



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, January 23, 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 - 5:00 P.M.

Roll Call

Present 7 - Commissioner Cognevich, Commissioner Oropeza, Osborn, Commissioner Powell, 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 December 19, 2023

Attachments: [Minutes](#)

The Minutes were unanimously approved by acclamation.

Old Business

2 Renovations to existing historic house, including new dormers and rear addition. Minor changes to existing accessory structure. New pool and pool deck - **623 Catholic Lane - Serge Mashtakov (H2023-0047)**

Attachments: [623 Catholic Lane - Revised Design](#)
 [623 Catholic Lane - Design December 19, 2023](#)

A motion was made by Commission Cognevich, seconded by Commissioner Thompson, to approve the Action Item as submitted with the elimination of the front-most dormer on the roof, and basing the decision on guideline #6 noting that the dormer is located on the least conspicuous side of the building, as the building is located at the end of two small lanes. The motion carried by the following vote:

Yes: 7 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

- 3 Demolition of side and rear additions at main house.
Demolition of side additions to accessory structure.
Demolition of existing shed - **623 Catholic Lane - Serge Mashtakov (H2023-0047)**

Attachments: [623 Catholic Lane - Demolition Revised](#)
 [623 Catholic Lane - Demolition December 19, 2023](#)

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

Yes: 7 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

New Business

- 4 Minor Development Plan - Four new single-family houses with pools, driveways, and site improvements. One two-story accessory structure with garage. New buildings to meet future FEMA flood maps - **638 United Street - T.S. Neal Architects (H2023-0031)**

Attachments: [*Large File* 638 United Street - Design](#)
 [Public Comments](#)

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

No: 1 - Commissioner Cognevich

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

5 **Minor Development Plan - Demolition of historic but noncontributing commercial structure - 638 United Street - T.S. Neal Architects (H2023-0031)**

Attachments: [*Large File* 638 United Street - Demolition](#)
[Public Comments](#)

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

Yes: 7 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

6 **Proposed to be Postponed to February 27, 2024 New single-family residence - 1208 Virginia Street - Smith - Hawks, PL (H2023-0050)**

Attachments: [Request to Postpone](#)
[*Large File* 1208 Virginia Street - Design](#)
[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 February 27, 2024 meeting.

7 **Proposed to be Postponed to February 27, 2024 After the fact - Demolition of historic and contributing house - 1208 Virginia Street - Smith - Hawks, PL (H2023-0050)**

Attachments: [Request to Postpone](#)
[*Large File* 1208 Virginia Street - Demolition](#)
[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 February 27, 2024 meeting.

- 8 Renovations to existing house and new addition at rear. New pool and patio at rear - **1309 Royal Street - Todd Kemp (H2023-0052)**

Attachments: [1309 Royal Street - Design](#)

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

Yes: 7 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

- 9 Demolition of rear addition, covered porch, and detached shed - **1309 Royal Street - Todd Kemp (H2023-0052)**

Attachments: [1309 Royal Street - Demolition](#)

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

Yes: 7 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

- 10 Hurricane hardening and repair of existing historic noncontributing building containing four transient units. Raise building 2'-9". New egress stair, new windows and doors and repairs of siding and structural components - **1125 Duval Street - Pope Scarbrough Architects (H2023-0053)**

Attachments: [*Large File* 1125 Duval Street - Design](#)

Commissioner Oropeza recused himself from this item and left the dais.

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

Recuse: 1 - Commissioner Oropeza

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

- 11 Demolition of stairs - **1125 Duval Street - Pope**

Scarborough Architects (H2023-0053)

Attachments: [*Large File* 1125 Duval Street - Demolition](#)

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

Recuse: 1 - Commissioner Oropeza

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

12

Renovations to existing house and new additions at rear.
New pool, accessory structure, and site improvements - **621 Catholic Lane - Bender & Associates Architects (H2023-0054)**

Attachments: [*Large File* 621 Catholic Lane - Design](#)

Commissioner Oropeza rejoined the meeting on the dais.

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

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

Recuse: 1 - Chairman Burkee

Yes: 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Smith, and Commissioner Thompson

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Demolition of rear addition, back covered porch, and covered shed - **621 Catholic Lane - Bender & Associates Architects (H2023-0054)**

Attachments: [*Large File* 621 Catholic Lane - Demolition](#)

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

Recuse: 1 - Chairman Burkee

Yes: 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Smith, and Commissioner Thompson

14

Renovations to existing house. New side addition and rear covered porch. New glass window and doors at rear. New

accessory structure, pool, deck, and fencing - **913 Watson Street - Matthew Stratton (H2024-0001)**

Attachments: [913 Watson Street - Design](#)

Chairman Burkee rejoined the meeting on the dais and resumed the gavel from Vice-Chair Oropeza.

A motion was made by Commissioner Thompson, seconded by Commissioner Powell, to approve the Action Item based on the proven constraints of the existing structure requiring the addition. The motion carried by the following vote:

Yes: 7 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

15 Partial demolition of south wall - **913 Watson Street - Matthew Stratton (H2024-0001)**

Attachments: [913 Watson 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:

Yes: 7 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

16 New wood frame single-family house. New pool, deck, and site improvements - **622 United Street - Matthew Stratton (H2024-0002)**

Attachments: [622 United Street - Design](#)

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

No: 2 - Commissioner Osborn, and Chairman Burkee

Yes: 5 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Powell, Commissioner Smith, and Commissioner Thompson

17 Demolition of existing house - **622 United Street - Matthew Stratton (H2024-0002)**

Attachments: [622 United Street - Demolition](#)

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

Yes: 7 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

HARC Planner's Report

18 End of the Year Report

Attachments: [2023 End of the Year Report](#)

Received and Filed

Assistant City Attorney's Report

Public Comments

Comments from Commissioners

Adjournment - 7:56 P.M.