



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Historic Architectural Review Commission

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Tuesday, August 26, 2025

5:00 PM

City Hall

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**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

**Absent** 3 - Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Present** 4 - Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

*The agenda was unanimously approved as amended, including the Request to Withdraw Items 12 & 13 and Move Item 16 to the first New Business Item.*

#### Administering the Oath by the Clerk of the Commission

#### Approval of Minutes

1 July 22, 2025

**Attachments:** [Minutes](#)

The July 22, 2025 Meeting Minutes were unanimously approved.

#### HARC Planner's Report

## City Attorney's Report

### Old Business

- 2                    Second Reading: Demolition of rear historic sawtooth, demolition of small shed in north elevation, partial demolition of a section of shed in the rear, demolition of covered porch on south elevation, and reduction of pool size - **906 Grinnell Street - Jeff Burnham (C2025-0039)**

Attachments:     [\\*Large Item\\* 906 Grinnell Street - Demolition - Second Reading](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Perez, that the Item be Approved. The motion carried by the following vote:

**Absent:**    3 -    Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Yes:**      4 -    Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 3                    Second Reading: Partial demolition of covered Florida room on south elevation to extend gable roof, removal of deck in north elevation, partial demolition of walls in north elevation to accommodate new addition, and demolition of existing pool - **417 Elizabeth Street Rear - William Rowan (C2025-0057)**

Attachments:     [\\*Large Item\\* 417 Elizabeth Street rear - Demolition - Second Reading](#)

A motion was made by Commissioner Nations, seconded by Commissioner Perez, that the Item be Approved. The motion carried by the following vote:

**Absent:**    3 -    Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Yes:**      4 -    Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 4 New two-story single-family residence, ~~one and a half story accessory structure~~, pool, and site improvements - **704 Russell Lane - Bert Bender, Architect (C2025-0062)**

**Attachments:**    [\\*Large Item\\* 704 Russell Lane - Design](#)  
[Public Comment - 704 Russell Lane.pdf](#)  
[704 Russell Lane opposition letter - HARC](#)  
[704 Russell Lane Opposition Letter Aug 26 2025](#)  
[Professional Letter](#)

*Chairman Burkee recused himself from this Item which created a loss of quorum. As a result, no action could be taken at this time.*

- 5 Demolition of non-historic carport and brick paving - **704 Russell Lane - Bert Bender, Architect (C2025-0062)**

**Attachments:**    [\\*Large Item\\* 704 Russell Lane - Demolition](#)  
[Public Comment - 704 Russell Lane.pdf](#)

*Chairman Burkee recused himself from this Item which created a loss of quorum. As a result, no action could be taken at this time.*

- 6 Second Reading: Partial demolition of existing historic rear sawtooth and rear second story wall on main structure - **620 Dey Street - Rob Delaune (C2025-0063)**

**Attachments:**    [\\*Large Item\\* 620 Dey Street - Demolition](#)

**A motion was made by Commissioner Osborn, seconded by Commissioner Nations, that the Item be Approved. The motion carried by the following vote:**

**Absent:** 3 - Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Yes:** 4 - Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 7 New accessory structure at rear of property - **726 Poorhouse Lane - Carlos Rojas (C2025-0065)**

**Attachments:**    [\\*Large Item\\* 726 Poorhouse Lane - Design](#)

**A motion was made by Commissioner Nations, seconded by Commissioner Osborn, that the Item be Approved. The motion carried by the following vote:**

**Absent:** 3 - Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Yes:** 4 - Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

8                      Demolition of 12x12 shed at rear of property - **726  
Poorhouse Lane - Carlos Rojas (C2025-0065)**

**Attachments:**      [\\*Large Item\\* 726 Poorhouse Lane - Demolition](#)

**A motion was made by Commissioner Nations, seconded by Commissioner Perez, that the Item be Approved. The motion carried by the following vote:**

**Absent:**    3 -    Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Yes:**      4 -    Commissioner Nations, Commissioner Osborn, Commissioner Perez, and  
Chairman Burkee

**New Business**

9                      Replacement of historic amber glass with clear glass at  
sanctuary doors on east and west elevations. Two new  
doors at sides of contributing structure, new ADA ramp at  
side entry, and relocation of condenser units - **1010  
Windsor Lane - T.S. Neal Architects (C2025-0071)**

**Attachments:**      [\\*Large Item\\* 1010 Windsor Lane - Design](#)  
[Public Comment - Thompson](#)  
[Public Comments - 1010 Windsor Lane.pdf](#)  
[Andrea Weitz Opposition](#)

**The Commission determined that the interior shutter doors and glass replacement, specific to the installation as installed in this specific project, are not within the jurisdiction of the Historic Architectural Review Commission.**

**A motion was made by Commissioner Osborn, seconded by Commissioner Perez, to Approve the two new doors at sides of contributing structure, new ADA ramp at side entry, and relocation of condenser units with fencing. The motion carried by the following vote:**

**Absent:**    3 -    Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Yes:**      4 -    Commissioner Nations, Commissioner Osborn, Commissioner Perez, and  
Chairman Burkee

10                     New addition on north elevation of new construction. New  
pool, pool deck, and site improvements - **1318 William  
Street - Sandbar Design Studio Inc. (C2025-0073)**

**Attachments:**      [\\*Large Item\\* 1318 William Street - Design](#)

**A motion was made by Commissioner Osborn, seconded by Commissioner Nations, that the Item be Approved. The motion carried by the following vote:**

**Absent:**    3 -    Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Yes:** 4 - Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 11 Renovations to contributing structure. New addition at rear, new accessory structure, new pool, new pool deck, and site improvements - **1118 Watson Street - Sandbar Design Studio Inc. (C2025-0074)**

**Attachments:** [\\*Large Item\\* 1118 Watson Street - Design](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Perez, that the Item be Approved with the condition that the applicant lower the eave height and remove the hip roof and replace it with gable. All changes must be staff reviewed and approved. The motion carried by the following vote:

**Absent:** 3 - Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Yes:** 4 - Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 12 Demolition of rear sawtooths and shed roofs. Demolition of rear shed, concrete pad, and cistern - **1118 Watson Street - Sandbar Design Studio Inc. (C2025-0074)**

**Attachments:** [\\*Large Item\\* 1118 Watson Street - Demolition](#)

A motion was made by Commissioner Perez, seconded by Commissioner Nations, that the Item be Approved and move to second reading on September 23, 2025. The motion carried by the following vote:

**Absent:** 3 - Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Yes:** 4 - Commissioner Nations, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 13 Reconfiguration of front portion of roof. Conversion from ~~gable to hip roof~~ to gable roof and addition of upper gable end window - **510 Fleming Street - Gary the Carpenter (C2025-0075)**

**Attachments:** [\\*Large File\\* 510 Fleming Street-Design](#)

Withdrawn

14                      Partial demolition of front portion of roof - **510 Fleming Street - Gary the Carpenter (C2025-0075)**

Attachments:      [\\*Large Item\\* 510 Fleming Street-Demolition](#)

Withdrawn

15                      New two-story wood frame residence, new pool, and site improvements - **612 Petronia Street Rear - T.S. Neal Architects (C2025-0035)**

Attachments:      [\\*Large Item\\* 612 Petronia Street Rear - Design](#)

A motion was made by Commissioner Perez, seconded by Commissioner Osborn, that the Item be Approved with the condition that the shingles are removed and replaced with lap siding and that the applicant work with staff to reduce the size of the brackets. The motion carried by the following vote:

**Absent:**    3 -    Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Yes:**      4 -    Commissioner Nations, Commissioner Osborn, Commissioner Perez, and  
Chairman Burkee

16                      Demolition of existing one-story wood and CMU structure and site features - **612 Petronia Street Rear - T.S. Neal Architects (C2025-0035)**

Attachments:      [\\*Large Item\\* 612 Petronia Street Rear-Demolition](#)

A motion was made by Commissioner Nations, seconded by Commissioner Osborn, that the Item be Approved. The motion carried by the following vote:

**Absent:**    3 -    Commissioner Green, Commissioner Moody, and Commissioner Oropeza

**Yes:**      4 -    Commissioner Nations, Commissioner Osborn, Commissioner Perez, and  
Chairman Burkee

17                      Renovations to contributing structure. New addition at rear, new accessory storage structure and site improvements at Lighthouse Museum - **938 Whitehead Street - T.S. Neal Architects (C2025-0072)**

Attachments:      [\\*Large Item\\* 938 Whitehead Street-Design](#)

*Chairman Burkee recused himself from this Item which created a loss of quorum. As a result, no action could be taken at this time.*

**Public Comment**

**Commissioner Comment**

**Adjournment - 7:04 P.M.**