



## **Historic Architectural Review Commission Staff Report for Item 14**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: May 27, 2025

Applicant: Richard J. McChesney

Application Number: C2025-0041

Address: 620 Dey Street

### **Description of Work:**

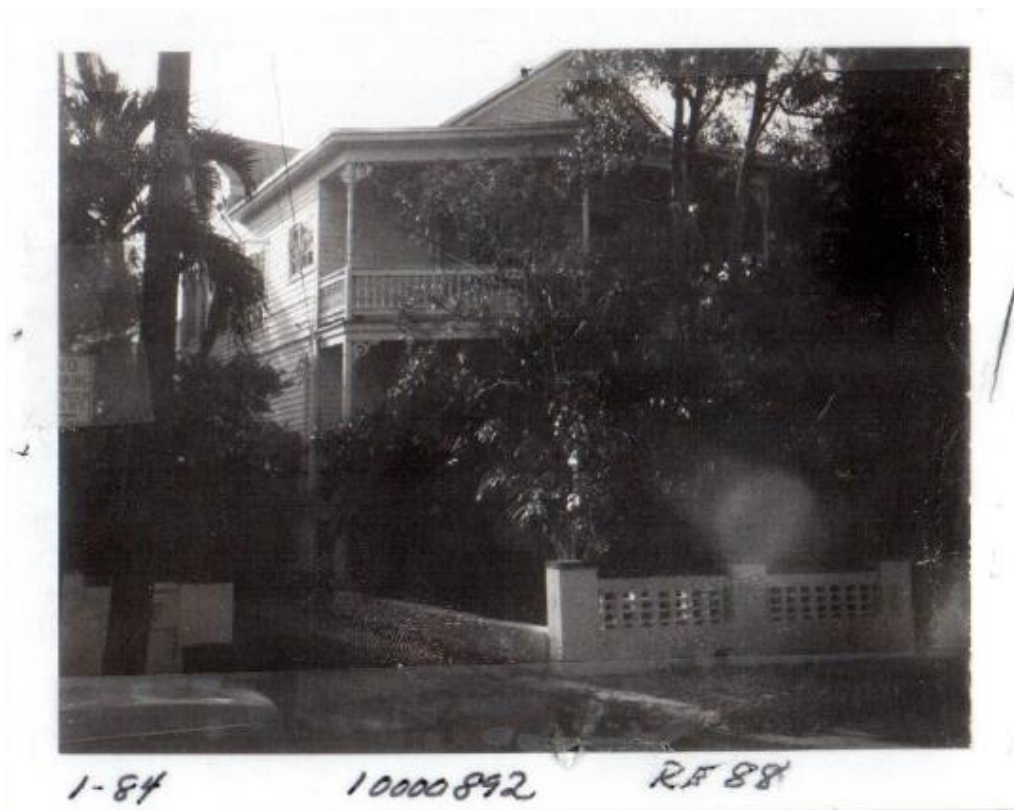
After the fact – New one-story accessory structure in same footprint at rear of property.

### **Site Facts:**

The building under review is a historic and contributing structure to the historic district, built in 1890. The floor plan has an octagonal shape on the front of the building. 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.*





*Photo of property under review 4/19/74. Monroe County Library.*



*Photo of property under review. Previous shed structure already demolished.*



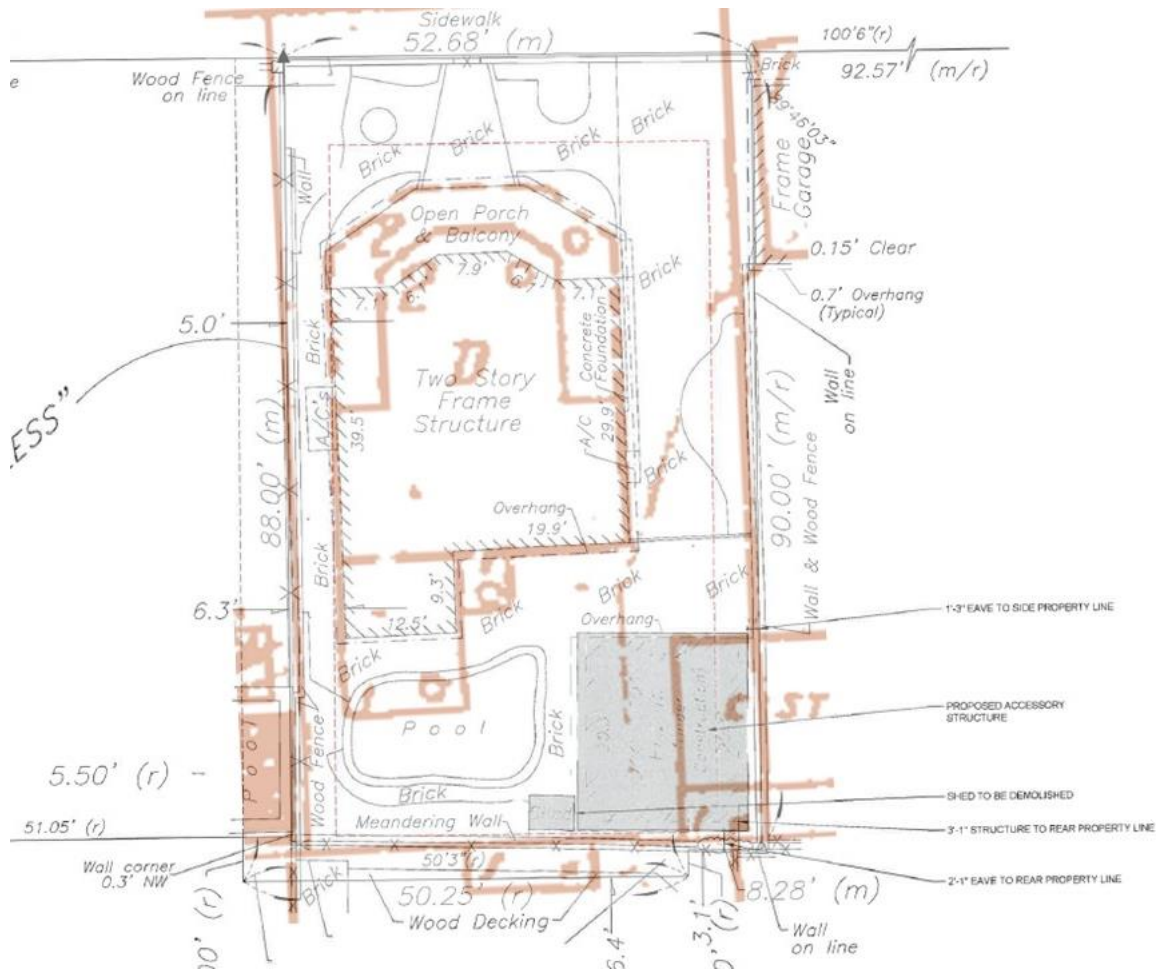


*Photo of property under review. Under construction of new accessory structure.*



*Photo of property under review.*





1962 Sanborn Map and current survey.

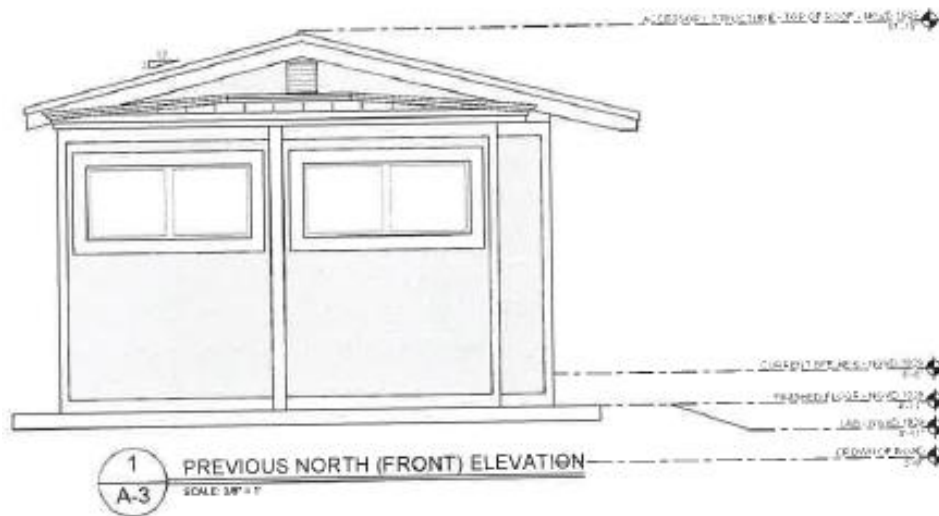
### **Guidelines Cited on Review:**

- Guidelines for Building Exteriors (page 24), specifically guideline 2.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 9 and 11.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 2, 4, 5 (first sentence), 6 (first two sentences), 11, 12, 13, 14 (first sentence), 18 (second sentence), 19, 22, 23, 24, 26 (first sentence), 28, 30, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (first and last sentence), 8, 11, 12, 13 (first sentence), 14, 15, 16, 17, 18, 22, 23, 24, and 25.
- Guidelines for Accessory Structures (pages 40-41), specifically guidelines 1, 3, 4, 8, 9, 10 (first sentence), and 11.
- Guidelines for Fences and Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10.

## **Staff Analysis:**

A Certificate of Appropriateness is currently under review for an after-the-fact application involving the construction of a new one-story accessory structure at the rear of the property, located approximately within the same footprint as the previously existing shed. The new structure measures 20'4" by 17'4" (354 sq. ft.) with a height of 25'1" and has been elevated 2'1" to comply with FEMA's Design Flood Elevation (DFE) requirements. Proposed materials include a 5V-crimp metal roof, impact-rated windows and doors, and Hardie board siding. The original shed-frame structure, which measured 351.19 sq. ft., was demolished due to the presence of black mold.

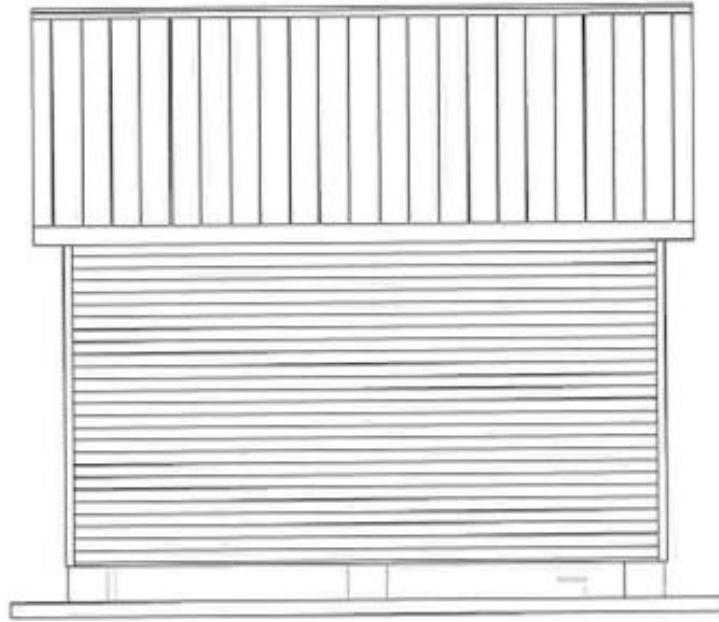
No changes are proposed to the principal historic structure. In addition, a new 6-foot wood fence with gate is proposed along the east side of the main structure, spanning approximately 13 linear feet. The application also proposes the removal of an existing concrete block knee wall with wood fencing above, totaling approximately 100 linear feet but no mention of the proposed design is included in the plans. It is also noted that the property previously received Planning Board approval for a variance related to the new accessory structure.



*Existing North (front) Elevation (already demolished).*

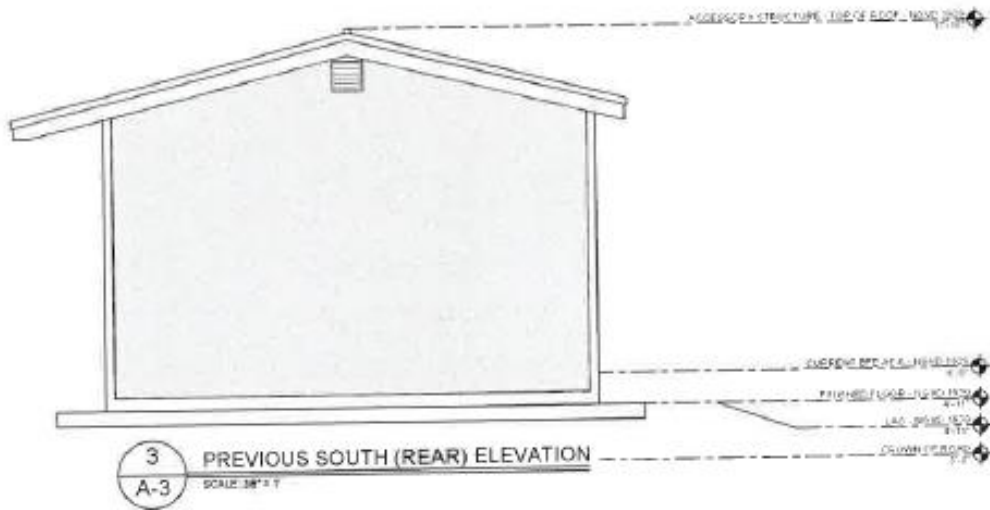






2 PROPOSED EAST ELEVATION  
A-4 SCALE: 3/8" = 1'

*Proposed East Elevation.*



*Existing South Elevation. (already demolished).*





*Proposed South (rear Elevation.*



*Existing West Elevation.*



*Proposed West Elevation.*





*Existing Front Elevation with main structure (shed already demolished).*



*Proposed Front Elevation with main structure.*

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

The proposed one-story accessory structure is located at the rear of the property, consistent with Guideline 5 of Accessory Structures, which recommends placing accessory buildings away from public view. However, Guideline 3 states that accessory structures should be subordinate in scale and massing to the principal building. At 25'1" in height the structure appears oversized for a typical rear yard shed.

The use of Hardie board siding, 5V-crimp metal roofing, and impact-rated windows and doors is appropriate for non-contributing accessory structures. The proposed 6-foot wood fence with gate on the east side also complies with enclosure guidelines and will help reduce visibility. While materials and placement are generally compatible, staff has concerns about the overall height and massing in relation to the historic context. Introducing a hip roof could help reduce the overall height of the proposed structure.



# 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:

620 Dey Street

NAME ON DEED:

Kurt and Linda Gehring

PHONE NUMBER

OWNER'S MAILING ADDRESS:

620 Dey Street, Key West, FL 33040

EMAIL

APPLICANT NAME:

Richard J. McChesney

PHONE NUMBER 305-294-9556

APPLICANT'S ADDRESS:

500 Fleming Street, Key West, FL 33040

EMAIL Richard@spottswoodlaw.com

APPLICANT'S SIGNATURE:

*Richard J. McChesney*

DATE 4/28/25

**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:** Appllcaiton seeks approval of the reconstructed one-story accessory structure in the rear yard. The previous 351.19 sq. ft. wood accessory structure was found to have black mold and thereafter demolished.

A new 354 sq. ft. one-story structure with hardie board siding was constructed within the same footprint but allowing for a side setback improvement. Roof material will be metal V-crimp.

### MAIN BUILDING:

No changes to the principal structure is proposed.

### DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Previous one story, approximately 325 sq. ft one-story wood accessory structure

Demo approximately 100 linear feet of a non-historic concrete block knee wall topped with wood fence

Wood fence and gate is located on the east side of residence and is approx 13 linear feet.

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>	
New accessory structure is a one-story 354 sq. ft. structure with a height of 25'-1"	
The new wood structure is clad in hardie board siding and topped with a metal V-crimp roof.	
<b>PAVERS:</b> NA	<b>FENCES:</b>
	Side wood fence and gate is proposed to be demo'd
<b>DECKS:</b> NA	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b> NA
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

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

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 #

<b>ADDRESS OF PROPOSED PROJECT:</b>	620 Dey Street
<b>PROPERTY OWNER'S NAME:</b>	Kurt and Linda Gehring
<b>APPLICANT NAME:</b>	Richard McChesney/Spottswood Law Firm

*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.***

 <b>PROPERTY OWNER'S SIGNATURE</b>	<p style="text-align: right;">Richard McChesney     4/28/25</p> <p style="text-align: right;"><i>Authorized Representative</i>     <b>DATE AND PRINT NAME</b></p>
---------------------------------------	---

### DETAILED PROJECT DESCRIPTION OF DEMOLITION

This application is for the demolition of two structures on the property.

1. Demo of rear one story accessory structure. Subject outbuilding was a wood structure and found to have toxic black mold.
2. The second is an existing wall/fence that is being proposed for demolition.

### 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 accessory structure was ridden with black mold.

- (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.

Although considered historic by age, the accessory structure is not original to the house and had no distinctive character defining

The fence does not meet HARC guidelines

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.
Neither the accessory structure nor the fence are associated with a significant event nor contribution.
(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.
Neither structure has significant character or value
(d) Is not the site of a historic event with significant effect upon society.
This location is not the site of historic event
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
Does not apply to either structure
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Does not apply to either structure
(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.
Does not apply to either structure
(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.
Does not apply to either 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.

(i) Has not yielded, and is not likely to yield, information important in history,
Correct, neither structure is likely to yield important historical information

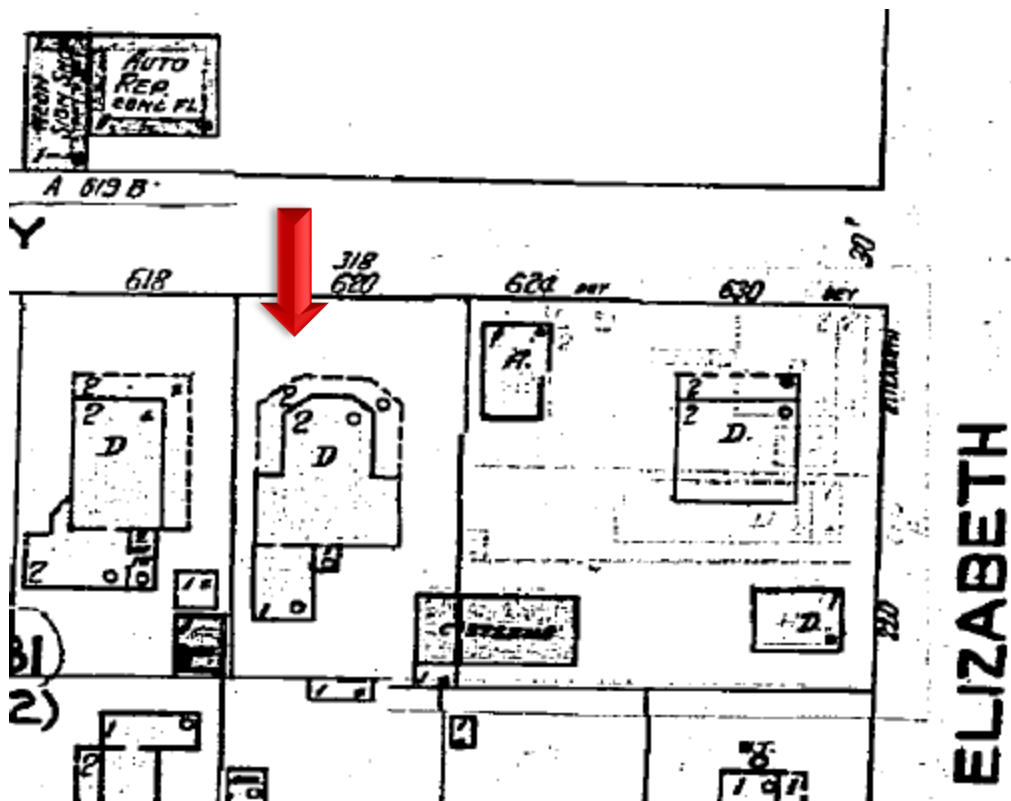
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b>
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The accessory structure did not contribute in defining the over historic character of the neighborhood and therefore its replacement will not diminish the historic importance of the district.
The fence is new construction and therefor this does not apply.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Although historic by age, the accessory structure is not original to the primary home. As far as the relationship between the primary residence and the accessory structure, the new building replaces it within the same footprint.
The fence is not historic.
(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.
This does not apply to either structure.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Neither structure would qualify as contributing to the historic district.

# SANBORN MAPS

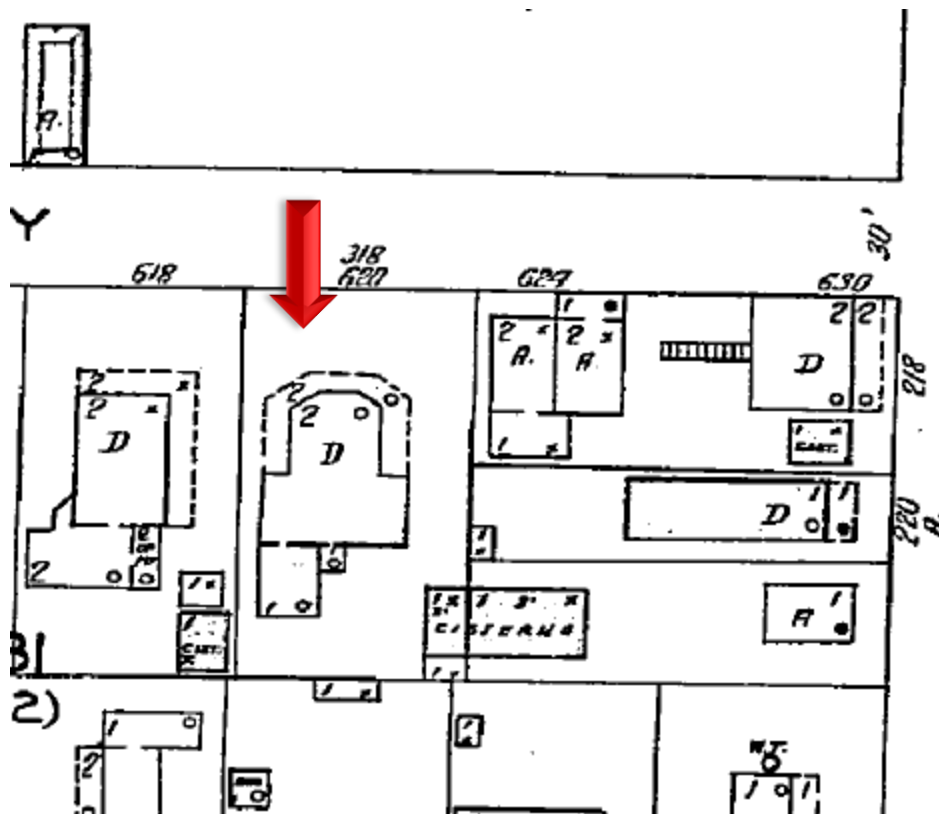




1962 Sanborn Map



1948 Sanborn Map

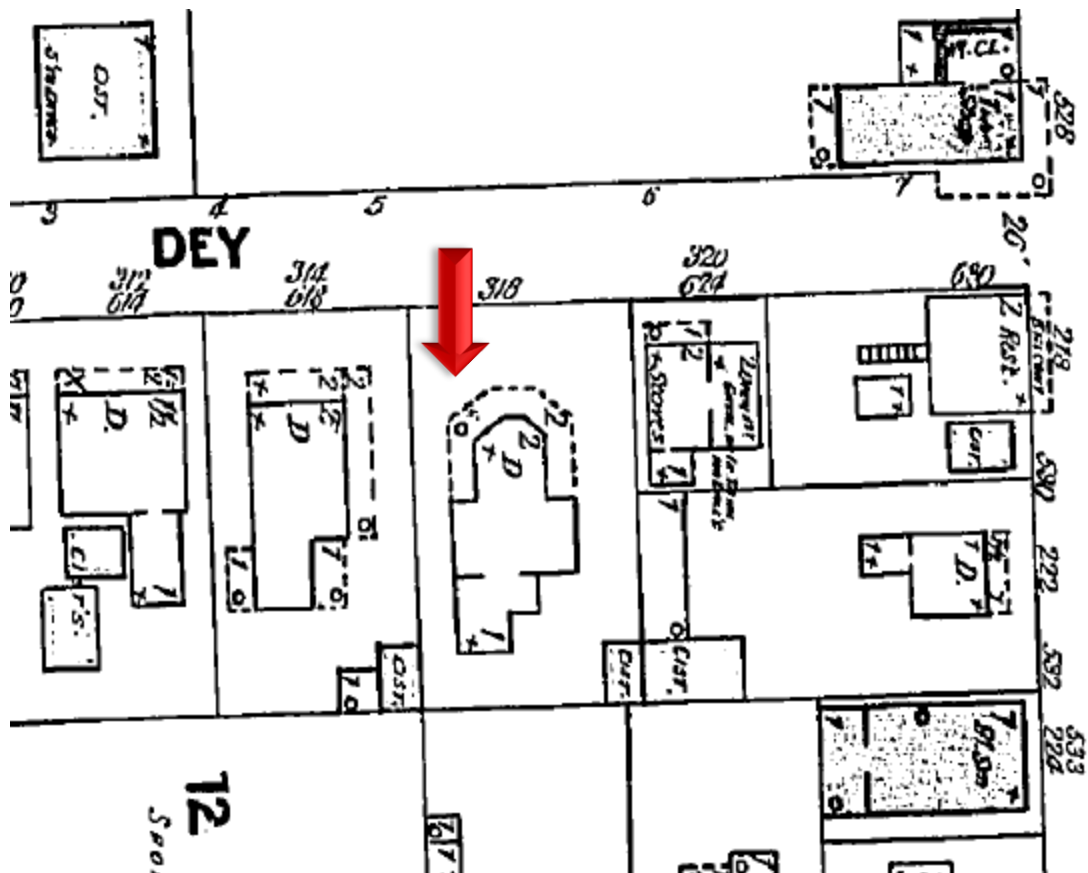


ELIZABETH

1926 Sanborn Map







1899 Sanborn Map

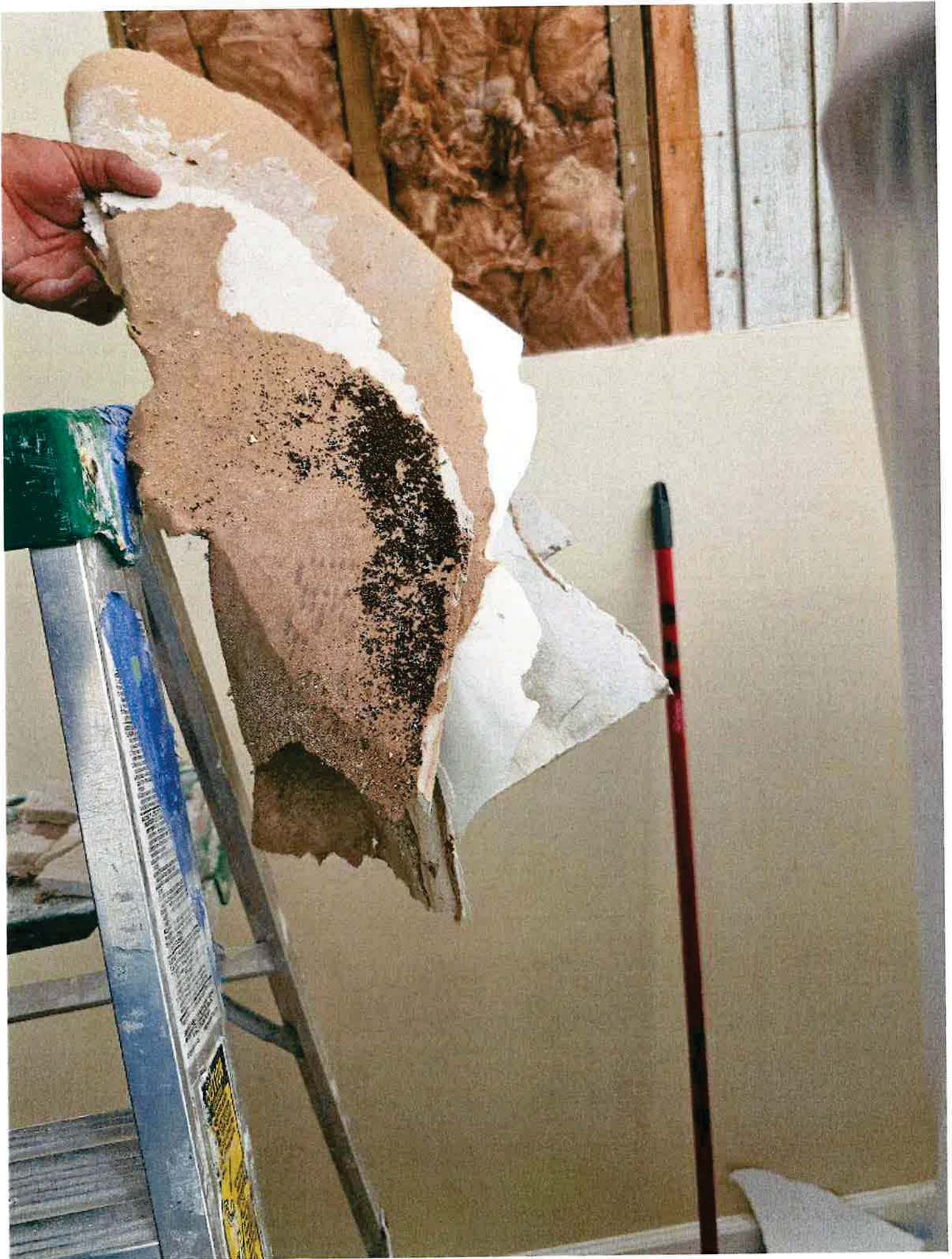
# PROJECT PHOTOS



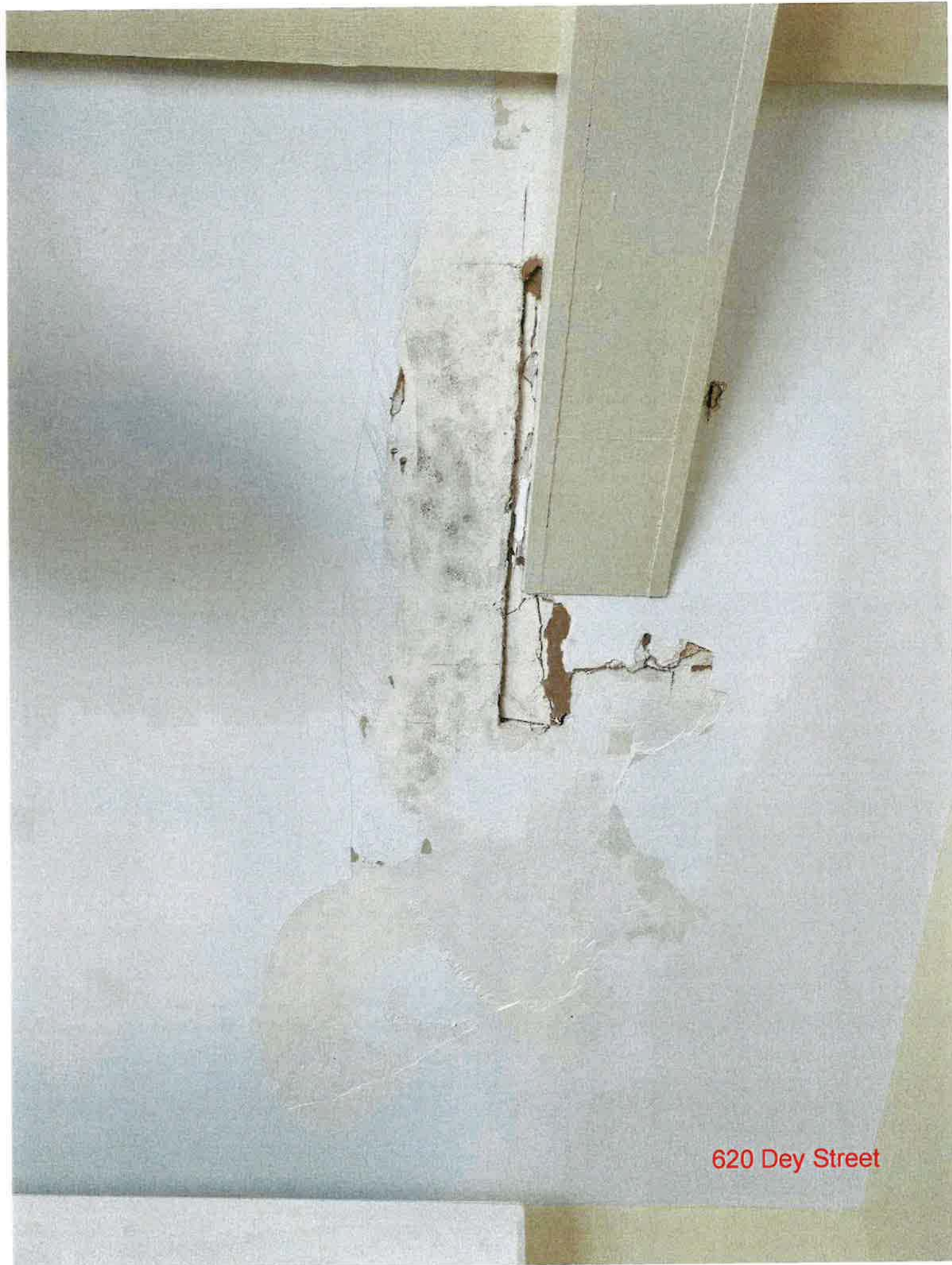












620 Dey Street





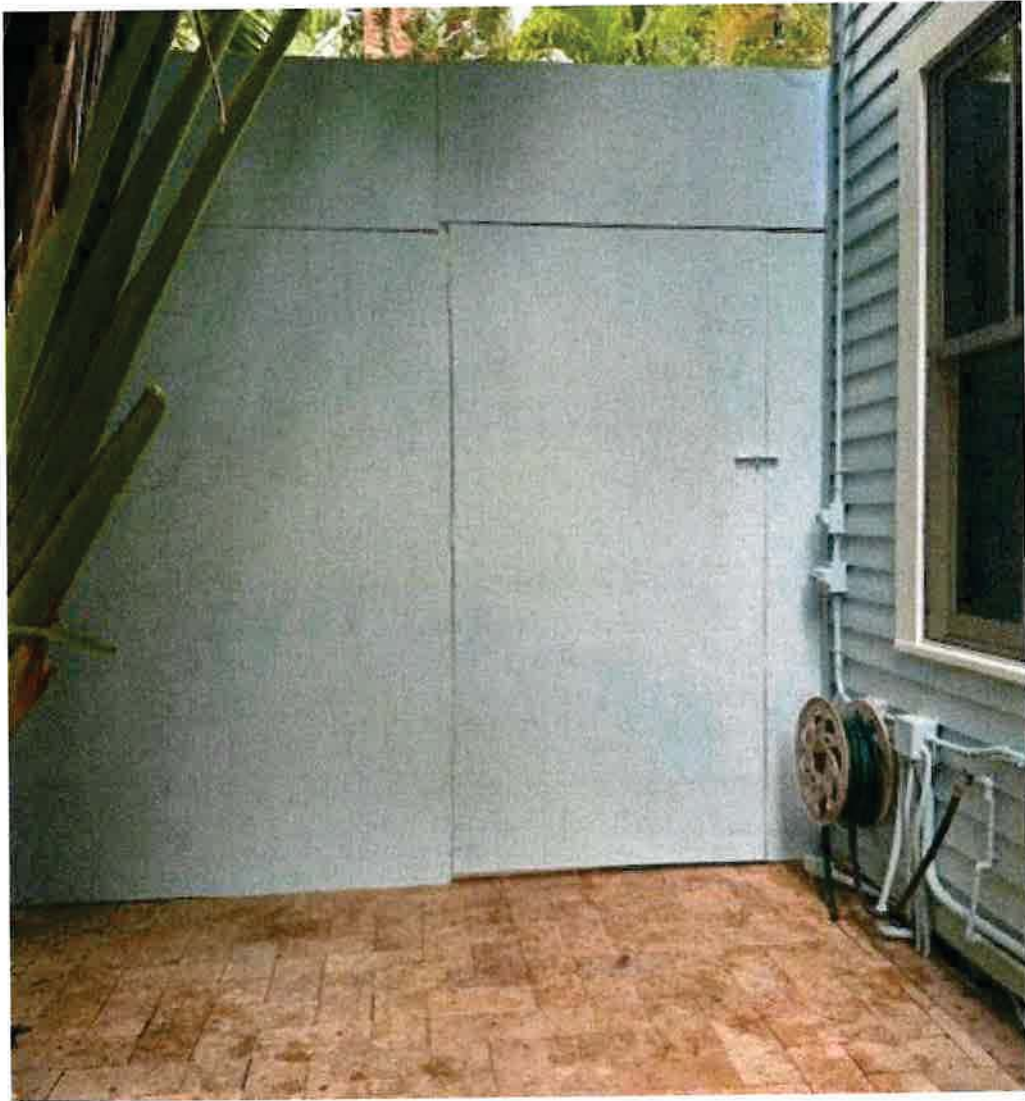
620 Dey Street

Proposed New Accessory Structure



**620 Dey Street**

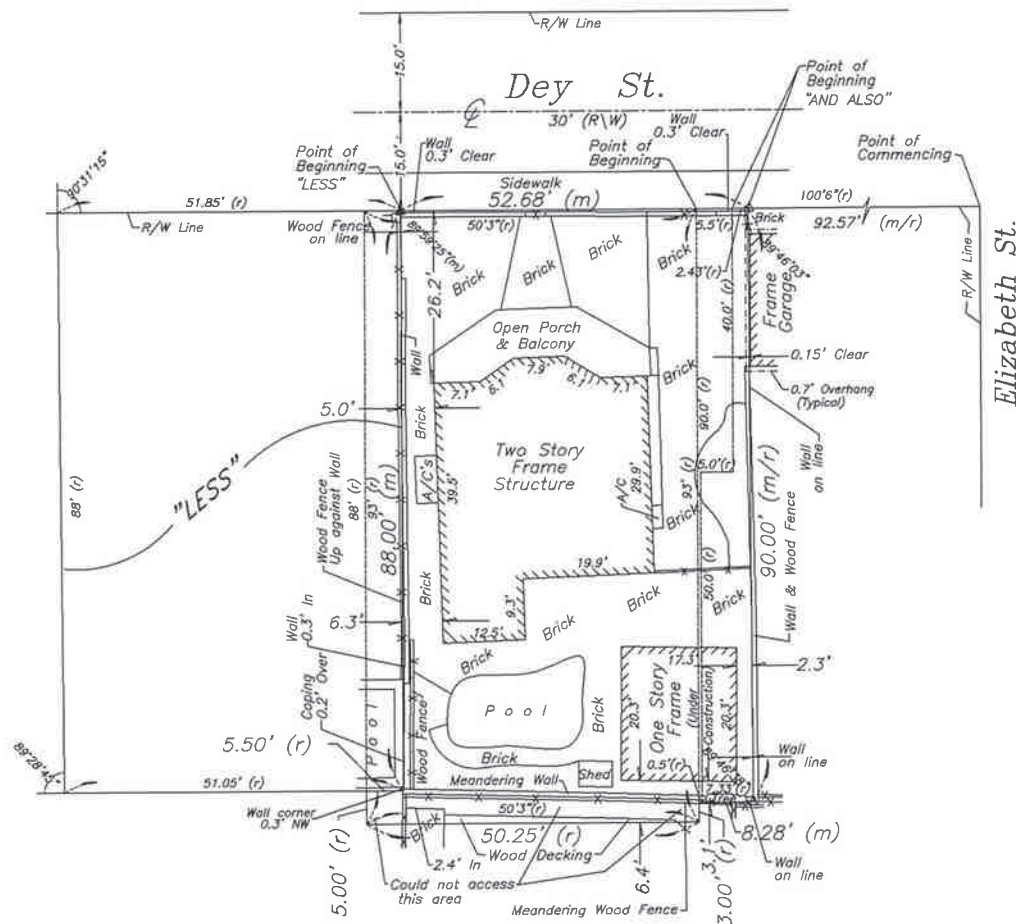
**Wood fence on east side. View from front facing south.**





# 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

620 DEY ST. - ACCESSORY STRUCTURE

SCOPE OF WORK:  
REPLACEMENT OF ACCESSORY STRUCTURE

PROJECT LOCATION:  
620 DEY ST.  
KEY WEST, FL 33040

LEGAL DESCRIPTION:  
KW PT LOT 1 SQR 12 G26-347 OR620-237

SEC/TWP/RANGE:  
06/88/25

FLOOD CRITERIA:  
FLOOD ZONE - AE-7 (CURRENT)/A-8 (PROPOSED)  
BASED UPON N.G.V.D. 1929

SHEET LIST:  
CS-1 COVER SHEET & PROPOSED SITE PLAN  
A-1 OLD SURVEY  
A-2 UPDATED SURVEY  
A-3 PREVIOUS ELEVATION - ACCESSORY  
A-4 PROPOSED ELEVATIONS - ACCESSORY  
A-5 PREVIOUS ELEVATIONS  
A-6 PROPOSED ELEVATIONS  
A-7 PROPOSED FRONT ELEVATION WITH FENCE  
A-8 PROPOSED FLOOR PLAN

GENERAL NOTES:  
CONTRACTOR TO NOTIFY ENGINEER OF ANY  
FIELD CHANGES OR UNFORSEEN CONDITIONS.  
ALL WORK TO BE PERFORMED IN ACCORDANCE  
WITH APPLICABLE CODES.

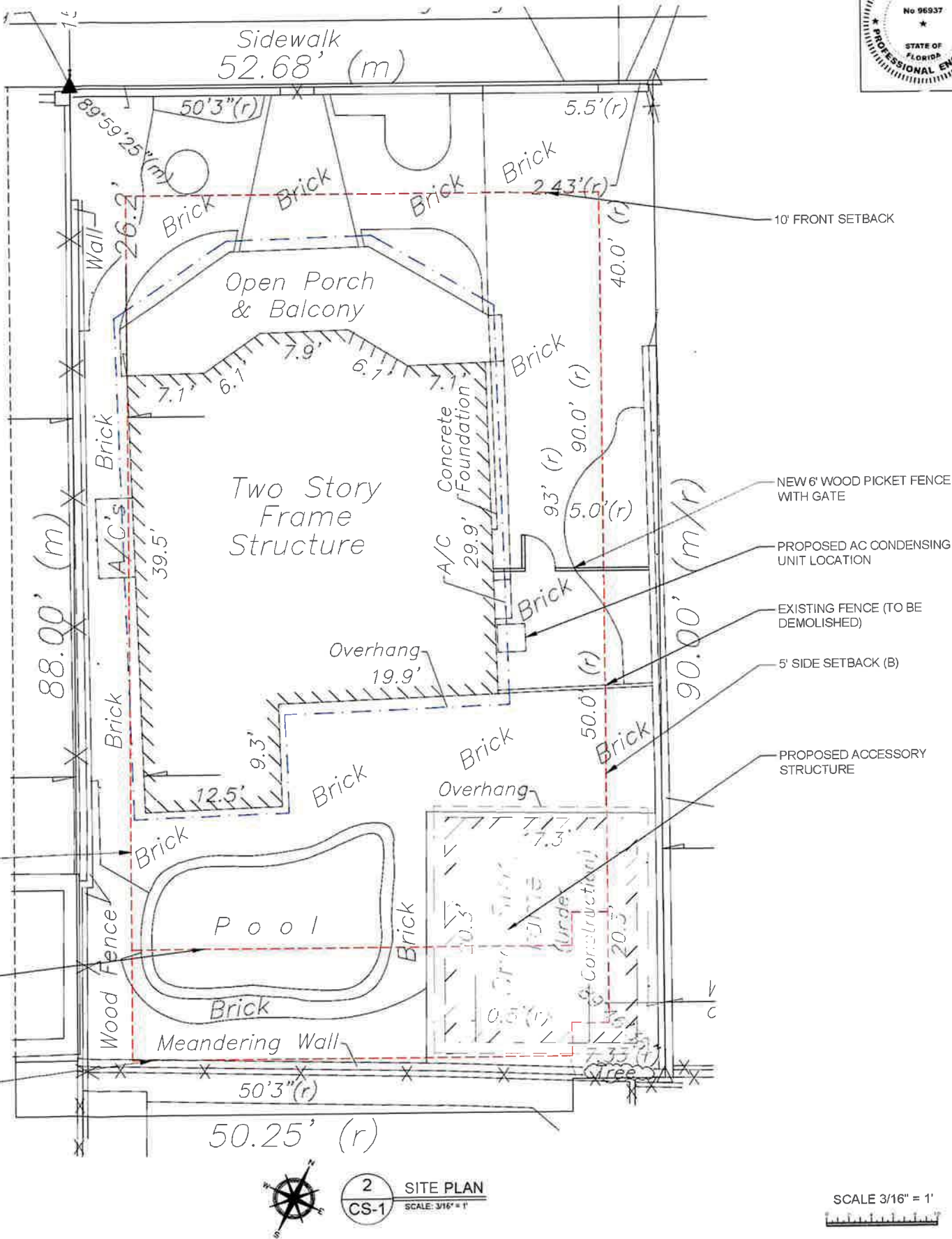


SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	NOTES
ZONING		HMDR		N/A
FLOOD ZONE		AE-6		N/A
SIZE OF SITE		4,922		N/A
FRONT ACCESSORY SETBACK	10'-0"	14'-8"	14'-8"	N/A
SIDE ACCESSORY SETBACK A	5'-0"	4'-4"	4'-4"	N/A
SIDE ACCESSORY SETBACK B	5'-0"	0'-10"	1'-3"	5" IMPROVEMENT
REAR ACCESSORY SETBACK	5'-0"	2'-9"	2'-1"	8" REDUCTION
BUILDING COVERAGE	40%	39.5%	39.4%	.1% IMPROVEMENT
IMPERVIOUS SURFACE	60%	56.9%	56.1%	.1% IMPROVEMENT
OPEN SPACE/LANDSCAPING	35%	20.0%	20.9%	.1% IMPROVEMENT

5' SIDE SETBACK (A)

15' REAR SETBACK

5' ACCESSORY SETBACK



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Robert Hulec  
Date:  
2025.04.28  
13:51:24 -04'00'

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ROBERT HULEC, P.E.  
LIC # 96937



LAKESWOOD ENGINEERING  
1711 WESTERN ST  
KEY WEST, FL 33040  
305-854-4034

DATE	REV SET	DESCRIPTION
04/27/25	1	ISSUED HARC SET

SITE PLAN - HARC APPLICATION

620 DEY ST.  
KEY WEST, FL 33040

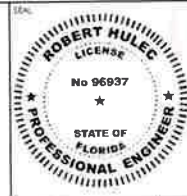
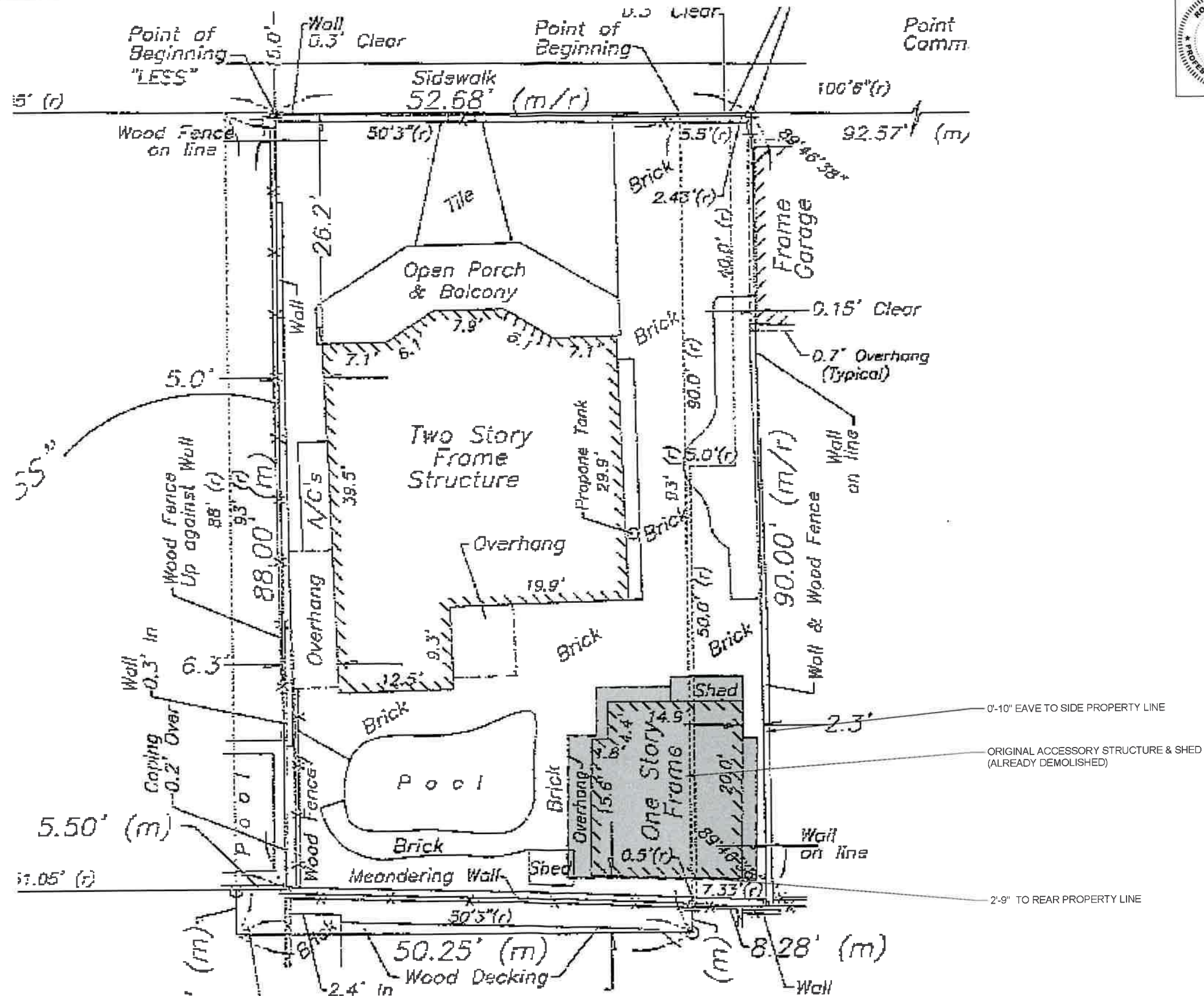
SHEET  
TITLE: COVER & SITE PLAN

DRAWN BY: SW  
CHECKED BY: BH

SCALE 3/16" = 1'



OLD SURVEY



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by Robert  
Hulec  
Date:  
2025.04.28  
13:51:49 -04'00'

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LIC # 96937



LAKEWOOD ENGINEERING  
101 W. 1st St.  
KEY WEST, FL 33040  
305.964.0344

DATE	REV	SET	DESCRIPTION
04/27/25	1		ISSUED HARC SET

SITE PLAN - HARC APPLICATION

620 DEY ST.  
KEY WEST, FL 33040

OLD SURVEY



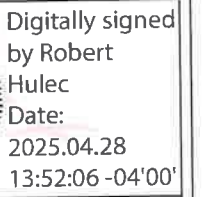
SCALE 3/16" = 1'



1  
A-1  
OLD SURVEY  
SCALE: 3/16" = 1'

DRAWN BY SW APPROVED BY BH

## UPDATED SURVEY



ROBERT HULEC F E  
LIC # 96937

[illegible]

**SITE PLAN - HARC APPLICATION**

UPDATED SURVEY

2



SCALE 3/16" = 1'



PREVIOUS ACCESSORY STRUCTURE



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LIC # 96937



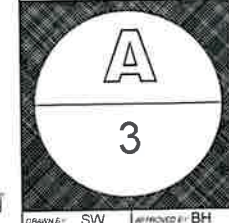
LAKEWOOD ENGINEERING  
1211 WATSON ST  
KEY WEST, FL 33040  
305-858-0328

DATE	REV SET	DESCRIPTION
04/27/25	1	ISSUED HARC SET

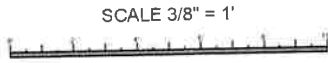
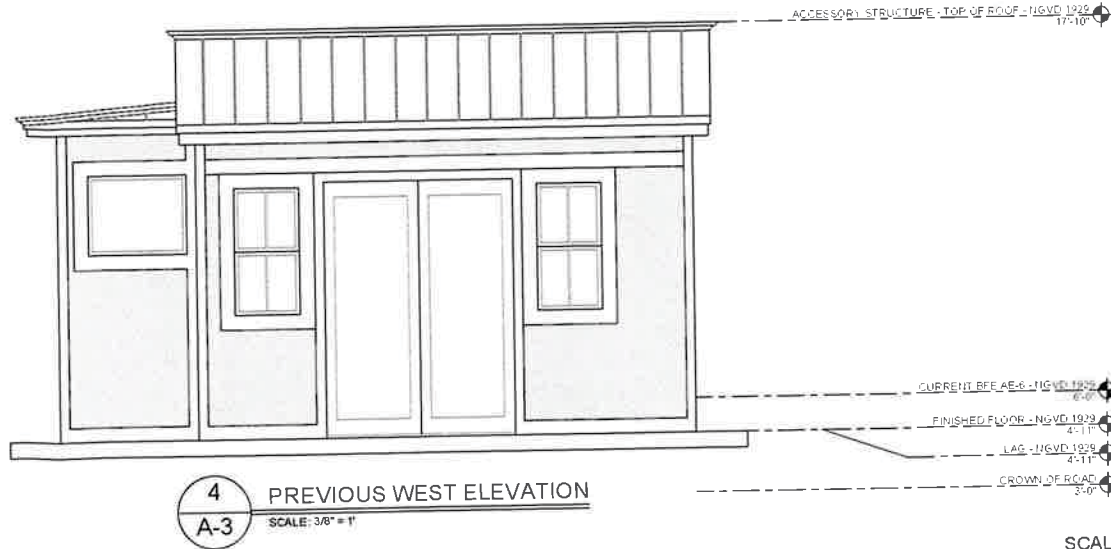
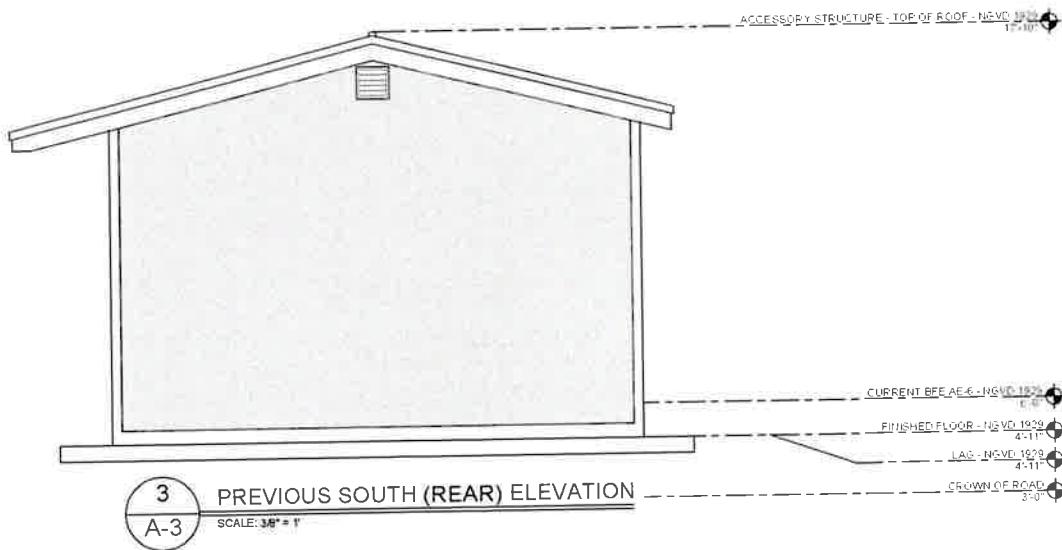
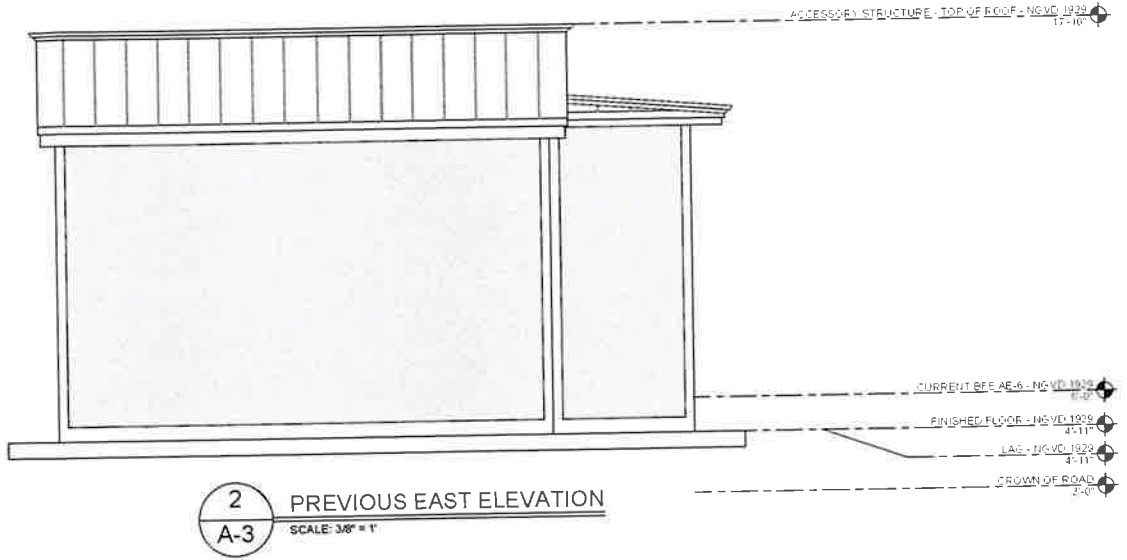
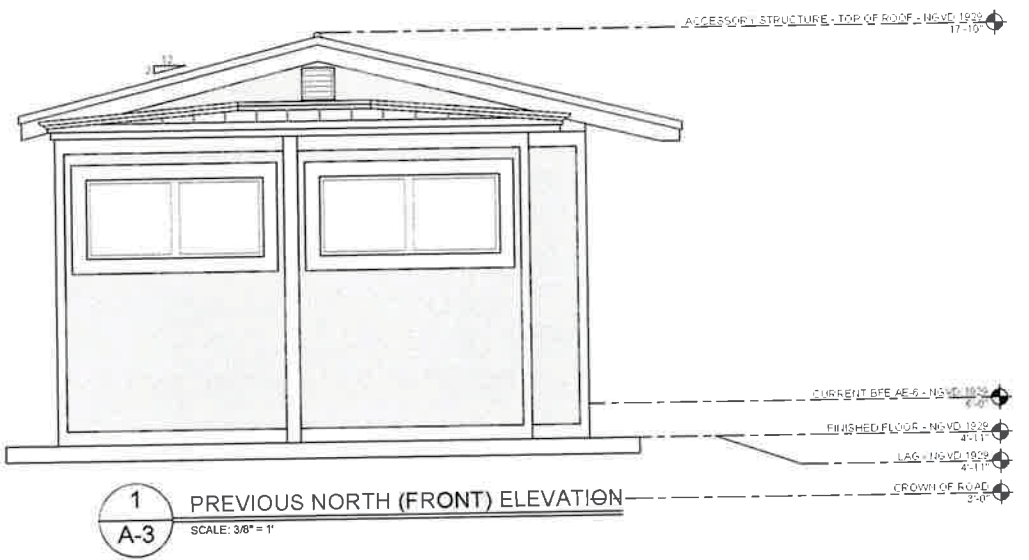
SITE PLAN - HARC APPLICATION

620 DEY ST.  
KEY WEST, FL 33040

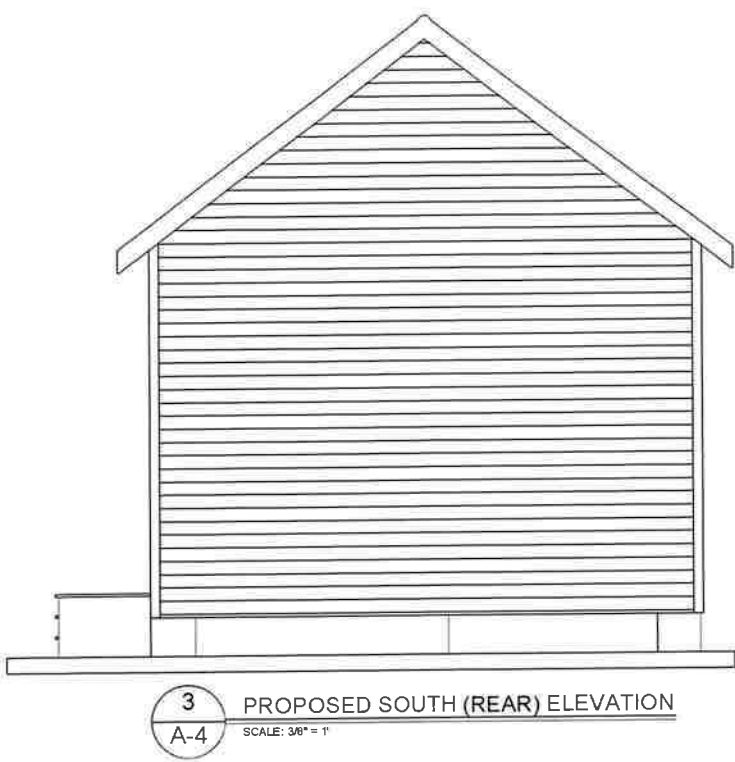
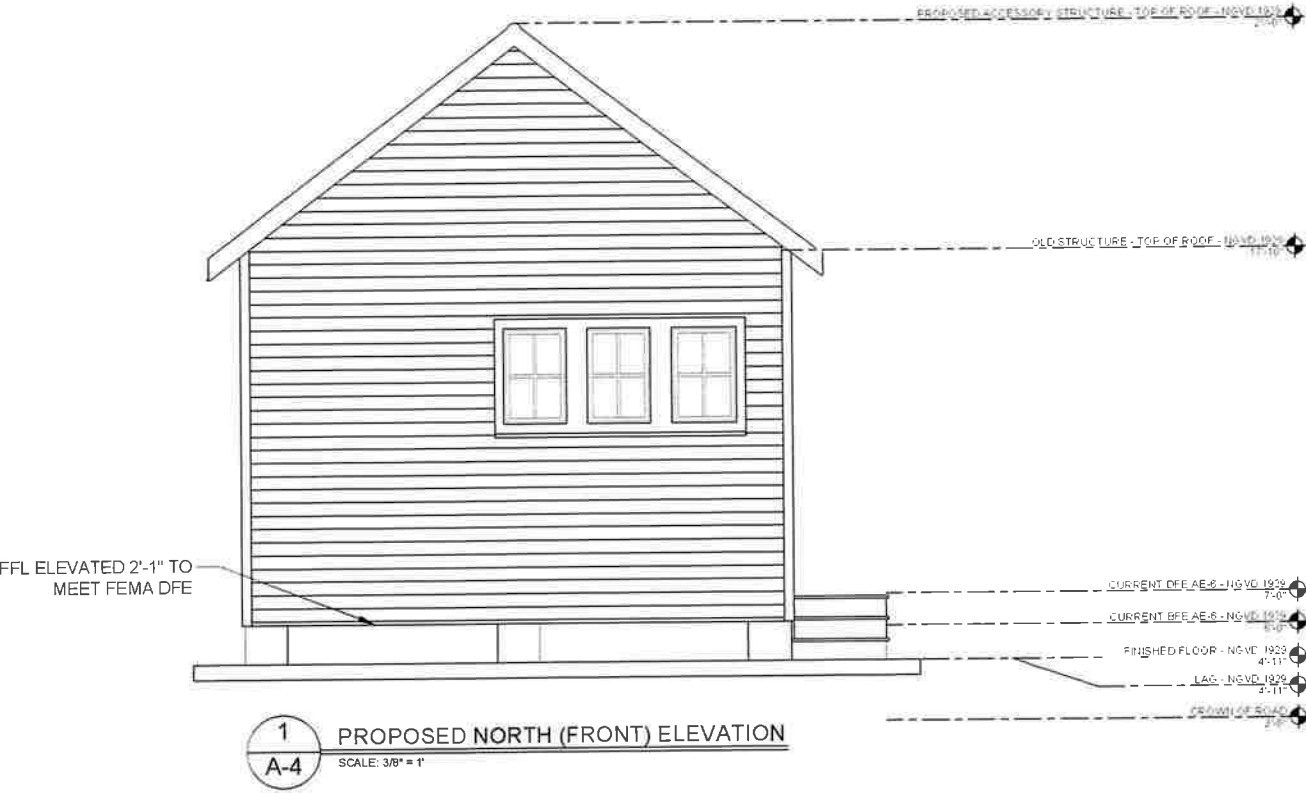
PREVIOUS STRUCTURE



DRAWN BY: SW APPROVED BY: BH



PROPOSED ACCESSORY STRUCTURE



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Date:  
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ROBERT HULEC P.E.  
LIC # 96937



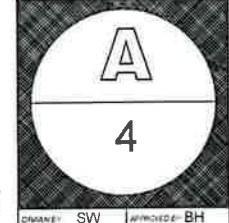
LAKESWOOD ENGINEERING  
1211 HUTTON ST.  
KEY WEST, FL 33040  
305-944-0204

DATE	REV	SET	DESCRIPTION
04/27/25	1	ISSUED	HARC SET

SITE PLAN - HARC APPLICATION

620 DEY ST.  
KEY WEST, FL 33040

PROPOSED STRUCTURE



DRAWN: SW APPROVED: BH



PREVIOUS ELEVATIONS

Digitally signed  
by Robert  
Hulec  
Date:  
2025.04.28  
13:53:07 -04'00'

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LIC # 96937



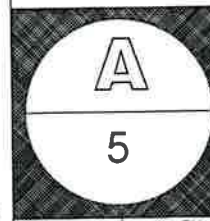
LAKEWOOD ENGINEERING  
1214 N.W. 11th St.  
APT. 1010  
MIAMI, FL 33136

DATE	REV	SET	DESCRIPTION
04/27/25	1		ISSUED HARC SET

SITE PLAN - HARC APPLICATION

620 DEY ST.  
KEY WEST, FL 33040

PREVIOUS ELEVATIONS



DRAWN BY SW CHECKED BY BH

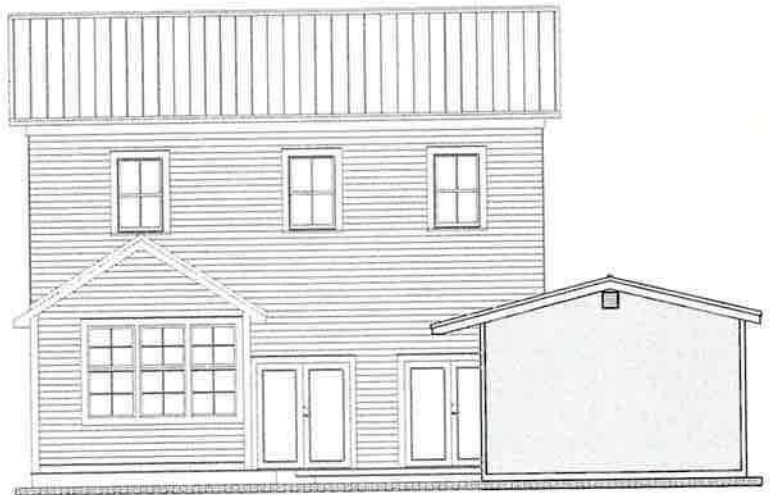
SCALE 3/16" = 1'



1 PREVIOUS NORTH ELEVATION  
A-5 SCALE 3/16" = 1'



2 PREVIOUS EAST ELEVATION  
A-5 SCALE 3/16" = 1'



3 PREVIOUS SOUTH ELEVATION  
A-5 SCALE 3/16" = 1'



4 PREVIOUS WEST ELEVATION  
A-5 SCALE 3/16" = 1'

PROPOSED ELEVATIONS

Digitally signed  
by Robert  
Hulec  
Date:  
2025.04.28  
13:53:32 -04'00'

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LIC. # 96937



LAKEWOOD ENGINEERING  
1211 W. 5TH ST.  
KEY WEST, FL 33040  
305-894-0264



1  
A-6  
PROPOSED NORTH ELEVATION  
SCALE: 3/16" = 1'



2  
A-6  
PROPOSED EAST ELEVATION  
SCALE: 3/16" = 1'



3  
A-6  
PROPOSED SOUTH ELEVATION  
SCALE: 3/16" = 1'



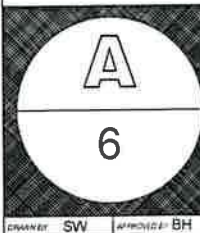
4  
A-6  
PROPOSED WEST ELEVATION  
SCALE: 3/16" = 1'

DATE	REV	SET	DESCRIPTION
04/27/23	1		ISSUED HARC SET

SITE PLAN - HARC APPLICATION

620 DEY ST.  
KEY WEST, FL 33040

SHEET  
TITLE  
PROPOSED ELEVATIONS



SCALE 3/16" = 1'

DRAWN BY SW APPROVED BY BH



PROPOSED ELEVATIONS - WITH FENCES

Digitally signed  
by Robert  
Hulec  
Date:  
2025.04.28  
13:54:31 -04'00'

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DIGITALLY SIGNED WITH A PROGRAM OTHER  
THAN THE ONE USED TO SIGN THE DOCUMENT  
THE ORIGINAL DOCUMENT AND THE SIGNATURE  
AUTHENTICATION CODE MUST BE VERIFIED ON  
AND ELECTRONIC COPIES

ROBERT HULEC P.E.  
LIC # 96937



LAKEWOOD ENGINEERING  
11147200 ST  
KEY WEST, FL 33040  
ARCHITECT

DATE: 04/27/25  
REV SET DESCRIPTION: ISSUED HARC SET

SITE PLAN - HARC APPLICATION

620 DEY ST.  
KEY WEST, FL 33040

PROPOSED ELEVATIONS

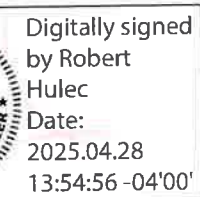


1  
A-7  
PROPOSED NORTH ELEVATION  
SCALE: 1/2" = 1'

SCALE 1/2" = 1'



OWNER: SW APPROVED BY: BH



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ROBERT HULEC P E  
LIC # 96937



LAKEWOOD ENGINEERING  
1211 WATSON ST  
ALBANY, NY 12204

[illegible]

# SITE PLAN - HARC APPLICATION

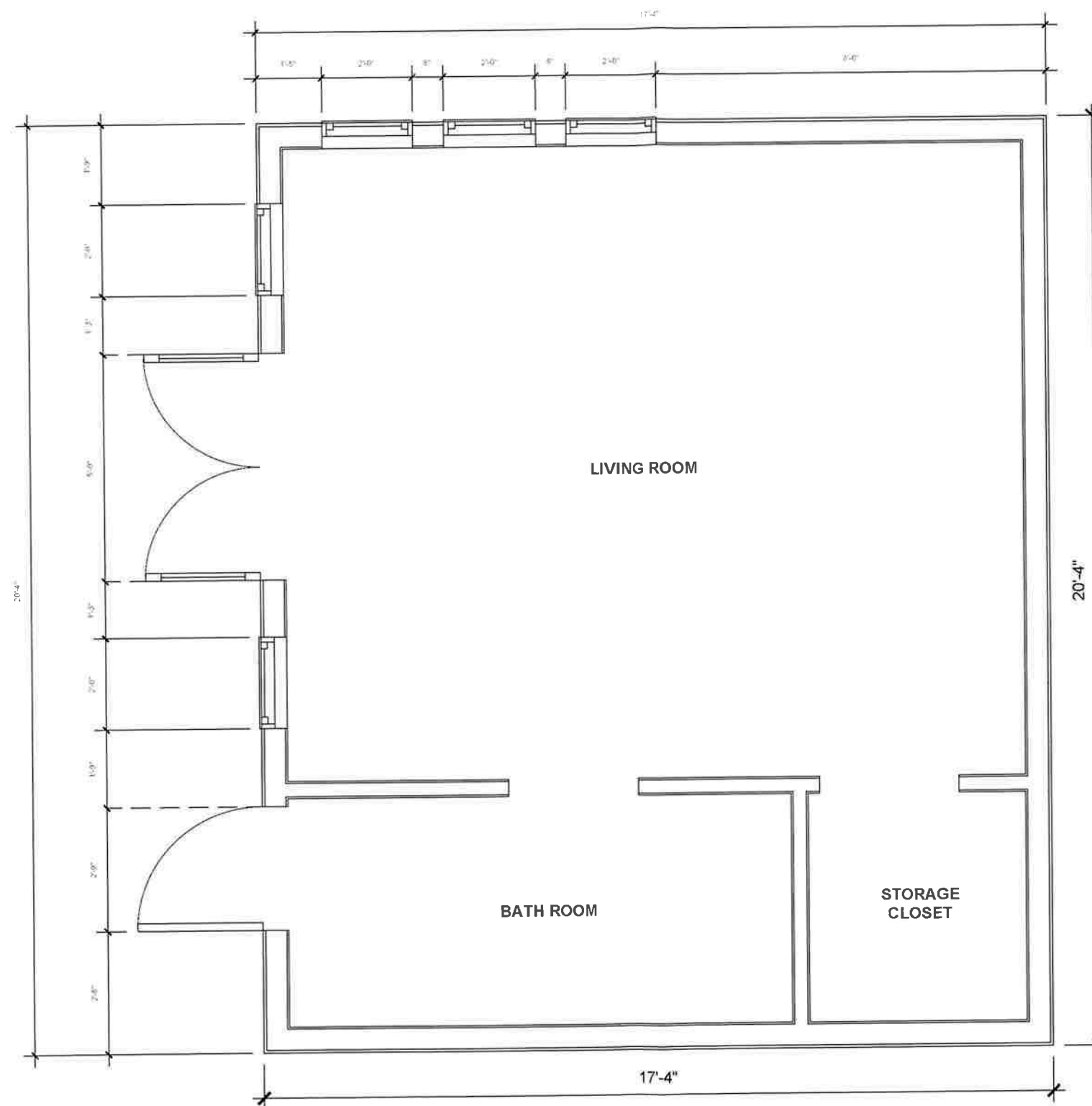
620 DEY ST.  
KEY WEST, FL 33040

**FLOOR PLAN**

A

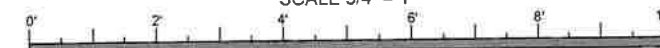
8

DRAWN BY	SW	APPROVED BY	E
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1 FLOOR PLAN  
A-8 SCALE 3/4" = 1'

SCALE 3/4" = 1'





# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., May 27, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER THE FACT – NEW ONE-STORY ACCESSORY STRUCTURE IN SAME FOOTPRINT AT REAR OF PROPERTY. DEMOLITION OF HISTORIC ACCESSORY STRUCTURE IN REAR OF PROPERTY AND REMOVAL OF EXISTING FENCE.**

**#620 DEY STREET**

**Applicant – Richard J. McChesney    Application #C2025-0041**

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](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 Richard McChesney, 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: 620 Day St., Key West, FL 33040 on the 22<sup>nd</sup> day of May, 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 May 27, 2025.

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

The Certificate of Appropriateness number for this legal notice is C2025-0041.

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

**Signed Name of Affiant:**

[Signature]  
**Date:** 5/22/25  
**Address:** 500 Fleming St.  
**City:** Key West  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 22<sup>nd</sup> day of May, 2025.

By (Print name of Affiant) Richard J. McChesney who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

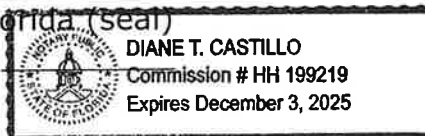
**NOTARY PUBLIC**

Sign Name: Diane T. Castillo

Print Name: DIANE T. CASTILLO

Notary Public - State of Florida (Seal)

My Commission Expires:









# PROPERTY APPRAISER INFORMATION



Groff, Ray M. & Janet A.

620 DEY ST  
KEY WEST, FL 33040

1500

KW  
PT LOT 1  
G26-347

SQR 12

OR620-237

PC-01

LAND COMPUTATIONS						
QUAN. - TYPE-DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	50x93	40	.97		38.70	1940
	50x93	50	.97		48.50	2425
	45x93	50	.97		48.50	2182
	4185	1.75				7323.75
					TOTAL	2425 1940

01 HOMESTEAD 5,000

REAL PROPERTY RECORD CARD

1000892  
MONROE COUNTY, FLORIDA  
0000880-000000

VALUATION TOTALS		
1966	LAND	1940
	IMPROVEMENTS	10390
	TOTAL	12310
1974	LAND	2425
	IMPROVEMENTS	14248
	TOTAL	16650
1975	LAND	2182
	IMPROVEMENTS	14248
	TOTAL	16450
1978	LAND	2324
	IMPROVEMENTS	22797
	TOTAL	25121
1978	LAND	213671
	IMPROVEMENTS	
	TOTAL	43148
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

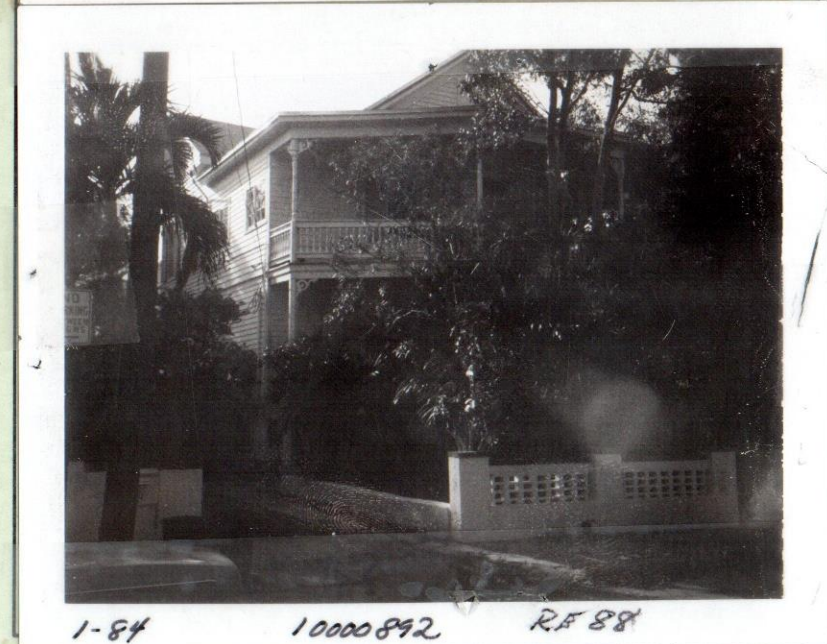
— NOTES —

71/18750 OR 479-960-961  
75/55,000 OR 620-237

.83% diff



4/19/74



1-84

10000892

RF 88

PHOTO  
IMP 4



RS DAUGHTER 55% 10-4-77

4/19/74

#1 55%

#2 94%

16  
6+1

UT 1  
3.09/SF

OP CANOPY  
2.00/SF

OP  
+1  
0.3

OP  
+1  
0.2

CARD / SCALE 1"= LAND USE CODE

PLOTTED FLDWK. BY DATE

RANDOM CLASSED BY DATE

CONSTRUCTION DATA										
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4	
TYPE OF STRUCTURE	3BR 2 BATH				INTERIOR FINISH					
	RES RES RES.					Unfinished				
	1973+					Wd. or Ceil. Bds.				
						Wallboard Acoustic	✓ 28	✓ 18		
YEAR BUILT					Plaster, No Furring					
ROOMS					Plaster, Furring					
Total Rooms	1				Drywall					
Eff. Apts.					Wood Panel					
— Rm. Apts.					PLY PANEL					
— Rm. Apts.					FLOORS					
No. of Baths	2	2	1		None					
No. of Rest Rms.					Single Pine					
— Fixt. R. Rms.					Concrete					
— Fixt. R. Rms.					Conc., Asph. Tile					
Total Fixtures					Conc., Terrazzo					
FOUNDATION					Double Pine					
Continuous Wall					Double Hardwood	✓ 18	✓ 12			
Piers CONE ✓					Precast Conc.					
Piling					Parquet					
ADJUSTMENTS					Conc. Q. Tile					
Frame					Conc. Cer. Tile					
Height					Marble					
Front & Interior					PLUMBING					
Apt. Equiv.					None					
Partitions					Poor					
Special Use					Good, Plain	✓ 8	✓ 8	✓		
EXTERIOR WALLS					Good, Tile					
Wallboard					HEATING					
Corr. Metal					None	✓				
Corr. Asbestos					Unit Heat					
Wd. Fr. Stucco					Chtrl. Heating					
Wd. Fr. Asbestos					Chtrl. Cooling					
C.B. Plain					Chtrl. Cool & Heat					
C.B. Stucco					ELECTRICITY					
Wd. Fr. Siding	✓ 30	✓ 30	✓		None					
Tile Stucco					Poor					
Brick					Average	✓ 3	✓ 3	✓		
Reinf. Conc.					Good					
Panel, Glass, Mtl.					CLASS & SCALE	H/D	H/D	L/E		
ROOF TYPE					CONST. UNITS	93	83			
Flat, Shed					CLASS UNITS	0	0			
Hip, Gable	✓ 8	✓ 8	✓		TOTAL UNITS	93	83			
Bar Joist					BASE RATE	11.00	15.15			
Wood Truss					ADJ. RATE	10.23	12.57	3.09		
Prestressed					AREA	1800.	1956	81		
Steel Truss					E.F. 1-3 Fix	450.	650	63		
ROOF MATERIAL					E.F.					
Sh. Mtl. Roll COMP.			✓		REP. COST NEW	18,804	25,237	376		
T. & G., B.U.					CONDITION	55	55	95		
Shing., Wd., Etc.	✓ 4	✓ 4			DEP. REP. VALUE	10,375	13,880	360		
Shing., Asbestos					DEPRECIATION ADJUSTMENT					
Tile, Cement					NO.	PHY.	ADJUSTMENT	%	COND.	
Tile, Clay					1					
Bermuda					2					
Slate					3					
Gypsum					4					



# Monroe County, FL

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

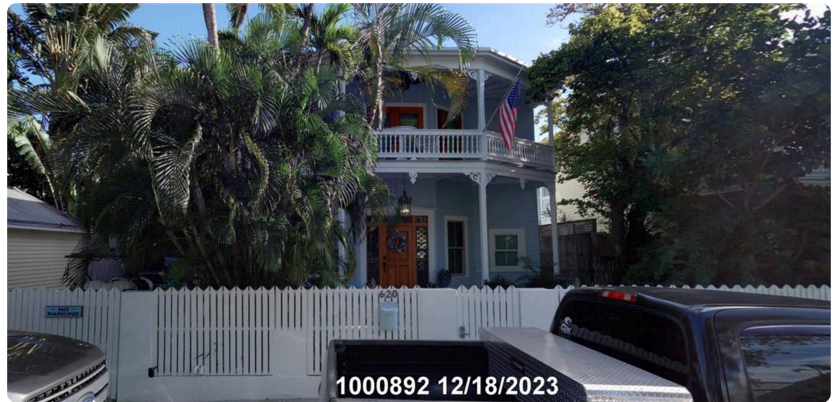
### Disclaimer

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
TOTAL		3,157	2,428	596

### 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		

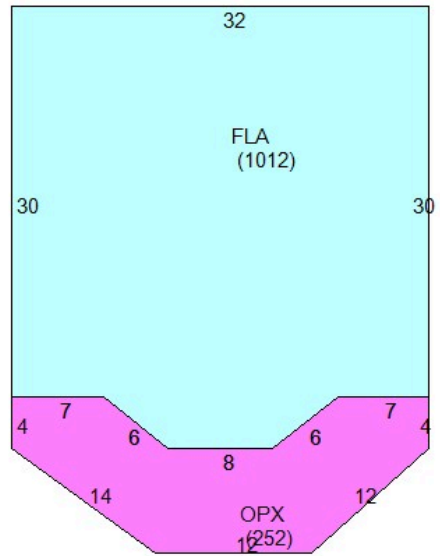
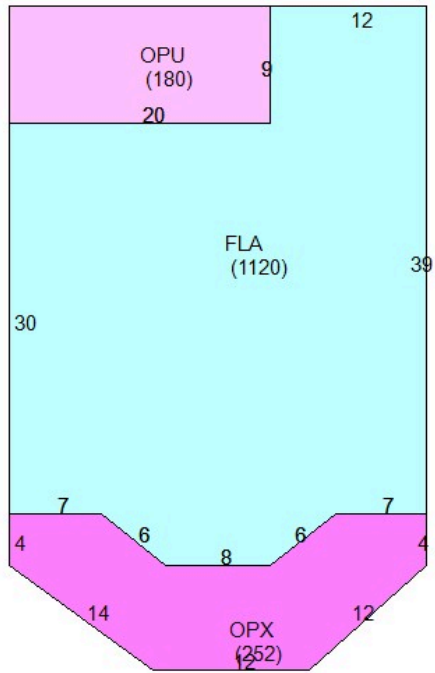
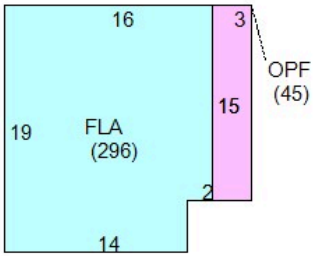
### Permits

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)

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Contact Us

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