



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: February 25, 2025

Applicant: A20 Architecture

Application Number: H2025-0004

Address: 210 Elizabeth Street

Description of Work:

Demolition of front façade roof deck and partial demolition of gable roof on north elevation.

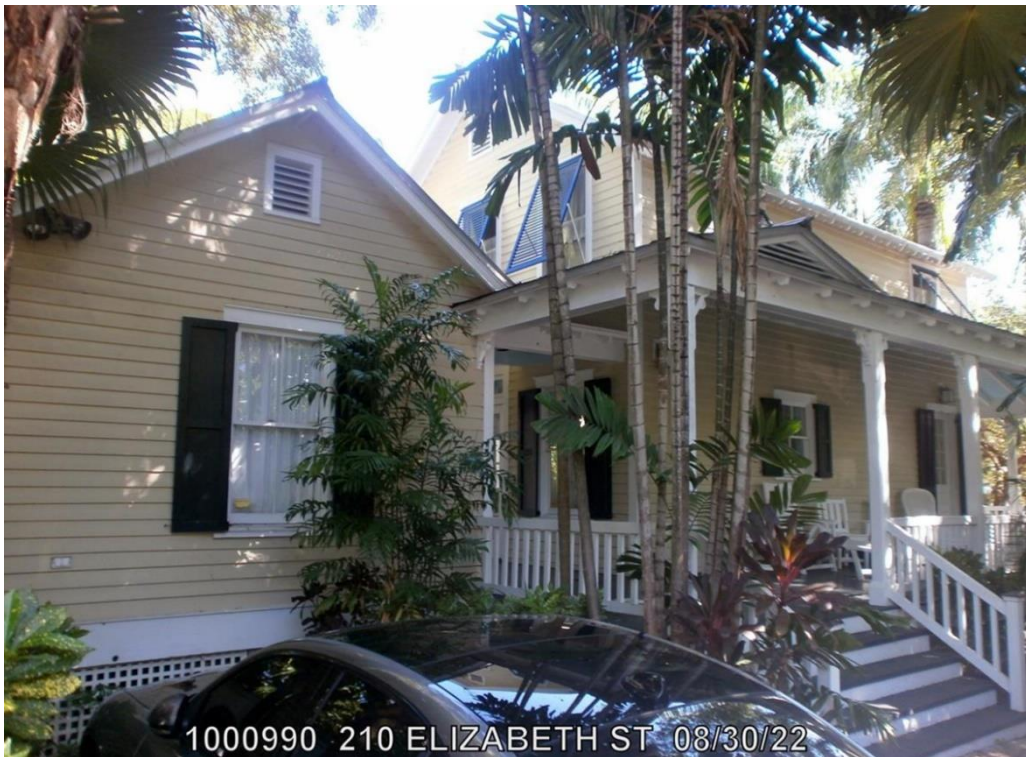
Site Facts:

The building under review is a contributing resource to the historic district built circa 1916. Staff strongly believes that the house was relocated as the orientation of the home shows the original entrance on the west elevation which historically would have been facing the street. The home appears on the 1962 Sanborn Map but not on the 1948 Sanborn Map. This current two-story historic structure is located in the corner of Elizabeth Street and Dey Street. The site consists of two main structures, the contributing structure between Elizabeth and Dey Street and a newer eyebrow house built in 2001 facing Elizabeth Street. Additionally, there is a smaller one-story elevated structure connected to the contributing structure by a breezeway, a pool, concrete deck around the pool, and brick paths and driveways.

Currently the house sits on piers, and it is on an AE-7 flood zone.



Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.

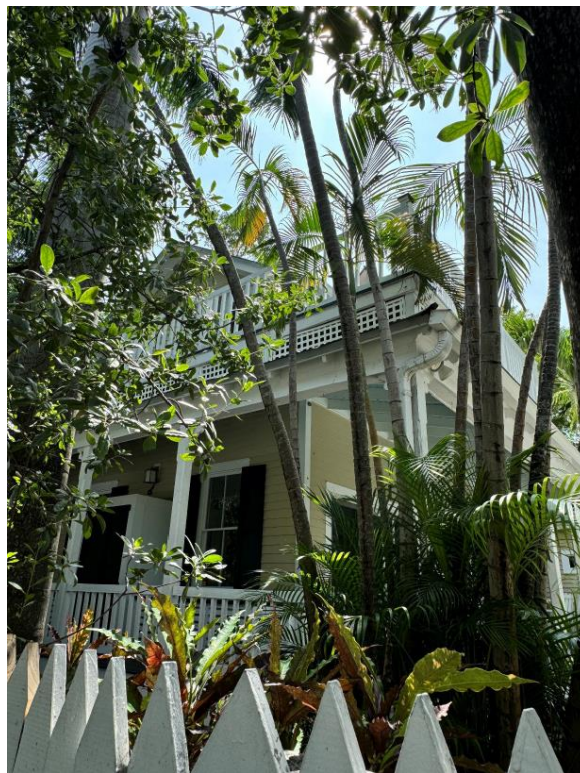


1000990 210 ELIZABETH ST 08/30/22

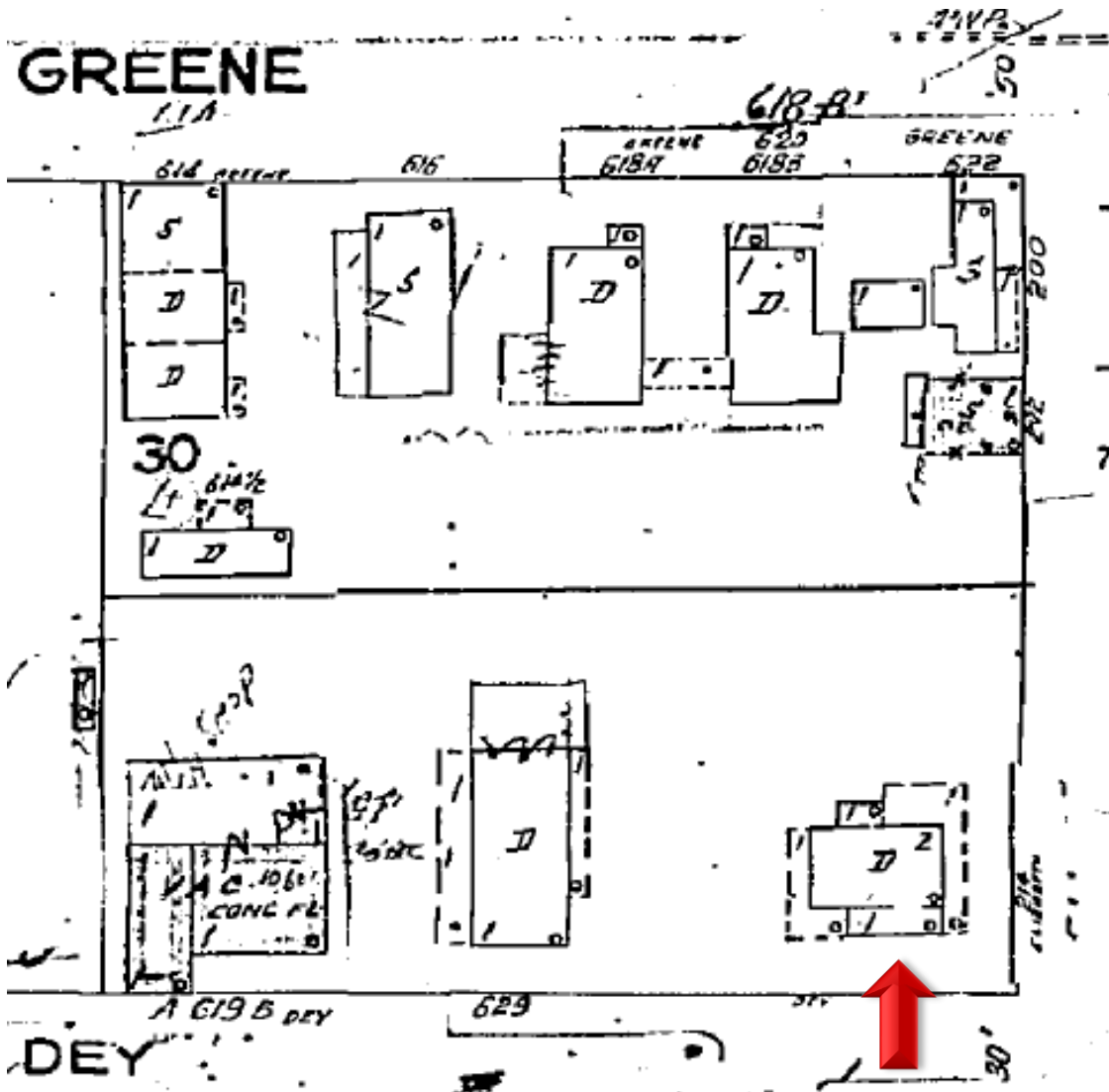
Photo taken by the Property Appraiser's office 08/30/22.



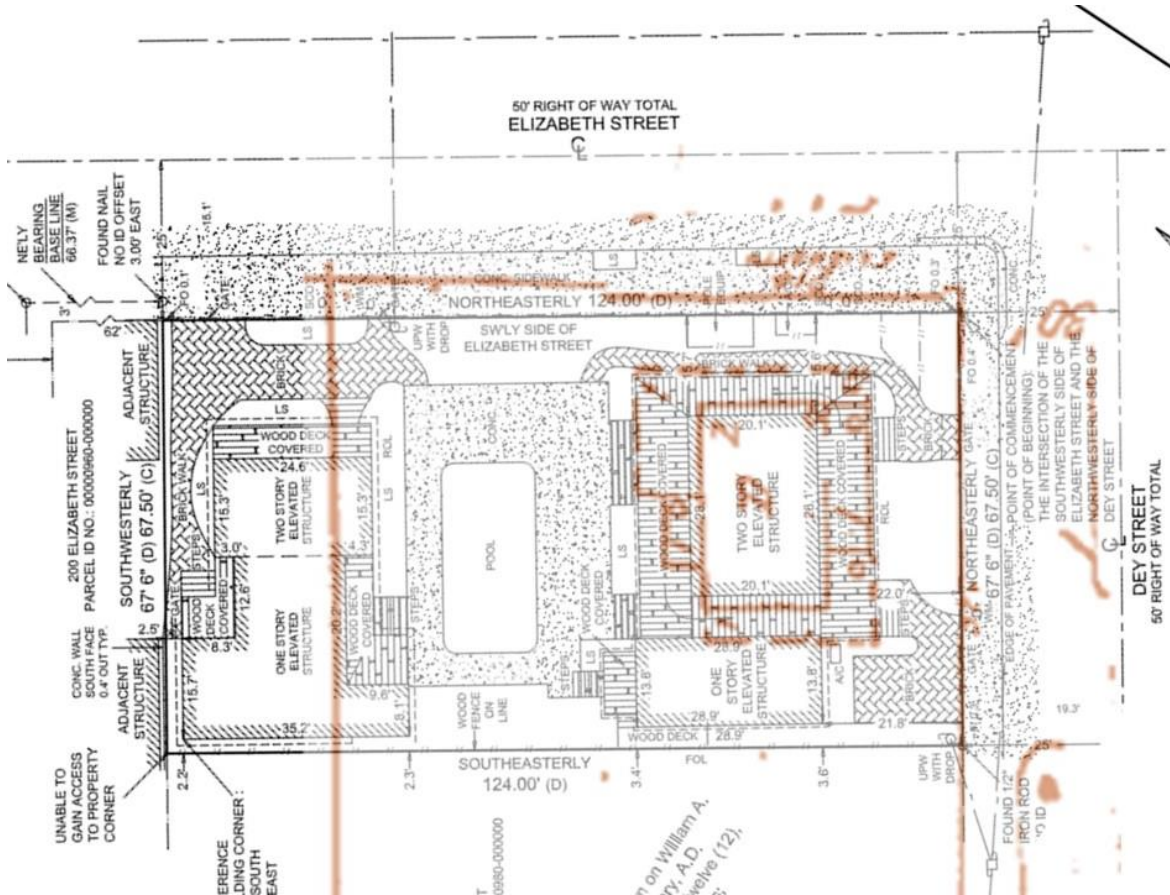
Photo taken by the Property Appraiser's office 08/30/22.



Current photo of house under review from Elizabeth Street.



1962 Sanborn Map.

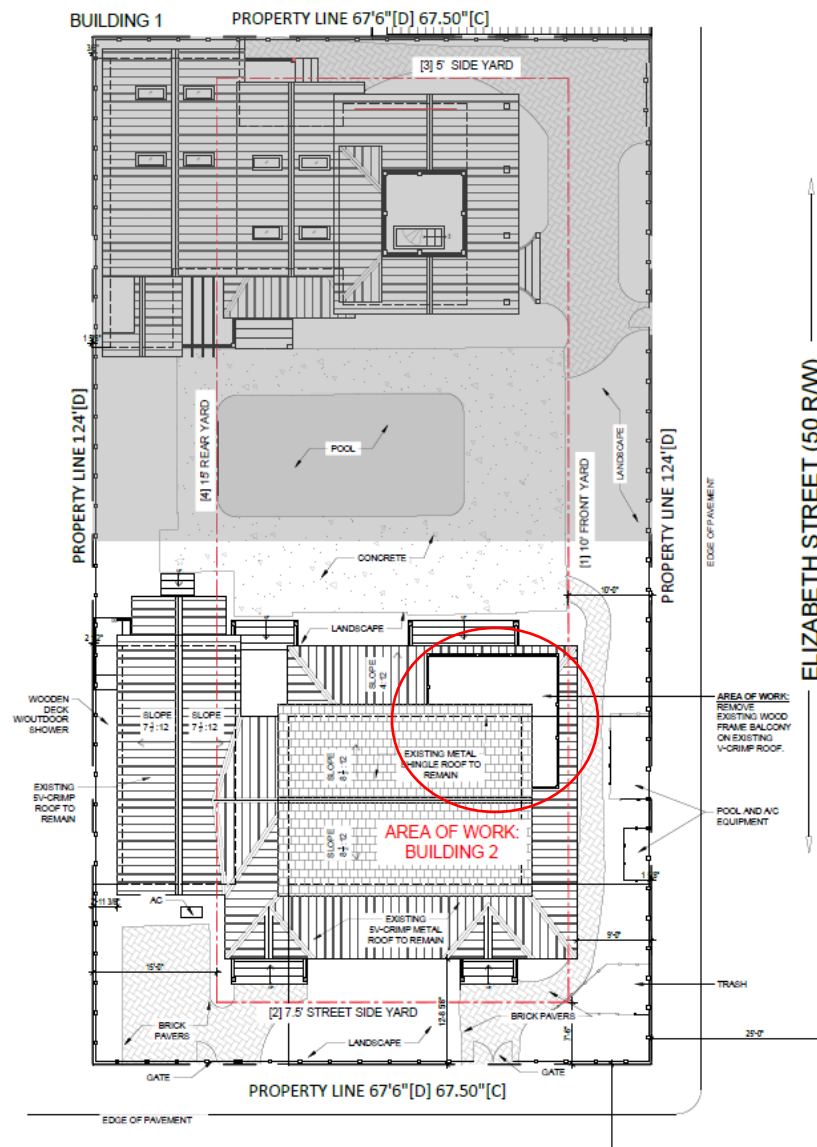


Current survey and 1962 Sanborn Map.

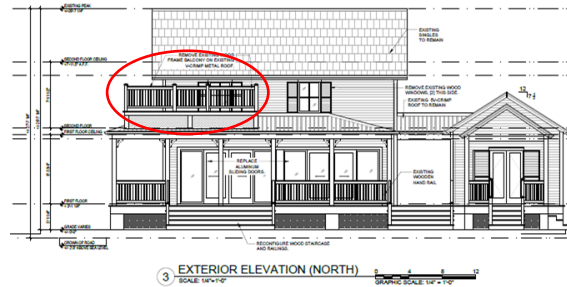
Ordinance Cited on Review:

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

The Certificate of Appropriateness proposes the demolition of the existing non-historic second-floor roof porch deck spanning sections of the north and east elevations of the primary contributing structure. Additionally, a portion of the east elevation's roof will be modified to accommodate a full-size entry door leading to the new deck. The existing pool access staircase will be reconfigured to align with a single porch bay width, reducing its current footprint.



Existing Site Plan. Porch proposed to be demolished outlined.



Existing North Elevation.

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

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

The primary structure is a contributing resource to the historic district. However, the proposed demolitions are non-historic and do not contribute to the character of the building.

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

The proposed demolitions are not historic therefore they don't destroy the relationship with its surroundings.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

This will not be the case.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

Staff opines that the elements for review would not qualify as contributing in the near future.

In conclusion, it is staff's opinion that the request for demolition meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

RECEIVED

JAN 27 2025

BY: *TK*

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>HARC 2024-0004</i>	REVISION #	INITIAL & DATE <i>TK 1-27-2025</i>
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:	210 Elizabeth Street	
NAME ON DEED:	John Bolte Family Trust	PHONE NUMBER 215-834-0202
OWNER'S MAILING ADDRESS:	1214 Olivia Street	EMAIL <i>jb4092@outlook.com</i>
	Key West, FL 33040	
APPLICANT NAME:	A2O Architecture, LLC	PHONE NUMBER 305-741-7676
APPLICANT'S ADDRESS:	3706 N. Roosevelt Blvd, #202	EMAIL <i>office@a2oarchitecture.com</i>
	Key West, FL 33040	
APPLICANT'S SIGNATURE:	<i>Julius Oban</i>	DATE <i>1/27/2025</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:	REPLACE ALL EXTERIOR WINDOWS AND DOORS FOR IMPACT RATED. REMOVE FRONT FACADE ROOF PORCH DECK. NEW SECOND STORY PORCH AT SIDE ELEVATION
MAIN BUILDING:	SEE ABOVE.
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):	
n/a	
PAVERS: n/a	FENCES: n/a
DECKS: n/a	PAINTING: paint new work to match
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
n/a	EXISTING TO REMAIN.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
EXISTING TO REMAIN.	

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 #	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

210 Elizabeth Street

PROPERTY OWNER'S NAME:

John Bolte Family Trust

APPLICANT NAME:

A2O Architecture, LLC

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

PROPERTY OWNER'S SIGNATURE

01.24.2025
JOHN BOLTE
DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove porch above historic first floor porch roof.

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.

n/a

(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 porch is not historic, nor characteristic of this type of structure.

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.

(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.

No.

(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.

No.

(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.

No.

(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.

No.

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,

No.

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.

The scope for demolition is not character defining to the home or neighborhood.

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

The scope for demolition is not historic, and will improve the relationship between buildings and open space.

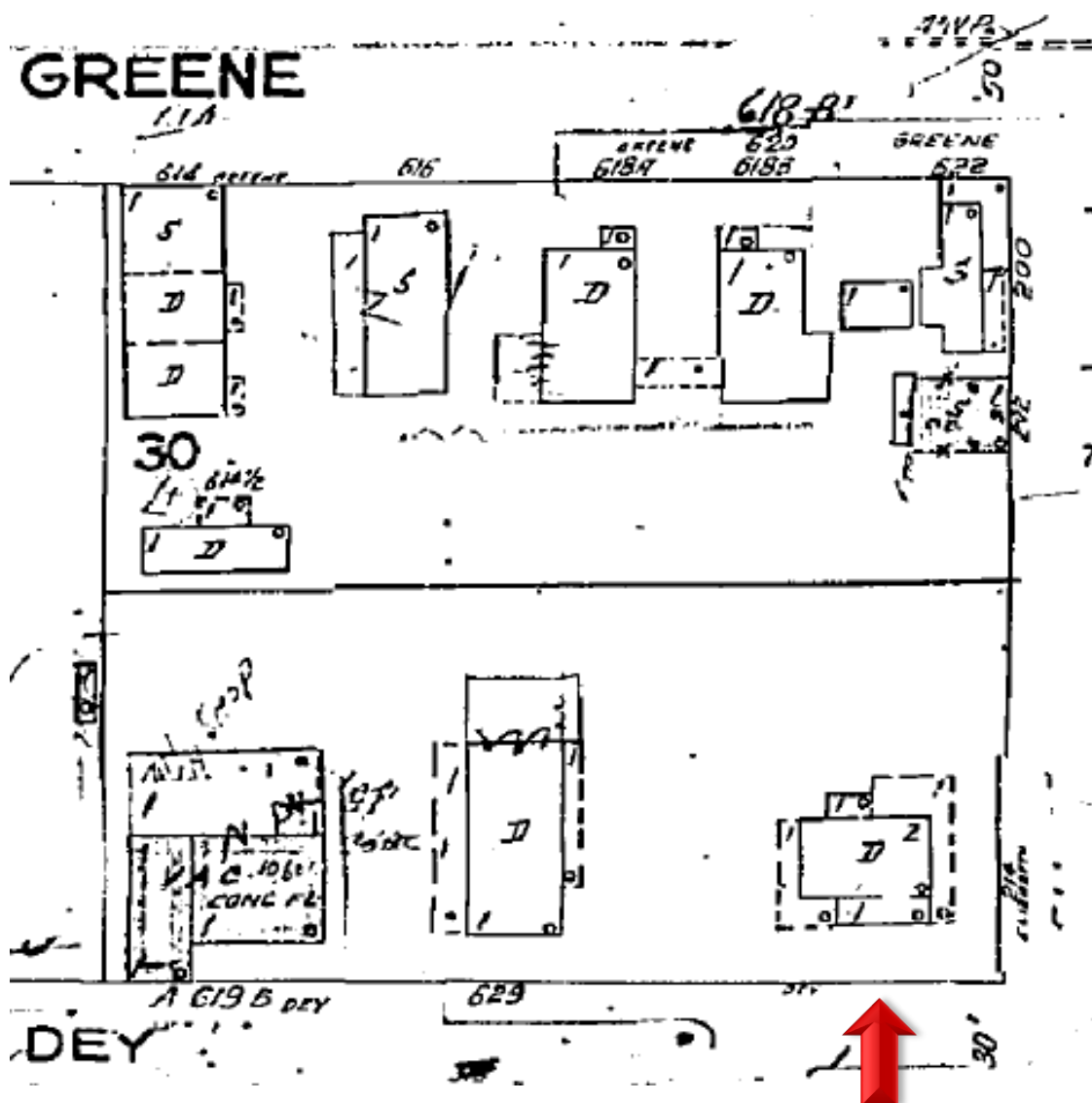
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The scope of demolition is not a significant defining feature of the structure.

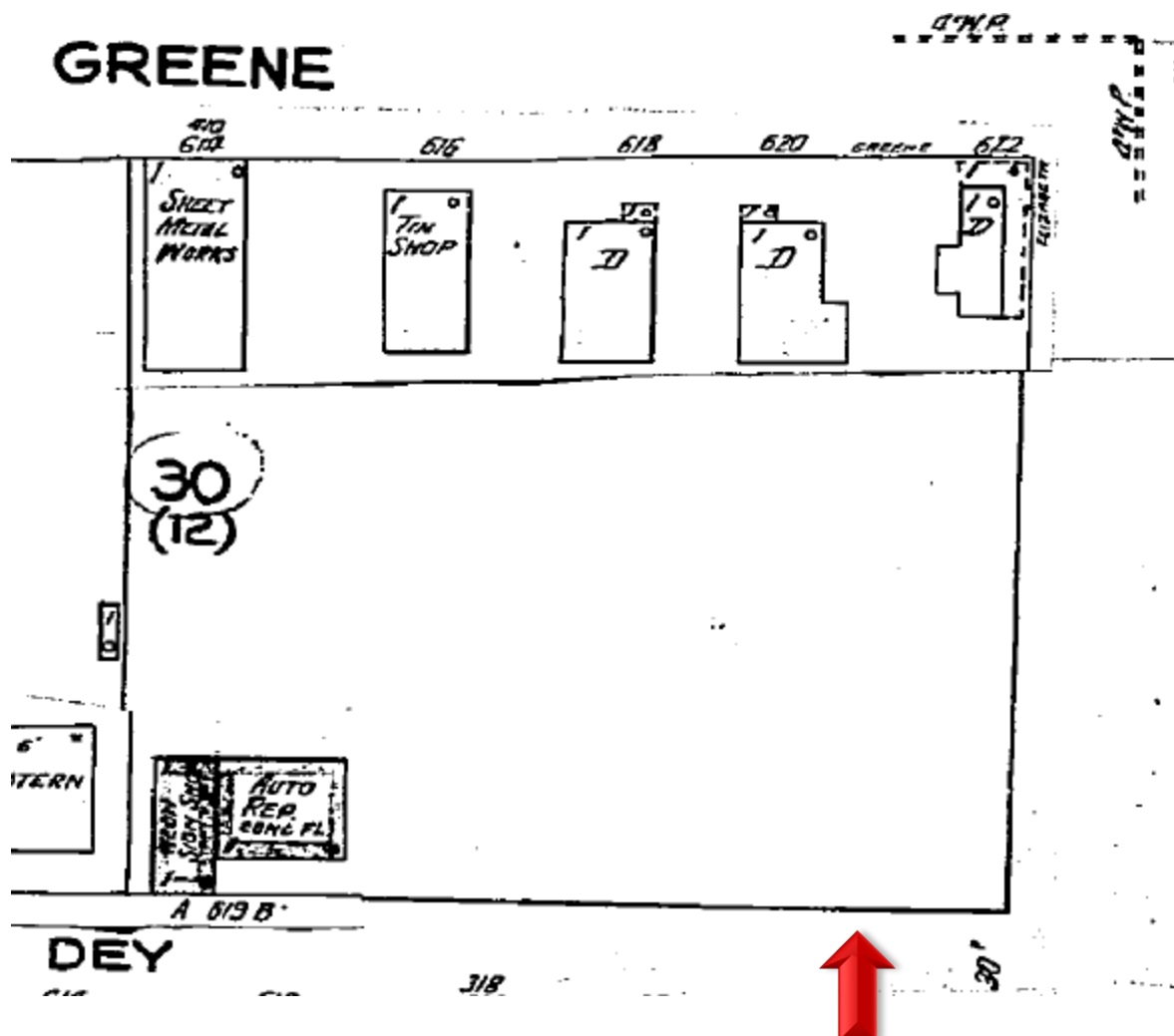
(4) Removing buildings or structures that would otherwise qualify as contributing.

No.

SANBORN MAPS



1962 Sanborn Map.



1948 Sanborn Map.

PROJECT PHOTOS



210 Elizabeth St Building 2 | CORNER OF ELIZABETH AND DEY



210 Elizabeth St Building 2 | CORNER OF ELIZABETH AND DEY



210 Elizabeth St Building 2 | NORTH ELEVATION POOL SIDE



210 Elizabeth St Building 2 | EAST ELEVATION ELIZABETH STREET SIDE



210 Elizabeth St Building 2



210 Elizabeth St Building 2



210 Elizabeth St Building 2 | SOUTH ELEVATION DEY STREET SIDE



210 Elizabeth St Building 2 | SOUTH ELEVATION DEY STREET SIDE



200 Elizabeth St



205 Elizabeth St



219 Elizabeth St | ACROSS STREET



630 Dey St | ACROSS STREET

SURVEY

A street map showing the intersection of Greene St, Elizabeth St, DeSt. Ave, and Truman Ave. A shaded area labeled 'SITE' is located at the intersection of Greene St and Elizabeth St.

PART OF LOT 2, SQUARE 12
WILLIAM A. WHITEHEAD'S MAP
DELINEATED IN FEBRUARY, A.D. 1829
KEY WEST, MONROE COUNTY, FLORIDA

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

50' RIGHT OF WAY TOTAL
ELIZABETH STREET
E

On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829, a Part of Lot Two (2), of Square Twelve (12), described by metes and bounds as follows:

Commencing at the intersection of the Southwesterly side of Elizabeth Street and the Northwesterly side of Dey Street, and running thence along the Southwesterly side of Elizabeth Street in a Northwesterly direction One Hundred Twenty-four (124) feet; thence at right angles in a Southwesterly direction Sixty-seven (67) feet, Six (6) inches; thence at right angles in a Southeasterly direction One Hundred Twenty-four (124) feet to the Northwesterly side of Dey Street; thence at right angles in a Northeasterly direction Sixty-seven (67) feet, Six (6) inches to the Point of Beginning.

1. Camp and Camp, P.A.
2. Old Republic National Title Insurance Company
3. Tiffany Hendry
4. James Colligan
5. Morgan Stanley Private Bank, N.A., its successors and/or assigns as their interest may appear

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.

06/09/20 ADD CERTIFICATIONS

C	=	CALCULATED	LS	=	LANDSCAPE
CLF	=	CHAINLINK FENCE	M	=	MEASURED
D	=	DEED	P	=	PLAT
EB	=	ELECTRIC BOX	ROL	=	ROOF OVERHANG LINE
EM	=	ELECTRIC METER	SCO	=	SANITARY CLEAN-OUT
(F)	=	FIELD	SMH	=	SANITARY MANHOLE
FI	=	FENCE INSIDE	SV	=	SEWER VALVE
FO	=	FENCE OUTSIDE	WDF	=	WOOD FENCE
FOL	=	FENCE ON LINE	WM	=	WATER METER
GL	=	GROUND LEVEL	WV	=	WATER VALVE
GW	=	GUY WIRE			
LE	=	LOWER ENCLOSURE			

PLATTED LOT LINES

WOOD FENCE

OVERHEAD WIRES
PROPERTY LINE

PROPERTY LINE

FIRE HYDRANT 


FIRE HYDRANT
UTILITY POLE CONDUIT

UTILITY POLE METAL

UTILITY POLE WOOD

SCALE:	1"=20'
FIELD WORK DATE:	05/29/20
REVISION DATE:	06/09/20
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	20051903

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

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

127 INDUSTRIAL ROAD BIG PINE KEY FL 33043

OFFICE (305) 872 - 1348

EMAIL: info@reecesurveying.com

PROPOSED DESIGN

210 ELIZABETH STREET

KEY WEST, FL 33040

PARCEL ID: 00000970-000000

HARC SUBMISSION

SCOPE OF WORK

REPLACE ALL EXTERIOR WINDOWS AND DOORS FOR IMPACT RATED.
REMOVE FRONT FACADE ROOF PORCH DECK.
NEW SECOND STORY PORCH AT SIDE ELEVATION.

SHEET INDEX

GENERAL	
G1.0	COVER, SCOPE OF WORK, COPY OF SURVEY
ARCHITECTURAL	
A1.0	SITE PLANS AND DATA TABLE
A2.0	EXISTING FLOOR PLANS
A2.1	PROPOSED FLOOR PLANS
A3.0	NEIGHBORHOOD MASSING - ELIZABETH STREET
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS

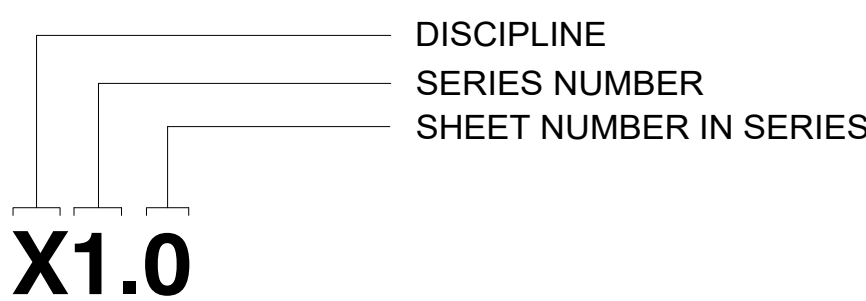
CODE INFORMATION

APPLICABLE CODES
FLORIDA BUILDING CODE 8TH EDITION 2023; WITH ALL AMENDMENTS.
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA

HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT [HMDR]

USE AND OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

SHEET NUMBERING SYSTEM



A²O

ARCHITECTURE

P: 305.741.7876
E: office@a2oarchitecture.com
PROF. REG. AA20003092
3706 N. ROCKEVELL BLVD UNIT 202,
KEY WEST, FL 33040

NOT VALID FOR CONSTRUCTION
WITHOUT ORIGINAL SIGN AND SEAL.

AILEEN A. OSBORN, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/28/25

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

PARCEL ID: 00000970-000000
HARC
210 ELIZABETH STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

COVER,
SCOPE OF
WORK

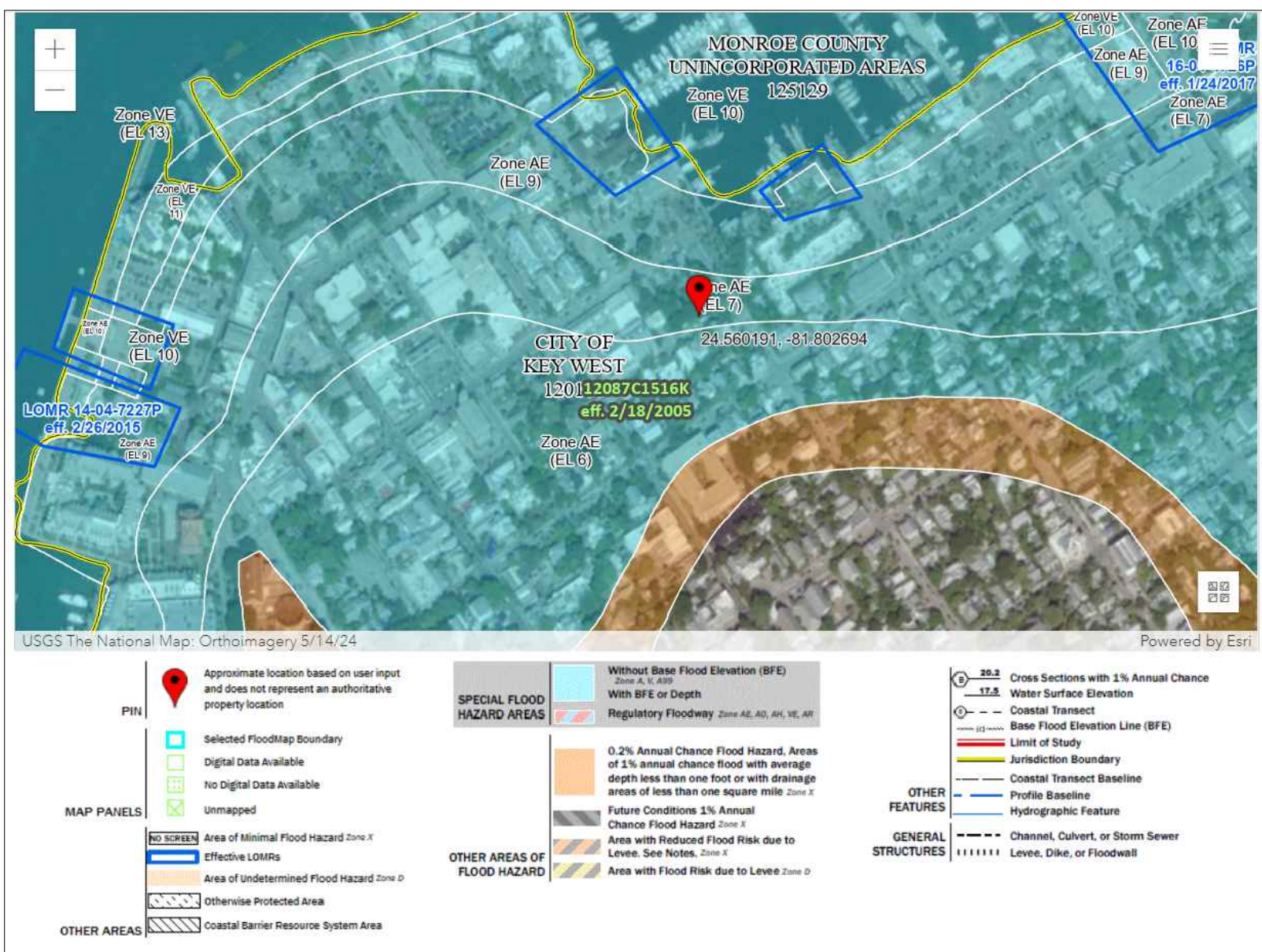
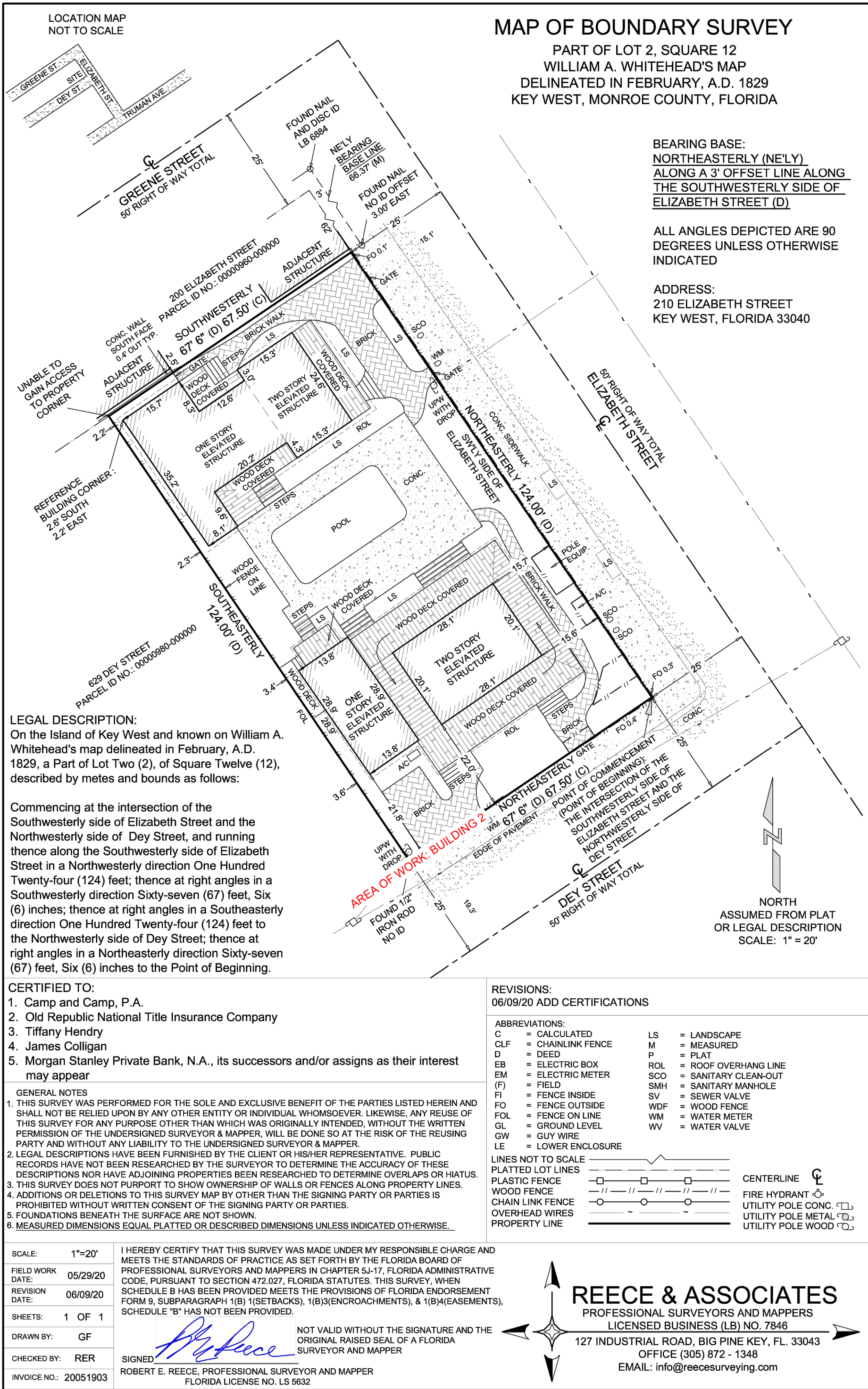
PROJECT #: 24.30

SHEET:

G7.0

JANUARY 24, 2025

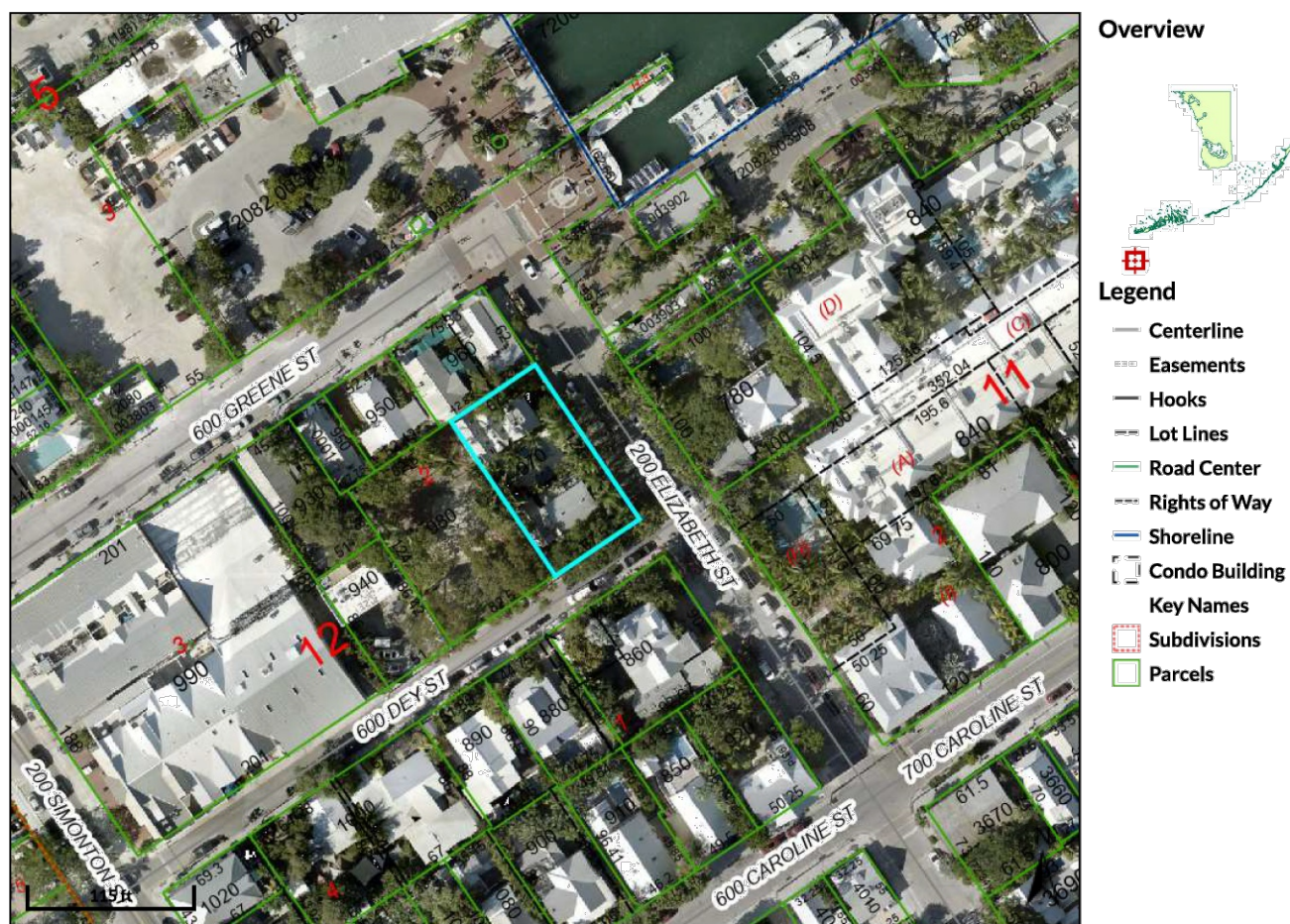
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FEMA FLOOD MAP

SCALE: NOT TO SCALE

Monroe County, FL



LOCATION MAP

SCALE: NOT TO SCALE

SURVEY COPY

SCALE: NOT TO SCALE

PARCEL ID: 00000970-000000

HARC

210 ELIZABETH STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

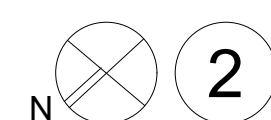
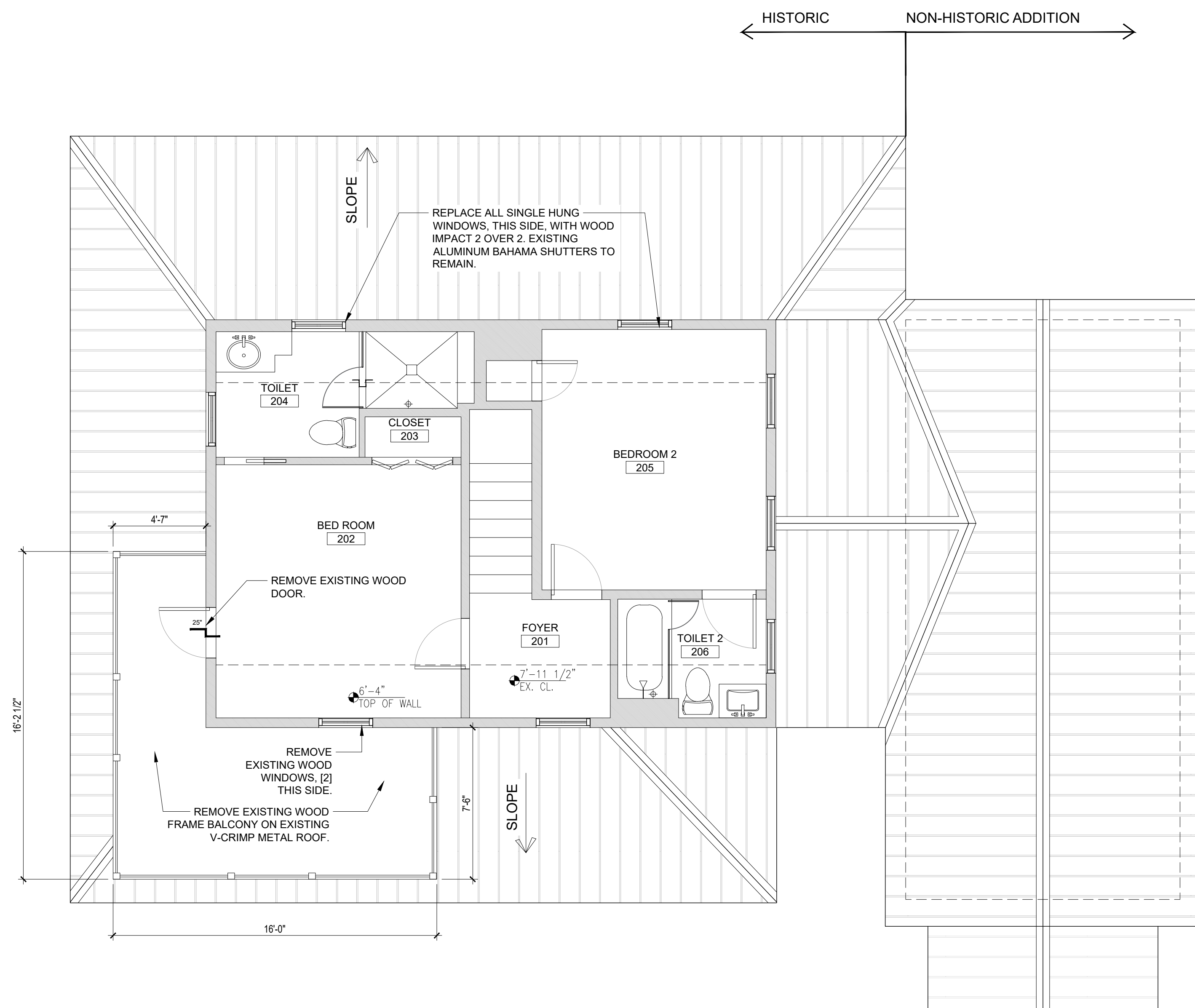
TITLE:

EXISTING
FLOOR PLANS

PROJECT #: 24.30

SHEET:

A2.0

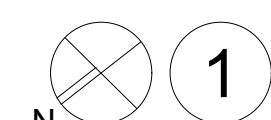
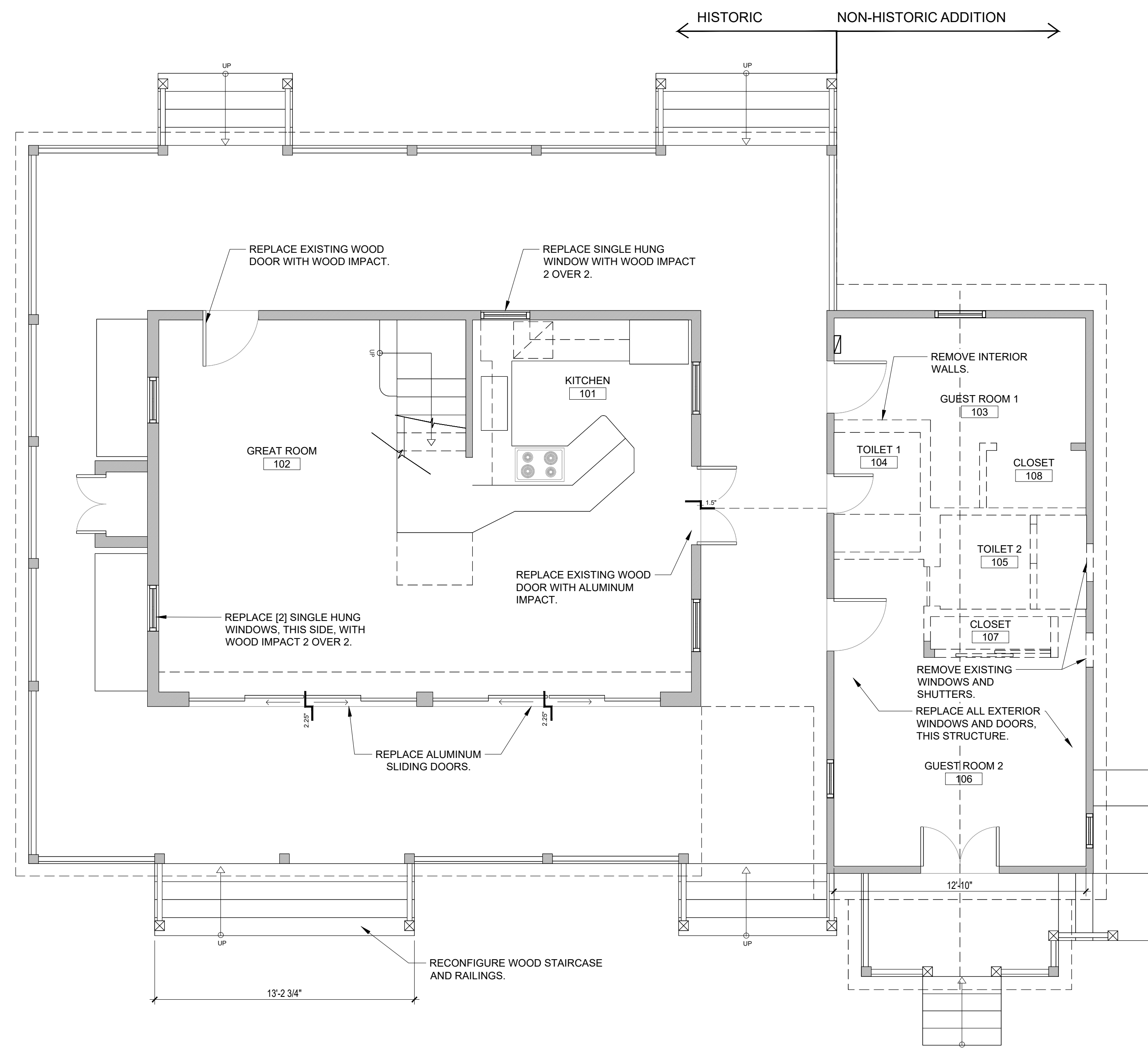
JANUARY 24, 2025
© 2025 BY A2O ARCHITECTURE, LLC

SECOND FLOOR PLAN

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



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



FIRST FLOOR PLAN

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



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

PARCEL ID- 00000970-000000

HARC

210 ELIZABETH STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

PROPOSED
FLOOR PLANS

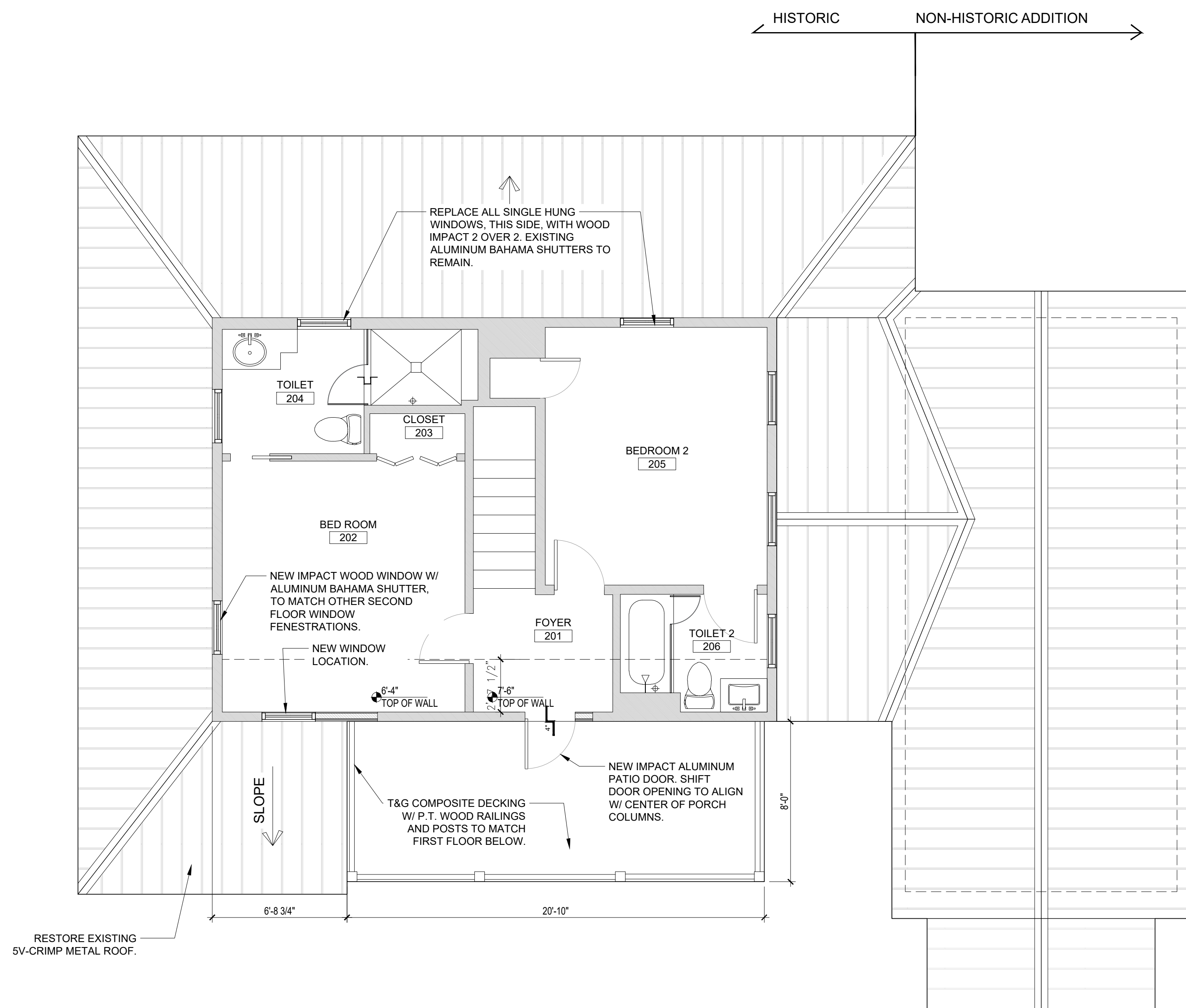
PROJECT #: 24.30

SHEET:

A2.7

JANUARY 24, 2025

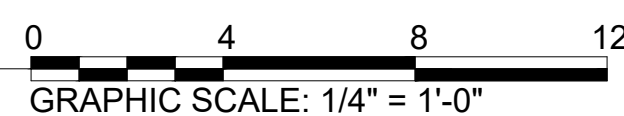
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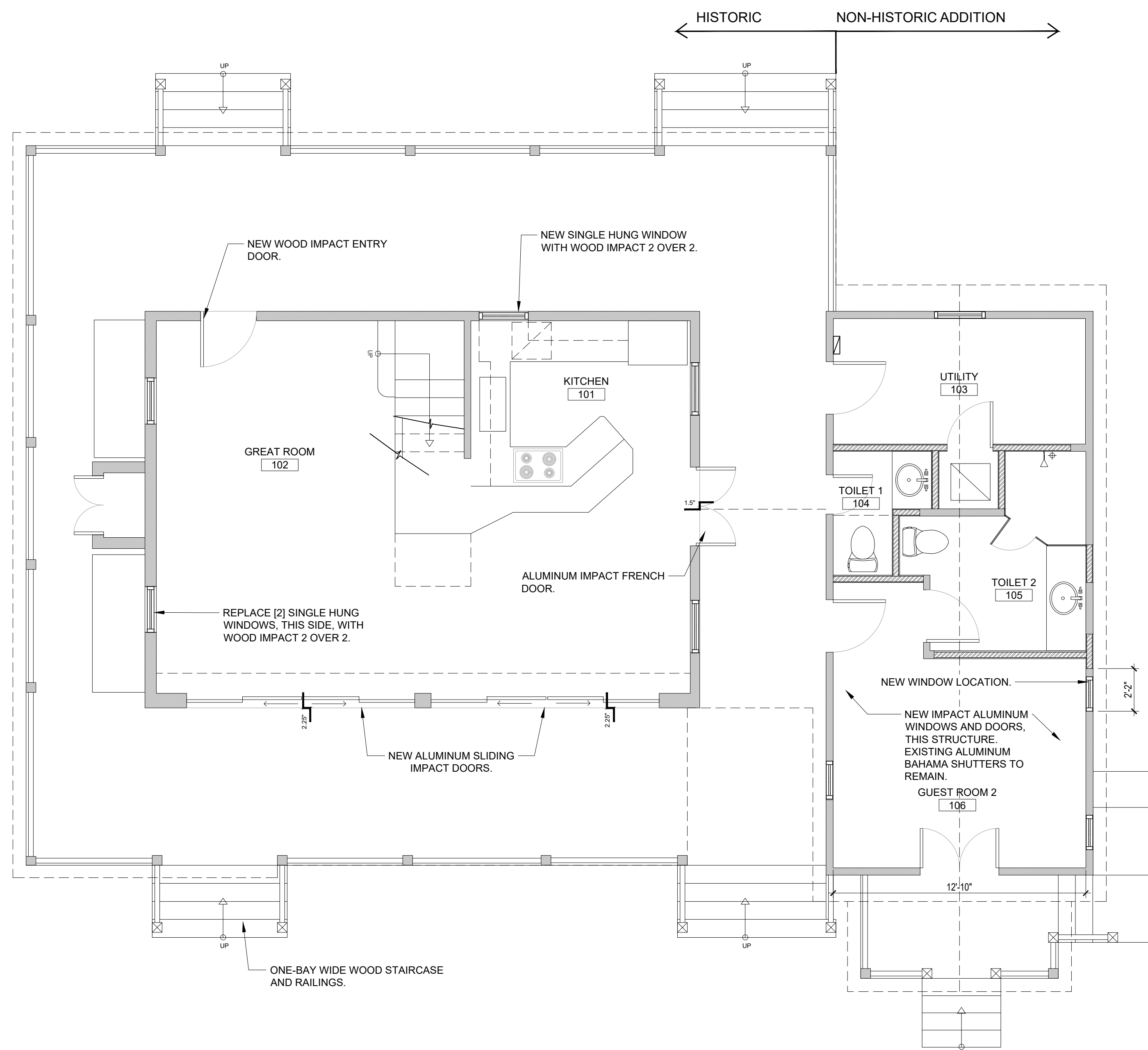
2

SECOND FLOOR PLAN

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



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



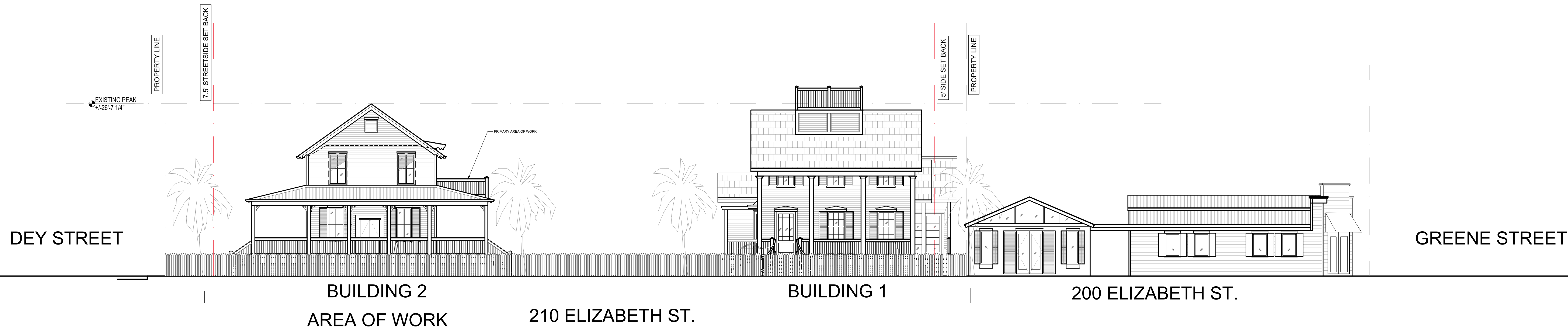
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FIRST FLOOR PLAN

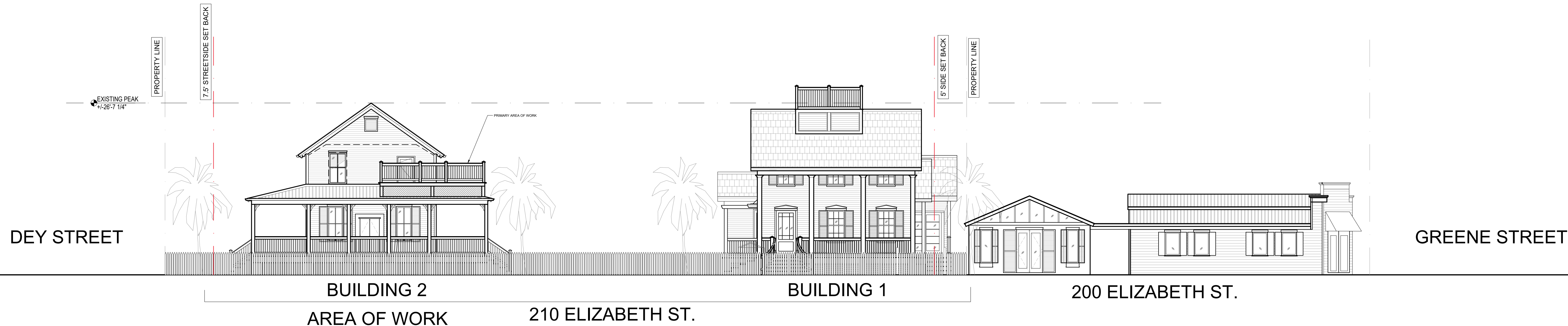
SCALE: 1/4"=1'-0"



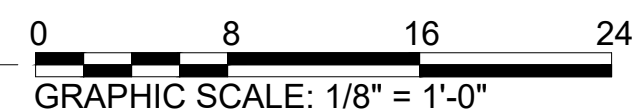
GRAPHIC SCALE: 1/4" = 1'-0"



2 PROPOSED NEIGHBORHOOD MASSING (EAST)-ELIZABETH STREET
SCALE: 1/8"=1'-0"



1 EXISTING NEIGHBORHOOD MASSING (EAST)-ELIZABETH STREET
SCALE: 1/8"=1'-0"



SUBMISSIONS:

APPROVALS:

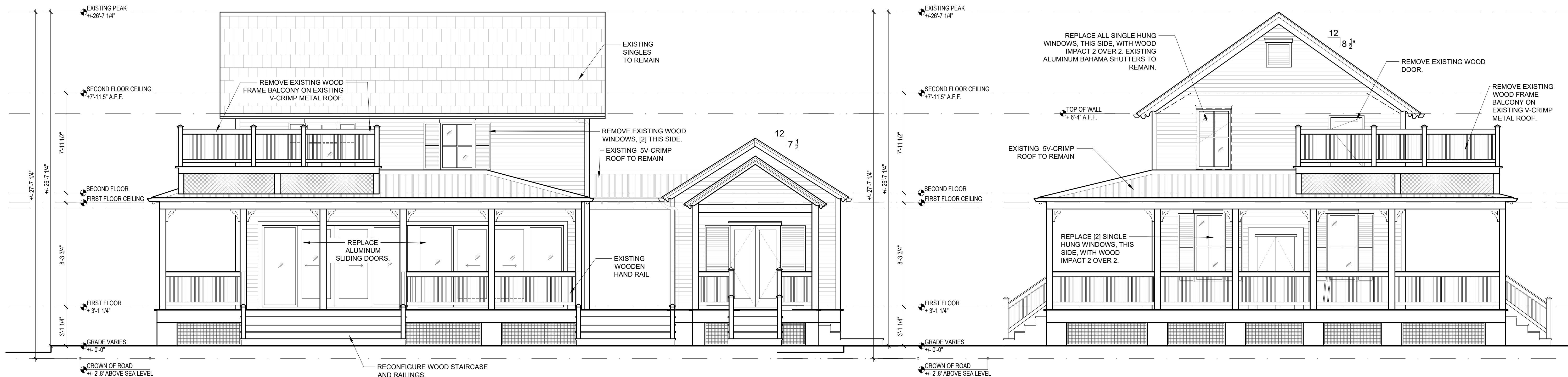
TITLE:

EXISTING
GUEST WING
ELEVATIONS

PROJECT #: 24.30

SHEET:

A3.7

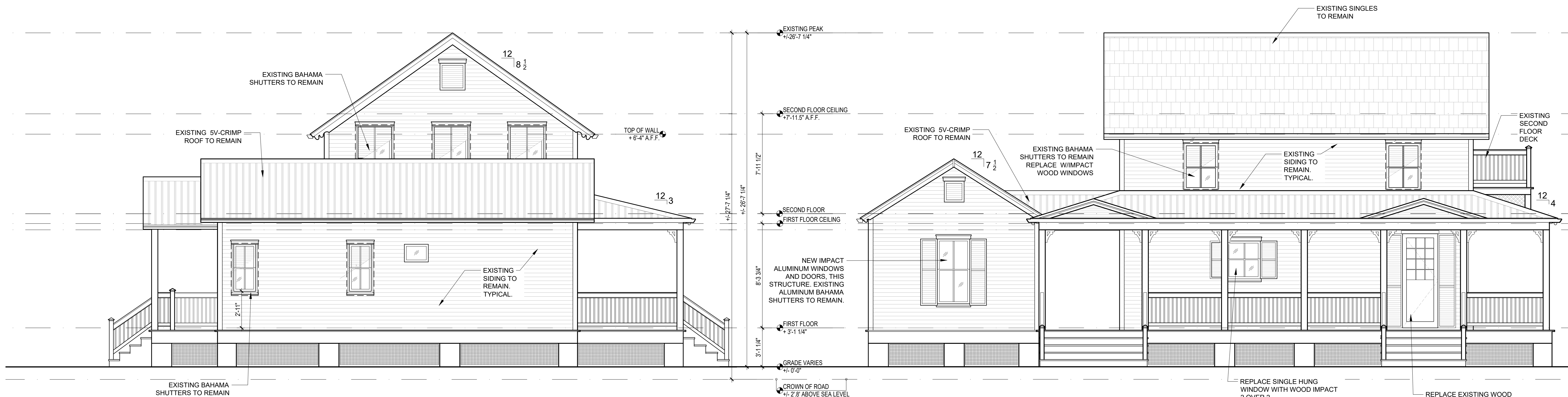
AUGUST, 28, 2024
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3 EXTERIOR ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

4 EXTERIOR ELEVATION (EAST)
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION (WEST)
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

1 EXTERIOR ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

SUBMISSIONS:

APPROVALS:

TITLE:

PROPOSED
GUEST WING
ELEVATIONS

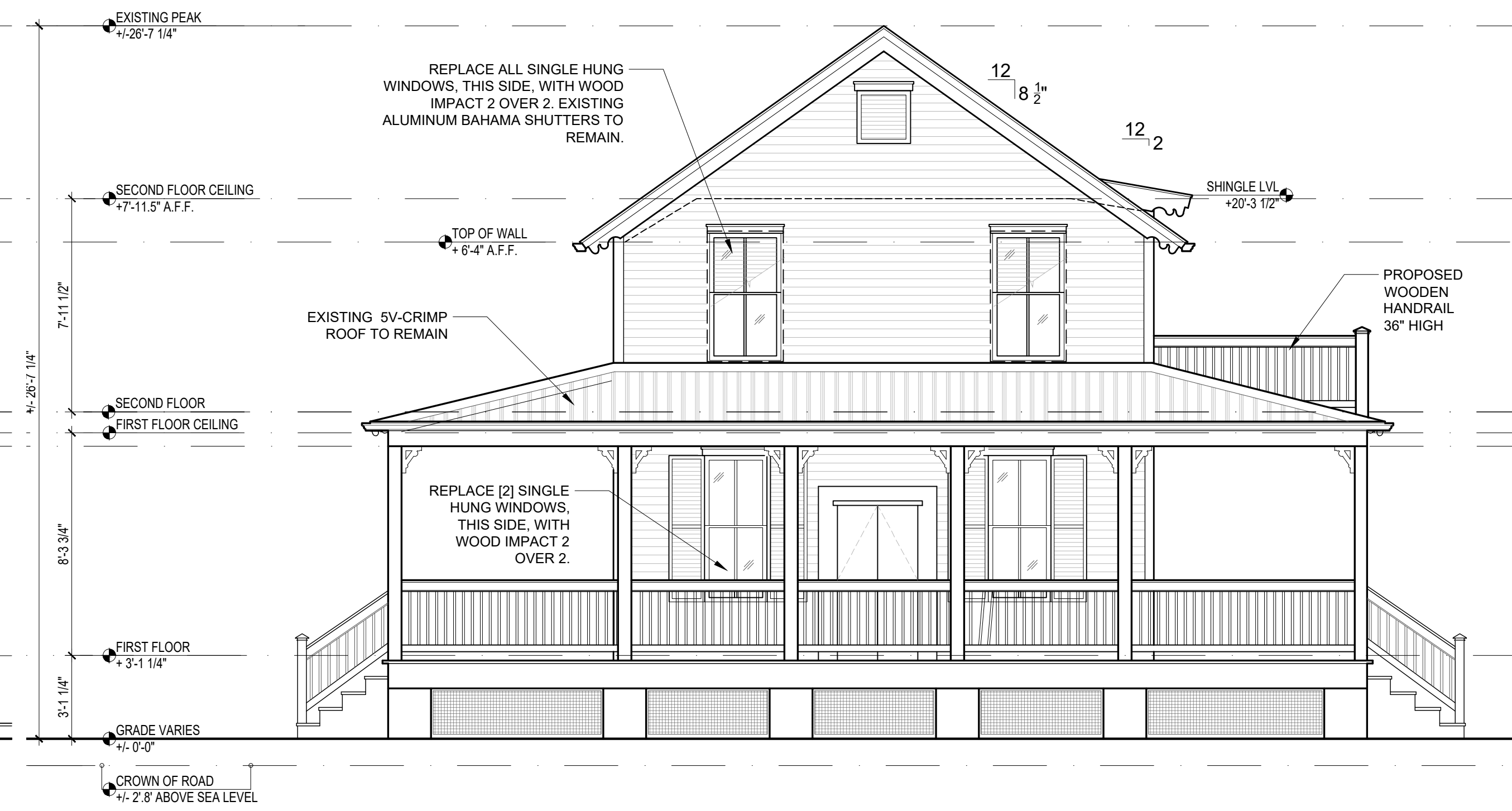
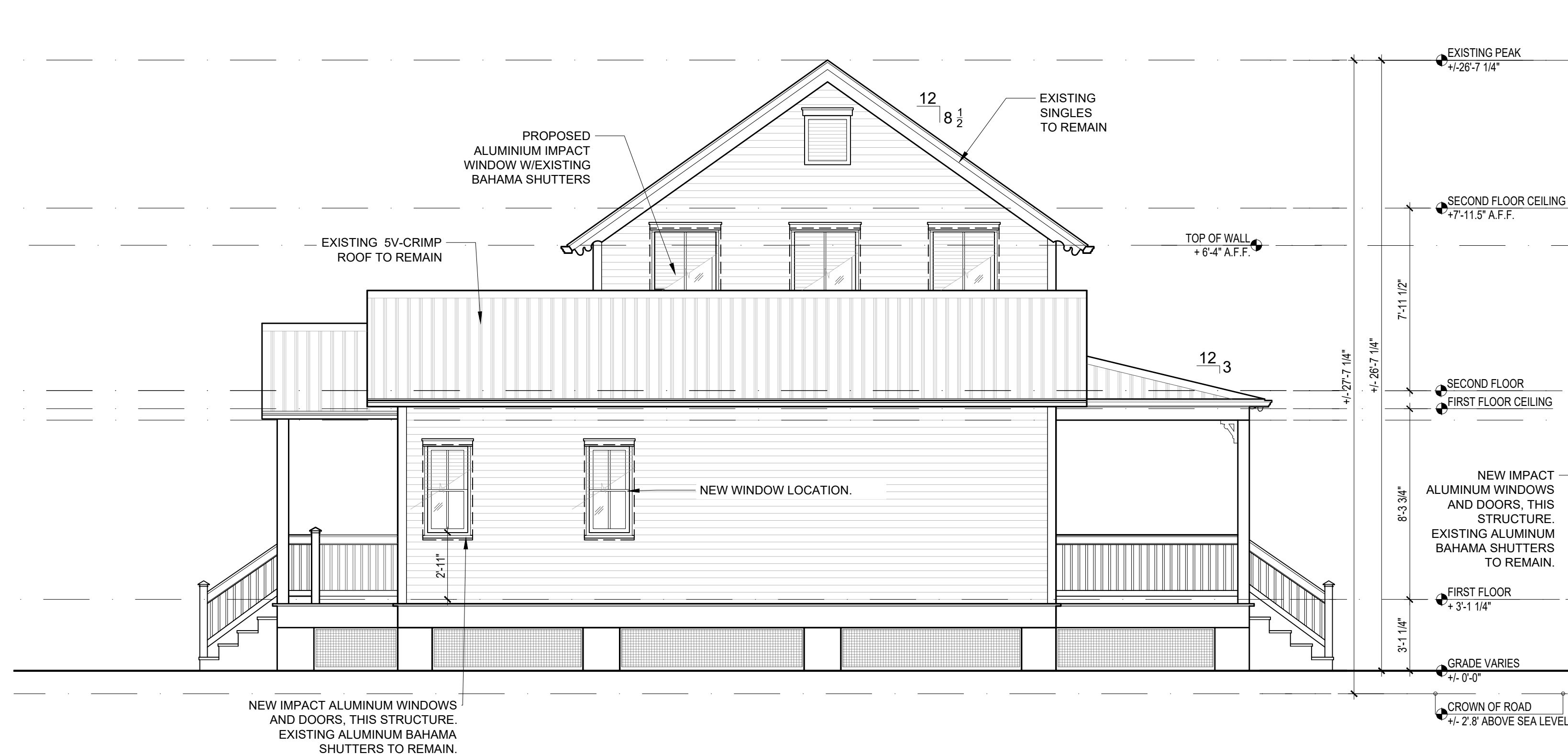
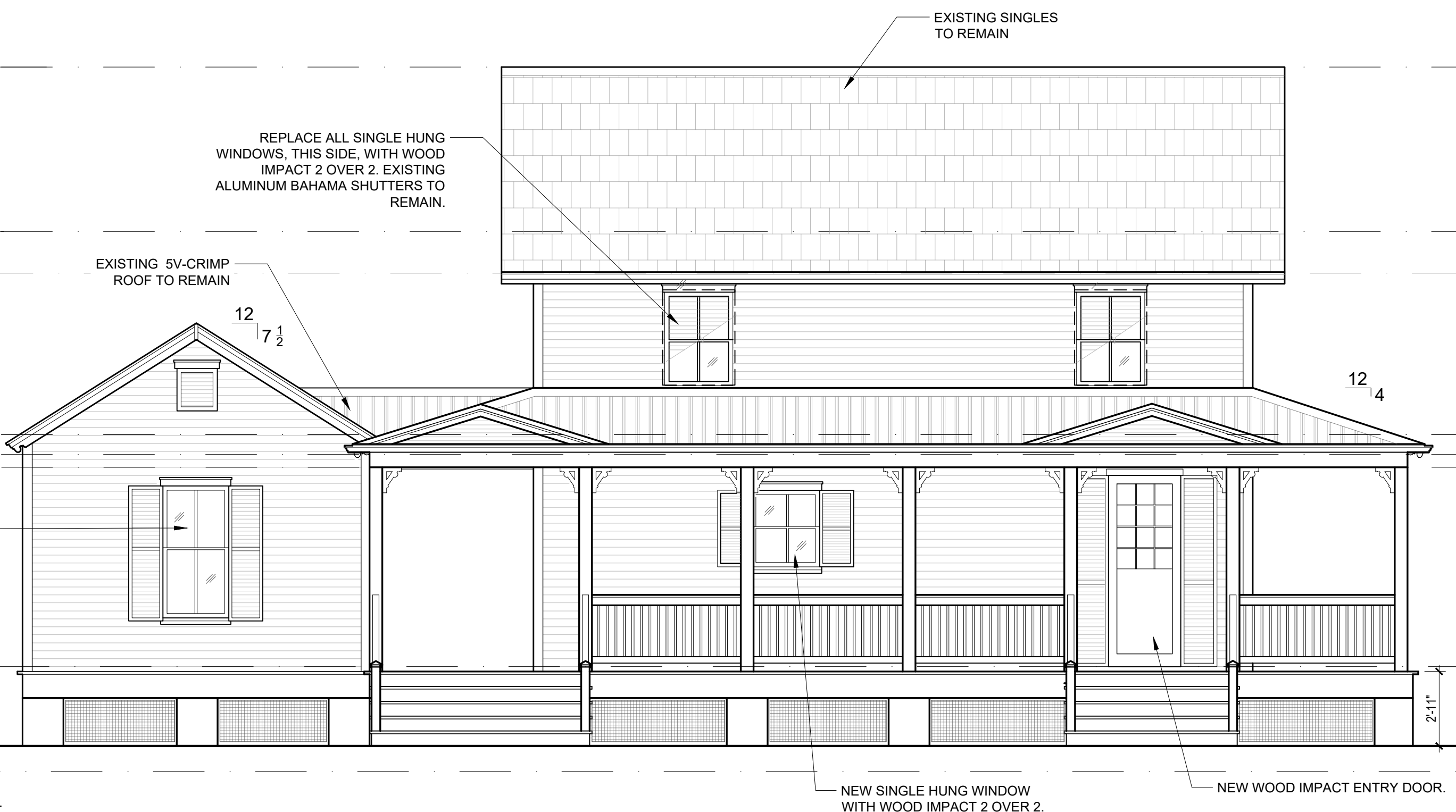
PROJECT #: 24.30

SHEET:

A3.2

AUGUST, 28, 2024

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3 EXTERIOR ELEVATION (NORTH)
SCALE: 1/4"=1'-0"0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"4 EXTERIOR ELEVATION (EAST)
SCALE: 1/4"=1'-0"0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"2 EXTERIOR ELEVATION (WEST)
SCALE: 1/4"=1'-0"0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"1 EXTERIOR ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"0 4 8 12
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., February 25, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE. NEW SECOND-STORY PORCH AT SIDE ELEVATION WITH NEW DOOR AND SHED ROOF. DEMOLITION OF FRONT FAÇADE ROOF DECK AND PARTIAL DEMOLITION OF GABLE ROOF ON NORTH ELEVATION.

#210 ELIZABETH STREET

Applicant – A20 Architecture Application #H2025-0004

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00000970-000000
Account# 1000990
Property ID 1000990
Millage Group 12KW
Location Address 210 ELIZABETH St, KEY WEST
Legal Description KW PT LOT 2 SQR 12 OR90-278 OR470-794 OR1194-1912 OR1605-1108 OR1622-575 OR3287-0360
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[BOLTE JOHN M FAMILY TRUST 10/07/2008](#)
C/O MARY ROSENTHAL TRUSTEE
1214 Olivia St
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,241,745	\$1,185,909	\$1,047,334	\$929,952
+ Market Misc Value	\$26,483	\$26,629	\$27,645	\$28,687
+ Market Land Value	\$2,048,976	\$1,756,445	\$1,330,830	\$984,312
= Just Market Value	\$3,317,204	\$2,968,983	\$2,405,809	\$1,942,951
= Total Assessed Value	\$2,586,068	\$2,350,971	\$2,137,246	\$1,942,951
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,317,204	\$2,968,983	\$2,405,809	\$1,942,951

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,048,976	\$1,241,745	\$26,483	\$3,317,204	\$2,586,068	\$0	\$3,317,204	\$0
2023	\$1,756,445	\$1,185,909	\$26,629	\$2,968,983	\$2,350,971	\$0	\$2,968,983	\$0
2022	\$1,330,830	\$1,047,334	\$27,645	\$2,405,809	\$2,137,246	\$0	\$2,405,809	\$0
2021	\$984,312	\$929,952	\$28,687	\$1,942,951	\$1,942,951	\$0	\$1,942,951	\$0
2020	\$976,779	\$951,219	\$29,930	\$1,957,928	\$1,866,720	\$0	\$1,957,928	\$0
2019	\$1,029,510	\$844,883	\$31,174	\$1,905,567	\$1,697,018	\$0	\$1,905,567	\$0
2018	\$906,471	\$866,150	\$32,419	\$1,805,040	\$1,542,744	\$0	\$1,805,040	\$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
RES SUPERIOR DRY (01SD)	8,370.00	Square Foot	124.5	67.5

Buildings

Building ID	20	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	2003	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2018	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	2146	Roof Type	GABLE/HIP	
Finished Sq Ft	1835	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	SFT/HD WD	
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	344	Bedrooms	3	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	5	Grade	550	
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	248	0	0
FLA	FLOOR LIV AREA	1,835	1,835	0
OPU	OP PR UNFIN LL	63	0	0
TOTAL		2,146	1,835	0

Building ID	19	Exterior Walls	ABOVE AVERAGE WOOD		
Style	2 STORY ELEV FOUNDATION	Year Built	1938		
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015		
Building Name		Foundation	CONCR FTR		
Gross Sq Ft	5017	Roof Type	GABLE/HIP		
Finished Sq Ft	1526	Roof Coverage	METAL		
Stories	2 Floor	Flooring Type	SFT/HD WD		
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE		
Perimeter	278	Bedrooms	3		
Functional Obs	0	Full Bathrooms	3		
Economic Obs	0	Half Bathrooms	0		
Depreciation %	8	Grade	550		
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	1		
Code	Description	Sketch Area	Finished Area	Perimeter	
OPX	EXC OPEN PORCH	50	0	0	
FLA	FLOOR LIV AREA	1,526	1,526	0	
OPU	OP PR UNFIN LL	103	0	0	
OUU	OP PR UNFIN UL	176	0	0	
OPF	OP PRCH FIN LL	1,497	0	0	
PTO	PATIO	1,665	0	0	
TOTAL		5,017	1,526	0	

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TIKI	1993	1994	4 x 7	1	28 SF	1
WATER FEATURE	2003	2004	0 x 0	1	1 UT	1
FENCES	2003	2004	6 x 228	1	1368 SF	2
TILE PATIO	2003	2004	15 x 2	1	22.5 SF	1
BRICK PATIO	2003	2004	8 x 30	1	240 SF	2
BRICK PATIO	2003	2004	2 x 22	1	44 SF	2
TILE PATIO	2003	2004	15 x 35	1	525 SF	1
RES POOL	1993	2004	15 x 30	1	450 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/1/2024	\$4,900,000	Warranty Deed	2470278	3287	0360	01 - Qualified	Improved		
3/10/2000	\$975,000	Warranty Deed		1622	0575	Q - Qualified	Improved		
12/1/1991	\$250,000	Warranty Deed		1194	1912	Q - Qualified	Improved		
2/1/1971	\$17,000	Conversion Code		470	794	Q - Qualified	Improved		

Permits

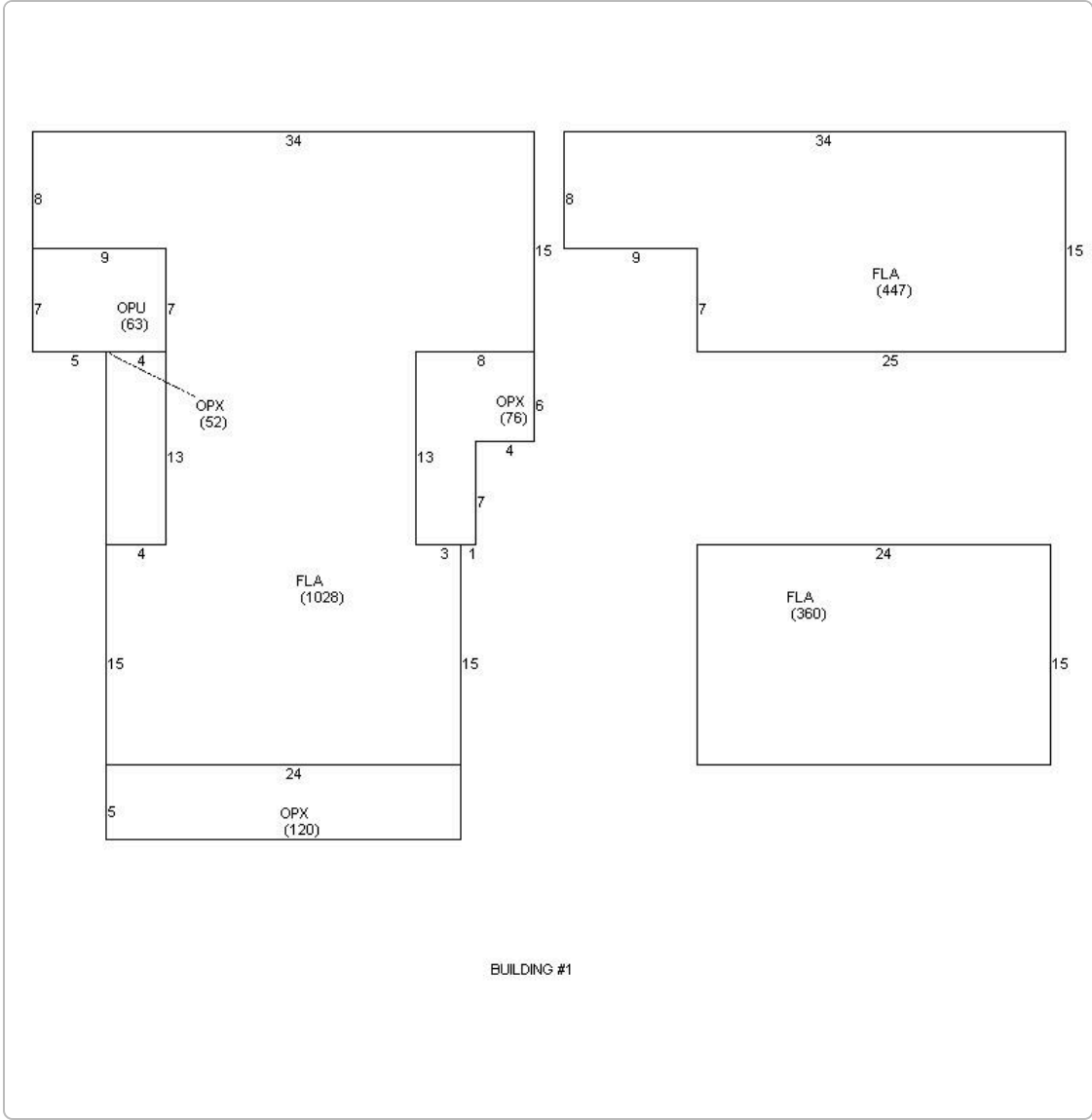
Number	Date Issued	Status	Amount	Permit Type	Notes
07-2188	05/07/2007	Completed	\$8,750	Residential	INSTALL 800 SF OF METAL ROOFING
04-0971	04/02/2004	Completed	\$2,000	Residential	PLUMBING
03-2309	07/08/2003	Completed	\$800	Residential	DECKING
03-2132	06/19/2003	Completed	\$23,500	Residential	POOL
02-2646	10/25/2002	Completed	\$8,000	Residential	PAINT BUILDING
02-1735	07/10/2002	Completed	\$1,600	Residential	INSTALL BRICK PAVERS
02-1629	06/19/2002	Completed	\$35,000	Residential	FINISH FLOORS, PAINT INT.

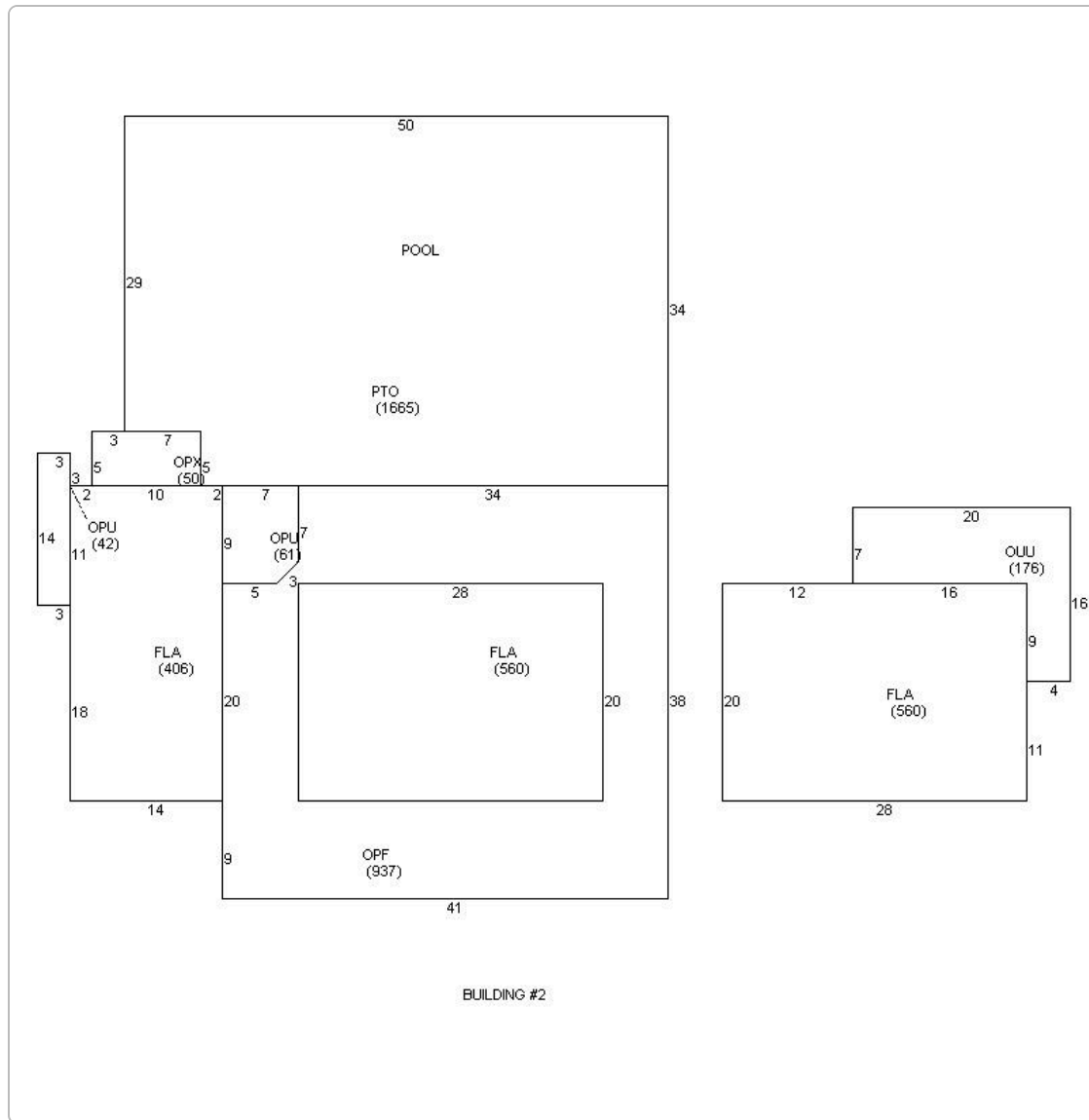
Number	Date Issued	Status	Amount	Permit Type	Notes
02-1512	06/17/2002	Completed	\$3,000	Residential	RELOCATE SERVICE
02-0725	04/03/2002	Completed	\$2,079	Residential	SECURITY SYSTEM
02-641	03/18/2002	Completed	\$21,885	Residential	METAL ROOF
01-2754	08/16/2001	Completed	\$1,500	Residential	SEWER LINE
01-2113	05/30/2001	Completed	\$254,000	Residential	ADDITION TO POOL HOUSE
B933272	11/01/1993	Completed	\$20,000		POOL & DECK
M932998	10/01/1993	Completed	\$3,500		1-3 1/2 TON A/C W/5 DROPS
B932068	07/01/1993	Completed	\$160,000		RENOVATION & ADDITION
B921077	04/01/1992	Completed	\$800	Residential	RENOVATE STORAGE BLDG

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos





Map



TRIM Notice

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

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