City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, October 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 - 5:02 P.M.

Roll Call

Absent 1 - Commissioner Perez

Present 6 - Commissioner Epperly, Commissioner Harrison, Commissioner Marquardt, Vice Chair Moody, Commissioner Osborn, 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 September 23, 2026

Attachments: Minutes

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

HARC Planner's Report

Assistant City Attorney's Report

Old Business

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

Attachments: *Large Item* 724 Olivia Street

Withdrawn

New Business

3 After the fact - New aluminum entry gate on side elevation - **1411 White Street - Chris Taylor (C2026-0064)**

Attachments: *Large Item* 1411 White Street.pdf

A motion was made by Commissioner Osborn, seconded by Vice Chair Moody, that the application be Approved with the condition that the "U" shaped fence section connected to the gate is painted white to match the gate and the fact that the atypical design of the fence has already been approved and the proportions of the gate match the proportions of the fence. The motion carried by the following vote:

Absent: 1 - Commissioner Perez

Yes: 6 - Commissioner Epperly, Commissioner Harrison, Commissioner Marquardt, Vice Chair Moody, Commissioner Osborn, and Chairman Burkee

4 **Minor Development Plan -** New pergola, bar, flooring, and railing on 2nd floor of accessory structure - **1500 Reynolds Street - Vinay Matthews, K2M Design (C2026-0065)**

Attachments: *Large Item* 1500 Reynolds Street - design.pdf

A motion was made by Vice Chair Moody, seconded by Commissioner Marquardt, that the application be Approved. The motion carried by the following vote:

Absent: 1 - Commissioner Perez

Yes: 6 - Commissioner Epperly, Commissioner Harrison, Commissioner Marquardt, Vice Chair Moody, Commissioner Osborn, and Chairman Burkee

5 Renovations to historic structure (Shrimpboat Studio), new ADA lift, new foundation on wood addition, and site improvements - **203 Elizabeth Street (Lazy Way Ln) - Serge Mashtakov, PE (C2026-0066)**

Attachments: *Large Item* 203 Elizabeth Street - design.pdf

A motion was made by Commissioner Osborn, seconded by Vice Chair Moody, that the application be Approved with the conditions that the HVAC system is screened, the flat roof is painted white, and the sliding doors are natural oiled wood. The motion carried by the following vote:

Absent: 1 - Commissioner Perez

Yes: 6 - Commissioner Epperly, Commissioner Harrison, Commissioner Marquardt, Vice Chair Moody, Commissioner Osborn, and Chairman Burkee

6 Demolition of structural elements including tie beams, roofing, and partial demolition of wall on wood addition - **203 Elizabeth Street (Lazy Way Ln) - Serge Mashtakov, PE (C2026-0066)**

Attachments: *Large Item* 203 Elizabeth Street - demolition.pdf

A motion was made by Vice Chair Moody, seconded by Commissioner Harrison, that the demolition be Approved. The motion carried by the following vote:

Absent: 1 - Commissioner Perez

Yes: 6 - Commissioner Epperly, Commissioner Harrison, Commissioner Marquardt, Vice Chair Moody, Commissioner Osborn, and Chairman Burkee

7 Renovations to contributing structure. New one-story side additions, reconstruction of front porch, new rear deck and site improvements - **209 Olivia Street - Bender & Associates Architects (C2026-0062)**

Attachments: *Large Item* 209 Olivia Street - design.pdf

Chairman Burkee recused himself from items 7, 8, 9, & 10. He passed the gavel to Vice Chair Moody and left the dais.

A motion was made by Commissioner Marquardt, seconded by Commissioner Epperly, that the application be Approved. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Epperly, Commissioner Harrison, Commissioner Marquardt, Vice Chair Moody, and Commissioner Osborn

8 Demolition of historic and non-historic one-story additions, front porch, and site features - **209 Olivia Street - Bender & Associates Architects (C2026-0062)**

Attachments: *Large Item* 209 Olivia Street - demolition.pdf

A motion was made by Commissioner Osborn, seconded by Commissioner Harrison, that the demolition be Approved and move to second reading. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Epperly, Commissioner Harrison, Commissioner Marquardt, Vice Chair Moody, and Commissioner Osborn

Old Business - Cont'd

9 Renovations to one-story contributing structure, new two-story and one-story additions, new pool, and site improvements - **1224 Seminary Street - Bender & Associates Architects (C2026-0060)**

Attachments: *Large Item* 1224 Seminary Street - design

A motion was made by Commissioner Osborn, seconded by Commissioner Marquardt, that the application be Approved. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Epperly, Commissioner Harrison, Commissioner Marquardt, Vice Chair Moody, and Commissioner Osborn

10 Demolition of one-story additions and site features - **1224 Seminary Street - Bender & Associates Architects (C2026-0060)**

Attachments: *Large Item* 1224 Seminary Street - demolition

A motion was made by Commissioner Osborn, seconded by Commissioner Harrison, that the demolition be Approved. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Epperly, Commissioner Harrison, Commissioner Marquardt, Vice Chair Moody, and Commissioner Osborn

11 Text amendments to Historic Architectural Guidelines

Attachments: Exterior Colors Guidelines

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

A motion was made by Vice Chair Moody, seconded by Commissioner Osborn, that the item be Postponed to November 17, 2026. The motion carried by the following vote:

Absent: 1 - Commissioner Perez

Yes: 6 - Commissioner Epperly, Commissioner Harrison, Commissioner Marquardt, Vice Chair Moody, Commissioner Osborn, and Chairman Burkee

New Business - Cont'd

12 Approve Proposed 2027 Meeting Dates

Attachments: Proposed Meeting Dates

A motion was made by Vice Chair Moody, seconded by Commissioner Osborn, that the item be Approved. The motion carried by the following vote:

Absent: 1 - Commissioner Perez

Yes: 6 - Commissioner Epperly, Commissioner Harrison, Commissioner Marquardt, Vice Chair Moody, Commissioner Osborn, and Chairman Burkee

Public Comments

Commissioner Comments

Adjournment - 6:52 P.M.