

A detailed historical painting of Key West, Florida, showing a bustling harbor with numerous sailing ships, a dense town with various 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 2025

DANIELA SALUME

MATTHEW CRAWFORD

STEVE BOSTROM

GROWTH MANAGEMENT DIVISION

CITY OF KEY WEST

HARC Members

- Haven Burkee - Chair
 - Greg Oropeza - Vice Chair
 - Bryan Green
 - Aileen Osborn
 - Susan Harrison
 - Joseph Moody
 - Allen Perez
- Mayor Danise Henriquez
 - Commissioner Hoover
 - Commissioner Kaufman
 - Commissioner Lee
 - Commissioner Haskell
 - Commissioner Castillo
 - Commissioner Carey



Certificate of Appropriateness Review Statistics

HARC STATISTICS CERTIFICATE OF APPROPRIATENESS REVIEW FISCAL YEAR 2024-2025

HARC Monthly Summary							
Fiscal Year 2024-2025							
	Oct	Nov	Dec	Jan	Feb	Mar	
Received applications	124	86	93	84	138	135	
Staff Reviewed	116	80	90	80	134	128	
Staff approved	116	78	89	76	125	128	
Withdrawn/Voided	0	0	0	0	0	2	
Commission Reviewed	8 (6 new)	10 (6 new)	5 (3 new)	1	4	7	
Commission approved	5	8	5	1	4	5	
Denials	0	0	0	0	0	0	
Posponed	1	1	0	0	0	2	
Withdrawn	0	0	0	0	0	0	
	Apr	May	June	July	Aug	Sep	Cumulative
Received applications	128	118	105	104	113	96	1,324
Staff Reviewed	121	109	96	98	107	92	1,251
Staff approved	121	104	77	84	87	80	1,165
Withdrawn/Voided	3	3	3	0	0	0	11
Commission Reviewed	7	11 (9 new)	14 (9 new)	8 (6 new)	8 (6 new)	5 (4 new)	68
Commission approved	5	5	10	6	5	4	63
Denials	0	1	1	0	0	0	2
Posponed	1	4	2	1	0	1	13
Withdrawn	0	0	1	0	1	0	2
Postponed item approved on following meeting							

Certificate of Appropriateness Review Statistics

- In 2024-2025 Fiscal Year Staff approved **1,165** Certificates of Appropriateness or **87.9%** of received applications.
- During the Fiscal Year HARC held **12** public meetings. Staff prepared agendas, reports and packages for all meetings.
- During the 2024-2025 Fiscal Year the Commission reviewed **68** applications, **63** of those applications were approved, there were **2** denied, **2** were withdrawn, and one appeal of a HARC decision was filed.
- In 2024-2025 Fiscal Year the city collected **\$417,633.42** in revenue from HARC applications, reviews, inspections, and fines fees.

Achievements

- Adoption of text amendment to guidelines for Roofing.
- Another text amendment for Foundations & Lattice Infill was submitted and approved at the city but was denied at the state level due to new laws such as the SB-180.
- Hired a new Historic Architectural Preservationist and a new HARC inspector.
- Secured two historic preservation grants from the Department of State's Division of Historical Resources:
 - Small Matching: \$50K for Condition Assessment Reports for Tift Icehouse and the Key West Arts Center (No matching required)
 - Special Category: \$1M for the Restoration of the Waterfront Playhouse (Matching money required)
- Presentations for the City's Ambassadors class.
- Obtained good standing review as a Certified Local Government from the State Historic Preservation Office.

Certificate of Appropriateness Review

419 Simonton Street

Before



After



Certificate of Appropriateness Review

210-216 Duval Street

Before



After



Certificate of Appropriateness Review

1010-1012 Olivia Street

Before



After



Certificate of Appropriateness Review 201 Simonton Street

Before



After



Certificate of Appropriateness Review

315/317 Whitehead Street

Before



After



Certificate of Appropriateness Review 1112 Olivia Street

Before



After



Certificate of Appropriateness Review

617 Frances Street

Before



After



Goals for 2026

- Adopt an affirmative maintenance ordinance to help prevent demolition by neglect.
- Text amendments to guidelines for shutters.
- Complete all requirements for approved grants.
- Continue working closely with other City departments, including providing support for grant-related efforts.

