



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Historic Architectural Review Commission

Tuesday, January 27, 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 December 16, 2025

Attachments: [Minutes](#)

HARC Planner's Report

Assistant City Attorney's Report

Old Business

2 **Request for Postponement by Staff to February 24, 2026:** New two-story single-family residence, new pool, pool deck, and site improvements - **309 William Street - Sandbar Design Studio Inc. (C2025-0077)**

Attachments: [309 William Street - Structural Report - 9.1.2025 SS.pdf](#)

[*Large Item* 309 William Street - Design](#)

[Legislative History](#)

9/23/25	Historic Architectural Review Commission	Postponed
10/28/25	Historic Architectural Review Commission	Postponed
11/18/25	Historic Architectural Review Commission	Postponed
12/16/25	Historic Architectural Review Commission	Postponed

3 **Request for Postponement by Staff to February 24, 2026: Demolition of existing contributing single-family residence and rear sheds - 309 William Street - Sandbar Design Studio Inc. (C2025-0077)**

Attachments: [309 William Street - Structural Report - 9.1.2025 SS.pdf](#)

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

Legislative History

9/23/25	Historic Architectural Review Commission	Postponed
10/28/25	Historic Architectural Review Commission	Postponed
11/18/25	Historic Architectural Review Commission	Postponed
12/16/25	Historic Architectural Review Commission	Postponed

4 New one-story accessory structure, new pool, pool deck, and concrete driveway. Demolition of one-story non-historic shed. Demolition of pool and pool deck - **1100 Grinnell Street - Heather Korth (C2025-0080)**

Attachments: [*Large Item* 1100 Grinnell Street](#)

Legislative History

10/28/25	Historic Architectural Review Commission	Postponed
11/18/25	Historic Architectural Review Commission	Postponed
12/16/25	Historic Architectural Review Commission	Postponed

5 Second Reading - ~~Renovations, relocation and elevation of contributing structure. New one-story rear addition, pool, pool deck, wood pergola, and site improvements. Demolition of historic rear porch, shed roof addition, and non-historic front porch~~ - **624 United Street - T.S. Neal Architects, Seth Neal (C2025-0100)**

Attachments: [Public Comment - Willoughby](#)

[*Large Item* 624 United Street](#)

Legislative History

12/16/25 Historic Architectural Approved
Review Commission

New Business

6 Renovations to contributing structure. Reconfiguration of existing rear additions. Elevation of structure by 1'1" - **906 Packer Street - Bender and Associates Architects (C2025-0070)**

Attachments: [*Large Item* 906 Packer Street](#)

7 Demolition of rear shed and partial demolition of second-story mezzanine - **906 Packer Street - Bender and Associates Architects (C2025-0070)**

Attachments: [*Large Item* 906 Packer Street Demolition](#)

8 New dwelling unit to replace existing dwelling unit at rear - **417 Simonton Street - Bender & Associates Architects (C2025-0078)**

Attachments: [*Large Item* 417 Simonton Street - Design](#)

9 Demolition of existing dwelling unit at rear - **417 Simonton Street - Bender & Associates Architects (C2025-0078)**

Attachments: [*Large Item* 417 Simonton Street - Demolition](#)

10 Renovations to altered contributing structure. Elevation of structure by 6". New rear addition, rebuilding front porch, and site improvements - **304 Truman Ave - Habitat for Humanity (C2025-0101)**

Attachments: [*Large Item* 304 Truman Avenue Design](#)

11 Demolition of remaining deteriorated real wall - **304 Truman Ave - Habitat for Humanity (C2025-0101)**
Attachments: [*Large Item* 304 Truman Avenue Demolition](#)

12 New two-story single-family residence, new pool, pool deck, and site improvements. Relocation of existing contributing structure, new side and rear addition, new pool, pool deck, and site improvements - **1327 Duncan Street - Sandbar Design Studio Inc (C2025-0102)**
Attachments: [*Large Item* 1327 Duncan Street - Design](#)

13 Demolition of historic rear one-story cottage, historic side shed roof addition, rear gable addition, rear non-historic shed, and site features - **1327 Duncan Street - Sandbar Design Studio Inc (C2025-0102)**
Attachments: [*Large Item* 1327 Duncan Street - Demolition](#)

14 Renovations to contributing structure. Partial enclosure of rear porch and reconstruction of two-story historic side addition with new gable roof, new pool, pool deck, and site improvements - **602 Southard Street - Serge Mashtakov, PE (C2025-0105)**
Attachments: [*Large Item* 602 Southard Street Design](#)

15 Partial demolition of historic two-story side addition to accommodate new gable roof - **602 Southard Street - Serge Mashtakov, PE (C2025-0105)**
Attachments: [*Large File* 602 Southard Street Demolition](#)

16 Renovations to contributing structure façade to install full height storefront system - **1114 Duval Street - Serge Mashtakov, PE (C2025-0107)**
Attachments: [*Large Item* 1114 Duval Street - Design](#)

17 Demolition of bottom portion of exterior walls to accommodate storefront system - **1114 Duval Street - Serge Mashtakov, PE (C2025-0107)**
Attachments: [*Large Item* 1114 Duval Street - Demolition](#)

18 Replacement of storefront windows on contributing structure with aluminum frame storefront windows - **900 Frances Street - A20 Architecture LLC (C2025-0109)**

Attachments: [*Large Item* 900 Frances Street - Design](#)

19 Replacement of all exterior windows and doors on contributing structure with impact rated units - **210 Elizabeth Street - A20 Architecture LLC (C2025-0110)**

Attachments: [*Large Item* 210 Elizabeth Street Design](#)

20 New wood pergola with louvered wall and pool at side of house - **812 Carsten Lane - Alex Sainato (C2025-0112)**

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

Discussion Items

21 Window replacements in the historic district

Attachments: [Memo for Windows in Historic District](#)

[Public Comment - Fernandez](#)

Legislative History

12/16/25 Historic Architectural Postponed
Review Commission

22 West Martello Tower (1100 Atlantic Blvd) and The Armory (600 White Street) - National Register Additional Documentation

Attachments: [Cover Memo for Clg Advisory Review Cover Memo – Armory & West Martello T](#)

[*Large Item* The Armory Additional Documentation](#)

[*Large Item* West Martello Additional Documentation](#)

Public Comments

Commissioner Comments

Adjournment