



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Historic Architectural Review Commission

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Tuesday, August 24, 2021

5:00 PM

City Hall

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**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:** Individuals are responsible to share their presentation at the meeting on their laptop through zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

**Call Meeting To Order - 5:01 P.M.**

#### Roll Call

**Absent** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Present** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

#### Pledge of Allegiance to the Flag

**Approval of Agenda - The Agenda was approved unanimously as changed.**

#### Approval of Minutes

1 July 28, 2021

Attachments: [Minutes](#)

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

#### HARC Planner's Report

#### HARC Inspector's Report

2 August Report

Not Received

**Assistant City Attorney's Report**

**Old Business**

3 Major Development Plan - Demolition of historic one-story garage structure on Charles Street - **#210-216 Duval Street - Rick Milelli (H2020-0042)**

**Attachments:** [210-216 Duval Street MDP - Demolition 2nd reading](#)  
[Plan Revisions Received 8-19-2021](#)  
[210-216 Duval Street MDP - Demolition 1st reading](#)

**A motion was made by Commissioner Powell, seconded by Commissioner Burkee, that the Item be Passed. The motion carried by the following vote:**

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

4 New wood-framed home with driveway, new pool, and pool deck - **#314 Amelia Street - Tom Pope (H2021-0035)**

**Attachments:** [\\*Large File\\* 314 Amelia Street - Revised Plans](#)  
[\\*Large File\\* 314 Amelia Street - July 28, 2021](#)  
[314 Amelia Street-Neighbor Letter](#)  
[314 Amelia Letter of Support Koziel](#)  
[314 Amelia Letter of Support Robb](#)  
[Public Comments - Ltrs. of Support](#)  
[Public Comments - Ltrs of Support2](#)  
[Public Comment - Greathouse](#)  
[Public Comment - Moller](#)

**A motion was made by Commissioner Powell, seconded by Commissioner Burkee, that the Item be Postponed. The motion passed by unanimous vote.**

- 5 Separation, renovation, and elevation of two historic structures. Relocation of one historic structure.  
Replacement of all windows with wood impact units - **#617 Frances Street - Tom Gosline (H2021-0038)**

Attachments: [617 Frances Street - Design](#)  
[617 Frances Street - Design - July 28, 2021](#)  
[\\*Large File\\* Owner's Presentation](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Chatman, that the Item be Passed with the condition of the wood shingles as recommended by Staff.

The motion was approved by unanimous vote.

A motion was made Commissioner Ingram, seconded by Commissioner Chatman, that the item be Passed conditioned upon a fully approved landscape plan and that the windows will be reviewed for approval by staff after consultation with the contractor. The motion carried by the following vote:

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

- 6 Demolition of a non-historic shed and a non-historic rear addition - **#617 Frances Street - Tom Gosline (H2021-0038)**

Attachments: [617 Frances Street - Demolition](#)  
[617 Frances Street - Demolition July, 28, 2021](#)

A motion was made by Commissioner Powell, seconded by Commissioner Chatman, that the Item be Passed. The motion carried by the following vote:

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

## New Business

- 7 Minor Development Plan - Rehabilitation, elevation, and relocation of existing two-story historic house to the front of the site. New rear additions to the historic house. Construction of three new two-story single-family residential buildings. New pool, parking area, and site improvements - **#1020 Margaret Street - William Horn (H2020-0031)**

Attachments: [\\*Large File\\* 1020 Margaret Street - Design](#)

A motion was made by Commissioner Powell, seconded by Commissioner Burkee, that the Item be Passed. The motion carried by the following vote:

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

- 8 Minor Development Plan - Demolition of non-historic additions, structures, fences, and sheds - **#1020 Margaret Street - William Horn (H2020-0031)**

Attachments: [\\*Large File\\* 1020 Margaret Street - Demolition](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Chatman, that the Item be Passed. The motion carried by the following vote:

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

- 9 Renovations to two historic buildings and one non-historic building on site. Fenestration changes on Simonton Street elevation of main building - **#316 Simonton Street - Bender & Associates (H2021-0040)**

Attachments: [\\*Large File\\* 316 Simonton Street - Design](#)

A motion was made by Commissioner Powell, seconded by Commissioner Chatman, that the Item be Passed. The motion carried by the following vote:

**Recuse:** 1 - Commissioner Burkee

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 4 - Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

- 10 Removal of existing non-historic hardie board wall at rear of main historic building. Removal of existing garage door and storefront at non-historic rear building. Removal of wood doors from main historic building - **#316 Simonton Street - Bender & Associates (H2021-0040)**

Attachments: [\\*Large File\\* 316 Simonton Street - Demolition](#)

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

**Recuse:** 1 - Commissioner Burkee

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 4 - Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

- 11 New shed roof addition at rear of historic house - **#643 William Street - Erica Poole (H2021-0041)**

Attachments: [643 William Street - Design](#)

A motion was made by Commissioner Chatman, seconded by Commissioner Powell, that the Item be Passed. The motion carried by the following vote:

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

- 12 Demolition of non-historic wood frame shed. Removal of wall of historic rear addition- **#643 William Street - Erica Poole (H2021-0041)**

Attachments: [643 William Street - Demolition 1st reading](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Chatman, that the Item be Passed. The motion carried by the following vote:

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

13                                    New wrap around porch. New pool - **#1009 South Street -  
Raymond and LeeAnn Grundhoefer (H2021-0042)**

Attachments:    [1009 South Street - Design](#)

A motion was made by Commissioner Chatman, seconded by Commissioner Ingram, that the item be Passed, making specific findings that in this case the application was submitted to the City with indication of a pool. However, due to other approvals that needed to be met prior to coming to HARC in the interim the new rule was imposed. The motion carried by the following vote:

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

14                                    Demolition of existing decking and gazebo structure -  
**#1009 South Street - Raymond and LeeAnn  
Grundhoefer (H2021-0042)**

Attachments:    [1009 South Street - Demolition](#)

A motion was made by Commissioner Powell, seconded by Commissioner Chatman, that the Item be Passed. The motion carried by the following vote:

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

15                                    Request for Postponement - Renovations to existing  
historic residence. New pool - **#1311 Grinnell Street -  
Seth Neal (H2021-0043)**

Attachments:    [Request for Postponement](#)

A motion was made by Commissioner Powell, seconded by Commissioner Burkee, that the Item be Postponed to September 28, 2021. The motion passed by unanimous vote.

16                                    Request for Postponement - Demolition of carport.  
Demolition of existing floor and foundation system at porch  
and living space - **#1311 Grinnell Street - Seth Neal  
(H2021-0043)**

Attachments:    [Request for Postponement](#)

A motion was made by Commissioner Powell, seconded by Commissioner Burkee, that the Item be Postponed to September 28, 2021. The motion passed by unanimous vote.

- 17 Renovations to historic house. Construction of sawtooth roof over existing non-historic one-story addition at the rear. Relocate rear exterior wall inwards to create a covered porch - **#816 Ashe Street - Brett Tyler Smith (H2021-0044)**

Attachments: [816 Ashe Street - Design](#)

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

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

- 18 Demolition of approximately 180 square feet of non-historic additions. Removal of quarry tile front porch and stairs - **#816 Ashe Street - Brett Tyler Smith (H2021-0044)**

Attachments: [816 Ashe Street - Demolition](#)

A motion was made by Commissioner Chatman, seconded by Commissioner Burkee, that the Item be Passed. The motion carried by the following vote:

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Ingram, Commissioner Powell, and Chairman Green

- 19 Change color of front elevation wood shingles to Mallard Green (BM2053-10). Recently staff approved the following colors: exterior walls Serene Breeze (BM449), porch floors and stairs Emerald Green, trim Simply White (BM2143-70), shutters Black Evergreen (MQ6-44) and porch ceiling Icy Blue (BM2057-70) - **#506 Frances Street - Leslie Vollmert (H2021-0114)**

Attachments: [506 Frances Street](#)

A motion was made by Commissioner Chatman, seconded by Commissioner Burkee, that the Item be Passed approving the color on the second story shingles based on the fact that although the green would be legal non-contributing color which was lost when the house was painted white. However, finding the period of historical significance was when the second story shingles were darker green thereby making this an exception to the rule that the color needed to be pastel. The motion carried by the following vote:

**No:** 1 - Commissioner Ingram

**Absent:** 2 - Commissioner Cognevich, and Commissioner Oropeza

**Yes:** 4 - Commissioner Burkee, Commissioner Chatman, Commissioner Powell,  
and Chairman Green

### **Comments from Commissioners**

**Adjournment - 6:24 P.M.**