



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, June 23, 2026

5:00 PM

City Hall

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 1-800-955-8771 or for voice 1-800-955-8770 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.

FOR VISUAL PRESENTATIONS: For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

Call Meeting To Order - 5:00 P.M.

Roll Call

The clerk opened the meeting and called for a motion to name a Chair Pro Tem. Commissioner Osborn then made a motion, seconded by Commissioner Perez, to nominate Commissioner Green as Chair Pro Tem. The motion passed unanimously and Commissioner Green took the gavel.

Absent 2 - Vice Chair Moody, and Chairman Burkee

Present 5 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Commissioner Osborn, and Commissioner Perez

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as amended.

Administering the Oath by the Clerk of the Commission

Approval of Minutes

1 May 26, 2026

Attachments: [Minutes](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Archer, that the Minutes be Approved. The motion passed by unanimous vote.

HARC Planner's Report

Old Business

- 2 **Second Reading** - Demolition of one-story contributing structure and site features - **626 Samaritan Lane - Bender & Associates Architects (C2026-0032)**

Attachments: [*Large Item* 626 Samaritan Lane - demolition](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Archer, to approve the demolition. The motion carried by the following vote:

Absent: 2 - Vice Chair Moody, and Chairman Burkee

Yes: 5 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Commissioner Osborn, and Commissioner Perez

- 3 Renovations to contributing structure. New Bahama shutters enclosing existing historic front porch and new louvers on front concrete wall - **409 Catherine Street - Carlos Rojas (C2026-0033)**

Attachments: [*Large Item* 409 Catherine Street - design](#)

This item was postponed to the July 29, 2026 meeting during agenda approval.

New Business

- 4 Renovations to rear additions. New one-story addition in rear of property and site improvements - **1211 Watson Street - Robert Hulec (C2026-0035)**

Attachments: [*Large Item* 1211 Watson Street - design](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Perez, to approve the application as presented. The motion carried by the following vote:

Absent: 2 - Vice Chair Moody, and Chairman Burkee

Yes: 5 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Commissioner Osborn, and Commissioner Perez

5 Demolition of non-historic one-story wood frame addition in the rear - **1211 Watson Street - Robert Hulec (C2026-0035)**

Attachments: [*Large Item* 1211 Watson Street - demolition](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Osborn, to approve the demolition. The motion carried by the following vote:

Absent: 2 - Vice Chair Moody, and Chairman Burkee

Yes: 5 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Commissioner Osborn, and Commissioner Perez

6 Renovations to altered contributing structure. Roof modifications to historic rear additions and site improvements - **316 Petronia Street - A20 Architecture, LLC (C2026-0036)**

Attachments: [*Large Item* 316 Petronia Street - design](#)

Commissioner Osborn recused herself for the next two items and left the dais.

A motion was made by Commissioner Archer, seconded by Commissioner Harrison, to approve the application excluding the proposed fencing. The applicant shall coordinate with the adjacent property owners regarding the location and height of the proposed fencing and obtain final staff approval of the same. The motion carried by the following vote:

Recuse: 1 - Commissioner Osborn

Absent: 2 - Vice Chair Moody, and Chairman Burkee

Yes: 4 - Commissioner Archer, Commissioner Green, Commissioner Harrison, and Commissioner Perez

7 Demolition of non-historic shed structures in the rear - **316 Petronia Street - A20 Architecture, LLC (C2026-0036)**

Attachments: [*Large Item* 316 Petronia Street - demolition](#)

A motion was made by Commissioner Archer, seconded by Commissioner Perez, to approve the demolition. The motion carried by the following vote:

Recuse: 1 - Commissioner Osborn

Absent: 2 - Vice Chair Moody, and Chairman Burkee

Yes: 4 - Commissioner Archer, Commissioner Green, Commissioner Harrison, and Commissioner Perez

- 8 Renovations to contributing structure. Enclosure of rear covered porch, new ramp, and site improvements - **329 William Street - One Call Construction, Inc. (C2026-0037)**
- Attachments:** [*Large Item* 329 William Street - design](#)
- Commissioner Osborn returned to the dais.
- A motion was made by Commissioner Archer, seconded by Commissioner Harrison, to approve the application as presented. The motion carried by the following vote:
- Absent:** 2 - Vice Chair Moody, and Chairman Burkee
- Yes:** 5 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Commissioner Osborn, and Commissioner Perez
- 9 Demolition of non-historic shed in the rear - **329 William Street - One Call Construction, Inc. (C2026-0037)**
- Attachments:** [*Large Item* 329 William Street - demolition](#)
- A motion was made by Commissioner Osborn, seconded by Commissioner Perez, to approve the demolition. The motion carried by the following vote:
- Absent:** 2 - Vice Chair Moody, and Chairman Burkee
- Yes:** 5 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Commissioner Osborn, and Commissioner Perez
- 10 Renovations to contributing structure. New covered front porch and site improvements - **907 Virginia Street - Segre Mashtakov, PE (C2026-0038)**
- Attachments:** [*Large Item* 907 Virginia Street - design](#)
- A motion was made by Commissioner Archer, seconded by Commissioner Perez, to approve the application with the condition the applicant work with staff for an approval to either replace the existing 6-foot fence with a 4-foot fence or repair the existing 6-foot fence. The motion carried by the following vote:
- Absent:** 2 - Vice Chair Moody, and Chairman Burkee
- Yes:** 5 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Commissioner Osborn, and Commissioner Perez

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**New carport over front driveway - 813 Waddell Avenue -
Bender & Associates Architects (C2026-0039)**

Attachments: [*Large Item* 813 Waddell Avenue](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Archer, to approve the application as presented. The motion carried by the following vote:

Absent: 2 - Vice Chair Moody, and Chairman Burkee

Yes: 5 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Commissioner Osborn, and Commissioner Perez

Public Comment

Commissioner Comments

Adjournment - 5:46 P.M.