



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Monday, November 18, 2024

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.

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 - 5:01 P.M.

Roll Call

Present 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

Pledge of Allegiance to the Flag

Approval of Agenda - The Commission unanimously voted to approve the addition of the proposed add-on item. The agenda was unanimously approved as amended.

Administering the Oath by the Clerk of the Commission

Approval of Minutes

1 October 22, 2024

Attachments: [Minutes](#)

The Minutes were approved by acclamation.

HARC Planner's Report

City Attorney's Report

Old Business

- 2 Replacement of existing wood shutters with aluminum shutters - **925 Fleming Street - Richard McChesney (H2024-0028)- Postponed from October 22, 2024**

Attachments: [*Large File* 925 Fleming Street](#)
[Proposed Shutters Photos](#)
[*Large File* 925 Fleming Street August 27, 2024](#)
[Request to Postpone July 23, 2024](#)

This item was postponed indefinitely upon agenda approval.

- 3 Renovations to historic house and addition at side and rear. Relocation of house towards the east with footers of same height. New pool, pool deck, and site improvements - **1315 Newton Street - T.S. Neal Architects (H2024-0040) - Postponed from October 22, 2024**

Attachments: [*Large File* 1315 Newton Street](#)

Commissioner Oropeza recused himself from both items related to 1315 Newton Street and left the dais.

A motion was made by Commission Green, seconded by Commissioner Nations, to approve renovations to the historic house at 1315 Newton Street, addition at side and rear, relocation of house towards the east with footers of the same height, and new pool, pool deck, and site improvements. The motion carried by the following vote:

Recuse: 1 - Commissioner Oropeza

Yes: 4 - Commissioner Green, Commissioner Nations, Commissioner Osborn, and Chairman Burkee

- 4 Demolition of rear portion of house - **1315 Newton Street - T.S. Neal Architects (H2024-0040) - Postponed from October 22, 2024**

Attachments: [*Large File* 1315 Newton Street - Demolition](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Nations, to approve the demolition of the rear portion of the house at 1315 Newton Street. The motion carried by the following vote:

Recuse: 1 - Commissioner Oropeza

Yes: 4 - Commissioner Green, Commissioner Nations, Commissioner Osborn, and Chairman Burkee

- 5 After the fact - Demolition of wall framing elements and removal of wood siding windows and doors - **518 Margaret Street - Serge Mashtakov, PE (H2024-0046) - Second Reading**

Attachments: [*Large Item* 518 Margaret Street - Demolition](#)

Commissioner Oropeza rejoined the meeting on the dais.

A motion was made by Commissioner Oropeza, seconded by Commissioner Osborn, to approve the after-the-fact demolition of wall framing elements and removal of wood siding and doors at 518 Margaret Street. The motion carried by the following vote:

No: 1 - Commissioner Green

Yes: 4 - Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

- 6 New pavilion with bar underneath and site improvements including pavers, turf, and fencing - **218 Duval Street - Richard McChesney (H2024-0050) - Postponed from October 22, 2024**

Attachments: [218 Duval Street](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Nations, to approve the new pavilion with bar underneath and site improvements including pavers, turf, and fencing, subject to conditions in the staff report. The motion failed by the following vote:

Yes - Commissioner Oropeza, Commissioner Nations

No - Commissioner Green, Commissioner Osborn, Chairman Burkee

A motion was made by Commissioner Osborn, seconded by Commissioner Oropeza, to approve the four posts and roof portion of the pavilion structure as described in the application, subject to the condition in the staff report that any conditions requested by the Planning Board that will affect the exterior design under review will require HARC review, either by the Commission or their staff, depending on the extent of the change in the plans, and the further condition that any significant changes - to include but not limited to additional structures - must come back before the Historic Architectural Review Commission. The motion carried by the following vote:

Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

New Business

- 7 Minor Development Plan - New construction of two-story commercial building - **430 Greene Street - William P. Horn (H2024-0027)**
- Attachments: [430 Greene Street](#)
- A motion was made by Commissioner Green, seconded by Commissioner Osborn, to approve the new construction of a two-story commercial building as part of a Minor Development Plan at 430 Greene Street. The motion carried by the following vote:
- Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee
- 8 Addition of dormer to a section of the roofline - **1208 Virginia Street - Jonathan Ring (H2024-0043)**
- Attachments: [*Large File* 1208 Virginia Street](#)
- A motion was made by Commissioner Oropeza, seconded by Commissioner Green, to postpone the addition of a dormer to a section of the roofline at 1208 Virginia Street to the December 17, 2024 Historic Architectural Review Commission meeting. The motion carried by the following vote:
- Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee
- 9 Elevate home and rear porch from 4.97' to 9.06', new wood steps, and new foundations - **408 United Street - Douglas Pat Burdette (H2024-0051)**
- Attachments: [*Large Item* 408 United Street](#)
- A motion was made by Commissioner Osborn, seconded by Commissioner Oropeza, to approve the elevation of the home and rear porch at 408 United Street from 4.97' to 9.06', to include new wood steps and new foundations. The motion carried by the following vote:
- Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee
- 10 Renovations and addition to single story residential structure with fence - **828 South Street - Jim Reynolds (H2024-0054)**

Attachments: [*Large Item* 828 South Street - Design](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Osborn, to approve renovations and addition to a single-story residential structure with fence at 828 South Street. The motion carried by the following vote:

Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

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Demolition of low brick wall and partial demo of roof - 828 South Street - Jim Reynolds (H2024-0054)

Attachments: [*Large Item* 828 South Street - Demolition](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Nations, to approve the demolition of a low brick wall and partial demolition of a roof at 828 South Street. The motion carried by the following vote:

Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

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New construction of a single-family residence and pool on vacant lot - 1225 Duval Street - Bender & Associates Architects (H2024-0052)

Attachments: [1225 Duval Street](#)

Chairman Burkee recused himself from all items related to 1225 Duval Street and 913 Terry Lane, passed the gavel to Commissioner Oropeza, and left the dais.

A motion was made by Commissioner Green, seconded by Commissioner Nations, to approve the new construction of a single-family residence and pool on a vacant lot at 1225 Duval Street. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Yes: 4 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

13

Relocation, renovation, additions to historic structure, and new decks - 913 Terry Lane - Bender & Associates Architects (H2024-0053)

Attachments: [*Large File* 913 Terry Lane](#)

A motion was made by Commissioner Green, seconded by Commissioner Osborn, to approve the relocation, renovation, and additions to a historic structure and new decks at 913 Terry Lane. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Yes: 4 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

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Demolition of existing additions - 913 Terry Lane - Bender & Associates Architects (H2024-0053)

Attachments: [*Large File* 913 Terry Lane - Demolition](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Nations, to approve the demolition of existing additions at 913 Terry Lane. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Yes: 4 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

Action item

15

Approving 2025 HARC Meeting Schedule

Attachments: [HARC Proposed Meeting Schedule 2025](#)

Commissioner Oropeza passed the gavel back to Chairman Burkee as he rejoined the meeting on the dais.

A motion was made by Commissioner Oropeza, seconded by Commissioner Osborn, to approve the proposed 2025 Historic Architectural Review Commission meeting schedule. The motion carried by the following vote:

Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

Discussion Items

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Text amendments to Foundations & Lattice Infill Guidelines to include wood as an approved lattice material

Attachments: [Foundations & Lattice Infill Draft Guideline](#)

Discussed

Public Comments

Comments from Commissioners

Adjournment - 6:51 P.M.