



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, July 22, 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 - 5:00 P.M.

Roll Call

Present 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved, including the Request to Postpone Items 4, 5, 8 & 9 to August 26, 2025 and to Add-On Items 14, 15, 16 & 17.

Administering the Oath by the Clerk of the Commission

Approval of Minutes

A motion was made by Commissioner Oropeza to approve the Minutes. The motion passed by unanimous vote.

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June 24, 2025

Attachments: [Minutes](#)

HARC Planner's Report

City Attorney's Report

Old Business

- 2 Renovations to historic one-story house. New accessory structure, new covered entry porch on west elevation, new decking, new one-story addition on north elevation, and site improvements - 417 Elizabeth Street Rear - William Rowan (C2025-0057)

Attachments: [*Large Item* 417 Elizabeth Street rear - Design](#)

A motion was made by Commissioner Moody, seconded by Commissioner Oropeza, that the Item be Approved with the condition that the roof lines for the additional roof elements be lowered 3-6 inches from the original main structure roof line and that be confirmed and approved by staff. The motion carried by the following vote:

No: 2 - Commissioner Osborn, and Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, and Chairman Burkee

- 3 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](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Green, that the Item be Approved and move to second reading on August 26, 2025. The motion carried by the following vote:

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 4 Request for Postponement by Staff: 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](#)

This Item was Postponed to the August 26, 2025 meeting upon agenda approval.

- 5 Request for Postponement by Staff: Demolition of non-historic carport and brick paving - 704 Russell Lane - Bert Bender, Architect (C2025-0062)

Attachments: [*Large Item* 704 Russell Lane - Demolition](#)

This Item was Postponed to the August 26, 2025 meeting upon agenda approval.

- 6 Second Reading: After the fact - Partial demolition of rear section of first floor and second story covered porch - 1301 Whitehead Street - Peter Janker (C2025-0061)

Attachments: [*Large Item* 1301 Whitehead Street - Demolition](#)

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

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

New Business

- 7 Renovations to historic house. New second story addition above existing rear addition - 620 Dey Street - Rob Delaune (C2025-0063)

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

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

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 8 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 Green, seconded by Commissioner Oropeza, that the Item be Approved and move to second reading on August 26, 2025. The motion carried by the following vote:

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 9 Request for Postponement by Staff - New accessory structure at rear of property - 726 Poorhouse Lane - Carlos Rojas (C2025-0065)

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

This Item was Postponed to the August 26, 2025 meeting upon agenda approval.

- 10 Request for Postponement by Staff - Demolition of 12x12 shed at rear of property - 726 Poorhouse Lane - Carlos Rojas (C2025-0065)

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

This Item was Postponed to the August 26, 2025 meeting upon agenda approval.

- 11 Stabilization and shoring of existing seawall and adjacent ground - 1 Whitehead Street - Brent Lyons & Clinton Curry (C2025-0066)

Attachments: [*Large Item* 1 Whitehead Street-Design](#)

Commissioner Perez recused himself from Items 11 & 12 and left the dais.

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

Recuse: 1 - Commissioner Perez

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

- 12 Demolition of existing historic concrete turtle tanks and wood deck at rear of aquarium - 1 Whitehead Street - Brent Lyons & Clinton Curry (C2025-0066)

Attachments: [*Large Item* 1 Whitehead Street-Demolition](#)

A motion was made by Commissioner Green, seconded by Commissioner Oropeza, that the Item be Approved with the following conditions:

1. Must adhere to stabilization plan throughout the demolition process
2. A structural engineer must be present on site at all times to monitor
3. City of Key West shall be notified of any structural movement
4. Any demolition should minimize damage on adjacent historic and contributing structures

The motion carried by the following vote:

Recuse: 1 - Commissioner Perez

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

- 13 Renovations to historic house and additions at sides and rear. Reduction of existing pool in the rear, and site improvements - 906 Grinnell Street - Jeff Burnham (C2025-0039)

Attachments: [*Large Item* 906 Grinnell Street-Design](#)

Commissioner Perez returned to the dais.

A motion was made by Commissioner Green, seconded by Commissioner Moody, that the Item be Approved subject to staff review and approval of final finish of accessory structure. The motion carried by the following vote:

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 14 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](#)

A motion was made by Commissioner Moody, seconded by Commissioner Oropeza, that the Item be Approved and moved to second reading on August 26, 2025. The motion carried by the following vote.

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 15 New open gazebo structure at rear of property - 629 Dey Street - A20 Architecture (C2025-0064)

Attachments: [*Large Item* 629 Dey Street-Design](#)

Commissioner Osborn recused herself from Items 15, 16 & 17 and left the dais.

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

Recuse: 1 - Commissioner Osborn

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Perez, and Chairman Burkee

- 16 New 4'6" metal fence with 18" concrete retaining knee wall - 210 Elizabeth Street - A20 Architecture (C2025-0069)

Attachments: [*Large Item* 210 Elizabeth-Design](#)

A motion was made by Commissioner Green, seconded by Commissioner Perez, that the Item be Approved, noting the exceptional circumstances of its location and king tides as well as consistency with surrounding context. The motion carried by the following vote:

Recuse: 1 - Commissioner Osborn

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations,
Commissioner Oropeza, Commissioner Perez, and Chairman Burkee

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Demolition of existing 6' wood fence and gate houses - 210 Elizabeth
Street - A20 Architecture (C2025-0069)

Attachments: [*Large Item* 210 Elizabeth-Demolition](#)

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

Recuse: 1 - Commissioner Osborn

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations,
Commissioner Oropeza, Commissioner Perez, and Chairman Burkee

Action Item

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Selection of Chair and Vice-Chair

Commissioner Osborn returned to the dais.

**A motion was made by Commissioner Osborn, seconded by Commissioner
Green, to nominate Commissioner Burkee as Chairman and Commissioner
Oropeza as Vice Chair. The motion carried by the following vote:**

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations,
Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and
Chairman Burkee

Public Comment

Commissioner Comment

Adjournment - 6:35 P.M.