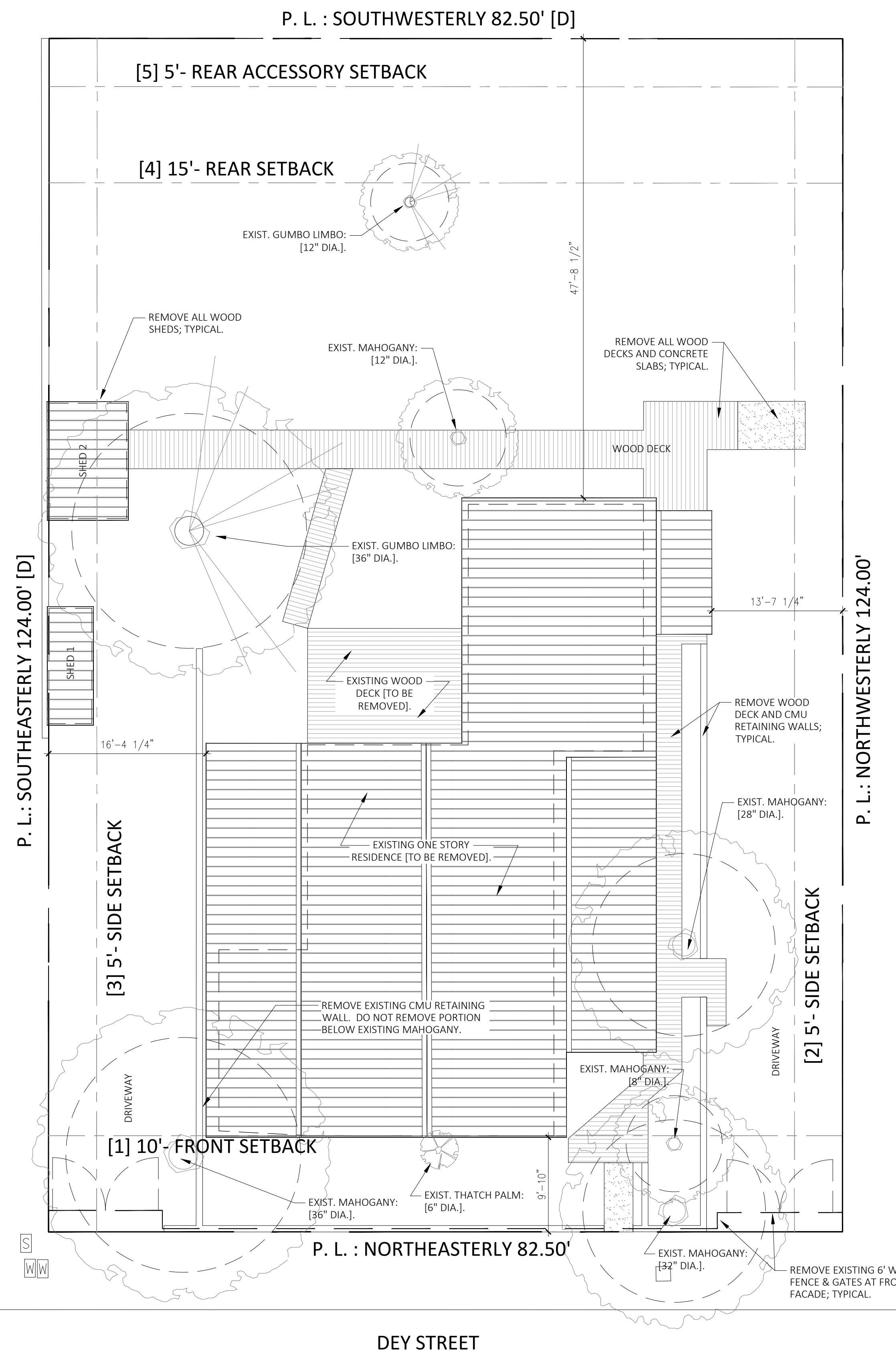
National Flood Hazard Layer FIRMette



1 COPY OF SURVEY
SCALE: NOT TO SCALE

3 LOCATION MAP
SCALE: NOT TO SCALE

2 FEMA FLOOD MAP
SCALE: NOT TO SCALE

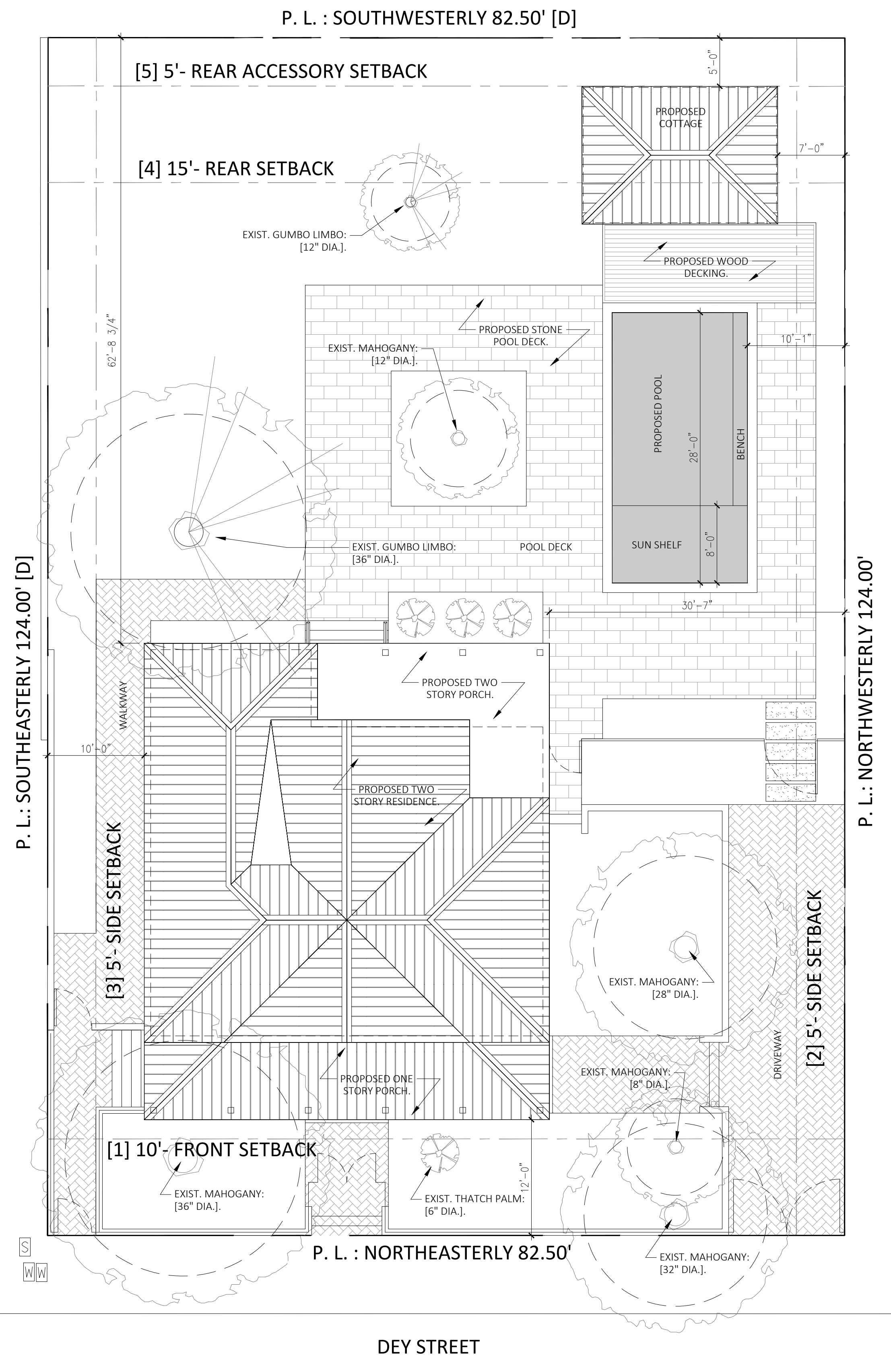


DEMOLITION NOTE: PROJECT PROPOSES TO REMOVE EXISTING HISTORIC, NON-CONTRIBUTING RESIDENCE IN ITS ENTIRETY.

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
SCALE: 1/8"=1'-0"
[ROTATED] GRAPHIC SCALE: 1/8" = 1'-0"

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
SCALE: 1/8"=1'-0"
[ROTATED] GRAPHIC SCALE: 1/8" = 1'-0"

A2O ARCHITECTURE
P. 352.741.7071 | T. 352.741.7072 | E. INFO@A2OARCH.COM
1000 N. W. 10TH ST., SUITE 100, MIAMI, FL 33136

ARCHITECT: A2O ARCHITECTURE

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**

SEPT. 29, 2022

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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"



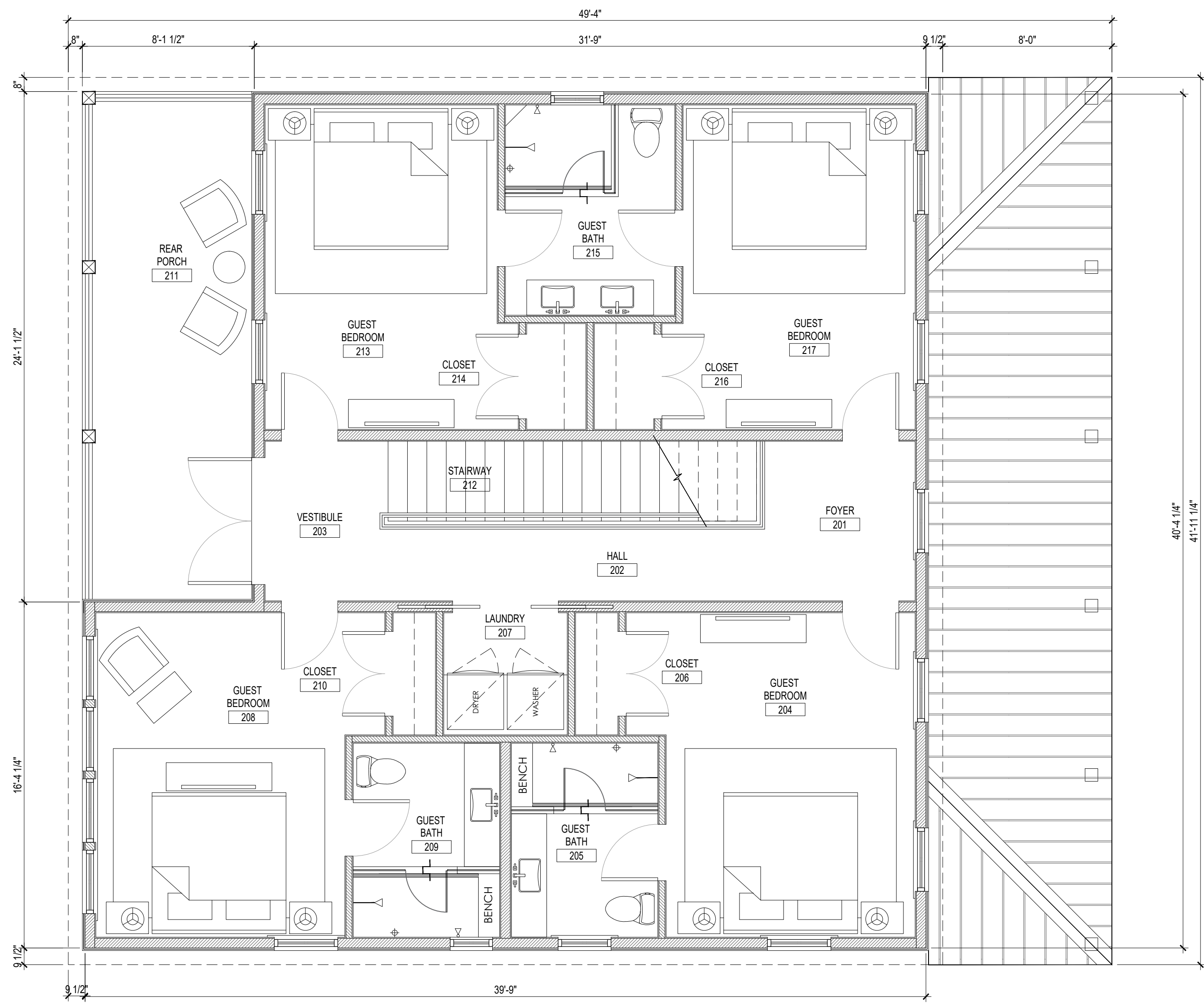
201 SIMONTON STREET

619 DEY STREET

629 DEY STREET

214 ELIZABETH STREET

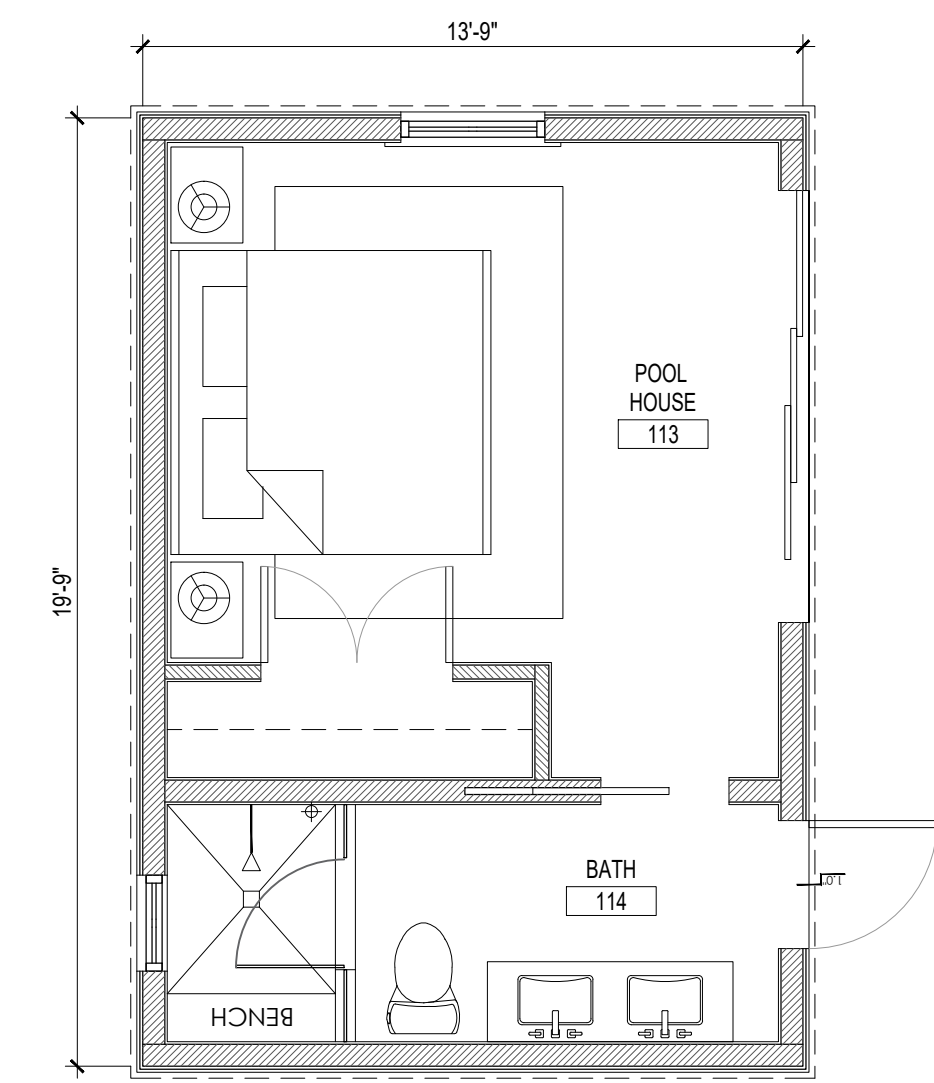
1 DEY STREET NORTH - NEIGHBORHOOD MASSING
SCALE: 1/8"=1'-0"



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"



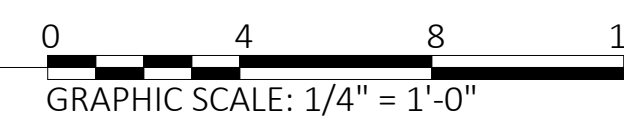
3 COTTAGE FLOOR PLAN
 SCALE: 1/4" = 1'-0" [ROTATED] GRAPHIC SCALE: 1/4" = 1'-0"

A2O ARCHITECTURE					
ARCHITECT:	RESIDENTIAL REDEVELOPMENT				
CONSULTANTS:	MR. & MRS. JOHN BOLTE ESTATE 629 DEY STREET KEY WEST, FLORIDA 33040				
SUBMISSIONS:	PROPOSED FLOOR PLANS				
APPROVALS:	PROJECT #: 22-12				
SHEET:	A2.7				
SEPT. 29, 2022					

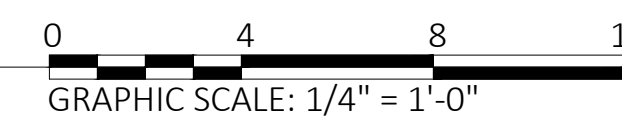
A2.7



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: 352.742.7974
F: 352.742.7975
PROJ. REG. ARCH. 0007927
10001 N. UNIVERSITY BLVD., SUITE 100, WEST PALM BEACH, FL 33411

ARCHITECT: ALEENA GORDON, R.A.
CONSULTANTS: LUCIANO ANTONIO
LUCIANO ANTONIO, R.A.
LUCIANO ANTONIO ARCHITECTURE, INC.
10001 N. UNIVERSITY BLVD., SUITE 100, WEST PALM BEACH, FL 33411

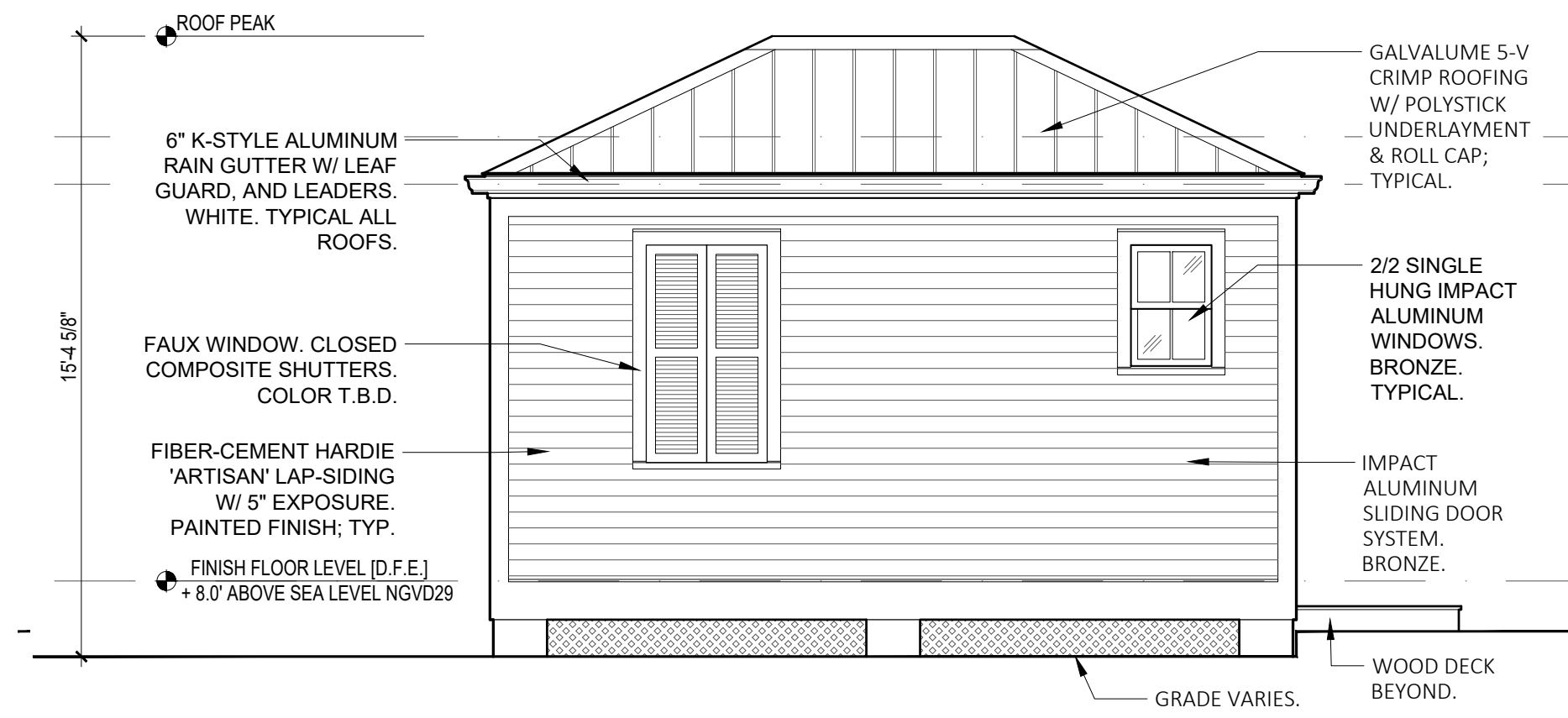
MR. & MRS. JOHN BOLTE ESTATE
RESIDENTIAL REDEVELOPMENT
629 DEY STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS: APPROVALS:

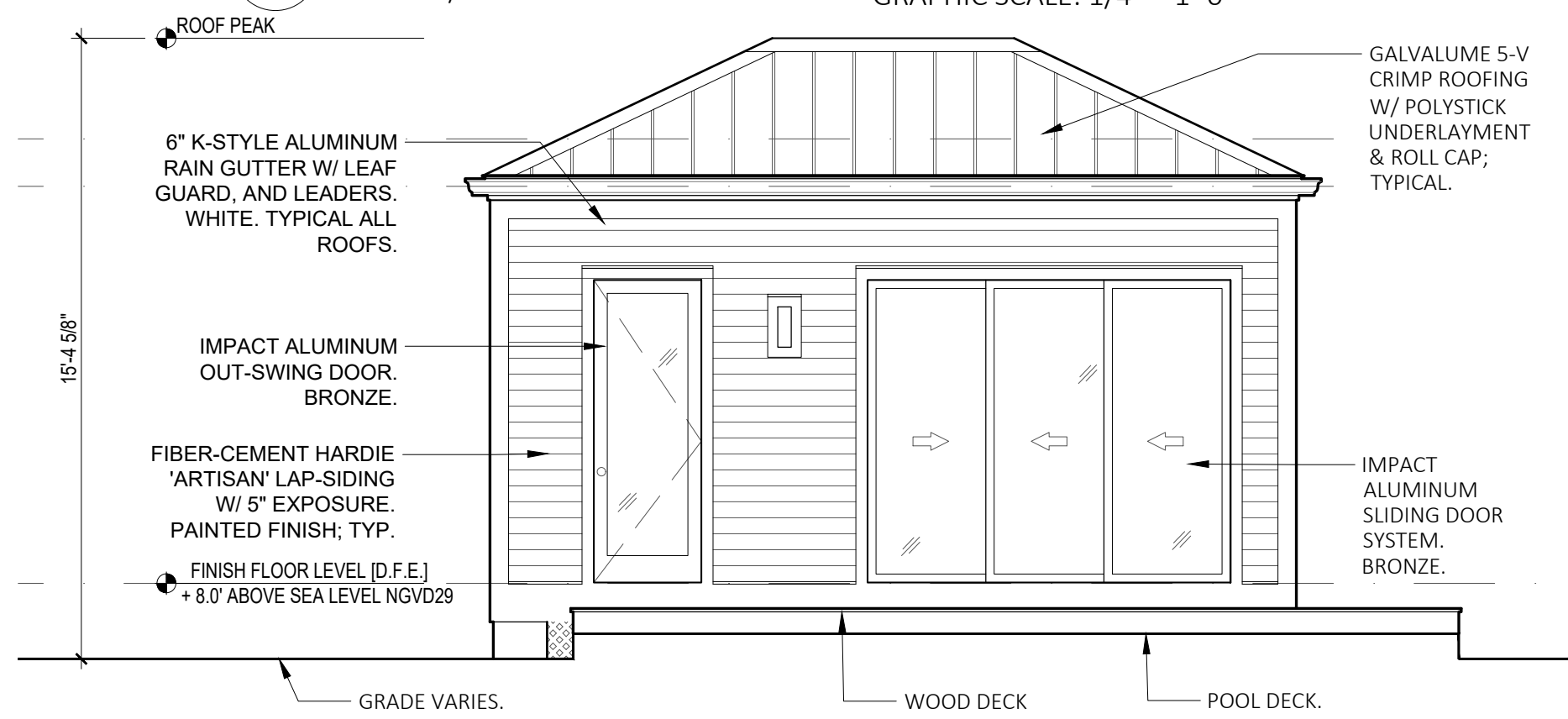
TITLE: PROPOSED EXTERIOR ELEVATIONS PROJECT #: 22-12

SHEET: **A3.1**

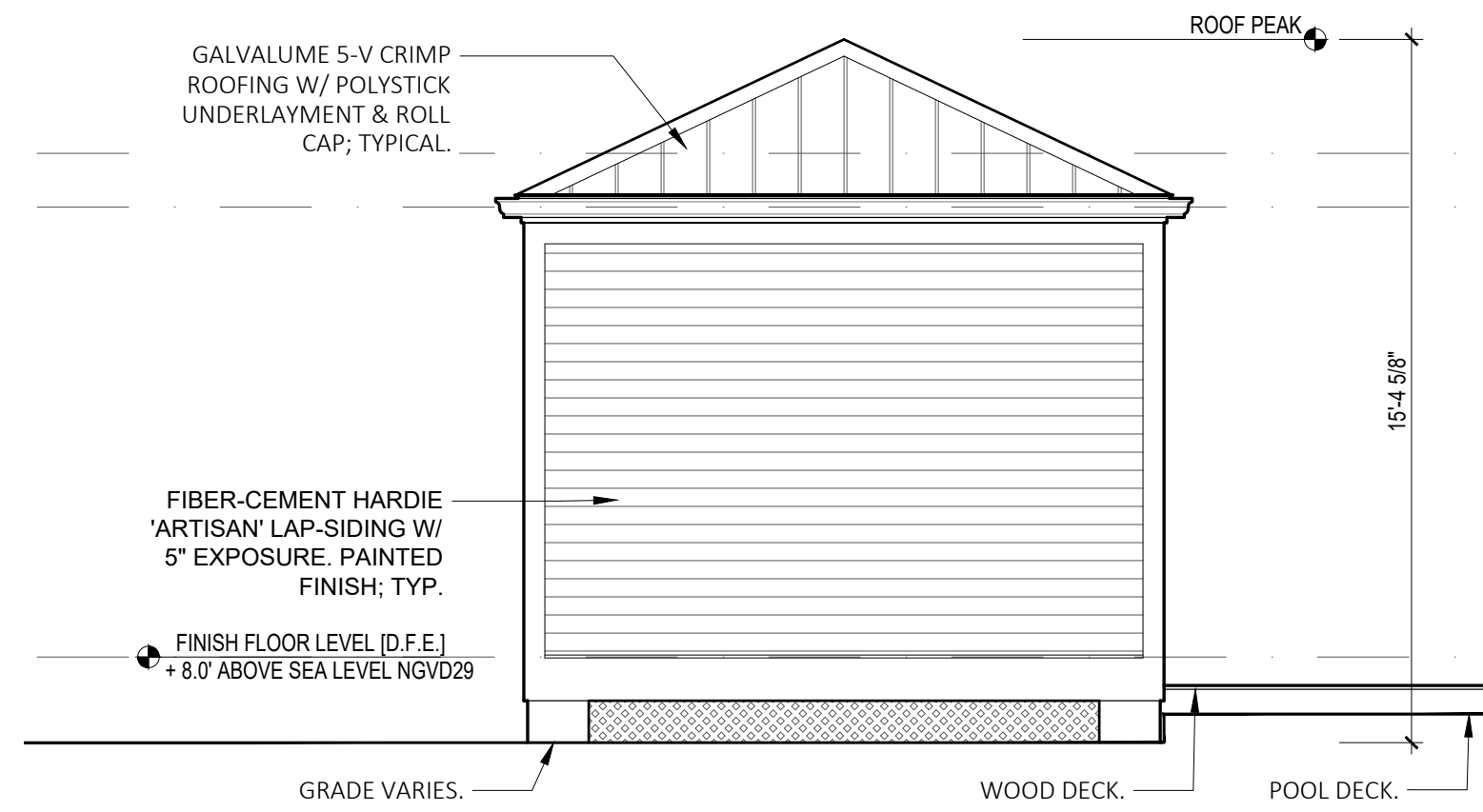
SEPT. 29, 2022
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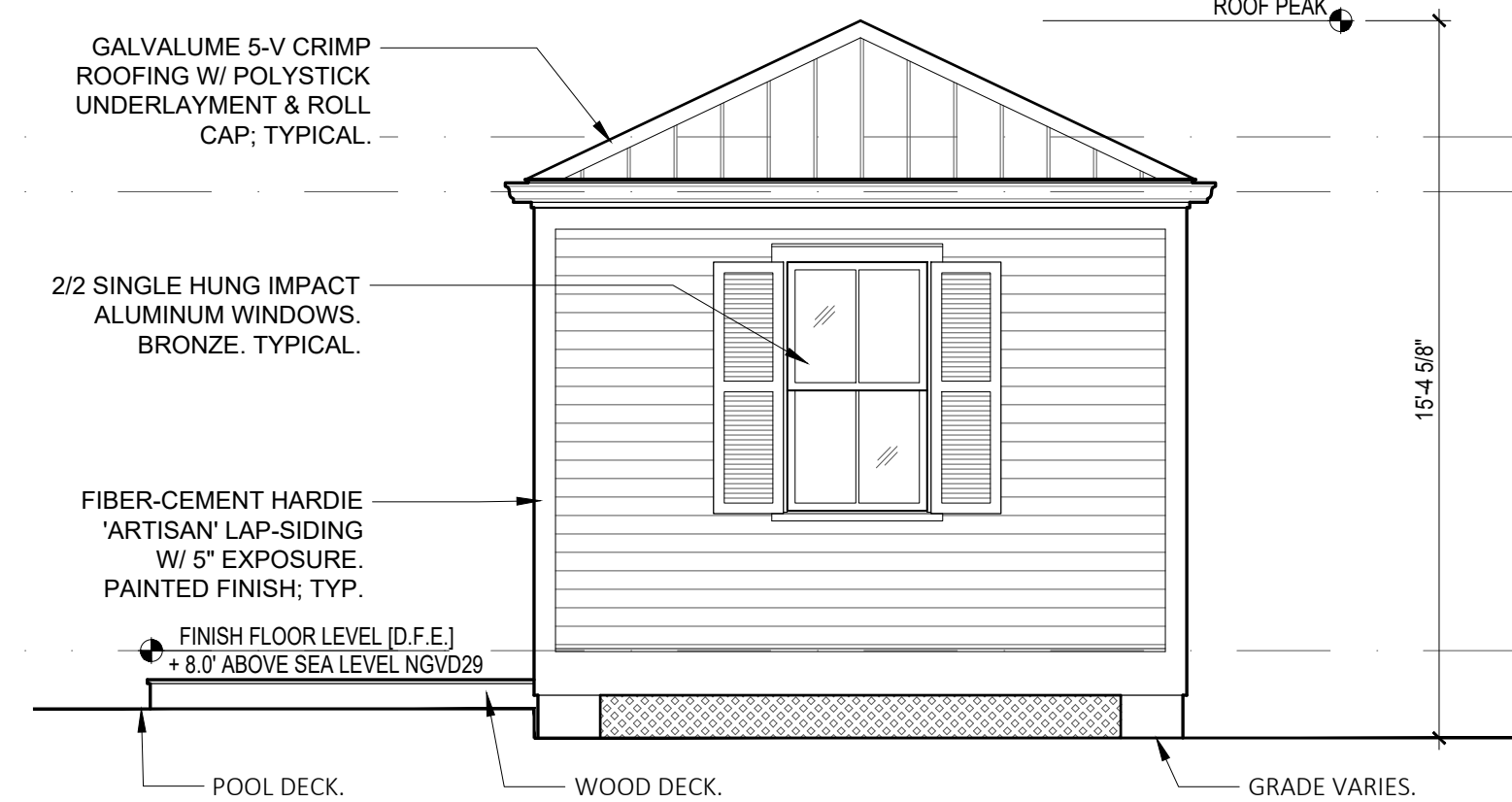
6 COTTAGE - SOUTH
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



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"

A2O ARCHITECTURE
P: 352.342.1974 | T: 352.342.1975 | E: INFO@A2OARCH.COM
1000 N. UNIVERSITY AVENUE, SUITE 1000, GAITHERSBURG, MD 20878

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: **A3.2**
DRAWING DATE: 2024.10.01 (DO NOT SCALE DRAWINGS)
SEPT. 29, 2022
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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.

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



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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.

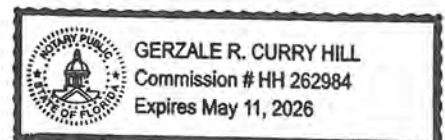
NOTARY PUBLIC

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	\$1,730,821	\$1,243,980	\$1,235,540	\$1,296,794
= Total Assessed Value	\$1,368,378	\$1,243,980	\$1,235,540	\$1,165,777
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,730,821	\$1,243,980	\$1,235,540	\$1,296,794

Land

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

Buildings

Building ID 21
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2085
 Finished Sq Ft 1464
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 198
 Functional Obs 0
 Economic Obs 0
 Depreciation % 27
 Interior Walls DRYWALL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1934
 EffectiveYearBuilt 2002
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 0
 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		2,085	1,464	0

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

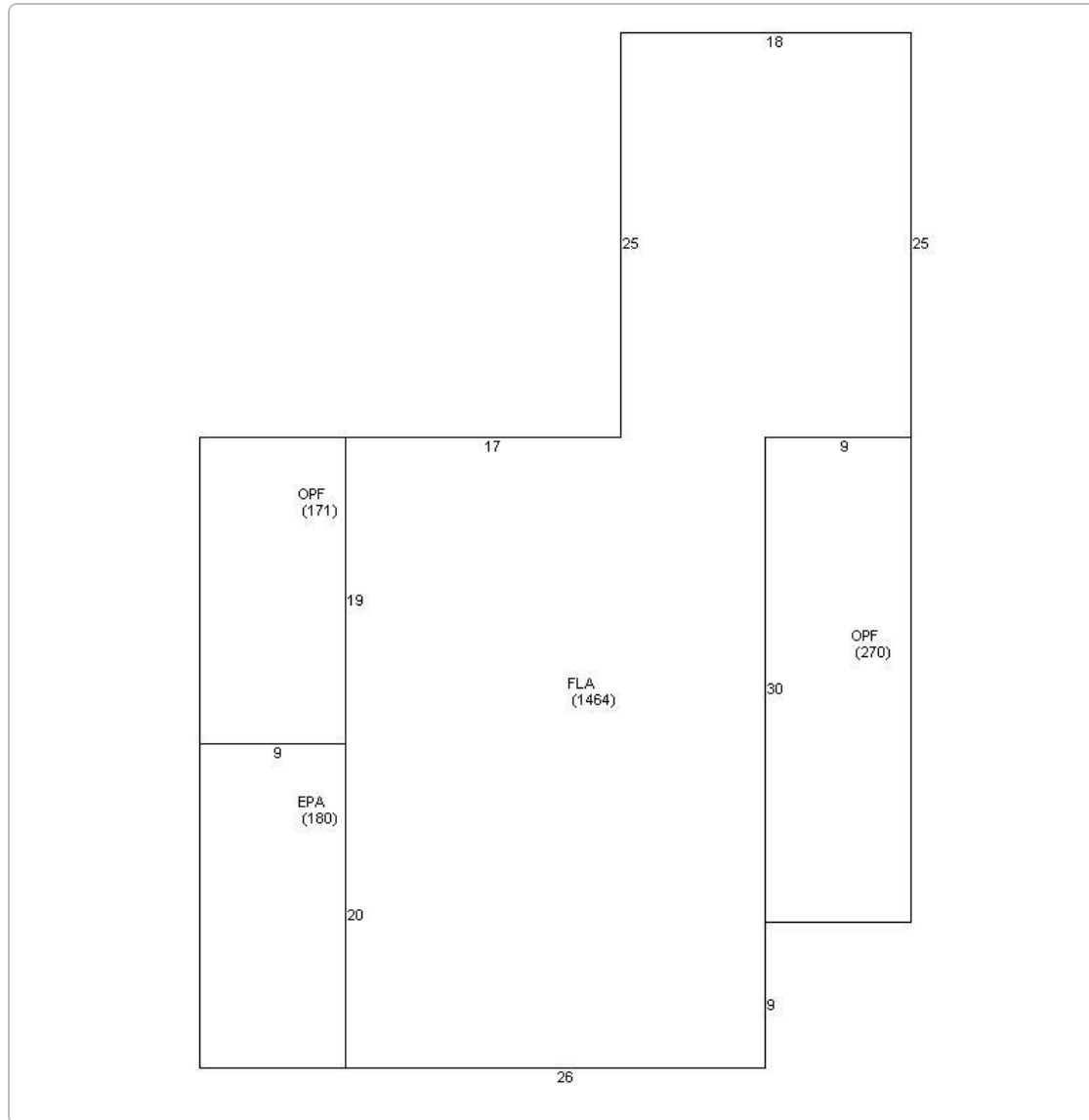
Sales

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