



# Historic Architectural Review Commission End of the Year Report 2014-15

PLANNING DEPARTMENT  
CITY OF KEY WEST

# HARC Members

- ▶ Bryan Green- Chair
  - ▶ Richard McChesney-V. Chair
  - ▶ Richard Logan
  - ▶ Bert Bender
  - ▶ Janet Hinkle
  - ▶ Lori Thompson
  - ▶ Letisia Powell
- Commissioner Payne  
Commissioner Weekley  
Commissioner Lopez  
Mayor Cates  
Commissioner Romero  
Commissioner Wardlow  
Commissioner Kaufman

# Achievements

- ▶ Completed drafts for New Ordinance and Guidelines for Signage. New drafts for New Construction and New Additions Guidelines.
- ▶ Revenues from HARC applications were \$249,992.00.
- ▶ Staff participates in Ambassadors' classes and Development Review Committee meetings.
- ▶ Consolidated HARC applications with Building Permit Applications.
- ▶ Just one Certificate of Appropriateness appealed.

# Certificate of Appropriateness Review Statistics

## HARC STATISTICS FISCAL YEAR 2014-2015

| <b>HARC Monthly Summary</b>                                 |            |            |            |            |            |            |                  |
|---|------------|------------|------------|------------|------------|------------|------------------|
| Fiscal year 2014-2015                                       |            |            |            |            |            |            |                  |
|   | Oct        | Nov        | Dec        | Jan        | Feb        | Mar        |                  |
| <b>Received applications</b>                                | <b>143</b> | <b>142</b> | <b>143</b> | <b>133</b> | <b>151</b> | <b>165</b> |                  |
| <b>Staff Reviewed</b>                                       |            |            |            |            |            |            |                  |
| Staff approved  | 121        | 124        | 116        | 91         | 134        | 140        |                  |
| Void/ Withdrawn   | 4          | 3          | 0          | 8          | 3          | 8          |                  |
| Incomplete  | 12         | 4          | 28         | 24         | 7          | 10         |                  |
| <b>Commission Reviewed</b>                                  | <b>6</b>   | <b>11</b>  | <b>7</b>   | <b>10</b>  | <b>7</b>   | <b>7</b>   |                  |
| <b>Commission approved</b>                                  | <b>6</b>   | <b>10</b>  | <b>7</b>   | <b>8</b>   | <b>5</b>   | <b>5</b>   |                  |
| Denials   | 0          | 0          | 0          | 0          | 1          | 1          |                  |
| Postponed   | 0          | 0          | 0          | 2          | 1          | 1          |                  |
| Withdrawn   | 0          | 1          | 0          | 0          | 0          | 0          |                  |
|   | Apr        | May        | June       | July       | Aug        | Sep        | Cumulative       |
| <b>Received applications</b>                                | <b>178</b> | <b>204</b> | <b>166</b> | <b>191</b> | <b>167</b> | <b>174</b> | <b>1,957</b>     |
| <b>Staff Reviewed</b>                                       |            |            |            |            |            |            |                  |
| Staff approved  | 138        | 176        | 133        | 167        | 147        | 153        | 1,632            |
| Void/ Withdrawn   | 9          | 4          | 3          | 2          | 6          | 1          | 51               |
| Incomplete  | 18         | 12         | 20         | 8          | 1          | 9          | 153              |
| <b>Commission Reviewed</b>                                  | <b>13</b>  | <b>12</b>  | <b>10</b>  | <b>14</b>  | <b>13</b>  | <b>11</b>  | <b>121</b>       |
| <b>Commission approved</b>                                  | <b>11</b>  | <b>11</b>  | <b>5</b>   | <b>11</b>  | <b>9</b>   | <b>10</b>  | <b>97* (108)</b> |
| Denials   | 1          | 0          | 1          | 1          | 2          | 1          | 8                |
| Posponed  | 1          | 1          | 4          | 1          | 2          | 0          | 14** (3)         |
| Withdrawn   | 0          | 0          | 0          | 0          | 0          | 0          | 1                |
| Motion failed   | 0          | 0          | 0          | 1          | 0          | 0          | 1                |
| **11 postponed items were approved under different meetings |            |            |            |            |            |            |                  |

# Certificate of Appropriateness Review Statistics

- ▶ In 2014-15 Fiscal Year Staff approved **1,632** Certificates of Appropriateness or **90%** of reviewed applications.
- ▶ During the Fiscal Year HARC held **12** public meetings and **3** workshops. Staff prepared reports and packages for all public meetings.
- ▶ During 2014-15 Fiscal Year the Commission reviewed **121** applications, **108** of those applications were approved and **8** were denied, **4** were withdrawn or postponed.
- ▶ During 2014-15 Fiscal Year there was a decrease in Certificates of Appropriateness if compare to 2013-14 Fiscal Year (**190 less applications**).

# Certificate of Appropriateness Review Statistics

- ▶ 11,171 Certificate of Appropriateness have been received and reviewed in the past 6 years! Of those 103 applications, or .9%, were denied.

# Certificate of Appropriateness Review

## Sexton's House

Before



After



# Certificate of Appropriateness Review

## 1019 Flagler Avenue

Before



After





# Certificate of Appropriateness Review

## 630 Elizabeth Street

Before



After



# Certificate of Appropriateness Review

## 630 Elizabeth Street

Before



After



# Certificate of Appropriateness Review

## 821 Georgia Street

Before



After



# Certificate of Appropriateness Review

## 410 Simonton Street

Before



After



# Certificate of Appropriateness Review Old Town Fire Station

Before



After



# Certificate of Appropriateness Review

## 1001 James Street

Before



After



# Certificate of Appropriateness Review

## 1001 James Street

Before



After



# Goals for 2016

- ▶ Approval of New Ordinance and Guidelines for signage.
- ▶ Approval of guidelines for New Construction and Additions.
- ▶ Changes to the Historic Architectural Guidelines. Include guidelines for cbs structures and re adapted buildings. Include graphics for a more user friendly document.
- ▶ Draft Ordinance for preventing demolition by neglect and revisions to staff approval for minor demolitions.
- ▶ Prevent all loopholes between approved construction plans and HARC approved plans.