



# 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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Wednesday, April 28, 2021

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.

**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 - 5:01 P.M.**

#### Roll Call

**Absent** 2 - Commissioner Ingram, and Commissioner Powell

**Present** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Oropeza, and Chairman Green

#### Pledge of Allegiance to the Flag

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

#### Approval of Minutes

1 March 23, 2021

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

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

#### HARC Planner's Report

#### HARC Inspector's Report

2 Report

Attachments: [HARC Inspections - Partial April](#)

Received and Filed

**Assistant City Attorney's Report**

**Old Business**

3 Renovations to historic house. New ~~288-square-foot~~ rear addition -  
**#1311 Eliza Street - Ray Pritchett (H2021-0002) - Postponed**  
**from 03/23/2021**

Attachments: [Updated Staff Report April 2021 - 1311 Eliza Street - Design](#)  
[Previous Staff Report March 2021 - 1311 Eliza Street - Design](#)  
[Previous Staff Report February 2021 - 1311 Eliza Street - Design](#)  
[Applicant presentation for 1311 Eliza St](#)

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

**Absent:** 2 - Commissioner Ingram, and Commissioner Powell

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Oropeza, and Chairman Green

4 Removal of front porch enclosure. Demolition of ~~two one~~ non-contributing  
structures at the rear - **#1311 Eliza Street - Ray Pritchett**  
**(H2021-0002) - Postponed from 03/23/2021**

Attachments: [Updated Staff Report April 2021 - 1311 Eliza Street - Demo](#)  
[Previous Staff Report March 2021 - 1311 Eliza Street - Demo](#)  
[Previous Staff Report February 2021 - 1311 Eliza Street - Demo](#)  
[Applicant presentation for 1311 Eliza St](#)

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

**Absent:** 2 - Commissioner Ingram, and Commissioner Powell

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Oropeza, and Chairman Green

## New Business

- 5 New wall on southeast side of main house and extension of gable roof. Removal of northwest portion of house and replace with covered porch and gable roof - **#1211 Knowles Lane - Larry Hansen (H2021-0011)**

Attachments: [1211 Knowles Lane - Design](#)

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

**Absent:** 2 - Commissioner Ingram, and Commissioner Powell

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Oropeza, and Chairman Green

- 6 Partial demolition of southeast wall and removal of addition on northwest side of house - **#1211 Knowles Lane - Larry Hansen (H2021-0011)**

Attachments: [1211 Knowles Lane - Demolition](#)

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

**Absent:** 2 - Commissioner Ingram, and Commissioner Powell

**Yes:** 5 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Oropeza, and Chairman Green

## 5:25 P.M. - Commissioner Ingram arrived at Meeting

- 7 New 30 solar panels to be mounted on roof and associated infrastructure - **#210 Olivia Street - SALT Energy, Caleb Mandile (H2021-0014)**

Attachments: [210 Olivia Street - Design](#)  
[Email Clarifying Preferred Layout](#)  
[Applicant Submission](#)  
[Production Reports for All Layouts](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Chatman, that either design #3 or #4 be Approved with the condition that the applicant will work with staff to conceal the battery placement and wiring as much as possible. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

- 8 New 10 solar panels to be mounted on roof and associated infrastructure  
- **#898 United Street - SALT Energy, Caleb Mandile (H2021-0015)**

**Attachments:**     [898 United Street - Design](#)  
[Email Clarifying Preferred Layout](#)  
[Applicant Submission](#)  
[Production Reports for All Layouts](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Cognevich, that either design #1 or #1R be Approved with the condition that the applicant will work with staff to conceal the battery placement and wiring as much as possible. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

- 9 New stairs, guardrails, and fixed frame roof for egress to second floor -  
**#1108 Petronia Street - Gary the Carpenter (H2021-0016)**

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

A motion was made by Commissioner Burkee, seconded by Commissioner Chatman, that the Action Item be Approved with the columns on the stair and porch not having chamfered corners. The motion carried by the following vote:

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

- 10 Demolition of non-historic stairs and clamshell awning - **#1108 Petronia Street - Gary the Carpenter (H2021-0016)**

**Attachments:**     [1108 Petronia Street - Demolition](#)

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

**Absent:** 1 - Commissioner Powell

**Yes:** 6 - Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Chairman Green

- 11                    **Request for Postponement by Applicant** New accessory structure with garage. New covered porch addition and decking. New driveway - **#911 Watson Street - Matthew Stratton (H2021-0017)**

Attachments:     [\\* Large File\\* 911 Watson Street](#)

Postponed to May 25, 2021

- 12                    Replace front deck with composite material and maintain wood railings - **#807 Virginia Street - Mark A. Schneider (H2021-0010)**

Attachments:     [807 Virginia Street - Design](#)  
[Email RE Economic Hardship Option](#)

A motion was made by Commissioner Chatman, seconded by Commissioner Oropeza, that the Action Item be Approved with Ipe wood decking boards being used for replacement of front deck instead of using composite material. The motion carried by the following vote:

**No:**    1 -    Chairman Green

**Absent:** 1 -    Commissioner Powell

**Yes:**    5 -    Commissioner Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, and Commissioner Oropeza

### **Comments from Commissioners**

**Adjournment - 6:15 P.M.**