



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Historic Architectural Review Commission

Tuesday, June 24, 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 May 27, 2025

Attachments: [Minutes](#)

HARC Planner's Report

City Attorney's Report

Old Business

2 Two new carports at front and side of property over existing parking spaces - **1218 Duval Street - Moshe Gvili (C2025-0005)**

Attachments: [*Large Item* 1218 Duval Street](#)

Legislative History

3/25/25	Historic Architectural Review Commission	Postponed
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4/22/25	Historic Architectural Review Commission	Postponed
5/27/25	Historic Architectural Review Commission	Postponed

3 Second Reading - Demolition of historic one-story wood-frame residential structure, decks, walkways, and pool - **1222 Seminary Street - Sandbar Design Studio, Inc (C2025-0036)**

Attachments: [*Large Item* 1222 Seminary Street - Demolition](#)

Legislative History

5/27/25	Historic Architectural Review Commission	Approved
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4 New ticket booth and reconfiguration of existing brick pathway at the site of the Hemingway House, individually listed in the National Register of Historic Places - **907 Whitehead Street - Nautilus Drafting & Design Services (C2025-0037)**

Attachments: [*Large Item* 907 Whitehead Street](#)

Legislative History

5/27/25	Historic Architectural Review Commission	Postponed
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5 Demolition of existing ticket booth at the site of the Hemingway House, individually listed in the National Register of Historic Places - **907 Whitehead Street - Nautilus Drafting & Design Services (C2025-0037)**

Attachments: [*Large Item* 907 Whitehead Street - Demolition](#)

Legislative History

5/27/25	Historic Architectural Review Commission	Postponed
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6 **Request to Withdraw by Applicant** - Elevation of existing historic two-story wood-frame residence about 3'9", new addition on north and east sides, vertical extension of roofline for increased ceiling height, new foundation, new porch stairs, and site improvements - **309 William Street - Sandbar Design Studio, Inc (C2025-0040)**

Attachments: [*Large Item* 309 William Street](#)

Legislative History

5/27/25	Historic Architectural Review Commission	Postponed
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- 7 **Request to Withdraw by Applicant - Demolition of existing non-historic rear shed structures and partial demolition of historic structure to accommodate new addition - 309 William Street - Sandbar Design Studio, Inc (C2025-0040)**

Attachments: [*Large Item* 309 William Street - Demolition](#)

Legislative History

5/27/25	Historic Architectural Review Commission	Postponed
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- 8 **New cottage, cabana with open sides and louvered wall, decks, pool, and site improvements - 903 Frances Street - Bob Hulec (C2025-0042)**

Attachments: [*Large Item* 903 Frances Street](#)

Legislative History

5/27/25	Historic Architectural Review Commission	Postponed
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- 9 **Replacement of existing metal shingles with 5V-crimp metal roofing on historic structure - 402 South Street - Hugh J. Morgan (C2025-0049)**

Attachments: [*Large Item* 402 South Street](#)

Legislative History

5/27/25	Historic Architectural Review Commission	Postponed
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New Business

- 10 **Opening of a section of the front elevation for new storefront to match existing and enclosure of breezeway on historic structure. Renovations to interior of bank to accommodate new restaurant - 510 Southard Street - Juan Carlos Pernas (C2025-0053)**

Attachments: [*Large Item* 510 Southard Street](#)

- 11 **Partial demolition of front elevation to accommodate storefront and removal of gate in breezeway. Demolition of interior walls and floor - 510 Southard Street - Juan Carlos Pernas (C2025-0053)**

Attachments: [*Large Item* 510 Southard Street - Demolition](#)

- 12 Renovations to two-story non-historic structure. New one-story addition on south elevation and site improvements - **114 Admirals Lane - M. Stratton Architecture (C2025-0054)**

Attachments: [*Large Item* 114 Admirals Lane](#)

- 13 Demolition of one-story non-historic bump out at south elevation - **114 Admirals Lane - M. Stratton Architecture (C2025-0054)**

Attachments: [*Large Item* 114 Admirals Lane - Demolition](#)

- 14 Renovations to historic house. New one-story rear addition. Reconstruction of wooden stairs and second story deck, new pool, and site improvements - **916 Simonton Street - Serge Mashtakov, PE (C2025-0055)**

Attachments: [*Large Item* 916 Simonton Street](#)

- 15 Demolition of historic one-story frame additions. Demolition of existing front balcony, wooden staircase, existing cistern in rear, and concrete walkways - **916 Simonton Street - Serge Mashtakov, PE (C2025-0055)**

Attachments: [*Large Item* 916 Simonton Street - Demolition](#)

- 16 New covered porch at rear and side of historic house - **707 Simonton Street - Robert L Delaune Architect, p.a. (C2025-0056)**

Attachments: [*Large Item* 707 Simonton Street](#)

- 17 Demolition of existing non-historic rear deck, covered porch, and outdoor shower. Removal of existing 6' fence - **707 Simonton Street - Robert L Delaune Architect, p.a. (C2025-0056)**

Attachments: [*Large Item* 707 Simonton Street - Demolition](#)

- 18 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](#)

- 19 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](#)

- 20 Renovations to historic house. New addition on north elevation behind screen porch, new pool, new cabana, new addition at rear, and site improvements - **812 Carsten Lane - Alex Sainato (C2025-0058)**

Attachments: [*Large Item* 812 Carsten Lane](#)

- 21 Partial demolition of existing front wall behind screened porch and rear wall to accommodate additions, removal of rear concrete slabs - **812 Carsten Lane - Alex Sainato (C2025-0058)**

Attachments: [*Large Item* 812 Carsten Lane - Demolition](#)

- 22 New Fort Zachary Taylor visitor center and site improvements - **601 Howard England Way - Bender & Associates Architects (C2025-0059)**

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

- 23 Demolition of existing non-historic one-story restroom structure. Removal of wood ramp and concrete walkways - **601 Howard England Way - Bender & Associates Architects (C2025-0059)**

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

- 24 After the fact - Renovations to contributing structure.
Enclosure and extension of rear/side second story porch and
extension of rear first floor. Full width two-story open porch in
rear. Addition of hip roof over second story covered porch -
1301 Whitehead Street - Peter Janker (C2025-0061)

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

- 25 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](#)

- 26 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](#)

- 27 Demolition of non-historic carport and brick paving - **704
Russell Lane - Bert Bender, Architect (C2025-0062)**

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

Public Comments

Commissioner Comments

Adjournment