



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Wednesday, July 29, 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 June 23, 2026

Attachments: [Minutes](#)

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

HARC Planner's Report

Assistant City Attorney's Report

Old Business

- 2 Renovations to contributing structure. New Bahama shutters partially enclosing existing historic front porch and ~~new-louvers on~~ renovations to front concrete wall - **409 Catherine Street - Carlos Rojas (C2026-0033)**

Attachments: [*Large Item* 409 Catherine Street - design](#)

A motion was made by Commissioner Archer, seconded by Commissioner Perez, to approve the application as presented. The motion failed with Commissioners Green, Harrison, Osborn, Vice Chair Moody, and Chairman Burkee voting No and Commissioners Archer and Perez voting Yes.

A motion was then made by Commissioner Harrison, seconded by Commissioner Moody, to approve the application with the condition that the front door, frame, columns and transom are removed and replaced with a gate aligned with the proposed front vertical slat railings. The motion failed with Commissioners Archer, Green, Osborn, Perez, Vice Chair Moody and Chairman Burkee voting No and Commissioner Harrison voting Yes.

A motion was then made by Commissioner Green, seconded by Commissioner Osborn, to deny the application based upon staff recommendations. The motion failed with Commissioners Archer, Harrison, Perez, and Vice Chair Moody voting No and Commissioners Green, Osborn and Chairman Burkee voting Yes.

A final motion was then made by Commissioner Harrison, seconded by Commissioner Archer, to approve the application with the condition that the front door, frame, columns and transom are removed and replaced with a gate aligned with the proposed front vertical slat railings. The motion carried by the following vote:

No: 1 - Commissioner Osborn

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

New Business

- 3 Renovations to non-contributing one-story structure.
Reconstruction of front porch to historic configuration and
site improvements - **327 Julia Street - David Salay/Bender
& Associates Architects (C2026-0040)**

Attachments: [*Large Item* 327 Julia Street - design](#)

Chairman Burkee recused himself from the next two items, passed the gavel to
Vice Chair Moody, and left the dais.

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

Recuse: 1 - Chairman Burkee

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

- 4 Demolition of non-historic covered front porch and removal
of roof overhang on west elevation - **327 Julia Street -
David Salay/Bender & Associates Architects
(C2026-0040)**

Attachments: [*Large Item* 327 Julia Street - demolition](#)

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

Recuse: 1 - Chairman Burkee

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

- 5 Renovations to non-contributing structure, new rear pool
house, garage expansion with second-story addition, side
porch extension, new elevator, covered pool deck with upper
deck, and site improvements - **901 Washington Street -
T.S. Neal Architects/Seth Neal (C2026-0041)**

Attachments: [*Large Item* 901 Washington Street - design](#)

This item was postponed to the August 25, 2026 meeting during agenda
approval.

- 6 Demolition of historic one-story garage, side porch, and water feature - **901 Washington Street - T.S. Neal Architects/Seth Neal (C2026-0041)**

Attachments: [*Large Item* 901 Washington Street - demolition](#)

This item was postponed to the August 25, 2026 meeting during agenda approval.

- 7 Painting of wood shutters on contributing structure - **724 Olivia Street - T.S. Neal Architects/Seth Neal (C2026-0042)**

Attachments: [*Large Item* 724 Olivia Street](#)

Chairman Burkee returned to the dais and Vice Chair Moody passed the gavel to him.

A motion was made by Commissioner Osborn, seconded by Commissioner Archer, that the item be postponed to the August 25, 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

- 8 Renovations to contributing structure including restoration of historic fenestrations - **421 Caroline Street - Robet Hulec (C2026-0044)**

Attachments: [*Large Item* 421 Caroline Street](#)

A motion was made by Vice Chair Moody, seconded by Commissioner Osborn, to approve the application as presented. 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 New aluminum folding doors on front elevation and new roof stack - **1130 Duval Street - Nautilus Drafting & Design Services (C2026-0045)**

Attachments: [*Large Item* 1130 Duval Street](#)

Commissioner Osborn recused herself from this item and left the dais.

A motion was made by Vice Chair Moody, seconded by Commissioner Archer, to approve the application as presented. 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

Commissioner Osborn returned to the dais.

Public Comments

Commissioner Comments

Adjournment - 6:37 P.M.