



Duval Street, Key West, Fla.

Historic Architectural Review Commission End of the Year Report 2015-2016

ENID TORREGROSA-SILVA . KELLY PERKINS
VICKY WALKER . NATALIE HILL

PLANNING DEPARTMENT
CITY OF KEY WEST

HARC Members

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



A faded, historical photograph of a street scene in Key West, Florida. The image shows multi-story wooden buildings with balconies, a streetcar, and people. An American flag is visible on a tall pole in the background. The text 'Duval Street, Key West, Fla.' is faintly visible at the top of the image.

Achievements

- ▶ Approval of New Construction and New Additions Guidelines, adopted in September 16, 2016.
- ▶ Approval of New Ordinance and Guidelines for Signage, adopted in January 13, 2017.
- ▶ Approval of revisions to Demolition Ordinance to give staff authority to approve certain demolitions of non-historic and non-contributing structures.
- ▶ Staff participated in Ambassadors' classes, Realtors presentations, and Development Review Committee meetings.
- ▶ Two Certificate of Appropriateness appealed, HARC decisions were upheld on all cases.

Certificate of Appropriateness Review Statistics

HARC STATISTICS FISCAL YEAR 2015-2016

HARC Monthly Summary							
Fiscal year 2015-2016							
	Oct	Nov	Dec	Jan	Feb	Mar	
Received applications	162	130	151	173	133	187	
Staff Reviewed	146	108	137	162	117	175	
Staff approved	135	95	129	149	111	164	
Void/ Withdrawn	3	7	4	7	3	7	
Incomplete	8	6	4	6	3	4	
Commission Reviewed	5	9	14	11	16	12	
Commission approved	3	7	9	8	13	9	
Denials	1	0	1	0	0	1	
Postponed	1	1	4	3	2	2	
Withdrawn	0	1	0	0	1	0	
	Apr	May	June	July	Aug	Sep	Cumulative
Received applications	158	162	176	151	205	167	1,955
Staff Reviewed	146	154	164	139	193	154	1,795
Staff approved	140	146	158	134	182	146	1,689
Void/ Withdrawn	4	3	3	4	3	2	50
Incomplete	2	5	3	1	8	6	55
Commission Reviewed	11	8	11	10	12	12	131
Commission approved	10	7	9	8	7	8	* 98 (106)
Denials	1	0	1	1	1	0	7
Posponed	0	1	1	1	2	4	*22 (14)
Withdrawn	1	0	1	1	1	0	6
Motion failed	0	0	0	1	1	0	2

Certificate of Appropriateness Review Statistics

- ▶ In 2015-16 Fiscal Year Staff approved **1,689** Certificates of Appropriateness or **86%** of received applications.
- ▶ During the Fiscal Year HARC held **12** public meetings. Staff prepared reports and packages for all public meetings.
- ▶ During 2015-16 Fiscal Year the Commission reviewed **131** applications, **106** of those applications were approved and **7** were denied, **2** motions for approval failed, and **20** were withdrawn or postponed.
- ▶ In 2015-16 Fiscal Year HARC collected **\$209,420** in application, review, inspection, and fines fees.
- ▶ During 2015-16 Fiscal Year there was a decrease in Certificates of Appropriateness if compare to 2014-15 Fiscal Year (**2 less applications**).

A historical black and white photograph of a street scene in Key West, Florida. The street is lined with wooden buildings, some with signs for businesses like 'SHOES' and 'WOLKOWSKI PROPRIETOR'. An American flag flies on a tall pole in the center. Horse-drawn carriages and people are visible on the street. The text 'Duval Street, Key West, Fla.' is faintly visible at the top of the image.

Certificate of Appropriateness Review Statistics

- ▶ **13,126** Certificate of Appropriateness have been received and reviewed in the past 7 years! Of those **110** applications, or **.8%**, were denied.
- ▶ In the past 7 years **25** applications were appealed to the Special Magister, **3** appeals reversed HARC decision, on **14** of the appeals HARC decision was upheld and 8 appeals were withdrawn or dismissed due to lack of standing. **One** upheld appeal was reversed by Circuit Court and **1** appeal was upheld at the Third District Court of Appeals.

Certificate of Appropriateness Review

819 Olivia Street-1018 White Street

Before



After



Certificate of Appropriateness Review

920 Eisenhower Drive

Before

After



Certificate of Appropriateness Review

1309 Newton Street

Before

After



2014/12/12

Certificate of Appropriateness Review 616 Eaton Street Rehabilitation

Before

After



Certificate of Appropriateness Review

845 Galveston Lane

Before

After



Certificate of Appropriateness Review 610 Dey Street

Before

After



Certificate of Appropriateness Review

512 Eaton Street

Before

After



Certificate of Appropriateness Review
512 Eaton Street



Certificate of Appropriateness Review

1300 White Street- City Hall

Before

After



Goals for 2017

- ▶ Draft of new guidelines for windows- doors and fenestrations, guidelines for materials, fencing and colors. Include new guidelines for re adapting historic buildings to a new use.
- ▶ Draft Ordinance for preventing demolition by neglect.
- ▶ More public education on Historic Preservation and what we do.