



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Historic Architectural Review Commission

Tuesday, May 26, 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

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Administering the Oath by the Clerk of the Commission

Approval of Minutes

1 April 28, 2026

Attachments: [Minutes](#)

HARC Planner's Report

Assistant City Attorney's Report

Old Business

2 **Request to Postpone Indefinitely - 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](#)

Legislative History

3/24/26	Historic Architectural Review Commission	Postponed
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4/28/26 Historic Architectural Postponed
 Review Commission

- 3 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](#)
[1301 Whitehead 26 May 2026 HARC Applicant Presentation final.pptx](#)

Legislative History

4/28/26 Historic Architectural Postponed
 Review Commission

- 4 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](#)
[1301 Whitehead 26 May 2026 HARC Applicant Presentation final.pptx](#)

Legislative History

4/28/26 Historic Architectural Postponed
 Review Commission

New Business

- 5 New prefabricated modular administrative building - **601 Howard England Way (Fort Zachary Taylor) - CPH Consulting, LLC (C2025-0081)**

Attachments: [*Large Item* 601 Howard England Way - design](#)

- 6 Demolition of existing modular administrative building - **601 Howard England Way (Fort Zachary Taylor) - CPH Consulting, LLC (C2025-0081)**

Attachments: [*Large Item* 601 Howard England Way - demolition](#)

- 7 Renovations to contributing structures. New one-story hyphen connecting two historic structures - **1400 Virginia Street - Sandbar Design Studio, Inc (C2026-0026)**

Attachments: [*Large Item* 1400 Virginia Street - design](#)

- 8 Demolition of non-historic sheds at rear of property. Removal of existing saloon wall and shed roof between structures - **1400 Virginia Street - Sandbar Design Studio, Inc (C2026-0026)**
Attachments: [*Large Item* 1400 Virginia Street - demolition](#)
- 9 Renovations to altered contributing structure. Enclosure of northeast covered deck and new one-story vestibule addition on southwest elevation - **1402 Virginia Street - Carlos Rojas (C2026-0027)**
Attachments: [*Large Item* 1402 Virginia Street](#)
- 10 Renovations to contributing structure. New one-story sawtooth additions and covered deck in rear - **705 Chapman Lane - Robert Hulec (C2026-0028)**
Attachments: [*Large Item* 705 Chapman Lane - design](#)
- 11 Demolition of side and rear historic additions - **705 Chapman Lane - Robert Hulec (C2026-0028)**
Attachments: [*Large Item* 705 Chapman Lane - demolition](#)
- 12 New 8 foot tall folding doors on front elevation - **618 Duval Street - Rick Milelli (C2026-0029)**
Attachments: [*Large Item* 618 Duval Street - design](#)
- 13 Demolition of non-historic storefront - **618 Duval Street - Rick Milelli (C2026-0029)**
Attachments: [*Large Item* 618 Duval Street - demolition](#)
- 14 New one-story single-family residence on vacant lot - **904 Emma Street - Habitat for Humanity (C2026-0030)**
Attachments: [*Large Item* 904 Emma Street - design](#)
- 15 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](#)

- 16 **New mono-slope roof on rear additions - 1105 Watson Street - Nautilus Drafting & Design Services (C2026-0034)**
Attachments: [*Large Item* 1105 Watson Street - design](#)
- 17 **Demolition of rear historic mono-slope roofs and removal of CBS side and rear walls - 1105 Watson Street - Nautilus Drafting & Design Services (C2026-0034)**
Attachments: [*Large Item* 1105 Watson Street - demolition](#)
- 18 **New elevated bathroom structure at pool area - 1400 Duval Street - Bender & Associates Architects (C2026-0031)**
Attachments: [*Large Item* 1400 Duval Street](#)
- 19 **New one story and a half single-family residence on flag lot. New pool and pool deck - 626 Samaritan Lane - Bender & Associates Architects (C2026-0032)**
Attachments: [*Large Item* 626 Samaritan Lane - design](#)
- 20 **Demolition of one-story contributing structure and site features - 626 Samaritan Lane - Bender & Associates Architects (C2026-0032)**
Attachments: [*Large Item* 626 Samaritan Lane - demolition](#)

Public Comments

Commissioner Comments

Adjournment