



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, April 28, 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

Present 7 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

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 March 24, 2026

Attachments: [Minutes](#)

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

HARC Planner's Report

Assistant City Attorney's Report

Old Business

- 2 New storefront awning along Duval Street façade, extending partially along Amelia Street façade - **1114 Duval Street - Cross Key Marine Canvas (C2026-0004)**

Attachments: [*Large Item* 1114 Duval Street](#)

A motion was made by Vice Chair Moody, seconded by Commissioner Osborn, that the Item be Approved with the condition that the applicant resubmit drawings for staff review eliminating the vertical feature which is more akin to the awning located at 1024 Duval Street. The motion carried by the following vote:

Yes: 7 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 3 ~~After the fact - Renovations to contributing structure. New wood deck on front façade and within the front yard of the property -~~ **1922 Staples Avenue - Nautilus Drafting & Design Services (C2026-0012)**

Attachments: [*Large File* 1922 Staples Ave - Design](#)

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

Yes: 7 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 4 New 6' wood picket fence enclosure along the side of the building facing Emma Street - **207 Petronia Street - Island Fence (C2026-0014)**

Attachments: [*Large Item* 207 Petronia Street](#)

This Item was Postponed to the May 26, 2026 meeting during agenda approval.

- 5 **After the fact - New prefabricated accessory storage shed on rear of property and site improvements - 319 Duval Street - Aundrea Wagner (C2026-0016)**

Attachments: [*Large Item* 319 Duval Street After-the-fact](#)

Vice Chair Moody recused himself from this Item and left the dais.

A motion was made by Commissioner Green, seconded by Commissioner Osborn, that the Item be Approved with the condition that the proposed fiberglass door and vinyl window are replaced with wood or aluminum products. The motion carried by the following vote:

Recuse: 1 - Vice Chair Moody

Yes: 6 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

New Business

- 6 **Two new single-family residences and site improvements - 630 Mickens Lane - William P. Horn Architect, PA (C2025-0088)**

Attachments: [*Large Item* 630 Mickens Lane](#)

Vice Chair Moody returned to the dais.

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

Yes: 7 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 7 **New 8' fence from carport along entire rear of property - 328 Whitehead Street - Michael Lepine (C2026-0018)**

Attachments: [*Large Item* 328 Whitehead Street](#)

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

No: 1 - Commissioner Green

Yes: 6 - Commissioner Archer, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 8 Renovations to contributing structure. New one-story rear addition, new accessory structure, new pool, pool deck, and site improvements - **709 Frances Street - Serge Mashtakov, PE (C2026-0019)**

Attachments: [*Large Item* 709 Frances Street - Design](#)

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

Yes: 7 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 9 Demolition of historic one-story addition in rear, covered porch, spa, and site features - **709 Frances Street - Serge Mashtakov, PE (C2026-0019)**

Attachments: [*Large Item* 709 Frances Street - Demolition](#)

A motion was made by Vice Chair Moody, seconded by Commissioner Archer, that the demolition be Approved. The motion carried by the following vote:

Yes: 7 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 10 New addition on northeast elevation of main structure. New accessory structure forward on the lot. New pool, pool deck, and site improvements - **1428 Virginia Street - Nautilus Drafting & Design Services (C2026-0020)**

Attachments: [*Large Item* 1428 Virginia Street - Design](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Green, that the Item be Approved subject to the following conditions:

1. Eliminate front door of the accessory structure
2. Move accessory structure back behind first window of the main structure
3. Add a window to the proposed addition facing the street

The motion carried by the following vote:

Yes: 7 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 11 **Demolition of non-historic accessory structure and site features - 1428 Virginia Street - Nautilus Drafting & Design Services (C2026-0020)**
- Attachments:** [*Large Item* 1428 Virginia Street - Demolition](#)
- A motion was made by Vice Chair Moody, seconded by Commissioner Perez, that the demolition be Approved. The motion carried by the following vote:**
- Yes:** 7 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee
- 12 **New mural on non-contributing structure - 700 Front Street - Travis Doll (C2026-0021)**
- Attachments:** [*Large Item* 700 Front Street](#)
- A motion was made by Vice Chair Moody, seconded by Commissioner Archer, that the Item be Approved. The motion carried by the following vote:**
- Yes:** 7 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee
- 13 **Renovations to non-contributing structure. Elevation and renovations of existing accessory structure to meet FEMA. New outdoor shower, new pool, pool deck and site improvements. New porch roof on side elevation - 1012 Howe Street - A20 Architecture (C2026-0023)**
- Attachments:** [*Large Item* 1012 Howe Street - Design](#)
- Commissioner Osborn recused herself from Items 13 and 14 and left the dais.**
- A motion was made by Commissioner Green, seconded by Vice Chair Moody, that the Item be Approved. The motion carried by the following vote:**
- Recuse:** 1 - Commissioner Osborn
- Yes:** 6 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Perez, and Chairman Burkee
- 14 **Demolition of existing non-historic carport and site features - 1012 Howe Street - A20 Architecture (C2026-0023)**
- Attachments:** [*Large Item* 1012 Howe Street - Demolition](#)
- A motion was made by Commissioner Archer, seconded by Commissioner Harrison, that the demolition be Approved. The motion carried by the following vote:**

Recuse: 1 - Commissioner Osborn

Yes: 6 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Perez, and Chairman Burkee

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New two-story accessory structure, modifications to main contributing structure's existing hip and flat roofs, and new gable roof over the side entry door - **1301 Whitehead Street - Peter Janker (C2026-0024)**

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

Commissioner Osborn returned to the dais.

A motion was made by Commissioner Harrison, seconded by Commissioner Archer, that the Item be Postponed to the May 26, 2026 meeting. The motion carried by the following vote:

Yes: 7 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

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Demolition of existing accessory structure and partial demolition of the main structure's hip and flat roofs - **1301 Whitehead Street - Peter Janker (C2026-0024)**

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

A motion was made by Commissioner Archer, seconded by Commissioner Harrison, that the Item be Postponed to the May 26, 2026 meeting. The motion carried by the following vote:

Yes: 7 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

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Use of standing seam roofing on three-tennis court complex shade structure - **1320 Truman Ave - City of Key West/Keith Bring (C2026-0025)**

Attachments: [*Large Item* 1320 Truman Ave](#)

Chairman Burkee recused himself from this item, passed the gavel to Vice Chair Moody, and left the dais.

Commissioner Perez recused himself from this Item and left the dais.

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

Recuse: 2 - Commissioner Perez, and Chairman Burkee

Yes: 5 - Commissioner Archer, Commissioner Green, Commissioner Harrison, Vice Chair Moody, and Commissioner Osborn

Chairman Burkee and Commissioner Perez returned to the dais. Vice Chair Moody passed the gavel back to Chairman Burkee.

Public Comments

Commissioner Comments

Adjournment - 7:13 P.M.