



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, May 28, 2019

5:30 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 TWENTY-FOUR (24) HOURS PRIOR TO THE MEETING.

Call Meeting To Order at 5:33 P.M.

Roll Call

Absent 2 - Mr. Bender, and Ms. Powell

Present 5 - Mr. Cognevich, Mr. Ingram, Mr. Moody, Vice Chair McChesney, and Chairman Green

Pledge of Allegiance to the Flag

The Agenda was approved unanimously without change.

Approval of Minutes

1 [19-3967](#) Minutes

Attachments: [April 23, 2019](#)

A motion was made by Commissioner Ingram and seconded by Commissioner Cognevich that the Minutes be Approved. The motion passed by a unanimous vote.

HARC Planner's Report

No report at this time.

Assistant City Attorney's Report

Brief update on appeals.

Action Items

- 2 [19-4128](#) Selection of Chairperson and Vice-Chairperson.

A motion was made by Commissioner Ingram, seconded by Commissioner Moody that Chairman Green and Vice-Chairman McChesney are hereby re-elected by a unanimous vote.

Old Business

- 3 [19-3908](#) Demolition of above ground cistern - **#1216 Packer Street - Allied General Contractors (2019-0785) Second Reading.**

Attachments: [1216 Packer Street - Demolition Second Reading](#)
[1216 Packer Street - Demolition First Reading](#)

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

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, Vice Chair McChesney, and Chairman Green

- 4 [19-3914](#) Demolition of one-story side and rear additions. Demolition of front porch - **#733 Poorhouse Lane - Matthew Stratton (H2019-0008) Second Reading.**

Attachments: [733 Poorhouse Lane - Demolition Second Reading](#)
[733 Poorhouse Lane - Demolition First Reading](#)

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

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, Vice Chair McChesney, and Chairman Green

New Business

- 5 [19-4114](#) Minor Development Plan - Second floor addition to the rear of non-historic one-story structure. Enclosure of side and rear non-historic porches - **#501 Front Street - William P. Horn (H2018-0018)**

Attachments: [501 Front Street - Design](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Cognevich that the Action Item be Passed with the stipulation that the first floor roof deck will not have public access. The stipulation was then withdrawn by Commissioner Ingram after clarification from the Applicant who advised that the second floor addition is for staff only and a second stair for egress to second floor is mandated by the Code. The motion carried by the following vote:

Recuse: 1 - Vice Chair McChesney

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 4 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, and Chairman Green

- 6 [19-4115](#) Minor Development Plan - Partial demolition of roof - **#501 Front Street - William P. Horn (H2018-0018)**

Attachments: [501 Front Street - Demolition](#)

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

Recuse: 1 - Vice Chair McChesney

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 4 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, and Chairman Green

- 7 [19-4116](#) Renovations to main building and new dormer replacement. New gazebo with roof deck attached to side of main building with spiral staircase. New doors and renovations to accessory structures. Pool and deck reconfiguration - **#3 Lopez Lane- William Rowan (H2019-0004)**

Attachments: [3 Lopez Lane - Design](#)

A motion was made by Commissioner Moody, seconded by Commissioner Cognevich that this Action Item as well as the next agenda item be Postponed. The motion passed by an unanimous vote.

- 8 [19-4117](#) Demolition of shed dormer - #3 Lopez Lane- William Rowan
(H2019-0004)

Attachments: [3 Lopez Lane - Demolition](#)

A motion was made by Commissioner Moody, seconded by Commissioner Cognevich that this Action Item as well as the previous agenda item be Postponed. The motion passed by an unanimous vote.

- 9 [19-4118](#) Renovations of historic house, including new doors and windows.
Enclosure of side porch and removal of rear walls to create an open rear
porch. Site improvements including fences and pool with water feature -
#608 Grinnell Street - Artibus Design (H2019-0009)

Attachments: [608 Grinnell Street](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Cognevich, that the Action Item be Passed with the requirement that the louvers be subject to staff approval. The motion carried by the following vote:

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody,
Vice Chair McChesney, and Chairman Green

- 10 [19-4119](#) Restoration of two-story front porch - #1401 Pine Street - Jody Draves
(H2019-0010)

Attachments: [1401 Pine Street](#)

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

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody,
Vice Chair McChesney, and Chairman Green

- 11 [19-4120](#) New wood frame residence on vacant lot. Site improvements including
pool, deck, and fences - #317 Virginia Street - Seth Neal
(H2019-0011)

Attachments: [317 Virginia Street](#)

A motion was made by Commissioner Cognevich, seconded by Vice Chair McChesney that the Action Item be Passed. The motion carried by the following vote:

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, Vice Chair McChesney, and Chairman Green

12 [19-4121](#)

Relocation of existing house forward on site. Rebuild of rear non-historic additions and new rear addition. New footings one foot taller than existing ones and relocation of shed - **#818 Olivia Street - A2O Architecture (H2019-0012)**

Attachments: [818 Olivia Street - Design](#)

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

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, Vice Chair McChesney, and Chairman Green

13 [19-4122](#)

Partial demolition at rear of house and demolition of cistern - **#818 Olivia Street - A2O Architecture (H2019-0012)**

Attachments: [818 Olivia Street - Demolition](#)

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

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, Vice Chair McChesney, and Chairman Green

14 [19-4123](#)

New pool with water feature, new deck and open pavilion, all at rear of house - **#806 Southard Street - Matthew Stratton (H2019-0014)**

Attachments: [806 Southard Street](#)

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

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, Vice Chair McChesney, and Chairman Green

- 15 [19-4124](#) Renovations to historic house and one-story addition at rear. Site improvements including new pool, accessory structure, driveway, paving, and fences - **#533 Petronia Street - Matthew Stratton (H2019-0015)**

Attachments: [533 Petronia Street - Design](#)

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

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, Vice Chair McChesney, and Chairman Green

- 16 [19-4125](#) Demolition of rear non-historic addition, carport, gazebo, and sheds - **#533 Petronia Street - Matthew Stratton (H2019-0015)**

Attachments: [533 Petronia Street - Demolition](#)

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

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, Vice Chair McChesney, and Chairman Green

- 17 [19-4126](#) New one-story addition with small connector at side of main house. New fence - **#1207 Georgia Street - Bender & Associates (H2019-0016)**

Attachments: [1207 Georgia Street](#)

A motion was made by Vice Chair McChesney, seconded by Commissioner Moody that the Action Item be Passed. The motion carried by the following vote:

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, Vice Chair McChesney, and Chairman Green

- 18 [19-4127](#) New pavilion at rear - #709 Truman Avenue - Bender & Associates
(H2019-0017)

Attachments: [709 Truman Avenue](#)

A motion to approve was made by Commissioner Moody, seconded by Commissioner Cognevich. A second motion was made and affirmed by Commissioner Moody and Commissioner Cognevich that the motion is hereby amended and subject to staff review and approval of the equipment and any visual impact and exposure it will have on the structure. The amended motion Passed. The amended motion carried by the following vote:

Absent: 2 - Commissioner Bender, and Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, Vice Chair McChesney, and Chairman Green

Comments from Commissioners

Adjournment at 6:43 P.M.