



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Wednesday, February 24, 2021

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.

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.

You may attend/participate virtually via Zoom by telephoning 1-312-626-6799 or via online at: <https://zoom.us/j/95108950274> Meeting ID 951 0895 0274 , Passcode 022828

Call Meeting To Order - 5:00 PM

Roll Call

Absent 1 - Commissioner Powell

Present 6 - Burkee, Commissioner Chatman, Commissioner Cognevich, Commissioner Ingram, Commissioner Oropeza, and Green

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was approved unanimously as presented.

Approval of Minutes

1

January 26, 2021

Attachments: [Minutes](#)

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

HARC Planner's Report

- 2 HARC Inspector's Report

Attachments: [Partial Report February](#)

Received and Filed

Assistant City Attorney's Report

Action Items

- 3 Selection of Vice Chairperson

A motion was made by Commissioner Cognevich, seconded by Commissioner Ingram, nominating Haven Burkee as Vice-Chair. 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

Old Business

- 4 Stabilization of structures, restoration of facades (419 Southard and 532-534 Duval Streets). Lower front porch slab to 8 inches above sidewalk, enlarge side door for ADA access (419 Southard) - **#419-425 Southard Street and 532-534 Duval Street - Gary the Carpenter (H2020-0041)**

Attachments: [*Large File* 419-425 Southard and 532-534 Duval Streets - Design January 26, 2021 meeting *Large File* 419-425 Southard and 532-534 Duval Streets - Design](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Burkee, that the Action Items be Passed, subject to whether the door swing is up to code and allowing for a change to recess the door if so required by Code. 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

- 5 After-the-fact demolition of first floor facades. Removal of concrete front porch slab of 419 Southard Street - **#419-425 Southard Street and 532-534 Duval Street - Gary the Carpenter (H2020-0041)**

Attachments: [*Large File* 419-425 Southard and 532-534 Duval Streets - Demolition January 26, 2021](#) [*Large File* 419-425 Southard and 532-534 Duval Streets - Demolition](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Oropeza, that the Action Items be Passed. 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

New Business

- 6 New skylight in bathroom. New windows in bedroom to replace historic windows - **#7 Nassau Lane - Pope-Scarborough Architects (H2021-0001)**

Attachments: [7 Nassau Lane](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Chatman, that the Action Items be Passed, with approval of only the skylight and the applicant's withdrawal of the windows portion of the application. 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

- 7 Renovations to historic house. New ~~288 square foot~~ rear addition - **#1311 Eliza Street - Ray Pritchett (H2021-0002)**

Attachments: [1311 Eliza Street - Design](#)
[Applicant presentation for 1311 Eliza St](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Oropeza, that the Action Items be Postponed to next month's meeting. 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 Removal of front porch enclosure. Demolition of ~~two~~ one non-contributing structures at the rear - **#1311 Eliza Street - Ray Pritchett (H2021-0002)**

Attachments: [1311 Eliza Street - Demo](#)
[Applicant presentation for 1311 Eliza St](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Burkee, that the Action Items be Postponed. 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 After-the-fact renovations and elevation of a historic house - **#1122 Stump Lane - Paul Earle (H2021-0003)**

Attachments: [1122 Stump Lane - Design](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Chatman, that the Action Items be Passed with staff approval of conditions. 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 After-the-fact demolition of historic elements - **#1122 Stump Lane - Paul Earle (H2021-0003)**

Attachments: [1122 Stump Lane - Demolition](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Burkee, that the Action Items be Passed. 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 Construct new roofs over part of existing rear yard deck. Extend existing gable roof over existing flat roof on non-historic rear addition - **#615 Frances Street - Rob Delaune (H2021-0004)**

Attachments: [615 Frances Street - Design](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Burkee, that the Action Items be Passed. 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

- 12 Demolition of flat roof over non-historic rear addition - **#615 Frances Street - Rob Delaune (H2021-0004)**

Attachments: [615 Frances Street - Demo](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Ingram, that the Action Items be Passed. 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

- 13 Construct new roof over existing side deck - **#715 Windsor Lane (rear) - Rob Delaune (H2021-0005)**

Attachments: [715 Windsor Lane \(rear\) - Design](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Oropeza, that the Action Items be Passed. 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

14 Construction of new pool house structure - **#511 Frances Street - Rob Delaune (H2021-0006)**

Attachments: [511 Frances Street - Design](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Chatman, that the Action Items be Passed. 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

15 Demolition of existing wood trellis structure and pool equipment enclosure - **#511 Frances Street - Rob Delaune (H2021-0006)**

Attachments: [511 Frances Street - Demo](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Chatman, that the Action Items be Passed. 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

16 Replacement of existing louvered units at non-historic rear addition with new aluminum casement windows - **#728 Poorhouse Lane - Rob Delaune (H2021-0007)**

Attachments: [728 Poorhouse Lane - Design](#)

A motion was made by Commissioner Burkee, seconded by Commissioner Oropeza, that the Action Items be Passed. 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

17 Major Development Plan - New community center - #111 Olivia Street -
K2M Design / City of Key West (H2021-0008)

Attachments: [*Large File* 111 Olivia Street - Partially Approved Design February 24, 2021](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Cognevich, that the Action Items be passed. The motion failed by the following vote:

Commissioner Burkee - No
Commissioner Chatman -No
Commissioner Cognevich - Yes
Commissioner Ingram -No
Commissioner Oropeza -Yes
Commissioner Powell -Absent
Chairman Green - No

A second motion was made by Commissioner Ingram, seconded by Commissioner Oropeza that the mass, scale and proportions of the build be approved, subject to further windows, plants and equipment. That motion carried by a unanimous vote.

Absent: 1 - Commissioner Powell

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

18 Major Development Plan - Demolition of non-historic structure - #111
Olivia Street - K2M Design / City of Key West (H2021-0008)

Attachments: [*Large File* 111 Olivia Street - Demolition](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Burkee, that the Action Items be Passed. 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

Comments from Commissioners

Adjournment