

A detailed historical painting of Key West, Florida, showing a bustling harbor with numerous sailing ships, a dense town with many 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 2023

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**PLANNING DEPARTMENT**

**CITY OF KEY WEST**



# HARC Members

- Haven Burkee - Chair
  - Greg Oropeza - Vice Chair
  - Letisia Powell
  - Joel Cognevich
  - Aileen Osborn
  - Bunnie Smith
  - Lori Thompson
- Mayor Johnston
  - Commissioner Hoover
  - Commissioner Kaufman
  - Commissioner Lopez
  - Commissioner Wardlow
  - Commissioner Weekley
  - Commissioner Carey





# Certificate of Appropriateness Review Statistics

## HARC STATISTICS CERTIFICATE OF APPROPRIATENESS REVIEW FISCAL YEAR 2022-2023

| <b>HARC Monthly Summary</b>    |            |            |            |            |            |            |                   |
|--------------------------------|------------|------------|------------|------------|------------|------------|-------------------|
| Fiscal Year 2022-2023          |            |            |            |            |            |            |                   |
|                                | Oct        | Nov        | Dec        | Jan        | Feb        | Mar        |                   |
| <b>Received applications</b>   | <b>92</b>  | <b>91</b>  | <b>100</b> | <b>130</b> | <b>101</b> | <b>135</b> |                   |
| Staff Reviewed                 | 82         | 85         | 94         | 124        | 98         | 131        |                   |
| Staff approved                 | 81         | 85         | 94         | 124        | 98         | 131        |                   |
| Voided                         | 1          | 0          | 0          | 0          | 0          | 0          |                   |
| Commission Reviewed            | 10         | 6          | 6          | 6          | 3          | 4          |                   |
| Commission approved            | 8          | 5          | 6          | 6          | 3          | 4          |                   |
| Denials                        | 0          | 1          | 0          | 0          | 0          | 0          |                   |
| Postponed                      | 2          | 0          | 0          | 0          | 0          | 0          |                   |
| Withdrawn                      | 0          | 0          | 0          | 0          | 0          | 0          |                   |
|                                | Apr        | May        | June       | July       | Aug        | Sep        | <b>Cumulative</b> |
| <b>Received applications</b>   | <b>149</b> | <b>125</b> | <b>127</b> | <b>93</b>  | <b>113</b> | <b>138</b> | <b>1,394</b>      |
| Staff Reviewed                 | 143        | 120        | 123        | 89         | 107        | 130        | <b>1,326</b>      |
| Staff approved                 | 143        | 120        | 123        | 89         | 107        | 130        | <b>1,326</b>      |
| Commission Reviewed            | 6          | 5          | 4          | 4          | 6          | 8          | <b>68</b>         |
| Commission approved            | 6          | 5          | 4          | 4          | 6          | 5          | <b>62</b>         |
| Denials                        | 0          | 0          | 0          | 0          | 0          | 0          | <b>1</b>          |
| Posponed                       | 0          | 0          | 0          | 0          | 0          | 2          | <b>4</b>          |
| Withdrawn                      | 0          | 0          | 0          | 0          | 0          | 1          | <b>1</b>          |
| <b>\$435,518.21 in revenue</b> |            |            |            |            |            |            |                   |



# Certificate of Appropriateness Review Statistics

- In 2022-2023 Fiscal Year Staff approved **1,326** Certificates of Appropriateness or **95.1%** of received applications.
- During the Fiscal Year HARC held **12** public meetings. Staff prepared reports and packages for all public meetings.
- During the 2022-2023 Fiscal Year the Commission reviewed **68** applications, **62** of those applications were approved, only one application was denied, and **5** were withdrawn or postponed.
- In 2022-2023 Fiscal Year the city collected **\$435,518** in revenue from HARC applications, reviews, inspections, and fines fees.
- During 2022-2023 Fiscal Year there was an increase of **25** applications if compared to 2021-2022 Fiscal Year.



# Certificate of Appropriateness Review Statistics

- In the past 14 years HARC has received **24,021** 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 Ordinance for one reading for demolitions of historic but non-contributing buildings and structures.**
- **Hired a new HARC Inspector.**
- **Active participation in community workshops for Mallory Square Community Vision and improvements.**
- **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 925 Whitehead Street

Before



After





# Certificate of Appropriateness Review

## 1315 Grinnell Street

Before

After





# Certificate of Appropriateness Review

## 1328 Duncan Street

Before

After





# Certificate of Appropriateness Review

## 918 Fleming Street

Before



After





# Certificate of Appropriateness Review

## 1311 Grinnell Street

Before



After





Certificate of Appropriateness Review  
227 Petronia Street  
Rick Worth's Mural Retouch





## Goals for 2024

- Separate the Certificate of Appropriateness application from the building permit application as the HARC Inspector cannot fulfill inspections for any COA staff approves, but only for painting applications.
- Continue efforts to fill vacancies for the HARC Planner II position and start research for the next HARC Planner.
- Affirmative maintenance ordinance to prevent demolition by neglect.
- Assisting with efforts to conclude Mallory Square Master Plan
- Continue efforts in working closely with other departments, including assistance to grants with NEPA requirements.