



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Historic Architectural Review Commission

Tuesday, December 16, 2025

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

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Administering the Oath by the Clerk of the Commission

Approval of Minutes

1 November 18, 2025

Attachments: [Minutes](#)

HARC Planner's Report

City Attorney's Report

Old Business

2 **Request for Postponement by Staff to January 27, 2026:**
New two-story single-family residence, new pool, pool deck,
and site improvements - **309 William Street - Sandbar**
Design Studio Inc. (C2025-0077)

Attachments: [309 William Street - Structural Report - 9.1.2025 SS.pdf](#)

[*Large Item* 309 William Street - Design](#)

Legislative History

9/23/25	Historic Architectural Review Commission	Postponed
10/28/25	Historic Architectural Review Commission	Postponed
11/18/25	Historic Architectural Review Commission	Postponed

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**Request for Postponement by Staff to January 27, 2026:
Demolition of existing contributing single-family residence
and rear sheds - 309 William Street - Sandbar Design
Studio Inc. (C2025-0077)**

Attachments: [309 William Street - Structural Report - 9.1.2025 SS.pdf](#)
[*Large Item* 309 William Street - Demolition](#)

Legislative History

9/23/25	Historic Architectural Review Commission	Postponed
10/28/25	Historic Architectural Review Commission	Postponed
11/18/25	Historic Architectural Review Commission	Postponed

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**Request for Postponement by Applicant to January 27,
2026: New one-story accessory structure, new pool, pool
deck, and concrete driveway. Demolition of one-story
non-historic shed. Demolition of pool and pool deck - 1100
Grinnell Street - Heather Korth (C2025-0080)**

Legislative History

10/28/25	Historic Architectural Review Commission	Postponed
11/18/25	Historic Architectural Review Commission	Postponed

New Business

5

**Renovations to rear historic addition. New covered wood
deck, stairs, and brick pavers in rear. Demolition of existing
non-historic rear balcony, deck, and pavers. - 412 Elizabeth
Street - Serge Mashtakov, PE (C2025-0096)**

Attachments: [*Large Item* 412 Elizabeth Street](#)

- 6 New monument sign at hotel entrance located at intersection of Duval Street and Wall Street - **0 Duval Street - Johan Amneus (C2025-0097)**
Attachments: [*Large Item* 0 Duval Street](#)
- 7 New two-story accessory structure, roof modifications to the existing hip and flat roofs, and new gable roof cover over side entry door. Demolition of existing accessory structure and partial demolition of hip and flat roofs to accommodate new design - **1301 Whitehead Street - Peter Janker (C2025-0098)**
Attachments: [*Large Item* 1301 Whitehead Street](#)
- 8 New metal pergola in rear at pool deck - **719 Poorhouse Lane - T.S. Neal Architects, Seth Neal (C2025-0099)**
Attachments: [*Large Item* 719 Poorhouse Lane](#)
- 9 Renovations, relocation and elevation of contributing structure. New one-story rear addition, pool, pool deck, wood pergola, and site improvements. Demolition of historic rear porch, shed roof addition, and non-historic front porch - **624 United Street - T.S. Neal Architects, Seth Neal (C2025-0100)**
Attachments: [*Large Item* 624 United Street](#)
- 10 Renovations and relocation of contributing structure, new side deck, new gable roof over rear non-historic addition, and site improvements. Elevation of structure by 1' above existing finished floor. Demolition of exterior staircase, rear shed roof, concrete walkways, and cistern - **1428 Virginia Street - Nautilus Drafting & Design Services (C2025-0104)**
Attachments: [*Large Item* 1428 Virginia Street](#)

Discussion Items

- 11 Memo for Rainbow fences in the historic district
Attachments: [Memo for Rainbow Fences](#)

12 Window replacements in the historic district

Attachments: [Memo for Windows in Historic District](#)
[HARC Windows public comment.pdf](#)

Public Comments

Commissioner Comments

Adjournment