



# 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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Wednesday, July 28, 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 - 5:00 P.M.**

#### Roll Call

**Absent** 1 - Commissioner Powell

**Present** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

#### Pledge of Allegiance to the Flag

**Approval of Agenda - The agenda was unanimously as presented.**

#### Approval of Minutes

1 June 29, 2021

Attachments: [Minutes](#)

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

#### HARC Planner's Report

#### HARC Inspector's Report

**2 HARC Inspector's Report**

Attachments: [Partial July Report](#)

Received and Filed

**Assistant City Attorney's Report**

**Old Business**

**3 Construction of two new single-family frame residences on vacant lot - #512 Catherine Street - Will Shepler (H2021-0030) - Postponed from 06/29/2021**

Attachments: [\\*Large File\\* 512 Catherine Street- Revised Plans](#)  
[512 Catherine Street - June 29, 2021](#)  
[512 Catherine Street Google Earth Views](#)

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

**No:** 2 - Commissioner Cognevich, and Chairman Green

**Recuse:** 1 - Commissioner Oropeza

**Absent:** 1 - Commissioner Powell

**Yes:** 3 - Commissioner Burkee, Commissioner Chatman, and Commissioner Ingram

**New Business**

**4 Major Development Plan - New mixed-use structure on Charles Street. New stairs and roof deck. Infill exterior space between Duval Street structure and Charles Street structure. New storefront on Duval Street - #210-216 Duval Street - Rick Milelli (H2020-0042)**

Attachments: [210-216 Duval Street MDP - Design](#)

**A motion was made by Commissioner Chatman, seconded by Commissioner Oropeza, that the Action Item be Approved subject to final details being approved by staff . The motion carried by the following vote:**

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

**5** 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 Burkee, seconded by Commissioner Cognevich, that the Action Item be Approved. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

**6** Renovations to historic house. Reconfiguration of roof over rear structure. Additions of two skylights on main roof - **#4 Havana Lane Avenue - A2O Architecture (H2021-0031)**

**Attachments:** [4 Havana Avenue - Design](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Ingram, that the Action Item be Approved subject to the substitution of aluminum to wood windows . The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

**7** Demolition of non-historic rear addition. Removal of metal awning, ironwork, and asbestos siding on front elevation - **#4 Havana Lane Avenue - A2O Architecture (H2021-0031)**

**Attachments:** [4 Havana Avenue - Demolition](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Burkee, that the Action Item be Approved. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

- 8 Restoration of historic single-family residence and garage. New rear additions and wrap porch. Relocation of two accessory structures. New additions to both accessory structures and elevation of one. Site work and pool - **#918 Fleming Street/919 Hibiscus Lane - A2O Architecture (H2021-0036)**

**Attachments:** [918 Fleming Street-919 Hibiscus Lane - Design](#)

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

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

- 9 Demolition of non-historic additions at rear of historic main structure and historic garage. Reduce roof overhangs of accessory structures. Remove second-story exterior staircase - **#918 Fleming Street/919 Hibiscus Lane - A2O Architecture (H2021-0036)**

**Attachments:** [918 Fleming Street-919 Hibiscus Lane - Demolition](#)

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

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

- 10 New one-story rear addition. Installation of board and batten on East elevation of historic house. New pool and deck at rear - **#1307 Newton Street - Michael Mazzorana (H2021-0032)**

**Attachments:** [1307 Newton Street - Design](#)  
[1307 Newton - Neighbor Approval Letters](#)

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

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

11 Demolition of non-historic rear addition - **#1307 Newton Street - Michael Mazzorana (H2021-0032)**

**Attachments:** [1307 Newton Street - Demolition](#)  
[1307 Newton - Case for Demolition from Owner](#)  
[1307 Newton - Neighbor Approval letters](#)

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

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

12 Replacement of doors and windows and addition of craftsman style columns on front elevation - **#821 Duval Street - Wayne LaRue Smith (H2021-0033)**

**Attachments:** [821 Duval Street - Design](#)

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

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

13 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 Ingram, seconded by Commissioner Cognevich, that the Action Item be Postponed to August 24, 2021. The motion passed by unanimous vote.**

- 14 Construct two-story addition on top of existing concrete block structure. New roof deck garden/common area - **#917 Duval Street - William Rowan (H2021-0037)**

Attachments: [917 Duval Street](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Oropeza, that the Action Item be Denied due to not meeting guideline standards as outlined in the staff report. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

- 15 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 Burkee, seconded by Commissioner Chatman, that the Action Item be Postponed to August 24, 2021. The motion passed by unanimous vote.

- 16 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 Burkee, seconded by Commissioner Chatman, that the Action Item be Postponed to August 24, 2021. The motion passed by unanimous vote.

- 17 Replacement of front porch roof. Reframing of roof and addition of two-feet-six-inches to exterior wall height - **#1300 Newton Street - Affiliated Design & Construction Managers (H2021-0039)**

**Attachments:** [\\*Large File\\* 1300 Newton Street - Design](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Oropeza, that the Action Item be Approved. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

- 18 Remove existing roof, front porch, and brick on front elevation - **#1300 Newton Street - Affiliated Design & Construction Managers (H2021-0039)**

**Attachments:** [\\*Large File\\* 1300 Newton Street - Demolition](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Oropeza, that the Action Item be Approved. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

- 19 New gable roof on rear addition with 6 skylights and 2 gable end windows - **#803 Catherine Street - Wade Morgan (H2021-0034)**

**Attachments:** [803 Catherine Street - Design](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Oropeza, that the item be Tabled to the end of the meeting.

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

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

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Partial removal of shed roof on rear addition - **#803 Catherine Street - Wade Morgan (H2021-0034)**

**Attachments:**     [803 Catherine Street - Demolition](#)

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

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

### **Commissioner Comments**

**Adjournment - 7:20 P.M.**