



---

## **Historic Architectural Review Commission Staff Report for Item 7**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Matthew Crawford  
Historic Architectural Preservationist

Meeting Date: July 22, 2025

Applicant: Rob Delaune

Application Number: C2025-0063

Address: 620 Dey Street

### **Description of Work:**

Partial demolition of existing historic rear sawtooth and rear second story wall on main structure.

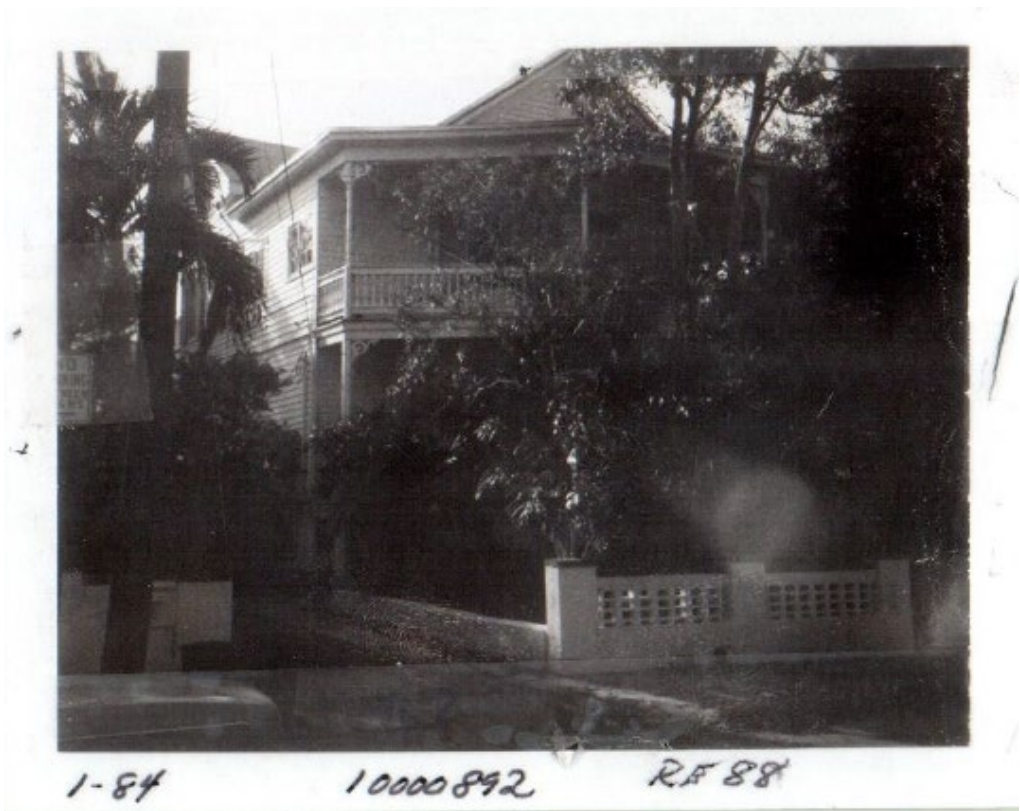
### **Site Facts:**

The building under review is a historic and contributing structure within the historic district, constructed 1925 according to Tax Appraiser's data. However, this date could not be confirmed as the property is visible on the 1899 Sanborn Map, but not the 1892 Sanborn Map. This puts the construction date between 1892-1899. The site includes the main two-story frame structure, a one-story frame structure at the rear which has been demolished and was over setbacks, and a pool with surrounding brick decking.

Currently the house sits on piers and is located within an AE-6 flood zone.



*Photo of property under review. Monroe County Library.*



*Photo of property under review. Real Property Record Card.*



620 DEY STREET - RIGHT (WEST) SIDE FROM REAR

*Photo of Property Under Review.*



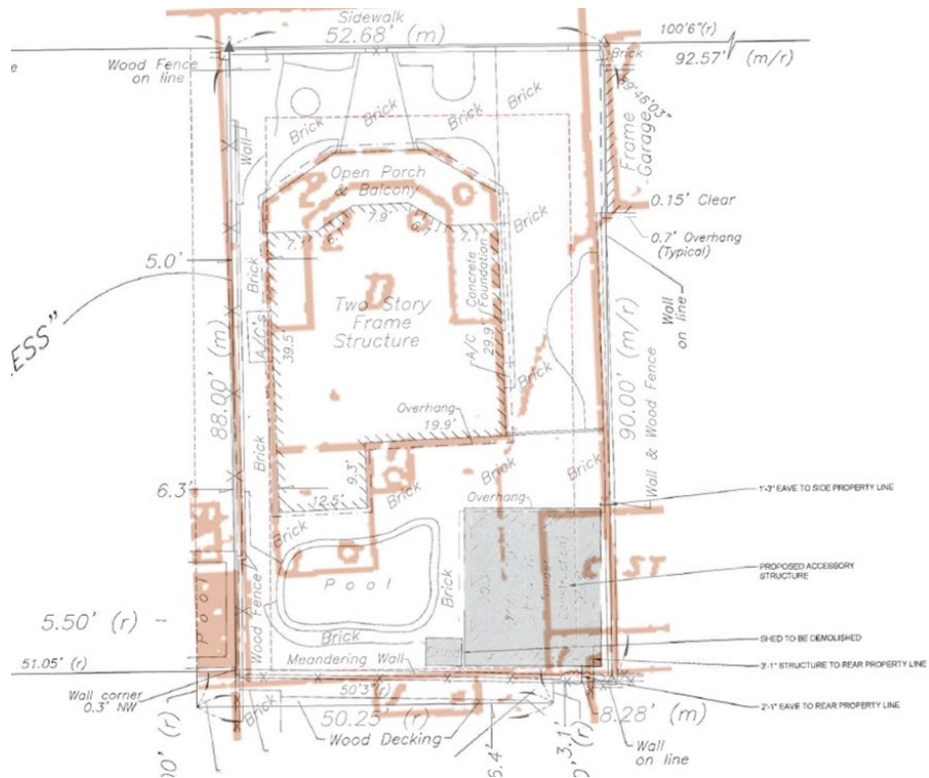
620 DEY STREET - LEFT (EAST) SIDE FROM REAR

*Photo of Property Under Review*



620 DEY STREET - REAR (SOUTH) VIEW

Photo of Property Under Review



1962

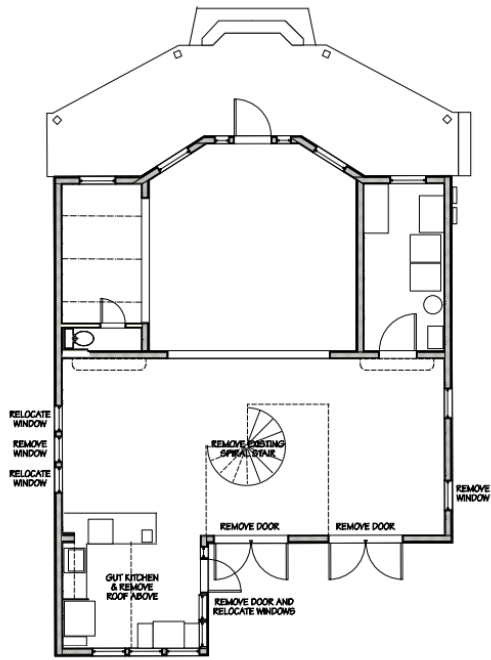
Sanborn Map and Current Survey

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

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

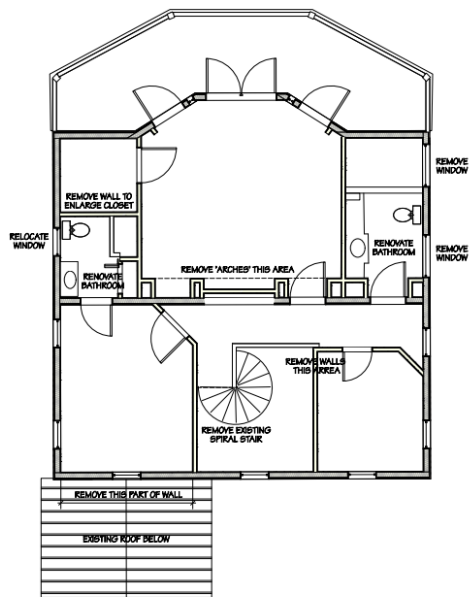
### **Staff Analysis:**

A Certificate of Appropriateness is currently under review for demolition partial demolition of the existing rear addition and the rear second story wall on the main structure. The partial demolition of the addition includes the roof. The demolition of the rear second story wall includes one 2-over-2 window.



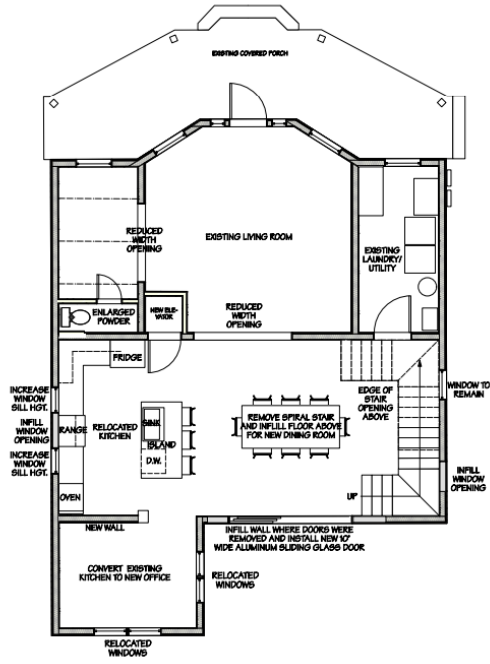
EXISTING 1st FLOOR PLAN  
 scale: 1/4"=1'-0" 

*Existing 1<sup>st</sup> Floor Plan*



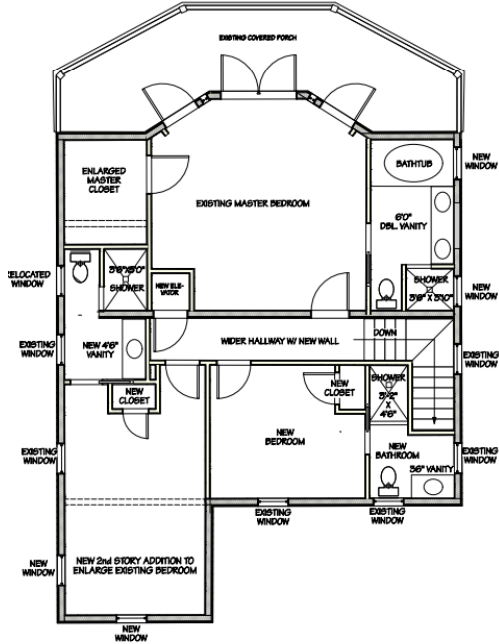
EXISTING 2nd FLOOR PLAN  
 scale: 1/4"=1'-0" 

*Existing 2<sup>nd</sup> Floor Plan*



PROPOSED 1st FLOOR PLAN  
 scale: 1/4"=1'-0" 

*Proposed 1<sup>st</sup> Floor Plan*



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

*Proposed 2<sup>nd</sup> Floor Plan*



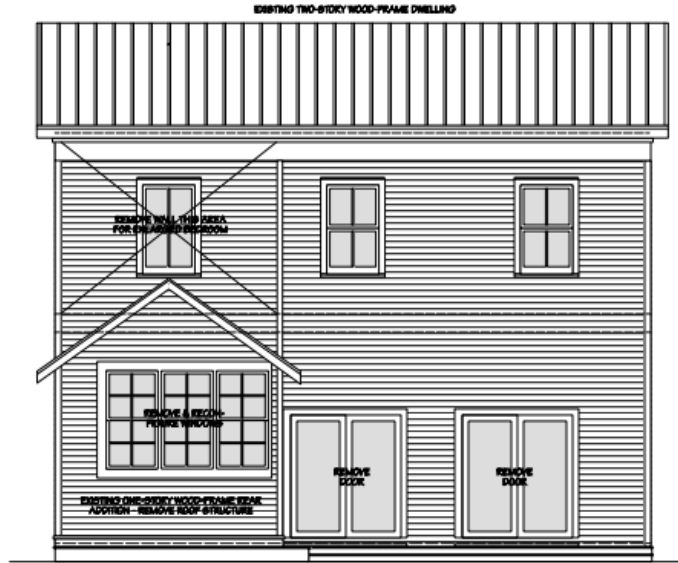
*Existing East (Left) Elevation.*



**PROPOSED EAST (LEFT SIDE) ELEVATION**

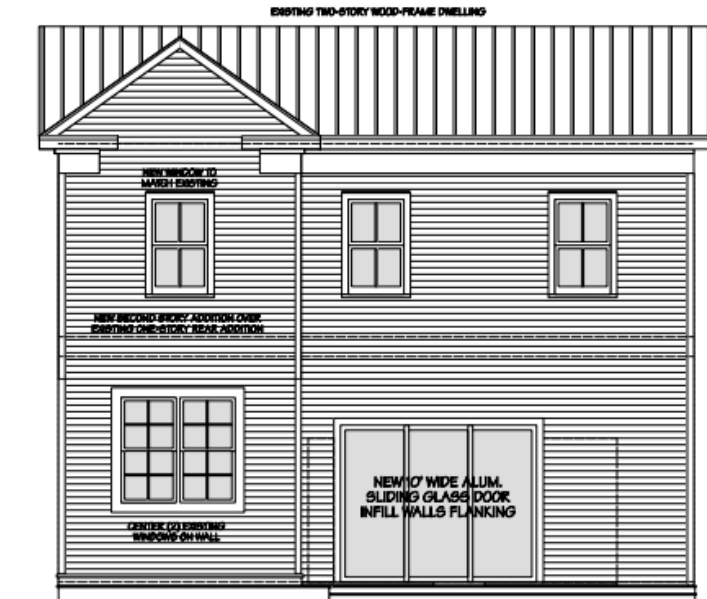
*Proposed East (Left) Elevation.*





EXISTING SOUTH (REAR) ELEVATION  
 scale: 1/4"=1'-0"

*Existing Rear (South) Elevation.*



PROPOSED SOUTH (REAR) ELEVATION  
 scale: 1/4"=1'-0"

*Proposed Rear (South) Elevation.*



EXISTING WEST (RIGHT SIDE) ELEVATION  
 scale: 1/4"=1'-0"

*Existing West (Right) Elevation.*



PROPOSED WEST (RIGHT SIDE) ELEVATION  
 scale: 1/4"=1'-0"

*Proposed West (Right) Elevation.*

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures 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).*

Elements proposed for demolition do not meet any of the criteria below.

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 portion of the building proposed to be demolished has no distinctive characteristics of a type, period or method of construction.

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

It is staff understanding that no significant events have ever happened on 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.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

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

It is staff's understanding that the site is not associated with any significant event.

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

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city.

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

Staff believes that the existing building does not portray an era of history characterized by 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 elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

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

Staff believes that the elements under review are not likely to yield important information in history.

It is the staff's opinion that the request for a demolition may be considered, as the portion of the structure under review meets the criteria for demolition outlined in the guidelines. None of the features proposed to be demolished have no distinctive characteristics of a type, period or method of construction. While the second story wall on the main house is original, it is not visible from the right-of-way and is not a distinctive feature of the structure. If approved, this will require two readings for demolition as the second story wall on the main house is original.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	<b>620 DEY STREET</b>	
NAME ON DEED:	<b>KURT &amp; LINDA GEHRING</b>	PHONE NUMBER <b>561 722 2712</b>
OWNER'S MAILING ADDRESS:	<b>620 DEY STREET</b>	EMAIL <b>KURT.GEHRING@MYBENITEK.COM</b>
	<b>KEY WEST, FL 33040</b>	
APPLICANT NAME:	<b>ROBERT L DELAUNE ARCHITECT PA</b>	PHONE NUMBER <b>305 304 4842</b>
APPLICANT'S ADDRESS:	<b>619 EATON STREET, SUITE 1</b>	EMAIL <b>ROBDELAUNE@BELLSOUTH.NET</b>
	<b>KEY WEST, FL 33040</b>	
APPLICANT'S SIGNATURE:		DATE <b>6/21/25</b>

**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.
<b>GENERAL:</b>
<b>REMOVE ROOF @ EXISTING REAR ADDITION AND CONSTRUCT NEW 2nd FLOOR ADDITION W/ NEW GABLE ROOF; MODIFY DOORS AND WINDOWS @ EAST, SOUTH, AND WEST SIDES</b>
<b>MAIN BUILDING:</b>
<b>REMOVE ROOF @ EXISTING REAR ADDITION AND CONSTRUCT NEW 2nd FLOOR ADDITION W/ NEW GABLE ROOF; MODIFY DOORS AND WINDOWS @ EAST, SOUTH, AND WEST SIDES</b>
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
<b>REMOVE EXISTING GABLE ROOF @ 1-STORY REAR ADDITION</b>

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>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<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:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

## HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	<b>620 DEY STREET</b>
PROPERTY OWNER'S NAME:	<b>KURT &amp; LINDA GEHRING</b>
APPLICANT NAME:	<b>ROBERT L DELAUNE ARCHITECT PA</b>

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

 PROPERTY OWNER'S SIGNATURE	KURT GEHRING June 23, 2025 DATE AND PRINT NAME
---	---

DETAILED PROJECT DESCRIPTION OF DEMOLITION
<b>DEMO EXISTING GABLE ROOF @ EXISTING 1-STORY REAR ADDITION</b>

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.
<b>THE PROPOSED DEMO IS OF A MINOR ROOF FORM AT THE REAR OF THE HISTORIC STRUCTURE</b>
(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.
<b>THE HISTORIC STRUCTURE IS SIGNIFICANT IN ITS OVERALL, SEMI-UNIQUE FORM (A 'TWIN' OF THE BETTER-KNOWN 'CALVIN KLEIN' HOUSE), BUT THE ROOF FORM IN QUESTION IS A MINOR, NON-CHARACTER DEFINING ELEMENT, AND IT IS LOCATED AT THE REAR OF THE STRUCTURE AND NOT VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY</b>



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

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

**IT IS NOT**

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

**SAME ANSWER AS ABOVE**

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

**SAME ANSWER AS ABOVE**

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

**SAME ANSWER AS ABOVE**

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

**SAME ANSWER AS ABOVE**

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

**SAME ANSWER AS ABOVE**

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

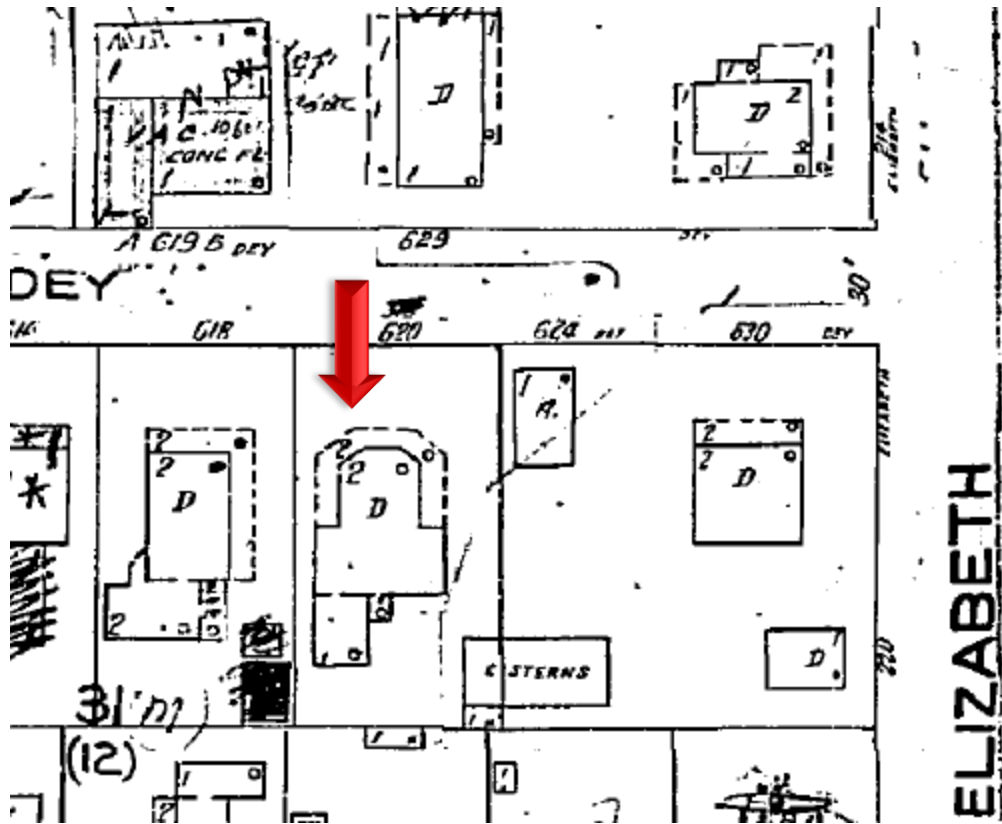
**SAME ANSWER AS ABOVE**

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.

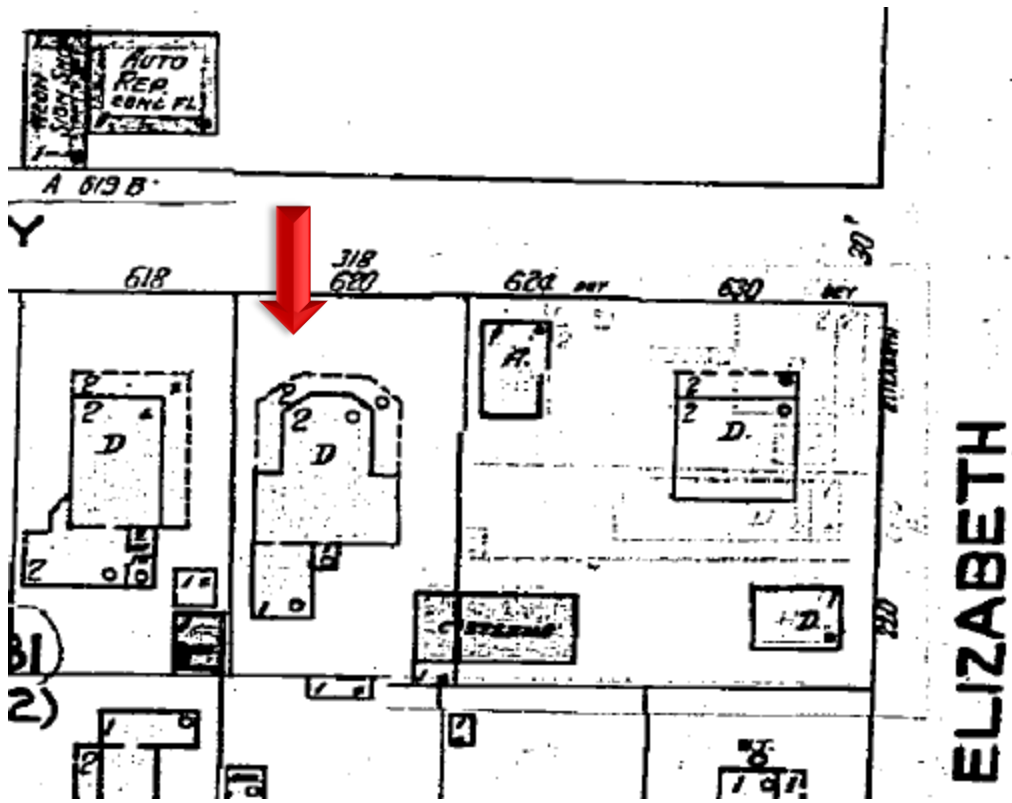
(i) Has not yielded, and is not likely to yield, information important in history,
<b>SAME ANSWER AS ABOVE</b>

<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
<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.
<b>SAME ANSWER AS ABOVE</b>
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
<b>SAME ANSWER AS ABOVE</b>
(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.
<b>SAME ANSWER AS ABOVE</b>
(4) Removing buildings or structures that would otherwise qualify as contributing.
<b>SAME ANSWER AS ABOVE</b>

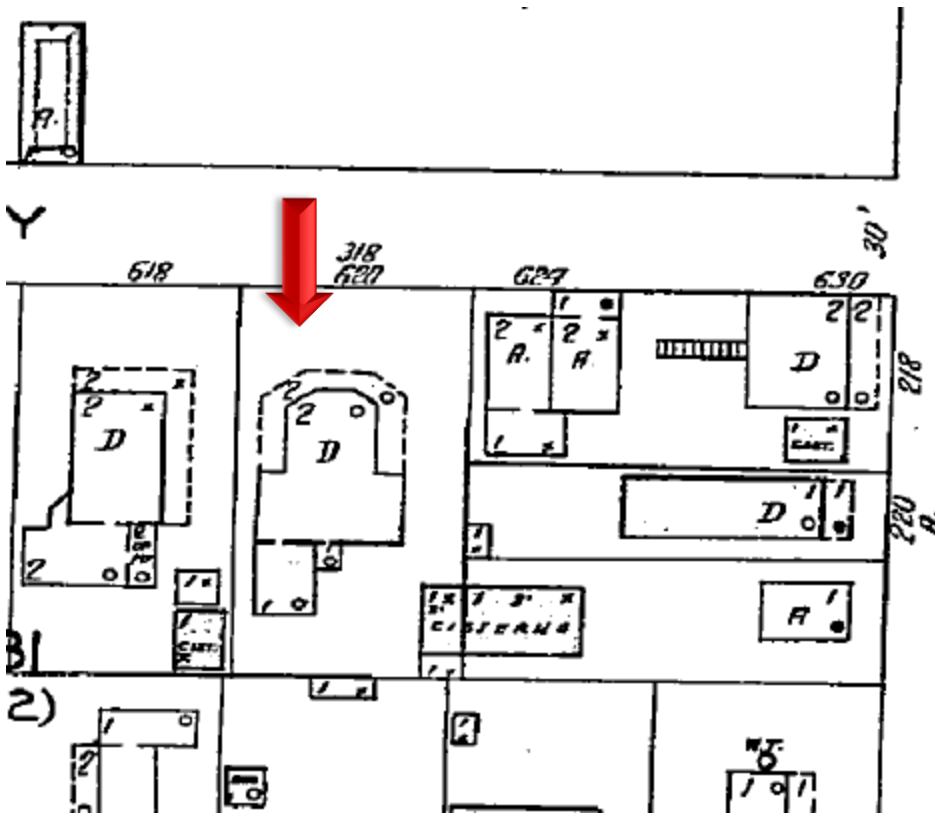
# SANBORN MAPS



1962 Sanborn Map

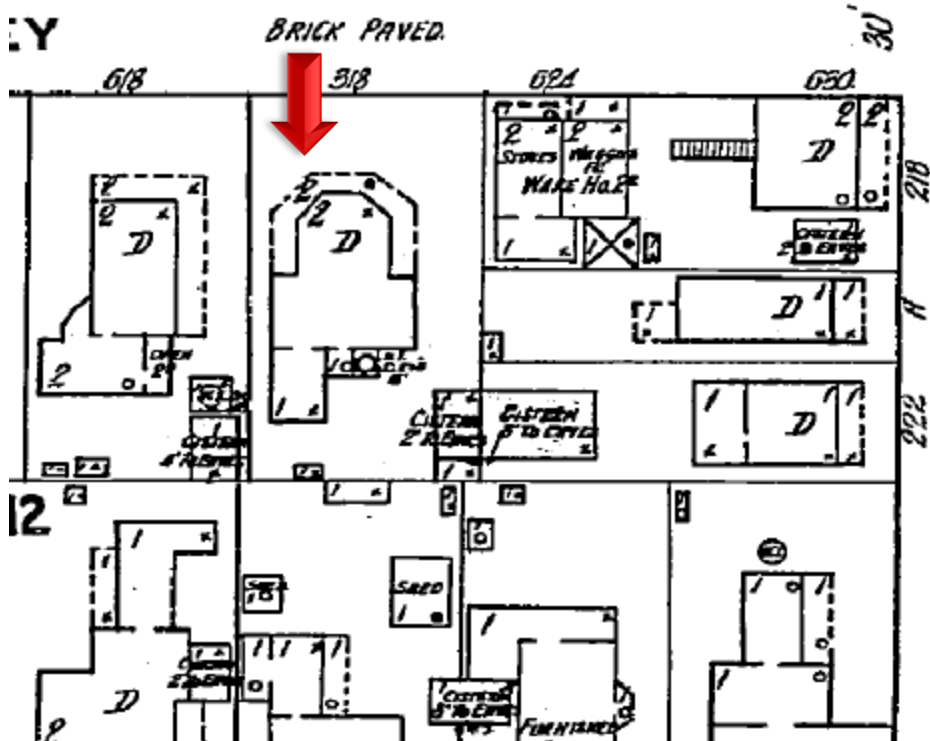


1948 Sanborn Map



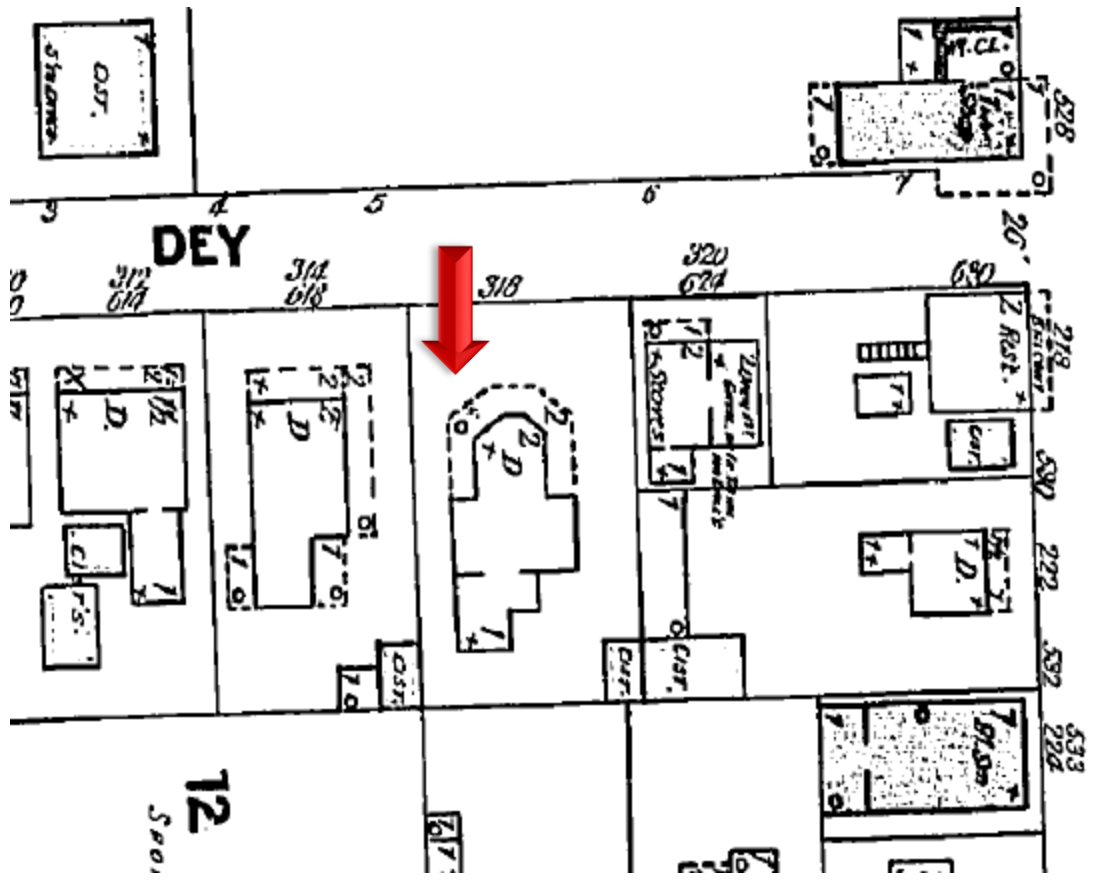
**ELIZABETH**

1926 Sanborn Map



**ELIZABETH**

1912 Sanborn Map



1899 Sanborn Map



# PROJECT PHOTOS



**620 DEY STREET - LEFT (EAST) SIDE FROM REAR**



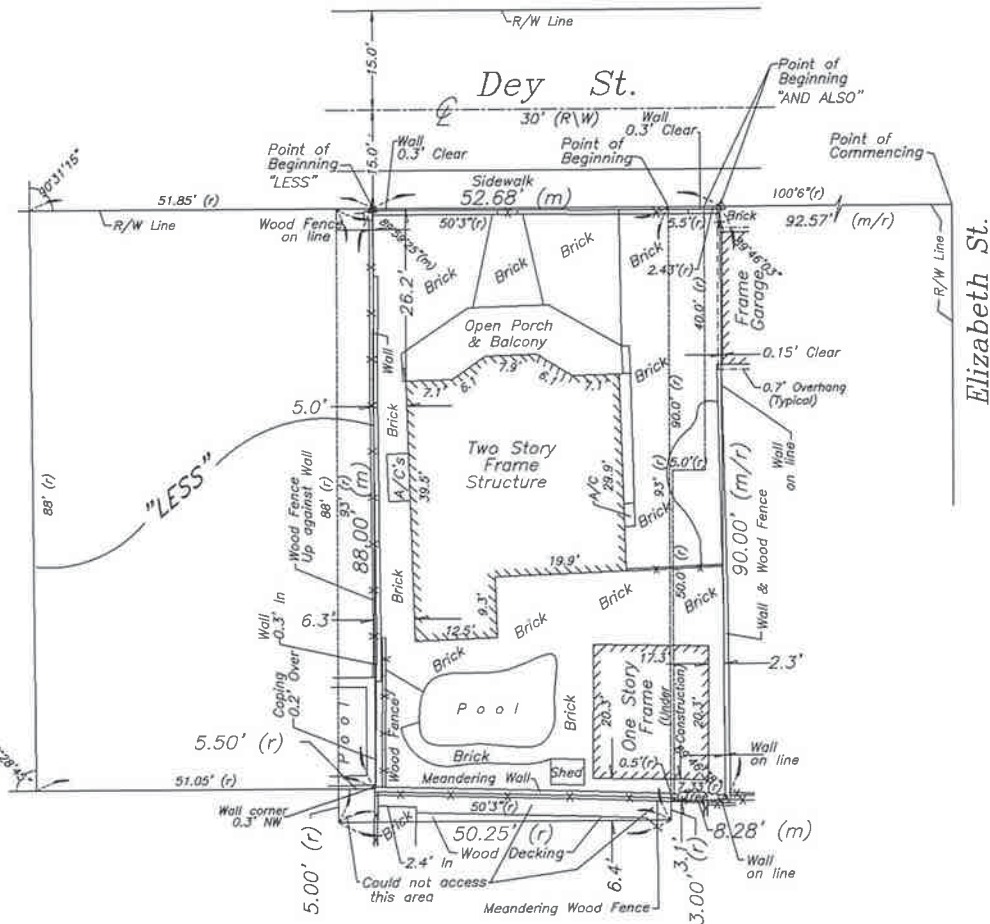
**620 DEY STREET - RIGHT (WEST) SIDE FROM REAR**



**620 DEY STREET - REAR (SOUTH) VIEW**

# SURVEY

# Boundary Survey Map of part of Lot 1, Square 12 Island of Key West, FL



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

**NOTE:**  
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

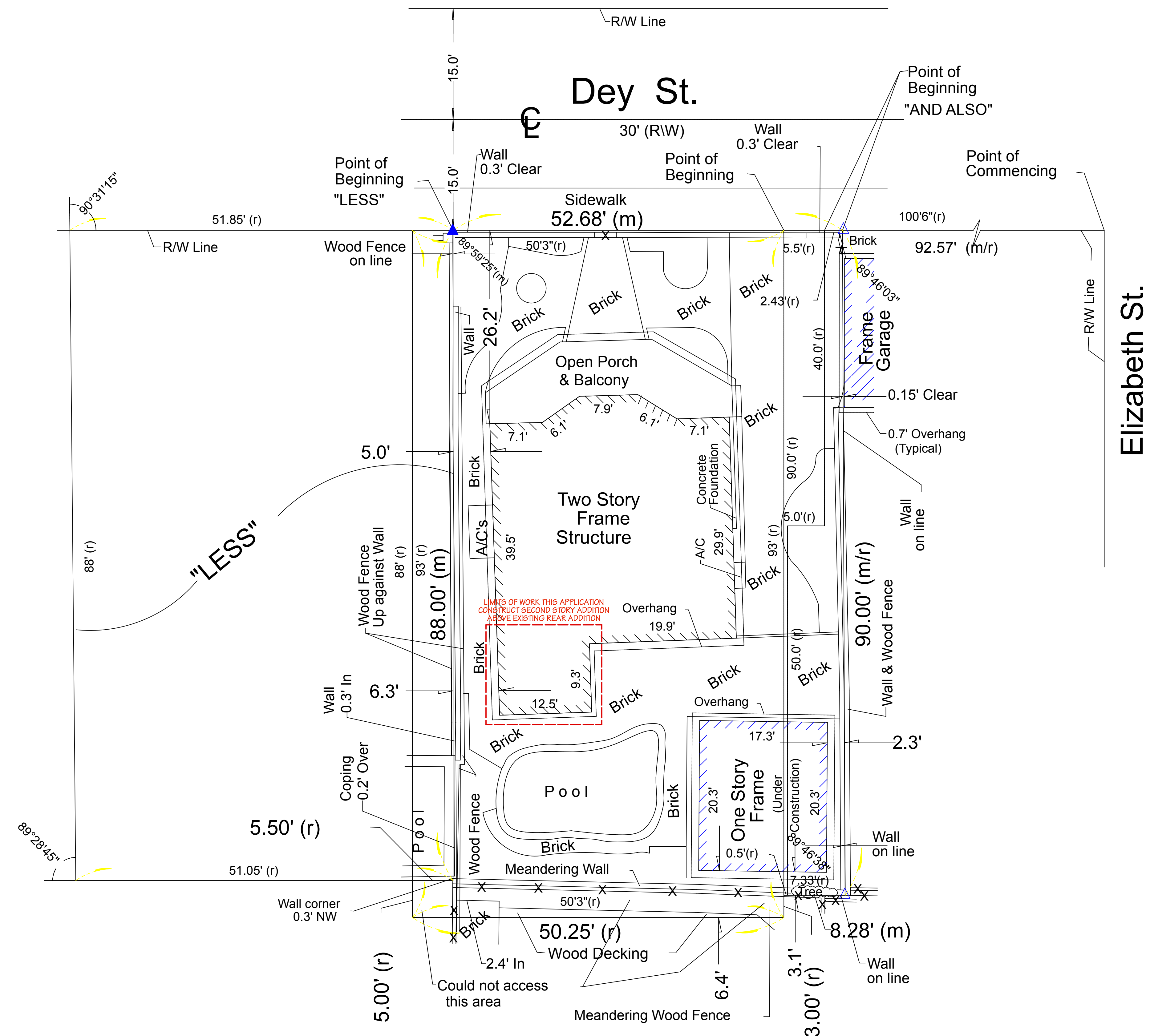
**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244

# PROPOSED DESIGN



**SITE PLAN**  
scale: 1/8"=1'-0"

BASED ON A BOUNDARY SURVEY MAP BY PREPARED BY  
J. LYNN O'FLYNN PROFESSIONAL SURVEYOR AND MAPPER  
DATED MAY 24, 2012 AND LAST UPDATED DECEMBER 19, 2024

**GENERAL NOTES**

- All work shall comply with the Florida Building Code, latest edition, and with all applicable laws, ordinances, and codes of the City of Key West, Florida.
- Verify all field conditions prior to submitting a bid.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall be provide gradual grades and slopes. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground, unless otherwise noted.
- Drawings and specifications are complimentary. Refer to all sheets of the drawings and applicable sections of the specifications for interfaces of work with that of other trades.
- After completion of construction, remove all debris and construction equipment. Restore site to original condition.

ALL WORK DEPICTED IN THESE DOCUMENTS SHALL CONFORM TO THE FLORIDA BUILDING CODE (2020 EDITION) AND THE NATIONAL ELECTRICAL CODE (LATEST EDITION) AND ALL CODES AND ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

**SITE DATA:**

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

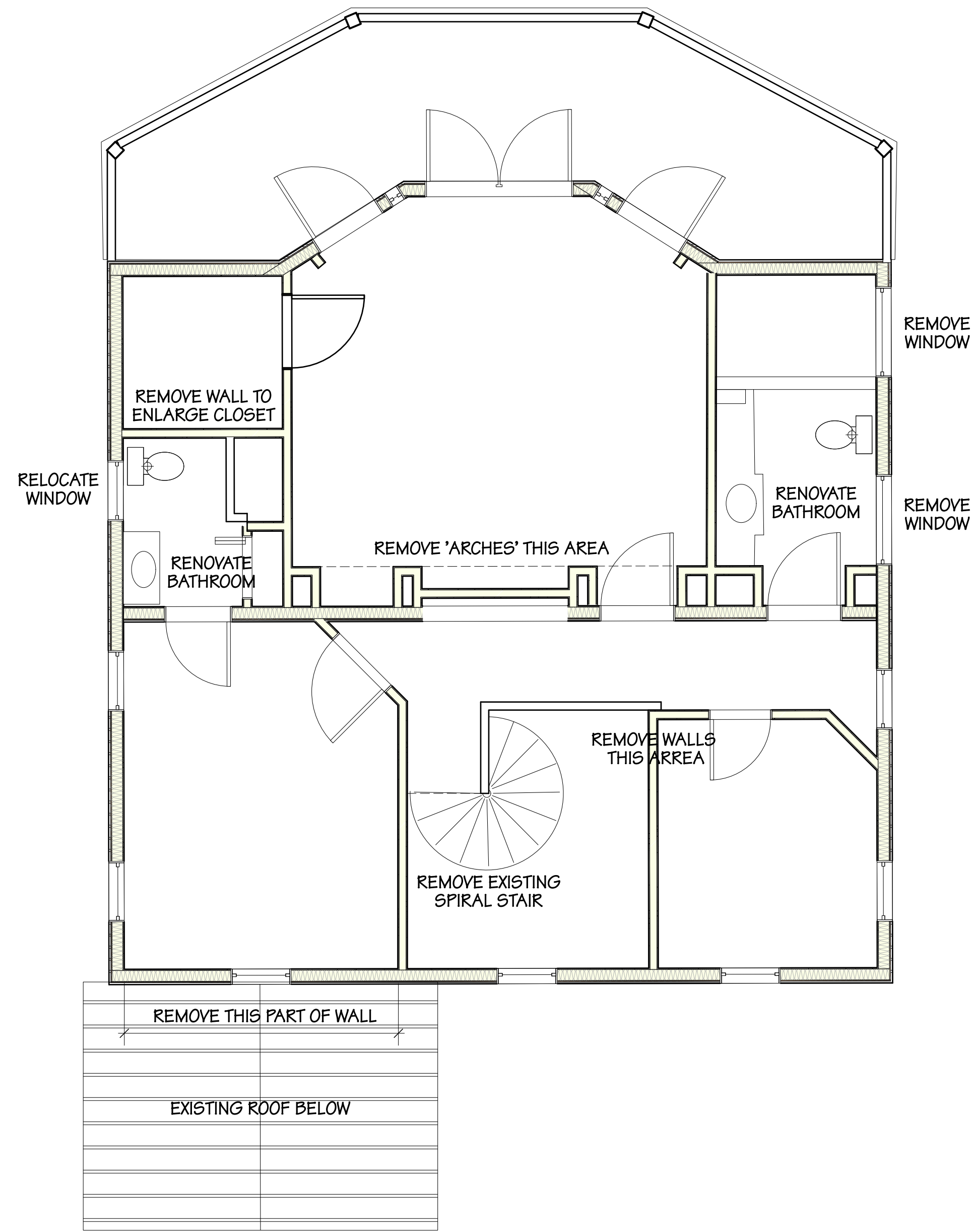
	ALLOWED/ REQUIRED	EXISTING	PROPOSED
<b>BLDG. COVERAGE:</b>			
PRIMARY STRUCTURE:		1387 S.F.	1387 S.F.
ACCESSORY STRUCTURE:		351	351
CONCRETE WALLS:		171	171
A/C UNITS:		29	29
TOTAL:	1969 S.F. (40%)	1938 S.F. (39.4%)	1938 S.F. (39.4%)
<b>IMPERVIOUS SURFACE RATIO:</b>			
IMPERVIOUS BLDG. AREA:		604 S.F.	604 S.F.
BRICK/STONE WALKS/PATIOS:		1700	1700
POOL:		295	295
CONCRETE WALL:		171	171
A/C UNITS:		29	29
TOTAL IMPERVIOUS:	2963 S.F. (60%)	2799 S.F. (56.9%)	2799 S.F. (56.9%)

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

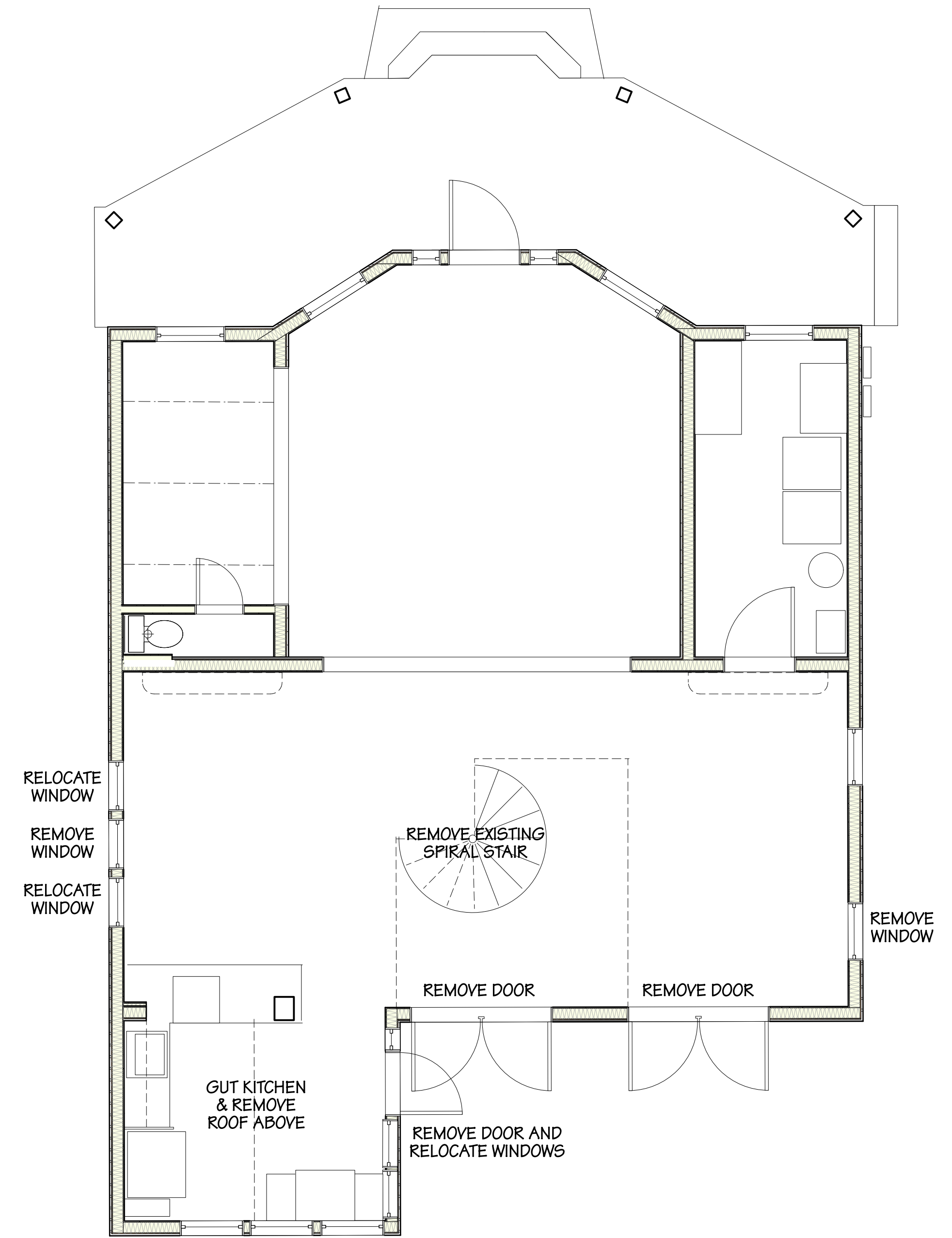
renovations to  
**620 DEY STREET**  
 KEY WEST, FLORIDA

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

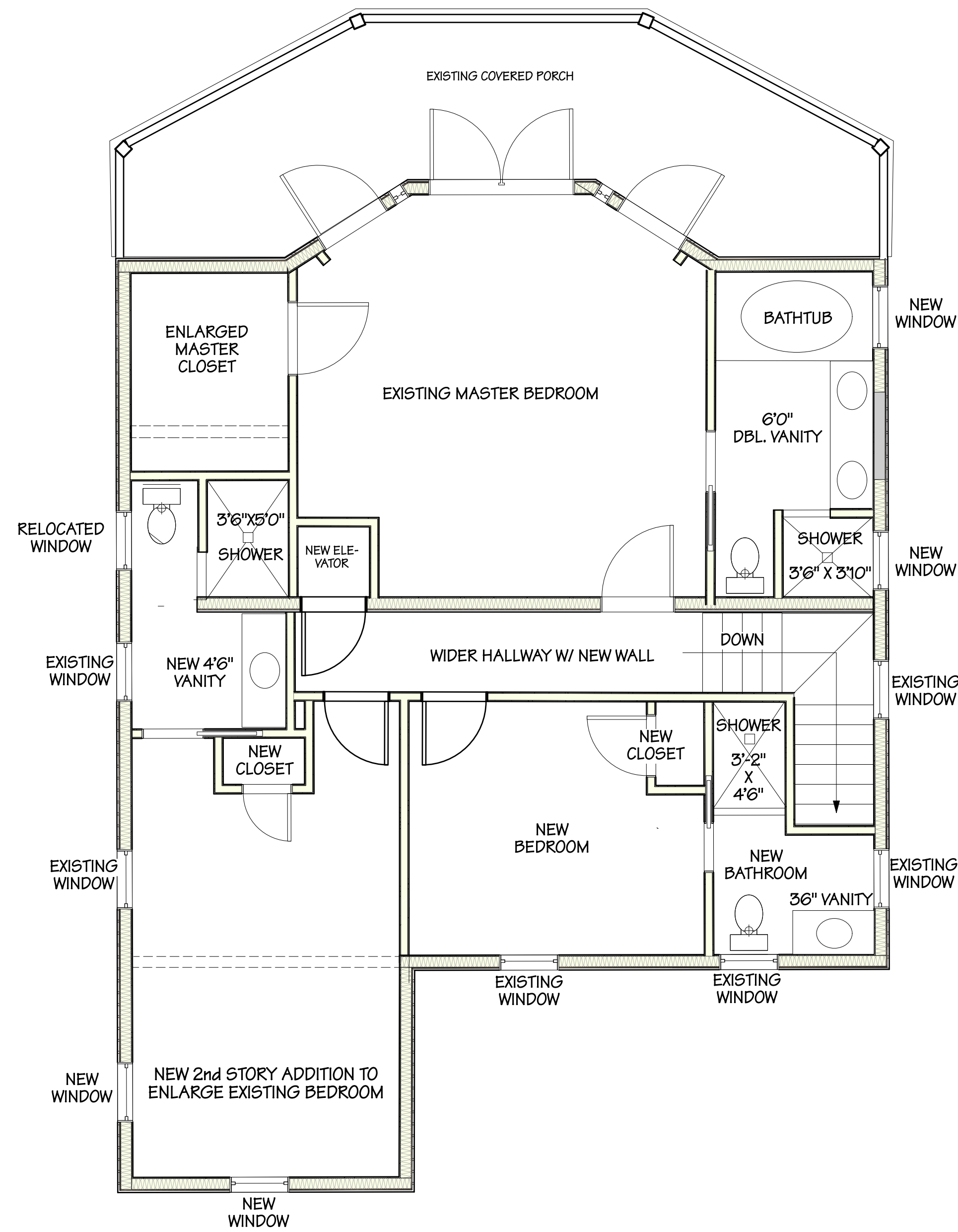




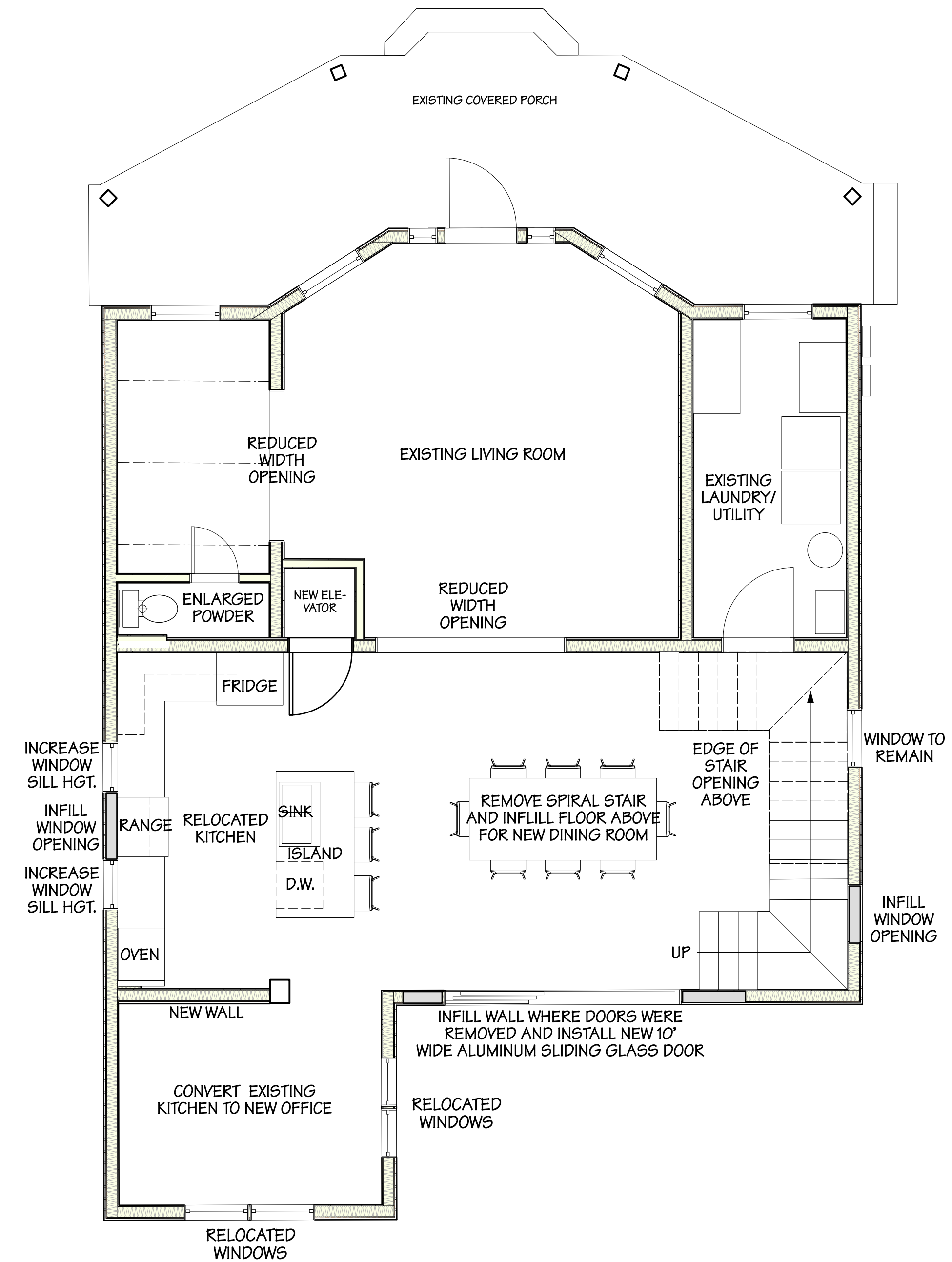
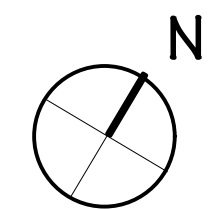
EXISTING 2nd FLOOR PLAN  
 scale: 1/4"=1'-0" 



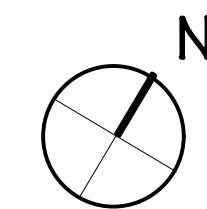
EXISTING 1st FLOOR PLAN  
 scale: 1/4"=1'-0" 



PROPOSED 2<sup>nd</sup> FLOOR PLAN  
scale: 1/4"=1'-0"



PROPOSED 1<sup>st</sup> FLOOR PLAN  
scale: 1/4"=1'-0"



renovations to  
620 DEY STREET  
KEY WEST, FLORIDA

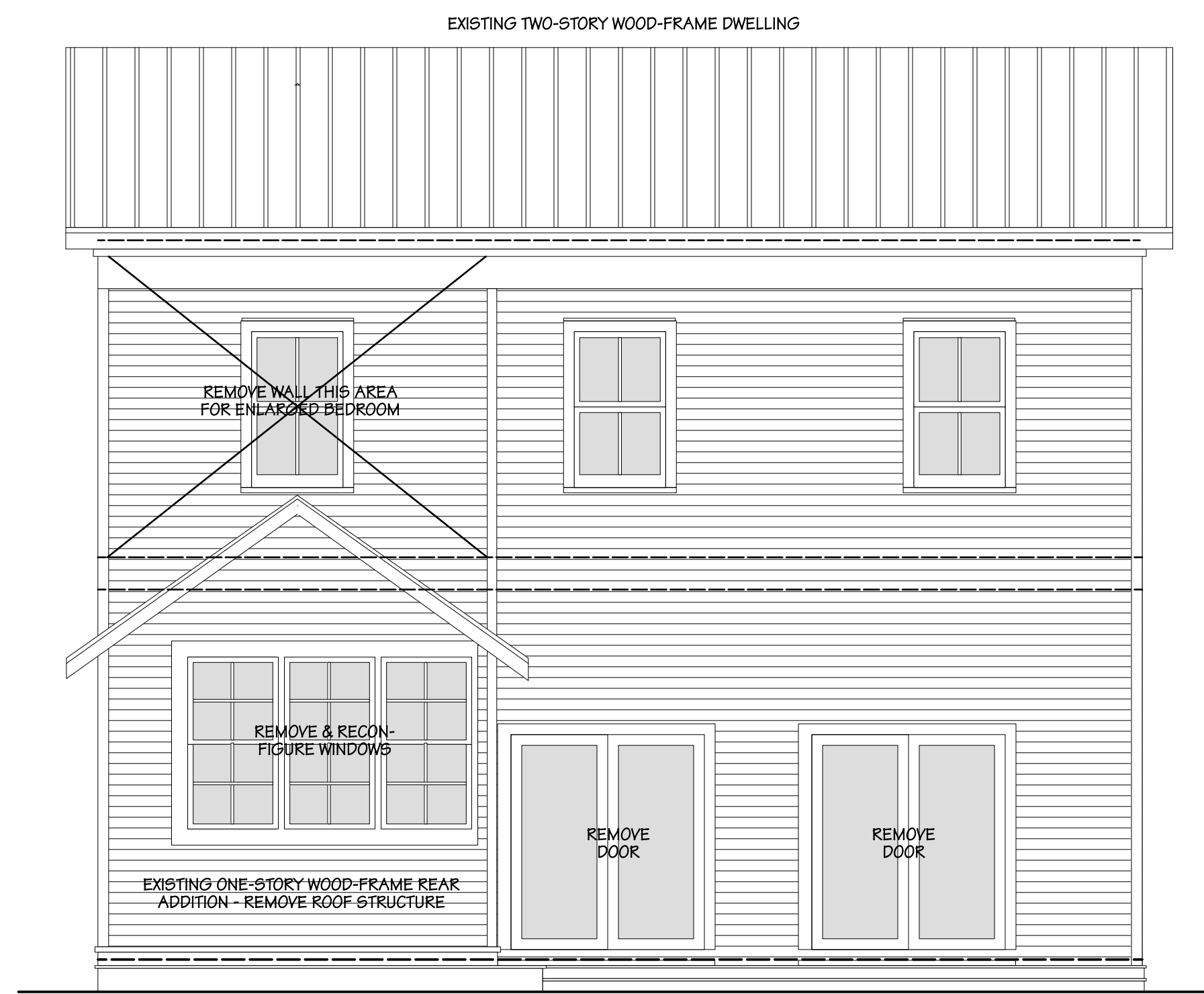
**Robert L. Delaune, Architect, p.a.**  
619 Eaton Street, Suite 1, Key West, FL 33040  
ph/fax: (305) 293-0364 FL Lic. #AA0003594



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



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



EXISTING SOUTH (REAR) ELEVATION  
scale: 1/4"=1'-0"

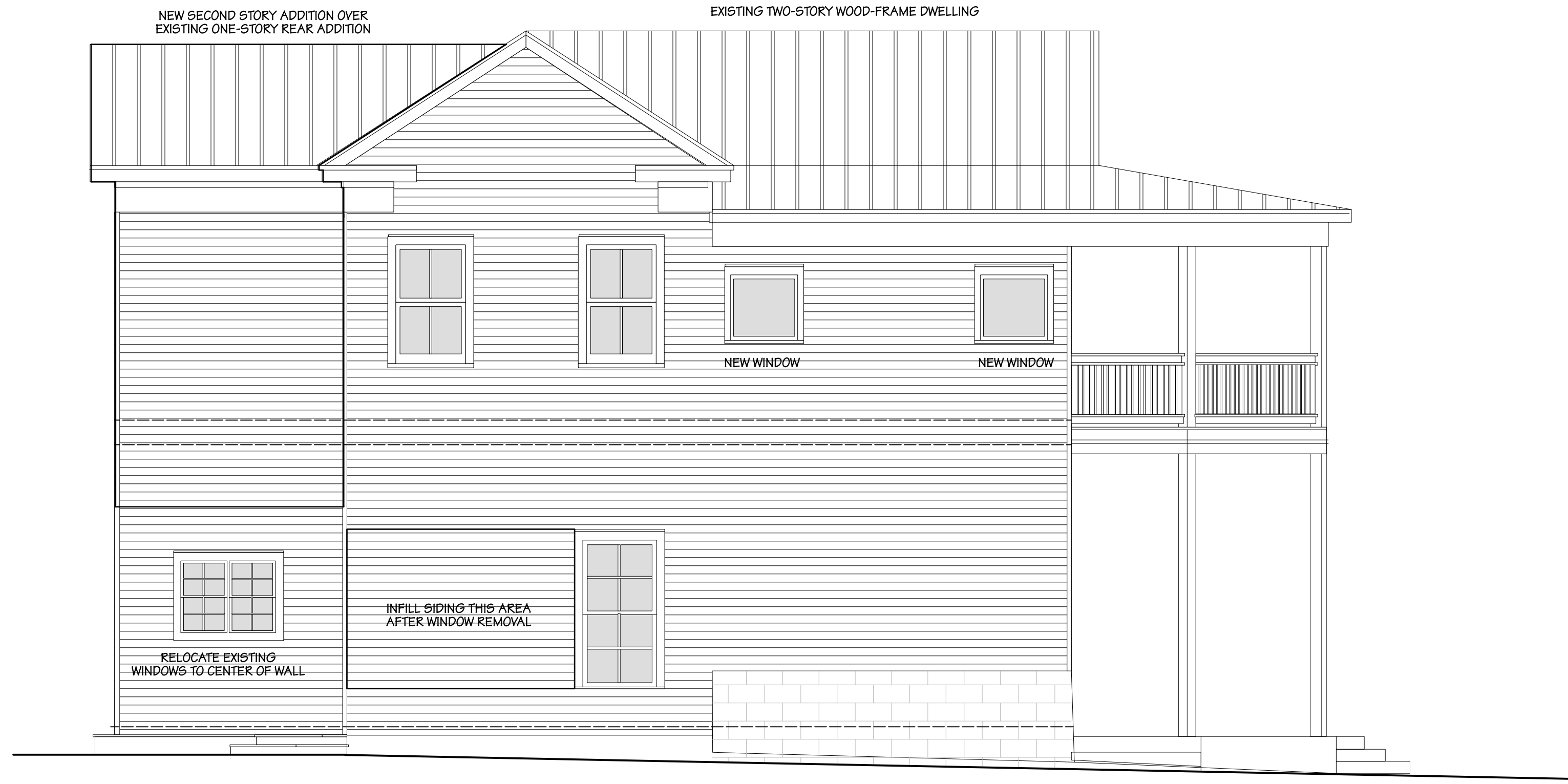


EXISTING WEST (RIGHT SIDE) ELEVATION  
scale: 1/4"=1'-0"

renovations to  
 620 DEY STREET  
 KEY WEST, FLORIDA

**Robert L. Delaune, Architect, p.a.**  
 619 Eaton Street, Suite 1, Key West, FL 33040  
 ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet  
 4  
 of  
 5



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

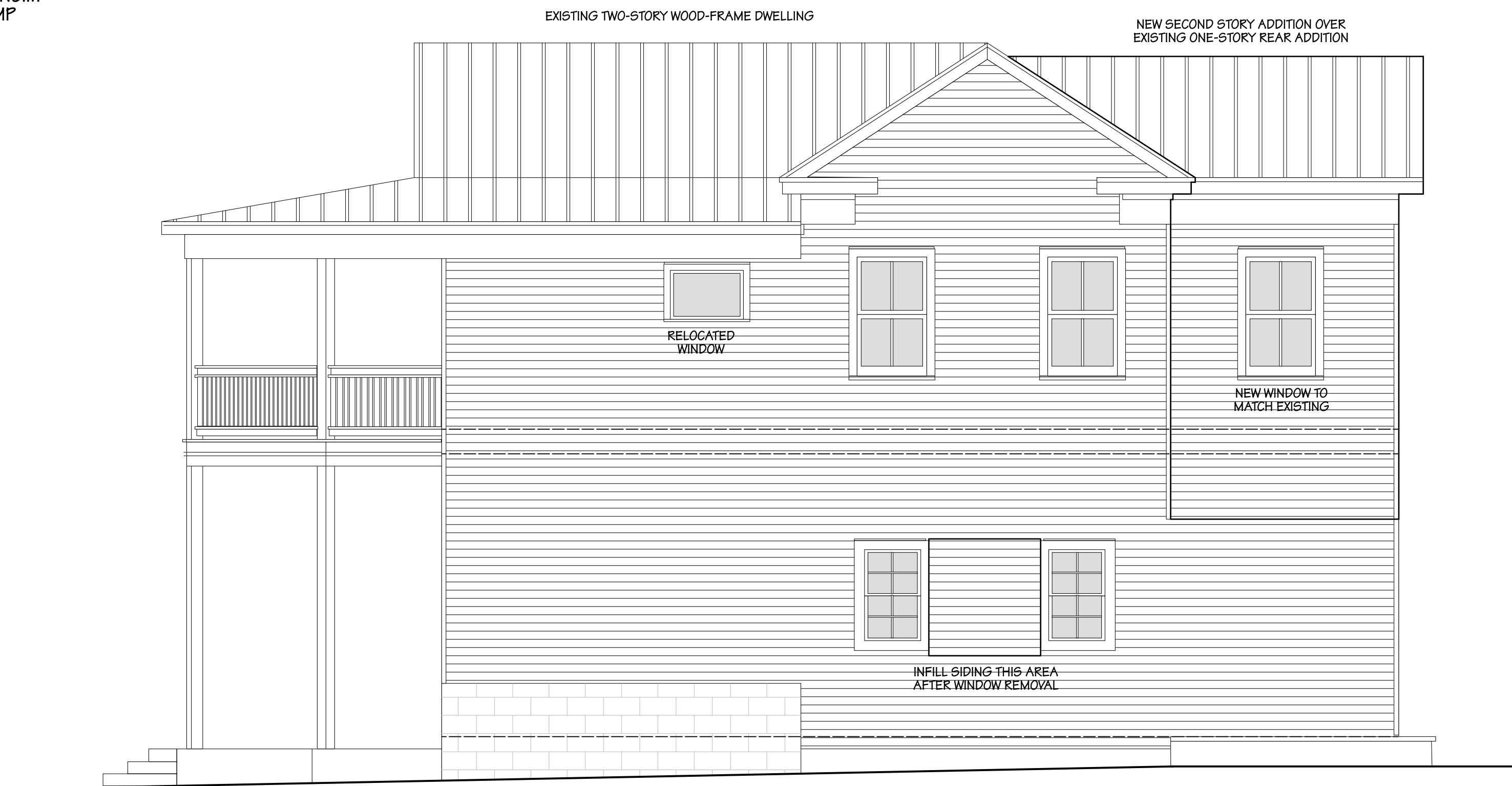


EXISTING/PROPOSED NORTH (FRONT) ELEVATION  
scale: NO WORK THIS ELEVATION 1/4"=1'-0"

EXTERIOR FINISH NOTES:  
EXTERIOR FINISH MATERIALS (EXISTING & NEW) SHALL BE AS FOLLOWS:  
- SIDING: 1/2 x 6 P.T. PINE  
- TRIM: 1" x 4" NOM. WIDTH PVC  
- WINDOWS, WOOD  
- SLIDING GLASS DOOR: ALUMINIUM  
- ROOFING: 'GALVALUME' V-CRIMP



PROPOSED SOUTH (REAR) ELEVATION  
scale: 1/4"=1'-0"



PROPOSED WEST (RIGHT SIDE) ELEVATION  
scale: 1/4"=1'-0"

renovations to  
 620 DEY STREET  
 KEY WEST, FLORIDA

**Robert L. Delaune, Architect, p.a.**  
 619 Eaton Street, Suite 1, Key West, FL 33040  
 ph/fax: (305) 293-0364 FL Lic. #AA0003594

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. July 22, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE. NEW SECOND STORY  
ADDITION ABOVE EXISTING REAR ADDITION. PARTIAL  
DEMOLITION OF EXISTING HISTORIC REAR SAWTOOTH AND  
REAR SECOND STORY WALL ON MAIN STRUCTURE**

**#620 DEY STREET**

**Applicant – Rob Delaune Application #C2025-0063**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](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 ROBERT DELAUNE, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 420 DEY STREET on the 14<sup>TH</sup> day of JULY, 2025.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JULY 22, 2025.

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

The Certificate of Appropriateness number for this legal notice is 2025-0063

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

Signed Name of Affiant: Robert L. DeLaune  
Date: 7/15/25  
Address: 619 EATON ST #1  
City: KEY WEST, FL  
State, Zip: 33040

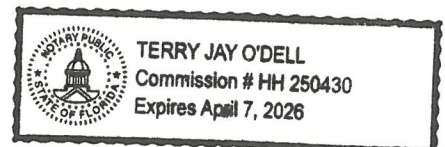
The forgoing instrument was acknowledged before me on this 15 day of July, 2025.

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

NOTARY PUBLIC

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

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





620

# Public Meeting Notice

The Historic Preservation Review Commission will hold a public meeting at 10:00 a.m. on the 15th day of the month of August, 2011, at the address below to discuss the proposed demolition of the building and the proposed renovation.

**RESOLUTION TO HISTORIC REVIEW, NEW SECOND STORY, ADDITION ABOVE EXISTING REAR ADDITION, PARTIAL DEMOLITION OF EXISTING HISTORIC REAR AND SIDEWALL REAR SECOND STORY WALL ON MARKS STREET**

**1010 KEY STREET**

Applicant: Bob DeWitt Application #: 2011-002

Please note that the application has been approved, and that the Public Meeting is for informational purposes only. The meeting will be held at 10:00 a.m. on the 15th day of the month of August, 2011, at the address below. If you have any questions, please contact the Commission at 10:00 a.m. on the 15th day of the month of August, 2011, at the address below.

1010 KEY STREET, JACKSONVILLE, FL 32209

1010 KEY STREET, JACKSONVILLE, FL 32209

1010 KEY STREET, JACKSONVILLE, FL 32209

1010 KEY STREET, JACKSONVILLE, FL 32209

1010 KEY STREET, JACKSONVILLE, FL 32209

1010 KEY STREET, JACKSONVILLE, FL 32209

1010 KEY STREET, JACKSONVILLE, FL 32209

1010 KEY STREET, JACKSONVILLE, FL 32209

1010 KEY STREET, JACKSONVILLE, FL 32209

1010 KEY STREET, JACKSONVILLE, FL 32209

ORDER  
REMOVE



620

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. July 27, 2025, at City Hall, 1200 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE, NEW SECOND STORY ADDITION ABOVE EXISTING REAR ADDITION, PARTIAL DEMOLITION OF EXISTING HISTORIC REAR SAWTOOTH AND REAR SECOND STORY WALL ON MAIN STRUCTURE**

**#620 DEV STREET**

Applicant - Rob DeLano Application #C2025-0063

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1200 White Street, call 305-898-3173 or visit our website at [www.kwplanning.com](http://www.kwplanning.com)

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL 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 305-898-6177 or 305-898-6178 (voice) or the ADA Coordinator at 305-898-1812 at least five business days in advance for high language interpretation, assistive listening devices, or materials in accessible format.



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. July 22, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE. NEW SECOND STORY ADDITION ABOVE EXISTING REAR ADDITION. PARTIAL DEMOLITION OF EXISTING HISTORIC REAR SAWTOOTH AND REAR SECOND STORY WALL ON MAIN STRUCTURE**

**#620 DEY STREET**

Applicant -- Rob Delaune Application #C2025-0063

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

# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

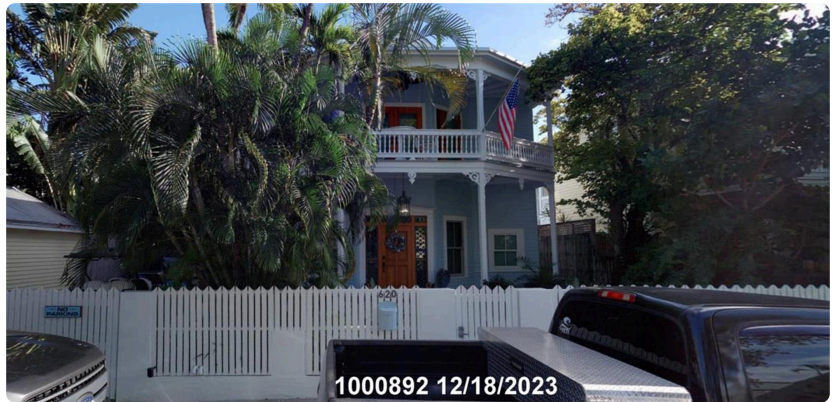
### Disclaimer

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

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

### Summary

Parcel ID 00000880-000000  
 Account# 1000892  
 Property ID 1000892  
 Millage Group 12KW  
 Location 620 DEY St, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 12 G26-347 OR620-237  
 Description OR876-2277 OR876-2280/81 OR997-1510/11  
 OR1554-45 OR1554-46/47 OR1619-1513/14  
 OR1662-1501 OR2572-590/93 OR2946-1142  
 OR3090-2018  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

GEHRING KURT  
 620 Dey St  
 Key West FL 33040

GEHRING LINDA  
 620 Dey St  
 Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$697,325	\$666,349	\$673,219	\$1,121,300
+ Market Misc Value	\$43,996	\$29,676	\$30,136	\$26,499
+ Market Land Value	\$1,509,600	\$1,265,400	\$980,500	\$725,200
= Just Market Value	\$2,250,921	\$1,961,425	\$1,683,855	\$1,872,999
= Total Assessed Value	\$2,037,465	\$1,852,241	\$1,683,855	\$1,554,828
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,250,921	\$1,961,425	\$1,683,855	\$1,872,999

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,509,600	\$697,325	\$43,996	\$2,250,921	\$2,037,465	\$0	\$2,250,921	\$0
2023	\$1,265,400	\$666,349	\$29,676	\$1,961,425	\$1,852,241	\$0	\$1,961,425	\$0
2022	\$980,500	\$673,219	\$30,136	\$1,683,855	\$1,683,855	\$0	\$1,683,855	\$0
2021	\$725,200	\$1,121,300	\$26,499	\$1,872,999	\$1,554,828	\$0	\$1,872,999	\$0
2020	\$719,650	\$1,122,291	\$26,860	\$1,868,801	\$1,413,480	\$0	\$1,868,801	\$0
2019	\$758,500	\$1,133,981	\$27,221	\$1,919,702	\$1,284,982	\$0	\$1,919,702	\$0
2018	\$507,617	\$751,829	\$27,581	\$1,287,027	\$1,168,165	\$0	\$1,287,027	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,625.00	Square Foot	0	0

## Buildings

Building ID	12	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1925
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2018
Building Name		Foundation	CONCR FTR
Gross Sq Ft	3157	Roof Type	GABLE/HIP
Finished Sq Ft	2428	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	352	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	1
Depreciation %	5	Grade	700
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	504	0	160
FLA	FLOOR LIV AREA	2,428	2,428	342
OPU	OP PR UNFIN LL	180	0	58
OPF	OP PRCH FIN LL	45	0	36
<b>TOTAL</b>		<b>3,157</b>	<b>2,428</b>	<b>596</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1982	1983	5 x 52	1	260 SF	5
WALL AIR COND	1983	1984	0 x 0	1	1 UT	1
CUSTOM PATIO	2012	2013	0 x 0	1	1900 SF	2
RES POOL	1982	1983	0 x 0	1	220 SF	4

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/19/2021	\$1,950,000	Warranty Deed	2314990	3090	2018	01 - Qualified	Improved		
1/28/2019	\$100	Quit Claim Deed	2203472	2946	1142	30 - Unqualified	Improved		
5/29/2012	\$1,000,000	Warranty Deed		2572	590	02 - Qualified	Improved		
2/17/2000	\$650,000	Warranty Deed		1619	1513	Q - Qualified	Improved		
12/31/1998	\$394,000	Warranty Deed		1554	0046	Q - Qualified	Improved		
3/1/1983	\$145,000	Warranty Deed		876	2280	Q - Qualified	Improved		
2/1/1975	\$55,000	Conversion Code		620	237	Q - Qualified	Improved		

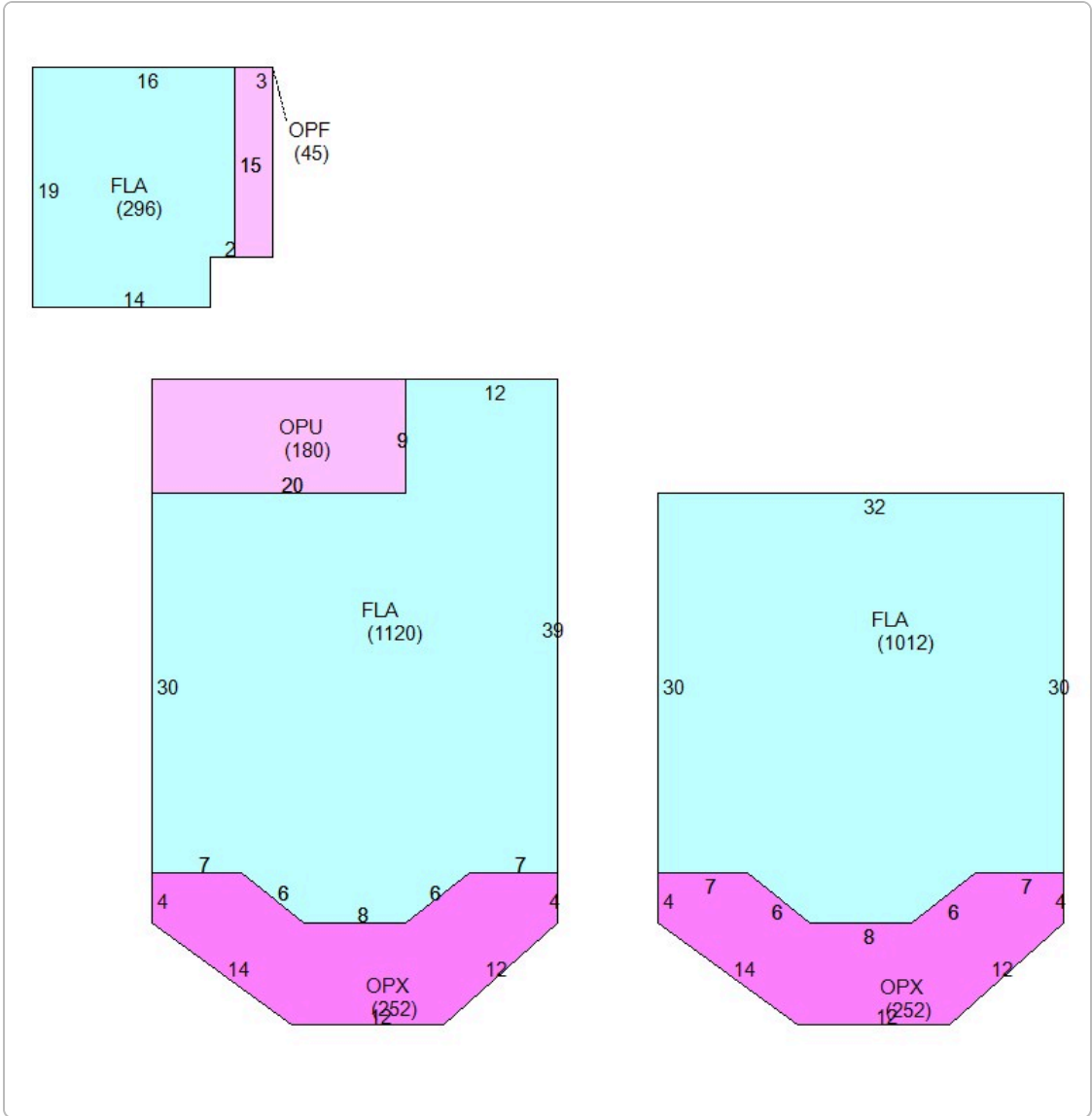
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-0452	02/20/2024	Completed	\$10,400	Residential	POOL RESURFACING
22-3474	02/06/2023	Completed	\$15,000	Residential	REPAIR AND REPLACE ROTTEN BOARDS AND PAINT ALL EXTERIOR HOUSE AND COTTAGE
18-280	03/13/2018	Completed	\$12,605		COTTAGE WINDOWS WILL BE REPLACE WITH ALUMINUM IMPACT WINDOWS . 3 ON THE WEST SIDE 4 ON NORTH SIDE
18-281	03/13/2018	Completed	\$97,898		CHANGE PROJECT REPLACING A PORTION OF WINDWOS WITH WOOD INIMPACT WINDOWS LEAVING 10 ORIGINAL HIST WINDOWS. ON FIRST FLR NORTH SIDE 2 WOOD IMPACT INSTALL . ALONG WITH 3 WOOD IMPACT WINDOWS ON WEST SIDE OF HOUSE. NO WOOD IMPACTT WINDOWS WILL BE INSTALL ON 2ND FLR .INSTALLING WOOD IMPACT DOORS ON FIRST FLR FRONT DOOR WITH SIDCE LIFTHS AND TRANSOM NORTH SIDE . ON SECOND FLR NORTH SIDE FRONT OF HOUSE PORCH DOORS ALUMINIM IMPACT WINDOWS WILL BE INSTALLED ON FRIST FLOOR BACK OF HOUSE 3 ON SW SIDE 3 MORE SW SIDE 1 SE SIDE SECOND FLR 1 WINDWOS SOUTH SIDE
12-2660	07/24/2012	Completed	\$18,000		REPLACE EXISTING BRICK & CONCRETE WITH NEW MATERIAL
12-2336	06/29/2012	Completed	\$4,800		INSTALL NEW TRIZONE MINI SPLIT AC SYSTEM
05-3333	08/08/2005	Completed	\$2,400		UPGRADE ELECTRICAL SERVICE
05-1170	04/12/2005	Completed	\$2,400	Residential	REROOF 4SQS V-CRIMP ELEVATED ROOF
02-0336	02/11/2002	Completed	\$9,077		ROOFING
0102229	06/11/2001	Completed	\$1,000	Residential	DEMO GARAGE
M951692	05/01/1995	Completed	\$4,500		REPLACE 3 TON AC
B943446	10/01/1994	Completed	\$6,000	Residential	RENOVATION
B943468	10/01/1994	Completed	\$3,500		INSTALL SATEL.ANTENNA

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos



## Map



## TRIM Notice

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 5/22/2025, 1:37:21 AM

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEO SPATIAL