



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

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 - 5:00 P.M.

Roll Call

Absent 2 - Commissioner Green, and Vice Chair Moody

Present 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as amended. Commissioner Osborn was named Vice Chair Pro Tem through unanimous consent.

Administering the Oath by the Clerk of the Commission

Approval of Minutes

1 April 28, 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 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](#)

Postponed Indefinitely

- 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 Applicant Presentation](#)

Commissioner Osborn made a motion to approve with conditions to remove second story roof top railing from the application and revising the two story accessory structure with staff. That motion failed for lack of a second.

A motion was then made by Commissioner Perez, seconded by Commissioner Harrison, that approve with a condition to remove the guard rail on the roof area from the application. The motion carried by the following vote:

No: 1 - Commissioner Osborn

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 4 - Commissioner Archer, Commissioner Harrison, Commissioner Perez, and Chairman Burkee

- 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 Applicant Presentation](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Archer, to approve the demolition. The motion carried by the following vote:

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

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](#)
- A motion was made by Commissioner Harrison, seconded by Commissioner Perez, to approve the application with the condition that staff approved landscaping is added in front of the ramp area. The motion carried by the following vote:
- Absent:** 2 - Commissioner Green, and Vice Chair Moody
- Yes:** 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee
- 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](#)
- A motion was made by Commissioner Harrison, seconded by Commissioner Osborn, to approve the demolition. The motion carried by the following vote:
- Absent:** 2 - Commissioner Green, and Vice Chair Moody
- Yes:** 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee
- 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](#)
- A motion was made by Commissioner Archer, seconded by Commissioner Harrison, to approve the application with a condition to revise the window on the east elevation to match the rest of the project windows. The motion carried by the following vote:
- Absent:** 2 - Commissioner Green, and Vice Chair Moody
- Yes:** 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 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](#)
- A motion was made by Commissioner Archer, seconded by Commissioner Harrison, to approve the demolition. The motion carried by the following vote:
- Absent:** 2 - Commissioner Green, and Vice Chair Moody
- Yes:** 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee
- 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](#)
- A motion was made by Commissioner Archer, seconded by Commissioner Perez, to approve as presented. The motion carried by the following vote:
- Absent:** 2 - Commissioner Green, and Vice Chair Moody
- Yes:** 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee
- 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](#)
- A motion was made by Commissioner Osborn, seconded by Commissioner Archer, to approve the application with the condition to change the rear open porch roof to an additional sawtooth roof. The motion carried by the following vote:
- Absent:** 2 - Commissioner Green, and Vice Chair Moody
- Yes:** 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

11 **Demolition of side and rear historic additions - 705
Chapman Lane - Robert Hulec (C2026-0028)**

Attachments: [*Large Item* 705 Chapman Lane - demolition](#)

A motion was made by Commissioner Archer, seconded by Commissioner Perez, to approve the demolition. The motion carried by the following vote:

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

12 **New 8 foot tall folding doors on front elevation - 618 Duval
Street - Rick Milelli (C2026-0029)**

Attachments: [*Large Item* 618 Duval Street - design](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Harrison, to approve the application as presented. The motion carried by the following vote:

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

13 **Demolition of non-historic storefront - 618 Duval Street -
Rick Milelli (C2026-0029)**

Attachments: [*Large Item* 618 Duval Street - demolition](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Archer, to approve the demolition. The motion carried by the following vote:

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

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](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Archer, to approve as presented. The motion carried by the following vote:

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 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](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Osborn, to postpone the item to the June 23, 2026 HARC meeting. The motion carried by the following vote:

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 16 New mono-slope roof on rear additions - **1105 Watson Street - Nautilus Drafting & Design Services (C2026-0034)**

Attachments: [*Large Item* 1105 Watson Street - design](#)

A motion was made by Commissioner Archer, seconded by Commissioner Harrison, to approve with the condition the applicant will work with staff if additional roof height is required. The motion carried by the following vote:

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 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](#)

A motion was made by Commissioner Archer, seconded by Commissioner Harrison, to approve the demolition. The motion carried by the following vote:

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 5 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

18 **New elevated bathroom structure at pool area - 1400 Duval Street - Bender & Associates Architects (C2026-0031)**

Attachments: [*Large Item* 1400 Duval Street](#)

Chairman Burkee recused himself for the next three items and left the dais. Commissioner Osborn took over the gavel as Chair Pro Tem.

A motion was made by Commissioner Archer, seconded by Commissioner Perez, to approve the application as presented. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 4 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, and Commissioner Perez

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](#)

A motion was made by Commissioner Perez, seconded by Commissioner Archer, to approve the application as presented. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 4 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, and Commissioner Perez

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](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Archer, to approve the application as presented. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Absent: 2 - Commissioner Green, and Vice Chair Moody

Yes: 4 - Commissioner Archer, Commissioner Harrison, Commissioner Osborn, and Commissioner Perez

Public Comments

Chairman Burkee returned to the dais and took back the gavel.

Commissioner Comments

Adjournment - 7:05 P.M.