



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Historic Architectural Review Commission

Tuesday, February 24, 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 January 27, 2026

Attachments: [Minutes](#)

HARC Planner's Report

2 2025 End of the Year Report

Attachments: [Report](#)

Assistant City Attorney's Report

Old Business

- 3 **Request for Postponement by Staff to March 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](#)
- 4 **Request for Postponement by Staff to March 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](#)
- 5 **Request to Withdraw by Applicant - 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: [*Large Item* 624 United Street](#)
[Public Comment - Willoughby](#)

New Business

- 6 Renovations to historic structures. Reconstruction of front
porches on both structures. Reconstruction of one-story
hyphen with new gable roof. New one-story addition on rear,
new wood deck, and site improvements - **314 Southard
Street - David Ribbans, Brian Ribbans, Anne Druessedow
(C2025-0111)**
Attachments: [*Large Item* 314 Southard Street - design](#)
- 7 Demolition of enclosed porches on historic buildings to be
reconstructed. Removal of lattice on west wing, metal gate,
and side entry. Demolition of hyphen and all flat roofs to
install new gable roofs - **314 Southard Street - David
Ribbans, Brian Ribbans, Anne Druessedow (C2025-0111)**
Attachments: [*Large Item* 314 Southard Street - demolition](#)

- 8 Renovations to contributing structure. New entry porch, new one-story accessory structure, new one-story pavilion, new pool and pool deck, and site improvements. Partial enclosure and extension of covered porch on west elevation - **626 Canfield Lane - Matthew Stratton (C2026-0002)**
Attachments: [*Large Item* 626 Canfield Lane - design](#)
- 9 Demolition of screened entry porch, non-historic carport, and site features - **626 Canfield Lane - Matthew Stratton (C2026-0002)**
Attachments: [*Large Item* 626 Canfield Lane - demolition](#)
- 10 New 6' wood picket fence starting at property line on side of house on Georgia Street - **1301 United Street - Inocente & Denise Santiago (C2026-0003)**
Attachments: [*Large Item* 1301 United Street](#)
- 11 New storefront awning along Duval Street façade, extending partially along Amelia Street façade - **1114 Duval Street - Cross Key Marine Canvas (C2026-0004)**
Attachments: [*Large Item* 1114 Duval Street](#)
- 12 New one and a half story residence, new pool, pool deck, and site improvements - **1123 Olivia Street - Pope-Scarborough Architects (C2026-0005)**
Attachments: [1123 Olivia Street - design.pdf](#)
- 13 Demolition of historic non-contributing wood frame structure and site features - **1123 Olivia Street - Pope-Scarborough Architects (C2026-0005)**
Attachments: [*Large Item* 1123 Olivia Street - demolition](#)
- 14 New second floor bedroom addition over existing non-historic addition to contributing structure - **330 Caroline Street - Pope-Scarborough Architects (C2026-0006)**
Attachments: [*Large Item* 330 Caroline Street](#)
- 15 New 6' wood solid picket fence on Catherine Street side to match existing - **1127 Thomas Street - Anne Bauman (C2026-0007)**
Attachments: [*Large Item* 1127 Thomas Street](#)

- 16 **New carport on side of non-contributing structure - 1205 Von Phister Street - Serge Mashtakov, PE (C2026-0008)**
Attachments: [*Large Item* 1205 Von Phister Street](#)
- 17 **Change from concrete tile to 5 v-crimp metal roofing, flat roof replacement, and new ogee gutters - 700 Fleming Street - Bender & Associates Architects (C2026-0009)**
Attachments: [*Large Item* 700 Fleming Street](#)
- 18 **Renovations to contributing structure and new two-story covered porch in the rear - 518 Elizabeth Street - Bender & Associates Architects (C2026-0010)**
Attachments: [*Large Item* 518 Elizabeth Street - design](#)
- 19 **Demolition of rear two-story wraparound porch, partial demolition of rear walls and rear gable roof - 518 Elizabeth Street - Bender & Associates Architects (C2026-0010)**
Attachments: [*Large Item* 518 Elizabeth Street](#)

Discussion Items

- 20 **Text amendments for fence colors**
Attachments: [Public Comment - DiTocco](#)

Proposed Add-On Item

- 21 **Selection of Vice Chair**

Public Comment

Commissioner Comment

Adjournment