



# 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, October 23, 2018

5:30 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.

**ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.**

**Call Meeting To Order 5:30 PM**

#### Roll Call

**Absent** 1 - Bender

**Present** 6 - Mr. Cognevich, Mr. Moody, Ms. Powell, Mr. Shepler, Vice Chair McChesney, and Chairman Green

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

*The Agenda was approved as amended unanimously.*

A motion was made by Commissioner Letisia Powell, seconded by Commissioner Joel Cognevich, that the be Approved on the Consent Agenda. The motion passed by an unanimous vote.

#### Approval of Minutes

1 September 27, 2018

Attachments: [Minutes](#)

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

#### HARC Planner's Report

## Assistant City Attorney's Report

### Old Business

- 2 Demolition of one outer wall on rearmost one-story, demolition of one upstairs wall and partial demolition of roof on second floor rear structure. Demolition of one-story rear portion of the house and partial demolition of rear wall of main house - **#522 Simonton Street - Glenn Anderson (H18-03-0020) Second Reading**

**Attachments:** [522 Simonton Street -Second Reading](#)  
[522 Simonton Street - August Revisions to Demolition](#)  
[522 Simonton Street - June Revisions to Demolition](#)  
[522 Simonton Redesign Applicants Presentation](#)  
[522 Simonton Street - May Previous Demolition](#)  
[Applicant's previous review](#)

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

**Recuse:** 1 - Vice Chair McChesney

**Absent:** 1 - Commissioner Bender

**Yes:** 5 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, and Chairman Green

- 3 Demolition of existing additions, decks, sheds and roof deck - **#819 White Street - Albert Hall IV (H2018-0005)**

**Attachments:** [819 White Street - Second Reading](#)  
[819 White Street - Demolition](#)  
[Public Comment](#)

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

**Absent:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

- 4 Minor Development Plan - New two-story commercial building and new two-story residential duplex - **#1028-1030 Truman Avenue - William Shepler (H18-03-0013)**

**Attachments:**     [1028-1030 Truman Avenue- Revised design](#)  
                              [1028-1030 Truman Avenue- Previous submitted design](#)  
                              [Public Comment- Previous submitted](#)

**A motion was made by Commissioner Cognevich, seconded by Commissioner Powell, that the Action Item be Postponed to November 27. The motion carried by the following vote:**

**Recuse:** 2 - Commissioner Shepler, and Vice Chair McChesney

**Absent:** 1 - Commissioner Bender

**Yes:** 4 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, and Chairman Green

**5**                            New one-story accessory structure and conversion of rear portion of house into a covered patio - **#1317 Grinnell Street - Juan Contin (H17-03-0058)**

**Attachments:**     [1317 Grinnell Street- Design](#)

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

**Absent:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

**6**                            Demolition of non-historic accessory structure and partial demolition of east and north exterior walls of main house - **#1317 Grinnell Street - Juan Contin (H17-03-0058)**

**Attachments:**     [1317 Grinnell Street- Demolition](#)

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

**Absent:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

**7**                            New one-story rear ~~addition~~ deck covering - **#409 Margaret Street - David Knoll (H18-03-0035)**

**Attachments:**     [409 Margaret Street- Revised Design](#)  
                              [409 Margaret Street- Previous Design](#)

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

**Absent:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

**8** Demolition of existing structure - **#215 Eneas Lane - T. Seth Neal (H2018-0003)**

**Attachments:** [215 Eneas Lane- Demolition Second Reading](#)  
[215 Eneas Lane- Demolition First Reading](#)

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

**Absent:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

**New Business**

**9** New one-story rear addition - **# 1116 Packer Street - T. Seth Neal (H2018-006)**

**Attachments:** [1116 Packer Street - Design](#)

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

**Absent:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

**10** Renovations to existing house. New one and two-story additions at rear. New side wood fence, new pool and rear deck- **#514 Louisa Street - T. Seth Neal (H2018-012)**

**Attachments:** [514 Louisa Street- Design](#)

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

**Absent:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

**11** Demolition of existing concrete porch. Demolition of side stairs. Demolition of rear roof, first floor rear wall and partial

demolition of second floor rear wall - **#514 Louisa Street -  
T. Seth Neal (H2018-012) SECOND READING**

**Attachments:** [514 Louisa Street - Demolition second reading](#)  
[514 Louisa Street - Demolition first reading](#)

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

**Absent:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

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Demolition of all buildings with the exception of rear building - **#316  
Simonton Street - Michael Ingram (H2018-007)- #316 Simonton  
Street - Michael Ingram (H2018-007)**

**Attachments:** [316 Simonton Street - Design and Demolition \\*\\*Warning: Large File\\*\\*](#)  
[Public Comment](#)

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

**Absent:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

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New parking lot - **#316 Simonton Street - Michael Ingram  
(H2018-007)**

**Attachments:** [316 Simonton Street - Design and Demolition \\*\\*Warning: Large File\\*\\*](#)  
[Public Comment](#)

A motion was made by Commissioner Letisia Powell, seconded by Commissioner Joel Cognevich, that the Action Item be Postponed. The motion passed by an unanimous vote.

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Replacement of 13 deteriorated wood windows with aluminum windows -  
**#401H Emma Street- Elliot Chwe (H2018-008)**

**Attachments:** [401H Emma Street](#)

A motion was made by Commissioner William Shepler, seconded by Commissioner Letisia Powell, that the Action Item be Postponed. The motion passed by an unanimous vote.

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Removal of existing skylights and new dormers at front and rear elevations and changes to fenestrations - **#1319-A William Street -  
William Shepler (H2018-009)**



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

**Absent:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

### **Comments from Commissioners**

### **Adjournment 7:00 PM**