



# 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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Tuesday, February 25, 2020

5:30 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 - 5:34 P.M.**

#### Roll Call

**Present** 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

#### Pledge of Allegiance to the Flag

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

#### Approval of Minutes

1 January 29, 2020

Attachments: [Minutes](#)

A motion was made by Commissioner Bender, seconded by Commissioner Moody, that the Minutes be Approved. The motion passed by an unanimous vote.

#### HARC Planner's Report

#### Assistant City Attorney's Report

#### Old Business

- 2 Renovations to existing house. Alterations to rear and northwest side elevations, including a two-story addition at south side of the house. New two-story accessory structure that will serve as a garage with driveway. ~~New garden facing Grinnell Street with 6' high wood private fence~~ - **#1400 Grinnell Street - Robert L. Delaune (H2019-0028)**

**Attachments:**     [1400 Grinnell Street - Design December Meeting](#)  
                                 [1400 Grinnell Street- Design Revision February 2020](#)  
                                 [1400 Grinnell Street - First Design August 2019](#)

A motion was made by Commissioner Ingram and seconded by Commissioner Moody to approve the application with stipulations. Chairman Green and Commissioner Bender asked Commissioner Ingrahm to withdraw his motion for approval. Commissioner Ingram withdrew his motion.

A motion was made to deny the application by Commissioner Bender, seconded by Commissioner Cognevich, that the Action Item be Denied. The motion carried by the following vote:

**No:** 3 - Commissioner Ingram, Commissioner McChesney, and Commissioner Powell

**Yes:** 4 - Commissioner Bender, Commissioner Cognevich, Commissioner Moody, and Chairman Green

- 3 Demolition of existing non-historic attached carport and portions of main building at its northwest corner - **#1400 Grinnell Street - Robert L. Delaune (H2019-0028)**

**Attachments:**     [1400 Grinnell Street- Demolition Previous Revision December 2019](#)  
                                 [1400 Grinnell Street- Demolition Revision February](#)  
                                 [1400 Grinnell Street - Original Demolition August 2019](#)

A motion was made by Commissioner Bender, seconded by Commissioner Cognevich, that the Action Items be Approved. The motion passed by an unanimous vote.

- 4 New two-story rear addition with covered rear porch housing two bedrooms, one bathroom, a kitchen, and a dining room. New front porch addition - **#1226 South Street - Artibus Design (H2019-0047)**

**Attachments:**    [1226 South Street - Revised Design - 2/25/20 Communications.pdf](#)  
[1226 South Street - Previous Design - 1/29/20 Letters from Neighbors.pdf](#)  
[1226 South Street - Previous Design - 11/20/19](#)

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

**No:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

- 5 Demolition of existing roof overhangs on first and second levels of the rear. Demolition of existing concrete porch. Partial demolition of rear wall for new openings into addition - **#1226 South Street - Artibus Design (H2019-0047)**

**Attachments:**    [1226 South Street - Revised Demo - 2/25/20 Communications.pdf](#)  
[1226 South Street - Previous Demo - 1/29/20 Letters from Neighbors.pdf](#)  
[1226 South Street - Previous Demo - 11/20/19](#)

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

**Yes:** 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

- 6 Demolition of shed roof and bedroom addition of existing historic structure. Removal of deck - #323 Angela Street - Anthony Chatman (H2020-0002) **Second Reading**

Attachments: [323 Angela Street - Demolition First Reading](#)  
[323 Angela Street - Demolition Second Reading](#)

A motion was made by Commissioner Bender, seconded by Commissioner Powell, that the Action Items be Approved. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

### New Business

- 7 Repair damage brick with stucco application. The stucco repair will only be approximately 5 feet above the front porch elevation and down - #529 Caroline Street - Chas Spottswood (Bldg. 2019-1671)

Attachments: [529 Caroline Street](#)

A motion was made by Commissioner Powell, seconded by Commissioner Moody, that the Action Items be Postponed. The motion carried by the following vote:

Recuse: 1 - Commissioner McChesney

Yes: 6 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner Moody, Commissioner Powell, and Chairman Green

- 8 Renovations to existing house. Rear addition and porch. New accessory structure and pool with water feature - #614 Petronia Street - David Knoll (H2020-0003)

Attachments: [#614 Petronia Street - Design](#)

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

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

9                                    **New carport over existing parking area and new fence -  
#532 Caroline Street - Thomas E Pope (H2020-0004)**

Attachments:     [532 Caroline Street](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Powell, that the Action Items be Postponed. The motion passed by an unanimous vote.

10                                   **New swimming pool and pool equipment - #911 Virginia  
Street - Charles Wicht (H2020-0005)**

Attachments:     [#911 Virginia Street - Pool](#)

A motion was made by Commissioner Bender, seconded by Commissioner Powell, that the Action Items be Postponed. The motion passed by an unanimous vote.

11                                   **New one-story accessory structure with green roof and  
spiral staircase - #210 Truman Avenue- Richard Dostal  
(H2020-0006)**

Attachments:     [#210 Truman Avenue - Design](#)  
[Merriam-Webster Definition of "roof deck"](#)

A motion was made by Commissioner Powell, seconded by Commissioner Moody, that the Action Items be Postponed. The motion passed by an unanimous vote.

12                                   **New one-story frame single family house on vacant lot -  
#813 Galveston Lane - Meridian Engineering  
(H2020-0007)**

Attachments:     [813 Galveston Lane](#)

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

**Yes:** 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

- 13 Renovations to historic house. New rear additions and detached addition. New accessory structures. New pool, carport, decks, and site improvements - **#616 Eaton Street - Bender and Associates (H2020-0008)**

Attachments: [#616 Eaton Street - Design](#)

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

**Recuse:** 1 - Commissioner Bender

**Yes:** 6 - Commissioner Cognevich, Commissioner Ingram, Commissioner McChesney, Commissioner Moody, Commissioner Powell, and Chairman Green

### Discussion Items

- 14 Proposed changes to Chapter 102 of the Land Development Regulations by adding general regulations for commercial corridors, including outdoor displays regulations, within the historic district. Repeal of Sections 106-51 through 106 - 54 of the Land Development Regulations for outdoor displays.

Attachments: [Staff Report](#)  
[Current regulations for Outdoor Displays](#)  
[Proposed regulations for commercial corridors](#)

Postponed

### Comments from Commissioners

**Adjournment - 7:30 P.M.**