



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Wednesday, August 23, 2023

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 - 5:00 P.M.

Roll Call

Commissioners Cognevich, Oropeza, Osborn, Thompson, and Chairman Burkee were present in person. Commissioner Smith attended via Zoom.

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

A motion was made by Commissioner Oropeza, seconded by Commissioner Cognevich to approve the Proposed Add-On Item: Replacement of shed roof to gable roof at rear non-historic addition - 322 Margaret Street. The motion passed unanimously.

A motion was made by Commissioner Osborn, seconded by Commissioner Thompson, to approve the agenda as amended. The motion passed unanimously.

Administering the Oath by the Clerk of the Commission

Approval of Minutes

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July 25, 2023

Attachments: [Minutes](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Osborn, to approve the Minutes. The motion passed unanimously.

HARC Planner's Report

City Attorney's Report

Old Business

- 2 Partial enclosure of an existing second floor roof deck at the rear of the house. - #1217 Newton Street - Serge Mashtakov (H2023-0014)

Attachments: [1217 Newton Street - Revised Design](#)
[1217 Newton Street - Design from June 27, 2023](#)
[Public Comment - 1217 Newton Street](#)
[Public Comment - 1217 Newton Street](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Osborn, to approve the Action Item, citing Page 13 of the Historic Guidelines, which state that the Guidelines are intended to assist projects generally and not intended to give case-specific advice or express exception to rare instances, such as this case. 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

- 3 New accessory structure - 910 Grinnell Street - Serge Mashtakov (H2023-0019)

Attachments: [910 Grinnell Street - Staff Report For August 23, 2023](#)
[*Large File* 910 Grinnell Street- For July 25, 2023](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Cognevich, to approve the applicant's request for Postponement of this Action Item until the September 26, 2023 meeting. 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

New Business

- 4 Renovations to existing house and new rear addition. New one-story accessory structure and deck at rear- 1021 Grinnell Street - Nautilus Drafting & Design Services (H2023-0023)

Attachments: [1021 Grinnell Street - Design](#)

A motion was made by Commissioner Smith, 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

- 5** Demolition of non-historic additions and shed at rear - 1021 Grinnell Street - Nautilus Drafting & Design Services (H2023-0023)

Attachments: [1021 Grinnell Street - Demolition](#)

A motion was made by Commissioner Cognevich, 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

- 6** Window replacement on the historic seven story tower of La Concha Hotel, excluding second floor windows facing Duval Street. Removal of awnings and frames at façade of building. New signage at top of wall facing Duval Street - 430 Duval Street - David Cera Architect (H2023-0025)

Attachments: [*Large File* 430 Duval Street](#)

A motion was made by Commission Cognevich, seconded by Commissioner Oropeza, to approve the Action Item with the following conditions: 1) That the applicant work with the HARC Planner to improve the muntin profile; 2) that the HARC Planner will confirm with the applicant that the glazing on the windows is clear; and 3) that the approval of window replacements is based on the Secretary of Interior's standards, which would allow the replacement of wood windows with aluminum windows. 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** Replacement of shed roof to gable roof at rear non-historic addition - 322 Margaret Street - Daniel Stickley (H2023-0024)

Attachments: [322 Margaret Street - Design](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Osborn, to table this item until the end of the meeting. The motion passed unanimously.

A motion was made by Commissioner Cognevich, 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

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Demolition of non-historic shed roof at rear - 322 Margaret Street - Daniel Stickley (H2023-0024)

Attachments: [322 Margaret Street - Demolition](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Osborn, to table this item until the end of the meeting. The motion passed unanimously.

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

Comments from Commissioners

Adjournment - 6:39 P.M.