



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Wednesday, May 20, 2020

5:00 PM

City Hall

VIRTUAL MEETING

Instructions on how to watch and/or participate in the Virtual Meeting

Attachments: [Instructions](#)

Call Meeting To Order - 5:06 PM

Roll Call

Present 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was approved unanimously as amended.

Approval of Minutes

1 February 25, 2020

Attachments: [Minutes](#)

A motion was made by Commissioner Powell, seconded by Commissioner Ingram, that the Minutes be Approved. The motion passed by an unanimous vote.

HARC Planner's Report

HARC Inspector's Report

Assistant City Attorney's Report

Old Business

- 2 Demolition of existing roof overhangs on first and second levels of the rear. Demolition of existing concrete porch. Partial demolition of rear wall for new openings into addition - **#1226 South Street - Artibus Design (H2019-0047)**

Attachments: [1226 South Street - Updated Second Reading Demo](#)
[1226 South Street - First Reading Demo - 2/25/20](#)
[1226 South Street - Previous Demo - 1/29/20](#)
[1226 South Street - Previous Demo - 11/20/19](#)
[Letters from Neighbors](#)
[Communications](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Moody, that the Action Items be Passed. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

- 3 New carport over existing parking area and new fence - **#532 Caroline Street - Thomas E Pope (H2020-0004)**

Attachments: [532 Caroline Street - Revised Design](#)
[532 Caroline Street - Previous Design 2/25/20](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Powell, that the Action Items be Passed based on exceptional circumstances as to safety, and the appropriate use of elevation differences. The motion carried by the following vote:

No: 2 - Commissioner Bender, and Commissioner Cognevich

Yes: 5 - Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

- 4 New swimming pool and pool equipment - **#911 Virginia Street - Charles Wicht (H2020-0005)**

Attachments: [Request to Postpone](#)
[911 Virginia Street - Pool 2/25/20](#)

Postponed by the Applicant.

New Business

- 5 Renovations to existing house including change of roof form at rear. New a/c system and new 6 feet tall side picket fence - **#916 White Street - Bender & Associates (H19-0031)**

Attachments: [916 White Street - Design](#)

A motion was made by Commissioner Moody, seconded by Commissioner Cognevich, that the Action Items be Passed. The motion carried by the following vote:

Recuse: 1 - Commissioner Bender

Yes: 6 - Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

- 6 Demolition of rear roofs and removal of accessory shed structure. Removal of side fence - **#916 White Street - Bender & Associates (H19-0031)**

Attachments: [916 White Street - Demolition](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Moody, that the Action Items be Passed. The motion carried by the following vote:

Recuse: 1 - Commissioner Bender

Yes: 6 - Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

- 7 New two-story structure - **#914 Thomas Street - Spottswood, Spottswood, Spottswood and Sterling (H2020-0011)**

Attachments: [Request to Postpone](#)

Postponed by the Applicant.

- 8 Renovations to existing house, decks, and pool. New rear addition - **#723 Eaton Street - Seth Neal (H2020-0012)**

Attachments: [723 Eaton Street - Design](#)

A motion was made by Commissioner Moody, seconded by Commissioner Powell, that the Action Items be Passed. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

- 9 Demolition of non-historic rear additions. Removal of front porch infill -
#723 Eaton Street - Seth Neal (H2020-0012)

Attachments: [723 Eaton Street - Demo](#)

A motion was made by Commissioner Powell, seconded by Commissioner Moody, that the Action Items be Passed. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

- 10 New accessory structure at rear yard. Rear façade modifications. Site work - **#1314 Whalton Street - Michael B. Ingram (H2020-0013)**

Attachments: [1314 Whalton Street - Design](#)

A motion was made by Commissioner Powell, seconded by Commissioner Moody, that the Action Items be Passed. The motion carried by the following vote:

Recuse: 1 - Commissioner Ingram

Yes: 6 - Commissioner Bender, Commissioner Cognevich, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

- 11 Partial demolition of non-historic rear porch addition. Removal of non-historic rear wall of kitchen - **#1314 Whalton Street - Michael B. Ingram (H2020-0013)**

Attachments: [1314 Whalton Street - Demolition](#)

A motion was made by Commissioner Moody, seconded by Commissioner Powell, that the Action Items be Passed. The motion carried by the following vote:

Recuse: 1 - Commissioner Ingram

Yes: 6 - Commissioner Bender, Commissioner Cognevich, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

- 12 New asphalt millings parking lot. Site lighting and signage - **#1300 Duval Street - Robert Ramey- K2M Design (H2020-0014)**

Attachments: [1300 Duval Street - Design](#)

[1300 Duval Street Site Plan With Light Posts Location](#)

A motion was made by Commissioner McChesney, seconded by Commissioner Cognevich, that the Action Items be Passed, to include recommendations made by staff reflected in staff report. The motion carried by the following vote:

No: 1 - Commissioner Ingram

Recuse: 1 - Commissioner Moody

Yes: 5 - Commissioner Bender, Commissioner Cognevich, Commissioner McChesney, Commissioner Powell, and Chairman Green

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Demolition of existing non-historic and non-contributing structures -
#1300 Duval Street - Robert Ramey- K2M Design (H2020-0014)

Attachments: [1300 Duval Street - Demolition](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Powell, that the Action Items be Passed. The motion carried by the following vote:

Recuse: 1 - Commissioner Moody

Yes: 6 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Powell, and Chairman Green

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Relocation and renovation of historic structure. New one-story rear addition. New pool and site improvements - **#1003 Seminary Street - Kevin Melloncamp (H2020-0015)**

Attachments: [1003 Seminary Street - Design](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Powell, that the Action Items be Passed. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

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Demolition of non-historic rear addition and portion of non-historic garage - **#1003 Seminary Street - Kevin Melloncamp (H2020-0015)**

Attachments: [1003 Seminary Street - Demo](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Powell, that the Action Items be Passed. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

Discussion Items

- 16 Proposed changes to Chapter 106, Sections 106-51 through 106-54 and Section 90-428 of the Land Development Regulations for outdoor displays exceptions and final decisions of historic architectural review commission.

Attachments: [Current regulations for Outdoor Displays](#)
[Outdoor Display Exception Proposed Draft](#)
[Section 90-428 Appeals portion](#)

Received and Filed

Comments from Commissioners

Adjournment -6:43 PM