



# 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, February 27, 2024

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:** For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

**Call Meeting To Order - 5:00 P.M.**

#### Roll Call

**Absent** 1 - Commissioner Powell

**Present** 6 - Commissioner Cognevich, Commissioner Oropeza, Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

#### Pledge of Allegiance to the Flag

**Approval of Agenda - The agenda was unanimously approved as amended.**

#### Administering the Oath by the Clerk of the Commission

#### Approval of Minutes

1 January 23, 2024

**Attachments:** [Minutes](#)

The minutes were unanimously approved as presented by acclamation.

#### HARC Planner's Report

#### City Attorney's Report

#### Old Business

**2** **New Reconstruction of a single-family residence - 1208 Virginia Street - Smith - Hawks, PL (H2023-0050) Postponed from January 23, 2024**

**Attachments:** [\\*Large File\\* 1208 Virginia Street - Design Request to Postpone](#)  
[\\*Large File\\* 1208 Virginia Street - Design For the January 23, 2024 meeting](#)  
[1208 Virginia Footprint-Facade Comparison \(00286762xDBB48\)](#)  
[\\*Large File\\* 4.6.2023 1208 Virginia Atlantic Engineering Structural Report ss \(00283828xDBB48\)](#)  
[Northstar Engineering Report - 1208 Virginia 3.30.23 \(00283827xDBB48\)](#)

Chairman Burkee recused himself from this item and passed the gavel to Vice-Chair Oropeza.

A motion was made by Commissioner Cognevich, seconded by Commissioner Smith, to approve the Action Item. The motion carried by the following vote:

**Recuse:** 1 - Chairman Burkee

**Absent:** 1 - Commissioner Powell

**Yes:** 5 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, and Commissioner Thompson

**3** **After the fact - Demolition of historic and contributing house - 1208 Virginia Street - Smith - Hawks, PL (H2023-0050) Postponed from January 23, 2024**

**Attachments:** [\\*Large File\\* 1208 Virginia Street - Demolition Request to Postpone](#)  
[\\*Large File\\* 1208 Virginia Street - Demolition For January 23, 2024 meeting](#)  
[1208 Virginia Footprint-Facade Comparison \(00286762xDBB48\)](#)  
[\\*Large File\\* 4.6.2023 1208 Virginia Atlantic Engineering Structural Report ss \(00283828xDBB48\)](#)  
[Northstar Engineering Report - 1208 Virginia 3.30.23 \(00283827xDBB48\)](#)

This item was postponed to the March 26, 2024 Historic Architectural Review Commission meeting.

**New Business**

**15** **Reconstruction of a non-conforming single-family house**

**-718 Southard Street - Trepanier & Associates  
(H2024-0011)**

Attachments:    [\\*Large File\\* 718 Southard Street - Design](#)  
                          [\\*Large File\\* Planning Board Resolution 2022-014](#)

Vice-Chair Oropeza passed the gavel back to Chairman Burkee as he rejoined the meeting on the dais.

A motion was made by Commission Osborn, seconded by Commissioner Cognevich, to approve the Action Item. The motion carried by the following vote:

- Absent:** 1 - Commissioner Powell
- Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

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**After-the-Fact demolition of a contributing house - 718  
Southard Street - Trepanier & Associates (H2024-0011)**

Attachments:    [718 Southard Street - Demolition](#)

A motion was made by Commissioner Smith, seconded by Commissioner Osborn, to deny the after-the-fact demolition of a contributing house at 718 Southard Street, based on Section 102-218, for failure to meet all criteria. The motion carried by the following vote:

- Absent:** 1 - Commissioner Powell
- Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

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**New single-family house. New deck and pool at rear and two  
off street parking spaces - 918 James Street - Evan  
Amato T.S.N Architects (H2024-0003)**

Attachments:    [\\*Large File\\* 918 James Street](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Smith, to approve the Action Item. The motion carried by the following vote:

- Absent:** 1 - Commissioner Powell
- Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

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**Two new elevated single-family houses. Two new pools and  
decks at rear. New fences and two parking spaces -1000**

**Virginia Street / (1101 Grinnell Street) - Evan Amato  
T.S.N Architects (H2024-0004)**

**Attachments:**     [\\*Large File\\* 1000 Virginia Street \(1101 Grinnell Street\) - Design](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Oropeza, to approve the Action Item. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

**6**                                   Demolition of single-story non-contributing house - **1000  
Virginia Street - Evan Amato T.S.N Architects  
(H2024-0004)**

**Attachments:**     [\\*Large File\\* 1000 Virginia Street- Demolition](#)

A motion was made by Commissioner Smith, seconded by Commissioner Thompson, to approve the Action Item. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

**7**                                   New single-family house on vacant lot. New pool and deck  
at rear. New driveway for two cars and new fences - **921  
Windsor Lane - Evan Amato T.S.N Architects  
(H2024-0005)**

**Attachments:**     [\\*Large File\\* 921 Windsor Lane](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Oropeza, to approve the Action Item. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

**8**                                   New single-family house on vacant lot. New pool and deck  
at rear. New driveway and new fences - **719 Poorhouse  
Lane - Evan Amato T.S.N Architects (H2024-0006)**

**Attachments:**     [\\*Large File\\* 719 Poorhouse Lane](#)

A motion was made by Commissioner Thompson, seconded by Commissioner Smith, to approve the Action Item. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

**9** New single-family house. New carport, pool, deck, and site improvements - **1215 Georgia Street - Evan Amato T.S.N Architects (H2024-0008)**

**Attachments:** [\\*Large File\\* 1215 Georgia Street - Design](#)

A motion was made by Commissioner Thompson, seconded by Commissioner Smith, to approve the Action Item. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

**10** Demolition of non-contributing one-story single-family house and adjoining carport - **1215 Georgia Street - Evan Amato T.S.N Architects (H2024-0008)**

**Attachments:** [\\*Large File\\* 1215 Georgia Street - Demolition](#)

A motion was made by Commissioner Thompson, seconded by Commissioner Smith, to approve the Action Item. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

**11** New accessory structure - **1108 Fleming Street - Serge Mashtakov (H2024-0009)**

**Attachments:** [1108 Fleming Street - Design](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Cognevich, to approve the Action Item. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

12 Demolition of accessory structures at rear of property -  
**1108 Fleming Street - Serge Mashtakov (H2024-0009)**

Attachments: [1108 Fleming Street - Demolition](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Oropeza, to approve the Action Item. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

13 Renovations to existing house. New one-story side and rear  
additions. New accessory structure, and new pool - **1021  
Watson Street - Pope- Scarbrough Architects  
(H2024-0010)**

Attachments: [\\*Large File\\* 1021 Watson Street - Design](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Smith, to approve the Action Item. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

14 Partial demolition of rear of main house. Demolition of  
accessory structures and pool - **1021 Watson Street -  
Pope- Scarbrough Architects (H2024-0010)**

Attachments: [\\*Large File\\* 1021 Watson Street - Demolition](#)

A motion was made by Commissioner Thompson, seconded by Commissioner Osborn, to approve the Action Item. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

17 Proposed text amendments to Chapter 102 Article IV  
Division 3- Demolitions of the Land Development  
Regulations.

Attachments: [Staff Report- After-The-Fact Demolition](#)

This item was postponed to the March 26, 2024 Historic Architectural Review Commission meeting.

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Proposed text amendment to Sec. 122 Article II of the Land Development Regulations.

**Attachments:**     [Staff Report for Text Amendments for Non Conformities](#)  
[Ordinance Approved at First Reading by City Commission](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Osborn, to Postpone this item to a date determined Historic Architectural Review Commission staff, with direction to staff to review more detailed language to the text amendment. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

## Public Comments

## Comments from Commissioners

**Adjournment - 6:31 P.M.**