

A detailed historical painting of Key West, Florida, showing a bustling harbor with numerous sailing ships, a dense town with colorful buildings, and a large ship under construction in the foreground. The sky is filled with dramatic, dark clouds.

Historic Architectural Review Commission End of the Year Report 2024

ENID TORREGROSA-SILVA

DANIELA SALUME

JANICE SLIVKO

PLANNING DEPARTMENT

CITY OF KEY WEST

HARC Members

- Haven Burkee - Chair
 - Greg Oropeza - Vice Chair
 - Bryan Green
 - Aileen Osborn
 - Alan Nations
 - Allen Perez
- Mayor Danise Henriquez
 - Commissioner Hoover
 - Commissioner Kaufman
 - Commissioner Lee
 - Commissioner Haskel
 - Commissioner Carey



Certificate of Appropriateness Review Statistics

HARC STATISTICS CERTIFICATE OF APPROPRIATENESS REVIEW FISCAL YEAR 2023-2024

HARC Monthly Summary							
Fiscal Year 2023-2024							
	Oct	Nov	Dec	Jan	Feb	Mar	
Received applications	112	86	100	149	116	117	
Staff Reviewed	104	83	92	141	108	116	
Staff approved	102	83	92	141	108	116	
Voided	0	0	0	0	0	0	
Commission Reviewed	8	3	8	8	8	1	
Commission approved	8	3	8	7	7	1	
Denials	0	0	0	0	0	0	
Postponed	0	0	0	1	1	0	
Withdrawn	0	0	0	0	0	0	
	Apr	May	June	July	Aug	Sep	Cumulative
Received applications	145	142	133	116	119	110	1,445
Staff Reviewed	141	140	126	110	114	103	1,378
Staff approved	141	140	126	116	114	103	1,378
Commission Reviewed	4	2	7	6	5	7	67
Commission approved	4	2	7	5	5	7	64
Denials	0	0	0	0	0	0	0
Posponed	0	0	0	0	0	0*	2
Withdrawn	0	0	0	1	0	0	1
Postponed item approved on following meeting							

Certificate of Appropriateness Review Statistics

- In 2023-2024 Fiscal Year Staff approved **1,378** Certificates of Appropriateness or **95.3%** of received applications.
- During the Fiscal Year HARC held **12** public meetings and one special meeting. Staff prepared agendas, reports and packages for all meetings.
- During the 2023-2024 Fiscal Year the Commission reviewed **67** applications, **64** of those applications were approved, no application was denied, and **3** were withdrawn or postponed.
- In 2023-2024 Fiscal Year the city collected **\$557,776.76** in revenue from HARC applications, reviews, inspections, and fines fees.
- During 2023-2024 Fiscal Year there was an increase of **51** applications if compared to 2022-2023 Fiscal Year and revenue increased by **\$121,639.29**.

Certificate of Appropriateness Review Statistics

- In the past 15 years HARC has received 25,466 Certificate of Appropriateness applications! Of those **130** applications, or **.5%**, were denied.
- No applications were appealed to the Special Magistrate during the last year.



Achievements

- **Adoption of text amendment to guidelines for fences.**
- **Hired a new Historic Architectural Preservationist.**
- **Developed the Assessment document for properties under HARC jurisdiction owned by the city.**
- **Secured two historic preservations grants from the Department of State's Division of Historical Resources:**
 - **Small Matching Grant of \$50,000 for Sustainability assessment for three historic buildings owned by the city. (No matching required)**
 - **Special Category Grant of \$984,500 for Stabilization of the Diesel Plant (Matching money required)**
- **Presentations with several groups regarding HARC, including the City's Ambassadors class.**
- **Obtained good standing review as a Certified Local Government from the State Historic Preservation Office.**

Certificate of Appropriateness Review 700 Truman Avenue

Before

After



Certificate of Appropriateness Review 700 Truman Avenue

Before

After



Certificate of Appropriateness Review 316 Southard Street

Before



After



Certificate of Appropriateness Review 430 Duval Street

Before



After



Certificate of Appropriateness Review

1233 Washington Street

Before



After



Certificate of Appropriateness Review

10 Lowes Lane

Before

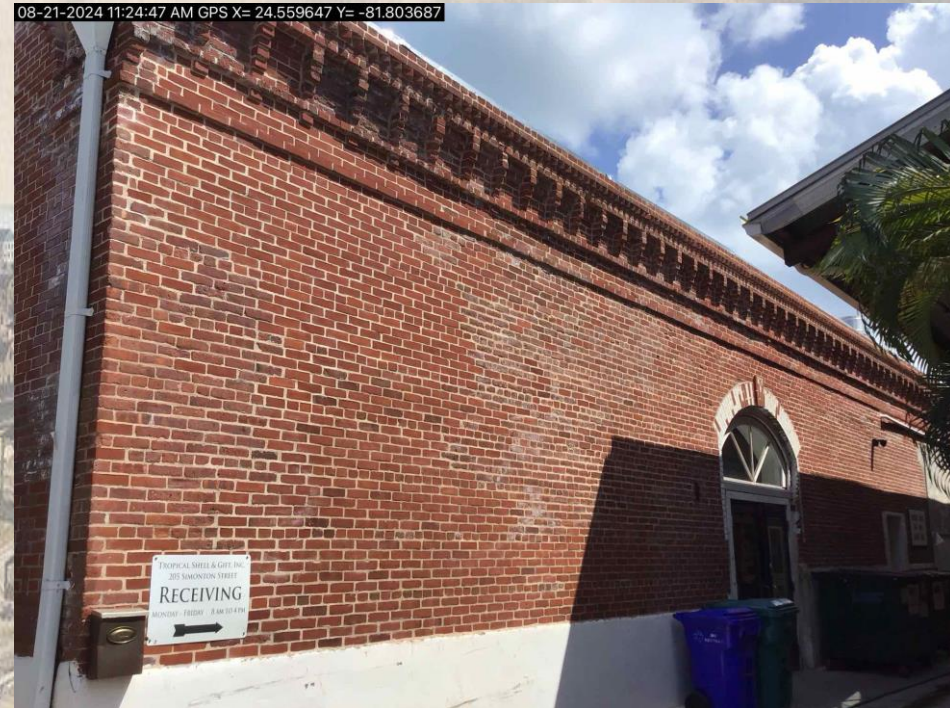
After



Certificate of Appropriateness Review 201 Simonton Street

Before

After



Certificate of Appropriateness Review

522 Simonton Street

Before

After



Certificate of Appropriateness Review

417 Simonton Street

Before



After



Goals for 2025

- Separate the Certificate of Appropriateness application from the building permit application as the HARC Inspector cannot fulfill inspections for any COA approved by the Commission or staff, but only for painting applications. REPITED GOAL FROM 2024 AS IT WAS NOT ACHIEVED.
- Work with Management pertaining HARC staff inspections that are required before a CO is issued by the CBO. HARC staff has not issued Certificates of Compliance as required under Sec. 102-153 of the LDR's before a CO is issued for buildings or structures within the historic district.



Goals for 2025

- Continue efforts to fill vacancy for the HARC Manager position.
- Affirmative maintenance ordinance to prevent demolition by neglect. Text amendments to guidelines for shutters.
- Finish the approval process for text amendments for guidelines for roofing, lattice infill / piers, and shutters.
- Fulfill requirements for approved grants.
- Continue efforts in working closely with other departments, including assistance to grants.

