



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, May 25, 2021

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.

ALL VISUAL PRESENTATIONS (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order - 5:02 P.M.

Roll Call

Absent 2 - Commissioner Chatman, and Commissioner Oropeza

Present 5 - Commissioner Burkee, Commissioner Cognevich, Commissioner Ingram, Commissioner Powell, and Chairman Green

Pledge of Allegiance to the Flag

Approval of Agenda - The Agenda was unanimously approved as presented

Approval of Minutes

1 April 28, 2021

Attachments: [Minutes](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Powell, 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 Report May](#)

ASSISTANT CITY ATTORNEY'S REPORT

OLD BUSINESS

3 Relocation and restoration of historic two-story house. New one and a half-story guest house and new one and a half-story single family house. New pool, spa and fences and site improvements - **#714 Passover Lane - Meridian Engineering (H2021-0009) - Postponed from 03/23/2021**

Attachments: [*Large File* 714 Passover Lane - Design - Revised Plans](#)
[Survey for Easement 714 Passover Lane](#)
[Easement for Morse 714 Passover Lane](#)
[*Large File* 714 Passover Lane - Design From March 23, 2021](#)

A motion was made by Commissioner Powell, seconded by Commissioner Cognevich, that the Action Item be Approved with the conditions outlined in the staff report in addition to the following:

- 1) Move the fence between historic property and guest house back in line with the front facade of the building.
- 2) Effort made to extend the driveway so a car can be parked beside the building and not in front of the building.
- 3) Meet with staff to attain staff approval about any columns, railings, balustrades and gingerbreads.

The motion passed by unanimous vote.

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

4 Demolition of non- historic third floor, wrap porches and external circular staircase at main house. Demolition of non-historic one-story accessory structure - **#714 Passover Lane - Meridian Engineering (H2021-0009)- Postponed from 03/23/2021**

Attachments: [*Large File* 714 Passover Lane - Demolition For Revised Plans](#)
[*Large File* 714 Passover Lane - Demolition From March 24, 2021](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Powell, that the Action Item be Approved with the conditions as outlined in the staff report. The motion passed by unanimous vote.

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

- 5** New accessory structure with garage. New covered porch addition and decking. New driveway - **#911 Watson Street - Matthew Stratton (H2021-0017)- Postponed from 4/28/2021**

Attachments: [911 Watson Street - Revised Plans](#)

[*Large File* 911 Watson Street - For April 28, 2021](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Cognevich, that the Action Item be Approved with the conditions as outlined in the staff report. The motion passed by unanimous vote.

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

NEW BUSINESS

- 6** Renovations to existing house including elevation, change in roof form, and reconfiguration of fenestration - **#701 Windsor Lane - Artibus Design (H2021-0013)**

Attachments: [701 Windsor Lane - Design](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Powell, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

- 7** Demolition of existing roof and roof framing - **#701 Windsor Lane - Artibus Design (H2021-0013)**

Attachments: [701 Windsor Lane - Demolition](#)

A motion was made by Commissioner Powell, seconded by Commissioner Burkee, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

- 8** Major Development Plan - Construction of six new single-family residences - **#1316 Royal Street/1319 William Street - Will Shepler (H2021-0018)**

Attachments: [1316 Royal Street-1319 William Street MDP - Design](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Burkee, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

- 9** Major Development Plan - Demolition of non-historic additions at existing structures facing William Street - **#1316 Royal Street/1319 William Street - Will Shepler (H2021-0018)**

Attachments: [1316 Royal Street-1319 William Street MDP - Demolition](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Powell, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

- 10** New one-story residence, pool, deck, and site improvements - **#1221 Royal Street - Seth Neal (H2021-0019)**

Attachments: [1221 Royal Street](#)

A motion was made by Commissioner Powell, seconded by Commissioner Burkee, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

- 11 Renovations and addition to historic house. New terrace, pool, and guest house at rear yard - **#608 Griffin Lane - Seth Neal (H2021-0020)**

Attachments: [*Large File* 608 Griffin Lane - Design](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Burkee, that the Action Item be Approved with the conditions outlined in the staff report in addition to the following:

- 1) Bahama Shutters being placed on the windows that directly face the hotel.

The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

- 12 Demolition of roof forms and walls on rear additions - **#608 Griffin Lane - Seth Neal (H2021-0020)**

Attachments: [*Large File* 608 Griffin Lane - Demolition](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Powell, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

- 13 Renovations to historic house. Elevation and relocation of existing historic house. New accessory structure at rear - **#324 Virginia Street - Seth Neal (H2021-0021)**

Attachments: [324 Virginia Street - Design](#)
[Photos Showing Existing Window Conditions](#)

A motion was made by Commissioner Powell, seconded by Commissioner Ingram, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

14 Demolition of non-historic rear additions - **#324 Virginia Street - Seth Neal (H2021-0021)**

Attachments: [324 Virginia Street - Demolition](#)

A motion was made by Commissioner Powell, seconded by Commissioner Burkee, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

15 Renovations and additions to historic house. Change of roof form from flat to pitched on existing rear addition - **#814 Catherine Street - Michael Ingram (H2021-0022)**

Attachments: [814 Catherine Street - Design](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Burkee, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Recuse: 1 - Commissioner Ingram

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

Yes: 4 - Commissioner Burkee, Commissioner Cognevich, Commissioner Powell, and Chairman Green

16 Demolition of non-historic walls to accommodate remodel - **#814 Catherine Street - Michael Ingram (H2021-0022)**

Attachments: [814 Catherine Street - Demolition](#)

A motion was made by Commissioner Powell, seconded by Commissioner Burkee, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Recuse: 1 - Commissioner Ingram

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

Yes: 4 - Commissioner Burkee, Commissioner Cognevich, Commissioner Powell, and Chairman Green

- 17 Change in roof form from flat to gable on existing accessory structure -
#905 Emma Street - Titan Contracting (H2021-0023)

Attachments: [905 Emma Street - Design](#)

A motion was made by Commissioner Powell, seconded by Commissioner Burkee, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

- 18 Demolition of roof overhangs - **#905 Emma Street - Titan Contracting (H2021-0023)**

Attachments: [905 Emma Street - Demolition](#)

A motion was made by Commissioner Powell, seconded by Commissioner Cognevich, that the Action Item be Approved with the conditions as outlined in the staff report. The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

Action Items

- 19 Selection of Chairperson and Vice Chairperson

A motion was made by Commissioner Ingram, seconded by Commissioner Burkee, that the Action Items be Postponed to June 29, 2021. The motion carried by the following vote:

Absent: 2 - Commissioner Chatman, and Commissioner Oropeza

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

COMMENTS FROM COMMISSIONERS

Adjournment - 6:50 P.M.